Agenda
Gallatin Municipal-Regional Planning Commission

Monday, July 27, 2015 | **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 that wishes to discuss an item listed on the Consent Agenda may request an item be removed from the Consent Agenda during the Public Comments on Consent Agenda items and placed on the Regular Agenda for discussion. The item will then be considered as determined by the Commission.

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approval of Prior Minutes:** June 8, 2015 Planning Commission Work Session, June 22, 2015 Planning Commission Regular Meeting, and July 13, 2015 Planning Commission Special-Called Meeting.
- **Public comments on Consent Agenda items**

CONSENT AGENDA

1. GMRPC Resolution No. 2015-96 **7-171-15**
SURETY RENEWALS & EXTENSIONS
CITY OF GALLATIN

APPROVAL OF SURETY RENEWALS AND EXTENSIONS FOR JULY 2015

2. GMRPC Resolution No. 2015-93 **8-797-15**
FAIRWAY FARMS, PH. 2, SEC. 4; REVISED FMDP
CIVIL SITE DESIGN GROUP

THE OWNER AND APPLICANT REQUEST APPROVAL OF A REVISED FINAL MASTER DEVELOPMENT PLAN FOR FAIRWAY FARMS, PHASE 2, SECTION 4 CONTAINING 23 ONE-FAMILY DETACHED DWELLING LOTS AND AN OPEN SPACE TRACT ON 6.37 (+/-) ACRES, AND A STORMWATER DETENTION POND ON AN ADJACENT OPEN SPACE TRACT CONSISTING OF 2.63 (+/-) ACRES, LOCATED ON HACKNEY DRIVE SOUTH OF THE INTERSECTION OF GOODMAN DRIVE.

3. GMRPC Resolution No. 2015-80 **1-704-15B**
FAIRWAY FARMS, PH. 2, SEC. 4; PRELIMINARY PLAT
BRUCE RAINEY & ASSOCIATES

THE OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY 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 DRIVE SOUTH OF THE INTERSECTION OF GOODMAN DRIVE.

4. **GMRPC Resolution No. 2015-97** **8-782-15**
ESTATES OF FAIRWAY HEIGHTS, PH. 1; REVISED FMDP
FRED AND RUTH YATES

DEFERRED

5. **GMRPC Resolution No. 2015-101** **8-809-15**
UNITED CHURCH; SITE PLAN
JOHN DARNALL SURVEYING

THE OWNER AND APPLICANT REQUEST APPROVAL OF A SITE PLAN TO CONSTRUCT A 20,000 SQUARE FOOT PLACE OF WORSHIP BUILDING, ON A 18.953 (+/-) ACRE PARCEL (TAX MAP 135 PARCEL 2.08), LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF NICHOLS LANE AND CLEAR LAKE MEADOWS BOULEVARD (1256 CLEAR LAKE MEADOWS BOULEVARD).

6. **GMRPC Resolution No. 2015-100** **8-799-15**
REVERE APARTMENTS; FMDP
RAGAN SMITH ASSOCIATES

THE OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR REVERE APARTMENTS (FORMERLY KNOWN AS BELDEN RESERVE AT HIDDEN CREEK) TO CONSTRUCT 444 MULTI-FAMILY UNITS ON A 31.34 (+/-) ACRE PARCEL, ZONED MIXED USE (MU), LOCATED SOUTHEAST OF THE CORNER OF BISON TRAIL AND BIG STATION CAMP CREEK BOULEVARD.

7. **GMRPC Resolution No. 2015-95** **8-790-15**
RAY DORIS; SITE PLAN
BRUCE RAINEY & ASSOCIATES

THE OWNER AND APPLICANT REQUEST APPROVAL OF A SITE PLAN TO CONSTRUCT A 5,000 SQUARE FOOT BUILDING ON LOT 2 OF THE WOODLANDS BUSINESS PARK, PHASE 2 SUBDIVISION, CONTAINING 4.03 (+/-) ACRES. THE PROPERTY IS ZONED INDUSTRIAL RESTRICTIVE (IR) AND LOCATED AT 310 OLD AIRPORT ROAD.

8. **GMRPC Resolution No. 2015-98** **8-792-15**
FOXLAND, PH. 2 AM. PMDP/FOXLAND HARBOR POOL & FITNESS CTR. REVISED FMDP
EALEY ENGINEERING, PLLC

THE OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR FOXLAND, PHASE 2 AND A REVISION TO THE FINAL MASTER DEVELOPMENT PLAN FOR THE FOXLAND HARBOR POOL AND FITNESS CENTER TO CHANGE THE BUILDING SIZE, ARCHITECTURE, AND POOL LOCATIONS ON A PORTION OF PROPERTY CONTAINING 9.79 (+/-) ACRES, LOCATED AT 1445 FOXLAND BOULEVARD.

REGULAR AGENDA

9. **GMRPC Resolution No. 2015-102** **1-95-04C**
BRANHAM CORNER, SEC. 2; SUBDIVISION SURETY RENEWAL
CITY OF GALLATIN

DISCUSS SUBDIVISION SURETY RENEWAL AND EXTENSION.

10. GMRPC Resolution No. 2015-83 **3-720-15**
NOISE ORDINANCE, ARTICLE 13, SEC. 13.02; GALLATIN ZONING ORDINANCE TEXT AMENDMENT
CITY OF GALLATIN

PUBLIC COMMENT
CITY OF GALLATIN REQUESTS TO AMEND THE GALLATIN ZONING ORDINANCE, ARTICLE 13.00 PERFORMANCE AND DESIGN STANDARDS, SECTION 13.02.020 PERFORMANCE STANDARDS REGULATING NOISE.

11. GMRPC Resolution No. 2015-99 **3-793-15**
DUNLAP JUNCTION (WHITT'S BBQ); AMENDED PMDP
BRUCE RAINEY & ASSOCIATES

PUBLIC COMMENT
THE OWNER AND APPLICANT REQUEST APPROVAL OF THE PRELIMINARY MASTER DEVELOPMENT FOR DUNLAP JUNCTION PHASE 1 AND APPROVAL TO CONSTRUCT A 1,921 SQUARE FOOT RESTAURANT ON A 1.42 (+/-) ACRE PARCEL ZONED PLANNED NEIGHBORHOOD COMMERCIAL (PNC), LOCATED AT 604 LONG HOLLOW PIKE.

12. OTHER BUSINESS

13. MOVE TO ADJOURN

ORIGINAL

MINUTES OF THE GALLATIN
MUNICIPAL-REGIONAL PLANNING COMMISSION
WORK SESSION

June 8, 2015

MEMBERS PRESENT

Dick Dempsey, Chair
James Robert Ramsey, Vice Chair
Mayor Paige Brown
Councilperson Julie Brackenbury
Dr. Rick Orgain

STAFF PRESENT

Bill McCord, Director of Planning
Katherine Schoch, Assistant Director of Planning
Kevin Chastine, Planner II
Robert Kalisz, Planner II
Denise Brown, Planner I
Nick Tuttle, City Engineer
Susan High-McAuley, City Attorney
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

Johnny Wilson, Secretary
John Puryear

OTHERS

Applicants
Josh Cross, *Gallatin News Examiner*

The Gallatin Municipal-Regional Planning Commission met in a regular work session on Monday, June 8, 2015, 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.

Chair Dempsey moved Item 7, Loden Vision Center, to the first item on the agenda.

Item 7: Discuss proposed minor amendment to the Bakers's Crossing Preliminary Master Development Plan and Final Master Development Plan for construction of a 9,040 square foot Medical Office building for the Loden Vision Center on property containing 1.17 (+/-) acres, located at the corner of Nashville Pike and Tulip Poplar Boulevard (PC File #8-716-15).

Ms. Katherine Schoch, Assistant Director of Planning, said staff has worked with the design firm and the engineering firm to attempt to keep this item a minor amendment. The design firm is here to present the proposed architecture.

Mr. Chad Jones with STG Design, representing the applicant, explained the design of the proposed building which will include an optical center and retail tenant space. The building design inspiration mimics the design for the Loden Vision Center Corporate Headquarters in Goodlettsville, at the client's request. The applicant wanted to incorporate the brick and metal design planned for the headquarters building. He understands that there are restrictions and would like to discuss any changes the, suggested by the Planning Commission, to the client.

Ms. Schoch said the staff review comments state that the proposed design is not generally consistent with the Nashville Pike Office Corridor and Overlay Plan and is a little modern for Gallatin. Mr. Jones said the design meets the 70 percent brick or stone requirement. The metal panel can be substituted for Hardy Plank if necessary. Ms. Schoch said the conceptual elevations for the approved Preliminary Master Development Plan for Baker's Crossing includes the Nashville Pike Corridor, the out parcels, the interior office areas along Tulip Poplar Drive, and the multi-family development. The applicant pulled some of the design elements from the conceptual architectural plan for Baker's Crossing.

Mr. Jones said the *Gallatin on the Move 2020, General Development and Transportation Plan* did not include Tulip Poplar Drive. Ms. Schoch responded that Tulip Poplar Drive was not built when the 2020 Plan was created and approved.

Ms. Schoch said some of the building façade elements are modern and the Loden Vision Center Logo (green eye) glows and is back lit.

Mr. Dave Johnston, with SGT Design, said the logo is halo lit and would not be illuminated. The lettering would also be lit from behind at night.

Chair Dempsey asked if some of the space is retail with separate doors. Mr. Johnston said 5,000 square feet of the proposed building would be Loden Vision Center and the rest would be future tenant space. Chair Dempsey asked where the tenants would be located in the building. Mr. Johnston said the back side would be available for future tenants.

Chair Dempsey said he does not see this as his vision for the space. Mr. Johnston said there are changes that could be made while maintaining the applicant's vision. Chair Dempsey said the white awning looks commercial. He prefers the look of one side of the building, over the other side which has an institutional look. Mr. Johnston said the awning could be changed.

Dr. Orgain said the building looks institutional for a residential area. Mr. Johnston said the vertical dark brick would break down the long elevation of brick on the sides. Dr. Orgain said it is a nice looking building.

Mayor Brown said she believes this building is consistent with the other buildings in the area, such as Verizon.

Vice Chair Ramsey said the building does represent what was approved for the internal portion of the development. He would like to see the black portion softened and have a less modern look. He does not have a problem with the materials used on the building other than the black metal. Mr. Johnston suggested a warm grey slate look instead of the black metal, to soften the look. He added that the metal would not be reflective.

Chair Dempsey said the roof makes a difference. Mr. Johnston said the applicant is trying to keep the brand look and a pitched roof is not part of the brand. Vice Chair Ramsey said he understands the applicant wanting to keep the brand; however, the Planning Commission is trying to brand the City of Gallatin.

Ms. Schoch said the intent of the Nashville Corridor Plan is to have the existing homes become businesses and any added buildings should have a residential look. Ms. Schoch said there is a concern that the change may

require review as a major amendment. Chair Dempsey said the architecture, as it is now, makes this a major amendment, in his opinion.

Dr. Orgain suggested that changing the roof of the building to a pitched roof might soften the institutional look. Mr. Johnston said the dark portion of the building is not as exaggerated as it shows on the photos. He suggested moving some of the colored brick to the ends of the building. Mr. Johnston said arches are a part of the branding and may be incorporated to soften the look.

Chair Dempsey suggested that several renderings be presented with the resubmittal, for the Planning Commission to view so that the project may be kept from being deferred.

Item 1: Discuss proposed amendments to the City's Noise Standards within the Zoning Ordinance, Section 13.02.020 (PC File #3-720-15).

Mr. Robert Kalisz, Planner I, said the City Council passed an ordinance on June 2, 2015, which concerns noise standards in the Municipal Code. Staff looked at the Gallatin Zoning Ordinance and it is not consistent with the Municipal Code. Staff would like direction from the Planning Commission to change the Zoning Ordinance to match the Municipal Code. The Gallatin Police Department will enforce the Municipal Code, but they do not enforce the Zoning Ordinance.

Ms. Schoch said one of the changes to the ordinance is the location where the decibel measurements are taken.

Vice Chair Ramsey suggested that the section on noise be removed from the Gallatin Zoning Ordinance. Mayor Brown agreed.

Councilperson Brackenbury asked how removing the section on noise, from the zoning ordinance, would affect planning in the future. Mr. Kalisz said the Municipal Code would be referenced.

Mr. William McCord, Director of Planning, said the reference would be kept in the land development regulations. It would not be deleted completely without referencing the existing code.

Item 2: Discuss proposed revision to Site Plan for Beretta, USA to change the bufferyard and landscaping plan, perimeter fencing, and the exterior façade elevations of the building on property containing 99.88 (+/-) acres, located at 1399 Gateway Drive (PC File #8-550-15).

Ms. Schoch said the site plan was approved in August 2014, but the attorney for Beretta said the company is attempting to lower the cost of the project. Staff supports changing the buffer on the eastern boundary, because the adjacent property was rezoned and changing some of the architectural details, including taking out some of the decorative glass and slightly changing the roof. The architectural plan would need approval as an alternative plan, because it does not meet the brick or stone requirement. Staff does not support request to change the approved decorative wrought iron fence, in the front of the property, to a chain link fence. The Gallatin Municipal Board of Zoning Appeals approved a variance for a seven-foot fence with a decorative design, since the Federal Government requires a seven foot, fully enclosed fence for this type of facility. Staff does not recommend approval of the fence change.

Chair Dempsey suggested that a colored, seven-foot, vinyl fence without barbed wire might be acceptable.

Dr. Orgain said he would like Beretta to keep the original fence in the front.

Chair Dempsey said the Planning Commission should make a recommendation to the Municipal Board of Zoning Appeals.

Vice Chair Ramsey asked for verification about staff's position on the bufferyard and architectural changes. Ms. Schoch said staff supports the architectural changes and the bufferyard is no longer required due to rezoning of the adjacent property, to the east. Staff does not support the fence change.

The Planning Commission unanimously recommended to the Municipal Board of Zoning Appeals that the originally approved decorative fence be installed. Ms. Schoch said the Resolution staff will prepare for the Municipal Board of Zoning Appeals will include the Planning Commission recommendation.

Item 3: Discuss proposed revision to the Site Plan for the Captain D's Restaurant to revise the building façade on property containing 0.82 (+/-) acre, located at 309 East Main Street (PC File #8-697-15).

Ms. Denise Brown, Planner I, said the architectural changes are minor but create a significant upgrade to the building. Architectural changes are proposed to the entrance tower, creating a pitched roof and installing a cedar lap siding over the existing material. Backer sign panels will be added to the front and the existing colors will remain on the building. The roof line will be removed and remodeled with a continuous wall surface and modern metal awnings will replace the existing awnings. The current sign will remain; however, the portion of the sign that says, "Seafood Kitchen" will be removed. Portholes will contain blue LED lighting.

Ms. Kristen Vaughn, with Tennessee Design and Engineering, Inc., represented the applicant. Chair Dempsey said the color of the lighting looks bright. Ms. Vaughn said there is perimeter lighting above the awnings and at the top of the tower. The light around the awnings is white and the light from the portholes is a blue glow.

Dr. Orgain asked if the light would be directed towards the ground instead of shining on the road. Ms. Vaughn said the light will be focused to wash the building from the top and would not shine towards the road.

Ms. Vaughn said the existing wall sign would be reinstalled.

Vice Chair Ramsey asked if the pole sign would be changed. Ms. Vaughn said the existing pole sign would remain. Vice Chair Ramsey asked if the lights are turned off when the business is closed. Ms. Vaughn said she would find out if the lights are turned off when the business is closed.

Ms. Schoch asked if the parapet wall extends to hide mechanical equipment. Ms. Vaughn said one could possibly see mechanical roof top units from the back. She will verify if the units would be visible from the back.

Item 4: Discuss proposed minor amendment to the Kmart PUD plan to revise the building façade for Electronic Express located at 825 Nashville Pike, Suite B (PC File #4-699-15).

Ms. Brown said the proposed facade upgrade for the Electronic Express exterior architecture and sign change. The arched entrance tower is proposed to be squared off similar to Rugged Warehouse. The colors and the rest of the façade will remain the same. New signage is also proposed. A 128 square foot rectangular sign is proposed, which is larger in square footage than the existing sign, but visually appears smaller, due to the type of lettering. The ordinance only permits a 73 square foot sign; however, previous revisions approved for the Kmart PUD made in 2005, allowed a 99 square foot sign. If the proposed sign is approved, it would be greater in area than the 99 square foot sign maximum square footage approved in 2005.

Item 5: Discuss proposed major amendment to Foxland Crossing Preliminary Master Development Plan for Phases 11-16, containing 222 Lots on 55.68 (+/-) acres, located at the intersection of Douglas Bend Road and Foxland Boulevard (PC File #3-705-15).

Mr. Kevin Chastine, Planner II, said the proposed layout for Foxland Crossing, Phases 11-16 is for 222 townhomes, with an amenity center. There are three different lot size types, called Villas, Cottage Grove, and Waterford, ranging from 24 foot wide lots, 28 foot wide lots, and 36 foot wide lot townhomes. Two (2) unit, three (3) unit, and four (4) unit structures are proposed. Commercial out parcels are also proposed. The change to the Preliminary Master Development Plan would be considered a major amendment.

Chair Dempsey asked to see the townhome designs. Mr. Chastine said no architectural renderings were provided to staff.

Chair Dempsey asked what is the age group targeted for this development. Mr. Chastine responded the target is 55 years and older.

Item 6: Discuss proposed minor amendment to the Miracle Chrysler Dealership Preliminary Master Development Plan and revision to the Final Master Development Plan to add vehicle storage areas at the rear of the property containing 6.9 (+/-) acres, located at 1290 Nashville Pike (PC File #8-715-15).

Mr. Kalisz said the applicant is requesting approval to add a vehicle storage facility in the rear of the dealership building. The applicant is currently storing vehicles on the grass portion of the property. The original plan did not include the storage facility. The current plan shows no access to the proposed storage facility. Staff prefers that any proposed access to the storage facility be asphalt. Staff will need more detail from the applicant, for this project.

Dr. Orgain asked if dust free gravel would be acceptable. Mr. Kalisz said that dust free gravel would be acceptable, if regularly, chemically treated to keep down the dust.

Chair Dempsey asked why this was brought to the Planning Commission Work Session. Mr. Kalisz said the original plan was for this item to be on the consent agenda. Without details, this item will have to be put on the regular agenda.

Item 8: Other Business

1. Mr. McCord has been working with the MPO on the 2040 Long Range Plan. The Planning Commission recommended approval of a list of projects to the City Council. The projects have been ranked and there

are a lot of Four Star Projects in Gallatin. Mr. McCord will prepare a list of the projects with their rankings for Board Members, before the next regular Planning Commission meeting.

2. Mr. McCord asked the Planning Commission to consider draft changes to the zoning ordinance in particular changes to definitions. Planning Commission was asked to be mindful of a long term vision of what certain areas of the City should look like, such as the downtown area as well as, commercial corridors. There are a lot of things in the *Gallatin on the Move 2020, General Development and Transportation Plan* that will not be implemented by 2020. If the Planning Commission is comfortable with the proposed changes to the land development regulations, there will be fewer projects that must come before the Planning Commission, many of which are now approved by consent agenda.

   The move towards "healthy communities" is something that is being encouraged in many cities and staff to include these measures in the land development regulations. The Planning Commission watched a video on the way other cities are encouraging a healthy lifestyle for its residents.

3. Mr. McCord is working on a study of plan review fees, which would require City Council consideration. There are many administrative costs that are not covered in the current fees. The fees charged by other cities will also be presented to Council.

4. Mr. McCord said the Planning Commission and staff have been invited to attend The Power Ten Summit.

Item 9: Move to Adjourn

There being no further business, Chair Dempsey adjourned the meeting at 7:00 p.m.

Respectfully submitted:

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Marianne Mudrak, Board Secretary

Approve:

_____ _____
Dick Dempsey, Chair Johnny Wilson, Secretary

Gallatin Municipal-Regional Planning Commission
Work Session Agenda

Monday, June 8, 2015
Dr. J. Deotha Malone Council Chambers; 5 p.m.
Gallatin City Hall, 132 West Main Street

1. Discuss proposed amendments to the City's Noise Standards within the Zoning Ordinance, Section 13.02.020 (PC File #3-720-15).

2. Discuss proposed revision to Site Plan for Beretta, USA to change the bufferyard and landscaping plan, perimeter fencing, and the exterior façade elevations of the building on property containing 99.88 (+/-) acres, located at 1399 Gateway Drive (PC File #8-550-15).

3. Discuss proposed revision to the Site Plan for the Captain D's Restaurant to revise the building façade on property containing 0.82 (+/-) acre, located at 309 East Main Street (PC File #8-697-15)

4. Discuss proposed minor amendment to the Kmart PUD plan to revise the building façade for Electronic Express located at 825 Nashville Pike, Suite B (PC File #4-699-15).

5. Discuss proposed major amendment to Foxland Crossing Preliminary Master Development Plan for Phases 11-16, containing 222 Lots on 55.68 (+/-) acres, located at the intersection of Douglas Bend Road and Foxland Boulevard (PC File #3-705-15).

6. Discuss proposed minor amendment to the Miracle Chrysler Dealership Preliminary Master Development Plan and revision to the Final Master Development Plan to add vehicle storage areas at the rear of the property containing 6.9 (+/-) acres, located at 1290 Nashville Pike (PC File #8-715-15).

7. Discuss proposed minor amendment to the Baker's Crossing Preliminary Master Development Plan and Final Master Development Plan for construction of a 9,040 square foot Medical Office building for the Loden Vision Center on property containing 1.17 (+/-) acres, located at the corner of Nashville Pike and Tulip Poplar Boulevard (PC File #8-716-15).

8. Other Business

EXHIBIT A

ORIGINAL

MINUTES OF THE GALLATIN MUNICIPAL/REGIONAL PLANNING COMMISSION MEETING

June 22, 2015

MEMBERS PRESENT

Dick Dempsey, Chair
James Robert Ramsey, Vice Chair
Johnny Wilson, Secretary
Mayor Paige Brown
Councilperson, Julie Brackenbury
John Puryear

STAFF PRESENT

William McCord, Director of Planning
Katherine Schoch, Assistant Director of Planning
Kevin Chastine, Planner II
Robert Kalisz, Planner II
Denise Brown, Planner I
Nick Tuttle, City Engineer
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

Rick Orgain

OTHERS

Applicants
Gallatin Newspaper Reporter

The Gallatin Municipal-Regional Planning Commission met in a regular meeting on Monday, June 22, 2015, at 5:00 p.m., in the Dr. J. Deotha Malone Council Chambers of Gallatin City Hall. Chairman Dick Dempsey called the meeting to order. A copy of the meeting agenda is attached to these minutes as Exhibit A. Vice Chair Ramsey led the invocation and Chair Dempsey led the pledge of allegiance. Ms. Mudrak called the roll.

Approve Prior Minutes

Mr. Wilson motioned to approve minutes from the April 27, 2015 Joint City Council/Planning Commission Meeting, May 4, 2015 Gallatin Municipal-Regional Planning Commission Work Session Meeting, May 18, 2015 Special-Called meeting, and the May 18, 2015 Gallatin Municipal-Regional Planning Commission Regular Meeting. Vice Chair Ramsey seconded the motion and the motion passed by unanimous vote.

Consent Agenda

Chair Dempsey called for public comment on consent agenda items. No one requested to remove any item from the consent agenda; therefore, Chair Dempsey motioned to approve the consent agenda. Councilperson Brackenbury seconded the motion and the motion passed by unanimous vote.

Item 1: GMRPC Resolution No. 2015-02 – (7-171-15) – Surety Renewals and Extension – City of Gallatin – Approval of surety renewals and extensions for June 2015.

The following items were approved by consent agenda:

- Twin Eagles, Ph. 9, Sec. A (Site); PC0133-13 one (1) year renewal and extension for $8,250.
- Lenox Place, Ph. 5-7 (Site); PC0278-14 one (1) year renewal and extension for $36,425
- Stratford Park, Ph. 3, Sec. 2 (Subdivision); PC0092-13 one (1) year renewal and extension for $24,000.
- Stratford park, Ph. 3, Sec. 3 (Subdivision); PC0093-13 one (1) year renewal and extension for $31,000.
- Carellton, Ph. 1A (Subdivision); PC File #1-15-08C one (1) year renewal and extension for $554.000.
- Stratford park, Ph. 4, Sec. 1 (Subdivision); PC0294-14 one (1) year renewal and extension for $126,000.
- Stratford Park, Ph. 4, Sec. 2 (Subdivision); PC0295-14 one (1) year renewal and extension for $37,000.
- Stratford Park, Ph. 4 (LDP); PC0054-12 one (1) year renewal and extension for $24,000.
- Lenox Place, Ph. 13 & 14 (Utilities); Pc File #2-10-09S one (1) year renewal and extension for $10,000.

Item 2: GMRPC Resolution No. 2015-91 – (8-550-15) – Beretta USA; Revised Site Plan – BRPH Architects, Engineers, Contractors – The owner and applicant request approval of a revised site plan for Beretta, USA, including changes to the approved architecture, bufferyard plan, and security fence on property containing 108.09 (+/-) acres located at 13499 Gateway Drive.

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

1. The Planning Department shall inspect the exterior building façade materials prior to installation.
2. Provide a seven (7) foot tall decorative black metal picket fence located along Gateway Drive as originally approved by Gallatin Municipal-Regional Planning Commission and the Gallatin Municipal Board of Zoning Appeals.
3. Fence shall be located outside of the 20-foot P.U.D.E. along the front of the property so it does not impede the flow of stormwater to either of the proposed drainage ponds on site or interfere with any future installation or repair work on any utility lines located within the easement.

Item 3: GMRPC Resolution No. 2015-77 – (8-694-15) – Sumner Regional Healthplex; Amended PMDP/FMDP (Signs) – Highpoint Health Systems – The owner and applicant request to amend the Sumner Regional Healthplex Preliminary Master Development Plan (PMDP) Final Master Development Plan (FMDP) by approving an alternative sign plan approval to construct two (2) Multi-tenant Signs, on two (2) of four (4) parcels owned by Sumner Regional Medical Center (Sumner Station). The property is located at 225 Big Station Camp Boulevard.

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

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

Item 4: GMRPC Resolution No. 2015-89 – (8-697-15) – Captain D's; Site Plan (Architectural) – Tennessee Design & Engineering, Inc. – The owner and applicant request approval of a revised site plan for architectural changes to Captain D's Seafood Kitchen restaurant, on a 0.82 (+/-) acre lot, located at 309 East Main Street.

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

1. The building design shall be consistent with the three (3) building architectural elevations for Captain D's Gallatin, TN, 309 East Main Street, prepared by Tennessee Design and Engineering, Inc., Dated June 9, 2015.
2. The applicant shall obtain an approved sign permit from the Planning Department prior to the installation of any signs.

Item 5: GMRPC Resolution No. 2015-94 – (1-698-15C) – Green Farms, Ph. 1, Sec. 3; Final Plat – Goodall Inc. Builders – The owner and applicant request approval of a Final Plat for Green Farms, Phase 1, Section 3, a Major Subdivision, to create 23 one-family detached dwelling lots, and extend a public right-of-way, on 5.46 (+/) acres, located on Laffite Way, South of Noah Lane.

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

1. Add a note stating, "Setbacks are approved as part of the Green Farms, Phase 1 Master Plan", under 'Development Summary' on Sheet 2.
2. Modify plat to indicate sidewalk on Laffite Way connections to sidewalks along Noah Lane.
3. Provide copy of Offers of Irrevocable Dedication.
4. Signs shall be posted in the alleyway stating "No Parking on Street".
5. Submit a subdivision surety, as approved by the Engineering Division, to the Planning Department prior to recording of the Final Plat.
6. Submit three (3) corrected and folded copies of the Final Plat to the Planning Department for review and approval.

Item 6: GMRPC Resolution No. 2015-78 – (4-699-45) – Kmart PUD; PUD amendment (Electronic Express Architectural) – Matchett & Associates – The owner and applicant request approval of an amendment to the Kmart Planned Unit Development (PUD), and the Revised Final Master Development Plan, to modify the architecture and sign for Electronic Express, located on a 6.1 (+/-) acre lot, at 825 Nashville Pike, Suite B.

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

1. Revise the Proposed Elevation sign on sheet PD-2 to an 8' x 16' (128 square feet) sign.
2. The applicant shall obtain an approved sign permit from the Planning Department prior to the installation of any signs.
3. Submit three (3) corrected, folded copies of the Site Plan to the Planning Department prior to the issuance of any building permits.

Item 7: GMRPC Resolution No. 2015-88 – (8-706-15) – Carellton Amenity Center Final Master Development Plan – Green Trails, LLC – The owner and applicant request approval of a Final Master Development Plan for Carellton Subdivision – Amenity Center, for the construction of an amenity center, community pool, and associated parking, on 2.63 (+/-) acres, located north of Ferdinand Drive and west of Carellton Drive.

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

1. Revise the photometric plan to ensure light levels meet the standard of .5 foot candles at all property lines and right-of-ways. (G.Z.O. Table 13-4)
2. Design all parking spaces to comply with Section 11.09.070.C and Section 11.10.020.E. (Parallel Spaces would be acceptable in right-of-way)
3. Relocate proposed dumpster away from Lot 293, possibly to the southwest portion of the site.
4. Revise the Development Schedule on Sheet C2.0 to indicate the proposed time schedule for completion of the Amenity Center, per Gallatin Zoning Ordinance Section 12.02.030.B.11.
5. Provide the required Site Surety prior to the Final Plat per Gallatin Zoning Ordinance Section 12.02.030.B.13.
6. Add note with information regarding the timing of a connection to Liberty Lane on cover sheet.
7. Revised construction plans for phase 2B must be submitted to reflect the proposed alignment of the intersection of Leonatus drive and Ferdinand drive.
8. The proposed cross section does not meet current subdivision regulations.
9. Perpendicular on-street parking is prohibited.
10. Show crosswalks and handicap ramps in immediate area of amenity center.
11. Submit stormwater runoff analysis/calculations/report(s) for the amenity center and all stormwater infrastructures relative to it.
12. Provide details of bio-retention swale on the plans as well as in stormwater analysis.
13. Submit three (3) half-sized, corrected folded copies of the Final Master Development Plan.

Item 8: GMRPC Resolution No. 2015-84 – (8-709-15) – Clear Lake Meadows, Sec. 6; FMDP, Bruce Rainey & Associates – The owner and applicant request approval of a Final Master Development Plan for Clear Lake Meadows Subdivision, Section 6, to create 27 Single Family Residential Lots, Three (3) open space tracts, extend one (1) public right-of-way (Quarry Road), and create one (1) public right-of-way (Granite Drive), on 16.05 (+/-) acres, located north of Nichols Lane and east of Quarry Road.

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

1. Existing sewer mains installed for adjacent parcel shall be maintained or re-located to provide service to this parcel.
2. Indicate a minimum of 10 foot wide Public Utility and Drainage Easement along the fronts of all lots and common area tracts.
3. Existing sewer mains installed (on Lots 22, 23, 24, and 25) for adjacent parcel (Tax Map 135 Parcel 2.03) shall be maintained or relocated to provide service to this parcel.
4. Construction plans must be submitted to Engineering for approval of all public infrastructures.
5. Provide stormwater runoff analysis/calculations and reports detailing the pre and post development conditions and all management practices proposed. Stormwater treatment/detention and management practices outlined in City of Gallatin Stormwater Ordinance and subdivision regulations must be met.
6. Provide TDEC approved determination of conveyance across lots 3 through 13.
7. Provide additional measures to accommodate stormwater runoff flowing from adjacent northern property.
8. Show recorded greenway easement on adjoining property.
9. Submit three (3) half-sized, corrected folded copies of the Final Master Development Plan.

Item 9: GMRPC Resolution No. 2015-85 – (1-710-15B) – Clear Lake Meadows; Preliminary Plat – Bruce Rainey & Associates – The owner and applicant request approval of a Preliminary Plat for Clear Lake Meadows, Section 6, a Major Subdivision, to create a 27 one-family detached dwelling lots, four (4) open space tracts, and two (2) public rights-of-way on 16.06 (+/-) acres, located north of Nichols Lane and east of Quarry Road.

1. Indicate a minimum of 10 foot wide Public Utility and Drainage Easement along the fronts of all lots and common area tracts.
2. Provide a Public Utility and Drainage Easement for the stream buffer area within Lots 11, 12, and 13, per Section 2-106-1, Gallatin Subdivision Regulations.
3. Provide a note describing the use, ownership, and maintenance of common area tracts and access and utility and drainage easements within such tracts.
4. Provide a table containing the size of each open space tract.
5. Existing sewer mains installed (on Lots 22, 23, 24, and 25) for adjacent parcel (Tax Map 135 Parcel 2.03) shall be maintained or relocated to provide service to this parcel.
6. Construction plans must be submitted prior to preliminary plat approval.
7. Stormwater treatment/detention and management practices outlined in City of Gallatin Stormwater Ordinance and subdivision regulations must be met. Calculations to be submitted with FMDP will further clarify volumes and area requirements.
8. Provide additional measures to accommodate stormwater runoff flowing from adjacent northern property.
9. Provide TDEC approved determination of conveyance across lots 3 through 13.
10. Show greenway easement as recorded on adjacent property.
11. Submit three (3) half-sized, corrected folded copies of the Final Master Development Plan.

Item 10: GMRPC Resolution No. 2015-82 – (1-717-15C) – Savannah Marketplace-Gorden Crossing Right-of-Way; Final Plat – Civil Site Design Group – The owner and applicant request approval of a Final Plat for Savannah Marketplace-Gorden Crossing right-of-way, consisting of 1.69 (+/-) acres, located south of Nashville Pike and north of Savannah, Phase 4.

1. Re-label the subdivision as "Savannah Marketplace, Phase 1B".
2. Show proposed sidewalks with handicapped ramps.
3. Show stop bars and crosswalks.
4. Add note indicating responsibility for the maintenance of landscape islands. (May also require easements)
5. Submit an Offer of Irrevocable Dedication prior to recording of final plat.
6. Submit a subdivision performance surety, in the amount to be determined by the Engineering Division, to the Planning Department prior to recording of final plat.
7. Submit three (3) corrected and folded copies of the final plat to the Planning Department for review and approval prior to recording of final plat.
8. 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.

Regular Agenda

Item 11: GMRPC Resolution No. 2015-83 – (3-720-15) – Noise Ordinance; Article 13, Section 13.02; GZO Text Amendment – City of Gallatin

This item was deferred.

Item 12: GMRPC Resolution No. 2015-86 – (3-687-15) – St. Blaise Estates; Rezoning – Jody L. Case – Public Comment – Owner and applicant request approval to rezone a 3.01 (+/-) acre lot (Tax Map 136 Parcel 03.01) from A - Agricultural Residential District to the R40 Low Density Residential District, located at 275 Saint Blaise Road.

Mr. Kevin Chastine, Planner II, explained that the property owner requests to rezone Lot 7Agricultural Residential to R40 title a portion of the property to her son to build a home. The property is currently served by White House Utility District.

Mr. Chastine said staff recommends approval of Resolution No. 2015-86 with the condition listed in the staff report.

Chair Dempsey asked Mr. Nick Tuttle, City Engineer, if there were any engineering concerns with the request. Mr. Tuttle said there were no engineering concerns with the request.

Ms. Jody Case, applicant, 275 St. Blaise Road, was in attendance.

Chair Dempsey opened public comment. No one came forward to speak; therefore, Chair Dempsey closed public comment.

Councilperson Brackenbury motioned to approve Resolution No. 2015-86 with the following condition:

1. Submit 14 corrected and folded copies of the rezoning exhibit, which addresses all conditions of approval, prior to the project being placed on City Council agenda.

Mr. Ramsey seconded the motion and the motion passed by unanimous vote.

Item 13: GMRPC Resolution No. 2015-87 – (3-705-15) – Foxland Crossing, Ph. 11-16; Amended PMDP/FMDP – Dewey/Estes – Public Comment – The owner and applicant request approval of an amended Preliminary Master Development Plan for Foxland Phases 12 and 14-16, consisting of 222 townhouse units, three (3) commercial outparcels, open space tracts, and 13 public rights-of-ways, on property containing 55.68 (+/-) acres located south of Nashville Pike and West of Douglas Bend Road.

Mr. Chastine said the proposed amendment to the Preliminary Master Development Plan involves Phases 12, 14, 15, and 16. Phase 11, Douglas Bend Road, and Phase 13, Foxland Apartments, are not being amended. The amendment shows a site design and layout not previously presented. The proposed amendment shows, for the first time, a design for Phases 12, 14, 15, and 16. Only two (2) of the three (3) commercial lots are shown with a conceptual design. The third commercial lot will require a separate Preliminary Master Development Plan. The proposed design includes 68 townhomes in Phase 12, 64 townhomes in Phase 14, 90 townhomes in Phase 15, and three (3) commercial lots in Phase 16. An amenity center and at least seven (7) open space tracts are included in the Preliminary Master Development Plan. Thirteen public rights-of-ways will create a street network that includes two (2) 50 foot wide collector street right-of-ways, including the western extension of Foxland Boulevard and the creation of a north-south right-of-way shown as Road 'G' on the Preliminary Master Development Plan. Both roadways are shown in the *Gallatin on the Move 2020 General Development and Transportation Plan*. The commercial lots to the west will not have access onto Nashville Pike; however, the lot between Sudden Service and Nashville Road Church of Christ will have access onto Nashville Pike.

Mr. Chastine said staff recommends the changes be considered a major amendment since the layout was not previously submitted.

Mr. Chastine said staff recommends approval of Resolution #2015-87 with the conditions listed in the staff report.

Chair Dempsey asked Mr. Tuttle if he had any engineering concerns with the project. Mr. Tuttle said the proposed 30 foot wide right-of-ways do not comply with the Subdivision Regulations. He suggested the roadways remain private roadways or the developer design the roads to be compliant with the City Subdivision Regulations. There is also a concern regarding Road "G", shown as Mahogany Boulevard on the previous PMDP and indicted on the *Gallatin on the Move 2020 General Development and Transportation Plan*, and its southward extension to the Oak Tree property or Young's Nursery.

Mr. Michael Dewey, with Dewey-Estes, representing the applicant, said he only received the staff comments on Friday so he was not able to address the concerns regarding the right-of-way and Road 'G'. He added that The Retreat Subdivision was approved with smaller rights-of-way than the requested 30 feet width. Mr. Tuttle responded that there are fewer homes in The Retreat Subdivision that front the alley roads. Most of the homes in The Retreat front Chloe Drive or Noah Lane, while this subdivision has most of the homes fronting the smaller roads. He suggested more parking areas be added, such as perpendicular parking.

Vice Chair Ramsey suggested that, since the applicant did not receive the engineering comments in a timely fashion, the applicant be given more time to review the comments by deferring the vote until the next meeting.

Mr. Dewey said extending Road "G" to the south property line, as shown on the *Gallatin on the Move 2020 General Development and Transportation Plan*, it will create four quadrants with 50-foot right-of-ways which will be similar to what is now at The Retreat Subdivision.

Chair Dempsey said he could call a special-called meeting before the next scheduled Planning Commission Work Session meeting to address the revisions.

Mr. Bill McCord, Director of Planning, suggested that the Planning Commission refine condition 10 because the extension of Road 'G', from the intersection of Foxland and Road "G" to the southern or southeastern boundary of the property, moves it in the direction of a large nursery operation to the west and south of the property west of the power lines. Until that property is redeveloped Road 'G' may not be extended unless it is extended to the southeast as opposed to the south.

Chair Dempsey motioned to defer this item to a special-called meeting, with public comment, before the next Planning Commission work session meeting to allow the applicant to work out conditions number 8 and 10 regarding proper road alignment and parking. Vice Chair Ramsey seconded the motion and the motion passed by unanimous vote.

Item 14: GMRPC Resolution No. 2015-90 – (8-716-15) – Baker's Crossing, Ph. 1, Lot 2A; Amended PMDP/FMDP for Loden Vision Center – Ragan-Smith Associates – The owner and applicant request approval of a Minor Amendment to the Preliminary Master Development Plan for Baker's Crossing, Phase 1, Lot 2A, and approval of Final Master Development Plan for the Loden Vision Center to construct a 9,040 square foot Multi-Tenant Building on one (1) lot, containing 1.17 (+/-) acres, located at 1198 Nashville Pike.

Ms. Katherine Schoch, Assistant Director of Planning, said the applicant submitted four (4) architectural renderings, incorporating many of the suggestions of the Planning Commission, at the last work session meeting. All renderings meet the 70 percent brick or stone requirement and all used black stone instead of metal paneling.

Ms. Schoch said staff recommends approval with the conditions listed in the staff report. In their motion, the Planning Commission must decide which architectural design to approve as most appropriate for this location on Nashville Pike.

The Planning Commission reviewed each of the three proposed architectural renderings. Mr. Wes McGill, with Ragan Smith Associates and Mr. Chad Jones, with SGT Design, said the building proposed is 9,040 square feet including 5,000 square feet for Loden Vision Center with the remaining square feet for future general retail.

Chair Dempsey said the Planning Commission is mainly concerned with the proposed architecture.

Vice Chair Ramsey motioned to approve the change as a minor amendment. Councilperson Brackenbury seconded the motion and the motion passed by unanimous vote.

Councilperson Brackenbury motioned to approve architectural rendering number one (1), with the following conditions:

1. Planning Commission approved building Option 1 as submitted.
2. Inspection of the exterior building façade materials by the Planning Department is required prior to the installation of the exterior building façade materials.
3. Provide sidewalk connection from the public sidewalk to the building.
4. Provide a sidewalk easement as necessary to construct a six (6) foot wide sidewalk on the northern side of the cross access easement adjacent to the site.
5. Update drainage calculations to provide additional information about water quality measures to be installed on Lot 2A since onsite detentioning is not proposed.
6. 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. Sign permits shall be obtained from the Planning Department prior to the installation of any signage on site.
7. 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 a building permit for Lot 2A.

Mayor Brown seconded the motion and the motion passed by unanimous vote.

Item 15: GMRPC Resolution No. 2015- 79 – (8-688-15) – Cookout Restaurant; Site Plan – Cookout Restaurants, Inc., - The owner and applicant request approval of a site plan to construct a 1,589 square foot building on 0.71 (+/-) acre parcel zoned Commercial Services (CS), located at 660 Nashville Pike.

Mr. McCord said the applicant is requesting site plan approval for a walk-up/drive-up restaurant on Nashville Pike now occupied by a vacant car wash. The restaurant plan does not indicate any indoor seating. The property is zoned Commercial Service (CS) and Food Service is a permitted use in the Commercial Service (CS) zone district. The existing building will be demolished; however, an existing retaining wall will remain. One drive-up window service lane would be adjacent to the building and the second drive-up window service lane would require drivers to make a 90 degree turn to receive food orders. The Engineering Division has a concern with the existing nonconforming access driveway that was used by the former car wash business. The conditions of approval suggest the applicant remove the easterly driveway shown on the site plan and make the west driveway a single access out only driveway. Traffic coming into the site would enter from a common shared drive-way

to the east of the property providing ingress and egress to the site. The Engineering Division is also requesting stormwater calculations for the property. The applicant has proposed a sign package that does not comply with the zoning ordinance and an alternative sign package must be provided. The applicant has indicated he will submit a sign package that does comply with the code.

Mr. McCord said staff recommends approval of Resolution No. 2015-79 with the conditions listed in the staff report and changes to the proposed signage.

Chair Dempsey asked Mr. Tuttle to explain the engineering concerns with the project. Mr. Tuttle said the property frontage is less than 150 feet wide and the recommendation in the *Gallatin on the Move 2020 General Development and Transportation Plan* for driveway spacing is 350 feet between driveways. Unfortunately, the recommendation is unrealistic in this location.

Chair Dempsey asked for clarification of the proposed drive-thru service lanes. Mr. McCord said these are dual lanes. The far lane will require drivers to make a 90 degree turn in front of the building to pick up their purchase, while the drivers in the lane close to the building will pick up their purchase on the west side of the building.

Mr. Tuttle said the driveway throat length from Nashville Pike does not meet the plan requirements. Vehicles immediately turning into the order lane could cause a conflict point. Directing traffic through the Waffle House joint driveway would potentially avoid the conflict point.

Mr. Daniel Whitely, with Arnold Consulting Engineering, representing the applicant, was made aware of the entrance comments; however, he just received the report and did not have time to address the comment. Originally the plan was to tie into the existing access points; however, he is comfortable with the access suggested by the Engineering Division. There is direction signage proposed around the site.

Vice Chair Ramsey asked if Cookout Restaurants has the same drive-thru plan in other cities. Mr. Whitley said most of the Cookout Restaurants have the same drive-thru plan and there have been no reported problems. Mr. McCord said there is a Cookout Restaurant in Inglewood; however, Mr. Whitley was not sure if it had the same internal traffic pattern. In response to Vice Chair Ramsey's question, Mr. Whitley said there is no interior seating, only drive-up windows. Parking spaces are proposed mainly for employees.

Mr. McCord asked Mr. Whitley if he has alternative sign renderings. Mr. Whitley said he does not have final sign renderings, but would be comfortable bringing an alternative sign package back to another Planning Commission meeting.

Mr. Puryear said he is concerned about the internal movement on the site. Mr. Tuttle said the Planning Commission is not to consider internal traffic patterns, but he has had many complaints about other properties with conflicting internal traffic patterns. Mr. Whitley said the order pick-ups are staggered. He offered to show a video of the actual traffic movement pattern. Mayor Brown said a video would be helpful and asked that it be brought to the special-called meeting in two weeks. She added that

Cookout Restaurant has a good reputation. Mr. Whitley said 90 percent of Cookout Restaurants have this proposed traffic pattern.

Chair Dempsey asked if the red shown on the architectural rendering is a vivid red. Mr. Whitley responded that the color is a vivid red but there is a version of the building that is all stone. The contrast between the red color and the brick version makes the red appear less vivid.

Vice Chair Ramsey motioned to defer this item to the special-called meeting in three weeks where the applicant will present a video of the traffic circulation and a new sign package. Mr. Puryear seconded the motion and the motion to defer passed by unanimous vote.

Item 16: GMRPC Resolution No. 2015-81 – (8-715-15) – Miracle Chrysler Dealership; amended PMDP-Revised FMDP – Bruce Rainey & Associates – The owner and applicant request approval of a Revised Master Development Plan for Miracle Chrysler Dealership to construct an additional car storage area on the rear portion of 6.55 (+/-) acre parcel, located at 1290 Nashville Pike.

Mr. McCord said the applicant is requesting approval of an amended Preliminary Master Development Plan and a Revised Final Master Development Plan for the addition of an unpaved parking lot for vehicle storage at the back of the Miracle Chrysler dealership. Staff recommends this addition be considered a minor amendment and recommends approval of Resolution 2015-81 with the conditions listed in the staff report. He added that the graveled parking lot would be chemically treated with a chemical agent to keep the gravel dustless and will not be accessible to the public. The fenced-in area will be accessed internally from the service area so no driveway access will be needed from Harris Lane or Nashville Pike.

Chair Dempsey asked about lighting. Mr. McCord said the plans do not show lighting.

Vice Chair Ramsey motioned to consider this item as a minor amendment. Councilperson Brackenbury seconded the motion and the motion passed by unanimous vote.

Vice Chair Ramsey motioned to approve Resolution No. 2015-81 with the following conditions:

1. Provide detail/cross-section of the gravel parking lot showing gradation and compaction.
2. Provide stormwater runoff computation and analysis to the Engineering Division.
3. Water Quality Best Management Practices (BMPs) acceptable to the Engineering Division shall be required due to the proximity to receiving waters.
4. Provide details and specifications for BMPs on plans and in the stormwater runoff analysis.
5. Submit a site surety to the Planning Department, in an amount to be determined by the applicant and approved by the Planning Department, prior to the issuance of any permits.
6. Submit five (5) corrected and folded copies of the Amended Preliminary Master Development Plan and Revised Final Master Development Plan to the Planning Department prior to the issuance of any permits.

Mayor Brown seconded the motion and the motion passed by unanimous vote.

Item 17: Other Business

1. Mr. McCord distributed a handout indicating the rankings of projects submitted to the Metropolitan Planning Organization (MPO). The Planning Commission was asked to review the list. Projects that reinvest in the community and provide interconnectivity, and were walkable and livable scored better than new large projects in rural areas. The list of projects and their scores are included in the handout.

2. Mr. McCord distributed a working draft of proposed amendments to the Gallatin Zoning Ordinance and asked the Planning Commission to spend some time reviewing the proposed "quick fixes" to eliminate inconsistencies. The goal is to improve efficiency of operation. Much of the changes are to the definitions section. The proposed changes will be discussed at future Planning Commission work session meetings.

3. Mr. McCord said he will distribute a table to the at the next Planning Commission work session meeting, that indicates all Tennessee Department of Transportation (TDOT) traffic counts which were conducted in Gallatin during a 10 year period.

4. Mr. McCord discussed the Power Ten Summit. The keynote speaker who spoke regarding alternative transportation service, including a non-traditional ways to ride, similar to a taxi service, but not regulated like taxi services. The speaker also discussed technology of autonomous vehicles that would allow alternative types of mobility on the roadway. The trend for younger people in cities is to use alternative modes of transportation instead of buying a vehicle.

Item 17: Adjourn

With no further business to discuss, Vice Chair Ramsey motioned to adjourn the meeting. Councilperson Brackenbury seconded the motion and the motion passed by unanimous vote. Chair Dempsey adjourned the meeting at 6:20 P.M.

Respectfully submitted:

_____
Marianne Mudrak, Board Secretary

Approve:

_____ _____
Dick Dempsey, Chair Johnny Wilson, Secretary

Agenda
Gallatin Municipal-Regional Planning Commission

Monday, June 22, 2015 | **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 that wishes to discuss an item listed on the Consent Agenda may request an item be removed from the Consent Agenda during the Public Comments on Consent Agenda items and placed on the Regular Agenda for discussion. The item will then be considered as determined by the Commission.

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approval of Prior Minutes:** April 27, 2015 Joint City Council/Planning Commission Meeting, May 4, 2015 Work Session Meeting; May 18, 2015 Special-Called Meeting, May 18, 2015 Regular Meeting
- **Public comments on Consent Agenda items**

CONSENT AGENDA

1. **GMRPC Resolution No. 2015-92** — **7-171-15**
SURETY RENEWALS & EXTENSIONS
CITY OF GALLATIN

APPROVAL OF SURETY RENEWALS AND EXTENSIONS FOR JUNE 2015

2. **GMRPC Resolution No. 2015-91** — **8-550-15**
BERETTA USA; REVISED SITE PLAN
BRPH ARCHITECTS, ENGINEERS, CONTRACTORS

THE OWNER AND APPLICANT REQUEST APPROVAL OF A REVISED SITE PLAN FOR BERETTA, USA INCLUDING CHANGES TO THE APPROVED ARCHITECTURE, BUFFERYARD PLAN, AND SECURITY FENCE ON PROPERTY CONTAINING 108.09 (+/-) ACRES LOCATED AT 1399 GATEWAY DRIVE.

3. **GMRPC Resolution No. 2015-77** — **8-694-15**
SUMNER REGIONAL HEALTHPLEX; AMENDED PMDP/ FMDP (SIGNS)
HIGHPOINT HEALTH SYSTEMS

THE OWNER AND APPLICANT REQUEST TO AMEND THE SUMNER REGIONAL HEALTHPLEX PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP)/FINAL MASTER DEVELOPMENT PLAN (FMDP) BY APPROVING AN ALTERNATIVE SIGN PLAN APPROVAL TO CONSTRUCT TWO (2) MULTI-TENANT SIGNS, ON TWO (2) OF FOUR (4) PARCELS OWNED BY SUMNER REGIONAL MEDICAL CENTER (SUMNER STATION). THE PROPERTY IS LOCATED AT 225 BIG STATION CAMP BLVD.

4. **GMRPC Resolution No. 2015-89** — **8-697-15**
CAPTAIN D'S; SITE PLAN (ARCHITECTURAL)
TENNESSEE DESIGN & ENGINEERING, INC.

EXHIBIT A

THE OWNER AND APPLICANT REQUEST APPROVAL OF A REVISED SITE PLAN FOR ARCHITECTURAL CHANGES TO CAPTAIN D'S SEAFOOD KITCHEN RESTAURANT, ON A 0.82 ± ACRE LOT, LOCATED AT 309 EAST MAIN STREET.

5. **GMRPC Resolution No. 2015-94** **1-698-15C**
GREEN FARMS, PH. 1, SEC. 3; FINAL PLAT
GOODALL INC. BUILDERS

THE OWNER AND APPLICANT REQUESTS APPROVAL OF A FINAL PLAT FOR GREEN FARMS, PHASE 1, SECTION 3, A MAJOR SUBDIVISION, TO CREATE 23 ONE-FAMILY DETACHED DWELLING LOTS, AND EXTEND A PUBLIC RIGHT-OF-WAY, ON 5.46 (+/-) ACRES, LOCATED ON LAFFITE WAY, SOUTH OF NOAH LANE.

6. **GMRPC Resolution No. 2015-78** **4-699-15**
KMART PUD; PUD AMENDMENT (ELECTRONIC EXPRESS ARCHITECTURAL)
MATCHETT & ASSOCIATES

THE OWNER AND APPLICANT REQUEST APPROVAL OF AN AMENDMENT TO THE KMART PLANNED UNIT DEVELOPMENT (PUD), AND THE REVISED FINAL MASTER DEVELOPMENT PLAN, TO MODIFY THE ARCHITECTURE AND SIGN FOR ELECTRONIC EXPRESS, LOCATED ON A 6.1 ± ACRE LOT, AT 825 NASHVILLE PIKE, SUITE B.

7. **GMRPC Resolution No. 2015-88** **8-706-15**
CARELLTON AMENITY CENTER; FMDP
GREEN TRAILS, LLC

THE OWNER AND APPLICANT REQUESTS APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR CARELLTON SUBDIVISION – AMENITY CENTER, FOR THE CONSTRUCTION OF AN AMENITY CENTER, COMMUNITY POOL, AND ASSOCIATED PARKING, ON 2.63 (+/-) ACRES, LOCATED NORTH OF FERDINAND DRIVE AND WEST OF CARELLTON DRIVE.

8. **GMRPC Resolution No. 2015-84** **8-709-15**
CLEAR LAKE MEADOWS, SEC. 6; FMDP
BRUCE RAINEY & ASSOCIATES

THE OWNER AND APPLICANT REQUESTS APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR CLEAR LAKE MEADOWS SUBDIVISION, SECTION 6, TO CREATE 27 SINGLE FAMILY RESIDENTIAL LOTS, THREE (3) OPEN SPACE TRACTS, EXTEND ONE (1) PUBLIC RIGHT-OF-WAY (QUARRY ROAD), AND CREATE ONE (1) PUBLIC RIGHT-OF-WAY (GRANITE DRIVE), ON 16.05 (+/-) ACRES, LOCATED NORTH OF NICHOLS LANE AND EAST OF QUARRY ROAD.

9. **GMRPC Resolution No. 2015-85** **1-710-15B**
CLEAR LAKE MEADOWS; PRELIMINARY PLAT
BRUCE RAINEY & ASSOCIATES

THE OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR CLEAR LAKE MEADOWS, SECTION 6, A MAJOR SUBDIVISION, TO CREATE 27 ONE-FAMILY DETACHED DWELLING LOTS, FOUR (4) OPEN SPACE TRACTS, AND TWO (2) PUBLIC RIGHTS-OF-WAY ON 16.06 (+/-) ACRES, LOCATED NORTH OF NICHOLS LANE AND EAST OF QUARRY ROAD.

10. **GMRPC Resolution No. 2015-82** **1-717-15C**
SAVANNAH MARKETPLACE-GORDEN CROSSING R.O.W.; FINAL PLAT
CIVIL SITE DESIGN GROUP

THE OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR SAVANNAH MARKETPLACE – GORDEN CROSSING RIGHT-OF-WAY, CONSISTING OF 1.69 (+/-) ACRES, LOCATED SOUTH OF NASHVILLE PIKE AND NORTH OF SAVANNAH, PHASE 4.

EXHIBIT A

REGULAR AGENDA

11. **GMRPC Resolution No. 2015-83** **3-720-15**
NOISE ORDINANCE; ARTICLE 13, SECTION 13.02; GZO TEXT AMENDMENT
CITY OF GALLATIN

DEFERRED

12. **GMRPC Resolution No. 2015-86** **3-687-15**
ST. BLAISE ESTATES; REZONING
JODY L. CASE

PUBLIC COMMENT
OWNER AND APPLICANT REQUEST APPROVAL TO REZONE A 3.01 (+/-) ACRE LOT(TAX MAP 136 PARCEL 03.01) FROM (A) AGRICULTURAL RESIDENTIAL DISTRICT TO THE R-40 LOW DENSITY RESIDENTIAL DISTRICT, LOCATED AT 275 SAINT BLAISE ROAD.

13. **GMRPC Resolution No. 2015-87** **3-705-15**
FOXLAND CROSSING, PH. 11-16; AMENDED PMDP/FMDP
DEWEY/ESTES

PUBLIC COMMENT
THE OWNER AND APPLICANT REQUEST APPROVAL OF AN AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN FOR FOXLAND PHASES 12 AND 14-16, CONSISTING OF 222 TOWNHOUSE UNITS, THREE (3) COMMERICAL OUTPARCELS, OPEN SPACE TRACTS, AND 13 PUBLIC RIGHTS-OF-WAYS, ON PROPERTY CONTAINING 55.68 (+/-) ACRES LOCATED SOUTH OF NASHVHILLE PIKE AND WEST OF DOUGLAS BEND ROAD.

14. **GMRPC Resolution No. 2015-90** **8-716-15**
BAKER'S CROSSING, PH. 1, LOT 2A; AMENDED PMDP/FMDP FOR LODEN VISION CENTER
RAGAN-SMITH ASSOCIATES

THE OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR BAKER'S CROSSING, PHASE 1, LOT 2A, AND APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR THE LODEN VISION CENTER TO CONSTRUCT A 9,040 SQUARE FOOT MULTI-TENANT BUILDING ON ONE (1) LOT, CONTAINING 1.17 (+/-) ACRES, LOCATED AT 1198 NASHVILLE PIKE.

15. **GMRPC Resolution No. 2015-79** **8-688-15**
COOKOUT RESTAURANT; SITE PLAN
COOKOUT RESTAURANTS, INC.

THE OWNER AND APPLICANT REQUEST APPROVAL OF A SITE PLAN TO CONSTRUCT A 1,589 SQUARE FOOT BUILDING ON 0.71 (+/-) ACRE PARCEL ZONED COMMERCIAL SERVICES (CS), LOCATED AT 660 NASHVILLE PIKE.

16. **GMRPC Resolution No. 2015-81** **8-715-15**
MIRACLE CHRYSLER DEALERSHIP; AMENDED PMDP/REVISED FMDP
BRUCE RAINEY & ASSOCIATES

THE OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN AND APPROVAL OF A REVISED FINAL MASTER DEVELOPMENT PLAN FOR MIRACLE CHRYSLER DEALERSHIP TO CONSTRUCT AN ADDITIONAL CAR STORAGE AREA ON THE REAR PORTION OF 6.55 (+/-) ACRE PARCEL, LOCATED AT 1290 NASHVILLE PIKE.

17. **OTHER BUSINESS**

18. **MOVE TO ADJOURN**

EXHIBIT A

ORIGINAL

MINUTES OF THE GALLATIN
MUNICIPAL/REGIONAL PLANNING COMMISSION
SPECIAL-CALLED MEETING

July 13, 2015

MEMBERS PRESENT

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

STAFF PRESENT

William McCord, Director of Planning
Katherine Schoch, Assistant Director of Planning
Kevin Chastine, Planner II
Robert Kalisz, Planner II
Denise Brown, Planner I
Nick Tuttle, City Engineer
Aaron Hickson, Engineering Project Manager
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

None

OTHERS

Applicants
Josh Cross, *Gallatin Newspaper*

The Gallatin Municipal-Regional Planning Commission met in a special-called meeting on Monday, July 13, 2015, at 5:00 p.m., in the Dr. J. Deotha Malone Council Chambers of Gallatin City Hall. Chairman Dick Dempsey called the meeting to order. A copy of the meeting agenda is attached to these minutes as Exhibit A. Ms. Mudrak called the roll.

Approve Prior Minutes

This being a special-called meeting, there were no minutes to approve.

Agenda

1. GMRPC Resolution No. 2015-79 (8-688-15) – Cookout Restaurant; Site Plan – Cookout Restaurants, Inc. – The owner and applicant request approval of a site plan to construct a 1,589 square foot building on 0.71 (+/-) acres zoned Commercial Services, located at 660 Nashville Pike.

Mr. Robert Kalisz, Planner II, said the Planning Commission requested the applicant to return with a modified sign package, present a video showing the drive-thru lane traffic flow, and address some Engineering Division concerns. The applicant has submitted a modified sign package and removed an existing access point off Nashville Pike at the request of the Engineering Division. The main entrance to the restaurant will be through Mandywood Shopping Center. In addition, the applicant changed the architectural elevations to an all reddish-brown brick veneer at the top of the building with Soldier courses and a Flemish course band, three (3) feet high. The front elevation includes an Eldorado stone

veneer, slightly offset, similar to sandstone in color, located in the middle of the front elevation. The signage proposed is approximately nine (9) square feet over the requirement. Staff is comfortable with the overage.

Chair Dempsey asked if the low grade red sign will be back-lit. Mr. Daniel Whitley, with Arnold Consulting Engineers, representing the applicant, said only the letters of the sign are lit. The neon lit spatula is also located on the front of the building.

Vice Chair Ramsey asked staff to verify that the monument sign will not interfere with sight distance. Mr. William McCord, Director of Planning, said the code requires a setback for a sign of five (5) feet. There is 22 feet between the property boundary and the edge of the drive aisle, leaving enough room to relocate the sign, if necessary.

Chair Dempsey asked for a description of the entrance. Mr. Nick Tuttle, City Engineer, said traffic would enter through the Mandywood Shopping Center on the northeast side of the property. An exit only is shown on the plan onto Nashville Pike. There has been discussion with the applicant to show a narrow driveway or put an island in the middle to separate the left turns from the right turns, and allow room for a "Do Not Enter" sign. The applicant has worked with staff on exits and entrances.

Mayor Brown said the new architectural elevations are a great improvement. She does not have any concerns with the dual drive-thru lanes.

Mr. Whitley added that 90 percent of the restaurant sites use the staggering drive-up lane design. He presented a video indicating how the traffic flow is accumulated at the drive-up windows.

Mr. Puryear agreed there is no longer a concern regarding the dual drive-thru lanes.

Mr. Puryear motioned to approve Resolution 2015-79 with the following conditions:

1. Provide contract agreement to purchase property between Cook Out Restaurants, Inc. (developer) and Peter Woochul Park (property owner) or provide agent letter from property owner.
2. Provide reference on the plans and a copy of access easement utilized for driveway entrance/exit along east property line.
3. Provide a sidewalk connection from public sidewalk to the building.
4. Provide a bicycle parking area with rack/security fixtures per Section 11.08.010 of the Gallatin Zoning Ordinance.
5. Provide additional landscaping along Nashville Pike to comply with bufferyard requirements.
6. Provide stormwater runoff calculations and report details of handling stormwater runoff.
7. Coordinate with City Engineering Department and TDOT, if necessary, to establish driveway access meeting City of Gallatin standards to ensure public safety and revise all plan sheets to indicate final access design.
8. The owner and applicant shall obtain sign permits from the Planning Department prior to the installation of any signage on site.
9. Submit three (3) corrected folded copies of the Site Plan with final architectural elevations, including one (1) full size and two (2) half size copies, to the Planning Department.

Councilperson Brackenbury seconded the motion and the motion passed by unanimous vote.

2. **GMRPC Resolution No. 2015-87 – (3-705-15) – Foxland Crossing, Phase 11-16; Amended Preliminary Master Development Plan and Final Master Development Plan – Dewey/Estes – Public Comment – The owner and applicant request approval of an amended Preliminary Master Development Plan for Foxland Phases 12 and 14-16, consisting of 222 townhouse units, three 93) commercial outparcels, open space tracts, and 13 rights-of-way, on property containing 55.68 (+/-) acres located south of Nashville Pike and west of Douglas Bend Road.**

Mr. Kevin Chastine, Planner II, said the Planning Commission requested the applicant address street network concerns. The applicant has extended the roads in question to the property boundaries. The 30-foot wide right-of-ways do not meet subdivision regulations but will remain private, satisfying the Engineering Division concerns. Perpendicular parking is not permitted on a public street; however, since these streets will now be private the parking regulation does not apply, although it is not recommended. Additional on-street parking has been added. The major thoroughfare plan shows a road coming from the northwest corner to the southeast and this road has not been shown on the resubmittals. A 40-foot right-way is shown and staff made a condition of approval that this be a 50-foot public right-of-way. Engineering Division also commented that "Road G" must be relocated further to the east to minimize the distance between intersections.

Chair Dempsey motioned to consider this item a major amendment. Vice Chair Ramsey seconded the motion and the motion passed by unanimous vote.

Chair Dempsey opened public comment. Mr. Patrick Reeners, 317 Malone, asked if the residents would be notified of public drinking water concerns. Chair Dempsey said this is not an official duty of this board. No one else came forward to speak; therefore, Chair Dempsey closed public comment.

Mr. Tuttle said the applicant is not present; however, he is comfortable that all Engineering Division concerns have been addressed.

Chair Dempsey motioned to approve Resolution 2015- 87 with the following conditions:

1. Label the required Type 10 Bufferyards adjacent to Foxland Boulevard.
2. Indicate a Type 10 alternative bufferyard along the property boundary underneath the TVA powerlines, which includes no large canopy trees, only shorter flowering trees.
3. Provide, in a table, curve data that matches the legal description.
4. Provide all yard lines, setbacks, and easements for the commercial outparcels.
5. Clarify if Road 'G' between the two (2) commercial outparcels will be public or private.
6. Clearly indicate phase lines.
7. Reserve the 30-ft right-of-way cross sections and street sections as private streets and indicate this on the plans.
8. Remove the perpendicular on-street parking if streets remain public streets (parallel spaces may be permitted on public streets). Perpendicular spaces are not recommended for private streets.
9. Provide a minimum 50-ft wide public right-of-way cross-section for "Road A".

10. Realign "Road G" to allow more direct and concise traffic flow from Nashville Pike, through the proposed development southward to Foxland Boulevard. The intersection of "Road G" and "Road A" shall have as minimal spacing as possible.
11. Indicate a greenway extension through the property consistent with Exhibit 4-12 of the Gallatin on the Move 2020 Plan and a connection to the property located south of Phase 12.
12. Provide a stormwater runoff analysis/calculations/report(s) for the proposed development must be submitted in conjunction with the FMDP and a stormwater maintenance agreement will be required for this development. A recorded copy must be submitted prior to the recording of a final plat.
13. Submit three (3) folded and corrected copies of the Amended Preliminary Master Development Plan after approval by City Council.

Mr. Puryear seconded the motion and the motion passed by unanimous vote.

3. Move to Adjourn

With no further business to discuss, Chair Dempsey adjourned the meeting at 5:26 p.m.

Respectfully submitted:

_____
Marianne Mudrak, Board Secretary

Approve:

_____ _____
Dick Dempsey, Chair Johnny Wilson, Secretary

Agenda
Gallatin Municipal-Regional Planning Commission
Special-Called Meeting

Monday, July 13, 2015 | **Planning Commission - 5:00 p.m.**
DR. J. DEOTHA MALONE COUNCIL CHAMBERS | **CITY HALL**

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**

REGULAR AGENDA

1. **GMRPC Resolution No. 2015-79** **8-688-15**
COOKOUT RESTAURANT; SITE PLAN
COOKOUT RESTAURANTS, INC.

THE OWNER AND APPLICANT REQUEST APPROVAL OF A SITE PLAN TO CONSTRUCT A 1,589 SQUARE FOOT BUILDING ON 0.71 (+/-) ACRE PARCEL ZONED COMMERCIAL SERVICES (CS), LOCATED AT 660 NASHVILLE PIKE.

2. **GMRPC Resolution No. 2015-87** **3-705-15**
FOXLAND CROSSING, PH. 11-16; AMENDED PMDP/FMDP
DEWEY/ESTES

PUBLIC COMMENT
THE OWNER AND APPLICANT REQUEST APPROVAL OF AN AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN FOR FOXLAND PHASES 12 AND 14-16, CONSISTING OF 222 TOWNHOUSE UNITS, THREE (3) COMMERICAL OUTPARCELS, OPEN SPACE TRACTS, AND 13 RIGHTS-OF-WAYS, ON PROPERTY CONTAINING 55.68 (+/-) ACRES LOCATED SOUTH OF NASHVHILLE PIKE AND WEST OF DOUGLAS BEND ROAD.

3. **MOVE TO ADJOURN**

EXHIBIT A

ITEM I

GMRPC Resolution No. 2015-96

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING ITEM 1 – A ONE (1) YEAR RENEWAL AND EXTENSION OF THE PERFORMANCE SURETIES FOR THE GAP CELL TOWER (SITE); PC0249-14 – HOME DEPOT (SUBDIVISION); PC FILE #1-7-04C – HOME DEPOT (UTILITIES); PC FILE #1-7-04C – ELK ACRES, SEC. 3A (MAINTENANCE); PC0229-14 – TWIN EAGLES, PH. 11, SEC. A (LDP); PC0249-14 – (PC FILE #7-171-15)

WHEREAS, THE CITY OF GALLATIN MUNCIPAL-REGIONAL PLANNING COMMISSION considered a one (1) year renewal and extension of the performance sureties for: The GAP Cell Tower (Site); PC0249-14 – Home Depot (Subdivision); PC File #1-7-04C – Home Depot (Utilities); PC File #1-7-04C – Elk Acres, Sec. 3A (Maintenance); PC0229-14 – Twin Eagles, Ph. 11, Sec. A (LDP); PC0249-14 submitted by the applicant, City of Gallatin, at its regular meeting on July 27, 2015; and;

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

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

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

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

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

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

- GAP Cell Tower (Site); PC0249-14 one (1) year renewal and extension for $14,850.

- Home Depot (Subdivision); PC File #1-7-04C one (1) year renewal and extension for $102,000.

- Home Depot (Utilities); PC File #1-7-04C one (1) year renewal and extension for $252,127.

- Elk Acres, Sec. 3A (Maintenance); PC0229-14 one (1) year renewal and extension for $24,200.

- Twin Eagles, Ph. 11, Sec. A (LDP); PC0249-14 one (1) year renewal and extension for $52,000.

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: 7/27/15

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
Susan High-McAuley
City Attorney

ITEM 2

GMRPC Resolution No. 2015-93

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A REVISED FINAL MASTER DEVELOPMENT PLAN FOR FAIRWAY FARMS, PHASE 2, SECTION 4, CONTAINING 23 ONE-FAMILY DETACHED DWELLING LOTS AND AN OPEN SPACE TRACT ON 6.37 (+/-) ACRES, AND A STORMWATER DETENTION POND ON AN ADJACENT OPEN SPACE TRACT CONSISTING OF 2.63 (+/-) ACRES, LOCATED ON HACKNEY DRIVE SOUTH OF THE INTERSECTION OF GOODMAN DRIVE (PC 8-797-15)

WHEREAS, the applicant has submitted a 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 Revised Final Master Development Plan submitted by the applicant, Civil Site Design Group, PLLC, at its regular meeting on July 27, 2015; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to T.C.A. § 13-3-310, § 13-4-310, §13-7-201, and §13-7-202 and §13.02 of the City of Gallatin Zoning Ordinance:

1. The 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 Suburban Neighborhood Established Character Area Category.
2. The Revised Final Master Development Plan is consistent with the purpose and intent of the R15 Medium Density Residential-Planned Residential Development (R15 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 approved Amended Preliminary Master Development Plan/Revised Final Master Development Plan for the Fairway Farms, Phases 2 & 3 (PC 3-294-15).
3. The project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing uses or intended character of the general vicinity. As designed, the proposed modifications to the Revised Final Master Development Plan for Fairway Farms, Phase 2, Section 4 will not change the essential character of Fairway Farms Subdivision and the proposed

ITEM 2

architecture will complement the existing residential structures in Fairway Farms Subdivision.

4. The legal purposes for which zoning regulations exist have not been contravened.
5. The 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.
7. The Revised Final Master Development Plan 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 the Revised Final Master Development Plan for Fairway Farms, Phase 2, Section 4 consisting of a thirteen (13) sheet plan, prepared by Civil Site Design Group, PLLC of Nashville, Tennessee, with job number 14-136-01, dated June 24, 2015, with a final revision date of July 15, 2015, with the following conditions:

1. Add "Typical Village Lot Configuration" and "9,000 – 12,000 S.F." to the typical lot detail on sheet C1.00.
2. Remove the 75' from the "Typical Village Lot Configuration" detail on sheet C1.00.
3. Correct 15' M.B.S.L. & P.U.D.E. to 15' P.U.D.E. on lots 113, 117, 120, 123, 128, and 133 on sheet C1.00.
4. Provide an access easement for the temporary cul-de-sac at the end of Hackney Drive.
5. Provide any updated architectural elevations or color elevations for the proposed houses.
6. Provide three (3) full-sized construction plans, separate from the Revised FMDP, to the Engineering Division for review and approval prior to submitting final plat.
7. Provide 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.
8. Submit three (3) corrected and folded copies of the Revised FMDP for Fairway Farms Phase 2, Section 4 to the Planning Department for review and approval.
9. Provide three (3) corrected and folded copies of the Amended PMDP/Revised FMDP for Fairway Farms, Phases 2 & 3 (PC 3-294-15), to reflect the added section and lot layouts, 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:

ITEM 2

NAY:

DATED: 07/27/2015

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 2
PLANNING DEPARTMENT STAFF REPORT

Revised FMDP for Fairway Farms, Phase 2, Section 4
(PC 8-797-15)
Located on Hackney Drive south of the intersection of Goodman Drive
Date: July 22, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A REVISED FINAL MASTER DEVELOPMENT PLAN FOR FAIRWAY FARMS, PHASE 2, SECTION 4 CONTAINING 23 ONE-FAMILY DETACHED DWELLING LOTS AND AN OPEN SPACE TRACT ON 6.37 (+/-) ACRES, AND A STORMWATER DETENTION POND ON AN ADJACENT OPEN SPACE TRACT CONSISTING OF 2.63 (+/-) ACRES, LOCATED ON HACKNEY DRIVE SOUTH OF THE INTERSECTION OF GOODMAN DRIVE.

OWNER:	**FAIRWAY FARMS DEVELOPMENT G.P.**
APPLICANT:	**CIVIL SITE DESIGN GROUP, PLLC**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2015-93**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**JULY 27, 2015**

PROPERTY OVERVIEW: The owner and applicant is requesting approval of a Revised FMDP for Fairway Farms, Phase 2, Section 4 containing 23 One-Family Detached Dwelling lots and an open space tract on 6.37 (+/-) acres (Tax Map 114, Parcel 040.01), and a stormwater detention pond on an adjacent open space tract consisting of 2.63 (+/-) acres, located on Hackney Drive south of the intersection of Goodman Drive. The property is currently zoned R15 Medium Density Residential-Planned Residential Development (R15-PRD). One-Family Detached Dwellings is a permitted use in the R15 PRD zoning district. (Attachment 2-1 and 2-2)

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).

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.

On May 18, 2015, the Planning Commission approved a Revised Final Master Development Plan (PC 8-546-15) and Preliminary Plat (PC 1-541-15B) for Fairway Farms, Phase 2, Section 3 (immediate north of this phase), to create 15 lots and dedicate a right-of-way on 4.64 (+/-) acres.

The Planning Commission is considering a Preliminary Plat for Fairway Farms, Phase 2, Section 4 (PC 1-704-15B) to create 23 lots and dedicate a right-of-way on 6.37 (+/-) acres under consent agenda Item #3. (Attachment 2-3)

DISCUSSION:

Proposed Development
The Amended Preliminary Master Development Plan/Revised Final Master Development Plan for Fairway Farms, Phases 2 and 3 include 156 lots for single family detached dwelling units (Attachment 2-4). With this Revised Final Master Development Plan (Fairway Farms, Phase 2, Section 4) the owner and applicant is proposing 23 lots and extension of Hackney Drive, on 6.37 (+/-) acres. The Revised Final Master Development Plan is consistent with the Amended Preliminary Master Development Plan/Revised Final Master Development Plan for Phases 2 & 3 (PC 3-294-15). (Attachment 2-4)

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 phase and section.

Gallatin on the Move 2020 General Development and Transportation Plan/Zoning
The property is located in the Suburban Neighborhood Established Community Character Area as shown on the Community Character Map of the *Gallatin on the Move 2020 General Development and Transportation Plan* (Attachment 2-5).

The main goals of the Suburban Neighborhood Established Community Character Area are to maintain residential uses, accommodate compatible in-fill development, and provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way. The Revised FMDP for Fairway Farms Phase 2, Section 4 meets the overall intent of the Suburban Neighborhood Established Community Character Area and was designed in keeping with the high quality design standards recommended for property within the Suburban Neighborhood Established Community Character Area. The proposed

subdivision is consistent with the Neighborhood Established Character Area and the R15-PRD zoning.

Architectural Design/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). The architectural designs proposed for the Revised Final Master Development Plan for Fairway Farms, Phase 2, Section 4 will be consistent with previous phases of Fairway Farms Subdivision which features one and two story brick homes with architectural shingles. The general design guidelines for "The Villages of Fairway Farms" prohibits facade materials that include vinyl siding, painted, natural or split faced concrete masonry units (CMU), and aluminum siding to be used on the exterior of the houses.

"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 a 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 Revised FMDP are consistent with lot sizes and layouts on the Amended Preliminary Master Development Plan/Final Master Development Plan for Fairway Farms, Phases 2 and 3 (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 section and lots adjacent to this section.

Rights-of-Way/Streets/Roads

850 linear feet of 50 feet wide public right-of-way extension with 25 feet wide pavement width is shown on the plat for the extension of Hackney Drive near the intersection of Goodman Drive. Hackney Lane 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 strip will be constructed on both sides of Hackney Drive 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. An easement will be needed for the temporary cul-de-sac at the end of Hackney Drive.

Open Space and Bufferyard

The Revised FMDP shows an open space tract to be located in Phase 2, Section 4 behind (east of) Lots 119 thru 121. However; the adjacent open space, platted as part of Phase One, Section Four, will serve as a stormwater detention area for the Revised FMDP and is

included in the construction plans submitted to the Engineering Division for review and approval.

No bufferyards were shown for Fairway Farms, Phase 2, Section 4 or the Amended Preliminary Master Development Plan/Revised Final Master Development Plan for Fairway Farms, Phase 2 and 3 (PC 3-294-15). This Revised Final Master Development Plan for Fairway Farms, Phase 2, Section 4 is consistent with the approved Amended Preliminary Master Development Plan/Revised Final Master Development Plan.

Stormwater

The Revised FMDP (sheet C3.00) indicates the site grading will generally follow the natural topography of the site allowing for a natural stormwater runoff. In addition, 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. There are several catch basins located along the street to alleviate stormwater runoff from the street which will be directed into the detention area located in the adjacent open space. The owner and applicant have submitted construction plans and drainage calculations to Engineering Division for review and approval.

Planning Department Comments

The Planning Department reviewed and commented on the Revised Final Master Development Plan. The applicant satisfactorily addressed most of the Planning Department comments; however, the owner and applicant shall comply with the following:

1. Add "Typical Village Lot Configuration" and "9,000 – 12,000 S.F." to the typical lot detail on sheet C1.00.
2. Remove the 75' from the "Typical Village Lot Configuration" detail on sheet C1.00.
3. Correct 15' M.B.S.L. & P.U.D.E. to 15' P.U.D.E. on lots 113, 117, 120, 123, 128, and 133 on sheet C1.00.
4. Provide an access easement for the temporary cul-de-sac at the end of Hackney Drive.
5. Provide any updated architectural elevations or color elevations for the proposed houses.
6. Provide three (3) corrected and folded copies of the Amended PMDP/Revised FMDP for Fairway Farms, Phases 2 & 3 (PC 3-294-15), to reflect the added section and lot layouts, to the Planning Department.

Engineering Division Comments

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

1. Provide three (3) full-sized construction plans, separate from the Revised FMDP, to the Engineering Division for review and approval prior to submitting final plat.
2. Provide a copy of the recorded Stormwater Maintenance Agreement to the Engineering Division prior to the recording of the final plat.

3. 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.

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 Revised Final Master Development Plan and made the following comment indicated below:

1. Provide 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.

Other Departmental Comments

Other City Departments reviewed and commented on the Revised Final Master Development Plan. The applicant satisfactorily addressed most of the Other Departmental Comments; however, the owner and applicant, as part of the construction plan review, the following will be required:

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 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 Suburban Neighborhood Established Character Area Category.
2. The Revised Final Master Development Plan is consistent with the purpose and intent of the R15 Medium Density Residential-Planned Residential Development (R15 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 approved Amended Preliminary Master Development Plan/Revised Final Master Development Plan for the Fairway Farms, Phases 2 & 3 (PC 3-294-15).
3. The project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing uses or intended character of the general vicinity. As designed, the proposed modifications to the Revised Final Master Development Plan for Fairway Farms, Phase 2, Section 4 will not change the essential character of Fairway Farms Subdivision and the proposed architecture will complement the existing residential structures in Fairway Farms Subdivision.
4. The legal purposes for which zoning regulations exist have not been contravened.
5. The 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.
7. The Revised Final Master Development Plan 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 GMRPC Resolution 2015-93, a Revised Final Master Development Plan for Fairway Farms, Phase 2, Section 4 consisting of a thirteen (13) sheet plan, prepared by Civil Site Design Group, PLLC of Nashville, Tennessee, with job number 14-136-01, dated June 24, 2015, with a final revision date of July 15, 2015 with the following conditions:

1. Add "Typical Village Lot Configuration" and "9,000 – 12,000 S.F." to the typical lot detail on sheet C1.00.
2. Remove the 75' from the "Typical Village Lot Configuration" detail on sheet C1.00.
3. Correct 15' M.B.S.L. & P.U.D.E. to 15' P.U.D.E. on lots 113, 117, 120, 123, 128, and 133 on sheet C1.00.
4. Provide an access easement for the temporary cul-de-sac at the end of Hackney Drive.
5. Provide any updated architectural elevations or color elevations for the proposed houses.
6. Provide three (3) full-sized construction plans, separate from the Revised FMDP, to the Engineering Division for review and approval prior to submitting final plat.
7. Provide 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.
8. Submit three (3) corrected and folded copies of the Revised FMDP for Fairway Farms Phase 2, Section 4 to the Planning Department for review and approval.
9. Provide three (3) corrected and folded copies of the Amended PMDP/Revised FMDP for Fairway Farms, Phases 2 & 3 (PC 3-294-15), to reflect the added section and lot layouts, 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 2-1 Location Map
Attachment 2-2 Revised FMDP, Fairway Farms, Phase 2, Section 4 (PC8-797-15)
Attachment 2-3 Preliminary Plat for Fairway Farms, Phase 2, Section 4 (PC1-704-15B)
Attachment 2-4 Amended PMDP/Revised FMDP, Fairway Farms, Phases 2 & 3 (PC3-294-15)
Attachment 2-5 Community Character Map- Suburban Neighborhood Established

FAIRWAY FARMS DEVELOPMENT

LOCATION MAP

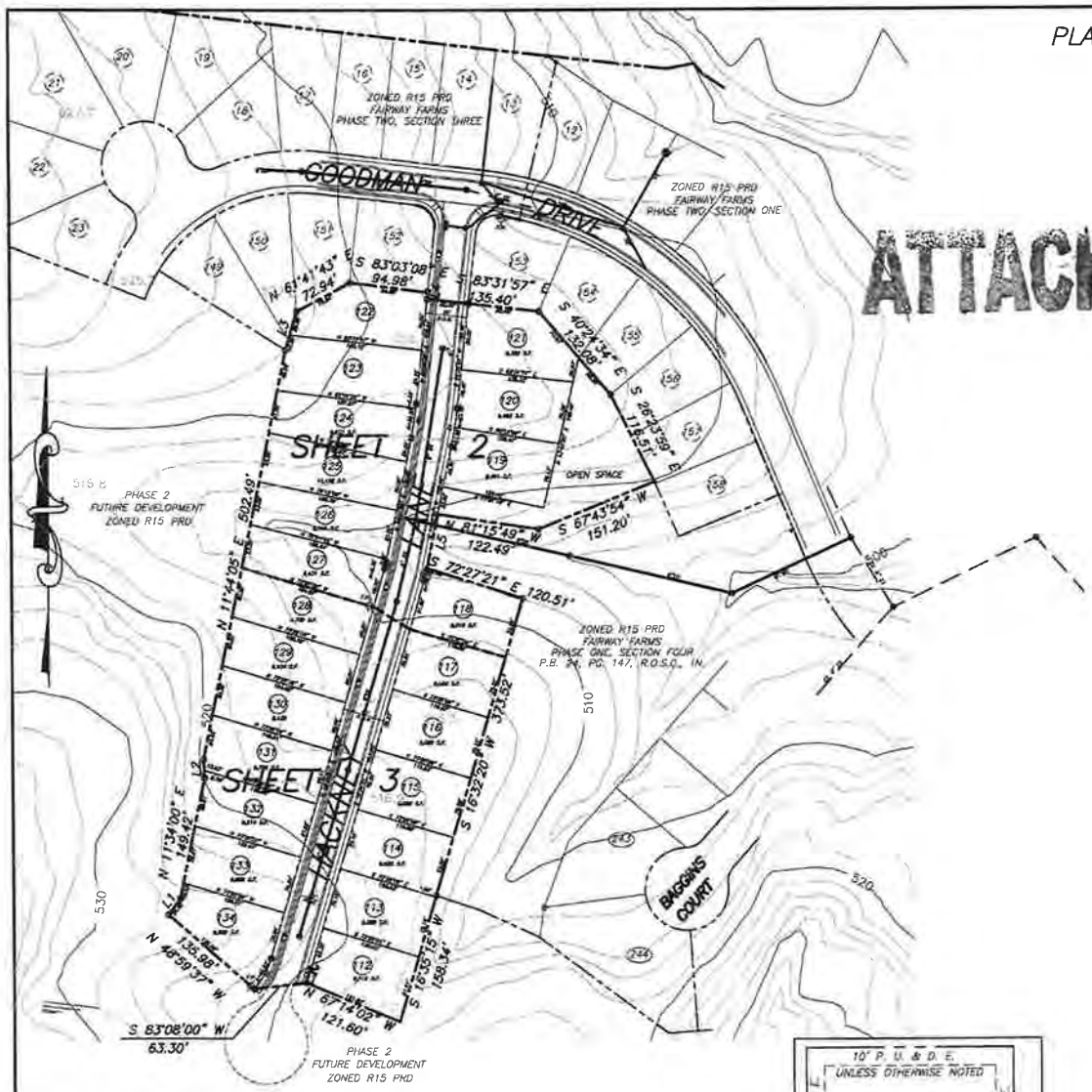
HACKNEY DRIVE NEAR THE INTERSECTION OF
GOODMAN DRIVE
TAX MAP #114//040.01
ZONED R15 PRD
PC #8-797-15

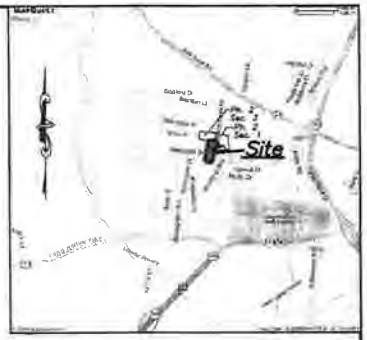
ATTACHMENT 2-1

PC 8-797-15

PLAT CONTAINS – 6.37 ACRES

ATTACHMENT 2-3





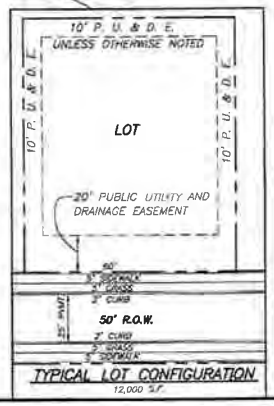
LOCATION MAP

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.



TYPICAL LOT CONFIGURATION
12,000 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'

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

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'

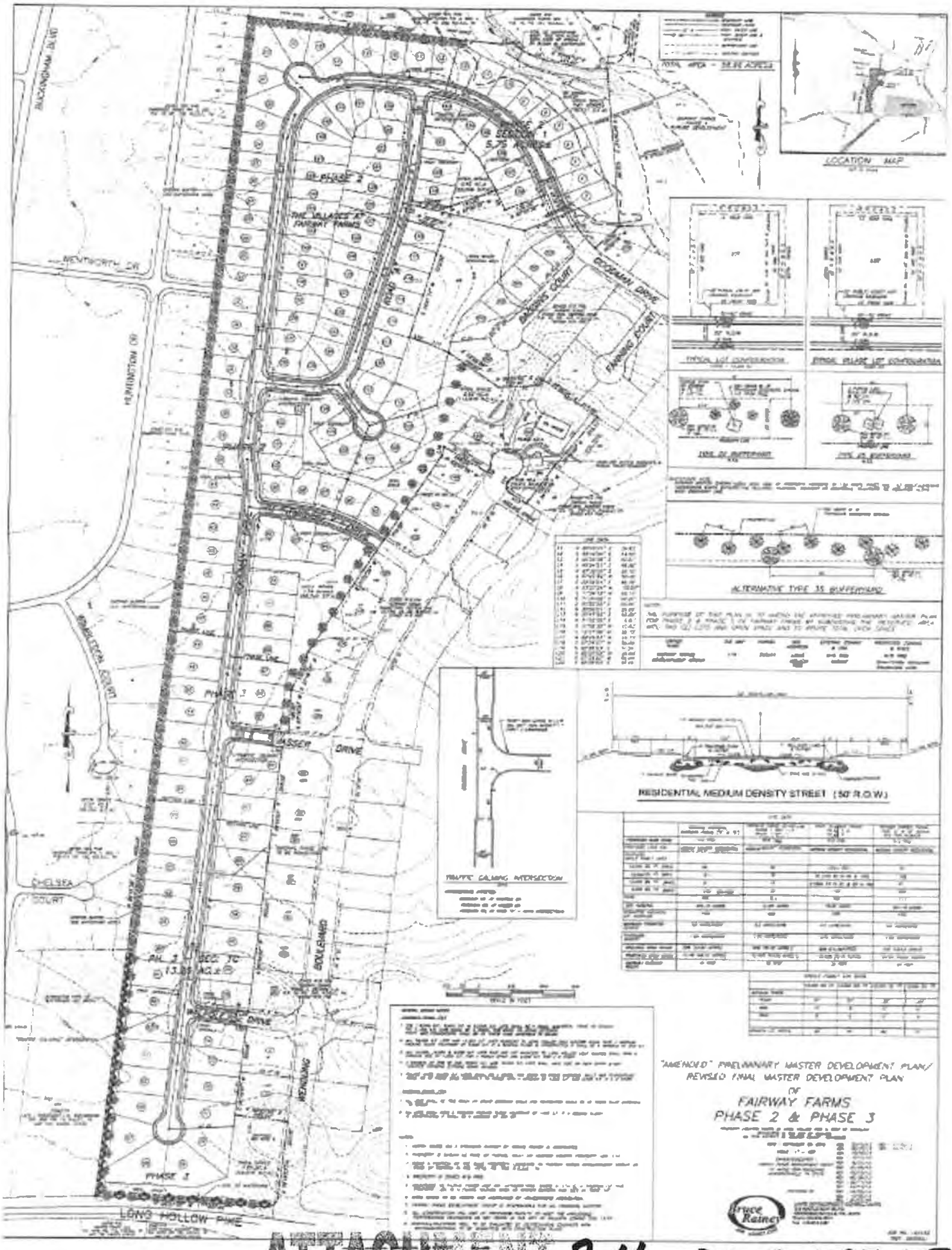
OWNER/DEVELOPER :
FAIRWAY FARMS DEVELOPMENT GROUP
147 MAPLE ROW BLVD SUITE 100
HENDERSONVILLE, TN 37075

PREPARED BY :

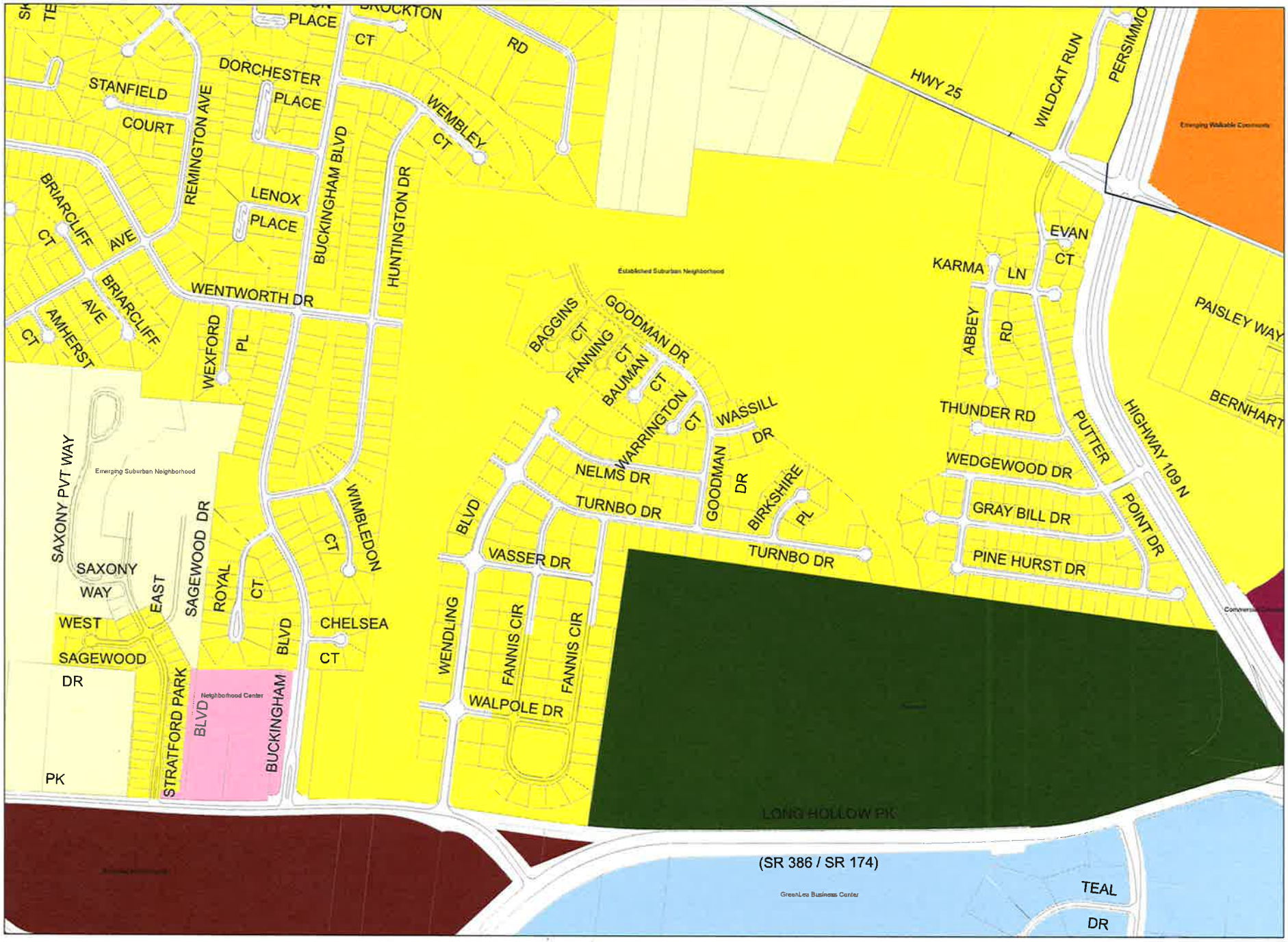
Bruce Rainey AND ASSOCIATES
LAND DEVELOPMENT CONSULTANTS
116 MAPLE ROW BLVD
HENDERSONVILLE, TN 37075
Phone 615-822-0012
Fax 615-824-1487

SHEET 1 OF 3 SHEETS
JOB NO. 140152

PC 8-797-15



ATTACHMENT 2-4 PC 8-797-15



ATTACHMENT 2-5 PC 8-797-15

CONSTRUCTION PLAN APPROVAL:

OWNER DATE

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

ENGINEERING DEPARTMENT DATE

CITY ENGINEER DATE

REVISED FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLANS

FAIRWAY FARMS

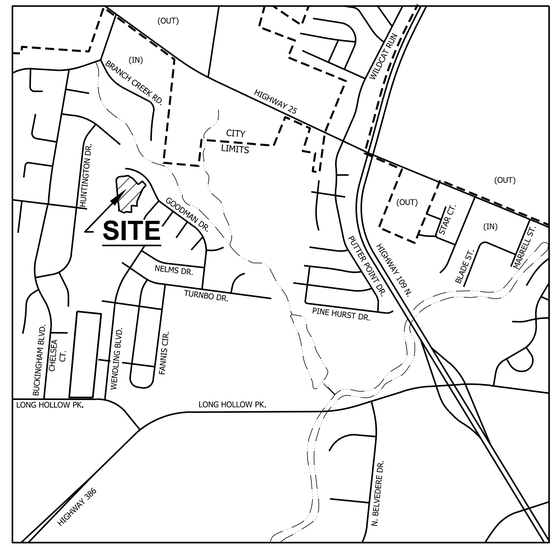
PHASE 2, SECTION 4

PROPERTY LOCATED NORTH OF LONG HOLLOW PIKE & GOODMAN DRIVE

CITY OF GALLATIN, 9TH CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

SHEET INDEX

C0.00	COVER
C1.00	SITE LAYOUT PLAN
C2.00	ROAD PLAN AND PROFILE
C3.00	SITE GRADING AND DRAINAGE PLAN
C3.01	STORM WATER POLLUTION PREVENTION PLAN - STAGE 1
C3.02	STORM WATER POLLUTION PREVENTION PLAN - STAGE 2
C3.03	STORM WATER POLLUTION PREVENTION PLAN - STAGE 3
C3.04	S.W.P.P.P. NOTES AND DETAILS
C4.00	SITE UTILITY PLAN
C4.01	SEWER PLAN AND PROFILE
C4.02	SEWER PLAN AND PROFILE
C5.00	CIVIL NOTES AND DETAILS
C5.01	CIVIL NOTES AND DETAILS



OWNER / DEVELOPER

FAIRWAY FARMS DEVELOPMENT, G.P.
147 MAPLE ROW BLVD., STE. 100
HENDERSONVILLE, TN. 37075
CONTACT: ROB HORTON, PRESIDENT
PHONE: (615) 504-2743
EMAIL: rhorton@tenntrading.com

ENGINEER

CIVIL SITE DESIGN GROUP, PLLC
630 SOUTHGATE AVE., SUITE A
NASHVILLE, TN 37203
CONTACT: GARY O'BRIEN
PHONE: (615)248-9999
EMAIL: garyo@civil-site.com

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
No. 100996
07/15/15
STATE OF TENNESSEE

TOTAL AREA - 6.37 ACRES±
NUMBER OF LOTS - 23

GENERAL PROJECT NOTES:

SAFETY:
The contractor is responsible for safety on the Project site and compliance with all local, state and federal safety rules and regulations.

TESTING of Work Materials:
All testing required by the Specifications or as may be required for proper performance of the Work; shall be ordered and paid for by the contractor at no additional compensation.

Technical Specifications - Road Grading and Storm Drainage:
All work shall be done in accordance with the City of Gallatin Municipal-Regional Planning Commission standards and the Tennessee Department of Transportation " Standard Specifications for Road and Bridge Construction", latest supplements and amendments.

Existing Ground:
Actual field ground elevations may vary from existing ground line shown on plans.

Existing Utilities:
Before beginning work in an area the Contractor shall have all existing utilities locate by the respective utility owners. The plans may not show all existing and those shown may not be in the correct location. This Contractor shall notify Tennessee One Call System (615) 366-1987 prior to beginning work to locate existing utilities.

Sign and Pavement Markings:
This contractor shall furnish, install and maintain all warning signs, temporary pavement markings, barricades and all other items necessary to protect the safety of the Public.

Final Roadway Signs and Pavement Markings:
Signing and marking as shown on the completed roadway will be by this Contractor and shall meet the requirements of the City of Gallatin Engineer and the U.S. Dept. of transportation "Manual on Uniform Traffic Control Devises". All Pavement markings to be thermoplastic.

Water and Sewer Specifications:
Technical Specifications - Water and Sewer Mains
All water and sewer main work shall be done in accordance with the City of Gallatin Public Works Dept. Requirements, including testing, cleaning and acceptance.

Flood Note:
The property lies within flood zone "X" as designated on current Federal Emergency Management Agency Map Number 47165C0313G, dated April 17, 2012. Said map defines zone "X" as being "areas determined to be outside the 0.2% annual chance floodplain.

Surety Note:
The Owner/Developer shall post a surety in an amount to be determined by the Engineering Department.

Statement of Financial Responsibility:
The Owner/Developer of this property is responsible for all financial matters.

Performance Standards Note:
All construction and use of the proposed development shall meet the applicable performance standards as set forth in the City of Gallatin Zoning Ordinance Section 13.02.

PROJECT DESCRIPTION:

This project is to provide sewer, water services and fire protection to 23 residential lots.The project is located in Gallatin, Sumner County, Tennessee. All work is to be done in accordance with the Standard Subdivision Regulations for Gallatin, Tennessee and Subdivision Ordinance for Fairway Farms. As owner/developer, Fairway Farms Development, G.P. is responsible for installation of water and sewer mains for this Project.

Water Mains:
This project is to provide water service and fire protection for 23 single family, residential lots in Fairway Farms. Phase 2, Section 4 Subdivision. Approximately 880 L.F. of 8" PVC Water Main will be constructed for this project including required appurtenances. Expected line pressure at peak residential flow varies from _____ psi. Expected pressure at average residential flow plus ___ gpm fire flow is approximately __psi.

Sewer Mains:
Approximately 1200 L.F. 8" gravity sewer is contained in this project. Average sewerage flow from 23 single family, residences is estimated at 0.012 CFS (8,050 GPD)

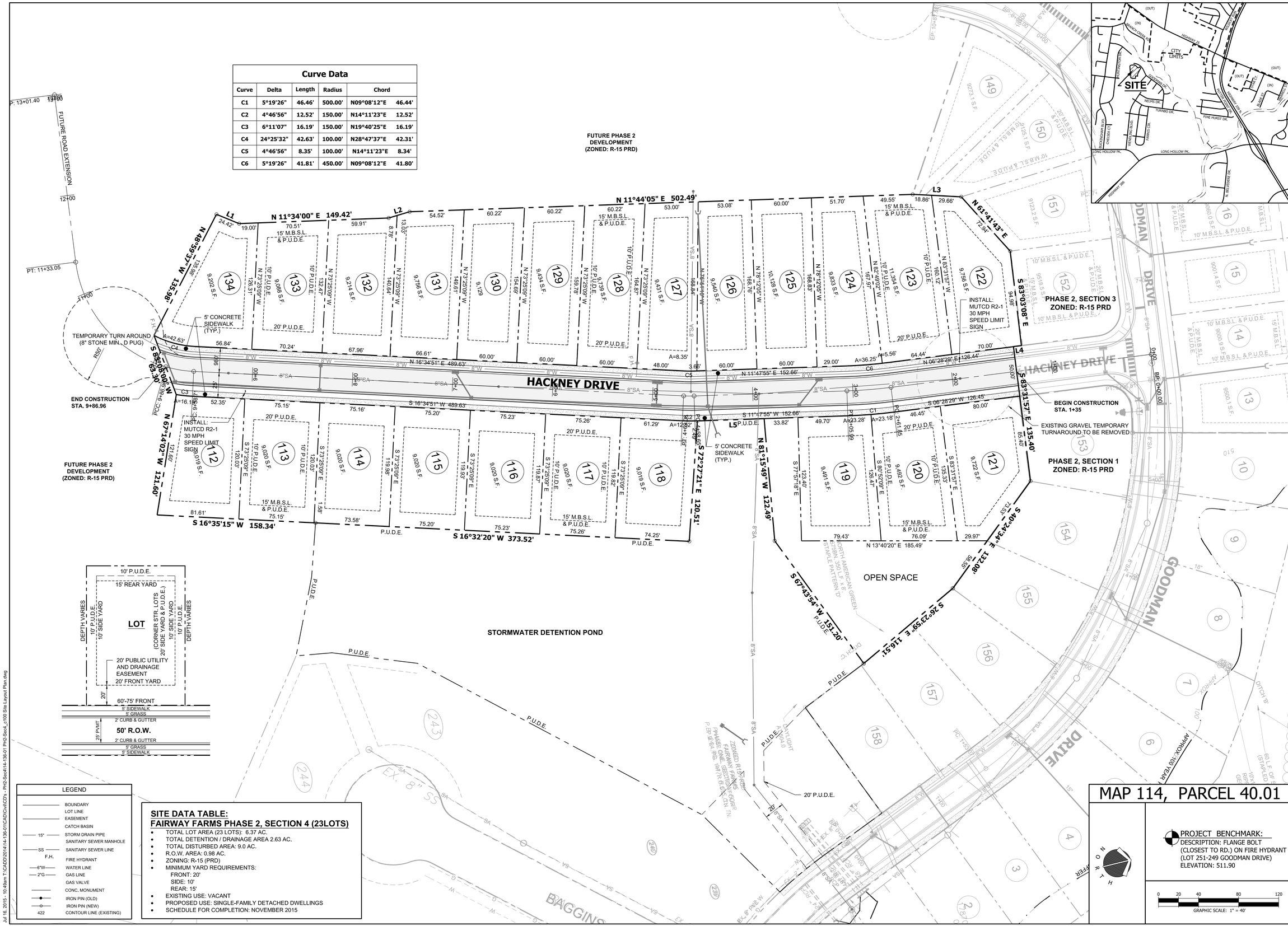
CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
615.248.9999 www.civil-site.com

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

REV.: JULY 15, 2015
DATE: JUNE 24, 2015
JOB NO.: 14-136-01

Curve Data

Curve	Delta	Length	Radius	Chord	
C1	5°19'26"	46.46'	500.00'	N09°08'12"E	46.44'
C2	4°46'56"	12.52'	150.00'	N14°11'23"E	12.52'
C3	6°11'07"	16.19'	150.00'	N19°40'25"E	16.19'
C4	24°25'32"	42.63'	100.00'	N28°47'37"E	42.31'
C5	4°46'56"	8.35'	100.00'	N14°11'23"E	8.34'
C6	5°19'26"	41.81'	450.00'	N09°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
- CONC. MONUMENT
- IRON PIN (OLD)
- IRON PIN (NEW)
- 422 CONTOUR LINE (EXISTING)

SITE DATA TABLE:
FAIRWAY FARMS PHASE 2, SECTION 4 (23LOTS)

- TOTAL LOT AREA (23 LOTS): 6.37 AC.
- TOTAL DETENTION / DRAINAGE AREA 2.63 AC.
- TOTAL DISTURBED AREA: 9.0 AC.
- R.O.W. AREA: 0.98 AC.
- ZONING: R-15 (PRD)
- MINIMUM YARD REQUIREMENTS:
  - FRONT: 20'
  - SIDE: 10'
  - REAR: 15'
- EXISTING USE: VACANT
- PROPOSED USE: SINGLE-FAMILY DETACHED DWELLINGS
- SCHEDULE FOR COMPLETION: NOVEMBER 2015

CIVIL SITE DESIGN GROUP
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650 SOUTHGATE AVENUE, SUITE A • NASHVILLE, TN 37203
615.248.9999 WWW.CIVILSITEGROUP.COM

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
No. 100995
07/15/15
STATE OF TENNESSEE

SITE LAYOUT PLAN

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 4

FAIRWAY FARMS

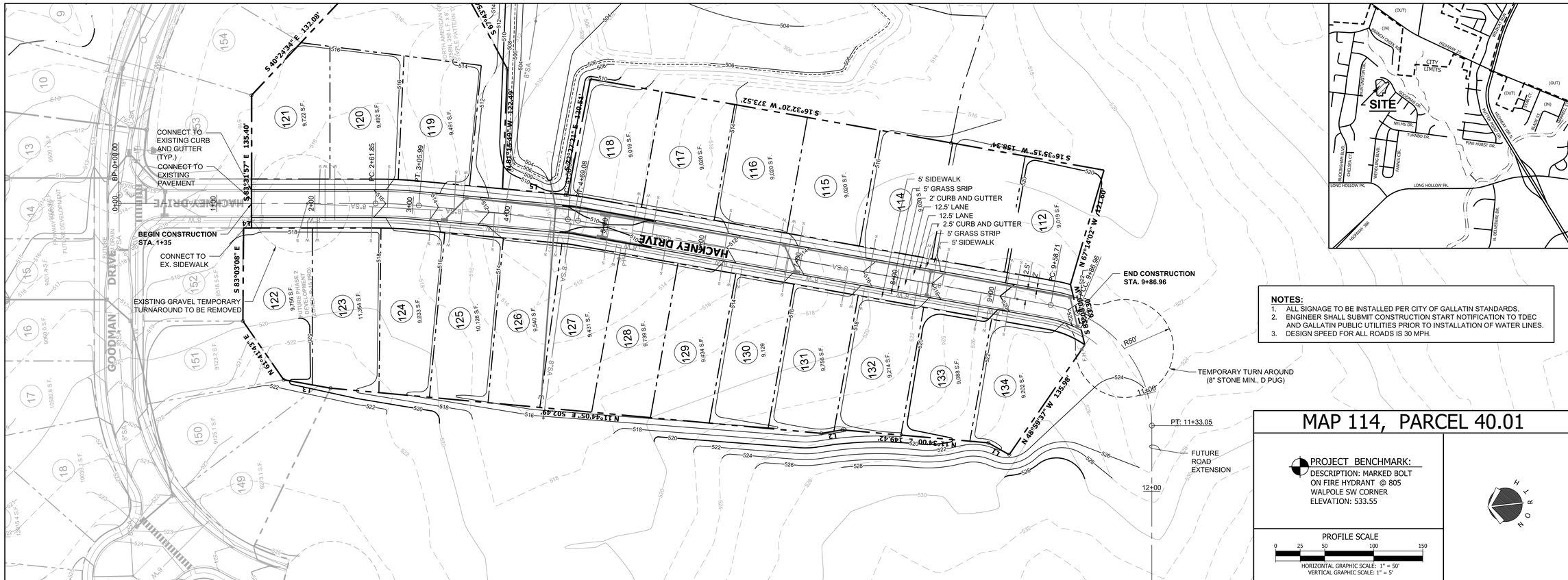
LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	06-24-15	GWO	DG
	CITY COMMENTS	07-15-15	GWO	DG

C1.00

JOB NO.: 14-136-01

Jul 16, 2015 - 10:49am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec4\14-136-01 PH2-Sec4_c100 Site Layout Plan.dwg



NOTES:

1. ALL SIGNAGE TO BE INSTALLED PER CITY OF GALLATIN STANDARDS.
2. ENGINEER SHALL SUBMIT CONSTRUCTION START NOTIFICATION TO TDEC AND GALLATIN PUBLIC UTILITIES PRIOR TO INSTALLATION OF WATER LINES.
3. DESIGN SPEED FOR ALL ROADS IS 30 MPH.

