Agenda
Gallatin Municipal-Regional Planning Commission

Monday, February 22, 2016 **Planning Commission - 5:00 p.m.**
DR. J. DEOTHA MALONE COUNCIL CHAMBERS CITY HALL

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

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approval of Minutes: January 11, 2016 Planning Commission Work Session Meeting.**
- **Public Comment on Agenda Related Items**

CONSENT AGENDA

1. GMRPC RESOLUTION NO. 2016-24 **7-171-16**
SURETY RENEWALS & EXTENSIONS
CITY OF GALLATIN

ONE YEAR SURETY RENEWALS AND EXTENSIONS FOR FEBRUARY 2016.

2. GMRPC RESOLUTION NO. 2016-10 **8-1472-16**
ECONOLODGE CONVERSION; ALT. SIGN APPROVAL
PREMIER SIGN COMPANY

OWNER AND APPLICANT ARE REQUESTING ALTERNATIVE SIGN PLAN APPROVAL FOR A 56 INCH INTERNALLY ILLUMINATED WALL-MOUNTED SIGN FOR ECONLODGE (FORMERLY GUESTHOUSE INN) LOCATED AT 221 WEST MAIN STREET.

3. GMRPC RESOLUTION NO. 2016-11 **1-1490-16C**
FAIRWAY FARMS, PH. 2, SEC. 4; FINAL PLAT
BRUCE RAINEY & ASSOCIATES

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR FAIRWAY FARMS, PHASE 2, SECTION 4, A MAJOR SUBDIVISION, TO CREATE 23 ONE-FAMILY DETACHED DWELLING LOTS, AND AN OPEN SPACE TRACT, AND DEDICATE A RIGHT-OF-WAY ON 6.37 (+/-) ACRES, LOCATED ON HACKNEY LANE SOUTH OF THE INTERSECTION OF GOODMAN DRIVE.

4. GMRPC RESOLUTION NO. 2016-12 **2-1494-16**
GROVER MCMURRAY; MINOR SUBDIVISION PLAT
BRUCE RAINEY & ASSOCIATES

OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR SUBDIVISION FINAL PLAT TO SUBDIVIDE ONE (1) PARCEL INTO FIVE (5) LOTS, ZONED RESIDENTIAL-15 (R15), ON 8.02 (+/-) ACRES LOCATED ON WOODS FERRY ROAD.

5. GMRPC RESOLUTION NO. 2016-13 **1-1486-16C**
CLEAR LAKE MEADOWS, PH. 5, SEC. 2; FINAL PLAT
BRIDGES LAND SURVEYING

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR CLEAR LAKE MEADOWS, PHASE 2, SECTION 5, TO RE-SUBDIVIDE CLEAR LAKE MEADOWS SECTION 5, PHASE 2, ON A 3.16 (+/-) ACRE SINGLE LOT SUBDIVISION TO CREATE SEVEN (7) LOTS AND EXTEND ONE (1) PUBLIC RIGHT-OF-WAY, LOCATED EAST OF CLEAR LAKE MEADOWS BOULEVARD AND SOUTH OF STANLEY DRIVE

6. GMRPC RESOLUTION NO. 2016 **8-1500-16**
CARELLTON, PH. 3; AMEND PMDP/FMDP
LAND SOLUTIONS CO.

OWNER AND APPLICANT REQUEST APPROVAL TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR CARELLTON SUBDIVISION AND A FINAL MASTER DEVELOPMENT PLAN FOR CARELLTON PHASES 3-A, 3-B, AND 3-C ON 35.93 (+/-) ACRES, LOCATED NORTH OF FERDINAND DRIVE AND PRESTON LANE AND WEST OF GULFSTREAM DRIVE.

7. GMRPC RESOLUTION NO. 2016-15 **1-1495-16B**
CARELLTON, PH. 3-A; PRELIMINARY PLAT
LAND SOLUTIONS CO.

OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR CARELLTON PHASE 3A, A MAJOR SUBDIVISION, TO CREATE 40 SINGLE FAMILY LOTS, EXTEND ONE (1) PUBLIC RIGHT-OF-WAY, AND CREATE ONE (1) OPEN SPACE TRACT ON 11.04 (+/-) ACRES, LOCATED NORTH OF LONG HOLLOW PIKE AND EAST OF CARELLTON DRIVE.

8. GMRPC RESOLUTION NO. 2016-14 **1-1491-16B**
CARELLTON, PH. 3-C; PRELIMINARY PLAT
LAND SOLUTIONS CO.

OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR CARELLTON PHASE 3-C, A MAJOR SUBDIVISION, TO CREATE 36 SINGLE FAMILY LOTS, EXTEND TWO (2) PUBLIC RIGHTS-OF-WAY, AND EXTEND (1) OPEN SPACE TRACT ON 8.1 (+/-) ACRES, LOCATED NORTH OF LONG HOLLOW PIKE AND WEST OF CARELLTON DRIVE.

9. GMRPC RESOLUTION NO. 2016-18 **8-1499-16**
WELCH COLLEGE, PH. 1, PRESIDENT'S RESIDENCE; AMEND PMDP/FMDP
CIVIL DESIGN CONSULTANTS, LLC

OWNER AND APPLICANT REQUEST APPROVAL OF AN AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN AND A REVISED FINAL MASTER DEVELOPMENT PLAN FOR WE4LCH COLLEGE – PHASE 1 TO INCLUDE A PRESIDENT'S RESIDENCE ON A PORTION OF A 64.34 (+/-) ACRES PARCEL LOCATED EAST OF LOWER STATION CAMP CREEK ROAD AND NORTH OF BISON TRAIL.

10. GMRPC RESOLUTION NO. 2016-16 **1-1497-16B**
TWIN EAGLES, PH. 9, SEC. B; PRELIMINARY PLAT
BRIDGES LAND SURVEYING

OWNER AND APPLICANT REQUESTS APPROVAL FOR A PRELIMINARY PLAT FOR TWIN EAGLES, PHASE 9, SECTION B, CONTAINING 16 LOTS, COMMON AREA, AND TWO (2) RIGHTS-OF-WAY ON 6.18 (+/-) ACRES, LOCATED NORTH OF WILDCAT RUN ON FRANCISCAN WAY AND BECKETT PLACE.

REGULAR AGENDA

11. GMRPC RESOLUTION NO. 2016-17 **8-1498-16**
WATER'S EDGE AT FOXLAND HARBOR; AMENDED PMDP/FMDP
MANOUS DESIGN, INC.

OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR FOXLAND, PHASE 2 AND APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR THE WATER'S EDGE AT FOXLAND HARBOR CONTAINING 3.89 (+/-) ACRES, ON A PORTION OF A PARCEL (TAX MAP 147, PARCEL 007.02), LOCATED AT 1445 FOXLAND BOULEVARD.

12. GMRPC RESOLUTION NO. 2016-20 **8-1501-16**
GALLATIN WAREHOUSE STORAGE FACILITY; SITE PLAN
ROGERS ENGINEERING GROUP

OWNER AND APPLICANT REQUESTS APPROVAL OF A SITE PLAN TO CONSTRUCT A 100,000 SQUARE FOOT WAREHOUSE STORAGE FACILITY ON A 10.00 (+/-) ACRE PARCEL LOCATED AT 1424 GATEWAY DRIVE IN THE GALLATIN INDUSTRIAL CENTER, PHASE 3.

13. GMRPC RESOLUTION NO. 2016-21 **3-1502-16**
TWICE DAILY- LONG HOLLOW PIKE & SR386; REZONING W/PMDP
PERRY ENGINEERING

DISCUSSION ONLY

14. GMRPC RESOLUTION NO. 2016-22 **3-1504-16**
TWIN EAGLES, PH. 13, SEC. A; AMENDED PMDP
ROGERS ENGINEERING GROUP

OWNER AND APPLICANT REQUEST APPROVAL OF AN AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR TWIN EAGLES, PHASES 1-5 (FORMERLY EAGLES LANDING, SECTIONS 1-9) AND APPROVAL OF A PRELIMINARY MASTER DEVELOPMENT PLAN FOR TWIN EAGLES, PHASE 13, SECTION A, CONTAINING 15 LOTS AND TWO (2) RIGHTS-OF-WAY ON 3.65 (+/-) ACRES, LOCATED ON WILDCAT RUN AND COMMUNITY COURT.

15. GMRPC RESOLUTION NO. 2016-25 **1-1562-16B**
JENNINGS PARK; PRELIMINARY PLAT
LIVING WELL PROPERTIES, LLC

OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR JENNINGS PARK SUBDIVISION, A MAJOR SUBDIVISION, TO CREATE SEVEN (7) ONE-FAMILY DETACHED DWELLING LOTS AND PRIVATE STREET/RIGHT-OF-WAY ON 5.40 (+/-) ACRES, LOCATED SOUTH OF HARTSVILLE PIKE, EAST OF NORTH DRIVE AND WEST OF PERRY STREET.

16. GMRPC RESOLUTION NO. 2016-23 **1-1505-16**
JENNINGS PARK, PH. 2; MINOR SUBDIVISION PLAT
LIVING WELL PROPERTIES, LLC

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR JENNINGS PARK SUBDIVISION, A MAJOR SUBDIVISION, TO CREATE SEVEN (7) ONE-FAMILY DETACHED DWELLING LOTS AND PRIVATE STREET/RIGHT-OF-WAY ON 5.40 (+/-) ACRES, LOCATED SOUTH OF HARTSVILLE PIKE, EAST OF NORTH DRIVE AND WEST OF PERRY STREET.

17. OTHER BUSINESS

18. MOVE TO ADJOURN

ORIGINAL

MINUTES OF THE GALLATIN
MUNICIPAL-REGIONAL PLANNING COMMISSION
WORK SESSION

January 11, 2016

MEMBERS PRESENT

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

STAFF PRESENT

Kevin Chastine, Planner II
Robert Kalisz, Planner II
Denise Brown, Planner I
Nick Tuttle, City Engineer
James Fenton, EDA Director
Marianne Mudra, Board Secretary

MEMBERS ABSENT

None

OTHERS

Applicants
Josh Cross, *Gallatin News Examiner*

The Gallatin Municipal-Regional Planning Commission met in a regular work session on Monday, December 11, 2016, at 5:00 p.m., in the Dr. J. Deotha Malone Council Chambers of Gallatin City Hall. Mr. Dick Dempsey, Chair, called the meeting to order. A copy of the meeting agenda is attached to these minutes as Exhibit A.

Item 1: Discuss a request to rezone a 2.372 (+/-) acre parcel from Commercial Services (CS) to Planned General Commercial (PGC) with a Preliminary Master Development Plan for Volunteer State Bank, on property located at 554 West Main Street (3-1415-15).

Mr. Robert Kalisz, Planner II, said the existing site contains a historic home and the applicant has not yet stated what they will do with the home. The proposed structure does not meet the 70 percent brick or stone requirements. At this time, the applicant is also requesting to rezone the property.

Mr. Frank Freels, with Volunteer State Bank, said there is an interested investor who plans to utilize the home on another site. Chair Dempsey said the City would prefer that the home be preserved and would work with the owner.

Chair Dempsey asked about the connecting road to the future development on the property. He asked if there would be an entrance on Tulip Poplar. Mr. Cory, with Klober Engineering, said there is another entrance proposed when the back site develops, but now shows a shared entrance.

Chair Dempsey asked if the old Volunteer State Bank would close. Mr. Freels said that the old location would be sold after this proposed structure is complete.

Vice Chair Ramsey asked if some of the old trees existing on the site would be saved. Mr. Cory said they the plan is to save one or two, but would like to save as many trees as possible depending on bio-retention requirements.

Mr. Freels said the owner would like to save as many as possible; however, even if the existing trees are removed Volunteer Bank always landscapes far beyond the requirements. He added that this location would look like the Volunteer State Bank at Greensboro Village, except that it will have two drive-thru lanes and a walkway for the employees to service the drive-thru location without leaving the building.

Chair Dempsey asked Mr. Nick Tuttle, City Engineer, if there were any engineering concerns with the project. Mr. Tuttle said the site is close to the Maple Extension and the proposed backage road system shown in the Gallatin on the Move 2020 General Development Plan.

Mr. Puryear said the existing trees on the property are some of the best in the City and asked if the owner and applicant see a value in these trees. Mr. Freels said he would like to keep the trees; however, there is a business decision to be made regarding the visibility of the bank building. He will bring the proposal to save the trees back to the bank ownership.

Mr. Tuttle said the Engineering Division would prefer the trees as a bio-retention tool. Mr. Puryear added that a full size tree, such as those existing on the site, takes out of the ground and puts into the atmosphere two (2) tons of moisture per day.

Chair Dempsey said if the owner would spend the extra money on bio-retention to preserve the trees, the City may be able to give some type of trade-off for the site, such as restructuring the parking lot to save money.

Item 2: Discuss a request to rezone a 61.48 (+/-) acre parcel from Planned General Commercial (PGC) to Multiple Residential and Office (MRO) with a Preliminary Master Development Plan for Hidden Creek. The development will contain 325 lots and is located northwest of the intersection of Big Station Camp Boulevard and Bison Trail (#3-1422-15).

Mr. Kevin Chastine, Planner II, said this project is to rezone the property from Planned General Commercial (PGC) to Multiple Residential and Office (MRO) in order to build a 322 lot residential development. Five (5) different lot types and unit types are proposed including townhomes, two-story and three story cottages, some attached and some single-family. The applicant is requesting exceptions for smaller yard lines, front, rear, and side.

Chair Dempsey asked Mr. Tuttle if there are any engineering concerns with the project. Mr. Tuttle pointed out the Jenkins Lane extension and an old driveway that runs along the south side of Stone Creek Subdivision. When the developer sold a portion of the property to Welch College, 25-30 feet right-of-way was dedicated to the City of Gallatin along that driveway. This would be a connection to the greenway system created by Sumner County. In addition, this project is in the Big Station Camp Corridor and the corridor is being studied

for improvements, such as a traffic signal at Big Station Camp and Bison Trail and widening Big Station Camp Boulevard and other projects.

Mr. David Coode with Kimley-Horn and Associates, said the project fits into the mixed-use area and presented how the development would fit with the schools and other developments in the area.

Mr. Randy Chastain, with Parkside Builders, said his core beliefs for a project is diversity of product, diversity of price, walkability and significant architecture with quality building materials. There is product for retirees, Baby Boomer product and Generation Y product. This site plan will evolve over the next 10 years, as retail moves into the area, to a walkable neighborhood.

Mr. Coode presented the plan to the Planning Commission through a slide presentation. The dedicated right-of-way, which was formerly a tree-lined driveway, creates a great buffer between developments. The presentation discussed the road system and access. Neighborhood parks, a pool and a community center are proposed. 90 townhomes, 123 2-story cottages, 25 2 ½ story cottages, 42 courtyard lots, and 42 front loaded single family lots are proposed for a total of 322 units.

Mr. Coode showed proposed parallel parking and six (6) foot sidewalks on both sides of the Jenkins Lane extension. One street will connect to Station Camp Creek Boulevard in Phase 1, as well as a pedestrian crossing.

Mr. Chastain discussed the proposed architecture, including Hardie Plank, stone, brick, or faux stone.

Mr. Coode said one general setback variance is requested. The rezoning request will include this minimum setback exception request.

Vice Chair Ramsey asked if staff is in agreement with the Multi-Residential and Office (MRO) zoning request and the requested setback exception request. Mr. Chastine said staff is in agreement with the zoning request and the requested setback exception request.

Vice Chair Ramsey asked if there would be a traffic study. Mr. Tuttle said the Station Camp Creek Corridor Study is addressing traffic signals and this subdivision will probably not require an additional traffic study.

Dr. Orgain asked about additional parking. Mr. Coode said public street parking is not allowed; however, the goal is to let staff know what areas have been identified for common parking. Mr. Chastain said there are banks of parking spaces in each area and the homes have parking for each home. Mr. Tuttle said they are showing perpendicular parking that are common to the various units. He is not comfortable with additional common parking on public streets. There is also a concern about the narrow alleyways.

Mr. Coode said the Fire Department would like to have more space and the applicant and owner will work with the Fire Marshall or go to private streets.

Councilperson Brackenbury asked the price point of the development. Mr. Chastain said the townhomes will be $175,000 to $215,000, cottages will be $230,000 to $265,000, the single family detached will be $215,000 to $265,000, and the courtyard homes will be $280,000 to $330,000.

Mr. Coode said White House Utility District would like a trunk line run in a specific location that would be paid by the developer.

Chair Dempsey said he would like to see a street in the middle of the development that would lead to the school system, in Phase 1. Mr. Coode said the developer will be paying per unit for the improvements on Big Station Camp Creek Boulevard and the intersection improvements to Bison Trail, according to the Big Station Camp Creek Boulevard Corridor Study.

Mr. Tuttle said Gross Builders, developers of Revere Apartments, paid a dollar amount and made improvements to Big Station Camp Boulevard, which lowered the amount they had to pay into the improvement fund.

Chair Dempsey asked that the developer supply the approximate number of children expected to go to Station Camp Schools, as information to Sumner County Schools.

Item 3: Discuss the proposed Final Master Development Plan for Twin Eagles, Phase 9, Section B, a major subdivision, containing 16 lots on a 2.04 (+/-) acre parcel, located on Franciscan Way and Bennett Drive (8-1423-15).

Mr. Kalisz said this is the last phase and section. There is commercial still proposed for the front of the Twin Eagles Development along Wildcat Run. The detention pond way was built prior to the TDOT right-of-way controversy. The project includes 16 lots on six (6) acres. The common area and the pond would be included in section 9B. The edge of the pond is in TDOT right-of-way and the applicant was asked to clear up the situation.

Mr. Andy Leath, with Rogers Engineering, represented the applicant.

Vice Chair Ramsey asked what the intention is for the pond. Mr. Leath said the developer does not want to do anything at this time. Mr. Tuttle said the City is developing the project and that edge will not be developed because it is a wetland.

Item 4: Discuss proposed Preliminary Master Development Plan for Twice Daily Gas Station and Convenience Store located at the intersection of Long Hollow Pike & SR386.

Mr. Chastine said the project is located at Long Hollow Pike and SR386.

Mr. Randy Perry, Perry Engineering, said this is a discussion item only. The property is 40 acres and Twice Daily wants to develop the far corner. A PMDP was not submitted when the property was rezoned and the developer would like a level of comfort before presenting the project to the City. The Gallatin on the Move 2020 General Development and Transportation Plan would have to be amended. A preliminary PMDP was created to show what could be developed on this property including a connection to Belvedere Drive. The applicant is looking for guidance from staff and the Planning Commission.

Vice Chair Ramsey said the City does not have the money to create the interchange at Long Hollow Pike and SR386.

Chair Dempsey asked Mr. Tuttle about the plan for the intersection of Long Hollow Pike and SR386. Mr. Tuttle said the recommendation from the engineers was to create a free flow segment from SR386 to SR109. The plan was not approved with this recommendation. A separated grade interchange was approved as a part of the Gallatin on the Move 2020 General Development and Transportation Plan. TDOT does not have a project at this time for the intersection. Since TDOT is the governing body and has chosen not to do anything about the separated grade interchange, the applicant is looking for guidance as to whether or not this separated grade interchange is important to the City. TDOT will only make changes if the development overburdens the area.

Councilperson Brackenbury asked how traffic would be affected by this project. Her concern is the traffic coming off SR386.

Vice Chair Ramsey said the traffic is high only at certain times of the day. He added that a committee created by former Mayor Graves, recommended making Long Hollow Pike to SR109, three (3) lanes.

Mr. Perry said there is a depressed curb access west of the interchange that is abandoned. That is where the project would utilize the right-in/right-out. Traffic does back up at rush hour and this development might be the catalyst to an interchange.

Mr. Puryear said the traffic issue is part of the Net Corridor Project, and fixing SR386 and the congestion from SR109 to this intersection, has been ranked as a five star project by the MPO.

Chair Dempsey suggested the applicant use this information when designing the Twice Daily project.

Item 5: Discuss changes to the Gallatin Zoning Ordinance.

Chair Dempsey deferred this item to the next Planning Commission work session meeting.

Item 6: Other Business

Mr. James Fenton, Director of EDA, asked for input from the Planning Commission regarding the expansion of Tess Co., to include a headquarters building and three (3) additional buildings on North Blythe Street. He distributed a list of options for the expansion.

Mr. Fenton said the main business of this company is refilling and refurbishing oxygen cylinders. He showed the process of refurbishing the cylinders. Powder coating the refurbished cylinders is the issue and the presentation showed that there is no external venting. Four buildings are proposed and one would be the headquarters building.

Mr. Fenton said the City Planner recommended three options. A copy of the option list is attached to these minutes as Exhibit B.

Vice Chair Ramsey said he does not like Option 1. Amend the Zoning Code to allow Manufacturing Activities.

Mr. Chastine explained that Option 3 requires an appeal through the Municipal Board of Zoning Appeals.

Mr. Fenton said he would speak to Councilman Alexander and work with staff on the project.

Chair Dempsey said the Planning Commission feels that Option 2 is the best option.

Item 7: Adjourn

There being no further business, Chair Dempsey adjourned the meeting at 6:39 p.m.

Respectfully submitted:

_____
Marianne Mudrak, Board Secretary

Approve:

_____ _____
Dick Dempsey, Chair Johnny Wilson, Secretary

Gallatin Municipal-Regional Planning Commission Work Session Agenda

Monday, January 11, 2016

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

Gallatin City Hall, 132 West Main Street

1. Discuss a request to rezone a 2.372 (+/-) acre parcel from Commercial Services (CS) to Planned General Commercial (PGC) with a Preliminary Master Development Plan for Volunteer State Bank, on property located at 554 West Main Street (3-1415-15).

2. Discuss a request to rezone a 61.48 (+/-) acre parcel from Planned General Commercial (PGC) to Multiple Residential and Office (MRO) with a Preliminary Master Development Plan for Hidden Creek. The development will contain 325 lots and is located northwest of the intersection of Big Station Camp Boulevard and Bison Trail (3-1422-15).

3. Discuss the proposed Final Master Development Plan for Twin Eagles, Phase 9, Section B, a major subdivision, containing 16 lots on a 2.04 (+/-) acre parcel, located on Franciscan Way and Bennett Drive (8-1423-15).

4. Discuss the proposed Preliminary Master Development Plan for Twice Daily Gas Station and Convenience Store located at the intersection Long Hollow Pike & SR 386.

5. Discuss text changes to the Gallatin Zoning Ordinance.

6. Other Business

EXHIBIT A

ITEM 1

GMRPC Resolution No. 2016-24

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING ITEM 1 – A SIX (6) MONTH RENEWAL AND EXTENSION OF THE PERFORMANCE SURETIES FOR: SHORT FUSE TRUCKING (SITE): FILE #8-478-14/PC0296-14– KENNESAW FARMS, PHASE 4, SECTION 2B (SUBDIVISION): FILE #1-696-11C – CAMBRIDGE CONDOS, PHASE 3 (SITE); FILE #8-643-15S - FOXLAND, PHASE 3 SECTION 1A LOTS 1006-1008 & 1310-1315 (SUBDIVISION): FILE #1-58-11C/PC9815-11 – CARELLTON, PHASE 1B, FINAL PLAT (SUBDIVISION): FILE #1-78-13C/PC0216-13.

WHEREAS, THE CITY OF GALLATIN MUNCIPAL-REGIONAL PLANNING COMMISSION considered a six (6) month renewal and extension of the performance sureties for: Short Fuse Trucking: File #8-478-114/PC0296-14 – Kennesaw Farms, Phase 4, Section 2B (Subdivision): File #1-696-11C – Cambridge Condos, Phase 3 (Site): File #8-643-15S - Foxland, Phase 3, Section 1A, lots 1006-1008 & 1310-1315 (Subdivision): PC File #1-58-11C/PC9815-11 – Carellton, Phase 1B, Final Plat (Subdivision): File #1-78-12C/PC0216-13.

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

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

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

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

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

Section 2. Action - The Gallatin Municipal-Regional Planning Commission hereby approves a six (6) month renewal and extension for each of the performance sureties for the following projects with the following conditions:

- Short Fuse Trucking (Site); File #8-478-14/PC0296-14 six (6) month renewal and extension for $270,750.00

- Kennesaw Farms, Phase 4, Section 2B (Subdivision); File #1-696-11C six (6) month renewal and extension for $43,000.00

- Cambridge Condos, Phase 3 (Site) (Burnett Builders, Inc.); File #8-643-15S six (6) month renewal and extension for $21,131.28

- Foxland Phase 3, Section 1A, lots 1006-1008 & 1310-1315 (Subdivision); File #1-58-11C/PC9815-11C six (6) month renewal and extension for $74,000.00

- Carellton, Phase 1B, Final Plat (Subdivision); File #1-78-12C/PC00216-13 six (6) month renewal and extension for $208,000.00

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

2. No extension will be permitted for the performance surety. All improvements must be completed by August 22, 2016.

3. Upon completion of all required improvements, the developer shall submit a request for Acceptance of Dedication for any public infrastructure, within a subdivision, to the City Engineering Division and provide a maintenance bond in form and substance acceptable to the City Attorney and City Engineer and for any site plan or Final Master Development Plan obtain final site inspection approval from the Planning Department or a Certificate of Occupancy from the Fire Departmant.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 2/22/16

Dick Dempsey Chairman

Johnny Wilson Secretary

APPROVED AS TO FORM:

Susan High-McAuley
City Attorney

ITEM 2

GMRPC Resolution No. 2016-10

RESOLUTION APPROVING AN ALTERNATIVE SIGN PLAN TO INSTALL A 56 INCH TALL, INTERNALLY ILLUMINATED WALL-MOUNTED SIGN FOR ECONOLODGE - LOCATED AT 221 WEST MAIN STREET – 8-1472-16

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the alternative sign plan request, submitted by the applicant, Premier Sign Company at its regular meeting on February 22, 2016; and;

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

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

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

1. The Alternative Sign Plan Approval request is consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Downtown Character Area. The proposed sign will be designed, installed, and maintained so as to be harmonious and appropriate in appearance with the existing and intended character of the general vicinity.

2. The Alternative Sign Plan Approval is consistent with the purpose and intent of Section 13.07, Sign Regulations in the non-residential zone districts and will continue the existing design motif of the adjacent properties of the downtown area. As designed, the proposed signs will not change the essential character of the area along the western end of the CC zoned district.

3. The Alternative Plan Approval is consistent with the purpose and intent of Subsection 13.07.095, in which upon the request of any owner of property to which this Subsection applies, the Planning Commission may approve an alternative master signage plan which is not in strict compliance with the requirements of this Subsection. If the Planning Commission finds that such alternative plan meets the purpose and intent of the requirements of this Subsection and the alternative master signage plan is clearly equal to or superior to a plan that would be in strict compliance with this Subsection.

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

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

6. No one (1) property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves an Alternative Sign Plan Approval for EconoLodge located at 221 West Main Street, consisting of a one (1) sheet plan, prepared by Premier Sign Company, of Nashville, Tennessee, with the following condition:

1. The applicant shall obtain an approved sign permit prior to installation of the signs.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 2/22/16

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
Susan High-McAuley
City Attorney

ITEM 2
PLANNING DEPARTMENT STAFF REPORT

Alternative Sign Plan Approval Request for EconoLodge
(8-1472-16)
221 West Main Street
Meeting Date: February 22, 2016

REQUEST:	**ALTERNATIVE SIGN PLAN APPROVAL FOR A 56 INCH INTERNALLY ILLUMINATED WALL-MOUNTED SIGN FOR ECONOLODGE (FORMERLY GUESTHOUSE INN) LOCATED AT 221 WEST MAIN STREET.**
OWNER/APPLICANT:	**PREMIER SIGN COMPANY**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION NO. 2016-10**
STAFF CONTACT:	**DENISE BROWN**
PC MEETING DATE:	**FEBRUARY 22, 2016**

PROPERTY OVERVIEW: The owner/applicant is requesting an Alternative Sign Plan Approval under Gallatin Zoning Ordinance Subsection 13.07.095, to install a 56 inch tall, internally illuminated wall-mounted sign for EconoLodge. The property is located at 221 West Main Street, (S.B.E. Tax Map # 126C/H/004.00) and is zoned Core Commercial (CC). (Attachment 2-1) Gallatin Zoning Ordinance Subsection 13.07.095 allows a property owner to request approval of an alternative plan which is not in strict compliance with Article 13.07, but meets the intent of the requirements. (Attachment 2-2)

CASE BACKGROUND:

Previous Approvals

The Planning Commission has approved at least eight (8) Alternative Sign Plans in the CC district since 2009 including:

- On October 26, 2009, an Alternative Sign Plan Approval for Gibson Furniture located at 141 and 160 North Water Avenue.

- On November 24, 2009, an Alternative Sign Plan Approval for Amber Leaf located at 108 and 112 Public Square.

- In May 2010, an Alternative Sign Plan Approval for 140 North Water Avenue.

- On May 21, 2012, an Alternative Sign Plan Approval for First United Methodist Church, located at 149 West Main Street. (PC0005-12); and

- On May 20, 2013, an Alternative Sign Plan Approval for Whippoorwill located at 118 North Water Avenue. (PC0137-13)

- On June 23, 2014, an Alternative Sign Plan Approval for the historic First and People's Bank building located at 118 Public Square. (PC0303-14)

- On October 26, 2015, an Alternative Sign Plan Approval for Moore Life Urgent Care Center located at 253 West Main Street. (PC File #8-1185-15) An Alternative Sign Plan Approval for Wendy's located at 233 West Main Street (PC File #8-1197-15) was approved at the same meeting.

ANALYSIS

EconoLodge (formerly Guesthouse Inn), is located at 221 West Main Street, in the Core Commercial (CC) district, next to Wendy's and across from Firestone. The owners of EconoLodge, a transient habitation (hotel/motel) facility, purchased the property in 2012 and have made significant improvements to the site. EconoLodge is adjacent to Osaka Japanese Restaurant. The restaurant is located on a separate parcel with separate signs.

The Guesthouse Inn is undergoing a conversion to the EconoLodge franchise. The motel currently has a 40 sq. ft. non-illuminated wall-mounted sign located on the side of the building, near the front office. The owner and applicant are requesting to replace the 40 sq. ft. sign with a 32 sq. ft. internally, illuminated wall-mounted sign, for the EconoLodge franchise. The majority of businesses on the surrounding parcels have internally illuminated signs. The zoning code, Subsection 13.07.080.E.2.d does not permit internally illuminated signs in the CC district; however, the owner/applicant is requesting to install internally illuminated signs comparable with the surrounding properties. Furthermore, the 56 inch tall sign cabinet exceeds the maximum height permitted in the CC zoned district by 26 inches. The owner and applicant are requesting an exception to Subsection 13.07.080.B.2.b (ii), which only permits signs to have a maximum height of 30 inches. Subsection 13.07.095 allows the Planning Commission to approve alternative sign requests. This request will not have to be considered by the MBZA.

The applicant is not proposing any significant changes to the 17 foot tall freestanding sign with the exception of replacing the sign cabinet. Since the freestanding sign is a legal non-conforming sign, and the new sign cabinet is comparable with the existing sign cabinet, Planning Commission approval is not required.

The proposed sign specifications shown in Attachment 2-3 are comparable with the surrounding businesses in the CC district and meet the requirements of the sign regulations permitted in other non-residential zoned districts:

	PROPOSED	PERMITTED	EXCEPTION
WALL SIGN SQUARE FT.	40 SQ. FT. TOTAL	100 SQ. FT. TOTAL	
SIGN HEIGHT	56" TALL	30" TALL	ADDITIONAL 26"
ILLUMINATION	INTERNAL	EXTERNAL	INTERNAL

The Alternative Sign Plan Approval request is consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Downtown Character Area. The proposed sign will be designed, installed, and maintained so as to be harmonious and appropriate in appearance with the existing and intended character of the general vicinity. As designed, the wall-mounted sign will not change the essential character of the downtown area.

RECOMMENDATION

Staff recommends that the Planning Commission approve Resolution 2016-10, Alternative Plan Approval for the EconoLodge at 221 West Main Street, consisting of a one (1) sheet plan, prepared by Premier Sign Company of Nashville, Tennessee, with the following condition:

1. The applicant shall obtain an approved sign permit prior to installation of the signs.

ATTACHMENTS:

Attachment 2-1 Location Map
Attachment 2-2 Subsection 13.07.095
Attachment 2-3 Photo with Proposed Sign Specifications

ECONOLODGE
221 WEST MAIN ST.
ALTERNATIVE SIGN APPROVAL

TAX MAP 126C/H/004.00
ZONED: CC

ATTACHMENT 2-1

N

13.07.095 Alternative Plan Approval

Upon the request of any owner of property to which this Subsection applies, the Planning Commission may approve an alternative master signage plan which is not in strict compliance with the requirements of this Subsection, if the Planning Commission finds that such alternative plan meets the purpose and intent of the requirements of this Subsection and the alternative master signage plan is clearly equal to or superior to a plan that would be in strict compliance with this Subsection. In making the determination, the Planning Commission may consider the topography, shape, size, or other natural features of the property and the size, location, materials, design, color, and other natural or man-made elements of the proposed signage which could impact the proposal's conformance to these standards.

RECEIVED
JAN 19 2016
GALLATIN PLANNING & ZONING

EXISTING

PROPOSED

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

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: ECONOLODGE	Date: 12/11/15	Prepared By: CM	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: GALLATIN, TN	File Name: 142454 - GALLATIN, TN - SIGN PACKAGE		Eng: -

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SIGNS | LIGHTING | IMAGE
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PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

8-1472-16

ITEM 3

GMRPC Resolution No. 2016-11

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL PLAT FOR FAIRWAY FARMS, PHASE 2, SECTION 4, A MAJOR SUBDIVISION, TO CREATE 23 LOTS, AN OPEN SPACE TRACT, AND DEDICATE A RIGHT-OF-WAY ON 6.37 (+/-) ACRES, LOCATED ON HACKNEY LANE SOUTH OF THE INTERSECTION OF GOODMAN DRIVE. – (PC 1-1490-16C)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by the applicant, Bruce Rainey and Associates, at its regular meeting on February 22, 2016; and

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

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

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

1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Community Character Area.
2. The Final Plat is consistent with the purpose and intent of the Residential-R15 Planned Residential Development (R15 PRD), the Amended Preliminary Master Development Plan/Revised Final Master Development Plan for Fairway Farms, Phase 2 and 3, and the Preliminary Plat for Fairway Farms, Phase 2, Section 4.
3. The Final Plat is consistent with Tennessee Code Annotated Section 13-3-403 and Section 13-4-303.
4. The Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.
5. The Final Plat complies with the requirements of the subdivision regulations as described in Section 2-105, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Final Plat for Fairway Farms, Phase 2, Section 4 consisting of a three (3) sheet plan, prepared by Bruce Rainey and Associates of Hendersonville, Tennessee, with job number 140152, dated January 21, 2016, with a final revision date of February 11, 2016 with the following conditions:

1. Submit a Subdivision Surety, as approved by the Engineering Division, to the Planning Department prior to recording of the Final Plat.
2. Submit Signage Surety Check in the amount of $225.
3. The applicant shall coordinate all development with Gallatin Public Utilities Department to ensure all future utility infrastructures are installed to the satisfaction of the Gallatin Public Utilities Department.
4. Submit three (3) corrected and folded copies of the Preliminary Plat to the Planning Department for review and approval.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 02/22/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY

CITY ATTORNEY

ITEM 3
PLANNING DEPARTMENT STAFF REPORT

Final Plat for Fairway Farms, Phase 2, Section 4
(1-1490-16C)
Located on Hackney Lane south of the intersection of Goodman Drive
Date: February 22, 2016

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR FAIRWAY FARMS, PHASE 2, SECTION 4, A MAJOR SUBDIVISION, TO CREATE 23 ONE-FAMILY DETACHED DWELLING LOTS, AN OPEN SPACE TRACT, AND DEDICATE A RIGHT-OF-WAY ON 6.37 (+/-) ACRES, LOCATED ON HACKNEY LANE SOUTH OF THE INTERSECTION OF GOODMAN DRIVE.

OWNER:	**FAIRWAY FARMS DEVELOPMENT G.P.**
APPLICANT:	**BRUCE RAINEY & ASSOCIATES**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2016-11**
STAFF CONTACT:	**DENISE BROWN**
PLANNING COMMISSION DATE:	**FEBRUARY 22, 2016**

PROPERTY OVERVIEW: The owner and applicant is requesting approval of a Final Plat for Fairway Farms, Phase 2, Section 4 a major subdivision, to create 23 One-Family Detached Dwelling lots, an open space tract and dedicate a right-of-way on 6.37 (+/-) acres (Tax Map 114, Parcel 040.01), located on Hackney Lane south of the intersection of Goodman Drive. The property is currently zoned Medium Density Residential R15 Planned Residential Development (R15 PRD). One-Family Detached Dwellings is a permitted use in the R15-PRD zoning district. (Attachment 3-1 and 3-2)

CASE BACKGROUND:

Previous Approvals

On March 25, 2013, the Planning Commission recommended approval of a major amendment to the Preliminary Master Development Plan for Fairway Farms, Phase 2 and 3 (PC0044-12) to change the phase lines, lot layout, open space, and design standards and to increase the overall density and number of units in the development. City Council approved the major amendment on May 21, 2013.

On June 24, 2013, the Planning Commission approved the Final Master Development Plan for Fairway Farms, Phases 2 and 3 (PC0146-13). (Attachment 3-3)

On February 23, 2015, the Planning Commission approved a minor amendment to the Preliminary Master Development Plan/Revised Final Master Development Plan for Fairway Farms, Phases 2 & 3 (PC 3-294-15) to develop the "Reserved Area" into two (2) lots and open spaces and to update the lot count for the overall development. (Attachment 3-4)

On July 27, 2015, the Planning Commission approved the Preliminary Plat for Fairway Farms, Phase 2, Section 4 (PC File #1-704-15B). (Attachment 3-5)

DISCUSSION:

Proposed Development
The Amended Preliminary Master Development Plan and Final Master Development Plan for Fairway Farms, Phases 2 and 3 includes 156 lots for single family detached dwelling units. With this Final Plat (Fairway Farms, Phase 2, Section 4) the owner and applicant are proposing 23 lots, with a minimum lot size of 9,000 square feet, an open space tract, and the extension of Hackney Lane south of the intersection with Goodman Drive, on 6.37 (+/-) acres. The proposed subdivision is consistent with the Amended Preliminary Master Development Plan/Final Master Development Plan for Fairway Farms, Phase 2 and 3, and the Preliminary Plat for Fairway Farms, Phase 2, Section 4.

Natural Features
The property is currently unimproved and vacant. The natural topography for the site slopes from the highest point of elevation (528') located along the west side of Lot 134 towards Lots 126 and 127 (510'), which in turn slopes eastwardly towards an open space tract (508') located adjacent to the side of Lots 118 and 119. No portion of Fairway Farms, Phase 2, Section 4 is located within a special flood hazard area according to FIRM Panel No. #47165C0313G.

Adjacent or Area Uses
Additional phases and sections of Fairway Farms are located along the boundaries of this plat.

Lot Size and Layout
Fairway Farms, Phase 2 is indicated as "The Villages of Fairway Farms" on the Amended Preliminary Master Development Plan/Revised Final Master Development Plan for Fairway Farms, Phase 2 and 3 (PC 3-294-15), (Attachment 3-4). "The Village" units require a minimum lot size of 9,000 square feet and a minimum house size of 1,800 square feet for ranch style houses and 2,000 square feet for two story houses. The Manor Homes shall have a minimum ground floor footprint of 2,000 square feet and if a second floor is constructed, it shall be a minimum of 500 square feet. The minimum 9,000 square foot lots shall be 4-sided, contain houses with 75 percent brick or stone exteriors and the walls and foundations shall be of these same materials to grade. The lot sizes shown on the Final Plat are consistent with lot sizes and layouts on the Amended Preliminary Master Development Plan/Final Master Development Plan for Fairway Farms, Phase 2 and 3, and Preliminary Plat for Fairway Farms, Phase 2, Section 4 (PC 3-294-15).

The lots are designed to accommodate and align with the natural topography of the land to convey stormwater from off-site through the property and to reduce the impact of stormwater runoff from each lot within this phase and lots adjacent to this phase.

Rights-of-Way/Streets/Roads
The 50 foot wide public right-of-way (Hackney Lane) extends for 850 linear feet. Hackney Lane will consist of a pavement width of 25 feet with curb and gutter. The street will

become a public street once the roadway infrastructure is installed and accepted by the Gallatin City Council. Five (5) foot wide sidewalks and five (5) foot wide grass strips will be constructed on both sides of the street in accordance with the Gallatin Subdivision Regulations and Zoning Ordinance and the *Gallatin on the Move 2020 Plan.*

Public Utility and Drainage Easements (P.U.D.E's)
All lots will include Public Utility Drainage Easements (P.U.D.E.), including 20-foot wide P.U.D.E. located along all front yards and 10-foot wide P.U.D.E.'s located along all side and rear yards. No vertical construction is allowed in any easements. A 50 foot radius, temporary turnaround easement is being provided at the end of Hackney Lane.

Open Space and Bufferyard
The Final Plat shows an open space tract in Fairway Farms Phase 2, Section 4 (east of) behind Lots 119 thru 121. However, an adjacent open space platted as part of Phase 1, Section 4, will serve as a stormwater detention area for the subdivision and is included in the construction plans submitted to the Engineering Division.

No bufferyards or interior landscaping is required for any portion of Fairways Farms Phase 2, Section 4.

Stormwater
The Final Plat indicates the stormwater runoff will generally follow the natural topography of the site. In addition, the Revised FMDP and construction plans, indicated there will be additional grading along the west side of the site to control stormwater runoff from the future development site. This will create a steep embankment adjacent to the rear of lots 129-134. A swale along the rear of these lots will convey stormwater to a pipe at the rear of lots 126 and 127 where it will then be piped to the retention basin. There are several catch basins located along the street to capture stormwater runoff, which also will be directed into the detention area located in the adjacent open space. The owner and applicant have submitted construction plans and drainage calculation to the Engineering Division which have been approved.

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

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

1. Submit three (3) corrected and folded copies of the Preliminary Plat to the Planning Department for review and approval.

Engineering Division Comments

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

1. Submit a Subdivision Surety, as approved by the Engineering Division, to the Planning Department prior to recording of the Final Plat.
2. Submit Signage Surety Check in the amount of $225.

Gallatin Public Utilities Department Comments

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

Other Departmental Comments

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

Findings

1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Community Character Area.
2. The Final Plat is consistent with the purpose and intent of the Residential-R15 Planned Residential Development (R15 PRD), the Amended Preliminary Master Development Plan/Revised Final Master Development Plan for Fairway Farms, Phase 2 and 3, and the Preliminary Plat for Fairway Farms, Phase 2, Section 4.
3. The Final Plat is consistent with Tennessee Code Annotated Section 13-3-403 and Section 13-4-303.
4. The Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.
5. The Final Plat complies with the requirements of the subdivision regulations as described in Section 2-105, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:

Staff recommends that the Planning Commission approve GMRPC Resolution 2016-11, a Final Plat for Fairway Farms, Phase 2, Section 4 consisting of a three (3) sheet plan, prepared by Bruce Rainey and Associates of Hendersonville, Tennessee, with job number 140152, dated January 21, 2016, with a final revision date of February 11, 2016, with the following conditions:

1. Submit a Subdivision Surety, as approved by the Engineering Division, to the Planning Department prior to recording of the Final Plat.
2. Submit Signage Surety Check in the amount of $225.
3. The applicant shall coordinate all development with Gallatin Public Utilities Department to ensure all future utility infrastructures are installed to the satisfaction of the Gallatin Public Utilities Department.
4. Submit three (3) corrected and folded copies of the Preliminary Plat to the Planning Department for review and approval.

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

ATTACHMENTS:

Attachment 3-1 Location Map
Attachment 3-2 Final Plat, Fairway Farms, Phase 2, Section 4 (PC 1-1490-16C)
Attachment 3-3 Amended PMDP/Revised FMDP, Fairway Farms, Phases 2 & 3 (PC0146-13)
Attachment 3-4 Amended PMDP/Revised FMDP, Fairway Farms, Phases 2 & 3 (PC3-294-15)
Attachment 3-5 Preliminary Plat for Fairway Farms, Ph. 2, Sec. 4

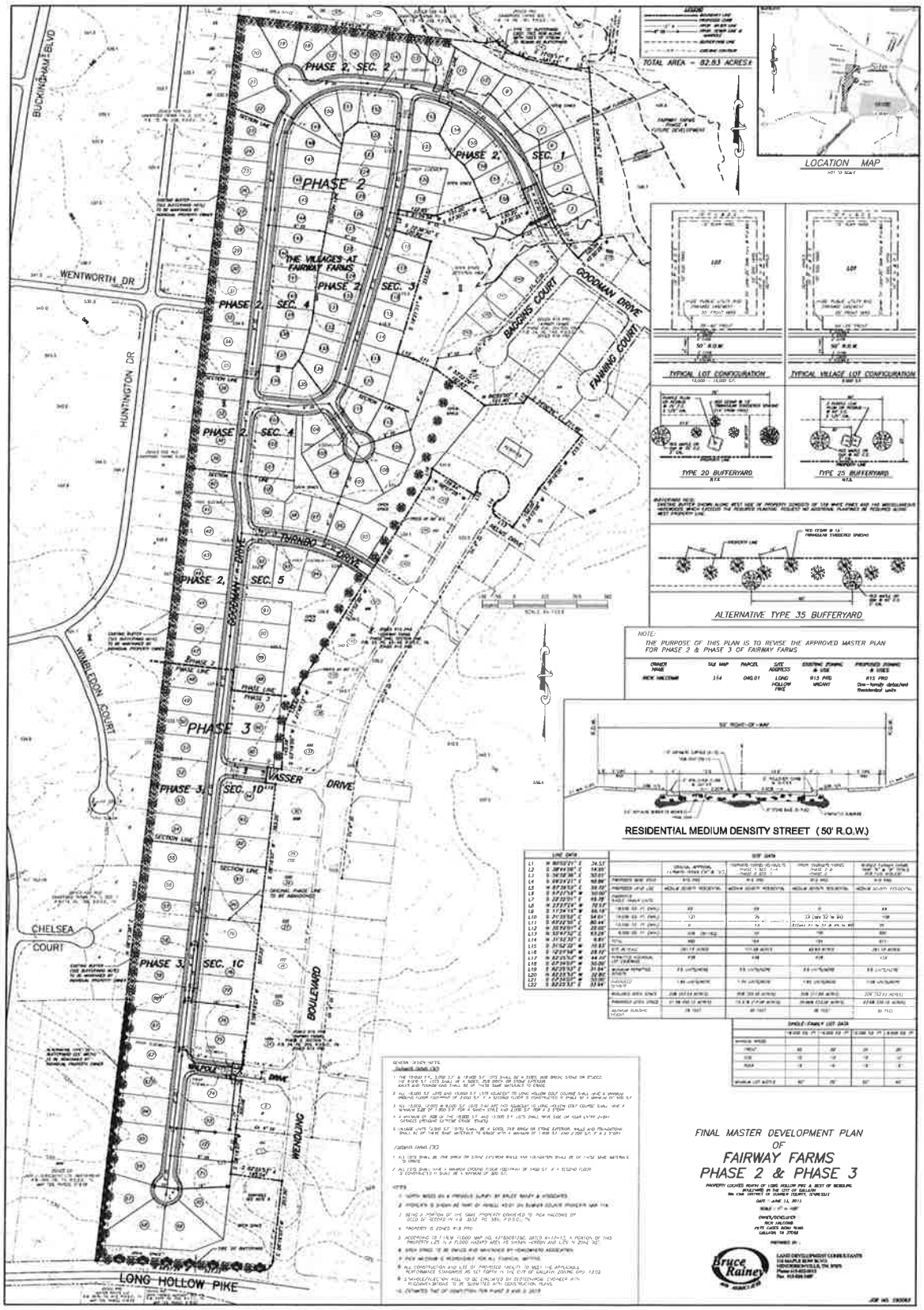
I: PLANNING COMMISSION\PC Items\2015\02/22/2016\Staff Reports\Item 3 Fairway Farms, Phase 2, Section 4 Final Plat (1-1490-16C) DB

FAIRWAY FARMS DEVELOPMENT

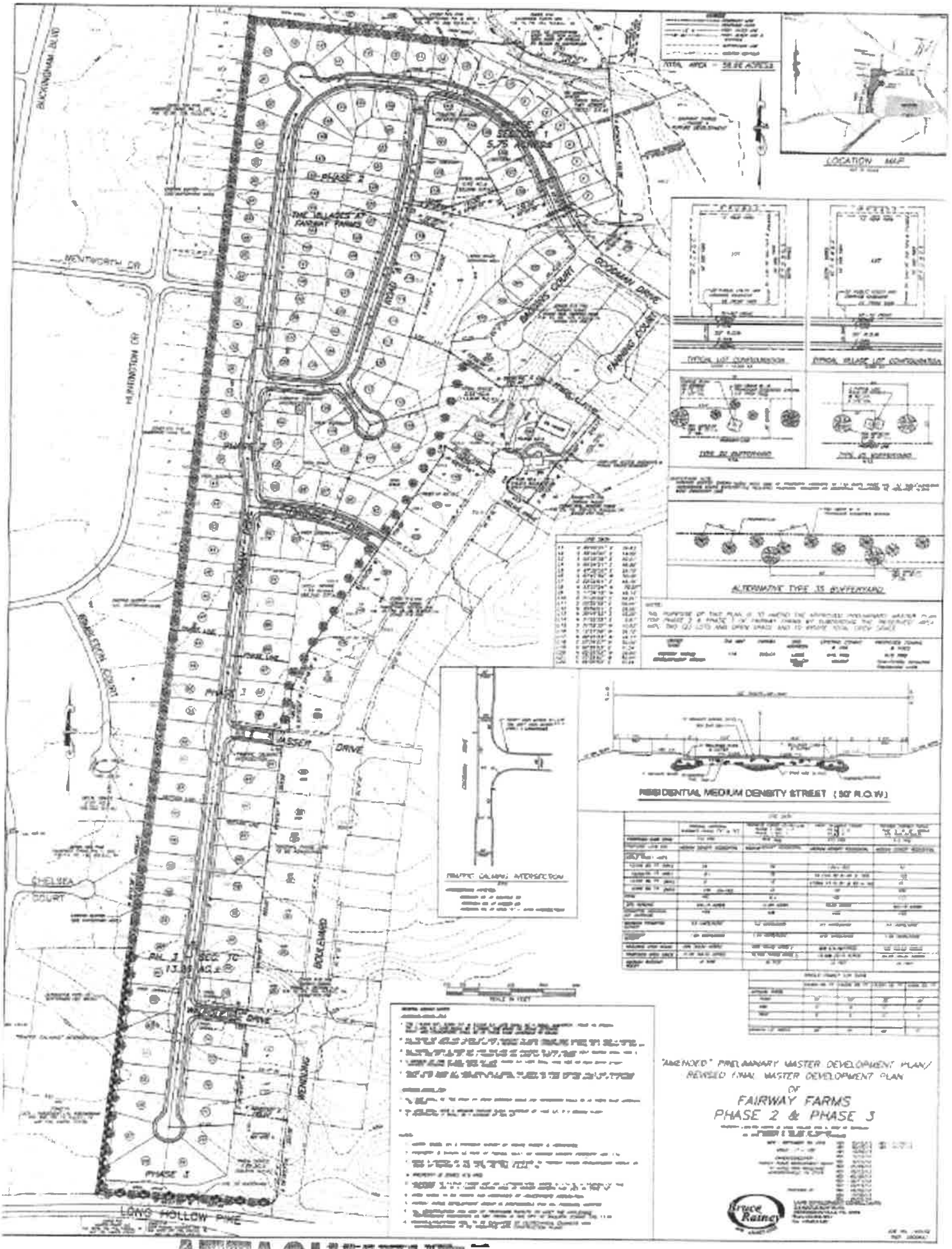
LOCATION MAP

HACKNEY LANE NEAR THE INTERSECTION OF GOODMAN DRIVE
TAX MAP #114//040.01
ZONED R15 PRD
PC #1-1490-16C

ATTACHMENT 3-1



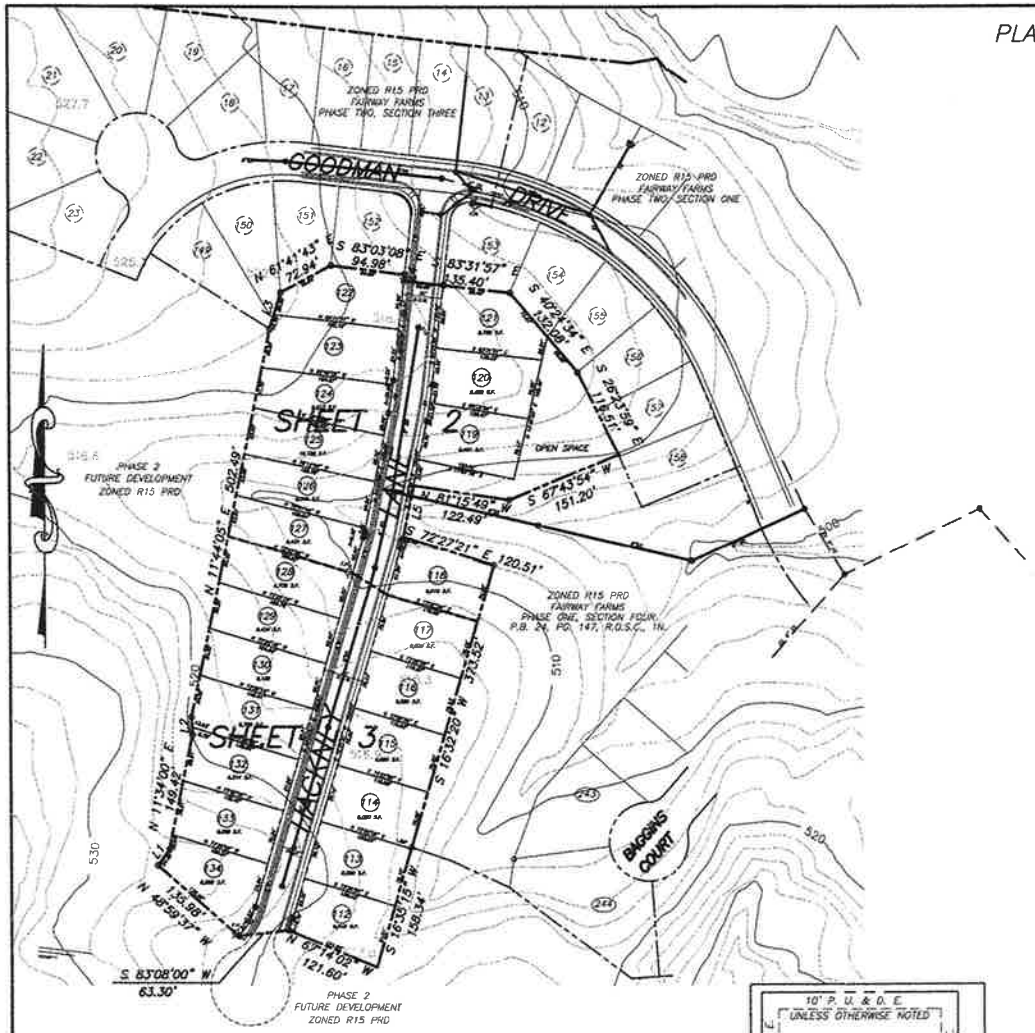
ATTACHMENT 3-3 PC0146-13

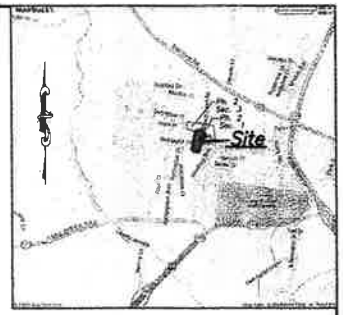


ATTACHMENT 3-4

3-294-15

PLAT CONTAINS – 6.37 ACRES





LOCATION MAP

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 23 ONE-FAMILY DETACHED DWELLING LOTS.
2. NORTH BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83.
3. PROPERTY IS SHOWN AS PART OF PARCEL 40.01 ON SUMNER COUNTY PROPERTY MAP 114.
4. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO FAIRWAY FARMS DEVELOPMENT GROUP BY DEED OF RECORD IN R.B. 4020, PG. 534, R.O.S.C., TN.
5. PROPERTY IS ZONED R15 PRD.
6. ACCORDING TO F.I.R.M. FLOOD MAP NO. 47165C0313G, DATED 4-17-12, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA.
7. OPEN SPACE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
8. EXISTING USE : VACANT
   PROPOSED USE : ONE FAMILY DETACHED DWELLING
9. 905 DENOTES STREET ADDRESS.
10. LANDSCAPE BUFFERYARD WITHIN LOTS TO BE MAINTAINED BY INDIVIDUAL LOTS OWNERS.
11. SETBACKS AS APPROVED AS SHOWN ON PMDP FOR FAIRWAYS FARMS PHASE 2 AND PHASE 3 (PC FILE #3-294-15). 20' FRONT YARD, 10' SIDE YARD (CORNER LOT - 20' SIDE), 15' REAR YARD (UNLESS OTHERWISE DEFINED BY EASEMENTS).

APPROVED BY THE GALLATIN MUNICIPAL REGIONAL PLANNING COMMISSION, WITH SUCH EXCEPTIONS OR CONDITIONS AS ARE INDICATED IN THE MINUTES OF THE COMMISSION ARE _____

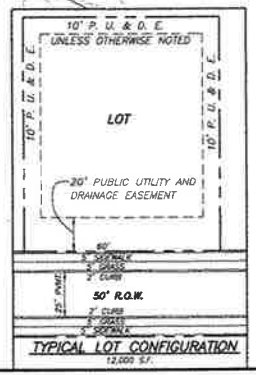
THIS PRELIMINARY PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS SUBDIVISION IN FINAL FORM AND DOES NOT CONSTITUTE APPROVAL FOR RECORDING OF THE PLAT.

100 50 0 100 200 300

SCALE IN FEET

LINE	BEARING	DISTANCE
L1	N 35°59'19" E	24.42
L2	N 02°57'16" W	21.81
L3	N 16°38'50" E	48.52
L4	S 06°28'29" W	8.00
L5	S 11°47'55" W	66.66

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5°19'26"	500.00'	46.46'	N 09°08'12" E	46.44'
C2	4°46'56"	150.00'	12.52'	N 14°11'23" E	12.52'
C3	6°11'07"	150.00'	16.19'	N 19°40'25" E	16.19'
C4	24°25'32"	100.00'	42.63'	N 28°47'37" E	42.31'
C5	4°46'56"	100.00'	8.35'	N 14°11'23" E	8.34'
C6	5°19'26"	450.00'	41.81'	N 09°08'12" E	41.80'



J. BRUCE RAINEY
REGISTERED LAND SURVEYOR
No. 813
TENNESSEE

PRELIMINARY PLAT OF FAIRWAY FARMS PHASE 2 – SECTION 4

PROPERTY LOCATED SOUTH OF GOODMAN DRIVE AT HACKNEY LANE IN THE CITY OF GALLATIN
9th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : MAY 27, 2015 REV. : 06/09/15

SCALE : 1" = 100'

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

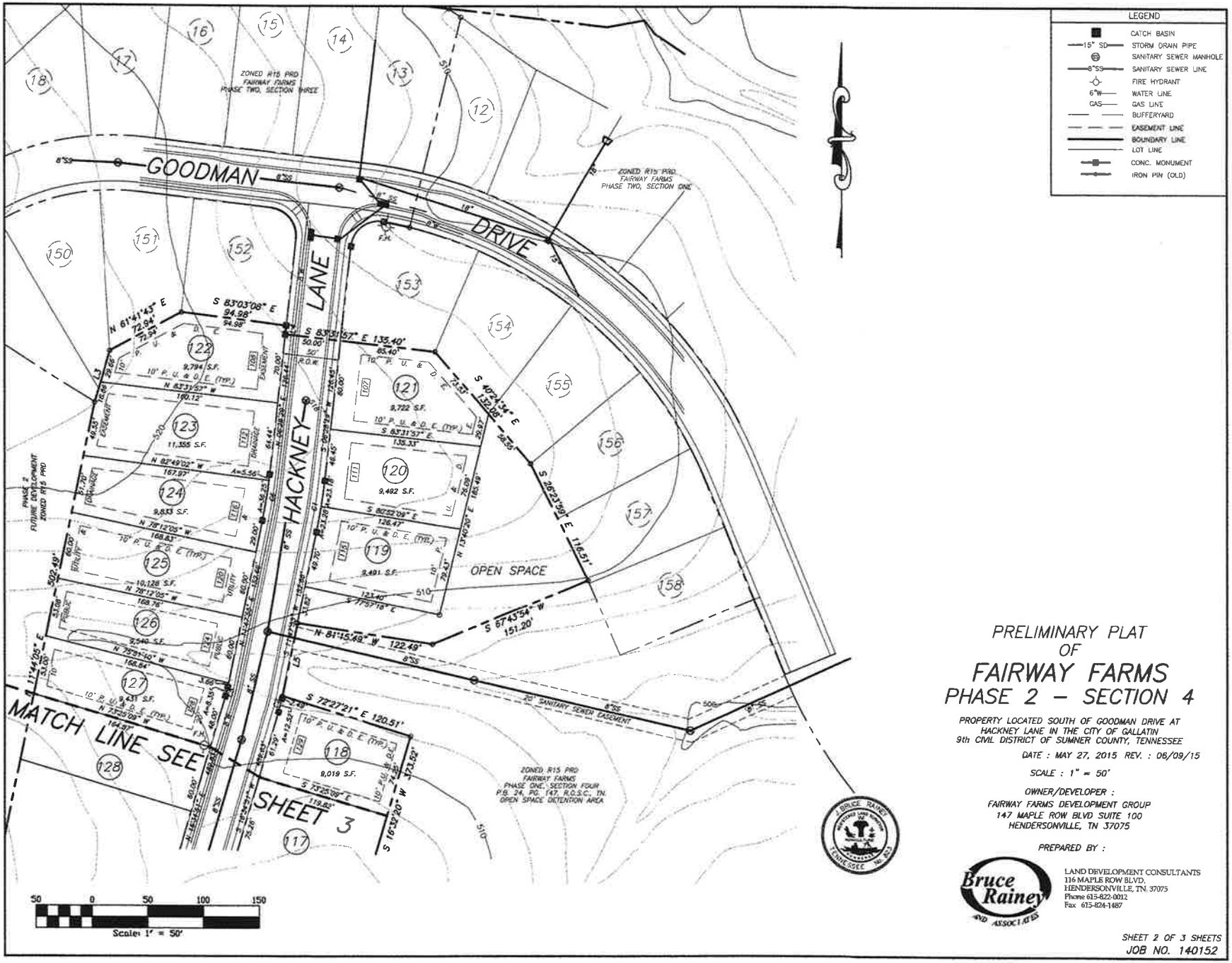
PREPARED BY :

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

SHEET 1 OF 3 SHEETS
JOB NO. 140152

ATTACHMENT 3-5

1-704-15B



PRELIMINARY PLAT
OF
FAIRWAY FARMS
PHASE 2 – SECTION 4

PROPERTY LOCATED SOUTH OF GOODMAN DRIVE AT
HACKNEY LANE IN THE CITY OF GALLATIN
9th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : MAY 27, 2015 REV. : 06/09/15

SCALE : 1" = 50'

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

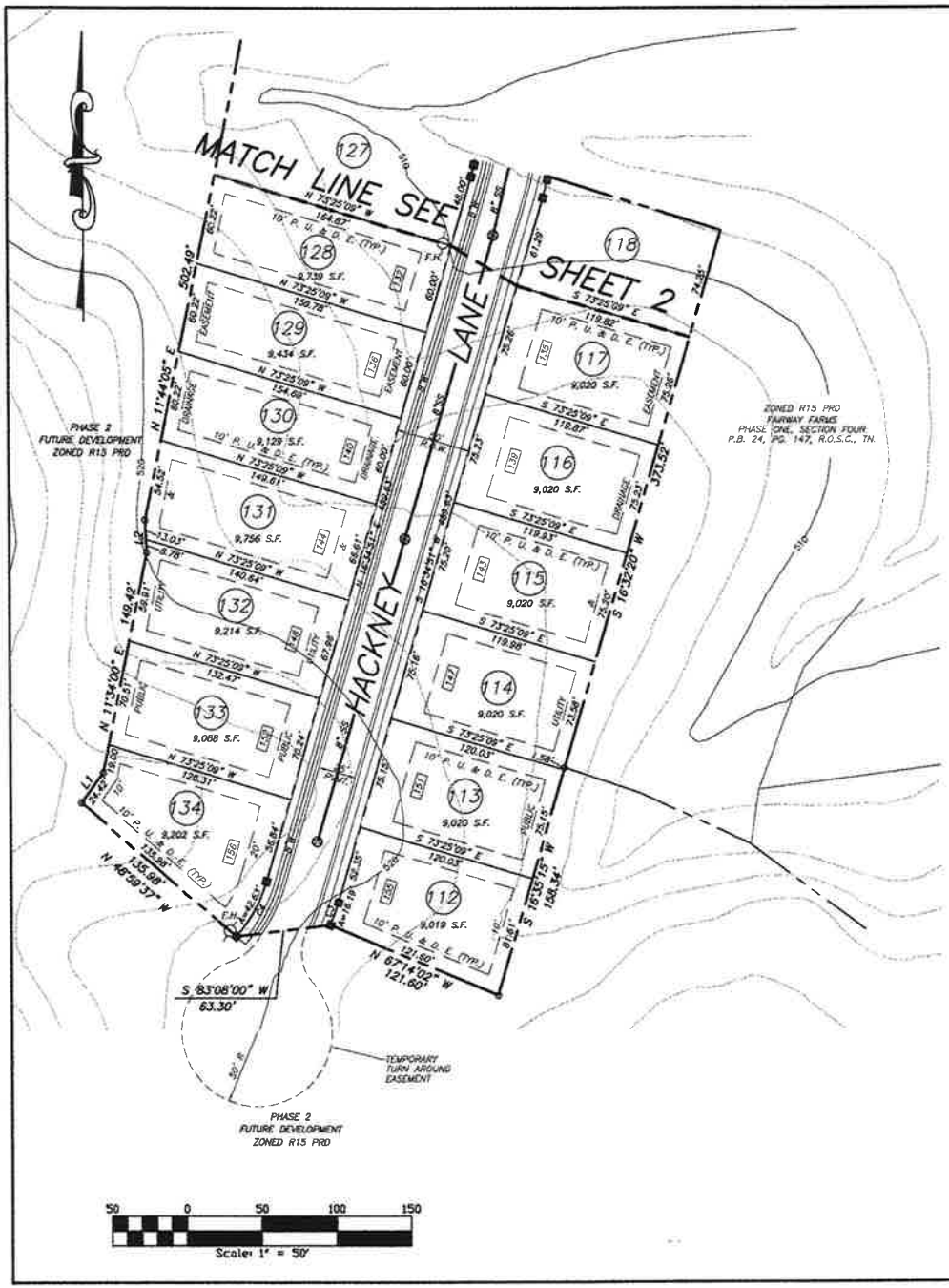
PREPARED BY :

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

SHEET 2 OF 3 SHEETS
JOB NO. 140152

ATTACHMENT 3-5

1-704-15B



LEGEND

- CATCH BASIN
- 15" SD — STORM DRAIN PIPE
- SANITARY SEWER MANHOLE
- 8"SS — SANITARY SEWER LINE
- FIRE HYDRANT
- 6"W — WATER LINE
- GAS — GAS LINE
- BUFFERYARD
- EASEMENT LINE
- BOUNDARY LINE
- LOT LINE
- CONC. MONUMENT
- IRON PIN (OLD)

PRELIMINARY PLAT
OF
FAIRWAY FARMS
PHASE 2 – SECTION 4

PROPERTY LOCATED SOUTH OF GOODMAN DRIVE AT
HACKNEY LANE IN THE CITY OF GALLATIN
9th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : MAY 27, 2015 REV. : 06/09/15

SCALE : 1" = 50'

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

PREPARED BY :

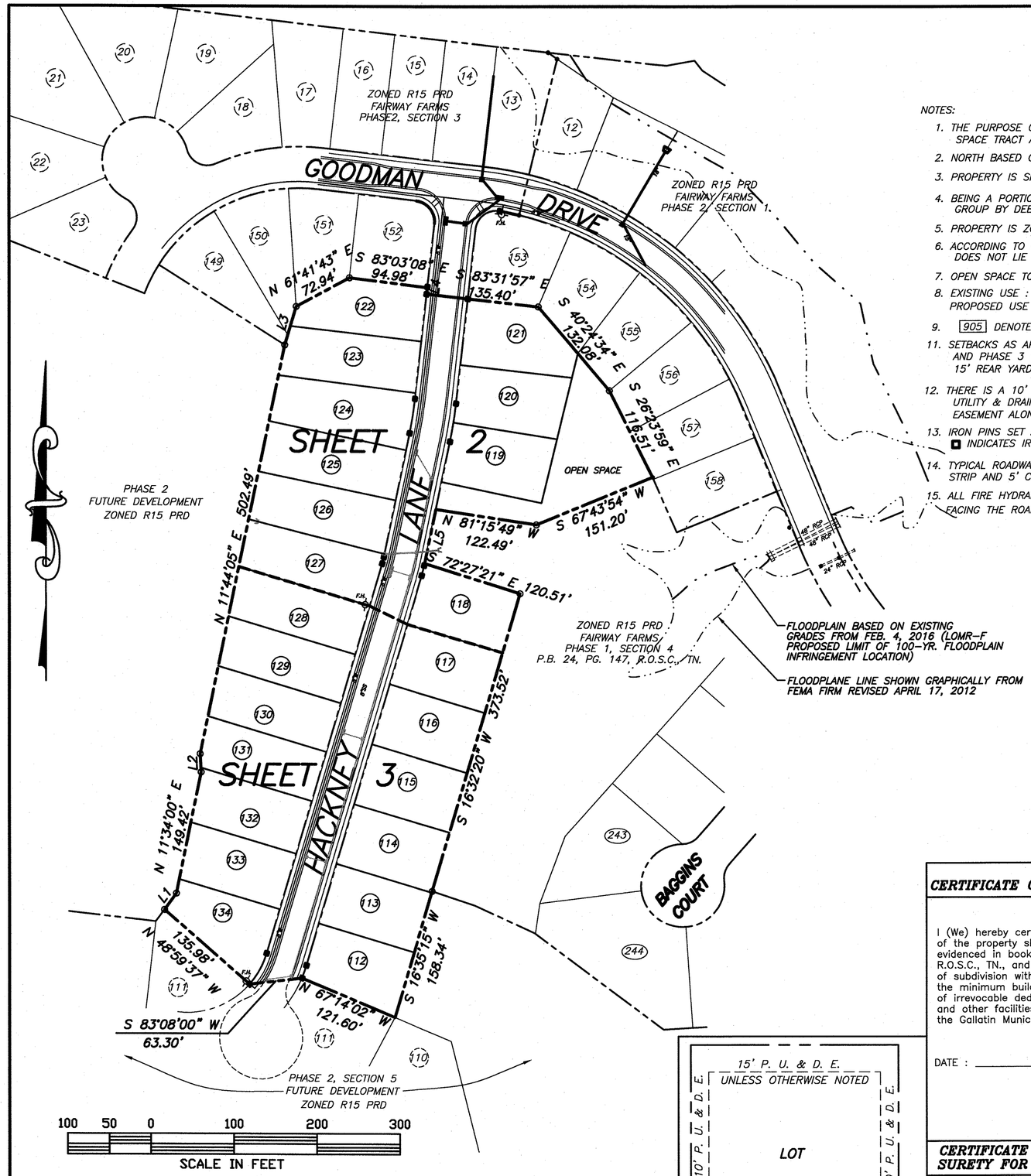
Bruce Rainey AND ASSOCIATES
LAND DEVELOPMENT CONSULTANTS
116 MAPLE ROW BLVD.
HENDERSONVILLE, TN. 37075
Phone 615-822-0012
Fax 615-624-1487

SHEET 3 OF 3 SHEETS
JOB NO. 140152

ATTACHMENT 3-5

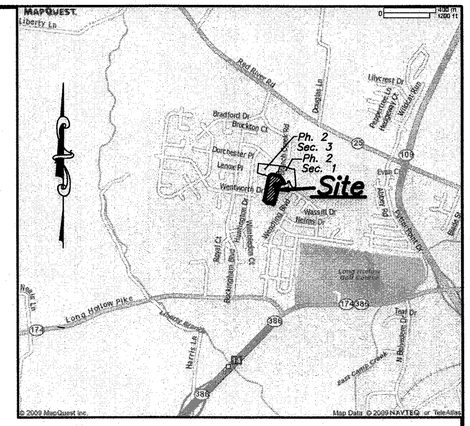
1-704-15B

PLAT CONTAINS – 6.37 ACRES



NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 23 ONE-FAMILY DETACHED DWELLING LOTS, OPEN SPACE TRACT AND TO DEDICATE RIGHT-OF WAY.
2. NORTH BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83.
3. PROPERTY IS SHOWN AS PART OF PARCEL 40.01 ON SUMNER COUNTY PROPERTY MAP 114.
4. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO FAIRWAY FARMS DEVELOPMENT GROUP BY DEED OF RECORD IN R.B. 4020, PG. 534, R.O.S.C., TN.
5. PROPERTY IS ZONED R15 PRD.
6. ACCORDING TO F.I.R.M. FLOOD MAP NO. 47165C0313G, DATED 4-17-12, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA.
7. OPEN SPACE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
8. EXISTING USE : R15 PRD VACANT
   PROPOSED USE : R15 PRD ONE-FAMILY DETACHED DWELLING
9. 905 DENOTES STREET ADDRESS.
11. SETBACKS AS APPROVED AS SHOWN ON PMDP FOR FAIRWAYS FARMS PHASE 2 AND PHASE 3 (PC FILE #3-294-15). 20' FRONT YARD, 10' SIDE YARD (CORNER LOT – 20' SIDE), 15' REAR YARD (UNLESS OTHERWISE DEFINED BY EASEMENTS).
12. THERE IS A 10' PUBLIC UTILITY & DRAINAGE EASEMENT ALONG EACH SIDE LOT LINE, A 15' PUBLIC UTILITY & DRAINAGE EASEMENT ALONG EACH REAR LOT LINE AND A 20' PUBLIC UTILITY & DRAINAGE EASEMENT ALONG ALL STREET R.O.W. UNLESS SHOWN OTHERWISE.
13. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
    ◘ INDICATES IRON PIN IN CONCRETE
14. TYPICAL ROADWAY TO BE 50' R.O.W. WITH 25' PAVEMENT, 2' CURB, 5' GRASS STRIP AND 5' CONC. SIDEWALK ON EACH SIDE.
15. ALL FIRE HYDRANTS ARE TO BE WITHIN 10 FEET OF THE ROADWAY WITH LARGE OUTLET FACING THE ROAD.



LOCATION MAP

FINAL PLAT OF FAIRWAY FARMS PHASE 2 – SECTION 4

PROPERTY LOCATED SOUTH OF GOODMAN DRIVE AT HACKNEY LANE IN THE CITY OF GALLATIN
9th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : JANUARY 21, 2016 REV: 2/11/16

SCALE : 1" = 100'

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

LEGEND

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

CERTIFICATE OF COMMON AREAS DEDICATION

Fairway Farms Development Group in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners in Fairway Farms for recreation and related activities. The above described areas are not dedicated hereby for use by the general public, but are dedicated to the common use and enjoyment of the homeowners in Fairway Farms as more fully provided in Article _____, Declaration of Covenants and Restrictions, applicable to Fairway Farms, dated _____, and recorded with this plat. Said Article _____, is hereby incorporated and made part of this plat.

DATE : _____ OWNER : _____

CERTIFICATE OF OWNERSHIP & DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number 4020 ,page 534 R.O.S.C., TN., and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.

DATE : _____ OWNER : _____
FAIRWAY FARMS DEVELOPMENT GP.

TITLE : _____

CERTIFICATE OF SURVEY ACCURACY

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

I hereby certify that this is a catergory 1 survey & the ration of precison of the unadjusted survey is 1;10,000.

DATE : _____

J. BRUCE RAINEY
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
TENNESSEE
No. 882

REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the utility systems outlined or indicated on the final subdivision plat entitled Fairway Farms Ph. 2, Sec. 4 have been installed in accordance with current local and state government requirements, or a sufficient surety or cash has been filed which will guarantee said installation.

WATER SYSTEM: _____ Date _____ Superintendent of Public Utilities, Gallatin, Tennessee

SEWER SYSTEM: _____ Date _____ Superintendent of Public Utilities, Gallatin, Tennessee

CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

DATE : _____

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.

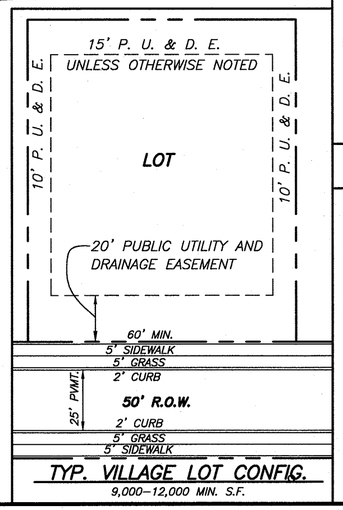
DATE: _____ Secretary, Planning Commission

DATE: _____ Chairman's Initials

RECORD

Recorded _____ , 2016
in Book _____ , Page _____
of the Register's Office, Sumner Co., TN.

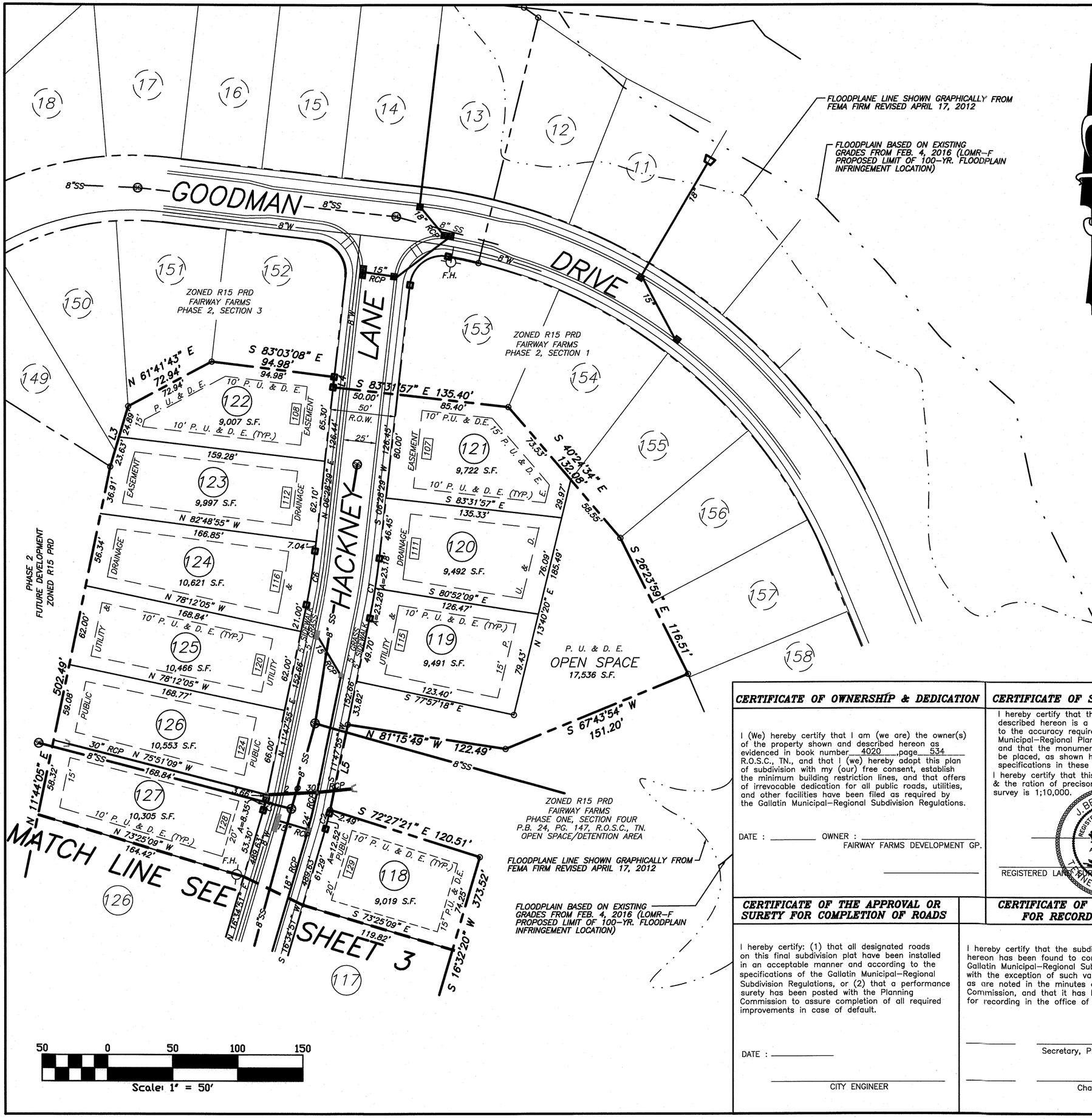
Bruce Rainey AND ASSOCIATES
LAND DEVELOPMENT CONSULTANTS
116 MAPLE ROW BLVD.
HENDERSONVILLE, TN. 37075
Phone 615-822-0012
Fax 615-824-1487



TYP. VILLAGE LOT CONFIG.
9,000-12,000 MIN. S.F.

LINE	BEARING	DISTANCE
L1	N 35°59'19" E	24.42'
L2	N 02°57'16" W	21.81'
L3	N 16°38'50" E	48.52'
L4	S 06°28'29" W	8.00'
L5	S 11°47'55" W	66.66'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5°19'26"	500.00'	46.46'	N 09°08'12" E	46.44'
C2	4°46'56"	150.00'	12.52'	N 14°11'23" E	12.52'
C3	6°11'07"	150.00'	16.19'	N 19°40'25" E	16.19'
C4	24°25'32"	100.00'	42.63'	N 28°47'37" E	42.31'
C5	4°46'56"	100.00'	8.35'	N 14°11'23" E	8.34'
C6	5°19'26"	450.00'	41.81'	N 09°08'12" E	41.80'



LEGEND

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

FINAL PLAT OF FAIRWAY FARMS PHASE 2 – SECTION 4

PROPERTY LOCATED SOUTH OF GOODMAN DRIVE AT HACKNEY LANE IN THE CITY OF GALLATIN
9th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : JANUARY 21, 2016 REV: 2/11/16

SCALE : 1" = 50'

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

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DATE : _____ OWNER : _____
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CERTIFICATE OF SURVEY ACCURACY

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I hereby certify that this is a catergory 1 survey & the ration of precison of the unadjusted survey is 1;10,000.

J. BRUCE RAINEY XM REGISTERED LAND SURVEYOR AGRICULTURE TENNESSEE No. 893

REGISTERED LAND SURVEYOR

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CITY ENGINEER

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Secretary, Planning Commission

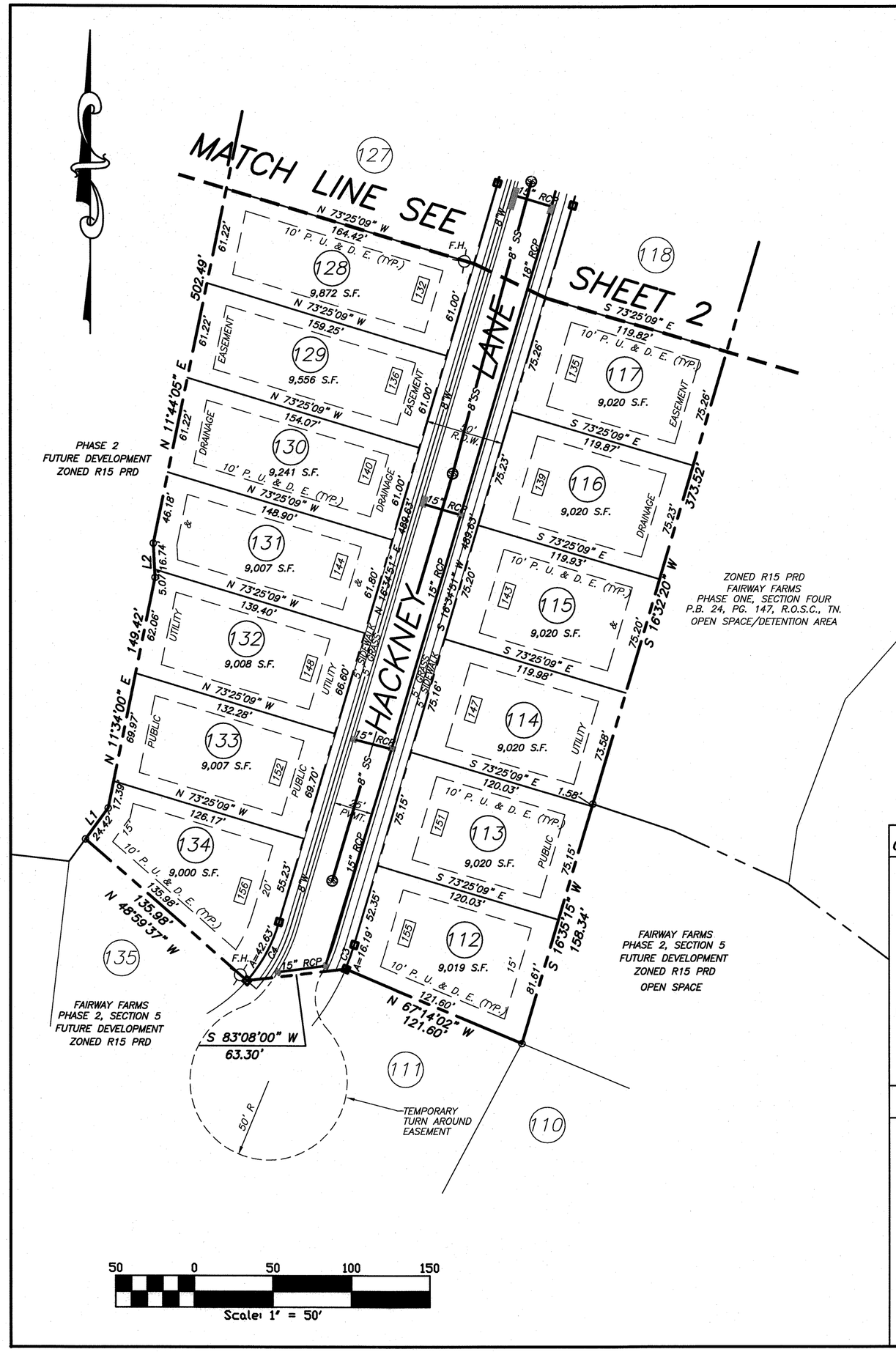
Chairman's Initials

RECORD

Recorded _____, 2016
in Book _____, Page _____
of the Register's Office, Sumner Co., TN.

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

SHEET 2 OF 3 SHEETS
JOB NO. 140152



LEGEND	
	BOUNDARY
	LOT LINE
	EASEMENT
	CATCH BASIN
15"	STORM DRAIN PIPE
SS	SANITARY SEWER MANHOLE
SS	SANITARY SEWER LINE
F.H.	FIRE HYDRANT
6"W	WATER LINE
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	MONUMENT (IRON PIN IN CONC.)
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HACKNEY LANE IN THE CITY OF GALLATIN
9th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : JANUARY 21, 2016

SCALE : 1" = 50'

OWNER/DEVELOPER :
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HENDERSONVILLE, TN 37075

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J. BRUCE RAINEY
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
TENNESSEE No. 823

_____

REGISTERED LAND SURVEYOR

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_____ _____
Secretary, Planning Commission

_____ _____
Chairman's Initials

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Bruce Rainey AND ASSOCIATES
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HENDERSONVILLE, TN. 37075
Phone 615-822-0012
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SHEET 3 OF 3 SHEETS
JOB NO. 140152

ITEM 4

GMRPC Resolution No. 2016-12

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MINOR SUBDIVISION-FINAL PLAT FOR THE GROVER MCMURRAY SUBDIVISION, CONTAINING FIVE (5) SINGLE FAMILY LOTS, ON 8.02 (+/-) ACRES, LOCATED ON WOODS FERRY ROAD – (2-1494-16)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by Bruce Rainey and Associates at a regular meeting on February 22, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-402 and 404, and §13-4-302 and 303 and Gallatin Subdivision Regulations, Chapter 1, Section 1-104, items 1-11 and Chapter 2, Section 2-105:

1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Community Character Area.
2. The proposed Final Plat is consistent with the purpose and intent of the Residential 15 (R15) zone district.
3. The Final Plat is consistent with T.C.A. Section 13-3-402 and 404 and Section 13-4-302 and 304.
4. The Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.
5. The Final Plat complies with the requirements of the subdivision regulations as described in Section 2-105, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Planning Department recommends that the Gallatin Municipal-Regional Planning Commission approve GMRPC Resolution 2016-12 Minor Subdivision - Final Plat for the Grover McMurray subdivision, consisting of a one (1) sheet plat, prepared by Bruce Rainey and Associates, of Hendersonville, Tennessee, dated January 18, 2016, with a revision date of February 10, 2016, with the following conditions:

1. That applicant shall construct 5 foot wide sidewalks along Woods Ferry Road per Section 4-102.903 Subdivision Regulations unless waived by the Planning Commission.
2. Provide a 35 foot wide Public Utility and Drainage and pedestrian easement along the west side of Woods Ferry Road on lots 1-5.
3. Revise Note 11 to state: No fence is permitted in the 20 foot wide PUDE and pedestrian easement (10' per lot), between Lots 4 and 5.
4. Remove 5' easement label between Lots 4 and 5, and revise 10' pedestrian access easement to state: 20 foot PUDE, and pedestrian easement to cemetery.
5. Show Bufferyard Type 35 along the rear property line of all lots, and along the southern boundary of Lot 1 and northern boundary of Lot 5.
6. Detailed plans and specifications shall be submitted to the GPU Department, for water and sanitary sewer installation, to serve these lots. The note on the plat shall be revised to the GPU Department's satisfaction.
7. If any of the GDE's facilities are required to be located, it would be at the expense of the developer.
8. Submit three (3) corrected folded copies of the Final Plat to the Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 2/22/16

_____

Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 4
PLANNING DEPARTMENT STAFF REPORT

Final Plat for Grover McMurray (Minor Subdivision)
(PC File# 2-1494-16)
Located on Woods Ferry Road
Date: February 22, 2016

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR SUBDIVISION FINAL PLAT TO SUBDIVIDE ONE (1) PARCEL INTO FIVE (5) LOTS, ZONED RESIDENTIAL-15 (R15), ON 8.02 (+/-) ACRES, LOCATED ON WOODS FERRY RD.

OWNER:	**GROVER MCMURRAY**
APPLICANT:	**BRUCE RAINEY & ASSOCIATES**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION 2016- 12**
STAFF CONTACT:	**DENISE BROWN**
PLANNING COMMISSION DATE:	**FEBRUARY 22, 2016**

PROPERTY OVERVIEW: The owner and applicant requests approval of a Minor Subdivision Plat to subdivide one (1) lot comprising 8.02 +/- acres, zoned Residential-15, into five (5) lots, to construct One-Family Detached Dwellings, on Woods Ferry Road. One-Family Detached Dwellings is a permitted use in the R15 zone district. (Attachment 4-1 and 4-2)

CASE BACKGROUND:

Previous Approvals

There are no previous approvals for this parcel.

DISCUSSION:

Proposed Development

The applicant is requesting approval of a Minor Subdivision-Final Plat to subdivide one (1) lot totaling 8.02 (+/-) acres, into five (5) lots. The lot sizes range from 1.5 acres (Lot 1) to 2 acres (Lot 5). The property is currently vacant; however, the owner proposes to construct single-family homes on each of the lots. There is a small private cemetery located in the northwest of Lot 5. The cemetery is excluded from the subdivision and will remain as a separate, un-platted parcel. The cemetery could be included as an open space tract, but cemetery maintenance would need to be addressed. The remainder of the cemetery parcel would not comply with the R-15 zoning requirements and, if permitted, would create a non-conforming parcel. A 10 foot wide pedestrian access easement is proposed to provide access to the cemetery, between Lots 4 and 5. Note 11 on the plat should be revised to prohibit the construction of a fence in the 20' PUDE, and pedestrian access easement between Lots 4 and 5.

Natural Features

The natural topography is generally flat but slopes slightly to the east, towards Woods Ferry Road. Mature trees and other vegetation are located on the property, particularly along the property lines. Based on FEMA FIRM Map 47165C427G the property is not located within any special flood hazard area.

Adjacent or Area Uses
The parcels to the north, west and south are zoned Residential-40 (R40) and contain single-family dwellings. There are several smaller parcels located to the east, across Woods Ferry Road, zoned Residential-15 (R15) and Residential-40 (R40), that also contain single-family dwellings.

Lot Layout
Lots 1 (66,276.2 sq. ft.), 2 (69613.8 sq. ft.), 3 (70,759.5 sq. ft.), 4 (71,771.3 sq. ft.) and 5 (71,211 sq. ft.) are located directly along the west side of Woods Ferry Road. All lots meet the minimum lot size of 15,000 sq. ft. as required in the R15 zone district and likely will have separate driveways to Woods Ferry Road, a local street.

Bufferyard
Bufferyards are required to minimize the potential impacts of the proposed development on the adjacent properties as outlined in the Gallatin Zoning Ordinance and the *2020 Plan*.

A Type 35 Bufferyard is required along the back of Lots 1-5, the southern boundary of Lot 1, and northern boundary of Lot 5, adjoining the property zoned Residential 40. There is currently an existing tree line along all these boundaries. The Owner and Applicant should show and label the bufferyard and existing tree line on the plan.

Rights-of-Way/Streets/Roads
The lots have 447 linear feet of roadway frontage along Woods Ferry Road. Section 4-102.903.1.C of the Subdivision Regulations states that for minor subdivisions, the Planning Commission may make the requirement for a sidewalk. As an alternative, Staff requests that the P.U.D.E. along Woods Ferry Road also include a pedestrian access easement to accommodate a future sidewalk. The easement should be a uniform width recovered from the west right-of-way line to accommodate the existing sewer line and proposed sidewalk. A 35 foot wide easement will achieve this purpose. (Attachment 4-3)

Utilities
Future development will be serviced by the Gallatin Public Utilities (GPU) Department. A note is shown on the plat stating, each lot to utilize a grinder pump connected to the 12" force main; however, Gallatin Public Utilities requires a gravity sewer service. The applicant shall coordinate all development with GPU Department to ensure all future utility infrastructures are installed to the satisfaction of the GPU Department standards. Need to submit detailed plans and specifications, to GPU, for water and sanitary sewer installation to service these lots and the note on the plat shall be revised according to the GPU's satisfaction.

At the request of the Engineering Division, a note has also been added to the plat stating, no open cuts for utilities permitted on Woods Ferry Road. All gas lines and water services are to be done by bore and jack method under Woods Ferry Road.

Easements
The proposed subdivision will include a 10 foot wide pedestrian access easement between Lots 4 and 5, to provide access to the small cemetery located northwest of Lot 5.

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

1. That applicant shall construct 5 foot wide sidewalks along Woods Ferry Road per Section 4-102.903 Subdivision Regulations unless waived by the Planning Commission.
2. Provide a 35 foot wide Public Utility and Drainage and pedestrian easement along the west side of Woods Ferry Road on lots 1-5.
3. Revise Note 11 to state: No fence is permitted in the 20 foot wide PUDE and pedestrian easement (10' per lot), between Lots 4 and 5.
4. Remove 5' easement label between Lots 4 and 5, and revise 10' pedestrian access easement to state: 20 foot PUDE, and pedestrian easement to cemetery.
5. Show Bufferyard Type 35 along the rear property line of all lots, and along the southern boundary of Lot 1 and northern boundary of Lot 5.
6. Submit three (3) corrected and folded copies of the Preliminary Plat to the Planning Department for review and approval.

Engineering Division Comments
The Engineering Division reviewed and commented on the Minor Subdivision Plat. The applicant satisfied all of the Engineering Division review comments.

Gallatin Public Utilities
The GPU Department reviewed and commented on the Minor Subdivision Plat. This development is serviced by the Gallatin Public Utilities Department. The applicant shall coordinate all development with Gallatin Public Utilities Department to ensure all future utility infrastructures are installed to the satisfaction of the Gallatin Public Utilities Department.

1. Detailed plans and specifications shall be submitted to the GPU Department, for water and sanitary sewer installation, to serve these lots. The note on the plat shall be revised to the GPU Department's satisfaction.

Electric Department
The Electric Department reviewed and commented on the Minor Subdivision Plat. The applicant shall comply with the following:

1. If any of the GDE's facilities are required to be located, it would be at the expense of the developer.

Other Departmental Comments

Other City Departments reviewed and commented on the Minor Subdivision Plat. The applicant satisfied all Other Departmental review comments except those included as conditions of approval.

FINDINGS:

1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Community Character Area.
2. The proposed Final Plat is consistent with the purpose and intent of the Residential 15 (R15) zone district.
3. The Final Plat is consistent with T.C.A. Section 13-3-402 and 404 and Section 13-4-302 and 304.
4. The Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.
5. The Final Plat complies with the requirements of the subdivision regulations as described in Section 2-105, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:

The Planning Department recommends that the Gallatin Municipal-Regional Planning Commission approve GMRPC Resolution 2016-12, Minor Subdivision - Final Plat for the Grover McMurray subdivision consisting of a one (1) sheet plat, prepared by Bruce Rainey and Associates, of Hendersonville, Tennessee, dated January 18, 2016, with a revision date of February 10, 2016, with the following conditions:

1. That applicant shall construct 5 foot wide sidewalks along Woods Ferry Road per Section 4-102.903 Subdivision Regulations unless waived by the Planning Commission.
2. Provide a 35 foot wide Public Utility and Drainage and pedestrian easement along the west side of Woods Ferry Road on lots 1-5.
3. Revise Note 11 to state: No fence is permitted in the 20 foot wide PUDE and pedestrian easement (10' per lot), between Lots 4 and 5.
4. Remove 5' easement label between Lots 4 and 5, and revise 10' pedestrian access easement to state: 20 foot PUDE, and pedestrian easement to cemetery.
5. Show Bufferyard Type 35 along the rear property line of all lots, and along the southern boundary of Lot 1 and northern boundary of Lot 5.
6. Detailed plans and specifications shall be submitted to the GPU Department, for water and sanitary sewer installation, to serve these lots. The note on the plat shall be revised to the GPU Department's satisfaction.

7. If any of the GDE's facilities are required to be located, it would be at the expense of the developer.
8. Submit three (3) corrected folded copies of the Final Plat to the Planning Department.

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

ATTACHMENTS

Attachment 4-1 Location Map
Attachment 4-2 Final Plat for Grover McMurray subdivision
Attachment 4-3 Gallatin Subdivision Regulations 4-102.903

GROVER McMURRAY
MINOR SUBDIVISION
2-1494-16

Tax Map 148//037.00
Zoned: Residential 15

ATTACHMENT 4-1

N
W E
S

4-102.903 Sidewalks

1. Residential and Mixed Use Subdivisions: Sidewalks shall be required in all residential and mixed-use subdivisions, with the exception of those subdivisions:

   a. That received Final Plat approval prior to the enactment of this Pedestrian and Bicycle Path Amendment.

   b. That are Final Plats of additional sections of subdivisions where sidewalks were not required in the previously recorded sections of those subdivisions.

   c. That are Minor Subdivisions containing five (5) lots or less, unless specifically required by the Planning Commission.

2. Commercial Subdivisions: Sidewalks shall be required for all commercial subdivisions, with the exception of those commercial subdivisions:

   a. That received Final Plat approval prior to the enactment of this Pedestrian and Bicycle Path Amendment.

   b. That are Final Plats of additional sections of subdivisions where sidewalks were not required in the previously recorded sections of those subdivisions.

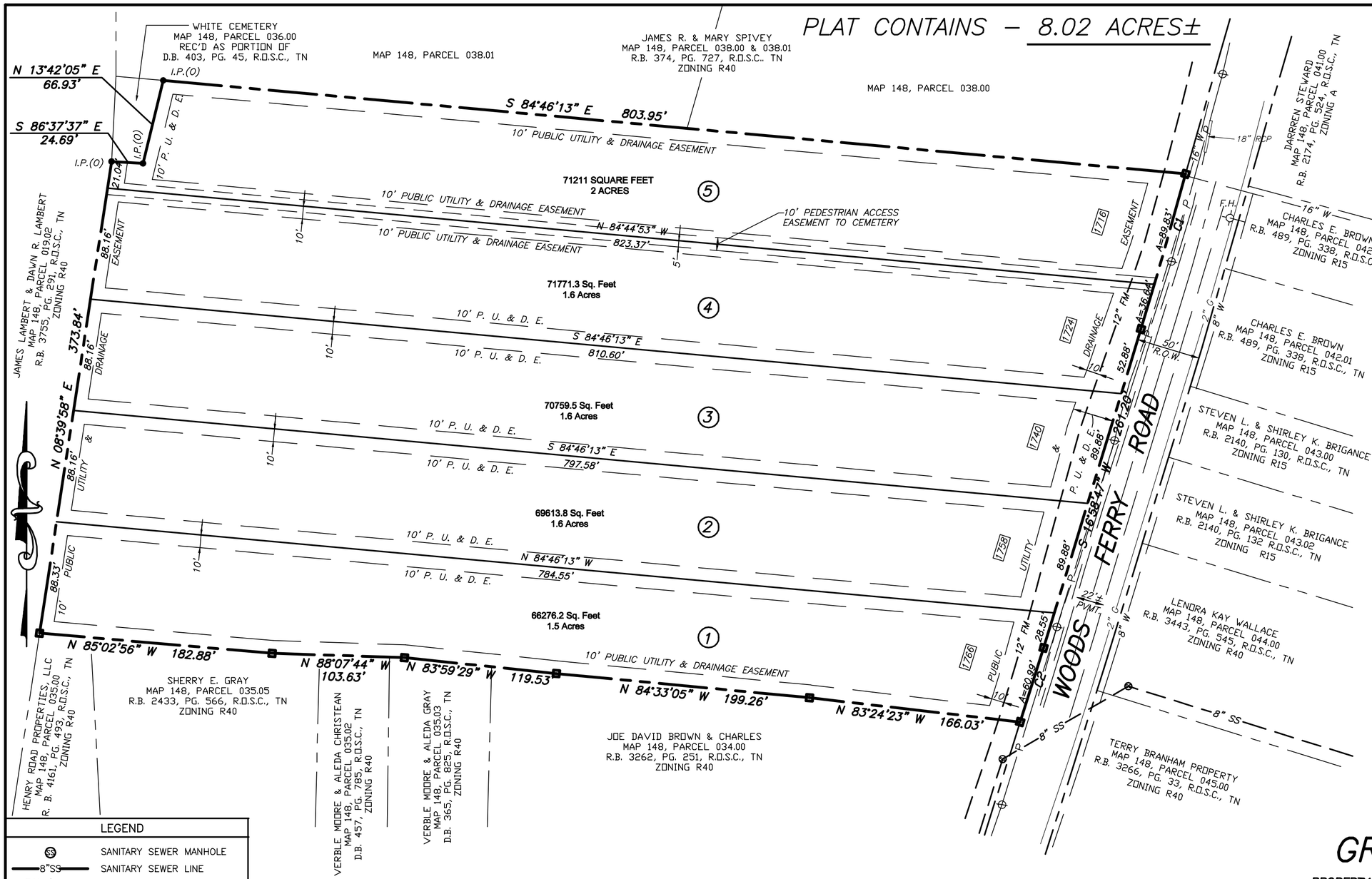
3. Design Standards: The design, dimensions, dedications, easements, and reservations for all sidewalks shall conform to all applicable City of Gallatin regulations. Sidewalks constructed within the public rights-of-way shall be installed in accordance with the adopted standards of the City of Gallatin.

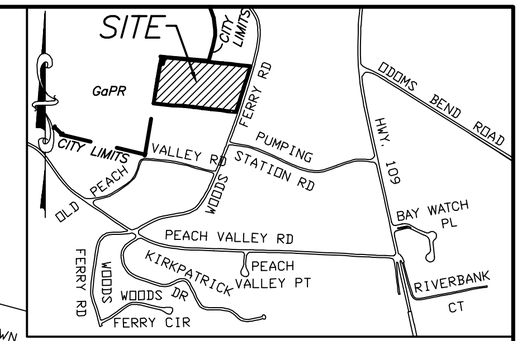
   a. Sidewalks are required to be constructed on both sides of all streets within or abutting the subdivision and shall connect to sidewalks in adjoining subdivisions.

   b. Sidewalks shall be constructed of concrete and shall be a minimum of five (5) feet in width on all streets in residential subdivisions and six (6) feet in width for non-residential subdivisions.

ATTACHMENT 4-3

PLAT CONTAINS – 8.02 ACRES±





LOCATION MAP

N.T.S.

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 5 ONE FAMILY, DETACHED DWELLING LOTS.
2. NORTH BASED ON DEED OF RECORD IN R.B. 3482, PG. 778, R.O.S.C., TN.
3. PROPERTY SHOWN IS PARCEL 37.00 ON SUMNER CO. PROPERTY MAP 148.
4. PROPERTY IS ZONED R15.
5. EXISTING USE: VACANT
   PROPOSED USE: 5 DWELLINGS, ONE–FAMILY DETACHED
6. BEING THE SAME PROPERTY CONVEYED TO GROVER McMURRAY BY DEED OF RECORD IN R.B. 3877, PG. 821, R.O.S.C., TN.
7. ACCORDING TO F.I.R.M. FLOOD MAP NO. 47165C0427G, DATED 4–17–12, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA AND LIES IN ZONE 'X'.
8. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED. ■ INDICATES IRON PIN IN CONCRETE
9. 905 DENOTES STREET ADDRESS
10. THERE IS 10' PUBLIC UTILITY & DRAINAGE EASEMENT ALONG EACH SIDE AND REAR LOT LINE UNLESS SHOWN OTHERWISE.
11. NO FENCE IS PERMITTED IN THE EASEMENT (PEDESTRIAN ACCESS EASEMENT) BETWEEN LOTS 4 AND 5.
12. SETBACKS: 40' FRONT YARD
    10' SIDE YARD
    25' REAR YARD
13. NO OPEN CUTS FOR UTILITIES ALLOWED ON WOODS FERRY ROAD. ALL GAS LINE AND WATER SERVICES TO BE BY BORE AND JACK METHOD UNDER WOODS FERRY RD.
14. FOR SEWER SERVICE, EACH LOT TO UTILIZE A GRINDER PUMP CONNECTED TO THE EXISTING 12" FORCE MAIN.

LEGEND

- SANITARY SEWER MANHOLE
- 8"SS — SANITARY SEWER LINE
- F.H. — FIRE HYDRANT
- 6"W — WATER LINE
- GAS — GAS LINE
- P — POWER POLE/OVERHEAD LINE
- BUFFERYARD
- EASEMENT LINE
- BOUNDARY LINE
- LOT LINE
- IRON PIN IN CONCRETE
- IRON PIN (OLD)
- IRON PIN (NEW)

60 30 0 60 120 180

SCALE IN FEET

CURVE DATA

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	01°55'33"	3762.46'	126.47'	S 16°01'00" W	126.46'
C2	01°02'31"	3354.20'	60.99'	S 17°30'02" W	60.99'

FINAL PLAT OF GROVER McMURRAY

PROPERTY LOCATED ON THE WEST SIDE OF WOODS FERRY ROAD IN THE 3rd CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : JANUARY 18, 2016 REV. : 02/10/16

SCALE : 1" = 60'

OWNER/DEVELOPER :
GROVER McMURRAY
945 LAKESHORE DRIVE
GALLATIN, TN 37066

CERTIFICATE OF OWNERSHIP & DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number 3877, page 821 R.O.S.C., TN., and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Gallatin Municipal–Regional Subdivision Regulations.

DATE : _____ OWNER : _____
GROVER McMURRAY

TITLE : _____

CERTIFICATE OF SURVEY ACCURACY

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

I hereby certify that this is a catergory 1 survey & the ration of precison of the unadjusted survey is 1:10,000.

DATE : _____

REGISTERED LAND SURVEYOR

J. BRUCE RAINEY
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
SUMNER
TENNESSEE
No. 803

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

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

WATER SYSTEM: _____ Date _____ Superintendent of Public Utilities, Gallatin, Tennessee

SEWER SYSTEM: _____ Date _____ Superintendent of Public Utilities, Gallatin, Tennessee

CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

DATE : _____

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: _____ Secretary, Planning Commission

DATE: _____ Chairman's Initials

RECORD

Recorded _____ , 2016
in Book _____ , Page _____
of the Register's Office, Sumner Co., TN.

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

SHEET 1 OF 1 SHEETS
JOB NO. 120066

ITEM 5

GMRPC Resolution No. 2016-13

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL PLAT FOR CLEAR LAKE MEADOWS, PHASE 2, SECTION 5, TO RE-SUBDIVIDE CLEAR LAKE MEADOWS , SECTION 5. PHASE 2 TO CREATE SEVEN (7) LOTS AND EXTEND ONE (1) PUBLIC RIGHT-OF-WAY, A 3.16 (+/-) ACRE SINGLE LOT SUBDIVISION, LOCATED EAST OF CLEAR LAKE MEADOWS BOULEVARD AND SOUTH OF STANLEY DRIVE.
(1-1486-16C)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by the applicant, Bridges Land Surveying, at its regular meeting on February 22, 2016; and

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

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

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

1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Community Character Area.

2. The Final Plat is consistent with the purpose and intent of the Residential 15 (R15) Zoning District, the Clear Lake Meadows Sketch Plat (PC File# 1-16-02A) and the plat of Clear Lake Meadows Phase 2 , Section 5 (P.B. 27, Pg. 66) (PC File# 1-45-10B).

3. The Final Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.

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

5. The Final Plat complies with the requirements of the subdivision regulations as described in Section 2-105, Gallatin Subdivision Regulations.

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

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

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Final Plat for Clear Lake Meadows Phase 2, Section 5 consisting of a one (1) sheet plan, prepared by Bridges Land Surveying of Hendersonville, Tennessee, with job number 4999, dated January 20, 2016, with a final revision date of February 8, 2016, with the following conditions:

1. Correct the plat title by adding, "*Clear Lake Meadows – Phase two, Section 5 a . .*" to the current title.
2. Correct the spelling of 'Municipal' in the Ownership and Dedication Certificate.
3. Correct the word 'of' to 'or' in the Utility Systems Certificate.
4. Update Note 13 to indicate a Geotechnical Report is required for Lot 192 and 193, prior to the issuance of a building permit.
5. Show drainage structures located in front of Lot 188A and 193.
6. Show the Concrete Monuments.
7. Label the sidewalk and grass strip widths.
8. Increase the Public Utility and Drainage Easement to 20 feet wide, along the rear property boundary of Lots 192 and 193, to accommodate for the ditch that runs along the back of these lots.
9. Adjust the Public Utility and Drainage Easement along the northern property boundary of Lot 193, to accommodate an existing headwall and indicate that the PUDE along the south side of lot 194 extends to the south lot line.
10. Add a drainage easement within the northwest corner of Lot 193 to accommodate the drainage pipe.
11. The plat is approved with no required bufferyard between properties zoned R-15 and R-20.
12. Provide a subdivision surety in the amount to be calculated by Engineering Division, prior to recording the plat.
13. Submit three (3) half-sized, corrected folded copies of the Final Master Development Plan.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 2/22/16

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-McAULEY
CITY ATTORNEY

EXHIBIT A

ITEM 5
PLANNING DEPARTMENT STAFF REPORT

Final Plat for Clear Lake Meadows Phase 2 Section 5
(1-1486-15C)
Located East of Clear Lake Meadows Boulevard and South of Stanley Drive
Date: February 11, 2016

REQUEST: APPLICANT AND OWNER REQUEST APPROVAL OF A FINAL PLAT FOR CLEAR LAKE MEADOWS, PHASE 2, SECTION 5, TO RE-SUBDIVIDE CLEAR LAKE MEADOWS SECTION 5, PHASE 2, A 3.16 (+/-) ACRE SINGLE LOT SUBDIVISION, TO CREATE SEVEN (7) LOTS AND EXTEND ONE (1) PUBLIC RIGHT-OF-WAY, LOCATED EAST OF CLEAR LAKE MEADOWS BOULEVARD AND SOUTH OF STANLEY DRIVE.

OWNER:	**JERRY HUNTER**
APPLICANT:	**BRIDGES LAND SURVEYING (STEVE BRIDGES)**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2016-13**
STAFF CONTACT:	**KEVIN CHASTINE**
PLANNING COMMISSION DATE:	**FEBRUARY 22, 2016**

PROPERTY OVERVIEW: The owner and applicant request approval of a Final Plat for Clear Lake Meadows, Phase 2, Section 5, a major subdivision, to re-subdivide 188A of Clear Lake Meadows Section 5, Phase 2, a 3.16 (+/-) single lot subdivision (Tax Map 135 Parcel 2.07), to create seven (7) single family residential lots and extend one (1) public right-of-way, on a 3.16 (+/-) acre lot Stanley Drive. (Attachment 5-1) The property is currently zoned Medium Density Residential R15 (R15). One-Family Detached Dwellings is a permitted use in the R15 zoning district.

CASE BACKGROUND:

Previous Approvals

On September 23, 2002, the Planning Commission approved a Sketch Plat (PC File# 1-16-02A) for the Clear Lake Meadows residential subdivision.

On November 28, 2005, the Planning Commission approved a preliminary plat (PC File# 1-45-05B) for Section 5, Phase 2. On December 13, 2010, the Planning Commission reapproved the preliminary plat after the original approval lapsed. (Attachment 5-2)

On January 24, 2011, the Planning Commission approved a Final Plat (PC File# 1-7-10C) for Section 5, Phase 2, but the plat was never recorded. (Attachment 5-3),

On June 7, 2011, Staff approved an In-House Minor Subdivision Plat (PC9833-11) consolidating Section 5, Phase 2, into a single lot (Lot 188A). (Attachment 5-4) (P.B. 27 Pg. 66 R.O.S.C.)

DISCUSSION:

Proposed Development

The owner and applicant is requesting approval of a Final Plat for Clear Lake Meadows, Phase 2, Section 5, a major subdivision, to re-subdivide a 3.16 (+/-) acre single lot subdivision, (Tax Map 135 Parcel 2.07), and all of Clear Lake Meadows, Section 5, Phase 2 subdivision and create seven (7) single family residential lots and extend one (1) public right-of-way, on, located east of Clear Lake Meadows Boulevard and South of Stanley Drive. (Attachment 5-1)

The seven (7) lots will be a minimum of 51 feet wide and contain a minimum of 15,589 square feet. The lot width at the setback line will equal or exceed 75 feet. The project will extend the public right-of-way of Tucker Place approximately 230 linear feet. A portion of Tucker Place was constructed in Clear Lake Meadows Section 3.

Natural Features

The natural topography for the existing vacant property slopes from the highest point of elevation (570'), at the rear property line of Lot 189, down to the lowest point (554') at the rear property line of Lot 193 and 194. The existing topography differs from the natural topography because the site was graded according to construction plans approved in 2011. Based on FEMA FIRM Map 471650427G, no portion of the site is located within a flood hazard area. The current lot includes a couple of sink holes located within Lots 192 and 193. Geotechnical Reports and stabilization of these sink holes is required before building permits can be issued on these lots. Update Note # 13 to address this requirement.

Adjacent or Area Uses

The area to the north is Clear Lake Meadows Section 3 zoned Residential 10 (R-10), which contains single family dwelling lots. To the south is a portion of a vacant 19.00 (+/-) acre parcel, zoned Residential 20 (R-20) and approved for a church. To the east and west is Blantyre Estates East Section 2, zoned Residential 15 (R-15), which contains single family dwelling lots.

Lot Layout and Lot Sizes

The Final Plat will replat a single lot into seven (7) one-family detached dwelling lots and a street extension. The lots encircle the cul-de-sac extension of Tucker Place. Most of the seven (7) lots have a triangular shape due to its location around a cul-de-sac. The lots range in size from 15,589 square feet (Lot 188A) to 20,607 square feet (Lot 194). The R15 zoning requires a minimum of 15,000 square feet per lot, so all of the seven (7) proposed lots exceed the minimum lot size requirement.

PHASE 2 SECTION 5 – LOT SIZES	
LOT NUMBER	**SIZE (acres/sq. ft.)**
188A	.357/15,589
189	.365/15,921
190	.384/16,766
191	.376/16,413
192	.451/ 19,682
193	.384/ 16,745
194	.473/ 20,607

Rights-of-Way/Streets/Roads
A portion of Tucker Place was constructed as part of Clear Lake Meadows Section 3 (P.B. 22 PG. 45) and was stubbed out at the southern property boundary for future extension into Phase 2 Section 5. The previously approved Preliminary Plat and Final Plat for Phase 2, Section 5 showed Tucker Place being a cul-de-sac street. The existing plat indicates the area of Tucker Place extension only as a Public Utility and Drainage Easement. Tucker Place is proposed with 50 foot wide right-of-way, and a minimum pavement width of 26 feet with five (5) foot wide sidewalks and five (5) foot wide grass strips on both sides of the road.

