Agenda
Gallatin Municipal-Regional Planning Commission

Monday, June 27, 2016 **Planning Commission – 5:00 p.m.**
DR. J. DEOTHA MALONE COUNCIL CHAMBERS **CITY HALL**

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

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approval of Minutes: March 28, 2016 Planning Commission regular meeting, April 11, 2016 and May 9, 2016 Planning Commission Work Session meetings.**
- **Public Comment on Agenda Related Items**

CONSENT AGENDA

1. GMRPC RESOLUTION NO. 2016-73 **1-171-16**
SURETY RENEWALS & EXTENSIONS
CITY OF GALLATIN

SURETY RENEWALS AND EXTENSIONS FOR JUNE 2016

2. GMRPC RESOLUTION NO. 2016-71 **1-1992-16C**
CUMBERLAND PLACE NORTH, PHASE 4, SECTION 2; FINAL PLAT
THORNTON & ASSOCIATES, INC.

THE OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR CUMBERLAND PLACE NORTH, PHASE 4, SECTION 2, A MAJOR SUBDIVISION, TO CREATE 24 SINGLE FAMILY LOTS, TWO (2) NEW PUBLIC RIGHTS-OF-WAY, AND ONE (1) OPEN SPACE TRACT, ON A 13.582 (+/-) ACRE PARCEL, LOCATED EAST OF LOCK 4 ROAD AND NORTH OF SMOKY MOUNTAINS DRIVE. THE PROPERTY IS CURRENTLY ZONED RESIDENTIAL 15-PLANNED RESIDENTIAL DEVELOPMENT (R15-PRD). DWELLING, ONE-FAMILY DETACHED IS A PERMITTED USE IN THE R15-PRD ZONE DISTRICT. (ATTACHMENT 2-1)

3. **GMRPC RESOLUTION NO. 2016-70** **1-2003-16B**
THE RETREAT AT FAIRVUE, PHASE 3; PRELIMINARY PLAT
DEWEY ENGINEERING

OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR THE RETREAT AT FAIRVUE, PHASE 3, A MAJOR SUBDIVISION, TO CREATE 36 MULTI-FAMILY LOTS, TWO (2) OPEN SPACE TRACTS AND EXTEND THREE (3) PUBLIC RIGHTS-OF-WAY, ON 6.83 (+/-) ACRES, LOCATED ON CHLOE DRIVE, GLENNISTER COURT, AND WINSLOW COURT.

4. **GMRPC RESOLUTION NO. 2016-72** **8-1873-16**
VILLAGES OF GALLATIN APARTMENTS; SITE PLAN
(AUTUMN RIDGE APARTMENTS)
EBERSOLDT & ASSOCIATES ARCHITECTURE

OWNER AND APPLICANT REQUESTS APPROVAL OF AN AMENDED SITE PLAN FOR THE VILLAGES OF GALLATIN APARTMENTS, ON A 6.53 (+/-) ACRE PARCEL, LOCATED AT 614 NORTH WATER AVENUE.

5. **GMRPC RESOLUTION NO. 2016-77** **8-2044-16**
WELCH COLLEGE STUDENT ACTIVITIES CENTER; FMDP
MINOR AMENDMENT
DESIGN DEVELOPMENT ARCHITECTS

OWNER AND APPLICANT REQUEST APPROVAL OF AN AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN AND A REVISION TO THE FINAL MASTER DEVELOPMENT PLAN FOR WELCH COLLEGE – HIDDEN CREEK PHASE 1, TO CHANGE THE ARCHITECTURE OF THE WELCH COLLEGE STUDENT ACTIVITIES CENTER, ON A 64.34 (+/-) ACRE PARCEL LOCATED AT 1044 BISON TRAIL BETWEEN LOWER STATION CAMP CREEK ROAD AND BIG STATION CAMP BOULEVARD.

6. **GMRPC RESOLUTION NO. 2016-78** **8-2002-16**
WESTERN REFLECTIONS WAREHOUSE EXPANSION; SITE PLAN
ROGERS ENGINEERING GROUP

OWNER AND APPLICANT REQUEST APPROVAL OF AN AMENDMENT TO THE SITE PLAN FOR WESTERN REFLECTIONS ON A 9.30 (+/-) ACRE LOT, ZONED INDUSTRIAL RESTRICTIVE (IR), LOCATED AT 261 COMMERCE WAY.

7. **GMRPC RESOLUTION 2016-74** **8-2017-16**
SUMNER COUNTY CAREER CENTER; FMDP
RAGAN SMITH ASSOCIATES

OWNER AND APPLICANT REQUESTS APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN TO CONSTRUCT A 12,950 SQUARE FOOT OFFICE BUILDING

FOR THE SUMNER COUNTY CAREER CENTER, ON A 2.25 (+/-) ACRE PARCEL, LOCATED NORTH OF VIETNAM VETERANS BOULEVARD (SR 386) AND EAST OF GREENLEA BOULEVARD.

8. GMRPC RESOLUTION 2016-76 **8-1993-16**
CUMBERLAND PLACE NORTH, PHASE 5, SECTION 2; FMDP
ROGERS ENGINEERING GROUP

OWNER AND APPLICANT REQUESTS APPROVAL OF AN AMENDMENT TO THE CUMBERLAND PLACE NORTH PRELIMINARY MASTER DEVELOPMENT PLAN AND A FINAL MASTER DEVELOPMENT PLAN FOR PHASE 5, SECTION 2, TO CREATE 20 SINGLE FAMILY RESIDENTIAL LOTS, CONSTRUCT A SECTION OF PUBLIC GREENWAY, EXTEND ONE (1) PUBLIC RIGHT-OF-WAY AND CREATE ONE (1) PUBLIC-RIGHT-OF-WAY, ON A 5.951 (+/-) ACRE PARCEL, LOCATED EAST OF LOCK 4 ROAD AND NORTHEAST OF SMOKY MOUNTAINS DRIVE.

9. GMRPC RESOLUTION 2016-75 **5-1997-16**
FOXLAND BOULEVARD; STREET ACCEPTANCE/ROW ACQ.
WILSON BANK & TRUST

OWNER AND APPLICANT REQUEST THE CITY OF GALLATIN TO ACCEPT THE PUBLIC IMPROVEMENTS OF THE FOXLAND CROSSING SUBDIVISION.

10. GMRPC RESOLUTION 2016-79 **5-222-15**
ALBION DOWNS, PHASE 1; STREET ACCEPTANCE/ROW ACQ.
CITY OF GALLATIN ENGINEERING DIVISION

OWNER AND APPLICANT REQUEST THE CITY OF GALLATIN TO ACCEPT THE PUBLIC IMPROVEMENTS FOR ALBION CIRCLE, ALBION WAY AND SEA BISCUIT DRIVE LOCATED IN ALBION DOWNS PHASE 1 SUBDIVISION.

11. GMRPC RESOLUTION 2016-80 **5-225-15**
ALBION DOWNS, PHASE 3; STREET ACCEPTANCE/ROW ACQ.
CITY OF GALLATIN ENGINEERING DIVISION

OWNER AND APPLICANT REQUEST THE CITY OF GALLATIN TO ACCEPT THE PUBLIC IMPROVEMENTS FOR ALBION CIRCLE, HARTFORD CIRCLE AND SEA BISCUIT DRIVE LOCATED IN ALBION DOWNS PHASE 3 SUBDIVISION.

REGULAR AGENDA

12. GMRPC RESOLUTION 2016-81 **8-2007-16**
CARELLTON, PHASE 3B; FMDP
GREEN TRAILS, LLC

DEFERRED

13. GMRPC RESOLUTION 2016-82 **8-2008-16**
KIRBY ELECTRIC; FMDP
ROGERS ENGINEERING GROUP

OWNER AND APPLICANT REQUESTS APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR THE KIRBY ELECTRIC OFFICE ON FOUR LOTS ON A 0.58 (+/-) ACRE PARCEL (TAX MAP 125M, GROUP A, PARCEL 012.00), LOCATED AT 1180 NASHVILLE PIKE.

ORIGINAL

MINUTES OF THE GALLATIN MUNICIPAL/REGIONAL PLANNING COMMISSION MEETING

March 28, 2016

MEMBERS PRESENT

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

STAFF PRESENT

William McCord, Director of Planning
Robert Kalisz, Assistant Director of Planning
Kevin Chastine, Planner II
Denise Brown, Planner I
Brad Simpson, Engineering Project Manager
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

James Robert Ramsey, Vice Chair

OTHERS

Applicants
Josh Cross, *News Examiner*

The Gallatin Municipal-Regional Planning Commission met in a regular meeting on Monday, March 28, 2016, 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. Councilperson Julie Brackenbury 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 January 25, 2016 Planning Commission Regular Meeting as presented. Councilperson Brackenbury seconded the motion and the motion passed unanimously.

Consent Agenda

Chair Dempsey called for public comment on consent agenda items. Item 1, Item 8 and Item 10 were removed from the consent agenda. Chair Dempsey closed public comment on consent agenda items. Chair Dempsey motioned to approve the consent agenda with two (3) removed. Dr. Orgain seconded the motion and the motion passed unanimously.

Item 2: GMRPC Resolution No. 2016-42 (2-1494-15) – Grover McMurray – Minor Subdivision Plat – Bruce Rainey & Associates – The owner and applicant request approval of the Final Plat for Grover McMurray Minor Subdivision, on an 8.02 (+/-) acre parcel, zoned Residential-15 (R15), located on Woods Ferry Road.

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

1. Submit two (2) mylars and (1) vellum to the Planning Department for review and approval

Item 3: GMRPC Resolution No. 2016-29 (8-1577-16) – Arby's Exterior Façade Remodel – Site Plan – ArcVision, Inc. – The owner and applicant request approval of architectural changes to the Arby's Restaurant Site Plan, on a 0.68 (+/-) acre lot, located at 307 East Main Street.

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

1. The applicant shall obtain an approved building permit from the Building Department prior to any construction.
2. The applicant shall obtain an approved sign permit from the Planning Department prior to the installation of any signs.

Item 4: GMRPC Resolution No. 2016-30 (8-1579-16) – ITW/CIP Addition – Site Plan – Rogers Engineering Group – The owner and applicant request approval of a site plan for ITW/CIP to construct a 60,061 square foot building addition to the existing manufacturing and warehouse facility on a 24.116 (+/-) acre parcel, zoned Industrial General (IG), located at 850 Steam Plant Road.

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

1. Provide one (1) canopy tree for every ten (10) parking spaces.
2. Submit a Traffic Impact Study to the Engineering Division for review and approval per Section 13.06.010 of the Gallatin Zoning Ordinance.
3. Provide architectural elevations prior to the issuance of any building permits.
4. Provide a TDEC NPDES permit prior to the issuance of any building permits.
5. Provide a copy of the recorded Stormwater Maintenance Agreement prior to the issuance of any building permits.
6. Submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080, Surety Required, of the Gallatin Zoning Ordinance, in an amount to be determined by the applicant and approved by the Planning Department in the form of cash, certified check, or Irrevocable Letter of Credit prior to issuance of any building permits.
7. 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 prior to issuance of any building permits.

Item 5: GMRPC Resolution No. 2016-31 (8-1580-16) – Freedom Church Alternative Sign Plan – Site Plan – Freedom Church – The owner and applicant request approval of an alternative sign plan for two (2) wall mounted signs for Freedom Church, located at 1010 Freedom Church Road.

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 6: GMRPC Resolution No. 2016-32 (1-1582-16B) – Foxland Crossing, Phase 12A - Preliminary Plat – Dewey Engineering – The owner and applicant request approval of a Preliminary Plat for Foxland

Crossing, Phase 12-A, a major subdivision, to create 16 attached dwelling lots and 22 multi-family dwelling lots, three (3) rights-of-way, and three (3) open space tracts, on a portion of a 10.11 (+/-) acre parcel, located south of Foxland Boulevard and west of Douglas Bend Road.

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

1. The applicant shall show an eight (8) foot wide sidewalk along the southern right-of-way of Foxland Boulevard to match the Foxland Crossing, Phase 12-A Final Master Development Plan.
2. Label the sidewalk along the western boundary of Douglas Bend Road.
3. Add the line data for the interior distances on the southerly property line (i.e. the total line length is 961.00').
4. Add the addresses for each lot.
5. Submit three (3) copies, two (2) half-sized and one (1) full sized, of a corrected and folded Preliminary Plat.

Item 7: GMRPC Resolution No. 2016-33 (1-1583-16B) – Carellton, Phase 3B – Preliminary Plat – Land Solutions Company – The owner and applicant request approval of a Preliminary Plat for Carellton, Phase 3-B, a major subdivision, to create 60 single family lots, 22 multi-family lots, create four (4) public rights-of-way, extend one (1) right-of-way, and create five (5) open space tracts on 16.51 (+/-) acres, located on Carellton Drive, north of Long Hollow Pike.

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

1. Label Bedford Way on Sheet C1.0.
2. Identify an Open Space Tract for the area adjacent to Lot 327 including the nine (9) parking spaces adjacent to Monarchos Drive.
3. Provide sidewalks along Alysheba Pass between Carellton Drive and Aristides Lane as well as between Carellton Drive and Monarchos Drive.
4. Submit three (3) (1 Full sized and 2 half-sized) corrected and folded Preliminary Plats.

Item 9: GMRPC Resolution No. 2016-35 (8-1596-16) – Alex Sublett Building – Site Plan – Alex Sublett – The owner and applicant request approval of a site plan for a 1,725 square foot building on two (2) parcels totaling 0.70 (+/-) acres, zoned Commercial General (CG), located at 450 West Eastland Street.

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

1. Submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080, Surety Required, of the Gallatin Zoning Ordinance, in an amount to be determined by the applicant and approved by the Planning Department in the form of cash, certified check, or Irrevocable Letter of Credit prior to issuance of any building permits.

Item 11: GMRPC Resolution No. 2016-40 (5-1590-16) – Greensboro Village, Phase 6, Section 1 – Street Acceptance/Right-of-Way Acquisition – Darnell Surveying – The owner and applicant request the City of Gallatin accept the public improvements for Noah Lane and Chloe Drive, located in Greensboro Village, Phase Six (6), Section One (1), Subdivision.

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

1. The owner and applicant shall submit a maintenance surety in the amount of $35,000 to the Planning Department.

Item 12: GMRPC Resolution No. 2016-26 (1-1288-15B) – Baywood Pointe, Phase 4 – Preliminary Plat – Bruce Rainey & Associates – The owner and applicant request approval of a Preliminary Plat for Baywood Pointe, Phase 4, a major subdivision, to create 46 One-family detached lots, three (3) open space tracts, three (3) public rights-of-way extensions and one (1) additional public right-of-way, on a 28.91 (+/-) acre parcel, located north and west of Baywood Pointe Drive and east of Blue Jay Way.
This item was approved by consent agenda with the following conditions:

1. Add an asterisk to Lots 76, 104 and 105 with a note stating, "See Note 13."
2. Add street numbers to Lots 95 and 98.
3. Update all sheets to show new lot configuration/changes (i.e. Lots 74 and 75 are now open space, Lots 63, 64, 65 and 66 will have an updated top of pond and P.U.D.E. location, Lots 95 to 98 and 81 to 85 may require a 15' rear P.U.D.E. for the ditch section, etc.)
4. Update the square footage for Open Space 'B'.
5. Submit three (3) corrected, folded copies of the Preliminary Plat, including one (1) full size and two (2) half size copies, to the Planning Department.

Item 13: GMRPC Resolution No 2016-28 (2-1576-16) – B & S Properties – Minor Subdivision Plat – Carroll Carman Surveying – The owner and applicant request approval of a Minor Subdivision Final Plat to re-subdivide two (2) lots of the Tomkins Addition Subdivision into three (3) lots, on 0.46 (+/-) acres, zoned Residential-6 (R6), located at the southwest corner of the intersection of East Smith Street and South Pardue Avenue.

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

1. Indicate in the plat title that the subdivision is a re-subdivision of Tomkins Addition as recorded in Deed Book 60, Page 584, R.O.S.C.TN
2. Show the old lot lines (ghosted) of Tomkins Addition and label them to be removed.
3. Graphically show and label the 5 foot wide dedication along East Smith Street and indicate conveyance of the front 5 foot is for additional right-of-way per the Major Thoroughfare Plan. Label the area of dedication in either square feet or acres.
4. Add the following note: "The recording of this plat voids, vacates and supersedes the recording of lots 26 and 27 of Tomkins Addition, recorded as Deed Book 60, Page 584, R.O.S.C. TN."
5. Move label or use arrow to indicate the area of the 5 foot wide sidewalk easement.
6. Detailed plans and specifications shall be submitted to the GPU Department for water and sanitary sewer installation to serve these lots.
7. Submit three (3) corrected folded copies of the Final Plat to the Planning Department.

Regular Agenda

Item 14: GMRPC Resolution No. 2016-27 (3-1573-16) – Moncrief Property – Rezoning – Tays Realty and Auction – Public Comment – The owner and applicant request rezoning of a 37.62 (+/-) acre parcel from Agricultural Residential (A) to Industrial Restrictive (IR), located east of Airport Road and south of Broadway.

Mr. Kevin Chastine, Planner II, said the applicant requests to rezone property located east of Airport Road and south of Broadway from Agricultural Residential (A) to Industrial Restrictive (IR). There are some inconsistencies with the designation of the Character Areas on the Gallatin on the Move 2020 General Development and Transportation Plan. This property is designated as Suburban Emerging Neighborhood Character Area and much of the surrounding property is zoned Industrial Restrictive (IR). As a condition of approval the applicant shall submit a request to change the existing character area for the next Planning Commission meeting agenda. The rezoning would be presented to Council with the contingency that this condition is met. Staff recommends approval of Resolution 2016-27 with the condition listed in the staff report.

Chair Dempsey asks Mr. Brad Simpson, Engineering Project Manager, if there were any engineering concerns with the request. Mr. Simpson said there were no engineering concerns with the request.

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

Mr. Wilson motioned to approve Resolution 2016-27 with the following conditions:

1. The rezoning is subject to approval of an amendment to change the Gallatin on the Move 2020 General Development Plan Character Area designation from the Suburban Neighborhood Emerging Character Area to the Airport Road Industrial Special District.
2. Add owner information and parcel information for property across Airport Road.
3. Verify and make consistent calls and distances, along Lots 12 and 13, between the survey and the legal description.
4. Verify and make consistent calls and distances for Line 4 (L4) between the survey and the legal description.
5. Add notation for 'Lot 11' on Sisco Property.
6. Add property zoning information for all surrounding properties, even across Airport Road.
7. Switch the word 'M.B.S.L.' with either 'Front Yard', 'Side Yard' or 'Rear Yard'.
8. Provide any deed and/or plat reference for the access located west of Lot 23 at the northwest corner of the subject property.
9. Submit 14 (All half sized) folded and corrected on or before Tuesday April 5th, to ensure the rezoning will be placed on the April 12 City Council Committee meeting.

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

Item 15: GMRPC Resolution No. 2016-39 (3-1588-16) – Sumner County Career Center – Preliminary Master Development Plan – Ragan Smith Associates – Public Comment – The owner and applicant request

approval of a Preliminary Master Development Plan to construct a 12,000 square foot office building for the Sumner County Career Center, on a 2.38 (+/-) acres parcel, located north of Vietnam Veterans Boulevard (SR386) and east of Greenlea Boulevard.

Mr. Chastine said the applicant requests approval of a Preliminary Master Development Plan without rezoning. The applicant proposes to construct an office building between 18,000 and 19,000 square feet which includes a basement on the rear of the building. The proposed building meets the 70 percent brick or stone requirement. Staff recommends approval of Resolution 2016-39 with the conditions listed in the staff report.

Chair Dempsey asked Mr. Simpson if there are any engineering concerns with the project. Mr. Simpson said the Engineering Division would prefer that the driveway proposed at the northern property line have a stub out for cross-access to the adjacent property. Moving the driveway to the north will better align the with the future Bison Trail extension. At some point, there will be a signal and if the driveway on proposed road is not aligned, it would be awkward. He suggested an access agreement with the adjacent property to limit the additional driveways to provide a better traffic flow.

Mr. Puryear asked if the plan for Bison Trail is to terminate at GreenLea Boulevard. Mr. Simpson said the plan is for Bison Trail to terminate at GreenLea Boulevard. Any change to this plan would depend on future development.

Councilperson Brackenbury said if Freedom Church grows and they add a school, the traffic on Bison Trail would be a nightmare. Mr. Simpson said the extension of Bison Trail is proposed as a five (5) lane road which would handle a significant amount of traffic. There is a portion of Freedom Church property which would allow for a connection to Bison Trail and there is some flexibility as to where it will be located.

Mr. Bill McCord, Director of Planning said if a school is added to Freedom Church, an additional driveway could be connected to the future Bison Trail at the northwest portion of their property.

Mr. John Watz, with Workforce Essentials, applicant, said he is extremely excited about this property and the proposed building for a new career center to accommodate Sumner County. The existing, small building on College Street in Gallatin is bursting at the seams. The intention is to locate the building on the high point of the property for maximum visibility. Moving the building lessens the visibility. He added that workforce development is essential for economic development. This property is convenient with access from SR 386 and Hwy 109.

Mr. Alan Ramsey, with Ragan Smith Associates, representing the applicant, said the issue of Bison Trail is bigger than this site. Aligning with what exists today makes more sense for this project.

Mr. McCord asked, if in fact, Bison Trail does not line up with the north boundary, would the applicant be agreeable to creating a cross access easement to tie to the northern portion of the parking lot, where the dumpster is now shown? This would to allow for a north cross-access easement to facilitate alternative access to and from the property upon development of the property to the north. Mr. Watz said that this

might be an option. He is meeting with Mr. Griffin about the sewer easement and will discuss this option with him as well.

Dr. Orgain asked if the applicant is comfortable with a future development on the north property boundary using the Career Center parking lot as access. Mr. Watz said he would like some time to consider this option.
Mr. Watz said they would be agreeable and are not concerned about moving the dumpster area, if necessary.

Mr. Puryear said if the driveway is moved to align with the proposed Bison Trail, it almost ensures that Bilson Trail will extend there. Mr. Simpson said it gives the City a target to design the extension to that location.

Councilperson Brackenbury asked if the right-of-way has been obtained for the Bison Trail Extension. Mr. Simpson said it has not. Councilperson Brackenbury said she would not want to ask the applicant to move the driveway and then later see Bison Trail not extend to that location.

Dr. Orgain said we are dealing with traffic numbers in less than the 100's per day. This is not a high volume road.

Councilperson Brackenbury asked if "flip-flopping" the building would work and still keep the building in view. Mr. Ramsey said there would be no visibility.

Mr. Watz said if Bison Trail was located on the southern side and the driveway was moved to align with Bison Trail if this would be an option. Dr. Orgain said if the building is moved a little the driveway would be aligned exactly where the Engineering Division prefers. Mr. Simpson said as much distance separating intersections as possible is the best option.

Mr. Robert Kalisz, Assistant Director of Planning, asked what if the building is moved to the north and the entrance driveway is moved between the front bufferyard and the building, forming a frontage road? Mr. Simpson said if the building does not shift it will not meet the throat depth requirements.

Dr. Orgain suggested that the building be moved to the east. Mr. Simpson said that would meet the requirements. A 50 foot shift to the east would probably work. Mr. Ramsey said 50 feet to 60 feet would result in losing 8 to 10 parking spaces. Chair Dempsey asked if there could be a reduction in stormwater treatment in exchange.

Chair Dempsey motioned to recommend approval of Resolution 2016-39 with instructions to Staff to potentially develop a frontage road on this property, to align the driveway with Bison Trail, and not Freedom Church Road, and to develop an alternative design and with the following conditions:

1. Move driveway to the northern edge of property and have a stub out for cross access to adjacent property since moving the driveway to the north will better align this access with the future Bison Trail extension referenced in the Gallatin on the Move 2020 General Development and Transportation Plan.

2. Submit one (1) full-sized and two (2) half-sized, corrected folded copies of the Preliminary Master Development Plan.

Dr. Orgain seconded the motion.

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

Planning Commission voted on the motion and the motion passed 6 ayes, 1 nay (Mr. Puryear).

Item 15A (Item 8): GMRPC Resolution No. 2016-34 (8-1584-16) – Spring Haven Development – Site Plan – Barge Waggoner Sumner & Cannon, Inc. – The owner and applicant requests approval of a site plan for Spring Haven Development containing three (3) outdoor storage buildings totaling 54,950 square feet on a 3.45 (+/-) acre parcel, zoned Industrial Restrictive (IR), located at 590 Airport Road.

Mr. Kalisz said the applicant requests approval to construct three outdoor storage buildings totaling 54,000 square feet, and 11 parking spaces to expand the Fowler Lumber Company. The Engineering Division has concerns about the proposed driveway. Four (4) driveways now exist on the site. The site plan indicates an additional driveway to access the site and to connect the remaining portion of Fowler Lumber operations. The proposed driveway would be only 240 feet from an existing driveway providing access to this business. Staff recommends approval of resolution 2016-34 with the conditions listed in the staff report.

Chair Dempsey asked Mr. Simpson if there were any engineering concerns with the project. Mr. Simpson said condition number one (1) requires the second existing driveway, from the northeast, be removed.

Mr. Jeff Cundiff, with Barge Waggoner Sumner & Cannon, said the proposed drive is on the verge of meeting the minimum requirements of the Gallatin on the Move 2020 General Development and Transportation Plan. The proposed driveway is on property that is owned by the applicant under another deed. The proposed driveway is for container trucks, allowing flatbeds to use the second driveway. The third driveway operates as an exit to Airport Road and the fourth driveway is for staff (10 to 15 vehicles). These driveways are critical for this company to function.

Chair Dempsey asked if the second driveway is closed, can a connection be make internally with a bridge over the blue line creek. Mr. Cundiff said the driveways are for different purposes and an internal bridge would not serve the purpose.

Dr. Orgain asked how many vehicles enter the properties. Mr. David Fowler, applicant, said 20 to 40 vehicles use the driveways each day from 7:00 a.m. to 3:30 p.m. Dr. Orgain asked if staff agrees if one of the driveways would be exit only.

Councilperson Brackenbury asked what type of trucks move through the property? Mr. Fowler said 40 foot trailers and 40 foot container trucks. He showed how the trucks enter and exit the property.
Mr. Simpson said whether the traffic is inbound or outbound does not help the issue. The volume does not matter because there are still conflict points.

Councilperson Brackenbury said if the driveway used by the employees is cut, that would be a good solution. Mr. Fowler said there are two separate companies on the property.

Councilperson Brackenbury is concerned that another business may request to have multiple driveways and may site this decision as a precedent. Dr. Orgain said this company has operatied here for 40 years.

Chair Dempsey asked Mr. Fowler why he did not want to remove one driveway. Mr. Fowler said with the maintenance truck traffic, employee, and customer traffic, it is difficult to see how they could flow through the property without the added driveway.

Mr. Puryear motioned to approve Resolution 2016-34 with the following conditions:

1. Remove the second existing driveway, located at the northeast boundary, of the Fowler Lumber Company property (Tax Map 112, Parcel 077.00) and utilize the proposed driveway.
2. Provide a copy of the recorded Stormwater Maintenance Agreement prior to the issuance of any building permits.
3. Submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080, Surety Required, of the Gallatin Zoning Ordinance, in an amount to be determined by the applicant and approved by the Planning Department in the form of cash, certified check, or Irrevocable Letter of Credit prior to issuance of any building permits.
4. 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 prior to issuance of any building permits.

Mr. Wilson seconded the motion and the motion passed 6 ayes, 1 nay (Dr. Orgain)

Item 15B (Item 1): GMRPC Resolution No. 2016-36 (7-171-16) – Surety Renewals & Extensions – City of Gallatin – Surety Renewals and Extensions for March 2016.

Mr. McCord gave an update on outstanding sureties. The Resolution is long and has been divided into three (3) sections. Section two (2) extends sureties for The Retreat at Fairvue and Woods Commons Subdivision for one (1) year. Section three (3) extends the sureties for the Twin Eagles, Phase 8, for six (6) months. Section four (4) extends the sureties for The Reserve, Phase 1, Section 2 and Section 1 for one (1) month. Baywood Pointe, Phase 3 has three (3) sureties and staff requests the sureties be extended for (1) month.

Mr. Joe Wall, developer of Baywood Ponte, Phase 3, said Rogers Engineering Group has been contracted to pave and repair the roads and asked for time to complete this task. Mr. McCord said an application for acceptance of infrastructure, by April 25, 2016 and work will need to be completed by this date and the infrastructure accepted by City Council (June 21, 2016).

Chair Dempsey motioned to approve Resolution 2016-36 as recommended by Staff. Mayor Brown seconded the motion and the motion passed by unanimous vote.

Mr. Wilson and Mr. Puryear left the meeting.

Item 15C (Item 10): GMRPC Resolution No. 2016- 38 (8-1587-16) – Sunoco A-Plus Convenience Store – Site Plan – Gresham Smith & Partners – The owner and applicant request approval of a site plan to construct a 5,100 square foot convenience sales and service center with fueling canopy and a restaurant, on a 2.28 (+/-) acre parcel located south of West Main Street.

Mr. Chastine said the applicant requests approval of a site plan to construct a 5,100 square foot convenience sales and service center with fueling canopy and a restaurant. The development is proposed for Lot One of the old Miracle Ford site on West Main Street/Nashville Pike. The property is zoned Commercial General (CG) and the Convenience Sales and Service and Food Service uses are permitted in the CG zone district. The project consists of a convenience sales and service center, with a 10 pump (20 fueling positons) fuel facility and a restaurant. The applicant is requesting approval of an alternative architectural plan to use split face concrete block and stacked stone on all four (4) building elevations. The plan shows screening of all HVAC equipment. All required bufferyards and landscaping are also shown on the plan. The parking requirements have been met. An agreement between the City and the current property owner was executed when the property was platted. The driveway to the west will be a right in/right out driveway only and the driveway to the east will be a full access, as shown. Improvements are shown on Nashville Pike to regulate traffic flow. Staff recommends approval of Resolution 2016-38 with the conditions listed in the staff report.

Chair Dempsey asked Mr. Simpson if there are any engineering concerns with the project. Mr. Simpson said the Engineering Division has discussed improvements within the right-of-way of Nashville Pike to control the left turn movements into the site. The applicant indicated they would make some adjustments to the plan by creating a raised concrete median as required by the Engineering Division. The throat length shown on this plan does not meet the Gallatin on the Move 2020 General Development and Transportation Plan. The Engineering Division proposes a condition that the applicant meet the minimum throat length requirement. The applicant was asked to provide an opportunity for future access to the property to the south. A light pole conflicts with the driveway so the Engineering Division is asking that the light pole be removed from the plan.

Mr. Rick Dilsavor, with Cedar Wood Development, representing the applicant, said he is in agreement with the six (6) original conditions.

Mr. Rob Whitson, with Gresham Smith Partners, representing the applicant, asked to clarify the throat length adjustment from 75 feet to 80 feet requested by the Engineering Division. Mr. Simpson said 80 feet is the requirement. Mr. Whitson agreed to the throat length of 80 feet.

Chair Dempsey asked about the light pole, the Engineering Division is requesting be eliminated. Mr. Simpson said the light pole prevents a connection to future development.

Mr. Simpson advised the applicant on the throat length requirement 80 feet from the edge of the right-of-way to 75 feet. Mr. Dilsavor asked that the Planning Commission approve the 75 foot throat length on both entrances.

Councilperson Brackenbury motioned to amend Resolution 2016-38, adding conditions that the throat length be reduced from 80 feet to 75 feet, extend the v-shaped median, widen the exit opening and reduce the landscape island. Dr. Orgain seconded the motion.

Mr. Dilsavor said the "pork chop" island could be extended to divide between in and out traffic flow. There is an agreement with the City that describes the traffic island as a mountable curb so that the truck can drive over it. If the nose of the traffic island is extended it will provide for additional safety.

Chair Dempsey asked if the landscape island could be reduced to give a little more room for a van or large truck. Mr. Dilsavor said he would agree to widen the driveway and reduce the landscape island.

The Planning Commission voted on the amendment and the amendment passed by unanimous vote.

Dr. Orgain asked about lighting. Mr. Perry Dodge, with Sunoco, said the lights include a globe that hangs down. The LED bulb and points directly down. Dr. Orgain said the light must not shine out across the parking area. Mr. Dodge said he does not believe the light shines onto the parking lot. Mr. Dodge said he would confirm the lighting and show this on the plan.

Dr. Orgain motioned to approve Resolution 2016-38, as amended, and with the following conditions:

1. The proposed architectural materials meet the criteria for an alternative architectural plan as set forth in Section 13.08.010.D
2. The applicant shall reduce the total wall signage (building and fuel canopy) by 88 square feet, to satisfy the maximum wall signage amount of 118 square feet.
3. The applicant shall submit a sign permit and receive approval prior to the installation of any signage.
4. Remove the lane delineators along Nashville Pike (West Main Street) and replace them with a minimum 12" wide raised curb median. The lane delineators can be placed on top of the curb as a good way to visibly mark the curb. The median should provide sufficient storage for the left turn lane onto Maple Street in front of CVS Pharmacy (549 West Main Street) and left turns into Subway/Pony Mailbox (530 West Main Street). Both east bound lanes should be shifted south to accommodate the 12" wide raised curb median addition. Refer to TDOT's roadway design guidelines for harmelink charts for the length of the tapper and storage for the West Main Street median.
5. Mathematically show the discharge rate and velocity from the headwall structure C1. There may be an issue with the downstream receiving structure, as it appears to be a 12 inch concrete pipe inundated with dirt and sediment, which may cause a backup effect of storm water onto the adjacent properties. The existing ditch section from the proposed headwall structure C1 to the downstream receiving structure is not well defined either and may need to be modified as a flat bottom ditch to carry the design flow rate and depth.
6. The applicant shall relocate the light pole at the southeast corner of the site to provide a potential future access to the southern property, extend the median (within Access Point 1 (right-in/right-out) into the parking area to better define the ingress/egress lanes, and widen the right-out lane of Access Point 1.

7. Submit three (3) corrected and folded copies of the Site Plan to the Planning Department (One full size and two half-sized plans).

Chair Dempsey seconded the motion and the motion passed 5 ayes, 0 nays.

Item 16: Other Business

A. Mr. Kalisz addressed the approved Cotton Street Apartments project. There is a disagreement between the Gallatin Electric Company and the applicant. The approved plan included a fence and shrubs to be installed between the property lines to the (south) side of the parcel. The Gallatin Electric Department did not comment on the proposed fence within a P.U.D.E. near the area where a transformer was placed on the property. Now the Gallatin Electric Department visited the site to determine if they could access the transformer another way; however, they said they cannot and the fence would inhibit them from reaching the transformer.

Chair Dempsey said the fence was to protect the adjacent property owner. The fence could be built along the property line.

Mayor Brown suggested asking the adjacent property owner if eliminating the fence is acceptable.

Mr. Kalisz said he spoke to the adjacent property owner and he wants the fence.

B. Councilperson Brackenbury asked if halfway houses must come before the Planning Commission for approval. Mr. McCord said homes for mentally or physically challenged are not required to be approved by the Planning Commission by state statute. Councilperson Brackenbury inquired about homes for people transitioning from jail. Mr. McCord said he placed a request to the City Attorney for a legal opinion on this issue.

C. Mr. McCord said the Sign Code will be presented to the Planning Commission regarding electronic signs only. What needs to be considered is lighting, framing and message change frequency. Dr. Orgain asked if experts could speak to the Planning Commission and City Council. Mayor Brown asked staff to see what other cities do. Mr. McCord said a draft of the ordinance will be distributed at the April Planning Commission Work Session meeting.

Item 17: Move to Adjourn

With no further business to discuss, Chair Dempsey adjourned the meeting at 7:15 p.m.

Respectfully submitted:

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Marianne Mudrak, Board Secretary

Approve:

Dick Dempsey, Chair

Johnny Wilson, Secretary

Agenda
Gallatin Municipal-Regional Planning Commission

Monday, March 28, 2016 **Planning Commission - 5:00 p.m.**
DR. J. DEOTHA MALONE COUNCIL CHAMBERS CITY HALL

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

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approval of Minutes: January 25, 2016 - Regular Meeting**
- **Public Comment on Agenda Related Items**

CONSENT AGENDA

1. **GMRPC RESOLUTION NO. 2016-36** **7-171-16**
SURETY RENEWALS & EXTENSIONS
CITY OF GALLATIN

SURETY RENEWALS AND EXTENSIONS FOR MARCH 2016.

2. **GMRPC RESOLUTION NO. 2016-42** **2-1494-16**
GROVER MCMURRAY; MINOR SUBDIVISION PLAT
BRUCE RAINEY & ASSOCIATES

OWNER AND APPLICANT REQUEST APPROVAL OF THE FINAL PLAT OF GROVER MCMURRAY MINOR SUBDIVISION, ON 8.02 (+/-) ACRE PARCEL, ZONED RESIDENTIAL-15 (R15), LOCATED ON WOODS FERRY RD.

3. **GMRPC RESOLUTION NO. 2016-29** **8-1577-16**
ARBY'S EXTERIOR FAÇADE REMODEL; SITE PLAN
ARCVISION, INC.

OWNER AND APPLICANT REQUEST APPROVAL OF ARCHITECTURAL CHANGES TO THE ARBY'S RESTAURANT SITE PLAN, ON A 0.68 ± ACRE LOT, LOCATED AT 307 EAST MAIN STREET.

4. **GMRPC RESOLUTION NO. 2016-30** **8-1579-16**
ITW/CIP ADDITION; SITE PLAN
ROGERS ENGINEERING GROUP

OWNER AND APPLICANT REQUESTS APPROVAL OF A SITE PLAN FOR ITW/CIP TO CONSTRUCT A 60,061 SQUARE FOOT BUILDING ADDITION TO THE EXISTING MANUFACTURING AND WAREHOUSE FACILITY ON 24.116 (+/-) ACRE PARCEL, ZONED INDUSTRIAL GENERAL (IG), LOCATED AT 850 STEAM PLANT ROAD.

EXHIBIT A

5. **GMRPC RESOLUTION NO. 2016-31** **8-1580-16**
FREEDOM CHURCH ALTERNATIVE SIGN PLAN; SITE PLAN
FREEDOM CHURCH

OWNER AND APPLICANT REQUEST APPROVAL OF AN ALTERNATIVE SIGN PLAN FOR TWO (2) WALL-MOUNTED SIGNS FOR FREEDOM CHURCH LOCATED AT 1010 FREEDOM CHURCH ROAD.

6. **GMRPC RESOLUTION NO. 2016-32** **1-1582-16B**
FOXLAND CROSSING, PHASE 12A; PRELIMINARY PLAT
DEWEY ENGINEERING

OWNER AND APPLICANT REQUESTS APPROVAL OF A PRELIMINARY PLAT FOR FOXLAND CROSSING PHASE 12-A, A MAJOR SUBDIVISION, TO CREATE 16 ATTACHED DWELLING LOTS AND 22 MULTI-FAMILY DWELLING LOTS, THREE (3) RIGHTS-OF-WAY, AND THREE (3) OPEN SPACE TRACTS, ON A PORTION OF TAX MAP 136 PARCEL 27.01, TOTALING 10.11 (+/-) ACRES, LOCATED SOUTH OF FOXLAND BOULEVARD AND WEST OF DOUGLAS BEND ROAD.

7. **GMRPC RESOLUTION NO. 2016-33** **1-1583-16B**
CARELLTON, PHASE 3B; PRELIMINARY PLAT
LAND SOLUTIONS COMPANY

OWNER AND APPLICANT REQUESTS APPROVAL OF A PRELIMINARY PLAT FOR CARELLTON PHASE 3-B, A MAJOR SUBDIVISION, TO CREATE 60 SINGLE FAMILY LOTS, 22 MULTI-FAMILY LOTS, CREATE FOUR (4) PUBLIC RIGHTS-OF-WAY, EXTEND ONE (1) RIGHT-OF-WAY, AND CREATE FIVE (5) OPEN SPACE TRACTS ON 16.51 (+/-) ACRES, LOCATED ON CARELLTON DRIVE, NORTH OF LONG HOLLOW PIKE.

8. **GMRPC RESOLUTION NO. 2016-34** **8-1584-16**
SPRING HAVEN DEVELOPMENT; SITE PLAN
BARGE WAGGONER SUMNER & CANNON, INC.

OWNER AND APPLICANT REQUESTS APPROVAL OF A SITE PLAN FOR SPRING HAVEN DEVELOPMENT CONTAINING THREE (3) OUTDOOR STORAGE BUILDINGS TOTALING 54,950 SQUARE FEET ON 3.45 (+/-) ACRE LOT, ZONED INDUSTRIAL RESTRICTIVE (IR), LOCATED AT 590 AIRPORT ROAD.

9. **GMRPC RESOLUTION NO. 2016-35** **8-1596-16**
ALEX SUBLETT BUILDING; SITE PLAN
ALEX SUBLETT

OWNER AND APPLICANT REQUESTS APPROVAL OF A SITE PLAN FOR ALEX SUBLETT BUILDING CONSISTING OF A 1,725 SQUARE FOOT BUILDING ON TWO (2) PARCELS TOTALING 0.70 (+/-) ACRES, ZONED COMMERCIAL GENERAL (CG), LOCATED AT 450 WEST EASTLAND STREET.

10. **GMRPC RESOLUTION NO. 2016-38** **8-1587-16**
SUNOCO A-PLUS CONVENIENCE STORE; SITE PLAN
GRESHAM SMITH & PARTNERS

OWNER AND APPLICANT REQUESTS APPROVAL OF A SITE PLAN TO CONSTRCUT A 5,100 SQUARE FOOT CONVENIENCE SALES AND SERVICE CENTER WITH FUELING CANOPY AND A RESTAURANT, ON A 2.28 (+/-) ACRE LOT, LOCATED SOUTH OF WEST MAIN STREET/NASHVILLE PIKE AND EAST OF MAPLE STREET.

11. **GMRPC RESOLUTION NO. 2016-40** **5-1590-16**
GREENSBORO VILLAGE, PHASE 6, SECTION 1; STREET ACCEPT/ROW AQ.
DARNELL SURVEYING

OWNER AND APPLICANT REQUEST THE CITY OF GALLATIN TO ACCEPT THE PUBLIC IMPROVEMENTS FOR NOAH LANE AND CHLOE DRIVE LOCATED IN GREENSBORO VILLAGE PHASE SIX, SECTION ONE SUBDIVISION.

EXHIBIT A

12. **GMRPC RESOLUTION NO. 2016-26** **1-1288-15B**
BAYWOOD POINTE, PHASE 4; PRELIMINARY PLAT
BRUCE RAINEY & ASSOCIATES

OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR BAY POINTE, PHASE 4, A MAJOR SUBDIVISION, TO CREATE 46 ONE-FAMILY DETACHED LOTS, THREE (3) OPEN SPACE TRACTS, THREE (3) PUBLIC RIGHTS-OF-WAY EXTENSIONS AND ONE (1) ADDITIONAL PUBLIC RIGHT-OF-WAY, ON 28.91 (+/-) ACRES, LOCATED NORTH AND WEST OF BAY POINT DRIVE AND EAST OF BLUE JAY WAY.

13. **GMRPC RESOLUTION NO. 2016-28** **2-1576-16**
B & S PROPERTIES; MINOR SUBDIVISION PLAT
CARROLL CARMAN SURVEYING

OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR SUBDIVISION FINAL PLAT TO RESUBDIVIDE TWO (2) LOTS OF THE TOMKINS ADDITION SUBDIVISION INTO THREE (3) LOTS, ZONED RESIDENTIAL-6 (R6), ON 0.46 (+/-) ACRES, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF EAST SMITH STREET AND SOUTH PARDUE AVENUE.

REGULAR AGENDA

14. **GMRPC RESOLUTION NO. 2016-27** **3-1573-16**
MONCRIEF PROPERTY; REZONING
TAYS REALTY AND AUCTION

PUBLIC COMMENT

OWNER AND APPLICANT REQUESTS REZONING OF A 37.62 (+/-) ACRE PARCEL (TAX MAP 112 PARCEL 018.00), FROM (A) AGRICULTURAL RESIDENTIAL TO (IR) INDUSTRIAL RESTRICTIVE, LOCATED EAST OF AIRPORT ROAD AND SOUTH OF BROADWAY.

15. **GMRPC RESOLUTION NO. 2016-39** **3-1588-16**
SUMNER COUNTY CAREER CENTER; PMDP
RAGAN SMITH ASSOCIATES

PUBLIC COMMENT

OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY MASTER DEVELOPMENT PLAN TO CONSTRUCT A 12,000 SQUARE FOOT OFFICE BUILDING FOR THE SUMNER COUNTY CAREER CENTER, ON 2.38 (+/-) ACRES, LOCATED NORTH OF VIETNAM VETERANS BOULEVARD (SR 386) AND EAST OF GREENLEA BOULEVARD.

16. **OTHER BUSINESS**

1. COTTON STREET MULTI-FAMILY DEVELOPMENT; SITE PLAN **8-372-15**

17. **MOVE TO ADJOURN**

EXHIBIT A

ORIGINAL

MINUTES OF THE GALLATIN
MUNICIPAL-REGIONAL PLANNING COMMISSION
WORK SESSION

April 11, 2016

MEMBERS PRESENT

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

STAFF PRESENT

Bill McCord, Director of Planning
Robert Kalisz, Assistant Director of Planning
Kevin Chastine, Planner II
Nick Tuttle, City Engineer
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

None

OTHERS

Applicants
James Fenton, Gallatin Director of EDA

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

Agenda

Chair Dempsey placed Item 8 (Hardee's) at the beginning of the agenda.

Item 8: Discuss a proposed site plan amendment to the Hardee's Restaurant exterior remodel and sign plan located at 542 East Main Street.

Mr. Robert Kalisz said the applicant proposes to change the façade on the building and modify the interior. The mansard roof will be removed and replaced with a straight front. The wall signs shown on the plan do not meet the code; however, the applicant is working on a revised sign package and will submit the revised package before the Planning Commission regular meeting.

Mr. Mark Jaggers, with Design Team Sign Company, and Mr. Dave Kaufman, with Hardee's, represented the applicant. Mr. Kaufman said Hardee's is in the process of designing a new sign plan.

Item 1: Discuss a proposed Preliminary Master Development Plan for Twice Daily convenience store with 10 fuel pump dispensers and other commercial uses on a 18.9 (+/-) acre parcel, located at the intersection of Long Hollow Pike and SR386.

Mr. Kalisz said the Planning Commission reviewed this item at the March Planning Commission meeting. Revisions were submitted showing minor changes to the Long Hollow Pike extension. At a meeting with William McCord, Director of Planning, Nick Tuttle, City Engineer, TDOT and the applicant, a driveway access was agreed upon. The roundabout was removed from the roadway extension and a proposed future stub road remains. The right in/right out driveway access has not changed, and a future access is proposed to the east from the adjacent property to connect into SR 174. Everything else is the same as previously submitted.

Mr. Tuttle said there was much discussion on the Long Hollow Pike driveway access. The right in/right out does not meet what Engineering Division would prefer for Long Hollow Pike. He suggested that the Planning Commission allow the right in/right out for temporary access and when the adjacent property develops, Twice Daily would remove the access and the new joint access would come through the adjoining property.

Chair Dempsey expressed concern that the Planning Commission should not make the developer show access through an adjoining property, when the adjoining property is not in attendance. Mr. Tuttle said he would get an opinion from the City Attorney and he suggested that an agreement be developed with the applicant.

Mr. Randy Perry, with Perry Engineering, representing the applicant, said the developer is ready to build the approach road, build the fourth leg of the signal, and build the improvements. This would spur future development to the south. The shape of the parcel and the intersection make it an imperfect situation. There is no access to the front of the store. The location is important to Twice Daily. Mr. Perry met with TDOT and the City. Mr. McCord suggested a plan to allow Twice Daily to build an interim right in/right out and build a four foot wide median similar to the east bound approach to the SR 386/SR 174 intersection with a future full access, 660 feet from the intersection. However, the adjoining property owner cannot be forced to agree to the cross access. When the property develops, the cross access may be made and the right in/right out would be closed by the applicant. A written statement by Twice Daily stating that they would close the right in/right out could be part of the plan.

Mr. Tuttle said the *Gallatin on the Move 2020 General Development and Transportation Plan* calls for only four (4) access points permitted on Long Hollow Pike for SR 386 to SR 109.

Chair Dempsey asked Mr. Tuttle if he approves of this access. Mr. Tuttle said ideally there could be another access along Long Hollow Pike, but Planning Commission would have to make the decision and Engineering Division can plan for the best access possible for this location.

Mr. Ramsey expressed concern that a property owner is denied access to Long Hollow Pike. Mr. Tuttle said the current access plan was put in place by TDOT. Mr. Ramsey asked the representative if he is agreeable to this plan. Mr. Perry said he is agreeable.

Mr. Ramsey asked how much frontage is on the adjoining property. Mr. Tuttle said there are two separate pieces of property. The 2020 plan does not call for access at the Langford property.

Chair Dempsey asked if he would rather forgo the 660 feet separated driveway access and have a right in/right out only driveway because traffic is crossing at a curve with the 660 foot separated access.

Mr. Ramsey asked if Staff and TDOT are comfortable with the new plan. Mr. Tuttle said both Staff and TDOT are comfortable with the new access plan.

Mr. McCord said, a driveway 660 feet back and with full access, that left turn movements into the adjoining property could align with the triangle piece on the north side and alignment with a driveway where the old SR 174 right-of-way was located. As the adjacent property develops, the Engineering Division and the Planning Department would require a driveway connection further to the east. If the Class Three (3) Transect that was approved for Highway 109 was applied here, you would conceptually have another driveway 660 feet from this proposed driveway and another 660 feet further to the east towards the creek. A copy of this conceptual information will be furnished at the next Planning Commission meeting.

Mr. Perry said condition number five (5) needs clarification.

Mr. Tuttle said a document that shows the extension of Albert Gallatin Road, the improvements to Highway 109 and SR 386, and widening Long Hollow Pike to seven (7) lanes, was faxed to the applicant.

Mr. Perry said condition number six (6) needs clarification. Mr. Tuttle said the south boundary roadway will be extended by future property owners/developers. Staff would like the proposed roadway curve moved further north using the same curve radius on the north end as the south end.

Mr. Perry said condition number 10, regarding new road construction extending south along the Twice Daily site, is shown to end just past the backage road tie-in. Staff would like this road to extend along the entire frontage of the Twice Daily parcel. The applicant prefers not to extend the road based on a conceptual plan.

Mr. McCord asked, at the time of the Final Master Development Plan or platting the property, if the applicant will bond that section of the road. Mr. Perry said he would like to discuss bonding this section of the road with the applicant, but he believes this is reasonable.

Mr. Perry said condition number 11 needs clarification. Mr. Tuttle said the Engineering Division would like to add a turn lane for the SR 386/SR 174 and new roadway intersection. Mr. Perry said this requires more right-of-way from the Twice Daily Property. Mr. Tuttle said he is not sure at this time, but would like to have enough space to provide a northbound left turn lane at Long Hollow Pike if the road is widened to three (3) lanes. Mr. Perry said he could not agree to this at this level. He asked for an estimate of what the City would need 10 years down the road.

Mr. Perry said another concern is the right-in/right-out requires an extensive driveway throat length for cars to get into the site. The City would like to prevent vehicle conflicts close to the intersection.

Dr. Orgain asked if the road alignment could be changed. Mr. Perry said the road cannot be moved further west because of the road curvature, which Staff requires meet 45 mile per hour design speed, at this location. Dr. Orgain said if the road is moved 50 feet to the west, away front the intersection, there would be room. Mr.

Tuttle said the concern is to preserve the major corridors. He is not concerned with the lot interior. A minimum throat length would force the vehicles away from the edge of the road, when pulling off the road into the site, potentially backing up into the roadway. Moving the road further to the west compromises the preferred design speed. Vehicles would be limited to 35 miles per hour instead of 45 miles per hour.

Councilperson Brackenbury asked why the road speed was designed at 45 miles per hour. Mr. Tuttle said Long Hollow Pike is a 45 mile per hour roadway; however, this section could be changed to 35 miles per hour. Councilperson Brackenbury asked if the slower road speed would allow the curve to be further west and reduce the impact on the Twice Daily property. Mr. Perry said it could be moved further west with the lower design speed. There is an intersection and a stop condition, and personally, he would have difficulty moving through this area at 45 miles per hour.

Councilperson Brackenbury said a precedent has already been set by the Thornton's and the City must be careful about restricting this applicant. Chair Dempsey said if there was a mistake made by allowing Thornton's, it does not necessarily follow that the City does not correct the situation. Mr. Tuttle said at Hunter Point both of the access points are right-in/right-out. The access point shown at the south driveway to Twice Daily is a full access.

Item 2: Discuss a proposed site plan to construct a 2,400 square foot auto shop a garage and office for Long Horn Trucking, on a 0.57 (+/-) acre parcel, zoned Commercial General (CG), located at 134 East Schell Street.

Mr. Kevin Chastine, Planner II, said the existing site contained two structures. The front structure was formerly a residence. The property is zoned Commercial General (CG). The home was razed and a one-story garage was constructed a few years ago, without approval and without building permits. The current owner wants to use the property for his towing and hauling business, which is a permitted use, in the Commercial General zone district. There is an existing chain link fence and four to five parking spaces where the home was located. This requires approval of a site plan since the original building was not approved. The current owner obtained a setback variance from the Municipal Board of Zoning Appeals. Staff is comfortable with the approval.

Item3: Discuss a proposed Amended Preliminary Master Development Plan and Revised Final Master Development Plan for the Miracle Ford Body Shop, on a 10.95 (+/-) acre parcel, located at 1294 Nashville Pike.

Mr. Kalisz said the owner requests to remove some of the required landscape for the body shop. The property is zoned Planned General Commercial (PGC) and extra landscaping is required in the Planned General Commercial zone district. The Planning Commission approved reducing the landscape requirement around the parking lot along the western boundary line due to topography issues. The applicant agreed to install the remaining landscaping, but is now requesting to remove that landscaping. All landscaping in the remaining portion of the property has been installed.

Chair Dempsey asked about the zoning of the adjacent property. Mr. Kalisz said the adjacent property is zoned Planned General Commercial (PGC). Chair Dempsey said since the adjacent property will potentially be commercial, removing the landscaping from this portion of the parcel is not a concern.

Item 4: Discuss a proposed amendment to the Preliminary Master Development Plan for Vintage at Foxland Harbor on a 14.19 (+/-) acre parcel, located west of Douglas Bend Road and south of Nashville Pike.

Mr. Chastine showed the Preliminary Master Development Plan for Foxland Crossing, Phases 11 through 16 and Foxland Crossing Apartments, which was constructed over the last few years. The applicant requests to convert Phase 15 of Foxland Crossing, containing 90 townhome units, to a multi-family development with 204 apartments. Two (2) of the proposed buildings are flat-roofed with an internal corridors. There are a total of seven (7) proposed buildings, with some hip roofs. The building materials meet or exceed the 70 percent brick or stone requirement. Commercial out lots are proposed between the apartments and Nashville Pike. The lighting issue with the adjacent property owner (Young's Nursery) has been resolved.

Chair Dempsey asked that the Sumner County School Board be notified of the potential increase in students.

Mr. Ramsey asked about the number of buildings. Mr. Chastine said there are seven (7) buildings, with two hipped roof buildings at the front.

Mr. Ross Bradley, with TDK Development (owners of Foxland Crossing), representing the applicant, said the average rent may be $1250 per month. Potential tenants will be Baby Boomers and Millennials. The interior buildings have elevators and the townhomes are more of a garden type building with pitched roofs and garages going directly into the unit, either directly behind or above the unit.

Chair Dempsey asked the number of bedrooms for the units. Mr. Bradley said approximately 40 percent of the units will be one (1) bedroom units, approximately 50 percent will be two (2) bedroom units and 10 percent will be three (3) bedroom units.

Dr. Orgain asked about the occupancy rate of Foxland Crossing Apartments. Mr. Bradley said Foxland Crossing Apartments is currently at approximately 95 percent occupancy and added that this is one of the best properties TDK Development owns.

Chair Dempsey asked about access. Mr. Tuttle said most concerns have been addressed. The roadway from Nashville Pike will intersect Foxland Boulevard at an off-set. Staff asked that the road be moved as far over to the eastern boundary as possible and to provide an access road on the east side of the Church of Christ.

Mr. Bradley said connectivity is important to the development because people love a neighborhood friendly, walkable community.

Mr. McCord expressed concerned about the realigned collector road from Nashville Pike shown to the Foxland Boulevard extension. The new plan shows it extending around the east side of the property and intersecting with the future Foxland Boulevard extension but not connecting to the existing Foxland Boulevard. The issue is that with an increased number of units, Foxland Boulevard must be extended to the new road to sufficiently allow for traffic circulation.

Mr. Bradley said the applicant would work together with Staff on the road issue. The secondary road creates a second form of access to Nashville Pike in an emergency situation. The applicant will work with Wilson Bank and Trust and Goodall Inc. Builders.

Item 5: Discuss a proposed amendment to the Preliminary Master Development Plan and Revised Final Master Development Plan for the Revere Apartments on a 31.39 (+/-) acre parcel, located southeast of the intersection of Big Station Camp Boulevard and Bison Trail.

Mr. Chastine said this project was approved last year; however, TWRA found an endangered salamander which requires changes to the plan. No changes are planned to the number of units or the architecture. The road was shifted to the north to allow for a stream and wetlands preservation area. Changes to the parking area allow for the natural open space preservation. A greenway extension will be constructed as part of the sidewalk along the collector road. The Engineering Division asked that there extra access points be removed.

Chair Dempsey asked if greenspace would be left natural. Mr. Chastine said the greenspace would be left natural.

Mr. George Welch, with Ragan Smith Associates, said the TWRA is happy with the new plan. Gross Builders did not want to make the changes but had to comply due to the impact to salamander habitat.

Item 6: Discuss a proposed amendment to the Preliminary Master Development Plan for Baker's Crossing, for a hotel with a conference center on Nashville Pike and North Belvedere Drive.

Mr. Kalisz said the three (3) office/retail uses previously approved will be replaced with a hotel, restaurant, conference area and future hotel and office buildings. Three (3) phases are proposed. The first phase will be the hotel, restaurant, conference area, parking area in the middle, and cross access easement to the south, as well as residential/commercial structures also to the south. The second phase will be a one story restaurant and retail buildings. The third phase will be another hotel. A mixture of E.F.I.S. and brick materials are proposed. The hotel building is four stories, 45 to 50 feet in height. The access road is on adjacent property. The applicant is still working to obtain an easement for this road. The applicant requests approval for shared parking for the project.

Chair Demspey asked if the extension of Martin Vineyard's Way is part of the first phase of the project. Mr. Tuttle said the road is already built. There are no inspection reports indicating if the construction was inspected by the City. The road is built all the way through to Tulip Poplar Drive. There are no major concerns with the project. Potential signalization was noted at Tulip Poplar Drive and Belvedere Drive.

Mr. Ramsey asked if the first phase fronts the parking lot. Mr. Tuttle said there is a double front to the building. Mr. Kalisz confirmed that there is a double front to the property.

Daniel Whitley, with Arnold Consulting Engineers, representing the applicant, said the first hotel in Phase 1 fronts the parking area. The road access is behind a screened service area with dumpsters.

Mr. Ramsey asked if other buildings would face the parking lot. Mr. Whitley said they would be double fronted. Mr. Ramsey asked for substantial architectural details on the rear service area.

Mr. Kalisz said this project would be a major amendment.

Mr. Hamil Surati, developer, said this will be a Hilton Garden Inn managed and owned by Hilton Hotels. The hotel will have to abide by Hilton Hotel standards.

Mr. James Fenton, Gallatin EDA Director, said Martin's Vineyard Way extension is owned by Horn Properties, the developer of Home Depot site. He has discussed with representatives of Horn Properties about conveying the road to the City to create a public road.

Mr. Wilson asked if Martin's Vineyard Way is a three (3) lane road. Mr. Fenton said it is a two (2) lane road.

Mr. Puryear asked where the stormwater detention is built. Mr. Tuttle said there is no stormwater detention. The developer is showing treatment in the parking lot and possibly pervious parking. Mr. Whitley said rain gardens and other retention methods will be constructed to handle water flow.

Item 7: Discuss a proposed site plan for Domino's Restaurant on a 0.482 (+/-) acre parcel, located at 420 Maple Street.

Mr. Kalisz said the proposed building will be recessed off Maple Street. The owner proposed to demolish the existing building and build a new building closer to Maple Street with parking in the rear. An unloading area is proposed and Staff requested signs to designate the unloading area. The plan meets the bufferyard requirements. The two side buffers are narrow. Previously there was no landscaping so any landscaping new is an improvement.

Item 9: Zoning Code Review

Deferred

Item 10: Other Business

1. Mr. Fenton said Associated Masonry Products would like to purchase the old Stewart Lumber Yard to store brick and ship it out. The applicant has a contract to purchase the building which stipulates he must obtain appropriate zoning. This site will be a satellite location. The potential owner will repair and remodel the building, add landscaping and repair fences. Sumner County Metal fencing is located behind (north of) this property. The business is consistent with other uses in the area; however, the zoning must be changed from Commercial General (CG).

Mr. McCord suggested a change to the zoning ordinance to allow Construction Sales and Services use to occur in the Commercial General (CG) zone district, with conditions. This will be presented at the April Planning Commission regular meeting and will then go to the City Council meeting.

Mr. McCord said another option is to rezone to the Industrial Restrictive (IR) zone district which allows for Construction Sales and Services use. All of the adjoining property is Commercial General (CG).

Mr. McCord reviewed the proposed conditions to allowing Construction Sales and Services to occur in the Commercial General (CG) zone district.

Mr. Kalisz said he visited Natures Point to inspect the facility. There are four (4) people manufacturing stone. Sales are open to the public. Mr. Fenton said the facility is moving from Airport Road and the owners have added the sale of brick.

Chair Dempsey said there are drainage issues in the area. Mr. Fenton said the applicant would address any drainage issues.

Mr. Puryear asked if the Stewart Lumber site is in violation of zoning. Mr. McCord said it was a non-conforming use and because it was vacant for more than 30 months, the non-conforming previsions take effect.

2. Mr. Mc Cord said the Regional Conversation on Transit Meeting will be held in the Sumner County Administration Building on April 5.

Mr. McCord said the Transit Alliance of Middle Tennessee is having a meeting on May 19, to present issues regarding transit in Sumner County and the Metro Nashville area. The meeting will be held in the Gallatin City Hall dining room.

3. Mr. McCord said a draft sign ordinance amendment dealing with electronic signs will be discussed at a future Planning Commission work session. A copy of the draft sign ordinance was distributed to the Planning Commission for review.

4. Councilperson Brackenbury said there is still a concern regarding the issue of housing released inmates in residential neighborhoods. In a particular neighborhood, concerns have been expressed that one of these homes is coming to the area, which resulted in several homes to be listed for sale.

Item 11: Adjourn

There being no further business, Chair Dempsey adjourned the meeting at 7:01 p.m.

Respectfully submitted:

_____
Marianne Mudrak, Board Secretary

Approve:

_____ _____
Dick Dempsey, Chair Johnny Wilson, Secretary

Gallatin Municipal-Regional Planning Commission Work Session Agenda

Monday, April 11, 2016
Dr. J. Deotha Malone Council Chambers; 5 p.m.
Gallatin City Hall, 132 West Main Street

1. Discuss a proposed Preliminary Master Development Plan for Twice Daily to build a convenience store with 10 fuel pump dispensers and the commercial uses on property containing 18.9 (+/-) acres located at the intersection of Long Hollow Pike and SR386. (3-1502-16)

2. Discuss a proposed site plan to construct a 2,400 square foot auto shop for a wrecker service garage and office for Long Horn Trucking on a 0.57 (+/-) acre parcel zoned Commercial General (CG), located at 134 East Schell Street. (8-1633-16)

3. Discuss a proposed amended Preliminary Master Development Plan and revised Final Master Development Plan for the Miracle Ford Body Shop, to reduce the required landscaping by eliminating the understory bushes and flowering trees in the area closest to Nashville Pike. The property contains 10.95 (+/-) acres and is located at 1294 Nashville Pike. (8-1683-16)

4. Discuss a proposed amendment to the Preliminary Master Development Plan for Vintage at Foxland Harbor to allow development of multi-family dwellings, as a continuation of the existing development to the east, on property containing 14.19 (+/-) acres located west of Douglas Bend Road and south of Nashville Pike. (3-1695-16)

5. Discuss a proposed amended Preliminary Master Development Plan and Revised Final Master Development Plan for the Revere Apartments on property containing 31.39 (+/-) acres, located southeast of the intersection of Big Station Camp Boulevard and Bison Trail. (8-1696-16)

6. Discuss a proposed amendment for the Preliminary Master Development Plan for Baker's Crossing, to allow a hotel with conference space, retail space and restaurant space on an 8.15 (+/-) acre parcel, located on Tulip Poplar Drive between Nashville Pike and North Belvedere Drive. (3-1697-16)

7. Discuss a proposed site plan for Domino's Restaurant on a 0.482 (+/-) parcel, located at 420 Maple Street. (8-1698-16)

8. Discuss a proposed site plan amendment to the Hardees Restaurant (exterior remodel and sign plan) located at 452 East Main Street. (8-1700-16)

9. Zoning Code Review (PC members please bring your drafts)

10. Other Business

11. Adjourn

EXHIBIT A

ORIGINAL

MINUTES OF THE GALLATIN
MUNICIPAL-REGIONAL PLANNING COMMISSION
WORK SESSION

May 9, 2016

MEMBERS PRESENT

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

STAFF PRESENT

Robert Kalisz, Assistant Director of Planning
Kevin Chastine, Planner II
Jillian Ogdon, Planner II
Denise Brown, Planner I
Brad Simpson, Engineering Project Manager
Marianne Mudrak, Board Secretary

MEMBERS ABSENT

None

OTHERS

Applicants
James Fenton, EDA Director

The Gallatin Municipal-Regional Planning Commission met in a regular work session on Monday, May 9, 2016, at 5:00 p.m., in the Dr. J. Deotha Malone Council Chambers of Gallatin City Hall. Mr. Dick Dempsey, Chair, called the meeting to order. A copy of the meeting agenda is attached to these minutes as Exhibit A.

Agenda

Mr. Robert Kalisz, Assistant Director of Planning, said on May 19, 2016 from 5:30 to 8:30, the Transit Alliance of Middle Tennessee will hold a meeting for Planning Commissioners, BZA members and elected officials, at the Gallatin City Hall Dining Room.

Item 1: Discuss a proposed Amendment to the Gallatin on the Move 2020 General Development and Transportation Plan – Discussion/Interpretation – Jessie Moncrief (7-1747-16).

Mr. Kevin Chastine, Planner II, said the Moncrief property was approved for rezoning from Agricultural Residential (A) to Industrial Restrictive (IR). The request is to change the Land Use Classification from Suburban Neighborhood Emerging to Airport Road Industrial Character Area. Staff is in support of the change. This item will be on the next regular Planning Commission meeting agenda.

Chair Dempsey asked if there is a heavy buffer between the residential development along Alpha Drive and this project. Mr. Chastine said there is a Type 50 required bufferyard and there is a heavy existing tree line that could be maintained.

Mr. Ramsey asked if there is potential commercial at the intersection of US 31E and Airport Road. Mr. Chastine said this area is shown as Suburban Emerging Neighborhood also and there is no interest in

commercial zoning at this time. Mr. Ramsey said there is a sign on the property stating potential commercial property.

Item 2: Discuss a proposed site plan for an exterior remodel of Wendy's Restaurant, on a 1.84 (+/-) parcel, located at 927 Nashville Pike. (8-1797-16)

Ms. Denise Brown, Planner I, said this renovation will be similar to the Wendy's renovation on Main Street. Most of the work is to replace the mansard roof. The applicant intents to ask for an alternative architectural plan due to the lower amount of brick or stone. The sign package meets all the code requirements.

Item 3: Discuss a proposed Final Master Development Plan for Lots 1A and 1B of Woods Commons to develop retail and food service spaces and an 11,570 square foot building on a 1.88 (+/-) acre parcel, located at 927 Nashville Pike. (8-1800-16)

Mr. Chastine said the Final Master Development Plan is for Lots 1A and 1B of Woods Commons, Section 1. The request is to construct an 11,570 square foot retail and food service building. All buffer requirements are met to the south, west, and east, and an alternative buffer is requested for the northern boundary. The plan includes retaining thetree line.

Mr. Richard Jones, with Rogers Engineering Group, represented the applicant.

Mr. Brad Simpson asked the Planning Commission to require the applicant to replat the property to avoid potential problems in the future. Mr. Jones said the owner does not want to replat the property and he asked that this not be a condition unless it is a legal requirement.

Mr. Simpson said there are two (2) separate businesses that are proposed across property lines. Engineering feels it is best practice to replat the property. Mr. Jones said the building will be constructed on both properties.

Item 4: Discuss a proposed PUD Amendment and Final Master Development Plan for Greensboro Village North for the Commercial Outlots on a 12.75 (+/-) acre parcel, located east of St. Blaise Road, north of Nashville Pike, west of GreenLea Boulevard and south of Peytona Downs. (4-1810-16/8-1806-16)

Mr. Robert Kalisz, Assistant Director of Planning, said the PUD Amendment and Final Master Development plan was approved five (5) or six (6) years ago. The PUD amendment includes site grading, drainage, utility, and public and private roads for future development. An existing driveway on St. Blaise Road to Kennesaw Farms aligns with a proposed cross-access connection to that road. The Planning Commission shall determine if this is a minor or major amendment to the PUD.

Mr. Mike Wrye, with Lose & Associates, representing the applicant, said the purpose is to first facilitate infrastructure development to provide access to a proposed development on Nashville Pike. The private roads will be constructed to public street standards and will be dedicated to the City at some point in the future.

Mr. Puryear said the plan he saw previously had a connecting road through the site from GreenLea Boulevard to Kennesaw Boulevard and this is a significant change in flow. The Planning Commission has discussed eliminating curb cuts to Nashville Pike. Mr. Kalisz presented the previously approved Preliminary Master

Development Plan showing a public road to the north. Mr. Wrye said a driveway on Nashville Pike shown on the plan will be moved to a more central location.

Chair Dempsey asked about the intersection on Nashville Pike. Mr. Wrye said because of the signals at St. Blaise Road and GreenLea Boulevard, the applicant believes and TDOT concurs, there should be full access. Mr. Simpson asked the Planning Commission to restrict the access to right-in/right out only.

Dr. Orgain asked how many feet were between St. Blaise Road and GreenLea Boulevard. Mr. Simpson said there are approximately 960 feet and with the new Final Master Development Plan there is less than 500 feet between intersections. The Engineering Division would support not having another curb cut. Mr. Wrye said he would coordinate with the Engineering Division.

Mr. Kalisz asked the applicant to provide a larger plan of the approved Preliminary Master Development Plan with better resolution so the Planning Commission can see the curb cut location.

Mr. Simpson said the Engineering Division has discussed the plan with the applicant. The drainage issues, including concerns about drainage calculations and the flood study, requires additional information. There are existing conditions that were recommended by the flood study that have not been implemented. Mr. Wrye said the applicant is addressing this now and will submit changes.

Item 5: Discuss a proposed Final Plat for Oak Hill, Phase 1 – Oak Hill Development Partnership – The owner and applicant request approval of a Final Plat for Oak Hill – Phase 1, a Major Subdivision to revise the sidewalk along Hwy 31E, located east of Broadway. (1-1838-16C)

Mr. Chastine said the Phase 1 plat was recorded in 2006 or 2007 and showed a sidewalk along East Broadway (US 31E). The sidewalk has not been installed and the applicant requests to change the sidewalk location. Staff does not recommend approval of the sidewalk change.

Chair Dempsey asked if the sidewalk crossed the creek and continued to US 31E would that be acceptable to staff. Mr. Simpson said the applicant does not want to cross the creek and shows no connection in the northeast section of the property along East Broadway.

Mr. Puryear asked if there is an ADA requirement that sidewalks connect. Mr. Simpson said this is a Subdivision Regulation requirement. He added that if there is an ADA requirement to connect sidewalks that must occur within the development.

Mr. Chastine said Staff notified the applicant of the sidewalk connection requirement.

Item 6: Discuss Long Hollow Pike Access Management.

Mr. Kalisz said the Planning Commission asked that this item be brought to the work session meeting. He distributed information on proposed projects.

Mr. Simpson said he discussed separating the additional entrances to the golf course with Mr. David Brown, Leisure Services Director, and he does not have a concern about losing two (2) access points. A proposed amendment to the Major Thoroughfare Plan is not complete, but will be submitted at a later date.

Mr. Ramsey clarified that the Planning Commission would have to approve adopting a change to the Major Thoroughfare Plan. He is concerned that affected property owners be notified.

Mayor Brown said she is not comfortable removing the access points to the golf course property.

Dr. Orgain said he does not see an advantage to removing access points.

Item 7: Zoning Code Review

This item was deferred.

Item 8: Other Business

Item 9: Adjourn

There being no further business, Chair Dempsey adjourned the meeting at 6:00 p.m.

Respectfully submitted:

_____
Marianne Mudrak, Board Secretary

Approve:

_____ _____
Dick Dempsey, Chair Johnny Wilson, Secretary

Agenda
Gallatin Municipal-Regional Planning Commission
Work Session Meeting

Monday, May 9, 2016 **Planning Commission - 5:00 p.m.**
Dr. J. Deotha Malone Council Chambers City Hall

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1. **GALLATIN ON THE MOVE 2020-AMENDMENT** **7-1747-16**
DISCUSSION/INTERPRETATION
JESSIE MONCRIEF

OWNER AND APPLICANT REQUEST APPROVAL TO AMEND THE GALLATIN ON THE MOVE 2020 GENERAL DEVELOPMENT AND TRANSPORTATION PLAN UPDATE 2008-2020, COMMUNITY CHARACTER MAP, BY CHANGING THE LAND USE DESIGNATION ON A 37.62 (+/-) ACRE PARCEL FROM THE SUBURBAN NEIGHBORHOOD EMERGING COMMUNITY CHARACTER AREA TO THE AIRPORT ROAD INDUSTRIAL SPECIAL DISTRICT CHARACTER AREA, LOCATED EAST OF AIRPORT ROAD AND SOUTH OF EAST BROADWAY.

2. **WENDY'S RESTAURANT EXTERIOR REMODEL** **8-1797-16**
SITE PLAN
BF NASHVILLE, INC.

OWNER AND APPLICANT REQUEST APPROVAL OF A SITE PLAN FOR THE EXTERIOR REMODEL OF THE WENDY'S RESTAURANT ON A 1.84 (+/-) ACRE PARCEL LOCATED AT 927 NASHVILLE PIKE.

3. **WOODS COMMONS, SECTION 1, LOTS 1A AND 1B** **8-1800-16**
FINAL MASTER DEVELOPMENT PLAN
ROGERS ENGINEERING GROUP

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR WOODS COMMONS, SECTION 1, LOTS 1A AND 1B, A MAJOR SUBDIVISION, IN ORDER TO DEVELOPMENT RETAIL AND FOOD SERVICE SPACES AND AN 11,570 SQUARE FOOT BUILDING ON A 1.88 (+/-) ACRE PARCEL LOCATED AT 927 NASHVILLE PIKE.

4. **GREENSBORO VILLAGE NORTH** **4-1810-16/8-1806-16**
PUD AMENDMENT AND FINAL MASTER DEVELOPMENT PLAN
LOSE & ASSOCIATES

OWNER AND APPLICANT REQUEST APPROVAL OF AN AMENDMENT TO THE GREENSBORO VILLAGE PUD AND FINAL MASTER DEVELOPMENT PLAN FOR GREENSBORO VILLAGE NORTH COMMERCIAL OUTLOTS TO INCLUDE SITE GRADING, DRAINAGE, UTILITY, PUBLIC AND PRIVATE ROADS ON A 12.75 (+/-) ACRE PARCEL, LOCATED EAST OF ST. BLAISE ROAD, NORTH OF NASHVILLE PIKE, WEST OF GREENLEA BOULEVARD AND SOUTH OF PAYTONA DOWNS. A PORTION OF ST. BLAISE ROAD WILL BE DEDICATED AND IMPROVED AND A NEW PUBLIC ROAD IS PROPOSED BETWEEN ST. BLAISE ROAD AND GREENLEA BOULEVARD AND A PRIVATE DRIVE CONNECTING THE NEW PUBLIC ROAD, NASHVILLE PIKE AND GREENLEA BOULEVARD.

EXHIBIT A

ITEM 1

GMRPC Resolution No. 2016-73

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING ITEM 1 – A ONE (1) YEAR RENEWAL AND EXTENSION OF THE PERFORMANCE SURETIES FOR: LENOX PLACE, PHASES 13 & 14 (UTILITY); FILE #2-26-09S/2-10-09S — FAIRWAY FARMS, PHASE 2, SECTION 2, (UTILITY); FILE #2-447-15S – FAIRWAY FARMS, PHASE 2 & 3 (SITE); FILE #8-927-13/PC0456-13 AND A THREE (3) MONTH RENEWAL AND EXTENSION FOR: MIRACLE FORD BODY SHOP (SITE); FILE #8-456-15 – TWIN EAGLES, PHASE 9, SECTION A (SITE); FILE #8-98-13/PC0133-13 – DIAMOND TOWER (GAP CELL TOWER) TOWER REMOVAL BOND; FILE #8-38-14/PC0297-14 - STRATFORD PARK, PHASE 4, SECTION 2 (SUBDIVISION); FILE #1-43-14C/PC0295-14.

WHEREAS, THE CITY OF GALLATIN MUNCIPAL-REGIONAL

PLANNING COMMISSION considered A One (1) Year Renewal And Extension of the Performance Sureties for: Lenox Place, Phases 13 & 14 (Utility); File #2-26-09S/2-10-09S — Fairway Farms, Phase 2, Section 2, (Utility); File #2-447-15C – Fairway Farms, Phase 2 & 3 (Site); File #8-927-13/PC0146-13 and a Three (3) Month Renewal And Extension For: Miracle Ford Body Shop (Site); File #8-456-15 – Twin Eagles, Phase 9, Section A (Site); File #8-98-13/PC0133-13 – Diamond Tower (Gap Cell Tower) Tower Removal Bond; File #8-38-14/PC0297-14 - Stratford Park, Phase 4, Section 2 (Subdivision); File #1-43-14C/PC0295-14.

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

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

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

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

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

Section 2. Action - The Gallatin Municipal-Regional Planning Commission hereby approves a one (1) year renewal and extension for each of the performance sureties for the following projects with the following conditions:

- Lenox Place, Phases 13 & 14 (Utility); File #2-26-09S/2-10-09S, one (1) year renewal and extension in the amount of $10,000.
- Fairway Farms, Ph. 2, Sec. 2 (Utility); File #2-447-15S, one (1) year renewal and extension in the amount of $15,000.
- Faiarway Farms, Ph 2 & 3 (Site); File #8-927-13/PC0146-13, one (1) year renewal and extension in the amount of 5,467.00.

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

2. An extension may be permitted for the performance surety. All improvements must be completed and accepted by June 27, 2017.

3. Upon completion of all required improvements, the developer shall obtain final subdivision inspection approval from the Planning Department and Engineering Division and submit a request for Acceptance of Dedication for any public infrastructure within a subdivision to the City Engineering Division and provide a maintenance surety in a form and substance acceptable to the City Attorney and City Engineer.

Section 3. Action - The Gallatin Municipal-Regional Planning Commission hereby approves a three (3) month renewal and extension for each of the performance sureties for the following projects with the following conditions:

- Miracle Ford Body Shop (Site); File #8-456-15, three (3) month renewal and extension in the amount of $79,574.00
- Diamond Tower (Gap Cell Tower) Tower Removal; File 8-38-14/PC0294-14, three (3) month renewal and extension in the amount of $14,850.00
- Twin Eagles, Ph. 9, Sec. A (Site); File #8-98-13/PC0133-13, three (3) month renewal and extension in the amount of $8,250.00.

- Stratford Park Phase 4, Sec. 2; Subdivision; File #1-43-14C/PC0295-14, three (3) year renewal and extension in the amount of $16,000.

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

2. No extension will be permitted for the performance surety. All improvements must be completed by the date described above.

3. Upon completion of all required improvements, the developer shall submit a request for Acceptance of Dedication for any public infrastructure, within a subdivision, to the City Engineering Division by September 27, 2016 and provide a maintenance surety in form and substance acceptable to the City Attorney and City Engineer.

Section 5. Action - The Gallatin Municipal-Regional Planning Commission hereby authorizes the City Engineering Division to call the performance sureties for the following projects due to non-performance to complete the outstanding improvements as directed by the Planning Commission:

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: 6/27/16

Dick Dempsey Chairman

Johnny Wilson Secretary

APPROVED AS TO FORM:

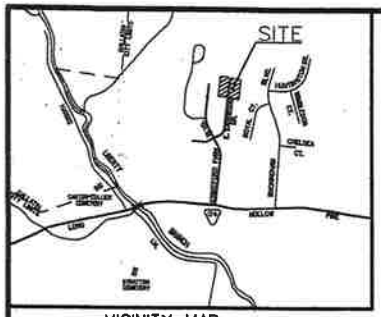
Susan High-McAuley
City Attorney

STRATFORD PARK PHASE 4, SECTION 2 FINAL PLAT

NINTH CIVIL DISTRICT
SUMNER COUNTY
GALLATIN, TENNESSEE
MAP 114, P/O PARCEL 60.00
EAST SAGEWOOD DRIVE &
STRATFORD PARK BLVD.

ZONED MRO

DATE: JULY 7, 2014 SHEET 1 OF 1



OWNER/DEVELOPER
STRATFORD PARK, A TN GENERAL PARNTERSHIP
147 MAPLE ROW BLVD., SUITE 100
HENDERSONVILLE, TN 37075
CONTACT: ROB HORTON
PHONE: (615) 826-5785

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 3642, PAGES 52-59, R.O.S.C. 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, ALLEYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

7-29-14 R.Robert Horton
DATE STRATFORD PARK, A TENNESSEE GENERAL PARTNERSHIP
R Robert Horton
President
TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED STRATFORD PARK PHASE 4, SECTION 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.

7-28-2014 David G. Anderson
DATE SUPERINTENDENT OF PUBLIC UTILITIES
CITY OF GALLATIN

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED STRATFORD PARK PHASE 4, SECTION 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.

7-28-2014 David G. Anderson
DATE SUPERINTENDENT OF PUBLIC UTILITIES
CITY OF GALLATIN

CERTIFICATE OF APPROVAL
OR SURETY FOR COMPLETION OF ROADS

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

08/04/14
DATE CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

8-4-14
DATE SECRETARY, PLANNING COMMISSION

8-5-14
DATE CHAIRMAN'S INITIALS, PLANNING COMMISSION

BWSC BARGE WAGGONER SUMNER & CANNON, INC.
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572

PROJECT NO. 3249710 | FILE:3249710_platPH4_SEC2 | DWG BY: RWF

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 10 ONE-FAMILY DETACHED DWELLING LOTS, COMMON OPEN SPACE, AND DEDICATION OF PUBLIC RIGHT-OF-WAY.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER THE STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
3. BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE GRID SYSTEM (NAD 83).
4. NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470185, PANELS 295G & 313G REVISED APRIL 17, 2012. (ZONE X).
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
6. THIS PROPERTY'S EXISTING USE IS VACANT AND IS ZONED MRO.
7. UNLESS OTHERWISE SHOWN ON THE RECORD PLAT, A TEN (10') FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON LOT LINES. THE COMMON LOT LINE BEING THE CENTERLINE OF THE EASEMENT. IN THOSE CASES WHERE THE REAR LOT LINE IS NOT A COMMON LOT LINE, THE PRIVATE DRAINAGE EASEMENT SHALL BE TEN FEET (10') IN WIDTH ALONG SUCH REAR LOT LINE. STRATFORD PARK, OR ITS ASSIGNS, RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR RE-ESTABLISH DRAINAGE SWALES WITHIN SAID EASEMENTS FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORM WATER TO COLLECTION FACILITIES.
8. COMMON AREAS MUST BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

DEVELOPMENT SUMMARY

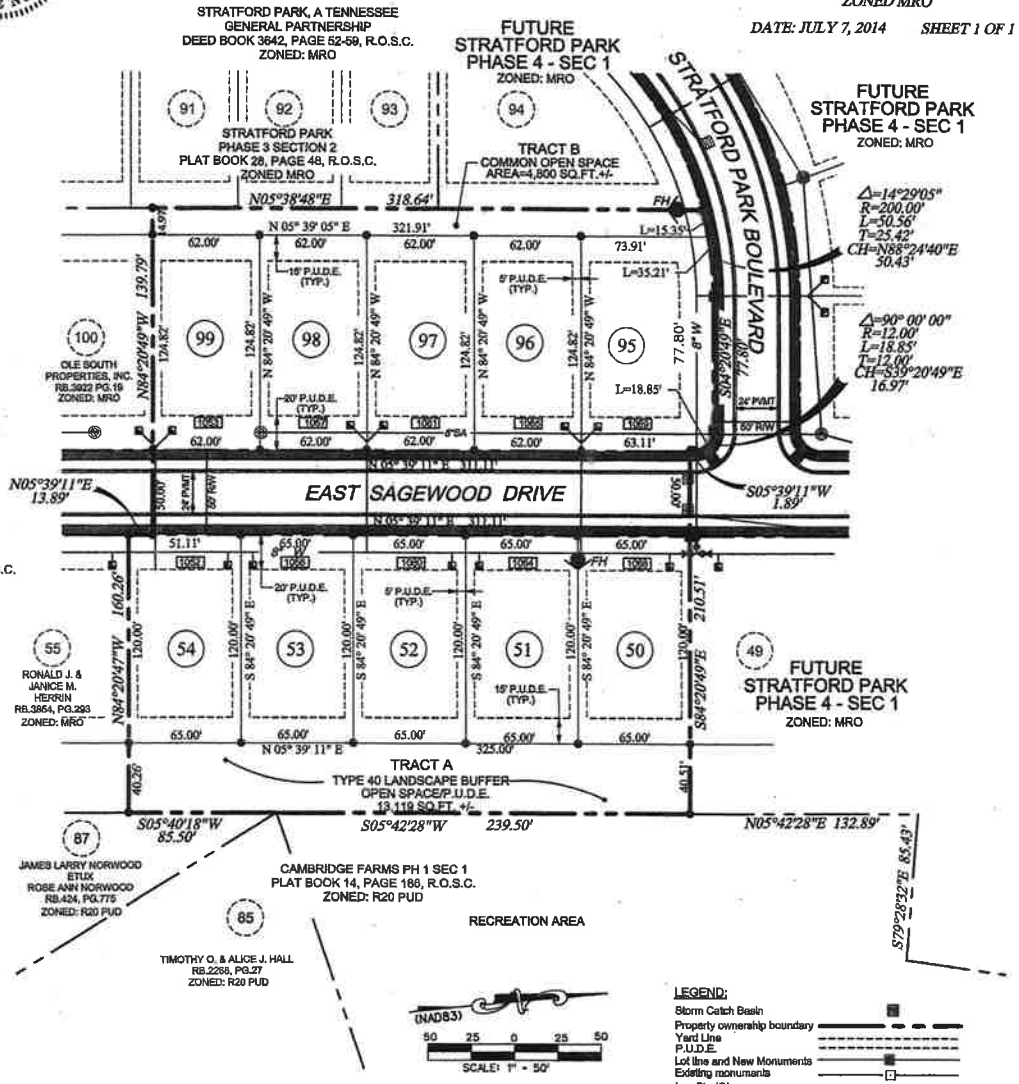
- STRATFORD PARK PHASE FOUR SECTION TWO
- OWNER: STRATFORD PARK, A TN GENERAL PARNTERSHIP
  147 MAPLE ROW BLVD., SUITE 100
  HENDERSONVILLE, TN 37075
  CONTACT: ROB HORTON
  PHONE: (615) 826-5785
- NINTH CIVIL DISTRICT
  GALLATIN, TENNESSEE
- MAP 114, P/O PARCEL 60.00
- ZONED: MRO
- SETBACKS APPROVED AS PART OF THE MASTER PLAN FOR STRATFORD PARK
- PLAT PREPARED ON MAY 27, 2014
- SCALE: 1" = 50'
- PROPOSED USE: RESIDENTIAL ONE-FAMILY DETACHED DWELLING
- SURVEYOR:
  BRAD T. THOMAS, RLS
  BARGE, WAGGONER, SUMNER & CANNON, INC.
  211 COMMERCE STREET, SUITE 600
  NASHVILLE, TENNESSEE 37201
  PH. (615) 252-4397
  FAX (615) 256-9661

BRAD TYSON THOMAS
REGISTERED LAND SURVEYOR
7-07-2014
TENNESSEE NO. 2431

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 837957 Instrument #: 1092943
Rec'd: 15.00 Recorded
State: 0.00 8/8/2014 at 3:16 PM
Clerk: 0.00 in Plat Book 28
Other: 2.00 Pgs 198-198
Total: 17.00

LOT AREA TABLE

LOT	SQ. FT.	ACRES
50	7,800	0.18
51	7,800	0.18
52	7,800	0.18
53	7,800	0.18
54	7,800	0.18
95	9,545	0.22
96	7,739	0.18
97	7,739	0.18
98	7,739	0.18
99	7,739	0.18



LEGEND:
Storm Catch Basin
Property ownership boundary
Yard Line
P.U.D.E.
Lot line and New Monuments
Existing monuments
Iron Pin (O)
Iron Pin (N)
Proposed Sanitary Sewer
Proposed Water Line
Fire Hydrant
Lot number
Property map parcel number — PART OF 60.00
Pertains to property map — 114
Street Address

LOTS AREA =79,501 SQ. FT. OR 1.82 ACRES +/-
LANDSCAPE BUFFER AND OPEN SPACE/P.U.D.E. AREA=13,119 SQ. FT. OR 0.30 ACRE +/-
OPEN SPACE AREA=4,800 SQ. FT. OR 0.11 ACRE +/-
R.O.W. DEDICATION AREA=15,556 SQ. FT. OR 0.36 ACRE +/-
TOTAL AREA=112,976 SQ. FT. OR 2.59 ACRES +/-

CERTIFICATE OF COMMON AREAS DEDICATION

STRATFORD PARK, A TENNESSEE GENERAL PARTNERSHIP IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS OF STRATFORD PARK FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN STRATFORD PARK AS MORE FULLY PROVIDED IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR STRATFORD PARK, DATED MARCH 30, 2007 OF RECORD IN RECORD BOOK 2734, PAGES 74-91, R.O.S.C.

7-29-14 R.Robert Horton President
DATE STRATFORD PARK, A TENNESSEE GENERAL PARTNERSHIP
R Robert Horton

CERTIFICATE OF ACCURACY

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

BARGE WAGGONER SUMNER & CANNON, INC.
July 7, 2014 Brad T. Thomas
DATE REGISTERED LAND SURVEYOR NUMBER 2431

ITEM 2

GMRPC Resolution No. 2016-71

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL PLAT FOR CUMBERLAND PLACE NORTH, PHASE 4, SECTION 2, TO CREATE 24 SINGLE FAMILY RESIDENTIAL LOTS, TWO (2) NEW PUBLIC RIGHTS-OF-WAY, AND ONE (1) OPEN SPACE TRACT, ON 13.582 (+/-) ACRES, LOCATED EAST OF LOCK 4 ROAD AND NORTH OF SMOKY MOUNTAINS DRIVE. (1-1992-16C)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by the applicant, Thornton & Associates, at its regular meeting on June 27, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-403 and §13-4-303 and Gallatin Subdivision Regulations, Chapter 1, Section 1-104, items 1-11 and Chapter 2, Section 2-103:

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

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

3. The Final Plat is consistent with the purpose and intent of the Residential-R15 Planned Residential Development (R15 PRD) zoning district, and the Amended Preliminary Master Development Plan/Final Master Development Plan for Cumberland Place North Phase 4, Sec. 2 and the Preliminary Plat for Cumberland Place North, Phase 4, Section 2.

4. The Final Plat is consistent with Tennessee Code Annotated Section 13-3-403 and Section 13-4-303.

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

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

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

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Final Plat for Cumberland Place North, Phase 4, Section 2, consisting of a three (3) sheet plat, prepared by Thornton & Associates of Madison, Tennessee, with Job #15-1803, dated May 13, 2016 with a revision date of June 14, 2016, with the following conditions:

1. The adjacent development to the west was recorded as Section 2. Revise the label from Phase to Section on all sheets as applicable.
2. Label the pavement width on the "typical building lot" drawing.
3. Change the line type for the site boundary on sheet 2 to be consistent with sheets 1 and 3.
4. Show iron rods at the property corners on sheet 2, same as shown on sheet 3.
5. Extend match line on sheet 2 to the site boundary as shown on sheet 3. Show the match line going across Mesa Verde Place.
6. An as-built survey is required before streets are accepted.
7. Detailed plans and specifications for water & sanitary sewer installations must be submitted for approval.
8. Submit three (3) corrected folded copies of the Preliminary Plat to the Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 6/27/16

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-McAULEY
CITY ATTORNEY

ITEM 2
PLANNING DEPARTMENT STAFF REPORT
Final Plat for Cumberland Place North, Phase 4, Section 2
(1-1992-16C)
Located East of Lock 4 Road and North of Smoky Mountain Drive
Date: June 27, 2016

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF A FINAL PLAT FOR CUMBERLAND PLACE NORTH, PHASE 4, SECTION 2, A MAJOR SUBDIVISION, TO CREATE 24 SINGLE FAMILY LOTS, TWO (2) PUBLIC RIGHTS-OF-WAY, AND ONE (1) OPEN SPACE TRACT, ON 13.582 (+/-) ACRES, LOCATED EAST OF LOCK 4 ROAD AND NORTH OF SMOKY MOUNTAINS DRIVE.

OWNER:	**J.D. EATHERLY**
APPLICANT:	**THORNTON AND ASSOCIATES (TOM DARNALL)**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2016- 71**
STAFF CONTACT:	**DENISE BROWN**
PLANNING COMMISSION DATE:	**JUNE 27, 2016**

PROPERTY OVERVIEW: The owner and applicant request approval of a final plat for Cumberland Place North, Phase 4, Section 2, a major subdivision, to create 24 single family lots, two (2) new public rights-of-way, and one (1) open space tract, on 13.582 (+/-) acres, located east of Lock 4 Road and north of Smoky Mountains Drive. The property is currently zoned Residential 15-Planned Residential Development (R15-PRD). Dwelling, One-Family Detached is a permitted use in the R15-PRD zone district. (Attachment 2-1)

CASE BACKGROUND:

Previous Approvals

On April 26, 2004, the Planning Commission approved the Preliminary Master Development Plan (PC File #3-6-04) for Cumberland Place North. The PMDP contained 44 single family lots zoned R20-PRD and 165 single family lots zoned R15-PRD.

On March 24, 2008, the Planning Commission approved a minor amendment to the PMDP (PC File# 3-5-08) that revised lot configurations, phasing schedule, and roadway layout in Phase 6. These changes were required because the City of Gallatin purchased a portion of Phase 6 for the sewer plant expansion. The lot total was reduced through the removal of 18 R15-PRD zoned lots.

On January 28, 2008, the Planning Commission approved a Final Master Development Plan for Cumberland Place North, Phase 4, Section 2, and Phase 5, Section 1 (PC File# 8-4-08) and a Preliminary Plat for Phase 4, Section 2 (PC File# 1-5-08B). Both previously approved plans had expired. (Attachment 2-2 and 2-3)

On October 26, 2015, the Planning Commission approved an Amended PMDP/FMDP (PC File #8-1185-15), and a Preliminary Plat (PC File #1-1187-15B) for Phase 4 Section 2.

DISCUSSION:

Proposed Development

The Final Plat for Cumberland Place North, Phase 4, Section 2 proposes a total of 24 single family dwelling lots, two (2) new public rights-of-way, and one (1) open space tract, on 13.582 (+/-) acres, located east of Lock 4 Road and north of Smoky Mountains Drive. The 24 single family lots are located on Mesa Verde Place and Yosemite Court. Yosemite Court is a completely new right-of-way, while Mesa Verde Place is an extension of the right-of-way created in Cumberland Place North, Section 2.