MAP 114, PARCEL 40.01

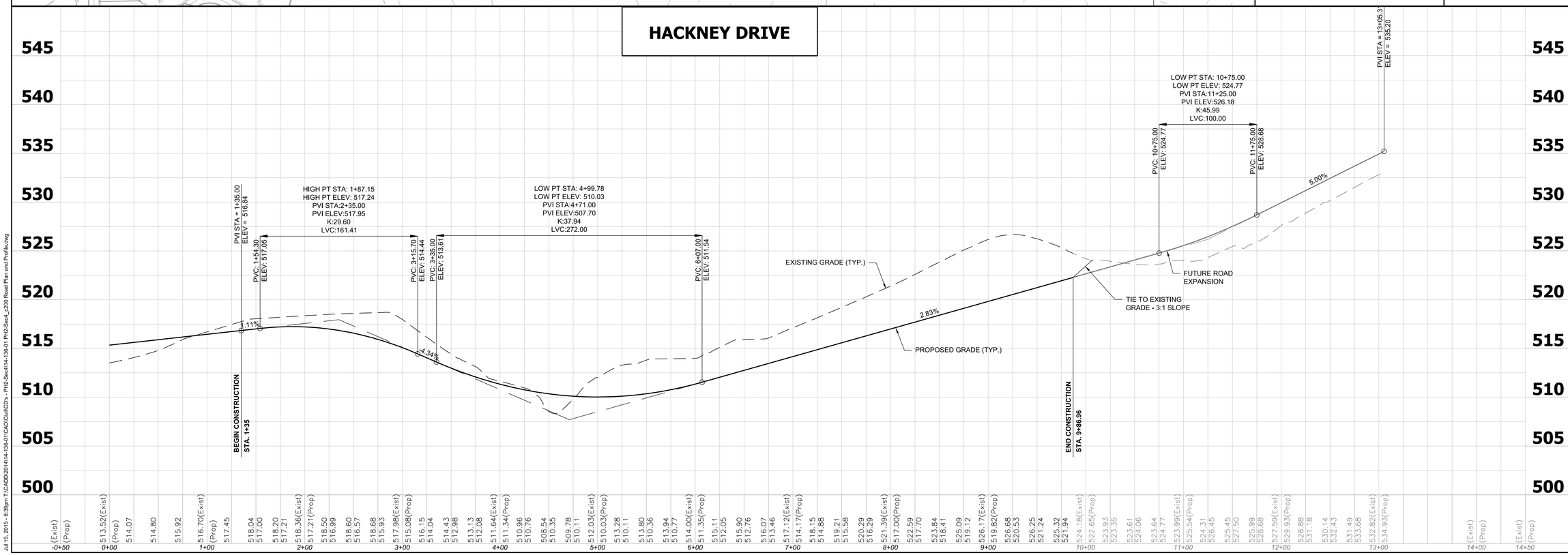
PROJECT BENCHMARK:
DESCRIPTION: MARKED BOLT ON FIRE HYDRANT @ 805 WALPOLE SW CORNER
ELEVATION: 533.55

PROFILE SCALE
0 25 50 100 150
HORIZONTAL GRAPHIC SCALE: 1" = 50'
VERTICAL GRAPHIC SCALE: 1" = 5'

NORTH

CIVIL SITE DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
610 SOUTHGATE AVENUE, SUITE A • NASHVILLE, TN 37203
615.249.9919 WWW.CIVILSITEG.COM

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
NO. 110099
07/15/15
STATE OF TENNESSEE



ROADWAY PLAN AND PROFILE

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 4

FAIRWAY FARMS

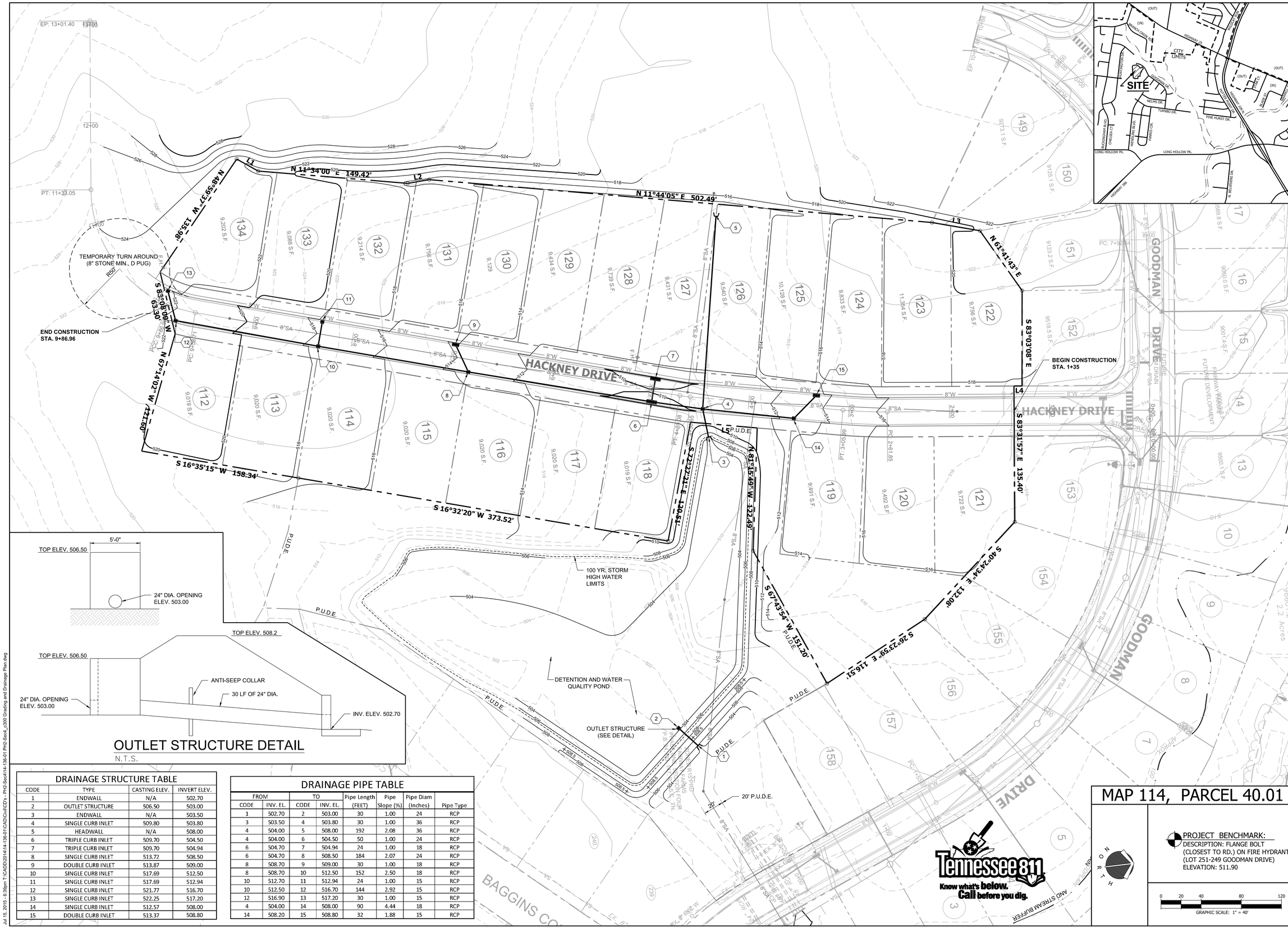
LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	06-24-15	GWO	DG
	CITY COMMENTS	07-15-15	GWO	DG

C2.00

JOB NO.: 14-136-01

Jul 15, 2015 - 6:39pm T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec4\14-136-01 PH2-Sec4_c200 Road Plan and Profile.dwg



OUTLET STRUCTURE DETAIL

N.T.S.

DRAINAGE STRUCTURE TABLE

CODE	TYPE	CASTING ELEV.	INVERT ELEV.
1	ENDWALL	N/A	502.70
2	OUTLET STRUCTURE	506.50	503.00
3	ENDWALL	N/A	503.50
4	SINGLE CURB INLET	509.80	503.80
5	HEADWALL	N/A	508.00
6	TRIPLE CURB INLET	509.70	504.50
7	TRIPLE CURB INLET	509.70	504.94
8	SINGLE CURB INLET	513.72	508.50
9	DOUBLE CURB INLET	513.87	509.00
10	SINGLE CURB INLET	517.69	512.50
11	SINGLE CURB INLET	517.69	512.94
12	SINGLE CURB INLET	521.77	516.70
13	SINGLE CURB INLET	522.25	517.20
14	SINGLE CURB INLET	512.57	508.00
15	DOUBLE CURB INLET	513.37	508.80

DRAINAGE PIPE TABLE

FROM		TO		Pipe Length	Pipe	Pipe Diam	
CODE	INV. EL.	CODE	INV. EL.	(FEET)	Slope (%)	(Inches)	Pipe Type
1	502.70	2	503.00	30	1.00	24	RCP
3	503.50	4	503.80	30	1.00	36	RCP
4	504.00	5	508.00	192	2.08	36	RCP
4	504.00	6	504.50	50	1.00	24	RCP
6	504.70	7	504.94	24	1.00	18	RCP
6	504.70	8	508.50	184	2.07	24	RCP
8	508.70	9	509.00	30	1.00	18	RCP
8	508.70	10	512.50	152	2.50	18	RCP
10	512.70	11	512.94	24	1.00	15	RCP
10	512.50	12	516.70	144	2.92	15	RCP
12	516.90	13	517.20	30	1.00	15	RCP
4	504.00	14	508.00	90	4.44	18	RCP
14	508.20	15	508.80	32	1.88	15	RCP

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GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 110099
07/15/15
STATE OF TENNESSEE

SITE GRADING AND DRAINAGE PLAN

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 4

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	06-24-15	GWO	DG
	CITY COMMENTS	07-15-15	GWO	DG

MAP 114, PARCEL 40.01

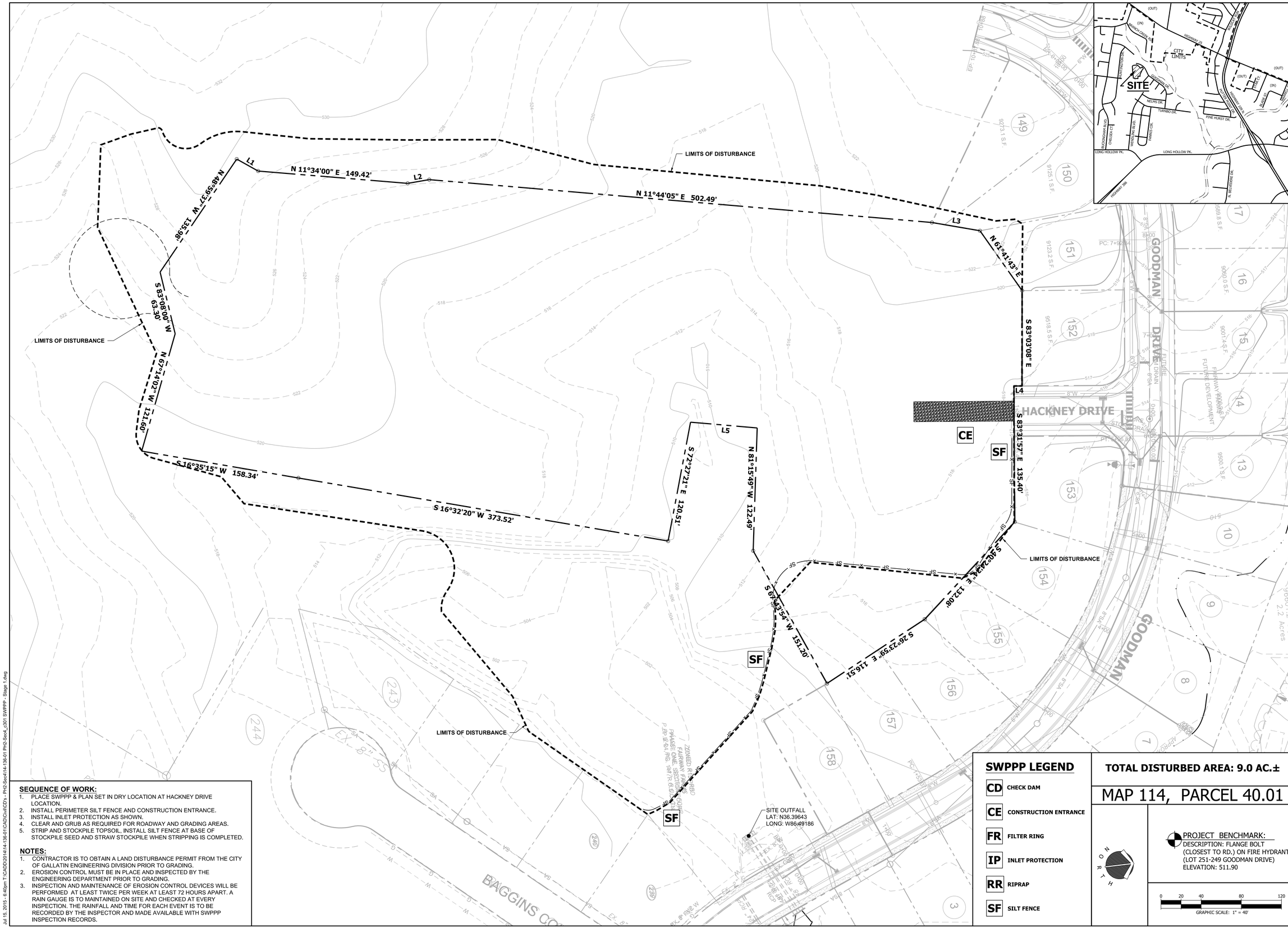
PROJECT BENCHMARK:
DESCRIPTION: FLANGE BOLT (CLOSEST TO RD.) ON FIRE HYDRANT (LOT 251-249 GOODMAN DRIVE)
ELEVATION: 511.90

0 20 40 80 120
GRAPHIC SCALE: 1" = 40'

C3.00

JOB NO.: 14-136-01

Jul 15, 2015 - 6:39pm T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec4\14-136-01 PH2-Sec4_c300 Grading and Drainage Plan.dwg



SEQUENCE OF WORK:

1. PLACE SWPPP & PLAN SET IN DRY LOCATION AT HACKNEY DRIVE LOCATION.
2. INSTALL PERIMETER SILT FENCE AND CONSTRUCTION ENTRANCE.
3. INSTALL INLET PROTECTION AS SHOWN.
4. CLEAR AND GRUB AS REQUIRED FOR ROADWAY AND GRADING AREAS.
5. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AT BASE OF STOCKPILE SEED AND STRAW STOCKPILE WHEN STRIPPING IS COMPLETED.

NOTES:

1. CONTRACTOR IS TO OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN ENGINEERING DIVISION PRIOR TO GRADING.
2. EROSION CONTROL MUST BE IN PLACE AND INSPECTED BY THE ENGINEERING DEPARTMENT PRIOR TO GRADING.
3. INSPECTION AND MAINTENANCE OF EROSION CONTROL DEVICES WILL BE PERFORMED AT LEAST TWICE PER WEEK AT LEAST 72 HOURS APART. A RAIN GAUGE IS TO MAINTAINED ON SITE AND CHECKED AT EVERY INSPECTION. THE RAINFALL AND TIME FOR EACH EVENT IS TO BE RECORDED BY THE INSPECTOR AND MADE AVAILABLE WITH SWPPP INSPECTION RECORDS.

SWPPP LEGEND

CD	CHECK DAM
CE	CONSTRUCTION ENTRANCE
FR	FILTER RING
IP	INLET PROTECTION
RR	RIPRAP
SF	SILT FENCE

TOTAL DISTURBED AREA: 9.0 AC.±

MAP 114, PARCEL 40.01

NORTH

PROJECT BENCHMARK:
DESCRIPTION: FLANGE BOLT (CLOSEST TO RD.) ON FIRE HYDRANT (LOT 251-249 GOODMAN DRIVE)
ELEVATION: 511.90

0 20 40 80 120
GRAPHIC SCALE: 1" = 40'

CIVIL SITE DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTH GATE AVENUE, SUITE A - NASHVILLE, TN 37203
615.248.9999 WWW.CIVILSITE.COM

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
NO. 110099
07/15/15
STATE OF TENNESSEE

STORM WATER POLLUTION PREVENTION PLAN - STAGE 1

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 4

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	06-24-15	GWO	DG
	CITY COMMENTS	07-15-15	GWO	DG

C3.01

JOB NO.: 14-136-01

Jul 15, 2015 - 6:40pm T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec4_c301 SWPPP - Stage 1.dwg

SEQUENCE OF WORK:

1. CHECK SILT FENCE AND REPAIR AS NECESSARY.
2. GRADE ROADS AND LOTS AS SHOWN.
3. INSTALL UNDERGROUND UTILITIES.
4. INSTALL DRAINAGE SYSTEM.
5. STABILIZE ALL DITCHES WITH MATTING AND ROCK CHECK DAMS.
6. APPLICATION OF TEMPORARY OR PERMANENT STABILIZATION MUST BE INITIATED WITHIN 14 DAYS TO DISTURBED AREAS OF A SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. STEEP SLOPES (3:1 OR GREATER) SHALL BE TEMPORARILY STABILIZED NOT LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED.
7. FINISH GRADE BEHIND CURBS, SEED AND STRAW.

NOTES:

1. ALL STORM INLETS TO HAVE INLET PROTECTION AND TO BE CLEANED AFTER EACH STORM EVENT.
2. SILT FENCE TO BE ADDED ON EACH LOT PRIOR TO COMMENCEMENT OF HOUSE CONSTRUCTION.
3. CHECK ALL CHECK DAMS AFTER EACH RAIN EVENT AND REMOVE SILT WHEN 50% FULL.
4. SITE INSPECTIONS WILL BE MADE AT LEASE TWICE PER WEEK AT LEAST 72 HOURS APART. A RAIN GAUGE IS TO BE MAINTAINED ON SITE AND CHECKED AT EVERY INSPECTION. THE RAINFALL AND TIME FOR EACH EVENT IS TO BE RECORDED BY THE INSPECTOR AND MADE AVAILABLE WITH SWPPP INSPECTION RECORDS.

SWPPP LEGEND

CD	CHECK DAM
CE	CONSTRUCTION ENTRANCE
FR	FILTER RING
IP	INLET PROTECTION
RR	RIPRAP
SF	SILT FENCE

TOTAL DISTURBED AREA: 9.0 AC.±

MAP 114, PARCEL 40.01

NORTH

PROJECT BENCHMARK:
DESCRIPTION: FLANGE BOLT (CLOSEST TO RD.) ON FIRE HYDRANT (LOT 251-249 GOODMAN DRIVE)
ELEVATION: 511.90

0 20 40 80 120
GRAPHIC SCALE: 1" = 40'

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GARY W. O'BRIEN
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AGRICULTURE
SIGNATURE
No. 110095
DATE 07/15/15
STATE OF TENNESSEE

STORM WATER POLLUTION PREVENTION PLAN - STAGE 2

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 4

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
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	CITY COMMENTS	07-15-15	GWO	DG

C3.02

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Jul 15, 2015 - 6:40pm T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec4\14-136-01 PH2-Sec4_c3\02 SWPPP - Stage 2.dwg

ALL SLOPES 3:1 OR GRATER SHALL BE SODDED OR MATTED USING N.A.G. SC150 OR APPROVED EQUAL. (TYP.)

LIMITS OF DISTURBANCE

NORTH AMERICAN GREEN S75BN, 888 LF x8' STAPLE PATTERN D

TEMPORARY TURN AROUND (8" STONE MIN., D PUG)

LIMITS OF DISTURBANCE

HACKNEY DRIVE

GOODMAN DRIVE

S 83°03'08" E

S 83°31'57" E 135.40'

N 61°41'43" E

N 48°59'37" W 135.98'

S 83°08'00" W 63.30'

N 67°14'20" W 121.60'

S 16°35'15" W 158.34'

S 16°32'20" W 373.52'

S 49°15'49" W 322.49'

S 40°24'44" E 132.08'

S 26°23'59" E 116.51'

S 42°33'54" W 151.20'

LIMITS OF DISTURBANCE

LIMITS OF DISTURBANCE

ALL SLOPES 3:1 OR GREATER SHALL BE SODDED OR MATTED USING N.A.G. SC150 OR APPROVED EQUAL. (TYP.)

SITE OUTFALL
LAT: N36.39643
LONG: W86.49186

NOTE:
ALL SLOPE EMBANKMENTS TO BE SEEDED AND STABILIZED

SWPPP LEGEND

CD	CHECK DAM
CE	CONSTRUCTION ENTRANCE
FR	FILTER RING
IP	INLET PROTECTION
RR	RIPRAP
SF	SILT FENCE

TOTAL DISTURBED AREA: 9.0 AC.±

MAP 114, PARCEL 40.01

NORTH

PROJECT BENCHMARK:
DESCRIPTION: FLANGE BOLT (CLOSEST TO RD.) ON FIRE HYDRANT (LOT 251-249 GOODMAN DRIVE)
ELEVATION: 511.90

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GRAPHIC SCALE: 1" = 40'

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GARY W. O'BRIEN
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SIGNATURE
NO. 110099
DATE 07/15/15
STATE OF TENNESSEE

STORM WATER POLLUTION PREVENTION PLAN - STAGE 3

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 4

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
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	CITY COMMENTS	07-15-15	GWO	DG

C3.03

JOB NO.: 14-136-01

Jul 15, 2015 - 6:41pm T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec4\14-136-01 PH2-Sec4_c303 SWPPP - Stage 3.dwg

Site Grading, Drainage & Erosion Control Notes:

1. The disturbed area for this project is approximately 9.0 acres.

2. The contractor shall comply with all pertinent provisions of the manual of accident prevention and construction issued by AGC of America, Inc. and the safety and health regulations of construction issued by the U.S. Department of Labor.

3. The contractor shall call "Tennessee One Call" (811) 72 hours prior to proceeding with any excavation.

4. If any springs or underground streams are exposed during construction, permanent French drains may be required. The drains shall be specified and located during construction as required by the conditions which are encountered, and shall be approved by the engineer.

5. Stockpiled topsoil or fill material shall be treated so no sediment run-off will contaminate surrounding areas or enter nearby streams.

6. Clean silt barriers when they are approximately 50% filled with sediment or as directed by the owner's representative. Silt barriers shall be replaced as effectiveness is significantly reduced, or as directed by the owner's representative.

7. All new pipes under existing paved areas shall be backfilled to the top of subgrade with # 57 crushed stone.

8. Sediment removed from sediment control structures is to be placed at a site approved by the local governing authority. It shall be treated in a manner so that the area around the disposal site will not be contaminated or damaged by the sediment in the run-off. Cost for this treatment is to be included in the bid price for earthwork. The contractor shall obtain the disposal site as part of his work.

9. Reinforced concrete storm drainage pipe shall be Class III. Corrugated metal pipe shall be 14 gauge unless otherwise noted.

10. Minimum grade on asphalt or concrete paving shall be 1.0%.

11. Construct silt barriers before beginning any grading operations.

12. This grading & drainage plan is not a determination or guarantee of the suitability of the subsurface conditions for the work indicated. Determination of the subsurface conditions for the work indicated is solely the responsibility of the contractor.

13. Do not disturb vegetation or remove trees except when necessary for grading purposes.

14. Top of grate elevations and location of coordinates for drainage structures shall be installed as shown on the plan unless otherwise noted. The grates shall slope longitudinally with the pavement grades. Coordinates provided are for the center of the grate (at the face of curb where applicable).

15. Any site used for disposal and/or stockpile of any material shall be properly permitted for such activity. It is the responsibility of the contractor to see that all required permits are secured for each property utilized. A copy of the approved permit must be provided to the inspector prior to commencement of work on any property. Failure to do so may result in the contractor removing any illegally placed material at his own expense.

16. Respread topsoil (6 inch minimum thickness), seed, and straw all disturbed areas as soon as possible after final grading is completed, unless otherwise indicated. Contractor shall take whatever means necessary to establish permanent soil stabilization.

17. Proposed contour lines and spot elevations are the result of an engineered grading design and reflect a planned intent with regard to drainage and movement of materials. Should the contractor have any question of the intent or any problem with the continuity of grades, the engineer shall be contacted immediately.

18. All cut and fill slopes shall be 3 horizontal to 1 vertical or flatter unless otherwise indicated on plans.

19. Positive drainage shall be established as the first order of work and shall be maintained at all times during and after construction. Soil softened by perched water in foundation and pavement areas must be undercut and replaced with suitable fill materials.

20. Remove sediment from all drainage structures before acceptance by local governing agency, or as directed by the owner's representative.

21. Contractor shall conform to all applicable codes and obtain approval as necessary before beginning construction.

22. Remove the temporary erosion and water pollution control devices only after a solid stand of grass has been established on graded areas and when in the opinion of the owner's representative, they are no longer needed.

23. Provide temporary construction access(es) at the point(s) where construction vehicles exit the construction area. Maintain public roadways free of tracked mud and dirt.

24. All earthwork, including the excavated subgrade and each layer of fill, shall be monitored and approved by a qualified geotechnical engineer, or his representative.

25. All fill material on this project shall be approved by the geotechnical engineer prior to placement. This material shall be placed in lifts and compacted as directed by the geotechnical engineer. The contractor shall be responsible for employing a geotechnical engineer if one is not provided by the owner.

26. All drainage construction materials and installation shall conform to the requirements and specifications of the local governing agency.

27. It shall be the contractor's responsibility to waste excess earth material off site at no additional cost to the owner. The contractor shall first offer the excess material to the owner. If not accepted by the owner, the contractor shall dispose of earth material off site. It shall also be the contractor's responsibility to import suitable material (at no additional cost to the owner) for earthwork operations if sufficient amounts of earth material are not available on site.

28. The contractor shall check all existing grades and dimensions in the field prior to beginning work and report any discrepancies to the engineer. Commencement of any grading work constitutes the contractor's acceptance of the existing grade as matching those shown on the plans.

29. Strip topsoil from all cut and fill areas and stockpile. Upon completion of general grading respread the topsoil over all disturbed areas, to a minimum depth of 6". Contractor shall supply additional topsoil if insufficient quantities exist on site. Remove any excess topsoil from site.

30. The contractor shall take special care to compact fill sufficiently around and over all pipes, structures, valve stems, etc., inside the proposed paved areas to avoid settlement. Any settlement during the warranty period shall be restored by the contractor at no additional cost to the owner.

31. In no case shall slope height, slope inclination, or excavation depth, including trench construction, exceed those specified in local, state and federal regulations, specifically the current OSHA Health and Safety Standards for Excavations (29 CRF Part 1926) shall be followed.

32. All fill slopes and cut slopes on this project shall be reviewed by the owner's geotechnical engineer during construction to confirm that the slopes are (will be) stable. It is the contractor's responsibility to have this confirmation in writing from the geotechnical engineer.

33. All fill on this project shall be installed and compacted in accordance with the owner's geotechnical engineer's recommendation. The owner's geotechnical engineer shall review all filling operations to confirm the earthwork is properly installed and compacted. It is the contractor's responsibility to have this conformation in writing from the geotechnical engineer.

34. Relocation of existing plant materials shall be coordinated with the owner and relocated to a designated area on site.

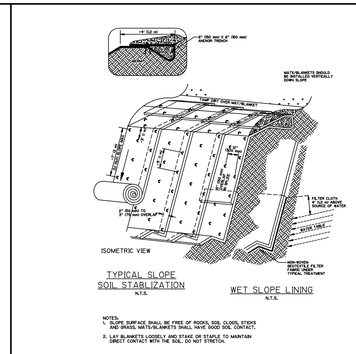
35. All horizontal and vertical information of proposed culverts shown hereon which accept/discharge flows to/from existing channels are approximate utilizing topographic drawings. The final horizontal and vertical alignments shall be field located by the contractor prior to the ordering of materials or commencement of construction and shall notify the engineer of any discrepancies to what was designed.

36. The contractor shall coordinate the exact location of the storm drain connections at the building with the plumbing plans.

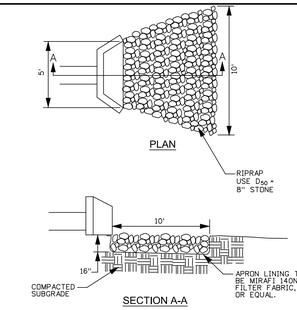
37. The location of all diversion swales and ditches shall be field adjusted to avoid trees as possible. The contractor shall walk the alignment of these swales and ditches in the field to verify avoidance of trees.

ALL CATCH BASINS & PIPE INLETS TO HAVE EROSION CONTROL MEASURES STAKED AROUND THEM.

NOTE:
ALL EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO ANY OTHER WORK BEING STARTED AND MUST BE KEPT IN GOOD WORKING CONDITION THROUGHOUT CONSTRUCTION. DEBRIS & SILT BUILD-UP IS TO BE REMOVED AS DIRECTED BY OWNER OR CITY ENGINEERS.

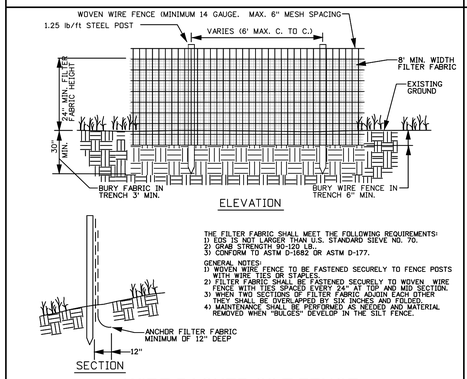


EROSION CONTROL MATTING ON SLOPE
N.T.S.

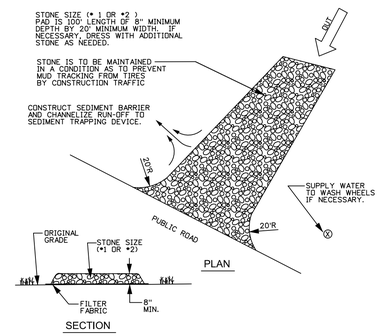


RIPRAP AT HEADWALL
N.T.S.

TCP-20(Volume 4 Nashville Storm Management Manual)

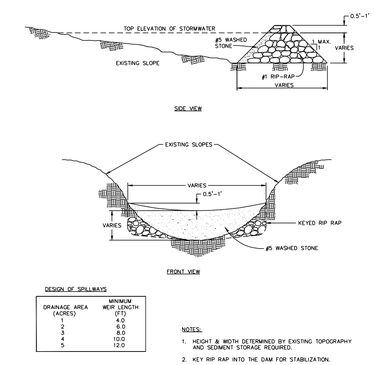


WIRE BACKED SILT FENCE
N.T.S.



TEMPORARY CONSTRUCTION EXIT
N.T.S.

TCP-20(Volume 4 Nashville Storm Management Manual)

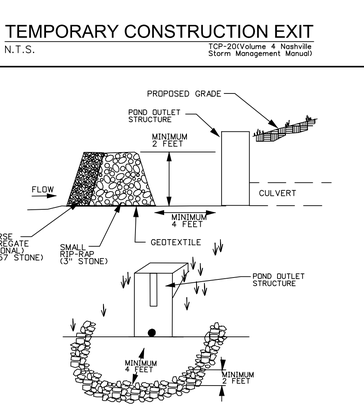


DESIGN OF SPILLWAYS

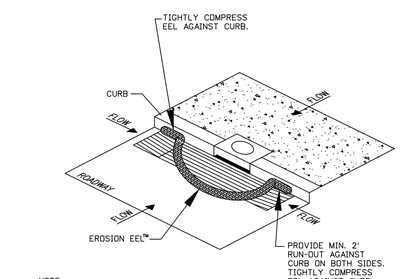
DRAINAGE AREA (ACRES)	MINIMUM WEIR LENGTH (FT)
1	4.0
2	6.0
3	8.0
4	10.0
5	12.0

NOTES:
1. HEIGHT & WIDTH DETERMINED BY EXISTING TOPOGRAPHY AND SEDIMENT STORAGE REQUIRED.
2. KEY RIP RAP INTO THE DAM FOR STABLIZATION.

CHECK DAM
N.T.S.



STONE FILTER RING
N.T.S.



NOTE:
PERIODIC MAINTINENCE SHALL INCLUDE CLEANING EEL SURFACE WITH HIGH PRESSURE WASH OR BRUSHING SURFACE WITH BROOM.

CURB INLET PROTECTION
N.T.S.

GENERAL NOTES:

1. EROSION EELS ™ USED IN PERIMETER CONTROL APPLICATIONS SHALL HAVE A SPECIFICATION MIXTURE 1.1 OR 1.2.
   a. MIXTURE SPECIFICATION 1.1. A FILTER MIXTURE COMPRISED OF 50% SHREDDED RUBBER AND 50% WOOD CHIP PARTICLES BY VOLUME. THE SHREDDED RUBBER SHALL BE WASHED AND PROCESSED TO REMOVE MOST, IF NOT ALL, METAL COMPONENTS. THE RUBBER SHALL BE DERIVED FROM RECYCLED TIRES AND SHALL BE SHREDDED TO PRODUCE A MAXIMUM PARTICLE SIZE OF +/- 3/4 INCH. THE WOOD CHIPS SHALL BE PRODUCED FROM HARDWOOD TREES AND SHALL CONFIRM TO AASHTO CERTIFICATION SPECIFICATION MP 9-03.
   b. MIXTURE SPECIFICATION 1.2. A FILTER MIXTURE COMPRISED OF 1/3 SHREDDED RUBBER, 1/3 WOOD CHIPS, AND 1/3 RECYCLED SYNTHETIC FIBERS. THE SHREDDED RUBBER SHALL BE WASHED AND PROCESSED TO REMOVE MOST, IF NOT ALL, METAL COMPONENTS. THE RUBBER SHALL BE DERIVED FROM RECYCLED TIRES AND SHALL BE SHREDDED TO PRODUCE A MAXIMUM PARTICLE SIZE OF +/- 3/4 INCH. THE WOOD CHIPS SHALL BE PRODUCED FROM HARDWOOD TREES AND SHALL CONFIRM TO AASHTO CERTIFICATION SPECIFICATION MP 9-03. THE SYNTHETIC FIBERS SHALL BE PRODUCED FROM RECYCLED, MANUFACTURED MATERIALS, SUCH AS, BUT NOT LIMITED TO, PRE-CONSUMER SCRAP CARPET, TIRE CHORD, AND TIRE FIBER MATERIALS.
2. EROSION EELS ™ SHALL BE MANUFACTURED FROM A WOVEN GEOTEXTILE COVERING WITH INTERIOR FILTER MATERIALS SUCH AS 100% SHREDDED RUBBER (MIXTURE SPECIFICATION 1.0, 50% SHREDDED RUBBER/50% AASHTO-CERTIFIED WOOD CHIPS (MIXTURE SPECIFICATION 1.1).
3. LENGTHS OF EROSION EELS ™ SHALL BE EITHER A NOMINAL +/-10 FT, OR +/- 4.5 FT. NOMINAL DIAMETER SHALL BE +/-9.5 INCHES.
4. EROSION EELS ™ CAN BE PLACED AT THE TOP, ON THE FACE, OR AT THE TOE OF SLOPES TO INTERCEPT RUNOFF, REDUCE FLOW VELOCITY, RELEASE THE RUNOFF AS SHEET FLOW AND PROVIDE REMOVAL OF SEDIMENT FROM THE RUNOFF.
5. EROSION EELS ™ SHALL BE INSTALLED ALONG THE GROUND CONTOUR, AT THE TOE OF SLOPES, AT AN ANGLE TO THE CONTOUR TO DIRECT FLOW AS A DIVERSION BERM, AROUND INLET STRUCTURES, IN A DITCH AS A CHECK DAM TO HELP REDUCE SUSPENDED SOLIDS LOADING AND RETAIN SEDIMENT, OR AS A GENERAL FILTER FOR ANY DISTURBED SOIL AREA.
6. NO TRENCHING IS REQUIRED FOR INSTALLATION OF EROSION EELS ™
7. PREPARE BED FOR EEL INSTALLATION BY REMOVING ANY LARGE DEBRIS INCLUDING ROCKS, SOIL CLODS, AND WOODY VEGETATION. EROSION EELS ™ CAN ALSO BE PLACED OVER PAVED SURFACES INCLUDING CONCRETE AND ASPHALT WITH NO SURFACE PREPARATION REQUIRED.
8. RAKE BED AREA WITH A HAND RAKE OR BY DRAG HARROW.
9. DO NOT PLACE EEL DIRECTLY OVER RILL AND GULLIES UNTIL AREA HAS BEEN HAND-EXCAVATED AND RAKED TO PROVIDE A LEVEL BEDDING SURFACE. ALL SURFACES SHALL BE UNIFORMLY COMPACTED FOR MAXIMUM SEATING OF EELS ™ IN PLACE.
10. FOR LOCATIONS WHERE EELS ™ WILL BE PLACED IN CONCENTRATED FLOWS (SUCH AS CHECK DAMS, INLET PROTECTION) AND FOR PERIMETER CONTROLS AT PRIMARY DISCHARGE LOCATIONS, BED THE EELS ™ IN A FLOMAT CRADLE PER THE DETAILED DRAWINGS.
11. FOR DITCH APPLICATIONS, THE MAXIMUM DRAINAGE AREA SHALL BE 10 ACRES.
12. IF MORE THAN ONE EROSION EEL IS PLACED IN A ROW, THE EELS ™ SHALL BE OVERLAPPED A MINIMUM OF 12 INCHES TO PREVENT FLOW AND SEDIMENT FROM PASSING THROUGH THE FIELD JOINT. COMPRESS THE TWO EELS ™ OF THE OVERLAP TIGHTLY TOGETHER EITHER BY HAND OR MANUFACTURER-APPROVED MECHANIZED MEANS.
13. WHEN USED IN DITCHES AS A CHECK DAM, EROSION EELS ™ SHALL BE INSTALLED PER MANUFACTURER'S DETAILS.
14. FOR CHECK DAM APPLICATIONS, EROSION EELS ™ SHALL BE PLACED PERPENDICULAR TO THE FLOW OF THE WATER. EROSION EELS ™ SHALL CONTINUE UP THE SIDES SLOPES A MINIMUM OF 3 FEET ABOVE THE DESIGN FLOW DEPTH.
15. EROSION EELS ™ SHALL REMAIN IN PLACE UNTIL FULLY ESTABLISHED VEGETATION HAS COMPLETELY DEVELOPED OR UNTIL THE STORAGE CAPACITY/FUNCTIONAL LIFE OF THE EEL HAS BEEN EXHAUSTED (REQUIRING REPLACEMENT WITH NEW EELS ™).
16. ANCHORING POSTS FOR CHECK DAM APPLICATIONS SHALL HAVE A MINIMUM WEIGHT OF 1.25 LBS/FT STEEL T-POSTS (5 TO 7 FT, LENGTHS) ROLLED FROM HIGH CARBON STEEL. POSTS SHOULD BE HOT-DIP GALVANIZED OR COATED WITH A WEATHER-RESISTANT PAINT FOR STEEL APPLICATION. POSTS SHOULD BE EQUIPPED WITH A METAL ANCHOR PLATE. INSTALL PER DETAILS ON THIS SHEET.
17. PLACE T-POSTS THROUGH HANDLE OF BAGS. DO NOT DRIVE POSTS THROUGH EROSION EELS ™ . T-POSTS ARE TO BE EMBEDDED A MINIMUM OF 2 FT INTO GROUND.

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GARY W. O'BRIEN REGISTERED ENGINEER AGRICULTURE No. 110099 07/15/15 STATE OF TENNESSEE

DETAILS, NOTES & EROSION CONTROL DETAILS

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 4

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMMER COUNTY, TENNESSEE

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C3.04

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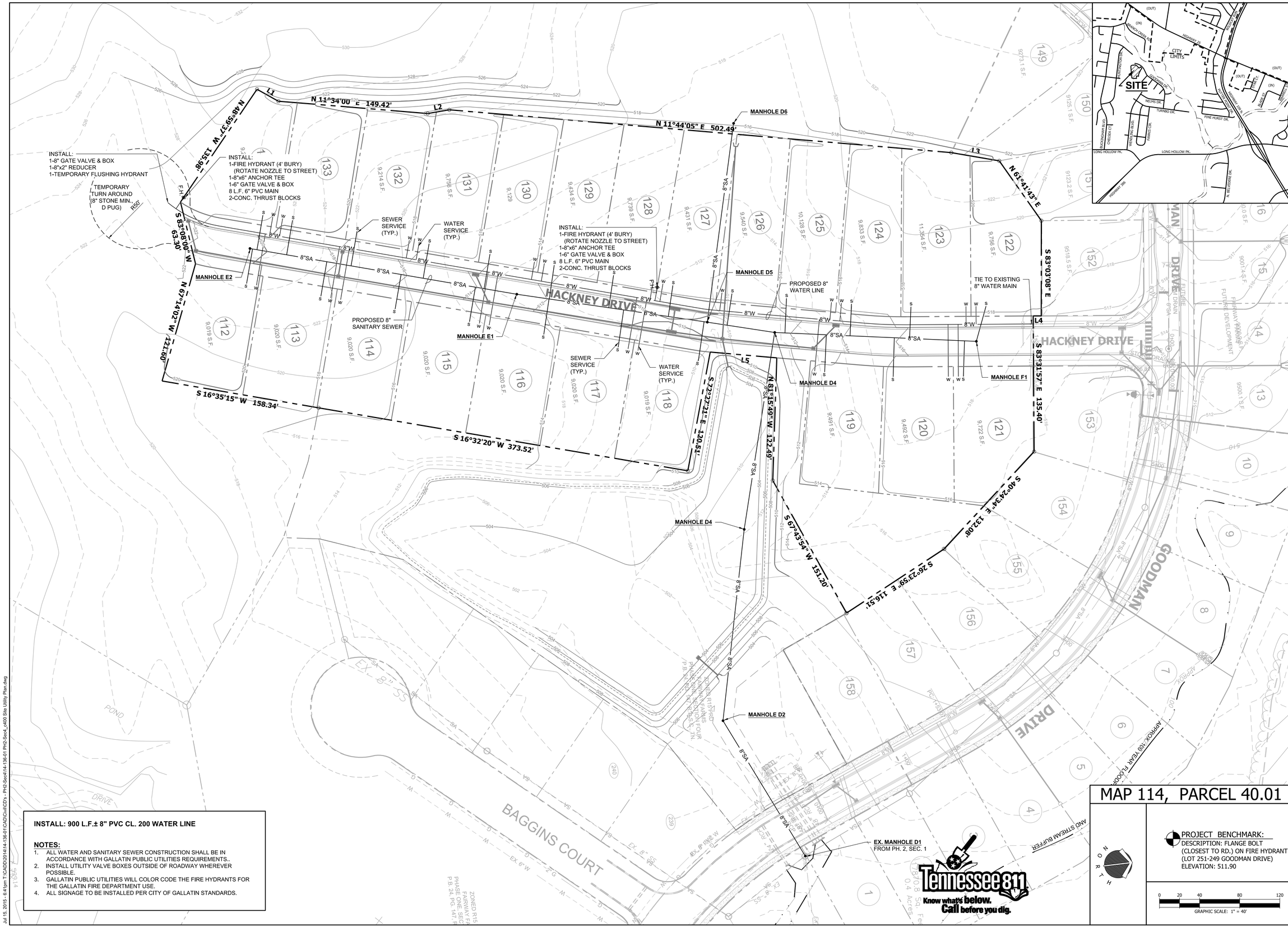

INSTALL: 900 L.F.± 8" PVC CL. 200 WATER LINE

NOTES:

1. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH GALLATIN PUBLIC UTILITIES REQUIREMENTS..
2. INSTALL UTILITY VALVE BOXES OUTSIDE OF ROADWAY WHEREVER POSSIBLE.
3. GALLATIN PUBLIC UTILITIES WILL COLOR CODE THE FIRE HYDRANTS FOR THE GALLATIN FIRE DEPARTMENT USE.
4. ALL SIGNAGE TO BE INSTALLED PER CITY OF GALLATIN STANDARDS.

MAP 114, PARCEL 40.01

PROJECT BENCHMARK:
DESCRIPTION: FLANGE BOLT (CLOSEST TO RD.) ON FIRE HYDRANT (LOT 251-249 GOODMAN DRIVE)
ELEVATION: 511.90

GRAPHIC SCALE: 1" = 40'

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07/15/15
STATE OF TENNESSEE

SITE UTILITY PLAN

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 4

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
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C4.00

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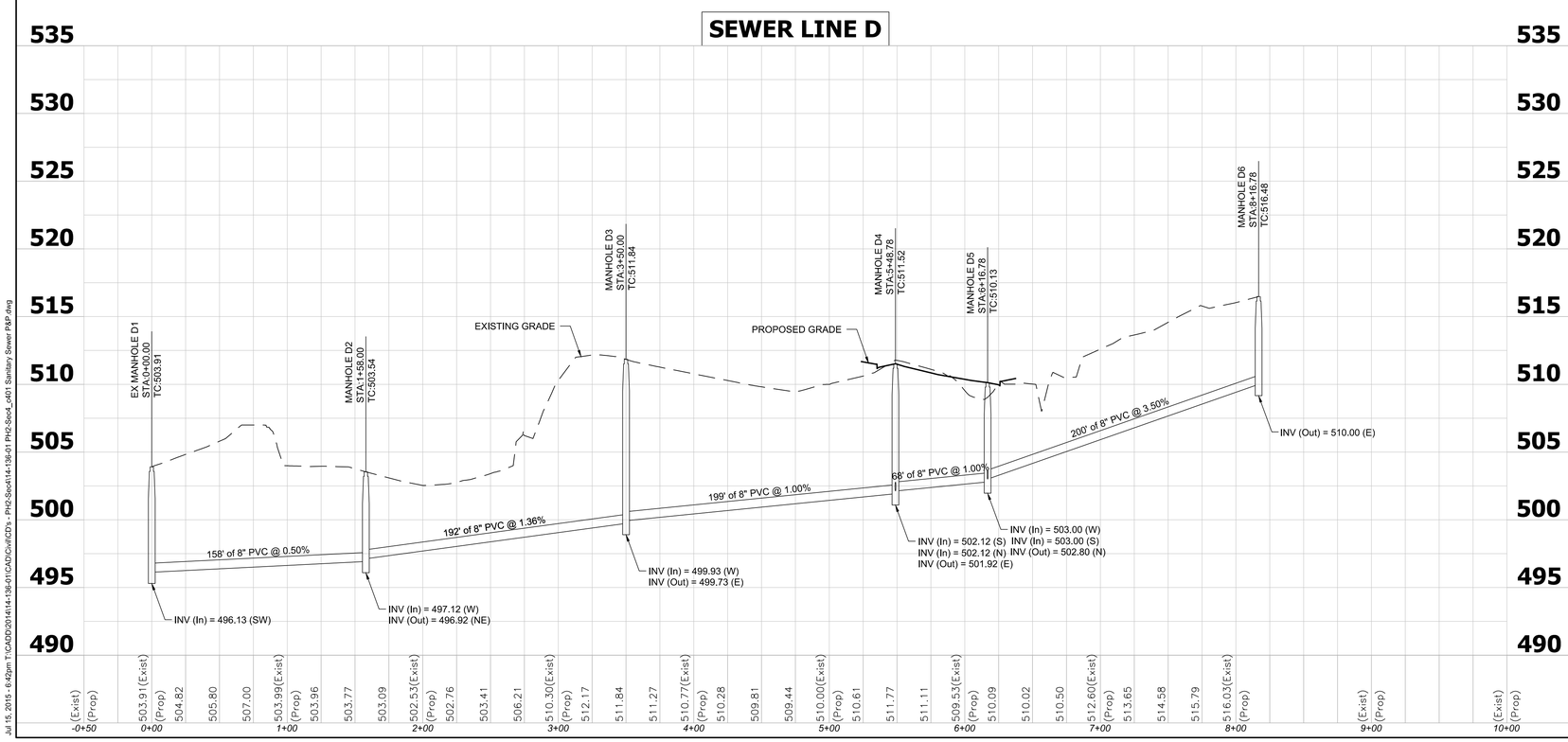
Jul 15, 2015 - 6:41pm T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec4\14-136-01 PH2-Sec4_c400 Site Utility Plan.dwg

MAP 114, PARCEL 40.01

PROJECT BENCHMARK:
DESCRIPTION: MARKED BOLT ON FIRE HYDRANT @ 805 WALPOLE SW CORNER
ELEVATION: 533.55

PROFILE SCALE
0 25 50 100 150
HORIZONTAL GRAPHIC SCALE: 1" = 50'
VERTICAL GRAPHIC SCALE: 1" = 5'

NORTH



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COMMERCE
No. 110095
07/15/15
STATE OF TENNESSEE

SANITARY SEWER PLAN AND PROFILE

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 4

FAIRWAY FARMS

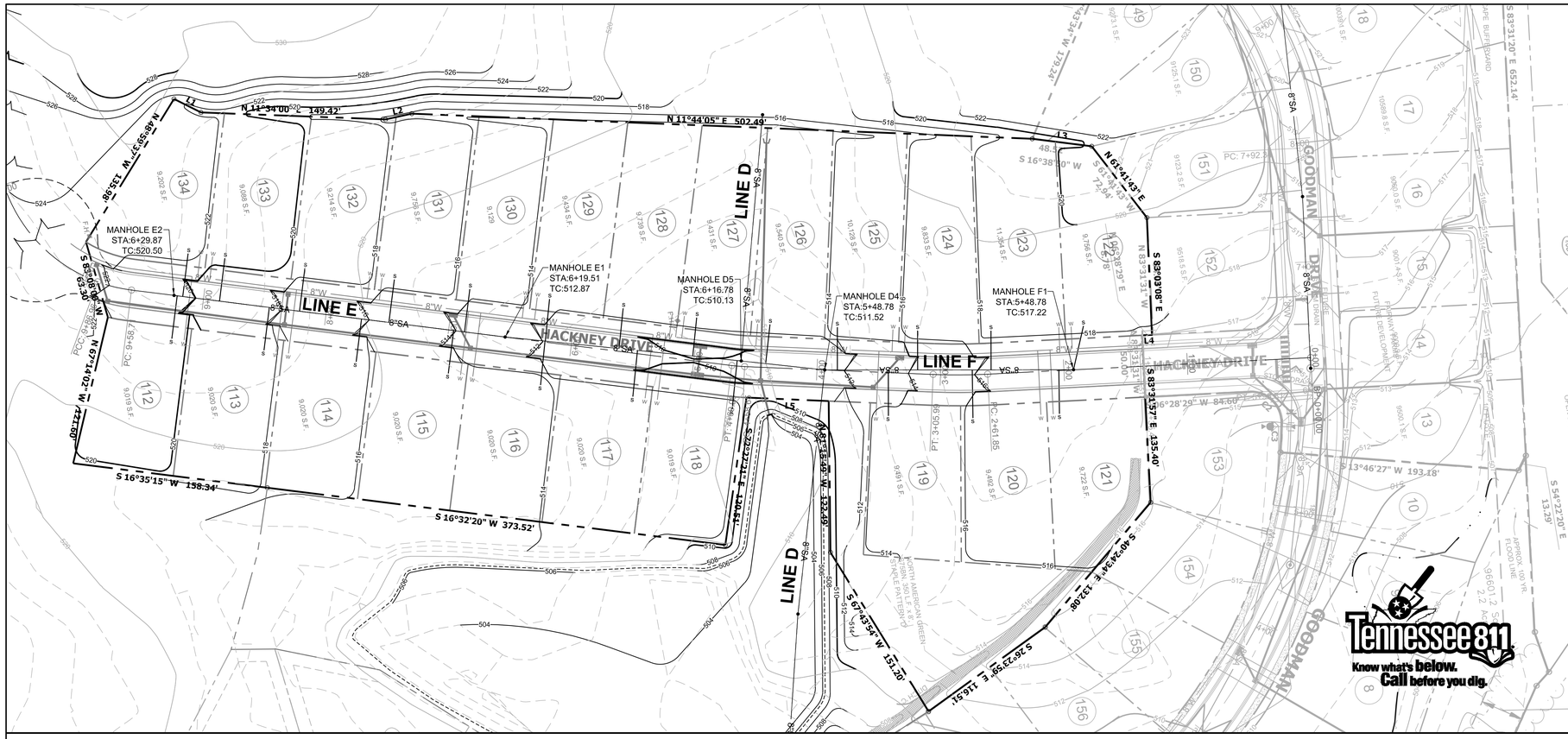
LONG HOLLOW PIKE
GALLATIN, SUMMER COUNTY, TENNESSEE

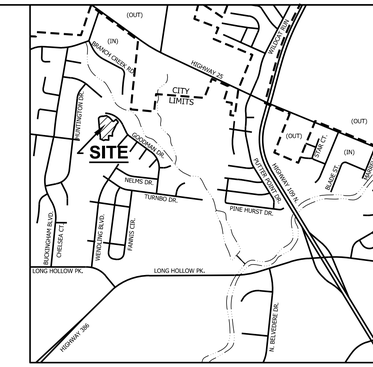
REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	06-24-15	GWO	DG
	CITY COMMENTS	07-15-15	GWO	DG

C4.01

JOB NO.: 14-136-01

Jul 15, 2015 - 6:42pm T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec4\14-136-01 PH2-Sec4_c401 Sanitary Sewer P&P.dwg



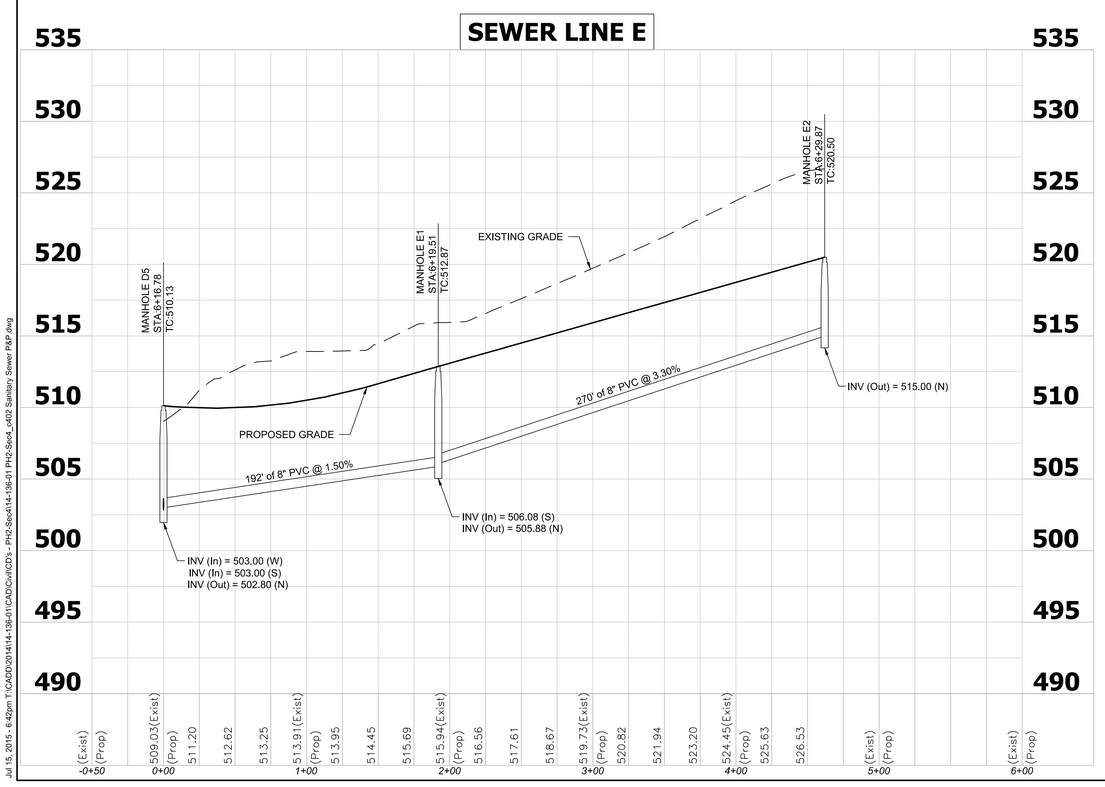


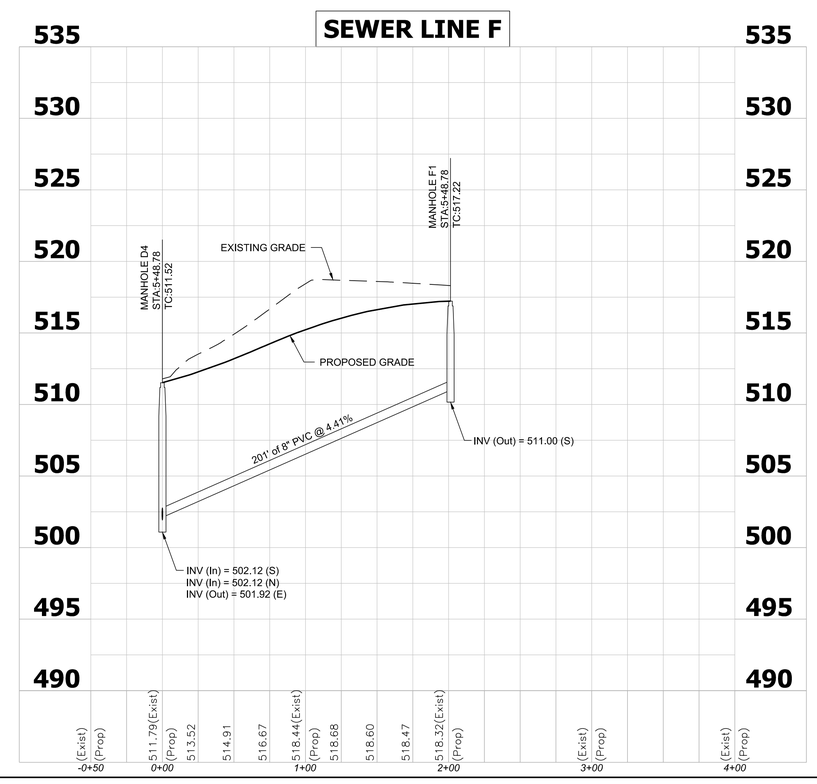
MAP 114, PARCEL 40.01

PROJECT BENCHMARK:
DESCRIPTION: MARKED BOLT ON FIRE HYDRANT @ 805 WALPOLE SW CORNER
ELEVATION: 533.55

PROFILE SCALE
0 25 50 100 150
HORIZONTAL GRAPHIC SCALE: 1" = 50'
VERTICAL GRAPHIC SCALE: 1" = 5'

N O R T H





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630 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
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GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
NO. 110099
07/15/15
STATE OF TENNESSEE

SANITARY SEWER PLAN AND PROFILE

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 4

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

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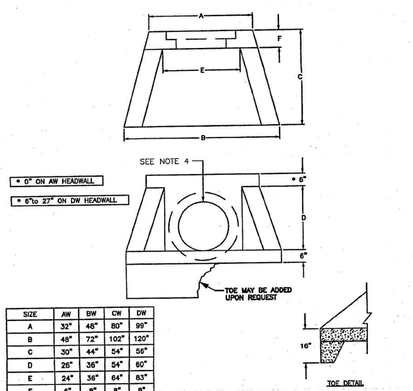
	CITY COMMENTS	07-15-15	GWO	DG

C4.02

JOB NO.: 14-136-01

Jul 15, 2015 - 6:42pm T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec4\14-136-01 PH2-Sec4_c402 Sanitary Sewer P&P.dwg



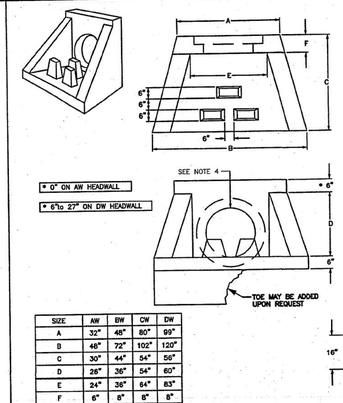
SIZE	AW	BW	CW	DW
A	32"	48"	80"	99"
B	48"	72"	102"	120"
C	30"	44"	54"	56"
D	26"	36"	54"	60"
E	24"	36"	64"	83"
F	6"	8"	8"	8"
MAX.OPENING	22"	32"	55"	75"
WT/LB	1,380	3,100	8,100	11,400

GENERAL NOTES:
1.1 MAT OF #5 BARS @ 8" O.C. EACH WAY WITH EXCEPTION OF OVER OPENING WHICH WILL BE #5 BARS @ 4" O.C. EACH WAY
2.f'c – 4,500 Psi
3.fy – 60 Ksi
4.PIPE OPENING IN FACE OF WALL WILL EQUAL PIPE I.D. FOR 12"–36" DIA. PIPE

AVAILABLE MARKETS: TN–AL

SHERMAN DIXIE

PRECAST HEADWALL DETAIL | SCALE: NTS | PH# 1-800-737-0707 | DWG# ET-200 | DATE:02/17/06 | SHEET# 1 OF 1



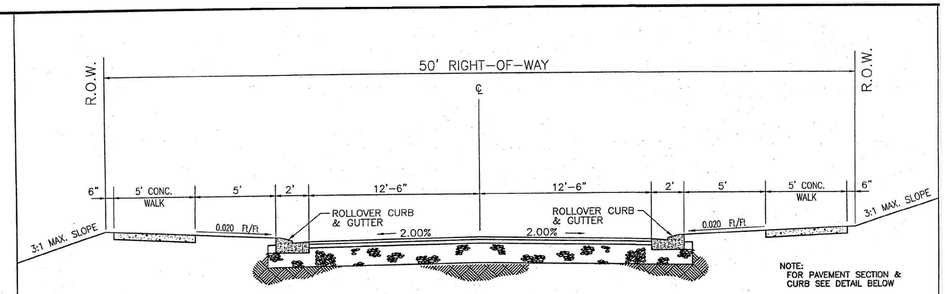
SIZE	AW	BW	CW	DW
A	32"	48"	80"	99"
B	48"	72"	102"	120"
C	30"	44"	54"	56"
D	26"	36"	54"	60"
E	24"	36"	64"	83"
F	6"	8"	8"	8"
MAX.OPENING	22"	32"	55"	75"
WT/LB	1,380	3,100	8,100	11,400

GENERAL NOTES:
1.1 MAT OF #5 BARS @ 8" O.C. EACH WAY WITH EXCEPTION OF OVER OPENING WHICH WILL BE #5 BARS @ 4" O.C. EACH WAY
2.f'c – 4,500 Psi
3.fy – 60 Ksi
4.PIPE OPENING IN FACE OF WALL WILL EQUAL PIPE I.D. FOR 12"–36" DIA. PIPE
5.ENERGY DISSIPATORS, AS NEEDED (12"x6"x12")

AVAILABLE MARKETS: TN–AL

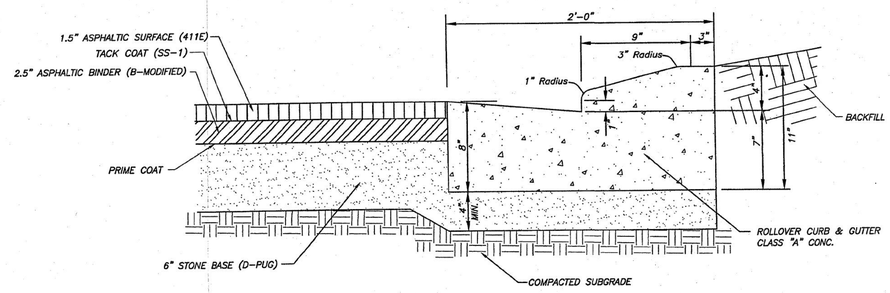
SHERMAN DIXIE

PRECAST HEADWALL DETAIL WITH DISSIPATORS | SCALE: NTS | PH# 1-800-737-0707 | DWG# ET-202 | DATE:02/17/06 | SHEET# 1 OF 1



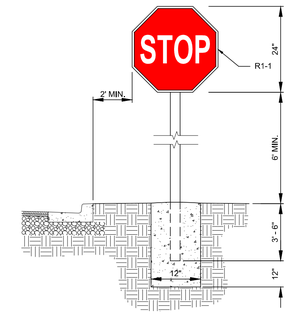
RESIDENTIAL MEDIUM DENSITY STREET (50' R.O.W.)

N.T.S.



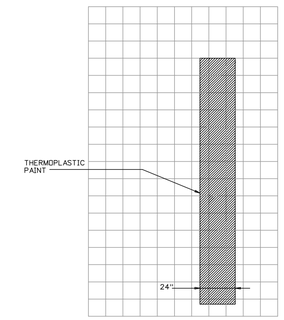
PAVEMENT & ROLLOVER CURB w/ GUTTER DETAIL

N.T.S.



STOP SIGN

N.T.S.



STOP BAR

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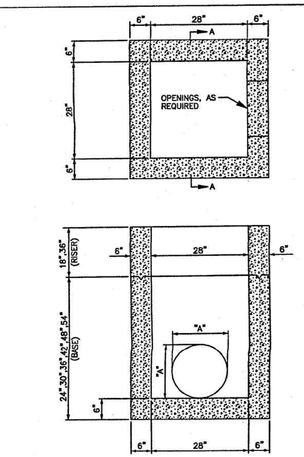


WEIGHTS – MAX.
18" RISER: 1,278 lbs.
36" RISER: 2,556 lbs.

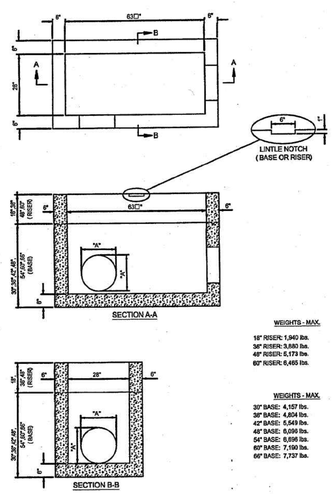
24" BASE: 2,114 lbs.
30" BASE: 2,534 lbs.
36" BASE: 2,954 lbs.
42" BASE: 3,379 lbs.
48" BASE: 3,876 lbs.
54" BASE: 4,364 lbs.

GENERAL NOTES:
1.ALL MATERIAL, DESIGN, MANUFACTURE, PHYSICAL TEST REQUIREMENTS, FINISH MARKING, INSPECTION, REJECTION, AND REPAIRS TO MEET "STANDARD SPECIFICATIONS FOR PRECAST CONCRETE WATER AND WASTEWATER STRUCTURES", PER ASTM C-913 (LATEST REVISION).
2.CONCRETE: 4500 Psi (MIN.)
3.CUSTOM HEIGHTS AVAILABLE

AVAILABLE MARKETS: TN–AL

SHERMAN DIXIE

28"x 28" CATCH BASIN | SCALE: NTS | PH# 1-800-737-0707 | DWG# SRS-500 | DATE:02/17/06 | SHEET# 1 OF 1



WEIGHTS - MAX.
18" RISER: 1,940 lbs.
36" RISER: 3,880 lbs.
48" RISER: 5,173 lbs.
60" RISER: 6,465 lbs.

WEIGHTS - MAX.
30" BASE: 4,157 lbs.
36" BASE: 4,804 lbs.
42" BASE: 5,549 lbs.
48" BASE: 6,090 lbs.
54" BASE: 6,898 lbs.
60" BASE: 7,190 lbs.
66" BASE: 7,737 lbs.

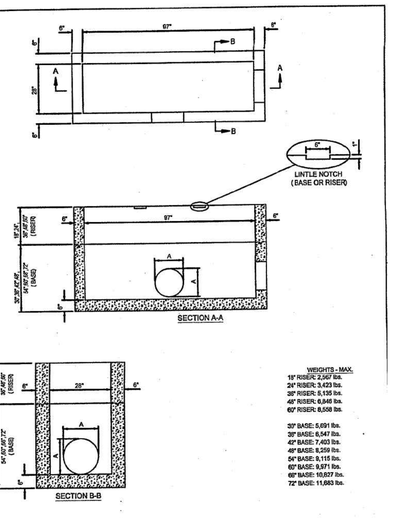
GENERAL NOTES:
1.CONCRETE: 4500 Psi (MIN)
2.CUSTOM BASE HEIGHTS AVAILABLE

DIMENSION "A" AS REQUIRED

AVAILABLE MARKETS: TN–AL

SHERMAN DIXIE

DOUBLE CATCH BASIN / CURB INLET 29"x 63.5" | SCALE: NTS | PH# 1-800-737-0707 | DWG# SRS-505 | DATE:02/17/06 | SHEET# 1 OF 1



WEIGHTS - MAX.
18" RISER: 2,567 lbs.
24" RISER: 3,423 lbs.
30" RISER: 6,159 lbs.
48" RISER: 8,846 lbs.
60" RISER: 8,558 lbs.

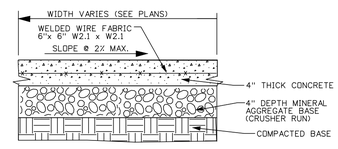
33" BASE: 5,691 lbs.
39" BASE: 6,547 lbs.
42" BASE: 7,403 lbs.
48" BASE: 8,259 lbs.
54" BASE: 9,115 lbs.
57" BASE: 9,971 lbs.
60" BASE: 10,827 lbs.
72" BASE: 11,683 lbs.

GENERAL NOTES:
1.CONCRETE: 4500 Psi (MIN)
2.CUSTOM BASE HEIGHTS AVAILABLE

AVAILABLE MARKETS: TN–AL

SHERMAN DIXIE

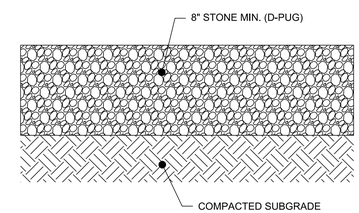
TRIPLE CATCH BASIN / CURB INLET 28"x 97" | SCALE: NTS | PH# 1-800-737-0707 | DWG# SRS-506 | DATE:02/17/06 | SHEET# 1 OF 1



NOTES:
CONCRETE: 3500 PSI
STEEL: GRADE 60
PROVIDE CONTROL JOINTS @ 5' CENTERS
PROVIDE EXPANSION JOINTS @ 25' CENTERS
SLOPE WALK IN DIRECTION OF POSITIVE DRAINAGE AT 2% MAX.

TYPICAL SIDEWALK

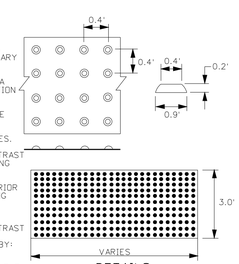
N.T.S.



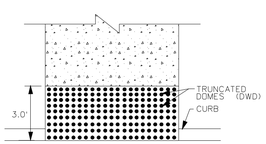
TEMPORARY TURN-AROUND

N.T.S.

1. DETECTABLE WARNINGS SHALL BE OF MANUFACTURE'S SPECIFICATIONS AND MEET ADA REQUIREMENTS.
2. WIDTH OF DETECTABLE WARNING AREA SHALL BE A MINIMUM OF 4 FEET AND VARY WITH WIDTH OF RAMP.
3. LENGTH OF DETECTABLE WARNING AREA SHALL BE 2 FEET REGARDLESS OF SECTION WIDTH.
4. DETECTABLE WARNING DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
5. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF WALKING SERVICE.
6. DETECTABLE WARNINGS USED ON INTERIOR SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT.
7. THE MATERIAL USED TO PROVIDE CONTRAST SHOULD CONTRAST BY AT LEAST 70%. CONTRAST IN PERCENT IS DETERMINED BY: CONTRAST= (B1-B2)x100
WHERE:
B1=LIGHT REFLECTIVE VALUE(LRV) OF THE LIGHTER AREA
B2=LIGHT REFLECTIVE VALUE(LRV) OF THE DARKER AREA
NOTE: IN ANY APPLICATION BOTH WHITE AND BLACK ARE NEVER ABSOLUTE THUS B1 NEVER EQUALS 100 AND B2 IS ALWAYS GREATER THAN 0.



DETAILS



PLAN

DETECTABLE WARNING DEVICE

N.T.S. ST 303

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630 SOUTHGATE AVENUE, SUITE A – NASHVILLE, TN 37203
615.249.9595 WWW.CIVILSITE.COM

GARY W. O'BRIEN
REGISTERED ENGINEER
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07/15/15
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C5.00

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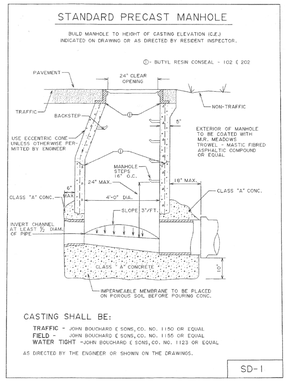
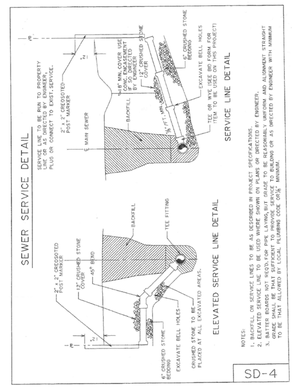
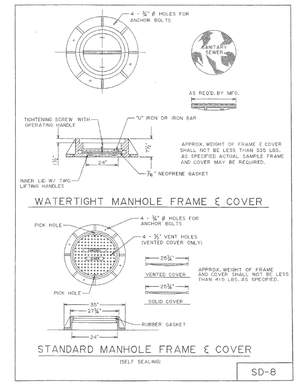
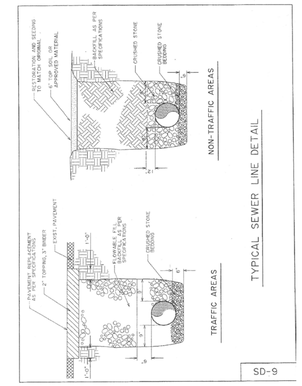
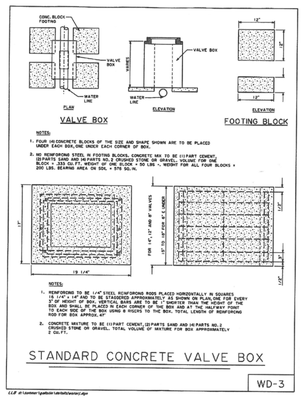
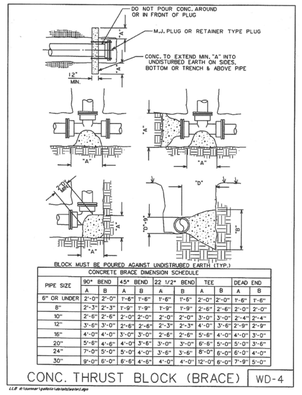


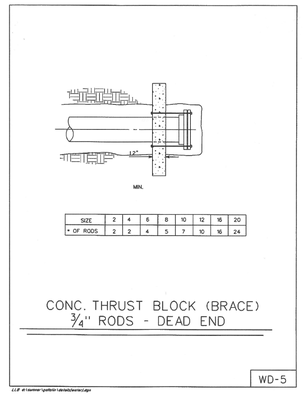


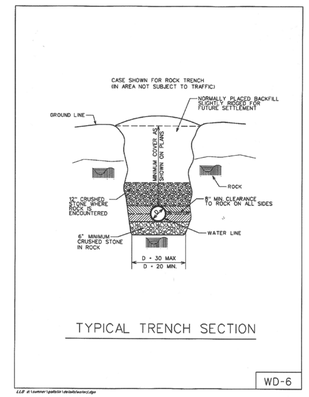


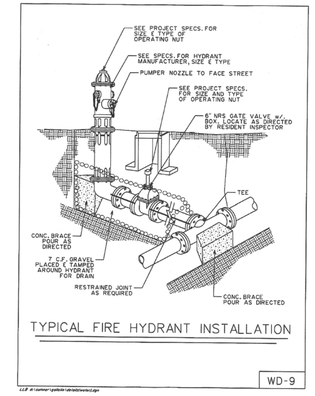


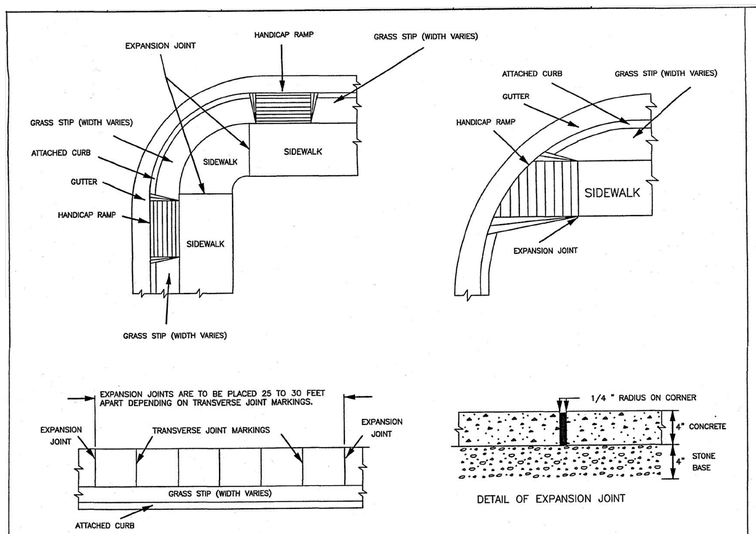












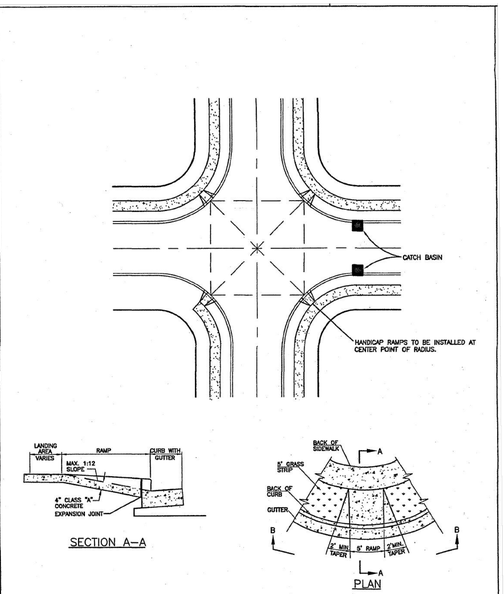
GENERAL NOTES

1. WHERE IT BECOMES NECESSARY TO REMOVE PARTS OF EXISTING CONCRETE SIDEWALKS OR RAMPS, THE RESULTING EDGES SHALL BE CUT TO A NEAT LINE, AND ANY OFFSETS IN SUCH LINES SHALL BE MADE AT RIGHT ANGLES.
2. CONCRETE JOINT MATERIAL TO BE HALF INCH AND/OR ONE INCH PREMOLDED FIBER.
3. EXPANSION JOINTS ARE TO BE PLACED AS SHOWN ON THIS DRAWING OR AS DIRECTED BY THE ENGINEER WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH THE STREET RETURNS, ON BUILDING LINES PRODUCED AT STREET INTERSECTIONS, WHERE WALKS LEAD TO HOUSE OR OTHER ENTRANCES AND ANY OTHER LOCATIONS WHERE STRESSES MAY DEVELOP.
4. ONE INCH EXPANSION JOINTS ARE TO BE PLACED WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH CIRCULAR CURBS, BUILDINGS AND/OR RETAINING WALLS.
5. HALF INCH EXPANSION JOINTS ARE TO BE USED AT ALL OTHER LOCATIONS.
6. ALL SIDEWALK WIDTHS ARE TO INCLUDE SIX INCH WIDTH OF PROPOSED TOP OF CURB, SIDEWALK SHALL CONSIST OF SIX INCH FOR TOP OF CURB WIDTH PLUS 5' OF ACTUAL SIDEWALK WIDTH.
7. TRANSVERSE JOINT MARKINGS ARE TO BE MADE TO FORMS BLOCKS AS NEARLY TO SQUARE AS POSSIBLE.

SIDEWALK WITH GRASS STRIP

SCALE: NTS

CITY OF GALLATIN, TENNESSEE
ENGINEERING DIVISION
(615) 452-5400
DWG. # COG-PV-008



NOTE: TAPER IS NOT NEEDED WHERE 5' GRASS STRIP IS PROPOSED

NOTES:
1. ALL TAPERS TO MEET OR EXCEED 1:12 RATIO WHERE POSSIBLE. THE MAXIMUM SLOPE ALLOWED SHALL BE 1:10.
2. LANDING BEHIND RAMP CAN VARY FROM A MINIMUM OF 0' TO AN UNLIMITED MAXIMUM.
3. THIS DRAWING DOES NOT SHOW ANY GRASS STRIPS. ANY AREAS WHERE SIDEWALKS ARE BUILT WITH GRASS STRIPS THE SLOPES FOR HANDICAP RAMPS SHALL BE BUILT WITH 1:12 RATIO.
4. THE SIDEWALKS SHALL MAINTAIN A SLOPE OF 1/8" PER FOOT EXCEPT AT HANDICAP RAMPS. WHERE THERE IS A GRASS STRIP, THE GRASS STRIP SHALL MAINTAIN A SLOPE OF 1/4" PER FOOT.

HANDICAPPED RAMP LAYOUT

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GARY W. O'BRIEN
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Jul 15, 2015 - 6:43pm T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec4\14-136-01 PH2-Sec4_c501 Civil Notes & Details.dwg

ITEM 3

GMRPC Resolution No. 2015-80

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A PRELIMINARY 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 DRIVE SOUTH OF THE INTERSECTION OF GOODMAN DRIVE. – (PC 1-704-15B)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Plat submitted by the applicant, Bruce Rainey and Associates, at its regular meeting on July 27, 2015; 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 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 proposed Preliminary Plat is consistent with the purpose and intent of the Medium Density Residential R15 Planned Residential Development (R15 PRD) Zoning District and the Amended PMDP for Fairway Farms, Phases 2 & 3 and the Revised FMDP for Fairway Farms, Phase 2, Section 4.
3. The proposed Preliminary Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
4. The proposed 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 proposed 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 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 3

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 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 May 27, 2015, with a final revision date of June 9, 2015 with the following conditions:

1. Provide Agent Letter with correct type of Plat, Phase and Section.
2. Correct Hackney Lane to Hackney Drive per the Revised FMDP.
3. Correct the "Typical Lot Configuration" detail to "Typical Village Lot Configuration".
4. Correct the typical lot detail from "12,000 S.F." to "9,000-12,000 S.F.".
5. Add "Iron Pin New/Set" to Legend.
6. Show and label proposed stormwater infrastructure as shown on Revised FMDP submittal.
7. Provide drainage easement encompassing the detention pond platted in Fairway Farms, Phase One, Section Four.
8. Provide an access easement for the temporary cul-de-sac at the end of Hackney Drive.
9. Revise notation on pond area from "Open Space" to "Open Space and Detention Area" as shown on recorded plat for Phase One, Section Four.
10. Provide a copy of the recorded Stormwater Maintenance Agreement to the Engineering Division prior to the recording of the final plat.
11. 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: 07/27/2015

_____

Dick Dempsey, Chairman

ITEM 3

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 3
PLANNING DEPARTMENT STAFF REPORT

Preliminary Plat for Fairway Farms, Phase 2, Section 4 (1-704-15B)
Located on Hackney Drive south of the intersection of Goodman Drive
Date: July 22, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY 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 DRIVE SOUTH OF THE INTERSECTION OF GOODMAN DRIVE.

OWNER:	**FAIRWAY FARMS DEVELOPMENT G.P.**
APPLICANT:	**BRUCE RAINEY & ASSOCIATES**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2015-80**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**JULY 27, 2015**

PROPERTY OVERVIEW: The owner and applicant is requesting approval of a Preliminary 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 Drive 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).

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 3-3)

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 Preliminary Plat (Fairway Farms, Phase 2, Section 4) the owner and applicant are proposing 23 lots, minimum 9,000 square feet, an open space tract, and the extension of Hackney Drive south of the intersection with Goodman Drive, on 6.37 (+/-) acres. The proposed subdivision is consistent with the Neighborhood Established Character Area and the R15-PRD zoning.

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). "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 a 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 preliminary 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 (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
850 linear feet of 50 feet wide public right-of-way extension with 25 feet wide pavement width is shown on the plat for the extension of Hackney Drive near the intersection of Goodman Drive. Hackney Lane 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 strip will be constructed on both sides of Hackney Drive 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. An easement will be needed for the temporary cul-de-sac at the end of Hackney Drive.

Open Space and Bufferyard
The Preliminary 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 One, Section Four, will serve as a stormwater detention area for the Revised FMDP and is included in the construction plans submitted to the Engineering Division for review and approval.

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

Stormwater
The Preliminary Plat indicates the stormwater runoff will generally follow the natural topography of the site. In addition, the Revised FMDP, 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. There are several catch basins located along the street to alleviate stormwater runoff from the street which will be directed into the detention area located in the adjacent open space. The owner and applicant have submitted construction plans and drainage calculations to Engineering Division for review and approval.

Planning Department Comments
The Planning Department reviewed and commented on the Preliminary Plat. The applicant satisfactorily addressed the Planning Department comments; however, the owner and applicant shall first receive approval of a Revised Final Master Development Plan for Fairway Farms, Phase 2, Section 4 (PC 8-797-15), by Planning Commission and shall comply with the following:

1. Provide Agent Letter with correct type of Plat, Phase and Section.
2. Correct Hackney Lane to Hackney Drive per the Revised FMDP.
3. Correct the "Typical Lot Configuration" detail to "Typical Village Lot Configuration".
4. Correct the typical lot detail from "12,000 S.F." to "9,000-12,000 S.F.".

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. Add "Iron Pin New/Set" to Legend.
2. Show and label proposed stormwater infrastructure as shown on Revised FMDP submittal.

3. Provide drainage easement encompassing the detention pond platted in Fairway Farms, Phase One, Section Four.
4. Provide an access easement for the temporary cul-de-sac at the end of Hackney Drive.
5. Revise notation on pond area from "Open Space" to "Open Space and Detention Area" as shown on recorded plat for Phase One, Section Four.
6. Provide a copy of the recorded Stormwater Maintenance Agreement to the Engineering Division prior to the recording of the 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 Preliminary Plat and made the following comment:

1. Provide 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.

Other Departmental Comments

Other City Departments reviewed and commented on the Preliminary Plat. The applicant satisfactorily addressed most of the Other Departmental Comments; however, the owner and applicant, as part of the construction plan review, the following will be required:

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 Character Area.
2. The proposed Preliminary Plat is consistent with the purpose and intent of the Medium Density Residential R15 Planned Residential Development (R15 PRD) Zoning District and the Amended PMDP for Fairway Farms, Phases 2 & 3.
3. The proposed Preliminary Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
4. The proposed 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 and;
5. The proposed 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 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 2015-80, a Preliminary 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 May 27, 2015, with a final revision date of June 9, 2015, with the following conditions:

1. Provide Agent Letter with correct type of Plat, Phase and Section.
2. Correct Hackney Lane to Hackney Drive per the Revised FMDP.
3. Correct the "Typical Lot Configuration" detail to "Typical Village Lot Configuration".
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8. Provide an access easement for the temporary cul-de-sac at the end of Hackney Drive.
9. Revise notation on pond area from "Open Space" to "Open Space and Detention Area" as shown on recorded plat for Phase One, Section Four.
10. Provide a copy of the recorded Stormwater Maintenance Agreement to the Engineering Division prior to the recording of the final plat.
11. 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 Preliminary Plat, Fairway Farms, Phase 2, Section 4 (PC1-704-15B)
Attachment 3-3 Amended PMDP/Revised FMDP, Fairway Farms, Phases 2 & 3 (PC3-294-15)

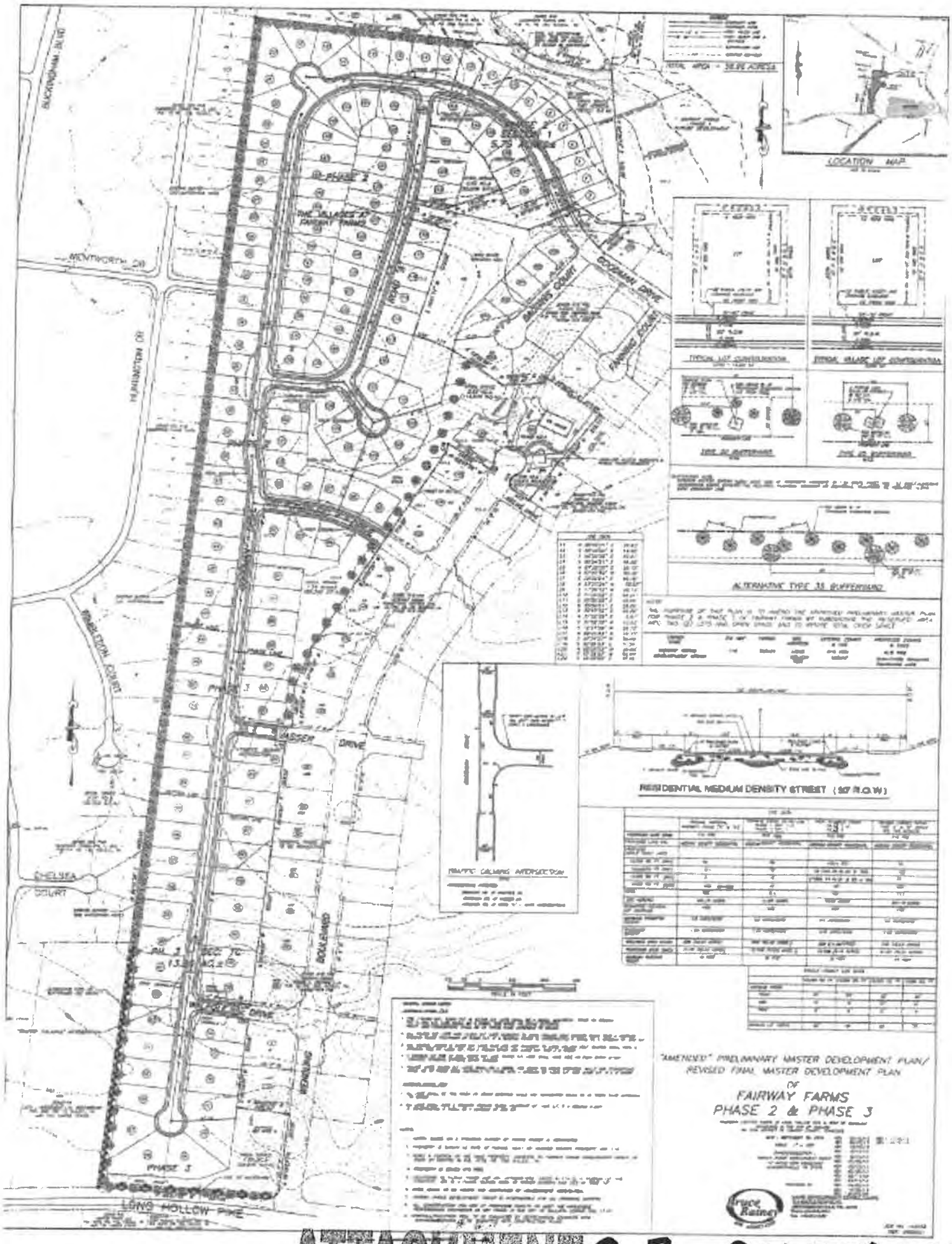
FAIRWAY FARMS DEVELOPMENT

LOCATION MAP

HACKNEY DRIVE NEAR THE INTERSECTION OF
GOODMAN DRIVE
TAX MAP #114//040.01
ZONED R15 PRD
PC #1-704-15B

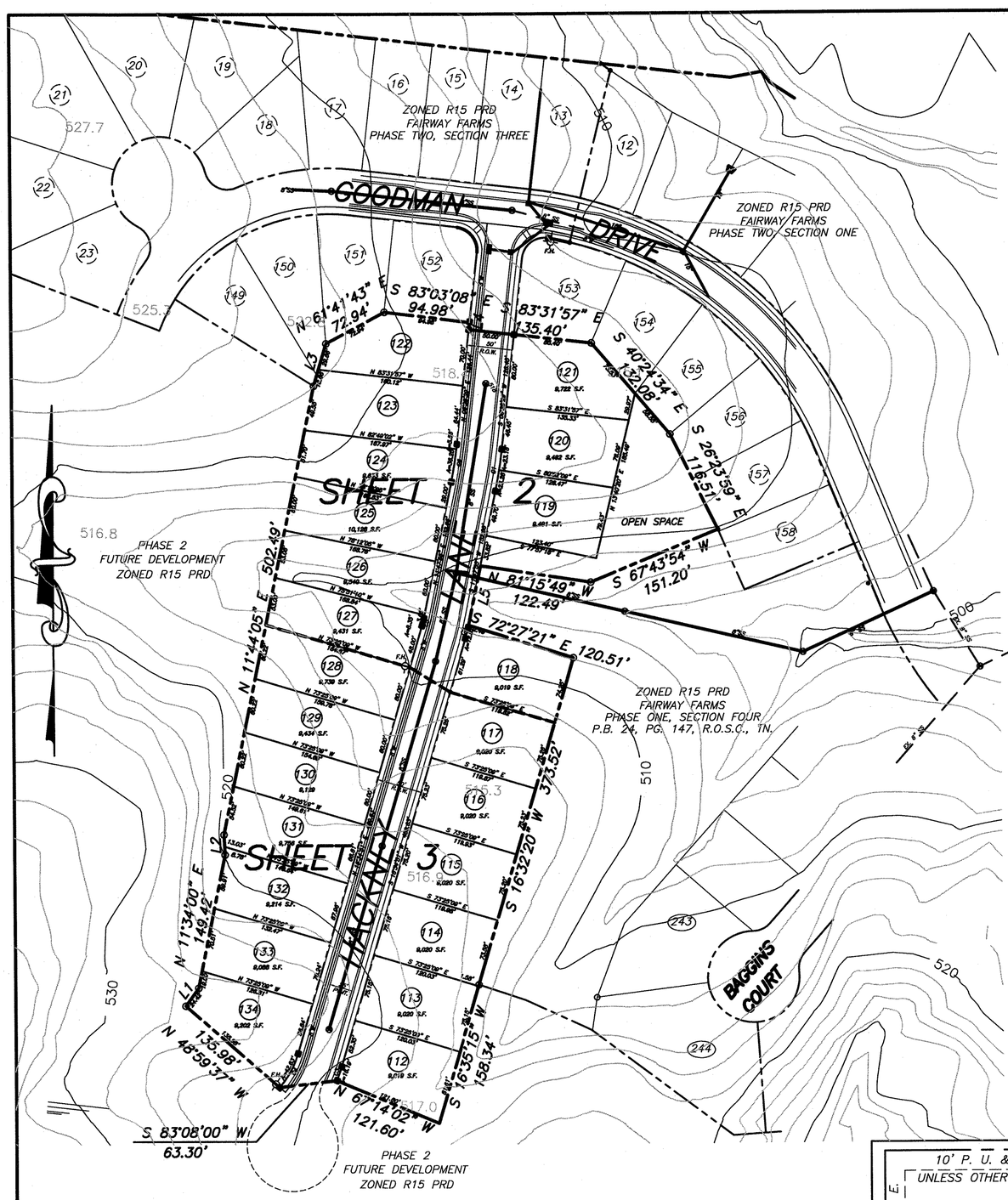
ATTACHMENT 3-1

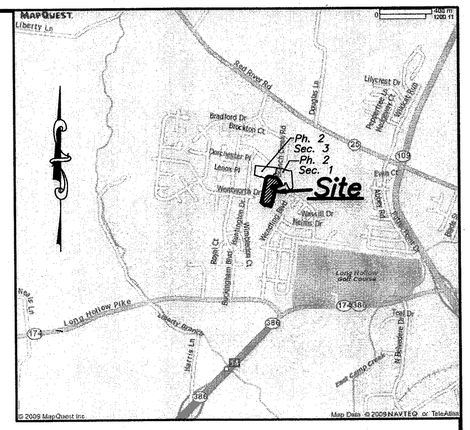
PC 1-704-15B



ATTACHMENT 3-3 PC1-704-15B

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 _____.

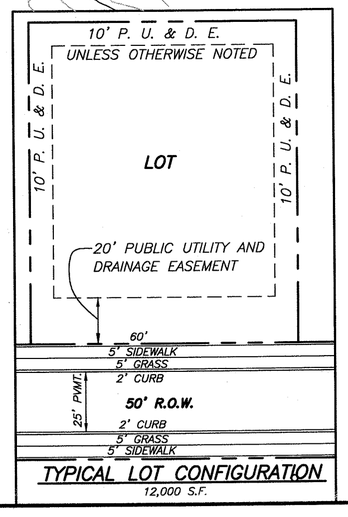
THIS PRELIMINARY PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS SUBDIVISION IN FINAL FORM AND DOES NOT CONSTITUTE APPROVAL FOR RECORDING OF THE PLAT.

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'



TYPICAL LOT CONFIGURATION

12,000 S.F.

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 AND ASSOCIATES
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

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

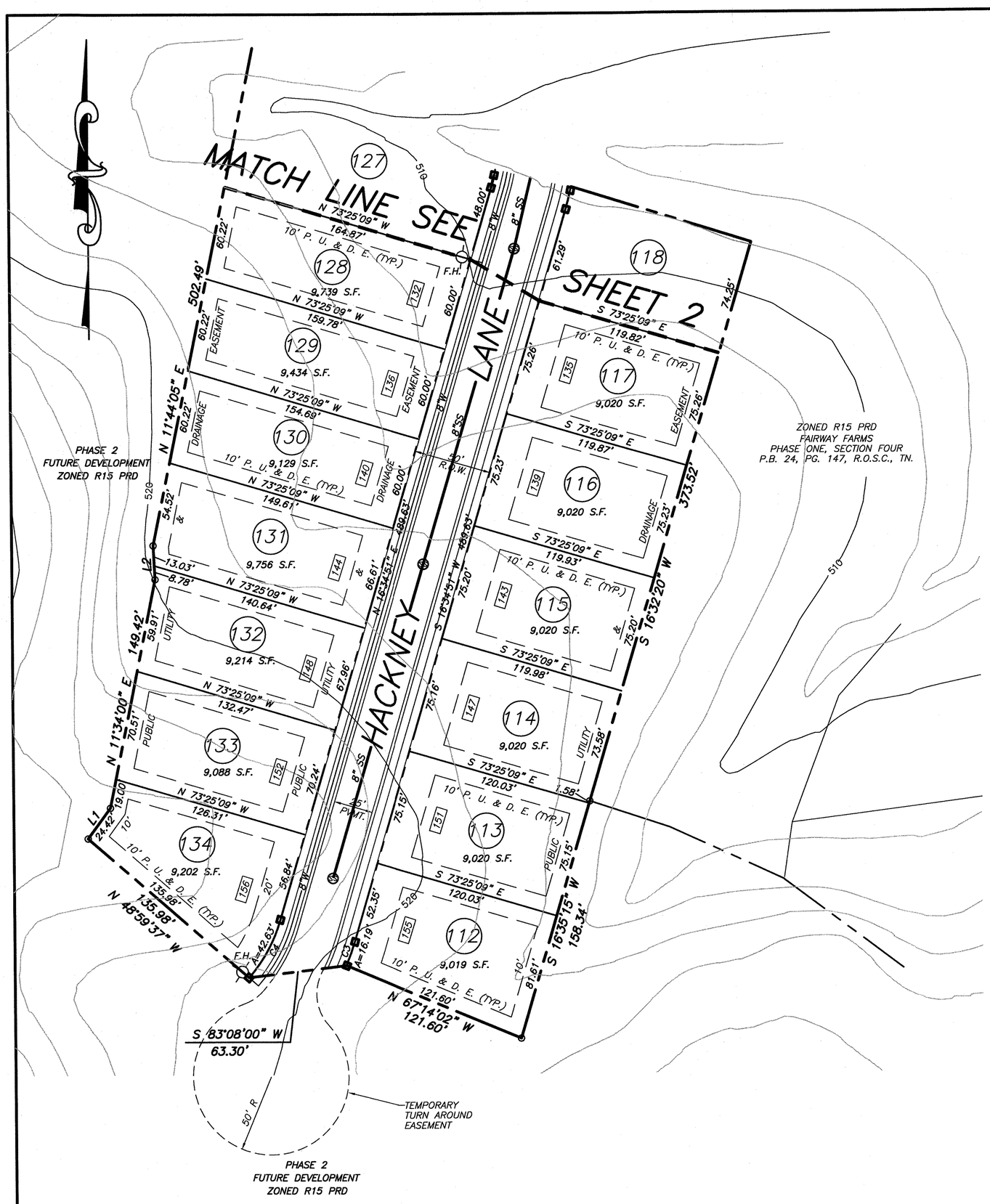
SCALE : 1" = 50'

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 615-824-1487

SHEET 2 OF 3 SHEETS
JOB NO. 140152



LEGEND

	CATCH BASIN
15" SD	STORM DRAIN PIPE
SS	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)

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

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 3 OF 3 SHEETS
JOB NO. 140152

ITEM 5

GMRPC Resolution No. 2015-101

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A SITE PLAN TO CONSTRUCT A 20,000 SQUARE FOOT PLACE OF WORSHIP BUILDING, ON A 18.953 (+/-) ACRE PARCEL (TAX MAP 135 PARCEL 2.08), LOCATED NORTHEAST OF THE INTERSECTION OF NICHOLS LANE AND CLEAR LAKE MEADOWS BOULEVARD (1256 CLEAR LAKE MEADOWS BOULEVARD). (8-807-15)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Site Plan submitted by the applicant, Brian Goodwin, P.E., at its regular meeting on July 27, 2015; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to T.C.A. § 13-3-413, 13-4-310, and G.Z.O., § 15.03.020:

1. The Site Plan is consistent with the standards and specifications of Section 15.03.020, *Site Plan Required,* of the Gallatin Zoning Ordinance, with conditions.

2. The Site Plan is consistent with the purpose and intent of the Residential-20 (R-20) Zoning District and complies with the use restrictions, minimum bulk and height regulations, minimum dimensions, and setback requirements established in said Zoning District.

3. The site plan is consistent with the United Church – Place of Worship Conditional Use Permit (CUP-2014-04)(PC0319-14).

4. 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 United Church, consisting of eight (8) sheets, prepared by Brian Goodwin, P.E. of Franklin, TN with Project No. 138-00, stamped July 16, 2015 and Architectural Elevations, consisting of two (2) sheets, prepared by Matchett and Associates Architects of Gallatin, TN with Project No. 1432, dated June 24, 2015, with the following conditions:

1. Correct the yard lines in site data table on the Cover Sheet.
2. Correct zoning to 'R-20' in site data table on the Cover Sheet.
3. Add 'vacant' for the existing use on the Cover Sheet.
4. Add 'PC0319-14' for conditional use permit project number.
5. Add Note 5 from the original Tom Darnall plan with the additional information of PC0319-14 and August 28, 2014.
6. Indicate the location of HVAC units and landscape screening.
7. Provide a photometric plan for the site plan.
8. Remove duplicate sheets and clearly label/title each sheet.
9. Relocate proposed landscaping (shown in the southwest property corner) to allow sufficient intersection sight distance as outlined by AASHTO and the Gallatin Zoning Ordinance. (This can include omitting landscaping in the future right-of-way area.)
10. Locate the Nichols Lane driveway approximately 320 feet to the east. Any access to Nichols lane must be made at the crest of the hill for safe sight distance.
11. Revise sidewalks shown on sheets C2.0 and C4.0 to be consistent and provide a handicap ramp with detectable warning maps to the intersection and across the proposed driveway(s).
12. Install a crosswalk across Clear Lake Meadows Boulevard at Clear Lake Meadows.
13. Add a stop bar and stop sign at each driveway.
14. Provide Public Utility and Drainage easements adjacent to all existing and future streets and provide erosion prevention and sediment control plan sheets and details for all measures proposed.
15. Modify parking at backside of the building to provide code required separations between building walls and parking spaces per sec. 11.09.07.D
16. The rear-door of the building cannot be blocked by parking spaces.
17. Show proposed grading of proposed sidewalk consistent with City of Gallatin and ADA requirements.
18. Add an anti-seep collar to the proposed pond outlet pipe. Show on detail sheet.
19. Provide permanent outlet protection for the pond outlet.
20. Provide a stormwater maintenance agreement will be required for this development. A recorded copy must be submitted prior to the recording of a final plat.
21. Label the pond outlet pipe material, length, and diameter on plan sheets.
22. Add a structure for the sharp "bend" in the pond outlet pipe or relocate/realign the pipe to remove the sharp "bend".
23. Revise the location and/or inlet structure of the existing stormwater pipe running below clear lake meadows blvd to accommodate the detention pond outlet as well as the proposed driveway pipe.

24. Submit a site surety for site improvements in an amount to be determined by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits per Article 15.00 Administration and Enforcement, Section 15.03.080, Surety Required, Gallatin Zoning Ordinance.
25. 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: 7/27/15

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

EXHIBIT A

ITEM 5
PLANNING DEPARTMENT STAFF REPORT

Site Plan for United Church
(8-809-15)
1256 Clear Lake Meadows Boulevard
Date: July 22, 2015

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF A SITE PLAN TO CONSTRUCT A 20,000 SQUARE FOOT PLACE OF WORSHIP BUILDING, ON A 18.953 (+/-) ACRE PARCEL (TAX MAP 135 PARCEL 2.08), LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF NICHOLS LANE AND CLEAR LAKE MEADOWS BOULEVARD (1256 CLEAR LAKE MEADOWS BOULEVARD).

OWNER:	**UNITED CHURCH (DAN SMITH – SENIOR PASTOR)**
APPLICANT:	**BRIAN GOODWIN, P.E.**
STAFF RECOMMENDATION:	**APPROVAL OF GMRPC RESOLUTION 2015-101**
STAFF CONTACT:	**KEVIN CHASTINE**
PLANNING COMMISSION DATE:	**JULY 27, 2015**

PROPERTY OVERVIEW: **The owner and applicant is requesting approval of a Site Plan to construct a 20,000 square foot Place of Worship building, on a 18.953 (+/-) acre parcel (Tax Map 135 Parcel 2.08), located at the northeast corner of the intersection of Nichols Lane and Clear Lake Meadows Boulevard (1256 Clear Lake Meadows Boulevard). The property is zoned Residential 20 (R-20). The Place of Worship use is a conditional use within the R20 zone district. The applicant received approval of a Conditional Use Permit for a Place of Worship on August 28, 2014. (PC0319-14) (Attachment 5-1)**

CASE BACKGROUND:

Previous Approvals

On September 23, 2002, the Gallatin Regional-Municipal Planning Commission approved, with conditions, a sketch plat for Clear Lake Meadows, a 267 lot residential subdivision. The sketch plat indicates that Clear Lake Meadows Section 8 encompasses 19.42 acres, including the proposed site of United Church.

On August 27, 2007, the Gallatin Regional-Municipal Planning Commission approved, a Preliminary Plat for Clear Lake Meadows Section 8, with conditions. The Preliminary Plat contained 30 single family residential lots and one (1) detention pond. (Attachment 5-2) The preliminary plat indicates an 80 foot wide right-of-way dedication for the future realignment of Clear Lake Meadows Boulevard. This right-of-way dedication will remain as a requirement for any future site plan. Only one (1) lot was platted within Section 8. This comprises Lot 268 (P.B. 20, Pg. 329), located east of the 18.953 acre parcel. No final plat was submitted for the remainder of Section 8.

DISCUSSION:

Proposed Development

The owner and applicant are requesting approval of a site plan to construct a 20,000 square foot place of worship building with 154 parking spaces and onsite stormwater retention for United Church (Attachment 5-3). The owner and applicant received approval of a conditional use permit for the Place of Worship use in August of 2014 (Attachment 5-4).

Buildings and Architectural Elevations

The proposed one-story building is symmetrical in its design and has a ridgeline height of 41 feet with a side gable roof that is sheathed with a standing seam metal roof. The 100 foot by 200 foot building is 87 percent masonry, with the exception of stacked stone located around the main entrance, which faces Clear Lake Meadows Boulevard. The proposed site improvements cover a small portion of the 18.953 (+/-) acre parcel. The vast majority of the parcel will remain undeveloped as part of this site plan. (See Attachment 5-5 - Sheet PD-1)

The front elevation includes a centrally located entrance with two (2) double doors that are flanked by a pair of fixed paned windows. The entrance doors and windows are encased stacked stone that extends from the entire height of the elevation. A shed roof canopy projects out from the wall that covers the entrance doors. The remaining portions of the front elevation are sheathed by two (2) different brick patterns. A Flemish bond brick pattern forms banding at the bottom and top of the wall while a running bond brick pattern fills in the area between the banding. The front elevation is 100 percent masonry.

The rear elevation mirrors the front elevation without the centrally located double entrance. The rear elevation has three (3) doors distributed asymmetrically throughout the elevation. The brick patterns and banding design from the front elevations is utilized on the rear elevation as well. The rear elevation is 100 percent brick.

The left elevation continues the brick banding front the front and rear elevations. The gable ends of the roof are sheathed in metal wall panels and cover 31 percent of the elevation while the remainder is 69 percent brick. The primary architectural feature of the left elevation is the projecting canopy, supported by squared brick piers, that covers a drop off area and a double entrance door that matches the entrances from the front elevation.

The right elevation facing Nichols Lane continues the brick banding from the other elevations and matches the left elevation with the metal panels sheathing the gable roof end. The right elevation is 70 percent brick and 30 percent metal panels. There is a centrally located double door entrance that is surrounded by the same brick color used for the brick banding at the top and bottom of the wall.

The architectural elevations for the building meet the Basic Design Criteria of the Gallatin Zoning Ordinance, Section 13.08.010.A, *Materials.* Staff recommends the Planning Commission approve the architectural elevations as presented.

The Planning Department shall inspect the exterior building facade materials prior to the installation of the exterior building facade materials.

Floodplain and Floodway
Based on F.E.M.A. FIRM Panel 47165C0318G and 47165C0219G, dated April 17, 2012, no portion of this property is located in a special flood hazard area.

Dumpster Enclosure
The plans indicate a dumpster pad located in the northeast corner of the proposed parking area that will be screened with a brick enclosure to match the proposed building design. (See Plan Sheet C6.0)

Bufferyard and Landscaping
The adjoining properties and properties across Nichols Lane and Clear Lake Meadows Boulevard are zoned Residential 40 (R-40). These adjacent districts along with the intervening streets (Clear Lake Meadows Boulevard and Nichols Lane) require Type 15 bufferyards along the western and southern property boundaries.

Gallatin Zoning Ordinance Section 13.04.020 states that, *"this section shall apply to all new development on each lot, site, or common development . . ."* Since the proposed church site is at the southwest corner of a larger 18.953 (+/-) acre parcel, the plans only show bufferyards in the area of the proposed building and not along areas of the parcel that is not being developed at this time.

A Type 15 Bufferyard is proposed for the western property boundary, fronting Clear Lake Meadows Boulevard. The bufferyard extends across a drainage easement that will be a part of the 80 foot right-of-way dedication for the realignment of Clear Lake Meadows Boulevard. Since the bufferyard will have to be removed to accommodate the future realignment of Clear Lake Meadows Boulevard, the applicant requests to not install plant material between the drainage easement and the proposed access point farther north on Clear Lake Meadows Boulevard. The Planning Commission will have to consider and vote on this Alternative Bufferyard request. An alternative, the bufferyard landscape material could be installed adjacent to the future right-of-way alignment, which is interior from the current roadway alignment.

A Type 15 Bufferyard is proposed for the southern property boundary. From Nichols Lane eastward, for a distance of approximately 230 feet, an Alternative Type 15 Bufferyard is requested to utilize the existing vegetation for the remaining portion of the development site.

The remainder of the site comprises vacant land owned by the church. Type 25 and Type 15 bufferyards are proposed along most of the adjacent properties. These bufferyards will be provided by existing vegetation. Much of this area is beyond a ridge line from the development site and will not be visible from the church building site. Buffers along these property boundaries will be addressed when future plans of the church are considered.

The applicant has provided the required 15 interior/parking lots trees as well as a dense yew evergreen hedge for the entire length of the front parking area that faces both Clear Lake Meadows Boulevard and Nichols Lane. Staff strongly suggests that the plan be modified to provide a landscape buffer between the parking area and the back elevation of

the building and/or to provide a sidewalk of at least six (6) feet wide so as to not potentially block exists from the building.

Utilities
The parcel may never be platted so staff requests the applicant provides Public Utility and Drainage Easements with the site plan as if it was a plated lot. The P.U.D.E.s should be provided at least adjacent to existing and future rights-of-way.

Stormwater Detention
The plan indicates a detention area to be located between Clear Lake Meadows Boulevard and the proposed church building. The applicant relocated the detention area to be outside of the 80 foot right-of-way dedication for the future re-alignment of Clear Lake Meadows Boulevard. The applicant shall provide a recorded copy of a stormwater maintenance agreement prior to the recording of a final plat.

Mechanical Equipment Screening
The site plan does not indicate the location of the HVAC units for the proposed church. The applicant shall indicate the location of the HVAC units as well as provide landscaping screening around the units per code.

Parking
Parking requirements are based on the use of the property. The Place of Worship use requires one (1) parking space for ever four (4) seats in the largest assembly area of the building. The church will have a capacity of 500 seats, which would require 125 parking spaces. The site plan provides a total of 154 parking spaces, which includes 148 regular parking spaces and six (6) handicapped parking spaces. The parking provided exceeds the required number of parking spaces.

Access and Right-of-Way
The site plan shows two (2) access points for the proposed place of worship. Both are proposed to be 24 feet in width and provide full access movements. One access point is proposed on Clear Lake Meadows Boulevard and aligns with an existing driveway cut on the west side of the road. The second access point is proposed along Nichols Lane approximately 480 feet east of the intersection of Clear Lake Meadows Boulevard and Nichols Lane. Due to a rise in topography, east of the proposed access, the Engineering Division has stated that any access to Nichols Lane shall be provided at the crest of the hill for safe sight distance. This driveway shall be placed approximately 320 feet east of the proposed Nichols Lane driveway access.

This property was previously approved for 30 single family residential lots as part of Clear Lake Meadows Subdivision Section 8. Part of the Preliminary Plat approval for Section 8 was an 80 foot right-of-way dedication for the future realignment of Clear Lake Meadows Boulevard. The current owner, United Church, is providing this 80 foot right-of-way dedication as part of this site plan.

The plan indicates a 25 foot greenway access easement along the western and southern property boundary and extending eastwardly to Woods Ferry Road. An opportunity exists to

place the sidewalk with the greenway easement and make the greenway easement is a Public Access Easement.

Photometric Plan and Lighting Fixtures
The owner and applicant has noted if parking lot lighting will be installed nor have they submitted a detailed photometric plan which complies with the City of Gallatin Zoning Ordinance, Section 13.02.08. If parking lot lighting will be installed, the applicant shall provide a Photometric Plan for review that complies with G.Z.O. Section 13.02.08.