PHASE 2 SECTION 5 – PROPOSED RIGHT-OF-WAY		
ROAD NAME	**LENGTH**	**R.O.W. (PAVEMENT WIDTH)**
Tucker Place	230 linear feet	50 feet (26 feet)

Public Utility and Drainage Easements (P.U.D.E's)
All lots will include a 10 foot wide public utility and drainage easement along all property lines. The exceptions to the 10 foot P.U.D.E. width is on lot 192 and 193. The P.U.D.E. along the rear property line of both Lot 192 and 193 shall be changed to 20 feet to accommodate a drainage ditch. Also, the P.U.D.E. along the northwesterly portion of Lot 193 shall also be modified to accommodate an existing drainage pipe and headwall. Additionally, the P.U.D.E. will need to extend to the south lot line of Lot 194.

Open Space and Bufferyard
Although a Type 15 bufferyard is required Per Table 13-05 of the Gallatin Zoning Ordinance, between properties Zoned R-10 and R-15, and R-20, no bufferyards were required previously along any of the property boundaries of Section 5, Phase 2,.

The Planning Commission should consider as alternative buffer between the R10 and R15 zone districts and between the R15 and R20 zone districts.

Stormwater Detention
Two (2) drainage structures, in front of Lot 188A and 193, will capture and convey the stormwater through a pipe/headwall located at the northwest corner of Lot 193. The stormwater will then flow along the northern property boundary of Lot 193 and into a drainage ditch located along the rear property boundary of Lot 192 and 193. The drainage structures, pipe, and headwall shall be shown on the Final Plat.

Subdivision Surety
The applicant is required to submit a Subdivision Surety for subdivision improvements per Chapter 3 of the Gallatin Subdivision Regulations, in the amount to be calculated by the Engineering Division, prior to recording the plat and issuance of any building permits.

Planning Department Comments
The Planning Department reviewed and commented on the Final Plat. All of the Planning Department comments have been satisfied, except the comments included below as conditions of approval.

EXHIBIT A

Engineering Division Comments
The Engineering Division reviewed and commented on the Final Plat. All of the Engineering Division comments have been satisfied, except the comments included below as conditions of approval.

Other Departmental Comments
Other City Departments reviewed and commented on the Final Plat. Most of the Other Departmental Comments have been satisfied; except the comments included below as conditions of approval.

FINDINGS:

1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Community Character Area.

2. The Final Plat is consistent with the purpose and intent of the Residential 15 (R15) Zoning District, the Clear Lake Meadows Sketch Plat (PC File# 1-16-02A) and the plat of Clear Lake Meadows Phase 2 , Section 5 (P.B. 27, Pg. 66) (PC File# 1-45-10B).

3. The Final Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.

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

5. The Final Plat complies with the requirements of the subdivision regulations as described in Section 2-105, Gallatin Subdivision Regulations.

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

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

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

RECOMMENDATION:
Staff recommends that the Planning Commission approve GMRPC Resolution 2016-13, a Final Plat for Clear Lake Meadows Phase 2 Section 5 consisting of a one (1) sheet plan, prepared by Bridges Land Surveying of Hendersonville, Tennessee, with job number 4999, dated January 20, 2016, with a final revision date of February 8, 2016, with the following conditions:

1. Correct the plat title by adding, "*Clear Lake Meadows – Phase two, Section 5 a . .*" to the current title.
2. Correct the spelling of 'Municipal' in the Ownership and Dedication Certificate.
3. Correct the word 'of' to 'or' in the Utility Systems Certificate.
4. Update Note 13 to indicate a Geotechnical Report is required for Lot 192 and 193, prior to the issuance of a building permit.
5. Show drainage structures located in front of Lot 188A and 193.
6. Show the Concrete Monuments.
7. Label the sidewalk and grass strip widths.
8. Increase the Public Utility and Drainage Easement to 20 feet wide, along the rear property boundary of Lots 192 and 193, to accommodate for the ditch that runs along the back of these lots.
9. Adjust the Public Utility and Drainage Easement along the northern property boundary of Lot 193, to accommodate an existing headwall and indicate that the PUDE along the south side of lot 194 extends to the south lot line.
10. Add a drainage easement within the northwest corner of Lot 193 to accommodate the drainage pipe.
11. The plat is approved with no required bufferyard between properties zoned R-15 and R-20.
12. Provide a subdivision surety in the amount to be calculated by Engineering Division, prior to recording the plat.
13. Submit three (3) half-sized, corrected folded copies of the Final Master Development Plan.

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

ATTACHMENTS:

Attachment	**5-1**	**Location Map**
Attachment	**5-2**	**Preliminary Plat, Clear Lake Meadows, Section 5, Phase 2 – (1-45-05B)**
Attachment	**5-3**	**Final Plat, Clear Lake Meadows, Section 5, Phase 2 - (1-7-10C)**
Attachment	**5-4**	**Minor Subdivision Plat, Clear Lake Meadows Section 5, Phase (PC9833-11)**
Attachment	**5-5**	**Final Plat, Clear Lake Meadows, Phase 2 - Section 5 (1-1486-16C)**

I:\ACTIVITIES & PROJECT TYPES\MAJOR SUBDIVISIONS\Clear Lake Meadows\Clear Lake Meadows - Phase 5, Section 2 - Final Plat\ Item 5 Clear Lake Meadows – Phase 2 Section 5 – Final Plat (1-1486-16C) KC

Prepared By: Kevin Chastine, AICP
Prepared On: February 16, 2016

Location Map

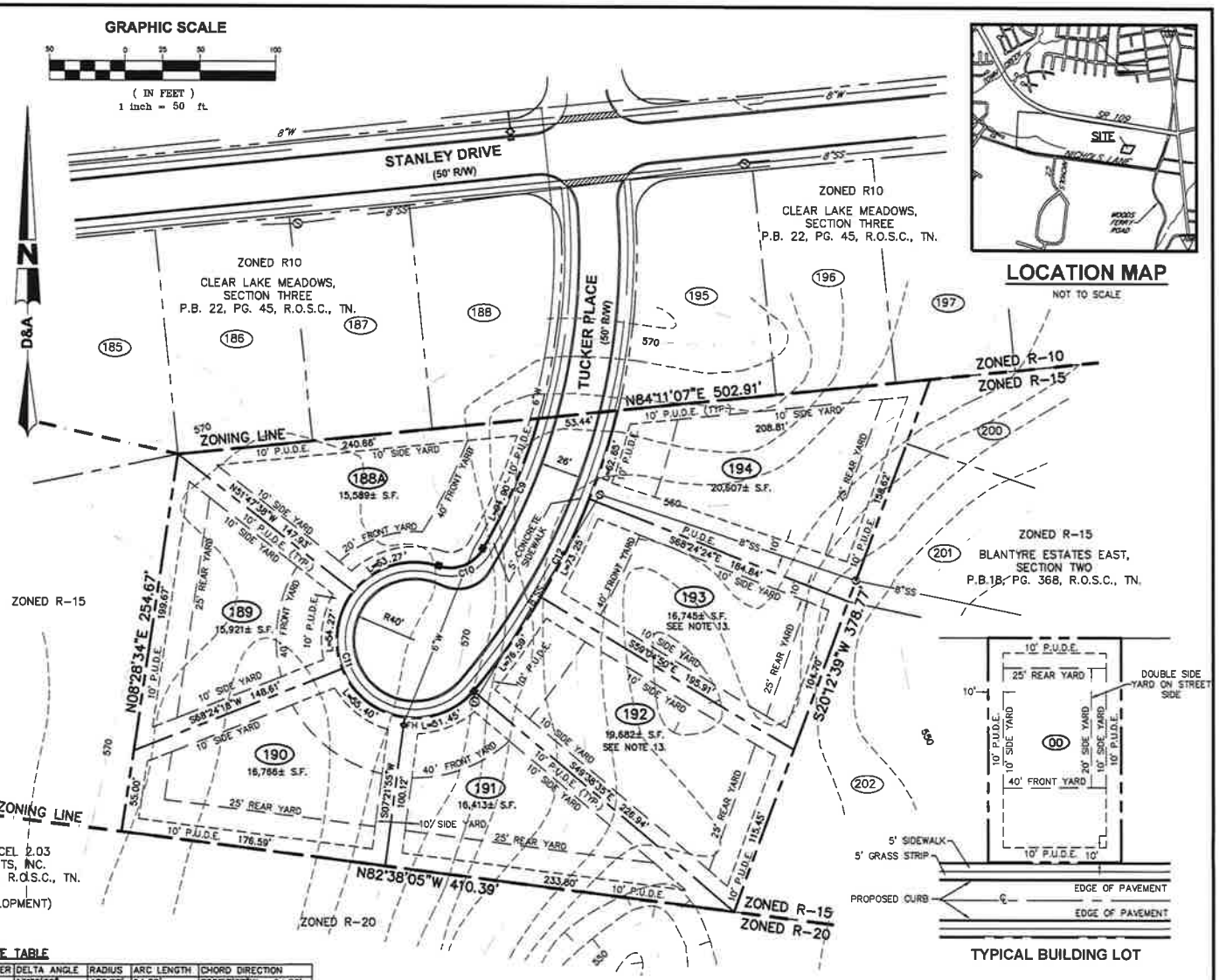
Clear Lake Meadows - Phase 2, Section 5
Final Plat

PC File# 1-1486-16C

ATTACHMENT 5-1

SURVEYOR'S NOTES:

1. THIS SURVEYOR WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
2. DEED REFERENCE: TARA INTERESTS, INC. R.B. 1806, PG. 363, R.O.S.C., TN.
3. MAP AND PARCEL NUMBERS SHOWN REFER TO THE SUMNER COUNTY TAX ASSESSOR'S MAPS. THE SUBJECT PROPERTY SHOWN ON THIS PLAT IS PART OF PARCEL 2.03, ON TAX MAP 135.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM SURFACE IMPROVEMENTS, UTILITY COMPANY RECORDS, AND/OR PLANS BY OTHERS. ACTUAL FIELD LOCATIONS AND SIZES OF THESE LINES SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION ON THIS SITE. ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND/OR STRUCTURES. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL 1-800-351-1111 FOR UNDERGROUND UTILITY LOCATIONS.
5. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
6. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
7. THIS PROPERTY IS ZONED "R15" AS OF THE DATE OF THIS SURVEY.
8. BEARINGS SHOWN ARE BASED ON THE RIGHT OF WAY PLANS FOR TENNESSEE HIGHWAY 109 BY-PASS.
9. A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C0427E, EFFECTIVE DATE SEPTEMBER 20, 2006, SHOWS ALL OF THIS PROPERTY TO BE WITHIN ZONE X AND NOT IN THE 100 YEAR FLOOD PLAIN.
10. THIS IS A CATEGORY I SURVEY IN COMPLIANCE WITH THE RULES OF THE STATE OF TENNESSEE, BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3, STANDARDS OF PRACTICE. THE ERROR OF CLOSURE FOR THE UNADJUSTED FIELD SURVEY IS BETTER THAN 1 : 10,000.
11. ALL LOT CORNERS TO BE MARKED WITH 1/2" CAPPED IRON RODS.
12. TOPO SHOWN IS FROM THE CITY OF GALLATIN AERIAL TOPO MAP. CONTOUR INTERVAL = 2'. DATUM IS NGVD 1929.
13. GEOTECHNICAL REPORT REQUIRED FOR LOTS 192 AND 193 PRIOR TO ISSUANCE OF A BUILDING PERMIT.
14. ALL LOTS TO HAVE A 10' PUBLIC UTILITY DRAINAGE EASEMENT (P.U.D.E.) ON ALL SIDES UNLESS NOTED OTHERWISE.
15. NO BUILDINGS WILL BE PERMITTED IN ANY EASEMENTS.
16. EXISTING USE IS VACANT. PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.



LOCATION MAP

NOT TO SCALE

LEGEND

PROPERTY BOUNDARY
LOT LINE
BUILDING SETBACK LINE
EASEMENT
CONCRETE MONUMENT (NEW)
CONCRETE MONUMENT (OLD)
CAPPED 1/2" IRON ROD (NEW)
IRON ROD (OLD)
LOT NUMBER
SANITARY SEWER W/ MANHOLE
WATER LINE
GAS LINE
911 ADDRESS
FIRE HYDRANT
STORM SEWER

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	
C9	13°35'36"	400.00'	94.90'	S22°57'37"W	94.68'
C10	78°09'33"	25.00'	34.10'	S68°50'12"W	31.52'
C11	247°14'39"	52.00'	224.39'	N15°42'22"W	86.60'
C12	27°03'20"	450.00'	212.49'	N27°08'39"E	210.52'

OWNER / DEVELOPER

TARA INTERESTS INC.
P.O. BOX 72
FRIENDSWOOD, TX. 77549

JOHN T. DARNALL
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
TENNESSEE NO. 1571

APPROVED BY THE CITY OF GALLATIN MUNICIPAL-PLANNING COMMISSION, WITH SUCH EXCEPTIONS OR CONDITIONS AS ARE INDICATED IN THE MINUTES OF THE COMMISSION ARE_____

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

Darnall & Associates, LLC
LAND SURVEYING - LAND DEVELOPMENT SERVICES
CONSTRUCTION STAKING - DESIGN
1131 Pine Hurst Drive Gallatin, Tennessee 37066
Ph. 615-206-6942 Fax 615-451-1860 darnallandassoc@comcast.net

CERTIFICATE OF ACCURACY

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

CLEAR LAKE MEADOWS, SECTION FIVE, PHASE TWO	
PRELIMINARY PLAT	
STATE HIGHWAY 109, CITY OF GALLATIN	
3RD CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE	
TOTAL ACRES = 3.164±	TOTAL LOTS = 7
ACRES OF NEW ROAD = 0.370±	FEET OF NEW ROAD = 215'±
OWNER: TARA INTERESTS, INC.	CIVIL DISTRICT: 3RD
SCALE: 1"=50'	CITY OF GALLATIN
SURVEYOR: DARNALL & ASSOC.	JOB #10-032
SUMNER COUNTY	STATE OF TENNESSEE
DATE: JUNE 29, 2010	SHEET NO. 1 OF 1

CLM-SEC5-PH2.DWG

ATTACHMENT 5.2

SURVEYOR'S NOTES:

1. THIS SURVEYOR WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
2. DEED REFERENCE: TARA INTERESTS, INC. R.B. 1806, PG. 363, R.O.S.C., TN.
3. MAP AND PARCEL NUMBERS SHOWN REFER TO THE SUMNER COUNTY TAX ASSESSOR'S MAPS. THE SUBJECT PROPERTY SHOWN ON THIS PLAT IS PART OF PARCEL 2.03, ON TAX MAP 135.
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5. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
6. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
7. THIS PROPERTY IS ZONED "R15" AS OF THE DATE OF THIS SURVEY.
8. BEARINGS SHOWN ARE BASED ON THE RIGHT OF WAY PLANS FOR TENNESSEE HIGHWAY 109 BY-PASS.
9. A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C0427E, EFFECTIVE DATE SEPTEMBER 20, 2006, SHOWS ALL OF THIS PROPERTY TO BE WITHIN ZONE X AND NOT IN THE 100 YEAR FLOOD PLAIN.
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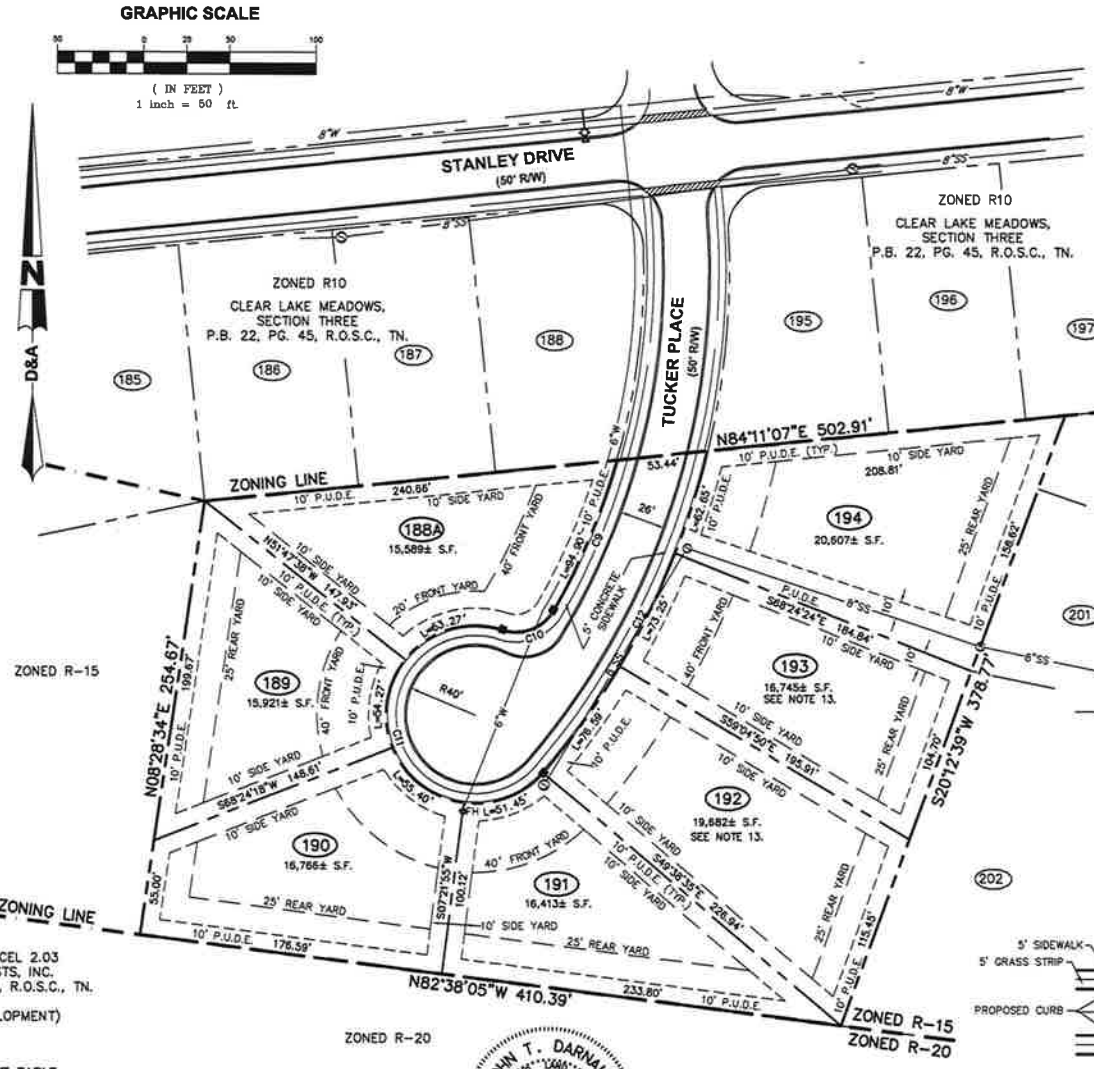
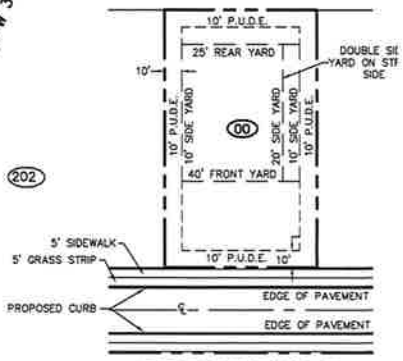
11. ALL LOT CORNERS TO BE MARKED WITH 1/2" CAPPED IRON RODS.
12. GEOTECHNICAL REPORT REQUIRED FOR LOTS 192 AND 193 PRIOR TO ISSUANCE OF A BUILDING PERMIT.
13. ALL LOTS TO HAVE A 10' PUBLIC UTILITY DRAINAGE EASEMENT (P.U.D.E.) ON ALL SIDES UNLESS NOTED OTHERWISE.
14. NO BUILDINGS WILL BE PERMITTED IN ANY EASEMENTS.
15. EXISTING USE IS VACANT. PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.



LOCATION MAP

NOT TO SCALE



TYPICAL BUILDING LOT

LEGEND

PROPERTY BOUNDARY
LOT LINE
BUILDING SETBACK LINE
EASEMENT
CONCRETE MONUMENT (NEW)
CONCRETE MONUMENT (OLD)
CAPPED 1/2" IRON ROD (NEW)
IRON ROD (OLD)
LOT NUMBER
SANITARY SEWER W/ MANHOLE
WATER LINE
GAS LINE
911 ADDRESS
FIRE HYDRANT
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CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION
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C11	247°14'39"	52.00'	224.39'	N15°42'22"W 88.60'
C12	27°03'20"	450.00'	212.49'	N27°08'39"E 210.52'

JOHN T. DARNALL
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 1571

OWNER / DEVELOPER

TARA INTERESTS INC.
P.O. BOX 72
FRIENDSWOOD, TX. 77549

REVISED: 8-9-10 - PER PLANNING COMMENTS

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

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

WATER SYSTEM _____ ,20 ___ SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

SEWER SYSTEM _____ ,20 ___ SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN R.B. 1806, PG. 363, R.O.S.C., TENNESSEE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS.

DATE _____ TARA INTERESTS, INC. WILLIAM MITCHELL, PRESIDENT

CERTIFICATE OF ACCURACY

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

DATE _____ REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

DATE _____ CITY ENGINEER

Darnall & Associates, LLC
LAND SURVEYING - LAND DEVELOPMENT SERVICES
CONSTRUCTION STAKING - DESIGN
1131 Pine Hurst Drive Gallatin, Tennessee 37066
Ph. 615-206-6942 Fax 615-451-1860 darnallandassoc@comcast.net

CERTIFICATE OF ACCURACY

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

CLEAR LAKE MEADOWS, SECTION FIVE, PHASE TWO	
FINAL PLAT	
STATE HIGHWAY 109, CITY OF GALLATIN	
3RD CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE	
TOTAL ACRES = 3.164±	TOTAL LOTS = 7
ACRES OF NEW ROAD = 0.370±	FEET OF NEW ROAD = 215'±
OWNER: TARA INTERESTS, INC.	CIVIL DISTRICT: 3RD
SCALE: 1"=50'	CITY OF GALLATIN
SURVEYOR: DARNALL & ASSOC.	JOB #10-032
SUMNER COUNTY	STATE OF TENNESSEE
DATE: JUNE 29, 2010	SHEET NO. 1 OF 1

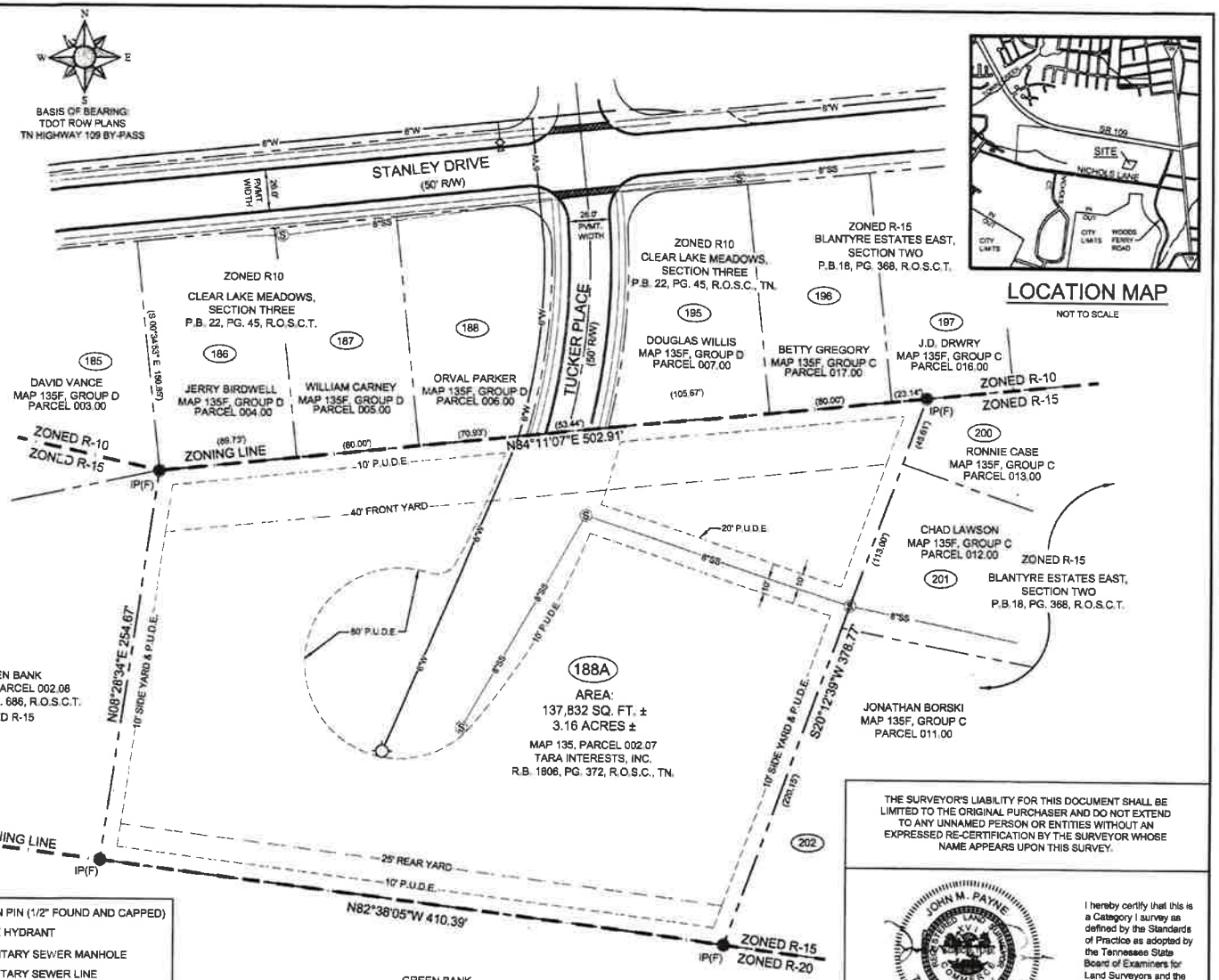
CLM-SEC5-PH2-FP.

ATTACHMENT 5-3

GENERAL NOTES:

1.) HORIZONTAL DATUM AND BEARINGS BASED ON RIGHT-OF-WAY PLANS FOR TN HIGHWAY 109 BY-PASS.
2.) NO TITLE REPORT FURNISHED TO THIS SURVEYOR, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
3.) NO LIABILITY WILL BE ACCEPTED BEYOND THAT OF THE FOUR (4) YEAR STATUTE OF LIMITATIONS (T.C.A. 28-3-114 & T.C.A. 28-3-202) ORIGINATING FROM THE FIELD DATE SHOWN HEREON.
4.) THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL COVENANTS, RIGHT-OF-WAYS, EASEMENTS, ZONING, AND RESTRICTIONS WHETHER IMPLIED OR OF RECORD.
5.) THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED AT THE SURVEY DATE WITH ITS ORIGINAL SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SEALED DOCUMENT ISSUED AT THE TIME OF THE SURVEY.
6.) BEARINGS AND DISTANCES SHOWN TAKE PRECEDENCE OVER SCALE.
7.) THIS PROPERTY IS ZONED "R15" AS OF THE DATE OF THIS SURVEY.
8.) SUBSURFACE AND ENVIRONMENTAL CONDITIONS HERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OF FACILITIES THAT MAY EFFECT THE USE OR DEVELOPMENT OR THE TRACT.
9.) THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE MINIMUM STANDARDS AS REGULATED UNDER THE AUTHORITY OF SECTION 0820-3-.07 OF THE TENNESSEE LAND SURVEYORS LAWS AND REGULATIONS, 2011 EDITION.
10.) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY, IF ANY, NAMED ON THE CERTIFICATION HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID.
11.) DEED REFERENCE: TARA INTERESTS, INC. R.B. 1806, PG. 372, R.O.S.C.T.
12.) ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
13.) THE CERTIFICATION AS PROVIDED ON THIS SURVEY, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE PROVIDED BY OTHERS. THIS CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
14.) THIS SURVEY WAS PREPARED FRJM CURRENT DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE SEARCH MAY REVEAL.
15.) MAP AND PARCEL NUMBERS SHOWN REFER TO THE SUMNER COUNTY TAX ASSESSOR'S MAPS. THE SUBJECT PROPERTY SHOWN ON THIS PLAT IS ALL OF PARCEL 002.07, ON TAX MAP 135.
16.) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM SURFACE IMPROVEMENTS, UTILITY COMPANY RECORDS, AND/OR PLANS BY OTHERS. ACTUAL FIELD LOCATIONS AND SIZES OF THESE LINES SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION ON THIS SITE. ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND/OR STRUCTURES. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL 1-800-351-1111 FOR UNDERGROUND UTILITY LOCATIONS.
17.) A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C0427E, EFFECTIVE DATE SEPTEMBER 20, 2006, SHOWS ALL OF THIS PROPERTY TO BE WITHIN ZONE X AND NOT IN THE 100 YEAR FLOOD PLAIN.
18.) ALL LOTS TO HAVE A 10' PUBLIC UTILITY DRAINAGE EASEMENT (P.U.D.E.) ON ALL SIDES UNLESS NOTED OTHERWISE.
19). NO BUILDINGS WILL BE PERMITTED IN ANY EASEMENTS.
20.) EXISTING LAND USE IS VACANT. PROPOSED USE IS SINGLE FAMILY DETACHED RESIDENTIAL.
21.) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 3.16 ACRES INTO ONE LOT FOR TRANSFER OF OWNERSHIP WITH INTENT OF RESUBDIVIDING THE LOT.
22.) THE ADDRESS ASSIGNED TO THIS PROPERTY IS 1265 TUCKER PLACE.

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 765006 Instrument #: 984866
Rec'd: 15.00 Recorded
State: 0.00 7/8/2011 at 9:10 AM
Clerk: 0.00 in Plat Book
EMP: 2.00 27
Total: 17.00 Pgs 66-66



LOCATION MAP
NOT TO SCALE

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

THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DO NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.

JOHN M. PAYNE
REGISTERED LAND SURVEYOR
TENNESSEE NO. 845

I hereby certify that this is a Category I survey as defined by the Standards of Practice as adopted by the Tennessee State Board of Examiners for Land Surveyors and the ratio of precision of the unadjusted survey is greater than 1:10,000 as shown hereon

JOHN M. PAYNE
TN RLS # 845

REVISIONS

CERTIFICATE OF STAFF CERTIFICATION

7-7-11
DATE
CITY PLANNER

LEGEND

IP(F)	IRON PIN (1/2" FOUND AND CAPPED)
	FIRE HYDRANT
S	SANITARY SEWER MANHOLE
8"W 8"W	SANITARY SEWER LINE
8"SS 8"SS	WATER LINE
	SUBJECT LOT LINE
	ADJOINING LOT LINE
(BEARING/DISTANCE)	PER RECORDED P.B. AS SHOWN

OWNER / DEVELOPER
TARA INTERESTS, INC.
P.O. BOX 72
107 SHADWELL DR.
FRIENDSWOOD, TX 77546

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

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

WATER SYSTEM 7-1 20 11
SEWER SYSTEM 7-1 20 11
SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RB. 1806, PG. 372, R.O.S.C., TN AND THAT
I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS.

7-1-2011
DATE
TARA INTERESTS, INC.
P.O.A. Jerry Hunter

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.

06-28-11
DATE
REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

07/06/11
DATE
CITY ENGINEER

BYRD SURVEYING INC.
WWW.BYRDSURVEYING.COM
230-B W DUNBAR CAVE ROAD
CLARKSVILLE, TN 37040
PHONE: (931) 906-0040
NASHVILLE: (615) 733-3131
TOLL FREE: (888) 919-0040
FAX: (931) 553-0070
SERVING TN, KY, AL, FL, NC & SC

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.

7-6-11
DATE
7-6-11
DATE
SECRETARY, PLANNING COMMISSION
CHAIRMAN'S INITIALS

CLEAR LAKE MEADOWS, SECTION FIVE, PHASE TWO

FINAL PLAT

TUCKER PLACE, CITY OF GALLATIN

3RD CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

TOTAL ACRES = 3.16 ±	TOTAL LOTS = 1
ACRES OF NEW ROAD = 0	FEET OF NEW ROAD = 0
OWNER: AS SHOWN	CIVIL DISTRICT: 3RD
SCALE: 1"=50'	CITY OF GALLATIN
SURVEYOR: BYRD SURVEYING, INC.	SUMNER COUNTY
JOB #: B7900-11	STATE OF TENNESSEE
DATE: JUNE 29, 2011	SHEET NO. 1 OF 1

ATTACHMENT 5-4

CURVE DATA

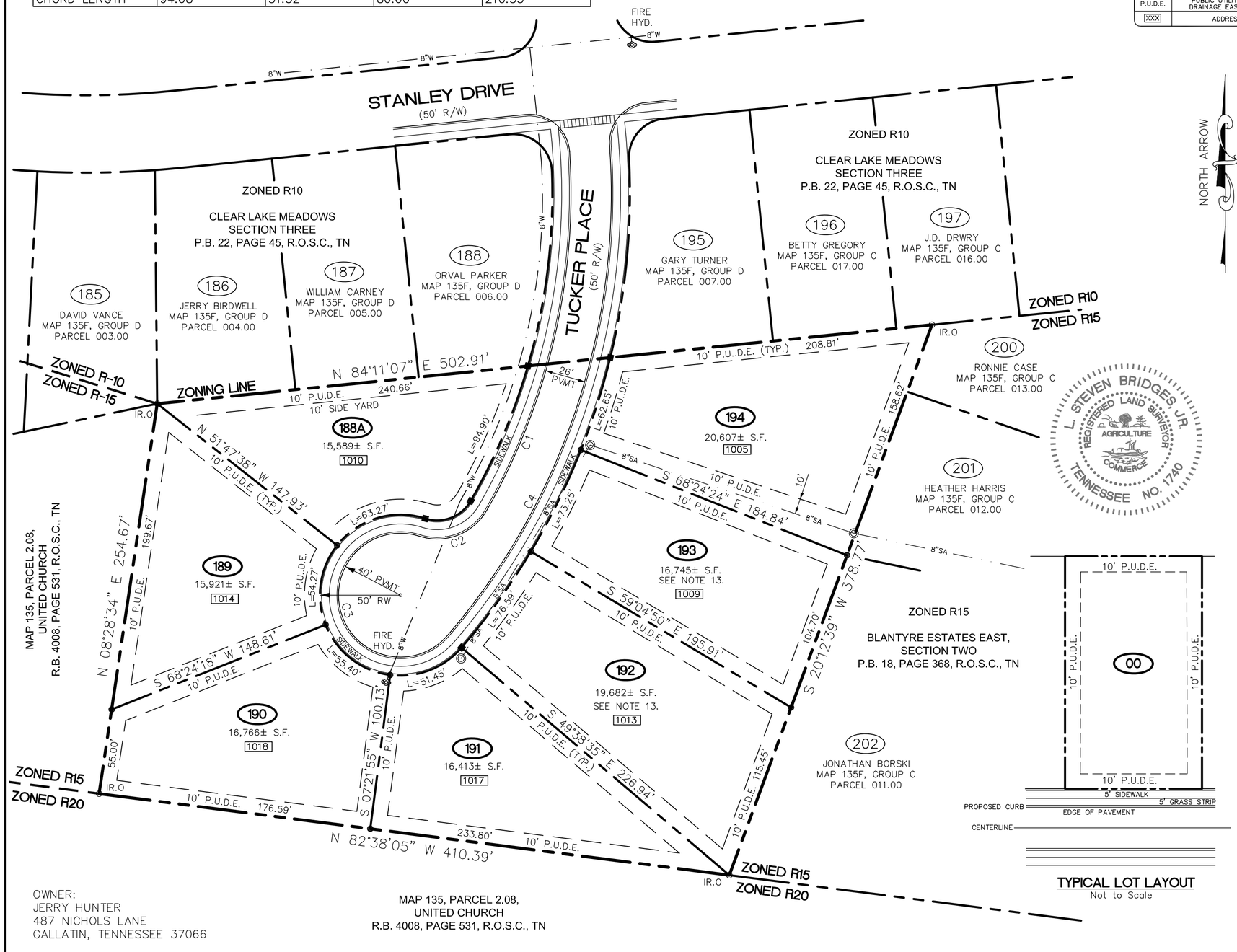
NUMBER	C1	C2	C3	C4
DELTA ANGLE	13°35'36"	78°09'33"	247°14'39"	27°03'20"
RADIUS	400.00	25.00	52.00	450.00
ARC LENGTH	94.90	34.10	224.39	212.49
CHORD DIRECTION	S 22°57'37" W	S 68°50'11" W	S 15°42'22" E	N 27°08'39" E
CHORD LENGTH	94.68	31.52	86.60	210.53

50 0 50 100 150

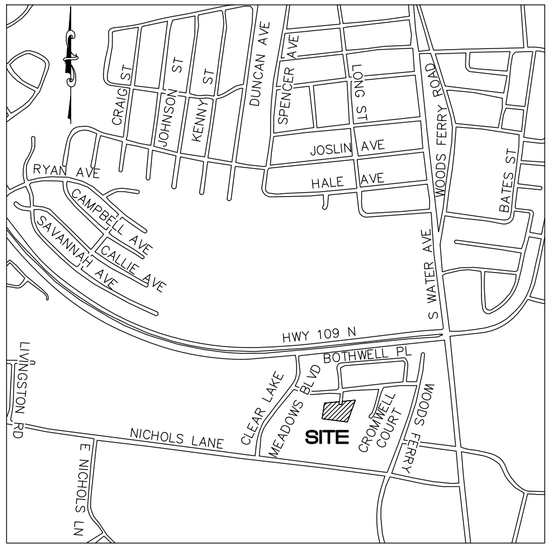
Scale: 1" = 50'

LEGEND

FH	FIRE HYDRANT
MH SA	SANITARY MANHOLE
	IRON ROD EXISTING
	IRON ROD NEW
HWY. MON.	HIGHWAY MONUMENT
	SUBDIVISION MONUMENT
P.U.D.E.	PUBLIC UTILITY and DRAINAGE EASEMENT
XXX	ADDRESS



NORTH ARROW
SEE NOTE 5



VICINITY MAP
n.t.s.

GENERAL NOTES:

1. The purpose of this plat is to subdivide the property into seven (7) lots, for one family detached dwellings and dedicate a Right of Way.

2. The total area shown hereon is 3.16± Acres or 137,832± Square feet.

3. This property is currently identified as Parcel 2.07, on Tax Map # 135.

4. Deed reference: Record Book 3448, Page 854-855, as recorded in the Register's Office of Sumner County, Tennessee.

5. Bearings based on: Plat of Record in book 27, page 66, Register's Office Sumner County, Tennessee.

6. By my review of the available information, which is subject to map inaccuracies and scaling, this property is in Zone "X" of the Flood Insurance Rate Map Community Panel Number 47165C0427G effective date April 17, 2012.

7. This survey is in compliance with standards of practice for the State of Tennessee, Board of Examiners for Land Surveyors, Chapter 0820-3. error of closure for the unadjusted traverse is 1:34,151 This survey is classified as a:
Urban and Suburban (Category 1)

8. All construction and use of the proposed facility fo meet the applicable performance standards as set forth of the City of Gallatin Zoning Ordinance Section 13.02.

9. Current Zoning is Residential 15 "R15".

10. Existing use is vacant. Proposed use is one family detatched dwellings.

11. Recording of this plat voids, vacates and superceds the recording of Clear Lake Meadows, Section Five, Phase Two, as of record in plat book 27, page 66, Register's Office Sumner County, Tennessee.

12. All easements shall be considered "Public" in accordance with the City of Gallatin Subdivision Regulations.

13. A Geotechincal Report on this subdivision will be provided to the city prior to recording this plat.

L. STEVEN BRIDGES, JR.
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1740

TYPICAL LOT LAYOUT
Not to Scale

OWNER:
JERRY HUNTER
487 NICHOLS LANE
GALLATIN, TENNESSEE 37066

MAP 135, PARCEL 2.08,
UNITED CHURCH
R.B. 4008, PAGE 531, R.O.S.C., TN

RESUBDIVISION OF LOT 188A
CLEAR LAKE MEADOWS
SECTION FIVE - PHASE TWO
TUCKER PLACE, THIRD CIVIL DISTRICT
GALLATIN, SUMNER COUNTY, TENNESSEE

DATE: JANUARY 20, 2016 REV: FEBRUARY 08,2016 JOB: 4999

CERTIFICATE of OWNERSHIP and DEDICATION

I (we) hereby certify that I am (we are) the owners of the property shown and described hereon as evidenced in Book Number 3448, Page 854-855, Sumner County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish 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 Municiple-Regional Subdivision Regulations.

Date:_____, 20__ Owner:_____
Jerry Hunter

CERTIFICATE of SURVEY ACCURACY

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

Date:_____, 20__ R.L.S._____
L. Steven Bridges, Jr.

CERTIFICATE of APPROVAL or SURETY for COMPLETION of ROADS

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

Date:_____, 20__ By:_____
City Engineer

CERTIFICATE of APPROVAL of WATER and SEWER SYSTEMS

I hereby certify that the water and sewer system(s) outlined or indicated on the final subdivision plat entitled Final Plat of RESUB OF LOT 188A CLEAR LAKE MEADOWS SEC. 5, PH.2 have been installed in accordance with current, local and state government requirements or a sufficient surety of cash has been filed which will guarantee said installation.

Date:_____, 20__ By:_____
Authorized Approving Agent

Date:_____, 20__ By:_____
Authorized Approving Agent

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 Registar.

Date:_____, 20__ By:_____
Secretary Planning Commission

Date:_____, 20__ By:_____
Chairman's Initials

L. STEVEN BRIDGES, JR.
LAND SURVEYING AND CONSULTING
205 SHIVEL DRIVE
HENDERSONVILLE TENNESSEE 37075-3518
PHONE:(615) 822-5394 FAX:(615) 826-2586

ITEM 6

GMRPC Resolution No. 2016-19

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING AN AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN FOR CARELLTON SUBDIVISION AND A FINAL MASTER DEVELOPMENT PLAN FOR CARELLTON SUBDIVISION – PHASE 3-A, 3-B, AND 3-C, ON 35.93 (+/-) ACRES, LOCATED NORTH OF FERDINAND DRIVE AND PRESTON LANE AND WEST OF GULFSTREAM DRIVE. (8-1500-16)

WHEREAS, the applicant submitted an application for an amendment to an approved Preliminary Master Development Plan and a Final Master Development Plan consistent with Section 12.02.030 of the City of Gallatin Zoning Ordinance, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Amended Preliminary Master Development Plan and Final Master Development Plan submitted by the applicant, Land Solutions Company, LLC, at its regular meeting on February 22, 2016

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to Tennessee Code Annotated §13-3-413; §13-4-310; §13-4-104; & §13-7-201 and G.Z.O. Article 12, §12.02.030:

1. The proposed amendment to the approved Preliminary Master Development Plan and Final Master Development Plan for Phase 3-A, 3-B, and 3-C is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Emerging Character Area Category.

2. The proposed amendment to the approved Preliminary Master Development Plan and the Final Master Development Plan is consistent with the purpose and intent of the Residential 8 – Planned Residential Development (R8-PRD) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in the R8-PRD zoning district.

3. The proposed amendment to the Preliminary Master Development Plan and the Final Master Development Plan complies with the Design and Performance

Standards of the Gallatin Zoning Ordinance as described in Section 13.02. and provides a better layout and configuration of lots, streets, drainage ways and open space in the central portion of the development site.

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

5. The proposed amendment to the approved Preliminary Master Development Plan and the Final Master Development Plan, will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Amended Preliminary Master Development Plan for the Carellton Subdivision, consisting of a five (5) sheet plan (Labeled C0.0 through C1.3), prepared by Land Solutions Company, LLC of Nashville, TN, dated January 4, 2016 with a final revision date of February 11, 2016, with the following conditions:

1. A connection to Liberty Lane shall be provided after the completion of Phase 3-A, 3-B, and 3-C (a total of 389 lots) and prior to the completion of any future phases (Phases 4 through 12).
2. Per conditions of previous approval outlined in the minutes of the 6-28-2005 Sumner County Planning Commission meeting, the developer(s) shall install the traffic signal at the intersection of Big Station Camp Boulevard/Long Hollow Pike/Carellton Drive. Based on a Tennessee Department of Transportation traffic study, the traffic signal at Big Station Camp Boulevard, Long Hollow Pike, and Carellton Drive is warranted at this time. A schedule for installation shall be discussed with the Engineering Staff for approval. Construction of Phase 3 may be delayed until the installation schedule is submitted to the engineering staff.
3. Modify the Phase 3 Location Map and Overall Site map on Sheet C0.0 to correctly identify the boundaries of each phase.
4. Label the Open Space Tract between lots 355 and 566 as Open Space Tract 'Y'.

Section 3. Action - The Gallatin Municipal-Regional Planning Commission hereby approves the Final Master Development Plan for Carellton Subdivision Phase 3-A, 3-B, and 3-C, consisting of a 11 sheet plan (Labeled C0.0, C1.0 through C6.0), prepared by Land Solutions Company, LLC of Nashville, TN, dated January 4, 2016 with a final revision date of February 11, 2016, with the following conditions:

** The FMDP only affects that portion of the Carellton PMDP, indicates as Phase 3-A, 3-B, and 3-C.*

1. A connection to Liberty Lane shall be provided after the completion of Phase 3-A, 3-B, and 3-C (a total of 389 lots) and prior to the completion of any future phases.
2. Per conditions of previous approval outlined in the minutes of the 6-28-2005 Sumner County Planning Commission meeting, the developer(s) shall install the traffic signal at the intersection of Big Station Camp Boulevard/Long Hollow Pike/Carellton Drive. Based on a Tennessee Department of Transportation traffic study, the traffic signal at Big Station Camp Boulevard, Long Hollow Pike, and Carellton Drive is warranted at this time. A schedule for installation shall be discussed with the Engineering Staff for approval.
3. Update Overall Site Map on Sheet C0.0 to show 22 lots moved into Phase 3-B, in order to match the remaining portions of the plan.
5. Modify the Phase 3 Location Map and Overall Site map on Sheet C0.0 to correctly identify the boundaries of each phase.
6. Phase 3-B – On-street parking will not be permitted across lot 305 due to proximity to intersections. Consider a parking area between Monarchos drive and the Santa Anita drive.
7. Phase 3-B – Reduce asphalt pavement width of one-way streets to 16-18-ft wide.
8. Phase 3-C – Revise the grading and/or headwall to better collect the stormwater at the rear of the lots. An additional structure may need to be added and routed to the proposed catch basins.
9. Extend and connect with a radius the 30-ft stream buffer ends.
10. Submit one (1) full-sized and two (2) half-sized, corrected folded copies of the Amended Preliminary Master Development and Final Master Development Plan for Phase 3-A, 3-B, 3-C, and 3-D.

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

IT IS SO ORDERED.
PRESENT AND VOTING

AYE:

NAY:

DATED: 2/22/15

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
City Attorney

EXHIBIT A

ITEM 6

PLANNING DEPARTMENT STAFF REPORT

Amended Preliminary Master Development Plan for Carellton Subdivision and a Final Master Development Plan for Carellton Phases 3-A, 3-B, and 3-C
(PC File# 8-1500-16)
Located North of Ferdinand Drive and Preston Lane, and West of Gulfstream Drive
Date: February 22, 2016

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR CARELLTON SUBDIVISION AND A FINAL MASTER DEVELOPMENT PLAN FOR CARELLTON PHASES 3A,3-B, AND 3-C ON 35.93 (+/-) ACRES, LOCATED NORTH OF FERDINAND DRIVE AND PRESTON LANE AND WEST OF GULFSTREAM DRIVE.

OWNER:	**GREEN TRAILS, LLC (RICK DECKBAR)**
APPLICANT:	**LAND SOLUTIONS (LYNN EALEY)**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION 2016 -19**
STAFF CONTACT:	**KEVIN CHASTINE**
PLANNING COMMISSION DATE:	**FEBRUARY 22, 2016**

PROPERTY OVERVIEW: The owner and applicant request approval of an Amendment to the latest approved Preliminary Master Development Plan for the Carellton Subdivision and a Final Master Development Plan for Carellton Phases 3-A, 3-B, and 3-C, on 35.93 (+/-) acres, located north of Ferdinand Drive and Preston Lane, and west of Gulfstream Drive. Phase 3 contains One-Family Detached Dwellings and Attached Dwelling uses, which are permitted uses in the R8-PRD zone district. (Attachment 6-1)

CASE BACKGROUND:

Previous Approvals

On December 19, 2006, prior to annexation, the Sumner County Planning Commission approved an Amended Preliminary Master Development Plan for The Paddock. On January 23, 2007, the Sumner County Planning Commission approved the Final Master Development Plan for The Paddock was approved with conditions.

On April 15, 2008, the City of Gallatin approved Residential-8-Planned Residential Development (R8-PRD) zoning with a Preliminary Master Development Plan for The Paddock, which included one-family attached and detached dwellings, effective upon annexation on May 2, 2008.

On June 23, 2008, the Planning Commission approved the Final Plat for The Paddock Phase 1-A (PC File #1-15-08C), with conditions. The Final Plat for Phase 1-A was recorded on July 25, 2013.

On May 23, 2011, the Gallatin Regional Municipal Planning Commission (Planning Commission) approved, with conditions, an extension of Sumner County's approval for the Paddock Final Master Development Plan (PC9803-11).

On August 26, 2013, the Planning Commission approved the Preliminary Plat for Carellton Phase 1-B, with conditions. The Final Plat for Phase 1-B was approved by the Planning Commission on December 9, 2013 and was recorded on April 2, 2014. (P.B. 28 Pg. 122-126)

On January 27, 2014, the Planning Commission recommended approval of an Amended Preliminary Master Development Plan for the Carellton Subdivision, Phases 2 through 8 (PC0214-13), which was approved by City Council on March 18, 2014. (Attachment 6-2)

On April 18, 2014, the Planning Commission approved the Final Master Development Plan for Phase 2, Sections A and B (PC0268-14) and on July 28, 2014, the Planning Commission approved the Preliminary Plat for Phase 2B. (PC0308-14)

On March 23, 2015, the Planning Commission approved an Amended Preliminary Master Development Plan and a Final Master Development Plan for Carellton 1-B (Re-subdivision of Lot 69), which divided Lot 69 into eight (8) additional single family residential lots. (PC File# 8-373-15) (Attachment 6-3)

On December 14, 2015, the Planning Commission approved a minor amendment to the Preliminary Master Development Plan and approved a Final Master Development Plan for Phase 3, Sections A, B, C, and D. (PC File# 8-1316-15) (Attachment 6-4)

DISCUSSION:

Proposed Amendment

The owner and applicant request approval of an amendment to the approved Amended Preliminary Master Development Plan for Carellton and a Final Master Development Plan for Carellton Phases 3-A, 3-B, and 3-C on 35.93 (+/-) acres, located north of Ferdinand Drive, and Preston Lane, and west of Gulfstream Drive. (Attachment 6-1) This Preliminary Master Plan Amendment (8-1500-16) will amend currently approved Phases 3-B, 3-D, 4 and 7. The Final Master Development Plan will amend Phase 3-A, 3-B, and 3-C.

The currently approved PMDP for Carellton (PC File# 8-1316-15) includes 11 phases with a total of 727 one-family residential lots. As currently approved, Phase 3 is divided into 4 sub-phases or sections, Phase 3-A, 3-B 3-C, and 3-D, located in several different locations within the central portion of the development.

Current PMDP Lot Count

The currently approved Preliminary Master Development Plan shows Phase 3-A, located north of Phase 2-A, containing 41 lots. Phase 3-B, located north of Phase 2-A and 3-A northeast of the Amenity Center, contains 60 lots. Phase 3-C, located west of Gulfstream Drive, contains 36 lots. Phase 3-D, located north of Phase 3-B, contains 23 lots. Phase 4 and Phase 7 both contain 62 lots each.

Proposed Amendments (Minor Amendment)

The applicant proposes several amendments to the currently approved Preliminary Master Development Plan that includes the following:

- Reconfiguring and slightly increasing the open space within Phase 7 from 10.48 acres to 10.65 acres and increasing the total open spaces are from 76.11 acres to 76.78 acres.*(Due to the elimination of one lot in Phase 3A)*
- Changing the number of 60' Wide Lots from 101 lots to 98 lots.
- Changing the number of 50' wide lots from 117 lots to 116 lots,
- Changing the number of 28' wide Townhome lots (Rear Loaded lots) from 93 lots to 97 lots.
- Eliminating a section of Leonatus Drive that provided access to the Amenity Center. *(This will now be provided by a driveway from Ferdinand Drive.)*
- Eliminating Turfway Park a 20' wide right-of-way/street.
- Creates a larger open space area tract (Open Space 'G') within Phase 7 which includes slopes to a drainage conveyance.
- Reduce the number of lots in Phase 7 by moving 22 lots into Phase 3-B.
- Rename Phase 3-D (23 lots) to Phase 12.

With the proposed changes Phase 3-A will contain 40 lots, Phase 3-B will contain 82 lots, Phase 4 will contain 63 lots, Phase 7 will contain 40 lots, and Phase 3-D (23 lots) will be renamed Phase 12. Phase 3-A and 3-C contain, One-Family Dwellings, and Phase 3-B contains both One-Family Dwellings and Attached Dwellings, which are permitted uses in the R8-PRD zone district.

Carellton Lot Distribution		
PHASE	*Current PMDP (8-1316-15)*	*Proposed PMDP (8-1500-16)*
Phase 3-A	41	40 (-1)
Phase 3-B	60	82 (+22)
Phase 3-C	36	36
Phase 3-D	23	Renamed Phase 12
Phase 4	62	63 (+1)
Phase 7	62	40 (-22)
Phase 12	Does Not Exist	23

No changes to the lot numbers or types of lots are proposed in other phases as part of this amendment.

Although a number of changes are proposed for the Carellton Preliminary Master Development Plan, Staff recommends the changes be considered a minor amendment, because the overall density of the subdivision remains the same, the area designated for streets is reduced (see below), the open space area is slightly increased in area and is more cohesive and, no changes in architecture are proposed.

Adjacent or Area Uses

No change to adjacent uses or property zoning has occurred since the last approval for the Carellton Subdivision.

Lot Types

The currently approved Preliminary Master Development Plan established eight (8) different lot types that vary in size and shape to accommodate the different proposed housing types. The proposed Amended PMDP maintains the eight (8) different lot types,

but the number of lots per lot type has changed with the proposed amendments to the Preliminary Master Development Plan. The table below provides a breakdown of the number of lots per lot type currently approved and being proposed.

Currently Approved PMDP (8-1316-15)			**Proposed Amended PMDP (8-1500-16)**			
Lot Type	Lot Name	No. of Lots	Lot Type	Lot Name	No. of Lots	
A	Estates	65	A	Estates	65	No Change
B	Manor	193	B	Manor	193	No Change
C	Classic	60	C	Boulevard Cottage*	60	No Change
D	Prestige	101	D	Prestige	98	- 3
E	Signature	117	E	Signature	116	- 1
F	Mainstreet Home	43	F	Mainstreet Home	43	No change
G	Villa	55	G	Villa	55	No change
H	Cottage Grove	93	H	Cottage Grove	97	+4
TOTAL		**727**	**TOTAL**		**727**	

*** Denotes a change in Lot Type**

The only change occurring in Phase 3-A is the removal of one (1) Signature lot (Lot 197) to accommodate a 24 inch major trunk water line. The 23 Manor lots within Phase 3-D will be renamed as Phase 12. Phase 4 will lose three (3) Prestige lots and gain four (4) Village Cottage lots for an aggregate change of plus 1, which balanced the loss of one (1) lot in Phase 3-A. The most substantial changes occur within Phase 7. This includes removing the north-south alignment of Leonatus Drive and moves 22 Village Cottage lots from Phase 7 and street segment to the west side of Manarchos Drive. Manarchos Drive is part of Phase 3B. It also eliminates a short street known as Turfway Park creating a slightly larger Open Space Tract 'G' (.67 acre increase) and allows for the placement of lots within Phase 7 on more level ground. Lots 306 through 327 were located in Phase 7 and will be moved into Phase 3-B, which will permit access from Manarchos Drive. Manarchos Drive will provide alley access, which will permit these lots to face onto Open Space Tract 'G'.The total number of lots within the PMDP remains at 727.

Architectural Designs

No changes are proposed to the architectural style of the unit types.

Rights-of-Way/Streets/Roads

The Amended PMDP includes two (2) changes to previously approved roadways. The two (2) changes to the road network include the shortening of Leonatus Drive and the elimination of Turfway Park - these changes listed in a table below.

Right-of-Way Changes (Phases 4 and 7)		
Street Name	***Current R.O.W. Length***	***Proposed R.O.W Length***
Leonatus Drive	1600'	990'
Turfway Park	200'	0'

Liberty Lane Connection

The currently approved PMDP was conditioned to provide a connection to Liberty Lane after the completion of Phase 3-D (a total of 389 lots) and prior to the development of any future phases. With the proposed amendment to move 22 lots into Phase 3-B, the applicant was required to offset this 22 lot increase in order to maintain the threshold of 389 lots at

the completion of Phase 3-D. The applicant has renamed Phase 3-D, which contained 23 lots, to Phase 12. This renaming maintains that the connection to Liberty Lane will occur at or after the development of 389 lots, which now will occur with the completion of Phase 3-C. Therefore, a connection to Liberty Lane shall be provided after the completion of Phase 3-C (a total of 389 lots) and prior to the development of any future phases.

Access and Future Improvements

The Amended plan contains Project Note #18, which includes the same language concerning the pro-rata share contribution to the Big Station Camp Boulevard Corridor Transportation improvements. The City of Gallatin prepared a traffic study that encompasses the entire corridor of Big Station Camp Boulevard and adjacent roadways. The study focuses on traffic generation from the currently approved developments, extant development, and potential build out under the current zoning of undeveloped property. The results of the study will identify the need for transportation infrastructure improvements throughout the Station Camp corridor, projects costs of the improvements, and how the cost of the improvements can be financed by developments within the Station Camp Corridor. Carellton will be one of many properties to contribute to the future transportation needs in the area and has noted this by adding the note # 18 on Sheet C0.0 (Cover Sheet), which states:

> *The Preliminary Master Development Plan approval is conditioned with the understanding that upon completion of the Station Camp Corridor Traffic Study by the City of Gallatin, Final Master Development Plans, including final plats and site plans, will be subject to the findings and recommendations of said study. Pro-rata contributions toward traffic infrastructure improvements, as recommended in the study or subsequent traffic studies submitted for development review and approval may be required of development impacting select needed infrastructure improvements.*

Additionally, the developers of Carellton are responsible for the installation of a traffic signal at the intersection of Big Station Camp Boulevard/Long Hollow Pike/Carellton Drive (see Project Note #17). Based on a Tennessee Department of Transportation traffic study, the signal at Big Station Camp Boulevard, Long Hollow Pike, and Carellton Drive is warranted. Per conditions of previous approval outlined in the minutes of the 6-28-2005 Sumner County Planning Commission meeting, the developer(s) shall install the traffic signal at the intersection of Big Station Camp Boulevard/Long Hollow Pike/Carellton Drive. A schedule for installation shall be discussed with the Engineering Staff for approval.

Stormwater Drainage and Detention

The stormwater drainage will not be affected significantly by the change in the configuration of the lots and open space. Proposed lots 353-355 are in an area with some slope that provides conveyance of stormwater from upslope areas. This area is currently identified as part of Open Space Tract 'G'. Special consideration will be required to ensure that proper drainage is designed in this area that will allow for construction of homes on these proposed lots. The amended plan includes an open space tract between lots 355 and 566 to provide the conveyance.

Phase 3-A stormwater drainage ties in with existing storm drainage systems in Phase 2-A and Phase 1-B. This network of infrastructure conveys the stormwater to an open space tract that was created as part of Phase 1-B.

Phase 3-B stormwater drainage is provided by nine (9) catch basins and outfall structures along Carellton Drive to drainage the stormwater directly into the unnamed stream. Additional infrastructure is installed within the rights-of-way for Aristides Lane and Manarchos Drive that conveys stormwater from the northern part of Phase 3-B to the south where it connects into the existing stormwater system constructed in Phase 1-B.

Phase 3-C stormwater drainage connects with the existing stormwater system installed in Phase 2-B, which drains into the unnamed stream located in Open Space Tract 'A', created as part of Phase 2-B.

Open Space/Bufferyards/Landscaping

With the proposed lot changes, Open Space "G' will increase in size by .67 acres and provide a large more contiguous open space area which will better function as a passive recreation uses. Bufferyards for the development will not change from previously approved bufferyards. The open space tract created between Lots 355 and 566 will need to be labeled in segmental order as Open Space 'Y'.

The three (3) sections of Phase 3 include nine (9) open space tracts that total 7.24 acres, which is 9.42 percent of the total open space within the Carellton Subdivision. Phase 3 will create six (6) open space tracts and extends three (3) other open space tracts created in earlier phases.

Phase 3 – Open Space Tracts		
Open Space	**Location**	**New or Extension**
A	3-C	Extension (from Phase 2-A)
C	3-A	Extension (from Phase 2-B)
F	3-B	Extension (from Phase 1-B)
H	3-B	New
I	3-B	New
K	3-B	New
X	3-B	New (Roundabout)
L (Portion)	3-B	New
M (Portion)	3-B	New

The bufferyard and landscaping plan for Phase 3 differs with each of the three (3) sections. Phase 3-A does not require bufferyards to the north, south, and west since the adjacent properties are zoned R8-PRD and are part of the Carellton development. The Type 45 Bufferyard, to the east, adjacent to Agricultural Residential zoned property is unchanged. An alternative bufferyard was approved as part of the currently approved Amended PMDP (8-1316-15). Although no bufferyard is required to the north of Phase 3-A, the existing trees will be preserved within Open Space 'C' as well.

No bufferyards are required in Phase 3-B since the surrounding properties are zoned R8-PRD and part of the Carellton Development.

EXHIBIT A

A bufferyard yard is required along the southern property boundary of Phase 3-C because of the adjacent property is zoned Agricultural Residential (A). The bufferyard, approximately 20 feet wide, will be provided in Open Space 'A' adjacent to Lots 465 through 473. The currently approved Amended Preliminary Master Development Plan was approved showing no additional landscaping adjacent to Phase 3-C.

An additional four (4) trees are proposed within Open Space Tracts 'K' and 'X', which are all located within or adjacent to the roundabout intersection of Carellton Drive and Bedford Way on the north side of Phase 3-B.

Staff recommends the Planning Commission approve the amendments to the bufferyard and landscape plan as submitted. This plan matches the approved Amended PMDP.

Planning Department Comments
The Planning Department reviewed and commented on the Amended Preliminary Master Development Plan and the Final Master Development Plan. The applicant satisfactorily addressed most of the Planning Department comments. Any outstanding comments have been included as conditions of approval or will be addressed at the preliminary plat stage during construction plan review, and/or at the final plat stage.

Engineering Division Comments
The Engineering Division reviewed and commented on the Amended Preliminary Master Development Plan and the Final Master Development Plan. The applicant satisfactorily addressed most of the Engineering Division comments, except those listed as conditions of approval.

FINDINGS:

1. The proposed amendment to the approved Preliminary Master Development Plan and Final Master Development Plan for Phase 3-A, 3-B, and 3-C is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Emerging Character Area Category.

2. The proposed amendment to the approved Preliminary Master Development Plan and the Final Master Development Plan is consistent with the purpose and intent of the Residential 8 – Planned Residential Development (R8-PRD) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in the R8-PRD zoning district.

3. The proposed amendment to the Preliminary Master Development Plan and the Final Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02. and provides a better layout and configuration of lots, streets, drainage ways and open space in the central portion of the development site.

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

EXHIBIT A

5. The proposed amendment to the approved Preliminary Master Development Plan and the Final Master Development Plan, will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

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

RECOMMENDATION:
Staff recommends that the Planning Commission approve Resolution 2016-19, the Amending the approved Preliminary Master Development Plan for the Carellton Subdivision, consisting of a five (5) sheet plan (Labeled C0.0 through C1.3), with the following conditions:

1. A connection to Liberty Lane shall be provided after the completion of Phase 3-A, 3-B, and 3-C (a total of 389 lots) and prior to the completion of any future phases (Phases 4 through 12).
2. Per conditions of previous approval outlined in the minutes of the 6-28-2005 Sumner County Planning Commission meeting, the developer(s) shall install the traffic signal at the intersection of Big Station Camp Boulevard/Long Hollow Pike/Carellton Drive. Based on a Tennessee Department of Transportation traffic study, the traffic signal at Big Station Camp Boulevard, Long Hollow Pike, and Carellton Drive is warranted at this time. A schedule for installation shall be discussed with the Engineering Staff for approval. Construction of Phase 3 may be delayed until the installation schedule is submitted to the engineering staff.
3. Modify the Phase 3 Location Map and Overall Site map on Sheet C0.0 to correctly identify the boundaries of each phase.
4. Label the Open Space Tract between lots 355 and 566 as Open Space Tract 'Y'.

Staff recommends that the Planning Commission hereby approves the Final Master Development Plan for Carellton Subdivision Phase 3-A, 3-B, and 3-C, consisting of a 11 sheet plan (Labeled C0.0, C1.0 through C6.0), prepared by Land Solutions Company, LLC of Nashville, TN, dated January 4, 2016 with a final revision date of February 11, 2016, with the following conditions:

** The FMDP only affects that portion of the Carellton PMDP indicates as Phase 3-A, 3-B, and 3-C.*

1. A connection to Liberty Lane shall be provided after the completion of Phase 3-A, 3-B, and 3-C (a total of 389 lots) and prior to the completion of any future phases.
2. Per conditions of previous approval outlined in the minutes of the 6-28-2005 Sumner County Planning Commission meeting, the developer(s) shall install the traffic signal at the intersection of Big Station Camp Boulevard/Long Hollow Pike/Carellton Drive. Based on a Tennessee Department of Transportation traffic study, the traffic signal at Big Station Camp Boulevard, Long Hollow Pike, and Carellton Drive is warranted

at this time. A schedule for installation shall be discussed with the Engineering Staff for approval.

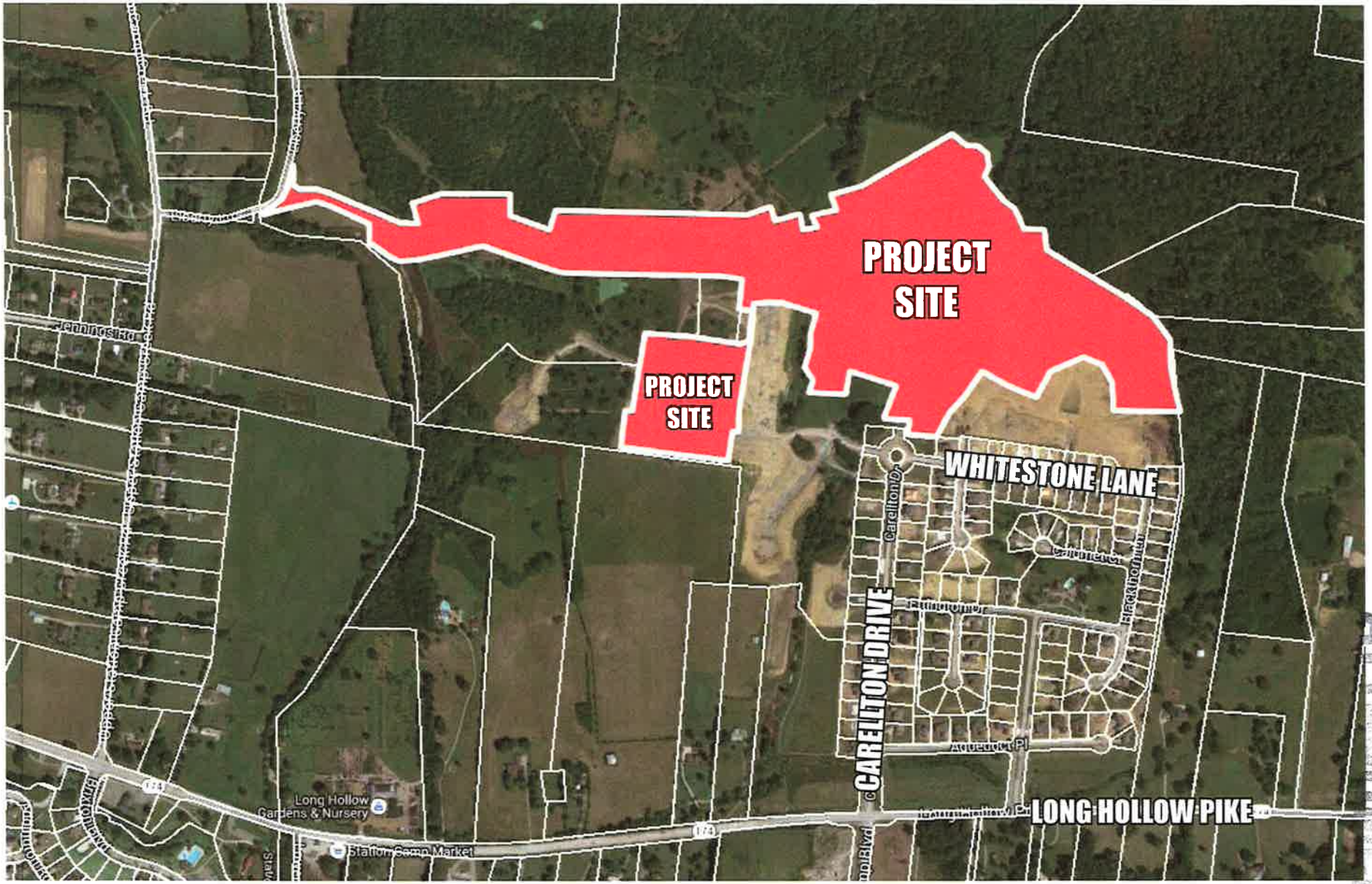
3. Update Overall Site Map on Sheet C0.0 to show 22 lots moved into Phase 3-B, in order to match the remaining portions of the plan.
5. Modify the Phase 3 Location Map and Overall Site map on Sheet C0.0 to correctly identify the boundaries of each phase.
6. Phase 3-B – On-street parking will not be permitted across lot 305 due to proximity to intersections. Consider a parking area between Monarchos drive and the Santa Anita drive.
7. Phase 3-B – Reduce asphalt pavement width of one-way streets to 16-18-ft wide.
8. Phase 3-C – Revise the grading and/or headwall to better collect the stormwater at the rear of the lots. An additional structure may need to be added and routed to the proposed catch basins.
9. Extend and connect with a radius the 30-ft stream buffer ends.
10. Submit one (1) full-sized and two (2) half-sized, corrected folded copies of the Amended Preliminary Master Development and Final Master Development Plan for Phase 3-A, 3-B, 3-C, and 3-D.

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

ATTACHMENTS

Attachment 6-1	**Location Map of Carellton Phases 3A, 3B, 3C, 3D, 4 and 7**
Attachment 6-2	**Amended PMDP for Carellton Subdivision (PC0214-13)**
Attachment 6-3	**Amended PMDP for Carellton Subdivision (PC File# 8-373-15)**
Attachment 6-4	**Amended PMDP/FMDP for Carellton Subdivlsion (File #8-1316-15)**
Attachment 6-5	**PMDP/FMDP for Carellton Phases 3-A, 3-B, 3-C, 3-D, 4 and 7**

I:\ACTIVITIES & PROJECT TYPES\Rezoning with PMDP-FMDP\CARELLTON\FMDPs\Carellton Ph 3 - Amended PMDP and FMDP (8-1500-16)\



Location Map

Carellton Subdivision - Phase 3-A, 3-B, 3-C, 3-D, 4, and 7
Amended PMDP and Revised FMDP

PC File# 8-1500-16

Prepared By: Kevin Chastine, AICP
Prepared On: February 18, 2016

ATTACHMENT 1

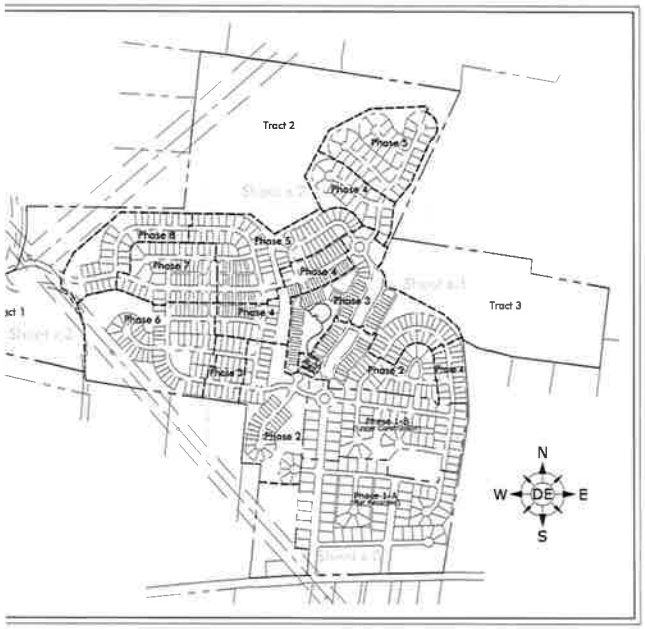
Amended Preliminary Master Development Plan

for

Carellton

Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124

Gallatin, Sumner County, Tennessee



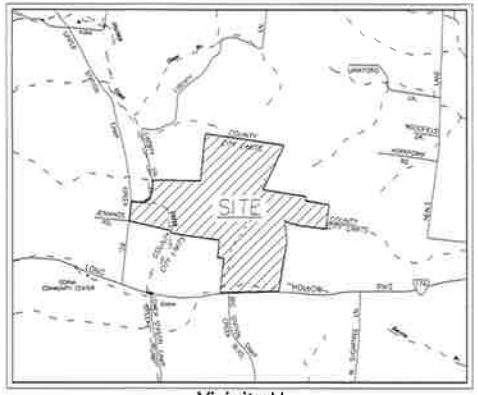
Overall Site Map

Scale 1"=600'

asing Schedule

ase	A (Estates)	B (Manor)	C (Classic)	D (Prestige)	E (Signature)	F (Mainstreet Homes)	G (Villa)	H (Cottage Grove)	Total
-A	55	15	0	0	0	0	0	0	70
-B	10	52	0	0	0	0	0	0	62
2	0	0	0	14	36	21	26	0	97
3	0	0	0	22	30	26	0	29	107
4	0	0	21	14	23	11	0	33	102
5	0	0	19	31	29	0	0	31	110
6	0	0	21	25	0	8	30	0	84
7	0	0	0	26	0	24	0	0	50
8	0	0	0	37	0	0	0	0	37
tal	65	67	61	169	118	90	56	93	719

ote: Tracts 1-3 are Not Included in the Above Table.



Vicinity Map

NTS

Project Notes

1. The purpose of this submittal is to amend the previously approved Preliminary Master Development Plan for Carellton, a residential development consisting of 719 Residential Dwellings, 3 Large Tracts (See Site Data for Details), and request Commercial General (CG) zoning for a 0.91 acre Commercial Outparcel.

2. Any excavation, fill or disturbance of the existing ground must be done in accordance with the standards of the City of Gallatin Department of Public Works.

3. A Portion of this property is located within a Zone 'A' Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012. All pad elevations shall be lifted, at minimum, at least 1 foot above the base flood elevation. Floodplain Development Permits and Elevation Certificates are Required for Construction in the 100 Year Floodplain.

4. All public streets, curbs, and sidewalks are to be constructed in conformance with the City of Gallatin Engineering Division design standards.

5. Wheelchair accessible curbs ramps, complying with applicable Engineering Division standards, shall be constructed at all street crossings.

6. Individual water and/or sanitary sewer service lines are required for each lot.

7. Stormwater Quality and Quantity requirements shall be addressed upon FMDP stage of development per the current Stormwater Ordinance/Regulations at that time.

8. All areas designated as Open Space will be owned and maintained by the Homeowners' Association including the Guest Parking Stalls and Private Sidewalks.

9. All Construction and Use of the Proposed Facility to Meet the Applicable Performance Standards as Set Forth in the City of Gallatin Zoning Ordinance, Section 13.02.

10. The owner/developer of this property is responsible for all financial matters.

11. A Site Survey for Landscaping shall be submitted prior to the issuance of any building permits.

12. Trash Removal for this property shall be handled by individual roll-away cart service.

13. Estimated Completion for this project is 7-10 years.

14. Improvements called for in the Traffic Study previously completed for Carellton shall be completed as outlined therein.

15. All Dual Road Frontage Lots Shall be Accessed from the Minor Street.

16. All Street Intersections Shall Comply with Subdivision Regulations for Vertical and Horizontal Alignment.

17. Each Phase of Development Shall be Responsible for Surety of their Pro-Rata Contribution towards the Installation of a Traffic Signal at Long Hollow Pike and Big Station Camp Creek/Carellton Drive Intersection. The Pro-rata Contribution will be made to Supplement the Cost of the Traffic Signal Not Covered in the Current Bond (Surety). The Pro-rata Contribution Shall be Agreed upon in a Developer's Agreement. The Pro-rata Contribution is based upon numbers indicated in the Traffic Impact Study of the Amount of Traffic Generated by the Carellton Development to Warrant a Traffic Signal. Upon request by the Engineering Division, a Signal Warrant Study Shall be Performed by the Developer. Upon Warrant of Signal, Developer Shall Install Signal to City Standards.

Project Summary

Site Data

Councilmanic District: #4
Council Person: Craig Hayes

Property Location/Address:
Located at the Intersection of Long Hollow Pike and Big Station Camp Creek Blvd
Gallatin, TN 37066

Property Owner: Northern Property, LLC
Contact: Greg Palmer
Address: 1066 Vaughn Crest Drive
Franklin, TN 37069
Phone: (615) 210-2651

Applicant: Green Trails, LLC
Contact: Rick Deckbar
Address: 2925 Berry Hill Drive, Ste A
Nashville, TN 37204
Phone: (615) 397-4513

Developer: Green Trails, LLC
Contact: Rick Deckbar
Address: 2925 Berry Hill Drive, Ste A
Nashville, TN 37204
Phone: (615) 397-4513

Engineer: Dewey Elmer Engineering
Contact: Michael Dewey, PE
Address: 2925 Berry Hill Drive, Ste B
Nashville, TN 37204
Phone: (615) 979-9071

Flood Note:
A Portion of this property is located within a Zone 'A' Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012

Benchmark:
Located at the NE Corner of Phase 1-B.
Iron Rod Found, No Cap In Fence.
NGVD 29 Elevation = 583.65'

Site Information

Tax Map 124, Parcels 7.00, 7.01 & 7.02

Zoning - RS(PRD)
Total Site Area = 417.2 Acres

Current Use: Residential (Single Family)
Proposed Use: Residential (Single Family & Multi-Family Dwelling) & Commercial (Outparcel on Long Hollow Pike)
Plan Preparation Date: November 13, 2013

Site Breakdown:
Total Lots = 719
Phase 1-A = Final Plat Recorded = 70 Lots
Phase 1-B = Under Construction = 62 Lots
Future Development = 587 Lots
Tracts 1-3 = 12 Lots (Maximum) *are Included in Total Lots Above
Commercial Outparcel = 0.91 Acres (CG Zoning Requested)

Lot Breakdown:
100' Wide Lots = 65
85' Wide Lots = 67
80' Wide Lots = 61
60' Wide Lots = 169
50' Wide Lots = 118
40' Wide Lots (Rear Loaded) = 90
36' Wide Townhomes = 56
28' Wide Townhomes (Rear Loaded) = 93

Tract Breakdown:
Tract 1 - 25.6 Acres (1 Lot Max.)
Tract 2 - 75.2 Acres (7 Lots Max.)
Tract 3 - 44.1 Acres (4 Lots Max.)
Note: Tract 1 Shall Consist of One Residential Unit. If Subdivided, Tracts 2 & 3 Shall Have a Minimum Lot Size of 10 Acres.

Open Space Area = 71.7 Acres
ROW Area = 47.0 Acres

Parking Required:
1,438 Total Parking Stalls (2 Stalls/Unit)

Parking Provided:
1,438 Garage Stalls (2-Car Garage/Unit)
120 Guest Parking Stalls
27 Clubhouse & Pool Parking Stalls
1,585 Total Parking Stalls
*Note: Driveways Shall be 16' Wide x 20' Deep (Typ)

Maximum Height: 2 Stories

Sheet Schedule

1	C0.0	Cover Sheet
2	C1.0	Overall Layout Plan
3	C1.1	Overall Layout Plan (Cont'd)
4	C1.2	Overall Layout Plan (Cont'd)
5	C1.3	Overall Layout Plan (Cont'd)
6	C2.0	Overall Utilities Plan
7	C2.1	Overall Utilities Plan (Cont'd)
8	C2.2	Overall Utilities Plan (Cont'd)
9	C2.3	Overall Utilities Plan (Cont'd)
10	C3.0	Conceptual Landscape Plan
11	C3.1	Conceptual Landscape Plan (Cont'd)
12	C3.2	Conceptual Landscape Plan (Cont'd)
13	C3.3	Conceptual Landscape Plan (Cont'd)
14	C4.0	Details

Development Schedule

Phase 1-A	Final Plat Recorded
Phase 1-B	Under Construction
Phase 2	July 2014-June 2015
Phase 3	July 2015-June 2016
Phase 4	July 2016-June 2017
Phase 5	July 2017-June 2018
Phase 6	July 2018-June 2019
Phase 7	July 2019-June 2020
Phase 8	July 2020-June 2021

Note: Tracts 1-3 are Not Included in Any of the Above Referenced Phases.

Revisions:

Drawing Notes:

Date: November 2013

Carellton
Amended PMDP
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

DE

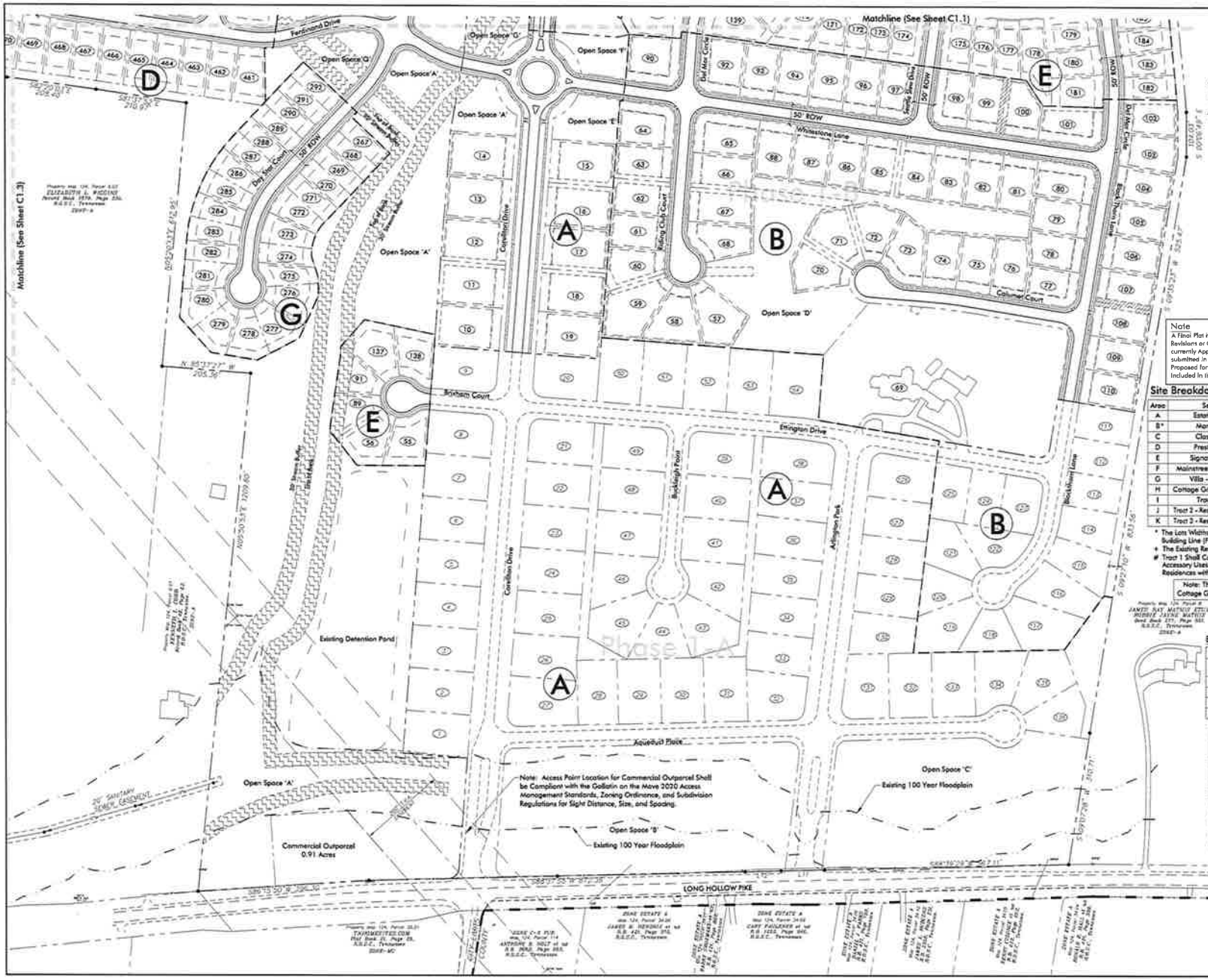
Cover Sheet

Job No. 12017

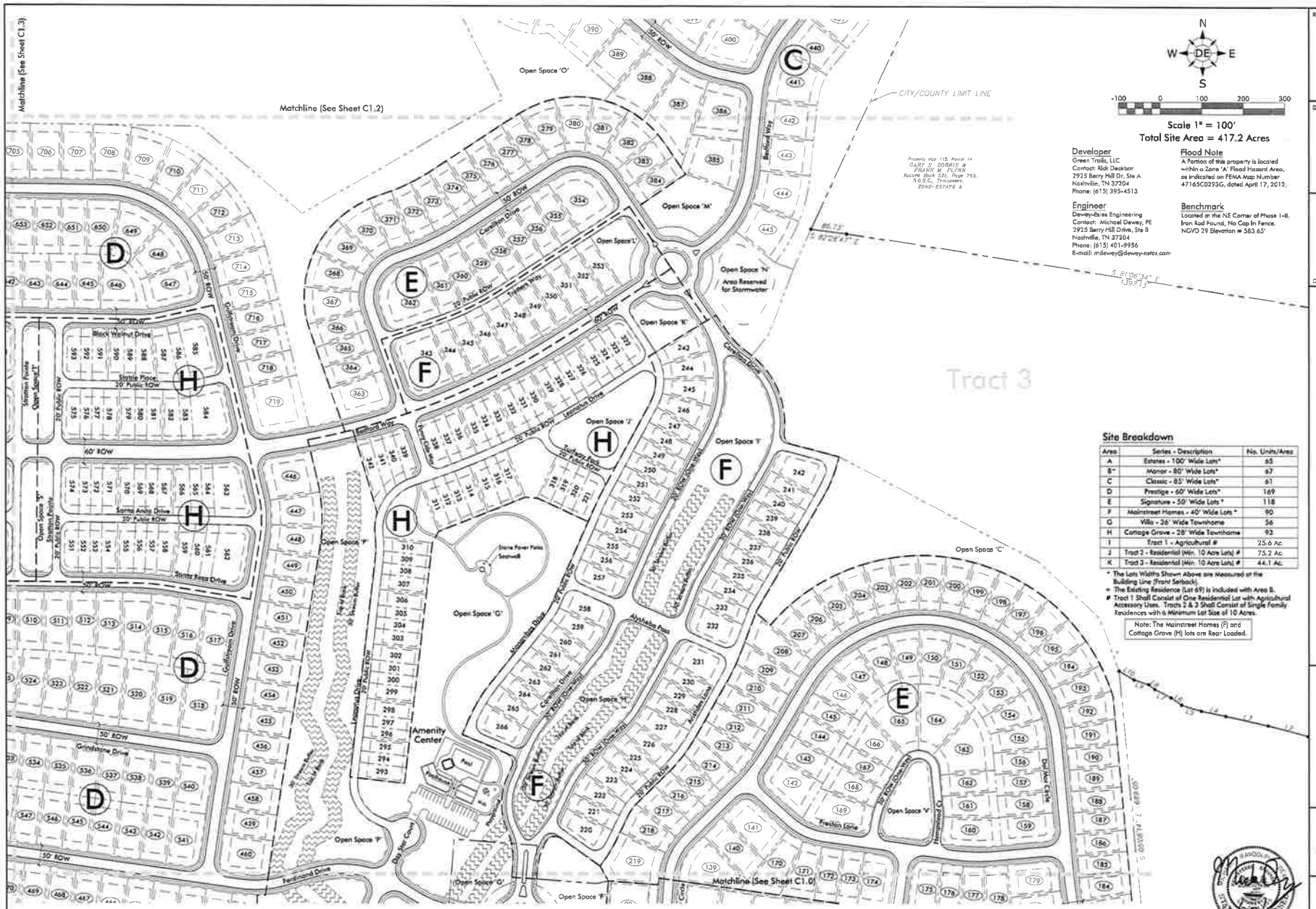
C0.0

ATTACHMENT 6-2

PC0214-13


Matchline (See Sheet C1.1)
Matchline (See Sheet C1.3)
Ferdinand Drive
Open Space 'G'
Open Space 'F'
Open Space 'Q'
Open Space 'A'
Open Space 'E'
Open Space 'D'
Open Space 'C'
Open Space 'B'
Day Star Court
50' ROW
Del Mar Circle
Whitestone Lane
Riding Club Court
Caroline Drive
Colonial Court
Birkham Court
Emington Drive
Buckleigh Point
Arlington Park
Blackthorne Lane
Existing Detention Pond
Phase 1-A
Aqueduct Place
Existing 100 Year Floodplain
Commercial Outparcel
0.91 Acres
LONG HOLLOW PIKE
Note: Access Point Location for Commercial Outparcel Shall be Compliant with the Gallatin on the Move 2020 Access Management Standards, Zoning Ordinance, and Subdivision Regulations for Sight Distance, Size, and Spacing.
Scale 1" = 100'
Total Site Area = 417.2 Acres
Developer
Green Trails, LLC
Contact: Rick Deckbar
2925 Berry Hill Dr, Ste A
Nashville, TN 37204
Phone: (615) 395-4513
Engineer
Dewey-Estes Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive, Ste B
Nashville, TN 37204
Phone: (615) 401-9956
E-mail: mdewey@dewey-estes.com
Flood Note
A Portion of this property is located within a Zone 'A' Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.
Benchmark
Located at the NE Corner of Phase 1-B. Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.65'
Note
A Final Plat has been Recorded for Phase 1-A, therefore No Revisions or Changes are Proposed. A Preliminary Plat is currently Approved for Phase 1-B and a Final Plat will be submitted in November 2013, therefore No Revisions are Proposed for Phase 1-B. Phases 1-A and 1-B are shown and included in this plan set as part of the Overall Development.
Site Breakdown
Area | Series - Description | No. Units/Area
A | Estates - 100' Wide Lots* | 65
B* | Manor - 80' Wide Lots* | 67
C | Classic - 85' Wide Lots* | 61
D | Prestige - 60' Wide Lots* | 169
E | Signature - 50' Wide Lots * | 118
F | Mainstreet Homes - 40' Wide Lots * | 90
G | Villa - 36' Wide Townhome | 56
H | Cottage Grove - 28' Wide Townhome | 93
I | Tract 1 - Agricultural # | 25.6 Ac.
J | Tract 2 - Residential (Min. 10 Acre Lots) # | 75.2 Ac.
K | Tract 3 - Residential (Min. 10 Acre Lots) # | 44.1 Ac.
* The Lots Widths Shown Above are Measured at the Building Line (Front Setback).
+ The Existing Residence (Lot 69) is included with Area B.
# Tract 1 Shall Consist of One Residential Lot with Agricultural Accessory Uses. Tracts 2 & 3 Shall Consist of Single Family Residences with a Minimum Lot Size of 10 Acres.
Note: The Mainstreet Homes (F) and Cottage Grove (H) lots are Rear Loaded.
Estimated Traffic Projections
Trip Generation (Previously Approved)
Land Use | Total Units/Size | Daily
Single Family | 430 | 4,149
Condo/Townhome | 426 | 2,200
Assisted Living | 40 | 129
Total | | 6,488
Trip Generation (Proposed)
Land Use | Total Units/Size | Daily
Single Family | 582 | 5,366
Condo/Townhome | 149 | 769
Office | 10,000 sf | 117
Total | | 6,252
Revisions:
Drawing Title:
Date: November 2013
Carellton
Amended PMDP
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee
DE
Overall Layout Plan
Job No. 120
C1.0
2 of 14

PC0214-13



Developer
Green Trails, LLC
Contact: Rick Deckbar
2925 Berry Hill Dr, Ste A
Nashville, TN 37204
Phone: (615) 393-4513

Engineer
Dewey-Estes Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive, Ste B
Nashville, TN 37204
Phone: (615) 401-9956
E-mail: mdewey@dewey-estes.com

Flood Note
A Portion of this property is located within a Zone 'A' Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark
Located at the NE Corner of Phase 1-B. Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.65'

Site Breakdown

Area	Series - Description	No. Units/Area
A	Estates - 100' Wide Lots*	65
B*	Manor - 80' Wide Lots*	67
C	Classic - 85' Wide Lots*	61
D	Prestige - 60' Wide Lots*	169
E	Signature - 50' Wide Lots *	118
F	Mainstreet Homes - 40' Wide Lots *	90
G	Villa - 26' Wide Townhome	56
H	Cottage Grove - 28' Wide Townhome	93
I	Tract 1 - Agricultural #	25.6 Ac.
J	Tract 2 - Residential (Min. 10 Acre Lots) #	75.2 Ac.
K	Tract 3 - Residential (Min. 10 Acre Lots) #	44.1 Ac.

* The Lots Widths Shown Above are Measured at the Building Line (Front Setback).
* The Existing Residence (Lot 69) is included with Area B.
\# Tract 1 Shall Consist of One Residential Lot with Agricultural Accessory Uses. Tracts 2 & 3 Shall Consist of Single Family Residences with a Minimum Lot Size of 10 Acres.

Note: The Mainstreet Homes (F) and Cottage Grove (H) lots are Rear Loaded.

Revisions:

Drawing Notes:

Date: November 2013

Carellton
Amended PMDP
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

DE

Overall Layout Plan

Job No. 1201

C1.1

3 of 14

PC 024-13

Developer
Green Triple, LLC
Contact: Rick Deckker
2925 Berry Hill Dr, Ste A
Nashville, TN 37204
Phone: (615) 395-4513

Engineer
Dewey-Estes Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive, Ste B
Nashville, TN 37204
Phone: (615) 401-9956
E-mail: mdewey@dewey-estes.com

Flood Note
A Portion of this property is located within a Zone 'A' Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark
Located at the NE Corner of Phase 1-B. Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.65'

Site Breakdown

Area	Series - Description	No. Units/Area
A	Estates - 100' Wide Lots*	65
B*	Manor - 80' Wide Lots*	67
C	Classic - 85' Wide Lots*	61
D	Prestige - 60' Wide Lots*	169
E	Signature - 50' Wide Lots *	118
F	Mainstreet Homes - 40' Wide Lots *	90
G	Villa - 36' Wide Townhome	56
H	Cottage Grove - 28' Wide Townhome	93
I	Tract 1 - Agricultural #	25.6 Ac.
J	Tract 2 - Residential (Min. 10 Acre Lots) #	75.2 Ac.
K	Tract 3 - Residential (Min. 10 Acre Lots) #	44.1 Ac.

* The Lots Widths Shown Above are Measured at the Building Line (Front Setback).
* The Existing Residence (Lot 69) is included with Area B.
\# Tract 1 Shall Consist of One Residential Lot with Agricultural Accessory Uses. Tracts 2 & 3 Shall Consist of Single Family Residences with a Minimum Lot Size of 10 Acres.

Note: The Mainstreet Homes (F) and Cottage Grove (H) lots are Rear Loaded.

Revisions:

Drawing Notes:

Date: November 2013

Carellton
Amended PMDP
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

DE

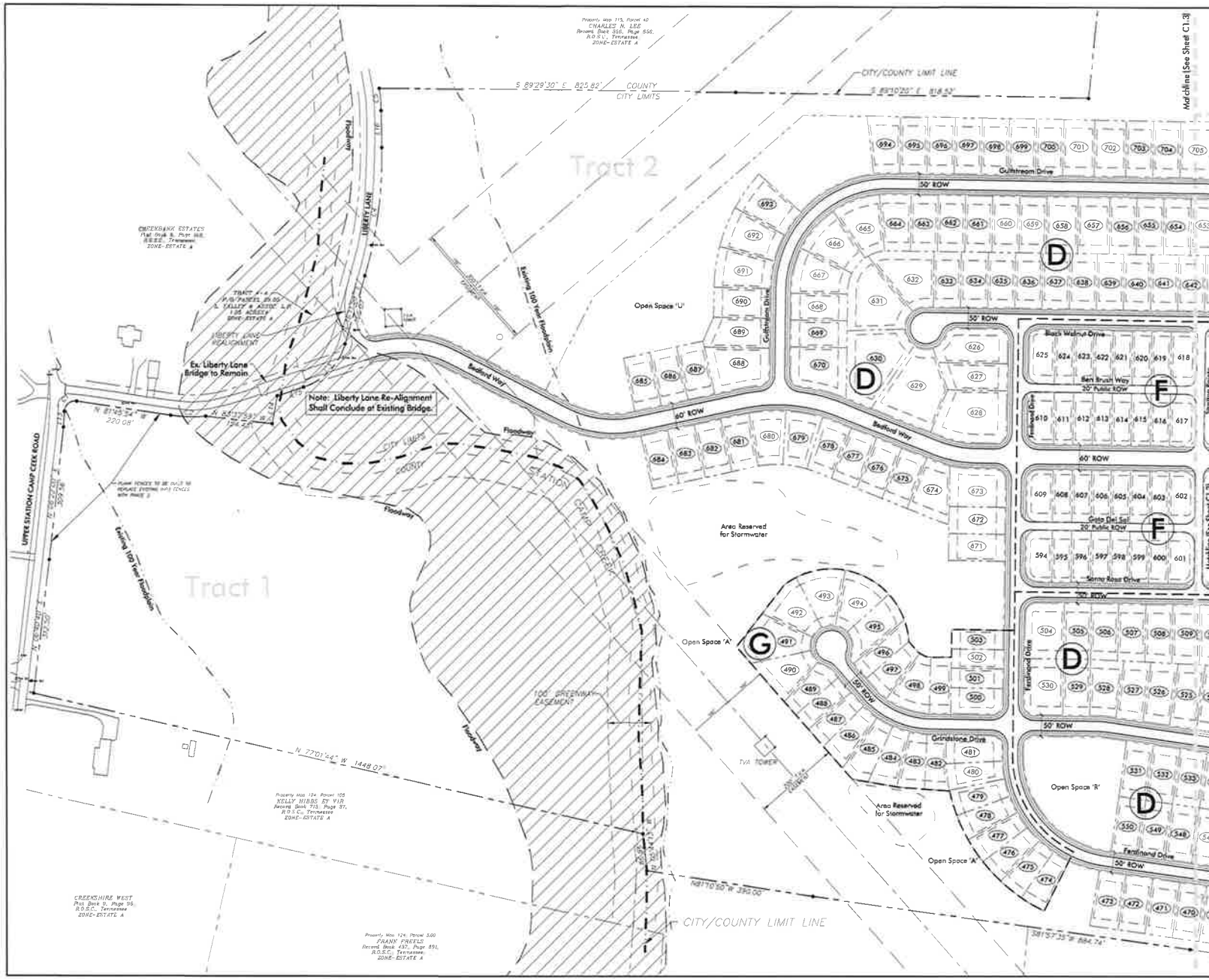
Overall Layout Plan

Job No. 12017

C1.2

PC0214-13

2-2



Developer
Green Trails, LLC
Contact: Rick Decker
2925 Berry Hill Dr, Ste A
Nashville, TN 37204
Phone: (615) 395-4513

Engineer
Dewey-Estes Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive, Ste B
Nashville, TN 37204
Phone: (615) 401-9956
E-mail: mdewey@dewey-estes.com

Flood Note
A Portion of this property is located within a Zone 'A' Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark
Located at the NE Corner at Phase 1-B Iron Rod Found, No Cap In Fence NGVD 29 Elevation = 583.65'

Revisions:

Drawing Notes:

Date: November 2013

Carellton
Amended PMDP
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

DE

Overall Layout Plan

Job No. 12015

C1.3

5 of 14

PC0214-13

Amended Preliminary & Revised Final Master Development Plan

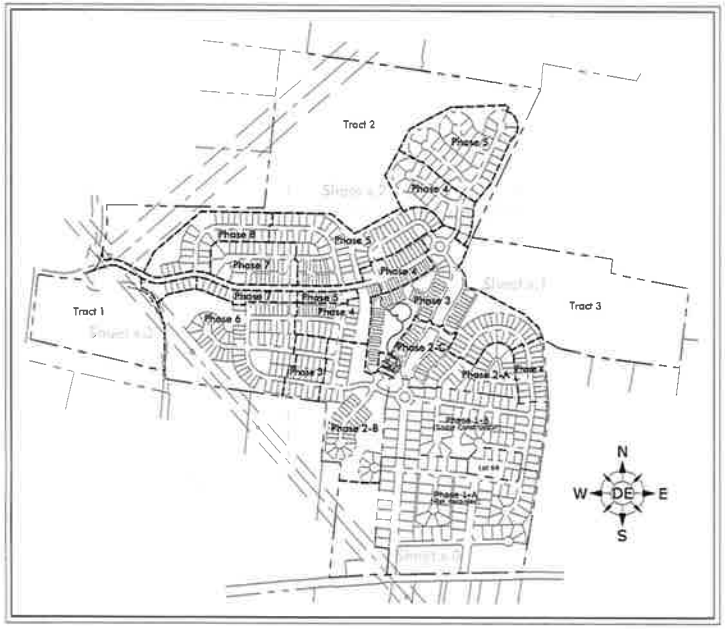
for

Carellton

Phase 1-B (Re-Subdivision of Lot 69)

Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124

Gallatin, Sumner County, Tennessee



Overall Site Map
Scale 1"=600'

Phasing Schedule

Phase	A (Estates)	B (Manor)	C (Classic)	D (Prestige)	E (Signature)	F (Mainstreet Homes)	G (Villa)	H (Cottage Grove)	Total
1-A	55	15	0	0	0	0	0	0	70
1-B	10	60	0	0	0	0	0	0	70
2	0	0	0	14	36	21	26	0	97
3	0	0	0	22	30	26	0	29	107
4	0	0	21	14	23	11	0	33	102
5	0	0	19	31	29	0	0	31	110
6	0	0	21	25	0	8	30	0	84
7	0	0	0	26	0	24	0	0	50
8	0	0	0	37	0	0	0	0	37
Total	65	75	61	169	118	90	56	93	727

Note: Tracts 1-3 are Not Included in the Above Table.

Vicinity Map
NTS

Project Notes

1. The purpose of this submittal is to amend the previously approved Preliminary Master Development Plan and revise the Final Master Development Plan for Carellton, a residential development currently approved for 717 Residential Dwellings, 3 Large Tracts (See Site Data for Details), and a Commercial Outparcel. This request is to re-subdivide existing Lot 69 amended with Phase 1-B into 8 residential lots leaving the remaining portion of Lot 69 for the existing house.

2. Any excavation, fill or disturbance of the existing ground must be done in accordance with the standards of the City of Gallatin Department of Public Works.

3. A Portion of this property is located within a Zone "A" Flood Hazard Area, as indicated on FEMA Map Number 47165C0203G, dated April 17, 2012. All pad elevations shall be fixed, if necessary, to base flood elevations. Floodplain Development Permits and Elevation Certificates are Required for Construction in the 100 Year Floodplain.

4. All public streets, curbs, and sidewalks are to be constructed in conformance with the City of Gallatin Engineering Division design standards.

5. Wheelchair accessible curb ramps, complying with applicable Engineering Division standards, shall be constructed at all street crossings.

6. Individual water and/or sewage service lines are required for each lot.

7. Stormwater Quality and Quantity requirements shall be addressed upon PMDP stage of development per the current Stormwater Ordinance/Regulations in due time.

8. All areas designated as Open Space will be owned and maintained by the Homeowners' Association including the Guest Parking Stalls and Private Sidewalks.

9. All Construction and Use of the Proposed Facility to Meet the Applicable Performance Standards as Set Forth in the City of Gallatin Zoning Ordinance, Section 1310.

10. The owner/developer of this property is responsible for all financial costs.

11. A site Surety for Landscaping shall be submitted prior to the issuance of any building permits.

12. Trash Removal for this property shall be handled by individual roll away city totes.

13. Proposed Completion for this project is 5-10 years.

14. Improvements called for in the Traffic Study previously completed for Carellton shall be completed as outlined therein.

15. All Dual Road Frontage Lots Shall be Accessed from the Minor Street.

16. All Street Improvements Shall Comply with Subdivision Regulations for Vertical and Horizontal Alignment.

17. Developers of the Carellton are responsible for the installation of a traffic signal at the intersection of Big Station Camp Boulevard/Long Hollow Pike/Carellton Drive per conditions of previous approval outlined in 6-28-2015 Sumner County Planning Commission minutes. A signal warrant study shall be performed by the developer(s) upon request by the City of Gallatin Engineering Division. Upon showing signal warrants, the developer(s) shall install a signal to City standards. To cover complications of the signal, a proportic equity shall be posed prior to recording of each plat in the Carellton development. The equity amount will be based upon the amount of traffic generated by the Carellton development to warrant a traffic signal as indicated in the approved traffic impact study.

18. The Preliminary Master Development Plan approval is conditioned with the understanding that upon completion of the Station Camp Corridor Traffic Study by the City of Gallatin, Final Master Development Plans, including final plats and site plans, will be subject to the findings and recommendations of said study. Private contributions toward traffic infrastructure improvements, as recommended in the study via subsequent traffic studies submitted for development review and approval may be required of developments requesting when needed infrastructure improvements.

Project Summary

Site Data

Councilmanic District 84
Council Person: Craig Hayes

Property Location/Address:
Located at the Intersection of Long Hollow Pike and Big Station Camp Creek Blvd
Gallatin, TN 37066

Property Owner: Northern Property, LLC
Contact: Gray Palmer
Address: 1066 Vaughn Crest Drive
Franklin, TN 37069
Phone: (615) 210-2651

Developer: Northern Property, LLC
Contact: Gray Palmer
Address: 1066 Vaughn Crest Drive
Franklin, TN 37069
Phone: (615) 210-2651

Engineer: Dewey-Oates Engineering
Contact: Michael Dewey, PE
Address: 2926 Berry Hill Drive, Ste B
Nashville, TN 37204
Phone: (615) 979-9071

Flood Note:
A Portion of this property is located within a Zone "A" Flood Hazard Area, as indicated on FEMA Map Number 47165C0203G, dated April 17, 2012.

Benchmark:
Located at the NE Corner of Phase 1-B. Iron Rod Found, No Cap in Fence. NGVD 29 Elevation = 583.65'

Site Information

Tax Map 124, Parcels 7.00, 7.01 & 7.02

Zoning = RR(PRD)
Total Site Area - 417.2 Acres

Current Use: Residential (Single Family)
Proposed Use: Residential (Single Family & Multi-Family Dwelling) & Commercial (Outparcel on Long Hollow Pike)
Plan Preparation Date: February 25, 2015

Site Breakdown:
Total Lots - 719 (8 Additional Lots Proposed for a Total of 727 Lots)
Phase 1-A - Final Plat Recorded - 70 Lots
Phase 1-B - Under Construction - 62 Lots (Additional 8 Lots Proposed with this PMDP for a Total of 70 Lots in Phase 1-B)
Future Development - 595 Lots (Includes Additional 8 Lots Proposed)
Tracts 1-3 - 12 Lots (Maximum) Not Included in Total Lots Above
Commercial Outparcel - 0.91 Acres (CG Zoning Requested)

Lot Breakdown:
100' Wide Lots - 65
85' Wide Lots - 61
80' Wide Lots - 75 (67 Currently Approved)
60' Wide Lots - 169
50' Wide Lots = 118
40' Wide Lots (Rear Loaded) = 90
36' Wide Townhomes = 56
28' Wide Townhomes (Rear Loaded) - 93

Tract Breakdown:
Tract 1 - 25.6 Acres (1 Lot Max.)
Tract 2 - 75.2 Acres (7 Lots Max.)
Tract 3 - 44.1 Acres (4 Lots Max.)
Note: Tract 1 Shall Consist of One Residential Unit. If Subdivided, Tracts 2 & 3 Shall Have a Minimum Lot Size of 10 Acres.

Open Space Area = 71.7 Acres
ROW Area - 47.0 Acres

Parking Required:
1,454 Total Parking Stalls (2 Stalls/Unit)

Parking Provided:
1,454 Garage Stalls (2-Car Garage/Unit)
120 Guest Parking Stalls
27 Clubhouse & Pool Parking Stalls
1,595 Total Parking Stalls
*Note: Driveways Shall be 16' Wide x 20' Deep (Typ)

Maximum Height: 2 Stories

Sheet Schedule

1	C0.0	Cover Sheet
2	C1.0	Overall Layout Plan
3	C1.1	Overall Layout Plan (Cont'd)
4	C1.2	Overall Layout Plan (Cont'd)
5	C1.3	Overall Layout Plan (Cont'd)
6	C2.0	Existing Conditions (Re-Subdivision of Lot 69)
7	C3.0	Layout Plan (Re-Subdivision of Lot 69)
8	C4.0	Grading & Utilities Plan (Re-Subdivision of Lot 69)
9	C5.0	Landscape Plan (Re-Subdivision of Lot 69)

Development Schedule

Phase 1-A	Final Plat Recorded
Phase 1-B	Under Construction
Phase 1-B (Lot 69 Re-Subdivision)	August 2015-June 2016
Phase 2-A	July 2015-June 2016
Phase 2-B	July 2015-June 2016
Phase 2-C	March 2016-February 2017
Phase 3	July 2016-June 2017
Phase 4	July 2017-June 2018
Phase 5	July 2018-June 2019
Phase 6	July 2019-June 2020
Phase 7	July 2020-June 2021
Phase 8	July 2021-June 2022

Note: Tracts 1-3 are Not Included in Any of the Above Referenced Phases.

Revisions:

Drawing Notes:

Date: March 12, 2015

Carellton
Phase 1-B (Re-Subdivision of Lot 69)
Amended Preliminary & Revised Final Master Development Plan
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

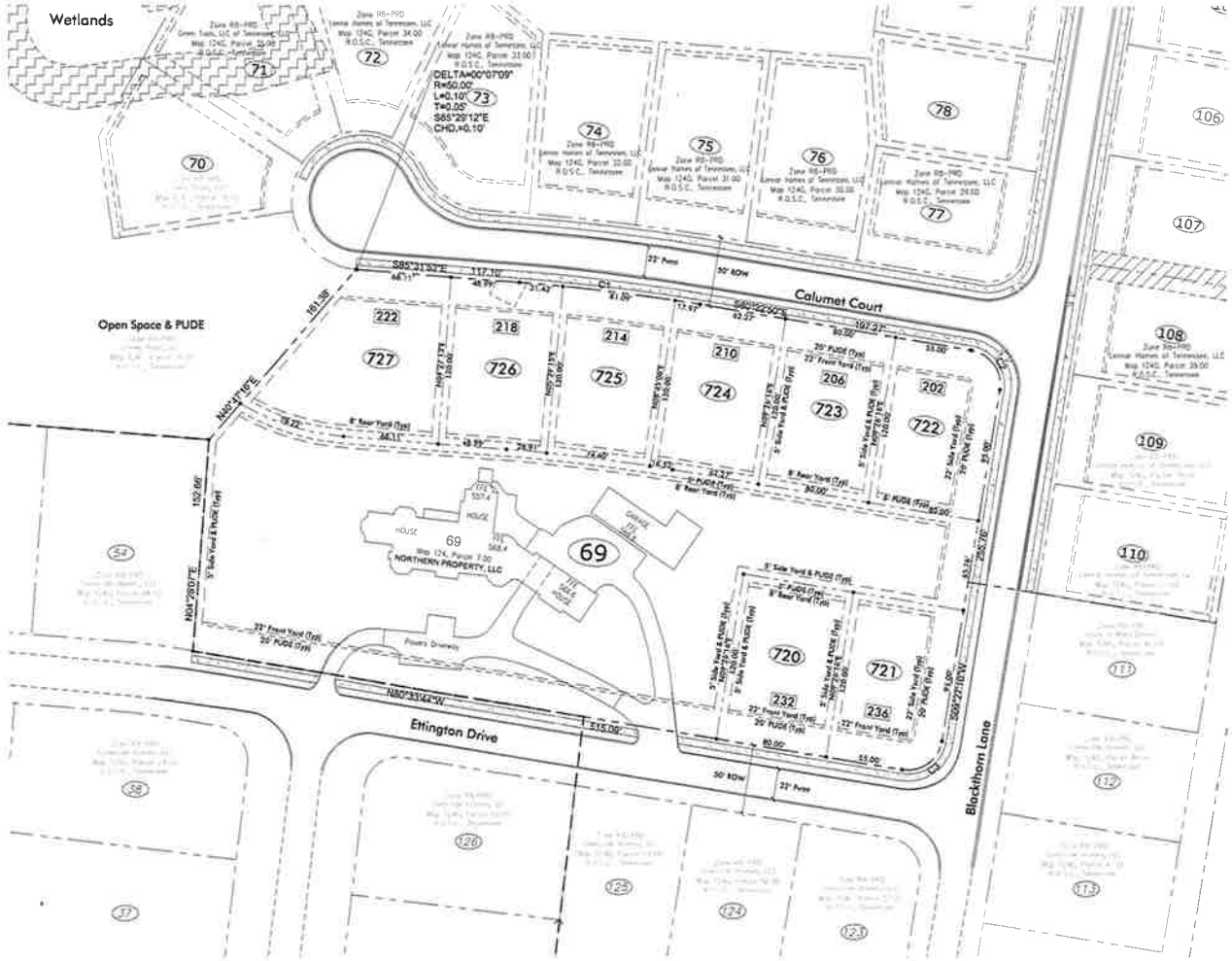
DE

Cover Sheet

Job No. 12017

C0.0

8-373-15



N
W DE E
S

0 40 80 120

Scale 1" = 40'
Total Site Area = 417.2 Acres
Existing Lot 69 Area = 3.66 Acres

Developer
Property Owner: Northern Property, LLC
Contact: Gray Palmer
Address: 1066 Vaughn Crest Drive
Franklin, TN 37069
Phone: (615) 210-2651

Engineer
Dewey-Estes Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive, Ste B
Nashville, TN 37204
Phone: (615) 401-9956
E-mail: mdewey@dewey-estes.com

Flood Note
A Portion of this property is located within a Zone 'A' Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark
Located at the NE Corner of Phase 1-B. Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.65'

Note: All Surrounding Property is Zoned Residential-8 Planned Residential Development (R8-PRD).

LOT TABLE

LOT #	SQUARE FEET	ACRES
69	79837.44	1.83
720	9600.00	0.22
721	9465.87	0.22
722	9465.87	0.22
723	9600.00	0.22
724	9542.55	0.22
725	9341.68	0.21
726	9499.62	0.22
727	12932.75	0.30

Standard "80 FT" Lots N.T.S.
Corner "80 FT" Lots N.T.S.