Natural Features

The natural topography for the vacant land slopes from east to west from the highest point of elevation (509') located on Lots 163, 164, and 165 at the southeast corner of the site with a decent to the lowest point of elevation (458') at the northwest corner of the site within the Open Space Tract. The topography begins a steep decent west of the proposed lots. No portion of Phase 4, Section 2 is located within a flood hazard area based on FEMA FIRM Panel 47165C0428G and FEMA FIRM Panel 47165C0429G, both dated April 17, 2012.

Adjacent or Area Uses

To the north of Phase 4, Section 2 is the future Cumberland Place North Phase 3, Section 3, which will include the extension of Fredericksburg Drive. To the south of Phase 4, Section 2 is Cumberland Place North Section 2, (Plat Book 23 Page 347-350) which is built out. To the east of Phase 4, Section 2 is Cumberland Place North, Phase 4, Section 1 (Plat Book 25 Page 376) and future unapproved phases. To the west of Phase 4, Section 2 is Cumberland Place North Section 2 and the associated open space tract. All surrounding properties are zoned Residential-15 Planned Residential Development (R15-PRD).

Lot Sizes and Layout

The lots range in size from 7,488 square feet (Lot 157) to 16,571 square feet (Lot 145) and are consistent with the lot sizes and layouts approved with the Revised Final Master Development Plan (PC File #8-1185-15) and Preliminary Plat (PC File #1-1187-15B). No change is requested to the architectural elevations approved as part of the Amended PMDP/FMDP.

Rights-of-Way/Streets/Roads

The Final Plat will create one (1) new public right-of-way and extend one (1) other public right-of-way. All totaled, 905 linear feet of roads will be constructed. Sidewalks will be constructed on both sides of the streets.

PHASE 4 SECTION 2 – PROPOSED RIGHTS-OF-WAY		
ROAD NAME	**LENGTH**	**R.O.W. (PAVEMENT) WIDTH**
Mesa Verde Place	770 linear feet	50 feet (26 feet)
Yosemite Court	135 linear feet	50 feet (26 feet)

Public Utility and Drainage Easements (P.U.D.E's)
Twenty-five (25) foot wide P.U.D.E.s are located along all front yards, twenty (20) foot wide P.U.D.E.'s are located along all rear yards, and ten (10) foot wide P.U.D.E.'s along the side yards. No vertical construction is allowed in any easements.

Open Space and Bufferyard
The Final Plat for Phase 4, Section 2 includes a portion of an open space tract, which abuts Phase 3, Sections 2 and 3. The Open Space Tract is located to the north and west of Lots 144 through 156 and is adjacent to an open space tract in Section 2 and Phase 4, Section 1. The open space tract will be extended to the east and north with the development of future phases. The open space tract totals 284,006 (+/-) square feet or 6.520 (+/-) acres and is also designated as a Public Utility and Drainage Easement.

Stormwater Drainage
The stormwater drainage system consists of two (2) outfalls, both of which drain into the open space tract. The first outfall runs between Lots 154 and 155, with the outfall located north of these lots. The second outfall runs between Lots 143 and 144, with the outfall located to the east of these lots in the open space tract created in Cumberland Place North, Section 2.

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

1. Label the pavement width on the "typical building lot" drawing.
2. Change the line type for the site boundary on sheet 2 to be consistent with sheets 1 and 3.
3. Show iron rods at the property corners on sheet 2, same as shown on sheet 3.
4. Extend match line on sheet 2 to the site boundary as shown on sheet 3. Show the match line going across Mesa Verde Place.
5. An as-built survey is required before streets are accepted.

Other Departmental Comments
Other City Departments reviewed and commented on the Final Plat. Most of the Other Departmental Comments have been satisfied; however the applicant shall amend the Final Plat and provide documents as indicated below:

1. Detailed plans and specifications for water & sanitary sewer installations must be submitted for approval.

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

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

3. The Final Plat is consistent with the purpose and intent of the Residential-R15 Planned Residential Development (R15 PRD) zoning district, the Amended Preliminary Master Development Plan/Final Master Development Plan for Cumberland Place North Phase 4, Sec. 2 and the Preliminary Plat for Cumberland Place North, Phase 4, Section 2.

4. The Final Plat is consistent with Tennessee Code Annotated Section 13-3-403 and Section 13-4-303.

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

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

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

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

RECOMMENDATION:
Staff recommends that the Planning Commission approve Resolution 2016-71, a Final Plat for Cumberland Place North Phase 4 Section 2, consisting of a three (3) sheet plat prepared by Thornton and Associates, Inc. of Madison, TN, with Job No. #15-1803, dated May 13, 2016 with a revision date of June 14, 2016, with the following conditions:

1. The adjacent development to the west was recorded as Section 2. Revise the label from Phase to Section on all sheets as applicable.
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6. An as-built survey is required before streets are accepted.
7. Detailed plans and specifications for water & sanitary sewer installations must be submitted for approval.
8. Submit three (3) corrected folded copies of the Preliminary Plat to the Planning Department.

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

ATTACHMENTS

Attachment 2-1	**Location Map for Cumberland Place North Ph. 4 Sec. 2**
Attachment 2-2	**Final Plat for Cumberland Place North Ph. 4 Sec. 2**
Attachment 2-3	**Preliminary Plat for Cumberland Place North Ph. 4, Sec. 2**

I: PLANNING COMMISSION\PC Items\2016\06/27/2016\Staff Reports\Item 2 Cumberland Place North, Ph. 4, Sec. 2 Final Plat (1-1992-16C) DB

Location Map

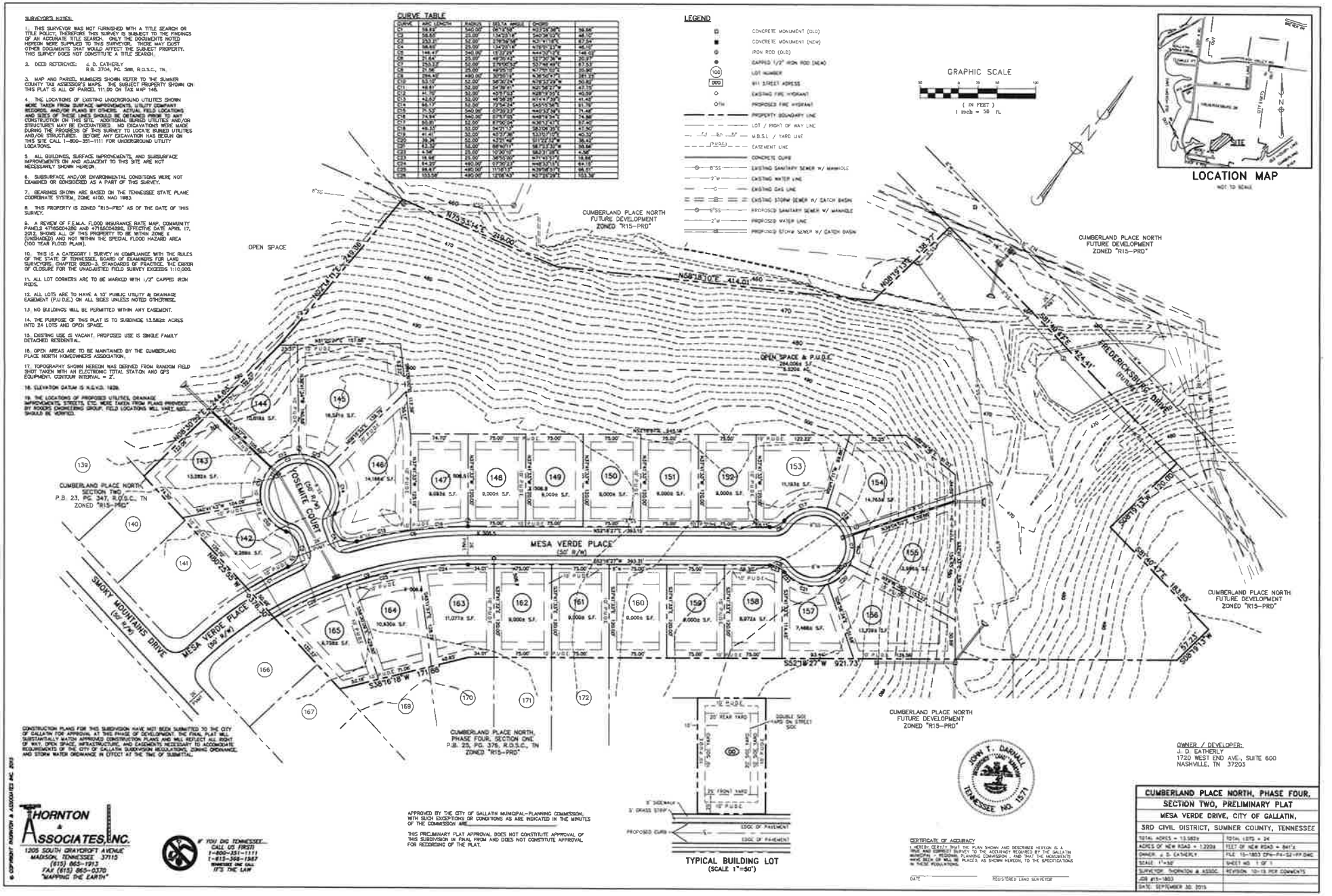
Cumberland Place North Phase 4 Section 2

Final Plat

1-1992-16C

Prepared By: Kevin Chastine, AICP
Prepared On: June 20, 2016

ATTACHMENT 2-1



ATTACHMENT 2-3

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: J. D. EATHERLY
R.B. 3704, PG. 588, 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 ALL OF PARCEL 111.00 ON TAX MAP 148.

4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM SURFACE IMPROVEMENTS, UTILITY COMPANY RECORDS, AND/OR PLANS BY OTHERS. ACTUAL FIELD LOCATIONS AND SIZES OF THESE LINES SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION ON THIS SITE. ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND/OR STRUCTURES. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL 1-800-351-1111 FOR UNDERGROUND UTILITY LOCATIONS.

5. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.

6. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

7. BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD 1983.

8. THIS PROPERTY IS ZONED "R15-PRD" AS OF THE DATE OF THIS SURVEY.

9. A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANELS 47165C0428G AND 47165C0429G, EFFECTIVE DATE APRIL 17, 2012, SHOWS ALL OF THIS PROPERTY TO BE WITHIN ZONE X (UNSHADED) AND NOT WITHIN THE SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD PLAIN).

10. THIS IS A CATEGORY 1 SURVEY IN COMPLIANCE WITH THE RULES OF THE STATE OF TENNESSEE, BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3, STANDARDS OF PRACTICE. THE ERROR OF CLOSURE FOR THE UNADJUSTED FIELD SURVEY EXCEEDS 1:10,000.

11. ALL LOT CORNERS ARE TO BE MARKED WITH 1/2" CAPPED IRON RODS.

12. ALL LOTS ARE TO HAVE A 10' PUBLIC UTILITY & DRAINAGE EASEMENT (P.U.D.E.) ON ALL SIDES UNLESS NOTED OTHERWISE.

13. NO BUILDINGS WILL BE PERMITTED WITHIN ANY EASEMENT.

14. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 13.582± ACRES INTO 24 LOTS AND OPEN SPACE.

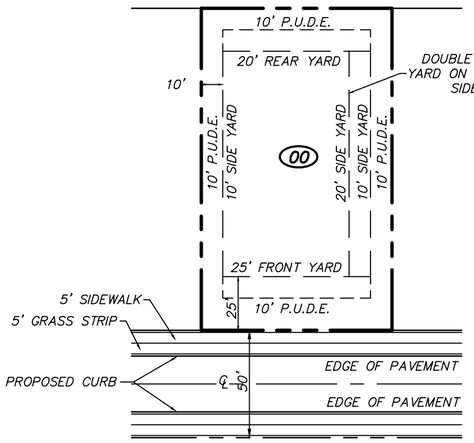
15. EXISTING USE IS VACANT. PROPOSED USE IS SINGLE FAMILY DETACHED RESIDENTIAL.

16. OPEN AREAS ARE TO BE MAINTAINED BY THE CUMBERLAND PLACE NORTH HOMEOWNERS ASSOCIATION.

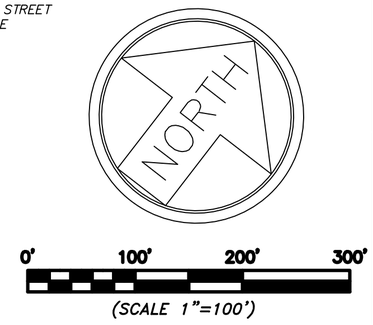
17. THE LOCATIONS OF PROPOSED UTILITIES, DRAINAGE IMPROVEMENTS, STREETS, ETC. WERE TAKEN FROM PLANS PROVIDED BY ROGERS ENGINEERING GROUP. FIELD LOCATIONS WILL VARY AND SHOULD BE VERIFIED.

CURVE TABLE

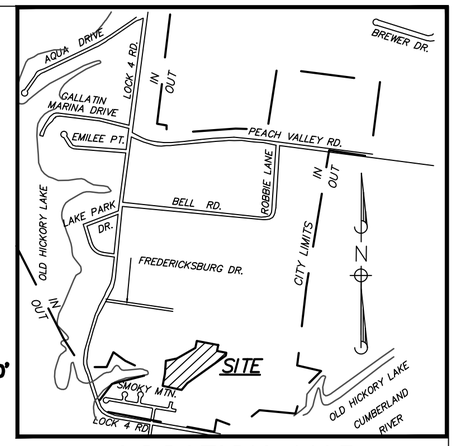
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	
C1	59.69'	540.00'	06°19'58"	N23°26'38"E	59.66'
C2	58.65'	25.00'	134°25'18"	S40°36'02"E	46.10'
C3	253.21'	52.00'	278°59'58"	N31°41'18"E	67.54'
C4	58.65'	25.00'	134°25'18"	N76°01'23"W	46.10'
C5	146.47'	540.00'	15°32'29"	N44°32'12"E	146.02'
C6	21.64'	25.00'	49°35'42"	S27°30'36"W	20.97'
C7	253.23'	52.00'	279°00'52"	S37°46'49"E	67.53'
C8	21.56'	25.00'	49°25'10"	N77°01'02"E	20.90'
C9	264.45'	490.00'	30°55'19"	N36°50'47"E	261.25'
C10	53.10'	52.00'	58°30'24"	N78°33'29"W	50.82'
C11	49.61'	52.00'	54°39'41"	N21°58'27"W	47.75'
C12	41.70'	52.00'	45°57'03"	N28°19'55"E	40.59'
C13	42.63'	52.00'	46°58'26"	N74°47'39"E	41.45'
C14	66.17'	52.00'	72°54'24"	S45°15'56"E	61.79'
C15	71.53'	540.00'	07°35'23"	N40°33'39"E	71.48'
C16	74.94'	540.00'	07°57'05"	N48°19'54"E	74.88'
C17	60.81'	52.00'	67°00'04"	N36°12'47"E	57.40'
C18	49.33'	52.00'	54°21'13"	S83°06'35"E	47.50'
C19	41.41'	52.00'	45°37'36"	S33°07'10"E	40.32'
C20	39.36'	52.00'	43°21'49"	S11°22'32"W	38.42'
C21	62.32'	52.00'	68°40'11"	S67°23'32"W	58.66'
C22	4.58'	25.00'	10°30'10"	S83°31'28"E	4.58'
C23	16.98'	25.00'	38°55'00"	N71°45'57"E	16.66'
C24	64.20'	490.00'	07°30'23"	N48°33'15"E	64.15'
C25	96.67'	490.00'	11°18'13"	N39°08'57"E	96.51'
C26	103.58'	490.00'	12°06'43"	N27°26'29"E	103.39'



TYPICAL BUILDING LOT
(SCALE 1" = 50')



(SCALE 1"=100')



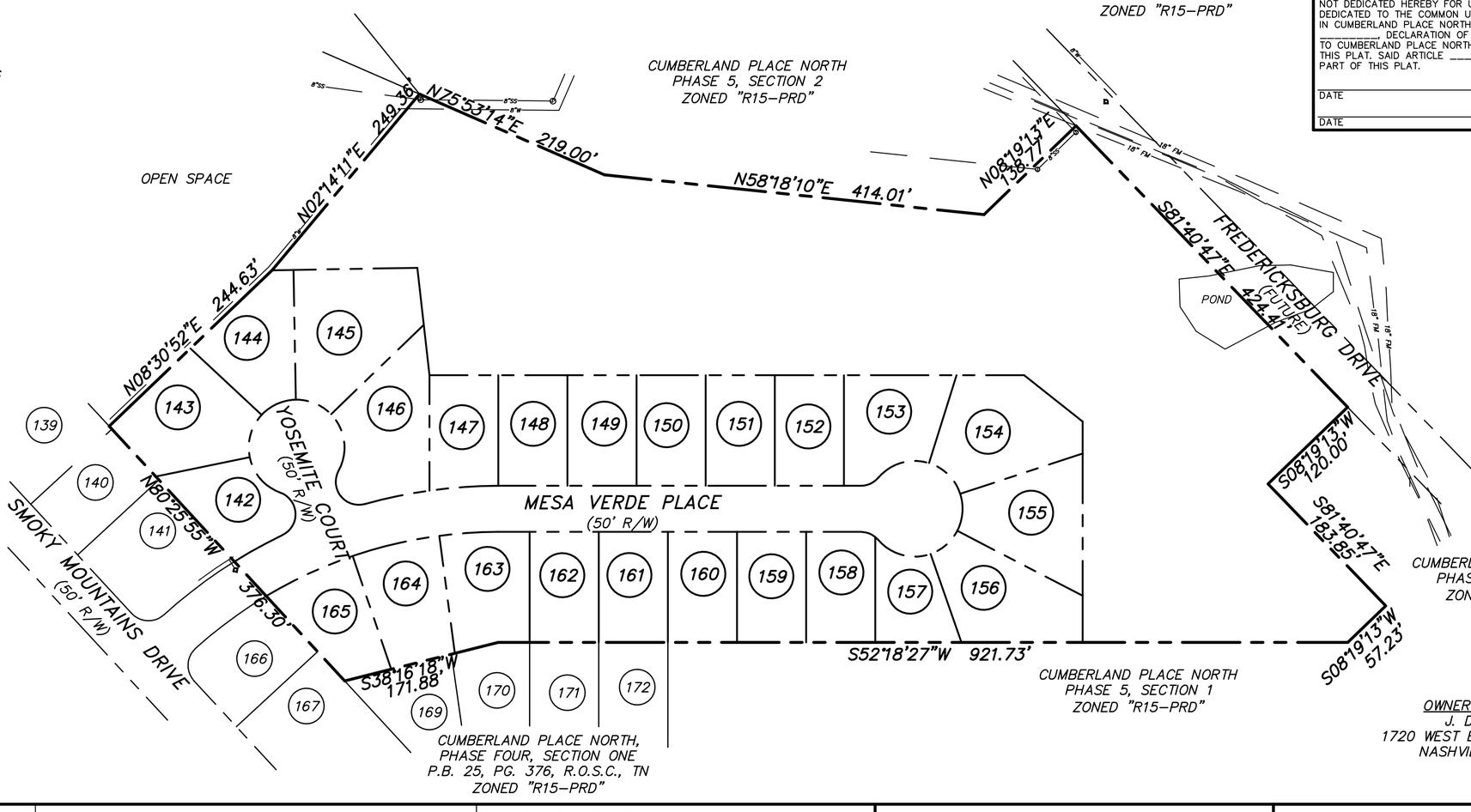
LOCATION MAP
NOT TO SCALE

CERTIFICATION OF COMMON AREAS DEDICATION

JERRY W. JARRETT, ETUX IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN CUMBERLAND PLACE NORTH FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN CUMBERLAND PLACE NORTH AS MORE FULLY PROVIDED IN RECORD BOOK _____, DECLARATION OF COVENANTS AND RESTRICTIONS APPLICABLE TO CUMBERLAND PLACE NORTH DATED _____ AND RECORDED WITH THIS PLAT. SAID ARTICLE _____ IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

DATE _____ OWNER _____

DATE _____ OWNER _____



OWNER / DEVELOPER:
J. D. EATHERLY
1720 WEST END AVE., SUITE 600
NASHVILLE, TN 37203

THORNTON & ASSOCIATES, INC.
1205 SOUTH GRAYCROFT AVENUE
MADISON, TENNESSEE 37115
(615) 865-1913
FAX (615) 865-0370
"MAPPING THE EARTH"

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CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "CUMBERLAND PLACE NORTH, PHASE FOUR, SECTION TWO" 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 _____, 20 ____ SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN R.B. 3704, PG. 588, R.O.S.C., TENNESSEE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS.

DATE _____ J. D. EATHERLY

CERTIFICATE OF ACCURACY

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

DATE _____ REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

DATE _____ CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____ SECRETARY, PLANNING COMMISSION

DATE _____ CHAIRMAN'S INITIALS

CUMBERLAND PLACE NORTH, PHASE FOUR, SECTION TWO, FINAL PLAT

MESA VERDE DRIVE, CITY OF GALLATIN,

3RD CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

TOTAL ACRES = 13.582±	TOTAL LOTS = 24
ACRES OF NEW ROAD = 1.220±	FEET OF NEW ROAD = 841'±
OWNER: J. D. EATHERLY	FILE: 15-1804 CPN-P4-S1-FP.DWG
SCALE: 1"=100'	SHEET NO. 1 OF 3
SURVEYOR: THORNTON & ASSOC.	REVISION DATE 10-15 PER COMMENTS
JOB #15-1803	REVISION DATE 6-14 PER COMMENTS
DATE: MAY 13, 2016	

CUMBERLAND PLACE NORTH
PHASE 3, SECTION 2
ZONED "R15–PRD"

CUMBERLAND PLACE NORTH
FUTURE DEVELOPMENT
ZONED "R15–PRD"

N58°18'10"E 414.01'

N08°19'13"E 138.77'

8"W

8"SS

18" FM

26' PMT.

S81°40'47"E 424.41'

FREDERICKSBURG DRIVE (FUTURE)

S08°19'13"W 120.00'

S81°40'47"E 183.85'

57.23'

S08°19'13"W

NORTH

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

OPEN SPACE & P.U.D.E.
284,006± S.F.
6.520± AC.

MATCHLINE (PAGE 2 OF 3)

MESA VERDE PLACE
(50' R/W)

N52°18'27"E 393.15'

S52°18'27"W 393.31'

S52°18'27"W 921.73'

5' SIDEWALK

151	9,000± S.F. 0.207± ACRES	831	N37°41'33"W 120.00'
152	9,000± S.F. 0.207± ACRES	835	N37°41'33"W 120.00'
153	11,193± S.F. 0.257± ACRES	839	N37°41'33"W 120.00'
154	14,763± S.F. 0.339± ACRES	843	S89°20'56"E 81.03'
155	12,996± S.F. 0.298± ACRES	848	S37°41'33"E 154.45'
156	13,139± S.F. 0.302± ACRES	844	S37°41'33"E 239.73'
157	7,488± S.F. 0.172± ACRES	840	S37°41'33"E 114.45'
158	8,972± S.F. 0.206± ACRES	836	S37°41'33"E 120.00'
159	9,000± S.F. 0.207± ACRES	832	S37°41'33"E 120.00'
160	9,000± S.F. 0.207± ACRES	828	S37°41'33"E 120.00'

75.00' 10' P.U.D.E. 75.00' 18.15' C6 8"SS 122.22' 73.25' 99.86' N20°17'11"W 34.59' C17 C18 C19 C7 N34°04'02"E 139.86' 10' P.U.D.E. 154.45' 59.30' C23 C22 C21 C20 N79°41'38"E 153.22' 10' P.U.D.E. S56°56'34"E 101.68' 50.69' 93.44' 10' P.U.D.E. 131.56' 8"W 8"SS

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	
C1	59.69'	540.00'	06°19'58"	N23°26'38"E	59.66'
C2	58.65'	25.00'	134°25'18"	S40°36'02"E	46.10'
C3	253.21'	52.00'	278°59'58"	N31°41'18"E	67.54'
C4	58.65'	25.00'	134°25'18"	N76°01'23"W	46.10'
C5	146.47'	540.00'	15°32'29"	N44°32'12"E	146.02'
C6	21.64'	25.00'	49°35'42"	S27°30'36"W	20.97'
C7	253.23'	52.00'	279°00'52"	S37°46'49"E	67.53'
C8	21.56'	25.00'	49°25'10"	N77°01'02"E	20.90'
C9	264.45'	490.00'	30°55'19"	N36°50'47"E	261.25'
C10	53.10'	52.00'	58°30'24"	N78°33'29"W	50.82'
C11	49.61'	52.00'	54°39'41"	N21°58'27"W	47.75'
C12	41.70'	52.00'	45°57'03"	N28°19'55"E	40.59'
C13	42.63'	52.00'	46°58'26"	N74°47'39"E	41.45'
C14	66.17'	52.00'	72°54'24"	S45°15'56"E	61.79'
C15	71.53'	540.00'	07°35'23"	N40°33'39"E	71.48'
C16	74.94'	540.00'	07°57'05"	N48°19'54"E	74.88'
C17	60.81'	52.00'	67°00'04"	N36°12'47"E	57.40'
C18	49.33'	52.00'	54°21'13"	S83°06'35"E	47.50'
C19	41.41'	52.00'	45°37'36"	S33°07'10"E	40.32'
C20	39.36'	52.00'	43°21'49"	S11°22'32"W	38.42'
C21	62.32'	52.00'	68°40'11"	S67°23'32"W	58.66'
C22	4.58'	25.00'	10°30'10"	S83°31'28"E	4.58'
C23	16.98'	25.00'	38°55'00"	N71°45'57"E	16.66'
C24	64.20'	490.00'	07°30'23"	N48°33'15"E	64.15'
C25	96.67'	490.00'	11°18'13"	N39°08'57"E	96.51'
C26	103.58'	490.00'	12°06'43"	N27°26'29"E	103.39'

LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- CAPPED 1/2" IRON ROD (NEW)
- (100) LOT NUMBER
- [000] 911 STREET ADRESS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPERTY BOUNDARY LINE
- LOT / RIGHT OF WAY LINE
- M.B.S.L. / YARD LINE (F.Y. S.Y. R.Y.)
- EASEMENT LINE (P.U.D.E.)
- CONCRETE CURB
- 8"SS EXISTING SANITARY SEWER W/ MANHOLE
- 2"W EXISTING WATER LINE
- G EXISTING GAS LINE
- EXISTING STORM SEWER W/ CATCH BASIN
- 8"SS PROPOSED SANITARY SEWER W/ MANHOLE
- 2"W PROPOSED WATER LINE
- PROPOSED STORM SEWER W/ CATCH BASIN

OWNER / DEVELOPER:
J. D. EATHERLY
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CUMBERLAND PLACE NORTH
PHASE 5, SECTION 1
ZONED "R15–PRD"

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

CUMBERLAND PLACE NORTH
PHASE 5, SECTION 2
ZONED "R15–PRD"

CERTIFICATION OF COMMON AREAS DEDICATION

JERRY W. JARRETT, ETUX IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN CUMBERLAND PLACE NORTH FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN CUMBERLAND PLACE NORTH AS MORE FULLY PROVIDED IN ARTICLE _____, DECLARATION OF COVENANTS AND RESTRICTIONS APPLICABLE TO CUMBERLAND PLACE NORTH DATED _____ AND RECORDED WITH THIS PLAT. SAID ARTICLE _____ IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

DATE _____ OWNER _____

DATE _____ OWNER _____

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "CUMBERLAND PLACE NORTH, PHASE FOUR, SECTION TWO" 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 _____,20 ___ SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN R.B. 2674, PG. 358, R.O.S.C., TENNESSEE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS.

DATE _____ J. D. EATHERLY

DATE _____ JUSTIN CUTLER

CERTIFICATE OF ACCURACY

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

DATE _____ REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

DATE _____ CITY ENGINEER

IF YOU DIG TENNESSEE...
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1–800–351–1111
1–615–366–1987
TENNESSEE ONE CALL
IT'S THE LAW

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____ SECRETARY, PLANNING COMMISSION

DATE _____ CHAIRMAN'S INITIALS

CUMBERLAND PLACE NORTH, PHASE FOUR, SECTION TWO, FINAL PLAT

SMOKY MOUNTAIN DRIVE, CITY OF GALLATIN,
3RD CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

TOTAL ACRES = 3.183±	
ACRES OF NEW ROAD = 0.655±	*TOTAL LOTS = 24*
OWNER: J. D. EATHERLY, ETAL	*FEET OF NEW ROAD = 841'±*
SCALE: 1"=50'	*FILE: 15–1804 CPN–P4–S2–FP.DWG*
SURVEYOR: JOHN T. DARNALL	*SHEET NO.* 2 OF 3
JOB #15–1804	REVISION: 10–15 PER COMMENTS
DATE: MAY 12, 2016	REVISION: 6–14 PER COMMENTS

LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- CAPPED 1/2" IRON ROD (NEW)
- (100) LOT NUMBER
- [000] 911 STREET ADDRESS
- EXISTING FIRE HYDRANT
- FH PROPOSED FIRE HYDRANT
- PROPERTY BOUNDARY LINE
- LOT / RIGHT OF WAY LINE
- F.Y. S.Y. R.Y. M.B.S.L. / YARD LINE
- (P.U.D.E.) EASEMENT LINE
- CONCRETE CURB
- 8"SS EXISTING SANITARY SEWER W/ MANHOLE
- 2"W EXISTING WATER LINE
- G EXISTING GAS LINE
- EXISTING STORM SEWER W/ CATCH BASIN
- 8"SS PROPOSED SANITARY SEWER W/ MANHOLE
- 2"W PROPOSED WATER LINE
- PROPOSED STORM SEWER W/ CATCH BASIN

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	
C1	59.69'	540.00'	06°19'58"	N23°26'38"E	59.66'
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C7	253.23'	52.00'	279°00'52"	S37°46'49"E	67.53'
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C9	264.45'	490.00'	30°55'19"	N36°50'47"E	261.25'
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C12	41.70'	52.00'	45°57'03"	N28°19'55"E	40.59'
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C21	62.32'	52.00'	68°40'11"	S67°23'32"W	58.66'
C22	4.58'	25.00'	10°30'10"	S83°31'28"E	4.58'
C23	16.98'	25.00'	38°55'00"	N71°45'57"E	16.66'
C24	64.20'	490.00'	07°30'23"	N48°33'15"E	64.15'
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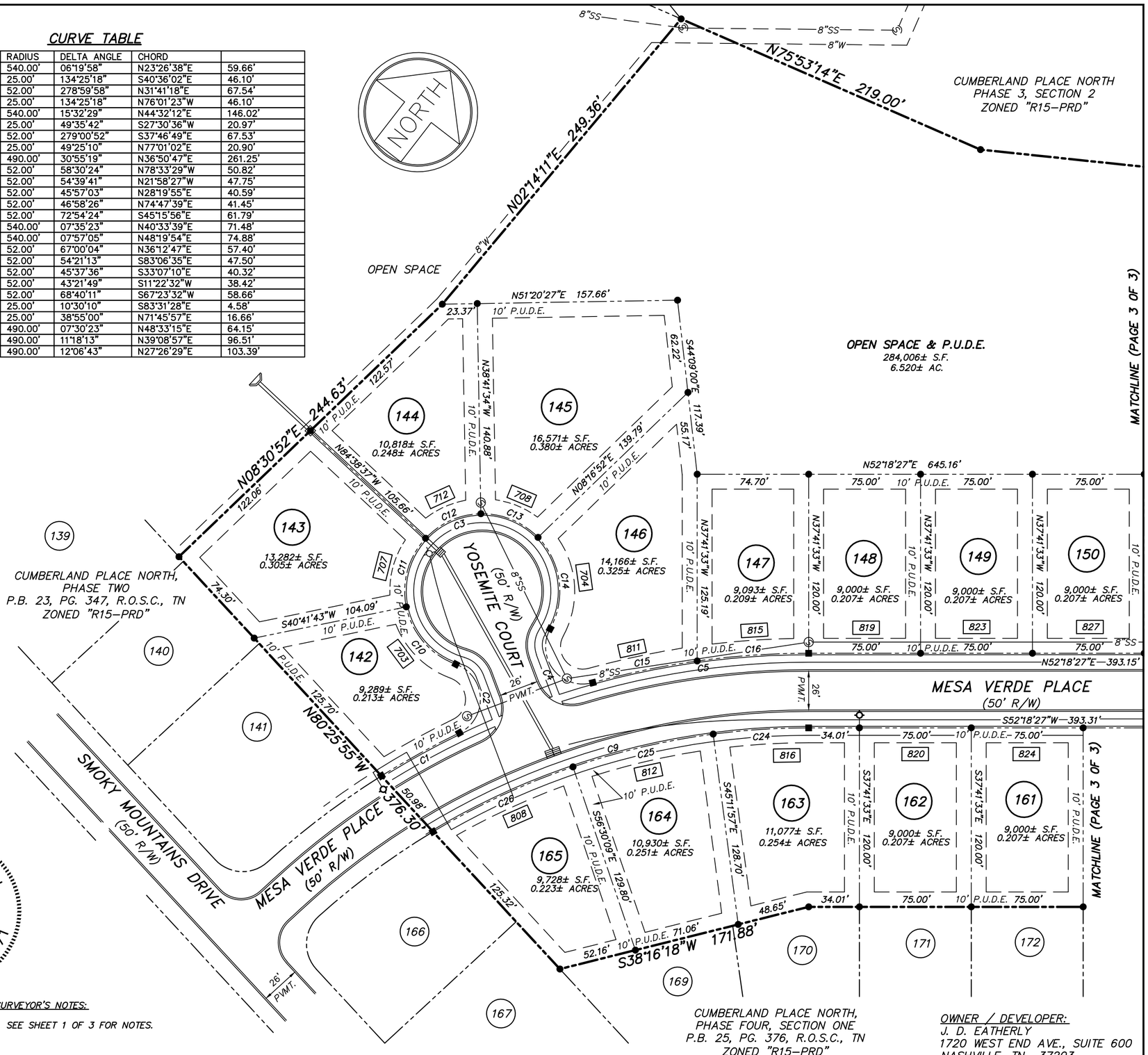

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"MAPPING THE EARTH"

JOHN T. DARNALL
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
TENNESSEE NO. 1571

CERTIFICATION OF COMMON AREAS DEDICATION

JERRY W. JARRETT, ETUX IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN CUMBERLAND PLACE NORTH FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN CUMBERLAND PLACE NORTH AS MORE FULLY PROVIDED IN ARTICLE _____, DECLARATION OF COVENANTS AND RESTRICTIONS APPLICABLE TO CUMBERLAND PLACE NORTH DATED _____ AND RECORDED WITH THIS PLAT. SAID ARTICLE _____ IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

DATE _____ OWNER _____

DATE _____ OWNER _____

SURVEYOR'S NOTES:

1. SEE SHEET 1 OF 3 FOR NOTES.

OWNER / DEVELOPER:

J. D. EATHERLY
1720 WEST END AVE., SUITE 600
NASHVILLE, TN 37203

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "CUMBERLAND PLACE NORTH, PHASE FOUR, SECTION TWO" 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 _____, 20 ___ SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN R.B. 3704, PG. 588, R.O.S.C., TENNESSEE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS.

DATE _____ J. D. EATHERLY

CERTIFICATE OF ACCURACY

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

DATE _____ REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

DATE _____ CITY ENGINEER

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TENNESSEE ONE CALL
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CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____ SECRETARY, PLANNING COMMISSION

DATE _____ CHAIRMAN'S INITIALS

CUMBERLAND PLACE NORTH, PHASE FOUR, SECTION TWO, FINAL PLAT

SMOKY MOUNTAIN DRIVE, CITY OF GALLATIN,

3RD CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

TOTAL ACRES = 13.582±	
ACRES OF NEW ROAD = 1.220±	TOTAL LOTS = 24
OWNER: J. D. EATHERLY	FEET OF NEW ROAD = 841'±
SCALE: 1"=50'	FILE: 15-1804 CPN-P4-S2-FP.DWG
SURVEYOR: THORNTON & ASSOC.	SHEET NO. 3 OF 3
JOB #15-1804	REVISION: 10-15 PER COMMENTS
DATE: MAY 15, 2016	REVISION: 6-14 PER COMMENTS

ITEM 3

GMRPC Resolution No. 2016-70

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A PRELIMINARY PLAT FOR THE RETREAT AT FAIRVUE PHASE 3 CONTAINING 36 MULTI-FAMILY LOTS, TWO (2) OPEN SPACE TRACTS, AND EXTENDING THREE (3) PUBLIC RIGHT-OF-WAY, ON 6.83 (+/-) ACRES, LOCATED ON CHLOE DRIVE, GLENNISTER COURT, AND WINSLOW COURT. – (1-2003-16B)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Plat submitted by Dewey Engineering at its regular meeting on June 27, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-403 and §13-4-303 and Gallatin Subdivision Regulations, Chapter 1, Section 1-104, items 1-11 and Chapter 2, Section 2-103:

1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan*, and in particular, the Commercial Corridor Character Area Community Character Area.

2. The Preliminary Plat is consistent with the purpose and intent of the Residential-15 Planned Unit Development (R15 PUD) Zoning District, the Greensboro Village P.U.D. Master Development Plan, and the Amended Preliminary Master Development Plan and Final Master Development Plan for The Retreat at Fairvue.

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

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

5. The Preliminary Plat complies with the requirements of the subdivision regulations as described in Chapter 2, Section 2-103, Gallatin Subdivision Regulations.

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

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

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission approves the Preliminary Plat for The Retreat at Fairvue, Phase 3, consisting of a two (2) sheet plat, prepared by Dewey Engineering of Nashville TN, dated May 18, 2016 with a revision date of June 13, 2016, with the following conditions:

1. Correct all flood notes on both sheets stating "No portion of this property…" to "A portion of this property…"
2. Correct Note 10 in Project Notes to remove reference to Phase 2.
3. Add surrounding property information for The Retreat at Fairvue, Ph. 1, Sec. 2 including the plat book and page number, and the property zoning.
4. Add label to 8 foot walking trail in Open Space A.
5. Correct street numbers on Lots 91-97 as they do not match the E911 correspondence. Lot 91 – 135, Lot 92 – 137, Lot 93 – 139, etc. They are all off by 10 digits.
6. In the note regarding the construction of Temporary Turnarounds on Sheet C1.0, revise the commencement date from June 2015 to August 2016.
7. Under Project Notes add the following additional maintenance note, 'The Retreat at Fairvue H.O.A. will assume full responsibility for the long term care and maintenance of the landscape areas and trees planted within the rights-of-way. Replacement of plant material lost through normal attrition, or any other cause, will be made at the expense of the H.O.A. Trees will be pruned to the satisfaction of the Engineering Department to ensure branches do not interfere with the flow of traffic on the roadway and sidewalks.'
8. Remove Note 12 from the preliminary plat.
9. Detailed plans and specifications for water & sanitary sewer installations shall be submitted to Gallatin Public Utilities for approval.
10. Submit three (3) corrected, folded copies of the Preliminary Plat, including one (1) full size and two (2) half size copies, to the Planning Department.

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

PRESENT AND VOTING

AYE:

NAY:

DATED: 6/27/16

_____

Dick Dempsey, Chairman

_____

Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____

SUSAN HIGH-MCAULEY

CITY ATTORNEY

ITEM 3
PLANNING DEPARTMENT STAFF REPORT
Preliminary Plat for The Retreat at Fairvue, Phase 3
(1-2003-16B)
Located on Chloe Drive, Glennister Court, and Winslow Court
Date: June 27, 2016

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR THE RETREAT AT FAIRVUE, PHASE 3, A MAJOR SUBDIVISION, TO CREATE 36 MULTI-FAMILY LOTS, TWO (2) OPEN SPACE TRACTS AND EXTEND THREE (3) PUBLIC RIGHTS-OF-WAY, ON 6.83 (+/-) ACRES, LOCATED ON CHLOE DRIVE, GLENNISTER COURT, AND WINSLOW COURT.

OWNER:	**GOODALL INC., BUILDERS**
APPLICANT:	**DEWEY ENGINEERING**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2016-70**
STAFF CONTACT:	**DENISE BROWN**
PLANNING COMMISSION DATE:	**JUNE 27, 2016**

PROPERTY OVERVIEW: The owner and applicant request approval of a preliminary plat for The Retreat at Fairvue, Phase 3 a major subdivision, to create 36 Multi-Family lots, two (2) open space tracts and extend three (3) public rights-of-way, on 6.83 (±) acres, located on Chloe Drive, Glennister Court and Winslow Court. The property is currently zoned Residential-15 Planned Unit Development (R15 PUD). Multi-Family Dwelling is a permitted use in the R15 PUD zone district. (Attachment 3-1 and 3-2)

CASE BACKGROUND:

Previous Approvals

The Greensboro Village Planned Unit Development (PUD) Amended Preliminary Master Development Plan and The Retreat at Fairvue Final Master Development Plan (PC0043-12) was first discussed at the October 8, 2012 Planning Commission Work Session. At that meeting, the Planning Commission reviewed the layout and proposed architecture for the development. The Planning Commission also discussed the proposed sidewalk design and asked the applicant to provide an alternative pedestrian plan that would allow for better connectivity throughout the development. The Planning Commission also suggested the installation of a roundabout at Chloe Drive, south of this proposed plat, as a traffic calming device. The revised plan was discussed at the November 12, 2012 Special-Called Joint City Council and Planning Commission meeting. The applicant presented the changes to the plan that were made as a result of input from the Commission at the October Work Session.

On November 26, 2012, the Planning Commission voted to consider the proposed changes to the Greensboro Village Planned Unit Development (PUD) Preliminary Master Development Plan as a major amendment. Public Comment was held on the item and several residents of Fairvue Plantation spoke against the proposed plan for The Retreat at

Fairvue citing concerns about density, property values, and safety based on increased traffic. The Planning Commission voted to defer action on the item to the December 10, 2012 meeting where they again voted to defer action on the item until a Special-Called meeting of the Planning Commission on January 7, 2013.

On January 7, 2013, at a special-called meeting, the Planning Commission determined that the Preliminary Master Development Plan and Final Master Development Plan amendment was a major amendment requiring consideration by the Gallatin City Council. The project was approved by City Council on February 19, 2013.

Greensboro Village, Phase 8, a minor subdivision plat (PC0102-13), which includes this property, was approved administratively and recorded in May 2013. (P.B. 27, Pg. 308-309). (Attachment 3-3)

An Amended Preliminary and Revised Final Master Development Plan (PC0134-13) was approved, as a minor amendment, at the May 20, 2013 Planning Commission meeting. The purpose of the amendment was to create two (2) sections within Phase 1. The Preliminary Plat (PC0135-13) for Phase 1, Section 1 of The Retreat at Fairvue was approved at the May 20, 2013 Planning Commission meeting and the Final Plat (PC0196-13) for Phase 1, Section 1 of The Retreat at Fairvue was approved at the November 25, 2013 Planning Commission meeting. (PB 28, Pg. 151-152) This re-platted the northerly portion of Greensboro Village, Phase 8.

On September 22, 2014, Planning Commission approved a Preliminary Plat for The Retreat at Fairvue, Phase 1, Section 2. The Final Plat was approved at the March 23, 2015 meeting, (PC File #1-376-15C) and is recorded in PB 29, Pg. 216, R.O.S.C., TN.

On April 27, 2015, Planning Commission approved the Preliminary Plat for The Retreat at Fairvue, Phase 2, (PC File#1-464-15B). On October 21, 2015, an Amended Preliminary Master Development Plan/Revised Final Master Development Plan was approved administratively to revise the phase numbering throughout the development and the landscaping located at the southeast end of Chloe Drive, near the roundabout. (PC File #8-695-15S) The previously approved Preliminary Plat for The Retreat at Fairvue, Phase 2 was renamed to Phase 4. Since this time, the phase numbering was amended again and what was originally Phase 2, is now considered Phase 3. (Attachment 3-4) The initial Preliminary Plat for The Retreat at Fairvue, Phase 2 (PC File #1-464-15B) was withdrawn.

On November 23, 2015, the Planning Commission approved a Preliminary Plat for The Retreat at Fairvue, Phase 2. (PC File #1-1275-15B) This phase is now under construction.

DISCUSSION:

At build-out, the Retreat at Fairvue will include a total of 130 lots (units) contained within 34 buildings, with each building containing either three (3) or four (4) attached units. The development is divided into four (4) phases. Phase 1 was divided into two (2) sections as described above.

Proposed Development
This Preliminary Plat, for Phase 3, will contain 36 lots and two (2) open space tracts and the extension of three (3) existing public rights-of-way. There will be nine (9) buildings containing four (4) units each for a total of 36 units.

This phase, like other phases, is a re-plat of Greensboro Village, Phase 8, and specifically a portion of lot 2.

Natural Features
The natural topography for the vacant property begins at the highest point of elevation (500'), which is located along the southwest boundary, with a steady decent, towards the lowest point of elevation (470') located along the creek at the northeast boundary.

Adjacent or Area Uses
The project site is surrounded by Residential-15 Planned Unit Development (R15 PUD) zoned property and is being developed with Multi-Family Dwellings.

Lot Sizes and Layout
The lot sizes and layout shown on the Preliminary Plat are consistent with lot sizes and layouts approved with the Revised Final Master Development Plan (PC File #8-695-15S) and generally consist of lots between 28 feet and 38 feet wide by 112 to 127 feet deep (3,136 to 4,256 square feet). The preliminary plat also includes the proposed open space and public utility and drainage easement, and the floodway and floodplain of Rankin Branch.

Floodplain and Floodway
Based on FEMA FIRM Map 471650407G and 471650426G, the eastern portion of Phase 3 is located within the Floodway of Rankin Branch and approximately the eastern one-half of the proposed plat is within flood Zone AE. Open Space 'A' and portions of lots 115-123 are located within the 100 year flood zone. Minimum Finished Floor Elevations based on the April 17, 2012 FEMA FIRM Maps, have been noted for each of these lots. With projected fill, these lots will likely be removed from the floodplain upon approval of a Letter of Map Revision (LOMR).

Buildings and Architectural Elevations
No change is requested to the architectural elevations approved as part of the Final Master Development Plan.

Public Right of Way/Streets and Alleys
The Preliminary Plat will extend three (3) public rights-of-way including Chloe Drive (50 foot wide right-of-way) and Winslow Court (22 wide foot alley right-of-way) for approximately 390 feet, and Glennister Court (22 foot wide alley right-of-way), for approximately 215 feet. A note has been added to the plat stating, 'Temporary turnarounds shall be installed with the construction of Phase 4. If construction has not commenced by June 2015, a temporary turnaround shall be provided with Phase 3'. As a condition of approval, the commencement date of June 2015 shall be revised to August 2016. All rights-of-way will become public streets once the roadway infrastructure is installed and accepted by the Gallatin City Council.

With this plan, the applicant is requesting approval of an exception to the five (5) foot wide sidewalk requirement on both sides of the right-of-way to allow for a five (5) foot wide sidewalk on only one (1) side of the alley rights-of-way, Glennister Court and Winslow Court. Chloe Drive will consist of a five (5) foot sidewalk on both sides of the right-of-way. The sidewalk plan was previously approved by the Planning Commission as part of the Amended Preliminary Master Development Plan/Revised Final Master Development Plan for The Retreat at Fairvue (PC0134-13). The sidewalks are consistent with the sidewalks approved by the Planning Commission for other Phases of The Retreat at Fairvue. Sidewalks will be constructed in accordance with the subdivision regulations, the Gallatin Zoning Ordinance and the *2020 Plan*.

Parking

In addition to the 72 parking spaces provided in the driveways and garages (2-car garages), the Preliminary Plat shows 5 additional parking spaces located along Glennister Court within Open Space 'B'. These parking spaces will be maintained by the H.O.A.

Signs

This Preliminary Plat shows no signage proposed for Phase 3 of The Retreat at Fairvue.

Open Space and Bufferyard

The Preliminary Plat shows two (2) proposed open space tracts. Open Space 'A' (2.84± acres), located in the northeast portion of Phase 3, contains an extension of the walking trail, the Rankin Creek floodway and floodplain, and public utility and drainage easements, and Open Space 'B' (0.06± acres), located along the west side of Glennister Court, contains the additional parking spaces. There are no required bufferyards located within Phase 3. Street trees are proposed in the right-of-way along Chloe Drive, which were approved as part of the Greensboro Village Planned Unit Development (PUD) Amended Preliminary Master Development Plan and The Retreat at Fairvue Final Master Development Plan. A note will be added to the plat to state, 'The Retreat at Fairvue H.O.A. will assume full responsibility for the long term care and maintenance of the landscape areas and trees planted within the rights-of-way. Replacement of plant material lost through normal attrition, or any other cause, will be made at the expense of the H.O.A. Trees will be pruned on an annual basis to the satisfaction of the Engineering Department to ensure branches do not pose any problem to the flow of traffic on the roadway and sidewalks.'

Sureties

The applicant is required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080. Surety Required of the Gallatin Zoning Ordinance, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department. A site surety for the street trees in Phase 3 is required prior to the recording of the Final Plat. A site surety will also be required for any landscaping, bufferyards and street trees shown in Phase 4 prior to the recording of the Final Plat for that phase.

Engineering Division Comments

The Engineering Division reviewed and commented on the Preliminary Plat. Most of the Engineering comments have been satisfied; however, the applicant shall amend the Preliminary Plat as indicated below:

1. In the note regarding the construction of Temporary Turnarounds on Sheet C1.0, revise the commencement date from June 2015 to August 2016.

Other Departmental Comments

Other City Departments reviewed and commented on the Preliminary Plat. Most of the Other Departmental Comments have been satisfied; however the applicant shall amend the Preliminary Plat and provide documents as indicated below:

1. Detailed plans and specifications for water & sanitary sewer installations must be submitted for approval.

FINDINGS:

1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan*, and in particular, the Commercial Corridor Character Area Community Character Area.

2. The Preliminary Plat is consistent with the purpose and intent of the Residential-15 Planned Unit Development (R15 PUD) Zoning District, the Greensboro Village P.U.D. Master Development Plan, and the Amended Preliminary Master Development Plan and Final Master Development Plan for The Retreat at Fairvue.

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

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

5. The Preliminary Plat complies with the requirements of the subdivision regulations as described in Chapter 2, Section 2-103, Gallatin Subdivision Regulations.

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

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

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

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2016-70, a Preliminary Plat for The Retreat at Fairvue Phase 3, consisting of a two (2) sheet plat,

prepared by Dewey Engineering of Nashville, TN, dated May 18, 2016 with a revision date of June 13, 2016, with the following conditions:

1. Correct all flood notes on both sheets stating "No portion of this property…" to "A portion of this property…"
2. Correct Note 10 in Project Notes to remove reference to Phase 2.
3. Add surrounding property information for The Retreat at Fairvue, Ph. 1, Sec. 2 including the plat book and page number, and the property zoning.
4. Add label to 8 foot walking trail in Open Space A.
5. Correct street numbers on Lots 91-97 as they do not match the E911 correspondence. Lot 91 – 135, Lot 92 – 137, Lot 93 – 139, etc. They are all off by 10 digits.
6. In the note regarding the construction of Temporary Turnarounds on Sheet C1.0, revise the commencement date from June 2015 to August 2016.
7. Under Project Notes add the following additional maintenance note, 'The Retreat at Fairvue H.O.A. will assume full responsibility for the long term care and maintenance of the landscape areas and trees planted within the rights-of-way. Replacement of plant material lost through normal attrition, or any other cause, will be made at the expense of the H.O.A. Trees will be pruned to the satisfaction of the Engineering Department to ensure branches do not interfere with the flow of traffic on the roadway and sidewalks.'
8. Remove Note 12 from the preliminary plat.
9. Detailed plans and specifications for water & sanitary sewer installations shall be submitted to Gallatin Public Utilities for approval.
10. Submit three (3) corrected, folded copies of the Preliminary Plat, including one (1) full size and two (2) half size copies, to the Planning Department.

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

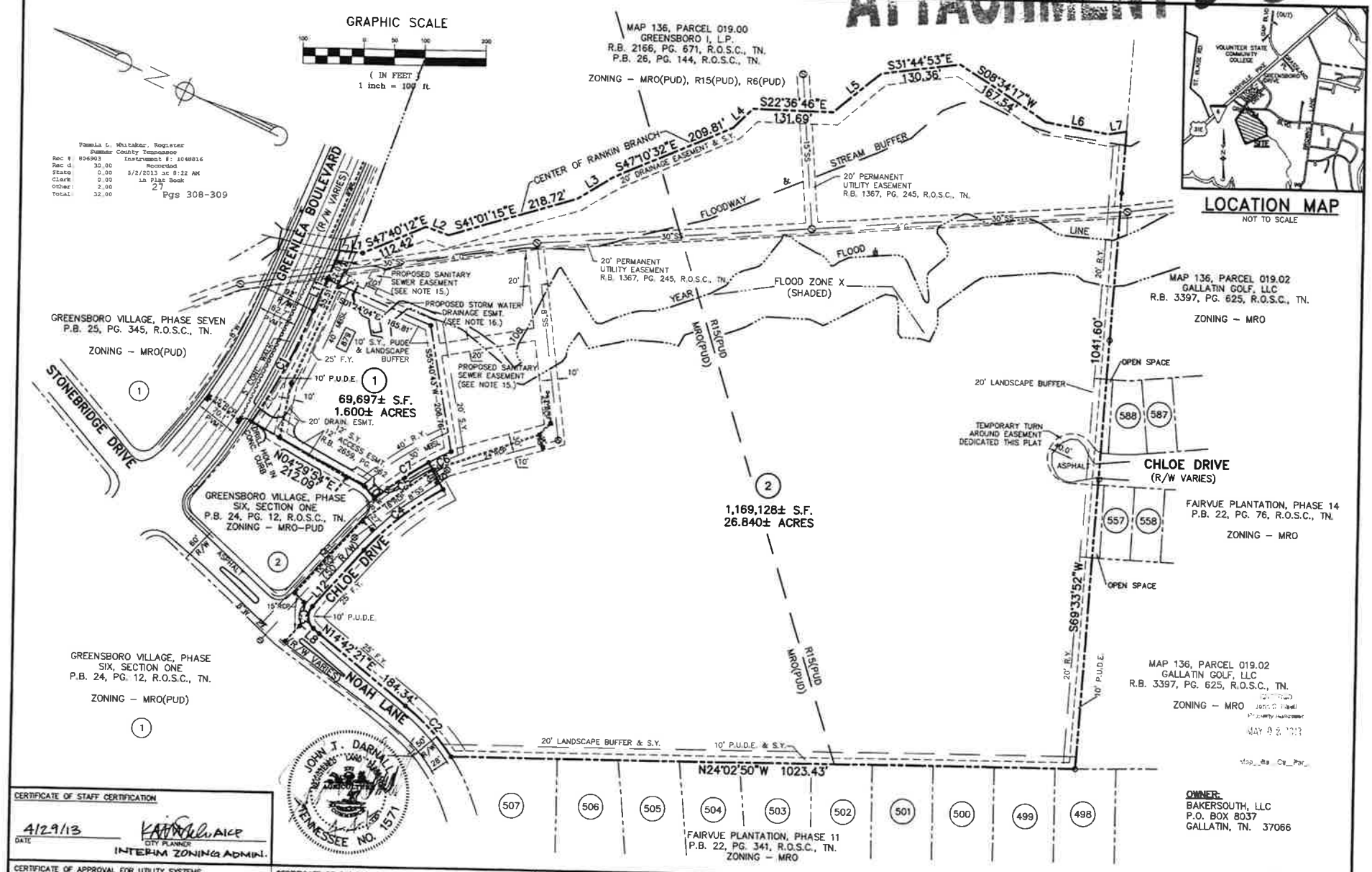
ATTACHMENTS
Attachment 3-1 Location Map for The Retreat at Fairvue, Ph. 3
Attachment 3-2 Preliminary Plat for The Retreat at Fairuve, Ph. 3 (PC File 1-464-15B)
Attachment 3-3 Final Plat for Greensboro Village, Ph. 8 (PC0102-13)
Attachment 3-4 Amended PMDP/Revised FMDP for The Retreat at Fairvue (8-695-15S)

THE RETREAT AT FAIRVUE, PHASE 3

TAX MAP 136//018.03
R15-PUD
PC FILE# 1-2003-16B

ATTACHMENT 3-1

ATTACHMENT 3-3



Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 806903 Instrument #: 1048816
Rec d: 30.00 Recorded
State: 0.00 5/2/2013 at 8:22 AM
Clerk: 0.00 in Plat Book
Other: 2.00 27
Total: 32.00 Pgs 308-309

LINE	BEARING	DISTANCE
L1	S47°40'12"E	112.42'
L2	S41°01'15"E	218.72'
L3	S47°10'32"E	209.81'
L4	S22°36'46"E	131.69'
L5	S31°44'53"E	130.36'
L6	S08°34'17"W	167.54'
L7		

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	225.00'	112.42'	S61°43'06"E	111.23'
C2	225.00'	184.34'	N37°42'21"E	179.34'
C3	50.00'	78.54'	N49°17'39"W	70.71'
C4	225.00'	112.42'	N61°43'06"W	111.23'
C5	225.00'	184.34'	S37°42'21"W	179.34'
C6	50.00'	78.54'	S40°42'21"W	70.71'
C7	50.00'	78.54'	S49°17'39"E	70.71'

CERTIFICATE OF STAFF CERTIFICATION

4/29/13
DATE

CITY PLANNER
INTERIM ZONING ADMIN.

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "GREENSBORO VILLAGE, PHASE EIGHT" 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 4-23 ,20 13
SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

SEWER SYSTEM 4-23 ,20 13
SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN R.B. 3589, PG. 559, AND R.B. 3589, PG. 566, R.O.S.C., TENNESSEE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS.

4/18/13
DATE

BAKERSOUTH, LLC

CERTIFICATE OF ACCURACY

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

4-1-13
DATE

REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

04/29/13
DATE

CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

5-1-13
DATE

SECRETARY, PLANNING COMMISSION

5-1-13
DATE

CHAIRMAN'S INITIALS

John Darnall Surveying
1131 Pine Hurst Drive Gallatin, Tennessee 37066
Ph. 615-206-6942 darnallsurveying@comcast.net

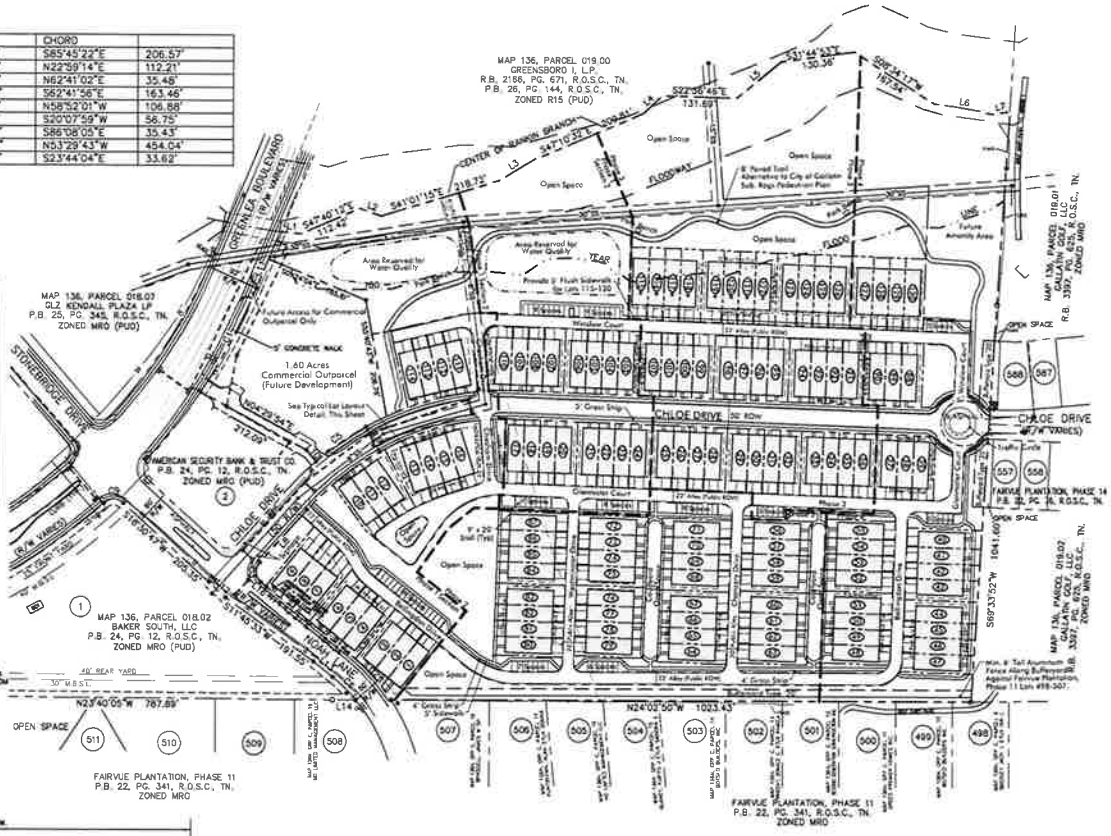
GREENSBORO VILLAGE, PHASE EIGHT
FINAL PLAT
GREENLEA BLVD. NOAH LN. & CHLOE DR., CITY OF GALLATIN, 3RD CIVIL DISTRICT, SUMNER CO., TN.

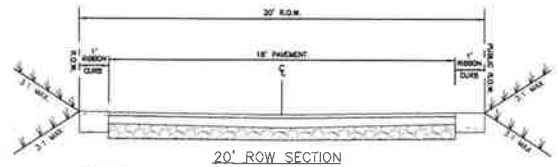
TOTAL ACRES = 28.440±	TOTAL LOTS = 2
ACRES OF NEW ROAD = 0	FEET OF NEW ROAD = 0
OWNER: BAKERSOUTH, LLC	FILE: 12059FP.DWG
SCALE: 1"=100'	SHEET NO. 1 OF 2
SURVEYOR: DARNALL SURVEYING	REVISION: 11/5/12 – PER ATTORNEY
JOB #12059	11/8 – ADD ESMTS., NOTES 15 & 16
DATE: OCTOBER 26, 2012	4/04 – PER PLANNING COMMENTS

ATTACHMENT 3-4

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD	
C1	206.90'	1050.00'	11°17'24"	S85°45'22"E	206.57'
C2	112.69'	350.01'	18°26'51"	N22°59'14"E	112.21'
C3	39.45'	25.00'	90°25'11"	N62°41'02"E	35.48'
C4	164.20'	500.00'	18°48'56"	S62°41'56"E	163.46'
C5	107.05'	550.00'	11°09'07"	N58°52'01"W	106.88'
C6	56.83'	300.01'	10°51'15"	S20°07'59"W	56.75'
C7	39.38'	25.00'	90°15'05"	S86°08'05"E	35.43'
C8	457.65'	1050.00'	24°58'22"	N53°29'43"W	454.04'
C9	36.87'	25.00'	84°29'41"	S23°44'04"E	33.62'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S19°09'43"E	37.63'
L2	S04°33'31"E	39.60'
L3	S55°25'58"E	70.86'
L4	S67°20'38"E	44.67'
L5	S83°23'08"E	101.19'
L6	S14°38'15"E	105.29'
L7	S33°29'54"E	29.91'
L8	S72°06'22"E	124.32'
L9	N36°42'33"E	50.00'
L10	N25°33'31"E	26.50'
L11	N88°35'56"E	107.58'
L12	S19°21'52"W	39.99'
L13	S14°42'20"W	43.32'
L14	N24°02'50"W	41.34'
L15	N48°44'23"E	89.55'
L16	N17°28'27"E	12.93'



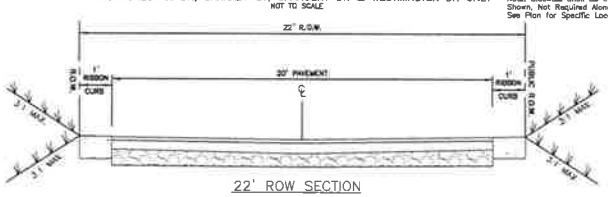


20' ROW SECTION

FOR CHESHAM DR, CARNABY CT, CHANCERY DR & WESTMINSTER DR ONLY

NOT TO SCALE

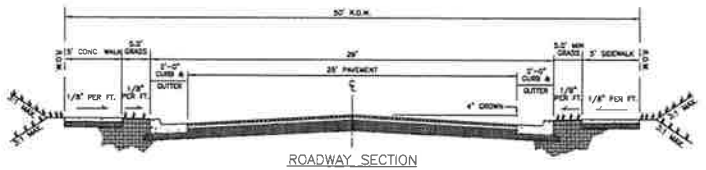
Note: Sidewalk Shall Be Installed As Shown, Not Required Along All Alleys. See Plan for Specific Locations.



22' ROW SECTION

FOR BELLINGDON CT, GLENNISTER CT, & WINSLOW CT ONLY

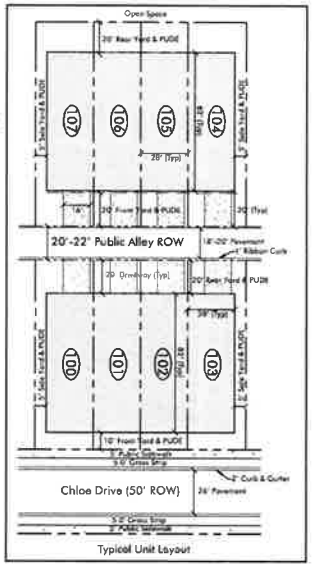
NOT TO SCALE



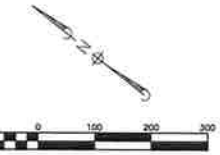
ROADWAY SECTION

NOT TO SCALE

NOTE: NO RETAINING WALLS SHALL BE CONSTRUCTED WITHIN ROW.



Typical Unit Layout



Scale 1" = 100'

Total Site Area = 28.44 Acres

Residential Site Area = 26.85 Acres

Commercial Site Area = 1.59 Acres

APPLICANT
Goodall Inc. Builders
Contact: Mike Stanton
393 Maple Street #100
Gallatin, TN 37066
Ph: (615) 451-5029
Fax: (615) 451-4029

ENGINEER
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Ph: (615) 979-9071

FLOOD NOTE

A Portion of this property is located within a Zone 'AE' Flood Hazard Area, as indicated on FEMA Map Numbers 47165C0407G and 47165C0426G 100 Yr. Elevation Varies from 474.5-479.5 Dated April 17, 2012. All pad elevations shall be filled, if necessary, at least 1 foot above the base flood elevation.

Project Schedule

Construction Start Dated July 2013

1). Phase 1, Section 1 (20 Units)	July 2013-Mar 2014
2). Phase 1, Section 2 (16 Units)	Apr 2015-Mar 2016
3). Phase 2 (32 Units)	Apr 2016-Mar 2017
4). Phase 3 (26 Units)	Apr 2017-Mar 2018
5). Phase 4 (36 Units)	Apr 2018-Mar 2019

Revisions:
11/30/12-Revised Roundabout Detailing In the Removal of 2 Units
12/11/12-Revised Alley Widths to 3 Main Alleys as 22' Wide.
4/17/13-Revised Phasing
6/21/14-Relocated Entry Signage
3/12/15-Revised Screenshots
NTS: Landscape Plan
8/24/15-Revised Phasing
10/8/15-Revised Landscape Plan
10/14/15-Revised Landscape Plan

Drawing Notes:

Date: June 13, 2016

The Retreat at Fairvue

Being Parcel 18.03 on Tax Map 136

Gallatin, Sumner County, Tennessee

DEWEY ESTES ENGINEERING

Overall Layout Plan

Job No. 12006

C1.0

2 of 8

Preliminary Plat
for
The Retreat at Fairvue
Phase 3

Being Parcel 18.03 on Tax Map 136
Gallatin, Sumner County, Tennessee

Project Summary

Site Data

Councilmatic District #4
Council Person Craig Hayes

Property Location/Address:
Located at the Southeast Corner of the Intersection of Noah Lane & Chloe Drive.
Address (GIS): 31E Highway
Gallatin, TN 37066

Property Owner: CMH Parks, Inc. Dba Goodall Homes
Address: 393 Maple Street Ste #100
Gallatin, TN 37066
Phone: (615) 451-5029

Developer: CMH Parks, Inc. Dba Goodall Homes
Contact: Mike Stanton
Address: 393 Maple Street Ste #100
Gallatin, TN 37066
Phone: (615) 451-5029

Engineer: Dewey Engineering
Contact: Michael Dewey, PE
Address: 2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Site Information

Tax Map 136, Parcel 18.03

Zoning - MRO (PUD) & R-15 (PUD)
MRO (PUD) Area - 8.24 Acres
R-15 (PUD) Area - 20.20 Acres
Phase 3 Zoning - R-15 (PUD)

Total Site Area for The Retreat at Fairvue - 28.44 Acres
Residential Site Area - 26.84 Acres (4.9 Units/Acre)
Commercial Site Area - 1.60 Acres (By Others)

Current Use: Commercial/Vacant
Proposed Use: Residential (Multi-Family Dwelling)

Plan Preparation Date: June 13, 2016

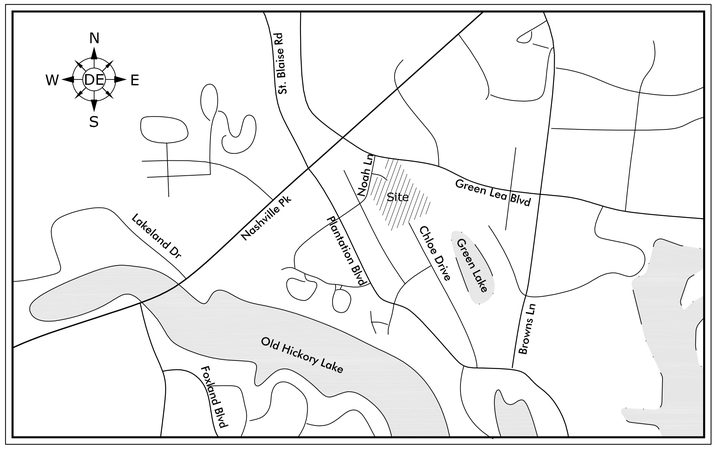
Unit Breakdown:
Total Lots for The Retreat at Fairvue - 130
Phase 1, Section 1 - 20 Lots (Under Construction)
Phase 1, Section 2 - 16 Lots (Under Construction)
Phase 2 - 32 Lots (Under Construction)
Phase 3 - 36 Lots (Proposed)
Phase 4 - 26 Lots

Phase 3 Total Area - 6.83 Acres
Phase 3 Open Space Area - 2.89 Acres
Phase 3 ROW Area - 0.76 Acres
Phase 3 Lot Area - 3.18 Acres
Phase 3 Building Area - 1.90 Acres

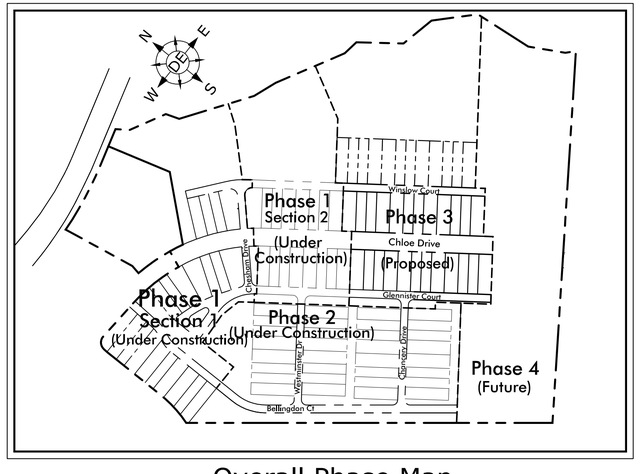
Phase 3 Parking:
72 Garage Stalls (2-Car Garage/Unit)
5 Guest Parking Stalls
*Note: Driveways Shall be 16' Wide x 20' Deep (Typ)

Setbacks Shall Comply with The Retreat at Fairvue Master Plan

Maximum Height: 2 Stories



Vicinity Map
NTS



Overall Phase Map
Scale: 1"=200'

Project Notes

1. The purpose of this submittal is to obtain approval of a Preliminary Plat for Phase 3 of this development, consisting of 36 Multi-Family Dwellings.

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

3. No portion of this property is located in a special Flood Hazard Area as indicated on FEMA Map Numbers 47165C0407G and 47165C0426G Dated April 17, 2012.

4. Sidewalks within rights-of-way shall be Decorative and Maintained per the License for Decorative Sidewalk Agreement between the City of Gallatin and the Retreat at Fairvue Homeowners Association, Inc.

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

6. The final Construction Documents shall indicate the proposed method to deal with stormwater runoff for this project.

7. All areas designated as Open Space will be owned and maintained by the Homeowners' Association including the Guest Parking Stalls and Private Sidewalks along the alleys. Sidewalks not shown in Public ROW shall be maintained by the HOA.

8. 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.

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

10. A Site Surety for Landscaping in Phase 2 shall be submitted prior to the recording of the final plat for Phase 2.

11. Trash Removal for this property shall be handled by individual roll-away city toters.

12. The Plat Voids, Vacates, and Supercedes a portion of the Final Plat for Greensboro Village, Phase 8 Recorded in Plat Book 27 Pages 308-309 R.O.S.C. (PC 162-13).

13. All Proposed Public ROW Corners Shall be Marked with Concrete Monuments.

14. A Variance for Sidewalks as Per Section 4-102.903 of the Subdivision Regulations is Required and an Alternative Pedestrian Plan with a Minimum 8' Walking Trail has been Approved as per the Approved FMDP Dated 10/14/15.

Sheet Schedule

C0.0	Cover Sheet
C1.0	Preliminary Plat

Certificate of Planning Commission Preliminary Approval Note:
Approved by the Gallatin Municipal-Regional Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission are _____.

This preliminary plat approval does not constitute approval of this subdivision in the final form and does not constitute approval for recording of the plat.

BENCHMARK
Chiseled Square in Corner of Ramp
Located at NE Corner of Intersection
of Chloe Drive and Noah Lane.
NAVD 88 Elevation = 494.40

FLOOD NOTE
No Portion of this Property is Located in a Special Flood Hazard Area as Indicated on FEMA Map Numbers 47165C0407G and 47165C0426G Dated April 17, 2012.

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP - CALL BEFORE YOU DIG!

MICHAEL RANDOLPH DEWEY 101855 REGISTERED ENGINEER AGRICULTURE COMMERCE STATE OF TENNESSEE

Revisions:

Drawing Notes:

Date: June 13, 2016

The Retreat at Fairvue
Phase 3
Being Parcel 18.03 on Tax Map 136
Gallatin, Sumner County, Tennessee

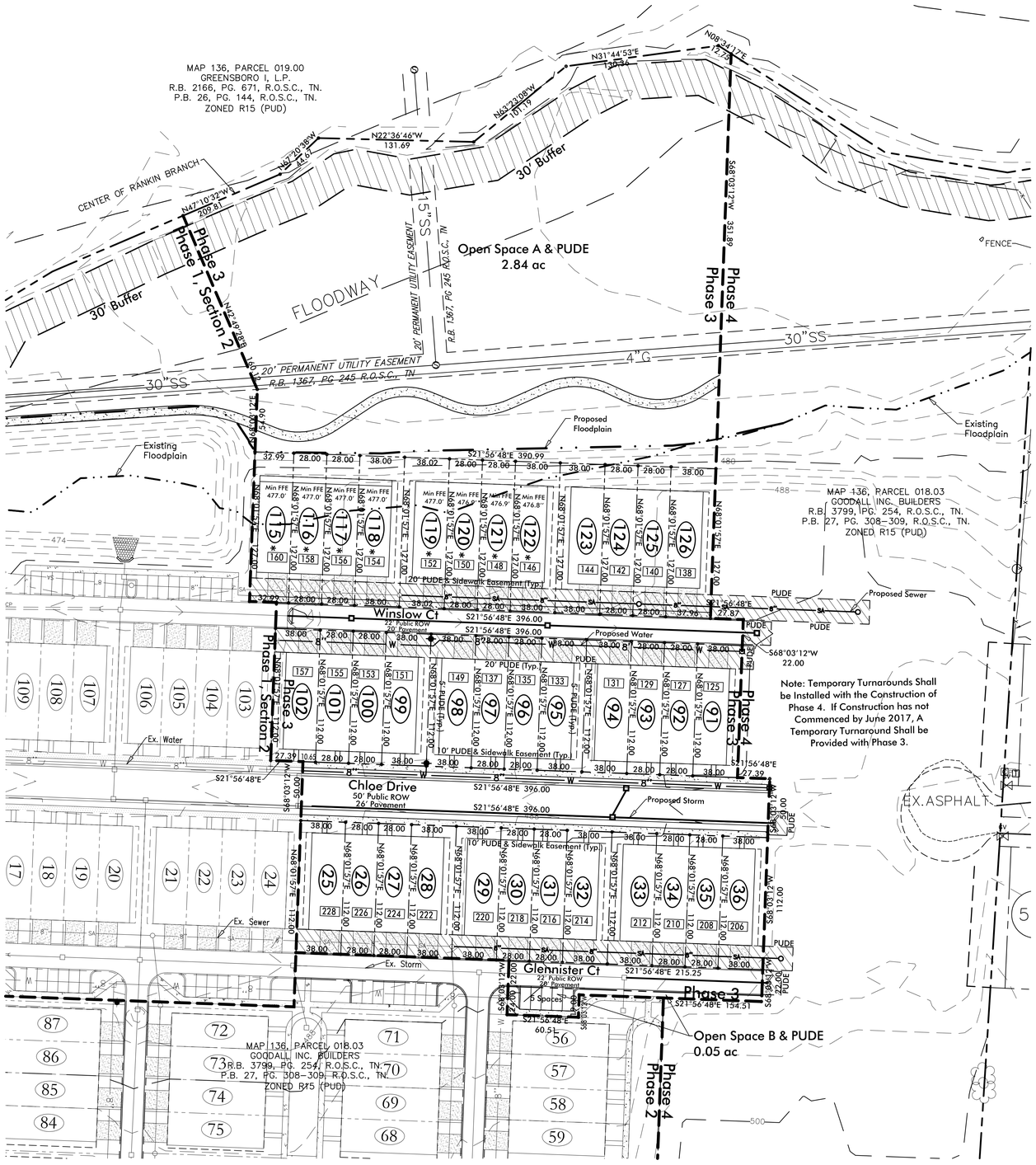
DEWEY ENGINEERING

Cover Sheet

C0.0

Parcel Table		
Parcel #	Area (sf)	Area (ac)
25	4256.00	0.10
26	3136.00	0.07
27	3136.00	0.07
28	4256.00	0.10
29	4256.00	0.10
30	3136.00	0.07
31	3136.00	0.07
32	4256.00	0.10
33	4256.00	0.10
34	3136.00	0.07
35	3136.00	0.07
36	4256.00	0.10
91	4254.53	0.10
92	3136.00	0.07
93	3136.00	0.07
94	4257.47	0.10
95	4254.53	0.10
96	3136.00	0.07
97	3136.00	0.07
98	4257.47	0.10
99	4254.53	0.10
100	3136.00	0.07
101	3136.00	0.07
102	4257.47	0.10
115	4192.93	0.10
116	3556.00	0.08
117	3556.00	0.08
118	4824.07	0.11
119	4827.93	0.11
120	3556.00	0.08
121	3556.00	0.08
122	4824.07	0.11
123	4827.93	0.11
124	3556.00	0.08
125	3556.00	0.08
126	4824.07	0.11

- Headwall
- Storm Catch Basin
- Storm Pipe
- Fire Hydrant
- 8"—W— Water Main
- Sewer Manhole
- 8"—S— Sewer Main
- Concrete Monument
- Iron Rod



50 0 50 100 150

Scale 1" = 50'

Total Site Area = 28.44 Acres

Phase 3 Area = 5.36 Acres

APPLICANT
Goodall Inc. Builders
Contact: Mike Stanton
393 Maple Street #100
Gallatin, TN 37066
Ph: (615) 451-5029
Fax: (615) 451-4029

ENGINEER
Dewey Engineering
Contact: Michael Dewey, PE
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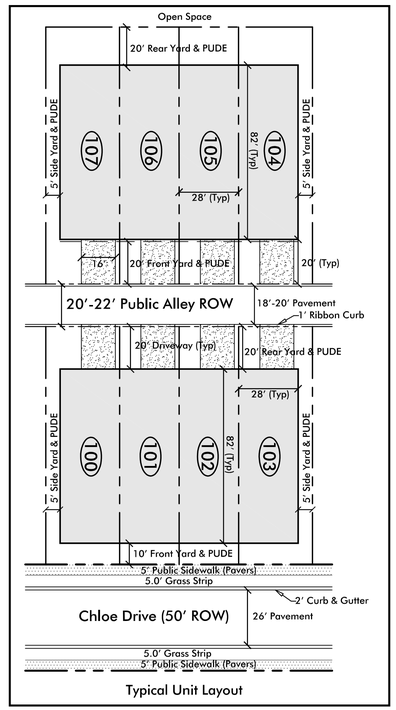


Project Schedule

1). Phase 1, Section 1 (20 Units)	Under Construction
2). Phase 1, Section 2 (16 Units)	Under Construction
3). Phase 2 (32 Units)	Under Construction
4). Phase 3 (36 Units)	Aug 2016-Mar 2017
5). Phase 4 (26 Units)	Apr 2017-Mar 2018

FLOOD NOTE
No Portion of this Property is Located in a Special Flood Hazard Area as Indicated on FEMA Map Numbers 47165C0407G and 471650426G Dated April 17, 2012.

BENCHMARK
Chiseled Square in Corner of Ramp Located at NE Corner of Intersection of Chloe Drive and Noah Lane.
NAVD 88 Elevation = 494.40

Revisions:

Drawing Notes:

Date: June 13, 2016

The Retreat at Fairvue
Phase 3
Being Parcel 18.03 on Tax Map 136
Gallatin, Sumner County, Tennessee

DEWEY ENGINEERING

Preliminary Plat

C1.0

2 of 2

ITEM 4

GMRPC Resolution No. 2016-72

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING AN AMENDMENT TO THE SITE PLAN FOR THE VILLAGES OF GALLATIN APARTMENTS, ON A 6.53 (+/-) ACRE PARCEL, LOCATED AT 614 NORTH WATER AVENUE. (PC FILE# 8-1873-16)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Site Plan amendment submitted by the applicant, Ebersoldt + Associates Architecture, at its regular meeting on June 27, 2016; and

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

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

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

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

2. The Site Plan amendment is consistent with the purpose and intent of the Commercial General (CG) Zoning District and Multiple Residential and Office (MRO) complies with the use restrictions, minimum bulk and height regulations, minimum dimensions, and setback requirements established in said Zoning District.

3. The proposed changes to the Site Plan with alternative parking plan complies with the purpose and intent of established Performance and Design Standards (G.Z.O., Article 13, Section 13.08, Architectural Character and Compatibility Standards), Off-Street Parking and Loading (G.Z.O. Article 11, Section 11.08, Bonus Provisions) and Supplementary District Regulations (G.Z.O., Article 12.00).

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Site Plan for Villages of Gallatin Apartments, Volumn 1, Autumn Ridge Apartments consisting of fifteen (15) sheets, prepared by Ebersoldt + Associates Architecture of St. Louis, MO with Job No. 15-5671, dated Sept. 25, 2015 with a final revision date of June 15, 2016, with the following conditions:

1. Correct the zoning of the four (4) adjacent properties, north of building six and west of the pool, from MRO to CG zoning.

2. Provide sufficient bicycle parking spaces to substitute for the reduction in the number of code required parking spaces removed per Section 11.08.010 or provide an affidavit that a certain number of units shall be occupied exclusively by persons greater than 62 years of age to meet the code required parking requirements.
3. Submit a sign permit application for approval prior to the installation of any signage.
4. Submit three (3) corrected and folded copies of the Site Plan to the Planning Department (Plans may be 11x17).

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: 6/27/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 4
PLANNING DEPARTMENT STAFF REPORT

Site Plan Amendment for Villages of Gallatin Apartments
(PC File# 8-1873-16)
614 North Water Avenue
Date: June 27, 2016

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF AN AMENDED SITE PLAN FOR THE VILLAGES OF GALLATIN APARTMENTS, ON A 6.53 (+/-) ACRE PARCEL, LOCATED AT 614 NORTH WATER AVENUE.

OWNER:	**GALLATIN LEASED HOUSING ASSOCIATES I, L.P.**
APPLICANT:	**EBERSOLDT + ASSOCIATES, LLC**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2016-72**
STAFF CONTACT:	**DENISE BROWN**
PLANNING COMMISSION DATE:	**JUNE 27, 2016**

PROPERTY OVERVIEW: **The owner and applicant requests approval of a Site Plan amendment for the Villages of Gallatin Apartments, on a 6.53 (+/-) acre lot of the Fox Den Apartment subdivision, located at 614 North Water Avenue. The property is zoned Commercial General (CG) and Multiple Residential and Office (MRO). Multi-Family Dwelling is a legal non-conforming use in the CG zone district and a permitted use in the MRO zone district. (Attachment 4-1 and 4-2)**

CASE BACKGROUND:

Previous Approvals

On December 15, 1997, the Planning Commission approved a site plan for Fox Den Apartments to construct 96 apartment units. (PC File #8-35-97)

On February 22, 1999, the Planning Commission approved a final plat (PB 18, PG. 27 R.O.S.C.) for Fox Den Apartments to remove the track lines from the property description. (PC File #2-1-99)

DISCUSSION:

Proposed Development

The owner and applicant request approval of a Site Plan to eliminate six (6) required parking spaces and make other site improvements to the Villages of Green Apartments, formerly known as Autumn Ridge and Fox Den Apartments. The proposed site improvements are as follows:

- Adding a 378 sq. ft. maintenance room on to the west side of the clubhouse.
- Constructing a concrete slab and pergola structure in the pool area.
- Remodeling the existing mail kiosk.

- Relocating the playground, currently located in a common area in the center of the development, to the east side of the clubhouse.
- Renovating the emergency entrance off West Jackson Street with a new gate and the reconstructing fire lane with reinforced grass. (The Fire Department as reviewed the plan and approved the proposed fire lane.) (Plan Sheet AS104)
- Removing one (1) dumpster. The remaining three (3) dumpsters will be renovated and redesigned for better accessibility. New enclosures will be constructed around all dumpsters.
- Repainting and repairing the exterior of all buildings.
- Repairing the sidewalks where needed.
- Installing new landscaping throughout the site.
- Replacing the existing sign with a new monument sign at the entrance of the development.
- Renovating the units and corridor/stairwell areas. The interior and corridor/stairwells will be reviewed by the Building and Fire Department for approval.

The site amendments are minor in nature, however, it does result in the removal of some required parking and installation of additional landscaping. Section 11.02.020, G.Z.O. requires the minimum code required parking, but allows the City Planner to reduce the required parking if additional off-street parking is provided.

Architectural Elevations

The existing clubhouse primarily consists of brick veneer. The multi-tenant buildings contain vinyl siding on the main wall surface accented with brick veneer around the lower perimeter of each building (Attachment 4-3). No architectural changes are proposed with the exception of repairing, replacing and repainting exterior surfaces as needed. The 378 square foot maintenance equipment building addition will be constructed on the west side of the clubhouse and will match the architectural materials of the existing clubhouse.

Adjacent Areas & Uses

To the north and south are single-family residences zoned Commercial General (CG) and Multiple Residential and Office (MRO); a place of worship is located on the CG zoned parcel to the south; to the west, across the CSX railroad tracks, is a commercial warehousing business; and to the east is single-family residences zoned Multiple Residential and Office (MRO).

Landscaping

The applicant is proposing to install new landscaping around the dumpster enclosures, parking areas and common areas. The landscaping will consist of 30 deciduous canopy trees, 17 deciduous ornamental trees, 14 evergreen trees, 185 shrubs and 722 perennials. Fifteen hackberry trees are listed among the deciduous canopy trees.

Parking

The Multi-Family Dwelling use requires two (2) parking spaces per dwelling unit. The Villages of Gallatin contains 96 units which require 192 spaces and at least six (6) handicapped parking spaces. The site plan provides a total of 186 parking spaces – one hundred seventy-seven (177) standard spaces and nine (9) handicapped spaces. The

modification to the dumpster areas and relocation of the playground results in the removal of six (6) required parking spaces including five (5) parking spaces near the clubhouse and one (1) near building one. The owner and applicant request to reduce the number of parking spaces by six (6) spaces from 192 spaces to 186 spaces, including nine (9) handicap spaces. By providing sufficient bicycle parking under the Bonus Provision or by indicating that a certain percentage of units are for persons over age 62, parking can be reduced.

The property management conducted a parking study three (3) times a day (morning, noon and evening) for three (3) consecutive days. The least number of vacant parking spaces, noted in the evening, was fifty-three. Staff conducted a parking study later in the evening and also found there to be a large number of vacant parking spaces. At the time of the parking study there were thirteen vacant apartments. Staff supports the reduction of the required parking spaces with the applied Bonus Provision of Section 11.08 and/or by indicating that a minimum number of units are occupied exclusively by persons greater than 62 years of age. (Attachment 4-4)

Signage

The applicant provided a conceptual design for a new monument sign. The sign will be 7' 6" tall and 6' wide, with a 32 square foot sign face, surrounded by a fence/wall structure approximately 27' wide (Plan Sheet AS104). The sign will replace the existing monument sign located at the entrance of the development at North Water Avenue. The sign structure has a brick base and brick columns with decorative metal railing between the columns. The columns will be topped with precast stone caps. The sign size and materials meet the sign ordinance requirements for the Multiple Residential and Office zone district. The monument sign shall be set back a minimum of five (5) feet from the right-of-way of North Water Avenue.

The applicant shall submit a sign permit and receive approval prior to the installation of any signage.

Planning Department Comments

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

Findings:

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

2. The Site Plan amendment is consistent with the purpose and intent of the Commercial General (CG) Zoning District and Multiple Residential and Office (MRO)

complies with the use restrictions, minimum bulk and height regulations, minimum dimensions, and setback requirements established in said Zoning District.

3. The proposed changes to the Site Plan with alternative parking plan complies with the purpose and intent of established Performance and Design Standards (G.Z.O., Article 13, Section 13.08, Architectural Character and Compatibility Standards), Off-Street Parking and Loading (G.Z.O. Article 11, Section 11.08, Bonus Provisions) and Supplementary District Regulations (G.Z.O., Article 12.00).

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2016-72, Site Plan for Villages of Gallatin Apartments, Volumn 1, Autumn Ridge Apartments, consisting of fifteen (15) sheets, prepared by Ebersoldt + Associates Architecture of St. Louis, MO with Job No. 15-5671, dated Sept. 25, 2015 with a final revision date of June 15, 2016, with the following conditions of approval:

1. Correct the zoning of the four (4) adjacent properties, north of building six and west of the pool, from MRO to CG zoning.
2. Provide sufficient bicycle parking spaces to substitute for the reduction in the number of code required parking spaces removed per Section 11.08.010 or provide an affidavit that a certain number of units shall be occupied exclusively by persons greater than 62 years of age to meet the code required parking requirements.
3. Submit a sign permit application for approval prior to the installation of any signage.
4. Submit three (3) corrected and folded copies of the Site Plan to the Planning Department (Plans may be 11x17).

ATTACHMENTS

Attachment	4-1	Location Map
Attachment	4-2	Site Plan for Villages of Gallatin Apartments
Attachment	4-3	Photos of Existing Architectural Elevations
Attachment	4-4	G.Z.O. Section 11.08, Bonus Provisions

THE VILLAGES OF GALLATIN APARTMENTS
(FORMERLY AUTUMN RIDGE AND FOX DEN APARTMENTS)

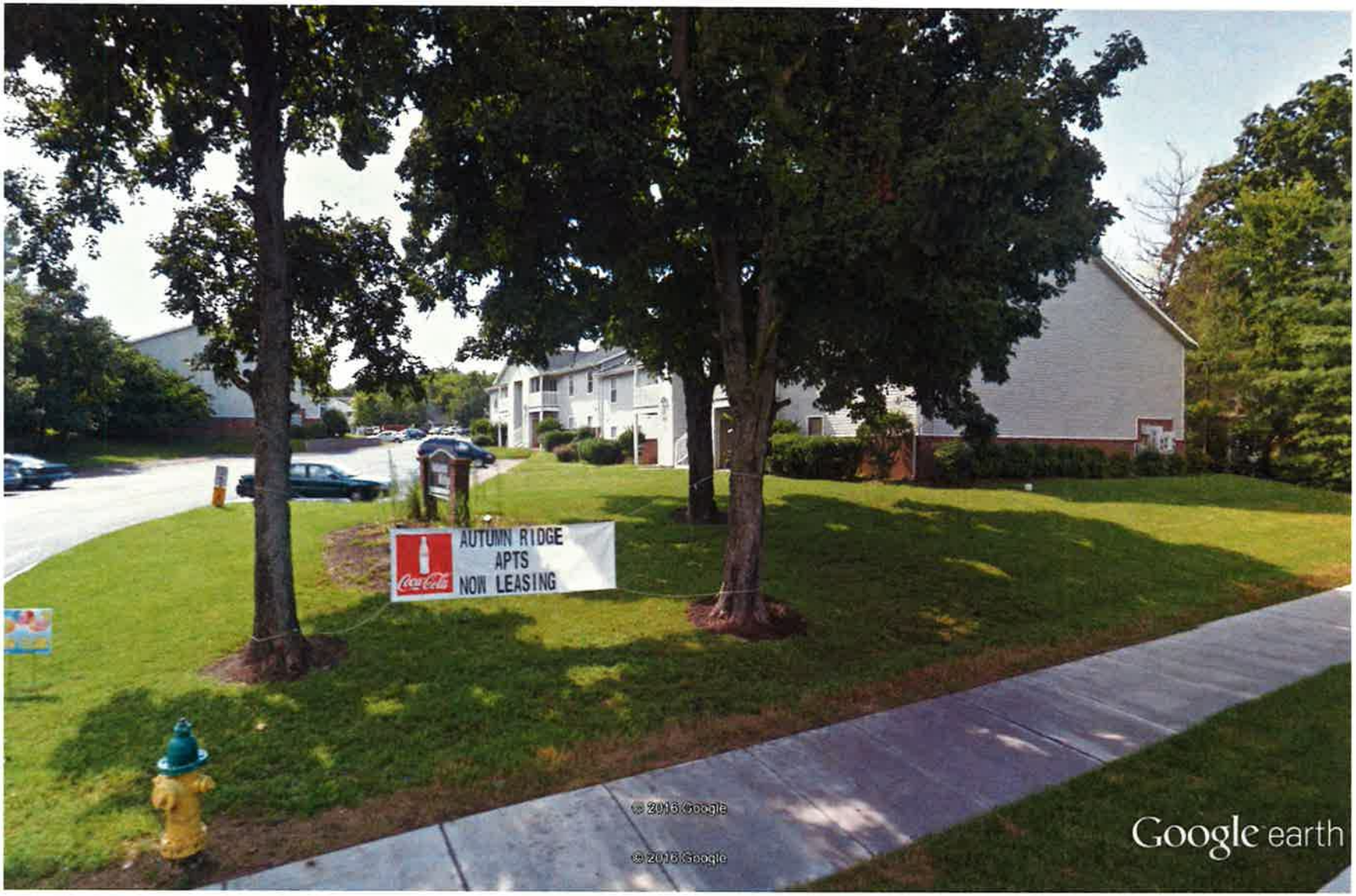
614 NORTH WATER AVENUE
PC FILE #8-1873-16

SITE PLAN
ZONED MULTIPLE RESIDENTIAL AND OFFICE (MRO) AND COMMERCIAL GENERAL (CG)
TAX MAP 113K/K/015.00

ATTACHMENT 4-1

ATTACHMENT 4-3

ATTACHMENT 4-3



ATTACHMENT 4-4

11.08 Bonus Provisions

11.08.010 Bicycle Parking Bonus

A. A use may substitute bicycle parking for a maximum of five (5) percent of its minimum off-street parking requirement.

B. For the purpose of calculating a permitted substitution, one (1) completely enclosed and secure bicycle locker is the equivalent of one (1) parking space; five (5) spaces in a bicycle rack is the equivalent of one (1) parking space.