Signage
No signage is shown on the site plan at this time. If any signage is added in the future a detailed sign package shall be submitted for review and approval by the Planning Department. A sign permit shall be required prior to the construction of any signage on site.

Site Surety
The owner and applicant is required to submit a site surety for site improvements in an amount to be determined by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits per Article 15.00 *Administration and Enforcement*, Section 15.03.080, *Surety Required,* Gallatin Zoning Ordinance.

Planning Department Comments
The Planning Department reviewed and commented on the Site Plan. The owner and applicant satisfactorily addressed the Planning Department comments, except those included as conditions of approval. The plans will require significant changes to comply with requirements of the zoning ordinance.

Engineering Division Comments
The Engineering Division reviewed and commented on the Site Plan. The owner and applicant satisfactorily addressed the Engineering Division comments, except those included as conditions of approval.

Other Departmental Comments
Other City Departments reviewed and commented on the Site Plan. The owner and applicant satisfactorily addressed the other City Department comments; except those included as conditions of approval.

Findings:

1. The Site Plan is consistent with the standards and specifications of Section 15.03.020, *Site Plan Required,* of the Gallatin Zoning Ordinance, with conditions.

2. The Site Plan is consistent with the purpose and intent of the Residential-20 (R-20) Zoning District and complies with the use restrictions, minimum bulk and height regulations, minimum dimensions, and setback requirements established in said Zoning District.

3. The site plan is consistent with the United Church – Place of Worship Conditional Use Permit (CUP-2014-04)(PC0319-14).

4. 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 2015-101, Site Plan for United Church, consisting of eight (8) sheets, prepared by Brian Goodwin, P.E. of Franklin, TN with Project No. 138-00, stamped July 16, 2015 and Architectural Elevations, consisting of two (2) sheets, prepared by Matchett and Associates Architects of Gallatin, TN with Project No. 1432, dated June 24, 2015, with the following conditions:

1. Correct the yard lines in site data table on the Cover Sheet.
2. Correct zoning to 'R-20' in site data table on the Cover Sheet.
3. Add 'vacant' for the existing use on the Cover Sheet.
4. Add 'PC0319-14' for conditional use permit project number.
5. Add Note 5 from the original Tom Darnall plan with the additional information of PC0319-14 and August 28, 2014.
6. Indicate the location of HVAC units and landscape screening.
7. Provide a photometric plan for the site plan.
8. Remove duplicate sheets and clearly label/title each sheet.
9. Relocate proposed landscaping (shown in the southwest property corner) to allow sufficient intersection sight distance as outlined by AASHTO and the Gallatin Zoning Ordinance. (This can include omitting landscaping in the future right-of-way area.)
10. Locate the Nichols Lane driveway approximately 320 feet to the east. Any access to Nichols lane must be made at the crest of the hill for safe sight distance.
11. Revise sidewalks shown on sheets C2.0 and C4.0 to be consistent and provide a handicap ramp with detectable warning maps to the intersection and across the proposed driveway(s).
12. Install a crosswalk across Clear Lake Meadows Boulevard at Clear Lake Meadows.
13. Add a stop bar and stop sign at each driveway.
14. Provide Public Utility and Drainage easements adjacent to all existing and future streets and provide erosion prevention and sediment control plan sheets and details for all measures proposed.
15. Modify parking at backside of the building to provide code required separations between building walls and parking spaces per sec. 11.09.07.D
16. The rear-door of the building cannot be clocked by parking spaces.
17. Show proposed grading of proposed sidewalk consistent with City of Gallatin and ADA requirements.
18. Add an anti-seep collar to the proposed pond outlet pipe. Show on detail sheet.
19. Provide permanent outlet protection for the pond outlet.
20. Provide a stormwater maintenance agreement will be required for this development. A recorded copy must be submitted prior to the recording of a final plat.
21. Label the pond outlet pipe material, length, and diameter on plan sheets.

22. Add a structure for the sharp "bend" in the pond outlet pipe or relocate/realign the pipe to remove the sharp "bend".
23. Revise the location and/or inlet structure of the existing stormwater pipe running below clear lake meadows blvd to accommodate the detention pond outlet as well as the proposed driveway pipe.
24. Submit a site surety for site improvements in an amount to be determined by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits per Article 15.00 Administration and Enforcement, Section 15.03.080, Surety Required, Gallatin Zoning Ordinance.
25. 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 5-1	**Location Map**
Attachment 5-2	**Preliminary Plat for Clear Lake Meadows Section 8**
Attachment 5-3	**Site Plan**
Attachment 5-4	**Conditional Use Permit Approval**
Attachment 5-5	**Architectural Elevations**

I:Activities & Project Types/Site Plans/United Church - Site Plan (8-809-15)/Item 5 United Church – Site Plan (8-809-15) KC.doc

Location Map

United Church
Site Plan

PC File# 8-809-15

Prepared By: Kevin Chastine, AICP
Prepared On: July 22, 2015

ATTACHMENT 5-1

SURVEYOR'S NOTES:

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

LOCATION MAP

TYPICAL BUILDING LOT
(NOT TO SCALE)

CLEAR LAKE MEADOWS, SECTION THREE
P.B. 22, PG. 43, R.O.S.C., TN.
ZONED R15

CLUBHOUSE & POOL AREA

MAP 130, PARCEL 2.03
TARA INTERESTS, INC.
R.B. 1808, PG. 383, R.O.S.C., TN.
(FUTURE DEVELOPMENT)
ZONED R15

BLANTYRE ESTATES EAST, SECTION TWO
P.B. 18, PG. 388, R.O.S.C., TN.
ZONED R15

BLANTYRE ESTATES EAST, SECTION ONE
P.B. 17, PG. 303, R.O.S.C., TN.
ZONED R20

MAP 130, PARCEL 2.03
TARA INTERESTS, INC.
R.B. 1808, PG. 383, R.O.S.C., TN.
(FUTURE DEVELOPMENT)
ZONED R20

CLEAR LAKE MEADOWS, LOT 265
P.B. 20, PG. 528, R.O.S.C., TN.

CLEAR LAKE MEADOWS BOULEVARD (80' R/W)

ONDANGO COURT (50' R/W)

SILVERTON DRIVE (50' R/W)

NICHOLS LANE (50' R/W)

WOODS FERRY ROAD

RESERVE PARCEL

DETENTION POND AREA
DRAINAGE EASEMENT
44,374± S.F.

LEGEND

RECEIVED
AUG 16 2007
GALLATIN PLANNING & ZONING

ATTACHMENT 5-1

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

Damall & Associates, LLC

CLEAR LAKE MEADOWS, SECTION EIGHT
REVISED PRELIMINARY PLAT
NICHOLS LANE & WOODS FERRY ROAD, CITY OF GALLATIN,
3RD CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

JOHN T. DARNALL
REGISTERED LAND SURVEYOR
TENNESSEE L.S.#

2-16-07

1-11-07B

RESUBMITTAL

2nd Revised

ATTACHMENT 5-2

ATTACHMENT 5-4

City of Gallatin, Tennessee *Planning Department*

Gallatin Municipal Board of Zoning Appeals
ACTION FORM

DATE: September 2, 2014

TO: Mr. Roger Matchett
Matchett & Associates
113 East Main Street
Gallatin, TN 37066

FROM: Gallatin Planning Department

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

RE: August 28, 2014 Gallatin Municipal Board of Zoning Appeals Meeting
United Church Conditional Use Permit: PC0319-14

At the above referenced meeting, your request for approval of a conditional use permit was:

☐ APPROVED

☒ APPROVED WITH CONDITIONS

☐ DEFERRED

☐ WITHDRAWN

Conditions of Approval:

1. The plan of development shall be substantially consistent with the Preliminary Site Plan for Conditional Use for United Church at Nichols Lane and Clear Lake Meadows, consisting of a one (1) sheet plan, prepared by Matchett & Associates of Gallatin, Tennessee, with project number 1409, and dated July 29, 2014 with final revision date of August 11, 2014
2. The applicant shall submit a site plan application for review by the Gallatin Municipal Regional Planning Commission.
3. The applicant shall be aware conditional use permit plan does not give entitlement to actual building/parking location. The conditional use permit plan does not match currently approved sketch plat. The sketch plat would need to be amended.
4. The owner/or operator shall submit an application for a new or revised Conditional Use Permit if substantial changes are made to the conditional permit use site plan. Substantial improvements include additions exceeding twenty (20) percent or more increase in the square footage of the proposed facility.

ATTACHMENT 5-4

5. Provide right-of-way for the relocation of Clear Lake Meadows Boulevard consistent with the realignment approved for the Preliminary Plat for Section 8 of the Clear Lake Meadows Subdivision.

cc: Dan Smith – Pastor – United Church
PC0319-14

CONSULTANT CONTACTS

SITE DEVELOPER:

UNITED CHURCH
180 N. BELVEDERE DRIVE, SUITE 5
GALLATIN, TN 37066

ARCHITECT:

CIVIL ENGINEER:

BRIAN GOODWIN, P.E.
PO BOX 680961
FRANKLIN, TN 37068
PHONE: 615-519-7943
CONTACT: MR. BRIAN GOODWIN, P.E.

LAND SURVEYOR:

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

GOVERNMENT AGENCY CONTACTS

PLANNING & ENGINEERING:

CITY OF GALLATIN, TN
PLANNING & CODES DEPARTMENT
GALLATIN, TN 37066
PHONE: 615-451-4968

CONTACT: ROBERT KALIZ

FIRE MARSHAL:

CITY OF GALLATIN FIRE DEPARTMENT
119 GFD MEMORIAL BLVD.
GALLATIN, TN 37066
PHONE: (615) 452-2771
CONTACT: STAN GWALTNEY

SANITARY SEWER DEPT.

CITY OF GALLATIN
PUBLIC UTILITIES DEPARTMENT
239 HANCOCK STREET
GALLATIN, TN 37066
PHONE: (615) 451-5922

WATER DEPT.

CITY OF GALLATIN
PUBLIC UTILITIES DEPARTMENT
239 HANCOCK STREET
GALLATIN, TN 37066
PHONE: (615) 451-5922

ELECTRIC:

CUMBERLAND ELECTRIC MEMB. CORP

TELEPHONE:

AT&T
333 COMMERCE STREET, FLOOR 23
NASHVILLE, TN 37201
PHONE: 615-214-6275
CONTACT: MS. SARAH GUNDZIK

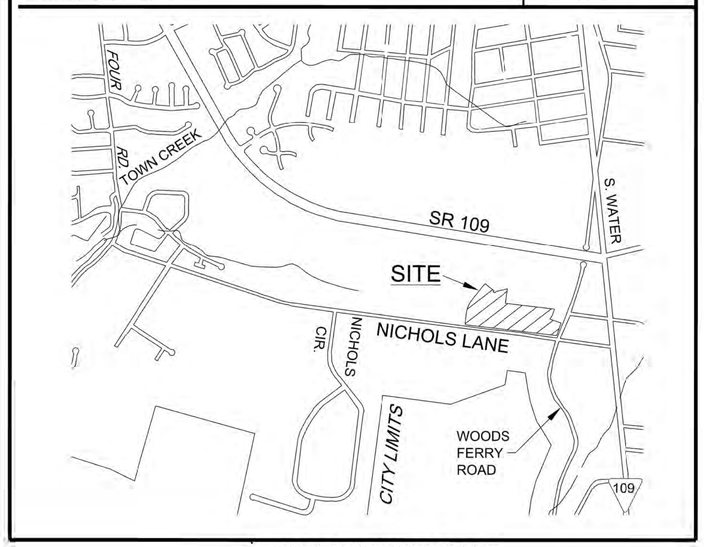
CABLE:

COMCAST
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115332
CONTACT: MR. STEVEN LENCSE

SITE PLAN FOR UNITED CHURCH

CLEAR LAKE MEADOWS BLVD & NICHOLS LANE
GALLATIN, TENNESSEE 37066
SUMNER COUNTY

LOCATION MAP — NORTH



SITE VICINITY MAP
NOT TO SCALE

SITE DATA:

SITE DATA	
LOT AREA:	19.42
DEVELOPMENT:	UNITED CHURCH
CIVIL DISTRICT:	2ND
PARCEL:	2.06
GROUP:	
TAX MAP:	135F
CITY:	GALLATIN
COUNTY:	SUMNER
STATE:	TENNESSEE
FRONT (STREET) YARD:	40'
SIDE YARD:	10'
REAR YARD:	25'
MINIMUM BUILDING SETBACK LINE:	40'
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF GALLATIN
EXISTING ZONING:	R15
EXISTING AND PROPOSED USES	Conditional Use Place of Worship
BUILDING AREA	
PROPOSED BUILDING SQUARE FOOTAGE:	20,000 SQ-FT
BUILDING COVERAGE RATIO (0.24 MAX.) ALL BUILDINGS:	0.024
BUILDING HEIGHT (45' MAX.):	41'-6" (ROOF EAVE HEIGHT)
MAXIMUM LOT COVERAGE (0.35 MAX)	MAXIMUM LOT COVERAGE (0.07 MAX)
LANDSCAPING REGULATIONS	
PROPOSED GREENSPACE (18.0 ACRES)	

PARKING SUMMARY

RATIO REQUIRED	SPA. REQ'D	SPA. PROV'D
PROPOSED RELIGOUS FACILITIES	1 SPACE PER 4 PERSONS	154

PURPOSE:
TO PROVIDE A PLACE OF WORSHIP

APPLICANT
UNITED CHURCH

OWNER/DEVELOPER
UNITED CHURCH
180 N. BLEVEDERE DRIVE, SUITE 5
GALLATIN, TN 37066

ENGINEER
BRIAN GOODWIN, P.E.
PO BOX 680961
FRANKLIN, TN 37068
PHONE: (615) 519- 7943
CONTACT: MR. BRIAN GOODWIN, PE

UNITED CHURCH
180 N. BELVEDERE DRIVE, SUITE 5
GALLATIN, TN 37066

LIST OF DRAWINGS:

G0.0	COVER SHEET
C1.0	EXISTING LOT CONDITIONS
C2.0	SITE PLAN
C3.0	OVERALL SITE PLAN
C4.0	GRADING PLAN
C5.0	DETAILS
C6.0	DETAILS
L1.0	LANDSCAPING PLAN

NOTE:
1.) 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

2.) THE OWNER/DEVELOPER OF THIS PROPERTY IS RESPONSIBLE FOR ALL FINANCIAL MATTERS.

FEMA NOTE:

A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C0318G & 47165C0319G SHOWS NO PART OF THIS PROPERTY TO BE WITHIN THE 100 YEAR FLOODPLAIN A; EFFECTIVE DATE APRIL 17TH , 2012

TENNESSEE ONE CALL
1 (800) 351-1111
CALL BEFORE DIGGING
IN THIS AREA

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

NATIONAL ONE CALL
811
CALL BEFORE DIGGING
IN THIS AREA

BRIAN C. GOODWIN
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
06/23/15

BRIAN GOODWIN, P.E.
CIVIL, STRUCTURAL
ENGINEERING
PO BOX 680961
FRANKLIN, TENNESSEE 37068
(615) 519-7943 (V)

SITE IMPROVEMENTS FOR:
UNITED CHURCH
CLEAR LAKE MEADOWS BLVD & NICHOLS LANE
GALLATIN , TENNESSEE 37066

REV.	DATE	COMMENT

PROJ. NO.: 138-00

COVER SHEET

G0.0

TYPE	YEAR	PROJECT NO.	SHEET NO.
EXIST SITE	2015	UNITED CHURCH	C1

LEGEND

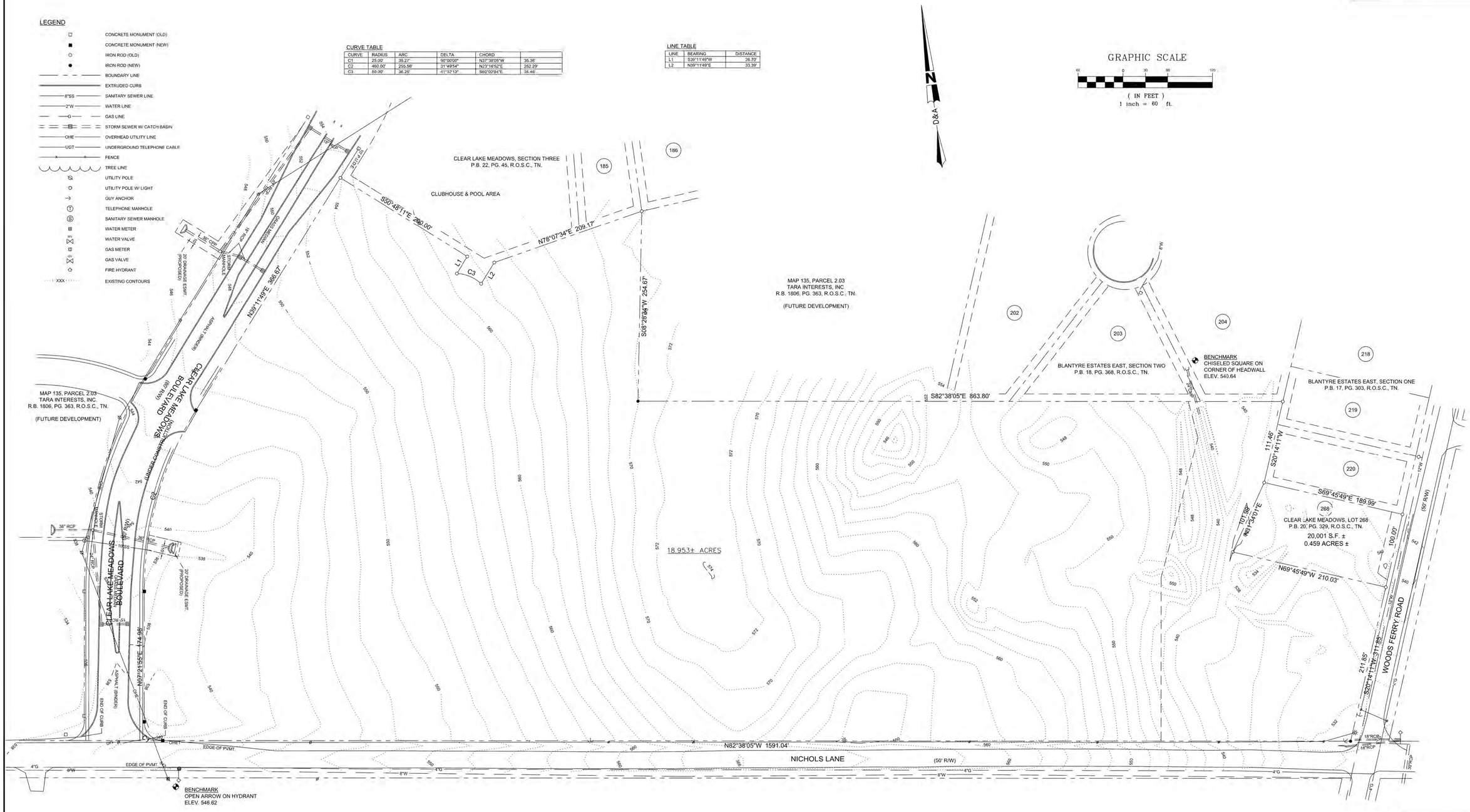
- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- BOUNDARY LINE
- EXTRUDED CURB
- 8"SS — SANITARY SEWER LINE
- 2"W — WATER LINE
- GAS LINE
- STORM SEWER W/ CATCH BASIN
- OHE — OVERHEAD UTILITY LINE
- UGT — UNDERGROUND TELEPHONE CABLE
- FENCE
- TREE LINE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- GUY ANCHOR
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- WATER METER
- WV — WATER VALVE
- GM — GAS METER
- GV — GAS VALVE
- FIRE HYDRANT
- XXX — EXISTING CONTOURS

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD	
C1	25.00'	39.27'	90°00'00"	N37°38'05"W	35.36'
C2	460.00'	255.56'	31°49'54"	N23°16'52"E	252.29'
C3	50.00'	36.25'	41°32'13"	S60°02'04"E	35.46'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S39°11'49"W	26.70'
L2	N39°11'49"E	33.39'



BRIAN GOODWIN, P.E.
CIVIL STRUCTURAL
LAND SURVEYING

UNITED CHURCH
EXISTING SITE
CONDITIONS
SCALE: 1"=60'

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

MAP 135, PARCEL 2.03
JAMES PATTERSON, ETUX
R-15 ZONING

CLEAR LAKE MEADOWS BOULEVARD (80' R/W)

N39°11'49"E 366.67'

PROPOSED 6' SIDEWALK

TYPE 15 BUFFER YARD

CONNECT TO EXISTING EXTRUDED CURB

18.953± ACRES

PROPOSED ASPHALT PARKING & DRIVE

EXTRUDED CURB (TYP.)

ASPHALT FLUSH WITH WALK

5' CONC. SIDEWALK

H.C. RAMP

DUMPSTER

PROPOSED ONE STORY BRICK AND METAL BUILDING 20,000 S.F.

INSTALL BUMPER BLOCKS

H.C. PARKING (6 SPCS.)

ASPHALT FLUSH WITH WALK AT H.C. SPACES. INSTALL BUMPER BLOCKS

H.C. PARKING SIGN (6)

8' CONC. SIDEWALK

6' CONC. SIDEWALK

40' FRONT YARD

20' DRAINAGE ESMT.

STORM MANHOLE

36" RCP

24" RCP

15" RCP

GRASS MEDIAN

TYPE 15' BUFFER YARD

25' GREENWAY EASEMENT

R/W DEDICATED FOR FUTURE RE-ALIGNMENT (80' R/W)

N07°21'55"E 174.98'

PROPOSED 6' SIDEWALK

MAP 135, PARCEL 2.03
CITY OF GALLATIN
R-40 ZONING

TYPE 25 BUFFER YARD

15' SIDE YARD

S08°28'34"W 254.67'

S82°38'05"E 863.80'

15' SIDE YARD

TYPE 25 BUFFER YARD

30' DOUBLE SIDE YARD

TREE LINE

TYPE 15 BUFFER YARD

25' GREENWAY EASEMENT

TYPE 15 BUFFER YARD

PROPOSED 6' SIDEWALK

N82°38'05"W 1591.04'

NICHOLS LANE (50' R/W)

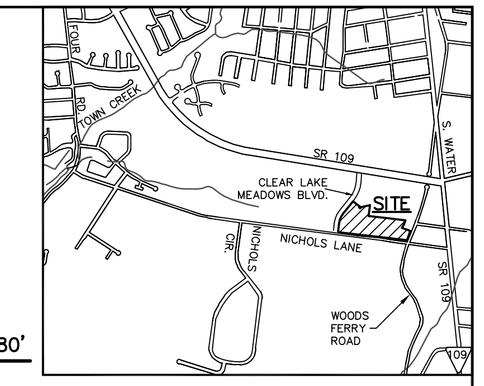
EDGE OF PVMT.

BENCHMARK
OPEN ARROW ON HYDRANT
ELEV. 546.62

MAP 135, PARCEL 037.01
KIMBERLY DEKKER ALEXANDER
R-40 ZONING

MAP 135, PARCEL 035.00
WILLIAM G. KIRKPATRICK
R-40 ZONING

MAP 135, PARCEL 034.00
CUMBERLAND ELECTRIC
R-40 ZONING



LOCATION MAP
NOT TO SCALE

LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- BOUNDARY LINE
- EXTRUDED CURB
- 8"SS — SANITARY SEWER LINE
- 2"W — WATER LINE
- G — GAS LINE
- STORM SEWER W/ CATCH BASIN
- OHE — OVERHEAD UTILITY LINE
- UGT — UNDERGROUND TELEPHONE CABLE
- FENCE
- TREE LINE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- GUY ANCHOR
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- WATER METER
- WV — WATER VALVE
- GAS METER
- GV — GAS VALVE
- FIRE HYDRANT

OWNER / DEVELOPER
UNITED CHURCH
180 N. BELVEDERE DRIVE, SUITE 5
GALLATIN, TN. 37066

DETAILED SITE PLAN
UNITED CHURCH
CLEAR LAKE MEADOWS BOULEVARD & NICHOLS LANE,
CITY OF GALLATIN, THIRD CIVIL DISTRICT,
SUMNER COUNTY, TENNESSEE
DATE: JUNE 23, 2015 JOB #15003
REVISED: 7-15-15 – PER STAFF COMMENTS

C2.0

John Darnall Surveying
1131 Pine Hurst Drive Gallatin, Tennessee 37066
Ph. 615-206-6942 Email - jtdarnall@gmail.com

15003 SITE.DWG

LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- BOUNDARY LINE
- EXTRUDED CURB
- 8"SS — SANITARY SEWER LINE
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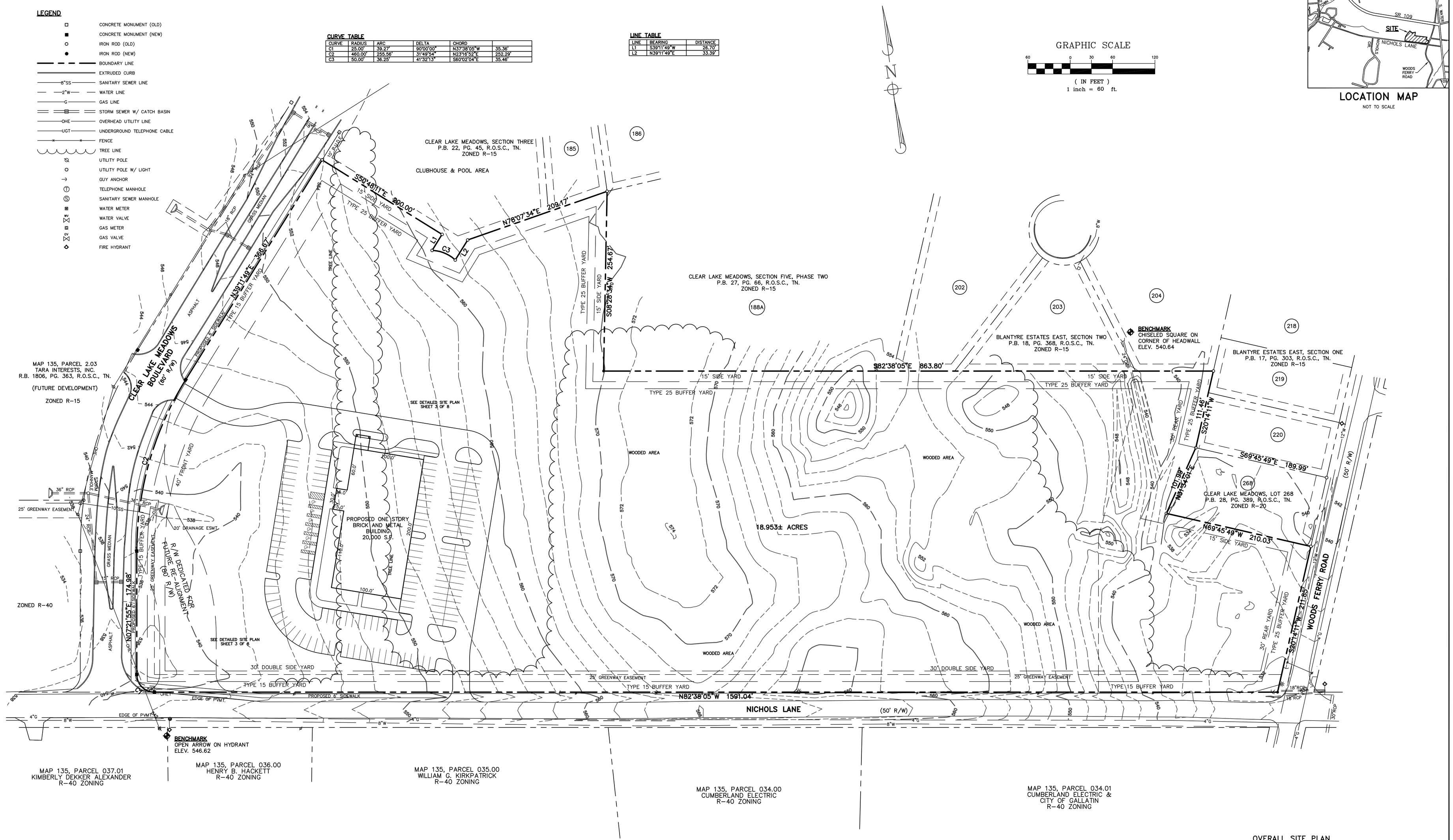
- GUY ANCHOR
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- FIRE HYDRANT

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD	
C1	25.00'	39.27'	90°00'00"	N37°38'05"W	35.36'
C2	460.00'	255.58'	31°49'54"	N23°16'52"E	252.29'
C3	50.00'	36.25'	41°32'13"	S60°02'04"E	35.46'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S39°11'49"W	26.70'
L2	N39°11'49"E	33.39'



OWNER / DEVELOPER
UNITED CHURCH
180 N. BELVEDERE DRIVE, SUITE 5
GALLATIN, TN. 37066

OVERALL SITE PLAN
UNITED CHURCH
CLEAR LAKE MEADOWS BOULEVARD & NICHOLS LANE,
CITY OF GALLATIN, THIRD CIVIL DISTRICT,
SUMNER COUNTY, TENNESSEE
DATE: JUNE 23, 2015 JOB #15003
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C3.0

John Darnall Surveying
1131 Pine Hurst Drive Gallatin, Tennessee 37066
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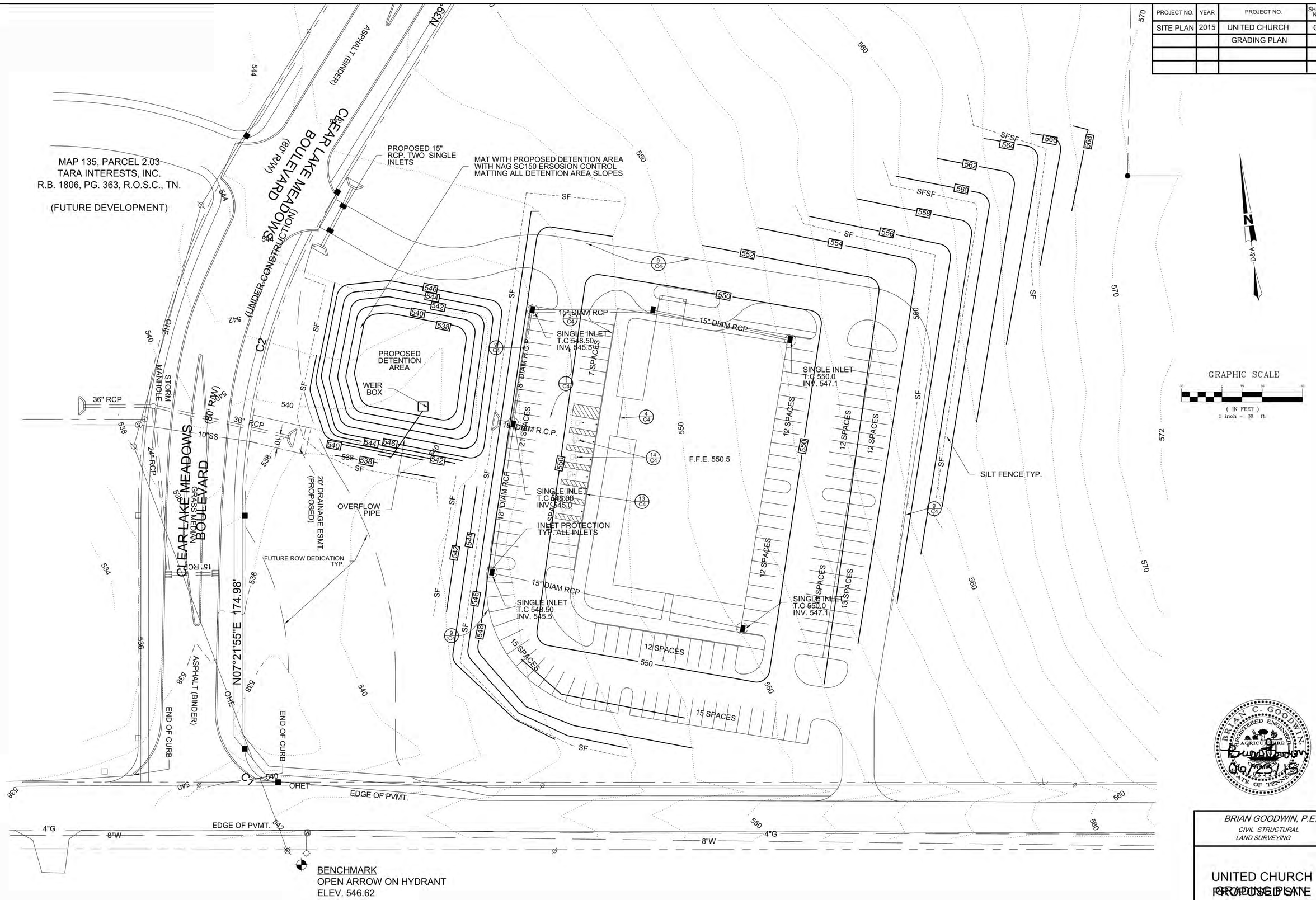
15003 SITE OVERALL.DWG

PROJECT NO.	YEAR	PROJECT NO.	SHEET NO.
SITE PLAN	2015	UNITED CHURCH	C4
		GRADING PLAN	

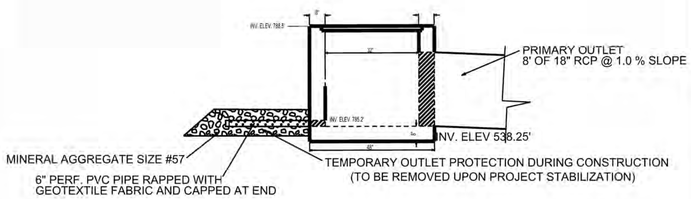


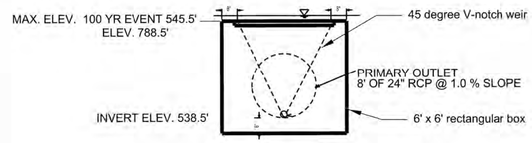
BRIAN C. GOODWIN REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE

06/23/15

BRIAN GOODWIN, P.E.
CIVIL STRUCTURAL
LAND SURVEYING

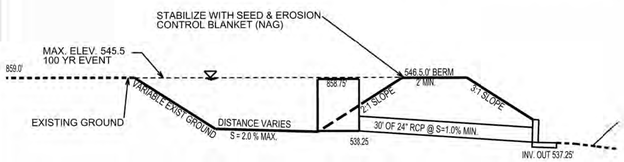
UNITED CHURCH
PROPOSED SITE PLAN
GRADING PLAN
SCALE: 1"=30'





PROPOSED DETENTION POND OUTLET CONTROL STRUCTURE

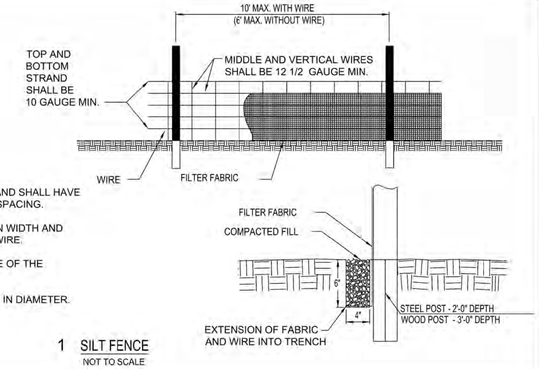
NOTE: FOR STRUCTURAL DETAILS SEE TDOT STD. DWG. NO. D-CB-42S
FOR STRUCTURAL GRATE DETAILS SEE TDOT STD. DWG. NO. D-CBB-42



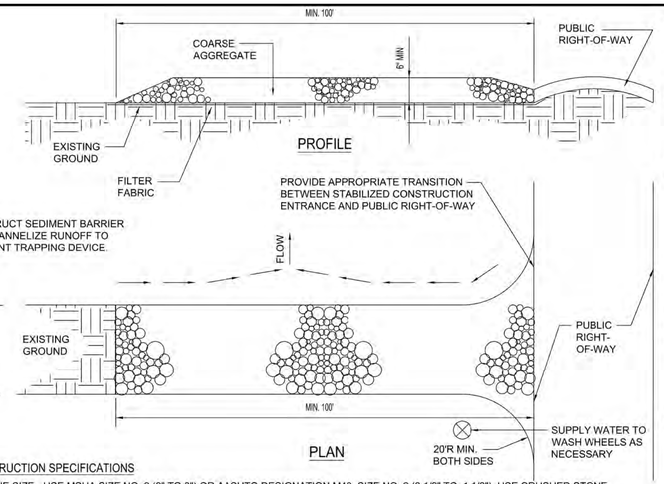
DETENTION POND SECTION A-A

NOTES

1) WIRE SHALL BE A MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
2) FILTER FABRIC SHALL BE A MINIMUM OF 36" IN WIDTH AND SHALL BE FASTENED ADEQUATELY TO THE WIRE.
3) STEEL POST SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
4) WOOD POST SHALL BE 6'-0" IN HEIGHT AND 3" IN DIAMETER.



1 SILT FENCE
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

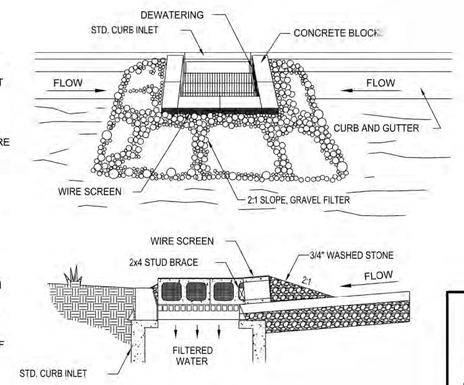
1. STONE SIZE - USE MSHA SIZE NO. 2 (2" TO 3") OR AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
2. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 100 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS (20' MINIMUM).
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

10 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

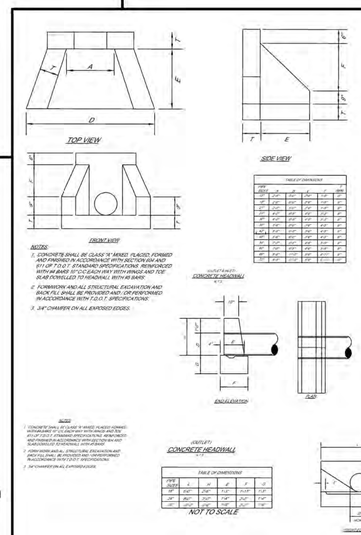
NOTES:

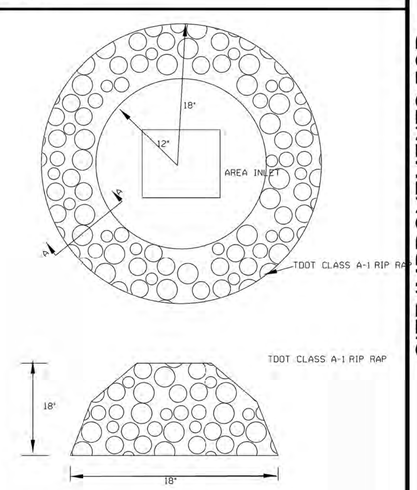
1. TWO CONCRETE BLOCKS SHALL BE PLACED ON THEIR SIDES ABUTTING THE CURB AT THEIR SIDE OF THE INLET OPENING. A 2"X4" STUD SHALL BE CUT AND PLACED THROUGH THE OUTER HOLES OF THE SPACER BLOCKS TO BRACE THE FRONT BLOCKS. FRONT BLOCKS ARE PLACED ON THEIR SIDES ACROSS THE INLET AND ABUTTING THE SPACER BLOCKS.
2. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2" OPENINGS SHALL BE PLACED OVER THE OUTSIDE VERTICAL FACE (WEBBING) OF THE BLOCKS TO PREVENT FILTER STONE FROM BEING WASHED THROUGH HOLES IN THE BLOCK.
3. 3/4" WASHED STONE SHALL BE PILED AGAINST THE WIRE TO THE TOP OF THE BLOCK.
4. CHECK DEVICE AFTER EACH RAIN. REPLACE WASHED STONE IF IT CLOGS WITH SEDIMENT.
5. APPLICABLE AT CURB INLETS WHERE AN OVERFLOW CAPABILITY IS NECESSARY TO PREVENT EXCESSIVE PONDING IN FRONT OF THE INLET

NOTE:
THIS DETAIL IS FOR USE IN PAVED AREAS ONLY.

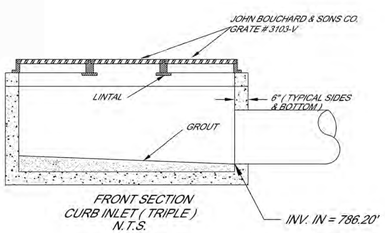


3 INLET PROTECTION DETAIL
NOT TO SCALE





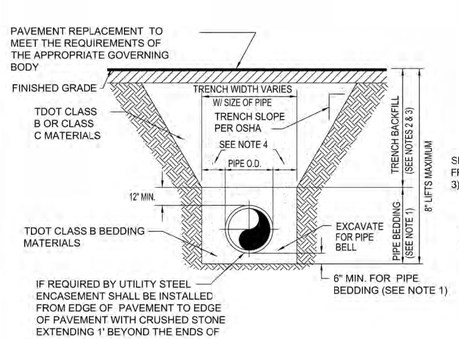
7 FILTER RING
NOT TO SCALE



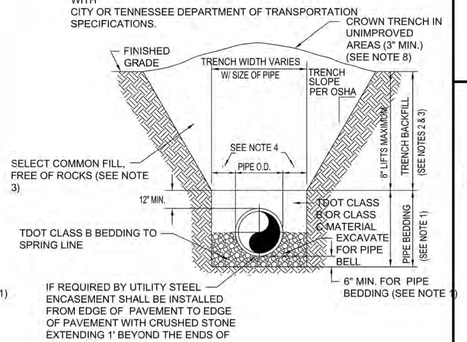
SIEVE ANALYSIS CHART					
CRUSHED STONE A.S.T.M. D-448, GR. 67		SAND		SELECT NATIVE MATERIAL	
NOM. SIZE	% PASSING	NOM. SIZE	% PASSING	NOM. SIZE	% PASSING
1"	100	1"	100	1"	100
3/4"	90-100	#4	60-100	#4	40-100
3/8"	20-55	#200	0-5	#200	0-50
#4	0-10	MAX. P.I. = 5			
#8	0-5	MAX. L.L. = 30		MAX. P.I. = 12	

NOTES:

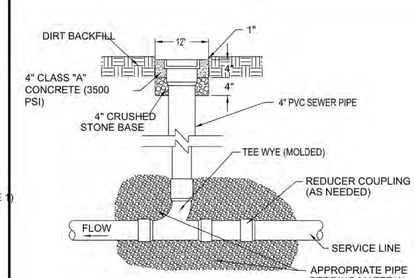
1. PIPE BEDDING: TDOT CLASS B BEDDING COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: TDOT CLASS B OR CLASS C MATERIAL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. TRENCH BACKFILL UTILIZING SELECT COMMON FILL SHALL BE IN ACCORDANCE WITH TDOT SPECIFICATIONS.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. SHEETING AND BRACING SHALL BE USED IN ACCORDANCE WITH CURRENT TRENCHING REGULATIONS AND WHERE UNSAFE CONDITIONS EXIST.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH CITY OR TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.



5 BACKFILL AND BEDDING IN PAVED AREAS
NOT TO SCALE

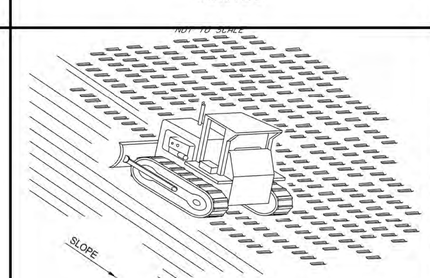


5A BACKFILL AND BEDDING IN UNPAVED AREAS
NOT TO SCALE



1. ALL FITTINGS AND LINES TO BE SDR 35 PVC.
2. WHEN SERVICE LINE FROM MAIN LINE IS 4", ALL FITTINGS AND LINES TO BE 4".

8 CLEANOUT
NOT TO SCALE



USE DOZER TRACKS TO CREATE GROOVES PERPENDICULAR TO THE SLOPE. GROOVES WILL CATCH SEED, FERTILIZER, MULCH, RAINFALL AND DECREASE RUNOFF.

9 TRACKING DETAIL
NOT TO SCALE

GOODWIN ENGINEERING
CIVIL, STRUCTURAL ENGINEERING
PO BOX 680961
FRANKLIN TENNESSEE

SITE IMPROVEMENTS FOR:
UNITED CHURCH
CLEAR LAKE MEADOWS BLVD. & NICHOLS LANE
GALLATIN, TN

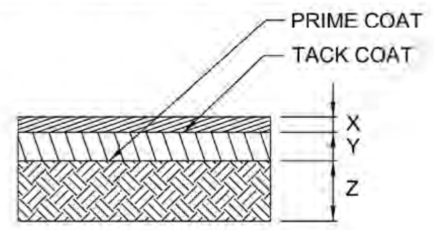
REV.	DATE	COMMENT

PROJ. NO.:

DETAILS

C-5.0

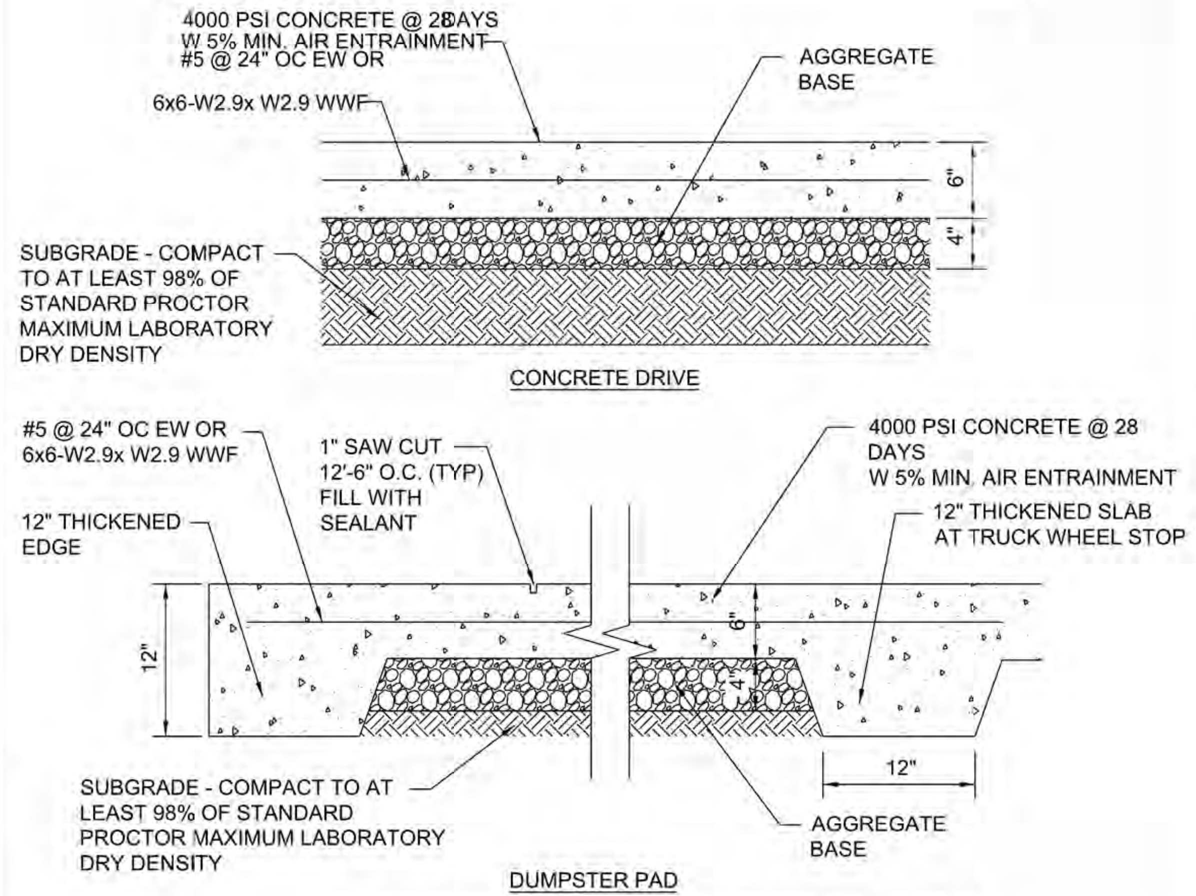
NOTE:
MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE TDOT STANDARD SPECIFICATIONS, SECTION 903.05 FOR AGGREGATE BASE COURSE MATERIAL; SECTION 903.06 FOR HOT MIX ASPHALT BASE COURSE; AND SECTION 903.11 FOR SURFACE COURSE.



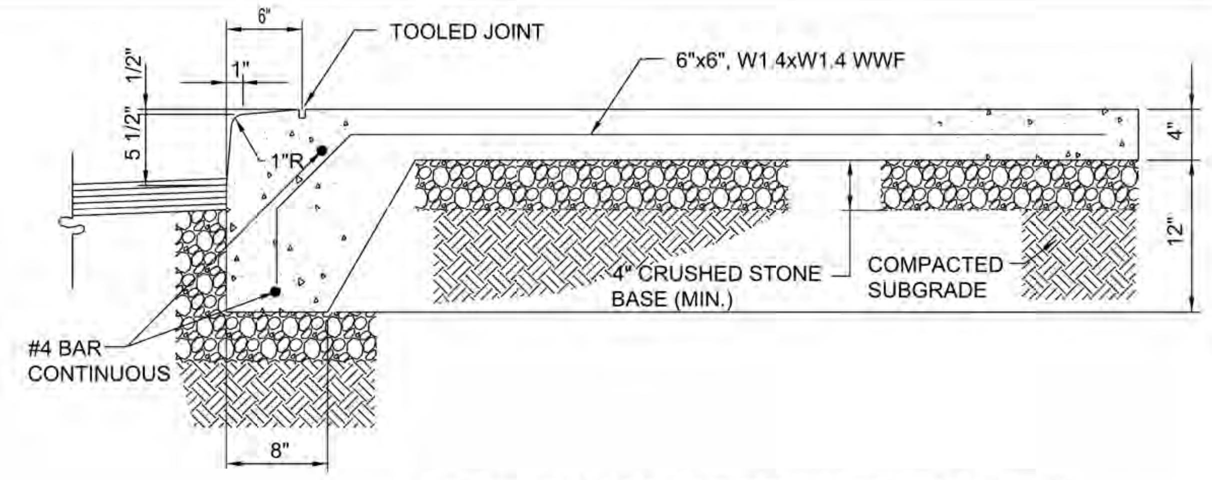
FLEXIBLE PAVEMENT RECOMMENDATIONS		
MATERIALS	ASPHALT PAVEMENT SECTION THICKNESS (INCHES)	TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS
BITUMINOUS ASPHALT	X = 1 1/2"	SECTION 411,
SURFACE MIX BITUMINOUS ASPHALT	Y = 2 1/2"	GRADING E SECTION 307, GRADING
BASE MIX COMPACTED CRUSHED AGGREGATE BASE	Z = 6"	B SECTION 903.05, CLASS A, GRADING D
(a) COMPACTION DENSITY REQUIREMENTS BY MARSHALL METHOD SECTION 407		

1. ASPHALT PAVING DETAIL
NOT TO SCALE

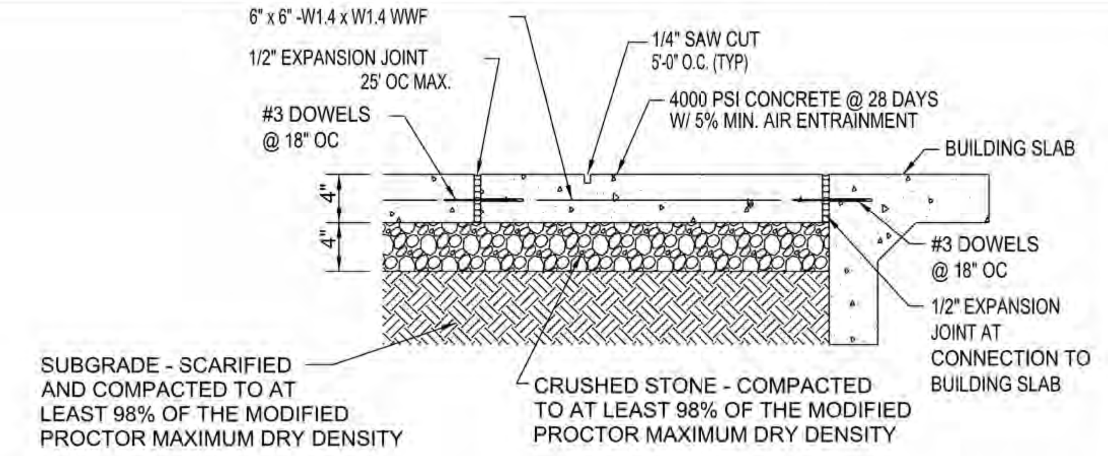
NOTE:
MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE TDOT STANDARD SPECIFICATIONS, SECTION 501 FOR CONCRETE, AND SECTION 303 FOR BASE COURSE.



2. DUMPSTER (HEAVY DUTY) PAVEMENT DETAIL
NOT TO SCALE

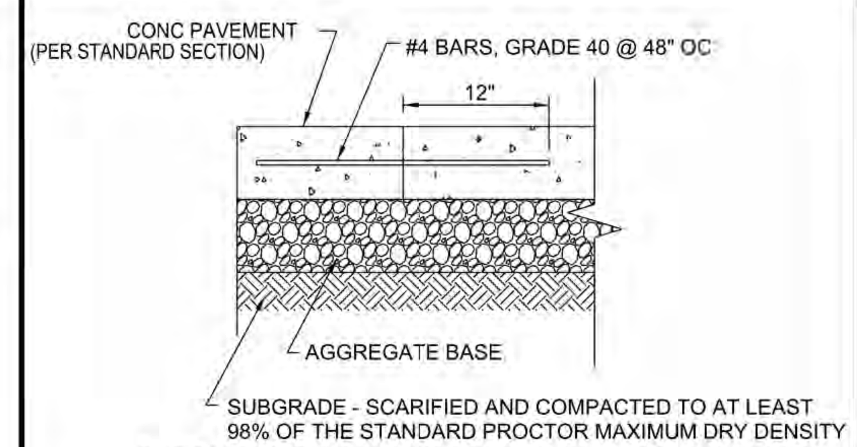


3 INTEGRAL CONCRETE CURB AND WALK
NOT TO SCALE

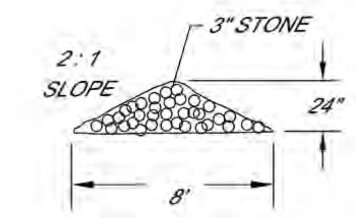


4 SIDEWALK SECTION
NOT TO SCALE

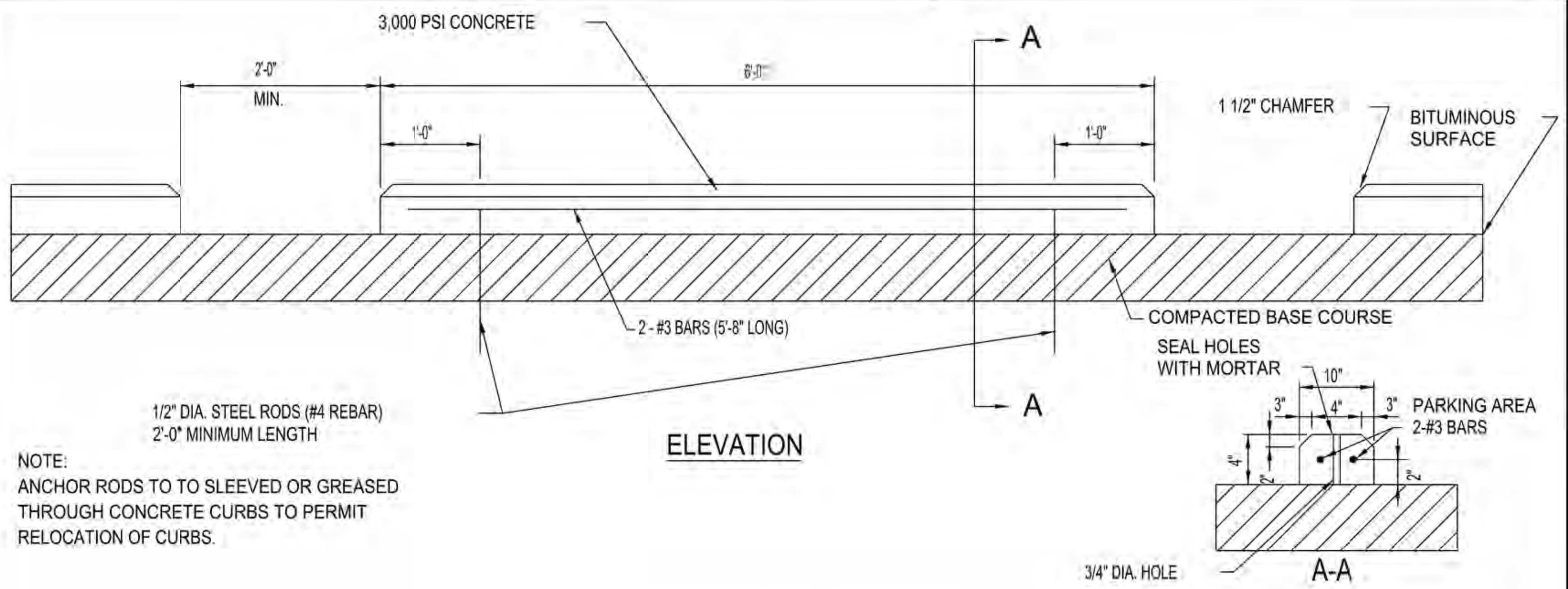
2A PAVEMENT SECTION IN EXISTING PARKING AREA
NOT TO SCALE



5. CONCRETE PAVEMENT CONSTRUCTION JOINT
(PARALLEL TO TRAFFIC)
NOT TO SCALE

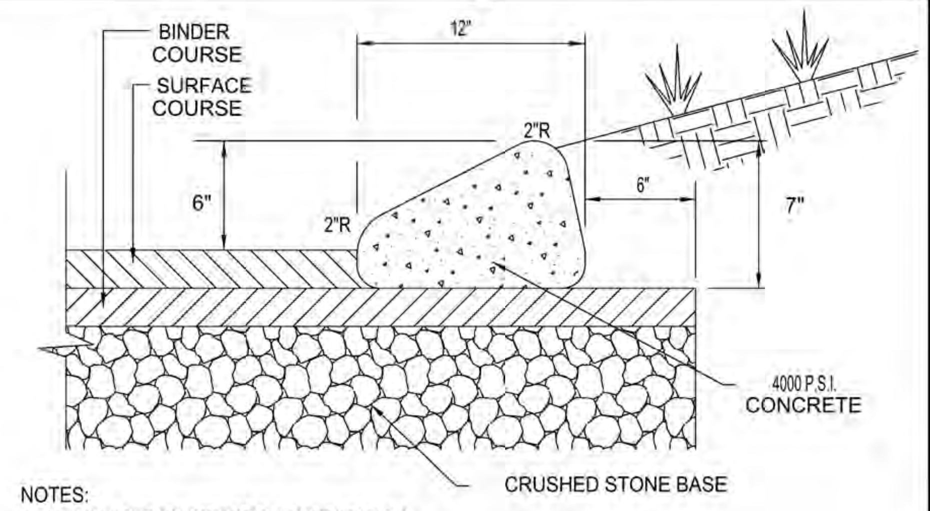


7 CHECK DAM DETAIL
NOT TO SCALE



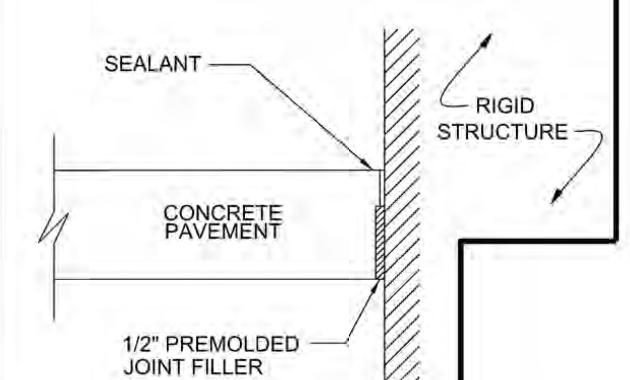
NOTE:
ANCHOR RODS TO TO SLEEVED OR GREASED THROUGH CONCRETE CURBS TO PERMIT RELOCATION OF CURBS.

8. CONCRETE WHEELSTOP DETAIL
NOT TO SCALE



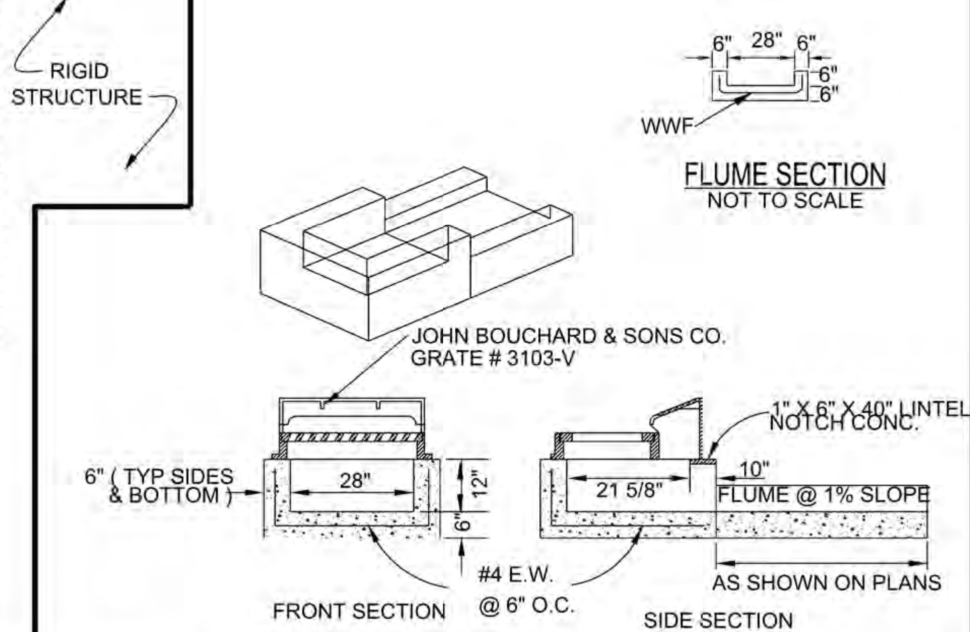
NOTES:
1. 1/4 " SAW CUT CONSTRUCTION JOINT AT 15' O.C.
2. 3/4 " INCH EXPANSION JOINTS SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 50 FEET, AT THE ENDS AND MID-POINT OF RETURNS, AND AT ANY POINT WHERE THE NEW CURB ABUTS OTHER CONCRETE STRUCTURES.
3. TRANSITION MOUNTABLE CURB TO INTEGRAL CURB AND WALK SECTION WHERE IT ABUTS SIDEWALKS AND AS SHOWN ON SITE PLAN.

9. MOUNTABLE CONCRETE CURB DETAIL
NOT TO SCALE

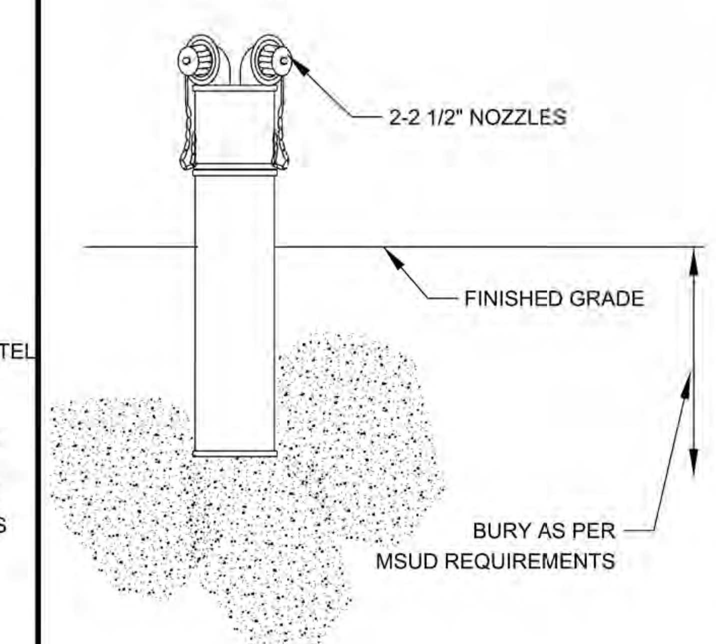


NOTE:
PROVIDE ISOLATION JOINT WHERE CONCRETE PAVEMENT ABUTS A RIGID STRUCTURE

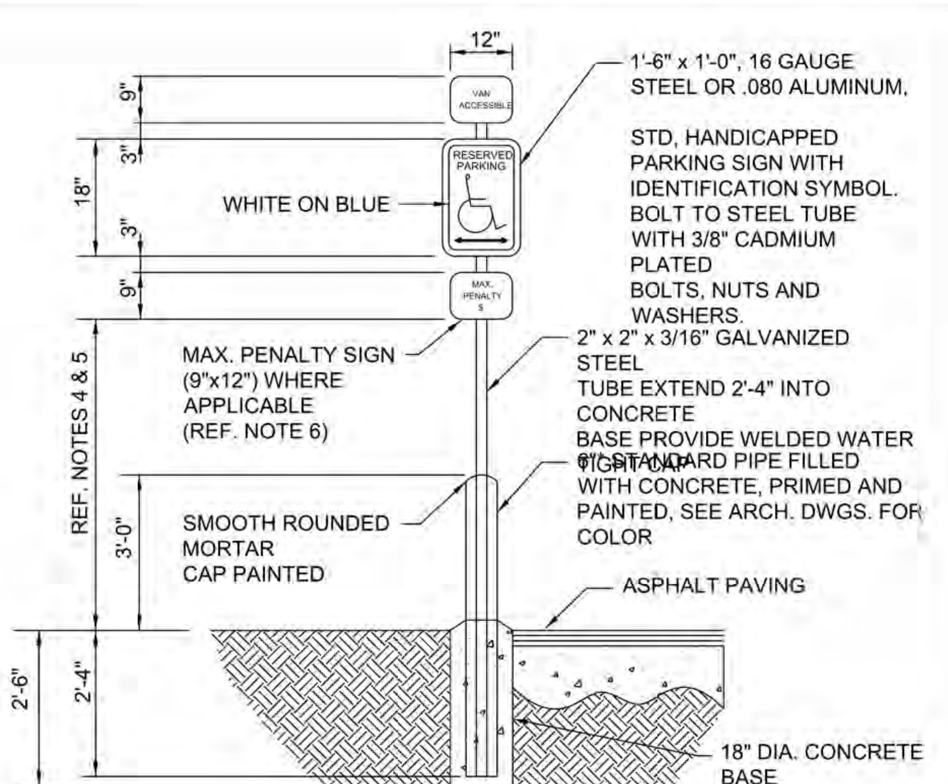
10. ISOLATION JOINT
NOT TO SCALE



11 SHALLOW CURB INLET
NOT TO SCALE

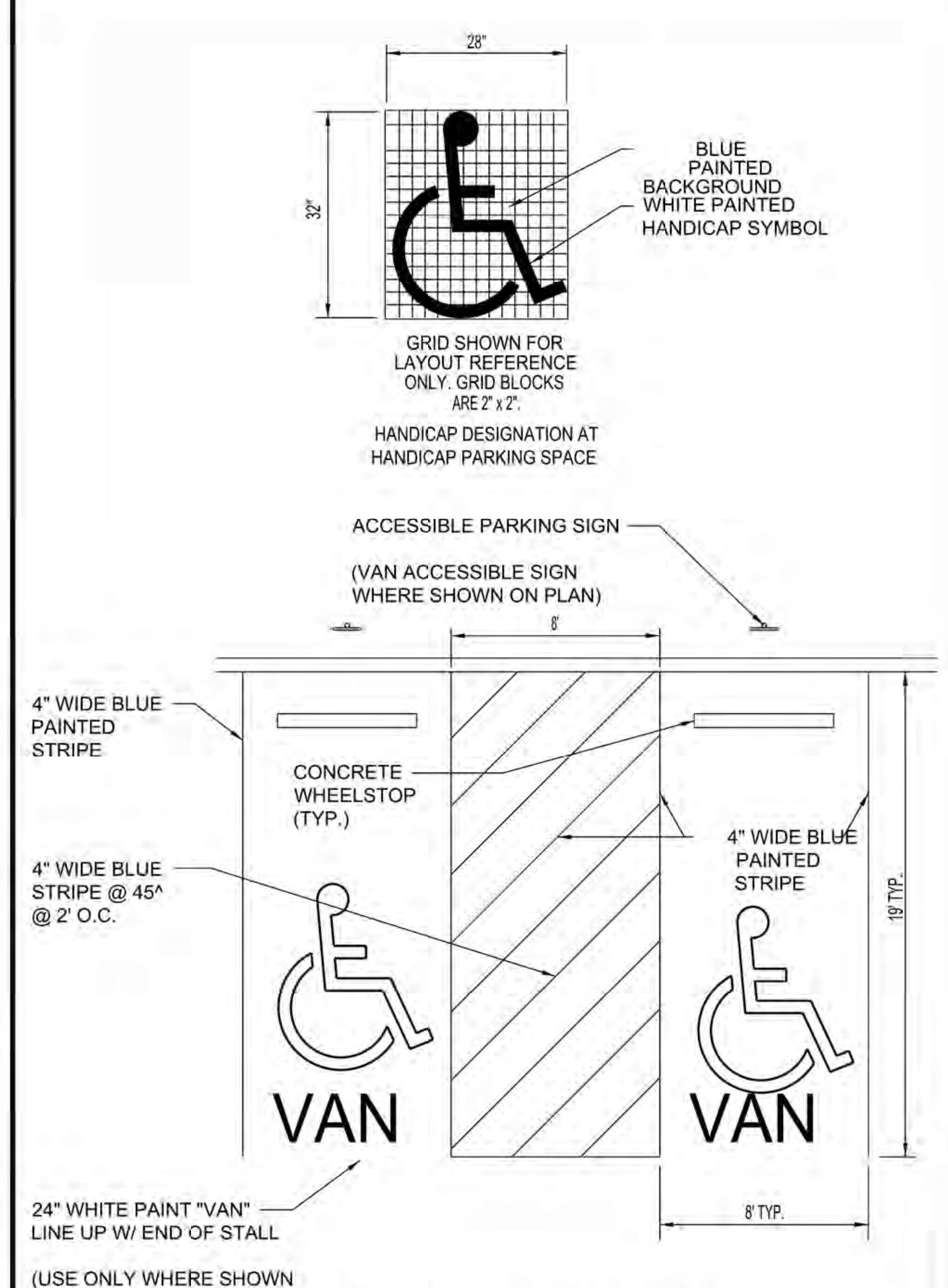


12 ROADSIDE FIRE CONNECTION DETAIL
NOT TO SCALE

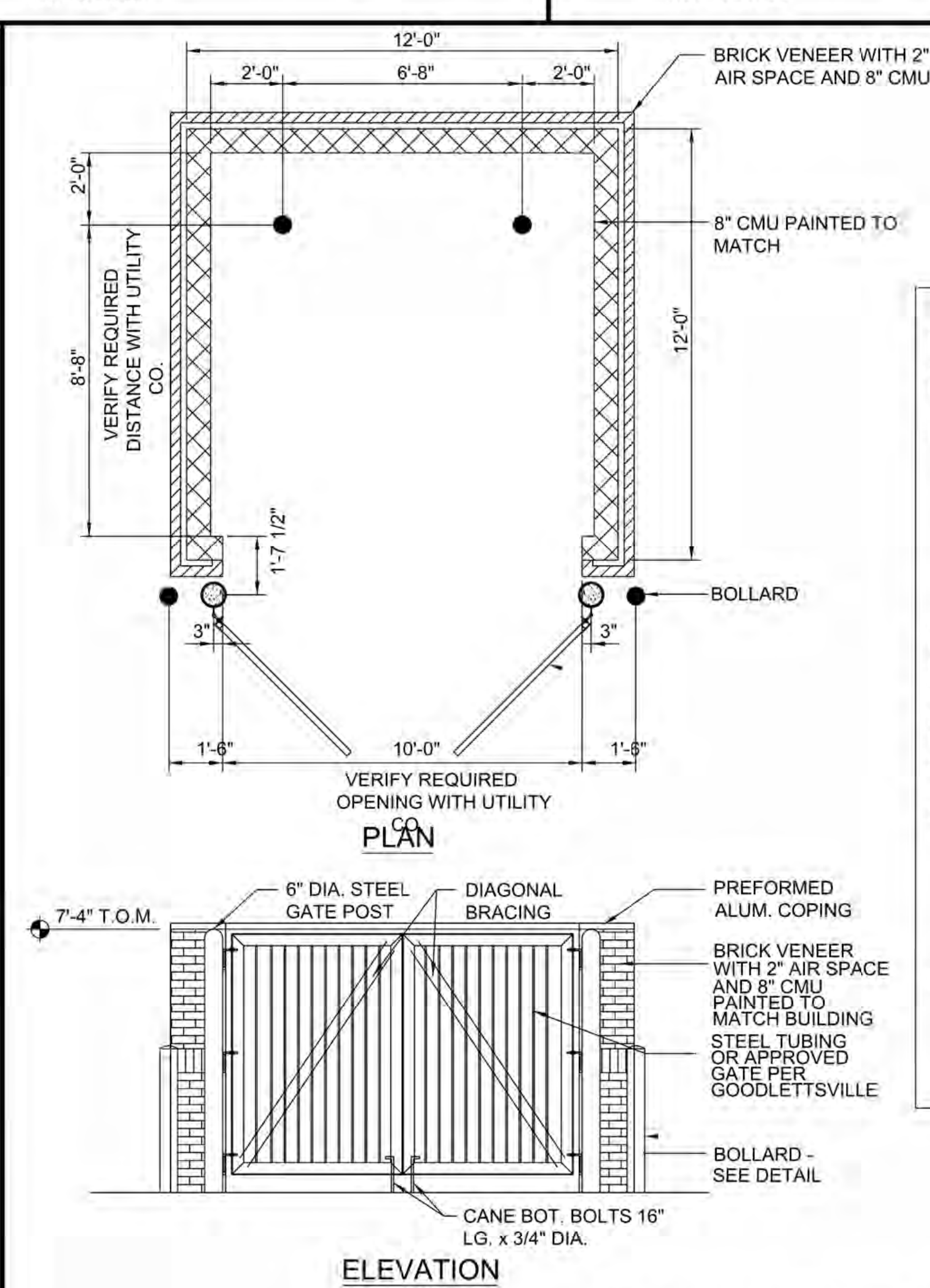


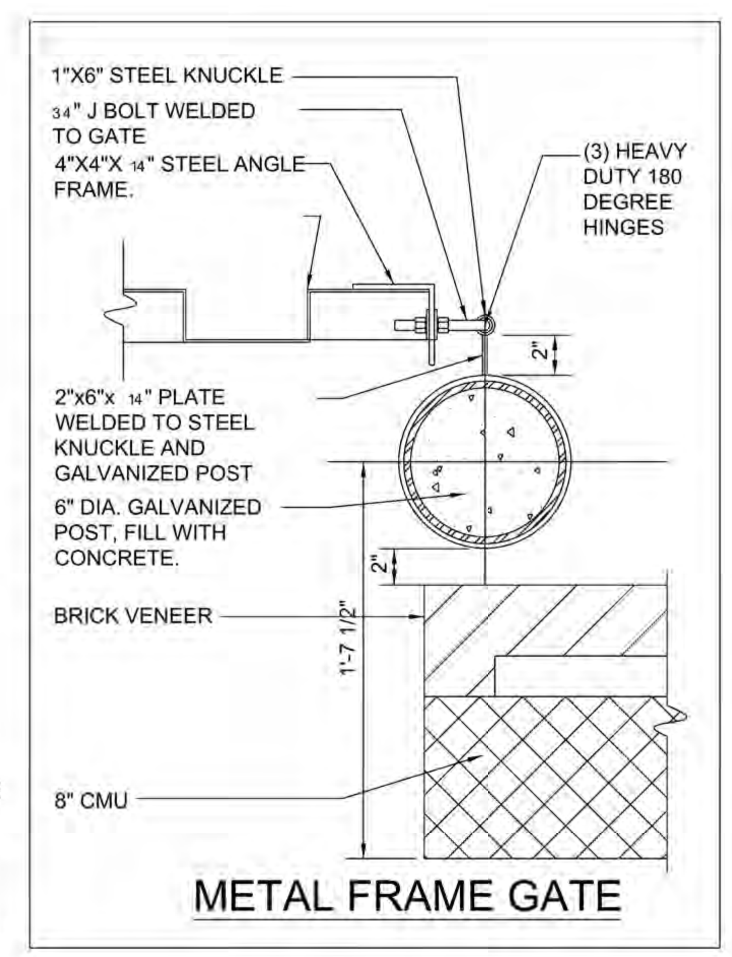
NOTES:
1. SIGNAGE SHALL COMPLY WITH AMERICAN'S WITH DISABILITIES ACT (A.D.A.) SIGNAGE GUIDELINES
2. HC SIGN AND POST BY CONTRACTOR.
3.* SEE SITE PLAN TO DETERMINE IF SIGN IS TO BE INSTALLED IN A PAVEMENT SECTION OR EARTH.
4. HANDICAP PARKING SIGNS SHALL BE A MINIMUM OF 60 INCHES ABOVE GRADE TO THE BOTTOM OF THE SIGN WHERE NO PEDESTRIAN TRAFFIC IS POSSIBLE, SUCH AS AGAINST BUILDINGS OR IN LANDSCAPED AREAS BEHIND SIDEWALKS.
5. HANDICAP PARKING SIGNS SHALL BE A MINIMUM OF 84 INCHES ABOVE GRADE TO THE BOTTOM OF THE SIGN WHERE PEDESTRIAN TRAFFIC IS POSSIBLE.
6. PROVIDE A "MAXIMUM PENALTY" SIGN IF REQUIRED BY LOCAL JURISDICTION, SIGN SHALL CONFORM TO LOCAL AUTHORITIES FOR PENALTY AMOUNT AND WORDING.

13. HANDICAP PARKING SIGN
NOT TO SCALE



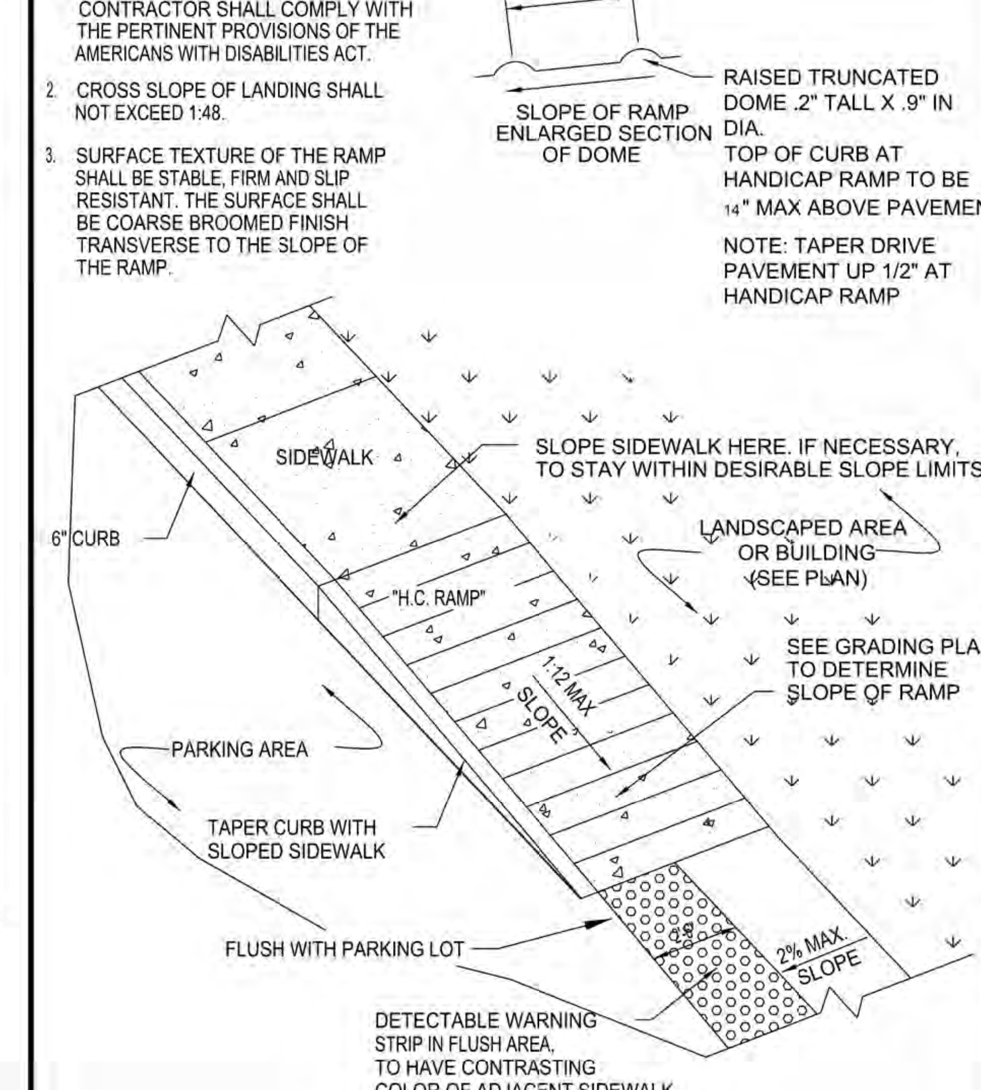
14. HANDICAP PARKING DETAIL
NOT TO SCALE





15. DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

NOTES:
1. ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY WITH THE PERTINENT PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT.
2. CROSS SLOPE OF LANDING SHALL NOT EXCEED 1:48.
3. SURFACE TEXTURE OF THE RAMP SHALL BE STABLE, FIRM AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.



16. H.C. PARALLEL RAMP DETAIL
NOT TO SCALE

BRIAN GOODWIN P.E.
CIVIL, STRUCTURAL ENGINEERING
PO BOX 680961
FRANKLIN, TENNESSEE 37068

SITE IMPROVEMENTS FOR:
UNITED CHURCH
CLEAR LAKE MEADOWS & NICHOLS BLVD.
GALLATIN, TN

REV.	DATE	COMMENT

PROJ. NO.:

DETAILS

C-6.0

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

MAP 135, PARCEL 2.03
JAMES PATTERSON, ETUX
R-15 ZONING

CLEAR LAKE MEADOWS BOULEVARD (80' R/W)

N39°11'49"E 366.67'

N07°21'55"E 174.98'

C2

40' FRONT YARD

25' GREENWAY EASEMENT

20' DRAINAGE ESMT.

GRASS MEDIAN

STORM MANHOLE

36" RCP

24" RCP

15" RCP

10" SS

OHE

ASPHALT

WILLOW OAK

REDBUD

DENSE YEW

18.953± ACRES

PROPOSED ONE STORY BRICK AND METAL BUILDING

7 SPACES

21 SPACES

10 SPACES

12 SPACES

13 SPACES

15 SPACES

30' DOUBLE SIDE YARD

TYPE 15 BUFFER YARD

TREE LINE

ALTERNATE TYPE 15 BUFFER YARD
EXISTING VEGETATION TO REMAIN

ALTERNATE TYPE 15 BUFFER YARD
EXISTING VEGETATION TO REMAIN

25' GREENWAY EASEMENT

N82°38'05"W 1591.04'

NICHOLS LANE (50' R/W)

EDGE OF PVMT.

4"G

8"W

MAP 135, PARCEL 2.03
CITY OF GALLATIN
R-40 ZONING

MAP 135, PARCEL 037.01
KIMBERLY DEKKER ALEXANDER
R-40 ZONING

MAP 135, PARCEL 035.00
WILLIAM G. KIRKPATRICK
R-40 ZONING

MAP 135, PARCEL 034.00
CUMBERLAND ELECTRIC
R-40 ZONING

BENCHMARK
OPEN ARROW ON HYDRANT
ELEV. 546.62

GENERAL NOTES:

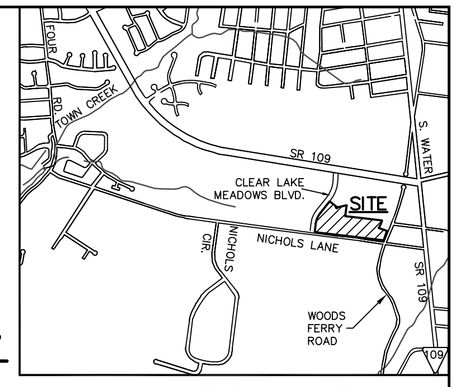
1. SEE NOTES ON COVER SHEET, SHEET 1 OF 8.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM SURFACE IMPROVEMENTS, UTILITY COMPANY RECORDS, AND/OR PLANS BY OTHERS. ACTUAL FIELD LOCATIONS AND SIZES OF THESE LINES SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION ON THIS SITE. ADDITIONAL 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.
3. PROPERTY ADDRESS: CLEAR LAKE MEADOWS BLVD.
4. LANDSCAPING SHOWN WAS NOT PREPARED BY A LANDSCAPE ARCHITECT AND WAS DERIVED FROM THE CITY OF GALLATIN ZONING REGULATIONS.

TYPE 25 BUFFER YARD

S08°28'34"W 254.67'

S82°38'05"E 863.80'

TYPE 25 BUFFER YARD



LOCATION MAP
NOT TO SCALE

TYPE 15 BUFFER:

LARGE DECIDUOUS TREE:	EXISTING	0
	PROPOSED	8
	TOTAL	8
	REQUIRED	8
MEDIUM EVERGREEN TREE:	EXISTING	0
	PROPOSED	24
	TOTAL	24
	REQUIRED	24

PARKING CANOPY TREES:

INTERIOR CANOPY TREES: (1 PER 10 sp. / 154 sp.)	PROPOSED	15
	REQUIRED	15

OWNER / DEVELOPER
UNITED CHURCH
180 N. BELVEDERE DRIVE, SUITE 5
GALLATIN, TN. 37066

LANDSCAPE PLAN
UNITED CHURCH
CLEAR LAKE MEADOWS BOULEVARD & NICHOLS LANE,
CITY OF GALLATIN, THIRD CIVIL DISTRICT,
SUMNER COUNTY, TENNESSEE
DATE: JUNE 23, 2015 JOB #15003
REVISED: 7-16-15 - PER STAFF COMMENTS

L1

John Darnall Surveying
1131 Pine Hurst Drive Gallatin, Tennessee 37066
Ph. 615-206-6942 Email - jtdarnall@gmail.com

15003 LAND.DWG

ITEM 6

GMRPC Resolution No. 2015-100

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING THE FINAL MASTER DEVELOPMENT PLAN FOR REVERE APARTMENTS, FOR THE CONSTRUCTION OF 444 MULTI-FAMILY UNITS, ON A PROPOSED 31.34 (+/-) ACRE PARCEL, LOCATED EAST OF BIG STATION CAMP BOULEVARD AND NORTH OF VIETNAM VETERANS BOULEVARD (HIGHWAY 386). (8-799-15)

WHEREAS, The applicant has submitted an application for approval of 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 Final Master Development Plan submitted by the applicant, Ragan Smith, at its regular meeting on July 27, 2015, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed 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, 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 T.C.A. §13-3-104; §13-4-103; §13-4-104; & §13-7-201 and G.Z.O. Article 12, §12.02.020 and §12.02.030:

1. The 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 Regional Activity Center Character Area Category.
2. The Final Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) zone district, the Preliminary Master Development Plan for Hidden Creek – Gross Builders (PC0284-14) 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 MU zoning district and Preliminary Master Development Plan.
3. The Final Master Development Plan complies 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 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 Planning Commission hereby approves Resolution 2015-100, the Final Master Development Plan for Revere Apartments (formerly known as Belden Reserve at Hidden Creek), consisting of a 31 sheet plan prepared by Ragan Smith of Nashville, TN with Job No. 04-046, dated June 24, 2015 with final revision date of July 16, 2015, and a one (1) sheet photometric plan prepared by Parson Engineering, Inc. of Nashville, TN, dated June 26, 2015 with following conditions:

1. Plat the property including the street extension prior to obtaining and building Certificate of Occupancy.
2. Provide pedestrian connections from the interior sidewalk network to the Greenway Trail.
3. Provide a public access easement encompassing the Greenway Trail area and sufficient area for maintenance of the trail.
4. Remove HVAC units from within the 20 foot wise sanitary sewer easement between Units #17, and #18, and the landscape buffer adjacent to Unit #14.
5. Separate construction plans shall be submitted for all public infrastructure and proposed right-of-way(s).
6. Show phasing lines and proposed construction schedule if construction is to be phased. (Notably grading schedule unless entire site is to be mass graded.)
7. Proposed street trees shall not impede intersection sight distance or stormwater infrastructure.
8. Grading along the proposed greenway appears to have slopes that may require handrails for pedestrians and/or retaining walls to prevent disturbance in the buffer area(s) or interfere with nearby buildings, right-of-way, or other improvements.
9. Trees proposed within grass strip shall be limited to those not expected to grow in such manor to damage sidewalks, streets, curbing, drainage infrastructure, or any other public infrastructure. Neither shall they grow to diameters large enough to impede sight distance.
10. The street tree detail shown indicates a mulch bed greater than the grass strip proposed. Increase the proposed grass strip to provide sufficient space for mulching and add a root barrier to the detail or relocate trees behind the sidewalk.
11. Provide additional erosion prevention and sediment control (EPSC) intermediate sheets. Complete EPSC plans may be submitted with construction plans.
12. Revise stormwater calculations and report(s) to include spread data, and bypass flows for all structures in public right-of way(s).
13. A stormwater maintenance agreement will be required for this development. A recorded copy must be submitted prior to the recording of a final plat.
14. Submit a site surety for site improvements in an amount to be determined by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits per Article 15.00 Administration and Enforcement, Section 15.03.080, Surety Required, Gallatin Zoning Ordinance.
15. Submit three (3) corrected folded copies of the Final Master Development 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: 7/27/14

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
City Attorney

EXHIBIT A

ITEM 6

PLANNING DEPARTMENT STAFF REPORT

Final Master Development Plan for Revere Apartments
(PC File# 8-799-15)
Located East of Big Station Camp Boulevard and North of Vietnam Veterans Boulevard (Highway 386)
Date: July 20, 2015

REQUEST: THE OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR REVERE APARTMENTS (FORMERLY KNOWN AS BELDEN RESERVE AT HIDDEN CREEK) TO CONSTRUCT 444 MULTI-FAMILY UNITS ON A 31.34 (+/-) ACRE PARCEL, ZONED MIXED USE (MU), LOCATED SOUTHEAST OF THE CORNER OF BISON TRAIL AND BIG STATION CAMP CREEK BOULEVARD.

OWNER:	**GROSS BUILDERS (TONY STEVENSON)**
APPLICANT:	**RAGAN SMITH (GEORGE WELCH)**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION 2015-100**
STAFF CONTACT:	**KEVIN CHASTINE**
PLANNING COMMISSION DATE:	**JULY 27, 2015**

PROPERTY OVERVIEW: The owner and applicant requests approval of a Final Master Development Plan for Revere Apartments (Formerly known as Belden Reserve at Hidden Creek) to construct 444 multi-family units on a 31.34 (+/-) acre parcel zoned Mixed Use (MU). The property is located southeast of the corner of Bison Trail and Big Station Camp Boulevard. Dwelling: Multi-Family is a permitted use within the Mixed Use (MU) zone district. (Attachment 6-1)

CASE BACKGROUND:

Previous Approvals

On September 27, 2004, 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 zoning amendment for the property known as Station Camp Area 4 (formerly known as Franklin Farms) (PC File #3-20-04). 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), which comprises the property subject in this rezoning and PMDP/FMDP, 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 east and west sides of Big Station Camp Boulevard. The Plan of Service and Annexation Second Reading was approved on November 5, 2004 by City Council.

Since that project was over 100 acres, the applicant was exempt from the requirement of having to provide a detailed Preliminary Master Development Plan, but a Preliminary

Master Development Plan for the 'Station Camp Area 4' project was provided and also approved on November 5, 2004 by City Council.

At the March 10, 2008 Work Session, the Planning Commission discussed the Hidden Creek project (PC File #3-2-08) and was presented with a project update at the April 28, 2008 meeting of the rezoning and Hidden Creek Preliminary Master Development Plan. On May 16, 2008 Planning Commission recommended approval of the rezoning with Preliminary Master Development Plan and on July 15, 2008 Gallatin City Council approved the rezoning and PMDP.

Again, the Reserve Apartments (Gross Builders-Hidden Creek) site was included in the Hidden Creek PMDP, but retained the PGC zoning and no site layout was shown for this site. It was only labeled as 'Future Development'.

On May 19, 2014, the Planning Commission recommended approval of a Preliminary Master Development Plan and rezoning and PMDP for Gross Builders-Hidden Creek (PC0284-14), which rezoned 46.95 (+/-) acres from Planned General Commercial (PGC) to Mixed Use (MU) and included a 444 multi-family apartment complex and five (5) commercial lots along Big Station Camp Boulevard. On April 21, 2015, City Council approved the rezoning and Preliminary Master Development Plan. (Ordinance No. 014Ø5-32)(Attachment 6-2)

DISCUSSION:

Proposed Development

The applicant proposes to construct 444 multi-family units on a 31.34 (+/-) acre portion of Tax Map 137 Parcel 006.00. The Revere Apartments will include 15 buildings and six (6) garages with apartment units above. The apartments consist of:

- 156 one-bedroom units
- 261 two-bedroom units
- 27 three-bedroom units

The development also includes the construction of public rights-of-way for Jenkins Lane extension and a stub street to the vacant property to the east. The Jenkins Lane extension is shown as Project No. 14 in the Gallatin on the Move 2020 Major Thoroughfare Plan. The FMDP also includes a 10 foot wide greenway that connects the future Jenkins Lane to Big Station Camp Boulevard by following the eastern boundary of the existing stream that extends through the site. The greenway will connect to a proposed pedestrian crossing on Big Station Camp Boulevard to provide connectivity to the existing schools on the west side of the road and the Station Camp Greenway. (Attachment 6-3)

The estimated construction schedule for the multi-family residential development has a beginning date of September 2015 and a completion date of September 2018.

Natural Features

The natural topography of the existing vacant farmland slopes from the highest point of elevation (560') located along the northeast corner of the project site, with a steady decline,

towards the lowest point of elevation (513') located at the western boundary of the multi-family development site within the creek (stream). The stream runs from east to west through the middle of the site. There are existing mature trees and other vegetation located throughout the site. Based on FEMA FIRM Map 471650406G no portion of the site is located within a flood hazard area.

Adjacent or Area Uses

The adjacent area to the north and east is undeveloped, and is zoned Planned General Commercial (PGC). The adjacent area to the south is undeveloped, and zoned Mixed Use (MU). The area to the northwest is currently vacant, but was approved for a Publix grocery store and related retail development in 2009 (PC File #8-31-09), however the Final Master Development Plan approval has expired at this time and requires re-approval. The area west of the project site is part of the five (5) commercial lots approved with the Gross Builders-Hidden Creek rezoning and PMDP, which is undeveloped and zoned Mixed Use (MU).

Architectural Designs

Multi-Family Buildings

The multi-family buildings are three-stories (37 feet) in height and are asymmetrical in design with a complex roof structure consisting primarily of a side gable roof with projecting gables along the front and rear elevations with other portions of the front and rear elevations having roof dormers (Plan Sheets A1.0 – A1.1). The architectural elevations have a great deal of undulation, which produces a visual separation between the different architectural units of the longer building elevations. The proposed elevations are comprised of 71 percent masonry (both brick and cultured stone) and 29 percent cement fiber board. The brick is located primarily on either side of the stairwell on the left side of the elevation, while the cultured stone is located primarily on either side of the stairwell on the right side of the elevation. The left and right side of the elevation appear to have had the different building materials swapped, in terms of location, to create a different appearance within the same building elevation. The cement fiber board is placed primarily on the side elevations, within the covered patios, and on the third floor of four (4) sections of the elevation. The cement fiber board is shown in two (2) colors: beige and a darker brown to match the brick color. The average roof height is 37 feet and is shorter than the approved exception of 40 feet.

Leasing Office/Clubhouse

The leasing office/clubhouse/pool house/pavilion/amenity center is a one-story symmetrical building with three (3) distinctive parts of the building façade. The center portion is flanked by one-story front gabled wings that are attached to the center portion through 'hyphens' that are stepped back from the plane of the front elevation. (Plan Sheet A1.0). The three (3) parts of the elevation are sheathed in brown brick while the "hyphens" are sheathed in cultured stone. The leasing office is 77 percent masonry.

Carriage Apartments and Garages

Six (6) of the 15 garages contain carriage house type apartment units above the garage spaces. The six (6) carriage apartment garages are two (2) stories in height with symmetrical facades. The roof is a hipped roof with a projecting gable roof centered within the front façade (Sheet A1.1). The carriage garages are 71 percent brick and stone. The

first floor contains six (6) roll-up garage doors that are beige in color. Cultured stone veneer sheath the middle portion of the front elevation that contains the four (4) center garage doors. The stone ascends the elevation until several rows of cement fiber board siding completes the center portion of the elevation. The outer garage door, one on each side of the stone, is sheathed in 100 percent brown brick that matches the brick of the apartment buildings and garages. Above the outer garage doors are a bank of three (3) nine-over-nine double hung windows. In the center of the façade and above the two (2) center garage doors is an area of half timbering with two (2) pairs of nine-over-nine double hung windows that are centered over the center two (2) garage doors. Exterior staircases are located on each end of the garage units to permit access to each of the two (2) apartments on the second floor. The staircases are covered by the hipped roof that extends past the end walls of the garage.

The rear elevation is sheathed in the brown brick for three-quarters of the elevation with the beige hardie board used to sheath the top quarter of the elevation. The only other architectural feature is the apartment entrances are on the rear elevation and the second story patios that are connected to the external staircases to reach the entrances.

Garages

There are nine (9) detached garages that are proposed throughout the development. The garages are one-story and symmetrical in design with a side gable roof and a projecting gable roof over the center of the front elevation. The garages have five (5) garage doors and are 100 percent brown brick.

All architectural designs meet the design approved with the PMDP and the architectural requirements in Section 13.08.010 of the Gallatin Zoning Ordinance. Staff recommends that the Planning Commission approve the architectural designs included on Sheets A1.0 and A1.1 of Attachment 6-3.

Rights-of-Way/Streets/Roads

Approximately 1,840 linear feet of public right-of-way is included with the plan. This results in the construction of Jenkins Lane Extension, which will bisect the multi-family development. The Jenkins Lane Extension is labeled as Project No. 14 in the Gallatin on the Move 2020 Major Thoroughfare Plan. Jenkins Lane is proposed as a three (3) lane collector road with a five (5) foot grass strip and six (6) foot sidewalks on both sides the street. A proposed stub street would extend to the vacant parcel (Tax Map 137 Parcel 008.00) to the east. The roadways will need to be platted and eventually conveyed to the City. All other driveways and parking areas will be privately owned and provides the internal circulation for the multi-family development. A temporary turn around at end of Jenkins Lane will be provided using the driveways.

The Gallatin Greenway Master Plan (2006) indicates in a future greenway located through this general area and the applicant has shown a 10 foot wide greenway that connects to Jenkins Lane Extension just north of the stream and then follows the eastern side of the stream until connecting with Big Station Camp Boulevard where a proposed pedestrian crossing will provide access to the existing schools to the west. The greenway will need to be placed within a public access easement.

Stormwater Detention
There are three (3) detention ponds located within the multi-family development, each near the west property boundary. The development also uses the existing stream to drain stormwater from the northeast corner of the development. As well as the outlet for Detention Pond #1 and #2.

Open Space and Bufferyard
The Final Master Development Plan shows no formally designated open space tracts, but the plan states a total of 51.5 percent of the property is open space, which is distributed throughout the development. The applicant submitted a bufferyard plan, which provides all required bufferyards. (Plan Sheet L1.0 – L2.0 of Attachment 6-3)

The triangle shaped parcel requires three (3) bufferyards, all of which are a Type 25 Bufferyard. A Type 25 Bufferyard is required to provide one (1) large deciduous tree every 60 linear feet and two (2) ornamental trees every 60 linear feet. The bufferyards along the northern and eastern property boundaries provide the required landscape material for a total of 53 large deciduous trees and 106 ornamental trees.

The western property boundary bufferyard provides more landscape material than required. This Type 25 Bufferyard provides four (4) medium evergreen trees every 60 linear feet in an effort to provide a larger buffer between the adjacent commercial lots. The western property boundary bufferyard provides 28 large deciduous trees and 112 evergreen trees.

Staff recommends the Planning Commission approve the bufferyard plan as submitted, due to it providing the required Type 25 Bufferyards on all property boundaries and being consistent with the approved PMDP.

The landscaping plan provides extensive plantings throughout the site. The site includes 64 street trees along Jenkins Lane Extension, 118 parking lot trees including around the dumpster area, and extensive shrub plantings, including HVAC screenings surrounding the buildings or on the end elevations. The Plant Schedule, on Sheet L2.0, states a total of 549 trees, 2551 shrubs, and 391 grasses are proposed for installation throughout the site.

Staff recommends that the Planning Commission approved the landscaping plan as submitted.

Planning Department Comments
The Planning Department reviewed and commented on the Final Master Development Plan. The applicant satisfactorily addressed all of the Planning Department comments, except those included as conditions of approval.

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

Other Departmental Comments
The Other Departments reviewed and commented on the Final Master Development Plan. The applicant satisfactorily addressed all of the Other Departmental comments, except those included as conditions of approval.

FINDINGS:

1. The 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 Regional Activity Center Character Area Category.
2. The Final Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) zone district, the Preliminary Master Development Plan for Hidden Creek – Gross Builders (PC0284-14) 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 MU zoning district and Preliminary Master Development Plan.
3. The Final Master Development Plan complies 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 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 2015-100, the Final Master Development Plan for Revere Apartments (formerly Belden Reserve at Hidden Creek), consisting of a 31 sheet plan prepared by Ragan Smith of Nashville, TN with Job No. 04-046, dated June 24, 2015 with final revision date of July 16, 2015, and a one (1) sheet photometric plan prepared by Parson Engineering, Inc. of Nashville, TN, dated June 26, 2015 with following conditions:

1. Plat the property including the street extension prior to obtaining and building Certificate of Occupancy.
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3. Provide a public access easement encompassing the Greenway Trail area and sufficient area for maintenance of the trail.
4. Remove HVAC units from within the 20 foot wise sanitary sewer easement between Units #17, and #18, and the landscape buffer adjacent to Unit #14.
5. Separate construction plans shall be submitted for all public infrastructure and proposed right-of-way(s).
6. Show phasing lines and proposed construction schedule if construction is to be phased. (Notably grading schedule unless entire site is to be mass graded.)

7. Proposed street trees shall not impede intersection sight distance or stormwater infrastructure.
8. Grading along the proposed greenway appears to have slopes that may require handrails for pedestrians and/or retaining walls to prevent disturbance in the buffer area(s) or interfere with nearby buildings, right-of-way, or other improvements.
9. Trees proposed within grass strip shall be limited to those not expected to grow in such manor to damage sidewalks, streets, curbing, drainage infrastructure, or any other public infrastructure. Neither shall they grow to diameters large enough to impede sight distance.
10. The street tree detail shown indicates a mulch bed greater than the grass strip proposed. Increase the proposed grass strip to provide sufficient space for mulching and add a root barrier to the detail or relocate trees behind the sidewalk.
11. Provide additional erosion prevention and sediment control (EPSC) intermediate sheets. Complete EPSC plans may be submitted with construction plans.
12. Revise stormwater calculations and report(s) to include spread data, and bypass flows for all structures in public right-of way(s).
13. A stormwater maintenance agreement will be required for this development. A recorded copy must be submitted prior to the recording of a final plat.
14. Submit a site surety for site improvements in an amount to be determined by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits per Article 15.00 Administration and Enforcement, Section 15.03.080, Surety Required, Gallatin Zoning Ordinance.
15. Submit three (3) corrected folded copies of the Final Master Development Plan, including one (1) full size and two (2) half size copies, to the Planning Department.

ATTACHMENTS

Attachment 6-1	**Location Map**
Attachment 6-2	**PMDP for Hidden Creek Gross Builders (PC0284-14)**
Attachment 6-3	**Station Camp Greenway**
Attachment 6-4	**Proposed Crosswalk for School Connectivity**
Attachment 6-5	**FMDP for Revere Apartments**

Location Map

Revere Apartments
Final Master Development Plan
PC File# 8-799-15

Prepared By: Kevin Chastine, AICP
Prepared On: July 21, 2015

ATTACHMENT 6-1

Franklin Farms/Hidden Creek Apt

Unit Types

Bldg Types	No. of Bldgs.	1 bed	2 bed	3 bed	
Type A	2	8	16	0	
Type D	4	54	18	0	
Type E	1	0	0	5	
Type M	20	90	160	0	
Type Q	4	36	18	18	
Type R	2	6	18	6	
	31	194	261	27	482
		0.39 (0.1251)	0.54 (0.2029)	0.06 (0.0571)	1

PROJECT DESCRIPTION

With this Preliminary Master Plan a 46.35 acre portion of the Hidden Creek Master Development Plan is proposed for rezoning from PGC (Planned General Commercial) to MU(Mixed Use). The remaining portions of the Hidden Creek Master Development plan remains unchanged from its most current approval.

The proposed new MU Preliminary Development Plan includes 31.34 acres of Multi Family Apartments proposed to be developed by Gross Builders. These apartments will be similar to the existing Gross Builders apartments in Wellington Farms (across Big Station Camp Road). Siding materials proposed for the apartments include cement board, cultured stone and brick veneer. There will be an upscale community center and pool proposed with the multifamily portion of the site.

The new MU Preliminary Development Plan will also include 15.01 acres of proposed commercial use with frontage along Big Station Camp Road. These lots may accommodate a large number of different uses including restaurants, banks, retail, office and professional business use. Typical photographic examples have been provided of existing commercial developments in Gallatin that depict how these commercial lots may develop.

We believe the proposed mixed use development proposed for this site fits with the City of Gallatin long range plans and the existing land use that surrounds this site.

All proposed development for this site shall conform to City of Gallatin performance standards as outline in section 13.02 of the zoning ordinance.

NOTE: "PMDP" approval is conditioned with the understanding the upon completion of the station camp corridor traffic study by the city of Gallatin, F.M.P.P.A. including final plats and site plans, will be subject to the finding and recommendations of said study. Pro-rata contributions towards traffic infrastructure improvements, as recommended in the study or subsequent traffic studies submitted for developments review and approval may be required of development impacting select needed infrastructure improvements."

ALTERNATIVE REQUEST

-An alternative maximum building height is requested with this preliminary plan to allow a maximum building height of 50'.

-An alternative to allow cementitious board to be considered as masonry material for building elevation calculations is requested with this preliminary plan.

STATEMENT OF FINANACIAL RESPONSIBILITY

The property proposed for rezoning under the Gross Builders - Hidden Creek Preliminary Plan, (Described as a part of Tax Map 137, Parcel 6.00) is currently owned by the Franklin Family Estate and is being proposed for development by I & MJ Gross Company or an affiliated entity of same.

SITE DATA:

PROPERTY INFORMATION

CIVIL DISTRICT: 4TH
TAX MAP: 137
PARCEL: 6.00
NET SITE: 46.35 AC. ~ 2,018,742 SQ. FT.
BOUNDARY AND ACREAGE TAKEN FROM CARROLL-CARMEN SURVEY APRIL, 2004

DEVELOPER: GROSS BUILDERS, 1000 NORTH GALLATIN HIGHWAY, MURFREESBORO, TN 37129, (615) 896-7233

OWNER: FRANKLIN FAMILY ESTATE, 310 DRIVERS LANE, GALLATIN, TN 37066, (615) 822-4646

ZONING INFORMATION

EXISTING LAND USE: AGRICULTURAL AND WOODLAND

	LAND USE MULTI FAMILY	LAND USE COMMERCIAL
EXISTING ZONE:	PGC	PGC
PROPOSED ZONE:	MU	MU
ACREAGE:	31.34 AC.	15.01 AC.
SITE DENSITY PERMITTED:	1,306,370 SQ. FT. (30,000 SQ. FT. / 43 UNITS)	
PROVIDED:	482	

BULK REGULATIONS

	MULTI FAMILY	COMMERCIAL
MINIMUM SITE SIZE:	5 ACRES	5 ACRES
PROVIDED:	(31.34 AC)	(TBD)
MINIMUM LOT AREA:	43,560 SQ. FT.	20,000 SQ. FT.
MINIMUM LOT WIDTH:	60 FT.	—
MINIMUM BUILDING SETBACK		
FRONT YARD:	20 FT.	ONE HALF MINIMUM BUILDING SETBACK
SIDE YARD:	10 FT.	10 FT.
REAR YARD:	10 FT.	20 FT.
MINIMUM BUILDING SETBACK (COLLECTOR STREET)	N/A	30 FT. (COLLECTOR STREET)
SITE AREA PER UNIT REQUIRED:	3,000 SQ. FT.	—
(PROVIDED):	(3,187 SQ. FT.)	—
MAXIMUM BUILDING HEIGHT:	35 FT.	35 FT.
HEIGHT EXCEPTION REQUIRED WITH PRELIMINARY PLAN.		
MAXIMUM FLOOR AREA RATIO ALLOWED:	N/A	1.0
(PROVIDED):	0.44	(TBD)
MAXIMUM BUILDING COVERAGE:	N/A	50%
(PROVIDED):	10.00 SQ. FT. / 1,365,370 SQ. FT. = (13.0%)	(TBD)

OPEN SPACE CALCULATIONS

	MULTI FAMILY	COMMERCIAL
BUILDING COVERAGE:	20,000 SQ. FT. (13.0%)	(TBD)
HARD SURFACE:	44,870 SQ. FT. (32.7%)	(TBD)
OPEN SPACE:	70,000 SQ. FT. (50.0%)	(TBD)

BUFFER YARD REQUIREMENTS

ZONE MU ADJACENT TO PLATTED / DEVELOPED ZONE RD: 10'
ZONE MU ADJACENT TO PLATTED / DEVELOPED ZONE PGC: 25'

PARKING REQUIREMENTS

	MULTI FAMILY	COMMERCIAL
SPACES:	2 PER DWELLING UNIT	PER CITY OF GALLATIN TABLE 13.01, BASED ON ACTUAL USE.
SPACES REQUIRED:	964	
SPACES PROVIDED:	964	
HANDICAPPED PARKING REQUIRED:	1 (1.0% OF TOTAL)	

SITE LIGHTING

ALL SITE LIGHTING AND FIXTURE FABRIC REQUIREMENTS SHALL BE DESIGNED TO COMPLY WITH CITY OF GALLATIN ZONING REQUIREMENTS (MU ZONE) AND CITY DESIGN STANDARDS.

UTILITIES

ALL LOTS TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWER BY WHITE HOUSE UTILITY DISTRICT.