Typical Lot Layout
(80' Wide Nominal Lot)

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	04°59'03"	1500.00	65.28	130.49	S 83°03'13" E	130.45
C2	90°00'00"	25.00	25.00	39.27	S 35°33'44" E	35.36

Development Schedule

Phase 1-A	Final Plat Recorded
Phase 1-B	Under Construction
Phase 2-A	July 2015-June 2016
Phase 2-B	July 2015-June 2016
Phase 2-C	March 2016-February 2017
Phase 3	July 2016-June 2017
Phase 4	July 2017-June 2018
Phase 5	July 2018-June 2019
Phase 6	July 2019-June 2020
Phase 7	July 2020-June 2021
Phase 8	July 2021-June 2022

Revisions:

Drawing Notes:

Date: March 12, 2015

Carellton

Phase 1-B (Re-Subdivision of Lot 69)

Amended Preliminary & Revised Final Master Development Plan

Map 124, Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

DE

Layout Plan
(Re-Subdivision of Lot 69)

Job No. 12017

C3.0

7 of 9

8-373-15

Amended Preliminary & Final Master Development Plan for

Carellton

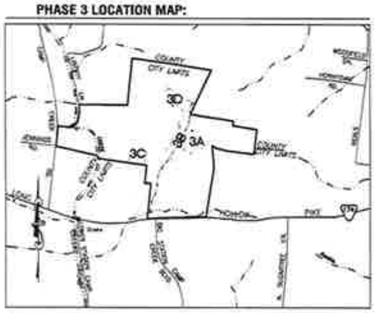
Phase 3A, 3B, 3C, & 3D

Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

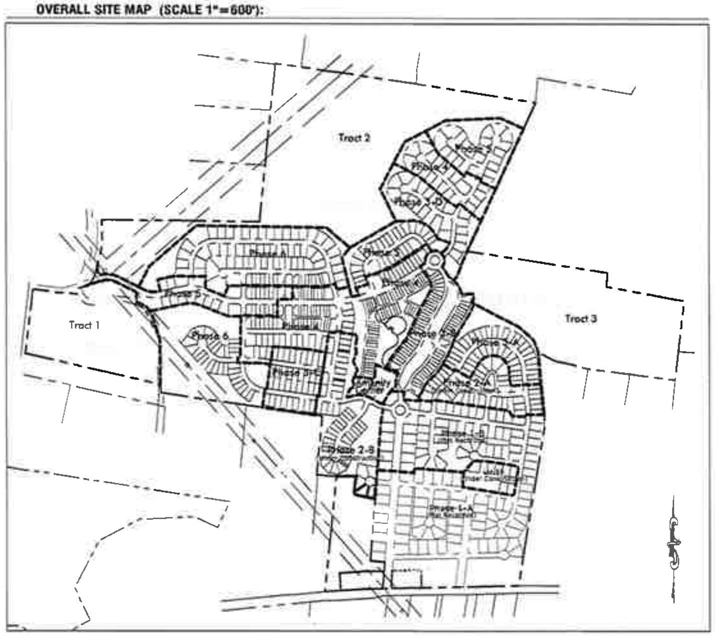
SHEET SCHEDULE:

1	C0.0	Cover Sheet
2	C1.0	Overall Layout Plan
3	C1.1	Overall Layout Plan (Cont'd)
4	C1.2	Overall Layout Plan (Cont'd)
5	C1.3	Overall Layout Plan (Cont'd)
6	C2.0	Phase 3 Overall Layout Plan
7	C3.0	Phase 3A Layout Plan
8	C3.1	Phase 3B Layout Plan
9	C3.2	Phase 3C Layout Plan
10	C3.3	Phase 3D Layout Plan
11	C4.0	Phase 3A Grading & Utilities Plan
12	C4.1	Phase 3B Grading & Utilities Plan
13	C4.2	Phase 3C Grading & Utilities Plan
14	C4.3	Phase 3D Grading & Utilities Plan
15	C5.0	Phase 3A Landscape Plan
16	C5.1	Phase 3B Landscape Plan
17	C5.2	Phase 3C Landscape Plan
18	C5.3	Phase 3D Landscape Plan
19	C6.0	Details Sheet

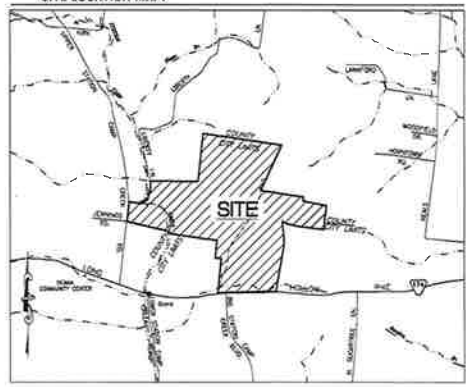
PHASE 3 LOCATION MAP:



OVERALL SITE MAP (SCALE 1"=600'):



SITE LOCATION MAP:



Phasing Schedule

Phase	A (Estates)	B (Manor)	C (Blvd Cottage)	D (Prestige)	E (Signature)	F (Mainstreet Homes)	G (Villa)	H (Village Cottage)	Total
1-A	55	15	0	0	0	0	0	0	70
1-B	10	60	0	0	0	0	0	0	70
2-A	0	0	0	0	40	0	0	0	40
2-B	0	0	0	19	5	0	25	0	49
3-A	0	0	0	0	41	0	0	0	41
3-B	0	0	60	0	0	0	0	0	60
3-C	0	0	0	36	0	0	0	0	36
3-D	0	23	0	0	0	0	0	0	23
4	0	22	0	22	1	9	0	84	138
5	0	36	0	0	30	26	0	0	92
6	0	37	0	24	0	8	30	9	108
Total	65	193	60	101	117	43	55	93	727

Note: Tracts 1-3 are Not Included in the Above Table.

PROJECT NOTES:

1. The purpose of this submittal is to amend the previously approved Preliminary Master Development Plan and obtain approval for the Final Master Development Plan for Phase 3 of Carellton. The requested changes made to the PMDP are as follows:
   - Elimination of an old lot type, 'C', and replacing it with a modified Cottage ('H') lot type that is single family.
   - Replace all old 'C' type lots in the northeast of the site with larger Manor ('B') lots.
   - Replace all Mainstreet Homes 'F' that were along Carellton Boulevard with new Boulevard Cottage ('C') lot type.
   - Replace a selection of Prestige ('D') lots in the northwest of the site with large Manor ('B') lots.
   - Adjust phasing to facilitate an earlier connection to Liberty Lane.
   - Reduce size of Tract 2 to allow for increase of Open Space 'O' around northeast phases.
   - Reduce size of Tract 3 in response to change of lot type size along Carellton Boulevard.
2. Any excavation, fill or disturbance of the existing ground must be done in accordance with the standards of the City of Gallatin Department of Public Works.
3. Although a portion of this overall property is located within a Zone 'A' Flood Hazard Area, as indicated on FEMA Map Number 47165C0333G, Dated April 17, 2012, NO portion of Phase 3 is located in a Flood Hazard Area. All pad elevations shall be filled, if necessary, at least 1 foot above the base flood elevation. Floodplain Development Permits and Elevation Certificates are Required for Construction in the 100 Year Floodplain.
4. All public streets, curbs, and sidewalks are to be constructed in conformance with the City of Gallatin Engineering Division design standards.
5. Wheelchair accessible curbs ramps, complying with applicable Engineering Division standards, shall be constructed at all street crossings.
6. Individual water and/or sanitary sewer service lines are required for each lot.
7. Stormwater Quality and Quantity requirements shall be addressed upon FMDP stage of development per the current Stormwater Ordinance/Regulations at that time.
8. All areas designated as Open Space will be owned and maintained by the Homeowners' Association including the Guest Parking Stalls and Private Sidewalks.
9. All Construction and Use of the Proposed Facility to Meet the Applicable Performance Standards as Set Forth in the City of Gallatin Zoning Ordinance, Section 13.02.
10. The owner/developer of this property is responsible for all financial matters.
11. A Site Survey for Landscaping shall be submitted prior to the issuance of any building permits.
12. Trash Removal for this property shall be handled by individual rollaway city totes.
13. Estimated Completion for this project is 7-10 years.
14. Improvements called for in the Traffic Study previously completed for Carellton shall be completed as outlined therein.
15. All Dual Road Frontage Lots Shall be Accessed from the Minor Street.
16. All Street Intersections Shall Comply with Subdivision Regulations for Vertical and Horizontal Alignment.
17. Developers of the Carellton are responsible for the installation of a traffic signal at the intersection of Big Station Camp Boulevard/Long Hollow Pike/Carellton Drive per conditions of previous approval outlined in 6-29-2006 Sumner County Planning Commission minutes. A signal warrant study shall be performed by the developer(s) upon request by the City of Gallatin Engineering Division. Upon meeting signal warrants, the developer(s) shall install a signal to City standards. To ensure completion of the signal, a pro-rata surety shall be posted prior to recording of each plat in the Carellton development. The surety amount will be based upon the amount of traffic generated by the Carellton development to warrant a traffic signal as indicated in the approved traffic impact study.
18. The Preliminary Master Development Plan approval is conditioned with the understanding that upon completion of the Station Camp Corridor Traffic Study by the City of Gallatin, Final Master Development Plans, including final plats and site plans, will be subject to the findings and recommendations of said study. Pro-rata contributions toward traffic infrastructure improvements, as recommended in the study or subsequent traffic studies submitted for development review and approval may be required of development impacting select needed infrastructure improvements.

SITE DATA:

Councilmatic District #4
Council Person Craig Hayes

Property Location/Address:
Located at the Intersection of Long Hollow Pike and Big Station Camp Creek Blvd
Gallatin, TN 37066

Property Owner: Green Trails, LLC
Contact: Rick Deckbar
Address: 2925 Berry Hill Drive, Ste A
Nashville, TN 37204
Phone: (615) 397-4513

Engineer: Land Solutions Company, LLC
Contact: Kevin Estes, PE
Address: 2925 Berry Hill Drive, 2nd Floor
Nashville, TN 37204
Phone: (615) 300-8496

SITE INFORMATION:

Tax Map 124, Parcels 7.00, 7.01 & 7.02

Zoning - R8(PRD) & MRO (Commercial Outparcel)
Total Site Area - 417.2 Acres

Current Use: Overall Site: Residential (Single Family) & Vacant
Phase 3: Vacant

Proposed Use: Overall Site: Residential (Single Family & Multi-Family Dwelling) & Commercial (Outparcel on Long Hollow Pike)
Phase 3: Residential (Single Family)

Plan Preparation Date: November 11, 2015
Plan Revision Date: December 3, 2015

Phase 3
Total Site Area - 45.16 Acres - 160 Lots
- Phase 3-A Area - 11.07 Acres - 41 Lots
- Phase 3-B Area - 14.40 Acres - 60 Lots
- Phase 3-C Area - 8.14 Acres - 36 Lots
- Phase 3-D Area - 11.30 Acres - 23 Lots

Total Lot Area - 26.38 Acres
ROW Area - 8.60 Acres

Overall Open Space Area - 76.11 Acres
Phase 3 Open Space Area - 10.43 Acres

Site Breakdown:
Total Lots - 727
Phase 1-A - Final Plat Recorded - 70 Lots
Phase 1-B - Final Plat Recorded - 62 Lots
Phase 1-B Lot 69 - Under Construction - 8 Lots
Amenity Center - Under Construction
Phase 2-A - Under Construction - 40 Lots
Phase 2-B - Under Construction - 44 Lots
Phase 2-B - Brisham Court - Under Construction - 5 Lots
Future Development - 498 Lots
Tracts 1-3 - 12 Lots (Maximum) Not Included in Total Lots Above
Commercial Outparcel - 3.22 Acres (MRO Zoning)

Lot Breakdown:
100' Wide Lots - 65
80' Wide Lots - 193
60' Wide Lots - 101
50' Wide Lots - 117
40' Wide Lots (Rear Loaded) - 43
35' Wide Lots (Rear Loaded) - 60
36' Wide Townhomes - 55
28' Wide Townhomes (Rear Loaded) - 93

Tract Breakdown:
Tract 1 - 25.8 Acres (1 Lot Max.)
Tract 2 - 72.8 Acres (7 Lots Max.)
Tract 3 - 43.8 Acres (4 Lots Max.)
Note: Tract 1 Shall Consist of One Residential Unit. If Subdivided, Tracts 2 & 3 Shall Have a Minimum Lot Size of 10 Acres.

Parking Required:
1,454 Total Parking Stalls (2 Stalls/Unit)

Parking Provided:
1,454 Garage Stalls (2-Car Garage/Unit)
120 Guest Parking Stalls
33 Clubhouse & Pool Parking Stalls (Including 2 Handicap)
1,607 Total Parking Stalls
*Note: Driveways Shall be 18' Wide x 20' Deep (Typ)

Maximum Height: 2 Stories

DEVELOPMENT SCHEDULE:

Phase 1-A	Final Plat Recorded
Phase 1-B	Final Plat Recorded
Phase 1-B (Lot 69 Re-Subdivision)	Under Construction
Phase 2-A	Under Construction
Phase 2-B	Under Construction
Amenity Center	Under Construction
Phase 3A	March 2016-February 2017
Phase 3B	March 2016-February 2017
Phase 3C	March 2016-February 2017
Phase 3D	March 2016-February 2017
Phase 4	March 2017-February 2018
Phase 5	March 2018-February 2019
Phase 6	March 2019-February 2020

Note: Tracts 1-3 are Not Included in Any of the Above Referenced Phases.

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

KEVIN D. ESTES

LAND SOLUTIONS COMPANY, LLC
2925 Berry Hill Drive, Nashville, TN 37204

Carellton Phase 3A, 3B, 3C, & 3D
Amended Preliminary & Final Master Development Plan
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

ISSUANCE/REVISION NOTES

Cover Sheet
C0.0

8-1316-15

4

Phase 3D
Phase 3B
Phase 3A
Phase 3C
CITY/COUNTY LIMIT LINE
Open Space "D"
Open Space "E" & PUDE
Open Space "F" & PUDE
Open Space "G" & PUDE
Open Space "H" & PUDE
Open Space "I" & PUDE
Open Space "J" & PUDE
Open Space "K" & PUDE
Open Space "L" & PUDE
Open Space "M" & PUDE
Open Space "N" & PUDE
Open Space "O" & PUDE
Open Space "P" & PUDE
Open Space "Q" & PUDE
Open Space "R" & PUDE
Open Space "S" & PUDE
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Open Space "ANJ" & PUDE
Open Space "ANK" & PUDE
Open Space "ANL" & PUDE
Open Space "ANM" & PUDE
Open Space "ANN" & PUDE
Open Space "ANO" & PUDE
Open Space "ANP" & PUDE
Open Space "ANQ" & PUDE
Open Space "ANR" & PUDE
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Open Space "ANU" & PUDE
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Open Space "AOZ" & PUDE
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Open Space "APG" & PUDE
Open Space "APH" & PUDE
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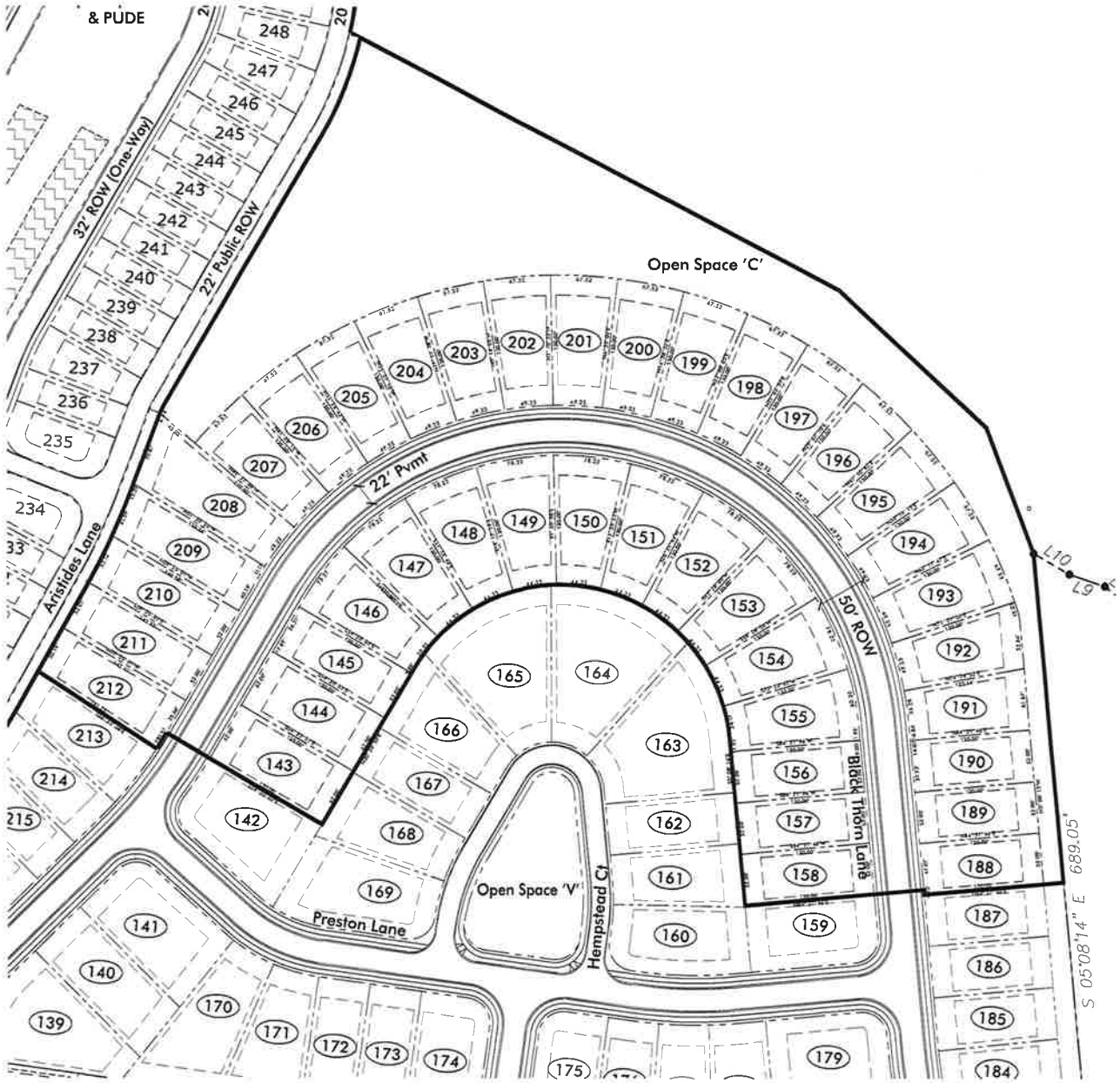
Open Space "APJ" & PUDE



GRAPHIC SCALE - 1 Inch = 50 ft.

Total Phase 3 Area = 45.16 Acres
Phase 3A Area = 11.07 Acres
Phase 3B Area = 14.40 Acres
Phase 3C Area = 8.14 Acres
Phase 3D Area = 11.30 Acres

Developer
Green Trails, LLC
Contact: Rick Deckbar
2925 Berry Hill Drive, Ste A
Nashville, TN 37204
Phone: (615) 387-4513

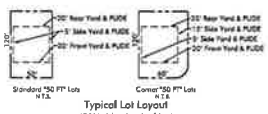
Engineer
Land Solutions Company, LLC
Contact: Kevin Estes, PE
2825 Berry Hill Drive, 2nd Floor
Nashville, TN 37204
Phone: (615) 300-6496
E-mail: kevin@landsolutionsco.net

Flood Note
No Portion of Phase 3 is located in a Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark
Located at the NE Corner of Phase 1-B. Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.65'

Signature Lot Type Configuration

Note: All Driveway dates Shall be a minimum 20 Feet from Garage Door.



Typical Lot Layout
(50' Wide Nominal Lot)

Know what's below. Call before you dig.

LAND SOLUTIONS COMPANY, LLC
2825 Berry Hill Drive, Nashville, TN 37204

Carellton Phase 3A, 3B, 3C, & 3D
Amended Preliminary & Final Master Development Plan

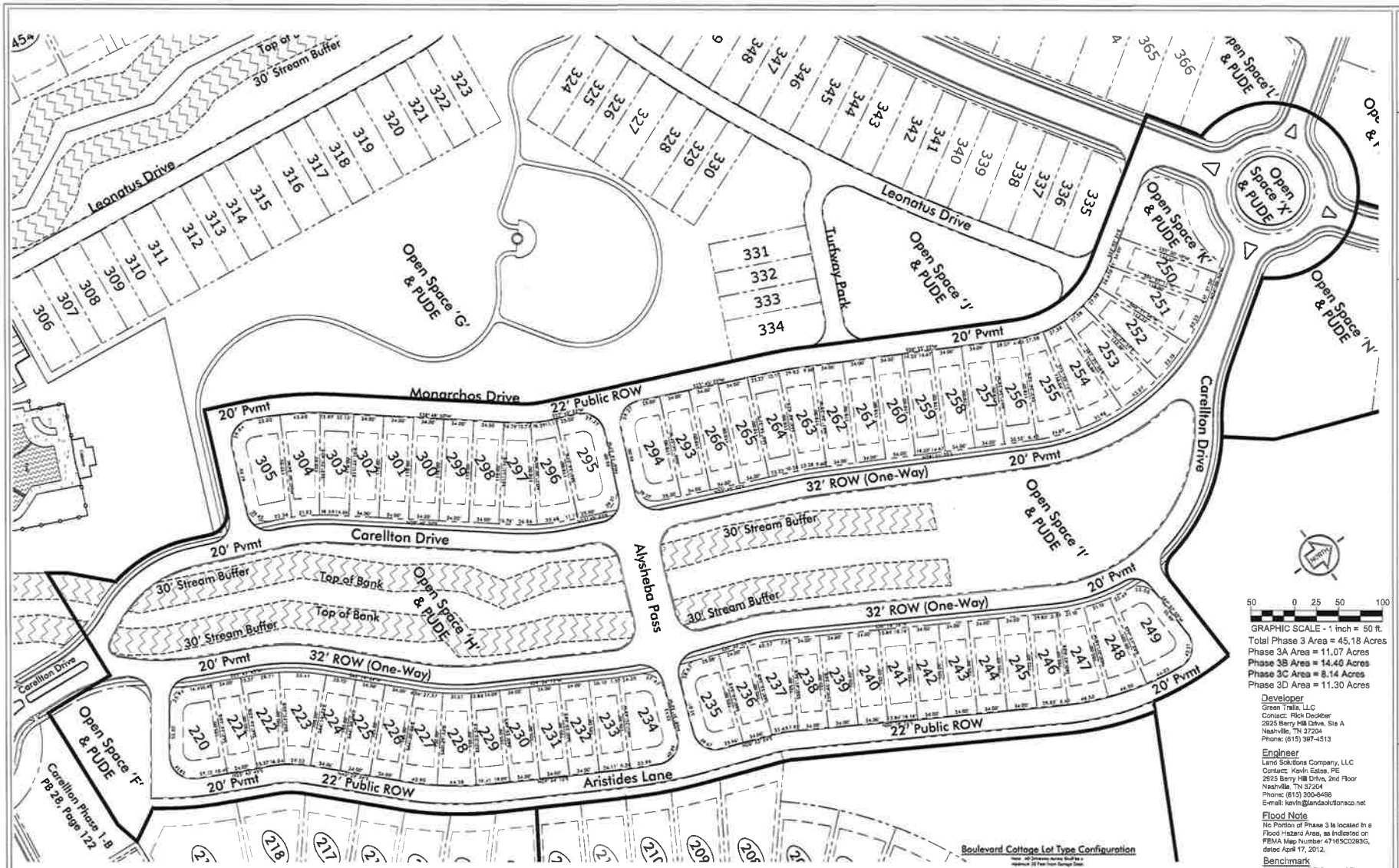
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

ISSUANCE/REVISION NOTES

Phase 3A
Layout Plan

C3.0

8-1316-15


Leonatus Drive
Monarchos Drive
Carellton Drive
Alysheba Pass
Aristides Lane
Turfway Park
Open Space 'G' & PUDE
Open Space 'H' & PUDE
Open Space 'I' & PUDE
Open Space 'J' & PUDE
Open Space 'K' & PUDE
Open Space 'L' & PUDE
Open Space 'N' & PUDE
Open Space 'X' & PUDE
Open Space 'F' & PUDE
30' Stream Buffer
Top of Bank
20' Pvmt
22' Public ROW
32' ROW (One-Way)
Carellton Phase 1-B PB 28, Page 122
Boulevard Cottage Lot Type Configuration
Typical Lot Layout (35' Wide Cottage Lot)
GRAPHIC SCALE - 1 inch = 50 ft.
Total Phase 3 Area = 45.18 Acres
Phase 3A Area = 11.07 Acres
Phase 3B Area = 14.40 Acres
Phase 3C Area = 8.14 Acres
Phase 3D Area = 11.30 Acres
Developer
Green Trails, LLC
Contact: Rick Deckber
2925 Berry Hill Drive, Ste A
Nashville, TN 37204
Phone: (615) 397-4513
Engineer
Land Solutions Company, LLC
Contact: Kevin Estes, PE
2925 Berry Hill Drive, 2nd Floor
Nashville, TN 37204
Phone: (615) 300-6498
E-mail: kevin@landsolutionsco.net
Flood Note
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Benchmark
Located at the NE Corner of Phase 1-B, Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.66'
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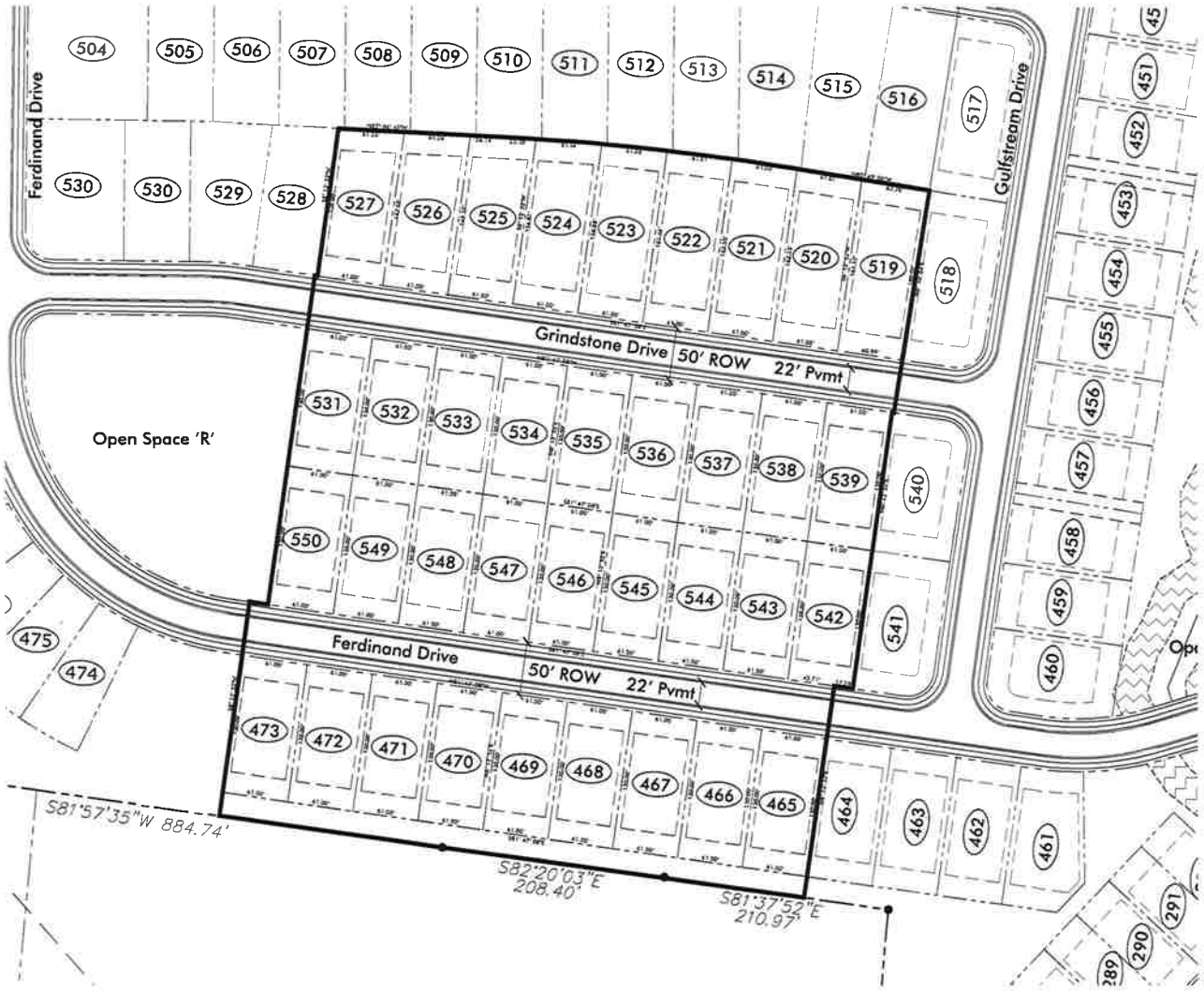
Gallatin, Sumner County, Tennessee
Phase 3B Layout Plan
C3.1
8 of 19

8-1316-15



GRAPHIC SCALE - 1 Inch = 50 ft.

Total Phase 3 Area = 45.18 Acres
Phase 3A Area = 11.07 Acres
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Phone: (615) 397-4513

Engineer
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Nashville, TN 37204
Phone: (615) 300-8496
E-mail: kevin@landsolutionsco.net

Flood Note
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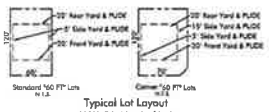
Prestige Lot Type Configuration



Typical Lot Layout
(60' Wide Nominal Lot)

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

LAND SOLUTIONS COMPANY, LLC
2925 Berry Hill Drive, Nashville, TN 37204

Carellton Phase 3A, 3B, 3C, & 3D
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Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

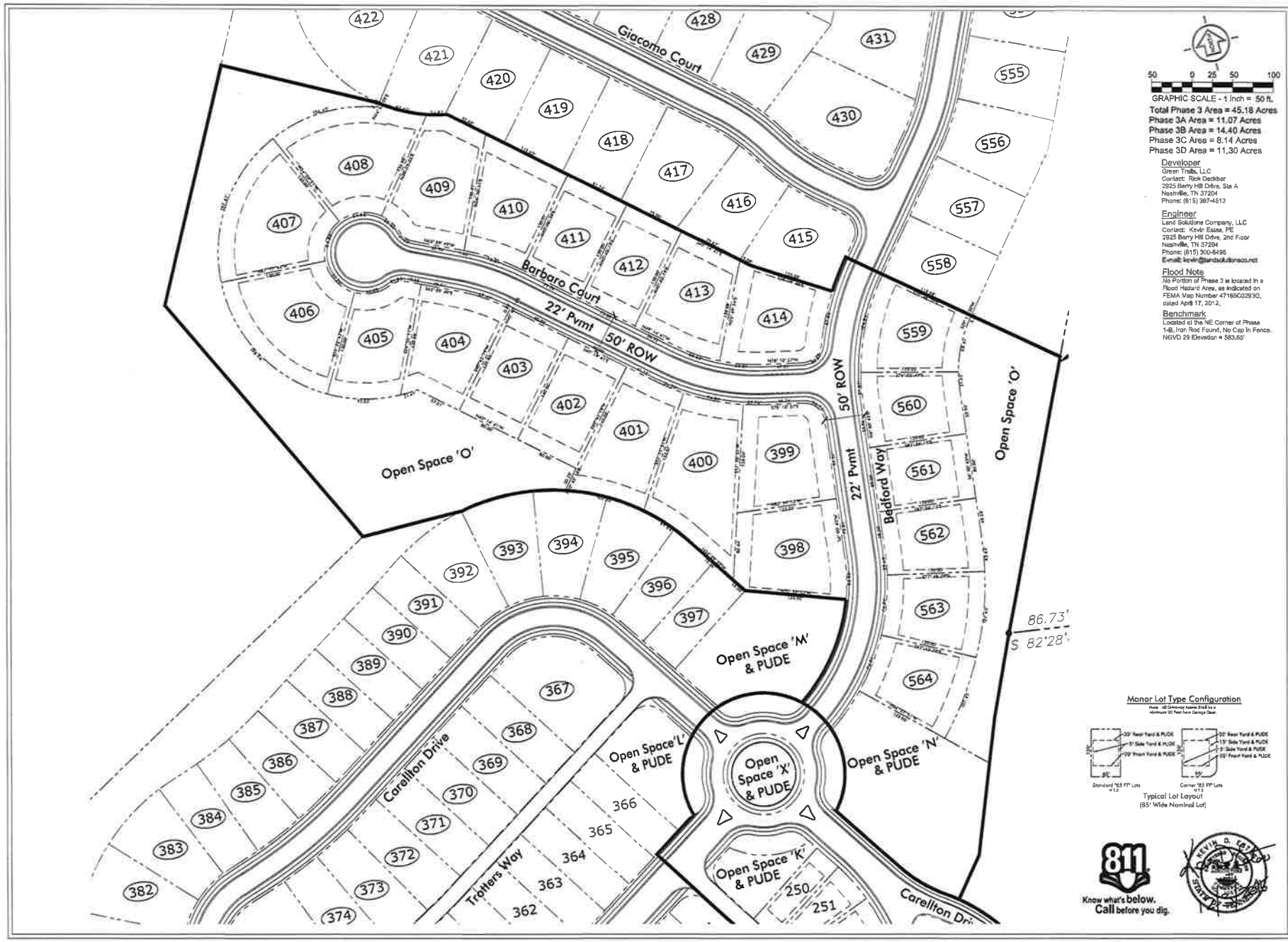
ISSUANCE/REVISION NOTES

Phase 3C Layout Plan

C3.2

8-1316-15

6-4



LAND SOLUTIONS COMPANY, LLC
2925 Berry Hill Drive, Nashville, TN 37204

Carellton Phase 3A, 3B, 3C, & 3D
Amended Preliminary & Final Master Development Plan

Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Summer County, Tennessee

ISSUANCE/REVISION NOTES

Phase 3D Layout Plan

C3.3

8-1316-14

6-4

Amended Preliminary & Final Master Development Plan for Carellton

Phase 3A, 3B, & 3C

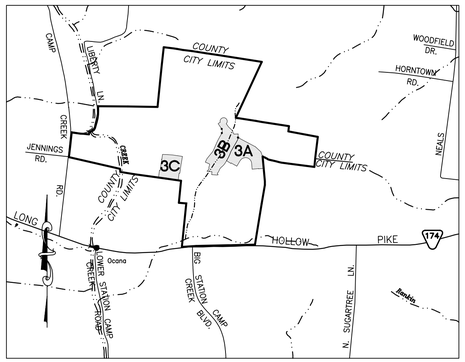
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124

Gallatin, Sumner County, Tennessee

SHEET SCHEDULE:

1	C0.0	Cover Sheet
2	C1.0	Overall Layout Plan
3	C1.1	Overall Layout Plan (Cont'd)
4	C1.2	Overall Layout Plan (Cont'd)
5	C1.3	Overall Layout Plan (Cont'd)
6	C2.0	Phase 3 Overall Layout Plan
7	C3.0	Phase 3A Layout Plan
8	C3.1	Phase 3B Layout Plan
9	C3.2	Phase 3C Layout Plan
10	C4.0	Phase 3A Grading & Utilities Plan
11	C4.1	Phase 3B Grading & Utilities Plan
12	C4.2	Phase 3C Grading & Utilities Plan
13	C5.0	Phase 3A Landscape Plan
14	C5.1	Phase 3B Landscape Plan
15	C5.2	Phase 3C Landscape Plan
16	C6.0	Details Sheet

PHASE 3 LOCATION MAP:



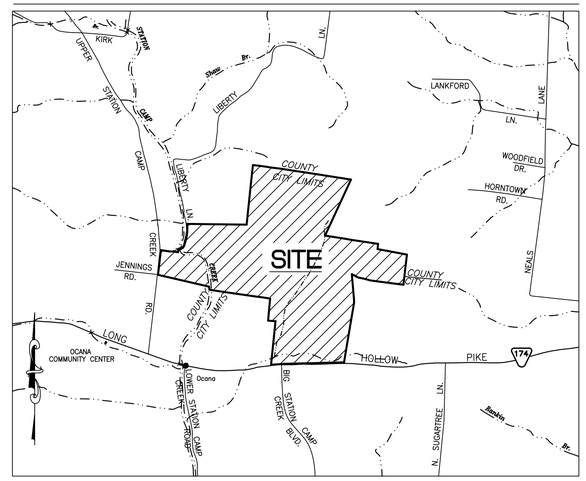
OVERALL SITE MAP (SCALE 1"=600'):

Phasing Schedule

Phase	A (Estates)	B (Manor)	C (Blvd Cottage)	D (Prestige)	E (Signature)	F (Mainstreet Homes)	G (Villa)	H (Village Cottage)	Total
1-A	55	15	0	0	0	0	0	0	70
1-B	10	60	0	0	0	0	0	0	70
2-A	0	0	0	0	40	0	0	0	40
2-B	0	0	0	19	5	0	25	0	49
3-A	0	0	0	0	40	0	0	0	40
3-B	0	0	60	0	0	0	0	22	82
3-C	0	0	0	36	0	0	0	0	36
4	0	15	0	2	0	16	0	30	63
5	0	0	0	17	0	8	0	8	33
6	0	0	0	0	0	0	30	0	30
7	0	0	0	0	1	11	0	28	40
8	0	37	0	24	0	8	0	9	78
9	0	0	0	0	30	0	0	0	30
10	0	21	0	0	0	0	0	0	21
11	0	22	0	0	0	0	0	0	22
12	0	23	0	0	0	0	0	0	23
Total	65	193	60	98	116	43	55	97	727

Note: Tracts 1-3 are Not Included in the Above Table.

SITE LOCATION MAP:



PROJECT NOTES:

1. The purpose of this submittal is to amend the previously approved Preliminary Master Development Plan and obtain approval for the Final Master Development Plan for Phase 3 of Carellton. The requested changes made to the PMDP are as follows:
   - Elimination of an old lot type, 'C', and replacing it with a modified Cottage ('H') lot type that is single family.
   - Replace all old 'C' type lots in the northeast of the site with larger Manor ('B') lots.
   - Replace all Mainstreet Homes 'F' that were along Carellton Boulevard with new Boulevard Cottage ('C') lot type.
   - Replace a selection of Prestige ('D') lots in the northwest of the site with large Manor ('B') lots.
   - Adjust phasing to facilitate an earlier connection to Liberty Lane.
   - Reduce size of Tract 2 to allow for increase of Open Space 'O' around northeast phases.
   - Reduce size of Tract 3 in response to change of lot type size along Carellton Boulevard.
   - Reduce size of Phase 7 by 22 lots and add those 22 lots to Phase 3-B.
   - Per planning suggestion, Phase 3D will be removed from Phase 3 and will be developed in the future as Phase 12.
2. Any excavation, fill or disturbance of the existing ground must be done in accordance with the standards of the City of Gallatin Department of Public Works.
3. Although a portion of this overall property is located within a Zone 'A' Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, Dated April 17, 2012, NO portion of Phase 3 is located in a Flood Hazard Area. All pad elevations shall be filled, if necessary, at least 1 foot above the base flood elevation. Floodplain Development Permits and Elevation Certificates are Required for Construction in the 100 Year Floodplain.
4. All public streets, curbs, and sidewalks are to be constructed in conformance with the City of Gallatin Engineering Division design standards.
5. Wheelchair accessible curbs ramps, complying with applicable Engineering Division standards, shall be constructed at all street crossings.
6. Individual water and/or sanitary sewer service lines are required for each lot.
7. Stormwater Quality and Quantity requirements shall be addressed upon FMDP stage of development per the current Stormwater Ordinance/Regulations at that time.
8. All areas designated as Open Space will be owned and maintained by the Homeowners' Association including the Guest Parking Stalls and Private Sidewalks.
9. All Construction and Use of the Proposed Facility to Meet the Applicable Performance Standards as Set Forth in the City of Gallatin Zoning Ordinance, Section 13.02.
10. The owner/developer of this property is responsible for all financial matters.
11. A Site Surety for Landscaping shall be submitted prior to the issuance of any building permits.
12. Trash Removal for this property shall be handled by individual roll-away city toters.
13. Estimated Completion for this project is 7-10 years.
14. Improvements called for in the Traffic Study previously completed for Carellton shall be completed as outlined therein.
15. All Dual Road Frontage Lots Shall be Accessed from the Minor Street.
16. All Street Intersections Shall Comply with Subdivision Regulations for Vertical and Horizontal Alignment.
17. Developers of the Carellton are responsible for the installation of a traffic signal at the intersection of Big Station Camp Boulevard/Long Hollow Pike/Carellton Drive per conditions of previous approval outlined in 6-28-2005 Sumner County Planning Commission minutes. A signal warrant study shall be performed by the developer(s) upon request by the City of Gallatin Engineering Division. Upon meeting signal warrants, the developer(s) shall install a signal to City standards. To ensure completion of the signal, a pro-rata surety shall be posted prior to recording of each plat in the Carellton development. The surety amount will be based upon the amount of traffic generated by the Carellton development to warrant a traffic signal as indicated in the approved traffic impact study.
18. The Preliminary Master Development Plan approval is conditioned with the understanding that upon completion of the Station Camp Corridor Traffic Study by the City of Gallatin, Final Master Development Plans, including final plats and site plans, will be subject to the findings and recommendations of said study. Pro-rata contributions toward traffic infrastructure improvements, as recommended in the study or subsequent traffic studies submitted for development review and approval may be required of development impacting select needed infrastructure improvements.

SITE DATA:

Councilmatic District #4
Council Person Craig Hayes

Property Location/Address:
Located at the Intersection of Long Hollow Pike and Big Station Camp Creek Blvd
Gallatin, TN 37066

Property Owner: Green Trails, LLC
Contact: Rick Deckbar
Address: 2925 Berry Hill Drive, Ste A
Nashville, TN 37204
Phone: (615) 397-4513

Engineer: Land Solutions Company, LLC
Contact: Kevin Estes, PE
Address: 2925 Berry Hill Drive, 2nd Floor
Nashville, TN 37204
Phone: (615) 300-8496

SITE INFORMATION:

Tax Map 124, Parcels 7.00, 7.01 & 7.02

Zoning - R8(PRD) & MRO (Commercial Outparcel)
Total Site Area - 417.2 Acres

Current Use: Overall Site: Residential (Single Family) & Vacant
Phase 3: Vacant

Proposed Use: Overall Site: Residential (Single Family & Multi-Family Dwelling) & Commercial (Outparcel on Long Hollow Pike)
Phase 3: Residential (Single Family)

Plan Preparation Date: January 25, 2016
Plan Revision Date: February 11, 2016

Phase 3
Total Site Area - 35.93 Acres - 159 Lots
- Phase 3-A Area - 11.06 Acres - 41 Lots
- Phase 3-B Area - 16.46 Acres - 82 Lots
- Phase 3-C Area - 8.41 Acres - 36 Lots

Total Lot Area - 21.56 Acres
ROW Area - 7.13 Acres

Overall Open Space Area - 76.78 Acres
Phase 3 Open Space Area - 7.24 Acres

Site Breakdown:
Total Lots - 727
Phase 1-A - Final Plat Recorded - 70 Lots
Phase 1-B - Final Plat Recorded - 62 Lots
Phase 1-B Lot 69 - Under Construction - 8 Lots
Amenity Center - Under Construction
Phase 2-A - Under Construction - 40 Lots
Phase 2-B - Under Construction - 44 Lots
Phase 2-B - Brixham Court - Under Construction - 5 Lots
Future Development - 498 Lots
Tracts 1-3 - 12 Lots (Maximum) Not Included in Total Lots Above
Commercial Outparcel - 3.22 Acres (MRO Zoning)

Lot Breakdown:
100' Wide Lots - 65
80' Wide Lots - 193
60' Wide Lots - 98
50' Wide Lots - 116
40' Wide Lots (Rear Loaded) - 43
35' Wide Lots (Rear Loaded) - 60
36' Wide Townhomes - 55
28' Wide Townhomes (Rear Loaded) - 97

Tract Breakdown:
Tract 1 - 25.6 Acres (1 Lot Max.)
Tract 2 - 72.6 Acres (7 Lots Max.)
Tract 3 - 43.8 Acres (4 Lots Max.)
Note: Tract 1 Shall Consist of One Residential Unit. If Subdivided, Tracts 2 & 3 Shall Have a Minimum Lot Size of 10 Acres.

Parking Required:
1,454 Total Parking Stalls (2 Stalls/Unit)

Parking Provided:
1,454 Garage Stalls (2-Car Garage/Unit)
120 Guest Parking Stalls
37 Clubhouse & Pool Parking Stalls (Including 2 Handicap)
1,607 Total Parking Stalls
*Note: Driveways Shall be 16' Wide x 20' Deep (Typ)

Maximum Height: 2 Stories

DEVELOPMENT SCHEDULE:

Phase 1-A	Final Plat Recorded
Phase 1-B	Final Plat Recorded
Phase 1-B (Lot 69 Re-Subdivision)	Under Construction
Phase 2-A	Under Construction
Phase 2-B	Under Construction
Amenity Center	Under Construction
Phase 3A	July 2016-December 2016
Phase 3B	March 2016-August 2016
Phase 3C	March 2016-August 2016
Phase 4	March 2017-February 2018
Phase 5	March 2018-February 2019
Phase 6	March 2018-February 2019
Phase 7	March 2018-February 2019
Phase 8	July 2018-December 2019
Phase 9	March 2019-February 2020
Phase 10	March 2019-February 2020
Phase 11	March 2019-February 2020
Phase 12	March 2019-February 2020

Note: Tracts 1-3 are Not Included in Any of the Above Referenced Phases.

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

KEVIN D. ESTES
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
106
STATE OF TENNESSEE

LAND SOLUTIONS COMPANY, LLC
2925 Berry Hill Drive, Nashville, TN 37204

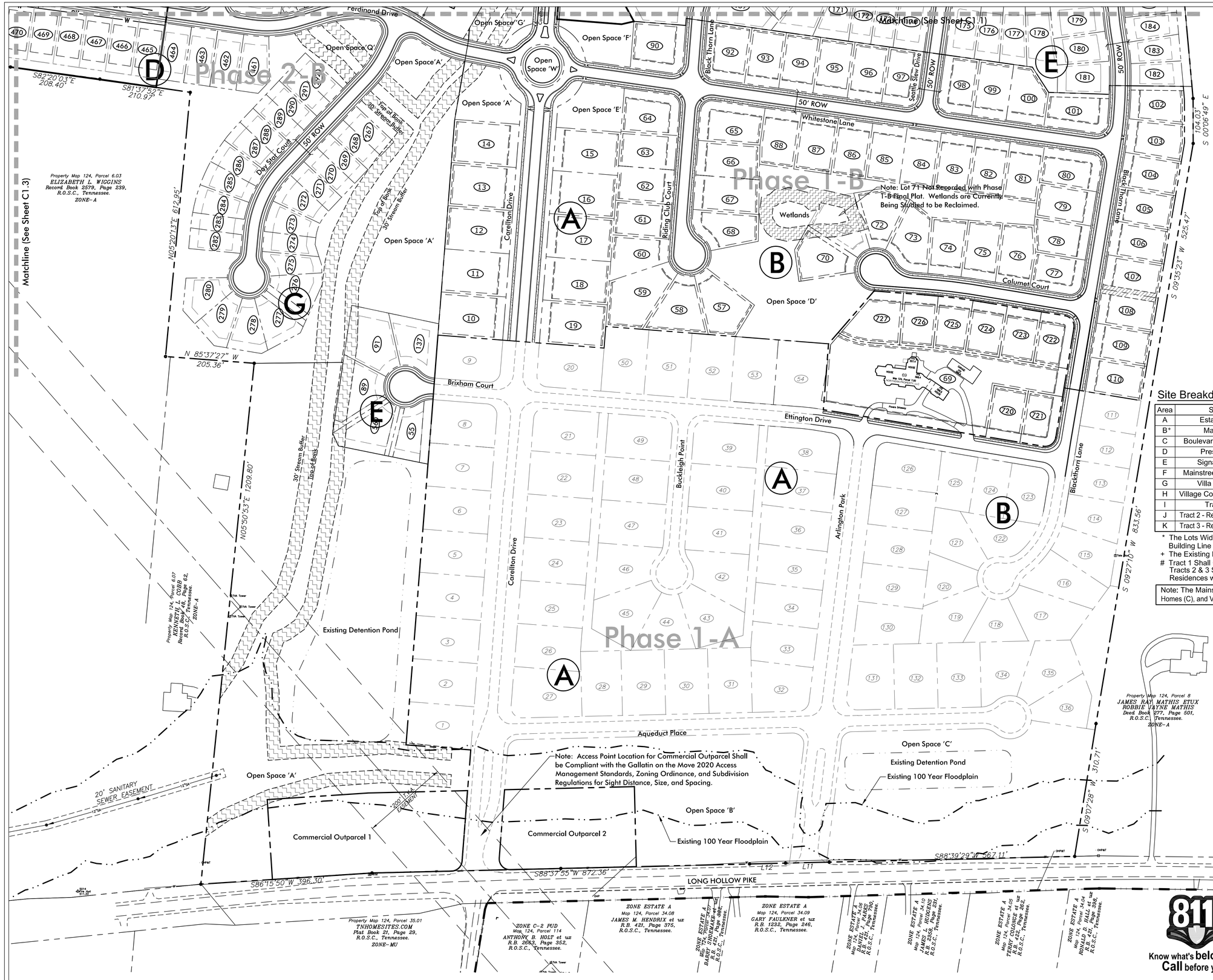
Carellton Phase 3A, 3B, & 3C
Amended Preliminary & Final Master Development Plan
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

ISSUANCE/REVISION NOTES:
- PLAN DATE: January 4, 2016
- PLAN REVISION DATE: February 11, 2016

A NONE
B NONE
C NONE
D NONE

Cover Sheet

C0.0



Total Site Area = 417.2 Acres

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Flood Note
A Portion of this property is located within a Zone 'A' Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark
Located at the NE Corner of Phase 1-B. Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.65'

Site Breakdown

Area	Series - Description	No. Units/Area
A	Estates - 100' Wide Lots*	65
B*	Manor - 80' Wide Lots*	193
C	Boulevard Cottage - 35' Wide Lots*	60
D	Prestige - 60' Wide Lots*	98
E	Signature - 50' Wide Lots *	116
F	Mainstreet Homes - 40' Wide Lots *	43
G	Villa - 36' Wide Townhome	55
H	Village Cottage - 28' Wide Townhome	97
I	Tract 1 - Residential #	25.6 Ac.
J	Tract 2 - Residential (Min. 10 Acre Lots) #	72.6 Ac.
K	Tract 3 - Residential (Min. 10 Acre Lots) #	43.8 Ac.

* The Lots Widths Shown Above are Measured at the Building Line (Front Setback).
\+ The Existing Residence (Lot 69) is included with Area B.
\# Tract 1 Shall Consist of One Residential Lot. Tracts 2 & 3 Shall Consist of Single Family Residences with a Minimum Lot Size of 10 Acres.

Note: The Mainstreet Homes (F), Boulevard Cottage Homes (C), and Village Cottage (H) lots are Rear Loaded.

Estimated Traffic Projections

Trip Generation (Previously Approved)		
Land Use	Total Units/ Size	Daily
Single Family	450	4,149
Condo/Townhome	426	2,200
Assisted Living	40	139
Total		6,488

Trip Generation (Proposed)		
Land Use	Total Units/ Size	Daily
Single Family	590	5,440
Condo/Townhome	149	769
Office	10,000 sf	117
Total		6,252

Note: Tracts 1 (1 Unit), 2 (7 Units), and 3 (4 Units) are Included in the Single Family Units. The Maximum Possible Units for the 3 Tracts for this Plan are Shown in the Above Table. General Office has been Used for the Commercial Outparcel Land Use. The size of the Office has not been determined, but a conservative estimate for traffic purposes has been shown.

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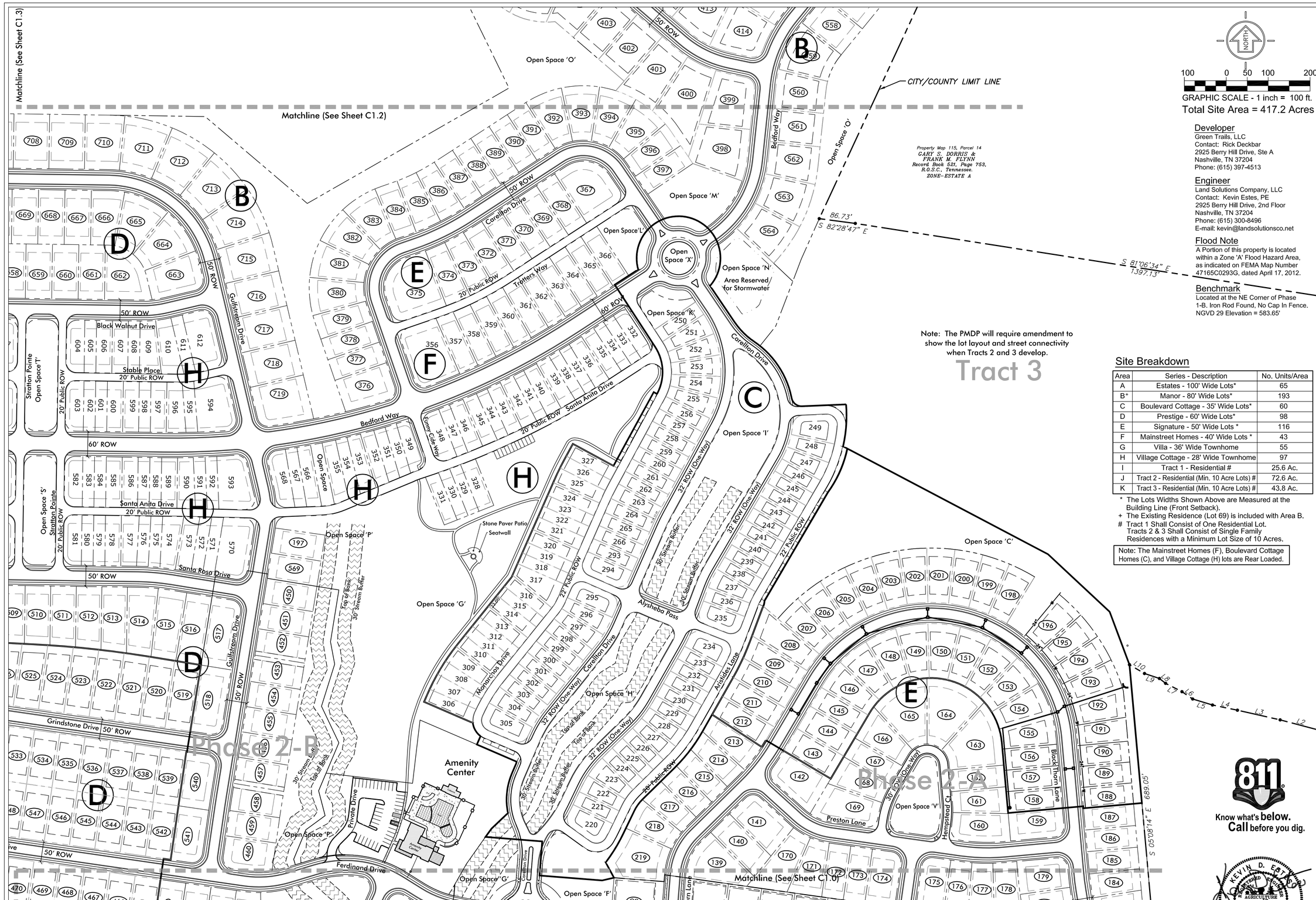
Gallatin, Sumner County, Tennessee

ISSUANCE/REVISION NOTES:
- PLAN DATE: January 4, 2016
- PLAN REVISION DATE: February 11, 2016

A NONE
B NONE
C NONE
D NONE

PMDP
Overall
Layout Plan

C1.0



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D	Prestige - 60' Wide Lots*	98
E	Signature - 50' Wide Lots *	116
F	Mainstreet Homes - 40' Wide Lots *	43
G	Villa - 36' Wide Townhome	55
H	Village Cottage - 28' Wide Townhome	97
I	Tract 1 - Residential #	25.6 Ac.
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STATE OF TENNESSEE

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ISSUANCE/REVISION NOTES:
- PLAN DATE: January 4, 2016
- PLAN REVISION DATE: February 11, 2016

A NONE
B NONE
C NONE
D NONE

PMDP
Overall
Layout Plan

C1.1

Total Site Area = 417.2 Acres

Developer

Green Trails, LLC
Contact: Rick Deckbar
2925 Berry Hill Drive, Ste A
Nashville, TN 37204
Phone: (615) 397-4513

Engineer

Land Solutions Company, LLC
Contact: Kevin Estes, PE
2925 Berry Hill Drive, 2nd Floor
Nashville, TN 37204
Phone: (615) 300-8496
E-mail: kevin@landsolutionsco.net

Flood Note

A Portion of this property is located within a Zone 'A' Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark

Located at the NE Corner of Phase 1-B. Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.65'

Site Breakdown

Area	Series - Description	No. Units/Area
A	Estates - 100' Wide Lots*	65
B*	Manor - 80' Wide Lots*	193
C	Boulevard Cottage - 35' Wide Lots*	60
D	Prestige - 60' Wide Lots*	98
E	Signature - 50' Wide Lots *	116
F	Mainstreet Homes - 40' Wide Lots *	43
G	Villa - 36' Wide Townhome	55
H	Village Cottage - 28' Wide Townhome	97
I	Tract 1 - Residential #	25.6 Ac.
J	Tract 2 - Residential (Min. 10 Acre Lots) #	72.6 Ac.
K	Tract 3 - Residential (Min. 10 Acre Lots) #	43.8 Ac.

* The Lots Widths Shown Above are Measured at the Building Line (Front Setback).
\+ The Existing Residence (Lot 69) is included with Area B.
\# Tract 1 Shall Consist of One Residential Lot. Tracts 2 & 3 Shall Consist of Single Family Residences with a Minimum Lot Size of 10 Acres.

Note: The Mainstreet Homes (F), Boulevard Cottage Homes (C), and Village Cottage (H) lots are Rear Loaded.

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

LAND SOLUTIONS COMPANY, LLC
2925 Berry Hill Drive, Nashville, TN 37204

Carellton Phase 3A, 3B, & 3C

Amended Preliminary & Final Master Development Plan

Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

ISSUANCE/REVISION NOTES:
- PLAN DATE: January 4, 2016
- PLAN REVISION DATE: February 11, 2016

A NONE
B NONE
C NONE
D NONE

PMDP
Overall
Layout Plan

C1.2

Site Breakdown

Area	Series - Description	No. Units/Area
A	Estates - 100' Wide Lots*	65
B+	Manor - 80' Wide Lots*	193
C	Boulevard Cottage - 35' Wide Lots*	60
D	Prestige - 60' Wide Lots*	98
E	Signature - 50' Wide Lots *	116
F	Mainstreet Homes - 40' Wide Lots *	43
G	Villa - 36' Wide Townhome	55
H	Village Cottage - 28' Wide Townhome	97
I	Tract 1 - Residential #	25.6 Ac.
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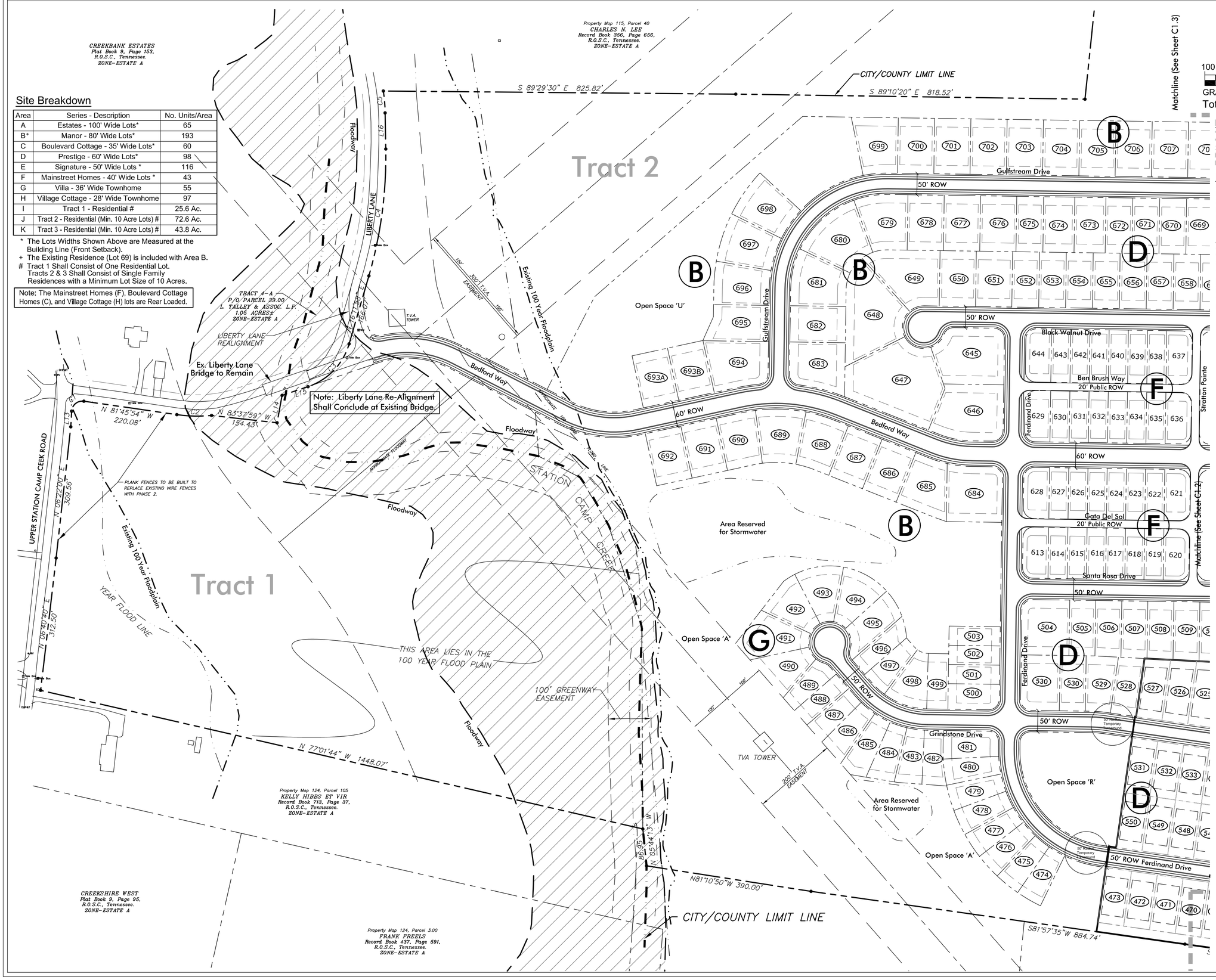
K	Tract 3 - Residential (Min. 10 Acre Lots) #	43.8 Ac.

* The Lots Widths Shown Above are Measured at the Building Line (Front Setback).
\+ The Existing Residence (Lot 69) is included with Area B.
\# Tract 1 Shall Consist of One Residential Lot. Tracts 2 & 3 Shall Consist of Single Family Residences with a Minimum Lot Size of 10 Acres.

Note: The Mainstreet Homes (F), Boulevard Cottage Homes (C), and Village Cottage (H) lots are Rear Loaded.



NORTH

100 0 50 100 200

GRAPHIC SCALE - 1 inch = 100 ft.

Total Site Area = 417.2 Acres

Developer
Green Trails, LLC
Contact: Rick Deckbar
2925 Berry Hill Drive, Ste A
Nashville, TN 37204
Phone: (615) 397-4513

Engineer
Land Solutions Company, LLC
Contact: Kevin Estes, PE
2925 Berry Hill Drive, 2nd Floor
Nashville, TN 37204
Phone: (615) 300-8496
E-mail: kevin@landsolutionsco.net

Flood Note
A Portion of this property is located within a Zone 'A' Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark
Located at the NE Corner of Phase 1-B. Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.65'

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

KEVIN D. ESTES
REGISTERED ENGINEER
AGRICULTURE
NO. 110639
STATE OF TENNESSEE

LAND SOLUTIONS COMPANY, LLC
2925 Berry Hill Drive, Nashville, TN 37204

Carellton Phase 3A, 3B, & 3C
Amended Preliminary & Final Master Development Plan
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

ISSUANCE/REVISION NOTES:
- PLAN DATE: January 4, 2016
- PLAN REVISION DATE: February 11, 2016

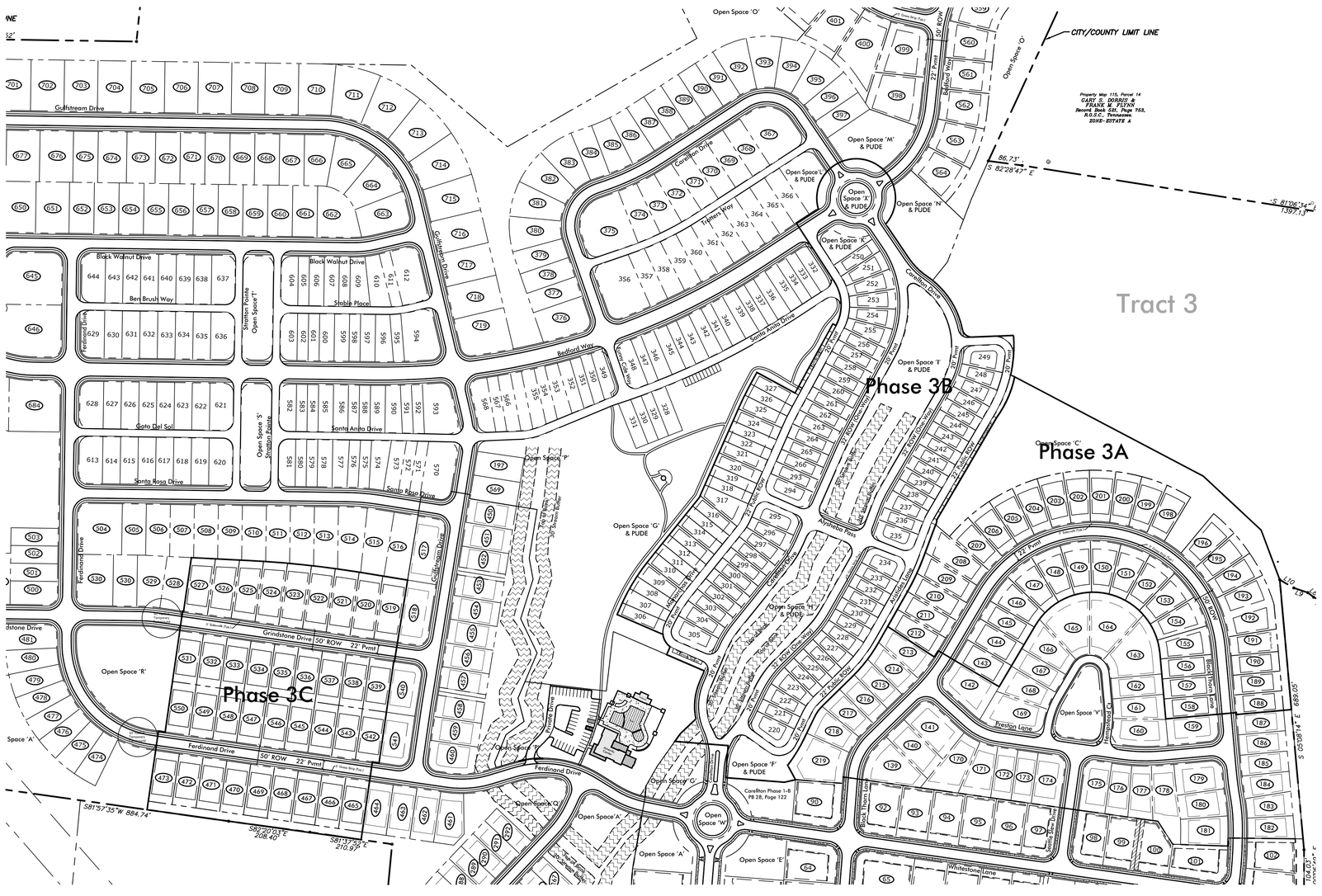
A NONE
B NONE
C NONE
D NONE

PMDP
Overall
Layout Plan

C1.3

Lot Area Table		
Lot #	Acres	Sq.Ft.
143	0.19	8060.3
144	0.19	8060.2
145	0.16	6760.2
146	0.18	7832.4
147	0.18	7965.7
148	0.18	7965.7
149	0.18	7965.6
150	0.18	7965.5
151	0.18	7965.5
152	0.18	7965.4
153	0.18	7965.3
154	0.18	7965.3
155	0.18	7689.1
156	0.16	6759.8
157	0.16	6759.8
158	0.16	6759.8
188	0.14	6240.2
189	0.14	6240.2
190	0.14	6240.2
191	0.15	6731.5
192	0.17	7357.3
193	0.17	7588.6
194	0.17	7588.6
195	0.17	7588.6
196	0.17	7588.5
198	0.17	7588.5
199	0.17	7588.5
200	0.17	7588.4
201	0.17	7588.4
202	0.17	7588.4
203	0.17	7588.4
204	0.17	7588.3
205	0.17	7588.3
206	0.17	7588.3
207	0.17	7588.3
208	0.23	10017.6
209	0.19	8090.2
210	0.17	7518.2
211	0.17	7429.5
212	0.17	7563.2
220	0.13	5610.0
221	0.08	3570.0
222	0.09	3984.4
223	0.10	4353.9
224	0.08	3559.3
225	0.08	3570.0
226	0.08	3570.0
227	0.09	3929.0
228	0.09	3983.9
229	0.09	3751.0
230	0.08	3570.0
231	0.08	3570.0
232	0.08	3570.0
233	0.08	3626.6
234	0.12	5410.3
235	0.12	5036.3
236	0.08	3570.0
237	0.10	4156.7
238	0.08	3570.0
239	0.08	3570.0
240	0.08	3570.0
241	0.08	3570.0
242	0.08	3570.0
243	0.08	3570.0
244	0.08	3570.0
245	0.08	3570.0
246	0.08	3631.1
247	0.09	4073.8
248	0.09	4073.8
249	0.13	5877.3
250	0.09	4088.0
251	0.11	4703.2
252	0.11	4687.0
253	0.11	4667.5
254	0.11	4645.3
255	0.11	4621.5
256	0.09	4054.1
257	0.09	3944.0
258	0.09	3944.0
259	0.09	3944.0
260	0.09	3944.0
261	0.09	3944.0
262	0.09	3944.0
263	0.10	4193.7
264	0.09	4054.1
265	0.09	3944.0
266	0.09	3944.0
293	0.09	3944.0
294	0.13	5531.7
295	0.13	5531.7

Lot Area Table		
Lot #	Acres	Sq.Ft.
296	0.10	4418.4
297	0.10	4300.1
298	0.09	3944.0
299	0.09	3944.0
300	0.09	3944.0
301	0.09	3944.0
302	0.09	3944.0
303	0.09	4132.8
304	0.10	4505.7
305	0.14	6097.9
306	0.09	4011.4
307	0.09	4121.6
308	0.09	3864.8
309	0.10	4555.3
310	0.09	4043.9
311	0.08	3360.0
312	0.08	3360.0
313	0.09	3960.0
314	0.09	3960.0
315	0.08	3360.0
316	0.09	3804.1
317	0.13	5642.3
318	0.08	3360.0
319	0.08	3360.0
320	0.09	3960.0
321	0.09	3960.0
322	0.08	3360.0
323	0.08	3360.0
324	0.09	3960.0
325	0.10	4291.9
326	0.08	3615.1
327	0.09	3960.0
398	0.33	14408.2
399	0.32	13725.3
400	0.40	17568.6
401	0.32	13823.3
402	0.26	11200.0
403	0.26	11200.0
404	0.29	12821.9
405	0.27	11544.8
406	0.38	16523.4
407	0.38	16400.9
408	0.38	16561.0
409	0.32	14043.4
410	0.29	12622.8
411	0.24	10465.9
412	0.22	9750.0
413	0.29	12455.9
414	0.29	12845.0
465	0.18	7930.0
466	0.18	7930.0
467	0.18	7930.0
468	0.18	7930.0
469	0.18	7930.0
470	0.18	7930.0
471	0.18	7930.0
472	0.18	7930.0
473	0.18	7930.0
519	0.23	10011.8
520	0.23	9859.8
521	0.23	9910.7
522	0.23	9889.8
523	0.22	9778.0
524	0.22	9575.1
525	0.21	9282.0
526	0.21	8938.1
527	0.20	8591.2
531	0.18	7930.0
532	0.18	7930.0
533	0.18	7930.0
534	0.18	7930.0
535	0.18	7930.0
536	0.18	7930.0
537	0.18	7930.0
538	0.18	7930.0
539	0.18	7930.0
542	0.18	7930.0
543	0.18	7930.0
544	0.18	7930.0
545	0.18	7930.0
546	0.18	7930.0
547	0.18	7930.0
548	0.18	7930.0
549	0.18	7930.0
550	0.18	7930.0
559	0.27	11803.3
560	0.24	10268.1
561	0.22	9600.0
562	0.23	10123.4
563	0.25	10935.4
564	0.25	10935.4



GRAPHIC SCALE - 1 inch = 150 ft.

150 0 75 150 300

Total Phase 3 Area = 35.93 Acres
Phase 3A Area = 11.06 Acres
Phase 3B Area = 16.46 Acres
Phase 3C Area = 8.41 Acres

Developer
Green Trails, LLC
Contact: Rick Deckbar
2925 Berry Hill Drive, Ste A
Nashville, TN 37204
Phone: (615) 397-4513

Engineer
Land Solutions Company, LLC
Contact: Kevin Estes, PE
2925 Berry Hill Drive, 2nd Floor
Nashville, TN 37204
Phone: (615) 300-8496
E-mail: kevin@landsolutionsco.net

Flood Note
No Portion of Phase 3 is located in a Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark
Located at the NE Corner of Phase 1-B. Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.65'

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

KEVIN D. ESTES
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 11067
STATE OF TENNESSEE

LAND SOLUTIONS COMPANY, LLC
2925 Berry Hill Drive, Nashville, TN 37204

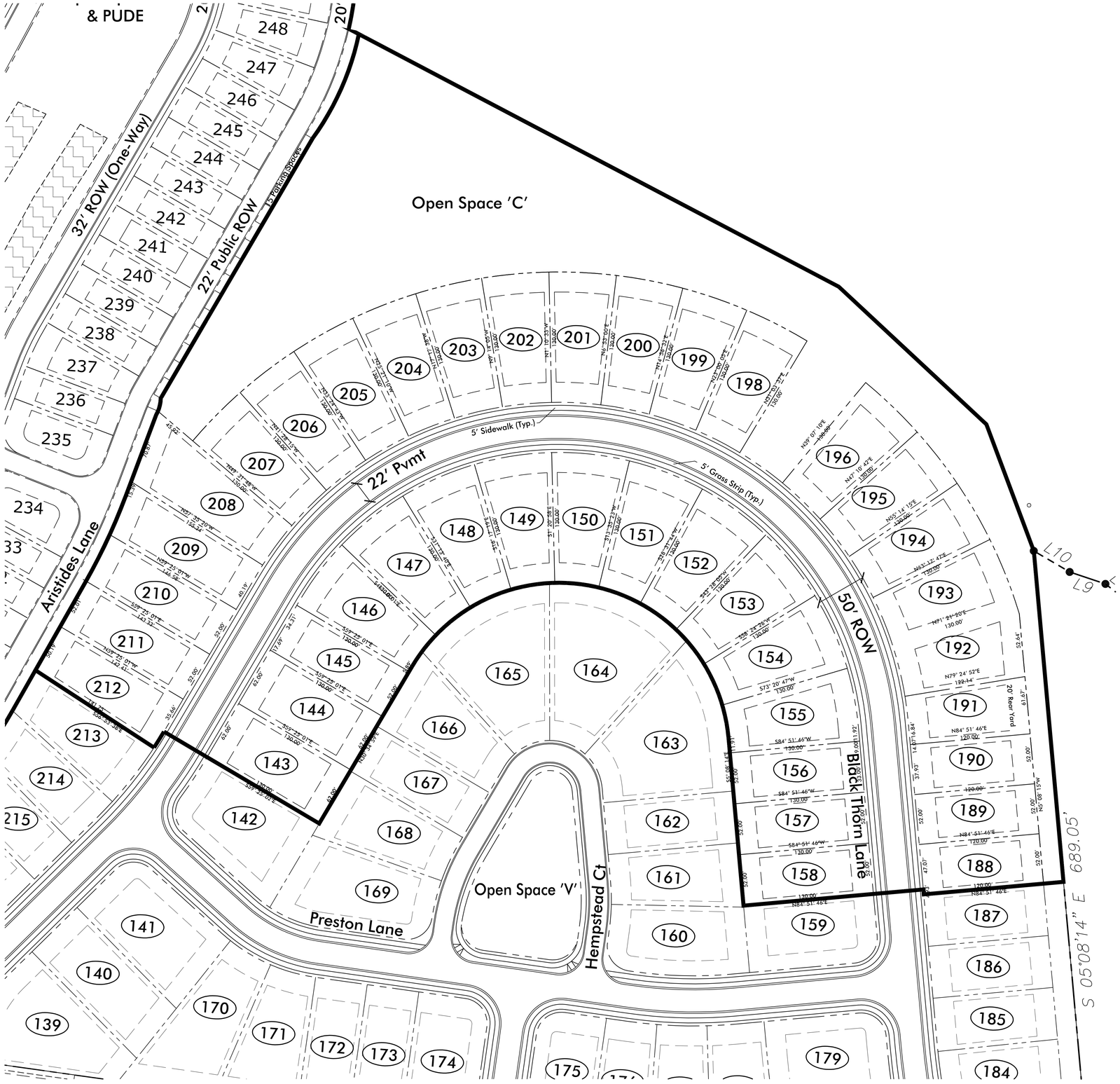
Carellton Phase 3A, 3B, & 3C
Amended Preliminary & Final Master Development Plan
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

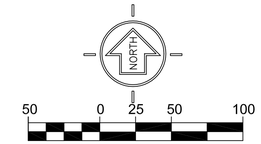
ISSUANCE/REVISION NOTES:
- PLAN DATE: January 4, 2016
- PLAN REVISION DATE: February 11, 2016

A NONE
B NONE
C NONE
D NONE

Overall
Phase 3
Layout Plan

C2.0





GRAPHIC SCALE - 1 inch = 50 ft.

Total Phase 3 Area = 35.93 Acres
Phase 3A Area = 11.06 Acres
Phase 3B Area = 16.46 Acres
Phase 3C Area = 8.41 Acres

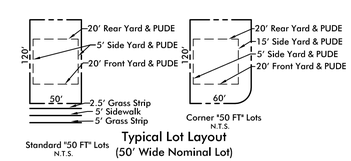
Developer
Green Trails, LLC
Contact: Rick Deckbar
2925 Berry Hill Drive, Ste A
Nashville, TN 37204
Phone: (615) 397-4513

Engineer
Land Solutions Company, LLC
Contact: Kevin Estes, PE
2925 Berry Hill Drive, 2nd Floor
Nashville, TN 37204
Phone: (615) 300-8496
E-mail: kevin@landsolutionsco.net

Flood Note
No Portion of Phase 3 is located in a Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark
Located at the NE Corner of Phase 1-B, Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.65'

Signature Lot Type Configuration
Note: All Driveway Access Shall be a Minimum 20 Feet from Garage Door.



Typical Lot Layout
(50' Wide Nominal Lot)

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

KEVIN D. ESTES
REGISTERED ENGINEER
AGRICULTURE
NO. 11063
STATE OF TENNESSEE

LAND SOLUTIONS COMPANY, LLC
2925 Berry Hill Drive, Nashville, TN 37204

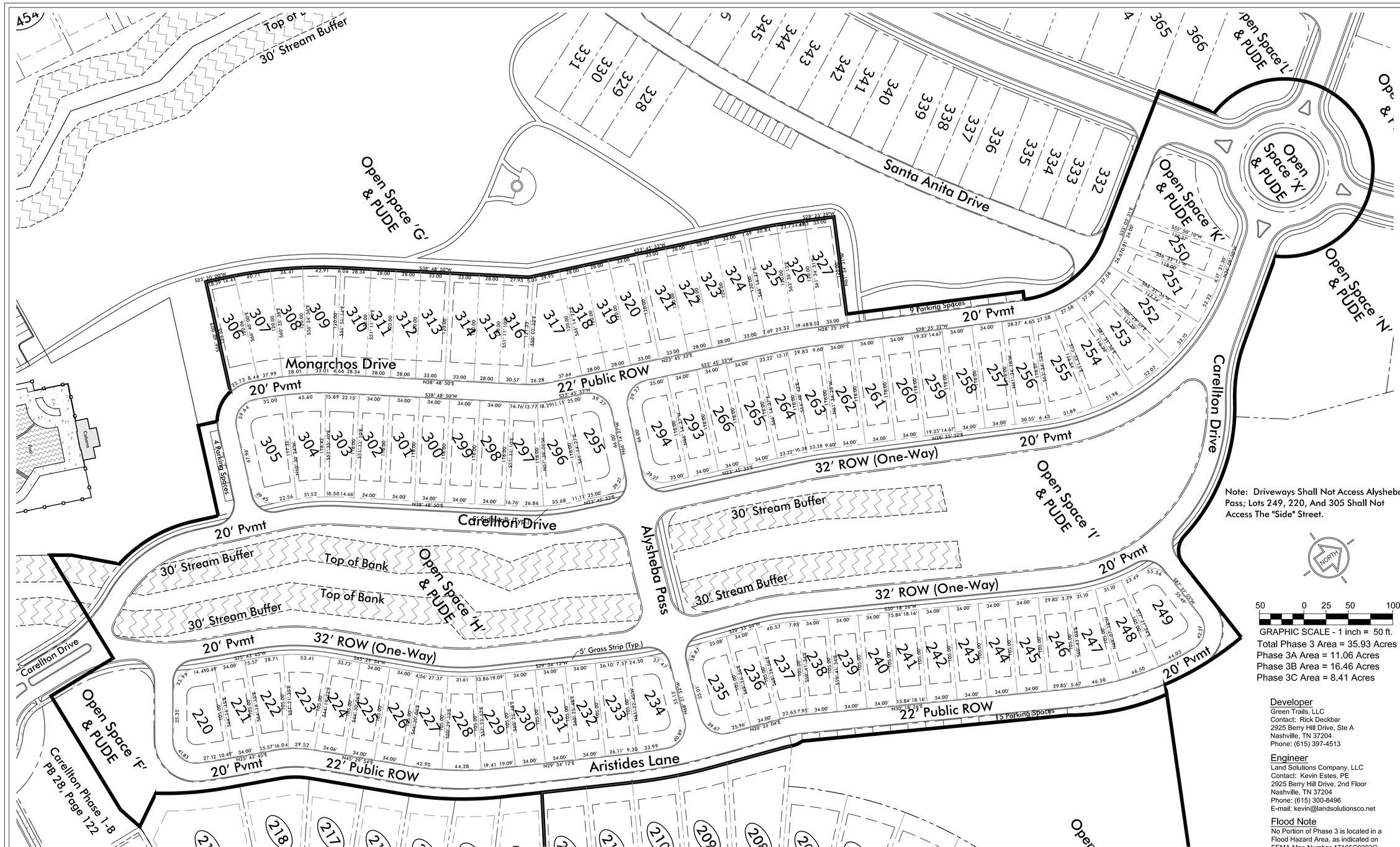
Carellton Phase 3A, 3B, & 3C
Amended Preliminary & Final Master Development Plan
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

ISSUANCE/REVISION NOTES:
- PLAN DATE: January 4, 2016
- PLAN REVISION DATE: February 11, 2016

A NONE
B NONE
C NONE
D NONE

Phase 3A
Layout Plan

C3.0



Total Phase 3 Area = 35.93 Acres
Phase 3A Area = 11.06 Acres
Phase 3B Area = 16.46 Acres
Phase 3C Area = 8.41 Acres

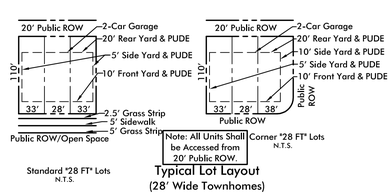
Developer
Green Trails, LLC
Contact: Rick Deckbar
2925 Berry Hill Drive, Ste A
Nashville, TN 37204
Phone: (615) 397-4513

Engineer
Land Solutions Company, LLC
Contact: Kevin Estes, PE
2925 Berry Hill Drive, 2nd Floor
Nashville, TN 37204
Phone: (615) 300-8496
E-mail: kevin@landsolutionsco.net

Flood Note
No Portion of Phase 3 is located in a Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark
Located at the NE Corner of Phase 1-B. Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.65'

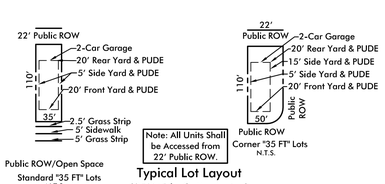
Village Cottage Lot Type Configuration
Note: All Driveway Access Shall be a Minimum 20 Feet from Garage Door.



Standard "28 FT" Lots
N.T.S.

Typical Lot Layout
(28' Wide Townhomes)

Boulevard Cottage Lot Type Configuration
Note: All Driveway Access Shall be a Minimum 20 Feet from Garage Door.



Standard "35 FT" Lots
N.T.S.

Typical Lot Layout
(35' Wide Cottages Lot)

811
Know what's **below.**
Call before you dig.

KEVIN D. ESTES
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 112063
STATE OF TENNESSEE

LAND SOLUTIONS COMPANY, LLC
2925 Berry Hill Drive, Nashville, TN 37204

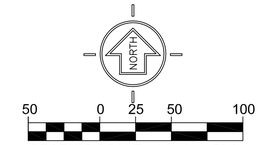
Carellton Phase 3A, 3B, & 3C
Amended Preliminary & Final Master Development Plan
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

ISSUANCE/REVISION NOTES:
- PLAN DATE: January 4, 2016
- PLAN REVISION DATE: February 11, 2016

A NONE
B NONE
C NONE
D NONE

Phase 3B
Layout Plan

C3.1



Total Phase 3 Area = 35.93 Acres
Phase 3A Area = 11.06 Acres
Phase 3B Area = 16.46 Acres
Phase 3C Area = 8.41 Acres

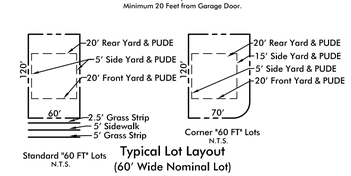
Developer
Green Trails, LLC
Contact: Rick Deckbar
2925 Berry Hill Drive, Ste A
Nashville, TN 37204
Phone: (615) 397-4513

Engineer
Land Solutions Company, LLC
Contact: Kevin Estes, PE
2925 Berry Hill Drive, 2nd Floor
Nashville, TN 37204
Phone: (615) 300-8496
E-mail: kevin@landsolutionsco.net

Flood Note
No Portion of Phase 3 is located in a Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark
Located at the NE Corner of Phase 1-B. Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.65'

Prestige Lot Type Configuration
Note: All Driveway Access Shall be a Minimum 20 Feet from Garage Door.



Typical Lot Layout
(60' Wide Nominal Lot)

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

KEVIN D. ESTES
REGISTERED ENGINEER
AGRICULTURE
NO. 108733
STATE OF TENNESSEE

LAND SOLUTIONS COMPANY, LLC
2925 Berry Hill Drive, Nashville, TN 37204

Carellton Phase 3A, 3B, & 3C
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Gallatin, Sumner County, Tennessee

ISSUANCE/REVISION NOTES:
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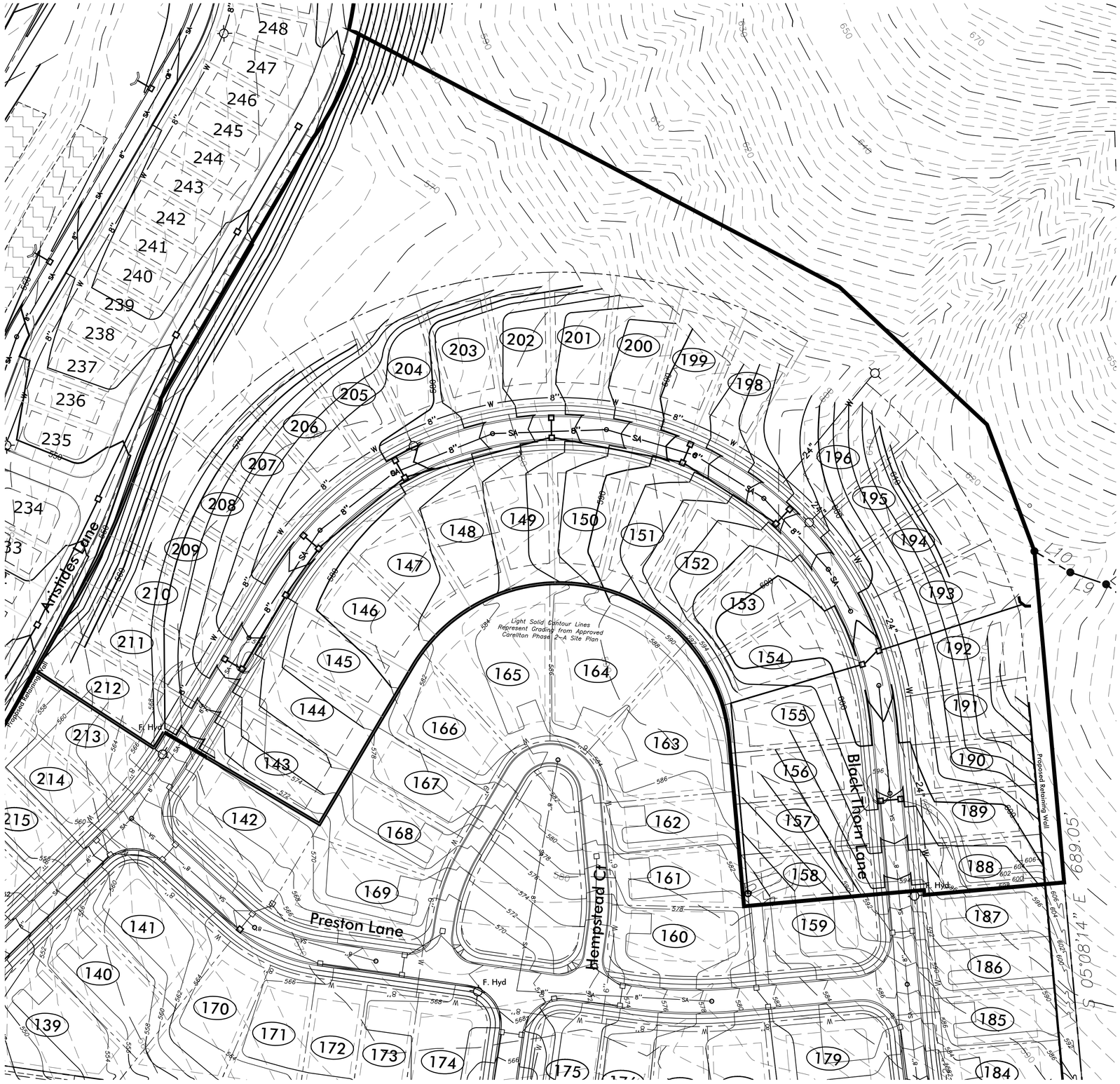
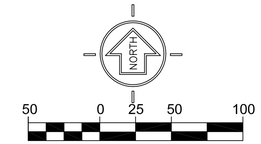
- PLAN REVISION DATE: February 11, 2016

A NONE
B NONE
C NONE
D NONE

Phase 3C
Layout Plan

C3.2





Total Phase 3 Area = 35.93 Acres
Phase 3A Area = 11.06 Acres
Phase 3B Area = 16.46 Acres
Phase 3C Area = 8.41 Acres

Developer
Green Trails, LLC
Contact: Rick Deckbar
2925 Berry Hill Drive, Ste A
Nashville, TN 37204
Phone: (615) 397-4513

Engineer
Land Solutions Company, LLC
Contact: Kevin Estes, PE
2925 Berry Hill Drive, 2nd Floor
Nashville, TN 37204
Phone: (615) 300-8496
E-mail: kevin@landsolutionsco.net

Flood Note
No Portion of Phase 3 is located in a Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark
Located at the NE Corner of Phase 1-B. Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.65'

Note: Stream Buffer in Phase 3A Shown on Previous Plans has been Removed per New Hydraulic Determination Currently Being Reviewed by TDEC.

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

KEVIN D. ESTES
REGISTERED ENGINEER
AGRICULTURE
NUMBER 110635
STATE OF TENNESSEE

LAND SOLUTIONS COMPANY, LLC
2925 Berry Hill Drive, Nashville, TN 37204

Carellton Phase 3A, 3B, & 3C
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Gallatin, Sumner County, Tennessee

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A NONE
B NONE
C NONE
D NONE

Phase 3A
Grading &
Utilities Plan

C4.0

Developer
Green Trails, LLC
Contact: Rick Deckbar
2925 Berry Hill Drive, Ste A
Nashville, TN 37204
Phone: (615) 397-4513

Engineer
Land Solutions Company, LLC
Contact: Kevin Estes, PE
2925 Berry Hill Drive, 2nd Floor
Nashville, TN 37204
Phone: (615) 300-8496
E-mail: kevin@landsolutionsco.net

Flood Note
No Portion of Phase 3 is located in a Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark
Located at the NE Corner of Phase 1-B, Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.65'

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

KEVIN D. ESTES
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 110615
STATE OF TENNESSEE

LAND SOLUTIONS
COMPANY, LLC
2925 Berry Hill Drive, Nashville, TN 37204

Carellton Phase 3A, 3B, & 3C
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Gallatin, Sumner County, Tennessee

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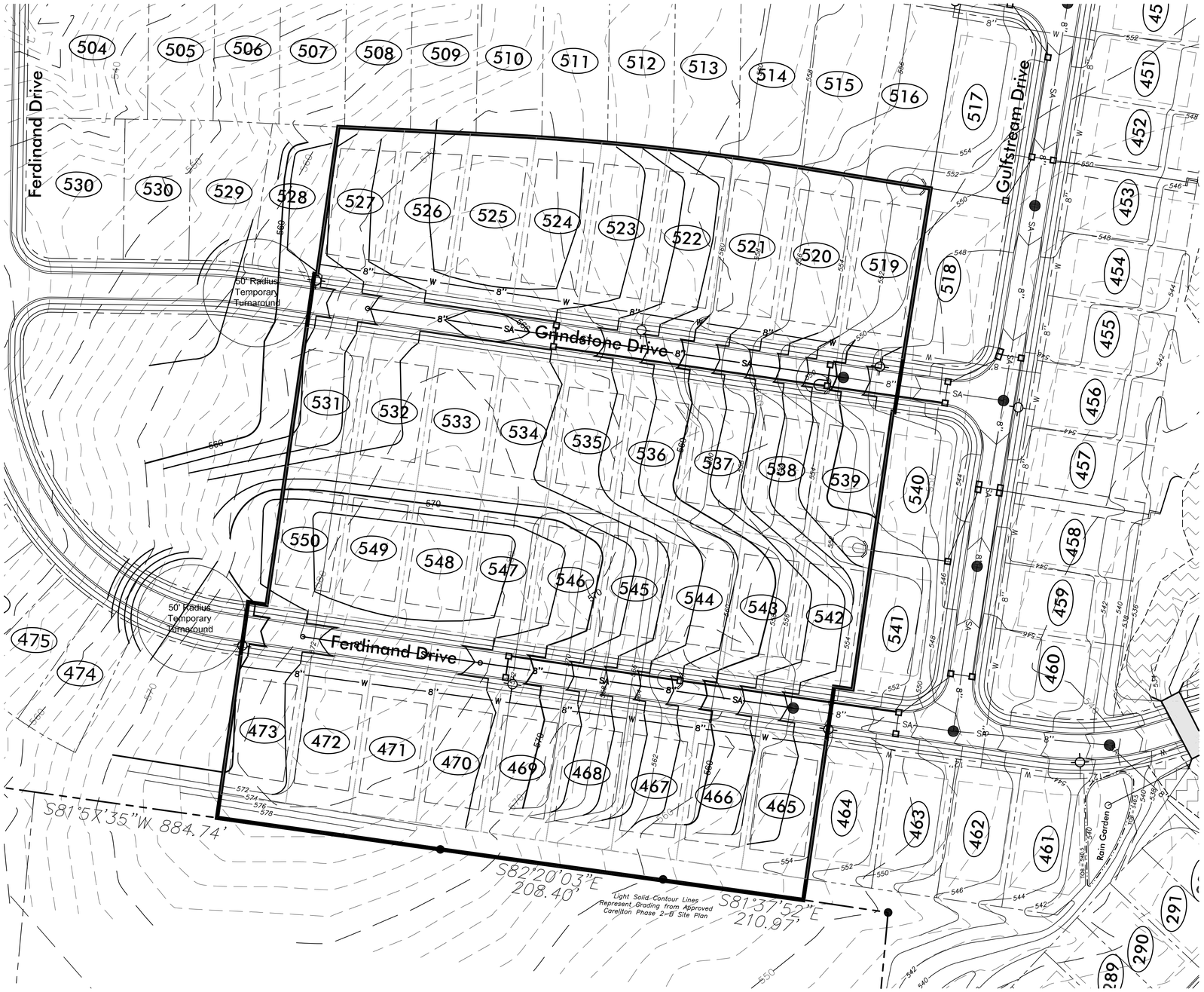
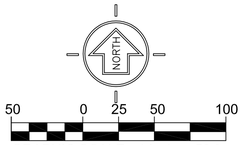
- PLAN REVISION DATE: February 11, 2016

A NONE
B NONE
C NONE
D NONE

Phase 3B
Grading &
Utilities Plan
C4.1
11 of 16





Total Phase 3 Area = 35.93 Acres
Phase 3A Area = 11.06 Acres
Phase 3B Area = 16.46 Acres
Phase 3C Area = 8.41 Acres

Developer
Green Trails, LLC
Contact: Rick Deckbar
2925 Berry Hill Drive, Ste A
Nashville, TN 37204
Phone: (615) 397-4513

Engineer
Land Solutions Company, LLC
Contact: Kevin Estes, PE
2925 Berry Hill Drive, 2nd Floor
Nashville, TN 37204
Phone: (615) 300-8496
E-mail: kevin@landsolutionsco.net

Flood Note
No Portion of Phase 3 is located in a Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark
Located at the NE Corner of Phase 1-B. Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.65'

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

LAND SOLUTIONS COMPANY, LLC
2925 Berry Hill Drive, Nashville, TN 37204

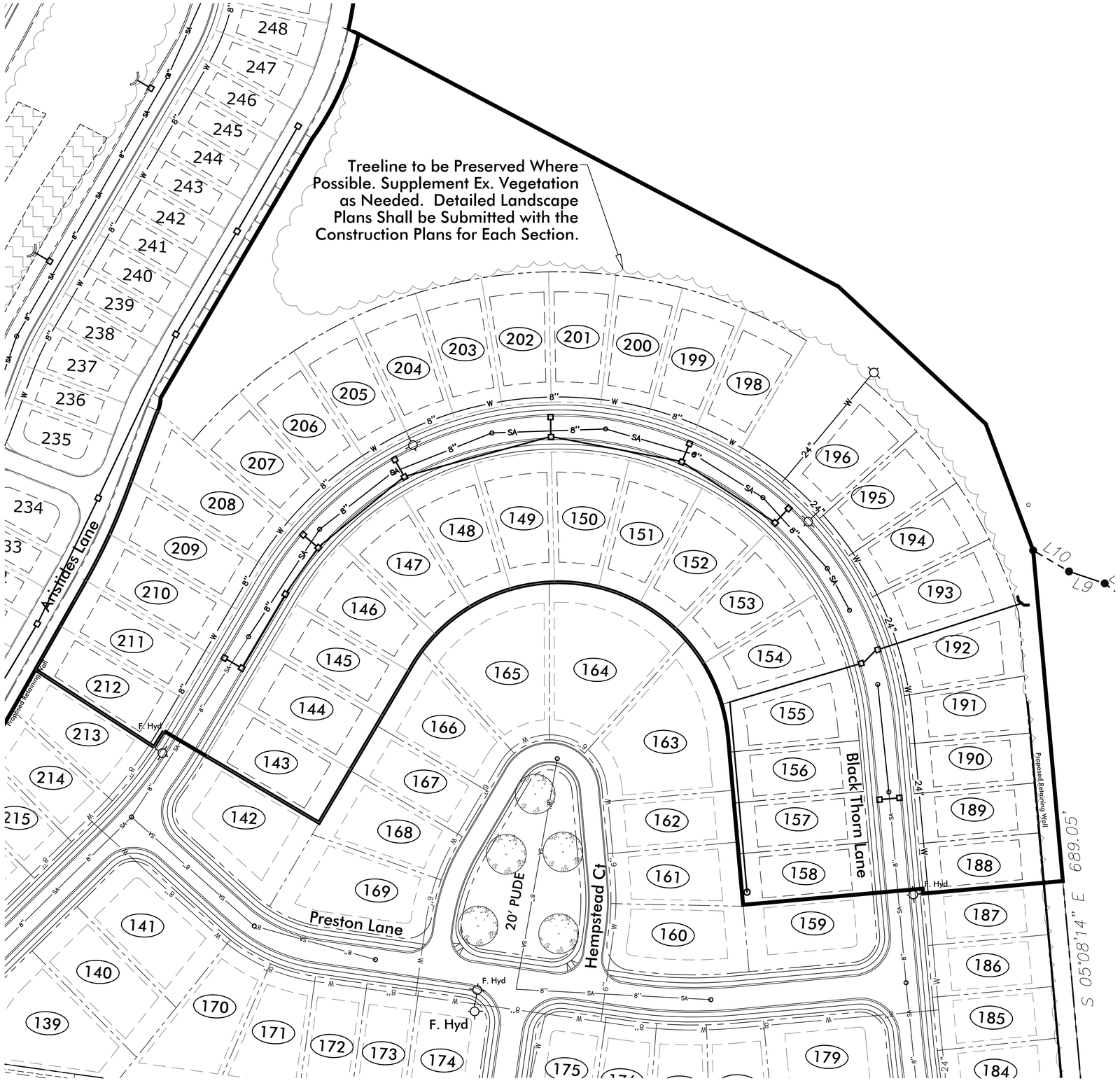
Carellton Phase 3A, 3B, & 3C
Amended Preliminary & Final Master Development Plan
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

ISSUANCE/REVISION NOTES:
- PLAN DATE: January 4, 2016
- PLAN REVISION DATE: February 11, 2016

A NONE
B NONE
C NONE
D NONE

Phase 3C
Grading &
Utilities Plan

C4.2



GRAPHIC SCALE - 1 inch = 50 ft.

Total Phase 3 Area = 35.93 Acres
Phase 3A Area = 11.06 Acres
Phase 3B Area = 16.46 Acres
Phase 3C Area = 8.41 Acres

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Phone: (615) 397-4513

Engineer
Land Solutions Company, LLC
Contact: Kevin Estes, PE
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Nashville, TN 37204
Phone: (615) 300-8496
E-mail: kevin@landsolutionsco.net

Flood Note
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Benchmark
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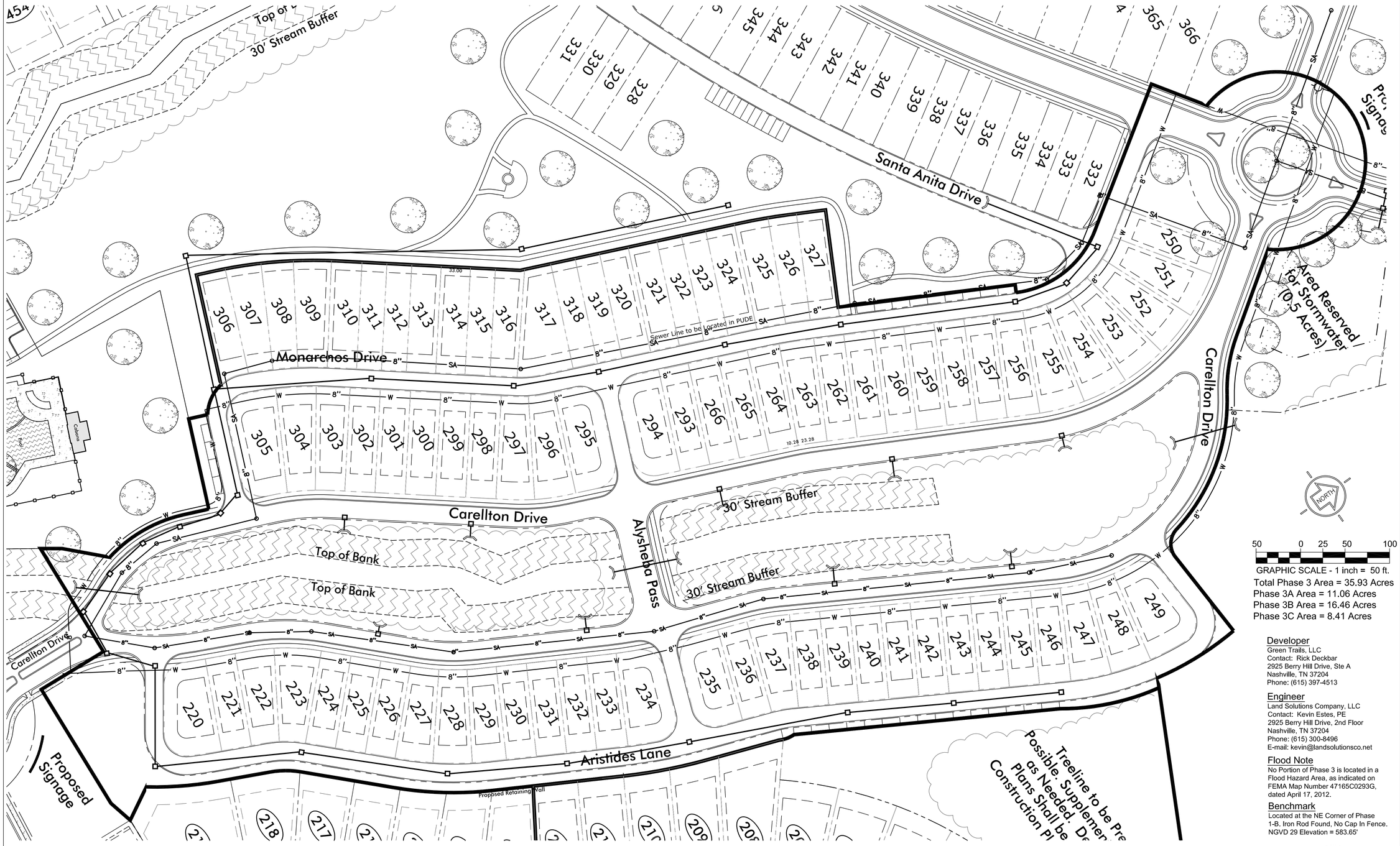
Carellton Phase 3A, 3B, & 3C
Amended Preliminary & Final Master Development Plan
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

ISSUANCE/REVISION NOTES:
- PLAN DATE: January 4, 2016
- PLAN REVISION DATE: February 11, 2016

A NONE
B NONE
C NONE
D NONE

Phase 3A Landscape Plan

C5.0



Total Phase 3 Area = 35.93 Acres
Phase 3A Area = 11.06 Acres
Phase 3B Area = 16.46 Acres
Phase 3C Area = 8.41 Acres

Developer
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Phone: (615) 397-4513

Engineer
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Contact: Kevin Estes, PE
2925 Berry Hill Drive, 2nd Floor
Nashville, TN 37204
Phone: (615) 300-8496
E-mail: kevin@landsolutionsco.net

Flood Note
No Portion of Phase 3 is located in a Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark
Located at the NE Corner of Phase 1-B. Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.65'

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

KEVIN D. ESTES
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 108
STATE OF TENNESSEE

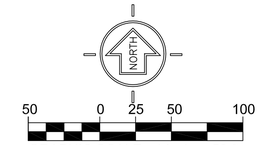
LAND SOLUTIONS
COMPANY, LLC
2925 Berry Hill Drive, Nashville, TN 37204

Carellton Phase 3A, 3B, & 3C
Amended Preliminary & Final Master Development Plan
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

ISSUANCE/REVISION NOTES:
- PLAN DATE: January 4, 2016
- PLAN REVISION DATE: February 11, 2016

A NONE
B NONE
C NONE
D NONE

Phase 3B Landscape Plan
C5.1
14 of 16



Total Phase 3 Area = 35.93 Acres
Phase 3A Area = 11.06 Acres
Phase 3B Area = 16.46 Acres
Phase 3C Area = 8.41 Acres

Developer
Green Trails, LLC
Contact: Rick Deckbar
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Nashville, TN 37204
Phone: (615) 397-4513

Engineer
Land Solutions Company, LLC
Contact: Kevin Estes, PE
2925 Berry Hill Drive, 2nd Floor
Nashville, TN 37204
Phone: (615) 300-8496
E-mail: kevin@landsolutionsco.net

Flood Note
No Portion of Phase 3 is located in a Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark
Located at the NE Corner of Phase 1-B. Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.65'

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

KEVIN D. ESTES
REGISTERED ENGINEER
AGRICULTURE
NUMBER 106
STATE OF TENNESSEE

LAND SOLUTIONS COMPANY, LLC
2925 Berry Hill Drive, Nashville, TN 37204

Carellton Phase 3A, 3B, & 3C
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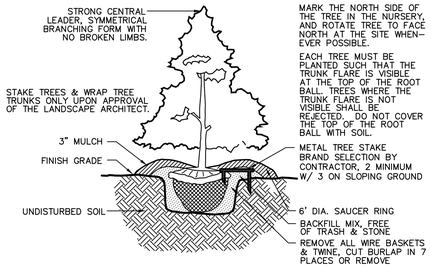
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

ISSUANCE/REVISION NOTES:
- PLAN DATE: January 4, 2016
- PLAN REVISION DATE: February 11, 2016

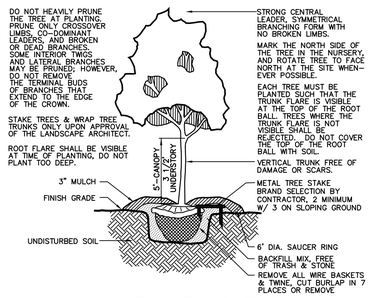
A NONE
B NONE
C NONE
D NONE

Phase 3C Landscape Plan

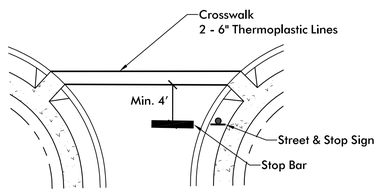
C5.2



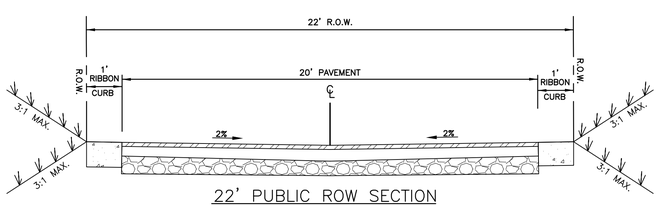
EVERGREEN TREE PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL



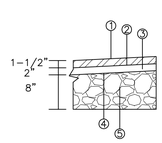
INTERSECTION SIGNAGE AND STRIPING DETAIL
N.T.S.

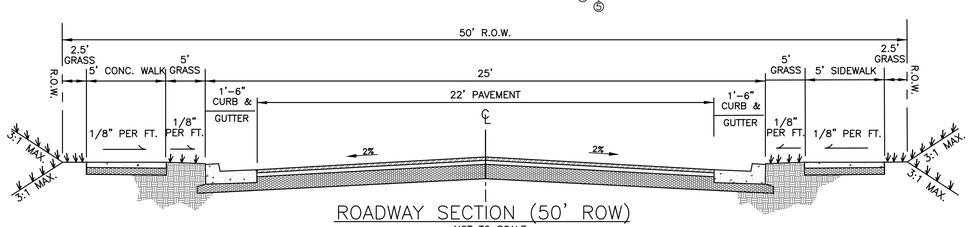


22' PUBLIC ROW SECTION
NOT TO SCALE

PAVEMENT SCHEDULE

① 1 1/2" ASPHALTIC CONCRETE SURFACE (411D)
② TACK COAT (SS-1)
③ 2" BITUMINOUS LEVELER
④ PRIME COAT (RS-2)
⑤ 8" STONE (GRADING D PUG MILL MIX)

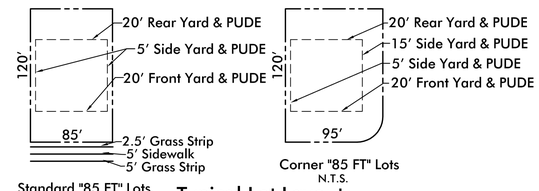




ROADWAY SECTION (50' ROW)
NOT TO SCALE

Manor Lot Type Configuration

Note: All Driveway Access Shall be a Minimum 20 Feet from Garage Door.



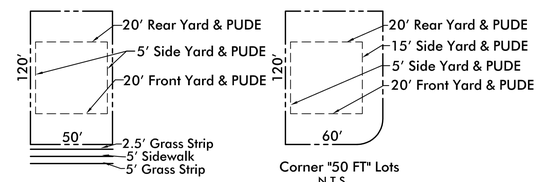
Standard "85 FT" Lots
N.T.S.

Corner "85 FT" Lots
N.T.S.

Typical Lot Layout
(85' Wide Nominal Lot)

Signature Lot Type Configuration

Note: All Driveway Access Shall be a Minimum 20 Feet from Garage Door.



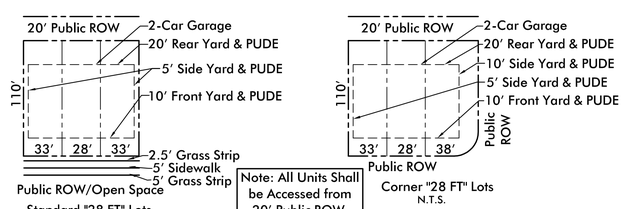
Standard "50 FT" Lots
N.T.S.

Corner "50 FT" Lots
N.T.S.

Typical Lot Layout
(50' Wide Nominal Lot)

Village Cottage Lot Type Configuration

Note: All Driveway Access Shall be a Minimum 20 Feet from Garage Door.



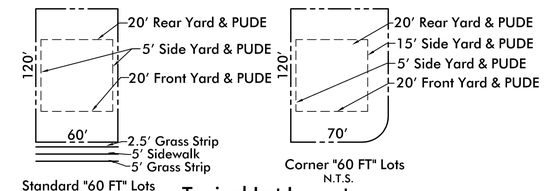
Standard "28 FT" Lots
N.T.S.

Corner "28 FT" Lots
N.T.S.

Typical Lot Layout
(28' Wide Townhomes)

Prestige Lot Type Configuration

Note: All Driveway Access Shall be a Minimum 20 Feet from Garage Door.



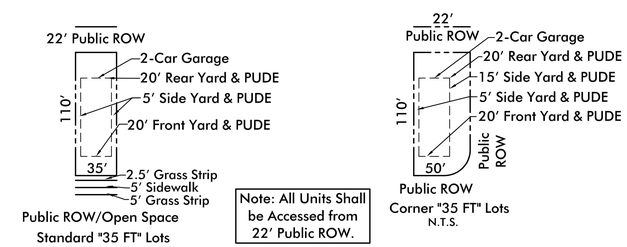
Standard "60 FT" Lots
N.T.S.

Corner "60 FT" Lots
N.T.S.

Typical Lot Layout
(60' Wide Nominal Lot)

Boulevard Cottage Lot Type Configuration

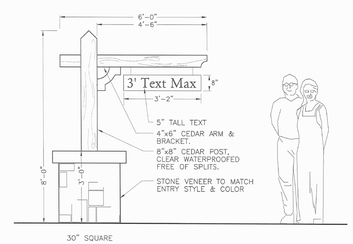
Note: All Driveway Access Shall be a Minimum 20 Feet from Garage Door.



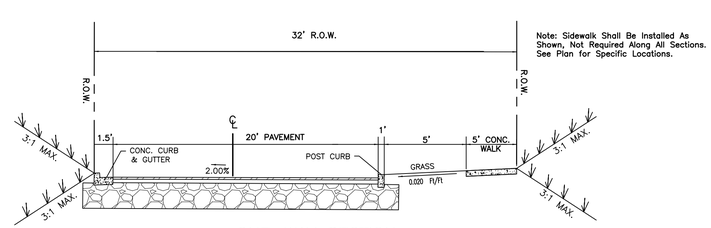
Standard "35 FT" Lots
N.T.S.

Public ROW
Corner "35 FT" Lots
N.T.S.

Typical Lot Layout
(35' Wide Cottages Lot)



ORNAMENTAL ENTRY SIGN DETAIL



ONE-WAY SECTION
NOT TO SCALE

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

LAND SOLUTIONS COMPANY, LLC
2925 Berry Hill Drive, Nashville, TN 37204

Carellton Phase 3A, 3B, & 3C
Amended Preliminary & Final Master Development Plan
Being Parcels 7.00, 7.01, and 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

ISSUANCE/REVISION NOTES:
- PLAN DATE: January 4, 2016
- PLAN REVISION DATE: February 11, 2016

A NONE
B NONE
C NONE
D NONE

Details Sheet

C6.0

ITEM 7

GMRPC Resolution No. 2016-15

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A PRELIMINARY PLAT FOR CARELLTON PHASE 3A, CONTAINING 40 SINGLE FAMILY LOTS, ONE (1) PUBLIC RIGHT-OF-WAY EXTENSION, AND ONE (1) OPEN SPACE TRACT ON 11.04 (+/-) ACRES, LOCATED NORTH OF LONG HOLLOW PIKE AND EAST OF CARELLTON DRIVE – (1-1495-16B)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Plat submitted by Land Solutions Company, LLC at its regular meeting on February 22, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-403 and §13-4-303 and Gallatin Subdivision Regulations, Chapter 1, Section 1-104, items 1-11 and Chapter 2, Section 2-103:

1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Emerging Suburban Neighborhood Community Character Area.

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

3. The Preliminary Plat is consistent with the purpose and intent of the Residential 8 Planned Residential Development (R8-PRD) Zoning District and the Amended Preliminary Master Development Plan and Final Master Development Plan for Carellton Phase 3-A.

4. The Preliminary Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.

5. The Preliminary Plat complies with the requirements of the subdivision regulations as described in Chapter 2, Section 2-103, Gallatin Subdivision Regulations.

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

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

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Preliminary Plat for Carellton Phase 3-A, consisting of a 2 sheet plan, prepared by Land Solutions Company, LLC, of Nashville, Tennessee, dated January 25, 2016, and a revision date of February 11, 2016, as submitted.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 2/22/16

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY

CITY ATTORNEY

EXHIBIT A

ITEM 7
PLANNING DEPARTMENT STAFF REPORT

Preliminary Plat for Carellton Phase 3-A
(1-1495-16B)
Located North of Long Hollow Pike and East of Carellton Drive.
Date: February 22, 2016

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF A PRELIMINARY PLAT FOR CARELLTON PHASE 3A, A MAJOR SUBDIVISION, TO CREATE 40 SINGLE FAMILY LOTS, EXTEND ONE (1) PUBLIC RIGHT-OF-WAY, AND CREATE ONE (1) OPEN SPACE TRACT ON 11.04 (+/-) ACRES, LOCATED NORTH OF LONG HOLLOW PIKE AND EAST OF CARELLTON DRIVE.

