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.

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.

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

ORIGINAL

MINUTES OF THE GALLATIN MUNICIPAL/REGIONAL PLANNING COMMISSION MEETING

January 25, 2016

MEMBERS PRESENT

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

STAFF PRESENT

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

MEMBERS ABSENT

None

OTHERS

Applicants
Josh Cross, *News Examiner*

The Gallatin Municipal-Regional Planning Commission met in a regular meeting on Monday, January 25, 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 November 9, 2015, Planning Commission Work Session Meeting, November 23, 2015 Planning Commission Regular Meeting, December 14, 2015 Planning Commission Regular Meeting as presented. Councilperson Brackenbury seconded the motion and the motion passed unanimously.

Election of Officers – Resolution 2016-01

Chair Dempsey motioned to nominate James Robert Ramsey as Vice Chair; Mr. Wilson seconded the motion and the motion passed by unanimous vote.

Vice Chair Ramsey motioned to nominate Dick Dempsey as Chair; Dr. Orgain seconded the motion and the motion passed by unanimous vote.

Chair Dempsey motioned to nominate Johnny Wilson as Secretary; Vice Chair Ramsey seconded the motion and the motion passed by unanimous vote.

Consent Agenda

Chair Dempsey called for public comment on consent agenda items. No one requested to remove any item from the consent agenda; therefore, Chair Dempsey closed public comment on consent agenda items. Chair Dempsey motioned to approve the consent agenda. Mr. Wilson seconded the motion and the motion passed unanimously.

Item 1: GMRPC Resolution No 2016-02 – (7-171-15) – Surety Renewals and Extensions – City of Gallatin – One year surety renewals and extensions for January 2016.

This item was approved by consent agenda.

Item 2: GMRPC Resolution No. 2015-143 – (8-1267-15) – Sumner Gardens, Phase 1; FMDP – Rogers Engineering Group – Owner and applicant request approval of a Final Master development Plan for Phase 1 of Sumner Gardens to construct 100 multi-family dwelling units, on a 12.312 (+/-) acre parcel, zoned Residential-06 (R6), located north of Coles Ferry Road and east of South Westland Avenue..

This item was approved by consent with the following conditions:

1. Remove Duplicate Sheet C2.0.
2. Provide Plat Book and Page Number for any surrounding properties that have been platted.
3. Receive new address and numbering scheme for the units now that both access points are located on South Westland Avenue.
4. Drainage Calculations must be approved by the City Engineer.
5. Provide the required Site Surety, in an amount determined by the applicant, prior to the Final Plat per Gallatin Zoning Ordinance, Section 12.02.030.B.13 and 15.030.080.
6. Submit three (3) corrected folded copies of the Final Mater Development Plan, including one (1) full size and two (2) half size copies, to the Planning Department.

Item 3: GMRPC Resolution No. 2016-03 – 03 – (1-1418-15C) – Fairway Farms, Phase 2, Section 1; Final Plat – Bruce Rainey & Associates – Owner and applicant requests approval of a Final Plat for Fairway Farms, Phase 2, Section 1, containing 16 One-Family Detached Dwelling Lots, an open space tract, and extension of one (1) right-of-way on 5.75 (+/-) acres, located on Goodman Drive.

This item was approved by consent with the following conditions:

1. Label the phases and sections of the adjoining Fairway Farms future developments.
2. The floodplain line on the final plat and FIRM Panel 313G do not match. Revise the approximately 100 year floodplain boundary to match the FIRM Panel. A Letter of Map Amendment (LOMA) may need to be filed to modify the Flood Map panel once construction is completed.
3. Revise Note 6 to state 'special' food hazard area.
4. Label the stream with then name given on TDEC's registry.
5. An as-built survey shall be provided with the application for acceptance of this phase by the City of Gallatin.

6. Submit a Subdivision Surety, as approved by the Engineering Division, to the Planning Department prior to recording of the Final Plat.
7. Submit three (3) corrected and folded copies of the Preliminary Plat to the Panning Department for review and approval.
8. Submit Three (3) corrected and folded copies of the Final Plat to the Planning Department for review and approval.

Item 4: GMRPC Resolution No. 2016- 04 – (1-1420-15C) – Fairway Farms, Phase 2, Section 3; Final Plat; Bruce Rainey & Associates – Owner and applicant request approval of a Final Plat for Fairway Farms, Phase 2, Section 3, a major subdivision, to create 15 One-Family Detached Dwelling Lots and dedicate two (2) rights-of-way on 4.65 (+/-) acres, located on Goodman Drive.

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

1. Correct "Future Development" located near Hackney Lane temporary turn-around with "Fairway Farms, Phase 2, Section 4" and show boundary line extending from southeast corner of Lot 149.
2. Verify and correct the Record Book number in Notes #4 and Certificate of Ownership & Dedication from 4028 to 4020.
3. Provide copy of proposed Restrictive Covenants.
4. Remove 'Common Areas' from Offer of Irrevocable Dedication.
5. Submit a site surety, in the amount to be calculated by the applicant, and reviewed and approved by the Planning Department, to the Planning Department prior to recording a final plat.
6. Submit a subdivision surety, in the amount to be determined by the Engineering Division, to the Planning Department prior to the recording of the final plat.
7. Submit a public utility surety, in the amount determined by the Gallatin Public Utilities Department, to the Planning Commission prior to the recording of the final plat.
8. Submit three (3) corrected and folded copies of the Final Plat to the Planning Department for review and approval.
9. Provide three (3) corrected and folded copies of the Preliminary Plat for Fairway Farms Phase 2, Section 3 (PC 1-541-15B), meeting the conditions of approval, to the Planning Department for review and approval prior to the recording of the final plat.
10. Provide three (3) corrected and folded copies of the Revised FMDP for Fairway Farms Phases 2, Section 3 (PC 8-546-15), meeting the conditions of approval, to the Planning Department for review and approval prior to the recording of the final plat.

Item 5: GMRPC Resolution No. 2016-05 – (8-1423-15) – Twin Eagles, Phase 9, Section B; Amended PMDP/FMDP – Rogers Engineering Group – The owner and applicant are requesting approval to amend the Preliminary Master Development Plan for Twin Eagles, Phase 9 on 14.83 (+/-) acres and Final Master Development Plan for Twin Eagles, Phase 9, Section B, containing 16 One-Family Detached Dwelling Lots and Common Area on 6.18 (+/-) acres, located east of Wildcat Run on Franciscan Way and Bennett Drive. The property is currently zoned Mixed Use (MU). One-Family Detached Dwellings are a permitted use in the (MU) zone district.

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

1. Correct adjacent phase and section to the north from Phase 12, Section B to Phase 11, Section B.
2. Show and label the landscaping around the detention pond as approved for Twin Eagles, Phase 9 (PC0133-13).
3. Provide dimensions for the grass strip, sidewalk, curbing and pavement width to the "Typical Residential Lot" detail.
4. Increase the radius of Bennett Drive to a minimum of 40 feet to accommodate City trash vehicles.
5. Label radius for each turn-around/cul-de-sac per the Subdivision regulations Section B-9.06.
6. Submit three (3) corrected folded copies of the Amended PMDP for Twin Eagles, Phase 9 and FMDP for Twin Eagles, Phase 9, Section B, including one (1) full size and two (2) half size copies, to the Planning Department.

Item 6: GMRPC Resolution No. 2016-08 – (8-1424-15) - Reserve at Cambridge Farms, Phase 2, FMDP – Ragan Smith Associates – Owner and applicant request approval of a Final Master Development Plan for The Reserve at Cambridge Farms, Phase 2, containing 41 Single Family Lots, four (4) open space tracts, and four (4) rights-of-way, on an 18.54 (+/-) acre parcel, zoned Residential 15 – Planned Residential Development (R15-PRD), located west of Remington Drive, east of Liberty Branch Creek, and south of Red River Road (S.R. 25).

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

1. Staff recommends the Planning Commission approve the architectural designs included in Attachment 6-6.
2. The parking island at the western terminus of Windemere Drive should also be labeled as an Open Space tract and a Public Utility and Drainage Easement
3. The applicant shall provide a table that lists all the open space tracts with sizes and names (i.e. Open Space 'A').
4. The applicant shall submit a Floodplain Development Permit to the Planning Department prior to construction of the walking path.
5. Add a Typical Lot inset for corner lots.
6. Show sidewalk, grass strip, and pavement width on the typical lot configuration figure.
7. Change the crosswalk type from continental to standard.
8. Provide the required Site Surety, in an amount determined by the applicant, prior to the Final Plat per Gallatin Zoning Ordinance Section 12.02.030.B.13 and 15.03.080.
9. Submit three (3) corrected folded copies of the Final Master Development Plan, including one (1) full size and two (2) half size copies, to the Planning Department.

Item 7: GMRPC Resolution No. 2016-09 – (2-1426-16) – The Estates of Fairway Heights, Phase 3; Minor Subdivision Plat – C & K Surveyors – Owner and applicant request approval of a minor subdivision final plat to subdivide two (2) lots into three (3) lots, zoned Residential-15, on 10.2 (+/-) acres, located on Red River Road.

1. Label the remaining 8.2 acres as Lot 3.
2. Show all line work, calls and distances for Lot 3. Show remaining portion of Lot 3 on second sheet if necessary.
3. Coordinate an address for Lot 3 with Sumner County E911.
4. Remove Certificate of Staff Certification

5. Revise the City Limit line on the plat and in the location map to reflect the annexation of Lots 8 and 9 of the Bradley Farms Subdivision and identify the subdivision of all adjacent properties.
6. Remove setback labels from all lots, only label the PUDE's., list the setbacks in Notes.
7. Show ghosted, old lot line between Lots 8 and 9
8. Revise purpose to state, 'to create three (3) lots'
9. Revise acreage note to state 'Plat Contains – 10.02 acres'
10. Revise driveway note on Lot 1 to state 'Upon construction of the future right-of-way…'
11. Label the distance between the PUDE and rear property line at the southwest corner of Lot 1.
12. Remove plan label "Future Right-of-Way" within Lot 3
13. Submit three (3) corrected folded copies of the Final Plat to the Planning Department.

Regular Agenda

Item 8: GMRPC Resolution No. 2016-06 – (3-1415-15) – Volunteer State Bank; Rezoning with PMDP – Klober Engineering – Public Comment – The owner and applicant are requesting rezoning of a 2.37 (+/-) acre parcel (Tax Map 126G/A/011.00) from Commercial Services (CS) to Planned General Commercial (PGC) and approval of a Preliminary Master Development Plan for Volunteer State Bank to construct a 3,721 square foot building on a 1.01 (+/-) acre portion of the parcel and designate future development on a 1.36 (+/-) acre portion of the parcel, located at 554 West Main Street.

Mr. Robert Kalisz, Planner II, said the applicant is requesting approval to rezone a 2.37 (+/-) acre parcel from Commercial Services (CS) to Planned General Commercial (PGC) and approval of a Preliminary Master Development Plan to construct a 3,721 square foot bank building. The applicant is proposing an alternative bufferyard plan. The remainder of the parcel is designated future development.

Mr. Kalisz said the Historic District Commission provided information regarding the historical background, architectural summary, and National Register information regarding the existing home on the property.

Mr. Kalisz said architectural elevations submitted shows a modern design similar to the Volunteer State Bank building located on Nashville Pike. The design follows the Volunteer State Bank Corporate Building design. The proposed building will have a second story with a walkway to the drive-thru and ATM area for the security of the employees. The proposed plan meets the 70 percent brick and stone requirements.

A 50 foot wide access easement is shown along the north property boundary to provide future access to the adjacent property to the east. The Engineering Division commented that this access should be 80 feet wide to align with Tulip Poplar Drive. A possible future connection is provided to connect to the adjacent multi-tenant building. The main entrance off Tulip Poplar is a main access easement to be shared by the bank and future development. An existing driveway along Nashville Pike will be removed and replaced with sidewalk. Stormwater retention with landscaping will be located in the front. The Planning Commission previously commented that the existing trees in the front of the building and one additional tree should be saved. As a result a tree removal plan is proposed by the applicant. An alternative bufferyard plan along Maple Street and the adjacent property is requested. In lieu of a Type 20-foot wide bufferyard along Main Street, the applicant is requesting a 10-foot wide bufferyard and on the east side, a

6-foot to 10-foot wide bufferyard is proposed instead of a 15-foot bufferyard. The existing trees on the adjacent property will remain.

Mr. Kalisz said staff recommends approval of Resolution No. 2016-06 with the conditions listed in the staff report.

Chair Dempsey asked Mr. Nick Tuttle, City Engineer, if there are any engineering concerns with the request. Mr. Tuttle said there is a roadway extension of Tulip Poplar Drive ending in a cul de sac could go all the way to Fred's and would benefit several businesses. Condition #3 requests 80 feet of right-of-way widtth, which is the same as existing Tulip Poplar, butcould be reduced as it goes to the rear of the property. Condition #4 could be removed, regarding trees, because it is probably not something that should be addressed at this stage. The Engineering Division felt these trees could be saved.

Chair Dempsey said Condition # 3 says "shall try to preserve" pertaining to the existing trees. Mr. Tuttle said within the resolution it says "retain the four (4) existing Maple Trees". Chair Dempsey asked if retain should be changed to try to retain. Mr. Puryear said staff could work with the applicant on the bio-retention if they retain the four (4) Maple Trees. Mr. Puryear said he supports the staff's recommendation.

Chair Dempsey said if the applicant works with staff to try to retain the trees, the Planning Commission is satisfied.

Vice Chair Ramsey asked Mr. Tuttle for a recommendation regarding the four (4) maple trees. Mr. Tuttle said he recommends the applicant do his best to keep the trees.

Councilperson Brackenbury asked about the probability of the Tulip Poplar Drive extension. Mr. Tuttle said the project would be City funded and it is up to the City Council. There is someone who wants to develop the Miracle Ford site and this road would be an asset to the City to relieve traffic on Nashville Pike. Ms. Brackenbury said it looks like a lot of expense for a road that does not go anywhere. Mr. Tuttle said it provides a backage road for Nashville Pike.

Mr. Josh Lyon with Klober Engineering, representing the applicant, said the bank is happy to allow the 50 foot access easement, but the 80 feet width is a lot of land to give up for a road that may not be built.

Vice Chair Ramsey said he would like 80 feet for a little bit and it could shrink down. Mr. Tuttle said it could fit in a 50 or 60 foot right-of-way. He envisions the road being a two lane, not a three lane road. To tie into the intersection you would need more than 50 feet at that intersecting point. Mr. Lyon said he believes there is enough right-of-way at 50 feet. Vice Chair Ramsey asked that staff work with the applicant on the right-of-way. This is a prime opportunity to have the right-of-way available to build this road in the future.

Mr. Frank Freels, with Volunteer State Bank, said there is an interested party who would move the existing home to a site within a 10 mile radius. Mayor Brown said preserving this building means a great deal to a lot of people.

Vice Chair Ramsey asked the intent of the bank regarding the four (4) Maple Trees. Mr. Freels said the applicant intends to comply with their landscape plan and the plan calls for removing the trees. The trees would be an impediment to the view of the bank from the street and would be replaced with a lot of landscaping.

Vice Chair Ramsey said the applicant is asking for a variance on two side yards.

Dr. Orgain asked if the house has a value. Mr. Freels said that there is a value to the house; however, the applicant is flexible if someone wants to move the structure somewhere else.

Mr. Puryear said the Planning Commission is approving the plan with the four (4) existing Maple trees remaining on the property.

Vice Chair Ramsey asked why the trees are to be removed. Mr. Lyon said grading issues make it necessary to remove the trees.

Councilperson Brackenbury asked if the Planning Commission could be flexible and work with the applicant regarding the trees.

Vice Chair Ramsey said the applicant is also asking for bufferyard variances. He said retaining the existing trees would go towards approval of the alternative bufferyard request.

Mr. Bill McCord, Director of Planning, said taking down historical trees creates an eyesore in the community. Mr. Puryear said he knows how difficult it is to retain existing trees when developing a site; however, the four (4) trees are not a drainage or grading issue but only block the view of the bank signage.

Mayor Brown said this is a landmark property and people will be shocked by the change and retaining the trees would be appreciated by the public. Mr. Freels said the bank has a long history of good citizenship in the community.

Chair Dempsey suggested one tree may be removed to allow more visibility of the sign, if necessary.

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

Vice Chair Ramsey motioned to recommend approval of Resolution 2016-06 to City Council with the following conditions and the understanding that staff and the applicant would work together on the right-of-way and remove the 36' dead Walnut tree from Condition #4.

1. Correct the Plat Book to Record Book in the Deed Reference.
2. Show and label (graphically) road connection to Tulip Poplar Drive.
3. Provide an 80-foot wide easement of right-of-way for the extension of Tulip Poplar Drive adjacent to the CSX RR.
4. Retain the four (4) maple trees adjacent to Main Street.

5. Correct sheets L1.01 and L1.02 to reflect the relocation of the driveway on Maple Street and possible future connection.
6. Submit five (5) corrected and folded copies, of the Preliminary Master Development Plan for Volunteer State Bank, including one (1) full size and four (4) half size copies to the Planning Department.

Dr. Orgain seconded the motion and the motion passed by unanimous vote.

Item 9: GMRPC Resolution No. 2016- 07 – (3-1422-15) – Hidden Creek Parkside Builders; Rezoning with PMDP – Kimley-Horn & Associates, Inc. – Public Comment – Owner and applicant request approval to rezone tax map and parcels 124/046.01 and 124/46.02 from Planned General Commercial (PGC) to Multiple Residential and Office (MRO) and approval of an amendment to the Hidden Creek Preliminary Master Development Plan, consisting of 322 Residential Units, nine (9) rights-of-ways, and nine (9) open space tracts, on property containing 61.48 (+/-) acres, located north of Bison Trail and west of Big Station Camp Boulevard.

Mr. Kevin Chastine, Planner II, said the applicant is requesting to rezone two (2) parcels with an amendment to the Hidden Creek Master Development Plan. The site is east of Welch College and north of Bison Trail. The development is proposed to be developed in seven (7) phases with 322 residential lots, a community center and pool. The development has five (5) lot types, cottages two story, cottages 2 ½ story, courtyard, single family front loaded, and town home. The applicant is requesting a number of exceptions, including site area per unit, maximum height, lot width exceptions, and front, side and rear yard exceptions. The site is bisected by a tributary of Station Camp Creek a flood plain area. The Gallatin Zoning Ordinance states density calculation is reduced by the area of flood plain and the development is under the calculated density. Nine (9) rights-of-ways and 12 alleyways are also proposed. An extension of Jenkins Lane is proposed which is a requirement of the Hidden Creek Development.

Mr. Chastine said this project falls under the Big Station Camp Corridor Study meaning the development will have pro-rata contributions towards traffic infrastructure improvements along Big Station Camp Boulevard and SR386 Interchange. The plan proposes 644 parking spaces, which meets the minimum requirement, and an additional 156 guest parking spaces, throughout the development and zoning.

Mr. Chastine said the minimum of nine (9) open space tracts total about 31 ½ percent of the development. Staff recommends approval of Resolution 2016-07 to City Council with the conditions listed in the staff report.

Chair Dempsey asked Mr. Tuttle if there were any Engineering Division concerns. Mr. Tuttle said there is discussion on private roads versus public roads. There is clean up required regarding cross sections shown. In addition, sidewalks are not shown on Big Station Camp Boulevard. The sidewalk shown in the area of Bison Trail is setback near the homes. This may be discussed at the Final Master Development Stage.

Mr. David Coode, with Kimbley-Horn & Associates, representing the applicant, gave a presentation of what he called a different type of development geared to young families, young professionals, and retirees.

Mr. Randy Chastain, Parkside Realty, applicant, said they are committed to a diversity of homes and have a long history in the Nashville area. The communities are centered along parks and are created with quality, wellness, convenience, and efficiency in mind.

In response to Chair Dempsey's question, Mr. Chastain replied that all lots are irrigated and maintained by a Homeowners' Association. Photos of home types were presented to the Planning Commission.

Mr. Coode commented on how the different types of homes and the overall plan are blended to create the proposed community. All homes will have one or two car garages and public alleys.

Vice Chair Ramsey asked the amount of guest parking. Mr. Chastine said 166 guest parking spaces are proposed. Vice Chair Ramsey said he agrees with the alleys as long as it is acceptable to the Fire Department, Engineering Division, and Public Works Department. Chair Dempsey asked Mr. Tuttle if there were any Engineering Division concerns.

Mr. Tuttle said he agreed with the cross section, and the concepts and they will be discussed at the Final Master Development Stage. The applicant understands the requirements and will work with staff.

Chair Dempsey asked that the plan be provided to the Sumner County School Board. Mr. Chastine said the plan was sent to the School Board. Mr. Chastain said there have been discussions with the School Board. He counted the school aged children in similar developments. Mr. Chastain said Parkside developments have raised area property values. The smaller homes have all the amenities of larger homes.

Councilperson Brackenbury said residents of Stone Creek are concerned about drainage. Mr. Tuttle said conversations with the applicant have not provided information as to how this will be handled. Details are not required at this stage; however, there is some work to do regarding the north section of the property.

Chair Dempsey opened public comment.

Ms. Gena Carpenter said she is speaking for the parents of students at Station Camp schools. There is another subdivision being built on Saundersville Road that may bring students to Station Camp schools. There is no planning with the School Board. She asked for the names of the School Board members that the applicant contacted. She asked at what point the School Board is notified and is there a plan for a new school. There is a concern that if there is a new school and rezoning of schools is required, students who love Station Camp schools will have to move to a new school. She is also concerned about the bridge crossing to Saundersville Road and the traffic. In addition, Welch College will also add to the traffic issue. She asked how this affects the property value of the area if the homes in this development have a lower price point.

Chair Dempsey explained that the City notifies the School Board and the School Board plans according to the information they receive.

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

Vice Chair Ramsey said the City is required to notify the School Board of new developments in the City. The last notification sent to the School Board said if the City approves the plans the County will build the schools. He advised speaking to the School Board members.

Vice Chair Ramsey said this applicant has a fine product.

Councilperson Brackenbury said there are not enough homes for those wanting to downsize. The schools are always five (5) to 10 years behind and that issue must be addressed at the County level.

Mr. McCord said it is not a surprise that this area has grown. The County bought a large tract of land for new schools on Upper Station Camp Road to accommodate an elementary, middle, and high school. There will probably be rezoning of schools as the area grows.

Mayor Brown said the corridor is being financed by the developments constructed in the area.

Vice Chair Ramsey motioned to recommend approval of Resolution 2016-07 with the following conditions as well as Engineering conditions:

1. Amend the plan to add public sidewalks along Bison Trail and Big Station Camp Boulevard or alternative locations for pedestrian infrastructure.
2. The applicant shall determine if the Park areas associated with the Cottages (2.5 Story) will be included as common open space. If so, the parks need to match the open space labeling scheme.
3. Submit three (3) corrected and folded copies (One (1) full sized and two (2) half-sized) of the PMDP to the Planning Department.

Dr. Orgain seconded the motion and the motion passed by unanimous vote.

Chair Dempsey advised the steps for approval of this project.

Item 10: Other Business

A. Discuss text changes to the Gallatin Zoning Ordinance (Option of Planning Commission)

This item was deferred. Vice Chair Ramsey suggested a separate meeting to discuss the Gallatin Zoning Ordinance changes. Chair Dempsey said he would set a separate meeting on Monday, February 29, 2016.

Mr. McCord reminded the Board of a joint City Council and Planning Commission meeting on February 9, 2016 to discuss electronic signs.

Item 11: Move to Adjourn

With no further business to discuss, Chair Dempsey adjourned the meeting at 6:48 p.m.

Respectfully submitted:

_____
Marianne Mudrak, Board Secretary

Approve:

_____ _____
Dick Dempsey, Chair Johnny Wilson, Secretary

Agenda
Gallatin Municipal-Regional Planning Commission

Monday, January 25, 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: November 9, 2015, Planning Commission Work Session Meeting, November 23, 2015, Planning Commission Regular Meeting, December 14, 2015 Planning Commission Regular Meeting.**
- **Resolution 2016-01; Election of Officers**
- **Public Comment on Agenda Related Items**

CONSENT AGENDA

1. GMRPC RESOLUTION NO. 2016-02 **7-171-16**
SURETY RENEWALS & EXTENSIONS
CITY OF GALLATIN

ONE YEAR SURETY RENEWALS AND EXTENSIONS FOR JANUARY 2016.

2. GMRPC RESOLUTION NO. 2015-143 **8-1267-15**
SUMNER GARDENS, PHASE 1; FMDP
ROGERS ENGINEERING GROUP

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR PHASE 1 OF SUMNER GARDENS TO CONSTRUCT 100 MULTI-FAMILY DWELLING UNITS, ON A 12.312 (+/-) ACRE PARCEL, ZONED RESIDENTIAL-06 (R6), LOCATED NORTH OF COLES FERRY ROAD AND EAST OF SOUTH WESTLAND AVENUE (146 COLES FERRY ROAD).

3. GMRPC RESOLUTION NO. 2016-03 **1-1418-15C**
FAIRWAY FARMS, PHASE 2, SECTION 1; FINAL PLAT
BRUCE RAINEY & ASSOCIATES

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR FAIRWAY FARMS, PHASE 2, SECTION 1 CONTAINING 16 ONE-FAMILY DETACHED DWELLING LOTS, AN OPEN SPACE TRACT, AND EXTENSION OF ONE (1) RIGHT-OF-WAY ON 5.75 (+/-) ACRES, LOCATED ON GOODMAN DRIVE.

EXHIBIT A

4. GMRPC RESOLUTION NO. 2016-04 **1-1420-15C**
FAIRWAY FARMS, PHASE 2, SECTION 3; FINAL PLAT
BRUCE RAINEY & ASSOCIATES

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR FAIRWAY FARMS, PHASE 2, SECTION 3, A MAJOR SUBDIVISION, TO CREATE 15 ONE-FAMILY DETACHED DWELLING LOTS AND DEDICATE TWO (2) RIGHTS-OF-WAY ON 4.64 (+/-) ACRES, LOCATED ON GOODMAN DRIVE.

5. GMRPC RESOLUTION NO. 2016-05 **8-1423-15**
TWIN EAGLES, PHASE 9, SECTION B; AMENDED PMDP/FMDP
ROGERS ENGINEERING GROUP

THE OWNER AND APPLICANT ARE REQUESTING APPROVAL TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR TWIN EAGLES, PHASE 9 ON 14.83 (+/-) ACRES AND FINAL MASTER DEVELOPMENT PLAN FOR TWIN EAGLES, PHASE 9, SECTION B, CONTAINING 16 ONE-FAMILY DETACHED DWELLING LOTS AND COMMON AREA ON 6.18 (+/-) ACRES, LOCATED EAST OF WILDCAT RUN ON FRANCISCAN WAY AND BENNETT DRIVE. THE PROPERTY IS CURRENTLY ZONED MIXED USED (MU). ONE-FAMILY DETACHED DWELLINGS ARE A PERMITTED USE IN THE (MU) ZONED DISTRICT. (ATTACHMENT 5-1 AND 5-2)

6. GMRPC RESOLUTION NO. 2016-08 **8-1424-15**
RESERVE AT CAMBRIDGE FARMS, PHASE 2; FMDP
RAGAN SMITH ASSOCIATES

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR THE RESERVE AT CAMBRIDGE FARMS, PHASE 2, CONTAINING 41 SINGLE FAMILY LOTS, FOUR (4) OPEN SPACE TRACTS, AND FOUR (4) RIGHTS-OF-WAY, ON AN 18.54 (+/-) ACRE PARCEL, ZONED RESIDENTIAL 15 - PLANNED RESIDENTIAL DEVELOPMENT (R15-PRD), LOCATED WEST OF REMINGTON DRIVE, EAST OF LIBERTY BRANCH CREEK, AND SOUTH OF RED RIVER ROAD (S.R. 25).

7. GMRPC RESOLUTION NO. 2016-09 **2-1426-16**
THE ESTATES OF FAIRWAY HEIGHTS, PHASE 3; MINOR SUBDIVISION PLAT
C & K SURVEYORS

OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR SUBDIVISION FINAL PLAT TO SUBDIVIDE TWO (2) LOTS INTO THREE (3) LOTS, ZONED RESIDENTIAL-15, ON 10.2 (+/-) ACRES, LOCATED ON RED RIVER RD. (HWY 25).

REGULAR AGENDA

8. GMRPC RESOLUTION NO. 2016-06 **3-1415-15**
VOLUNTEER STATE BANK; REZONING W/PMDP
KLOBER ENGINEEERING

PUBLIC COMMENT

THE OWNER AND APPLICANT ARE REQUESTING REZONING A 2.37 (+/-) ACRE PARCEL (TAX MAP 126G, GROUP A AND PARCEL 011.00) FROM COMMERCIAL SERVICES (CS) TO PLANNED GENERAL COMMERCIAL (PGC) AND APPROVAL OF A PRELIMINARY MASTER DEVELOPMENT PLAN FOR VOLUNTEER BANK TO CONSTRUCT A 3,721 SQUARE FOOT BUILDING ON 1.01 (+/-) ACRE PORTION

OF THE PARCEL AND DESIGNATE FUTURE DEVELOPMENT ON 1.36 (+/-) ACRE PORTION OF THE PARCEL, LOCATED AT 554 WEST MAIN STREET. (ATTACHMENT 8-1 AND 8-2)

GMRPC RESOLUTION NO. 2016-07 **3-1422-15**
HIDDEN CREEK; REZONING W/PMDP
KIMLEY-HORN & ASSOCIATES, INC.