ESTIMATED SCHEDULE OF DEVELOPMENT

MULTI FAMILY DEVELOPMENT TO BEGIN IN SEPT. OF 2014 AND BE COMPLETED IN SEPT. OF 2016.
COMMERCIAL DEVELOPMENT PROJECTED TO EXTEND FROM THE BUILDING

RAGAN•SMITH
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LANDSCAPE ARCHITECTS • SURVEYORS
CHATTANOOGA
NASHVILLE
KNOXVILLE
TRI-CITIES
MEMPHIS
JOHNSON CITY
CLARKSVILLE
KINGSPORT
MURFREESBORO
(615) 844-1241

PRELIMINARY MASTER DEVELOPMENT PLAN
GROSS BUILDERS - HIDDEN CREEK
GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	WK ORDER 04046 9835
DESIGNED	RDG
DRAWN	AAC
SCALE	1"=200'
DATE	

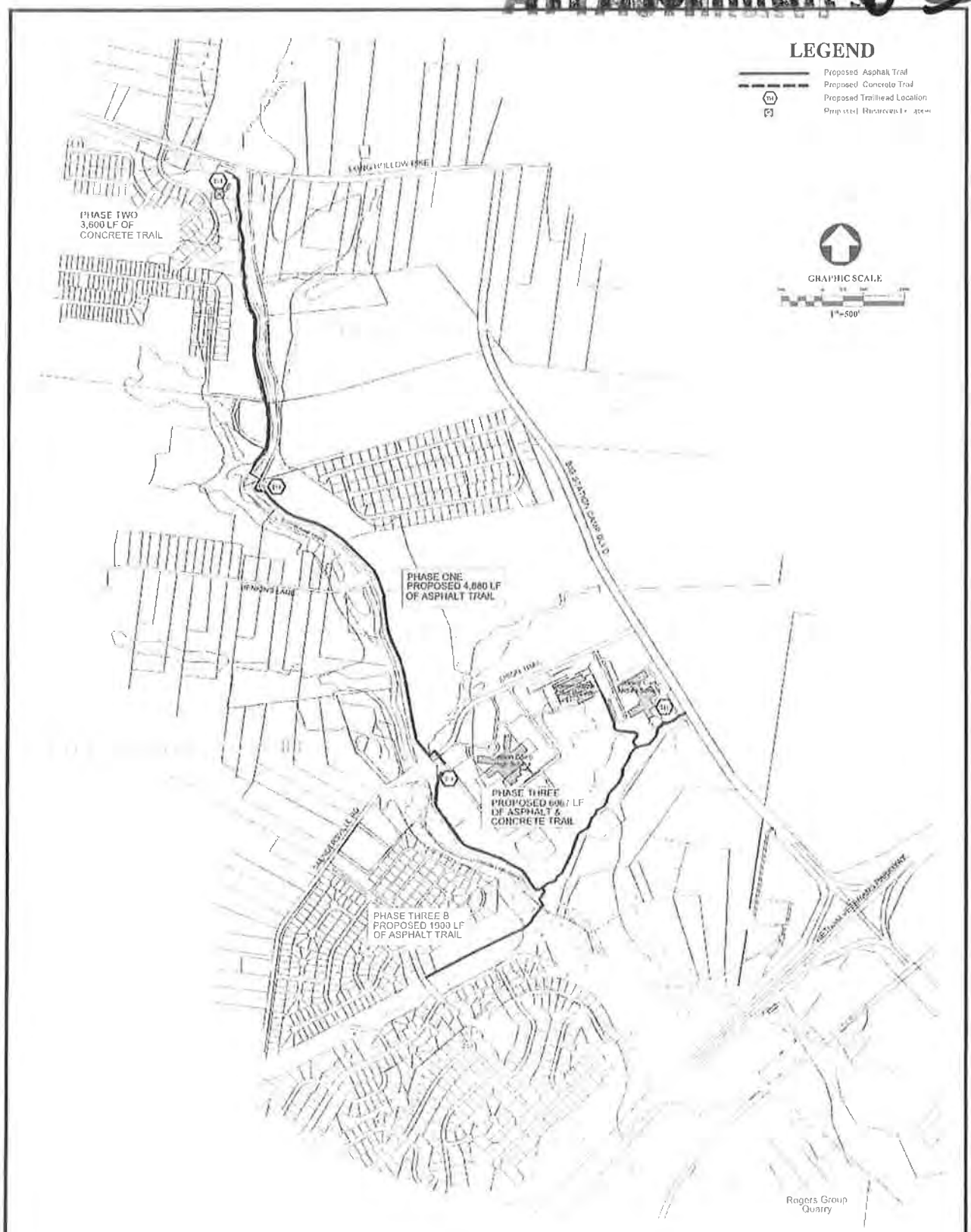
REVISIONS PER CITY COMMENTS 5-8-14

PRELIMINARY DEVELOPMENT PLAN

03

PRELIMINARY

ATTACHMENT 63



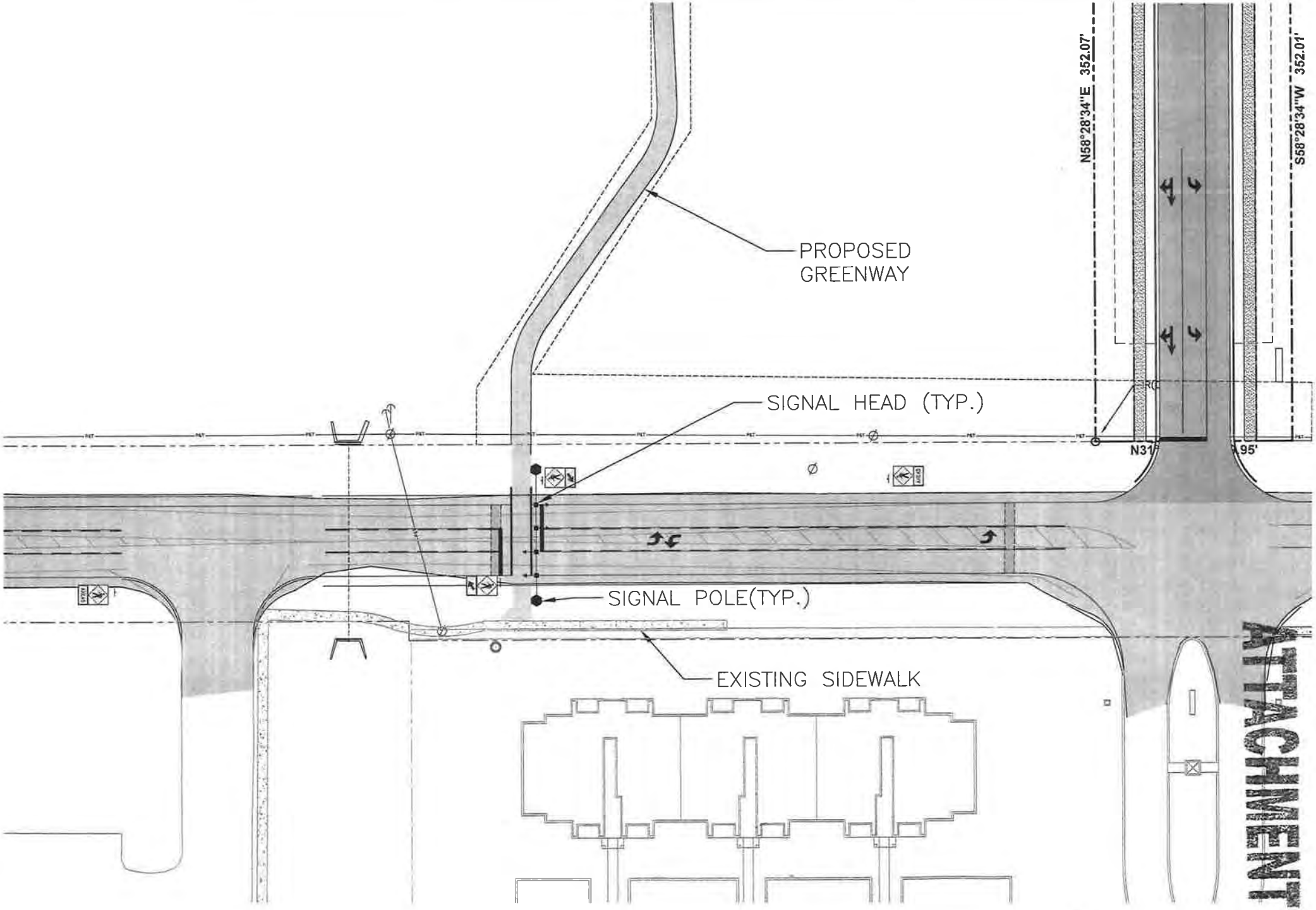
MASTER PLAN

STATION CAMP GREENWAY

SUMNER COUNTY, TENNESSEE

APRIL 2013

wiser



ATTACHMENT 6-A

FINAL MASTER DEVELOPMENT PLAN

FOR

REVERE APARTMENTS

GROSS BUILDERS

CONTACTS

OWNER/DEVELOPER

TONY STEVENSON
GROSS BUILDERS
2620 NEW SALEM HWY
MURFREESBORO, TN 37128
(615) 849-3233
TSTEVENSON@GROSSBUILDERS.COM

CIVIL

LAWRENCE J. KILGORE, P.E.
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NASHVILLE, TN 37206
(615) 244-8591
JKILGORE@RAGANSMITH.COM

LANDSCAPE ARCHITECTURE

SCOTTY BERNICK, RLA
RAGAN SMITH ASSOCIATES
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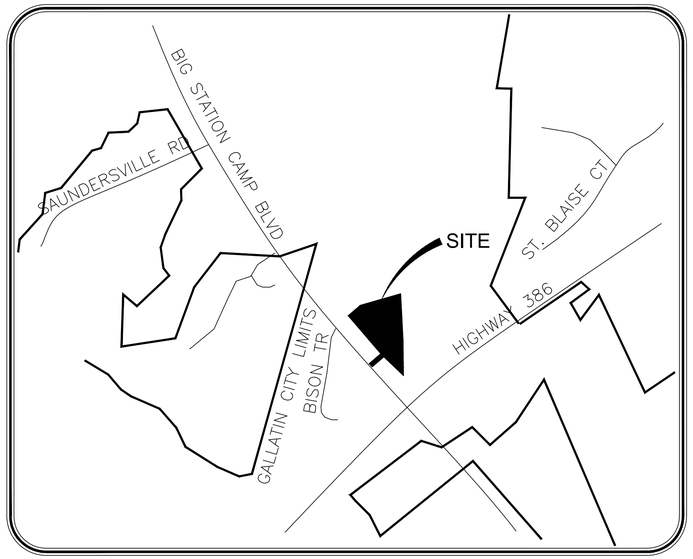
NASHVILLE, TN 37206
(615) 244-8591
SBERNICK@RAGANSMITH.COM

ARCHITECTURE

GF55 PARTNERS
19 W. 21ST STREET
NEW YORK, NY 10010
CONTACT: RICHARD PORTER
(440) 237-1681



LOCATION MAP

These Construction Plans have been reviewed by me and are approved with the exception of such modifications indicated by me on the Plans.

Owner _____ Date _____

Engineering Department _____ Date _____

City Engineer _____ Date _____

These Construction Plans are approved by the Gallatin Municipal–Regional Planning Commission with such exception or modifications indicated in the Minutes of the Commission for _____ Date _____

Chairman _____ Date _____

Secretary _____ Date _____

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C2.1	INITIAL EROSION CONTROL PLAN
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L2.0	LANDSCAPE NOTES AND DETAILS
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~~IR1.0~~	~~IRRIGATION PLAN OVERALL~~
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~~IR1.3~~	~~IRRIGATION PLAN~~
~~IR1.4~~	~~IRRIGATION PLAN~~
~~IR1.5~~	~~IRRIGATION PLAN~~
~~IR1.6~~	~~IRRIGATION PLAN~~
~~IR1.7~~	~~IRRIGATION PLAN~~
~~IR1.8~~	~~IRRIGATION PLAN~~
~~IR1.9~~	~~IRRIGATION PLAN~~
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A1.2	SIGNAGE ELEVATION
ELECTRICAL PLANS	
SP–1	PHOTOMETRIC PLAN

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

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SUITE 200
CHATTANOOGA, TN 37405
(423) 490-9400
• www.ragansmith.com •

LAWRENCE J. KILGORE
REGISTERED ENGINEER
NO. 108400
STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN
REVERE APARTMENTS
FOR
GROSS BUILDERS
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	REVISIONS
1	07/16/15 (JDK) REV. PER STAFF COMMENTS

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	NOT TO SCALE
DATE:	JUNE 24, 2015

COVER SHEET

C0.0

G:\04046\9835 CIVIL ENGINEERING\PLAN SHEETS\SITE PLAN\SHEETS\9835 SITE COVER.DWG
PLOTTED BY DAVID KIRKHAM ON 7/15/2015 2:27 PM LAST UPDATED BY JDKCIVIL 7/15/2015 1:02 PM

RSA STANDARD NOTES

SITE GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE PROXIMITY OF THE CONSTRUCTION AREA AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
4. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE AND FACE OF BUILDING UNLESS NOTED OTHERWISE.
5. PROPOSED BUILDING FOOTPRINT IS FOR GRAPHIC PURPOSES ONLY. CONTRACTOR SHALL USE THE CURRENT ARCHITECTURAL DRAWINGS FOR BUILDING STAKEOUT AND VERIFY THAT THERE ARE NO DISCREPANCIES WITH THESE PLANS.
6. ALL TRAFFIC MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICE (MUTCD). ALL PAVEMENT MARKING SHALL BE THERMOPLASTIC UNLESS DIRECTED OTHERWISE BY THE OWNER'S REPRESENTATIVE.
7. ALL ACCESSIBLE RAMPS, PARKING SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE CURRENT ADA REQUIREMENTS.
8. EXTERIOR DOOR LANDINGS SHALL BE PROVIDED PER THE LOCAL BUILDING CODE. CONTRACTOR SHALL COORDINATE DOOR LOCATIONS AND ADJACENT SIDEWALK/LANDING GRADES WITH THESE PLANS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.

SITE CONSTRUCTION NOTES

1. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO THE CONSTRUCTION OF THE PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR ALL EXPENSES OF FIELD STAKING NECESSARY FOR SITE AND BUILDING LAYOUT. ALL LAYOUT SHALL BE PERFORMED IN ACCORDANCE WITH THE SITE LAYOUT PLAN.
3. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC., AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION BY ACTUAL SURVEYS, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES. HOWEVER, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATION DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT THIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITIVELY ESTABLISH THE LOCATION OF THE LINES.
4. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SAME IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THEREFORE, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK, INCLUDING BARRICADES, WARNING SIGNS, AND LIGHTS.
5. THE SITE DEVELOPMENT PORTION OF THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF THE LOCAL PLANNING, CODES, WATER AND SEWER DEPARTMENTS (AND/OR UTILITY DISTRICTS), ENGINEERING/PUBLIC WORKS DEPARTMENTS AND FIRE MARSHAL'S OFFICE.
6. IF, DURING THE CONSTRUCTION OF THE SITE DEVELOPMENT PORTION OF THIS PROJECT, A QUESTION OF INTENT OR CLARITY ARISES FROM EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR WILL IMMEDIATELY BRING THE MATTER TO THE ATTENTION OF THE CIVIL ENGINEER OR OWNER'S REPRESENTATIVE FOR RESOLUTION BEFORE THE AFFECTED WORK ITEMS ARE INITIATED OR PURSUED FURTHER.
7. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND/OR UNDERGROUND POWER LINES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED LINES, THE ELECTRIC AND/OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. THE CONTRACTOR SHOULD MAKE A THOROUGH EXAMINATION OF THE OVERHEAD LINES IN THE PROJECT AREA PRIOR TO THE INITIATION OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.

DEMOLITION NOTES

1. THE CONTRACTOR WILL BE REQUIRED TO REMOVE ALL EXCAVATED MATERIALS AND SUCH ITEMS SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ALL ITEMS SHALL BE PROPERLY DISPOSED OF AT AN OFF-SITE LOCATION. THE CONTRACTOR SHALL OUTLINE ANY AND ALL POSSIBLE HAUL ROUTES AND SHALL BE PREPARED TO SUBMIT SUCH TO THE LOCAL JURISDICTION PUBLIC WORKS DEPARTMENT, THE CIVIL ENGINEER AND OTHER AUTHORITIES FOR APPROVAL.
2. IF, AT ANY TIME, PRIOR TO OR DURING THE DEMOLITION WORK, HAZARDOUS MATERIAL IS ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND APPROPRIATE GOVERNMENTAL AGENCY.
3. THE CONTRACTOR SHALL NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE OR DISRUPTION. SUCH OPERATIONS SHALL BE CONDUCTED BY THE CONTRACTOR WITH MINIMUM INTERFERENCE TO ADJACENT OWNERS. ADJACENT EGRESS AND ACCESS SHALL BE PROPERLY MAINTAINED AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ANY ROADWAYS, PARKING OR SIDEWALKS WITHOUT PERMISSION FROM THE ADJACENT OWNERS OR THE LOCAL JURISDICTION PUBLIC WORKS DEPARTMENT.
4. PRIOR TO THE COMMENCEMENT OF DEMOLITION/GRADING OPERATIONS, ALL OVERHEAD AND UNDERGROUND UTILITIES SHALL BE LOCATED. ALL REMOVAL AND/OR RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.
5. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER OR AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO OWNER.
6. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING ALL AFFECTED UTILITIES PRIOR TO SUBMITTING HIS BID TO DETERMINE THE EXTENT TO WHICH UTILITY DISCONNECTIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF THE WORK FOR THE PROJECT. SOME UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS, WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE. IT IS UNDERSTOOD AND AGREED THAT THE CONTRACTOR WILL RECEIVE NO ADDITIONAL COMPENSATION FOR DELAYS OR INCONVENIENCE CAUSED BY THE UTILITY ADJUSTMENT.

EROSION PREVENTION AND SEDIMENT CONTROLS

DESIGN, INSPECTION, AND MAINTENANCE OF BMPS DESCRIBED AND SHOWN ON THESE PLANS SHALL BE CONSISTENT OR EXCEED RECOMMENDATIONS CONTAINED IN THE CURRENT EDITION OF TDEC'S TENNESSEE EROSION CONTROL HANDBOOK.

1. ALL CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, TDEC AND LOCAL STANDARDS.
2. BMP CAPACITY [SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROL] SHALL NOT BE REDUCED BY MORE THAN 50% AT ANY GIVEN TIME. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY OR INCORRECTLY, THE CONTRACTOR MUST REPLACE OR MODIFY THE CONTROL FOR RELEVANT SITE SITUATIONS.
3. WHERE PERMANENT OR TEMPORARY VEGETATION COVER IS USED AS A CONTROL MEASURE, THE TIMING OF THE PLANTING IS CRITICAL. PLANNING FOR PLANTING OF VEGETATION COVER DURING WINTER OR DRY MONTHS SHOULD BE AVOIDED.
4. IF SEDIMENT ESCAPES THE PERMITTED AREA, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS. THE CONTRACTOR SHALL NOT INITIATE REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE DIVISION FIRST. THE NOI GENERAL PERMIT DOES NOT AUTHORIZE ACCESS TO PRIVATE PROPERTY. ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE SETTLED BY THE CONTRACTOR AND ADJOINING LANDOWNER.
5. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF OF THE SITE BY WIND OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. AFTER USE, MATERIALS USED FOR EPSC SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGE.
6. ERODIBLE MATERIAL STORAGE AREAS (INCLUDING OVERBURDEN AND STOCKPILES OF SOIL) AND BORROW PITS ARE CONSIDERED PART OF THE SITE AND SHOULD BE ADDRESSED WITH APPROPRIATE BMP'S ACCORDINGLY.
7. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED, OR DISTURBED MORE THAN 15 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS STABILIZED. CONTRACTOR SHALL SEQUENCE EVENTS TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS. CLEARING AND GRUBBING SHALL BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION. EXISTING VEGETATION AT THE SITE SHOULD BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE.
8. EPSC MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE MOVING OPERATIONS BEGIN AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKADAY, BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
9. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON OR NEAR SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE OR A PORTION OF THE SITE; THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS. CONTRACTOR SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE, OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.
10. A COPY OF THE SWPPP SHALL BE RETAINED ON-SITE AND SHOULD BE ACCESSIBLE TO THE DIRECTOR AND THE PUBLIC. ONCE SITE IS INACTIVE OR DOES NOT HAVE AN ONSITE LOCATION ADEQUATE TO STORE THE SWPPP, THE LOCATION OF THE SWPPP, ALONG WITH A CONTACT PHONE NUMBER, SHALL BE POSTED ON-SITE. IF THE SWPPP IS LOCATED OFF-SITE, REASONABLE LOCAL ACCESS TO THE PLAN, DURING NORMAL WORKING HOURS, MUST BE PROVIDED.
11. OFF-SITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION ACCESS (A POINT OF ENTRANCE/EXIT TO A CONSTRUCTION SITE) SHALL BE CONSTRUCTED AS NEEDED TO REDUCE THE TRACKING OF MUD AND DIRT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES.
12. INSPECTIONS MUST BE PERFORMED AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS SHALL BE PERFORMED AT LEAST 72 HOURS APART. WHERE SITES OR PORTIONS OF CONSTRUCTION SITES HAVE BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS OR DUE TO EXTREME DROUGHT, SUCH INSPECTION HAS TO BE CONDUCTED ONCE PER MONTH UNTIL THAWING OR PRECIPITATION RESULTS IN RUNOFF OR CONSTRUCTION ACTIVITIES RESUMES. INSPECTION REQUIREMENT DO NOT APPLY TO DEFINABLE AREAS THAT HAVE BEEN FINALLY STABILIZED, AS DESIGNED BY THE ENGINEER. WRITTEN NOTIFICATION OF THE INTENT TO CHANGE THE INSPECTION FREQUENCY AND THE JUSTIFICATION FOR SUCH REQUEST MUST BE SUBMITTED TO THE LOCAL ENVIRONMENTAL FIELD OFFICE, OR THE DIVISION'S NASHVILLE CENTRAL OFFICE FOR PROJECTS OF TDOT OR TVA. SHOULD THE DIVISION DISCOVER THAT MONTHLY INSPECTION OF THE DIVISION DISCOVER THAT MONTHLY INSPECTIONS OF THE SITE ARE NOT APPROPRIATE DUE TO INSUFFICIENT STABILIZATION MEASURES OR OTHERWISE, TWICE WEEKLY INSPECTIONS SHALL RESUME. THE DIVISION MAY INSPECT THE SITE TO CONFIRM OR DENY THE NOTIFICATION TO CONDUCT MONTHLY INSPECTIONS.
13. INSPECTORS PERFORMING THE REQUIRED TWICE WEEKLY INSPECTIONS MUST HAVE AN ACTIVE CERTIFICATION AND A RECORD OF CERTIFICATION MUST BE KEPT ON SITE. BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DESPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IDENTIFIED.
14. OUTFALL POINTS SHALL BE INSPECTED TO DETERMINE WHETHER EPSC MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

TREE PROTECTION NOTES

1. ANY REQUIRED EXCAVATION IN OR AROUND THE PROTECTION ZONE TO ACCOMMODATE UNDERGROUND SERVICES, FOOTINGS, ETC., SHALL BE INDICATED ON THE PLAN, AND SHALL BE EXCAVATED BY HAND. IN ADDITION, RELATED ROOT PRUNING SHALL BE ACCOMPLISHED BY A CERTIFIED ARBORIST VIA ANSI A-300-95 STANDARD SO AS TO MINIMIZE IMPACT OF THE GENERAL ROOT SYSTEM.
2. THE STORAGE OF BUILDING MATERIALS OR STOCKPILING SHALL NOT BE PERMITTED WITHIN THE LIMITS OF OR AGAINST THE PROTECTION BARRIERS.
3. TREES WITHIN THE PROTECTION BARRIERS MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PROCESS (I.E., THEY MUST BE WATERED SUFFICIENTLY, PARTICULARLY IF THE TREE'S ROOT SYSTEM HAS BEEN DISTURBED BY EXCAVATION). FILL SHALL NOT BE PLACED UPON THE ROOT SYSTEM IN SUCH A MANNER AS TO ENDANGER THE HEALTH OR LIFE OF THE AFFECTED TREE.
4. TREE PROTECTION BARRIER SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF ANY PERMITS AND SHALL REMAIN INTACT THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.

SITE GRADING & STORM DRAINAGE NOTES

EROSION CONTROL SEDIMENT BARRIERS AND TREE PROTECTION BARRIER SHALL BE INSTALLED PRIOR BEGINNING SITE WORK.

1. NO HEAVY EQUIPMENT SHALL CROSS OR BE STORED OUTSIDE THE LIMITS OF CONSTRUCTION, WITHIN TREE PROTECTIONS ZONES, OR UNDER THE DRIP LINE OF EXISTING TREES TO REMAIN.
2. TOPSOIL STRIPPED FROM AREAS TO BE GRADED SHALL BE STOCKPILED ON SITE IN A LOCATION APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL BE ROUTED AROUND STOCKPILE LOCATIONS FOR THE DURATION OF GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT LOSS OF TOPSOIL MATERIAL.
3. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL REVIEW GEOTECHNICAL REPORT.
4. ALL CUT AND FILL SHALL BE PERFORMED UNDER THE DIRECTION/OBSERVATION OF THE GEOTECHNICAL ENGINEER.
5. THE SUITABLITY OF SOILS FOR FILL MATERIAL SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER.
6. UNLESS DIRECTED OTHERWISE BY GEOTECHNICAL ENGINEER, ALL FILL AREAS SHALL BE RAISED IN LIFTS NOT EXCEEDING 8" IN THICKNESS. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL WITHIN OPEN AREAS AND 98% OF SAME SPECIFICATION FOR AREAS UNDER ROADS, PARKING, SIDEWALKS, BUILDING SLABS, AND FOUNDATIONS.
7. ALL GRADING SHALL BE COMPLETED TO THE GRADES INDICATED WITHIN THESE PLANS. FINAL GRADES SHALL PROVIDE PROPER DRAINAGE AND PREVENT STANDING WATER.
8. ALL STORM DRAINAGE CASTINGS TO BE JOHN BOUCHARD & SONS CO. OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.
9. ALL STORM DRAINAGE PIPES TO BE RCP, CLASS III, UNLESS OTHERWISE NOTED.
10. INSTALLATION OF PIPE MATERIAL SHALL BE PLACED WITH A SCREEN STONE ENVELOPE AND WHEN UNDER PAVEMENT ENTIRE TRENCH TO BE BACKFILLED WITH SCREEN STONE TO SUBGRADE. SIZE OF STONE, ENVELOPES, AND TRENCHES TO BE SPECIFIED BY MUNICIPALITIES FOR PUBLIC LINES AND PRIVATE LINES TO ADHERE TO COMMON PRACTICES FOR INSTALLATION REQUIREMENTS.

SITE UTILITY NOTES

1. ALL MATERIALS AND WORKMANSHIP FOR UTILITY LINES AND APPURTENANCES SHALL BE IN STRICT COMPLIANCE WITH THE GOVERNING UTILITY COMPANY AND LOCAL CODES. PRIOR TO CONSTRUCTION CONTRACTOR SHALL NOTIFY UTILITY COMPANY. (SEE UTILITY CONTACT INFORMATION)
2. CONTRACTOR SHALL COORDINATE SITE ELECTRICAL, GAS, TELEPHONE, AND CABLE WITH THE RESPECTIVE UTILITY COMPANY FOR SERVICE LAYOUT AND DESIGN INFORMATION. ANY PROPOSED LAYOUT OF THESE UTILITIES DEPICTED ON THESE DRAWINGS IS GRAPHICAL ONLY AND NOT INTENDED TO REPRESENT DESIGN OF THESE UTILITIES.
3. PRIOR TO COMMENCEMENT OF CONSTRUCTION, CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ANY REQUIRED TAP AND CONNECTION FEES.
4. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
5. SITE CONTRACTOR SHALL CONSTRUCT ALL UTILITY SERVICES TO WITHIN 5' OF BUILDING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES TO AVOID CONFLICTS.
7. CONTRACTOR SHALL COORDINATE SIZE AND LOCATION OF WATER, SEWER AND STORMWATER CONNECTIONS TO THE BUILDING AS DEPICTED ON THE BUILDING MECHANICAL PLANS AND THE SITE UTILITY PLAN AND NOTIFY THE ENGINEER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
8. WATER SERVICES LINES ¼" – 3" SHALL BE TYPE-K COPPER AND 4" OR LARGER SHALL BE DUCTILE IRON PIPE – CLASS 52 UNLESS OTHERWISE REQUIRED BY UTILITY COMPANY.
9. FIRE LINE INSTALLATION AND THRUST BLOCKING LOCATION AND SIZING SHALL BE PER N.F.P.A. AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
10. WATER METER MANUFACTURER/MODEL NUMBER AND VAULT SPECIFICATIONS SHALL BE PER THE WATER UTILITY COMPANY.
11. BACKFLOW DEVICE (RPBP/DDCVA) MANUFACTURER/MODEL NUMBER SHALL BE PER THE WATER UTILITY COMPANY.
12. CONTRACTOR SHALL INSTALL HOT BOX ENCLOSURE (PRE-FINISHED DARK GREEN) ON ALL EXTERIOR ABOVE-GROUND BACKFLOW DEVICES. DOMESTIC AND FIRE BACKFLOW DEVICES SHALL BE HEATED. CONTRACTOR SHALL COORDINATE PROVIDING APPROPRIATE ELECTRICAL SERVICE TO BACKFLOW DEVICE.
13. CONTRACTOR SHALL COORDINATE LOCATION OF BACKFLOW DEVICE WITH THE BUILDING MECHANICAL DRAWINGS.
14. SANITARY SEWER SERVICE LINES SHALL BE SDR 35 PVC UNLESS SPECIFIED OTHERWISE.
15. MAINTAIN A 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER LINES.
16. ALL FIRE LINE MAINS TO BE INSTALLED BY LICENSED FIRE PROTECTION CONTRACTOR.
17. INSTALLATION OF PIPE MATERIAL SHALL BE PLACED WITH A SCREEN STONE ENVELOPE AND WHEN UNDER PAVEMENT ENTIRE TRENCH TO BE BACKFILLED WITH SCREEN STONE TO SUBGRADE. SIZE OF STONE, ENVELOPES, AND TRENCHES TO BE SPECIFIED BY MUNICIPALITIES FOR PUBLIC LINES AND PRIVATE LINES TO ADHERE TO COMMON PRACTICES FOR INSTALLATION REQUIREMENTS.

GEOTECHNICAL NOTE

1. A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS SITE BY PROFESSIONAL SERVICES INDUSTRIES, INC. DATED FEBRUARY 21, 2014. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE GEOTECHNICAL REPORT AND SHALL INCORPORATE ALL GEOTECHNICAL CONSIDERATIONS, RECOMMENDATIONS AND SPECIAL NOTES INTO THE CONSTRUCTION AND STABILIZATION OF THIS PROJECT.

RSA SPECIAL NOTES

PROJECT SPECIFIC NOTES

1. CONTRACTOR TO ADJUST EXITING UTILITY CASTINGS AS NECESSARY.
2. PAVEMENT DIMENSIONS SHOWN ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT.
3. THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF THE CITY OF GALLATIN PLANNING, ENGINEERING AND PUBLIC WORKS DEPARTMENTS AND WHITE HOUSE UTILITY DISTRICT.
4. ALL PAY ITEMS HAVE BEEN EXPLICITLY SET FORTH AS SUCH IN THE PROPOSAL; ALL OTHER ITEMS OF COST ARE TO BE INCLUDED IN THE PRICE OF THE ITEMS ACTUALLY BID UPON.
5. BEFORE ANY CLEARING/GRUBBING WORK IS INITIATED, THE CONTRACTOR AND REPRESENTATIVES OF BOTH ARCHITECT AND CIVIL ENGINEER WILL "WALK-OUT" THE "LIMIT OF CLEAR LINE" AND INSURE THAT IT IS CLEARLY MARKED AND VISIBLE.
6. THE CONTRACTOR SHALL MAKE AVAILABLE SOILS TEST REPORTS TAKEN DURING AND AFTER THE GRADING OPERATION TO SHOW THAT THE COMPACTION REQUIREMENTS HAVE BEEN MET. THE COST OF THIS REPORT SHALL BE BORNE BY THE CONTRACTOR.

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LAWRENCE J. KILGORE
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AGRICULTURE COMMERCE
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STATE OF TENNESSEE

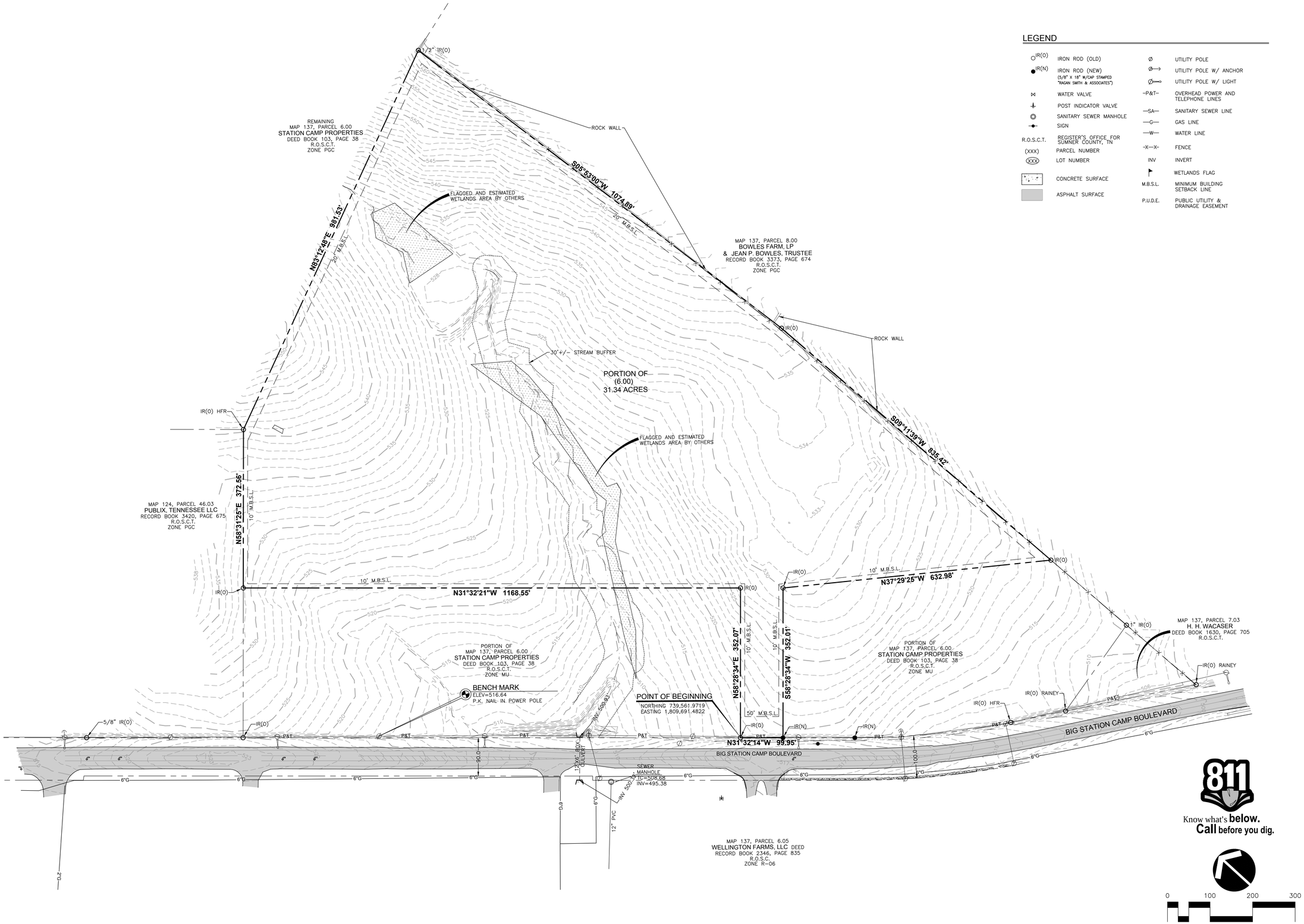
FINAL MASTER DEVELOPMENT PLAN
REVERE APARTMENTS
FOR
GROSS BUILDERS
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO. 04-046	WK. ORDER 9835	
DESIGNED:	J.KILGORE	
DRAWN:	D.KIRKHAM	
SCALE:	N.T.S.	
DATE:	JUNE 24, 2015	REVISIONS

CIVIL NOTES

C.01

G:\04046-9835\1-CIVIL ENGINEERING\PLAN SHEETS\SITE PLANS\C0.1 9835 ST NOTES.DWG
PLOTTED BY DAVID KIRKHAM ON: 7/16/2015 2:27 PM LAST UPDATED BY JDK ON: 6/23/2015 1:25 PM



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FINAL MASTER DEVELOPMENT PLAN

REVERE APARTMENTS
FOR
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CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

REVISIONS	
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JOB NO.	WK. ORDER 9835
04-046	
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	1"=100'
DATE:	JUNE 24, 2015

EXISTING CONDITIONS

C0.2

G:\04046.9835\CIVIL ENGINEERING\PLAN SHEET\SITE PLAN\C0.2 MASTER EXISTING.DWG
PLOTTED BY DAVID KIRKHAM ON 7/15/2015 2:28 PM LAST UPDATED BY LJKCIVIL 7/15/2015 1:13 PM

SITE DATA:

PROPERTY INFORMATION:

CIVIL DISTRICT:	4TH
TAX MAP:	137
PARCEL:	PORTION OF 6.00
ADDRESS:	COORDINATING WITH E-911 DEPT.
LOT SIZE:	31.34 AC (1,365,170 SQ. FT.)

BOUNDARY AND ACREAGE TAKEN FROM CARROLL CARMEN SURVEY APRIL, 2014

DEVELOPER	OWNER
GROSS BUILDERS	FRANKLIN FAMILY ESTATE
2620 NEW SALEM HIGHWAY	312 DRIVERS LANE
MURFREESBORO, TN 37128	GALLATIN, TN 37066
(615) 849-3233	(615) 812-6041

ZONING INFORMATION

EXISTING LAND USE:	AGRICULTURAL AND WOODLANDS
PROPOSED LAND USE:	MULTI-FAMILY
EXISTING ZONE:	MU
ACREAGE:	31.34 AC.
SITE DENSITY PERMITTED:	/3,000 SQ. FT. = 455 UNITS
PROVIDED:	444 UNITS

BULK REGULATIONS	MULTI-FAMILY
MINIMUM SITE SIZE:	5 ACRES
PROVIDED:	(31.34 AC.)
MINIMUM LOT AREA:	6,000 SQ. FT.
MINIMUM LOT WIDTH:	60 FT.
MINIMUM BUILDING SETBACK	
FRONT YARD:	20 FT.
SIDE YARD:	10 FT.
REAR YARD:	15 FT.
MINIMUM BUILDING SETBACK (COLLECTOR):	N/A
SITE AREA PER UNIT REQUIRED:	3,000 SQ. FT.
(PROVIDED):	(3,007 SQ. FT.)
MAXIMUM BUILDING HEIGHT:	40 FT. (AS APPROVED BY CITY COUNCIL)
(PROVIDED):	37'-0 8/8"
MAXIMUM FLOOR AREA RATIO ALLOWED:	N/A
(PROVIDED):	0.43
MAXIMUM COVERAGE:	N/A
(PROVIDED):	210,510 SQ. FT./ 1,365,170 SQ. FT. = 15.4%

OPEN SPACE CALCULATIONS

	MULTI-FAMILY
BUILDING COVERAGE:	217,774 SQ. FT. (16.0%)
HARD SURFACE:	426,810 SQ. FT. (31.2%)
OPEN SPACE:	702,810 SQ. FT. (52.8%)

BUFFER YARD REQUIREMENTS

ZONE MU ADJACENT TO PLATTED/DEVELOPED ZONE MU:	10'
ZONE MU ADJACENT TO PLATTED/DEVELOPED ZONE PGC:	25'

PARKING REQUIREMENTS

	MULTI-FAMILY
SPACES:	2 PER DWELLING UNIT
SPACES REQUIRED:	888
REGULAR SPACES PROVIDED:	788 (INCL. 18 ACCESSIBLE)
ACCESSIBLE PARKING REQUIRED:	18 (2% ~~OF TOTAL~~)
GARAGE SPACES PROVIDED:	100
TOTAL SPACES PROVIDED:	888

ESTIMATED SCHEDULE OF DEVELOPMENT
MULTI-FAMILY DEVELOPMENT TO BEGIN IN SEPT. OF 2015 AND BE COMPLETED IN SEPT. OF 2018.

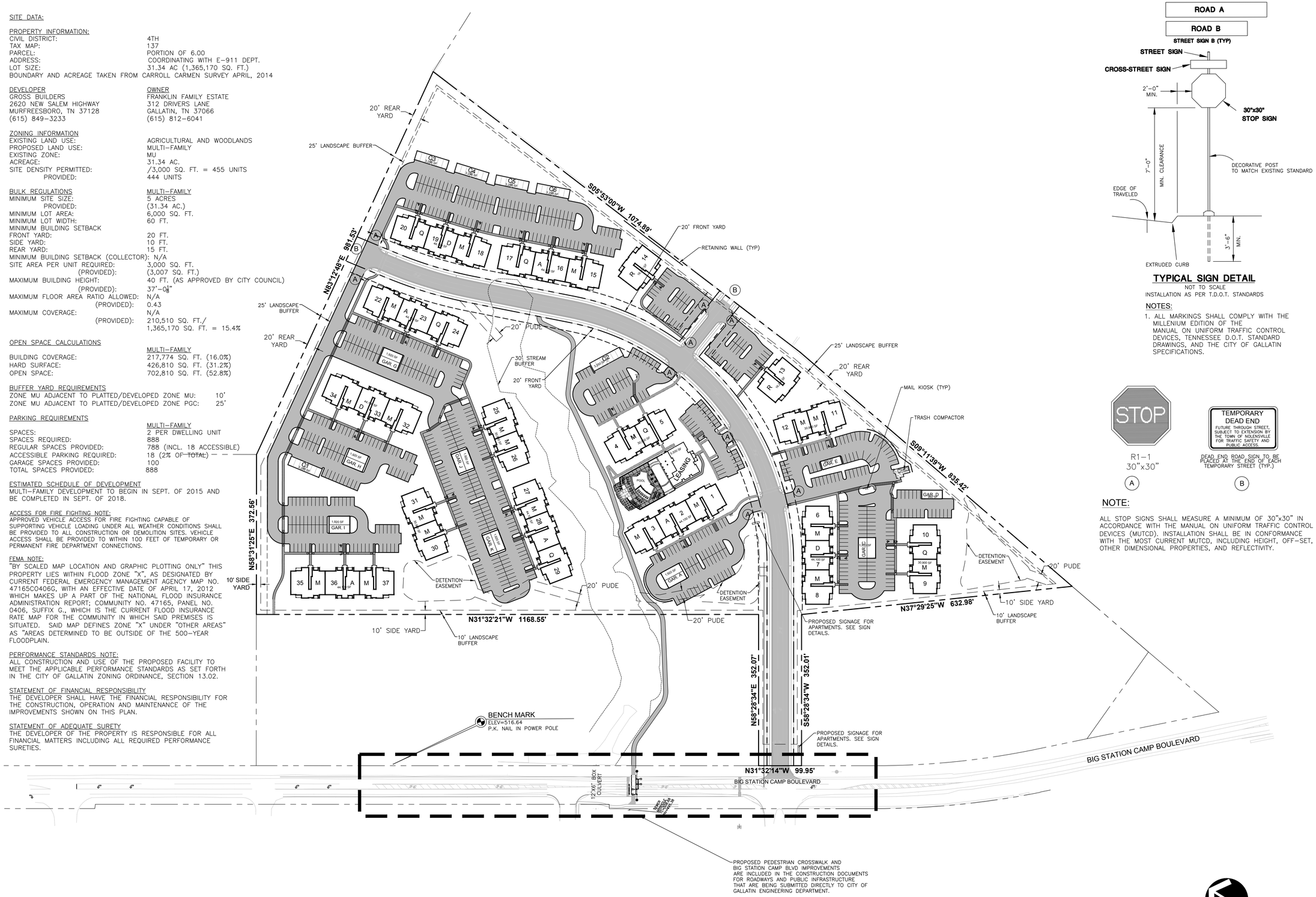
ACCESS FOR FIRE FIGHTING NOTE:
APPROVED VEHICLE ACCESS FOR FIRE FIGHTING CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS.

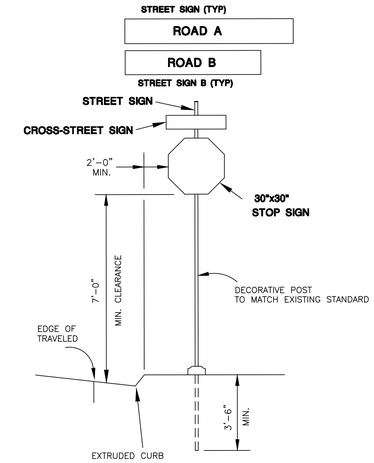
FEMA NOTE:
"BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY" THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47165C0406G, WITH AN EFFECTIVE DATE OF APRIL 17, 2012 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47165, PANEL NO. 0406, SUFFIX G., WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS "AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.

PERFORMANCE STANDARDS NOTE:
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.

STATEMENT OF FINANCIAL RESPONSIBILITY
THE DEVELOPER SHALL HAVE THE FINANCIAL RESPONSIBILITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE IMPROVEMENTS SHOWN ON THIS PLAN.

STATEMENT OF ADEQUATE SURETY
THE DEVELOPER OF THE PROPERTY IS RESPONSIBLE FOR ALL FINANCIAL MATTERS INCLUDING ALL REQUIRED PERFORMANCE SURETIES.





TYPICAL SIGN DETAIL

NOT TO SCALE
INSTALLATION AS PER T.D.O.T. STANDARDS

NOTES:

1. ALL MARKINGS SHALL COMPLY WITH THE MILLENIUM EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, TENNESSEE D.O.T. STANDARD DRAWINGS, AND THE CITY OF GALLATIN SPECIFICATIONS.

R1-1
30"x30"
(A)

DEAD END ROAD SIGN TO BE PLACED AT THE END OF EACH TEMPORARY STREET (TYP.)
(B)

NOTE:

ALL STOP SIGNS SHALL MEASURE A MINIMUM OF 30"x30" IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). INSTALLATION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT MUTCD, INCLUDING HEIGHT, OFF-SET, OTHER DIMENSIONAL PROPERTIES, AND REFLECTIVITY.

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FINAL MASTER DEVELOPMENT PLAN
REVERE APARTMENTS
FOR
GROSS BUILDERS
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

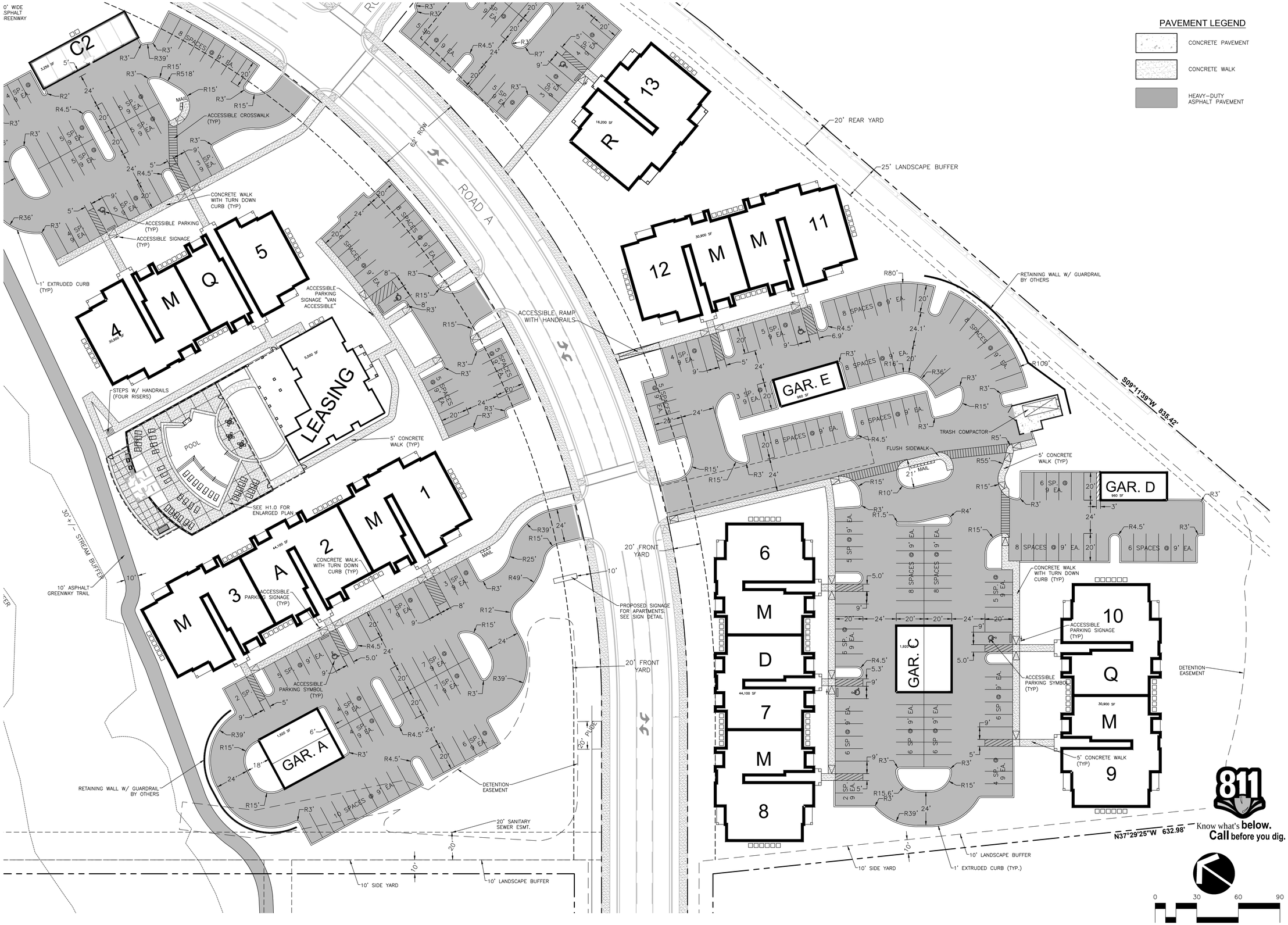
REV.	DATE	REVISIONS
4	07/16/15	(JDK) REV. PER STAFF COMMENTS

JOB NO.	WK. ORDER 04-046 9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	1"=100'
DATE:	JUNE 24, 2015

OVERALL LAYOUT AND SIGNAGE PLAN

C1.0

G:\04046-BERG-COVE ENGINEERING\PLAN SHEETS\SITE PLAN\C1.0 BERG SITE OVLY LAYT.DWG
PLOTTED BY DAVID KIRKHAM ON: 7/16/2015 2:28 PM LAST UPDATED BY L.KILGORE ON: 7/16/2015 12:36 PM



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REVERE APARTMENTS

FOR

GROSS BUILDERS

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

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WK. ORDER	9835
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DRAWN:	D.KIRKHAM
SCALE:	1"=30'
DATE:	JUNE 24, 2015

ENLARGED LAYOUT PLAN

C1.1

G:\RAMI-BERR\CIVIL ENGINEERING\PLAN SHEET\SITE PLAN\C1.1 MASTER LAYOUT SIGN.DWG
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Know what's **below.** **Call** before you dig.

0 30 60 90

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REVERE APARTMENTS

FOR

GROSS BUILDERS

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	REVISIONS
0	07/16/15 (JDK) STAFF COMMENTS

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SCALE:	1"=30'
DATE:	JUNE 24, 2015

ENLARGED LAYOUT PLAN

C1.2

G:\9835-REVI-CON\ENGINEERING\PLAN SHEETS\SITE PLAN\SITE-1 9835 SITLAYOUT SIGN.DWG
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FINAL MASTER DEVELOPMENT PLAN

REVERE APARTMENTS

FOR

GROSS BUILDERS

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

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SCALE:	1"=30'
DATE:	JUNE 24, 2015

REVISIONS
07/16/15 (JDK) REV. PER STAFF COMMENTS

ENLARGED LAYOUT PLAN

C1.3

G:\RAN-MRS\1-CIVIL ENGINEERING\PLAN SHEETS\SITE PLAN\C1.1-SITE LAYOUT SIGN.DWG
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WK. ORDER	9835
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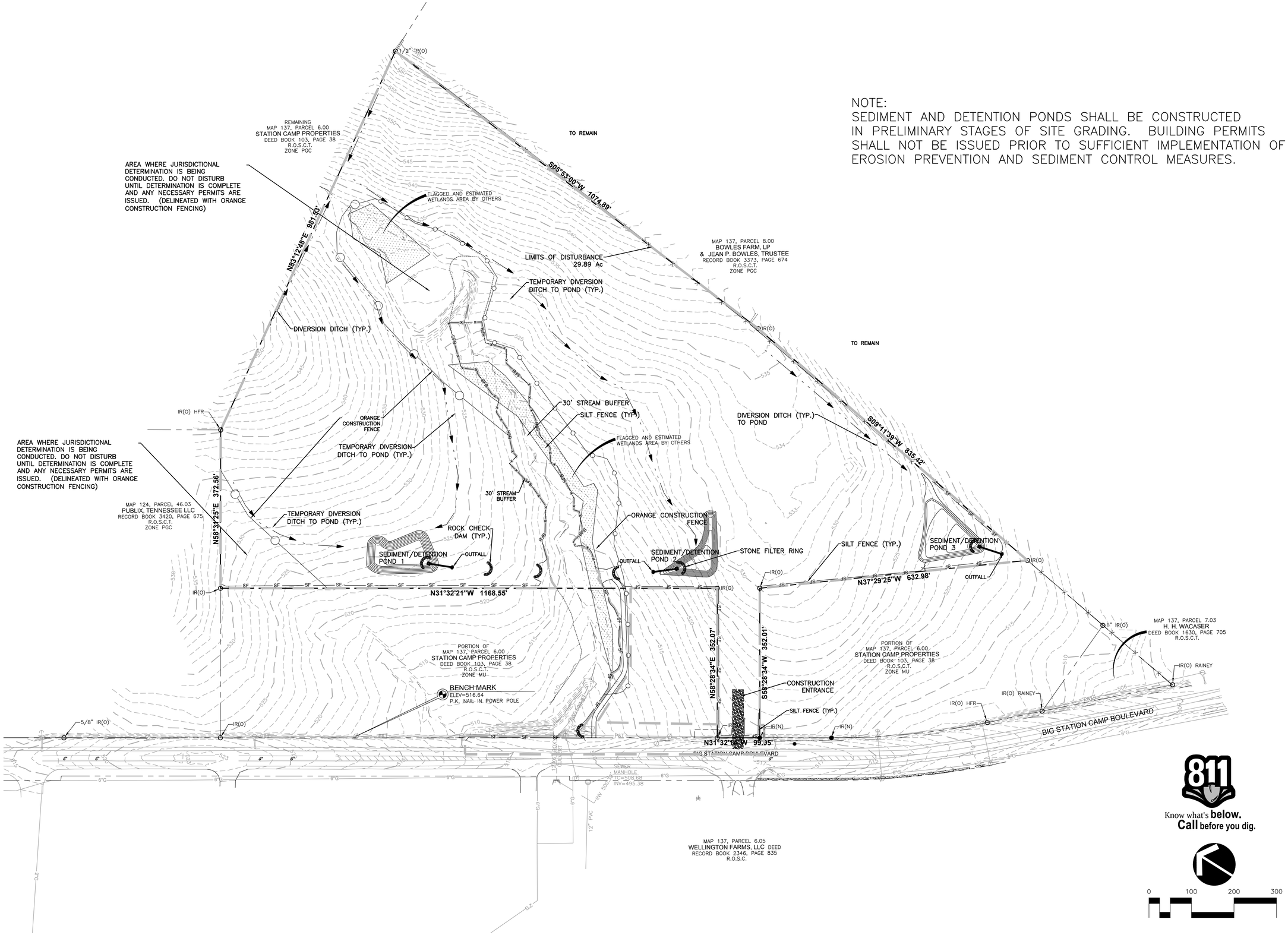
DRAWN:	D.KIRKHAM
SCALE:	1"=30'
DATE:	JUNE 24, 2015

ENLARGED LAYOUT PLAN

C1.4

G:\04046-BERG-CITY OF GALLATIN\CIVIL ENGINEERING\04-046 SITE PLAN\C1.4 LAYOUT SIGN.DWG
PLOTTED BY DAVID KIRKHAM ON: 7/16/2015 2:28 PM LAST UPDATED BY: LJK ON: 7/16/2015 12:37 PM

NOTE:
SEDIMENT AND DETENTION PONDS SHALL BE CONSTRUCTED IN PRELIMINARY STAGES OF SITE GRADING. BUILDING PERMITS SHALL NOT BE ISSUED PRIOR TO SUFFICIENT IMPLEMENTATION OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES.



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SCALE:	1"=100'
DATE:	JUNE 24, 2015

07/16/15 (JDK) REV. PER STAFF COMMENTS
REVISIONS

INITIAL EROSION CONTROL PLAN

C2.1

G:\0446-BGR\-CIVIL ENGINEERING\PLAN SHEETS\SITE PLAN\C2.0 BGS LET MYF ER.DWG
PLOTTED BY DAVID KIRKHAM ON: 7/16/2015 2:29 PM LAST UPDATED BY JDK ON: 7/16/2015 2:02 PM

NOTE:
SEDIMENT AND DETENTION PONDS SHALL BE CONSTRUCTED IN PRELIMINARY STAGES OF SITE GRADING. BUILDING PERMITS SHALL NOT BE ISSUED PRIOR TO SUFFICIENT IMPLEMENTATION OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES.

*DRAINAGE STRUCTURE SCHEDULE
SEE SHEET C5.1

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SCALE:	1"=60'
DATE:	JUNE 24, 2015

07/16/15 (JDK) REV. PER TAPP COMMENTS
REVISIONS

OVERALL GRADING PLAN

C3.0

G:\0046-BERI (CHA, ENGINEERING)\PLAN SHEETS\SITE PLAN\C3.0 GRDG SITE (DWG DRAWING)
PLOTTED BY DAVID KIRKHAM ON: 7/16/2015 2:36 PM LAST UPDATED BY JON ON: 7/16/2015 1:36 PM

NOTE:
ROADWAY AND PUBLIC INFRASTRUCTURE PLANS TO BE SUBMITTED DIRECTLY TO CITY OF GALLATIN ENGINEERING DEPARTMENT.

NOTE:
SEDIMENT AND DETENTION PONDS SHALL BE CONSTRUCTED IN PRELIMINARY STAGES OF SITE GRADING. BUILDING PERMITS SHALL NOT BE ISSUED PRIOR TO SUFFICIENT IMPLEMENTATION OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES.

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LAWRENCE J. KILGORE
REGISTERED ENGINEER
NO. 108400
STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN
REVERE APARTMENTS
FOR
GROSS BUILDERS
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	1"=30'
DATE:	JUNE 24, 2015
REVISIONS	

ENLARGED GRADING PLAN

C3.1

C:\RAGAN-SERVI-CIVIL ENGINEERS\PROJ\PLAN SHEET\SITE PLAN\C3.1 MSS ST GRAD DRAIN.DWG
PLOTTED BY DAVID KIRKHAM ON: 7/10/2015 4:43 PM LAST UPDATED BY JOR ON: 7/10/2015 4:41 PM

NOTE:
ROADWAY AND PUBLIC INFRASTRUCTURE PLANS TO BE SUBMITTED DIRECTLY TO CITY OF GALLATIN ENGINEERING DEPARTMENT.

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JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	1"=30'
DATE:	JUNE 24, 2015

REVISIONS

ENLARGED GRADING PLAN

C3.2

G:\RAMI-WRD\1-CIVIL ENGINEERING\PLAN SHEETS\SITE PLAN\C3.1 GRADE DRAIN.DWG
PLOTTED BY: DAVID KIRKHAM ON: 7/10/2015 2:43 PM LAST UPDATED BY: JON CH. 7/10/2015 2:43 PM

NOTE:
ROADWAY AND PUBLIC INFRASTRUCTURE PLANS TO BE SUBMITTED DIRECTLY TO CITY OF GALLATIN ENGINEERING DEPARTMENT.

NOTE:
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FINAL MASTER DEVELOPMENT PLAN
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CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	1"=30'
DATE:	JUNE 24, 2015
REVISIONS	

ENLARGED GRADING PLAN

C3.3

G:\0046-BERI-CHA, ENGINEERING\PLAN SHEETS\SITE PLAN\C3.1-9D5-ST-GRAD-PLAN.DWG
PLOTTED BY: DAVID KIRKHAM ON: 7/16/2015 2:43 PM LAST UPDATED BY: JON ON: 7/16/2015 2:41 PM

NOTE:
SEDIMENT AND DETENTION PONDS SHALL BE CONSTRUCTED IN PRELIMINARY STAGES OF SITE GRADING. BUILDING PERMITS SHALL NOT BE ISSUED PRIOR TO SUFFICIENT IMPLEMENTATION OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES.

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CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	WK. ORDER 9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	1"=30'
DATE:	JUNE 24, 2015
REVISIONS	

ENLARGED GRADING PLAN

C3.4

G:\RAGAN-NEW\-CIVIL ENGINEERING\PLAN SHEETS\SITE PLAN\C3.3 MSD SITE GRAD DRAIN.DWG
PLOTTED BY DAVID KIRKHAM ON 7/10/2015 2:46 PM LAST UPDATED BY JOR.CAN 7/10/2015 2:41 PM

FINAL STABILIZATION NOTE
ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED/STRAW, SODDING, MULCH, OR OTHER APPROVED MEANS.

811
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FOR
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FOR
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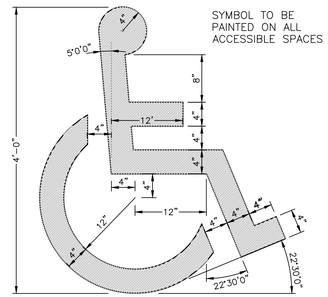
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	WK. ORDER 9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	1"=60'
DATE:	JUNE 24, 2015

07/16/15 (JDK) REV. PER MAT COMMENTS
REVISIONS

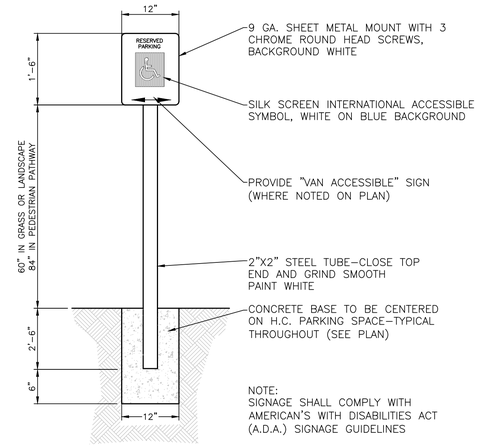
FINAL EROSION CONTROL

C3.5



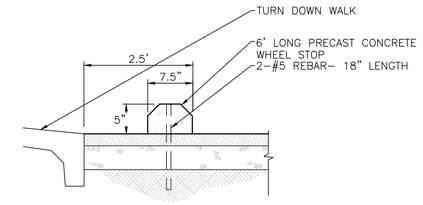
PAINTED ACCESSIBLE SYMBOL

NOT TO SCALE



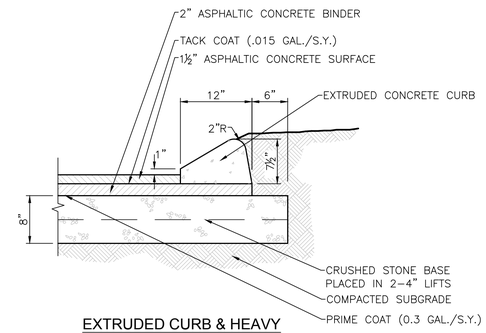
EXTERIOR ACCESSIBLE SIGN

NOT TO SCALE



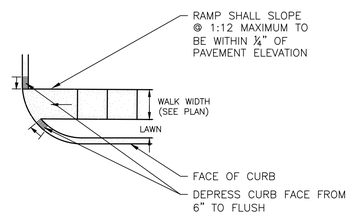
PRECAST CONCRETE WHEEL STOP

NOT TO SCALE



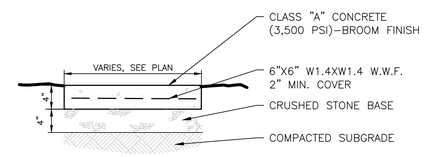
EXTRUDED CURB & HEAVY DUTY PAVEMENT

NOT TO SCALE



ACCESSIBLE RAMP

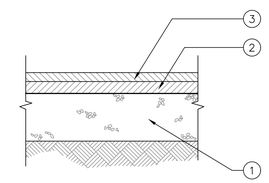
NOT TO SCALE



NOTE:
CONTROL JOIN EVERY 5', EXPANSION JOINT EVERY 25', UNLESS OTHERWISE NOTED.

CONCRETE WALK

NOT TO SCALE



NOTES:

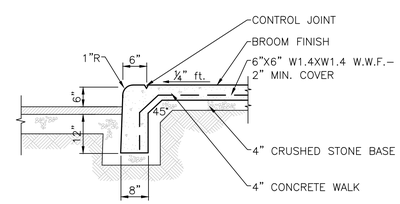
1. THIS PAVEMENT SECTION IS BASED ON TYPICAL AREA SOIL TYPES, SITE CONDITIONS AND LOADING. CONTRACTOR SHALL REFER TO GEOTECHNICAL STUDY FOR SITE SPECIFIC PAVEMENT RECOMMENDATIONS.
2. REFER TO "TDOT STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION" FOR PAVING MATERIALS AND SPECIFICATIONS.

HEAVY DUTY PAVEMENT

NOT TO SCALE

PROPOSED PAVEMENT SCHEDULE

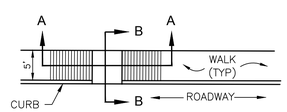
	MATERIAL	THICKNESS (INCHES)	TDOT GRADING
1.	AGGREGATE BASE	8	C or D
2.	ASPHALT BASE	2	B–M
3.	ASPHALT SURFACE	1.5	E



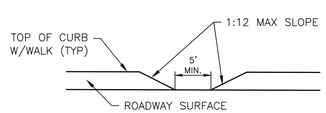
NOTE:
CONTROL JOINT EVERY 5', EXPANSION JOINT EVERY 25', UNLESS OTHERWISE NOTED.

CONCRETE WALK & TURN DOWN CURB

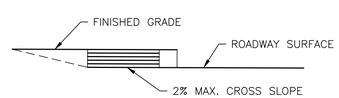
NOT TO SCALE



PLAN



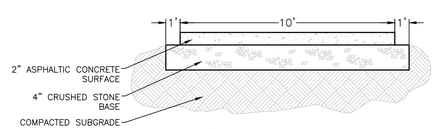
SECTION A-A



SECTION B-B

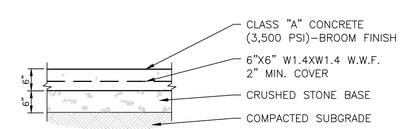
ACCESSIBLE RAMP

NOT TO SCALE



GREENWAY PAVEMENT

NOT TO SCALE



NOTE:
CONTROL JOIN EVERY 5', EXPANSION JOINT EVERY 25', UNLESS OTHERWISE NOTED.

CONCRETE PAVEMENT

NOT TO SCALE

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FINAL MASTER DEVELOPMENT PLAN

REVERE APARTMENTS

FOR

GROSS BUILDERS

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

REVISIONS	
1	07/16/15 (JDK) REV. PER STAFF COMMENTS
2	----
3	----
4	----
5	----

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	N.T.S.
DATE:	JUNE 24, 2015

CIVIL DETAILS

C5.0

G:\RAMS-MERV\-CIVIL ENGINEERING\PLAN SHEETS\SITE PLAN\DWGS\5-9935 ST CIV DETAILS.DWG
PLOTTED BY DAVID KIRKHAM ON 7/16/2015 2:31 PM LAST UPDATED BY JDKCIN 7/16/2015 1:47 PM

DRAINAGE STRUCTURE SCHEDULE

NO.	TYPE*	CASTING	RIM	INVERTS
1	HEADWALL	---	---	512.55 (2)
2	SINGLE CURB INLET	3300	516.20	512.70 (1) 512.70 (4) 512.70 (3)
3	SINGLE CURB INLET	3300	516.64	513.00 (2)
4	SINGLE CURB INLET	3300	523.51	519.41 (2) 519.61 (5)
5	SINGLE CURB INLET	3300	523.52	520.00 (4)
6	HEADWALL	---	---	519.23 (7)
7	DOUBLE CURB INLET	3300	526.87	519.57 (6) 522.77 (8) 519.77 (9)
8	DOUBLE CURB INLET	3300	526.67	523.16 (7)
9	SINGLE CURB INLET	3300	528.39	521.66 (7) 524.56 (11) 521.86 (12) 523.05 (10)
10	SINGLE GRATE INLET	4310	527.68	523.55 (9) 523.55 (81)
11	SINGLE CURB INLET	3300	528.45	524.95 (9)
12	SINGLE CURB INLET	3300	530.22	523.62 (9) 524.12 (14) 524.56 (13)
13	SINGLE GRATE INLET	4310	527.92	525.10 (12)
14	SINGLE CURB INLET	3300	532.39	525.41 (12) 525.61 (19) 527.83 (15)
15	SINGLE CURB INLET	3300	532.40	528.23 (14) 528.43 (18) 528.43 (16)
16	SINGLE CURB INLET	3300	532.27	528.63 (15) 528.83 (17)
17	SINGLE CURB INLET	3300	532.28	529.07 (16)
18	SINGLE CURB INLET	3300	533.83	530.62 (15)
19	SINGLE CURB INLET	3300	533.94	527.11 (14) 528.41 (27) 527.31 (20)
20	SINGLE CURB INLET	3300	534.00	527.51 (19) 527.71 (21)
21	SINGLE GRATE INLET	4310	535.86	528.31 (20) 528.51 (22)
22	SINGLE GRATE INLET	4310	536.60	528.61 (21) 528.81 (23)
23	SINGLE GRATE INLET	4310	536.48	529.61 (22) 529.81 (24)
24	SINGLE GRATE INLET	4310	535.33	530.67 (23) 530.87 (25)
25	DOUBLE GRATE INLET	4310	534.79	531.29 (24) 531.74 (26)
26	SINGLE GRATE INLET	4310	536.64	533.13 (25)
27	SINGLE CURB INLET	3300	534.04	529.91 (19) 530.11 (28)
28	SINGLE CURB INLET	3300	534.04	530.50 (27)

DRAINAGE STRUCTURE SCHEDULE

NO.	TYPE*	CASTING	RIM	INVERTS
29	HEADWALL	----	---	524.80 (30)
30	DOUBLE CURB INLET	3300	532.35	526.01 (29) 526.01 (32) 528.49 (31)
31	DOUBLE CURB INLET	3300	532.35	528.88 (30)
32	SINGLE CURB INLET	3300	533.90	528.06 (30) 530.15 (34) 528.06 (33)
33	SINGLE CURB INLET	3300	533.91	528.45 (32) 530.43 (35) 528.45 (36)
34	SINGLE CURB INLET	3300	534.02	530.50 (32)
35	SINGLE CURB INLET	3300	534.52	531.00 (33)
36	HEADWALL	----		529.00 (33)
37	HEADWALL	----	---	520.00 (38)
38	DOUBLE GRATE INLET	4310	528.87	520.42 (37) 520.42 (39)
39	SINGLE GRATE INLET	4310	530.72	521.73 (38) 521.73 (41) 523.76 (40)
40	DOUBLE GRATE INLET	4310	529.55	526.00 (39)
41	SINGLE GRATE INLET	4310	530.18	522.21 (39) 522.71 (42)
42	SINGLE GRATE INLET	4310	530.95	523.17 (41) 523.17 (43)
43	SINGLE GRATE INLET	4310	528.53	525.00 (42) 525.00 (44)
44	SINGLE GRATE INLET	4310	528.85	525.25 (43) 525.25 (45)
45	SINGLE GRATE INLET	4310	530.82	527.68 (44) 527.88 (46)
46	SINGLE GRATE INLET	4310	532.57	529.00 (45)
47	HEADWALL	----	---	519.19 (48)
48	SINGLE GRATE INLET	4310	525.09	519.50 (47)
49	HEADWALL	----	---	514.00 (50)
50	SINGLE GRATE INLET	4310	522.97	519.65 (51) 514.62 (52) 514.42 (49)
51	SINGLE GRATE INLET	4310	523.95	520.45 (50)
52	SINGLE GRATE INLET	4310	524.00	515.64 (50) 515.84 (53)
53	OUTLET CONTROL STRUCTURE	SEE DETAIL, SHEET C5.2		
54	HEADWALL	----	---	516.50 (55)
55	SINGLE GRATE INLET	4310	525.04	517.08 (54) 517.08 (56)
56	SINGLE GRATE INLET	4310	525.60	517.48 (55) 517.58 (57)

SEE DETAIL, SHEET C5.2 AS SHOWN

DRAINAGE STRUCTURE SCHEDULE

NO.	TYPE*	CASTING	RIM	INVERTS
57	OUTLET CONTROL STRUCTURE	SEE DETAIL, SHEET C5.2		
58	HEADWALL	---	---	520.08 (59)
59	SINGLE GRATE INLET	4310	525.97	520.46 (58) 520.96 (60)
60	SINGLE GRATE INLET	4310	526.05	521.85 (59) 522.05 (61)
61	SINGLE GRATE INLET	4310	528.52	523.50 (60) 523.70 (65) 524.50 (62)
62	SINGLE GRATE INLET	4310	529.75	525.54 (61) 525.74 (63)
63	DOUBLE GRATE INLET	4310	531.73	528.03 (62) 528.23 (64)
64	SINGLE GRATE INLET	4310	534.72	531.20 (63)
65	SINGLE GRATE INLET	4310	530.10	526.00 (61) 526.50 (68) 526.50 (66)
66	SINGLE GRATE INLET	4310	531.80	527.58 (65) 527.78 (67)
67	SINGLE GRATE INLET	4310	534.70	531.19 (66)
68	SINGLE GRATE INLET	4310	530.82	527.12 (65) 527.32 (69)
69	SINGLE GRATE INLET	4310	533.50	529.80 (68) 530.00 (70)
70	SINGLE GRATE INLET	4310	534.77	531.27 (69)
71	HEADWALL ---	---	---	523.50 (72)
72	DOUBLE GRATE INLET	4310	528.13	524.13 (71) 524.63 (73)
73	SINGLE GRATE INLET	4310	530.63	525.65 (72) 526.60 (76) 525.85 (74)
74	SINGLE GRATE INLET	4310	531.65	526.80 (73) 527.00 (75)
75	SINGLE GRATE INLET	4310	535.56	532.05 (74)
76	SINGLE GRATE INLET	4310	533.29	529.79 (73)
77	HEADWALL ---	---	---	516.14 (78)
78	OUTLET CONTROL STRUCTURE	SEE DETAIL, SHEET C5.2		
79	HEADWALL ---	---	---	521.00 (80)
80	DOUBLE GRATE INLET	4310	524.97	521.30 (79)
81	SINGLE GRATE INLET	4310	527.15	524.15 (10)

NOTE:
ALL CASTINGS TO BE JOHN BOUCHARD & SONS OR EQUAL

PIPE TABLE

LINE	SIZE/TYPE	LENGTH	SLOPE
1–2	18" RCP	15'	0.99%
2–3	18" RCP	41'	0.73%
2–4	18" RCP	232'	2.89%
4–5	18" RCP	39'	1.01%
6–7	30" RCP	34'	1.01%
7–8	18" RCP	39'	1.00%
7–9	30" RCP	189'	1.00%
9–10	15" RCP	50'	1.01%
9–11	18" RCP	39'	1.00%
9–12	30" RCP	176'	1.00%
10–81	15" RCP	61'	0.99%
12–13	15" RCP	104'	0.52%
12–14	30" RCP	209'	0.62%
14–15	18" RCP	39'	1.02%
14–19	30" RCP	150'	1.00%
15–16	15" RCP	20'	1.02%
15–18	15" RCP	27'	8.09%
16–17	15" RCP	24'	1.01%
19–20	30" RCP	39'	0.51%
19–27	18" RCP	150'	1.00%
20–21	24" RCP	110'	0.54%
21–22	24" RCP	20'	0.51%
22–23	24" RCP	158'	0.51%
23–24	18" RCP	86'	1.00%
24–25	18" RCP	42'	1.00%

PIPE TABLE

LINE	SIZE/TYPE	LENGTH	SLOPE
25–26	15" RCP	138'	1.01%
27–28	18" RCP	39'	1.00%
29–30	48" RCP	121'	1.00%
30–31	18" RCP	38'	1.01%
30–32	48" RCP	205'	1.00%
32–33	48" RCP	39'	1.01%
32–34	18" RCP	34'	1.02%
33–35	18" RCP	33'	1.72%
33–36	48" RCP	54'	1.02%
37–38	24" RCP	43'	0.98%
38–39	24" RCP	131'	1.00%
39–40	18" RCP	224'	1.00%
39–41	24" RCP	48'	1.00%
41–42	18" RCP	46'	0.99%
42–43	18" RCP	181'	1.01%
43–44	18" RCP	25'	1.02%
44–45	18" RCP	183'	1.33%
45–46	15" RCP	112'	1.00%
47–48	15" RCP	31'	0.99%
49–50	36" RCP	42'	1.00%
50–51	15" RCP	80'	1.00%
50–52	36" RCP	108'	0.94%
52–53	30" RCP	31'	0.52%
54–55	36" RCP	107'	0.54%
55–56	36" RCP	80'	0.50%

PIPE TABLE

LINE	SIZE/TYPE	LENGTH	SLOPE
56–57	24" RCP	83'	0.51%
58–59	30" RCP	38'	1.00%
59–60	24" RCP	89'	1.00%
60–61	24" RCP	130'	1.12%
61–62	18" RCP	104'	1.00%
61–65	24" RCP	226'	1.02%
62–63	18" RCP	101'	2.27%
63–64	15" RCP	104'	2.86%
65–66	18" RCP	69'	1.56%
65–68	18" RCP	44'	1.42%
66–67	15" RCP	153'	2.23%
68–69	15" RCP	116'	2.13%
69–70	15" RCP	97'	1.31%
71–72	18" RCP	51'	1.23%
72–73	18" RCP	79'	1.29%
73–74	18" RCP	95'	1.00%
73–76	15" RCP	139'	2.29%
74–75	15" RCP	85'	5.93%
77–78	24" RCP	36'	1.00%
79–80	18" RCP	27'	1.12%

NOTE:
ALL PIPES TO BE RCP CLASS III
UNLESS OTHERWISE NOTED.

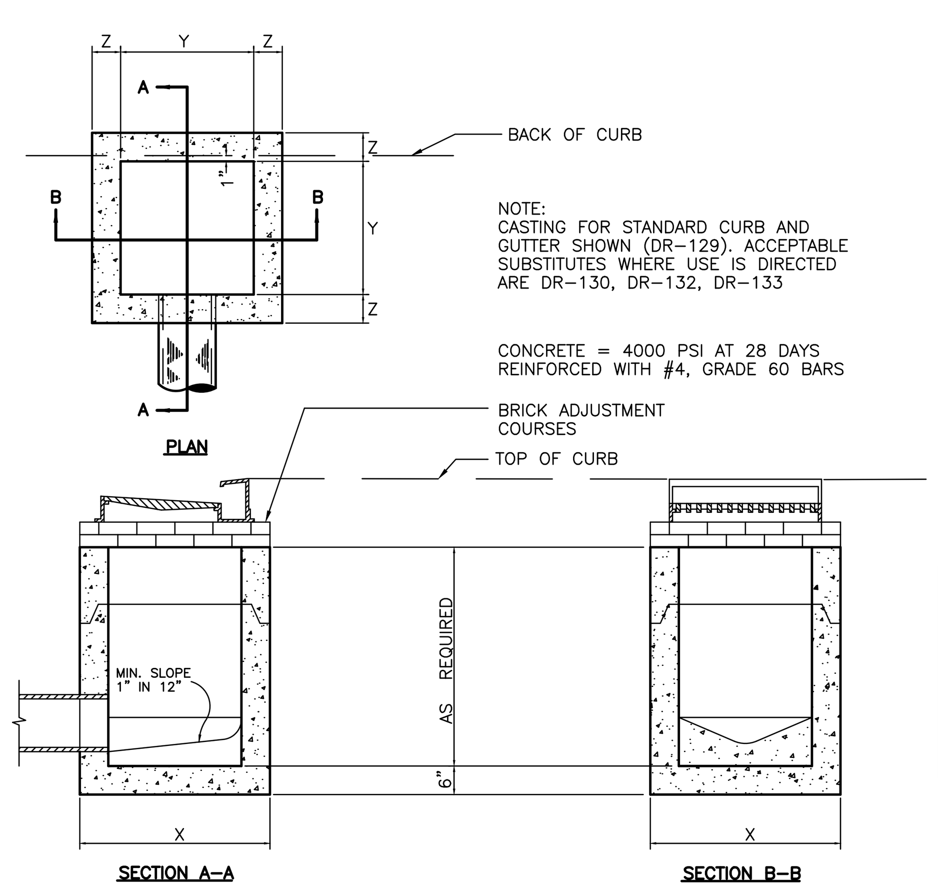


TABLE OF DIMENSIONS			
PIPE SIZES	X	Y	Z
18"	40"	28"	6"
24"	48"	32"	8"
30"	64"	48"	8"
36"	78"	62"	8"
42"	78"	62"	8"
48"	88"	72"	8"

SINGLE INLET (PRECAST)
NOT TO SCALE
SEE TABLE FOR MINIMUM DIMENSION
BASED ON PIPE SIZE

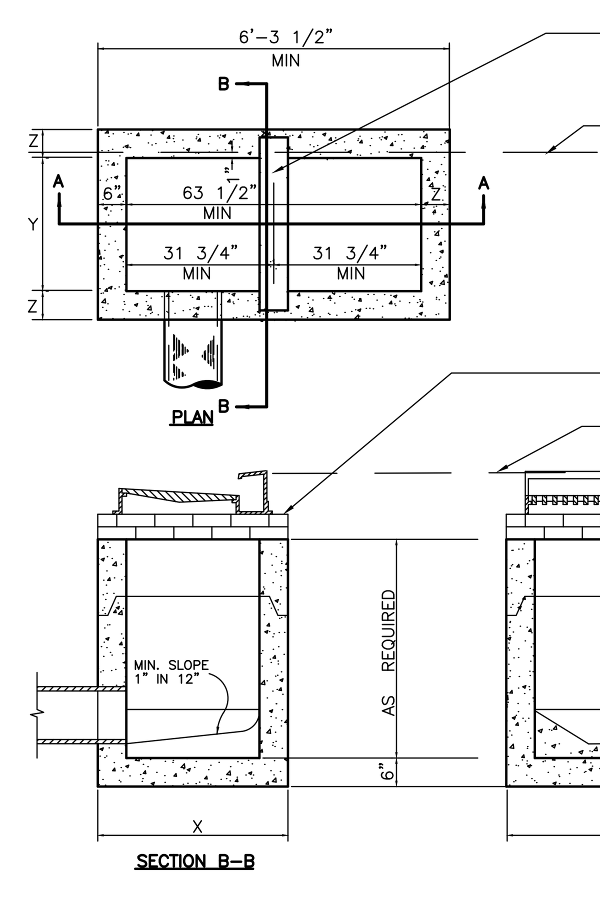
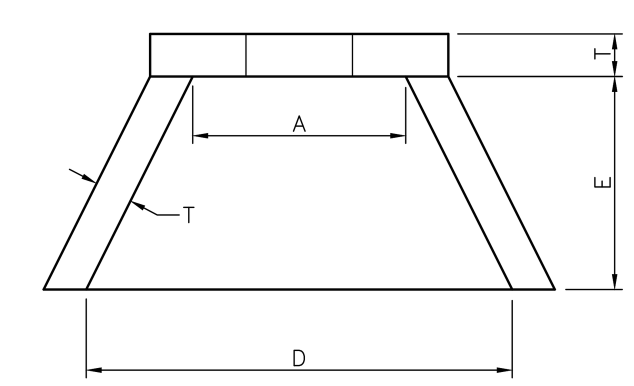


TABLE OF DIMENSIONS			
PIPE SIZES	X	Y	Z
18"	40"	28"	6"
24"	48"	32"	8"
30"	64"	48"	8"
36"	78"	62"	8"
42"	78"	62"	8"
48"	88"	72"	8"

DOUBLE INLET (PRECAST)
NOT TO SCALE
SEE TABLE FOR MINIMUM DIMENSION
BASED ON PIPE SIZE

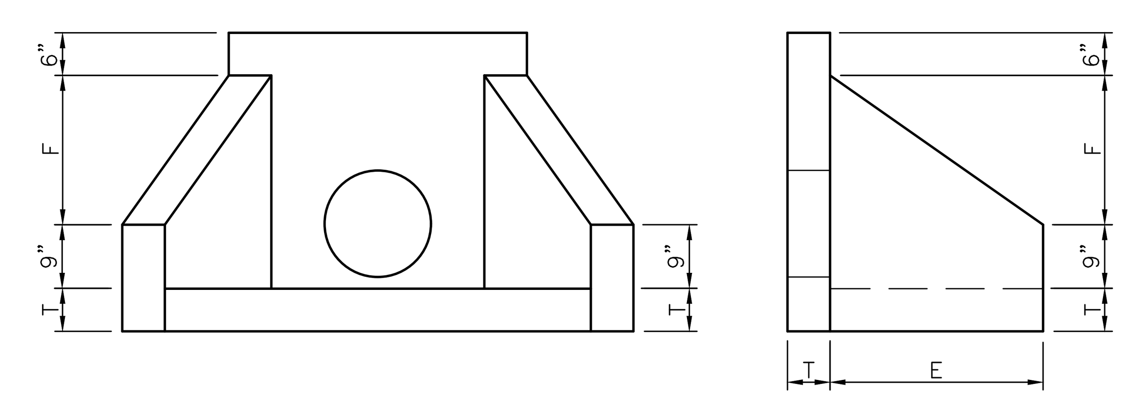


TOP VIEW

CONCRETE: 4000 PSI AT 28 DAYS
REINFORCED WITH NO. 4 BARS 10"C.C.
EACH WAY WITH WINGS AND TOE SLAB
DOGWELLED TO HEADWALL WITH NO.5 BARS.

¾" CHAMFER ON ALL EXPOSED EDGES

TABLE OF DIMENSIONS					
PIPE SIZES	A	D	E	F	T (MIN.)
15"	2'–6"	5'–0"	2'–6"	1'–9"	6"
18"	2'–6"	5'–0"	2'–6"	1'–9"	6"
21"	2'–6"	5'–0"	2'–6"	1'–9"	6"
24"	4'–0"	6'–6"	3'–0"	3'–3"	6"
30"	4'–0"	6'–6"	3'–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"



FRONT VIEW SIDE VIEW

METRO STANDARD DR–160

CONCRETE HEADWALL
NOT TO SCALE

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STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN
REVERE APARTMENTS
FOR
GROSS BUILDERS
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

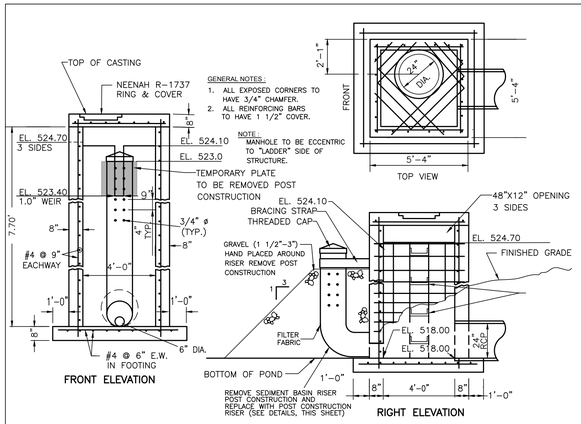
REVISIONS
1 07/16/15 (JDK) REV. PER STAFF COMMENTS

JOB NO. 04-046
WK. ORDER 9835
DESIGNED: J.KILGORE
DRAWN: D.KIRKHAM
SCALE: NTS
DATE: JUNE 24, 2015

CIVIL DETAILS

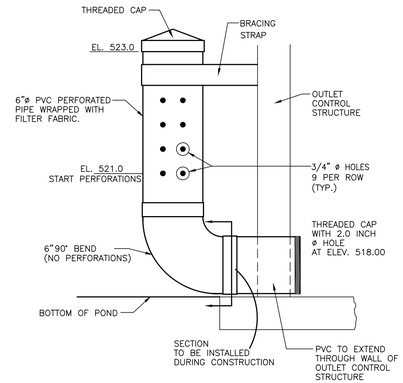
C5.1

G:\04046-9835\1-CIVIL ENGINEERING\PLAN SHEETS\SITE PLANS\C5.1 9535 ST CVL DETAILS.DWG
PLOTTED BY DAVID KIRKHAM ON: 7/16/2015 2:32 PM LAST UPDATED BY JDK ON: 7/16/2015 1:47 PM



OUTLET CONTROL STRUCTURE

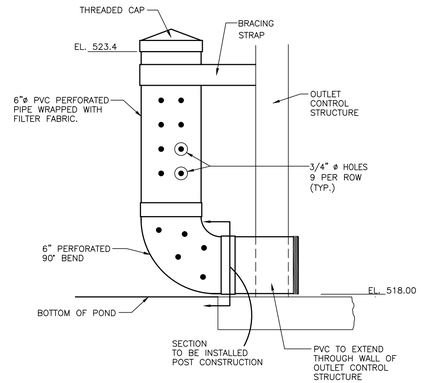
POND 1



SEDIMENT BASIN RISER DETAIL

NOT TO SCALE

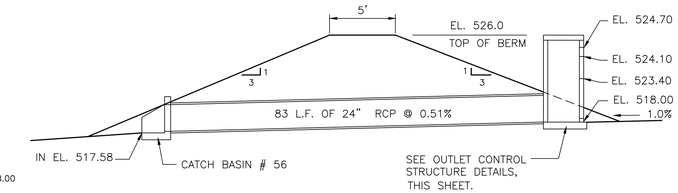
POND 1



POST-CONSTRUCTION RISER DETAIL

NOT TO SCALE

POND 1

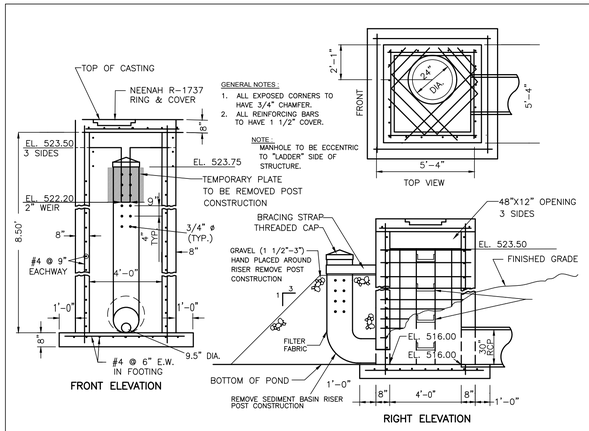


BERM/OUTLET DRAINAGE SECTION DETENTION POND

NOT TO SCALE

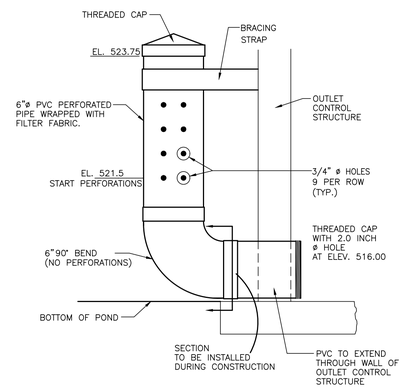
POND 1

POND 1



OUTLET CONTROL STRUCTURE

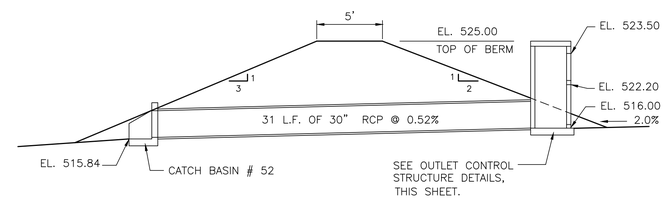
POND 2



SEDIMENT BASIN RISER DETAIL

NOT TO SCALE

POND B

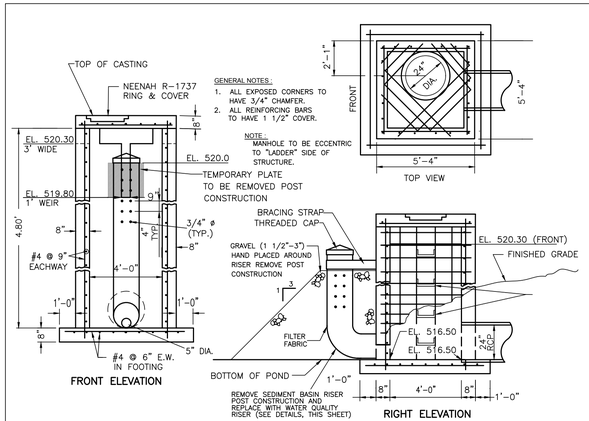


BERM/OUTLET DRAINAGE SECTION DETENTION POND

NOT TO SCALE

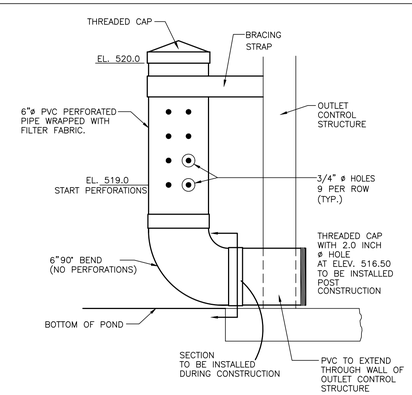
POND 2

POND 2



OUTLET CONTROL STRUCTURE

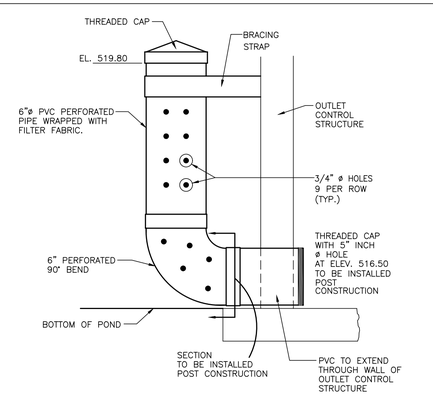
POND 3



SEDIMENT BASIN RISER DETAIL

NOT TO SCALE

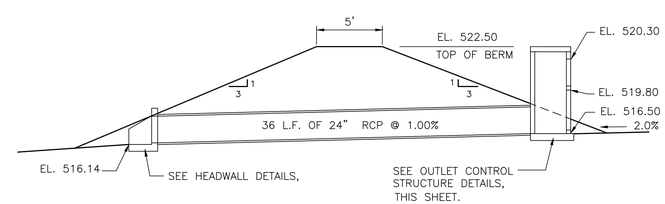
POND 3



POST-CONSTRUCTION RISER DETAIL

NOT TO SCALE

POND 3



BERM/OUTLET DRAINAGE SECTION DETENTION POND

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POND 3

POND 3

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FINAL MASTER DEVELOPMENT PLAN

REVERE APARTMENTS

FOR

GROSS BUILDERS

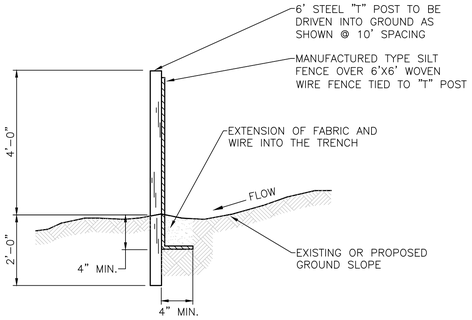
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	NTS
DATE:	JUNE 24, 2015
REVISIONS	

CIVIL DETAILS

C5.2

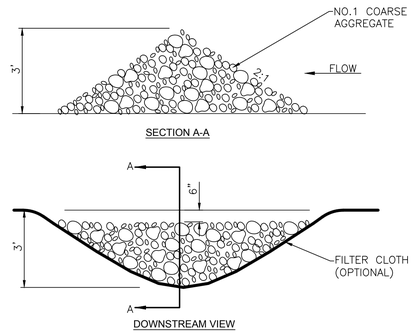
Q:\9835-REV-COVL ENGINEERING\PLAN SHEETS\RTF FILA\NOCA 2 9835 ST CVL DETAIL 5.DWG
PLOTTED BY DAVID KIRKHAM ON: 7/10/2015 2:32 PM LAST UPDATED BY LJK ON 6/23/2015 10:36 AM



TO BE INSTALLED AS NOTED ON PLAN BEFORE COMMENCING GRADING OPERATION AND LEFT IN PLACE UNTIL A GOOD STAND OF GRASS IS ESTABLISHED OVER ALL DISTURBED AREAS.

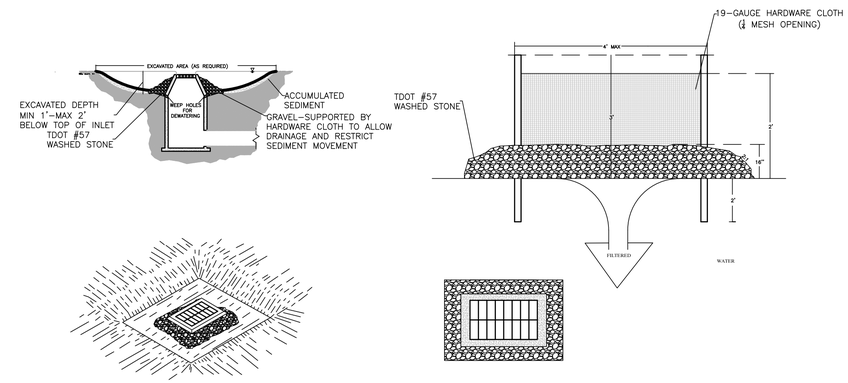
EROSION/SILTATION FENCE

NOT TO SCALE



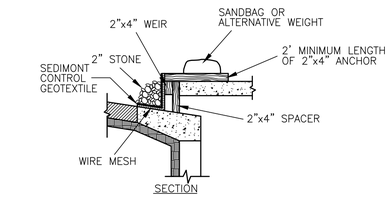
ROCK CHECK DAM

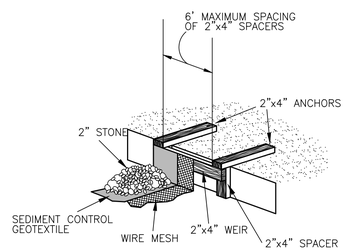
NOT TO SCALE



INLET PROTECTION

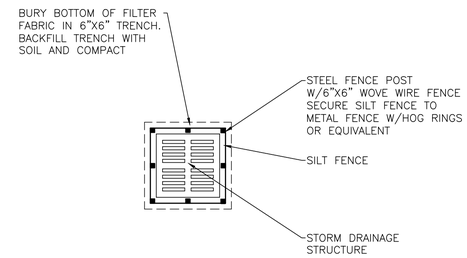
NOT TO SCALE





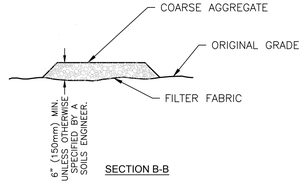
CURB INLET PROTECTION W/ FABRIC FENCE

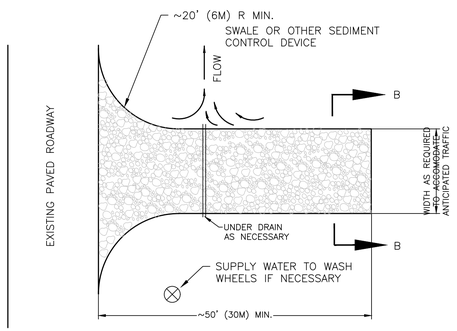
NOT TO SCALE



INLET PROTECTION W/FABRIC FENCE

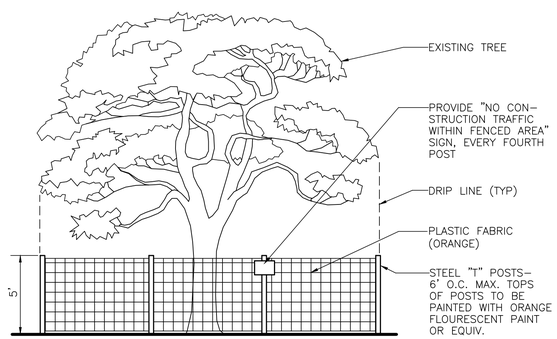
NOT TO SCALE





STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



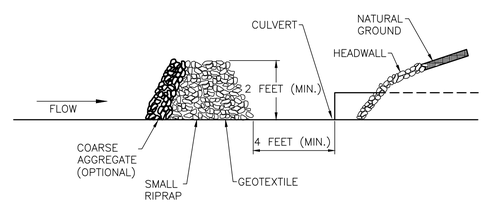
NOTE:

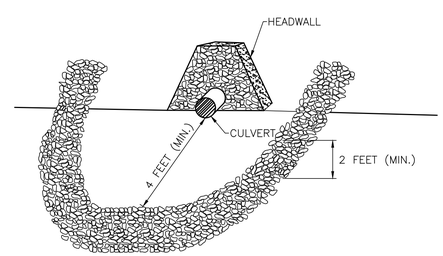
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT.

NOTE:
POSTS TO BE PLACED AT DRIP LINE- SEE PLANS FOR FENCE LOCATION.

TREE PROTECTION DETAIL

NOT TO SCALE





STONE FILTER RING

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FINAL MASTER DEVELOPMENT PLAN

REVERE APARTMENTS

FOR

GROSS BUILDERS

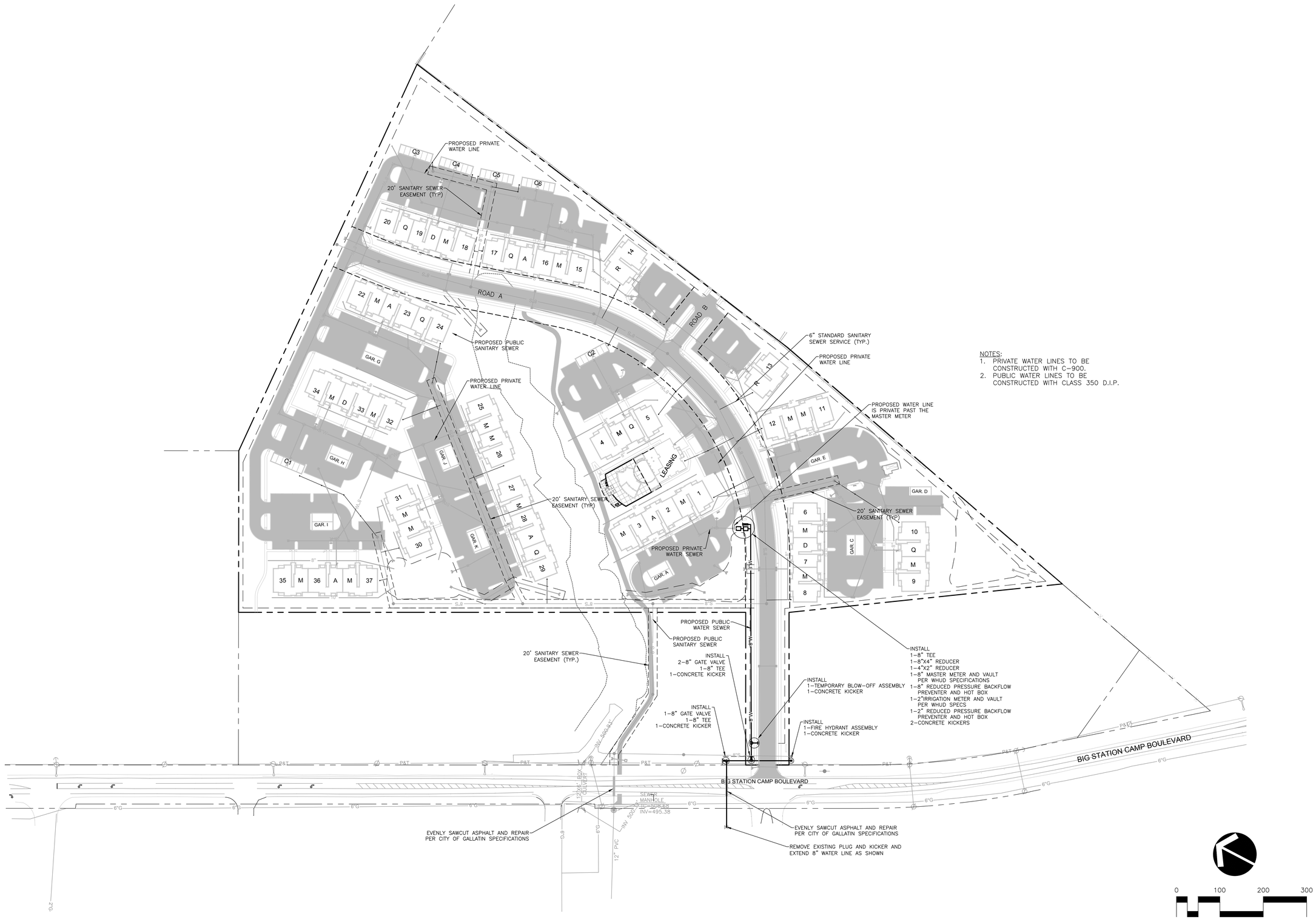
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	---
DATE:	JUNE 24, 2015
REVISIONS	

CIVIL DETAILS

C5.3

G:\0046-9835 (CIVIL ENGINEERING)\PLAN SHEETS\SITE PLAN\CD's 9835 ST CIVL DETAILS.DWG
PLOTTED BY DAVID KIRKHAM ON: 7/10/2015 2:32 PM LAST UPDATED BY RSB ON: 7/10/2015 10:12 AM



NOTES:
1. PRIVATE WATER LINES TO BE CONSTRUCTED WITH C-900.
2. PUBLIC WATER LINES TO BE CONSTRUCTED WITH CLASS 350 D.I.P.