OWNER:	**GREEN TRAILS, LLC (RICK DECKBAR)**
APPLICANT:	**DEWEY ESTES ENGINEERING (MICHAEL DEWEY, P.E.)**
STAFF RECOMMENDATION:	**APPROVAL OF GMRPC RESOLUTION 2016-15**
STAFF CONTACT:	**KEVIN CHASTINE, AICP**
PLANNING COMMISSION DATE:	**FEBRUARY 22, 2016**

PROPERTY OVERVIEW: The owner and applicant requests approval of a Preliminary Plat for Carellton Phase 3-A, a major subdivision, to create 40 single family lots, extend one (1) public right-of-way, and create one (1) open space tract on 11.04 (+/-) acres, located north of Long Hollow Pike and west of Carellton Drive. The property is currently zoned Residential-8 Planned Residential Development (R8-PRD). One-Family Detached Dwellings and Multi-Family Dwellings are permitted uses in the R8-PRD zone district. (Attachment 7-1)

CASE BACKGROUND:

Previous Approvals

On December 19, 2006, prior to annexation into the City if Gallatin, the Sumner County Planning Commission approved an Amended Preliminary Master Development Plan for The Paddock. On June 23, 2007, the Sumner County Planning Commission approved the Final Master Development Plan for The Paddock.

On April 15, 2008, the City of Gallatin established the Residential-8-Planned Residential Development (R8-PRD) zoning with the Preliminary Master Development Plan for The Paddock. The zoning became effective upon annexation on May 2, 2008.

On May 23, 2011, the Gallatin Planning Commission approved, with conditions, an extension of the Sumner County approval for the Paddock Final Master Development Plan (PC9803-11). On June 23, 2011, the Planning Commission approved the Final Plat for Phase 1-A (PC File #1-15-08C) of The Paddock. The Final Plat for Phase 1-A was recorded on July 25, 2013. On August 26, 2013, the Planning Commission approved the Preliminary Plat for Carellton Phase 1-B. On December 9, 2013, the Planning Commission

approved the Final Plat for Phase 1-B. The Final Plat was recorded on April 2, 2014 (P.B. 28 Pg. 122-126).

On January 27, 2014, the Planning Commission recommended approval of an Amended Preliminary Master Development Plan for the Carellton subdivision, Phases 2 through 8. On March 18, 2014, City Council approved, on second reading, the Amended Preliminary Master Development Plan.

On April 18, 2014, the Planning Commission approved the Final Master Development Plan for Phase 2 Sections A and B (PC0268-14).

On December 14, 2015, the Planning Commission approved a minor amendment to the Carellton Preliminary Master Development Plan and approved the Final Master Development Plan for Carellton Phase 3-A, 3-B, 3-C, and 3-D (PC File# 8-1316-15).

An Amended Preliminary Master Development Plan for the Carellton Subdivision and a Final Master Development Plan for Phase 3A, 3B, and 3C was considered as Item 6 on February 22, 2016 agenda (PC File# 8-1500-16).

DISCUSSION:

Proposed Development
The Preliminary Plat for Carellton Phase 3-A proposes a total of 40 lots for 40 single family detached dwelling units on 11.04 (+/-) acres. Phase 3-A includes the extension of one (1) public right-of-way (Black Thorn Lane) and the creation of one (1) open space tract (Open Space Tract 'C'). There is approximately 1.34 (+/-) acres of public right-of-way and 2.78 (+/-) acres of open space.

Natural Features
The natural topography for the existing vacant farmland slopes from the highest points of elevation (624') located along the eastern boundary with a steady descent to the west towards an existing creek. The creek generally runs along the westerly boundary of Phase 3-A and Phase 3-D. No portion of Carellton Phase 3-A is located within a flood hazard area.

Adjacent or Area Uses
To the north is Tract 3. To the south is Phase 2-A, which is currently under construction. Phase 2-A contains 40 single family lots. To the east is a portion of Tract 3, a single family residence on a large parcel (Tax Map 124 Parcel 8.00) zoned Agricultural Residential (A). To the west is future Phase 3-B, which is a part of the FMDP application also condiered on this agenda.

Lot Layout
The proposed Amended Preliminary Master Development Plan for Carellton (File #8-1500-16) consists of eight (8) different lot types that vary in size and shape to accommodate the proposed housing type. Phase 3-A contains 40 Signature Lots. Signature Lots are a minimum of 50 foot wide and 6,000 square feet in area. All 40 lots in Phase 3-A meet or

exceed the Signature Lot width and size requirements. A Lot Area Table, containing all lot sizes, is provided on Sheet C1.0 of the Preliminary Plat. (Attachment 7-1)

Engineering noted that the five (5) foot Public Utility and Drainage Easements located on all side lot lines effectively constitutes a variance from subdivision regulations. The Subdivision Regulations, Section 2-106.2, requires a width of 20 feet (10 feet on each side of a common lot line). The P.U.D.E. widths were approved as part of the Amended Preliminary Master Development Plan.

Streets/Access
The Preliminary Plat includes and extension of Black Thorne Lane, which will complete the looping connection of this roadway. Black Thorn Lane was first created in Phase 1-A and has been extended thorugh Phase 1-B, 2-A, and now into 3-A.

The proposed street extension will consists of a 50 foot wide right-of-way matching the existing segment of Black Thorn Lane located in Phase 2-A. Black Thorn Lane will include five (5) feet wide sidewalks and five (5) foot wide grass strips on both sides of the street. All total there will be 1.34 acres of new public rights-of-way within Phase 3-A.

Floodplain and Floodway
No portion of Phase 3-A is located within a special flood hazard area.

Parking
The parking ratio for any residential use is two (2) parking spaces per unit. With 40 lots shown on the Preliminary Plat for Phase 3-A, a total of 80 parking spaces is required. The Preliminary Plat states a minimum of 80 parking spaces will be provided within garages. Additional parking spaces will be provided within the driveway of each lot.

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

Site Surety
The applicant is required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080. Surety Required of the Gallatin Zoning Ordinance. At the time of final plat approval the applicant shall submit a site surety, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits.

Open Space and Bufferyard
The Preliminary Plat shows one (1) proposed open space tract – Open Space Tract 'C', which is 2.78 acres. The approved FMDP indicates an Alternative Type 45 Bufferyard located along the northern and eastern boundaries of Phase 3-A. The FMDP states the existing landscape material will be maintained and additional landscape material will be added as needed.

Engineering Division Comments
The Engineering Division reviewed and commented on the Preliminary Plat. All Engineering Division comments have been satisfied.

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

FINDINGS:

1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Emerging Suburban Neighborhood Community Character Area.

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

3. The Preliminary Plat is consistent with the purpose and intent of the Residential 8 Planned Residential Development (R8-PRD) Zoning District and the Amended Preliminary Master Development Plan and Final Master Development Plan for Carellton Phase 3-A.

4. The Preliminary Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.

5. The Preliminary Plat complies with the requirements of the subdivision regulations as described in Chapter 2, Section 2-103, Gallatin Subdivision Regulations.

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

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

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

RECOMMENDATION:
The Planning Department recommends that the Gallatin Municipal-Regional Planning Commission approve GMRPC Resolution 2016-15, Preliminary Plat for Carellton Phase 3-A, consisting of a two (2) sheet plat, prepared by Land Solutions, of Nashville, Tennessee, dated January 25, 2016, and revision date of February 11, 2016, as submitted.

EXHIBIT A

ATTACHMENTS
Attachment 7-1 Location Map for Carellton Phase 3-A
Attachment 7-2 Preliminary Plat for Carellton Phase3-A (PC File# 1-1495-16B)

I:\ACTIVITIES & PROJECT TYPES\MAJOR SUBDIVISIONS\Carrellton\Carellton, Ph. 3A - Preliminary Plat\Item 7 Carellton Phase 3A Preliminary Plat – Staff Report – (1-1495-16B) KC

Location Map

Carellton Subdivision - Phase 3-A
Preliminary Plat
PC File# 1-1495-16B

Prepared By: Kevin Chastine, AICP
Prepared On: February 18, 2016

ATTACHMENT 7-1

Preliminary Plat
for
Carellton
Phase 3A

Being Parcels 7.01, 7.02, and 7.05 on Tax Map 124

Gallatin, Sumner County, Tennessee

Project Notes

1. The purpose of this submittal is to obtain approval of a Preliminary Plat for Phase 3-A of this development, consisting of 40 Single-Family Dwellings on 40 Lots.

2. Any excavation, fill or disturbance of the existing ground must be done in accordance with the standards of the City of Gallatin Department of Public Works.

3. This property does NOT lie in a Flood Hazard Area as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012. Base Flood Elevations have not been determined by FEMA.

4. All public streets, curbs, and sidewalks are to be constructed in conformance with the City of Gallatin Engineering Division design standards.

5. Wheelchair accessible curbs ramps, complying with applicable Engineering Division standards, shall be constructed at all street crossings.

6. Individual water and/or sanitary sewer service lines are required for each lot.

7. The final Construction Documents shall indicate the proposed method to deal with stormwater runoff for this project.

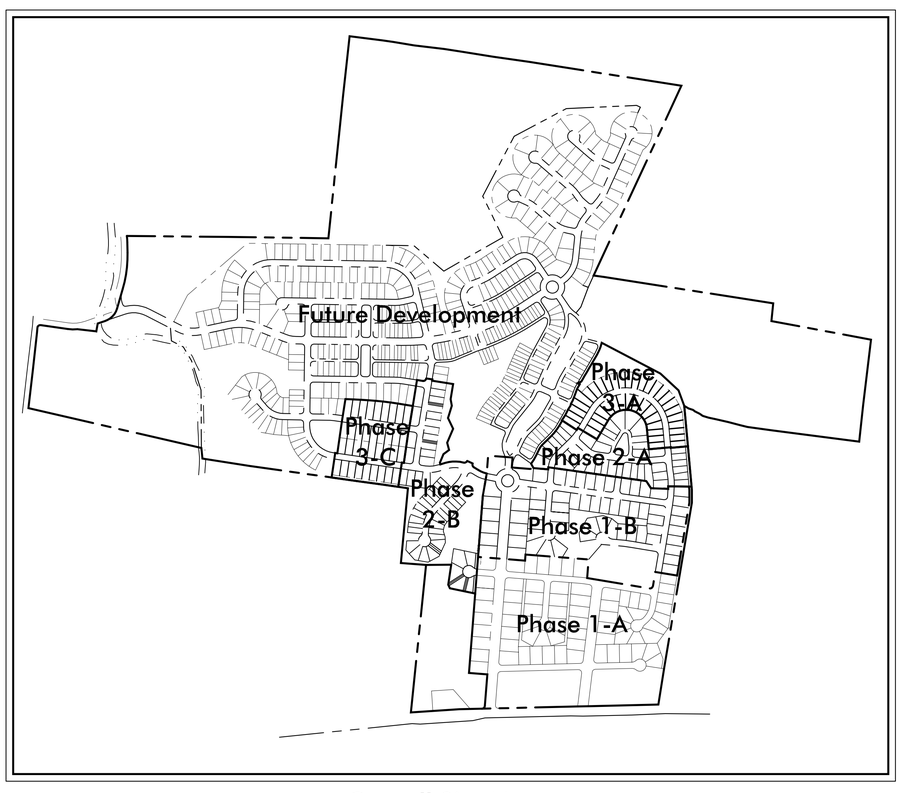
8. All areas designated as Open Space will be owned and maintained by the Homeowners' Association.

9. All Construction and Use of the Proposed Facility to Meet the Applicable Performance Standards as Set Forth in the City of Gallatin Zoning Ordinance, Section 13.02.

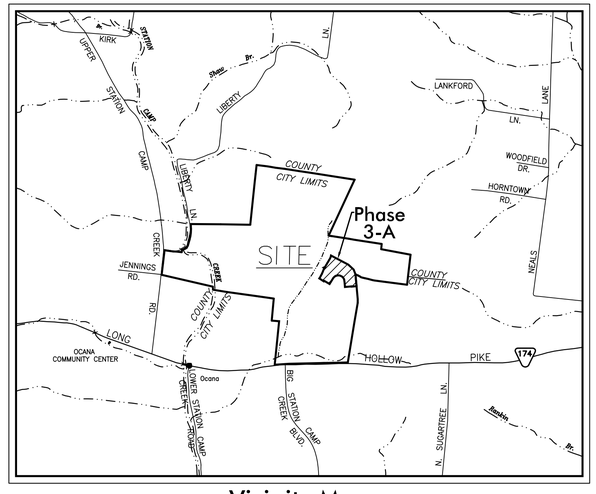
10. The owner/developer of this property is responsible for all financial matters.

11. Developers of the Carellton are responsible for the installation of a traffic signal at the intersection of Big Station Camp Boulevard/Long Hollow Pike/Carellton Drive per conditions of previous approval outlined in 6-28-2005 Sumner County Planning Commission minutes. A signal warrant study shall be performed by the developer(s) upon request by the City of Gallatin Engineering Division. Upon meeting signal warrants, the developer(s) shall install a signal to City standards. To ensure completion of the signal, a surety shall be posted prior to recording of each plat in the Carellton development. A pro-rata surety amount will be based upon the amount of traffic generated by the Carellton development to warrant a traffic signal.

12. Approval is conditioned with the understanding that upon completion of the Station Camp Corridor Traffic Study by the City of Gallatin, Final Master Development Plans, including final plats and site plans, will be subject to the findings and recommendations of said study. Pro-rata contributions toward traffic infrastructure improvements, as recommended in the study or subsequent traffic studies submitted for development review and approval, may be required of development impacting select needed infrastructure improvements.



Overall Site Map
Scale 1"=600'



Vicinity Map
NTS

Sheet Schedule

C0.0	Preliminary Plat
C1.0	Preliminary Plat

Project Summary

Site Data

Councilmatic District #4
Council Person Craig Hayes

Property Location/Address:
Located at the Intersection of Long Hollow Pike and Big Station Camp Creek Blvd Gallatin, TN 37066

Property Owner: Green Trails, LLC
Contact: Rick Deckbar
Address: 2925 Berry Hill Drive, Ste A
Nashville, TN 37204
Phone: (615) 397-4513

Engineer: Land Solutions Company, LLC
Contact: Kevin Estes, PE
Address: 2925 Berry Hill Drive
2nd Floor
Nashville, TN 37204
Phone: (615) 300-8496

Site Information

Tax Map 124, Parcels 7.01, 7.02 & 7.05

Zoning - R8(PRD)

Current Use: Vacant

Proposed Use: Residential (Single Family)

Plan Preparation Date: January 25, 2016
Plan Revision Date: February 11, 2016

Site Breakdown:
Total Lots - 40 (50' Wide Lots)

Phase 3A Area - 11.04 Acres
Lot Area - 6.92 Acres
ROW Area - 1.34 Acres
Open Space Area - 2.78 Acres

Parking Required:
80 Total Parking Stalls (2 Stalls/Unit)

Parking Provided:
80 Garage Stalls (2-Car Garage/Unit)

Maximum Building Height: 2 Stories

Certificate of Planning Commission Preliminary Approval Note:
Approved by the Gallatin Municipal-Regional Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission are _____.

This preliminary plat approval does not constitute approval of this subdivision in the final form and does not constitute approval for recording of the plat.

Flood Note
No Portion of Phase 3A is located in a Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark
Located at the NE Corner of Phase 1-B. Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.65'

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

KEVIN D. ESTES
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 108
STATE OF TENNESSEE

LAND SOLUTIONS COMPANY, LLC
2925 Berry Hill Drive, Nashville, TN 37204

Carellton
Phase 3-A
Being Parcels 7.01, 7.02, and 7.05 on Tax Map 124
Gallatin, Sumner County, Tennessee

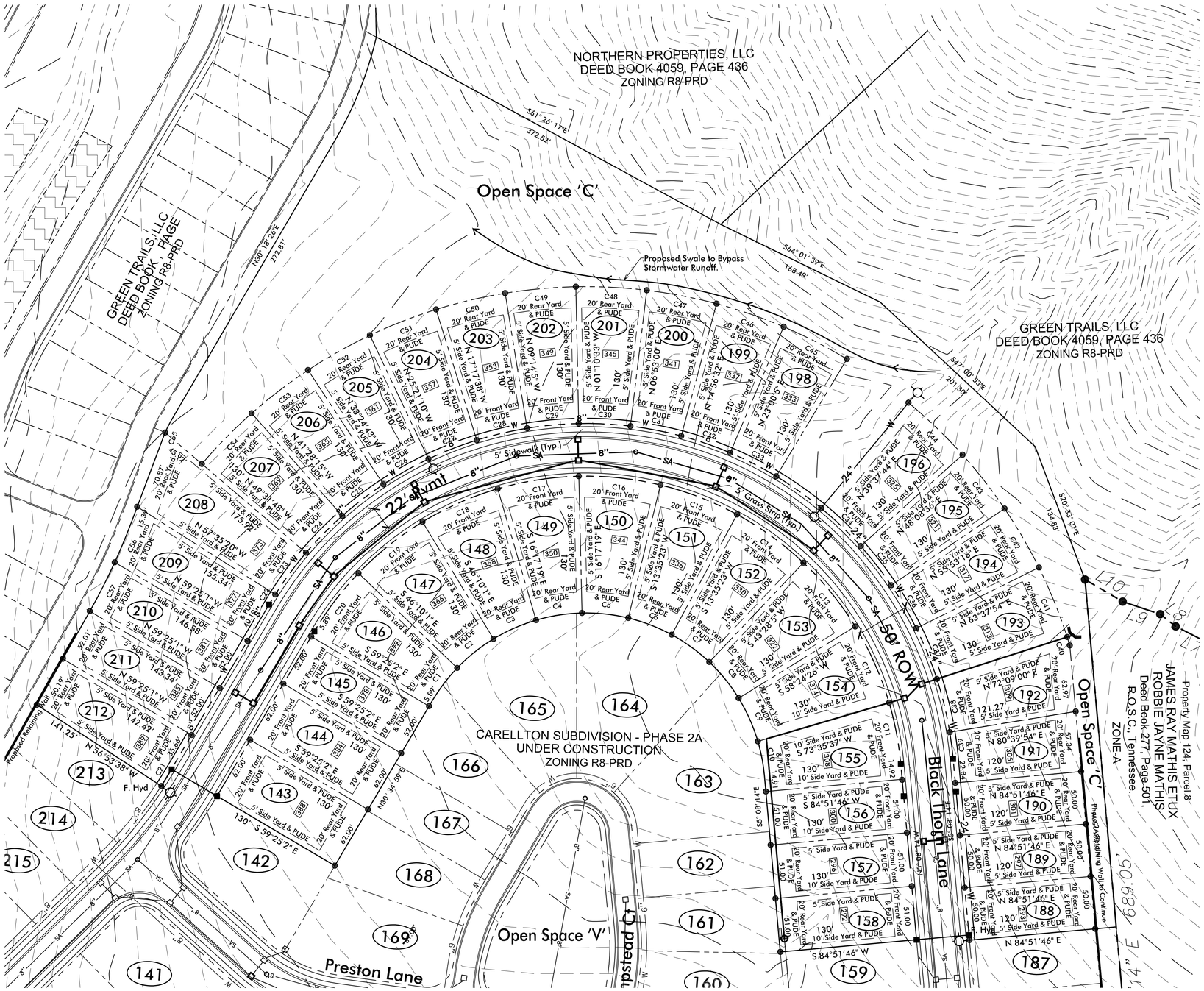
ISSUANCE/REVISION NOTES:
- PLAN DATE: January 25, 2016
- PLAN REVISION DATE: February 11, 2016

A NONE
B NONE
C NONE
D NONE

Preliminary Plat

C0.0

Lot Area Table		
Lot #	Acres	Sq.Ft.
143	0.19	8060.3
144	0.19	8060.2
145	0.16	6760.2
146	0.18	7831.0
147	0.19	7965.7
148	0.19	7965.7
149	0.19	7965.6
150	0.19	7965.5
151	0.19	7965.5
152	0.19	7965.4
153	0.19	7965.3
154	0.19	8097.0
155	0.19	7947.3
156	0.16	6629.8
157	0.16	6629.8
158	0.16	6629.8
188	0.14	6000.1
189	0.14	6000.2
190	0.14	6000.2
191	0.15	6360.5
192	0.18	7700.6
193	0.18	8021.5
194	0.17	7292.0
195	0.17	7291.9
196	0.18	8018.0
198	0.18	7588.5
199	0.18	7588.5
200	0.18	7588.4
201	0.18	7588.4
202	0.18	7588.4
203	0.18	7588.4
204	0.18	7588.3
205	0.18	7588.3
206	0.18	7588.3
207	0.18	7588.3
208	0.24	10017.6
209	0.19	8090.2
210	0.18	7518.2
211	0.18	7429.5
212	0.18	7563.2



NORTH

50 0 25 50 100

GRAPHIC SCALE - 1 inch = 50 ft.

Phase 3A Area = 11.02 Acres

Developer
Green Trails, LLC
Contact: Rick Deckbar
2925 Berry Hill Drive, Ste A
Nashville, TN 37204
Phone: (615) 397-4513

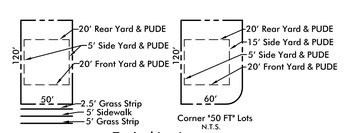
Engineer
Land Solutions Company, LLC
Contact: Kevin Estes, PE
2925 Berry Hill Drive, 2nd Floor
Nashville, TN 37204
Phone: (615) 300-8496
E-mail: kevin@landsolutionsco.net

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.31	170.00	13.25	N37° 12' 29"E	39.23
C2	44.33	170.00	14.94	N51° 18' 09"E	44.20
C3	44.33	170.00	14.94	N66° 14' 30"E	44.20
C4	44.33	170.00	14.94	N81° 10' 51"E	44.20
C5	44.33	170.00	14.94	S83° 52' 48"E	44.20
C6	44.33	170.00	14.94	S68° 56' 27"E	44.20
C7	44.33	170.00	14.94	S54° 00' 05"E	44.20
C8	44.33	170.00	14.94	S39° 03' 44"E	44.20
C9	45.06	170.00	15.19	S23° 59' 59"E	44.93
C10	33.44	170.00	11.27	S10° 46' 19"E	33.38
C11	59.00	300.00	11.27	N10° 46' 18"W	58.91
C12	79.51	300.00	15.19	N23° 59' 57"W	79.28
C13	78.22	300.00	14.94	N39° 03' 43"W	78.00
C14	78.22	300.00	14.94	N54° 00' 03"W	78.00
C15	78.22	300.00	14.94	N68° 56' 24"W	78.00
C16	78.22	300.00	14.94	N83° 52' 45"W	78.00
C17	78.22	300.00	14.94	S81° 10' 54"W	78.00
C18	78.22	300.00	14.94	S66° 14' 33"W	78.00
C19	78.22	300.00	14.94	S51° 18' 11"W	78.00
C20	75.27	300.02	14.37	S36° 41' 24"W	75.07
C21	20.75	434.95	2.73	N31° 43' 14"E	20.75
C22	11.17	350.00	1.83	N31° 29' 50"E	11.17
C23	49.23	350.00	8.06	N36° 26' 27"E	49.19
C24	49.23	350.00	8.06	N44° 30' 00"E	49.19
C25	49.23	350.00	8.06	N52° 33' 33"E	49.19
C26	49.23	350.00	8.06	N60° 37' 05"E	49.19
C27	49.23	350.00	8.06	N68° 40' 38"E	49.19
C28	49.23	350.00	8.06	N76° 44' 11"E	49.19
C29	49.23	350.00	8.06	N84° 47' 43"E	49.19
C30	49.23	350.00	8.06	S87° 08' 44"E	49.19
C31	49.23	350.00	8.06	S79° 05' 12"E	49.19
C32	49.23	350.00	8.06	S71° 01' 39"E	49.19
C33	49.23	350.00	8.06	S62° 58' 07"E	49.19
C34	52.02	349.84	8.52	S46° 06' 49"E	51.97
C35	47.30	350.00	7.74	S37° 59' 03"E	47.27
C36	47.30	349.97	7.74	S30° 14' 25"E	47.27
C37	52.03	344.72	8.65	S22° 04' 20"E	51.99
C38	52.01	343.41	8.68	S13° 37' 46"E	51.96
C39	25.64	350.00	4.20	S7° 14' 10"E	25.64
C40	8.35	480.00	1.00	N17° 21' 06"W	8.35
C41	71.36	480.00	8.52	N22° 06' 34"W	71.30
C42	64.88	479.37	7.75	N30° 14' 26"W	64.83
C43	64.88	480.41	7.74	N37° 59' 04"W	64.83
C44	71.34	479.77	8.52	N46° 06' 51"W	71.27
C45	67.52	480.00	8.06	N62° 58' 09"W	67.46
C46	67.52	480.00	8.06	N71° 01' 42"W	67.46
C47	67.52	480.00	8.06	N79° 05' 14"W	67.46
C48	67.52	480.00	8.06	N87° 08' 46"W	67.46
C49	67.52	480.00	8.06	S84° 47' 41"W	67.46
C50	67.52	480.00	8.06	S76° 44' 09"W	67.46
C51	67.52	480.00	8.06	S68° 40' 36"W	67.46
C52	67.52	480.00	8.06	S60° 37' 04"W	67.46
C53	67.52	480.00	8.06	S52° 33' 31"W	67.46
C54	67.52	480.00	8.06	S44° 29' 59"W	67.46
C55	4.44	100.00	2.55	S21° 49' 28"W	4.44
C56	41.59	600.00	3.97	S22° 32' 12"W	41.58
C57	52.12	600.00	4.98	S27° 00' 39"W	52.10

- Headwall
- Storm Catch Basin
- Storm Pipe
- Fire Hydrant
- Water Main
- Sewer Manhole
- Sewer Main
- Concrete Monument
- Iron Rod

Signature Lot Type Configuration

Note: All Driveway Access Shall be a Minimum 20 Feet from Garage Door.



Typical Lot Layout
(50' Wide Nominal Lot)

Flood Note

No Portion of Phase 3 is located in a Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark

Located at the NE Corner of Phase 1-B. Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.65'

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REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 109126
STATE OF TENNESSEE

LAND SOLUTIONS COMPANY, LLC
2925 Berry Hill Drive, Nashville, TN 37204

Carellton
Phase 3-A

Being Parcels 7.01, 7.02, and 7.05 on Tax Map 124
Gallatin, Sumner County, Tennessee

ISSUANCE/REVISION NOTES:
- PLAN DATE: January 25, 2016
- PLAN REVISION DATE: February 11, 2016

A NONE
B NONE
C NONE
D NONE

Preliminary Plat

C1.0

2 of 2

ITEM 8

GMRPC Resolution No. 2016-14

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A PRELIMINARY PLAT FOR CARELLTON PHASE 3-C, CONTAINING 36 SINGLE FAMILY LOTS, TWO (2) PUBLIC RIGHT-OF-WAY EXTENSIONS, AND ONE (1) OPEN SPACE TRACT ON 8.41 (+/-) ACRES, LOCATED NORTH OF LONG HOLLOW PIKE AND WEST OF CARELLTON DRIVE – (1-1491-16B)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Plat submitted by Land Solutions Company, LLC at its regular meeting on February 22, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-403 and §13-4-303 and Gallatin Subdivision Regulations, Chapter 1, Section 1-104, items 1-11 and Chapter 2, Section 2-103:

1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Emerging Suburban Neighborhood Community Character Area.

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

3. The Preliminary Plat is consistent with the purpose and intent of the Residential 8 Planned Residential Development (R8-PRD) Zoning District and the Amended Preliminary Master Development Plan and Final Master Development Plan for Carellton Phase 3-C.

4. The Preliminary Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.

5. The Preliminary Plat complies with the requirements of the subdivision regulations as described in Chapter 2, Section 2-103, Gallatin Subdivision Regulations.

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

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

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Preliminary Plat for Carellton Phase 3-C, consisting of a 2 sheet plan, prepared by Land Solutions Company, LLC, of Nashville, Tennessee, dated January 25, 2016, and a revision date of February 11, 2016, with the following conditions:

1. All Right-of-Way PC and PT corners shall be marked with concrete monuments.
2. Submit three (3) corrected folded copies of the Preliminary Plat, including one (1) full size and two (2) half size copies, to the Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 2/22/16

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

EXHIBIT A

ITEM 8
PLANNING DEPARTMENT STAFF REPORT

Preliminary Plat for Carellton Phase 3-C
(1-1491-16B)
Located North of Long Hollow Pike and West of Carellton Drive.
Date: February 22, 2016

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF A PRELIMINARY PLAT FOR CARELLTON PHASE 3-C, A MAJOR SUBDIVISION, TO CREATE 36 SINGLE FAMILY LOTS, EXTEND TWO (2) PUBLIC RIGHTS-OF-WAY, AND EXTEND ONE (1) OPEN SPACE TRACT ON 8.41 (+/-) ACRES, LOCATED NORTH OF LONG HOLLOW PIKE AND WEST OF CARELLTON DRIVE.

OWNER:	**GREEN TRAILS, LLC (RICK DECKBAR)**
APPLICANT:	**DEWEY ESTES ENGINEERING (MICHAEL DEWEY, P.E.)**
STAFF RECOMMENDATION:	**APPROVAL OF GMRPC RESOLUTION 2016-14**
STAFF CONTACT:	**KEVIN CHASTINE, AICP**
PLANNING COMMISSION DATE:	**FEBRUARY 22, 2016**

PROPERTY OVERVIEW: The owner and applicant requests approval of a Preliminary Plat for Carellton Phase 3-C, a major subdivision, to create 36 single family lots, extend two (2) public rights-of-way, and extend one (1) open space tract on 8.41 (+/-) acres, located north of Long Hollow Pike and west of Carellton Drive. The property is currently zoned Residential-8 Planned Residential Development (R8-PRD). One-Family Detached Dwellings is a permitted use in the R8-PRD zone district. (Attachment 8-1)

CASE BACKGROUND:

Previous Approvals

On December 19, 2006, prior to annexation into the City if Gallatin, the Sumner County Planning Commission approved an Amended Preliminary Master Development Plan for The Paddock. On June 23, 2007, the Sumner County Planning Commission approved the Final Master Development Plan for The Paddock.

On April 15, 2008, the City of Gallatin established the Residential-8-Planned Residential Development (R8-PRD) zoning with the Preliminary Master Development Plan for The Paddock. The zoning became effective upon annexation on May 2, 2008.

On May 23, 2011, the Gallatin Planning Commission approved, with conditions, an extension of the Sumner County approval for the Paddock Final Master Development Plan (PC9803-11). On June 23, 2011, the Planning Commission approved the Final Plat for Phase 1-A (PC File #1-15-08C) of The Paddock. The Final Plat for Phase 1-A was recorded on July 25, 2013 (P.B. 28 PG 1). On August 26, 2013, the Planning Commission approved the Preliminary Plat for Carellton Phase 1-B. On December 9, 2013, the Planning

Commission approved the Final Plat for Phase 1-B. The Final Plat was recorded on April 2, 2014 (P.B. 28 Pg. 122-126).

On January 27, 2014, the Planning Commission recommended approval of an Amended Preliminary Master Development Plan for the Carellton subdivision, Phases 2 through 8. On March 18, 2014, City Council approved, on second reading, the Amended Preliminary Master Development Plan.

On April 18, 2014, the Planning Commission approved the Final Master Development Plan for Phase 2 Sections A and B (PC0268-14).

On December 14, 2015, the Planning Commission approved a minor amendment to the Carellton Preliminary Master Development Plan and approved the Final Master Development Plan for Carellton Phase 3-A, B, C, and D (PC File# 8-1316-15).

An Amended Preliminary Master Development Plan for the Carellton Subdivision and a Final Master Development Plan for Phase 3-A, 3-B, and 3-C was considered as Item 6 on the February 22, 2016 agenda (PC File# 8-1500-16).

DISCUSSION:

Proposed Development
The Preliminary Plat for Carellton Phase 3-C proposes a total of 36 lots for 36 single family detached dwelling units on 8.41 (+/-) acres. Phase 3-C includes the extension of two (2) public rights-of-way (Ferdinand Drive and Grindstone Drive) and the extension of one (1) open space tract (Open Space Tract 'A'). There is approximately 1.26 (+/-) acres of public right-of-way and .26 (+/-) acres of open space.

Natural Features
The natural topography for Phase 3-C slopes from the highest point of elevation (586'), at the southern boundary of Lots 548 and 549, down to the lowest point (550') of elevation located on the east side of lot 519.

Adjacent or Area Uses
To the north is future development (Phase 5) for the Carellton Subdivision. To the south is two (2) large parcels (Tax Map 124 Parcel 6.06 and 6.07) each containing a single family residence, both parcels are zoned Agricultural Residential (A). To the east is Phase 2-B, which is currently under construction. To the west is future development (Phase 6) for the Carellton Subdivision which is all zoned R8-PRD.

Lot Layout
The proposed Amended Preliminary Master Development Plan for Carellton (File #8-1500-16) consists of eight (8) different lot types that vary in size and shape to accommodate the proposed housing types. Phase 3-C contains 36 Prestige Lots. Prestige Lots are a minimum of 60 foot wide and 7,200 square feet in area. All 36 lots in Phase 3-C meet or exceed the Prestige Lot width and size requirements. A Lot Area Table, containing all lot sizes, is provided on Sheet C1.0 of the Preliminary Plat. (Attachment 8-2)

Engineering noted that the five (5) foot wide Public Utility and Drainage Easements located on all side lot lines effectively constitutes a variance from subdivision regulations. The subdivision regulations, Section 2-106.2, require a width of 20 feet (10 feet on each side of a common lot line). The P.U.D.E. widths were approved as part of the Amended Preliminary Master Development Plan.

Streets/Access
The Preliminary Plat includes an extension of Ferdinand Drive 550 feet to the west and Grindstone Drive 552 feet to the west. Both of the rights-of-way were first created in Phase 2-B, which is currently under construction.

The proposed street extensions will consist of a 50 foot wide right-of-way and 22 foot pavement width, matching the existing segments located in Phase 2-B. Both street extensions will include five (5) feet wide sidewalks and five (5) foot wide grass strips on both sides of the street. All total there will be 1.26 acres of new public rights-of-way within Phase 3-C.

Floodplain and Floodway
No portion of Phase 3-C is located within a special flood hazard area.

Parking
The parking ratio for any residential use is two (2) parking spaces per unit. With 36 lots shown on the Preliminary Plat for Phase 3-C, 72 total parking spaces are required by the Gallatin Zoning Ordinance. The Preliminary Plat states a minimum of 72 parking spaces will be provided within garages. Additional parking spaces will be provided within the driveway of each lot.

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

Site Surety
The applicant is required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080. Surety Required of the Gallatin Zoning Ordinance. At the time of final plat approval the applicant shall submit a site surety, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits.

Open Space and Bufferyard
The Preliminary Plat shows one (1) proposed open space tract – Open Space Tract 'A', which is .26 acres. Open Space Tract 'A' was created in Phase 1-A and has been extended through Phase 1-B (Brixham Court) and Phase 2-B. Open Space Tract 'A' will extend to the west into future Phase 6. The approved FMDP was approved with no Bufferyard required within this portion of Open Space Tract 'A'.

Engineering Division Comments
The Engineering Division reviewed and commented on the Preliminary Plat. All Engineering Division comments have been satisfied, except those included as conditions of approval.

Other Departmental Comments
Other City Departments reviewed and commented on the Preliminary Plat. All Other Departmental Comments have been satisfied, except those included as conditions of approval.

FINDINGS:

1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Emerging Suburban Neighborhood Community Character Area.

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

3. The Preliminary Plat is consistent with the purpose and intent of the Residential 8 Planned Residential Development (R8-PRD) Zoning District and the Amended Preliminary Master Development Plan and Final Master Development Plan for Carellton Phase 3-C

4. The Preliminary Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.

5. The Preliminary Plat complies with the requirements of the subdivision regulations as described in Chapter 2, Section 2-103, Gallatin Subdivision Regulations.

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

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

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

RECOMMENDATION:
The Planning Department recommends that the Gallatin Municipal-Regional Planning Commission approve GMRPC Resolution 2016-14, Preliminary Plat for Carellton Phase 3-C, consisting of a two (2) sheet plat, prepared by Land Solutions, of Nashville, Tennessee, dated January 25, 2016, and revision date of February 11, 2016, with the following conditions:

1. All Right-of-Way PC and PT corners shall be marked with concrete monuments
2. Submit three (3) corrected folded copies of the Preliminary Plat, including one (1) full size and two (2) half size copies, to the Planning Department.

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

ATTACHMENTS

Attachment 8-1 Location Map for Carellton Phase 3-C

Attachment 8-2 Preliminary Plat for Carellton Phase 3-C (File #1-1491-16B)

I:\ACTIVITIES & PROJECT TYPES\MAJOR SUBDIVISIONS\Carrellton\Carellton, Phase 3C - Preliminary Plat\Item 8 Carellton Phase 3C Preliminary Plat – Staff Report (1-1491-16B) KC

Location Map

Carellton Subdivision - Phase 3-C

Preliminary Plat

PC File# 1-1491-16B

Prepared By: Kevin Chastine, AICP

Prepared On: February 18, 2016

ATTACHMENT 1-8

Preliminary Plat
for
Carellton
Phase 3C

Being Parcels 7.01, 7.02, and 7.04 on Tax Map 124
Gallatin, Sumner County, Tennessee

Project Notes

1. The purpose of this submittal is to obtain approval of a Preliminary Plat for Phase 3-C of this development, consisting of 36 Single-Family Dwellings on 36 Lots.

2. Any excavation, fill or disturbance of the existing ground must be done in accordance with the standards of the City of Gallatin Department of Public Works.

3. This property does NOT lie in a Flood Hazard Area as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012. Base Flood Elevations have not been determined by FEMA.

4. All public streets, curbs, and sidewalks are to be constructed in conformance with the City of Gallatin Engineering Division design standards.

5. Wheelchair accessible curbs ramps, complying with applicable Engineering Division standards, shall be constructed at all street crossings.

6. Individual water and/or sanitary sewer service lines are required for each lot.

7. The final Construction Documents shall indicate the proposed method to deal with stormwater runoff for this project.

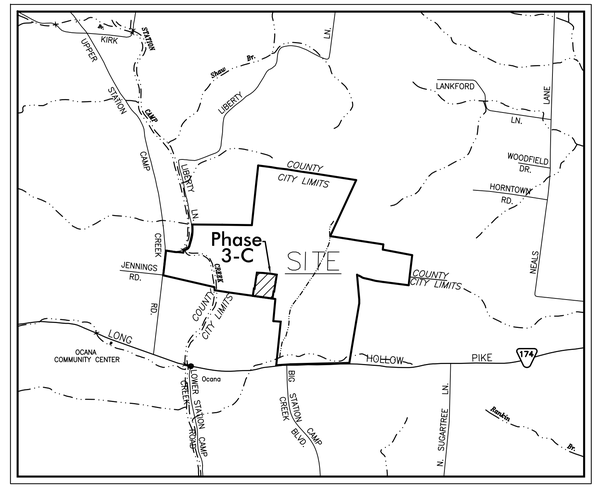
8. All areas designated as Open Space will be owned and maintained by the Homeowners' Association.

9. All Construction and Use of the Proposed Facility to Meet the Applicable Performance Standards as Set Forth in the City of Gallatin Zoning Ordinance, Section 13.02.

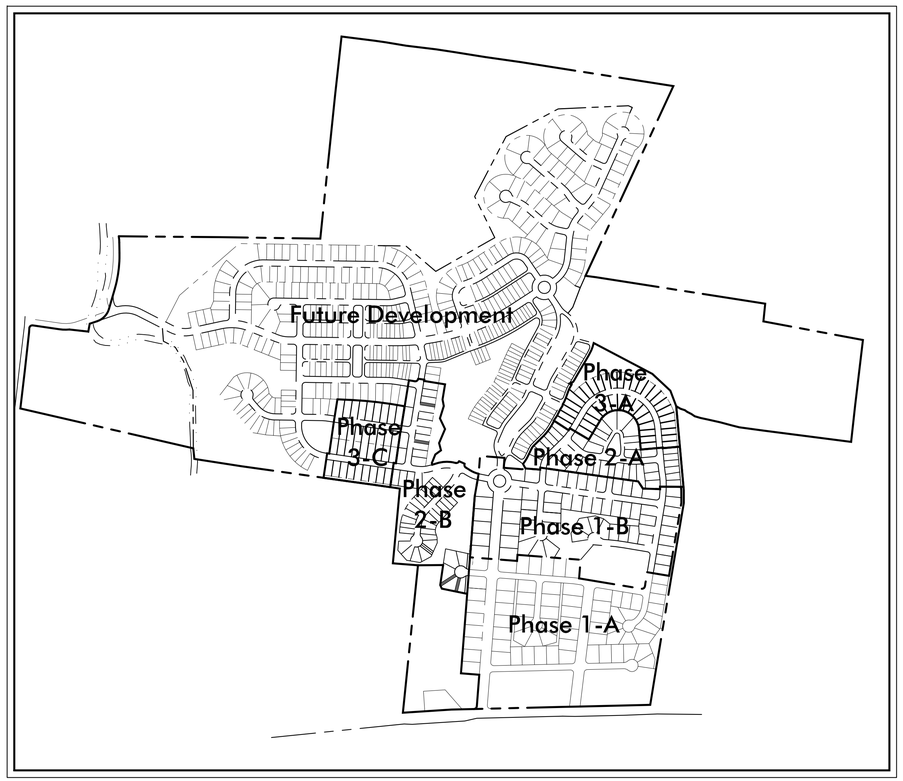
10. The owner/developer of this property is responsible for all financial matters.

11. Developers of the Carellton are responsible for the installation of a traffic signal at the intersection of Big Station Camp Boulevard/Long Hollow Pike/Carellton Drive per conditions of previous approval outlined in 6-28-2005 Sumner County Planning Commission minutes. A signal warrant study shall be performed by the developer(s) upon request by the City of Gallatin Engineering Division. Upon meeting signal warrants, the developer(s) shall install a signal to City standards. To ensure completion of the signal, a surety shall be posted prior to recording of each plat in the Carellton development. A pro-rata surety amount will be based upon the amount of traffic generated by the Carellton development to warrant a traffic signal.

12. Approval is conditioned with the understanding that upon completion of the Station Camp Corridor Traffic Study by the City of Gallatin, Final Master Development Plans, including final plats and site plans, will be subject to the findings and recommendations of said study. Pro-rata contributions toward traffic infrastructure improvements, as recommended in the study or subsequent traffic studies submitted for development review and approval, may be required of development impacting select needed infrastructure improvements.



Vicinity Map
NTS



Overall Site Map
Scale 1"=600'

Project Summary

Site Data

Councilmatic District #4
Council Person Craig Hayes

Property Location/Address:
Located at the Intersection of Long Hollow Pike and Big Station Camp Creek Blvd Gallatin, TN 37066

Property Owner: Green Trails, LLC
Contact: Rick Deckbar
Address: 2925 Berry Hill Drive, Ste A
Nashville, TN 37204
Phone: (615) 397-4513

Engineer: Land Solutions Company, LLC
Contact: Kevin Estes, PE
Address: 2925 Berry Hill Drive, 2nd Floor
Nashville, TN 37204
Phone: (615) 300-8496

Site Information

Tax Map 124, Parcels 7.01, 7.02 & 7.04

Zoning - R8(PRD)

Current Use: Vacant

Proposed Use: Residential (Single Family)

Plan Preparation Date: January 25, 2016
Plan Revision Date: February 11, 2016

Site Breakdown:
Total Lots - 36 (60' Wide Lots)

Phase 3-C Area - 8.41 Acres
Lot Area - 6.89 Acres
ROW Area - 1.26 Acres
Open Space Area - 0.26 Acres

Parking Required:
72 Total Parking Stalls (2 Stalls/Unit)

Parking Provided:
72 Garage Stalls (2-Car Garage/Unit)

Maximum Building Height: 2 Stories

Sheet Schedule

C0.0	Preliminary Plat
C1.0	Preliminary Plat

Certificate of Planning Commission Preliminary Approval Note:
Approved by the Gallatin Municipal-Regional Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission are _____.

This preliminary plat approval does not constitute approval of this subdivision in the final form and does not constitute approval for recording of the plat.

Flood Note
No Portion of Phase 3C is located in a Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark
Located at the NE Corner of Phase 1-B. Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.65'

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

KEVIN D. ESTES
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 109631
STATE OF TENNESSEE

LAND SOLUTIONS COMPANY, LLC
2925 Berry Hill Drive, Nashville, TN 37204

Carellton
Phase 3-C
Being Parcels 7.01, 7.02, and 7.04 on Tax Map 124
Gallatin, Sumner County, Tennessee

ISSUANCE/REVISION NOTES:
- PLAN DATE: January 25, 2016
- PLAN REVISION DATE: February 11, 2016

A NONE
B NONE
C NONE
D NONE

Preliminary Plat
C0.0
1 of 2

Lot Area Table		
Lot #	Acres	Sq.Ft.
465	0.18	7930.0
466	0.18	7930.0
467	0.18	7930.0
468	0.18	7930.0
469	0.18	7930.0
470	0.18	7930.0
471	0.18	7930.0
472	0.18	7930.0
473	0.18	7930.0
519	0.23	10011.8
520	0.23	9859.8
521	0.23	9910.7
522	0.23	9889.8
523	0.22	9778.0
524	0.22	9575.1
525	0.21	9282.0
526	0.21	8938.1
527	0.20	8591.2
531	0.18	7930.0
532	0.18	7930.0
533	0.18	7930.0
534	0.18	7930.0
535	0.18	7930.0
536	0.18	7930.0
537	0.18	7930.0
538	0.18	7930.0
539	0.18	7930.0
542	0.18	7930.0
543	0.18	7930.0
544	0.18	7930.0
545	0.18	7930.0
546	0.18	7930.0
547	0.18	7930.0
548	0.18	7930.0
549	0.18	7930.0
550	0.18	7930.0

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	35.10	2500.00	0.80	N86° 42' 32"W	35.10
C2	61.14	2500.00	1.40	N85° 36' 22"W	61.14
C3	61.06	2500.00	1.40	N84° 12' 21"W	61.05
C4	61.01	2500.00	1.40	N82° 48' 25"W	61.01
C5	61.00	2500.00	1.40	N81° 24' 32"W	61.00

GRAPHIC SCALE - 1 inch = 50 ft.

Phase 3C Area = 8.41 Acres

Developer
Green Trails, LLC
Contact: Rick Deckbar
2925 Berry Hill Drive, Ste A
Nashville, TN 37204
Phone: (615) 397-4513

Engineer
Land Solutions Company, LLC
Contact: Kevin Estes, PE
2925 Berry Hill Drive, 2nd Floor
Nashville, TN 37204
Phone: (615) 300-8496
E-mail: kevin@landsolutionsco.net

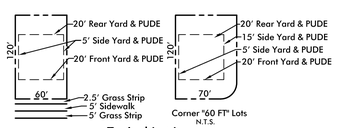
Flood Note
No Portion of Phase 3 is located in a Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012.

Benchmark
Located at the NE Corner of Phase 1-B. Iron Rod Found, No Cap In Fence. NGVD 29 Elevation = 583.65'

- Headwall
- Storm Catch Basin
- Storm Pipe
- Fire Hydrant
- Water Main
- Sewer Manhole
- Sewer Main
- Concrete Monument
- Iron Rod

Prestige Lot Type Configuration

Note: All Driveway Access Shall be a Minimum 20 Feet from Garage Door.



Typical Lot Layout
(60' Wide Nominal Lot)

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

KEVIN D. ESTES
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 106120
STATE OF TENNESSEE

LAND SOLUTIONS
COMPANY, LLC
2925 Berry Hill Drive, Nashville, TN 37204

Carellton
Phase 3-C
Being Parcels 7.01, 7.02, and 7.04 on Tax Map 124
Gallatin, Sumner County, Tennessee

ISSUANCE/REVISION NOTES:
- PLAN DATE: January 25, 2016
- PLAN REVISION DATE: February 11, 2016

A NONE
B NONE
C NONE
D NONE

Preliminary Plat

C1.0

2 of 2

ITEM 9

GMRPC Resolution No. 2016-18

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING AN AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN AND A REVISED FINAL MASTER DEVELOPMENT PLAN FOR WELCH COLLEGE –PHASE 1, TO INCLUDE A PRESIDENT'S RESIDENCE, ON A PORTION OF A 64.34 (+/-) ACRE PARCEL, LOCATED EAST OF LOWER STATION CAMP CREEK ROAD AND NORTH OF BISON TRAIL. (8-1499-15)

WHEREAS, the applicant submitted an application for an Amended Preliminary Master Development Plan and Revised Final Master Development Plan consistent with Section 12.02.050 of the City of Gallatin Zoning Ordinance; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Amended Preliminary Master Development Plan and Revised Final Master Development Plan submitted by the applicant, Civil Design Consultants, LLC, at its regular meeting on February 22, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to T.C.A. §13-3-413; §13-4-310; §13-4-104; & §13-7-201 and G.Z.O. Article 12, §12.02.020 and §12.02.030:

1. The Amended Preliminary Master Development Plan and Revised Final Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the College Character Area.
2. The Amended Preliminary Master Development Plan and Revised Final Master Development Plan is consistent with the purpose and intent of the Residential-6 (R6) zone district and is consistent with the Amended Preliminary Master Development Plan for Hidden Creek - Welch College approved by Ordinance #01312-69 on February 24, 2015 with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements.
3. The Amended Preliminary Master Development Plan and Revised Final Master Development Plan is consistent with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

4. The legal purposes for which zoning regulations exists have not been contravened.
5. The Amended Preliminary Master Development Plan and Revised Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
6. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action - The Gallatin Municipal-Regional Planning Commission hereby approves an Amended Preliminary Master Development Plan and Revised Final Master Development Plan for Welch College, Phase 1, consisting of a five (5) sheet plan prepared by Civil Design Consultants, LLC of Nashville, TN, with job No. 13-011-01, dated January 25, 2016, a two (2) sheet plan set of architectural elevations prepared by Poco Designs, LLC of Nashville, TN, dated January 25, 2016, with the following conditions:

1. Approval of the amendment shall apply only to that portion of the Welch College Campus for the Proposed Presidential Residence as depicted on Plan Sheet 1, 2, 3, & 4.
2. The applicant shall include a note on Sheet 1 stating, *"Any construction in the floodplain will require an elevation certificate and development permit."*
3. Modify the FEMA note on Plan Sheet 1 to state: "Portions of the property subject to this amendment are within Flood Zones "A" and "X" as .....". "The property subject to this amendment lies within Flood Zone "A". Development on this portion of the property shall comply with Article 10, Section 10.03 of the Gallatin Zoning Ordinance.
4. Re-align the sidewalk to provide a crosswalk at the northern portion of the site so that the sidewalk does not terminate into a parking space, but connects to the sidewalk within the remainder of the campus.
5. Submit stormwater runoff analysis/calculations/report(s) with the construction plans.
6. Provide details of all stormwater management practices on the construction plans as well as in stormwater analysis.
7. Revise the EPSC sheets to show a double row of wire-backed silt fence along the stream.
8. Submit three (3) corrected and folded copies of the Final Master Development Plan, which addresses all conditions of approval, prior to the issuance of a building permit.

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

IT IS SO ORDERED.
PRESENT AND VOTING

AYE:

NAY:

DATED: 2/22/16

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

EXHIBIT A

ITEM 9
PLANNING DEPARTMENT STAFF REPORT

Amended PMDP and Revised FMDP for Welch College - Phase 1 (8-1499-16)
East of Lower Station Camp Creek Road and North of Bison Trail
Date: February 14, 2016

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF AN AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN AND A REVISED FINAL MASTER DEVELOPMENT PLAN FOR WELCH COLLEGE – PHASE 1 TO INCLUDE A PRESIDENT'S RESIDENCE, ON A PORTION OF A 64.34 (+/-) ACRE PARCEL LOCATED AT EAST OF LOWER STATION CAMP CREEK ROAD AND NORTH OF BISON TRAIL.

OWNER:	**WELCH COLLEGE**
APPLICANT:	**CIVIL DESIGN CONSULTANTS (JARED GRAY)**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF PC RESOLUTION 2016-18**
STAFF CONTACT:	**KEVIN CHASTINE**
PLANNING COMMISSION DATE:	**FEBRUARY 22, 2016**

PROPERTY OVERVIEW: The owner and applicant are requesting approval of an Amended Preliminary Master Development Plan and a Revised Final Master Development Plan for Welch College - Phase 1 to include a President's Residence. The property contains 64.34 *(+/-)* acres and is located east of Lower Station Camp Creek Road and North of Bison Trail. (Attachment 9-1)

CASE BACKGROUND:

Previous Approvals

At the September 27, 2004 meeting, the Planning Commission approved a Plan of Service and an Annexation request for the subject property (PC File #6-4-04 and PC File #6-3-04 respectively). The Planning Commission also approved a Preliminary Master Development Plan for the property known as Station Camp Area 4 (formerly known as Franklin Farms) (PC File #3-20-04). The Plan of Service and Annexation and the Preliminary Master Development Plan for the Station Camp Area 4 project was approved at Second Reading at the November 5, 2004 City Council meeting.

That plan rezoned Tract 1 containing 59.725 (+/-) acres to Residential-15 Planned Residential Development (R15 PRD), Tract 2 containing 213.553 (+/-) acres to Planned General Commercial (PGC), Tract 3, containing 105.546 (+/-) acres, to Residential-6 (R6), and Tract 4 containing 29.396 (+/-) acres, to Residential-6 (R6) for a total of 408.22 (+/-) acres, located on the west side of Big Station Camp Boulevard. The Welch College property was included in the Residential-6 (R6) district.

At the July 25, 2005 meeting, the Planning Commission recommended approval of the Preliminary Master Development Plan for The Groves (PC File #3-7-05). The Groves Preliminary Master Development Plan included 412 townhomes, 84 brownstones, 74 cottage homes, and 410 apartments on Tract 3 containing 105.546 (+/-) acres and Tract 4

containing 29.396 (+/-) acres located on Big Station Camp Boulevard. The Preliminary Master Development Plan for that project was approved at Second Reading at the September 6, 2005 City Council meeting. This PMDP includes portions of what is now the Welch College site.

At the June 26, 2006 meeting, the Planning Commission approved a Final Master Development Plan for Phase 1 of The Groves (PC File #8-33-06). The Final Master Development Plan for The Groves, Phase 1, included 144 town homes on 20.49 (+/-) acres located on Big Station Camp Boulevard. The Planning Commission also approved a major subdivision preliminary plat for The Groves, Phase 1 at the same meeting (PC File #1-30-06B). The preliminary plat for The Groves, Phase 1 included 144 lots on 20.487 (+/-) acres on Big Station Camp Boulevard. Since a final plat was never submitted, the preliminary plat expired.

The Planning Commission discussed the Hidden Creek Subdivision project at the March 10, 2008 Work Session and was presented with a project update at the April 28, 2008 meeting. On May 16, 2008, the Planning Commission recommended approval of the Hidden Creek Rezoning with a Preliminary Master Development Plan. The rezoning with Preliminary Master Development Plan was approved on 2nd Reading at the July 15, 2008 Gallatin City Council meeting and included the Welch College Campus.

On May 18, 2009, the Planning Commission recommended approval of an Amended Preliminary Master Development Plan for Hidden Creek, which included the Gallatin Public Safety Building, to the Gallatin City Council. The Amended Preliminary Master Development Plan passed Second Reading at the July 7, 2009 City Council meeting.

On November 25, 2014, the Planning Commission recommended that City Council approve an Amended Preliminary Master Development Plan for Hidden Creek - Welch College (PC0199-13). The Amended Preliminary Master Development Plan passed Second Reading at the February 24, 2015 City Council meeting. This approved the development of Welch College in two phases.

On April 27, 2015, the Planning Commission approved a Final Master Development Plan for Welch College, Phase 1. (PC File 8-390-15). (Attachment 9-2)

DISCUSSION:

Proposed Development

The owner and applicant are requesting approval of an Amended Preliminary Master Development Plan and a Revised Final Master Development Plan for Welch College - Phase 1 to include a President's residence. The property contains 64.34 (+/-) acres and is located east of Lower Station Camp Creek Road and north of Bison Trail.

The property is zoned Residential-6 (R6) and dwelling; one-family detached is a permitted use. The Community Education use is a conditional use and was approved by Planning Commission as part of the Hidden Creek Amended Preliminary Master Development Plan. Phase 1 of the Welch College includes the southern portion of the Welch College campus and includes five (5) buildings and associated parking areas. The buildings and parking areas are accessed from a private driveway that connects with Bison Trail. The President's

residence, 4,586 square feet, is proposed east of the private entrance drive and to the southeast of the Administration Building.

Floodplain and Floodway

FEMA Flood Insurance Rate Map (FIRM) Panel # 47165C0406G shows nearly half of Welch College Phase 1 is located within the floodway or the 100 year floodplain of Lower Station Camp Creek (Attachment 9-3). The location of the President's residence places the home within flood zone "A", a flood hazard area associated with a tributary of Station Camp Creek.

The FEMA FIRM Panel indicates the tributary of Station Camp Creek has both Zone AE and A areas. The President's residence is located within the Zone A, which means no flood elevation has been established for this area. Section 10.03.070.B(1) of the Gallatin Zoning Ordinance states, *"Within unnumbered A zones, where base flood elevations have not been established and where alternative data is not available, the Administrator shall require the lowest floor of a building to be elevated or floodproofed to a level of at least three (3) feet above the highest adjacent grade. . ."* The highest adjacent grade to the President's residence is 480'. The Amended PMDP and Revised FMDP states the Finished Floor Elevation (FFE) is 483.1, which is more than three (3) feet above highest adjacent grade. The FFE of the residence (483.1) is slightly lower in elevation than the Administration Building (FFE 483.5), located to the northwest of the residence. Complying with the requirement to elevate the Finished Floor does not relieve the owner from having to obtain Flood insurance on the structure.

Achieving the finished floor elevation of 483.1 is accomplished by adding approximately one (1) foot of fill material to level the project site to an elevation of 480 and raising the residence itself as indicated on Plan Sheet 2.

The applicant shall include a note on Plan Sheet 1 stating, *"Any construction in the floodplain will require an elevation certificate and development permit.".* The FEMA note should be modified to apply to the structure subject to this amendment as described in the Resolution.

Buildings and Architectural Elevations

The applicant provided architectural elevations for the President's residence (Attachment 9-4 - Sheets 1&2). The 4,586 square foot residence is one-and-a-half stories in height with a complex roof design. All elevations of the residence are sheathed in brick that will match the other buildings on campus. The front elevation is symmetrical in design with a centrally located double-door entrance covered by a projecting gable roof portico that is supported by Doric columns. The centrally located front entrance is flanked by two (2) twelve-over-twelve double hung windows on both sides. Located directly above each of the four (4) windows and the entrance, is a gable roof dormer that contains a single six-over-six double hung windows. The front elevation begins with a twelve (12) course water table sheathed with a contrasting brick color and pattern compared to the remainder of the elevation. The remaining portion of the front elevation is sheathed with a larger brick and is topped with a dentil molding detail. The most prevalent architectural feature of the front elevation and the house in general is the all brick end chimneys that extend well above the ridgeline of the roof.

Staff recommends the Planning Commission approve the architectural elevations, for the president's residence, as submitted. (Attachment 9-3 - Sheets 1 and 2)

Buffering/Landscaping/Screening
No portion of the Phase 1 bufferyard and landscape plan will change due to the inclusion of the residence for the college president. No additional bufferyard or landscape material is required due to the inclusion of the President's residence.

Access and Transportation
Phase 1 of the Welch College campus is oriented so that the only access point will be located onto Bison Trail. The President's residence is located east of the private entrance drive and southeast of the Administration Building. The residence will be accessed by a 16 foot wide driveway that leads to an oval shaped turn around located at the front entrance of the residence. A smaller, 12 foot wide driveway, provides access to the attached garage located on the southeast elevation of the residence.

Parking
The Gallatin Zoning Ordinance requires two (2) parking spaces per single family dwelling unit. The applicant is proposing a total of five (5) parking spaces. The parking spaces are divided into two (2) regular spaces located within the attached garage and three (3) handicapped parking spaces located at the northern end of the circular driveway. There is also a five (5) foot wide sidewalk that connects the circular driveway to a parking lot to the north of the residence. The sidewalk should align with a crosswalk to access the internal portion of the campus and not terminate at the head end of a parking space.

Signing
No signs are proposed as part of this amendment to the PMDP or revision to the FMDP. If additional signs are added in the future, the applicant shall submit a sign permit application for review and approval prior to the installation of any new signage.

Photometric Plan
No new lighting is proposed as part of the Amended PMDP and Revised FMDP. The fully compliant photometric plan approved as part of the Phase 1 Final Master Development Plan will not be altered.

Engineering Division Comments
The Engineering Division reviewed and commented on the Amended Preliminary Master Development Plan and the Revised Final Master Development Plan. The Engineering Division comments have been satisfied, except those included as conditions of approval.

Other Departmental Comments
Other City Departments reviewed and commented on the Preliminary Master Development Plan and Revised Final Master Development Plan. The Other Departmental comments have been satisfied, except those included as conditions of approval.

EXHIBIT A

The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to T.C.A. §13-3-413; §13-4-310; §13-4-104; & §13-7-201 and G.Z.O. Article 12, §12.02.020 and §12.02.030:

1. The Amended Preliminary Master Development Plan and Revised Final Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the College Character Area.
2. The Amended Preliminary Master Development Plan and Revised Final Master Development Plan is consistent with the purpose and intent of the Residential-6 (R6) zone district and is consistent with the Amended Preliminary Master Development Plan for Hidden Creek - Welch College approved by Ordinance #01312-69 on February 24, 2015 with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements.
3. The Amended Preliminary Master Development Plan and Revised Final Master Development Plan is consistent with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.
4. The legal purposes for which zoning regulations exists have not been contravened.
5. The Amended Preliminary Master Development Plan and Revised Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
6. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:

Staff recommends that the Planning Commission approve GMRPC Resolution 2016-18, an Amended Preliminary Master Development Plan and Revised Final Master Development Plan for Welch College, Phase 1, consisting of a six (6) sheet plan, prepared by Civil Design Consultants, LLC of Nashville TN, with job No. 13-011-01, dated January 25, 2016, a two (2) sheet plan set of architectural elevations prepared by Poco Designs, LLC of Nashville, TN, dated January 25, 2016, with the following conditions:

1. Approval of the amendment shall apply only to that portion of the Welch College Campus for the Proposed Presidential Residence as depicted on Plan Sheet 1, 2, 3, & 4.
2. The applicant shall include a note on Sheet 1 stating, *"Any construction in the floodplain will require an elevation certificate and development permit."*
3. Modify the FEMA note on Plan Sheet 1 to state: "Portions of the property subject to this amendment are within Flood Zones "A" and "X" as .....". "The property subject to this amendment lies within Flood Zone "A". Development on this portion of the property shall comply with Article 10, Section 10.03 of the Gallatin Zoning Ordinance.
4. Re-align the sidewalk to provide a crosswalk at the northern portion of the site so that the sidewalk does not terminate into a parking space, but connects to the sidewalk within the remainder of the campus.
5. Submit stormwater runoff analysis/calculations/report(s) with the construction plans.

EXHIBIT A

6. Provide details of all stormwater management practices on the construction plans as well as in stormwater analysis.
7. Revise the EPSC sheets to show a double row of wire-backed silt fence along the stream.
8. Submit three (3) corrected and folded copies of the Final Master Development Plan, which addresses all conditions of approval, prior to the issuance of a building permit.

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

ATTACHMENTS

Attachment 9-1	**Welch College Location Map**
Attachment 9-2	**Welch College, Phase 1, FMDP (PC File 8-390-15)**
Attachment 9-3	**FEMA FIRM Panel 47615C0406G**
Attachment 9-4	**Amended PMDP and Revised FMDP and Architectural Elevations**

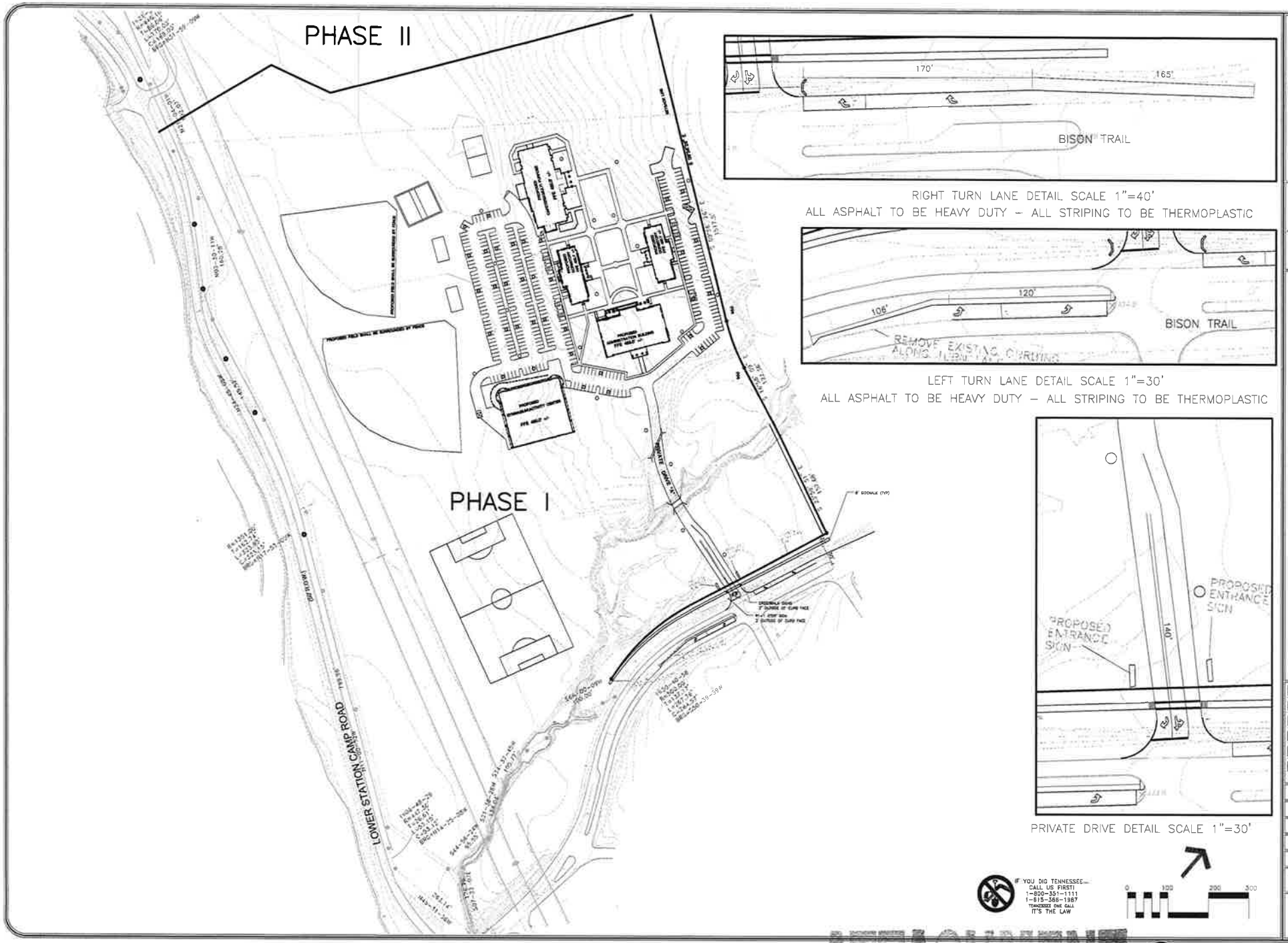
I:\ACTIVITIES & PROJECT TYPES\Rezoning with PMDP-FMDP\Welch College PMDP-FMDP\Welch College FMDP\Item 9 Welch College – Amended PMDP and Revised FMDP – Presidents House (8-1499-16) KC

Prepared By: Kevin Chastine, AICP
Prepared On: February 16, 2016

Location Map

Welch College - Amended PMDP and Revised FMDP
1045 Bison Trail - Between Lower Station Camp Creek Road and Big Station Camp Boulevard
PC File# 8-1499-16

ATTACHMENT 6-1



CIVIL DESIGN CONSULTANTS, LLC

JARED R. GRAY
STATE OF TENNESSEE

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

OVERALL PHASE I AREA

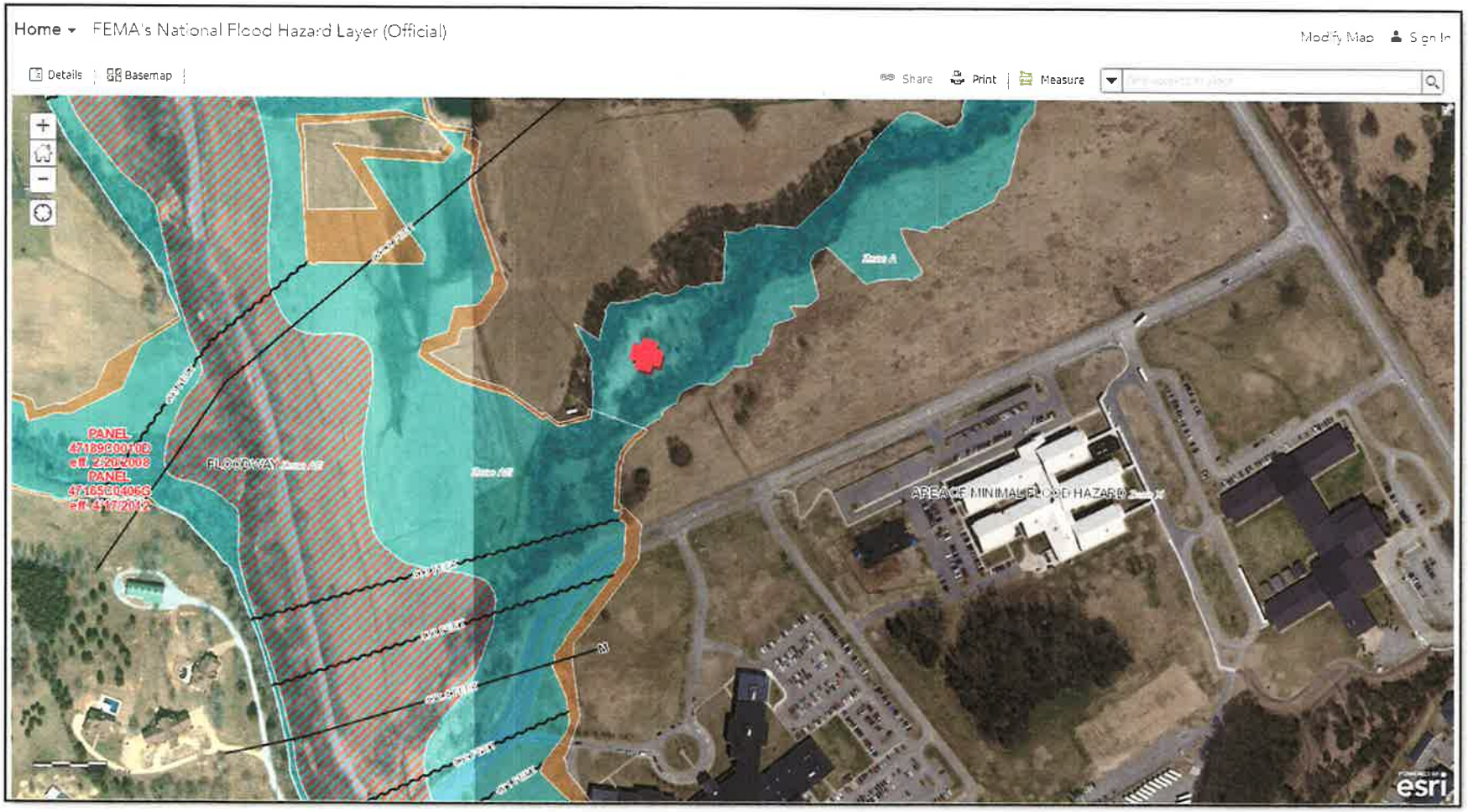
REVISIONS
10-28-15 (JRG) REV. Per City Comments.
08-17-15 (JRG) Rev. Per City Comments.
08-24-15 (JRG) Rev. Per City/Owner Comments.
05-28-15 (JRG) Rev. Per City/Owner Comments.
04-16-15 (JRG) Rev. Per City Comments.
03-12-15 (JRG) Rev. Per City Comments.

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	FEBRUARY 9, 2015
JOB NO.	WK. ORDER
13-011	- 01

SHEET NO.

3A

ATTACHMENT 9-2

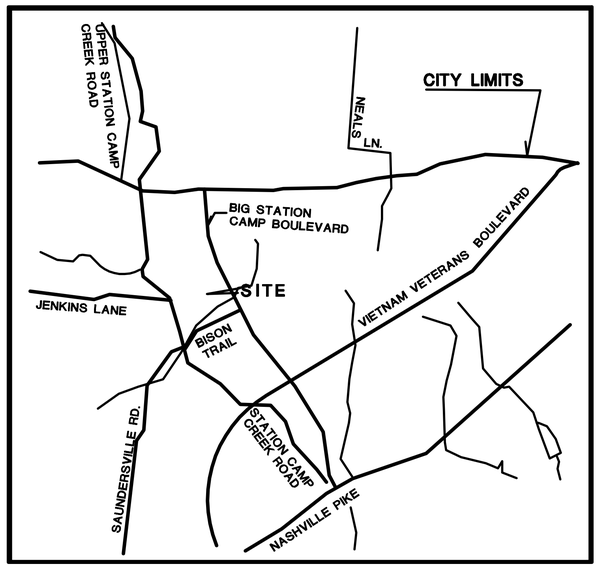


ATTACHMENT 9-3

WELCH COLLEGE - HIDDEN CREEK

AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN AND
REVISED FINAL MASTER DEVELOPMENT PLAN PHASE I
BISON TRAIL - BIG STATION CAMP BOULEVARD - FOURTH CIVIL DISTRICT
PRESIDENTIAL RESIDENCE SITE PLAN

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS ◦ LAND PLANNERS



VICINITY MAP

NTS

OWNER DEVELOPER:
WELCH COLLEGE
3606 WEST END AVENUE
NASHVILLE, TN 37205

CAMPUS LAND PLANNER/CIVIL ENGINEER:
CIVIL DESIGN CONSULTANTS, LLC
8170 COLEY DAVIS RD.
NASHVILLE, TN 37221
PHONE: 615-638-8207

CAMPUS TRANSPORTATION ENGINEER:
RPM TRANSPORTATION CONSULTANTS, LLC
1101 17th AVE. SOUTH
NASHVILLE, TN 37212
PHONE: 615-370-8410

CAMPUS LANDSCAPE ARCHITECT:
HEIBERT AND ASSOCIATES, LLC
1894 GENERAL GEORGE PATTON DRIVE
FRANKLIN, TN 37055
PHONE: 615-376-2421

Heibert & Associates, LLC
Site Planning • Landscape Architecture
ASLA Member
CLARB CERTIFIED LANDSCAPE ARCHITECT
Suite 400 • 1894 General George Patton Dr. • Franklin, TN 37067
615-376-2421 • FAX: 615-376-2438 • www.HeibertLA.com

NPDES GENERAL PERMIT: TNR240024
ARAP PERMIT: NR1504.088

INFORMATIONAL NOTE:

REFERENCE FOR AREAS OF PHASES I-II ARE GIVEN TO THE PREVIOUSLY APPROVED PMPDP OF RECORD AT THE CITY OF GALLATIN.

THE APPROVAL OR DISAPPROVAL OF THIS PLAN DOES NOT AFFECT THE APPROVAL OF THE FINAL MASTER DEVLOPMENT PLAN FOR WELCH COLLEGE PHASE I.

STORMWATER FACILITIES NOTE:

APPROVAL OF PLAN IS CONDITIONED UPON APPROVAL OF APPROPRIATE STORMWATER FACILITIES TO ADDRESS WATER QUANTITY AND QUALITY AS REQUIRED BY THE STORMWATER ORDINANCE AT THE TIME OF APPROVAL OF THE FMDP.

PROPERTY DATA:

PROPERTY ZONE:	R6
TAX MAP/PARCEL:	PORTION OF MAP 137 PARCEL 6.06, MAP 124 PARCEL 46.08
YARD SETBACKS:	FRONT 25', SIDE 10', REAR 25'
EXISTING USE:	VACANT
PROPOSED USE:	COMMUNITY EDUCATION

TRAFFIC STUDY NOTE:

APPROVAL OF PLAN IS CONDITIONED UPON APPROVAL OF AN APPROPRIATE TRAFFIC IMPACT STUDY AND CONSTRUCTION AND IMPLEMENTATION OF THOSE IMPROVEMENTS AND POLICIES IDENTIFIED IN THE STUDY WHICH THE CITY ENGINEER DETERMINES ARE NECESSARY TO IMPLEMENT THE PURPOSES OF THE GALLATIN ZONING ORDINANCE.

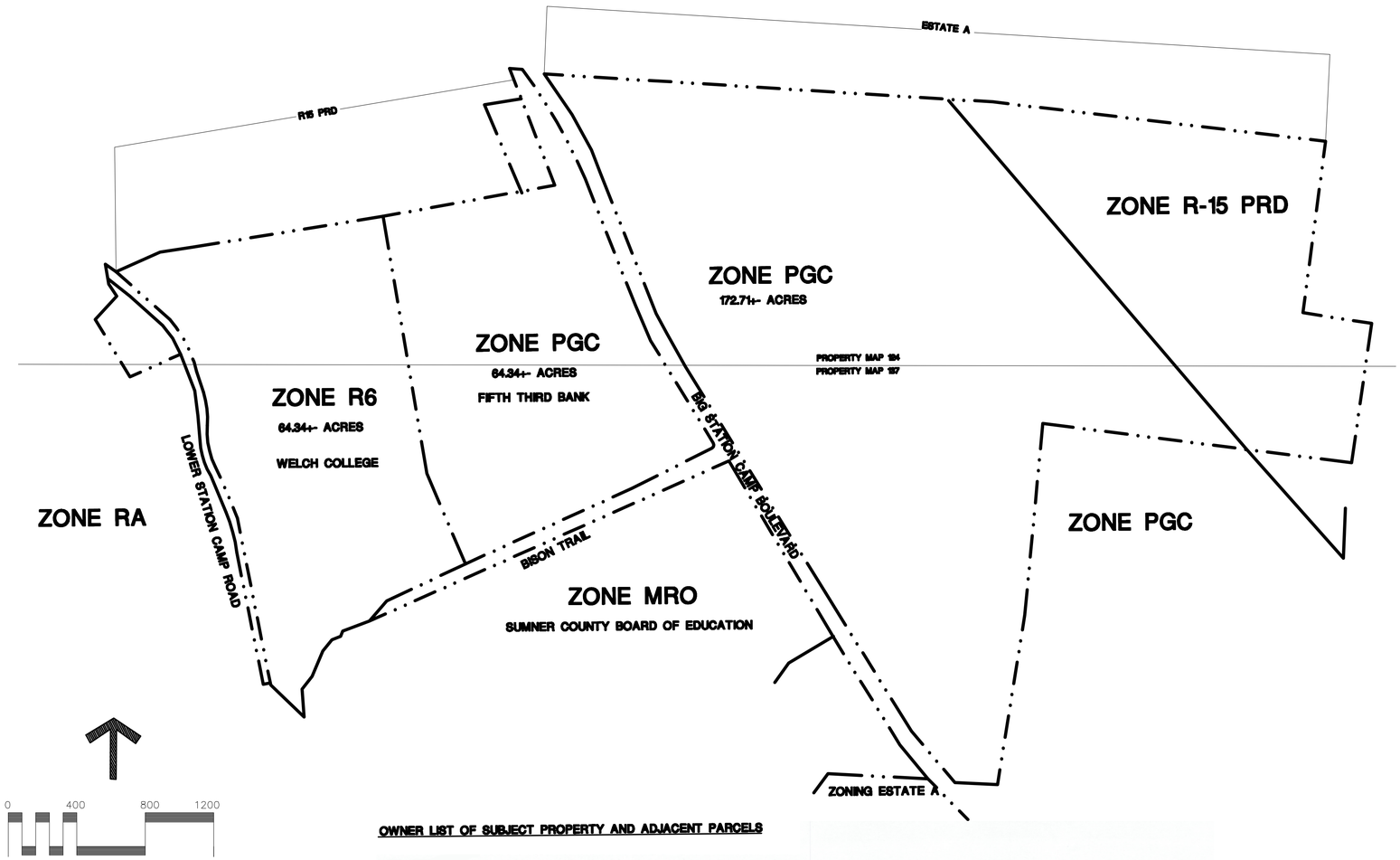
CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS • LAND PLANNERS
CIVIL DESIGN CONSULTANTS, LLC
8170 COLEY DAVIS RD., NASHVILLE, TN 37221
PHONE: (615) 638-8207 • FAX: (615) 638-8208 • E-MAIL: CDC@CIVILDESIGNCONSULTANTS.COM

JARED R. GRAY
No. 109403
STATE OF TENNESSEE

WELCH COLLEGE - HIDDEN CREEK
BIG STATION CAMP BOULEVARD: FOURTH CIVIL DISTRICT
CITY OF GALLATIN - SUMNER COUNTY TENNESSEE
AMENDED PRELIMINARY & FINAL MASTER DEVELOPMENT PLAN PHASE I
COVER SHEET

REVISIONS

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



SUBJECT PROPERTY

PROPERTY DESCRIPTION WELCH COLLEGE TRACT

BEING LAND LYING IN THE 4TH CIVIL DISTRICT, OF SUMNER COUNTY, TENNESSEE, BEING A PORTION OF TAX MAP 137 PARCEL 6 AND TAX MAP 124 PARCEL 46 OF SAID COUNTY AND BEING PROPERTY OF W.A. FRANKLIN JR. (C/O JOHN FRANKLIN ET AL) OF RECORD IN RECORD BOOK 1913 PAGE 755 AT THE REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE (R.O.S.C.,TN), AND BEING BOUNDED ON THE NORTH BY STONE CREEK PHASE ONE SUBDIVISION OF RECORD IN PLAT BOOK 21, PAGE 265 (R.O.S.C.,TN), ON THE EAST BY THE REMAINING PORTION OF THE FRANKLIN FARM PROPERTY (MAP 137 PARCEL 6 AND MAP 124 PARCEL 46), ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY OF BISON TRAIL, ON THE WEST BY THE EASTERLY RIGHT-OF-WAY OF LOWER STATION CAMP ROAD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT OLD IN THE EASTERLY RIGHT-OF-WAY OF LOWER STATION CAMP ROAD AND BEING THE NORTHWESTERN CORNER OF THE SUBJECT TRACT AND THE SOUTHWESTERN CORNER OF THE STONE CREEK PHASE ONE SUBDIVISION AND LEAVING THE RIGHT-OF-WAY OF LOWER STATION CAMP ROAD AND RUNNING WITH STONE CREEK SUBDIVISION FOR THE FOLLOWING 4 CALLS;
THENCE, N 66 DEG. 40' 45" E, 226.73' TO A CONCRETE MONUMENT OLD;
THENCE, N 71 DEG. 28' 52" E, 100.19' TO A CONCRETE MONUMENT OLD;
THENCE, N 81 DEG. 49' 58" E, 569.71' TO AN IRON PIN NEW;
THENCE, N 80 DEG. 03' 34" E, 704.86' TO AN IRON PIN NEW;
THENCE, LEAVING SAID STONE CREEK SUBDIVISION WITH A NEW LINE ACROSS FRANKLIN S 09 DEG. 56' 26" E, 1517.55' TO AN IRON PIN NEW AT THE BEGINNING OF A CURVE TO THE LEFT;
THENCE, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00', A DELTA ANGLE OF 14 DEG. 03' 26", A CHORD BEARING AND DISTANCE OF S 16 DEG. 58' 09" E, 122.36', ALONG AN ARC LENGTH OF 122.67' TO AN IRON PIN NEW; THENCE, S23 DEG. 59' 51" E, 152.68' TO AN IRON PIN NEW IN THE NORTHERLY RIGHT-OF-WAY LINE OF BISON TRAIL; THENCE, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00', A DELTA ANGLE OF 02 DEG. 21' DL", A CHORD BEARING AND DISTANCE OF S 22 DEG. 49' 21" E, 41.02', ALONG AN ARC LENGTH OF 41.02' TO AN IRON PIN NEW; THENCE, S21 DEG. 38'501" E, 262.83' TO AN IRON PIN NEW IN THE NORTHERLY RIGHT-OF-WAY LINE OF BISON TRAIL; THENCE, WITH SAID NORTHERLY RIGHT-OF-WAY LINE, S 66 DEG. 00' 09" W, 382.80' TO AN IRON PIN NEW;
THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 500.00', A DELTA ANGLE OF 30 DEG. 40' 58", A CHORD BEARING AND DISTANCE OF S 50 DEG. 39' 39" W, 264.57', ALONG AN ARC LENGTH OF 267.76' TO AN IRON PIN NEW; THENCE, LEAVING THE RIGHT-OF-WAY LINE OF BISON TRAIL AND RUNNING WITH SAID PORTION OF THE SUMNER COUNTY BOARD OF EDUCATION AT THE NORTHEAST CORNER OF THAT PORTION OF PROPERTY CONVEYED TO SUMNER COUNTY OF RECORD IN RECORD BOOK 1630, PAGE 711(R.O.S.C.,TN), THAT LIES NORTH OF THE SAID NORTH RIGHT-OF-WAY LINE OF BISON TRAIL, FOR THE FOLLOWING 9 CALLS;
THENCE, S 66 DEG. 00' 09" W, 33.59' TO AN IRON PIN OLD;
THENCE, S 66 DEG. 00' 09" W, 100.00' TO A POINT IN THE CENTER OF A CREEK;
THENCE, CONTINUING WITH THE SUMNER COUNTY PROPERTY WITH THE MEANDERS OF A CREEK CENTERLINE FOR THE FOLLOWING 7 CALLS;
THENCE, S 88 DEG. 26' 47" W, 29.15' TO A POINT;
THENCE, S 31 DEG. 23' 07" W, 41.66' TO A POINT;
THENCE, S 62 DEG. 08' 28" W, 58.32' TO A POINT;
THENCE, S 34 DEG. 37' 45" W, 105.77' TO A POINT;
THENCE, S 21 DEG. 38' 28" W, 134.04' TO A POINT;
THENCE, S 44 DEG. 56' 24" W, 95.55' TO A POINT;
THENCE, S 07 DEG. 22' 07" E, 176.79' TO AN IRON PIN NEW IN THE NORTHERLY RIGHT-OF-WAY LINE OF BISON TRAIL AND IN THE EASTERLY RIGHT-OF-WAY OF LOWER STATION CAMP ROAD;
THENCE, WITH SAID EASTERLY RIGHT-OF-WAY OF LOWER STATION CAMP ROAD, N 45 DEG. 31' 36" W, 263.14' TO AN IRON PIN NEW;

THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 447.30', A DELTA ANGLE OF 06 DEG. 48' 29", A CHORD BEARING AND DISTANCE OF N 14 DEG. 25' 08" W, 53.12', ALONG AN ARC LENGTH OF 53,15' TO AN IRON PIN NEW; THENCE, N 11 DEG. 00' 52" W, 799.96' TO AN IRON PIN NEW;
THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1351.00', A DELTA ANGLE OF 13 DEG. 44' 16", A CHORD BEARING AND DISTANCE OF N 17 DEG. 53' 00" W, 323.15', ALONG AN ARE LENGTH OF 323.93' TO AN IRON PIN NEW; THENCE, N 24 DEG. 45' 08" W, 149.52' TO AN IRON PIN NEW;
THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 485.50', A DELTA ANGLE OF 21 DEG. 14' 59", A CHORD BEARING AND DISTANCE OF N 14 DEG. 07' 40" W, 179.03', ALONG AN ARE LENGTH OF 180.06' TO AN IRON PIN NEW; THENCE, N 03 DEG. 30' 11" W, 160.28' TO AN IRON PIN NEW;
THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 611.60', A DELTA ANGLE OF 17 DEG. 33' 50", A CHORD HEARING AND DISTANCE OF N 12 DEG. 17' 06" W, 186.75', ALONG AN ARC LENGTH OF 187.48' TO AN IRON PIN NEW; THENCE, N 21 DEG. 04' 01" W, 192.07' TO AN IRON PIN NEW;
THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 446.10', A DELTA ANGLE OF 21 DEG. 50' 16", A CHORD BEARING AND DISTANCE OF N 31 DEG. 59' 09" W, 169.00', ALONG AN ARC LENGTH OF 170.03' TO AN IRON PIN NEW; THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2540.50', A DELTA ANGLE OF 08 DEG. 20' 42", A CHORD BEARING AND DISTANCE OF N 47 DEG. 04' 39" W, 369.69', ALONG AN ARC LENGTH OF 370.02' TO AN IRON PIN NEW; THENCE, N 51 DEG, 15' 00" W, 80.45' TO THE POINT OF BEGINNING, CONTAINING 2,937, 786 SQUARE FEET OR 67.44 ACRES, MORE OR LESS.

OWNER LIST OF SUBJECT PROPERTY AND ADJACENT PARCELS

Terry S. Segars, Jr.
1027 Pittman Drive
Gallatin, TN 37066

Jason and Allison Greer
1045 Pittman Drive
Gallatin, TN 37066

Jeff and Tina Reinsch
1025 Pittman Drive
Gallatin, TN 37066

Current Owner
9048 Lower Station Camp Creek
Gallatin, TN 37066

Commodore Rentals LLC
1043 Pittman Drive
Gallatin, TN 37066

Carl Bergquist
1023 Pittman Drive
Gallatin, TN 37066

Bryan and Rebecca Bondwort
1054 Sugartree Lane
Gallatin, TN 37066

Stacey and James Gillreath
1041 Pittman Drive
Gallatin, TN 37066

Wilfred McReynolds
1021 Pittman Drive
Gallatin, TN 37066

Samuel and Margareta Zlibut
1059 Sugartree Lane
Gallatin, TN 37066

Martha and Michael Flippen
1047 Pittman Drive
Gallatin, TN 37066

Nina McReynolds
1019 Pittman Drive
Gallatin, TN 37066

Willene Mitchell
1601 Long Hollow Pike
Gallatin, TN 37066

Mark and Peggy Haymon
1037 Pittman Drive
Gallatin, TN 37066

Michael and Amanda Pigg
1017 Pittman Drive
Gallatin, TN 37066

Clarion Development Saint Blaise LLC
429 Nissan Drive, Suite 102
Smyrna, TN 37157

Rodney Williams and Claire Holding
1035 Pittman Drive
Gallatin, TN 37066

Betty Campbell
1015 Pittman Drive
Gallatin, TN 37066

Charles and Pamela Gross
1020 Saint Blaise Trail
Gallatin, TN 37066

Julie Griggs
1031 Pittman Drive
Gallatin, TN 37066

David and Donna Hagood
1013 Pittman Drive
Gallatin, TN 37066

Lawrence and Patricia Whitley
1015 Saint Blaise Trail
Gallatin, TN 37066

Jim and Joanne Posey
1029 Pittman Drive
Gallatin, TN 37066

Mark and Elaine Clausen
1011 Pittman Drive
Gallatin, TN 37066

Bowles Farms LP
118A Public Square
Gallatin, TN 37066

Robert and Louisa Dickerson
1033 Pittman Drive
Gallatin, TN 37066

Current Owner
3975 Cage Bend Rd.
Gallatin, TN 37066

H. and Donna Wacaser
370 Lower Station Camp Creek
Gallatin TN 37066

Wellington Farms Apartments LLC
14300 Ridge Rd, Suite 100
North Royalton, OH 44133

Joseph Stewart
431 Saunders Ferry Rd
Hendersonville, TN 37075

Sumner County Board of Education
225 East Main Street
Gallatin, TN 37066

Richard and Jan Polka
1015 Jenkins Lane
Hendersonville, TN 37075

Jenkins Trust
1004 Jenkins Lane
Hendersonville, TN 37075

Janet Graves
1785 Saundersville Rd.
Hendersonville, TN 37075

Daniel & Connie Smith
1034 Jenkins Lane
Hendersonville, TN 37075

Larry Musgrave
1029 Jenkins Lane
Hendersonville, TN 37075

Janet Graves, Jonathon and Jennifer Lee
1767 Saundersville Rd.
Hendersonville, TN 37075

Paul and Carolyn Carter
1009 Pittman Drive
Gallatin, TN 37066

Stone Creek Homeowners Association
700 Johnny Cash Pkwy.
Hendersonville, TN 37075

Hidden Creek LLC
PO Box 380
Gallatin, TN 37066

Amanda Croor
1039 Pittman Drive
Gallatin, TN 37066

Sumner County Tennessee
Office of Law Director
355 N. Belvedere Drive #303
Gallatin, TN 37066

Franklin Farm Estates, LLC
DMB #380
695 Nashville Pk.
Gallatin, TN 37066

Welch College
3606 West End Ave
Nashville, TN 37205

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS • LAND PLANNERS
1415 OLD JAMES ROAD, MURFREESBORO, TN 37130
PHONE: (615) 519-2123 • EMAIL: CDLLC@CIVILDESIGNCONSULTANTS.COM • WEB: CIVILDESIGNCONSULTANTS.COM

JARED R. GRAVES
No. 108403
STATE OF TENNESSEE

WELCH COLLEGE - HIDDEN CREEK

BIG STATION CAMP BOULEVARD: FOURTH CIVIL DISTRICT

CITY OF GALLATIN – SUMNER COUNTY TENNESSEE

AMENDED PRELIMINARY & FINAL MASTER DEVELOPMENT PLAN PHASE I

ZONING MAP\OWNER LIST

REVISIONS

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	FEBRUARY 9, 2015
JOB NO.	13-011
WK. ORDER	- 01

SHEET NO.

OA

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

TA> MAP 124
TA> MAP 137

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
16 HANDICAP SPACES (VAN ACCESSIBLE)

327 TOTAL SPACES

ADMINISTRATION BUILDING – 30,000 S.F.
DORMITORY S.F. – 34,705 S.F.
CAFETERIA/MULTI PURPOSE – 14,960 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.

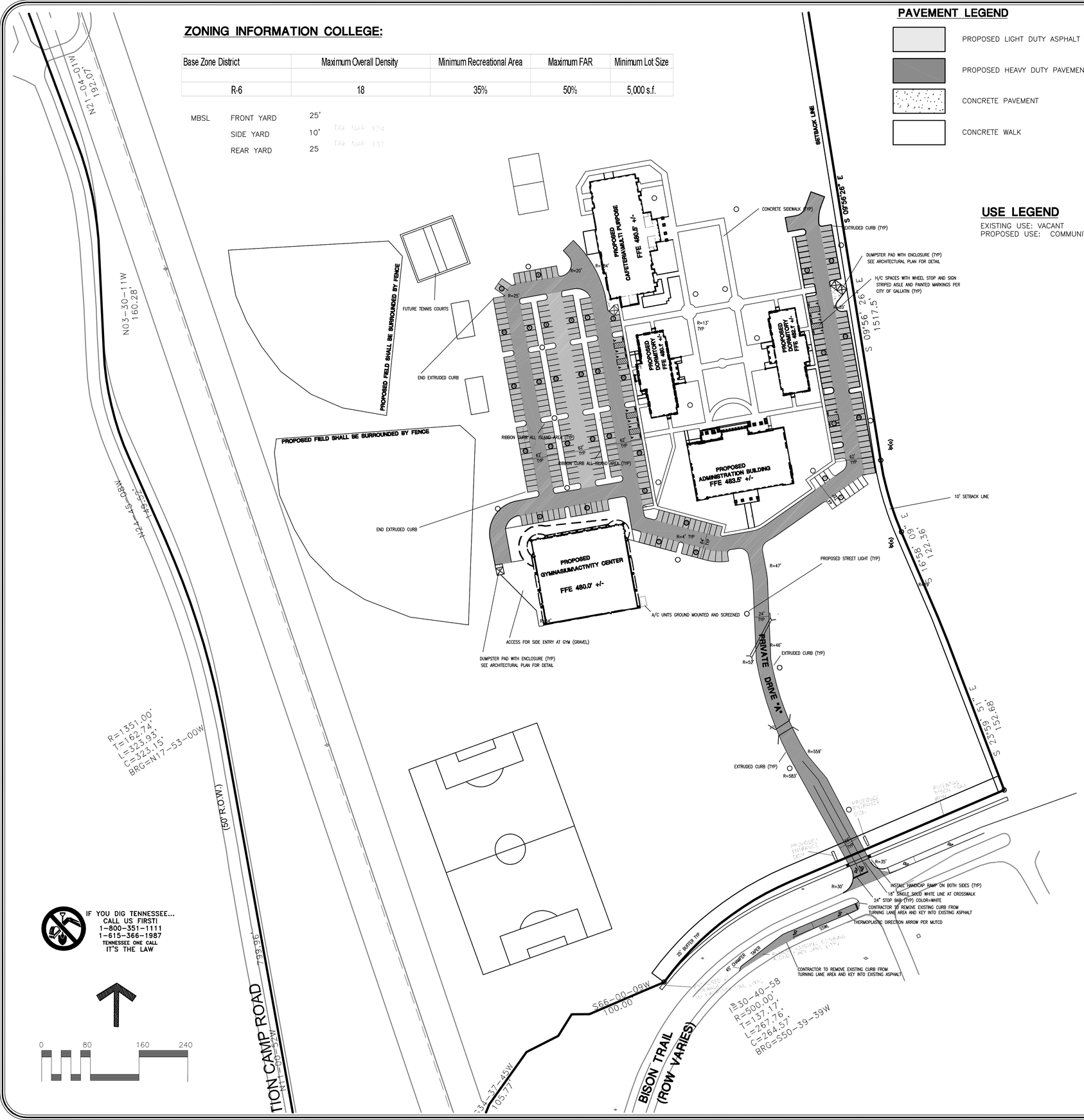
THE PARKING AREAS SHOWN IS BASED UPON THE EXISTING COLLEGE PARKING NEED AT THEIR PRESENT LOCATION ADJUSTED FOR THE FUTURE GROWTH AND CAPACITY OF THE NEW DEVELOPMENT. ADDITIONAL DETAILED INFORMATION WILL BE PROVIDED IN THE FINAL MASTER DEVELOPMENT PLAN. ADDITIONAL PARKING AREAS WILL BE SHOWN IF WARRANTED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

WELCH COLLEGE HAS FINANCIAL RESPONSIBILITY FOR THE IMPROVEMENTS SHOWN IN THE PHASE I AREA.



CIVIL DESIGN CONSULTANTS, LLC
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PROFESSIONAL CORPORATION
1470 DOLLY PARTON BLVD., MORRISTOWN, TN 37814
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JARED R. GRAY
No. 108403
STATE OF TENNESSEE

WELCH COLLEGE - HIDDEN CREEK

BIG STATION CAMP BOULEVARD: FOURTH CIVIL DISTRICT

CITY OF GALLATIN – SUMNER COUNTY TENNESSEE

AMENDED PRELIMINARY & FINAL MASTER DEVELOPMENT PLAN PHASE I

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.

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REFUSE COLLECTION NOTE:

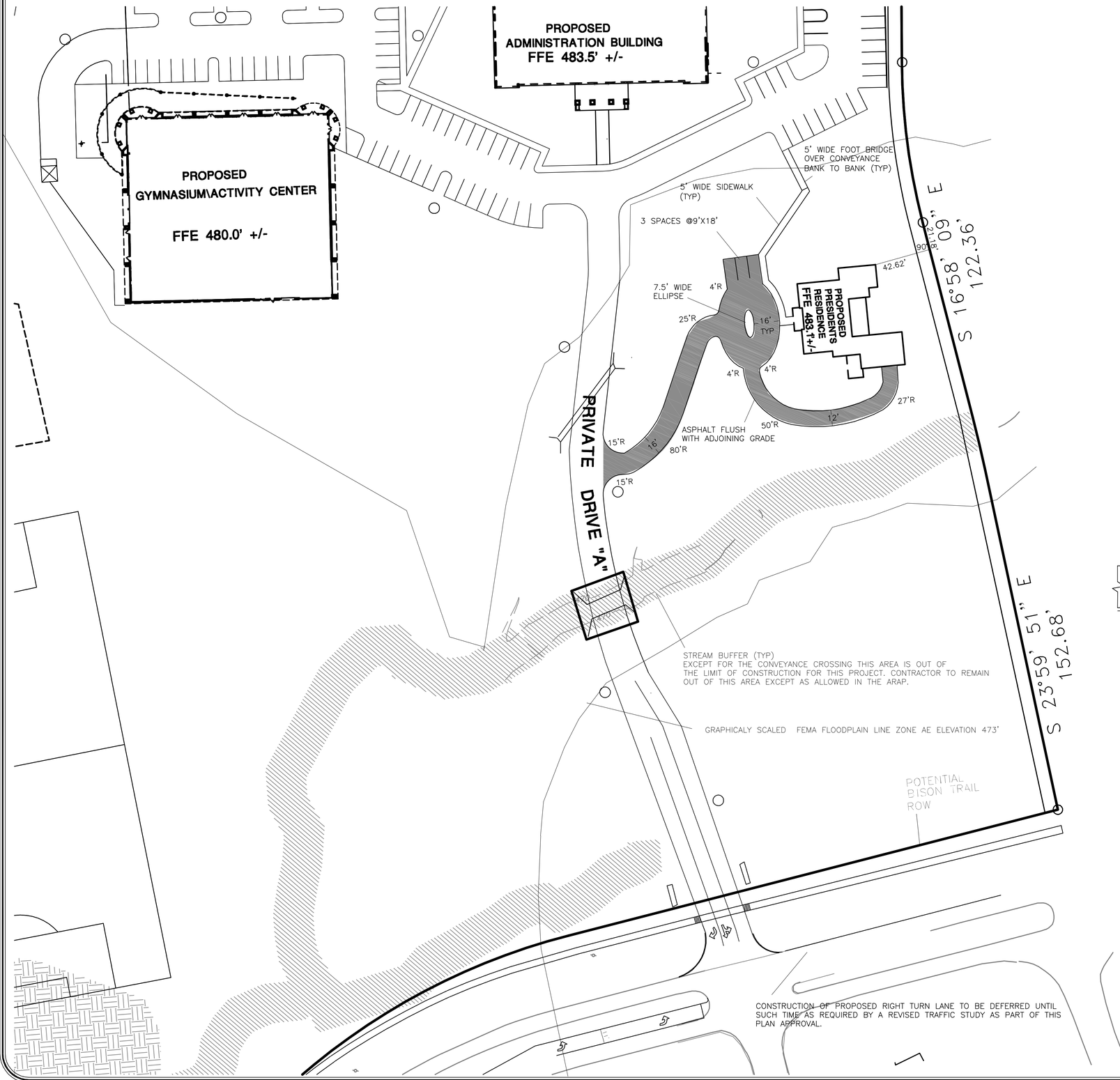
REFUSE COLLECTION WILL BE PER ROLL AWAY 50 GALLON TRASH RECEPTICLES TYPICALLY USED FOR RESIDENTIAL COLLECTION.

FEMA NOTE:

BY SCALED LOCATION PORTIONS OF THIS PROPERTY LIE WITHIN ZONES "AE" AND "X" AS DESIGNATED BY THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 47165C0406G DATED APRIL 17, 2012. WHICH MAKES UP A PART OF THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS LOCATED. SAID MAP DEFINES ZONE "AE" UNDER "SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD" AS "BASE FLOOD ELEVATION DETERMINED" NOTED MAP ALSO DEFINES ZONE "X" UNDER "OTHER AREAS" AS "AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN." THIS PROPERTY APPEARS TO LIE WITHIN THE ZONE "A" FLOODPLAIN AREA.

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 INFORMAITON THIS ENGINEER AND CDC LLC HAS NO LIABILITY AS TO THE ACCURACY OF THE INFORMATION SHOWN.

SITE DATA.:

PHASE I LAND AREA: 45.50± ACRES IN PHASE I

PARKING PROVIDED:

2 REGULAR SPACES (GARAGE)
3 HANDICAP SPACES (VAN ACCESSIBLE)

5 TOTAL SPACES

PROPOSED S.F. (ONE FAMILY DETACHED DWELLING): 2,678 1ST FLOOR, 1,908 2ND FLOOR

BUILDING HEIGHT: 30'-9"± FROM RIDGE TO GROUND LINE

WELCH COLLEGE HAS FINANCIAL RESPONSIBILITY FOR THIS PROJECT

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.

EXPECTED CONSTRUCTION SCHEDULE: COMMENCE CONSTRUCTION MAY 2016
END CONSTRUCTION OCTOBER 2016

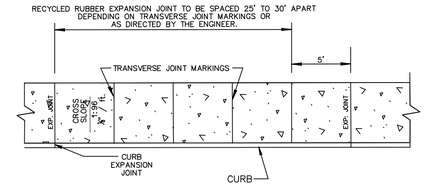
PAVEMENT LEGEND

PROPOSED LIGHT DUTY ASPHALT PAVEMENT

CONCRETE WALK

USE LEGEND

EXISTING USE: VACANT
PROPOSED USE: ONE FAMILY DETACHED DWELLING



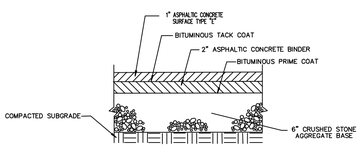
SIDEWALK BUILT TO CURB

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 4000 PSI
4. WHERE A GRASS AREA IS NOT PROVIDED A MAXIMUM OF 2 FEET FURNISHING 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

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

0 40 80 120

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS • LAND PLANNERS
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1470 OSLO DRIVE, SUITE 3-5
MORRISTOWN, TN 37814
PHONE: (615) 319-2123 EMAIL: DESIGNCONSULTANTS@BELLSOUTH.NET

JARED R. GRAY
LICENSED PROFESSIONAL ENGINEER
No. 108403
STATE OF TENNESSEE

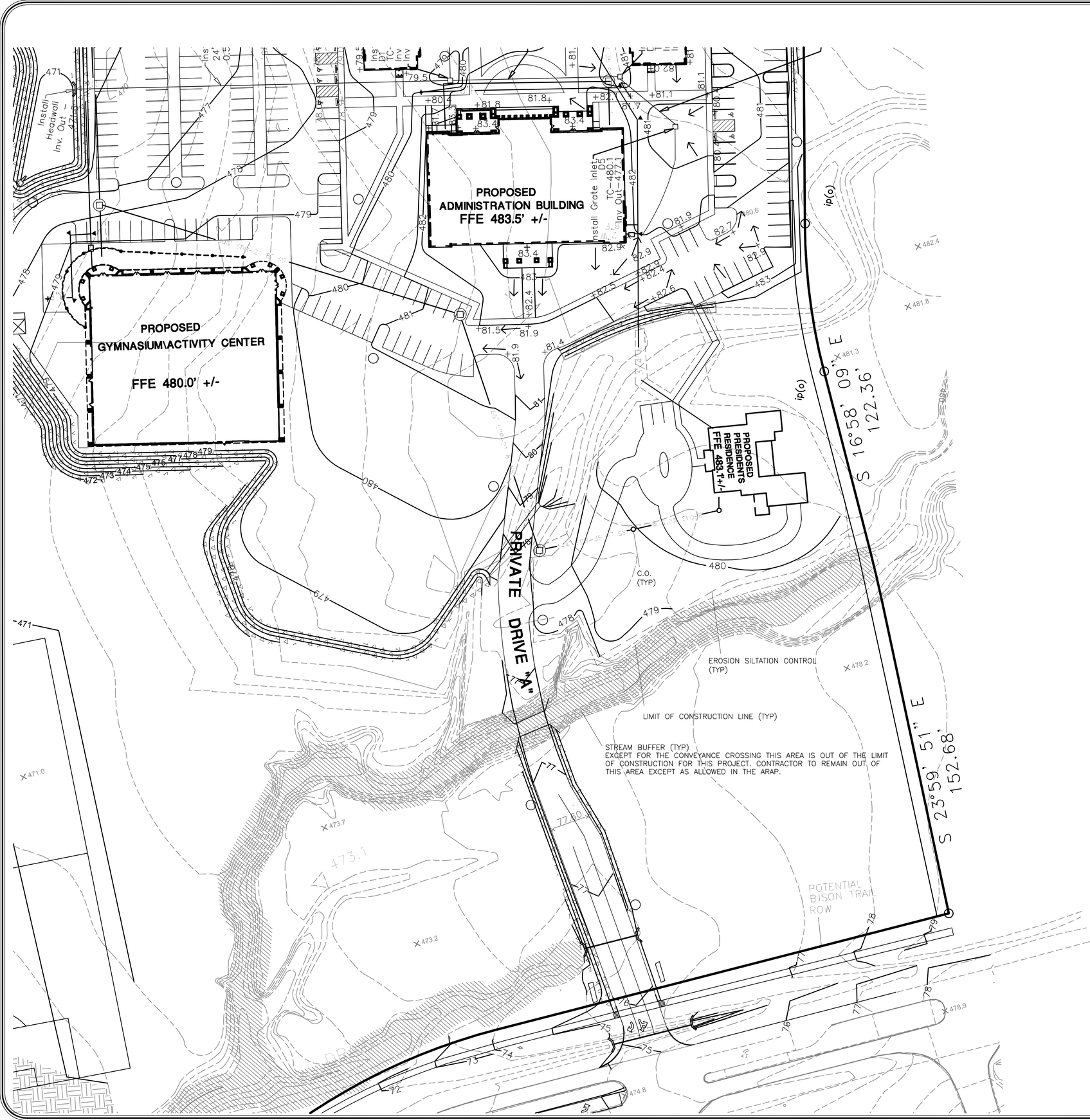
WELCH COLLEGE - HIDDEN CREEK

BIG STATION CAMP BOULEVARD: FOURTH CIVIL DISTRICT

CITY OF GALLATIN - SUMNER COUNTY TENNESSEE

PROPOSED 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.	
1	



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 INFORMAITON THIS ENGINEER AND CDC LLC HAS NO LIABILITY AS TO THE ACCURACY OF THE INFORMATION SHOWN.

CONSTRUCTION ENTRANCE NOTE.:

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

EROSION SILTATION CONTROL NOTE:

SEE SHEET 3 FOR EROSION SILTATION CONTROL DETAIL.

LAND CLEARING SHALL TAKE PLACE ONLY IN AREAS WHERE ACTIVE CONSTRUCTION WILL BEGIN WITHIN A REASONABLE AMOUNT OF TIME. LAND CLEARING DURING THE RAINY SEASON SHALL BE AVOIDED IN SENSITIVE AREAS SUCH AS STEEP SLOPES AND BUFFERS, IF POSSIBLE.

ANY NATURAL WATERCOURSE ON SITE SHALL NOT BE DISTURBED UNLESS ABSOLUTELY NECESSARY.

DENUDED AREAS, SOIL STOCKPILES, DIKES, DAMS, CHANNELS, ETC., ARE TO BE SEEDED AND MULCHED. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 15 DAYS. SUCH AREAS ARE TO IMMEDIATELY RECEIVE SEED AND MULCH STABILIZATION FOLLOWING THIS TIME PERIOD. ON STEEP SLOPES AND CHANNELS, SOD SHALL BE FASTENED TO THE GROUND WITH WIRE STAPLES OR WOOD PEGS. WHERE SURFACE WATER CANNOT BE DIVERTED FROM FLOWING OVER THE FACE OF SLOPES, INSTALL A STRIP OF HEAVY JUTE OR PLASTIC NETTING AND FASTEN TIGHT ALONG THE CROWN OR TOP OF THE SLOPE FOR EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD.

SUITABLE BARRICADES AND GAURDS SHALL BE ERECTED TO PREVENT EQUIPMENT OR MATERIAL FROM BEING PLACED ON ANY PLANTED AREA.

PLASTIC LINING SHALL BE USED ON ALL DITCHES AND EXPOSED SURFACES WHEN TIME DOES NOT PERMIT THE CONTRACTOR TO USE SEED AND MULCH FOR STABILIZATION.

SLOPE AND DITCHES THAT ARE CONSTRUCTED TO FINAL SUB-GRADE OR A PORTION OF ANY SLOPE OR DITCH THAT IS CONSTRUCTED TO SUB-GRADE SHALL IMMEDIATELY RECEIVE TOPSOIL AND FINAL STABILIZATION. ALL SLOPES ARE TO RECEIVE SEED AND MULCH. ALL DITCHES SHALL RECEIVE STABILIZATION AS INDICATED ON THE CONSTRUCTION PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING SEEDED AREAS TO PREVENT THE SOIL FROM DRYING OUT UNTIL APPROVED AND ACCEPTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-SEEDING BARE SPOTS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION OR ACCEPTANCE OF THIS PROJECT.

STEEP AND UNSTABLE SLOPES SHALL NOT BE DISTURBED IF THEY ARE OUTSIDE OF THE APPROVED GRADING PLAN AREA. RUNOFF SHALL BE CONVEYED FROM THE TOP OF THE SLOPE IN A SAFE MANNER ENSURING THAT THE SLOPE IS STABILIZED AS SOON AS POSSIBLE. ALL RUNOFF EXITING THE CONSTRUCTION SITE SHALL BE FREE OF EXCESSIVE SEDIMENT, AND OTHER POLLUTANTS.

EROSION CONTROL BARRIERS (SILT FENCE) SHALL BE PLACED WHERE INDICATED PRIOR TO CLEARING, GRUBBING, GRADING. EROSION CONTROL BARRIERS (SILT FENCE) SHALL BE ADJUSTED AND PLACED ALONG THE NEWLY ESTABLISHED CONTOURS UNTIL THE DEVELOPMENT IS STABILIZED (SEE EROSION/SILTATION CONTROL NOTES)

STREET AND/OR CURB INLET PROTECTION DEVICES SHALL BE PLACED AROUND ALL INLETS UPON THE CONSTRUCTION OF THE STORM WATER SEWER SYSTEM. GRATE INLET SKIMMER BOXES WILL BE PLACED AT ALL INLETS. ALL CATCH BASINS AND CONNECTIONS HAVE BEEN DESIGNED TO CONVEY AT LEAST THE 10-YEAR DESIGN-STORM EVENT. STORM WATER DRAINAGE SHALL BE CONVEYED TO THE DETENTION POND.

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JARED R. GRAY
REGISTERED ENGINEER
No. 109403
STATE OF TENNESSEE

WELCH COLLEGE - HIDDEN CREEK

BIG STATION CAMP BOULEVARD: FOURTH CIVIL DISTRICT

CITY OF GALLATIN - SUMNER COUNTY TENNESSEE

AMENDED PRELIMINARY & FINAL MASTER DEVELOPMENT PLAN PHASE I

GRADING\DRAINAGE\UTILITY 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.

2

PERFORMANCE NOTE.:

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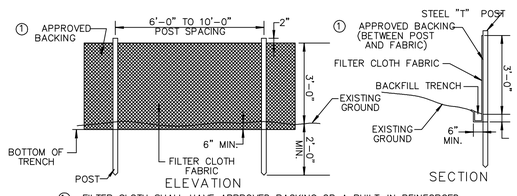
CONSTRUCTION ENTRANCE NOTE.:

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

EROSION/SILTATION CONTROL NOTES

1. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 15 DAYS.
2. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
3. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
4. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
5. SILT FENCING SHOWN THUS ARE TO BE USED AS TEMPORARY SEDIMENT BARRIERS. PER THE ATTACHED DETAILS.
6. IF, AT ANY TIME DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE EROSION/SILTATION MEASURES INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTIONS AS ARE NEEDED TO CORRECT THE SITUATION AT NO ADDITIONAL COST TO THE OWNER.
7. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
8. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6–INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6–12–12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET AND A STRAW MULCH OF 70%–80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
9. UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
10. A STONE ACCESS ENTRANCE IS TO BE CONSTRUCTED AT THE SITE ENTRANCE WITH A MINIMUM WIDTH OF 15 FEET AND MINIMUM LENGTH OF 100 FEET. ENTRANCE IS TO BE BASED WITH 8 INCHES OF ASTM D 448, SIZE NO. 1 STONE, AND MAINTAINED THROUGHOUT CONSTRUCTION. ENTRANCE SHALL BE GEOTEXTILE REINFORCED.
11. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS INDICATED ON THE PLANS SHALL BE INSTALLED.



① FILTER CLOTH SHALL HAVE APPROVED BACKING OR A BUILT–IN REINFORCED STRUCTURE, AS RECOMMENDED BY THE MANUFACTURER TO SUPPORT THE FILTER CLOTH.
② A PREASSEMBLED SILT FENCE MEETING THE REQUIREMENTS OF THIS DRAWING IS ACCEPTABLE IN LIEU OF A FIELD CONSTRUCTED SILT FENCE.