C. Bicycle parking facilities shall be anchored to prevent easy removal.

D. The location of bicycle parking facilities shall be at least as convenient to the main entrance of the primary use as the most convenient automobile parking.

11.08.020 Public Transportation Access Bonus

A. The City Planner may authorize reductions of the off-street parking requirement of a use requiring one hundred (100) or more parking stalls for providing access to public transportation.

B. The off-street parking requirement for such a use may be reduced by five (5) percent if the building having such use is within three hundred (300) feet of a transit stop as designated by the Metropolitan Transit Authority or similar regional transit authority.

C. The off-street parking requirement for such a use may be reduced by an additional five (5) percent if the use includes one (1) or more of the following improvements:

1. Provision of a bus shelter of a design approved by Metro Transit Authority at the bus stop, together with a designated pedestrian route connecting the bus stop to the building.

2. Provision of a waiting area within the building with ready visual access to the bus stop, together with a designated pedestrian route connecting the bus stop to the building.

3. Provision of a waiting area within the building or a bus shelter within the site together with a designated routing area through the site accepted by Metro Transit Authority.

teamwork://eplusaserver/local/Autumn Ridge Apartments

DRAWING INDEX

GENERAL			
	COVER SHEET	6.01.2016	4.21.2016
	SURVEY		9.25.2015
ARCHITECTURAL SITE			
AS100	DEMOLITION SITE PLAN	5.05.2016	4.21.2016
AS101	ARCHITECTURAL SITE PLAN	6.01.2016	4.21.2016
AS102	ARCHITECTURAL SITE DETAILS		4.21.2016
AS103	ARCHITECTURAL SITE DETAILS		4.21.2016
AS104	ARCHITECTURAL SITE DETAILS		4.21.2016
AS105	ARCHITECTURAL SITE DETAILS	5.05.2016	4.21.2016
LANDSCAPE			
L100	LANDSCAPE PLANTING PLAN		4.18.2016
L200	LANDSCAPE DETAILS		4.18.2016
ARCHITECTURAL			
A107	CLUBHOUSE FLOOR PLAN		4.21.2016
A400	TYPE 1 BUILDING ELEVATIONS		4.21.2016
A401	TYPE 2 BUILDING ELEVATIONS		4.21.2016
A402	TYPE 3 BUILDING ELEVATIONS		4.21.2016
A403	CLUBHOUSE ELEVATIONS		4.21.2016

DRAWING INDEX LEGEND

SOLID FILL DENOTES INCLUDED IN ISSUE
SHEET NUMBER
DATE OF REVISION

A100	SHEET NAME	XX.XX.XXXX	XX.XX.XXXX

SHEET NAME
DATE OF ISSUE

PERFORMANCE STANDARDS
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 OWNER/DEVELOPER OF THIS PROPERTY IS RESPONSIBLE FOR ALL FINANCIAL MATTERS.

PROJECT DIRECTORY

ARCHITECT
Ebersoldt + Associates, LLC
1214 WASHINGTON AVE.
ST. LOUIS, MO 63101
P: 314.241.4566
F: 314.241.4939
EMAIL: CREITZEL@EPLUSA-ARCH.COM
CONTACT: CHUCK REITZEL, AIA

OWNER:
GALLATIN LEASED HOUSING ASSOCIATES I, L.P.
2905 NORTHWEST BLVD., SUITE 150
PLYMOUTH, MN 55441
P: 763.354.5637
EMAIL: RCONDAS@DOMINIUMINC.COM
CONTACT: RUSSELL CONDAS

GENERAL CONTRACTOR:
T.B.D.
P:
EMAIL:
CONTACT:

LANDSCAPE ARCHITECT:
BKV GROUP
222 North Second Street
Long & Kees Building, Suite 101
Minneapolis, MN 55401
P: 612.339.3752
EMAIL: BHALVERSON@BKVGROUP.COM
CONTACT: BRADY HALVERSON

SITE DATA

PROPERTY OWNER: GALLATIN LEASED HOUSING ASSOCIATES I, L.P.
2905 NORTHWEST BOULEVARD, SUITE 150
PLYMOUTH, MINNESOTA 55441

PROPERTY DEVELOPER: GALLATIN LEASED HOUSING ASSOCIATES I, L.P.
2905 NORTHWEST BOULEVARD, SUITE 150
PLYMOUTH, MINNESOTA 55441

PROPERTY ZONING: MRO/CG
PARCEL ID: 113K K 015.00 000
PROPERTY AREA: 6.530 ACRES
PROPERTY ADDRESS: 614 WATER AVENUE NORTH
SETBACKS (MRO): FRONT YARD: 25'
SIDE YARD: 10'
REAR YARD: 20'

MAXIMUM BUILDING HEIGHT: 35'-0"

SETBACKS (CG): BUILDING SETBACK: 50' MINIMUM
FRONT YARD: 10'
SIDE YARD: 10'
REAR YARD: 20'

MAXIMUM BUILDING HEIGHT: 60'-0"

PROPERTY USE: R-2 RESIDENTIAL
CONSTRUCTION TYPE: VB

BUILDING SQUARE FOOTAGE & UNIT BREAKDOWN:

BUILDING 1 (16 2 BEDROOM UNITS)
1ST FLOOR: 8,108 S.F.
2ND FLOOR: 8,108S.F.
16,216 S.F.

BUILDING 2 (16 2 BEDROOM UNITS)
1ST FLOOR: 8,108 S.F.
2ND FLOOR: 8,108S.F.
16,216 S.F.

BUILDING 3 (8 2 BEDROOM UNITS & 8 3 BEDROOM UNITS)
1ST FLOOR: 8,762 S.F.
2ND FLOOR: 8,762 S.F.
17,524 S.F.

BUILDING 4 (16 3 BEDROOM UNITS)
1ST FLOOR: 9,407 S.F.
2ND FLOOR: 9,407S.F.
18,814 S.F.

BUILDING 5 (16 2 BEDROOM UNITS)
1ST FLOOR: 8,108 S.F.
2ND FLOOR: 8,108S.F.
16,216 S.F.

BUILDING 6 (8 2 BEDROOM UNITS & 8 3 BEDROOM UNITS)
1ST FLOOR: 8,762 S.F.
2ND FLOOR: 8,762 S.F.
17,524 S.F.

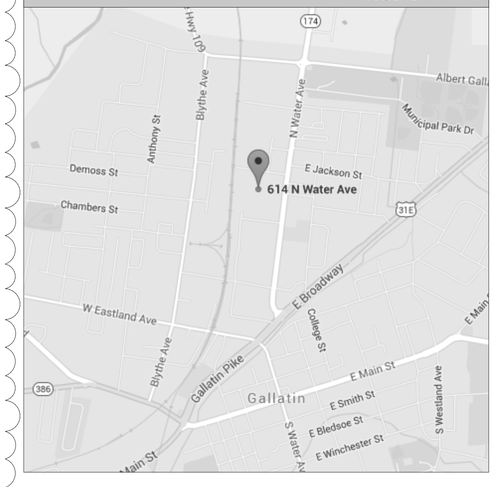
CLUBHOUSE
1,925 S.F.
(MAINT. ADDITION) 378 S.F.
2,303 S.F.

TOTAL BUILDING AREA 104,813 S.F.
TOTAL BUILDING HEIGHT 31'-8"

UNIT SUMMARY:
TWO BEDROOM UNITS: 64 (1 HANDICAP UNIT)
THREE BEDROOM UNITS: 32 (1 HANDICAP UNIT)
TOTAL UNITS: 96

SITE SUMMARY:
REQUIRED: 2 SPACES PER DWELLING UNIT = 192
PROVIDED: 177 STANDARD PARKING STALLS
9 HANDICAP PARKING STALLS
186 TOTAL PARKING

VICINITY MAP



THE RENOVATION OF VILLAGES OF GALLATIN APARTMENTS, FORMERLY KNOWN AS AUTUMN RIDGE APARTMENTS LOCATED AT 614 N. WATER AVENUE IN GALLATIN, TN. THE APARTMENT COMPLEX CONSISTS OF NINETY-SIX (96) UNITS IN SIX (6) TWO-STORY BUILDINGS, AND ONE (1) CLUBHOUSE BUILDING W/ MAINTENANCE ADDITION. WORK WILL INCLUDE INTERIOR RENOVATIONS TO THE APARTMENT INTERIORS, EXISTING CLUBHOUSE, MISCELLANEOUS EXTERIOR IMPROVEMENTS, AND SITE IMPROVEMENTS.

CODE BLOCK

2009 INTERNATIONAL RESIDENTIAL CODE (WITH DELETIONS OF CHAPTER 12 THROUGH 43)
2009 INTERNATIONAL BUILDING CODE
2009 INTERNATIONAL PLUMBING CODE
2009 INTERNATIONAL MECHANICAL CODE
2009 INTERNATIONAL FUEL GAS CODE
2009 INTERNATIONAL PROPERTY MAINTENANCE CODE
2009 INTERNATIONAL FIRE CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
2008 NATIONAL ELECTRICAL CODE
2010 AMERICANS WITH DISABILITIES ACT

UNIT LEGEND

UNIT	DESCRIPTION	GROSS SF	NET SF
UNIT A	2 BEDROOM	1000	939
UNIT B	3 BEDROOM	1160	1098
UNIT C	2 BEDROOM ADA	1000	939
UNIT D	3 BEDROOM ADA	1160	1098

NOTE: SQUARE FOOTAGES ARE ESTIMATED BASED ON THE FOLLOWING CALCULATIONS:

GROSS SQUARE FOOTAGE - OUTSIDE FACE OF STUD OR INSIDE FACE OF EXISTING MASONRY WALL AND/ OR FINISHED FACE, INSIDE FACE OF GLASS WHERE GLAZING COMPRISES MORE THAN 50% OF THE WALL, CENTER LINE OF UNIT DEMISING WALLS AND OUTER FACE OF COMMON/ CORRIDOR WALLS.

NET SQUARE FOOTAGE - "PAINT TO PAINT" INSIDE AND/ OR FINISH FACE OF EACH DEMISING WALL/ CORRIDOR WALL/ EXTERIOR WALL.

SQUARE FOOTAGES MAY VARY IN PRECISE DETAIL FROM ACTUAL CONSTRUCTION. FLOOR PLANS AND SQUARE FOOTAGES ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE. PLANS SHOW IMPROVEMENTS THAT ARE PROPOSED AND "NEED NOT BE BUILT".

VILLAGES OF GALLATIN

VOLUME 1: AUTUMN RIDGE

614 WATER AVE N.
GALLATIN, TENNESSEE 37066

SITE PLAN SUBMITTAL

4.21.2016

OWNER:
GALLATIN LEASED HOSING ASSOCIATES I, L.P.
2905 NORTHWEST BLVD, SUITE 150
PLYMOUTH, MN 55441

BY:_____

DATE:_____

ARCHITECT:
EBERSOLDT + ASSOCIATES ARCHITECTURE
1214 WASHINGTON AVENUE
ST. LOUIS, MO 63103
MO CERT OF AUTHORITY: 2007030600

BY:_____

DATE:_____

CONTRACTOR:
NAME
STREET
CITY, STATE ZIPCODE

BY:_____

DATE:_____

LENDER:
NAME
STREET
CITY, STATE ZIPCODE

BY:_____

DATE:_____

CHARLES M. REITZEL
REGISTERED ARCHITECT
NUMBER 105358
STATE OF TENNESSEE
6.15.16

CHARLES M. REITZEL
105358

Autumn Ridge Apartments (eplusaserver.local)

Plotted On: 6/16/16

LEGAL DESCRIPTION

Land in Sumner County, Tennessee, being a 6.53 acre tract on the plan of Final Plat of Fox Den Apartments, L.P., of record in Plat Book 18, Page 27, Register's Office for Sumner County, Tennessee and being more particularly described as follows:

Beginning at an existing iron pipe in the west right-of-way of North Water Avenue, said point being the northeast corner of the Ditty property as described in Deed Book 129, Page 493, R.O.S.C., TN., thence leaving the right-of-way and with Ditty N 86°24'19"W 293.33 feet to an existing iron pipe, thence S 04°20'41"W 210.28 feet to a fence post, same being the southwest corner of Campbell as recorded in Record Book 142, Page 124, R.O.S.C., TN., and being in the north line of the Free Methodist Church property as described in Deed Book 203, Page 139, R.O.S.C., TN., thence with the church N 85°45'13"W 586.18 feet to an iron pin in the railroad right-of-way, thence with the railroad N 00°39'00"E 221.13 feet to an iron pin, thence S 86°07'08"E 213.54 feet to a stump at a fence corner, thence N 01°01'45"E 194.72 feet to an existing iron pipe in the South line of Wallace Addition as recorded in Plat Book 1, Page 43, R.O.S.C., TN., thence with Wallace Addition S 85°13'29"E 197.60 feet to an existing iron pipe at a fence corner, thence N 05°53'21"E 127.94 feet to an existing iron pipe at a fence corner, same being in the South right of-way of West Jackson Street, thence with the right-of-way S 85°04'12"E 150.07 feet to a fence corner, thence leaving the right-of-way S 05°37'54"W 127.60 feet to a fence corner, thence S 84°50'43"E 341.23 feet to an iron pin in the west right-of-way of North Water Avenue, thence with the right-of-way S 03°45'00"W 194.00 feet to the point of beginning, containing 6.53 acres, more or less.

Being the same property conveyed to Fox Den Apartments, L.P. by General Warranty Deed dated 10/15/1997 from John B. Wallace of record in Record Book 746. Page 247. Register's Office for Sumner County, Tennessee.

SCHEDULE "B" ITEMS

4. All matters as set forth per Plat Book 18, Page 27, said Register's Office. (AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)

5. Declaration of Covenants, Conditions and Restrictions for Low-Income Housing Tax Credits of record in Record Book 1061, Page 341, said Register's Office. (AFFECTS THE SUBJECT PROPERTY – CONTAINS NO PLOTTABLE ITEMS)

6. Easements of record in Record Book 813, Page 776 and Record Book 813, Page 779. said Register's Office. (BENEFITS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON FOR REFERENCE)

7. Easement Deed by Court Order in Settlement of Landowner Action of record in Record Book 3542, Page 185, said Register's Office. (AFFECTS THE SUBJECT PROPERTY – CONTAINS NO PLOTTABLE ITEMS)

PERFORMANCE STANDARDS
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 OWNER/DEVELOPER OF THIS PROPERTY IS RESPONSIBLE FOR ALL FINANCIAL MATTERS.

NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH OF THE TENNESSEE STATE PLANE COORDINATE SYSTEM (FIPS ZONE 4100), ON THE NORTH AMERICAN DATUM OF 1983(2011). GPS OBSERVATIONS WERE USED TO ESTABLISH A BEARING OF NORTH 82°29'20" WEST FOR THE SOUTHERLY LINE OF THE SUBJECT PROPERTY.
2. THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA NORTH WATER AVENUE AND WEST JACKSON STREET, BOTH PUBLIC RIGHTS-OF-WAY.
3. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY FILE NO. 01288-27939 OF STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE SEPTEMBER 10, 2015 AT 8:00 A.M.
4. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
5. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
6. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
7. THE FINDINGS AND OPINIONS OF LANDCO, L.P. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OF IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF LANDCO, L.P. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OF IMPLIED. LANDCO, L.P. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OF REPRODUCTION. COPYRIGHT 2015. ALL RIGHTS RESERVED.
8. (TABLE A ITEM 16) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS IN RECENT MONTHS.
9. (TABLE A ITEM 17) THERE IS NO OBSERVABLE EVIDENCE OF OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. (TABLE A ITEM 18) THERE IS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A DUMP, SUMP, OR LANDFILL.
11. UNDERGROUND TELEPHONE, CABLE TV AND ELECTRIC LINES WERE NOT MARKED AT THE TIME OF THIS SURVEY.
12. A TOPCON HYPER GB (DUAL FREQUENCY) GPS WAS USED TO PERFORM ALL OR PART OF THIS SURVEY. REAL TIME KINEMATICS (RTK) AND STATIC CONTROL WERE UTILIZED. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT FEDERAL GEODETIC CONTROL STANDARDS.
13. I HEREBY CERTIFY: (I) THAT THIS PLAT IS TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF; (II) THAT IT WAS PREPARED BY AN ACTUAL SURVEY ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION; (III) THAT IT IS A CATEGORY 1 SURVEY, WITH A LINEAR ERROR OF CLOSURE, OF THE UNADJUSTED SURVEY, NOT EXCEEDING THAT OF ONE FOOT PER TEN THOUSAND FEET [1:10,000]; (IV) THAT THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR THE STATE OF TENNESSEE.
14. NO ZONING INFORMATION PROVIDED BY INSURER.
15. SURVEYOR DID NOT OBSERVE ANY AREAS DELINEATED AS WETLANDS BY APPROPRIATE AUTHORITIES. SURVEYOR IS NOT AN EXPERT IN DETERMING THE LOCATION OF WETLAND AREAS.
16. THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES AFFECTING THE SUBJECT TRACT THAT THE SURVEYOR HAS BEEN MADE AWARE OF.
17. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED IN THE MINIMUM AMOUNT OF $1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

CERTIFICATION:

To Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey upon which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ASCM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 7a, 7b1, 7c, 8, 9, 10a, 11b, 12, 13, 14, 16, 17, 18, 19, 20a and 21 of Table A thereof. The field work was completed on September 21, 2015.

Date of Plat or Map: September 25, 2015

Clifford McGill, RLS
Tennessee Registered Land Surveyor No. RLS 2699
1851 Holly Grove Road
Lewisburg, Tennessee 37091
(931) 637-8017
AzimuthLandSurveying@Hotmail.com

Job No. AZ245

ENCROACHMENTS

No encroachments observed at the time of this survey.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE X-UNSHADED, ACCORDING TO F.I.R.M. MAP NO. 47165C0314G, DATE 04-17-2012, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SYMBOL LEGEND

Symbol	Meaning	Symbol	Meaning
R/W	Right-of-Way		Water Meter
PL	Adjoiner Property Line		Water Valve
P.O.B.	Point of Beginning		HC Parking Space
(X)	Schedule B Item	MB	Mail Box
Msd.	Measured	—G—	Underground Gas
D1	Record Book 746, Page 247	—S—	Underground Sanitary
P1 (Record)	Plat Book 18, Page 27	—D—	Underground Storm
ACTUAL		—W—	Underground Water
	Monument Found	—OU—	Overhead Utilities
	Cable TV Pedestal	—x—x—	Chain Link Fence
	Electric Meter	—□—□—	Wood Fence
	Electric Transformer		Wall
(S)	Sanitary Manhole		Concrete Area
	Catch Basin (Square)		No Parking Area
	Telephone Pedestal		Building Area
	Light Pole	RCP	Reinforced Concrete Pipe
	Utility Pole	VCP	Vitrified Clay Pipe
	Fire Hydrant		

ZONING

THE SUBJECT PROPERTY IS ZONED MRO (MULTIPLE RESIDENTIAL AND OFFICE) AND CG (COMMERCIAL GENERAL) PER THE PLANNING DEPARTMENT OF THE CITY OF GALLATIN, TN (http://www.gallatin-tn.gov/planning/):

NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES; COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

SETBACKS (MRO)

FRONT YARD:	25 FEET
SIDE YARD:	10 FEET
REAR YARD:	20 FEET
MIN. BUILDING SETBACK:	50 FEET
BUILDING HEIGHT MAXIMUM:	35 FEET

MINIMUM LOT AREA: 6,000 SQUARE FEET
MINIMUM LOT WIDTH: 60 FEET

SETBACKS (CG)

BUILDING SETBACK:	50 FEET (MINIMUM)
FRONT YARD:	10 FEET
SIDE YARD:	10 FEET
REAR YARD:	20 FEET

BUILDING HEIGHT MAXIMUM: 60 FEET

MINIMUM LOT AREA: 10,000 SQUARE FEET

PARKING SPACE FORMULA:
EFFICIENCY, ONE BEDROOM OR TWO BEDROOM: 2 SPACES PER DWELLING UNIT
MULTIFAMILY RESIDENTIAL OCCUPIED EXCLUSIVELY BY ELDERLY FAMILIES UNDER SPECIFIC LONG-TERM CONTRACT WITH AN AGENCY OF FEDERAL, STATE OR LOCAL GOVERNMENT: 1 SPACE PER 4 DWELLING UNITS
GROUP RESIDENTIAL: 1 SPACE PER 2 RESIDENTS

EXISTING PARKING SPACES

REGULAR	188
HANDICAP	7
TOTAL	195

ALTA/ACSM LAND TITLE SURVEY OF

Land in Sumner County, Tennessee, being a 6.53 acre tract on the plan of Final Plat of Fox Den Apartments, L.P., of record in Plat Book 18, Page 27, Register's Office for Sumner County, Tennessee

ADDRESS: 614 Water Ave N
Gallatin, TN 37066
SHEET 1 OF 1
SITE NAME: AUTUMN RIDGE APARTMENTS
JOB NO: 15-6671 DATE: 09-25-2015 SCALE: 1" = 40'

REVISIONS:		
NO.	DATE	DESCRIPTION

LANDCO, L.P.
11281 RICHMOND, BLDG. J SUITE 105, HOUSTON, TEXAS 77082
OFFICE (281) 556-1202 ◆ FAX (281) 606-1202
VIP@LANDCOSERVICES.COM

Copyright 2015 Landco, L.P.

teamwork:\\eplusaserver\local\Autumn Ridge Apartments

LEGEND

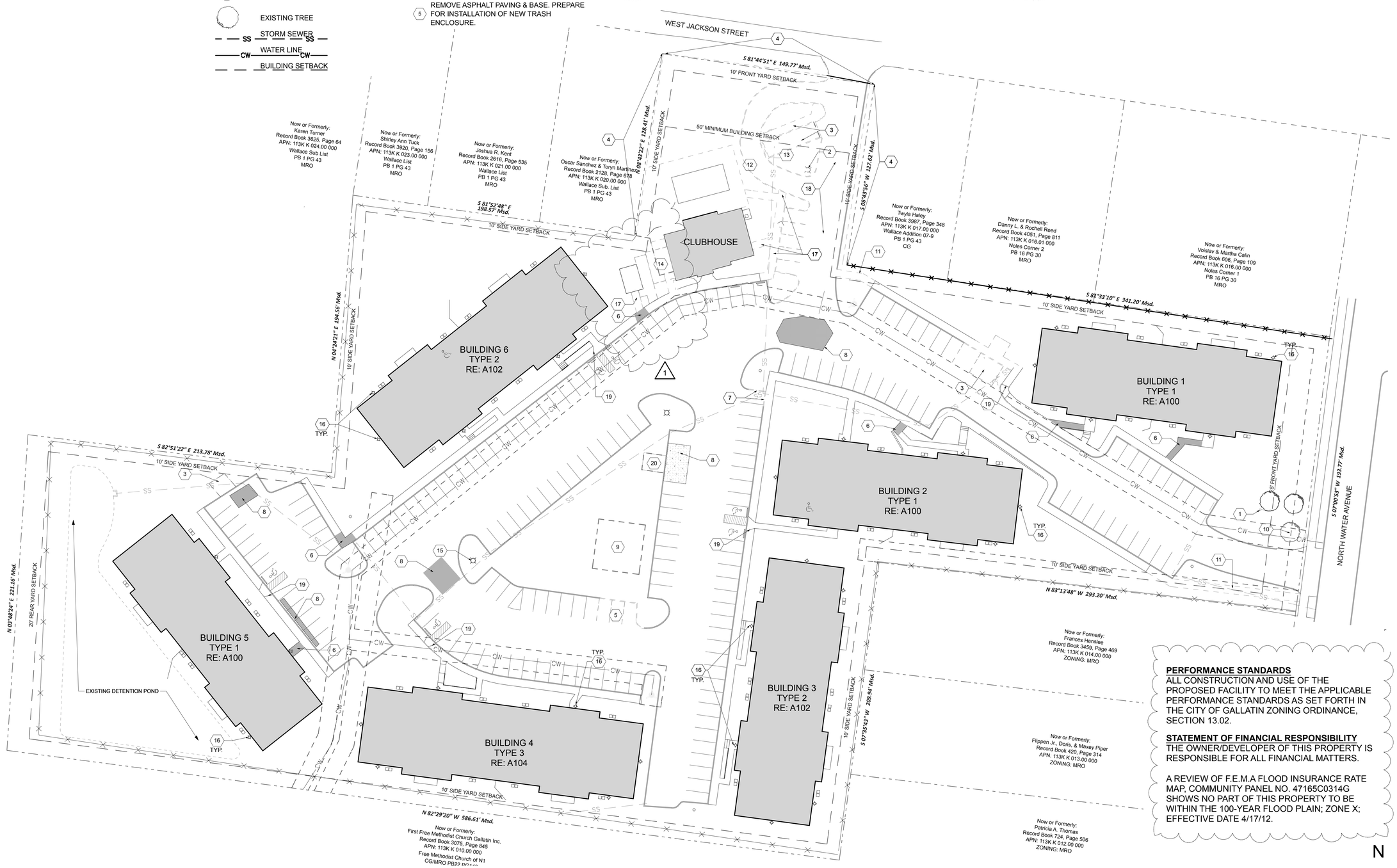
- EXISTING POLE-MOUNTED LIGHT FIXTURE
- EXISTING WALL-MOUNTED LIGHT FIXTURE

LEGEND

- NEW ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALK
- EXISTING BUILDING
- PROPERTY LINE
- EXISTING FENCE
- TYPE 'A' ACCESSIBLE UNIT
- EXISTING TREE
- STORM SEWER (SS)
- WATER LINE (CW)
- BUILDING SETBACK

KEYED DEMOLITION SITE PLAN NOTES:

1. REMOVE EXISTING MONUMENT SIGN.
2. REMOVE EXISTING LIGHT FIXTURE, POLE, & BASE. PROVIDE IN-GROUND QUAZITE BOX W/ TRAFFIC COVER FOR SPLICING.
3. REMOVE EXISTING TRASH ENCLOSURE, PAVING, BASE, & CONCRETE CURB. PREP FOR NEW TRASH ENCLOSURE.
4. REMOVE EXISTING WOOD FENCE.
5. REMOVE ASPHALT PAVING & BASE. PREPARE FOR INSTALLATION OF NEW TRASH ENCLOSURE.
6. REMOVE EXISTING CONCRETE SIDEWALK THAT IS DAMAGED OR DETERIORATED. PREP FOR REPLACEMENT CONCRETE.
7. REMOVE & REPLACE EXISTING CONCRETE CURB THAT IS DAMAGED OR DETERIORATED. PROVIDE ASPHALT PATCH/REPAIR.
8. REMOVE EXISTING SECTION OF DAMAGED ASPHALT. PREP FOR NEW ASPHALT PATCH.
9. REMOVE EXISTING PLAYGROUND EDGING, MULCH, & EQUIPMENT. PREP FOR CLEAN FILL & SOD.
10. REMOVE EXISTING TREE. GRIND TRUNK FOR COMPLETE REMOVAL.
11. PREP AREA FOR NEW SIDEWALK.
12. PREP AREA FOR NEW PERGOLA.
13. PREP AREA FOR NEW PLAYGROUND.
14. PREP AREA FOR NEW MAINTENANCE ADDITION.
15. REMOVE EXISTING POLE LIGHTS. PREP EXISTING BASE FOR NEW POLE & FIXTURE.
16. REMOVE EXISTING WALLPACK LIGHTING, PREP FOR NEW.
17. AREA OF SIDEWALK REMOVAL.
18. REMOVAL OF EXISTING ASPHALT DRIVE, CURB, & GUTTER. PREP FOR NEW REINFORCED GRASS FIRE LANE.
19. EXISTING CURB CUT.
20. REMOVE EXISTING TRASH ENCLOSURE, PAVING, BASE, & PATCH CON. CURB. INSTALL NEW SOD.



PERFORMANCE STANDARDS
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 OWNER/DEVELOPER OF THIS PROPERTY IS RESPONSIBLE FOR ALL FINANCIAL MATTERS.

A REVIEW OF F.E.M.A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C0314G SHOWS NO PART OF THIS PROPERTY TO BE WITHIN THE 100-YEAR FLOOD PLAIN; ZONE X; EFFECTIVE DATE 4/17/12.

1 SITE DEMOLITION PLAN
SCALE: 1/32" = 1'-0"

ebersoldt+associates
architecture
1214 WASHINGTON AVENUE
ST. LOUIS, MO 63103
314 + 241 4566 P
314 + 241 4939 F
WWW.EPLUSA-ARCH.COM
MO CERT OF AUTH: 2007030600

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CHARLES M. REITZEL
REGISTERED ARCHITECT
STATE OF TENNESSEE
105358
6-15-16
CHARLES M. REITZEL
105358

VILLAGES OF GALLATIN - VOLUME 1
614 WATER AVE N.
GALLATIN, TENNESSEE 37066
GALLATIN LEASED HOSING ASSOCIATES I, L.P.
2905 NORTHWEST BLVD, SUITE 150
PLYMOUTH MN 55441

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

MARK	DATE	REVISIONS
1	5.05.2016	ADDENDA 1

ISSUE DATE:	4.21.2016
SCALE:	AS NOTED
DRAWN:	
CHECKED:	
JOB:	15-2/3-014

AS100
PLOTTED ON: 6/16/16

DEMOLITION SITE PLAN

Autumn Ridge Apartments [eplusaserver local]

teamwork:\\eplusaserver\local\Autumn Ridge Apartments

LEGEND

- AA3 — NEW WALL PACK @ EXISTING LOCATION.
- BB2 — NEW WALL PACK @ EXISTING LOCATION.
- BB3 — NEW WALLPACK FIXTURE @ EXISTING LOCATION.
- BBN3 — NEW WALLPACK FIXTURE @ NEW LOCATION.
- CC — NEW POLE & HEAD @ EXISTING LOCATION.
- CCN — NEW POLE & HEAD @ NEW LOCATION.
- DD — NEW LIGHTING @ SIGN
- SECURITY CAMERA

LEGEND

- NEW ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALK
- EXISTING BUILDING
- PROPERTY LINE
- EXISTING FENCE
- TYPE 'A' ACCESSIBLE UNIT
- EXISTING TREE
- SS — STORM SEWER
- WATER LINE

KEYED ARCHITECTURAL SITE PLAN NOTES

1. NEW CONCRETE PARKING STOP AT ACCESSIBLE PARKING SPACES.
2. NEW ACCESSIBLE CURB CUT. RE: DETAIL 1/ AS102 CURB CUT.
3. NEW CMU TRASH ENCLOSURE. RE: DETAIL 11/ AS102.
4. NEW PLAYGROUND. CURB AND SURFACE MULCH. RE: DETAIL 4/AS103
5. NEW (378 SF) MAINTENANCE ADDITION.
6. (2) NEW PARK BENCHES PER DETAIL 10/AS103.
7. NEW PARKING SPACES/ STRIPING.
8. NEW CONCRETE SLAB & PERGOLA STRUCTURE.
9. AREA OF SIDEWALK REPLACEMENT.
10. REMODEL EXISITING MAIL KIOSK. SEE ENLARGED PLAN ON 1/AS105.
11. NEW 4" THICK, MIN 5' WIDTH, CONCRETE SIDEWALK ON 6" GRAVEL BASE.
12. NEW CONCRETE CURB. MATCH EXISTING.
13. PROVIDE STRIPING FOR NEW ACCESSIBLE PARKING SPACE & LOADING ZONE.
14. REMOVE AND REPLACE WALL PACK PER SCOPE OF WORK NARRATIVE.
15. NEW PICNIC TABLE MOUNTED TO CONCRETE SLAB PER DETAIL 10/AS103.
16. SECURITY CAMERA PER OWNER SELECTION.
17. REPLACE LIGHT FIXTURE AND POLE AT EXISTING LOCATION.
18. NEW ASPHALT PAVEMENT / PATCH.
19. NEW MONUMENT SIGN. REFER TO DETAIL 1/ AS104.
20. NEW METAL RAILING PER DETAIL 8/AS104.
21. NEW LIGHT POLE AND FIXTURE PER SCOPE OF WORK NARRATIVE.
22. NEW WALLPACK LOCATION PER SCOPE OF WORK NARRATIVE
23. 10x10 CONC. PAD & BICYCLE RACK PER DETAIL 5/AS103.
24. NEW REINFORCED GRASS FIRE LANE PER DETAIL 6/AS104.
25. NEW BOLLARD LIGHTING PER DETAIL 6/AS104.
26. NEW OPAQUE WOOD PRIVACY FENCE PER DETAIL 3/AS104.
27. NEW PAIR OF 6' WIDE OPAQUE WOOD GATES. INCLUDE A KNOX-BOX FOR KEY STORAGE & FIRE DEPT. ACCESS PER DETAIL 5/AS104
28. EXISTING PET WASTE STATION.
29. NEW PREFINISHED ALUMINUM FENCE PER DETAIL 7/AS104.
30. SECTION OF SIDEWALK REPLACEMENT TO MEET ACCESSIBLE STANDARDS.

GENERAL ARCHITECTURAL SITE PLAN NOTES:

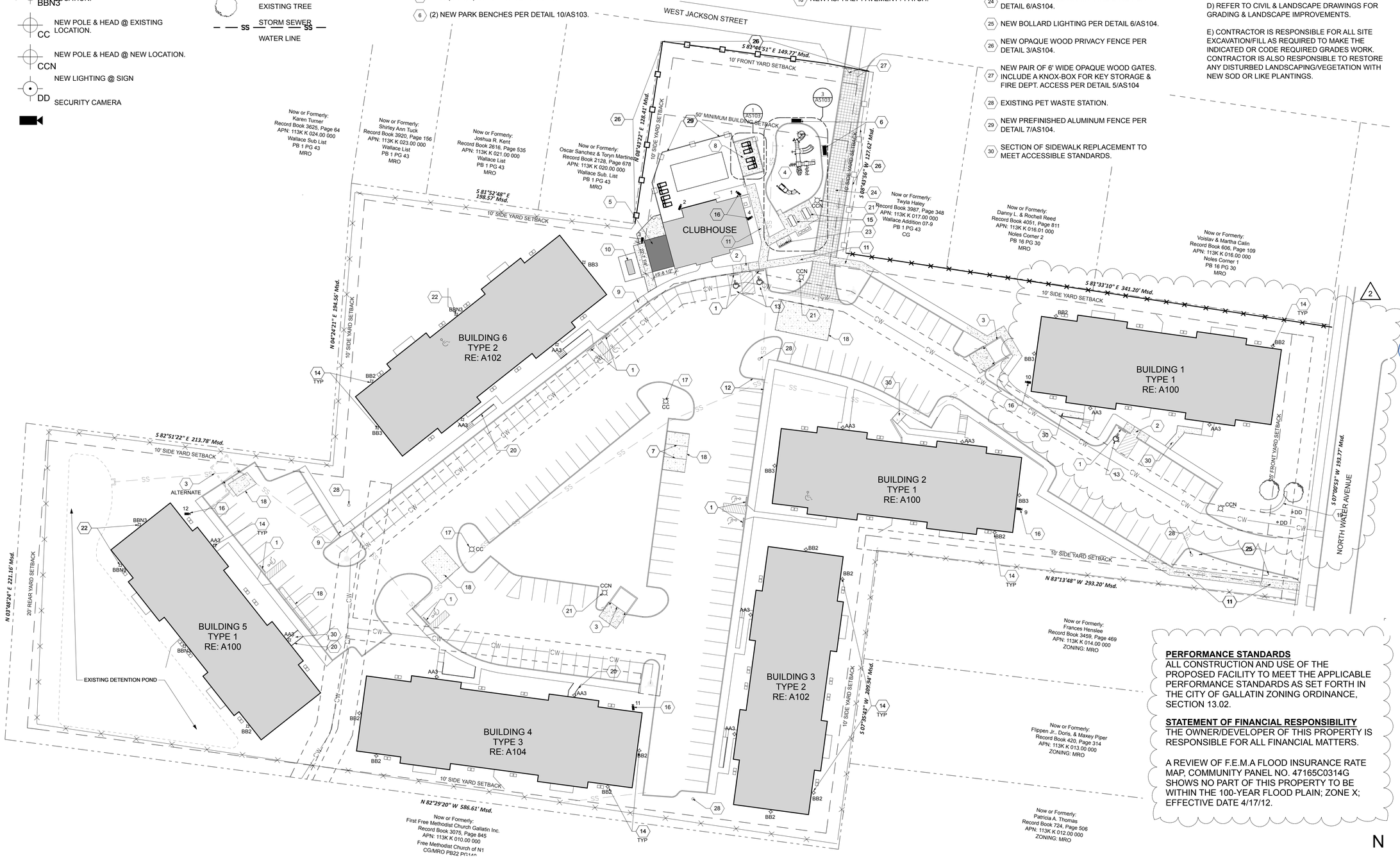
A) DO NOT SCALE DRAWINGS EXCEPT FO GENERAL BIDDING PURPOSES. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS & DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND AMONG THE DOCUMENTS.

B) ALL DIMENSIONS ARE FROM OUTSIDE FACE OF CURB, UNLESS NOTES OTHERWISE.

C) THE FINISH FLOOR (OR LANDING) ON EACH SIDE OF EXIT DOORS SHALL BE LEVEL. THRESHOLDS NOT TO EXCEED 1/2" IN HEIGHT AND ARE TO BE BEVELED.

D) REFER TO CIVIL & LANDSCAPE DRAWINGS FOR GRADING & LANDSCAPE IMPROVEMENTS.

E) CONTRACTOR IS RESPONSIBLE FOR ALL SITE EXCAVATION/FILL AS REQUIRED TO MAKE THE INDICATED OR CODE REQUIRED GRADES WORK. CONTRACTOR IS ALSO RESPONSIBLE TO RESTORE ANY DISTURBED LANDSCAPING/VEGETATION WITH NEW SOD OR LIKE PLANTINGS.



1 SITE IMPROVEMENT PLAN
SCALE: 1/32" = 1'-0"

N

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No. 105358
STATE OF TENNESSEE
6.15.16

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VILLAGES OF GALLATIN - VOLUME 1
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GALLATIN LEASED HOSING ASSOCIATES I, L.P.
2905 NORTHWEST BLVD, SUITE 150
PLYMOUTH MN 55441

1" ACTUAL

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MARK	DATE	REVISIONS
1	5.05.2016	ADDENDA 1
2	6.01.2016	ADDENDA 2

ISSUE DATE:	4.21.2016
SCALE:	AS NOTED
DRAWN:	
CHECKED:	
JOB:	15-2/3-014

AS101
PLOTTED ON: 6/16/16

ARCHITECTURAL SITE PLAN

PERFORMANCE STANDARDS
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 OWNER/DEVELOPER OF THIS PROPERTY IS RESPONSIBLE FOR ALL FINANCIAL MATTERS.

A REVIEW OF F.E.M.A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C0314G SHOWS NO PART OF THIS PROPERTY TO BE WITHIN THE 100-YEAR FLOOD PLAIN; ZONE X; EFFECTIVE DATE 4/17/12.

teamwork://eplusaserver/local/Autumn Ridge Apartments

PERFORMANCE STANDARDS
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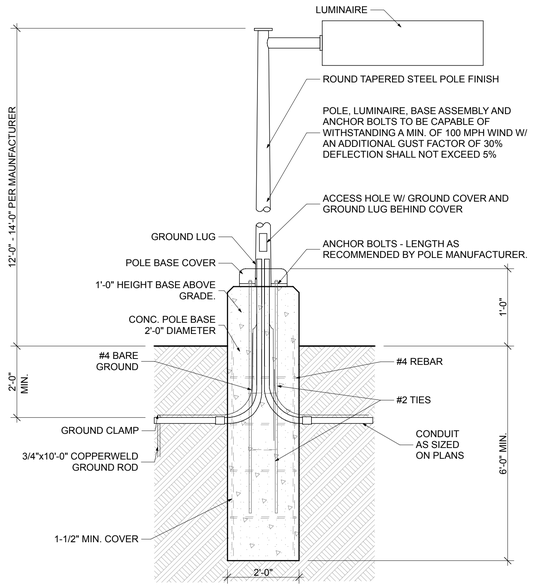
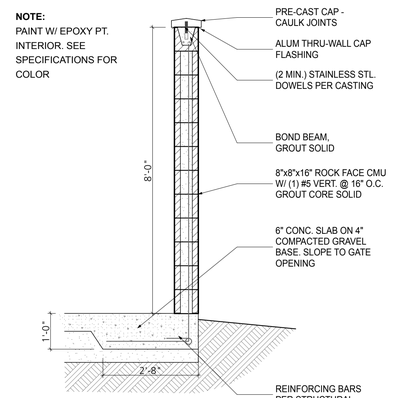
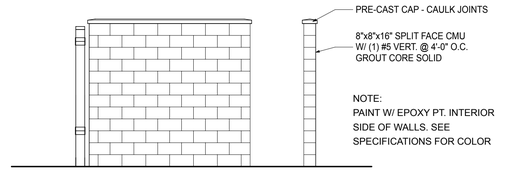


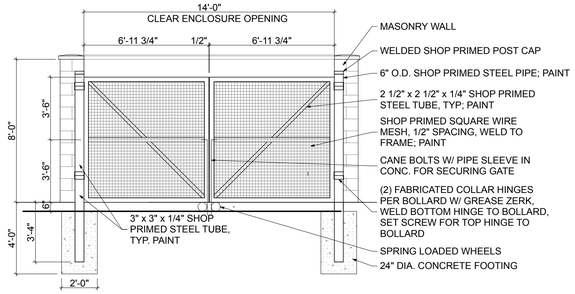
15 LIGHT POLE DETAIL
SCALE: 1/2" = 1'-0"



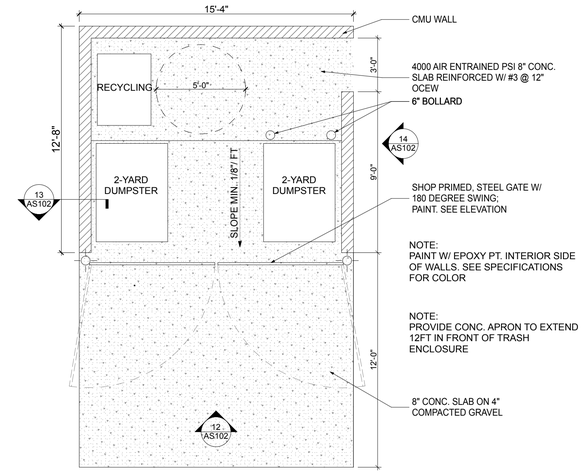
13 TRASH ENCLOSURE SECTION
SCALE: 1/2" = 1'-0"



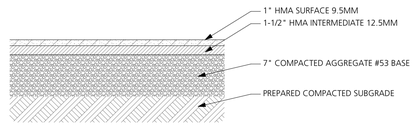
14 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



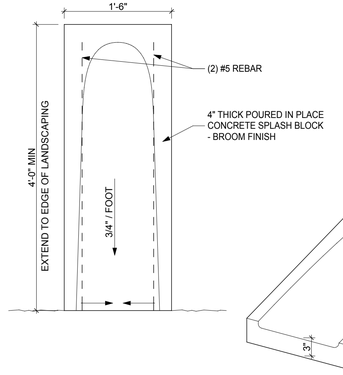
12 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



11 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



10 ASPHALT PAVING DETAIL
SCALE: 1" = 1'-0"



8 CONCRETE SPLASH BLOCK DETAIL
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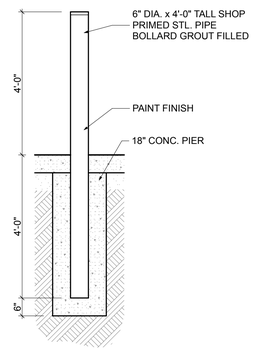
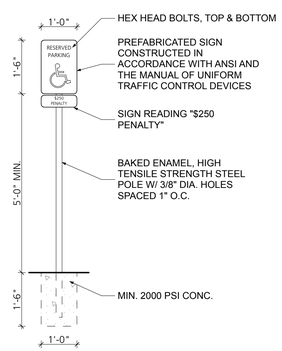
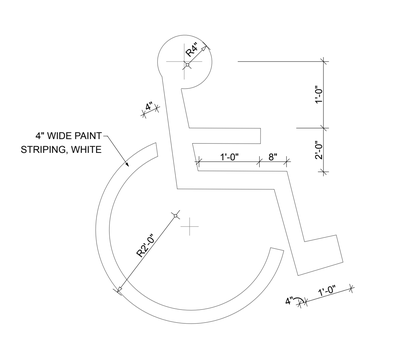


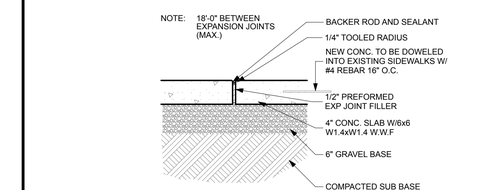
7 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



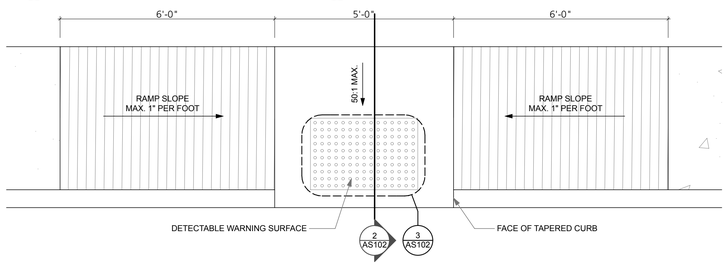
6 SIGNAGE DETAIL
SCALE: 1/2" = 1'-0"



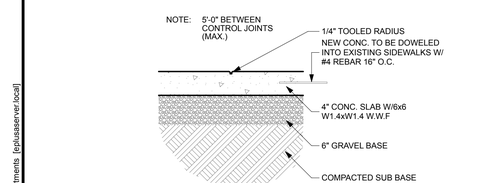
5 ACCESSIBLE STRIPING DETAIL
SCALE: 6" = 1'-0"



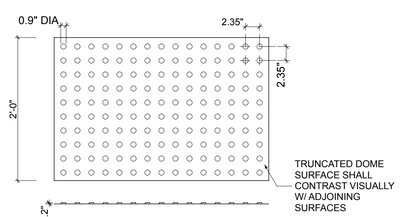
9 EXPANSION JOINT DETAIL
SCALE: 1" = 1'-0"



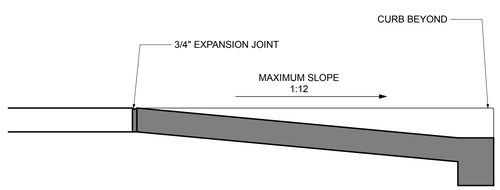
1 CURB RAMP DETAIL
SCALE: 1/2" = 1'-0"



4 CONTROL JOINT DETAIL
SCALE: 1" = 1'-0"



3 TRUNCATED DOME
SCALE: 1" = 1'-0"



2 CURB RAMP DETAIL
SCALE: 1" = 1'-0"

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CHARLES M. REITZEL 105358
6.15.16

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1" ACTUAL

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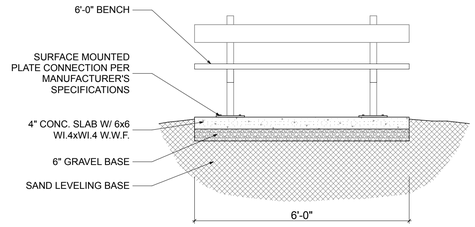
AS102
PLOTTED ON: 6/16/16

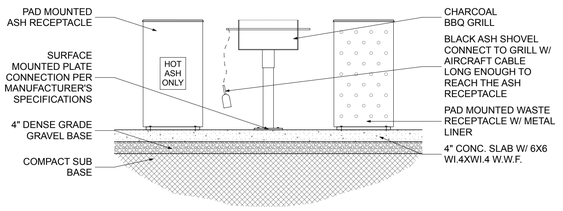
ARCHITECTURAL SITE DETAILS

Autumn Ridge Apartments (epluaserver\local)

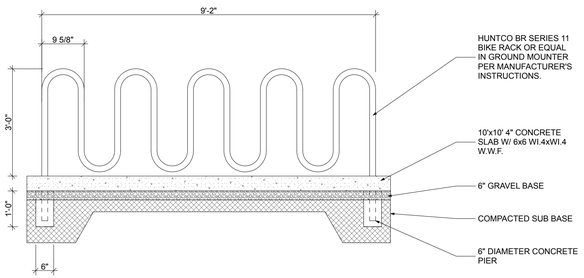
teamwork:\eplusaserver\local\Autumn Ridge Apartments



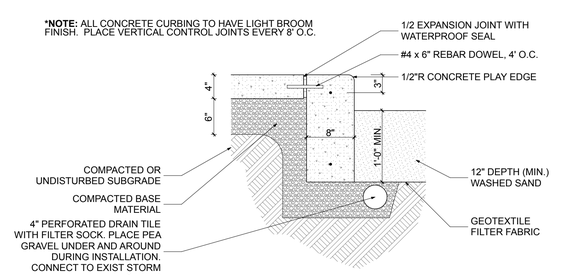
10 BENCH DETAIL
SCALE: 1/2" = 1'-0"



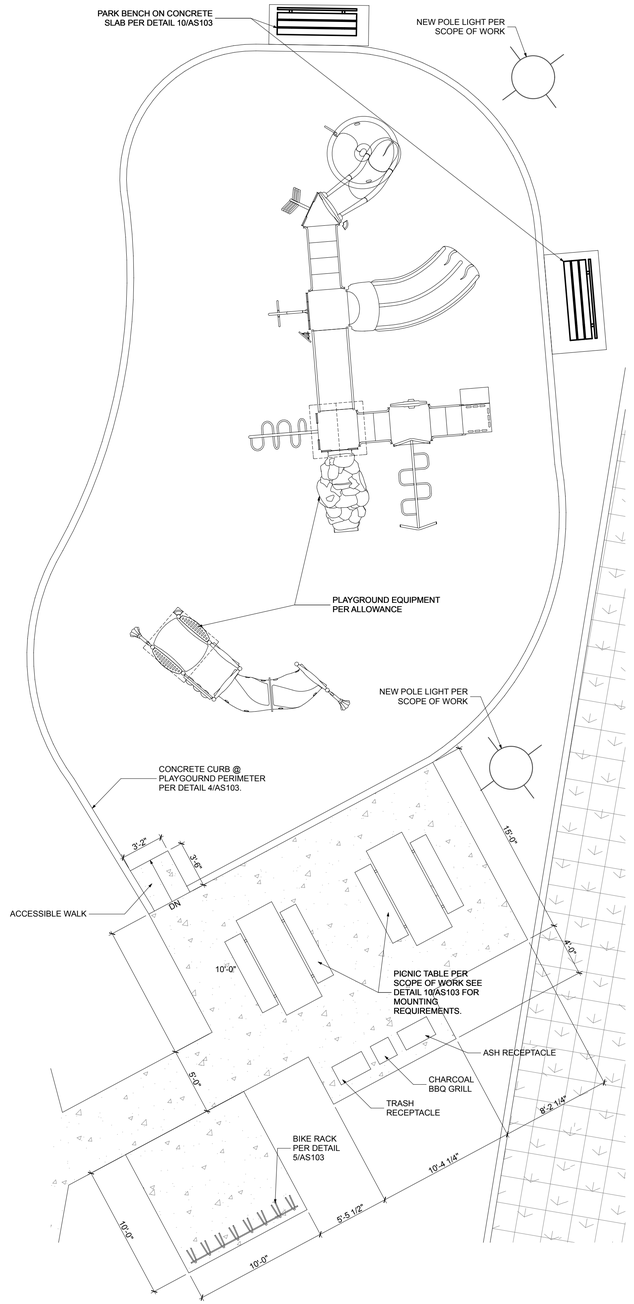
7 BBQ PIT DETAIL
SCALE: 1/2" = 1'-0"



5 BIKE RACK DETAIL
SCALE: 1/2" = 1'-0"



4 PLAYGROUND CURB DETAIL
SCALE: 1" = 1'-0"



3 ENLARGED SITE PLAN
SCALE: 3/16" = 1'-0"

PERFORMANCE STANDARDS
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.

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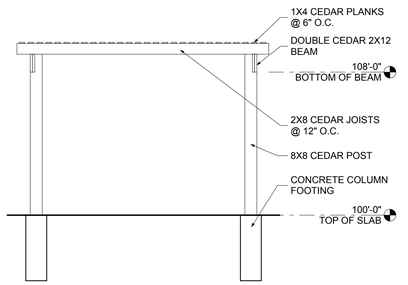
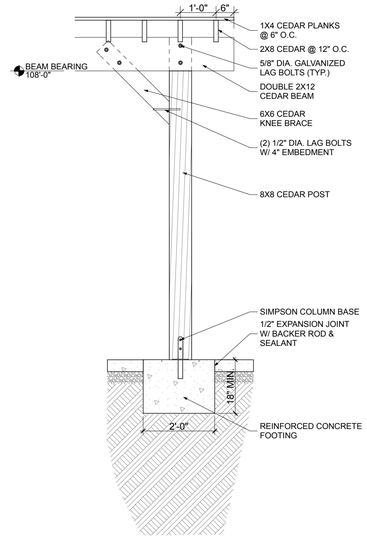
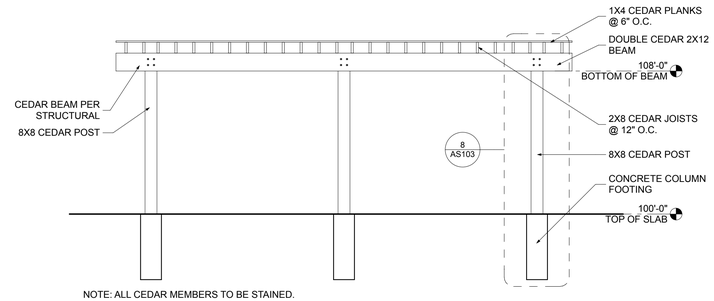


NOTE: ALL CEDAR MEMBERS TO BE SEALED.

9 PERGOLA ELEVATION
SCALE: 1/4" = 1'-0"

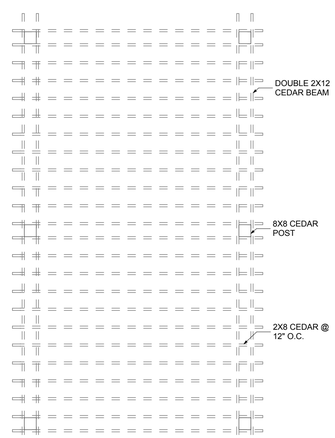


8 PERGOLA DETAIL
SCALE: 1/2" = 1'-0"

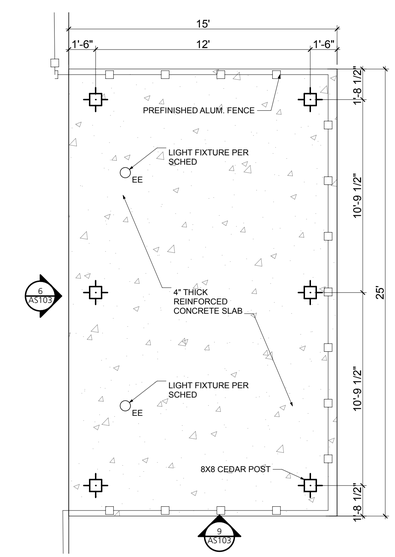


NOTE: ALL CEDAR MEMBERS TO BE STAINED.

6 PERGOLA ELEVATION
SCALE: 1/4" = 1'-0"



2 PERGOLA FRAMING PLAN
SCALE: 1/4" = 1'-0"



1 PERGOLA PLAN
SCALE: 1/4" = 1'-0"

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1" ACTUAL

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ISSUE DATE:	4.21.2016
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AS103
PLOTTED ON: 6/16/16

ARCHITECTURAL SITE DETAILS

teamwork://eplusaserver/local/Autumn Ridge Apartments

PERFORMANCE STANDARDS
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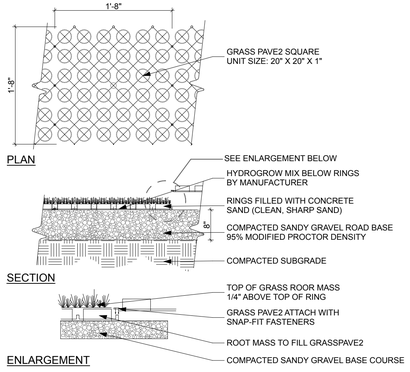
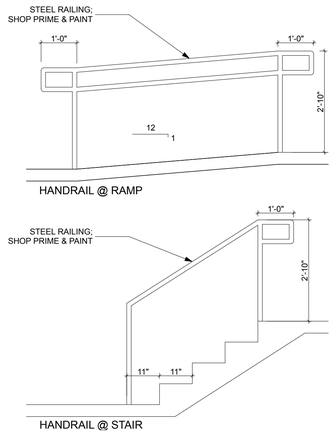
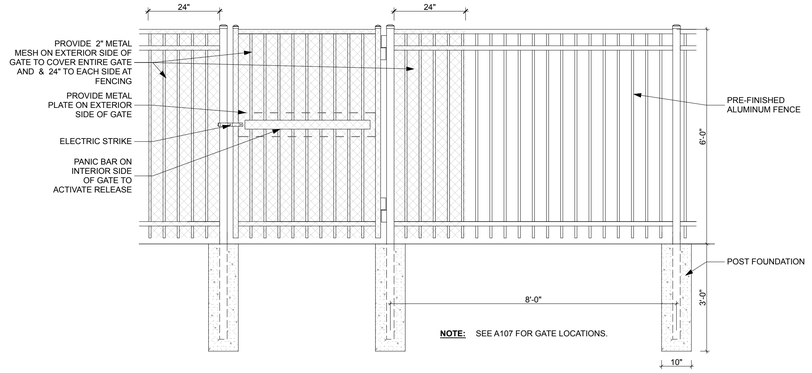


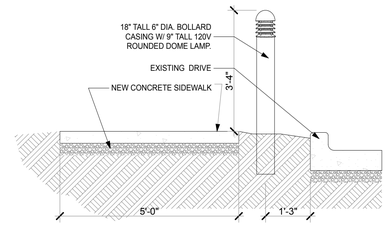
9 REINFORCED GRASS PAVER DETAIL
SCALE: 1" = 1'-0"



8 METAL RAILING DETAILS
SCALE: 1/2" = 1'-0"



7 POOL FENCE/GATE DETAIL
SCALE: 1/2" = 1'-0"



6 BOLLARD LIGHT DETAIL
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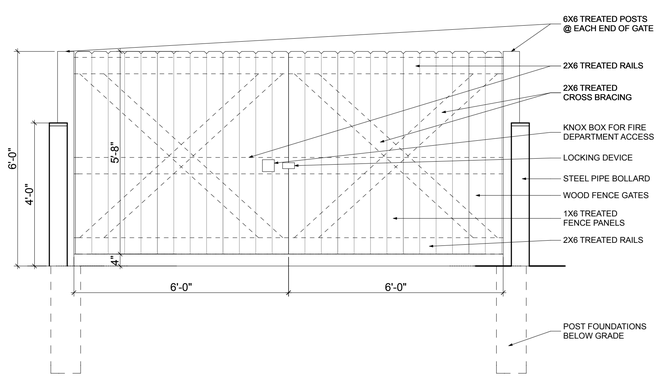

5 WOOD GATE DETAIL
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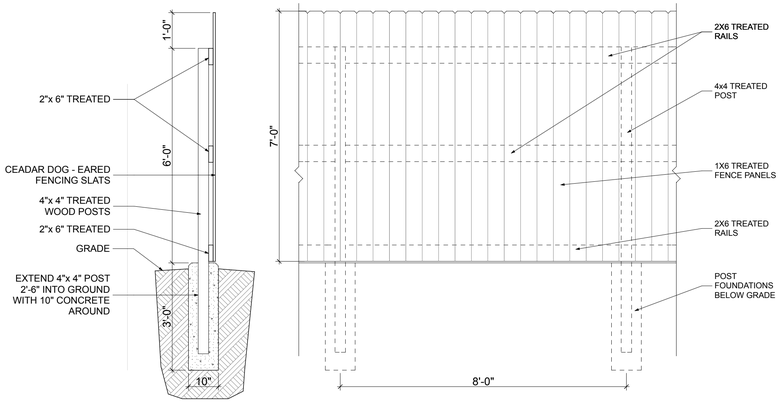
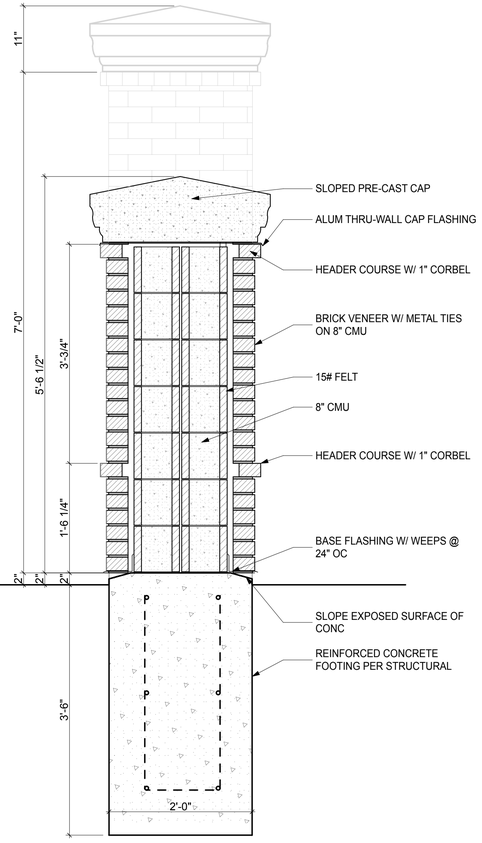


3 WOOD PRIVACY FENCE DETAIL
SCALE: 1/2" = 1'-0"



2 MONUMENT SIGN SECTION
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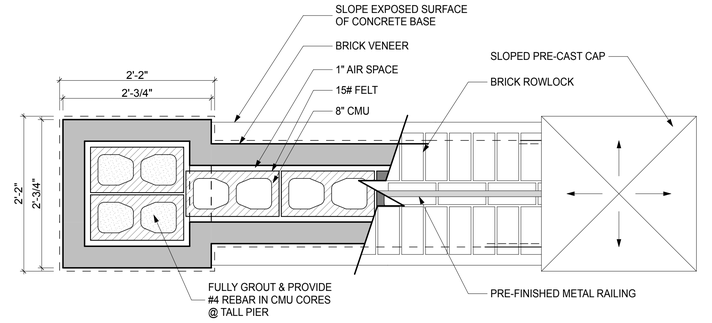
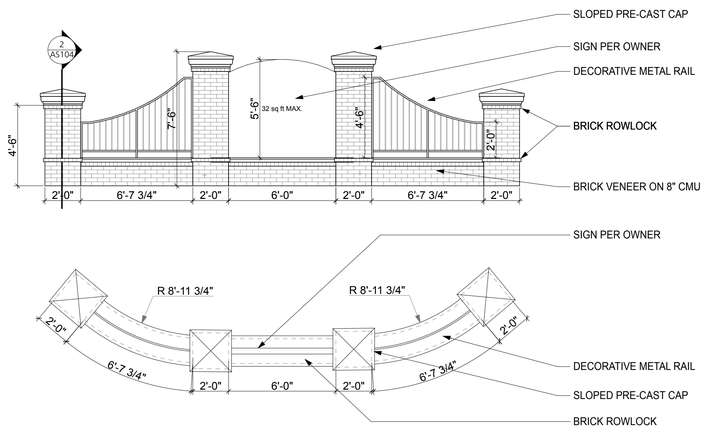


4 MONUMENT SIGN - ENLARGED PLAN DETAIL
SCALE: 1" = 1'-0"



1 MONUMENT SIGN PLAN/ELEVATION
SCALE: 1/4" = 1'-0"

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STATE OF TENNESSEE
CHARLES M. REITZEL
105358
6.15.16

VILLAGES OF GALLATIN - VOLUME 1
614 WATER AVE N.
GALLATIN, TENNESSEE 37066
GALLATIN LEASED HOSING ASSOCIATES I, L.P.
2905 NORTHWEST BLVD, SUITE 150
PLYMOUTH MN 55441

1" ACTUAL
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ISSUE DATE:	4.21.2016
SCALE:	AS NOTED
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AS104
PLOTTED ON: 6/16/16

ARCHITECTURAL SITE DETAILS

Autumn Ridge Apartments [eplusaserver local]

teamwork://epluaserver/local/Autumn Ridge Apartments

PERFORMANCE STANDARDS
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
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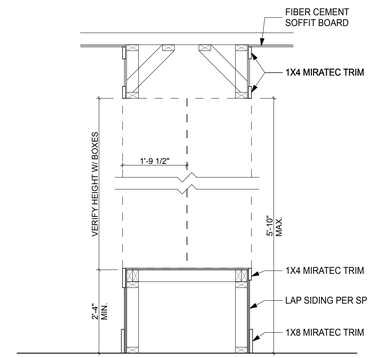
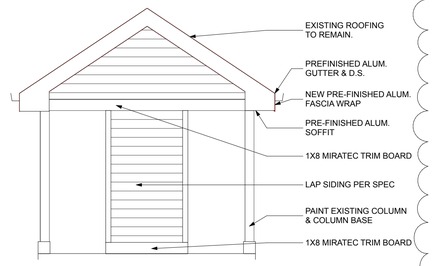
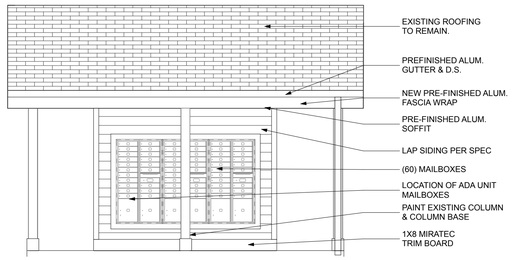


7 MAIL KIOSK SECTION
SCALE: 1/2" = 1'-0"



6 MAIL KIOSK NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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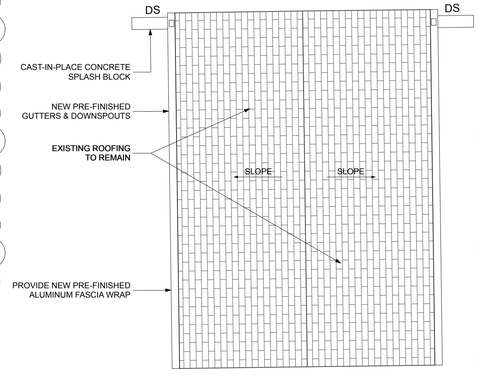
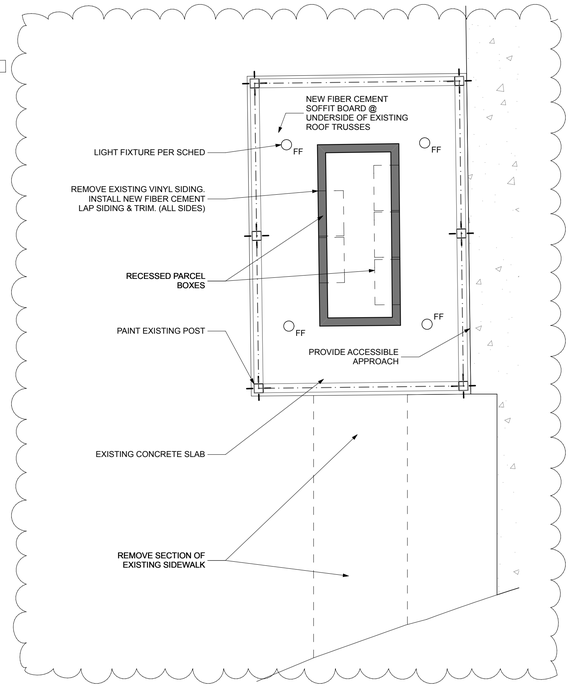
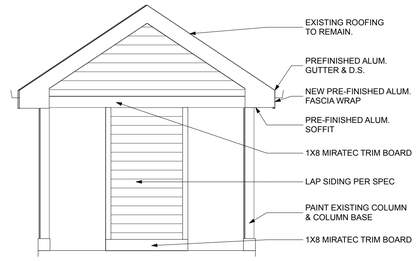
SCALE: 1/4" = 1'-0"

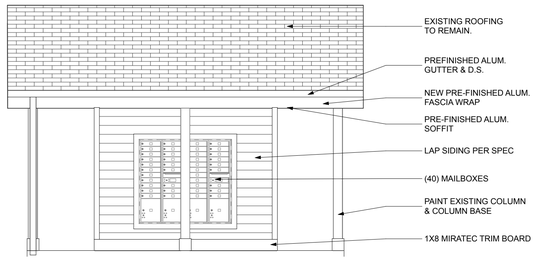




1 MAIL KIOSK PLAN
SCALE: 1/4" = 1'-0"



4 MAIL KIOSK SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 MAIL KIOSK WEST ELEVATION
SCALE: 1/4" = 1'-0"

2 MAIL KIOSK ROOF PLAN
SCALE: 1/4" = 1'-0"

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1	5.05.2016	ADDENDA 1

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AS105
PLOTTED ON: 6/16/16

ARCHITECTURAL SITE DETAILS

Autumn Ridge Apartments (epluaserver local)

teamwork://replusaserver.local/Autumn Ridge Apartments

PERFORMANCE STANDARDS
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.

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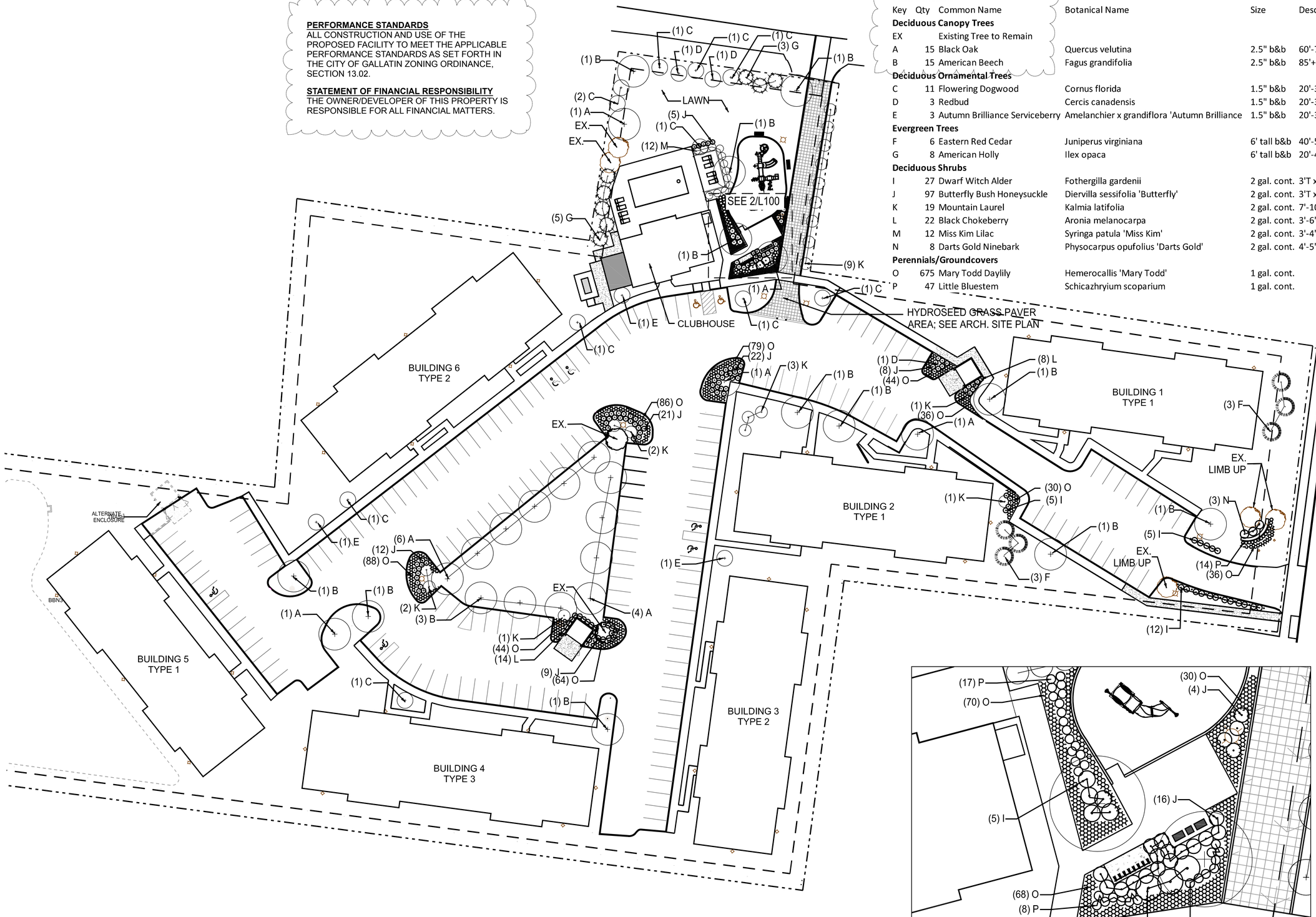
Plant Schedule

Key	Qty	Common Name	Botanical Name	Size	Description
Deciduous Canopy Trees					
EX		Existing Tree to Remain			
A	15	Black Oak	Quercus velutina	2.5" b&b	60'-75' tall
B	15	American Beech	Fagus grandifolia	2.5" b&b	85'+ tall
Deciduous Ornamental Trees					
C	11	Flowering Dogwood	Cornus florida	1.5" b&b	20'-30' tall
D	3	Redbud	Cercis canadensis	1.5" b&b	20'-30' tall
E	3	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance	1.5" b&b	20'-30' tall
Evergreen Trees					
F	6	Eastern Red Cedar	Juniperus virginiana	6' tall b&b	40'-50' tall
G	8	American Holly	Ilex opaca	6' tall b&b	20'-40' tall
Deciduous Shrubs					
I	27	Dwarf Witch Alder	Fothergilla gardenii	2 gal. cont.	3'T x 3'W,
J	97	Butterfly Bush Honeysuckle	Diervilla sessifolia 'Butterfly'	2 gal. cont.	3'T x 4'W,
K	19	Mountain Laurel	Kalmia latifolia	2 gal. cont.	7'-10' tall
L	22	Black Chokeberry	Aronia melanocarpa	2 gal. cont.	3'-6'T x 4'V
M	12	Miss Kim Lilac	Syringa patula 'Miss Kim'	2 gal. cont.	3'-4'T x 3'-
N	8	Darts Gold Ninebark	Physocarpus opufolius 'Darts Gold'	2 gal. cont.	4'-5'T x 4'-
Perennials/Groundcovers					
O	675	Mary Todd Daylily	Hemerocallis 'Mary Todd'	1 gal. cont.	
P	47	Little Bluestem	Schicazhryium scoparium	1 gal. cont.	



1 L100 PLANTING PLAN
1" = 30'-0"

0 30' 60'
SCALE

NORTH

2 L100 ENLARGED CLUBHOUSE AREA PLANTING PLAN
1" = 10'-0"

EA MarkOnlyK1.jpg

EU LogotypeK2.jpg

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L100
PLOTTED ON: 4/11/16

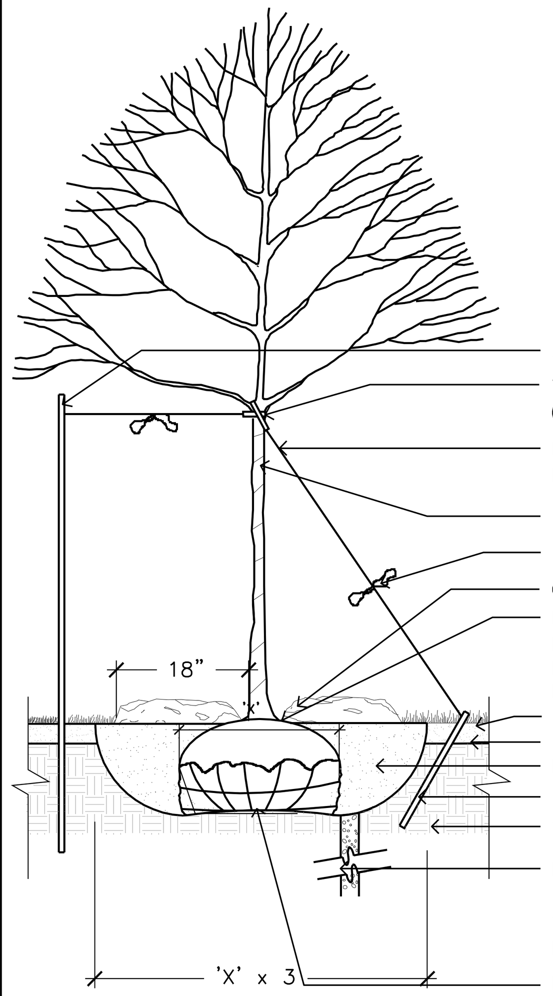
LANDSCAPE PLANTING PLAN

Autumn Ridge Apartments (eplusaserver.local)

teamwork://eplusaserver.local/Autumn Ridge Apartments

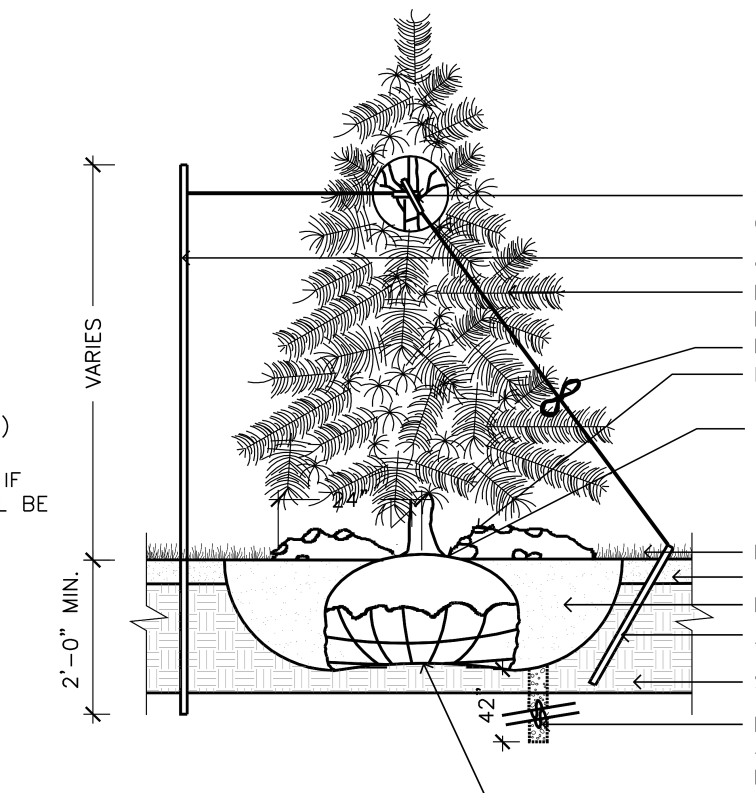
NOTE:
TWO ALTERNATE METHODS OF TREE STAKING ARE ILLUSTRATED. IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.

NOTE:
SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING

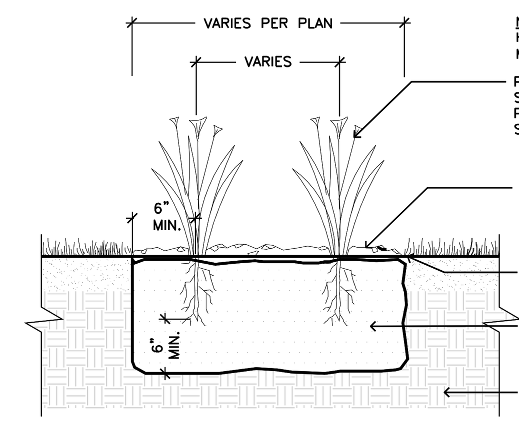


NOTE:
TWO ALTERNATE METHODS OF TREE STAKING ARE ILLUSTRATED. IT IS THE CONTRACTOR'S OPTION TO STAKE TREES, HOWEVER; THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.

NOTE:
CONIFER TO HAVE SHREDDED HARDWOD MULCH UNLESS OTHERWISE NOTED. NO MULCH TO BE IN CONTACT WITH TRUNK, TYP.



NOTE: PLANTING DEPTH SHALL BE SUCH THAT FIRST SET OF PRIMARY ROOTS (ROOT FLARE) IS AT FINISHED GRADE. IF ROOT FLARE IS COVERED WITH EXCESS SOIL, SOIL SHALL BE REMOVED TO EXPOSE THE ROOT FLARE.



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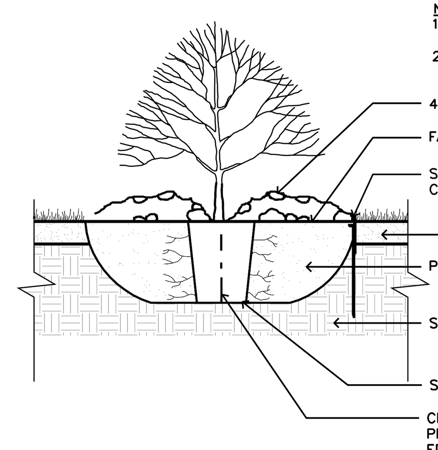

1 / L200 LANDSCAPE DETAILS
½" = 1'-0"

PERFORMANCE STANDARDS
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 OWNER/DEVELOPER OF THIS PROPERTY IS RESPONSIBLE FOR ALL FINANCIAL MATTERS.

GENERAL NOTES

LANDSCAPE CONTRACTOR SHALL INSTALL STEEL EDGING WHEREVER MASS PLANTING BEDS MEET GRASS LAWN AREAS, INCLUDING EDGE OF PRAIRIE PLANTING AREA

LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.

LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.

LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION/MATERIAL INSTALLATION BEGINS (MINIMUM 10'-0" CLEARANCE).

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.

LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.

NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

ALL AREAS TO BE PLANTED WITH SEED OR SOD SHALL BE COVERED WITH 4" DEPTH OF TOPSOIL WITH A PH RANGE BETWEEN 6.5-7.0.

SEED ALL AREAS DISTURBED DURING CONSTRUCTION.

WHERE TURF ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH <u>ONE CALENDAR YEAR</u> FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.

ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.

PLANTING DEPTH OF ALL PLANT MATERIALS SHALL BE SUCH THAT FIRST SET OF PRIMARY ROOTS (ROOT FLARE) IS AT FINISHED GRADE. IF ROOT FLARE IS COVERED WITH EXCESS SOIL, SOIL SHALL BE REMOVED TO EXPOLSE THE ROOT FLARE.

SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.

REFER TO ARCH. SITE PLAN FOR SITE DEMOLITION INFORMATION.

REFER TO ARCH. SITE PLAN FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION.

IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.

IRRIGATION NOTES

IRRIGATION SYSTEM SHALL PROVIDE IRRIGATION FOR PLANTINGS SHOWN IN 2/L100 ONLY.

IRRIGATION WATER SOURCE SHALL BE PROVIDED FROM CLUBHOUSE; COORDINATE LOCATION WITH MECHANICAL CONTRACTOR

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A PERFORMANCE IRRIGATION PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

SOIL MOISTURE SENSORS AND SMART CONTROLLER SHALL BE INCLUDED WITHIN THE IRRIGATION DESIGN.

SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY.

PROVIDE SLEEVING UNDER ALL PAVED SURFACES. COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.

LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.

LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.

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EU LogotypeK2.jpg

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6.15.16

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L200
PLOTTED ON: 4/11/16

LANDSCAPE DETAILS

Autumn Ridge Apartments [eplusaserver.local]

teamwork:\\eplusaserver\local\Autumn Ridge Apartments

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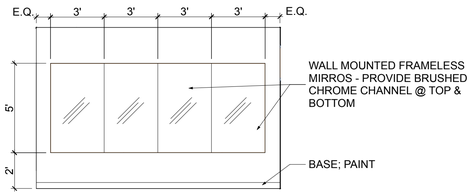
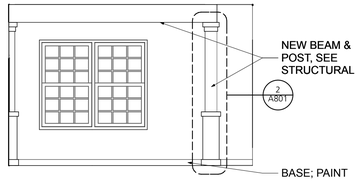
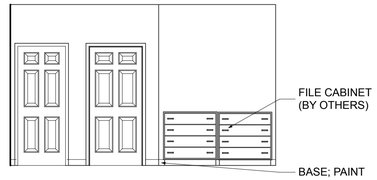


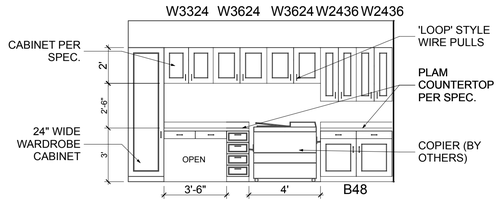
11 FITNESS ROOM ELEVATION
SCALE: 1/4" = 1'-0"



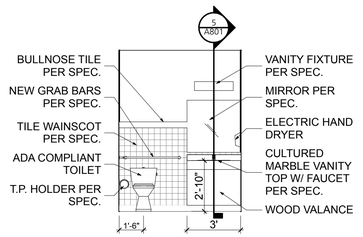
10 FITNESS ROOM ELEVATION
SCALE: 1/4" = 1'-0"



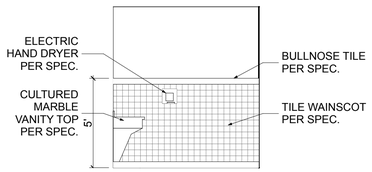
9 WORKROOM ELEVATION
SCALE: 1/4" = 1'-0"



8 WORKROOM ELEVATION
SCALE: 1/4" = 1'-0"



7 RESTROOM ELEVATION
SCALE: 1/4" = 1'-0"



6 RESTROOM ELEVATION
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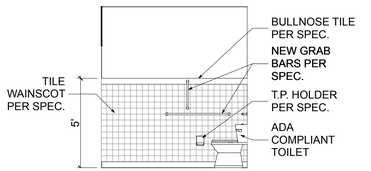
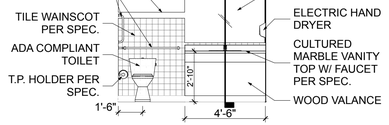
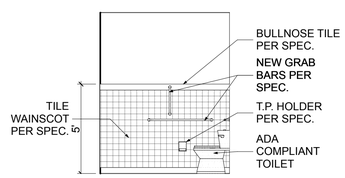


5 RESTROOM ELEVATION
SCALE: 1/4" = 1'-0"



4 RESTROOM ELEVATION
SCALE: 1/4" = 1'-0"



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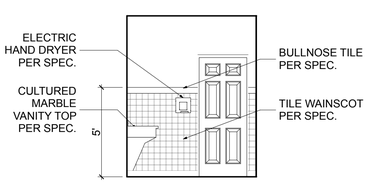

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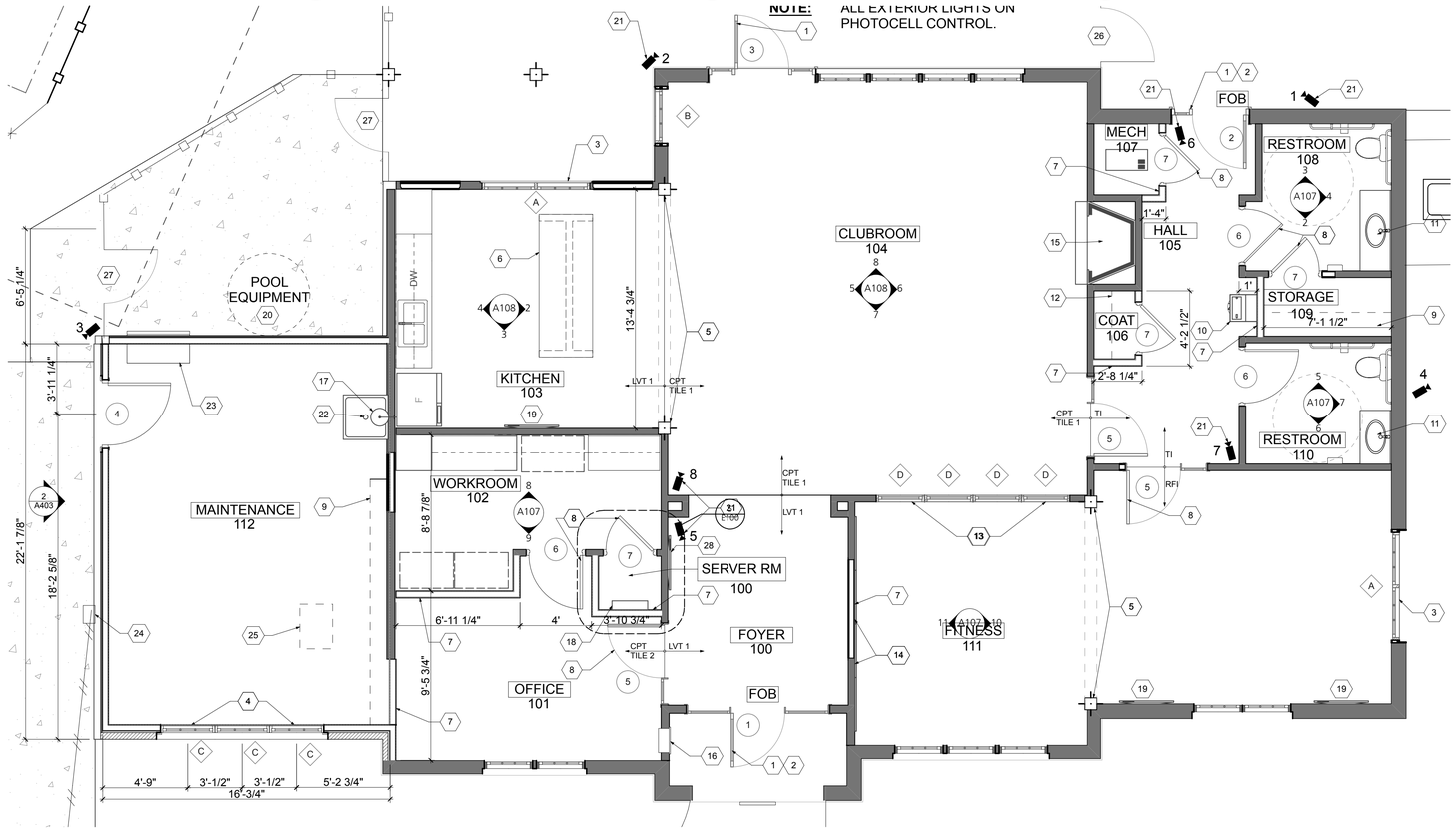

1 ENLARGED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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J) PROVIDE TEMP SHORING @ DEMOLISHED LOAD BEARING WALLS.

WALL LEGEND:

- EXISTING WALL
- DEMOLISHED WALL
- NEW FULL HEIGHT INTERIOR WALL
- NEW FULL HEIGHT EXTERIOR WALL - 2X STUD FRAMING w/ 1/2" GYP BD FINISH TO MATCH EXIST ADJACENT FINISH. EXTERIOR CLADDING TO MATCH EXISTING.