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STATE OF TENNESSEE

REVERE APARTMENTS
FOR
GROSS BUILDERS

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

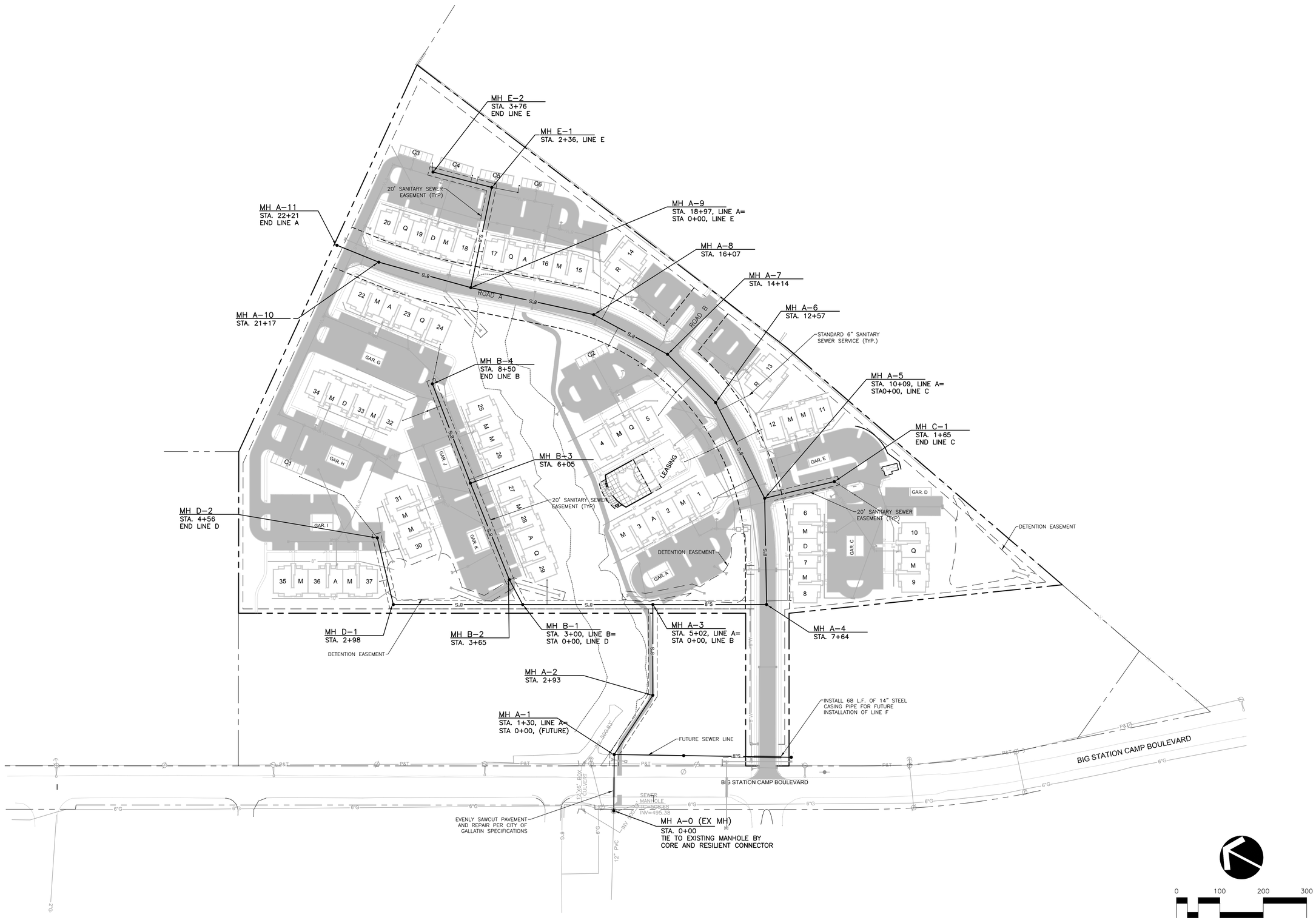
JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	1"=100'
DATE:	JUNE 24, 2015

REVISIONS
07/16/15 (JDK) REV. PER STAFF COMMENTS

OVERALL WATER PLAN

W1.0

G:\SHARE-WORK\-CIVIL ENGINEERING\PLAN SHEETS\SITE PLAN\SWS-OVERALL WTR.DWG
PLOTTED BY DAVID KIRKHAM ON 7/16/2015 2:33 PM LAST UPDATED BY JDKCIN 7/16/2015 1:23 PM



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NO. 108400
STATE OF TENNESSEE

REVERE APARTMENTS
FOR
GROSS BUILDERS

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	WK. ORDER 9835
04-046	
DESIGNED:	J.KILGORE
DRAWN:	D.KIRKHAM
SCALE:	1"=100'
DATE:	JUNE 24, 2015

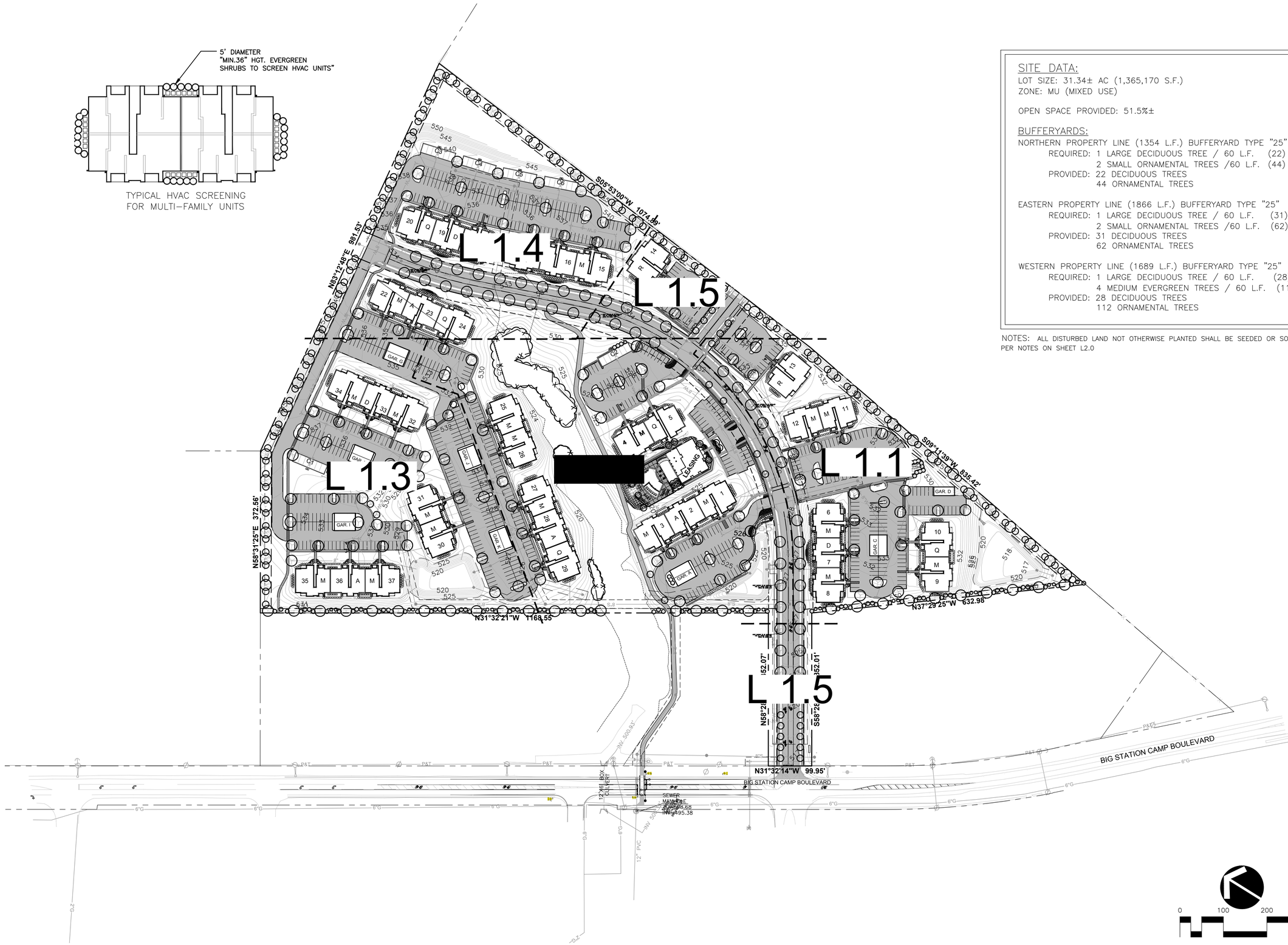
REV.	DATE	BY	REVISIONS
0	07/16/15	(JDK)	REV. PER STAFF COMMENTS

OVERALL SEWER PLAN

S1.0

G:\04046.00\01-CIVIL ENGINEERING\PLAN SHEET\SITE PLAN\S1.0 SEWER OVERALL SHEET.DWG
PLOTTED BY: DAVID KIRKHAM ON: 7/16/2015 2:33 PM LAST UPDATED BY: JDK ON: 7/16/2015 12:57 PM

TYPICAL HVAC SCREENING
FOR MULTI-FAMILY UNITS



SITE DATA:

LOT SIZE: 31.34± AC (1,365,170 S.F.)
ZONE: MU (MIXED USE)

OPEN SPACE PROVIDED: 51.5%±

BUFFERYARDS:

NORTHERN PROPERTY LINE (1354 L.F.) BUFFERYARD TYPE "25"
REQUIRED: 1 LARGE DECIDUOUS TREE / 60 L.F. (22)
2 SMALL ORNAMENTAL TREES /60 L.F. (44)
PROVIDED: 22 DECIDUOUS TREES
44 ORNAMENTAL TREES

EASTERN PROPERTY LINE (1866 L.F.) BUFFERYARD TYPE "25"
REQUIRED: 1 LARGE DECIDUOUS TREE / 60 L.F. (31)
2 SMALL ORNAMENTAL TREES /60 L.F. (62)
PROVIDED: 31 DECIDUOUS TREES
62 ORNAMENTAL TREES

WESTERN PROPERTY LINE (1689 L.F.) BUFFERYARD TYPE "25"
REQUIRED: 1 LARGE DECIDUOUS TREE / 60 L.F. (28)
4 MEDIUM EVERGREEN TREES / 60 L.F. (112)
PROVIDED: 28 DECIDUOUS TREES
112 ORNAMENTAL TREES

NOTES: ALL DISTURBED LAND NOT OTHERWISE PLANTED SHALL BE SEEDED OR SODDED PER NOTES ON SHEET L2.0

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SCOTT MICHAEL BERRICK
REGISTERED
TENNESSEE No. 904
LANDSCAPE ARCHITECT

FINAL MASTER DEVELOPMENT PLAN
REVERE APARTMENTS
FOR
GROSS BUILDERS
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	WK. ORDER 04-046 9835
DESIGNED:	K. JACOBSON
DRAWN:	K. JACOBSON
SCALE:	1"=30'
DATE:	JUNE 24, 2015

REVISIONS

OVERALL
LANDSCAPE PLAN

L1.0

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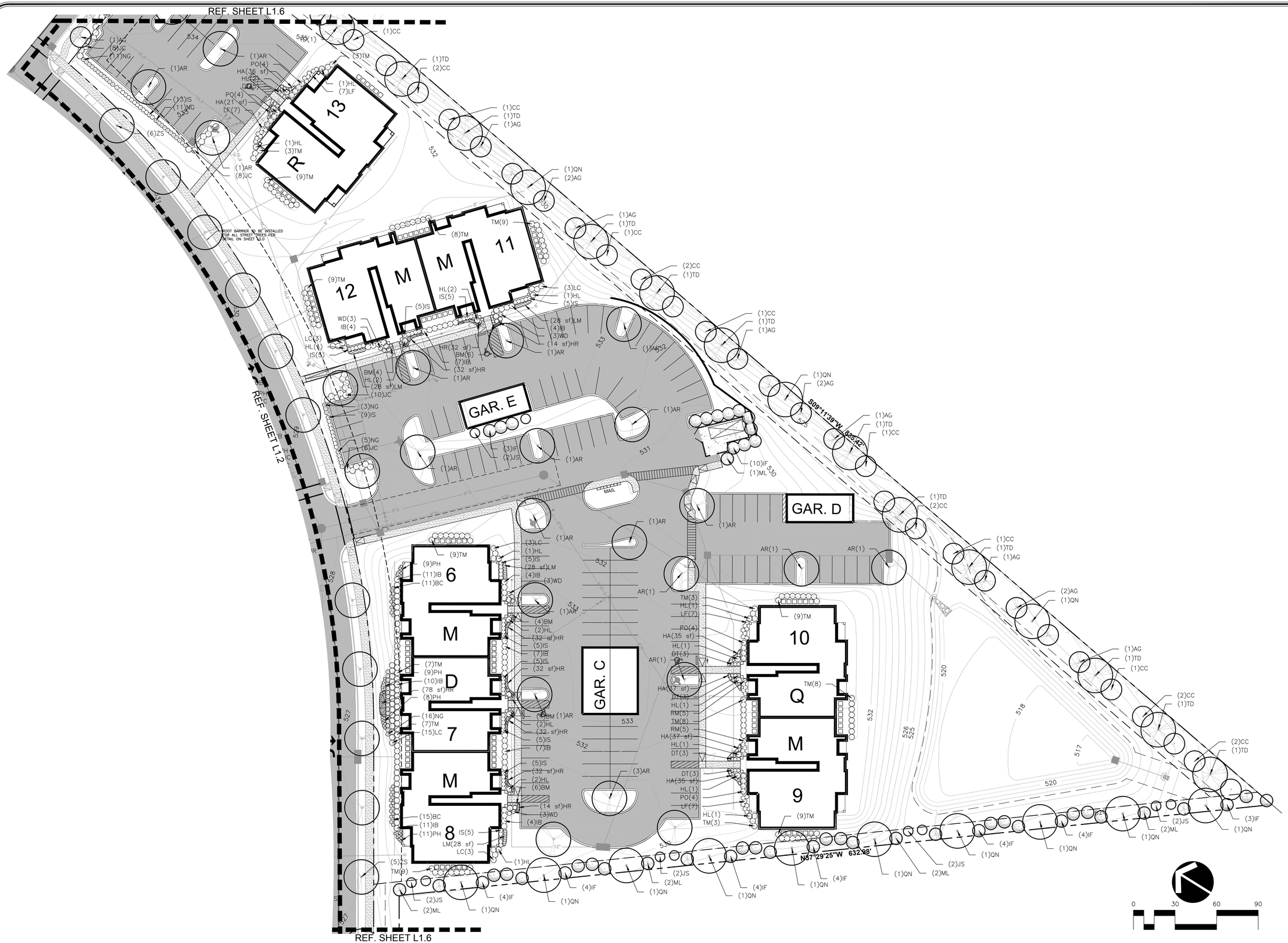
PLOTTED BY DAVID MERKHAMS ON: 7/16/2015 2:24 PM LAST UPDATED BY KALI ON: 7/16/2015 2:26 PM



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FINAL MASTER DEVELOPMENT PLAN

REVERE APARTMENTS

FOR

GROSS BUILDERS

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	WK. ORDER 04-046 9835
DESIGNED:	K. JACOBSON
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REVISIONS

ENLARGED LANDSCAPE PLAN

L1.1

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CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	K. JACOBSON
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ENLARGED LANDSCAPE PLAN

L1.2

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FINAL MASTER DEVELOPMENT PLAN

REVERE APARTMENTS

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CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

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REVISIONS

ENLARGED LANDSCAPE PLAN

L1.3

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FINAL MASTER DEVELOPMENT PLAN
REVERE APARTMENTS
FOR
GROSS BUILDERS
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

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L1.4

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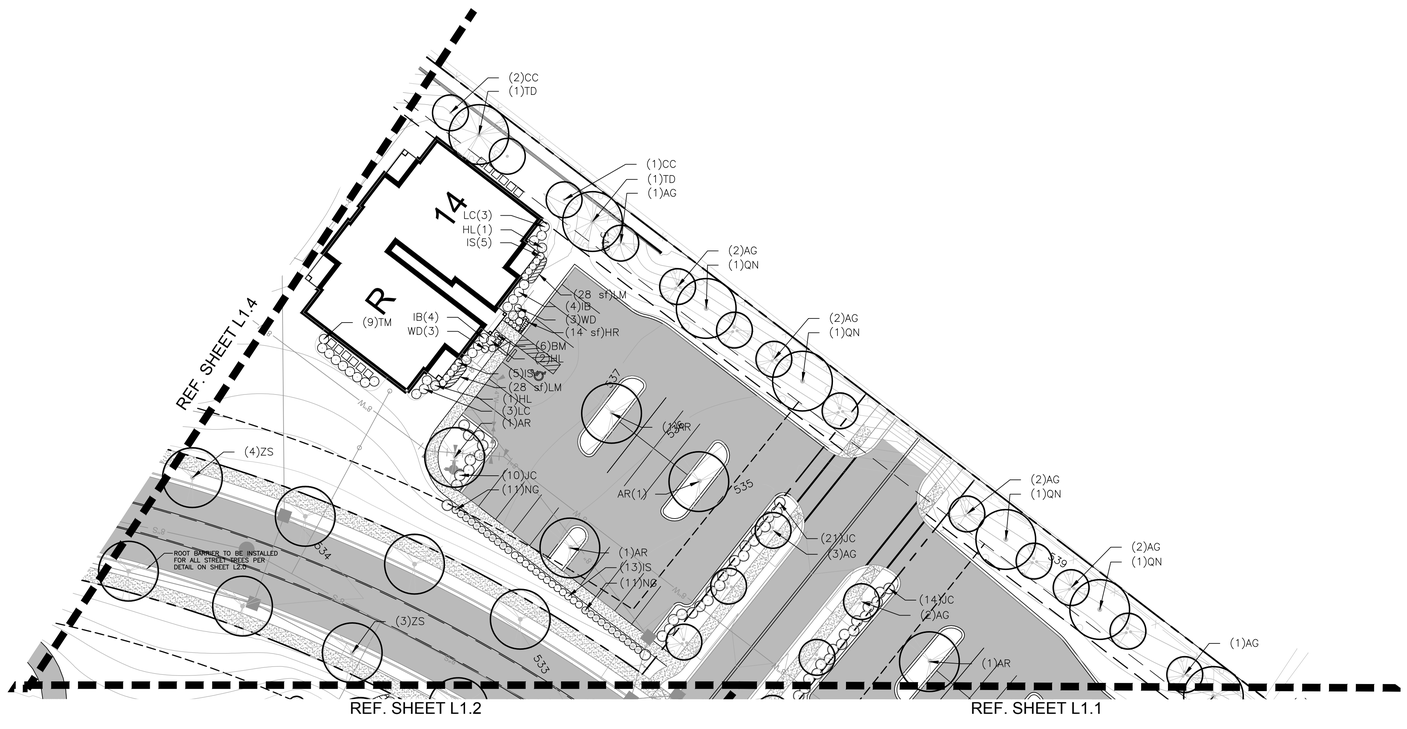

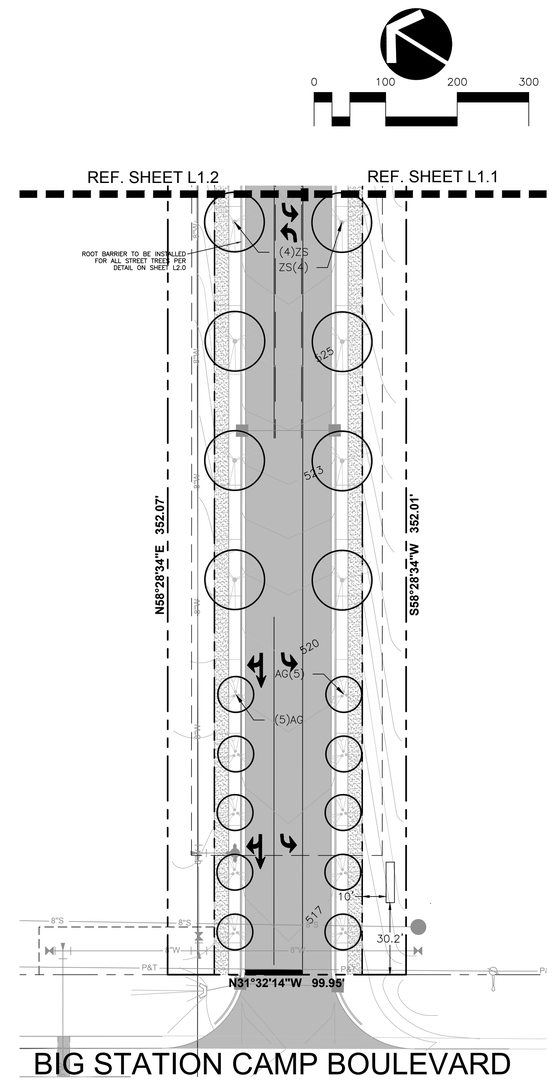

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REVERE APARTMENTS
FOR
GROSS BUILDERS
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	XXX
DRAWN:	XXX
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DATE:	JUNE 24, 2015
REVISIONS	

ENLARGED LANDSCAPE PLAN

L1.5

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PLOTTED BY DAVID KIRKHAM ON 7/16/2015 2:36 PM LAST UPDATED BY PAUL ON 7/16/2015 2:36 PM

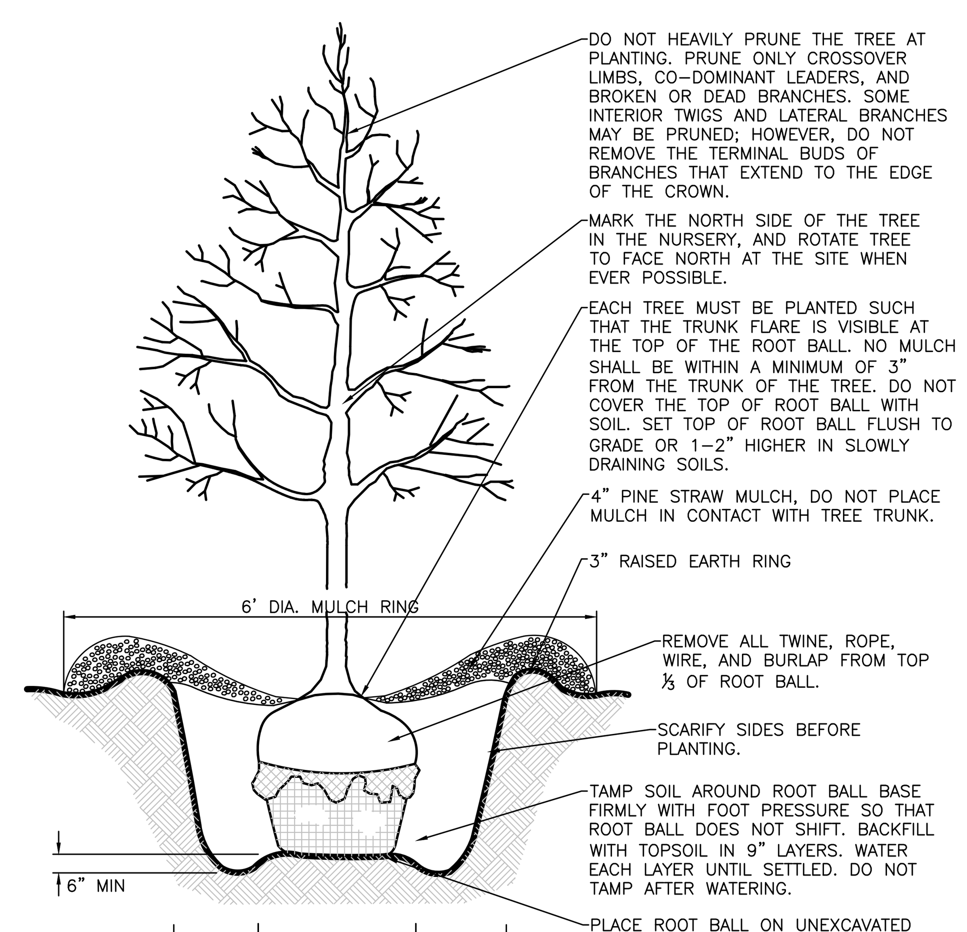
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
AR	70	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY MAPLE	DECIDUOUS	3" CAL.	14-16' HT	AS SHOWN	B&B, 6' CLEAR TRUNK, WELL-MATCHED
AG	77	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / 'AUTUMN BRILLIANCE' SERVICEBERRY	DECIDUOUS	2" CAL.	10-12' HT	AS SHOWN	B&B,MULTI-STEM, WELL-MATCHED, MIN. 3 CANES AND MAX. 5 CANES
CC	65	CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD	DECIDUOUS	2" CAL.	10-12' HT	AS SHOWN	B&B
CJ	26	CRYPTOMERIA JAPONICA / JAPANESE CEDAR	EVERGREEN		8-10' HT	AS SHOWN	B&B
GB	6	GINKGO BILOBA 'FASTIGIATA' / MAIDENHAIR TREE	DECIDUOUS	3" CAL.	14-16' HT	AS SHOWN	B&B, 6' CLEAR TRUNK, WELL-MATCHED
IF	91	ILEX X ATTENUATA 'FOSTERI' / FOSTER'S HOLLY	EVERGREEN		6'-8' HT.	AS SHOWN	B&B, FULL TO BASE, WELL MATCHED
JS	23	JUNIPERUS SCOPULORUM 'COLOGREEN' / COLOGREEN JUNIPER	EVERGREEN		6'-8' HT.	AS SHOWN	B&B, FULL TO BASE, WELL-MATCHED
ML	21	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA	EVERGREEN		6'-8' HT.	AS SHOWN	B&B, FULL TO BASE, WELL-MATCHED
QN	43	QUERCUS NUTTALLII / NUTTALL OAK	DECIDUOUS	3" CAL.	14-16' HT	AS SHOWN	B&B, 6' CLEAR TRUNK
TD	78	TAXODIUM DISTICHUM / BALD CYPRESS	DECIDUOUS	3" CAL.	14-16' HT	AS SHOWN	B&B, 6' CLEAR TRUNK, WELL-MATCH
ZS	49	ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA	DECIDUOUS	3" CAL.	14-16' HT	AS SHOWN	B&B, 6' CLEAR TRUNK, WELL-MATCHED

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
AB	9	ABELIA X 'ROSE CREEK' / ROSE CREEK ABELIA	EVERGREEN	18" HT	18"	30"O.C.	FULL CONTAINER
BC	230	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	DECIDUOUS	18" HT	18"	30"O.C.	FULL CONTAINER
BM	154	BUXUS MICROPHYLLA 'FAULKNER' / FAULKNER BOXWOOD	EVERGREEN	18" HT	18"	24"O.C.	FULL CONTAINER
DT	79	DAPHNE X TRANSATLANTICA / 'BLAFRA' ETERNAL FRAGRANCE	SEMI-EVERGREEN	18" HT	18"	24"O.C.	FULL CONTAINER
HL	102	HYDRANGEA PANICULATA 'LIMELIGHT' TM / LIMELIGHT HYDRANGEA	DECIDUOUS	18" HT	18"	AS SHOWN	FULL CONTAINER
IB	306	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	EVERGREEN	24" HT	24"	42"O.C.	B&B OR CONTAINER, FULL
IC	53	ILEX CORNUTA 'CARISSA' / CARISSA HOLLY	EVERGREEN	18" HT	18"	36"O.C.	FULL CONTAINER
IS	288	ILEX CRENATA 'SOFT TOUCH' / SOFT TOUCH JAPANESE HOLLY	EVERGREEN	18" HT	18"	30"O.C.	FULL CONTAINER
JC	158	JUNIPERUS CHINENSIS SARGENTII / SARGENT JUNIPER	EVERGREEN	18" HT		54"O.C.	FULL CONTAINER
LF	103	LEUCOTHOE FONTANESIANA 'NANA' / DWARF FETTERBUSH	EVERGREEN	12" HT.	12"	36"O.C.	FULL CONTAINER
LC	125	LOROPETALUM CHINENSE 'PURPLE DIAMOND' / FRINGE FLOWER	SEMI-EVERGREEN	18" HT	18"	42"O.C.	FULL CONTAINER
NG	197	NANDINA DOMESTICA 'GULF STREAM' TM / HEAVENLY BAMBOO	EVERGREEN	18" HT	18"	30"O.C.	FULL CONTAINER
PO	77	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL	EVERGREEN	18" HT	18"	36"O.C.	CONTAINER ONLY, FULL
RM	101	RHODODENDRON X 'MNIHAR010' / BLOOM 'N AGAIN PEACHY KEEN AZALEA	EVERGREEN	18" HT	18"	36"O.C.	FULL CONTAINER
TM	515	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	EVERGREEN	30" HT.	30"	48"O.C.	B&B OR CONTAINER, FULL
WD	54	WEIGELA FLORIDA 'DARK HORSE' / WEIGELA	DECIDUOUS	18" HT	18"	30"O.C.	FULL CONTAINER

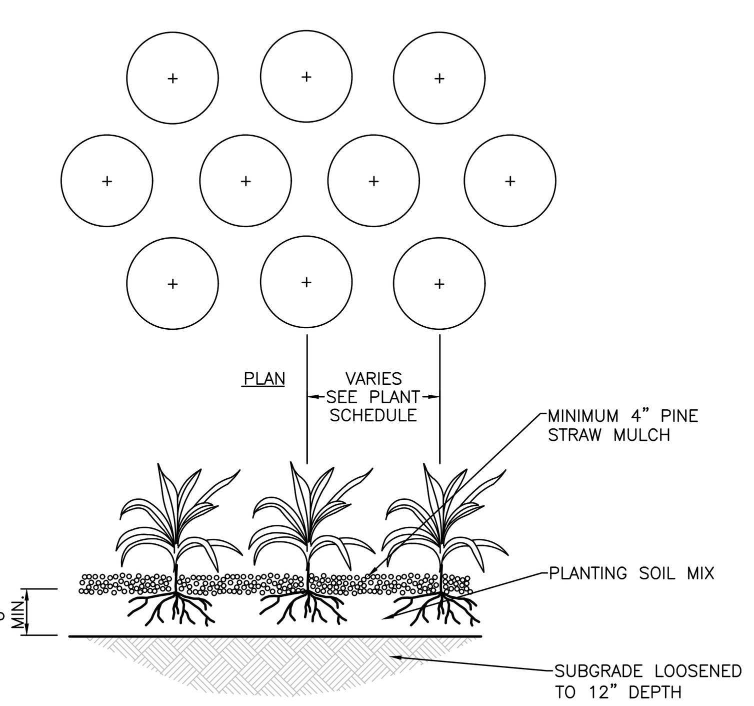
GRASSES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
PH	391	PENNISETUM ALOPECUROIDES 'PIGLET' / PIGLET DWARF FOUNTAIN GRASS	HERBACEOUS	18" HT		18"O.C.	FULL CONTAINER, TRIANGULATE SPACING

GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	TYPE	CONT	SPREAD	SPACING	REMARKS
HO	18 SF	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	PERENNIAL	4"POT		8"O.C.	TRIANGULATE SPACING
HA	967 SF	HEUCHERA X 'AMETHYST MIST' / CORAL BELLS	EVERGREEN	4"POT		12"O.C.	TRIANGULATE SPACING
HR	2,953 SF	HYPERICUM REPTANS / CREEPING ST. JOHN'S WORT	DECIDUOUS	4"POT		18"O.C.	TRIANGULATE SPACING
LM	1,566 SF	LIRIOPE MUSCARI 'LILAC BEAUTY' / LILAC BEAUTY LIRIOPE	EVERGREEN	4"POT		8"O.C.	TRIANGULATE SPACING

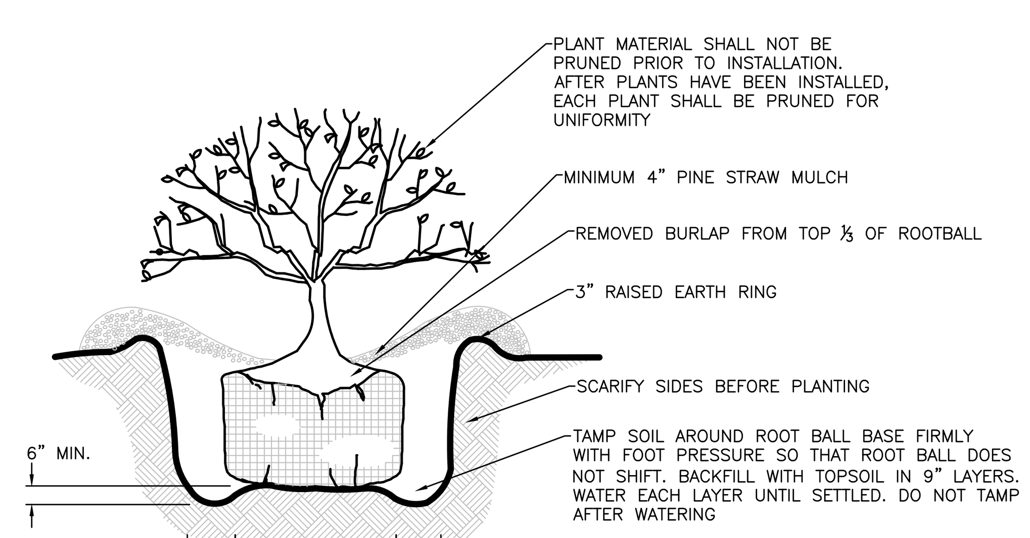


NOTES:
1. DO NOT STAKE TREES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. IF STAKED, REMOVE AFTER ONE GROWING SEASON.
2. DO NOT WRAP TREE TRUNKS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. REMOVE WRAP AFTER PLANTING.
3. NON-BIODEGRADABLE BURLAP TO BE REMOVED OR ROLLED UNDER ROOT BALL AFTER PLANT IS PLACED IN HOLE.

TREE PLANTING
NOT TO SCALE

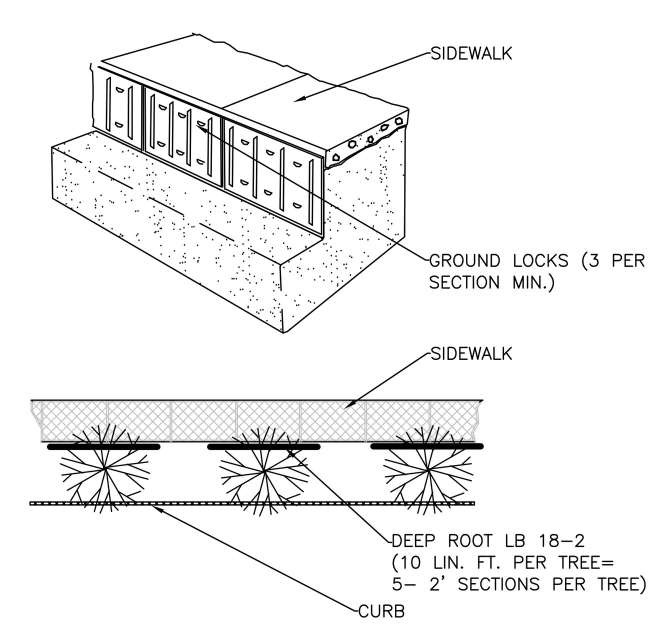


GROUNDCOVER PLANTING
NOT TO SCALE



NOTES:
1. WHERE PLANTS ARE SHOWN IN BEDS, MULCH SHALL COVER ENTIRE BED AS DENOTED ON THE PLANS.
2. CONTAINER GROWN PLANT MATERIAL MAY BE SUBSTITUTED FOR BURLAP MATERIAL

SHRUB PLANTING
NOT TO SCALE



NOTE:
INSTALL AS PER MANUFACTURER'S REQUIREMENTS & SPECIFICATIONS.

ROOT BARRIER 10FT
SCALE: NTS

PLANTING NOTES

1. ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
2. SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (SOIL HAVING A pH less than 6) SHALL BE MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACID REACTION (A pH of 6.0 to 6.5). ADD 10-10-10 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
3. SOIL USED IN BACKFILLING ERICACEOUS PLANTS SHALL BE TOPSOIL MIXED WITH 50% PEAT BY VOLUME. ADD 5-10-5 COMMERCIAL FERTILIZER AT THE RATE OF 5 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
4. UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR A PRE-INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATION. MATCH TREES OF SAME SPECIES IN GROWTH CHARACTER AND UNIFORMITY.
5. APPLY HERBICIDE (TREFLAN OR EQUIVALENT) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
6. CONTRACTOR SHALL SUBMIT A 10 OUNCE SAMPLE OF THE TOPSOIL PROPOSED TO A TESTING LABORATORY FOR ANALYSIS. SUBMIT TEST RESULTS WITH RECOMMENDATIONS FOR SUITABILITY TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
7. PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL. ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
8. SELECTIVELY TRIM TREE BRANCHES BY 25%, MAINTAINING NATURAL SHAPE. PRUNE ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS. REMOVE TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIAL.
9. SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL.
10. CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
11. ALL PLANTING BEDS TO HAVE A MINIMUM 4 INCH DEEP PINE BARK MULCH, PINE STRAW MULCH OR OTHER MULCH AS SPECIFIED.
12. DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH A.N.S.I. Z80 "AMERICAN STANDARD FOR NURSERY STOCK" (CURRENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
13. THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN (PLANT SYMBOLS) WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
14. CONTRACTOR TO WARRANTY ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.

SODDING NOTES

1. AREAS INDICATED FOR SOD SHALL BE KENTUCKY 31. MINIMUM AGE SHALL BE 18 MONTHS, WITH ROOT DEVELOPMENT THAT WILL SUPPORT ITS OWN WEIGHT WITHOUT TEARING WHEN SUSPENDED VERTICALLY BY HOLDING THE UPPER TWO CORNERS.
2. SUBMIT SOD CERTIFICATION FOR GRASS SPECIES AND LOCATION OF SOD SOURCE. INCLUDE CERTIFICATION THAT SOD IS FREE OF DISEASE, NEMATODES, UNDESIRABLE INSECTS, AND QUARANTINE RESTRICTIONS.
3. SOD SHALL BE DELIVERED ON PALLETS. SOD SHALL BE STORED AT A LOCATION THAT IS PROTECTED FROM DAMAGING WINDS.
4. 6-12-12 COMMERCIAL TYPE FERTILIZER, WITH 50% OF THE ELEMENT DERIVED FROM ORGANIC SOURCES, SHALL BE APPLIED AT RATE RECOMMENDED BY THE MANUFACTURER. APPLY AFTER SMOOTH RAKING OF TOPSOIL AND NO MORE THAN 48 HOURS BEFORE LAYING SOD. MIX THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL AND LIGHTLY WATER TO AID BREAKDOWN.
5. AREA TO RECEIVE SOD SHALL BE LIGHTLY MOISTENED IMMEDIATELY PRIOR TO LAYING SOD.
6. LAY SOD TIGHTLY WITH NO OPEN JOINTS VISIBLE AND NOT OVERLAPPING. STAGGER END JOINTS A MINIMUM OF 12 INCHES AND DO NOT STRETCH SOD PIECES.
7. ON SLOPES 6 INCHES PER FOOT AND STEEPER, LAY SOD PERPENDICULAR TO SLOPE AND SECURE EVERY ROW WITH WOODEN PEGS AT A MAXIMUM 2 FEET O.C. DRIVE PEGS FLUSH WITH SOD PORTION OF SOD.
8. PRIOR TO PLACING SOD ON SLOPES OF 8 INCHES PER FOOT AND STEEPER, PLACE JUTE EROSION CONTROL MESH OVER TOPSOIL. SECURELY ANCHOR IN PLACE WITH PEGS SUNK FIRMLY INTO THE GROUND. CONTRACTOR SHALL SUBMIT 12"x12" SAMPLES OF JUTE MESH FOR REVIEW TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
9. IMMEDIATELY AFTER INSTALLATION, WATER SODDED AREAS TO A DEPTH OF 4 INCHES.
10. AFTER SOD AND SOIL HAVE DRIED, ROLL SODDED AREAS TO ENSURE A GOOD BOND BETWEEN SOIL AND SOD. ROLLER SHALL NOT EXCEED 150 POUNDS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING (MOWING, TRIMMING, WATERING) THE SOD UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
12. THE CONTRACTOR SHALL REPLACE SOD AREAS THAT SHOW DETERIORATION FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE INSTALLATION. DETERIORATED MATERIAL SHALL BE REPLACED WITH SOD OF EQUAL QUALITY ORIGINALLY SPECIFIED.

SEEDING NOTES

1. SEED ALL DISTURBED AREAS WITH KY-31 AT THE RATE OF 5 POUNDS PER 1,000 S.F. ALL SEED TO BE 98% PURE WITH 85% GERMINATION AND CONFORM TO ALL STATE REQUIREMENTS FOR GRASS SEED. THE FERTILIZER TO BE 6-12-12 COMMERCIAL TYPE WITH 50% OF ITS ELEMENTS DERIVED FROM ORGANIC SOURCES.
2. PLACE STRAW MULCH ON SEEDED AREAS. STRAW TO BE OATS OR WHEAT STRAW, FREE FROM WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY. HAY OR CHOPPED CORNSTALKS ARE NOT ACCEPTABLE.
3. THE CONTRACTOR SHALL VERIFY THAT THE PREPARED SOIL BASE IS READY TO RECEIVE WORK. CULTIVATE THE TOPSOIL TO A DEPTH OF 4 INCHES WITH A MECHANICAL TILLER AND SUBSEQUENTLY RAKE UNTIL SMOOTH. REMOVE FOREIGN MATERIALS COLLECTED DURING CULTIVATION AND RAKING OPERATIONS.
4. APPLY FERTILIZER ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. LIMESTONE MAY BE APPLIED WITH THE FERTILIZER. APPLY FERTILIZER AFTER SMOOTH RAKING AND PRIOR TO ROLLER COMPACTION AND MIX THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL.
5. APPLY SEED EVENLY IN TWO INTERSECTING DIRECTIONS AND RAKE IN LIGHTLY. WATER TOPSOIL LIGHTLY PRIOR TO APPLYING SEED. DO NOT SEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON THE SAME DAY.
6. ROLL SEEDED AREA WITH ROLLER NOT EXCEEDING 112 POUNDS.
7. IMMEDIATELY FOLLOWING SEEDING AND COMPACTING, APPLY STRAW MULCH AT THE RATE OF ONE AND ONE HALF BALES PER 1,000 SQUARE FEET. IMMEDIATELY AFTER MULCHING, APPLY WATER WITH A FINE SPRAY AND SATURATE THE GROUND TO A DEPTH OF 4 INCHES.
8. CONTRACTOR IS RESPONSIBLE FOR WATERING SEEDED AREAS TO PREVENT GRASS AND SOIL FROM DRYING OUT UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
9. CONTRACTOR IS RESPONSIBLE FOR RESEEDING BARE SPOTS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF INSTALLATION.

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FINAL MASTER DEVELOPMENT PLAN

REVERE APARTMENTS
FOR
GROSS BUILDERS

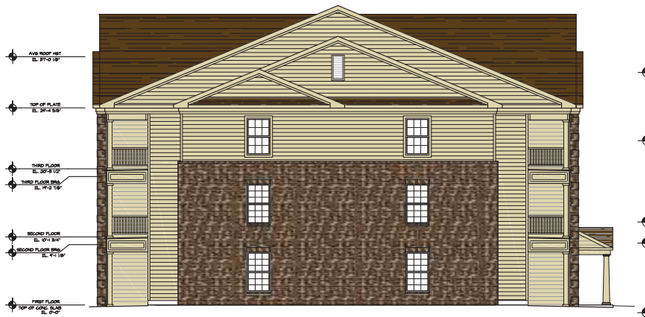
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO. 04-046	WK. ORDER 9835
DESIGNED:	K. JACOBSON
DRAWN:	K. JACOBSON
SCALE:	N/A
DATE:	JUNE 24, 2015
REVISIONS	

LANDSCAPE NOTES AND DETAILS

L2.0

G:\04046-9835\1-CIVIL ENGINEERING\PLAN SHEETS\SITE PLANS\L1.0 9835 ST OVR LANDSCAPE.DWG
PLOTTED BY DAVID KIRKHAM ON: 7/16/2015 2:35 PM LAST UPDATED BY KAJ ON: 7/16/2015 2:30 PM



F TYPICAL APARTMENT BLDG. - END ELEVATION

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

F TYPICAL APARTMENT BLDG. - REAR ELEVATION

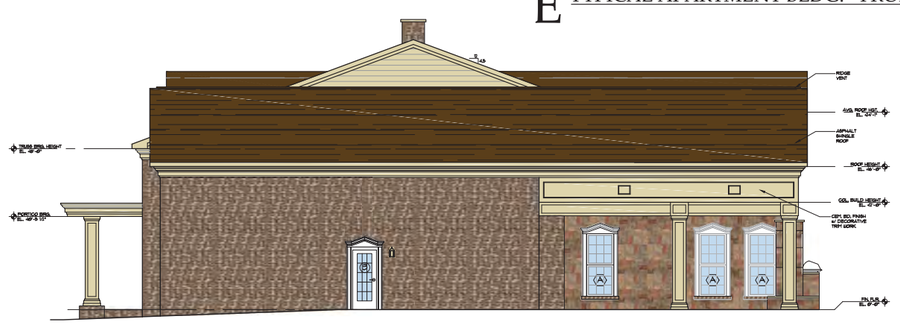
SCALE: 1/8" = 1'-0"

TYPICAL APARTMENT BUILDING MATERIALS		
FACE BRICK / CULTURED STONE VENEER	7,588.6 SF	71%
CEMENT BOARD / CEMENT BOARD SIDING	3,164.8 SF	29%
TOTAL	10,753.4 SF	100%

LEASING OFFICE EXTERIOR BUILDING MATERIALS		
FACE BRICK / CULTURED STONE VENEER	4,148.5 SF	77%
CEMENT BOARD / CEMENT BOARD SIDING	1,258.3 SF	23%
TOTAL	5,406.8 SF	100%

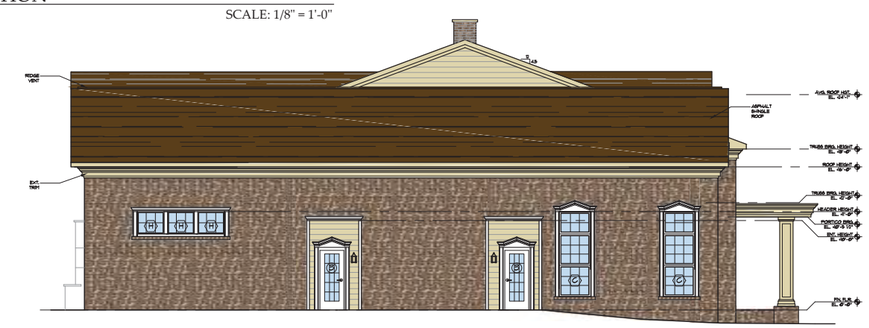
E TYPICAL APARTMENT BLDG. - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



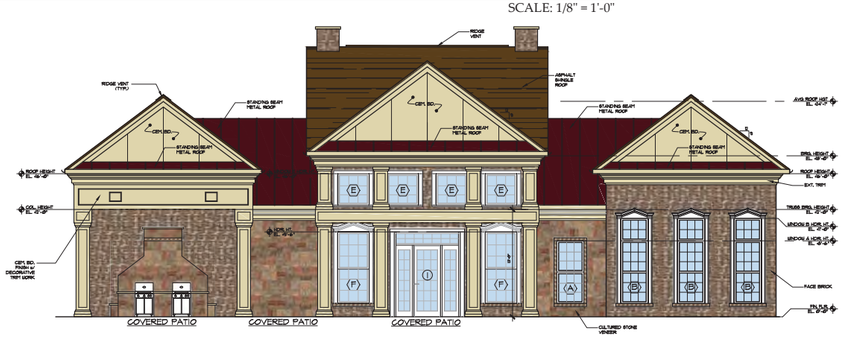
D LEASING OFFICE - RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



C LEASING OFFICE - LEFT ELEVATION

SCALE: 1/8" = 1'-0"



B LEASING OFFICE - REAR ELEVATION

SCALE: 1/8" = 1'-0"

A LEASING OFFICE - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

FINAL MASTER DEVELOPMENT PLAN

REVERE APARTMENTS

FOR

GROSS BUILDERS

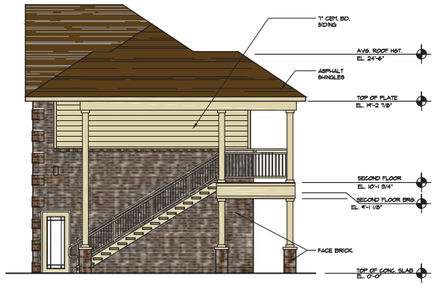
CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	WK. ORDER 9835
DESIGNED:	---
DRAWN:	---
SCALE:	NO SCALE
DATE:	JUNE 24, 2015

REVISIONS

ARCHITECTURAL AND SIGNAGE ELEVATIONS

A-1.0



H TYPICAL CARRAIGE - END ELEVATION

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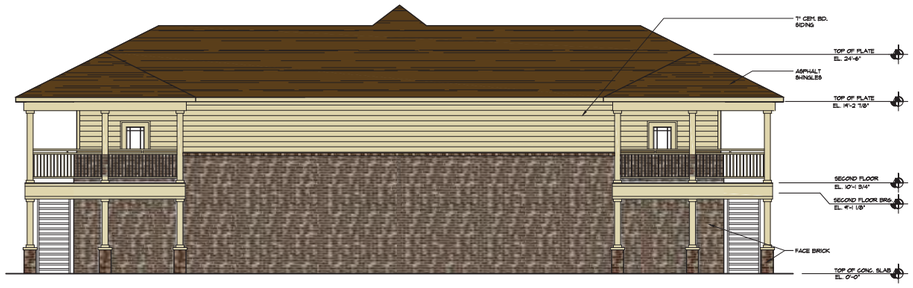
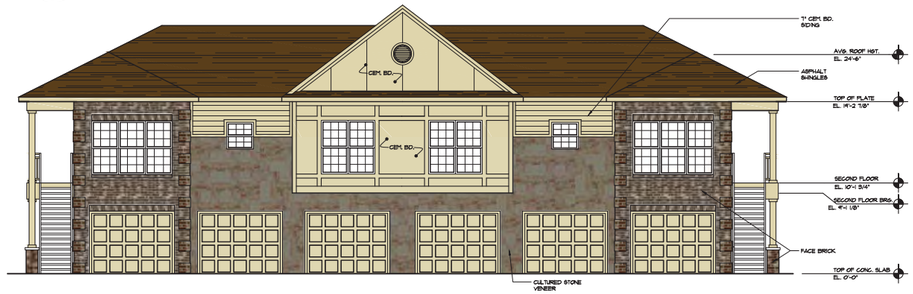


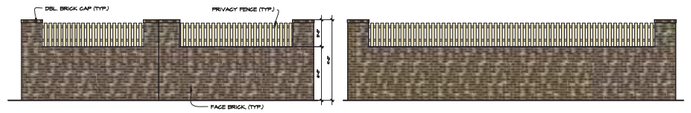
G TYPICAL CARRAIGE - REAR ELEVATION

SCALE: 1/8" = 1'-0"



F TYPICAL CARRAIGE - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



E COMPACTOR AREA - REAR/LEFT ELEVATION

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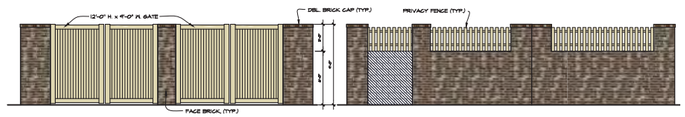
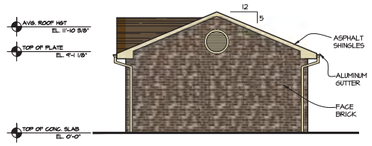


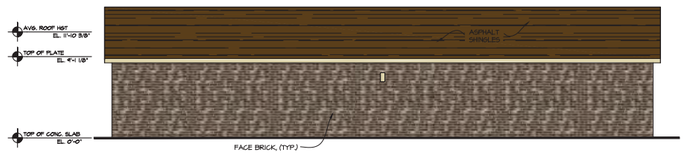
D COMPACTOR AREA - FRONT/RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



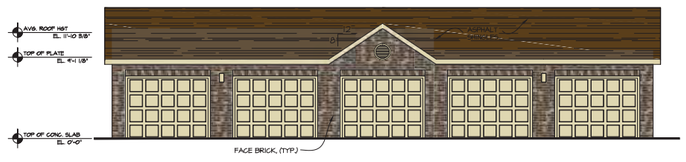
C TYPICAL GARAGE - END ELEVATIONS

SCALE: 1/8" = 1'-0"



B TYPICAL GARAGE - REAR ELEVATION

SCALE: 1/8" = 1'-0"



A TYPICAL GARAGE - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

TYPICAL CARRIAGE UNIT EXTERIOR BUILDING MATERIALS		
FACE BRICK / CULTURED STONE VENEER	2,721.3 SF	71%
CEMENT BOARD / CEMENT BOARD SIDING	1,138.7 SF	29%
TOTAL	3,860.0 SF	100%

TYPICAL GARAGE EXTERIOR BUILDING MATERIALS		
FACE BRICK / CULTURED STONE VENEER	1,457.6 SF	100%
CEMENT BOARD / CEMENT BOARD SIDING	0.0 SF	0%
TOTAL	1,457.6 SF	100%

COMPACTOR AREA BUILDING MATERIALS		
FACE BRICK / CULTURED STONE VENEER	746.3 SF	100%
TOTAL	746.3 SF	100%

FINAL MASTER DEVELOPMENT PLAN

REVERE APARTMENTS

FOR

GROSS BUILDERS

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

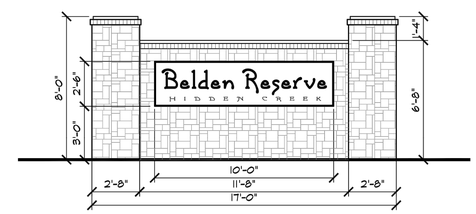
JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	----
DRAWN:	----
SCALE:	NO SCALE
DATE:	JUNE 24, 2015

REVISIONS

ARCHITECTURAL AND SIGNAGE ELEVATIONS

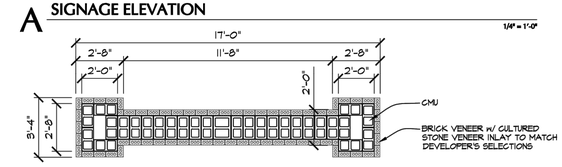
A-1.1

F:\1 DESIGN\DEPT\ARCHITECT\DEVELOPMENT\FRANKLIN\GALLATIN\SIGNAGE\ELEVATIONS\ELEVATIONS.DWG
PLOTTED BY: JASON THOMAS ON: 7/16/2015 9:36 AM LAST UPDATED BY: JTHOMAS ON: 7/16/2015 9:24 AM



A SIGNAGE ELEVATION

1/4" = 1'-0"



B SIGNAGE PLAN

1/4" = 1'-0"

C SIGNAGE RENDERING

1/4" = 1'-0"

FINAL MASTER DEVELOPMENT PLAN

REVERE APARTMENTS

FOR

GROSS BUILDERS

CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE

JOB NO.	04-046
WK. ORDER	9835
DESIGNED:	----
DRAWN:	----
SCALE:	NO SCALE
DATE:	JUNE 24, 2015

REVISIONS

SIGNAGE ELEVATIONS

A1.2

G:\9835\REVI-CON_ENGINEERING\PLAN SHEETS\SITE PLANS\A1.0 BLDG ELEVATIONS.DWG
PLOTTED BY DAVID KIRKHAM ON: 7/10/2015 10:57 AM LAST UPDATED BY JON CON: 7/10/2015 9:59 AM

SITE PHOTOMETRIC NOTES

1. CALCULATIONS SHOWN REPRESENT MAINTAINED LIGHTING LEVELS IN FOOTCANDLES AT GRADE WITH A TOTAL LIGHT LOSS FACTOR OF 0.91. CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM OTHER LIGHT SOURCES.

2. CIVIL BASE PLAN AS PROVIDED TO PARSONS ENGINEERING, INC. SHOWED NO OVERHEAD UTILITIES. THE CIVIL ENGINEER SHALL VERIFY THAT THERE ARE NO CONFLICTS WITH EXISTING OR PROPOSED UTILITY LINES OR EASEMENTS.

3. THESE CALCULATIONS HAVE BEEN GENERATED FROM MANUFACTURER SUPPLIED PHOTOMETRIC FILES. PARSONS ENGINEERING, INC. HAS MADE A REASONABLE ATTEMPT TO OBTAIN THE MOST CURRENT PHOTOMETRIC REPORT. PARSONS ENGINEERING, INC. IS NOT RESPONSIBLE FOR ERRANT RESULTS DUE TO MANUFACTURERS' QUALITY CONTROL OR DESIGN CHANGES.

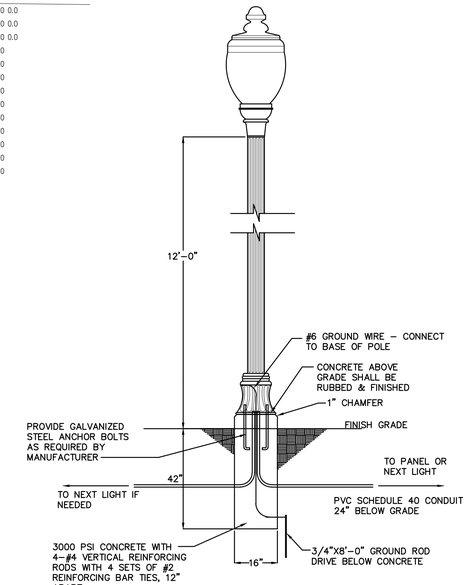
Statistics

Description	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Calc Zone #2	0.7 fc	24.2 fc	0.0 fc	N/A	N/A	0.0:1
Parking Lot #1	1.2 fc	23.3 fc	0.1 fc	233.0:1	12.0:1	0.1:1
Parking Lot #2	1.0 fc	15.9 fc	0.1 fc	159.0:1	10.0:1	0.1:1
Parking Lot #3	0.5 fc	1.9 fc	0.1 fc	19.0:1	5.0:1	0.3:1
Parking Lot #4	0.5 fc	2.1 fc	0.1 fc	21.0:1	5.0:1	0.2:1
Parking Lot #5	1.1 fc	17.4 fc	0.1 fc	174.0:1	11.0:1	0.1:1
Parking Lot #6	1.3 fc	24.2 fc	0.1 fc	242.0:1	13.0:1	0.1:1
Parking Lot #7	1.2 fc	18.3 fc	0.1 fc	183.0:1	12.0:1	0.1:1
Parking Lot #8	1.1 fc	15.4 fc	0.2 fc	77.0:1	5.5:1	0.1:1
Property Line	0.1 fc	0.4 fc	0.0 fc	N/A	N/A	0.3:1

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Mounting Height
	A	139	DECO LIGHTING	D404-LED-120	LARGE WALL PACK	ONE 120W LED 10 MODULES WITH 9 5000K LEDS EACH, ALUMINUM REFLECTOR PRISMATIC TEMPERED GLASS LENS	1	D404-LED-120W.IES	12077.64	0.91	10'-0" on Garages 15'-0" on Apartments
	B	10	DECO LIGHTING	D829-LED-80W	ACORN SERIES	LED	1	D829-LED-80W.ies	7458.443	0.91	14'-0"
	C	11	DECO LIGHTING	D829-LED-60W	ACORN SERIES	LED	1	D829-LED-60W.ies	7163.98	0.91	14'-0"
	D	3	DECO LIGHTING	D404-LED-60	LARGE WALL PACK	ONE 60W LED 7 MODULES WITH 10 5000K LEDS EACH, ALUMINUM REFLECTOR PRISMATIC TEMPERED GLASS LENS	1	D404-LED-60.IES	4736.331	0.91	10'-0" on Garages 15'-0" on Apartments

SITE PHOTOMETRIC PLAN
SCALE: 1"=80'-0"



POLE LIGHT DETAIL
NO SCALE

FIXTURE TYPES "A"&"D" DETAIL
NO SCALE

FIXTURE TYPES "B"&"C" DETAIL
NO SCALE

PARSONS ENGINEERING, INC.
NASHVILLE, TENNESSEE
PARSONSENGINEERING.COM

GF55
ARCHITECTS
19 WEST 21
NEW YORK, N Y 10010
212.352.3099
© GF55 Architects, LLP 2011

RODNEY D. RUNKINS
REGISTERED ENGINEER
AGRICULTURE
NO. 00106769
STATE OF TENNESSEE
6/26/15

BELDEN RESERVE AT HIDDEN CREEK

GALLATIN, TENNESSEE

OWNER:
I & MJ GROSS
14300 RIDGE ROAD SUITE 100
NORTH ROYALTON, OH 44133
440.237.1681

CONTRACTOR:
HGG RIDGE LTD.
2620 NEW SALEM HWY
MURFREESBORO, TN 37129
615.849.3233

DRAWING
SITE PHOTOMETRIC PLAN

DATE 6-26-2015

SCALE: 1"=80'-0"

DRAWN BY: RDR

SP-1

Project: 15163 Drawing: SP-1.dwg

ITEM 7

GMRPC Resolution No. 2015-95

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A SITE PLAN TO CONSTRUCT A 5,000 SQUARE FOOT BUILDING ON LOT 2 OF THE WOODLANDS BUSINESS PARK, PHASE 2 CONTAINING 4.03 (+/-) ACRES, ZONED INDUSTRIAL RESTRICTIVE (IR), LOCATED AT 310 OLD AIRPORT ROAD. (8-790-15)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Site Plan submitted by the applicant, Bruce Rainey and Associates, at its regular meeting on July 27, 2015; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to T.C.A. § 13-3-413, 13-4-310, and G.Z.O., § 15.03.020:

1. The Site Plan is consistent with the standards and specifications of Section 15.03.020, *Site Plan Required* of the Gallatin Zoning Ordinance.

2. The 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) and,

4. The site plan is consistent with the Final Plat for The Woodlands Business Park, Phase 2.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Site Plan for Ray Dorris Building, consisting of a nine (9) sheet plan, prepared by Bruce Rainey and Associates of Hendersonville, TN with Project Number 090099, dated June

23, 2015 with a final revision date of July 9, 2015 and Architectural Elevations, consisting of one (1) sheet for Transport Facility, prepared by Matchett and Associates Architects of Gallatin, TN with Project Number 1426 and Job No. 090099, dated June 24, 2015, with the following conditions:

1. Submit a site surety for site improvements in an amount to be determined by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits per Article 15.00 Administration and Enforcement, Section 15.03.080, Surety Required, Gallatin Zoning Ordinance.
2. 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: 7/27/15

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

EXHIBIT A

ITEM 7
PLANNING DEPARTMENT STAFF REPORT

Site Plan for Ray Dorris Building
(8-790-15)
310 Old Airport Road
Date: July 27, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A SITE PLAN TO CONSTRUCT A 5,000 SQUARE FOOT BUILDING ON LOT 2 OF THE WOODLANDS BUSINESS PARK, PHASE 2 SUBDIVISION, CONTAINING 4.03 (+/-) ACRES. THE PROPERTY IS ZONED INDUSTRIAL RESTRICTIVE (IR) AND LOCATED AT 310 OLD AIRPORT ROAD.

OWNER:	**RAY DORRIS**
APPLICANT:	**BRUCE RAINEY AND ASSOCIATES**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2015-95**
STAFF CONTACT:	**KEVIN CHASTINE, AICP**
PLANNING COMMISSION DATE:	**JULY 27, 2015**

PROPERTY OVERVIEW: The owner and applicant are requesting approval of a Site Plan to construct a 5,000 square foot building on Lot 2 of The Woodlands Business Park Phase 2, containing 4.03 (+/-) acres located at 310 Old Airport Road. The property is zoned Industrial Restrictive (IR). (Attachment 7-1 and Attachment 7-2)

The proposed Transport and Warehousing activity is a permitted use in the IR zone district. The 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 metal panels and will not contain the required 70 percent brick or stone on each building façade. The owner and applicant are requesting approval of an alternative architectural plan per Section 13.08.010.B, Compatibility with Adjacent Buildings of the Gallatin Zoning Ordinance. The Planning Commission shall determine whether the proposed plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.

CASE BACKGROUND:

Previous Approvals

On January 27, 2014, Planning Commission approved a Final Plat for The Woodlands Business Park, Phase 2, to subdivide the property into four (4) lots. The plat was never recorded.

On September 16, 2014, the owner and applicant submitted an application for a Minor Subdivision Plat to the Planning Department. The purpose of the plat was to create a two (2) lot subdivision which includes the applicant's lot. The Minor Subdivision Plat was

approved administratively and recorded on October 24, 2014, (P.B. 28, PG. 242). (Attachment 7-2)

On February 23, 2015, the Planning Commission approved a Site Plan for Lot 1 of The Woodlands Business Park, Phase 2, to construct a 5,035 square foot warehouse building (PC File# 8-280-15). This project has not begun construction.

DISCUSSION:

Proposed Development

The owner and applicant are requesting approval of a site plan to construct a 5,000 square foot building on a 4.03 (+/-) acre lot to be used as Transport and Warehousing. One-hundred (100) square feet of the rectangular shaped building will be used for office space and the remaining portion (4900 square feet) will be utilized as warehouse space.

The building and other improvements will be constructed on the easterly 1.26 (+/-) acre portion of Lot 2, providing the opportunity for future development on the remaining 2.77 (+/-).

Floodplain and Floodway

No portion of this property is located within a special flood hazard area according to FIRM Panel Numbers #47165C0318G and #47165C0319G.

Buildings and Architectural Elevations

The proposed architectural elevations show a one-story gable front asymmetrical building. The front elevation (Old Airport Road) consists of two (2) roll-up doors and single double-hung window, which contains the small office area. The gable roof has a 4/12 slope and is sheathed with a standing seam metal roof. The north elevation (Longleaf Drive) contains a single double-hung window and a standard entrance door on the left side of the elevation. The door and window relate to the small office space. Another standard entrance door is located at the right side of this elevation providing access to the warehouse. The south and west elevations (vacant portions of parcel) have no windows of doors.

Section 13.08.010.A of the Gallatin Zoning Ordinance requires buildings to be constructed with 70 percent brick or stone in an Industrial Restrictive (IR) district. The east (Old Airport Rd.) and north (Longleaf Dr.) elevations will be constructed of 63 percent brick veneer, the west elevation will contain 40 percent brick and the south elevation will contain 20 percent brick. The remaining portions of each elevation will be constructed of metal wall panels. The proposed building design is compatible with the existing buildings located within The Woodlands Business Park. The vast majority of existing industrial buildings located in this area have been constructed with less than 70 percent masonry with metal panels. (Attachment 7-4)

The Planning Commission shall determine whether the proposed plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.

Waste Disposal

The owner and applicant have indicated, in Note 22, all waste disposal will be handled through the use of a City toter.

Bufferyard and Landscaping
The property is zoned Industrial Restrictive (IR) as are all of the surrounding properties. So, no bufferyards are required. There are 48 existing pine trees located along the property boundary adjacent to Longleaf Drive. The landscape plan indicates these trees will remain.

The plan also shows five (5) red maples will be planted along the Old Airport Road right-of-way, 11 Otto Luyken will be planted to provide the evergreen screening for the parking lot parallel to Longleaf Drive, and six (6) Dwarf Nandina will be planted around the northeast corner of the building.

Staff recommends that the Planning Commission approve the landscaping plan as proposed.

Easements for Drainage and Retention/Utilities
An existing forty-two (42) inch storm drain, located within a twenty (20) foot wide drainage easement, is located in the southeast corner of the property. It extends from the east side of Old Airport Road southwest and terminates within Lot 1 of the Woodlands Business Park Subdivision Phase 2.

Also, there is an existing eight (8) inch sewer main located within a 20 foot sanitary sewer easement that extends (in a southwesterly direction) from the northeast corner of the development site to near the southwest corner of Lot 1 of the Woodlands Business Park Subdivision Phase 2.

The plan indicates a fifteen (15) inch storm pipe (approximately 60 linear feet) will drain and then discharge into the existing 42 inch storm drain where it then will drain to the northeast into a detention pond to be constructed in the northeast corner of Lot 2.

Mechanical Equipment Screening
No HVAC units are proposed at this time. The office will be heated and cooled through a thru-wall unit.

Parking
Parking requirements are based on the use of the property. The project contains two (2) uses, Transport and Warehousing and Office. The Office and Warehousing use refers to Schedule 'A' which requires one (1) parking space per 5,000 square feet of warehousing. The proposed building has 4,900 square feet of warehousing, so one (1) parking space is required. The office use requires one (1) parking space per 300 square feet of office activity. A 100 square foot office, only requires one (1) parking space. Therefore, this building required to provide two (2) parking spaces.

The site plan indicates three (3) parking spaces which includes one (1) van accessible handicap parking space, which complies with the minimum number of parking spaces, including handicap accessible parking spaces required by the Gallatin Zoning Ordinance Section 11.03, and Section 11.07.

Access and Right-of-Way
A 24 foot wide driveway is proposed to Old Airport Road. The driveway and parking area will be constructed of concrete and with ample space for delivery trucks to comfortably maneuver in and out of the loading dock area as required by Gallatin Zoning Ordinance Section, 11.10.020.E.

Signage
No sign is proposed at this time. If any signs are added in the future a detailed sign package shall be submitted for review and approval by the Planning Department. A sign permit shall be required prior to the construction of any signs.

Site Surety
The owner and applicant is required to submit a site surety for site improvements in an amount to be determined by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits per Article 15.00 *Administration and Enforcement*, Section 15.03.080, *Surety Required*, Gallatin Zoning Ordinance.

Planning Department Comments
The Planning Department reviewed and commented on the Site Plan. The owner and applicant satisfactorily addressed the Planning Department comments, except those included as conditions of approval.

Engineering Division Comments
The Engineering Division reviewed and commented on the Site Plan. The owner and applicant satisfactorily addressed the Engineering Division comments, except those included as conditions of approval.

Other Departmental Comments
Other City Departments reviewed and commented on the Site Plan. The owner and applicant satisfactorily addressed the other City Department comments, except those included as conditions of approval.

Findings:

1. The Site Plan is consistent with the standards and specifications of Section 15.03.020, *Site Plan Required* of the Gallatin Zoning Ordinance.

2. The 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

EXHIBIT A

Protection Regulations (G.Z.O., Section 10.03) and the Landscaping Requirements (Section 13.05) and,

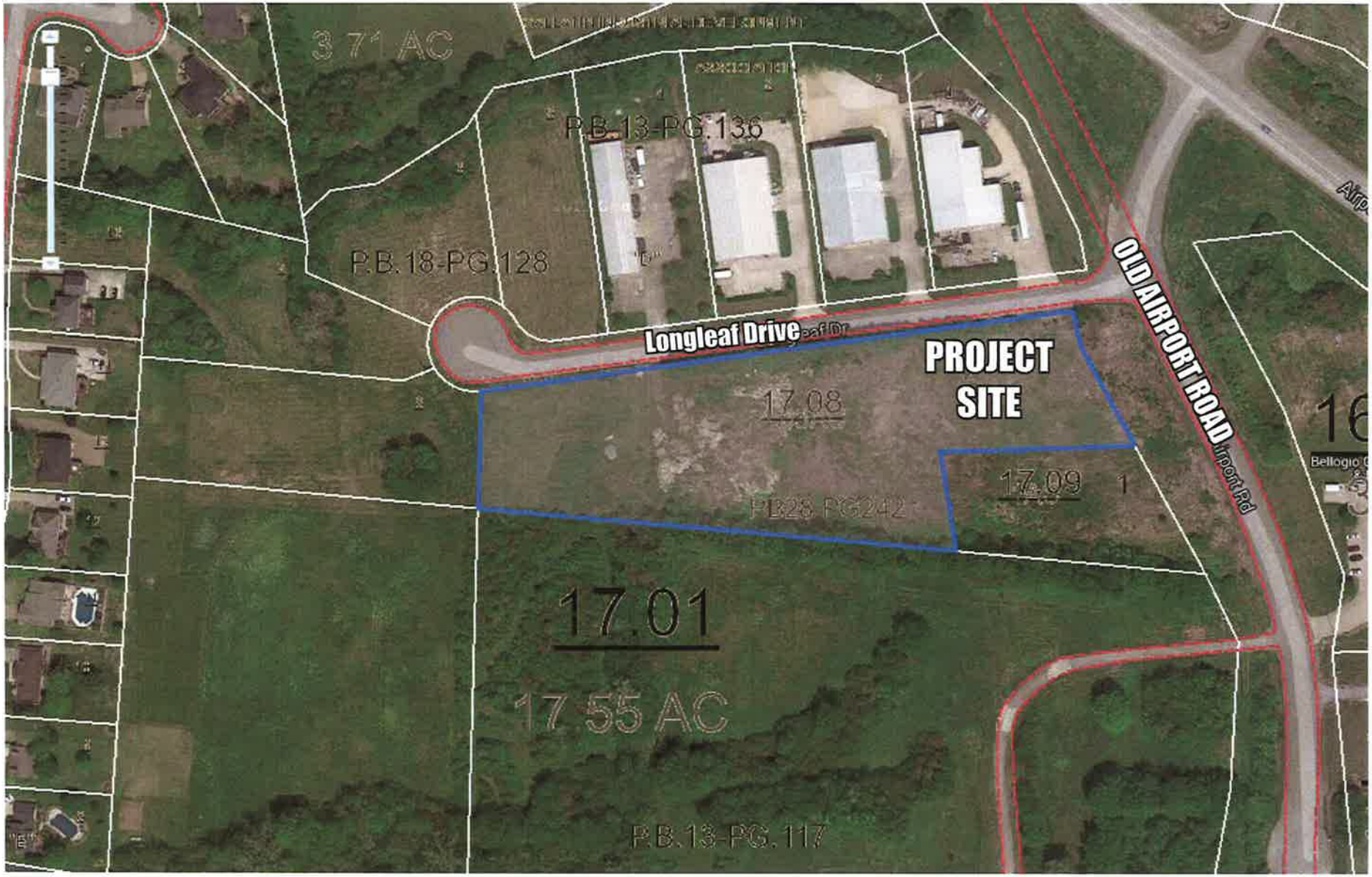
4. The site plan is consistent with the Final Plat for The Woodlands Business Park, Phase 2.

RECOMMENDATION:
Staff recommends that the Planning Commission approve Resolution 2015-95, Site Plan for Ray Dorris Building, consisting of a nine (9) sheet plan, prepared by Bruce Rainey and Associates of Hendersonville, TN, with Project Number, 090099 dated, June 23, 2015 with a final revision date of July 9, 2015, and Architectural Elevations, consisting of one (1) sheet, prepared by Matchett and Associates Architects of Gallatin, TN with Project Number 1426 dated June 24, 2015, with the following conditions:

1. A land disturbance permit will not be issued until the following conditions are met:
   - Provide copy of TDEC Notice of Coverage.
   - Provide copy of recorded storm water maintenance agreement.
2. Submit a site surety for site improvements in an amount to be determined by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits per Article 15.00 Administration and Enforcement, Section 15.03.080, Surety Required, Gallatin Zoning Ordinance.

ATTACHMENTS
Attachment 7-1 Location Map
Attachment 7-2 Final Plat for The Woodlands Business Park (1-17-97C)
Attachment 7-3 Site Plan
Attachment 7-4 Architectural Elevations

ATTACHMENT 7-1



Location Map

Ray Dorris (Woodlands Business Park Lot 2)
Site Plan

PC File# 8-790-15

Prepared By: Kevin Chastine, AICP
Prepared On: July 17, 2015

ATTACHMENT 7

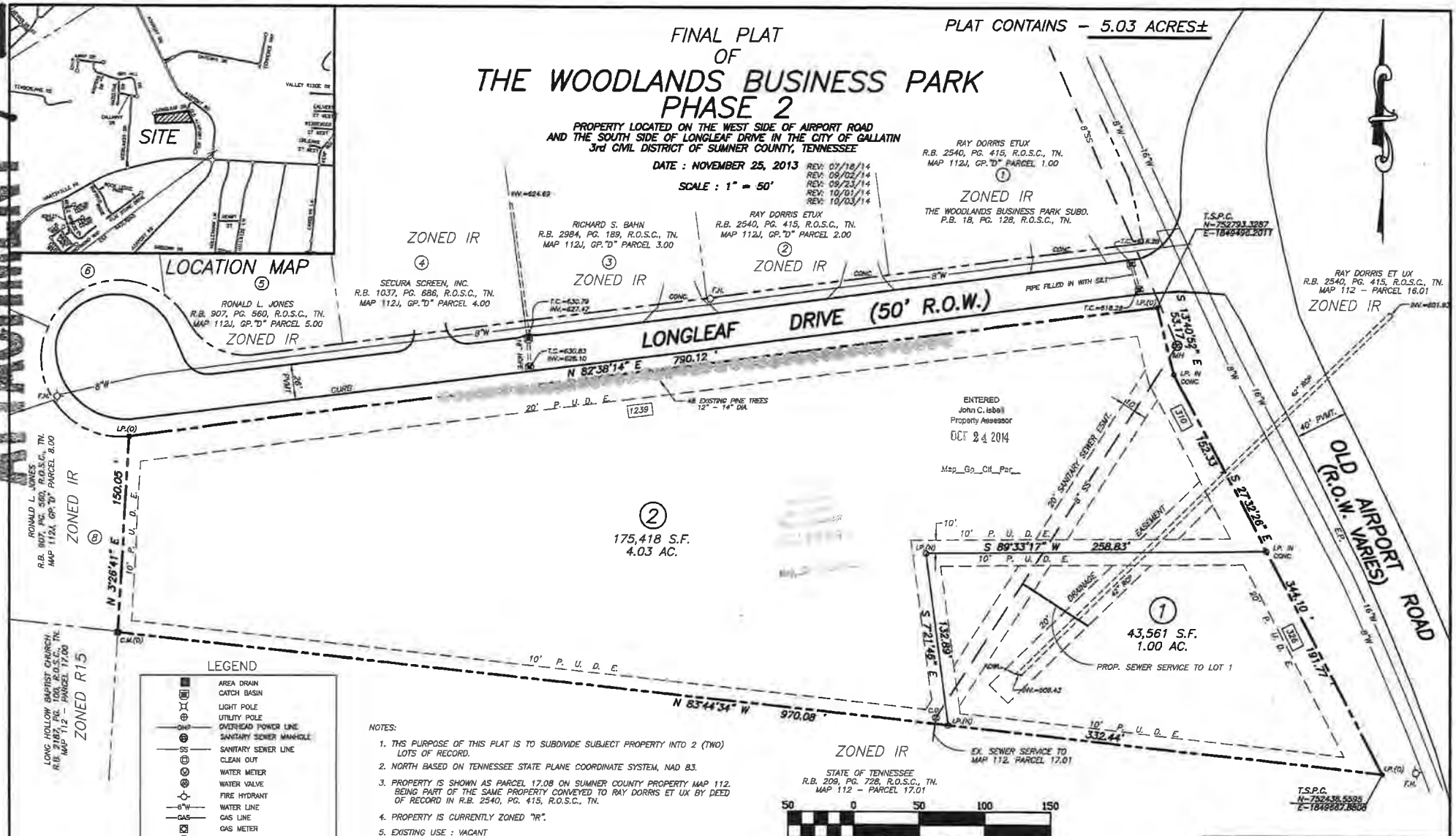
FINAL PLAT OF THE WOODLANDS BUSINESS PARK PHASE 2

PLAT CONTAINS – 5.03 ACRES±

PROPERTY LOCATED ON THE WEST SIDE OF AIRPORT ROAD AND THE SOUTH SIDE OF LONGLEAF DRIVE IN THE CITY OF GALLATIN
3rd CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : NOVEMBER 25, 2013 REV: 07/18/14 REV: 08/02/14 REV: 09/23/14 REV: 10/01/14 REV: 10/03/14

SCALE : 1" = 50'



LEGEND

- AREA DRAIN
- CATCH BASIN
- LIGHT POLE
- UTILITY POLE
- OHP — OVERHEAD POWER LINE
- SANITARY SEWER MANHOLE
- SS — SANITARY SEWER LINE
- CLEAN OUT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- 6"W — WATER LINE
- GAS — GAS LINE
- GAS METER
- GAS VALVE
- PHONE MANHOLE
- CONC MONUMENT
- IRON PIN (OLD)
- IRON PIN (NEW)
- 422 — CONTOUR LINE (EXISTING)
- 422 — CONTOUR LINE (PROPOSED)
- FENCE LINE

NOTES:

1. THIS PURPOSE OF THIS PLAT IS TO SUBDIVIDE SUBJECT PROPERTY INTO 2 (TWO) LOTS OF RECORD.
2. NORTH BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83.
3. PROPERTY IS SHOWN AS PARCEL 17.08 ON SUMNER COUNTY PROPERTY MAP 112. BEING PART OF THE SAME PROPERTY CONVEYED TO RAY DORRIS ET UX BY DEED OF RECORD IN R.B. 2540, PG. 415, R.O.S.C., TN.
4. PROPERTY IS CURRENTLY ZONED "IR".
5. EXISTING USE : VACANT
   PROPOSED USE : VACANT (TEMPORARY)
6. ACCORDING TO F.I.R.M. FLOOD MAP NO. 47165C0318G AND 47165C0319G, DATED 4–17–12, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA.
7. 123 DENOTES STREET ADDRESS.
8. EACH LOT WILL BE RESPONSIBLE FOR MEETING THE CURRENT STORMWATER MANAGEMENT REQUIREMENTS AT THE TIME OF EACH F.M.D.P. APPROVAL.

OWNER :
DAVIS RAY DORRIS ET UX
P.O. BOX 971
GALLATIN, TN. 37066

Pamela L. Whitaker, Register
Sumner County Tennessee
Instrument #: 1028737
Recorded
10/24/2014 at 2:20 pm
in Plat Book 28
Pgs 242-242

Rec'd:	18.00
State:	0.00
Clerk:	0.00
Other:	2.00
Total:	17.00

CERTIFICATE OF STAFF CERTIFICATION

10-22-14 DATE — CITY PLANNER

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 2540 page 415 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 : 10/06/2014 OWNER : 10/06/2014

TITLE : Owner

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 Subdivision Commission and that the monuments shown hereon or will be placed [illegible] the specifications [illegible]

I hereby certify [illegible] Class Survey 1 survey & the ratio [illegible] unadjusted survey is 1:1[illegible]

REGISTERED ENGINEER NO. [illegible] 10-6-14 DATE

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

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

WATER SYSTEM: 10/10/14 Date — Superintendent of Public Utilities, Gallatin, Tennessee

SEWER SYSTEM: 10/10/14 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 : 10/21/14 — 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.

10-21-14 DATE: — Secretary, Planning Commission

10-21-14 DATE: — DD Chairman's Initials

RECORD

Recorded _____, 2014
in Book _____ Page _____
of the Register's Office, Sumner Co., TN.

PREPARED BY :

Bruce Rainey AND ASSOCIATES

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

JOB NO. 090099

OWNER	SITE ZONING	TAX MAP AND PARCEL	SITE ADDRESS	EXISTING & PROPOSED USE	BUILDING HEIGHT
RAY DORRIS ET UX SHORT FUSE TRUCKING, INC. 1711 CAIRO RD. GALLATIN, TN 37066-0488	IR	MAP 112 PARCEL 17.08	310 OLD AIRPORT ROAD GALLATIN, TN 37066	EX.: VACANT PROP.: WAREHOUSE/ TRANSPORT	16' @ EAVE MAX. HGT. 80'

NOTE: ARMORCAST CAST-IN-PLACE DETECTABLE WARNING DEVICES TO BE INSTALLED AT ALL HANDICAP RAMPS (HCR)

PARKING REQUIREMENTS:

OFFICE: 100/300=0.33 = 1 REQUIRED

WAREHOUSE: 4900/5000=0.98 = 1 REQUIRED

PARKING REQUIRED: 2 SPACES TOTAL

PARKING PROVIDED: 3 SPACES (2 REG. + 1 HC)

SITE CONTAINS: 4.03 ACRES±

SETBACKS & YARD REQUIREMENTS

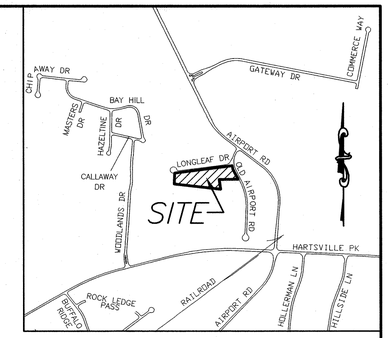
YARDS PER GALLATIN ZONING ORD. :
FRONT : 20'
SIDE : 15'
REAR : 20'
55' M.B.S.L.

TOTAL SITE CONTAINS – 4.03± AC. (175,418 S.F.±)

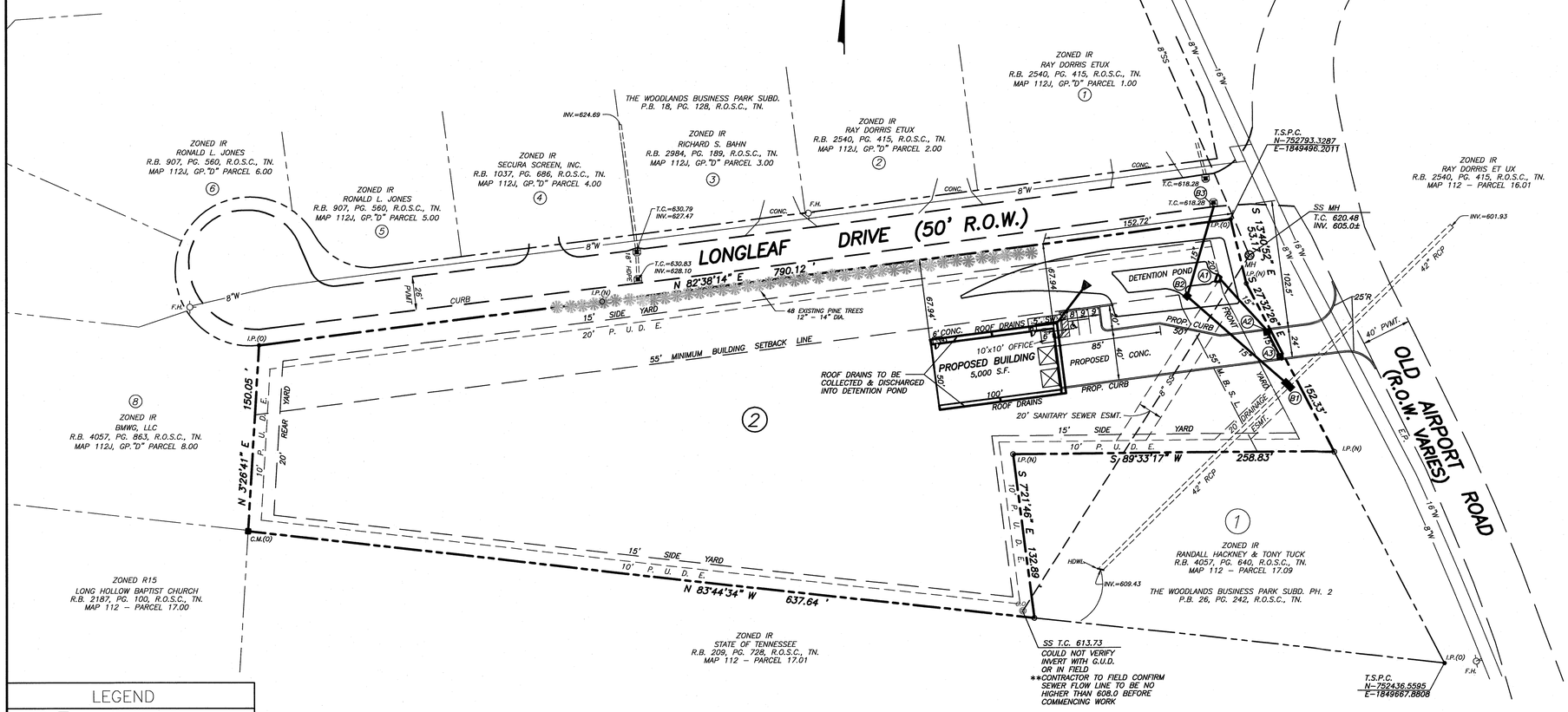
PRE-DEVELOPMENT	POST-DEVELOPMENT
VACANT	ROOF: 5,000 S.F. PVMT., CONC. & WALKS: 6,680 S.F.
TOTAL IMPERVIOUS: 0%	TOTAL IMPERVIOUS: 11,6800 S.F.=6.7%

BUILDING SQUARE FOOTAGE BREAKDOWN

OFFICE: 100 S.F.
WAREHOUSE: 4,900 S.F.
TOTAL BUILDING : 5,000 S.F.



LOCATION MAP
N.T.S.



NOTES:

1. NORTH BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83.
2. PROPERTY IS SHOWN AS LOT 2 ON THE PLAT OF THE WOODLANDS BUSINESS PARK, PHASE, OF RECORD IN P.B. 28, PG. 242, R.O.S.C., R.O.S.C., TN.
3. CONTOURS SHOWN TAKEN FROM A FIELD RUN RADIAL TOPOGRAPHICAL SURVEY BY BRUCE RAINEY & ASSOCIATES USING U.S.G.S. DATUM.
4. PROPERTY IS SHOWN AS PARCEL 17.08 ON SUMNER COUNTY PROPERTY MAP 112.
5. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO RAY DORRIS ET UX BY DEED IN P.B. 2540, PG. 415, R.O.S.C., TN.
6. PROPERTY IS ZONED IR.
7. EXISTING USE: VACANT
   PROPOSED USE: WAREHOUSE/TRANSPORT
8. ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 47165C0318G AND 47165C0319G, DATED 4-17-12, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA.
9. MINIMUM YARDS ARE AS FOLLOWS:
   FRONT – 20 FEET
   REAR – 20 FEET
   SIDE – 15 FEET
   M.B.S.L. – 55 FEET
10. CONTRACTOR TO FIELD VERIFY ALL GRADES PRIOR TO COMMENCING CONSTRUCTION.
11. CONTRACTOR TO GRADE/SHAPE ALL TURF AREAS TO INSURE POSITIVE DRAINAGE AWAY FROM BUILDING OPENINGS AND THAT THERE WILL BE NO STANDING WATER POOLS.
12. ALL CONSTRUCTION AND USE OF PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORD. 13.02.
13. PROPOSED BUILDING = 10,000 S.F. TOTAL
14. EROSION CONTROL MUST BE IN PLACE AND INSPECTED BY THE ENGINEERING DIVISION PRIOR TO GRADING. INSPECTION AND MAINTENANCE OF EROSION CONTROL DEVICES SHALL BE PERFORMED ON A REGULAR BASIS.
15. ALL DISTURBED AREAS TO BE SEEDED AND STRAWED.
16. PROPOSED FACILITY SHALL COMPLY WITH ALL APPLICABLE CROSS-CONNECTION CONTROL AND SEWER USE REGULATIONS.
17. RAY DORRIS IS RESPONSIBLE FOR ALL FINANCIAL MATTERS.
18. NO HVAC UNITS ARE PROPOSED. OFFICE TO HAVE A THRU WALL UNIT.
19. LIGHTING TO BE MOUNTED ON BUILDING.
20. NO SIGNAGE IS PROPOSED AT THIS TIME. IF SIGNAGE IS ADDED IN THE FUTURE, A SIGN PACKAGE MUST BE SUBMITTED FOR APPROVAL AND A SIGN PERMIT MUST BE OBTAINED.
21. ROGERS ENGINEERING GROUP IS THE RESPONSIBLE DESIGN ENGINEER FOR CULVERTS AND DETENTION FOR THIS PROJECT.
22. WASTE DISPOSAL BY TOTER.

PRIOR TO BEGINNING STORM DRAINAGE CONSTRUCTION, CONTRACTOR IS TO VERIFY ELEVATION OF EX. 8" SS TO INSURE THAT DRAINAGE SYSTEM WILL NOT INTERFERE WITH SEWER LINE. IN THE EVENT OF A CONFLICT, CONTRACTOR IS TO NOTIFY BRUCE RAINEY & ASSOCIATES. SEE NOTE **

SITE PLAN FOR RAY DORRIS BUILDING

PROPERTY LOCATED AT 310 OLD AIRPORT ROAD
IN THE CITY OF GALLATIN
3rd CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : JUNE 23, 2015 REV. : 07/09/15

SCALE : 1" = 50'

PREPARED BY :

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

ENGINEERING BY :

ROGERS ENGINEERING GROUP
114 B WEST MAIN STREET
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

RICHARD M. JONES REGISTERED ENGINEER AGRICULTURE No. 016906 STATE OF TENNESSEE
7-16-2015

LEGEND

	AREA DRAIN
	CATCH BASIN
	LIGHT POLE
	UTILITY POLE
OHP	OVERHEAD POWER LINE
	SANITARY SEWER MANHOLE
SS	SANITARY SEWER LINE
	PROPOSED LIGHT POLE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
6"W	WATER LINE
GAS	GAS LINE
	GAS METER
	GAS VALVE
	PHONE MANHOLE
	CONC. MONUMENT
	IRON PIN (OLD)
	IRON PIN (NEW)
422	CONTOUR LINE (EXISTING)
422	CONTOUR LINE (PROPOSED)
	FENCE LINE

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1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

50 0 50 100 150
Scale: 1" = 50'

SHEET 1 OF
JOB NO. 090099

SITE CONTAINS: 4.03 ACRES±

PIPE CHART

NO.	SIZE (INCHES)	LENGTH (FT.)	SLOPE %	FLOW MAX. (CFS)	VELOCITY MAX. (FPS)	DEPTH d (FT.)	HEADWATER d (FT.)
A1–A2	15" RCP III	54	7.16	1.88	10.14	0.26	0.62
A2–A3	15" RCP III	24	2.00	1.24	5.51	0.30	0.50
B1–B2	15" RCP III	106	1.00	3.77	5.81	0.65	0.98
B2–B3	15" RCP III	75	3.76	2.13	5.00	0.47	0.67
BLDG. STORM*	8"	See Plans	1.00	0.93	4.07	0.41	0.75

FLOWS BASED ON 10 YR. STORM UNLESS OTHERWISE NOTED.
*CONNECT TO DOWNSPOUTS w/ CLEANOUTS AT BENDS

DRAINAGE STRUCTURES

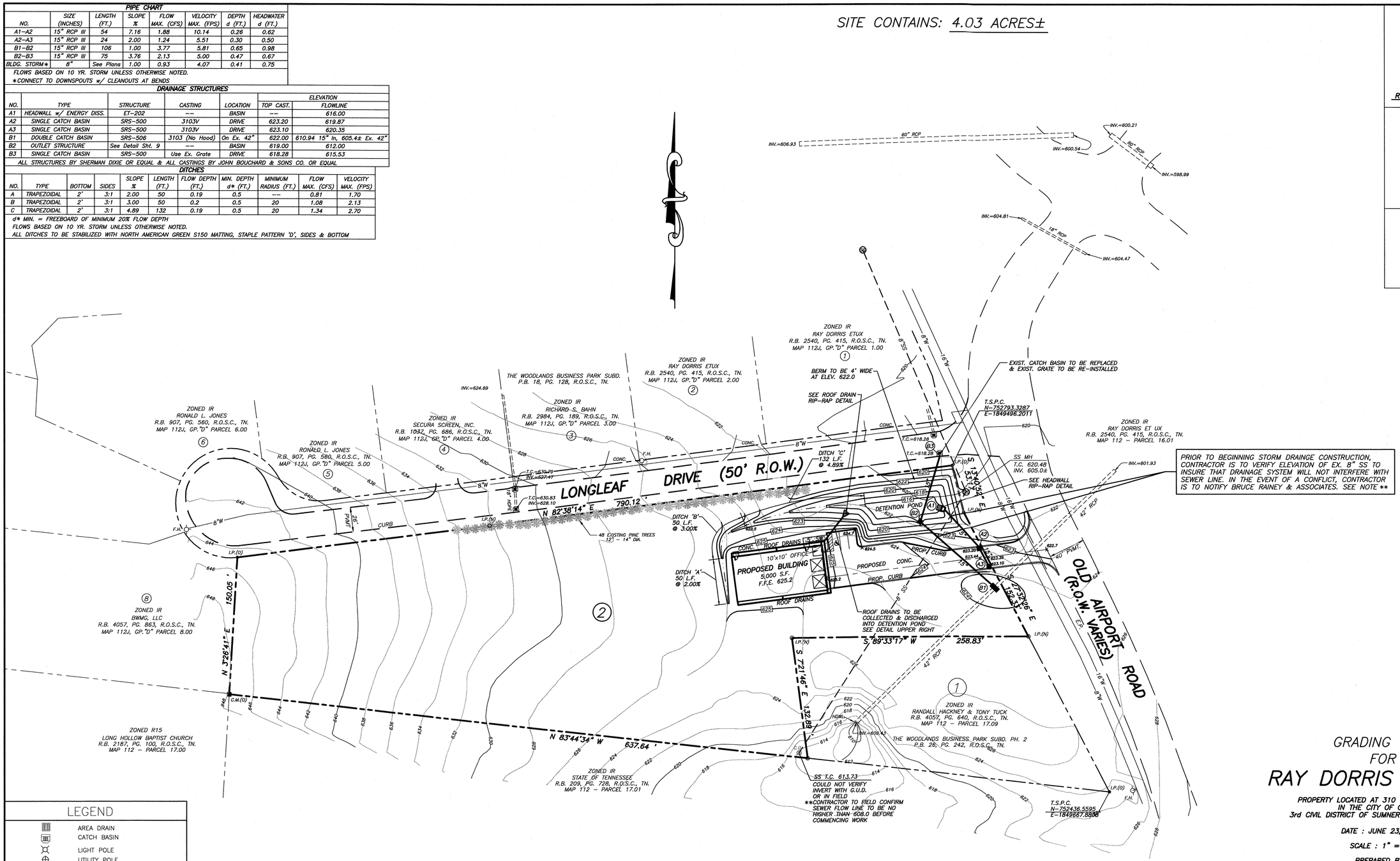
NO.	TYPE	STRUCTURE	CASTING	LOCATION	ELEVATION TOP CAST.	ELEVATION FLOWLINE
A1	HEADWALL w/ ENERGY DISS.	ET-202	---	BASIN	---	616.00
A2	SINGLE CATCH BASIN	SRS-500	3103V	DRIVE	623.20	619.87
A3	SINGLE CATCH BASIN	SRS-500	3103V	DRIVE	623.10	620.35
B1	DOUBLE CATCH BASIN	SRS-506	3103 (No Hood)	On Ex. 42"	622.00	610.94 15" In, 605.4± Ex. 42"
B2	OUTLET STRUCTURE	See Detail Sht. 9	---	BASIN	619.00	612.00
B3	SINGLE CATCH BASIN	SRS-500	Use Ex. Grate	DRIVE	618.28	615.53

ALL STRUCTURES BY SHERMAN DIXIE OR EQUAL & ALL CASTINGS BY JOHN BOUCHARD & SONS CO. OR EQUAL

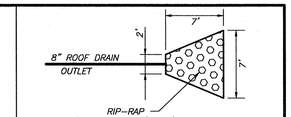
DITCHES

NO.	TYPE	BOTTOM	SIDES	SLOPE %	LENGTH (FT.)	FLOW DEPTH (FT.)	MIN. DEPTH d* (FT.)	MINIMUM RADIUS (FT.)	FLOW MAX. (CFS)	VELOCITY MAX. (FPS)
A	TRAPEZOIDAL	2'	3:1	2.00	50	0.19	0.5	---	0.81	1.70
B	TRAPEZOIDAL	2'	3:1	3.00	50	0.2	0.5	20	1.08	2.13
C	TRAPEZOIDAL	2'	3:1	4.89	132	0.19	0.5	20	1.34	2.70

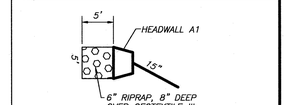
d* MIN. = FREEBOARD OF MINIMUM 20% FLOW DEPTH
FLOWS BASED ON 10 YR. STORM UNLESS OTHERWISE NOTED.
ALL DITCHES TO BE STABILIZED WITH NORTH AMERICAN GREEN S150 MATTING, STAPLE PATTERN 'D', SIDES & BOTTOM



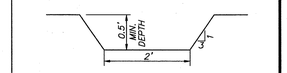
PRIOR TO BEGINNING STORM DRAINGE CONSTRUCTION, CONTRACTOR IS TO VERIFY ELEVATION OF EX. 8" SS TO INSURE THAT DRAINAGE SYSTEM WILL NOT INTERFERE WITH SEWER LINE. IN THE EVENT OF A CONFLICT, CONTRACTOR IS TO NOTIFY BRUCE RAINEY & ASSOCIATES. SEE NOTE **



RIP-RAP DETAIL FOR ROOF DRAIN OUTLET
N.T.S.



RIP-RAP DETAIL AT HEADWALL A1
N.T.S.



DITCH DETAIL
N.T.S.

LEGEND

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Scale: 1" = 50'

RICHARD M. JONES REGISTERED ENGINEER AGRICULTURE No. 101808 STATE OF TENNESSEE
7-16-2015

GRADING PLAN FOR RAY DORRIS BUILDING

PROPERTY LOCATED AT 310 OLD AIRPORT ROAD
IN THE CITY OF GALLATIN
3rd CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : JUNE 23, 2015 REV. : 07/09/15

SCALE : 1" = 50'

PREPARED BY :

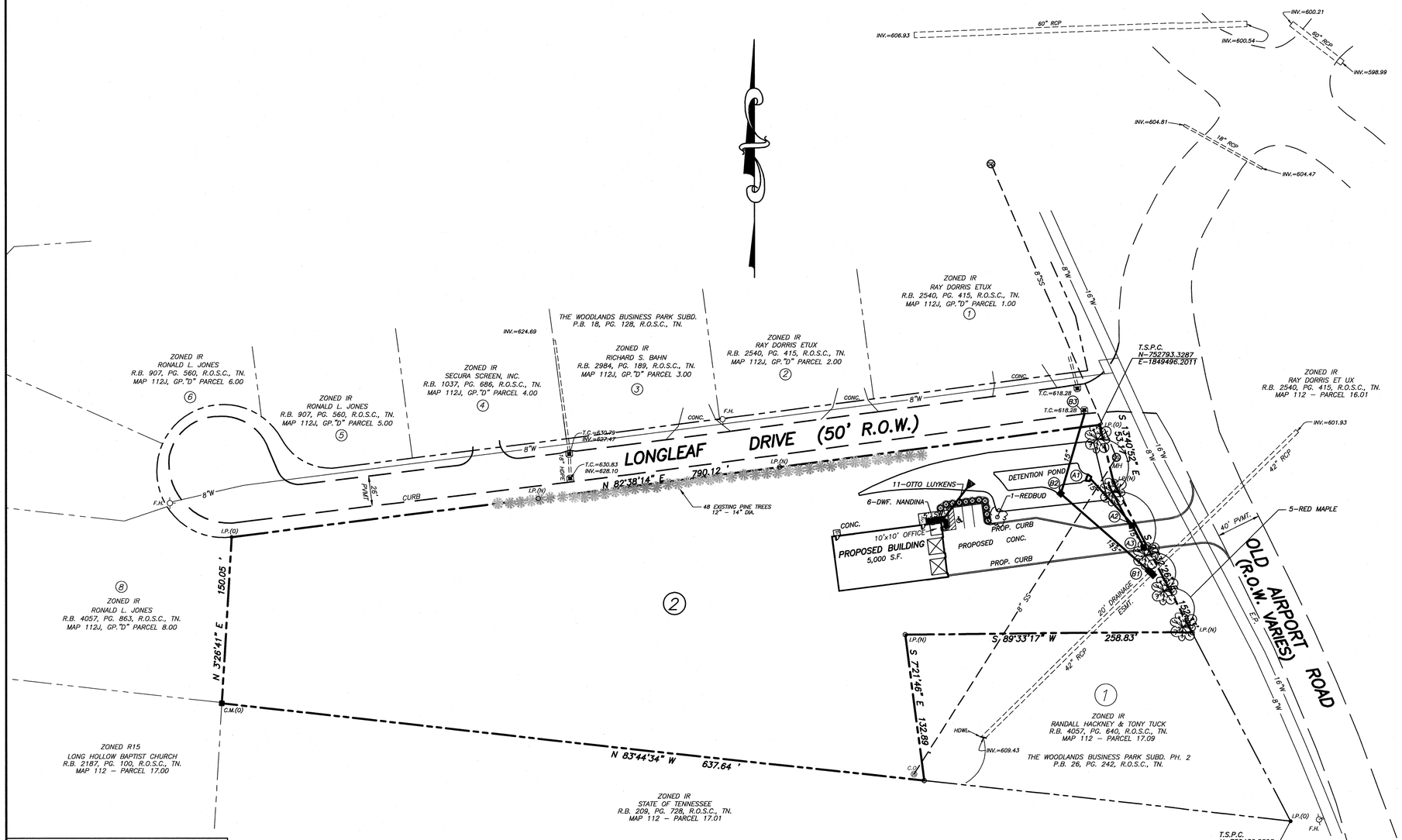
Bruce Rainey AND ASSOCIATES
LAND DEVELOPMENT CONSULTANTS
116 MAPLE ROW BLVD.
HENDERSONVILLE, TN. 37075
Phone 615-822-0012
Fax 615-824-1487

ENGINEERING BY :

ROGERS ENGINEERING GROUP
114 B WEST MAIN STREET
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

SHEET 2 OF
JOB NO. 090099

SITE CONTAINS: 4.03 ACRES±



LANDSCAPE NOTES :

1. This project was designed in accrdance with the city of Gallatin design standards. It is recommended that prior to bidding or beginning planting the Contractor become familiar with the requirements of these standards as it pertains to quality of workmanship, plant selection and inspections.
2. The plant list is for the convenience of the contractor, however, the contractor shall confirm all quantities prior to bidding. If the plant list and the plan quantities differ, the plan shall take precedent.
3. Provide trees, shrubs and plants of quantity, size, genus, species and variety shown and scheduled for landscape work. The work is to comply with recommendations and requirements of ANSI Z60.1, latest edition, "American Standards for Nursery Stock". Provide healthy, vigorous stock, grown in a recognized nursery in accordance with good horticultural practices and free of disease, insects, eggs, larvae and defects such as knots, sunscald, injuries, abrasions or disfigurement.
4. Location of all plant beds and trees to be staked and approved by the owner prior to planting.
5. Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
6. If topsoil is required, provide new topsoil which is fertile, friable natural loam, surface soil, reasonably free of sub-soil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 2" in any dimension, and other extraneous or toxic matter harmful to plant growth.
7. All ground cover beds shall be treated with a pre-emergent herbicide "Treflan" or equal prior to planting.
8. All trees, shrubs and beds shall be mulched with a uniform layer of hardwood bark mulch. The mulch shall be fine textured, free of large pieces of wood or bark and dark in color.
9. Beds shall be shovel edged to form a neat trench 3" in depth.
10. Mulch beds shall be slightly mounded (6") over adjoining surfaces.
11. Contractor is to warranty all plantings for a period of one year after date of final acceptance by the owner. Warranty is to include all defects including death or unsatisfactory growth, but not neglect of proper care by the owner.
12. All disturbed areas outside the building, pavement and landscaped areas are to be seeded and or sodded. (See plant list)
13. All landscaping and seeding are to be done per the contract construction specifications.

LANDSCAPE DESIGN CRITERIA:

1. Site Coverage Ratio:

Building	5,000 S.F.
Pavement	6,485 S.F.
Sidewalk	195 S.F.
Total Impermeable	11,680 S.F.
Total Site	175,418 S.F.
93.3% Permeable	

2. Interior Tree Ratio:
   3 Parking Spaces/10 = 0.33=1 Canopy Trees (2 1/2" cal.)
   1 Provided
3. Front Yard Trees:
   205.50 L.F. along street/50 = 4.11= 54 Trees Required
   5 Provided
4. Parking Lot Landscaping
   6,485 S.F. x 6.00% = 389 S.F. Required
   470+ S.F. Provided

PLANT LIST SHEET L-1

QUANTITY	SPECIES	SIZE	REMARKS
5	Red Maple	2 1/2" cal.	Well Branched
1	Redbud	2 1/2" cal.	Well Branched
11	Otto Luyken	18" Ht.	3 gallon
6	Dwarf Nandina	12" Ht.	3 Gal.
C.U.	Mulch Hardwood Bark	Fine Texture Dark in Color	All Trees & Shrubs
S.F.	Seeding Ky. 31 Fescue	8 Lbs./1000 S.F.	All Disturbed Areas

LEGEND

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50 0 50 100 150
Scale: 1" = 50'

LANDSCAPE PLAN FOR RAY DORRIS BUILDING

PROPERTY LOCATED AT 310 OLD AIRPORT ROAD
IN THE CITY OF GALLATIN
3rd CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : JUNE 23, 2015 REV. : 07/09/15

SCALE : 1" = 30'

PREPARED BY :

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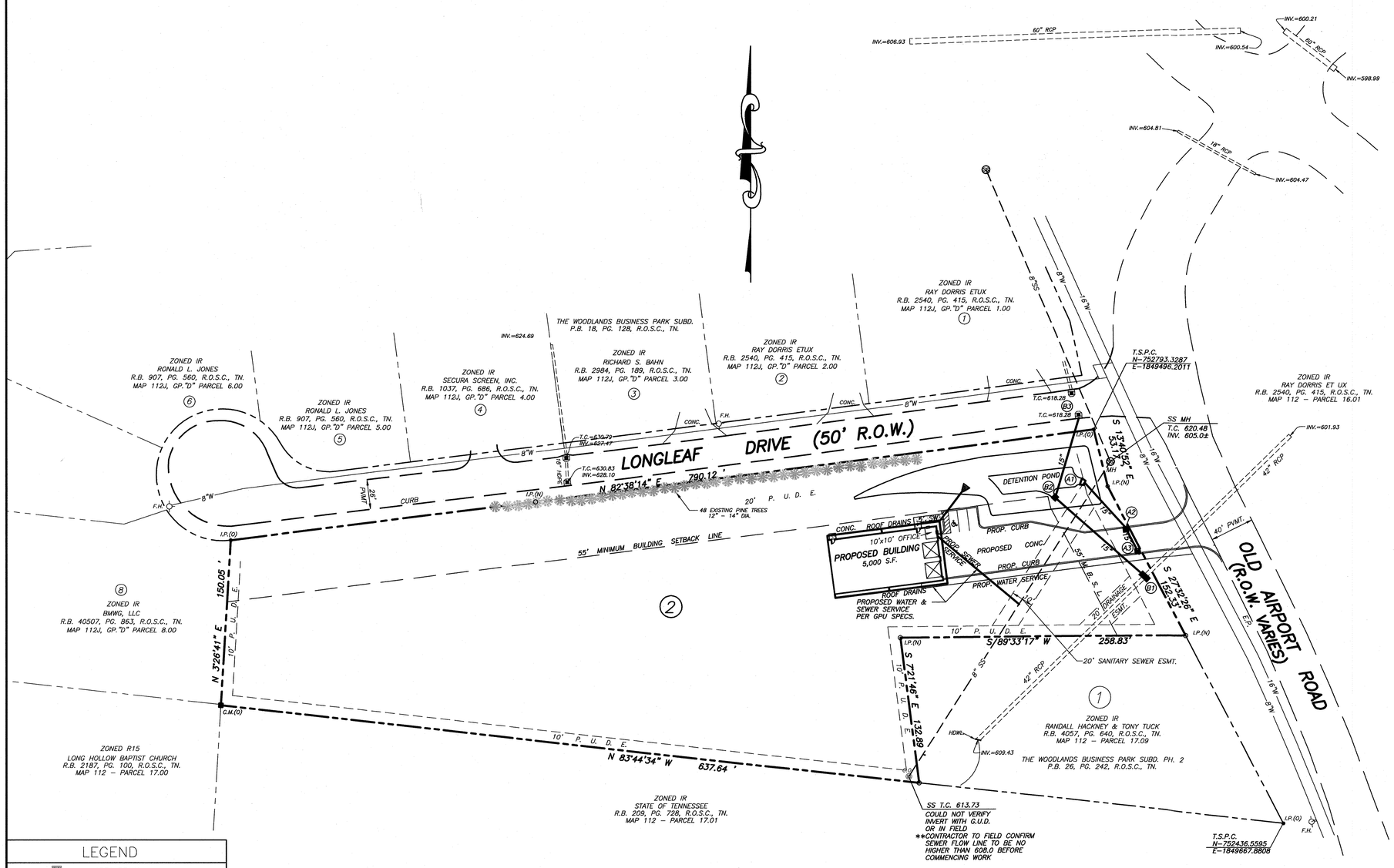
HENDERSONVILLE, TN. 37075
Phone 615-822-0012
Fax 615-824-1487

SHEET 3 OF
JOB NO. 090099

SITE CONTAINS: 4.03 ACRES±



SITE UTILITY NOTES

1. INSTALLATION OF ALL UTILITIES SHAL BE PERFORMED ACCORDING TO THE SPECIFICATIONS AND REGULATIONS OF EACH UTILITY ENTITY (HUD, WHUD, NES, BELLSOUTH, COMCAST, ETC.).
2. THE SANITARY SEWER SHALL BE POLYVINYL CHLORIDE (PVC) SHALL BE (SDR 35).
3. ALL WATER LINES, SEWER LINES, AND APPURTENANCES SHALL BE OF MATERIALS AND CONSTRUCTION THAT CONFORM TO THE DEPARTMENT OF WATER AND SEWERAGE SERVICES REQUIREMENTS AND SPECIFICATIONS.
4. PROVIDE A MINIMUM 30" OF COVER OVER ALL WATER LINES.
5. THE CONTRACTOR SHALL MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER LINES. WHERE THESE CRITERIA CANNOT BE MET, THE CONTRACTOR SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
6. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING MANHOLES OR SANITARY SEWER LINES AT THE POINT OF CONNECTION PRIOR TO THE COMMENCEMENT OF ORDERING OF MATERIALS, CONSTRUCTION OR REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
7. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER DOES NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURE, EXISTING OR PROPOSED.
9. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
10. BEFORE CONNECTIONS ARE MADE INTO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE WATER AND SEWER DEPARTMENT SPECIFICATIONS.
11. COORDINATE THE EXACT LOCATION OF ALL UTILITES ENTERING THE BUILDING WITH THE PLUMBING PLANS.
12. SOME UTILITIES CAN BE LOCATED BY CALLING THE ("TENNESSEE ONE CALL" SYSTEM, INC.). THE CONTRACTOR SHALL CALL "TENNESSEE ONE CALL" (1-800-351-1111) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION.
13. THE PROPOSED ELECTRIC LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL ELECTRIC COMPANY BY THE CONTRACTOR.
14. THE PROPOSED TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL TELEPHONE COMPANY BY THE CONTRACTOR.
15. WHERE DRAINAGE OR UTILITY LINES OCCUR IN PROPOSED FILL AREAS, THE MATERIAL IS TO BE PLACED AND COMPACTED TO (98%) OF MAXIMUM DRY DENSITY ACCORDING TO ASTM (D-698) PRIOR TO INSTALLATION OF DRAINAGE OR UTILITY LINES.
16. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFE GUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT.
17. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY INSTALLATIONS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT.

NOTE:
FINAL LOCATIONS OF UNDERGROUND UTILITIES (ELEC., CABLE, TELE. ETC.) TO BE DETERMINED BY AUTHORITIES HAVING JURISDICTION FOR EACH SEPARATE UTILITY

LEGEND

- AREA DRAIN
- CATCH BASIN
- LIGHT POLE
- UTILITY POLE
- OHP — OVERHEAD POWER LINE
- SANITARY SEWER MANHOLE
- SS — SANITARY SEWER LINE
- PROPOSED LIGHT POLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- 6"W — WATER LINE
- GAS — GAS LINE
- GAS METER
- GAS VALVE
- PHONE MANHOLE
- CONC. MONUMENT
- IRON PIN (OLD)
- IRON PIN (NEW)
- 422 — CONTOUR LINE (EXISTING)
- 422 — CONTOUR LINE (PROPOSED)
- FENCE LINE

IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

50 0 50 100 150
Scale: 1" = 50'

RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
NO. 015808
STATE OF TENNESSEE
7-16-2015

UTILITY PLAN FOR RAY DORRIS BUILDING

PROPERTY LOCATED AT 310 OLD AIRPORT ROAD
IN THE CITY OF GALLATIN
3rd CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : JUNE 23, 2015 REV. : 07/09/15

SCALE : 1" = 50'

PREPARED BY :

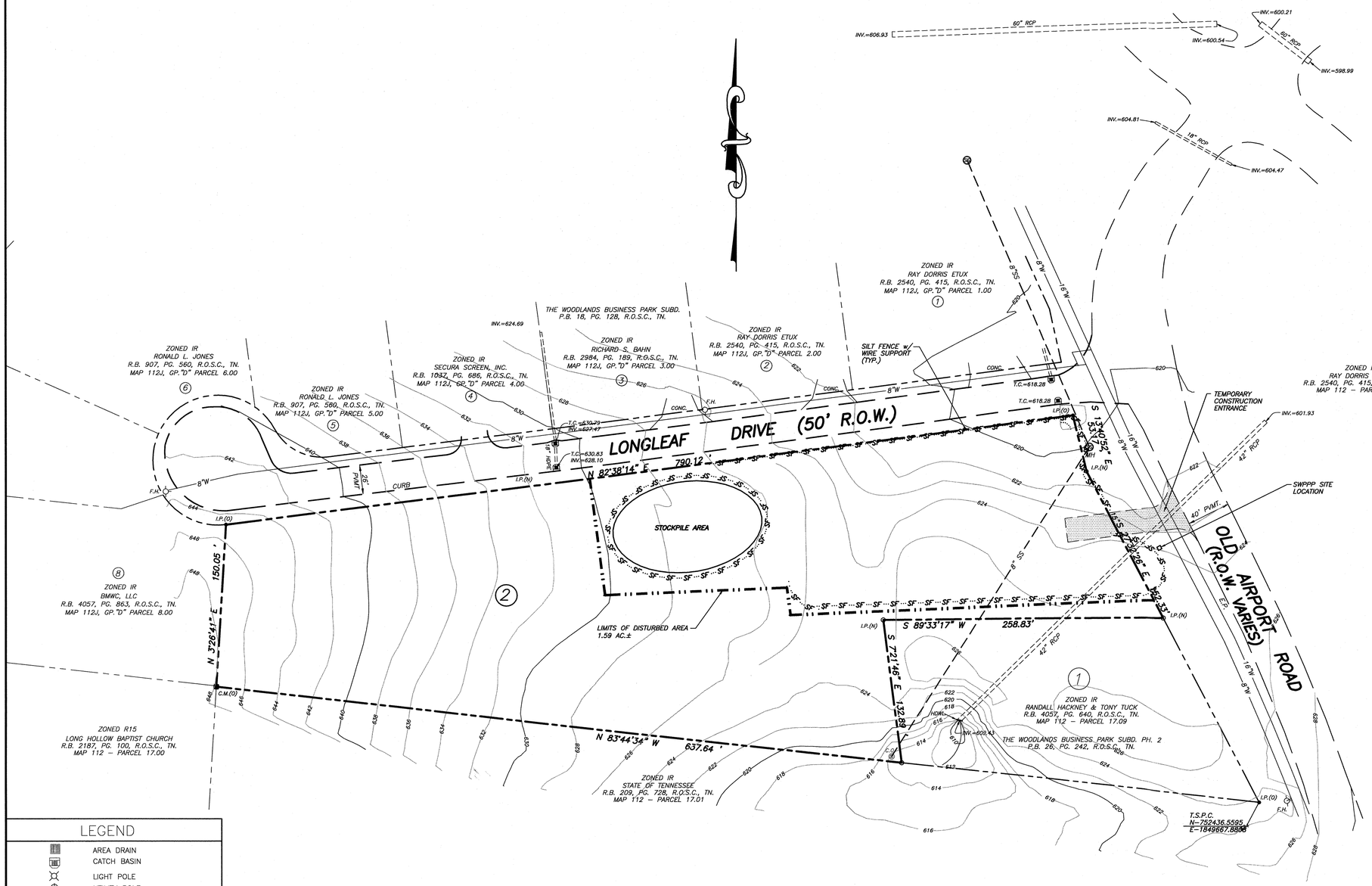
Bruce Rainey AND ASSOCIATES
LAND DEVELOPMENT CONSULTANTS
116 MAPLE ROW BLVD.
HENDERSONVILLE, TN. 37075
Phone 615-822-0012
Fax 615-824-1487

ENGINEERING BY :

ROGERS ENGINEERING GROUP
114 B WEST MAIN STREET
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

SHEET 4 OF
JOB NO. 090099

SITE CONTAINS: 4.03 ACRES±



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- FENCE LINE

50 0 50 100 150

Scale: 1" = 50'

SEQUENCING OF WORK

1. PLACE SWPPP AND PLAN SET IN DRY LOCATION AT AIRPORT ROAD ENTRANCE.
2. INSTALL SILT FENCE, STONE FILTER RING AND CONSTRUCTION ENTRANCE AS SHOWN.
3. CLEAR AND GRUB AS REQUIRED FOR ROADWAYS AND GRADED AREAS.
4. STRIP AND STOCKPILE TOPSOIL. INSTALL SILT FENCE AT BASE OF STOCKPILE. SEED AND STRAW STOCKPILE WHEN STRIPPING IS COMPLETED.
5. EROSION PREVENTION AND SEDIMENT CONTROL INSPECTIONS ARE TO BE PERFORMED AT LEAST TWICE A WEEK, 72 HOURS APART. A RAIN GAUGE IS TO BE MAINTAINED ON SITE AND CHECKED AT EVERY INSPECTION. THE RAINFALL AND TIME FOR EACH EVENT IS TO BE RECORDED AND MADE AVAILABLE WITH SWPPP INSPECTION REPORTS.