PUBLIC COMMENT

OWNER AND APPLICANT REQUEST APPROVAL TO REZONE TAX MAP AND PARCELS 124//046.01 AND 124//46.02 FROM PLANNED GENERAL COMMERCIAL (PGC) TO MULTIPLE RESIDENTIAL AND OFFICE (MRO) AND APPROVAL OF AN AMENDEMENT TO THE HIDDEN CREEK PRELIMINARY MASTER DEVELOPMENT PLAN, CONSISTING OF 322 RESIDENITAL UNITS, NINE (9) RIGHTS-OF-WAYS, AND NINE (9) OPEN SPACE TRACTS, ON PROPERTY CONTAINING 61.48 (+/-) ACRES LOCATED NORTH OF BISON TRAIL AND WEST OF BIG STATION CAMP BOULEVARD.

10. OTHER BUSINESS

A. DISCUSS TEXT CHANGES TO GALLATIN ZONING ORDINANCE (OPTION OF PLANNING COMMISSION)

11. MOVE TO ADJOURN

EXHIBIT A

ITEM 1

GMRPC Resolution No. 2016-36

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING ITEM 1 – A ONE (1) YEAR RENEWAL AND EXTENSION OF THE PERFORMANCE SURETIES FOR: THE RETREAT AT FAIRVUE, PHASE 1, SECTION 1 (SUBDIVISION); FILE #1-46-13C/PC0196-13 AND WOODS COMMONS, SECTION 1 (SUBDIVISION); FILE #1-57-11C/PC9827-11, AND A SIX (6) MONTH RENEWAL AND EXTENSION FOR: TWIN EAGLES, PHASE 8 (SITE); PC File #8-25-07/8-5-07, AND A ONE (1) MONTH RENEWAL AND EXTENSION FOR THE RESERVE, PHASE 1, SECTION 2 (SUBDIVISION); FILE #1-85-11C/PC9907-11 – THE RESERVE, PHASE 1, SECTION 1 (SUBDIVISION); FILE #1-86-11C/PC9906-11, AND BAYWOOD POINTE, PHASE 3 (SUBDIVISION); FILE #1-41-06C/1-2-06C.

WHEREAS, THE CITY OF GALLATIN MUNCIPAL-REGIONAL PLANNING COMMISSION considered a one (1) year renewal and extension of the performance sureties for: The Retreat at Fairvue, Phase 1, Section 1 (Subdivision); File #1-46-13C/PC0196-13 and for Woods Common, Section 1 (Subdivision); File #1-57-11C/PC9827-11, and a six (6) month renewal and extension for Twin Eagles, Phase 8 (Site); PC File #8-25-07/8-05-07, and a one (1) month renewal and extension for The Reserve, Phase 1, Section 2 (Subdivision); File #1-85-11C/PC9907-11 – The Reserve, Phase 1, Section 1 (Subdivision); File #1-86-11C/PC9906-11 – and Baywood Pointe, Phase 3 (Subdivision); File #1-41-06C/1-2-06C.

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:

- The Retreat at Fairvue, Phase 1, Section 1 (Subdivision); File #1-46-13C/PC0196-13, one (1) year renewal and extension for $105,000. The subdivision should be completed by April 3, 2017.

- Woods Commons, Section 1 (Subdivision); File #1-57-11C/PC9827-11, one (1) year renewal and extension for $91,000. The subdivision should be completed by April 3, 2017.

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 by April 3, 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 six (6) month renewal and extension for each of the performance sureties for the following projects with the following conditions:

- Twin Eagles, Phase 8 (Site); File #8-25-07/8-5-07 six (6) month renewal and extension for $8,100.

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 September 28, 2016.

3. Upon completion of all required improvements, the developer shall obtain final site inspection approval from the Planning Department and provide a maintenance surety in a form and substance acceptable to the City Attorney and City Engineer and for any site plan or Final Master Development Plan.

Section 4. Action - The Gallatin Municipal-Regional Planning Commission hereby approves a one (1) month renewal and extension for each of the performance sureties for the following projects with the following conditions:

- The Reserve, Phase 1, Section 2 (Subdivision); File #1-85-11C/PC9907-11 one (1) month renewal and extension for $28,000. The subdivsion shall be completed and accepted by the June 7, 2016 Council meeting.

- The Reserve, Phase 1, Section 1 (Subdivision); File #1-86-11C/PC9906-11 one (1) month renewal and extension for $94,000. The subdivsion shall be completed and accepted by the June 7, 2016 Council meeting.

- Baywood Pointe, Phase 3 (Subdivision); File #1-41-06C/1-2-06C one (1) month renewal and extension for $115,000. The subdivsion shall be completed and accepted by the June 7, 2016 Council meeting.

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 April 25, 2016 and provide a maintenance surety in form and substance acceptable to the City Attorney and City Engineer.

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: 3/28/16

Dick Dempsey Chairman

Johnny Wilson Secretary

APPROVED AS TO FORM:

Susan High-McAuley
City Attorney

ITEM 2

GMRPC Resolution No. 2016-42

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

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by Bruce Rainey and Associates at a regular meeting on March 28, 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. § 13-3-402 and 404, and §13-4-302 and 303 and Gallatin Subdivision Regulations, Chapter 1, Section 1-104, items 1-11 and Chapter 2, Section 2-105:

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission approves the Final Plat for the Grover McMurray Minor Subdivision, consisting of a one (1) sheet plat, prepared by Bruce Rainey and Associates, of Hendersonville, Tennessee, with job number 120066, dated January 18, 2016, with a most recent revision date of March 17, 2016, with the following condition:

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

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 3/28/16

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 2
PLANNING DEPARTMENT STAFF REPORT

Final Plat for Grover McMurray (Minor Subdivision)
(PC File# 2-1494-16)
Located on Woods Ferry Road
Date: March 28, 2016

REQUEST: 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.

OWNER:	**GROVER MCMURRAY**
APPLICANT:	**BRUCE RAINEY & ASSOCIATES**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION 2016- 42**
STAFF CONTACT:	**DENISE BROWN**
PLANNING COMMISSION DATE:	**FEBRUARY 22, 2016**

PROPERTY OVERVIEW: The owner and applicant requests approval of the Final Plat of Grover McMurray Minor Subdivision, on a 8.02 +/- acre parcel, zoned Residential-15. The subdivision will divide the parcel into five (5) lots, to permit construction of One-Family Detached Dwellings, on Woods Ferry Road. One-Family Detached Dwellings is a permitted use in the R15 zone district. (Attachment 2-1 and 2-2)

CASE BACKGROUND:
Previous Approvals

On December 12, 2011, the Planning Commission recommended approval to rezone the 8.02(±) acre Sammy Little Property from Residential-40 (R40) to Residential-15 (R15), (PC9894-11). On February 21, 2012 the City Council passed the rezoning on 2nd Reading (Ordinance #O1112-100).

On April 23, 2012, the Planning Commission approved a Preliminary Plat (1-9982-12B) for Driftwood Subdivision, containing 19 lots and a new right-of-way on the 8.02 acre parcel.

On February 22, 2016, the Planning Commission approved a Minor Subdivision Final Plat for the Grover McMurray subdivision to subdivide the 8.02 acre parcel into five (5) lots.

DISCUSSION:
Proposed Development
The applicant is requesting approval of a Final Plat not much different than the plat approved by the Commission in February, 2016. The major change includes a request for an Alternative Type 10 Bufferyard along the north, west and south boundaries of the subdivision. The property is currently vacant.

The development is surrounded by Residential-40 (R40) zoned property along the south, west and north boundaries. The proposed subdivision lots range from 1.5 acres (Lot 1) to 2 acres (Lot 5) which far exceeds the 15,000 square foot lot size required in the R15 zoned district. The lots are more consistent with the lot size required by the surrounding R40 zoned property.

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

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

Lot Layout
Lots 1 (66,276.2 sq. ft., 89.95 ft. wide), 2 (69613.8 sq. ft., 89.88 ft. wide), 3 (70,759.5 sq. ft., 89.88 ft. wide), 4 (71,771.3 sq. ft., 86.52 ft. wide) and 5 (71,211 sq. ft., 89.83 ft. wide), front along the west side of Woods Ferry Road. All lots far exceed the minimum lot size of 15,000 sq. ft. required in the R15 zone district

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

Typically, a Type 35 Bufferyard is required when a Residential-15 zoned property abuts Residential-40 zoned property; however, a Type 35 Bufferyard would significantly reduce the buildable area of Lots 1 and 5. An existing dense tree line, containing trees over 6 caliper inches, exists along the south side of Lot 1, the north side of Lot 5 and along the rear of all lots. The existing tree line meets the design standard for a Type 10 Bufferyard and no additional bufferyard would be required. The existing tree line is shown on the plat in Attachment 2-2. The Owner and Applicant request an Alternative Type 10 Bufferyard in place of a Type 35 Bufferyard for the subdivision. See Note 14 on the plat. (Attachment 2-2)

Rights-of-Way/Streets/Roads
The lots have 447 linear feet of roadway frontage along Woods Ferry Road. A 35-foot wide public utility and drainage easement, that includes a 10 foot wide pedestrian easement, has been provided along Wood's Ferry Road, pursuant to Section 4-102.903.1.C of the Subdivision Regulations. This was a Condition of Approval on the previously approved Minor Subdivision Plat. (Attachment 2-3)

Utilities
The future development will be serviced by the Gallatin Public Utilities (GPU) Department. The applicant shall coordinate all development with GPU Department to ensure all future

utility infrastructures are installed to the satisfaction of the GPU Department standards. The applicant will need to submit detailed plans and specifications to GPU for water and sanitary sewer installation to service these lots. A 20 foot wide Public Utility and Drainage Easement (P.U.D.E.) will extend across Lots 1-4 for an 8 inch sanitary sewer line extension.

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

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

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

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

Other Departmental Comments
No other City Departments reviewed the request for an Alternative Bufferyard.

FINDINGS:

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

RECOMMENDATION:
The Planning Department recommends that the Gallatin Municipal-Regional Planning Commission approve GMRPC Resolution 2016-42, Minor Subdivision - Final Plat for the Grover McMurray subdivision consisting of a one (1) sheet plat, prepared by Bruce Rainey and Associates, of Hendersonville, Tennessee, dated January 18, 2016, with a most recent revision date of March 17, 2016, with the following conditions:

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

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

ATTACHMENTS

Attachment 2-1 Location Map
Attachment 2-2 Final Plat for Grover McMurray Sub. Showing Existing Tree Line
Attachment 2-3 Action Form for Grover McMurray Sub. Approved Feb. 2016

GROVER McMURRAY
MINOR SUBDIVISION
2-1494-16

Tax Map 148//037.00
Zoned: Residential 15

ATTACHMENT 2-1

N
W E
S

ATTACHMENT 2-3

City of Gallatin, Tennessee *Planning Department*

Gallatin Municipal-Regional Planning Commission
ZONING PERMIT & ACTION FORM

DATE: February 23, 2016

TO: Mr. Bruce Rainey
Bruce Rainey & Associates
116 Maple Row Blvd.
Hendersonville, TN 37075

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

FROM: Planning Department

RE: February 22, 2016, Gallatin Municipal-Regional Planning Commission Meeting
Grover McMurray; Minor Subdivision Plat: File #2-1494-16

At the above referenced meeting, the **Minor Subdivision Plat** was:

☐ APPROVED

☒ APPROVED WITH CONDITIONS

☐ DENIED

☐ DEFERRED

Conditions of Approval (*checked when satisfied*):

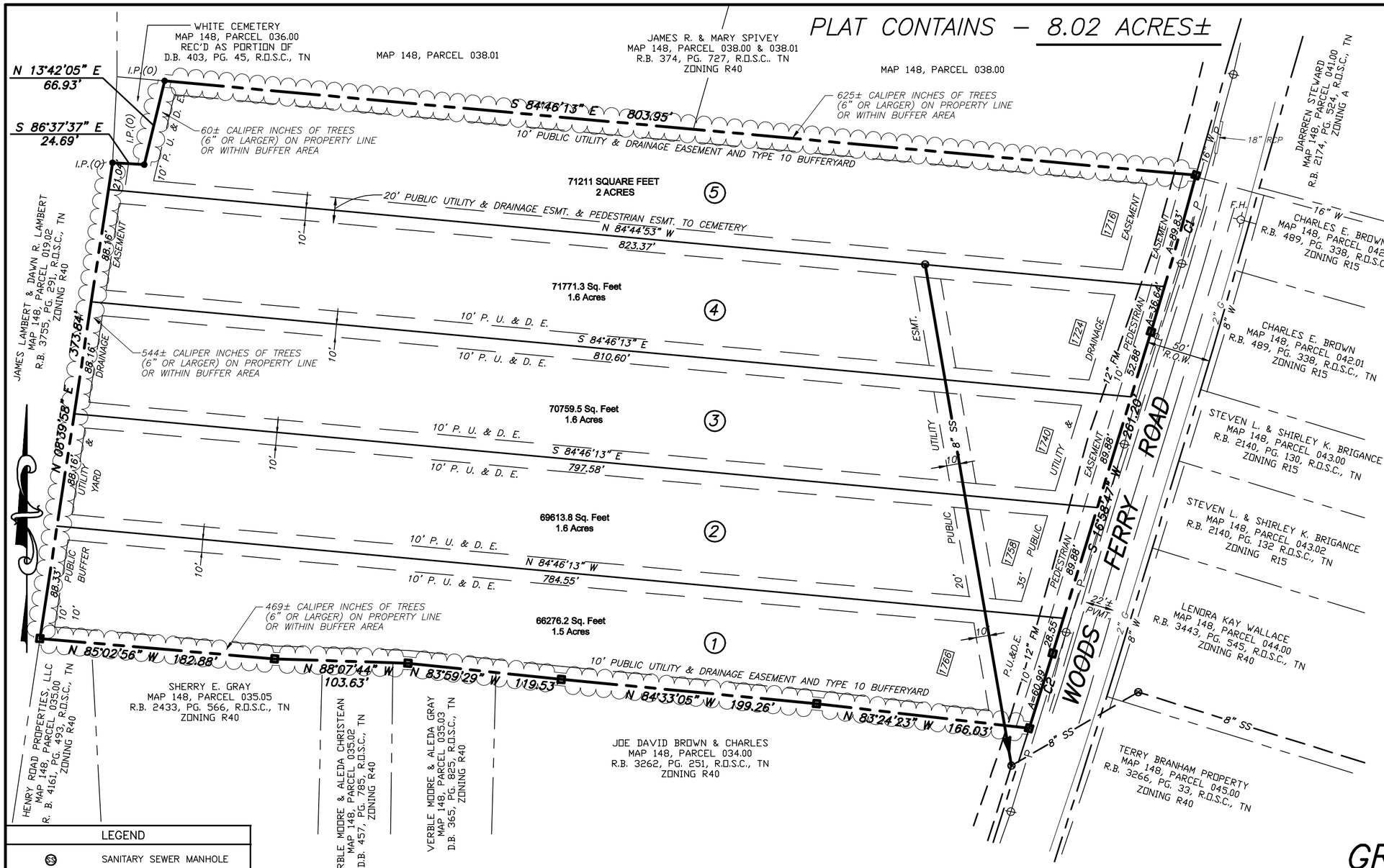
1. ☒The Planning Commission granted a waiver per Section 4-102.903 of the Subdivision Regulations, for the construction of a 5 foot wide sidewalk along Woods Ferry Road.
2. ☒The applicant shall provide a 35 foot wide Public Utility and Drainage Easement that will include a 10 foot wide pedestrian easement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

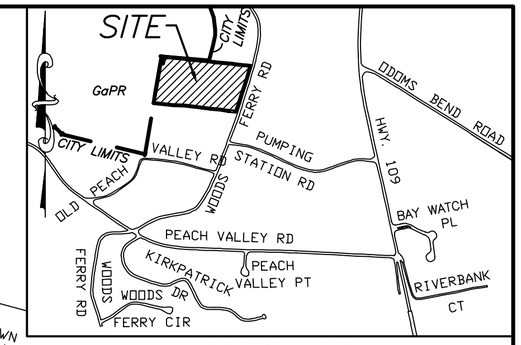
☐ BUILDING PERMIT/USE AND OCCUPANCY PERMIT

☐ SIGN PERMIT

- ☐ LAND DISTURBANCE PERMIT
- ☐ SIGNAGE CHECK
- ☐ UTILITY SURETY
- ☐ SITE SURETY
- ☐ SUBDIVISION SURETY
- ☒ SUBMIT 3 CORRECTED, FOLDED COPIES OF THE PLAN
- ☐ COUNCIL SUBMITTAL
- ☐ CITY COUNCIL APPROVAL

cc: Mr. Grover McMurray
PC File # 2-1494-16





LOCATION MAP

N.T.S.

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 5 ONE FAMILY, DETACHED DWELLING LOTS.
2. NORTH BASED ON DEED OF RECORD IN R.B. 3482, PG. 778, R.O.S.C., TN.
3. PROPERTY SHOWN IS PARCEL 37.00 ON SUMNER CO. PROPERTY MAP 148.
4. PROPERTY IS ZONED R15.
5. EXISTING USE: VACANT
   PROPOSED USE: 5 DWELLINGS, ONE–FAMILY DETACHED
6. BEING THE SAME PROPERTY CONVEYED TO GROVER McMURRAY BY DEED OF RECORD IN R.B. 3877, PG. 821, R.O.S.C., TN.
7. ACCORDING TO F.I.R.M. FLOOD MAP NO. 47165C0427G, DATED 4–17–12, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA AND LIES IN ZONE 'X'.
8. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED. ■ INDICATES IRON PIN IN CONCRETE
9. 905 DENOTES STREET ADDRESS
10. THERE IS 10' PUBLIC UTILITY & DRAINAGE EASEMENT ALONG EACH SIDE AND REAR LOT LINE UNLESS SHOWN OTHERWISE.
11. NO FENCE IS PERMITTED IN THE 20 FOOT WIDE PUDE AND PEDESTRIAN EASEMENT (10' PER LOT) BETWEEN LOTS 4 AND 5.
12. SETBACKS: 40' FRONT YARD
    10' SIDE YARD
    25' REAR YARD
13. NO OPEN CUTS FOR UTILITIES ALLOWED ON WOODS FERRY ROAD. ALL GAS LINE AND WATER SERVICES TO BE BY BORE AND JACK METHOD UNDER WOODS FERRY RD.
14. If PROPERTY IS RESUBDIVIDED BUFFERYARDS PER EXISTING ZONING WILL HAVE TO BE ADDRESSED BY APPLICANT AS REQUIRED.

FINAL PLAT OF GROVER McMURRAY

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

DATE : JANUARY 18, 2016 REV. : 02/10/16
REV. : 02/23/16
SCALE : 1" = 60' REV. : 03/08/16
REV. : 03/17/16

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

LEGEND

- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- FIRE HYDRANT
- WATER LINE
- GAS LINE
- POWER POLE/OVERHEAD LINE
- BUFFERYARD
- EASEMENT LINE
- BOUNDARY LINE
- LOT LINE
- IRON PIN IN CONCRETE
- IRON PIN (OLD)
- IRON PIN (NEW)

60 30 0 60 120 180
SCALE IN FEET

CURVE DATA

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

CERTIFICATE OF OWNERSHIP & DEDICATION

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

DATE : _____ OWNER : _____
GROVER McMURRAY

TITLE : _____

CERTIFICATE OF SURVEY ACCURACY

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

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

DATE : _____

REGISTERED LAND SURVEYOR

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

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

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

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

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

CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

DATE : _____

CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal–Regional Subdivision Regulations with the exception of such variances, if any as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the office of the County Register.

DATE: _____ Secretary, Planning Commission

DATE: _____ Chairman's Initials

RECORD

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

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

SHEET 1 OF 1 SHEETS
JOB NO. 120066

ITEM 3

GMRPC Resolution No. 2016-29

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING ARCHITECTURAL CHANGES TO THE ARBY'S RESTAURANT SITE PLAN ON A 0.68 (+/-) ACRE LOT, LOCATED AT 307 EAST MAIN STREET (PC FILE #8-1577-16)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION approved a Site Plan for Arby's Restaurant on August 1, 1988; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Revised Site Plan submitted by the applicant, ArcVision, at its regular meeting on March 28, 2016; and

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

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

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

1. The architectural changes to the Site Plan are consistent with the purpose and intent of the Commercial Services (CS) zone 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 architectural changes to the Site Plan are consistent with the standards and specifications of Section 15.03.020, Site Plan Required, of the Gallatin Zoning Ordinance.

3. The proposed architectural changes to the Site 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), and Supplementary District Regulations (G.Z.O., Article 12.00).

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the architectural changes to the Site Plan for the Arby's Restaurant consisting of four (4) sheets, prepared by Frederick J. Goglia of St. Louis, MO., with project number 151407, and issue date of April 8, 2016, and Sign Package consisting of fourteen (14) sheets, prepared by Design Team Sign Company of Savannah, TN, with unit number 239 and issue date of February 8, 2016, 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.

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: 3/28/16

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
Susan High-McAuley
City Attorney

ITEM 3
PLANNING DEPARTMENT STAFF REPORT

Site Plan for Arby's Restaurant
(8-1577-16)
307 East Main Street
Date: March 28, 2016

REQUEST: 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.

OWNER:	**ARBY'S RESTAURANT**
APPLICANT:	**ARCVISION INC.**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2016-29**
STAFF CONTACT:	**DENISE BROWN**
PLANNING COMMISSION DATE:	**MARCH 28, 2016**

PROPERTY OVERVIEW: Owner and applicant request approval of architectural changes to Arby's Restaurant Site Plan, on a 0.68 ± acre lot, located at 307 East Main Street. The property is currently zoned Commercial Services and Food Services is a permitted use in the CS zone district. (Attachment 3-1)

CASE BACKGROUND:

Previous Approvals
On August 1, 1988, the Planning Commission approved the site plan for the construction of Arby's Restaurant. (PC #8-11-88)

DISCUSSION:

Architectural Elevations
The applicant is proposing changes to the facades on the restaurant building, and minor improvements to the site as shown on construction sheets C100, A400, A2.1 and A2.2 (Attachment 3-2). The building materials (EIFS) will remain the same as approved by Planning Commission in 1988; however, improvements to the EIFS will enhance the look of the facades. The existing and proposed architectural elevations and color illustrations are in Attachments 3-2, 3-3 and 3-4. The proposed changes are as follows:

- The existing red accent band around the canopy will be reduced in height.
    - Accent band will contain LED full cut-off accent lighting as shown in Attachment 3-4.
- Installing red canopies over the public entrance and drive-thru to match the red accent band.
- Installing neutral-color brick patterned EIFS on portion of front and side (east) elevation.

- Installing brown colored EIFS with 4" and 8" V-Grooves on portions of the front and both side facades.
- Patch and repair remaining, existing EIFS and repaint a pure white satin finish
- Paint a 3' tall gray accent band at bottom of walls on the side and rear elevatons.
- Install wall-mounted light fixtures on exterior of building
- Replacing existing windows on front façade to match other windows.
- Repainting miscellaneous fixtures (exposed meters, service entrances, gas pipes, roof access ladder, etc.) to match adjacent exterior wall surfaces.
- Parking lot will be repaired and restriped.
- Existing miscellaneous site fixtures (lighting, handrails, etc.) to be cleaned and repainted.
- Minor maintenance and repairs to existing landscaping is proposed. Damaged irrigation will be replaced.

Signs
New wall-mounted signs as shown in Attachment 3-5 are proposed. The proposed sign package meets the sign regulations in G.Z.O. Section 13.07. The existing freestanding sign is a legal non-conforming sign and will remain. The original sign permit, dated 1988, is on file in the Planning Department. The sign will be repainted and a new cabinet will be installed. The new cabinet meets the requirements of the ordinance and will not increase the non-conformity of the sign. Minor incidental changes are proposed to the other signs on the property (menu board, directionals, speaker canopy). A complete sign package is shown in Attachment 3-5.

Planning Department Comments
The Planning Department reviewed and commented on the revised architectural elevations. The applicant satisfactorily addressed the Planning Department comments.

Engineering Division Comments
The Engineering Division reviewed the plan, but did not have any comments on the revised architectural elevations, but suggested the applicant consider internal vehicular circulation improvements and adding a driveway to South Trigg Avenue for better access.

Other Departmental Comments
Other departments reviewed the plans but did not have any comments. The Building Department will review the plans upon submittal of a building permit application.

Findings
The project was designed to reflect the recommendations of the *2020 Plan* and be consistent with the intent and purpose of the Gallatin Zoning Ordinance. Staff, therefore, makes the following findings:

1. The architectural changes to the Site Plan are consistent with the purpose and intent of the Commercial Services (CS) zone 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 architectural changes to the Site Plan are consistent with the standards and specifications of Section 15.03.020, Site Plan Required, of the Gallatin Zoning Ordinance.

3. The proposed architectural changes to the Site 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), and Supplementary District Regulations (G.Z.O., Article 12.00).

RECOMMENDATION:
Staff recommends that the Planning Commission approve GMRPC Resolution 2016-29, the architectural changes to the Site Plan for Arby's Restaurant consisting of four (4) sheets, prepared by Frederick J. Goglia of St. Louis, MO., with project number 151407, and issue date of April 8, 2016, and Sign Package consisting of fourteen (14) sheets, prepared by Design Team Sign Company of Savannah, TN, with unit number 239 and issue date of February 8, 2016, 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.

ATTACHMENTS

Attachment 3-1 Location Map
Attachment 3-2 Site Plan and Architectural Elevations
Attachment 3-3 Photos of Existing Arby's
Attachment 3-4 Example of Proposed Architecture and Lighting
Attachment 3-5 Sign Package

ARBY'S RESTAURANT
SITE PLAN
8-1577-16

Tax Map 126D/A/001.00
Zoned: Residential CS

ATTACHMENT 3-1

N
W E
S

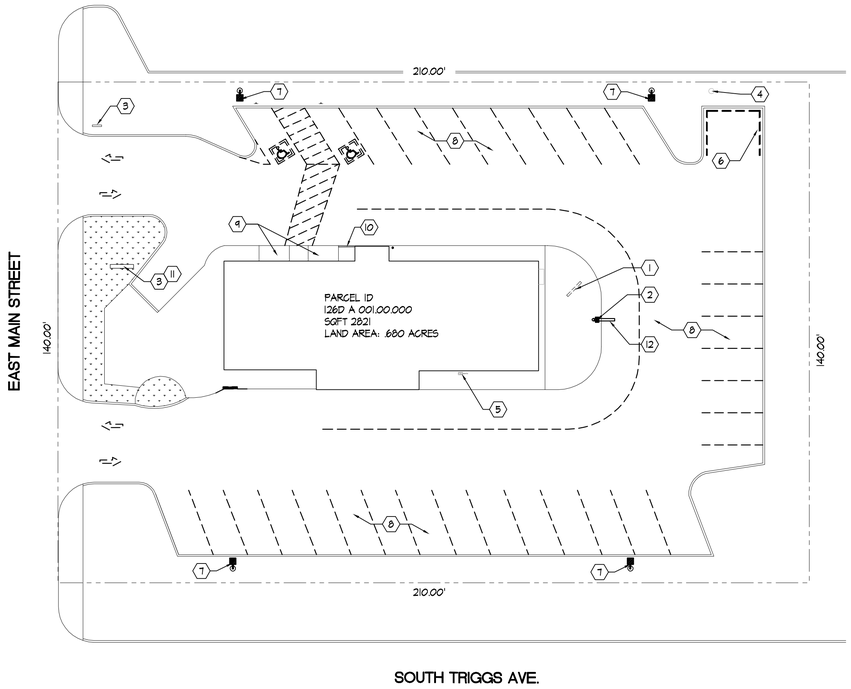
EXISTING ARBY'S

ATTACHMENT 3-3

EXAMPLE OF SIMILAR FAÇADE

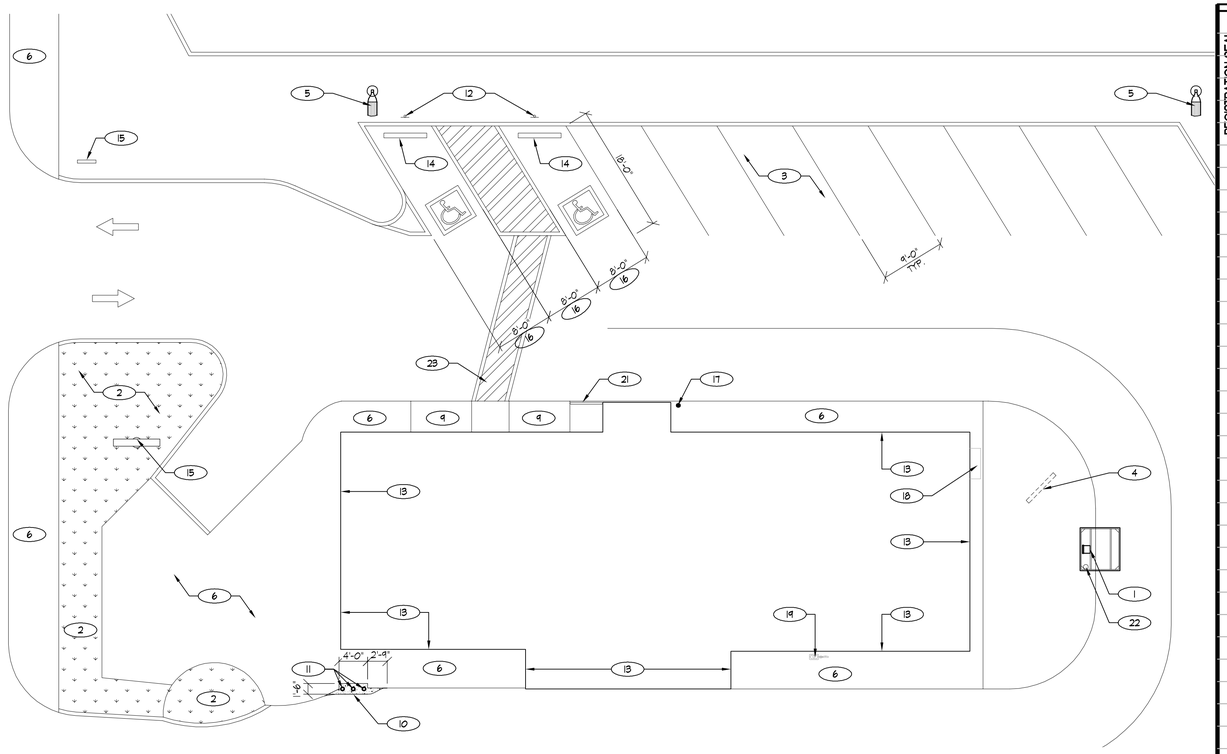
EXAMPLE OF LIGHTING ON RED BAND/CANOPIES

ATTACHMENT 3-4



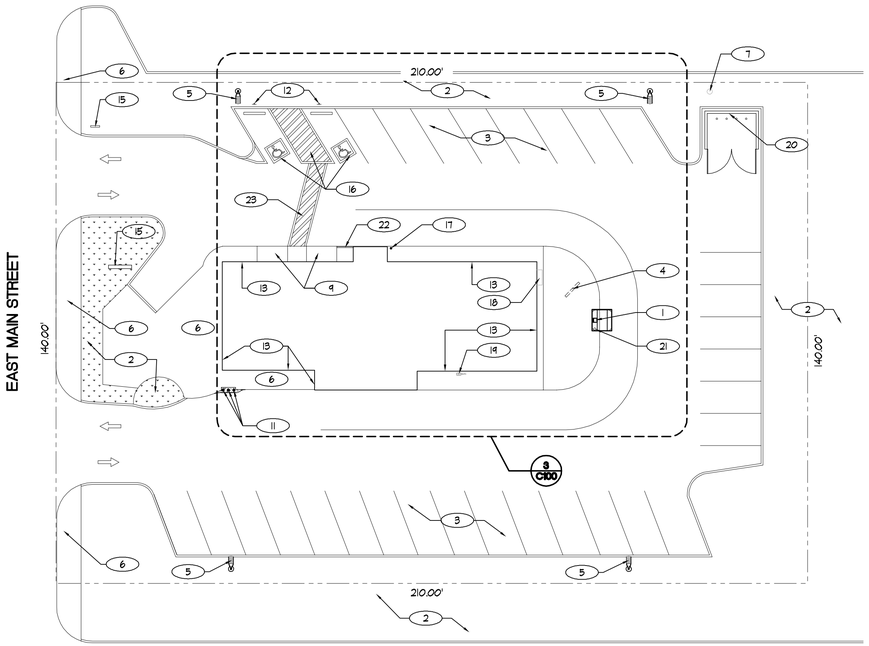
1 DEMO SITE PLAN
SCALE: 1" = 20'-0"

NORTH



3 ENLARGED SITE PLAN
SCALE: 1" = 10'-0"

NORTH



SOUTH TRIGGS AVE.