SILT FENCE DETAIL
NOT TO SCALE

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TARED R. GRAY
REGISTERED ENGINEER
No. 109403
STATE OF TENNESSEE

WELCH COLLEGE - HIDDEN CREEK

BIG STATION CAMP BOULEVARD: FOURTH CIVIL DISTRICT
CITY OF GALLATIN – SUMNER COUNTY TENNESSEE
AMENDED PRELIMINARY & FINAL MASTER DEVELOPMENT PLAN PHASE I

EROSION SILTATION CONTROL PLAN – INITIAL

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	JANUARY 25, 2016
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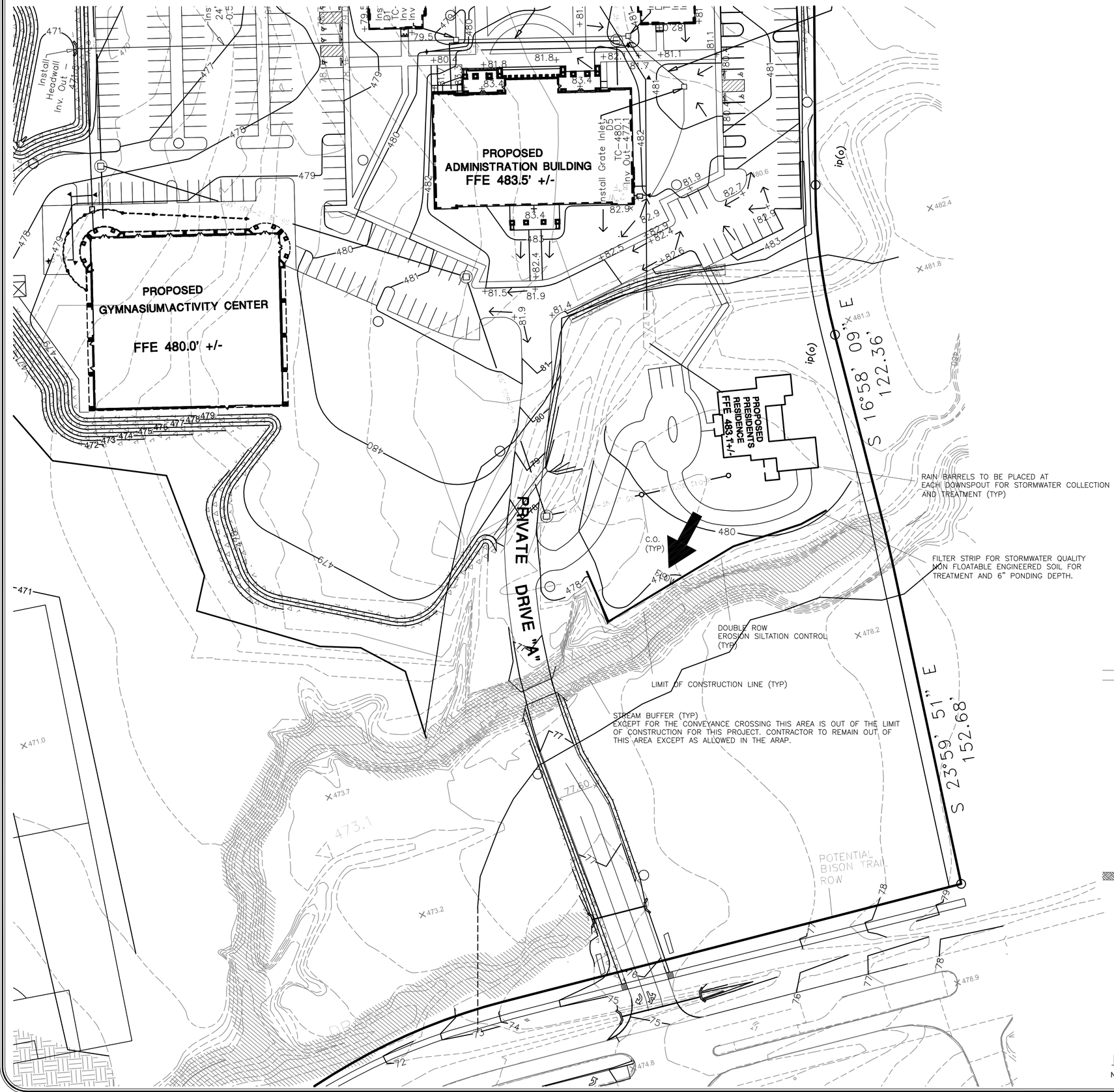

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CONSTRUCTION ENTRANCE NOTE:

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

NOTICE OF COVERAGE NOTE:

EXISTING TDEC NOC COVERS THIS AREA AS IT WAS INCLUDED WITHIN THE DISTURBED AREA AT ORIGINAL SUBMITTAL. CONTRACTOR SHALL UPDATE THE SWPPP TO INCLUDE THE NEW PLAN UPON FINAL APPROVAL BY THE CITY FOR CONSTRUCTION.

FILTER STRIP NOTE:

CONTRACTOR SHALL FOLLOW THE CITY OF GALLATIN STORMWATER DETAILS FOR THE FILTER STRIP INSTALLATION. METRO NASHVILLE FILTER STRIP DETAILS IN THE CURRENT STORMWATER MANAGEMENT MANUAL MAY ALSO BE USED WITH PERMISSION OF THE CITY OF GALLATIN.

RAIN BARREL NOTE:

RAIN BARRELS SHALL BE PLACED AT ALL DOWNSPOUT LOCATIONS FOR STORMWATER COLLECTION AND TREATMENT. CONTRACTOR SHALL COORDINATE SELECTION OF THE RAIN BARREL TYPE AND STYLE WITH THE ARCHITECT OF RECORD AND WELCH COLLEGE PRIOR TO INSTALLATION.

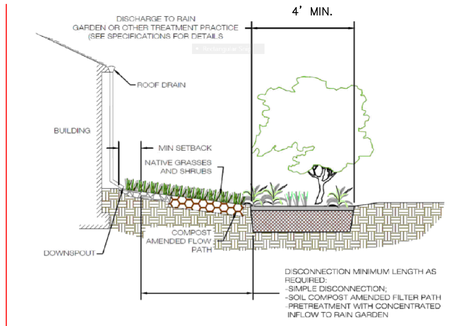
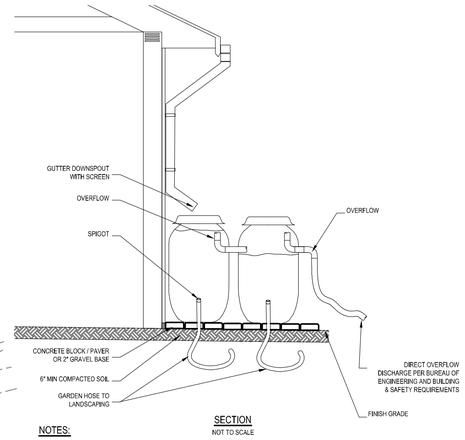


Figure 7.3. Rooftop Disconnection – Section View: Simple Disconnection to downstream Bioretention (Source: VADCR, 2011)

FILTER STRIP DETAIL

NTS – METRO NASHVILLE VOLUME 5 GIP 07



SECTION
NOT TO SCALE

NOTES:

1. SCREENS ARE PRESENT ON ALL RAIN BARREL INLETS TO REMOVE DEBRIS AND LARGER PARTICLES AS THE WATER ENTERS THE BARREL. REMOVABLE CHILD-RESISTANT COVERS AND MOSQUITO SCREENING ARE IN PLACE.
2. BARREL IS CHILD SAFE; ACCESS IS CHILD-PROFF AND THE BARREL IS PROPERLY SITED AND ANCHORED ON A STABLE SURFACE TO PREVENT BARREL FROM TIPPING OVER.
3. ABOVE-GROUND BARRELS SHALL NOT LOCATED ON UNEVEN OR SLOPED SURFACE; IF INSTALLED ON A SLOPED SURFACE, THE BASE WHERE THE BARREL IS INSTALLED HAS BEEN LEVELED USING APPROPRIATE CONSTRUCTION MATERIAL PRIOR TO INSTALLATION.
4. INSTALLED RAIN BARRELS SHALL NOT BEGIN PLACED ON ELEVATED PLATFORMS, DECKS OR PORCHES WITHOUT CONSULTING LOCAL BUILDING CODE OFFICIALS.
5. DIRECT OVERFLOW DISCHARGE PER BUREAU OF ENGINEERING AND BUILDING AND SAFETY REQUIREMENTS.
6. DISPERSION IS DIRECTED SO AS NOT TO KNOWINGLY CAUSE GEOTECHNICAL HAZARDS RELATED TO SLOPE STABILITY OR TRIGGERING EXPANSIVE (CLAYEY) SOIL MOVEMENT.
7. RAIN BARRELS SHALL BE OPAQUE AND DARK IN COLOR TO PREVENT UV LIGHT PENETRATION AND DISCOURAGE ALGAE GROWTH.
8. BARREL PLACEMENT SHALL ALLOW EASY ACCESS FOR REGULAR MAINTENANCE.
9. SEE RAIN BARREL FACT SHEET FOR MORE INFORMATION.

RAIN BARREL DETAIL

NTS – METRO NASHVILLE VOLUME 5 GIP 07

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BIG STATION CAMP BOULEVARD: FOURTH CIVIL DISTRICT

CITY OF GALLATIN – SUMNER COUNTY TENNESSEE

AMENDED PRELIMINARY & FINAL MASTER DEVELOPMENT PLAN PHASE I

EROSION SILTATION CONTROL PLAN – FINAL

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.

4

ITEM 10

GMRPC Resolution No. 2016-16

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A PRELIMINARY PLAT FOR TWIN EAGLES, PHASE 9, SECTION B, CONTAINING 16 ONE-FAMILY DETACHED DWELLING LOTS, COMMON AREA, AND DEDICATE TWO (2) RIGHTS-OF-WAY, ON 6.18 (+/-) ACRES, LOCATED (PC 1-1497-16B)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Plat submitted by the applicant, Bridges Land Surveying, at its regular meeting on February 22 2016; and

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

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

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

1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Community Character Area.
2. The Preliminary Plat is consistent with the purpose and intent of the Mixed Use (MU) Zoning District and the Amended Preliminary Master Development Plan for Twin Eagles, Phase 9 and Final Master Development Plan for Twin Eagles, Phase 9, Section B (PC 8-1423-15).
3. The Preliminary Plat is consistent with Tennessee Code Annotated § Section 13-3-403 and Section 13-4-303.
4. The Preliminary Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City as described in Chapter 1, Section 1-104, items 1-11.
5. The Preliminary Plat complies with the submittal requirements for a Preliminary Plat as described in Section 2-103, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exist have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

ITEM 10

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Preliminary Plat for Twin Eagles, Phase 9, Section B consisting of a two (2) sheet plan, prepared by L. Steven Bridges, Jr. of Hendersonville TN, with Job No. 4927/Ph 9 Sec B, dated January 25, 2016, with a revised date of February 8, 2016, with the following conditions:

1. Provide a copy of the Restrictive Covenants.
2. Add to General Notes #11 that the H.O.A. will also maintain all of the Common Area including the Enhanced Wetland/Detention/Retention area. The pump station will be maintained by the City of Gallatin Public Utilities Department.
3. Add the following note "Lots 402, 403, 404, 407 and 408 shall not have vehicular access to State Route 109".
4. Submit three (3) corrected folded copies of the Preliminary Plat for Twin Eagles, Phase 9, Section B, including one (1) full size and two (2) half size copies, to the Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 02/22/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
Susan High-McAuley
City Attorney

ITEM 10
PLANNING DEPARTMENT STAFF REPORT
Preliminary Plat for Twin Eagles, Phase 9, Section B (PC 1-1497-16B)
Located north of Wildcat Run on Franciscan Way and Beckett Place
Date: February 17, 2016

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL FOR A PRELIMINARY PLAT FOR TWIN EAGLES, PHASE 9, SECTION B, CONTAINING 16 LOTS, COMMON AREA, AND TWO (2) RIGHTS-OF-WAY ON 6.18 (+/-) ACRES, LOCATED NORTH OF WILDCAT RUN ON FRANCISCAN WAY AND BECKETT PLACE.

OWNER:	**RANDY AND BARBARA JONES**
APPLICANT:	**BRIDGES LAND SURVEYING**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION NO. 2016-16**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**FEBRUARY 22, 2016**

PROPERTY OVERVIEW: The owner and applicant are requesting approval for a Preliminary Plat for Twin Eagles, Phase 9, Section B, containing 16 One-Family Detached Dwelling lots, Common Area, and two (2) rights-of-way on 6.18 (+/-) acres, located north of Wildcat Run on Franciscan Way and Beckett Place. The property is currently zoned Mixed Used (MU). One-Family Detached Dwellings are a permitted use in the (MU) zoned district. (Attachment 10-1 and Attachment 10-2)

CASE BACKGROUND:

Previous Approvals

On April 24, 2006, the Planning Commission recommended approval of the Annexation and Plan of Service (PC #6-1-06) for the 92.19 (+/-) acres of Randy and Barbara Jones property to the Gallatin City Council. The Plan of Service and Annexation request passed Second Reading at the May 2, 2006 Gallatin City Council meeting.

On April 24, 2006, the Planning Commission recommended approval of a rezoning with a Preliminary Master Development Plan for Twin Eagles, Phases 6-12 (PC #3-8-06) on 92.19 (+/-) acres to Gallatin City Council. The rezoning from Agricultural (A) to Mixed Use (MU) with PMDP passed Second Reading at the May 2, 2006 Gallatin City Council meeting.

On April 27, 2009, the Planning Commission approved the Final Master Development Plan for Twin Eagles, Phase 9 (PC #8-5-09) containing 41 lots, an open space area, walking trail, and detention pond.

On May 20, 2013, the Planning Commission approved the amended Preliminary Master Development Plan and a revised Final Master Development Plan for Twin Eagles, Phase 9 (PC0133-13) to divide Phase 9 into two (2) sections. Section A contains 23 lots and Section B is designated for future development. The owner and applicant requested the change due to the fact that Tennessee Department of Transportation (TDOT) proposed to acquire property from Twin Eagles Subdivision for a potential future right-of-way for the Albert Gallatin/Hatten Track Road extension.

On January 25, 2016 the Planning Commission approved the Amended Preliminary Master Development Plan for Twin Eagles, Phase 9 on 14.83 (+/-) acres and Final Master Development Plan for Twin Eagles, Phase 9, Section B (PC 8-1423-15), containing 16 One-Family Detached Dwelling lots and Common Area on 6.18 (+/-) acres (Attachment 10-3).

Tennessee Department of Transportation (TDOT)
TDOT acquired approximately 3.22 (+/-) acres of portions of proposed Phases 9, 11 and 12 for a right-of-way. A portion of the acquired TDOT right-of-way is located adjacent to the eastern boundary of Phase 9, Section B and adjacent to Tennessee Highway 109. The right-of-way included a small wetland, a substantial portion of the walking trail, portion of common area, and approximately three and a half (3-1/2) lots from the original approved FMDP for Twin Eagles, Phase 9. The remaining portion of the newly acquired right-of-way is located adjacent to the eastern boundary of Phase 11, Section B and Phase 12, Section B north of this phase.

DISCUSSION:

Natural Features
The natural topography for the existing vacant land slopes from the highest point of elevation (556') located along the southern boundary near Wildcat Run, with a steady and even decline, towards the lowest point of elevation (536') located along the northeast corner of the property near the pump station and the proposed drainage outfall. There are no existing mature trees located in this phase and section. No portion of this development for Twin Eagles is located within a flood hazard area.

Adjacent or Area Uses
The adjacent surrounding area to the north, south and west are developed and developing with single-family homes in the other phases of Twin Eagles Subdivision. Located to the east is State Route Highway 109 including right-of-way recently acquired to accommodate an interchange for the Albert Gallatin Avenue/Hatten Track Road Extension project.

Proposed Development
The owner and applicant are proposing to create 16 One-Family Detached Dwelling lots in Phase 9, Section B on 4.408 (+/-) acres extending two (2) streets and create a common area tract with a detention pond on 1.772 (+/-) acres for a total of 6.18 (+/-) acres. This project would complete Phase 9 of Twin Eagles Subdivision.

Architectural Designs
The architectural designs proposed for the Final Master Development Plan for Twin Eagles, Phase 9, Section B are consistent with previous phases of Twin Eagles which feature one story brick homes with architectural shingles.

Lot Layout
The (MU) zoning requires a minimum lot size of 6,000 square feet. All proposed lots meet or exceed the required minimum lot size, with the smallest lot being 6,000 square feet (Lot 410) with the majority of the lots far exceeding the minimum requirement. The lot sizes and layout are consistent with lot sizes and layouts in the previously amended Preliminary Master Development Plan for Twin Eagles Phase 9 and Final Master Development Plan for Twin Eagles, Phase 9, Section B (PC 8-1423-15).

The lots are designed to accommodate the natural topography of the land which reduces stormwater runoff on adjoining lots. The lots on Franciscan Way and Beckett Place are situated perpendicular to the street to allow stormwater runoff to naturally flow into the storm water drainage system located on Franciscan Way and Beckett Place and into swales on the rear of lots 401 thru 404 and into the detention pond. The detention pond has an overflow structure located in the northeast corner where it discharges into the TDOT right-of-way and eventually into a TDOT drainage inlet.

Rights-of-Way/Streets/Roads
There will be approximately 520 linear feet of public right-of-way which includes the extension of Franciscan Way and development of Beckett Place from Franciscan Way. All pavement widths will be 24 feet. Five (5) foot wide sidewalks will be constructed on both sides of the public streets.

Easements (P.U.D.E.'s)
All lots will include 10 foot wide P.U.D.E's along the front and rear property lines and 5 foot wide P.U.D.E.'s along the sides of the property unless otherwise noted as 10 foot wide P.U.D.E. All easements shall be considered "Public" in accordance with the City of Gallatin Subdivision Regulations.

Existing Wetland/Detention Pond
The Preliminary Plat indicates an existing wetland and detention pond. The detention pond was constructed and incorporated as part of the restoration agreement of the existing wetland with the Tennessee Department of Environment and Conservation (TDEC). The detention pond was constructed prior to the construction of homes in Phase 9, Section A and accommodates stormwater runoff from Phase 9, Section A and Phase 9, Section B and compensates for the development of Phases 11 and 12.

A portion of the southeast corner of the existing wetland/detention pond is located in TDOT right-of-way. The Engineering Division commented that a portion of the existing wetland/detention pond, at this time, would not interfere with the construction of the Albert Gallatin/Hatten Track interchange with State Highway 109. If in the future, that portion needs to be used in the construction of the interchange, the pond can be re-sloped and re-graded without adversely reducing the total capacity of the stormwater runoff necessary to serve the development. General Note #11 should be identified to indicate that the H.O.A. will maintain all of the Common Area including the Enhanced Wetland/Detention/Retention area.

Open Space and Bufferyard

The Preliminary Plat indicates a common area of 1.772 (+/-) acres north of lots 400 thru 402. The Common Area includes the existing wetland/detention pond and a pump station accessed through an adjacent Common Area located in Phase 11, Section B.

The owner and applicant submitted a detailed landscaping and bufferyard plan with the approved Amended PMDP/FMDP, which meets the requirements of the Gallatin Zoning Ordinance. The detailed landscaping and bufferyard plan follows the previously approved Type 25 Bufferyard details for Phase 7, Section 2, Phase 11, Section B and Phase 12, Section B as shown on Sheet C2.0 of the Amended PMDP/FMDP (Attachment 10-3).

A Type 25 Bufferyard is indicated, along the eastern boundary of Phase 9, Section B (adjacent to the TDOT right-of-way), consistent with Table 13-05 Bufferyard Requirements of the Gallatin Zoning Ordinance.

The bufferyards and landscaping around the pump station shall be maintained by the owner/developer per G.Z.O. Section 13.04.120 or until governed by a homeowner's association. The owner/developer and homeowner's association have access to the bufferyards through a 25 foot wide landscape easement located along the rear of lots 402 thru 404, lots 407, 408, and the Common Area adjacent to adjoining TDOT right-of-way, to allow access for installation and maintenance of the bufferyards and landscaping. All of the Common Area tract should be included as a Public Utility and Drainage Easement (P.U.D.E.) including the area for the pump station. However, the H.O.A. shall maintain the Common Area with the exception of the pump station.

The owner and applicant shall install the required landscaping in the bufferyards prior to the construction of any homes on lots in these phases.

Site Surety

The owner/developer is required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080. Surety Required of the Gallatin Zoning Ordinance. The applicant shall submit a site surety, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to recording a final plat.

Stormwater
The owner and applicant submitted construction plans and drainage calculations to the Engineering Division for review. The construction plans and drainage calculations shall be approved prior to submittal of final plat.

Gallatin Public Utilities Department Comments
This development is serviced by the Gallatin Public Utilities Department. The owner and applicant shall coordinate all development with Gallatin Public Utilities Department to ensure all future utility infrastructures are installed to the satisfaction of the Gallatin Public Utilities Department standards. The Gallatin Public Utilities Department reviewed the Preliminary Plat and made the following comment indicated below:

1. Submit detailed plans and specifications for water and sanitary sewer to the Gallatin Public Utilities Department for review and approval prior to submittal of final plats.

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

1. Provide a copy of the Restrictive Covenants.
2. Add to General Notes #11 that the H.O.A. will also maintain all of the Common Area including the Enhanced Wetland/Detention/Retention area.

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

1. Add the following note "Lots 402, 403, 404, 407 and 408 shall not have vehicular access to State Route 109".
2. Submit a subdivision surety, in the amount to be determined by the Engineering Division, to the Planning Department prior to the recording of the final plat.

Other Departmental Comments
Other City Departments reviewed and commented on the Preliminary Plat and the owner and applicant shall be aware of the following:

1. All roadways shall be able to support fire equipment prior to issuance of any building permits.
2. All fire hydrants shall be installed prior to issuance of any building permits.
3. All applicable fire codes shall be followed.

FINDINGS:

1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Community Character Area.
2. The Preliminary Plat is consistent with the purpose and intent of the Mixed Use (MU) Zoning District and the Amended Preliminary Master Development Plan for Twin Eagles, Phase 9 and Final Master Development Plan for Twin Eagles, Phase 9, Section B (PC 8-1423-15).
3. The Preliminary Plat is consistent with Tennessee Code Annotated § Section 13-3-403 and Section 13-4-303.
4. The Preliminary Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City as described in Chapter 1, Section 1-104, items 1-11.
5. The Preliminary Plat complies with the submittal requirements for a Preliminary Plat as described in Section 2-103, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exist have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2016-16, approving the Preliminary Plat for Twin Eagles, Phase 9, Section B, consisting of a two (2) sheet plan, prepared by L. Steven Bridges, Jr. of Hendersonville TN, with Job No. 4927/Ph 9 Sec B, dated January 25, 2016, with a revised date of February 8, 2016, with the following conditions:

1. Provide a copy of the Restrictive Covenants.
2. Add to General Notes #11 that the H.O.A. will also maintain all of the Common Area including the Enhanced Wetland/Detention/Retention area. The pump station will be maintained by the City of Gallatin Public Utilities Department.
3. Add the following note "Lots 402, 403, 404, 407 and 408 shall not have vehicular access to State Route 109".
4. Submit three (3) corrected folded copies of the Preliminary Plat for Twin Eagles, Phase 9, Section B, including one (1) full size and two (2) half size copies, to the Planning Department.

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

ATTACHMENTS

Attachment 10-1 Location Map
Attachment 10-2 Preliminary Plat-Twin Eagles, Phase 9, Section B (PC 1-1497-16B)
Attachment 10-3 Amended PMDP/FMDP-Twin Eagles, Phase 9, Section B (PC 8-1423-15)

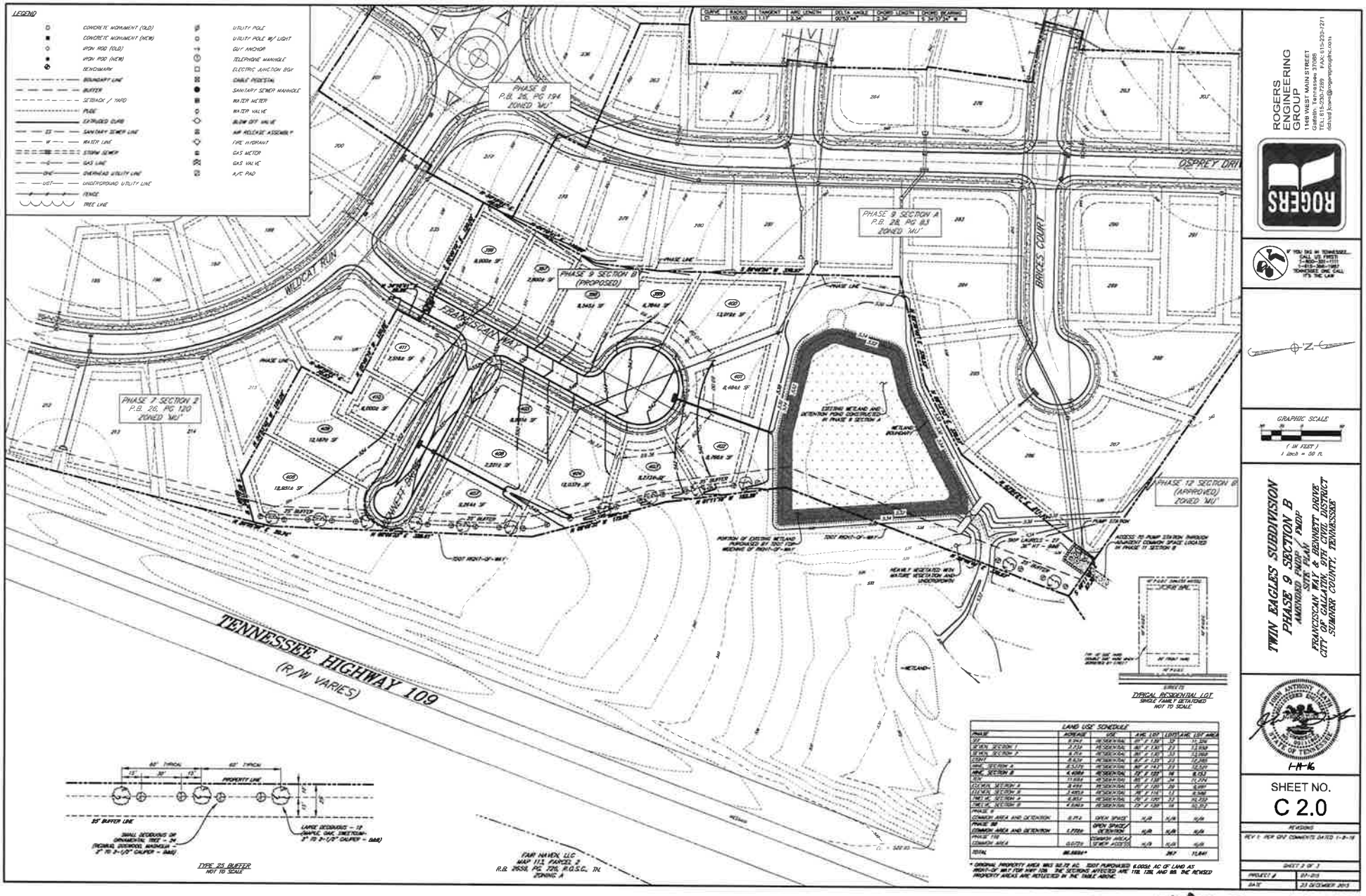
Twin Eagles Phase 9, Section B

LOCATION MAP

North of Wildcat Run on Franciscan Way and Beckett Place
Tax Map Portion of #113//002.04
Zoned MU
PC 1-1497-16B

ATTACHMENT 10-1

ATTACHMENT 10-3



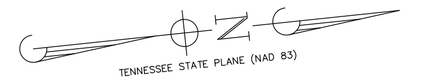
1-1497-16B

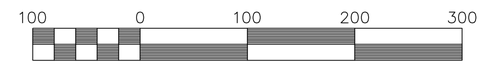
8-1423-15

CURVE DATA

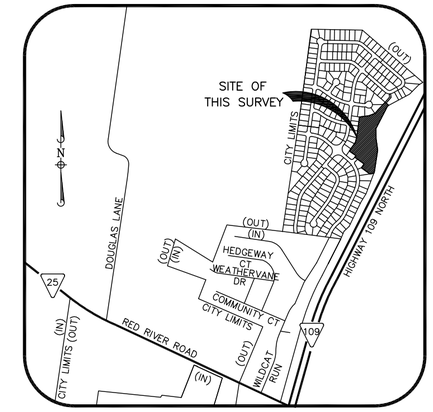
NUMBER	C1	C2	C3	C4	C5	C6	C7	C8
DELTA ANGLE	00°53'44"	90°00'00"	65°35'05"	08°01'58"	87°44'21"	101°58'23"	63°54'18"	90°00'00"
RADIUS	150.00	25.00	25.00	25.00	53.00	53.00	53.00	25.00
ARC LENGTH	2.34	39.27	28.62	3.50	81.16	94.33	59.11	39.27
CHORD DIRECTION	N 34°37'34" E	S 79°10'41" W	S 23°01'46" E	N 13°46'45" E	S 26°04'27" E	N 59°04'11" E	N 23°52'10" W	S 10°49'19" E
CHORD LENGTH	2.34	35.36	27.08	3.50	73.46	82.36	56.10	35.36

NUMBER	C9	C10	C11	C12	C13	C14	C15	C16
DELTA ANGLE	11°31'20"	46°32'21"	40°38'47"	40°38'47"	40°38'47"	80°37'52"	34°18'19"	46°19'33"
RADIUS	61.00	61.00	61.00	61.00	61.00	61.00	25.00	25.00
ARC LENGTH	12.27	49.55	43.27	43.27	43.27	85.84	14.97	20.21
CHORD DIRECTION	N 28°25'02" E	N 00°36'48" W	N 44°12'22" W	N 84°51'09" W	S 54°30'05" W	S 06°08'15" E	N 29°18'01" W	N 11°00'55" E
CHORD LENGTH	12.25	48.20	42.37	42.37	42.37	78.93	14.75	19.67





Scale 1" = 100'



VICINITY MAP
(N.T.S.)

GENERAL NOTES:

1. The purpose of this plat is to subdivide the property into thirteen (16) lots, for one family detached dwellings, create a common area, and dedicate a Right of Way.

2. The total area shown hereon is 6.01± Acres or 261,593± Square feet.

3. This property is currently identified as Parcel 2.04, on Tax Map # 113.

4. Deed reference: Record Book 1590, Page 582, as recorded in the Register's Office of Sumner County, Tennessee.

5. Bearings based on: Tennessee State Plane (NAD 83).

6. By my review of the available information, which is subject to map inaccuracies and scaling, this property is in Zone "X" of the Flood Insurance Rate Map Community Panel Number 47165C0311G effective date April 17, 2012.

7. This survey is in compliance with standards of practice for the State of Tennessee, Board of Examiners for Land Surveyors, Chapter 0820-3. error of closure for the unadjusted traverse is 1:34,151 This survey is classified as a:
Urban and Suburban (Category 1)

8. All construction and use of the proposed facility fo meet the applicable performance standards as set forth of the City of Gallatin Zoning Ordinance Section 13.02.

9. Current Zoning is "MU" Mixed Use District.

10. Existing use is vacant. Proposed use is one family detatched dwellings.

11. Enhanced Detention/ Retention Pond and Open Space / Common Areas to be maintained by Owner / Developer until a Homeowners' Association is established.

12. All easements shall be considered "Public" in accordance with the City of Gallatin Subdivision Regulations.

13. Addresses for corner lots shall be addressed per Municipal Code Section 15-65.

14. The Owner/Developer and Homeowners' Association is granted access to the Bufferyards through a Landscape Easement to install and maintain landscaping in the Bufferyards.

15. Common Area contains 77,076± sq. ft. or 1.77± Acres.

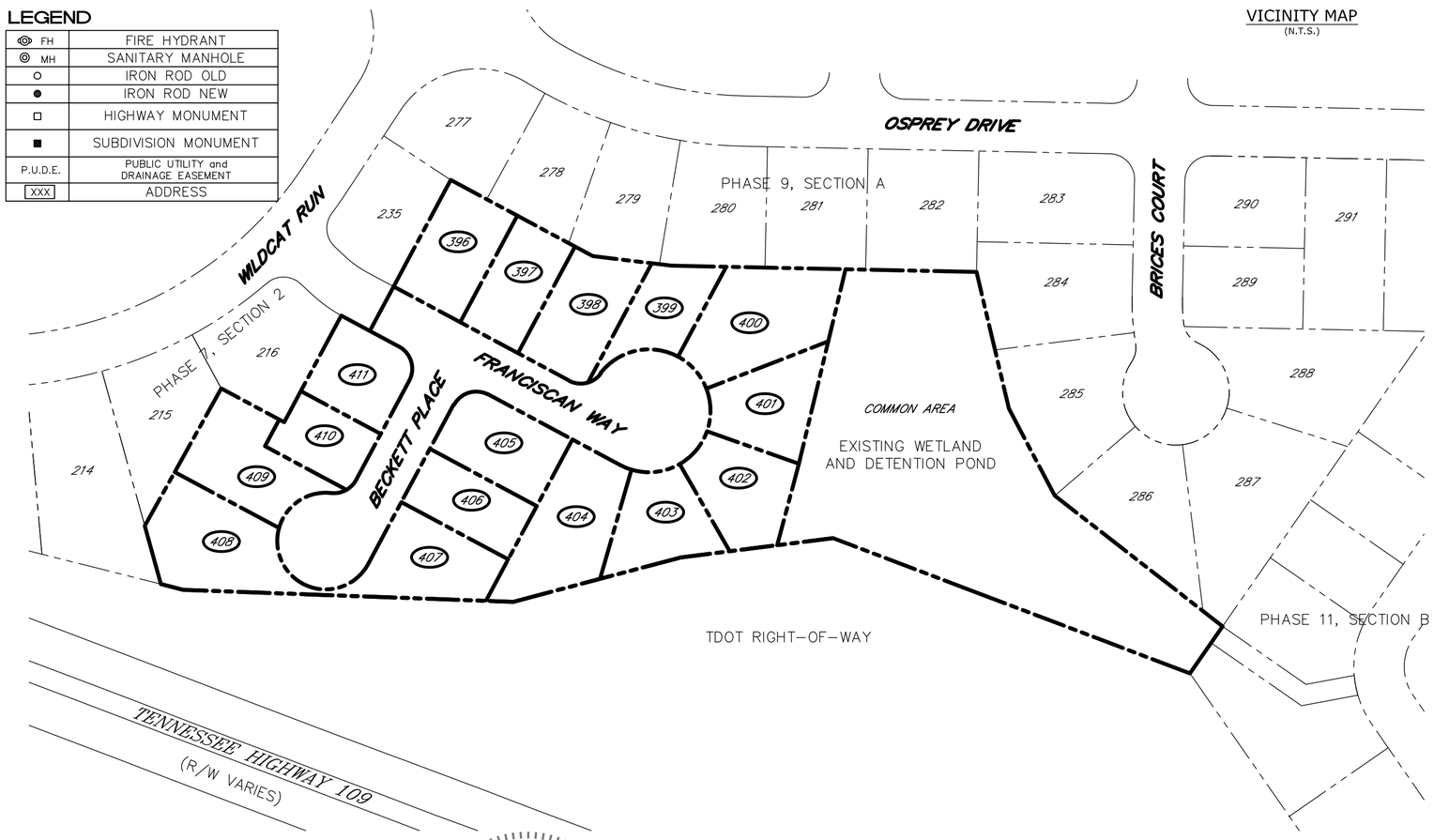
16. This subdivision is subject to the terms and conditions of the separately recorded Stormwater Inspection and Maintenance Agreement.

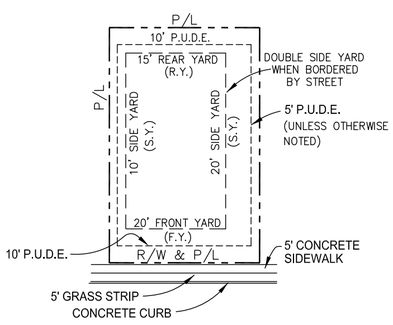
LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	N 34°10'41" E	29.86'
L2	S 81°53'27" E	4.49'
L3	N 34°10'41" E	5.55'
L4	N 61°14'23" E	0.31'

LEGEND

FH	FIRE HYDRANT
MH	SANITARY MANHOLE
	IRON ROD OLD
	IRON ROD NEW
	HIGHWAY MONUMENT
	SUBDIVISION MONUMENT
P.U.D.E.	PUBLIC UTILITY and DRAINAGE EASEMENT
XXX	ADDRESS





TYPICAL LOT LAYOUT
(PHASE 9, SECTION B ONLY) (N.T.S.)

LEGEND

FOUND PIN OR PIPE IP(O)	SANITARY SEWER MANHOLE
SET IRON PIN IP(N)	WATER VALVE
FOUND MONUMENT MON(O)	FIRE HYDRANT
SET MONUMENT MON(N)	LIGHT POLE
PROPERTY LINE	POWER POLE
EASEMENT LINE	GUY WIRE

L. STEVEN BRIDGES, JR. REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 1740

PRELIMINARY PLAT APPROVAL

Approved by the Gallatin Municipal-Regional Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission are _____

This preliminary plat approval does not constitute approval of this subdivision in final form and does not constitute approval for recording of the plat.

TWIN EAGLES
OWNER / DEVELOPER
RANDALL AND BARBARA JONES
604 LILLYCREST DRIVE
GALLATIN, TENNESSEE 37066
(615) 452-7731

L. STEVEN BRIDGES, JR.
LAND SURVEYING AND CONSULTING
205 SHIVEL DRIVE
HENDERSONVILLE TENNESSEE 37075-3518
PHONE:(615) 822-5394 FAX:(615) 826-2586

TWIN EAGLES SUBDIVISION
PHASE NINE - SECTION B
PRELIMINARY PLAT

FRANCISCAN WAY, 9TH CIVIL DISTRICT
GALLATIN, SUMNER COUNTY, TENNESSEE

DATE: JANUARY 25, 2016 REV: FEBRUARY 08, 2016 JOB: 4927/Ph 9 Sec B

TWIN EAGLES SUBDIVISION
PHASE 7, SECTION 2
PLAT BOOK 26, PAGE 120
ZONED "MU"

TWIN EAGLES SUBDIVISION
PHASE 9, SECTION A
PLAT BOOK 28, PAGE 83–85
ZONED "MU"

WILDCAT RUN

BRICES COURT

FRANCISCAN WAY
(24' PAVEMENT/50' RIGHT-OF-WAY)

BECKETT PLACE
(24' PAVEMENT/50' RIGHT-OF-WAY)

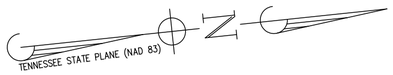
COMMON AREA
1.77± ACRES

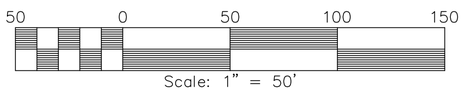
ENHANCED WETLAND/
DETENTION / RETENTION
AREA
See General Note: 11

25' BUFFERYARD &
LANDSCAPE EASEMENT

TENNESSEE DEPARTMENT OF TRANSPORTATION
RIGHT–OF–WAY

PUMP
STATION





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TWIN EAGLES SUBDIVISION
PHASE NINE - SECTION B
PRELIMINARY PLAT

FRANCISCAN WAY, 9TH CIVIL DISTRICT
GALLATIN, SUMNER COUNTY, TENNESSEE

DATE: JANUARY 25, 2016 REV: FEBURARY 08, 2016 JOB: 4927/Ph 9 Sec B

SHEET 2 OF 2

ITEM 11

GMRPC Resolution No. 2016-17

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR FOXLAND, PHASE 2 AND APPROVING A FINAL MASTER DEVELOPMENT PLAN FOR THE WATER'S EDGE AT FOXLAND HARBOR CONTAINING 3.89 (+/-) ACRES, ON PORTION OF A PARCEL (TAX MAP 147, PARCEL 007.02), LOCATED AT 1445 FOXLAND BOULEVARD - (PC 8-1498-16)

WHEREAS, the applicant submitted an application for an Amended Preliminary Master Development Plan/ Final Master Development Plan consistent with Section 12.02.050 of the City of Gallatin Zoning Ordinance; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Amended Preliminary Master Development Plan/ Final Master Development Plan submitted by the applicant, Manous Design, Inc., at its regular meeting on February 22, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to Tenn. Code Ann. § 13-3-413, § 13-4-310, §13-7-201, and §13-7-202 and §13.02 of the City of Gallatin Zoning Ordinance:

1. The Amended Preliminary Master Development Plan/Final Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020* for the area, and in particular, the Regional Activity Center Community Character Area and Suburban Neighborhood Established Character Area.
2. The Amended Preliminary Master Development Plan/Final Master Development Plan is consistent with the purpose and intent of the Multiple Residential and Office (MRO) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zone district.
3. The changes and variances shown in the Amended Preliminary Master Development Plan/Final Master Development Plan do not constitute a major amendment to the approved Preliminary Master Development Plan for Foxland, Phase 2 as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.

4. The project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity. As designed, the new condominium buildings will not change the essential character of Nashville Pike/Douglas Bend Road/or Foxland Boulevard area. The proposed architecture will complement the existing clubhouse and surrounding structures.
5. Legal purposes for which zoning regulations exist have not been contravened.
6. The Amended Preliminary Master Development Plan/Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
8. The Amended Preliminary Master Development Plan/Final Master Development Plan was submitted to the City complying with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Amended Preliminary Master Development Plan for Foxland, Phase 2 and approves the Final Master Development Plan for the Water's Edge at Foxland Harbor consisting of a fifteen (15) sheet plan, prepared by Manous Design, Inc. of Lebanon, Tennessee, identified as PC-8-1498-16, dated of January 25, 2016 with the following conditions:

1. Re-identify the phases of the overall development for Foxland, Phase 2 to use a different nomenclature for clarity of the development. (i.e. Phase 2.1, Phase 2.2, etc. vs. Phase 2A, 3A, and 4)
2. Re-identify the phases in the project schedule to motel the match new nomenclature.
3. Revise the title to include Phase 2 with the Amended PMDP and identify the Phasing on the new nomenclature with the FMDP (i.e. Amended PMDP Phase 2 and FMDP Phase 2.1 and 2.2).
4. Update the plan to show the location of the U.S. Army Corps of Engineers' property boundary along the northern and eastern boundary of the site on plan sheet CO.1.
5. Verify and/or correct elevations on the Storm Sewer Pipe and Structure Schedule Plan on sheet 4.2. (There appears to be 100 feet difference from the current datum.)
6. City Engineer will allow pervious pavement (under pavement retention cells) as long as it is located under the parking spaces and not located under the drive lanes. (This may require a redesign of the detention areas and will limit areas that are shown with covered parking, but avoids damage to the asphalt from heavy traffic in the drive lanes.)
7. Show the location of silt fences on Sheet C1.0 and Sheet C3.0 for clarity.

8. Correct Natural Gas Note #30 on Sheet C4.1 to reflect Gallatin Public Utilities Department not Piedmont Gas.
9. Coordinate all development with the White House Utility District to ensure future utility infrastructure is installed to the satisfaction of the White House Utility District. Submit a copy of the utility surety to the Planning Department, if required, prior to the issuance of a building permit.
10. In lieu of a site surety, submit a Land Disturbance Permit surety, in the form of cash, certified check, or automatically renewing Irrevocable Letter of Credit, to the Planning Department, in an amount to be set by the Engineering Division, to cover the reclamation cost of the site and all required landscaping improvements shown on the Amended Preliminary Master Development Plan/Revised Final Master Development Plan. The Land Disturbance Permit surety shall be submitted to the Planning Department prior to issuance of any building permits.
11. All site improvements for each condominium building shall be fully completed prior to issuance of any Certificates of Occupancy since a site surety is not required.
12. Submit one (1) full size copy, and two (2) half-size copies of the corrected Amended Preliminary Master Development Plan/Final Master Development Plan to the Planning Department prior to the issuance of any building permits.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 02/22/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 11
PLANNING DEPARTMENT STAFF REPORT
Amended PMDP for Foxland, Phase 2 and FMDP for the Water's Edge at Foxland Harbor
PC 8-1498-16
1445 Foxland Boulevard
Date: February 17, 2016

REQUEST: THE OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR FOXLAND, PHASE 2 AND APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR THE WATER'S EDGE AT FOXLAND HARBOR CONTAINING 3.89 (+/-) ACRES, ON A PORTION OF A PARCEL (TAX MAP 147, PARCEL 007.02), LOCATED AT 1445 FOXLAND BOULEVARD.

OWNER:	FOXLAND HARBOR GOLF AND COUNTRY CLUB, LLC
APPLICANT:	MANOUS DESIGN, INC.
STAFF RECOMMENDATION:	APPROVAL OF GMRPC RESOLUTION NO. 2016-17
STAFF CONTACT:	ROBERT J. KALISZ
PC MEETING DATE:	FEBRUARY 22, 2016

PROPERTY OVERVIEW:

The owner and applicant request approval of a minor amendment to the Preliminary Master Development Plan for Foxland, Phase 2 and Final Master Development Plan for the Water's Edge at Foxland Harbor containing 3.89 (+/-) acres, on portion of a parcel (Tax Map 147, Parcel 007.02), located at 1445 Foxland Boulevard (Attachment 11-1 and Attachment 11-2). A small portion of this property is located in a flood hazard area. Construction on lots located in the 100-year floodplain will require elevation certificates and floodplain development permits. The amended plan shows the project area to include 3.89 (+/-) acres located on the eastern side of the clubhouse and pool and fitness center. The owner and applicant proposed to construct seven (7) condominium buildings, six (6) stories (five (5) stories residential and one (1) under structure parking), in height covered parking, and additional golf club parking. The amended plan also shows future condominiums and a tennis center along with existing golf and clubhouse and the pool and fitness center that is under construction. (Attachment 11-2)

The property is currently zoned Multiple Residential and Office (MRO). Multi-Family Dwelling units is a permitted use in the MRO zone district and was approved as part of the original Preliminary Master Development Plan for Foxland at Fairvue.

The owner and applicant are requesting to revise the footprint of the buildings by dividing the original four (4) buildings into seven (7) smaller buildings and reduce the amount of units from

125 to 90 for this portion of the development. The number of units for the overall development of Phase 2 will not change at this time. No changes are proposed to the architectural elevations of the condominiums from the previously approved Preliminary Master Development Plan.

The owner and applicant are requesting a variance of 17' from the 25' required front yard setback along Club View Drive/Reynard Drive to allow an eight (8) foot front yard setback for Building Ga and a variance of two (2) feet allow a parking space depth of 18' and variance of two (2) feet to allow an aisle width of 22' for garage parking spaces.

Staff recommends that the Planning Commission consider the proposed changes as a minor amendment to the approved Preliminary Master Development Plan for Foxland, Phase 2, and recommends approval of the Final Master Development Plan for the Water's Edge at Foxland Harbor.

CASE BACKGROUND:

Previous Approvals and Project History

On November 28, 2005, the Planning Commission recommended approval of a Preliminary Master Development Plan for Foxland at Fairvue (PC File #3-16-05) to rezone 416.87 (+/-) acres, known as the Foxland property, from Residential-15 Planned Unit Development (R15 PUD) and Multiple Residential and Office Planned Unit Development (MRO PUD) to Mixed Use (MU) and Multiple Residential and Office (MRO). The plan called for 81.37 (+/-) acres to be rezoned to MU and 335.50 (+/-) acres to be rezoned to MRO. At that time the applicant labeled the proposed MU portion of the property as future development and did not submit any details or plans for that property. The Preliminary Master Development Plan and rezoning request passed Second Reading on February 7, 2006. Since the time the property was rezoned in 2006, several Final Master Development Plans for the Clubhouse, golf course, One-Family Detached Dwellings, Attached Dwellings, and Multi-Family Dwelling units have been approved throughout the Foxland Development. Several Preliminary and Final Plats have also been approved for various phases and sections of the Foxland Development.

On March 27, 2006, the Planning Commission approved a Final Master Development Plan for Foxland Clubhouse (PC File #8-22-06). The plan included a 25,000 square foot clubhouse, attached to the existing Foxland Hall mansion, parking areas, and a pool area. No Final Master Development Plans have been approved for Phase 2 or Phase 9 of Foxland.

On November 27, 2006, the Planning Commission approved, with conditions, a Revised Final Master Development Plan for the Foxland Clubhouse (PC File #8-60-06). The plan reduces the size of the clubhouse addition to the Foxland Mansion to 6,750 square feet, and includes cart and bag storage areas, and the future pool area.

Since approval of the revised Final Master Development Plan for the Foxland Clubhouse, the property was sold and the new owners proposed a concept change for the entire Foxland project. Revisions to the Preliminary Master Development Plan involved changes to density, lot sizes, uses, street design, and architecture for the development.

On April 28, 2008, the Planning Commission considered Revisions to the Preliminary Master Development Plan for Foxland at Fairvue, Phase 2, Phase 9 and Clubhouse (PC File #3-14-08). Much of the discussion at that meeting dealt with the issue of parking for the entire development and the proposed heights of the condominium buildings along the shore. The Planning Commission deferred the item to the May 12, 2008 Planning Commission Work Session for discussion. The applicant made changes to the plan based on the feedback from the Planning Commissioners offered at previous meetings.

On May 19, 2008, the Planning Commission approved the Revised Preliminary Master Development Plan for Foxland at Fairvue, Phase 2, Phase 9 and Clubhouse (PC File #3-14-08). This Revised Preliminary Master Development Plan included plans for the Foxland Harbor Condos and, a mixed-use development with a commercial (retail) section and a public waterfront along Old Hickory Lake (Attachment 11-3).

Since approval of the Revised Preliminary Master Development Plan several minor amendments to the Preliminary Master Development Plan and Final Master Development Plans have been submitted for the clubhouse and Phase 9 (the townhome section located south of the Foxland Mansion).

On July 27, 2015, the Planning Commission approved, with conditions, a minor amendment to the Foxland, Phase 2 Preliminary Master Development Plan and a revision to the Final Master Development Plan for The Club at Foxland Harbor (PC 8-792-15) to change the building size, architecture and pool location.

Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020

The majority of the Foxland Harbor Development, including a small portion of Phase 2 adjacent to Old Hickory Lake, is located within the Suburban Neighborhood Established Community Character Area as shown on the Community Character Area Map of the *Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020;* however, a small portion of the property along Old Hickory Lake and Foxland Boulevard, including the are slated for development is located within the Regional Activity Center Community Character Area Map.

The main goals of the Regional Activity Center Community Character Area are to provide regional-scale mixed-use centers including retail, office, and residential uses. The Amended Preliminary Master Development Plan for Foxland, Phase 2 and Final Master Development Plan for the Water's Edge at Foxland Harbor meet the overall intent of the Regional Activity Center Community Character Area by providing pedestrian-friendly areas with open space and offering a mixture of different uses in a master planned village-type node along Foxland Boulevard.

Natural Features

The portion of the property where the condominium buildings are proposed is currently unimproved and vacant. A note on the plan indicates that no portion of the property is located within a special flood hazard area according to FEMA FIRM map panel #47165C0409G, dated April 17, 2012; zone X (Attachment 11-2; sheet C2.0). According to the owner and applicant, construction of the condominium buildings will not be located on the U.S. Army Corps of Engineers' property along Old Hickory Lake. The owner and applicant shall update the plan to clearly indicate the location of the U.S. Army Corps of Engineers' property along the northern and eastern boundary of the site.

Surrounding Zoning

The entire Foxland Development lies within the Gallatin City limits and is zoned Multiple Residential and Office (MRO). Phase 2 is surrounded by Foxland property to the south and east, all zoned MRO. Property to the west, across Douglas Bend Road, is zoned Mixed Use (MU) and was developed as the Foxland Crossings Apartments. Foxland, Phase 2 lies adjacent to Old Hickory Lake along the north property boundary. The property along Nashville Pike beyond the lake is zoned Residential-20 (20) Low Density Residential.

Stormwater Drainage and Utility Lines

The Amended Preliminary Master Development Plan/Final Master Development Plan shows the grading, utility, and stormwater reduction plans and locations of the sanitary sewer service line and water line connecting to existing lines that serve the clubhouse and residential areas (Attachment 11-2; sheets C2.0, C2.1 and C3.0). The owner and applicant shall coordinate all development with the White House Utility District to ensure future utility infrastructure is installed to the satisfaction of the White House Utility District.

The owner and applicant submitted a Storm Water Report for Water's Edge at Foxland Harbor to the Engineering Division. Stormwater runoff from the proposed condominiums' parking area will collect into retention cells located under the asphalt drive aisles for the parking area and collect into catch basins and discharge into Old Hickory Lake. The retention cells will be constructed using a pervious asphalt pavement, six (6) inches of clean #57 stone base, with six (6) inch perforated and non-perforated pipe on top a filter fabric (Attachment 11-2; sheet C3.0 and 4.1). Stormwater runoff from the new golf club parking area will use the same technology, except the retention cells will be twelve (12) inches deep, and collect into catch basins and discharge to Club View Drive.

Access

Foxland Boulevard, located off Douglas Bend Road, is the main entrance to Foxland Harbor and together with Club View Drive provides access to Water's Edge at Foxland Harbor. The Foxland Harbor property has three (3) driveways, including two (2) off Foxland Boulevard for the clubhouse, pro shop, and pool and fitness center and one (1) driveway off Club View Drive for the golf cart barn and pro shop. The new golf club parking lot will be constructed directly east of the golf cart barn and pro shop, along the south side of the condominium buildings and have access off Club View Drive. The golf club parking lot will also provide an emergency access way to the condominiums. (Attachment 11-2; sheet C2.0). The main access to the condominiums is located off of Club View Drive at the intersection with Reynard Drive. This access will be gated for the condominium owners and guest.

An eight (8) foot wide paved walking trail will be constructed between the condominiums and Old Hickory Lake. The plan indicates a connection of the walking trial to Club View Drive at the southeast corner of the project site. This would allow pedestrians to walk along Old Hickory Lake and provide an alternate route to the clubhouse/restaurant and the pool and fitness center.

Architectural Elevations

The seven (7) condominium buildings in Phase 2, labeled as Buildings A thru G on the plan are six (6) stories in height (five (5) stories residential and one (1) under structure parking), featuring a total of 90 units, at a maximum height of 87 feet. The architectural elevations for the buildings feature brick with

limestone precast decorative cornice details on all four (4) facades above the stone veneer accents along the building up to the first level. The first level to the top of level will feature a brick veneer on all four (4) facades. The buildings all have aluminum cornice details, decorative balconies, and standing seem metal roofs. Each building has four (4) distinct towers, two (2) located the end of each building facing Old Hickory Lake and two (2) located towards the inside of the property to highlight the entrance to each building. All towers extend past the main roof line. Garage parking is provided under each condominium building with opened end entrances/breezeways.

The applicant submitted a site layout and color renderings with the proposed colors of the condominium buildings (Attachment 11-4). The coastal style of the architecture is appropriate for the property located along Old Hickory Lake and the two types of building design (clubhouse and pool and fitness center) blend well together. The architectural elevations submitted for Phase 2 is different in style from the more traditional elevations previously approved as part of the Preliminary Master Development Plan for Foxland but similar to the plan approved in 2008. Staff appreciates the applicant's use of earth-tone colors for the project.

No changes are proposed to the architectural elevations of the condominiums from the revised Preliminary Master Development Plan. Staff recommends approval of the architectural elevations as submitted (Attachment 11-2; sheets A3.1 and A3.2).

Inspection of the exterior building facade materials by the Planning Department is required prior to the installation of the exterior building facade materials.

Parking

Parking requirements are based on the use of the property. Foxland Phase 2 was approved with two (2) conditional use permits; Group Assembly Limited and Intermediate Impact Activities, which utilize shared parking for both uses. The Intermediate Impact Activity (golf course) requires 50 spaces per each nine (9) holes, the Group Assembly Activity (clubhouse and pool) requires one (1) space per 100 square feet of water surface of the swimming pool; and one (1) space per four (4) person seating capacity for restaurants; and the Multi-Family Residential Activity requires two (2) spaces per unit. Based on these calculations, 357 total parking spaces, including four (4) handicapped accessible spaces are required for the portion of Foxland, Phase 2 that includes the golf course, clubhouse and pool, restaurant, and this phase of the proposed condominiums. The plan indicates that 420 total parking spaces, including seventeen (17) handicapped accessible spaces will be provided. With the addition of 61 spaces for the new golf club parking area, including four (4) handicapped accessible spaces, this will bring the golf course parking into compliance with G.Z.O. parking requirements.

The parking for proposed condominium project is designed to stand alone from the rest of Foxland, Phase 2 activities and does meet the G.Z.O. parking requirements except where space size and drive aisle variances are requested. The plan indicates the outside and covered parking spaces meet the required parking dimensions (9 feet wide by 20 feet deep) and aisle width (24 feet); however, the garage parking spaces do not meet the required parking dimensions and aisle width. The plan shows the parking spaces to be 9 feet wide by 18 feet deep and an aisle width of 22 feet. The owner and applicant are requesting a variance from the G.Z.O. parking requirements allowing a decrease in depth and aisle width for the under structure parking. The condominium parking will be gate controlled.

Landscaping and Bufferyards
No bufferyards are required for this proposed project since it is located within the Foxland Harbor Development. The owner and applicant submitted a detailed landscaping plan for the condominium units and for the parking area, which requires screening per Section 13.05 of the Gallatin Zoning Ordinance, (Attachment 11-2; sheet L1.0). The plan indicates that all H.V.A.C equipment will be located on the roof of each building and fully screened by the Mansard roofs around the perimeter of each building. The landscaping plan meets the landscaping and screening requirements of the Gallatin Zoning Ordinance.

Dumpster Location and Enclosure
The plan indicates a new golf club dumpster enclosure located in the southwest corner of the new golf club parking area which will serve the golf club only. The dumpster enclosure will be constructed of C.M.U. blocks with brick veneer to match the clubhouse building and include pressure treated wood gates (Attachment 11-2; sheet C4.2). The dumpster enclosure meets the requirements set forth in Section 13.08 of the Gallatin Zoning Ordinance and Section 14-14, Nonresidential Establishment Containers, Storage, and Requirements of the Gallatin Municipal Code. Landscaping will be installed along the south side of the dumpster enclosure to screen the dumpster enclosure from Club View Drive (Attachment 11-2; sheet L1.0).

A plan note indicates that a trash collection room with a trash compactor will be provided in each building. The condominium maintenance staff will place trash bins in accessible locations on trash pick-up days designated by a private trash removal service.

Master Signage Plan
The plan indicates a monument sign to be located adjacent to the main entrance gate located off of Club View Drive/Reynard Drive. The owner and applicant submitted entrance gate and sign elevation detail with the plan (Attachment 11-2; sheet A3.2). The owner and applicant shall submit a Master Signage Plan in accordance with G.Z.O. Section 13.07.065.E, including details of all permanent signs to be installed on site. All signs shall meet the size and illumination requirements of the Gallatin Zoning Ordinance, Section 13.07. The applicant shall obtain sign permits from the Planning Department prior to the installation of any signage on site.

Photometric Plan and Lighting Fixtures
The owner and applicant submitted a detailed photometric plan indicating the location of the proposed lighting fixtures on site (Attachment 11-2; sheet PH1.0). The lighting fixtures proposed for the condominiums matches the lighting fixtures for the existing clubhouse, parking area, and pool and fitness center. The photometric plan complies with the City of Gallatin Zoning Ordinance, Section 13.02.08.

Site Surety
Typically site sureties are required to cover site improvements, including such items as landscaping, paving, internal sidewalks, in an amount to be determined by the applicant and approved by the Planning Department per Article 15.00 Administration and Enforcement; Section 15.03.080, Surety Required of the Gallatin Zoning Ordinance. However, on February 19, 2010, a certified letter from the City of Gallatin Attorney's office was sent to Bond Safeguard Insurance Company serving as formal notice that the Principal and original developer, TLP Devco, LLC, had defaulted on its obligation to complete site

improvements as required by Section 15.03.080 of the Gallatin Zoning Ordinance. The City made a formal demand to the Obligee in the full performance bond amount of $230,363.94. In negotiations between the City of Gallatin and the Obligee, the site improvement surety was relinquished in favor of the other subdivision performance sureties in Foxland at Fairvue Subdivision.

Since the site surety for the project was already called by the City, Staff recommends that a Land Disturbance Permit Surety, in the form of cash, certified check, or automatically renewing Irrevocable Letter of Credit, be submitted to the Planning Department, in an amount to be set by the Engineering Division, in lieu of the site surety to cover the reclamation cost of the site and all required landscaping improvements shown on the Amended Preliminary Master Development Plan and Final Master Development Plan. The Land Disturbance Surety shall be submitted to the Planning Department prior to issuance of any building permits. Furthermore, all site improvements for each condominium building shall be fully completed prior to issuance of any Certificates of Occupancy since a site surety is not required.

Construction Schedule
Construction on Buildings A and B is expected to commence in May 2016 and is scheduled for completion by the spring of 2017. The remainder of the condominium buildings will be constructed as buildings are substantially pre-sold.

Minor Amendment
G.Z.O., Section 12.02.050, Procedures to Amend a Preliminary Master Development Plan or Final Master Development Plan, lists specific items that would constitute a major amendment to an approved Preliminary Master Development Plan including an increase in density, substantial changes to access or site circulation, or substantial changes to approved architecture.

Staff reviewed the Amended Preliminary Master Development Plan/Final Master Development Plan in detail and found no significant changes to the access, uses, architecture, or internal site circulation that would constitute a major amendment. Staff recommends that the changes be considered as a minor amendment to the Foxland, Phase 2 Preliminary Master Development Plan.

White House Utility District Comments
This development is serviced by the White House Utility District. The owner and applicant shall coordinate all development with White House Utility District to ensure all future utility infrastructures are installed to the satisfaction of the White House Utility District standards. The White House Utility District reviewed the Amended PMDP/FMDP and made the following comment:

1. Submit detailed plans and specifications for water and sanitary sewer to the White House Utility District for review and approval prior to issuance of any building permits.

Planning Department Comments
The Planning Department reviewed and commented on the Amended PMDP/FMDP. The owner and applicant satisfactorily addressed the Planning Department comments; however the owner and applicant shall comply with the following:

1. Re-identify the phases of the overall development for Foxland, Phase 2 to use a different nomenclature for clarity of the development (i.e. Phase 2.1, Phase 2.2, etc. vs. Phase 2A, 3A, 3B, & 4).
2. Re-identify the phases in the project schedule to match the new nomenclature.
3. Revise the title to include Phase 2 with the Amended PMDP and identify the Phases with the new nomenclature the FMDP (i.e. Amended PMDP Phase 2 and FMDP Phase 2.1 and 2.2).
4. Update the plan to show the location of the U.S. Army Corps of Engineers' property boundary along the northern and eastern boundary of the site on plant sheet CO.1.

Engineering Division Comments

The Engineering Division reviewed and commented on the Amended PMDP/FMDP. The owner and applicant satisfactorily addressed the Planning Department comments; however the owner and applicant shall comply with the following:

1. Verify and/or correct elevations on the Storm Sewer Pipe and Structure Schedule on plan sheet 4.2. (This appears to be 100 feet difference from the current datum.)
2. City Engineer will allow pervious pavement (under pavement retention cells) as long as it is located under the parking spaces and not located under the drive lanes. (This may require a redesign of the detention areas and will limit areas that are covered parking, but avoids damage to the asphalt from heavy traffic in the drive lanes.)
3. Show the location of silt fences located on Sheet C1.0 and Sheet C3.0 for clarity.

Other Departmental Comments

Other City Departments reviewed and commented on the Amended PMDP/FMDP. The owner and applicant satisfactorily addressed the Planning Department comments; however the owner and applicant shall comply with the following:

1. Correct Natural Gas Note #30 to reflect Gallatin Public Utilities Department not Piedmont Gas.

Findings

According to the applicant, the Amended Preliminary Master Development Plan for Foxland, Phase 2 and the Final Master Development Plan for the Water's Edge at Foxland Harbor was designed to reflect the recommendations *Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020* and is consistent with the intent and purpose of the Gallatin Zoning Ordinance; therefore, Staff makes the following findings:

1. The Amended Preliminary Master Development Plan/Final Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020* for the area, and in particular, the Regional Activity Center Community Character Area.
2. The Amended Preliminary Master Development Plan/Final Master Development Plan is consistent with the purpose and intent of the Multiple Residential and Office (MRO) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zone district.

3. The changes and variances shown in the Amended Preliminary Master Development Plan/Final Master Development Plan do not constitute a major amendment to the approved Preliminary Master Development Plan for Foxland, Phase 2 as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.
4. The project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity. As designed, the new condominium buildings will not change the essential character of Nashville Pike/Douglas Bend Road/or Foxland Boulevard area. The proposed architecture will complement the existing clubhouse and surrounding structures.
5. Legal purposes for which zoning regulations exist have not been contravened.
6. The Amended Preliminary Master Development Plan/Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
8. The Amended Preliminary Master Development Plan/Final Master Development Plan was submitted to the City complying with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

RECOMMENDATION:

Staff recommends that the Planning Commission approve GMRPC Resolution No. 2016-17 approving the Amended Preliminary Master Development Plan for Foxland, Phase 2 and approving the Final Master Development Plan for the Water's Edge at Foxland Harbor consisting of a fifteen (15) sheet plan, prepared by Manous Design, Inc. of Lebanon, Tennessee, identified as PC-8-1498-16, dated January 25, 2016, with the following conditions:

1. Re-identify the phases of the overall development for Foxland, Phase 2 to use a different nomenclature for clarity of the development (i.e. Phase 2.1, Phase 2.2, etc. vs. Phase 2A, 3A, 3B and 4).
2. Re-identify the phases in the project schedule to match the new nomenclature.
3. Revise the title to include Phase 2 with the Amended PMDP and Phasing with the new nomenclature on the FMDP (i.e. Amended PMDP Phase 2 and FMDP Phase 2.1 and 2.2).
4. Update the plan to show the location of the U.S. Army Corps of Engineers' property boundary along the northern and eastern boundary of the site on plan sheet CO.1.
5. Verify and/or correct elevations on the Storm Sewer Pipe and Structure Schedule plan on sheet 4.2. (There appears to be 100 feet difference from the current datum.)

6. City Engineer will allow pervious pavement (under pavement retention cells) as long as it is located under the parking spaces and not located under the drive lanes. (This may require a redesign of the detention areas and will limit areas that are shown with covered parking, but avoids damage to the asphalt from heavy traffic in the drive lanes.
7. Show the location of silt fences located on Sheet C1.0 and Sheet C3.0 for clarity.
8. Correct Natural Gas Note #30 on Sheet C4.1 to reflect Gallatin Public Utilities Department not Piedmont Gas.
9. Coordinate all development with the White House Utility District to ensure future utility infrastructure is installed to the satisfaction of the White House Utility District. Submit a copy of

the utility surety to the Planning Department, if required, prior to the issuance of a building permit.

10. In lieu of a site surety, submit a Land Disturbance Permit surety, in the form of cash, certified check, or automatically renewing Irrevocable Letter of Credit, to the Planning Department, in an amount to be set by the Engineering Division, to cover the reclamation cost of the site and all required landscaping improvements shown on the Amended Preliminary Master Development Plan/Revised Final Master Development Plan. The Land Disturbance Permit surety shall be submitted to the Planning Department prior to issuance of any building permits.
11. All site improvements for each condominium building shall be fully completed prior to issuance of any Certificates of Occupancy since a site surety is not required.
12. Submit one (1) full size copy, and two (2) half-size copies of the corrected Amended Preliminary Master Development Plan/Final Master Development Plan to the Planning Department prior to the issuance of any building permits.

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

ATTACHMENTS:

Attachment 11-1 Location Map
Attachment 11-2 Amended PMDP for Foxland, Phase 2 and FMDP for Water's Edge at Foxland Harbor Pool & Fitness including Architectural Elevations (PC 8-1498-16)
Attachment 11-3 Revised PMDP for Foxland Harbor, Phase 2 (PC File #3-14-08)
Attachment 11-4 Site Layout and Architectural Renderings

FOXLAND, PHASE 2 AMENDED PMDP & FMDP
WATER'S EDGE AT FOXLAND HARBOR (PC 8-1498-16)
LOCATION MAP

ATTACHMENT 11-1

1445 FOXLAND BOULEVARD
TAX MAP #147//007.02
ZONED MRO

ATTACHMENT 11-3

MANOUS DESIGN

FOXLAND HARBOR

AT FAIRVUE PLANTATION

GALLATIN, TENNESSEE

DESIGNED BY: N.L. MANOUS
M.E. BARCZYNSKI

DRAWN BY: T. TEAGUE

APPROVED BY:

DATE: MAR 2, 2006

SITE DEVELOPMENT PLAN

SCALE: 1"=60'

C1.0

PRELIMINARY-NOT FOR CONSTRUCTION

SHEET 1 OF 8

8-1498-16

ATTACHMENT 11-4

FOXLAND HARBOR

GOLF AND COUNTRY CLUB

A FOXLAND MANOR CLUBHOUSE
B GOLF PROSHOP
C CART BARN
D FITNESS CENTER/POOL HOUSE
E EVENT CENTER
F SWIMMING POOL
G EAST PARKING AREA
H TENNIS CENTER
I COVERED RESIDENTIAL PARKING
J FOXLAND HARBOR CONDOMINIUMS
K EVENT LAWN
L WEST PARKING AREA
M FITNESS CENTER PARKING AREA
N CONDOMINIUM PARKING
O TRAIL
P OUTDOOR COOKING AREA

SITE PLAN

RECEIVED
FEB 11 2016

8-1498-16

ATTACHMENT 11-4

RECEIVED
FEB 11 2016

8-1498-16

ATTACHMENT 11-4

RECEIVED
FEB 11 2016
GALLATIN PLANNING
& ZONING

8-1498-16

ATTACHMENT 11-4

FEB 11 2016

8-1498-16

WATER'S EDGE
FOXLAND HARBOR
GOLF AND COUNTRY CLUB

DRAWING INDEX

C0.1	AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN
C1.0	EXISTING CONDITIONS AND PHASE 1 EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN
C2.0	SITE LAYOUT AND UTILITY PLAN
C2.1	PHASE 1 SITE LAYOUT AND UTILITY PLAN
C3.0	SITE GRADING AND CONSTRUCTION PHASE 2 EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN
C3.1	STORM WATER REDUCTION PLAN
C4.1	CIVIL DETAILS
C4.2	CIVIL DETAILS
C4.3	CIVIL DETAILS
C5.1	EPSC DETAILS
L1.0	LANDSCAPING PLAN AND PHASE 3 ESPC PLAN POST CONSTRUCTION SITE STABILIZATION PLAN
PH1.0	PHOTOMETRIC ANALYSIS
A3.1	TYPE "a" BUILDING ELEVATIONS
A3.2	TYPE "b" BUILDING ELEVATIONS, CARPORT ELEVATIONS, SIGN & GATE ELEVATION

PROJECT SCHEDULE

PHASE 1: Existing Golf course and Clubhouse

PHASE 2A: Pool and Fitness Center currently under construction

PHASE 2B: Tennis Center- future project. Start date undetermined.

PHASE 3A: Construction of buildings A & B to begin May 2016 with completion expected in early Spring 2017. Site infrastructure construction as shown on C2.1.

PHASE 3A: GOLF CLUB PARKING: Construction to proceed concurrent to Building A & B construction.

PHASE 3B: The remainder of Waters Edge condominium buildings will be constructed as buildings are substantially pre-sold. Anticipated construction sequence of remaining buildings to be buildings C, E,F,D,G. The construction of a third building will precipitate the construction of the remainder of the proposed site infrastructure to include public water loop and gravity sanitary sewer extension.

PHASE 4: Waters Edge 2: Future condominium project. Start date undetermined.

PROPERTY OWNER

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

TENNESSEE CONSTRUCTION PERMIT NOTICE OF COVERAGE(NOC) CERTIFICATE
The project associated with these submittal plans is covered under Tennessee Construction General Permit TNR

Mark D. Kawczynski — 25 JANUARY, 2016
MARK D KAWCZYNSKI, P.E.-Project Engineer of Record — Date

ISSUED FOR PLANNING REVIEW
AMENDED
PRELIMINARY MASTER DEVELOPMENT PLAN

FINAL MASTER DEVELOPMENT PLAN
REVISED
25 JANUARY 2016

MAP 147 PARCEL 7.02 - CLUBVIEW DRIVE

LOCATION MAP

NOT TO SCALE

ABBREVIATIONS

General

DIA	Diameter
DIM	Dimension
O.C.	On Center
DN	Down
EA	Each
EF	Each Face
EW	Each Way
ELV or ELEV	Elevation
FFE	Finished Floor Elevation

Property Information

MBSL	Minimum Building Setback Line
PU&DE	Public Utility and Drainage Easement
IN	Iron Pin Not Found
MON	Survey Monument
BM	Benchmark
D	Delta- Central Angle of Curve
R	Radius of Curve
T	Tangent Length
L	Length of Curve
C or CL	Chord Length
CH or CHB	Chord Bearing

Utility Information

INV	Invert
T/C or TC	Top of Casting
SS or S	Sanitary Sewer
ST or SD	Storm Sewer/ Drain
CB	Catch Basin
DCB	Double Casting Catch Basin
HW	Headwall
SSMH	Sanitary Sewer Manhole
MH	Manhole
WV	Water Valve
FH	Fire Hydrant
RPBP	Reduced Pressure Backflow Preventer
DDCV	Double Detector Check Valve
FDC	Fire Department Connection
PIV	Post Indicator Valve
WM	Water Meter
DSp	Downspout piped to storm drain
DSg	Downspout discharging to grade
CMP	Corrugated Metal Pipe
RCP	Reinforced Concrete Pipe
HDPE	High Density Polyethylene Pipe
G	Gas
NG	Natural Gas
CI	Cast Iron
DI	Ductile Iron
PVC	Polyvinyl Chloride
CPVC	Chlorinated Polyvinyl Chloride
EM	Electric Meter
GM	Gas Meter
T	Transformer
LP	Pole mounted light
LB	Bollard mounted light
W	Waterline
FW	Fire Waterline
PW	Potable Waterline
OH	Overhead Electric Line
UE	Underground Electric Line
OT	Overhead Telephone
UT	Underground Telephone

PUBLIC UTILITY PROVIDERS

Water & Sewer
White House Utility District
3303 Highway 31-W
White House, TN 37188
(615) 672-4110

Gas
Gallatin Public Utilities
239 Hancock St, Gallatin, TN 37066
(615) 451-5922

Electric
City of Gallatin, Department of Electricity
135 Jones St, Gallatin, TN 37066
(615) 452-5152

Telephone
AT&T

Tennessee 811
Know what's below. Call before you dig.

MANOUS DESIGN
110 Lakewood Rd. Lebanon, Tn. 37087
v:615.444.6207 f:615.444.0853

PC 8-1498-16

Development Property Zoning

MRO-Multiple Residential and Office District

Development Property Distribution

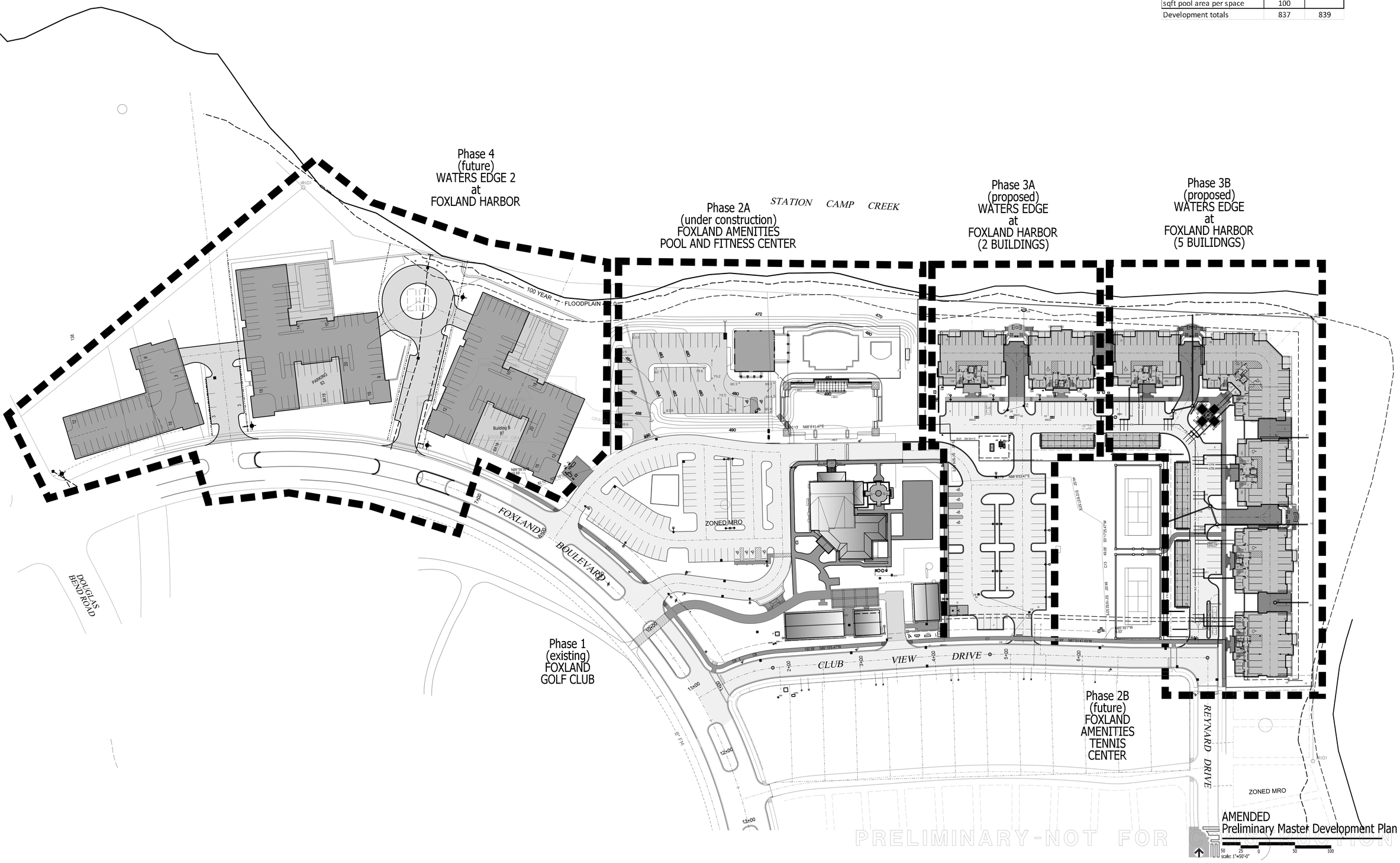
Tract	Identification	(Ac)	Owner
1	Map 147,Parcel 7.00	4.14	Foxland Golf & County Club
2	Map 147,Parcel 7.02	3.89	Foxland Condos, LLC
3	Map 147, Parcel 7.03	2.53	Foxland Amenities, LLC
4	Map 147,Parcel 7.04	4.04	Foxland Condos 2, LLC
	Total	**14.60**	

Development Parking Summary

Parking ratio based on use			
Use	Program element	Required	Provided
Condos 1	90	135	198
spaces per unit	1.5		
Condos 2	320	480	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	4022	41	45
sqft pool area per space		100	
Development totals		837	839

MANOUS DESIGN
110 Lakewood Rd. Lebanon, Tn. 37087
v:615.444.6207 f:615.444.0853

ISSUED:
25 JAN 16 ISSUED FOR COG PLANNING REVIEW



AMENDED
Preliminary Master Development Plan

WATER'S EDGE
FOXLAND HARBOR
GOLF AND COUNTRY CLUB

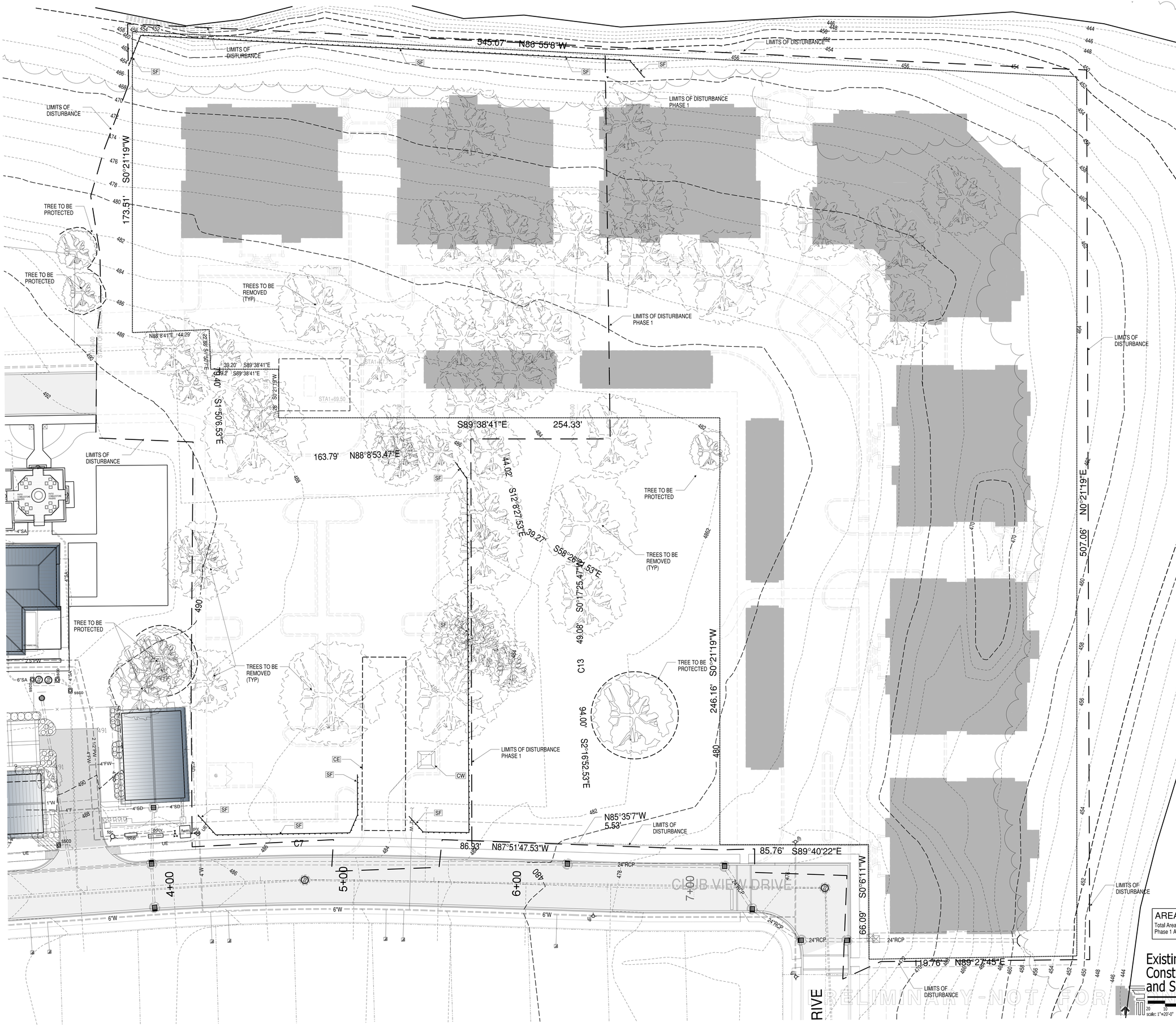
DESIGNED BY: M.L. MANOUS
M.D. KAWCZYNSKI
DRAWN BY: T. TIDMORE
APPROVED BY:
DATE: JANUARY 25, 2016

C0.1

SHEET 3 OF 15

ALL INFORMATION SUBJECT TO COPYRIGHT RESTRICTIONS. MANOUS DESIGN RETAINS THE RIGHTS TO ALL INTELLECTUAL PROPERTY DEPICTED ON THIS DOCUMENT

PC-8-1498-16 AMENDED PMDP AND FMDP



Erosion Prevention and Sediment Control (EPSC) Notes

1. All erosion prevention and sediment control (EPSC) Best Management Practices (BMP) employed shall be constructed and maintained per the Tennessee Department of the Environment and Conservation (TDEC) EPSC Handbook, latest version.
2. Erosion control measures must be in place and inspected by the City of Gallatin stormwater inspector prior to grading.
3. Contractor is to obtain a land disturbance permit from the City of Gallatin prior to grading activities.
4. Maintain all ground cover whenever possible and leave all vegetation tall until all construction is complete, including new ground cover in disturbed areas.
5. All land on or off site which is disturbed by the contractor and which is not built upon or surfaced shall be adequately stabilized to control erosion and sedimentation.
6. A Stormwater Pollution Prevention Plan (SWPPP) has been completed for this project. The report and the erosion and sediment control plans constitute the complete SWPPP for this project. Contractor shall have the appropriate documentation available on site at all times.
7. See SWPPP report for additional sediment and erosion control practices to be employed for this project.
8. Protect new stormwater piping system until paving and ground stabilization methods have been installed and/or established. The project will not be considered completed until stormwater piping systems are free from sediment
9. Perform inspections and maintenance of best management practices (BMPs) on a regular basis according to SWPPP report.
10. Clearing and grubbing activities should be phased and limited to areas of construction.
11. All disturbed areas to be stabilized as soon as possible after disturbance.
12. Stabilization must be completed within 14 days on portions of the site where construction activities have temporarily or permanently ceased.
13. The contractor shall maintain all construction erosion control measures until permanent vegetation has been established. It is the contractor's responsibility to perform required maintenance of all erosion and sediment control devices to ensure their function at all times.
14. Erosion control blankets are required for all slopes 3:1 and/or greater.
15. To control the tracking of soil off the site on vehicles, the contractor shall limit access to the site so that all construction traffic enters and exits the site at the construction access point.
16. The Contractor shall be responsible for soil and materials tracked off-site by construction activities. The Contractor shall sweep the public street in the vicinity of the project as required or as directed by City officials or Owner's Representative.
17. Topsoil stockpiled on site, for longer than 14 days, shall be stabilized with appropriate erosion control measures.
18. The Contractor shall provide the necessary protection, in accordance with the plans and specifications, for trees to remain. Do not operate or store heavy equipment, nor handle or store materials, within the driplines of trees to remain.
19. The Contractor is responsible for documenting the as-constructed stormwater management devices and infrastructure detailed in the construction documents and the SWPPP.
20. The Contractor is responsible for submitting as-constructed documentation to the City of Gallatin Stormwater Coordinator for approval and acceptance before the Use and Occupancy permit will be issued by the City of Gallatin.

Sequence of Work

1. Installation of Construction EPSC BMPS.
2. Clearing and grubbing of area to be disturbed.
3. Rough grading to achieve building pad.
4. Construction of proposed building.
5. Rough grading of parking areas and driveways.
6. Installation of sub-surface stormwater retention areas.
6. Installation of site utilities.
7. Pavement and site finishes.
7. Finished grading.
9. Landscaping installation and execution of post-construction site stabilization plan.
10. As-constructed documentation of permanent stormwater management infrastructure.
11. Removal of Construction EPSC BMPS.

Best Management Practices Key

STRUCTURAL PRACTICES

CD	CHECK DAM
CE	CONSTRUCTION ENTRANCE
SF	SILT FENCE
MA	EROSION CONTROL MATTING
CW	CONCRETE WASHOUT BASIN

AREA OF DISTURBANCE
Total Area: 5.98 ac
Phase 1 Area: 2.43ac

Existing Site and Construction Erosion Prevention and Sediment Control Plan-Phase 1

MANOUS DESIGN
110 Lakewood Rd. Lebanon, Tn. 37087
v:615.444.6207 f:615.444.0853

ISSUED:
25 JAN 16 ISSUED FOR COG PLANNING REVIEW

MARK D. KAWCZYNSKI
REGISTERED ENGINEER
No. 103453
STATE OF TENNESSEE
25 JAN 16

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 25, 2016

C1.0

SHEET 2 OF 15

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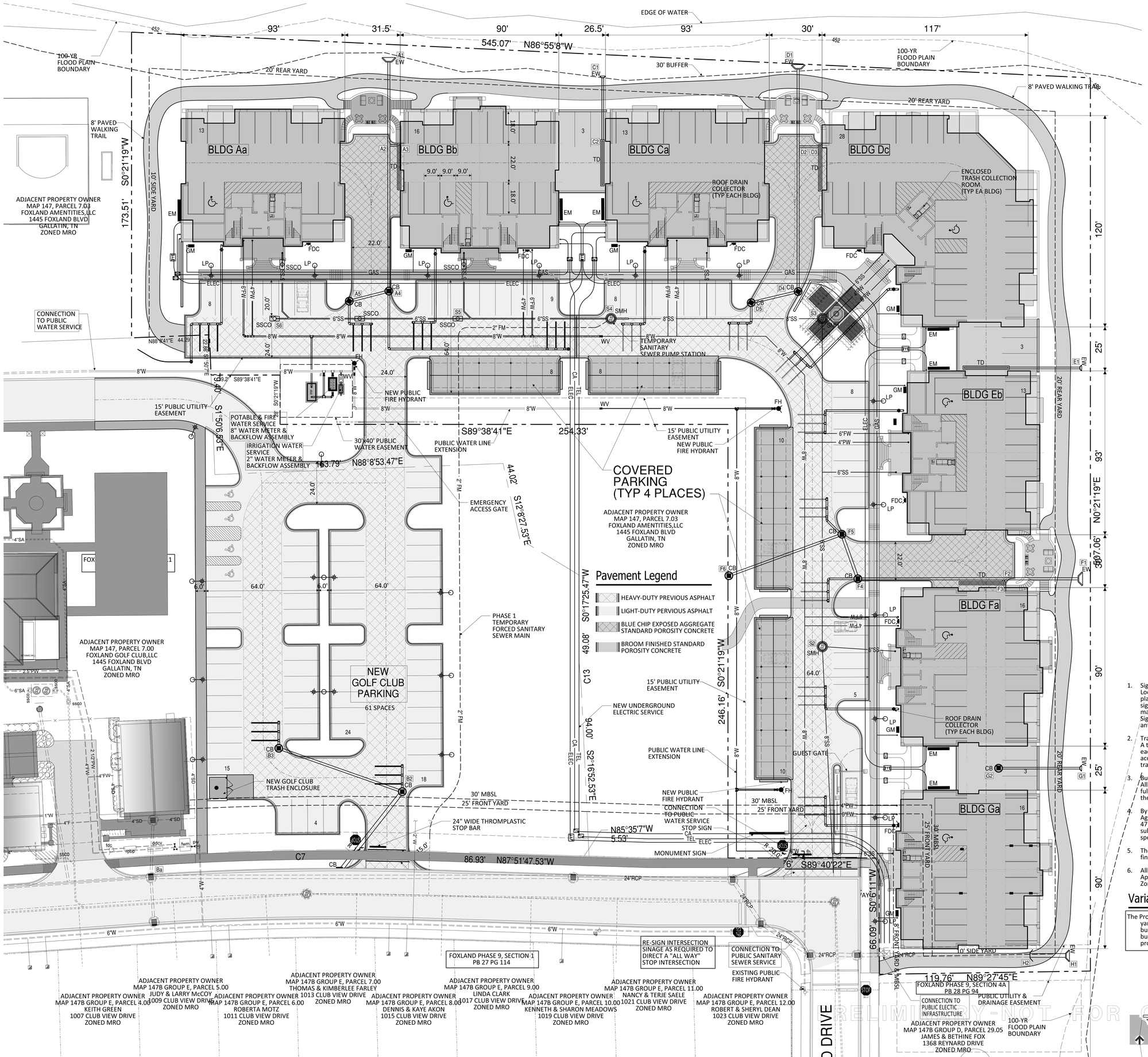
PC-8-1498-16 AMENDED PMDP AND FMDP

100 YEAR FLOODPLAIN 498



Phase 3A & 3B Site Data Table

Property Address

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
POC: Joe Godfrey, 615.451.0909, joe@godfreyrg.com

Phase 3 A&B
Bulk Regulations

Lot Area (ac)(sqft)			
	Minimum		6,000
	Required	6.20	270,000
	Proposed	3.89	169,283
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	30	

Proposed Building

Use	Dwelling, Multi-family	
Number of stories:	Proposed	6
Number of Buildings:		7
Number of Units:		90
	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)		305,961
Floor Area Ratio (FAR)	Proposed	1.81
	Maximum Permissible	0.50

Parking Calculations

Parking ratio based on use

Use	Program element	Required	Provided
Water's Edge			
Phase 3A & 3B	**90**	**135**	**198**
spaces per unit	1.5		
Golf (existing)	18	100	70
Spaces per 9 holes	50		
Phase 3A new Club Parking			**61**
Restaurant	325	81	46
Seats per Space	4		
Pool	4022	41	45
sqft pool area per space		100	
Club subtotal		222	222
Facility total		**357**	**420**
Handicap Parking Spaces:		4	17

Zoning Notes

1. 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 lite. Sign copy shall be limited to name only. No changeable text area is anticipated. Sign shall comply with City of Gallatin sign ordinance.
2. 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 a private trash removal service.
3. Building Mechanical Equipment:
   All HVAC equipment will be placed on the roof of each building and full screened by the proposed Mansard roofs around the perimeter of the buildings.
4. By means of graphic plotting upon Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Community Panel 47165C0409G, dated April 17, 2012, it has been determined that the subject property lies within Zone "X" and is therefore not within a special hoard area.
5. The owner/developer of this property is responsible for all financial matters.
6. 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.

Variance Request

The Project requests a variance from the prescribed 25' minimum front yard and 30' minimum building setback line for the construction of building Ga. THe project proposes a minimum front yard and minimum builidng setback of 8' to complete the Uban streetscape theme proposed by the rest of the proposed condominium buildings.

MANOUS DESIGN
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MARK D. KAWCZYNSKI REGISTERED ENGINEER No. 103453 STATE OF TENNESSEE
25 JAN 16

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 25, 2016

C2.0

SHEET 3 OF 15

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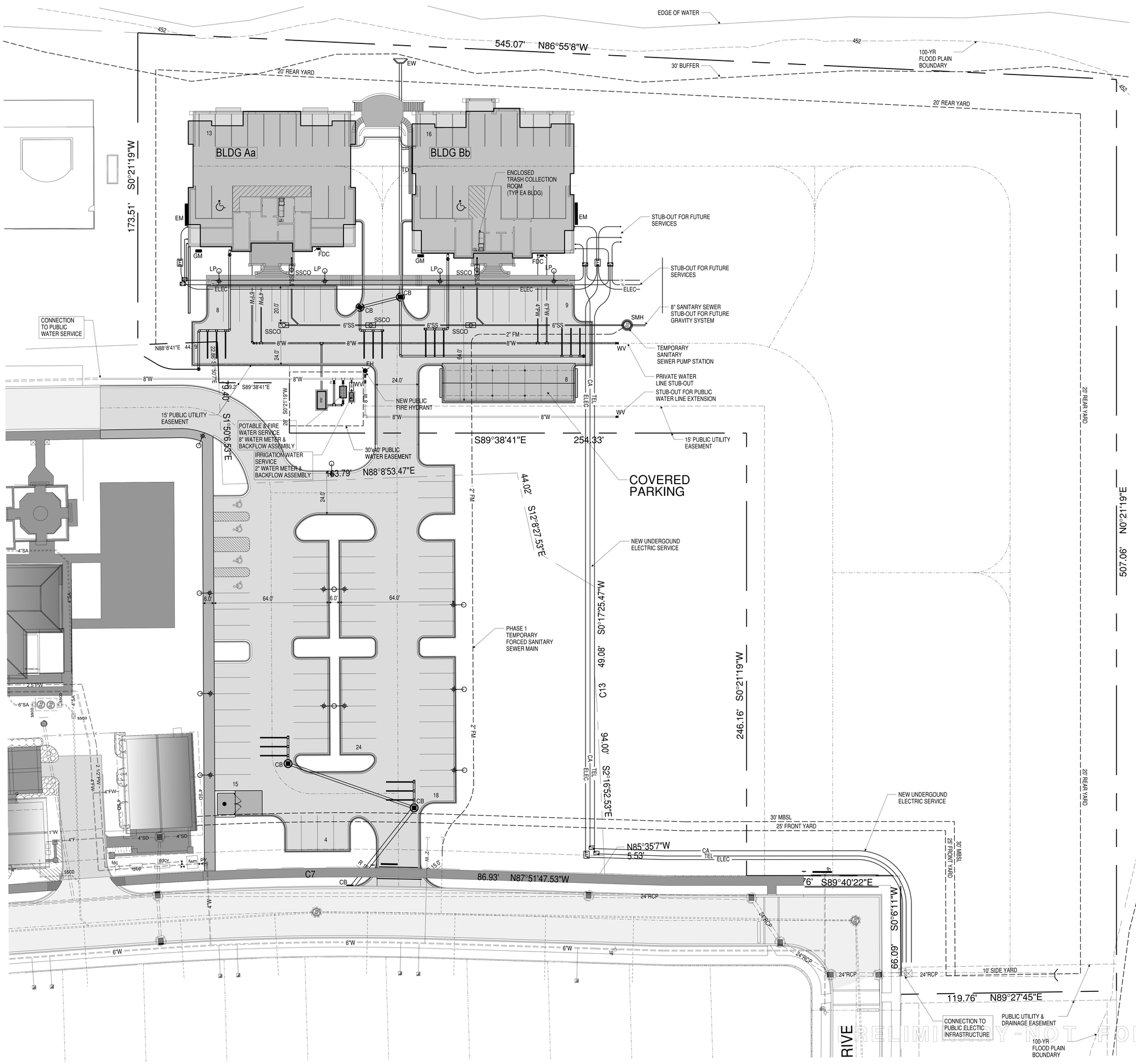
PC-8-1498-16 AMENDED PMDP AND FMDP

PRELIMINARY-NOT FOR CONSTRUCTION

Site Layout & Utility Plan

scale: 1"=20'-0"



Phase 3A Site Data Table

Phase 3A
Proposed Building

Use	Dwelling, Multi-family	
Number of stories:	Proposed	6
Number of Buildings:		2
Number of Units:		25
	3 bedroom units	10
	2 bedroom units	15
Building height: (ft)		
	Maximum Permissible	35
	Proposed	87

Building Area (sqft)

Building Area (sqft)		69,697
Garage Area(sqft)		6,895
Floor Area (sqft)		76,592
Floor Area Ratio (FAR)	Proposed	1.81
	Maximum Permissible	0.50

Parking Calculations

Parking ratio based on use

Use	Program element	Required	Provided
Water's Edge Phase			
3A	**25**	**38**	**54**
spaces per unit	1.5		
Golf (existing)	18	100	70
Spaces per 9 holes	50		
Phase 3A new Club Parking			**61**
Restaurant	325	81	46
Seats per Space	4		
Pool	4022	41	45
sqft pool area per space		100	
	Club subtotal	222	222
	Facility total	260	276
Handicap Parking Spaces:		4	6

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25 JAN 16

WATER'S EDGE FOXLAND HARBOR GOLF AND COUNTRY CLUB

PC-8-1498-16 AMEMDED PMDP AND FMDP

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

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Phase 3A
Site Layout & Utility Plan

scale: 1"=20'-0"

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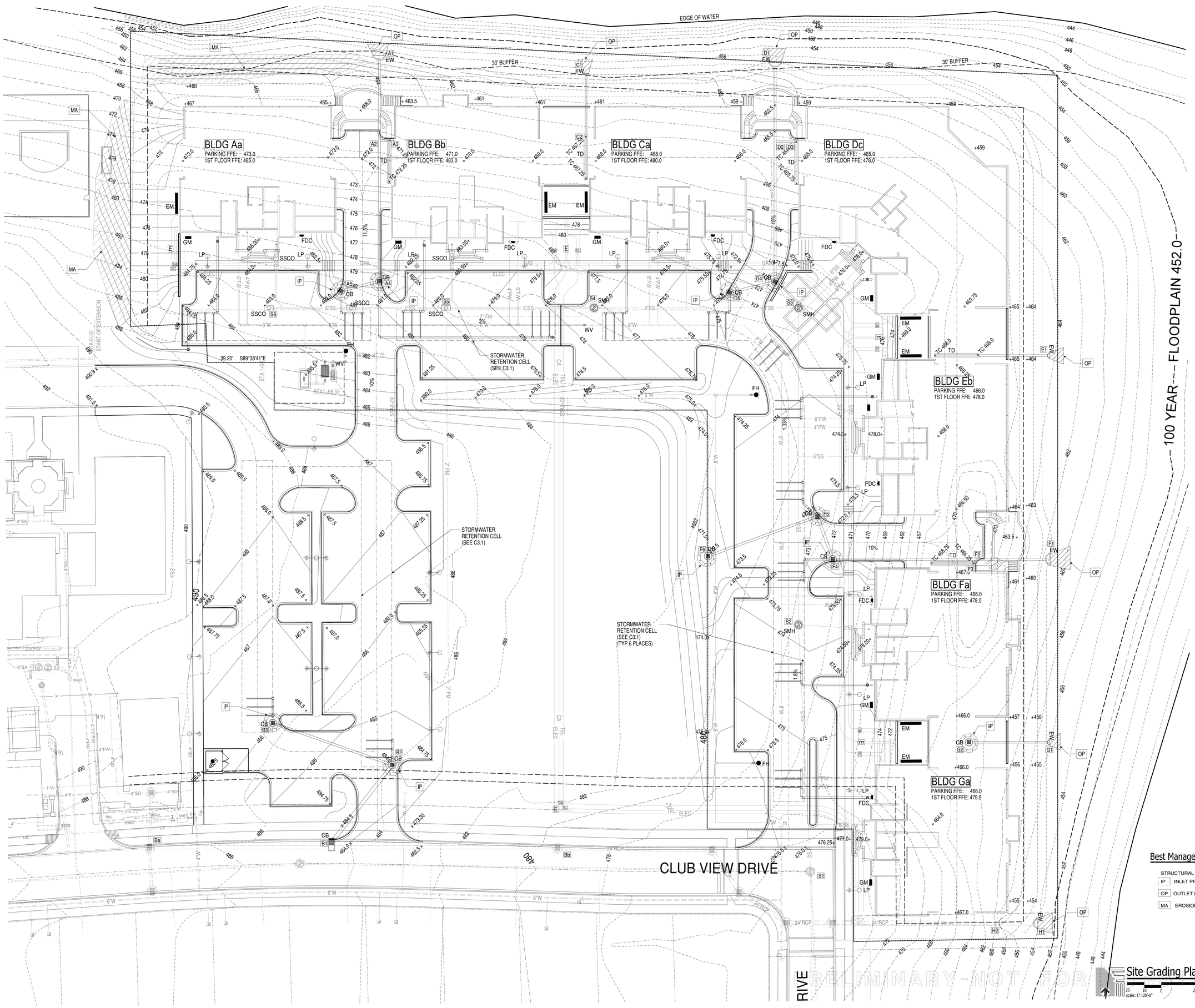

Best Management Practices Key

STRUCTURAL PRACTICES

IP	INLET PROTECTION
OP	OUTLET PROTECTION
MA	EROSION CONTROL MATTING

Site Grading Plan

scale: 1"=20'-0"

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WATER'S EDGE FOXLAND HARBOR
GOLF AND COUNTRY CLUB

DESIGNED BY: M.L. MANOUS
M.D. KAWCZYNSKI
DRAWN BY: T. TIDMORE
APPROVED BY:
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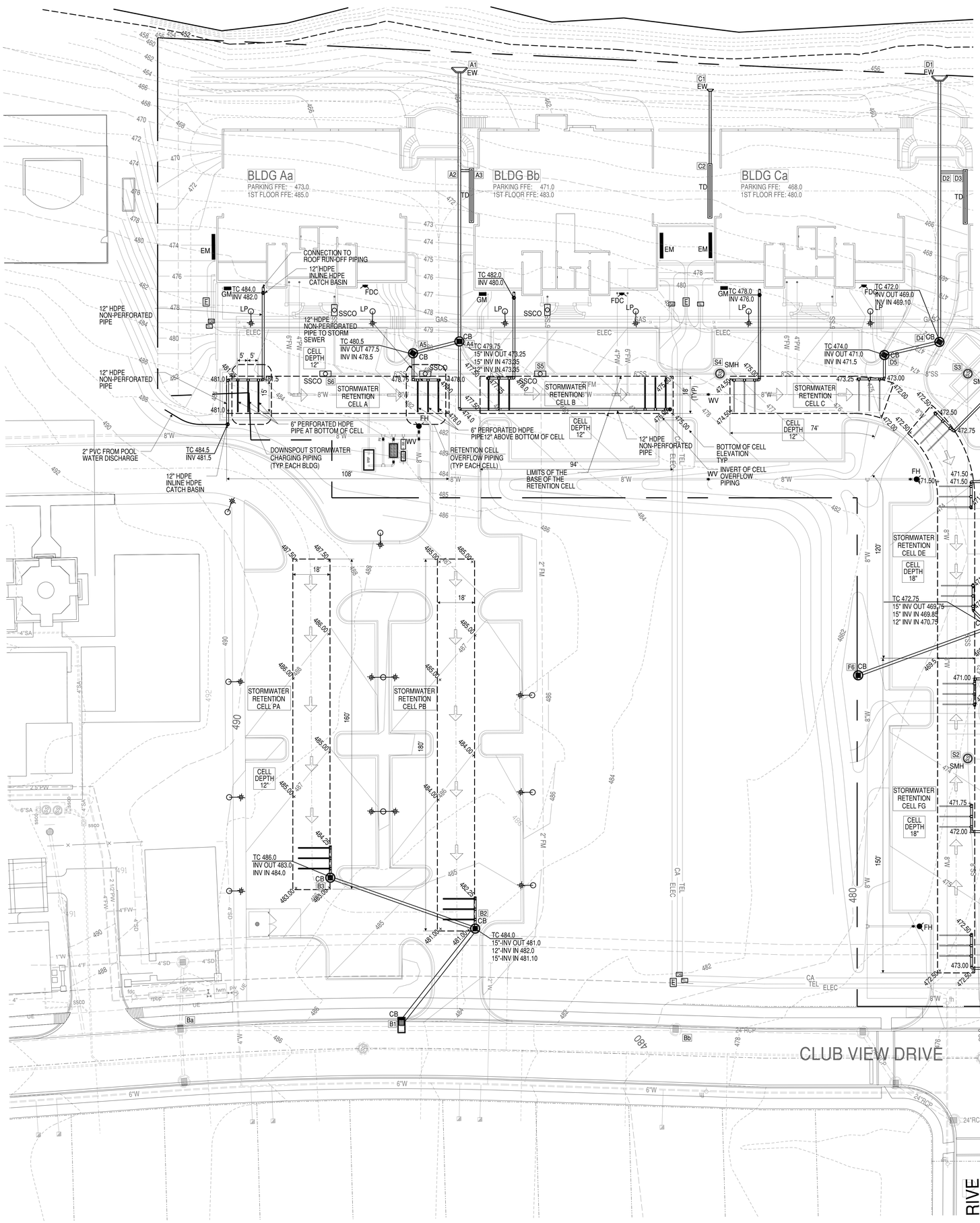

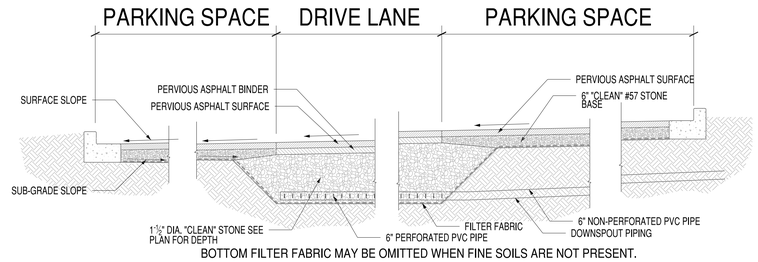

BOTTOM FILTER FABRIC MAY BE OMITTED WHEN FINE SOILS ARE NOT PRESENT.
SUB-GRADE IN THE PARKING SPACES SHALL SLOPE TO THE RETENTION STRUCTURE UNDER THE DRIVE LANE

UNDER PAVEMENT RETENTION CELL STRUCTURE

NO SCALE

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25 JAN 16

WATER'S EDGE FOXLAND HARBOR
GOLF AND COUNTRY CLUB

PC-8-1498-16 AMEMDED PMDP AND FMDP

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

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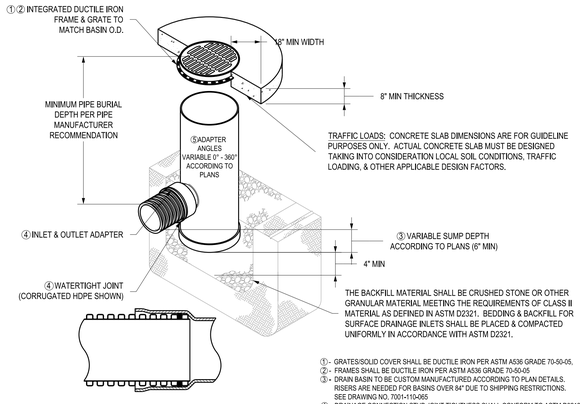
Stormwater Reduction Plan

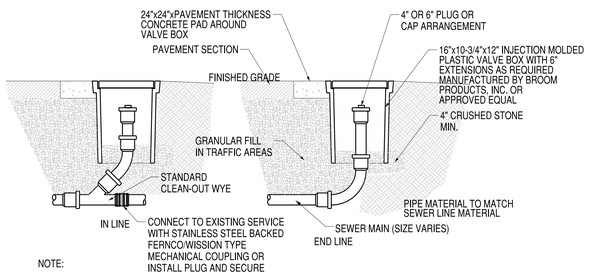
scale: 1"=20'-0"

PRELIMINARY-NOT FOR CONSTRUCTION



① - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
② - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
③ - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
④ - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
⑤ - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-013.

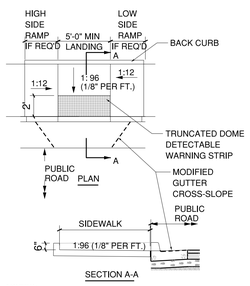
TYPICAL DRAIN BASIN
N.T.S.



NOTE:

1. IN TRAFFIC AREAS THE VALVE BOX AND COVER SHALL BE CAPIBLE OF SUPPORTING ANTICIPATED LOADS.
2. PROPERTY LINE CLEAN-OUT SHALL BE 6" MINIMUM
3. PLACE CLEAN-OUT ASSEMBLY AT ENDS OF ALL PLUGGED SEWER SERVICES.
4. PLACE CLEAN-OUTS 75' O.C. U.N.O.

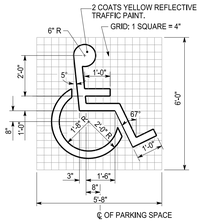
GRAVITY SEWER CLEANOUT DETAIL
NO SCALE



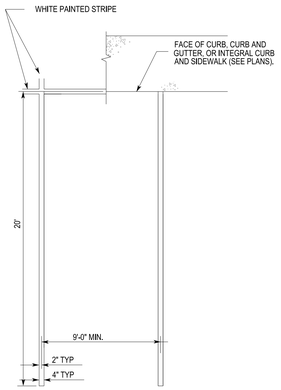
NOTES:

1. CONSTRUCT RAMP FLUSH WITH THE GUTTER OR EDGE OF PAVEMENT.
2. CROSS-SLOPE OF LANDING AND SIDEWALK SHALL NOT EXCEED 1:48 (V:H).
3. COURSE BROOM FINISH CONCRETE TRAVERSE TO THE SLOPE OF THE RAMP.
4. MODIFY NORMAL GUTTER SLOPE OF 1:12(V:H) TO 1:20(V:H) AT THE RAMP LOCATION.
5. HIGH SIDE/ LOW SIDE RAMPS SHALL HAVE 1:12(V:H) SLOPE MAXIMUM OR SHALL BE 8' MINIMUM IN LENGHT.
6. DETECTABLE WARNING STRIP COLOR TO BE RED.

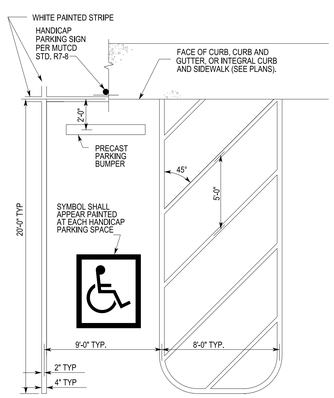
TYPICAL HANDICAP RAMP
NO SCALE



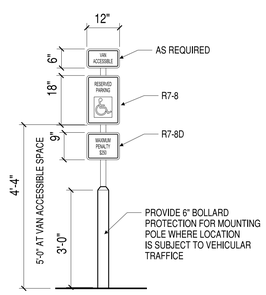
HANDICAP SYMBOL DETAIL
NO SCALE



TYPICAL PARKING SPACE DETAIL
NO SCALE

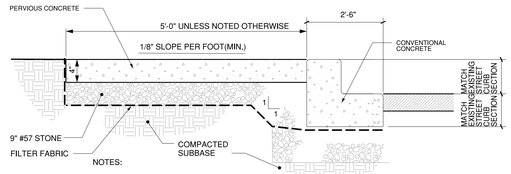


HANDICAP PARKING SPACE DETAIL
NO SCALE



NOTE:
SIGNAGE TO COMPLY WITH "NORTH CAROLINA ACCESSIBILITY CODE" SIGNAGE GUIDELINES

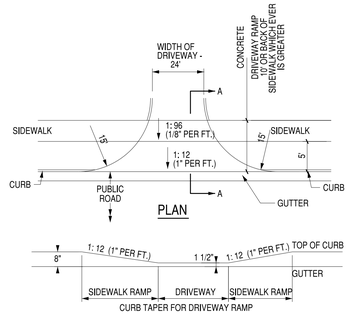
HANDICAP PARKING SPACE SIGNAGE
NO SCALE

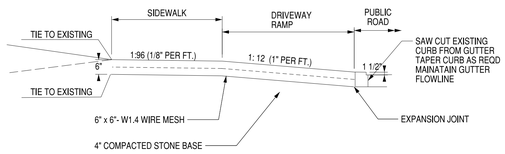


NOTES:

1. EXPANSION JOINTS: 1/2" WIDE, FULL DEPTH, AT MAXIMUM OF 50' LONGITUDINAL INTERVALS, AT ALL ABUTTING STRUCTURES, DRIVEWAYS AND TANGENT POINTS OF RADIUS RETURNS.
2. TOOLED CURB CONTROL JOINTS: 1/4" WIDE, 1" DEEP, 5' O.C.
3. ALL CONCRETE TO COMPLY WITH ACI 318 WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI. AT 28 DAY TEST.
4. CONCRETE TO BE AIR-ENTRAINED WITH AN AIR CONTENT OF 4-6%.
5. JOINTS TO BE FILLED WITH BITUMINOUS EXPANSION MATERIAL.

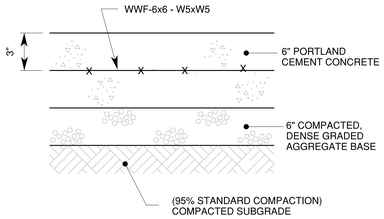
SIDEWALK WITH EXTRUDED CURB DETAIL
NO SCALE





SECTION A-A

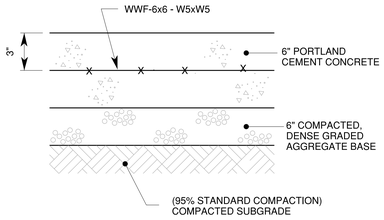
COMMERCIAL DRIVEWAY DETAIL



NOTES:

1. ALL CONCRETE WILL COMPLY TO ACI 318 WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAY TEST.
2. CONCRETE TO BE AIR-ENTRAINED WITH AN AIR CONTENT OF 4-6%.
3. PROVIDE BLUE-CHIP EXPOSED AGGREGATE PAVEMENT FINISH.
4. USE STANDARD DETAILS FOR ALL JOINTS TO BE PLACED AT ABUTTING STRUCTURES, DRIVEWAYS AND TANGENT POINTS OF RADIUS RETURNS.

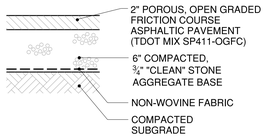
EXPOSED CONCRETE PAVEMENT DETAIL
NO SCALE



NOTES:

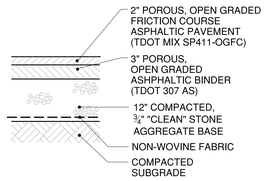
1. ALL CONCRETE WILL COMPLY TO ACI 318 WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAY TEST.
2. CONCRETE TO BE AIR-ENTRAINED WITH AN AIR CONTENT OF 4-6%.
3. PROVIDE BROOM FINISH FOR PAVEMENT SURFACE.
4. USE STANDARD DETAILS FOR ALL JOINTS TO BE PLACED AT ABUTTING STRUCTURES, DRIVEWAYS AND TANGENT POINTS OF RADIUS RETURNS.

STANDARD CONCRETE PAVEMENT DETAIL
NO SCALE



LIGHT-DUTY PERVIOUS PAVEMENT SECTION TO BE USED IN PARKING SPACES AND PEDESTRIAN TRAIL.