INITIAL EROSION PREVENTION & SEDIMENT CONTROL PLAN FOR FOR RAY DORRIS BUILDING

PROPERTY LOCATED AT 310 OLD AIRPORT ROAD
IN THE CITY OF GALLATIN
3rd CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : JUNE 23, 2015

SCALE : 1" = 50'

PREPARED BY :

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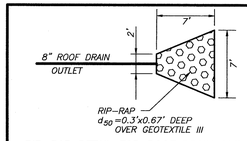
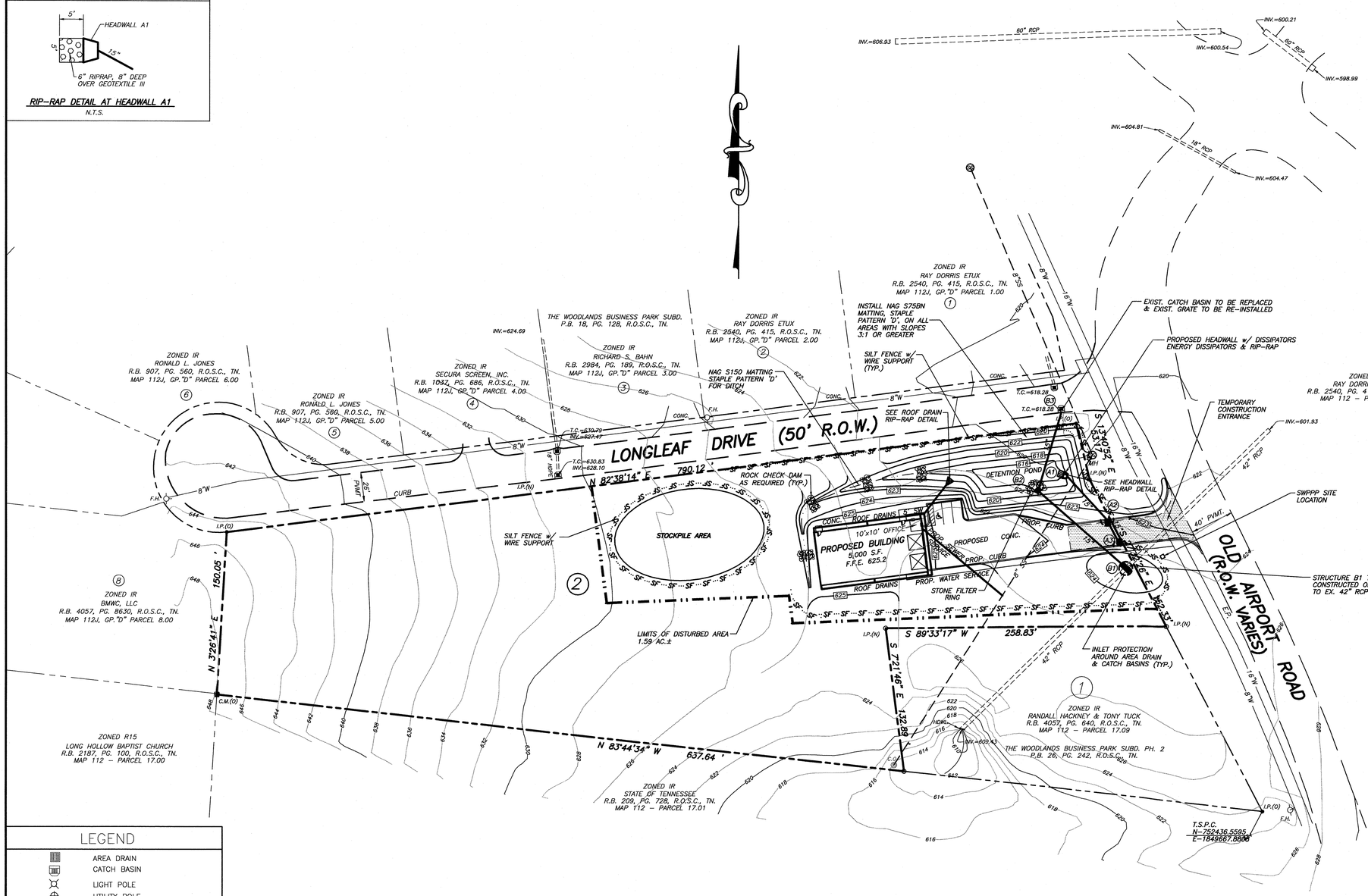
Phone 615-822-0012
Fax 615-824-1487

SITE CONTAINS: 4.03 ACRES±



RIP-RAP DETAIL FOR ROOF DRAIN OUTLET
N.T.S.

RIP-RAP DETAIL AT HEADWALL A1
N.T.S.



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- FENCE LINE

SEQUENCING OF WORK

1. GRADE ROADWAYS AND INSTALL UTILITIES AND STORM SEWER SYSTEM.
2. SEED AND STRAW ALL AREAS WITHIN 14 DAYS, 7 DAYS FOR ALL SLOPES 3:1 OR GREATER.
3. RIP-RAP, MAT AND SEED ALL DITCHES AS SOON AS COMPLETED WITH BMP'S AS SHOWN.
4. FINISH GRADE BEHIND CURBS, SEED AND STRAW.

NOTES:

1. INLETS AND AREA DRAIN TO HAVE INLET PROTECTION AND BE CLEANED AFTER EACH STORM EVENT.
2. ADDITIONAL SILT FENCE MAY BE REQUIRED PRIOR TO COMMENCEMENT OF BUILDING COMMENCEMENT.
3. CHECK ALL CHECK DAMS AFTER EACH RAIN EVENT AND REMOVE SILT WHEN 50% FULL.
4. EROSION PREVENTION AND SEDIMENT CONTROL INSPECTIONS ARE TO BE PERFORMED AT LEAST TWICE A WEEK, 72 HOURS APART. A RAIN GAUGE IS TO BE MAINTAINED ON SITE AND CHECKED AT EVERY INSPECTION. THE RAINFALL AND TIME FOR EACH EVENT IS TO BE RECORDED AND MADE AVAILABLE WITH SWPPP INSPECTION REPORTS.

INTERMEDIATE EROSION PREVENTION & SEDIMENT CONTROL PLAN FOR RAY DORRIS BUILDING

PROPERTY LOCATED AT 310 OLD AIRPORT ROAD
IN THE CITY OF GALLATIN
3rd CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

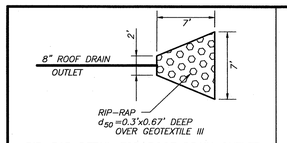
DATE : JUNE 23, 2015

SCALE : 1" = 50'

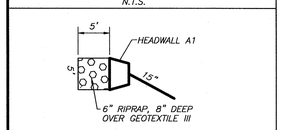
PREPARED BY :

J. BRUCE RAINEY REGISTERED ENGINEER No. 20
Bruce Rainey
Bruce Rainey AND ASSOCIATES
LAND DEVELOPMENT CONSULTANTS
116 MAPLE ROW BLVD.
HENDERSONVILLE, TN. 37075
Phone 615-822-0012
Fax 615-824-1487

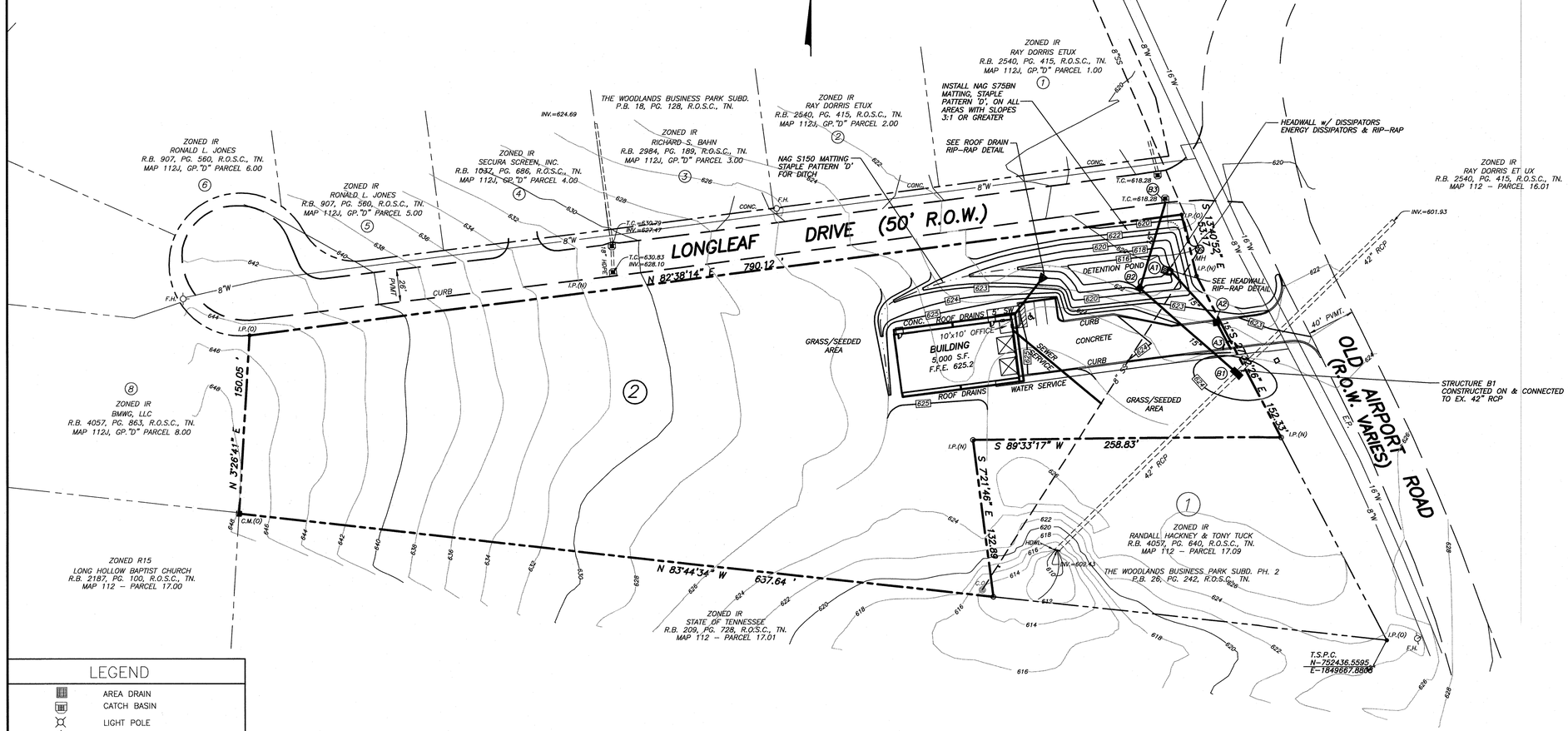
SITE CONTAINS: 4.03 ACRES±



RIP-RAP DETAIL FOR ROOF DRAIN OUTLET
N.T.S.



RIP-RAP DETAIL AT HEADWALL A1
N.T.S.



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50 0 50 100 150
Scale: 1" = 50'

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN FOR RAY DORRIS BUILDING

PROPERTY LOCATED AT 310 OLD AIRPORT ROAD
IN THE CITY OF GALLATIN
3rd CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : JUNE 23, 2015

SCALE : 1" = 50'

PREPARED BY :

LAND DEVELOPMENT CONSULTANTS
116 MAPLE ROW BLVD.
HENDERSONVILLE, TN. 37075
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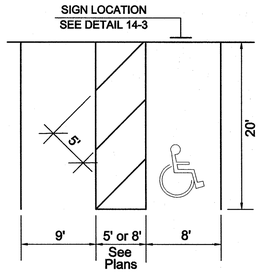
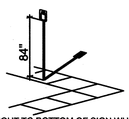


HANDICAP PARKING LAYOUT

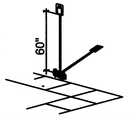
ADA NOTES:

ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY WITH THE PERTINENT PROVISION OF THE ADA-ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES, ISSUED BY THE U.S. ARCHITECTURAL AND TRANSPORTATION BARRIER COMPLIANCE BOARD.

DETECTABLE WARNING SHALL COMPLY WITH THE NEW ADA REGULATIONS-SECTION 4.29. DETECTABLE WARNING COLOR SHALL BE YELLOW.



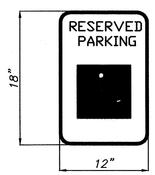
HEIGHT TO BOTTOM OF SIGN WHEN PEDESTRIAN PATH FROM CAR TO WALK PASSES BY OR UNDER THE SIGN.



HEIGHT TO BOTTOM OF SIGN WHEN PEDESTRIAN PATH FROM CAR TO WALK DOES NOT PASS BY OR UNDER THE SIGN

FOR THIS APPLICATION THE SIGN MAYBE MOUNTED ON A POST, THE BUILDING FACE, A COLUMN OR ANY OTHER FIXED MOUNTING SURFACE.

SIGN MOUNTING HEIGHTS



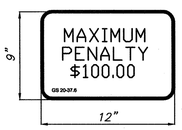
R7-8A

TYPE R7-8 OR R7-8A SIGN APPROVED FOR USE UNDER G.S.20-37.6

LEGEND AND BORDER - GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND - WHITE

BEGINNING JANUARY 1, 1979 ALL ACCESSIBLE PARKING SPACES (INCLUDING THOSE SPACES EXISTING PRIOR TO JULY 1, 1979)

SHALL BE REQUIRED BY GENERAL STATUTE TO BE INDENTIFIED BY AN R7- OR R7-8A SIGN.

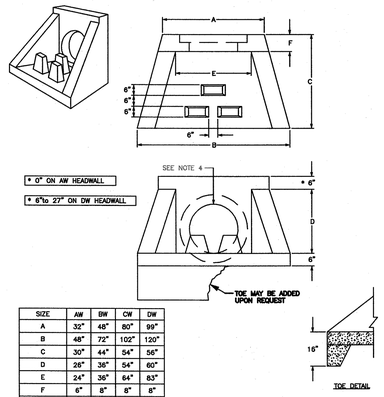


R7-8D

R7-8D PENALTY SIGNS ARE REQUIRED TO ACCOMPANY ALL RT-8 OR R7-8A PARKING SIGNS ERECTED AFTER DECEMBER 31, 1990.

SITE HANDICAP DETAILS

N.T.S.



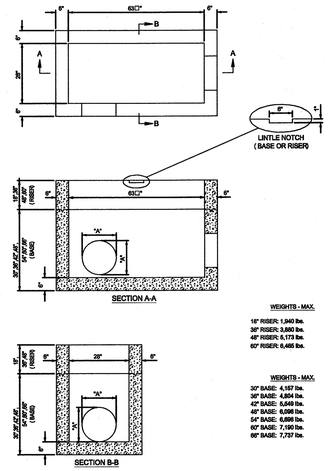
SIZE	AW	BW	CW	DW
A	32"	48"	80"	99"
B	48"	72"	102"	120"
C	30"	44"	54"	56"
D	26"	36"	54"	60"
E	24"	36"	64"	83"
F	6"	8"	8"	8"
MAX.OPENING	22"	32"	55"	75"
WT/LB	1,380	3,100	8,100	11,400

GENERAL NOTES:
1.1 MAT OF #5 BARS @ 8" O.C. EACH WAY WITH EXCEPTION OF OVER OPENING WHICH WILL BE #5 BARS @ 4" O.C. EACH WAY
2.f'c = 4,500 Psi
3.fy = 60 Ksi
4.PIPE OPENING IN FACE OF WALL WILL EQUAL PIPE I.D. FOR 12"-36" DIA. PIPE
5.ENERGY DISSIPATORS, AS NEEDED (12"x6"x12")

AVAILABLE MARKETS: TN-AL

SHERMAN DIXIE
PH# 1-800-737-0707 | DWG# ET-202
DATE:02/17/06 | SHEET# 1 OF 1

PRECAST HEADWALL DETAIL WITH DISSIPATORS | SCALE: NTS



WEIGHTS - MAX.
18" RISER: 1,940 lbs.
36" RISER: 3,880 lbs.
48" RISER: 5,173 lbs.
60" RISER: 6,466 lbs.

WEIGHTS - MAX.
30" BASE: 4,157 lbs.
36" BASE: 4,804 lbs.
42" BASE: 5,549 lbs.
48" BASE: 6,098 lbs.
54" BASE: 6,866 lbs.
60" BASE: 7,190 lbs.
66" BASE: 7,757 lbs.

GENERAL NOTES:
1.CONCRETE: 4500 Psi (MIN)
2.CUSTOM BASE HEIGHTS AVAILABLE

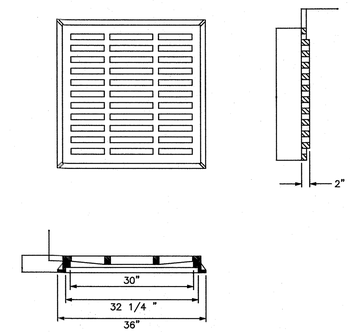
DIMENSION "A" AS REQUIRED

AVAILABLE MARKETS: TN-AL

SHERMAN DIXIE
PH# 1-800-737-0707 | DWG# SRS-506
DATE:02/17/06 | SHEET# 1 OF 1

DOUBLE CATCH BASIN / CURB INLET 28"x 63.5" | SCALE: NTS

JBS 4315



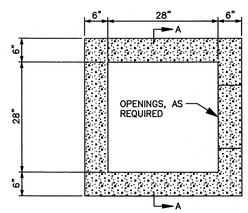
TRAFFIC DUTY

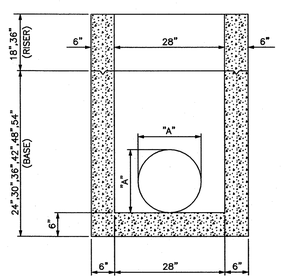
REVERSIBLE FRAME

OPEN AREA = 2.58 SQ FT

NOTE: JBS 4310 (6" THICK) IS ALSO AVAILABLE.

AREA DRAIN FRAME & GRATE | SCALE: NTS | JBS 4315





DIMENSION "A" AS REQUIRED

WEIGHTS - MAX.
18" RISER: 1,278 lbs.
36" RISER: 2,556 lbs.

24" BASE: 2,114 lbs.
30" BASE: 2,534 lbs.
36" BASE: 2,954 lbs.
42" BASE: 3,379 lbs.
48" BASE: 3,876 lbs.
54" BASE: 4,364 lbs.

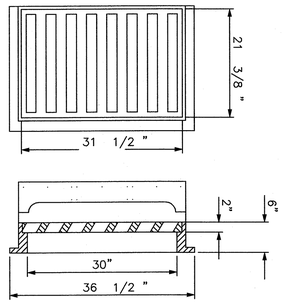
GENERAL NOTES:
1.ALL MATERIAL, DESIGN, MANUFACTURE, PHYSICAL TEST REQUIREMENTS, FINISH MARKING, INSPECTION, REJECTION, AND REPAIRS TO MEET "STANDARD SPECIFICATIONS FOR PRECAST CONCRETE WATER AND WASTEWATER STRUCTURES", PER ASTM C-913 (LATEST REVISION).
2.CONCRETE: 4500 Psi (MIN.)
3.CUSTOM HEIGHTS AVAILABLE

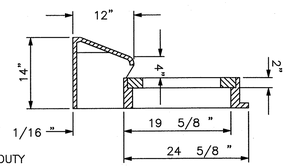
AVAILABLE MARKETS: TN-AL

SHERMAN DIXIE
PH# 1-800-737-0707 | DWG# SRS-500
DATE:02/17/06 | SHEET# 1 OF 1

28"x 28" CATCH BASIN | SCALE: NTS

JBS 3103





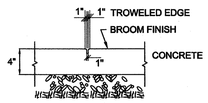
TRAFFIC DUTY

OPEN AREA = 1.98 SQ FT

FRAME ..... 285 lb
GRATE ..... 220 lb
CURB BOX ..... 200 lb

TOTAL ..... 705 lb

MOUNTABLE CURB INLET FRAME & GRATE | SCALE: NTS | JBS 3103



SCORE JOINT FOR WALKS

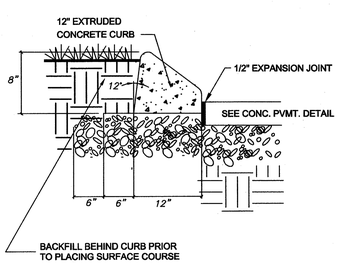
N.T.S.

Erosion and Sediment Control Notes

1. All sediment and erosion control measures, such as silt fence, silt ponds or inlet sediment barriers shall conform to the storm water permitting requirements of the Tennessee Department of Environment and Conservation and the "Tennessee Erosion and Sediment Control Handbook," as a minimum.
2. Erosion control to be inspected and approved prior to all other work being started.
3. The time of exposure of unprotected soils shall be kept to a maximum of 20 days. Refer to the Tennessee Dept. of Environment and Conservation, Erosion and Sediment Control Handbook, latest edition; section TS for areas to be stabilized that do not require permanent stabilization such as building footprints. parking lots, etc.
4. Keep dust within tolerable limits by sprinkling or other acceptable means. Refer to the Tennessee Dept. of Environment and Conservation, Erosion and Sediment Control Handbook section PAM.
5. No other work will be initiated on the project until the erosion. Sediment control measures shown on the plans and details are properly in place.
6. Silt fence shown thus (-----------------) are to be used as temporary sediment barriers. Silt fence shall be installed as per section SF of the Tennessee Dept. of Environment and Conservation, Erosion and Sediment Control Handbook; latest edition.
7. If, at any time during the construction phase of this project, the erosion/sediment control measures installed fail to function properly, need maintenance or repair, or need new replacement of any kind, the contractor will effect such actions as are needed to correct the situation at no additional cost to the owner. All measures are to be inspected after each rain event. Any measures needing replacement will be corrected within 5 days of the rain event.
8. Disturbed areas are to be graded to drain as indicated on the plan to sediment barriers during and upon completion of construction.
9. All stripped or cut/filled areas requiring permanent vegetation are 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, refer to section PS of the Tennessee Dept. of Environment and Conservation, Erosion and Sediment Control Handbook, latest edition to determine seed type and seeding dates along with seedbed preparation and plant selection and straw mulch of 75% coverage (approximately 125 pounds per 1000 square feet) except as otherwise shown on plan. Areas shall be watered to not cause runoff.
10. All stockpiled soil should be stabilized using temporary vegetation. Refer to the Tennessee Dept. of Environment and Conservation, Erosion and Sediment Control Handbook, latest edition, section TS.
11. Upon stabilization of the site with a good (acceptable) stand of grass and/or ground cover, the erosion/sediment control installations will be removed and the area disturbed will be seeded and mulched with the same treatment as other new grossed areas of the project.
12. A stone access ramp is to be constructed at the site entrance with a minimum width of 20 feet and a minimum length of 100 feet. The ramp is to be based with 6 inches of ASTM D 448, size No. 1 stone, and maintained throughout construction.
13. Prior to the issuance of a grading permit, all erosion and sediment control measurements indicated on the plans and any additional measure requested by the City shall be installed.
14. Buffer zones and trees specified for preservation should be clearly indicated on the grading and demolition plans. Buffer zones and trees specified for preservation must be protected through the use of tree protection barriers to the drip line of said trees. These barriers should consist of orange grid fabric staked at the border and/or drip line of preserved buffer zone and/or trees to restrict construction activity and access within the protected areas and/or tree's drip line. A tree protection detail must also be provided.

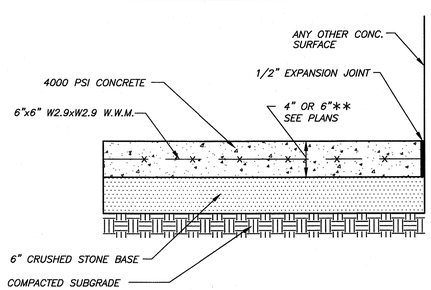
GRADING AND DRAINAGE NOTES:

1. NO TREES SHALL BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS SHOWN ON THE LANDSCAPE PLAN.
2. TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 4". IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE THE CONTRACTOR SHALL PROVIDE TOPSOIL AS NEEDED.
3. ALL GRADED AREAS SHALL BE SEEDED, MULCHED, FERTILIZED AND WATERED WITHIN 14 DAYS WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. STEEP SLOPES (3:1 OR GREATER) SHALL BE TEMPORARILY STABILIZED NOT LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED. AREAS TO BE MAINTAINED UNTIL A HARDY GRASS GROWTH IS ESTABLISHED IN THE DISTURBED AREAS.
4. CONSTRUCT TEMPORARY EROSION CONTROL AS REQUIRED BY LOCAL AND STATE REGULATIONS PRIOR TO BEGINNING GRADING OPERATIONS.
5. NEW SPOT ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADE AND TOP OF FINISHED PAVEMENT.
6. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND PROPOSED PAVEMENTS. FIELD ADJUSTMENTS OF FINAL GRADES MAY BE NECESSARY.
7. ALL CURBS AND EDGES OF PAVEMENT SHALL BE BACKFILLED WITH TOPSOIL AND SEEDED AND MULCHED, UNLESS OTHERWISE NOTED.
8. ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED WITH CRUSHED STONE. ALL PIPES UNDER LAWN AREAS SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL.
9. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING OPENINGS, INCLUDING POSITIVE DRAINAGE IN, AND AROUND SIDEWALK AND CURB CORNERS.
10. ANY AREA THAT IS DISTURBED OUTSIDE OF THE LIMITS OF THE CONSTRUCTION SHOWN SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND TO THE SATISFACTION OF THE OWNER(S).
11. ADJUST ANY AND ALL CASTINGS, METER BOXES, AND GRATES TO FINAL GRADES.
12. CONCRETE WALKS SHALL HAVE A BROOM FINISH AND CLASS "A" (3500 P.S.I. COMPRESSIVE STRENGTH) UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, GIVE ALL NOTICES, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
14. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, TAKE CARE TO PROTECT THOSE THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO THE LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE, AND COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. ALL UTILITY WORK SHALL BE COMPLETED PRIOR TO PAVING.
15. CONTRACTOR SHALL CALL TENNESSEE ONE CALL (1-800-351-1111) TO LOCATE ALL UTILITIES PRIOR TO BEGINNING WORK.



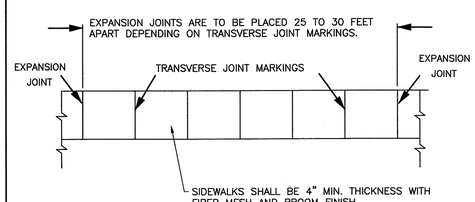
MOUNTABLE CURB DETAIL

N.T.S.



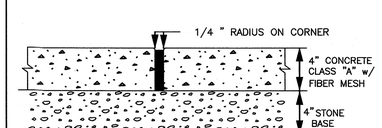
CONC. PAVEMENT SECTION

**NOTE: 6" HEAVY DUTY CONCRETE PAVEMENT TO HAVE 2 LAYERS OF WOVEN WIRE MATERIAL FOR REINFORCEMENT



SIDEWALK DETAIL

N.T.S.



DETAIL OF EXPANSION JOINT

1" EXPANSION JOINTS ARE REQUIRED WHERE SIDEWALK IS IN CONTACT WITH CIRCULAR CURB AND 1/2" JOINTS ARE ARE TO BE USED AT OTHER LOCATIONS.

ENGINEERING BY :

ROGERS ENGINEERING GROUP
114 B WEST MAIN STREET
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

STANDARD DETAILS - 1

RAY DORRIS BUILDING

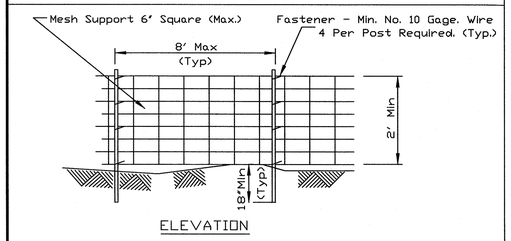
DATE: 6-23-15
REV.: 7-09-15
REV.:
REV.:
SCALE: N.T.S.

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

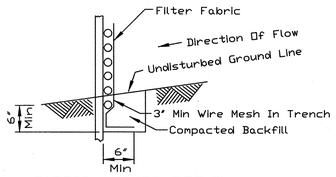
SHEET 8 OF SHEETS

JOB NO. 090099

SILT FENCE WITH WIRE SUPPORT PLAN



ELEVATION

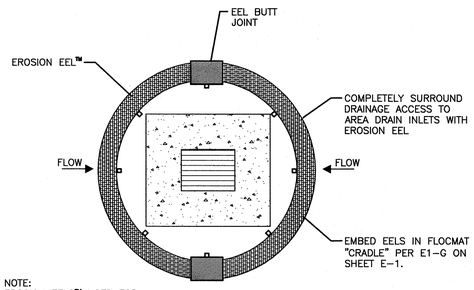


FABRIC ANCHOR DETAIL

NOTES:
1. Wires of mesh support shall be min. gage no. 12.
2. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
3. Filter Fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
4. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

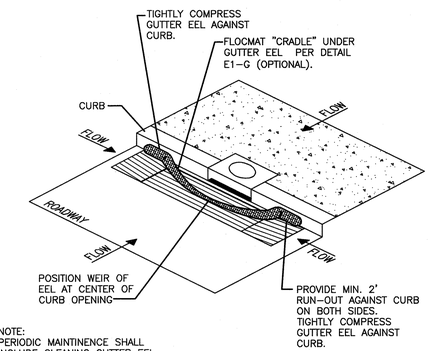
NRCS
Natural Resources Conservation Service



NOTE:
EROSION EELS™ USED FOR INLET PROTECTION SHALL CONSIST OF EITHER MIXTURE SPECIFICATION 1.0 OR 1.1, PER ENGINEER'S RECOMMENDATIONS.

NOTE:
PERIODIC MAINTINENCE SHALL INCLUDE CLEANING EEL SURFACE WITH HIGH PRESSURE WASH OR BRUSHING SURFACE WITH BROOM.

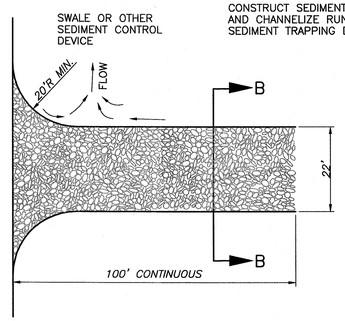
AREA DRAIN: INLET SEDIMENT TRAP
N.T.S.



NOTE:
PERIODIC MAINTINENCE SHALL INCLUDE CLEANING GUTTER EEL SURFACE WITH HIGH PRESSURE WASH OR BRUSHING SURFACE WITH BROOM.

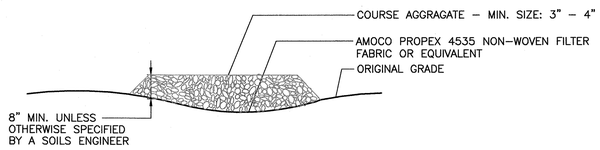
ISOMETRIC DETAIL E3-C: SMALL CURB INLET SEDIMENT TRAP - GUTTER EEL
N.T.S.

NOTE:
CONSTRUCT SEDIMENT BARRIER AND CHANNELIZE RUNOFF TO SEDIMENT TRAPPING DEVICE



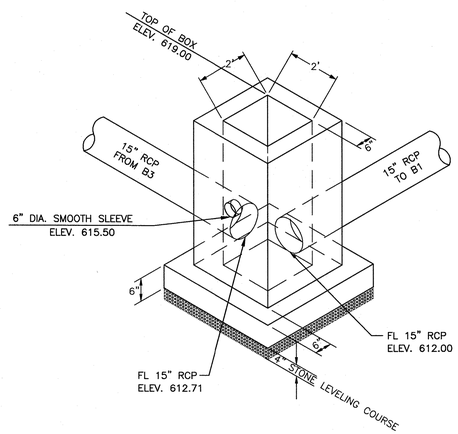
PLAN

DESIGN CONSTRUCTION ENTRANCE USING THE LATEST EDITION OF THE TDEC EROSION AND SEDIMENT CONTROL HANDBOOK.



SECTION B-B

TEMPORARY CONSTRUCTION ENTRANCE

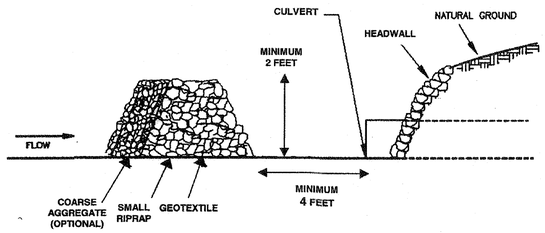


OUTLET CONTROL STRUCTURE B2
FOR DETENTION POND
N.T.S.

NOTES:
1. 6" CONCRETE WALLS AND SLAB.
2. CONCRETE: 3,500 PSI
   REINFORCING: 60 KSI
3. EXPOSED CORNERS TO HAVE 3/4" CHAMFERS.
4. #4 REBAR AT 12" EACH WAY, WALLS AND SLAB.
5. AFTER STRIPPING FORMS ALL SURFACES TO BE SEALED WITH A SAND/CEMENT MIXTURE.
6. CONCRETE TO BE EQUAL TO A LIGHT BROOM FINISH ON ALL SURFACES.

Stone Filter Ring

Cross-Section



Perspective View

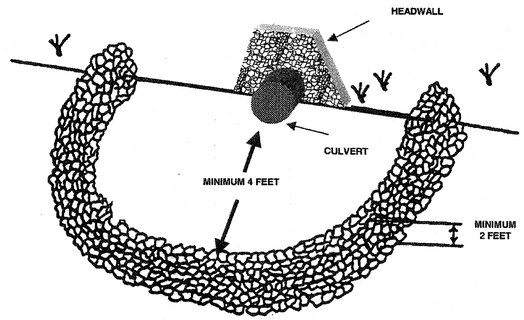


Figure 1

Source: GA SWCC

RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
NO. 91608
STATE OF TENNESSEE
7-16-2015

ENGINEERING BY :

ROGERS ENGINEERING GROUP
114 B WEST MAIN STREET
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

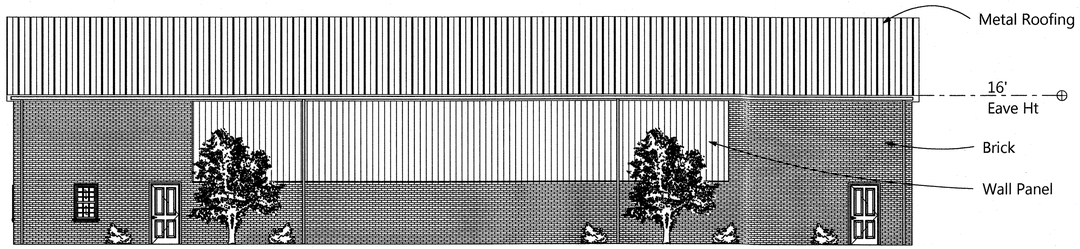
STANDARD DETAILS - 2

RAY DORRIS BUILDING

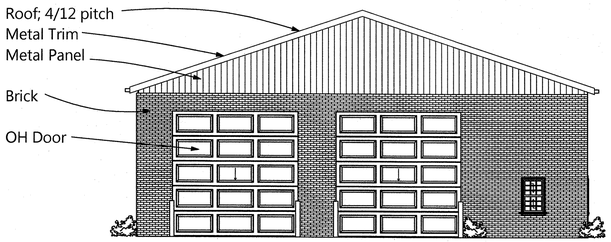
DATE : 6-25-15
REV. : 7-09-15
REV. :
REV. :
SCALE : N.T.S.

Bruce Rainey
TERP ASSOCIATES
LAND DEVELOPMENT CONSULTANTS
115 MAPLE ROW BLVD.
HENDERSONVILLE, TN. 37075
PHONE 615-822-0012
FAX 615-824-1487

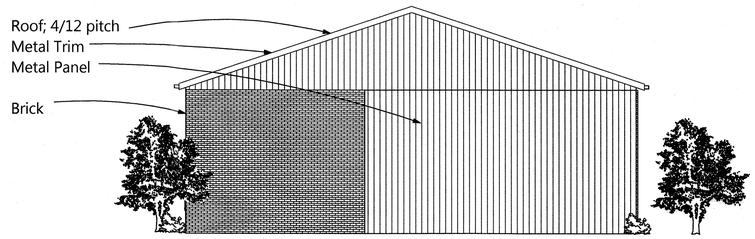
JOB NO. 090099



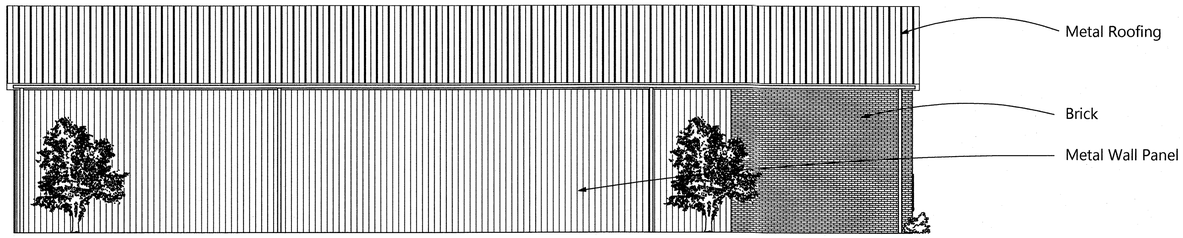
North Elevation (Longleaf)



East Elevation (Old Airport Rd)



West Elevation



South Elevation

Exterior Material Summary:

	East	North	West	South	Total
Brick	359 63%	936 63%	306 40%	306 20%	1907 44%
Metal Panel	208 37%	540 37%	460 60%	1226 30%	2434 56%
TOTAL	567 sf	1476 sf	766 sf	1532 sf	4341 sf

Project No. 1426__
Drawn by:_____
Reviewed by:_____

M&A

Matchett and Associates
Architects

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

Transport Facility

Old Airport Road

Gallatin, Tennessee

Exterior Elevations

Date: 6/24/15
Revisions:
Date: Mark:

PD-1

Sheet 10 of ___

JOB NO. 090099

C:\Users\Roger\Documents\1426 Ray Dorris Airport Rd\Plan.pln

ITEM 8

GMRPC Resolution No. 2015-98

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 A REVISION TO THE FINAL MASTER DEVELOPMENT PLAN FOR THE FOXLAND HARBOR POOL AND FITNESS CENTER TO CHANGE THE BUILDING SIZE, ARCHITECTURE, AND POOL LOCATIONS ON A PORTION OF PROPERTY CONTAINING 9.79 (+/-) ACRES, LOCATED AT 1445 FOXLAND BOULEVARD - (PC FILE #8-792-15)

WHEREAS, the applicant submitted an Amended Preliminary Master Development Plan/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/Revised Final Master Development Plan submitted by the applicant, Ealey Engineering, PLLC, at its regular meeting on July 27, 2015; 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/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 Update 2008-2020* for the area, and in particular, the Regional Activity Center Community Character Area.

2. The Amended Preliminary Master Development Plan/Revised 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 shown in the Amended Preliminary Master Development Plan/Revised 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 building and pool locations 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/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.

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/Revised 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 Revised Final Master Development Plan for the Foxland Harbor Pool and Fitness Center consisting of a seven (7) sheet plan, prepared by Ealey Engineering, PLLC of Hendersonville, Tennessee, with a latest vision date of June 23, 2015 and signed and sealed date of July 15, 2015, and architectural elevations, consisting of five (5) sheets, and a one (1) page cover sheet prepared by Manous Design of Lebanon, Tennessee, with latest revision date of July 15, 2015, with the following conditions:

1. Inspection of the exterior building façade materials by the Planning Department is required prior to the installation of the exterior building façade materials.
2. 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.
3. Correct tax map and parcel number throughout plan.
4. Correct plat references in note 1; sheet C1.0.
5. Correct square footage shown for proposed fitness center building on sheets A2.1 and A2.2.

6. Update the parking calculations to indicate a total of 191 parking spaces, include two (2) handicapped accessible parking spaces.
7. Show the location of the U.S. Army Corps of Engineers' property along the northern boundary of the site.
8. Correct sheet numbers in plan drawing index and location map on cover sheet.
9. 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.
10. All site improvements for the pool and fitness center project shall be fully completed prior to issuance of any Certificates of Occupancy since a site surety is not required.
11. Revise the silt fence leader to add "double-row" to sheets C3.0 and C3.1.
12. Add geotextile fabric beneath stone for the outlet protection detail on sheet C3.1 and add energy dissipaters to proposed outlet headwalls and/or leave rock outlet protection as permanent to deter rutting and scouring.
13. Submit a detailed storm water drainage analysis report, signed and sealed by a licensed engineer, containing the following information: cover sheet with project name, narrative of existing site conditions, pre-construction drainage patterns (drainage areas, runoff flows, soil conditions, curve numbers, etc.), post construction drainage conditions; detailed calculations for time(s) of concentration, curve numbers, pipe and structure sizing; any assumptions made for calculations; and peak flow hydrographs.
14. Submit one (1) full size copy, and two (2) half-size copies of the corrected Amended Preliminary Master Development Plan/Revised 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: 7/27/15

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

Susan High-McAuley
City Attorney

ITEM 8

PLANNING DEPARTMENT STAFF REPORT

Foxland, Phase 2 Amended PMDP & Revised FMDP for the Foxland Harbor Pool and Fitness Center; PC File #8-792-15
1445 Foxland Boulevard (Tax Map #147//Part of Parcel 007.02)
Date: July 20, 2015

REQUEST: THE OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR FOXLAND, PHASE 2 AND A REVISION TO THE FINAL MASTER DEVELOPMENT PLAN FOR THE FOXLAND HARBOR POOL AND FITNESS CENTER TO CHANGE THE BUILDING SIZE, ARCHITECTURE, AND POOL LOCATIONS ON A PORTION OF PROPERTY CONTAINING 9.79 (+/-) ACRES, LOCATED AT 1445 FOXLAND BOULEVARD.

OWNER:	FOXLAND HARBOR GOLF AND COUNTRY CLUB, LLC
APPLICANT:	EALEY ENGINEERING, PLLC
STAFF RECOMMENDATION:	APPROVAL OF RESOLUTION NO. 2015-98
STAFF CONTACT:	KATHERINE SCHOCH, AICP
PC MEETING DATE:	JULY 27, 2015

PROPERTY OVERVIEW:

The owner and applicant request approval of a minor amendment to the Preliminary Master Development Plan for Foxland, Phase 2 and a revision to the Final Master Development Plan for the Foxland Harbor Pool and Fitness Center to change the building size, architecture, and pool locations on a portion of property containing 9.79 (+/-) acres, located at 1445 Foxland Boulevard (Attachment 8-1 and Attachment 8-2). The amended plan shows the project area to include 1.49 (+/-) acres for the relocation of the 3,064 square foot fitness center from the eastern side of the clubhouse to the northern portion of the property adjacent to Old Hickory Lake. In addition, the owner and applicant would like to construct two (2) pools; one (1) adult pool (3,444 square feet) and one (1) kiddy pool (578 square feet) in front of the clubhouse and event lawn (Attachment 8-1; sheet C1.0) adjacent to Old Hickory Lake. The approved Preliminary and Final Master Development Plan for The Club at Foxland Harbor included one (1) pool at 3,800 square feet to be constructed along the eastern side of the existing clubhouse (PC) (Attachment 8-3).

The property is currently zoned Multiple Residential and Office (MRO). Group Assembly Limited Commercial Activity and Intermediate Impact Community Activity are conditional uses in the MRO zone district and were approved as part of the original Preliminary Master Development Plan for Foxland at Fairvue.

The revised architecture for the proposed 3,064 square foot fitness center building is similar to the previously approved architecture and shows an all brick building, painted white, with a dark bronze metal roof to match the clubhouse (Attachment 8-1; sheets A3.1 and A3.2).

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 Amended Preliminary Master Development Plan/Revised Final Master Development Plan for the Foxland Harbor Pool and Fitness Center with the conditions listed on pages 10 and 11 of the staff report and in GMRPC Resolution No. 2015-98.

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. Please refer to the information from the 2008 Gallatin Historic Resources Inventory about the historic Foxland Hall mansion constructed in 1836 included as Attachment 8-.

The Final Master Development Plan matched the Preliminary Master Development Plan for Foxland at Fairvue (PC File #3-16-05). On November 27, 2006 meeting, the Planning Commission approved with conditions a Final Master Development Plan for the Foxland Clubhouse (PC File #8-60-06). The plan decreased the clubhouse addition to the Foxland Mansion to 6,750 square feet, cart and bag storage areas, and the future pool area. Since approval of the Final Master Development Plan for the Foxland Clubhouse, the property was sold and the new owners proposed 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 August 22, 2011, the Planning Commission approved with conditions a revised Final Master Development Plan for the Foxland Clubhouse and Phase 9, Section 1 (PC9861-11) which created eleven (11) new lots, an open space, and removed a portion of the proposed parking area located near the future pool area. On June 25, 2012, the Planning Commission approved with conditions a Revised Final Master Development Plan for The Club at Foxland Harbor (PC0009-12). The plan changed the previously approved architectural elevations for the clubhouse and approved the landscaping for the clubhouse

property. On December 10, 2012, the Planning Commission approved a minor amendment to the Preliminary Master Development Plan for Foxland and revised the Final Master Development Plan for The Club at Foxland Harbor (PC0055-12). The plans included a 3,972 square foot addition to the clubhouse, removed the future pool area, and decreased the parking area.

Most recently on December 8, 2014, 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 to add a pool, fitness center, and parking area to the remaining undeveloped portions of the property on Foxland Boulevard adjacent to Old Hickory Lake (PC0373-14) Attachment 8-3 and Attachment 8-4).

Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020
The majority of the Foxland Harbor Development 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 project site, are located within the Regional Activity Center Community Character Area Map (Attachment 8-5).

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 (Attachment 8-6). The Amended Preliminary Master Development Plan for Foxland, Phase 2 and Revised Final Master Development Plan for the Foxland Harbor Pool and Fitness Center meet the overall intent of the Regional Activity Center Community Character Area by providing pedestrian-friendly areas with open green space and offering a mixture of different uses in a master planned village-type node along Foxland Boulevard (Attachment 8-6).

Natural Features
The portion of the property where the pools and fitness center building 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 8-1; sheet C1.0). According to the applicant, construction of the fitness center building and two (2) pools will be approximately 35 feet from the boundary of the U.S. Army Corps of Engineers' property along Old Hickory Lake (Attachment 8-7). The applicant shall update the plan to show the location of the U.S. Army Corps of Engineers' property along the northern most 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 is being developed as the Foxland Crossings Apartments. Foxland, Phase 2 lies adjacent to Old Hickory Lake along the north property boundary (Attachment 8-1 and Attachment 8-2). The property along Nashville Pike beyond the lake is zoned Residential-20 (20) Low Density Residential.

Stormwater Drainage and Utility Lines

Stormwater runoff from the proposed parking and pool areas will collect in an inlet to be installed in the center of the new parking lot. Stormwater from the existing parking lot is currently conveyed through two (2) drainage pipes to a on the north western portion of the parking lot. The existing headwall will be removed and one (1) new drainage pipe will connect to the existing pipe to a new headwall to be installed at the northern boundary of the new parking lot. A new inlet will be installed towards the middle of the new parking lot and a second drainage pipe will be installed along to convey water to a new headwall towards the northern boundary of the new parking lot.

Stormwater will flow from the two (2) new concrete headwalls where it will eventually discharge into Old Hickory Lake (Attachment 8-1; sheet C2.0). A 15-foot wide drainage easement will be provided for the 18-inch wide drainage pipe at the northern boundary of the new parking lot (Attachment 8-1; sheet C2.0). No vertical construction is allowed in any easements.

The Engineer Division requested that the applicant submit a detailed stormwater drainage analysis report, signed and sealed by a licensed engineer, containing the following information: cover sheet with project name, narrative of existing site conditions, pre-construction drainage patterns (drainage areas, runoff flows, soil conditions, curve numbers, etc.), post construction drainage conditions; detailed calculations for time(s) of concentration, curve numbers, pipe and structure sizing; any assumptions made for calculations; and peak flow hydrographs.

The Amended Preliminary Master Development Plan/Final Master Development Plan shows the location of a new forced sanitary sewer service line and water line connecting to existing lines that serve the clubhouse (Attachment 8-1; sheet C2.0). 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.

Access

Foxland Boulevard, located off Douglas Bend Road, is the main entrance to Foxland Harbor and provides access to Foxland Harbor Clubhouse. The clubhouse property has three (3) existing driveways, including two (2) off Foxland Boulevard for the clubhouse and pro shop and one off Club View Drive for the golf cart barn and pro shop. The new parking lot will be constructed directly north of the existing parking lot, along the western side of the fitness center building (Attachment 8-1; sheet C1.0). Concrete stairs and handrails will be installed at the southeastern corner of the new parking lot to provide pedestrian access to and from the clubhouse and between the existing parking lot and the new parking lot.

Pool Designs and Fence Details

The Amended Preliminary Master Development Plan/Revised Final Master Development Plan shows the construction of two (2) separate pools east of the proposed fitness center building (Attachment 8-1). The larger pool, containing 3,444 square feet, will feature a sun ledge at the southern end and an infinity edge along Old Hickory Lake. The second pool, identified as a kiddie wading area with a zero entry deck, will be located 16 feet to the east of the larger pool and contain 578 square feet. A concrete pool deck will be installed around the perimeter of both pools. For safety purposes as required by the International Building Code, a decorative black metal fence will be installed around the entire perimeter

of both pool sites including the pool deck areas. Details of the decorative fence and gate are included on Attachment 8-1; sheet A3.3.

Architectural Elevations

The owner and applicant presented the architectural elevations for the fitness center that were included with the initial submittal to the Planning Commission at the July 13, 2015 Planning Commission Work Session (Attachment 8-8). At that meeting, Planning Commission asked if the northern façade of the building, facing Nashville Pike, could be revised to be more compatible with the existing clubhouse. The owner and applicant agreed that architectural design elements could be added to enhance the look of the fitness center building.

The revised architecture for the proposed 3,064 square foot fitness center building is similar to the previously approved architecture and shows a mainly brick building, painted white, with stone and cementious details (Attachment 8-1; sheet A3.2 and Attachment 8-8; sheets A3.1 and A3.2). The building will also feature a dark bronze standing seam metal roof to match the clubhouse. Four (4), 22-inch diameter white Doric columns are shown on the southern and eastern elevations to match the white columns on the existing clubhouse. The building is similar in design to the existing carriage house located behind the clubhouse adjacent to Club View Drive. The main entrance to the fitness center is shown on the southern façade of the building facing the new parking lot and event lawn (Attachment 8-1; sheet A3.2).

At Planning Commission's request, the applicant revised the initial architectural elevations submitted with the application and replaced the large, rectangular commercial windows with three (3) sets of arched windows along the rear façade adjacent to Old Hickory Lake (Attachment 8-1; sheet A3.2).

The east elevation will face the larger pool and will include a covered porch and open bar reflecting the covered porch design of the clubhouse. The western façade of the building will feature stone details along the bottom, two (2) sets of rectangular windows, and one set of arched windows to match the windows on the northern building façade. Each building façade exceeds the 70 percent brick or stone requirement of the Gallatin Zoning Ordinance, Section 13.08 (Attachment 8-1; sheet A3.2).

The fitness center building was designed so that no roof top mechanical equipment can be seen from any direction in accordance with G.Z.O., Section 13.08.010.F.A. Screening. The height of the fitness center building is shown at 30 feet, which complies with the bulk regulations of the MRO zone district.

Since the property contains the historic Bellemont mansion (Foxland Hall), Staff presented the proposed changes to the overall plan to the Gallatin Historic District Commission for their feedback at the July 14, 2015 meeting. At that meeting, the Commission indicated that they had no issues with the changes to the Preliminary or Final Master Development Plans, but recommended that the windows on the rear façade of the fitness center, adjacent to Old Hickory Lake, match the design of the windows on the clubhouse (Attachment 8-9).

The applicant provided elevation cross sections indicating the height of the proposed pools and fitness center building in relation to the clubhouse (Attachment 8-1; sheets A3.1 and A3.2). The plan indicates that the proposed fitness center building will not obscure the view of the clubhouse due to the existing topography of the site. The pools will be located well below grade of the main entrance to the clubhouse.

Staff recommends approval of the revised architectural elevations as submitted (Attachment 8-1; sheets A3.1 and A3.2). Inspection of the exterior building façade materials by the Planning Department is required prior to the installation of the exterior building façade materials.

H-1 Historic Zoning Overlay

Staff recommends that the owner request that an H-1 historic zoning overlay be added to the clubhouse property in the future since the main structure was constructed in 1836 and should be protected. According to the Gallatin Historic Resources Inventory completed in 2008, Bellemont (Foxland Hall) was recommended eligible for National Register listing for its association with Gallatin's agricultural history and its distinctive architecture (Attachment 8-10). Although the recent additions to Bellemont may disqualify it from National Register Listing, the mansion should be protected as a unique and valuable historic structure in the City.

Parking

Parking requirements are based on the use of the property. Foxland Phase 2, including the clubhouse, has two (2) approved conditional uses, 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 and the Group Assembly Activity (clubhouse and large 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. Based on these calculations, 179 total parking spaces, including six (6) handicapped accessible spaces, were previously required; however, only 149 parking spaces were provided.

Since the available parking was 30 spaces short of the requirement, the owner and applicant requested an adjustment to the parking requirement that would allow for the shared parking arrangement on site as part of the Amended Preliminary Master Development Plan/Revised Final Master Development Plan submitted for consideration at the December 8, 2014 Planning Commission meeting.
According to G.Z.O., Section 11.05, Adjustment for Mixed Use Developments, the Planning Commission may authorize an adjustment in the total parking requirement for separate uses located on the same site served by a common parking facility. This particular provision of the Gallatin Zoning Ordinance prevents excessive requirements for off-street parking in mixed use developments. On December 8, 2014, Planning Commission approved an adjustment to the required parking in accordance with G.Z.O. Section 11.05.020 as part of the Amended Preliminary Master Development Plan/Revised Final Master Development Plan since the site was designed for shared parking among the permitted uses.

The size of the large pool was reduced from 3,800 square feet to 3,690 square feet; therefore, the parking requirement decreased from 179 spaces to 178 parking spaces. The Amended Preliminary Master Development Plan/Revised Final Master Development Plan shows a total of 191 proposed parking spaces. Two (2) handicapped parking spaces are shown adjacent to the main entrance of the fitness center, 43 regular parking spaces will be provided in a new parking lot to be constructed on the southern and western side of the fitness center, and 71 parking spaces are available in the temporary overflow parking area on the western portion of the parcel for total of 191 parking spaces. According to the applicant, the temporary overflow parking area is only used during golf tournaments. Once the area near the temporary parking lot is developed, a permanent parking lot will be installed. Since the total number of available parking spaces exceeds the minimum requirements of the Gallatin Zoning

Ordinance, a parking adjustment is no longer required. The applicant shall update the parking calculations to indicate a total of 191 parking spaces, include two (2) handicapped accessible parking spaces.

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 parking area and pool mechanical units, which require screening per Section 13.05 of the Gallatin Zoning Ordinance (Attachment 8-1; sheet L1). A total of 21 trees and 115 shrubs will be installed throughout the new parking lot and around the fitness center and pool areas satisfying the screening requirements of the Gallatin Zoning Ordinance.

Dumpster Location and Enclosure

The dumpster pad and dumpster enclosure were previously approved behind the existing cart storage barn (Attachment 8-3; sheet L1.0). The dumpster enclosure was constructed of C.M.U. blocks with brick veneer to match the clubhouse building with pressure treated wood gates (Attachment 8-3; sheet C3.0). The dumpster enclosure meets the requirements set forth in Section 13.08 of the Gallatin Zoning Ordinance and satisfies Section 14-14, Nonresidential Establishment Containers, Storage, and Requirements of the Gallatin Municipal Code. According to the applicant, the existing dumpster will adequately serve the fitness center and pool areas; therefore, no additional dumpsters are proposed.

Master Signage Plan

According to the applicant, no signage is proposed at this time. If signage is proposed in the future, the 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 8-1; sheet L2). The lighting fixtures proposed for the parking area and pool and fitness center matches the lighting fixtures for the existing clubhouse and parking area. 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 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 Revised 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 the pool and fitness center project shall be fully completed prior to issuance of any Certificates of Occupancy since a site surety is not required.

Construction Schedule

Construction on the pools and fitness center is expected to commence in September 2015 and is scheduled for completion by April 2016 (Attachment 8-1).

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 (Attachment 8-11).

Staff reviewed the Amended Preliminary Master Development Plan/Revised 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. Since the architectural elevations have been revised to be more compatible with the nearby clubhouse, Staff recommends that the changes be considered as a minor amendment to the Foxland, Phase 2 Preliminary Master Development Plan.

Other Departmental Comments

Engineering Division

The majority of the Engineering Division's general review comments were satisfactorily addressed; however, the applicant shall still address the following outstanding review comments concerning stormwater maintenance.

The Engineering Division asked the applicant to provide a plan sheet with the previously approved Preliminary Master Development Plan layout. The Engineering Division noted that the grading plan does not show proposed contours and asked the applicant to provide proposed contours and adjust existing contour linework to reduce thickness. On the Site Data Table, the Engineering Division asked the applicant to provide area(s) of proposed impermeability, overall disturbance and to add a sheet showing intermediate EPSC measures; i.e. pipe inlet and outlet protection, slope stabilization, etc. In addition, the applicant shall add notes on the grading and EPSC sheets with the EPSC inspection schedules and treatment to be used for slopes.

In addition, the Engineering Division asked the applicant to revise the silt fence leader to add "double-row" to sheets C3.0 and C3.1. The applicant shall add geotextile fabric beneath stone for the outlet protection detail on sheet C3.1 and add energy dissipaters to proposed outlet headwalls and/or leave rock outlet protection as permanent to deter rutting and scouring.

Police Department
The Police Department provided no review comments on the plan.

Department of Public Utilities and Industrial Pre-treatment Department
This development is primarily served by the White House Utility District. The Gallatin Department of Public Utilities only provides gas service in this area. No landscaping shall be installed in any gas line easements.

White House Utility District
Since this area is primarily serviced by the White House Utility District, 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 applicant shall submit a copy of the utility surety to the Planning Department, if required, prior to the issuance of a building permit.

Fire Department
The Fire Department provided no review comments on the plan.

Sumner County E-911
The Sumner County E-911 Office did not review the plan.

Building Codes Department
The Building Codes Department provided no review comments on the plan; however, full building plans shall be submitted for review and approval prior to the issuance of a building permit.

Department of Electricity
The Department of Electricity provided no review comments on the plan.

Public Works Department
The Public Works Department provided no review comments on the plan.

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

Findings
According to the applicant, the Amended Preliminary Master Development Plan for Foxland, Phase 2 and the Revised Final Master Development Plan for the Foxland Harbor Pool and Fitness Center 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/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 Update 2008-2020* for the area, and in particular, the Regional Activity Center Community Character Area.

2. The Amended Preliminary Master Development Plan/Revised 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 shown in the Amended Preliminary Master Development Plan/Revised 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 building and pool locations 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/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.

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/Revised 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 the Amended Preliminary Master Development Plan for Foxland, Phase 2 and approve the Revised Final Master Development Plan for the Foxland Harbor Pool and Fitness Center consisting of a seven (7) sheet plan, prepared by Ealey Engineering, PLLC of Hendersonville, Tennessee, with a latest vision date of June 23, 2015 and signed and sealed date of July 15, 2015, and architectural elevations, consisting of five (5) sheets, and a one (1) page cover sheet prepared by Manous Design of Lebanon, Tennessee, with latest revision date of July 15, 2015, with the following conditions:

1. Inspection of the exterior building façade materials by the Planning Department is required prior to the installation of the exterior building façade materials.
2. 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.
3. Correct tax map and parcel number throughout plan.
4. Correct plat references in note 1; sheet C1.0.
5. Correct square footage shown for proposed fitness center building on sheets A2.1 and A2.2.

6. Update the parking calculations to indicate a total of 191 parking spaces, include two (2) handicapped accessible parking spaces.
7. Show the location of the U.S. Army Corps of Engineers' property along the northern boundary of the site.
8. Correct sheet numbers in plan drawing index and location map on cover sheet.
9. 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.
10. All site improvements for the pool and fitness center project shall be fully completed prior to issuance of any Certificates of Occupancy since a site surety is not required.
11. Revise the silt fence leader to add "double-row" to sheets C3.0 and C3.1.
12. Add geotextile fabric beneath stone for the outlet protection detail on sheet C3.1 and add energy dissipaters to proposed outlet headwalls and/or leave rock outlet protection as permanent to deter rutting and scouring.
13. Submit a detailed storm water drainage analysis report, signed and sealed by a licensed engineer, containing the following information: cover sheet with project name, narrative of existing site conditions, pre-construction drainage patterns (drainage areas, runoff flows, soil conditions, curve numbers, etc.), post construction drainage conditions; detailed calculations for time(s) of concentration, curve numbers, pipe and structure sizing; any assumptions made for calculations; and peak flow hydrographs.
14. Submit one (1) full size copy, and two (2) half-size copies of the corrected Amended Preliminary Master Development Plan/Revised Final Master Development Plan to the Planning Department prior to the issuance of any building permits.

ATTACHMENTS:

Attachment	**8-1**	**Foxland, Ph. 2 Amend. PMDP/Revised Foxland Harbor Pool & Fitness Center FMDP including architectural elevations**
Attachment	**8-2**	**Location Map**
Attachment	**8-3**	**Approved PMDP/Revised FMDP for Foxland Harbor Pool & Fitness Center including architectural elevations**
Attachment	**8-4**	**12/8/14 GMRPC Amended PMDP/Revised FMDP Action Form**
Attachment	**8-5**	***2020 Plan* Community Character Area Map – West Gallatin**
Attachment	**8-6**	**Regional Activity Center Community Character Area Descriptions**
Attachment	**8-7**	**7/13/15 GMRPC Work Session Minutes (Draft)**
Attachment	**8-8**	**Initial architectural elevations submitted on 6/24/15**
Attachment	**8-9**	**7/14/15 GHDC Meeting Minutes (Draft)**
Attachment	**8-10**	**2008 Gallatin Historic Resources Inventory; Bellemont/Foxland Hall**
Attachment	**8-11**	**G.Z.O., Section 12.02.050, Procedures to Amend a Preliminary Master Development Plan or Final Master Development Plan**

FOXLAND, PH. 2 AMENDED PMDP & REVISED FMDP
FOR THE FOXLAND HARBOR POOL & FITNESS CENTER; PC FILE #8-792-15
LOCATION MAP

ATTACHMENT 8-2

1445 FOXLAND BOULEVARD
TAX MAP #147//007.02
ZONED MRO

ATTACHMENT

8-3

Pool and Fitness Center For:

THE CLUB at FOXLAND HARBOR

1445 Foxland Boulevard
Gallatin, Tennessee

DRAWING INDEX

COVER

C0.1 EXISTING CONDITIONS AND CONSTRUCTION EROSION PREVENTION AND SEDIMENT CONTROL PLAN

C1.0 SITE LAYOUT AND UTILITY PLAN

C2.0 SITE GRADING PLAN

C3.0 SITE DETAILS

L1.0 LANDSCAPING PLAN

PH1.0 SITE LIGHTING PHOTOMETRIC ANALYSIS

A3.2 BUILDING ELEVATIONS - POOL AND FITNESS CENTER

A3.3 BUILDING ELEVATIONS - POOL AND FITNESS CENTER

CONSTRUCTION SCHEDULE

POOL AND FITNESS CENTER:
START DEC 2014
COMPLETION MAY 2015

PARKING AND LANDSCAPING:
START DEC 2014
COMPLETION MAY 2015

PROPERTY OWNER AND DEVELOPER

Foxland Harbor Golf and Country Club, LLC
1445 Foxland Blvd
Gallatin, TN 37066
POC: Joe Godfrey
615.451.0909, joe@godfreyrg.com

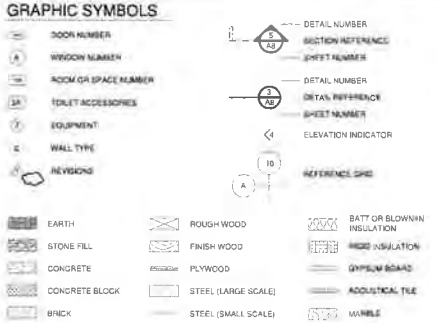
ISSUED FOR PLANNING REVIEW
AMENDED
PRELIMINARY MASTER DEVELOPMENT PLAN
REVISED
FINAL MASTER DEVELOPMENT PLAN

REVISED
26 NOVEMBER 2014

LOCATION MAP

NOT TO SCALE

GRAPHIC SYMBOLS



ABBREVIATIONS

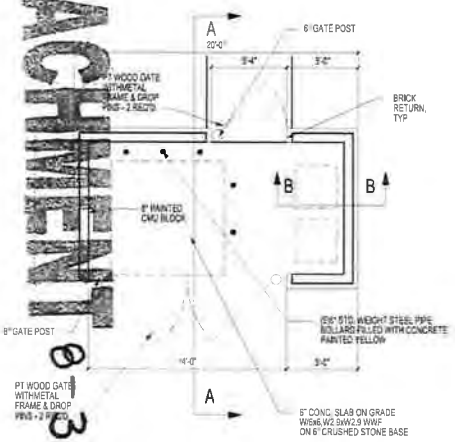
A.F.	acoustical	GR	gypsum board	HM	room		
ACM	acoustical mylar	HBD	hardboard	RB	rubber base		
AFF	above finished floor	HDW	hardware	SLR	sealer		
AGG	aggregate	HWD	hardwood	SHG	section		
AL	aluminum	HT	height	SHT	sheet		
BLK	block	HDW	hollow core wood	SIM	similar		
BD	board	HM	hollow metal	SCW	solid core wood		
BRK	brick	INCL	include (d), (ing)	SB	splash block		
BRZ	bronze	INT	interior	SPEC	specification (s)		
CPT	carpet (ed)	JT	joint	SS	stainless steel		
CK	caulk (ing)	KIT	kitchen	ST	stair		
CLG	ceiling	LAM	laminate (d)	STL	steel		
CER	ceramic	MTL	material (s)	STN	stone		
CT	ceramic tile	MES	metal edge strip	STUC	stucco		
C	concrete	MET	metal	SV	sheet vinyl		
CBLK	concrete block	MISC	miscellaneous	SYM	symmetry (ical)		
CMU	concrete masonry unit	MR	moisture resistant	SYN	synthetic		
CONT	continuous or continue	NIC	not in contract	TZ	terrazzo		
DS	downspout	NTS	not to scale	THK	thick (ness)		
DTL	detail	O	oil	THR	threshold		
DWG	drawing	OC	on center (s)	TBG	tongue & groove		
DF	drinking fountain	OPP	opposite	TKP	textured paint		
ELEC	electric (al)	OH	overhead	TYP	typical		
EP	epoxy paint	PT/PTD	paint (ed)	UNF	unfinished		
EQ	equal	PNL	paneling	VAT	vinyl asbestos tile		
FWH	electric water heater	PBD	particle board	VIN	vinyl		
EXP	exposed	PVMT	pavement	VT	vinyl composite tile		
EXT	exterior	PGRD	pegboard	VWC	vinyl wall covering		
FAC	factory finish (ed)	PL	plaster	WNUT	walnut		
FLR	floor (ing)	P. AS	plastic	WRGD	warm radiant gold		
FBO	furnished by others	PLAM	plastic laminate	W	wax		
GA	gauge	PWD	plywood	WIN	window		
GALV	galvanized	QT	quarry tile	WG	wire glass		
GL	glass, glazing	REF	refrigerator	WD	wood		

MANOUS DESIGN
110 Lakewood Rd Lebanon, TN 37087
v:615.444.6207 f:615.444.0853

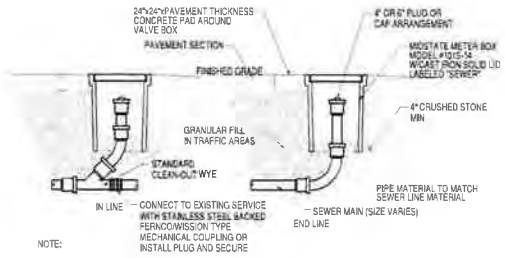
MAP 147 PARCEL 7.00 - 1445 FOXLAND BLVD

PC0373-14

ATTACHMENT



DUMPSTER ENCLOSURE PLAN
NO SCALE



NOTE:

1 IN TRAFFIC AREAS THE VALVE BOX AND COVER SHALL BE CAPIBLE OF SUPPORTING ANTICIPATED LOADS

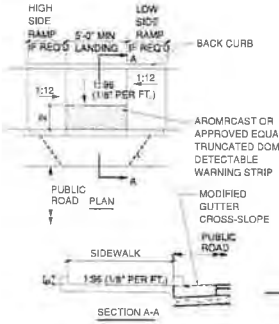
2 PROPERTY LINE CLEAN-OUT SHALL BE 6" MINIMUM

3 PLACE CLEAN-OUT ASSEMBLY AT ENDS OF ALL PLUGGED SEWER SERVICES

4 PLACE CLEAN-OUTS 75 O.C. U.N.O.

5 SANITARY SEWER SERVICE LINE AND CLEAN-OUT ASSEMBLIES SHALL CONFORM TO WHITE HOUSE UTILITY DISTRICT (WHUD) STANDARD DETAIL STD-WW.09

GRAVITY SEWER CLEANOUT DETAIL



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.

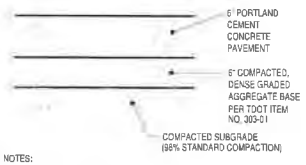
4. MODIFY NORMAL GUTTER SLOPE OF 1:12(V:H) TO 1:20(V:H) AT THE RAMP LOCATION.

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.

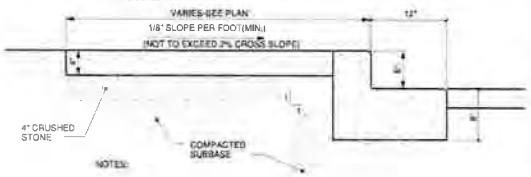
7. ALL HANDICAP RAMPS MUST MEET CURRENT ADA REQUIREMENTS.

TYPICAL HANDICAP RAMP
NO SCALE



NOTES:
1. ALL CONCRETE WILL COMPLY TO ACI 318 WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 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. CUT CONTROL JOINT PATTERN AS DIRECTED BY THE ARCHITECT.

CONCRETE PAVEMENT DETAIL
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.

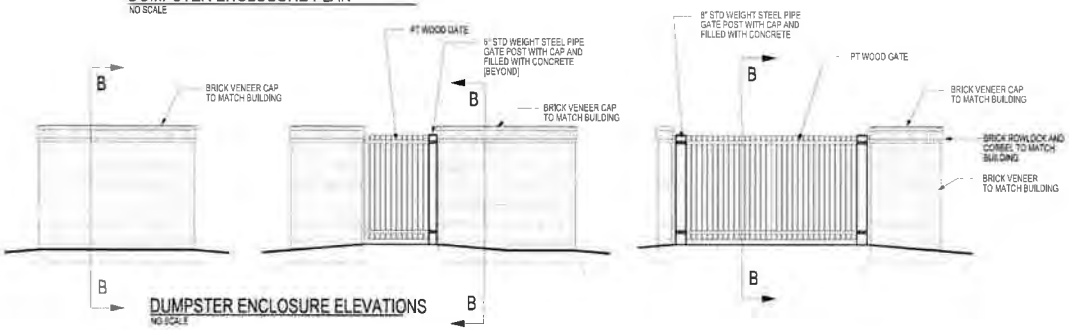
3. ALL CONCRETE TO COMPLY WITH ACI 318 WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAY TEST.

4. CONCRETE TO BE AIR-ENTRAINED WITH AN AIR CONTENT OF 4-6%.

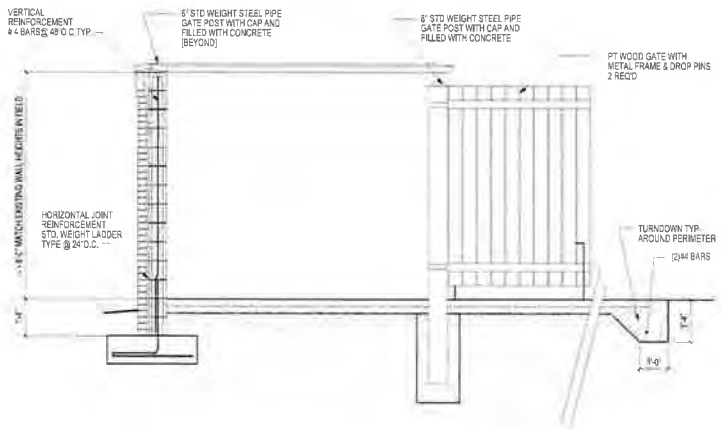
5. JOINTS TO BE FILLED WITH BITUMINOUS EXPANSION MATERIAL.

6. ALL SIDEWALKS SHALL MEET CURRENT ADA REQUIREMENTS.

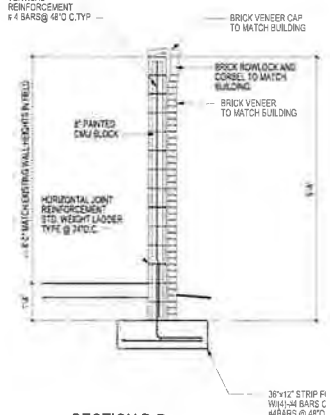
SIDEWALK WITH EXTRUDED CURB DETAIL
NO SCALE



DUMPSTER ENCLOSURE ELEVATIONS
NO SCALE



SECTION A-A
NO SCALE



SECTION B-B
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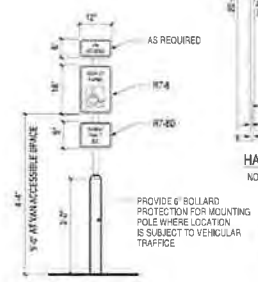
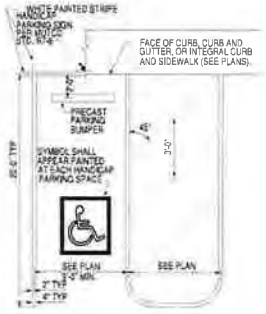
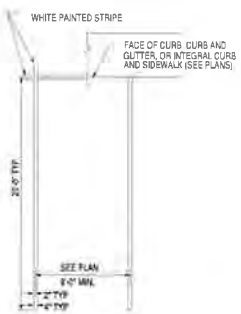


NOTE:
SIGNAGE TO COMPLY WITH AMERICAN DISABILITY ACT (A.D.A.) "NORTH CAROLINA ACCESSIBILITY CODE" SIGNAGE GUIDELINES

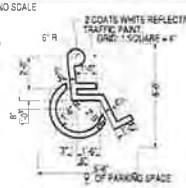
HANDICAP PARKING SPACE SIGNAGE
NO SCALE



HANDICAP PARKING SPACE DETAIL
NO SCALE



TYPICAL PARKING SPACE DETAIL
NO SCALE



HANDICAP SYMBOL DETAIL
NO SCALE

MANOUS DESIGN

Pool and Fitness Center For:
THE CLUB AT FOXLAND HARBOR
1445 Foxland Boulevard
Gallatin, Tennessee

C3.0

5 7

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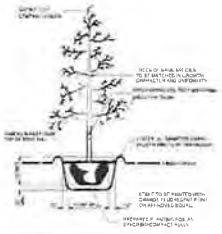
Parking Area Landscaping Analysis

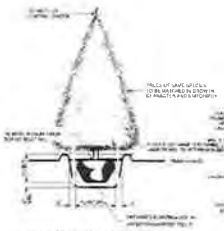
Perimeter Landscaping Strips		
Adjacent to public street - (minor collector)		
	required	10
	provided	10
Side or rear property line		
	required	7
	provided	varies

Landscaping materials in perimeter parking areas abutting public right-of-ways and side/rear property lines		
Length of parking abutting public right-of-way (ft)		208
Required length per tree (ft)		50
Required trees		5
Minimum caliper of tree (in)		3
Length of parking abutting side/rear property lines (ft)		328
Require length per tree (ft)		60
Required trees		6
Minimum caliper of tree (in)		2.5
Interior Planting Areas		
Area of Parking Lot (sqft)		18,526
Minimum allowable interior planting area (%/sqft)		
	6	1832
Interior are provided (sqft)(%)	6.2	1900
Minimum allowable area of singular planting area (sqft)		90
Area of interior planting areas provided (sq)	190	(710)
Required Trees within parking area		
Parking spaces per tree		10
Number of Parking Spaces		34
Number of new trees required		4
Minimum caliper of tree (in)		2.5

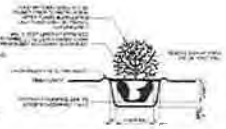
Total trees		
	Required	19
	Provided	20



LARGE TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

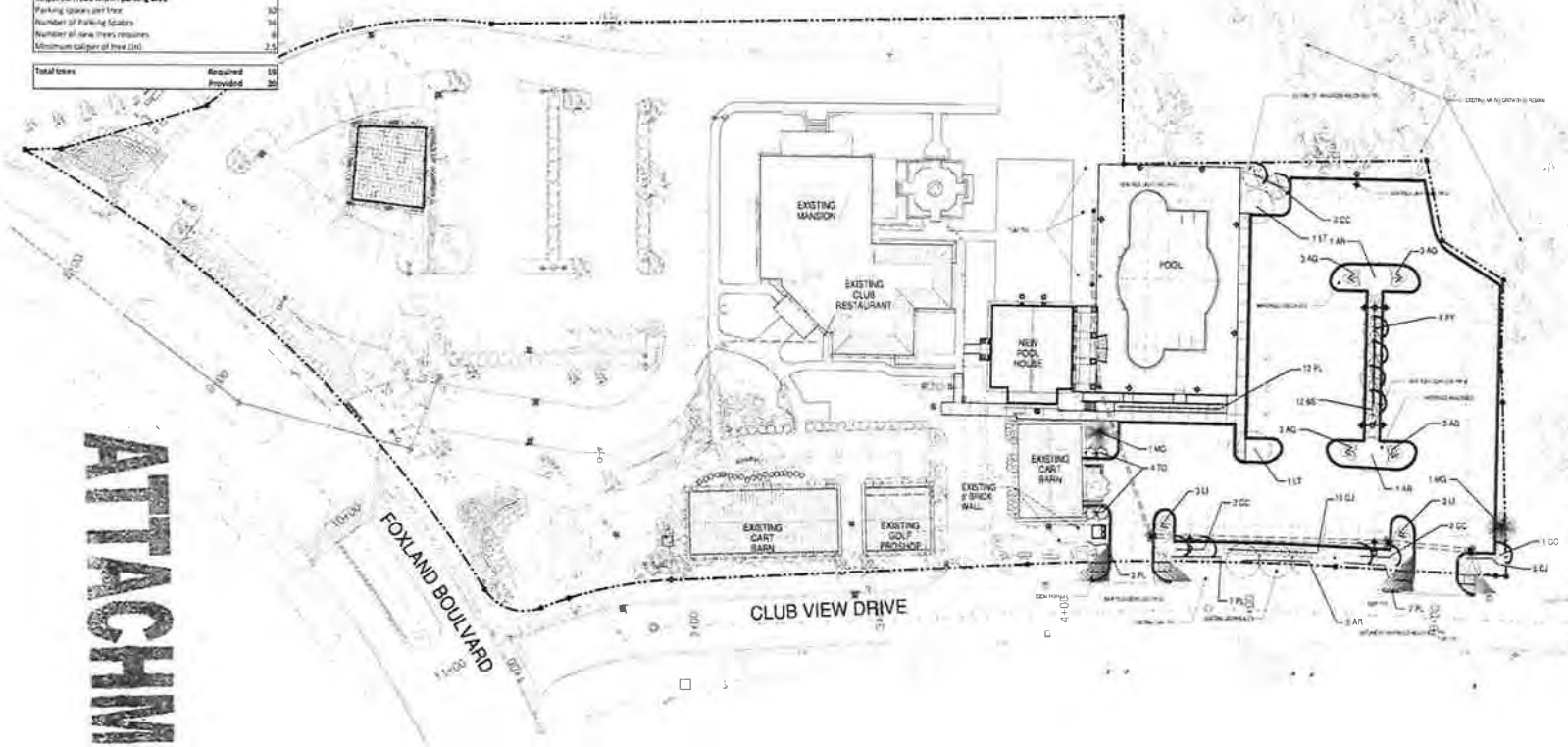


TYPICAL SHRUB PLANTING DETAIL

PLANTING SCHEDULE

KEY	QUAN.	SIZE	COMMON NAME	BOTANICAL NAME	REMARKS
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
ORNAMENTAL TREES					
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
ORNAMENTAL SHRUBS					
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

(SHOW NOTE: NO LAWN TO BE PLANTED WITHIN SHADED BED AREAS)
NO SOD FOR GRADES 10:1 OR STEEPER



Landscaping General Notes

1. The Contractor shall furnish all labor, materials, equipment and services necessary to and incidentally thereto all to the execution, installation and completion of all landscape installation as shown on the drawings or as specified herein.

2. Plant lawn, shrub, mass and all over property shall be protected throughout the work.

3. Before installation of landscaping materials, the contractor shall notify the architect and coordinate a pre-installation inspection of materials to be used.

4. Unless otherwise specified herein and on the drawings, the Landscape Contractor (subcontractor) shall not be required to perform any rough grading operations. However the Landscape Contractor shall be responsible to successfully complete the necessary fine grading to conform with the drawings.

5. The landscape contractor shall inspect all building and site work to assume whether or not a "hardpan" situation exists or could exist due to previous soil conditions (backfill or soil compaction of filling operations) to any detailing later prior to installation of plant materials. If such a situation is anticipated, it should be brought to the attention of the architect and the owner immediately prior to the installation of plant materials. Contractor and shall be neatly, orderly and would in accord the minimum acceptable sizes.

6. Contractor to salvage removal, installation with irrigation installation.

7. Soil used in backfilling planting pits shall be topsoil and mixed with 25 percent peat by volume. Except for ericaceous plants, very acid or poor soil (soil having a pH less than 5.5) shall be thoroughly mixed with sufficient lime to produce a slightly acid reaction (pH 6 to 6.5). 10-10-10 commercial fertilizer at the rate of 2 lbs./cu. Yd. shall be added. Both fertilizer and peat shall be thoroughly mixed by hand or by any other.

8. Soil used in backfilling ericaceous and living plants shall be topsoil mixed with 33 percent peat by volume. 5-7-5 commercial fertilizer at the rate of 3 lbs./cu. Yd. Shall be added. Both fertilizer and peat shall be thoroughly mixed by hand or by any other.

9. Plant materials:
   A. Quality and Size: Plants shall have a vigor or growth that is normal for the

   Plant material shall be measured at the time of planting. Requirements for measurements branching, grading, quality, balling and burlapping of plants on the plant list shall follow the code of standard currently recommended by the American Association of Nurserymen, Inc. In the American Standard for Nursery Stock. Plants that meet the requirements specified but do not have the normal balance of heights and spread typical for the respective plant shall not be accepted.
   B. The dimensions for height, spread, and caliper of trunk specified on the material schedule is a general guide for the minimum desired size of each plant. Each plant shall have a uniform and consistent shape as it pertains to the specifications and particular species. Any plant material which fails to conform to the specifications is subject to rejection by the architect.
   C. The quantities indicated on the material schedule are provided for the benefit of the contractor but should not be assumed to always be correct. In the event of a discrepancy the planting plan will take precedence over the material schedule. The contractor shall be responsible for his own quantity calculations and the liability pertaining to those quantities and any related contract documents and/or price quotations.
   D. Substitutions: Substitution will be permitted only upon submission of proof that a plant is not obtainable and authorization by the Architect for the use of the nearest equivalent

10. Plant installation materials:
   A. Topsoil shall be original surface loam without admixture to subsoil material, of good tilth, uniform quality, free from deleterious materials
   B. Peat: Peat shall be horticultural peat composed of not less than 50% decomposed organic matter.
   C. Mulch: Mulch material shall be shredded hardwood mulch. Large pieces shall be removed and mulch shall be placed at a uniform depth of 2" in all bed and saucer areas

11. [illegible]

12. [illegible]

13. [illegible]

14. A herbicide (Treflan or equivalent) shall be applied to all plant beds prior to planting for noxious weed control.

15. Demolition:
   A. Contractor shall maintain the site in a clean and orderly fashion
   B. Landscape contractor responsible to pressure washing all roadway sidewalk, or other surfaces soiled during the installation of the landscape materials

16. Guarantee and replacement:
   A. The Landscape Contractor is responsible for the death or lack of performance of all trees, shrubs, ground cover, mulch, bed dividers and other elements involved with the total landscape development for one (1) year following installation
   B. Two (2) guarantee inspections will be conducted on at six (6) months and another one at one (1) year after the final inspection and acceptance
   C. Dead plant materials, etc. shall be replaced and/or repaired at the Landscape Contractor's expense. Replacement plant material shall be guaranteed for 1 year from the date of their installation

MANOUS DESIGN
110 Lakewood Rd. Lebanon, Tn. 37087
(615) 444-5707 (615) 444-0853

REVISE 11.25.14 Revised per CDD comments

Pool and Fitness Center For:
THE CLUB AT FOXLAND HARBOR
1445 Foxland Boulevard
Gallatin, Tennessee

Landscaping Plan

scale: 1"=30'-0"

L1.0

SHEET 6 OF 7

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ATTACHMENT 8-3

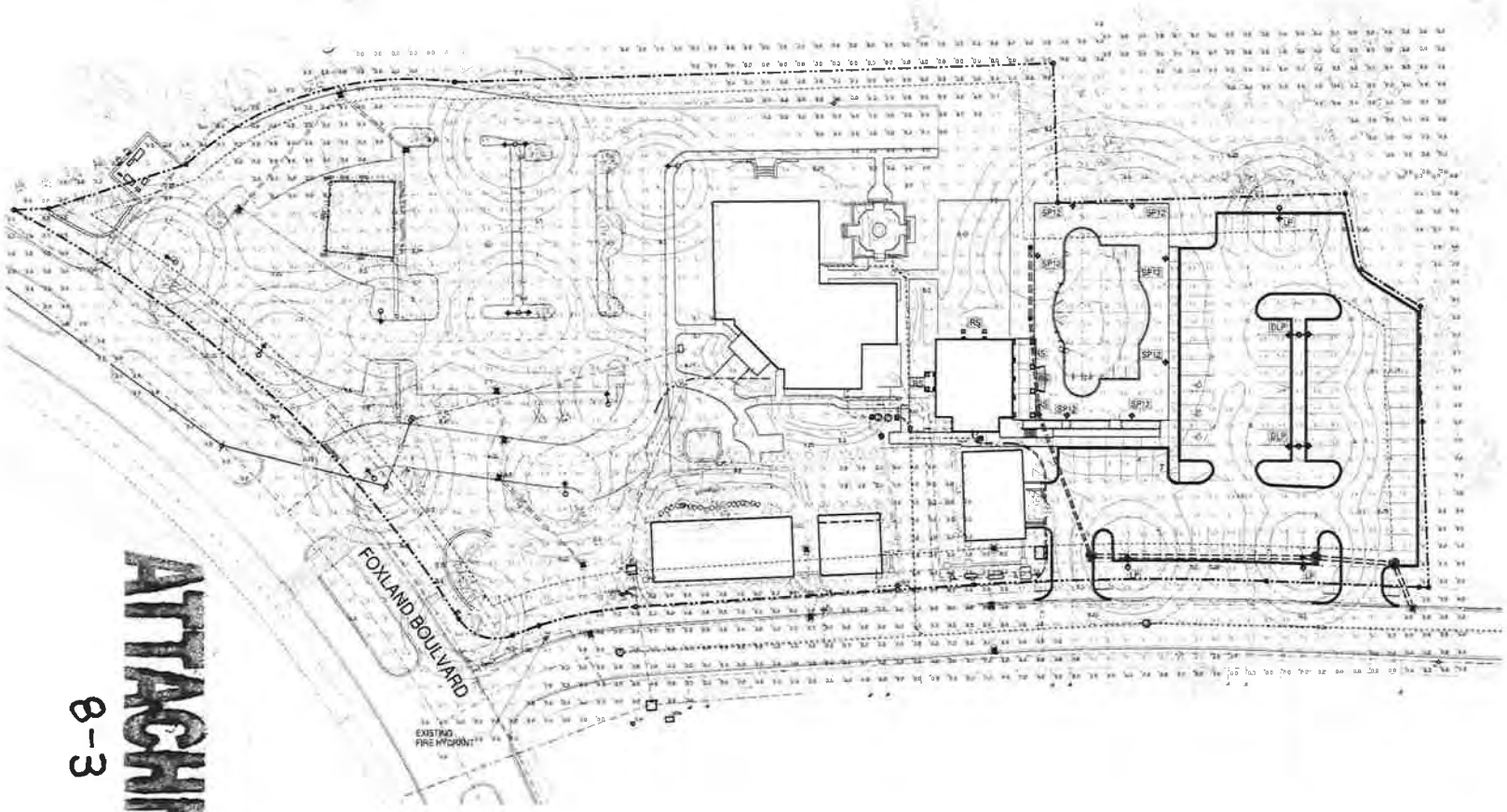
SP

LP

CL

Fixture Schedule

Tag	Description	Lamp	Mounting Height (ft)
LP	[illegible]	[illegible]	[illegible]
DLP	[illegible]	[illegible]	[illegible]
LP	[illegible]	[illegible]	[illegible]
SP12	[illegible]	[illegible]	[illegible]
CL	Wall Mounted Garage Light	[illegible]	[illegible]
RS	6" RECESSED DOWNLIGHT WITH WHITE DEEP REFLECTOR [illegible]	[illegible]	[illegible]



ATTACHMENT

8-3

MANOUS DESIGN

Revised per COG comments

Pool and Fitness Center For:
THE COVE AT
FOXLAND HARBOR
1445 Foxland Boulevard
Gallatin, Tennessee

Photometric Analysis

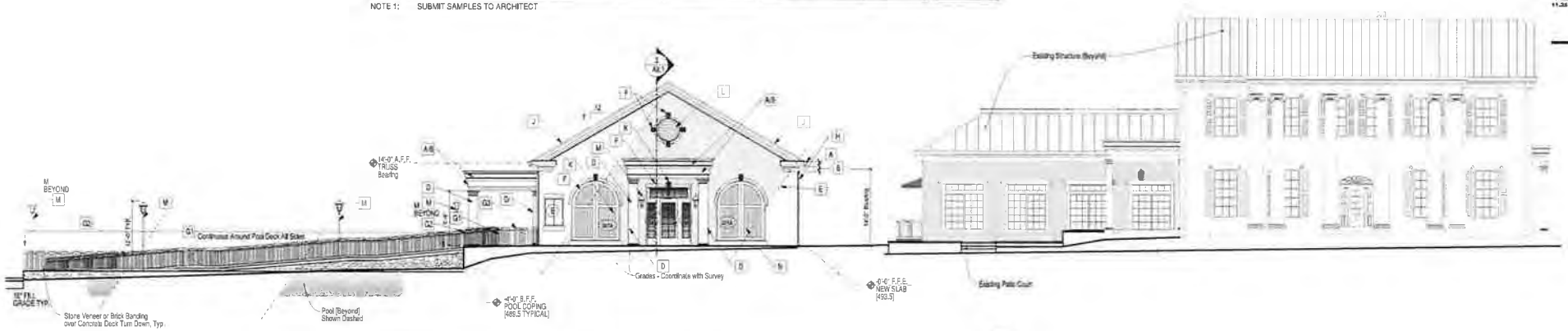
PH1.0

7 of 7

EXTERIOR MATERIAL AND FINISH SCHEDULE

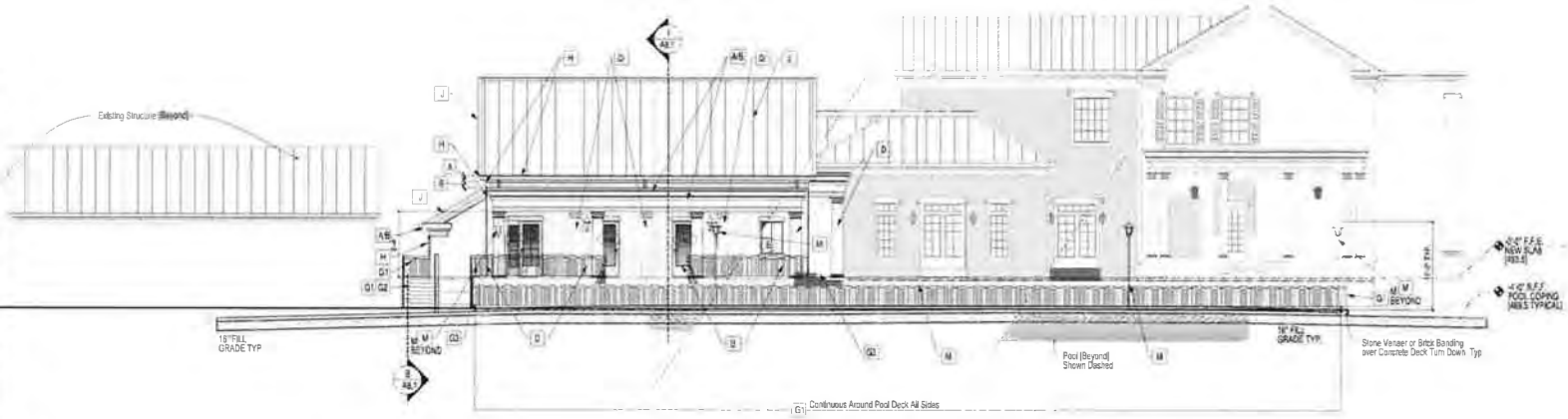
KEY	ITEM	MATERIAL/DETAIL	FINISH	COLOR	MFR	REMARKS
A	EAVE TRIM NO. 1	CEMENTIOUS TRIM	PAINTED	SW 7048 URBAN BRONZE	SHERWIN WILLIAMS	
B	EAVE TRIM NO. 2	CEMENTIOUS TRIM	PAINTED	SW 6278 CREP LINEN	SHERWIN WILLIAMS	
C	SOFFIT TRIM	CEMENTIOUS TRIM	PAINTED	SW 7005 PURE WHITE	SHERWIN WILLIAMS	
D	22" DIA. DORIC COLUMN WRAP	FIBERGLASS	PAINTED	SW 7005 PURE WHITE	SHERWIN WILLIAMS	2" = HALF COLUMNS
E	BRICK VENEER	BRICK	PAINTED	SW 6278 CREP LINEN	SHERWIN WILLIAMS	
F	BRICK SOLDIER COURSE	BRICK	PAINTED	SW 6278 CREP LINEN	SHERWIN WILLIAMS	
G1	DECORATIVE GUARDRAIL	ALUMINUM	PREFINISHED	PREFINISHED DARK BRONZE	—	42" A.F.F. TYP.
G2	HANDRAIL	ALUMINUM	PREFINISHED	PREFINISHED DARK BRONZE	—	34" A.F.F. TYP.
G3	DECORATIVE GATE	ALUMINUM	PREFINISHED	PREFINISHED DARK BRONZE	—	
H	GUTTER AND DOWNSPOUT	ALUMINUM	PREFINISHED	MATCH - SW 7048 URBAN BRONZE		
J	STANDING SEAM METAL ROOF	STEEL	PREFINISHED	MATCH - SW 7048 URBAN BRONZE		NOTE 1
K	KEYSTONE	PRECAST	MASONRY	SELECTION TO ARCHITECT		
L	GABLE VENT	FIBERGLASS	PAINTED	COLOR M8		
M	EXTERIOR LIGHTING	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED		
N	FAUX DOORS	TO BE SELECTED	PAINTED	TO BE SELECTED		MATCH EXISTING BLDG.

NOTE 1: SUBMIT SAMPLES TO ARCHITECT



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

MANOUS DESIGN

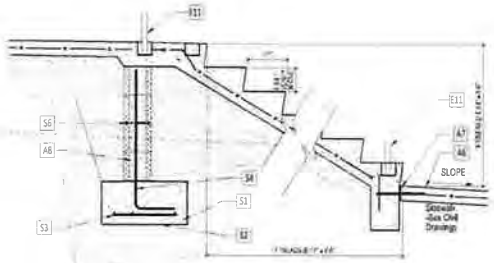
Pool and Fitness Center For THE CITY OF FOXLAND HARBOR 1445 Foxland Boulevard Gallatin, Tennessee

A3.1

SHEET 5 OF 14

ATTACHMENT

8-3



B SECTION AT POOL ACCESS STEPS

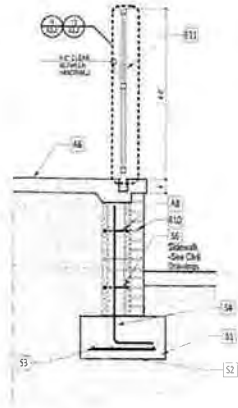
EXTERIOR MATERIAL AND FINISH SCHEDULE

KEY	ITEM	MATERIAL/DETAIL	FINISH	COLOR	MFR	REMARKS
A	EAVE TRIM NO. 1	CEMENTIOUS TRIM	PAINTED	SW 7594 URBAN BRONZE	SHERWIN WILLIAMS	
B	EAVE TRIM NO. 2	CEMENTIOUS TRIM	PAINTED	SW 7076 CRISP LINEN	SHERWIN WILLIAMS	
C	SOFFIT TRIM	CEMENTIOUS TRIM	PAINTED	SW 7005 PURE WHITE	SHERWIN WILLIAMS	
D	22" DIA. DORIC COLUMN WRAP	FIBERGLASS	PAINTED	SW 7005 PURE WHITE	SHERWIN WILLIAMS	D = HALF COLUMNS
E	BRICK VENEER	BRICK	PAINTED	SW 7076 CRISP LINEN	SHERWIN WILLIAMS	
F	BRICK SOLDIER COURSE	BRICK	PAINTED	SW 7076 CRISP LINEN	SHERWIN WILLIAMS	
G1	DECORATIVE GUARDRAIL	ALUMINUM	PREFINISHED	PREFINISHED DARK BRONZE	—	42" A.F.F. TYP.
G2	HANDRAIL	ALUMINUM	PREFINISHED	PREFINISHED DARK BRONZE	—	34" A.F.F. TYP.
G3	DECORATIVE GATE	ALUMINUM	PREFINISHED	PREFINISHED DARK BRONZE	—	
H	GUTTER AND DOWNSPOUT	ALUMINUM	PREFINISHED	MATCH - SW 7594 URBAN BRONZE		
J	STANDING SEAM METAL ROOF	STEEL	PREFINISHED	MATCH - SW 7594 URBAN BRONZE		NOTE 1
K	KEYSTONE	PRECAST	MASONRY	SELECTION TO ARCHITECT		
L	GABLE VENT	FIBERGLASS	PAINTED	COLOR A/B		
M	EXTERIOR LIGHTING	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED		
N	FAUX DOORS	TO BE SELECTED	PAINTED	TO BE SELECTED		MATCH EXISTING BLDG

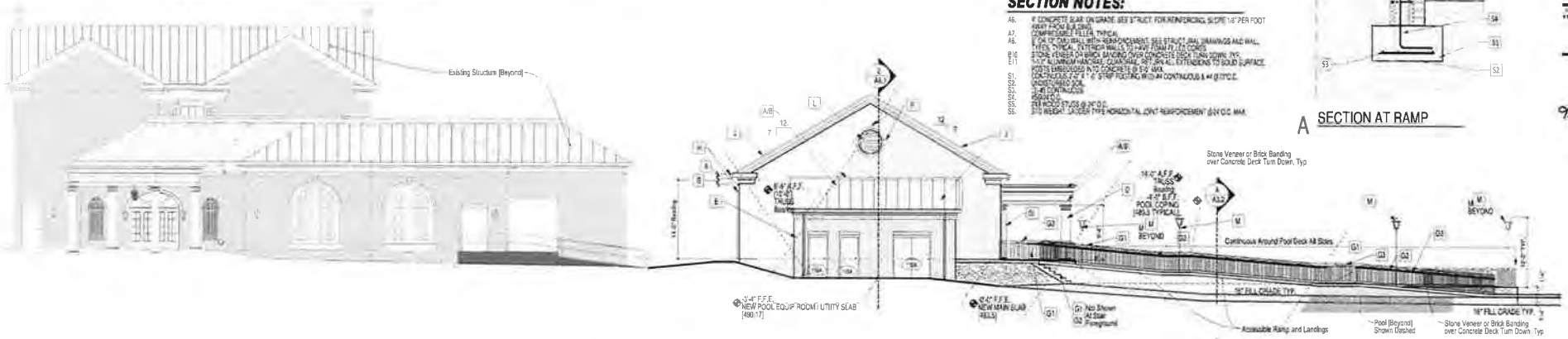
NOTE 1: SUBMIT SAMPLES TO ARCHITECT

SECTION NOTES:

A6. 4" CONCRETE SLAB ON GRADE. SEE STRUCT. FOR REINFORCING. SLOPE 1/8" PER FOOT AWAY FROM BUILDING.
A7. COMPRESSIBLE FILLER, TYPICAL.
A8. 8" CMU WALL WITH REINFORCEMENT. SEE STRUCT. AND DRAWINGS AND WALL TYPES. TYPICAL. EXTERIOR WALLS TO HAVE FOAM FILLED CORES.
B10 STONE VENEER OR BRICK BANDING OVER CONCRETE DECK TURN DOWN. TYP.
E11 5 1/2" ALUMINUM HANDRAIL, GUARDRAIL, NET, SPIRAL, EXTENDING TO SOLID SURFACE.
S1. 1/2" DOWELS EMBEDDED IN TO CONCRETE @ 24" MAX.
S2. CONTINUOUS 2'-0" x 1'-0" STRIP FOOTING WITH 4# CONTINUOUS & 4# @ 32" O.C.
S3. UNDISTURBED SOIL.
S4. 4# CONTINUOUS.
S5. REBAR O.S.
S6. 2x8 WOOD STUDS @ 24" O.C.
S7. STD WEIGHT LADDER TYPE HORIZONTAL JOINT REINFORCEMENT @24" O.C. MAX.

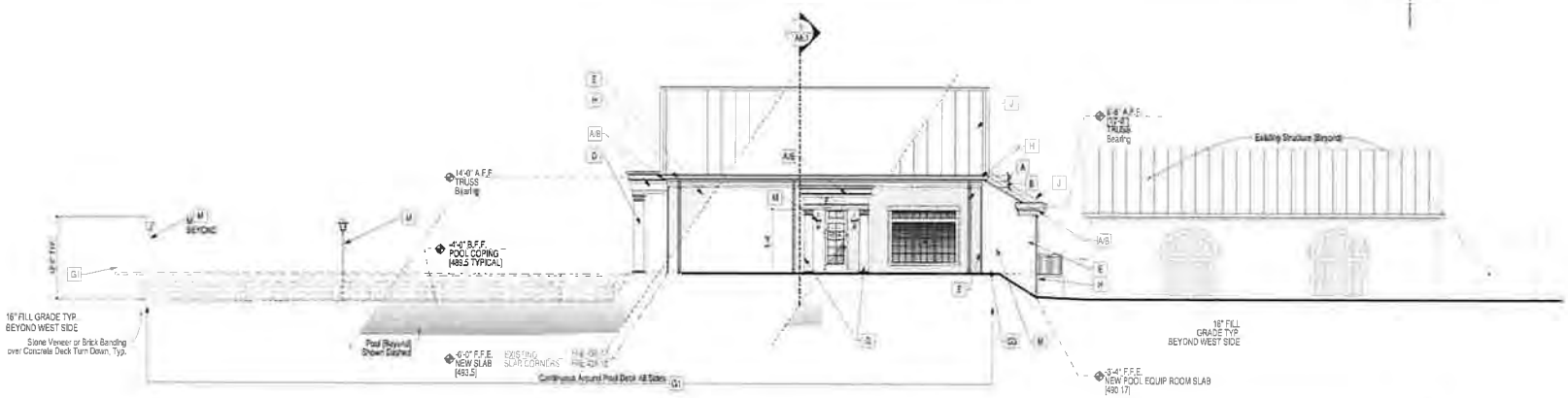


A SECTION AT RAMP



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

MANOUS DESIGN

Revised per CDR comments

Pool and Fitness Center For:
THE CLUB AT FOXLAND HARBOR
1445 Foxland Boulevard
Gallatin, Tennessee

A3.2

SHEET 6 OF 14

8-3

ATTACHMENT 8-4

City of Gallatin, Tennessee *Planning Department*

Gallatin Municipal-Regional Planning Commission
ZONING PERMIT & ACTION FORM

DATE: December 9, 2014

TO: Mr. Mark D. Kawczynski, P.E.
Manous Design, Inc.
110 Lakewood Road
Lebanon, TN 37087

FROM: Planning Department

Conditions shall be met prior to issuance of any building permits.

RE: December 8, 2014, Gallatin Municipal-Regional Planning Commission Meeting
The Club at Foxland Harbor: **Amended PMDP/Revised FMDP (PC0373-14)**

At the above referenced meeting, the Planning Commission considered the proposed changes to the approved PMDP as a minor amendment. In addition, the request for approval of an amended Revised Final Master Development Plan was:

☐ APPROVED

☒ APPROVED WITH CONDITIONS

☐ DENIED

☐ DEFERRED

Conditions of Approval (*checked when satisfied*):

1. ☒ The proposed changes are a minor amendment to the approved Preliminary Master Development Plan.
2. ☐ Label the 15-foot P.U.D.E. along Foxland Boulevard, 10-foot P.U.D.E. along Club View Drive, 20' Front Yard along Foxland Boulevard, 20' Double Side Yard along Club View Drive, and 10' Side Yard along portion in front of clubhouse, on sheet C0.1.
3. ☐ Label and show 40' M.B.S.L along Foxland Boulevard and 30' M.B.S.L along Club View Drive, on sheet C0.1.
4. ☐ Provide "C7" data in Curve Data Table on sheet C0.1.
5. ☐ Correct "73 TOTAL (3 HC)" to "74 TOTAL (3 HC)" in parking area on sheet C1.0.
6. ☐ Provide a plan sheet with the previously approved PMDP layout showing proposed development along eastern border of disturbance.
7. ☐ Change "on a regular basis" to "at least twice per week at least 72 hours apart. A rain gauge is to be maintained on site and checked at every inspection. The rainfall and time

ATTACHMENT 8-4

for each event is to be recorded by the inspector and made available with SWPP Inspection records" in Note 6 on sheet C0.1.

8. ☐ Change "as soon as possible" to "within 14 days; 7 days for all slopes 3:1 or greater" in Note 8 on sheet C0.1.
9. ☐ Provide phase lines as indicated in Note 10 on sheet C0.1.
10. ☐ Provide an operational telephone on site with emergency telephone numbers posted at this location.
11. ☐ Provide a Land Disturbance Permit Surety, to be submitted to the Planning Department for review and approval, prior to issuance of any building permits.
12. ☐ Prior to issuance of any Certificate of Occupancy for the Pool and Fitness Center or any portion of this project that site improvements for this project shall be fully completed.
13. ☐ Submit three (3) corrected folded copies of the Foxland at Fairvue Amended Preliminary Master Development Plan and Revised Final Master Development Plan for The Club at Foxland Harbor to the Planning Department for Planning Staff approval prior to issuance of any building permits.

Approval contains the following requirements:

☐ NONE

☒ BUILDING PERMIT/USE AND OCCUPANCY PERMIT

☐ SIGN PERMIT

☒ LAND DISTURBANCE PERMIT

☐ SIGNAGE CHECK

☐ UTILITY SURETY

☒ SITE SURETY

☐ SUBDIVISION SURETY

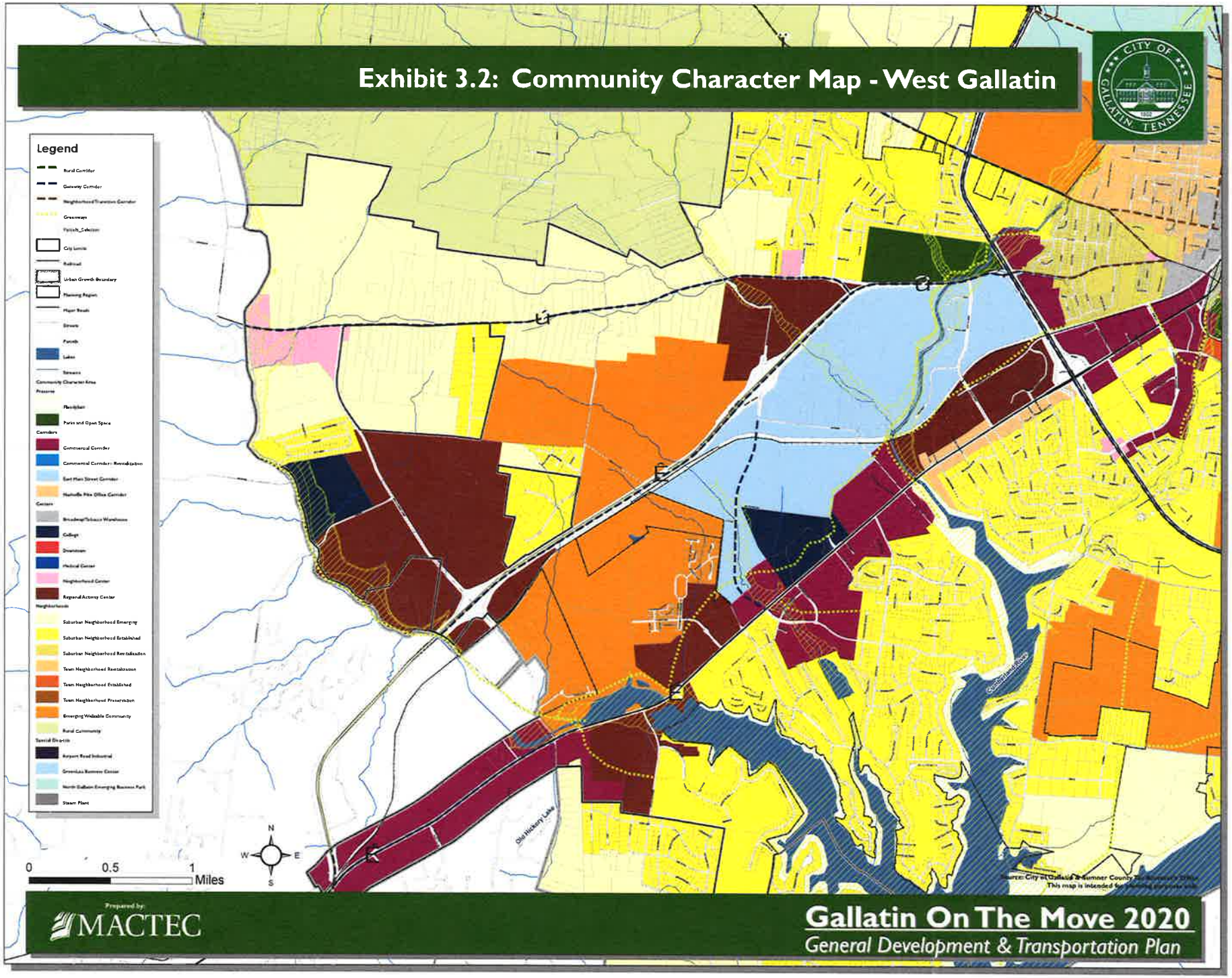
☐ COUNCIL SUBMITTAL

☒ SUBMIT 3 CORRECTED, FOLDED COPIES OF THE AMENDED PMDP/FMDP [ONE (1) FULL SIZE AND TWO (2) HALF SIZES]

☐ OTHER

cc: PC0373-14 File
Joe Godfrey, Foxland Harbor Golf and Country Club, LLC.

Exhibit 3.2: Community Character Map - West Gallatin



Prepared By: _____
Checked By: _____

ATTACHMENT 8-5

CENTER CHARACTER CATEGORY

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

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

North Water Avenue in Downtown Gallatin

Aerial view of Downtown Gallatin and surrounding neighborhoods

REGIONAL ACTIVITY CENTER

General Description

These suburban centers are emerging mixed-use centers developed or planned with large-scale master plans. While unique mixtures of uses and styles are developed for each suburban center based on the market trends, these centers require sustainable designs that provide for flexibility as the market evolves. These centers include a variety of housing types and densities, employment centers, retail/office and other services that serve a regional scale.