2 SITE PLAN
SCALE: 1" = 20'-0"

NORTH

PROPERTY DETAILS

LOT: 1A - P/01

LEGAL DESCRIPTION:
PLAT: 14-12 PAGE: 63-109 BLOCK: LOT 1A-P/01 SUBD: BILL SIRLS FINAL PLAT

NOTE

G.C. SHALL INFORM ARCHITECT IF SITE CONDITIONS (DIMENTIONAL OR OTHERWISE) WILL NOT ALLOW FOR NEW ACCESSIBLE ROUTE AS INDICATED.

KEYED NOTES

1. NEW DRIVE THRU SPEAKER CANOPY. SEE DETAIL 12/C101.
2. G.C. SHALL MAKE MINOR REPAIRS TO EXISTING LANDSCAPING AS DIRECTED BY OWNER. ALL LANDSCAPING SHALL BE 2" BELOW FINISH FLOOR. G.C. TO PROVIDE SUBGRADE OWNER TO PROVIDE LANDSCAPING. REPLACE DAMAGED IRRIGATION LINES AND SPRINKLER HEADS.
3. G.C. TO ENSURE THAT THE PARKING LOT IS IN GOOD CONDITION. REPAIR REPLACE ANY DAMAGED, WORN, POT HOLES IN THE ASPHALT AND CONCRETE SURFACES. ENTIRE PARKING LOT TO BE SEALED AND RE-STRIPED.
4. EXISTING DRIVE THRU MENU BOARD TO REMAIN. G.C. TO PRIME AND REPAINT "BLACK".
5. EXISTING SITE LIGHT POLES TO BE PRESSURED WASHED AND REPAINTED "DARK BRONZE" G.C. TO INSTALL NEW LIGHTS ON EXISTING POLES.
6. EXISTING CONCRETE SIDEWALK AND PATIO AREA.
7. EXISTING POWER POLE.
8. NOT USED.
9. EXISTING ACCESSIBLE CONCRETE RAMP TO REMAIN.
10. NEW CONCRETE TO ACCOMMODATE FOR NEW 6" POSTS.
11. NEW PRE-MANUFACTURED 6" POSTS.
12. EXISTING POST MOUNTED H.C. SIGNS.
13. SILICONE BUILDING JOINTS AT BUILDING AND SIDEWALK INTERSECTION.
14. NEW CONCRETE WHEEL STOP. SEE DETAIL 3/C101.
15. EXISTING PYLON AND DIRECTIONAL SIGNS TO BE RE-FACED BY SIGN VENDOR. G.C. TO SCRAPE, PRESSURE WASH AND CLEAN THE SIGN CABINET PRIOR TO RE-PAINTING.
16. RE-STRIPED ADA ACCESSIBLE PARKING STALLS AND AISLE.
17. EXISTING CONCRETE BOLLARDS TO REMAIN. BOLLARD TO BE PAINTED "SAFETY RED".
18. EXISTING ELECTRICAL METER.
19. EXISTING GAS METER.
20. NEW CHAIN LINK FENCE TRASH ENCLOSURE AND GATE. SEE DETAIL 7/C101
21. EXISTING HAND RAILING TO REMAIN G.C. TO SCRAPE, PRESSURE WASH AND CLEAN PRIOR TO RE-PAINTING.
22. NEW CONCRETE BOLLARD. SEE DETAIL 5/C101.
23. RE-STRIPED CROSSWALK STRIPING.

KEYED DEMO NOTES

1. EXISTING DRIVE THRU MENU BOARD TO REMAIN. GC TO SCRAPE, PRESSURE WASH AND CLEAN. PREPARE SURFACE TO RECEIVE A NEW COAT OF PAINT.
2. EXISTING SPEAKER PEDESTAL TO BE REMOVED. CAP/SEAL WIRING AS REQUIRED.
3. EXISTING PYLON SIGN, DIRECTIONAL SIGNS TO REMAIN. SIGN VENDER TO REFACE WITH NEW ARBY'S IMAGE.
4. EXISTING POWER POLE WITH (3) POLE MOUNTED TRANSFORMERS PROVIDING POWER TO EXISTING ARBY'S BUILDING.
5. EXISTING GAS METER TO REMAIN.
6. EXISTING WOOD FENCED AND GATED TRASH ENCLOSURE TO BE REMOVED. EXISTING ENCLOSURE CONCRETE APRON AND PAD TO REMAIN.
7. EXISTING SITE LIGHTING TO BE PRESSURE WASHED, CLEANED AND PREP FOR NEW PAINT FINISH. POLE TO BE PAINTED DARK BRONZE. G.C. TO REMOVE EXISTING POLE LIGHT. PREPARE POLE TO RECEIVE NEW LED LIGHTS.
8. EXISTING PARKING LOT, PARKING STRIPING AND DIRECTIONAL STRIPING TO BE REMOVED. PREPARE SURFACE TO RECEIVE NEW STRIPING.
9. EXISTING ACCESSIBLE CONCRETE RAMP AND LANDING TO REMAIN.
10. EXISTING HAND RAIL TO REMAIN. GC TO PRESSURE WASH, CLEAN AND PREP SURFACE FOR NEW PAINT FINISH.
11. EXISTING READER BOARD TO REMAIN. G.C. TO SCRAPE, PRESSURE WASH AND CLEAN. PREPARE SURFACE TO RECEIVE A NEW COAT OF PAINT. SIGN VENDOR TO REPLACE READER BOARD FACES.
12. EXISTING CLEARANCE BAR TO BE REMOVED.
13. ALL DAMAGED IRRIGATION LINES AND SPRINKLER HEADS TO BE REMOVED.

REGISTRATION SEAL

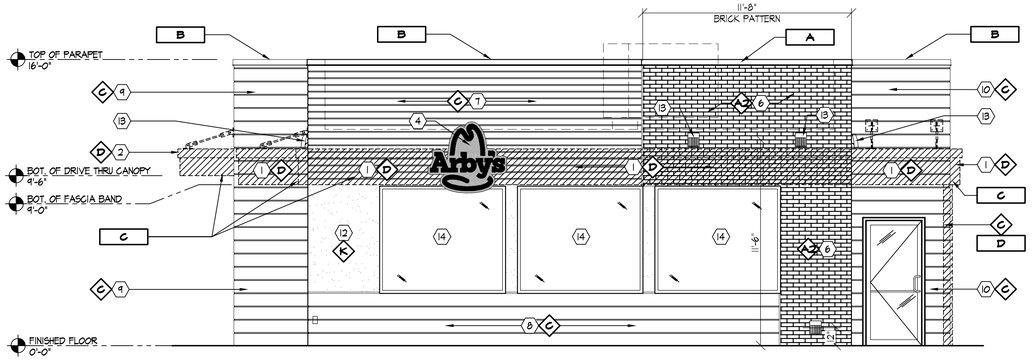
FREDERICK J. GOGLIA
ARCHITECT, NCARB, ISP
1950 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63146
PH: (314) 415-2400 FAX (314) 415-2300 www.arcvi.com

ARBY'S REMODEL
307 EAST MAIN STREET
GALLATIN, TN 37066
STORE # 5540

REV	DATE	DESCRIPTION	NAME

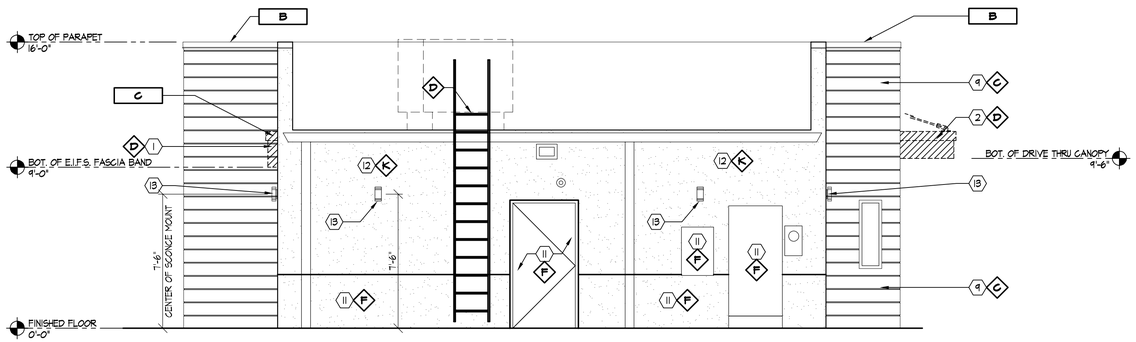
PROJECT NO: 151407
DRAWN BY: CLS
CHECKED BY: DJB
ISSUE DATE: 04/08/16
SITE PLAN

C100



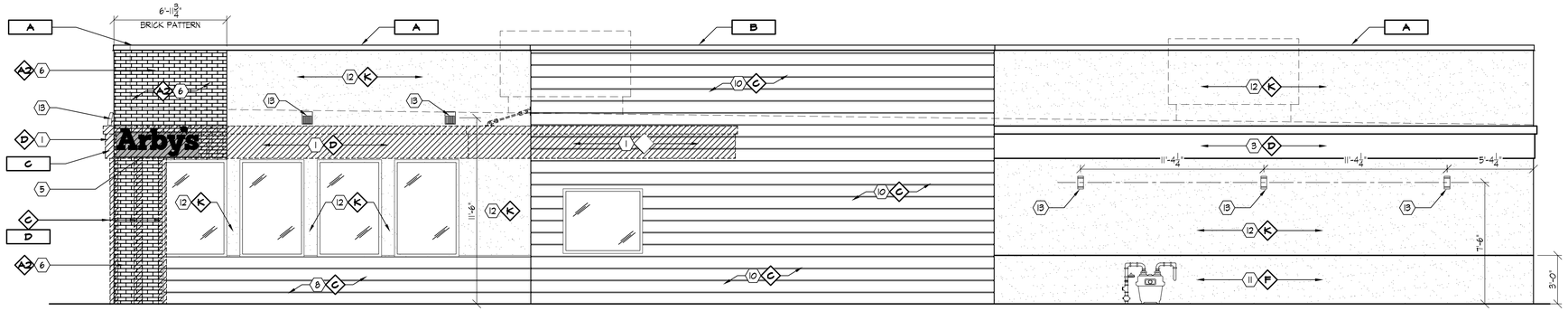
1 WEST ELEVATION

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



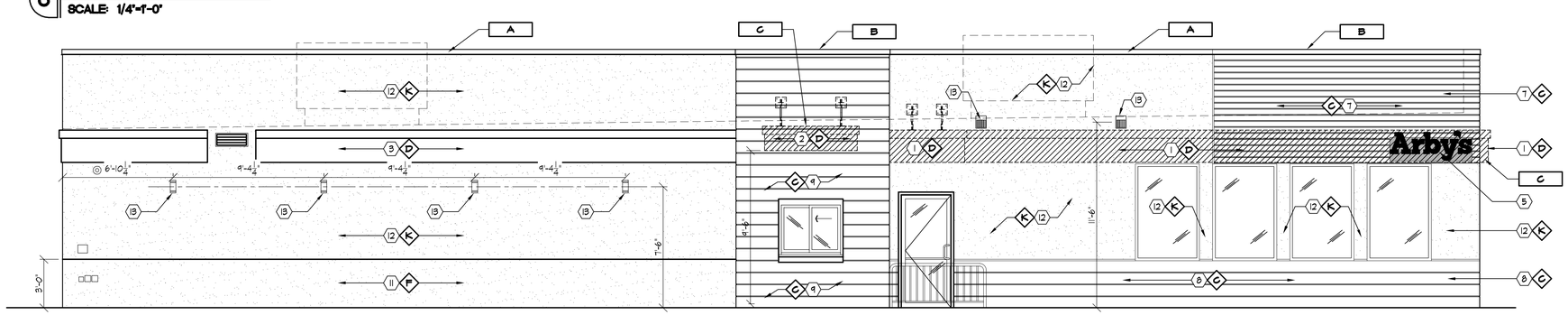
2 EAST ELEVATION

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



3 SOUTH ELEVATION

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



4 NORTH ELEVATION

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

FINISH SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	NOTES
FINISHES			
A1	DRYVIT	EIFS WALL SYSTEM	COLOR: ARBY0810 30 TEXTURE: SANDBLAST
A2	DRYVIT	CUSTOM BRICK SPECIALTY FINISH WITH 2B PT. 3/8", BROOKLYN STYLE TEMPLATE	BRICK LAYER: ARBY1210 20, QUARZPUTZ GROUT LAYER: ARBY1110 09, NCB
B	NOT USED	---	---
C	DRYVIT	EIFS WALL SYSTEM WITH V-GROOVE REVEAL	COLOR: ARBY1310 30 TEXTURE: SANDBLAST
D	SHERWIN WILLIAMS	SW #6869 STOP	SATIN FINISH
E	NOT USED	---	---
F	SHERWIN WILLIAMS	SW #7024 FUNCTIONAL GRAY	SATIN FINISH
G	SHERWIN WILLIAMS	SW #2808 ROCKWOOD DARK BROWN	SATIN FINISH
H	NOT USED	---	---
J	NOT USED	---	---
K	SHERWIN WILLIAMS	SW #7005 PURE WHITE	SATIN FINISH
METALS			
A	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING REGAL WHITE/ DURO-LAST #5R70/TEB7	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
B	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING DARK BRONZE/ DURO-LAST #5R70/TEB7	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
C	PRE-FABRIAGTED CANOPY/BAND	PRODUCT CODE: 9940-30198R PRODUCT NAME: FC SD RAL 3000 FLAME RED	---
D	PRE-FABRIAGTED POST	PRODUCT CODE: 9840-80957R PRODUCT NAME: FC SD RAL 8017 CHOC. BROWN	---

1. PAINT ALL EXPOSED METERS, SERVICE ENTRANCES, GAS PIPE, ROOF ACCESS LADDER, ETC. TO MATCH ADJACENT EXTERIOR WALL SURFACE.
2. MAKE SURE THAT WALL WEEPS AND FLASHING ARE INSTALLED CORRECTLY. DO NOT BLOCK WEEPS.
3. ALUMINUM STOREFRONT TO BE DARK BRONZE. REFER TO SUCCESSOR LICENSING SCOPE OF WORK.
4. ALL EXTERIOR GLAZING TO BE 1" INSULATED GLAZING.
5. BASIS OF DESIGN FOR THE EIFS WALL SYSTEM IS DRYVIT OUTSULATION PLUS MD. EIFS WALL SYSTEM IS 2" THICK UNLESS NOTED OTHERWISE. INSTALL EIFS PRODUCT IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS.
6. SIGNAGE IS SHOWN FOR REFERENCE ONLY. FINAL SIZE, LOCATION AND QUANTITY TO BE DETERMINED BY SIGNAGE VENDOR. SIGNAGE VENDER SHALL PERMIT ALL SIGNS UNDER SEPARATE COVER.

DESIGN NOTES (X)

THE FOLLOWING ARE THE PROTOTYPICAL SCOPE OF WORK NOTES FOR THE REMODELING OF YOUR STORE INTO THE REQUIRED INSPIRE IMAGE.

FRANCHISEES ARE TO REFER TO THE STETON SCOPE OF WORK PREPARED BY THEIR OPERATIONS CONSULTANT FOR THE SCOPE OF WORK "SPECIFIC" TO THEIR STORE.

1. INSTALL CANOPY/ACCENT BAND AT 9'-0" A.F.F.
2. CENTER DRIVE THRU CANOPY ON DRIVE THRU WINDOW.
3. INSTALL RED EIFS ACCENT BAND AT 9'-0" A.F.F.
4. INSTALL ARBY'S HAT SIGN ON ACCENT BAND, CENTERED ON BROWN EIFS.
5. INSTALL ARBY'S LETTERSET ON END OF CANOPY.
6. INSTALL BRICK PATTERED EIFS.
   a. ON FRONT OF BUILDING, ALIGN WITH MULLION OF THE WINDOW BELOW,
   b. EXTEND TO BOTTOM OF WALL,
   c. WRAP CORNER OF BUILDING AND EXTEND TO THE INSIDE CORNER,
   d. USE WHITE METAL COPING AT TOP OF WALL.
7. INSTALL BROWN EIFS WITH 4" O.C. V-GROOVES:
   a. ON FRONT OF BUILDING FROM EDGE OF BRICK PATTERNED EIFS TO THE CORNER OF THE BUILDING,
   b. ON SIDE OF BUILDING FROM THE CORNER TO THE DRIVE THRU BUMP-OUT,
   c. ABOVE THE ACCENT BAND ONLY,
   d. USE BROWN METAL COPING AT TOP OF WALL.
8. INSTALL BROWN EIFS WITH 8" O.C. V-GROOVES:
   a. FROM FRONT OF BUILDING BACK TO DRIVE THRU BUMP OUT,
   b. ALIGN GROOVES WITH ADJACENT WALLS OF DRIVE THRU OR MAIN ENTRANCE.
9. INSTALL BROWN EIFS WITH 8" O.C. V-GROOVES AT THE DRIVE THRU BUMP-OUT. USE BROWN METAL COPING AT TOP OF WALL.
10. INSTALL BROWN EIFS WITH 8" O.C. V-GROOVES AT THE MAIN ENTRANCE BUMP-OUT.
    a. EXTEND PAST EXISTING WINDOW EQUAL DISTANCE OF SPACE BETWEEN BUILDING CORNER AND WINDOW JAMB
    b. USE BROWN METAL COPING AT TOP OF WALL.
11. PAINT 3'-0" TALL GRAY ACCENT BAND AT BOTTOM OF WALL AROUND BACK HALF OF BUILDING. PAINT ELECTRIC/GAS METERS AND DOOR.
12. PATCH AND REPAIR EXISTING EIFS AND PAINT WHITE. REPLACE EIFS AS REQUIRED.
13. INSTALL WALL MOUNTED LIGHT FIXTURE
    a. AT 11'-6" AFF (COOPER FIXTURE)
    b. AT 11'-6" AFF (LITHONIA FIXTURE)
    c. AT 12" AFF (COOPER FIXTURE)
14. NEW STOREFRONT WINDOWS TO MATCH EXISTING.

REGISTRATION SEAL

FREDERICK J. GOGLIA
ARCHITECT, NCARB, ISP
1950 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63146
PH. (314) 415-2400 FAX (314) 415-2300 www.arcy.com

ARBY'S REMODEL
307 EAST MAIN STREET
GALLATIN, TN 37066
STORE # 5540

REV	DATE	DESCRIPTION	NAME

PROJECT NO: 151407
DRAWN BY: CLS
CHECKED BY: DJB
ISSUE DATE: 04/08/16

EXTERIOR ELEVATIONS

A400

Design Team SIGN COMPANY LLC.

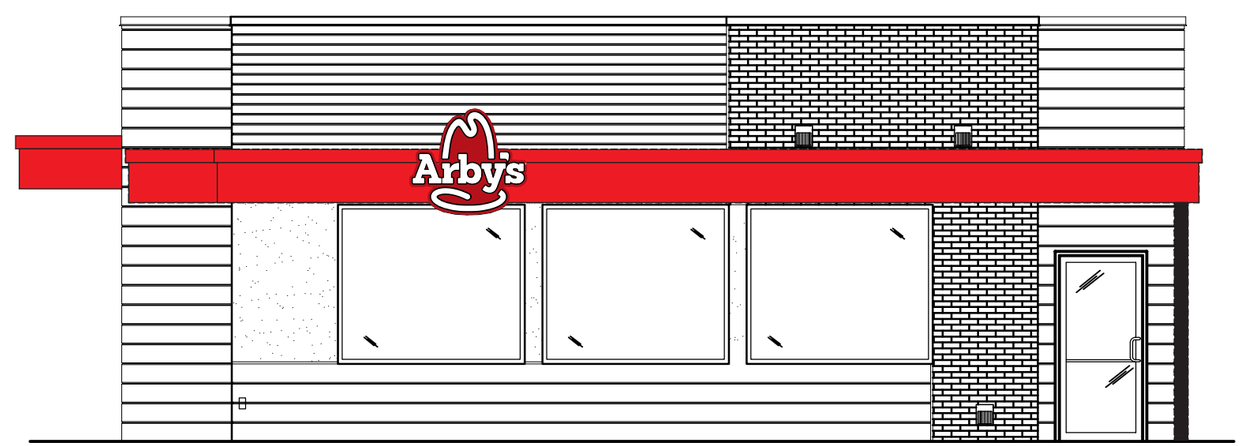
3/16/2016

PROJECT
Arby's Unit #5540
307 E. Main Street
Gallatin, TN 37066

MANUFACTURING
Design Team Sign Co.
350 Pinhook Drive
Savannah, TN 38372

PROJECT MANAGEMENT
Heather Picou- Sales
hpicou@designteam.net
(865) 274-9904
Johnny Matlock- Project Manager
jmatlock@designteam.net
(731) 926-7987

CLIENT
Arby's Restaurant Group
Tom Huch~Direction of Construction
3405 Maple Leaf Lane
Richardson, TX 75082
THuch@arbys.com
Ph: 214-695-8761



Design Team
SIGN COMPANY LLC.

3/16/2016

Arby's

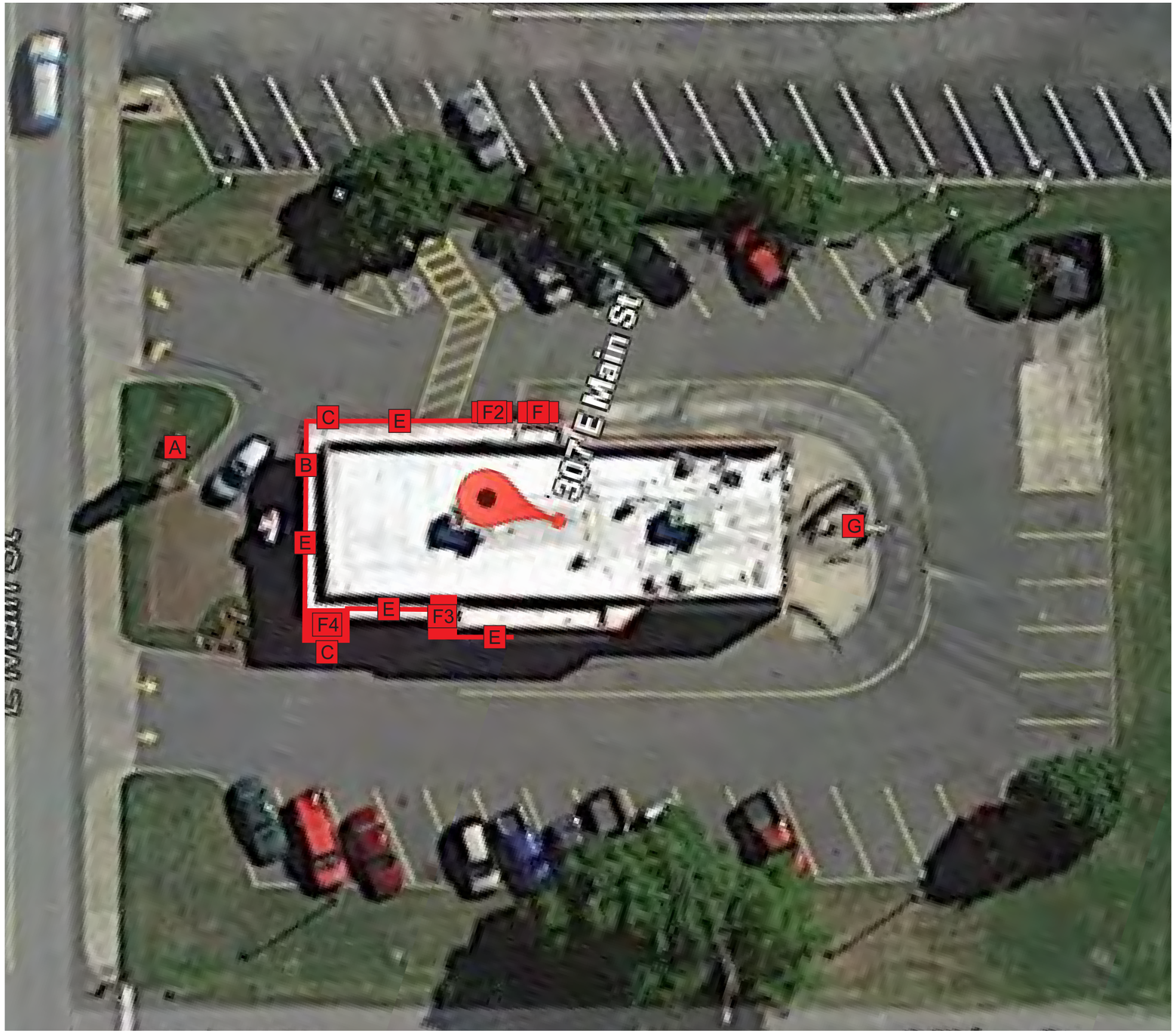
Project:
Arby's Store #5540
307 E. Main St.
Gallatin, TN

Manufacture & Installation Items:

A- (1) B9 Pylon Head Replacement w/replacement readerboard faces- Paint existing cabinet and poles gloss black
B- (1) 48" x 72" LED illuminated hat logo sign- eyebrow mount
C- (2) 16" LED illuminated channel lettersets- eyebrow mount
D- Remove existing directionals
E- (92 LF) 24" tall x 9" deep N/Illuminated Eyebrow Canopy
F- (1) 24" x 72" x 48" Drive Thru canopy w/LED Lamp, Turnbuckles, and Scuppers
F2- (1) 24" x 62" x 48" Side Entrance Canopy w/ LED Lamp, Turnbuckles, & Gutter
F3- (1) 24" x 76" x 48" Side Entrance Canopy w/ LED Lamp, Turnbuckles, & Gutter
F4- (1) 24" x 80" x 76" Corner Canopy w/ LED Lamp, poles, and Scuppers
G- (1) Break Away Canopy- anchor bolts/footing by GC