LIGHT-DUTY PERVIOUS ASPHALT PAVEMENT DETAIL
NO SCALE



HEAVY-DUTY PERVIOUS ASPHALT PAVEMENT DETAIL
NO SCALE

UTILITY NOTES:

1. It is the responsibility of the Contractor to determine the location of all existing underground utilities and to take whatever steps necessary to provide for their protection. The Engineer has diligently attempted to locate and indicate all existing facilities on these plans; however, this information is shown for the Contractor's convenience only. The Engineer assumes no responsibility for the locations of utilities shown or not shown. Contractor to contact the utility companies for exact location of their utilities prior to starting construction. Any and all damage made to utilities by the Contractor, shall be the sole responsibility of the Contractor to repair and replace.
2. The Contractor shall coordinate location and installation of all underground utilities and appurtenances to minimize disturbing curbing, paving, and compacted sub-grade.
3. The Contractor shall be responsible for coordinating the sequencing of construction for all utility lines so that water lines do not conflict with sanitary sewers, sanitary sewer services or storm sewers.
4. Utility coordination shall be included in the project schedule and it is the explicit responsibility of the Contractor to assure that the project schedule includes the necessary relocation. The Contractor should seek assistance from all utility companies to locate and protect their facilities.
5. See Mechanical Drawings for exact locations for the connection of utilities to the building. The site utility sub-contractor to install proposed utilities to within 5 feet of building line.
6. All pipe lengths and distances between structures are measured from center of structure to center of structure along a horizontal plane.
7. All grading should achieve sub-grade elevations prior to construction of site utilities.
8. The Contractor shall field coordinate the exact dimensions of all utility pads, transformer pads, generator pads, hotboxes, etc., with the final units chosen and with their manufacturers recommendations.
9. Contractor is responsible for al horizontal and vertical bends, joints, and fittings to construct utilities.
10. Bedding requirements specified herein are to be considered as minimums for relatively dry, stable earth conditions. Additional bedding shall be required for rock trenches and wet area. Contractor shall have the responsibility to provide such additional bedding as may be required to properly construct the work.
11. All pipes under existing paved areas shall be backfilled to the top of sub-grade with #57 crushed stone and have a stone bedding of 4".
12. Contractor shall mark the location of all PVC utility lines with #8 wire.

SANITARY SEWER

14. The Contractor shall verify the invert of the existing sanitary sewer line at the points of tie in prior to commencement of any construction. Report any discrepancies to the Owner's representative.
15. Unless special considerations are made, minimum pipe cover for sanitary sewer shall be 3 feet. Where the depth of cover is less than 3 feet, the contractor shall notify the Owner's representative.
16. Neoprene couplings with stainless steel band and shear rings are required for joining different types of sanitary sewer pipes.
17. All sanitary sewer construction must conform to White House Utility District sewer regulations, standards, and specifications.
18. Proposed sanitary sewer lines to be in accordance with the White House Utility District specifications and standard details.
19. Low pressure air testing required for all sanitary sewer systems. This test must meet all requirements as outlined in ASTM C-828-80 or current revision.
20. Connections to existing sanitary sewer stub-out shall be a resilient connector method.

STORM SEWER

21. All storm drainage pipe shall be laid on smooth continuous grades with no visible bends at joints.
22. All corrugated metal pipe shall be fully galvanized, 16 gauge.
23. Reinforced concrete storm drainage pipe shall be Class III.
24. All storm drainage inlet structures shall have metal ring and cover for access.
25. Endwalls shall be TDOT standard concrete endwall type "u" with steel pipe grate and 4:1 slope.
26. Terminate storm sewer at structure A1 with a full length of pipe. Plug end of pipe for future connection of road storm sewer system.

WATER

27. All water lines shall be installed in accordance with White House Utility District standards and specifications. Contact White House Utility District before connection or construction of water services.
28. The 2" domestic water lines shall be Type K copper pipe.
29. All water lines shall have a minimum 36" of cover.

NATURAL GAS

30. The proposed gas line shown on these plans is indicated for location purposes only. The Contractor shall coordinate the line size, material and installation with Peidmont Gas and the mechanical plans.

ELECTRIC AND TELECOMMUNICATION SERVICES

31. The proposed electric and telecommunication service lines shown on these plans are indicated for general location purposes only. The Contractor shall coordinate the line size, material and installation with the appropriate service provider and the mechanical plans.

PRELIMINARY-NOT FOR CONSTRUCTION

MANOUS DESIGN
110 Lakewood Rd. Lebanon, Tn. 37087
v:615.444.6207 f:615.444.0853

ISSUED:
25 JAN 16 ISSUED FOR COG PLANNING REVIEW

MARK D. KAWCZYNSKI
REGISTERED ENGINEER
No. 103453
STATE OF TENNESSEE
25 JAN 16

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 25, 2016

C4.1

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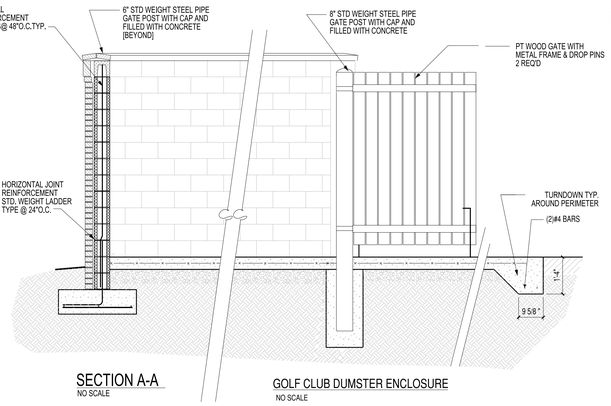
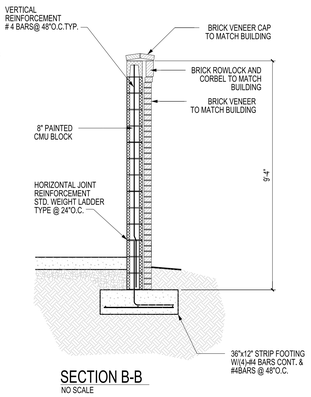
PC-8-1498-16 AMENDED PMDP AND FMDP

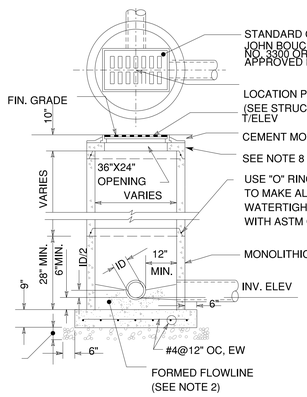


SECTION A-A
NO SCALE

GOLF CLUB DUMSTER ENCLOSURE
NO SCALE

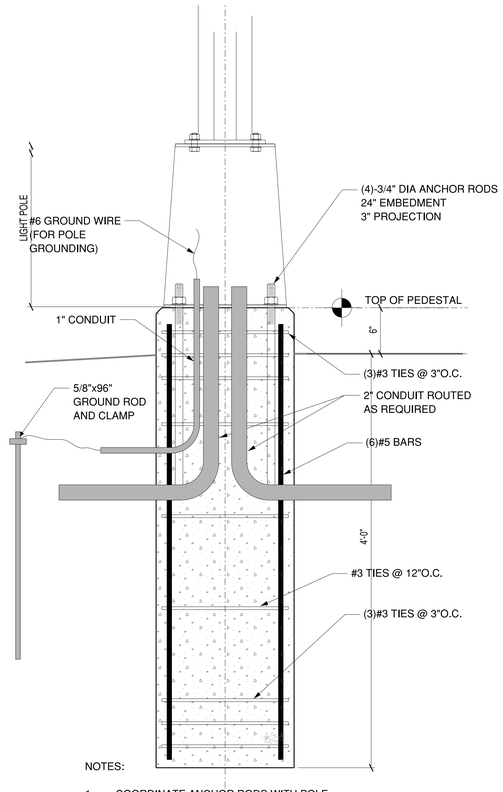


SECTION B-B
NO SCALE



NOTES:

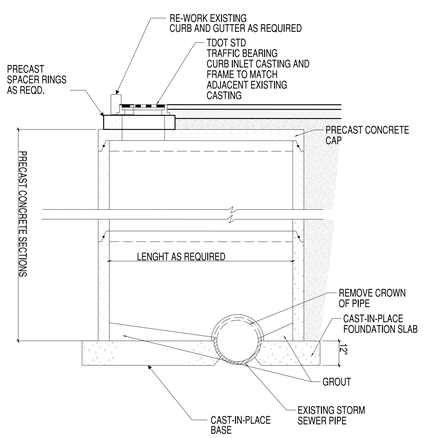
1. SEE PLAN FOR LOCATION, ELEVATION AND PIPE INFORMATION.
2. FLOWLINE OF MANHOLE MAY BE FORMED IN CONCRETE; BUILT UP WITH MORTAR; OR BY LAYING A PIPE THROUGH MANHOLE, THE TOP BEING BROKEN OUT LATER.
3. GROUT ANNULAR SPACE BETWEEN WALL AND PIPE WITH NON-SHRINK MORTAR TO INSURE WATERTIGHT SEAL.
4. ALL CONCRETE TO COMPLY WITH ACI 318 WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI. AT 28 DAY TEST.
5. ALL PRECAST RISERS AND TOPS TO CONFORM TO ASTM C478.
6. CATCH BASIN TO BE CONSTRUCTED OF SUFFICIENT SIZE TO ACCOMODATE INLET AND OUTLET PIPES.
7. MANHOLE STEPS TO BE NEENAH R-1982-W, PROVIDED WITHIN 12" OF TOP, 16" O.C.
8. ADJUSTING RINGS OR BRICK ARE REQUIRED TO
9. THE CATCH BASIN CASTING SHALL INCLUDE A LABEL " NO DUMPING, DRAINS TO RIVER" OR SIMILAR WORDING.



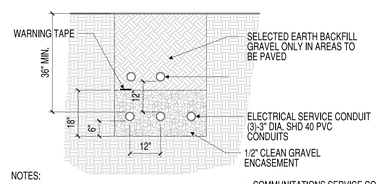
NOTES:

1. COORDINATE ANCHOR RODS WITH POLE MANUFACTURER'S BASE BOLT PATTERN.

LIGHT POLE BASE A
NO SCALE



PRECAST CATCH BASIN DETAIL
NO SCALE



NOTES:

1. ELECTRICAL CONDUIT SHALL BE INSTALL TO CITY OF GALLATIN STANDARDS.
2. CONDUITS RUN HORIZONTAL TO WATER OR GAS LINES MUST HAVE A MINIMUM OF 36" HORIZONTAL SEPERATION.
3. TELEHONE OR CABLE UTILITY MINIMUM SEPERATION FROM ELECTRIC DUCTS SHALL BE EITHER 36" PARALLEL OR 12" VERTICAL.
4. ALL FOREIGN UTILITY PERPENDICULAR CROSSINGS MUST HAVE 12" MINIMUM SEPRERATION FROM MTEMC DUCTS.
5. CONDUIT SHALL BE PVC SCHEDULE 40 WITH LONG COUPLINGS INTERGAL BELLS.
6. NO SHARP BENDS ARE ALLOWED. HORIZONTAL BENDS SHALL BE GREATER THAN A 6 FOOT RADIUS.
7. ELBOWS AS REQUIRED SHALL BE SHEDULE 80 PVC.

ELECTRIC SECONDARY DITCH DETAIL
NO SCALE REFER CITY OF GALLATIN STANDARD DETAILS LATEST ADDITION

Sanitary Sewer Pipe & Structure Shedule

	Mark		Structure	1ST FFE	Top of Casting	Structure Depth (ft)	Pipe Size (in)	Length (ft)	Material	Invert In	Invert In	Invert Out	Slope
	Line A												
+0	A1		Existing Manhole		475.44	8.40			Concrete	467.24	467.24	467.04	
		A1	to A2				8	143	SR-35				0.010
1+43	A2		Manhole		473.75	5.08			Concrete		468.77	468.67	
		A2	to A3				8	191	SR-35				0.010
3+34	A3		Manhole		474.50	3.82			Concrete		470.78	470.68	
		A3	to A4				8	120	SR-35				0.010
4+54	A4		Manhole		477.25	5.27			Concrete			471.98	
		A4	to A5				6	87	SR-35				0.020
5+41	A5		Cleanout		479.80	6.08			SR-35		473.72	473.72	
		A5	to A6				6	104	SR-35				0.020
6+45	A6		Cleanout		483.00	7.20			SR-35		475.80	475.80	
	Building Connections*					2							
6+45	A		6" Cleanout	485	484.00	2.00						0	
		A	to Trunk				6	37	SR-35		482.00	475.80	0.168
5+41	B		6" Cleanout	483	480.50	2.00						0	
		B	to Trunk				6	37	SR-35		478.50	473.72	0.129
4+00	C		6" Cleanout	480	476.50	2.00						66	
		D	to Trunk				6	37	SR-35		474.50	473.76	0.020
3+34	D		6" Cleanout	478	476.00	2.00							
		D	to Trunk				6	50	SR-35		474.00	473.00	0.020
2+42	E		6" Cleanout	478	474.00	2.00						99.00	
		E	to Trunk				6	42	SR-35		472.00	471.16	0.020
1+43	F		6" Cleanout	478	474.50	2.00							
		F	to Trunk				6	42	SR-35		472.50	471.66	0.020
+28	G		6" Cleanout	479	477.00	2.00						28.00	
		G	to Trunk				6	34	SR-35		475.00	474.32	0.020

Storm Sewer Pipe & Structure Shedule

Mark		Structure	Top of Casting	Structure Depth (ft)	Pipe Size (in)	Length (ft)	Material	Invert In	Invert In	Invert Out	Slope
Line A											
1A	to	A1			18	39	CMP		582.60	581.59	0.026
A1		Catch Basin	584.00	2.51					581.59	581.49	
2A	to	A2			18	82	HDPE		581.80	581.17	0.008
A1	to	A2		24.00	24	22	RCP				0.010
A2		Catch basin	583.75	2.68			Concrete	581.17	581.27	581.07	
A2	to	A3		24x38	30	72	RCP				0.010
A3		Catch basin	583.50	3.25			Concrete		580.35	580.25	
A3	to	A4		24x38	30	72	RCP				0.010
A4		Catch basin	582.75	3.32			Concrete	579.53	579.53	579.43	
A4	to	A5		24x38	30	94	RCP				0.010
A5		Catch basin	581.00	2.61			Concrete		578.49	578.39	
3C	to	A6				53	CMP		579.48	578.26	0.023
A5	to	A6		24x38	30	105	RCP				0.016
A6		Catch basin	579.50	2.78			Concrete	578.26	576.82	576.72	
A6	to	A7		29x45	36	115	RCP				0.010
A7		Endwall	579.50	3.93			Concrete			575.57	
A7	to	C2				76	Grass				0.020
Line B											
B1		end of ditch	577.07							577.07	
B1	to	B2			15	157	Grass				0.010
B2		Headwall	575.50				Concrete			575.50	
B2	to	B3			15	50	RCP				0.010
B3		Catch Basin	577.00	2.10			Concrete	575.02	575.00	574.90	
B3	to	B5			18	50	RCP				0.010
B4		Catch Basin	577.00	2.70			Concrete		574.40	574.30	
B4	to	B5			18	245	RCP				0.010
B5		Catch Basin	578.00	6.25			Concrete	571.85	571.85	571.75	
B5	to	B6			18	65	RCP				0.005
B6		Catch Basin	576.50	5.18			Concrete		571.43	571.33	
B6	to	C5			18	72	RCP				0.005
Line C											
C2		Headwall	577.50	3.45			Concrete			574.05	
C2	to	C3		38x60	48	50	RCP				0.010
C3		Endwall	578.55	5.00			Concrete			573.55	
C3	to	C4				250	GRASS				0.010
C4		Headwall	576.00	5.05			Concrete		571.05	570.95	
C4	to	C5		29x45	36	22	RCP				0.005
C5		Catch Basin	576.50	5.76			Concrete	570.97	570.84	570.74	
C5	to	C6		38x60	48	48	RCP				0.005
C6		Endwall	575.50	5.00			Concrete		570.5		
Line D											
D1		Catch Basin	581.00	3.00						578.00	
D1	to	D2			15	190	PVC				0.010
D2		Catch basin	579.00	2.90			Concrete			576.10	
D2	to	B4			15	108	PVC				0.010
Line G											
G1		Catch Basin	582.00	3.00			Concrete			579.00	
G1	to	B5		24.00	15	32	PVC				0.223
Line F											
F1		Catch Basin	581.00	0.25			Concrete			580.75	
F1	to	A4		24.00	15	122	PVC				0.010

PRE TION

MANOUS DESIGN
110 Lakewood Rd. Lebanon, Tn. 37087
v:615.444.6207 f:615.444.0853

ISSUED:
25 JAN 16 ISSUED FOR COG PLANNING REVIEW

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 25, 2016

C4.2

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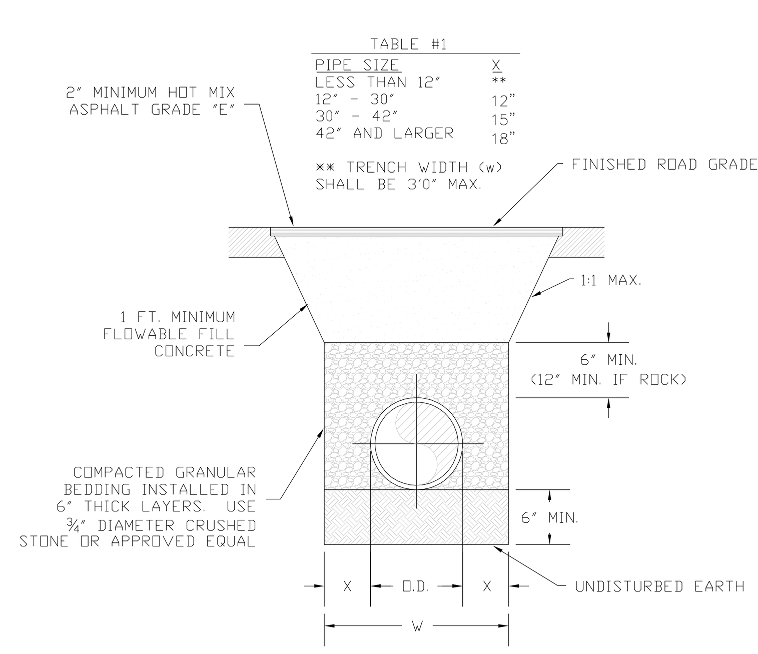
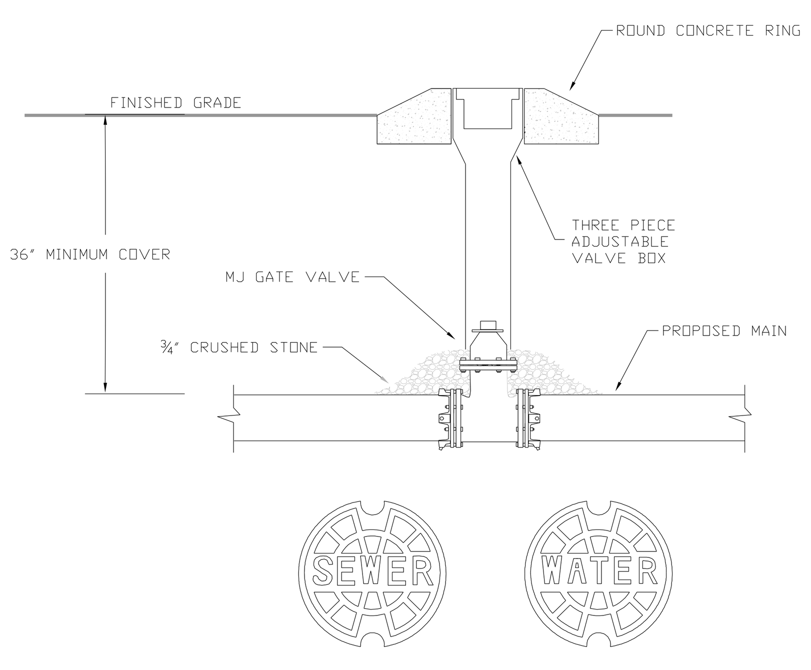
PC-8-1498-16 AMEMDED PMDP AND FMDP



NOTES:
1. WIDTH OF TRENCH (W) = O.D. + 2X WHERE "X" IS THE DISTANCE FROM OUTSIDE PIPE TO THE EDGE OF TRENCH
2. SEE APPROVED W.H.U.D. MATERIALS LIST.

ASPHALT PAVEMENT REPLACEMENT

NO SCALE WHUD STD-G-03 (8/08)

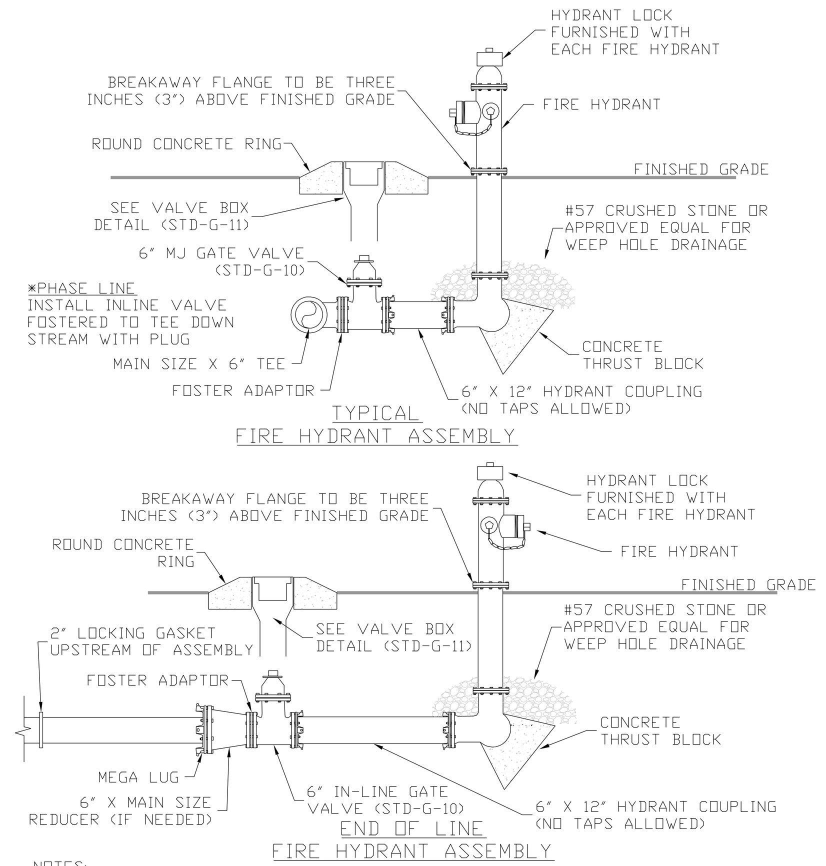


ROUND CAST-IRON, VALVE BOX LID SHALL BE LABELED WITH APPROPRIATE CALLOUT, "SEWER" OR "WATER"

NOTES:
1. VALVE STEM AND BOX EXTENSION TO COMPLY WITH CURRENT W.H.U.D. CONSTRUCTION SPECIFICATIONS.
2. IF MAIN IS DUCTILE IRON PIPE, INSTALL MECHANICAL JOINT RESTRAINTS AS PER MANUFACTURER'S SPECIFICATIONS.
3. EXTENSION STEMS ARE REQUIRED IF BURY DEPTH FROM VALVE OPERATING NUT TO FINISHED GRADE IS GREATER THAN 48" (SEE STD-G-12).
4. SEE APPROVED W.H.U.D. MATERIALS LIST.

TYPICAL GATE VALVE INSTALLATION AND VALVE BOX

NO SCALE WHUD STD-G-10 (8/08)
WHUD STD-G-11 (8/08)



NOTES:
1. IF FIRE HYDRANT ASSEMBLY IS INSTALLED WITH NEW DEVELOPMENT, THE DEVELOPER SHALL SUPPLY A MINIMUM OF ONE (1) FIRE HYDRANT WRENCH EACH TO W.H.U.D. INSPECTOR AND THE LOCAL FIRE DEPARTMENT.
2. SERVICE LINES ARE NOT PERMITTED ON FIRE HYDRANT ASSEMBLY SECTION.
3. THE 6" GATE VALVE CAN BE ATTACHED TO A TEE OR REDUCER IF FOSTER COUPLINGS ARE USED.
4. MECHANICAL JOINT RESTRAINTS SHALL BE USED ON ALL MECHANICAL JOINT FITTINGS.
5. CONCRETE THRUST BLOCKS ARE REQUIRED FOR TEE AND 90° BEND ON FIRE HYDRANT ASSEMBLIES. SEE DETAIL STD-G-09 FOR TYPICAL CONCRETE BLOCKING REQUIREMENTS.
6. SEE APPROVED W.H.U.D. MATERIAL LIST.

TYPICAL FIRE HYDRANT ASSEMBLY

NO SCALE WHUD STD-W-18 (2/12)

GENERAL WATER NOTES:

1. The Contractor shall not proceed with any pipe installation work until a Pre-Construction Meeting has been held and they have been notified by the White House Utility District to proceed with the work.
2. The locations and depths of existing utilities, including service laterals, and drainage structures shown on the plans are approximate only. The Contractor shall verify the exact location and depths of underground utilities at least 48 hours prior to construction whether shown on plans or not, and to protect the same during construction.
3. The Contractor will be responsible for restoring to its original or better condition from damage done to existing fences, curbs, streets, driveways, landscaping and structures.
4. No meter boxes to be set in driveways. Any meter boxes set in driveways will be relocated at the Contractor's and/or Developer□s expense.
5. The Contractor shall maintain service to existing utilities at all times during construction.
6. All water mains greater than two (2) inches in diameter shall be Ductile Iron Class 350 Pipe.
7. All water mains shall be installed at a minimum depth of 36 inches unless otherwise noted on the construction plans.
8. Water mains and sewer mains must maintain a minimum of ten (10) foot horizontal clearance and/or eighteen (18) inches vertical clearance at all times.
9. The Contractor will keep the area on top of and around the water meter box free of all objects and debris.
10. All testing will be done in accordance with the most recent White House Utility District standards.
11. In no case are valves to be located within paved areas.
12. Adequate space shall be provided for the installation and maintenance of meter vaults, backflow prevention assemblies and water mains.
13. Contractor is responsible for removal of all waste materials upon project completion. The Contractor shall not permanently place any waste materials in the flood plain without first obtaining required permits.
14. All temporary erosion and sedimentation controls shall be removed by the Contractor at final acceptance of the project by the White House Utility District.

BLASTING

15. When allowable, blasting shall be performed in accordance with the appropriate criteria established by the National Fire Protection Association or applicable local codes.
16. When blasting is allowing, blasting for sewer line excavation must be done in such a manner as to minimize the fracturing of rock beyond the required excavation. The Contractor shall consider the elevation of the existing water main in relation to the blasting charge and the relative direction of existing and proposed trenches. Blasting within such areas shall be accomplished only be qualified blasting contractors who hold blasting licenses from a qualified agency. Any damage to existing water mains resulting from blasting shall be repaired and retested by the contractor at his own expense.
17. Work completed by the Contractor which has not received a Notice to Proceed by the White House Utility District will be subject to removal and replacement by and at the expense of the Contractor.

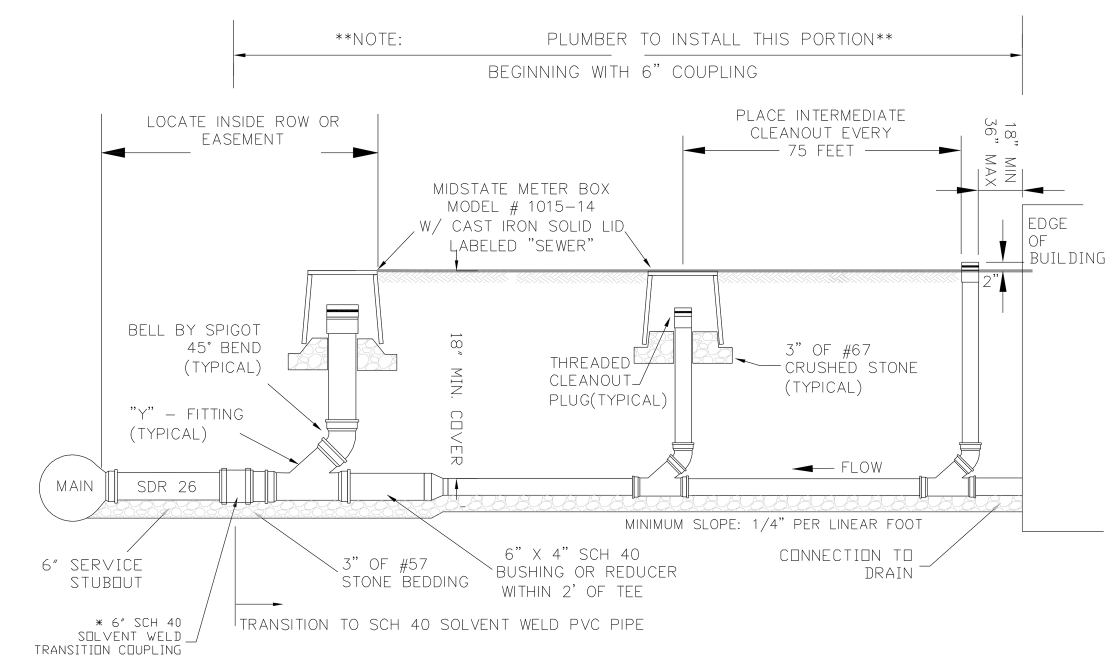
PROJECT SPECIFIC WATER NOTES:

1. All joints from Sta 5+48 to Sta 5+08 shall be restrained with locking rings and joint gaskets approved by WHUD.
2. Provide and install locking rings and joint gaskets 40 lnft up and down stream of all bends.
3. The owner is aware that the proposed public water line extenension alignment places portions of the public waterline under site improvements (parking lot pavement). During the course of future, normal maintenance activities by WHUD, WHUD will not be responsible for replacement of pavement or curbing affected by maintenance activities. The owner accepts the responsibility of replacing any site improvements damaged by public water infrastructure maintenance activities. The owner shall provide prompt access to all public water infrastructure when requested by WHUD.

MANOUS DESIGN
110 Lakewood Rd. Lebanon, Tn. 37087
v:615.444.6207 f:615.444.0853

ISSUED:
25 JAN 16 ISSUED FOR COG PLANNING REVIEW

MARK D. KAWCZYNSKI REGISTERED ENGINEER No. 103452 STATE OF TENNESSEE
Mark D. Kawczynski 25 JAN 16

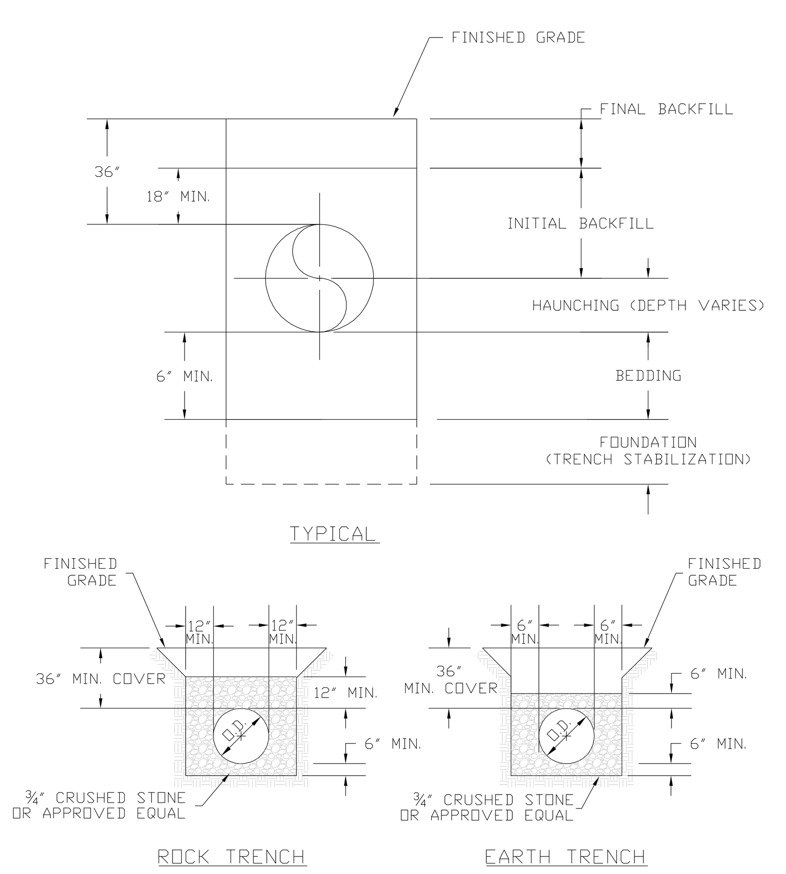


* USE A SINGLE FERNCO COUPLING ONLY FOR C-900 OR DUCTILE IRON PIPE WITH STAINLESS STEEL HOSE CLAMPS.

NOTE: 45 DEGREE HORIZONTAL AND VERTICAL BENDS MUST BE AT LEAST 4' APART WITH NO BENDS GREATER THAN 45 DEGREES.

GRAVITY SEWER SERVICE CONNECTION

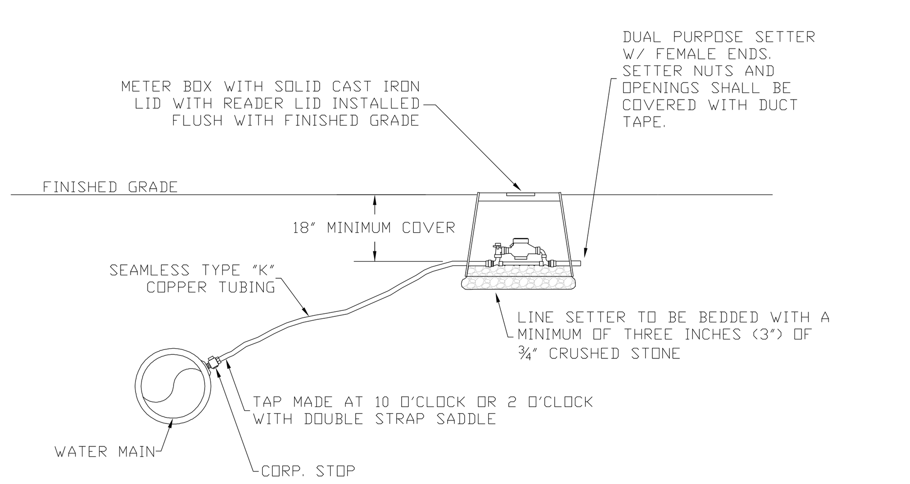
NO SCALE WHUD STD-WW-09 (2/12)



NOTES:
1. BEDDING, HAUNCHING AND INITIAL BACKFILL LAYERS SHALL BE ¾" CRUSHED STONE OR APPROVED EQUAL.
2. TRENCH SLOPE TO MEET CURRENT OSHA AND STATE GUIDELINES.
3. SEE APPROVED W.H.U.D. MATERIALS LIST.

TYPICAL PIPE TRENCHING, BEDDING AND HAUNCHING

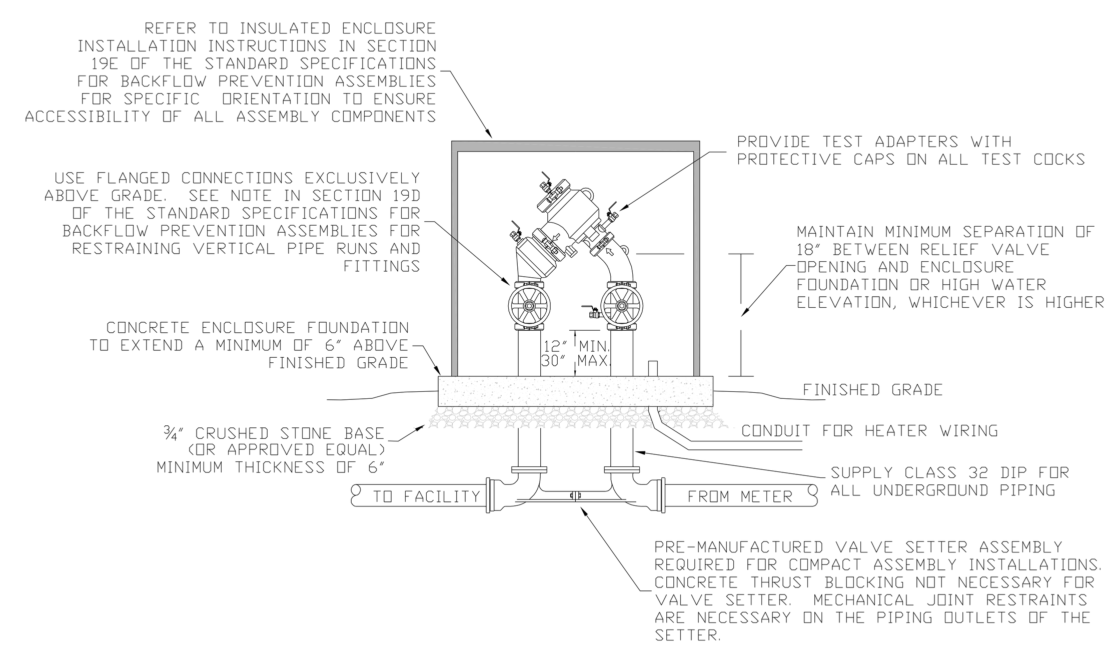
NO SCALE WHUD STD-G-05 (2/12)



NOTES:
1. ¾" AND 1" METERS FURNISHED BY W.H.U.D.
2. SEE STD-W-03 AND STD-W-04 FOR ¾" WATER SERVICE ARRANGEMENTS.
3. SEE APPROVED W.H.U.D. MATERIAL LIST.

TYPICAL 1" SHORT TAP ASSEMBLY -IRRIGATION WATER SERVICE

NO SCALE WHUD STD-W-01 (2/12)



4" COMPACT REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY

NO SCALE FIRE WATER SERVICE WHUD STD-W-11 (8/08)

GENERAL SEWER NOTES:

1. The Contractor shall not proceed with any pipe installation work until a Pre- Construction Meeting has been held and they have been notified by the White House Utility District to proceed with the work.
2. The locations and depths of existing utilities, including service laterals, and drainage structures shown on the plans are approximate only. The Contractor shall verify the exact location and depths of underground utilities at least 48 hours prior to construction whether shown on plans or not, and to protect the same during construction.
3. The Contractor will be responsible for restoring to its original or better condition from damage done to existing fences, curbs, streets, driveways, landscaping and structures.
4. The Contractor shall maintain service to existing utilities at all times during construction.
5. All residential gravity fed sewer service laterals shall be extended to the property line and capped and sealed.
6. Water mains and sewer mains must maintain a minimum of ten (10) foot horizontal clearance and/or eighteen (18) inches vertical clearance at all times.
7. On all manholes to be abandoned, the rings and covers shall be salvaged in accordance with the most current White House Utility District standards. The hole should be backfilled to the satisfaction of the Inspector.
8. Contractor is responsible for removal of all waste materials upon project completion. The Contractor shall not permanently place any waste materials in the flood plain without first obtaining required permits.
9. All temporary erosion and sedimentation controls shall be removed by the Contractor at final acceptance of the project by the White House Utility District.
10. After construction is complete, testing will be done by TV camera by the Contractor and observed by the Inspector, as the camera is run through all lines. Any abnormalities, such as broken pipe, misaligned joints or non-uniform slope, must be replaced by the Contractor at his expense. All testing will be done in accordance with the most recent White House Utility District standards.

BLASTING

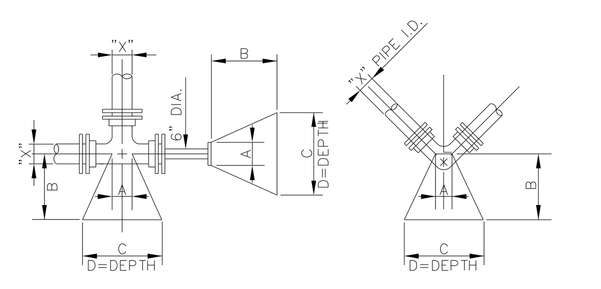
11. When allowable, blasting shall be performed in accordance with the appropriate criteria established by the National Fire Protection Association or applicable local codes.
12. When blasting is allowing, blasting for sewer line excavation must be done in such a manner as to minimize the fracturing of rock beyond the required excavation. The Contractor shall consider the elevation of the existing sanitary sewer main in relation to the blasting charge and the relative direction of existing and proposed trenches. Blasting within such areas shall be accomplished only be qualified blasting contractors who hold blasting licenses from a qualified agency. Any damage to existing sanitary sewers resulting from blasting shall be repaired and retested by the contractor at his own expense.

SUPPLEMENTARY

13. Unless otherwise noted on the plans, all Sewer Pipe shall conform to the following chart:

Depth of Main Pipe	Material
0 to18"	SDR 26
18" to 24"	C900
>24"	Ductile Iron

14. Work completed by the Contractor which has not received a Notice to Proceed by the White House Utility District will be subject to removal and replacement by and at the expense of the Contractor.



100 PSI TEST PRESSURE (SANITARY SEWER FORCE MAIN)
200 PSI TEST PRESSURE (WATER MAIN)
2000 PSF SOIL BEARING

BLOCKING DIMENSIONS

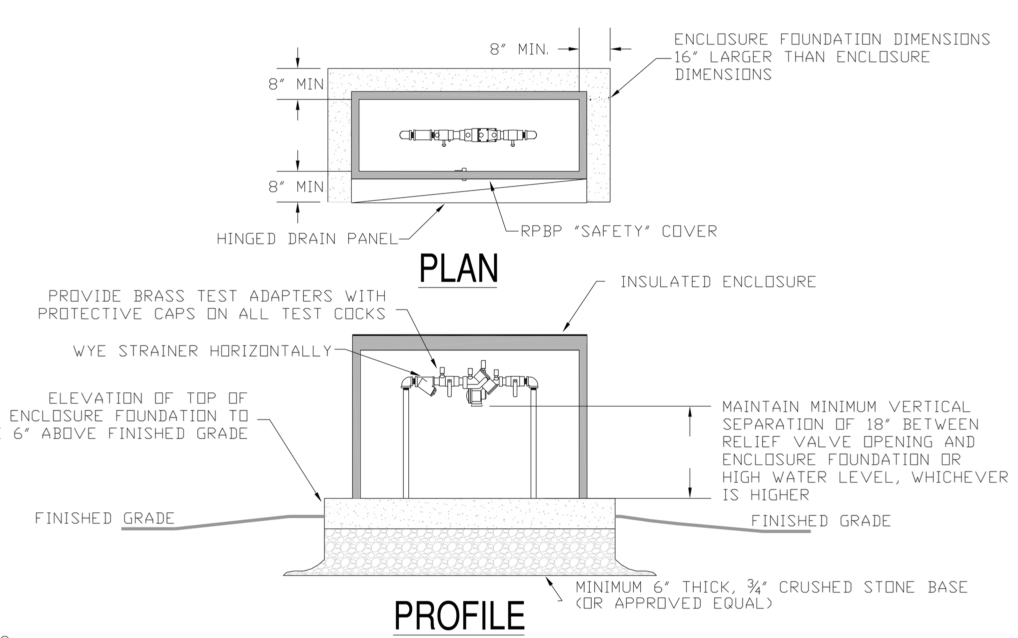
		X*	A	B	C	D
DEAD END & TEES		10"	1'-0"	2'-6"	4'-0"	2'-6"
		8"	0'-10"	2'-3"	3'-3"	2'-0"
		6"	0'-8"	1'-6"	2'-6"	1'-6"
BENDS	90°	10"	1'-0"	3'-6"	5'-0"	2'-9"
		8"	0'-10"	2'-9"	4'-0"	2'-3"
		6"	0'-8"	2'-0"	3'-0"	1'-9"
	45°	10"	1'-0"	1'-9"	3'-0"	2'-6"
		8"	0'-10"	1'-6"	2'-6"	2'-0"
		6"	0'-8"	1'-3"	2'-0"	1'-6"
	22½°	10"	1'-0"	1'-4"	2'-6"	1'-6"
		8"	0'-10"	1'-0"	2'-0"	1'-3"
		6"	0'-8"	0'-9"	1'-6"	1'-0"
	11¼°	10"	1'-0"	0'-6"	1'-6"	1'-3"
		8"	0'-10"	0'-6"	1'-4"	1'-0"
		6"	0'-8"	0'-6"	1'-0"	0'-9"

X* = DIAMETER OF PIPE TO BE BLOCKED

NOTES:
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI.
2. SEE APPROVED WHUD MATERIALS LIST.

TYPICAL BLOCKING

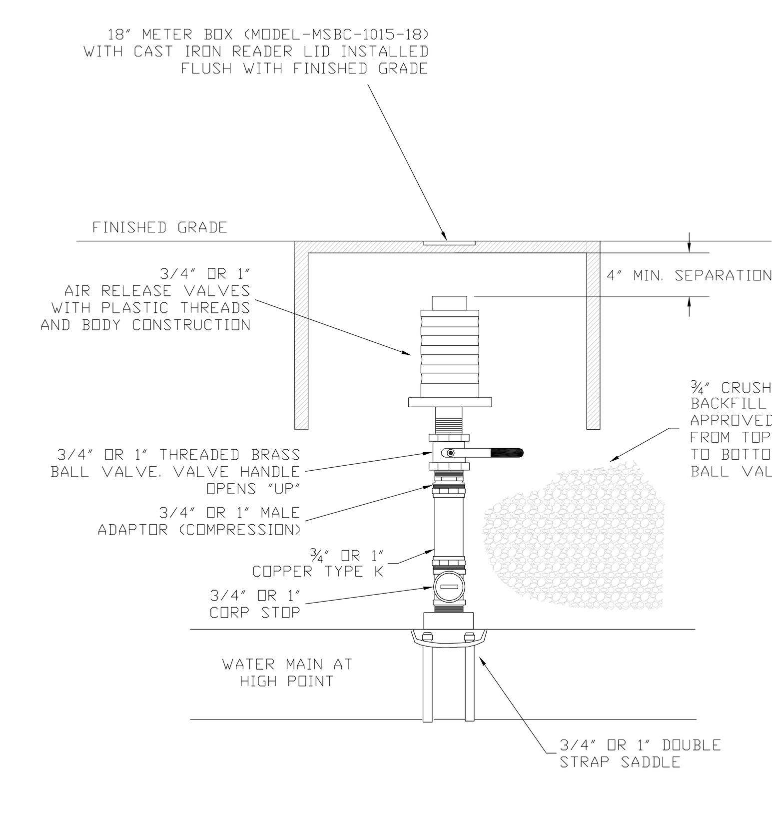
NO SCALE WHUD STD-G-05 (2/12)



NOTES:
1. A THREE FOOT (3') MINIMUM HORIZONTAL SEPARATION BETWEEN RPBP FOUNDATION AND ALL OTHER ITEMS SHALL BE MAINTAINED.
2. CONDUIT AND ELECTRICAL CIRCUIT FOR HEAT TRACING OF RPBP ASSEMBLY INSTALLATION SHALL BE PROVIDED BY CONTRACTOR.
3. SEE APPROVED W.H.U.D. MATERIAL LIST.

TYPICAL REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY

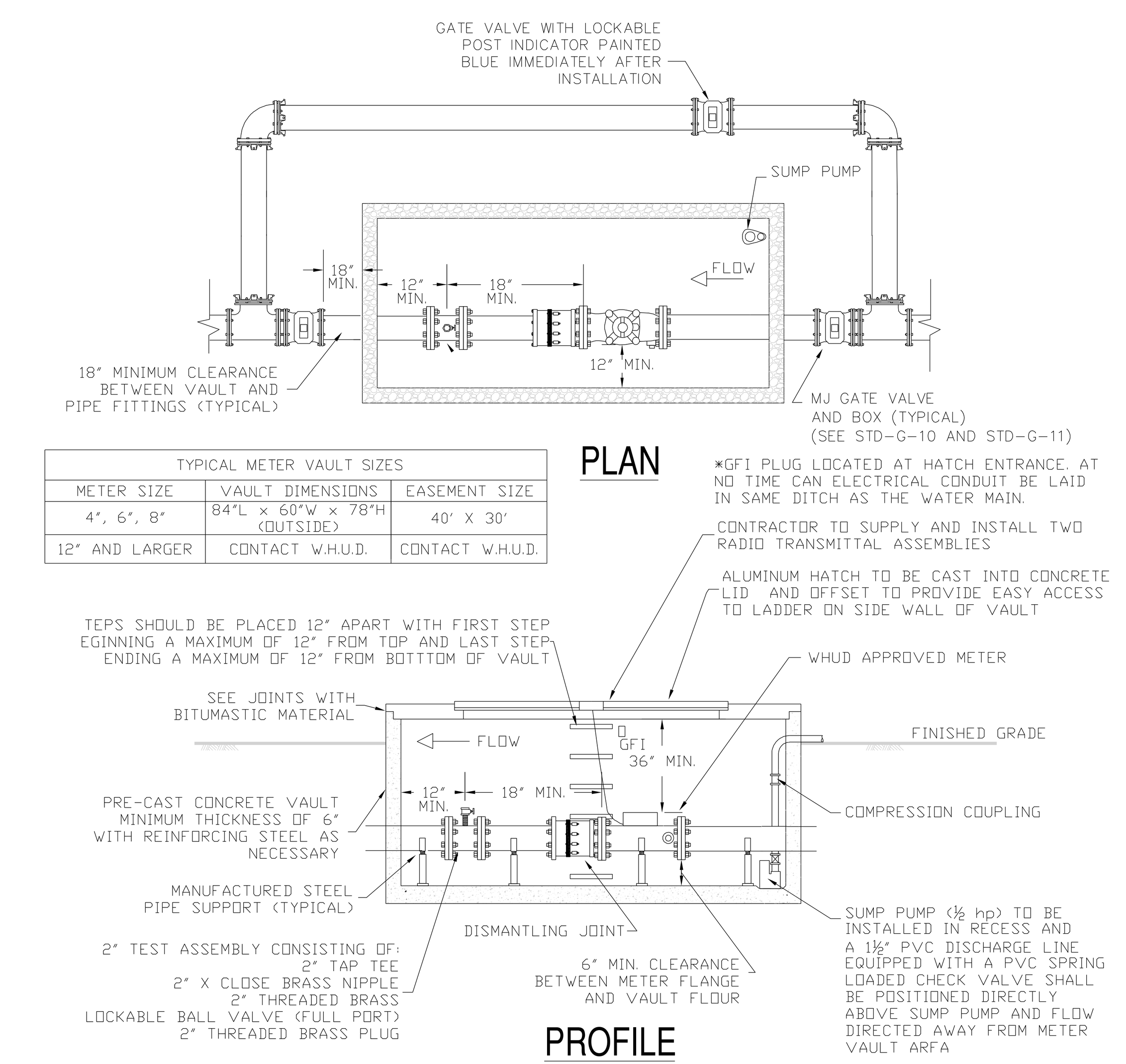
NO SCALE -1" IRRIGATION WATER SERVICE WHUD STD-W-10 (8/08)
-2" DOMESTIC WATER SERVICE



NOTES:
1. METER BOX TO BE INSTALLED PARALLEL WITH ROADWAY WHENEVER POSSIBLE.
2. FOR MAINS WITH A DIAMETER OF 2" TO 6", A ¾" AIR RELEASE VALVE ASSEMBLY IS REQUIRED.
3. FOR MAINS WITH A DIAMETER OF 8" TO 10", A 1" AIR RELEASE VALVE ASSEMBLY IS REQUIRED.
4. SEE APPROVED W.H.U.D. MATERIAL LIST.

1" AIR RELEASE VALVE ASSEMBLY DETAIL

NO SCALE WHUD STD-W-15 (2/12)



TYPICAL METER VAULT SIZES

METER SIZE	VAULT DIMENSIONS	EASEMENT SIZE
4", 6", 8"	84"L x 60"W x 78"H (OUTSIDE)	40' X 30'
12" AND LARGER	CONTACT W.H.U.D.	CONTACT W.H.U.D.

NOTES:

1. SEE PLAN FOR LOCATION OF METER VAULT AND CONFIGURATION.
2. PROVIDE AND INSTALL ELSTER "evoQ4" ELECTORMAGNETIC WATER METER WITH SENSUS MX-39 DUAL OUTPUT ENCODER.
3. PROVIDE AND INSTALL ITRON 100W+ WATER COMMUNICATION MODULE WITH THROUGH-THE LID (TTL) ANTENNA AND INTERGRATED LEAK SENSOR+ SUB-ASSEMBLY.
2. CAST-IN-PLACE VAULT STRUCTURES ARE NOT ALLOWED.
3. ALL EXTERIOR MECHANICAL JOINT FITTINGS THAT ARE SUBJECT TO THRUST SHALL BE RESTRAINED WITH MECHANICAL JOINT RESTRAINTS AND/OR CONCRETE THRUST BLOCKS AS PER WHUD STD-G-09
4. A MINIMUM OF TWELVE INCHES (12") OF 3/4" CRUSHED STONE BEDDING (OR APPROVED EQUAL) IS REQUIRED UNDER THE PRE-CAST CONCRETE VAULT.
5. A MINIMUM OF SIX INCHES (6") OF 3/4" CRUSHED STONE BEDDING (OR APPROVED EQUAL) IS REQUIRED UNDER PIPING.
6. SEE APPROVED WHUD MATERIALS LIST.

4" WATER METER WITH PRE-CAST CONCRETE VAULT

NO SCALE FIRE/DOMESTIC WATER SERVICE WHUD STD-W-06 (1/15)
WHUD STD-W-07 (1/15)

PRELIMINARY-NOT FOR CONSTRUCTION

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 25, 2016

C4.3

SHEET 9 OF 15

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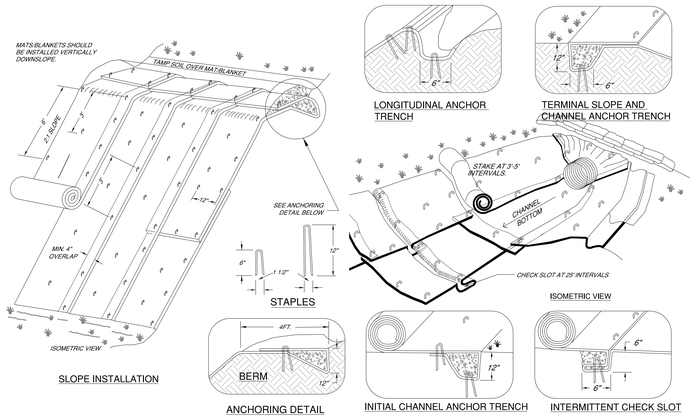


SLOPE INSTALLATION

ANCHORING DETAIL

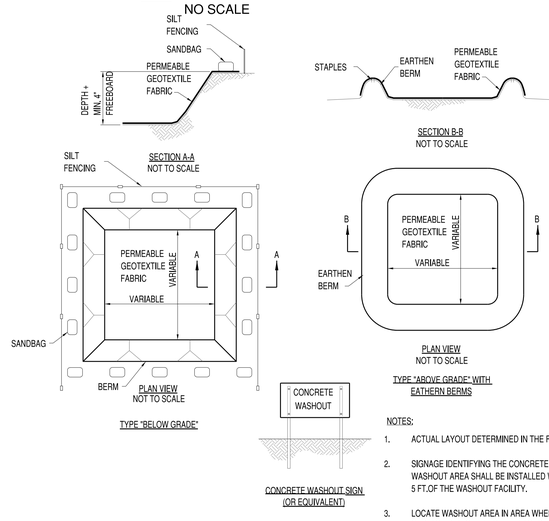
CHANNEL INSTALLATION

NOTES:

1. Erosion Control Blanket (ECB) shall be straw mechanically bound and covered on both sides by photodegradable polypropylene netting and thread meeting current industry standards. LANDLOK® S2 Erosion Control Blanket or similar product.
2. Install ECB per manufacture installation directions.
3. Install on any slopes 3:1 or greater on the project site as soon a practical.
4. Inspect ECB installation and underlying slopes as part of the regulate SWPPP inspection program.
5. Coorect slope or ECB failures as identified.
3. Maintain ECB installation until permenent ground cover has been established.

MA EROSION CONTROL MATTING/BLANKETS

NO SCALE

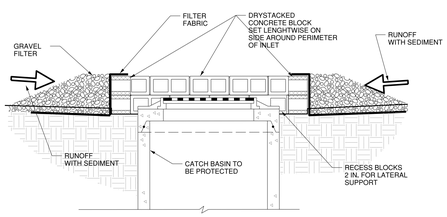


NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5 FT.OF THE WASHOUT FACILITY.
3. LOCATE WASHOUT AREA IN AREA WHERE SURFACE RUN-OFF INTO THE WASHOUT AREA IS MINIMIZED.

CW CONCRETE WASHOUT BASIN

NO SCALE

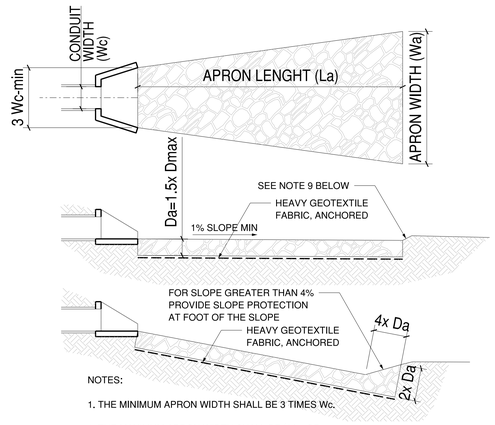


NOTES:

1. USE CLEAN 3/4" GRAVEL OR APPROVED EQUAL.
2. INSPECT REGULARLY FOR EFFECTIVENESS IN RETAINING SEDIMENT.
3. PERIODICALLY CHANGE GRAVEL WITH NEW CLEAN GRAVEL.
4. AS PART OF THE PRESCRIBED INSPECTION REPORTING, THE DEPOSITION OF SEDIMENT BEHIND THE CATCH BASIN PROTECTION BARRIERS SHALL BE REPORTED. WHEN SEDIMENTATION HAS REDUCED THE EFFECTIVENESS OF THE BARRIER BY 50%, THE SEDIMENT SHALL BE REMOVED AND THE BARRIER RETURNED TO INITIAL INSTALLATION CONDITIONS.

IP INLET PROTECTION DETAIL

NO SCALE

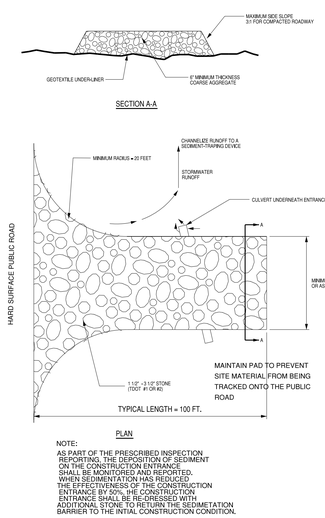


NOTES:

1. THE MINIMUM APRON WIDTH SHALL BE 3 TIMES Wc.
2. THE MAXIMUM APRON WIDTH SHALL BE ½ La OR THE APPARENT WIDTH OF THE CHANNEL THAT THE CONDUIT DISCHARGES INTO, WHICHEVER IS LESS.
3. THE LENGHT OF THE APRON SHALL BE 12 TIMES Wc. UNLESS NOTED OTHERWISE.
4. FOR Wc LESS THAN 36", USE TDOT CLASS A-3 (2"-6") MACHINED RIP-RAP. THE MEDIAN RIPRAP SIZE(D50) SHALL BE 4".
5. FOR Wc EQUAL TO OR GREATER THAN 36" USE TDOT CLASS A-1 (2"-15") MACHINED RIP-RAP THE MEDIAN RIPRAP SIZE(D50) SHALL BE 12".
6. THE MAXIMUM SIZE OF THE RIPRAP (Dmax) SHALL BE 1.5 TIMES D50.
7. THE DEPTH OF THE RIP-RAP SHALL BE 1.5 TIMES Dmax.
8. PROTECT GEOTEXTILE FABRIC FROM DAMAGE DURING RIPRAP PLACEMENT ACTIVITIES. REPLACE MATERIAL DAMAGED DURING RIP-RAP PLACEMENT.
9. CONSTRUCT THE TOP OF THE RIPRAP TO AN ELEVATION SLIGHTLY BELOW THE ELEVATION OF THE RECIEVING AREA.

OP STORM DRAIN OUTLET PROTECTION

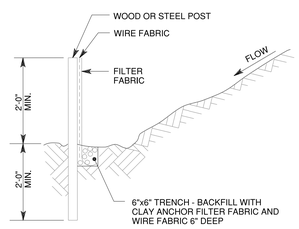
NO SCALE



NOTE:
AS PART OF THE PRESCRIBED INSPECTION REPORTING, THE DEPOSITION OF SEDIMENT ON THE CONSTRUCTION ENTRANCE SHALL BE MONITORED AND REPORTED. WHEN SEDIMENTATION HAS REDUCED THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE BY 50%, IHE CONSTRUCTION ENTRANCE SHALL BE RE-DRESSED WITH ADDITIONAL STONE TO RETURN THE SEDIMETATION BARRIER TO THE INTIAL CONSTRUCTION CONDITION.

CE CONSTRUCTION ENTRANCE

NO SCALE

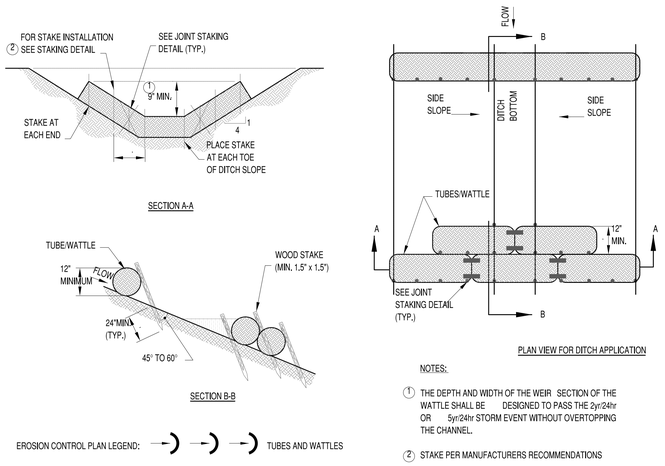


NOTES:

1. FILTER FABRIC FENCE TO BE PLACED PRIOR TO START OF ROUGH GRADING.
2. STEEL POSTS SHALL BE APPROVED BY OWNER PRIOR TO USE.
3. WOOD POSTS SHALL BE 2"x 2" MIN., OAK OR SIMILAR HARDWOOD.
4. POSTS SHALL BE SPACED AT 6' INTERVALS.
5. WIRE FABRIC & FILTER FABRIC SHALL BE SECURELY BOUND TO POSTS WITH EITHER STAPLES OR WIRE TIES.
6. FILTER FABRIC SHALL BE POLYPROPYLENE FABRIC WITH EQUIVALENT OPENING SIZE (EOS) OF NO.100 SIEVE MIN., NO.40 SIEVE MAX., AS DETERMINED BY CORPS OF ENGINEERS GUIDE SPEC. CW 02215.
7. AS PART OF THE PRESCRIBED INSPECTION REPORTING, THE DEPOSITION OF SEDIMENT BEHIND THE SILTATION BARRIERS SHALL BE REPORTED. WHEN SEDIMENTATION HAS REDUCED THE EFFECTIVENESS OF THE BARRIER BY 50%, THE SEDIMENT SHALL BE REMOVED AND THE BARRIER RETURNED TO INITIAL INSTALLATION CONDITIONS.

SF SILT FENCE DETAIL

NO SCALE



NOTES:

1. THE DEPTH AND WIDTH OF THE WEIR SECTION OF THE WATTLE SHALL BE DESIGNED TO PASS THE 2yr/24hr OR 5yr/24hr STORM EVENT WITHOUT OVERTOPPING THE CHANNEL.
2. STAKE PER MANUFACTURERS RECOMMENDATIONS

TW TUBES AND WATTLES

NO SCALE

PRELIMINARY-NOT FOR CONSTRUCTION

MANOUS DESIGN
110 Lakewood Rd. Lebanon, Tn. 37087
v:615.444.6207 f:615.444.0853

ISSUED:
25 JAN 16 ISSUED FOR COG PLANNING REVIEW

MARK D. KAWCZYNSKI
REGISTERED ENGINEER
No. 103453
STATE OF TENNESSEE
25 JAN 16

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 25, 2016

C5.1

SHEET 10 OF 15

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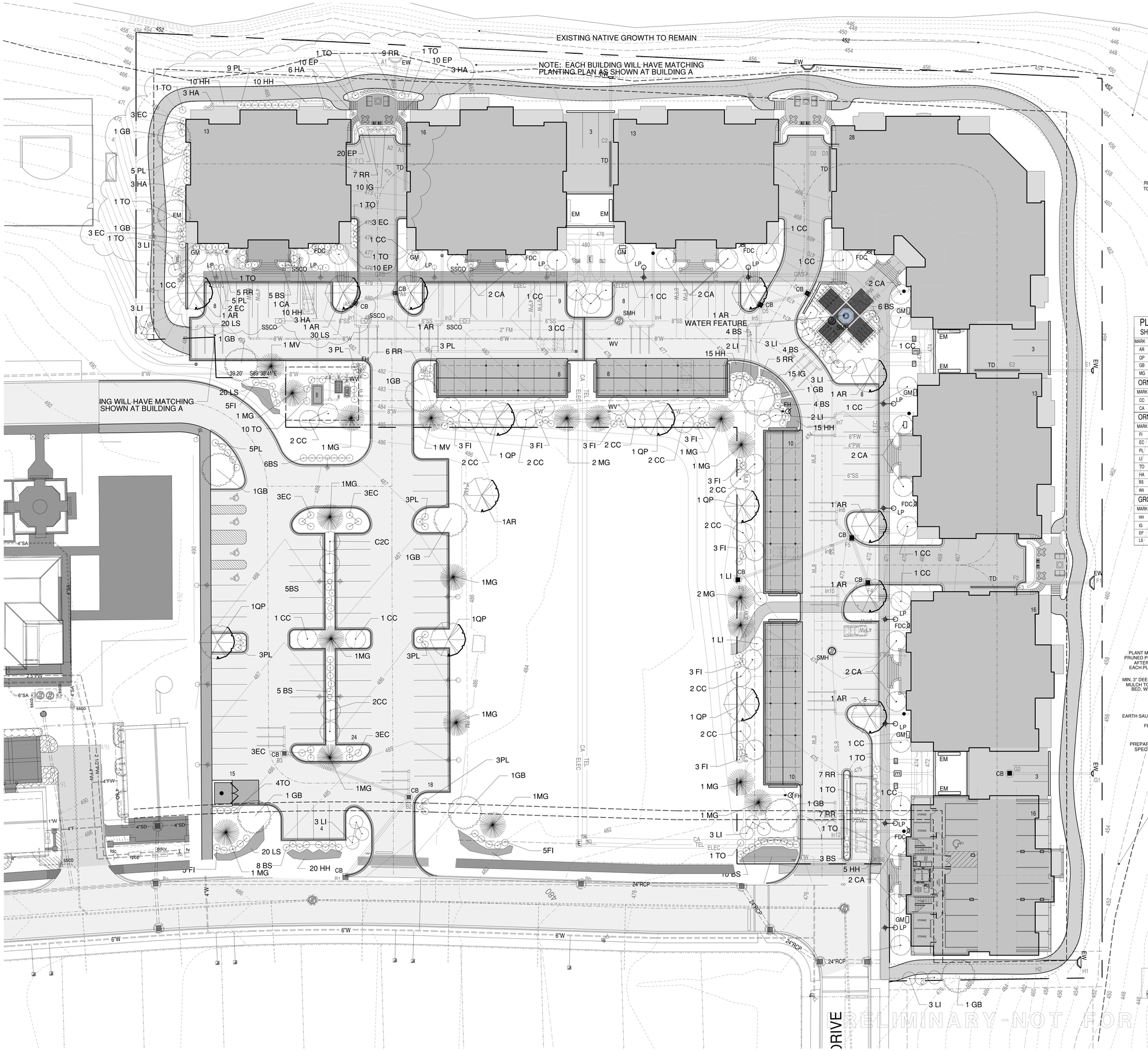
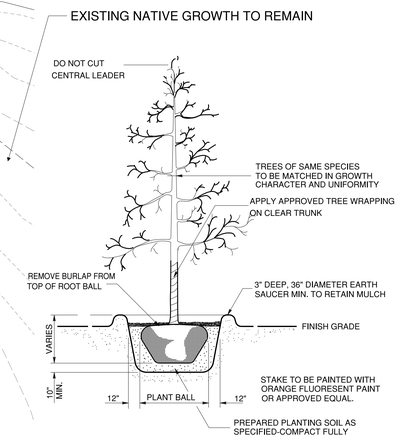




LARGE TREE PLANTING DETAIL

NOT TO SCALE

MANOUS DESIGN
110 Lakewood Rd. Lebanon, Tn. 37087
v:615.444.6207 f:615.444.0853

ISSUED:
25 JAN 16 ISSUED FOR COG PLANNING REVIEW

PLANTING SCHEDULE

SHADE TREES

MARK	QUAN.	SIZE	COMMON NAME	BOTANICAL NAME	REMARKS
AR	9	2 1/2" W.B.	RED SUNSET MAPLE	ACER RUBRUM 'RED SUNSET'	NO CO-DOMINATE LEADERS
QP	6	2 1/2" W.B.	PIN OAK	QUERCUS PALUSTRIS	NO CO-DOMINATE LEADERS
GB	12	3" W.B.	GINKGO	GINKGO BILOBA	MALE ONLY
MG	19	2 1/2" W.B.	SOUTHERN MAGNOLIA	MAGNOLIA GRANDFLORA	

ORNAMENTAL TREES

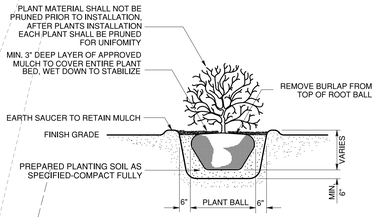
MARK	QUAN.	SIZE	COMMON NAME	BOTANICAL NAME	REMARKS
CC	36	2 1/2" W.B.	EASTERN REDBUD	CERCIS CANADENSIS	CLUMP
CA	14	10'-12'	BLUE ATLAS CEDAR	CEDRUS ATLANTICA 'GLAUCA'	

ORNAMENTAL SHRUBS

MARK	QUAN.	SIZE	COMMON NAME	BOTANICAL NAME	REMARKS
FI	42	#7 OR BET.	FORSYTHIA	FORSYTHIA X INTERMEDIA	
EC	103	#7 OR BET.	BURNING BUSH	EUONYMUS ALATUS COMPACTUS	
PL	164	#7 OR BET.	SCHIP LAUREL	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	
LI	35	#15 OR BET.	CRAPE MYRTLE	LAGERSTOMIA INDICA 'NATCHEZ'	TREE FORM
TO	95	8'-10'	EMERALD ARBORVITAE	THUJA OCCIDENTALIS 'EMERALD'	WEST COAST- SINGLE HEADED
HA	162	#7 OR BET.	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	
BS	145	#5 OR BET.	WINTERGREEN BOXWOOD	BUXUS MICROPHYLLA 'WINTERGREEN'	SPACE @ LESS THAN 3'-0" O.C.
RR	152	#3 OR BET.	KNOCKOUT TOSE	ROSA 'RADRAZZ'	

GROUND COVERS

MARK	QUAN.	SIZE	COMMON NAME	BOTANICAL NAME	REMARKS
HH	440	#1 OR BET.	DAYLILY	HEMEROCALLIS HYBRIDA 'RUBY THROAT'	SPACE @ 2'-0" O.C.
IG	200	#1 OR BET.	IRIS	IRIS IRIDECEAE	SPACE @ 2'-0" O.C.
EP	200	#1 OR BET.	CONEFLOWER	ECHINACEA PURPUREA	SPACE @ 2'-0" O.C.
LS	660	#1 OR BET.	CREEPING LILYTURF	LIRIOPE SPICATA	SPACE @ 16" O.C.



TYPICAL SHRUB PLANTING DETAIL

NOT TO SCALE

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 25, 2016

Landscaping &
Post Construction Stablization Plan
Phase 3 EPSC

scale: 1"=20'-0"

L1.0

SHEET 12 OF 15

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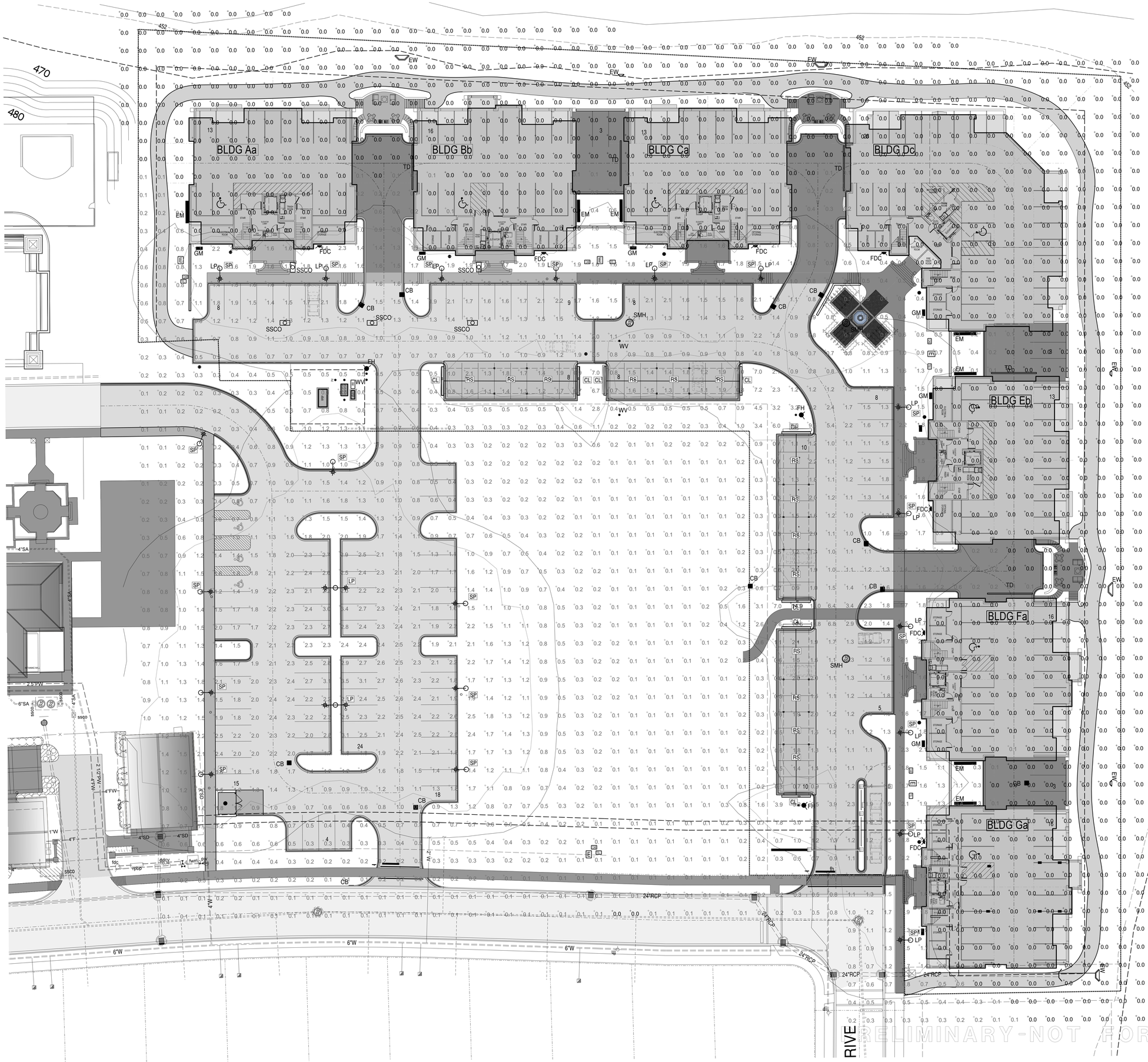
MDP



SP

LP

CL

Light Fixture Schedule

Label	Description	Lamp	Mounting Height (ft)
LP	CRYSTALITE PEDIESTRIAN- TEAR DROP PEDENT	150W HPS CLED-23.5	16
SP	GRANVILLE-POST TOP ACORN	175W CLEAR MH	16
CL	Wall Mounted Carriage Light	70W CLEAR, COMPACT FLOURESENT	12
RS	6" LENSED DOWNLIGHT WITH WHITE SPLAY, FLUSH GLASS LENS.	ONE 26-WATT TRIPLE TUBE COMPACT FLUORESCENT, VERTICAL BASE-UP POSITION.	12

Photometric Analysis

scale: 1"=20'-0"

PRELIMINARY-NOT FOR CONSTRUCTION

MANOUS DESIGN
110 Lakewood Rd. Lebanon, Tn. 37087
v:615.444.6207 f:615.444.0853

ISSUED:
25 JAN 16 ISSUED FOR COG PLANNING REVIEW

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 25, 2016

PH1.0

SHEET 13 OF 15

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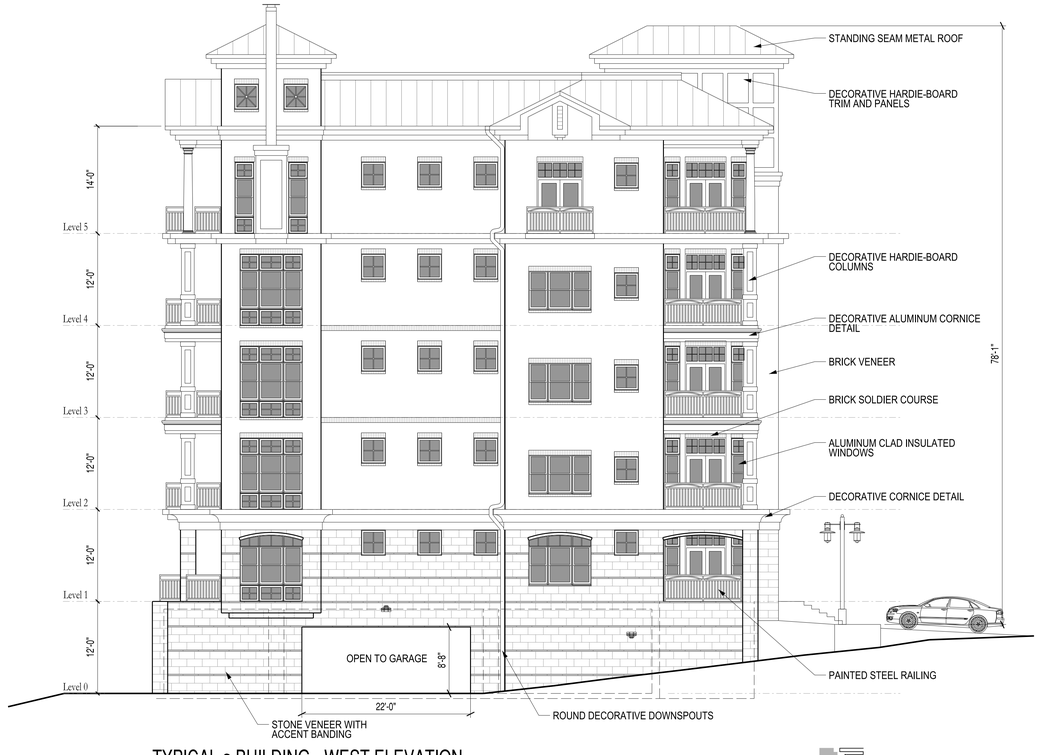
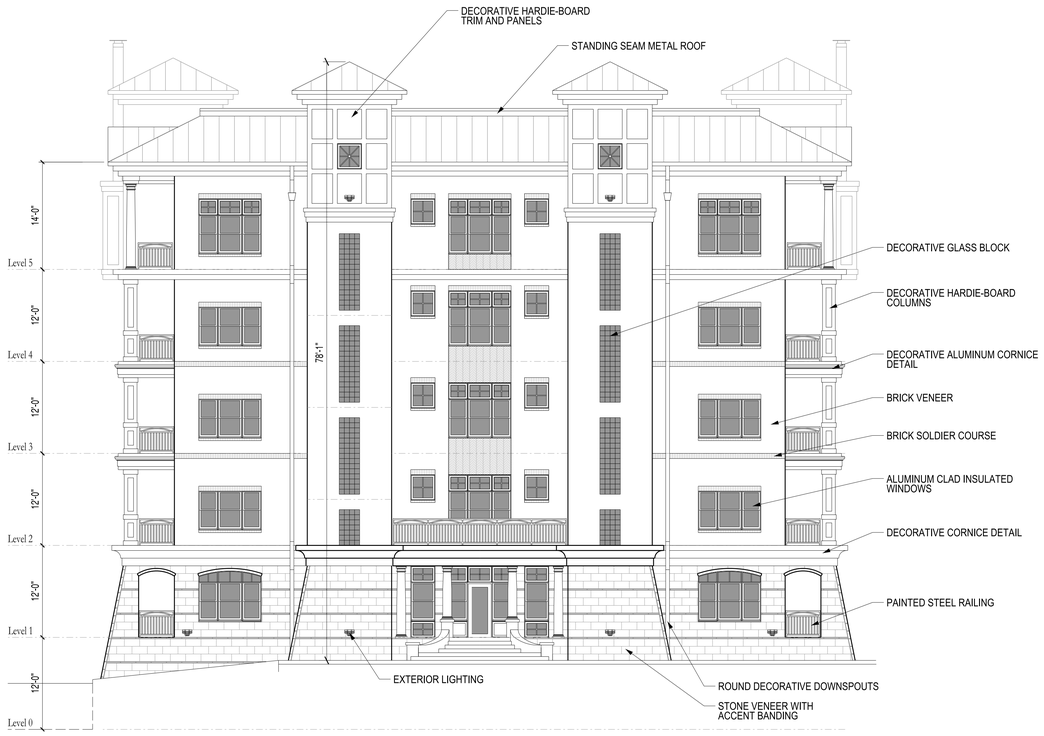
2 TYPICAL a BUILDING - NORTH ELEVATION

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



1 TYPICAL a BUILDING - WEST ELEVATION

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



4 TYPICAL a BUILDING - SOUTH ELEVATION

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

3 TYPICAL a BUILDING - EAST ELEVATION

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

PRELIMINARY-NOT FOR CONSTRUCTION

MANOUS DESIGN
110 Lakewood Rd. Lebanon, Tn. 37087
v:615.444.6207 f:615.444.0853

MICHAEL LEE MANOUS
REGISTERED ARCHITECT
No. 0-2016
STATE OF TENNESSEE

ISSUED:
25 JAN 16 ISSUED FOR COG PLANNING REVIEW

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 25, 2016

A3.1

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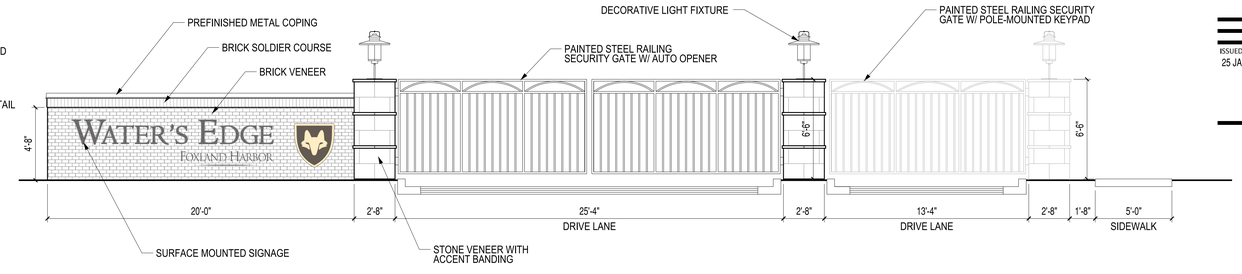
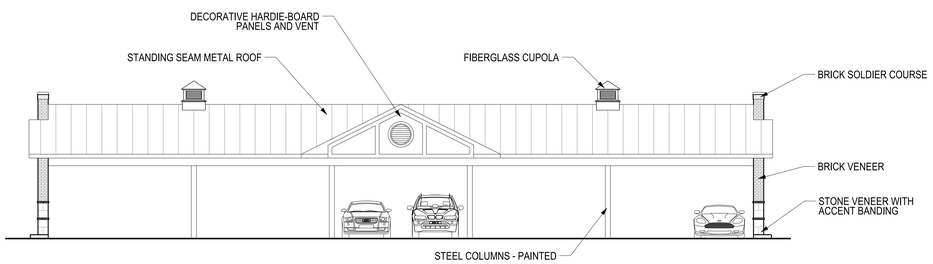
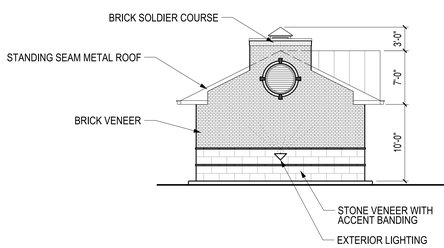
3 TYPICAL b BUILDING - LAKE-SIDE ELEVATION
SCALE: 1/8" = 1'-0"

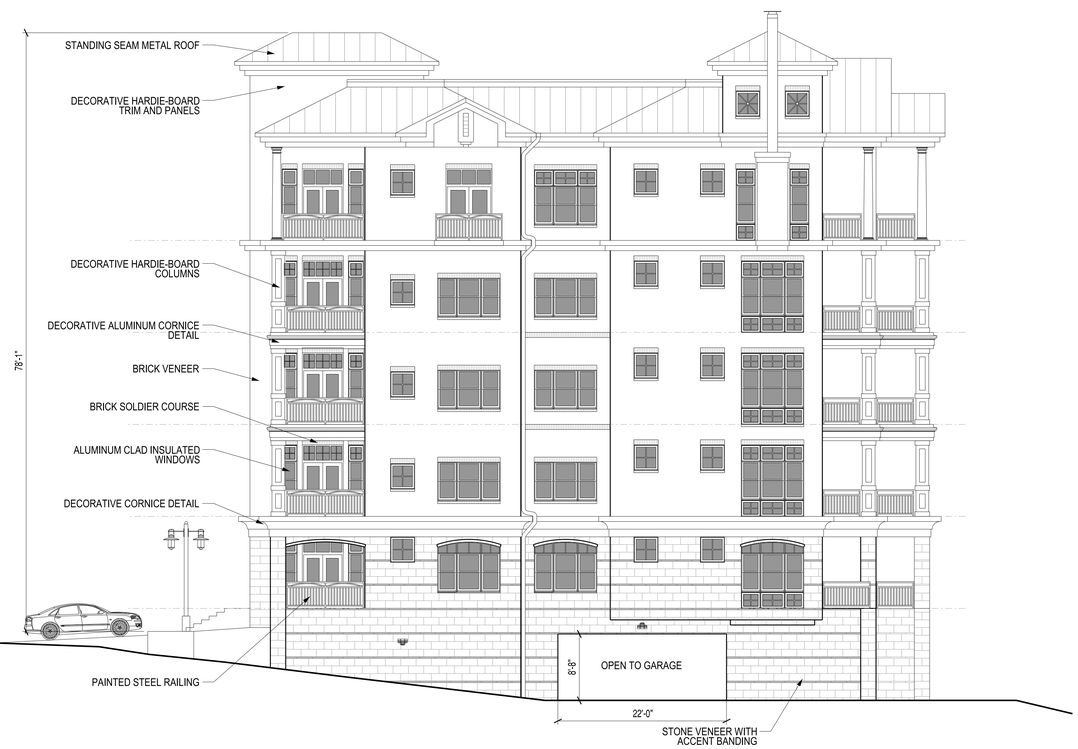


3 ENTRANCE GATE AND SIGNAGE ELEVATION
SCALE: 1/4" = 1'-0"



2 TYPICAL COVERED PARKING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"





1 TYPICAL b BUILDING - SIDE ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY-NOT FOR CONSTRUCTION

MANOUS DESIGN
110 Lakewood Rd. Lebanon, Tn. 37087
v:615.444.6207 f:615.444.0853

MICHAEL LEE MANOUS
REGISTERED ARCHITECT
No. 0201
STATE OF TENNESSEE
1-25-16

ISSUED:
25 JAN 16 ISSUED FOR COG PLANNING REVIEW

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 25, 2016

A3.2

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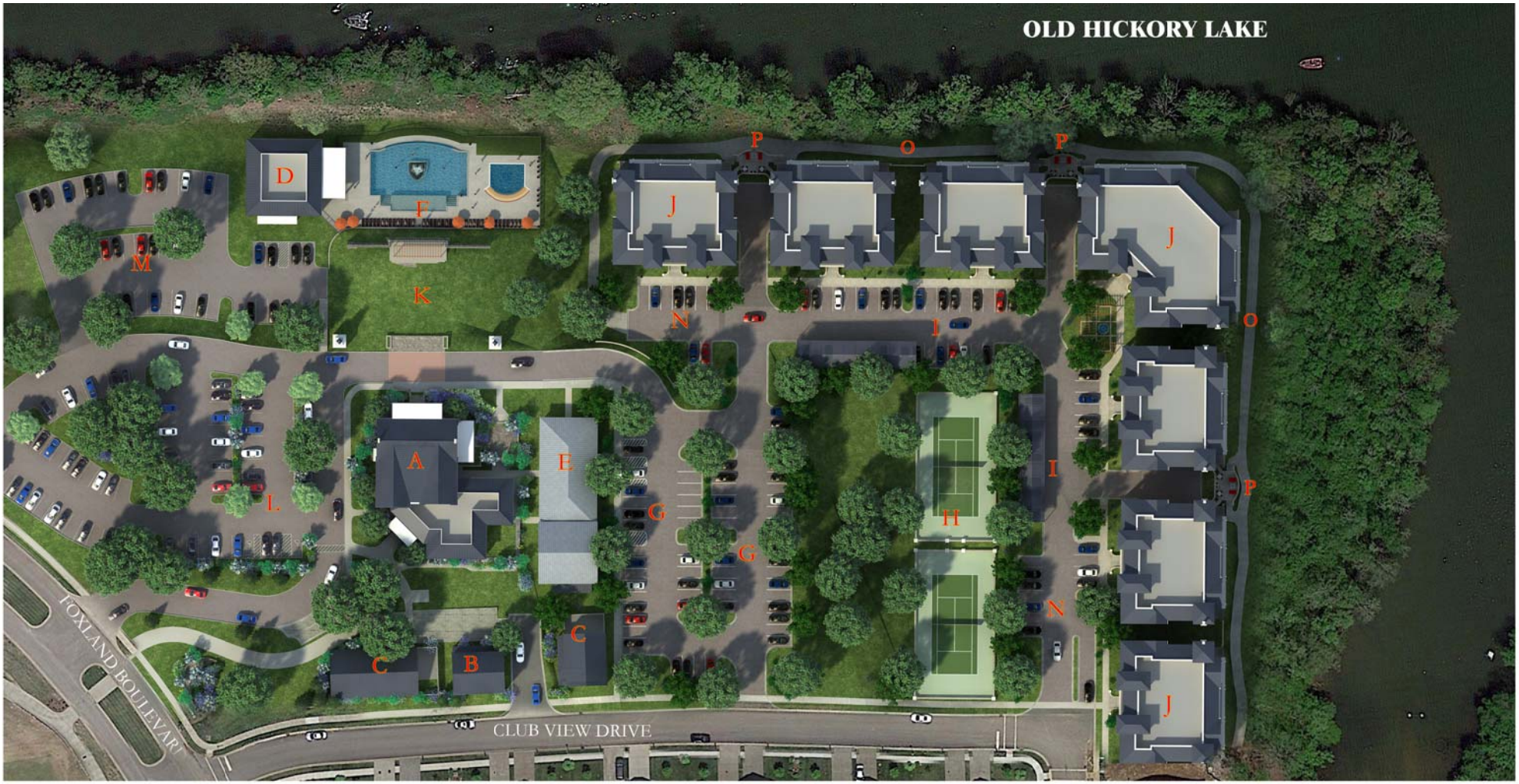

FOXLAND HARBOR

GOLF AND COUNTRY CLUB

A FOXLAND MANOR CLUBHOUSE
B GOLF PROSHOP
C CART BARN
D FITNESS CENTER/POOL HOUSE
E EVENT CENTER
F SWIMMING POOL
G EAST PARKING AREA
H TENNIS CENTER
I COVERED RESIDENTIAL PARKING
J FOXLAND HARBOR CONDOMINIUMS
K EVENT LAWN
L WEST PARKING AREA
M FITNESS CENTER PARKING AREA
N CONDOMINIUM PARKING
O TRAIL
P OUTDOOR COOKING AREA

SITE PLAN

WATER'S EDGE
FOXLAND HARBOR
GOLF AND COUNTRY CLUB
MANOUS
DESIGN

WATER'S EDGE
FOXLAND HARBOR
GOLF AND COUNTRY CLUB
MANOUS
DESIGN

WATER'S EDGE
FOXLAND HARBOR
GOLF AND COUNTRY CLUB
MANOUS
DESIGN
110 Lakewood Road ■ Lebanon, TN 37087 ■ 615.444.6207

ITEM 12

GMRPC Resolution No. 2016-20

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A SITE PLAN TO CONSTRUCT AN 100,000 SQUARE FOOT WAREHOUSE STORAGE FACILITY ON A 10.00 (+/-) ACRE PARCEL, LOCATED AT 1424 GATEWAY DRIVE IN THE GALLATIN INDUSTRIAL CENTER, PHASE 3. (PC 8-1501-16)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Site Plan submitted by the applicant, Rogers Engineering Group, at its regular meeting on February 22, 2016; and

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

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

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

1. The proposed Site Plan is consistent with the standards and specifications of Section 15.03.020, *Site Plan Required*, and Section 11.10.020.E, *Dimensions and Design Standards,* of the Gallatin Zoning Ordinance.

2. The proposed Site Plan is consistent with the purpose and intent of the Industrial Restrictive (IR) Zoning District and complies with the use restrictions minimum bulk and height regulations, minimum dimensions, and setback requirements established in said Zoning District.

3. Once completed, the proposed Site Plan will comply with the purpose and intent of established Performance and Design Standards (G.Z.O., Article 13), Grading Standards (G.Z.O., Section 13.10), Sign Regulations (G.Z.O., Section 13.07), Access Management Regulations (G.Z.O., Section 13.06), Supplementary District Regulations (G.Z.O., Article 12.00), Loading and Parking Regulations (G.Z.O., Article 11.00), Stormwater Regulations (Gallatin Municipal Code, Chapter 18), Flood Prevention and Protection Regulations (G.Z.O., Section 10.03) and the Landscaping Requirements (Section 13.05).

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Site Plan for Gallatin Warehouse Storage Facility, consisting of ten (10) sheets, prepared by Rogers Engineering Group of Gallatin, TN with Project No. 16-003 dated January 25, 2016 with final revision date of February 11, 2016, and Architectural Elevations, consisting of one (1) sheet, prepared by Matchett and Associates of Gallatin, TN with Project No. 1606 dated January 25, 2016 with final revision date of February 11, 2016 with the following conditions:

ITEM 12

1. Correct 40-foot wide Public Utility and Access Easement to a 60-foot wide Public Utility and Access Easement located along western boundary.
2. Correct 40' Access Drive shared with Lot 5 & 6 to 60' a Access Drive shared with Lots 5 & 6.
3. Correct the dumpster enclosure detail to be a split-faced concrete masonry unit (C.M.U.) and match the color scheme of the building.
4. Correct the zoning to the adjacent property to the east from 'A' to 'IR'.
5. Remove the wording from the Buffer Yard Requirements table and site layout. A Type 50 Buffer Yard that is not required.
6. Remove the wording from the IR Bulk and Area Regulations table concerning the 75' M.B.S.L. along the eastern boundary.
7. Correct the 75' M.B.S.L. to 30' M.B.S.L. along the eastern boundary on the site layout.
8. Correct the photometric plan note to state "Additional parking lighting is proposed."
9. Correct the photometric plan by removing the yard wording from the M.B.S.L.'s.
10. Submit a site surety, in the amount to be calculated by the owner and applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits.
11. Submit three (3) corrected folded copies of the Site Plan, including one (1) full size and two (2) half size copies, to the Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 02/22/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 12
PLANNING DEPARTMENT STAFF REPORT

Site Plan for Gallatin Warehouse Storage Facility
(PC 8-1501-16)
1424 Gateway Drive
Date: February 17, 2016

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF A SITE PLAN TO CONSTRUCT A 100,000 SQUARE FOOT WAREHOUSE STORAGE FACILITY ON A 10.00 (+/-) ACRE PARCEL LOCATED AT 1424 GATEWAY DRIVE IN THE GALLATIN INDUSTRIAL CENTER, PHASE 3.

OWNER:	**GREGORY REAL ESTATE, LLC**
APPLICANT:	**ROGERS ENGINEERING GROUP**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2016-20**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**FEBRUARY 22, 2016**

PROPERTY OVERVIEW: **The owner and applicant are requesting approval of a Site Plan to construct a 100,000 square foot warehouse storage facility on a 10.00 (+/-) acre parcel, located at 1424 Gateway Drive in the Gallatin Industrial Center, Phase 3. The property is zoned Industrial Restrictive (IR) and warehouse and storage is a permitted use in the IR zone district. (Attachment 12-1 and Attachment 12-2)**

The owner and applicant are requesting approval of an alternative architectural plan. The final architectural elevations for the building do not meet the Basic Design Criteria of the Gallatin Zoning Ordinance, Section 13.08.010.A, *Materials*, since the building is shown to be constructed with concrete tilt-up panels and will not contain the required 70 percent brick or stone on each building facade (Attachment 12-2). The Planning Commission shall determine whether the proposed plan meets the requirements in Section 13.04.100.D of the Gallatin Zoning Ordinance.

CASE BACKGROUND:

Property History and Previous Approvals

On January 23, 1989, the Planning Commission recommended approval for a Plan of Service and Annexation of the Bradley Industrial Center containing 107.01 (+/-) acres (PC File #6-100-88) and Ordinance # 089-523 passed second reading by City Council on March 21, 1989.

On January 23, 1989, the Planning Commission recommended approval to rezone the Bradley Industrial Center from Agricultural Residential (A) to Industrial Restrictive (IR) (PC File #3-101-88). The rezoning Ordinance #089-513 passed second reading by City Council on March 21, 1989.

The City of Gallatin purchased the Bradley Industrial Center property, containing 244.36 (+/-) acres including the 107.01 (+/-) acres, in 1991.

On March 22, 2010, the Planning Commission approved an amendment the *Gallatin on the Move 2020 General Development and Transportation Plan*, Chapter 4, Multi-modal Transportation Plan (PC File #7-1-10), to add the extension of Gateway Drive into the new phase of the Gallatin Industrial Center as a Proposed Roadway Project and Major Thoroughfare Plan extension.

On January 27, 2014, the Planning Commission approved the final plat for the Gallatin Industrial Center, Phase 2 (PC0237-14) that re-platted a portion of the Gallatin Industrial Center, four (4) previously unplatted parcels, and a portion of the former railroad right-of-way, and dedicated right-of-way for Gateway Drive.

On June 23, 2014, the Planning Commission approved the final plat for the 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 001.00 (PC0298-14), and dedicated on additional right-of-way extension of Gateway Drive.

On January 22, 2015, Planning staff approved an in-house minor subdivision final plat for Gallatin Industrial Center, Phase 3, Resubdivision of Lot 6 (PC 2-135-14S), to revise and add easements to Lot 6.

DISCUSSION:

Proposed Development

The owner and applicant are requesting approval of a site plan to construct a 100,000 square foot warehouse and storage facility and an on-site parking area on lot five (5) of the Gallatin Industrial Center, Phase 3. The project site contains 10.00 (+/-) acres and is located at 1424 Gateway Drive. The property is zoned Industrial Restrictive (IR) and warehouse and storage is a permitted use in the IR zone district. The warehouse and storage facility consists of 93,429 square feet of warehousing, 6,111 square feet of office space, and the remaining 460 square feet for the covered entrance.

Gallatin on the Move 2020 General Development and Transportation Plan

This property is part of the Airport Road Industrial Special Area on the Community Character Area Map. One of the intentions of the Airport Road Industrial Special Area is to provide diverse industrial uses while protecting air and water quality. According to the *2020 Plan*, future development in this special area should prevent adverse impacts to natural resources and surrounding population. The proposed warehouse and storage facility is the type of use envisioned for this property as the extension of the City's industrial center.

Natural Features

The property is currently vacant and, based on FEMA FIRM Map 47165C0317G, no portion of the site is located within a flood hazard area. The natural topography for the existing vacant land slopes from the highest point of elevation (592') located in the northwest corner of the property adjacent to the Gateway Drive right-of-way, with a steady and even decline, towards the southern and eastern boundary at the lowest point of elevation (569') located in

the southeast corner of the property. There are existing mature trees located on the adjacent property to the east and an existing pond located to the south.

Adjacent Areas & Uses

This property is located in the Gallatin Industrial Center, Phase 3, zoned Industrial Restrictive (IR). Currently American Colors and Beretta manufacturing is located in this phase of the industrial center. Phase 1 and Phase 2 of the Gallatin Industrial Center located to the west includes many manufacturing, transport and warehousing, and corporate offices, businesses. Sunnymeade Subdivision is located to the southwest of the project and outside the City and zoned Residential-15 (R-15).

Buildings and Architectural Elevations

The proposed warehouse storage facility building is a one (1) story, 100,000 square feet, rectangular building (250' by 400') with a roof height of 33 feet. The building has a low pitched standing seam metal roof and is sheathed with primarily concrete tilt-up panels and aluminum storefront glass panels (Attachment 12-2; Sheet PD-1). The main entrance to the building is recessed diagonally back into the building with 'Dark Bronze" anodized aluminum storefront glass panels situated from ground level to a height of 24 feet. The primary color tones of the concrete tilt-up panels are 'Stucco' with a 'Meadow Trail' color band giving accent to the top of the walls. Highlighting each storefront glass panels is an 'Ave. Tan' color to give them depth to the panels and an additional color of 'Meadow Trail' is added to the storefront glass panels located on each side of the main entrance.

The architectural elevations are similar in overall design with the north and west elevations, with the exception of the main entrance, and maintain the use of concrete tilt-up panels and storefront glass panels as the primary sheathing materials.

The architectural elevations for the building does not meet the Basic Design Criteria of the Gallatin Zoning Ordinance, Section 13.08.010.A, *Materials,* since the building is shown to be constructed with concrete tilt-up panels and does not meet the required 70 percent brick or stone on each building facade. The owner and applicant are requesting approval of an alternative architectural plan.

The Planning Department shall inspect the exterior building facade materials prior to the installation of the exterior building facade materials.

Please note that restrictive covenants for the Gallatin Industrial Center, Phase 3 shall follow the restrictive covenants for Gallatin Industrial Center, Phase 2 as recorded in Record Book 3912, Pages 566-575. These restrictions address such items as building design and regulations, exterior storage, and landscaping maintenance. The owner and applicant shall design and construct the project to meet these restrictive covenants.

Dumpster Enclosure and HVAC Screening

One (1) dumpster enclosure is shown on the southern side of the building near the loading bays. The site plan provided details of the dumpster enclosure (Attachment 12-2; Sheet C6.0) indicating a height of six (6) feet with brick to match the proposed building. The owner and applicant stated that the brick will be a split-faced concrete masonry unit (C.M.U.) and match the color scheme of the building.

The site plan indicates H.V.A.C. units in front of the office space. These units will be properly screened with landscaping as shown on plan Sheet C40. (These are not shown on the elevations). The site plan does not indicate any other mechanical units to be installed on the roof or adjacent to the building. The owner and applicant shall be aware that if any mechanical units are installed in the future or during construction that proper screening will be required.

Bufferyard and Landscaping

The proposed warehouse and storage facility building is adjacent surrounding properties which are zoned Industrial Restrictive (IR); therefore, no bufferyards are required. The owner and applicant submitted a landscaping plan showing extensive landscaping around and in the parking area and in the Bioretention Pond used for stormwater quality. There is a large amount vegetation and mature trees located on the adjacent property to the east and the existing pond located to the south. The landscaping plan meets the requirements of the Gallatin Zoning Ordinance.

Access and Parking

The primary access point consists of a temporary driveway within Gateway Drive right-of-way from the existing cul-de-sac of Gateway Drive extending approximately 140 linear feet to the east (Attachment 12-2; Sheet C3.0). The owner and developer will construct a 24-foot wide heavy duty asphalt roadway with curbs and gutters approximately 140 linear feet to allow access to this project. The main driveway connects from Gateway Drive which leads to the parking area and main office to the warehouse to an area designated for truck parking and loading. This area will be paved with heavy duty concrete and heavy duty asphalt. The main driveway is located in a 40-foot wide public utility and access easement on adjacent Lot 6, which also serves as the driveway to the public utilities lift station located on Lot 6.

Engineering Division stated that the permanent extension of Gateway Drive from the cul-de-sac to the east is to be constructed as part of the S.I.A Serving Beretta USA project. The project is scheduled to bid out in the summer of 2016 with award of the contract in fall of 2016. No scheduled date has been established for the start of construction. The temporary driveway will be removed upon the permanent construction of Gateway Drive.

Parking requirements are based on the use of the property. The warehouse and storage use requires one (1) space per 5,000 square feet and the office use requires one (1) space per 300 square feet. Based on these ratios, a total of 39 parking spaces are required. The site plan shows 67 spaces, including three (3) handicapped parking spaces located in front of the main entrance to the building.

Stormwater

The site plan indicates a Bioretention Pond located in the rear of the building to provide stormwater quality and retention prior to leaving the site and entering the regional detention pond located in the Gallatin Industrial Center, Phase 3. The owner and applicant have submitted construction plans and drainage calculations to Engineering Division for review. The construction plans and drainage calculations shall be approved prior to the issuance of any building permits.

Photometric Plan and Lighting Fixtures
A photometric plan and light fixture details were submitted for this project. The plan indicates six (6) 30 foot high light poles with shoebox L.E.D. lighting located on the edge of the parking area and truck loading area. The plan also indicates 20 wall mounted security lights to be located around the building at a height of 18 feet. The photometric plan meets the Gallatin Zoning Ordinance, Section 13.02.080 requirements.

Signage
The site plan indicates a proposed monument sign located in the northwest corner of the property. The site plan did not provide any details of the proposed monument sign. No wall mounted signs are proposed on any of the facades. The owner and applicant shall submit details of all permanent signs to the Planning Department for review and approval in compliance with G.Z.O. Section 13.07.065.F, *Master Signage Plan*. Sign permits shall be obtained prior to the installation of any signage on site.

Site Surety
The owner/developer is required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080. Surety Required of the Gallatin Zoning Ordinance. The owner and applicant shall submit a site surety, in the amount to be calculated by the owner and applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits.

Gallatin Public Utilities Department Comments
This development is serviced by the Gallatin Public Utilities Department. The owner and applicant shall coordinate all development with Gallatin Public Utilities Department to ensure all future utility infrastructures are installed to the satisfaction of the Gallatin Public Utilities Department standards. The Gallatin Public Utilities Department reviewed the Site Plan and made the following comment:

1. Submit detailed plans and specifications for water and sanitary sewer to the Gallatin Public Utilities Department for review and approval prior to issuance of any building permits.

Planning Department Comments
The Planning Department reviewed and commented on the Site Plan. The owner and applicant satisfactorily addressed the Planning Department comments; however the owner and applicant shall comply with the following:

1. Correct the dumpster enclosure detail to be a split-faced concrete masonry unit (C.M.U.) and match the color scheme of the building.
2. Correct the zoning to the adjacent property to the east from 'A' to 'IR'.
3. Remove the wording from the Buffer Yard Requirements table and site layout. A Type 50 Buffer Yard is not required.
4. Remove the wording from the IR Bulk and Area Regulations table concerning the 75' M.B.S.L. along the eastern boundary. (It is zoned IR)
5. Correct the 75' M.B.S.L. to 30' M.B.S.L. along the eastern boundary on the site layout. (adjacent to IR zoning)

6. Correct the photometric plan note to state "Additional parking lighting is proposed."
7. Correct the photometric plan by removing the yard wording from the M.B.S.L.'s.

Engineering Division Comments
The Engineering Division reviewed and commented on the Site Plan. The owner and applicant satisfactorily addressed the Planning Department comments; however the owner and applicant shall comply with the following:

1. The owner and applicant shall be aware a condition of approval exists pertaining to on the additional stormwater runoff to the off-site regional detention pond. The City of Gallatin will have to collaborate with the developer on what contribution will be required.

Other Departmental Comments
Other City Departments reviewed and commented on the Site Plan. The owner and applicant satisfactorily addressed the Planning Department comments; however the owner and applicant shall comply with the following:

1. Correct 40-foot wide Public Utility and Access Easement to a 60-foot wide Public Utility and Access Easement located along western boundary.
2. Correct 40' Access Drive shared with Lot 5 & 6 to a 60' Access Drive shared with Lots 5 & 6.

Findings:
1. The proposed Site Plan is consistent with the standards and specifications of Section 15.03.020, *Site Plan Required*, and Section 11.10.020.E, *Dimensions and Design Standards,* of the Gallatin Zoning Ordinance.

2. The proposed Site Plan is consistent with the purpose and intent of the Industrial Restrictive (IR) Zoning District and complies with the use restrictions minimum bulk and height regulations, minimum dimensions, and setback requirements established in said Zoning District.

3. Once completed, the proposed Site Plan will comply with the purpose and intent of established Performance and Design Standards (G.Z.O., Article 13), Grading Standards (G.Z.O., Section 13.10), Sign Regulations (G.Z.O., Section 13.07), Access Management Regulations (G.Z.O., Section 13.06), Supplementary District Regulations (G.Z.O., Article 12.00), Loading and Parking Regulations (G.Z.O., Article 11.00), Stormwater Regulations (Gallatin Municipal Code, Chapter 18), Flood Prevention and Protection Regulations (G.Z.O., Section 10.03) and the Landscaping Requirements (Section 13.05).

RECOMMENDATION:
Staff recommends that the Planning Commission approve Resolution 2016-20, Site Plan for Gallatin Warehouse Storage Facility, consisting of ten (10) sheets, prepared by Rogers Engineering Group of Gallatin, TN with Project No. 16-003 dated January 25, 2016 with final revision date of February 11, 2016, and Architectural Elevations, consisting of one (1)

sheet, prepared by Matchett and Associates of Gallatin, TN with Project No. 1606 dated January 25, 2016 with final revision date of February 11, 2016 with the following conditions:

1. Correct 40-foot wide Public Utility and Access Easement to a 60-foot wide Public Utility and Access Easement located along western boundary.
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7. Correct the 75' M.B.S.L. to 30' M.B.S.L. along the eastern boundary on the site layout.
8. Correct the photometric plan note to state "Additional parking lighting is proposed."
9. Correct the photometric plan by removing the yard wording from the M.B.S.L.'s.
10. Submit a site surety, in the amount to be calculated by the owner and applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits.
11. Submit three (3) corrected folded copies of the Site Plan, including one (1) full size and two (2) half size copies, to the Planning Department.

ATTACHMENTS

Attachment 12-1 Location Map
Attachment 12-2 Site Plan and Architectural Elevations

Gallatin Warehouse Storage Facility

LOCATION MAP

1424 Gateway Drive in the Gallatin Industrial Center, Phase 3
Tax Map #112//012.03
Zoned IR
PC 8-1501-16

ATTACHMENT 12-1

GENERAL NOTES:

1. THIS CONSTRUCTION PROJECT SHALL AT ALL TIMES AND IN ALL SITUATIONS PROCEED IN A MANNER CONSISTENT WITH THE CITY OF GALLATIN SUBDIVISION REGULATIONS, AND ALL OTHER APPLICABLE RULES, REGULATIONS AND LAWS OF ANY OTHER AUTHORITY WITH JURISDICTION TO GOVERN SUCH CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR UNDERTAKING SUCH CONSTRUCTION ACTIVITIES TO INSURE FULL COMPLIANCE AT ALL TIMES.
2. THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT CITY OF GALLATIN SUBDIVISION REGULATIONS (INCLUDING SPECIFICATIONS FOR PUBLIC WORKS PROJECTS) ON THE CONSTRUCTION PROJECT AT ALL TIMES, AND REFERENCE SHALL BE MADE TO THEM FOR PROPER MATERIALS, METHODS, ETC. REGARDING CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL ELEVATIONS, DISTANCES, AND DIRECTIONS BEFORE STARTING WORK ON ANY SEGMENT OF THE PROJECT. IF THE CONTRACTOR HAS ANY QUESTIONS OR SUSPECTS THERE IS AN ERROR OR OMISSION WITHIN THE PLANS OR CONSTRUCTION STAKES, HE SHALL NOT PROCEED UNTIL THE ENGINEER OR HIS REPRESENTATIVE HAS BEEN FULLY NOTIFIED, HAS RESPONDED, AND HAS SPECIFICALLY STATED THE CONTRACTOR MAY PROCEED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SURVEYING REFERENCE POINTS, HUBS, AND LOT CORNERS DURING THE CONSTRUCTION PROCESS AND SHALL BEAR THE EXPENSE FOR REPLACING ANY SUCH OBJECTS DAMAGED DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES ASSOCIATED WITH SUCCESSFULLY COMPLETING THE CONSTRUCTION PROCESS, INCLUDING ALL PUBLIC INSPECTION FEES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THIS OR ADJACENT PROPERTY, AND FOR INJURY TO ANY PERSON OCCURRING DURING OR AS A RESULT OF THE CONSTRUCTION PROCESS, WHETHER SUCH DAMAGE OR INJURY RESULTS FROM ANY ACTION OR LACK OF ACTION BY PRINCIPALS OF THE COMPANY, EMPLOYEES, SUBCONTRACTORS, OR SUPPLIERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY SAFETY DEVICES AND FOLLOW ALL ADVISABLE SAFETY PRACTICES NECESSARY TO INSURE THE SAFETY OF ALL PERSONS DURING THE CONSTRUCTION PROCESS. NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY LIABILITY FOR MATTERS RELATING TO SAFETY AT THE CONSTRUCTION SITE.
7. ANY DAMAGE TO IMPROVEMENTS PRIOR TO FINAL PROJECT ACCEPTANCE BY THE CITY OF GALLATIN OR THE OWNER SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MEET CURRENT SPECIFICATIONS. ALL EXPENSES ASSOCIATED WITH SUCH REPAIR OR REPLACEMENT SHALL BE PAID BY THE APPROPRIATE CONTRACTOR.
8. LOCATION OF EXISTING UTILITIES INDICATED ON THESE PLANS MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY SUCH UTILITIES. THE CONTRACTOR IS FURTHER RESPONSIBLE FOR LOCATING ALL UTILITIES THAT MAY BE IN EXISTENCE ON THE PROJECT SITE BUT WHICH ARE UNKNOWN TO THE ENGINEER. ALL UTILITY LOCATION ACTIVITIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT (AS DIRECTED) TO ANY UTILITIES DAMAGED DURING CONSTRUCTION. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL **1-800-351-1111** FOR UNDERGROUND UTILITY LOCATIONS.
9. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH THE TENNESSEE GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES STORM WATER DISCHARGE. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY THE CONTRACTOR ON A REGULAR BASIS IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
10. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY BLUE RIDGE SURVEYING. DRAWING DATED 09-11-2014.
11. Elevations and contours were derived using digital terrain modeling by: 1. Radial trigonometry with a Topcon 8205A Robotic Total Station and/or 2. GPS with a Topcon Hiper Lite + Dual Frequency RTK base and rover and 3. Aerial Photography. Contour intervals are one(1) foot, and the source of vertical datum is as listed hereon.
12.
13. A TITLE SEARCH NOR TITLE POLICY WAS PROVIDED. THEREFORE, THIS SURVEY IS SUBJECTED TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
14. BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).
15. A REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C0317G EFFECTIVE DATE APRIL 17, 2012, SHOWS THIS PROPERTY TO BE IN ZONE X AND NOT A SPECIAL FLOOD HAZARD AREA.
16. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SITE PLAN.
17. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
18. NO GEOTECHNICAL ENGINEERING REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SITE PLAN.
19. LOTS 1 THRU 6 WILL BE GOVERNED BY THE APPLICABLE GALLATIN INDUSTRIAL CENTER, PHASE 2 RESTRICTIVE COVENANTS AS RECORDED IN RECORD BOOK 3912, 566.

GENERAL NOTES (CONTINUED):

20. PERFORMANCE STANDARD COMPLIANCE
ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02.RMANCE STANDARD COMPLIANCE
21. INDUSTRIAL PRETREATMENT
THE PROPOSED PROJECT SHALL COMPLY WITH ALL APPLICABLE CROSS-CONNECTION CONTROL AND SEWER USE REGULATIONS.
22. SIGNAGE
WALL MOUNTED SIGNAGE IS BEING PROPOSED AT THIS TIME. SIGNAGE MUST BE, REVIEWED, AND APPROVED PRIOR TO INSTALLATION.
23. PHOTOMETRIC PLAN
OUTDOOR LIGHTING SHALL COMPLY WITH THE CITY OF GALLATIN ZONING ORDINANCE SECTION 13.02.80. EXTERIOR WALL-MOUNT LIGHTING IS PROPOSED FOR THIS BUILDING. FOOT-CANDLES AT PROPERTY LINE WILL BE MAX 1.0. NO ADDITIONAL PARKING LIGHTING IS PROPOSED.
24. TRASH COLLECTION
THIS DEVELOPMENT WILL AN UTILIZE ON-SITE DUMPSTER
25. HVAC UNITS
HVAC UNITS WILL BE SCREENED FOR THE OFFICE. WAREHOUSE WILL NOT BE COOLED.
26. SIDEWALKS
NO SIDEWALKS ARE PROPOSED WITH THIS DEVELOPMENT
27. STORM WATER MAINTENANCE AGREEMENT
A RECORDED COPY OF THE STORM WATER MAINTENANCE AGREEMENT FOR THIS SITE WILL BE PROVIDED TO THE ENGINEERING DEPARTMENT.
28. STORMWATER RUNOFF REDUCTION
SRR IS PROVIDED FOR THIS SITE BY BIORETENTION.
29. NPDES PERMIT
A COPY OF THE APPROVED NPDES NOC PERMITS ARE TO BE PROVIDED TO THE CITY ENGINEERING DEPARTMENT.
30. LAND DISTURBANCE PERMIT
A LAND DISTURBANCE PERMIT IS REQUIRED BY THE CONTRACTOR PRIOR TO COMMENCING WORK. EROSION CONTROL MUST BE IN PLACE AND INSPECTED BY THE ENGINEERING DIVISION PRIOR TO GRADING.
31. BUILDING SPRINKLERS
SPRINKLER LINE IS NOT SHOWN ON THIS PLAN.
32. STOP BARS
ALL STOP BARS TO BE THERMOPLASTIC.