KEYED CLUBHOUSE FLOOR PLAN NOTES

1. NEW STOREFRONT ENTRY DOOR W/ SIDELITE.
2. PROVIDE FOB ACCESS AT DOOR.
3. NEW VINYL WINDOW PER SCHEDULE.
4. NEW VINYL WINDOW WITH OPAQUE GLASS. WINDOW TO BE COVERED BY DRYWALL ON THE INSIDE.
5. NEW BEAM & COLUMN. SEE STRUCTURAL.
6. CUSTOM BUILT ISLAND. SEE DETAIL 3/A801.
7. NEW 2 X 4 OR 2 X 6 WALL WITH 5/8" TYPE 'X' GYP. BD EACH SIDE.
8. NEW INTERIOR DOOR PER SCHEDULE.
9. 5 ROWS OF 16" WIDE SHELVING @ 18" O.C.
10. NEW DRINKING FOUNTAIN.
11. NEW CULTURE MARBLE TOP/SINK. SEE DETAIL 5/A801.
12. 1 ROW OF 12" WIRE SHELVING @ 48" A.F.F.
13. NEW BORROW LITE WINDOWS.
14. (4) NEW 3' X 5' FRAMELESS MIRRORS.
15. EXISTING FIREPLACE W/ NEW MANTEL & SURROUND.
16. RENT DROP BOX.
17. TANKLESS WATER HEATER.
18. WALL MOUNTED MEDIA CABINET/SERVER RACK.
19. LOCATION OF WALL MOUNTED T.V.
20. RELOCATED POOL EQUIPMENT.
21. SECURITY CAMERA LOCATION.
22. NEW JANITOR SINK.
23. PTAC UNIT
24. RELOCATED ELECTRICAL SERVICE. COORDINATE W/ UTILITY COMPANY.
25. 22"x30" ATTIC ACCESS PANEL.
26. PUBLIC ACCESS CONTROLLED POOL GATE.
27. MAINTENANCE ACCESS. LOCKED POOL GATE
28. SECURITY MONITOR

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CHARLES M. REITZEL
REGISTERED ARCHITECT
105358
STATE OF TENNESSEE
CHARLES M. REITZEL
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6-15-16

VILLAGES OF GALLATIN - VOLUME 1
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GALLATIN, TENNESSEE 37066
GALLATIN LEASED HOSING ASSOCIATES I, L.P.
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PLYMOUTH MN 55441

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A107
PLOTTED ON: 6/16/16

CLUBHOUSE FLOOR PLAN

Autumn Ridge Apartments (eplusaserver local)

teamwork://eplusaserver/local/Autumn Ridge Apartments

PERFORMANCE STANDARDS
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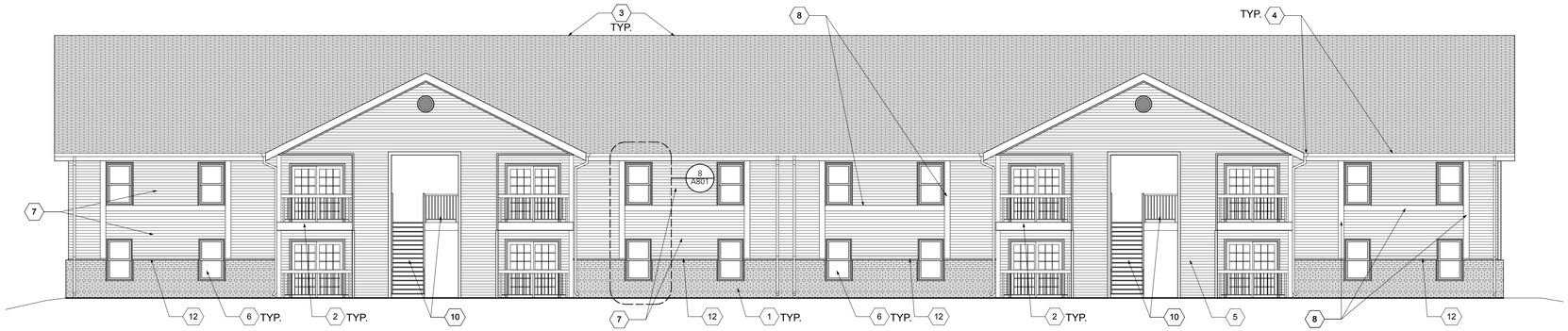

4 TYPE 1 REAR ELEVATION
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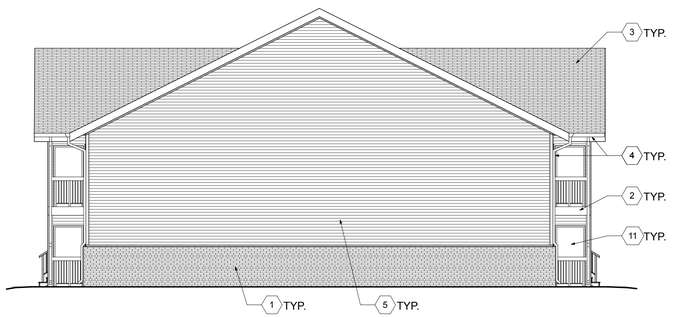
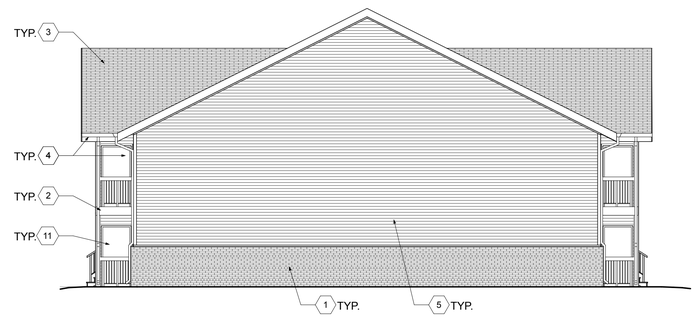


3 TYPE 1 SIDE ELEVATION 2
SCALE: 1/8" = 1'-0"



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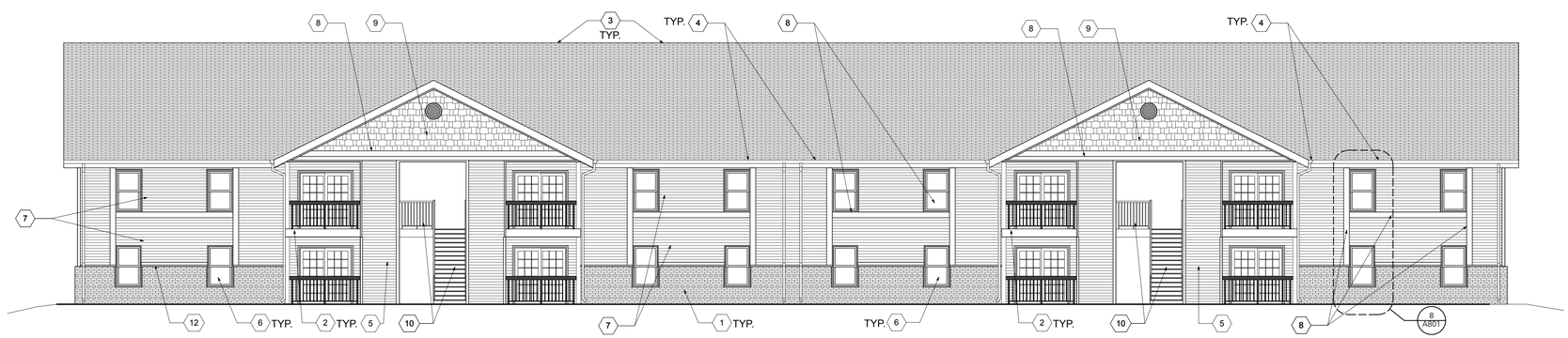

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4. NEW GUTTER & DOWNSPOUT THROUGHOUT.
5. VINYL SIDING, TRIM, SOFFIT & FASCIA REPAIR/ REPLACEMENT. SEE SCOPE OF WORK FOR LOCATIONS.
6. NEW VINYL WINDOW PER SPECIFICATIONS.
7. NEW SECTION OF VINYL SIDING. CERTAINTEED, MONOGRAM 46 SERIES.
   LOWER COLOR: 'FLAGSTONE'
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CHARLES M. REITZEL
REGISTERED AGENT
DEPARTMENT OF AGRICULTURE
NO. 105358
STATE OF TENNESSEE
6.15.16
CHARLES M. REITZEL
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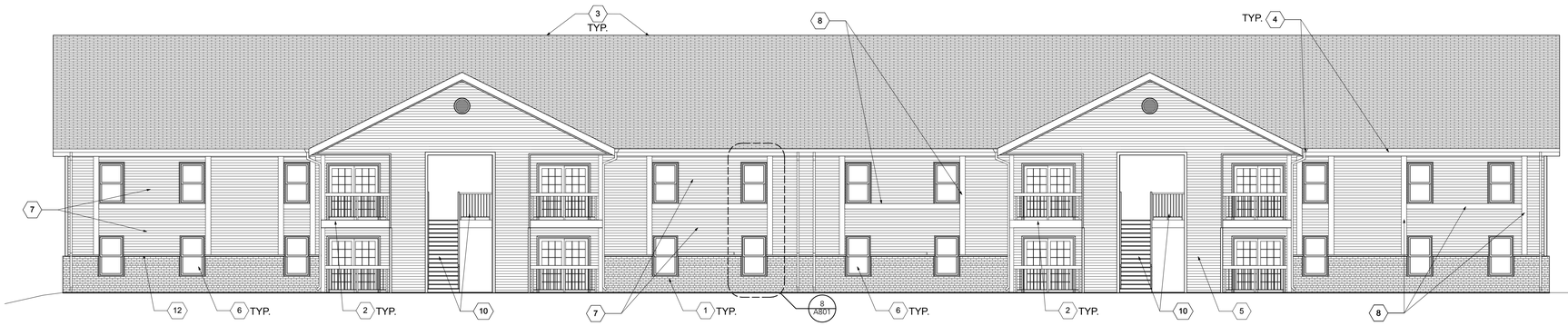
A400
PLOTTED ON: 6/16/16

TYPE 1 BUILDING ELEVATIONS

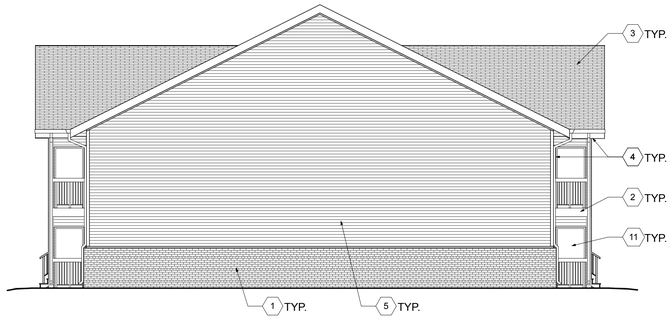
Autumn Ridge Apartments [eplusaserver.local]

teamwork://eplusaserver/local/Autumn Ridge Apartments



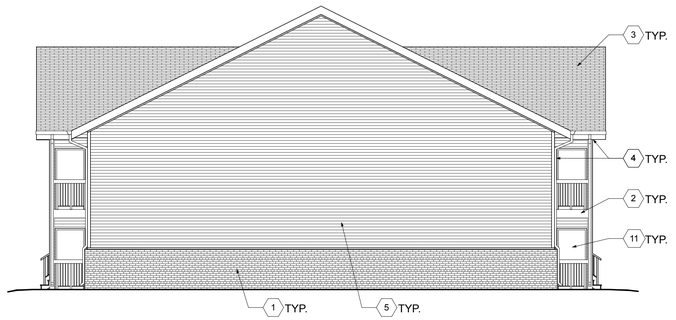
4 TYPE 2 REAR ELEVATION

SCALE: 1/8" = 1'-0"



3 TYPE 2 SIDE ELEVATION 2

SCALE: 1/8" = 1'-0"



2 TYPE 2 SIDE ELEVATION

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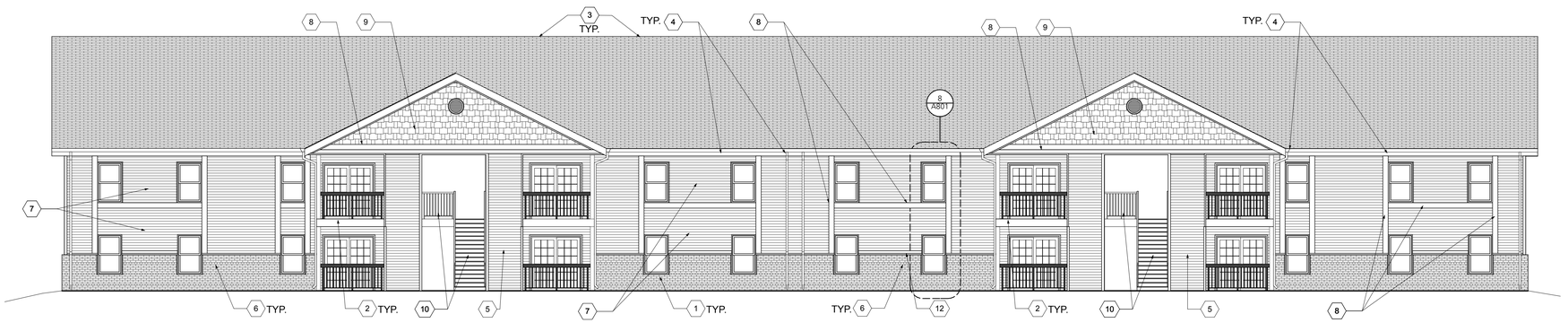

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PLOTTED ON: 6/16/16

TYPE 2 BUILDING ELEVATIONS

Autumn Ridge Apartments (eplusaserver local)

teamwork://eplusaserver/local/Autumn Ridge Apartments

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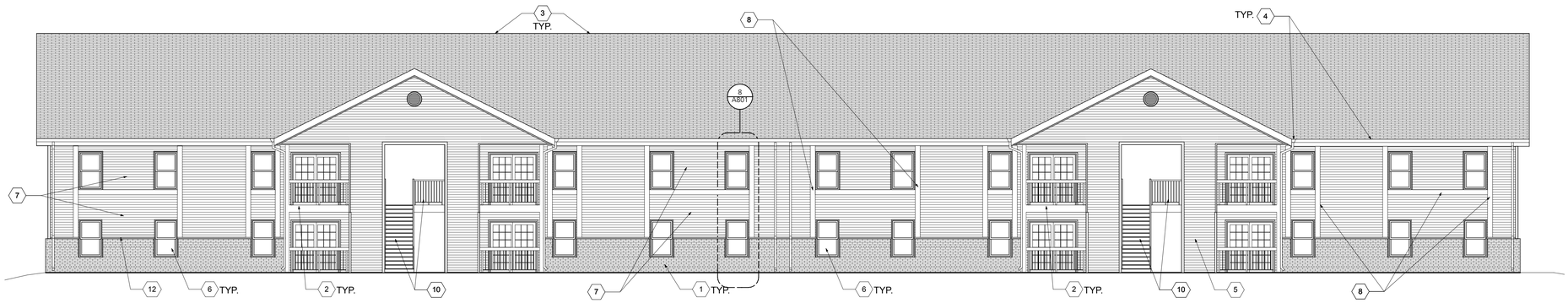

4 TYPE 3 REAR ELEVATION
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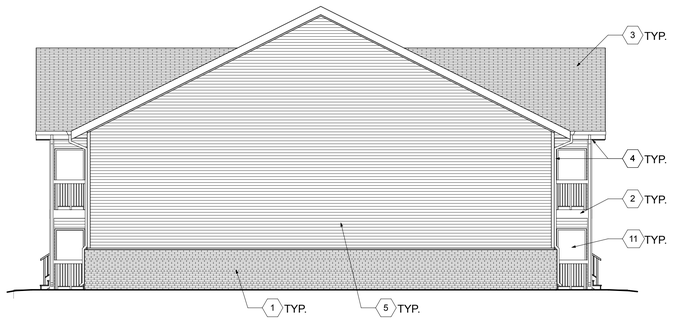
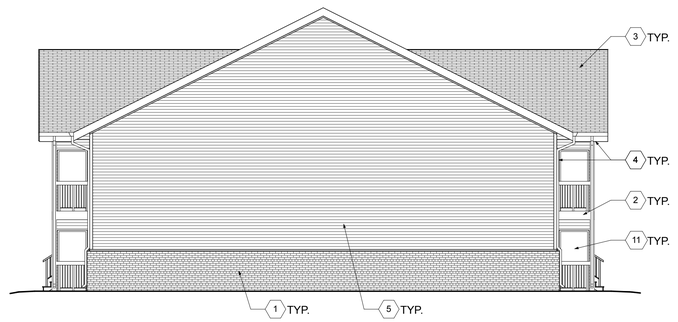


3 TYPE 3 SIDE ELEVATION 2
SCALE: 1/8" = 1'-0"



2 TYPE 3 SIDE ELEVATION
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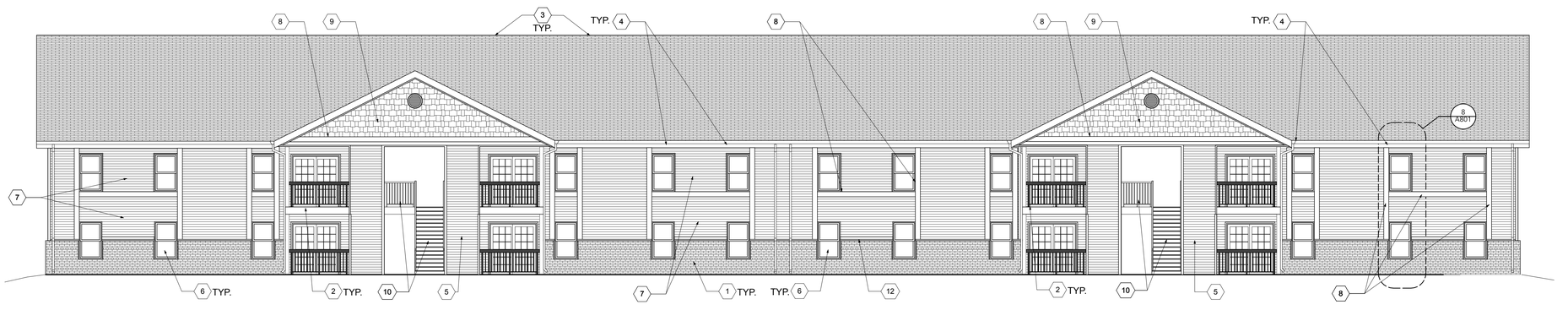

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H) PLUMBING VENT STACKS, GROUND ROUGH, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. SEE ENLARGED UNIT PLANS FOR HVAC/ ELECTRICAL/ PLUMBING REQUIREMENTS/ EQUIPMENT LOCATIONS. PROVIDE CONCRETE SLAB REPAIR WHERE NEW OPENINGS ARE CREATED.

I) REFER TO THE WRITTEN SCOPE OF WORK OUTLINE AND FINISH SCHEDULE FOR RENOVATION SCOPE/ CRITERIA, REPLACEMENT OR RESIDENTIAL CASEWORK, CABINETRY, DOOR HARDWARE, FINISHES AND OTHER INTERIOR-RELATED IMPROVEMENTS.

J) IF NEW ITEMS ARE CALLED OUT IT IS UNDERSTOOD THAT ANY EXISTING MATERIAL THAT INTERFERES W/ THE NEW ITEM SHALL BE REMOVED & SUBSTRATE PATCHED AS NECESSARY FOR THE NEW ITEM.

K) BLOCKING FOR DOORS, SHELVING, CASEWORK, SHAFTS, TOILET ACCESSORIES, GRAB BARS, HANDRAILS, GUARDRAILS, AND FIRE EXTINGUISHER CABINETS SHALL BE INCLUDED WHERE NO BLOCKING EXISTS. DRYWALL TO BE PATCHED AND PAINTED DOES NOT COUNT TOWARD ANY PATCHING ALLOWANCES FOR DRYWALL.

J) PROVIDE TEMP SHORING @ DEMOLISHED LOAD BEARING WALLS.

KEYED BUILDING ELEVATION NOTES

1. BRICK VENEER REPAIR. SEE SCOPE OF WORK FOR LOCATIONS.
2. DECK REPAIR/ REPLACEMENT & REFINISH PER SCOPE OF WORK.
3. EXISTING ROOFING TO REMAIN.
4. NEW GUTTER & DOWNSPOUT THROUGHOUT.
5. VINYL SIDING, TRIM, SOFFIT & FASCIA REPAIR/ REPLACEMENT. SEE SCOPE OF WORK FOR LOCATIONS.
6. NEW VINYL WINDOW PER SPECIFICATIONS.
7. NEW SECTION OF VINYL SIDING. CERTAINTEED, MONOGRAM 46 SERIES.
   LOWER COLOR: 'FLAGSTONE'
   UPPER COLOR: 'NATURAL CLAY'
8. NEW 1x8 MIRATEC TRIM BOARD.
9. NEW VINYL SHINGLE PANEL @ FRONT GABLES. CERTAINTEED, CEDAR IMPRESSIONS.
   COLOR: 'FLAGSTONE'
10. PAINT EXISTING BREEZEWAY STAIR, TREADS, RISERS, STRINGERS, RAILINGS, & BREEZEWAY DECK BOARDS.
11. PAINT EXISTING STORAGE DOOR. INSTALL NEW ELECTRONIC DEADBOLT AND KEYLESS LEVER HARDWARE.
12. NEW 1X4 MIRATEC TRIM BOARD.

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CHARLES M. REITZEL
REGISTERED ARCHITECT
STATE OF TENNESSEE
No. 105358
CHARLES M. REITZEL
105358
6-15-16

VILLAGES OF GALLATIN - VOLUME 1
614 WATER AVE N.
GALLATIN, TENNESSEE 37066
GALLATIN LEASED HOSING ASSOCIATES I, L.P.
2905 NORTHWEST BLVD, SUITE 150
PLYMOUTH MN 55441

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

MARK	DATE	REVISIONS

ISSUE DATE:	4.21.2016
SCALE:	AS NOTED
DRAWN:	
CHECKED:	
JOB:	15-2/3-014

A402
PLOTTED ON: 6/16/16

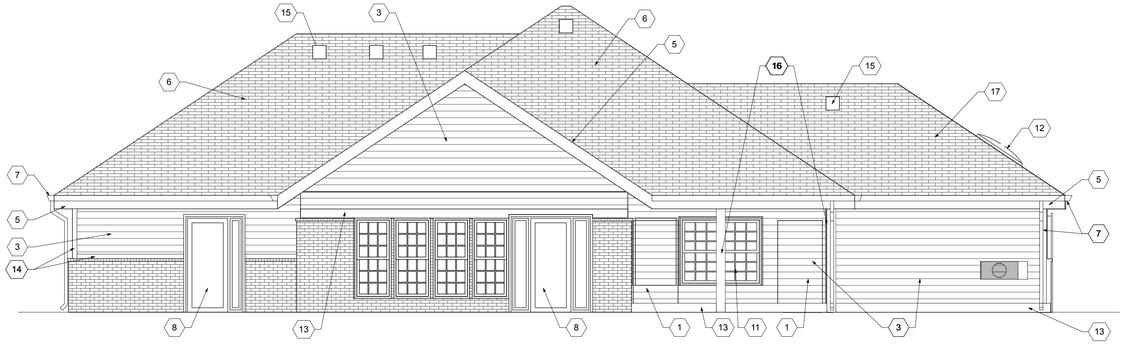
TYPE 3 BUILDING ELEVATIONS

Autumn Ridge Apartments (eplusaserver local)

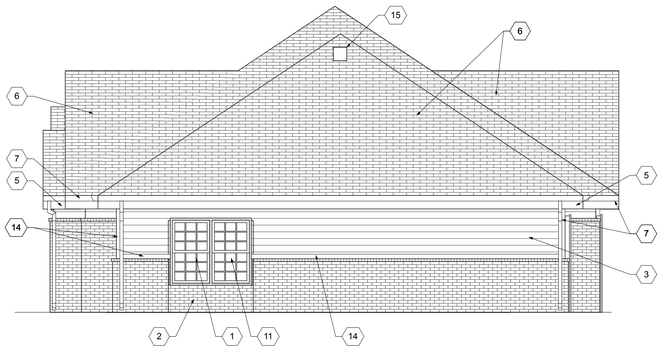
teamwork://eplusaserver.local/Autumn Ridge Apartments

PERFORMANCE STANDARDS
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.

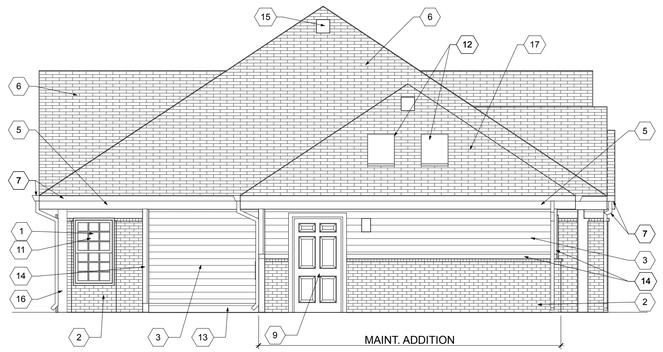
STATEMENT OF FINANCIAL RESPONSIBILITY
THE OWNER/DEVELOPER OF THIS PROPERTY IS RESPONSIBLE FOR ALL FINANCIAL MATTERS.



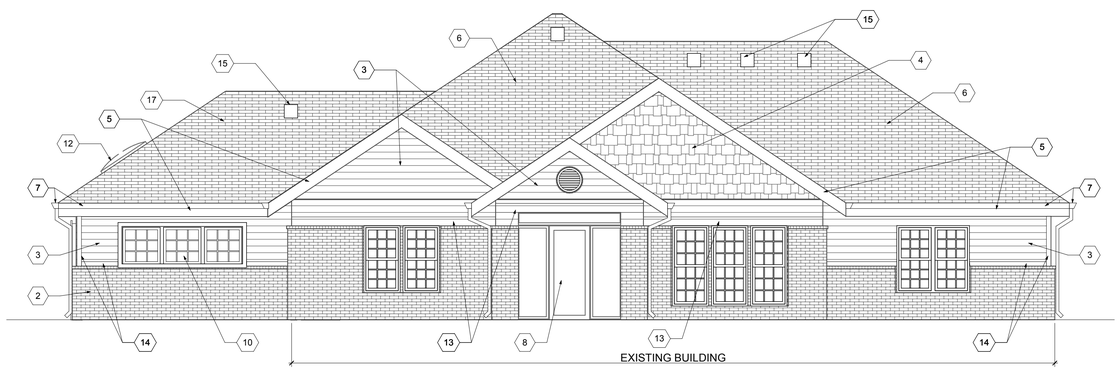
4 CLUBHOUSE REAR ELEVATION
SCALE: 3/16" = 1'-0"



3 CLUBHOUSE EAST SIDE ELEVATION
SCALE: 3/16" = 1'-0"



2 CLUBHOUSE WEST SIDE ELEVATION
SCALE: 3/16" = 1'-0"



1 CLUBHOUSE FRONT ELEVATION
SCALE: 3/16" = 1'-0"

GENERAL NOTES

A) FIELD MEASURE EXISTING CONDITIONS PRIOR TO MANUFACTURING, FABRICATION, ORDERING, BIDDING, ETC.

B) DO NOT SCALE DRAWINGS

C) NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN PROJECT DOCUMENTS AND EXISTING CONDITIONS. ANY MODIFICATIONS DUE TO DIMENSIONAL CHANGES SHOULD BE PART OF THE PROJECT COST.

D) GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL SITE SPECIFIC REQUIREMENTS AND EXTENTS OF THE NEW WORK PRIOR TO BIDDING. NO CHANGES WILL BE CONSIDERED FOR INFORMATION DISCERNIBLE FROM THE EXISTING CONDITIONS OR THE PROJECT DOCUMENTS.

E) REPORT ALL EXISTING CONDITIONS THAT ARE DAMAGED OR MARRED TO THE ARCHITECT AFTER DEMOLITION AND PRIOR TO COMMENCEMENT OF ANY NEW WORK.

F) REFER TO WRITTEN SCOPE OF WORK OUTLINE FOR DEMOLITION SCOPE / CRITERIA.

G) CAULK JOINTS BETWEEN DISSIMILAR MATERIALS FOR WEATHERTIGHT, WATERTIGHT, AIRTIGHT, ETC. PERFORMANCE.

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J) PROVIDE TEMP SHORING @ DEMOLISHED LOAD BEARING WALLS.

KEYED CLUBHOUSE ELEVATION NOTES

1. WALL INFILL.
2. BRICK VENEER.
3. NEW LAP SIDING PER SPEC.
4. NEW 'SHINGLE' PANEL PER SPEC.
5. NEW PREFINISHED ALUMINUM WRAP @ EXISTING FASCIA BOARD.
6. REPLACE EXISTING ROOFING WITH NEW 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES SELECTED FROM MANUFACTURERS STANDARD COLORS & PROFILES ON 15# FELT UNDERLAYMENT.
7. NEW PREFINISHED GUTTER & DOWNSPOUT.
8. NEW ALUMINUM STOREFRONT DOORS W/ SIDELITE.
9. NEW EXTERIOR DOOR.
10. NEW VINYL WINDOW W/ OPAQUE GLASS. COVER INSIDE FACE OF WINDOW W/ DRYWALL.
11. NEW VINYL WINDOW.
12. SKYLIGHT, PROVIDE DEDUCT ALTERNATE.
13. NEW 1x8 MIRATEC TRIM.
14. NEW 1X4 MIRATEC TRIM.
15. ROOF VENT.
16. EXISTING COLUMN; PAINT.
17. ARCHITECTURAL GRADE ASPHALT SHINGLES OVER 7/16" OSB EXTERIOR SHEATHING ON PRE-ENGINEERED TRUSSES @ 24" O.C. MAX.

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ARCHITECTURE
NUMBER 105358
STATE OF TENNESSEE
6.15.16
CHARLES M. REITZEL
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MARK	DATE	REVISIONS

ISSUE DATE:	4.21.2016
SCALE:	AS NOTED
DRAWN:	
CHECKED:	
JOB:	15-2/3-014

A403
PLOTTED ON: 6/16/16

CLUBHOUSE ELEVATIONS

Autumn Ridge Apartments (\\eplusaserver.local)

ITEM 5

GMRPC Resolution No. 2016-77

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING AN AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN AND A REVISION TO THE FINAL MASTER DEVELOPMENT PLAN FOR WELCH COLLEGE – HIDDEN CREEK PHASE 1, CHANGING THE ARCHITECTURE OF THE WELCH COLLEGE STUDENT ACTIVITIES CENTER, ON A 64.34 (+/-) ACRE PARCEL, LOCATED AT 1044 BISON TRAIL BETWEEN LOWER STATION CAMP CREEK ROAD AND BIG STATION CAMP BOULEVARD. (PC 8-2044-16)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the amendment to the Preliminary Master Development Plan and a Revised Final Master Development Plan for Welch College – Hidden Creek Phase 1 submitted by the applicant, Design Development Architects, at its regular meeting on June 27, 2016; and

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

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

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

1. The Amended Preliminary Master Development Plan Amendment/Revised Final Master Development Plan is in agreement and consistent with the intent and land use recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020 for the area, and in particular, the College Character Area.

2. The Amended Preliminary Master Development Plan Amendment/Revised Final Master Development Plan is consistent with the purpose and intent of the Residential-6 (R6) zone district, the approved Preliminary Master Development Plan, and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements.

3. The proposed changes shown in the Preliminary Master Development Plan Amendment/Revised Final Master Development Plan do not constitute a major amendment to the previously approved Preliminary Master Development Plan as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.

ITEM 5

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

5. 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.

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 Amended Preliminary Master Development Plan/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 an amendment to the Preliminary Master Development Plan and a Revised Final Master Development Plan for Welch College – Hidden Creek Phase 1 for the Welch College Student Activities Center, consisting of a three (3) sheet plan, including sheets A1.1, A2.1, and A2.2 dated May 6, 2016, and three (3) architecture renderings, dated May 27, 2016, prepared by Design Development Architects of Raleigh, NC with the following conditions:

1. The applicant shall obtain a building permit from the Building Department prior to construction.

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: 06/27/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

ITEM 5

_____

SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 5
PLANNING DEPARTMENT STAFF REPORT

Amendment to the Preliminary Master Development Plan and a Revised Final Master Development Plan for Welch College (8-2044-16)
Lower Station Camp Creek Road, Bison Trail and Big Station Camp Boulevard
Date: June 27, 2016

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF AN AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN AND A REVISION TO THE FINAL MASTER DEVELOPMENT PLAN FOR WELCH COLLEGE – HIDDEN CREEK PHASE 1, TO CHANGE THE ARCHITECTURE OF THE WELCH COLLEGE STUDENT ACTIVITIES CENTER, ON A 64.34 (+/-) ACRE PARCEL LOCATED AT 1044 BISON TRAIL BETWEEN LOWER STATION CAMP CREEK ROAD AND BIG STATION CAMP BOULEVARD.

OWNER:	**WELCH COLLEGE**
APPLICANT:	**DESIGN DEVELOPMENT ARCHITECTS**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2016-77**
STAFF CONTACT:	**JILLIAN OGDEN**
PLANNING COMMISSION DATE:	**JUNE 27, 2016**

PROPERTY OVERVIEW: **Owner and applicant request approval of an amendment to the Preliminary Master Development Plan and a Revised Final Master Development Plan for Welch College – Hidden Creek Phase 1, to change the architecture of the Welch College Student Activities Center. The property is zoned Residential-6 (R6) with a Conditional Use Permit for Community Education. (Attachment 5-1)**

CASE BACKGROUND:

Previous Approvals

At the September 27, 2004 meeting, the Planning Commission approved a Plan of Service and an Annexation request for the subject property (PC File #6-4-04 and PC File #6-3-04 respectively). Since the project was over 100 acres, the applicant was exempt from having to provide a detailed Preliminary Master Development Plan. The Plan of Service and Annexation and the Preliminary Master Development Plan for the Station Camp Area 4 project was approved at Second Reading at the November 5, 2004 City Council meeting.

The Planning Commission also approved a Preliminary Master Development Plan for the property known as Station Camp Area 4 (formerly known as Franklin Farms) at the September 27, 2004 meeting (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), Tract 3 containing 105.546 (+/-) acres to Residential-6 (R6), and Tract 4 containing 29.396 (+/-) acres to

Residential-6 (R6). Which includes the Welch College Property, for a total of 408.22 (+/-) acres, located on the westside of Big Station Camp Boulevard.

At the July 25, 2005 meeting, the Planning Commission recommended approval of the Preliminary Master Development Plan for The Groves (PC File #3-7-05). The Groves Preliminary Master Development Plan included 412 townhomes, 84 brownstones, 74 cottage homes, and 410 apartments on Tract 3. The Preliminary Master Development Plan for that project was approved at Second Reading at the September 6, 2005 City Council meeting.

On November 25, 2014, the Planning Commission recommended that City Council approve an Amended Preliminary Master Development Plan for Hidden Creek – Welch College (PC0199-13). The Amended Preliminary Master Development Plan passed Second Reading at the February 24, 2015 City Council meeting.

On April 27, 2015, the Planning Commission approved a Final Master Development Plan for Hidden Creek – Welch College (8-390-15).

DISCUSSION:

Architectural Elevations

The gymnasium/student activities center is proposed southwest of the administrative building and closer to the proposed athletic fields. The center originally matched the neoclassical style of the surrounding campus with white Doric columns and a low trellis across the front and right elevations (Attachment 5-2). An alternative architecture for the gymnasium/student activities center was approved under Section 13.08.010 (D) of the G.Z.O. with the Final Master Development Plan in 2015. The approved center was comprised of 70 percent masonry on the front elevation, but the side and rear elevations contained only 20 to 24 percent masonry, with 54 to 59 percent comprised on metal panels.

The revised architectural elevations remove most of the neoclassical characteristics in favor of an agricultural barn-style building comprised of hardiboard and brick (Attachment 5-3 and 5-4). The revised architectural elevations for the gymnasium/student activities center would also require an alternative architectural approval. The revised architectural elevations contain 15 percent brick and 85 percent hardiboard on the front and rear elevations, 37 percent brick and 63 percent hardiboard on the left elevation and 11 percent brick and 89 percent hardiboard on the right elevation.

The remaining buildings on campus remain unchanged with 97 percent brick. With the architectural changes to the gymnasium, the campus buildings will be 75 percent masonry.

Minor Amendment

Staff considers the proposed changes as a minor amendment to the Preliminary Master Development Plan and the Final Master Development Plan. An alternative architecture was previously approved for the gymnasium/student activities center. The proposed changes also require approval of an alternative architecture.

All other buildings approved with the Final Master Development Plan for Welch College – Hidden Creek Phase 1 will be constructed as originally approved.

Planning Department Comments
The Planning Department reviewed the architectural elevations and did not have any comments.

FINDINGS:

1. The Amended Preliminary Master Development Plan Amendment/Revised Final Master Development Plan is in agreement and consistent with the intent and land use recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020 for the area, and in particular, the College Character Area.

2. The Amended Preliminary Master Development Plan Amendment/Revised Final Master Development Plan is consistent with the purpose and intent of the Residential-6 (R6) zone district, the approved Preliminary Master Development Plan, and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements.

3. The proposed changes shown in the Preliminary Master Development Plan Amendment/Revised Final Master Development Plan do not constitute a major amendment to the previously approved Preliminary Master Development Plan as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.

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

5. 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.

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 Amended Preliminary Master Development Plan /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 Resolution 2016-77, a minor amendment to the Preliminary Master Development Plan and a Revised Final Master Development Plan for Welch College – Hidden Creek Phase 1 for the Welch College Student Activities Center, consisting of a three (3) sheet plan, including sheets A1.1, A2.1, and A2.2 dated May 6, 2016, and three (3) architecture renderings, dated May 27, 2016, prepared by Design Development Architects of Raleigh, NC with the following conditions:

1. The applicant shall obtain a building permit from the Building Department prior to construction.

ATTACHMENTS

Attachment 5-1 **Location Map**
Attachment 5-2 **Original Architectural Elevations for Welch College – Hidden Creek Phase 1 (PC 8-390-15)**
Attachment 5-3 **Proposed Architectural Elevations**
Attachment 5-4 **Proposed Architectural Renderings**

I:\PLANNING COMMISSION\PC Items\2016\6-27-2016 PC Mtg\Staff Reports\Item 5 - Welch Student Center Minor Amend (8-2044-16) JO.doc

WELCH COLLEGE STUDENT ACTIVITIES CENTER

1044 BISON TRAIL – BETWEEN LOWER STATION CAMP CREEK ROAD AND BIG STATION CAMP BOULEVARD

ZONED: RESIDENTIAL-6 (R6)
124//046.08
PC FILE #8-2044-16

N
W E
S

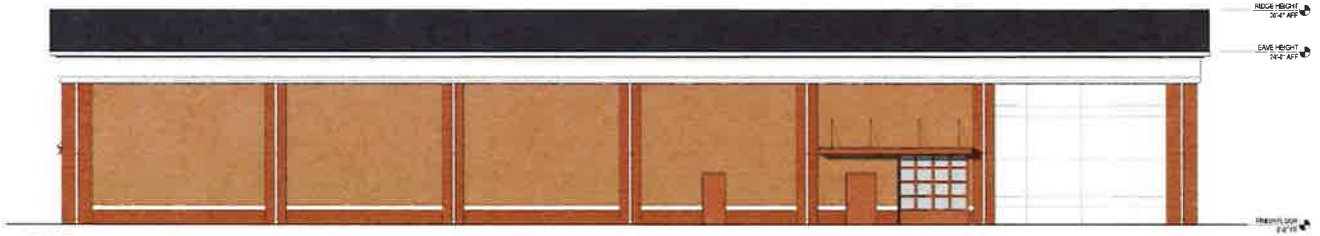
ATTACHMENT 5-1

NOTE:
ALL BUILDINGS WILL USE ARCHITECTURAL DIMENSIONAL SHINGLES

1 FRONT ELEVATION

2 LEFT ELEVATION

4 RIGHT ELEVATION



3 REAR ELEVATION

REVIEW SET
NOT FOR CONSTRUCTION

designdevelopment
800 Salem Woods Drive
Suite 100
Raleigh NC 27615
919.848.4474

WELCH COLLEGE

WELCH COLLEGE - STUDENT ACTIVITIES CENTER

GALLATIN, TENNESSE

FOCUS DESIGN BUILDERS

No.	Description	Date

PROJECT #: 130046

DATE 3/11/2015 10:36:36 AM

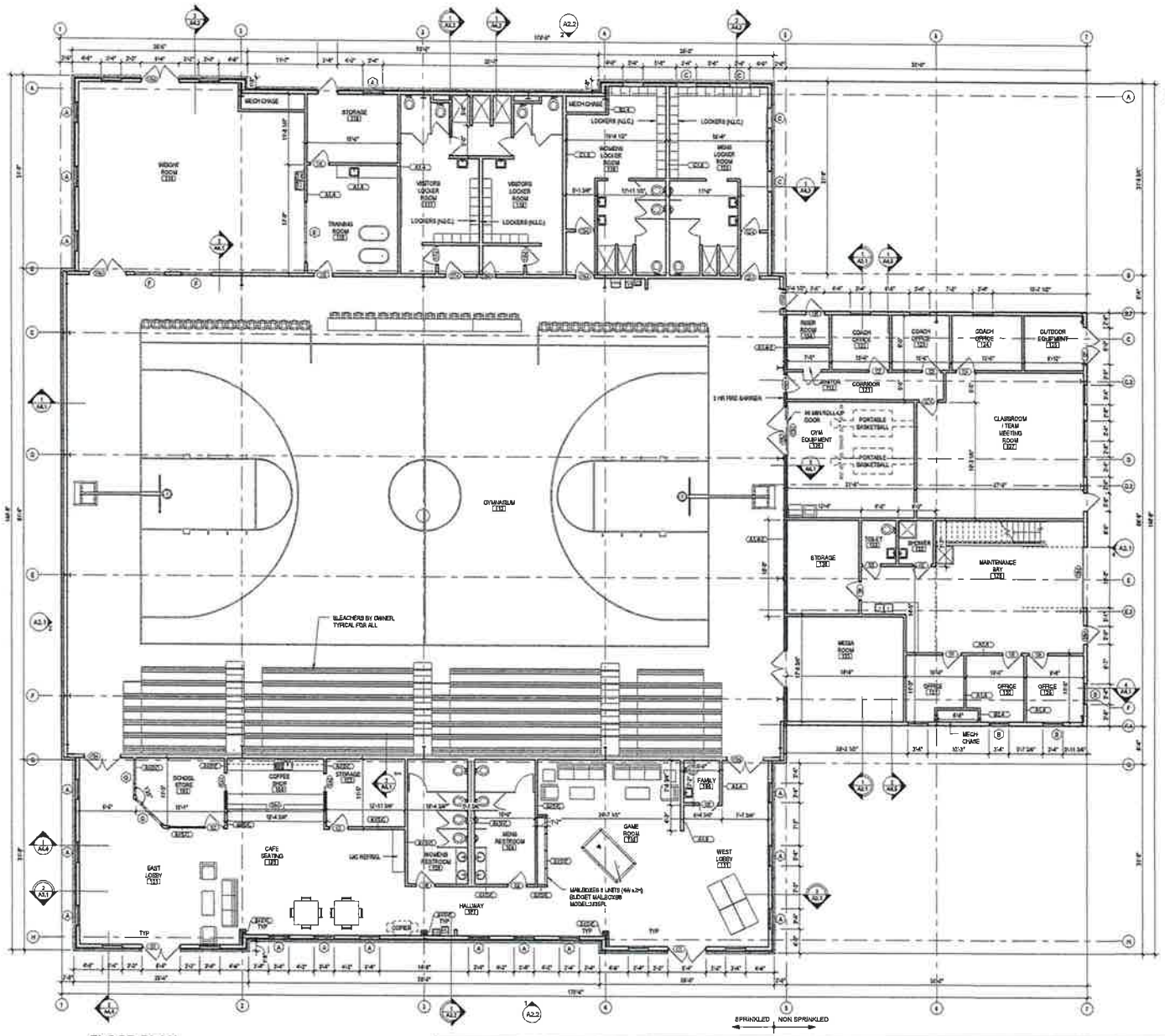
BUILDING ELEVATIONS

A2

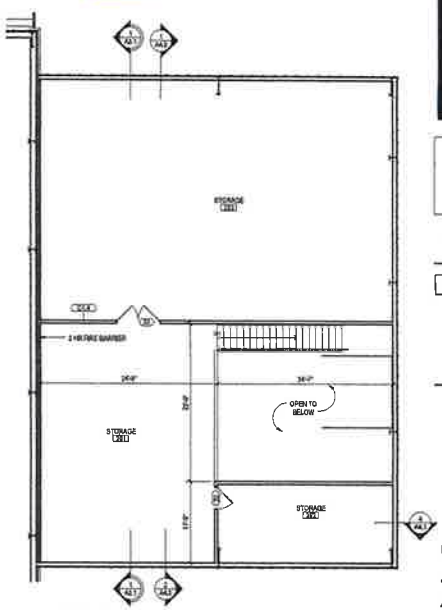
ATTACHMENT 5-2

8-2044-16

MAY 31 2016
GALLATIN PLANNING & ZONING



1 FLOOR PLAN
1/8" = 1'-0"



2 MEZZANINE LEVEL
1/8" = 1'-0"

ROOM FINISH SCHEDULE

No.	Name	Wall	Floor	Base	Ceiling	Remarks
101	EAST LOBBY	PTD GYP	SEALED CONC	RUBBER	PTD GYP	
102	SCHOOL STORE	PTD GYP	SEALED CONC	RUBBER	ACT	
103	CAFE SEATING	PTD GYP	SEALED CONC	RUBBER	NONE	
104	COFFEE SHOP	PTD GYP	SEALED CONC	RUBBER	ACT/PTD GYP	
105	STORAGE	PTD GYP	SEALED CONC	RUBBER	ACT	
106	FAMILY	PTD GYP	TILE	TILE	ACT	
107	HALLWAY	PTD GYP	SEALED CONC	RUBBER	ACT	
108	WOMENS RESTROOM	PTD GYP	TILE	TILE	PTD GYP	
109	MENS RESTROOM	PTD GYP	TILE	TILE	PTD GYP	
110	GAME ROOM	PTD GYP	SEALED CONC	RUBBER	NONE	
111	WEST LOBBY	PTD GYP	SEALED CONC	RUBBER	PTD GYP	
112	LIBRARY	PTD GYP	SEALED CONC	RUBBER	ACT	
113	GYMNASIUM	PTD GYP	MAPLE S/C	STL ANGLE	NONE	
114	WEIGHT ROOM	PTD GYP	SEALED CONC	RUBBER	PTD GYP / NONE	
115	TRAINING ROOM	PTD GYP	SEALED CONC	RUBBER	NONE	
116	STORAGE	PTD GYP	SEALED CONC	RUBBER	NONE	
117	VISITORS LOCKER ROOM	PTD GYP	SEALED CONC	RUBBER	PTD GYP	
118	VISITORS LOCKER ROOM	PTD GYP	SEALED CONC	RUBBER	PTD GYP	
119	WOMENS LOCKER ROOM	PTD GYP	SEALED CONC	RUBBER	VINYL FACED ACT	
120	MENS LOCKER ROOM	PTD GYP	SEALED CONC	RUBBER	VINYL FACED ACT	
121	CORRIDOR	PTD GYP	SEALED CONC	RUBBER	ACT	
122	COACH OFFICE	PTD GYP	CPT	RUBBER	ACT	
123	COACH OFFICE	PTD GYP	CPT	RUBBER	ACT	
124	COACH OFFICE	PTD GYP	CPT	RUBBER	ACT	
125	OUTDOOR EQUIPMENT	PTD GYP	SEALED CONC	RUBBER	NONE	
126	GYM EQUIPMENT	PTD GYP	SEALED CONC	RUBBER	ACT	
127	CLASSROOM / TEAM MEETING ROOM	PTD GYP	SEALED CONC	RUBBER	ACT	
128	MAINTENANCE BAY	PTD GYP	SEALED CONC	RUBBER	NONE	
129	OFFICE	PTD GYP	SEALED CONC	RUBBER	ACT	
130	OFFICE	PTD GYP	SEALED CONC	RUBBER	ACT	
131	OFFICE	PTD GYP	SEALED CONC	RUBBER	ACT	
132	SHOWER	PTD GYP	SEALED CONC	RUBBER	ACT	
133	TOILET	PTD GYP	SEALED CONC	RUBBER	ACT	
134	MEZZ ROOM	PTD GYP	SEALED CONC	RUBBER	NONE	
135	MEZZ ROOM	PTD GYP	SEALED CONC	RUBBER	NONE	
136	STORAGE	PTD GYP	SEALED CONC	RUBBER	ACT	
137	TOOL STORAGE	PTD GYP	SEALED CONC	RUBBER	ACT	
138	COACH OFFICE					
201	STORAGE	PTD GYP	PLYWD	RUBBER	NONE	
202	STORAGE	PTD GYP	PLYWD	RUBBER	NONE	
203	STORAGE	PTD GYP	PLYWD	RUBBER	NONE	

WALL CONSTRUCTION TYPE | HEAD CONDITION | MEMBER SIZES | HOURLY WALL RATING | WALL TAG

designdevelopment ARCHITECTS
800 Salem Woods Drive
Suite 102
Raleigh, NC 27615
919.848.4474

REVIEW SET
NOT FOR CONSTRUCTION

WELCH COLLEGE - STUDENT ACTIVITIES CENTER

GALLATIN, TN

FOCUS DESIGN BUILDERS LLC

No.	Description	Date

PROJECT #: 130046
DATE 5/6/2016 11:13:22 AM

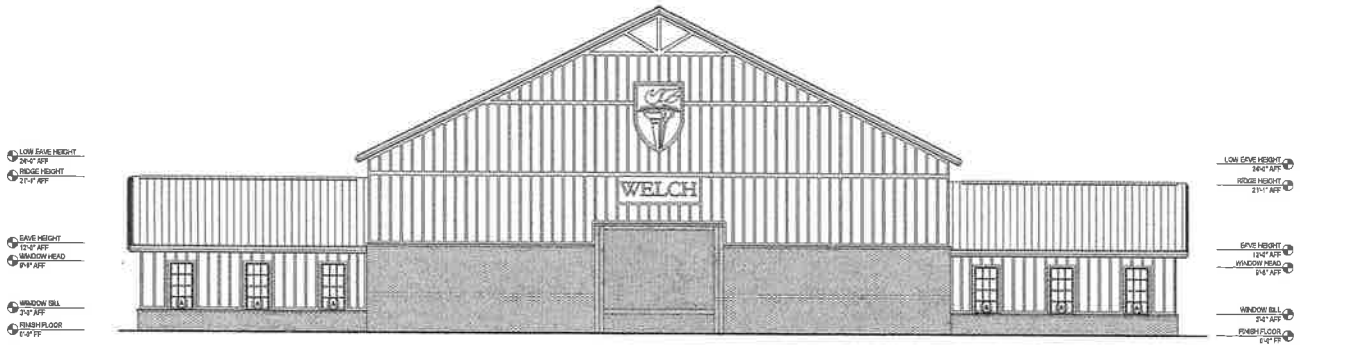
FIRST FLOOR PLAN

A1.1

ATTACHMENT 5-3

8-2044-16

RECEIVED
MAY 31 2016
GALLATIN PLANNING & ZONING



2 LEFT ELEVATION
1/8" = 1'-0"

4 RIGHT ELEVATION
1/8" = 1'-0"

REVIEW SET
NOT FOR
CONSTRUCTION

designdevelopment
ARCHITECTS
800 Salem Woods Drive
Suite 102
Raleigh, NC 27615
919.848.4474

WELCH COLLEGE

WELCH COLLEGE - STUDENT ACTIVITIES CENTER

GALLATIN, TN

FOCUS DESIGN BUILDERS LLC

No.	Description	Date

PROJECT #: 130046

DATE: 5/6/2016 11:13:59 AM

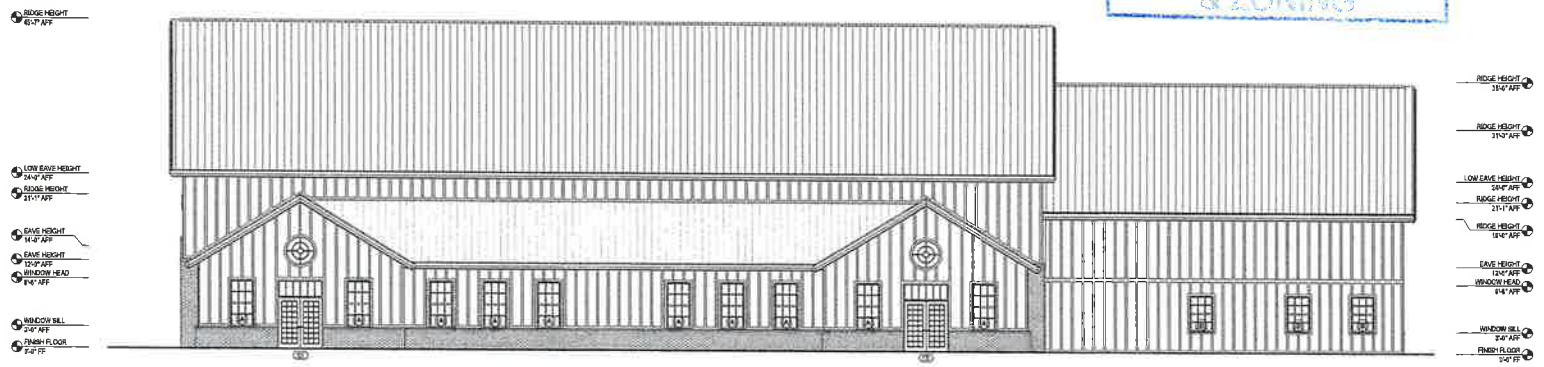
BUILDING ELEVATIONS

A2.1

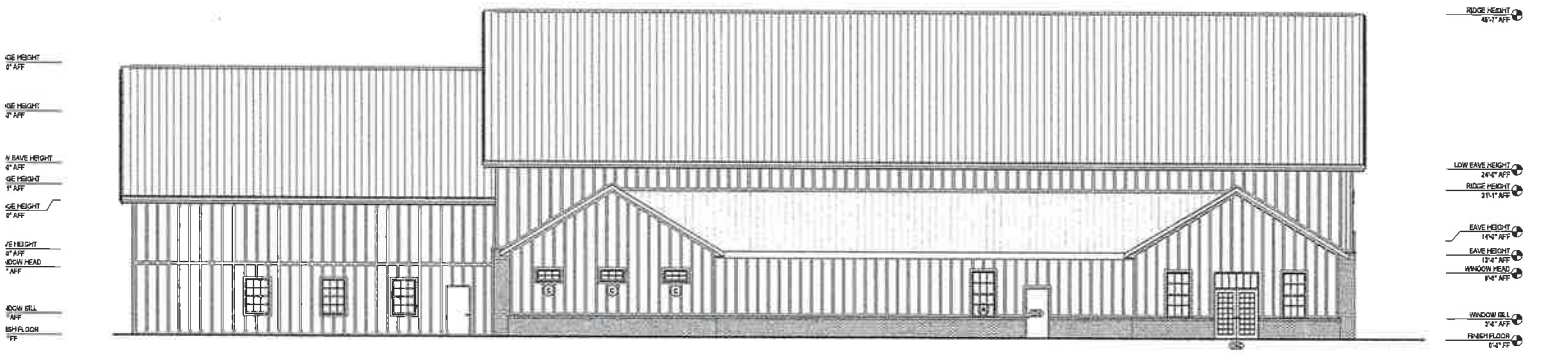
ATTACHMENT 5-3

8-2044-16

RECEIVED
MAY 31 2016
GALLATIN PLANNING & ZONING



1 FRONT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"

designdevelopment
ARCHITECTS
800 Salem Woods Drive
Suite 102
Raleigh, NC 27615
919.848.4474

REVIEW SET
NOT FOR CONSTRUCTION

THE DRAWINGS AS AN INSTRUMENT OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF DESIGN DEVELOPMENT ARCHITECTS. THE REPRODUCTION OR USE OF THESE DRAWINGS IN ANY MANNER WHATSOEVER, EXCEPT BY AGREEMENT WITH OR PERMISSION OF DESIGN DEVELOPMENT ARCHITECTS AND WITH APPROPRIATE COMPENSATION TO DESIGN DEVELOPMENT ARCHITECTS, IS STRICTLY FORBIDDEN. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

WELCH COLLEGE - STUDENT ACTIVITIES CENTER

GALLATIN, TN

FOCUS DESIGN BUILDERS LLC

No.	Description	Date

PROJECT #: 130046

DATE: 5/6/2016 11:14:15 AM

BUILDING ELEVATIONS

A2.2

ATTACHMENT 5-3

8-2044-16

RECEIVED
MAY 31 2016
GALLATIN PLANNING
& ZONING

WELCH COLLEGE - STUDENT ACTIVITIES CENTER

GALLATIN, TN

designdevelopment
ARCHITECTS

1

ATTACHMENT 5-4

S-2044-16

RECEIVED
MAY 31 2016
GALLATIN PLANNING & ZONING

WELCH COLLEGE - STUDENT ACTIVITIES CENTER

GALLATIN, TN

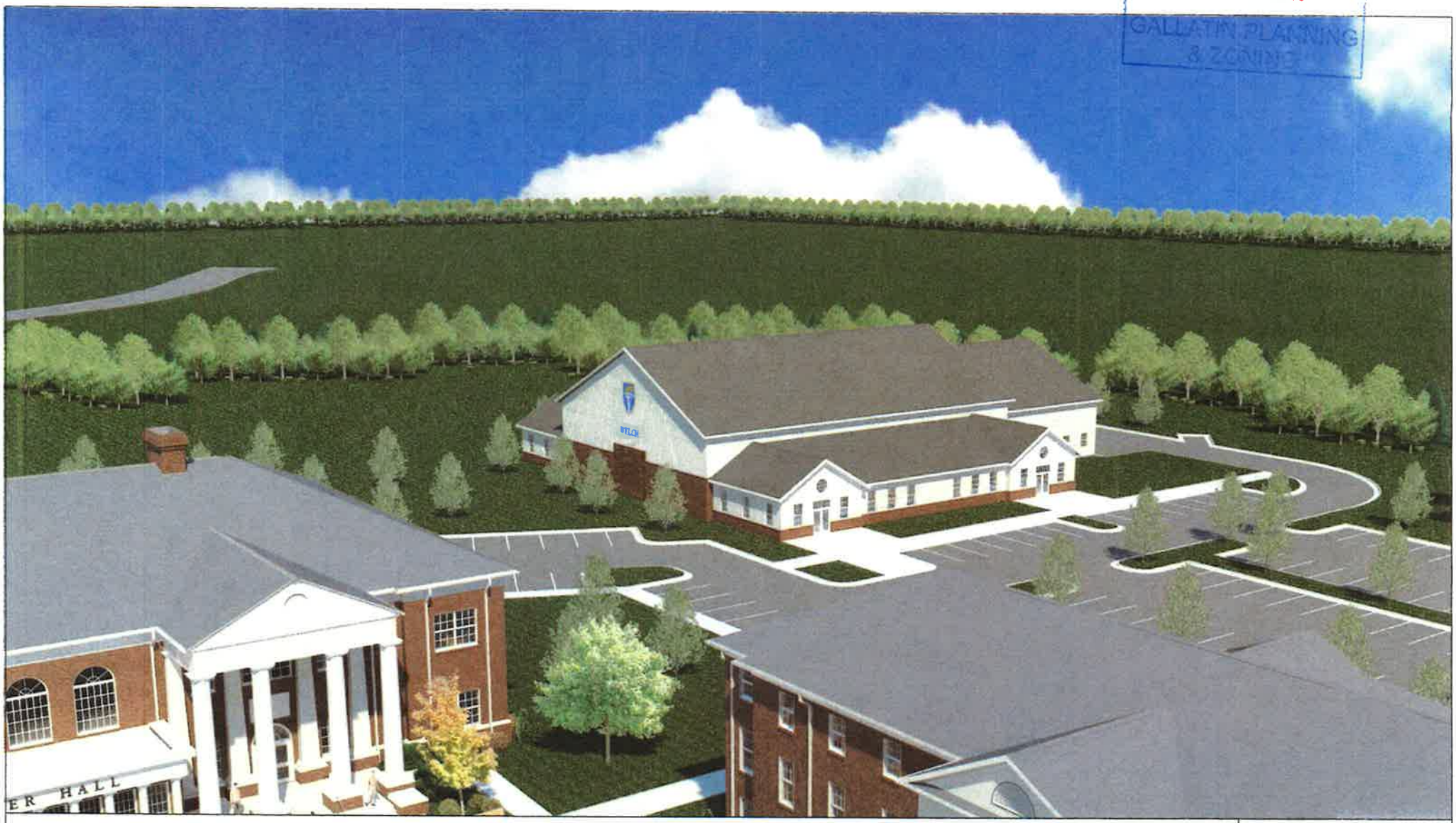
designdevelopment
ARCHITECTS

2

ATTACHMENT 5-4

S-2016-A

RECEIVED
MAY 31 2016
GALLATIN PLANNING & ZONING



WELCH COLLEGE - STUDENT ACTIVITIES CENTER

GALLATIN, TN

designdevelopment
ARCHITECTS

3

ATTACHMENT 5-4

8-2044-16

ITEM 6

GMRPC Resolution No. 2016-78

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING AN AMENDMENT TO THE SITE PLAN FOR WESTERN REFLECTIONS ON A 9.30 (+/-) ACRE LOT, ZONED INDUSTRIAL RESTRICTIVE (IR), LOCATED AT 261 COMMERCE WAY. (PC 8-2002-16)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION approved a Site Plan for the Western Reflections on August 26, 2002; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered an amendment for an addition to the approved Site Plan submitted by the applicant, Rogers Engineering Group, at its regular meeting on June 27, 2016; and

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

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

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

1. The amended 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 yard line requirements established in said Zoning District.

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

3. Once completed, the Site Plan addition 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). Supplementary District Regulations (G.Z.O., Article 12.00), Flood Prevention and Protection Regulations (G.Z.O., Section 10.03), Transitional Bufferyard Design Standards (G.Z.O. Section 13.04) and Architectural Character and Compatibility Standards (G.Z.O., Section 13.08).

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves Western Reflections 50,000 square foot Addition Site Plan, consisting of nine (9) sheets, prepared by Rogers Engineering Group of Gallatin, TN, with Job No. 16-018, dated

ITEM 6

May 23, 2016, and a Revision date of June 16, 2016, with the following conditions:

1. Correct typo error under "Project Description" on the title page.
2. The owner and applicant shall provide architectural elevations prior to the issuance of any building permits.
3. Indicate and label or provide a plan note referencing the 60' setback from any front lot line included in the Restrictive Covenants for the Gallatin Industrial Center.
4. The outlet structure on Sheet C6.0 should match the drainage calculations (pipe, weir and orifice/grate).
5. Add an earthen emergency spillway to the plans. Elevation should be set to 100-year elevation 593.52.
6. Match the existing concrete flume geometry on the north side of the building addition and revise the ditch calculations to reflect the changes.
7. Show the location and limits of the bioretention area(s). Engineering recommends adding plantings on large pond areas as per typical GIP practices.
8. Show and label locations of Phase 1 and 2 erosion control devices (silt fence, construction entrance, grass matting for slopes, rip-rap at pond outlet, etc.).
9. Add plantings (trees, shrubs, grasses, sedges, etc.) to the bioretention areas.
10. Provide a copy of TDEC NOC as this site disturbance is over 1 acre in size.
11. A storm water maintenance will need to be signed, recorded and referenced for final approval.
12. Submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080, Surety Required, of the Gallatin Zoning Ordinance, in an amount to be determined by the applicant and approved by the Planning Department in the form of cash, certified check, or Irrevocable Letter of Credit prior to issuance of any building permits.
13. 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 prior to 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: 06/27/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

ITEM 6

APPROVED AS TO FORM:

_____

SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 6
PLANNING DEPARTMENT STAFF REPORT
Site Plan for Western Reflections Addition
(PC 8-2002-16)
261 Commerce Way
Date: June 27, 2016

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF AN AMENDMENT TO THE SITE PLAN FOR WESTERN REFLECTIONS ON A 9.30 (+/-) ACRE LOT, ZONED INDUSTRIAL RESTRICTIVE (IR), LOCATED AT 261 COMMERCE WAY.

OWNER:	**REDKLORN OF TENNESSEE LLC**
APPLICANT:	**ROGERS ENGINEERING GROUP**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2016-78**
STAFF CONTACT:	**JILLIAN OGDEN**
PLANNING COMMISSION DATE:	**JUNE 27, 2016**

PROPERTY OVERVIEW: The owner and applicant are requesting approval of an amendment to the Site Plan for Western Reflections consisting of a 50,000 square foot building addition, and a driveway on a 9.30 (+/-) acre lot, located at 261 Commerce Way. The property is zoned Industrial Restrictive (IR), and Transport and Warehousing is a permitted use in the IR zone district. (Attachment 6-1 and 6-2)

CASE BACKGROUND:

Previous Approvals
The property is adjacent to Commerce Drive which was platted as right-of-way in the Gallatin Industrial Center in 1996 (P.B. 15, Pg. 392).

On August 26, 2002, the Planning Commission approved a Site Plan for Western Reflections (PC File #8-36-02) to construct a 50,000 square foot warehouse and distribution facility with parking.

DISCUSSION:

Proposed Development
The site is located at the southeast corner of the intersection of Commerce Way and Gateway Drive in the Gallatin Industrial Park.

The owner and applicant propose to construct a 50,000 square foot addition to the existing 50,000 square foot warehouse and distribution facility and a second driveway from Commerce Way to separate car and truck traffic into the facility. The proposed addition will be constructed to the east of the existing building.

Natural Features
The property includes an existing warehouse and distribution facility on 9.30 (+/-) acres with parking located in front of the facility on Commerce Way at the intersection of Commerce Way and Gateway Drive. The rear (east) boundary is adjacent to the abandoned CSX railroad right-of-way. The front of the existing building is located approximately 100 feet from the front (west) property/right-of-way line. The property slopes away from the existing building to east and south parcel boundaries toward a swale drainage.

Based on FEMA FIRM Map 47165C0319G, dated of April 17, 2012, no portion of the site is located within a special flood hazard area.

Adjacent Areas & Uses
The site is surrounded by properties zoned Industrial Restrictive (IR) to the north, south, and west. Industrial activities surrounding the site include Laminate Technologies Inc. (west), NIC Global (northwest), and Rc Tenn LLC (northeast). Further to the east across the CSX railroad right-of-way are residences zoned R15 Medium Residential (R15) located within the Sunnymeade Subdivision.

Building and Architectural Elevations
The applicant submitted a photograph of a structure that will resemble the proposed Western Reflections building addition. The building addition will be constructed with tilt-up concrete panels and metal vertical siding to match the existing facade (Attachment 6-3). The proposed building is a one (1) story, 50,000 square foot addition which will be attached to the east side of the existing building. No additional parking is proposed.

Since the property is located in the IR zoned district, the building shall meet the 70 percent brick or stone requirement or be approved for an alternative plan under Section 13.08.010.D. An alternative plan for the existing building was approved for the original site plan in 2002. The owner and applicant indicated that the proposed building addition materials will match the existing building, which is consistent with Section 13.08.010.B of the Gallatin Zoning Ordinance.

Bufferyard and Landscaping
Bufferyards are required to be shown as part of the Site Plan. These are intended to minimize the potential impacts of the proposed development on the adjacent properties as outlined in Article 13 of the Gallatin Zoning Ordinance.

The surrounding properties also zoned Industrial Restrictive (IR) do not require a bufferyard. A Type 50 bufferyard is required along the adjacent property to the east zoned R15 Medium Residential (R15). However, an abandoned CSX railroad right-of-way separates the IR and R15 zoning districts. The owner and applicant have requested that the existing vegetation along this property/right-of-way line serve as an adequate substitute for the bufferyard requirement. Buffers along an active right-of-way are exempt from the bufferyard requirements per Section 13.04.060.F.3. However, the railroad is now abandoned. The owner and applicant submitted photographs of the existing vegetation along the rear property line adjacent to the old railroad right-of-way (Attachment 6-4). An

Alternative Bufferyard Plan may be approved under Section 13.04.100.C. of the Gallatin Zoning Ordinance.

Staff reviewed the alternative bufferyard plan and determined that the existing vegetation in the bufferyard provides a suitable and sufficient Alternative Bufferyard.

Parking
Parking requirements are based on the use of the property. The office use requires one (1) space per 300 square feet, and warehousing requires one (1) space per 5,000 square feet. Based on this calculation, 38 parking spaces are required. The site plan indicates a total of 44 parking spaces, including two (2) accessible handicapped spaces, which complies with the minimum number of parking spaces required by G.Z.O., Section 11.03, *Schedule of Off-Street Parking Requirements* and Section 11.07, *Handicapped Parking*. No new parking spaces are required.

The site plan also indicates that nine (9) truck docks will be added to the existing ten (10) truck docks along the southern side of the facility.

Access
The warehouse and distribution facility will continue to use the existing driveway from Commerce Way. The owner and applicant propose a second entrance from Commerce Way to the existing parking lot in order to separate car and truck traffic into the facility.

Stormwater and Bio-Retention/Water Quality Area
The applicant submitted drainage calculations to the Engineering Division for review and approval. The Engineering Division must approve drainage calculations prior to issuance of any permits.

The site will be graded on the north, east, and south sides of the proposed addition to allow the stormwater runoff to flow to the rear of the property into the bio-retention/water quality area (refer to Sheets C2.0, C3.0 and C4.0). The bio-retention/water quality area will drain to the southeast corner of the property and into an off-site conveyance.

Photometric Plan and Lighting Fixtures
The owner and applicant submitted a photometric plan and lighting fixture details (Sheet C5.0). The plan indicates three (3) additional exterior wall mounted security lights to be installed on the proposed building addition. The photometric plan complies with the City of Gallatin Zoning Ordinance, Section 13.02.08.

Dumpster Enclosure and HVAC Units
The addition to the warehouse and distribution facility will not be air-conditioned. No additional HVAC units are proposed. The plan indicates that the addition will utilize the existing trash services. The applicant indicates that there are no exterior trash collection facilities on site.

Signage
The applicant indicated no new or additional signs for the building or site. If in the future the owner decides to add or revise any of the existing signs, a sign plan will be required. The

owner shall obtain sign permits from the Planning Department prior to the installation of any signage on site.

Site Surety

The owner is required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080, Surety Required, of the Gallatin Zoning Ordinance, in an amount to be determined by the applicant and approved by the Planning Department. A site surety, in the form of cash, certified check, or Irrevocable Letter of Credit, shall be submitted to the Planning Department prior to issuance of any building permits.

Planning Department Comments

The Planning Department reviewed and commented on the Site Plan. The owner and applicant satisfactorily addressed majority of the Planning Department comments; however, the owner and applicant shall comply with the following:

1. Correct typo error under "Project Description" on the title page.
2. The owner and applicant shall provide architectural elevations prior to the issuance of any building permits.
3. Indicate and label or provide a plan note referencing the 60' setback from any front lot line included in the Restrictive Covenants for the Gallatin Industrial Center.

Engineering Division Comments

The Engineering Division reviewed and commented on the Site Plan. The owner and applicant satisfactorily addressed majority of the Engineering Division comments; however, the owner and applicant shall comply with the following:

1. The outlet structure on Sheet C6.0 should match the drainage calculations (pipe, weir and orifice/grate).
2. Add an earthen emergency spillway to the plans. Elevation should be set to 100-year elevation 593.52.
3. Match the existing concrete flume geometry on the north side of the building addition and revise the ditch calculations to reflect the changes.
4. Show the location and limits of the bioretention area(s). Engineering recommends adding plantings on large pond areas as per typical GIP practices.
5. Show and label locations of Phase 1 and 2 erosion control devices (silt fence, construction entrance, grass matting for slopes, rip-rap at pond outlet, etc.).
6. Add plantings (trees, shrubs, grasses, sedges, etc.) to the bioretention areas.
7. Provide a copy of TDEC NOC as this site disturbance is over 1 acre in size.
8. A storm water maintenance will need to be signed, recorded and referenced for final approval.

Other Departmental Comments

The Other City Departments reviewed the Site Plan and had no comments except that the Gallatin Industrial Pre-Treatment Department stated that the proposed facility shall comply with all applicable cross-connection control regulations.

Findings:

1. The amended 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 yard line requirements established in said Zoning District.

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

3. Once completed, the Site Plan addition 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). Supplementary District Regulations (G.Z.O., Article 12.00), Flood Prevention and Protection Regulations (G.Z.O., Section 10.03), Transitional Bufferyard Design Standards (G.Z.O. Section 13.04) and Architectural Character and Compatibility Standards (G.Z.O., Section 13.08).

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2016-78, Western Reflections 50,000 square foot Addition Site Plan, consisting of nine (9) sheets, prepared by Rogers Engineering Group of Gallatin, TN, with Job No. 16-018, dated May 23, 2016, and a Revision date of June 16, 2016, with the following conditions:

1. Correct typo error under "Project Description" on the title page.
2. The owner and applicant shall provide architectural elevations prior to the issuance of any building permits.
3. Indicate and label or provide a plan note referencing the 60' setback from any front lot line included in the Restrictive Covenants for the Gallatin Industrial Center.
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9. Add plantings (trees, shrubs, grasses, sedges, etc.) to the bioretention areas.
10. Provide a copy of TDEC NOC as this site disturbance is over 1 acre in size.
11. A storm water maintenance will need to be signed, recorded and referenced for final approval.
12. Submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080, Surety Required, of the Gallatin Zoning Ordinance, in an amount to be determined by the applicant and approved by the Planning Department in the form of cash, certified check, or Irrevocable Letter of Credit prior to issuance of any building permits.

13. 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 prior to issuance of any building permits.

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

ATTACHMENTS

Attachment 6-1 Location Map
Attachment 6-2 Site Plan for Western Reflections Addition (PC 8-2002-16)
Attachment 6-3 Photographs of Existing Building
Attachment 6-4 Photographs of Existing Rear Yard Vegetation

WESTERN REFLECTIONS ADDITION

261 COMMERCE WAY

ZONED: INDUSTRIAL RESTRICTIVE (IR)
112//100.00
PC FILE #8-2002-16

N
W E
S

ATTACHMENT 6-1

ATTACHMENT 6-3

RECEIVED
JUN 20 2016
CALL... PLANNING

WESTERN REFLECTIONS WAREHOUSE EXPANSION
SITE PLAN
EXISTING BUILDING ELEVATION AND MATERIAL

SIDE ELEVATION

BUILDING MATERIAL

RESUBMITTAL

8-2002-16

ATTACHMENT 6-4

RECEIVED
JUN 20 2016
CALLATIN PLANNING
ZONING

WESTERN REFLECTIONS WAREHOUSE EXPANSION
SITE PLAN
EXISTING REAR YARD BUFFER

NORTHERN MOST LOCATION ALONG REAR BOUNDARY

RESUBMITTAL

8-2002-16

ATTACHMENT 6-4

RECEIVED
JUN 20 2016
PLANNING & ZONING

MIDDLE OF REAR BOUNDARY

SOUTHERN MOST LOCATION ALONG REAR BOUNDARY

RESUBMITTAL

8-2002-16

GENERAL NOTES:

1. THIS CONSTRUCTION PROJECT SHALL AT ALL TIMES AND IN ALL SITUATIONS PROCEED IN A MANNER CONSISTENT WITH THE CITY OF GALLATIN SUBDIVISION REGULATIONS, AND ALL OTHER APPLICABLE RULES, REGULATIONS AND LAWS OF ANY OTHER AUTHORITY WITH JURISDICTION TO GOVERN SUCH CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR UNDERTAKING SUCH CONSTRUCTION ACTIVITIES TO INSURE FULL COMPLIANCE AT ALL TIMES.
2. THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT CITY OF GALLATIN SUBDIVISION REGULATIONS (INCLUDING SPECIFICATIONS FOR PUBLIC WORKS PROJECTS) ON THE CONSTRUCTION PROJECT AT ALL TIMES, AND REFERENCE SHALL BE MADE TO THEM FOR PROPER MATERIALS, METHODS, ETC. REGARDING CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL ELEVATIONS, DISTANCES, AND DIRECTIONS BEFORE STARTING WORK ON ANY SEGMENT OF THE PROJECT. IF THE CONTRACTOR HAS ANY QUESTIONS OR SUSPECTS THERE IS AN ERROR OR OMISSION WITHIN THE PLANS OR CONSTRUCTION STAKES, HE SHALL NOT PROCEED UNTIL THE ENGINEER OR HIS REPRESENTATIVE HAS BEEN FULLY NOTIFIED, HAS RESPONDED, AND HAS SPECIFICALLY STATED THE CONTRACTOR MAY PROCEED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SURVEYING REFERENCE POINTS, HUBS, AND LOT CORNERS DURING THE CONSTRUCTION PROCESS AND SHALL BEAR THE EXPENSE FOR REPLACING ANY SUCH OBJECTS DAMAGED DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES ASSOCIATED WITH SUCCESSFULLY COMPLETING THE CONSTRUCTION PROCESS, INCLUDING ALL PUBLIC INSPECTION FEES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THIS OR ADJACENT PROPERTY, AND FOR INJURY TO ANY PERSON OCCURRING DURING OR AS A RESULT OF THE CONSTRUCTION PROCESS, WHETHER SUCH DAMAGE OR INJURY RESULTS FROM ANY ACTION OR LACK OF ACTION BY PRINCIPALS OF THE COMPANY, EMPLOYEES, SUBCONTRACTORS, OR SUPPLIERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY SAFETY DEVICES AND FOLLOW ALL ADVISABLE SAFETY PRACTICES NECESSARY TO INSURE THE SAFETY OF ALL PERSONS DURING THE CONSTRUCTION PROCESS. NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY LIABILITY FOR MATTERS RELATING TO SAFETY AT THE CONSTRUCTION SITE.
7. ANY DAMAGE TO IMPROVEMENTS PRIOR TO FINAL PROJECT ACCEPTANCE BY THE CITY OF GALLATIN OR THE OWNER SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MEET CURRENT SPECIFICATIONS. ALL EXPENSES ASSOCIATED WITH SUCH REPAIR OR REPLACEMENT SHALL BE PAID BY THE APPROPRIATE CONTRACTOR.
8. LOCATION OF EXISTING UTILITIES INDICATED ON THESE PLANS MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY SUCH UTILITIES. THE CONTRACTOR IS FURTHER RESPONSIBLE FOR LOCATING ALL UTILITIES THAT MAY BE IN EXISTENCE ON THE PROJECT SITE BUT WHICH ARE UNKNOWN TO THE ENGINEER. ALL UTILITY LOCATION ACTIVITIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT (AS DIRECTED) TO ANY UTILITIES DAMAGED DURING CONSTRUCTION. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL **1-800-351-1111** FOR UNDERGROUND UTILITY LOCATIONS.
9. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH THE TENNESSEE GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES STORM WATER DISCHARGE. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY THE CONTRACTOR ON A REGULAR BASIS IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
10. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY VESTER LAND SURVEYING, LLC. DRAWING DATED MAY 16, 2016.
11. A TITLE SEARCH NOR TITLE POLICY WAS PROVIDED. THEREFORE, THIS SURVEY IS SUBJECTED TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
12. ELEVATIONS AND CONTOURS WERE DERIVED USING DIGITAL TERRAIN MODELING.
13. BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 1983).
14. A REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 47165C0319G, EFFECTIVE DATE APRIL 17, 2012, SHOWS THIS PROPERTY TO BE IN ZONE X AND NOT A SPECIAL FLOOD HAZARD AREA.
15. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SITE PLAN.
16. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
17. NO GEOTECHNICAL ENGINEERING REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SITE PLAN.
18. PERFORMANCE STANDARD COMPLIANCE
    ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02.
19. INDUSTRIAL PRETREATMENT
    THE PROPOSED PROJECT SHALL COMPLY WITH ALL APPLICABLE CROSS-CONNECTION CONTROL AND SEWER USE REGULATIONS.
20. SIGNAGE
    NO SIGNAGE IS BEING PROPOSED AT THIS TIME. ANY FUTURE SIGNAGE MUST BE SUBMITTED, REVIEWED, AND APPROVED PRIOR TO INSTALLATION.
21. PHOTOMETRIC PLAN
    OUTDOOR LIGHTING SHALL COMPLY WITH THE CITY OF GALLATIN ZONING ORDINANCE SECTION 13.02.80.
22. TRASH COLLECTION
    THIS PROJECT WILL UTILIZE EXISTING TRASH SERVICES.
23. HVAC UNITS
    THE ADDITION WILL NOT BE COOLED. NO UNITS WILL BE REQUIRED..

BUFFER YARD REQUIREMENTS:

NORTH, SOUTH, WEST
IR TO IR — NONE REQUIRED

EAST
IR TO R-15 — TYPE 50 BUFFER

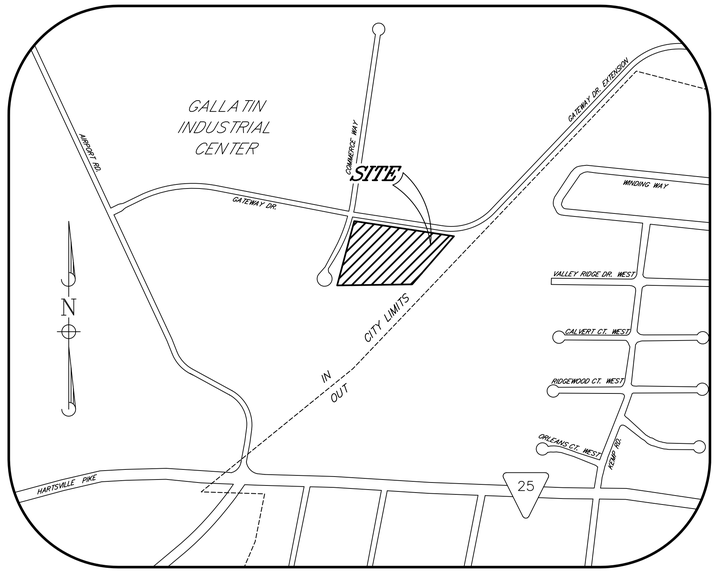
THE EXISTING VEGETATION ALONG THE EASTERN BOUNDARY LINE WILL NOT BE IMPACTED BY THIS PROJECT. IT IS REQUESTED THAT ANY EXISTING VEGETATION ALONG THE EASTERN PROPERTY LINE SUBSTITUTE FOR THE BUFFER YARD REQUIREMENT.

ESTIMATED CONSTRUCTION SCHEDULE:

BEGIN: JULY 2016
END: JULY 2017

PLAN SHEET INDEX:

DESCRIPTION	SHEET
COVER SHEET	C 1.0
OVERALL SITE LAYOUT	C 2.0
SITE LAYOUT	C 3.0
GRADING PLAN	C 4.0
LIGHTING PLAN	C 5.0
SITE DETAILS	C 6.0
EROSION A PLAN	C 7.0
EROSION B PLAN	C 8.0
EROSION DETAILS	C 9.0



WESTERN REFLECTIONS
50,000 SF ADDITION SITE PLAN
261 COMMERCE WAY
CITY OF GALLATIN, 2ND CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

STATEMENT OF FINANCIAL RESPONSIBILITY:

REDKLORN OF TENNESSEE LLC WILL BE FINANCIALLY RESPONSIBLE FOR ALL IMPROVEMENTS SHOWN ON THIS PLAN.

PROJECT DESCRIPTION:

THIS PROJECT PROPOSES A 50,000 SF ADDITION TO AN THE EXISTING FACILITY.

PAVING AND DRAINAGE NOTES:

1. DRAINAGE SYSTEM RIP-RAP SHALL BE PLACED IN SUCH A MANNER AS TO ACHIEVE MAXIMUM INTERLOCKING TIGHTNESS.
2. DURING CONSTRUCTION EXPOSE THE MINIMUM AREA OF SOIL FOR THE MINIMUM TIME POSSIBLE. CONTROL DUST BY WATERING OR OTHER METHOD APPROVED BY THE CITY OF GALLATIN.
3. EROSION SHALL BE CONTROLLED IN ACCORDANCE WITH THE GENERAL NPDES PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (PERMIT NO. TNR100000). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL EROSION FROM STORM WATER RUNOFF.
4. ALL STUMPS, LARGE ROCK, CONCRETE, SCRAP MATERIALS, TRASH AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. COMPACTION REQUIREMENTS FOR ROADWAYS AND PAVEMENT – ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED TO 95% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION. COMPACTION REQUIREMENTS FOR BUILDING PADS – ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED WITH SHEEPS-FOOT VIBRATORY COMPACTOR TO 98% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION.
6. PROJECT BENCHMARK, AS SHOWN ON PLANS
7. ALL DRAINAGE PIPE BELOW ROADWAYS TO BE:
   CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

   DRAINAGE PIPE BELOW PAVE AREAS TO BE:
   (1) CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

   (2) CMP (CORRUGATED METAL PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

   DRAINAGE PIPE OUTSIDE OF ROADWAY TO BE:
   (1) CLASS I OR CLASS III RCP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE NATIVE SOIL COMPACTED.

   (2) OR HDPE (SMOOTH INSIDE BORE) WITH 6" STONE BEDDING AND BACKFILLED TO THE SPRINGLINE WITH PUG IN 4" LIFTS COMPACTED TO 95% STD PROCTOR. PUG THEN TO BE PLACED IN 6" LAYERS AND LIGHTLY TAMPED TO 12" ABOVE THE TOP OF THE PIPE CORRUGATION. REMAINDER OF BACKFILL TO BE NATIVE SOIL COMPACTED.

   (3) CMP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG TO ONE FOOT ABOVE PIPE THE REMAINDER TO BE NATIVE SOIL COMPACTED.
8. ALL DITCHES TO RECEIVE COVER TREATMENT AS SHOWN ON PLANS.
9. THE PAVING TRANSITION AT EXISTING STREETS SHALL BE SMOOTH IN BOTH HORIZONTAL AND VERTICAL ALIGNMENT, FIELD ADJUST AS NECESSARY.
10. CONTRACTOR SHALL SUBMIT A TDEC NOC AND OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN ENGINEERING DIVISION PRIOR TO GRADING.
11. REFER TO "GENERAL NOTES" FOR ADDITIONAL INFORMATION RELATING TO THIS CONSTRUCTION PROJECT.

PARKING REQUIREMENTS			
TYPE	REQUIRED SPACES	REQUIRED	PROVIDED
GENERAL OFFICES	5,600 SF (1 SPC / 300 SF)	19	25
WAREHOUSING	94,400 SF (1 SPC / 5,000 SF)	19	19

* 42 STANDARD AND 2 ACCESSIBLE SPACE
NO ADDITIONAL SPACES ARE REQUIRED

IRO BULK AND AREA REGULATIONS		
	ORDINANCE	PROVIDED
MINIMUM LOT COVERAGE	50 %	25 %
MAXIMUM BUILDING HEIGHT	80 FEET	30 FEET
FRONT YARD	20 FEET	20 FEET
SIDE YARD	15 FEET	15 FEET
REAR YARD	20 FEET	20 FEET
MINIMUM SETBACK LINE	55 FEET	55 FEET

SITE DATA TABLE	
OWNER / DEVELOPER	REDKLORN OF TENNESSEE 261 COMMERCE WAY GALLATIN, TN 37066
SITE LOCATION	261 COMMERCE WAY
TAX MAP	112
PARCEL	100; RB 1547, PG 685 R.O.S.C. TN
ACREAGE	9.30 ±
CURRENT ZONE	IR
REQUESTED ZONE	
EXISTING USE	TRANSPORT AND WAREHOUSING
PROPOSED USE	TRANSPORT AND WAREHOUSING

UTILITY OWNERS			
WATER SEWER GAS	GALLATIN PUBLIC UTILITIES 239 HANCOCK STREET GALLATIN, TN 37066 CONTACT: DAVID GREGORY (615) 451-5922	TELEPHONE	AT&T 2501 PARK PLACE NASHVILLE, TN 37203 CONTACT: (615) 344-5288
ELECTRIC	GALLATIN DEPARTMENT OF ELECTRICITY 135 JONES STREET GALLATIN, TN 37066 CONTACT: MIKE TAYLOR (615) 452-5152	CABLE	COMCAST 840 SOUTH WESTLAND AVENUE GALLATIN, TN 37066 CONTACT: (615) 244-5900

ROGERS GROUP, INC.
ENGINEERING SERVICES
114B WEST MAIN STREET
GALLATIN, TENNESSEE 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

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WESTERN REFLECTIONS
50,000 SF ADDITION SITE PLAN
COVER SHEET
261 COMMERCE WAY
CITY OF GALLATIN, 2ND CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

JOHN ANTHONY LEWIS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 0011802
STATE OF TENNESSEE
6-16-16

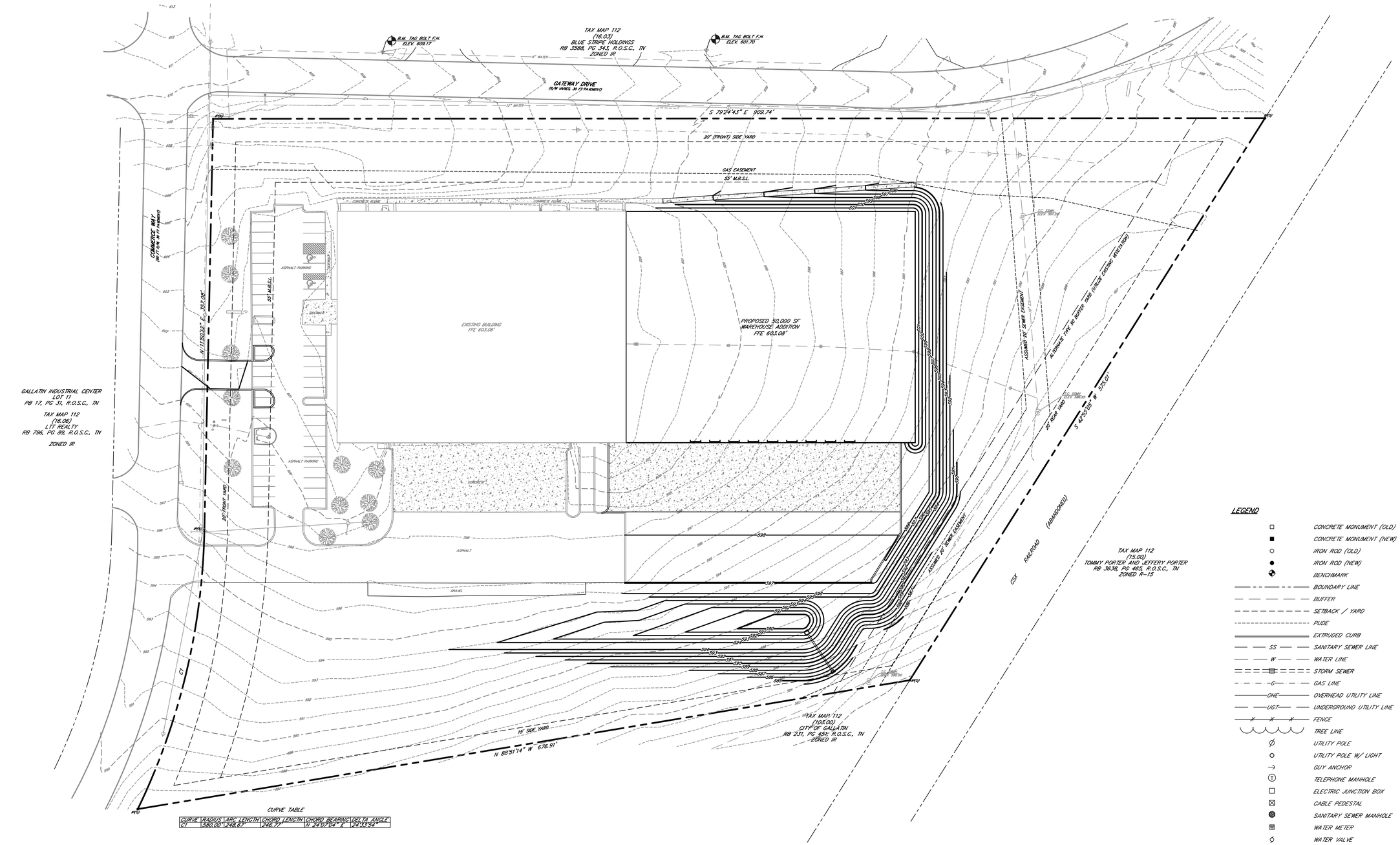
SHEET NO.
C 1.0

REVISIONS

REVISION 1: 16 JUNE 2016 PER PROJECT COMMENTS DATED 6-9-16

SHEET 1 OF 9

PROJECT #	16-018
DATE	23 MAY 2016



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	580.00'	248.67'	246.77'	N 24°07'04" E	24°33'24"

LEGEND

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

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GRAPHIC SCALE
40 20 0 40
(IN FEET)
1 inch = 40 ft.

WESTERN REFLECTIONS

50,000 SF ADDITION SITE PLAN
OVERALL SITE LAYOUT
261 COMMERCE WAY
CITY OF GALLATIN, 2ND CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

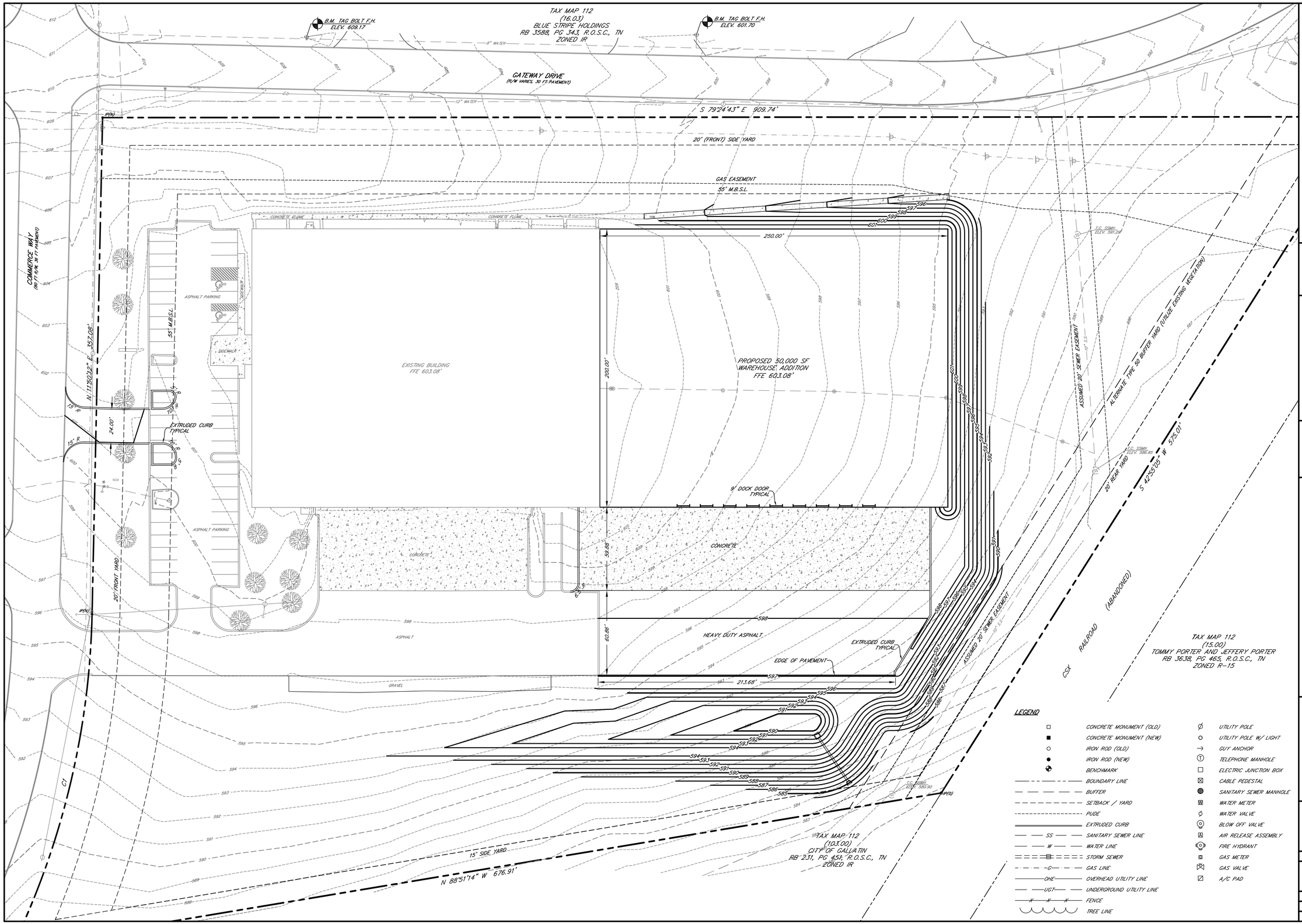
ANTHONY J. LEATH
100141
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
6-16-16

SHEET NO.
C 2.0

REVISIONS

REVISION 1: 16 JUNE 2016 PER PROJECT COMMENTS DATED 6-9-16

SHEET 2 OF 9	
PROJECT #	16-018
DATE	23 MAY 2016



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GRAPHIC SCALE
30 15 0 30
(IN FEET)
1 inch = 30 ft.

WESTERN REFLECTIONS
50,000 SF ADDITION SITE PLAN
SITE LAYOUT
261 COMMERCE WAY
CITY OF GALLATIN, 2ND CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

JOHN ANTHONY LEATH
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 0011616
STATE OF TENNESSEE
6-16-16

SHEET NO.
C 3.0

REVISIONS
REVISION 1: 16 JUNE 2016 PER PROJECT COMMENTS DATED 6-9-16

SHEET 3 OF 9

PROJECT #	16-018
DATE	23 MAY 2016

B.M. TAG BOLT F.H.
ELEV. 609.17

TAX MAP 112
(16.03)
BLUE STRIPE HOLDINGS
RB 3588, PG 343, R.O.S.C., TN
ZONED IR

B.M. TAG BOLT F.H.
ELEV. 601.70

8" WATER

GATEWAY DRIVE
(R/W VARIES, 39 FT PAVEMENT)

12" WATER

S 79°24'43" E 909.74'

POB

20' (FRONT) SIDE YARD

GAS EASEMENT
55' M.B.S.L.

CONCRETE FLUME

CONCRETE FLUME

T.C. SMH
ELEV. 591.20

COMMERCE WAY
(80 FT R/W, 36 FT PAVEMENT)

N 11°50'42" E 357.08'

55' M.B.S.L.

ASPHALT PARKING

SIDEWALK

SIDEWALK

EXISTING BUILDING
FFE 603.08'

PROPOSED 50,000 SF
WAREHOUSE ADDITION
FFE 603.08'

ASSUMED 20' SEWER EASEMENT

ALTERNATE TYPE 50 BUFFER YARD (UTILIZE EXISTING VEGETATION)

S 42°33'08" W 575.01'

20' REAR YARD

20' FRONT YARD

POB

CONCRETE

ASPHALT

HEAVY DUTY ASPHALT

GRAVEL

ASSUMED 20' SEWER EASEMENT

CSX RAILROAD (ABANDONED)

TAX MAP 112
(15.00)
TOMMY PORTER AND JEFFERY PORTER
RB 3638, PG 465, R.O.S.C., TN
ZONED R-15

C1

15' SIDE YARD

N 88°51'14" W 676.91'

TAX MAP 112
(103.00)
CITY OF GALLATIN
RB 231, PG 451, R.O.S.C., TN
ZONED IR

POB

LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- BENCHMARK
- BOUNDARY LINE
- BUFFER
- SETBACK / YARD
- PUDE
- EXTRUDED CURB
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GRAPHIC SCALE
30 15 0 30
(IN FEET)
1 inch = 30 ft.