Location

Areas within this character area include the following:

- Commercial and residential portions of the Village Green Planned Unit Development (south of the railroad)
- Big Station Camp emerging center
- Kennesaw Farms/Thoroughbred Park
- Foxland
- Area near the intersection of SR-174/Long Hollow Pike and SR-386/Vietnam Veterans Boulevard

Intent

- Provide for open-air shopping centers and mixed-use centers that offer a wide variety of services, shopping, office, restaurants, entertainment and residences
- Refocus strip or corridor commercial development into master planned villages and nodal development with a "main street feel"
- Provide for pedestrian-friendly areas with public spaces, relatively high intensity mix of businesses, retail and offices, employment, education, hospitality and entertainment facilities
- Provide opportunities for new centers that complement existing centers within the City

Landscaped parking lot located in front of a strip mall located within the Village Green planned unit development

REGIONAL ACTIVITY CENTER

Anticipated level of change:

- High

Transportation

- Medium level of service
- High level of connectivity
- Properties accessed by public roads
- Regular-shaped, medium-length blocks
- Roads characterized by curb, gutter with sidewalks containing a medium level of pedestrian orientation

Infrastructure

- Full urban facilities and services
- Civic spaces such as greenways, parks, common areas

Greenspace

- Adjacent Preserve areas
- Neighborhood and pocket parks
- Reliant on common-owned squares within new or existing development

Primary Land Uses

- Large-scale apartments and townhomes
- Horizontal and Vertical Mixed-Use
- Commercial/Office/Retail/Big Box Retail
- Hospitality
- Public/Institutional
- Entertainment and Cultural Facilities

Appropriate Intensity

- 0.75

Applicable Zoning Districts

Existing Zoning Districts

- PGC, MU, MRO

Proposed Zoning Districts

- No proposed new districts

Development Strategies

- Connect residential and non-residential areas to other areas with wide, pedestrian-friendly sidewalks and paths
- Address design factors, including the size of commercial buildings (facades of large buildings can be broken down into more pedestrian-scaled units), incorporation of outdoor seating and gathering areas, design parameters for parking and internal circulation, architectural treatments, building setbacks, siting and orientation, and adequate buffers to ensure compatibility with adjacent uses
- Include civic and cultural uses
- Locate buildings in close proximity to each other and on both sides of the street to make walking convenient
- Provide interconnectivity between parcels
- Construct wide sidewalks with street trees, landscaping and traditional lighting
- Accommodate bikes with lanes and bike racks located throughout the center
- Locate taller buildings to the interior of a development, allowing for height step down toward the edge near adjacent development
- Serve a regional population of 60,000 to 80,000 people within a 20-mile radius (and typically a minimum of five miles spacing between Regional Activity Centers
- With ordinances, address building /site design and establish requirements for future reuse of "Big Box" stores

Example of Regional Activity Center development in the Green Hills area of Nashville

Example of Regional Activity Center development in Murfreesboro

Implementation Measures

☞ *Prepare and adopt a Big Box Ordinance*

Mr. Chastine said staff recommends the item be considered a major amendment, since the Preliminary Master Development Plan has expired.

Mr. Nick Tuttle, City Engineer, said the Gallatin on the Move 2020 Plan shows one access on to Long Hollow Pike and the shown access is well situated. The access to Red River Road would be better suited at the northern end of the property, relocating the detention pond.

Vice Chair Ramsey said the back of the proposed building should be like a second front, since this property fronts on two roads.

Mr. Bruce Rainey, with Rainey & Associates, representing the applicant, said he does not see a problem moving the access or dressing up the Red River Road side of the building. He will get with the architect on this project and the owner to see what upgrades can be made.

Item 3: Discuss proposed Final Master Development Plan for Belden Reserve at Hidden Creek for construction of 444 Multi-family Dwelling units on property containing 31.34 (+/-) acres, located at the corner of Bison Trail and Big Station Camp Boulevard (PC File #8-799-15).

Mr. Chastine said this item has passed first reading at City Council and now the Final Master Development Plan matches the Preliminary Master Development Plan as approved, with one exception. The original buildings were single buildings, but due to grading issues, the new units are being placed on top of garages, as a carriage house concept. The building meets the 70 percent brick or stone requirement and thee applicant will proved a public school crosswalk.

Mr. George Welch, with Ragan-Smith Associates, represented the applicant.

Councilperson Brackenbury asked about the crosswalk. Mr. Tuttle said the plan has been submitted to the Engineering Division. He has met with Dr. Phillips of the Sumner County School Board.\ and he approves of the plan. The crosswalk will be protected by a push button traffic signal. When the button is pushed it will flash a yellow light and then go to red.

Item 4: Discuss proposed minor amendment to the Foxland, Phase 2 Preliminary Master Development Plan and revision to the Final Master Development Plan for the Foxland Harbor Pool and Fitness Center to change the building size and pool locations on property containing 1.47 (+/-) acres, located at 1445 Foxland Boulevard (PC File #8-792-15).

Ms. Schoch said this is a request for a minor amendment to the Foxland, Phase 2 Preliminary Master Development Plan. The applicant has decided to move the approved location of the fitness center from the east side of the Foxland mansion to the west side of the mansion. Two (2) pools will now be constructed in front of the event lawn and Foxland mansion, adjacent to Old Hickory Lake. A kiddie pool is an addition to the previous approved plan that only called for one (1) pool to be located east of the Foxland mansion. The pools will not be visible from Nashville Pike or Douglas Bend Road due to the topography of the site. An open bar area is proposed to face towards the pool. Staff was concerned that the new location of the fitness center might obstruct the view of the mansion from Nashville Pike and Douglas Bend Road. Staff would like to present this

ATTACHMENT 8-7

item to the Gallatin Historic District Commission for their feedback any recommendations about the design or location of the pools and fitness center in relation to the historic Foxland mansion.

Ms. Schoch said the previously approved design of the fitness center was more residential in nature with columns that matched the design of the mansion. Staff suggested the applicant add columns or change the style of the windows along the rear façade of the fitness center building to make it more compatible with the mansion. The building will be 100 percent brick, painted white, and will contain a dark bronze metal roof to match the mansion. Staff would like feedback as to the new location of the building. Staff does not have an issue with the pool locations because since they will not be visible from Nashville Pike.

Dr. Orgain asked if any exploration would be required to see if there are any Native American Artifacts. Mr. Chastine said there are no requirements. Ms. Schoch added that work must stop if artifacts are found and TDEC would then get involved in the project.

Mr. McCord said the applicant was asked to show the reservation boundary that is regulated by the Corps of Engineers to be sure it does not encroach the property.

Mr. Lynn Ealey, with Ealey Engineering, PLLC, said the site is 35 feet from the Corps of Engineer line. He added that he agreed to all of staff's review comments. The applicant is agreeable to dress the façade of the building facing the lake while still keeping the windows to take advantage of the lake view.

Mr. Puryear suggested that adding columns to the clubhouse may compete with the design of the mansion. He said he likes the design of the fitness center as presented.

Mayor Brown said she likes the look of the pro-shop and the look of the building.

Mr. Ealey said half columns were discussed as an option.

Chair Dempsey suggested that two (2) different design elevation options could be presented to the Planning Commission at the regular meeting for discussion.

Mayor Brown said the design is consistent with the property.

Item 5: Discuss proposed amendments to the City's Noise Standards within the Municipal Code and Zoning Ordinance, Section 13.02.020 (PC File #3-720-15).

Item 6: Other Business

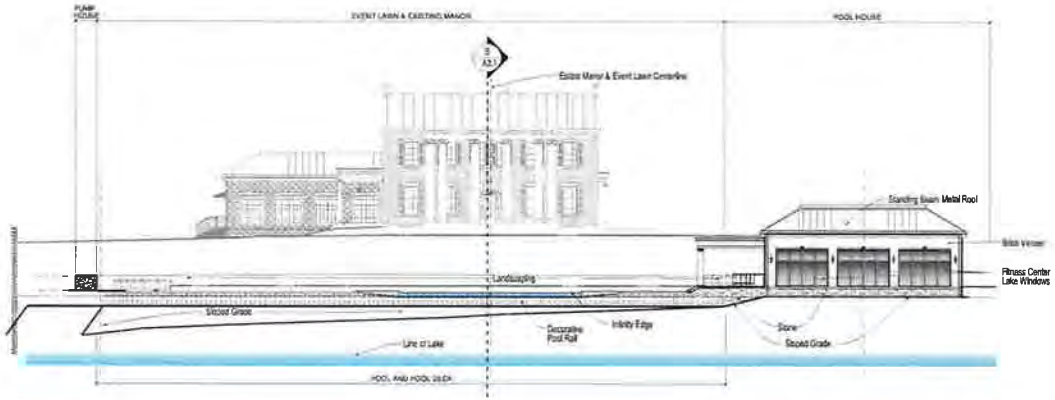
Mr. McCord distributed copies of several articles regarding city planning, traffic and transportation, and regulations.

Mr. McCord asked for feedback on the MPO projects distributed at the last meeting.

Mr. McCord said he would like to start discussions on changes to the Zoning Ordinance and said the Engineering Division is beginning the process of revising the Subdivision Regulations.

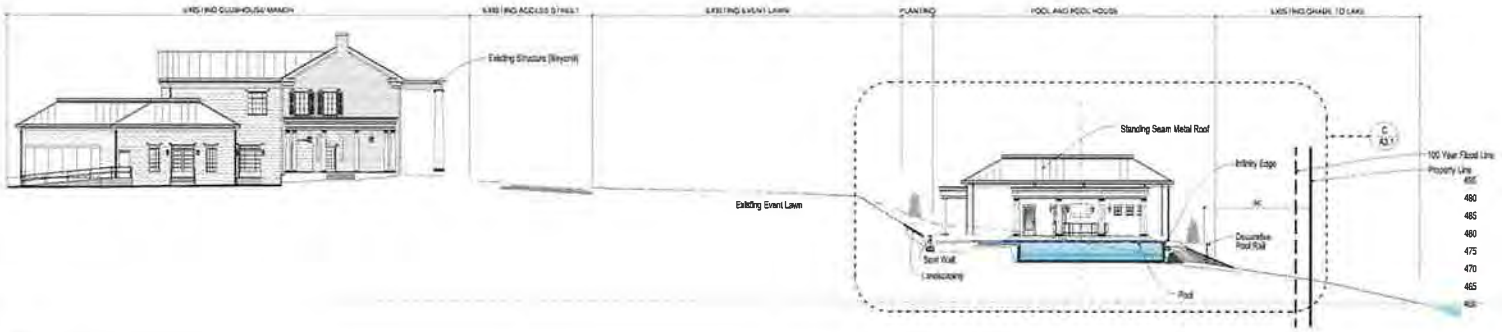
ATTACHMENT 8-7

ATTACHMENT 8-8



A TRANSVERESE LAKESIDE ELEVATION
SCALE: 1/16" = 1'-0"

0 8' 16' 32' 48'



B TRANSVERESE SITE SECTION
SCALE: 1/16" = 1'-0"

0 8 16' 32 48'

MANOUS DESIGN
110 Lakewood St. Lewisville, Tx. 75067
v.615.444.8707 f.615.444.2653

ISSUE:
06.23.15 Review Set

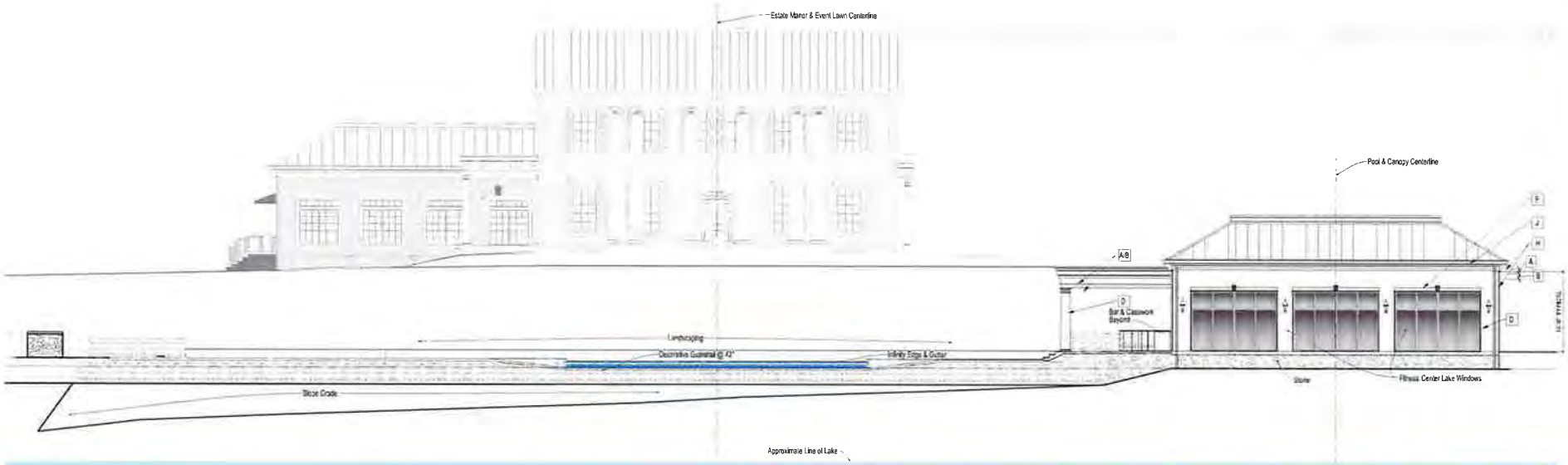
Pool and Fitness Center For
FOXLAND HARBOR
GOLF AND COUNTRY CLUB
1445 Foxland Boulevard
Gallatin, Tennessee

DESIGNED BY: H.L. MANOUS
M.D. KANCHINSKI
DRAWN BY: T.S. DUCAN
APPROVED BY:
DATE: 23 June, 2015

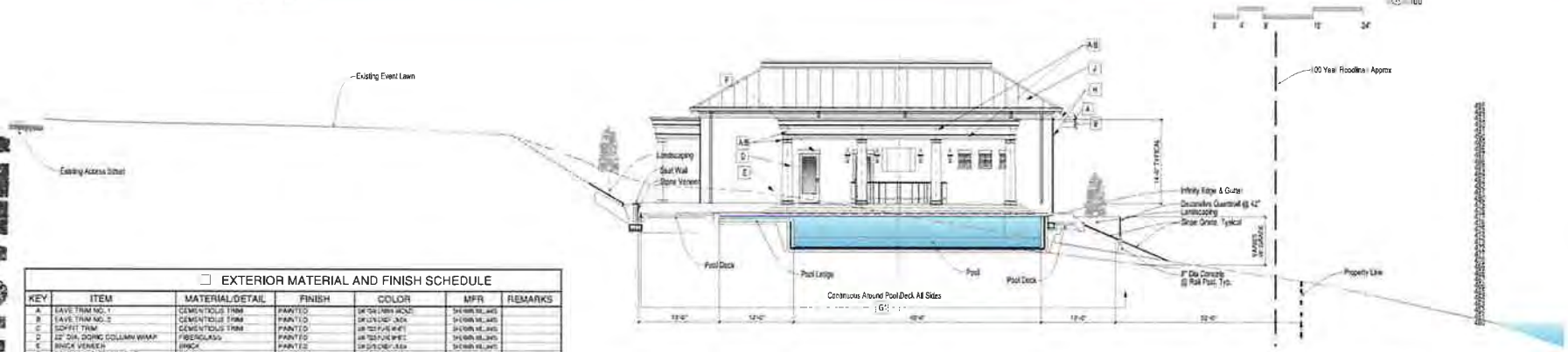
A3.1

SHEET 3 OF 4

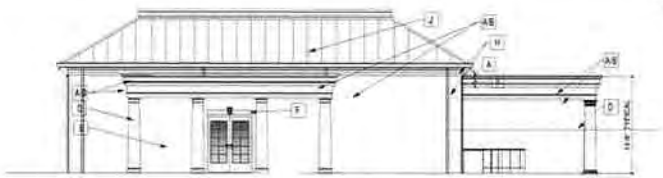
ALL INFORMATION SUBJECT TO COPYRIGHT RESTRICTIONS. MANOUS DESIGN RETAINS OWNERSHIP AND OWNERSHIP OF PROPERTY RIGHTS ON THIS DOCUMENT FOXLAND CLUB-HOUSE FITNESS CENTER MD-1509



A EXISTING MANOR & NEW FITNESS CENTER - LAKESIDE ELEVATION
SCALE: 1/8" = 1'-0"



B ENLARGED TRANSVERESE SITE SECTION
SCALE: 1/8" = 1'-0"



C FRONT FITNESS CENTER & POOL HOUSE ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL AND FINISH SCHEDULE

KEY	ITEM	MATERIAL/DETAIL	FINISH	COLOR	MFR	REMARKS
A	EAVE TRIM NO. 1	CEMENTIOUS TRIM	PAINTED	[illegible]	[illegible]	
B	EAVE TRIM NO. 2	CEMENTIOUS TRIM	PAINTED	[illegible]	[illegible]	
C	SOFFIT TRIM	CEMENTIOUS TRIM	PAINTED	[illegible]	[illegible]	
D	22" DIA. DORIC COLUMN WRAP	FIBERGLASS	PAINTED	[illegible]	[illegible]	
E	BRICK VENEER	BRICK	PAINTED	[illegible]	[illegible]	
F	BRICK SOLDIER COURSE	BRICK	PAINTED	[illegible]	[illegible]	
G1	DECORATIVE GUARDRAIL	ALUMINUM	PREFINISHED	PREFINISHED DARK BRONZE	—	42" A.F.F. TYP.
G2	HANDRAIL	ALUMINUM	PREFINISHED	PREFINISHED DARK BRONZE	—	34" A.F.F. TYP.
G3	DECORATIVE GATE	ALUMINUM	PREFINISHED	PREFINISHED DARK BRONZE	—	
H	GUTTER AND DOWNSPOUT	ALUMINUM	PREFINISHED	MATCH - [illegible]		
J	STANDING SEAM METAL ROOF	STEEL	PREFINISHED	MATCH - [illegible]		SEE [illegible]
K	KEYSTONE	PRECAST	MASONRY	SELECTION TO ARCHITECT		
L	CABLE VENT	FIBERGLASS	PREFINISHED	SELECTION TO ARCHITECT	[illegible]	[illegible]
M	EXTERIOR LIGHTING	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED		

NOTE 1: SUBMIT SAMPLES TO ARCHITECT

ATTACHMENT 8-8

MANOUS DESIGN
110 Lakewood Rd. Franklin, TN 37067
(615) 444 5707 (615) 444 0851

Pool and Fitness Center For:
FOXLAND HARBOR
GOLF AND COUNTRY CLUB
1445 Foxland Boulevard
Gallatin, Tennessee

A3.2

SHEET 4 OF 4

ALL INFORMATION SUBJECT TO COPYRIGHT RESTRICTIONS. MANOUS DESIGN RETAINS ALL COPYRIGHTS. THIS DRAWING IS THE PROPERTY OF MANOUS DESIGN. THE REPRODUCTION OR USE OF THIS DRAWING FOXLAND GOLF AND COUNTRY CLUB VS. [illegible]

Item 3 – Certificate of Appropriateness – 143 North Westland Avenue – Porch

Mr. Chastine said the new owner of this property is requesting approval to remove the glass panels from the front porch and add eight (8) foot, three (3) inch high columns in a Craftsman design. The home is a 1938, red brick home with a multi-gabled roof. The proposed columns will be made of a synthetic material. Staff recommends approval of removing the glass panels and adding the columns. He added that the glass panels are not original to the home.

Mr. Matchett said the open air porch would be more in keeping with the original style of the home. He added that he would prefer the columns be straight instead of tapered.

Mr. Matchett motioned to approve removing the glass panels and the adding columns, with the recommendation that the columns be straight and not tapered.

Mr. Wilson seconded the motion and the motion passed by unanimous vote.

Item 4 – Discussion – Foxland Harbor Golf and Country Club – Pool and Fitness Center

Mr. Chastine said this item will come before the Planning Commission to amend the PMDP and revise the FMDP to change the location of the previously approved pool and fitness center. The Historic District Commission was asked to give recommendations on the exterior design of the fitness center, since the existing mansion is a historic building.

Mr. Wilson said, at the Planning Commission work session, it was suggested that the fitness center have the same columns as the mansion. Discussion was held as to whether columns on the fitness center would distract from the mansion. He agreed that the columns would distract from the mansion. Mr. Chastine said the applicant does show columns on the façade facing the mansion, but not on the façade facing the lake. The pool would not be visible from the mansion.

(Mr. Thomson joined the meeting at 4:55 p.m.)

Mr. Matchett said he is glad to see the front lawn of the mansion was maintained for event space. He asked for verification that the brick is painted to match the main house. Mr. Chastine said the brick would be painted to match the main house. The roof also matches the mansion. The biggest change is locating the pool and fitness center in the front of the mansion instead of the back of the mansion.

Mr. Richey said he liked the small details that fit the appearance of the mansion. He suggested that the shape of the back windows match the windows on the mansion. They would be vertically rectangular instead of square.

Mr. Matchett asked if the property on the lake side of the fitness center is going to have ground cover. Mr. Chastine responded that the ground is just dirt and no plan has been proposed to plant ground cover.

ATTACHMENT 8-9

THC#: SU 1409 - 1413 **COUNTY:** Sumner **QUAD:** Gallatin (313 NW)

View: SU 1409 Oblique View, North Façade and West Elevation Facing Southeast.

PROPERTY INFORMATION:

Historic/Common Name: Bellemont/Foxland Hall

Property Location: 157 Douglas Bend Road

UTM: E 543977 N 4022363 (main house and outbuildings)
E 544100 N 4022402 (stable)

HISTORICAL BACKGROUND:

Date of Construction: 1836

ARCHITECTURAL SUMMARY:

Bellemont is a former plantation estate in a semi-rural area west of Gallatin on Douglas Bend Road. The main house is currently undergoing renovation and its former grounds are being transformed into a mixed residential and commercial development. The house is a two-story Greek Revival home with a side gabled roof, brick construction, and stone foundation. The five-bay symmetrical façade features a central entrance with sidelights and segmented transom fanlight. The house features both 9/9 and 12/12 double hung wood windows throughout. There

ATTACHMENT 8-10

is a three-quarter length two-story porch across the façade that is supported by six Ionic columns. There is a one-story side porch on the east elevation that has six Doric columns supporting a full entablature. This house is currently undergoing a full renovation.

Bellemont features four outbuildings, including a c.1836 brick horse stable, two carriage houses, and a rear guest house. The stable is a one-story brick building with three arched bays along the porch on its façade and a rectangular floor plan that lies east of the mansion. The brick pattern is six-course American bond. The building has a gable metal roof and two interior stalls. Windows are open and sashless throughout.

The two carriage houses (construction dates unknown) are located in the south yard of the mansion and feature similar designs. Carriage House 1 is the larger of the two and features a metal gable roof, brick construction, and four carriage or automobile bays. Carriage House 2 is similar but has only two bays.

Also in the south yard is a two-story guest house (construction date unknown) with a metal side-gable roof and brick construction. The three-bay façade features a one-story porch with a shed roof supported by four square wood columns. It has 12/12 double-hung windows throughout.

NATIONAL REGISTER EVALUATION

Bellemont is recommended eligible under Criterion A for its association with Gallatin's agricultural history and under Criterion C for its distinctive architecture as a fine example of antebellum Greek Revival architecture. The house is currently undergoing a full renovation and should be reevaluated after the work is complete. As it stands now, the house retains its integrity of location, design, materials, workmanship, feeling, and association. The property's historic setting has been compromised by the housing development currently being built and the addition of a large parking lot in its east yard. Additionally, more research is needed to determine the construction date of its various outbuildings, especially the two carriage houses and guest house.

ATTACHMENT 8-10

CONTINUATION SHEET

THC#: SU 1409 – 1413 **COUNTY:** Sumner **QUAD:** Gallatin (313 NW)

View: SU 1409 Oblique View, North Elevation and East Elevation Facing Southwest.

View: SU 1410 Oblique View West Façade.

ATTACHMENT 8-10

CONTINUATION SHEET

THC#: SU 1409 – 1413 **COUNTY:** Sumner **QUAD:** Gallatin (313 NW)

View: Carriage House (SU 1411), Guest House (SU 1412), and Second Carriage House (SU 1413).

ATTACHMENT 8-10

12.02.050 Procedures to Amend a Preliminary Master Development Plan or Final Master Development Plan

Major amendments to the master development plan must be submitted to the Planning Commission for review and recommendations and approved by the Mayor and Aldermen. Major amendments shall include, but not be limited to:

A. An increase in the density of the development;

B. Substantial changes in circulation or access;

C. Substantial changes in the mix of dwelling unit types included in the project;

D. Substantial changes in grading or utility provision;

E. Substantial changes in the mixture of land uses;

F. Reduction in approved open space, landscaping, and bufferyards;

G. Substantial changes in architectural or site design features of the development; or

H. Any other change that the City Planner determines to be a major divergence from the approved preliminary master development plan. The Planning Commission may overrule this determination upon the favorable vote of a majority of the entire membership of the Planning Commission.

All other changes in the preliminary or final master development plan shall be considered revisions to the approved plan. The planning commission may approve these minor revisions.

12.03 Requirements for Moving Single Family Residence From One Foundation to Another

A. No single family residence shall be moved from an existing foundation to another foundation located within a developed area of single family residences unless:
   1. The residence to be moved is consistent with the age, value, size, and appearance of existing residences within the developed area of single family residences to which the single family residence is to be moved; provided, that the value of the house may be greater than that of the existing residences and the size of the house may be larger than that of the existing residences; and
   2. Approval for the movement of the single family residence to a foundation within a developed area of single family residences has been given by:
      a. The homeowners' association of the development where the residence is to be moved, if a homeowners' association is in existence;
      b. A neighborhood association where the residence is to be moved that has been in existence for more than one (1) year prior to the date the residence is to be moved, if a neighborhood association is in existence in the area; or
      c. The Gallatin Municipal-Regional Planning Commission if there is not a homeowner's association or neighborhood association in existence in the area where the residence is to be moved.

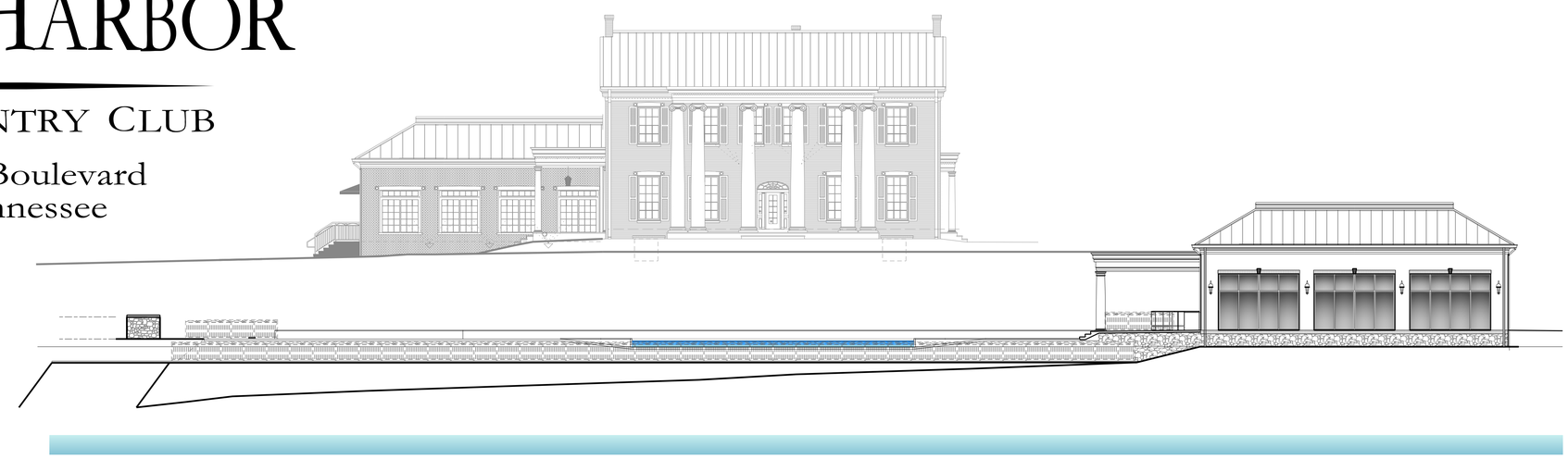
ATTACHMENT 8-11

Pool and Fitness Center For:

FOXLAND HARBOR

GOLF AND COUNTRY CLUB

1445 Foxland Boulevard
Gallatin, Tennessee



DRAWING INDEX

COVER	
C0.1	EXISTING CONDITIONS AND CONSTRUCTION EROSION PREVENTION AND SEDIMENT CONTROL PLAN
C1.0	SITE LAYOUT AND UTILITY PLAN
C2.0	SITE GRADING PLAN
C3.0	SITE DETAILS
L1.0	LANDSCAPING PLAN
PH1.0	SITE LIGHTING PHOTOMETRIC ANALYSIS
A2.1	OVERALL FLOOR PLAN - POOL AND FITNESS CENTER
A2.2	FLOOR PLAN - FITNESS CENTER
A3.2	TRANSVERSE ELEVATION AND SECTION - POOL AND FITNESS CENTER
A3.3	BUILDING ELEVATIONS - POOL AND FITNESS CENTER

CONSTRUCTION SCHEDULE

POOL AND FITNESS CENTER-	
START	SEP 2015
COMPLETION	APR 2016

PROPERTY OWNER

Foxland Harbor Golf and Country Club, LLC
1445 Foxland Blvd
Gallatin, TN 37066
POC: Joe Godfrey
615.451.0909, joe@godfreyrg.com

AMENDED PRELIMINARY

MASTER DEVELOPMENT PLAN FOR FOXLAND PHASE 2 AND REVISED FINAL MASTER DEVELOPMENT PLAN FOR POOL AND FITNESS CENTER

REVISED
15 JULY 2015

LOCATION MAP

NOT TO SCALE

GRAPHIC SYMBOLS

- 200 — DOOR NUMBER
- A — WINDOW NUMBER
- 104 — ROOM OR SPACE NUMBER
- 3A — TOILET ACCESSORIES
- 7 — EQUIPMENT
- 6 — WALL TYPE
- 1 — REVISIONS
- 5 / A8 — DETAIL NUMBER; SECTION REFERENCE; SHEET NUMBER
- 3 / A8 — DETAIL NUMBER; DETAIL REFERENCE; SHEET NUMBER
- 4 — ELEVATION INDICATOR
- 10 / A — REFERENCE GRID

EARTH	ROUGH WOOD	BATT OR BLOWN-IN INSULATION
STONE FILL	FINISH WOOD	RIGID INSULATION
CONCRETE	PLYWOOD	GYPSUM BOARD
CONCRETE BLOCK	STEEL (LARGE SCALE)	ACOUSTICAL TILE
BRICK	STEEL (SMALL SCALE)	MARBLE

ABBREVIATIONS

AT	acoustical	GB	gypsum board	RM	room
ACM	acoustical mylar	HBD	hardboard	RB	rubber base
AFF	above finished floor	HDW	hardware	SLR	sealer
AGG	aggregate	HWD	hardwood	SEC	section
AL	aluminum	HT	height	SHT	sheet
BLK	block	HCW	hollow core wood	SIM	similar
BD	board	HM	hollow metal	SCW	solid core wood
BRK	brick	INCL	include (d), (ing)	SB	splash block
BRZ	bronze	INT	interior	SPEC	specification (s)
CPT	carpet (ed)	JT	joint	SS	stainless steel
CK	caulk (ing)	KIT	kitchen	ST	stain
CLG	ceiling	LAM	laminate (d)	STL	steel
CER	ceramic	MTL	material (s)	STN	stone
CT	ceramic tile	MES	metal edge strip	STUC	stucco
C	concrete	MET	metal	SV	sheet vinyl
CBLK	concrete block	MISC	miscellaneous	SYM	symmetry (ical)
CMU	concrete masonry unit	MR	moisture resistant	SYN	synthetic
CONT	continuous or continue	NIC	not in contract	TZ	terrazzo
DS	downspout	NTS	not to scale	THK	thick (ness)
DTL	detail	O	oil	THR	threshold
DWG	drawing	OC	on center (s)	T&G	tongue & groove
DF	drinking fountain	OPP	opposite	TXP	textured paint
ELEC	electric (al)	OH	overhead	TYP	typical
EP	epoxy paint	PT/PTD	paint (ed)	UNF	unfinished
EQ	equal	PNL	paneling	VAT	vinyl asbestos tile
EWH	electric water heater	PBD	particle board	VIN	vinyl
EXP	exposed	PVMT	pavement	VT	vinyl composite tile
EXT	exterior	PGBD	pegboard	VWC	vinyl wall covering
FAC	factory finish (ed)	PL	plaster	WSCT	wainscot
FLR	floor (ing)	PLAS	plastic	WRGB	water-resistant gpbd
FBO	furnished by others	PLAM	plastic laminate	W	wax
GA	gauge	PWD	plywood	WIN	window
GALV	galvanized	QT	quarry tile	WG	wired glass
GL	glass, glazing	REF	refrigerator	WD	wood

MANOUS DESIGN
110 Lakewood Rd. Lebanon, Tn. 37087
v:615.444.6207 f:615.444.0853

MAP 147 PARCEL 7.00 - 1445 FOXLAND BLVD

EROSION/SILTATION CONTROL NOTES

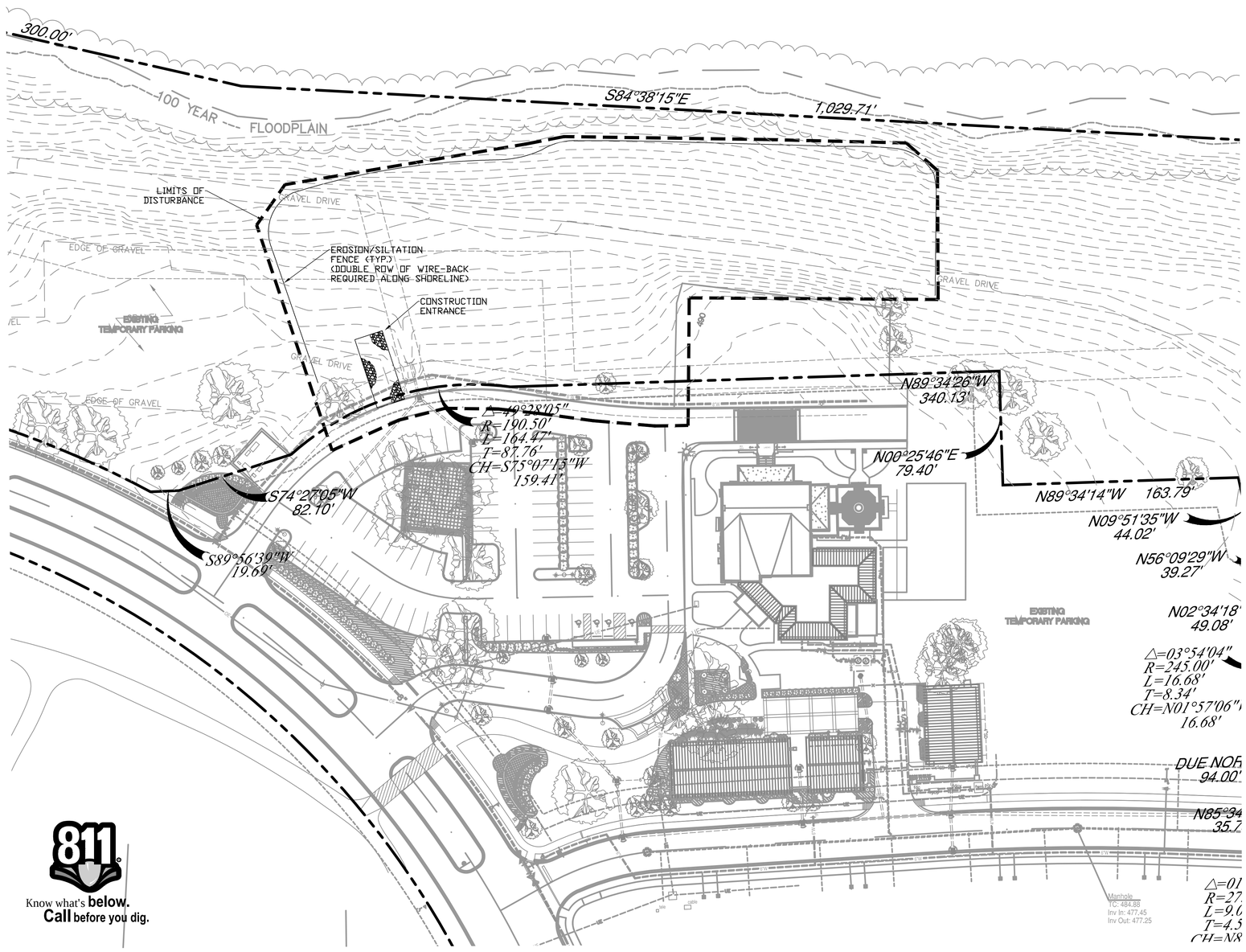
1. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MINIMUM WHENEVER POSSIBLE.
2. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
3. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
4. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/ SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
5. SILT FENCE SHOWN THUS ———— IS TO BE USED AS TEMPORARY SEDIMENT BARRIERS. SEE DETAIL FOR PROPER INSTALLATION AND MAINTENANCE.
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. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS AND TREE PROTECTION FNECING INDICATED ON THE PLANS SHALL BE INSTALLED.

EROSION/SILTATION FENCE MAINTENANCE

1. SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATLEY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
2. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE, END RUNS AND UNDERCUTTING BENEATH SILT FENCE.
3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCE SHALL BE ACCOMPLISHED PROMPTLY.
4. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
5. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

SITE CONSTRUCTION NOTES

1. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO THE CONSTRUCTION OF PROJECTS SUCH AS THIS ONE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR ALL EXPENSES OF FIELD STAKING NECESSARY FOR SITE AND BUILDING LAYOUT. ALL LAYOUT SHALL BE PERFORMED IN ACCORDANCE WITH DETAIL PLANS AS OUTLINED IN THE SITE LAYOUT PLAN.
3. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC., AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION BY ACTUAL SURVEYS, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES. HOWEVER, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATION DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
4. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SAME IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THEREFORE, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK, INCLUDING BARRICADES, WARNING SIGNS, AND LIGHTS.
5. IF, DURING THE CONSTRUCTION OF THE SITE DEVELOPMENT PORTION OF THIS PROJECT, A QUESTION OF INTENT OR CLARITY ARISES FROM EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR WILL IMMEDIATELY BRING THE MATTER TO THE ATTENTION OF THE CIVIL ENGINEER FOR RESOLUTION BEFORE THE AFFECTED WORK ITEMS ARE INITIATED OR PURSUED FURTHER.
6. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD POWER LINES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED LINES, THE ELECTRIC AND/OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD LINES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, CAUSED BY HIMSELF, HIS SUBCONTRACTORS OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
8. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE, AT A SPOT TO BE AUTHORIZED BY THE CIVIL ENGINEER, AND SHALL LATER BE USED FOR FINAL DRESSING AND SEEDBED PREPARATION, SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF THE WORK ON THE PROJECT.
9. THE STOCKPILING OR STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATTER OR MATERIALS DEEMED "UNSUITABLE" BY THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES, THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S. SITE FOR THE DISPOSAL OF SAID MATERIALS SHALL FIRST BE APPROVED BY THE CIVIL ENGINEER.
10. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95 % OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 98% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 24 INCHES BENEATH PAVEMENT AND GRADE SLABS.
11. ALL STORM DRAINAGE STRUCTURES SHALL BE PRECAST CONCRETE WITH STEEL REINFORCEMENT PER T.D.O.T. STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED. ALL STORM DRAINAGE CASTINGS TO BE JOHN BOUCHARD & SONS OR APPROVED EQUAL.



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

PROJECT GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE PROXIMITY OF THE CONSTRUCTION AREA AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND PROJECT CONSULTANTS PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND PROJECT CONSULTANTS PRIOR TO BEGINNING WORK.
4. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE AND FACE OF BUILDING, UNLESS NOTED OTHERWISE.
5. PROPOSED BUILDING FOOTPRINT IS FOR GRAPHIC PURPOSES ONLY. CONTRACTOR SHALL USE THE CURRENT ARCHITECTURAL DRAWINGS FOR BUILDING LOCATION AND VERIFY THAT THERE ARE NO DISCREPANCIES WITH THESE PLANS.
6. ALL TRAFFIC MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICE (MUTCD).
7. ALL HANDICAP RAMPS, PARKING SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE CURRENT ADA REQUIREMENTS.
8. EXTERIOR DOOR LANDINGS SHALL BE PROVIDED PER THE STATE AND LOCAL BUILDING CODE. CONTRACTOR SHALL COORDINATE DOOR LOCATIONS AND ADJACENT SIDEWALK/LANDING GRADES WITH THESE PLANS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND PROJECT CONSULTANTS.

NORTH

40 0 20 40 80
GRAPHIC SCALE - 1 inch = 40 ft.

GARY LYNN EALEY
REGISTERED ENGINEER
No. 17122
STATE OF TENNESSEE
7/15/15

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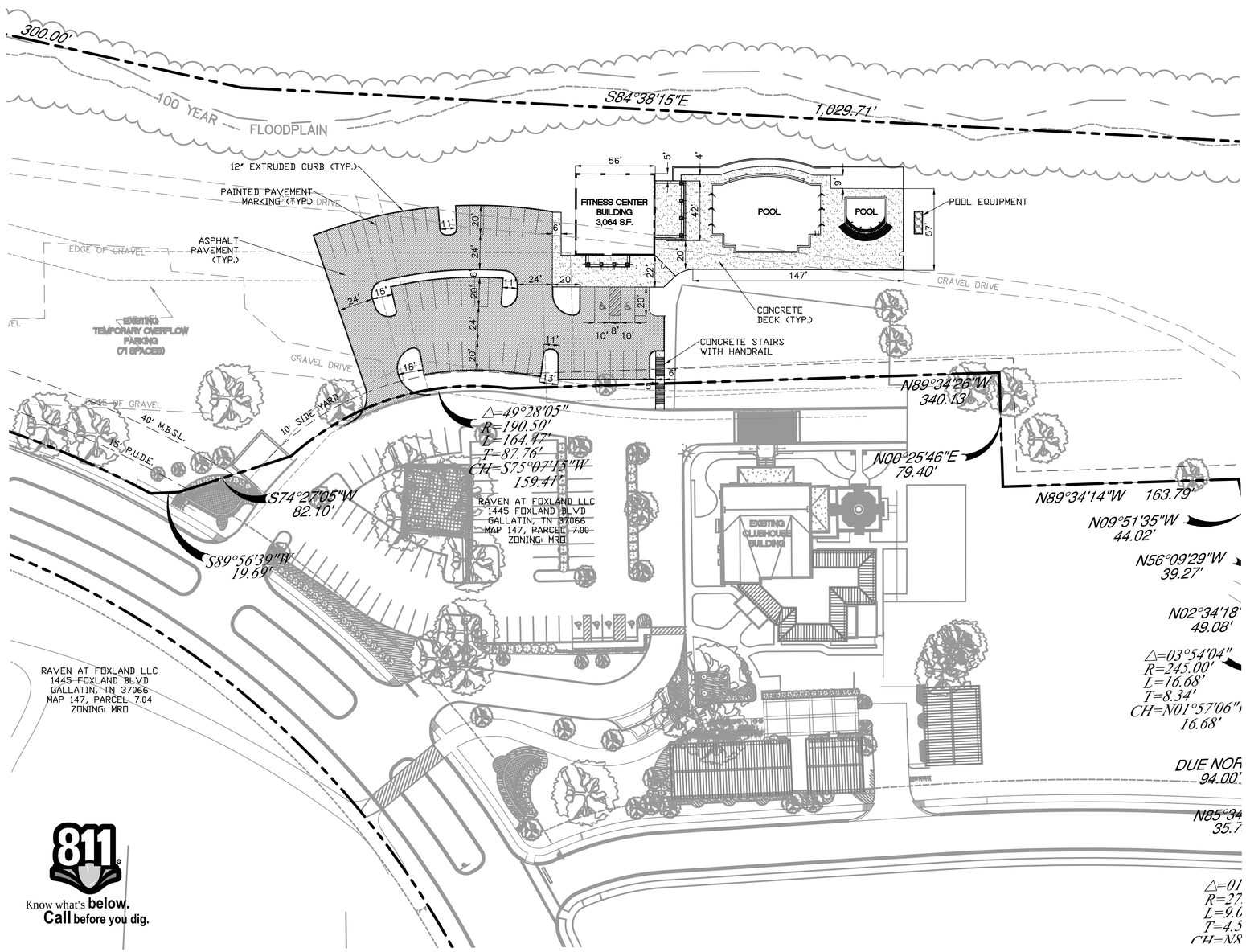
AMENDED P.M.D.P. FOR FOXLAND PHASE 2
AND
REVISED F.M.D.P. FOR POOL AND FITNESS CENTER
IN
GALLATIN, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: JUNE 23, 2015

A NONE
B NONE
C NONE
D NONE

SITE
EXISTING
CONDITIONS AND
INITIAL E.P.S.C.
PLAN

C0.1



PROJECT DATA:

PROJECT NAME:	FOXLAND HARBOR POOL & FITNESS CENTER
SUBDIVISION:	FOXLAND HARBOR
LOT NUMBER:	7.02
ADDRESS:	1445 FOXLAND BLVD.
CITY:	GALLATIN
STATE:	TENNESSEE
EXISTING & PROPOSED ZONING:	MRO (MULTIPLE RESIDENTIAL AND OFFICE DISTRICT)
EXISTING PROPERTY ACERAGE:	9.79 ACRES
MINIMUM REQUIRED YARDS:	
FRONT:	20'
SIDE:	10'
REAR:	20'
OWNER:	FOXLAND HARBOR GLOF AND COUNTRY CLUB, LLC
CONTACT NAME:	MR. JOE GODFREY
ADDRESS:	1445 FOXLAND BLVD.
PHONE NUMBER:	615-451-0909
EMAIL ADDRESS:	JOE@GODFREYRG.COM
ENGINEER:	EALEY ENGINEERING PLLC
CONTACT NAME:	MR. LYNN EALEY
ADDRESS:	PO BOX 2844, HENDERSONVILLE, TN 37077
PHONE NUMBER:	615-969-9202
EMAIL ADDRESS:	LYNN@EALEYENGINEERING.COM
BUILDING SQUARE FOOTAGE:	3,064 SF
BUILDING HEIGHT:	30'
FLOOR AREA RATIO:	0.007
DISTRUBED AREA:	1.49 ACRES
I.S.R.:	0.09 (38,050 SF)

PARKING REQUIREMENTS:

PARKING RATIO BASED ON USE

USE	PROGRAM ELEMENT	PARKING REQUIRED	PARKING PROVIDED EXISTING	PARKING PROVIDED PROPOSED
GOLF (50 SPACES PER 9 HOLES)	18 HOLES	100	75	
RESTAURANT (1 SPACES PER 4 SEATS)	161 SEATS	41	71 (TEMP OVERFLOW)	
POOL (1 SPACES PER 100 SF)	3690 SQ. FT.	37		43
	TOTALS:	178	189	

NOTES:

1. THE CURRENT PLAT OF RECORD FOR THE SUBJECT PROPERTY IS: PLAT BOOK 27, PAGE 114
2. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS PREPARED BY: BARGE WAGGONER SUMNER AND CANNON 211 COMMERCE STREET, STE 600 NASHVILLE, TN 37201
3. BUILDING SIGNAGE: NO NEW BUILDING SIGNAGE IS PROPOSED WITH THIS PROJECT.
4. ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FOURTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02
5. THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR ALL FINANCIAL MATTERS
6. TRASH SERVICE FOR POOL AND FITNESS CENTER TO UTILIZE EXISTING DUMPSTER AT CLUB HOUSE. NO NEW DUMPSTERS PROPOSED.
7. A OPERATIONAL TELEPHONE AND EMERGENCY TELEPHONE NUMBERS SHALL BE POSTED AT THIS LOCATION ACCORDING TO HEALTH DEPARTMENT REQUIREMENTS.

F.E.M.A. NOTE:

THIS PROPERTY IS LOCATED IN ZONE "X" WHICH IS NOT AN AREA OF FLOOD INUNDATION AS DESIGNATED BY THE CURRENT US DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM;
MAP/PANEL NUMBER: 47165C0409G EFFECTIVE DATE: APRIL 17, 2012

NORTH

40 0 20 40 80
GRAPHIC SCALE - 1 inch = 40 ft.

GARY LYNN EALEY
REGISTERED ENGINEER
No. 101222
STATE OF TENNESSEE
7/15/15

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AMENDED P.M.D.P. FOR FOXLAND PHASE 2 AND REVISED F.M.D.P. FOR POOL AND FITNESS CENTER IN GALLATIN, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: JUNE 23, 2015

A NONE
B NONE
C NONE
D NONE

SITE LAYOUT PLAN

C1.0

EROSION/SILTATION CONTROL NOTES

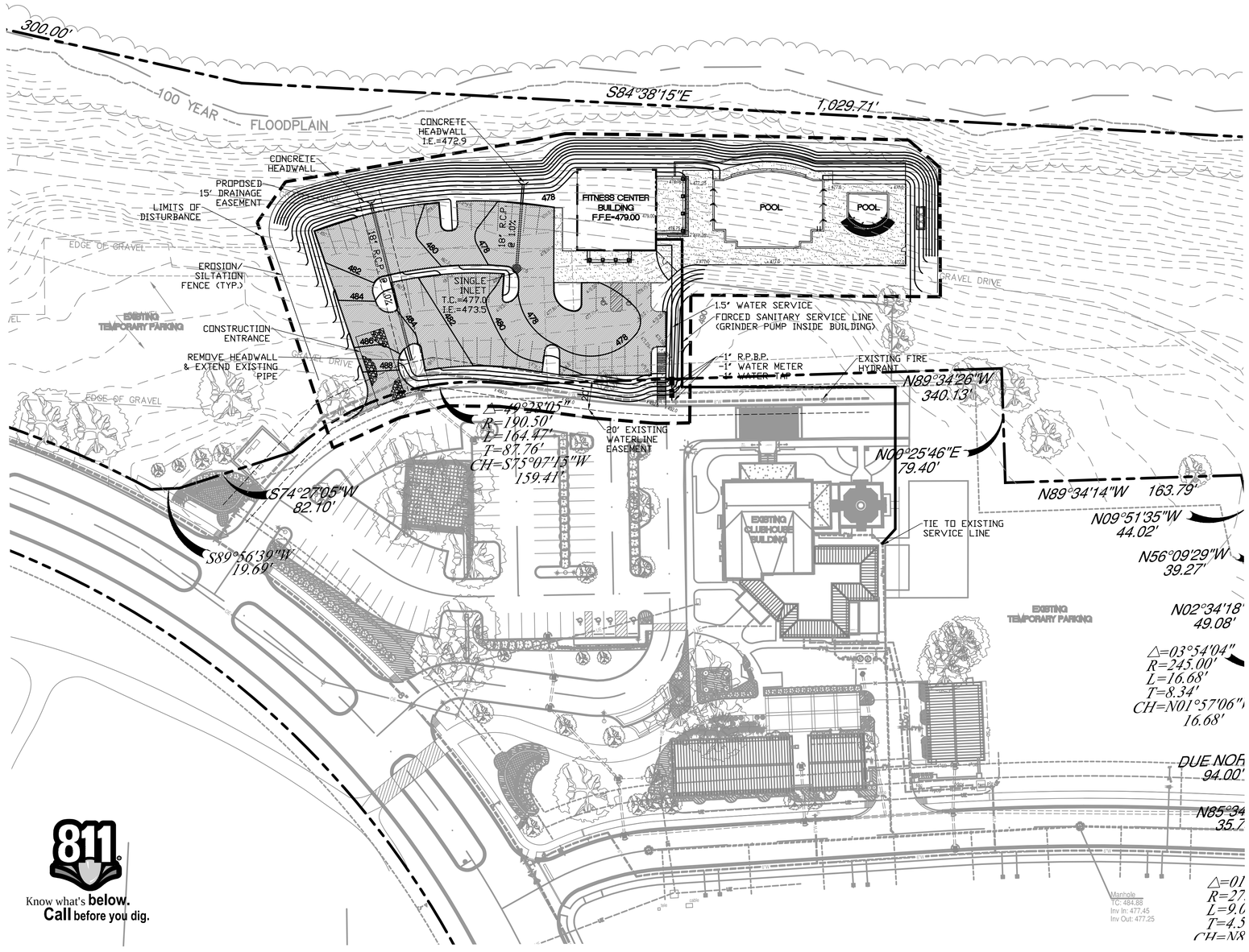
1. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MINIMUM WHENEVER POSSIBLE.
2. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
3. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
4. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
5. SILT FENCE SHOWN THUS ———— IS TO BE USED AS TEMPORARY SEDIMENT BARRIERS. SEE DETAIL FOR PROPER INSTALLATION AND MAINTENANCE.
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. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS AND TREE PROTECTION FNECING INDICATED ON THE PLANS SHALL BE INSTALLED.

EROSION/SILTATION FENCE MAINTENANCE

1. SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATLEY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
2. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE, END RUNS AND UNDERCUTTING BENEATH SILT FENCE.
3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCE SHALL BE ACCOMPLISHED PROMPTLY.
4. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE–HALF THE HEIGHT OF THE BARRIER.
5. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

SITE GRADING NOTES:

1. ALL SEDIMENT AND EROSION CONTROL MEASURES, SUCH AS SILT PONDS OR INLET SEDIMENT BARRIERS SHALL CONFORM TO THE STORM WATER PERMITTING REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK" AS A MINIMUM.
2. EROSION CONTROL TO BE INSPECTED AND APPROVED PRIOR TO ALL OTHER WORK BEING STARTED.
3. THE TIME OF EXPOSURE UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 14 DAYS; 7 DAYS FOR ALL SLOPES 3:1 OR GREATER. REFER TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATIONS, EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION; SECTION TS FOR AREAS TO BE STABILIZED THAT DO NOT REQUIRE PERMANENT STABILIZATION SUCH AS BUILDING FOOTPRINTS, PARKING LOTS, ETC.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS. REFER TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, EROSION AND SEDIMENT CONTROL HANDBOOK, SECTION PAM.
5. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION. SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERTY IN PLACE.
6. STRAW BALES SHOWN THUS (INSERT APPROPRIATE LINE TYPE) ARE TO BE USED AS TEMPORARY SEDIMENT BARRIERS. STRAW BALES ARE TO BE FIRM AND SECURELY TIED WITH PLASTIC OR WIRE BINDING. BALES ARE TO BE PLACED RANCHING AND FIRMLY ANCHORED TO THE GROUND WITH STEEL DRIFT PINS OR WOODEN STAKES AS SHOWN IN DETAIL. SILT FENCE SHALL BE INSTALLED AS PER SECTION SF OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, EROSION AND SEDIMENT CONTROL HANDBOOK; LATEST EDITION.
7. IF, AT ANY TIME DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE EROSION/SEDIMENT CONTROL MEASURED INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTION AS ARE NEEDED TO CORRECT THE SITUATION AT NOT ADDITIONAL COST TO THE OWNER. ALL MEASURES ARE TO BE INSPECTED AFTER EACH RAIN EVENT. ANY MEASURES NEEDING REPLACEMENT WILL BE CORRECTED WITHIN 5 DAYS OF THE RAIN EVENT.
8. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON GRADING PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
9. ALL STRIPPED OR CUT/FILL AREAS REQUIREING PERMANENT VEGETATION ARE TO HAVE A MINIMUM OF 6–INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1,000 SQUARE FEET OF 6–12–12 FERTILIZER, REFER TO SECTION PS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION TO DETERMINE SEED TYPE AND SEEDING DATES ALONG WITH SEEDBED PREPARATION AND PLANT SELECTION AND STRAW MULCH OF 75% COVERAGE (APPROXIMATELY 125 POUNDS PER 1,000 SQUARE FEET) EXCEPT AS OTHERWISE SHOWN ON PLAN. AREAS SHALL BE WATERED TO NOT CAUSE RUNOFF.
10. ALL SOCKPILED SOIL SHOULD BE STABILIZED USING TEMPORARY VEGETATION. REFER TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION, SECTION TS.
11. UPON STABILIZATION OF THE SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUNDCOVER, THE EROSION/SEDIMENT CONTROL 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.
12. A STONE ACCESS RAMP IS TO BE CONSTRUCTED AT THE SITE ENTRACE WITH A MINIMUM WIDTH OF 20 FEET AND MINIMUM LENGTH OF 100 FEET. THE RAMP IS TO BE BASED WITH 6 INCHES OF ASTM D 448, SIZE NO. 1 STONE, AND MAINTAINED THROUGHOUT CONSTRUCTION.
13. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION AND SEDIMENT CONTROL MEASUREMENTS INDICATED ON THE PLANS AND ANY ADDITIONAL MEASURE REQUIRESTED BY THE CITY SHALL BE INSTALLED.
14. BUFFER ZONES AND TREES SPECIFIED FOR PRESERVATION SHOULD BE CLEARLY INDICATED ON THE GRADING AND DEMOLITION PLANS. BUFFER ZONES AND TREES SPECIFIED FOR PRESERVATION MUST BE PROTECTED THROUGH THE USE OF TREE PROTECTION BARRIERS TO THE DRIP LINE OF SAID TREES. THESE BARRIERS SHOULD CONSIST OF ORANGE GRID FABRIC STAKED AT THE BORDER AND/OR DRIP LINE OF PRESERVED BUFFER ZONE AND/OR TREES TO RESTRICT CONSTRUCTION ACTIVITY AND ACCESS WITHIN THE PROTECTED AREAS AND/OR TREE'S DRIP LINE. A TREE PROTECTION DETAIL MUST ALSO BE PROVIDED.
15. CONTRACTOR SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN ENGINEERING DEPARTMENT PRIOR TO ANY GRADING ACTIVITY.



GARY LYNN EALEY REGISTERED ENGINEER NO. 111422 STATE OF TENNESSEE
7/22/15

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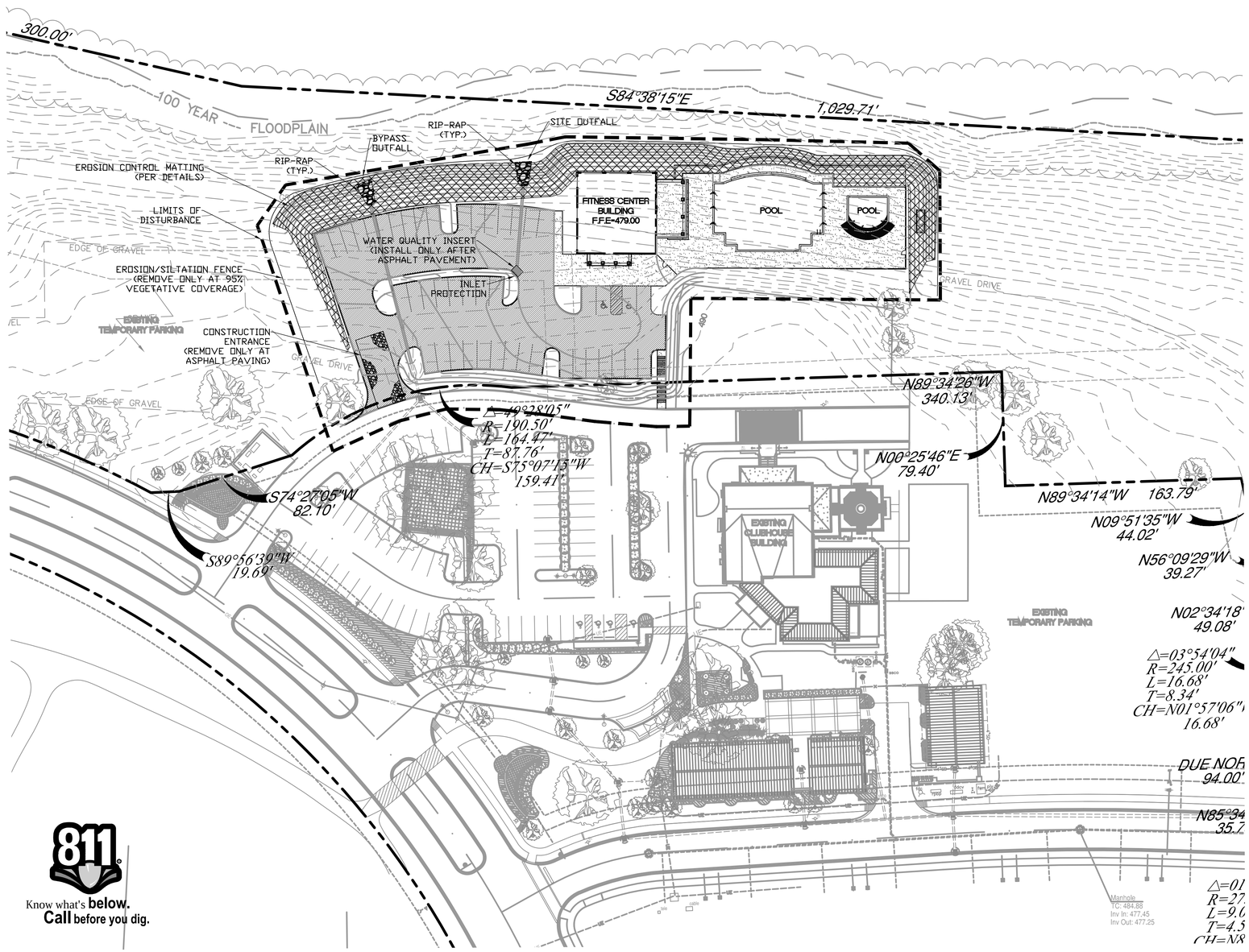
AMENDED P.M.D.P. FOR FOXLAND PHASE 2 AND REVISED F.M.D.P. FOR POOL AND FITNESS CENTER IN GALLATIN, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: JUNE 23, 2015

A NONE
B NONE
C NONE
D NONE

SITE GRADING, DRAINAGE, AND UTILITY PLAN

C2.0



EROSION/SILTATION FENCE MAINTENANCE

1. SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATLEY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
2. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE, END RUNS AND UNDERCUTTING BENEATH SILT FENCE.
3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCE SHALL BE ACCOMPLISHED PROMPTLY.
4. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
5. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

EROSION/SILTATION CONTROL NOTES

1. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MINIMUM WHENEVER POSSIBLE.
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 FENCE SHOWN THUS ———— IS TO BE USED AS TEMPORARY SEDIMENT BARRIERS. SEE DETAIL FOR PROPER INSTALLATION AND MAINTENANCE.
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. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS AND TREE PROTECTION FNECING INDICATED ON THE PLANS SHALL BE INSTALLED.

GARY LYNN EALEY
REGISTERED ENGINEER
No. 111222
STATE OF TENNESSEE
7/22/15

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AMENDED P.M.D.P. FOR FOXLAND PHASE 2
AND
REVISED F.M.D.P. FOR POOL AND FITNESS CENTER
IN
GALLATIN, TENNESSEE

ISSUANCE/REVISION NOTES:

- PLAN DATE: JUNE 23, 2015

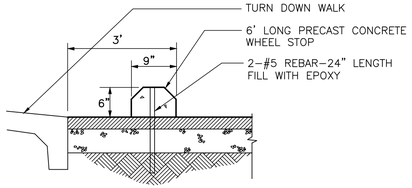
A NONE
B NONE
C NONE
D NONE

INTERMEDIATE
E.P.S.C.
PLAN

C2.1

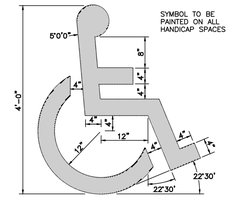
PRECAST CONCRETE WHEEL STOP

NOT TO SCALE



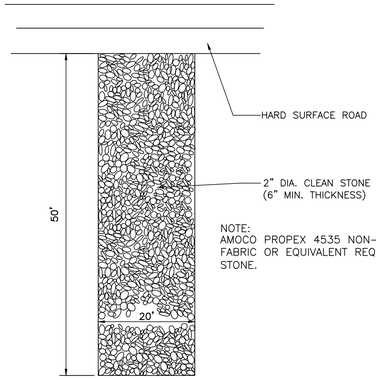
ADA PARKING SPACE SYMBOL

NOT TO SCALE



TEMPORARY CONSTRUCTION ACCESS

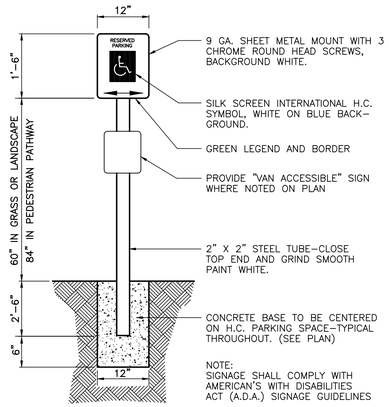
NOT TO SCALE



NOTE:
AMOCO PROPEX 4535 NON-WOVEN FILTER FABRIC OR EQUIVALENT REQUIRED BELOW STONE.

ADA PARKING SPACE SIGN

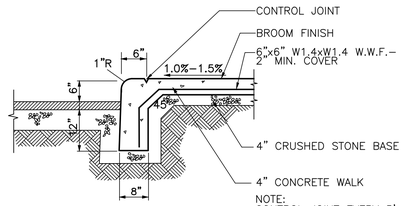
NOT TO SCALE



NOTE:
SIGNAGE SHALL COMPLY WITH AMERICAN'S WITH DISABILITIES ACT (A.D.A.) SIGNAGE GUIDELINES

CONCRETE WALK W/ TURNDOWN CURB

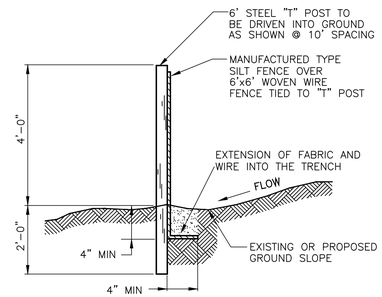
NOT TO SCALE



NOTE:
CONTROL JOINT EVERY 5', EXPANSION JOINT EVERY 25', UNLESS OTHERWISE NOTED.

EROSION/SILTATION FENCE

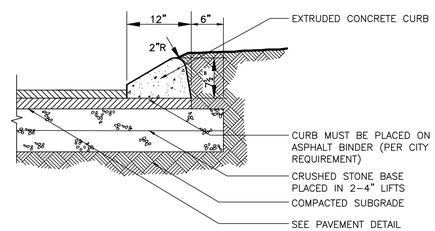
NOT TO SCALE



TO BE INSTALLED AS NOTED ON PLAN BEFORE COMMENCING GRADING OPERATION AND LEFT IN PLACE UNTIL A GOOD STAND OF GRASS IS ESTABLISHED OVER ALL DISTURBED AREAS.

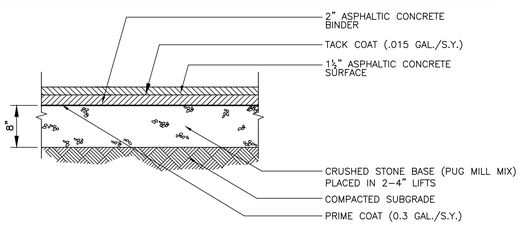
12" EXTRUDED CONCRETE CURB

NOT TO SCALE



HEAVY DUTY PAVEMENT

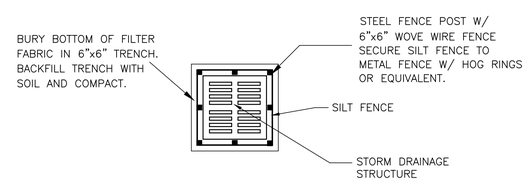
NOT TO SCALE



NOTES:
THIS PAVEMENT SECTION IS BASED ON TYPICAL AREA SOIL TYPES, SITE CONDITIONS AND LOADING. CONTRACTOR SHALL REFER TO GEOTECHNICAL STUDY FOR SITE SPECIFIC PAVEMENT RECOMMENDATIONS.

REFER TO STATE AND LOCAL STANDARD SPECIFICATIONS FOR PAVING WORK AND MATERIAL SPECIFICATIONS.

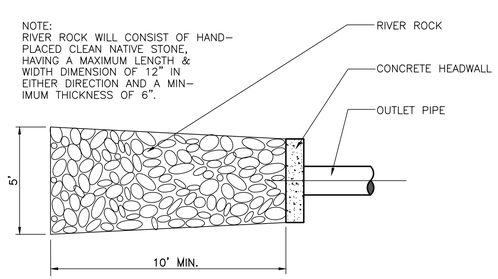
INLET PROTECTION



HEADWALL OUTLET PROTECTION

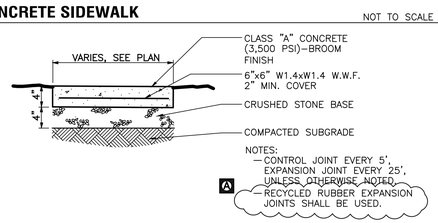
NOT TO SCALE

NOTE:
RIVER ROCK WILL CONSIST OF HAND-PLACED CLEAN NATIVE STONE, HAVING A MAXIMUM LENGTH & WIDTH DIMENSION OF 12" IN EITHER DIRECTION AND A MIN-IMUM THICKNESS OF 6".



CONCRETE SIDEWALK

NOT TO SCALE

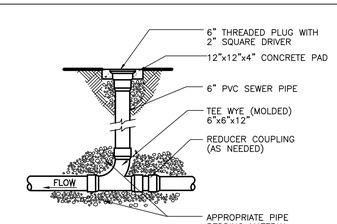


NOTES:
- CONTROL JOINT EVERY 5', EXPANSION JOINT EVERY 25', UNLESS OTHERWISE NOTED.
- RECYCLED RUBBER EXPANSION JOINTS SHALL BE USED.

A

STORM SEWER CLEANOUT

NOT TO SCALE



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AMENDED P.M.D.P. FOR FOXLAND PHASE 2 AND REVISED F.M.D.P. FOR POOL AND FITNESS CENTER IN GALLATIN, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE- JUNE 23, 2015

A NONE
B NONE
C NONE
D NONE

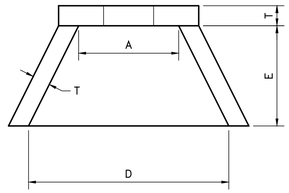
SITE CONSTRUCTION DETAILS

C3.0

PRECAST CONCRETE HEADWALL

NOT TO SCALE

METRO STANDARD DR-160

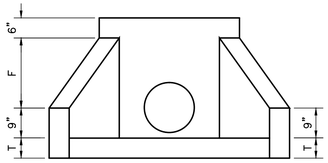


TOP VIEW

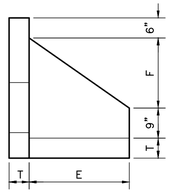
CONCRETE: 4000 PSI AT 28 DAYS REINFORCED WITH NO. 4 BARS 10" C/C/ EACH WAY WITH WINGS AND TOE SLAB DOWELLED TO HEADWALL WITH NO. 5 BARS.

3/4" CHAMFER ON ALL EXPOSED EDGES.

TABLE OF DIMENSIONS					
PIPE SIZES	A	D	E	F	T (MIN.)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	3'-0"	3'-3"	6"
30"	4'-0"	6'-6"	3'-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"



FRONT VIEW

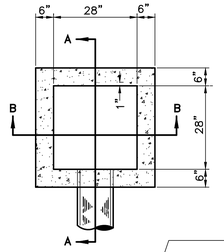


SIDE VIEW

PRECAST CONCRETE INLET/JUNCTION BOX

NOT TO SCALE

METRO STANDARD DR-105

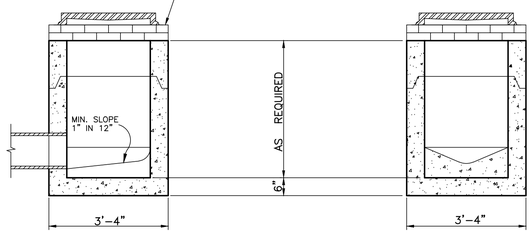


PLAN

NOTE:
STANDARD TYPE "K" GRATES TO BE INSTALLED.
BOUCHARD No. 4310

CONCRETE = 4000 PSI AT 28 DAYS REINFORCED WITH #4, GRADE 60 BARS

BRICK ADJUSTMENT COURSES

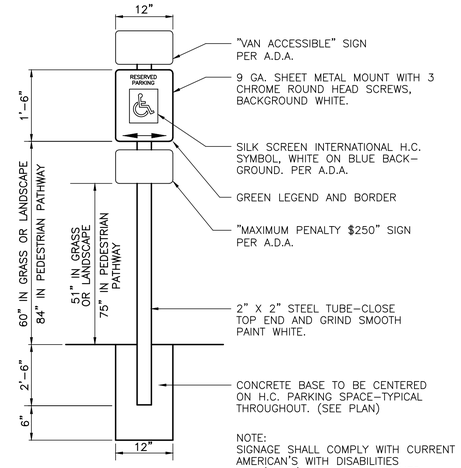


SECTION A-A

SECTION B-B

PARKING SPACE HANDICAP SIGN

NOT TO SCALE



"VAN ACCESSIBLE" SIGN PER A.D.A.

9 GA. SHEET METAL MOUNT WITH 3 CHROME ROUND HEAD SCREWS, BACKGROUND WHITE.

SILK SCREEN INTERNATIONAL H.C. SYMBOL, WHITE ON BLUE BACK-GROUND. PER A.D.A.

GREEN LEGEND AND BORDER

"MAXIMUM PENALTY $250" SIGN PER A.D.A.

2" X 2" STEEL TUBE-CLOSE TOP END AND GRIND SMOOTH PAINT WHITE.

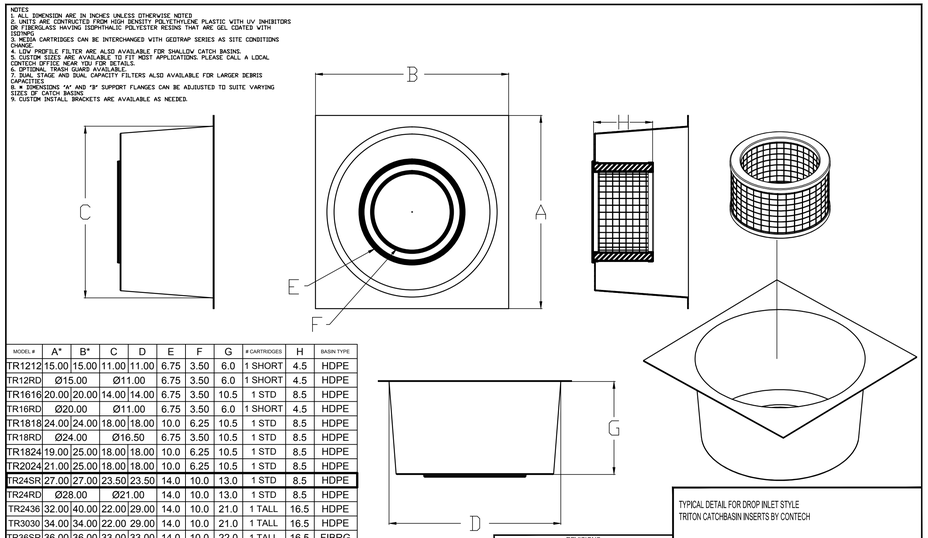
CONCRETE BASE TO BE CENTERED ON H.C. PARKING SPACE-TYPICAL THROUGHOUT. (SEE PLAN)

NOTE:
SIGNAGE SHALL COMPLY WITH CURRENT AMERICAN'S WITH DISABILITIES ACT (A.D.A.) SIGNAGE GUIDELINES

WATER QUALITY INLET INSERT

NOT TO SCALE

NOTES
1. ALL DIMENSION ARE IN INCHES UNLESS OTHERWISE NOTED.
2. UNITS ARE CONTRUCTED FROM HIGH DENSITY POLYETHYLENE PLASTIC WITH UV INHEIBITORS OR FIBERGLASS HAVING ISOPHTHALIC POLYESTER RESINS THAT ARE GEL COATED WITH PARAFIN.
3. MEDIA CARTRIDGES CAN BE INTERCHANGED WITH GEOTRAP SERIES AS SITE CONDITIONS CHANGE.
4. LOW PROFILE FILTER ARE ALSO AVAILABLE FOR SHALLOW CATCH BASINS.
5. CUSTOM SIZES ARE AVAILABLE TO FIT MOST APPLICATIONS. PLEASE CALL A LOCAL CONTECH OFFICE NEAR YOU FOR DETAILS.
6. OPTIONAL TRASH GUARD AVAILABLE.
7. TWO STAGE AND DUAL CAPACITY FILTERS ALSO AVAILABLE FOR LARGER DEBRIS CAPACITIES.
8. * DIMENSIONS "A" AND "B" SUPPORT FLANGES CAN BE ADJUSTED TO SUITE VARYING SIZES OF CATCH BASINS.
9. CUSTOM INSTALL BRACKETS ARE AVAILABLE AS NEEDED.



MODEL #	A*	B*	C	D	E	F	G	# CARTRIDGES	H	BASIN TYPE
TR1212	15.00	15.00	11.00	11.00	6.75	3.50	6.0	1 SHORT	4.5	HDPE
TR12RD	Ø15.00		Ø11.00		6.75	3.50	6.0	1 SHORT	4.5	HDPE
TR1616	20.00	20.00	14.00	14.00	6.75	3.50	10.5	1 STD	8.5	HDPE
TR16RD	Ø20.00		Ø11.00		6.75	3.50	6.0	1 SHORT	4.5	HDPE
TR1818	24.00	24.00	18.00	18.00	10.0	6.25	10.5	1 STD	8.5	HDPE
TR18RD	Ø24.00		Ø16.50		6.75	3.50	10.5	1 STD	8.5	HDPE
TR1824	19.00	25.00	18.00	18.00	10.0	6.25	10.5	1 STD	8.5	HDPE
TR2024	21.00	25.00	18.00	18.00	10.0	6.25	10.5	1 STD	8.5	HDPE
TR24SR	27.00	27.00	23.50	23.50	14.0	10.0	13.0	1 STD	8.5	HDPE
TR24RD	Ø28.00		Ø21.00		14.0	10.0	13.0	1 STD	8.5	HDPE
TR2436	32.00	40.00	22.00	29.00	14.0	10.0	21.0	1 TALL	16.5	HDPE
TR3030	34.00	34.00	22.00	29.00	14.0	10.0	21.0	1 TALL	16.5	HDPE
TR36SR	36.00	36.00	33.00	33.00	14.0	10.0	22.0	1 TALL	16.5	FIBRG
TR36RD	Ø36.00		Ø33.00		14.0	10.0	22.0	1 TALL	16.5	FIBRG
TR42RD	Ø42.00		Ø33.00		14.0	10.0	22.0	1 TALL	16.5	FIBRG
TR4848	48.00	48.00	42.00	42.00	24.0	19.75	22.0	1 TALL	17.5	FIBRG
TR48RD	Ø48.00		Ø33.00		14.0	10.0	22.0	1 TALL	16.5	FIBRG

TYPICAL DETAIL FOR DROP INLET STYLE
TRITON CATCHBASIN INSERTS BY CONTECH

REVISIONS

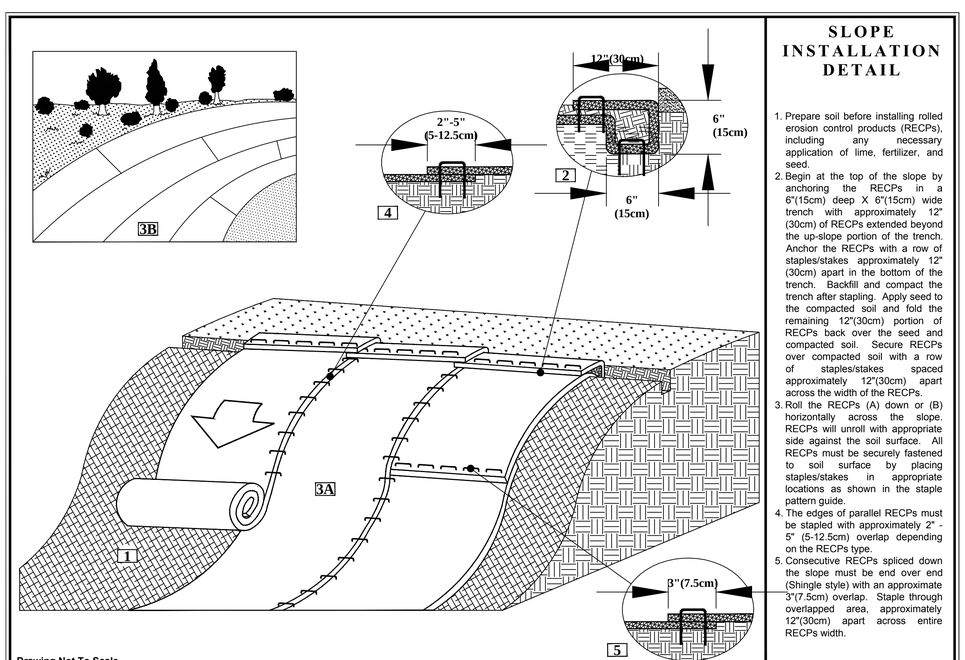
REV.	DESCRIPTION

CONTECH STORMWATER SOLUTIONS
contechstormwater.com

SCALE: NONE
DRAWN: RBG
CHECKED: RBG
FILE NAME: TRTR.TCB
DATE: 5/08

EROSION CONTROL MATTING

NOT TO SCALE



Drawing Not To Scale

SLOPE INSTALLATION DETAIL

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12" (30cm) of RECPs extended beyond the up-slope portion of the trench. Anchor the RECPs with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12"(30cm) apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel RECPs must be stapled with approximately 2" - 5" (5-12.5cm) overlap depending on the RECPs type.
5. Consecutive RECPs spliced down the slope must be end over end (Shingle style) with an approximate 3"(7.5cm) overlap. Staple through overlapped area, approximately 12"(30cm) apart across entire RECPs width.

*NOTE:
In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECP's.

Tensar. | NORTH AMERICAN GREEN®
5401 St. Wendel - Cynthiana Rd. PH: 800-772-2040
Poseyville, IN 47633 www.tensarnagreen.com

Disclaimer:
The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

Drawn on: 3-16-11

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7/22/15

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AMENDED P.M.D.P. FOR FOXLAND PHASE 2 AND REVISED F.M.D.P. FOR POOL AND FITNESS CENTER IN GALLATIN, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: JUNE 23, 2015

A NONE
B NONE
C NONE
D NONE

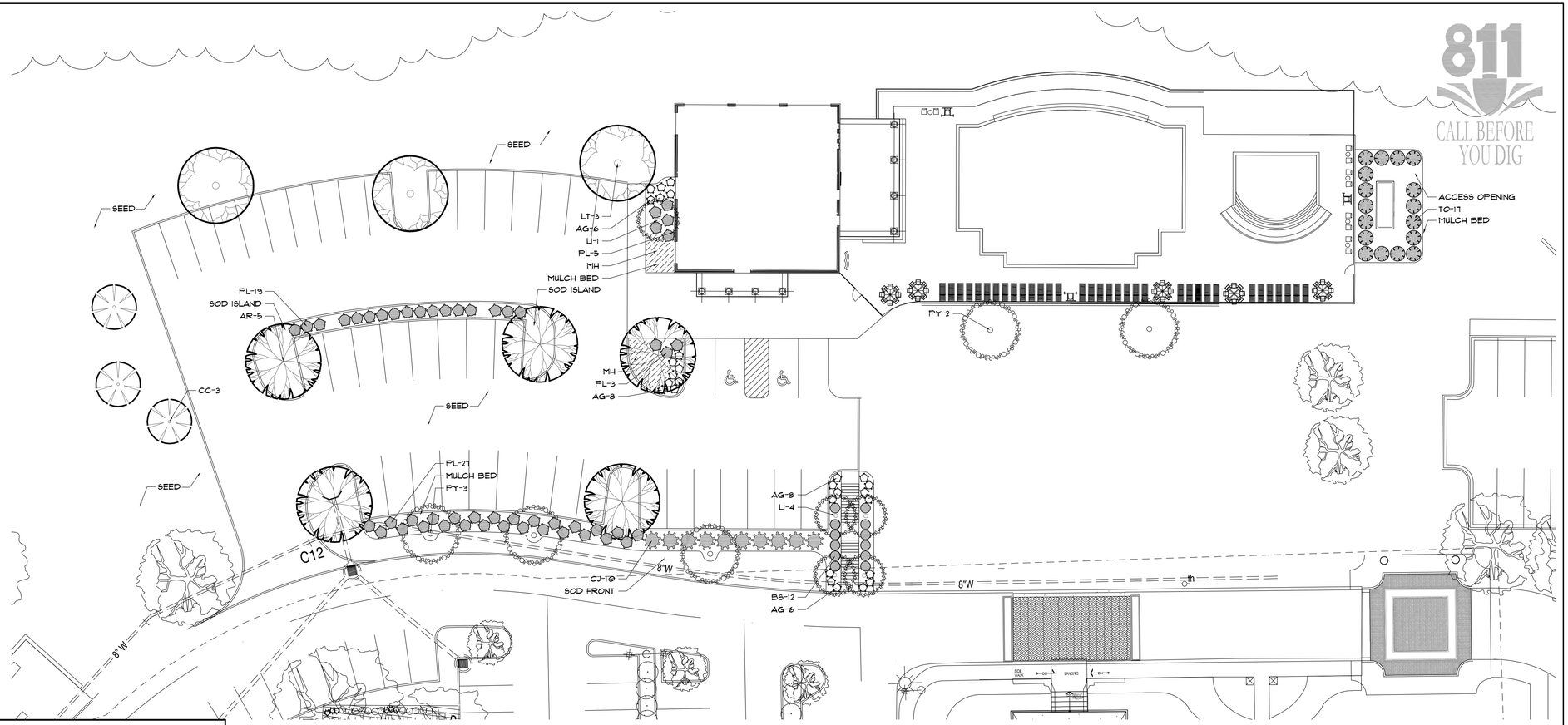
SITE CONSTRUCTION DETAILS

C3.1

20 0 10 20 40

GRAPHIC SCALE - 1 inch = 20 ft.

NORTH



LANDSCAPE NOTES

THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.

ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.

ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 10-10-10 FERTILIZER.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.

THE LANDSCAPE CONTRACTOR NOTIFY THE LANDSCAPE ARCHITECT OF ANY ARCHITECTURAL FEATURES SUCH AS WALKWAYS, WINDOWS, OR BUILT ELEMENTS WHICH CONFLICT WITH THE APPROVED PLANTING PLAN.

ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.

NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY CUMBERLAND LANDESIGN. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.

ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF, BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAPPED MATERIALS.

GUYING IS NOT ALLOWED.

NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO CANOPY TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT. LOCATING PLANT MATERIALS WITHIN A DRAINAGE EASEMENT IS ACCEPTABLE, BUT ONLY IF INSTALLEDAS NOT TO DISTURB EXISTING DRAINAGE FLOW. IN SUCH INSTANCES, THE MATERIALS SHALL BE LOCATED NO CLOSER THAN 5' FROM THE CENTERLINE OF DRAINAGE. NO TREE SHALL BE LOCATED CLOSER THAN 15' FROM A LIGHT SOURCE.

REQUIREMENTS

PARKING ADJACENT TO R.O.W.	NA
PARKING ADJACENT TO SIDE/REAR PROPERTYLINES	130 LF
1 TREE PER 60 LF	3 TREES
3" CALIPER TREES PROVIDED	SATISFIED
INTERIOR PARKING REQUIREMENTS	
NEW PARKING LOT	19,950 SF
6% INTERIOR PLANTING AREA	SATISFIED (7%)
PARKING ISLAND REQUIREMENTS	
1 TREE PER 10 STALLS	10/45 = 5
2 1/2" CALIPER TREES PROVIDED	SATISFIED

*ONLY THE IMPROVEMENT AREA HAS BEEN CALCULATED.

MATERIALS SCHEDULE

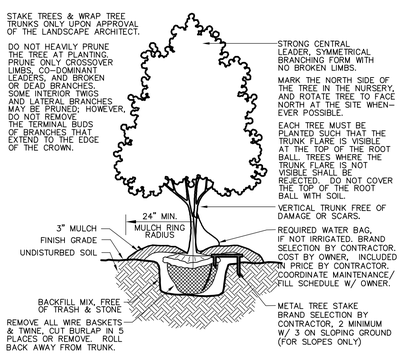
KEY	AMOUNT	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	NOTES
TREES						
AR	5	Acer rubrum/ Red Maple	12'-14'	4'-5'	2 1/2"	Matched 5' Clear
CC	3	Cercis canadensis/ Eastern Redbud	7' Min.	2'-3'	1 1/2"	Single Leader
LI	5	Lagerstroemia indica/ Crapemyrtle	6' Min.	2'-3'	1"	3 Cane
LT	3	Liriodendron tulipifera/ Tulip Poplar	14'-16'	4'-5'	3"	Strong Leader
PY	5	Prunus yedoensis/ Yoshino Cherry	7' Min.	2'-3'	1 1/2"	Matched 3' Clear
SHRUBS						
AG	22	Abelia x 'Rose Creek'/ Rose Creek Abelia	12" Min.	15"-18"	F.T.B.	
BS	12	Buxus x 'Glencoe'/ Chicagoland Boxwood	18" Min.	15"-18"	F.T.B.	
CJ	10	Cleyera japonica/ Japanese Cleyera	24" Min.	15"-18"	F.T.B.	
PL	54	Prunus laurocerasus 'Schipkaensis'/ Schipka Laurel	18" Min.	18"-24"	F.T.B.	
TO	17	Thuja occidentalis 'Degroot's Spire'/ Degroot's Spire Arborvitae	48" Min.	24"-30"	F.T.B.	

KEY	AMOUNT	SCIENTIFIC NAME/ COMMON NAME	REMARKS
GRASSES			
MH		Muhlenbergia capillaris/ Pink Muhly Grass	Install at 24" O.C. in triangular pattern.
TURF			
SOD		Rebel II Fine Bladed Sod	Install where shown.
SEED		Rebel II Fine Bladed Fescue	Seed at 5 lbs per 1,000 sf Install w/ weed free Straw
MISCELLANEOUS			REMARKS
Mulch Bed		Hardwood Bark Mulch	Minimum 3" depth throughout.

NOTES

FTB = Full To Bottom

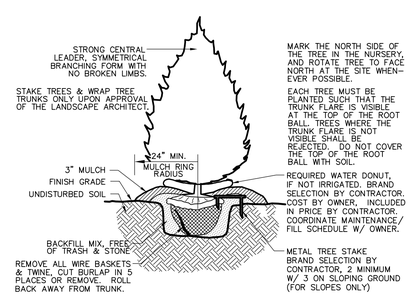
THE LANDSCAPE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS



24" RADIUS. MULCH RING ON ALL PROPOSED TREES

ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK & ANSI A300 STANDARDS.

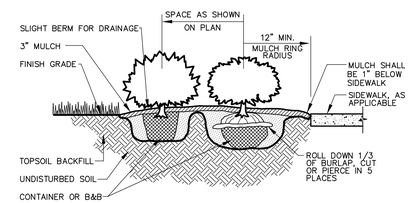
DECIDUOUS TREE PLANTING DETAIL



24" RADIUS. MULCH RING ON ALL PROPOSED TREES

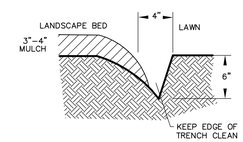
ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK & ANSI A300 STANDARDS.

EVERGREEN TREE PLANTING DETAIL



ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK & ANSI A300 STANDARDS.

SHRUB / GROUNDCOVER PLANTING DETAIL



MULCH BED EDGE

Cumberland landesign inc.

615-333-4636

Planning • Landscape Architecture • Photometrics

811 CALL BEFORE YOU DIG

ROBERT BRIAN WATT ARCHITECT CUMBERLAND TENNESSEE LANDSCAPE ARCHITECTURE

EALEY ENGINEERING PLLC
1 MAIN STREET
HENDERSONVILLE
TENNESSEE 37077
615-824-8255
LYNN@EALEYENGINEERING.COM

LANDSCAPE PLAN
FOR
Foxland Harbor Pool & Fitness Center
IN
Gallatin, Tennessee

ISSUANCE/REVISION NOTES:

- PLAN DATE: NOV 19, 2014

A NONE

B NONE

C NONE

D NONE

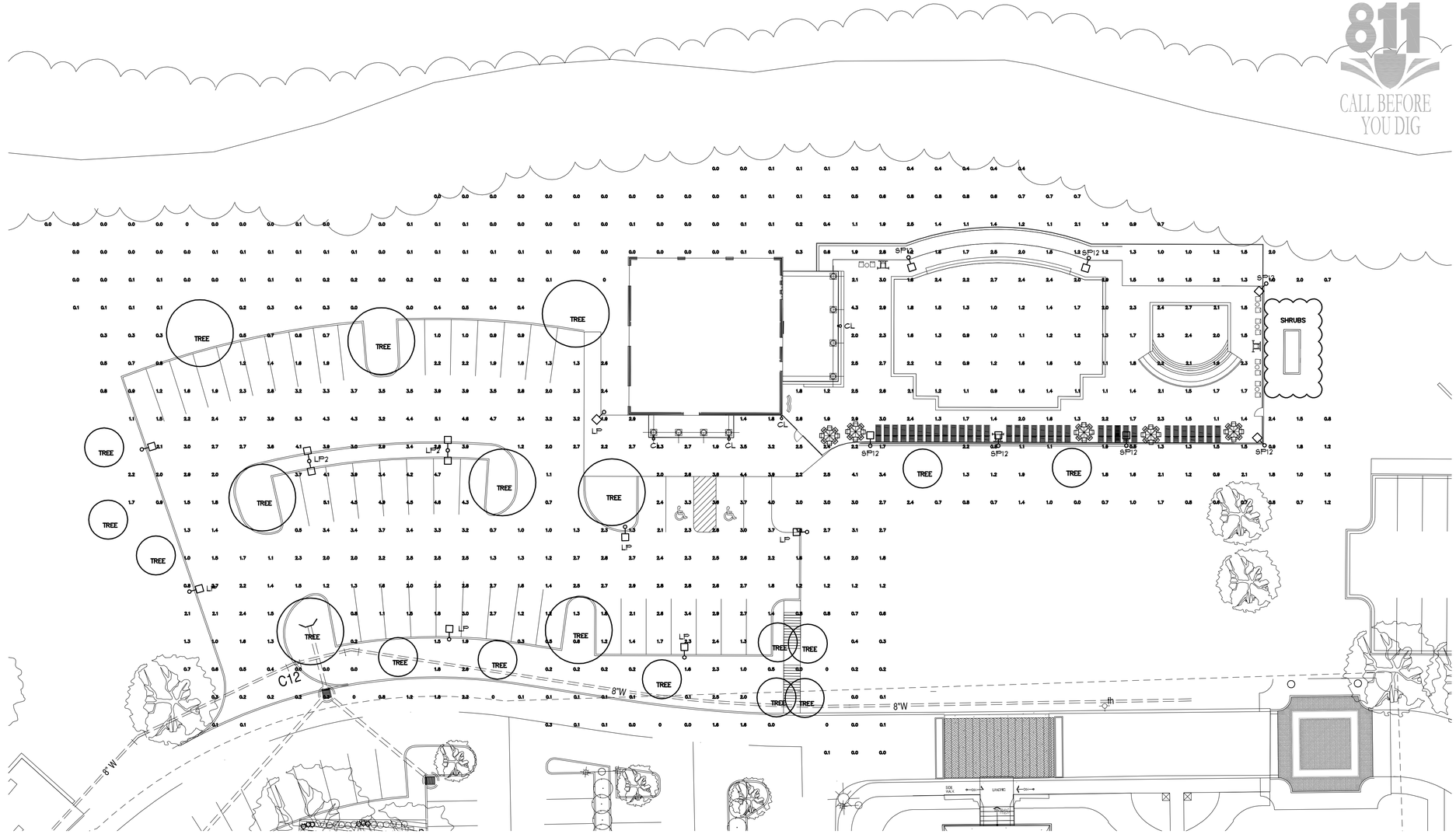
LANDSCAPE PLAN

L1

20 0 10 20 40

GRAPHIC SCALE - 1 inch = 20 ft.

NORTH



LIGHTING NOTES

PRIOR TO INSTALLATION THE ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ALL NEW AND EXISTING UTILITIES AND BE RESPONSIBLE FOR THEIR PROTECTION DURING INSTALL.

THE ELECTRICAL CONTRACTOR SHALL SIZE ALL WIRE GAUGES TO ENSURE PROPER PERFORMANCE OF EACH FIXTURE.

FOOTINGS, POLES, AND MOUNTING HARDWARE SHALL BE ACQUIRED THROUGH THE MANUFACTURER AND INSTALLED PER SPECIFICATIONS.

ALL UNDERGROUND CONDUITS FOR EXTERIOR USE LIGHITNG SHALL BE 2" SCHEDULE 80 PVC WITH RIGID STEEL GALVANIZED SLEEVES FOR HOMERUNS TO 6' FROM THE BUILDING. ALL CONDUITS AND SLEEVES SHALL BE 24" BELOW FINISHED GRADE. CONCTRACTOR SHALL VERIFY USE OF PVC WITH LOCAL MUNICIPALITY PRIOR TO INSTALLATION. MORE STRINGENT LOCAL STANDARDS SHALL APPLY.

ALL ASSOCIATED ELECTRICAL WORK SHALL ADHERE TO ANSI STANDARDS.

THE ELECTRICAL CONTRACTOR SHALL IDENTIFY ALL OVERHEAD UTILITIES PRIOR TO POLE RAISING AND INSTALLATION. PROVIDE CLEARANCE AND SETBACKS PER THE LOCAL UTILITY REQUIREMENTS.

ALL PARKING LOT LIGHTING SHALL BE CUT-OFF STYLE.

ALL LUMINAIRIES SHALL BEAR UL WET LOCATION AND IBEW LABELS.

FIXTURES FOR THIS PROJECT SHALL MATCH EXISTING INSTALLED UNITS.

LIGHTING SCHEDULE

KEY	TYPE	BRAND	SPECIFICATIONS:
CL	SCONCE	HOLOPHANE	WALL MOUNTED CARRIAGE LIGHT TO MATCH EXISTING

LAMP: MATCH EXISTING — VOLTAGE: 120W 1P 2W

OTHER:

KEY	TYPE	BRAND	SPECIFICATIONS:
LP	POLE LIGHT	HOLOPHANE	CRYSTALITE PEDESTRIAN – 150W CLEAR HPS POST MOUNTED 16'-0" ABOVE FINISHED GRADE.

LAMP: LU150/55 – ED-23.5 — VOLTAGE: 120W 1P 2W

OTHER: TO MATCH EXISTING PARKING LOT FIXTURES

KEY	TYPE	BRAND	SPECIFICATIONS:
LP2	DOUBLE POLE LIGHT	HOLOPHANE	CRYSTALITE PEDESTRIAN – 150W CLEAR HPS (EACH) POST MOUNTED 16'-0" ABOVE FINISHED GRADE.

LAMP: LU150/55 – ED-23.5 — VOLTAGE: 120W 1P 2W

OTHER: TO MATCH EXISTING PARKING LOT FIXTURES

KEY	TYPE	BRAND	SPECIFICATIONS:
SP12	POST LIGHT	HOLOPHANE	GRANVILLE – 100W CLEAR HPS MOUNTED 12'-0" ABOVE FINISHED GRADE.

LAMP: LU100 E23.5 — VOLTAGE: 120W 1P 2W

OTHER: EC-2728-D, High Reactance MTB

Cumberland landesign inc.

615-333-4636

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ROBERT BRIAN WALLACE — LICENSED LANDSCAPE ARCHITECT — TENNESSEE

EALEY ENGINEERING PLLC
P.O. BOX 24441
HENDERSONVILLE
TENNESSEE 37077
T 615 824 4200
LYNN@EALEYENGINEERING.COM

LIGHTING PLAN FOR Foxland Harbor Pool & Fitness Center IN Gallatin, Tennessee

ISSUANCE/REVISION NOTES:

- PLAN DATE: NOV 18, 2014

A NONE

B NONE

C NONE

D NONE

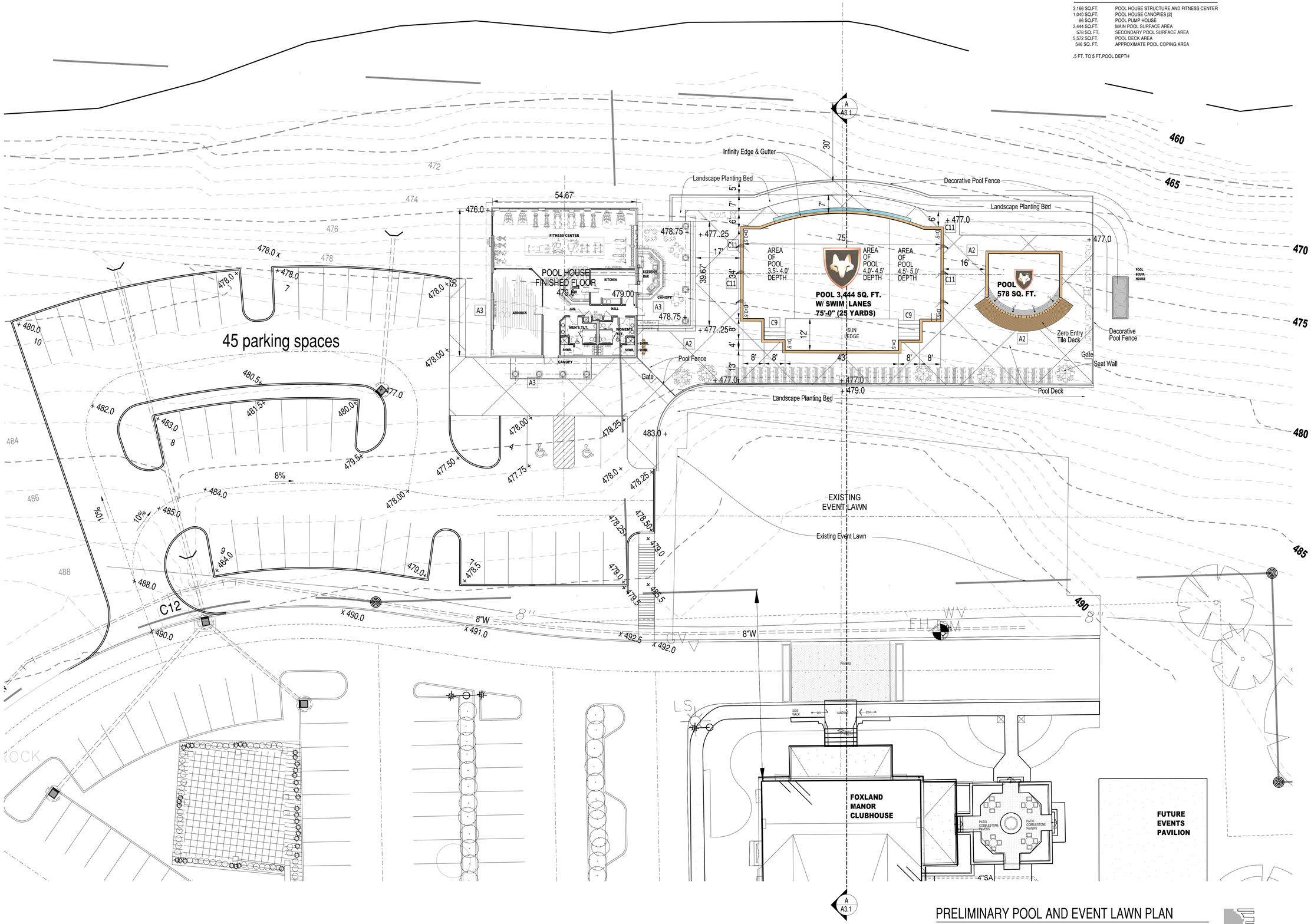
LIGHTING PLAN

L2

PROJECT DATA:

3,166 SQ.FT.	POOL HOUSE STRUCTURE AND FITNESS CENTER
1,040 SQ.FT.	POOL HOUSE CANOPIES [2]
96 SQ.FT.	POOL PUMP HOUSE
3,444 SQ.FT.	MAIN POOL SURFACE AREA
578 SQ. FT.	SECONDARY POOL SURFACE AREA
5,572 SQ.FT.	POOL DECK AREA
546 SQ. FT.	APPROXIMATE POOL COPING AREA

.5 FT. TO 5 FT.POOL DEPTH



PRELIMINARY POOL AND EVENT LAWN PLAN

SCALE: 1/16" = 1'-0"

0 8' 16' 32' 48'

MANOUS DESIGN
110 Lakewood Rd. Lebanon, Tn. 37087
v:615.444.6207 f:615.444.0853

MICHAEL LEE MANOUS REGISTERED ARCHITECT No. 02197 STATE OF TENNESSEE
07-02-15

ISSUED:
07.14.15 Revised Final Master Development Plan

Pool and Fitness Center For:
FOXLAND HARBOR
GOLF AND COUNTRY CLUB
1445 Foxland Boulevard
Gallatin, Tennessee

DESIGNED BY: M.L. MANOUS
M.D. KAWCZYNSKI
DRAWN BY: T.S. DUGAN
APPROVED BY:
DATE: 14 July, 2015

A2.1

SHEET 1 OF 4

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FOXLAND CLUBHOUSE FITNESS CENTER MD-1509

PROJECT DATA:

3,166 SQ.FT.	POOL HOUSE STRUCTURE AND FITNESS CENTER
1,040 SQ.FT.	POOL HOUSE CANOPIES [2]
96 SQ.FT.	POOL PUMP HOUSE
3,444 SQ.FT.	MAIN POOL SURFACE AREA
578 SQ. FT.	SECONDARY POOL SURFACE AREA
5,572 SQ.FT.	POOL DECK AREA
546 SQ. FT.	APPROXIMATE POOL COPING AREA

.5 FT. TO 5 FT.POOL DEPTH

FLOOR PLAN NOTES:

TYP. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF STUD AND SLAB. TYPICAL INTERIOR WOOD STUD DIMENSIONS ARE TO FACE OF STUD AND TO FACE OF CMU. SEE WALL TYPES, SHEET A2.1 FOR ALL WALL THICKNESS.

TYP. ALL FINISHES, MILLWORK / CASEWORK PART OF FUTURE BUILD-OUT PACKAGE, TYPICAL

A1. 4" PLAIN CONCRETE SLAB W/ 6X6 WWM ON 4 MIL. VAPOR BARRIER AND 4" CRUSHED STONE SEE STRUCTURAL DRAWINGS.

A2. CONCRETE POOL DECK. DIAGONAL LINES INDICATE CONTROL JOINTS. ALTERNATE COLORS INDICATED BY SHADING. SLOPE 1/8" PER FOOT MIN. TOWARD DECK TURN DOWN. SEE CIVIL SITE DRAWINGS FOR HEIGHTS.

A3. CONCRETE SIDEWALK/ PATIO - SEE CIVIL SITE DRAWINGS.

A4. CONCRETE RAMP. SEE FOUNDATION PLAN. SLOPE 1:12. COORDINATE LENGTH WITH GRADES. SEE CIVIL SITE DRAWINGS.

A5. CONCRETE STEPS. SEE SECTION AND FOUNDATION PLAN. COORDINATE RISERS WITH GRADES. SEE CIVIL SITE DRAWINGS.

A6. COMMERCIAL GRADE PULL DOWN ATTIC STEPS WITH LOCK. PROVIDE R.O. IN TRUSSES SIZED PER MANUFACTURER RECCOMENDATIONS. COORDINATE UNIT WITH STRUCTURAL DRAWINGS, TOILET PARTIONS & LIGHT FIXTURE LAYOUT. PROVIDE LAY-IN CEILING RETURN ALL SIDES.

C1. DECORATIVE ALUMINUM GUARDRAIL. ALL GUARDRAILS SHALL BE FABRICATED TO RESIST 250 LB. CONCENTRATED LOAD APPLIED AT ANY POINT IN ANY DIRECTION.

C2. ALUMINUM HANDRAIL. ALL HANDRAILS/ GUARDRAILS SHALL BE FABRICATED TO RESIST 250 LB. CONCENTRATED LOAD APPLIED AT ANY POINT IN ANY DIRECTION.

C3. DECORATIVE ALUMINUM GATE. WITH HEAVY DUTY SAFETY LATCH AND LOCK. GATE SWINGS AWAY FROM POOL.

C4. DECORATIVE PEDASTAL LIGHT LOCATION.

C5. DEPTH MARKERS TYPICAL. SEE POOL DRAWINGS.

C6. SKIMMER LOCATIONS, TYPICAL. SEE POOL DRAWINGS.

C7. POOL LIGHT. SEE POOL DRAWINGS.

C8. POOL LADDER. SEE POOL DRAWINGS AND DETAIL 4/A3.3.

C9. POOL STEPS AND HANDRAILS. SEE POOL DRAWINGS.

C10. SEE POOL DRAWINGS FOR ALL EQUIPMENT NOT SHOWN.

C11. LAMINAR WATER JET [4]- SEE DETAIL 5, SHEET A3.3.

C12. REMOVABLE POOL LIFT ASSEMBLY. INSTALL PER MFR RECCOMENDATIONS.

D1. REMOVE PORTION OF SLAB INDICATED.

R1. 60 MIL TPO MEMBRANE ASSEMBLY OVER LAYERS OF TAPERED R-30 MIN. HIGH DENSITY RIGID INSULATION. BUILD UP INSULATION TO SLOPE 1/4" PER FOOT. MECHANICALLY FASTEN FIRST LAYER, SECOND LAYER FULLY ADHERED.

R2. ROOF SLOPE = 1/4" PER FOOT TYPICAL UNLESS NOTED OTHERWISE

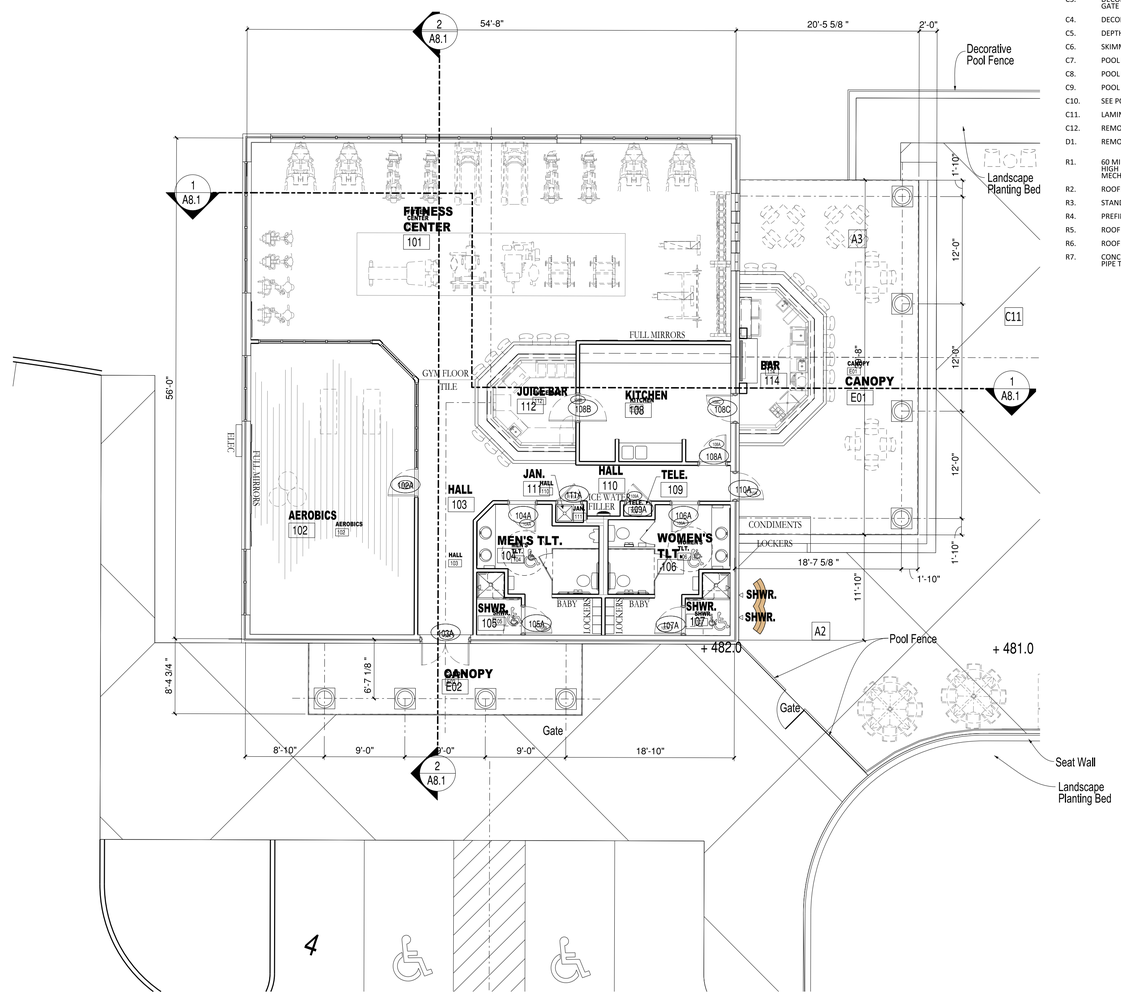
R3. STANDING SEAM METAL ROOF ASSEMBLY OVER ICE AND WATER SHIELD UNDERLAYMENT. 7 / 12 SLOPE.