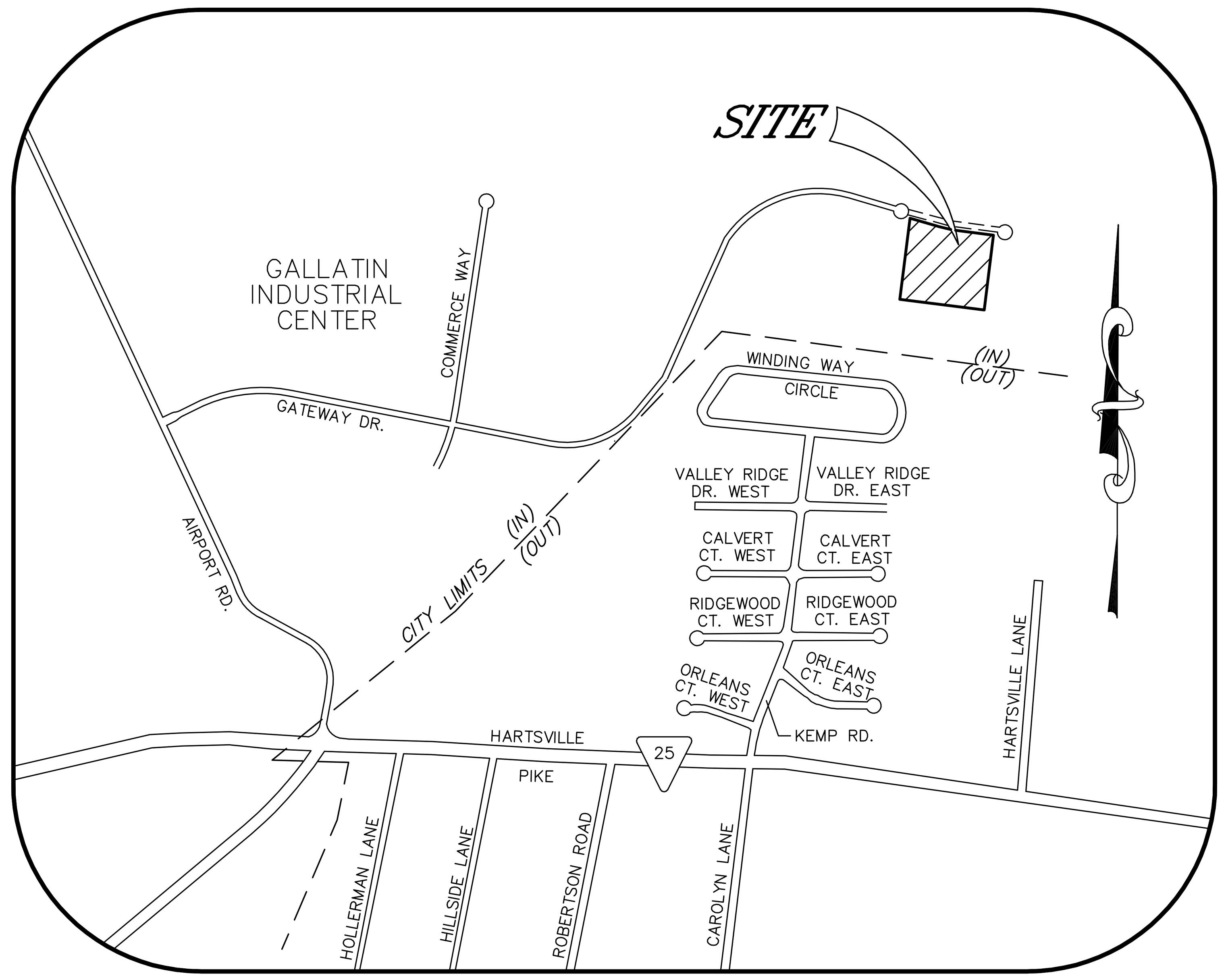
BENCHMARK:

TEMPORARY BENCHMARK:
P.K. NAIL SET IN THE CENTER OF THE ASPHALT CUL-DE-SAC OF GATEWAY DRIVE.
ELEVATION 596.11 (NAVD 88)

BENCHMARK:
NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR RAPID STATIC SURVEY SESSION DATED 3/15/14.

PLAN SHEET INDEX:

DESCRIPTION	SHEET
COVER SHEET	C 1.0
SITE PLAN	C 2.0
GRADING PLAN	C 3.0
LANDSCAPE PLAN	C 4.0
LIGHTING PLAN	C 5.0
PAVING AND DRAINAGE DETAILS	C 6.0
EROSION CONTROL PLAN "A"	C 7.0
EROSION CONTROL PLAN "B"	C 8.0
EROSION CONTROL PLAN "C"	C 9.0
EROSION CONTROL DETAILS	C 10.0



GALLATIN WAREHOUSING STORAGE FACILITY SITE PLAN

1424 GATEWAY DRIVE
CITY OF GALLATIN, 2ND CIVIL DISTRICT,
SUMNER COUNTY, TENNESSEE

UTILITY OWNERS			
WATER SEWER GAS	GALLATIN PUBLIC UTILITIES 239 HANCOCK STREET GALLATIN, TN 37066 CONTACT: DAVID GREGORY (615) 451-5922	TELEPHONE	AT&T 2501 PARK PLACE NASHVILLE, TN 37203 CONTACT: (615) 344-5288
ELECTRIC	GALLATIN DEPARTMENT OF ELECTRICITY 135 JONES STREET GALLATIN, TN 37066 CONTACT: MIKE TAYLOR (615) 452-5152	CABLE	COMCAST 840 SOUTH WESTLAND AVENUE GALLATIN, TN 37066 CONTACT: (615) 244-5900

PROJECT DESCRIPTION:

THIS PROJECT PROPOSES THE CONSTRUCTION OF A 93,429 SF WAREHOUSE (6,111 OFFICE INCLUDED). PARKING, DRIVE ACCESS, AND ALL REQUIRED APPURTENANCES WILL BE INCLUDED WITH THIS DEVELOPMENT.

ESTIMATED CONSTRUCTION SCHEDULE:

BEGIN: APRIL 1 2016
END: OCTOBER 1 2016

STATEMENT OF FINANCIAL RESPONSIBILITY:

GREGORY REAL ESTATE, LLC WILL BE FINANCIALLY RESPONSIBLE FOR ALL IMPROVEMENTS SHOWN ON THIS PLAN.

PLAN APPROVAL

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

ENGINEERING DEPARTMENT ______ DATE ______

CITY ENGINEER ______ DATE ______

PAVING AND DRAINAGE NOTES:

1. DRAINAGE SYSTEM RIP-RAP SHALL BE PLACED IN SUCH A MANNER AS TO ACHIEVE MAXIMUM INTERLOCKING TIGHTNESS.
2. DURING CONSTRUCTION EXPOSE THE MINIMUM AREA OF SOIL FOR THE MINIMUM TIME POSSIBLE. CONTROL DUST BY WATERING OR OTHER METHOD APPROVED BY THE CITY OF GALLATIN.
3. EROSION SHALL BE CONTROLLED IN ACCORDANCE WITH THE GENERAL NPDES PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (PERMIT NO. TNR100000). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL EROSION FROM STORM WATER RUNOFF.
4. ALL STUMPS, LARGE ROCK, CONCRETE, SCRAP MATERIALS, TRASH AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. COMPACTION REQUIREMENTS FOR ROADWAYS AND PAVEMENT - ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED TO 95% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION. COMPACTION REQUIREMENTS FOR BUILDING PADS - ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED WITH SHEEPS-FOOT VIBRATORY COMPACTOR TO 98% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION.
6. PROJECT BENCHMARK, AS SHOWN ON PLANS
7. ALL DRAINAGE PIPE BELOW ROADWAYS TO BE:
CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

   DRAINAGE PIPE BELOW PAVE AREAS TO BE:
(1) CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING
(COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

   (2) CMP (CORRUGATED METAL PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

   DRAINAGE PIPE OUTSIDE OF ROADWAY TO BE:
(1) CLASS I OR CLASS III RCP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE NATIVE SOIL COMPACTED.

   (2) OR HDPE (SMOOTH INSIDE BORE) WITH 6" STONE BEDDING AND BACKFILLED TO THE SPRINGLINE WITH PUG IN 4" LIFTS COMPACTED TO 95% STD PROCTOR. PUG THEN TO BE PLACED IN 6" LAYERS AND LIGHTLY TAMPED TO 12" ABOVE THE TOP OF THE PIPE CORRUGATION. REMAINDER OF BACKFILL TO BE NATIVE SOIL COMPACTED.

   (3) CMP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG TO ONE FOOT ABOVE PIPE THE REMAINDER TO BE NATIVE SOIL COMPACTED.
8. ALL DITCHES TO RECEIVE COVER TREATMENT AS SHOWN ON PLANS.
9. THE PAVING TRANSITION AT EXISTING STREETS SHALL BE SMOOTH IN BOTH HORIZONTAL AND VERTICAL ALIGNMENT, FIELD ADJUST AS NECESSARY.
10. CONTRACTOR SHALL SUBMIT A TDEC NOC AND OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN ENGINEERING DIVISION PRIOR TO GRADING.
11. REFER TO "GENERAL NOTES" FOR ADDITIONAL INFORMATION RELATING TO THIS CONSTRUCTION PROJECT.

PARKING REQUIREMENTS			
TYPE	REQUIRED SPACES*	PROPOSED	TOTAL
WAREHOUSING (100,000 SF)	(1 SPC / 1,500 SF) x 100,000 SF = 67 SPC	64 STANDARD, 3 ACCESSIBLE	67

* PER GALLATIN INDUSTRIAL CENTER PHASE 2 RESTRICTIVE COVENANTS SECTION XIII.C.4.
* APPROXIMATELY 38 TOTAL EMPLOYEES = MAXIMUM 19 SPACES.

BUFFER YARD REQUIREMENTS			
	ORDINANCE	EXISTING	PROPOSED
IR TO IR	NONE REQ'D	NONE	NONE
IR TO A	TYPE 50	NONE	NONE*

* ADJOINING PROPERTY WILL BE REZONED FROM 'A' TO 'IR' IN THE FUTURE.
* BUFFER WAIVED BY ADJACENT PROPERTY OWNER (VACANT PROPERTY).
* IF IN THE FURTURE, THE ADJACENT PROPERTY IS NOT REZONE TO "IR" OR SOLD TO ANOTHER INDUSTRIAL AND REMAINS AS EXISTING VACANT OR ZONED AGRICULTURAL (A) THE TYPE 50 BUFFERYARD TO BE INSTALLED AND MAINTAINED.

IR BULK AND AREA REGULATIONS				
	ORDINANCE	RESTRICTIVE COVENANTS*	EXISTING	PROVIDED
MAXIMUM LOT COVERAGE	50%	-	-	22.96%
MAXIMUM BUILDING HEIGHT	80 FT	-	-	29.60 FT R.H.
FRONT YARD	20 FT	-	-	20 FT
SIDE YARD	15 FT	-	-	15 FT
REAR YARD	20 FT	-	-	20 FT
MINIMUM BUILDING SETBACKS				
MBSL ADJACENT TO RESIDENTIAL (SIDE) **	75 FT	-	-	193.62 FT
FRONT MBSL	55 FT	60 FT	-	60.91 FT
SIDE MBSL	-	30 FT	-	100.00 FT
REAR MBSL	-	30 FT	-	304.23 FT

* SEE INDUSTRIAL CENTER PHASE 2 RESTRICTIVE COVENANTS SECTION XIII.A.1 FOR MBSL.
** SEE GZO SECTION 09.02.050.B.

SITE DATA TABLE	
OWNER	GREGORY REAL ESTATE, LLC 145 ZIEGLERS FORT ROAD GALLATIN, TN 37066 615-210-7030
DEVELOPER	GALLATIN WAREHOUSING 145 ZIEGLERS FORT ROAD GALLATIN, TN 37066 615-210-7030
SITE LOCATION	1424 GATEWAY DRIVE
TAX MAP	MAP 112, PARCEL 12.03
DEED BOOK	RB 3983, PG 421 R.O.S.C., TN, PLAT BOOK 28, PG 193
ACREAGE	10.000±
CURRENT ZONE	IR
EXISTING USE	UNDEVELOPED GRASSLAND
PROPOSED USE	TRANSPORT AND WAREHOUSING*

* "WAREHOUSE, OFFICE AND DISTRIBUTION" AS LISTED IN RESTRICTIVE COVENANTS SECTION III.A.2.

ROGERS ENGINEERING GROUP
114B WEST MAIN STREET
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

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

RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE COMMERCE
NO. 015909
STATE OF TENNESSEE
2/11/2016

SHEET NO.
C 1.0

REVISIONS
REVISION 1: 2-11-2016 PER PLANNING COMMENTS DATED 2-04-2016

SHEET 1 OF 10

PROJECT #	16-003
DATE	25 JANUARY 2016

EROSION AND SEDIMENT CONTROL NOTES:

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

THIS PROJECT WILL DISTURB MORE THAN 1 ACRE. A SWPPP IS REQUIRED FOR THIS PROJECT.

EXISTING SITE CONDITIONS

THE PROJECT SITE IS 10.000± AC OF UNDEVELOPED GRASSLAND. ALL EXCESS RAINFALL FROM THIS LOT RUNS AWAY FROM THE LOT (SEE EROSION SHEETS FOR OUTFALLS). ALL RUNOFF FROM THIS SITE FOLLOWS AN UNDETERMINED PATH WESTWARD THROUGH A NETWORK OF STORM PIPES IN AN URBANIZED WATERSHED FOR APPROXIMATELY 1.48 MILES WHERE IT ENTERS 'TOWN CREEK'. TOWN CREEK RUNS TO OLD HICKORY LAKE.

PROPOSED SITE CONDITIONS

THIS PROJECT IS TO CONSTRUCT A 100,000 SF WAREHOUSE WITH PARKING AND ALL REQUIRED APPURTENANCES. ALL RUNOFF PRODUCED BY THIS DEVELOPMENT WILL BE DETAINED AND TREATED ON-SITE VIA A DETENTION/WATER QUALITY POND. NO SIGNIFICANT CHANGE TO THE OVERALL DRAINAGE PATHS ARE PROPOSED.

(303d) SPECIAL REQUIREMENTS

THE RECEIVING WATERS (UNNAMED TRIBUTARY TO OLD HICKORY LAKE) ARE NOT ON THE 303d LISTING AS AN IMPAIRED OR EXCEPTIONAL STREAM.

SPILLS AND NON-STORMWATER CONTINGENCIES

1. ALL FUELING OF EQUIPMENT AND VEHICLES ON SITE WILL BE CONDUCTED NEAR THE STAGING AREA. ANY SPILLAGE WILL BE REMOVED IMMEDIATELY. CONTAMINATED SOILS WILL BE PLACED ON HEAVY PLASTIC AND COVERED OR PLACED IN APPROVED CONTAINERS TO PREVENT CONTACT WITH STORM WATER.
2. ALL FUEL TANKS WILL BE IN THE CONTAINMENT AREA.
3. OILS, OTHER VEHICLE FLUIDS, PAINTS, AND SOLVENTS WILL BE STORED IN THE CONSTRUCTION TRAILER.
4. EQUIPMENT FUEL OR MAINTENANCE SPILLS OF 2 GALLONS OR MORE WILL BE REPORTED IMMEDIATELY TO A REPRESENTATIVE OF THE PRIMARY CONTRACTOR.
5. IF A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTING QUANTITY ESTABLISHED UNDER EITHER 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24-HOUR PERIOD, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE PERMITEE WHO SHALL THEN DO THE FOLLOWING: NOTIFY THE NATIONAL RESPONSE CENTER (NRC) (800-424-8802) AND THE TENNESSEE EMERGENCY MANAGEMENT AGENCY (TEMA) (EMERGENCIES: 800-262-3300; NON-EMERGENCIES: 800-262-3400); AS WELL AS THE LOCAL ENVIRONMENTAL ASSISTANCE CENTER. ALSO, ROGERS ENGINEERING GROUP WILL PREPARE A REVISION OF THIS DOCUMENT TO IDENTIFY MEASURES TO PREVENT THE REOCCURRENCE OF SUCH RELEASES.
6. CONCRETE TRUCKS WILL WASH OUT AT THE DESIGNATED AREA NEAR THE STAGING AREA.
7. EACH CONTRACTOR IS RESPONSIBLE TO PROVIDE LITTER CONTROL FOR TRASH GENERATED BY HIS CREW. A DUMPSTER FOR GARBAGE WILL BE LOCATED NEAR THE CONSTRUCTION TRAILER AND IS LIMITED TO GARBAGE AND PAPER TRASH ONLY.
8. PAINT CANS, OIL CANS, USED OIL, AND FILTERS WILL BE CONTAINED AND DISPOSED OF BY THE CONTRACTOR BY TAKING THEM TO THE SUMNER COUNTY RESOURCE AUTHORITY AT 625 RAPPAHANNOCK WIRE ROAD, GALLATIN, TN 37066.

DEVELOPMENT CONDITIONS

POST-DEVELOPED DRAINAGE WILL CONTINUE TO FOLLOW THE PRE-DEVELOPED DRAINAGE PATH. SEDIMENT CONTROL WILL BE BY BEST MANAGEMENT PRACTICES SHOWN ON THE EROSION AND SEDIMENT CONTROL PLANS.

IF THE CONTROLS ARE INSTALLED AND MAINTAINED CORRECTLY BUT ARE FOUND TO PROVIDE AN INADEQUATE LEVEL OF PROTECTION, THE DEVELOPER / PRIMARY CONTRACTOR / OR CERTIFIED DESIGNEE WILL MAKE REVISIONS TO THIS PLAN AND THESE REVISIONS WILL BE IMPLEMENTED BY THE CONTRACTOR.

SWPPP NOTES:

1. ALL BEST MANAGEMENT PRACTICES ARE TO BE ADHERED TO THROUGHOUT THE LIFE OF THE PROJECT.
2. NO OUTFALL ON THIS PROJECT INVOLVES A DRAINAGE AREA > 10 AC. A SEDIMENT BASIN DESIGN IS NOT REQUIRED PER NPDES PERMIT SECTION 3.1.1.
3. NO OUTFALL ON THIS PROJECT INVOLVES A DRAINAGE AREA > 10 AC. THE QUALITY ASSURANCE OF EPSC MEASURES CONDUCTED BY QUALIFIED PERSONNEL WITHIN A MONTH OF CONSTRUCTION COMMENCING IS NOT REQUIRED PER NPDES PERMIT SECTION 3.1.2.
4. A COPY OF THE SWPPP IS TO BE MAINTAINED ON THE SITE AT ALL TIMES ALONG WITH RECORDS OF EROSION CONTROL INSPECTIONS PER NPDES PERMIT SECTION 3.3.3.
5. CONSTRUCTION ACTIVITIES (NPDES PERMIT SECTION 3.5.1.a)
   CONSTRUCTION ACTIVITIES ON THIS SITE INCLUDE: MASS GRADING (INCLUDING THE DETENTION/WATER QUALITY BASIN, DITCHES, AND DIVERSION CHANNEL), INSTALLING STORM DRAINS AND PIPES, LAYING BASE STONE, ASPHALT, AND A 6" CONCRETE CURB. THE PROPOSED WAREHOUSE WILL BE CONSTRUCTED ON A CONCRETE SLAB. ALL REQUIRED UTILITIES WILL BE INSTALLED UNDERGROUND. THE WOODED PERIMETER WILL REMAIN IN PLACE TO THE GREATEST EXTENT POSSIBLE.
6. DISTURBED AREA (NPDES PERMIT SECTION 3.5.1.c)
   SITE AREA = 10.000 ± AC
   DISTURBED AREA = 9.981 ± AC
7. EXISTING SITE SOILS (NPDES PERMIT SECTION 3.5.1.e)
   HHB2-HARPETH SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED
   HYDROLOGIC GROUP B
   THIS SOIL IS DEEP AND WELL DRAINED. IT IS ON UNDULATING UPLANDS AND OLD HIGH TERRACES. THE SURFACE LAYER IS BROWN SILT LOAM ABOUT 7 INCHES THICK. THE UPPER PART OF THE SUBSOIL TO A DEPTH OF ABOUT 15 INCHES IS STRONG BROWN AND BROWN SILT LOAM. THE MIDDLE PART TO A DEPTH OF ABOUT 35 INCHES IS STRONG BROWN SILT LOAM. THE LOWER PART TO A DEPTH OF ABOUT 60 INCHES IS STRONG BROWN CLAY LOAM.
   PERMEABILITY IS MODERATE, AND THE AVAILABLE WATER CAPACITY IS HIGH. THE ROOT ZONE IS VERY DEEP AND IS EASILY PENETRATED BY PLANT ROOTS.
   INCLUDED WITH THIS SOIL IN MAPPING ARE SMALL AREAS OF MODERATELY WELL DRAINED SOILS AT THE HEADS OF DRAINS AND ALONG DRAINAGEWAYS. ALSO INCLUDED ARE SMALL AREAS OF SOILS THAT ARE CLAYEY THROUGHOUT THE SUBSOIL. THESE SOILS ARE SCATTERED THROUGHOUT THE MAP UNIT IN SHORT, SLOPING AREAS NEAR DRAINAGEWAYS.

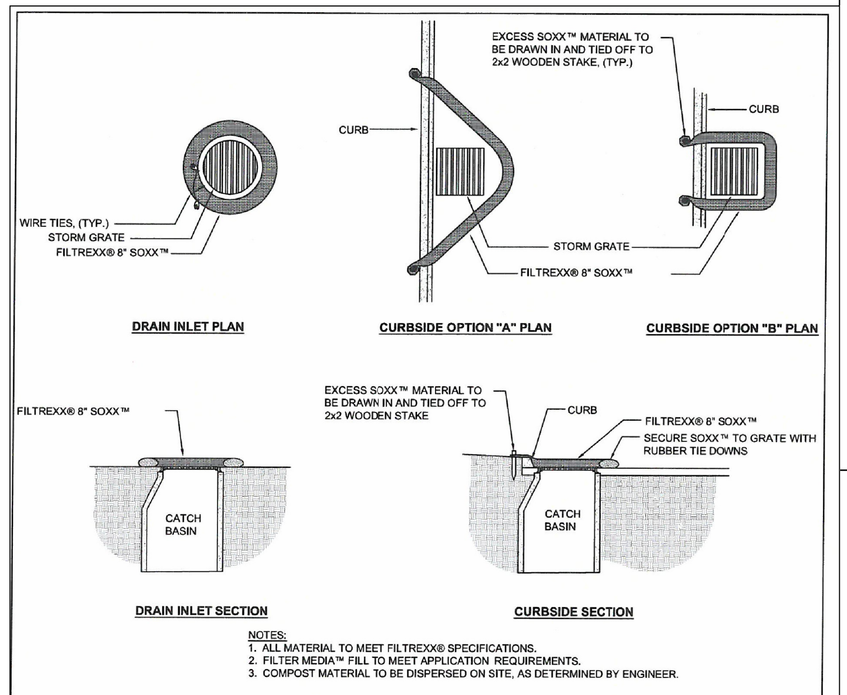
   HHC2-HARPETH SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED
   HYDROLOGIC GROUP B
   THIS SOIL IS DEEP AND WELL DRAINED. IT IS ON ROLLING UPLANDS AND HIGH TERRACES. THE SURFACE LAYER IS BROWN SILT LOAM ABOUT 7 INCHES THICK. THE UPPER PART OF THE SUBSOIL TO A DEPTH OF ABOUT 15 INCHES IS STRONG BROWN AND BROWN SILT LOAM. THE MIDDLE PART TO A DEPTH OF ABOUT 35 INCHES IS STRONG BROWN SILT LOAM. THE LOWER PART TO A DEPTH OF ABOUT 60 INCHES IS STRONG BROWN CLAY LOAM.
   PERMEABILITY IS MODERATE, AND THE AVAILABLE WATER CAPACITY IS HIGH. THE ROOT ZONE IS VERY DEEP AND IS EASILY PENETRATED BY PLANT ROOTS.
   INCLUDED WITH THIS SOIL IN MAPPING ARE SMALL AREAS OF SOILS THAT ARE LESS THAN 60 INCHES DEEP OVER ROCK AND ARE CLAYEY IN PLACES. THESE SOILS ARE COMMONLY SCATTERED THROUGHOUT THE MAP UNIT ON NARROW, SHORT SLOPES ALONG DRAINAGEWAYS. ALSO INCLUDED ARE SMALL AREAS OF MODERATELY WELL DRAINED SOILS AT THE HEADS OF DRAINS AND ALONG DRAINAGEWAYS.
8. THIS PROJECT WILL DISTURB < 50 ACRES. CONSTRUCTION PHASING IS NOT REQUIRED PER NPDES PERMIT 3.5.1.m.
9. THE PRIMARY CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF ALL EPSC MEASURES (NPDES PERMIT SECTION 3.5.2).
10. SEDIMENT IS TO BE REMOVED AS REQUIRED OR WHEN MEASURES ARE AT 50% CAPACITY PER NPDES PERMIT SECTION 3.5.3.1.e.
11. EPSC MEASURES SHOWN ON EROSION PLAN "A" MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD PER NPDES PERMIT SECTION 3.5.3.1.i.
12. A STABILIZED CONSTRUCTION ACCESS SHALL BE IMPLEMENTED TO REDUCE THE TRACKING OF MUD AND DIRT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES PER NPDES PERMIT SECTION 3.5.3.1.n.
13. TEMPORARY OR PERMANENT STABILIZATION SHALL BE WITHIN 14 DAYS (7 DAYS FOR > 35% SLOPES) ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED PER NPDES PERMIT SECTION 3.5.3.2.
14. EPSC MEASURES HAVE BEEN DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR STORM EVENT PER NPDES PERMIT SECTION 4.5.1.a.
15. EPSC MEASURES PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL ARE INTENDED TO DISSIPATE ENERGY AND SLOW THE VELOCITY OF RUNOFF FLOW FROM THE SITE PER NPDES PERMIT SECTION 3.5.4.
16. THE TECHNICAL BASIS FOR DETERMINING THE DIMENSIONS OF THE RIP RAP ENERGY DISSIPATION MEASURES SHOWN ON THIS PLAN WAS DERIVED FROM THE TDEC EROSION AND SEDIMENT CONTROL HANDBOOK (2ND EDITION, MARCH 2009) SECTION "DP". (NPDES PERMIT SECTION 3.5.4).
17. MAINTENANCE NEED IDENTIFIED IN INSPECTIONS OR BY OTHER MEANS SHALL BE ACCOMPLISHED BEFORE THE NEXT STORM EVENT, BUT IN CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED PER NPDES PERMIT SECTION 3.5.7.
18. ALL SEDIMENT CONTROL TO BE INSPECTED AT LEAST TWICE PER CALENDAR WEEK AND INSPECTIONS SHALL BE PERFORMED AT LEAST 72 HOURS APART PER NPDES PERMIT SECTION 3.5.8.2.a.

SWPPP CONSTRUCTION SEQUENCING OF WORK (NPDES PERMIT SECTION 3.5.1.b)

(ALTERNATE SEQUENCING MAY BE PROPOSED IF APPROVED BY THE CITY OF GALLATIN STORM WATER INSPECTOR.)

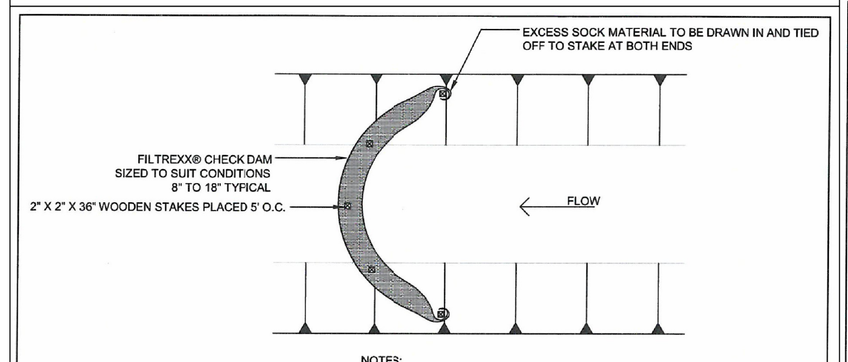
LIMITATION OF CONSTRUCTION DISTURBED AREA
FIELD STAKE CONSTRUCTION LIMITS BEFORE COMMENCING WORK IN ORDER TO VERIFY THE DISTURBED AREA LIMITS FOR THE CONTRACTOR.

1. INSTALL INITIAL EPSC MEASURES INCLUDING CONSTRUCTION EXIT AND TEMPORARY SILT FENCE, (AS SHOWN ON EROSION CONTROL PLAN "A").
2. GRADE DIVERSION DITCH ON WEST SIDE OF SITE AND STABILIZE WITH MATTING AS SHOWN ON EPSC PLANS.
3. CLEAR & GRUB AS REQUIRED.
4. STRIP TOPSOIL FROM AREAS TO RECEIVE CUT AND FILL. COMPACT DAILY BY WALKING DOZIER (D-6 OR GREATER) UNTIL TOTAL TOPSOIL STOCKPILE IS IN PLACE.
5. MASS GRADE SITE INCLUDING DITCHES AND WATER QUALITY BASIN. STABILIZE DITCHES AND POND IMMEDIATELY UPON COMPLETION. WHEN INDIVIDUAL CUT & FILL AREAS OF MASS GRADING ARE COMPLETED, TEMPORARY SEED & MULCH WITHIN 14 DAYS. ADD 4" OF BASE STONE TO FUTURE PAVED AREAS AS ALTERNATE TO TEMPORARY SEEDING THESE AREAS.
6. INSTALL STORM DRAINS AND ALL UTILITIES INCLUDING SERVICES. INSTALL INLET AND OUTLET EROSION CONTROL MEASURES ON STORM STRUCTURES AS SOON AS STRUCTURE CONSTRUCTION IS COMPLETED.
7. COMPLETE FINISHED GRADING.
8. APPLY TOPSOIL TO ALL GRADED AREAS AND SEED AND MULCH. APPLY MATTING TO ALL REMAINING UNSTABILIZED SLOPES AS SHOWN ON PLANS. DITCHES AND CUT SLOPES ARE TO BE PERMANENTLY STABILIZED AS SOON AS GRADING IS COMPLETE IN ANY AREA.
9. POUR CONCRETE BUILDING SLAB AND CONSTRUCT WAREHOUSE BUILDING.
10. INSTALL REMAINING BASE STONE AND BINDER FOR PARKING LOT AND DRIVE WITH CURBING.
11. FINISH GRADE BEHIND CURBS.
12. INSTALL REMAINDER OF PERMANENT EROSION CONTROL MEASURES (EROSION MAT AND/OR PERMANENT SEED). STABILIZE ALL REMAINING UNSTABILIZED AREAS.
13. INSTALL SURFACE PAVING.
14. REMOVE TEMPORARY MEASURES ONCE A GOOD STAND OF GRASS IS ESTABLISHED (70% OR ABOVE OF SURFACES COVERED WITH GRASS). SEED ANY REMAINING BARE AREAS.



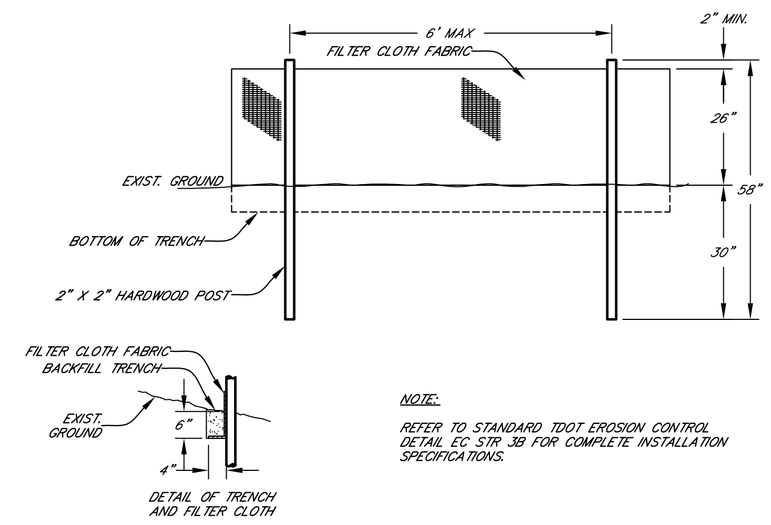
NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX® INLET PROTECTION
NTS



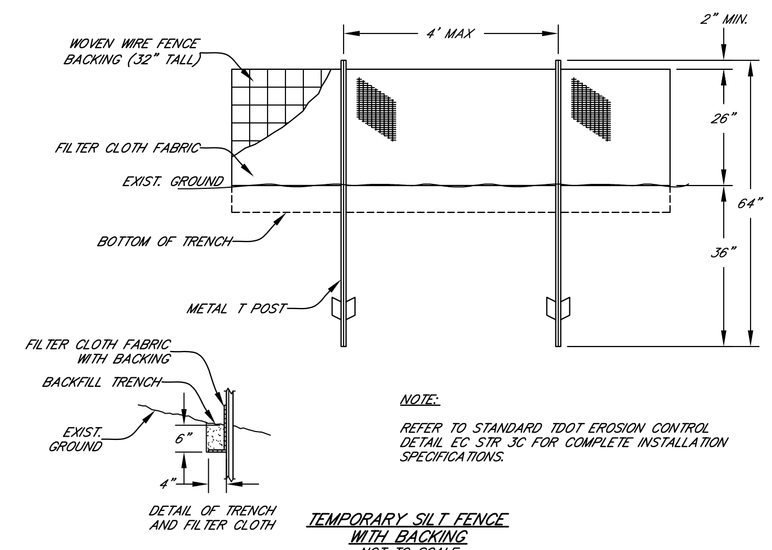
NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. CHECK DAM SHOULD BE USED IN AREAS THAT DRAIN 10 ACRES OR LESS.
3. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED ½ THE HEIGHT OF THE CHECK DAM.
4. CHECK DAM CAN BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
5. CONTRACTOR IS REQUIRED TO BE A FILTREXX CERTIFIED™ INSTALLER.

FILTREXX® CHECK DAM
NTS



NOTE:
REFER TO STANDARD TDOT EROSION CONTROL DETAIL EC STR 3B FOR COMPLETE INSTALLATION SPECIFICATIONS.

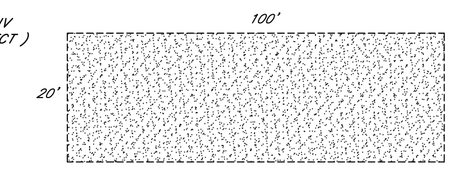
TEMPORARY SILT FENCE
NOT TO SCALE



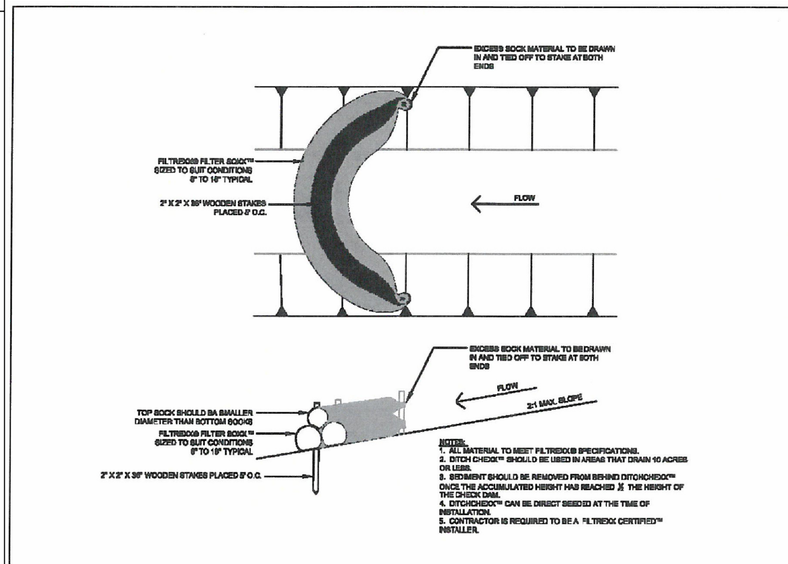
NOTE:
REFER TO STANDARD TDOT EROSION CONTROL DETAIL EC STR 3C FOR COMPLETE INSTALLATION SPECIFICATIONS.

TEMPORARY SILT FENCE WITH BACKING
NOT TO SCALE

CONSTRUCTION EXIT
20' x 100' x 6" DEEP
2" GRADED STONE OVER GEOTEXTILE FABRIC TYPE IV
(MAINTAIN ENTRANCE THROUGHOUT LIFE OF PROJECT)

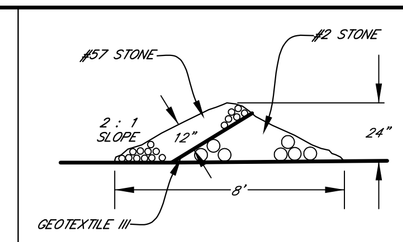


CONSTRUCTION EXIT
NOT TO SCALE

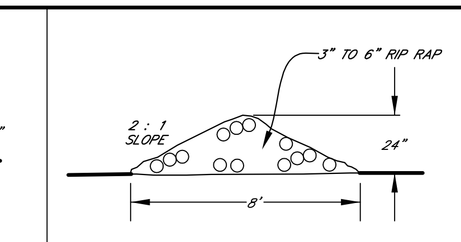


NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. DITCH CHECK™ SHOULD BE USED IN AREAS THAT DRAIN 10 ACRES OR LESS.
3. SEDIMENT SHOULD BE REMOVED FROM BEHIND DITCHCHECK™ ONCE THE ACCUMULATED HEIGHT HAS REACHED ½ THE HEIGHT OF THE CHECK DAM.
4. DITCHCHECK™ CAN BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
5. CONTRACTOR IS REQUIRED TO BE A FILTREXX CERTIFIED™ INSTALLER.

FILTREXX® CHECK DAM OPTION 2
NTS

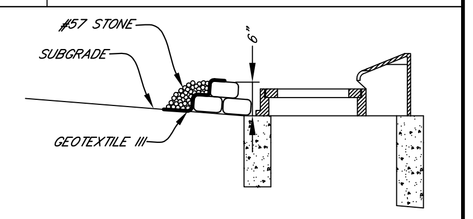


CHECK DAM
NOT TO SCALE



ROCK CHECK
NOT TO SCALE

NOTES:
1. INLET PROTECTION INSTALLED AT THE COMPLETION OF INLET CONSTRUCTION.
2. INLET PROTECTION TO REMAIN IN PLACE UNTIL ASPHALTL BASE IS PLACED AND AT LEAST 75% OF INLET DRAINAGE AREA HAS VEGETATIVE COVER.
3. WHEN AREA AROUND INLET IS 1/2 FULL, SEDIMENT IS TO BE REMOVED.



CURB INLET PROTECTION
NOT TO SCALE

MODEL: GR8-34-21-3-TN
FOR CURB INLETS

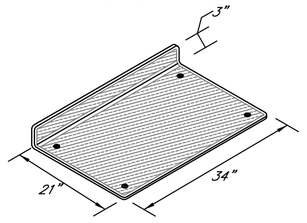


FIGURE 1
SIZE VARIES ACCORDING TO GRATE SIZE

INSTALL VIEW

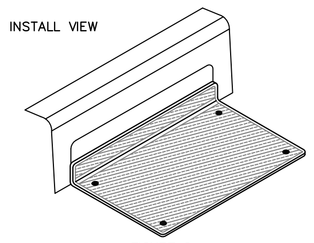
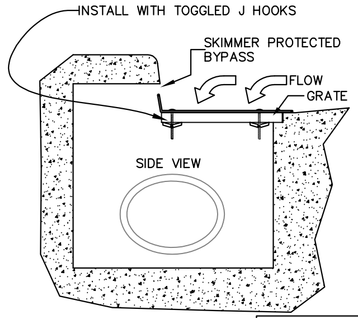


FIGURE 2

INSTALL WITH TOGGLED J HOOKS



FLOW SCHEMATIC

PATENTED
ALL FILTER SCREENS ARE EXPANDED STEEL COVERED WITH 40 SIEVE GEOTEXTILE FABRIC

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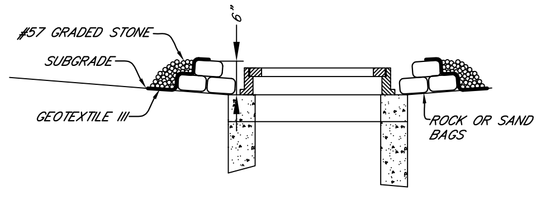
Jen-Hill
800-452-4435

SUNTREE TECHNOLOGIES 798 CLEARLAKE RD. SUITE #2 COCOA FL. 32922 TEL. 321-637-7552 FAX 321-637-7554	PROJECT:	
	DRAWING #:	4-02-05-07-01
MODEL: GR8-34-21-3-TN	FILE NAME:	GR8-34-21-3-TN
DATE: 02/05/07 SCALE:SF= 22.5	REVISION:	DATE:
DRAFTER: T.H.2. UNITS =INCHES	REVISION:	DATE:

ALTERNATE CURB INLET PROTECTION
NOT TO SCALE

NOTES:
1. INLET PROTECTION INSTALLED AT THE COMPLETION OF INLET CONSTRUCTION.
2. INLET PROTECTION TO REMAIN IN PLACE UNTIL ASPHALTL BASE IS PLACED AND AT LEAST 75% OF INLET DRAINAGE AREA HAS VEGETATIVE COVER.
3. WHEN AREA AROUND INLET IS 1/2 FULL, SEDIMENT IS TO BE REMOVED.



AREA DRAIN INLET PROTECTION
NOT TO SCALE

ROGERS ENGINEERING GROUP
114B WEST MAIN STREET
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
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1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

GALLATIN WAREHOUSING STORAGE FACILITY SITE PLAN

EROSION DETAILS
1424 GATEWAY DRIVE
CITY OF GALLATIN, 2ND CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
No. 015908
STATE OF TENNESSEE
2/11/2016

SHEET NO.
C 10.0

REVISIONS
REVISION 1: 2-11-2016 PER PLANNING COMMENTS DATED 2-04-2016

SHEET 10 OF 10

PROJECT #	16-003
DATE	25 JANUARY 2016

LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- BENCHMARK
- BOUNDARY LINE
- BUFFER
- SETBACK / YARD
- PUDE
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- W — WATER LINE
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- UTILITY POLE
- UTILITY POLE W/ LIGHT
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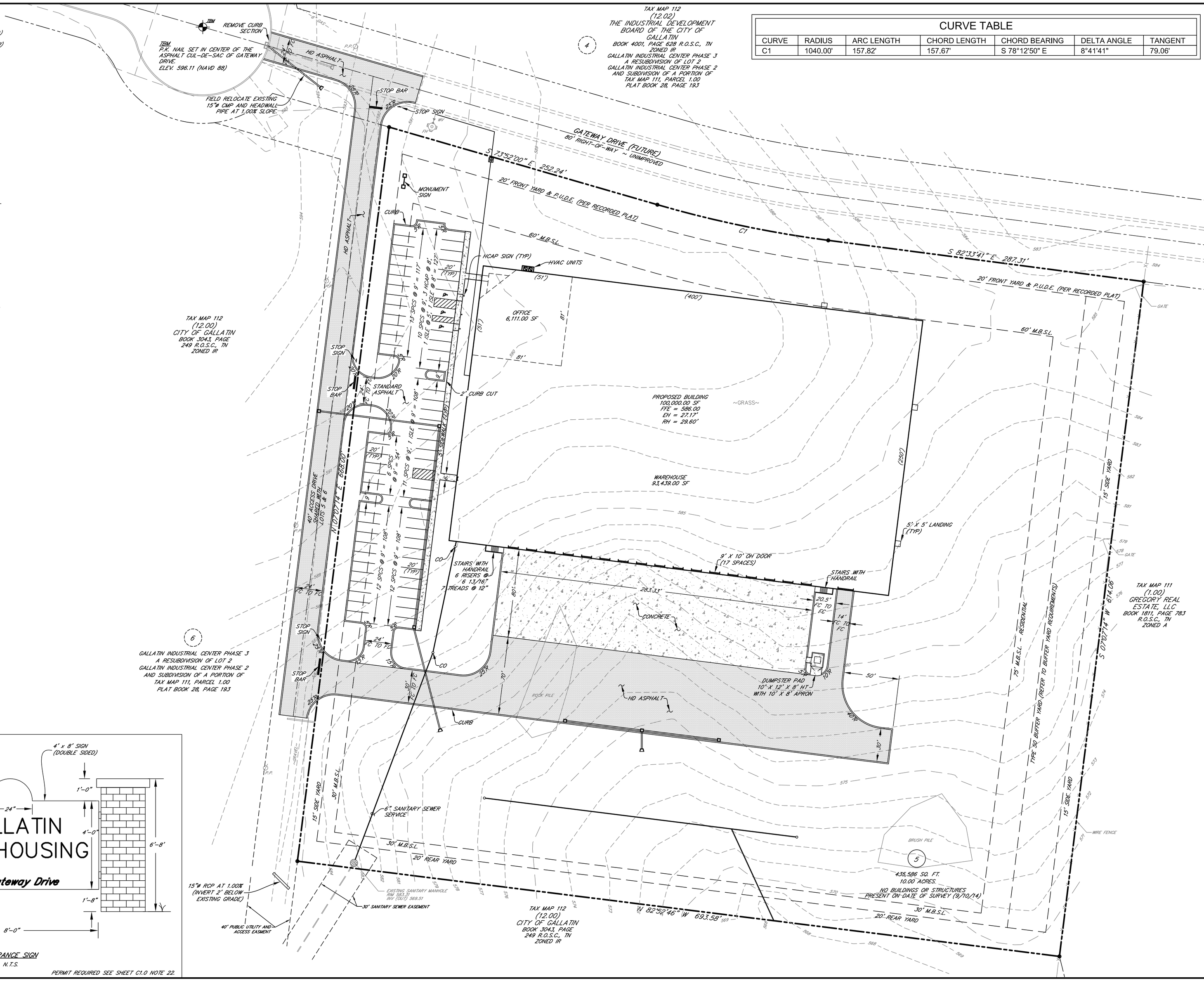
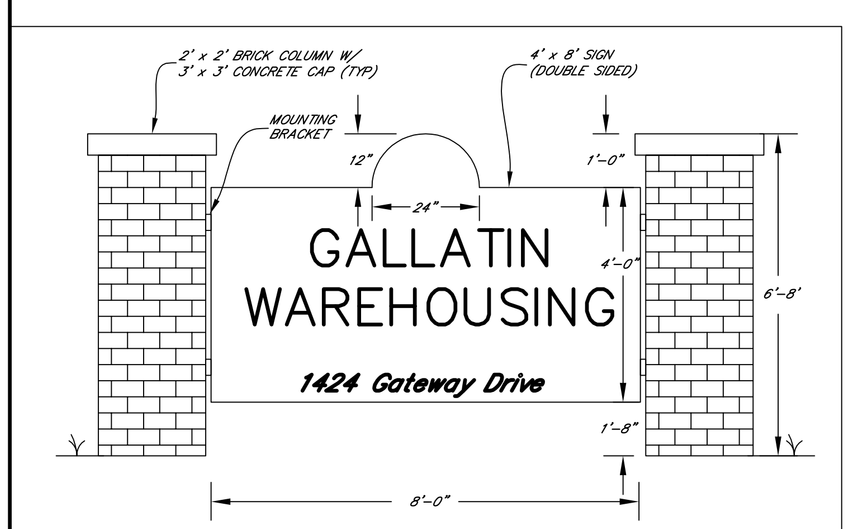
- GAS VALVE
- A/C PAD



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'



ENTRANCE SIGN
N.T.S.

PERMIT REQUIRED SEE SHEET C1.0 NOTE 22.

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1 inch = 40 ft.

GALLATIN WAREHOUSING STORAGE FACILITY

SITE PLAN

1424 GATEWAY DRIVE
CITY OF GALLATIN, 2ND CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
NO. 115365
STATE OF TENNESSEE
2/11/2016

SHEET NO.
C 2.0

REVISIONS
REVISION 1: 2-11-2016 PER PLANNING COMMENTS DATED 2-04-2016

SHEET 2 OF 10

PROJECT #	16-003
DATE	25 JANUARY 2016

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- BLOW OFF VALVE
- AIR RELEASE ASSEMBLY
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- A/C PAD

DRAINAGE STRUCTURES:

NO.	TYPE	LOCATION	CASTING	ELEVATION TOP CAST.	ELEVATION ℄	INLET DEPTH	Q_{10} (CFS)
1	CURB CUT	PARKING LOT	–	–	584.50	0.26	2.01
2	CURB INLET (SINGLE)	PARKING LOT	3103	584.12	581.12	0.41	4.62
3	CURB INLET (SINGLE)	PARKING LOT	3103	583.63	579.28	0.20	1.60
4	HEADWALL W/ DISSIPATORS	OPEN AREA	–	–	578.34	–	8.50
5	CURB INLET (DOUBLE)	TRUCK DOCK	3103V	578.58	575.58	0.34	3.98
6	CURB INLET (DOUBLE)	TRUCK DOCK	3103V	578.58	575.58	0.34	3.98
7	CURB INLET (DOUBLE)	TRUCK DOCK	3103	578.09	574.08	0.45	7.91
8	HEADWALL W/ DISSIPATORS	OPEN AREA		–		–	15.87
9	CURB INLET	ACCESS ROAD	3103V	587.75	584.75	0.18	1.19

ALL CASTINGS BY JOHN BOUCHARD & SONS OR EQUAL

PIPES:

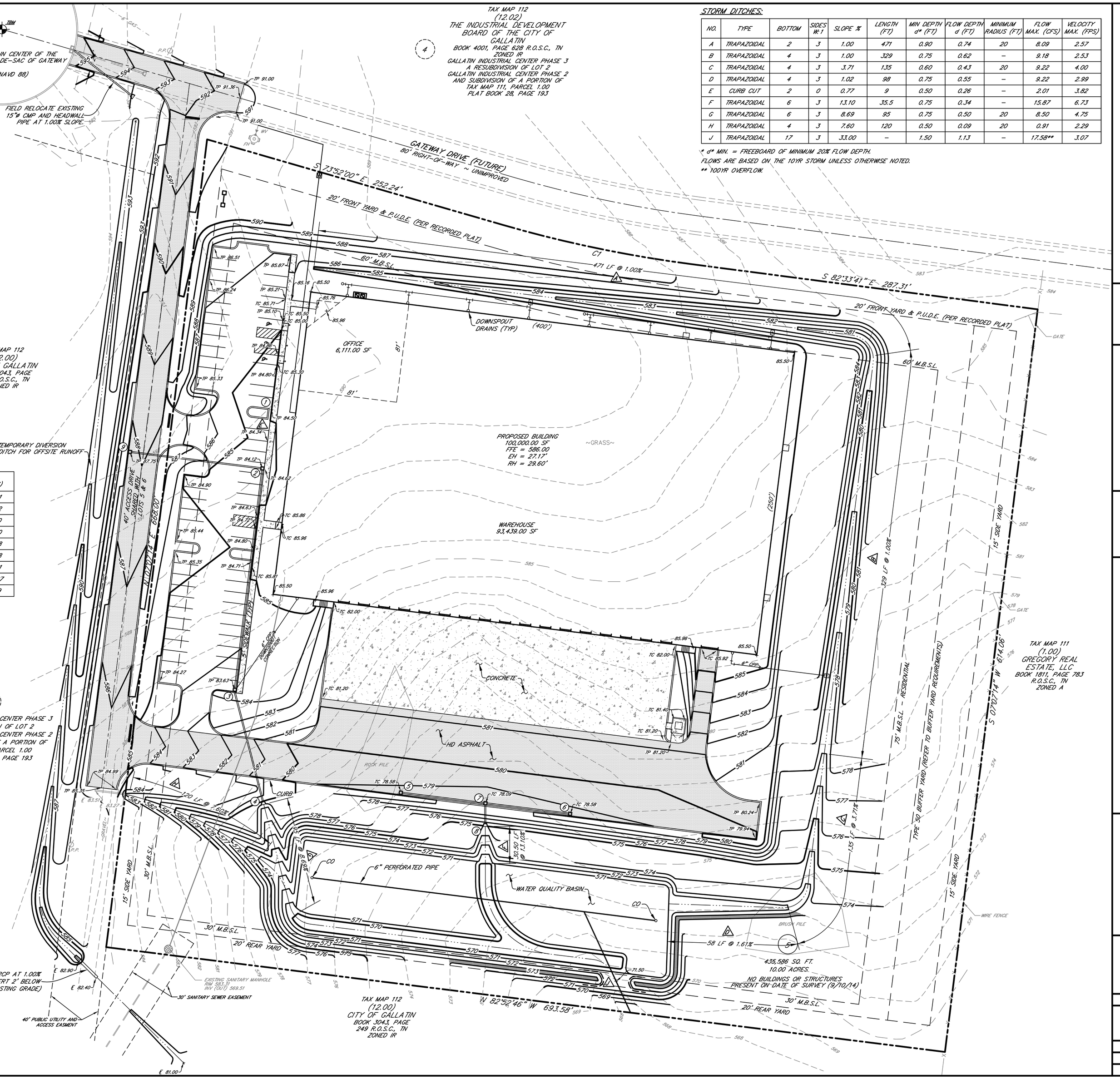
NO.	SIZE (INCHES)	LENGTH (FT)	SLOPE %	FLOW MAX. (CFS)	VELOCITY MAX. (FPS)	DEPTH d (FT)	HW DEPTH (ft)
9–2	15" ø CPP	108	3.36%	1.19	6.54	1.26	0.60
2–3	15" ø CPP	184	1.00%	5.81	6.38	0.87	1.78
3–4	18" ø CPP	94	1.00%	8.50	7.03	0.97	2.02
5–7	15" ø CPP	68	2.20%	3.98	7.90	0.54	1.25
6–7	15" ø CPP	68	2.20%	3.98	7.90	0.54	1.25
7–8	24" ø CPP	16	1.00%	15.87	8.30	1.17	2.36

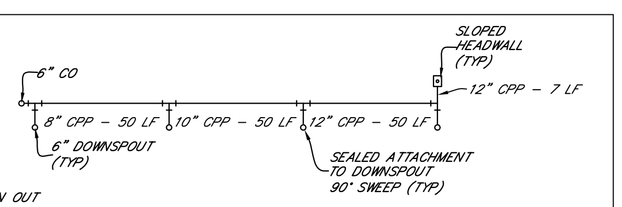
FLOWS BASED ON THE 10–YR STORM EVENT UNLESS OTHERWISE NOTED

STORM DITCHES:

NO.	TYPE	BOTTOM	SIDES W:1	SLOPE %	LENGTH (FT)	MIN DEPTH d* (FT)	FLOW DEPTH d (FT)	MINIMUM RADIUS (FT)	FLOW MAX. (CFS)	VELOCITY MAX. (FPS)
A	TRAPAZOIDAL	2	3	1.00	471	0.90	0.74	20	8.09	2.57
B	TRAPAZOIDAL	4	3	1.00	329	0.75	0.62	–	9.18	2.53
C	TRAPAZOIDAL	4	3	3.71	135	0.60	0.43	20	9.22	4.00
D	TRAPAZOIDAL	4	3	1.02	98	0.75	0.55	–	9.22	2.99
E	CURB CUT	2	0	0.77	9	0.50	0.26	–	2.01	3.82
F	TRAPAZOIDAL	6	3	13.10	35.5	0.75	0.34	–	15.87	6.73
G	TRAPAZOIDAL	6	3	8.69	95	0.75	0.50	20	8.50	4.75
H	TRAPAZOIDAL	4	3	7.60	120	0.50	0.09	20	0.91	2.29
J	TRAPAZOIDAL	17	3	33.00	–	1.50	1.13	–	17.59**	3.07

* d* MIN. = FREEBOARD OF MINIMUM 20% FLOW DEPTH.
FLOWS ARE BASED ON THE 10YR STORM UNLESS OTHERWISE NOTED.
** 100YR OVERFLOW.





NOTES:

1. CO – CLEAN OUT
2. CLEAN OUTS TO HAVE A CAST IRON FRAME AND A BRASS COVER.
3. PLACE 1.5' X 1.5' X 6" OF CONCRETE AROUND THE CLEAN OUT IN PAVED AREAS.
4. PIPING TO BE ADS SMOOTH BORE (SEALED JOINTS) OR EQUAL SYSTEM. AS ALTERNATE US SDR35 GASKET SEALED SEWER PIPING.
5. BASINS ARE 50'± APART.

ROOF DRAINAGE SCHEMATIC (TYPICAL)
NOT TO SCALE

ROGERS ENGINEERING GROUP
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GALLATIN WAREHOUSING STORAGE FACILITY SITE PLAN

GRADING PLAN
1424 GATEWAY DRIVE
CITY OF GALLATIN, 2ND CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
ROGERS ENGINEERING GROUP
NO. 015905
STATE OF TENNESSEE
2/11/2016

SHEET NO.
C 3.0

REVISIONS
REVISION 1: 2–11–2016 PER PLANNING COMMENTS DATED 2–04–2016

SHEET 3 OF 10

PROJECT #	16–003
DATE	25 JANUARY 2016

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- GAS VALVE
- A/C PAD

LANDSCAPE DESIGN CRITERIA

24

1. TREES REQUIRED FOR PARKING ABUTTING PUBLIC R/W:
   - 65 LF (1 TREE / 50 LF): 2 TREES
   - TOTAL PROVIDED: 3 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 PUSHED AND SHOULD NOT BE LOSE 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 CANKS 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.

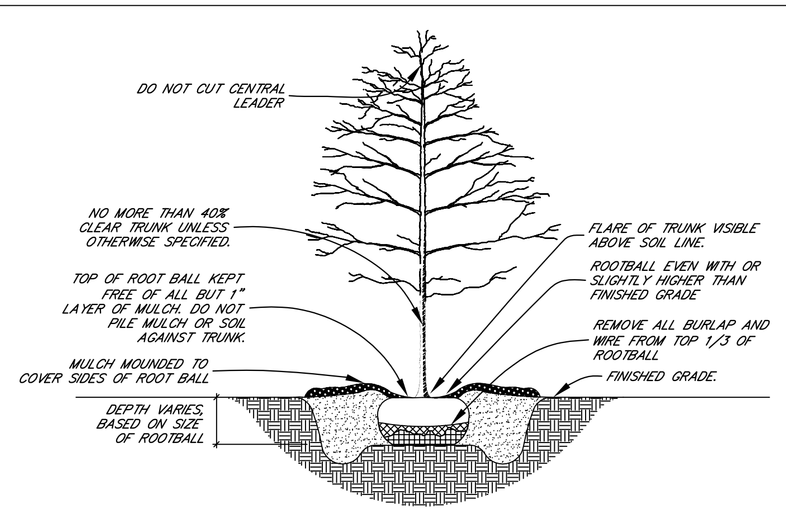
2. CUT AWAY BURLAP AND WIRING SO THAT AT LEAST 2/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHALL BE REMOVED ENTIRELY. ALL TWINE AND ROPE SHALL BE REMOVED FROM THE BASE OF THE TREE AND FROM ANY BRANCHES.

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 DRIP 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 20% 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, WIRING AND HARNESSES SHALL BE REMOVED WITHIN ONE YEAR UNLESS OTHERWISE SPECIFIED.

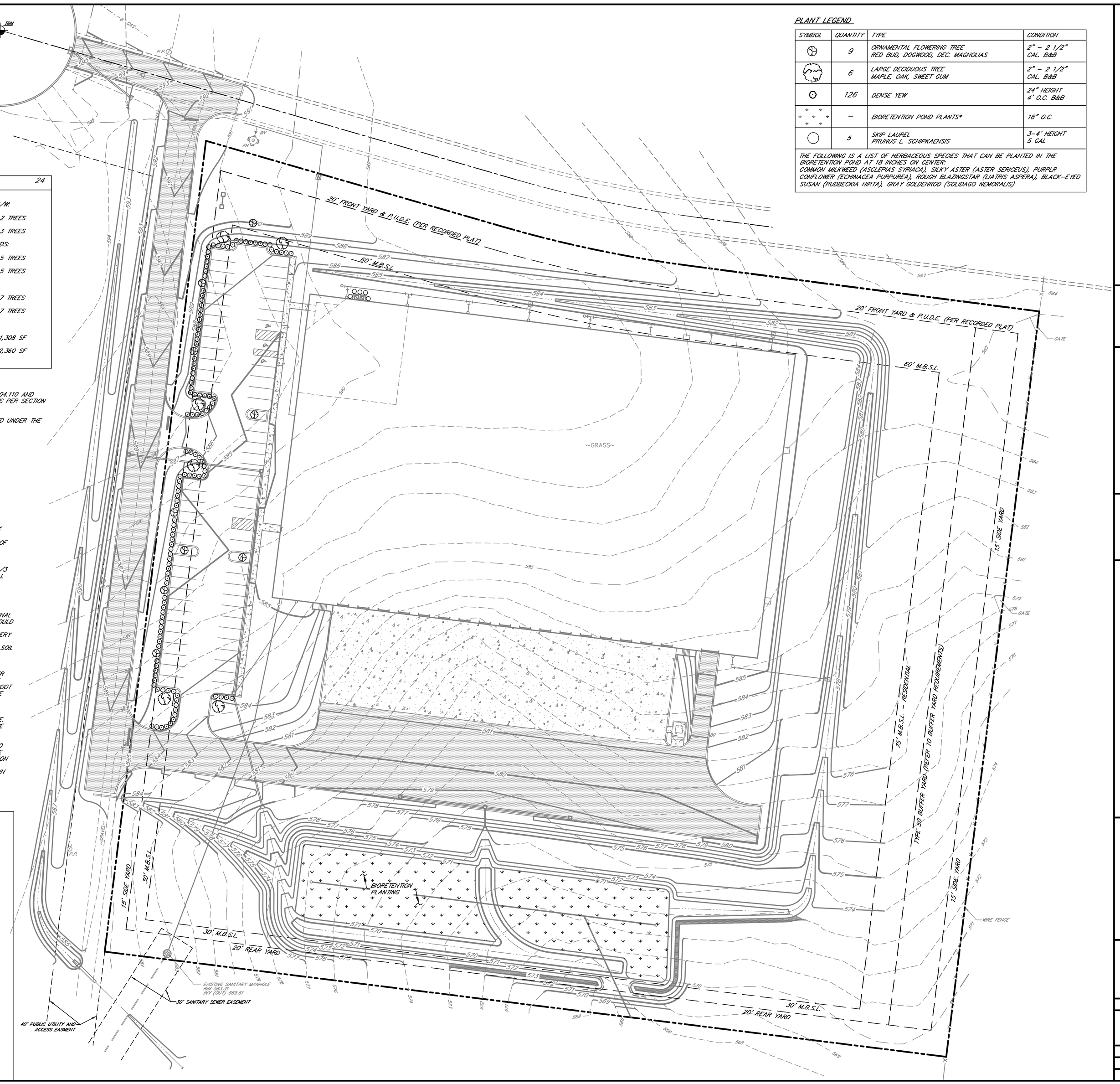


TREE PLANTING DETAIL
NOT TO SCALE

PLANT LEGEND

SYMBOL	QUANTITY	TYPE	CONDITION
	9	ORNAMENTAL FLOWERING TREE RED BUD, DOGWOOD, DEC. MAGNOLIAS	2" – 2 1/2" CAL. B&B
	6	LARGE DECIDUOUS TREE MAPLE, OAK, SWEET GUM	2" – 2 1/2" CAL. B&B
	126	DENSE YEW	24" HEIGHT 4' O.C. B&B
	–	BIORETENTION POND PLANTS*	18" O.C.
	5	SKIP LAUREL PRUNUS L. SCHIPKAENSIS	3–4' HEIGHT 5 GAL

THE FOLLOWING IS A LIST OF HERBACEOUS SPECIES THAT CAN BE PLANTED IN THE BIORETENTION POND AT 18 INCHES ON CENTER:
COMMON MILKWEED (ASCLEPIAS SYRIACA), SILKY ASTER (ASTER SERICEUS), PURPLE CONFLOWER (ECHINACEA PURPUREA), ROUGH BLAZINGSTAR (LIATRIS ASPERA), BLACK-EYED SUSAN (RUDBECKIA HIRTA), GRAY GOLDENROD (SOLIDAGO NEMORALIS)



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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

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SHEET 4 OF 10

PROJECT #	16–003
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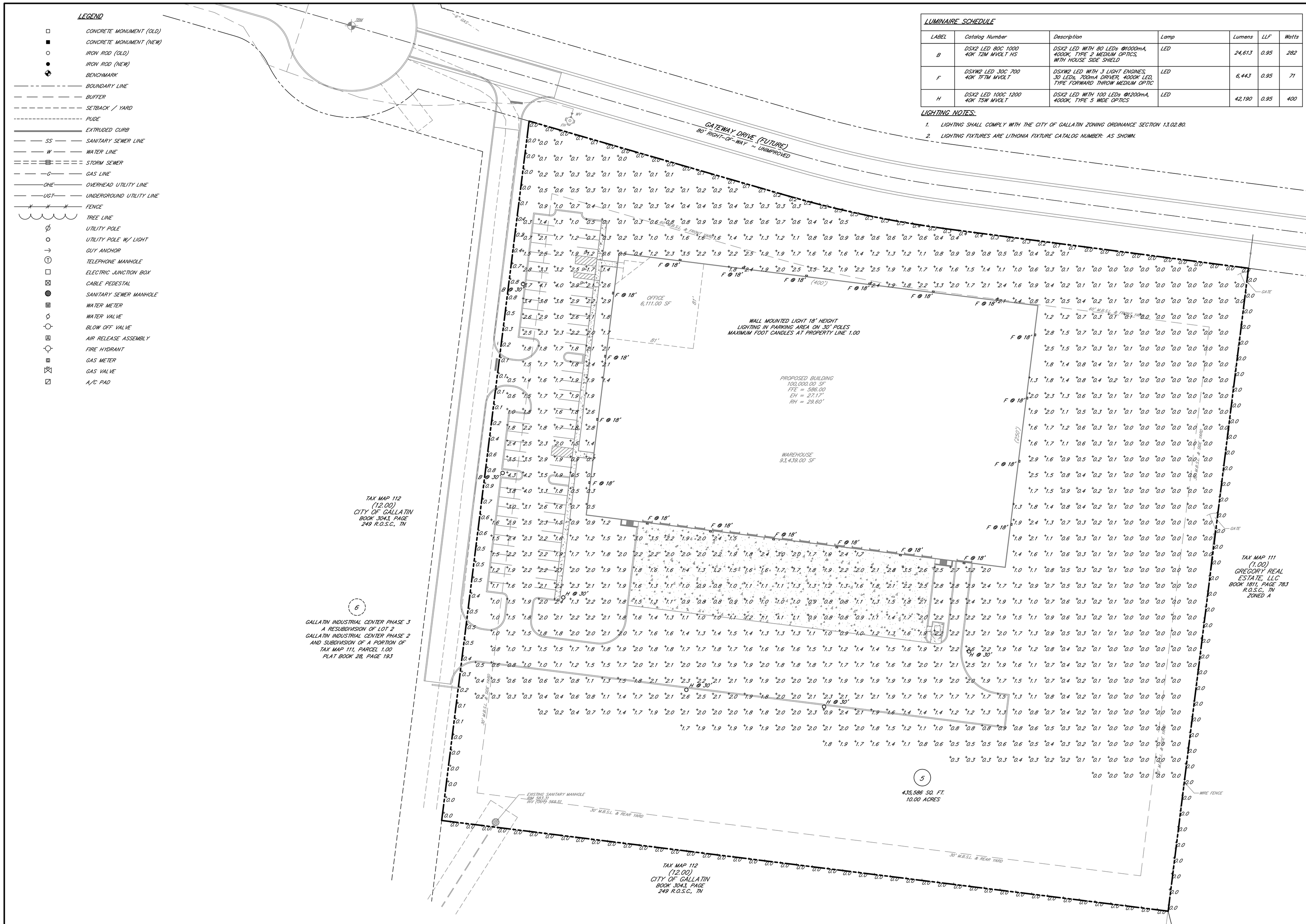
LUMINAIRE SCHEDULE

LABEL	Catalog Number	Description	Lamp	Lumens	LLF	Watts
B	DSX2 LED 80C 1000 40K T2M MVOLT HS	DSX2 LED WITH 80 LEDs @1000mA, 4000K, TYPE 2 MEDIUM OPTICS, WITH HOUSE SIDE SHIELD	LED	24,613	0.95	282
F	DSXW2 LED 30C 700 40K TFTM MVOLT	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LEDs, 700mA DRIVER, 4000K LED, TYPE FORWARD THROW MEDIUM OPTIC	LED	6,443	0.95	71
H	DSX2 LED 100C 1200 40K T5W MVOLT	DSX2 LED WITH 100 LEDs @1200mA, 4000K, TYPE 5 WIDE OPTICS	LED	42,190	0.95	400

LIGHTING NOTES:

1. LIGHTING SHALL COMPLY WITH THE CITY OF GALLATIN ZONING ORDINANCE SECTION 13.02.80.
2. LIGHTING FIXTURES ARE LITHONIA FIXTURE CATALOG NUMBER: AS SHOWN.



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GALLATIN WAREHOUSING STORAGE FACILITY SITE PLAN

LIGHTING PLAN
1424 GATEWAY DRIVE
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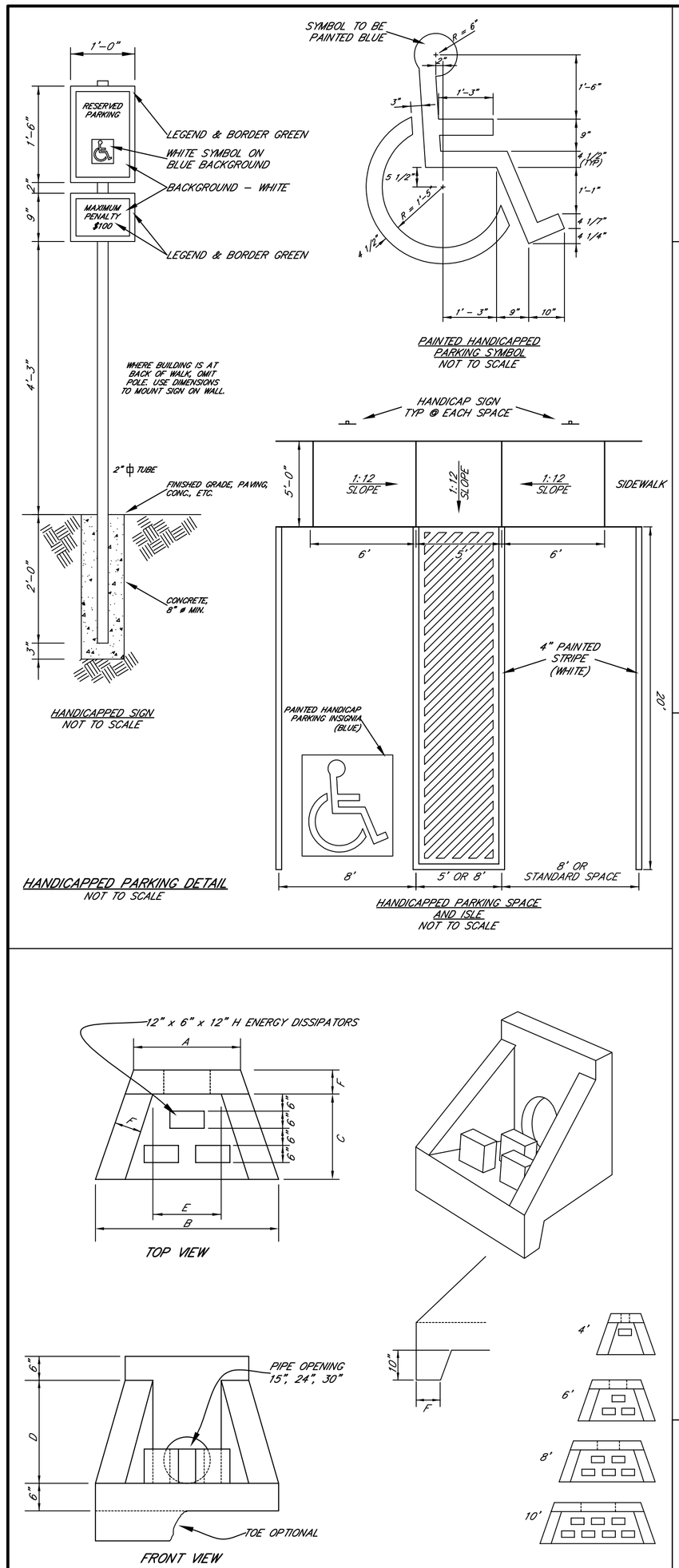
SHEET 5 OF 10

PROJECT #	16-003
DATE	25 JANUARY 2016

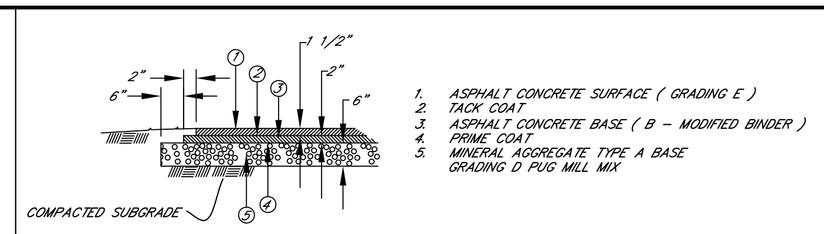


PAINTED HANDICAPPED PARKING SYMBOL
NOT TO SCALE

HANDICAPPED SIGN
NOT TO SCALE

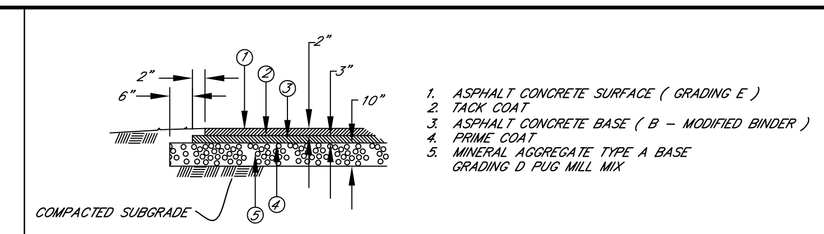
HANDICAPPED PARKING DETAIL
NOT TO SCALE

HANDICAPPED PARKING SPACE AND ISLE
NOT TO SCALE



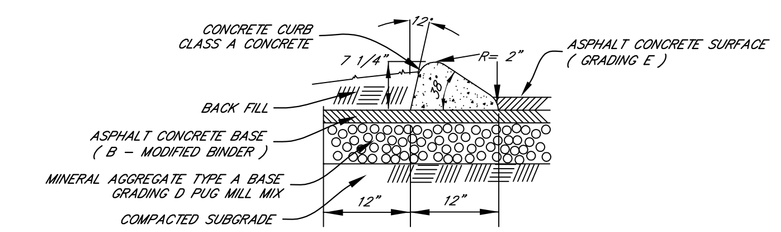
1. ASPHALT CONCRETE SURFACE (GRADING E)
2. TACK COAT
3. ASPHALT CONCRETE BASE (B – MODIFIED BINDER)
4. PRIME COAT
5. MINERAL AGGREGATE TYPE A BASE GRADING D PUG MILL MIX

STANDARD PAVING SECTION
NOT TO SCALE

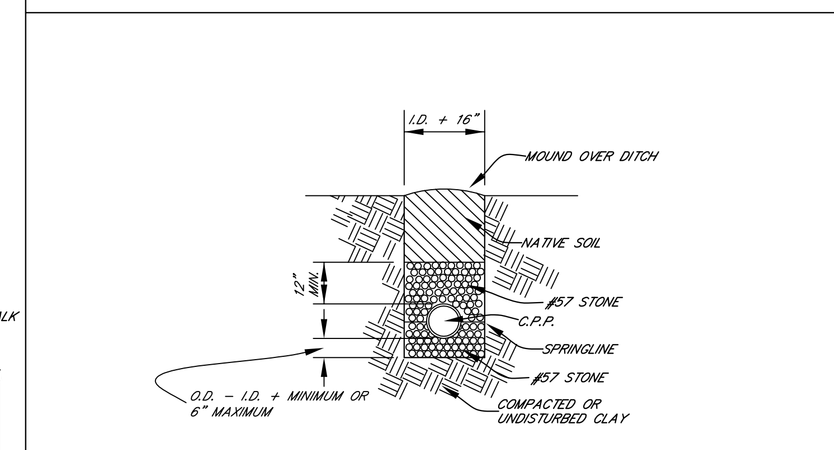


1. ASPHALT CONCRETE SURFACE (GRADING E)
2. TACK COAT
3. ASPHALT CONCRETE BASE (B – MODIFIED BINDER)
4. PRIME COAT
5. MINERAL AGGREGATE TYPE A BASE GRADING D PUG MILL MIX

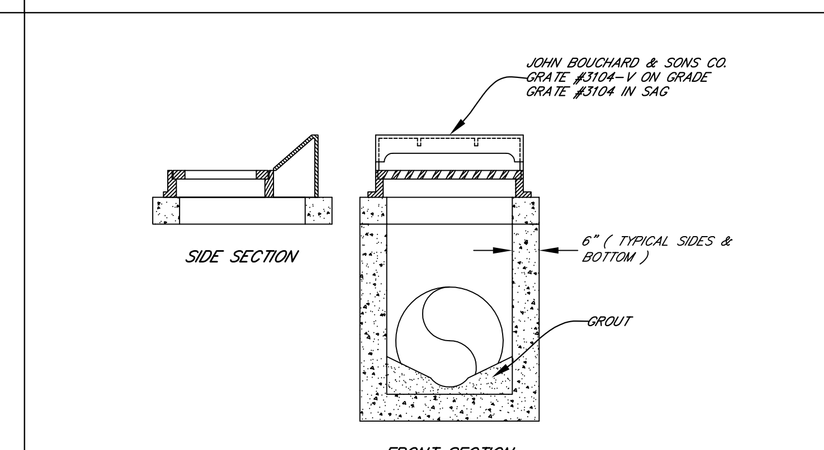
HEAVY DUTY PAVING SECTION
NOT TO SCALE



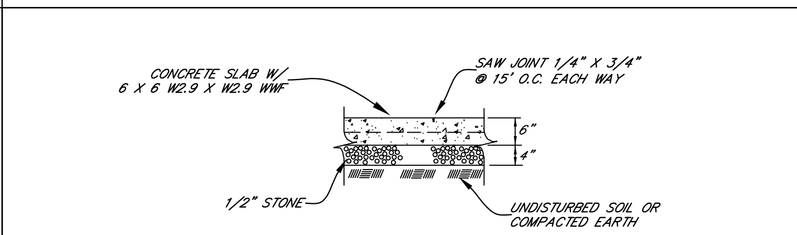
DETAIL 6" EXTRUDED MOUNTABLE CONCRETE CURB
NOT TO SCALE



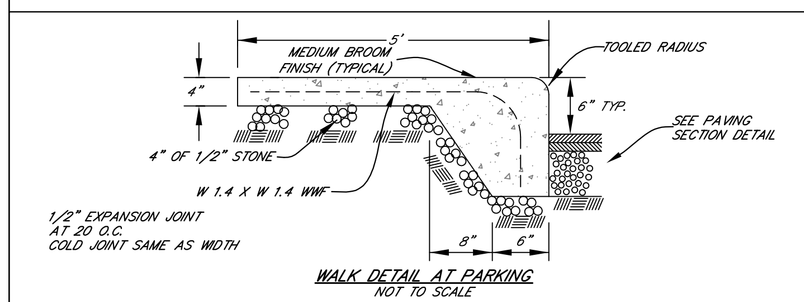
C.P.P. DRAINAGE PIPE DETAIL UNDER NON-TRAFFIC AREAS
NOT TO SCALE



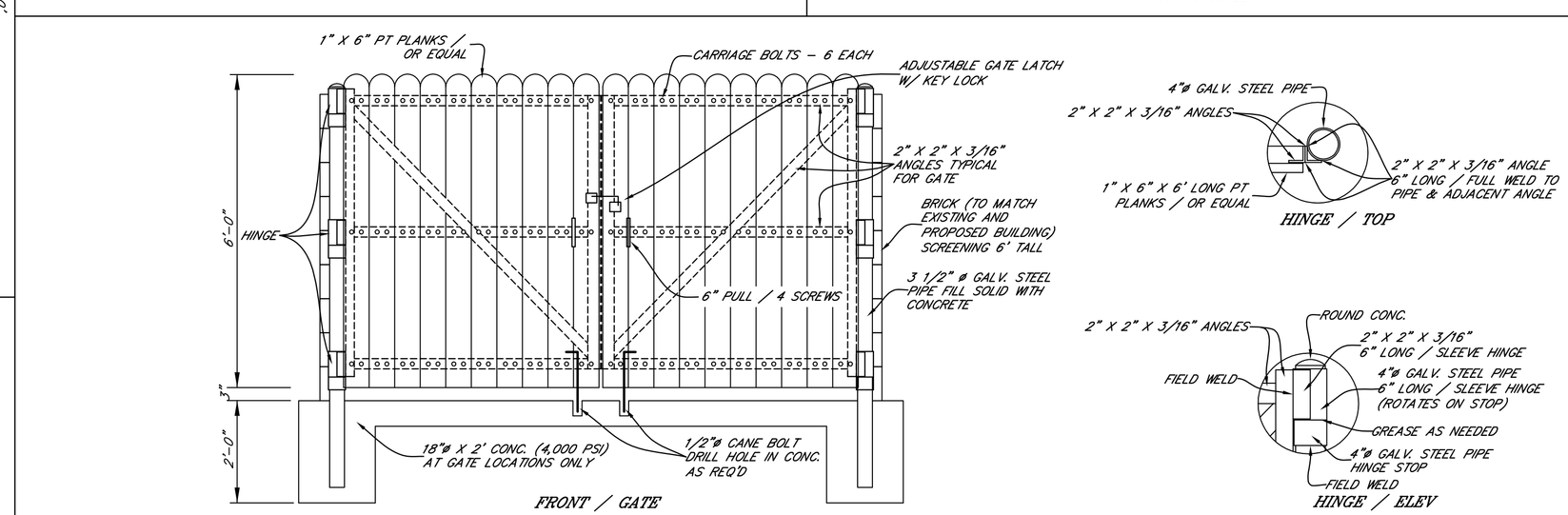
CURB INLET (SINGLE)
NOT TO SCALE



CONCRETE PAVING DETAIL
NOT TO SCALE

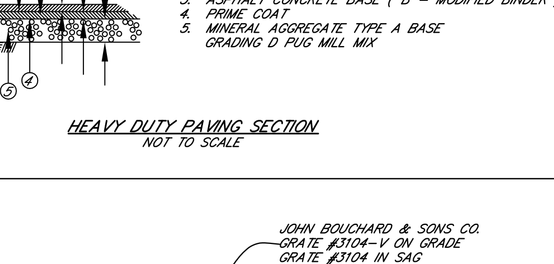


WALK DETAIL AT PARKING
NOT TO SCALE

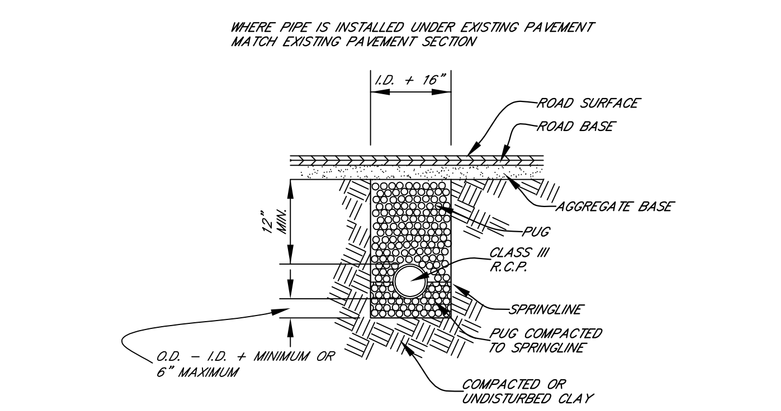


NOTES:

1. ALL WELDS TO BE PRIMED AND PAINTED GRAY
2. TOP OF DUMPSTER SCREEN WALL SHALL BE 2 FEET TALLER THAN THE TOP OF DUMPSTER.
3. BRICK TO MATCH EXISTING AND PROPOSED BUILDING.
4. DOOR COLOR TO MATCH BUILDING COLOR.



DUMPSTER SCREENING FENCE WITH GATE DETAIL
SPLIT FACE BLOCK DUMPSTER ENCLOSURE WALL
NOT TO SCALE



R.C.P. DRAINAGE PIPE DETAIL UNDER TRAFFIC AREAS
NOT TO SCALE

NOTES:

1. CONCRETE SHALL BE CLASS "A" MIXED, PLACED, FORMED, AND FINISHED IN ACCORDANCE WITH T.D.O.T. STANDARD SPECIFICATIONS. REINFORCED WITH #4 BARS 10" C/C EACH WAY, SLAB DOWELLED TO HEADWALL WITH #5 BARS.
2. FORM WORK AND ALL STRUCTURAL EXCAVATION AND BACK FILL SHALL BE PROVIDED AND / OR PERFORMED IN ACCORDANCE WITH T.D.O.T. SPECIFICATIONS.
3. 3/4" CHAMFER ON ALL EXPOSED EDGES.

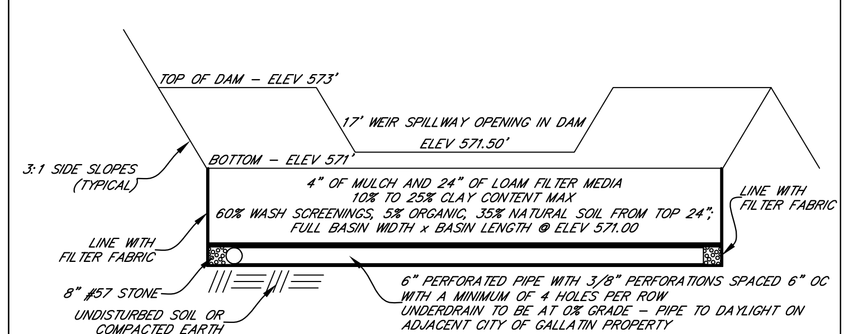
TABLE OF DIMENSIONS

SIZE	4'	6'	8'	10'
A	32"	48"	72"	96"
B	48"	72"	96"	120"
C	30"	44"	50"	56"
D	25"	36"	52"	66"
E	24"	36"	59"	83"
F	NA	8"	8"	8"
MAX. GPM	18"	26"	40"	60"
WT./#	1090	3130	5625	8575

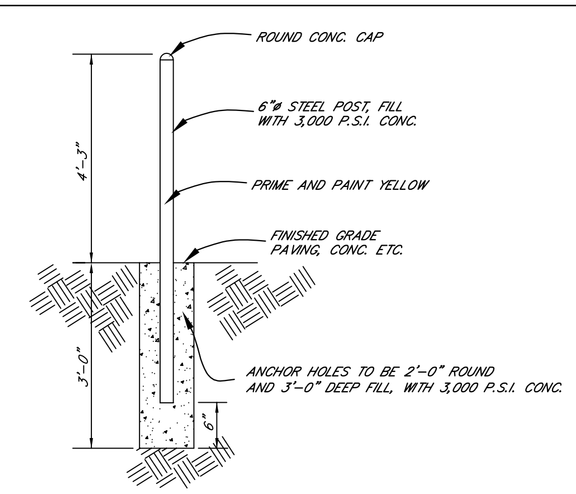
WINGED HEADWALL WITH ENERGY DISSIPATORS
NOT TO SCALE

BIORETENTION NOTES NOTES:

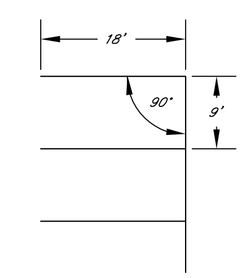
1. DAYLIGHT UNDERDRAINS INTO DETENTION POND.
2. INSTALL 6" GATE VALVE AND BOX ON UNDERDRAIN TO CONTROL FLOW INTO DETENTION POND.
3. PLACE 2-4 INCHES OF FINE SHREDED HARDWOOD MULCH OR SHREDDED HARDWOODCHIPS OVER THE FILTER MEDIA.
4. SEE LANDSCAPE PLAN FOR PLANTING PLAN.



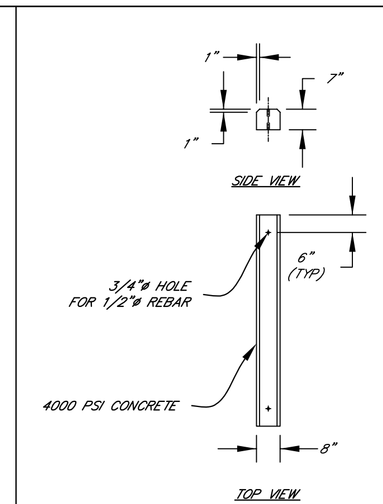
BIORETENTION POND
NOT TO SCALE



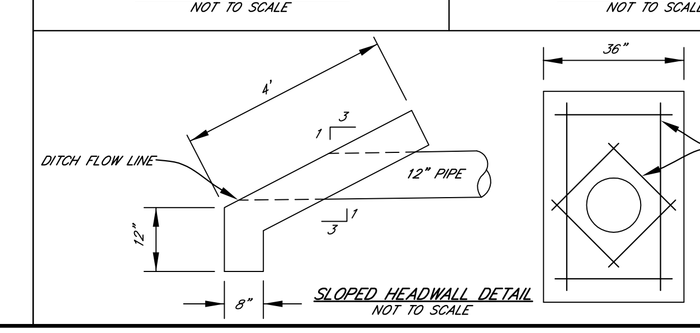
BOLLARD DETAIL
NOT TO SCALE



PARKING STRIPING DETAIL
NOT TO SCALE



CONCRETE WHEEL STOP
NOT TO SCALE



SLOPED HEADWALL DETAIL
NOT TO SCALE

ROGERS ENGINEERING GROUP
114B WEST MAIN STREET
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

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1-615-366-1987
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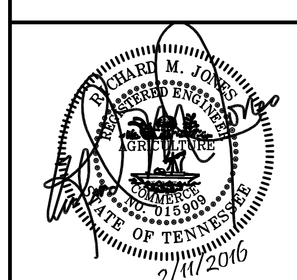
GALLATIN WAREHOUSING STORAGE FACILITY
SITE PLAN
PAVING & DRAINAGE DETAILS
1424 GATEWAY DRIVE
CITY OF GALLATIN, 2ND CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE



SHEET NO.
C 6.0

REVISIONS
REVISION 1: 2-11-2016 PER PLANNING COMMENTS DATED 2-04-2016

SHEET 6 OF 10

PROJECT #	16-003
DATE	25 JANUARY 2016

LEGEND

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

EROSION CONTROL LEGEND:

- IP – INLET PROTECTION
- SF – SILT FENCE
- SFB – SILT FENCE WITH BACKING
- CD – CHECK DAM ALTERNATE 18" FILTER SOCK WEIR WITH FILTREXX SILTSOXX OR EQUAL
- RC – ROCK CHECK ALTERNATE 12" FILTER SOCK WEIR WITH FILTREXX SILTSOXX OR EQUAL
- CE – CONSTRUCTION EXIT
- NAG – NORTH AMERICAN GREEN OR EQUAL
- RR – RIP RAP

FILTREXX NOTES:

1. FILTREXX FILTER SOCKS ARE A MULCH-FILLED FILTER MEDIA.
2. PERMANENT WEIR SOCKS ARE COMPOST-FILLED AND SEEDED.
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS AS SHOWN ON DETAIL SHEET.

OUTFALL CHARACTERISTICS:

OUTFALL	ACREAGE	SLOPE %
1	7.111	4.2
2	1.692	4.0
3	1.092	3.0
4	1.700	2.3
5	0.745	2.2
6	0.198	2.8
7	0.231	3.6

TEMPORARY SEEDING NOTES

1. SEED AND STRAW REQUIRED AS FOLLOWS:
   STRAW: 75 LBS PER 1,000 SQ. FT.
   10-10-10 FERTILIZER: 200 LBS PER ACRE
   SEED: 100 LBS PER ACRE
   AGR LIME: 75 LBS PER 1,000 SQ. FT.

TEMPORARY COVER SEEDING MIXTURES

SEEDING DATE	GRASS SEED
JANUARY 1 TO MAY 1	ITALIAN RYE
	KOREAN LESPEDEZA
	SUMMER OATS
MAY 1 TO JULY 15	SUDAN – SORGHUM
MAY 1 TO JULY 15	STARR MILLET
JULY 15 TO JANUARY 1	BALBOA RYE
	ITALIAN RYE

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GRAPHIC SCALE
40 20 0 40
(IN FEET)
1 inch = 40 ft.

GALLATIN WAREHOUSING STORAGE FACILITY SITE PLAN

EROSION PREVENTION & SEDIMENT CONTROL PLAN "A"
(INITIAL MEASURES)
1424 GATEWAY DRIVE
CITY OF GALLATIN, 2ND CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
ROGERS GROUP
NO. 015908
STATE OF TENNESSEE
2/11/2016

SHEET NO.
C 7.0

REVISIONS
REVISION 1: 2-11-2016 PER PLANNING COMMENTS DATED 2-04-2016

SHEET 7 OF 10

PROJECT #	16-003
DATE	25 JANUARY 2016

LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- BENCHMARK
- BOUNDARY LINE
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- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- BLOW OFF VALVE
- AIR RELEASE ASSEMBLY
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- A/C PAD

EROSION CONTROL LEGEND:

- IP – INLET PROTECTION
- SF – SILT FENCE
- SFB – SILT FENCE WITH BACKING
- CD – CHECK DAM ALTERNATE 12" FILTER SOCK WEIR WITH FILTREXX SILTSOXX OR EQUAL
- RC – ROCK CHECK ALTERNATE 12" FILTER SOCK WEIR WITH FILTREXX SILTSOXX OR EQUAL
- CE – CONSTRUCTION EXIT
- NAG – NORTH AMERICAN GREEN OR EQUAL
- RR – RIP RAP

OUTFALL CHARACTERISTICS:

OUTFALL	ACREAGE	SLOPE %
1	9.052	N/A (DETENTION SPILLWAY)
2	0.504	4.8
3	0.111	3.0
4*	–	–
5*	–	–
6	0.134	3.0
7	3.231	2.0–3.5

* OUTFALL 4 & 5 ARE DIVERTED TO OUTFALLS 1 & 7 ONCE DITCH GRADING IS COMPLETE.

FILTREXX NOTES:

1. FILTREXX FILTER SOCKS ARE A MULCH–FILLED FILTER MEDIA.
2. PERMANENT WEIR SOCKS ARE COMPOST–FILLED AND SEEDED.
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS AS SHOWN ON DETAIL SHEET.

NAG DESIGNATIONS:

ALL GREATER THAN 3:1 SLOPES TO BE STABILIZED WITH NAG S150 TEMPORARY MATTING, STAPLE PATTERN "B", UNLESS OTHERWISE SHOWN.

NAG DESIGNATIONS:

- NAG A — S150, 4,020 SF, STAPLE "D"
- NAG B — S150, 5,165 SF, STAPLE "D"

TEMPORARY COVER SEEDING MIXTURES

SEEDING DATE	GRASS SEED
JANUARY 1 TO MAY 1	ITALIAN RYE
	KOREAN LESPEDEZA
	SUMMER OATS
MAY 1 TO JULY 15	SUDAN – SORGHUM
MAY 1 TO JULY 15	STARR MILLET
JULY 15 TO JANUARY 1	BALDOA RYE
	ITALIAN RYE

TEMPORARY SEEDING NOTES:

1. SEED AND STRAW REQUIRED AS FOLLOWS:
   STRAW: 75 LBS PER 1,000 SQ. FT.
   10–10–10 FERTILIZER: 200 LBS PER ACRE
   SEED: 100 LBS PER ACRE
   AGR LIME: 75 LBS PER 1,000 SQ. FT.

PERMANENT COVER SEEDING MIXTURES

SEEDING DATE	GRASS SEED
FEBRUARY 1 TO JULY 1	KENTUCKY 31
	KOREAN LESPEDEZA
	ENGLISH RYE
JUNE 1 TO AUGUST 15	KENTUCKY 31
	ENGLISH RYE
	KOREAN LESPEDEZA
	GERMAN MILLET
APRIL 15 TO AUGUST 15	BERMUDAGRASS (HULLED)
	ANNUAL LESPEDEZA
AUGUST 1 TO DECEMBER 1	KENTUCKY 31
	ENGLISH RYE
	ENGLISH RYE
FEBRUARY 1 TO DECEMBER 1	KENTUCKY 31
	CROWN VETCH
	ENGLISH RYE

PERMANENT SEEDING NOTES

1. SEED AND STRAW REQUIRED AS FOLLOWS:
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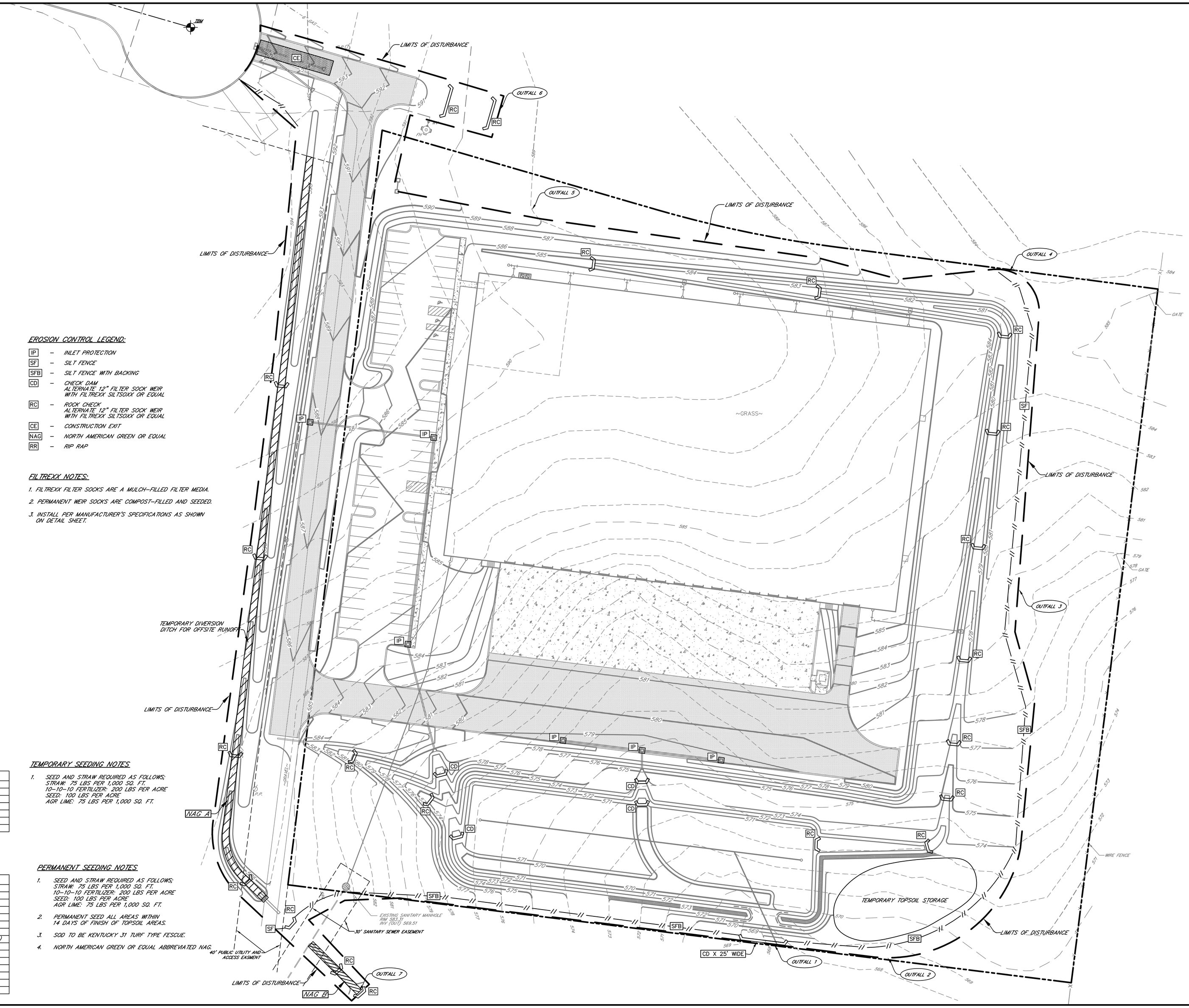
   10–10–10 FERTILIZER: 200 LBS PER ACRE
   SEED: 100 LBS PER ACRE
   AGR LIME: 75 LBS PER 1,000 SQ. FT.
2. PERMANENT SEED ALL AREAS WITHIN 14 DAYS OF FINISH OF TOPSOIL AREAS.
3. SOD TO BE KENTUCKY 31 TURF TYPE FESCUE.
4. NORTH AMERICAN GREEN OR EQUAL ABBREVIATED NAG.



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GRAPHIC SCALE
40 20 0 40
(IN FEET)
1 inch = 40 ft.

GALLATIN WAREHOUSING STORAGE FACILITY

EROSION PREVENTION & SEDIMENT CONTROL PLAN "B"
(DURING CONSTRUCTION)
1424 GATEWAY DRIVE
CITY OF GALLATIN, 2ND CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
NO. 115908
STATE OF TENNESSEE
2/11/2016

SHEET NO.
C 8.0

REVISIONS
REVISION 1: 2–11–2016 PER PLANNING COMMENTS DATED 2–04–2016

SHEET 8 OF 10

PROJECT #	16–003
DATE	25 JANUARY 2016

LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- BENCHMARK
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- WATER VALVE
- BLOW OFF VALVE
- AIR RELEASE ASSEMBLY
- FIRE HYDRANT
- GAS METER
- GAS VALVE

EROSION CONTROL LEGEND:

IP	–	INLET PROTECTION
SF	–	SILT FENCE
SFB	–	SILT FENCE WITH BACKING
CD	–	CHECK DAM ALTERNATE 12" FILTER SOCK WEIR WITH FILTREXX SILTSOXX OR EQUAL
RC	–	ROCK CHECK ALTERNATE 12" FILTER SOCK WEIR WITH FILTREXX SILTSOXX OR EQUAL
CE	–	CONSTRUCTION EXIT
NAG	–	NORTH AMERICAN GREEN OR EQUAL
RR	–	RIP RAP

FILTREXX NOTES:

1. FILTREXX FILTER SOCKS ARE A MULCH-FILLED FILTER MEDIA.
2. PERMANENT WEIR SOCKS ARE COMPOST-FILLED AND SEEDED.
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS AS SHOWN ON DETAIL SHEET.

RIP-RAP DESIGNATIONS:

RR A	d50 = 0.3' x 1.0' DEEP OVER GEOTEXTILE TYPE III	2'	5'
RR B	d50 = 0.3 x 1.0' DEEP OVER GEOTEXTILE TYPE III	6'	11.5'
RR C	d50 = 0.67 x 1.0' DEEP OVER GEOTEXTILE TYPE III	8'	14.5'
RR D	d50 = 0.67 x 1.0' DEEP OVER GEOTEXTILE TYPE III	11.5'	105'
RR E	d50 = 0.67 x 1.0' DEEP OVER GEOTEXTILE TYPE III	14.5'	30'
RR F	d50 = 0.83 x 2.0' DEEP OVER GEOTEXTILE TYPE III	26'	33'
RR G	d50 = 0.21 x 0.5' DEEP OVER GEOTEXTILE TYPE III	2'	9'
RR H	d50 = 0.21 x 0.5' DEEP OVER GEOTEXTILE TYPE III	2'	9'
RR J	d50 = 0.21 x 0.5' DEEP OVER GEOTEXTILE TYPE III	2'	9'
RR K	d50 = 0.40 x 1.0' DEEP OVER GEOTEXTILE TYPE III	5'	10'

OUTFALL CHARACTERISTICS:

OUTFALL	ACREAGE	SLOPE %
1	9.052	N/A (DETENTION SPILLWAY)
2	0.504	4.8
3	0.111	3.0
4*	–	–
5*	–	–
6	0.134	3.0
7	3.231	2.0–3.5

* OUTFALL 4 & 5 ARE DIVERTED TO OUTFALLS 1 & 7 ONCE DITCH GRADING IS COMPLETE.

NAG DESIGNATIONS:

ALL GREATER THAN 3:1 SLOPES TO BE STABILIZED WITH NAG S150 TEMPORARY MATTING, STAPLE PATTERN "D", UNLESS OTHERWISE SHOWN.

NAG DESIGNATIONS:

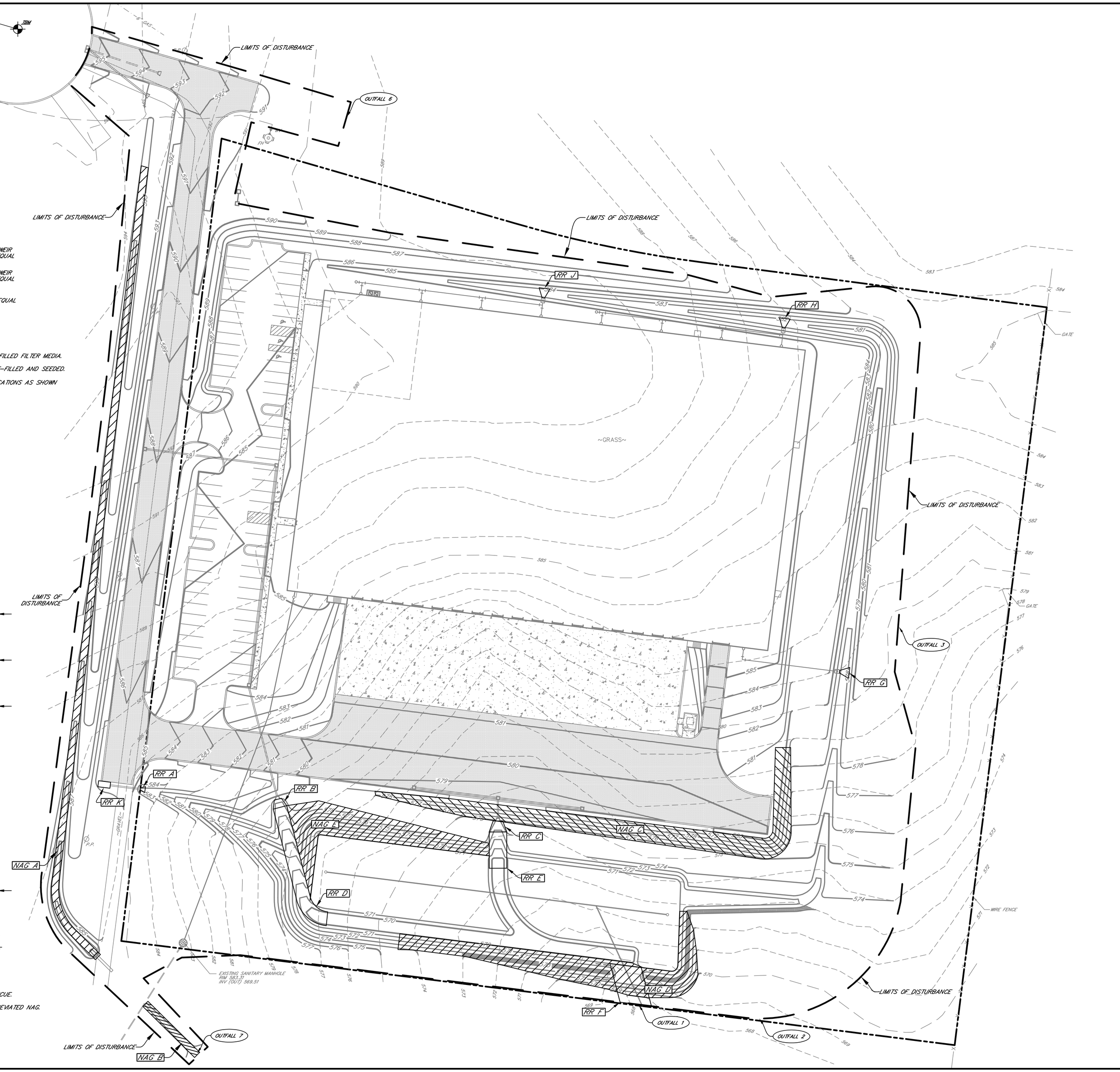
NAG A	S150	4,020 SF STAPLE "D"
NAG B	S150	5,165 SF STAPLE "D"
NAG C	S150	5,750 SF STAPLE "D"
NAG D	S150	5,165 SF STAPLE "D"
NAG E	S150	3,804 SF STAPLE "D"

PERMANENT COVER SEEDING MIXTURES

SEEDING DATE	GRASS SEED
FEBRUARY 1 TO JULY 1	KENTUCKY 31
	KOREAN LESPEDEZA
	ENGLISH RYE
JUNE 1 TO AUGUST 15	KENTUCKY 31
	ENGLISH RYE
	KOREAN LESPEDEZA
	GERMAN MILLET
APRIL 15 TO AUGUST 15	BERMUDAGRASS (HULLED)
	ANNUAL LESPEDEZA
AUGUST 1 TO DECEMBER 1	KENTUCKY 31
	ENGLISH RYE
	ENGLISH RYE
FEBRUARY 1 TO DECEMBER 1	KENTUCKY 31
	CROWN VETCH
	ENGLISH RYE

PERMANENT SEEDING NOTES:

1. SEED AND STRAW REQUIRED AS FOLLOWS:
   STRAW: 75 LBS PER 1,000 SQ. FT.
   10-10-10 FERTILIZER: 200 LBS PER ACRE
   SEED: 100 LBS PER ACRE
   AGR LIME: 75 LBS PER 1,000 SQ. FT.
2. PERMANENT SEED ALL AREAS WITHIN 14 DAYS OF FINISH OF TOPSOIL AREAS.
3. SOD TO BE KENTUCKY 31 TURF TYPE FESCUE.
4. NORTH AMERICAN GREEN OR EQUAL ABBREVIATED NAG.



ROGERS ENGINEERING GROUP
114B WEST MAIN STREET
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

GRAPHIC SCALE
40 20 0 40
(IN FEET)
1 inch = 40 ft.

GALLATIN WAREHOUSING STORAGE FACILITY SITE PLAN

EROSION PREVENTION & SEDIMENT CONTROL PLAN "C"
(FINAL STABILIZATION)
1423 GATEWAY DRIVE
CITY OF GALLATIN, 2ND CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
NO. 015905
STATE OF TENNESSEE
2/11/2016

SHEET NO.
C 9.0

REVISIONS
REVISION 1: 2-11-2016 PER PLANNING COMMENTS DATED 2-04-2016

SHEET 9 OF 10

PROJECT #	16-003
DATE	25 JANUARY 2016

ITEM 13

PC FILE 3-1502-16

TWICE DAILY

REZONING

DISCUSSION ONLY

ITEM 14

GMRPC Resolution No. 2016-22

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR TWIN EAGLES, PHASES 1-5 (FORMERLY EAGLES LANDING, SECTIONS 1-9) AND APPROVING A PRELIMINARY MASTER DEVELOPMENT PLAN FOR TWIN EAGLES, PHASE 13, SECTION A, LOCATED ON WILDCAT RUN AND COMMUNITY COURT. (PC 3-1504-16)

WHEREAS, The applicant submitted an application for an amendment to a Preliminary Master Development Plan consistent with Section 12.02.050 of the City of Gallatin Zoning Ordinance, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the amendment to a Preliminary Master Development Plan submitted by the applicant, Rogers Engineering Group, at its regular meeting on February 22, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to Tenn. Code Annotated §13-3-413, §13-4-310, §13-7-201 and §13-7-202 and Section 12.02.020 of the City of Gallatin Zoning Ordinance:

1. The Preliminary Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Community Character Area.
2. The Preliminary Master Development Plan for Twin Eagles, Phase 13, Section A is consistent with the purpose and intent of the Mixed Use (MU) Zoning District and the Preliminary Master Development Plan for Twin Eagles, Phases 1-5 (PC 3-2-03).
3. The Preliminary Master Development Plan complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zone district with minor corrections.
4. The legal purposes for which zoning regulations exist have not been contravened.
5. The Preliminary Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by

ITEM 14

applying design and performance standards or is justified by the public good or welfare.

6. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
7. The Preliminary Master Development Plan submitted to the City complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves a minor amendment to the Preliminary Master Development Plan for Twin Eagles, Phases 1-5 (formerly Eagles Landing, Sections 1-9) consisting of the Preliminary Master Development Plan for Twin Eagles, Phase 13, Section A, consisting of a three (3) sheet plan, prepared by Rogers Engineering Group of Gallatin, TN, with project No. 13-035, dated January 25, 2016 and with a final revision dated February 5, 2016 with the following conditions:

1. Verify and correct the remaining undeveloped commercial acreage for parcel 059.00 to 3.92 (+/-) acres.
2. Label the names of the two (2) proposed public streets.
3. Show and label the portion of the existing Type 50 Buffer Yard located west of the northern proposed street be landscaped as an opaque barrier to deflect vehicle headlights from directly shinning on the adjacent homes and preserve any existing trees in the bufferyard per Sec. 13.04.100A. An alternative Type 50 buffer shall be permitted along the west boundary of Lots 412 and 415. The alternative buffer shall consist of Residential Type 10 Bufferyard.
4. Provide a Type 10 Bufferyard to be installed along the western property lines of Lots 412 and 415 in lieu of the Type 50 Bufferyard.
5. Provide Lot 424 with sufficient access to public right-of-way for driveway access.
6. Show and label excess right-of-way between Lots 423 and 424 as a "Common Area".
7. Submit five (5) corrected and folded copies, of the Preliminary Master Development Plan for Twin Eagles, Phase 13, Section A, including one (1) full size and four (4) half size copies to the Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

ITEM 14

DATED: 02/22/2016

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 14

PLANNING DEPARTMENT STAFF REPORT

Preliminary Master Development Plan for Twin Eagles, Phase 13, Section A
(PC 3-1504-16)
Located on Wildcat Run and Community Court
Date: February 17, 2016

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF AN AMENDEMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR TWIN EAGLES, PHASES 1-5 (FORMERLY EAGLES LANDING, SECTIONS 1-9) AND APPROVAL OF A PRELIMINARY MASTER DEVELOPMENT PLAN FOR TWIN EAGLES, PHASE 13, SECTION A CONTAINING 15 LOTS AND TWO (2) RIGHTS-OF-WAY ON 3.65 (+/-) ACRES, LOCATED ON WILDCAT RUN AND COMMUNITY COURT.

OWNER:	**RANDY AND BARBARA JONES**
APPLICANT:	**ROGERS ENGINEERING GROUP**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION 2016-22**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**FEBRUARY 22, 2016**

PROPERTY OVERVIEW: The owner and applicant are requesting approval of an amendment to the Preliminary Master Development Plan for Twin Eagles Phases 1-6 and approval of a Preliminary Master Development Plan for Twin Eagles, Phase 13, Section A containing 15 One-Family Detached Dwellings and two (2) street extensions on 3.65 (+/-) acres, located on Wildcat Run and Community Court. (Attachment 14-1 and Attachment 14-2)

The owner and applicant are requesting approval of an Alternative Bufferyard Plan per Section 13.04.100.C of the Gallatin Zoning Ordinance. The Planning Commission should determine if the alternative landscaping plan is acceptable and meets the intent of the Gallatin Zoning Ordinance.

(The owner and applicant are requesting approval as a minor amendment to the PMDP per Section 12.02.050 of the Gallatin Zoning Ordinance.)

CASE BACKGROUND:

Property History and Previous Approvals

On May 19, 2003, the Planning Commission recommended approval of the Plan of Service and Annexation (PC File #6-1-03 and PC File #6-2-03) for the 60.4 (+/-) acres of Randy and Barbara Jones property to the Gallatin City Council. The Plan of Service and Annexation request passed Second Reading at the September 16, 2003 Gallatin City Council meeting.

On July 28, 2003, the Planning Commission recommended approval of a rezoning with a Preliminary Master Development Plan for Eagles Landing, Sections 1-9 (i.e. Twin Eagles, Phases 1-5) (PC File #3-2-03) on 60.4 (+/-) acres to Gallatin City Council. The rezoning from Agricultural (A) to Mixed Use (MU) with PMDP passed Second Reading at the September 16, 2003 Gallatin City Council meeting.

DISCUSSION:

Proposed Development

The owner and applicant are proposing to amend the Preliminary Master Development Plan for Twin Eagles, Phases 1-5 (PC File #3-2-03) and obtain approval of the Preliminary Master Development Plan for Twin Eagles, Phase 13, Section A containing 15 One-Family Detached Dwelling lots and dedicate two (2) rights-of-way on 3.65 (+/-) acres.

The site is located on the west side of Wildcat Run and on both sides of Community Court. The total site contains 3.65 (+/-) acres which includes a 1.63 (+/-) acre parcel (Tax Map 114E, Group C, Parcel 040.00) and 2.02 (+/-) acre portion of parcel (Tax Map 114, Parcel 059.00). The remaining 3.92 (+/-) acres of parcel 059.00 will remain as commercial as previously approved. This site was originally part of Eagles Landing, Section 1 (i.e. Twin Eagles, Phase 1) designated as commercial outparcels.