WESTERN REFLECTIONS
50,000 SF ADDITION SITE PLAN
GRADING PLAN
261 COMMERCE WAY
CITY OF GALLATIN, 2ND CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

JOHN ANTHONY LEATH
REGISTERED ENGINEER
AGRICULTURE
No. 0011169
STATE OF TENNESSEE
6-16-16

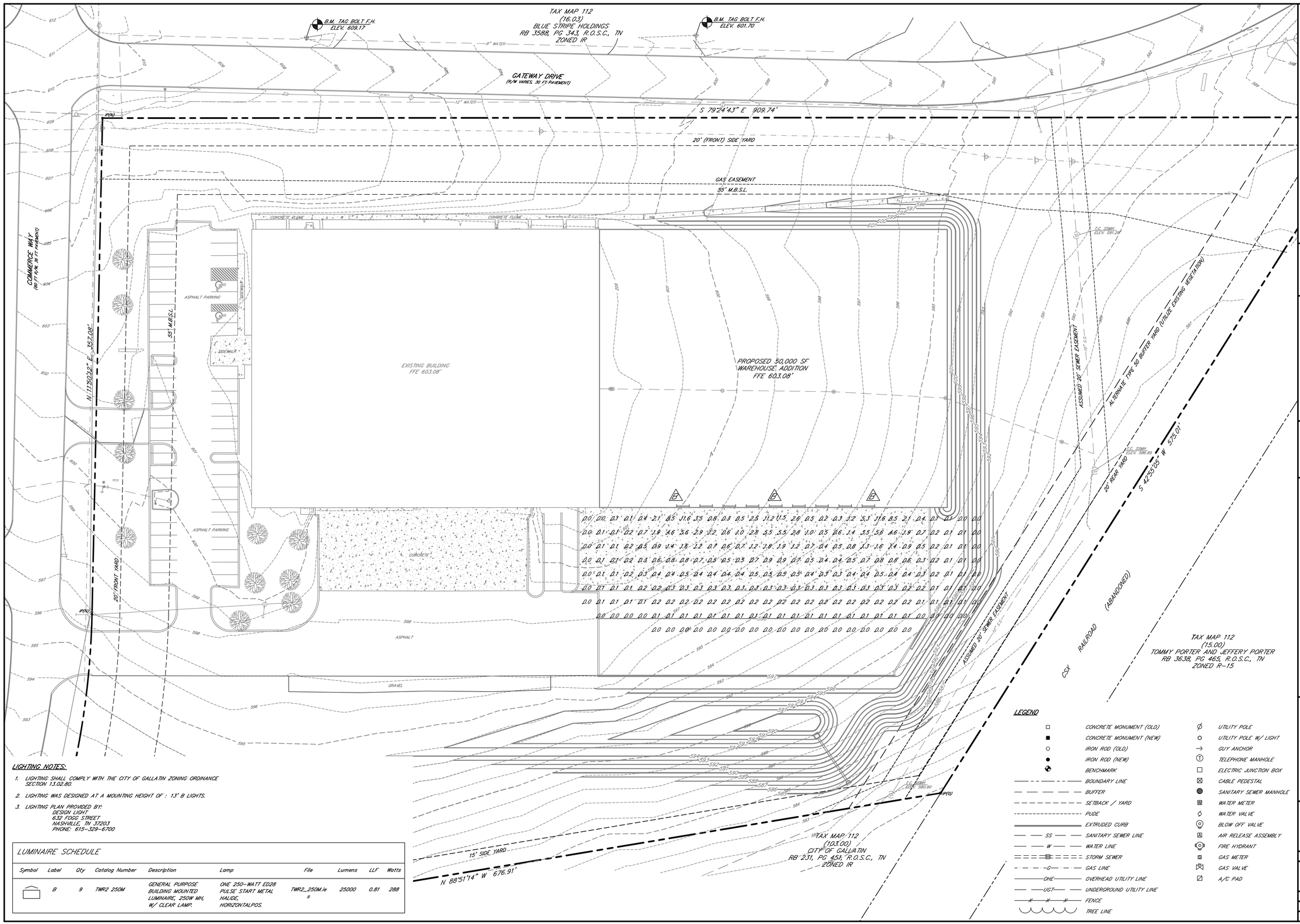
SHEET NO.
C 4.0

REVISIONS

REVISION 1: 16 JUNE 2016 PER PROJECT COMMENTS DATED 6-9-16

SHEET 4 OF 9

PROJECT #	16-018
DATE	23 MAY 2016



LIGHTING NOTES:

1. LIGHTING SHALL COMPLY WITH THE CITY OF GALLATIN ZONING ORDINANCE SECTION 13.02.80.
2. LIGHTING WAS DESIGNED AT A MOUNTING HEIGHT OF : 13' B LIGHTS.
3. LIGHTING PLAN PROVIDED BY:
   DESIGN LIGHT
   632 FOGG STREET
   NASHVILLE, TN 37203
   PHONE: 615-329-6700

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	B	9	TWR2 250M	GENERAL PURPOSE BUILDING MOUNTED LUMINAIRE, 250W MH, W/ CLEAR LAMP.	ONE 250-WATT ED28 PULSE START METAL HALIDE, HORIZONTALPOS.	TWR2_250M.ies	25000	0.81	288

LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- BENCHMARK
- BOUNDARY LINE
- BUFFER
- SETBACK / YARD
- PUDE
- EXTRUDED CURB
- SS — SANITARY SEWER LINE
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GRAPHIC SCALE
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(IN FEET)
1 inch = 30 ft.

WESTERN REFLECTIONS

50,000 SF ADDITION SITE PLAN
LIGHTING PLAN
261 COMMERCE WAY
CITY OF GALLATIN, 2ND CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

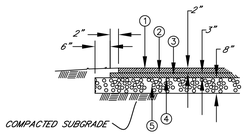
JOHN ANTHONY LEATH
REGISTERED ENGINEER
AGRICULTURE
No. 0001161
STATE OF TENNESSEE
6-16-16

SHEET NO.
C 5.0

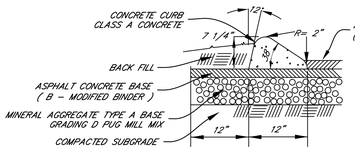
REVISIONS

REVISION 1: 16 JUNE 2016 PER PROJECT COMMENTS DATED 6-9-16

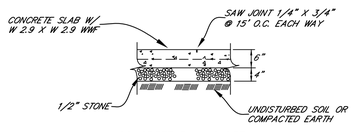
SHEET 5 OF 9	
PROJECT #	16-018
DATE	23 MAY 2016



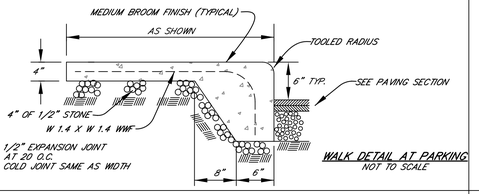
HEAVY DUTY PAVING SECTION
NOT TO SCALE



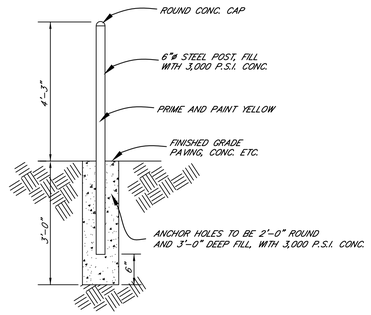
DETAIL 6" EXTRUDED MOUNTABLE CONCRETE CURB
NOT TO SCALE



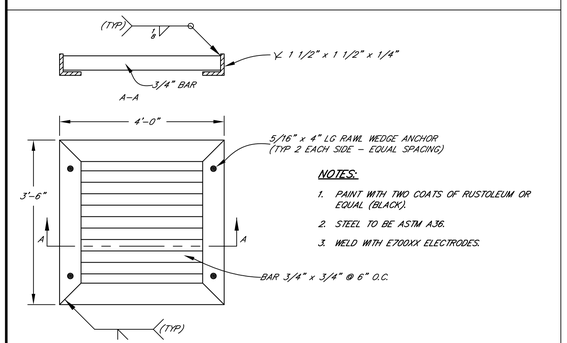
CONCRETE PAVING DETAIL
NOT TO SCALE



WALK DETAIL AT PARKING
NOT TO SCALE



BOLLARD DETAIL
NOT TO SCALE



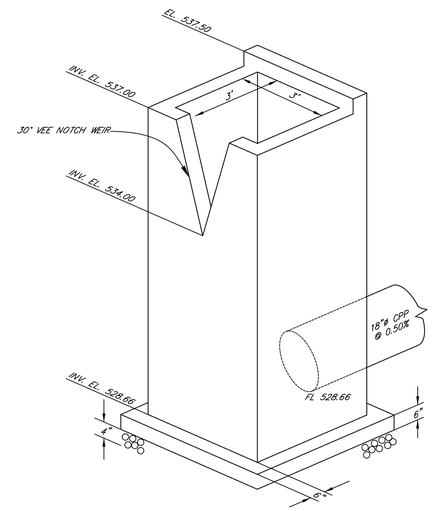
NOTES:

1. PAINT WITH TWO COATS OF RUSTOLEUM OR EQUAL (BLACK).
2. STEEL TO BE ASTM A36.
3. WELD WITH E7OOXX ELECTRODES.

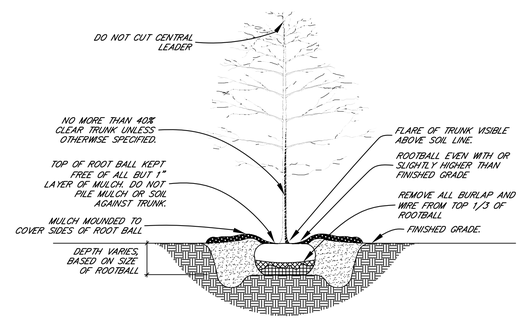
OUTLET BOX GRATE
NOT TO SCALE

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 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.



OUTLET CONTROL STRUCTURE POND 1
NOT TO SCALE



TREE SELECTION SPECIFICATIONS:

1. THERE SHALL BE NO CIRCLING OR GIRDLING ROOTS. CIRCLING ROOTS SHOULD BE CUT IN AT LEAST ONE PLACE.
2. TREES SHOULD BE ROOTED INTO THE ROOT BALL SO THAT SOIL OR MEDIA REMAINS INTACT AND TRUNK AND ROOT BALL MOVE AS ONE WHEN LIFTED BUT NOT ROOT BOUND. THE TRUNK SHOULD BEND WHEN GENTLY PUSHED AND SHOULD NOT BE LOSE SO IT PIVOTS AT OR BELOW SOIL LINE.
3. THE POINT WHERE THE TOPMOST ROOT IN THE ROOT BALL EMERGES FROM THE TRUNK SHALL BE WITHIN TWO INCHES OF THE SOIL SURFACE. IF IT IS NOT WITHIN THE TOP TWO INCHES OF SOIL, GENTLY REMOVE THE TOP LAYER OF SOIL FROM THE ROOT BALL UNTIL THE FIRST MAJOR ROOT FLARE IS VISIBLE.
4. THE RELATIONSHIP BETWEEN CALIPER, HEIGHT AND ROOT BALL SIZE SHALL MEET THE ANSI Z60.1 STANDARD, LATEST EDITION.
5. THERE SHOULD BE ONE DOMINANT LEADER TO THE TOP OF THE TREE WITH THE LARGEST BRANCHES SPACED AT LEAST 6 INCHES APART. THERE CAN BE TWO LEADERS IN THE TOP 25% OF THE TREE IF IT IS OTHERWISE OF GOOD QUALITY.
6. THE TREE CANOPY SHOULD BE MOSTLY SYMMETRICAL AND FREE FROM LARGE VOIDS. CLEAR TRUNK SHOULD BE NO MORE THAN 40% OF TREE HEIGHT UNLESS OTHERWISE SPECIFIED IN THE PLANTING SPECIFICATIONS.
7. OPEN TRUNK AND BRANCH WOUNDS SHALL BE LESS THAN 10% OF THE CIRCUMFERENCE AT THE WOUND AND NO MORE THAN 2 INCHES TALL. PROPERLY MADE PRUNING CUTS ARE NOT CONSIDERED OPEN TRUNK WOUNDS. THERE SHOULD BE NO CONKS OR BLEEDING, AND THERE SHOULD BE NO SIGNS OF INSECTS OR DISEASE ON MORE THAN 5% OF THE TREE.
8. IF ANY OF THE ABOVE CONDITIONS ARE NOT MET, TREES MAY BE REJECTED.

TREE PLANTING SPECIFICATIONS:

1. THE DEPTH OF THE HOLE DUG SHOULD BE ABOUT 10% LESS THAN THE DISTANCE FROM THE TOPMOST ROOT (MEASURED WHERE IT JOINS THE TRUNK) TO THE BOTTOM OF THE ROOT BALL. THE WIDTH OF THE HOLE SHALL BE AT LEAST 1.5 TIMES THE WIDTH OF THE ROOT BALL.
2. CUT AWAY BURLAP AND WIRING SO THAT AT LEAST 2/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHALL BE REMOVED ENTIRELY. ALL TWINE AND ROPE SHALL BE REMOVED FROM THE BASE OF THE TREE AND FROM ANY BRANCHES.
3. AFTER PLANTING, THE TOPMOST ROOT SHALL BE NO MORE THAN 2 INCHES BELOW THE SOIL SURFACE. ADDITIONAL SOIL SHOULD BE REMOVED. THE SURROUNDING GRADE SHOULD BE EVEN WITH OR SLIGHTLY LOWER THAN THE TOP ROOT. PLEASE NOTE: SOME TREES WILL ARRIVE FROM THE NURSERY WITH TOO MUCH SOIL COVERING THE FIRST MAJOR ROOT FLARE. THIS SOIL SHOULD BE REMOVED. THE RESULTING SOIL LINE SHOULD BE EVEN WITH OR ABOVE THE SURROUNDING GRADE.
4. 2–3 INCHES OF MULCH SHOULD BE APPLIED TO COVER THE SIDES OF THE ROOT BALL TO A POINT EVEN WITH THE DRIP LINE. DO NOT ADD ANY SOIL AT THE TOP OF THE ROOT BALL. DO NOT ADD MORE THAN 1 INCH OF MULCH TO THE TOP OF THE ROOT BALL.
5. IN POORLY DRAINED SOIL, POSITION THE TOP OF THE ROOT BALL 10% OR MORE ABOVE THE SURROUNDING GRADE. NO MORE THAN 20% OF THE ROOT BALL SHOULD BE ABOVE THE SURROUNDING GRADE.
6. IF TREES ARE STAKED, STAKES SHALL NOT COME INTO CONTACT WITH THE ROOT BALL. GUY WIRES SHALL NOT BE DRAWN TAUGHT, BUT SHOULD SUPPLY JUST ENOUGH TENSION TO PREVENT TREE FROM SWAYING A GREAT DEAL. ALL STAKES, WIRING AND HARNESSES SHALL BE REMOVED WITHIN ONE YEAR UNLESS OTHERWISE SPECIFIED.

DRAINAGE STRUCTURES:

NO.	TYPE	LOCATION	CASTING	ELEVATION	
				TOP CAST.	℄
1	OUTLET STRUCTURE	DETENTION POND	–	537.00	528.66
2	HEADWALL WITH DISSIPATORS	DETENTION POND	–	–	528.50

ALL CASTINGS BY JOHN BOUCHARD & SONS OR EQUAL

PIPES:

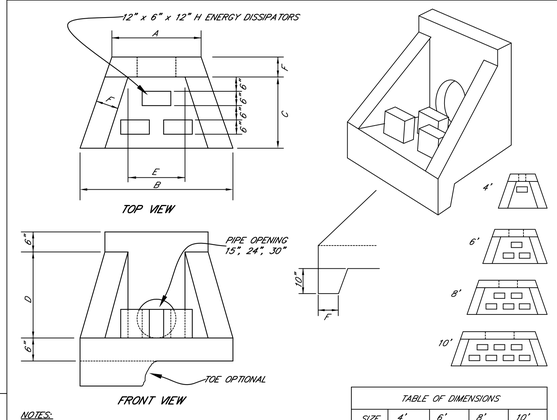
NO.	SIZE (INCHES)	LENGTH (FT)	SLOPE %	FLOW MAX. (CFS)	VELOCITY MAX. (FPS)	DEPTH d (FT)
1 – 2	18" CPP	32	0.50	3.51	DEPTH d (FT)	DEPTH d (FT)

FLOWS ARE BASED ON THE 10–YEAR STORM EVENT UNLESS OTHERWISE NOTED

STORM DITCHES:

NO.	TYPE	BOTTOM	SIDES W:1	SLOPE %	LENGTH (FT)	MIN DEPTH d* (FT)	MINIMUM RADIUS (FT)	FLOW MAX. (CFS)	VELOCITY MAX. (FPS)
A	TRAPAZOIDAL	3	3	2.00	504	1.5	50	14.26	3.85
B	TRAPAZOIDAL	3	3	5.00	220	0.75	50	9.20	4.78
C	TRAPAZOIDAL	3	3	2.50	116	0.75	50	9.20	3.72

* d* MIN. = FREEBOARD OF MINIMUM 20% FLOW DEPTH.
FLOWS ARE BASED ON THE 10–YEAR STORM EVENT UNLESS OTHERWISE NOTE

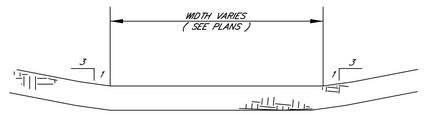


NOTES:

1. CONCRETE SHALL BE CLASS "A" MIXED, PLACED, FORMED, AND FINISHED IN ACCORDANCE WITH T.D.O.T.. STANDARD SPECIFICATIONS. REINFORCED WITH #4 BARS 10" C/C EACH WAY, SLAB DOWELLED TO HEADWALL WITH #5 BARS.
2. FORM WORK AND ALL STRUCTURAL EXCAVATION AND BACK FILL SHALL BE PROVIDED AND / OR PERFORMED IN ACCORDANCE WITH T.D.O.T. SPECIFICATIONS.
3. 3/4" CHAMFER ON ALL EXPOSED EDGES.

TABLE OF DIMENSIONS				
SIZE	4'	6'	8'	10'
A	32"	48"	72"	96"
B	48"	72"	96"	120"
C	30"	44"	50"	56"
D	25"	36"	52"	66"
E	24"	36"	59"	83"
F	NA	8"	8"	8"
MAX. DISC.	18"	26"	40"	60"
WT./#	1090	3130	5625	8575

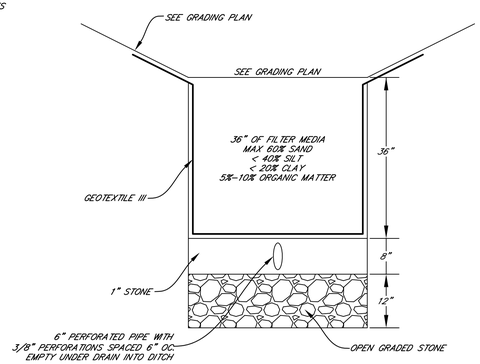
WINGED HEADWALL WITH ENERGY DISSIPATORS
NOT TO SCALE



TRAPEZOIDAL DITCH
NOT TO SCALE

BIORETENTION NOTES NOTES:

1. TIE UNDERDRAINS INTO THE OUTLET STRUCTURES.
2. PLACE 3 INCHES OF SHREDDED, AGED HARDWOOD MULCH OR PINE STRAW OVER THE FILTER MEDIA.
3. REFER TO THE GALLATIN STORMWATER MANAGEMENT MANUAL GIP–01, FOR ALTERNATIVES AND PLANT SPECIES



BIORETENTION POND BOTTOM
NOT TO SCALE

ROGERS GROUP, INC.
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WESTERN REFLECTIONS

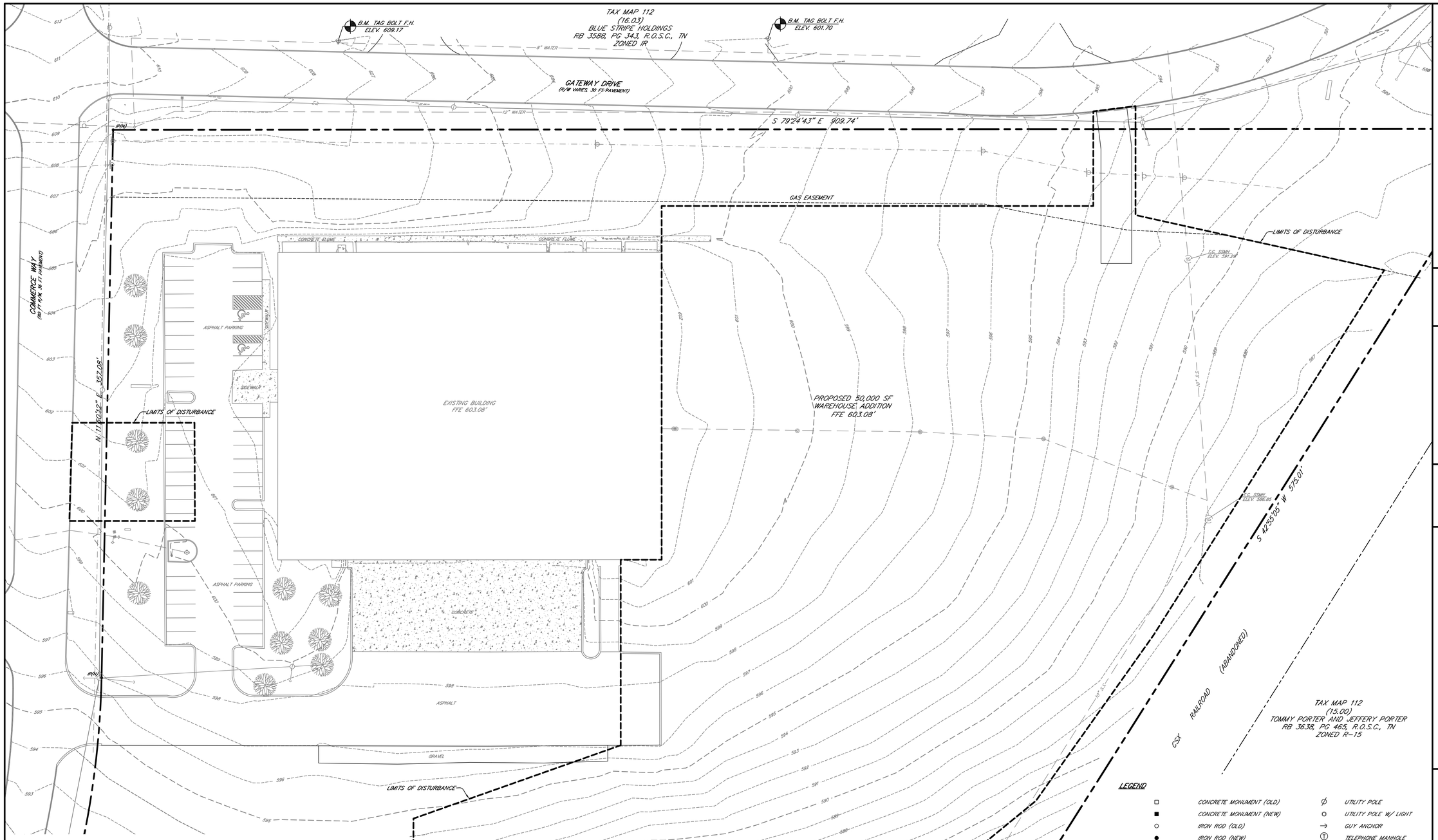
50,000 SF ADDITION, SITE PLAN
DETAIL SHEET
261 COMMERCE WAY
CITY OF GALLATIN, 2ND CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

JOHN ANTHONY LEATH
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 0011169
STATE OF TENNESSEE
6-16-16

SHEET NO.
C 6.0

REVISIONS
REVISION 1: 16 JUNE 2016 PER PROJECT COMMENTS DATED 6–9–16

SHEET 6 OF 9	
PROJECT #	16–018
DATE	23 MAY 2016



TEMPORARY SEEDING NOTES

1. SEED AND STRAW REQUIRED AS FOLLOWS:
   STRAW: 75 LBS PER 1,000 SQ. FT.
   10-10-10 FERTILIZER: 200 LBS PER ACRE
   SEED: 100 LBS PER ACRE
   AGR LIME: 75 LBS PER 1,000 SQ. FT.

TEMPORARY COVER SEEDING MIXTURES

SEEDING DATE	GRASS SEED
JANUARY 1 TO MAY 1	ITALIAN RYE
	KOREAN LESPEDEZA
	SUMMER OATS
MAY 1 TO JULY 15	SUDAN - SORGHUM
MAY 1 TO JULY 15	STARR MILLET
JULY 15 TO JANUARY 1	BALBOA RYE
	ITALIAN RYE

EROSION CONTROL LEGEND:

- IP – INLET PROTECTION
- SF – SILT FENCE
- SFB – SILT FENCE WITH BACKING
- CE – CONSTRUCTION EXIT
- NAG – NORTH AMERICAN GREEN OR EQUAL
- RR – RIP RAP
- FS – FILTREXX FILTER SOXX

OUTFALL CHARACTERISTICS:

OUTFALL	ACREAGE	SLOPE %
1	3.055	3.9
2	2.586	1.9

LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- BENCHMARK
- BOUNDARY LINE
- BUFFER
- SETBACK / YARD
- PUDE
- EXTRUDED CURB
- SS SANITARY SEWER LINE
- W WATER LINE
- STORM SEWER
- G GAS LINE
- OHE OVERHEAD UTILITY LINE
- UGT UNDERGROUND UTILITY LINE
- FENCE
- TREE LINE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- GUY ANCHOR
- TELEPHONE MANHOLE
- ELECTRIC JUNCTION BOX
- CABLE PEDESTAL
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- BLOW OFF VALVE
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SUMNER COUNTY, TENNESSEE

JOHN ANTHONY LEACH
REGISTERED ENGINEER
AGRICULTURE
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SHEET 7 OF 9

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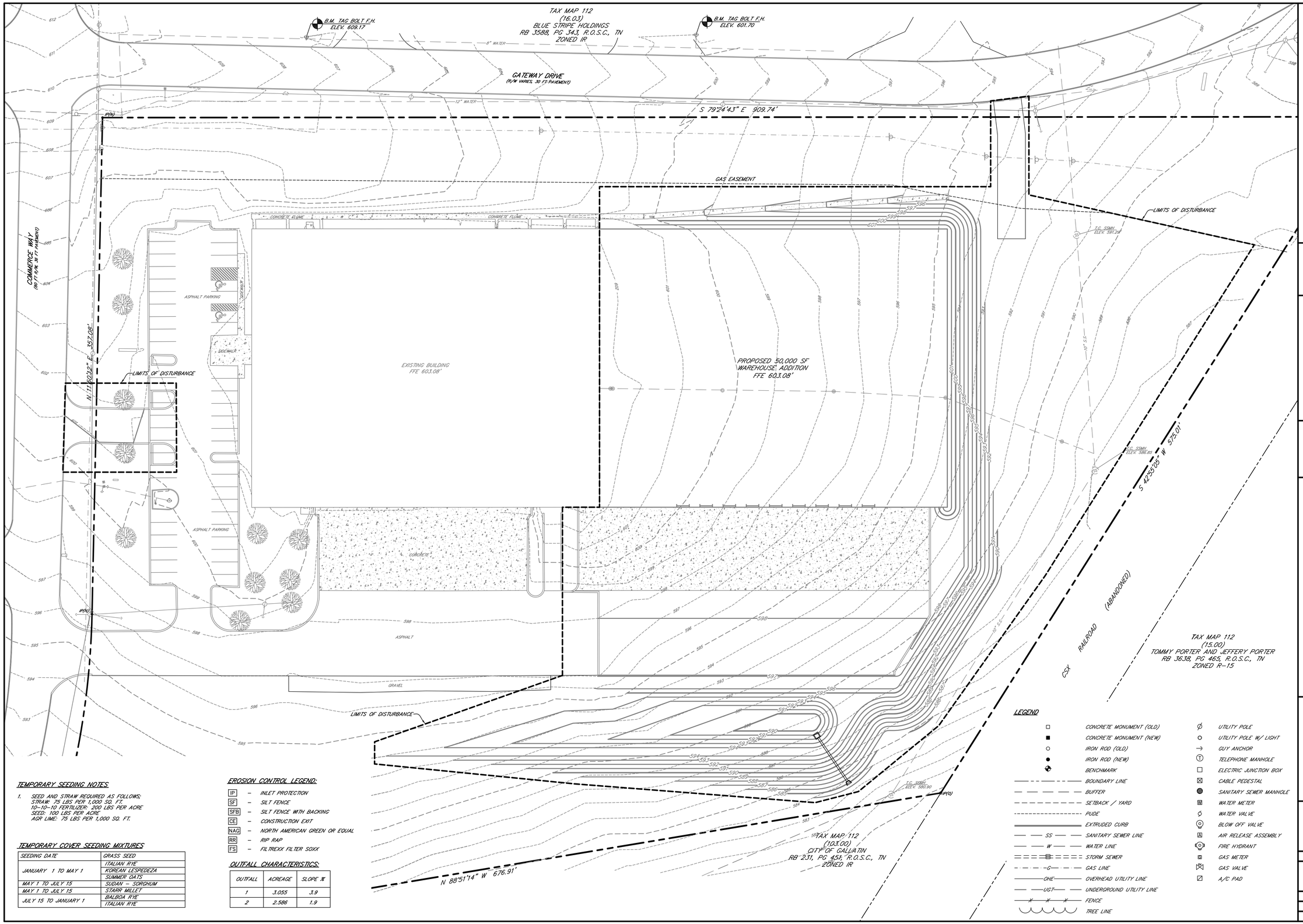

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EROSION PLAN B
261 COMMERCE WAY
CITY OF GALLATIN, 2ND CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

ANTHONY LEATH
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
NO. 0011161
STATE OF TENNESSEE
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SHEET NO.
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REVISIONS
REVISION 1: 16 JUNE 2016 PER PROJECT COMMENTS DATED 6-9-16

SHEET 8 OF 9
PROJECT # 16-018
DATE 23 MAY 2016

EROSION AND SEDIMENT CONTROL NOTES:

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

THIS PROJECT WILL DISTURB MORE THAN 1 ACRE. A SWPPP IS REQUIRED FOR THIS PROJECT.

EXISTING SITE CONDITIONS

THE SITE IS AN EXISTING 50,000 SF TRANSPORT AND WAREHOUSING FACILITY. THIS SITE DRAINS TO THE SOUTH APPROXIMATELY 155 LF TO AN UNNAMED TRIBUTARY OF BLEDSOE CREEK. STORM WATER RUNOFF CONTINUES IN THE UNNAMED TRIBUTARY APPROXIMATELY 4.0 MILES TO BLEDSOE CREEK AND OLD HICKORY LAKE.

PROPOSED SITE CONDITIONS (NPDES PERMIT SECTION 3.5.1.a)

THIS PROJECT PROPOSED THE CONSTRUCTION OF A 50,000 SF ADDITION TO THE EXISTING FACILITY ON 9.30 ± ACRES WITH ALL REQUIRED APPURTENANCES.

303(d) SPECIAL REQUIREMENTS

THE RECEIVING WATERS ARE NOT ON THE 303d LISTING AS SEDIMENT IMPAIRED STREAM.

SPILLS AND NON-STORMWATER CONTINGENCIES

1. ALL FUELING OF EQUIPMENT AND VEHICLES ON SITE WILL BE CONDUCTED NEAR THE STAGING AREA. ANY SPILLAGE WILL BE REMOVED IMMEDIATELY. CONTAMINATED SOILS WILL BE PLACED ON HEAVY PLASTIC AND COVERED OR PLACED IN APPROVED CONTAINERS TO PREVENT CONTACT WITH STORM WATER.
2. ALL FUEL TANKS WILL BE IN THE CONTAINMENT AREA.
3. OILS, OTHER VEHICLE FLUIDS, PAINTS, AND SOLVENTS WILL BE STORED IN THE CONSTRUCTION TRAILER.
4. EQUIPMENT FUEL OR MAINTENANCE SPILLS OF 2 GALLONS OR MORE WILL BE REPORTED IMMEDIATELY TO A REPRESENTATIVE OF THE PRIMARY CONTRACTOR.
5. IF A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTING QUANTITY ESTABLISHED UNDER EITHER 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24-HOUR PERIOD, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE PERMITEE WHO SHALL THEN DO THE FOLLOWING: NOTIFY THE NATIONAL RESPONSE CENTER (NRC) (800-424-8802) AND THE TENNESSEE EMERGENCY MANAGEMENT AGENCY (TEMA) (EMERGENCIES: 800-262-3300; NON-EMERGENCIES: 800-262-3400); AS WELL AS THE LOCAL ENVIRONMENTAL ASSISTANCE CENTER. ALSO, ROGERS ENGINEERING GROUP WILL PREPARE A REVISION OF THIS DOCUMENT TO IDENTIFY MEASURES TO PREVENT THE REOCCURRENCE OF SUCH RELEASES.
6. CONCRETE TRUCKS WILL WASH OUT AT THE DESIGNATED AREA NEAR THE STAGING AREA.
7. EACH CONTRACTOR IS RESPONSIBLE TO PROVIDE LITTER CONTROL FOR TRASH GENERATED BY HIS CREW. A DUMPSTER FOR GARBAGE WILL BE LOCATED NEAR THE CONSTRUCTION TRAILER AND IS LIMITED TO GARBAGE AND PAPER TRASH ONLY.
8. PAINT CANS, OIL CANS, USED OIL, AND FILTERS WILL BE CONTAINED AND DISPOSED OF BY THE CONTRACTOR BY TAKING THEM TO THE SUMNER COUNTY RESOURCE AUTHORITY AT 625 RAPPAHANNOCK WIRE ROAD, GALLATIN, TN 37066.

DEVELOPMENT CONDITIONS

POST-DEVELOPED DRAINAGE WILL CONTINUE TO FOLLOW THE PRE-DEVELOPED DRAINAGE PATH. SEDIMENT CONTROL WILL BE BY BEST MANAGEMENT PRACTICES SHOWN ON THE EROSION AND SEDIMENT CONTROL PLANS.

IF THE CONTROLS ARE INSTALLED AND MAINTAINED CORRECTLY BUT ARE FOUND TO PROVIDE AN INADEQUATE LEVEL OF PROTECTION, ROGERS ENGINEERING GROUP WILL MAKE REVISIONS TO THIS PLAN AND THESE REVISIONS WILL BE IMPLEMENTED BY THE CONTRACTOR.

SWPPP NOTES

1. ALL BEST MANAGEMENT PRACTICES ARE TO BE ADHERED TO THROUGHOUT THE LIFE OF THE PROJECT.
2. QUALITY ASSURANCE OF EPSC MEASURES SHALL BE CONDUCTED BY QUALIFIED PERSONNEL WITHIN A MONTH OF CONSTRUCTION COMMENCING PER NPDES PERMIT SECTION 3.1.2.
3. A COPY OF THE SWPPP IS TO BE MAINTAINED ON THE SITE AT ALL TIMES ALONG WITH RECORDS OF EROSION CONTROL INSPECTIONS PER NPDES PERMIT SECTION 3.3.3.
4. EXISTING SITE SOILS (NPDES PERMIT SECTION 3.5.1.e)
   HHB2-HARPETH SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED
   HYDROLOGIC GROUP B
   THIS SOIL IS DEEP, AND WELL DRAINED. IT IS ON UNDULATING UPLANDS AND OLD HIGH TERRACES. THE SURFACE LAYER IS BROWN SILT LOAM ABOUT 7 INCHES THICK. THE UPPER PART OF THE SUBSOIL TO A DEPTH OF ABOUT 15 INCHES IS STRONG BROWN AND BROWN SILT LOAM. THE MIDDLE PART TO A DEPTH OF ABOUT 35 INCHES IS STRONG BROWN SILT LOAM. THE LOWER PART TO A DEPTH OF ABOUT 60 INCHES IS STRONG BROWN CLAY LOAM.
   PERMEABILITY IS MODERATE, AND THE AVAILABLE WATER CAPACITY IS HIGH. THE ROOT ZONE IS VERY DEEP AND IS EASILY PENETRATED BY PLANT ROOTS.
   INCLUDED WITH THIS SOIL IN MAPPING ARE SMALL AREAS OF MODERATELY WELL DRAINED SOILS AT THE HEADS OF DRAINS AND ALONG DRAINAGEWAYS. ALSO INCLUDED ARE SMALL AREAS OF SOILS THAT ARE CLAYEY THROUGHOUT THE SUBSOIL. THESE SOILS ARE SCATTERED THROUGHOUT THE MAP UNIT IN SHORT, SLOPING AREAS NEAR DRAINAGEWAYS.

   MMB2/MMC2-MIMOSA SILT LOAM, 2 TO 5 / 5 TO 12 PERCENT SLOPES, ERODED
   HYDROLOGIC-GROUP C
   THIS SOIL IS DEEP AND WELL DRAINED. IT HAS A LOAMY SURFACE AND A PLASTIC, CLAY SUBSOIL THAT IS SLOWLY PERMEABLE. THE SOIL HAS A SURFACE LAYER OF DARK YELLOWISH BROWN SILT LOAM ABOUT 7 INCHES THICK. THE UPPER PART OF THE SUBSOIL TO A DEPTH OF ABOUT 15 INCHES IS YELLOWISH BROWN SILTY CLAY. BELOW THIS TO A DEPTH OF 55 INCHES THE SUBSOIL IS YELLOWISH BROWN CLAY THAT HAS BROWNISH AND GRAYISH MOTTLES IN THE LOWER PART. LIMESTONE BEDROCK IS TYPICALLY FOUND AT A DEPTH OF GREATER THAN 60 INCHES. PERMEABILITY IS SLOW, AND THE AVAILABLE WATER CAPACITY IS MODERATE. THE ROOT ZONE IS DEEP, BUT THE LOWER PART IS SOMEWHAT DIFFICULT TO PENETRATE BECAUSE OF THE VERY FIRM SUBSOIL. THIS SOIL IS POORLY SUITED TO CROPS, MODERATELY SUITED TO HAY AND WELL SUITED TO PASTURE WITH A MODERATE TO LOW YIELD POTENTIAL. THE SOIL IS HIGHLY ERODIBLE.
5. LIMITS OF DISTURBANCE = 3.90± AC (NPDES PERMIT SECTION 3.5.1.n)
6. SEDIMENT IS TO BE REMOVED AS REQUIRED OR WHEN MEASURES ARE AT 50% CAPACITY PER NPDES PERMIT SECTION 3.5.3.1.e.
7. A STABILIZED CONSTRUCTION ACCESS SHALL BE IMPLEMENTED TO REDUCE THE TRACKING OF MUD AND DIRT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES PER NPDES PERMIT SECTION 3.5.3.1.n.
8. TEMPORARY OR PERMANENT STABILIZATION SHALL BE WITHIN 14 DAYS (7 DAYS FOR > 35% SLOPES) ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED PER NPDES PERMIT SECTION 3.5.3.2.
9. EPSC MEASURES HAVE BEEN DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR STORM EVENT PER NPDES PERMIT SECTION 3.5.3.3.
10. EPSC MEASURES PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL ARE INTENDED TO DISSIPATE ENERGY AND SLOW THE VELOCITY OF RUNOFF FLOW FROM THE SITE PER NPDES PERMIT SECTION 3.5.4.
11. INADEQUATE OR DAMAGED EROSION CONTROL MEASURES WILL BE REPLACED, MODIFIED, OR REPAIRED WITHIN 7 DAYS OF THE INSPECTOR'S REPORTING.
12. ALL SEDIMENT CONTROL TO BE INSPECTED AT LEAST TWICE PER WEEK AND INSPECTIONS ARE TO BE PERFORMED AT LEAST 72 HOURS APART PER NPDES PERMIT SECTION 3.5.8.2. A RAINFALL GAUGE IS TO BE MAINTAINED ON SITE AND CHECKED AT EVERY INSPECTION. THE RAINFALL AND DURATION FOR EACH RAIN EVENT IS TO BE RECORDED BY THE INSPECTOR AND MADE AVAILABLE WITH SWPPP INSPECTION RECORDS.
13. EROSION PREVENTION AND SEDIMENT CONTROL MUST BE IN PLACE AND INSPECTED BY THE CITY OF GALLATIN ENGINEERING DIVISION PRIOR TO GRADING AS SHOWN ON THESE PLANS AND CONTAINED IN THIS SWPPP.
14. LAND DISTURBANCE PERMIT IS TO BE OBTAINED FROM THE CITY OF GALLATIN PRIOR TO GRADING
15. TOPSOIL IS TO BE STRIPPED AND STORED. COMPACT SITE TOPSOIL PILES BY WALKING DOZIER (D-6 OR GREATER) UNTIL TOTAL TOPSOIL STOCKPILE IS IN PLACE. TEMPORARY SEED TOPSOIL STOCKPILE WITHIN 14 DAYS AFTER STOCKPILE IS COMPLETE.

SWPPP CONSTRUCTION SEQUENCING OF WORK (NPDES PERMIT SECTION 3.5.1.b)

(ALTERNATE SEQUENCING MAY BE PROPOSED IF APPROVED BY THE CITY OF GALLATIN STORM WATER INSPECTOR.)

LIMITATION OF CONSTRUCTION DISTURBED AREA
FIELD STAKE CONSTRUCTION LIMITS BEFORE COMMENCING WORK IN ORDER TO VERIFY THE DISTURBED AREA LIMITS FOR THE CONTRACTOR.

1. INSTALL INITIAL EPSC MEASURES INCLUDING CONSTRUCTION EXIT AND TEMPORARY SILT FENCE.
2. STRIP TOPSOIL FROM AREAS TO RECEIVE CUT AND FILL. COMPACT DAILY BY WALKING DOZIER (D-6 OR GREATER) UNTIL TOTAL TOPSOIL STOCKPILE IS IN PLACE. TEMPORARY SEED TOPSOIL STOCKPILE WITHIN 14 DAYS AFTER STOCKPILE IS COMPLETE. INSTALL SILT FENCE AT BASES OF TOPSOIL PILES AFTER STRIPPING PROCESS OR BEFORE A 50% CHANCE OF RAIN.
3. CONSTRUCT DETENTION POND AS SHOWN ON EPSC PLAN A. TEMPORARY SEED WITHIN 14 DAYS AFTER COMPLETION. ADD FILTER RING TO OUTLET STRUCTURE. DETENTION POND IS TO BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
4. MASS GRADE SITE AND TEMPORARY SEED & MULCH WITHIN 14 DAYS. WHEN INDIVIDUAL AREAS OF MASS GRADING ARE COMPLETED. TEMPORARY SEED & MULCH WITHIN 14 DAYS. ADD 4" OF BASE STONE TO FUTURE PAVED AREAS AS ALTERNATE TO TEMPORARY SEEDING THESE AREAS.
3. INSTALL THE REMAINING STORM DRAINS, WATER MAINS, SEWER MAINS, GAS, AND ALL OTHER UTILITIES WITH UTILITY SERVICES. INSTALL INLET AND OUTLET CONTROL MEASURES ON STORM STRUCTURES. CHECK DAMS AND ROCK CHECKS ARE TO BE INSTALLED IN THE DITCHES AS STORM DRAINS ARE COMPLETED. DITCHES ARE TO BE PERMANENTLY STABILIZED AS SOON AS DITCH GRADING IS COMPLETE IN ANY AREA.
4. INSTALL REMAINING BASE STONE AND BINDER.
5. FINISH GRADE BEHIND CURBS.
6. INSTALL REMAINDER OF PERMANENT EROSION CONTROL MEASURES (EROSION MAT AND PERMANENT SEED).
7. REMOVE TEMPORARY MEASURES ONCE A GOOD STAND OF GRASS IS ESTABLISHED (75% OR ABOVE OF SURFACES COVERED WITH GRASS). SEED AND MATT ALL AREAS AND ANY REMAINING DISTURBED AREAS.

NOTES:
1. INLET PROTECTION INSTALLED AT THE COMPLETION OF INLET CONSTRUCTION.
2. INLET PROTECTION TO REMAIN IN PLACE UNTIL ASPHATL BASE IS PLACED AND AT LEAST 75% OF INLET DRAINAGE AREA HAS VEGETATIVE COVER.
3. WHEN AREA AROUND INLET IS 1/2 FULL, SEDIMENT IS TO BE REMOVED.

STRAW WATTLE INLET PROTECTION
NOT TO SCALE

STRAW WATTLE FILTER RING
NOT TO SCALE

DETAIL OF TRENCH
AND FILTER CLOTH

NOTE:
REFER TO STANDARD TDOT EROSION CONTROL DETAIL EC-STR-3B FOR COMPLETE INSTALLATION SPECIFICATIONS.

TEMPORARY SILT FENCE
NOT TO SCALE

CONSTRUCTION ENTRANCE
20' x 100' x 6" DEEP
2" GRADED STONE OVER GEOTEXTILE FABRIC TYPE IV
(MAINTAIN ENTRANCE THROUGHOUT LIFE OF PROJECT)

CONSTRUCTION ENTRANCE
NOT TO SCALE

CHECK DAM
NOT TO SCALE

ROCK CHECK
NOT TO SCALE

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DETAIL SHEET
261 COMMERCE WAY
CITY OF GALLATIN, 2ND CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

JOHN ANTHONY LEATH
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 00111602
STATE OF TENNESSEE
6-16-16

SHEET NO.
C 9.0

REVISIONS	
REVISION 1: 16 JUNE 2016 PER PROJECT COMMENTS DATED 6-9-16	
SHEET 9 OF 9	
PROJECT #	16-018
DATE	23 MAY 2016

ITEM 7

GMRPC Resolution No. 2016-74

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL MASTER DEVELOPMENT PLAN FOR SUMNER COUNTY CAREER CENTER, ON A 2.25 (+/-) ACRE PARCEL, LOCATED NORTH OF VIETNAM VETERANS BOULEVARD (SR 386) AND EAST OF GREENLEA BOULEVARD. (8-2017-16)

WHEREAS, the applicant submitted an application for 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 Associates, Inc., at its regular meeting on June 27, 2016

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION 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 Tennessee Code Annotated §13-3-413; §13-4-310; §13-4-104; & §13-7-201 and G.Z.O. Article 12, §12.02.030:

1. The 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*, and in particular, the Regional Activity Center Character Area classification.

2. The Final Master Development Plan is consistent with the purpose and intent of the Planned General Commercial (PGC) 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 PGC zoning district.

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 Gallatin Municipal-Regional Planning Commission hereby approves the Final Master Development Plan for the Sumner County Career Center, consisting of a twelve (12) sheet plan (Labeled C0.0 - L2.0), with Job No. 15180, prepared by Ragan Smith of Nashville, TN, dated May 24, 2016 with a final revision date of June 16, 2016, a two (2) sheet architecture plan, with Project No. 1031.9, prepared by Lyle-Cook-Martin Architects of Clarksville, TN, dated March 30, 2016, and three (3) sheet photometric plan, with Project No. 1031.9, prepared by Lyle-Cook-Martin Architects of Clarksville, TN, dated May 18, 2016, with the following conditions:

1. The owner/applicant will need to record a cross-access easement for the driveway to/from the adjacent parcel.
2. A sign permit application shall be submitted for review and approval prior to the installation of any signage.
3. Provide the Engineering Division with a copy of the TDEC Notice of Coverage permit.
4. A recorded Stormwater Maintenance Agreement is required prior to ossuance of a building permit.
5. Submit one (1) full-sized and two (2) half-sized, corrected folded copies of the Amend Preliminary Master Development Plan/Final Master Development Plan.

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

IT IS SO ORDERED.
PRESENT AND VOTING

AYE:

NAY:

DATED: 6/27/16

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
City Attorney

EXHIBIT A

ITEM 7
PLANNING DEPARTMENT STAFF REPORT

Final Master Development Plan for Sumner County Career Center (PC File# 8-2017-16)
Located North of SR 386 and East of GreenLea Boulevard
Date: June 27, 2016

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN TO CONSTRUCT A 12,950 SQUARE FOOT OFFICE BUILDING FOR THE SUMNER COUNTY CAREER CENTER, ON A 2.25 (+/-) ACRE PARCEL, LOCATED NORTH OF VIETNAM VETERANS BOULEVARD (SR 386) AND EAST OF GREENLEA BOULEVARD.

OWNER:	**WORKFORCE ESSENTIALS**
APPLICANT:	**RAGAN SMITH (LEE HORN)**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION 2016-74**
STAFF CONTACT:	**KEVIN CHASTINE**
PLANNING COMMISSION DATE:	**JUNE 27, 2016**

PROPERTY OVERVIEW: The owner and applicant requests approval of a Final Master Development Plan to construct a 12,950 square foot office building for the Sumner County Career Center, on a 2.25 (+/-) acre parcel, located north of Vietnam Veterans Parkway (SR 386) and east of GreenLea Boulevard. The Financial, Consulting, and Administrative use is a permitted use within the Planned General Commercial (PGC) zone district. (Attachment 7-1)

CASE BACKGROUND:

Previous Approvals

On September 27, 2010, the Planning Commission recommended approval of a rezoning without a Preliminary Master Development Plan for the Heights at GreenLea (PC File# 3-11-10). The 312.45 (+/-) acre rezoning was approved by City Council on November 1, 2010 (Ordinance No. 01010-63). Tax Map 125 Parcel 19.00 was included as Tract F-2 within the Heights of GreenLea rezoning.

On March 28, 2016, the Planning Commission recommended approval of a Preliminary Master Development Plan for the Sumner County Career Center (PC File# 3-1588-16). On May 17, 2016, City Council approved the Sumner County Career Center Preliminary Master Development (Ord. No. O1604-22). (Attachment 7-2)

Natural Features

The natural topography of the vacant lot slopes from the highest point of elevation (516') located at the northwest corner of the project site towards the lowest point of elevation (489') located at the eastern property corner. Based on FEMA FIRM Map 471650313G no portion of the site is located within a special flood hazard area.

Adjacent or Area Uses

The adjacent areas to the north, south, and east are all undeveloped. The parcel to the north is zoned Planned General Commercial (PGC) and the parcels located to the south and east, across Vietnam Veterans Parkway, are zoned Planned Business Park (PBP). The area to the west contains two (2) parcels, one (1) parcel is vacant land zoned Planned General Commercial (PGC), the other parcel is the location of Freedom Church, zoned (A)-Agricultural Residential.

DISCUSSION:

Proposed Development

The owner and applicant requests approval of a Final Master Development Plan to construct a 12,950 square foot office building for the Sumner County Career Center, on a 2.25 (+/-) acre parcel, located north of Vietnam Veterans Parkway (SR 386) and east of GreenLea Boulevard. The Financial, Consulting, and Administrative use is a permitted use within the Planned General Commercial (PGC) zone district.

Gallatin on the Move 2020 General Development Plan

The Gallatin on the Move 2020 General Development Plan designates this parcel as part of the Regional Activity Center Character Area. The Planned General Commercial (PGC) zoning district is listed as an applicable zoning district for this Character Area. The Character Area also lists office uses as a primary land use. Therefore, the proposed 12,950 square foot office building is consistent with the Regional Activity Center Character Area designation.

Access Management/Bison Trail Extension

The Preliminary Master Development Plan was approved with condition that the driveway to GreenLea Boulevard aligns with a proposed extension of Bison Trail to the west side of GreenLea Boulevard. The driveway location and cross access to the adjacent property to the north matches the design approved by the Planning Commission and City Council. The owner/applicant will need to record a cross-access easement for the driveway to/from the adjacent parcel.

Architectural Designs

The proposed 12,950 square foot office building is 66 feet wide and 134.9 feet in length. Due to the length of the side elevations, the building is designed with three (3) distinct sections, to eliminate a long monotonous wall. The three (3) distinct sections are delineated by the use of different materials, roof lines, and heights. The building design also takes advantage of the sloping topography, which provides a two (2) story section in the rear of the building that is no taller than the one (1) story front section.

The front elevation (GreenLea Boulevard) is comprised of brick, stone, glass, cement fiber board, and metal siding. The front elevation begins with a stacked stone water table that continues along both sides of the front section of the building. Above the stone water table, the elevation is divided, nearly equally, between brick and metal siding. The brick comprises 460 square feet and the metal siding comprises 430 square feet. A roof monitor is located directly above the main entrance, on the right side of the elevation, with a roof line that slopes from left to right (north to south), which is opposite of the primary roof design. The roof monitor is sheathed in cement fiber board.

The side elevations (along Vietnam Veterans and Vacant Land to the North) are separated into three (3) distinctive sections beginning with the front section that follows the design cues of the front elevation. The front section facing Vietnam Veterans is sheathed with the metal siding located on the right side of the front elevation and has two (2) fixed paned windows centrally located within the elevation. The two (2) windows are covered by a projecting flat roof that is supported by four (4) brick piers. The wall section facing north toward the vacant property is sheathed with brick and has six (6) fixed pane windows distributed symmetrically within the elevation.

The middle section of the side elevation is shorter in height that the front section and is sheathed with an aluminum panel system. The middle section of the building is sheathed with 15 aluminum panels – five (5) panels high and three (3) panels wide. The second row of panels contains three (3) single fixed pane windows – one (1) window per aluminum panel.

The third section of the side elevation is the same height as the front section, but sits lower due to the change in topography. The third section is a full two (2) stories in height with the first floor sheathed in stone and the second floor sheathed in brick. There are six (6), six (6) pane fixed windows centrally located within the second floor and seven (7), six (6) pane fixed windows located on the first floor.

The rear elevation is a full two (2) stories in height and contains three (3) primary building materials. The first floor is sheathed with the stone veneer while the second story is sheathed with brick and the metal siding like the front elevation. Two (2) entrances are centrally located within the rear elevation on both the first and second floor. The second floor entrance is accessed by a stair case that is parallel to the rear elevation. Both entrances are covered by a flat roof that is supported by two-story brick piers. There are five (5), six (6) fixed pane windows distributed within the rear elevation – three (3) to the left of the entrance and two (2) to the right of the entrance.

The building does not meet the 70 percent masonry requirement in Section 13.08 of the Gallatin Zoning Ordinance. As proposed the building contains 60 percent masonry (brick and stone), 21 percent metal siding, two (2) percent cement fiber board, nine (9) percent glass, and nine (9) percent aluminum panels. The applicant requested and received approval of the alternative architectural design as part of the Preliminary Master Development Plan.

Signage

The applicant did not provide a full sign package with the Final Master Development Plan, but did show wall signs on the south and west elevations. The wall signs are aluminum cast lettering that spells out 'Career Center' on the west elevation and 'Sumner County Career Center' on the south elevation, facing Vietnam Veterans Parkway (SR386). A sign permit application shall be submitted for review and approval prior to the installation of any signage.

Stormwater Drainage and Detention

The site design utilizes the existing topography to minimize the stormwater drainage network. The site slopes, rapidly, from west to east, to the eastern corner of the property.

The stormwater management facilities are located in the area of lowest topography. The plan includes two (2) detention areas, which are divided by an overflow berm. A bio-retention surface area is included in the bottom of the upper detention area. The drainage network consists of four (4) inlets piped to the upper detention area. The stormwater facilities will discharge into a drainage swale along the northern side of Vietnam Veterans Parkway (SR 386).

Open Space/Bufferyards/Landscaping

The site is triangular in shape and surrounded by Planned General Commercial (PGC) zoned property to the north and west. To the south is Vietnam Veterans Parkway (SR 386) with Planned Business Park (PBP) zoned property to the south of Vietnam Veterans Parkway. With the surrounding zonings of PGC and PBP, a Type 15 Bufferyard is required to the north and west and a Type 20 Bufferyard is required to the south. The plan indicates the required bufferyards along all three (3) property boundaries.

The PGC zone district also requires 7.5 percent of the site to be landscaped, one (1) tree for each 500 square feet of landscape area, and one (1) interior tree planting per ten (10) parking spaces. The landscape plan provides 1.00 acre (42 percent) of the site in maintained landscaped areas. The landscape plan provides the required 88 ornamental trees and 50 shrubs, and 2,633 square feet (7.9 percent) of the gross parking area is landscaped.

Parking

Financial, Consulting, and Administrative use requires one (1) parking space per 300 square feet of building space. The 12,950 square foot office building requires 44 parking spaces. The plan provides 78 total parking spaces – 74 regular spaces and four (4) handicapped parking spaces. The additional spaces are provided to accommodate the large volume of vehicles for this specific use during career fairs and training events.

Planning Department Comments

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

Engineering Division Comments

The Engineering Division reviewed and commented on the Final Master Development Plan. The applicant satisfactorily addressed the Engineering Division comments, except those listed 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, the Regional Activity Center Character Area classification.

2. The Final Master Development Plan is consistent with the purpose and intent of the Planned General Commercial (PGC) 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 PGC zoning district.

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 2016-74, approving the Final Master Development Plan for the Sumner County Career Center, consisting of a twelve (12) sheet plan (Labeled C0.0 - L2.0), with Job No. 15180, prepared by Ragan Smith of Nashville, TN, dated May 24, 2016 with a final revision date of June 16, 2016, a two (2) sheet architecture plan, with Project No. 1031.9, prepared by Lyle-Cook-Martin Architects of Clarksville, TN, dated March 30, 2016, and three (3) sheet photometric plan, with Project No. 1031.9, prepared by Lyle-Cook-Martin Architects of Clarksville, TN, dated May 18, 2016, with the following conditions:

1. The owner/applicant will need to record a cross-access easement for the driveway to/from the adjacent parcel.
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3. Provide the Engineering Division with a copy of the TDEC Notice of Coverage permit.
4. A recorded Stormwater Maintenance Agreement is required prior to ossuance of a building permit.
5. Submit one (1) full-sized and two (2) half-sized, corrected folded copies of the Amend Preliminary Master Development Plan/Final Master Development Plan.

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

ATTACHMENTS

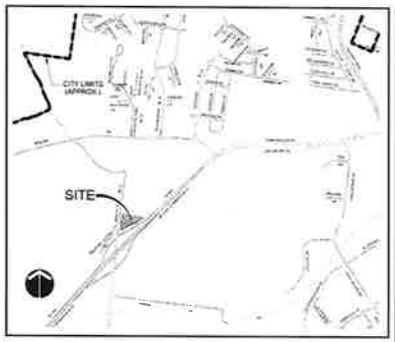
Attachment 7 - 1	**Location Map of Sumner County Career Center**
Attachment 7 - 2	**Sumner County Career Center PMDP**
Attachment 7 - 3	**Building Material Percentages**
Attachment 7 - 4	**Sumner County Career Center FMDP and Architecture**

Location Map

Sumner County Career Center
Final Master Development Plan
PC File# 8-2017-16

Prepared By: Kevin Chastine, AICP
Prepared On: June 20, 2016

ATTACHMENT 7-1



LOCATION MAP
NOT TO SCALE

SITE DATA:

PROPERTY INFORMATION

STREET ADDRESS:	1598 GREENLEA BOULEVARD
TAX MAP:	125
PARCEL:	35.01
LOT SIZE:	2.38± AC. (103,663 S.F.)
BUILDING FLOOR:	12,000 S.F.

OWNER/DEVELOPER
WORKFORCE ESSENTIALS
532 MADISON ST, SUITE A
CLARKSVILLE, TN 37040
(931) 905-3502
(931) 551-9026 FAX

PROJECT ENGINEER
BRAD SLAYDEN, PE
RAGAN-SMITH ASSOCIATES, INC
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
BSLAYDEN@RAGANSMITH.COM

ZONING INFORMATION

ZONING CLASSIFICATION:	PCD (PLANNED GENERAL COMMERCIAL)
EXISTING USE:	VACANT
PROPOSED USE:	OFFICE
BUILDING SETBACK: FRONT SETBACK:	40' (COLLECTOR)
BUILDING YARDS:	
MINIMUM FRONT YARD:	20' (ONE HALF SETBACK)
MINIMUM REAR YARD:	N/A
MINIMUM SIDE YARD:	10'
MAXIMUM BUILDING HEIGHT:	40'
PROPOSED BUILDING HEIGHT:	20'±
MAXIMUM LOT COVERAGE:	50%
PROPOSED LOT COVERAGE:	12%

PARKING DATA

PARKING REQUIRED (PER CITY OF GALLATIN):	
OFFICE:	
12,000 S.F. @ 1.0 SPACES/300 S.F.	40 SPACES
PARKING PROVIDED:	
REGULAR PARKING:	77 SPACES
HANDICAP PARKING:	4 SPACES
TOTAL PARKING PROVIDED:	81 SPACES

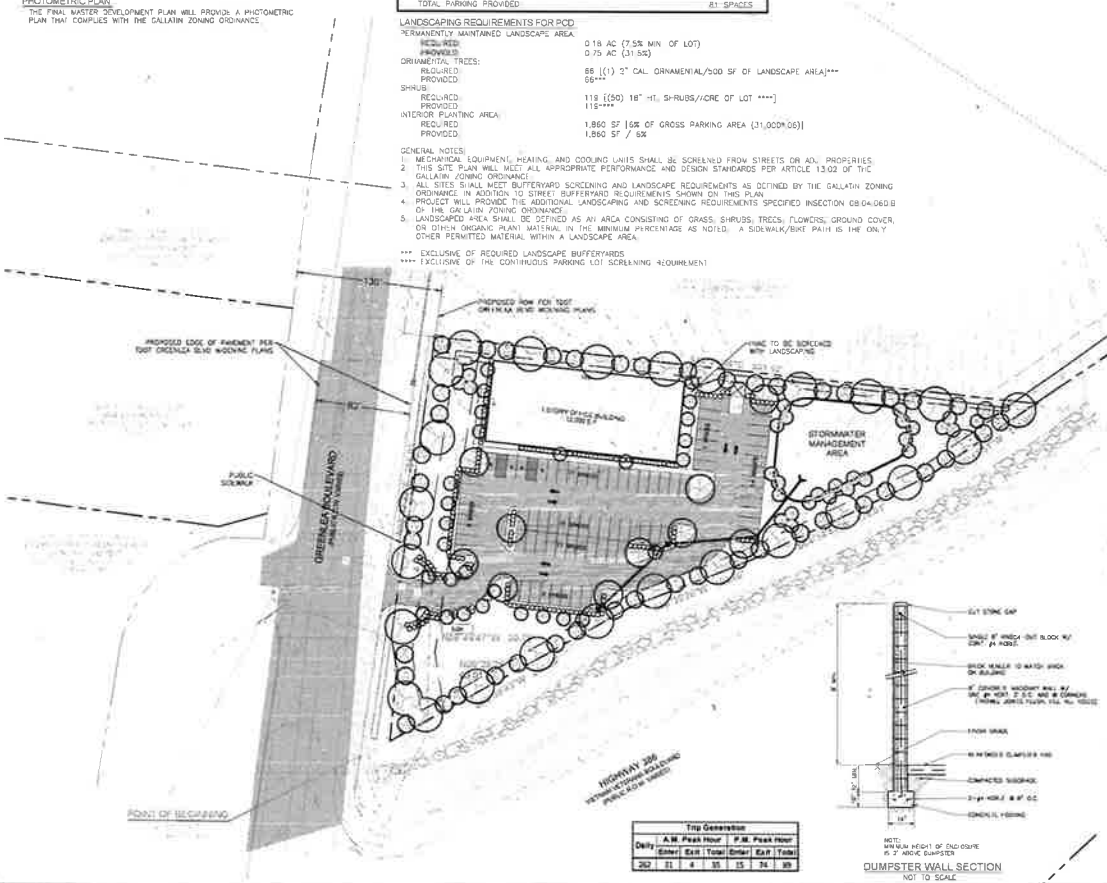
LANDSCAPING REQUIREMENTS FOR PCD

PERMANENTLY MAINTAINED LANDSCAPE AREA:	
REQUIRED:	0.18 AC (7.5% MIN. OF LOT)
PROVIDED:	0.75 AC (31.5%)
ORNAMENTAL TREES:	
REQUIRED:	86 [(1) 2" CAL. ORNAMENTAL/300 SF OF LANDSCAPE AREA]***
PROVIDED:	66***
SHRUBS:	
REQUIRED:	118 [(50) 18" HT. SHRUBS//ACRE OF LOT ****]
PROVIDED:	118****
INTERIOR PLANTING AREA:	
REQUIRED:	1,860 SF [6% OF GROSS PARKING AREA (31,000ft.06)]
PROVIDED:	1,860 SF / 6%

GENERAL NOTES:
1. MECHANICAL EQUIPMENT, HEATING, AND COOLING UNITS SHALL BE SCREENED FROM STREETS OR ADJ. PROPERTIES.
2. THIS SITE PLAN WILL MEET ALL APPROPRIATE PERFORMANCE AND DESIGN STANDARDS PER ARTICLE 13.02 OF THE GALLATIN ZONING ORDINANCE.
3. ALL SITES SHALL MEET BUFFERYARD SCREENING AND LANDSCAPE REQUIREMENTS AS DEFINED BY THE GALLATIN ZONING ORDINANCE IN ADDITION TO STREET BUFFERYARD REQUIREMENTS SHOWN ON THIS PLAN.
4. PROJECT WILL PROVIDE THE ADDITIONAL LANDSCAPING AND SCREENING REQUIREMENTS SPECIFIED IN SECTION 08.04.060.B OF THE GALLATIN ZONING ORDINANCE.
5. LANDSCAPED AREA SHALL BE DEFINED AS AN AREA CONSISTING OF GRASS, SHRUBS, TREES, FLOWERS, GROUND COVER, OR OTHER ORGANIC PLANT MATERIAL IN THE MINIMUM PERCENTAGE AS NOTED. A SIDEWALK/BIKE PATH IS THE ONLY OTHER PERMITTED MATERIAL WITHIN A LANDSCAPE AREA.

*** EXCLUSIVE OF REQUIRED LANDSCAPE BUFFERYARDS
**** EXCLUSIVE OF THE CONTINUOUS PARKING LOT SCREENING REQUIREMENT

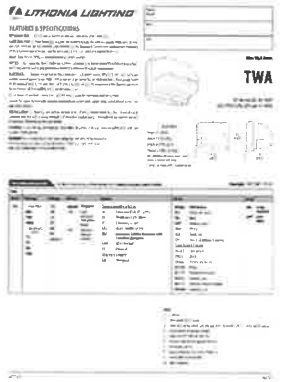
PHOTOMETRIC PLAN
THE FINAL MASTER DEVELOPMENT PLAN WILL PROVIDE A PHOTOMETRIC PLAN THAT COMPLIES WITH THE GALLATIN ZONING ORDINANCE.

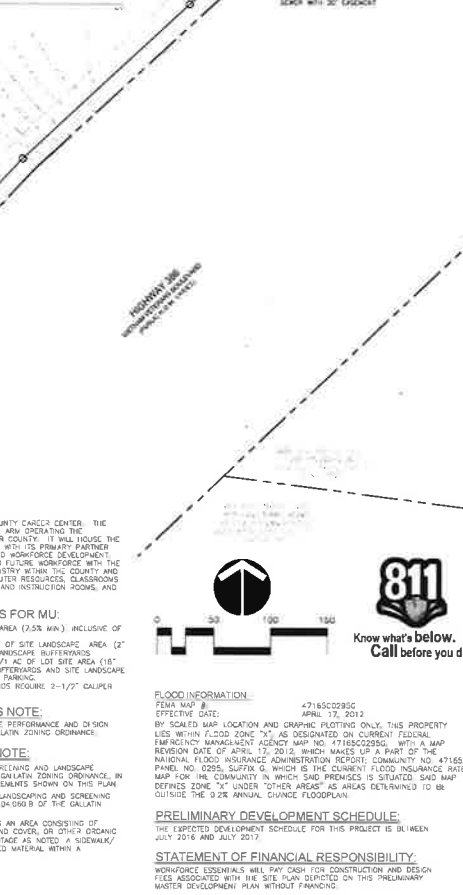


Trip Generation							
Daily	A.M. Peak Hour			P.M. Peak Hour			
	Enter	Exit	Total	Enter	Exit	Total	
262	21	4	35	15	74	89	

NOTE:
MINIMUM HEIGHT OF ENCLOSURE IS 2' ABOVE DUMPSTER

DUMPSTER WALL SECTION
NOT TO SCALE





PROJECT DESCRIPTION

THIS FACILITY WILL HOUSE THE SUMNER COUNTY CAREER CENTER. THE CAREER CENTER IS THE PUBLIC WORKFORCE ARM OPERATING THE AMERICAN JOB CENTER NETWORK IN SUMNER COUNTY. IT WILL HOUSE THE OFFICES OF WORKFORCE ESSENTIALS ALONG WITH ITS PRIMARY PARTNER THE TENNESSEE DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT. ITS MISSION IS TO ALIGN THE CURRENT AND FUTURE WORKFORCE WITH THE NEEDS OF EMPLOYERS, BUSINESS, AND INDUSTRY WITHIN THE COUNTY AND SURROUNDING AREA. IT WILL HOUSE COMPUTER RESOURCES, CLASSROOMS FOR WORKSHOPS AND JOB FAIRS, MEETING AND INSTRUCTION ROOMS, AND OFFICE SPACE FOR STAFF.

LANDSCAPE REQUIREMENTS FOR MU:

- 1.71 AC. OF REQUIRED SITE LANDSCAPE AREA (7.5% MIN.), INCLUSIVE OF INTERIOR PARKING LOT PLANTING AREA.
- 149 TREES REQUIRED AT 1 TREE/500 SF OF SITE LANDSCAPE AREA (2" CALIPER MIN.) EXCLUSIVE OF REQUIRED LANDSCAPE BUFFERYARDS.
- 1,140 SHRUBS REQUIRED AT 50 SHRUBS/1 AC OF LOT SITE AREA (18" HEIGHT MIN.) INCLUSIVE OF REQUIRED BUFFERYARDS AND SITE LANDSCAPE AREA AND EXCLUSIVE OF SCREENING FOR PARKING.
- INTERIOR PLANTING AREAS OR TREE ISLANDS REQUIRE 2-1/2" CALIPER TREES.

PERFORMANCE STANDARDS NOTE:

THIS SITE PLAN WILL MEET ALL APPROPRIATE PERFORMANCE AND DESIGN STANDARDS PER ARTICLE 13.02 OF THE GALLATIN ZONING ORDINANCE.

MU BUFFER & LANDSCAPE NOTE:

1. ALL SITES SHALL MEET BUFFER YARD SCREENING AND LANDSCAPE REQUIREMENTS AS DEFINED BY THE GALLATIN ZONING ORDINANCE, IN ADDITION TO STREET BUFFERYARD REQUIREMENTS SHOWN ON THIS PLAN.
2. PROJECT WILL PROVIDE THE ADDITIONAL LANDSCAPING AND SCREENING REQUIREMENTS SPECIFIED IN SECTION 08.04.060.B OF THE GALLATIN ZONING ORDINANCE.
3. LANDSCAPED AREA SHALL BE DEFINED AS AN AREA CONSISTING OF GRASS, SHRUBS, TREES, FLOWERS, GROUND COVER, OR OTHER ORGANIC PLANT MATERIAL IN THE MINIMUM PERCENTAGE AS NOTED. A SIDEWALK/BIKE PATH IS THE ONLY OTHER PERMITTED MATERIAL WITHIN A LANDSCAPED AREA.

0 50 100 150

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

FLOOD INFORMATION
FEMA MAP #: 47165C0295G
EFFECTIVE DATE: APRIL 17, 2012

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47165C0295G, WITH A MAP REVISION DATE OF APRIL 17, 2012, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47165, PANEL NO. 0295, SUFFIX G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PRELIMINARY DEVELOPMENT SCHEDULE:

THE EXPECTED DEVELOPMENT SCHEDULE FOR THIS PROJECT IS BETWEEN JULY 2016 AND JULY 2017.

STATEMENT OF FINANCIAL RESPONSIBILITY:

WORKFORCE ESSENTIALS WILL PAY CASH FOR CONSTRUCTION AND DESIGN FEES ASSOCIATED WITH THE SITE PLAN DEPICTED ON THIS PRELIMINARY MASTER DEVELOPMENT PLAN WITHOUT FINANCING.

RAGAN-SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE CHATTANOOGA
KNOXVILLE

SUMNER COUNTY CAREER CENTER
WORKFORCE ESSENTIALS
GREENLEA BOULEVARD, SUMNER COUNTY, TENNESSEE

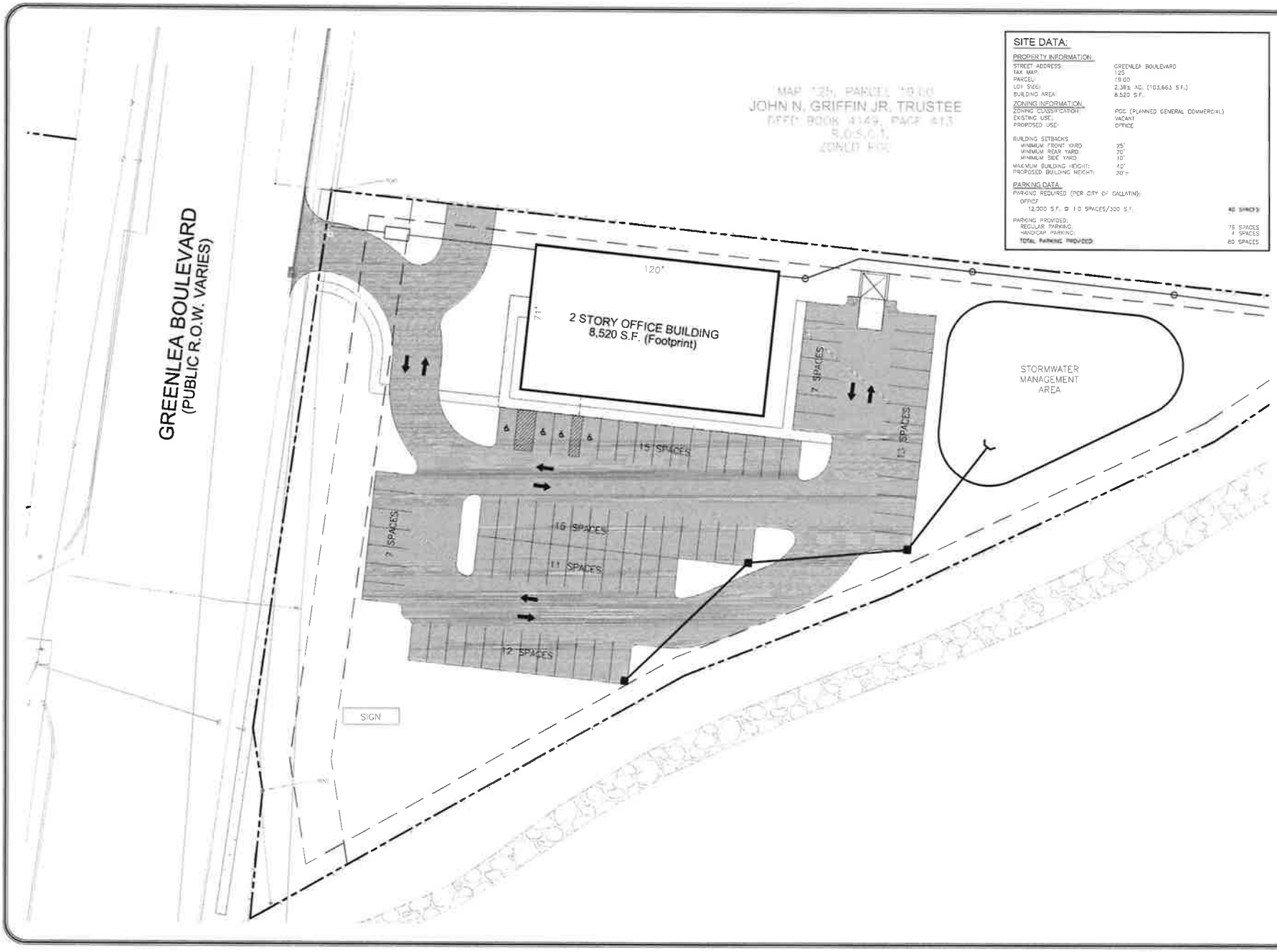
JOB NO	15180
WK ORDER	0441
DESIGNED	L. HORN
DRAWN	B. PATTERSON
CHECKED	
SCALE	1"=50'
DATE	FEBRUARY 22, 2016

REVISIONS
1 PRELIMINARY MASTER DEVELOPMENT PLAN
2 PER CITY COMMENTS

PRELIMINARY MASTER DEVELOPMENT PLAN

C0.0

ATTACHMENT 7-2



SITE DATA:

PROPERTY INFORMATION

STREET ADDRESS:	GREENLEA BOULEVARD
TAX MAP:	125
PARCEL:	19.00
LOT SIZE:	2.38± AC. (103,663 S.F.)
BUILDING AREA:	8,520 S.F.

ZONING INFORMATION

ZONING CLASSIFICATION:	PCC (PLANNED GENERAL COMMERCIAL)
EXISTING USE:	VACANT
PROPOSED USE:	OFFICE

BUILDING SETBACKS

MINIMUM FRONT YARD	25'
MINIMUM REAR YARD	20'
MINIMUM SIDE YARD	10'
MAXIMUM BUILDING HEIGHT:	40'
PROPOSED BUILDING HEIGHT:	20'±

PARKING DATA

PARKING REQUIRED (PER CITY OF GALLATIN):

OFFICE	
12,000 S.F. @ 1.0 SPACES/300 S.F.	40 SPACES

PARKING PROVIDED:

REGULAR PARKING:	76 SPACES
HANDICAP PARKING:	4 SPACES
TOTAL PARKING PROVIDED:	80 SPACES

RAGAN•SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

VASHVILLE
CHATTANOOGA

SUMNER COUNTY CAREER CENTER
FOR
WORKFORCE ESSENTIALS

GREENLEA BOULEVARD - SUMNER COUNTY - TENNESSEE

JOB NO.	15180
WK. ORDER	0441
DESIGNED	WLH
DRAWN	ZDB
SCALE	1"=20'
DATE	04/14/2015
REVISIONS	

24X36

EX D

ATTACHMENT 7-2

ATTACHMENT 7-3

LYLE·COOK·MARTIN
ARCHITECTS

March 17, 2016

Percentages of Exterior Materials
Sumner County Career Center
WorkForce Essentials
Gallatin, Tennessee

West Elevation

Brick	460 Sq. Ft.
Stone	180 Sq. Ft.
Glass	94 Sq. Ft.
Metal Siding	430 Sq. Ft.
Cement Fiber Board	85 Sq. Ft.
Aluminum Composite Panel	0 Sq. Ft.

South Elevation

Brick	932 Sq. Ft.
Stone	911 Sq. Ft.
Glass	326 Sq. Ft.
Metal Siding	840 Sq. Ft.
Cement Fiber Board	56 Sq. Ft.
Aluminum Composite Panel	465 Sq. Ft.

East Elevation

Brick	703 Sq. Ft.
Stone	810 Sq. Ft.
Glass	140 Sq. Ft.
Metal Siding	225 Sq. Ft.
Cement Fiber Board	0 Sq. Ft.
Aluminum Composite Panel	0 Sq. Ft.

North Elevation

Brick	715 Sq. Ft.
Stone	913 Sq. Ft.
Glass	447 Sq. Ft.
Metal Siding	854 Sq. Ft.
Cement Fiber Board	42 Sq. Ft.
Aluminum Composite Panel	465 Sq. Ft.

ATTACHMENT 7-3

Total Area of Materials

Brick	2,810 Sq. Ft.
Stone	3,905 Sq. Ft.
Glass	1,007 Sq. Ft.
Metal Siding	2,349 Sq. Ft.
Cement Fiber Board	183 Sq. Ft.
Aluminum Composite Panel	930 Sq. Ft.
Total Sq. Footage	11,184

Total Percentage of Each Material

Brick	25%
Stone	35%
Glass	9%
Metal Siding	21%
Cement Fiber Board	2%
Aluminum Composite Panel	9%

FINAL MASTER DEVELOPMENT PLANS
FOR
SUMNER COUNTY CAREER CENTER
WORKFORCE ESSENTIALS

CONTACTS

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LOCATION MAP
NOT TO SCALE

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1598 GREENLEA BOULEVARD, SUMNER COUNTY, TENNESSEE

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

THE EXPECTED DEVELOPMENT SCHEDULE FOR THIS PROJECT IS BETWEEN JULY 2016 AND JULY 2017

RAGAN•SMITH
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STATE OF TENNESSEE

SUMNER COUNTY CAREER CENTER
FOR
WORKFORCE ESSENTIALS
1598 GREENLEA BOULEVARD, SUMNER COUNTY, TENNESSEE

REVISIONS	
0	06/16/16 (ZDS) REV. PER. CITY COMMENTS

JOB NO.	15180
WK. ORDER	0441
DESIGNED:	L. HORN
DRAWN:	B. PATTERSON
SCALE:	NOT TO SCALE
DATE:	MAY 24, 2016

COVER SHEET

C0.0

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 HANDICAP 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.

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. NO GEOTECHNICAL STUDY HAS BEEN CONDUCTED ON THIS SITE. HOWEVER, THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAS RELIED ON EXPERIENCE WITH SIMILAR PROJECTS AND SIMILAR SOIL/SITE CONDITIONS. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES (OWNER, CIVIL ENGINEER, PROPER GOVERNMENTAL AGENCIES, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

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.
4. DRIVEWAYS TO BE REPLACED WITH LIKE MATERIALS TO THE TIE DOWN LOCATIONS SHOWN ON PLANS. ANY NECESSARY PAVING OF DRIVEWAYS WILL BE DONE DURING PAVING OPERATIONS ON THE MAIN ROADWAY.
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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STATE OF TENNESSEE

SUMNER COUNTY CAREER CENTER
FOR
WORKFORCE ESSENTIALS
1598 GREENLEA BOULEVARD, SUMNER COUNTY, TENNESSEE

JOB NO. 15180	WK. ORDER 0441
DESIGNED:	L. HORN
DRAWN:	B. PATTERSON
SCALE:	#"=##'
DATE:	MAY 24, 2016

REVISIONS

CIVIL NOTES

C0.1

G:\15180-0441\1-CIVIL ENGINEERING\PLAN SHEETS\0441_NOTES.DWG
PLOTTED BY ZACH SWAFFORD ON: 6/16/2016 2:58 PM LAST UPDATED BY BAP ON: 5/20/2016 10:00 AM

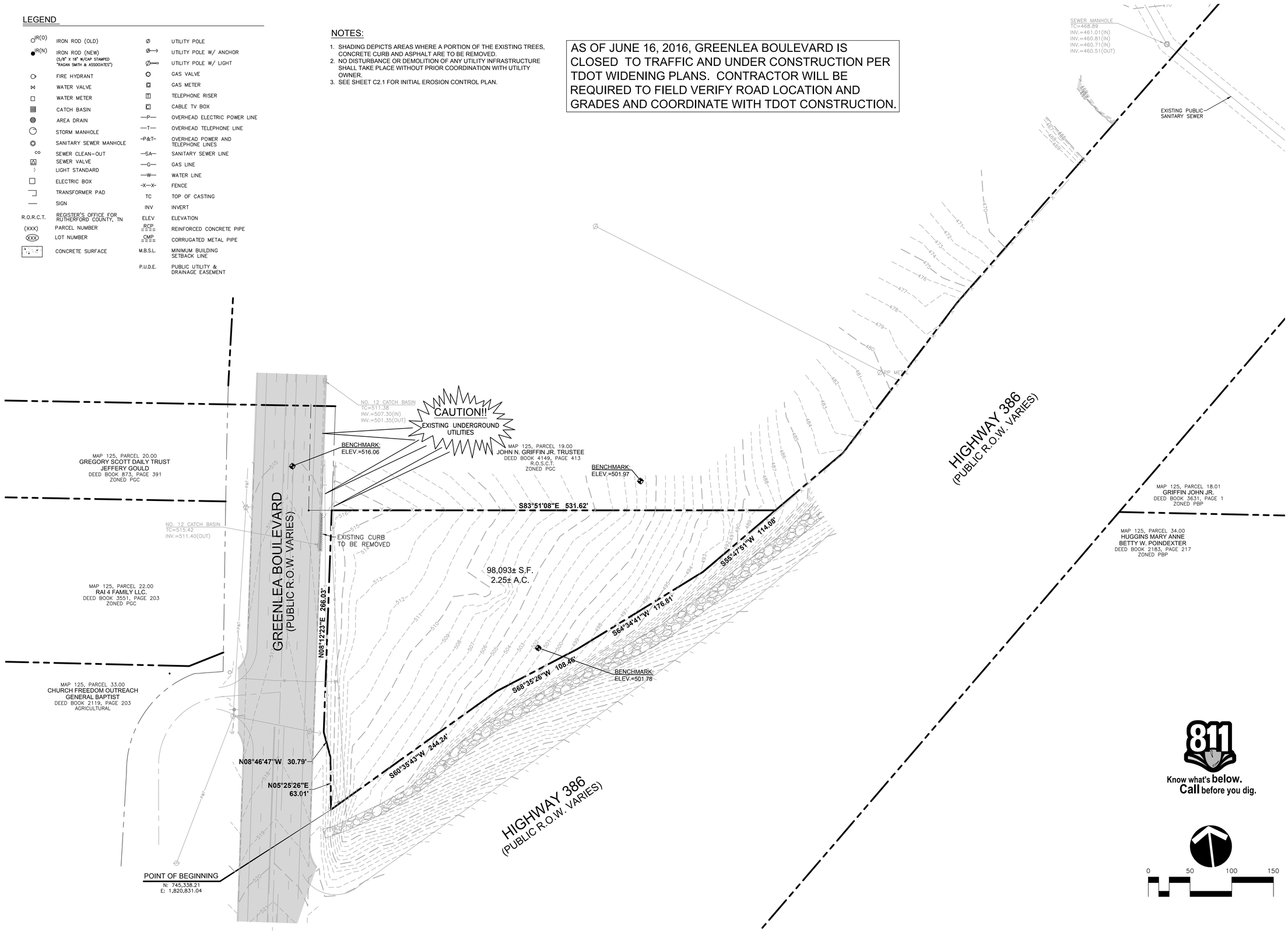
LEGEND

○IR(O)	IRON ROD (OLD)	Ø	UTILITY POLE
●IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	Ø⟶	UTILITY POLE W/ ANCHOR
		Ø—○	UTILITY POLE W/ LIGHT
	FIRE HYDRANT		GAS VALVE
	WATER VALVE		GAS METER
	WATER METER		TELEPHONE RISER
	CATCH BASIN		CABLE TV BOX
	AREA DRAIN	—P—	OVERHEAD ELECTRIC POWER LINE
	STORM MANHOLE	—T—	OVERHEAD TELEPHONE LINE
	SANITARY SEWER MANHOLE	-P&T-	OVERHEAD POWER AND TELEPHONE LINES
CO	SEWER CLEAN—OUT	—SA—	SANITARY SEWER LINE
	SEWER VALVE	—G—	GAS LINE
	LIGHT STANDARD	—W—	WATER LINE
	ELECTRIC BOX	-X—X-	FENCE
	TRANSFORMER PAD	TC	TOP OF CASTING
	SIGN	INV	INVERT
R.O.R.C.T.	REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TN	ELEV	ELEVATION
(XXX)	PARCEL NUMBER	RCP	REINFORCED CONCRETE PIPE
(XXX)	LOT NUMBER	CMP	CORRUGATED METAL PIPE
	CONCRETE SURFACE	M.B.S.L.	MINIMUM BUILDING SETBACK LINE
		P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT

NOTES:

1. SHADING DEPICTS AREAS WHERE A PORTION OF THE EXISTING TREES, CONCRETE CURB AND ASPHALT ARE TO BE REMOVED.
2. NO DISTURBANCE OR DEMOLITION OF ANY UTILITY INFRASTRUCTURE SHALL TAKE PLACE WITHOUT PRIOR COORDINATION WITH UTILITY OWNER.
3. SEE SHEET C2.1 FOR INITIAL EROSION CONTROL PLAN.

AS OF JUNE 16, 2016, GREENLEA BOULEVARD IS CLOSED TO TRAFFIC AND UNDER CONSTRUCTION PER TDOT WIDENING PLANS. CONTRACTOR WILL BE REQUIRED TO FIELD VERIFY ROAD LOCATION AND GRADES AND COORDINATE WITH TDOT CONSTRUCTION.



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No. 116288
STATE OF TENNESSEE

SUMNER COUNTY CAREER CENTER FOR WORKFORCE ESSENTIALS

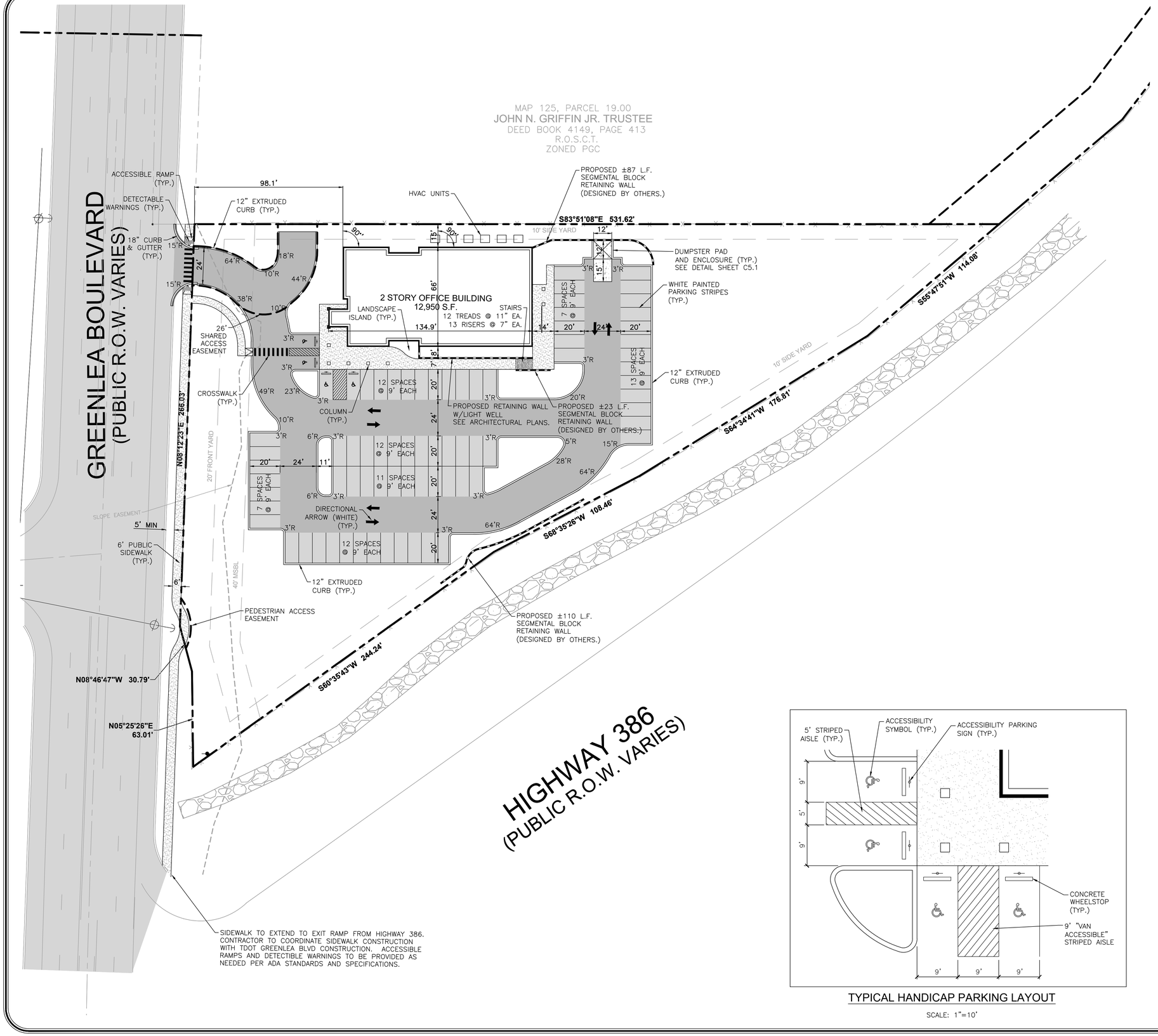
1598 GREENLEA BOULEVARD, SUMNER COUNTY, TENNESSEE

JOB NO. 15180	WK. ORDER 0441	DESIGNED:	L. HORN		REVISIONS
		DRAWN:	B. PATTERSON		
		SCALE:	1"=50'		
		DATE:	MAY 24, 2016		

EXISTING CONDITIONS & DEMOLITION PLAN

C0.2

C:\15180\MAIN\CIVIL ENGINEERING\PLAN SHEETS\MAY_EXIST.DWG
PLOTTED BY ZACH SMARTT ON 6/16/2016 2:59 PM LAST UPDATED BY ZSN ON 6/16/2016 12:55 PM



SITE DATA:

PROPERTY INFORMATION:

STREET ADDRESS:	1598 GREENLEA BOULEVARD
TAX MAP:	125
PARCEL:	34.01
LOT SIZE:	2.25± AC. (98,093 S.F.)
BUILDING FLOOR:	12,950 S.F.

OWNER/DEVELOPER:

JOHN WATZ
WORKFORCE ESSENTIALS
532 MADISON ST, SUITE A
CLARKSVILLE, TN 37040
(931) 905-3502
(931) 551-9026 FAX

PROJECT ENGINEER:

LEE HORN, PE
RAGAN-SMITH ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
LHORN@RAGANSMITH.COM

ZONING INFORMATION:

ZONING CLASSIFICATION:	PGC (PLANNED GENERAL COMMERCIAL)
EXISTING USE:	VACANT
PROPOSED USE:	OFFICE
BUILDING SETBACK:	
FRONT SETBACK:	40' (COLLECTOR)
BUILDING YARDS:	
MINIMUM FRONT YARD:	20' (ONE HALF SETBACK)
MINIMUM REAR YARD:	N/A
MINIMUM SIDE YARD:	10'
MAXIMUM BUILDING HEIGHT:	40'
PROPOSED BUILDING HEIGHT:	20'±
MAXIMUM LOT COVERAGE:	50%
PROPOSED LOT COVERAGE:	12%

PARKING DATA:

PARKING REQUIRED (PER CITY OF GALLATIN):

OFFICE	
12,950 S.F. @ 1.0 SPACES/300 S.F.	43 SPACES
PARKING PROVIDED:	
REGULAR PARKING:	74 SPACES
HANDICAP PARKING:	4 SPACES
TOTAL PARKING PROVIDED:	78 SPACES

FLOOD INFORMATION:

FEMA MAP #:	47165C0295G
EFFECTIVE DATE:	APRIL 17, 2012

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47165C0295G, WITH A MAP REVISION DATE OF APRIL 17, 2012, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47165, PANEL NO. 0295, SUFFIX G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROJECT DESCRIPTION

THIS FACILITY WILL HOUSE THE SUMNER COUNTY CAREER CENTER. THE CAREER CENTER IS THE PUBLIC WORKFORCE ARM OPERATING THE AMERICAN JOB CENTER NETWORK IN SUMNER COUNTY. IT WILL HOUSE THE OFFICES OF WORKFORCE ESSENTIALS ALONG WITH ITS PRIMARY PARTNER THE TENNESSEE DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT. ITS MISSION IS TO ALIGN THE CURRENT AND FUTURE WORKFORCE WITH THE NEEDS OF EMPLOYERS, BUSINESS, AND INDUSTRY WITHIN THE COUNTY AND SURROUNDING AREA. IT WILL HOUSE COMPUTER RESOURCES, CLASSROOMS FOR WORKSHOPS AND JOB FAIRS, MEETING AND INSTRUCTION ROOMS, AND OFFICE SPACE FOR STAFF.

PERFORMANCE STANDARDS NOTE:

THIS SITE PLAN WILL MEET ALL APPROPRIATE PERFORMANCE AND DESIGN STANDARDS PER ARTICLE 13.02 OF THE GALLATIN ZONING ORDINANCE.

PRELIMINARY DEVELOPMENT SCHEDULE:

THE EXPECTED DEVELOPMENT SCHEDULE FOR THIS PROJECT IS BETWEEN JULY 2016 AND JULY 2017.

STATEMENT OF FINANCIAL RESPONSIBILITY:

WORKFORCE ESSENTIALS WILL PAY CASH FOR CONSTRUCTION AND DESIGN FEES ASSOCIATED WITH THE SITE PLAN DEPICTED ON THIS FINAL MASTER DEVELOPMENT PLAN WITHOUT FINANCING.