Questions: Call Heather at (865) 274-9904 or email Heather at hpicou@designteam.net

SITE PLAN



	LEGEND	SF
A	B9 Pylon Head Replacement	58
B	LED Logo Channel Hat- Eyebrow Mount	17.7
C	16” LED Channel Letters- Eyebrow mount	9.43
E	N/I Red Eyebrow Band	92 LF
F	24” x 72” x 48” Drive-Thru Canopy	12
F2	24” x 62” x 48” Entrance Canopy	10.3
F3	24” x 84” x 48” Entrance Canopy	12.7
F4	Corner Canopy	13.3
G	DT Break away Canopy	60.8

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Client:	ARBY’S - #5540		
Location:	307 E. Main St. Gallatin, TN		
Drawn By:	JRB	Date:	2/1/16
Approved By:			
Sheet:		Scale:	
File:	Z:\Corporate Restaurant\Arbys\tn/gallatin/cp		

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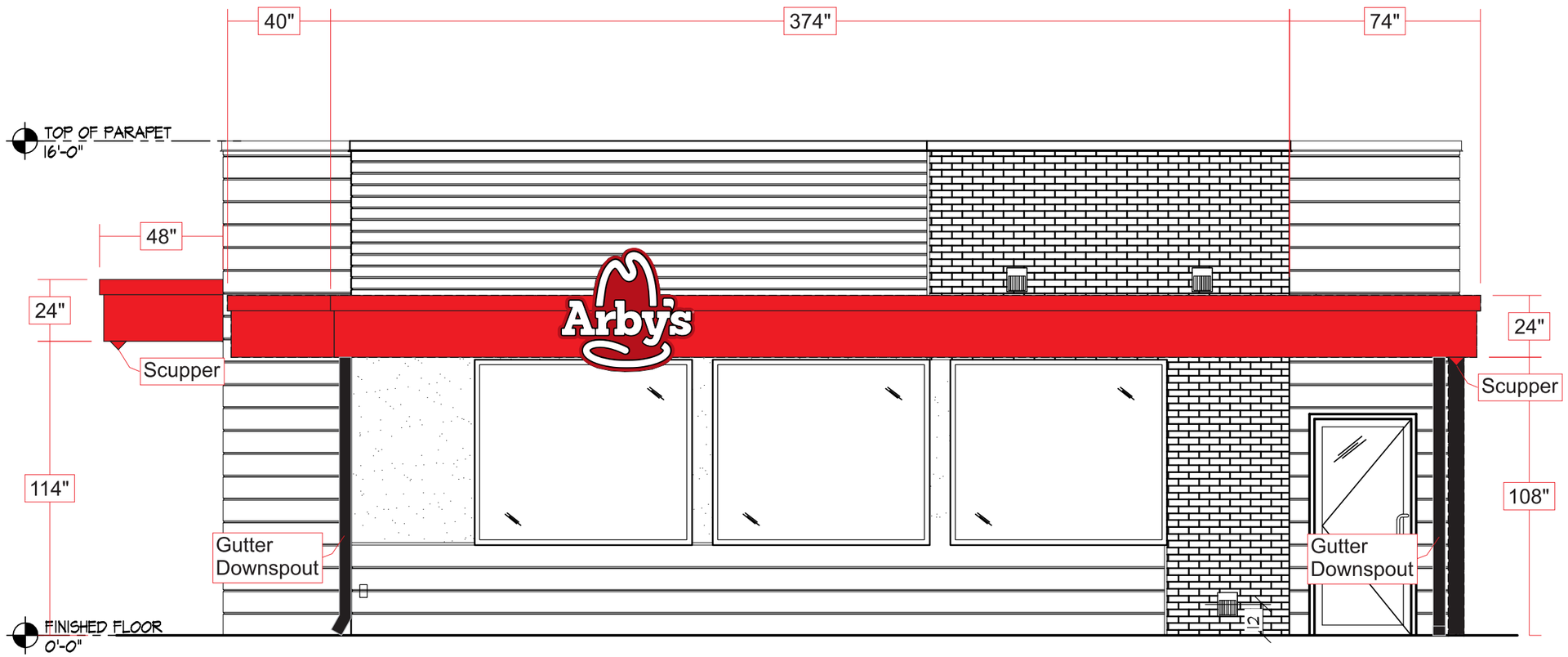
FRONT ELEVATION



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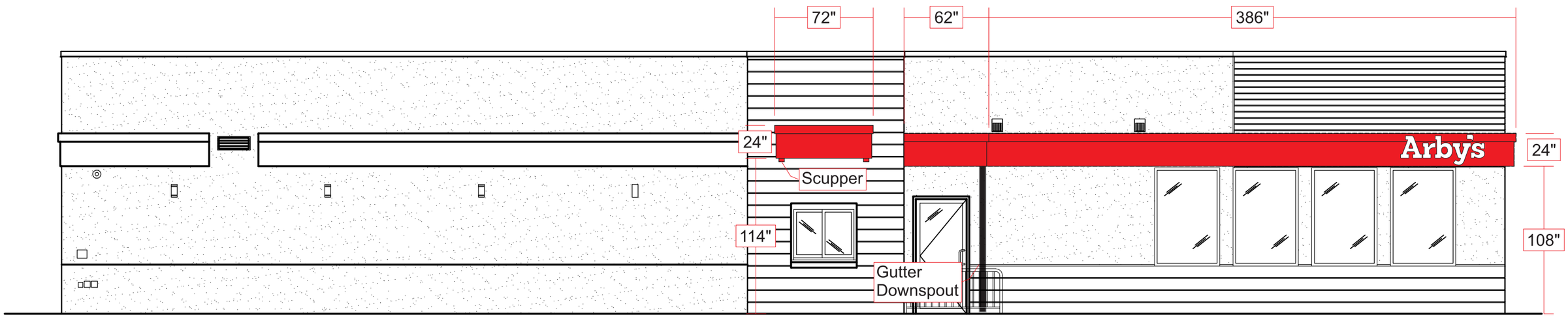
DRIVE-THRU ELEVATION



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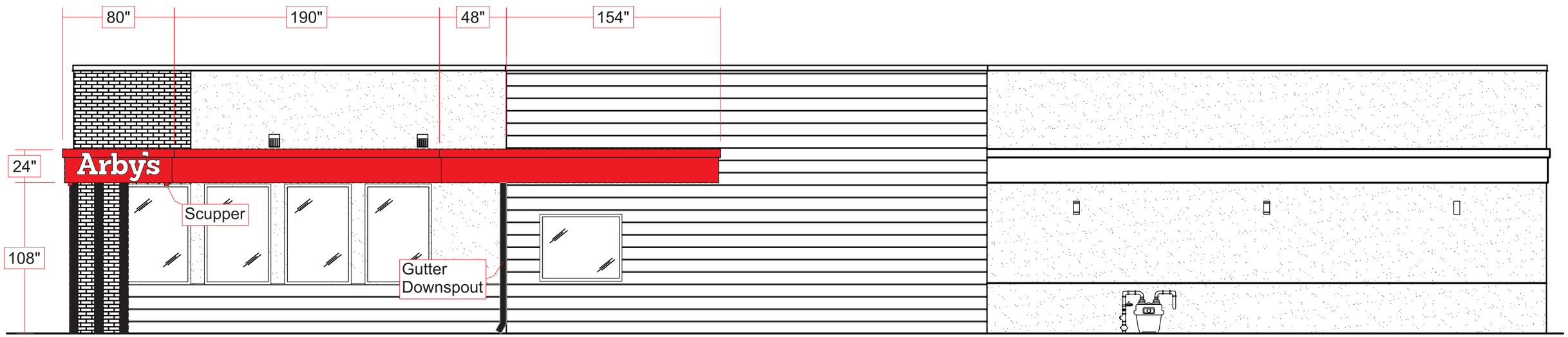
SIDE ELEVATION



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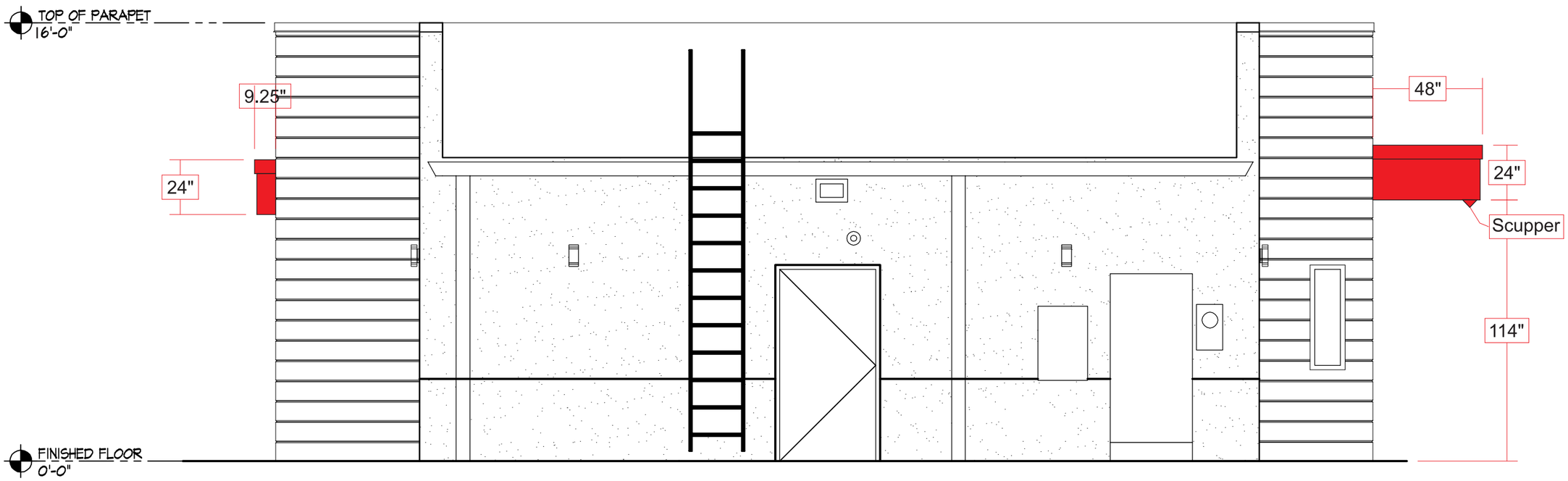
REAR ELEVATION



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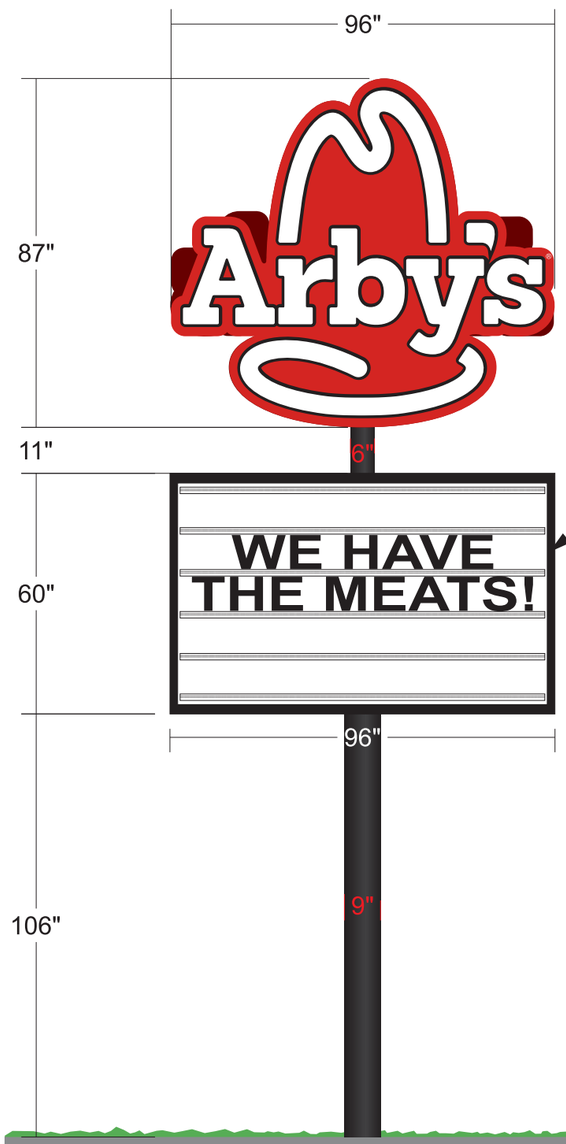
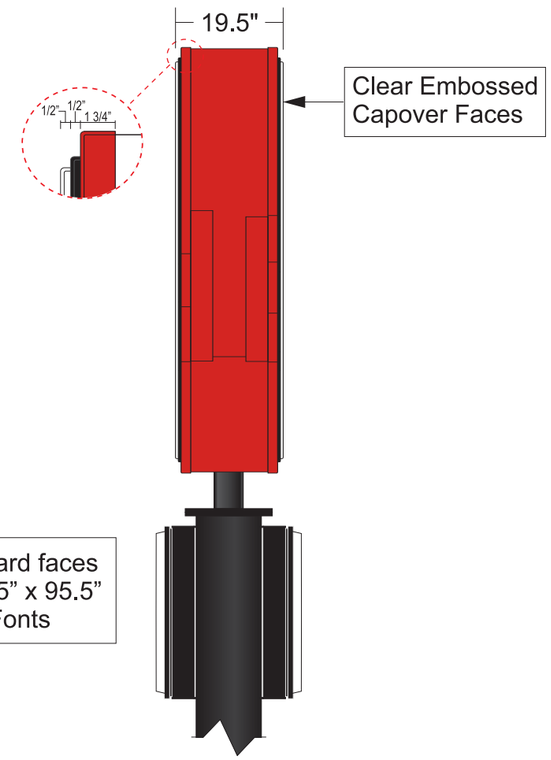
A

B9 PYLON HEAD REPLACEMENT

Front View



Side View



New readerboard faces
Cut Size = 59.5” x 95.5”
New 8” on 9” Fonts

Sign Specifications

B9 Pylon head to be installed on existing single pole. New readerboard faces. Pylon faces to be clear acrylic capover faces painted 2nd surface. Existing pole and cabinet to be painted gloss black.

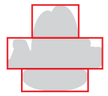
Sign Specifications

	Black Vinyl Outline Applied 2nd Surface
	Faces Painted Red PMS 1795 2nd Surface
	Clear Polycarbonate Faces painted White 2nd surface
	Returns Painted Red PMS 1795

Sign Type:

B-9 Pylon SP

Actual Area 36 SqFt



3 Box Area 42.1 SqFt

Rectangle Area 58 SqFt

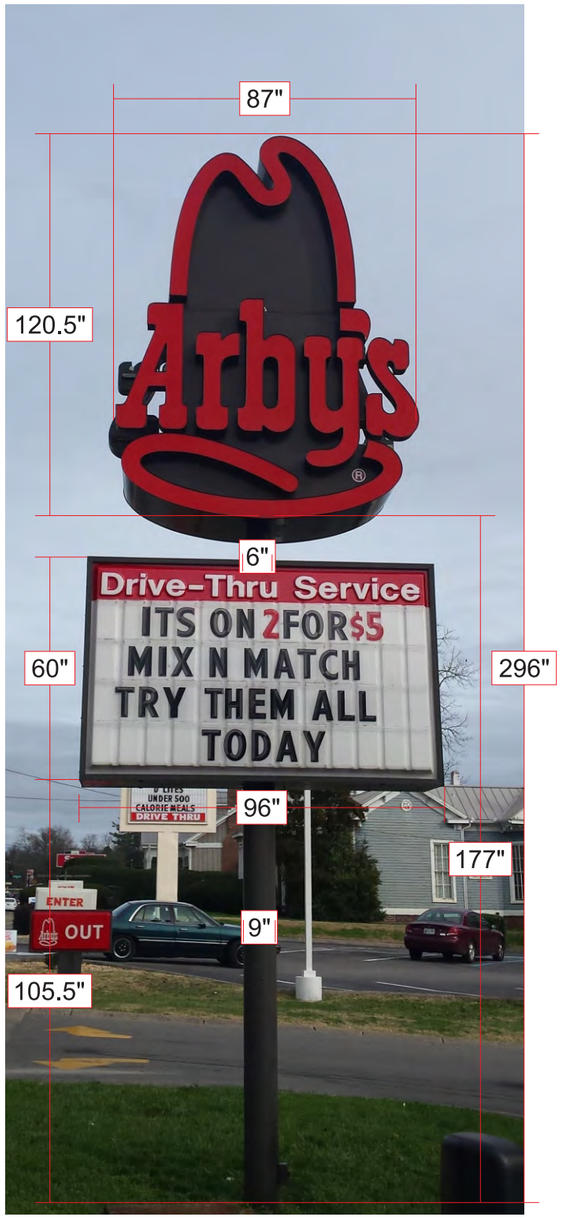
Logo-Shaped Sign Head Graphics:

Side A **Side B**

Sign Orientation:

Low side of hat points toward building

Existing Pylon Sign



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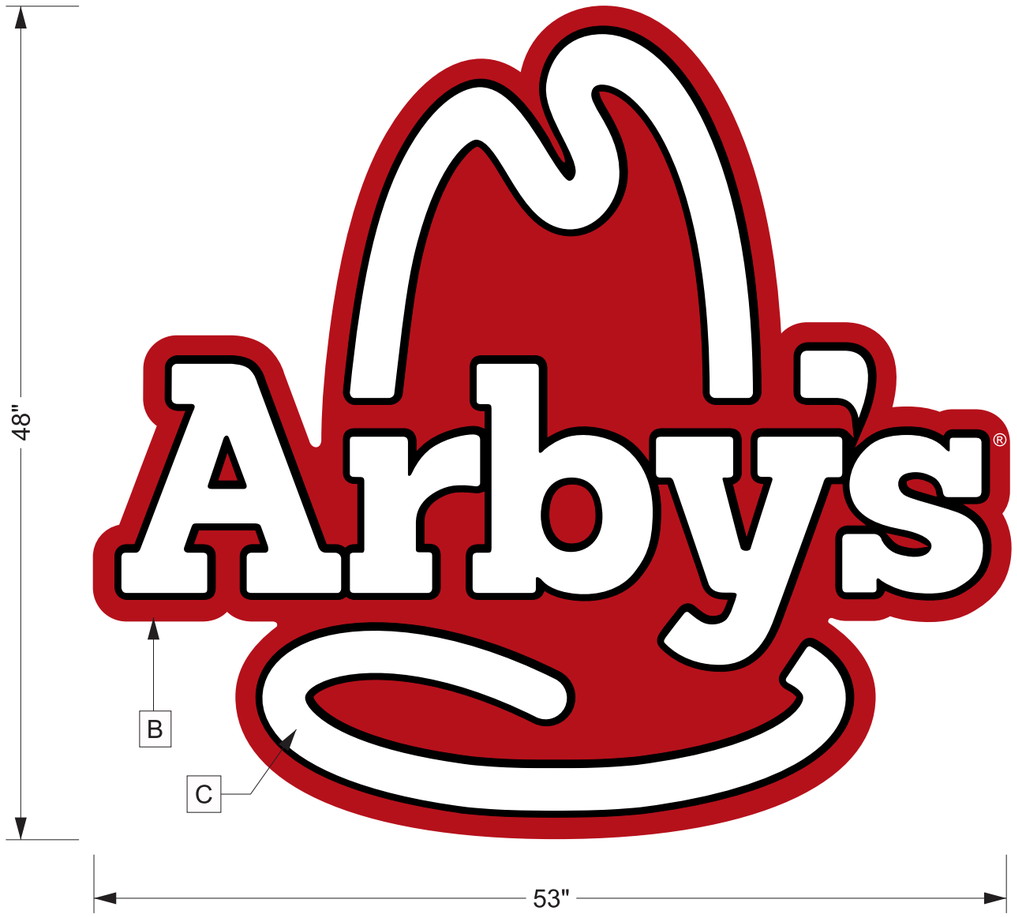

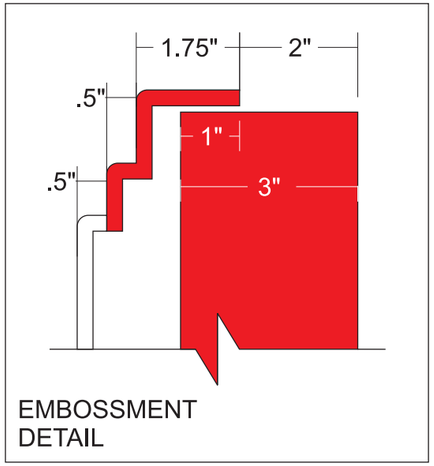

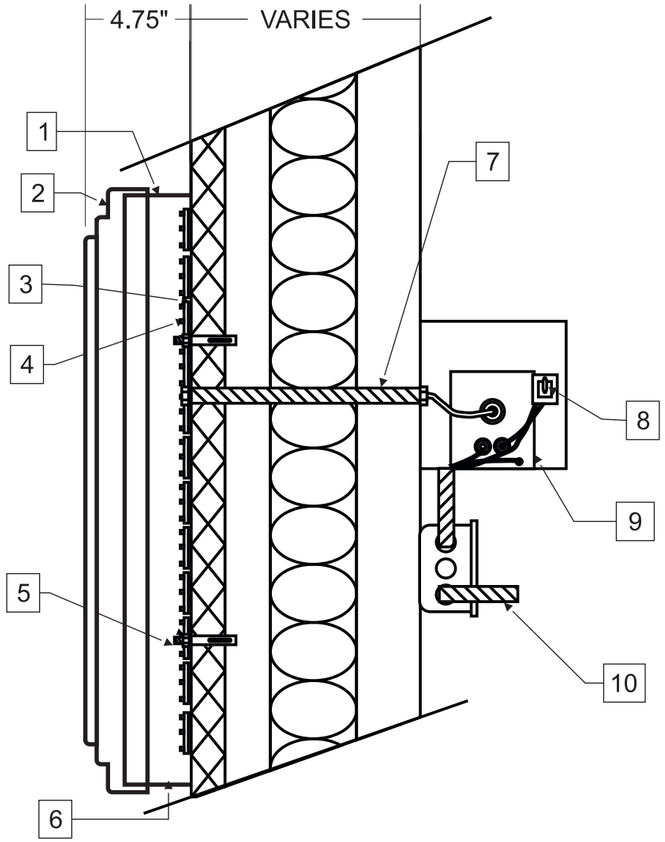

Colors		
A		Clear thermoformed acrylic face
B		Red PMS 1795 painted 2nd surface
C		White painted second surface
D		Cabinet painted PMS 1795 (Gloss)
E		Black Vinyl Outline

MATERIALS	
1	.050 ALUMINUM RETURN
2	3/16 CLEAR ACRYLIC FACE
3	.090 ALUMINUM BACK
4	L.E.D. MODULE
5	MOUNTING HARDWARE
6	1/4” WEEP HOLE
7	1/2” FLEX CONDUIT
8	TOGGLE SWITCH MOUNTED TO BOX
9	POWER SUPPLY
10	PRIMARY ELECTRICAL LEADS

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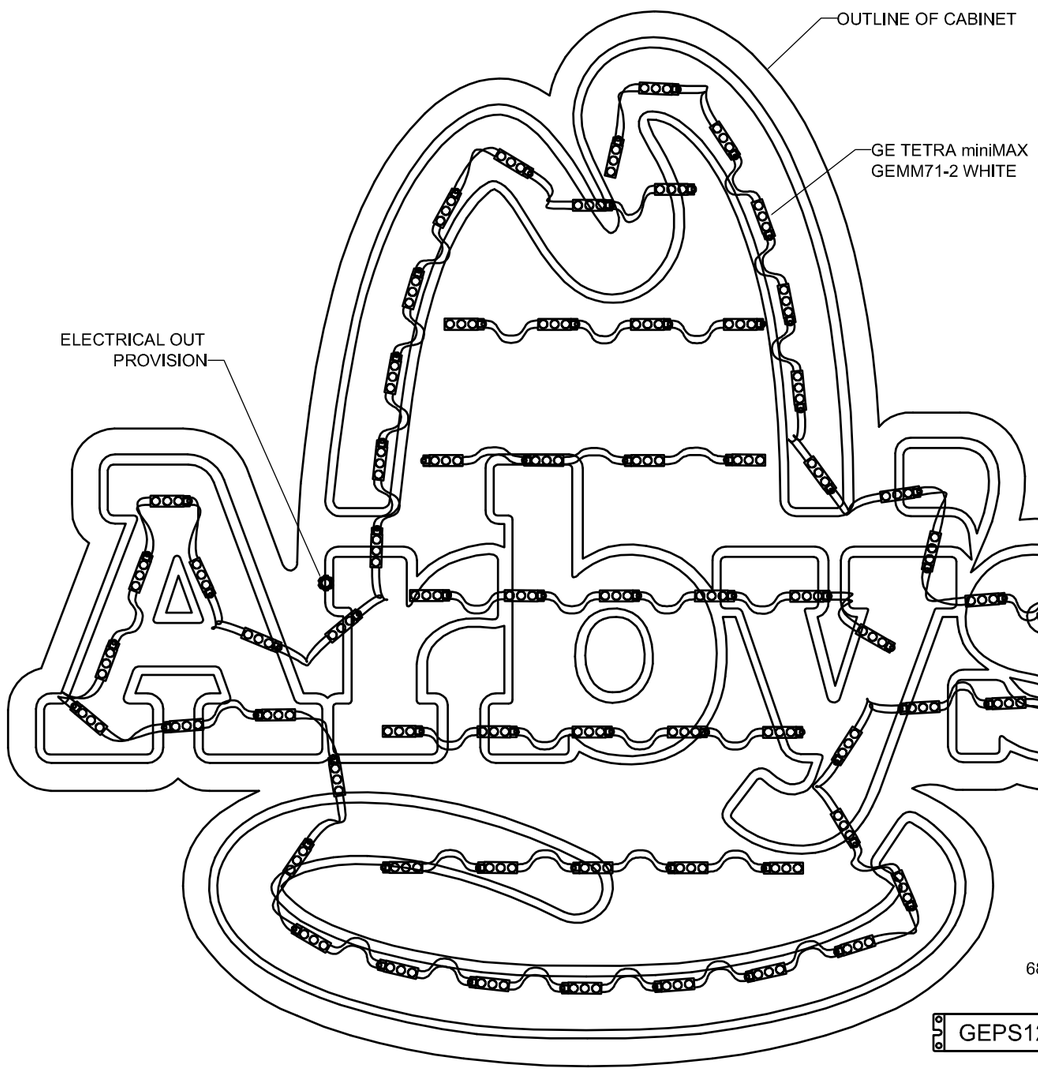
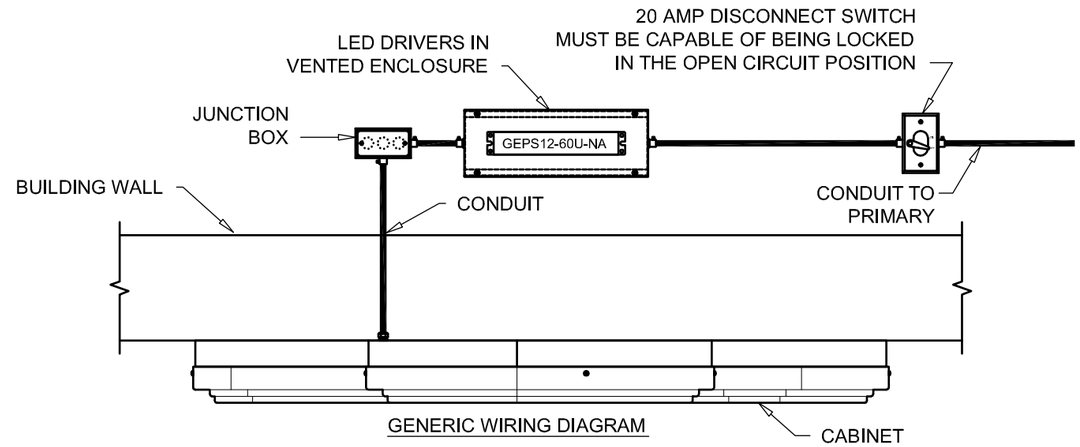
B

WALL SIGN



LED LAYOUT



GENERIC WIRING DIAGRAM

LED & DRIVER LAYOUTS
AS PROVIDED
BY GE LIGHTING

(170) LEDs PER
DRIVER MAX

ELECTRICAL REQUIREMENTS :

LED: (68) GE TETRA miniMAX GEMM71-2 WHITE
DRIVER: (1) GEPS12-60U-NA @ 0.65 AMPS
TOTAL LOAD: 0.65A @ 120VAC
CIRCUITS: (1) 20 AMP REQUIRED

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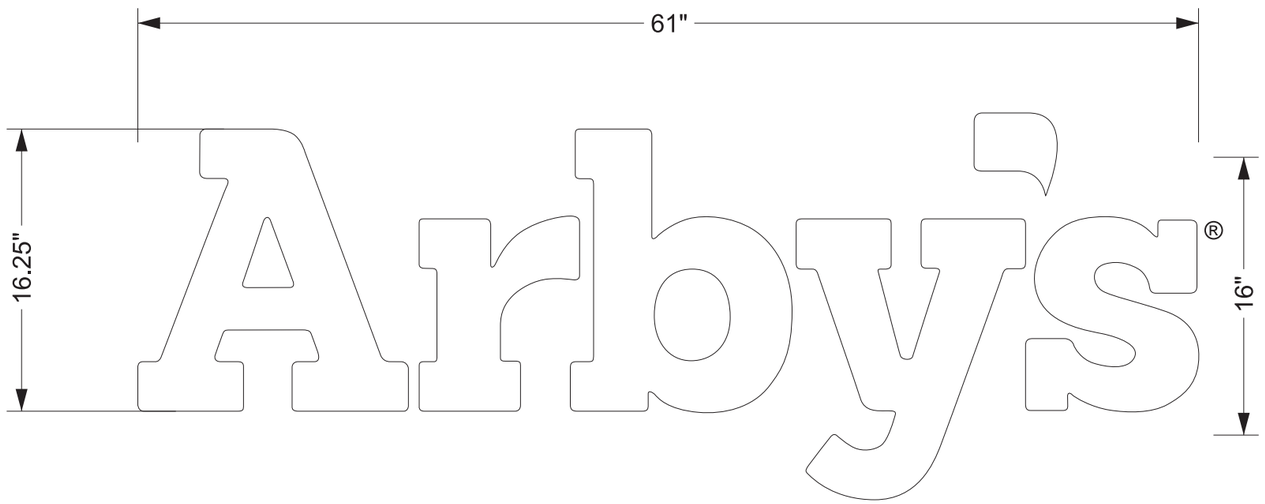

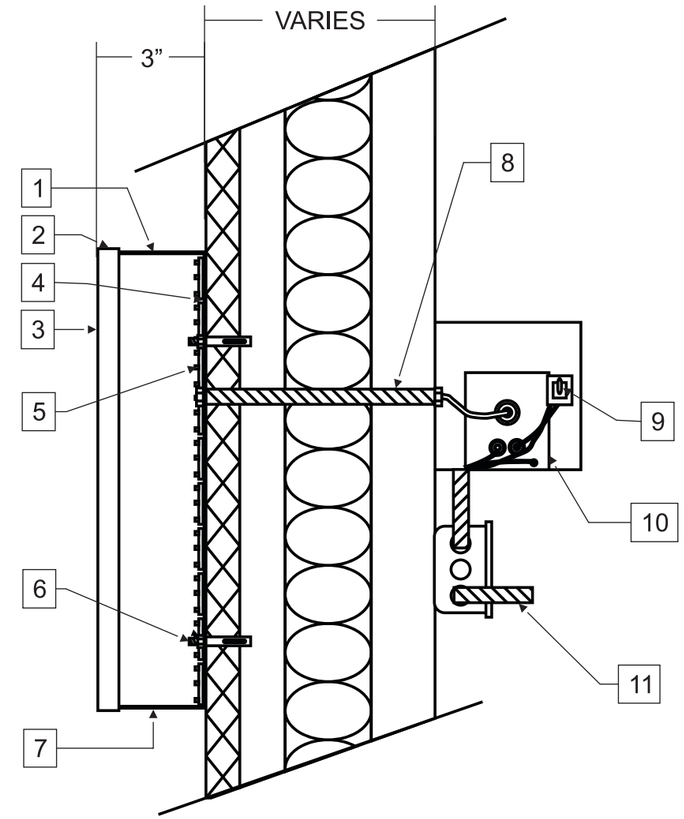

Specifications:
Arby’s Channel Letters Mounted
To Fabricated Light Band.