Major or Minor Amendment

G.Z.O., Section 12.02.050, Procedures to Amend a Preliminary Master Development Plan or Final Master Development Plan, lists specific items that constitute a major amendment to an approved PMDP including an increase in density, substantial changes to access or site circulation, or substantial changes to approved architecture. Staff reviewed the approved PMDP in detail and found no significant changes that constitute a major amendment. The overall density for the residential homes will increase slightly but the traffic volume will decrease due to the loss of the commercial use. Planning Commission shall determine if the proposed changes to the Preliminary Master Development Plan for Twin Eagles, Phases 1-5 is a major or minor amendment to the approved Preliminary Master Development Plan for Twin Eagles, Phases 1-5.

Natural Features

The natural topography for the existing vacant land slopes from the highest point of elevation (545') located along the southern boundary, with a steady descending slope towards the western boundary and towards Community Court and proceeds with the same steady descending slope towards the western boundary and towards the lowest point of elevation (524') located along the northern boundary adjacent to a vacant open space if not in Phase 4.. There are existing mature trees located along the western boundary in the proposed phase and section. No portion of this development for Twin Eagles is located within a flood hazard area.

Adjacent or Area Uses

The adjacent surrounding area to the north, east and west are developed and developing with single-family homes in the Twin Eagles Subdivision. Located immediately to the south is also zoned Mixed Use (MU) future commercial development of Twin Eagles and located to the southeast is property.

Gallatin on the Move 2020 General Development and Transportation Plan
The Gallatin on the Move 2020 General Development and Transportation Plan identifies this property on the Community Character Map as a Suburban Neighborhood Established, which typically maintains residential uses, preserves existing tree cover, provides safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way, and maintains predominately development pattern of detached one-family homes. The Preliminary Master Development Plan meets the characteristics of the Suburban Neighborhood Established.

Although the plan does not strictly adhere to all of the development strategies of the Suburban Neighborhood Established Community Character Area, the project meets the majority of the intent and strategies identified with the Suburban Neighborhood Established. The PMDP with conditions meets the overall intent of *Gallatin on the Move 2020 General Development and Transportation Plan* and is consistent with the applicable zoning districts.

Architectural Designs
The architectural designs proposed for the Preliminary Master Development Plan for Twin Eagles, Phase 13, Section A are consistent with previous phases of Twin Eagles which feature one story brick homes with architectural shingles.

Staff recommends the Planning Commission approve the architectural elevations consistent with the previous phases with the understanding that the final architectural elevations will be submitted and reviewed as part of the Final Master Development Plan.

Lot Layout
The (MU) zoning requires a minimum lot size of 6,000 square feet. All proposed lots meet or exceed the required minimum lot size, with the smallest lot being 6,608 square feet (Lot 424) with the majority of the lots far exceeding the minimum requirement. The lot sizes and layout are consistent with lot sizes and layouts in the Preliminary and Final Master Development Plans for Twin Eagles, Phases 1-5. Lots 420, 423, and 424 will have side yards that abut rear years in Twin Eagles Phase 2.

The lots are designed to accommodate the natural topography of the land which reduces stormwater runoff on adjoining lots. The lots on Community Court and the two (2) proposed streets are situated perpendicular to the streets to allow stormwater runoff to flow into a stormwater drainage system located within the streets. The plan does not indicate at this time on how the stormwater infrastructure system will eventually be constructed.

Access and Easements (P.U.D.E's)
The Preliminary Master Development Plan shows an existing street (Community Court) and two (2) proposed public streets extending perpendicular from Wildcat Run. The northern proposed public street is approximately 180 linear feet serving five (5) lots and dead ends while the southern proposed public street is approximately 220 linear feet serving five (5) lots and eventually ties into a proposed future phase of the development. The southern proposed public street will have a temporary turn around and easement located at the western end on the adjacent property owned by the developer (Randy and Barbara Jones).

This will permit vehicles to turn around without using a backing movement. The northern street is only 160 feet long and does not require a cul de sec or turn around area.

All lots will include 10 foot wide P.U.D.E.'s along all sides unless otherwise noted. The plan indicates the existing meandering sidewalks located along Wildcat Run and Community Court. A portion of these sidewalks will be removed and relocated into the public right-of-way. The remaining portion of sidewalks outside the public right-of-way shall be contained in a pedestrian access easement. The pedestrian access easement shall be recorded as part of the final plat. All easements shall be considered "Public" in accordance with the City of Gallatin Subdivision Regulations.

Stormwater Detention

The stormwater infrastructure system is conceptual at this time and the owner and applicant have indicated that they will tie into the existing stormwater system. All stormwater conveyance, detention, and treatment shall meet the current stormwater ordinance requirements. Construction plans and drainage calculations will be submitted with the Final Master Development Plan or preliminary plat.

Bufferyard and Landscaping Plan

Bufferyards are required to be shown as part of the Preliminary Master Development Plan. These are intended to minimize the potential impacts of the proposed development on the adjacent properties as outlined in Article 13 of the Gallatin Zoning Ordinance.

The plan indicates an existing Type 50 Buffer Yard located along the western property adjacent to Twin Eagles, Phase 1, Section 1 and Phase 2. The existing Type 50 Buffer Yard has existing mature evergreen trees located throughout the bufferyard. The plan indicates the existing vegetation is to remain as much as reasonably possible and allow for necessary construction. This is consistent with Article 13, Section 13.04.100.A., since the area will be changing from a Commercial designation to a single family residential designation, no bufferyard should be required.

Staff recommends that portion of the existing Type 50 Buffer Yard located west of the northern proposed street be landscaped as an opaque barrier to deflect vehicle headlights from directly shinning on the adjacent homes.

In addition, a Type 50 Bufferyard is required along the western property lines of Lots 412 and 415 since these lots are adjacent to property zoned Agricultural-Residential (A) The owner and developer of Twin Eagles Subdivision is requesting a waiver of the Type 50 Buffer Yard for that location since they are the adjacent property owner and plan on joining the adjacent property is into Twin Eagles Subdivision in the future. The owner and applicant indicated on the plan if in the future, the adjacent property is not developed as part of the Twin Eagles Subdivision or sold to another individual or entity and remains as is with the existing residence the Type 50 Buffer Yard shall be installed and maintained.

Staff recommends that a Residential Type 10 Bufferyard be installed along the western property lines of Lots 412 and 415 in lieu of the Type 50 Bufferyard.

The plan indicates the existing mature trees located along Community Court and will not be removed.

The owner and applicant are requesting approval of an Alternative Bufferyard Plan per Section 13.04.100.C of the Gallatin Zoning Ordinance. The Planning Commission should determine if the alternative landscaping plan is acceptable and meets the intent of the Gallatin Zoning Ordinance.

Staff recommends that the Planning Commission recommend approval of the Alternative Landscaping Plan with the conditions as listed. Final landscaping plans shall be approved at the Final Master Development Plan stage.

Photometric Plan and Lighting Fixtures
The Preliminary Master Development Plan for Twin Eagles, Phase 13, Section A does not indicate any proposed street lighting fixtures at this time. Any proposed street lighting fixtures shall comply with the City of Gallatin Electric Department regulations and standards.

Gallatin Public Utilities Department Comments
This development is serviced by the Gallatin Public Utilities Department. The applicant shall coordinate all development with Gallatin Public Utilities Department to ensure all future utility infrastructures is installed to the satisfaction of the Gallatin Public Utilities Department standards. The Gallatin Public Utilities Department reviewed the Preliminary Master Development Plan and made the following comment indicated below:

1. Submit detailed plans and specifications for water and sanitary sewer to the Gallatin Public Utilities Department for review and approval prior to the submittal of the final plat.

Planning Department Comments
The Planning Department reviewed and commented on the Preliminary Master Development Plan. The owner and applicant satisfactorily addressed the Planning Department comments with the exception of the following:

1. Verify and correct the remaining undeveloped commercial acreage for parcel 059.00 to 3.92 (+/-) acres.
2. Label the names of the two (2) proposed public streets.
3. Show and label the portion of the proposed Buffer Yard located west of the northern proposed street to be landscaped as an opaque barrier to deflect vehicle headlights from directly shinning on the adjacent homes and preserve any existing trees in the bufferyard per Sec. 13.04.100A. An alternative Type 50 buffer shall be permitted along the west boundary of Lots 412 and 415. The alternative buffer shall consist of Residential Type 10 Bufferyard.
4. Provide a Type 10 Bufferyard to be installed along the western property lines of Lots 412 and 415 in lieu of the Type 50 Bufferyard.

Engineering Division Comments
The Engineering Division reviewed and commented on the Preliminary Master Development Plan. The owner and applicant satisfactorily addressed Engineering Division comments with exception of the following:

1. Provide Lot 424 with sufficient access to public right-of-way for driveway access.
2. Show and label excess right-of-way between Lots 423 and 424 as a "Common Area".

Other Departmental Comments
Other City Departments reviewed and commented on the Preliminary Master Development Plan and the owner and applicant satisfactorily addressed the other departmental comments.

FINDINGS:

1. The Preliminary Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Community Character Area.
2. The Preliminary Master Development Plan for Twin Eagles, Phase 13, Section A is consistent with the purpose and intent of the Mixed Use (MU) Zoning District and the Preliminary Master Development Plan for Twin Eagles, Phases 1-5 (PC 3-2-03).
3. The Preliminary Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zone district with minor corrections.
4. The legal purposes for which zoning regulations exist have not been contravened.
5. The Preliminary Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
6. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
7. The Preliminary Master Development Plan submitted to the City complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

RECOMMENDATION:
Staff recommends that the Planning Commission approve Resolution 2016-22 approving the minor amendment to the Preliminary Master Development Plan for Twin Eagles, Phases 1-5 (formerly Eagles Landing, Sections 1-9) and the approval of the Preliminary Master Development Plan for Twin Eagles, Phase 13, Section A, consisting of a three (3) sheet plan, prepared by Rogers Engineering Group of Gallatin, TN, with project No. 13-035, dated January 25, 2016 and with a final revision dated February 5, 2016 with the following conditions:

1. Verify and correct the remaining undeveloped commercial acreage for parcel 059.00 to 3.92 (+/-) acres.
2. Label the names of the two (2) proposed public streets.
3. Show and label the portion of the existing Type 50 Buffer Yard located west of the northern proposed street be landscaped as an opaque barrier to deflect vehicle headlights from directly shinning on the adjacent homes and preserve any existing trees in the bufferyard per Sec. 13.04.100A. An alternative Type 50 buffer shall be permitted along the west boundary of Lots 412 and 415. The alternative buffer shall consist of Residential Type 10 Bufferyard.
4. Provide a Type 10 Bufferyard to be installed along the western property lines of Lots 412 and 415 in lieu of the Type 50 Bufferyard.
5. Provide Lot 424 with sufficient access to public right-of-way for driveway access.
6. Show and label excess right-of-way between Lots 423 and 424 as a "Common Area".
7. Submit five (5) corrected and folded copies, of the Preliminary Master Development Plan for Twin Eagles, Phase 13, Section A, including one (1) full size and four (4) half size copies to the Planning Department.

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

ATTACHMENTS

Attachment 14-1 Location Map

Attachment 14-2 Amended PMDP for Twin Eagles, Phase 13, Section A (PC 3-1504-16)

Attachment 14-3 PMDP for Twin Eagles, Phases 1-5 (formerly Eagles Landing, Sections 1-9) (PC 3-2-03)

Twin Eagles Phase 13, Section A

LOCATION MAP

Wildcat Run and Community Court
Tax Map 114//Portion of 059.00 and Tax Map 114E/C/040.00
Zoned MU
PC 3-1504-16

ATTACHMENT 14-1

ATTACHMENT 14-3

GENERAL NOTES:

1. BOUNDARY DIMENSIONS FROM SURVEY BY CRAWFORD LAND SURVEYORS, INC. (LAND R. JAN 10)
2. CONTOURS SHOWN FROM TOPOGRAPHIC SURVEY BY DARNELL & ASSOCIATES, LLC. ELEVATIONS ON TOP IS N.G.V.D. 1929
3. [illegible] MAY VARY IN A FLOOD HAZARD AREA
4. GRADING, DRAINAGE AND UTILITY PLAN TO BE PROVIDED AT THE FINAL SITE DEVELOPMENT SUBMITTAL STAGE
5. A LEVEL 2 TRAFFIC STUDY WILL BE REQUIRED AT THE SUBMITTAL OF A FINAL SITE DEVELOPMENT PLAN
6. [illegible] TO BE PROVIDED AT THE FORMAL SUBMITTAL OF A FINAL SITE DEVELOPMENT PLAN SUBMITTAL STAGE
7. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED AT THE FINAL SITE DEVELOPMENT PLAN STAGE

BULK REGULATIONS	RESIDENTIAL
MINIMUM SITE SIZE	5.0 AC.
MINIMUM LOT AREA	6,500 S.F.
MINIMUM LOT WIDTH	60 FEET
MINIMUM BUILDING SETBACK	
FRONT	20 FEET
SIDE	15 FEET
REAR	15 FEET
SET AREA PER UNIT	3,000 S.F.
MAXIMUM BUILDING HEIGHT	35 FEET

BULK REGULATIONS	NON-RESIDENTIAL
MINIMUM SITE SIZE	5.0 AC.
MINIMUM LOT AREA	20,000 S.F.
MINIMUM FRONT YARD	ONE HALF OF THE MINIMUM BUILDING SETBACK
MINIMUM SIDE YARD	10 FEET
MINIMUM REAR YARD	20 FEET
MINIMUM BUILDING SETBACK STREET CLASSIFICATION	
ARTERIAL	50 FEET
COLLECTOR	40 FEET
LOCAL	35 FEET
MAXIMUM BUILDING HEIGHT	35 FEET (MAY BE INCREASED BY ONE FOOT FOR EACH ADDITIONAL FOOT HAS DONE THAN THE STANDARD)
MAXIMUM FLOOR AREA RATIO	1.0
MAXIMUM BUILDING COVERAGE	50 PERCENT

LEGEND

LAND USE SUMMARY

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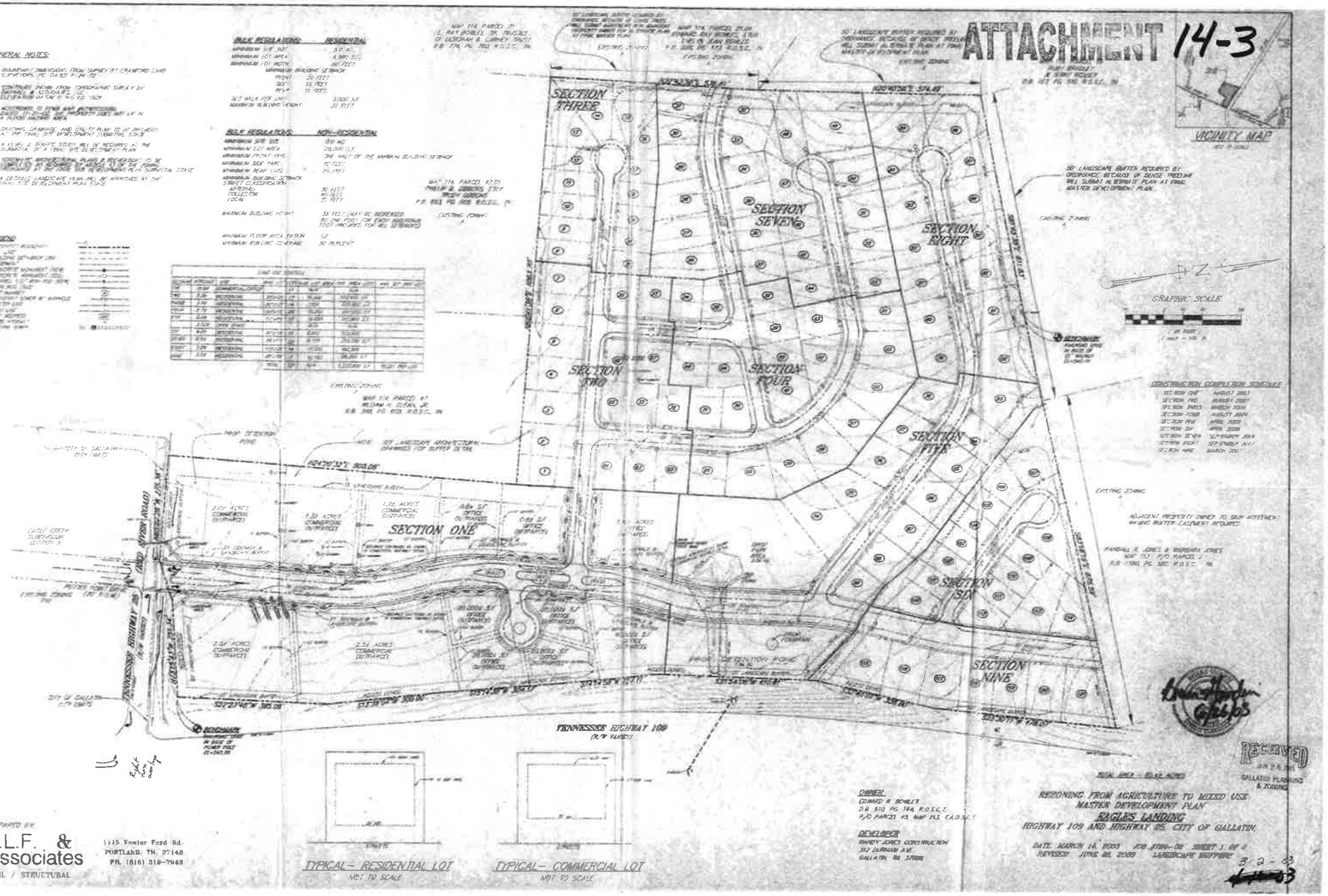


OWNER
EDWARD H. BOWLES
D.B. 510 PG. 164, R.O.S.C.
P/O PARCEL #3 MAP 114 (A.D.S.C.)

DEVELOPER
RANDY JONES CONSTRUCTION
312 DURHAM AVE.
GALLATIN, TN. 37066

REZONING FROM AGRICULTURE TO MIXED USE
MASTER DEVELOPMENT PLAN
EAGLES LANDING
HIGHWAY 109 AND HIGHWAY 25, CITY OF GALLATIN,

DATE: MARCH 10, 2003 JOB #704-08 SHEET 1 OF 1
REVISED: JUNE 02, 2003 LANDSCAPE BUFFERS

3-2-03

RECEIVED
GALLATIN PLANNING & ZONING

PREPARED BY:
G.L.F. & Associates
CIVIL / STRUCTURAL
1115 Fowler Ford Rd.
PORTLAND, TN. 37148
PH. (615) 510-7943

GENERAL NOTES:

1. THIS CONSTRUCTION PROJECT SHALL AT ALL TIMES AND IN ALL SITUATIONS PROCEED IN A MANNER CONSISTENT WITH THE CITY OF GALLATIN SUBDIVISION REGULATIONS, AND ALL OTHER APPLICABLE RULES, REGULATIONS AND LAWS OF ANY OTHER AUTHORITY WITH JURISDICTION TO GOVERN SUCH CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR UNDERTAKING SUCH CONSTRUCTION ACTIVITIES TO INSURE FULL COMPLIANCE AT ALL TIMES.
2. THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT CITY OF GALLATIN SUBDIVISION REGULATIONS (INCLUDING SPECIFICATIONS FOR PUBLIC WORKS PROJECTS) ON THE CONSTRUCTION PROJECT AT ALL TIMES, AND REFERENCE SHALL BE MADE TO THEM FOR PROPER MATERIALS, METHODS, ETC. REGARDING CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL ELEVATIONS, DISTANCES, AND DIRECTIONS BEFORE STARTING WORK ON ANY SEGMENT OF THE PROJECT. IF THE CONTRACTOR HAS ANY QUESTIONS OR SUSPECTS THERE IS AN ERROR OR OMISSION WITHIN THE PLANS OR CONSTRUCTION STAKES, HE SHALL NOT PROCEED UNTIL THE ENGINEER OR HIS REPRESENTATIVE HAS BEEN FULLY NOTIFIED, HAS RESPONDED, AND HAS SPECIFICALLY STATED THE CONTRACTOR MAY PROCEED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SURVEYING REFERENCE POINTS, HUBS, AND LOT CORNERS DURING THE CONSTRUCTION PROCESS AND SHALL BEAR THE EXPENSE FOR REPLACING ANY SUCH OBJECTS DAMAGED DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES ASSOCIATED WITH SUCCESSFULLY COMPLETING THE CONSTRUCTION PROCESS, INCLUDING ALL PUBLIC INSPECTION FEES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THIS OR ADJACENT PROPERTY, AND FOR INJURY TO ANY PERSON OCCURRING DURING OR AS A RESULT OF THE CONSTRUCTION PROCESS, WHETHER SUCH DAMAGE OR INJURY RESULTS FROM ANY ACTION OR LACK OF ACTION BY PRINCIPALS OF THE COMPANY, EMPLOYEES, SUBCONTRACTORS, OR SUPPLIERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY SAFETY DEVICES AND FOLLOW ALL ADVISABLE SAFETY PRACTICES NECESSARY TO INSURE THE SAFETY OF ALL PERSONS DURING THE CONSTRUCTION PROCESS. NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY LIABILITY FOR MATTERS RELATING TO SAFETY AT THE CONSTRUCTION SITE.
7. ANY DAMAGE TO IMPROVEMENTS PRIOR TO FINAL PROJECT ACCEPTANCE BY THE CITY OF GALLATIN OR THE OWNER SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MEET CURRENT SPECIFICATIONS. ALL EXPENSES ASSOCIATED WITH SUCH REPAIR OR REPLACEMENT SHALL BE PAID BY THE APPROPRIATE CONTRACTOR.
8. LOCATION OF EXISTING UTILITIES INDICATED ON THESE PLANS MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY SUCH UTILITIES. THE CONTRACTOR IS FURTHER RESPONSIBLE FOR LOCATING ALL UTILITIES THAT MAY BE IN EXISTENCE ON THE PROJECT SITE BUT WHICH ARE UNKNOWN TO THE ENGINEER. ALL UTILITY LOCATION ACTIVITIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT (AS DIRECTED) TO ANY UTILITIES DAMAGED DURING CONSTRUCTION. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL **1-800-351-1111** FOR UNDERGROUND UTILITY LOCATIONS.
9. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH THE TENNESSEE GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES STORM WATER DISCHARGE. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY THE CONTRACTOR ON A REGULAR BASIS IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
10. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY L. STEVEN BRIDGES, JR. LAND SURVEYING AND CONSULTING.
11. A TITLE SEARCH NOR TITLE POLICY WAS PROVIDED. THEREFORE, THIS SURVEY IS SUBJECTED TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
12. THIS SURVEY IS IN COMPLIANCE WITH STANDARDS OF PRACTICE FOR THE STATE OF TENNESSEE, BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3.
    THIS SURVEY IS CLASSIFIED AS A:
    URBAN AND SUBDIVISION (CATEGORY I)
13. ELEVATIONS AND CONTOURS WERE DERIVED USING RADIAL TRIGONOMETRY AND DIGITAL TERRAIN MODELING. CONTOUR INTERVALS ARE TWO (1) FOOT, AND THE SOURCE OF VERTICAL DATUM IS H.G.V.D. 1929.
14. A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C0313G, 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, 1.3.02.
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 SEWER 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.

ARCHITECTURAL PLANS:

SCHEMATIC ARCHITECTURAL PLANS AND ELEVATIONS ARE APPROVED AS REQUIRED BY ARTICLE 1.3.00 OF THE ZONING ORDINANCE. HOME ELEVATIONS ARE TYPICAL AS APPROVED ON TWIN EAGLES SUBDIVISION PHASES 1-12.

TRAFFIC VOLUME ESTIMATES:

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

ESTIMATED BEGINNING OF CONSTRUCTION:

MAY 2016

ESTIMATED COMPLETION OF CONSTRUCTION:

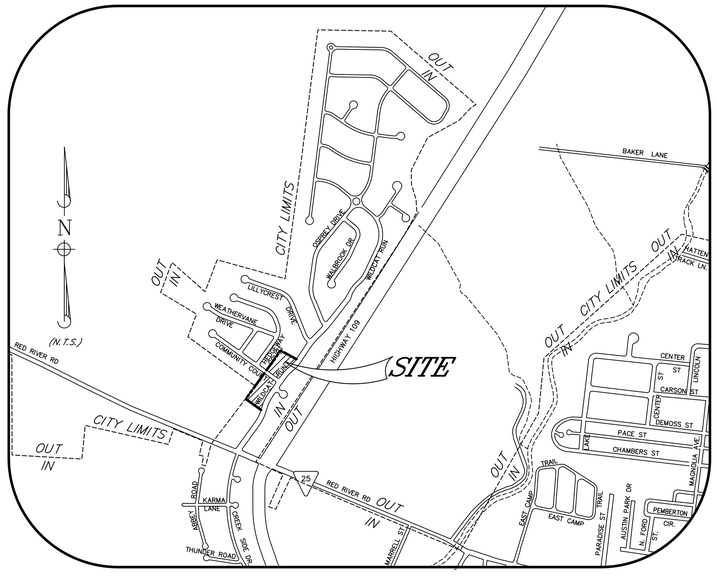
DECEMBER 2016

TEMPORARY BENCH MARK:

TBM LOCATED IN FENCE LINE WITH SHIAVONE & BRADLEY PROPERTY, APPROXIMATELY 235' 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'

PLAN SHEET INDEX:

DESCRIPTION	SHEET
COVER SHEET	C 1.0
SITE PLAN	C 2.0
PAVING & DRAINAGE DETAILS	C 3.0



TWIN EAGLES SUBDIVISION PHASE 13 SECTION A

AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN
WILDCAT RUN & COMMUNITY COURT
CITY OF GALLATIN, 9TH CIVIL DISTRICT,
SUMNER COUNTY, TENNESSEE

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 JEFF BOND AT (615) 452-6487)

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 AMENITIES WILL BE MAINTAINED BY A DEVELOPER APPOINTED ASSIGNEE UNTIL SUCH TIME AS LOTS ARE SOLD. AT THIS TIME, UPON APPROVAL OF TOW OF HOMEOWNERS, A HOMEOWNER'S ASSOCIATION WILL BE FORMED AND ASSIGNEE WILL BE APPOINTED BY THE HOMEOWNERS ASSOCIATIONS. FEES MAY BE ESTABLISHED BY THE HOMEOWNER'S 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 3.65 ± ACRES OF 7.58 ± 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 RIP-RAP SHALL BE PLACED IN SUCH A MANNER AS TO ACHIEVE MAXIMUM INTERLOCKING TIGHTNESS.
2. DURING CONSTRUCTION EXPOSE THE MINIMUM AREA OF SOIL FOR THE MINIMUM TIME POSSIBLE. CONTROL DUST BY WATERING OR OTHER METHOD APPROVED BY THE CITY OF GALLATIN.
3. EROSION SHALL BE CONTROLLED IN ACCORDANCE WITH THE GENERAL NPDES PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (PERMIT NO. TNR100000). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL EROSION FROM STORM WATER RUNOFF. 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 95% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION. COMPACTION REQUIREMENTS FOR BUILDING PADS - ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED WITH SHEEPS-FOOT VIBRATORY COMPACTOR TO 95% 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 III 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 III 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 95% STD PROCTOR. PUG THEN TO BE PLACED IN 6" LAYERS AND LIGHTLY TAMPED TO 12" ABOVE THE TOP OF THE PIPE CORRUGATION. REMAINDER OF BACKFILL TO BE NATIVE SOIL COMPACTED.
8. ALL DITCHES TO RECEIVE COVER TREATMENT AS SHOWN ON PLANS.
9. THE PAVING TRANSITION AT EXISTING STREETS SHALL BE SMOOTH IN BOTH HORIZONTAL AND VERTICAL ALIGNMENT, FIELD ADJUST AS NECESSARY.
10. 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.

BUFFER YARD REQUIREMENTS

	ORDINANCE	PROPOSED
MU TO A	TYPE 50	NONE *

* RANDALL AND BARBARA JONES OWN THE ADJACENT PROPERTY WHICH WILL BE TWIN EAGLES SUBDIVISION PHASE 13 SECTION B.
IF IN THE FUTURE, THE ADJACENT PROPERTY IS NOT DEVELOPED AS PART OF THE TWIN SUBDIVISION OR SOLD TO ANOTHER INDIVIDUAL AND REMAINS AS IS WITH THE EXISTING RESIDENCE THE TYPE 50 BUFFERYARD SHALL BE INSTALLED AND MAINTAINED.

MU BULK AND AREA REGULATIONS

	ORDINANCE	PROVIDED
MINIMUM SITE SIZE	5 AC	7.58 ± AC
MINIMUM LOT AREA	6,000 SF	6,000 SF
MINIMUM LOT WIDTH	60 FEET	60 FEET
MINIMUM BUILDING 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	10,600 SF
MAXIMUM BUILDING HEIGHT	35 FEET	< 30 FEET

SITE DATA TABLE

OWNER / DEVELOPER	RANDY JONES ETUX BARBARA 604 LILYCREST DRIVE GALLATIN, TN 37066
SITE LOCATION	WILDCAT RUN
TAX MAP	114 AND 114E GROUP C
PARCELS	P/O PARCEL 059.00 AND PARCEL 040.00 RB 1766, PG 194 R.O.S.C.TN
ACREAGE	7.58 ± (PAR. 059.00 - 5.94 ±, PAR. 040.00 - 1.64 ±)
CURRENT ZONE	MU
REQUESTED ZONE	-
EXISTING USE	VACANT COMMERCIAL
PROPOSED USE	SINGLE-FAMILY DETACHED

UTILITY OWNERS

WATER SEWER GAS	GALLATIN PUBLIC UTILITIES 239 HANCOCK STREET GALLATIN, TN 37066 CONTACT: DAVID GREGORY (615) 451-5922	TELEPHONE	AT&T 2501 PARK PLACE NASHVILLE, TN 37203 CONTACT: (615) 344-5288
ELECTRIC	GALLATIN DEPARTMENT OF ELECTRICITY 135 JONES STREET GALLATIN, TN 37066 CONTACT: MIKE TAYLOR (615) 452-5152	CABLE	COMCAST 840 SOUTH WESTLAND AVENUE GALLATIN, TN 37066 CONTACT: (615) 244-5900

ROGERS ENGINEERING GROUP
114B WEST MAIN STREET
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

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

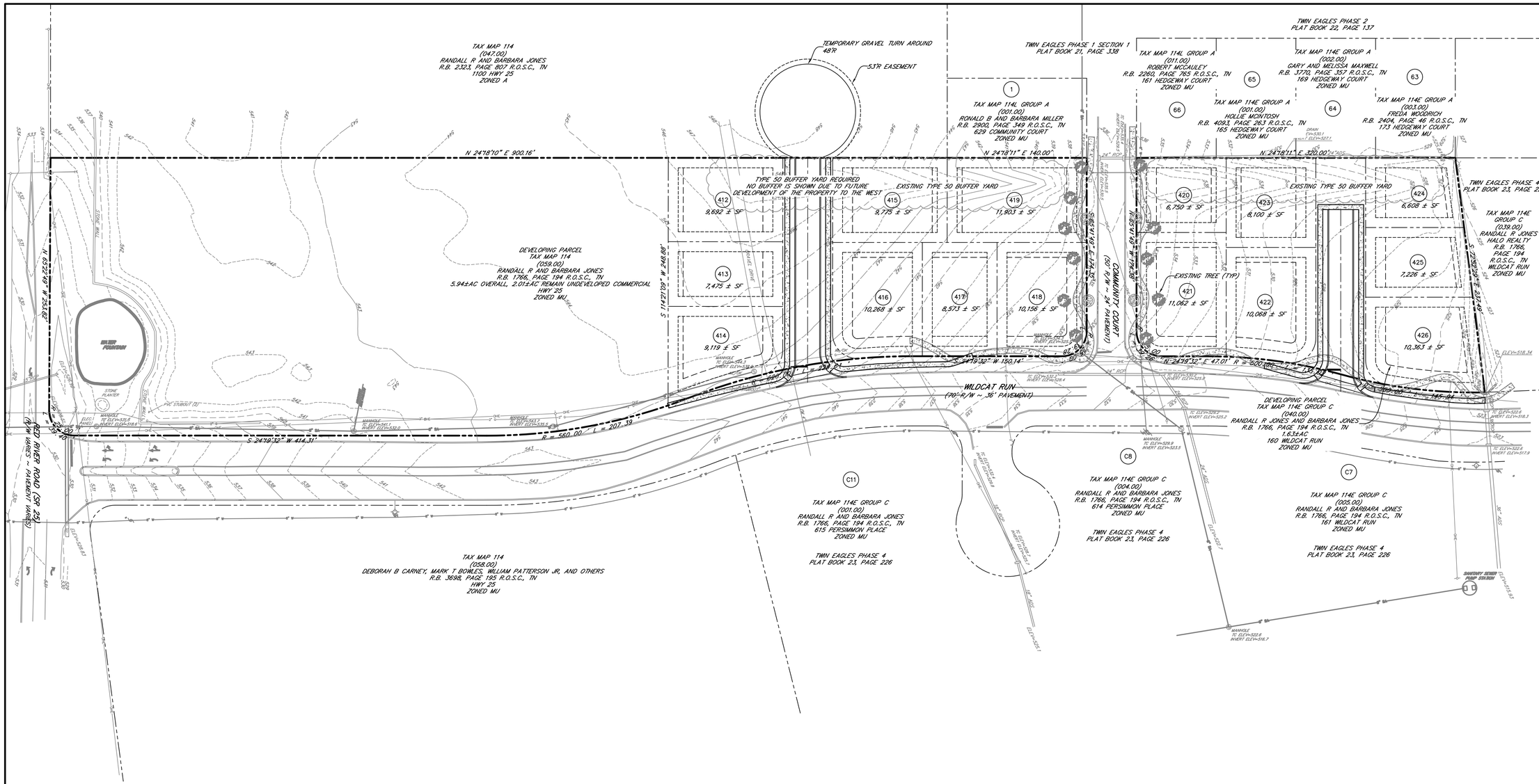
JOHN ANTHONY LEECH REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 0011805 STATE OF TENNESSEE
2-11-16

SHEET NO.
C 1.0

REVISIONS
REVISION 1: 11 FEB 2016 PER PROJECT COMMENTS DATED 2-5-16

SHEET 1 OF 3

PROJECT #	13-035
DATE	25 JANUARY 2016

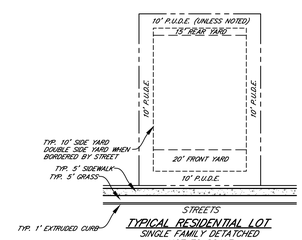


NOTES:

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

LEGEND

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



TYPICAL RESIDENTIAL LOT
SINGLE FAMILY DETACHED
NOT TO SCALE

ROGERS ENGINEERING GROUP
114B WEST MAIN STREET
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
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TENNESSEE ONE CALL
IT'S THE LAW

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

TWIN EAGLES SUBDIVISION PHASE 13 SECTION A

AMENDED PMDP
SITE PLAN
WILDCAT RUN AND COMMUNITY COURT
CITY OF GALLATIN, 9TH CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

JOHN ANTHONY LEATH REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 0011160 STATE OF TENNESSEE

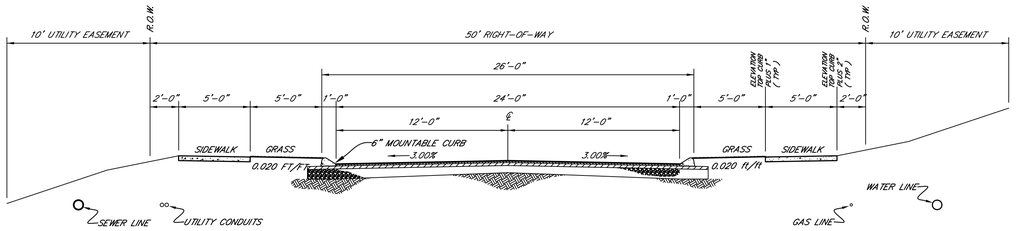
2-11-16

SHEET NO.
C 2.0

REVISIONS
REVISION 1: 11 FEB 2016 PER PROJECT COMMENTS DATED 2-5-16

SHEET 2 OF 3

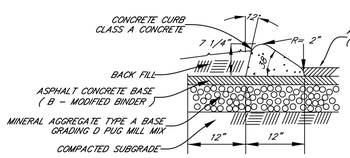
PROJECT #	13-035
DATE	25 JANUARY 2016



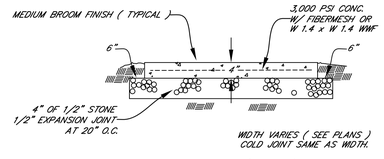
TYPICAL STREET CROSS SECTION
50' R/W ~ 24' PAVEMENT
NOT TO SCALE

NOTES:

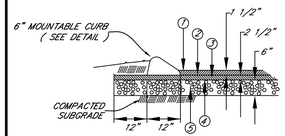
1. THIS DETAIL SHOWS TYPICAL ELEVATION VARIATIONS BETWEEN PAVING, TOP OF CURB, AND WALKWAYS AS REQUIRED BY THE CITY OF GALLATIN. CONTRACTOR TO UTILIZE DETAIL REQUIREMENTS WITH SITE PLAN LAYOUT.
2. NO RETAINING WALLS WITHIN 10' OF R.O.W.



DETAIL 6" EXTRUDED MOUNTABLE CONCRETE CURB
NOT TO SCALE

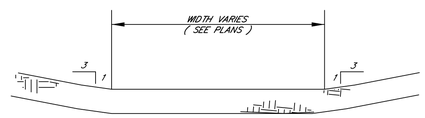


WALK DETAIL (YARD)
NOT TO SCALE

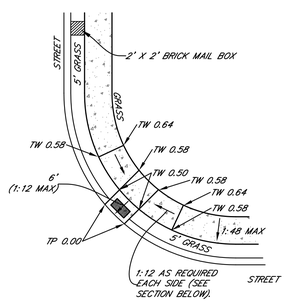


1. ASPHALT CONCRETE SURFACE (GRADING C-W)
2. TACK COAT
3. ASPHALT CONCRETE BASE (B - MODIFIED BINDER)
4. PRIME COAT
5. MINERAL AGGREGATE TYPE A BASE GRADING D PUG MILL MIX

PAVEMENT SECTION WITH EXTRUDED CURB
NOT TO SCALE



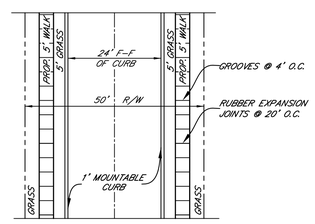
TRAPEZOIDAL DITCH
NOT TO SCALE



ACCESS RAMP AT WALK / PEDESTRIAN CROSSING
ON - OFF
NOT TO SCALE

NOTES:

1. ALL SIDEWALKS TO BE RAMPED FOR ON - OFF. I.A.W. ADAA GUIDELINES, MAXIMUM RAMP SLOPE IS 1:12 WITH A MINIMUM RISE OF 6".
2. ADD 24" X 48" HANDICAPPED DETECTABLE WARNING SURFACE TO RAMP.

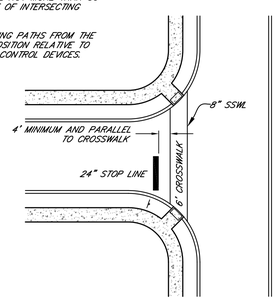


PLAN WALK DETAIL
WITH STREET
NOT TO SCALE

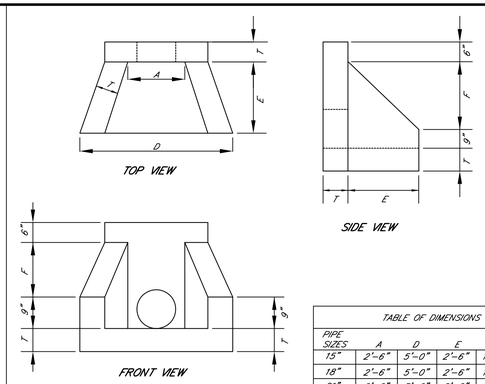
WALKS AND PEDESTRIAN CROSSING LAYOUT
NOT TO SCALE

NOTES:

1. IF CROSSWALKS ARE NOT USED, SOP LINE SHALL BE NOT MORE THAN 30 FEET NOR LESS THAN 4 FEET FROM NEAREST EDGE OF INTERSECTING ROADWAY.
2. LOCATION SHALL BE DETERMINED BY VEHICLE TURNING PATHS FROM THE INTERSECTING ROADWAY, AND IF SIGNALIZED, ITS POSITION RELATIVE TO SIGNAL HEADS, PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. STRIPING SHOULD BE THERMOPLASTIC.
4. SEE SITE PLAN FOR CROSSWALK LOCATIONS.



STOP LINE PLACEMENT
NOT TO SCALE

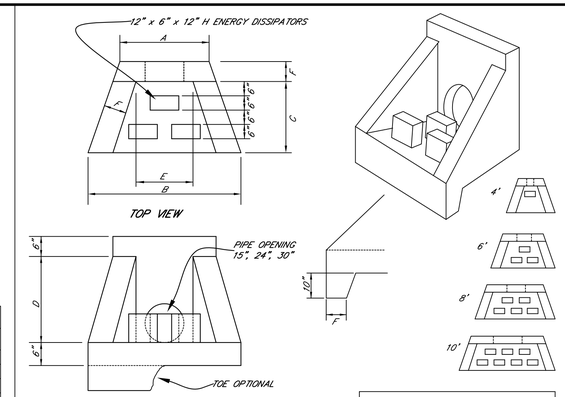


NOTES:

1. CONCRETE SHALL BE CLASS "A" MIXED, PLACED, FORMED, AND FINISHED IN ACCORDANCE WITH SECTION 604 AND 611 OF T.D.O.T. STANDARD SPECIFICATIONS. REINFORCED WITH #4 BARS 10" C/C EACH WAY, WITH WINGS AND TOE SLAB DOWELLED TO HEADWALL WITH #5 BARS.
2. FORM WORK AND ALL STRUCTURAL EXCAVATION AND BACK FILL SHALL BE PROVIDED AND / OR PERFORMED IN ACCORDANCE WITH T.D.O.T. SPECIFICATIONS.
3. 3/4" CHAMFER ON ALL EXPOSED EDGES.

TABLE OF DIMENSIONS					
PIPE SIZES	A	D	E	F	T (MIN.)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	4'-0"	3'-3"	6"
30"	4'-0"	6'-6"	4'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"	7'-0"	9'-5"	4'-6"	5'-9"	6"
60"	7'-0"	9'-5"	4'-6"	5'-9"	6"
66"	8'-6"	11'-0"	5'-6"	6'-11"	6"
72"	8'-6"	11'-0"	5'-6"	6'-11"	6"
38"X60"	7'-0"	9'-5"	4'-6"	4'-5"	6"

CONCRETE HEADWALL
(OUTLET & INLET)
NOT TO SCALE

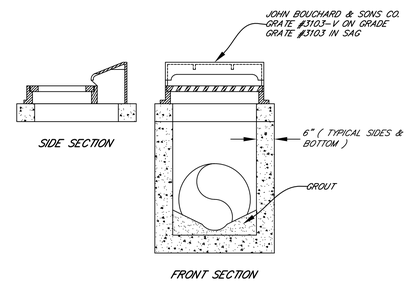


NOTES:

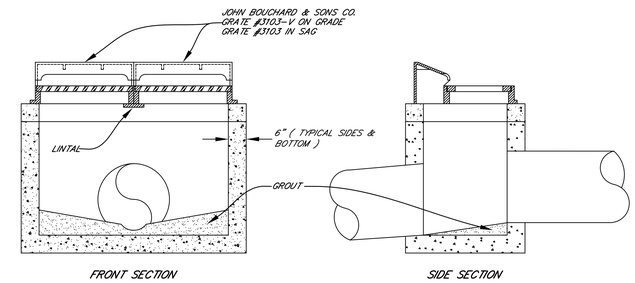
1. CONCRETE SHALL BE CLASS "A" MIXED, PLACED, FORMED, AND FINISHED IN ACCORDANCE WITH T.D.O.T.. STANDARD SPECIFICATIONS. REINFORCED WITH #4 BARS 10" C/C EACH WAY, SLAB DOWELLED TO HEADWALL WITH #5 BARS.
2. FORM WORK AND ALL STRUCTURAL EXCAVATION AND BACK FILL SHALL BE PROVIDED AND / OR PERFORMED IN ACCORDANCE WITH T.D.O.T. SPECIFICATIONS.
3. 3/4" CHAMFER ON ALL EXPOSED EDGES.

TABLE OF DIMENSIONS				
SIZE	4'	6'	8'	10'
A	32"	48"	72"	96"
B	48"	72"	96"	120"
C	30"	44"	50"	56"
D	25"	36"	52"	66"
E	24"	36"	59"	83"
F	NA	8"	8"	8"
MAX OPG.	18"	26"	40"	60"
WT./#	1090	3130	5625	8575

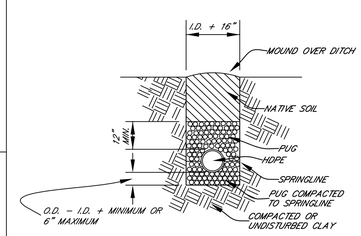
WINGED HEADWALL WITH ENERGY DISSIPATORS
NOT TO SCALE



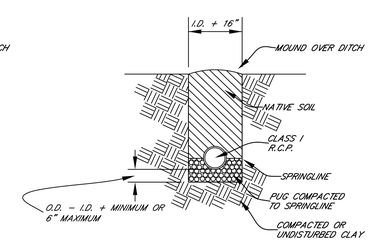
CURB INLET (SINGLE)
NOT TO SCALE



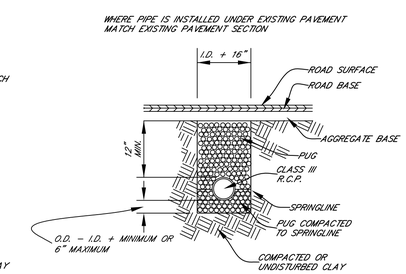
CURB INLET (DOUBLE)
NOT TO SCALE



HDPE DRAINAGE PIPE DETAIL
UNDER NON-TRAFFIC AREAS
NOT TO SCALE



R.C.P. DRAINAGE PIPE DETAIL
UNDER NON-TRAFFIC AREAS
NOT TO SCALE



R.C.P. DRAINAGE PIPE DETAIL
UNDER TRAFFIC AREAS
NOT TO SCALE

ROGERS ENGINEERING GROUP
114B WEST MAIN STREET
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

TWIN EAGLES SUBDIVISION PHASE 13 SECTION A

AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN
PAVING & DRAINAGE DETAILS
WILDCAT RUN & COMMUNITY COURT
CITY OF GALLATIN, 9TH CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

JOHN ANTHONY LEITH
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 0011605
STATE OF TENNESSEE

2-11-16

SHEET NO.
C 3.0

REVISIONS

REVISION 1: 11 FEB 2016 PER PROJECT COMMENTS DATED 2-5-16

SHEET 3 OF 3

PROJECT #	13-035
DATE	25 JANUARY 2016

ITEM 15

GMRPC Resolution No. 2016-25

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A PRELIMINARY PLAT FOR JENNINGS PARK SUBDIVISION, A MAJOR SUBDIVISION, TO CREATE SEVEN (7) ONE-FAMILY DETACHED DWELLING LOTS AND PRIVATE STREET/RIGHT-OF-WAY ON 5.40 (+/-) ACRES, LOCATED SOUTH OF HARTSVILLE PIKE, EAST OF NORTH DRIVE AND WEST OF PERRY STREET. (PC 1-1562-16B)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Plat submitted by the applicant, Crawford & Cummings, at its regular meeting on February 22, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-403, 13-4-303, and the City of Gallatin Subdivision Regulations:

1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Character Area.
2. The Preliminary Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City as described in Chapter 1, Section 1-104, Items 1-11and Chapter 2, Section 2-103.
3. The Preliminary Plat is consistent with the purpose and intent of the Medium Density Residential R15 (R15) Zoning District.
4. The Preliminary Plat is consistent with T.C.A. Sections 13-3-403 and 13-4-303.
5. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
6. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Preliminary Plat for Jennings Park Subdivision consisting of a one (1) sheet plan, prepared by Crawford & Cummings,

ITEM 15

PC of Nashville, Tennessee, with CCPC Job Number 15-084, dated February 15, 2016 with the following conditions:

1. In the Site Data Table, fill in Book Number and Page for Livingwell Properties.
2. Provide an address for Lot 3. Verify that addresses are based on Independence Way rather than Hartsville Pike.
3. Drainage calculations shall be submitted to Engineering Division that meets the stormwater requirements for the private street and each lot prior to recording of final plat.
4. Show a driveway connection for Lot 1 to Independence Way.
5. Add a note "Access for Lot 1 shall be via Independence Way.
6. Add a note for Tax Map 126D, Group D, Parcel 015.00 property shall be via Independence Way.
7. Correct Note #6 to indicate stormwater quality requirements shall be met on each individual site. Each individual site shall be approved by the City of Gallatin Engineering Division prior to obtaining any building permits.
8. Add a typical roadway cross section for Independence Way pavement and right-of-way.
9. Revise (40' Private) to read (40' Private Right-of-Way) in both places.
10. Submit three (3) corrected and folded copies of the preliminary plat to the Planning Department for review and approval prior to the recording of the final plat.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 02/22/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 15
PLANNING DEPARTMENT STAFF REPORT

Preliminary Plat for Jennings Park Subdivision
(PC 1-1562-16B)
Located south of Hartsville Pike, east of North Drive and west of Perry Street
Date: February 17, 2016

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR JENNINGS PARK SUBDIVISION, A MAJOR SUBDIVISION, TO CREATE SEVEN (7) ONE-FAMILY DETACHED DWELLING LOTS AND PRIVATE STREET/RIGHT-OF-WAY ON 5.40 (+/-) ACRES, LOCATED SOUTH OF HARTSVILLE PIKE, EAST OF NORTH DRIVE AND WEST OF PERRY STREET.

OWNER:	**LIVINGWELL PROPERTIES AND LP HUTCHINS GENERAL PARTNERS**
APPLICANT:	**CRAWFORD & CUMMINGS PC**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2016-25**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**FEBRUARY 22, 2016**

PROPERTY OVERVIEW: The owner and applicant is requesting approval of a Preliminary Plat for Jennings Park Subdivision, a major subdivision, to create seven (7) One-Family Detached Dwelling lots and private street/right-of-way on 5.40 (+/-) acres (Tax Map 126D, Group D, Parcel 016.00 and 017.00), located south of Hartsville Pike, east of North Drive and west of Perry Street. The property is currently zoned Medium Density Residential R15 (R15). One-Family Detached Dwellings is a permitted use in the R15 zoning district. (Attachment 15-1 and 15-2)

CASE BACKGROUND:

Previous History

On August 10, 2015, the Planning Commission discussed the Preliminary Plat for Jennings Park Subdivision (PC 1-958-15B) to create six (6) lots and dedicate a right-of-way.

On August 24, 2015, the Planning Commission approved the Preliminary Plat for Jennings Park Subdivision (PC 1-958-15B), with conditions to create six (6) lots and dedicate a right-of-way (Attachment 15-3). Since the approval of the preliminary plat, the applicant submitted construction plans and drainage calculations to the Engineering Division for review and approval.

On October 26, 2015 the Planning Commission approved the Final Plat for Jennings Park Subdivision (PC 1-1064-15C), to create six (6) lots and dedicate a right-of-way (Attachment 15-4).

On February 8, 2016 Work Session, the Planning Commission discussed the submittal of three (3) plats by the owner and applicant to subdivide the original property (parcel 016.00) and additional property (parcel 017.00) into seven (7) lots with four (4) separate shared access easements onto Hartsville Pike. Since the approval of the final plat in October of 2015, the owners purchased an additional parcel (parcel 017.00) to include in the subdivision and proposed a series of private joint access easements to Hartsville Pike. The Planning Commission suggested the owner and applicant work with staff to incorporate both properties and reduce the number of access points to Hartsville Pike.

DISCUSSION:

Proposed Development

The owner and applicant for Jennings Park Subdivision are proposing to subdivide 5.40 (+/-) acre parcel into seven (7) lots, each minimum of 15,000 square feet, and provide an 18 foot wide private street within a 40-foot wide private right-of-way approximately 1,200 feet in length. The proposed subdivision is consistent with the Neighborhood Established Character Area and the R15 zoning. The existing house will be included within Lot 1 of the subdivision and an existing barn located in the rear of the property, will be removed. The lots are designed to accommodate and align with the natural topography of the land to allow for the conveyance of stormwater through the property and off-site. This will reduce the impact of stormwater runoff from each lot and the private street within this subdivision. The lots range from approximately 18,019 square feet to 48,284 square feet each and exceed the required minimum lot size of 15,000 square feet.

Natural Features

The majority of the property is currently unimproved and vacant. The natural topography of the site slopes from the highest elevation (596') located along Hartsville Pike and gradually slopes to the southeast corner of the property. No portion of Jennings Park Subdivision is located within a special flood hazard area according to FIRM Panel No. 47165C0318G.

Adjacent or Area Uses

One-Family Detached Dwellings surround the proposed development. Two (2) platted subdivisions, zoned Medium Density Residential R15 (R15), are located south of the property at the northeast corner of proposed Lot 3. Three (3) adjacent parcels to the east and three (3) adjacent parcels to the west are zoned R15 and contain single-family homes.

Architecture

The architecture required for Jennings Park Subdivision shall follow the Residential Infill Development Design Standards as set forth in Section 13.08.010.E of the Gallatin Zoning Ordinance. The owner and applicant submitted architectural renderings of typical homes proposed for Jennings Park Subdivision (Attachment 15-5). These are comparable to the surrounding homes in the established neighborhood. The Planning Commission may establish architectural character and compatibility standards to ensure the protection of established housing and residential neighborhoods in the City of Gallatin.

Rights-of-Way and Streets

All seven (7) lots, including the existing structure located on Tax Map 126D, Group D, Parcel 015.00, will access a proposed 1,200 linear feet by a 40-foot wide looped private

right-of-way with a pavement width of 18 feet for the proposed private street. Drainage conveyance will be required with the private street.

Section 4-103.10, Pavement Width Standards of the Gallatin Subdivision Regulations, allows an 18-foot pavement width for a short street, cul-de-sac, or court with a projected ADT of 200 or less. The private street would function as a "lane" as described in Section 4-103.10.1.a. The Fire Department commented that they are in agreement with the 18-foot pavement width for the looped street with two (2) access points to Hartsville Pike. No on-street parking will be allowed on the proposed private street with the reduced pavement width.

A five (5) foot wide sidewalk and five (5) foot wide grass strip will not be constructed on either side of the proposed private street. Section 4-102.903 requires sidewalks except for minor subdivision and where final plats are not part of an additional section of the subdivision without sidewalks. To not provide sidewalks the owner and applicant must request a variance from Section 4-102.903.1 and section 1-112.

Public Utility and Drainage Easements (P.U.D.E's)
All lots will include 10-foot wide Public Utility Drainage Easements (P.U.D.E.) located on all four (4) sides with the exception of a 20-foot wide P.U.D.E. located along the rear of Lots 3 thru 7. The P.U.D.E. located between Lots 4 and 5 and in the southeastern corner of Lot 5 allows for the installation of a proposed eight (8) inch sanitary sewer line. No vertical construction is allowed in any easements. Depending on how the drainage system is designed, additional easement widths may be required.

Open Space and Bufferyard
The preliminary plat shows no open space tracts. No bufferyards or interior landscaping is required for any portion of Jennings Park Subdivision since all adjacent property is zoned R15. There are existing mature trees scattered throughout the property located along the southern boundary.

Stormwater
The owner and applicant submitted construction plans and drainage calculations for the previous submitted final plat (PC 1-1064-15C) to Engineering Division for review and approval. The Engineering Division reviewed and approved the construction plans and drainage calculations for the previous submitted final plat.

The owner and applicant have not indicated a stormwater system to be located within this revised subdivision. The owner and applicant have stated and noted that the water quality requirements will be met on each site (lot). Each site (lot) must be approved by the City of Gallatin prior to obtaining a permit. The owner and applicant shall submit updated construction plans and drainage calculations to comply with stormwater quality requirements prior to the issuance of any building permits.

The owner and applicant shall correct Note #6 to indicate stormwater quality requirements shall be met on each individual site (lot). Each individual site (lot) shall be approved by the City of Gallatin Engineering Division prior to obtaining any building permits.

Planning Department Comments
The Planning Department reviewed and commented on the preliminary plat. The owner and applicant satisfactorily addressed most of the Planning Department comments; however the owner and applicant shall comply with the following:

1. Fill in Book Number and Page for one (1) of the owners in the Certificate of Ownership and Dedication and Site Data Table.

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

1. Provide an address for Lot 3. Verify that addresses are based on Independence Way rather than Hartsville Pike.
2. Correct Independence Way (40' Private) to Independence Way (40' Private R.O.W.).
3. Drainage calculations shall be submitted to Engineering Division that meets the stormwater requirements for each lot prior to recording of final plat.
4. Show a driveway connection for Lot 1 to Independence Way.
5. Add a note "Access for Lot 1 shall be via Independence Way.
6. Add a note for Tax Map 126D, Group D, Parcel 015.00 property shall be via Independence Way.
2. Correct Note #6 to indicate stormwater quality requirements shall be met on each individual site. Each individual site shall be approved by the City of Gallatin Engineering Division prior to obtaining any building permits.
7. Add a typical roadway cross section for Independence Way pavement and right-of-way.
8. Revise (40' Private) to read (40' Private Right-of-Way) in both places.

Gallatin Public Utilities Department Comments
This development is serviced by the Gallatin Public Utilities Department. The applicant shall coordinate all development with Gallatin Public Utilities Department to ensure all future utility infrastructures are installed to the satisfaction of the Gallatin Public Utilities Department. The Gallatin Public Utilities Department reviewed the preliminary plat and shall comply with the following:

1. Provide detailed plans and specifications for water and sanitary sewer to the Gallatin Public Utilities Department for review and approval prior to the recording of the final plat.

Other Departmental Comments
Other City Departments reviewed and commented on the preliminary plat. The applicant satisfactorily addressed the Other Departmental Comments; however, the owner and applicant shall comply with the following:

1. All roadways shall be able to support fire equipment prior to issuance of any building permits.
2. All applicable fire codes shall be followed.

Findings

1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Character Area.
2. The Preliminary Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City as described in Chapter 1, Section 1-104, Items 1-11and Chapter 2, Section 2-103.
3. The Preliminary Plat is consistent with the purpose and intent of the Medium Density Residential R15 (R15) Zoning District.
4. The Preliminary Plat is consistent with T.C.A. Sections 13-3-403 and 13-4-303.
5. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
6. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:

Staff recommends that the Planning Commission approve GMRPC Resolution 2016-25, a Preliminary Plat for Jennings Park Subdivision consisting of a one (1) sheet plan, prepared by Crawford & Cummings, PC of Nashville, Tennessee, with CCPC Job Number 15-084, dated February 15, 2016 with the following conditions:

1. In the Site Data Table, fill in Book Number and Page for Livingwell Properties.
2. Provide an address for Lot 3. Verify that addresses are based on Independence Way rather than Hartsville Pike.
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8. Add a typical roadway cross section for Independence Way pavement and right-of-way.
9. Revise (40' Private) to read (40' Private Right-of-Way) in both places.
10. Submit three (3) corrected and folded copies of the preliminary plat to the Planning Department for review and approval prior to the recording of the final plat.

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

ATTACHMENTS:

Attachment 15-1 Location Map
Attachment 15-2 Preliminary Plat, Jennings Park Subdivision (PC 1-1562-16B)
Attachment 15-3 Preliminary Plat, Jennings Park Subdivision (PC 1-958-15B)
Attachment 15-4 Final Plat, Jennings Park Subdivision (PC 1-1064-15C)
Attachment 15-5 Architectural Renderings

Jennings Park Subdivision

Location Map

703 Hartsville Pike
Located between North Drive and Perry Street
Tax Map and Parcel #126D/D/016.00 and 017.00
Zoned R15
PC #1-1562-16B

ATTACHMENT 15-1

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	89°25'05"	25.00'	39.02'	S37°06'32"E	35.18'	24.75'
C2	207°23'58"	60.00'	217.19'	S48°22'32"E	116.59'	248.14'
C3	82°07'56"	50.00'	71.67'	S48°39'58"W	65.59'	43.57'
C4	34°24'30"	60.00'	36.03'	S72°31'41"W	35.49'	18.58'
C5	71°14'28"	60.00'	74.60'	S19°42'13"W	69.89'	42.99'
C6	43°31'57"	60.00'	45.59'	S37°41'00"E	44.50'	23.96'
C7	65°41'18"	60.00'	68.79'	N87°42'23"E	65.08'	38.73'
C8	26°56'15"	60.00'	28.21'	N41°23'36"E	27.95'	14.37'
C9	3°47'53"	300.00'	19.89'	N28°01'32"E	19.88'	9.95'
C10	16°31'37"	300.00'	86.53'	N15°51'48"E	86.23'	43.57'

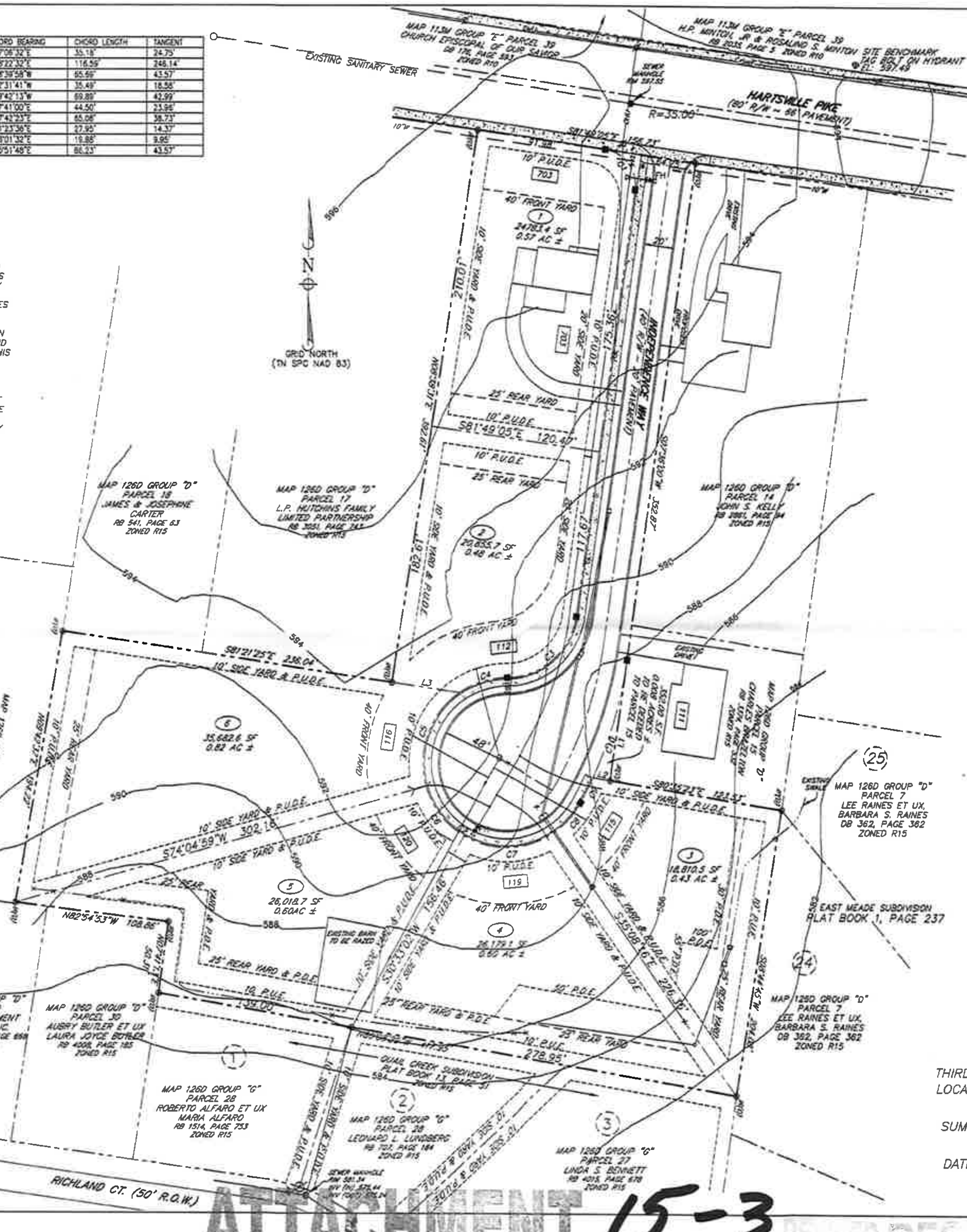
LINE	BEARING	DISTANCE
L1	S07°36'00"W	85.73'
L2	N80°35'23"W	12.40'
L3	N81°21'25"W	46.57'

<u>UTILITY NOTE:</u>

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.

<u>WARNING</u>

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.



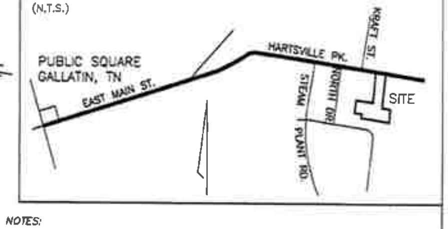
LEGEND

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

ROADWAY SECTION

R.O.W. WIDTH: 40'
PAVEMENT WIDTH: 20'
1' CURB
5' GRASS STRIP
5' SIDEWALK
CUL-DE-SAC R.O.W. RADIUS: 57'
CUL-DE-SAC PAVEMENT RADIUS: 48'

VICINITY MAP
(N.T.S.)



NOTES:

1. The purpose of this plat is to create 6 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 TDOT 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. 47165C0318G 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.

SITE DATA TABLE

OWNER: SHERRAL HILL
1057 CRAGFONT ESTATES, GALLATIN, TN 37066
RECORD BOOK 3111, PAGE 685 R.O.S.C.T.
DEVELOPER: PROVIDENCE LAND COMPANY, LLC
509 INDIAN MOUND, GOODLETTSVILLE, TN 37072
(615) 533-5233
LOTS: 6 ONE-FAMILY DETACHED RESIDENTIAL LOTS
ZONING: R15
AREA: 4.15 ACRES
MAP 126D "D" PARCEL 16
ADDRESS: 703 HARTSVILLE PIKE
YARD REQUIREMENTS:
FRONT: 40'
SIDE: 10'
REAR: 25'
TOTAL ROW AREA: 0.65 ACRE ± 28356.1 S.F.
MAX. FLOOR AREA RATIO: 0.24
BUILDING HEIGHT: 1 & 2 STORY (MAXIMUM HEIGHT: 35')
MINIMUM LOT WIDTH AT BUILDING LINE: 75'
EXISTING USE: 5 LOTS VACANT, 1 LOT EXISTING RESIDENCE
PROPOSED USE: ONE-FAMILY DETACHED
OVERALL DENSITY: 1.4 UNITS/ACRE
GROUND COVERAGE: GRASS
PLAT PREPARED BY:
CRAWFORD & CUMMINGS, PC
1929 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 292-2661
DATE OF PREPARATION: AUGUST 25, 2015
DATE OF LAST REVISION: OCTOBER 14, 2015

J. ALAN CUMMINGS REGISTERED LAND SURVEYOR TENNESSEE NO. 2351
10/14/15

OCT 15 2015

<u>ENDORSEMENT OF PLANNING COMMISSION APPROVAL</u>

APPROVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION WITH SUCH EXCEPTIONS OR CONDITIONS AS ARE INDICATED IN THE MINUTES OF THE PLANNING COMMISSION ARE: ________

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

PRELIMINARY PLAT

JENNINGS PARK

CITY OF GALLATIN
THIRD CIVIL DISTRICT – SUMNER COUNTY, TENNESSEE
LOCATED NEAR THE INTERSECTION OF U.S. HWY. 31-E
AND NORTH DRIVE

SUMNER COUNTY MAP 126D GROUP "D" PARCEL 16
CONTAINING 4.16 ACRES ±

DATE: 10-14-2015 CCPC JOB NO. 15-

0 50 100 150

ATTACHMENT 15-3

REVISED RESUBMITTAL

1-958-1513

NOTES:

1. The purpose of this plat is to create 6 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 TDOT 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. 47165C0315G 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.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	89°25'05"	25.00'	39.02'	S37°06'32"E	35.18'	24.79'
C2	207°33'39"	60.00'	217.19'	S48°22'32"E	116.59'	248.14'
C3	82°07'56"	50.00'	71.67'	S46°39'58"W	65.69'	43.57'
C4	34°24'20"	60.00'	36.03'	S72°31'41"W	35.49'	18.58'
C5	77°14'26"	60.00'	74.60'	S19°42'13"W	69.69'	42.99'
C6	43°31'57"	60.00'	45.59'	S37°41'00"E	44.50'	23.94'
C7	65°41'18"	60.00'	68.79'	N87°42'32"E	65.08'	38.72'
C8	26°34'15"	60.00'	28.21'	N41°23'36"E	27.95'	14.37'
C9	2°47'53"	300.00'	13.89'	N26°01'20"E	13.88'	6.94'
C10	16°31'37"	300.00'	86.53'	N10°51'49"E	86.23'	43.53'

LINE	BEARING	DISTANCE
L1	S07°30'00"W	85.73'
L2	N80°20'23"W	12.40'
L3	N81°21'25"W	48.57'

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.

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.

J. ALAN CUMMINGS REGISTERED ENGINEER AND LAND SURVEYOR TENNESSEE NO. 2351 — 10/14/15

LEGEND

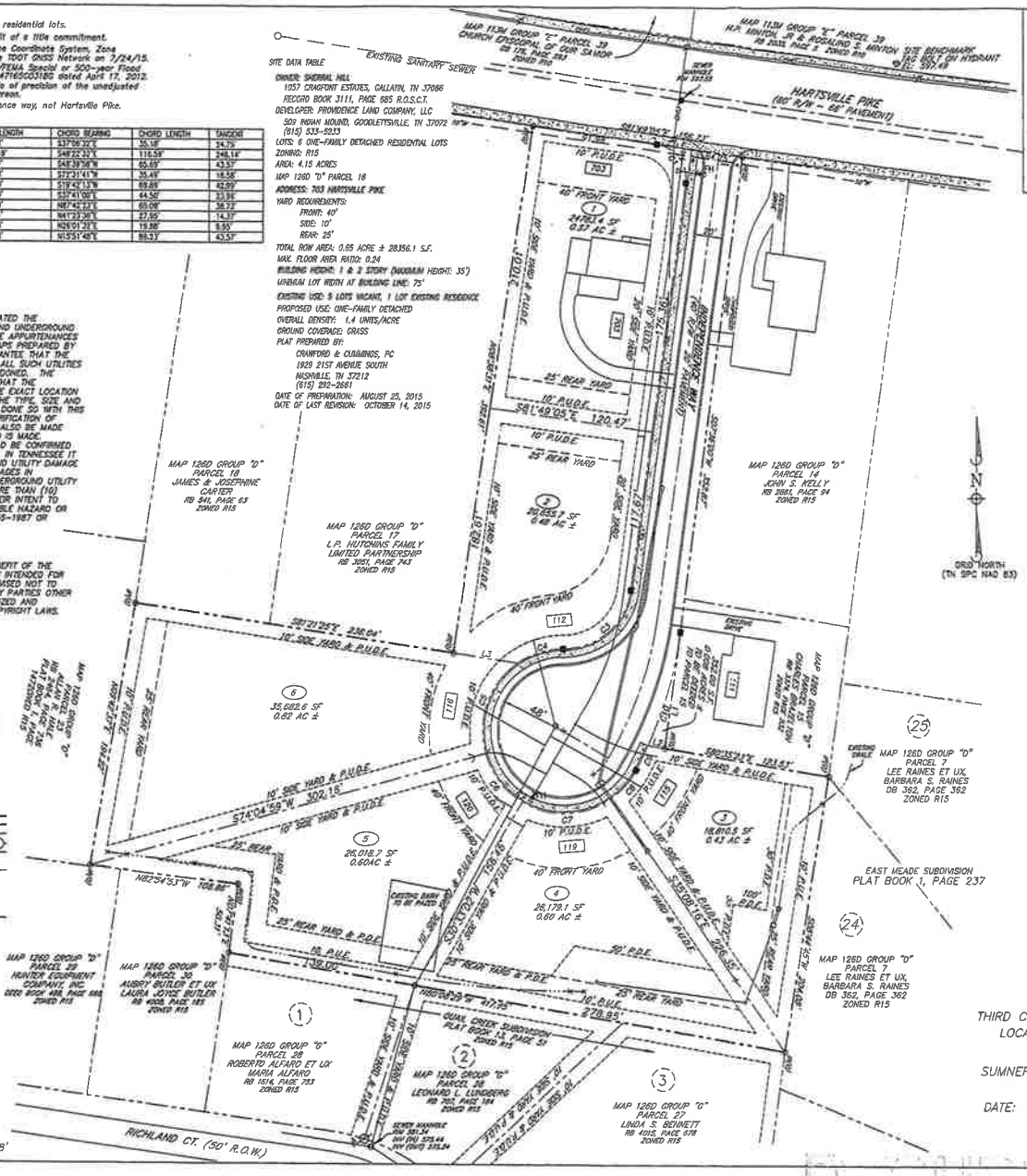
RIGHT-OF-WAY
PROPERTY LINE
WATER LINE
SEWER MANHOLE
OVERHEAD UTILITIES
FIRE HYDRANT
WATER VALVE
WATER METER
UTILITY POLE
IRON PIPE (OLD)
IRON ROD (OLD)
CONCRETE MONUMENT
DRAINAGE STRUCTURES

ROADWAY SECTION

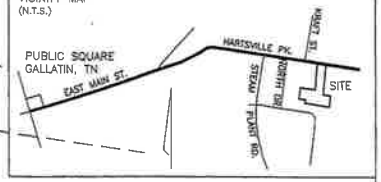
R.O.W. WIDTH: 40'
PAVEMENT WIDTH: 20'
1' CURB
5'GRASS STRIP
5' SIDEWALK
CUL-DE-SAC R.O.W. RADIUS: 57'
CUL-DE-SAC PAVEMENT RADIUS: 48'

SITE DATA TABLE

OWNER: SHERRAL HILL
1057 CRAGFONT ESTATES, GALLATIN, TN 37066
RECORD BOOK 3111, PAGE 685 R.O.S.C.T.
DEVELOPER: PROVIDENCE LAND COMPANY, LLC
509 INDIAN MOUND, GOODLETTSVILLE, TN 37072
(615) 533-5333
LOTS: 6 ONE-FAMILY DETACHED RESIDENTIAL LOTS
ZONING: R15
AREA: 4.15 ACRES
MAP 126D "D" PARCEL 16
ADDRESS: 703 HARTSVILLE PIKE
YARD REQUIREMENTS:
FRONT: 40'
SIDE: 10'
REAR: 25'
TOTAL ROW AREA: 0.65 ACRE ± 28356.1 S.F.
MAX. FLOOR AREA RATIO: 0.24
BUILDING HEIGHT: 1 & 2 STORY (MAXIMUM HEIGHT: 35')
MINIMUM LOT WIDTH AT BUILDING LINE: 75'
EXISTING USE: 5 LOTS VACANT, 1 LOT EXISTING RESIDENCE
PROPOSED USE: ONE-FAMILY DETACHED
OVERALL DENSITY: 1.4 UNITS/ACRE
GROUND COVERAGE: GRASS
PLAT PREPARED BY:
CRAWFORD & CUMMINGS, PC
1928 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 292-2661
DATE OF PREPARATION: AUGUST 25, 2015
DATE OF LAST REVISION: OCTOBER 14, 2015



VICINITY MAP (N.T.S.)



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number 3111, page 685, 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: _____

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 I" 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: 10/14/15 By: _____

J. Alan Cummings, TN R.L.S. 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, WRUD

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, WRUD

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

RECEIVED OCT 15 2015 GALLATIN PLANNING

FINAL PLAT

JENNINGS PARK

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 4.15 ACRES ±

DATE: 10-14-2015 CCPC JOB NO. 15-084

0 50 100 150

RESUBMITTAL

1-1064-15C

ATTACHMENT 15-84

ATTACHMENT 15-#5

RECEIVED
AUG 26 2015

1-1562-16B
1-1064-15C

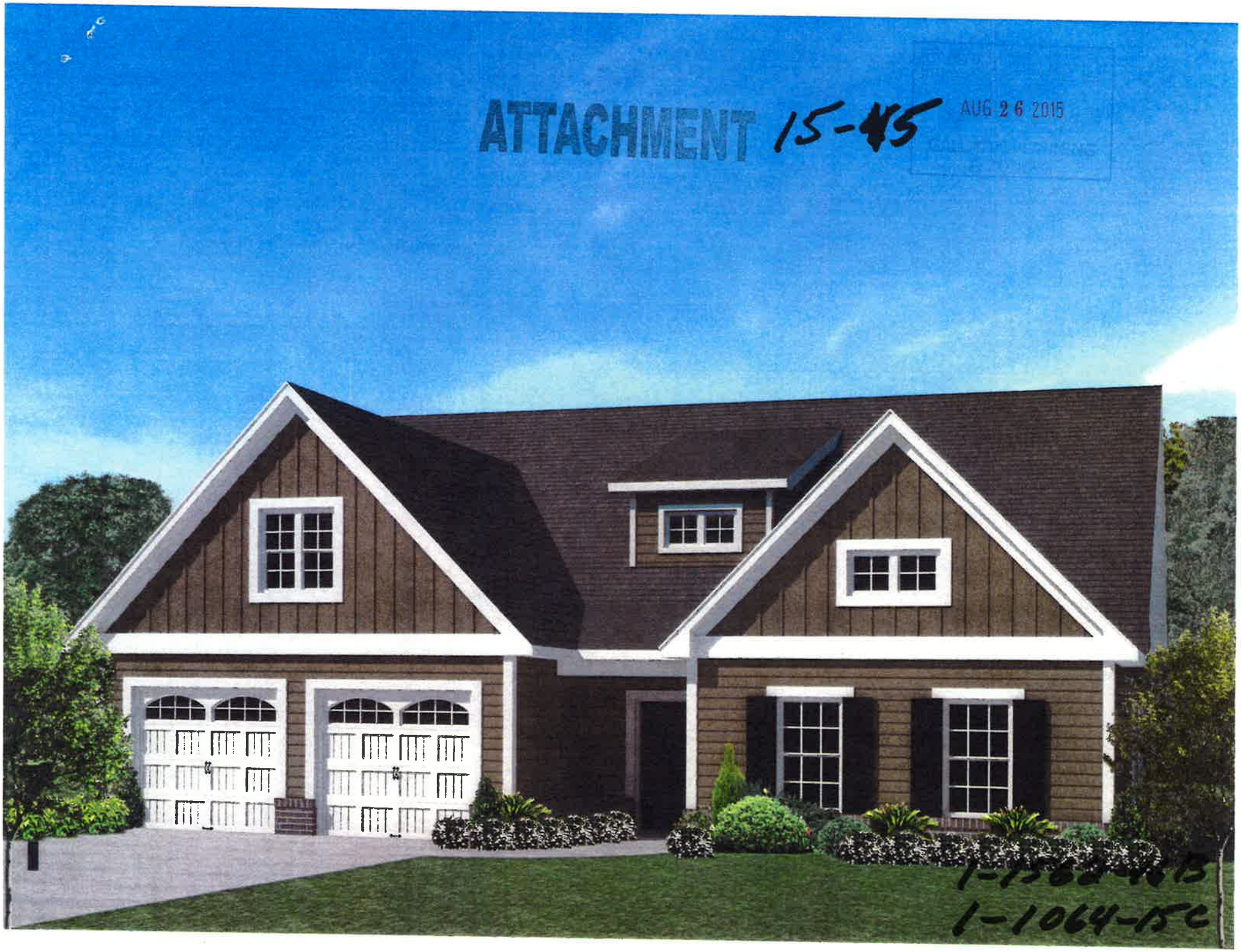
ATTACHMENT 15-115

RECEIVED
AUG 26 2015
GALLATIN PLANNING

1-1562-16B
1-1064-15C

ATTACHMENT 15-45

AUG 26 2015



1-1582-15B
1-1064-15C

CURVE DATA					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	91°48'36.09"	50.00'	80.12'	S53°30'19"W	71.82'
C2	89°07'34.05"	50.00'	77.78'	N36°01'36"W	70.17'
C3	31°49'51.56"	90.00'	50.00'	S25°31'22"E	49.36'
C4	39°09'05.81"	90.00'	61.50'	S61°00'51"E	60.31'

NOTES:

1. The purpose of this plat is to create 7 single-family 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 TDOT 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. 47165C0318G 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. Water quality requirements will be met on each site. Each site must be approved the city of Gallatin prior to obtaining a permit.

UTILITY NOTE:

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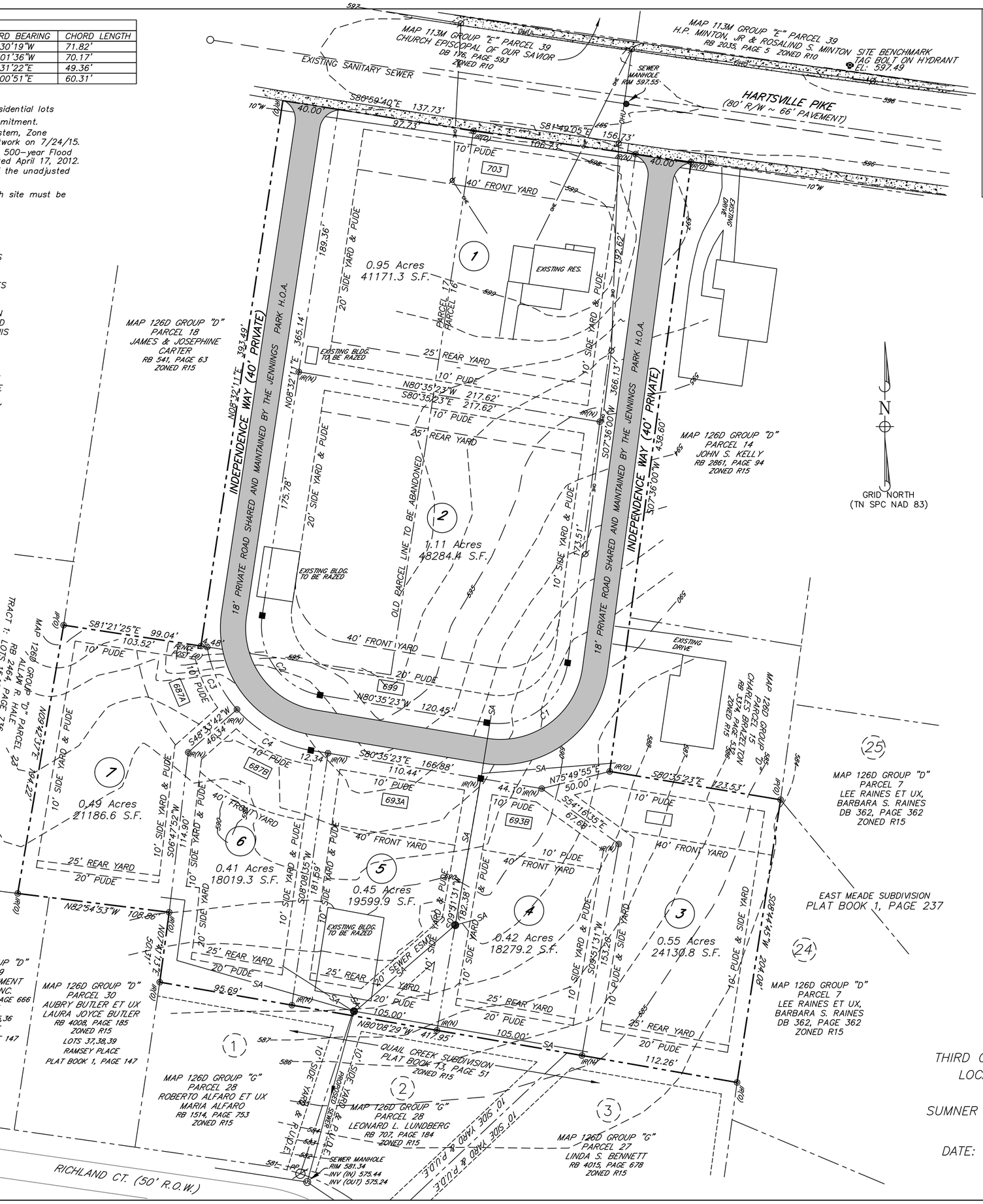
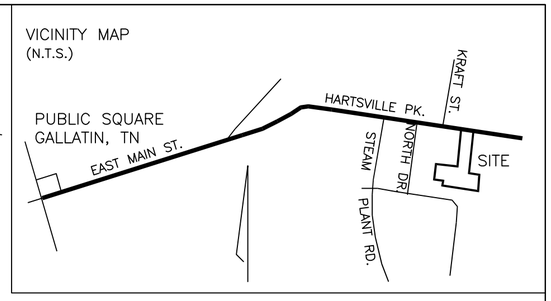




SITE DATA TABLE

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

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

PRIVATE ROW AREA: 1.02 ACRES
TOTAL AREA: 5.40 ACRES
ZONING: R15
ADDRESS: 683 & 703 HARTSVILLE PIKE

YARD REQUIREMENTS:
FRONT: 40'
SIDE: 10'
REAR: 25'

MAX. FLOOR AREA RATIO: 0.25
BUILDING HEIGHT: 1 & 2 STORY (MAXIMUM HEIGHT: 35')
MINIMUM LOT WIDTH AT BUILDING LINE: 75'

EXISTING USE: VACANT
PROPOSED USE: ONE FAMILY DETACHED DWELLING
OVERALL DENSITY: 1.3 UNITS/ACRE
GROUND COVERAGE: GRASS
PLAT PREPARED BY:
CRAWFORD & CUMMINGS, PC
1929 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 292-2661

DATE OF PREPARATION: FEBRUARY 15, 2016
DATE OF LAST REVISION:

J. ALAN CUMMINGS
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2351
2/15/16

LEGEND

RIGHT-OF-WAY
PROPERTY LINE
WATER LINE — 10"W
SEWER/MANHOLE — 8"S
OVERHEAD UTILITIES — OHU
FIRE HYDRANT — FH
WATER VALVE — W
WATER METER
UTILITY POLE
IRON PIPE (OLD) — IP(O)
IRON ROD (OLD) — IR(O)
CONCRETE MONUMENT
DRAINAGE STRUCTURES

PRELIMINARY PLAT

JENNINGS PARK

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 5.40 ACRES ±

DATE: 2-15-2016 CCPC JOB NO. 15-084

0 40 80 120

ITEM 16

GMRPC Resolution No. 2016-23

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL PLAT FOR JENNINGS PARK SUBDIVISION, A MAJOR SUBDIVISION, TO CREATE SEVEN (7) ONE-FAMILY DETACHED DWELLING LOTS AND PRIVATE STREET/RIGHT-OF-WAY ON 5.40 (+/-) ACRES, LOCATED SOUTH OF HARTSVILLE PIKE, EAST OF NORTH DRIVE AND WEST OF PERRY STREET. (PC 1-1505-16C)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by the applicant, Crawford & Cummings, PC, at its regular meeting on February 22, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-402, 13-3-404, 13-4-302, and 13-4-304 and the City of Gallatin Subdivision Regulations:

1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Character Area.
2. The Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City as described in Chapter 1, Section 1-104, Items 1-11and Chapter 2, Section 2-105.
3. The Final Plat is consistent with the purpose and intent of the Medium Density Residential R15 (R15) Zoning District.
4. The Final Plat is consistent with T.C.A. Sections 13-3-402, 13-3-404, 13-4-302 and 13-4-304.
5. The Final Plat is consistent with the approved Preliminary Plat for Jennings Park Subdivision.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

ITEM 16

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Final Plat for Jennings Park Subdivision consisting of a one (1) sheet plan, prepared by Crawford & Cummings, PC of Nashville, Tennessee, with CCPC Job Number 15-084, dated February 15, 2016 with the following conditions:

1. Approval of the Final Plat for Jennings Park (PC 1-1505-16C) is contingent on the approval of the Preliminary Plat for Jennings Park (PC 1- 1562-16B).
2. In the Certificate of Ownership and Dedication and Site Data Table, fill in Book Number and Page for Longwell properties.
3. Provide an address for Lot 3. Verify that addresses are based on Independence Way rather than Hartsville Pike.
4. Drainage calculations shall be submitted to Engineering Division that meets the stormwater requirements for the private street and each lot prior to recording of final plat. Additional easement widths may be required pending review and approval of the construction plans.
5. Show a driveway connection for Lot 1 to Independence Way.
6. Add a note "Access for Lot 1 shall be via Independence Way.
7. Add a note for Tax Map 126D, Group D, Parcel 015.00 property shall be via Independence Way.
8. Correct Note #6 to indicate stormwater quality requirements shall be met on each individual site. Each individual site shall be approved by the City of Gallatin Engineering Division prior to obtaining any building permits.
9. Add a typical roadway cross section for Independence Way pavement and right-of-way.
10. Revise (40' Private) to read (40' Private Right-of-Way) in both places.
11. Provide a copy of the recorded stormwater maintenance agreement prior to the recording of the final plat.
12. Reference the stormwater maintenance agreement on the final plat prior to recording of final plat.
13. The roadway right-of-way should be established as a common area tract to be owned and maintained by the Homeowners Association or by agreement of all the subdivision property owners.
14. Submit a utility performance surety, in the amount determined by the Gallatin Public Utilities Department, to the Planning Department prior to the recording of final plat.
15. Submit three (3) corrected and folded copies of the final plat to the Planning Department for review and approval prior to the recording of the final plat.
16. Submit two (2) mylars and one (1) vellum copies of the final plat, including all original signatures, along with the recording fee to the Planning Department for recording.

ITEM 16

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 02/22/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 16
PLANNING DEPARTMENT STAFF REPORT

Final Plat for Jennings Park Subdivision
(PC 1-1505-16C)
Located south of Hartsville Pike, east of North Drive and west of Perry Street
Date: February 17, 2016

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR JENNINGS PARK SUBDIVISION, A MAJOR SUBDIVISION, TO CREATE SEVEN (7) ONE-FAMILY DETACHED DWELLING LOTS AND PRIVATE STREET/RIGHT-OF-WAY ON 5.40 (+/-) ACRES, LOCATED SOUTH OF HARTSVILLE PIKE, EAST OF NORTH DRIVE AND WEST OF PERRY STREET.

OWNER:	**LIVINGWELL PROPERTIES AND LP HUTCHINS GENERAL PARTNERS**
APPLICANT:	**CRAWFORD & CUMMINGS PC**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2016-23**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**FEBRUARY 22, 2016**

PROPERTY OVERVIEW: The owner and applicant is requesting approval of a Final Plat for Jennings Park Subdivision, a major subdivision, to create seven (7) One-Family Detached Dwelling lots and private street/right-of-way on 5.40 (+/-) acres (Tax Map 126D, Group D, Parcel 016.00 and 017.00), located south of Hartsville Pike, east of North Drive and west of Perry Street. The property is currently zoned Medium Density Residential R15 (R15). One-Family Detached Dwellings is a permitted use in the R15 zoning district. (Attachment 16-1 and 16-2)

CASE BACKGROUND:

Previous History

On August 10, 2015, the Planning Commission discussed the Preliminary Plat for Jennings Park Subdivision (PC 1-958-15B) to create six (6) lots and dedicate a right-of-way.

On August 24, 2015, the Planning Commission approved the Preliminary Plat for Jennings Park Subdivision (PC 1-958-15B), with conditions to create six (6) lots and dedicate a right-of-way. Since the approval of the preliminary plat, the applicant submitted construction plans and drainage calculations to the Engineering Division for review and approval.

On October 26, 2015 the Planning Commission approved the Final Plat for Jennings Park Subdivision (PC 1-1064-15C), to create six (6) lots and dedicate a right-of-way (Attachment 16-3).

On February 8, 2016 Work Session, the Planning Commission discussed the submittal of three (3) plats by the owner and applicant to subdivide the original property (parcel 016.00) and additional property (parcel 017.00) into seven (7) lots with four (4) separate shared access easements onto Hartsville Pike. Since the approval of the final plat in October of 2015, the owners purchased an additional parcel (parcel 017.00) to include in the subdivision and proposed a series of private joint access easements to Hartsville Pike. The Planning Commission suggested the owner and applicant work with staff to incorporate both properties and reduce the number of access points to Hartsville Pike.

The Preliminary Plat for Jennings Park (PC 1- 1562-16B) is the previous item on tonight's Planning Commission agenda. Approval of the Final Plat for Jennings Park (PC 1-1505-16C) is contingent on the approval of the Preliminary Plat for Jennings Park (PC 1- 1562-16B).

DISCUSSION:

Proposed Development

The owner and applicant for Jennings Park Subdivision are proposing to subdivide 5.40 (+/-) acre parcel into seven (7) lots, each minimum of 15,000 square feet, and provide an 18 foot wide private street within a 40-foot wide private right-of-way approximately 1,200 feet in length. The proposed subdivision is consistent with the Neighborhood Established Character Area and the R15 zoning. The existing house will be included within Lot 1 of the subdivision and an existing barn located in the rear of the property, will be removed. The lots are designed to accommodate and align with the natural topography of the land to allow for the conveyance of stormwater through the property and off-site. This will reduce the impact of stormwater runoff from each lot and the private street within this subdivision. The lots range from approximately 18,019 square feet to 48,284 square feet each and exceed the required minimum lot size of 15,000 square feet.

Natural Features

The majority of the property is currently unimproved and vacant. The natural topography of the site slopes from the highest elevation (596') located along Hartsville Pike and gradually slopes to the southeast corner of the property. No portion of Jennings Park Subdivision is located within a special flood hazard area according to FIRM Panel No. 47165C0318G.

Adjacent or Area Uses

One-Family Detached Dwellings surround the proposed development. Two (2) platted subdivisions, zoned Medium Density Residential R15 (R15), are located south of the property at the northeast corner of proposed Lot 3. Three (3) adjacent parcels to the east and three (3) adjacent parcels to the west are zoned R15 and contain single-family homes.

Architecture

The architecture required for Jennings Park Subdivision shall follow the Residential Infill Development Design Standards as set forth in Section 13.08.010.E of the Gallatin Zoning Ordinance. The owner and applicant submitted architectural renderings of typical homes proposed for Jennings Park Subdivision (Attachment 16-4). These are comparable to the surrounding homes in the established neighborhood. The Planning Commission may

establish architectural character and compatibility standards to ensure the protection of established housing and residential neighborhoods in the City of Gallatin.

Rights-of-Way and Streets
All seven (7) lots, including the existing structure located on Tax Map 126D, Group D, Parcel 015.00, will access a proposed 1,200 linear feet by a 40-foot wide looped private right-of-way with a pavement width of 18 feet for the proposed private street. Drainage conveyance will be required with the private street.

Section 4-103.10, Pavement Width Standards of the Gallatin Subdivision Regulations, allows an 18-foot pavement width for a short street, cul-de-sac, or court with a projected ADT of 200 or less. The private street would function as a "lane" as described in Section 4-103.10.1.a. The Fire Department commented that they are in agreement with the 18-foot pavement width for the looped street with two (2) access points to Hartsville Pike. No on-street parking will be allowed on the proposed private street with the reduced pavement width.

A five (5) foot wide sidewalk and five (5) foot wide grass strip will not be constructed on either side of the proposed private street. Section 4-102.903 requires sidewalks except for minor subdivision and where final plats are not part of an additional section of the subdivision without sidewalks. To not provide sidewalks the owner and applicant must request a variance from Section 4-102.903.1 and section 1-112.

Maintenance of the private street will require an agreement between the property owner and/or formation of a Homeowners Association. A note shall be added to the plat describing the ownership and maintenance responsibilities of the private street and the drainage system.

Public Utility and Drainage Easements (P.U.D.E's)
All lots will include 10-foot wide Public Utility Drainage Easements (P.U.D.E.) located on all four (4) sides with the exception of a 20-foot wide P.U.D.E. located along the rear of Lots 3 thru 7. The P.U.D.E. located between Lots 4 and 5 and in the southeastern corner of Lot 5 allows for the installation of a proposed eight (8) inch sanitary sewer line. No vertical construction is allowed in any easements. Depending on how the drainage system is designed, additional easement widths may be required.

Open Space and Bufferyard
The final plat shows no open space tracts. No bufferyards or interior landscaping is required for any portion of Jennings Park Subdivision since all adjacent property is zoned R15. There are existing mature trees scattered throughout the property located along the southern boundary.

Stormwater
The owner and applicant submitted construction plans and drainage calculations for the previous submitted final plat (PC 1-1064-15C) to Engineering Division for review and approval. The Engineering Division reviewed and approved the construction plans and drainage calculations for the previous submitted final plat.

The owner and applicant have not indicated a stormwater system to be located within this revised subdivision. The owner and applicant have stated and noted that the water quality requirements will be met on each site (lot). Each site (lot) must be approved by the City of Gallatin prior to obtaining a permit. The owner and applicant shall submit updated construction plans and drainage calculations to comply with stormwater quality requirements prior to the issuance of any building permits.

The owner and applicant shall correct Note #6 to indicate stormwater quality requirements shall be met on each individual site (lot). Each individual site (lot) shall be approved by the City of Gallatin Engineering Division prior to obtaining any building permits.

Planning Department Comments
The Planning Department reviewed and commented on the final plat. The owner and applicant satisfactorily addressed most of the Planning Department comments; however the owner and applicant shall comply with the following:

1. In the Certificate of Ownership and Dedication and Site Data Table, fill in Book Number and Page for Longwell properties.

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

1. Provide an address for Lot 3. Verify that addresses are based on Independence Way rather than Hartsville Pike.
2. Drainage calculations shall be submitted to Engineering Division that meets the stormwater requirements for the private street and each lot prior to recording of final plat. Additional easement widths may be required pending review and approval of the construction plans.
3. Show a driveway connection for Lot 1 to Independence Way.
4. Add a note "Access for Lot 1 shall be via Independence Way.
5. Add a note for Tax Map 126D, Group D, Parcel 015.00 property shall be via Independence Way.
6. Correct Note #6 to indicate stormwater quality requirements shall be met on each individual site. Each individual site shall be approved by the City of Gallatin Engineering Division prior to obtaining any building permits.
7. Add a typical roadway cross section for Independence Way pavement and right-of-way.
8. Revise (40' Private) to read (40' Private Right-of-Way) in both places.
9. Provide a copy of the recorded stormwater maintenance agreement prior to the recording of the final plat.
10. Reference the stormwater maintenance agreement on the final plat prior to recording of final plat.

Gallatin Public Utilities Department Comments
This development is serviced by the Gallatin Public Utilities Department. The applicant shall coordinate all development with Gallatin Public Utilities Department to ensure all future

utility infrastructures are installed to the satisfaction of the Gallatin Public Utilities Department. The Gallatin Public Utilities Department reviewed the Final Plat and shall comply with the following:

1. Provide detailed plans and specifications for water and sanitary sewer to the Gallatin Public Utilities Department for review and approval prior to the recording of the final plat.

Other Departmental Comments

Other City Departments reviewed and commented on the final plat. The applicant satisfactorily addressed the Other Departmental Comments; however, the owner and applicant shall comply with the following:

1. All roadways shall be able to support fire equipment prior to issuance of any building permits.
2. All applicable fire codes shall be followed.

Findings

1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Character Area.
2. The proposed Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City as described in Chapter 1, Section 1-104, Items 1-11and Chapter 2, Section 2-105.
3. The proposed Final Plat is consistent with the purpose and intent of the Medium Density Residential R15 (R15) Zoning District.
4. The Final Plat is consistent with T.C.A. Sections 13-3-402, 13-3-404, 13-4-302 and 13-4-304.
5. The Final Plat is consistent with the approved Preliminary Plat for Jennings Park Subdivision.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:

Staff recommends that the Planning Commission approve GMRPC Resolution 2016-23, a Final Plat for Jennings Park Subdivision consisting of a one (1) sheet plan, prepared by Crawford & Cummings, PC of Nashville, Tennessee, with CCPC Job Number 15-084, dated February 15, 2016 with the following conditions:

1. Approval of the Final Plat for Jennings Park (PC 1-1505-16C) is contingent on the approval of the Preliminary Plat for Jennings Park (PC 1- 1562-16B).

2. In the Certificate of Ownership and Dedication and Site Data Table, fill in Book Number and Page for Longwell properties.
3. Provide an address for Lot 3. Verify that addresses are based on Independence Way rather than Hartsville Pike.
4. Drainage calculations shall be submitted to Engineering Division that meets the stormwater requirements for the private street and each lot prior to recording of final plat. Additional easement widths may be required pending review and approval of the construction plans.
5. Show a driveway connection for Lot 1 to Independence Way.
6. Add a note "Access for Lot 1 shall be via Independence Way.
7. Add a note for Tax Map 126D, Group D, Parcel 015.00 property shall be via Independence Way.
8. Correct Note #6 to indicate stormwater quality requirements shall be met on each individual site. Each individual site shall be approved by the City of Gallatin Engineering Division prior to obtaining any building permits.
9. Add a typical roadway cross section for Independence Way pavement and right-of-way.
10. Revise (40' Private) to read (40' Private Right-of-Way) in both places.
11. Provide a copy of the recorded stormwater maintenance agreement prior to the recording of the final plat.
12. Reference the stormwater maintenance agreement on the final plat prior to recording of final plat.
13. The roadway right-of-way should be established as a common area tract to be owned and maintained by the Homeowners Association or by agreement of all the subdivision property owners.
14. Submit a utility performance surety, in the amount determined by the Gallatin Public Utilities Department, to the Planning Department prior to the recording of final plat.
15. Submit three (3) corrected and folded copies of the final plat to the Planning Department for review and approval prior to the recording of the final plat.
16. Submit two (2) mylars and one (1) vellum copies of the final plat, including all original signatures, along with the recording fee to the Planning Department for recording.

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

ATTACHMENTS:

Attachment 16-1 Location Map
Attachment 16-2 Final Plat, Jennings Park Subdivision (PC 1-1505-16C)
Attachment 16-3 Final Plat, Jennings Park Subdivision (PC 1-1064-15C)
Attachment 16-4 Architectural Renderings

Jennings Park Subdivision

Location Map

703 Hartsville Pike
Located between North Drive and Perry Street
Tax Map and Parcel #126D/D/016.00 and 017.00
Zoned R15
PC #1-1505-16C

ATTACHMENT 16-1

NOTES:

1. The purpose of this plat is to create 6 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 TDOT GNSS Network on 7/24/15.
4. Subject property does not lie in a GHS/FEMA Special or 500-year Flood Hazard Area per Community Panel No. 47165C0160 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.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	89°25'00"	25.00'	39.02'	S37°06'31"E	35.18'	24.75'
C2	207°33'58"	60.00'	217.19'	S49°22'32"E	116.58'	248.14'
C3	82°07'56"	50.00'	71.67'	S48°39'38"W	65.69'	43.57'
C4	34°24'20"	60.00'	36.03'	S72°31'41"W	35.49'	18.58'
C5	71°14'08"	60.00'	74.60'	S19°43'13"W	69.89'	42.99'
C6	43°31'57"	60.00'	45.59'	S37°41'00"E	44.50'	23.98'
C7	85°41'18"	60.00'	89.79'	N87°43'23"E	81.68'	38.13'
C8	26°56'15"	60.00'	28.21'	N41°23'36"E	27.95'	14.37'
C9	3°47'53"	300.00'	19.89'	N26°01'20"E	19.88'	9.95'
C10	16°31'37"	300.00'	86.53'	N13°31'48"E	86.23'	43.57'

LINE	BEARING	DISTANCE
L1	S07°39'09"W	85.73'
L2	N90°00'23"W	12.85'
L3	N81°21'25"W	48.57'

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.

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.

J. ALAN CUMMINGS REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 2351 10/14/15

LEGEND

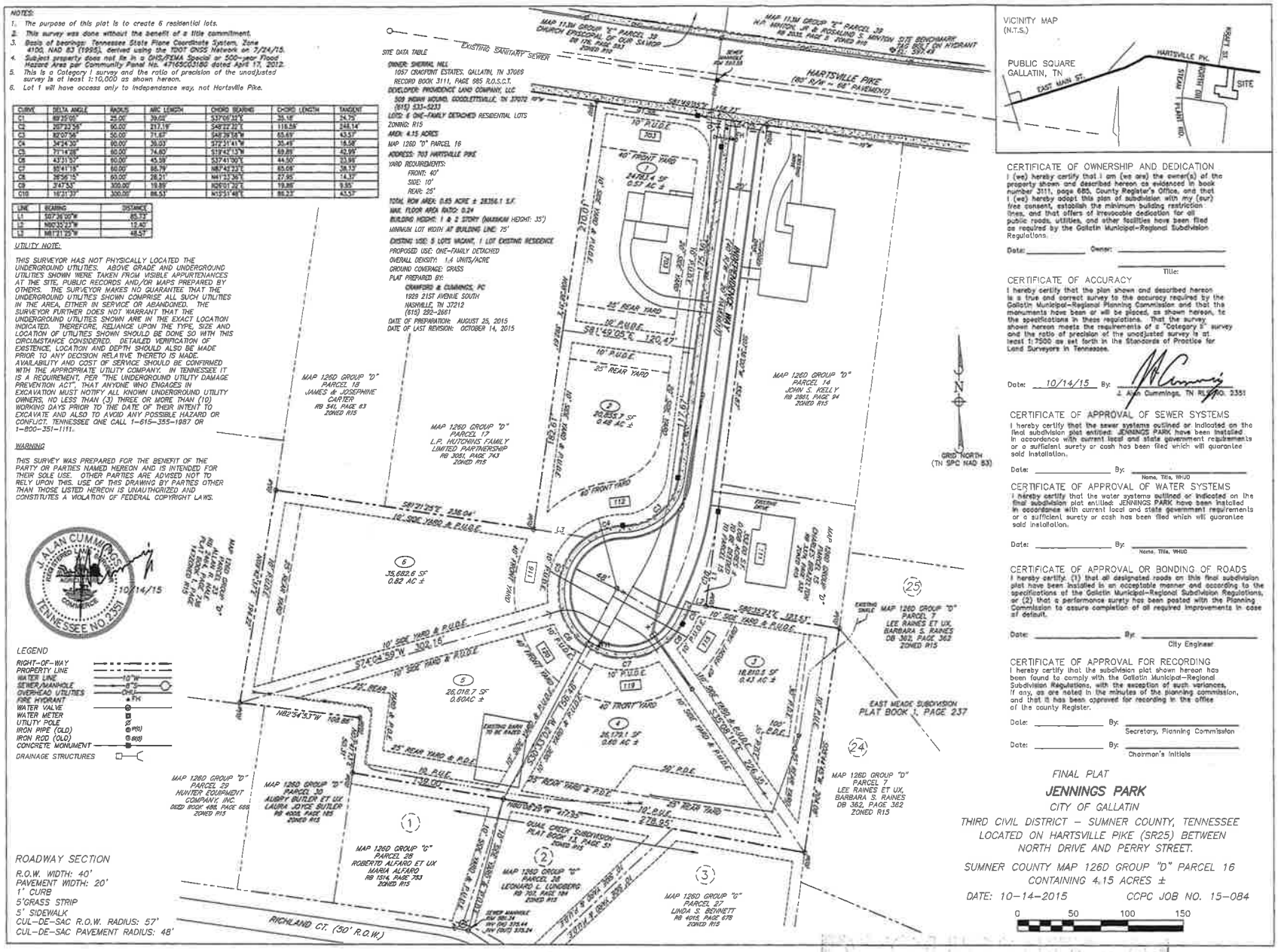
RIGHT-OF-WAY
PROPERTY LINE
WATER LINE 10"W
SEWER/MANHOLE 8"S
OVERHEAD UTILITIES OHU
FIRE HYDRANT FH
WATER VALVE
WATER METER
UTILITY POLE
IRON PIPE (OLD) (#16)
IRON ROD (OLD) (#16)
CONCRETE MONUMENT
DRAINAGE STRUCTURES

ROADWAY SECTION

R.O.W. WIDTH: 40'
PAVEMENT WIDTH: 20'
1' CURB
5'GRASS STRIP
5' SIDEWALK
CUL-DE-SAC R.O.W. RADIUS: 57'
CUL-DE-SAC PAVEMENT RADIUS: 48'

SITE DATA TABLE

OWNER: SHERRIL HILL
1057 CRAGFONT ESTATES, GALLATIN, TN 37066
RECORD BOOK 3111, PAGE 685 R.O.S.C.T.
DEVELOPER: PROVIDENCE LAND COMPANY, LLC
509 INDIAN MOUND, GOODLETTSVILLE, TN 37072
(615) 533-5233
LOTS: 6 ONE-FAMILY DETACHED RESIDENTIAL LOTS
ZONING: R15
AREA: 4.15 ACRES
MAP 126D "D" PARCEL 16
ADDRESS: 703 HARTSVILLE PIKE
YARD REQUIREMENTS:
FRONT: 40'
SIDE: 10'
REAR: 25'
TOTAL ROW AREA: 0.65 ACRE ± 28356.1 S.F.
MAX. FLOOR AREA RATIO: 0.24
BUILDING HEIGHT: 1 & 2 STORY (MAXIMUM HEIGHT: 35')
MINIMUM LOT WIDTH AT BUILDING LINE: 75'
EXISTING USE: 5 LOTS VACANT, 1 LOT EXISTING RESIDENCE
PROPOSED USE: ONE-FAMILY DETACHED
OVERALL DENSITY: 1.4 UNITS/ACRE
GROUND COVERAGE: GRASS
PLAT PREPARED BY:
CRAWFORD & CUMMINGS, PC
1929 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 292-2661
DATE OF PREPARATION: AUGUST 25, 2015
DATE OF LAST REVISION: OCTOBER 14, 2015



VICINITY MAP (N.T.S.)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number 3111, page 685, 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:

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 I" 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: 10/14/15 By: _____

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

RECEIVED OCT 15 2015 GALLATIN PLANNING

FINAL PLAT

JENNINGS PARK

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 4.15 ACRES ±

DATE: 10-14-2015 CCPC JOB NO. 15-084

0 50 100 150

RESUBMITTAL

1-1064-15C

ATTACHMENT 16-3

ATTACHMENT 16-4

RECEIVED
AUG 26 2015

1-1505-16C / 1-1064-15C

ATTACHMENT 16-4

RECEIVED
AUG 26 2015
GALLATIN PLANNING

1-1505-16C
1-1064-15C

ATTACHMENT 16-4

AUG 26 2015

1-1505-16C/1-1064-15C

CURVE DATA					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	91°48'36.09"	50.00'	80.12'	S53°30'19"W	71.82'
C2	89°07'34.05"	50.00'	77.78'	N36°01'36"W	70.17'
C3	31°49'51.56"	90.00'	50.00'	S25°31'22"E	49.36'
C4	39°09'05.81"	90.00'	61.50'	S61°00'51"E	60.31'

NOTES:

1. The purpose of this plat is to create 7 single-family 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 TDOT 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. 47165C0318G 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. Water quality requirements will be met on each site. Each site must be approved the city of Gallatin prior to obtaining a permit.

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

PRIVATE ROW AREA: 1.02 ACRES
TOTAL AREA: 5.40 ACRES
ZONING: R15
ADDRESS: 683 & 703 HARTSVILLE PIKE
YARD REQUIREMENTS:
FRONT: 40'
SIDE: 10'
REAR: 25'
MAX. FLOOR AREA RATIO: 0.25
BUILDING HEIGHT: 1 & 2 STORY (MAXIMUM HEIGHT: 35')
MINIMUM LOT WIDTH AT BUILDING LINE: 75'
EXISTING USE: VACANT
PROPOSED USE: ONE FAMILY DETACHED DWELLING
OVERALL DENSITY: 1.3 UNITS/ACRE
GROUND COVERAGE: GRASS
PLAT PREPARED BY:
CRAWFORD & CUMMINGS, PC
1929 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 292-2661
DATE OF PREPARATION: FEBRUARY 15, 2016
DATE OF LAST REVISION:

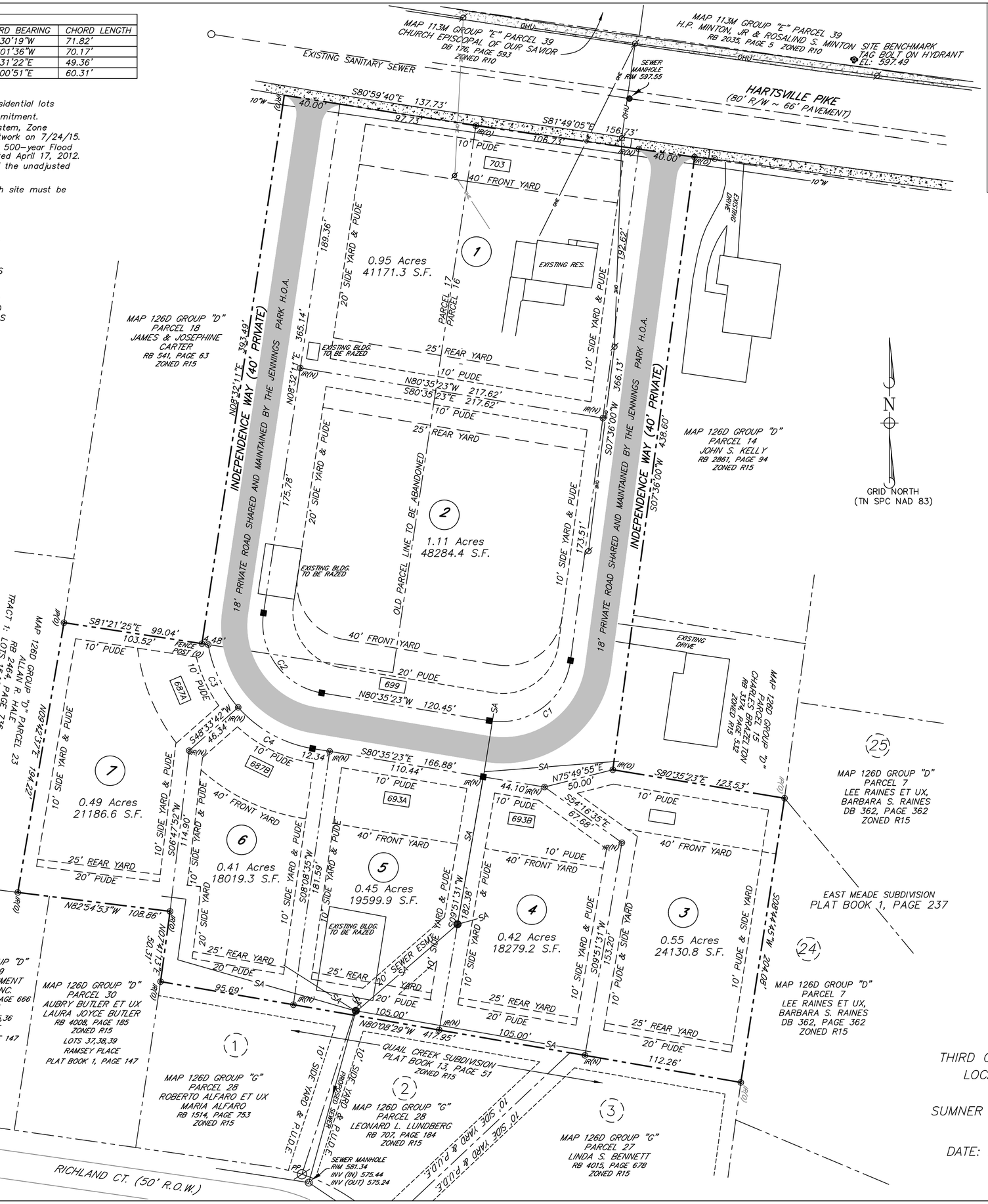
WARNING

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.

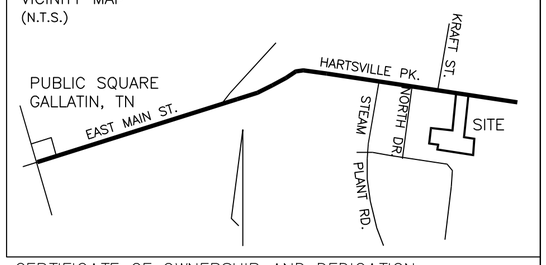
J. ALAN CUMMINGS REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 2351 2/15/16

LEGEND

RIGHT-OF-WAY
PROPERTY LINE
WATER LINE — 10"W
SEWER/MANHOLE — 8"S
OVERHEAD UTILITIES — OHU
FIRE HYDRANT — FH
WATER VALVE — W
WATER METER
UTILITY POLE — Ø
IRON PIPE (OLD) — IP(O)
IRON ROD (OLD) — IR(O)
CONCRETE MONUMENT
DRAINAGE STRUCTURES



VICINITY MAP
(N.T.S.)



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 XXXX, page XXX, & 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: 2/15/16 By: _____
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, Gallatin Public Utilities

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, Gallatin Public Utilities

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

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 5.40 ACRES ±

DATE: 2-15-2016 CCPC JOB NO. 15-084

0 40 80 120