PAVEMENT LEGEND

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

TYPICAL HANDICAP PARKING LAYOUT

SCALE: 1"=10'

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FOR
WORKFORCE ESSENTIALS

1598 GREENLEA BOULEVARD, SUMNER COUNTY, TENNESSEE

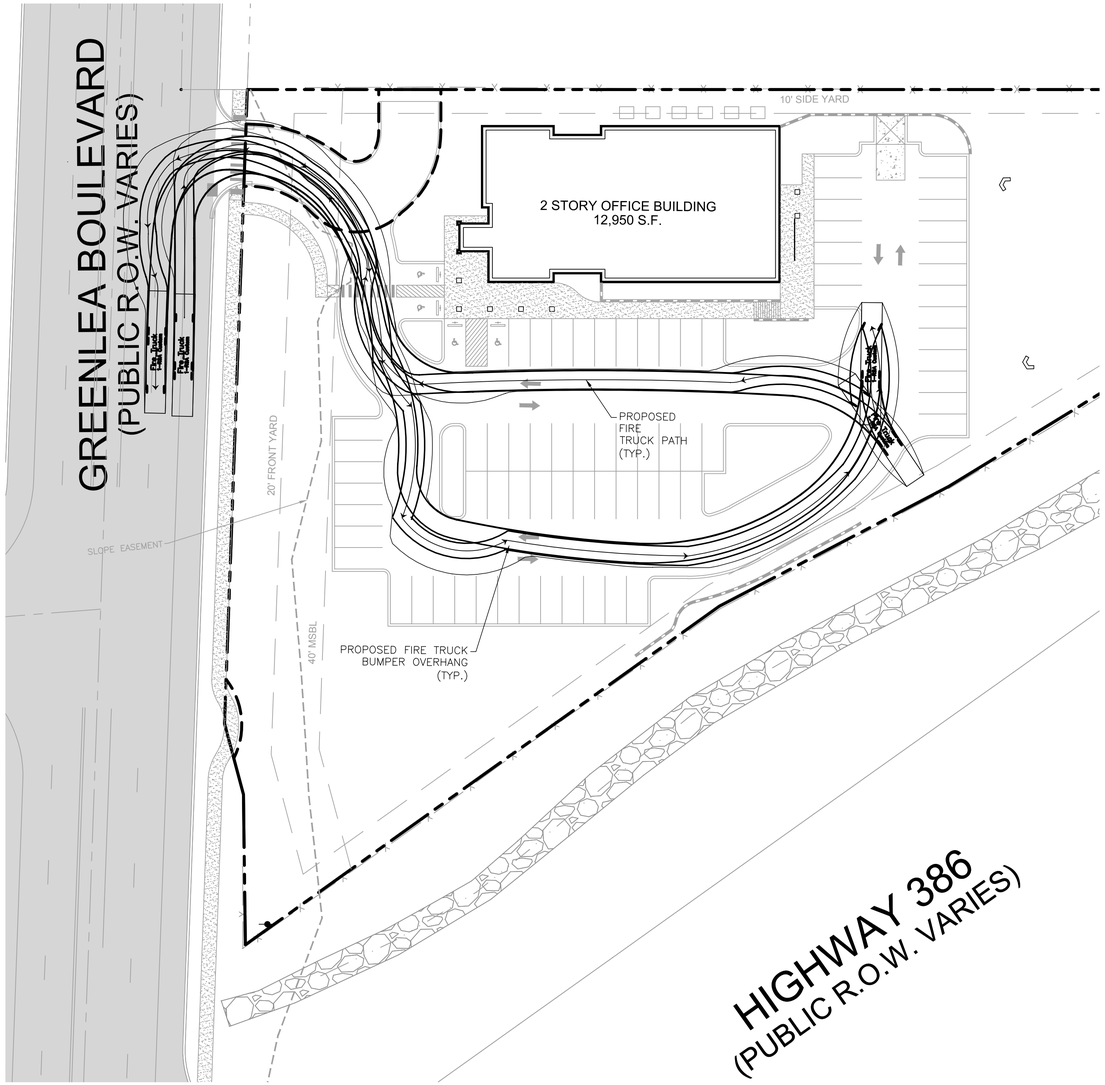
REVISIONS	DATE:
06/16/16 (2DS) REV. PER CITY COMMENTS	

JOB NO. 15180	WK. ORDER 0441
DESIGNED:	L. HORN
DRAWN:	B. PATTERSON
SCALE:	1"=30'
DATE:	MAY 24, 2016

SITE LAYOUT PLAN

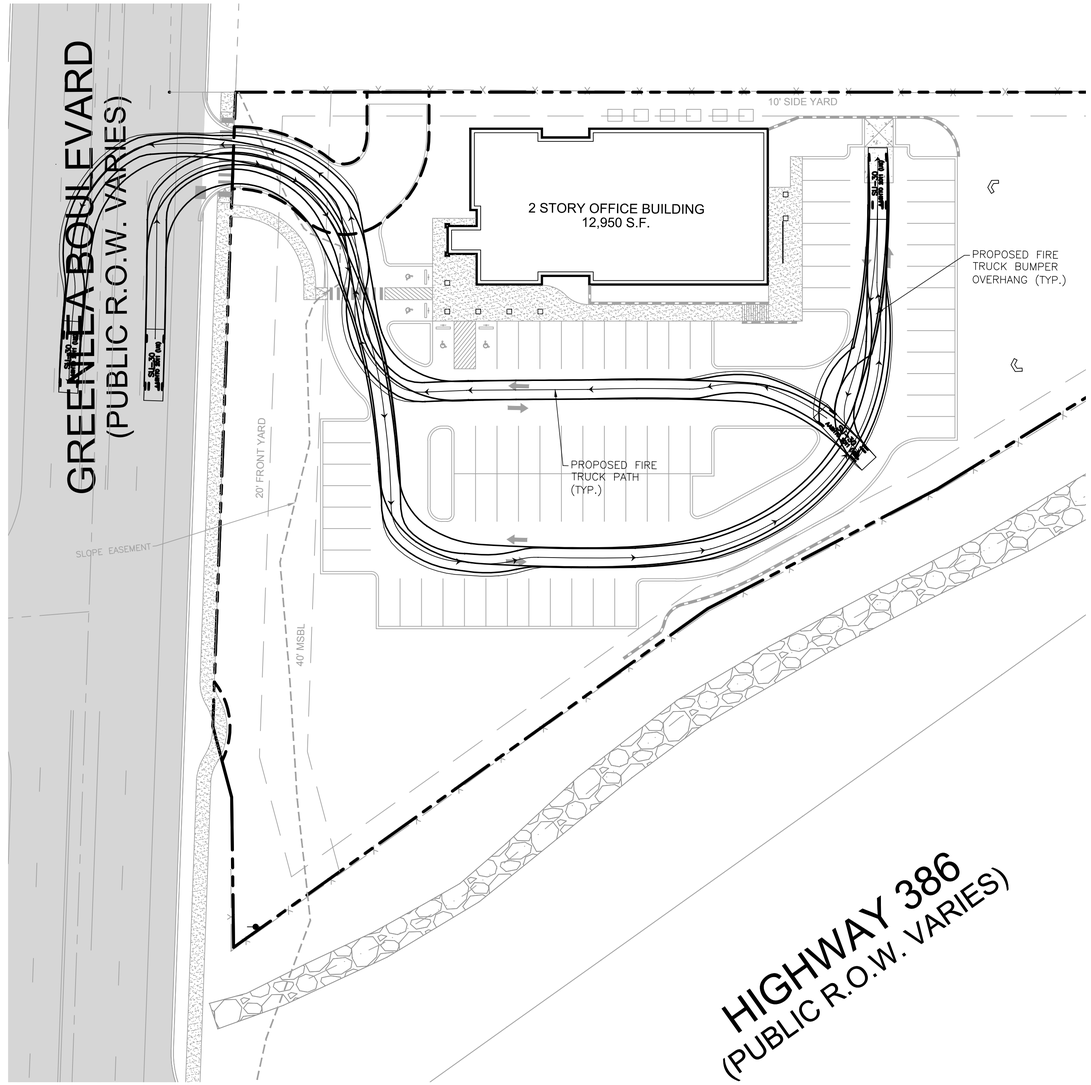
C1.1

G:\15180\841\CIVIL ENGINEERING\PLAN SHEETS\841_LAYOUT.DWG
PLOTTED BY ZACH SWAFFORD ON 6/16/2016 2:59 PM - LAST UPDATED BY BAP ON 6/16/2016 12:58 PM



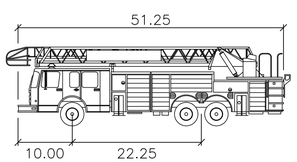
FIRE TRUCK ROUTE

SCALE: 1"=30'



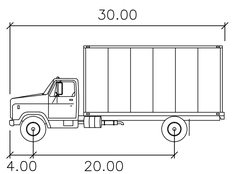
SERVICE/GARBAGE TRUCK ROUTE

SCALE: 1"=30'



FIRE TRUCK

	feet
Width	: 8.66
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 42.00



SERVICE TRUCK

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

811
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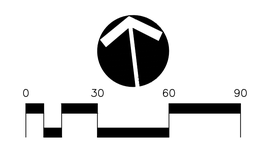

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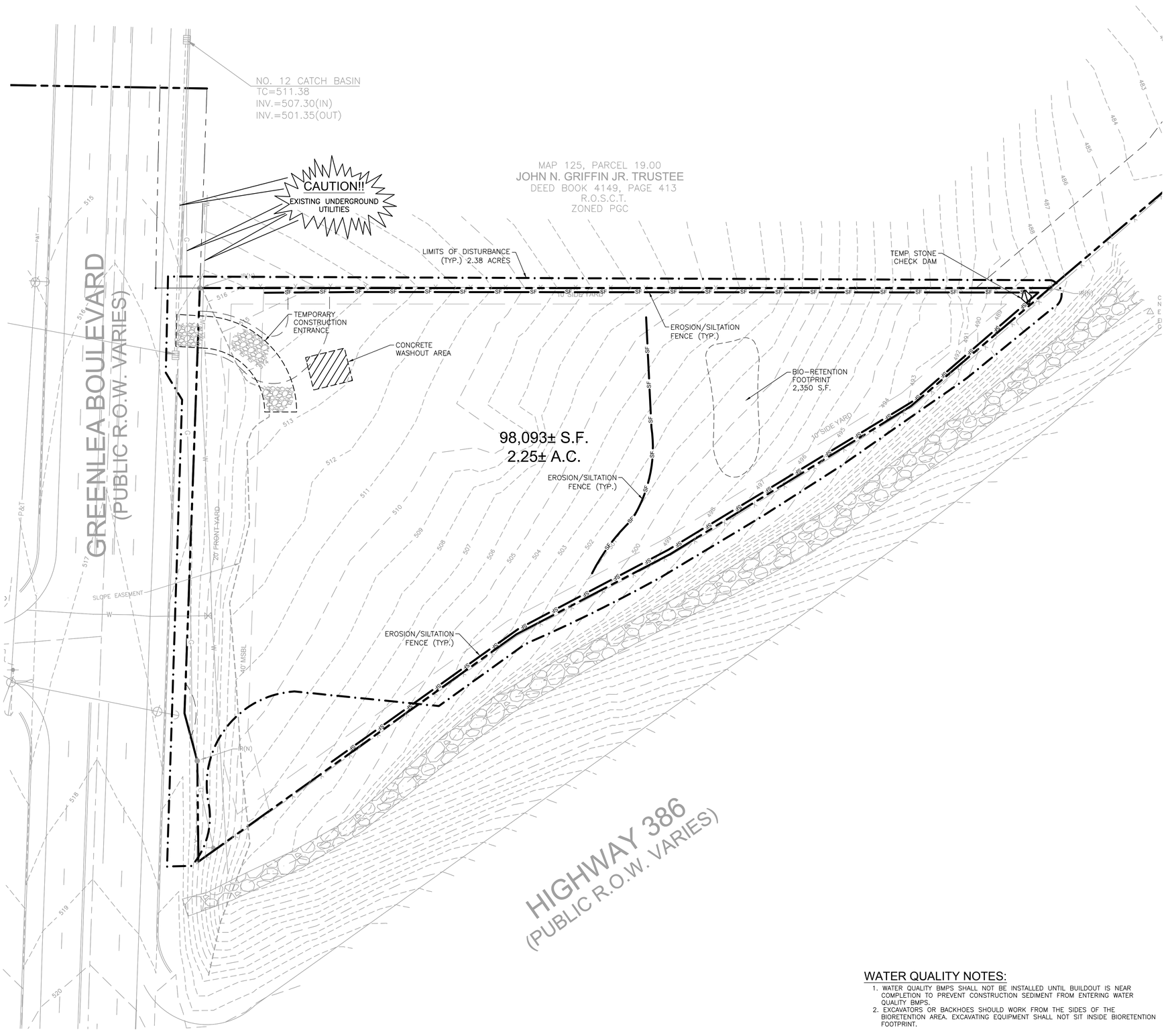
1598 GREENLEA BOULEVARD, SUMNER COUNTY, TENNESSEE

JOB NO.	15180
WK. ORDER	0441
DESIGNED:	L. HORN
DRAWN:	B. PATTERSON
SCALE:	#"=###
DATE:	MAY 24, 2016

REVISIONS

TRUCK MOVEMENT PLAN

C1.2



BEST MANAGEMENT PRACTICES (BMP):

LAND CLEARING SHALL TAKE PLACE ONLY IN AREAS WHERE ACTIVE CONSTRUCTION WILL BEGIN WITHIN A REASONABLE AMOUNT OF TIME. LAND CLEARING DURING THE RAINY SEASON SHALL BE AVOIDED IN SENSITIVE AREAS SUSH AS STEEP SLOPES AND BUFFERS, IF POSSIBLE.

ANY NATURAL WATERCOURSE ON SITE SHALL NOT BE DISTURBED UNLESS ABSOLUTELY NECESSARY.

DENUDED AREAS, SOIL STOCKPILES, DIKES, DAMS, CHANNELS, ETC., ARE TO BE SEEDED AND MULCHED. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 15 DAYS. SUCH AREAS ARE TO IMMEDIATELY RECEIVE SEED AND MULCH STABILIZATION FOLLOWING THIS TIME PERIOD. ON STEEP SLOPES AND CHANNELS, SOD SHALL BE FASTENED TO THE GROUND WITH WIRE STAPLES OR WOOD PEGS. WHERE SURFACE WATER CANNOT BE DIVERTED FROM FLOWING OVER THE FACE OF SLOPES, INSTALL A STRIP OF HEAVY JUTE OR PLASTIC NETTING AND FASTEN TIGHT ALONG THE CROWN OR TOP OF THE SLOPE FOR EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD.

SUITABLE BARRICADES AND GUARDS SHALL BE ERECTED TO PREVENT EQUIPMENT OR MATERIAL FROM BEING PLACED ON ANY PLANTED AREA.

PLASTIC LINING SHALL BE USED ON ALL DITCHES AND EXPOSED SURFACES WHEN TIME DOES NOT PERMIT THE CONTRACTOR TO USE SEED AND MULCH FOR STABILIZATION.

SLOPE AND DITCHES THAT ARE CONSTRUCTED TO FINAL SUB-GRADE OR A PORTION OF ANY SLOPE OR DITCH THAT IS CONSTRUCTED TO SUB-GRADE SHALL IMMEDIATELY RECEIVE TOPSOIL AND FINAL STABILIZATION. ALL SLOPES ARE TO RECEIVE SEED AND MULCH. ALL DITCHES SHALL RECEIVE STABILIZATION AS INDICATED ON THE CONSTRUCTION PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING SEEDED AREAS TO PREVENT THE SOIL FROM DRYING OUT UNTIL APPROVED AND ACCEPTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-SEEDING BARE SPOTS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION OR ACCEPTANCE OF THIS PROJECT.

STEEP AND UNSTABLE SLOPES SHALL NOT BE DISTURBED IF THEY ARE OUTSIDE OF THE APPROVED GRADING PLAN AREA. RUNOFF SHALL BE CONVEYED FROM THE TOP OF THE SLOPE IN A SAFE MANNER ENSURING THAT THE SLOPE IS STABILIZED AS SOON AS POSSIBLE. ALL RUNOFF EXITING THE CONSTRUCTION SITE SHALL BE FREE OF EXCESSIVE SEDIMENT, AND OTHER POLLUTANTS.

EROSION CONTROL BARRIERS (SILT FENCE) SHALL BE PLACED WHERE INDICATED PRIOR TO CLEARING, GRUBBING, GRADING. EROSION CONTROL BARRIERS (SILT FENCE) SHALL BE ADJUSTED AND PLACED ALONG THE NEWLY ESTABLISHED CONTOURS UNTIL THE DEVELOPMENT IS STABILIZED (SEE EROSION/SILTATION CONTROL NOTES)

STREET AND/OR CURB INLET PROTECTION DEVICES SHALL BE PLACED AROUND ALL INLETS UPON THE CONSTRUCTION OF THE STORM WATER SEWER SYSTEM.

GRADING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

3. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

4. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.

5. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED: (SEE MASTER SITE SPECIFICATIONS SECTION 02630 FOR ALLOWED MATERIALS. CEC TO LIST SPECIFIC PIPE MATERIALS ON THIS PLAN IF REQUIRED.)

6. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

7. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.

8. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.

9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

10. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.

11. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".

12. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THE WALMART SPECIAL CONDITIONS, SECTION 8, ENVIRONMENTAL COMPLIANCE AND STORM WATER POLLUTION PREVENTION. THIS APPLIES TO WALMART BUILT PROJECTS ONLY.

13. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

14. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

15. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.

16. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.

17. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

18. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.

WATER QUALITY NOTES:

1. WATER QUALITY BMPS SHALL NOT BE INSTALLED UNTIL BUILDOUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPS.
2. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES OF THE BIORETENTION AREA. EXCAVATING EQUIPMENT SHALL NOT SIT INSIDE BIORETENTION FOOTPRINT.

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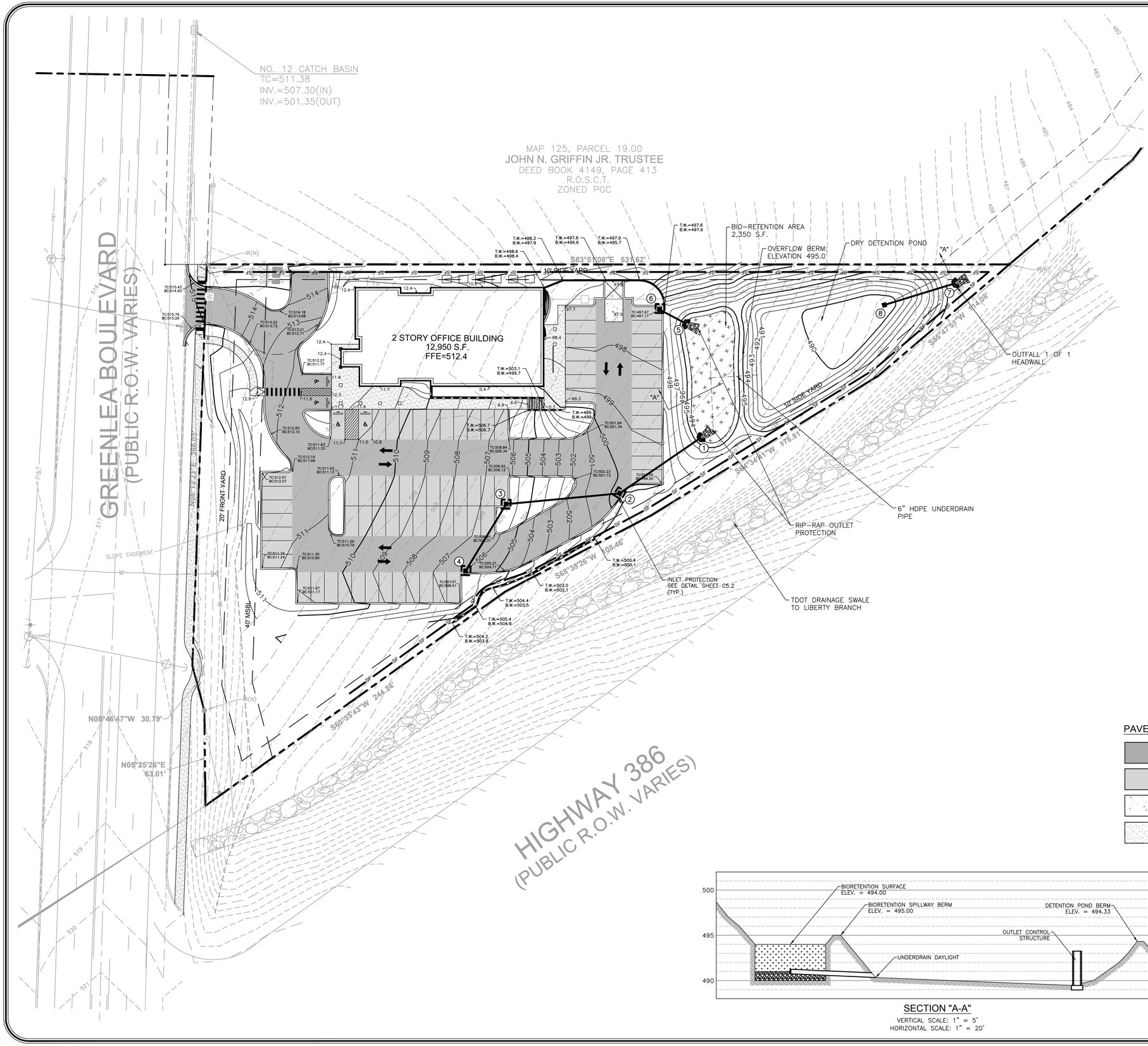
REVISIONS	DATE:	SCALE:	DRAWN:	DESIGNED:	JOB NO.
	MAY 24, 2016	1"=30'	B. PATTERSON	L. HORN	WK. ORDER 0441 15180

INITIAL EROSION CONTROL PLAN

C2.1

G:\15180\441\1-CIVIL ENGINEERING\PLANS\15180441_LEDP.DWG
PLOTTED BY: ZACH SWARTZBERG ON: 6/9/2016 3:50 PM — LAST UPDATED BY: ZSS ON: 5/25/2016 2:38 PM



DRAINAGE STRUCTURE SCHEDULE				
NO.	TYPE*	CASTING	RIM	INVERTS
1	HEADWALL	REINFORCED CONCRETE	496.41	494.20 (2)
2	SINGLE CURB INLET	3300	499.53	495.50 (3) 495.40 (1)
3	SINGLE CURB INLET	3300	506.18	500.00 (2) 500.10 (4)
4	SINGLE CURB INLET	3300	506.00	501.58 (3)
5	HEADWALL	REINFORCED CONCRETE	496.41	494.20 (6)
6	SINGLE CURB INLET	3300	497.22	494.39 (5)
7	HEADWALL	REINFORCED CONCRETE	491.21	489.00 (8)
8	OUTLET CONTROL STRUCTURE	4310	491.75	489.50 (7)

NOTE:
ALL HEADWALLS TO BE ENERGY DISSIPATING TYPE.
SEE DETAIL ON SHEET C5.2.

PIPE TABLE			
LINE	SIZE/TYPE	LENGTH	SLOPE
1–2	18" RCP	64'	-1.87%
2–3	18" RCP	75'	-5.97%
3–4	18" RCP	52'	-2.87%
5–6	18" RCP	19'	-1.00%
7–8	24" RCP	48'	1.04%

NOTE:
ALL ROOF DRAINS TO BE TIED TO THE STORM NETWORK @ 1.00% MINIMUM SLOPE.

STORM DRAINAGE NOTES:

1. ALL STORMWATER WORKS ON THIS PROJECT WILL BE CONSTRUCTED TO BE IN COMPLIANCE WITH THE CITY OF MURFREESBORO PUBLIC WORKS SPECIFICATIONS AND REQUIREMENTS.
2. TRENCHES FOR STORMWATER PIPING WILL BE BEDDED WITH 4" OF CRUSHED STONE TO RECEIVE THE CULVERT PIPE AND GIVE A UNIFORM BEARING ALONG THE RUN OF THE TRENCH. REMAINING TRENCH SECTION TO BE BACKFILLED WITH CLEAN STONE #57 TO TOP OF PIPE OR TO SUBGRADE WHEN LOCATED IN PAVEMENT.
3. RIM REFERS TO TOP OF GRATE OF "X" AND "M" & "H" CASTINGS. DRAINAGE STRUCTURE CASTING SHALL BE DRY SET WHEN BUILT AND MORTAR SET LATER WHEN ADJUSTED TO GRADE OF FINAL SURFACE TREATMENT.
4. STORMWATER QUANTITY DETENTION WILL OCCUR IN AN OFFSITE WET DETENTION POND.
   AN ENGINEER'S CERTIFICATE OF THE CONSTRUCTION OF THE STORMWATER FACILITIES WILL BE REQUIRED.
5. A MAXIMUM OF 2–6" (6 IN.) ADJUSTMENT RINGS WILL BE ALLOWED PER ANY EXISTING OR PROPOSED MANHOLES ASSOCIATED WITH THIS INSTALLATION. IF ANY MANHOLE REQUIRES ADJUSTMENT BEYOND THE 2–6" ADJUSTMENT RINGS ALLOWED THEN THE CONTRACTOR MUST REMOVE, ADJUST, OR ADD BARREL SECTIONS TO THE MANHOLE TO GET IT TO GRADE AT THEIR OWN EXPENSE.
6. ALL INVERT ELEVATIONS ON EXISTING STORMWATER STRUCTURE TIE IN POINTS TO BE VERIFIED PRIOR TO CONSTRUCTION.
7. A STORMWATER MANAGEMENT PLAN DEMONSTRATING THAT THE SITE PROVIDES FOR TREATMENT OF THE WATER QUALITY VOLUME AND PROVIDES FOR MANAGEMENT OF THE STREAM BANK PROTECTION VOLUME MUST BE PROVIDED.

GRADING NOTE (ACCESSIBLE ENTRANCE):

ALL ENTRANCES ON ANY BUILDING WHICH IS CONSIDERED A HANDICAP ACCESSIBLE ENTRANCE IS TO BE PROVIDED FOR A MINIMUM OF 60"x60" LANDING FOR A SINGLE DOOR AND A 72"x60" LANDING FOR A DOUBLE DOOR, IF A PROPOSED ACCESS EXCEEDS A 72" WIDTH THE LANDING IS TO ACCOMMODATE SAID ACCESS WIDTH. SAID LANDING IS NOT TO EXCEED A 1% GRADE (1/8"/FOOT FALL) IN ANY DIRECTION. CONTRACTOR IS TO COORDINATE WITH DESIGNING ARCHITECT FOR ALL LOCATIONS, LAYOUTS, ELEVATIONS AND TREATMENTS TO ANY PROPOSED BUILDING ACCESS.

PAVEMENT LEGEND

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

SECTION "A-A"
VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 20'

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1598 GREENLEA BOULEVARD, SUMNER COUNTY, TENNESSEE

REVISIONS	
1	06/16/16 (ZDS) REV. PER CITY COMMENTS

JOB NO.	15180
WK. ORDER	0441
DESIGNED:	L. HORN
DRAWN:	B. PATTERSON
SCALE:	1"=30'
DATE:	MAY 24, 2016

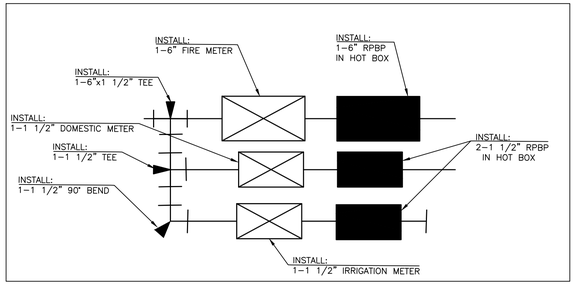
GRADING, DRAINAGE & EROSION CONTROL PLAN

C3.1

G:\15180\441\CIVIL ENGINEERING\PLANS\SHEETS\044 - GRADING.DWG
PLOTTED BY ZACH SWAFFORD ON 6/16/2016 3:14 PM LAST UPDATED BY ZSS ON 6/16/2016 3:13 PM

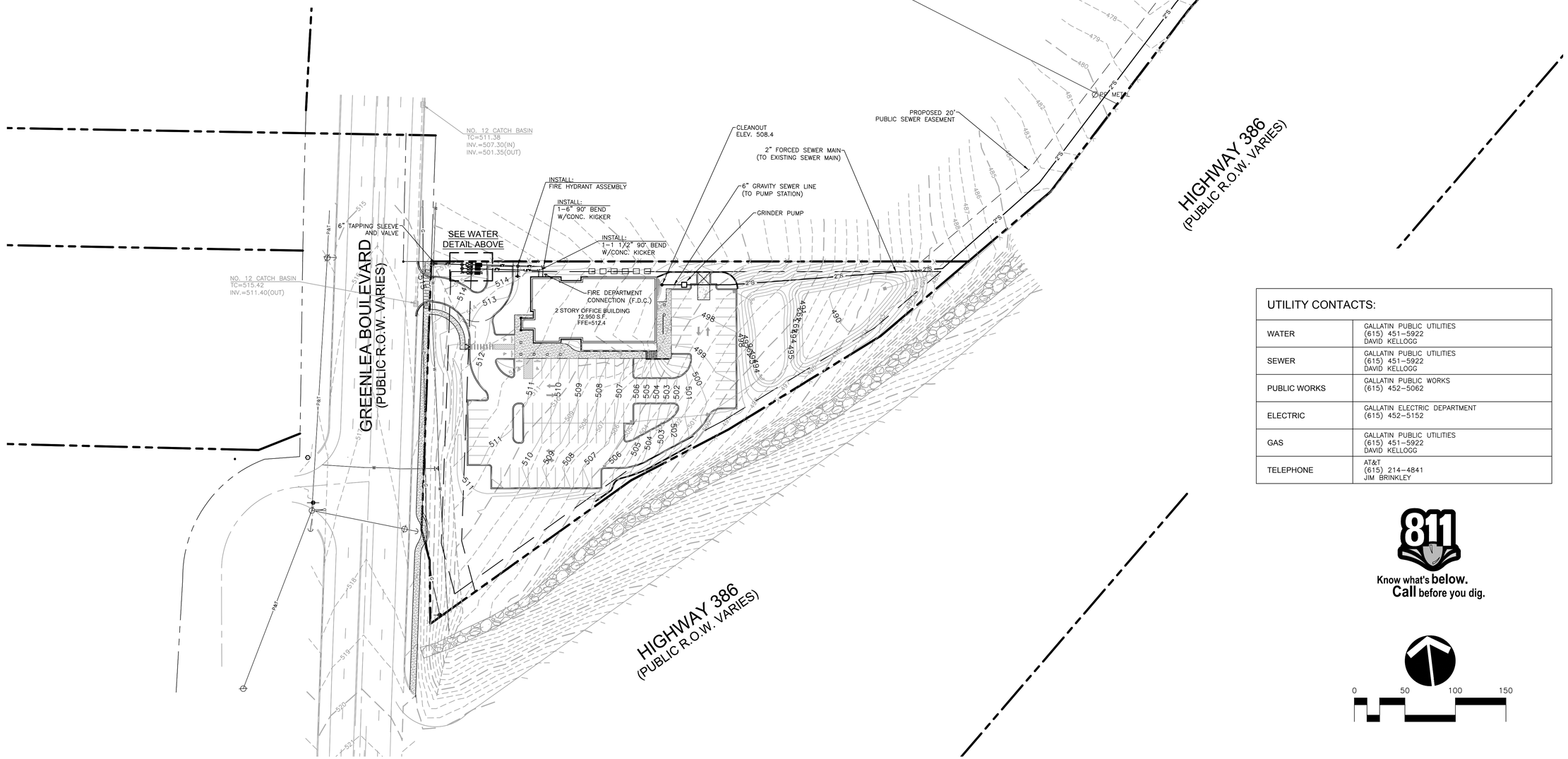
GENERAL NOTES FOR WATER LINE CONSTRUCTION:

1. ALL WATER LINE CONSTRUCTION AND MATERIALS WILL BE IN STRICT COMPLIANCE WITH THE CURRENT APPROVED SPECIFICATIONS FOR THE GALLATIN PUBLIC UTILITIES DEPARTMENT (GPUD) AS ON FILE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF WATER QUALITY CONTROL.
2. BEFORE ANY WATER LINE WORK IS INITIATED ON THIS PROJECT, THE CONTRACTOR SHOULD CONTACT GPUD AND SATISFY ALL REQUIREMENTS OF GPUD. UPON COMPLETION OF THE WATER LINE INSTALLATION, THE CONTRACTOR WILL PERFORM A PRESSURE TEST AND DISINFECT THE LINE UNDER THE INSPECTION OF GPUD. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF REASONABLE INSPECTION FEES OF GPUD.
3. ANY AND ALL FEES, LICENSES, AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED AND PAID PRIOR TO THE INITIATION OF CONSTRUCTION AND THE COST THEREFORE WILL BE BORNE BY THE CONTRACTOR.
4. GPUD WILL SUPPLY THE APPROPRIATE WATER METER(S) AND SHALL BE REIMBURSED BY THE CONTRACTOR FOR MATERIAL COSTS.
5. WATER LINE CONSTRUCTION IS TO BE COMPLETED BY THE CONTRACTOR EXCEPT FOR THE ACTUAL CONNECTIONS TO EXISTING WATER LINE. AT LEAST 72 HOURS PRIOR TO CONNECTING PROPOSED WATER LINE TO THE SYSTEM, THE CONTRACTOR WILL NOTIFY GPUD AND COORDINATE METHOD OF CONNECTION AND TIME TO SHUT DOWN EXISTING WATER LINE IF REQUIRED.
6. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.
7. WATER LINE MATERIAL WILL BE DUCTILE IRON PIPE, CLASS #52 WITH DUCTILE IRON FITTINGS AND DUCTILE IRON OR BRASS TAPS AS APPROPRIATE.
8. WHEN CONSTRUCTION IS COMPLETED, THE DEVELOPER IS TO FORWARD TWO (2) COPIES. OF "AS BUILT" DRAWINGS TO GPUD.
9. ALL BENDS, TEES, CROSSES, PLUGS, AND PRESSURE CONNECTIONS, ETC., SHALL BE BACKED UP AND ANCHORED WITH CONCRETE BLOCKING.
10. BACKFLOW PREVENTER ARE TO BE INSTALLED BY TENNESSEE CERTIFIED INSTALLERS WHO SPECIALIZE IN BACKFLOW PREVENTION. ALL INSTALLATIONS ARE TO MEET GPUD'S REQUIREMENTS. ALSO, THE CONTRACTOR MUST SCHEDULE A TIME FOR TESTING OF THE DEVICE WITH THE DISTRICT'S INSPECTOR BEFORE COMPLETION OF THE PROJECT. IT IS NECESSARY FOR THE CONTRACTOR TO BE PRESENT DURING THIS TEST IN ORDER TO CORRECT ANY POTENTIAL PROBLEMS PRIOR TO OCCUPANCY OF THE PROPERTY.
11. BE SURE TO NOTIFY THE STATE, WHEN REQUIRED BY STATE REGULATIONS, BEFOR YOU BEGIN ANY WATER LINE CONSTRUCTION.
12. ALL VALVES SHALL OPEN BY TURNING TO THE LEFT AND BE SECURED USING MEGA-LUGS. ALL PIPE FITTINGS SHALL BE SECURED USING MEGA-LUGS.
13. IF STATE REVIEW AND APPROVAL REQUIRED, OWNER/DEVELOPER SHALL SUBMIT A STATE APPROVED SET OF PLANS TO GPUD A MINIMUM OF TWO (2) WEEKS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL MAINTAIN A SET OF STATE APPROVED PLANS AND SPECIFICATIONS ON THE PROJECT SITE AT ALL TIMES.
14. UNLESS WRITTEN AUTHORIZATION FROM GPUD PROVIDES OTHERWISE, ALL WATER METERS SHALL BE PLACED IN AN ALIGNMENT THAT IS PERPENDICULAR TO THE ROAD FRONTING THE STRUCTURE BEING SERVED; THEY SHALL BE PLACED A MINIMUM OF 2'-0" FROM ANY STRUCTURE, INCLUDING, BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, MAILBOXES, TREES, ETC.; AND THEY SHALL BE LOCATED AT THE FRONT OF THE STRUCTURE.
15. UNLESS WRITTEN AUTHORIZATION FROM GPUD PROVIDES OTHERWISE, NO FIRE HYDRANTS SHALL BE PLACED BETWEEN A SIDEWALK AND THE ROAD OR CURBING.
16. UNLESS WRITTEN AUTHORIZATION FROM GPUD PROVIDES OTHERWISE, NO WATER MAINS SHALL BE PLACED UNDER A SIDEWALK, EXTENDING PARALLEL TO THE SIDEWALK.
17. ANY WATER MAINS INSTALLED CROSSING UNDER PAVEMENT CARRYING VEHICULAR TRAFFIC SHALL BE BACKFILLED WITH STONE, PER GPUD TRENCH DETAIL – TYPE B ANY PAVEMENT CARRYING VEHICULAR TRAFFIC, PLACED OVER EXISTING WATER MAINS, SHALL REQUIRE THE MAIN TO BE BEDDED WITH STONE, PER GPUD TRENCH DETAIL–TYPE B.
18. UNLESS WRITTEN AUTHORIZATION FROM GPUD PROVIDES OTHERWISE, NO WATER VALVES SHALL BE PLACED IN SIDEWALKS OR RESIDENTIAL DRIVEWAYS.
19. UNLESS WRITTEN AUTHORIZATION FROM GPUD PROVIDES OTHERWISE, WATER MAINS IN RESIDENTIAL DEVELOPMENTS SHALL BE PLACED IN THE MIDDLE OF ONE LANE OF A STREET.
20. ON–SITE GPUD APPROVAL OF A PART OF A PROJECT'S WATER SYSTEM INSTALLATION DOES NOT CONSTITUTE THE DEPARTMENT'S APPROVAL OF ALL OF THE PROJECT'S WATER SYSTEM INSTALLATION. FINAL ON–SITE APPROVAL OF THE PROJECT'S TOTAL WATER SYSTEM INSTALLATION MUST BE OBTAINED BEFORE THE GPUD WILL RECEIVE OWNERSHIP OF THAT WATER SYSTEM. FROM THE TIME OF THE ON–SITE INSPECTION AND FINAL APPROVAL OF THE TOTAL WATER SYSTEM INSTALLATION BY A REPRESENTATIVE OF THE GPUD, FURTHER CHANGES IMPACTING THE CONDITIONS OF OR THE ACCESSIBILITY TO THE WATER SYSTEM FACILITIES ARE STRICTLY FORBIDDEN, WITHOUT THE PRIOR APPROVAL O THE GPUD. THESE INCLUDE, BUT ARE NOT LIMITED TO, CHANGES IN OVERBURDEN SLOPE OR DEPTH ON THE WATER MAIN, CHANGES THAT ADVERSELY EFFECT, IN THE OPINION OF THE GPUD, VEHICULAR OR EQUIPMENT ACCESS TO THE WATER MAINS, THE PLANTING OF TREES, SHRUBS, ETC. IN THE WATER UTILITIES EASEMENT OR THE LATER CONSTRUCTION OR PLACEMENT OF STRUCTURES CONSTRICTING THE WIDTH OF THE WATER UTILITIES EASEMENT. SHOULD THESE OR OTHER TYPES OF CHANGES BE MADE WITHOUT PRIOR APPROVAL OF THE GPUD, THEY SHALL BE RETURNED BACK TO THE ORIGINAL CONDITIONS AT THE TIME OF FINAL APPROVAL, AT THE COST OF THE PROPERTY OWNER DURING THOSE CHANGES.
21. THE ENGINEER OR ARCHITECT OF THE PROJECT PLANS BEING SUBMITTED TO THE GPUD FOR APPROVAL OF THE WATER SYSTEM INSTALLATION SHALL BE RESPONSIBLE FOR INSURING THAT THOSE PLANS INCLUDE ALL ASPECTS OF THE PROJECT IMPACTING THE WATER SYSTEM ADDITIONS OR MODIFICATIONS. ANY SUBSEQUENT CHANGES IN PLANS, ADVERSELY IMPACTING THE WATER SYSTEM INSTALLATION, IN THE OPINION OF THE GPUD, AFTER APPROVAL OF THE ORIGINAL PLANS SUBMITTED TO THE GPUD, SHALL NEGATE THE PRIOR APPROVAL AND GIVE CAUSE FOR A RESUBMITTAL OF THE REVISED PLANS TO THE GPUD FOR APPROVAL. THE PLAN SHEETS OF THE WATER SYSTEM ADDITIONS OR MODIFICATIONS SHALL BE THE CONTROL SHEETS FOR THE REVIEW OF THE GPUD FOR APPROVAL AND SHALL INCLUDE ALL PROPER CROSS–REFERENCE NOTES TO ANY OTHER SHEETS SHOWING INFORMATION RELATED TO PIPE DEPTH, GROUND SLOPE, ETC. THE WATER MAIN DEPTH, AT ALL TIMES, SHALL BE THREE (3) FEET FROM THE GROUND ELEVATION TO THE TOP OF THE PIPE, UNLESS OTHER PROJECT ISSUES, SUCH AS EXISTING UTILITIES, ETC., REQUIRE A GREATER DEPTH FOR THE WATER MAIN. UNLESS APPROVAL HAS BEEN PROVIDED BY THE GPUD, NO WATER MAIN DEPTH SHALL BE GREATER THAN SIX (6) FEET UPON FINAL CONSTRUCTION OF THE PROJECT.



WATER SERVICE DETAIL

NOT TO SCALE



UTILITY CONTACTS:	
WATER	GALLATIN PUBLIC UTILITIES (615) 451–5922 DAVID KELLOGG
SEWER	GALLATIN PUBLIC UTILITIES (615) 451–5922 DAVID KELLOGG
PUBLIC WORKS	GALLATIN PUBLIC WORKS (615) 452–5062
ELECTRIC	GALLATIN ELECTRIC DEPARTMENT (615) 452–5152
GAS	GALLATIN PUBLIC UTILITIES (615) 451–5922 DAVID KELLOGG
TELEPHONE	AT&T (615) 214–4841 JIM BRINKLEY

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WILLIAM LEE HORN
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AGRICULTURE
COMMERCE
No. 116288
STATE OF TENNESSEE

SUMNER COUNTY CAREER CENTER
FOR
WORKFORCE ESSENTIALS

1598 GREENLEA BOULEVARD, SUMNER COUNTY, TENNESSEE

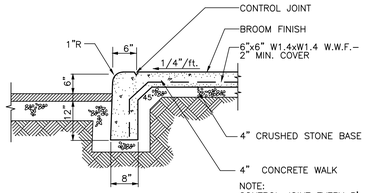
JOB NO. 15180	WK. ORDER 0441
DESIGNED:	L. HORN
DRAWN:	B. PATTERSON
SCALE:	#"=1'-0"
DATE:	MAY 24, 2016

REVISIONS

SITE UTILITY PLAN

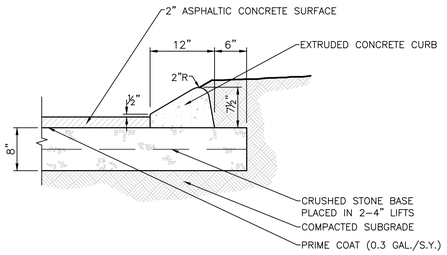
C4.1

G:\15180\841\CIVIL ENGINEERING\PLAN SHEETS\841_UTILITY.DWG
PLOTTED BY ZACH BRAFFORD ON 6/16/2016 3:51 PM LAST UPDATED BY JOSH ON 6/16/2016 12:54 PM

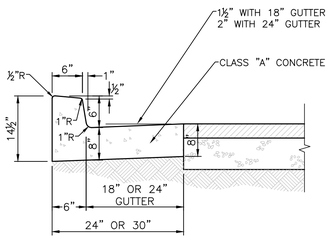


NOTE:
CONTROL JOINT EVERY 5', EXPANSION JOINT EVERY 25', UNLESS OTHERWISE NOTED.

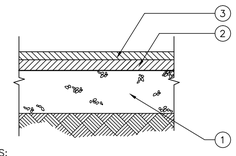
CONCRETE WALK & TURN DOWN CURB
NOT TO SCALE



EXTRUDED CURB & LIGHT DUTY PAVEMENT
NOT TO SCALE



CONCRETE CURB & GUTTER
NOT TO SCALE

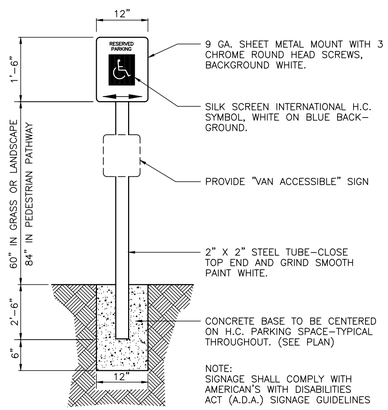


NOTES:
1. THIS PAVEMENT SECTION IS BASED ON TYPICAL AREA SOIL TYPES, SITE CONDITIONS AND LOADING. CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEER FOR SITE SPECIFIC PAVEMENT RECOMMENDATIONS.
2. REFER TO "TDOT STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION" FOR PAVING MATERIALS AND SPECIFICATIONS.

HEAVY DUTY PAVEMENT
NOT TO SCALE

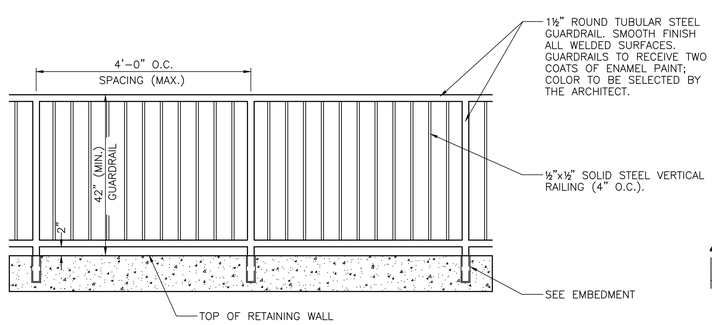
PROPOSED PAVEMENT SCHEDULE

	MATERIAL	THICKNESS (INCHES)	TDOT GRADING
1.	AGGREGATE BASE	8	C or D
2.	ASPHALT BASE	2.0	B–Modified
3.	ASPHALT SURFACE	1.5	D or E



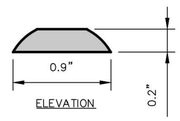
NOTE:
SIGNAGE SHALL COMPLY WITH AMERICAN'S WITH DISABILITIES ACT (A.D.A.) SIGNAGE GUIDELINES

EXTERIOR ACCESSIBLE SIGN
NOT TO SCALE

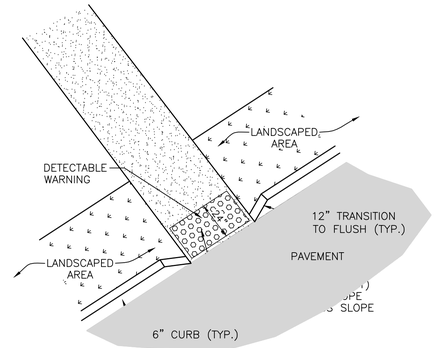


RECESSION GUARDRAIL DETAIL FOR USE ON BLDG. TWO RETAINING WALL
NOT TO SCALE

NOTE:
SEE ARCHITECTURAL DWG.'S FOR GUARDRAIL FOR DOCK RAMPS.

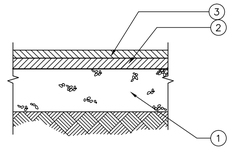


ELEVATION



NOTES:
1. DETECTABLE WARNINGS SHALL BE WHITACRE–GREER 4"x8" ADA PAVING BRICK OR APPROVED EQUAL. COLOR SHALL CONSTRAST VISUALLY WITH ADJOINING SURFACES.
2. INSTALL DETECTABLE WARNINGS PER MANUFACTURER'S SPECIFICATIONS.
3. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH ADA SPECIFICATIONS.

PERPENDICULAR CURB RAMP WITH TRANSITION CURBS
NOT TO SCALE

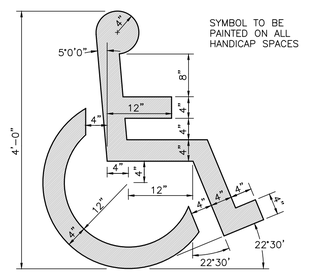


NOTES:
1. THIS PAVEMENT SECTION IS BASED ON TYPICAL AREA SOIL TYPES, SITE CONDITIONS AND LOADING. CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEER FOR SITE SPECIFIC PAVEMENT RECOMMENDATIONS.
2. REFER TO "TDOT STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION" FOR PAVING MATERIALS AND SPECIFICATIONS.

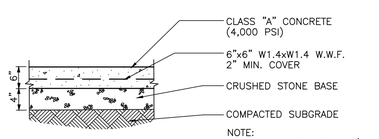
LIGHT DUTY PAVEMENT
NOT TO SCALE

PROPOSED PAVEMENT SCHEDULE

	MATERIAL	THICKNESS (INCHES)	TDOT GRADING
1.	AGGREGATE BASE	6	C or D
2.	ASPHALT BASE	2.0	B–Modified
3.	ASPHALT SURFACE	1.0	D or E

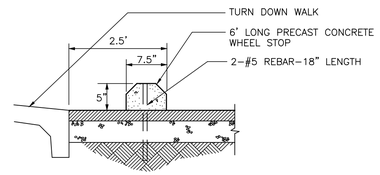


PAINTED ACCESSIBLE SYMBOL
NOT TO SCALE

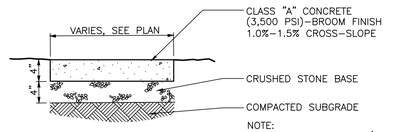


NOTE:
CONTROL JOINT EVERY 15', EXPANSION JOINT EVERY 25', UNLESS OTHERWISE NOTED.

CONCRETE PAVEMENT
NOT TO SCALE

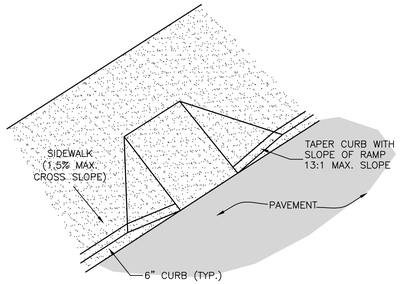


PRECAST CONCRETE WHEEL STOP
NOT TO SCALE



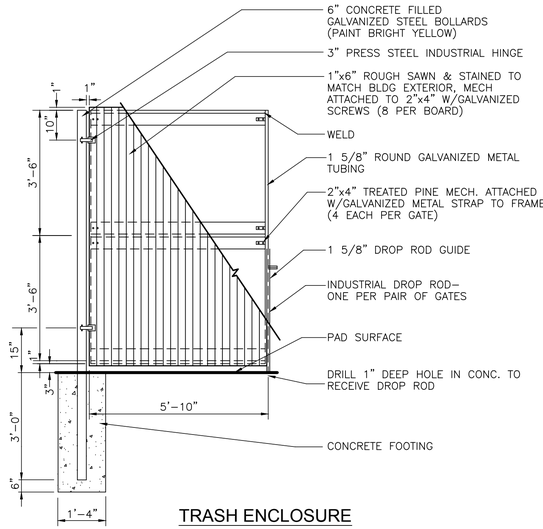
NOTE:
CONTROL JOINT EVERY 5', EXPANSION JOINT EVERY 25', UNLESS OTHERWISE NOTED.

CONCRETE WALK
NOT TO SCALE

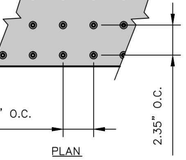


NOTES:
1. DETECTABLE WARNINGS SHALL BE WHITACRE–GREER 4"x8" ADA PAVING BRICK OR APPROVED EQUAL. COLOR SHALL CONSTRAST VISUALLY WITH ADJOINING SURFACES.
2. INSTALL DETECTABLE WARNINGS PER MANUFACTURER'S SPECIFICATIONS.
3. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH ADA SPECIFICATIONS.

ACCESSIBLE RAMP
NOT TO SCALE



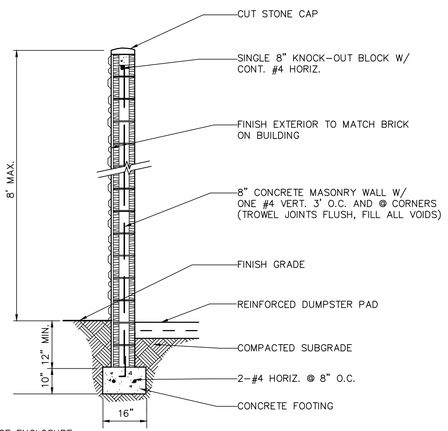
TRASH ENCLOSURE GATE DETAIL
NOT TO SCALE



PLAN

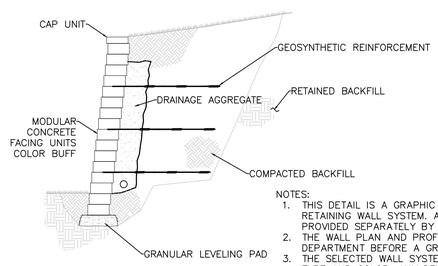
NOTE: PREFABRICATED PANELS PER A.D.A. ACCESSIBILITY GUIDELINES SECTION 705 SHALL BE USED.

DETECTABLE WARNINGS DETAIL



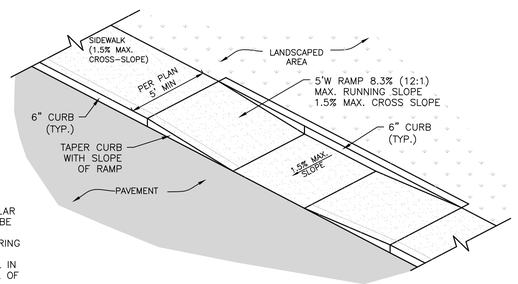
NOTE:
MINIMUM HEIGHT OF ENCLOSURE IS 2' ABOVE DUMPSTER

DUMPSTER WALL SECTION
NOT TO SCALE



NOTES:
1. THIS DETAIL IS A GRAPHIC ILLUSTRATION ONLY OF A TYPICAL MODULAR RETAINING WALL SYSTEM. ACTUAL WALL DESIGN AND DETAILS MUST BE PROVIDED SEPARATELY BY A TN. REGISTERED ENGINEER.
2. THE WALL PLAN AND PROFILE MUST BE SUBMITTED TO THE ENGINEERING DEPARTMENT BEFORE A GRADING PERMIT CAN BE OBTAINED.
3. THE SELECTED WALL SYSTEM MAY DEVIATE FROM THE SHOWN DETAIL IN TYPE AND COLOR. ANY DEVIATIONS ARE SUBJECT TO THE APPROVAL OF THE CODES DIRECTOR OR PLANNING COMMISSION,

TYPICAL MODULAR-REINFORCED RETAINING WALL
ILLUSTRATION ONLY – NOT FOR CONSTRUCTION–DESIGNED BY OTHERS



NOTES:
1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH ADA SPECIFICATIONS

PARALLEL ACCESSIBLE RAMP
NOT TO SCALE

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JOB NO.	WK. ORDER
15180	0441
DESIGNED:	L. HORN
DRAWN:	B. PATTERSON
SCALE:	NOT TO SCALE
DATE:	MAY 24, 2016

REVISIONS

CONSTRUCTION DETAILS

C5.1

G:\15180\841\CIVIL ENGINEERING\PLANS\SHEETS\841_DETAIL.DWG
PLOTTED BY ZACH SWAFFORD ON 6/16/2016 3:51 PM — LAST UPDATED BY JDR ON 6/16/2016 2:35 PM

BIORETENTION AREA NOTES:

1. THE PLANTING SOIL BEDS VARY IN MINIMUM DEPTH REQUIRED, BUT NO SOIL BED WILL HAVE A DEPTH LESS THAN 36". REFER TO THE GRADING PLAN FOR MINIMUM SOIL BED DEPTH.
2. THE MAXIMUM PONDING DEPHT IN ANY BIORETENTION AREA IS 6 INCHES.
3. THE UNDERDRAIN COLLECTION SYSTEM MUST BE EQUIPPED WITH A 6-INCH PERFORATED PIPE IN A 12-INCH GRAVEL LAYER. THE PIPE MUST HAVE 3/8-INCH PERFORATIONS, SPACED ON 6-INCH CENTERS WITH A MINIMUM OF 4 HOLES PER ROW. THE PIPE IS SPACED AT A MAXIMUM OF 10 FEET ON CENTER, AND MINIMUM GRADE OF 0.5 PERCENT MUST BE MAINTAINED. A PERMEABLE FILTER FABRIC SHALL BE PLACED BETWEEN THE GRAVEL LAYER AND THE PLANTING SOIL BED.
4. THE AREA THAT WILL HOUSE BIORETENTION MUST NOT BE USED AS A SEDIMENT CONTROL MEASURE DURING ACTIVE CONSTRUCTION.

BIORETENTION AREA
NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

BIORETENTION UNDERDRAIN CLEANOUT
NOT TO SCALE

BIORETENTION W/ UNDERDRAIN
NOT TO SCALE

NOTES:
1. ALL FITTINGS AND LINES TO BE PVC. SOLVENT WELD (SDR-33).
2. WHEN SERVICE LINE FROM MAIN LINE IS 4", ALL FITTINGS AND LINES TO BE 4".

TRAFFIC BEARING CLEAN OUT
NOT TO SCALE

SINGLE INLET (PRECAST)
NOT TO SCALE

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"

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

CONCRETE HEADWALL
NOT TO SCALE

GENERAL NOTES :
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER .
2. ALL REINFORCING BARS TO HAVE 1 1/2" COVER .

NOTE :
MANHOLE TO BE ECCENTRIC TO "LADDER" SIDE OF STRUCTURE .

OUTLET CONTROL STRUCTURE
NOT TO SCALE

NOTES:
1. ALL FITTINGS AND LINES TO BE PVC. SOLVENT WELD (SDR-33).
2. WHEN SERVICE LINE FROM MAIN LINE IS 4", ALL FITTINGS AND LINES TO BE 4".

CLEANOUT

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. PRIOR TO INSTALLATION, CONTRACTOR SHOULD CONFIRM WITH THE PUBLIC WORKS DEPT. THAT THIS DETAIL IS THE CURRENT AND APPROVED EROSION/SILTATION BARRIER.

EROSION/SILTATION FENCE
NOT TO SCALE

NOTE:
RIP-RAP WILL CONSIST OF HAND-PLACED CLEAN NATIVE LIMESTONE, HAVING A MAXIMUM LENGTH & WIDTH DIMENSION OF 12" IN EITHER DIRECTION AND A MINIMUM THICKNESS OF 6".

RIP-RAP DETAIL
NOT TO SCALE

BERM/OUTLET DRAINAGE SECTION
NOT TO SCALE

Figure 2.1. Engineering Design Drawing for Curb and Drain Inlet Protection

NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX® INLET PROTECTION
NTS

PIPE SIZE	AW 12"-15"-18"	BW 24"	CW 30"-36"-42"	DW 48"-54"-60"
A	32"	48"	80"	97.25"
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	26"	32"	55"	78"
WT/LB	1,380	3,100	8,100	11,400

GENERAL NOTES:
1. PIPE OPENING IN FACE OF WALL WILL EQUAL PIPE I.D. FOR 12"-36" DIA. PIPE.
2. 0" FOR AW HEADWALL
6" FOR BW & CW HEADWALL
6" TO 27" FOR DW HEADWALL
3. AW & BW REQUIRE NO REINFORCEMENT PER SDCI DESIGN

SHERMAN DIXIE
PRECAST WINGED DISSIPATOR HEADWALL DETAIL | SCALE: NTS | PH# 1-800-737-0707 | DWG# ET-202 | DATE:01/23/12 | SHEET# 1 OF 1

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WILLIAM LEE HORN
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 116288
STATE OF TENNESSEE

SUMNER COUNTY CAREER CENTER
FOR
WORKFORCE ESSENTIALS
1598 GREENLEA BOULEVARD, SUMNER COUNTY, TENNESSEE

REVISIONS

JOB NO. 15180 | WK. ORDER 0441
DESIGNED: L. HORN
DRAWN: B. PATTERSON
SCALE: NOT TO SCALE
DATE: MAY 24, 2016

CONSTRUCTION DETAILS

C5.2

G:\15180-0441\1-CIVIL ENGINEERING\PLAN SHEETS\0441_DETAIL.DWG
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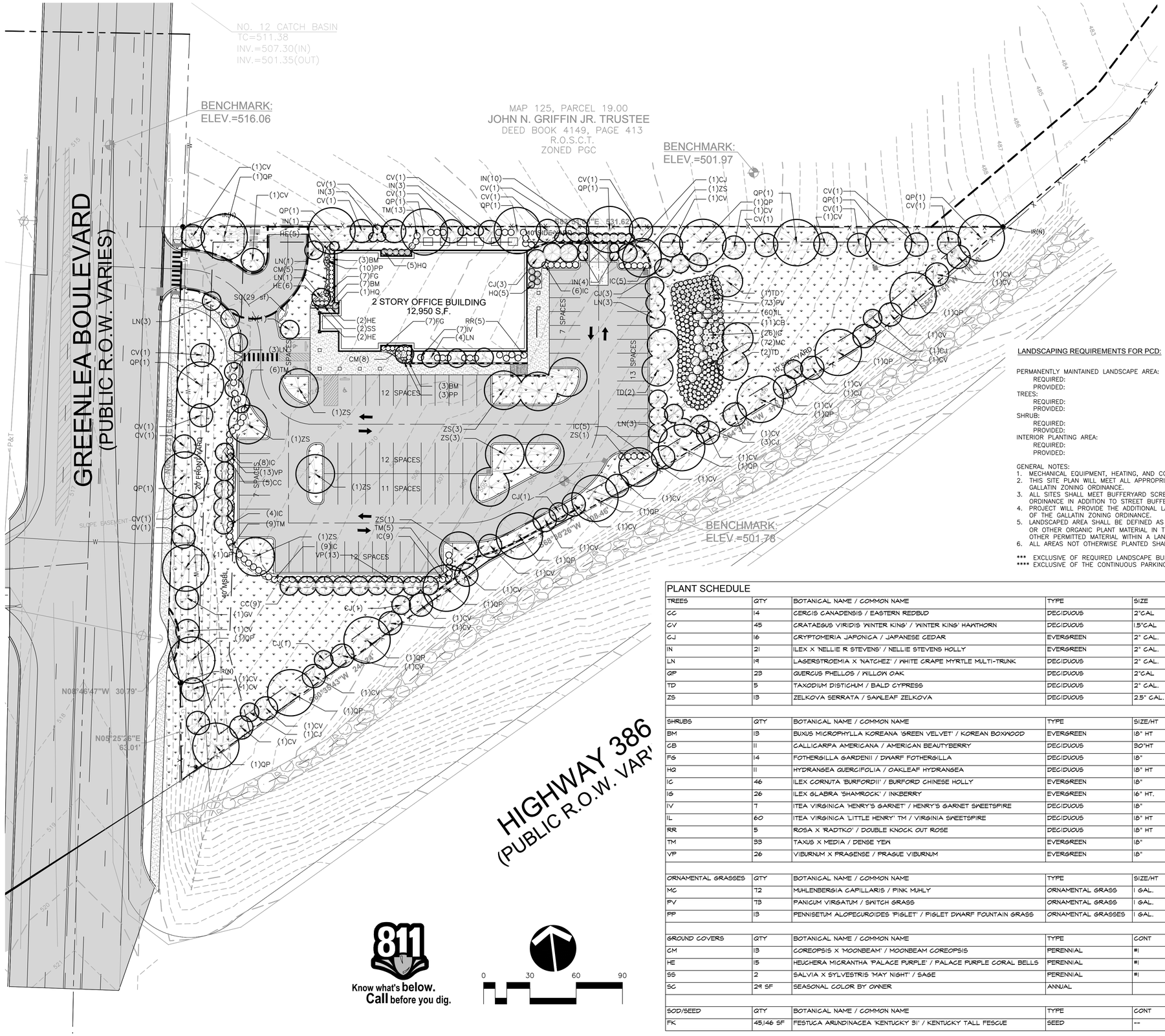

LANDSCAPING REQUIREMENTS FOR PCD:

PERMANENTLY MAINTAINED LANDSCAPE AREA:
- REQUIRED: 0.18 AC (7.5% MIN. OF LOT)
- PROVIDED: 1.00 AC (42%)

TREES:
- REQUIRED: 88 [(1) 2" CAL. ORNAMENTAL/500 SF OF LANDSCAPE AREA]***
- PROVIDED: 88***

SHRUB:
- REQUIRED: 50 [(50) 18" HT. SHRUBS/ACRE OF LOT ****]
- PROVIDED: 50****

INTERIOR PLANTING AREA:
- REQUIRED: 1,988 SF [6% OF GROSS PARKING AREA (33,135*.06)]
- PROVIDED: 2,633 SF / 7.9%

GENERAL NOTES:
1. MECHANICAL EQUIPMENT, HEATING, AND COOLING UNITS SHALL BE SCREENED FROM STREETS OR ADJ. PROPERTIES.
2. THIS SITE PLAN WILL MEET ALL APPROPRIATE PERFORMANCE AND DESIGN STANDARDS PER ARTICLE 13.02 OF THE GALLATIN ZONING ORDINANCE.
3. ALL SITES SHALL MEET BUFFERYARD SCREENING AND LANDSCAPE REQUIREMENTS AS DEFINED BY THE GALLATIN ZONING ORDINANCE IN ADDITION TO STREET BUFFERYARD REQUIREMENTS SHOWN ON THIS PLAN.
4. PROJECT WILL PROVIDE THE ADDITIONAL LANDSCAPING AND SCREENING REQUIREMENTS SPECIFIED INSECTION 08.04.060.B OF THE GALLATIN ZONING ORDINANCE.
5. LANDSCAPED AREA SHALL BE DEFINED AS AN AREA CONSISTING OF GRASS, SHRUBS, TREES, FLOWERS, GROUND COVER, OR OTHER ORGANIC PLANT MATERIAL IN THE MINIMUM PERCENTAGE AS NOTED. A SIDEWALK/BIKE PATH IS THE ONLY OTHER PERMITTED MATERIAL WITHIN A LANDSCAPE AREA.
6. ALL AREAS NOT OTHERWISE PLANTED SHALL BE SEEDED WITH TURFGRASS.

*** EXCLUSIVE OF REQUIRED LANDSCAPE BUFFERYARDS
**** EXCLUSIVE OF THE CONTINUOUS PARKING LOT SCREENING REQUIREMENT

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
CC	14	CERCIS CANADENSIS / EASTERN REDBUD	DECIDUOUS	2"CAL	8-10' HT.	AS SHOWN	B&B, ORNAMENTAL
CV	45	CRATAEGUS VIRIDIS 'WINTER KING' / 'WINTER KING' HAWTHORN	DECIDUOUS	1.5"CAL	8-10' HT.	AS SHOWN	B&B, ORNAMENTAL, BUFFER TREE
CJ	16	CRYPTOMERIA JAPONICA / JAPANESE CEDAR	EVERGREEN	2" CAL.	6-8' HT	AS SHOWN	B&B, FULL TO BASE
IN	21	ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY	EVERGREEN	2" CAL.	6-8' HT	AS SHOWN	B&B, FULL TO BASE
LN	19	LAGERSTROEMIA X 'NATCHEZ' / WHITE CRAPE MYRTLE MULTI-TRUNK	DECIDUOUS	2" CAL.	6'-8' HT.	AS SHOWN	B&B, ORNAMENTAL, 3 CANES MIN., 5 CANES MAX.
QP	23	QUERCUS PHELLOS / WILLOW OAK	DECIDUOUS	2"CAL	12-14' HT.		B&B, 6' CLEAR TRUNK, BUFFER TREE
TD	5	TAXODIUM DISTICHUM / BALD CYPRESS	DECIDUOUS	2" CAL.	12-14' HT	AS SHOWN	B&B
ZS	13	ZELKOVA SERRATA / SAWLEAF ZELKOVA	DECIDUOUS	2.5" CAL.	12-14' HT.	AS SHOWN	B&B, 6' CLEAR TRUNK

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
BM	13	BUXUS MICROPHYLLA KOREANA 'GREEN VELVET' / KOREAN BOXWOOD	EVERGREEN	18" HT	18"	30"O.C.	
CB	11	CALLICARPA AMERICANA / AMERICAN BEAUTYBERRY	DECIDUOUS	30"HT	24"	48"O.C.	B&B OR FULL CONTAINER
FG	14	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	DECIDUOUS	18"	3'	3' O.C.	
HQ	11	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA	DECIDUOUS	18" HT	16"	4' O.C.	
IC	46	ILEX CORNUTA 'BURFORDII' / BURFORD CHINESE HOLLY	EVERGREEN	18"	18"	3' O.C.	
IG	26	ILEX GLABRA 'SHAMROCK' / INKBERRY	EVERGREEN	16" HT.	18"	36"O.C.	B&B OR FULL CONTAINER
IV	7	ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE	DECIDUOUS	18"	18"	AS SHOWN	
IL	60	ITEA VIRGINICA 'LITTLE HENRY' TM / VIRGINIA SWEETSPIRE	DECIDUOUS	18" HT	18"	42"O.C.	B&B OR FULL CONTAINER
RR	5	ROSA X 'RADTKO' / DOUBLE KNOCK OUT ROSE	DECIDUOUS	18" HT	18"	4' O.C.	
TM	33	TAXUS X MEDIA / DENSE YEW	EVERGREEN	18"	24"	4' O.C.	
VP	26	VIBURNUM X PRAGENSE / PRAGUE VIBURNUM	EVERGREEN	18"	18"	AS SHOWN	

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
MC	72	MUHLENBERGIA CAPILLARIS / PINK MUHLY	ORNAMENTAL GRASS	1 GAL.	--	3' O.C.	TRIANGULATE SPACING
PV	73	PANICUM VIRGATUM / SWITCH GRASS	ORNAMENTAL GRASS	1 GAL.	--	3' O.C.	TRIANGULATE SPACING
PP	13	PENNISETUM ALOPECUROIDES 'PIGLET' / PIGLET DWARF FOUNTAIN GRASS	ORNAMENTAL GRASSES	1 GAL.		24"O.C.	

GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	TYPE	CONT	SPREAD	SPACING	REMARKS
CM	13	COREOPSIS X 'MOONBEAM' / MOONBEAM COREOPSIS	PERENNIAL	#1	24" O.C.	24"O.C.	
HE	15	HEUCHERA MICRANTHA 'PALACE PURPLE' / PALACE PURPLE CORAL BELLS	PERENNIAL	#1	24" O.C.	24"O.C.	
SS	2	SALVIA X SYLVESTRIS 'MAY NIGHT' / SAGE	PERENNIAL	#1	--	24"O.C.	
SC	29 SF	SEASONAL COLOR BY OWNER	ANNUAL				BY OWNER

SOD/SEED	QTY	BOTANICAL NAME / COMMON NAME	TYPE	CONT	SPREAD	SPACING	REMARKS
FK	45,146 SF	FESTUCA ARUNDINACEA 'KENTUCKY 31' / KENTUCKY TALL FESCUE	SEED	--			

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REVISIONS	
06/16/16 (JBB)	REV. PER CITY COMMENTS

JOB NO.	15180
WK. ORDER	0441
DESIGNED:	S. BERNICK
DRAWN:	S. BERNICK
SCALE:	1"=30'
DATE:	MAY 24, 2016

LANDSCAPE PLAN

L1.0

G:\15180\MEP\15180_ENGINEERING PLANS\15180-L LANDSCAPING
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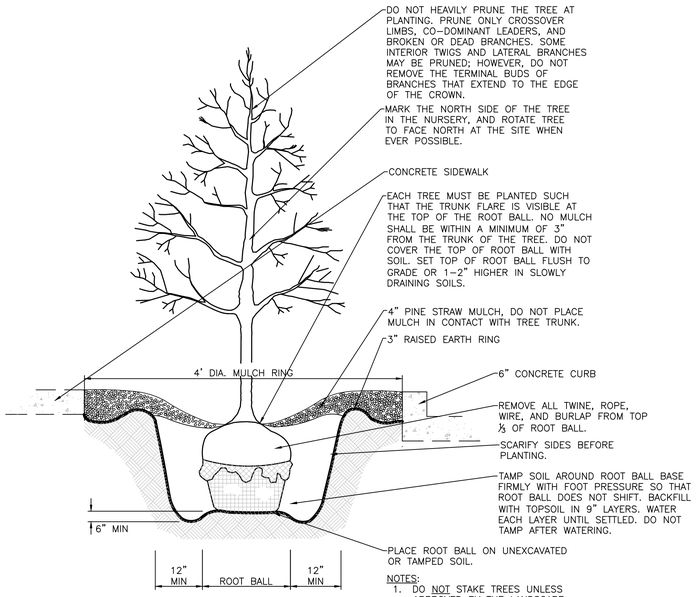
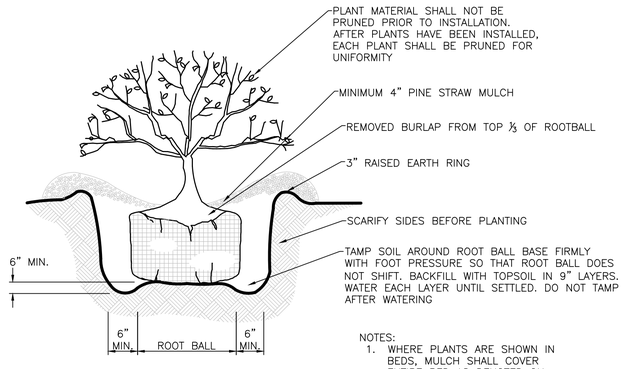


NOTES:
1. DO NOT STAKE TREES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. IF STAKED, REMOVE AFTER ONE GROWING SEASON.
2. DO NOT WRAP TREE TRUNKS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. REMOVE WRAP AFTER PLANTING.
3. NON-BIODEGRADABLE BURLAP TO BE REMOVED OR ROLLED UNDER ROOT BALL AFTER PLANT IS PLACED IN HOLE.

TREE PLANTING

NOT TO SCALE



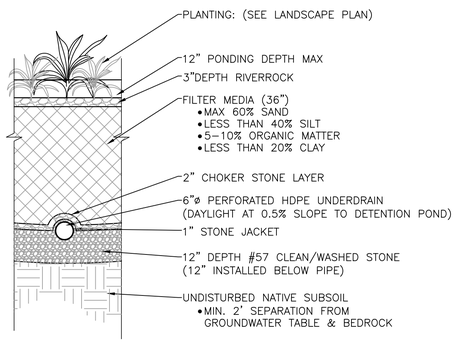
NOTES:
1. WHERE PLANTS ARE SHOWN IN BEDS, MULCH SHALL COVER ENTIRE BED AS DENOTED ON THE PLANS.
2. CONTAINER GROWN PLANT MATERIAL MAY BE SUBSTITUTED FOR BURLAP MATERIAL

SHRUB PLANTING

NOT TO SCALE

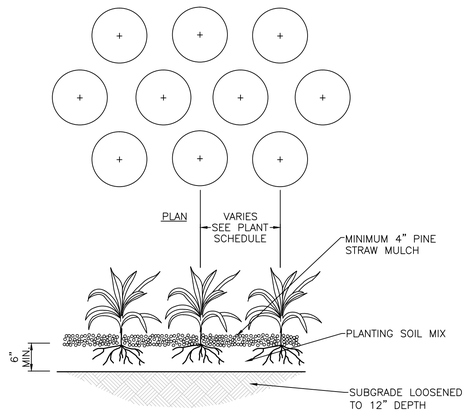
BIORETENTION AREA NOTES:

1. THE PLANTING SOIL BEDS VARY IN MINIMUM DEPTH REQUIRED, BUT NO SOIL BED WILL HAVE A DEPTH LESS THAN 36". REFER TO THE GRADING PLAN FOR MINIMUM SOIL BED DEPTH.
2. THE MAXIMUM PONDING DEPTH IN ANY BIO-RETENTION AREA IS 6 INCHES.
3. THE UNDERDRAIN COLLECTION SYSTEM MUST BE EQUIPPED WITH A 6-INCH PERFORATED PIPE IN A 12-INCH GRAVEL LAYER. THE PIPE MUST HAVE 3/8-INCH PERFORATIONS, SPACED ON 6-INCH CENTERS WITH A MINIMUM OF 4 HOLES PER ROW. THE PIPE IS SPACED AT A MAXIMUM OF 10 FEET ON CENTER, AND MINIMUM GRADE OF 0.5 PERCENT MUST BE MAINTAINED. A PERMEABLE FILTER FABRIC SHALL BE PLACED BETWEEN THE GRAVEL LAYER AND THE PLANTING SOIL BED.
4. THE AREA THAT WILL HOUSE BIO-RETENTION MUST NOT BE USED AS A SEDIMENT CONTROL MEASURE DURING ACTIVE CONSTRUCTION.



LEVEL 2 BIO-RETENTION W/ UNDERDRAIN

NOT TO SCALE



GROUNDCOVER PLANTING

NOT TO SCALE

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.

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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SCOTT MICHAEL BERNICK REGISTERED TENNESSEE NO. 3... LANDSCAPE ARCHITECT

SUMNER COUNTY CAREER CENTER
WORKFORCE ESSENTIALS
1598 GREENLEA BOULEVARD, SUMNER COUNTY, TENNESSEE

REVISIONS	DATE:	SCALE:	DRAWN:	DESIGNED:	JOB NO.	WK. ORDER
06/16/16 (JBB) REV. PER CITY COMMENTS	MAY 24, 2016	1"=30'	S. BERNICK	S. BERNICK	15180	0441

LANDSCAPE NOTES AND DETAILS

L2.0

Know what's below. Call before you dig.

G:\15180\BIM\11-CIVIL ENGINEERING\PLAN SHEETS\SHEET LAYOUTS.DWG
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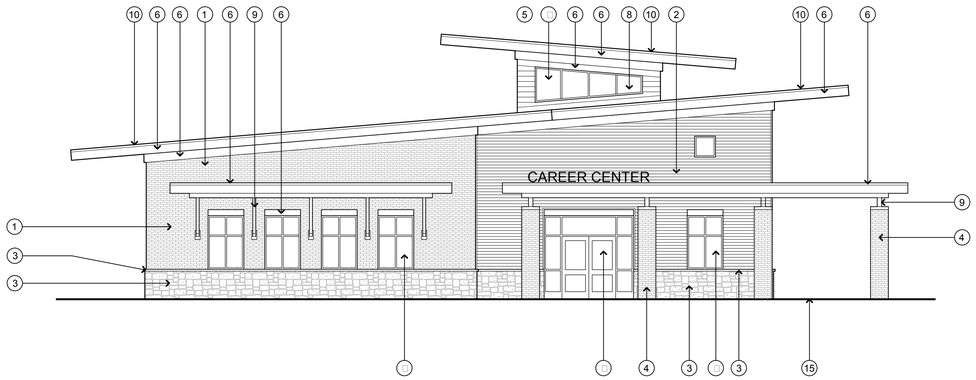


FRONT ELEVATION

FACING GREENLEA BLVD. - WEST SCALE: 1/8" = 1'-0"

REVISED SCHEMATIC DESIGN OF E□TERIOR ELEVATIONS

3-30-2016

WORKFORCE ESSENTIALS

SUMNER COUNTY - GREENLEA BOULEVARD GALLATIN, TENNESSEE

AESTHETIC NARRATIVE

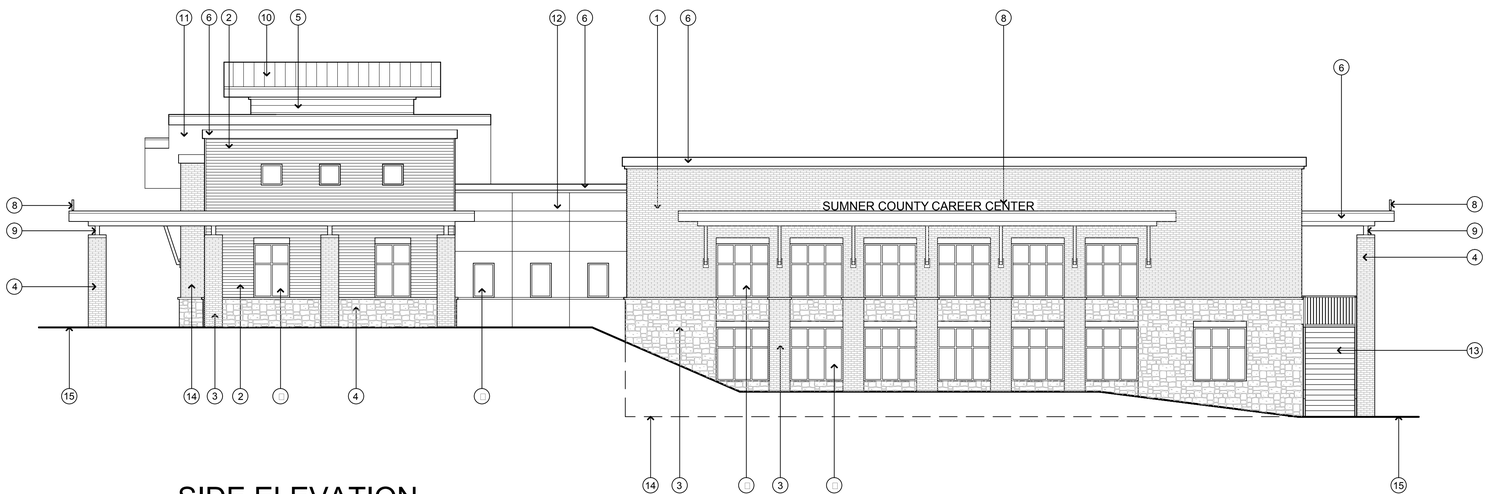
THE CONCEPT FOR THE E□TERIOR AESTHETIC OF THE PROJECT IS DERIVED FROM THE IDEA OF INCORPORATING FORMS, SUCH AS SINGLE SLOPE WIDE OVERHANGING PITCHED ROOFS, DIFFERENTIATING BETWEEN INTERNAL FUNCTIONS WITH DIFFERING E□TERIOR MATERIALS, SIGNAGE AND GRAPHICS, ETC., IN AN EFFORT TO COMPLEMENT THE ORIGINAL WORKFORCE ESSENTIALS CORPORATE HEAD□UARTERS RECENTLY CONSTRUCTED IN CLARKSVILLE, TN.

WORKFORCE ESSENTIALS IS LOCATED IN NUMEROUS COUNTIES WITH DIFFERENT LOOKING FACILITIES THROUGHOUT THEIR TERRITORY. THIS NEW FACILITY IN SUMNER COUNTY WILL BE THE SECOND OF A SERIES OF FUTURE NEW AND/OR UPGRADED FACILITIES WITHIN THEIR COMPREHENSIVE TERRITORY TO BE CONSTRUCTED IN A SIMILAR CORPORATELY THEMED IMAGE.

THE CENTRAL IDEA IS FOR ALL WFE FACILITIES TO ULTIMATELY BE EASILY RECOGNIZED BY THEIR CORPORATE AESTHETIC.

KEYNOTES TO ELEVATIONS

1. BRICK VENEER
2. HORIZONTAL ORIENTED FACTORY PAINTED BO□ PROFILE METAL SIDING SYSTEM.
3. STONE VENEER WALL BASE AND CONTINUOUS STONE WATER TABLE.
4. S□UARE BRICK VENEER COLUMN - TYPICAL.
5. □" E□POSURE FACTORY PAINTED HORIZONTALLY ORIENTED FIBER CEMENT SIDING SYSTEM.
6. FACTORY PAINTED BREAK METAL TRIM OVER WOOD FRAMED CORNICE, RAKE, FASCIA, PARAPET CAP, ETC.
7. □ ALUMINUM AND GLASS STOREFRONT AND/OR ENTRY SYSTEM.
8. DECORATIVE ALUMINUM CAST LETTERS.
9. PAINTED STEEL COLUMN, BEAM, CANOPY BRACKET, STAIR SYSTEM ETC.
10. STANDING SEAM FACTORY PAINTED METAL ROOFING SYSTEM .
11. UNDERSIDE OF ROOF OVERHANG BEYOND.
12. ALUMINUM COMPOSITE MATERIAL CLADDING SYSTEM (ACM).
13. STEEL AND CONCRETE PAN STAIR SYSTEM.
14. DASHED LINE INDICATES APPRO□IMATE BASEMENT SPACE.
15. APPRO□IAMTE GRADE AND/OR SIDEWALKS.



SIDE ELEVATION

FACING VIETNAM VETERANS BLVD. - SOUTH SCALE: 1/18" = 1'-0"

LYLE·COOK·MARTIN
ARCHITECTS
310 Franklin Street / Clarksville, TN 37040
TEL 931.552.4771 / FAX 931.552.9149

REVISED SCHEMATIC DESIGN OF E□TERIOR ELEVATIONS
WORKFORCE ESSENTIALS
SUMNER COUNTY - GREENLEA BOULEVARD
GALLATIN, TENNESSEE

PR□□N□: 1031.9
I□□□ D□: 03.30.2016
Dr□□ B□: BAM
R□□□□□ D□:
R□□□□□ D□:
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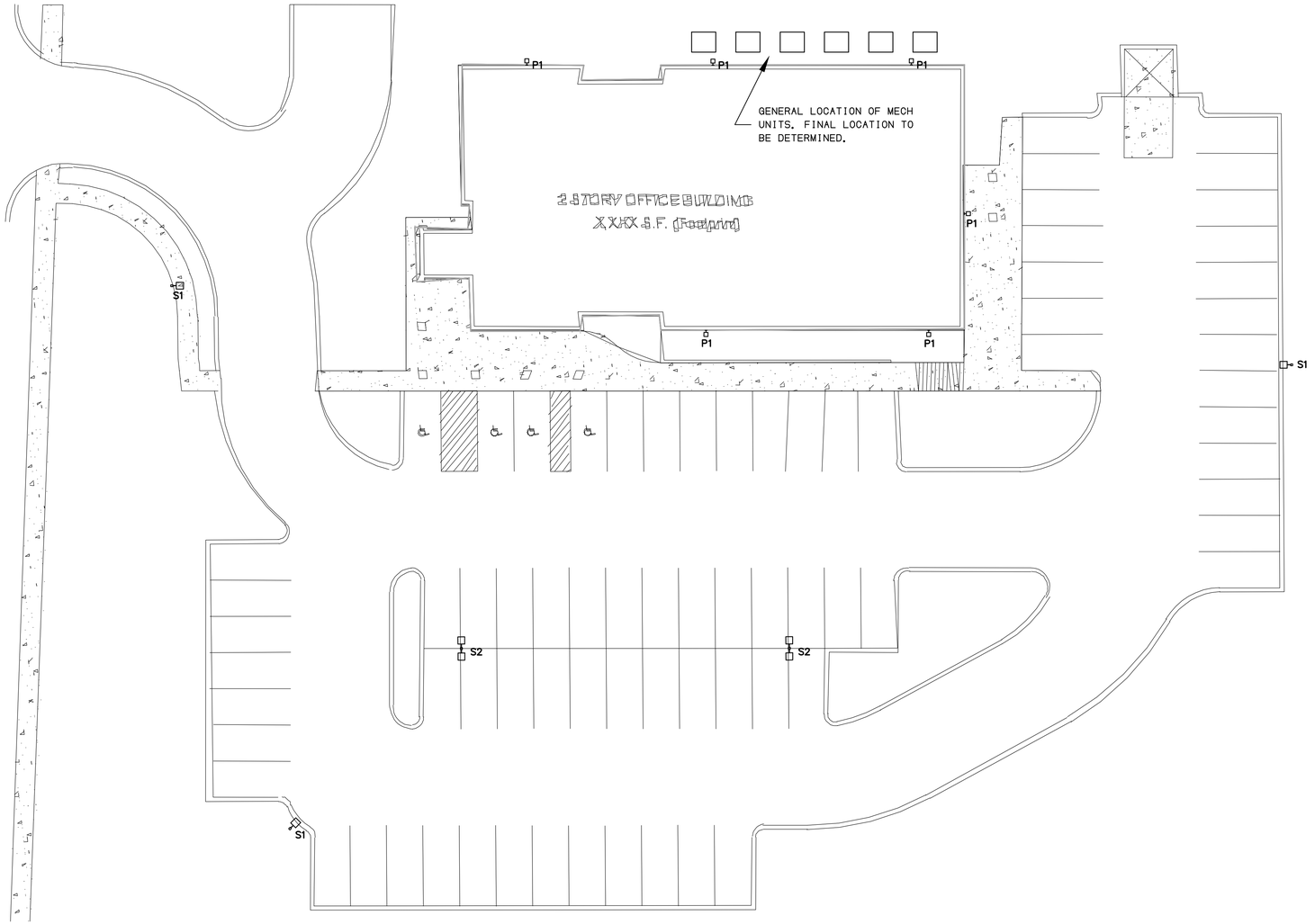
A1
SHEET NO.



1 **SITE PHOTOMETRICS - ELECTRICAL**
1/16" = 1'-0"

SITE NOTES

1. SITE LIGHTING CIRCUITS SHALL BE INSTALLED AT A DEPTH OF 18" MINIMUM, USING SCHEDULE 40 PVC.
2. SITE LIGHTING FEEDERS AND BRANCH SHALL HAVE A MINIMUM OF #8 WIRING AND 1" CONDUIT, UOI.
3. SITE LIGHTING FIXTURES SHALL BE CONTROLLED BY ASTRONOMICAL CLOCK/ "FAIL ON" PHOTOCELL WITH MANUAL OVERRIDE.
4. IN AREAS WHERE POLES MAY COME IN CONTACT WITH VEHICLES, BASES SHALL BE EXTENDED ABOVE GRADE TO PROTECT THE POLE FROM PHYSICAL DAMAGE. SEE POLE BASE DETAIL.
5. FOR POLE HEIGHTS, REFER TO FIXTURE SCHEDULE.
6. FOR WALL PACK MOUNTING HEIGHTS, REFER TO ARCHITECTURAL ELEVATIONS.
7. CONTRACTOR SHALL CHECK DRAWINGS FROM OTHER TRADES TO DETERMINE AND AVOID POTENTIAL CONFLICTS AND DIG-INS.
8. CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS WITH LOCAL UTILITY.
9. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO BID.
10. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS OF ALL UNDERGROUND ROUTING TO OWNER.

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	MOUNTING	MODEL	INPUT WATTS	VOLTS	NOTE 1	NOTE 2
P1		24W LED	ARCHITECTURAL WALLPACK, TYPE 2 DISTRIBUTION	WALL, MTD PER ARCHITECT ELEVATIONS	LITHONIA #WST-LED-1-10A700/30K-SR2-MVOLT	24	120V 1P 2W		
S1		(1) 280W LED	280W SHOEBOX, TYPE 5 RECTANGULAR DISTRIBUTION, HIGH PERFORMANCE	POLE	BEACON PRODUCTS #VP-L-96NB-280-4K-T5R	280	120V 1P 2W	FULL CUT OFF PARKING LOT FIXTURE	PROVIDE WITH 20' SQUARE STEEL POLE
S2		(1) 560W LED	560W DOUBLE SHOEBOX, TYPE 5 RECTANGULAR DISTRIBUTION, HIGH PERFORMANCE	POLE	BEACON PRODUCTS #VP-L-96NB-280-4K-T5R	560	277V 1P 2W	FULL CUT OFF PARKING LOT FIXTURE	PROVIDE WITH 20' SQUARE STEEL POLE

ALABAMA REGISTERED PROFESSIONAL ENGINEER JOSHUA D HOLTGREWE
5/23/16

LYLE·COOK·MARTIN
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310 Franklin Street / Clarksville, TN 37040
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NEW REGIONAL CAREER CENTER FOR
WORKFORCE ESSENTIALS
SUMNER COUNTY - GREENLEA BOULEVARD
GALLATIN, TENNESSEE

PHOTOMETRIC SITE PLAN

Pr[illegible] N[illegible] 1031.9
I[illegible] D[illegible] 05.18.2016
Dr[illegible] B[illegible] PSH
R[illegible] D[illegible]
R[illegible] D[illegible]
R[illegible] D[illegible]

E1.1
SHEET NO.

① SITE PHOTOMETRICS - ELECTRICAL

1/16" = 1'-0"

PARKING CALCULATIONS FROM VISUAL 2.08

PARKING AVERAGE - 2.8fc
PARKING UNIFORMITY - 3.7:1, AVERAGE/MIN.
PARKING UNIFORMITY - 8.7:1, MAX/MIN.

SITE CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM ADJACENT PROPERTIES.

ALABAMA REGISTERED NO. 33790-E PROFESSIONAL ENGINEER JOSHUA D HOLTGREWE 5/23/16

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NEW REGIONAL CAREER CENTER FOR
WORKFORCE ESSENTIALS
SUMNER COUNTY - GREENLEA BOULEVARD
GALLATIN, TENNESSEE

PHOTOMETRIC SITE PLAN

Project No.	1031.9
Issue Date	05.18.2016
Drawn By	PSH
Revision Date	
Revision Date	
Revision Date	

E1.2
SHEET NO.

BEACON
design . performance . technology
www.beaconproducts.com

Type:
Project Name:
Notes:

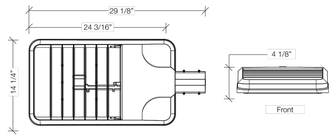
rev. 02.04.2015

VIPER - LARGE (LED)

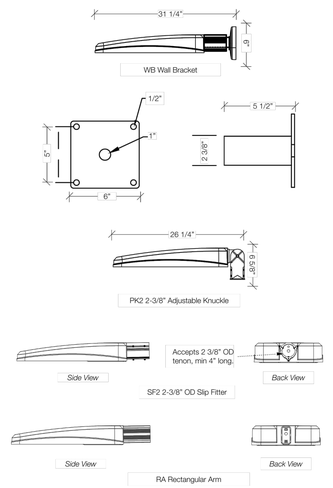
Large Viper Luminaire
Max Weight: 25.0 lbs
Max EPA: 1 sq ft

Sample Ordering	VP-L	96NB-280	5K	T5R	UNV	PCR-TL	SF2	GENIXX	BLC	RA	BBT
	A	B	C	D	E	F	G	H	I	J	K

DETAILS



MOUNTING OPTIONS



A. MODEL
VP-L	Viper - Large

B. ENGINE-WATTS
64NB-135	135 Watts - LED array
64NB-190	190 Watts - LED array
80NB-180	180 Watts - LED array
80NB-235	235 Watts - LED array
96NB-220	220 Watts - LED array
96NB-280	280 Watts - LED array

C. CCT - COLOR TEMP
5K	5000K (std.)
4K	4000K
3K	3000K

D. OPTICS
T1	type 1
T2	type II
T3	type III
T4	type IV
T5R	type V, rectangular
T5QM	type V, square medium
T5W	type V, round wide
FR	front row auto optic

E. VOLTAGE
UNV	120-277V
347V	347V
480V	480V

F. ELECTRICAL OPTIONS
PCR-TL	photocell, twist-lock
PCR-SC	photocell, shorting cap
2PF	dual power feed [1,2]

G. SENSOR OPTIONS
OCS	occupancy sensor (on/off)
MDD	motion dimming detector

H. CONTROL OPTIONS
GENI-XX	Energeni [5]

I. HOUSE SIDE SHIELD OPTIONS
HSS-90	house side shield 90°
HSS-180	house side shield 180°
BLC	backlight control[4]

J. MOUNTING OPTIONS
RA	rectangular arm
SF2	2 3/8" OD slip-fitter
PK2	2 3/8" adjustable knuckle
WB	wall bracket

K. COLOR
BBT	basic black textured
BMT	black matte textured
WHT	white textured
MBT	metallic bronze textured
BZT	bronze textured
DBT	dark bronze textured
GYS	gray smooth
DPS	dark platinum smooth
GNT	green textured
MST	metallic silver textured
MTT	metallic titanium textured
OWI	old world iron
RAL	_____

CERTIFICATIONS/LISTINGS

Certification Data: UL/cUL Wet Location Listed, LM79/LM80 Compliant, IDA approved, 3G Vibration Rated, DesignLights Consortium® Qualified[3]

[1] not available with 64NB-135
[2] not available @ 347V or 480V input
[3] DesignLights Consortium Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
[4] T4 optic only
[5] When ordering Energeni, specify the routine setting code (example GENI-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.

2041 58th Avenue Circle East Bradenton, fl 34203 Phone: (800) 345-4928 Fax: (941) 751-5535 ORDERING

WST LED

Architectural Wall Sconce

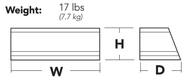
Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

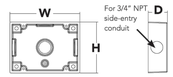
Luminaire

Height: 7-1/4" (18.4 cm)
Width: 16-1/4" (41.3 cm)
Depth: 9-1/8" (23.2 cm)
Weight: 17 lbs (7.7 kg)



Optional Back Box (BBW)

Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

The WST LED is ideal for replacing existing 50 – 175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Ordering Information

EXAMPLE: WST LED 2 10A700/40K SR3 MVOLT DDBTXD

WST LED

Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options[1]	Finish *(required)*
WST LED	1 One engine (10 LEDs) 2 Two engines (20 LEDs)	**700 mA options:** 10A700/30K 3000K 10A700/40K 4000K 10A700/50K 5000K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT[7] 120 [1] 208 [1] 240 [1] 277 [1] 347 480	**Shipped included** (blank) Surface mount **Shipped separately** [2] BBW Surface-mounted back box UT5 Uptilt 5 degrees	**Shipped installed** PE Photoelectric cell, button type [4,5] SF Single fuse (120, 277, 347V) [4] DF Double fuse (208, 240, 480V) [4] DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup [6] WLU Wet location door for up orientation [7] PIR Motion/ambient light sensor [8] DS Dual switching [9] **Shipped separately** VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Emergency Battery Operation

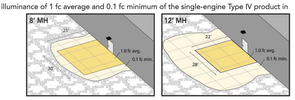
The emergency battery backup (ELCW option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features meet various interpretations of NFPA 70/NEC 2008 - 700.16

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the single-engine Type IV product in emergency mode.