Colors		
A		7328 White Acrylic Faces
B		Metallic Silver Trim Cap
C		Metallic Silver Returns (Gloss)

Materials	
1	.050 Aluminum Return
2	1” Trimcap
3	3/16 Acrylic Face
4	.090 Aluminum Back
5	L.e.d. Module
6	Mounting Hardware
7	1/4” Weep Hole
8	1/2” Flex Conduit
9	Toggle Switch Mounted To Box
10	Power Supply
11	Primary Electrical Leads

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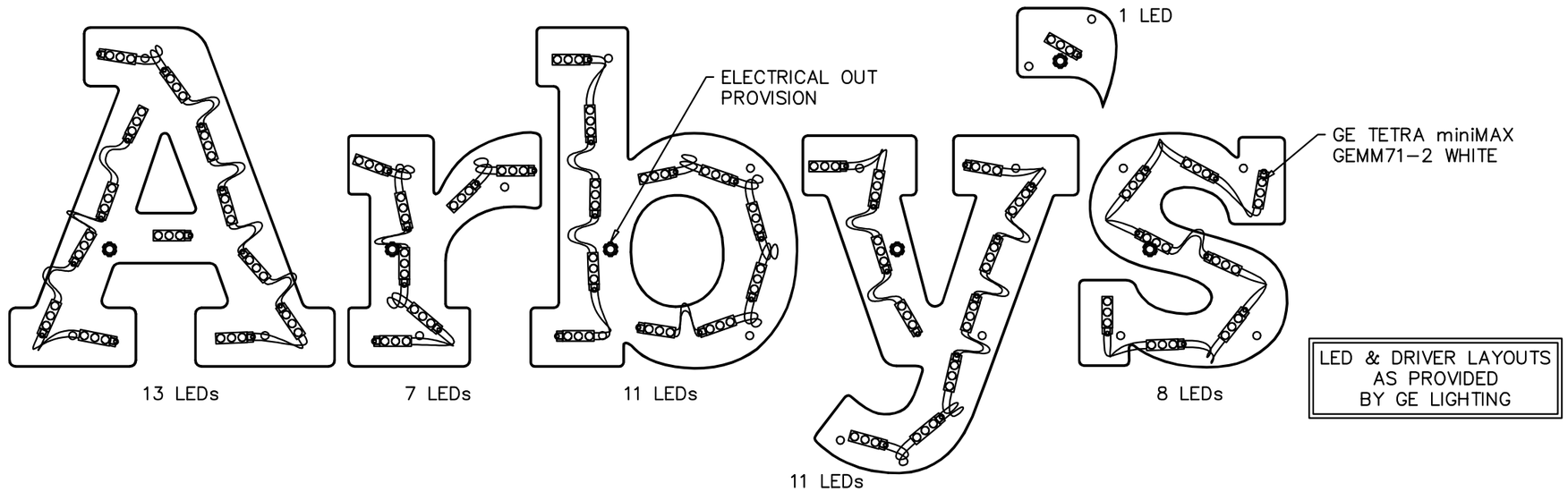

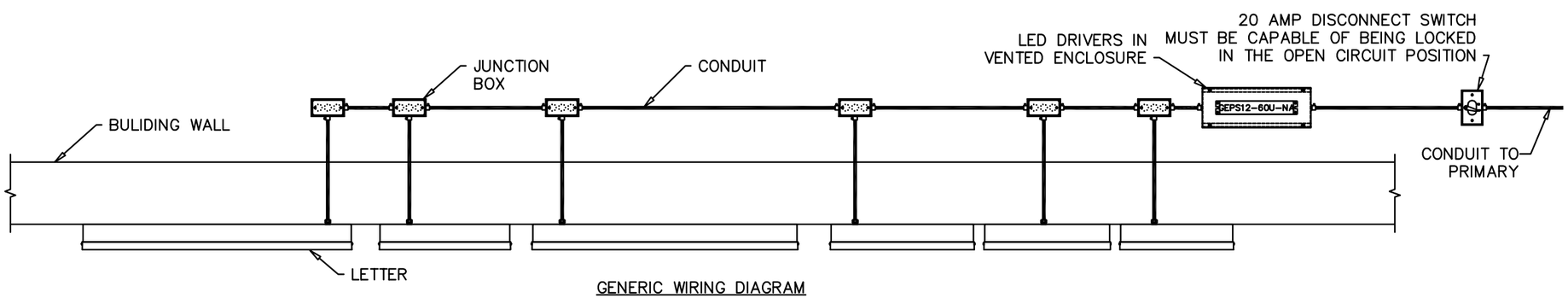

GENERIC WIRING DIAGRAM

ELECTRICAL REQUIREMENTS:

LED: (51) GE TETRA miniMAX GEMM71–2 WHITE
DRIVER: (1) GEPS12–60U–NA @ 0.65 AMPS
TOTAL LOAD: 0.65A @ 120VAC
CIRCUITS: (1) 20 AMP REQUIRED

APPROVAL INFORMATION & CONFIRMATION

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Client:	Arby's
Location:	
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Date:	8/13/14
Approved By:	
Sheet:	
Scale:	
File:	CorpRest/Arbys/_Spec/16in_RW_CL

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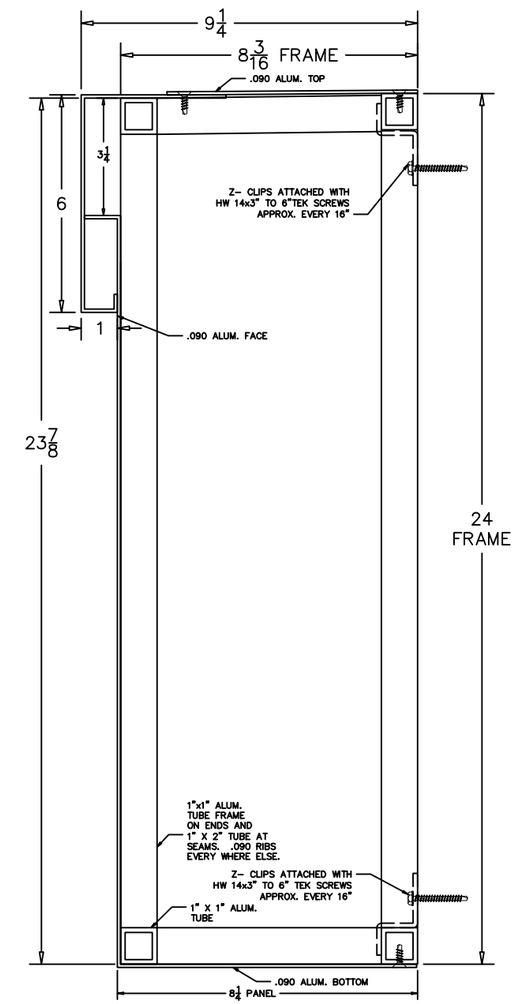
E NON-LIT EYEBROW

Band Powdercoated Arbys Carb Red

Non-Illuminated



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File:	CORPREST/ARBYS/SPEC/NONLITEYEBROW		

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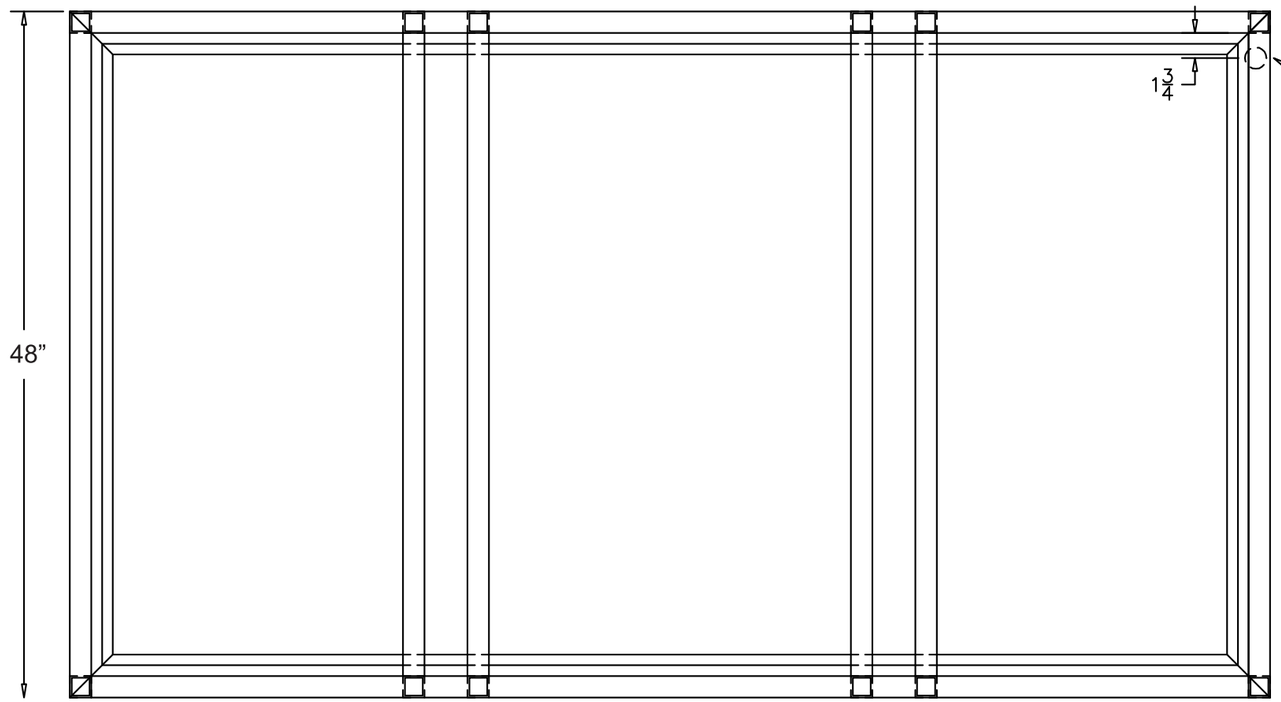
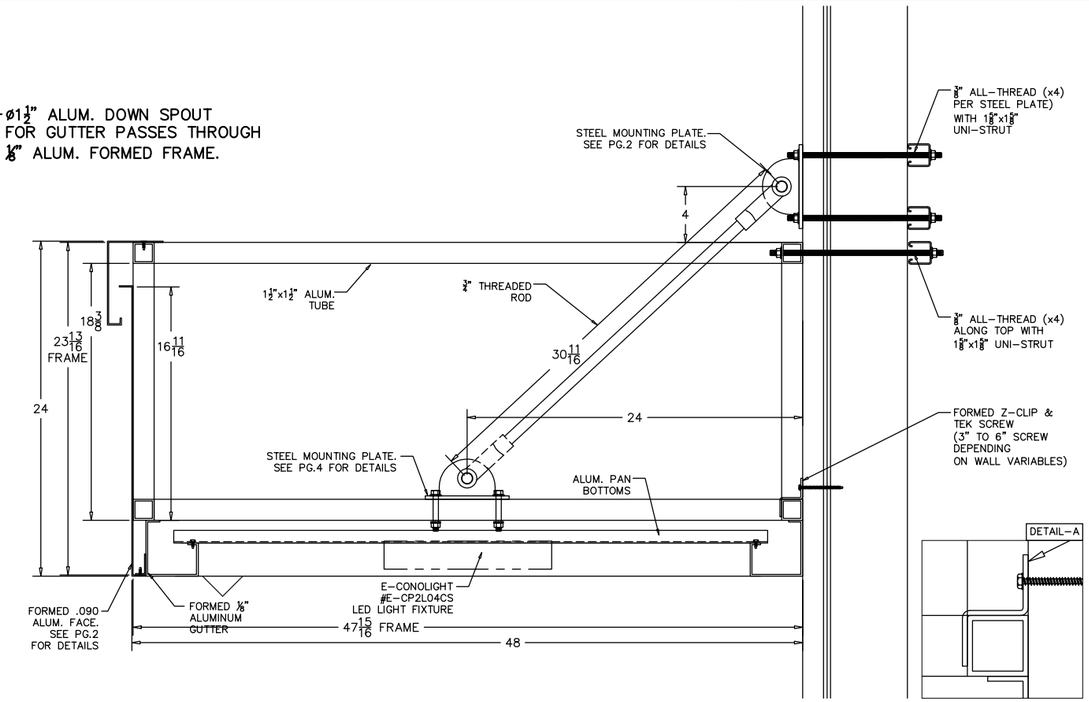
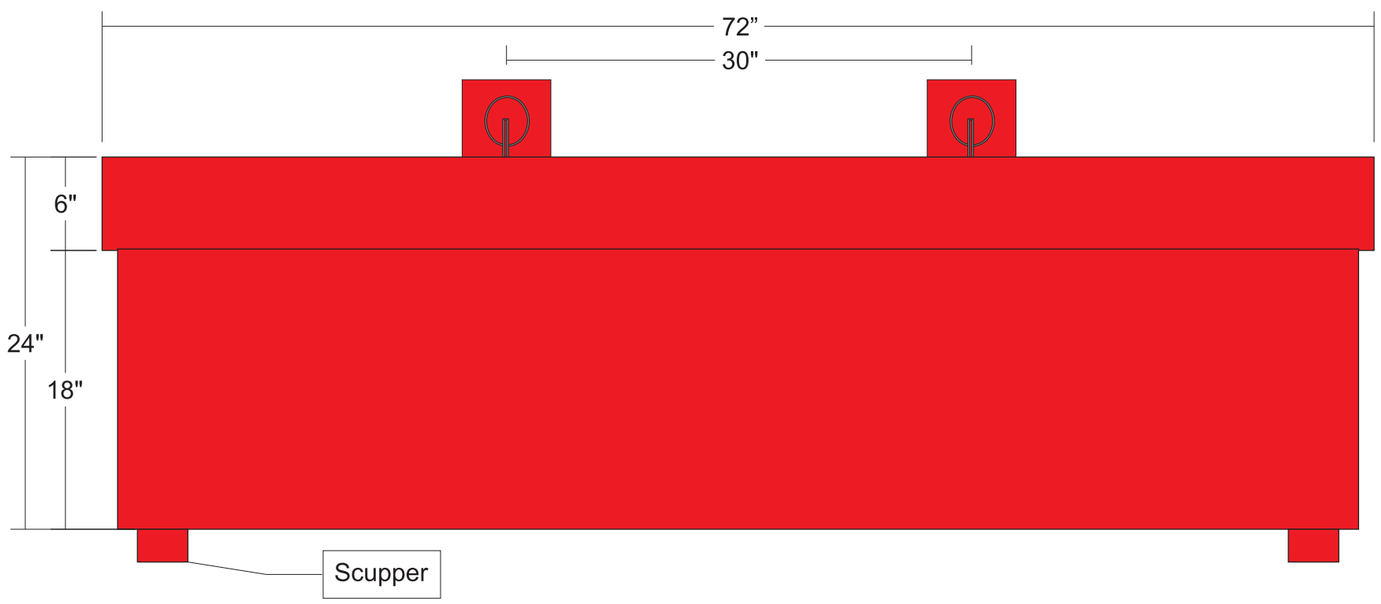
DRIVE-THRU CANOPY

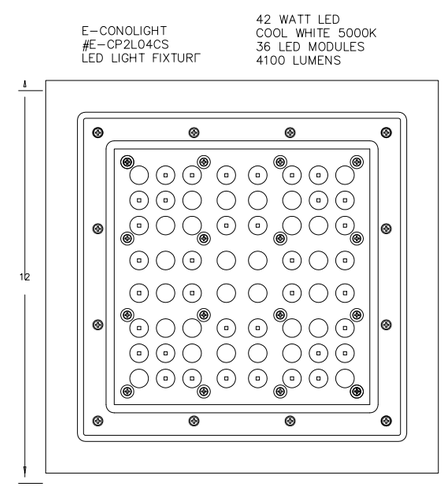


Frame Top

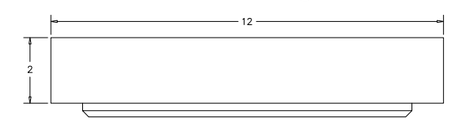




Light Detail



*Full Cut-Off Light



Color Specifications
Arbys Carb Red

APPROVAL INFORMATION & CONFIRMATION

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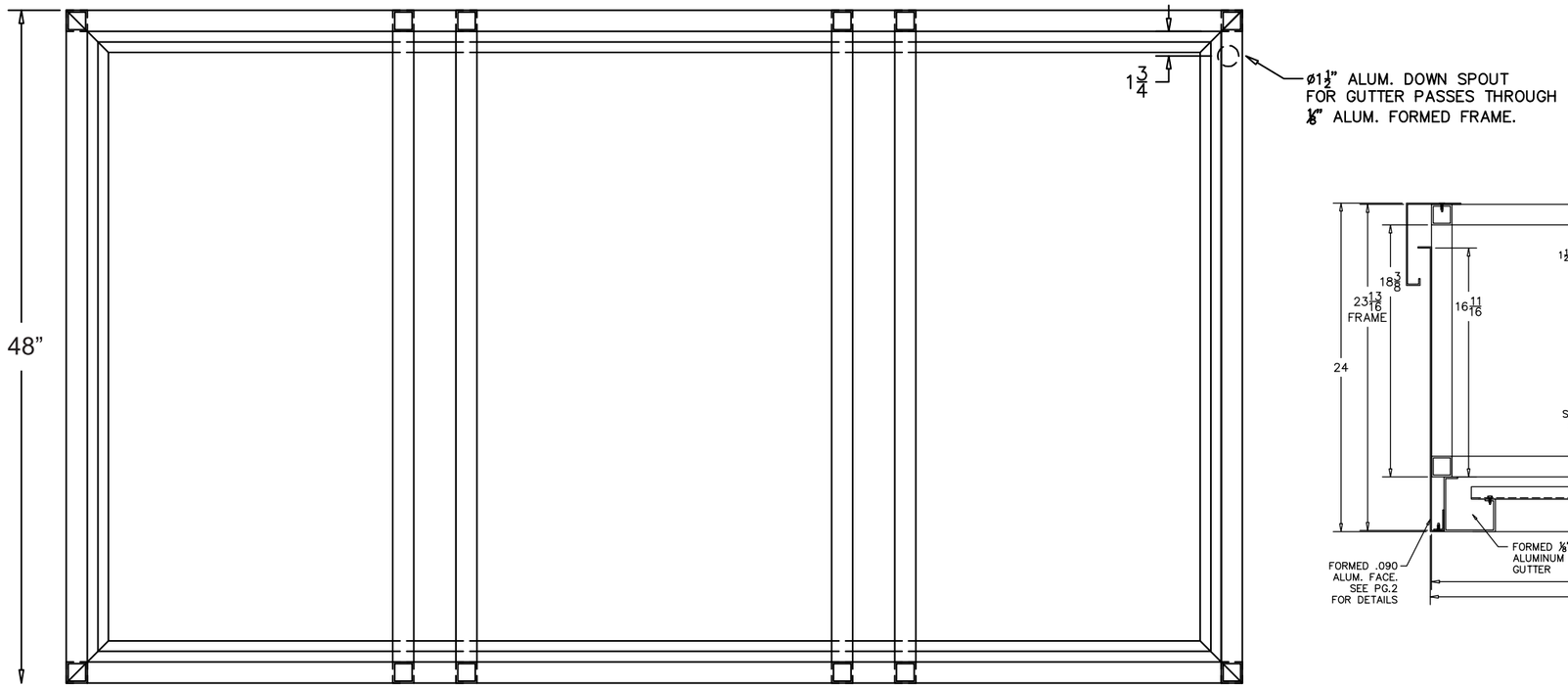
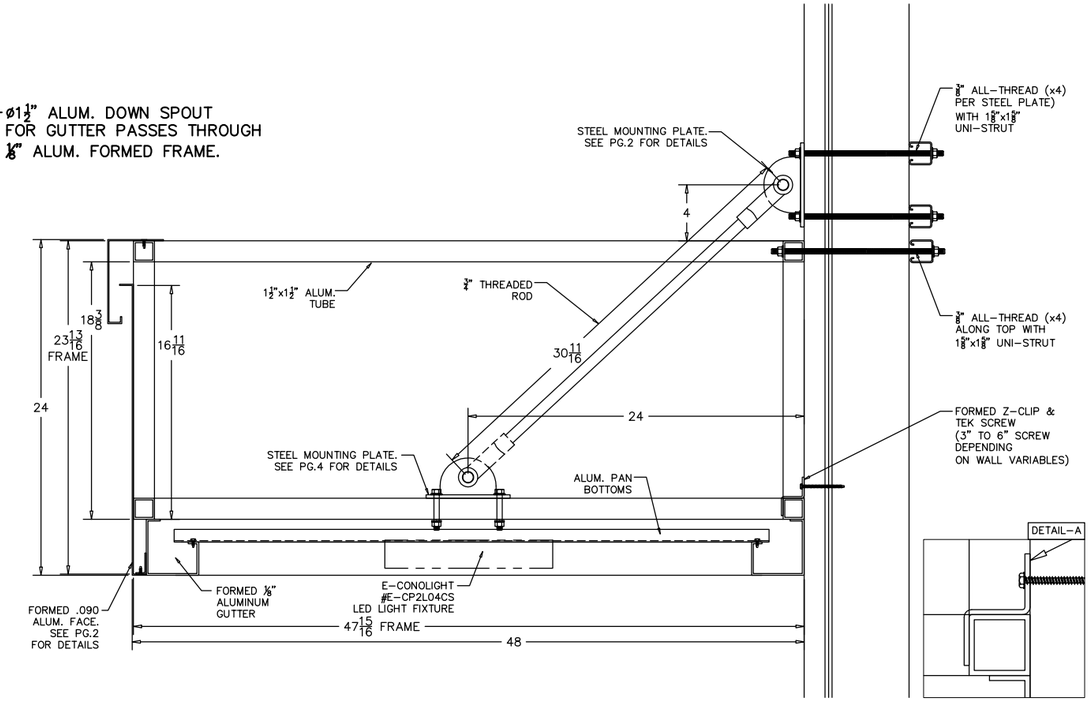
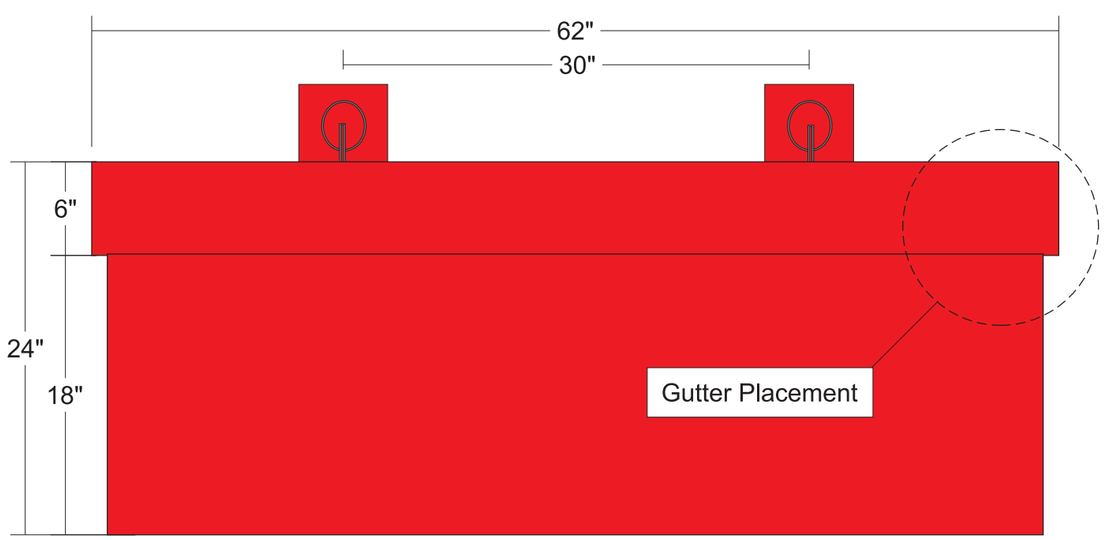
F2 ENTRANCE CANOPY

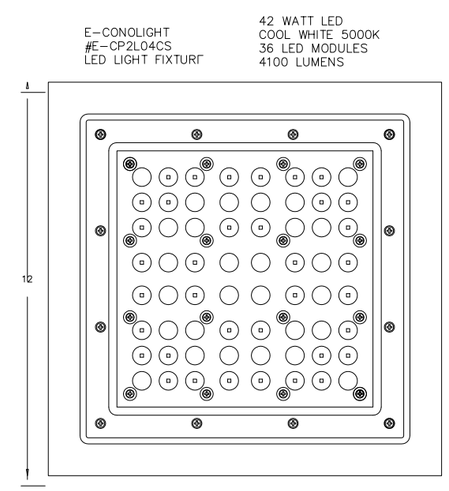




Frame Top



Light Detail



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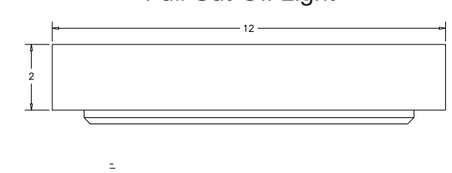

Color Specifications
Arbys Carb Red

APPROVAL INFORMATION & CONFIRMATION

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File:			