R4. PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT

R5. ROOF TOP UNIT IN ATTIC.

R6. ROOF DRAIN AND BACKUP ROOF DRAIN ASSEMBLY.

R7. CONCEALED RAINWATER LEADER AND BACKUP RAINWATER LEADER SHOWN DASHED. PIPE TO EXTERIOR WALL AND TO UNDERGROUND STORM. SEE CIVIL SITE.



PRELIMINARY FITNESS CENTER FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 4' 8' 16' 24'

MANOUS DESIGN

110 Lakewood Rd. Lebanon, Tn. 37087
v:615.444.6207 f:615.444.0853

MICHAEL LEE MANOUS REGISTERED ARCHITECT No. 0219 STATE OF TENNESSEE 07-02-15

ISSUED:
07.14.15 Revised Final Master Development Plan

Pool and Fitness Center For:
FOXLAND HARBOR
GOLF AND COUNTRY CLUB
1445 Foxland Boulevard
Gallatin, Tennessee

DESIGNED BY: M.L. MANOUS
M.D. KAWCZYNSKI
DRAWN BY: T.S. DUGAN
APPROVED BY:
DATE: 14 July, 2015

A2.2

SHEET 2 OF 4

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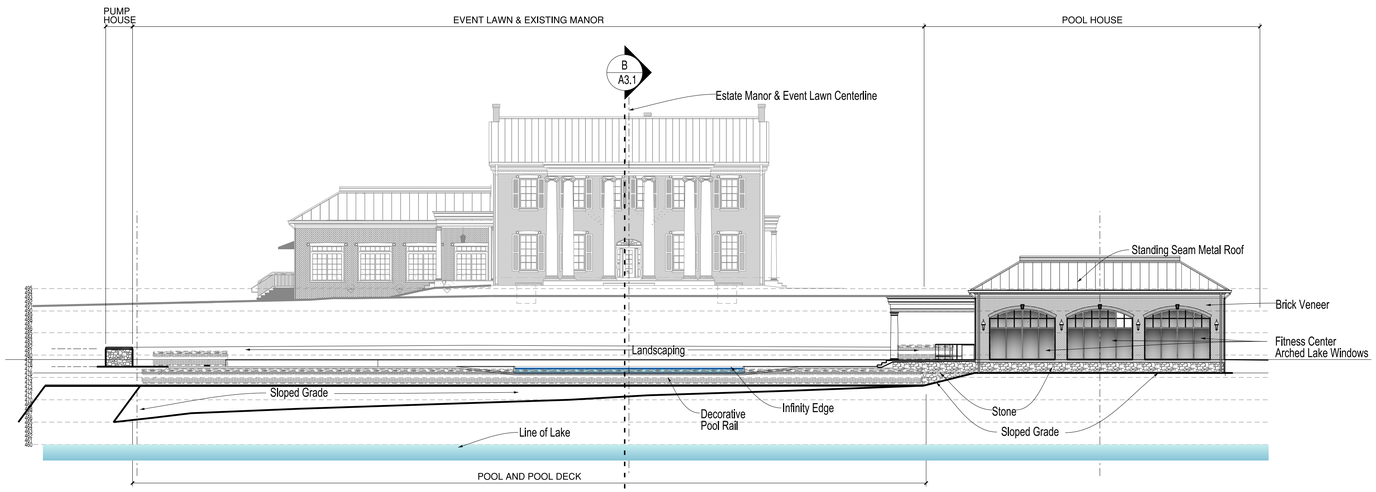
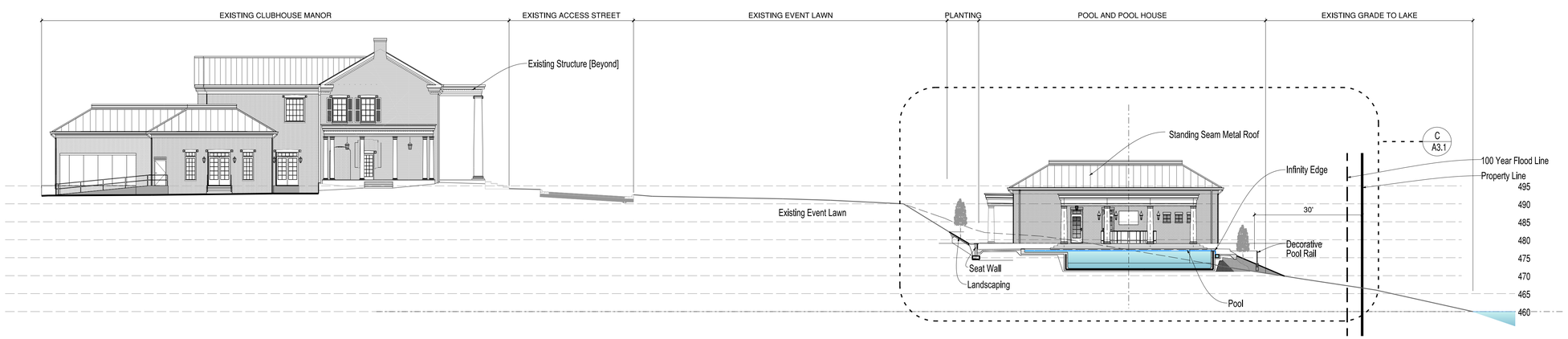
FOXLAND CLUBHOUSE FITNESS CENTER MD-1509



A TRANSVERESE LAKESIDE ELEVATION

SCALE: 1/16" = 1'-0"

0 8' 16' 32' 48'



B TRANSVERESE SITE SECTION

SCALE: 1/16" = 1'-0"

0 8' 16' 32' 48'

MANOUS DESIGN
110 Lakewood Rd. Lebanon, Tn. 37087
v:615.444.6207 f:615.444.0853

MICHAEL LEE MANOUS
REGISTERED ARCHITECT
No. 0219
STATE OF TENNESSEE
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ISSUED:
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GOLF AND COUNTRY CLUB
1445 Foxland Boulevard
Gallatin, Tennessee

DESIGNED BY: M.L. MANOUS
M.D. KAWCZYNSKI
DRAWN BY: T.S. DUGAN
APPROVED BY:
DATE: 14 July, 2015

A3.1

SHEET 3 OF 4

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FOXLAND CLUBHOUSE FITNESS CENTER MD-1509

A NORTH - NEW FITNESS CENTER - LAKESIDE ELEVATION

SCALE: 1/8" = 1'-0"

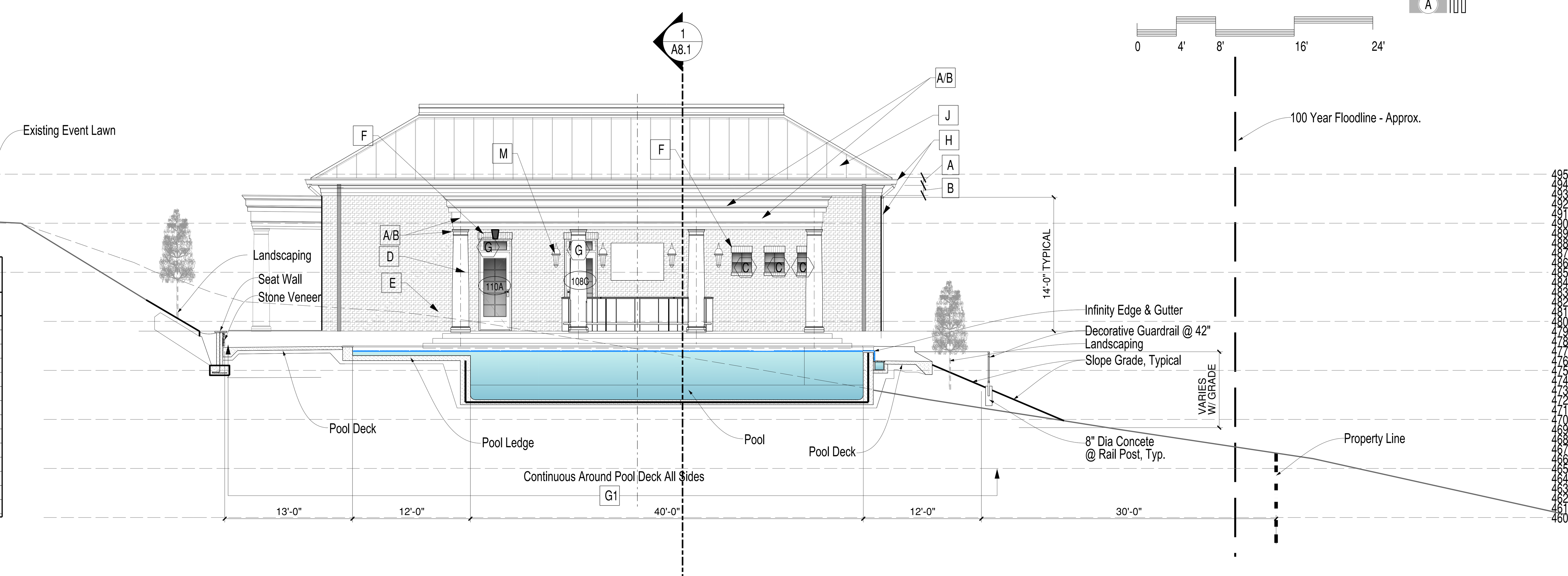
0 4' 8' 16' 24'

EXTERIOR MATERIAL PERCENTAGES								
ELEVATION	STOREFRONT / GLAZING		STONE		BRICK		CEMENTIOUS TRIM	
	AREA (SQ. FT.)	% OF ELEVATION	AREA (SQ. FT.)	% OF ELEVATION	AREA (SQ. FT.)	% OF ELEVATION	AREA (SQ. FT.)	
WEST	274	31%	86	10%	556	58%	68	1%
NORTH	472	48%	188	20%	270	31%	68	1%
EAST	76	8%	0	0%	508	60%	270	32%
SOUTH	60	7%	0	0%	536	64%	238	29%
TOTAL AREAS								
3,670 SQ. FT.	782	22%	188	1%	2,056	58%	644	19%

☐ EXTERIOR MATERIAL AND FINISH SCHEDULE

KEY	ITEM	MATERIAL/DETAIL	FINISH	COLOR	MFR	REMARKS
A	EAVE TRIM NO. 1	CEMENTIOUS TRIM	PAINTED	SW 7048 URBAN BRONZE	SHERWIN WILLIAMS	
B	EAVE TRIM NO. 2	CEMENTIOUS TRIM	PAINTED	SW 6378 CRISP LINEN	SHERWIN WILLIAMS	
C	SOFFIT TRIM	CEMENTIOUS TRIM	PAINTED	SW 7005 PURE WHITE	SHERWIN WILLIAMS	
D	22" DIA. DORIC COLUMN WRAP	FIBERGLASS	PAINTED	SW 7005 PURE WHITE	SHERWIN WILLIAMS	
E	BRICK VENEER	BRICK	PAINTED	SW 6378 CRISP LINEN	SHERWIN WILLIAMS	
F	BRICK SOLDIER COURSE	BRICK	PAINTED	SW 6378 CRISP LINEN	SHERWIN WILLIAMS	
G1	DECORATIVE GUARDRAIL	ALUMINUM	PREFINISHED	PREFINISHED DARK BRONZE	-----	42" A.F.F. TYP.
G2	HANDRAIL	ALUMINUM	PREFINISHED	PREFINISHED DARK BRONZE	-----	34" A.F.F. TYP.
G3	DECORATIVE GATE	ALUMINUM	PREFINISHED	PREFINISHED DARK BRONZE	-----	
H	GUTTER AND DOWNSPOUT	ALUMINUM	PREFINISHED	MATCH - SW 7048 URBAN BRONZE		
J	STANDING SEAM METAL ROOF	STEEL	PREFINISHED	MATCH - SW 7048 URBAN BRONZE		NOTE 1
K	KEYSTONE	PRECAST	MASONRY	SELECTION TO ARCHITECT		
L	GABLE VENT	FIBERGLASS	PREFINISHED	SELECTION TO ARCHITECT	RUSKIN	SEE MPE DRAWINGS
M	EXTERIOR LIGHTING	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED		

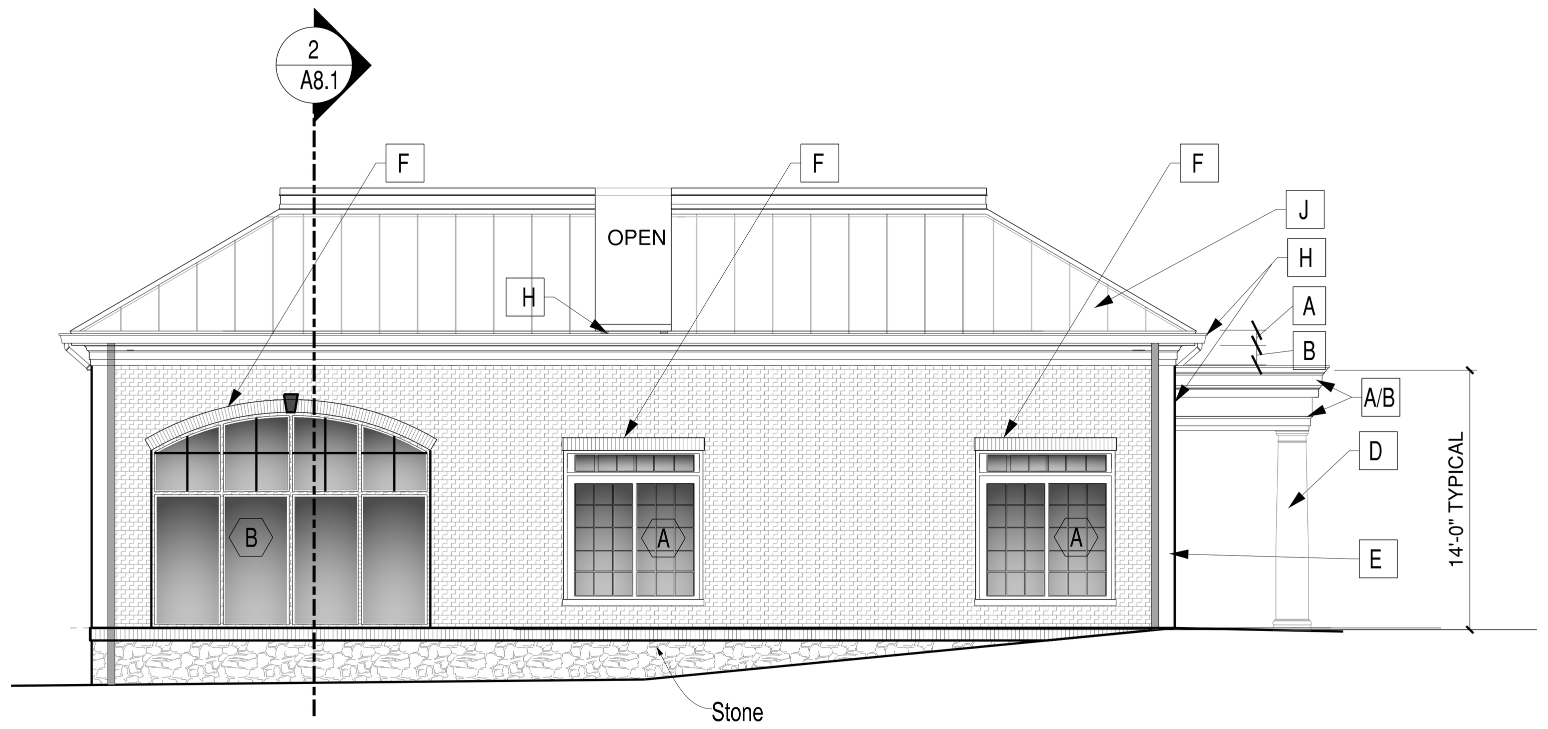
NOTE 1: SUBMIT SAMPLES TO ARCHITECT PROVIDE KEYSTONE OVER EACH WINDOW BANK AND DOORWAY IN SOLDI COURSE



B EAST - ENLARGED TRANSVERESE SITE SECTION

SCALE: 1/8" = 1'-0"

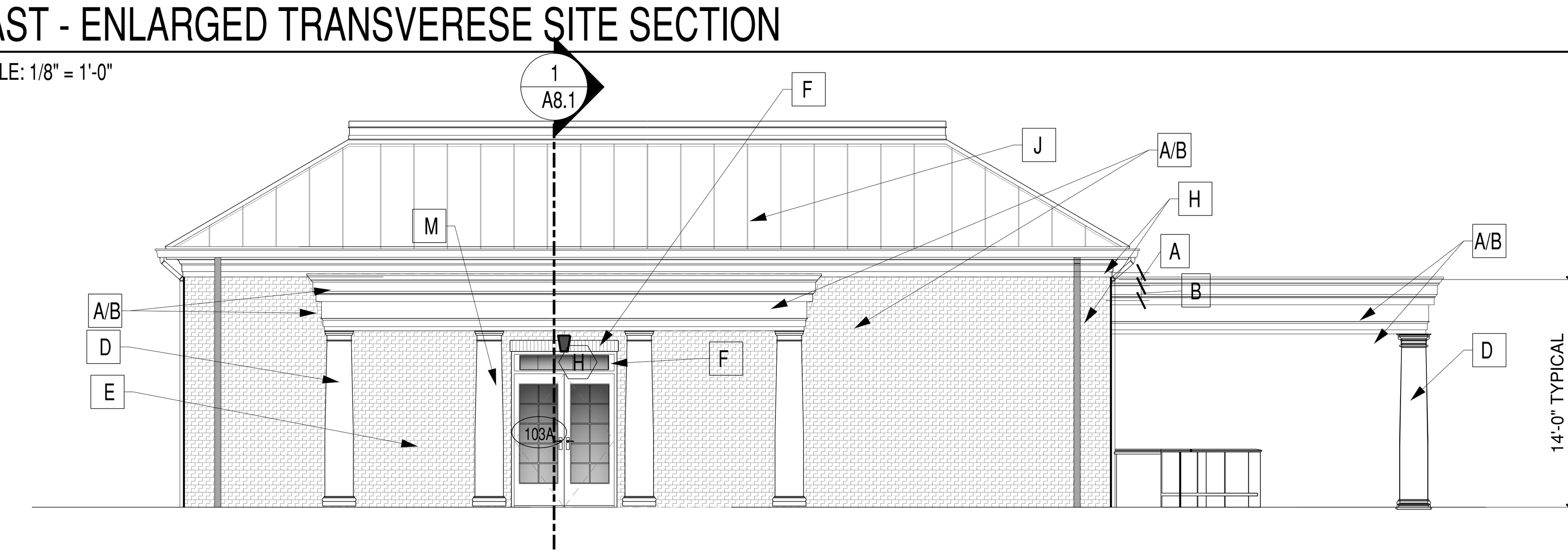
0 4' 8' 16' 24'



D WEST - FRONT FITNESS CENTER & POOL HOUSE ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16' 24'



C SOUTH - FRONT FITNESS CENTER & POOL HOUSE ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16' 24'

MANOUS DESIGN
110 Lakewood Rd. Lebanon, Tn. 37087
v:615.444.6207 f:615.444.0853

MICHAEL LEE MANOUS REGISTERED ARCHITECT AGRICULTURE COMMERCE No. 02194 STATE OF TENNESSEE 07-02-15

ISSUED:
07.14.15 Revised Final Master Development Plan

Pool and Fitness Center For:
FOXLAND HARBOR
GOLF AND COUNTRY CLUB
1445 Foxland Boulevard
Gallatin, Tennessee

DESIGNED BY: M.L. MANOUS
M.D. KAWCZYNSKI
DRAWN BY: T.S. DUGAN
APPROVED BY:
DATE: 14 July, 2015

A3.2

SHEET 4 OF 4

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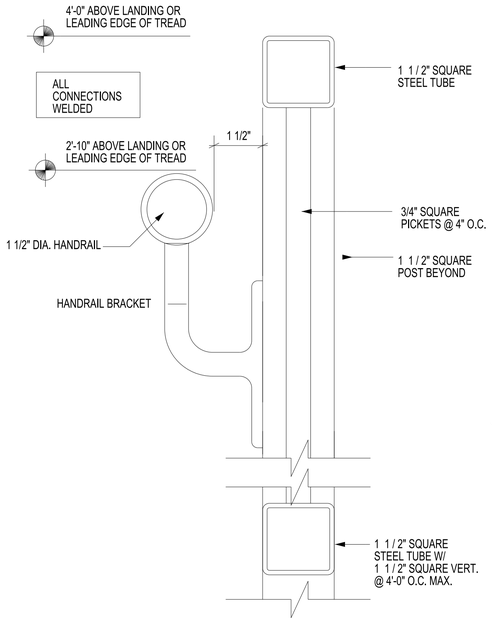
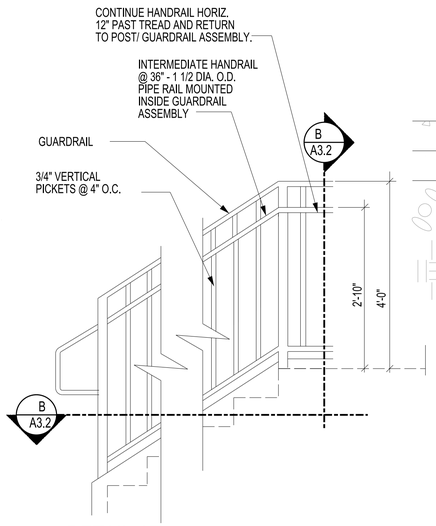
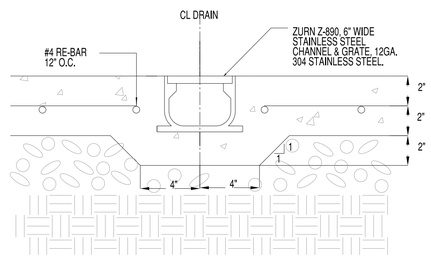


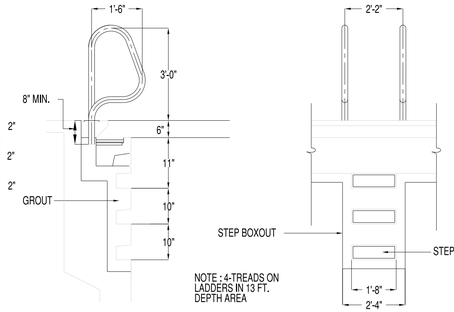
B DETAIL AT HANDRAIL / GUARDRAIL
SCALE: N.T.S.



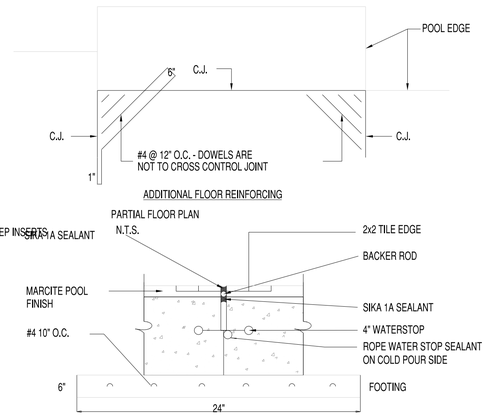
A DETAIL AT TYPICAL STAIR HANDRAIL / GUARDRAIL
SCALE: 3/4" = 1'-0"



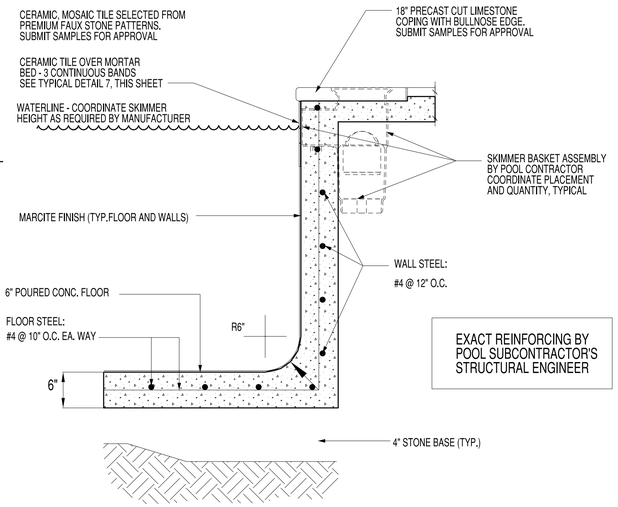
11 DETAIL OF TRENCH DETAIL
SCALE: N.T.S.



4 DETAIL OF TYPICAL LADDER
SCALE: N.T.S.

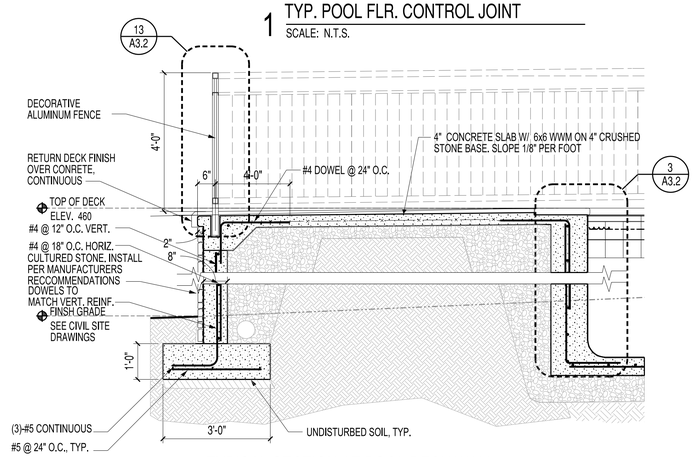


1 TYP. POOL FLR. CONTROL JOINT
SCALE: N.T.S.

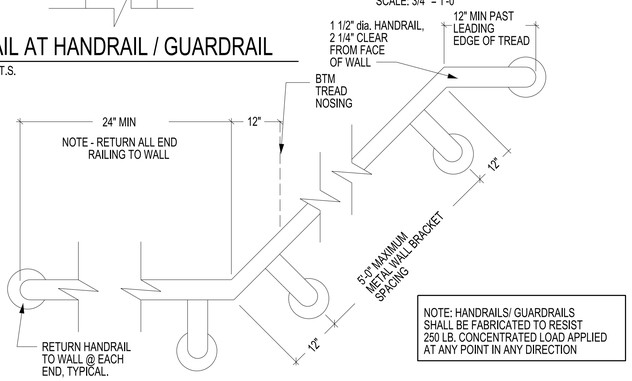


EXACT REINFORCING BY POOL SUBCONTRACTOR'S STRUCTURAL ENGINEER

3 PROFILE OF TYPICAL POOL WALL
SCALE 3/4" = 1'-0"

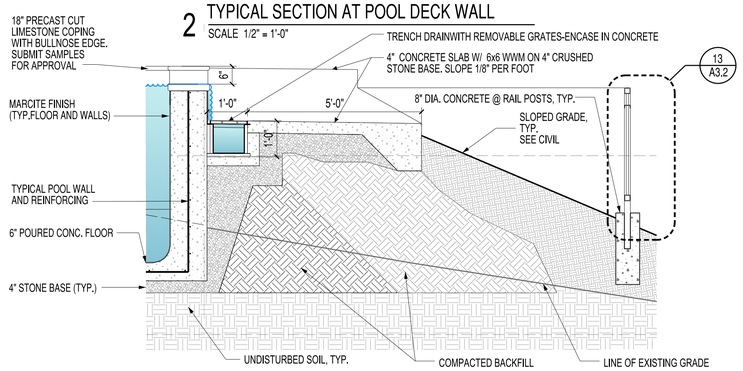


2 TYPICAL SECTION AT POOL DECK WALL
SCALE 1/2" = 1'-0"

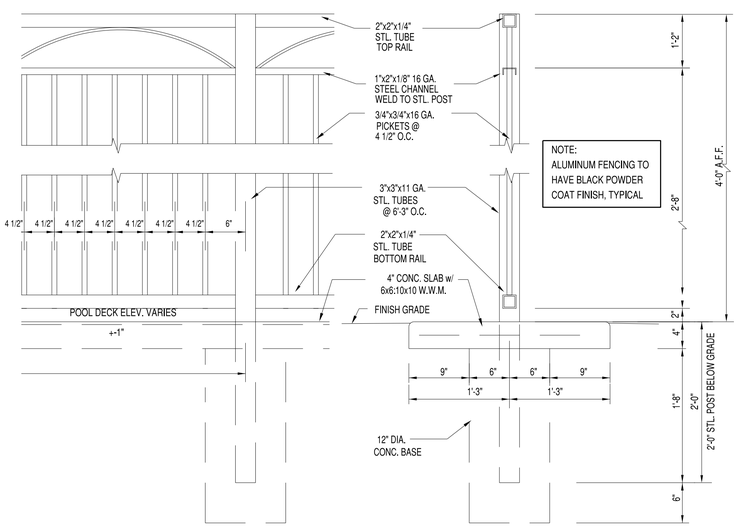


NOTE: HANDRAILS/ GUARDRAILS SHALL BE FABRICATED TO RESIST 250 LB. CONCENTRATED LOAD APPLIED AT ANY POINT IN ANY DIRECTION

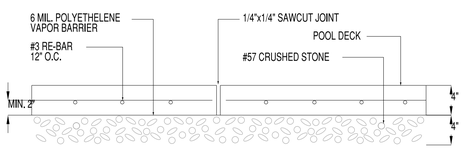
C DETAIL AT NON-CONTINUOUS HANDRAIL
SCALE: 3/4" = 1'-0"



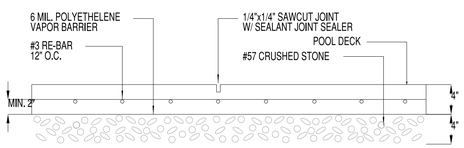
12 TYPICAL SECTION AT INFINITY EDGE
SCALE 1/2" = 1'-0"



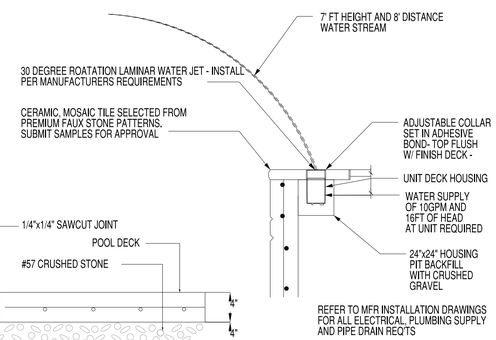
13 DETAIL OF TYPICAL POOL FENCE
SCALE: N.T.S.



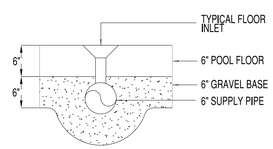
9 DETAIL OF EXPANSION JOINT
SCALE: N.T.S.



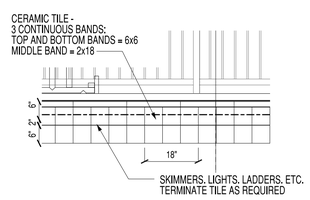
10 DETAIL OF CONTROL JOINT
SCALE: N.T.S.



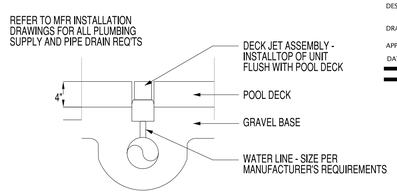
5 DETAIL OF LAMINAR WATER JET
SCALE: N.T.S.



8 FLOOR INLET DETAIL
SCALE: N.T.S.



7 DETAIL OF POOLE EDGE TILE PATTERN
SCALE: N.T.S.



6 DETAIL OF DECK JET
SCALE: N.T.S.

MANOUS DESIGN
110 Lakewood Rd. Lebanon, Tn. 37087
v:615.444.6207 f:615.444.0853

ISSUED:
07.20.15 Owner Pricing Set

Pool and Fitness Center For:
FOXLAND HARBOR
GOLF AND COUNTRY CLUB
1445 Foxland Boulevard
Gallatin, Tennessee

DESIGNED BY: M.L. MANOUS
M.D. KAWCZYNSKI
DRAWN BY: T.S. DUGAN
APPROVED BY:
DATE: 20 July, 2015

A3.3

SHEET 5 OF 12

ALL INFORMATION SUBJECT TO COPYRIGHT RESTRICTIONS. MANOUS DESIGN RETAINS THE RIGHTS TO ALL INTELLECTUAL PROPERTY DEPICTED ON THIS DOCUMENT
FOXLAND CLUBHOUSE FITNESS CENTER MD-1509

ITEM 9

City of Gallatin, Tennessee | *Planning Department*

Gallatin Municipal-Regional Planning Commission
ZONING PERMIT & ACTION FORM

DATE: December 10, 2014

TO: Mr. Eugene Branham, Jr.
P.O. Box 1677
Gallatin, TN 37066

FROM: Planning Department

RE: November 24, 2014 Gallatin Municipal-Regional Planning Commission Meeting
Branham Corner, Sec. 2 Surety Renewal & Extension: PC File #1-36-04C & PC0382-14

Box to contain Staff Approval stamp once all Conditions of Approval have been satisfied.

At the above referenced meeting, the request for a seven (7) month renewal and extension of the subdivision performance surety for Branham Corner, Section 2 in the amount of $28,000 was:

☒ APPROVED

☐ APPROVED WITH CONDITIONS

☐ DENIED

☐ DEFERRED

Notes: **Street improvements will be completed by the developer by the <u>June 30, 2015</u> deadline or the subdivision surety shall be called and work completed by the City of Gallatin.**

cc: Ms. Lelia Savory; First Tennessee Bank
PC Files #1-36-04C & PC0382-14
Surety File #1-36-04C

PC FILE #1-95-04C

1B GMRPC Resolution No. 2014-103 – PC382-14 – Branham Corner, Section 2; PC File #1-36-04C – Discussion of subdivision surety and completion of roadway and drainage infrastructure in Branham Corner, Section 2.

Mr. Tuttle said this surety is 10 years old and there is some development. The final surface has been put down but the sidewalks must be finished. There is also some minor repair work needed. Mr. Tuttle suggested that the surety be extended for a short time to allow the work to be completed.

Chair Dempsey asked if there are lots not developed. Mr. Tuttle said there is one lot not developed.

Mr. Puryear asked if a six month extension could be offered. He also asked if the developer requested further extension the surety, could it be renewed at 150 percent of the surety value. Mr. Tuttle said the surety must be based on the work to be completed at 110 percent of the value.

Ms. Katherine Schoch, Assistant Director of Planning, said an amendment to the Subdivision Regulations would be necessary to renew a surety at 150 percent of the surety value.

Mr. Puryear motioned to approve Resolution 2014-103 until June 30, 2015. Vice Chair Ramsey seconded the motion and the motion passed by unanimous vote.

Ms. Schoch said staff would request a new Letter of Credit from the bank. Mr. Tuttle reiterated that on June 20, 2015, a demand could be made on the Letter of Credit by the City Engineer.

4. GMRPC Resolution No. 2014-99 – PC0366-14 – Site Plan for Gregory Industrial Property – Lot 1 – Klober Engineering Services – Owner and applicant requests approval of a site plan to construct a 10,800 square foot building addition on Lot 1 of the Gregory Industrial Property containing 2.06 (+/-) acres. The property is zoned Industrial Restrictive (IR) and is located at 540 National Drive.

Mr. Robert Kalisz, Planner I, presented the staff report and said the owner and applicant are requesting approval of a site plan to construct a 10,800 square foot addition on Lot 1 of the Gregory Industrial Property at 540 National Drive. Two loading docks with a 30 foot wide paved driveway accessing National Drive are also proposed. The building is to be constructed with metal panels so that the existing building and the addition will match. The architectural elevations for the building do not meet the Basic Design Criteria of the Gallatin Zoning Ordinance since it does not contain the required 70 percent brick or stone on each building façade.

Mr. Kalisz said Lot 1 of the Gregory Industrial Property has three (3) existing driveways to the site from National Drive. The additional driveway will require trucks to back into the driveway to the loading dock from National Drive. This is a current condition on site with the existing driveways and loading docks. Mr. Kalisz read from Tennessee Code Annotated, Section 13-7-208 Enforcement of Ordinances which allows an existing business to expand. The Gallatin Zoning Ordinance requires a circulation area and access to maneuver outside of any public street. The owner and applicant are requesting to continue backing into the site to access the additional loading dock from National Drive (a public street), which is a dead-end street. Staff asked the Planning Commission to determine if reasonable space exists on the site for the applicant to install the circular driveway so that trucks may access the new loading docks without

City of Gallatin
Engineering Division
ROW Acceptance Inspection

Name of site	BRANHAMS CORNER Section 1 and 2	**Date**	8-7-2009
Address/location of project		**FILE#**	1-36-04C
Owners Name/address	E.C.BRANHAM	**Phone #**	822-0012
Contractors name/address		**Phone #**	
Site Contact		**Phone #**	

Items Left to be Completed:

1. Construct sidewalks on both sides of road.
2. Correct erosion issue at end of temporary turn around. Stone that is washed out should be replaced.
3. Provide thermoplastic stop bar at intersection of Nashville Pike.
4. Fill in core drill holes.
5. Replace busted curb close to Nashville Pike and anywhere else applicable.
6. Improve curb radii at Nashville Pike intersection to 30' as indicated on construction plans.
7. Weed eat ditch in P.U.D.E.
8. Provide speed limit sign as indicated on construction plans.
9. Repave sag of vertical curve to eliminate ponding areas.
10. Reset rim and hood in curb line at catch basin 2 and 5. Remove and replace curb in these areas.
11. All curb should have a minimum of 5" in height from the top of curb to the gutter (top pavement). Any place this requirement is not met should be replaced and corrected.
12. Replace curb tie-in on south side of Pilot View where phase line is located.

Engineering recommends deferral from the August Planning Commission meeting due to outstanding engineering concerns.

11-29-10. THE ABOVE ITEMS HAVE NOT BEEN DONE YET. NONE OF THEM HAVE BEEN DONE.

11-24-11.THE ABOVE ITEMS STILL HAVE NOT BEEN DONE YET. NONE OF THEM HAVE BEEN FIXED.

10-17-12.STILL ALL OF THE ABOVE ITEMS HAVE NOT BEEN FIXED YET.

10-31-13…STILL ALL OF THE ABOVE ITEMS HAVE NOT BEEN FIXED YET.

7-6-15….ALL OF THE ABOVE ITEMS STILL HAVE NOT BEEN COMPLETED YET…….

Inspected by	RES, JZW, NAT, DR	Office # Cell #	451-5965 EXT. 348 615-642-4081

JZW

Performance Bond Estimate

Date: 9/8/10
By: JZW
TNR No.

PC/BZA #: 1-36-04C

Subdivision Name: Branham Corner Section 2

Reduced:

10/22/2010	JZW	Revised sidewalk amount per meeting 10-4-2010. Bond only includes S/W at lot 1. All other sidwalk is to be installed as lot developes per plat note.
2/11/2011	JZW	Re-Estimated repair costs to final out subdivision
10/24/2012	TDR	Surety Renewal

Road Specifications

ROAD NAME	LENGTH (ft)	WIDTH (ft)	CUL-DE-SAC RADIUS (ft)	BASE (in)	BINDER (in)	SURFACE (in)	R.O.W (ft)
Pilot View	830	26	0	8	2.5	1.5	50
temp cul-de-sac	0	24	40	8	0	0	50
Road Name	0	24	0	6	2.5	1.5	50
Road Name	0	24	0	6	2.5	1.5	50
Road Name	0	24	0	6	2.5	1.5	50
Road Name	0	24	0	6	2.5	1.5	50
Road Name	0	24	0	6	2.5	1.5	50
Road Name	0	24	0	6	2.5	1.5	50

Roadway

Description	Unit Price	Estimated Quantity	Cost	% Complete	Cost To Complete
Aggregate-Type A Base Grading D (TON)	$30.00	17736 CF	**$27,934.20**	**100%**	$0.00
Prime Coat (TON)	$400.00	1035	**$1,724.33**	**100%**	$0.00
Binder-B-Mod (TON)	$75.00	4496 CF	**$22,760.16**	**100%**	$0.00
Tack Coat (TON)	$570.00	296	**$702.05**	**100%**	$0.00
Asphalt Surface Coarse Grade D (TON)	$100.00	2698 CF	**$19,556.88**	**100%**	$0.00
Clearing and Grubbing (AC)	$15,000.00	0.70	$10,500.00	**100%**	$0.00
Strip Topsoil (CY)	$8.75	861.56	$7,538.61	**100%**	$0.00
Roadway Excavation (CY)	$4.05	1421.28	$5,756.17	**100%**	$0.00
Staking (AC)	$2,000.00	0.70	$1,400.00	**100%**	$0.00
Mobilization (LS)	$6,000.00	1.00	$6,000.00	**100%**	$0.00
6' Sidewalk (LF)	$25.00	700	$17,500.00	**43%**	$9,975.00
5' Sidewalk (LF)	$20.00		$0.00	**0%**	$0.00
Extruded Curb (LF)	$15.00	1600	$24,000.00	**100%**	$0.00
Curb and Gutter (LF)	$23.76		$0.00	**0%**	$0.00

Total Cost: $145,372.40 **Cost To Complete:** $9,975.00

Street Signs and Markings

Description	Price w/ Installation	Quantity	Cost	% Complete	Cost To Complete
(R1-1) Stop Sign and Post	$95.00	1	$95.00	100%	$0.00
(D3) Street Name Signs (6"x36")	$30.00	2	$60.00	100%	$0.00
Street Name Signs (9"x36") (Over 40 mph)	$45.00	0	$0.00	0%	$0.00
(R2-1) Speed Limit Sign	$75.00	1	$75.00	0%	$75.00
(R1-2) Yield, (W14-2) No Outlet, (W14-1) Dead End, (W2-6)	$95.00	0	$0.00	0%	$0.00
(W11-2) FYG Pedestrian Crosswalk	$150.00	0	$0.00	0%	$0.00
(W16-7p) Arrow					
Installation of Owner Furnished Signs	$75.00	0	$0.00	0%	$0.00
Stop Bar	$150.00	1	$150.00	0%	$150.00
Pavement Markings (Arrows, Etc.)	$250.00	0	$0.00	0%	$0.00
Crosswalk	$800.00	0	$0.00	0%	$0.00
Single Line (LF)	$1.50	0	$0.00	0%	$0.00
Double Line (LF)	$3.00	0	$0.00	0%	$0.00

Total Cost: $380.00 **Cost To Complete:** $225.00

Sign Bill: $230.00

Stormwater and Erosion Control

Description	Unit Price	Quantity	Cost	% Complete	Cost To Complete
Inlet/Junction Box (EA)	$2,000.00	5	$10,000.00	100%	$0.00
Headwalls (EA)	1,000.00	3	$3,000.00	100%	$0.00
Pipe Culverts 15-24" (LF)	35.00	135	$4,725.00	100%	$0.00
Pipe Culverts 30"+ (LF)	50.00	0	$0.00	0%	$0.00
Driveway Culvert 15"	18.00	0	$0.00	0%	$0.00
Driveway Culvert 18"	32.00	0	$0.00	0%	$0.00
Ditches up to 2' bottom (LF)	17.50	0	$0.00	0%	$0.00
Ditches over 3' bottom (LF)	25.00	0	$0.00	0%	$0.00
Box Culverts (WxL) (SF)	50.00	0	$0.00	0%	$0.00
Detention Ponds (Small) (EA)	25,000.00	0	$0.00	0%	$0.00
Detention Ponds (Large) (EA)	35,000.00	0	$0.00	0%	$0.00
Final Stabilization (Avg.) (ACRE)	2,000.00	1	$1,000.00	100%	$0.00
Silt fence (LF)	$2.50	0	$0.00	0%	$0.00
Silt Fence Wire Backing (LF)	$4.50	0	$0.00	0%	$0.00
Temporary stabilization (ACRE)	1,000.00	2	$2,000.00	100%	$0.00
Check Dams (EA)	100.00	1	$100.00	100%	$0.00
Filter Swales (up to 15' W) (LF)	35.00	0	$0.00	0%	$0.00
Filter Swales (over 15' W) (LF)	50.00	0	$0.00	0%	$0.00
Catch Basin filter assembly (EA)	75.00	0	$0.00	0%	$0.00
Construction entrance (EA)	1,500.00	1	$1,500.00	100%	$0.00
Rock inlet protection (EA)	150.00	0	$0.00	0%	$0.00
Dust Control (EA)	2,000.00	0	$0.00	0%	$0.00
EC Blanket (SY)	1.15	0	$0.00	0%	$0.00
Curb inlet protection (EA)	200.00	0	$0.00	0%	$0.00

Total Cost $22,325.00 **Cost To Complete:** $0.00

EC Bond: $3,600.00

Repair Estimate

(to repair area @ sag)

Removal of 135' Curb @ $5/LF=	**$675.00**
135' of curb @ $15.00/LF=	**$2,025.00**
60'x26' Topping=	**$6,000.00**
10'x15' bad spot=	**$500.00**
Milling (50'x26')=	**$2,000.00**
(Radius at entrance)	
Removal of 50' Curb @ $5/LF=	**$250.00**
50' of curb @ $15.00/LF=	**$750.00**
	$12,200.00

Comments:

Total Project Cost(110%)= $184,800

Cost To Complete(110%)= $25,000
(includes Repair estimate)

15% of Principal Amount= $28,000

Maintenance Bond Amount = $18,500
(10% Total Project Cost)

Updates:

NAME	DATE	UPDATE	OLD AMOUNT	UPDATED AMOUNT
Buck Rogers	10/24/2012	Surety Update for bond rewnal.	$28,000	$28,000
Buck Rogers	8/28/2013	Surety Update for bond rewnal. 15% Minimum	$28,000	$28,000

ITEM 10

GMRPC Resolution No. 2015-83

RESOLUTION RECOMMENDING APPROVAL OF ORDINANCE NO. O15XX-XX TO THE GALLATIN CITY COUNCIL AMENDING THE ZONING ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE ARTICLE 13.00 PERFORMANCE AND DESIGN STANDARDS, SECTION 13.02.020 PERFORMANCE STANDARDS REGULATING NOISE – (PC 3-720-15)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the text amendments request submitted by the applicant, City of Gallatin Planning Department, at its regular meeting on July 27, 2015; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff and in the Planning Commission Staff Report, and 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 § 13-3-103 and 13-4-102:

1. The text amendments are in agreement and consistent with the recommendations of the General Development and Transportation Plan.

2. The proposed text zoning code amendments are necessary to provide consistency with the City Code of Ordinances, Chapter 10, Article IV, Section 10-86 thru 10-100.

3. It has been determined that the legal purposes for which zoning regulations exists are not contravened.

4. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect can is justified by the public good or welfare.

5. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of the text amendment to Article 13, Section 13.02.020 to the Gallatin City Council as indicated in Exhibit 'A'.

ITEM 10

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: 07/27/2015

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH MCAULEY
CITY ATTORNEY

Exhibit 'A' – Ordinance O15XX-XX Amending Article 13.00 Performance and Design Standards

ITEM 10

Exhibit 'A'

ORDINANCE NO. O15XX-XX

ORDINANCE AMENDING ZONING ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE BY AMENDING ARTICLE 13.00 PERFORMANCE AND DESIGN STANDARDS, SECTION 13.02.020, PERFORMANCE STANDARDS REGULATING NOISE.

WHEREAS, THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance has reviewed and recommended approval of these amendments in GMRPC Resolution 2015-83 attached hereto as Exhibit A; and

WHEREAS, notice and public hearing before the Gallatin City Council has or will occur before final passage of these amendment pursuant to Section 15.07.060 of the Gallatin Zoning Ordinance and Tennessee Code Annotated Section 13-7-203;

NOW THEREFORE BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that Article 13.00, Performance and Design Standards, of the Zoning Ordinance of Gallatin, Tennessee is hereby amended by deleting Section 13.02.020 Performance Standards Regulating Noise in its entirety and replacing it with the following:

Section 13.02.020 Performance Standards Regulating Noise

A. *Refer to Chapter 10, Article IV, Noise*, Gallatin Municipal Code*

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE that the Gallatin City Council hereby concurs with the recommendation of the Gallatin Municipal-Regional Planning Commission as described in Exhibit A; and

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

PASSED FIRST READING:

PASSED SECOND READING:

_____
MAYOR PAIGE BROWN

ATTEST:

_____
CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 10
PLANNING DEPARTMENT STAFF REPORT
Text Amendment - G.Z.O. Article 13, Section 13.02.020
(PC #3-720-15)
Date: July 22, 2015

REQUEST: CITY OF GALLATIN REQUEST TO AMEND THE GALLATIN ZONING ORDINANCE, ARTICLE 13.00 PERFORMANCE AND DESIGN STANDARDS, SECTION 13.02.020 PERFORMANCE STANDARDS REGULATING NOISE.

OWNER:	**CITY OF GALLATIN**
APPLICANT:	**CITY OF GALLATIN**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION 2015-83 TO CITY COUNCIL**
STAFF CONTACT:	**ROBERT J. KALISZ**

PLANNING COMMISSION DATE: JULY 27, 2015

PROPERTY OVERVIEW: The City of Gallatin is requesting approval of an amendment to the Gallatin Zoning Ordinance, Article 13.00, Performance and Design Standards, Section 13.02.020 Performance Standards Regulating Noise to establish new standards regulating the decibel levels permitted throughout the days of the week and establishing a standard for how sound levels are measured.

CASE BACKGROUND:

Analysis
The City of Gallatin requests approval of a amendment to Article 13, Section 13.02.020 of the Gallatin Zoning Ordinance, pertaining to the performance standards regulating noise. The purpose of the proposed amendment is to eliminate the text in this section and add a statement referring to City of Gallatin Municipal Codes for the regulation of noise.

DISCUSSION:

History
Since early 2013, there have been discussions concerning the noise regulations in the Gallatin Zoning Ordinance and the City of Gallatin Municipal Code. On June 25, 2013, Council Committee received complaints from citizens concerning the noise level from Awedaddy's Restaurant. Katherine Schoch, Assistant City Planner, provided a PowerPoint presentation to the Council Committee on noise regulations from surrounding communities and recommended to increase the maximum noise levels

permitted by the City of Gallatin Zoning Ordinance. From these discussions it was recommended that a Noise Ordinance Committee to be formed.

On February 10, 2014, the City of Gallatin Noise Ordinance Committee met to discuss options on amending the ordinance and to recommend a revision to the ordinance to the City Council. At this time Mayor Graves asked City Attorney, Joe Thompson, to draft an ordinance for the discussion.

On February 24, 2014, the City of Gallatin Noise Ordinance Committee meeting the City Attorney distributed a draft of a noise ordinance.

On April 28, 2015, Council Committee discussed changes to the noise ordinance. Councilman Overton asked that this item be placed on the City Council agenda.

On June 16, 2015, City Council passed on 2nd reading Amended Ordinance No. O1506-39 amending the City of Gallatin, Tennessee Municipal Code, Chapter 10, Article IV, Noise* by adding Section 10-100 Supplemental Excessive Noise Regulations. (Attachment 10-1)

On July 13, 2015, the Planning Commission reviewed and discussed the current Gallatin Zoning Ordinance, Article 13.00 Performance and Design Standards, Section 13.02.020 on regulating noise (Attachment 10-2). Staff presented three (3) proposed options for amending the zoning ordinance for discussion which includes:

- Option 1 (Attachment 10-3)
  - Remove, in its entirety, the language for Section 13.02.020 and replace with reference to Chapter 10, Article IV, Noise*, Gallatin Municipal Code.

- Option 2 (Attachment 10-4)
  - Revise and add language to Section 13.02.020.C. establishing separate standards within the city, consistent with Amended Ordinance No. O1506-39, and outside the City affecting only areas within the Planning Region.

TABLE 13-01

MAXIMUM PERMITTED SOUND LEVELS (dBA)

RECEIVING LAND USE CATEGORY*	SOUND LEVEL LIMIT	TIME PERIOD
Residential	75 dBA	7:00am-6:00pm, Everyday
	65 dBA	6:00pm-9:00pm, Sunday thru Thursday
	65 dBA	6:00pm-10:00pm, Friday thru Saturday
	55 dBA	9:00pm-7:00am, Sunday thru Thursday
	55 dBA	10:00pm-7:00am, Friday thru Saturday

- Option 3 (Attachment 10-5)
  - Remove, in its entirety, the language for Section 13.02.020 and replace with reference to Chapter 10, Article IV, Noise*, Gallatin Municipal Code which will establish the same noise standard inside and outside the City within the Planning Region.

Proposed Amendment
Staff recommends Option 1.

Section 13.02.020, Performance Standards Regulating Noise

A. Reference to Chapter 10, Article IV, Noise, Gallatin Municipal Code*

Police Department Comments
The Police Department reviewed and had no comments on the text amendment.

FINDINGS:
1. The text amendment is in agreement and consistent with the recommendations of the General Development and Transportation Plan.
2. The proposed text zoning code amendments are necessary to provide consistency with the Gallatin Municipal Code, Chapter 10, Article IV, Sections 10-86 thru 10-100.
3. It has been determined that the legal purposes for which zoning regulations exists are not contravened.
4. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect can is justified by the public good or welfare.
5. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

RECOMMENDATION:
Staff recommends that the Planning Commission approve Resolution 2015-83, Text Amendment to the Gallatin Zoning Ordinance, Article 13, Performance and Design Standards, Section 13.02.020 Performance Standards Regulating Noise as described in Option 1.

ATTACHMENTS
Attachment 10-1 Amended Ordinance No. O1506-39
Attachment 10-2 Current G.Z.O. Article 13, Section 13.020.020
Attachment 10-3 Option 1 - G.Z.O. Article 13, Section 13.020.020
Attachment 10-4 Option 2 - G.Z.O. Article 13, Section 13.020.020
Attachment 10-5 Option 3 - G.Z.O. Article 13, Section 13.020.020

ATTACHMENT 10-1

AMENDED ORDINANCE NO. O1506-39

ORDINANCE TO AMEND THE CITY OF GALLATIN, TENNESSEE MUNICIPAL CODE, CHAPTER 10, ARTICLE IV, RELATIVE TO NOISE

WHEREAS, it has come to the attention of the Mayor and City Council that the City of Gallatin Municipal Code regarding noise violations should be amended; and

WHEREAS, the Mayor and City Council of the City of Gallatin, Tennessee, believe it is in the best interests of the citizens of the City to update the existing noise ordinance to bring it in line with current technology and to make it more enforceable;

NOW, THEREFORE BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that Article IV of Chapter 10 of the Gallatin Municipal Code is hereby amended by adding the following Section 10-100 as follows:

10-100 Supplemental excessive noise regulations.

(1) No person or persons owning, employing or having the care, custody or possession of any musical instrument, radio set, television set, phonograph, or other instrument, machine or device for amplifying, producing or reproducing sound, shall operate, use or permit to be operated or used such instrument, machine or device in such a manner as to disturb the peace and comfort of the neighboring inhabitants or at any time with louder volume than is necessary for convenient hearing of the persons who are in the room or chamber in which or who are on the premises from which such instrument, machine or device is operated and who are voluntary listeners thereto.

(2) No person operating or occupying a motor vehicle on any street, highway, alley, parking lot or driveway, either public or private property, shall operate or permit the operation of any sound amplification system, including, but not limited to, any radio, tape player, compact disc player, loud speaker or any other electrical device used for the amplification of sound from within the motor vehicle so that the sound is plainly audible at a distance of fifty or more feet from the vehicle or, in the case of a motor vehicle on private property, beyond the property line. For the purpose of this subsection, "plainly audible" means any sound which clearly can be heard, by unimpaired auditory senses based on a direct line of sight of fifty or more feet, however, words or phrases need not be discernible and said sound shall include bass reverberation.

Prohibitions contained in this section shall not be applicable to emergency or public safety vehicles, vehicles owned and operated by the City, Sumner County, Tennessee, or any utility company, for sound emitted unavoidably during job-related operation, or any motor vehicle used in an authorized public activity for which a permit has been granted by the appropriate governmental agency.

(3) No person or persons, group, entity or organization shall operate or permit to be operated any musical instrument or other entertainment device using amplification, within fifty feet of a residence or of a natural conservation area unless such music or other entertainment is provided within a totally enclosed structure, except as set forth herein. In no event may such music or other entertainment be provided outside of a structure except between the hours of 7:00 a.m. and 11:00 p.m.

3-720-15

ATTACHMENT 10-1

Unless exempted under provisions of the code as a special event, mass gathering or other permitted activity by the City or its boards or commissions. The provisions of this section shall not apply to outdoor entertainment or activities on property owned by the City or its agencies and parks under the control of the Department of Leisure Services.

(4) No person or persons owning, operating, or having the care, custody, or control of any business or commercial facility shall be permitted to operate any equipment (musical or otherwise), vehicles, or heavy machinery incident to performing business or commercial functions, or engage in any other business or commercial activity which would emit, cause to be emitted, or permit the emission of any noise in excess of the decibel dB(A) levels set forth in Table A, as measured from a point as close as possible to the outside walls of a residential structure located within a residential zoning district adversely affected by the noise at a height of four feet above the immediate surrounding surface.

Table A Noise Standards

Noise Level	Time Period
75 dB(A)	7:00am – 6:00pm, everyday
65 dB(A)	6:00pm – 9:00pm, Sun. – Thurs.
65 dB(A)	6:00pm – 10:00pm, Fri. – Sat.
55 dB(A)	9:00pm - 7:00am, Sun. night –Thurs. night
55 dB(A)	10:00pm – 7:00am, Fri. night- Sat. night

(5) The Gallatin Zoning Ordinance shall control noise standards not specifically addressed in this section.

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

PASSED FIRST READING: June 2, 2015.

PASSED SECOND READING: June 16, 2015.

PAIGE BROWN, MAYOR

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

3-720-15

ATTACHMENT 10-2 CURRENT

13.02 Performance Standards Regulations

The following performance standard regulations shall apply to all uses of property as indicated in each respective district:

13.02.010 Prohibition of Dangerous or Objectionable Elements

No land or building in any district shall be used or occupied in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, or other hazard; noise or vibration, smoke, dust, odor, or other form of air pollution; heat, cold, dampness, electrical, or other disturbance; glare; liquid or solid refuse or wastes; or other substance, condition, or element in such a manner or in such amount as to adversely effect the surrounding area of adjoining premises (referred to herein as "dangerous or objectionable elements"); provided, that any use permitted or not expressly prohibited by this Ordinance may be undertaken and maintained if it conforms to the regulation of this Article limiting dangerous and objectionable elements at the point of the determination of their existence.

13.02.020 Performance Standards Regulating Noise

A. Definitions - For the purpose of this Article, the following terms shall apply:

1. Decibel: a unit of intensity of sound pressure. The decibel scale is a logarithmic scale of ratios of pressure with respect to a reference pressure of 0.00002 microbars. It is abbreviated as DB.
2. Frequency: the number of times that a sound pressure fluctuation completely repeats itself in one second of time. Frequency is designated in cycles per second and is abbreviated c.p.s.
3. Impact Noise Analyzer: an instrument to measure the peak sound pressure of an impact sound.
4. Impact Sound: a sound produced by two or more objects (or parts of a machine) striking each other, so as to be heard as separate distinct noises.
5. Noise: a subjective description of an undesirable or unwanted sound.
6. Octave Band: a band of frequencies in which the upper limit of the band is twice the lower limit.

   Preferred Frequency Octave Band: these octave bands are replacing the pre-1960 octave bands. The Preferred Frequency Bands are designated by a single number which corresponds to their geometric center frequency. Nine octave bands cover the entire range of frequencies of interest of industrial noise and are described in United States America Standard Institute (USASI) Standard Number SI.6-1960.

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ATTACHMENT 10-2 CURRENT

7. Octave Band Analyzer: an instrument to measure octave band composition of a noise by means of bandpass filters. It shall meet all requirements of the USASI and shall be calibrated for use with Preferred Frequencies.
8. Overall Sound Level: total sound pressure level in the entire frequency spectrum between 20 and 20,000 c.p.s.
9. Sound: rapid fluctuations of atmospheric pressure which are audible to persons.
10. Sound Level Meter: an instrument to measure the overall sound level. It shall comply with applicable specifications of the USASI.
11. Steady State: a noise or vibration which is continuous such as from a fan or compressor.

B. Method of Measurement - For the purpose of measuring the intensity or frequency of sound, the sound level meter, octave band analyzer, and the impact analyzer shall be employed. The instruments to be used for these noise measurements shall conform to all current applicable USASI standards. During these measurements, the instruments shall be set on the "A" - weighted sound pressure level with the meter set for slow response.

Impact noises shall be measured on a commercially available impact noise analyzer.

C. Maximum Permitted Sound Levels - The maximum permitted sound pressure levels in decibels across lot lines or district boundaries shall be in accordance with the Table 13-01. This table shall be used to determine the maximum noise level, measured in A-weighted decibels, which shall be permitted at the property line of the closest use in each of the following categories.

TABLE 13-01

MAXIMUM PERMITTED SOUND LEVELS (dBA)

RECEIVING LAND USE CATEGORY	SOUND LEVEL LIMIT (dBA) 7 p.m. - 7 a.m.	7 a.m. - 7 p.m.
Industrial and Agricultural	55	75
All Others	45	65

13.02.030 Performance Standards Regulating Vibration

No vibration other than from a temporary construction operation or a transportation facility shall be permitted which is discernible without instruments at the zone lot line of the zone lot on which the vibration source is situated.

3-720-15

ATTACHMENT 10-3 OPTION 1

13.02 Performance Standards Regulations

The following performance standard regulations shall apply to all uses of property as indicated in each respective district:

13.02.010 Prohibition of Dangerous or Objectionable Elements

No land or building in any district shall be used or occupied in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, or other hazard; noise or vibration, smoke, dust, odor, or other form of air pollution; heat, cold, dampness, electrical, or other disturbance; glare; liquid or solid refuse or wastes; or other substance, condition, or element in such a manner or in such amount as to adversely effect the surrounding area of adjoining premises (referred to herein as "dangerous or objectionable elements"); provided, that any use permitted or not expressly prohibited by this Ordinance may be undertaken and maintained if it conforms to the regulation of this Article limiting dangerous and objectionable elements at the point of the determination of their existence.

13.02.020 Performance Standards Regulating Noise

A. *Refer to Chapter 10, Article IV, Noise*, Gallatin Municipal Code*

ATTACHMENT 10-4 OPTION 2

13.02 Performance Standards Regulations

The following performance standard regulations shall apply to all uses of property as indicated in each respective district:

13.02.010 Prohibition of Dangerous or Objectionable Elements

No land or building in any district shall be used or occupied in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, or other hazard; noise or vibration, smoke, dust, odor, or other form of air pollution; heat, cold, dampness, electrical, or other disturbance; glare; liquid or solid refuse or wastes; or other substance, condition, or element in such a manner or in such amount as to adversely effect the surrounding area of adjoining premises (referred to herein as "dangerous or objectionable elements"); provided, that any use permitted or not expressly prohibited by this Ordinance may be undertaken and maintained if it conforms to the regulation of this Article limiting dangerous and objectionable elements at the point of the determination of their existence.

13.02.020 Performance Standards Regulating Noise

Any land or building located within the Gallatin City Limits shall refer to *Chapter 10, Article IV, Noise*, Gallatin Municipal Code* for performance standards regulating noise and enforcement by the Gallatin Police Department.

Any land or building located outside the Gallatin City Limits but within the Gallatin Planning Region shall be governed and regulated by this Section.

A. Definitions - For the purpose of this Article, the following terms shall apply:

1. Decibel: a unit of intensity of sound pressure. The decibel scale is a logarithmic scale of ratios of pressure with respect to a reference pressure of 0.00002 microbars. It is abbreviated as DB.
2. Frequency: the number of times that a sound pressure fluctuation completely repeats itself in one second of time. Frequency is designated in cycles per second and is abbreviated c.p.s.
3. Impact Noise Analyzer: an instrument to measure the peak sound pressure of an impact sound.
4. Impact Sound: a sound produced by two or more objects (or parts of a machine) striking each other, so as to be heard as separate distinct noises.
5. Noise: a subjective description of an undesirable or unwanted sound.
6. Octave Band: a band of frequencies in which the upper limit of the band is twice the lower limit.

   Preferred Frequency Octave Band: these octave bands are replacing the pre-1960 octave bands. The Preferred Frequency Bands are designated by a single number which

ATTACHMENT 10-4 OPTION 2

corresponds to their geometric center frequency. Nine octave bands cover the entire range of frequencies of interest of industrial noise and are described in United States America Standard Institute (USASI) Standard Number SI.6-1960.

7. Octave Band Analyzer: an instrument to measure octave band composition of a noise by means of bandpass filters. It shall meet all requirements of the USASI and shall be calibrated for use with Preferred Frequencies.
8. Overall Sound Level: total sound pressure level in the entire frequency spectrum between 20 and 20,000 c.p.s.
9. Sound: rapid fluctuations of atmospheric pressure which are audible to persons.
10. Sound Level Meter: an instrument to measure the overall sound level. It shall comply with applicable specifications of the USASI.
11. Steady State: a noise or vibration which is continuous such as from a fan or compressor.

B. Method of Measurement - For the purpose of measuring the intensity or frequency of sound, the sound level meter, octave band analyzer, or the impact analyzer shall be employed. The instruments to be used for these noise measurements shall conform to all current applicable USASI standards. During these measurements, the instruments shall be set on the "A" - weighted sound pressure level with the meter set for slow response.

Impact noises shall be measured on a commercially available impact noise analyzer.

C. Maximum Permitted Sound Levels - The maximum permitted sound pressure levels in decibels shall be in accordance with the Table 13-01. This table shall be used to determine the maximum noise level, measured in A-weighted decibels, at a height of four (4) feet above the immediate surrounding surface and at a point as close as possible to the outside walls of a residential structure located within a residential zoning district adversely affected by the noise.

TABLE 13-01

MAXIMUM PERMITTED SOUND LEVELS (dBA)

RECEIVING LAND USE CATEGORY*	SOUND LEVEL LIMIT	TIME PERIOD
Residential	75 dBA	7:00am-6:00pm, Everyday
	65 dBA	6:00pm-9:00pm, Sunday thru Thursday
	65 dBA	6:00pm-10:00pm, Friday thru Saturday
	55 dBA	9:00pm-7:00am, Sunday thru Thursday
	55 dBA	10:00pm-7:00am, Friday thru Saturday

*Agricultural uses and activities are exempt from these standards.

3-720-15

ATTACHMENT 10-5 OPTION 3

13.02 Performance Standards Regulations

The following performance standard regulations shall apply to all uses of property as indicated in each respective district:

13.02.010 Prohibition of Dangerous or Objectionable Elements

No land or building in any district shall be used or occupied in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, or other hazard; noise or vibration, smoke, dust, odor, or other form of air pollution; heat, cold, dampness, electrical, or other disturbance; glare; liquid or solid refuse or wastes; or other substance, condition, or element in such a manner or in such amount as to adversely effect the surrounding area of adjoining premises (referred to herein as "dangerous or objectionable elements"); provided, that any use permitted or not expressly prohibited by this Ordinance may be undertaken and maintained if it conforms to the regulation of this Article limiting dangerous and objectionable elements at the point of the determination of their existence.

13.02.020 Performance Standards Regulating Noise

A. *Any land or building located within the Gallatin City Limits shall refer to Chapter 10, Article IV, Noise*, Gallatin Municipal Code for performance standards regulating noise and enforcement by the Gallatin Police Department.*

B. *Any land or building located outside the Gallatin City Limits but within the Gallatin Planning Region shall refer to Chapter 10, Article IV, Noise*, Gallatin Municipal Code for performance standards regulating noise and enforcement by the Gallatin Planning Department.*

3-720-15

ITEM 11

GMRPC Resolution No. 2015-99

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A PRELIMINARY MASTER DEVELOPMENT PLAN FOR DUNLAP JUNCTION, APPROVING CONSTRCUTION OF A 1,921 SQUARE FOOT RESTAURANT, ON A 1.42 (+/-) ACRE PARCEL, LOCATED BETWEEN LONG HOLLOW PICK AND RED RIVER ROAD AT 604 LONG HOLLOW PIKE. (3-793-15)

WHEREAS, The applicant has submitted an application for 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 Preliminary Master Development Plan submitted by the applicant, Bruce Rainey and Associates, at its regular meeting on July 27, 2015, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION reviewed the Preliminary 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 Tennessee Code Annotated §13-3-310, §13-4-310, §13-7-201, and §13-7-202:

1. The Preliminary Master Development Plan is consistent with the Gallatin on the Move 2020 Plan and the Neighborhood Center Character Area designation of the property.

2. The owner/applicant has submitted a completed application with required attachments to the City requesting approval of the Preliminary Master Development Plan as required by Sections 12.02.010 B. and 15.07.030 of the Gallatin Zoning Ordinance.

3. The Preliminary Master Development Plan is consistent with the purpose and intent of the Planned Neighborhood Commercial (PNC) zoning 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 zoning district.

4. The property has adequate public utilities, infrastructure and private or municipal services necessary to serve the preliminary master development plan or such necessary services and facilities will be provided upon development of the property.

5. The Preliminary Master Development Plan will be compatible with surrounding uses and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located. The proposed alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Preliminary Master Development Plan for Dunlap Junction Phase 1, consisting of a one (1) sheet plan prepared by Bruce Rainey and Associates of Hendersonville, TN with Project No. 150061, dated June 22, 2015 with a final revision date of July 16, 2016, and Architectural Elevations, consisting of one (1) sheet for Whitt's BBQ, prepared by Matchett and Associates Architects of Gallatin, TN with Project No. 1524 and Job No. 150061, dated July 15, 2015, with the following conditions of approval:

1. Remove 'Amended' from Title of Plan.
2. Provide a fire hydrant at this location.
3. Submit three (3) corrected folded copies of the Amended Preliminary Master Development 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: 7/27/15

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

EXHIBIT A

ITEM 11
PLANNING DEPARTMENT STAFF REPORT

Amended Preliminary Master Development Plan – Dunlap Junction Phase 1 (Whitt's BBQ)
(3-793-15)
604 Long Hollow Pike
Date: July 27, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF THE PRELIMINARY MASTER DEVELOPMENT FOR DUNLAP JUNCTION PHASE 1 AND APPROVING CONSTRUCTION OF A 1,921 SQUARE FOOT RESTAURANT ON A 1.42 (+/-) ACRE PARCEL ZONED PLANNED NEIGHBORHOOD COMMERCIAL (PNC), LOCATED AT 604 LONG HOLLOW PIKE.

OWNER:	**STEVEN DUNLAP**
APPLICANT:	**BRUCE RAINEY AND ASSOCIATES**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2015-99**
STAFF CONTACT:	**KEVIN CHASTINE, AICP**
PLANNING COMMISSION DATE:	**JULY 27, 2015**
COUNCIL COMMITTEE DATE:	**AUGUST 11, 2015**

PROPERTY OVERVIEW: **The owner and applicant request approval of a Preliminary Master Development Plan for Phase 1 of Dunlap Junction to provide for the construction of a 1,921 square foot restaurant on the 1.42 (+/-) acre parcel. The parcel is zoned Planned Neighborhood Commercial (PNC) and is located at 604 Long Hollow Pike. (Attachment 11-1) The applicant is requesting multiple uses that may be used for Phase 2 of Dunlap Junction. The uses are Business and Communication Service, Financial, Administrative and Consulting, Food Service, General Personal Services, General Retail Sales and Services, Automotive Parking, and Limited Retail Sales. All of these uses are permitted within the PNC zone district. (Attachment 11-2)**

CASE BACKGROUND:

Previous Approvals

On May 18, 2009, the Planning Commission recommended approval of a rezoning with preliminary master development plan for Carter's Junction (PC File# 3-29-08) (Attachment 11-3). On July 7, 2009, City Council passed Ordinance No. Ø0905-39, which rezoned the property from Commercial Services-Limited (CSL) to Planned Neighborhood Commercial (PNC) and approved the PMDP for Carter's Junction. The PMDP included a 11,200 square foot building with an accessory 2,400 square foot private garage on 1.42 (+/-) acre parcel.

Prior to approval of the Carter's Junction rezoning and PMDP, a deed for this property indicated that it was previously the site of a *"dwelling house and outbuildings [were] located on said lot".* (Recorded on January 14, 1942 in Deed Book 120 Page 445)

DISCUSSION:

Proposed Development

The owner and applicant are requesting approval of a Preliminary Master Development Plan for Dunlap Junction Phase 1 to construct a 1,921 square foot restaurant. The previous PMDP for Carter's Junction expired in 2012.

The Amended PMDP covers the entire 1.42 (+/-) acres, however the parcel is divided into two (2) phases with the first phase (Whitt's BBQ) including the easterly half of the parcel. Phase 2 shows no site design. Phase 2 will be required to submit a separate PMDP or an amendment to the proposed plan with review by the Planning Commission and City Council.

The property is identified as a Neighborhood Center Character Area on the Gallatin On The Move 2020 Community Character Map. The existing Planned Neighborhood Commerical (PNC) zoning is consistent with the Plan.

Proposed Uses

Phase 1 will include a Whitt's BBQ restaurant; therefore, the Food Service is requested for Phase 1. The applicant requests the following uses for Phase 2: Business and Communication Service, Financial, Administrative and Consulting, Food Service, General Personal Services, General Retail Sales and Services, Automotive Parking, and Limited Retail Sales. All of these proposed uses are permitted uses within the Planned Neighborhood Commercial (PNC) zone district.

PMDP Amendment - Major or Minor

The previously approved Preliminary Master Development Plan expired and is no longer active. Therefore, Gallatin Zoning Ordinance Section 12.02.040.A requires the Planning Commission review the new Preliminary Master Development Plan and provide a recommendation to the Mayor and Alderman.

The Planning Commission shall now consider the new PMDP for this property. The new PMDP differs significantly from the previously approved PMDP, since the layout of the site, including building size and location and driveway location have changed, and the property does not have an approved plan tied to the zoning.

as a major amendment for the because the previously approved PMDP was not followed by an FMDP within two (2) years of approval of the PMDP, therefore the PMDP has become void and requires review and approval by City Council.

Floodplain and Floodway

No portion of this property is located within a special flood hazard area according to FIRM Panel Numbers #47165C0314G.

Buildings and Architectural Elevations
The proposed architectural elevations for Phase 1 show a one-story gable front asymmetrical building. The rectangular building plan is sheathed in 100 percent brick with a gable roof and an eave height of eight (8) feet and eight (8) inches.

The front elevation (Long Hollow Pike) contains the gable roof above a wall that contains a single entrance door to the left of the elevation and three (3) double paned fixed windows distributed evenly through the remainder of the elevation. The gable roof end is sheathed with vinyl siding. Also, slightly visible from the front location is the large rectangular brick chimney that is on the rear elevation.

The rear elevation (Red River Road) contains the gable roof above a wall that contains a centrally located exterior chimney and two (2) double fixed paned windows located on either side of the central chimney. The gable roof end is sheathed with vinyl siding.

The side elevation (Facing Phase 2) is 100 percent brick and contains a drive-thru window that is covered by a gable roof also sheathed in vinyl siding. The drive-thru window and gable roof project outward from the wall to break up the long flat expanse of brick on this elevation.

The side elevation (Facing Keystop Gas Station) is also 100 percent brick and contains a single double fixed pane window at the left of the elevation directly adjacent to a single entrance door. A double door is placed just right of center along this elevation to permit deliveries to the rear of the restaurant.

As submitted these architectural elevations exceed the masonry requirement in Section 13.08.010.A of the Gallatin Zoning Ordinance. Staff recommends the Planning Commission approved the proposed architectural elevations. Final architectural elevations will be provided with the Final Master Development Plan.

Waste Disposal
The PMDP indicates a dumpster enclosure to be located at the northeast corner of Phase 1, approximately 30 feet from Red River Road right-o-way. The dumpster enclosure is screened with a heavily landscaped buffer of 12 evergreen shrubs and an enclosure. The applicant has not provided any details or architectural elevations of the dumpster enclosure. This will be provided with the Final Master Development Plan. The dumpster enclosure shall comply with Municipal Code Section 14-14.a.

Bufferyard and Landscaping
Type 15, 20, and 30 bufferyards are required on this site. The applicant has shown the required Type 15 bufferyard along the eastern and northern property boundaries (adjacent to Red River Road) and the Type 20 bufferyard along the southern property boundary. The applicant is requesting an alternative Type 30 bufferyard on the west and northwest property boundary.

The Alternative Type 15 Bufferyard is 15 feet in width with only one (1) ornamental tree planted every 60 feet instead of two (2) ornamental trees. The request is being made due to an existing fence along the property boundary.

The Alternative Type 30 bufferyard contains all required landscape material, but does not contain an opaque barrier as required by Section 13.04.090.E. The Type 30 bufferyard is required because the adjacent property is zoned Residential-15, but is used as a Place of Worship. This bufferyard is part of Phase 2 of Dunlap Junction, therefore this bufferyard will be part of the PMDP and FMDP for Phase 2, which will be reviewed in the future.

The plan also meets or exceeds all interior parking landscape requirements and parking lot screening requirements and provides additional landscape screening around the HVAC unit and dumpster enclosure.

Staff recommends the Planning Commission approve the proposed bufferyards and landscaping plan as submitted. The final landscaping plan will be submitted with the Final Master Development Plan.

Mechanical Equipment Screening
The HVAC units are proposed to be located on the ground along the rear (north) elevation of the restaurant. The applicant has shown landscape screening to buffer the view of the HVAC units from the adjacent drive-thru lane and Red River Road.

Parking
Parking requirements are based on the use of the property. Phase 1 of Dunlap Junction, only has one (1) use, which is Food Service. The Food Service use requires one (1) parking space for every four (4) seats within the restaurant. The PMDP indicates the proposed restaurant has a seating capacity of 25, which would require seven (7) parking spaces. The plan indicates 14 parking spaces, including one (1) handicapped parking space.

The PMDP exceeds the required number of parking spaces as required in Gallatin Zoning Ordinance Section 11.03 and meets the required handicap accessible parking space as required in Gallatin Zoning Ordinance Section 11.07.

Access and Right-of-Way
The parcel has road frontage on both Long Hollow Pike and Red River Road. Due to this, the applicant is requesting two (2) full access points – one on Long Hollow Pike and one on Red River Road. Both access points are proposed as 24 foot wide full access driveways. The Long Hollow Pike driveway is located to align with South Maple Avenue and the Red River Road access is placed to meet driveway access separation requirements from the adjacent gas station to the southeast.

Signage
A monument sign, with the required five (5) foot setback, is proposed next to the Long Hollow Pike driveway. No sign details or proposed designs are provided with the PMDP. Sign plans will be provided with the Final Master Development Plan. A sign permit shall be required prior to the construction of any signage on site.

Planning Department Comments
The Planning Department reviewed and commented on the Site Plan. The owner and applicant satisfactorily addressed the Planning Department comments, except those included as conditions of approval.

Engineering Division Comments
The Engineering Division reviewed and commented on the Site Plan. The owner and applicant satisfactorily addressed the Engineering Division comments, except those included as conditions of approval.

Other Departmental Comments
Other City Departments reviewed and commented on the Site Plan. The owner and applicant satisfactorily addressed the other City Department comments, except those included as conditions of approval.

Findings:

1. The Preliminary Master Development Plan is consistent with the Gallatin on the Move 2020 Plan and the Neighborhood Center Character Area designation of the property.

2. The owner/applicant has submitted a completed application with required attachments to the City requesting approval of the Preliminary Master Development Plan as required by Sections 12.02.010 B. and 15.07.030 of the Gallatin Zoning Ordinance.

3. The Preliminary Master Development Plan is consistent with the purpose and intent of the Planned Neighborhood Commercial (PNC) zoning 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 zoning district.

4. The property has adequate public utilities, infrastructure and private or municipal services necessary to serve the preliminary master development plan or such necessary services and facilities will be provided upon development of the property.

5. The Preliminary Master Development Plan will be compatible with surrounding uses and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located. The proposed alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance.

RECOMMENDATION:
Staff recommends that the Planning Commission approve Resolution 2015-99, amending the Preliminary Master Development Plan for Carter's Junction for Dunlap Junction Phase 1, consisting of a one (1) sheet plan prepared by Bruce Rainey and Associates of Hendersonville, TN with Project Number 150061, dated June 22, 2015 with a final revision date of July 16, 2015, and Architectural Elevations, consisting of one (1) sheet, prepared by

Matchett and Associates Architects of Gallatin, TN with Project Number 1524 dated July 15, 2015, with the following conditions:

1. Remove 'Amended' from Title of Plan.
2. Provide a fire hydrant at this location.
3. Submit three (3) corrected folded copies of the Amended Preliminary Master Development Plan, including one (1) full size and two (2) half size copies, to the Planning Department.

ATTACHMENTS

Attachment 11-1 Location Map
Attachment 11-2 PNC Zoning (Ordinance Ø0905-39)
Attachment 11-3 PMDP for Carter's Junction (PC File# 3-29-08)
Attachment 11-4 Architectural Elevations
Attachment 11-5 Dunlap Junction - Preliminary Master Development Plan

I:Activities & Project Types/Rezoning with PMDP-FMDP/Dunlap Junction (3-793-15)/Item 11 Dunlap Junction (Whitt's BBQ) Amended PMDP (3-793-15) KC.doc

Location Map

Dunlap Junction (Formerly Carter's Junction)
Preliminary Master Development Plan
PC File# 3-793-15

Prepared By: Kevin Chastine, AICP
Prepared On: July 20, 2015

ATTACHMENT 1-1

ATTACHMENT 11-2

ORDINANCE NO. OØ9Ø5-39

ORDINANCE AMENDING ZONING ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE BY AMENDING COMMERCIAL SERVICES LIMITED (CSL) ZONE DISTRICT TO PLANNED NEIGHBORHOOD COMMERCIAL (PNC) ZONE DISTRICT, – 1.42 (+/-) ACRES - ELBERT CARTER AND LINDA B. CARTER, OWNER(S), S.B.E. TAX MAP #126B/A/011.00 LOCATED AT 604 LONG HOLLOW PIKE.

WHEREAS, THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance has reviewed and recommended approval of this amendment; and

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

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

1. That based upon recommendation of approval by the Gallatin Municipal Planning Commission (Section 15.07.040) and notice to adjacent owners, public notice, and after public hearing in compliance with Section 15.07.060 of the Gallatin Zoning Ordinance, the zone of the real property described in Exhibit A, attached hereto, and further defined in Exhibit B, Master Development Plan – Carter's Junction, attached hereto, shall be amended from the regular zoning district of Commercial Services Limited (CSL) to the regular zoning district of Planned Neighborhood Commercial (PNC), and the Master Development Plan is approved.

2. In accordance with Section 15.07.080 of the Gallatin Zoning Ordinance, the official zoning map of the City of Gallatin, Tennessee, shall, upon the effective date of this ordinance, be amended to reflect the zoning change herein made.

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

PASSED FIRST READING: June 2, 2009.

PASSED SECOND READING: July 7, 2009.

Jo Ann Graves

MAYOR JO ANN GRAVES

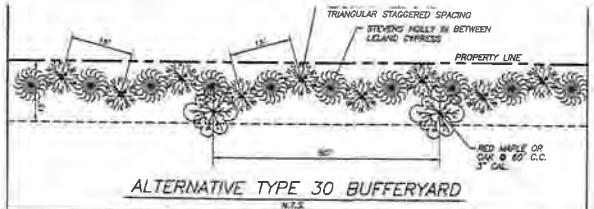
ATTEST:

Connie Kittrell

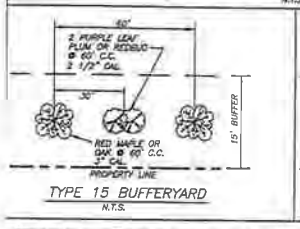
CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

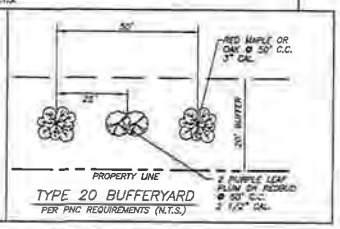
JOE THOMPSON
CITY ATTORNEY



ALTERNATIVE TYPE 30 BUFFERYARD
N.T.S.



TYPE 15 BUFFERYARD
N.T.S.



TYPE 20 BUFFERYARD
PER PNC REQUIREMENTS (N.T.S.)

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD DIRECTION
C1	00°51'02"	500.00	7.42	7.42	3.71	S 50°57'33" E

OWNER NAME	TAX MAP GROUP	PARCELS	SITE ADDRESS	YARD	EXISTING ZONING & USE	PROPOSED ZONING	BLDG. S.F.	LOT COVERAGE	FLOOR AREA RATIO	BUILDING HEIGHT
ELBERT CARTER & LINDA B. CARTER	MAP 126B "A"	11.00	604 LONG HOLLOW PIKE	25' FRONT 10' SIDE 40' REAR 50' M.B.S.L. (ADJACENT TO ARTERIAL ROADS)	CSL VACANT	PNC	13,650	61,855 SF TOTAL 38,820 SF IMPERVIOUS 62.80% IMPERVIOUS	0.22	22'

LANDSCAPE/GREEN SPACE: 23,035 S.F. TOTAL

TOTAL AREA – 1.42 ACRES±

LEGEND

- BOUNDARY LINE
- EDGE OF PAVEMENT
- 12" W — WATER LINE
- OHU — OVERHEAD UTILITY LINE
- EASEMENT LINE
- MIN. BLDG. SETBACK LINE
- YARD LINE
- BUFFERYARD LINE
- UTILITY POLE
- EXISTING CONTOUR
- 391 — PROPOSED CONTOUR
- x 513.4 — PROPOSED SPOT ELEVATION
- 12"CMP — EXIST. PIPE & HEADWALL

SETBACKS & YARD REQUIREMENTS

YARDS PER GALLATIN ZONING ORD. :
FRONT : 25'
SIDE : 10'
REAR : 40'

MIN. BLDG. SETBACK LINES:
ADJACENT TO LONG HOLLOW PK.- 50'

LOCATION MAP
NOT TO SCALE

PARKING SPACES

PARKING BASED ON GENERAL RETAIL SALES (9,000 S.F.) & FOOD SERVICE (2,250 S.F.):
PARKING SPACES REQUIRED: 9,000/250 = 36 SPACES (GENERAL RETAIL SALES)
PARKING SPACES REQUIRED (FOOD SERVICE): 32 PERSON CAPACITY/4 = 8 SPACES
TOTAL PARKING SPACES REQUIRED: 44 SPACES
TOTAL PARKING SPACES PROVIDED: 45 (43 REG +2 HC)
PARKING REQUIREMENTS MAY CHANGE DEPENDING ON ACTUAL USES

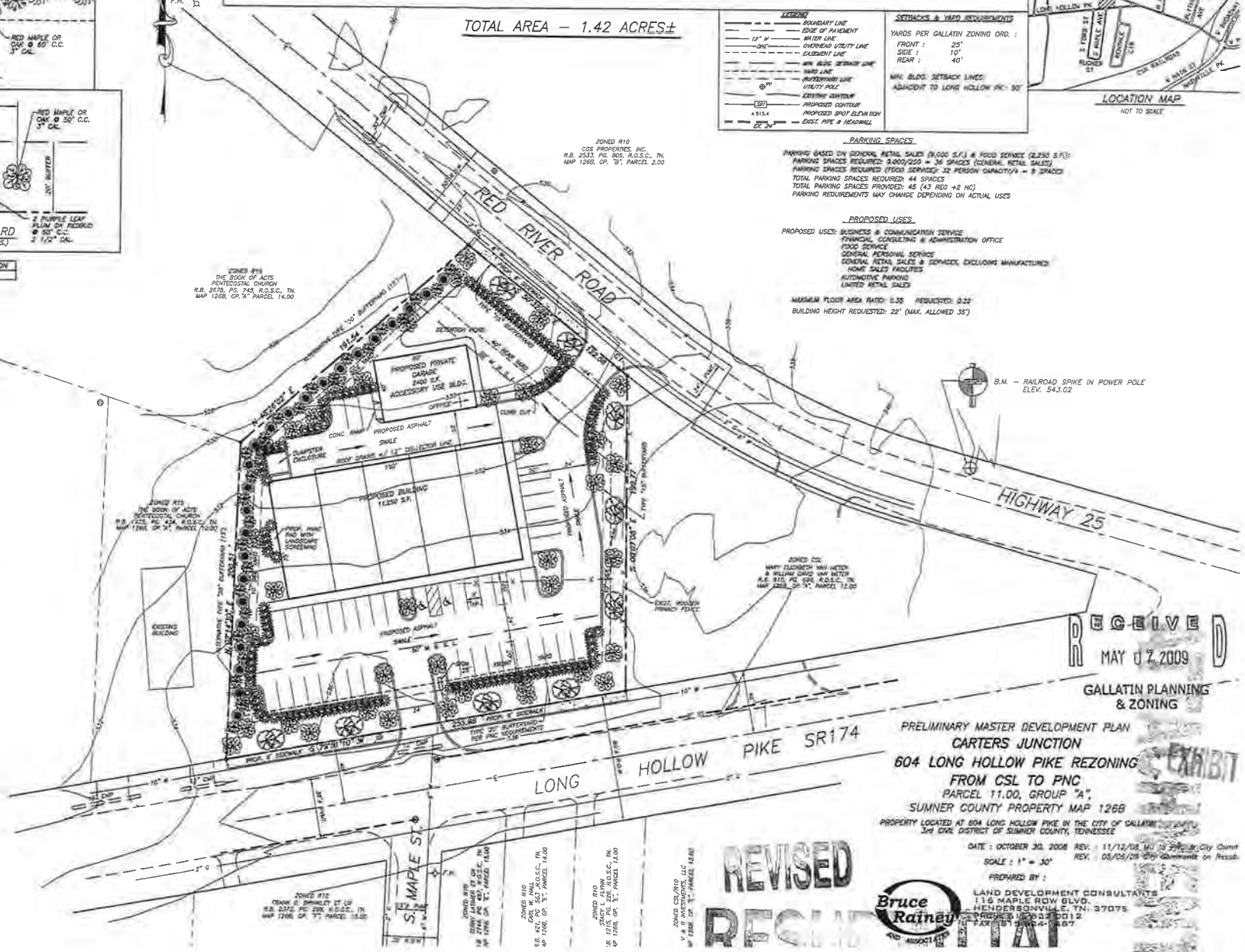
PROPOSED USES

PROPOSED USES: BUSINESS & COMMUNICATION SERVICE
FINANCIAL, CONSULTING & ADMINISTRATION OFFICE
FOOD SERVICE
GENERAL PERSONAL SERVICE
GENERAL RETAIL SALES & SERVICES, EXCLUDING MANUFACTURED HOME SALES FACILITIES
AUTOMOTIVE PARKING
LIMITED RETAIL SALES

MAXIMUM FLOOR AREA RATIO: 0.35 REQUESTED: 0.22
BUILDING HEIGHT REQUESTED: 22' (MAX. ALLOWED 35')

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: - ELBERT CARTER ET UX R.B. 2630, PG. 247, 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 PARCEL 11.00 ON SUMNER COUNTY PROPERTY MAP 126B, GROUP "A".
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 DARE DIG FOR UNDERGROUND UTILITY LOCATIONS.
5. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED FOR THIS SURVEY.
6. THIS PROPERTY IS ZONED CSL AND IS VACANT AS OF THE DATE OF THIS SUBMITTAL.
7. BEARINGS SHOWN ARE BASED ON THE RECORDED DEED OF RECORD IN R.B. 160, PG. 247, R.O.S.C., TN.
8. TOPOGRAPHY SHOWN HEREON WAS DERIVED FROM FIELD RUN TOPO BY BRUCE RAINEY & ASSOCIATES. CONTOURS SHOWN AT 2' INTERVALS.
9. PROPOSED LANDSCAPING AND BUFFERS AS SHOWN.
10. SIGNAGE TO BE MONUMENT TYPE NOT TO EXCEED 6' IN HEIGHT. SIGN PERMIT MUST BE OBTAINED PRIOR TO CONSTRUCTION OF ANY SIGNAGE ON SITE
11. STORM WATER DETENTION WILL BE DESIGNED WITH SUBMITTAL OF SITE PLAN.
12. PROPOSED BUILDINGS TO CONTAIN 13,650 S.F.
13. THE OWNER/DEVELOPER (ELBERT CARTER) WILL BE RESPONSIBLE FOR ALL FINANCIAL RESPONSIBILITIES ON THIS PROJECT.
14. ARCHITECTURAL BUILDING ELEVATIONS TO BE APPROVED BY PLANNING COMMISSION.
15. ACCORDING TO FIRM COMMUNITY PANEL 47165C0314E DATED 09/20/06, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA AND LIES IN ZONE "X".
16. WE ANTICIPATE BUILDOUT WITHIN 48 MONTHS ONCE APPROVED BY PLANNING COMMISSION. CONSTRUCTION TO BE DONE IN PHASES.
17. DRAINAGE CALCULATIONS TO BE SUBMITTED WITH SITE PLAN.
18. ALL CONSTRUCTION AND USE OF PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE SECTION 13.02.
19. THE SITE WILL MEET ADDITIONAL SITE DEVELOPMENT REQUIREMENTS (LANDSCAPING) OF THE THE PNC ZONE DISTRICT PER ZONING REGULATION 08.05.060 AND WILL BE SUBMITTED WITH SITE PLAN.
20. SITE UTILITY PLANS FOR WATER AND SEWER SERVICES TO BE SUBMITTED WITH SITE PLAN.



RECEIVED
MAY 07 2009
GALLATIN PLANNING & ZONING

REVISED RESUBMITTAL

PRELIMINARY MASTER DEVELOPMENT PLAN
CARTERS JUNCTION
604 LONG HOLLOW PIKE REZONING
FROM CSL TO PNC
PARCEL 11.00, GROUP "A",
SUMNER COUNTY PROPERTY MAP 126B

PROPERTY LOCATED AT 604 LONG HOLLOW PIKE IN THE CITY OF GALLATIN
3rd CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : OCTOBER 30, 2008 REV. : 11/12/08 MUD Review City Comments
SCALE : 1" = 30' REV. : 05/05/09 City Comments on Resub.

PREPARED BY :

Bruce Rainey AND ASSOCIATES
LAND DEVELOPMENT CONSULTANTS
116 MAPLE ROW BLVD.
HENDERSONVILLE, TN. 37075
PHONE: 615-822-0012
FAX: 615-824-1187

EXHIBIT

11-3

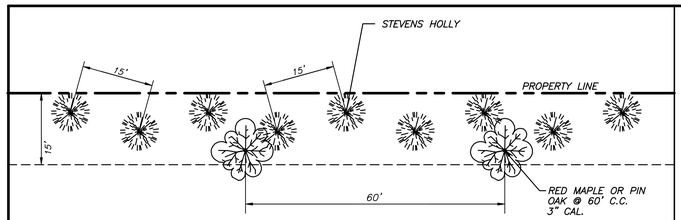
RECEIVED
JUN 24 2015
GALLATIN PLANNING
& ZONING

II-4

3-
8-793-15

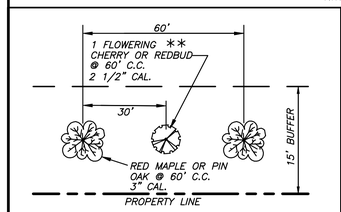
ATTACHMENT II-4

3-793-15



ALTERNATIVE TYPE 30 BUFFERYARD

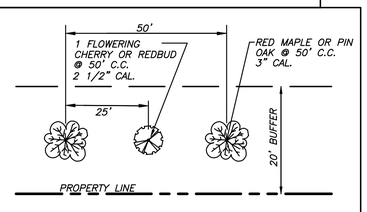
N.T.S.



ALTERNATIVE TYPE 15 BUFFERYARD

N.T.S.

** TWO FLOWERING CHERRY OR REDBUD TO BE PLANTED IN ALT. TYPE '15' BUFFERYARD ALONG RED RIVER ROAD



ALTERNATIVE TYPE 20 BUFFERYARD

PER PNC REQUIREMENTS (N.T.S.)

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD DIRECTION
C1	00°51'02"	500.00	7.42	7.42	3.71	S 50°57'53" E

OWNER NAME	TAX MAP	GROUP	PARCELS	SITE ADDRESS	YARD	EXISTING ZONING & USE	BLDG. S.F.	LOT COVERAGE	FLOOR AREA RATIO	BUILDING HEIGHT
STEVEN C. DUNLAP & JENNIFER R. DUNLAP 107 KENNETH DR. OLD HICKORY, TN 37138	MAP 126B	"A"	11.00	604 LONG HOLLOW PIKE	25' FRONT 10' SIDE 40' REAR 50' M.B.S.L. (ADJACENT TO ARTERIAL ROADS)	PNC VACANT	1,921	61,855 SF TOTAL 23,385 SF IMPERVIOUS 37.8% IMPERVIOUS	0.03	12'

TOTAL AREA – 1.42 ACRES±

NOTE: ARMORCAST CAST-IN-PLACE DETECTABLE WARNING DEVICES TO BE INSTALLED AT ALL HANDICAP RAMPS (HCR)

LEGEND

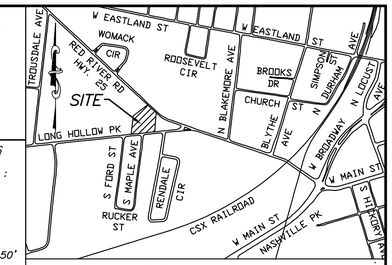
- BOUNDARY LINE
- EDGE OF PAVEMENT
- 12" W — WATER LINE
- OHE — OVERHEAD UTILITY LINE
- EASEMENT LINE
- MIN. BLDG. SETBACK LINE
- YARD LINE
- BUFFERYARD LINE
- PP — UTILITY POLE
- 532 — EXISTING CONTOUR
- 591 — PROPOSED CONTOUR
- × 515.4 — PROPOSED SPOT ELEVATION
- EX. 24" — EXIST. PIPE & HEADWALL

SETBACKS & YARD REQUIREMENTS

YARDS PER GALLATIN ZONING ORD. :

FRONT : 25'
SIDE : 10'
REAR : 40'

MIN. BLDG. SETBACK LINES:
ADJACENT TO LONG HOLLOW PK.: 50'



LOCATION MAP

NOT TO SCALE

PARKING SPACES

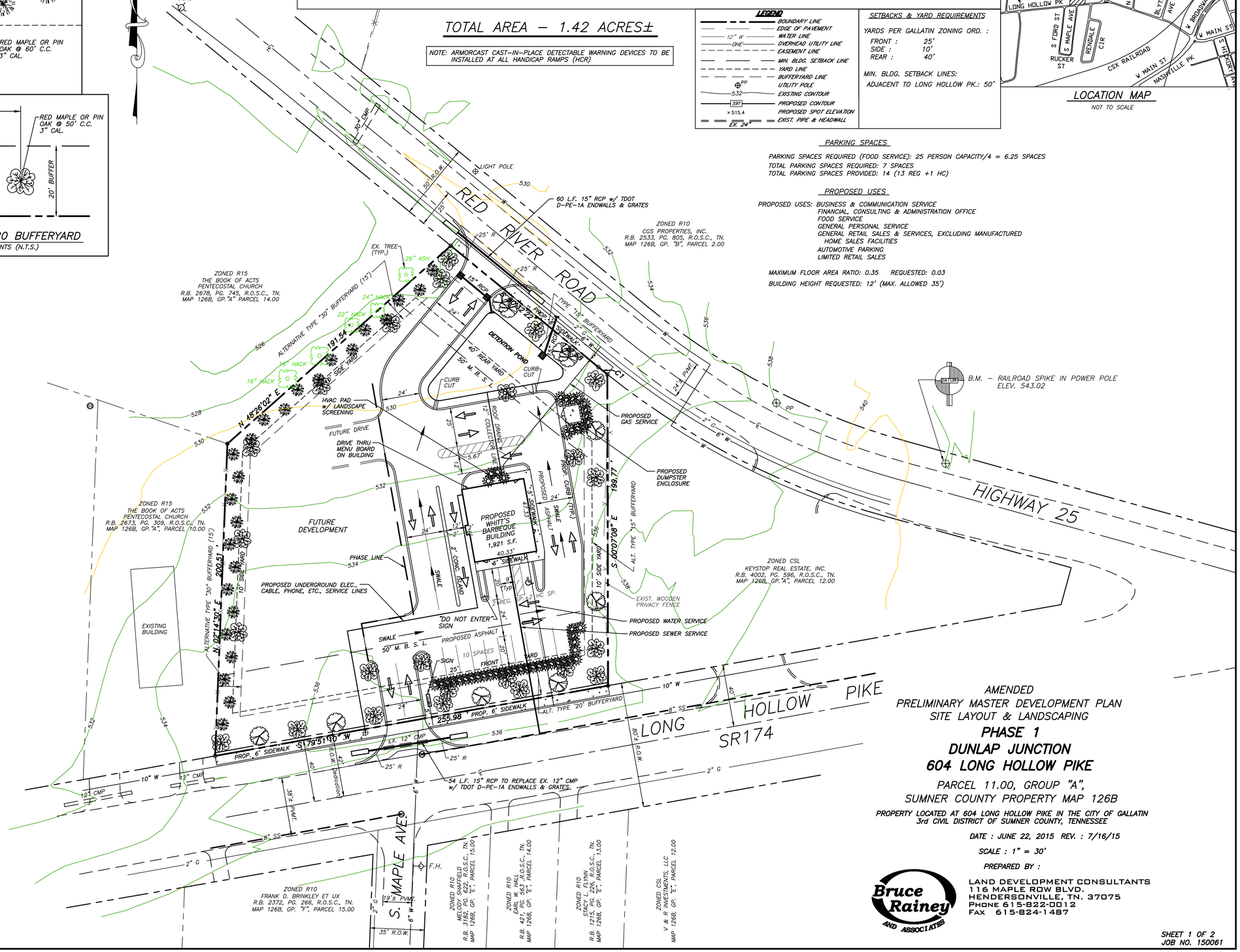
PARKING SPACES REQUIRED (FOOD SERVICE): 25 PERSON CAPACITY/4 = 6.25 SPACES
TOTAL PARKING SPACES REQUIRED: 7 SPACES
TOTAL PARKING SPACES PROVIDED: 14 (13 REG +1 HC)

PROPOSED USES

PROPOSED USES: BUSINESS & COMMUNICATION SERVICE
FINANCIAL, CONSULTING & ADMINISTRATION OFFICE
FOOD SERVICE
GENERAL PERSONAL SERVICE
GENERAL RETAIL SALES & SERVICES, EXCLUDING MANUFACTURED HOME SALES FACILITIES
AUTOMOTIVE PARKING
LIMITED RETAIL SALES

MAXIMUM FLOOR AREA RATIO: 0.35 REQUESTED: 0.03

BUILDING HEIGHT REQUESTED: 12' (MAX. ALLOWED 35')



AMENDED
PRELIMINARY MASTER DEVELOPMENT PLAN
SITE LAYOUT & LANDSCAPING

PHASE 1
DUNLAP JUNCTION
604 LONG HOLLOW PIKE

PARCEL 11.00, GROUP "A",
SUMNER COUNTY PROPERTY MAP 126B

PROPERTY LOCATED AT 604 LONG HOLLOW PIKE IN THE CITY OF GALLATIN
3rd CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : JUNE 22, 2015 REV. : 7/16/15

SCALE : 1" = 30'

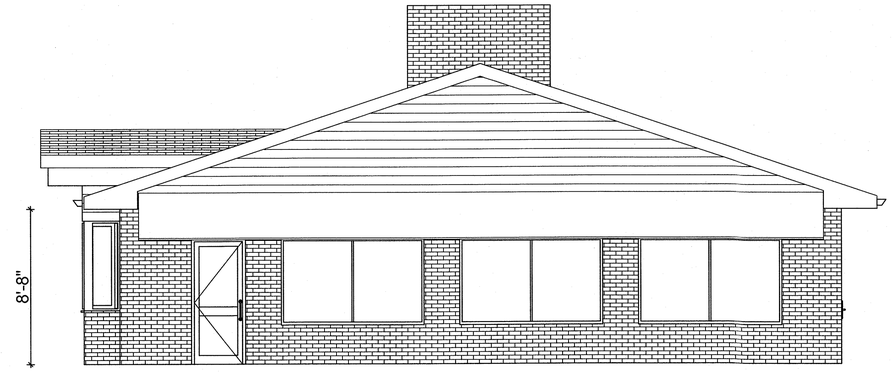
PREPARED BY :

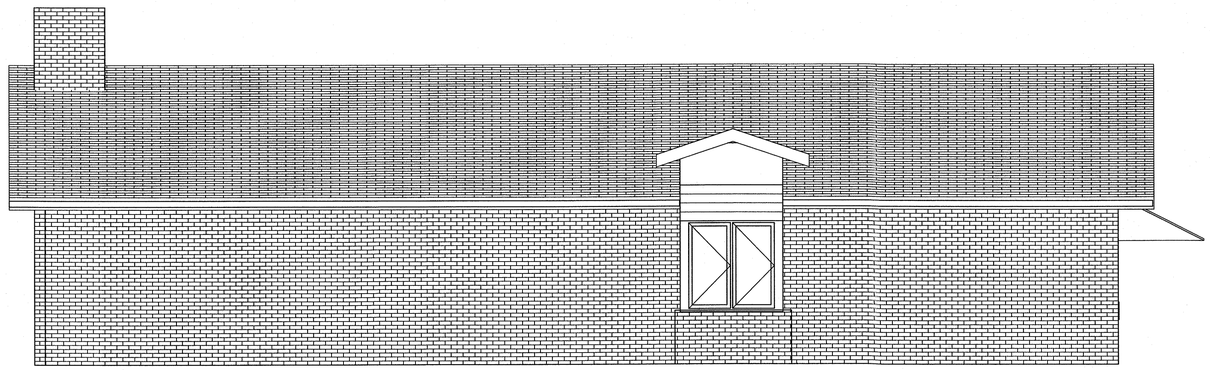
Bruce Rainey AND ASSOCIATES
LAND DEVELOPMENT CONSULTANTS
116 MAPLE ROW BLVD.
HENDERSONVILLE, TN. 37075
PHONE 615-822-0012
FAX 615-824-1487

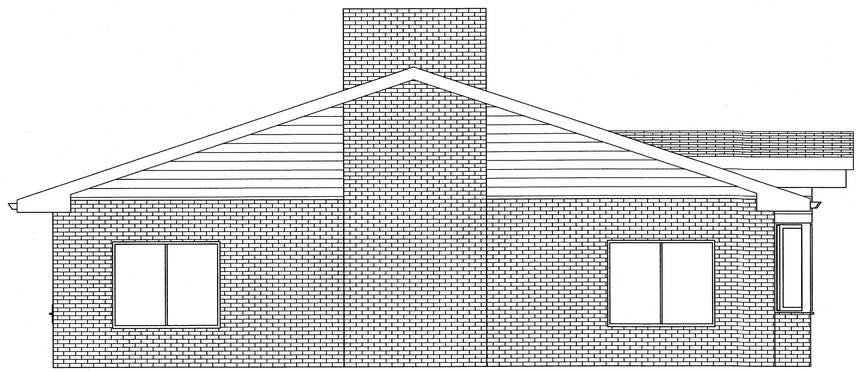
SHEET 1 OF 2
JOB NO. 150061

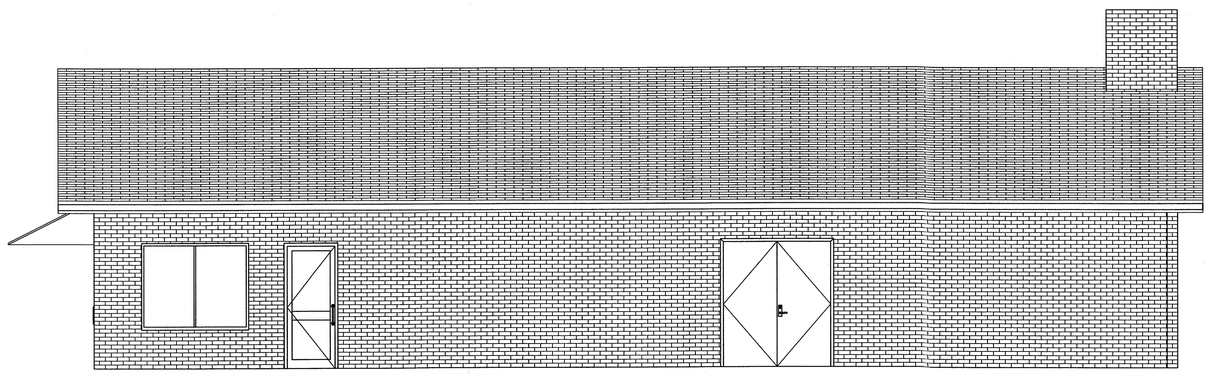
SURVEYOR'S NOTES:

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: STEVEN C. DUNLAP ET UX R.B. 4128, PG. 567, 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 PARCEL 11.00 ON SUMNER COUNTY PROPERTY MAP 126B, GROUP "A"
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 DARE DIG FOR UNDERGROUND UTILITY LOCATIONS.
5. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED FOR THIS SURVEY.
6. THIS PROPERTY IS ZONED PNC AND IS VACANT AS OF THE DATE OF THIS SUBMITTAL.
7. BEARINGS SHOWN ARE BASED ON THE RECORDED DEED OF RECORD IN R.B. 160, PG. 247, R.O.S.C., TN.
8. TOPOGRAPHY SHOWN HEREON WAS DERIVED FROM FIELD RUN TOPO BY BRUCE RAINEY & ASSOCIATES. CONTOURS SHOWN AT 2' INTERVALS.
9. PROPOSED LANDSCAPING AND BUFFERS AS SHOWN.
10. GROUND MOUNTED SIGN IS PROPOSED. OWNER TO SUBMIT SIGN PACKAGE FOR APPROVAL AND A SIGN PERMIT MUST BE OBTAINED.
11. PROPOSED BUILDING TO CONTAIN 1,921 S.F. THIS PHASE.
12. THE OWNER/DEVELOPER (STEVE C. DUNLAP) WILL BE RESPONSIBLE FOR ALL FINANCIAL RESPONSIBILITIES ON THIS PROJECT.
13. ARCHITECTURAL BUILDING ELEVATIONS TO BE APPROVED BY PLANNING COMMISSION.
14. ACCORDING TO FIRM COMMUNITY PANEL 47165C0314G DATED 04/17/12, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA AND LIES IN ZONE "X".
15. WE ANTICIPATE BUILDOUT OF PHASE 1 WITHIN 12 MONTHS AFTER APPROVAL BY PLANNING COMMISSION.
16. ALL CONSTRUCTION AND USE OF PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE SECTION 13.02.
17. EROSION CONTROL MUST BE IN PLACE AND INSPECTED BY THE ENGINEERING DIVISION PRIOR TO GRADING. INSPECTION AND MAINTENANCE OF EROSION CONTROL DEVICES SHALL BE PERFORMED AT LEAST TWICE A WEEK AND AT LEAST 72 HOURS APART. A RAIN GAUGE IS TO BE MAINTAINED ON SITE AND CHECKED AT EVERY INSPECTION. THE RAINFALL AND TIME FOR EACH EVENT IS TO BE RECORDED BY THE INSPECTOR AND MADE AVAILABLE WITH SWPPP INSPECTION RECORDS.
18. ALL DISTURBED AREAS TO BE SEEDED AND STRAWED.
19. PROPOSED FACILITY SHALL COMPLY WITH ALL APPLICABLE CROSS-CONNECTION CONTROL AND SEWER USE REGULATIONS.
20. STORM DRAINAGE DESIGN CALCULATIONS & STORM WATER DETENTION WILL BE DESIGNED WITH SUBMITTAL OF FMDP/SITE PLAN.
21. PHOTOMETRIC PLAN TO BE SUBMITTED WITH FMDP/SITE PLAN.
22. ESTIMATED COMPLETION FOR PHASE 1: 12 FROM DATE OF FMDP APPROVAL PAHSE 2: UNKNOWN









Project No. 1524__
Drawn by:_____
Reviewed by:_____

M&A

Matchett and Associates
Architects

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

Whitt's Barbeque

Long Hollow Pike

Gallatin, Tennessee

Exterior Elevations

Date: 7/15/2015
Revisions:
Date: Mark:

PD-1

Sheet 2 of 2

JOB NO. 150061

C:\Users\Roger\Documents\New Project Template\Plan.pln