WST LED 1 10A700/40K SR4 MVOLT ELCW
10' x 10' Gridlines
8' and 12' Mounting Height



NOTES
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with photocell (PE), fusing (SF, DF), or dual switching (DS).
2 May also be ordered separately as an accessory. Ex: WSBBW DDBXD U. Must specify finish.
3 Must be ordered with fixture; cannot be field installed.
4 Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
5 Not available with 480V option. Not available with motion/ambient light sensor (PIR).
6 Integral battery pack is rated for -20° to 60°C operating temperature. ELCW warranty is 3-year period. Not available with 347V or 480V. Not available with WLU.
7 WLU not available with PIR or ELCW.
8 Specifies the SensorSwitch SFOD-7-ODP control (photocell included); see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with WLU, VG or WG.
9 Provides 50/50 luminaire operation via two independent drivers and light engines on two separate circuits. Not available with one engine, MVOLT, ELCW, WLU, SF, or DF. Must specify voltage; voltage must be the same for both drivers. When ordered with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.

LITHONIA LIGHTING.
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
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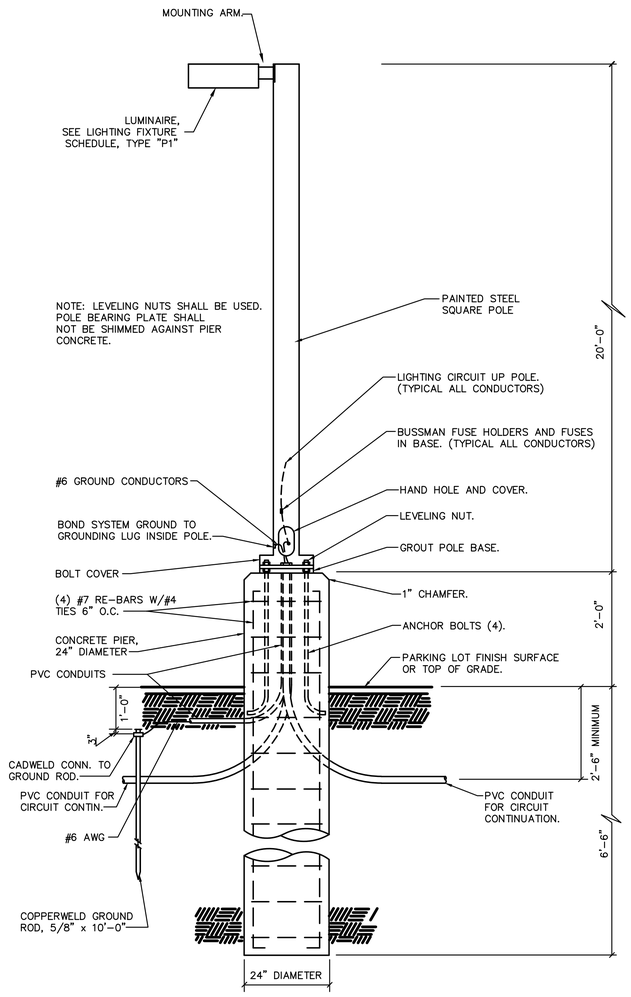
WST-LED
Rev. 04/27/16

1 FIXTURE CUT SHEET



2 POLE BASE DETAIL

LYLE·COOK·MARTIN
ARCHITECTS
310 Franklin Street / Clarksville, TN 37040
TEL 931.552.4771 / FAX 931.552.9149

ALABAMA REGISTERED PROFESSIONAL ENGINEER 5/23/16 CANADA DO NOT TORONTO

NEW REGIONAL CAREER CENTER FOR
WORKFORCE ESSENTIALS
SUMNER COUNTY - GREENLEA BOULEVARD
GALLATIN, TENNESSEE

DETAILS

Pr□□N□S. 1031.9
I□□□ D□□ 05.18.2016
Dr□□ B□ PSH
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E1.3
SHEET NO.

ITEM 8

GMRPC Resolution No. 2016-76

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING AN AMENDMENT TO THE CUMBERLAND PLACE NORTH PRELIMINARY MASTER DEVELOPMENT PLAN AND APPROVING A FINAL MASTER DEVELOPMENT PLAN FOR CUMBERLAND PLACE NORTH PHASE 5, SECTION 2, A MAJOR SUBDIVISION, TO CREATE 20 SINGLE FAMILY RESIDENTIAL LOTS, CONSTRUCT A SECTION OF PUBLIC GREENWAY, EXTEND ONE (1) PUBLIC RIGHT-OF-WAY, AND CREATE ONE (1) PUBLIC RIGHT-OF-WAY, A ON 5.951 (+/-) ACRE PARCEL, LOCATED EAST OF LOCK 4 ROAD AND NORTHEAST OF SMOKY MOUNTAIN DRIVE. (8-1993-16)

WHEREAS, the applicant submitted an application for approval of an Amendment to the Cumberland Place North Preliminary Master Development Plan and a Final Master Development Plan, for Cumberland Place North Phase 5, Section 2, consistent with Section 12.02 of the City of Gallatin Zoning Ordinance, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Amended Preliminary Master Development Plan and Final Master Development Plan submitted by the applicant, Rogers Engineering Group, Inc. at its regular meeting on June 27, 2016, and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to T.C.A. §13-3-413; §13-4-310; §13-7-201; and §13-7-202:

1. The Amended Preliminary Master Development Plan and 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* and in particular, the Suburban Neighborhood Emerging Character Area Category.

2. The Amended Preliminary Master Development Plan and Final Master Development Plan is consistent with the purpose and intent of the R15-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 R15-PRD zoning district with minor variations.

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

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves an Amended Preliminary Master Development Plan and a Final Master Development Plan for Cumberland Place North Phase 5, Section 2, consisting of a six (6) sheet plan, prepared by Rogers Engineering Group, Inc. of Gallatin, TN, with Project No. #16-013B, dated May 23, 2016 and with a revision date of June 16, 2016, and the conceptual architectural renderings consisting of six (6) sheets stamp-dated received May 23, 2016 under PC File No. 8-1993-16, with the following conditions:

1. Amend the plan by establishing a 20 foot wide common area tract adjacent to lots 55 – 64 to contain the 20 wide greenway easement. The common area tract shall contain the easement for the greenway. The Alternative Type 20 landscape buffer may be installed within the common area tract.
2. Provide the Engineering Division a copy of the TDEC Notice of Coverage permit.
3. Submit construction plans to the Engineering Division for review.
4. Submit three (3) corrected folded copies of the Amended PMDP and 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: 6/27/16

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____

SUSAN HIGH-MCAULEY
City Attorney

EXHIBIT A

ITEM 8
PLANNING DEPARTMENT STAFF REPORT

Amended Preliminary Master Development Plan and Final Master Development Plan for Cumberland Place North Ph. 5, Sec. 2
(PC File# 8-1993-16)
Located East of Lock 4 Road and Northeast of Smoky Mountain Drive
Date: June 25, 2016

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF AN AMENDMENT TO THE CUMBERLAND PLACE NORTH PRELIMINARY MASTER DEVELOPMENT PLAN AND A FINAL MASTER DEVELOPMENT PLAN FOR PHASE 5, SECTION 2, TO CREATE 20 SINGLE FAMILY RESIDENTIAL LOTS, CONSTRUCT A SECTION OF PUBLIC GREENWAY, EXTEND ONE (1) PUBLIC RIGHT-OF-WAY AND CREATE ONE (1) PUBLIC-RIGHT-OF-WAY, ON 5.951 (+/-) ACRES, LOCATED EAST OF LOCK 4 ROAD AND NORTHEAST OF SMOKY MOUNTAINS DRIVE.

OWNER:	**J.D. EATHERLY**
APPLICANT:	**ROGERS ENGINEERING (RICHARD JONES, P.E.)**
STAFF RECOMMENDATION:	**APPROVAL OF GMRPC RESOLUTION 2016-76**
STAFF CONTACT:	**KEVIN CHASTINE, AICP**
PLANNING COMMISSION DATE:	**JUNE 27, 2016**

PROPERTY OVERVIEW: The owner and applicant requests approval of an Amendment to the Cumberland Place North Preliminary Master Development Plan and a Final Master Development Plan for Phase 5, Section 2, a major subdivision, to create 20 Single Family Residential Lots, construct a section of public greenway, extend one (1) public right-of-way and create one (1) public-right-of-way, on 5.951 (+/-) acres, located east of Lock 4 Road and northeast of Smoky Mountains Drive. Dwelling, One-Family Detached is a permitted use within the Residential 15-Planned Residential Development (R15-PRD) zone district. (Attachment 8-1)

CASE BACKGROUND:

Previous Approvals

On April 26, 2004, the Planning Commission approved the Preliminary Master Development Plan (PC File #3-6-04) for Cumberland Place North. The PMDP contained 44 single family lots zoned R20-PRD and 165 single family lots zoned R15-PRD.

On March 24, 2008, the Planning Commission approved a minor amendment to the PMDP (PC File# 3-5-08) (Attachment 8-2) that revised lot configurations, phasing schedule, and roadway layout in Phase 6. These changes were required because the City of Gallatin purchased a portion of Phase 6 for the sewer plant expansion. This reduced the lot total from 165 R15-PRD lots to 147 R15-PRD lots. The Planning Commission also approved a Final Master Development Plan for Cumberland Place North Phase 5, Section 3, for 28 lots on 8.715 (+/-) acres. (Attachment 8-3)

DISCUSSION:

Proposed Development

The Amended Preliminary Master Development Plan for Cumberland Place North and Final Master Development Plan for Cumberland Place North Phase 5, Section 2 proposes 20 single family residential lots, the creation of one (1) new public right-of-way, Bryce Canyon Drive and the extending of one (1) public right-of-way, Capitol Reef Drive, on 5.951 (+/-) acres located east of Lock 4 Road and northeast of Smoky Mountains Drive.

PMDP Amendment - Minor

Gallatin Zoning Ordinance Section 12.02.050, requires the Planning Commission to determine whether the proposed amended to the currently approved Preliminary Master Development Plan is a minor amendment or a major amendment. Staff recommends the Planning Commission consider the amendment to the Cumberland Place North PMDP as a minor amendment.

As submitted, the change to the Cumberland Place North Preliminary Master Development Plan renames Phase 5, Section 3 to Phase 5, Section 2 and reduces the number of lots in Phase 5, Section 2 from 28 lots to 20 lots. Also, an easement for the construction of an eight (8) foot wide greenway is proposed along the rear of Lots 55 through 64.

Natural Features

The natural topography for the vacant land slopes from the north and the south to the lowest point of elevation (490') located on Lot 71 along the middle of the western boundary of the phase. The topography ascends to the north to an elevation of 506 at the northeast corner of Lot 55 and ascends to the south to the highest point of elevation (518') located on Lot 65 at the southern boundary.

Adjacent or Area Uses

To the north of Phase 5, Section 2 is the future Phase 5, Section 3 of the Cumberland Place North subdivision, which will include the extension of Bryce Canyon Drive; to the south of Phase 5, Section 2 is Lock 4 Park; to the east of Phase 5, Section 2 is City of Gallatin Waste Water Treatment Plant and to the west is Cumberland Place North Phase 4, Section 1 (P.B. 25 Pg. 376) and Phase 5, Section 1 (Under Construction). The properties within the Master Development Plan (PRD) to the north and west are zoned Residential-15 Planned Residential Development (R15-PRD) and the properties to the south and east are zoned Residential-40 (R40).

Lot Sizes and Layout

The Phase 5, Section 2 Amended PMDP and FMDP contains 20 total lots, that range in size from 9,371 square feet (Lot 74) to 15,092 square feet (Lot 66). The table below provides the size of each of the lots. All lots will contain 10 foot Public Utility and Drainage Easements along each property boundary.

Phase 5 Section 2			
Lot Number	Square Footage	Lot Number	Square Footage
55	10,500	65	14,030
56	10,500	66	15,092
57	10,500	67	11,015
58	10,500	68	9,469
59	10,500	69	9,375
60	10,500	70	10,491
61	10,500	71	10,066
62	10,500	72	9,375
63	9,617	73	9,375
64	13,167	74	9,371
Average Lot Size – 10,772 sq ft or .247 acres			

Floodplain and Floodway

No portion of Phase 5, Section 2 is located within a flood hazard area based on FEMA FIRM Panel 47165C0428G and FEMA FIRM Panel 47165C0429G, both dated April 17, 2012.

Rights-of-Way/Streets/Roads

The Amended PMDP and FMDP will extend one (1) public right-of-way and create one (1) public right-of-way. All totaled, 833 linear feet of roads will be constructed. Five (5) foot wide sidewalks will be included on both sides of the street.

PHASE 5 SECTION 2 – PROPOSED RIGHTS-OF-WAY		
ROAD NAME	**LENGTH**	**R.O.W. (PAVEMENT) WIDTH**
Bryce Canyon Drive	735 linear feet	50 feet (26 feet)
Capitol Reef Drive (Extension)	98 linear feet	50 feet (26 feet)

Stormwater Drainage

The stormwater drainage system consists of piped and contoured stormwater infrastructure. The system consists of four (4) inlets within the Bryce Canyon Drive and one (1) inlet between Lots 57 and 58. The stormwater system connects to the proposed system within Phase 5 Section 1, drains to the northwest, into an open space tract in Phase 4, Section 2.

Parking

The Gallatin Zoning Ordinance requires two (2) parking spaces per housing unit. The 20 lots require 40 total parking spaces. The plan states a minimum two (2) parking spaces per dwelling will be provided.

Architectural Designs

The applicant provided three (3) sample architectural elevations for the residences in Phase 5, Section 2. (Attachment 8-4) Two (2) of the three (3) sample elevations are two (2) stories in height while the other is one (1) and a half stories in height. The Amended PMDP - FMDP states that the minimum house size for this phase is 1,500 square feet, which is consistent with the currently approved PMDP and FMDPs for adjacent phases. All of the

proposed elevations meet or exceed the minimum house size of 1,500 square feet. The building material varies from all vinyl siding to all brick. Gallatin Zoning Ordinance Section 13.08.010 states that one-family detached dwelling units are exempt from the 70 percent masonry requirement. However, the restrictive covenants for previous phases and sections of Cumberland Place North requires a minimum of 50 percent masonry on residences. To maintain architectural consistency within the entirety of Cumberland Place North, Note 26 of the Amended PMDP and FMDP states, "All residences to be 50% or greater masonry material . . .", which will match masonry requirements of earlier phases of the development.

Open Space and Bufferyard

The Amended PMDP and FMDP for Phase 5, Section 2 includes no open space tracts. There are two (2) required bufferyards in Phase 5, Section 2. A Type 25 Bufferyard is required along the southern boundary and a Type 40 Bufferyard is required along the eastern boundary. The applicant is proposing an Alternative Type 25 Bufferyard along the southern property boundary that provides all required landscape material with a width of 20 feet instead of 25 feet. The applicant is proposing an Alternative Type 40 bufferyard along the eastern property boundary that provides a 20 foot wide bufferyard area, maintains the existing tree line closest to the proposed homes, and includes a greenway easement for an eight (8) foot wide paved/concrete trail, with the landscape material of a Type 25 bufferyard along Water Treatment Road.

The Planning Commission should consider requiring the greenway to be placed within a common area tract. The landscape buffer could then be placed within the common area tract. This would reduce the square footage of Lot 63 to less than 9,000 square feet, which is the minimum lot size permitted in Table 06-02 of the Planned Residential Development district. All other lots would meet or exceed the minimum lot size for the R15-PRD district. To permit Lot 63 to be less than 9,000 square feet would require an exception from the requirement of Section 06.09.130.D. A request for exception to bulk regulations is permitted under Section 12.02.020.F. However, the average lot size in this Phase and Section will exceed 9000 square feet. Lot 63 would be 8,117 square feet with the greenway easement are removed.

Planning Department Comments

The Planning Department reviewed and commented on the Amended PMDP and FMDP. 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 Amended PMDP and FMDP. 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 Amended PMDP and FMDP. The applicant satisfactorily addressed all of the Other Departmental comments, except those included as conditions of approval.

FINDINGS:

1. The Amended Preliminary Master Development Plan and 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* and in particular, the Suburban Neighborhood Emerging Character Area Category.

2. The Amended Preliminary Master Development Plan and Final Master Development Plan is consistent with the purpose and intent of the R15-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 R15-PRD zoning district with minor variations.

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

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

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2016-76, an Amended Preliminary Master Development Plan and a Final Master Development Plan for Cumberland Place North Phase 5, Section 2, consisting of a six (6) sheet plan prepared by Rogers Engineering Group, Inc. of Gallatin, TN, with Project No. #16-013B, dated May 23, 2016 and with a revision date of June 16, 2016, and the conceptual architectural renderings consisting of six (6) sheets stamp-dated received May 23, 2016 under PC File No. 8-1993-16, with the following conditions:

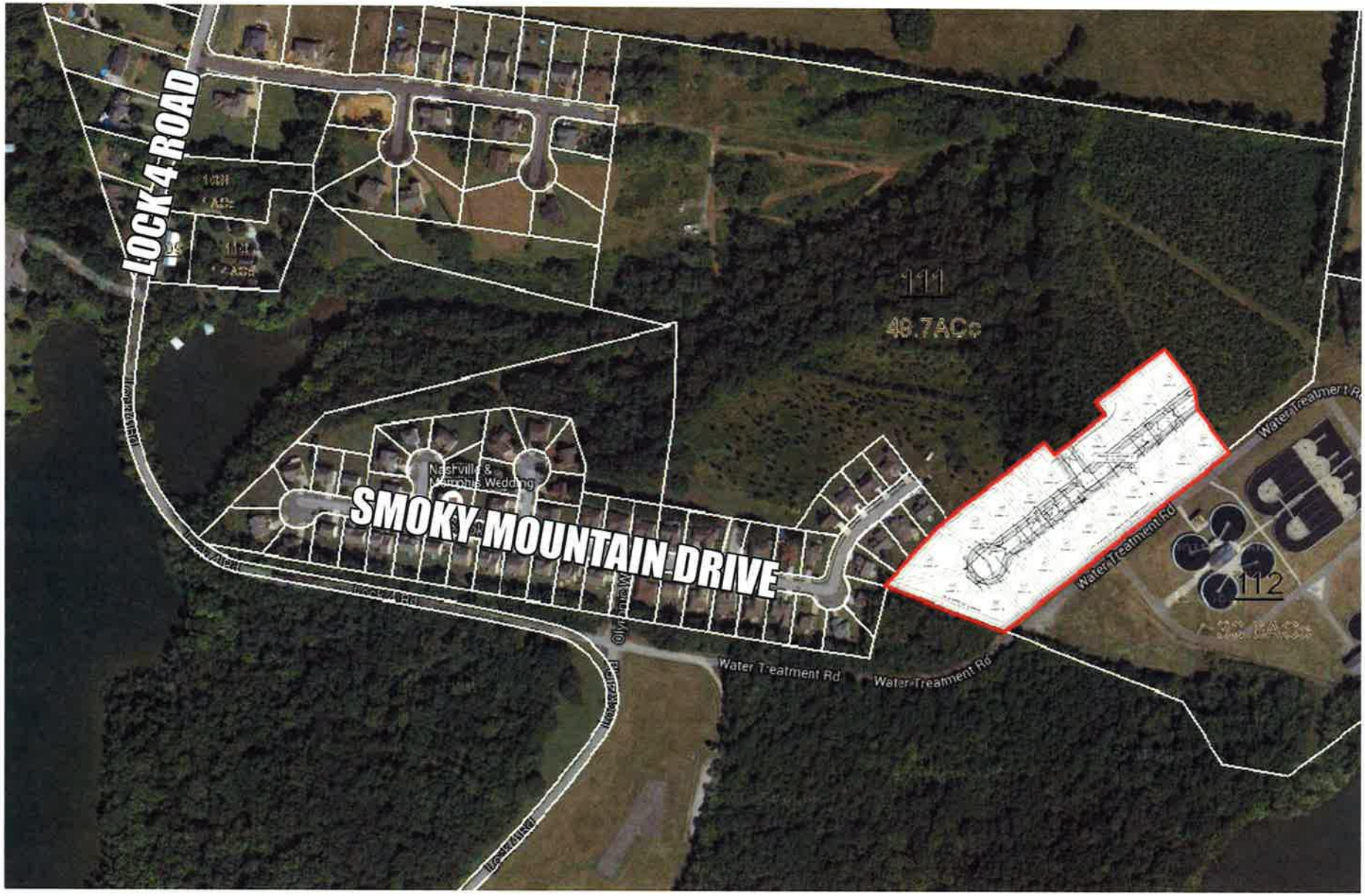
1. Amend the plan by establishing a 20 foot wide common area tract adjacent to lots 55 – 64 to contain the 20 wide greenway easement. The common area tract shall contain the easement for the greenway. The Alternative Type 20 landscape buffer may be installed within the common area tract.
2. Provide the Engineering Division a copy of the TDEC Notice of Coverage permit.
3. Submit construction plans to the Engineering Division for review.
4. Submit three (3) corrected folded copies of the Amended PMDP and Final Master Development Plan, including one (1) full size and two (2) half size copies, to the Planning Department.

EXHIBIT A

ATTACHMENTS

Attachment 8-1	**Location Map**
Attachment 8-2	**PMDP for Cumberland Place North**
Attachment 8-3	**PMDP for Cumberland Place North Ph. 5 Sec. 3**
Attachment 8-4	**Architectural Elevations for Phase 5 Section 1**
Attachment 8-5	**Amended PMDP & FMDP for Cumberland Place North Ph. 5 Sec. 2**

I:\ACTIVITIES & PROJECT TYPES\Rezoning with PMDP-FMDP\CUMBERLAND PLACE NORTH\PHASE 5 SECTION 2 - AMENDED PMDP AND FMDP\Cumberland Place North – Ph 5 Sec 2 – Amended PMDP – FMDP (8-1993-16) KC - Staff Report



ATTACHMENT 8-1

Location Map

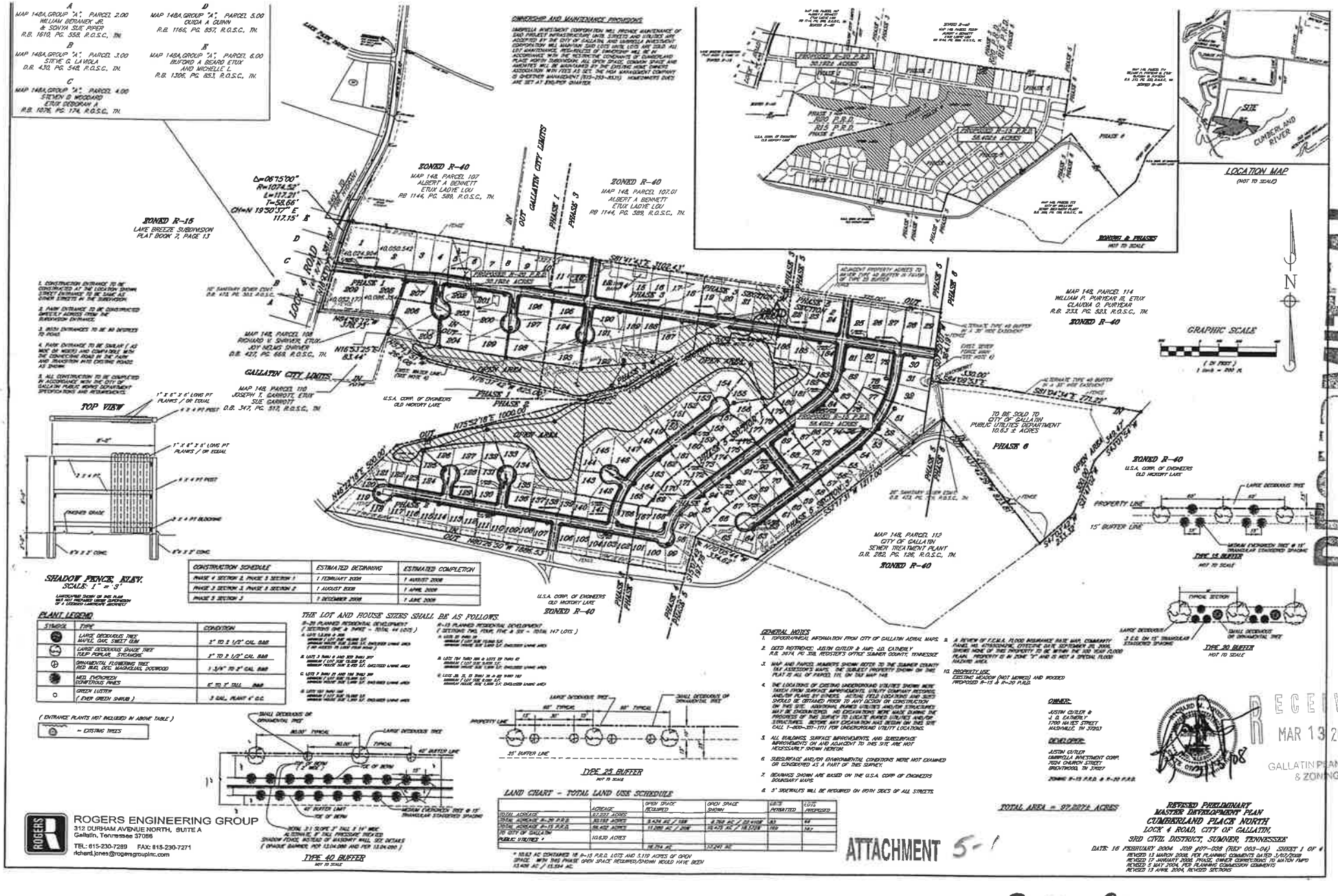
Cumberland Place North Phase 5 Section 2

Amended PMDP-FMDP

8-2007-16

Prepared By: Kevin Chastine, AICP

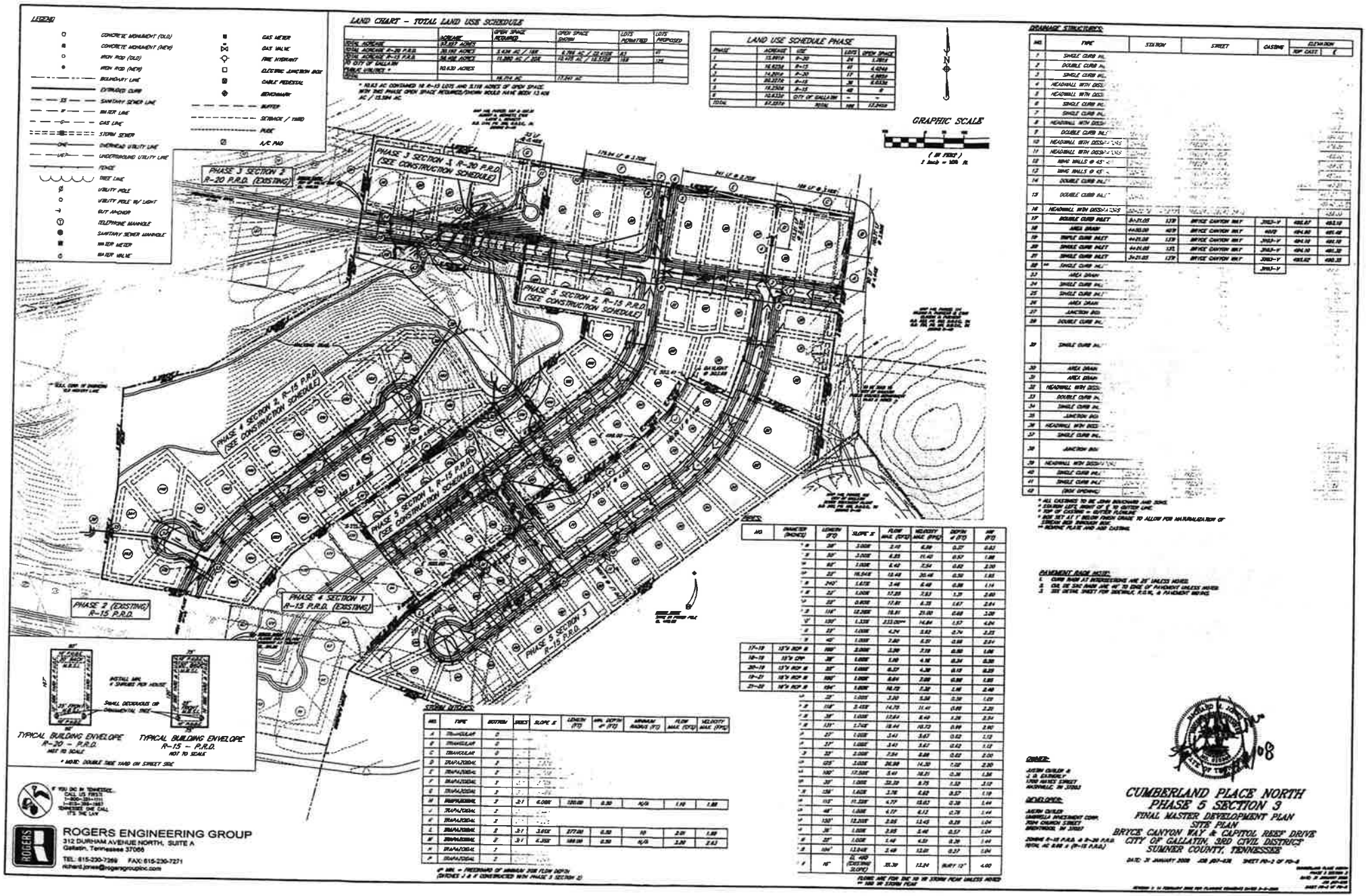
Prepared On: June 20, 2016



ATTACHMENT 5-1

3-5-08

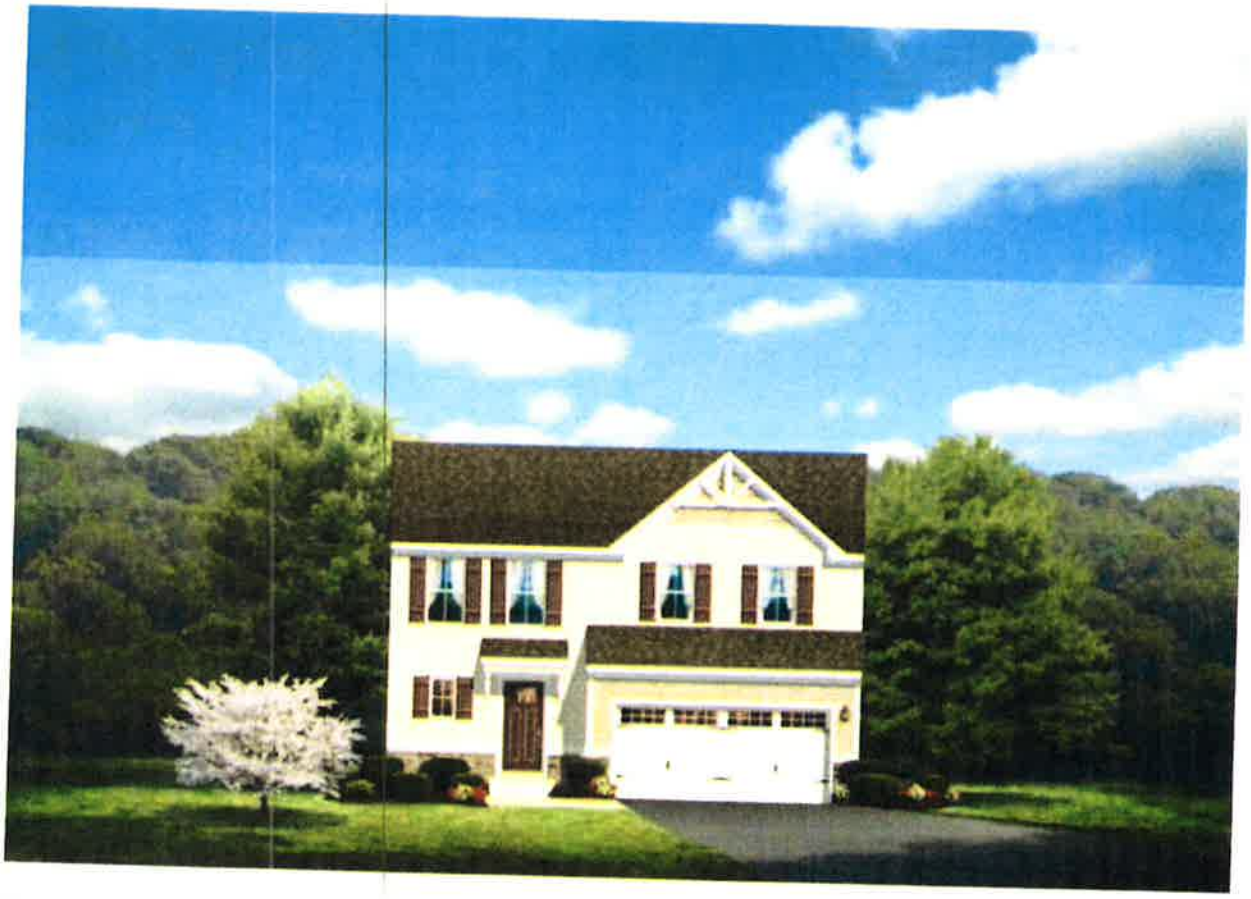
ATTACHMENT 8-2



ATTACHMENT 8-3

ATTACHMENT 8-4

RECEIVED
MAY 23 2016
GALLATIN PLANNING & ZONING



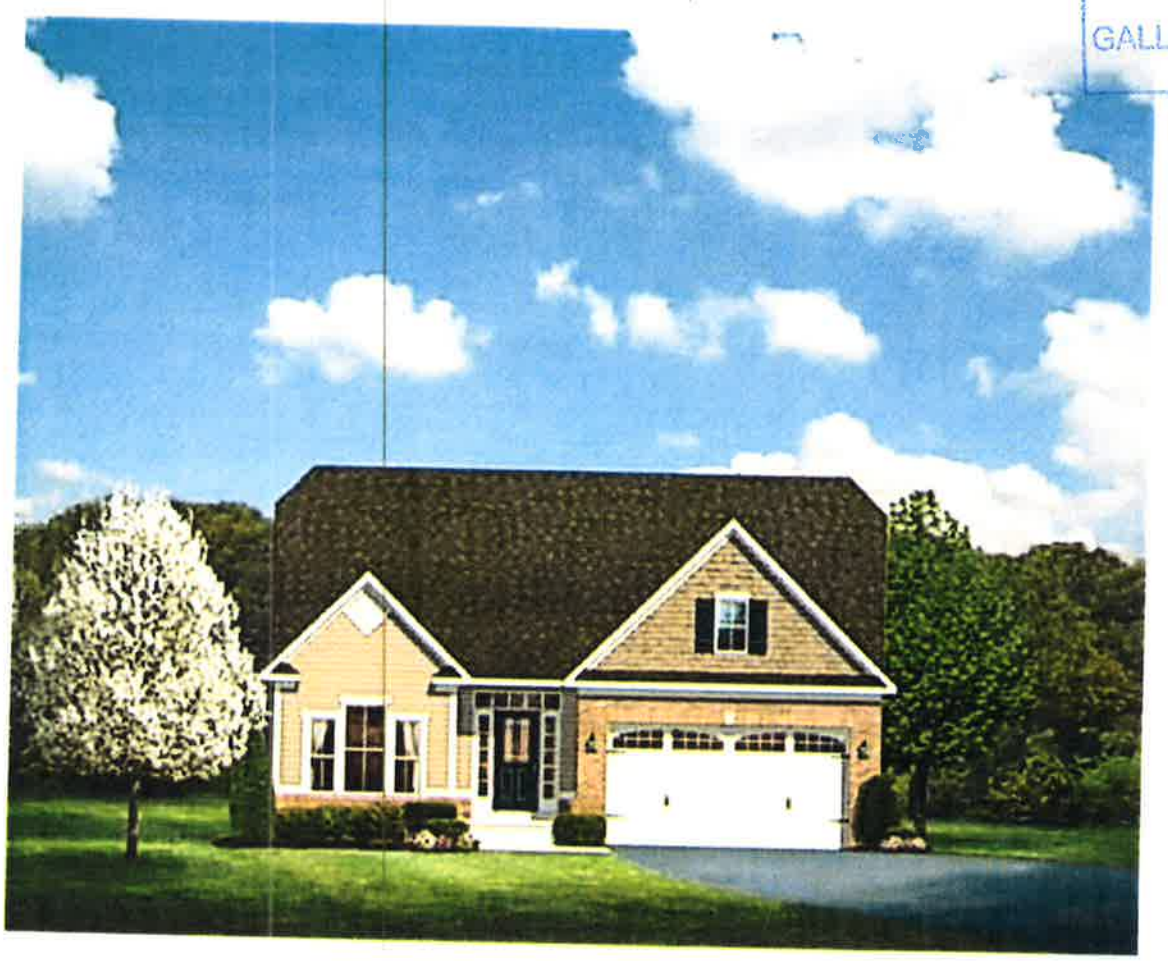
MLS#: **1665965**
Upgraded Cottage Exteriors Make Our New Section POP! You Pick the Colors That Suit Your Tastes!Image 1 of 13

NEXT CLOSE ✕

8-1993-16

ATTACHMENT 8-4

RECEIVED
MAY 23 2016
GALLATIN PLANNING & ZONING



http://www.realtracs.net/Pictures/1666000/1666026/hr1666026-15.jpg

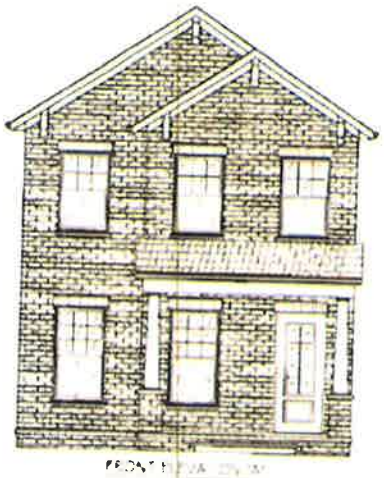
9/28/2015

8-1993-16

ATTACHMENT 8-4

RECEIVED
MAY 23 2016
GALLATIN PLANNING & ZONING

Dalamar Homes LLC



"Pebble"

8-1993-16

GENERAL NOTES:

1. THIS CONSTRUCTION PROJECT SHALL AT ALL TIMES AND IN ALL SITUATIONS PROCEED IN A MANNER CONSISTENT WITH THE CITY OF GALLATIN SUBDIVISION REGULATIONS, AND ALL OTHER APPLICABLE RULES, REGULATIONS AND LAWS OF ANY OTHER AUTHORITY WITH JURISDICTION TO GOVERN SUCH CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR UNDERTAKING SUCH CONSTRUCTION ACTIVITIES TO INSURE FULL COMPLIANCE AT ALL TIMES.
2. THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT CITY OF GALLATIN SUBDIVISION REGULATIONS (INCLUDING SPECIFICATIONS FOR PUBLIC WORKS PROJECTS) ON THE CONSTRUCTION PROJECT AT ALL TIMES, AND REFERENCE SHALL BE MADE TO THEM FOR PROPER MATERIALS, METHODS, ETC. REGARDING CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL ELEVATIONS, DISTANCES, AND DIRECTIONS BEFORE STARTING WORK ON ANY SEGMENT OF THE PROJECT. IF THE CONTRACTOR HAS ANY QUESTIONS OR SUSPECTS THERE IS AN ERROR OR OMISSION WITHIN THE PLANS OR CONSTRUCTION STAKES, HE SHALL NOT PROCEED UNTIL THE ENGINEER OR HIS REPRESENTATIVE HAS BEEN FULLY NOTIFIED, HAS RESPONDED, AND HAS SPECIFICALLY STATED THE CONTRACTOR MAY PROCEED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SURVEYING REFERENCE POINTS, HUBS, AND LOT CORNERS DURING THE CONSTRUCTION PROCESS AND SHALL BEAR THE EXPENSE FOR REPLACING ANY SUCH OBJECTS DAMAGED DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES ASSOCIATED WITH SUCCESSFULLY COMPLETING THE CONSTRUCTION PROCESS, INCLUDING ALL PUBLIC INSPECTION FEES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THIS OR ADJACENT PROPERTY, AND FOR INJURY TO ANY PERSON OCCURRING DURING OR AS A RESULT OF THE CONSTRUCTION PROCESS, WHETHER SUCH DAMAGE OR INJURY RESULTS FROM ANY ACTION OR LACK OF ACTION BY PRINCIPALS OF THE COMPANY, EMPLOYEES, SUBCONTRACTORS, OR SUPPLIERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY SAFETY DEVICES AND FOLLOW ALL ADVISABLE SAFETY PRACTICES NECESSARY TO INSURE THE SAFETY OF ALL PERSONS DURING THE CONSTRUCTION PROCESS. NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY LIABILITY FOR MATTERS RELATING TO SAFETY AT THE CONSTRUCTION SITE.
7. ANY DAMAGE TO IMPROVEMENTS PRIOR TO FINAL PROJECT ACCEPTANCE BY THE CITY OF GALLATIN OR THE OWNER SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MEET CURRENT SPECIFICATIONS. ALL EXPENSES ASSOCIATED WITH SUCH REPAIR OR REPLACEMENT SHALL BE PAID BY THE APPROPRIATE CONTRACTOR.
8. LOCATION OF EXISTING UTILITIES INDICATED ON THESE PLANS MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY SUCH UTILITIES. THE CONTRACTOR IS FURTHER RESPONSIBLE FOR LOCATING ALL UTILITIES THAT MAY BE IN EXISTENCE ON THE PROJECT SITE BUT WHICH ARE UNKNOWN TO THE ENGINEER. ALL UTILITY LOCATION ACTIVITIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT (AS DIRECTED) TO ANY UTILITIES DAMAGED DURING CONSTRUCTION. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL **1-800-351-1111** FOR UNDERGROUND UTILITY LOCATIONS.
9. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH THE TENNESSEE GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES STORM WATER DISCHARGE. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY THE CONTRACTOR ON A REGULAR BASIS IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
10. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY DARNALL AND ASSOCIATES. DRAWING DATED 11-04-2002.
11. A TITLE SEARCH NOR TITLE POLICY WAS PROVIDED. THEREFORE, THIS SURVEY IS SUBJECTED TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
12. ELEVATIONS AND CONTOURS WERE DERIVED USING TRIGONOMETRY DIGITAL TERRAIN MODELING. CONTOUR INTERVALS ARE TWO (2) FOOT, AND THE SOURCE OF VERTICAL DATUM IS N.G.V.D. 29.
13. BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 1983).
14. A REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 47165C0428G & 47165C0429G, EFFECTIVE DATE APRIL 17, 2012, SHOWS THIS PROPERTY TO BE IN ZONE "X" AND NOT A SPECIAL FLOOD HAZARD AREA.
15. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SITE PLAN.
16. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
17. NO GEOTECHNICAL ENGINEERING REPORT WAS PROVIDED FOR THE PLAN PREPARATION.
18. PERFORMANCE STANDARD COMPLIANCE
ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02.
19. ADDITIONAL DESIGN STANDARDS
THIS DEVELOPMENT SHALL BE DESIGNED AND DEVELOPED TO COMPLY WITH THE STANDARDS OF ARTICLES 11.00, 12.00, AND 13.00 OF THE CITY OF GALLATIN ZONING ORDINANCE.
20. UTILITY CROSS CONNECTION
THE PROPOSED PROJECT SHALL COMPLY WITH ALL APPLICABLE CROSS-CONNECTION CONTROL AND SEWER USE REGULATIONS.
21. SIGNAGE
NO SIGNAGE REQUIRING A PERMIT IS PROPOSED FOR THIS PHASE OF DEVELOPMENT. ANY FUTURE SIGNAGE MUST BE SUBMITTED, REVIEWED, AND APPROVED PRIOR TO INSTALLATION.
22. TRASH DISPOSAL
THIS DEVELOPMENT WILL UTILIZE THE CITY OF GALLATIN CURB SIDE TRASH SERVICE.
23. GREENWAY EASEMENT
A SUITABLE GREENWAY EASEMENT IN THE OPEN SPACE IS TO BE GRANTED TO THE CITY OF GALLATIN BY THE OWNER OR HOME OWNERS ASSOCIATION ONCE A LOCATION IS APPROVED BY THE CITY OF GALLATIN.
24. NPDES PERMIT
A COPY OF THE APPROVED NPDES PERMIT IS TO BE PROVIDED TO THE CITY ENGINEERING DEPARTMENT.
25. HVAC SCREENING
HVAC UNITS TO BE SCREENED WITH EVERGREEN SHRUBS FROM STREET AND ADJACENT SIDE LOT.
26. MASONRY REQUIREMENTS
ALL RESIDENCES TO BE 50% OR GREATER MASONRY MATERIAL TO MATCH EXISTING PHASE REQUIREMENTS.

UTILITY OWNERS			
WATER SEWER GAS	GALLATIN PUBLIC UTILITIES 239 HANCOCK STREET GALLATIN, TN 37066 CONTACT: DAVID GREGORY (615) 451-5922	TELEPHONE	BELLSOUTH 1-800-626-9149
ELECTRIC	GALLATIN DEPARTMENT OF ELECTRICITY 135 JONES STREET GALLATIN, TN 37066 CONTACT: MIKE TAYLOR (615) 452-5152	CABLE	COMCAST 840 SOUTH WESTLAND AVENUE GALLATIN, TN 37066 CONTACT: (615) 244-5900

TRAFFIC VOLUME ESTIMATES

USE AS SINGLE FAMILY, 10 TRIPS / RESIDENCE
20 x 10 = 200 TRIP / DAY
LANE WIDTH - 13'
OFF STREET PARKING 2 SP / DWELLING

SIGNAGE

1. ALL SIGNAGE AND PAVEMENT MARKERS TO BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (CURRENT ED)

SIGN LEGEND

SPEED LIMIT	= R 2-1 (20 MPH)
STOP SIGN	= R 1-1
KEEP RIGHT	= R 4-7b
YIELD SIGN	= R 1-2
PEDESTRIAN CROSSING	= W 11-2 / W 16-7pL
DIVIDED HIGHWAY (ROAD)	= W 6-1
NO OUTLET	= W 14-2 / W 14-1P
CIRCULAR INTERSECTION	= W 2-6 / W 16-12P
PEDESTRIAN CROSSWALK	= W 11-2
SPEED HUMP	= W 17-1
STREET SIGNAGE:	= PER CITY OF GALLATIN PUBLIC WORKS, MOUNTED ON STOP SIGNS

STREET SIGNAGE

A STOP SIGN
B PEDESTRIAN CROSSWALK
C ISLAND KEEP RIGHT
D NO OUTLET
E SPEED LIMIT SIGN (20 MPH)
F ONE WAY STREET SIGN
G DIVIDED HIGHWAY SIGN
H TYPE III BARRICADE
J YIELD SIGN
K PEDESTRIAN CROSSWALK, SPEED HUMP

PAVEMENT MARKINGS:

ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC.

TEMPORARY BENCHMARK:

FLANGE BOLT ON FIRE HYDRANT AT "200PSI" LOCATED SOUTHEAST OF MESA VERDE PLACE IN THE NORTHERN RIGHT OF WAY OF SMOKY MOUNTAINS DRIVE. ELEVATION 511.26

ESTIMATED CONSTRUCTION SCHEDULE:

BEGIN: OCTOBER 2016
END: APRIL 2017

PLAN SHEET INDEX:

DESCRIPTION	SHEET
COVER SHEET	C 1.0
OVERALL SITE PLAN	C 2.0
SITE PLAN	C 3.0
LANDSCAPE PLAN	C 4.0
DETAILS 1	C 5.0
DETAILS 2	C 6.0

CUMBERLAND PLACE NORTH
PHASE 5 SECTION 2

AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN &
FINAL MASTER DEVELOPMENT PLAN
BRYCE CANYON WAY
CITY OF GALLATIN, 3RD CIVIL DISTRICT,
SUMNER COUNTY, TENNESSEE

STATEMENT OF FINANCIAL RESPONSIBILITY

THE DEVELOPER, J. D. EATHERLY (SEE ADDRESS THIS SHEET), WILL BE FINANCIALLY RESPONSIBLE FOR THE DEVELOPMENT OF THIS PROJECT. THE CONSTRUCTION FUNDING WILL BE PROVIDED BY BANK CORP SOUTH (CONTACT CHUCK SCRUGGS @ (615) 370-2277).

OWNERSHIP AND MAINTENANCE PROVISIONS

J. D. EATHERLY WILL PROVIDE MAINTENANCE OF SAID PROJECT INFRASTRUCTURE UNTIL STREETS AND UTILITIES ARE ACCEPTED BY THE CITY OF GALLATIN, AND J. D. EATHERLY WILL MAINTAIN SAID LOTS UNTIL LOTS ARE SOLD. ALL LOT MAINTENANCE, REGARDLESS OF OWNERSHIP WILL BE IN ACCORDANCE WITH THE RESTRICTIVE COVENANTS OF CUMBERLAND PLACE NORTH SUBDIVISION. ALL OPEN SPACE, COMMON SPACE AND AMENITIES WILL BE MAINTAINED BY THE EXISTING HOME OWNERS ASSOCIATION WITH FEES AS SET. THE HOA MANAGEMENT COMPANY IS GHERTNER MANAGEMENT (615-255-8531). HOMEOWNERS DUES ARE SET AT $90/PER QUARTER.

PROJECT DESCRIPTION

APPROXIMATELY 5.951 ± ACRES OF R-15 P.R.D. RESIDENTIAL IS TO BE DEVELOPED INTO 20 SINGLE-FAMILY RESIDENTIAL HOMES ALONG W/ ALL REQUIRED APPURTENANCES.
MINIMUM LOT SIZE: 9,375 SF
MINIMUM HOUSE SIZE: 1,500 SF (ENCLOSED LIVING SPACE)

PAVING AND DRAINAGE NOTES:

1. DRAINAGE SYSTEM RIP-RAP SHALL BE PLACED IN SUCH A MANNER AS TO ACHIEVE MAXIMUM INTERLOCKING TIGHTNESS.
2. DURING CONSTRUCTION EXPOSE THE MINIMUM AREA OF SOIL FOR THE MINIMUM TIME POSSIBLE. CONTROL DUST BY WATERING OR OTHER METHOD APPROVED BY THE CITY OF GALLATIN.
3. EROSION SHALL BE CONTROLLED IN ACCORDANCE WITH THE GENERAL NPDES PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (PERMIT NO. TNR100000). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL EROSION FROM STORM WATER RUNOFF.
4. ALL STUMPS, LARGE ROCK, CONCRETE, SCRAP MATERIALS, TRASH AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. COMPACTION REQUIREMENTS FOR ROADWAYS AND PAVEMENT - ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED TO 95% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION. COMPACTION REQUIREMENTS FOR BUILDING PADS - ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED WITH SHEEPS-FOOT VIBRATORY COMPACTOR TO 98% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION.
6. PROJECT BENCHMARK, AS SHOWN ON PLANS
7. ALL DRAINAGE PIPE BELOW ROADWAYS TO BE:
CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

   DRAINAGE PIPE BELOW PAVE AREAS TO BE:
(1) CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING
(COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

   (2) CMP (CORRUGATED METAL PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

   DRAINAGE PIPE OUTSIDE OF ROADWAY TO BE:
(1) CLASS I OR CLASS III RCP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE NATIVE SOIL COMPACTED.

   (2) OR HDPE (SMOOTH INSIDE BORE) WITH 6" STONE BEDDING AND BACKFILLED TO THE SPRINGLINE WITH PUG IN 4" LIFTS COMPACTED TO 95% STD PROCTOR. PUG THEN TO BE PLACED IN 6" LAYERS AND LIGHTLY TAMPED TO 12" ABOVE THE TOP OF THE PIPE CORRUGATION. REMAINDER OF BACKFILL TO BE NATIVE SOIL COMPACTED.

   (3) CMP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG TO ONE FOOT ABOVE PIPE THE REMAINDER TO BE NATIVE SOIL COMPACTED.
8. ALL DITCHES TO RECEIVE COVER TREATMENT AS SHOWN ON PLANS.
9. THE PAVING TRANSITION AT EXISTING STREETS SHALL BE SMOOTH IN BOTH HORIZONTAL AND VERTICAL ALIGNMENT, FIELD ADJUST AS NECESSARY.
10. CONTRACTOR SHALL SUBMIT A TDEC NOC AND OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN ENGINEERING DIVISION PRIOR TO GRADING.
11. REFER TO "GENERAL NOTES" FOR ADDITIONAL INFORMATION RELATING TO THIS CONSTRUCTION PROJECT.

BUFFER YARD REQUIREMENTS			
	ORDINANCE	EXISTING	PROPOSED
R-15 P.R.D. TO R-15 P.R.D.	NONE	NONE	NONE

R-15 PRD BULK AND AREA REGULATIONS		
	ORDINANCE	PROVIDED
MINIMUM LOT AREA	9,000 SF	9,000 SF
MINIMUM LOT WIDTH	75 FEET	75 FEET
MAXIMUM DENSITY PER GROSS ACRE	3.5 AC	2.21 AC
REQUIRED OPEN SPACE	20%	18.72%*
MINIMUM BUILDING SETBACK (SINGLE-FAMILY DETACHED)		
FRONT YARD	25 FEET	25 FEET
SIDE YARD	10 FEET	10 FEET
REAR YARD	20 FEET	20 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET

*OPEN SPACE WAS TAKEN WITH PURCHASE BY CITY OF GALLATIN PUBLIC UTILITIES (SEE LAND CHART SHEET 2)

SITE DATA TABLE	
OWNER / DEVELOPER	J.D. EATHERLY 1720 WEST END AVE NASHVILLE, TN 37203
SITE LOCATION	BRYCE CANYON WAY
TAX MAP	148
PARCELS	111.00; RB 3704, PG 588, R.O.S.C.TN
ACREAGE	49.730 ± (PARCEL 111.00); 5.951 ± (PHASE 5 SECTION 2)
CURRENT ZONE	R-15 P.R.D.
EXISTING USE	AGRICULTURE (WOODED AND OVERGROWN)
PROPOSED USE	RESIDENTIAL SUBDIVISION (ONE FAMILY DETACHED DWELLINGS)

ROGERS GROUP, INC.
ENGINEERING SERVICES
114B WEST MAIN STREET
GALLATIN, TENNESSEE 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

CUMBERLAND PLACE NORTH
PHASE 5 SECTION 2
AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN &
FINAL MASTER DEVELOPMENT PLAN
BRYCE CANYON WAY
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 015909
STATE OF TENNESSEE
6/10/2016

SHEET NO.
C 1.0

REVISIONS
REVISION 1: JUNE 16, 2016 PER PLANNING REVIEW COMMENTS

SHEET 1 OF 6

PROJECT #	16-013B
DATE	23 MAY 2016

LEGEND

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

PHASE 3 SECTION 1
R-15 P.R.D. (EXISTING)

PHASE 3 SECTION 2
R-15 P.R.D.
(UNDER CONSTRUCTION)

PHASE 3 SECTION 3
R-15 P.R.D. (FUTURE)

PHASE 5 SECTION 3
R-15 P.R.D. (FUTURE)

PHASE 5 SECTION 1
R-15 P.R.D. (UNDER CONSTRUCTION)

PHASE 4 SECTION 2
R-15 P.R.D.
(UNDER CONSTRUCTION)

PHASE 4 SECTION 1
R-15 P.R.D. (EXISTING)

PHASE 5 SECTION 2
R-15 P.R.D.

PHASE 2
R-15 P.R.D. (EXISITING)

FUTURE

FUTURE

OPEN SPACE

TO BE SOLD TO CITY OF GALLATIN PUBLIC UTILITIES DEPARTMENT 10.63 ± ACRES

MAP 148, PARCEL 107.& 107.01
ALBERT A. BENNETT, ETUX
LADYE L. BENNETT
R.B. 1144, PG. 589, R.O.S.C., TN.
ZONING R-40

MAP 148, PARCEL 112
CITY OF GALLATIN
SEWER TREATMENT PLANT
D.B. 262, PG. 126, R.O.S.C., TN
ZONING R-40

BENCH MARK
FLANGE BOLT ON FIRE HYDRANT, AT "ZOOPS"
EL. 499.25

BENCH MARK
TOP OF VALVE BOX
EL. 466.05

BENCH MARK
SPIKE IN POWER POLE
EL. 408.65

BENCH MARK
FLANGE BOLT ON FIRE HYDRANT, AT "ZOOPS"
EL. 511.26

FRIENDSBORO DRIVE
SHORT MOUNTAINS DRIVE
SHORT MOUNTAINS COURT
SECTION ONE
SECTION TWO
ACADIA COURT
DALTON LAKE COURT
ASH RIDGE PLACE
OLYMPIC WAY
TENNESSEE COURT
CUMBERLAND PLACE NORTH
8' GREENWAY

U.S.A. CORP. OF ENGINEERS
OLD HICKORY LAKE

OWNER NOTE:

J.D. EATHERLY IS THE OWNER OF PHASE 4 SECTION 2, PHASE 5 SECTIONS 1 & 3, PHASE 3 SECTIONS 2 & 3.

LOT OWNERS

CUMBERLAND PLACE NORTH PHASE 4 SECTION 1, P.B. 25, PG 376, R.O.S.C., TN

LOT	PARCEL ID	OWNER	DEED REFERENCE
94	148I B 008.00 000	RICHARD AND ANN MOORHOUSE	R.B. 3986, PG 143, R.O.S.C., TN
95	148I B 007.00 000	CATHERINE EUBANK	R.B. 3943, PG 787, R.O.S.C., TN
96	148I B 006.00 000	DANIEL AND JENNIFER BUTLER	R.B. 3913, PG 17, R.O.S.C., TN
97	148I B 005.00 000	JEREMY AND KELLY PORTER	R.B. 3923, PG 370, R.O.S.C., TN

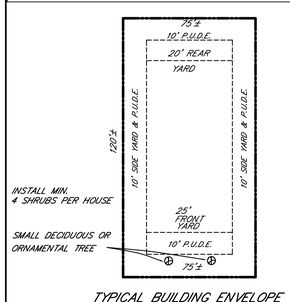
LAND USE SCHEDULE (ENTIRE DEVELOPMENT)

	ACREAGE	OPEN SPACE REQUIRED	OPEN SPACE SHOWN	LOTS PERMITTED	LOTS PROPOSED
TOTAL ACREAGE	97.227 ACRES				
TOTAL ACREAGE R-20 P.R.D.	30.192 ACRES	5.434 AC / 18%	6.766 AC / 22.410%	83	41
TOTAL ACREAGE R-15 P.R.D.	56.402 ACRES	11.280 AC / 20%	10.457 AC / 18.540%	169	147
TO CITY OF GALLATIN PUBLIC UTILITIES *	10.630 ACRES				
TOTAL		16.714 AC	17.241 AC		

* 10.63 AC CONTAINED 18 R-15 LOTS AND 5.119 ACRES OF OPEN SPACE. WITH THIS PHASE OPEN SPACE REQUIRED/SHOWN WOULD HAVE BEEN 13.406 AC / 15.594 AC.

LAND USE SCHEDULE

PHASE	ACREAGE	USE	LOTS	OPEN SPACE
2	16.925±	R-15	41	4.424±
3 SECTION 1	15.991±	R-20	24	1.781±
3 SECTION 2	11.772±	R-15	14	4.578±
3 SECTION 3	3.029±	R-15	3	1.321±
4 SECTION 1	3.949±	R-15	14	0
4 SECTION 2	13.095±	R-15	24	6.033±
5 SECTION 1	6.162±	R-15	23	0
5 SECTION 2	5.951±	R-15	20	0
5 SECTION 3	10.320±	R-15	25	0
TOTAL	86.594±	TOTAL	188	18.137±



TYPICAL BUILDING ENVELOPE *
R-15 – P.R.D.
NOT TO SCALE

* NOTE: DOUBLE SIDE YARD WHEN ADJACENT TO STREET

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114B WEST MAIN STREET
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1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

N

GRAPHIC SCALE
100 50 0 100
(IN FEET)
1 inch = 100 ft.

CUMBERLAND PLACE NORTH
PHASE 5 SECTION 2
AMENDED PMDP & FMDP
OVERALL SITE PLAN
BRYCE CANYON WAY
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
No. 015905
STATE OF TENNESSEE
07/07/2016

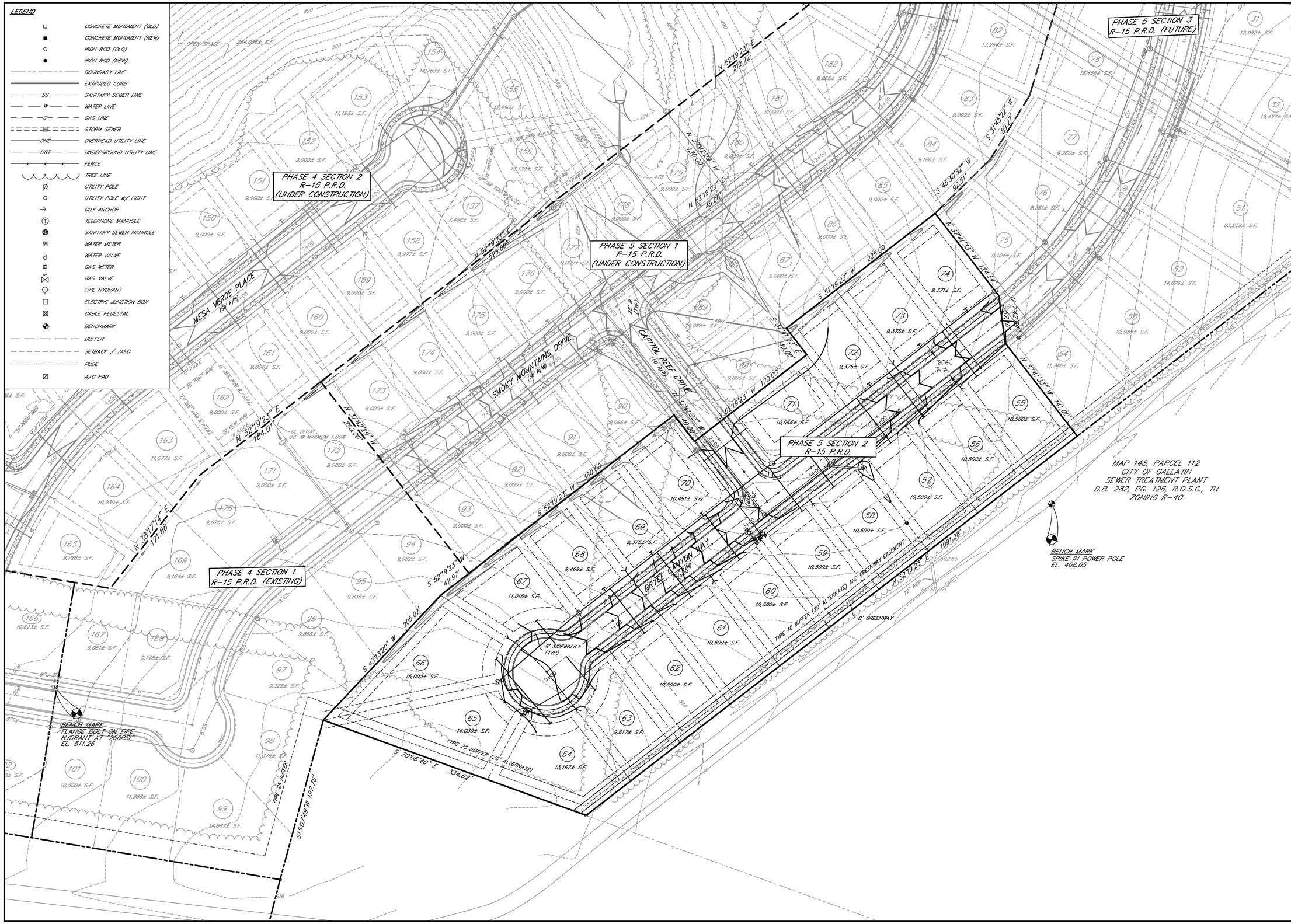
SHEET NO.
C 2.0

REVISIONS

REVISION 1: JUNE 16, 2016 PER PLANNING REVIEW COMMENTS.

SHEET 2 OF 6

PROJECT #	16-013B
DATE	23 MAY 2016



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GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CUMBERLAND PLACE NORTH
PHASE 5 SECTION 2
AMENDED PMDP & FMDP
SITE PLAN
BRYCE CANYON WAY
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 015909
STATE OF TENNESSEE
6/10/2016

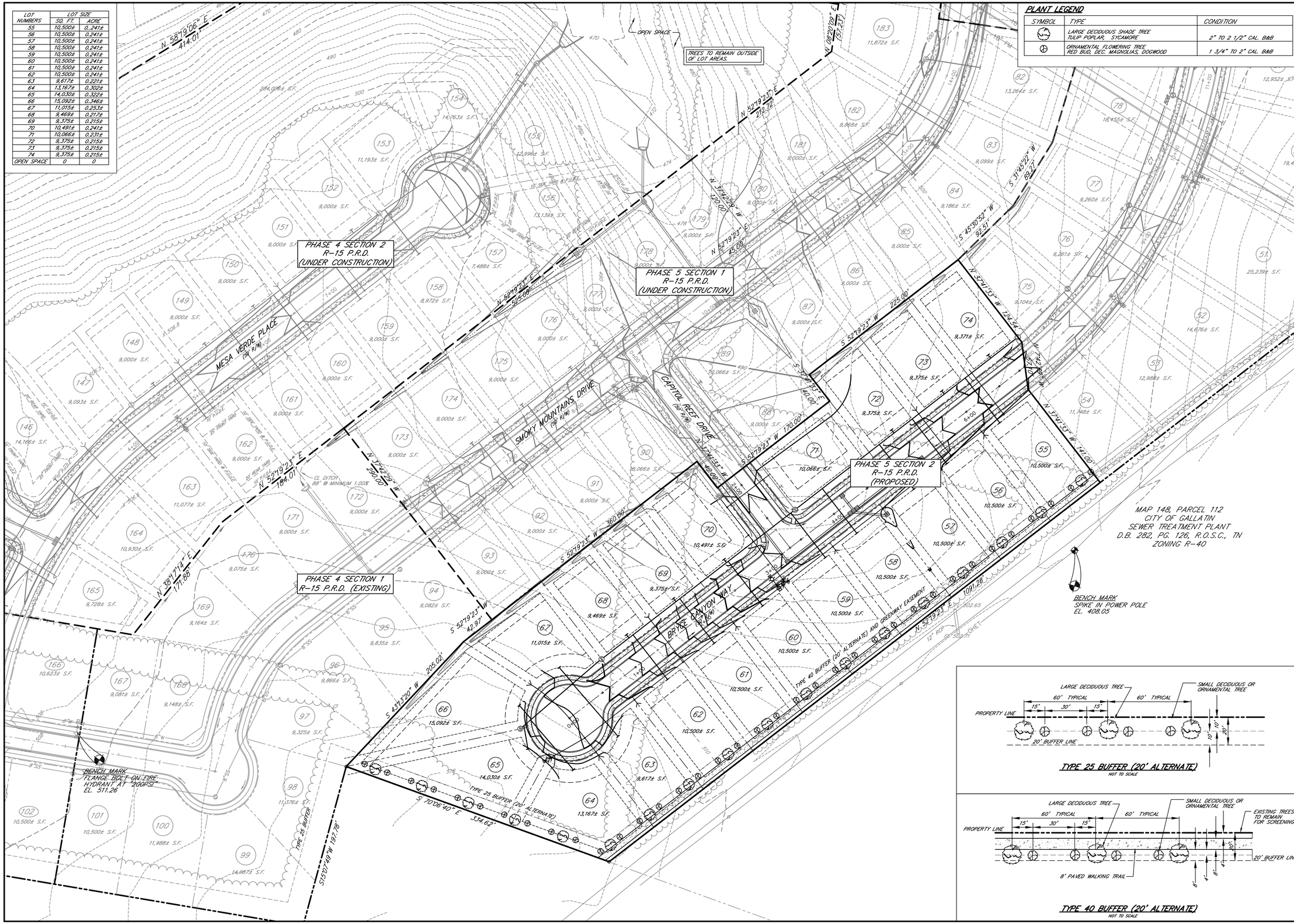
SHEET NO.
C 3.0

REVISIONS
REVISION 1: JUNE 16, 2016 PER PLANNING REVIEW COMMENTS.

SHEET 3 OF 6

PROJECT #	16-0138
DATE	23 MAY 2016

LOT NUMBERS	LOT SIZE SQ. FT.	LOT SIZE ACRE
55	10,500±	0.241±
56	10,500±	0.241±
57	10,500±	0.241±
58	10,500±	0.241±
59	10,500±	0.241±
60	10,500±	0.241±
61	10,500±	0.241±
62	10,500±	0.241±
63	9,617±	0.221±
64	13,167±	0.302±
65	14,030±	0.322±
66	15,092±	0.346±
67	11,015±	0.253±
68	9,469±	0.217±
69	9,375±	0.215±
70	10,491±	0.241±
71	10,066±	0.231±
72	9,375±	0.215±
73	9,375±	0.215±
74	9,375±	0.215±
OPEN SPACE	0	0



PLANT LEGEND

SYMBOL	TYPE	CONDITION
	LARGE DECIDUOUS SHADE TREE TULIP POPLAR, SYCAMORE	2" TO 2 1/2" CAL. B&B
	ORNAMENTAL FLOWERING TREE RED BUD, DEC. MAGNOLIAS, DOGWOOD	1 3/4" TO 2" CAL. B&B

TYPE 25 BUFFER (20' ALTERNATE)
NOT TO SCALE

TYPE 40 BUFFER (20' ALTERNATE)
NOT TO SCALE

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GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CUMBERLAND PLACE NORTH
PHASE 5 SECTION 2

AMENDED PMDP & FMDP
LANDSCAPE PLAN
BRYCE CANYON WAY
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 015909
STATE OF TENNESSEE
6/10/2016

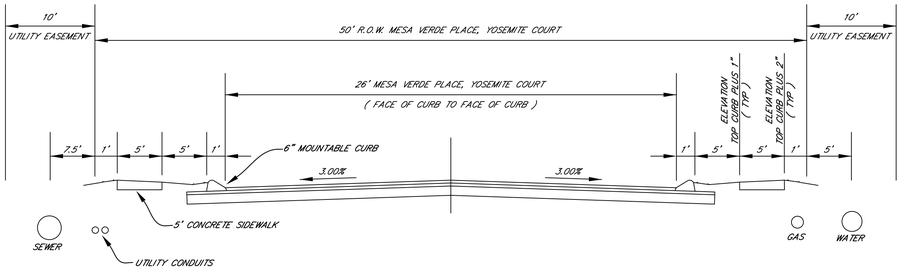
SHEET NO.
C 4.0

REVISIONS

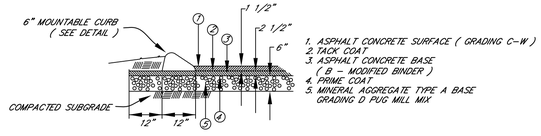
SHEET 4 OF 6

PROJECT #	16-0138
DATE	23 MAY 2016

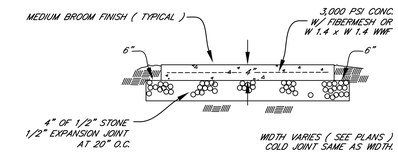
NOTE: NO RETAINING WALL ON PRIVATE PROPERTY WITHIN 10' OF R/W.



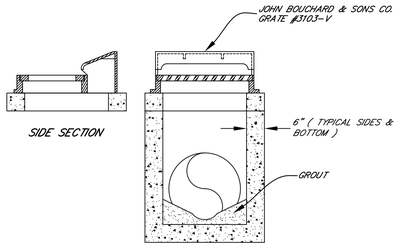
TYPICAL STREET CROSS SECTION
NOT TO SCALE



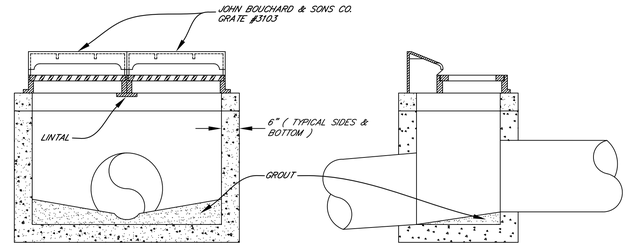
PAVEMENT SECTION WITH EXTRUDED CURB
NOT TO SCALE



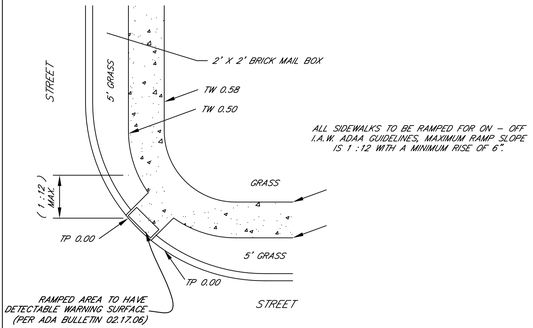
WALK DETAIL (YARD)
NOT TO SCALE



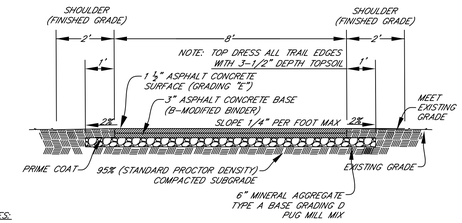
CURB INLET (SINGLE)
NOT TO SCALE



CURB INLET (DOUBLE)
NOT TO SCALE



ACCESS RAMP AT WALK / PEDESTRIAN CROSSING ON - OFF
NOT TO SCALE



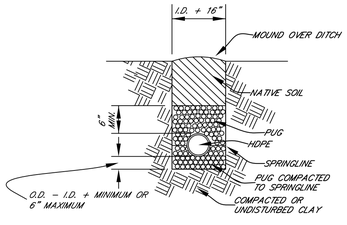
NOTES:

1. SLOPE TRAIL SHOULDERS 2% MIN. TO 5% MAX. AWAY FROM TRAIL.
2. EXTEND CRUSHED STONE FILL 1' BEYOND SPECIFIED WIDTH OF TRAIL SURFACE (TYP).

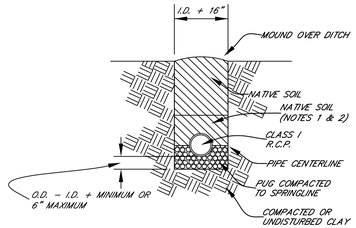
GREENWAY DETAIL
NOT TO SCALE

HDPE & CMP PIPE WITH NATIVE SOIL

1. MAXIMUM ROCK FRAGMENTS < 2".
2. NATIVE SOIL TO BE COMPACTED TO 90% STANDARD PROCTOR TO 6" ABOVE TOP OF PIPE.

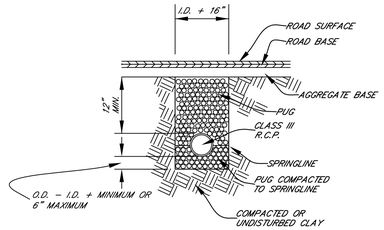


HDPE DRAINAGE PIPE DETAIL UNDER NON-TRAFFIC AREAS
NOT TO SCALE

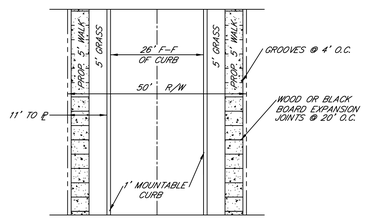


HDPE, CMP, & R.C.P. DRAINAGE PIPE DETAIL UNDER NON-TRAFFIC AREAS
NOT TO SCALE

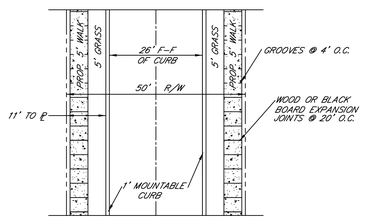
WHERE PIPE IS INSTALLED UNDER EXISTING PAVEMENT MATCH EXISTING PAVEMENT SECTION



HDPE, CMP, & R.C.P. DRAINAGE PIPE DETAIL UNDER TRAFFIC AREAS
NOT TO SCALE



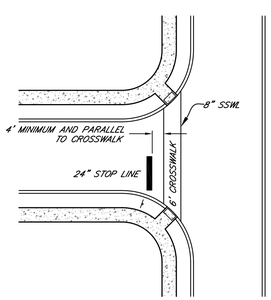
PLAN WALK DETIAL WITH STREET
NOT TO SCALE



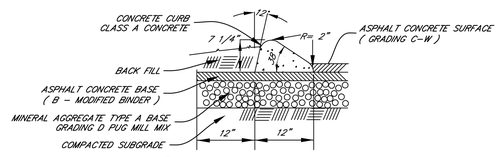
PLAN WALK DETIAL WITH STREET
NOT TO SCALE

NOTES:

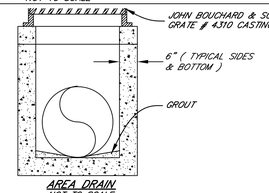
1. IF CROSSWALKS ARE NOT USED, STOP LINE SHALL BE NOT MORE THAN 30 FEET NOR LESS THAN 4 FEET FROM NEAREST EDGE OF INTERSECTING ROADWAY.
2. LOCATION SHALL BE DETERMINED BY VEHICLE TURNING PATHS FROM THE INTERSECTING ROADWAY, AND IF SIGNALIZED, ITS POSITION RELATIVE TO SIGNAL HEADS, PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. STRIPING SHOULD BE THERMOPLASTIC.
4. SEE SITE PLAN FOR CROSSWALK LOCATIONS.
5. REFER TO THE CITY OF GALLATIN STANDARD DRAWING COG-PM-001.



STOP LINE PLACEMENT
NOT TO SCALE



DETAIL 6" EXTRUDED MOUNTABLE CONCRETE CURB
NOT TO SCALE



AREA DRAIN
NOT TO SCALE

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AMENDED PMDP & FMDP
PAVING & DRAINAGE DETAILS
BRYCE CANYON WAY
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

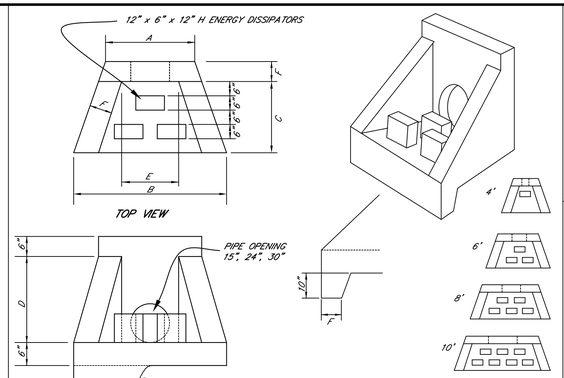
RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
NUMBER 115909
STATE OF TENNESSEE
6/10/2016

SHEET NO.
C 5.0

REVISIONS

REVISION 1: JUNE 16, 2016 PER PLANNING REVIEW COMMENTS

SHEET 5 OF 6	
PROJECT #	16-0139
DATE	23 MAY 2016

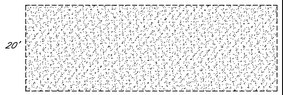


NOTES:
1. CONCRETE SHALL BE CLASS "A" MIXED, PLACED, FORMED, AND FINISHED IN ACCORDANCE WITH T.D.O.T., STANDARD SPECIFICATIONS. REINFORCED WITH #4 BARS 10" C/C EACH WAY, SLAB DOWELLED TO HEADWALL WITH #5 BARS.
2. FORM WORK AND ALL STRUCTURAL EXCAVATION AND BACK FILL SHALL BE PROVIDED AND / OR PERFORMED IN ACCORDANCE WITH T.D.O.T. SPECIFICATIONS.
3. 3/4" CHAMFER ON ALL EXPOSED EDGES.

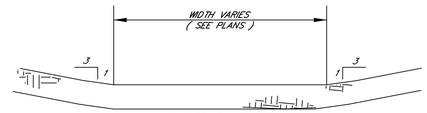
TABLE OF DIMENSIONS				
SIZE	4'	6'	8'	10'
A	32"	48"	72"	96"
B	48"	72"	96"	120"
C	30"	44"	50"	56"
D	25"	36"	52"	66"
E	24"	36"	59"	83"
F	NA	8"	8"	8"
MAX. OPG.	18"	26"	40"	60"
WT./#	1090	3130	5625	8575

WINGED HEADWALL WITH ENERGY DISSIPATORS
NOT TO SCALE

CONSTRUCTION ENTRANCE
20' x 100' x 6" DEEP
2" GRADED STONE OVER GEOTEXTILE FABRIC TYPE IV
(MAINTAIN ENTRANCE THROUGHOUT LIFE OF PROJECT)

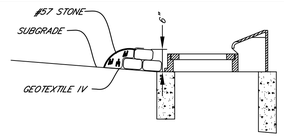


CONSTRUCTION EXIT
NOT TO SCALE

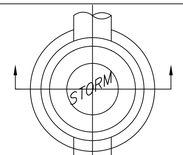


TRAPEZOIDAL DITCH
NOT TO SCALE

NOTES:
1. INLET PROTECTION INSTALLED AT THE COMPLETION OF INLET CONSTRUCTION.
2. INLET PROTECTION TO REMAIN IN PLACE UNTIL ASPHALT BASE IS PLACED AND AT LEAST 75% OF INLET DRAINAGE AREA HAS VEGETATIVE COVER.
3. WHEN AREA AROUND INLET IS 1/2 FULL, SEDIMENT IS TO BE REMOVED.

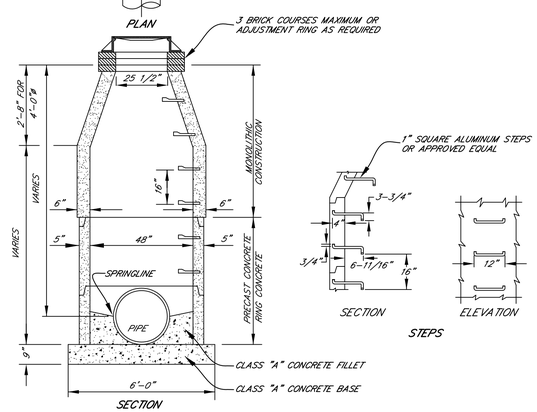


CURB INLET PROTECTION
NOT TO SCALE

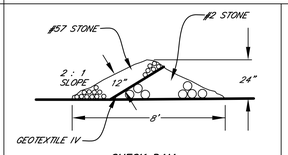


PLAN

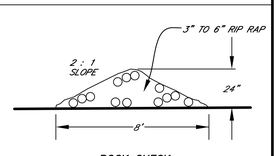
NOTES:
1. STANDARD FRAME AND COVER SHALL BE INSTALLED ON STANDARD MANHOLE UNLESS NOTED OTHERWISE ON THE CONTRACT DRAWINGS. CASTING SHALL BE JOHN BOUCHARD #1150
2. ALL TRENCH WORK TO BE IN ACCORDANCE WITH OSHA STANDARDS
3. CONTRACTOR WILL BE RESPONSIBLE TO ASSURE OSHA COMPLIANCE IS MET.



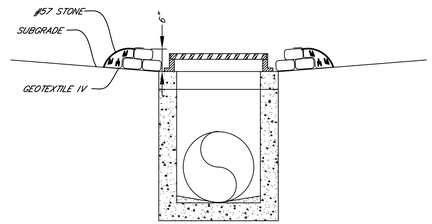
STANDARD PRE-CAST CONCRETE MANHOLE
NOT TO SCALE



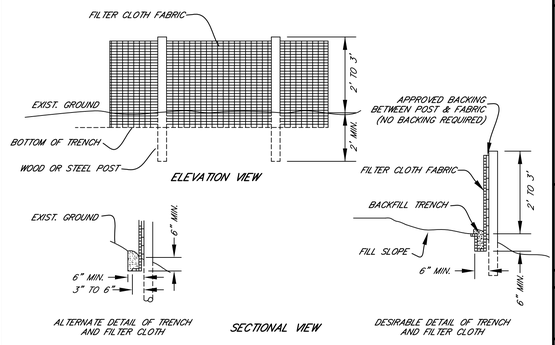
CHECK DAM
NOT TO SCALE



ROCK CHECK
NOT TO SCALE



AREA DRAIN INLET PROTECTION
NOT TO SCALE



TEMPORARY SILT FENCE
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SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
NUMBER
015909
STATE OF TENNESSEE
6/10/2016

SHEET NO.
C 6.0

REVISIONS
REVISION 1: JUNE 16, 2016 PER PLANNING REVIEW COMMENTS

SHEET 6 OF 6

PROJECT #	16-0139
DATE	23 MAY 2016

ITEM 9

GMRPC Resolution No. 2016-75

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING ACCEPTANCE OF THE PUBLIC IMPROVEMENTS FOR FOXLAND CROSSING SUBDIVISION TO THE GALLATIN CITY COUNCIL – (PC 5-1997-16)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION approved the final plat for Foxland Crossing recorded in Plat Book 27, page 226, R.O.S.C., Tennessee on October 10, 2012; and

WHEREAS, the subject public improvements have been completed and the City has determined that the public improvements were constructed to the design standards and specifications of the City; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the request to accept public improvements in the Foxland Crossing Subdivision submitted by the applicant, Foxland Crossing, LLC., at its regular meeting on June 27, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-406 and 13-4-307:

1. The request for acceptance of public improvements described above is in agreement with the requirements of the Gallatin Subdivision Regulations.

2. By accepting the public improvements, the legal purposes for which zoning and subdivision regulations exists are not contravened.

3. Accepting the public improvements will not have an adverse effect upon adjoining property owners or any such adverse effect is justified by the public good or welfare.

4. By accepting the public improvements, no one property owner or small group of property owners will benefit materially from the acceptance to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of the request to accept public improvements in Foxland Crossing Subdivision to the Gallatin City Council with the following conditions:

1. Remove private signage from the public right-of-way.
2. Remove the silt fence along the southern side of the box culvert.
3. The owner and applicant shall submit a maintenance surety in the amount of $56,700 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: 06/27/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

Item 9

PLANNING DEPARTMENT STAFF REPORT

Public Improvement Acceptance – Foxland Crossing
(5-1997-16)
South of Nashville Pike and west of Douglas Bend Road
Date: June 22, 2016

REQUEST: OWNER AND APPLICANT REQUEST THE CITY OF GALLATIN TO ACCEPT THE PUBLIC IMPROVEMENTS OF THE FOXLAND CROSSING SUBDIVISION.

OWNER:	**FOXLAND CROSSING, LLC.**
APPLICANT:	**FOXLAND CROSSING, LLC.**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION NO. 2016-75**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**JUNE 27, 2016**

PROPERTY OVERVIEW: **The owner and applicant are requesting the City of Gallatin to accept the public improvements in Foxland Crossing Subdivision. The subdivision contains three (3) lots and a right-of-way on 26.12 (+/-) acres. The property is part of the Foxland Crossing Development and is currently zoned Mixed Use (MU). Two (2) out of the three (3) lots are developed for multi-family residential uses and the remaining lot is vacant.**

CASE BACKGROUND:

Previous Approvals
On July 23, 2012, the Planning Commission approved the Final Plat for Foxland Crossing (PC0024-12) containing three (3) lots and a right-of-way on 26.12 (+/-) acres. The plat was recorded on October 10, 2012 (Plat Book 27, Page 226) (Attachment 9-1).

DISCUSSION:
The owner and applicant are requesting approval of Resolution 2016-75 accepting public improvements constructed in Foxland Crossing Subdivision.

By approval of the Resolution, the Planning Commission recommends that the City Council also adopt a Resolution (Attachment 9-2) accepting the public improvements and execute the Quitclaim Deed accepting the public improvements (Attachment 9-3). The public improvements will be accepted in accordance with Sections 1-113.107 and 3-105.5 of the Subdivision Regulations.

Engineering Division

The Engineering Division certified that the applicant submitted all the necessary documents concerning the acceptance of public improvements for the transportation, utilities, rights-of-way, and public easements located in Foxland Crossing Subdivision as identified in Attachment 9-1, and provided an as-built survey for the right-of-way dedication of Foxland Boulevard. (Attachment 9-4)

The subdivision is completed to the standards as required by Section 3-105.1 of the Subdivision Regulations and two (2) out of the three (3) lots are fully developed.

The Engineering Staff completed a final inspection and reported that the applicant has not satisfactorily addressed all engineering issues as required by Section 3-105.6 and 3-105.7 of the Subdivision Regulations which are made conditions of approval.

Section 3-102 of the City of Gallatin Subdivision Regulations, Maintenance Surety, requires that the applicant post a maintenance surety in the amount of 10 percent of the completed roadway and drainage costs. The owner and applicant shall submit a maintenance surety in the amount of $56,700 to the Planning Department.

RECOMMENDATION:
Staff recommends that the Planning Commission approve Resolution 2016-75, recommending that the City of Gallatin accept the public improvements in Foxland Crossing Subdivision, as recorded in Plat Book 27, Page 226, in the Register's Office of Sumner County with the following conditions:

1. Remove private signage from the public right-of-way.
2. Remove the silt fence along the southern side of the box culvert.
3. The owner and applicant shall submit a maintenance surety in the amount of $56,700 to the Planning Department.

ATTACHMENTS:
Attachment 9-1 Foxland Crossing Subdivision Final Plat (Plat Book 27, Pages 226)
Attachment 9-2 Copy of Quitclaim Deed conveying Public Improvements to the City of Gallatin
Attachment 9-3 As-Built Survey for Foxland Boulevard

RECEIVED
MAY 23 2016
GALLATIN PLANNING & ZONING

This Instrument Prepared by
Larry K. Tolbert, Attorney at Law
425 W. College Street
Murfreesboro, Tennessee 37130
From Information Furnished by the Parties.

NAME AND ADDRESS OF NEW OWNERS:
City of Gallatin
132 West Main Street
Gallatin, TN 37066

MAIL TAX NOTICES TO:
Same

Portion of:
Map 136, Parcel 27.01

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable considerations, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **FOXLAND CROSSING, LLC, a Tennessee limited liability company,** does hereby transfer, convey and quitclaim unto the **CITY OF GALLATIN, a body politic,** its successors, and assigns, forever, all its right, title, claim and interest in and to the certain parcel of real estate further described as follows, to-wit:

BEING A CERTAIN TRACT OF LAND SITUATED IN THE FOURTH CIVIL DISTRICT OF SUMNER COUNTY, CITY OF GALLATIN, TENNESSEE. SAID TRACT BEING THE RIGHT-OF-WAY DEDICATION OF FOXLAND BOULEVARD AS SHOWN ON THE PLAT ENTITLED "FOXLAND CROSSING SUBDIVISION" OF RECORD IN PLAT BOOK 27, PAGE 226, R.O.S.C.T. (REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE), AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT (NEW) WITH A DISC STAMPED RAGAN SMITH ASSOCIATES IN THE WESTERLY RIGHT-OF-WAY LINE OF DOUGLAS BEND ROAD AT THE SOUTHEASTERLY CORNER OF LOT 1 OF SAID FOXLAND CROSSING SUBDIVISION AND BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, WITH SAID DOUGLAS BEND ROAD, SOUTH 24 DEGREES 31 MINUTES 46 SECONDS EAST, 48.58 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED RAGAN SMITH ASSOCIATES;
THENCE, CONTINUING WITH SAID DOUGLAS BEND ROAD, SOUTH 26 DEGREES 37 MINUTES 12 SECONDS EAST, 80.56 FEET TO A CONCRETE MONUMENT (NEW) WITH A DISC STAMPED RAGAN SMITH ASSOCIATES AT THE MOST EASTERLY CORNER OF WILSON BANK AND TRUST OF RECORD IN DEED BOOK 3263, PAGE 510, R.O.S.C.T.;

THENCE, LEAVING SAID DOUGLAS BEND ROAD WITH SAID WILSON BANK AND TRUST, FOR THE NEXT EIGHT CALLS:
1) WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 87 DEGREES 53 MINUTES 43 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.35 FEET, A CHORD BEARING OF NORTH 70 DEGREES 34 MINUTES 59 SECONDS WEST, AND A CHORD LENGTH OF 34.70 FEET TO A CONCRETE MONUMENT (NEW) WITH A DISC STAMPED RAGAN SMITH ASSOCIATES;
2) SOUTH 65 DEGREES 27 MINUTES 53 SECONDS WEST, 24.50 FEET TO A CONCRETE MONUMENT (NEW) WITH A DISC STAMPED RAGAN SMITH ASSOCIATES;
3) WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 26 DEGREES 48 MINUTES 26 SECONDS, A RADIUS OF 357.45 FEET, AN ARC LENGTH OF 167.24 FEET, A CHORD BEARING OF SOUTH 78 DEGREES 52 MINUTES 06 SECONDS WEST, AND A CHORD LENGTH OF 165.72 FEET TO A CONCRETE MONUMENT (NEW) WITH A DISC STAMPED RAGAN SMITH ASSOCIATES;
4) NORTH 88 DEGREES 13 MINUTES 41 SECONDS WEST, 73.28 FEET TO A CONCRETE MONUMENT (NEW) WITH A DISC STAMPED RAGAN SMITH ASSOCIATES;
5) WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 44 DEGREES 00 MINUTES 18 SECONDS, A RADIUS OF 90.00 FEET, AN ARC LENGTH OF 69.12 FEET, A CHORD BEARING OF SOUTH 69 DEGREES 16 MINUTES 11 SECONDS WEST, AND A CHORD LENGTH OF 67.44 FEET TO A CONCRETE MONUMENT (NEW) WITH A DISC STAMPED RAGAN SMITH ASSOCIATES;
6) WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 82 DEGREES 31 MINUTES 55 SECONDS, A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 93.63 FEET, A CHORD BEARING OF SOUTH 88 DEGREES 32 MINUTES 00 SECONDS WEST, AND A CHORD LENGTH OF 85.74 FEET TO A CONCRETE MONUMENT (NEW) WITH A DISC STAMPED RAGAN SMITH ASSOCIATES;
7) WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 42 DEGREES 06 MINUTES 21 SECONDS, A RADIUS OF 90.00 FEET, AN ARC LENGTH OF 66.14 FEET, A CHORD BEARING OF NORTH 71 DEGREES 15 MINUTES 13 SECONDS WEST, AND A CHORD LENGTH OF 64.66 FEET TO A CONCRETE MONUMENT (NEW) WITH A DISC STAMPED RAGAN SMITH ASSOCIATES;
8) NORTH 02 DEGREES 16 MINUTES 56 SECONDS WEST, 50.01 FEET TO A CONCRETE MONUMENT (NEW) WITH A DISC STAMPED RAGAN SMITH ASSOCIATES IN THE SOUTHERLY LINE OF SAID LOT 1;
THENCE, WITH SAID LOT 1, FOR THE NEXT SIX CALLS:

ATTACHMENT 9-2 5-1997-16

MAY 23 2016

1) WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 42 DEGREES 05 MINUTES 43 SECONDS, A RADIUS OF 90.00 FEET, AN ARC LENGTH OF 66.12 FEET, A CHORD BEARING OF NORTH 66 DEGREES 38 MINUTES 44 SECONDS EAST, AND A CHORD LENGTH OF 64.65 FEET TO A CONCRETE MONUMENT (NEW) WITH A DISC STAMPED RAGAN SMITH ASSOCIATES;
2) WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 84 DEGREES 11 MINUTES 44 SECONDS, A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 95.52 FEET, A CHORD BEARING OF NORTH 87 DEGREES 41 MINUTES 45 SECONDS EAST, AND A CHORD LENGTH OF 87.15 FEET TO A CONCRETE MONUMENT (NEW) WITH A DISC STAMPED RAGAN SMITH ASSOCIATES;
3) WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 42 DEGREES 05 MINUTES 52 SECONDS, A RADIUS OF 90.00 FEET, AN ARC LENGTH OF 66.13 FEET, A CHORD BEARING OF SOUTH 71 DEGREES 15 MINUTES 19 SECONDS EAST, AND A CHORD LENGTH OF 64.65 FEET TO A CONCRETE MONUMENT (NEW) WITH A DISC STAMPED RAGAN SMITH ASSOCIATES;
4) WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 23 DEGREES 44 MINUTES 07 SECONDS, A RADIUS OF 481.76 FEET, AN ARC LENGTH OF 199.57 FEET, A CHORD BEARING OF NORTH 77 DEGREES 23 MINUTES 23 SECONDS EAST, AND A CHORD LENGTH OF 198.15 FEET TO A CONCRETE MONUMENT (NEW) WITH A DISC STAMPED RAGAN SMITH ASSOCIATES;
5) NORTH 65 DEGREES 27 MINUTES 59 SECONDS EAST, 36.51 FEET TO A CONCRETE MONUMENT (NEW) WITH A DISC STAMPED RAGAN SMITH ASSOCIATES;
6) WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 90 DEGREES 00 MINUTES 54 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.28 FEET, A CHORD BEARING OF NORTH 20 DEGREES 28 MINUTES 15 SECONDS EAST, AND A CHORD LENGTH OF 35.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 37,851 SQUARE FEET OR 0.87 ACRES, MORE OR LESS.