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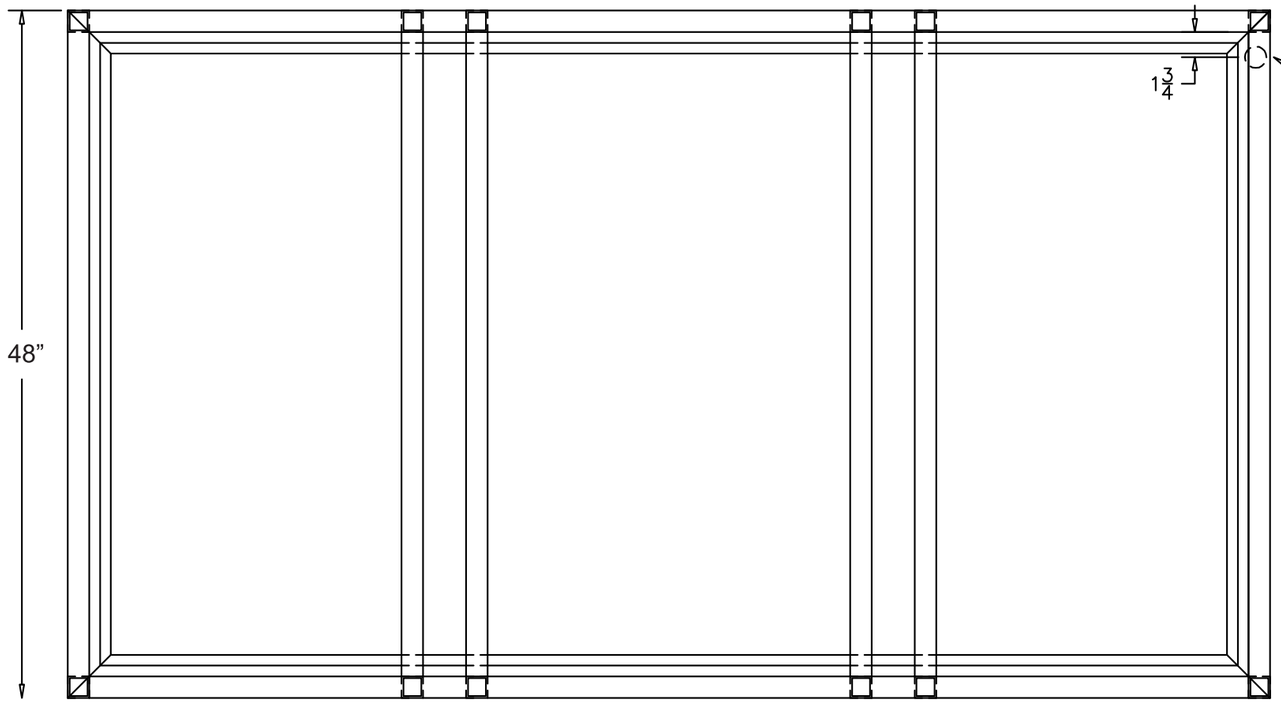
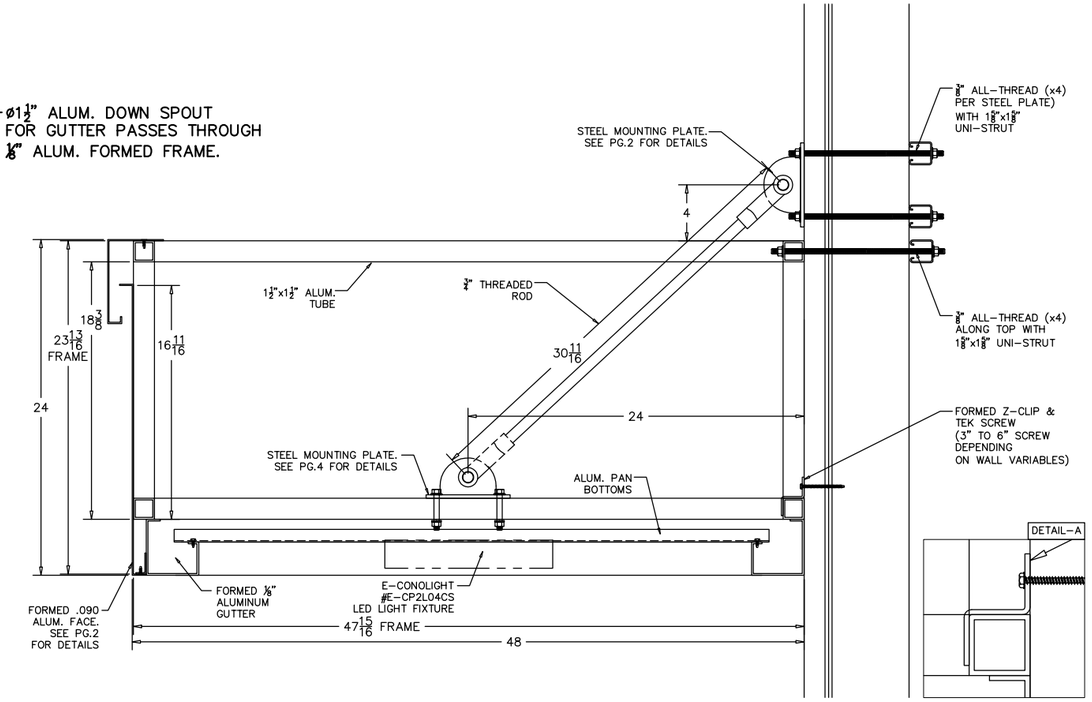
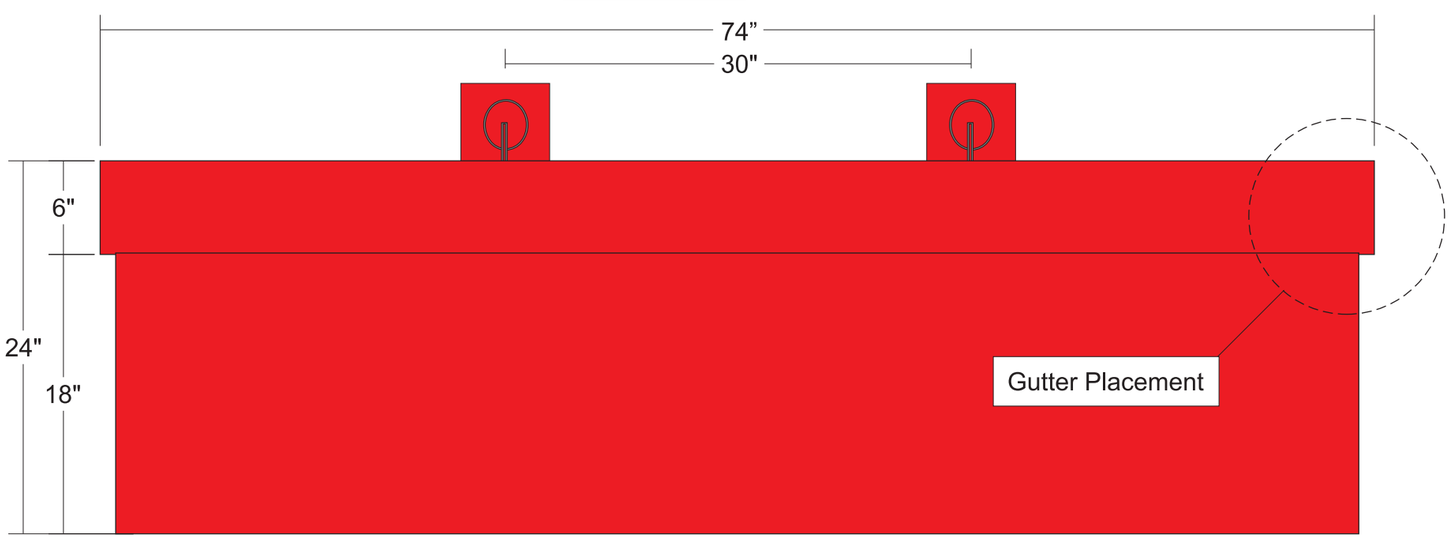
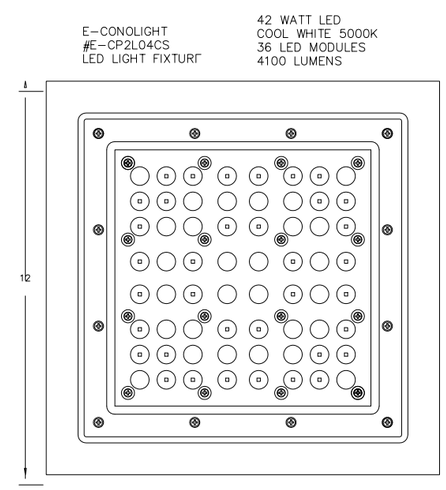


Frame Top





Light Detail



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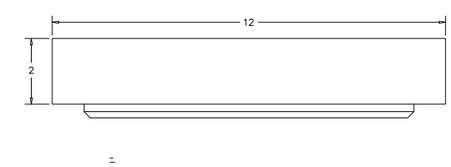

Color Specifications
Arbys Carb Red

APPROVAL INFORMATION & CONFIRMATION

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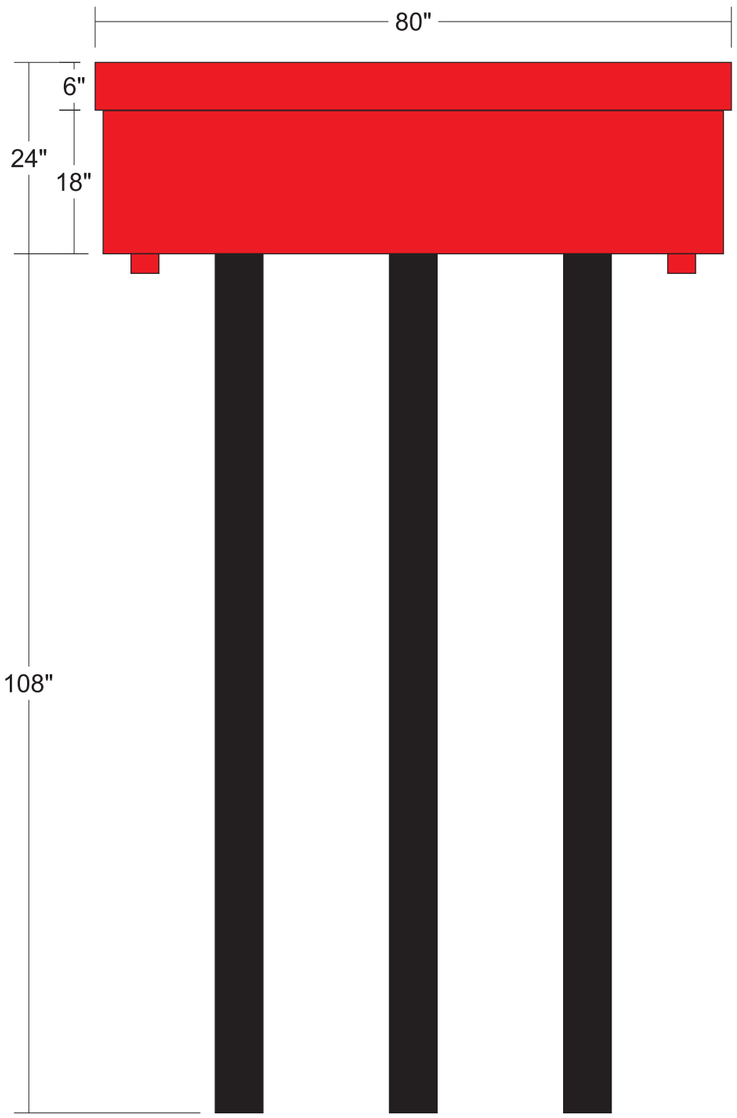
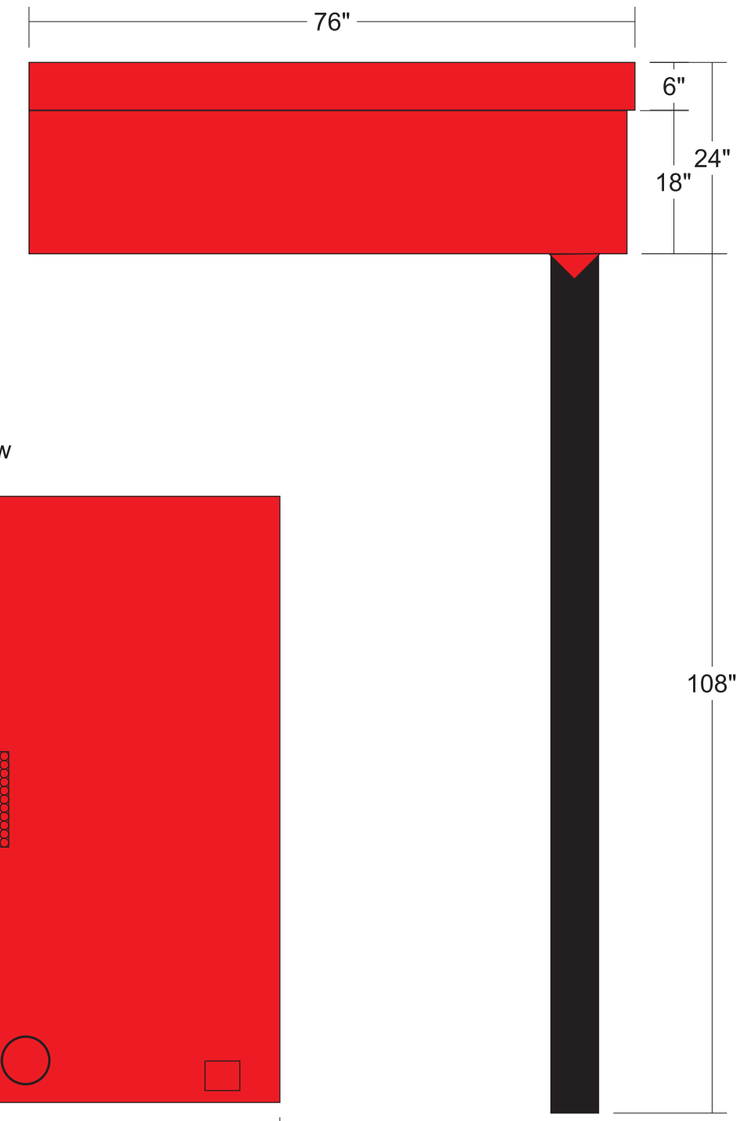
F4 CORNER CANOPY

Side View

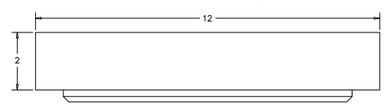


Front View

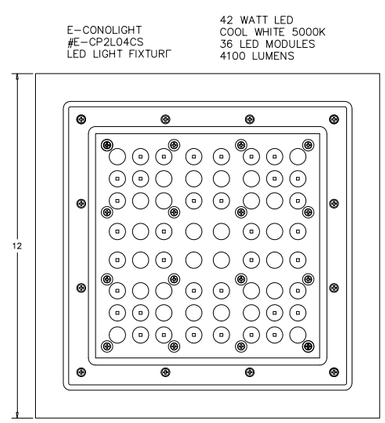


Color Specifications
Arbys Carb Red

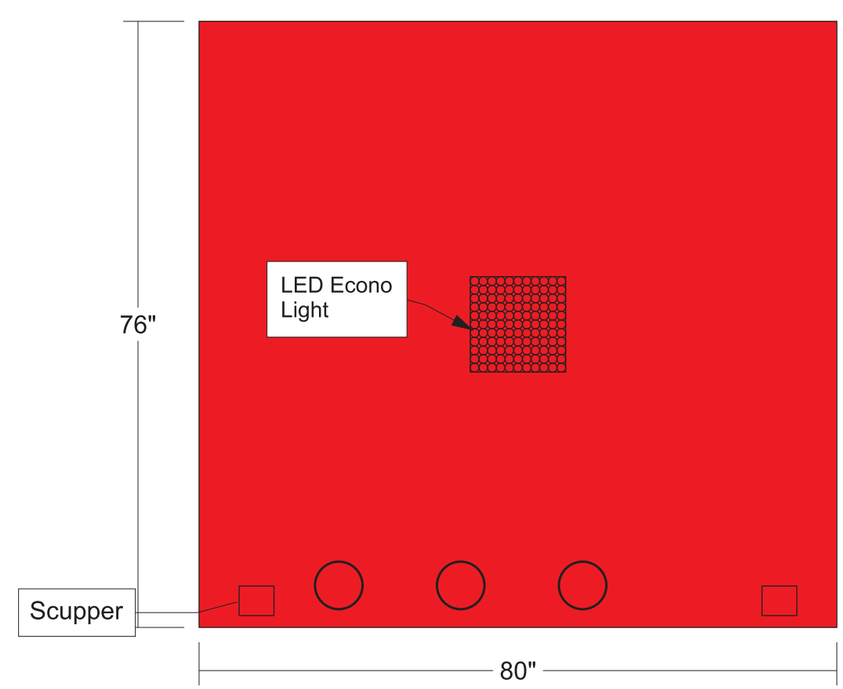
*Full Cut-Off Light



Light Detail



Top View



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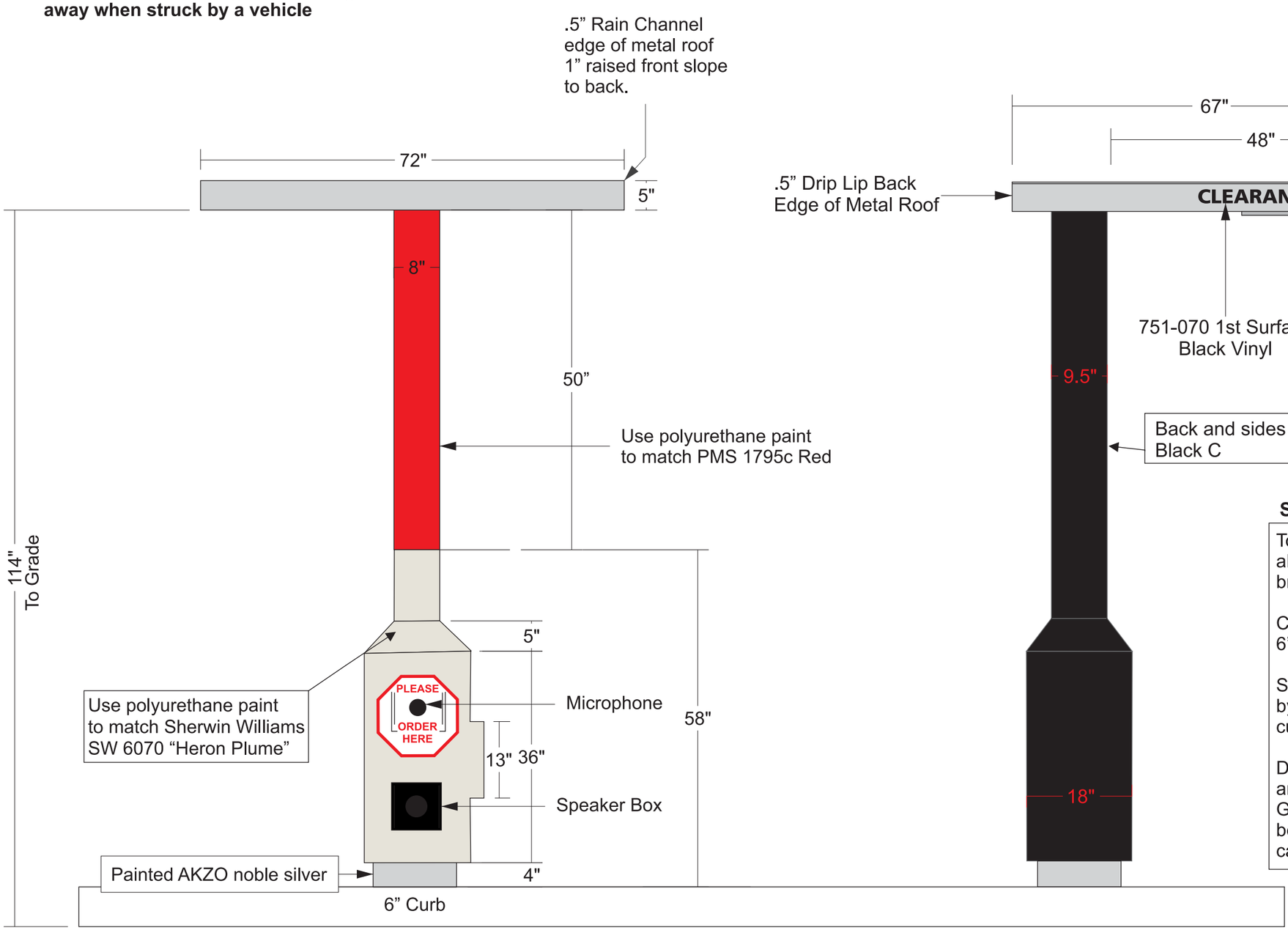
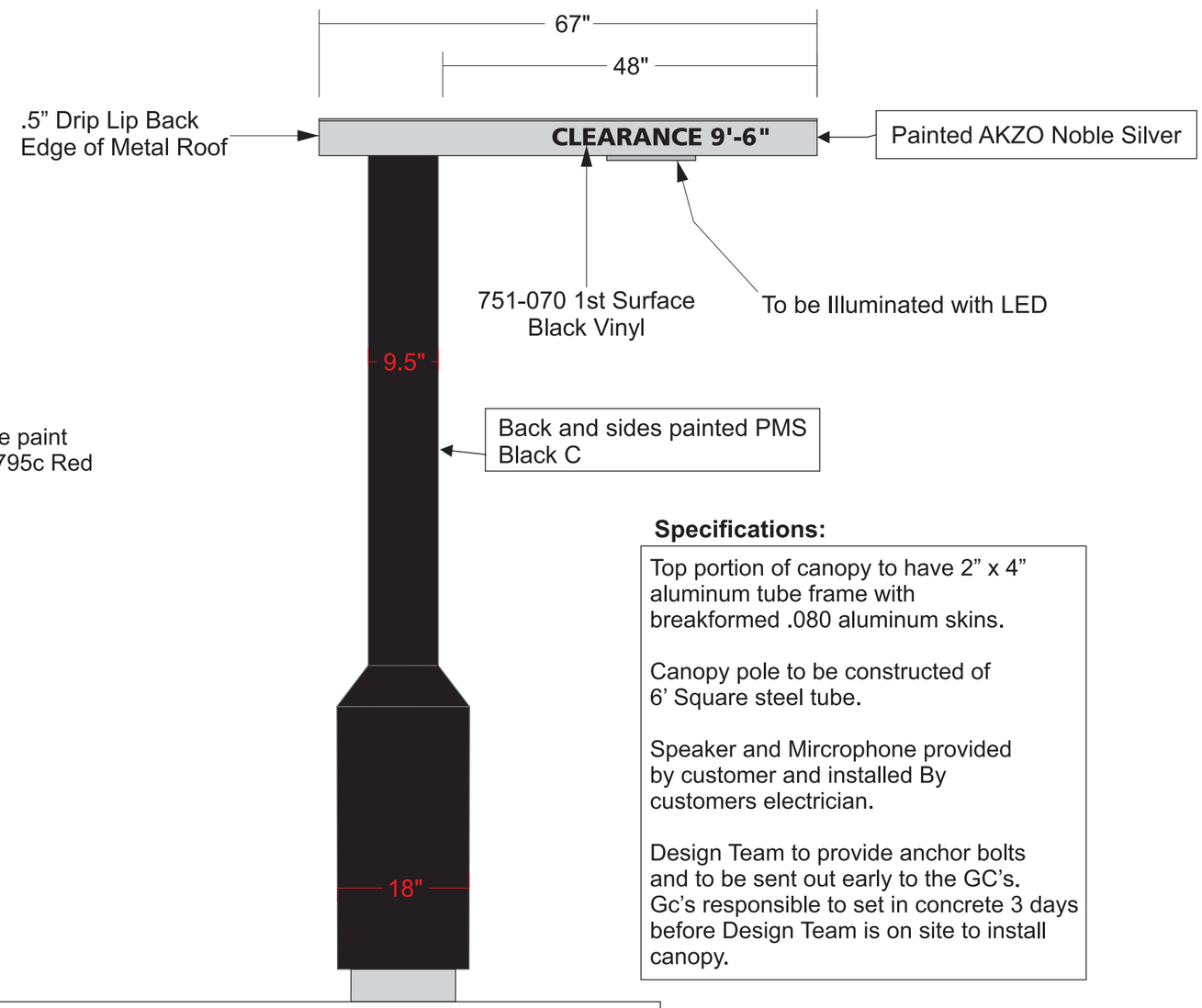
G BREAK AWAY CANOPY

Note: Top unit is designed to swing away when struck by a vehicle





Specifications:

Top portion of canopy to have 2” x 4” aluminum tube frame with breakformed .080 aluminum skins.

Canopy pole to be constructed of 6’ Square steel tube.

Speaker and Mircrophone provided by customer and installed By customers electrician.

Design Team to provide anchor bolts and to be sent out early to the GC’s. Gc’s responsible to set in concrete 3 days before Design Team is on site to install canopy.

APPROVAL INFORMATION & CONFIRMATION

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SIGN CODE INFORMATION

LOCATION INFORMATION	
Franchisee Name	Arbys
Store Number	
Street Address	307 E Main Street
City, State, Zip	Gallatin, TN 37066
Phone Number	
District #/ Land Lot #/ Parcel #	
CODE INFORMATION CONTACT	
Contact Name	Denise Brown
Title	Planner 1
Phone number	615-451-5796
Municipality Name	City of Gallatin
Street Address	132 W Main Street
City, State, Zip	Gallatin, TN 37066
ZONING	
How is this property zoned?	CS/Commercial Services
Is this location subject to any special provisions? Explain.	no
Are there any proposed code changes in process?	yes, in the process of updating code to allow EMC. It will be
	several months before approved.
TOTAL SIGNAGE FOR PROPERTY	
Property frontage	not stipulated
Building frontage	not stipulated
Maximum square footage for the entire property	not stipulated
GROUND SIGNS	
Maximum number allowed (note formula if applicable)	1/street frontage
Pylon or Monument opportunity?	monument
Maximum SF allowed	1sf/lfof street frontage, 100sf max
How is the SF determined?	face
Maximum overall height	8ft
Minimum clearance below sign	not stipulated
Setback required	5ft from property line
Setback measured from…(street, ROW, property line, etc.)	property line
Are there restrictions for reader boards?	not allowed
Visibility triangle restrictions. Give details.	cannot inhibit visibility
Minimum distance between multiple signs	not stipulated
Projection over public way allowed? If Yes, give details.	not stipulated
What is the minimum wind load required?	90 mph
Does a face change require a permit?	yes
Any other restrictions or comments?	setback may be more for visibility
ELECTRONIC MESSAGE BOARDS (LED SIGNS)	
Are EMB readerboards allowed?	no
Are there color restrictions?	
Are there restrictions on the brightness?	
Are there restrictions on the hours of operation?	
Are scrolling or flashing messages allowed?	
How frequently can the message change?	
Any other restrictions or comments?	
BUILDING MOUNTED-WALL SIGNS	
Maximum number allowed (note formula if applicable)	not regulated
Maximum SF allowed	1sf/lf of bldg width, 180sf max
How is the SF determined?	smallest geometric shape
Maximum height or width.	not above roofline

Minimum clearance below sign	not stipulated
Maximum projection from the wall.	10 inches
Are raceways allowed or required?	yes
Are roof signs allowed? If so, include detail.	no
Is neon illumination allowed?	yes
Is LED illumination allowed?	yes
Do small Non-Ill directional signs count toward the SF allowed?	no
Any other restrictions or comments?	no
BLADE/PROJECTION SIGNS	
What is the maximum number of projecting signs allowed?	1 per entrance
What is the maximum projection allowed?	not stipulated
What is the minimum clearance from ground allowed?	7.5ft
EXTERIOR MENU BOARDS	
Are there decibel restrictions for speaker posts?	not stipulated
What is the maximum SF allowance for main exterior board?	Freestanding-50sf per board, 60sf total, Wall total-24sf
Is there a restriction on the amount of pre-sell menu boards?	2 menu boards are allowed
WINDOW SIGNS	
Are illuminated window signs allowed?	not stipulated
If so, may the illumination be LED or Neon?	not stipulated
Is there a maximum number allowed?	20% of window
Is there a SF restriction?	follow formula
Are window signs included in total signage calculations?	yes
Identiy maximum set back from window, if applicable.	not stipulated
CANOPY-AWNINGS	
What is the maximum amount of canopies allowed?	not stipulated
What is the maximum sf of canopies allowed?	6sf, height of letters 1 ft
What is the maximum clearance from grade- projection from building and maximum height allowed?	not stipulated
Are canopies without copy permitted as signs?	no
Do canopies without copy count toward wall sign SF limits?	no
Do canopies without copy require a building permit?	yes
Any other restrictions or comments?	no
FASCIA	
Does Non-illuminated fascia have to be permitted as a sign?	no
If Non-illuminated, would it count toward the wall sign SF?	no
Would Non-illuminated fascia require a building permit?	yes
Can part of the fascia sign be illuminated?	yes
When calculating the square footage, can we draw a rectangle around only the illuminated portion of the sign?	yes
How far can the fascia treatment project from the wall?	not stipulated
Is down-lighting below the fascia treatment allowed?	not stipulated
Are low-voltage / recessed LED's allowable?	not stipulated
Any other restrictions or comments?	no
BOARDER LIGHTING	
Is border lighting allowed?	not stipulated
LED or Neon?	not stipulated
Will border lighting be considered signage?	no
Will border lighting require a permit?	not stipulated
DIRECTIONAL SIGNS	
Maximum number allowed (note formula if applicable)	not stipulaetd

Maximum SF allowed	6sf
How is the SF determined?	smallest geometric shape
Maximum overall height	2.5ft
Minimum clearance below sign	not stipulaetd
Setback required	2ft from row
Are directionals included in total square feet allowed?	no
Is a logo/or name allowed?	not stipulaetd
Any other restrictions or comments?	none
TEMPORARY SIGNS	
Are temporary signs allowed?	banners only, 30 days 3 x year, 60sf
Permit required?	
How long can they be left up?	
Material restrictions?	
Are banners allowed?	
Permit required?	
How long can they be left up?	
Any other restrictions or comments?	
STAMPED ENGINEERING REQUIRED	
Are engineered stamped drawings requitred for freestanding ground signs?	no
Wall Signs?	no
Electronic Message Boards?	no
Exterior Menu Boards?	no
Canopies?	no
Fascia?	no
Directional's?	no
Other?	no
PERMIT PROCESS	
How many copies of drawings are required?	1
Are engineering seals required on sign install drawings?	no
Are certified plot plans required or is uncertified acceptable?	uncert acceptable
Are color elevations showing the new signs required?	no
Is written landlord approval required?	no
Does the permit application require the property owner's signature?	no
What is the application process? What departments have to approve the application and in what sequence?	submit to planning dept for approval
Can submittals be mailed, faxed or submitted online to jurisdiction, or do they need to be presented in person?	mailed or submitted in person
What is the usual lead time for the complete process?	1-10 days
What are the fees to obtain sign permit?	1% of value, $50 min
What is the expiration timeframe for permits once approved?	6 months
VARIANCE PROCESS	
Is there a variance process?	yes
If allowed, what are the details and the contact information?	Planning Department 615-451-5796
What is the estimated timeframe and cost?	Last Monday of the month meeting and deadline, Min. $50

Additional comments:
Per Ms. Brown, can submit drawings to her to make sure the sign criteria is met before submitting the sign permit. Denise.brown@gallatin-tn.

ITEM 4

GMRPC Resolution No. 2016-30

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A SITE PLAN FOR ITW/CIP TO CONSTRUCT A 60,061 SQUARE FOOT BUILDING ADDITION TO THE EXISTING MANUFACTURING AND WAREHOUSE FACILTY ON 24.116 (+/-) ACRES, ZONED INDUSTRIAL GENERAL (IG), LOCATED AT 850 STEAM PLANT ROAD. (PC 8-1579-16)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has approved a site plan and three (3) site plan additions to the ITW/CIP development site; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Site Plan addition submitted by the applicant, Rogers Engineering Group, at its regular meeting on March 28, 2016; and

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

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

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

1. The proposed Site Plan addition is consistent with the purpose and intent of the Industrial General (IG) 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 proposed Site Plan addition is consistent with the standards and specifications of Section 15.03.020, *Site Plan Required* of the Gallatin Zoning Ordinance.

3. Once completed, the proposed 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 the Site Plan for ITW/CIP Addition, consisting of ten (10) sheets, prepared by Rogers Engineering Group of Gallatin,

ITEM 4

TN., with Job No. 16-004, dated February 22, 2016, and a final revision date of March 17, 2016, 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.

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: 03/28/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 4
PLANNING DEPARTMENT STAFF REPORT

Site Plan for ITW/CIP Addition
(PC 8-1579-16)
850 Steam Plant Road
Date: March 23, 2016

REQUEST: 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.

OWNER:	**ILLINOIS TOOL WORKS, INC.**
APPLICANT:	**ROGERS ENGINEERING GROUP**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2016-30**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**MARCH 28, 2016**

PROPERTY OVERVIEW: The owner and applicant are requesting approval of a Site Plan for ITW/CIP to construct a 60,061 square foot building addition and re-locate 20 parking spaces at the existing manufacturing and warehouse facility on 24.116 (+/-) acre parcel, located at 850 Steam Plant Road. The property is zoned Industrial General (IG) and Intermediate Manufacturing and Transport and Warehousing is a permitted use in the IG zone district. (Attachment 4-1 and Attachment 4-2)

CASE BACKGROUND:

Property History and Previous Approvals

In 1987, California Industrial Products (CIP) constructed the original manufacturing and warehouse facility and later in 1998 Illinois Tool Works partnered with California Industrial Products to produce industrial fasteners.

On March 26, 2007, the Planning Commission approved a Site Plan for ITW/CIP (PC File #8-13-07) to construct a 30,200 square foot addition to the existing 90,000 square foot manufacturing and warehouse facility.

On June 28, 2007, the Planning Staff approved an in-house Site Plan for ITW/CIP (PC File #8-26-07S) to construct a driveway extension and eight (8) additional parking spaces to allow tractor trailers to access dock area and by-pass parking area.

On July 2, 2008, the Planning Staff approved an in-house Site Plan for ITW/CIP (PC File #8-27-08S) to construct an 8,400 square foot loading dock addition to the existing manufacturing and warehouse facility.

DISCUSSION:

Proposed Development
The owner and applicant propose to construct a 36,000 square foot manufacturing addition and a 30,061 square foot warehouse addition to the existing 120,200 square foot manufacturing and warehouse facility. In addition, the owner and applicant propose to relocate 20 existing parking spaces from the rear of the building to the rear of the proposed addition.

Natural Features
The property consists of an existing manufacturing and warehouse facility on 24.116 (+/-) acres with parking located in front and the rear of the facility. The property is irregular in shape with the front of the property running parallel with the railroad tracks and Steam Plant Road. The front of the existing building is located approximately 200 to 400 feet from the front property line. The property slopes away from the existing building to the front and sides parcel boundaries. However; the rear of the property, where the proposed addition will be constructed, slopes from the highest elevation (554') located next to the rear of the existing building to the lowest elevation (528') located at the southwest corner of the property.

Based on FEMA FIRM Map 47165C0431G, 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 adjacent properties zoned Industrial General (IG) with the TVA railroad tracks located along the (north) boundary. Hoeganaes Corporation is located to the west with commercial activities located to the north. Further to the south are scattered residential homes located in R20 Medium Residential (R20) zoned district.

Building and Architectural Elevations
The owner and applicant submitted photographs for the proposed ITW/CIP building addition, which shows tilt-up concrete panels with an aggregate finish and metal trim to match the existing facade (Attachment 4-3). The proposed building is a one (1) story, 60,061 square foot building addition which will be attached to the south side of the existing building. The majority of the parking area to be located in front but parking in the rear will be relocated at the rear of the building addition.

Since the property is located in the IG zoned district, the building is exempt from the 70 percent brick or stone requirement. The proposed building addition materials match the existing building.

The owner and applicant shall provide architectural elevations prior to the issuance of any building permits.

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

Bufferyard and Landscaping
The surrounding adjoining properties are zoned Industrial General (IG) and no bufferyards are required and no landscape screening is required for the relocated parking area. However, the owner and applicant shall meet Section 13.05.020.B.1.b *Interior Planting Areas* of the Gallatin Zoning Ordinance which requires one (1) canopy tree for every ten (10) parking spaces.

All landscaping in the bufferyards and interior plantings shall be maintained by the developer, property owner and/or successor per Section 13.04.120 and Section 13.05.050 of the Gallatin Zoning Ordinance.

Parking
Parking requirements are based on the use of the property. The office use requires one (1) space per 300 square feet, manufacturing requires one (1) space per 1,000 square feet, and the warehousing requires one (1) space per 5,000 square feet. Based on this calculation, 146 parking spaces are required. The site plan indicates 149 parking spaces, including five (5) 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*.

Access
The manufacturing and warehouse facility will continue to use the one (1) existing driveway from Steam Plant Road. The driveway is located in the front of the property along TVA railroad tracks and Steam Plant Road. The site plan shows no additional access points to the adjacent properties.

Stormwater and Bio-Retention/Water Quality Area
The owner and applicant submitted drainage calculations and construction plans for the stormwater bio-retention/water quality area. The site will be graded on the east and west sides of the proposed building to allow the stormwater runoff to flow to the rear of the property into the bio-retention/water quality area (refer to Sheet C5.0). The bio-retention/water quality area will have underdrains connected to stormwater outlet structures to allow for the filtered stormwater to drain to the rear portion 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. The plan indicates nine (9) 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 plan indicates this proposed portion of the facility will utilize the existing dumpster located inside the building. The plan indicates the HVAC units will be located on the middle portion roof and will not be seen from the surrounding properties.

Signage
The owner and applicant indicated no new or additional signs for the proposed addition or the existing building or site. If in the future the owner decides to add or revise any of the existing signs, the owner shall submit a signage plan meeting the requirements of the Gallatin Zoning Ordinance, Section 13.07. 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. Provide one (1) canopy tree for every ten (10) parking spaces.
2. Provide architectural elevations prior to the issuance of any building permits.

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. Submit a Traffic Impact Study to the Engineering Division for review and approval per Section 13.06.010 of the Gallatin Zoning Ordinance.
2. Provide a TDEC NPDES permit prior to the issuance of any building permits.
3. Provide a copy of the recorded Stormwater Maintenance Agreement prior to the issuance of any building permits.

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 and sewer use regulations.

Findings:

1. The proposed Site Plan addition is consistent with the purpose and intent of the Industrial General (IG) 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 proposed Site Plan addition is consistent with the standards and specifications of Section 15.03.020, *Site Plan Required* of the Gallatin Zoning Ordinance.

3. Once completed, the proposed 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).

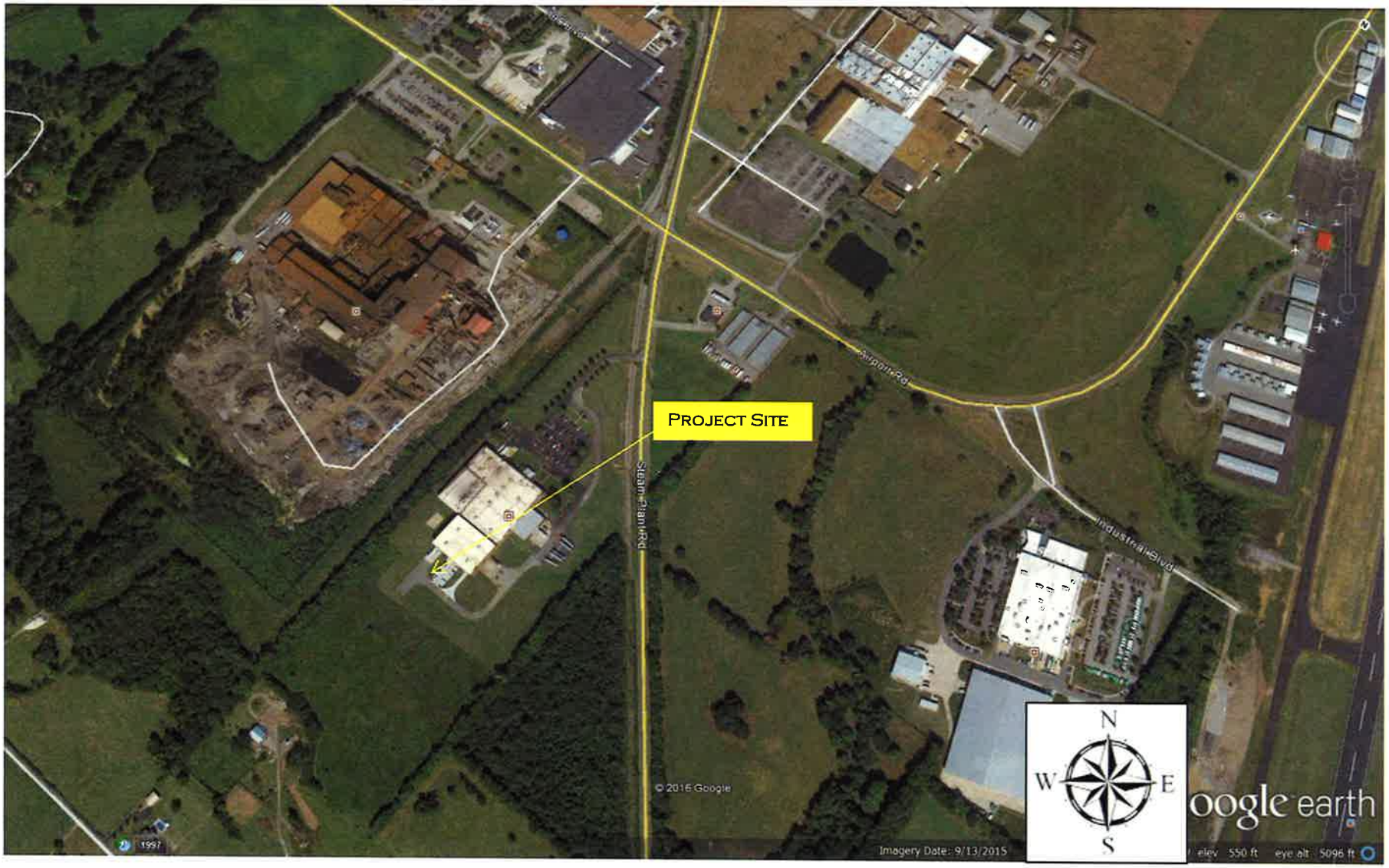
RECOMMENDATION:
Staff recommends that the Planning Commission approve Resolution 2016-30, Site Plan for ITW/CIP Addition, consisting of ten (10) sheets, prepared by Rogers Engineering Group of Gallatin, TN., with Job No. 16-004, dated February 22, 2016, and a final revision date of March 17, 2016, with 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.

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

ATTACHMENTS
Attachment 4-1 Location Map
Attachment 4-2 Site Plan for ITW/CIP Addition (PC 8-1579-16)
Attachment 4-3 Photographs of Existing and Adjacent Buildings

ITW/CIP Addition Site Plan
(PC 8-1579-16)
Location map



ATTACHMENT 4-1

850 Steam Plant Road
Tax Map 134//002.00
Zoned IG

ATTACHMENT 4-3

ITW/CIP PROPOSED ARCHITECTURE

Proposed architecture is to match existing shown below. Shown below is the southern face of the addition constructed in 2008.

The following is an up close shot of the exposed aggregate tilt up panels.

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 INFORMATION PROVIDED BY T.H.Y., INC JIM HELTON PLS.
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. CONTOUR INTERVALS ARE ONE (1) FOOT AND THE SOURCE OF THE VERTICAL DATUM IS NAVD88.
13. BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
14. A REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C0431G 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
HVAC UNIT LOCATIONS WILL BE LOCATED ON THE ROOF.

TEMPORARY BENCHMARK:

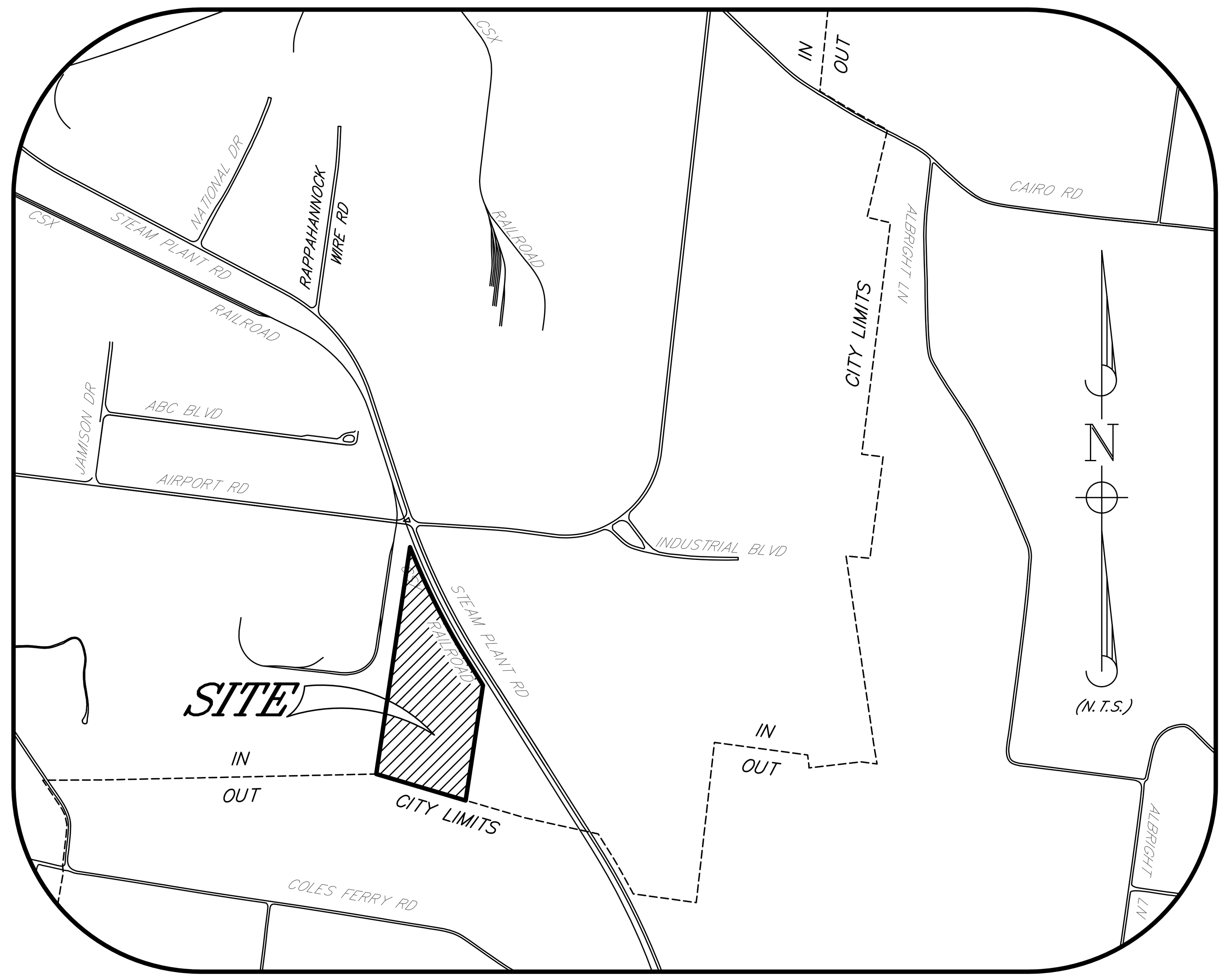
SEWER MANHOLE LOCATED AT THE SOUTHEAST QUAD OF STEAM PLANT ROAD AND AIRPORT ROAD.
ELEVATION 553.28

ESTIMATED CONSTRUCTION SCHEDULE:

BEGINNING MAY 2016
COMPLETION MAY 2017

PLAN SHEET INDEX:

DESCRIPTION	SHEET
COVER SHEET	C 1.0
OVERALL LAYOUT	C 2.0
DEMOLITION PLAN	C 3.0
SITE PLAN	C 4.0
GRADING PLAN	C 5.0
LIGHTING PLAN	C 6.0
SITE DETAILS	C 7.0
EROSION CONTROL PLAN A	C 8.0
EROSION CONTROL PLAN B	C 9.0
EROSION CONTROL DETAILS	C 10.0



ITW/CIP FASTENERS

66,060± SF ADDITION SITE PLAN
850 STEAM PLANT ROAD
CITY OF GALLATIN, 5TH CIVIL DISTRICT,
SUMNER COUNTY, TENNESSEE

UTILITY OWNERS			
WATER SEWER GAS	GALLATIN PUBLIC UTILITIES 239 HANCOCK STREET GALLATIN, TN 37066 CONTACT: DAVID GREGORY (615) 451-5922	TELEPHONE	AT&T 2501 PARK PLACE NASHVILLE, TN 37203 CONTACT: (615) 344-5288
ELECTRIC	GALLATIN DEPARTMENT OF ELECTRICITY 135 JONES STREET GALLATIN, TN 37066 CONTACT: MIKE TAYLOR (615) 452-5152	CABLE	COMCAST 840 SOUTH WESTLAND AVENUE GALLATIN, TN 37066 CONTACT: (615) 244-5900

STATEMENT OF FINANCIAL RESPONSIBILITY:

ITW/CIP FASTENERS WILL BE FINANCIALLY RESPONSIBLE FOR ALL IMPROVEMENTS SHOWN ON THIS PLAN.

PROJECT DESCRIPTION:

THIS PROJECT PROPOSES CONSTRUCTION OF APPROXIMATELY 66,060± SF OF SPACE TO COMPLIMENT THE CURRENT OPERATIONS AT THE EXISTING MANUFACTURING FACILITY AND THE RELOCATION OF TWENTY PARKING SPACES.

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.

PLAN APPROVAL

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

ENGINEERING DEPARTMENT ________ DATE ________

CITY ENGINEER ________ DATE ________

PARKING REQUIREMENTS			
USE	PARKING REQUIREMENT	FLOOR AREA	SPACES
EXISTING			
OFFICE	1 SPACE PER 300 SF	5,700 SF	19
MANUFACTURING	1 SPACE PER 1,000 SF	75,900 SF	76
WAREHOUSING	1 SPACE PER 5,000 SF	47,000 SF	9
PROPOSED			
MANUFACTURING	1 SPACE PER 1,000 SF	36,000 SF	36
WAREHOUSING	1 SPACE PER 5,000 SF	30,060 SF	6
		TOTAL	146

PROPOSED PARKING	
STANDARD SPACE	144 EXISTING*
ACCESSIBLE SPACE	5 EXISTING
TOTAL	149

* THIS PROJECT WILL RELOCATE 20 SPACES.

BUFFER YARD REQUIREMENTS		
	ORDINANCE	PROPOSED
IG TO IG	NONE REQUIRED	–
IR TO R20 (REAR YARD)	TYPE 50	EXISTING

IG BULK AND AREA REGULATIONS		
	ORDINANCE	PROVIDED
MAXIMUM LOT COVERAGE	50 %	6,000 SF
MAXIMUM BUILDING HEIGHT	80 FEET	39.16 FEET
MINIMUM LOT AREA	40,000 SF	24.116± AC
FRONT YARD	30 FEET	20 FEET
SIDE YARD	15 FEET	10 FEET
REAR YARD	20 FEET	15 FEET
MINIMUM SETBACK LINE	60 FEET	60 FEET

SITE DATA TABLE	
OWNER / DEVELOPER	ILLINOIS TOOL WORKS INC 3600 WEST LAKE GLENVIEW, IL 60025
SITE LOCATION	850 STEAM PLANT ROAD
TAX MAP	134
PARCEL	002.00 DB 815, PG 819 R.O.S.C.TN
ACREAGE	24.116 ±
CURRENT ZONE	IG
REQUESTED ZONE	–
EXISTING USE	MANUFACTURING INTERMEDIATE
PROPOSED USE	MANUFACTURING INTERMEDIATE

ROGERS
ENGINEERING
GROUP
114B WEST MAIN STREET
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

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1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

ITW/CIP FASTENERS
66,060± SF ADDITION SITE PLAN
COVER SHEET
850 STEAM PLANT ROAD
CITY OF GALLATIN, 5TH CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

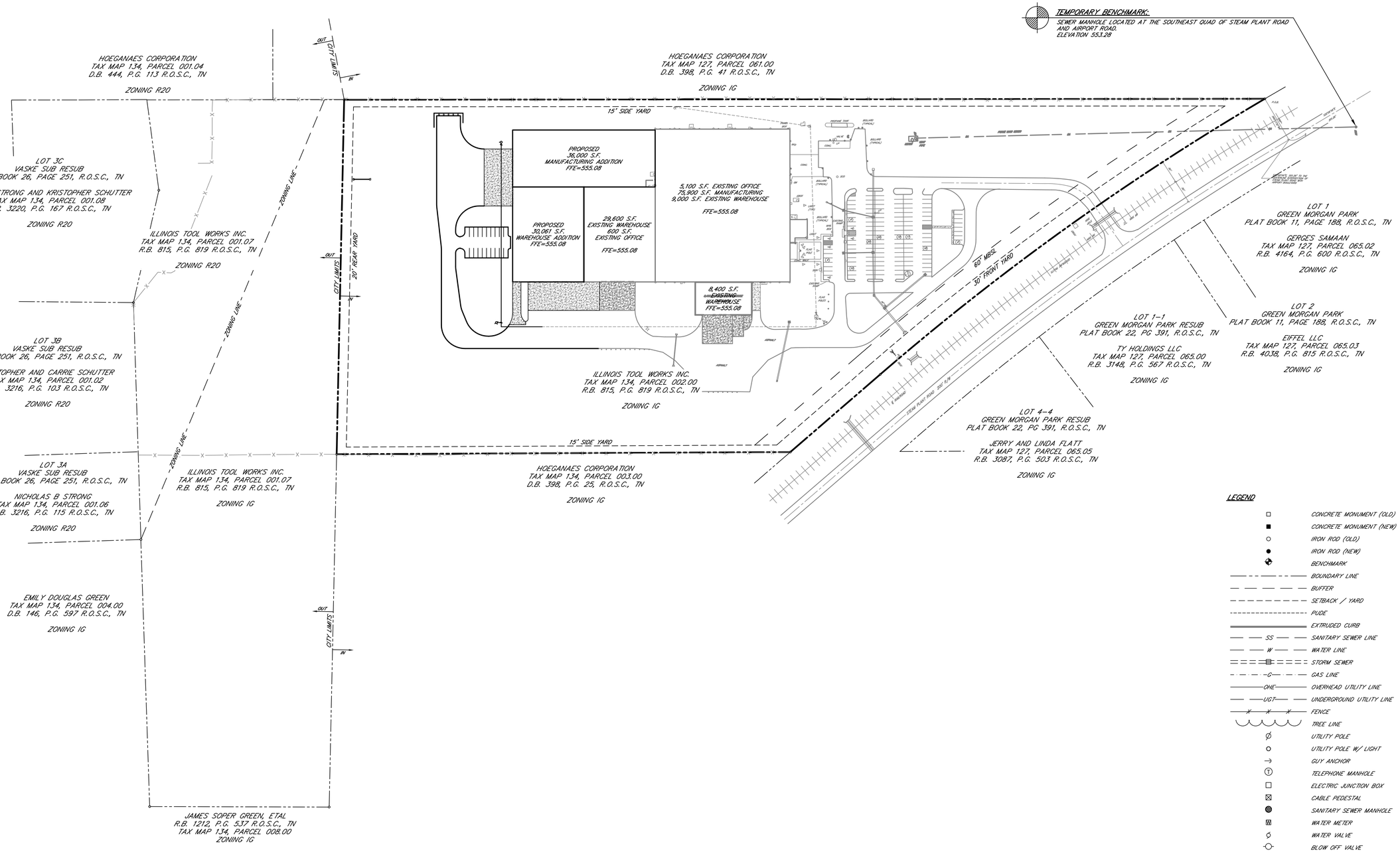
JOHN ANTHONY LEATH
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 00111602
STATE OF TENNESSEE
3-17-16

SHEET NO.
C 1.0

REVISIONS
REVISION 1: 17 MARCH 2016 PER PROJECT COMMENTS DATED 3-8-16

SHEET 1 OF 10

PROJECT #	16-004
DATE	22 FEBRUARY 2016



LEGEND

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

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GRAPHIC SCALE
100 50 0 100
(IN FEET)
1 inch = 100 ft.

ITW/CIP FASTENERS

66,060± SF ADDITION SITE PLAN
OVERALL SITE LAYOUT
850 STEAM PLANT ROAD
CITY OF GALLATIN, 5TH CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

LOEN ANTHONY LEITH
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 00111605
STATE OF TENNESSEE
3-17-16

SHEET NO.
C 2.0

REVISIONS
REVISION 1: 17 MARCH 2016 PER PROJECT COMMENTS DATED 3-8-16

SHEET 2 OF 10

PROJECT #	16-004
DATE	22 FEBRUARY 2016

HOEGANAES CORPORATION
TAX MAP 134, PARCEL 001.04
D.B. 444, P.G. 113 R.O.S.C., TN
ZONING R20

HOEGANAES CORPORATION
TAX MAP 127, PARCEL 061.00
D.B. 398, P.G. 41 R.O.S.C., TN
ZONING IG

FOUND IRON PIN & CONC. MARKER

N 08°36'28" E 1,938.24'

15' SIDE YARD

ILLINOIS TOOL WORKS INC.
TAX MAP 134, PARCEL 001.07
R.B. 815, P.G. 819 R.O.S.C., TN
ZONING R20

ZONING LINE

ILLINOIS TOOL WORKS INC.
TAX MAP 134, PARCEL 001.07
R.B. 815, P.G. 819 R.O.S.C., TN
ZONING IG

N 80°07'18" W 747.02'

20' REAR YARD

REMOVE CONCRETE PAD

REMOVE ASPHALT AND CONCRETE

REMOVE STORM STRUCTURES AND PIPE

REMOVE CONCRETE

REMOVE CONCRETE

RELOCATE EXISTING FIRE SERVICE LINE

SAW CUT EXISTING ASPHALT

REMOVE ASPHALT DRIVE

29,600 S.F. EXISTING WAREHOUSE
800 S.F. EXISTING OFFICE
FFE=555.08

5,100 S.F. EXISTING OFFICE
29,930 S.F. MANUFACTURING
9,000 S.F. EXISTING WAREHOUSE
FFE=555.08

8,400 S.F. EXISTING WAREHOUSE
FFE=555.08

ASPHALT

ILLINOIS TOOL WORKS INC.
TAX MAP 134, PARCEL 002.00
R.B. 815, P.G. 819 R.O.S.C., TN
ZONING IG

S 08°23'12" W 955.11' (CALLED=954.90')

HOEGANAES CORPORATION
TAX MAP 134, PARCEL 003.00
D.B. 398, P.G. 25, R.O.S.C., TN
ZONING IG

15' SIDE YARD

FOUND CONCRETE T
R/R ROW MONUMEN
50' FROM CENTERLIN
OF TRACKS

S 32°10'5

LEGEND

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

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GRAPHIC SCALE
40 20 0 40
(IN FEET)
1 inch = 40 ft.