Being a portion of the same property conveyed to Foxland Crossing, LLC, a Tennessee limited liability company, by Special Warranty Deed dated October 29, 2014, of record in Record Book 3665, page 357, Register's Office of Sumner County, Tennessee.

WITNESS ITS HAND, this the 23 day of MAY, 2016.

FOXLAND CROSSING, LLC,
a Tennessee limited liability company

By: _____
Timothy G. Keach, Chief Manager

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

BEFORE ME, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared **TIMOTHY G. KEACH,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the Chief Manager of **FOXLAND CROSSING, LLC**, the within-named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Chief Manager.

WITNESS MY HAND, at office, this 23 day of MAY, 2016.

_____
Notary Public

My Commission Expires:

_____

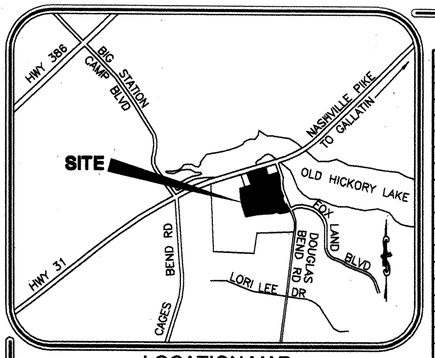
STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that there was no cash consideration for this transfer.

_____
Affiant

Subscribed and sworn to before me, this _____ day of _____, 2016.

_____
Notary Public
My commission expires: _____



LOCATION MAP

N.T.S.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A THREE LOT SUBDIVISION AND DEDICATE RIGHT-OF-WAY.

2. BEARINGS AS SHOWN HEREON ARE BASED ON TENNESSEE COORDINATE SYSTEM OF 1983.

3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47165C0407G, WITH AN EFFECTIVE DATE OF APRIL 17, 2012, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470185, PANEL NO. 0407, SUFFIX G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

4. THE ZONING FOR THIS PROPERTY IS MU (MIXED USE). MINIMUM YARD REQUIREMENTS ARE AS FOLLOWS: FRONT= 25'; SIDE= 10'; REAR= 20'

5. BEING A PORTION OF PARCEL NUMBER 27.01 AS SHOWN ON SUMNER COUNTY PROPERTY MAP NUMBER 136.

6. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO WILSON BANK AND TRUST BY SUCCESSOR TRUSTEE'S DEED OF RECORD IN DEED BOOK 3263, PAGE 510, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.

7. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION, MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-355-1987 OR 1-800-351-1111.

8. EXISTING USE OF THIS PROPERTY IS VACANT. PROPOSED USE OF THIS PROPERTY IS MULTI-FAMILY.

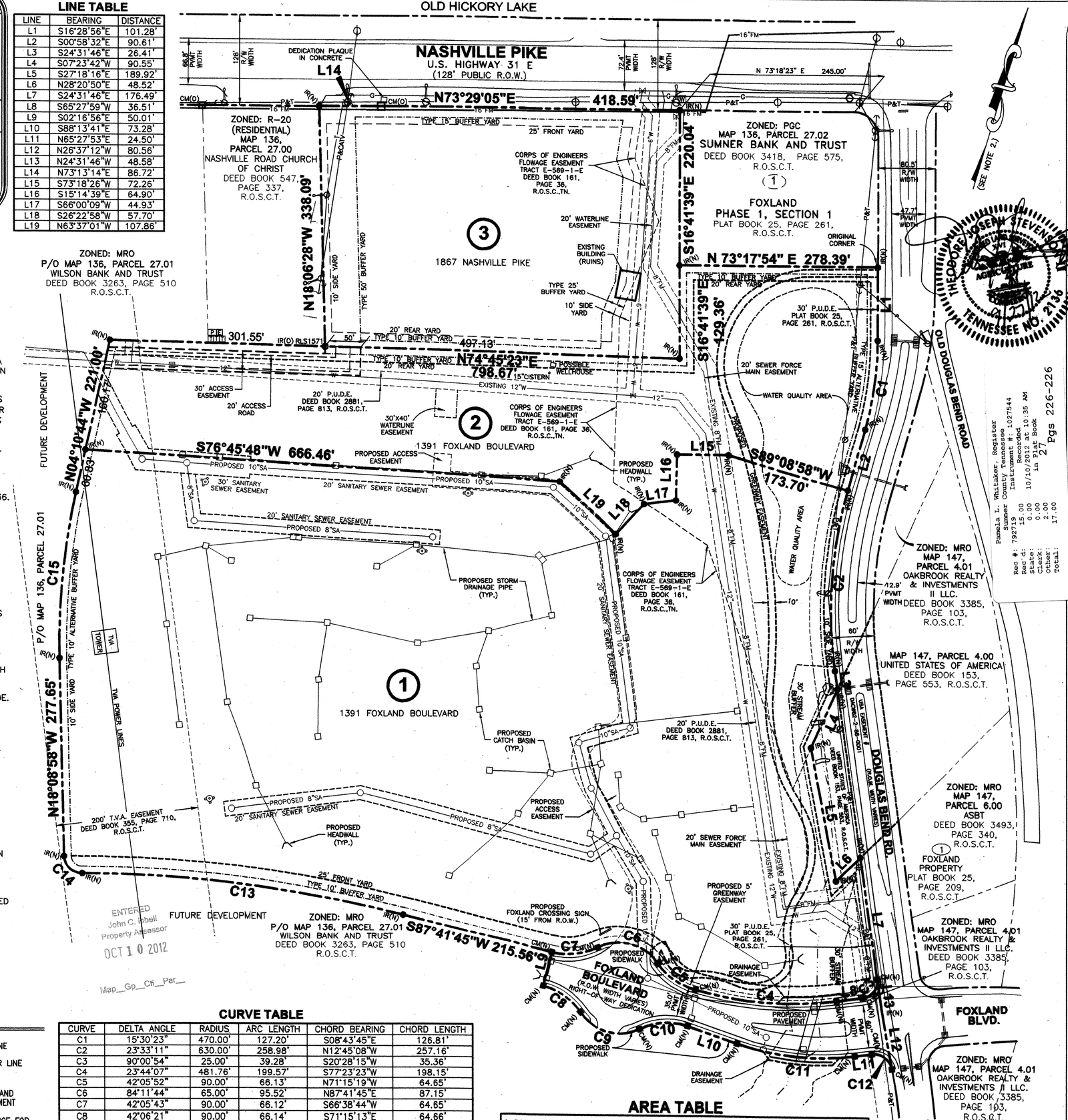
9. PROPOSED SIDEWALKS SHOWN HEREON ARE 5 FEET IN WIDTH.

10. ACCESS TO LOT 3 TO AND FROM NASHVILLE PIKE IS RESTRICTED TO A "RIGHT-IN / RIGHT-OUT" PER THE PRELIMINARY MASTER DEVELOPMENT PLAN, WHICH RECEIVED APPROVAL ON SEPTEMBER 26, 2011.

11. LOTS 1 AND 2 STORMWATER REQUIREMENTS TO BE SERVICED BY "WATER QUALITY AREA". A STORMWATER INSPECTION AND MAINTENANCE AGREEMENT IS TO BE RECORDED AT THE TIME OF RECORDING OF THIS PLAT WHICH DETAILS THE MAINTENANCE RESPONSIBILITIES OF OWNERS OF LOTS 1 AND 2.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S16°28'56"E	101.28'
L2	S00°58'32"E	90.61'
L3	S24°31'46"E	26.41'
L4	S07°23'42"W	90.55'
L5	S27°18'16"E	189.92'
L6	N28°20'50"E	48.52'
L7	S24°31'46"E	176.49'
L8	S65°27'59"W	36.51'
L9	S02°16'56"E	50.01'
L10	S88°13'41"E	73.28'
L11	N65°27'53"E	24.50'
L12	N26°37'12"W	80.56'
L13	N24°31'46"W	48.58'
L14	N73°13'14"E	86.72'
L15	S73°18'26"W	72.26'
L16	S15°14'39"E	64.90'
L17	S66°00'09"W	44.93'
L18	S26°22'58"W	57.70'
L19	N63°37'01"W	107.86'



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	15°30'23"	470.00'	127.20'	S08°43'45"E	126.81'
C2	23°33'11"	630.00'	258.98'	N12°45'08"W	257.16'
C3	90°00'54"	25.00'	39.28'	S20°28'15"W	35.36'
C4	23°44'07"	481.76'	199.57'	S77°23'23"W	198.15'
C5	42°05'52"	90.00'	66.13'	N71°15'19"W	64.65'
C6	84°11'44"	65.00'	95.52'	N87°41'45"E	87.15'
C7	42°05'43"	90.00'	66.12'	S66°38'44"W	64.65'
C8	42°06'21"	90.00'	66.14'	S71°15'13"E	64.66'
C9	82°31'55"	65.00'	93.63'	S88°32'00"W	85.74'
C10	44°00'18"	90.00'	69.12'	N69°16'11"E	67.44'
C11	26°48'26"	357.45'	167.24'	S78°52'06"W	165.72'
C12	87°53'43"	25.00'	38.35'	N70°34'59"W	34.70'
C13	14°15'36"	1825.00'	454.21'	N80°33'57"E	453.04'
C14	91°11'17"	25.00'	39.79'	N62°33'39"W	35.72'
C15	13°58'39"	974.00'	237.61'	N11°09'51"W	237.02'

LEGEND

- CM(N) ■ CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
- IR(N) ● IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- IR(O) ○ IRON ROD (OLD)
- SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- (1) LOT NUMBER
- —ST— STORMWATER LINE
- —SA— SANITARY SEWER LINE
- —W— WATER LINE
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- R.O.S.C.T. REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE
- —G— GAS LINE
- Ø UTILITY POLE
- ⟵Ø UTILITY POLE W/ ANCHOR
- PROPOSED FIRE HYDRANT

AREA TABLE

LOT 1 = 705,215 SQUARE FEET OR 16.19 ACRES±
LOT 2 = 222,475 SQUARE FEET OR 5.11 ACRES±
LOT 3 = 172,293 SQUARE FEET OR 3.95 ACRES±
ROW DEDICATION = 37,851 SQUARE FEET OR 0.87 ACRES±
TOTAL AREA = 1,137,834 SQUARE FEET OR 26.12 ACRES±

ENTERED
John C. Isbell
Property Assessor
OCT 10 2012
Map__Gp__Ck__Par__

Pamela L. Whitaker, Register
Sumner County Tennessee
Instrument # 1027544
Recorded
Rec #: 792719 10/10/2012 at 10:35 AM
Rec'd: 15.00 in Plat Book 27 Pgs 226-226
State: 0.00
Clerk: 0.00
Comm: 2.00
Total: 17.00

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 3263, PAGE 510, COUNTY REGISTRAR'S OFFICE, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY 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.

WILSON BANK AND TRUST

DATE 9-28-12 OWNER GARY WHITAKER

Exec. V.P. - Wilson Bank & Trust

TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON TO THE SPECIFICATIONS IN THESE REGULATIONS AND THIS PLAT CONFORMS TO THE ACCURACY OF A CATAGORY 1 SURVEY WITH A RATIO OF PRECISION THAT IS GREATER THAN 1: 10,000.

THEODORE JOSEPH STEVENSON II — REGISTERED LAND SURVEYOR — TENNESSEE NO. 2136

TED J. STEVENSON II TN. RLS # 2136 — 9/27/12 DATE

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "FOXLAND CROSSING SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT SURETY OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

WATER SYSTEM DATE 9/28/12

AUTHORIZED SIGNATURE _____ SUPERINTENDENT OF PUBLIC UTILITIES

SEWER SYSTEM DATE 9/28/12

AUTHORIZED SIGNATURE _____ SUPERINTENDENT OF PUBLIC UTILITIES

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

CITY ENGINEER 10/10/12 DATE

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 REGISTRAR.

10.8.12 SECRETARY, PLANNING COMMISSION DATE

10-8-12 CHAIRMAN'S INITIALS DATE

FINAL PLAT

FOXLAND CROSSING SUBDIVISION

NASHVILLE PIKE @ DOUGLAS BEND ROAD
FOURTH CIVIL DISTRICT OF SUMNER COUNTY
CITY OF GALLATIN, TENNESSEE
SCALE: 1"=100' DATE: SEPTEMBER 27, 2012
JOB NUMBER: 11035 W.O. 9359

OWNER
WILSON BANK AND TRUST
623 WEST MAIN STREET
LEBANON, TN 37087
PHONE: (615) 444-2265
CONTACT: GARY WHITACKER

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: TED J. STEVENSON, II
EMAIL: tstevenson@ragansmith.com

G:\11035-9359\1-SURVEY\PLAT\FINAL PLAT\9359FinalPlat.DWG

ITEM 10

GMRPC Resolution No. 2016-79

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING ACCEPTANCE OF THE PUBLIC IMPROVEMENTS FOR ALBION DOWNS SUBDIVISION, PHASE 1 TO THE GALLATIN CITY COUNCIL – (PC 5-222-15)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION approved the final plat for Albion Downs Phase 1 recorded in Plat Book 21, page 381, R.O.S.C., Tennessee on August 26, 2004; and

WHEREAS, the subject public improvements have been completed consistent with an agreement with the City and the City has determined that the public improvements were constructed to the design standards and specifications of the City as specified in the agreement; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the request to accept public improvements in Albion Downs Phase 1 submitted by the applicant, Haynes Realtors, at its regular meeting on June 27, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-406 and 13-4-307:

1. The request for acceptance of public improvements described above is in agreement with the requirements of the Gallatin Subdivision Regulations.

2. By accepting the public improvements, the legal purposes for which zoning and subdivision regulations exists are not contravened.

3. Accepting the public improvements will not have an adverse effect upon adjoining property owners or any such adverse effect is justified by the public good or welfare.

4. By accepting the public improvements, no one property owner or small group of property owners will benefit materially from the acceptance to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of the request to accept public improvements in Albion Downs Phase 1 to the Gallatin City Council with the following conditions:

1. The owner and applicant shall submit a payment in the form of cash or cashier's check in the amount of $21,000 to the Engineering Division for Albion Downs Phase 1 and Phase 3. The Irrevocable Letter of Credit in the amount of $77,000 for Albion Downs Phase 1 shall not be released until payment is submitted to Engineering Division.

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: 06/27/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

Item 10

PLANNING DEPARTMENT STAFF REPORT

Public Improvement Acceptance – Albion Downs Phase 1
(5-222-15)
East of South Westland Avenue and north of Airport Road
Date: June 22, 2016

REQUEST: OWNER AND APPLICANT REQUEST THE CITY OF GALLATIN TO ACCEPT THE PUBLIC IMPROVEMENTS FOR ALBION CIRCLE, ALBION WAY AND SEA BISCUIT DRIVE LOCATED IN ALBION DOWNS PHASE 1 SUBDIVISION.

OWNER:	**KENNETH CLAY HAYNES**
APPLICANT:	**HAYNES REALTORS**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION NO. 2016-79**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**JUNE 27, 2016**

PROPERTY OVERVIEW: The owner and applicant are requesting the City of Gallatin to accept the public improvements for the Albion Downs Subdivision, Phase 1. The subdivision contains 51 lots and three (3) rights-of-way on 12.497 (+/-) acres. All lots are developed. The property is part of the Albion Downs Development and is currently zoned Multiple Residential and Office (MRO). No portion of this property is located within a flood hazard area.

CASE BACKGROUND:

Previous Approvals

On July 28, 2003, the Planning Commission approved the Final Plat for Albion Downs Phase 1 (PC File 1-13-03C) containing 52 lots and three rights-of-way on 12.497 (+/-) acres. The plat was recorded on August 26, 2004 (Plat Book 21, Pages 381-382). (Attachment 10-1)

On July 28, 2005, a Surveyor's Certificate of Correction (Plat Amendment) for Albion Downs, Phase 1 was recorded to change the street name James Street to Sea Biscuit Drive. (Record Book 2303, Page 406) (Attachment 10-2)

On January 23, 2006, the Planning Commission approved the Final Plat for Albion Downs Phase 3 (PC File 1-53-05C) containing 45 lots and three (3) rights-of-way on 11.27 (+/-) acres (Plat Book 23, Page 387) (Attachment 10-3). Albion Downs Phase 1 Lot 23 was re-platted in Phase 3 and divided into four (4) lots and additional right-of-way for connecting to the northern portion of Albion Circle.

On December 1, 2006, a Surveyor's Certificate of Correction (Plat Amendment) for Albion Downs, Phase 1 was recorded to change portion of the street name Albion Circle, adjacent to 17 lots, to Albion Way. (Record Book 2647, Pages 120-121) (Attachment 10-4)

On October 15, 2007, a Surveyor's Certificate of Correction (Plat Amendment) for Albion Downs, Phase 1 was recorded to change portion of the street name Albion Circle, adjacent to 16 parcels, to Albion Way. This Surveyor's Certificate of Correction supersedes and voids the Surveyor's Certificate of Correction of record in Record Book 2647, Page 120-121 (Record Book 2851, Pages 382-383) (Attachment 10-5)

On December 14, 2015, the Planning Commission discussed with Mr. Clay Haynes, representing the developer, the need to complete the public improvements for Albion Downs Phase 1 and Phase 3. Several outstanding issues were discussed and Mr. Haynes wanted an amicable resolution to complete the subdivision development and proposed to pay an amount determined by the Planning Commission and agree to let the City complete the project. The Planning Commission motioned to recommend the City accept $15,000 payment and let the City complete the project and accept the public improvements in the Albion Downs Phase 1 and Phase 3.

On February 2, 2016, City Council passed Resolution No. R1601-5 accepting payment of $21,000 from Haynes Realtors for the completion of Albion Downs Phase 1 and Phase 3 public improvements in lieu of the subdivision letters of credit and remove all responsibility of the developer This resolution was followed by an agreement between the City and the applicant..

DISCUSSION:
The owner and applicant are requesting approval of Resolution 2016-79 accepting public improvements constructed in Albion Downs Subdivision, Phase 1.

By approval of the Resolution, the Planning Commission recommends that the City Council also adopt a Resolution (Attachment 10-6) and execute the Quitclaim Deed accepting the public improvements (Attachment 10-7). The public improvements will be accepted in accordance with Sections 1-113.107 and 3-105.5 of the Subdivision Regulations.

Engineering Division
The Engineering Division certified that the applicant submitted all the necessary documents concerning the acceptance of public improvements for the transportation, utilities, rights-of-way, and public easements located in Albion Downs Phase 1 Subdivision as identified in Attachment 10-1.

The Engineering Staff completed a final inspection and reported that the applicant has not satisfactorily addressed all engineering issues as required by Section 3-105.6 and 3-105.7 of the Subdivision Regulations. However, based on the agreement the remaining issues will be completed by the City of Gallatin.

The subdivision is completed to the standards as required by Section 3-105.1 of the Subdivision Regulations with the agreement and all the lots are fully developed.

Section 3-102 of the City of Gallatin Subdivision Regulations, Maintenance Surety, requires that the applicant post a maintenance surety in the amount of 10 percent of the completed roadway and drainage costs. City Council Resolution No. R1601-5 relieved the developer of the required maintenance surety. The owner and applicant shall submit a payment in the form of cash or cashier's check in the amount of $21,000 to the Engineering Division for Albion Downs Phase 1 and Phase 3. The Irrevocable Letter of Credit of $77,000 for Albion Downs Phase 1 shall not be released until payment is submitted to Engineering Division.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2016-79, recommending that the City of Gallatin accept the public improvements in Albion Downs Subdivision, Phase 1, as recorded in Plat Book 21, Pages 381-382, in the Register's Office of Sumner County with the following conditions:

1. The owner and applicant shall submit a payment in the form of cash or cashier's check in the amount of $21,000 to the Engineering Division for Albion Downs Phase 1 and Phase 3. The Irrevocable Letter of Credit of $77,000 for Albion Downs Phase 1 shall not be released until payment is submitted to Engineering Division.

ATTACHMENTS:

Attachment 10-1 Albion Downs Phase 1 Final Plat (Plat Book 21, Pages 381-382)
Attachment 10-2 Surveyor's Certificate of Correction (Plat Amendment) for Albion Downs, Phase 1 (Record Book 2303, Page 406)
Attachment 10-3 Albion Downs Phase 3 Plat (Plat Book 23, Page 387)
Attachment 10-4 Surveyor's Certificate of Correction (Plat Amendment) for Albion Downs, Phase 1 (Record Book 2647, Pages 120-121)
Attachment 10-5 Surveyor's Certificate of Correction (Plat Amendment) for Albion Downs, Phase 1 (Record Book 2852, Pages 382-383)
Attachment 10-6 Copy of Quitclaim Deed conveying Public Improvements to the City of Gallatin

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville, TN 37201

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) City of Gallatin, Tennessee	(NAME) SAME AS NEW OWNER	Albion Downs Plat Book 21, pages 381 and 382 ROSCTN
(STREET ADDRESS) 132 West Main Street	(STREET ADDRESS)	Albion Downs Phase 3 Plat Book 23, page 387 ROSCTN
(CITY) (STATE) (ZIP) Gallatin, TN 37066	(CITY) (STATE) (ZIP)	streets, right –of-ways, utilities, drainage easements

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Kenneth Clay Haynes, Executor of the Estate of Charles M. Haynes, deceased,** Grantor, does hereby quitclaim and convey unto **City of Gallatin, Tennessee**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Sumner County, Tennessee, as follows:

Tract 1: All streets, right-of-ways, utilities, and drainage easements described on the Final Plat of Albion Downs recorded in Plat Book 21, pages 381 and 382, Register's Office of Sumner County Tennessee, to which plat reference is made for a more complete description.

Being part of the same property conveyed to Charles Haynes, Trustee by deed recorded in Record Book 1714, page 802, Register's Office of Sumner County, Tennessee. The said Charles Haynes, a/k/a Charles M. Haynes, held title as Trustee for himself and has since died testate, his will of record in Will Book 2010, page 631, Probate Section of Chancery Court for Sumner County, Tennessee.

Tract 2: All streets, right-of-ways, utilities, and drainage easements described on the Final Plat of Albion Downs Phase 3 recorded in Plat Book 23, page 387, Register's Office of Sumner County Tennessee, to which plat reference is made for a more complete description.

Being part of the same property conveyed to Charles Haynes, Trustee by deed recorded in Record Book 1755, page 331, Register's Office of Sumner County, Tennessee. The said Charles Haynes, a/k/a Charles M. Haynes, held title as Trustee for himself and has since died testate, his will of record in Will Book 2010, page 631, Probate Section of Chancery Court for Sumner County, Tennessee.

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the _____day of March, 2016.

_____
Affiant

My commission expires: _____
(Affix Seal)

_____
Notary Public

Witness my hand this 2nd day of March, 2016.

_____, EXECUTOR
Kenneth Clay Haynes, Executor of the Estate of Charles Haynes, deceased,

RECEIVED
MAR 02 2016
GALL...

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Kenneth Clay Haynes, Executor of the Estate of Charles Haynes, deceased,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office in Gallatin, Tennessee, this 2nd day of March, 2016.

Barbara A. Smith
Notary Public

My commission expires: 7-3-17

BARBARA A. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 7-3-17

ATTACHMENT 10-6

5-222-15

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 1714, Page 802, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.

8/24/04 Date — Owner

Title (if action for partnership or corporation)

CERTIFICATE OF ACCURACY

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

8/13/04 Date — Registered Surveyor

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

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

WATER SYSTEM:

8-25-04 Date — David Gregory, Supt. of Public Utilities, City of Gallatin, Tennessee

SEWER SYSTEM:

8-25-04 Date — David Gregory, Supt. of Public Utilities, City of Gallatin, Tennessee

CERTIFICATE OF THE APPROVAL OF BONDING OF ROADS

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

8-25-04 Date — City Engineer

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal - Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the office of the county register.

8-26-04 Date — Secretary-Planning Commission

8-25-04 Date — Chairman's Initials

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.

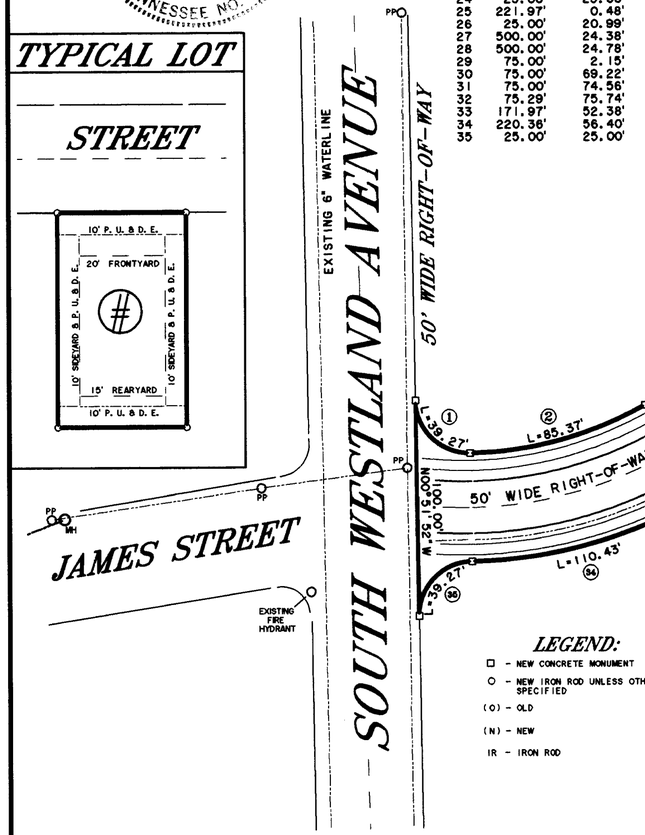
SIGNED:

CARROLL CARMAN, SURVEYING
150 MIDDLE FORK ROAD
HARTSVILLE, TENNESSEE 37074
PHONE: (615) 374-3344

CARROLL DEAN CARMAN — REGISTERED LAND SURVEYOR — AGRICULTURE — TENNESSEE NO. 910

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH. BEARING
1	25.00'	25.00'	39.27'	90°00'00"	35.36'	S45°51'52"E
2	170.36'	43.60'	85.37'	28°42'44"	84.48'	N74°46'46"E
3	221.97'	67.09'	130.30'	33°38'04"	128.44'	N77°14'26"E
4	25.00'	25.00'	39.27'	90°00'00"	35.36'	N40°41'37"W
5	550.00'	18.02'	36.02'	3°45'10"	36.02'	N02°25'48"E
6	550.00'	20.38'	40.75'	4°14'40"	40.74'	N01°34'07"W
7	25.00'	28.76'	42.76'	97°59'51"	37.73'	N45°18'28"E
8	125.29'	98.71'	167.22'	76°27'56"	155.08'	N56°04'25"E
9	125.00'	17.10'	33.99'	15°34'47"	33.89'	N03°49'23"W
10	125.00'	25.34'	50.00'	22°55'06"	49.67'	N23°04'19"W
11	125.00'	25.34'	50.00'	22°55'06"	49.67'	N45°59'25"W
12	125.00'	25.34'	50.00'	22°55'06"	49.67'	N68°54'31"W
13	125.00'	5.81'	11.62'	5°19'32"	11.61'	N83°01'50"W
14	125.00'	40.31'	77.98'	35°44'38"	76.72'	S76°26'04"W
15	125.00'	25.34'	50.00'	22°55'06"	49.67'	S47°06'12"W
16	125.00'	25.34'	50.00'	22°55'06"	49.67'	S24°11'06"W
17	125.00'	7.77'	15.53'	7°06'59"	15.52'	S09°10'04"W
18	550.00'	18.86'	37.71'	3°55'42"	37.70'	S03°38'43"W
19	550.00'	31.72'	63.37'	6°36'07"	63.34'	S01°37'11"E
20	550.00'	25.11'	50.19'	5°13'42"	50.17'	S07°32'05"E
21	500.00'	7.15'	14.30'	1°38'19"	14.30'	S09°19'47"E
22	500.00'	31.97'	63.86'	7°19'03"	63.81'	S04°51'06"E
23	500.00'	24.01'	47.99'	5°29'57"	47.97'	S01°33'24"W
24	25.00'	25.00'	39.27'	90°00'00"	35.36'	S49°18'23"W
25	221.97'	0.48'	0.96'	0°14'55"	0.96'	N85°49'05"W
26	25.00'	20.99'	34.93'	80°02'45"	32.15'	N45°40'14"W
27	500.00'	24.38'	48.72'	5°34'59"	48.70'	N02°51'23"W
28	500.00'	24.78'	49.52'	5°40'27"	49.50'	N02°46'20"E
29	75.00'	2.15'	4.30'	3°17'08"	4.30'	N07°15'08"E
30	75.00'	69.22'	111.80'	85°24'41"	101.73'	N51°36'03"E
31	75.00'	74.56'	117.37'	89°39'37"	105.75'	S40°51'48"E
32	75.29'	75.74'	118.72'	90°20'23"	106.80'	S49°08'12"W
33	171.97'	52.38'	101.70'	33°52'58"	100.22'	S77°21'53"W
34	220.36'	56.40'	110.43'	28°42'44"	109.27'	S74°46'46"W
35	25.00'	25.00'	39.27'	90°00'00"	35.36'	S44°08'08"W

TYPICAL LOT



50 0 50 100 150

GRAPHIC SCALE - FEET

LEGEND:

- □ - NEW CONCRETE MONUMENT
- ○ - NEW IRON ROD UNLESS OTHERWISE SPECIFIED
- (O) - OLD
- (N) - NEW
- IR - IRON ROD

NOTES:

1. OWNER: CHARLES HAYNES, TRUSTEE, 335 NASHVILLE PIKE, GALLATIN, TENNESSEE 37066
2. ZONING AS SHOWN - "MRO" AND "IR".
3. EACH LOT CONTAINS A MINIMUM OF 6,000 SQUARE FEET.
4. SETBACKS AS SHOWN - FRONT - 20 FEET; SIDE - 10 FEET; AND REAR - 15 FEET, UNLESS OTHERWISE SHOWN.
5. PER FIRM COMMUNITY NUMBER 470185, PANELS 47165C-0431D AND 0318D DATED NOVEMBER 21, 2002; THIS PROPERTY IS IN ZONE X OUTSIDE OF THE 500-YEAR FLOOD PLAIN.
6. SITE CONTAINS 52 LOTS FOR SINGLE FAMILY DETACHED UNITS. DENSITY IS 4.16 UNITS PER ACRE.
7. EACH LOT CONTAINS A MINIMUM OF 6,000 SQUARE FEET.
8. MINIMUM LOT WIDTH IS 60 FEET OR AS ALLOWED ON A CUL-DE-SAC.
9. EACH SINGLE FAMILY UNIT IS TO BE 900 TO 1,200 SQUARE FEET AND STICK BUILT ON SITE. BRICK FOUNDATIONS ARE REQUIRED OR GRADE TO TOP OF SLAB IF CONCRETE SLAB FOUNDATIONS ARE USED.
10. EACH RIGHT-OF-WAY CORNER SHOWN THUS "□" IS A NEW CONCRETE MONUMENT; ALL OTHER CORNERS ARE NEW IRON RODS UNLESS OTHERWISE SPECIFIED.
11. THE SIDEWALKS ON EACH LOT SHALL BE BUILT BY THE BUILDER OF THE HOUSE OF EACH LOT.
12. NO CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED LANDSCAPE EASEMENTS AND PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN.
13. (000) INDICATES OFFICIAL 911 PROPERTY NUMBER.

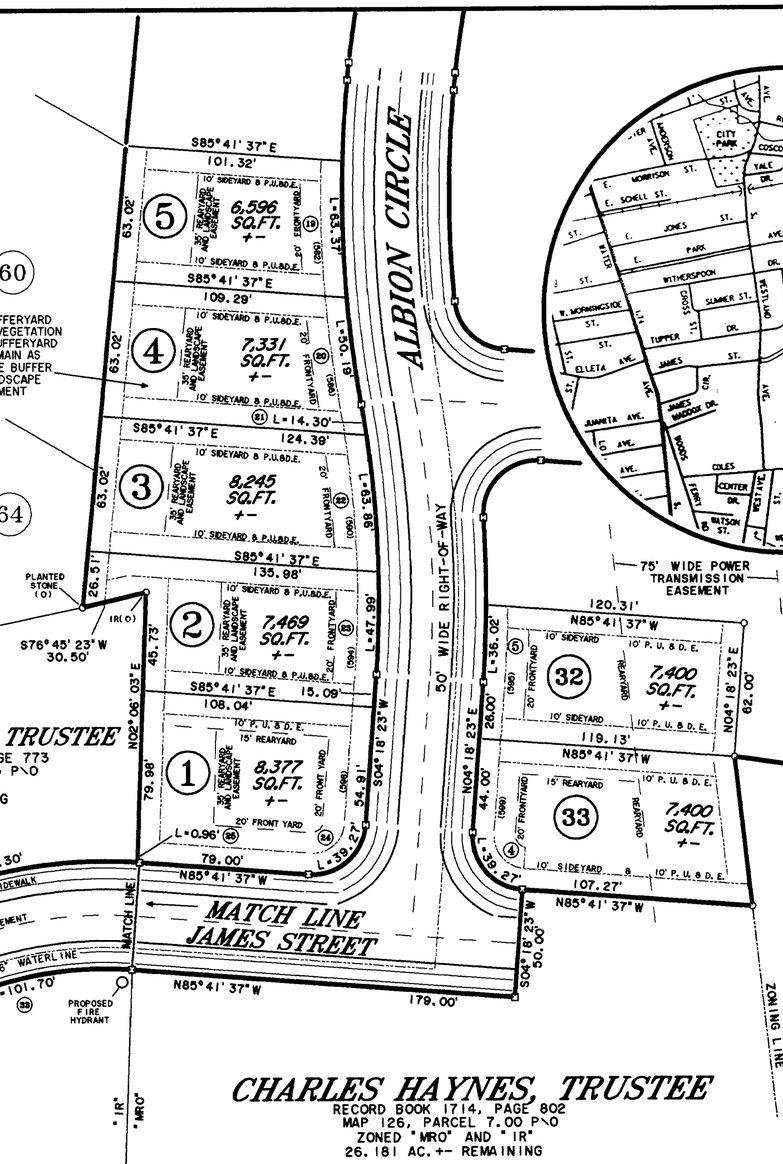
GREEN PARK SUBDIVISION (64)

PLAT BOOK 30, PAGE 3
ZONED "R-15"

CHARLES HAYNES, TRUSTEE

RECORD BOOK 1725, PAGE 773
MAP 126-L, PARCEL C-25 P\O
ZONED "IR"
14.075 AC.+- REMAINING

60 — 35' BUFFERYARD EXISTING VEGETATION IN THE BUFFERYARD TO REMAIN AS ALTERNATE BUFFER AND LANDSCAPE EASEMENT

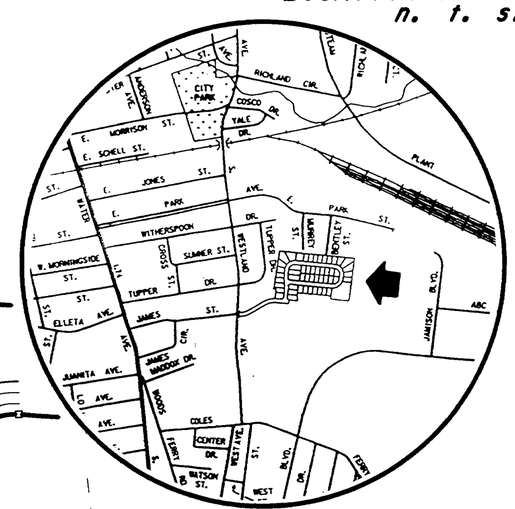


CHARLES HAYNES, TRUSTEE

RECORD BOOK 1714, PAGE 802
MAP 126, PARCEL 7.00 P\O
ZONED "MRO" AND "IR"
26.181 AC.+- REMAINING

LOCATION SKETCH

n. t. s.



N
W E
S

ENTERED
Phillip G. Simpson
PROPERTY ASSESSOR
AUG 25 2004

MAP ___ GP ___ CTL ___ PAR ___

SHEET 1 OF 2

FINAL PLAT OF

ALBION DOWNS

BEING LOCATED IN THE 3RD CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE.

SCALE : 1" = 50'

DATE : JUNE 26, 2003

SIZE : 12.497 ACRES +-

DEED : R. B. 1714, PG. 802, R. O. S. C. T.

MAP : MAP 126, PAR. 7.00, T. A. O. S. C. T.

SEE ALSO RECORD BOOK 1725, PAGE 773 AND TAX MAP 126-L, PARCEL C-25 OFFICES OF SUMNER COUNTY, TENNESSEE.

Pamela L. Whitaker, Register
Sumner County Tennessee
Instrument #: 716382
Recorded
8/26/2004 at 10:35 am
in Plat Book 21 Pgs 381-382

Rec #:	589742
Rec'd:	30.00
State:	0.00
Clerk:	0.00
EDP:	2.00
Total:	32.00

SOUTH MEADE SUBDIVISION
PLAT BOOK 1, PAGE 143
ZONED "R-15"

GREEN PARK SUBDIVISION
PLAT BOOK 30, PAGE 3
ZONED "R-15"

JAMISON BEDDING, INC.
DEED BOOK 534, PAGE 798
MAP 126, PARCEL 6.00
ZONED "IR"

MURREY STREET

BENTLEY STREET

GRAPHIC SCALE - FEET
50 0 50 100 150

10' BUFFERYARD PER SEC. 15.04.020 F.4.B EXISTING VEGETATION IN THE BUFFERYARD TO REMAIN AS ALTERNATE BUFFER AND LANDSCAPE EASEMENT

EXISTING FIRE HYDRANT

EXISTING SEWER MH

Rec #: 589742
Summer County, Tennessee
Instrument: 716382
Recorded
8/26/2004 at 10:35 am
in Plat Book 21 Pgs 381-382

Pamela L. Whitaker, Register

Rec:	30.00
Sta:	0.00
Clerk:	0.00
EDP:	2.00
Total:	32.00

ALBION CIRCLE — 50' WIDE RIGHT-OF-WAY

PROPOSED 8" SANITARY SEWER
PROPOSED 6" WATERLINE
PROPOSED FIRE HYDRANT
20' WIDE PAVEMENT
5' WIDE SIDEWALK

LOT	SQ.FT. +-
1	8,377
2	7,469
3	8,245
4	7,331
5	6,596
6	8,349
7	8,349
8	13,509
9	13,345
10	9,506
11	6,010
12	6,010
13	6,010
14	6,010
15	6,010
16	6,010
17	6,483
18	8,116
19	13,911
20	11,138
21	7,774
22	6,611
23	37,570
24	6,010
25	6,010
26	6,010
27	6,010
28	6,010
29	6,010
30	6,010
31	10,602
32	7,400
33	7,400
34	10,475
35	9,820
36	9,727
37	6,010
38	6,010
39	6,010
40	6,010
41	6,010
42	6,010
43	6,010
44	6,295
45	6,311
46	6,010
47	6,010
48	6,010
49	6,010
50	6,010
51	6,010
52	6,010

35' BUFFERYARD EXISTING VEGETATION IN THE BUFFERYARD TO REMAIN AS ALTERNATE BUFFER AND LANDSCAPE EASEMENT

BUFFERYARD REQUIREMENTS TO BE INSTALLED WITH THE DEVELOPMENT OF THE I.R. PROPERTY

ZONING LINE "MRO" / "IR"

75' WIDE POWER TRANSMISSION EASEMENT

CHARLES HAYNES, TRUSTEE
RECORD BOOK 1725, PAGE 773
MAP 126-L, PARCEL C-25 P\O
ZONED "IR"
14.075 AC.+- REMAINING

CHARLES HAYNES, TRUSTEE
RECORD BOOK 1714, PAGE 802
MAP 126, PARCEL 7.00 P\O
ZONED "IR" AND "MRO"
26.181 AC.+- REMAINING

MATCH LINE JAMES STREET

N
W E
S

SHEET 2 OF 2

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST I : 10,000 AS SHOWN HEREON.

SIGNED: Carroll Carman

CARROLL CARMAN, SURVEYING
150 MIDDLE FORK ROAD
HARTSVILLE, TENNESSEE 37074
PHONE: (615) 374-3344

CARROLL DEAN CARMAN
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 910

FINAL PLAT OF

ALBION DOWNS

LOCATED IN THE 3RD CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE.

SCALE : 1" = 50'
DATE : JUNE 26, 2003
SIZE : 12.497 ACRES +-
DEED : R. B. 1714, PG. 802, R. O. S. C. T.
MAP : MAP 126, PAR. 7.00, T. A. O. S. C. T.

NOTE:
SEE SHEET 1 OF 2 FOR CURVE DATA, LOCATION SKETCH, ALL NOTES, TYPICAL LOT, LEGEND, ETC,.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 1714, Page 802, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.

8/25/04 — Owner
Date

Charles Haynes Trustee
Title (if action for partnership or corporation)

CERTIFICATE OF ACCURACY

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

8/13/04 — Date

Registered Surveyor

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

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

WATER SYSTEM:
8-25-04 — Date
David Gregory
Supt. of Public Utilities, City of Gallatin, Tennessee

SEWER SYSTEM:
8-25-04 — Date
David Gregory
Supt. of Public Utilities, City of Gallatin, Tennessee

CERTIFICATE OF THE APPROVAL OR BONDING OF ROADS

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

8-25-04 — Date
City Engineer

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal - Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the office of the county register.

8-26-04 — Date
Secretary-Planning Commission

8-25-04 — Date
Chairman's Initials

ENTERED
Philip G. Simpson
PROPERTY ASSESSOR
AUG 25 2004
MAP GP CTL PAR

LINA TEXTILE CORP. OF AMERICA
RECORD BOOK 240, PAGE 493
MAP 126, PARCEL 7.02

ITEM 11

GMRPC Resolution No. 2016-80

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING ACCEPTANCE OF THE PUBLIC IMPROVEMENTS ALBION DOWNS PHASE 3 SUBDIVISION TO THE GALLATIN CITY COUNCIL – (PC 5-225-15)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION approved the final plat for Albion Downs Phase 3, recorded in Plat Book 23, page 387, R.O.S.C., Tennessee on November 13, 2006; and

WHEREAS, the subject public improvements have been completed consistent with an agreement with the City and the City has determined that the public improvements were constructed to the design standards and specifications of the City as specified in the agreement; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the request to accept public improvements in Albion Downs Phase 3 submitted by the applicant, Haynes Realtors, at its regular meeting on June 27, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-406 and 13-4-307:

1. The request for acceptance of public improvements described above is in agreement with the requirements of the Gallatin Subdivision Regulations.

2. By accepting the public improvements, the legal purposes for which zoning and subdivision regulations exists are not contravened.

3. Accepting the public improvements will not have an adverse effect upon adjoining property owners or any such adverse effect is justified by the public good or welfare.

4. By accepting the public improvements, no one property owner or small group of property owners will benefit materially from the acceptance to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of the request to accept public improvements in Albion Downs Phase 3 to the Gallatin City Council with the following conditions:

1. The owner and applicant shall submit a payment in the form of cash or cashier's check in the amount of $21,000 to the Engineering Division for Albion Downs Phase 1 and Phase 3. The Irrevocable Letter of Credit of $77,000 for Albion Downs Phase 3 shall not be released until payment is submitted to Engineering Division.

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: 06/27/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

Item 11

PLANNING DEPARTMENT STAFF REPORT

Public Improvement Acceptance – Albion Downs Phase 3 (5-225-15)
East of South Westland Avenue and north of Airport Road
Date: June 22, 2016

REQUEST: OWNER AND APPLICANT REQUEST THE CITY OF GALLATIN TO ACCEPT THE PUBLIC IMPROVEMENTS FOR ALBION CIRCLE, HARTFORD CIRCLE AND SEA BISCUIT DRIVE LOCATED IN ALBION DOWNS PHASE 3 SUBDIVISION.

OWNER:	**KENNETH CLAY HAYNES**
APPLICANT:	**HAYNES REALTORS**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION NO. 2016-80**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**JUNE 27, 2016**

PROPERTY OVERVIEW: **The owner and applicant are requesting the City of Gallatin to accept the public improvements in the Albion Downs Phase 3 Subdivision. The subdivision contains 45 lots and three (3) rights-of-way on 11.27 (+/-) acres. The property is part of the Albion Downs Development and is currently zoned Multiple Residential and Office (MRO) and Industrial Restrictive (IR). Forty-three out of the 45 lots are developed residential and located in the MRO zoned district and the remaining two (2) non-residential lots are located in the Industrial Restrictive (IR) portion of the development. No portion of this property is located within a flood hazard area.**

CASE BACKGROUND:

Previous Approvals

On January 23, 2006, the Planning Commission approved the Final Plat for Albion Downs Phase 3 (PC File 1-53-05C) containing 45 lots and three (3) rights-of-way on 11.27 (+/-) acres. The plat was recorded on November 13, 2006 (Plat Book 23, Page 387) (Attachment 10-1).

On December 14, 2015, the Planning Commission discussed with Mr. Clay Haynes, representing the developer, completing the public improvements for Albion Downs Phase 1 and Phase 3. Several outstanding issues were discussed and Mr. Haynes wanted an amicable resolution to complete the subdivision improvements and proposed to pay an amount determined by the Planning Commission to complete the project. The Planning Commission motioned to recommend the City accept $15,000 payment and let the City

complete the public improvements and agree to accept the Albion Downs Phase 1 and Phase 3 public improvments.

On February 2, 2016, City Council passed Resolution No. R1601-5 accepting payment of $21,000 from Haynes Realtors for the completion of Albion Downs Phase 1 and Phase 3 public improvements in lieu of the subdivision letter of credits and remove all responsibility of the developer. This resolution was followed by an agreement between the City and the applicant.

DISCUSSION:
The owner and applicant are requesting approval of Resolution 2016-80 accepting public improvements constructed in Albion Downs Phase 3 Subdivision.

By approval of the Resolution, the Planning Commission recommends that the City Council also adopt a Resolution (Attachment 10-2) accepting the public improvements and execute the Quitclaim Deed accepting the public improvements (Attachment 10-3). The public improvements will be accepted in accordance with Sections 1-113.107 and 3-105.5 of the Subdivision Regulations.

Engineering Division
The Engineering Division certified that the applicant submitted all the necessary documents concerning the acceptance of public improvements for the transportation, utilities, rights-of-way, and public easements located in Albion Downs Phase 3 Subdivision as identified in Attachment 10-1.

The Engineering Staff completed a final inspection and reported that the applicant has not satisfactorily addressed all engineering issues as required by Section 3-105.6 and 3-105.7 of the Subdivision Regulations. However, based on the agreement the remaining issues will be completed by the City of Gallatin.

The subdivision is completed to the standards as required by Section 3-105.1 of the Subdivision Regulations with the agreement and all of the lots are fully developed.

Section 3-102 of the City of Gallatin Subdivision Regulations, Maintenance Surety, requires that the applicant post a maintenance surety in the amount of 10 percent of the completed roadway and drainage costs. City Council Resolution No. R1601-5 relieved the developer of the required maintenance surety. The owner and applicant shall submit a payment in the form of cash or cashier's check in the amount of $21,000 to the Engineering Division for Albion Downs Phase 1 and Phase 3. The Irrevocable Letter of Credit in the amount of $77,000 for Albion Downs Phase 3 shall not be released until payment is submitted to Engineering Division.

RECOMMENDATION:
Staff recommends that the Planning Commission approve Resolution 2016-80, and recommend that the City of Gallatin accept the public improvements in Albion Downs Phase 3 Subdivision, as recorded in Plat Book 23, Page 387, in the Register's Office of Sumner County with the following conditions:

1. The owner and applicant shall submit a payment in the form of cash or cashier's check in the amount of $21,000 to the Engineering Division for Albion Downs Phase 1 and Phase 3. The Irrevocable Letter of Credit of $77,000 for Albion Downs Phase 3 shall not be released until payment is submitted to the Engineering Division.

ATTACHMENTS:

Attachment 11-1 Albion Downs Phase 3 Final Plat (Plat Book 23, Pages 387)

Attachment 11-2 Copy of Quitclaim Deed conveying Public Improvements to the City of Gallatin

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville, TN 37201

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) City of Gallatin, Tennessee	(NAME) SAME AS NEW OWNER	Albion Downs Plat Book 21, pages 381 and 382 ROSCTN
(STREET ADDRESS) 132 West Main Street	(STREET ADDRESS)	Albion Downs Phase 3 Plat Book 23, page 387 ROSCTN
(CITY) (STATE) (ZIP) Gallatin, TN 37066	(CITY) (STATE) (ZIP)	streets, right –of-ways, utilities, drainage easements

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Kenneth Clay Haynes, Executor of the Estate of Charles M. Haynes, deceased,** Grantor, does hereby quitclaim and convey unto **City of Gallatin, Tennessee**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Sumner County, Tennessee, as follows:

Tract 1: All streets, right-of-ways, utilities, and drainage easements described on the Final Plat of Albion Downs recorded in Plat Book 21, pages 381 and 382, Register's Office of Sumner County Tennessee, to which plat reference is made for a more complete description.

Being part of the same property conveyed to Charles Haynes, Trustee by deed recorded in Record Book 1714, page 802, Register's Office of Sumner County, Tennessee. The said Charles Haynes, a/k/a Charles M. Haynes, held title as Trustee for himself and has since died testate, his will of record in Will Book 2010, page 631, Probate Section of Chancery Court for Sumner County, Tennessee.

Tract 2: All streets, right-of-ways, utilities, and drainage easements described on the Final Plat of Albion Downs Phase 3 recorded in Plat Book 23, page 387, Register's Office of Sumner County Tennessee, to which plat reference is made for a more complete description.

Being part of the same property conveyed to Charles Haynes, Trustee by deed recorded in Record Book 1755, page 331, Register's Office of Sumner County, Tennessee. The said Charles Haynes, a/k/a Charles M. Haynes, held title as Trustee for himself and has since died testate, his will of record in Will Book 2010, page 631, Probate Section of Chancery Court for Sumner County, Tennessee.

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the _____day of March, 2016.

_____
Affiant

My commission expires: _____
(Affix Seal)

_____
Notary Public

Witness my hand this 2nd day of March, 2016.

_____, EXECUTOR
Kenneth Clay Haynes, Executor of the Estate of Charles Haynes, deceased,

RECEIVED
MAR 02 2016
GALLATIN

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Kenneth Clay Haynes, Executor of the Estate of Charles Haynes, deceased,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office in Gallatin, Tennessee, this 2nd day of March, 2016.

Barbara A. Smith
Notary Public

My commission expires: 7-3-17

BARBARA A. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 7-3-17

ATTACHMENT 11-2

5-222-15

ALBION DOWNS PHASE 3 FINAL PLAT

LOCATED IN THE 3RD CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

SCALE : 1" = 60'

DATE : NOVEMBER 30, 2005

SIZE : 11.27 ACRES+-

DEED : R. B. 1755, PG. 331, R.O.S.C.T.

MAP : MAP 126, PAR. 9.00, T.A.O.S.C.T.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 1755 Page 331 County Registrar's Office, and that I (we) 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 facilites have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.

Date: 10/27/06

Title (If action for partnership or corporation)

CERTIFICATE OF ACCURACY

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

Date: 10-27-06

Registered Land Surveyor

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the utility systems outlined or indicated on the final plat entitled ALBION DOWNS PHASE 3 have been installed in accordance with current local and state government requirements or a sufficient bond or cash has been filed which will guarantee said installation.

Water System: Date: 10/31/06

David Gregory, Superintendent of Public Utilities, City of Gallatin, Tennessee

Sewer System: Date: 9/31/06

David Gregory, Superintendent of Public Utilities, City of Gallatin, Tennessee

CERTIFICATE OF THE APPROVAL OR BONDING OF ROADS

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

Date: 11/9/06

City Engineer

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.

Date: 11/13/06

Secretary Planning Commission

11-9-06 DD

Date Chairman's Initials

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.

CARROLL DEAN CARMAN REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 910

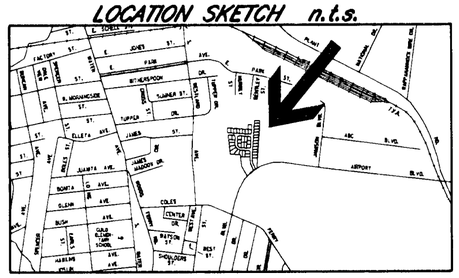
10-27-06

SIGNED:

CARROLL CARMAN, SURVEYING
150 MIDDLE FORK ROAD
HARTSVILLE, TENNESSEE
PHONE: (615) 374-3344

GALLATIN HOUSING ASSOCIATES LIMITED PARTNERSHIP
RECORD BOOK 2098, PAGE 497
MAP 126, PARCEL 9.00 P/O
ZONED "MRO"

LOCATION SKETCH n.t.s.



75' WIDE POWERLINE EASEMENT

HARTFORD CIRCLE

SEABISCUIT DRIVE

ALBION CIRCLE

AIRPORT ROAD

EXISTING 6" WATERLINE

EXISTING 12" WATERLINE

EXISTING 36" CULVERT

EXISTING 8" SEWER

PROPOSED DETENTION AREA

12' WIDE RIGHT TURN LANE 75' LONG WITH A 25' TAPER

PROPOSED 8" SANITARY SEWER

PROPOSED 6" WATERLINE

MANHOLE EL. 550.8' 24" RCP

MANHOLE EL. 551.5'

MANHOLE EL. 550.1'

MANHOLE EL. 554.9'

MANHOLE EL. 561.1'

MANHOLE EL. 561.6'

MANHOLE EL. 558.5'

PREPARED FOR:
CHARLES HAYNES
335 NASHVILLE PIKE
GALLATIN, TN 37066
615-452-7500

PREPARED BY:
CARROLL CARMAN
150 MIDDLE FORK ROAD
HARTSVILLE, TN 37074
615-374-3344

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	984.93'	76.38'	152.41'	8°51'58"	152.28'	N 50°04'17" E
2	25.00'	23.97'	38.22'	87°35'07"	34.60'	N 10°42'43" E
3	425.00'	142.40'	274.81'	37°02'51"	270.04'	N 14°33'25" W
4	25.00'	24.68'	39.13'	89°40'10"	35.25'	N 40°52'08" W
5	125.00'	6.77'	13.52'	6°11'48"	13.51'	N 82°38'16" W
6	125.00'	25.34'	50.00'	22°55'06"	49.67'	N 68°02'49" W
7	125.00'	25.34'	50.00'	22°55'06"	49.67'	N 45°07'43" W
8	125.00'	25.34'	50.00'	22°55'06"	49.67'	N 22°12'37" W
9	125.00'	16.52'	32.85'	15°03'26"	32.76'	N 03°13'21" W
10	25.00'	25.00'	39.27'	90°00'00"	35.36'	N 40°41'37" W
11	25.00'	25.15'	39.42'	90°20'22"	35.48'	N 49°08'12" E

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
12	25.00'	24.85'	39.12'	89°39'37"	35.25'	N 40°51'48" W
13	25.00'	25.14'	39.41'	90°19'50"	35.46'	S 49°07'55" W
14	75.00'	75.01'	117.82'	90°00'32"	106.07'	N 40°41'54" W
15	25.00'	25.00'	39.27'	90°00'00"	35.36'	N 49°18'23" E
16	25.00'	24.85'	39.12'	89°39'38"	35.25'	S 40°51'48" E
17	25.00'	23.57'	37.79'	86°37'05"	34.30'	N 76°30'38" W
18	375.00'	119.78'	231.89'	35°25'47"	228.21'	N 15°29'12" W
19	375.00'	5.69'	11.38'	1°44'20"	11.38'	N 03°05'51" E
20	984.93'	48.82'	97.57'	5°40'33"	97.53'	S 57°20'33" W
21	125.29'	98.71'	187.22'	76°27'56"	155.08'	N 56°04'25" E

LINATEX CORP. OF AMERICA
RECORD BOOK 240, PAGE 493
MAP 126, PARCEL 7.02
ZONED "IR"

60 0 60 120 180
GRAPHIC SCALE - FEET

NOTES:

1. OWNER: CHARLES HAYNES, TRUSTEE
   335 NASHVILLE PIKE
   GALLATIN, TN 37066
2. CURRENT ZONING - MRO (ALL LOTS EXCEPT #83 AND #84) CURRENT ZONING - IR (LOTS #83 AND #84)
3. EACH LOT CONTAINS A MINIMUM OF 6,000 SQ. FT
4. YARDS AS SHOWN: FRONT 20 FEET, SIDE 10 FEET AND REAR 15 FEET
5. PER FIRM COMMUNITY #470185, PANELS 47165C-0431D AND 0318D DATED NOVEMBER 21, 2002; THIS PROPERTY IS IN ZONE "X" OUTSIDE OF THE 100 YEAR FLOOD PLAIN
6. THE SITE CONTAINS 43 RESIDENTIAL LOTS FOR SINGLE FAMILY DETACHED UNITS. DENSITY IS 4.8 UNITS PER ACRE.
7. EACH SINGLE FAMILY UNIT IS TO BE 900-1,200 SQ. FT. STICK BUILT ON SITE. NO EXPOSED BLOCK FOUNDATIONS.
8. STYLE, ARCHITECTURE AND DESIGN ARE TO BE COMPARABLE TO EXISTING ALBION DOWNS PHASE 1.
9. THERE ARE TO BE NO STRUCTURES IN THE REQUIRED BUFFER YARDS.
10. BUFFER YARDS ARE TO BE MAINTAINED BY INDIVIDUAL PROPERTY OWNERS.
11. WHERE THE SEWER IS OUTSIDE OF THE RIGHT-OF-WAY, THERE IS A 10' SEWER EASEMENT ON EACH SIDE OF THE SEWER.
12. THE TYPE 35 BUFFER ON THE EAST SIDE OF LOTS #70 THROUGH #83 OF ALBION DOWNS PHASE 3 AND LOTS #19 THROUGH #22 OF ALBION DOWNS PHASE 2 SHALL BE A DOUBLE ROW OF 7' TALL EVERGREENS 10' CENTER TO CENTER STAGGERED, AND A ROW OF ORNAMENTAL TREES 40' CENTER TO CENTER ON A 4' TALL BERM WITH 3:1 SIDE SLOPES.
13. DEVELOPMENT IS TO BEGIN WHEN ALL APPROVALS ARE FINALIZED, AND IS TO BE DEVELOPED IN ONE PHASE AS SOON AS POSSIBLE THEREAFTER.
14. ACREAGE SHOWN IN LOTS 23, 62-105 IS 8.77 ACRES+-. ACREAGE SHOWN IN ROADWAY IS 2.50 ACRES+-. TOTAL DEVELOPMENT CONTAINS 11.27 ACRES+-.
15. LOTS 83 AND 84 CANNOT BE ACCESSED VIA AIRPORT ROAD.
16. THE DETENTION POND ON LOT #83 IS TO BE MAINTAINED BY THE OWNER OF LOT #83.

LOT SIZE TABLE

Lot#	SQ.FT.	Lot#	SQ.FT.	Lot#	SQ.FT.
23	7,501	76	6,611	91	9,725
62	6,917	77	6,611	92	7,818
63	6,010	78	6,611	93	7,832
64	6,010	79	6,611	94	6,220
65	6,010	80	6,611	95	6,780
66	6,010	81	6,611	96	9,400
67	6,010	82	6,610	97	6,010
68	6,010	83	18,395	98	6,222
69	8,834	84	66,186	99	7,313
70	6,611	85	6,062	100	7,292
71	6,611	86	7,046	101	6,216
72	6,611	87	7,943	102	6,010
73	6,611	88	7,588	103	6,217
74	6,611	89	8,224	104	7,313
75	6,611	90	12,768	105	7,292

TYPICAL LOT

STREET

10' P.U.&D.E. 20' FRONTYARD # 15' REARYARD 10' P.U.&D.E.

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 656572
Rec'd: 15.00
State: 0.00
Clerk: 2.00
MTP: 17.00
Total:
Instrument #: 817744
Recorded 11/13/2006 at 1:48 PM
in Plat Book 23 Pgs 387-387

ENTERED
John C. Isbell
PROPERTY ASSESSOR
NOV 13 2006
MAP_GP_CTL_PAR

ITEM 12

JUNE 27, 2016

PC #8-2007-16

CARELLTON, PHASE 3B

FINAL MASTER DEV. PLAN

DEFERRED

ITEM 13

GMRPC Resolution No. 2016-82

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL MASTER DEVELOPMENT PLAN FOR THE KIRBY ELECTRIC OFFICE ON FOUR LOTS COMPRISING OF 0.58 (+/-) ACRES (TAX MAP 125M, GROUP A, PARCEL 012.00), LOCATED AT 1180 NASHVILLE PIKE. (PC 8-2008-16)

WHEREAS, the applicant submitted a 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 Final Master Development Plan submitted by the applicant, Rogers Engineering Group, at its regular meeting on June 27, 2016; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to T.C.A. § 13-3-413, § 13-4-310, §13-7-201, and §13-7-202 and §12.02.030 of the City of Gallatin Zoning Ordinance:

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*, and in particular, the Nashville Pike Office Corridor Character Area.

2. The 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 and the Master Plan of the Nashville Pike Corridor.

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.

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

ITEM 13

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.

7. The 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 Final Master Development Plan for the Kirby Electric Office, consisting of a one (1) sheet plan, prepared by Rogers Engineering Group of Gallatin, TN, with project No. 16-020 and dated May 25, 2016 with Revision date of June 16, 2016, with the following conditions:

1. Indicate front, side, and rear yard lines to match labels on the plan.
2. Label bufferyards on plan.
3. Include a cover sheet with location map.
4. Add a plan note that all business service vehicles containing advertising shall be parked to rear of the building to comply with Section 13.07.050.K.2 of the G.Z.O.
5. Comply with all applicable requirements for a Final Master Development Plan per Section 12.02.030 and all applicable requirements for a Site Plan per Section 15.03.020 of the G.Z.O.
6. Existing entrance and driveway will need to be removed along U.S. Highway 31E (Nashville Pike) as per the Nashville Pike Access Management Plan, once an ingree and egree connection is made to the rear adjacent driveway. This connection should extend to the easterly and westerly property lines. An easement document will need to be recorded.
7. Submit three (3) corrected and folded copies, of the Final Master Development Plan for the Kirby Electric Office, 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:

ITEM 13

NAY:

DATED: 06/27/2016

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 13
PLANNING DEPARTMENT STAFF REPORT
Final Master Development Plan for the Kirby Electric Office
(PC 8-2008-16)
Located at 1180 Nashville Pike
Date: June 27, 2016

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR THE KIRBY ELECTRIC OFFICE ON FOUR LOTS COMPRISING OF 0.58 (+/-) ACRES (TAX MAP 125M, GROUP A, PARCEL 012.00), LOCATED AT 1180 NASHVILLE PIKE.

OWNER:	**PAUL & ELIZABETH KIRBY**
APPLICANT:	**ROGERS ENGINEERING GROUP**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2016-82**
STAFF CONTACT:	**JILLIAN OGDEN**
PLANNING COMMISSION DATE:	**JUNE 27, 2016**

PROPERTY OVERVIEW: The owner and applicant are requesting approval of a Final Master Development Plan for the Kirby Electric Office, to convert an existing 1,614 square foot residence into an office with additional parking, on four lots comprising of 0.58 (+/-) acres (Tax Map 125M, Group A, Parcel 012.00), located at 1180 Nashville Pike. The property is zoned Multiple Residential and Office (MRO), and Business and Communication Service/Office is a permitted use in the MRO zone district. (Attachment 5-1 and 5-2)

CASE BACKGROUND:

Property History and Previous Approvals

The existing house was built in 1963. It is a one-story traditional residence with an asphalt shingle hip roof, a common brick veneer exterior, and a front porch with a gable roof.

On January 24, 2000, Planning Commission recommended approval of the rezoning of the north side of the Nashville Pike Corridor from Residential-20 (R20) to Multiple Residential and Office (MRO). On March 7, 2000, the City Council approved the rezoning request. (#3-4-00) (Ordinance #O0002-012)

On November 5, 2001, Planning Commission approved the General Development and Transportation Plan Amendment – Nashville Pike Corridor, SR 109 to East Camp Creek. This plan includes the applicant's property. (#7-9-01)

DISCUSSION:

Proposed Development
The site is located at 1180 Nashville Pike approximately 90 feet from the northwest corner of the intersection of Nashville Pike and North Martin Vineyard Way. The property is comprised of Lots 33, 34, 35, and 36 of Block "A" of Baker's Acres Subdivision. (P.B. 1 – Pg. 103, R.O.S.C. TN.)

The owner and applicant propose to change the use from a one-family detached dwelling (residential) to a business and communication service (commercial office) use. The existing 1,614 square foot house will be converted to an office use, and additional parking will be constructed to accommodate customers and work vehicles.

Natural Features of the Site
The natural topography slopes slightly from the northeast property line across the lot to the southwest property line. The entire lot is relatively flat due to existing development. The existing vegetation is located along the rear and side yards of the property with a few trees in the front yard. The adjacent lots also both include some trees along the shared side property lines.

Based on FEMA FIRM Map 47165C0426G, dated of April 17, 2012, no portion of the site is located within a special flood hazard area.

Adjacent Development and Zoning
The adjacent property to the north is currently vacant and is zoned Mixed Use (MU) and was recently rezoned with a Preliminary Master Development Plan for a Hotel and office, and retail uses. Areas to the east, west, and south along Nashville Pike are zoned Multiple Residential and Office (MRO). Most of the properties within Leeland Heights Subdivision, located on the south side of Nashville Pike, are also zoned Multiple Residential and Office (MRO).

Stella's Boutique (1176 Nashville Pike) is located on the adjacent lots directly to the east. Hughes and Coleman Injury Lawyers (1184 Nashville Pike) is located on the adjacent lots directly to the west; both zoned Multiple Residential and Office (MRO).

Gallatin on the Move 2020 General Development and Transportation Plan
The Gallatin on the Move 2020 General Development and Transportation Plan identifies this property on the Community Character Map as the Nashville Pike Office Corridor. The Nashville Pike Office Corridor includes parcels fronting Nashville Pike on the north side of the road between Belvedere Drive and East Camp Creek and on the south side of the road between SR-109 Bypass and East Camp Creek. This Character area typically features a mixture of office, one-family residential, and public and institutional uses. The Character Area encourages converting former residences into office uses while preserving the residential character of the area by protecting the existing tree canopy, providing pedestrian friendly and public spaces, and creating a connected system of local streets.

The Final Master Development Plan meets the overall intent of the Nashville Pike Office Corridor by changing the use of an existing residence to a commercial office space and adding the majority of the proposed parking to the rear of the lot.

Building and Architectural Elevations
The owner and applicant submitted photographic documentation of the main exterior material and the front exterior elevation of the existing traditional, brick residence. The building characteristics match the style typically seen along the Nashville Pike Corridor. The owner and applicant have indicated that no significant renovations or changes to the exterior will occur at this time. (Attachment 13-4)

Parking
Parking requirements are based on the use of the property. The office use requires one (1) space per 300 square feet. The site plan indicates fourteen (14) parking spaces, including one (1) accessible handicapped spaces, which complies with the minimum number of parking spaces required by G.Z.O., Section 11.03, *Schedule of Off-Street Parking Requirements* and Section 11.07, *Handicapped Parking*. Four parking spaces are located in front of the existing residence while the remainder are located in the rear of the property.

Access and Easements (P.U.D.E's)
The corridor plan calls for properties along this section of Nashville Pike to be accessed primarily by a series of joint-access driveways and roads, rather than from Nashville Pike (Attachment 13-3). Frontage and backage roads with access easements are encouraged within this commercial corridor. The adjacent lots to the east and west have dedicated public access easements and paved drives along the rear of each property. The Backage Road Access Plan (West Side) indicates a future 24 foot wide backage road along the rear of all lots (parcels) on the north side of Nashville Pike between Tulip Poplar and North Martin Vineyard Way. (Attachment 13-5)

The owner and applicant request to not dedicate an access easement or construct the backage road. As an alternative, the owner and applicant request to connect to the future joint-access service road that is part of the recently approved PMDP on the adjacent property. The joint-access service road will abut the rear lot line of the subject property.

The Final Master Development Plan also shows an existing driveway that connects to Nashville Pike. The owner and applicant request to retain this existing driveway.

The Engineering Division recommends that the existing entrance and driveway be removed along Nashville Pike (as per the Nashville Pike Access Management Plan) once an ingree and egree connection is made to the rear adjacent driveway. This connection should extend to the easterly and westerly property lines, and an easement document will need to be recorded.

Stormwater Detention
The owner and applicant submitted drainage calculations to the Engineering Division for review and approval. The Engineering Division must approve drainage calculations prior to issuance of any permits.

The Engineering Division has reviewed the drainage calculations and has determined that no design of retention or bio-swale stormwater systems is required for this Final Master Development Plan.

Bufferyard and Landscaping Plan

Bufferyards are required to be shown as part of the Final Master Development Plan. These are intended to minimize the potential impacts of the proposed development on the adjacent properties as outlined in Article 13 of the Gallatin Zoning Ordinance.

A Type 15 Bufferyard is required along the northwest side of the property adjacent to the property zoned Mixed Use (MU). The Type 15 Bufferyard detail calls for one (1) large deciduous tree every 60 feet, and two (2) small deciduous or ornamental trees every 60 feet planted between the large deciduous trees.

A Type 10 Bufferyard is required along the northeast and southwest sides of the property adjacent to the properties also zoned Multiple Residential and Office (MRO). The Type 10 Bufferyard detail calls for one (1) large deciduous tree every 60 feet, and two (2) small deciduous or ornamental trees every 60 feet planted between the large deciduous trees.

Additional landscaping is also required to accommodate the proposed parking spaces per Section 13.05.020.A and Section 13.05.020.B of the G.Z.O. The plan indicates two (2) large deciduous trees and seventeen (17) evergreen shrubs to screen the proposed parking from Nashville Pike.

A bufferyard 15 feet in width is required along Nashville Pike.

The owner and applicant are requesting approval of an Alternative Bufferyard Plan per Section 13.04.100.C of the Gallatin Zoning Ordinance. The Final Master Development Plan indicates that the existing vegetation within the rear and side yards will be preserved in order to satisfy all Bufferyard requirements.

Signage

The site plan indicates a proposed monument sign located in the center of the lot along the front property line at Nashville Pike. The owner and applicant provided concept images of the proposed monument sign (Attachment 13-6).

The owner and applicant shall submit details of all permanent signs in compliance with G.Z.O. Section 13.07.065.F, *Master Signage Plan* to the Planning Department for review and approval. Sign permits shall be obtained prior to the installation of any signage on site.

Planning Department Comments

The Planning Department reviewed and commented on the Final Master Development Plan. The applicant satisfactorily addressed the Planning Department comments; with the exception of the following:

1. Indicate front, side, and rear yard lines to match labels on the plan.
2. Label bufferyards on plan.
3. Include a cover sheet with location map.

4. Add a plan note that all business service vehicles containing advertising shall be parked to rear of the building to comply with Section 13.07.050.K.2 of the G.Z.O.
5. Comply with all applicable requirements for a Final Master Development Plan per Section 12.02.030 and all applicable requirements for a Site Plan per Section 15.03.020 of the G.Z.O.

Engineering Division Comments
The Engineering Division reviewed and commented on the Final Master Development Plan. The applicant satisfactorily addressed Engineering Division comments; with exception of the following:

1. Existing entrance and driveway will need to be removed along U.S. Highway 31E (Nashville Pike) as per the Nashville Pike Access Management Plan, once an ingree and egree connection is made to the rear adjacent driveway. This connection should extend to the easterly and westerly property lines. An easement document will need to be recorded.

Other Departmental Comments
Other City Departments reviewed and commented on the Final Master Development Plan and made no comments.

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*, and in particular, the Nashville Pike Office Corridor Character Area.

2. The 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 and the Master Plan of the Nashville Pike Corridor.

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.

4. The legal purposes for which zoning regulations exist 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.

7. The 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 Resolution 2016-82, the Final Master Development Plan for the Kirby Electric Office, consisting of a one (1) sheet plan, prepared by Rogers Engineering Group of Gallatin, TN, with project No. 16-020 and dated May 25, 2016 with Revision date of June 16, 2016, with the following conditions:

1. Indicate front, side, and rear yard lines to match labels on the plan.
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5. Comply with all applicable requirements for a Final Master Development Plan per Section 12.02.030 and all applicable requirements for a Site Plan per Section 15.03.020 of the G.Z.O.
6. Existing entrance and driveway will need to be removed along U.S. Highway 31E (Nashville Pike) as per the Nashville Pike Access Management Plan, once an ingree and egree connection is made to the rear adjacent driveway. This connection should extend to the easterly and westerly property lines. An easement document will need to be recorded.
7. Submit three (3) corrected and folded copies, of the Final Master Development Plan for the Kirby Electric Office, including one (1) full size and two (2) half size copies to the Planning Department.

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

ATTACHMENTS

Attachment 13-1	**Location Map**
Attachment 13-2	**FMDP for the Kirby Electric Office**
Attachment 13-3	**Gallatin on the Move 2020 Plan Pages 3-40 and 3-41**
Attachment 13-4	**Photographs of Existing Building**
Attachment 13-5	**General Development and Transportation Plan Amendment – Nashville Pike Corridor, SR 109 to East Camp Creek (Figure 11)**
Attachment 13-6	**Proposed Sign Concept Images with Materials and Colors List**

KIRBY ELECTRIC OFFICE – CHANGE IN USE

1180 NASHVILLE PIKE

ZONED: MULTIPLE RESIDENTIAL AND OFFICE (MRO)

125M/A/012.00

PC FILE #8-2008-16

N
W E
S

ATTACHMENT 13-1

8-2008-16

NASHVILLE PIKE OFFICE CORRIDOR

General Description of Existing Development Patterns

The Nashville Pike Office Corridor is made up of former residences between Belvedere Drive and East Branch Creek, most of which have converted to office uses during the last 10 years. The City has required maintenance of the existing structures, for the most part, as well as protection of a majority of the mature trees that give this area its character. While predominantly office/professional now, the area retains a residential feel and provides an attractive entry gateway into the Village Green/Belvedere Drive Center and the more mature areas of the City located east of SR-109 Bypass. This area was further studied in the *Nashville Pike Corridor – SR-109 to East Camp Creek – General Development Plan Amendment* adopted in 2000 by the Planning Commission.

Location

Areas within this character area include the following:

- Parcels fronting US-31E/Nashville Pike on the north side of the road between Belvedere Drive and East Camp Creek and on the south side of the road between SR-109 Bypass and East Camp Creek

Intent

- Provide for office uses in a residential setting, while preserving the residential character of this gateway to Gallatin.
- Protect mature tree canopy
- Protect large front yards from excessive parking
- Provide connected system of local streets that limit the impact office uses might create on Nashville Pike (e.g. access roads, etc.)
- Provide for pedestrian friendly areas with public spaces, relatively high intensity mix of businesses, retail and office, employment, education, hospitality and entertainment facilities
- Provide opportunities for new centers that complement existing centers within the City

NASHVILLE PIKE OFFICE CORRIDOR

Anticipated level of change:

- Low

Transportation

- Medium level of service
- High level of connectivity
- Properties accessed by public roads (primarily access roads, rather than Nashville Pike)
- Regular-shaped, long blocks
- Roads characterized by open swale drainage, sidewalks containing a medium level of pedestrian orientation

Infrastructure

- Full urban facilities and services

Greenspace

- Adjacent Preserve areas
- Reliant on common-owned squares within new or existing development

Primary Land Uses

- Office
- One-family Residential
- Public/Institutional

Appropriate Intensity

- 0.2 FAR

Applicable Zoning Districts

Existing Zoning Districts

- OR or GO

Proposed Zoning Districts

- Not applicable

Development Strategies

- Connect residential areas to other areas with wide, pedestrian-friendly sidewalks and paths
- Address design factors, including the size of new buildings, design parameters for parking and internal circulation, signage, architectural treatments, building setbacks, siting and orientation, and adequate buffers to ensure compatibility with adjacent uses
- Provide interconnectivity between parcels
- Construct wide sidewalks with street trees, landscaping and traditional lighting
- Encourage placement of parking in side and rear yards in order to maintain the residential character of front yards with trees and grassy areas

Implementation Measures

☞ *Continue implementation of the recommendations of the Nashville Pike Corridor-SR-109 to East Camp Creek – General Development Plan Amendment*

Residential structure converted to office use and located in theNashville Pike Office Corridorcharacter area

Aerial view of the Nashville Pike Office Corridor character area looking northeast

8-2008-16

ATTACHMENT B-9

KIRBY ELECTRICAL OFFICE
IN HOUSE CHANGE OF USE SITE PLAN
EXISTING BUILDING ELEVATION AND MATERIAL

FRONT ELEVATION

BUILDING MATERIAL

RECEIVED
JUN 16 2016
CALLATIN PLANNING & ZONING

RESUBMITTAL

8-2008-16

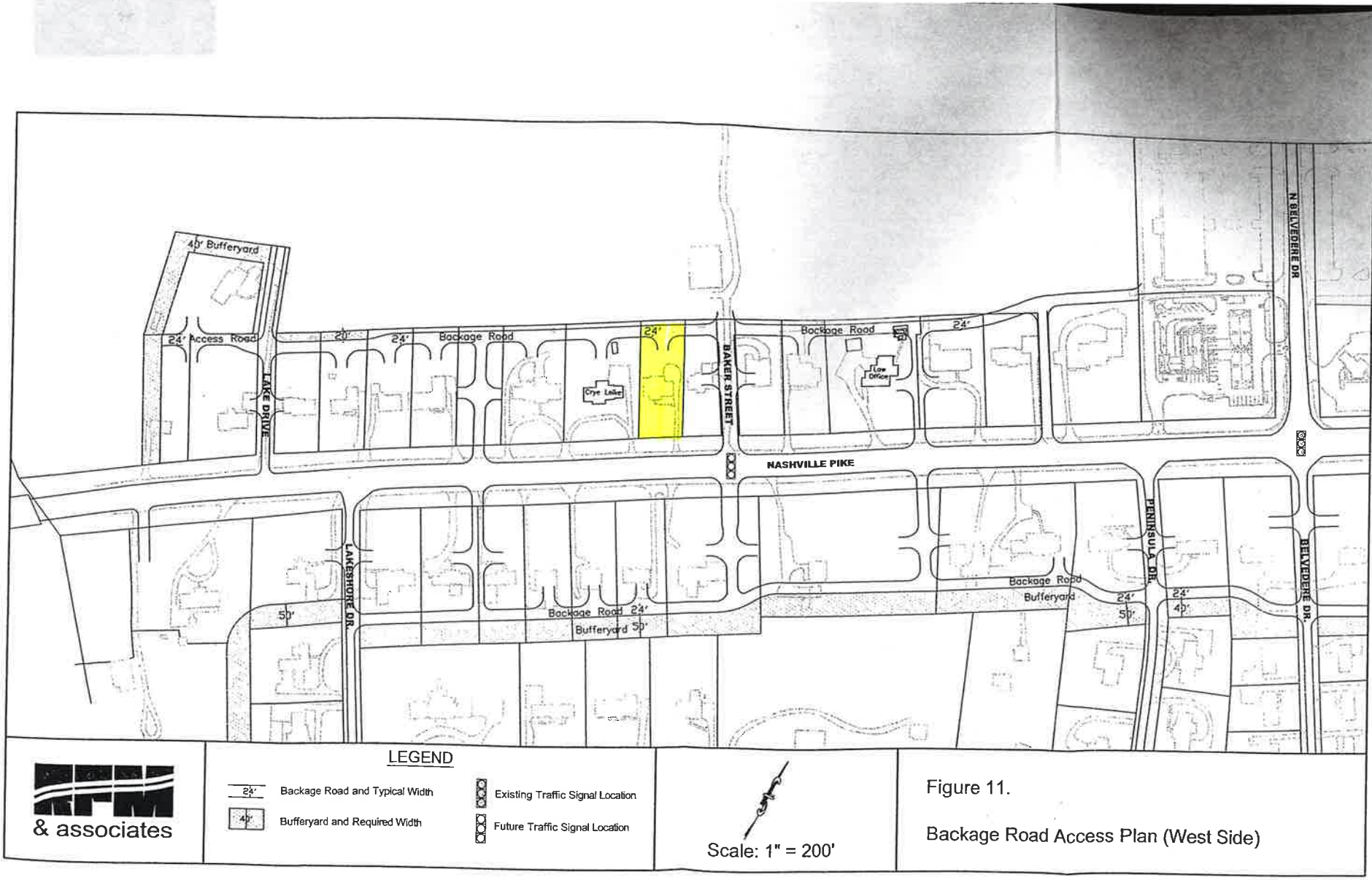


Figure 11.

Backage Road Access Plan (West Side)

ATTACHMENT 13-5

8-2008-16

FRONT VIEW
SCALE: 1/2" = 1'-0"

END VIEW
SCALE: 1/2" = 1'-0"

RECEIVED
JUN 16 2016
GALLATIN PLANNING & ZONING

KIRBY ELECTRIC	
LOCATION:	1180 NASHVILLE PK GALLATIN, TN
JOB CONTACT: NAME	PROJECT MGR: M. SHEA
DRAWING NO:	163885-MS10-01

SPECIFICATIONS & FINISHES:
1. FABRICATE/INSTALL ONE(1) DF NON-ILLUMINATED FORMED ALUMINUM PANEL ON BRICK PLANTER AS ILLUSTRATED AND SPECIFIED.

PMS 288 | WHITE | PMS 375

DESIGNED BY: A. TORREJON DATE: 04-26-16
WORK ORDER NO.: XXXXXX
PAGE 1 OF 1

APPROVALS FOR MANUFACTURING
CUSTOMER:
INSTALLATION:
PROJECT MANAGER:

JOSLIN AND SON SIGNS
630 Murfreesboro Rd. Nashville, TN 37210
615.255.3463 1.800.545.9557

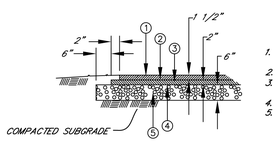
ATTACHMENT 13-6

RESUBMITTAL

8-2008-16

GENERAL NOTES:

1. THIS CONSTRUCTION PROJECT SHALL AT ALL TIMES AND IN ALL SITUATIONS PROCEED IN A MANNER CONSISTENT WITH THE CITY OF GALLATIN SUBDIVISION REGULATIONS, AND ALL OTHER APPLICABLE RULES, REGULATIONS AND LAWS OF ANY OTHER AUTHORITY WITH JURISDICTION TO GOVERN SUCH CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR UNDERTAKING SUCH CONSTRUCTION ACTIVITIES TO INSURE FULL COMPLIANCE AT ALL TIMES.
2. THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT CITY OF GALLATIN SUBDIVISION REGULATIONS (INCLUDING SPECIFICATIONS FOR PUBLIC WORKS PROJECTS) ON THE CONSTRUCTION PROJECT AT ALL TIMES, AND REFERENCE SHALL BE MADE TO THEM FOR PROPER MATERIALS, METHODS, ETC. REGARDING CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL ELEVATIONS, DISTANCES, AND DIRECTIONS BEFORE STARTING WORK ON ANY SEGMENT OF THE PROJECT. IF THE CONTRACTOR HAS ANY QUESTIONS OR SUSPECTS THERE IS AN ERROR OR OMISSION WITHIN THE PLANS OR CONSTRUCTION STAKES, HE SHALL NOT PROCEED UNTIL THE ENGINEER OR HIS REPRESENTATIVE HAS BEEN FULLY NOTIFIED, HAS RESPONDED, AND HAS SPECIFICALLY STATED THE CONTRACTOR MAY PROCEED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SURVEYING REFERENCE POINTS, HUBS, AND LOT CORNERS DURING THE CONSTRUCTION PROCESS AND SHALL BEAR THE EXPENSE FOR REPLACING ANY SUCH OBJECTS DAMAGED DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES ASSOCIATED WITH SUCCESSFULLY COMPLETING THE CONSTRUCTION PROCESS, INCLUDING ALL PUBLIC INSPECTION FEES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THIS OR ADJACENT PROPERTY, AND FOR INJURY TO ANY PERSON, OCCURRING DURING OR AS A RESULT OF THE CONSTRUCTION PROCESS, WHETHER SUCH DAMAGE OR INJURY RESULTS FROM ANY ACTION OR LACK OF ACTION BY PRINCIPALS OF THE COMPANY, EMPLOYEES, SUBCONTRACTORS, OR SUPPLIERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY SAFETY DEVICES AND FOLLOW ALL ADVISABLE SAFETY PRACTICES NECESSARY TO INSURE THE SAFETY OF ALL PERSONS DURING THE CONSTRUCTION PROCESS. NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY LIABILITY FOR MATTERS RELATING TO SAFETY AT THE CONSTRUCTION SITE.
7. ANY DAMAGE TO IMPROVEMENTS PRIOR TO FINAL PROJECT ACCEPTANCE BY THE CITY OF GALLATIN OR THE OWNER, SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MEET CURRENT SPECIFICATIONS. ALL EXPENSES ASSOCIATED WITH SUCH REPAIR OR REPLACEMENT SHALL BE PAID BY THE APPROPRIATE CONTRACTOR.
8. LOCATION OF EXISTING UTILITIES INDICATED ON THESE PLANS MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY SUCH UTILITIES. THE CONTRACTOR IS FURTHER RESPONSIBLE FOR LOCATING ALL UTILITIES THAT MAY BE IN EXISTENCE ON THE PROJECT SITE BUT WHICH ARE UNKNOWN TO THE ENGINEER. ALL UTILITY LOCATION ACTIVITIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT (AS DIRECTED) TO ANY UTILITIES DAMAGED DURING CONSTRUCTION. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL **1-800-351-1111** FOR UNDERGROUND UTILITY LOCATIONS.
9. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH THE TENNESSEE GENERAL NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY THE CONTRACTOR ON A REGULAR BASIS IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
10. BOUNDARY AND TOPOGRAPHIC SURVEY WAS NOT PERFORMED. BOUNDAY AND TOPOGRAPHIC INFORMATION TAKEN FROM THE CITY PARCEL MAPS AND CITY TOPO.
11. A TITLE SEARCH NOR TITLE POLICY WAS PROVIDED. THEREFORE, THIS SURVEY IS SUBJECTED TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
12. ELEVATIONS AND CONTOURS WERE TAKEN FROM CITY TOPOGRAPHIC MAPS.
13. BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 1983).
14. A REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C0426G, FFECTIVE DATE APRIL 17, 2012, SHOWS THIS PROPERTY TO BE IN ZONE X AND NOT A SPECIAL FLOOD HAZARD AREA.
15. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SITE PLAN.
16. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
17. NO GEOTECHNICAL ENGINEERING REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SITE PLAN.
18. PERFORMANCE STANDARD COMPLIANCE
ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02.
19. INDUSTRIAL PRETREATMENT
THE PROPOSED PROJECT SHALL COMPLY WITH ALL APPLICABLE CROSS-CONNECTION CONTROL AND SEWER USE REGULATIONS.
20. SIGNAGE
THE PROPOSED SIGNAGE IS BEING SUBMITTED WITH THIS PLAN.
21. PHOTOMETRIC PLAN
NO LIGHTING IS BEING PROPOSED AT THIS TIME. OUTDOOR LIGHTING SHALL COMPLY WITH THE CITY OF GALLATIN ZONING ORDINANCE SECTION 13.02.80.
22. TRASH COLLECTION
THIS DEVELOPMENT WILL UTILIZE THE CITY OF GALLATIN CURB SIDE TRASH SERVICE.
23. HVAC UNITS
HVAC UNIT LOCATIONS WILL REMAIN IN THEIR CURRENT LOCATION.



1. ASPHALT CONCRETE SURFACE (GRADING E)
2. TACK COAT
3. ASPHALT CONCRETE BASE (B - MODIFIED BINDER)
4. PRIME COAT
5. MINERAL AGGREGATE TYPE A BASE GRADING D PUG MILL MIX

STANDARD PAVING SECTION
NOT TO SCALE

PAVING AND DRAINAGE NOTES:

1. DRAINAGE SYSTEM RIP-RAP SHALL BE PLACED IN SUCH A MANNER AS TO ACHIEVE MAXIMUM INTERLOCKING TIGHTNESS.
2. DURING CONSTRUCTION EXPOSE THE MINIMUM AREA OF SOIL FOR THE MINIMUM TIME POSSIBLE. CONTROL DUST BY WATERING OR OTHER METHOD APPROVED BY THE CITY OF GALLATIN.
3. EROSION SHALL BE CONTROLLED IN ACCORDANCE WITH THE TENNESSEE GENERAL NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (PERMIT NO. TNR100000). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL EROSION FROM STORMWATER RUNOFF.
4. ALL STUMPS, LARGE ROCK, CONCRETE, SCRAP MATERIALS, TRASH AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. COMPACTION REQUIREMENTS FOR ROADWAYS AND PAVEMENT - ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED TO 95% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION.
COMPACTION REQUIREMENTS FOR BUILDING PADS - ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED WITH SHEEPS-FOOT VIBRATORY COMPACTOR TO 98% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION.
6. PROJECT BENCHMARK, AS SHOWN ON PLANS
7. ALL DRAINAGE PIPE BELOW ROADWAYS TO BE:
CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

DRAINAGE PIPE BELOW PAVE AREAS TO BE:
(1) CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

(2) CMP (CORRUGATED METAL PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

DRAINAGE PIPE OUTSIDE OF ROADWAY TO BE:
(1) CLASS I OR CLASS III RCP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE NATIVE SOIL COMPACTED.

(2) OR HDPE (SMOOTH INSIDE BORE) WITH 6" STONE BEDDING AND BACKFILLED TO THE SPRINGLINE WITH PUG IN 4" LIFTS COMPACTED TO 95% STD PROCTOR. PUG THEN TO BE PLACED IN 6" LAYERS AND LIGHTLY TAMPED TO 12" ABOVE THE TOP OF THE PIPE CORRUGATION. REMAINDER OF BACKFILL TO BE NATIVE SOIL COMPACTED.

(3) CMP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG TO ONE FOOT ABOVE PIPE THE REMAINDER TO BE NATIVE SOIL COMPACTED.

8. ALL DITCHES TO RECEIVE COVER TREATMENT AS SHOWN ON PLANS.
9. THE PAVING TRANSITION AT EXISTING STREETS SHALL BE SMOOTH IN BOTH HORIZONTAL AND VERTICAL ALIGNMENT. FIELD ADJUST AS NECESSARY.
10. REFER TO "GENERAL NOTES" FOR ADDITIONAL INFORMATION RELATING TO THIS CONSTRUCTION PROJECT.

BUFFER YARD REQUIREMENTS:

MRO TO MRO — TYPE 10 BUFFER

MRO TO MU — TYPE 15 BUFFER

EXISTING YARDS ARE BEING REQUESTED TO SATISFY THE BUFFER YARD REQUIREMENTS. ADJOINING PROPERTIES CURRENTLY OPERATE WITH COMMERCIAL USES.

ESTIMATED CONSTRUCTION SCHEDULE:

BEGIN JUNE 2016
END AUGUST 2016

STATEMENT OF FINANCIAL RESPONSIBILITY:

PAUL AND ELIZABETH KIRBY WILL BE FINANCIALLY RESPONSIBLE FOR ALL IMPROVEMENTS SHOWN ON THIS PLAN.

PROJECT DESCRIPTION:

THIS PROJECT PROPOSES THE ADDITION OF PARKING SPACES TO ACCOMMODATE THE NEEDS OF THIS SITE TO FUNCTION AS AN OFFICE.

PLANT LIST		
LEGEND	QUANTITY	SPECIES
	2	LARGE DECIDUOUS MAPLE, OAK, SWEET GUM
	17	EVERGREEN SHRUB DWARF BURFORD HOLLY

LANDSCAPE NOTES:

1. BUFFER AND SCREENING LANDSCAPING SHOWN TO MEET THE CITY OF GALLATIN MINIMUM REQUIREMENTS.
2. TIME OF COMPLETION OF LANDSCAPING PER SECTION 13.04.110 AND MAINTENANCE OF REQUIRED LANDSCAPING IMPROVEMENTS PER SECTION 13.04.120 OF THE GALLATIN ZONING ORDINANCE.
3. LANDSCAPING SHOWN ON THIS PLAN WAS NOT PREPARED UNDER THE SUPERVISION OF A LICENSED LANDSCAPE ARCHITECT.

PARKING REQUIREMENTS			
TYPE	REQUIRED SPACES	REQUIRED	PROVIDED
GENERAL OFFICES	1,614 SF (1 SPC / 300 SF)	5	14

* 13 STANDARD AND 1 ACCESSIBLE SPACE

A TOPOGRAPHIC AND BOUNDARY SURVEY WAS NOT PERFORMED BOUNDARY INFORMATION WAS OBTAINED FROM THE CITY OF GALLATIN PARCEL MAPS TOPOGRAPHIC INFORMATION WAS OBTAINED FROM THE CITY OF GALLATIN TOPOPGRAPHIC MAPS LOT SIZE, SHAPE, AND YARD LOCATIONS ARE APPROXIMATE.

MRO BULK AND AREA REGULATIONS		
	ORDINANCE	PROVIDED
MINIMUM LOT AREA	20,000 SF	25,440 ± SF
FRONT YARD	25 FEET	25 FEET
SIDE YARD	10 FEET	10 FEET
REAR YARD	20 FEET	20 FEET
MINIMUM BUILDING SETBACK	50 FEET	50 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET
MAXIMUM FLOOR AREA RATIO	0.50	0.06 ±

SITE DATA TABLE	
OWNER / DEVELOPER	PAUL AND ELIZABETH KIRBY 1037 KANSAS LANE GALLATIN, TN 37066 615-202-6502
SITE LOCATION	1180 NASHVILLE PIKE
PARCEL ID	125M A 012.00 000, RB 4283, PG 494 R.O.S.C., TN
PLAT REFERENCE	BAKERS ACRES, P.B. 1, PG 103, BLOCK A, R.O.S.C., TN
ACREAGE	0.58 ±
CURRENT ZONE	MRO
REQUESTED ZONE	-
EXISTING USE	DWELLING, ONE-FAMILY DETACHED
PROPOSED USE	BUSINESS AND COMMUNICATION SERVICE, OFFICE

ROGERS GROUP, INC.
ENGINEERING SERVICES
1148 WEST MAIN STREET
GALLATIN, TENNESSEE 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

ROGERS

IF YOU DIG IN TENNESSEE....
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

N

GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 ft.

KIRBY ELECTRIC OFFICE
FINAL MASTER DEVELOPMENT PLAN
1160 NASHVILLE PIKE
CITY OF GALLATIN, 4TH CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

JOHN ANTHONY LEITH
REGISTERED ENGINEER
AGRICULTURE
COMMERCIAL
INDUSTRIAL
POLLUTION
STATE OF TENNESSEE

6-16-16

SHEET NO.
C 1.0

REVISIONS
REVISION 1: 16 JUNE 2016 PER PROJECT COMMENTS DATED 6-9-16
REVISION 2:

SHEET 1 OF 1

PROJECT #	16-020
DATE	25 MAY 2016