ITW/CIP FASTENERS

66,060± SF ADDITION SITE PLAN
DEMOLITION PLAN
850 STEAM PLANT ROAD
CITY OF GALLATIN, 5TH CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

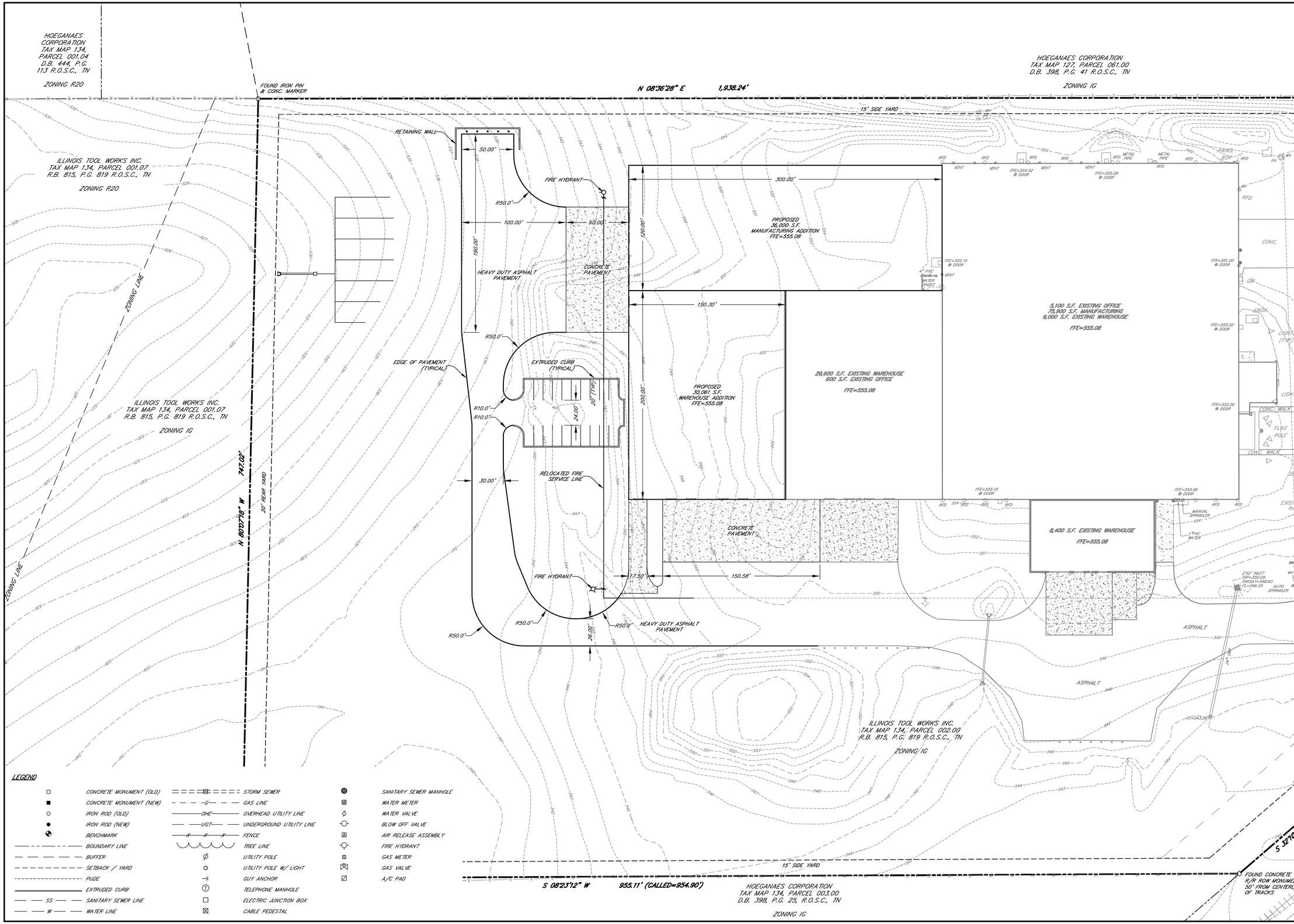
JOHN ANTHONY LEWIS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 00111605
STATE OF TENNESSEE
3-17-16

SHEET NO.
C 3.0

REVISIONS
REVISION 1: 17 MARCH 2016 PER PROJECT COMMENTS DATED 3-8-16

SHEET 3 OF 10

PROJECT #	16-004
DATE	22 FEBRUARY 2016



LEGEND

CONCRETE MONUMENT (OLD)	STORM SEWER	SANITARY SEWER MANHOLE
CONCRETE MONUMENT (NEW)	GAS LINE	WATER METER
IRON ROD (OLD)	OVERHEAD UTILITY LINE	WATER VALVE
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SETBACK / YARD	UTILITY POLE W/ LIGHT	GAS VALVE
PUDE	GUY ANCHOR	A/C PAD
EXTRUDED CURB	TELEPHONE MANHOLE	
SANITARY SEWER LINE	ELECTRIC JUNCTION BOX	
WATER LINE	CABLE PEDESTAL	

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ITW/CIP FASTENERS

66,060± SF ADDITION SITE PLAN
SITE LAYOUT
850 STEAM PLANT ROAD
CITY OF GALLATIN, 5TH CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

JOHN ANTHONY LEVITT
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 00111601
STATE OF TENNESSEE
3-17-16

SHEET NO.
C 4.0

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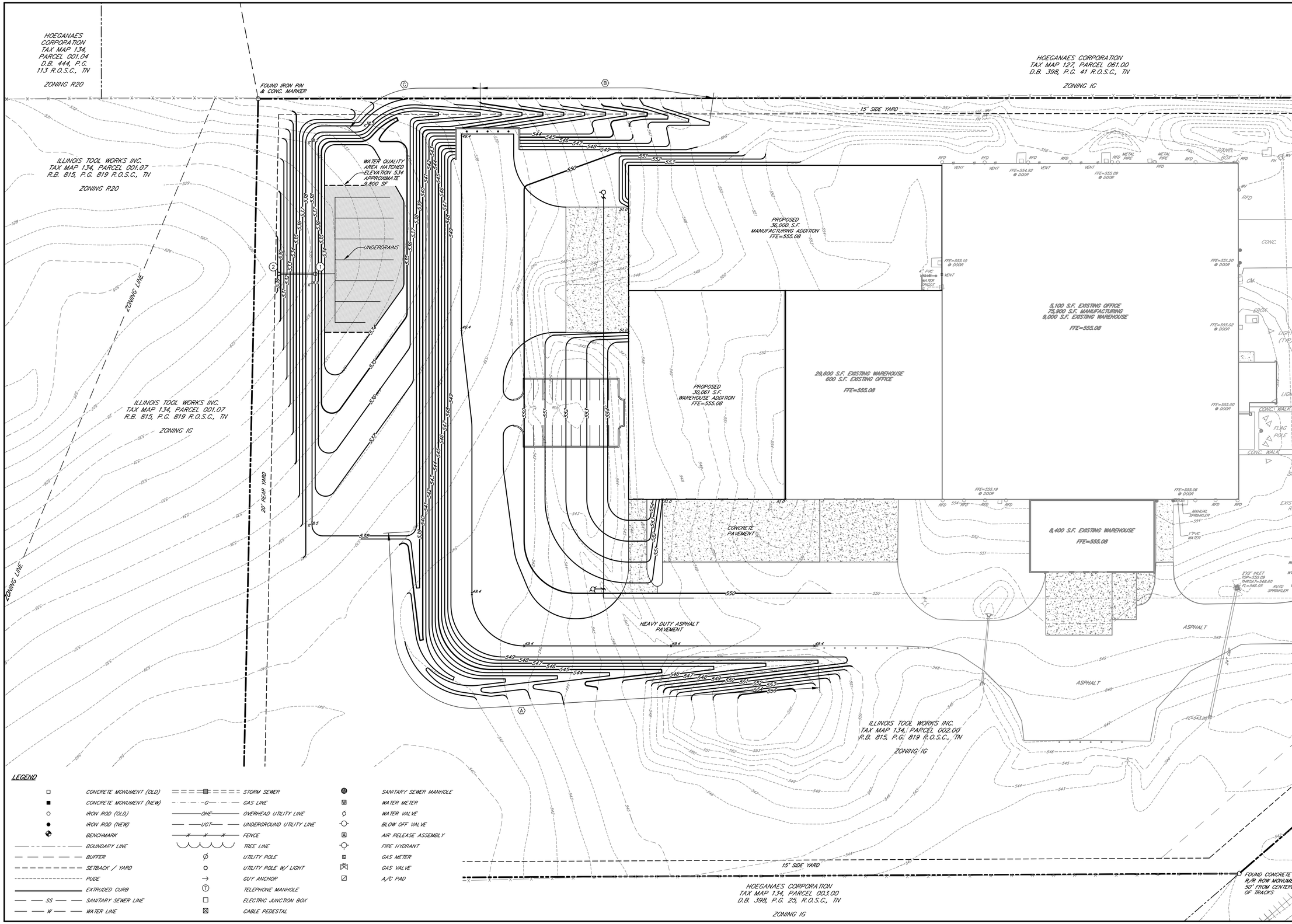
SHEET 4 OF 10

PROJECT #	16-004
DATE	22 FEBRUARY 2016



LEGEND

CONCRETE MONUMENT (OLD)	STORM SEWER	SANITARY SEWER MANHOLE
CONCRETE MONUMENT (NEW)	GAS LINE	WATER METER
IRON ROD (OLD)	OVERHEAD UTILITY LINE	WATER VALVE
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66,060± SF ADDITION SITE PLAN
GRADING PLAN
850 STEAM PLANT ROAD
CITY OF GALLATIN, 5TH CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

JOHN ANTHONY LEWIS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 00111601
STATE OF TENNESSEE
3-17-16

SHEET NO.
C 5.0

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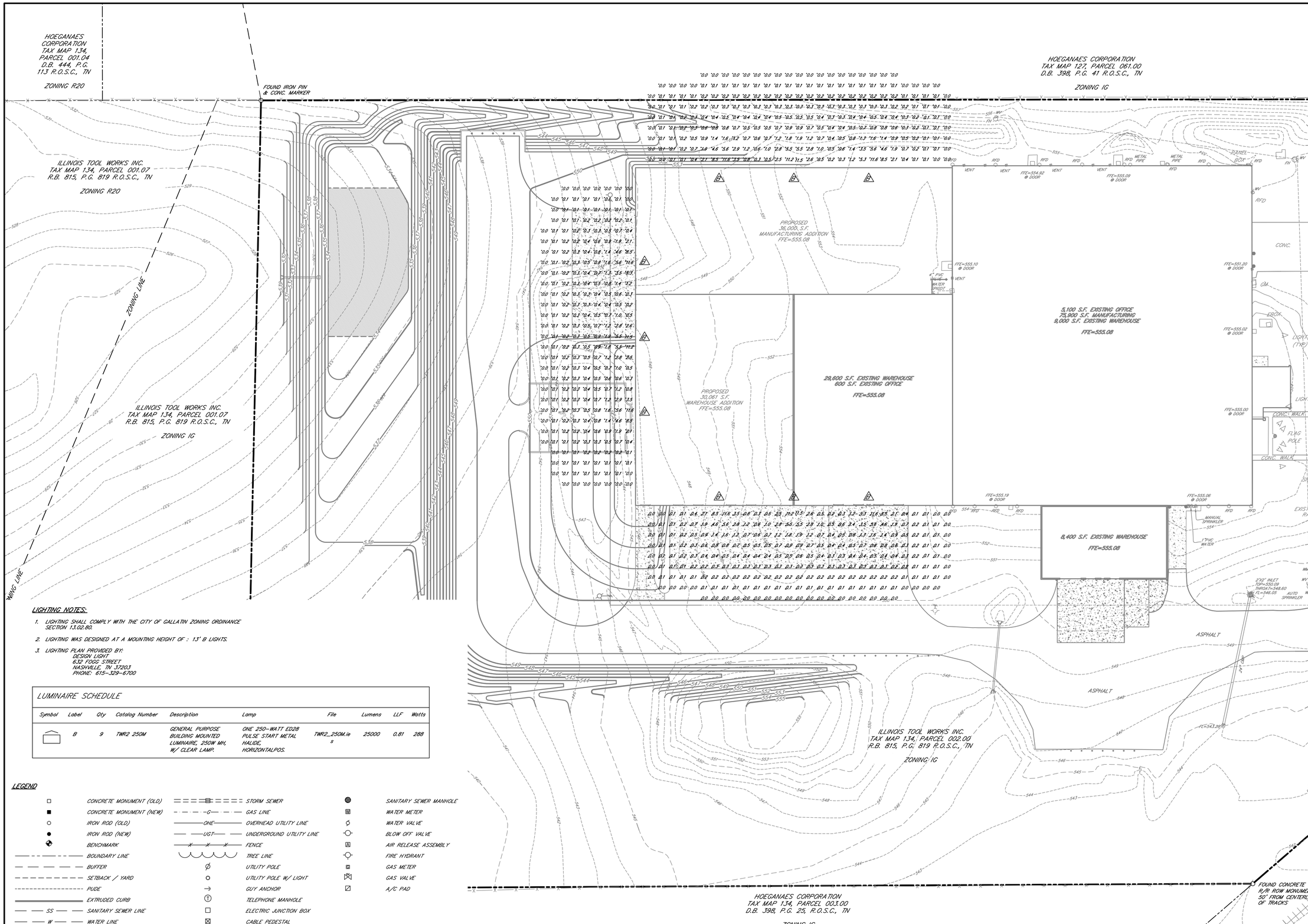
REVISION 1: 17 MARCH 2016 PER PROJECT COMMENTS DATED 3-8-16

SHEET 5 OF 10

PROJECT #	16-004
DATE	22 FEBRUARY 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 FOOD 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

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- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- BENCHMARK
- BOUNDARY LINE
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(IN FEET)
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ITW/CIP FASTENERS

66,060± SF ADDITION SITE PLAN
LIGHTING PLAN
850 STEAM PLANT ROAD
CITY OF GALLATIN, 5TH CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

SHEET NO.
C 6.0

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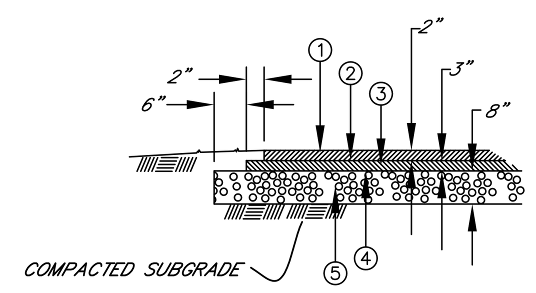
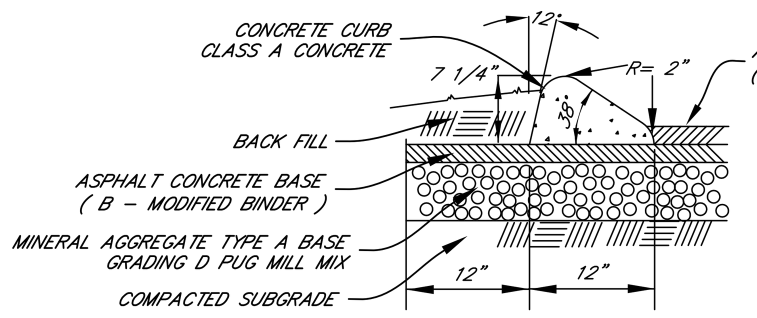
REVISION 1: 17 MARCH 2016 PER PROJECT COMMENTS DATED 3-8-16

SHEET 6 OF 10

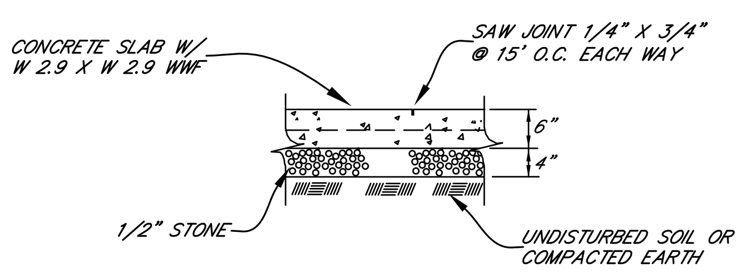
PROJECT #	16-004
DATE	22 FEBRUARY 2016



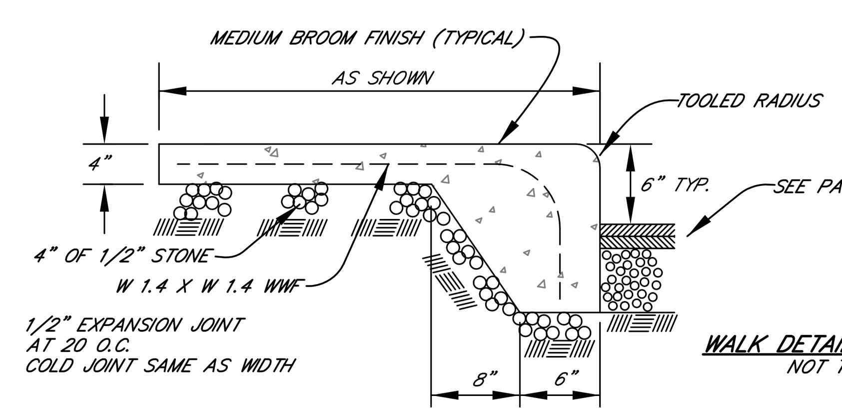
HEAVY DUTY PAVING SECTION
NOT TO SCALE



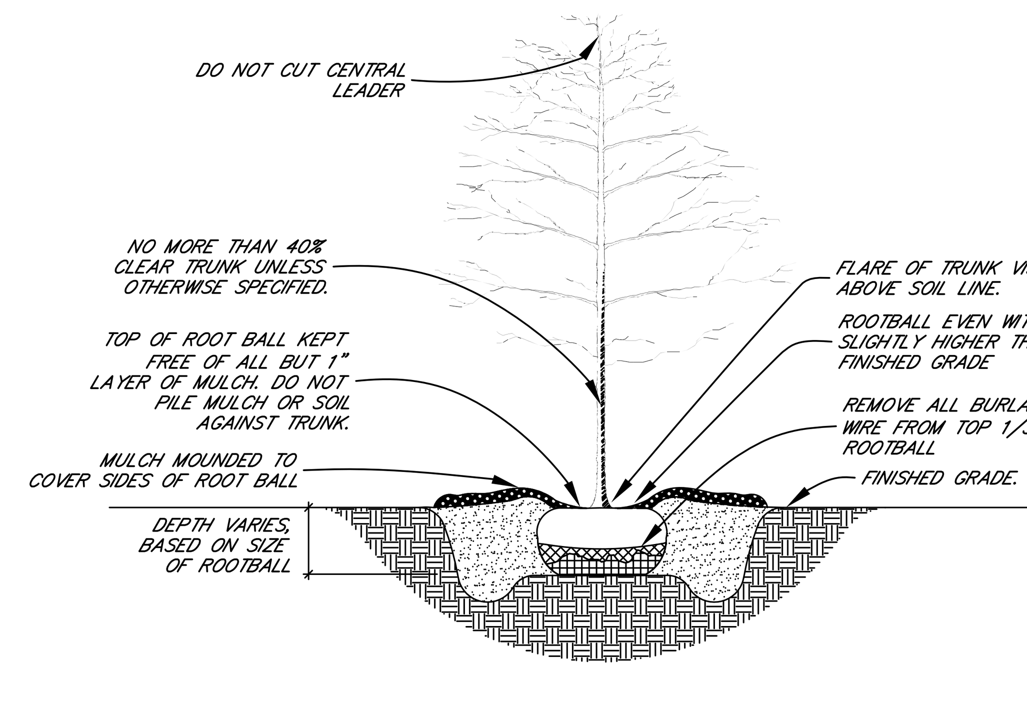
DETAIL 6" EXTRUDED MOUNTABLE CONCRETE CURB
NOT TO SCALE



CONCRETE PAVING DETAIL
NOT TO SCALE



WALK DETAIL AT PARKING
NOT TO SCALE



TREE SELECTION SPECIFICATIONS:

1. THERE SHALL BE NO CIRCLING OR GIRDLING ROOTS. CIRCLING ROOTS SHOULD BE CUT IN AT LEAST ONE PLACE.
2. TREES SHOULD BE ROOTED INTO THE ROOT BALL SO THAT SOIL OR MEDIA REMAINS INTACT AND TRUNK AND ROOT BALL MOVE AS ONE WHEN LIFTED BUT NOT ROOT BOUND. THE TRUNK SHOULD BEND WHEN GENTLY PUSHED AND SHOULD NOT BE LOSE SO IT PIVOTS AT OR BELOW SOIL LINE.
3. THE POINT WHERE THE TOPMOST ROOT IN THE ROOT BALL EMERGES FROM THE TRUNK SHALL BE WITHIN TWO INCHES OF THE SOIL SURFACE. IF IT IS NOT WITHIN THE TOP TWO INCHES OF SOIL, GENTLY REMOVE THE TOP LAYER OF SOIL FROM THE ROOT BALL UNTIL THE FIRST MAJOR ROOT FLARE IS VISIBLE.
4. THE RELATIONSHIP BETWEEN CALIPER, HEIGHT AND ROOT BALL SIZE SHALL MEET THE ANSI Z50.1 STANDARD, LATEST EDITION.
5. THERE SHOULD BE ONE DOMINANT LEADER TO THE TOP OF THE TREE WITH THE LARGEST BRANCHES SPACED AT LEAST 6 INCHES APART. THERE CAN BE TWO LEADERS IN THE TOP 25% OF THE TREE IF IT IS OTHERWISE OF GOOD QUALITY.
6. THE TREE CANOPY SHOULD BE MOSTLY SYMMETRICAL AND FREE FROM LARGE VOIDS. CLEAR TRUNK SHOULD BE NO MORE THAN 40% OF TREE HEIGHT UNLESS OTHERWISE SPECIFIED IN THE PLANTING SPECIFICATIONS.
7. OPEN TRUNK AND BRANCH WOUNDS SHALL BE LESS THAN 10% OF THE CIRCUMFERENCE AT THE WOUND AND NO MORE THAN 2 INCHES TALL. PROPERLY MADE PRUNING CUTS ARE NOT CONSIDERED OPEN TRUNK WOUNDS. THERE SHOULD BE NO 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:

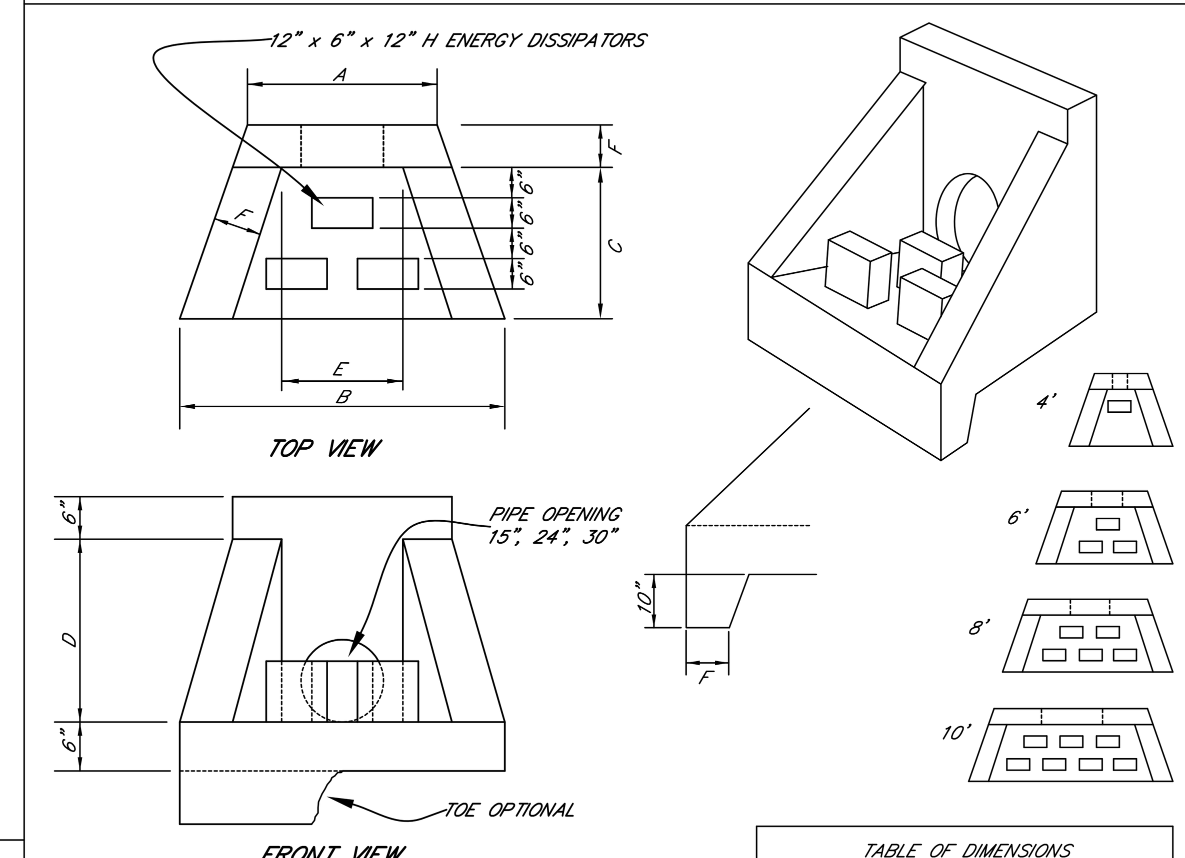
NO.	SIZE (INCHES)	LENGTH (FT)	SLOPE %	FLOW MAX. (CFS)	VELOCITY MAX. (FPS)	DEPTH d (FT)
1 – 2	15" CPP	32	0.50	3.51	DEPTH d (FT)	DEPTH d (FT)

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



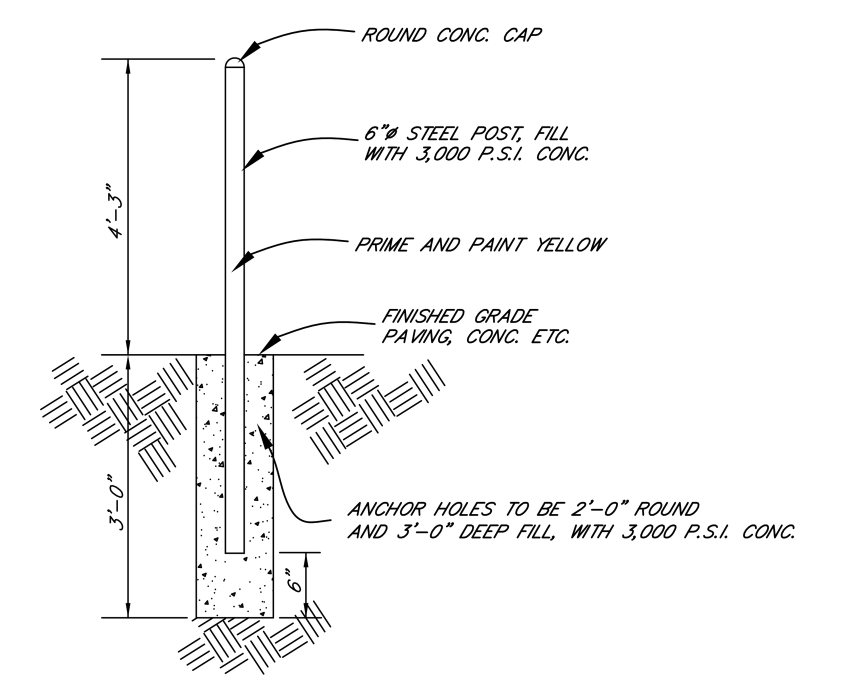
NOTES:

1. CONCRETE SHALL BE CLASS "A" MIXED, PLACED, FORMED, AND FINISHED IN ACCORDANCE WITH T.D.OT.. 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.

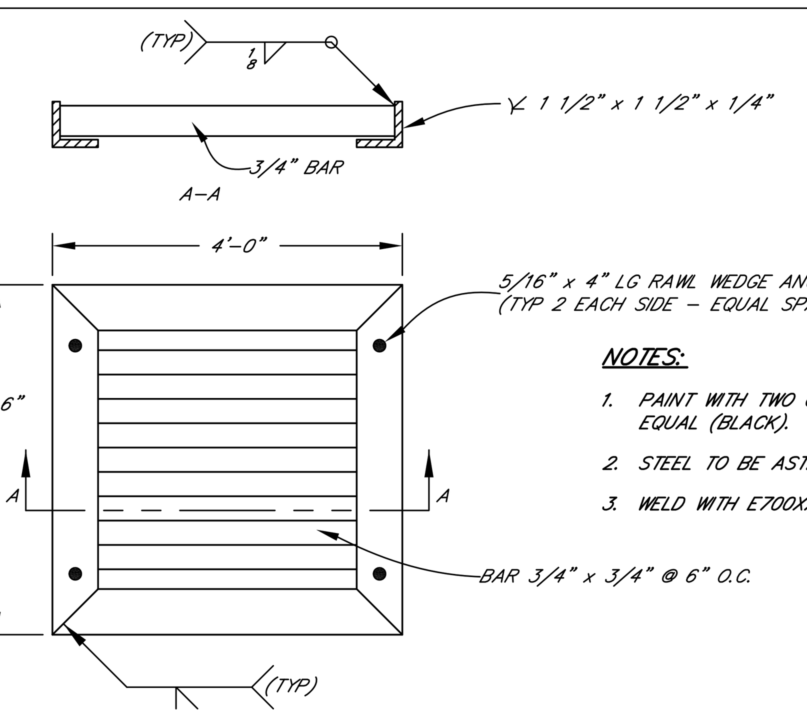
TABLE OF DIMENSIONS

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



BOLLARD DETAIL
NOT TO SCALE



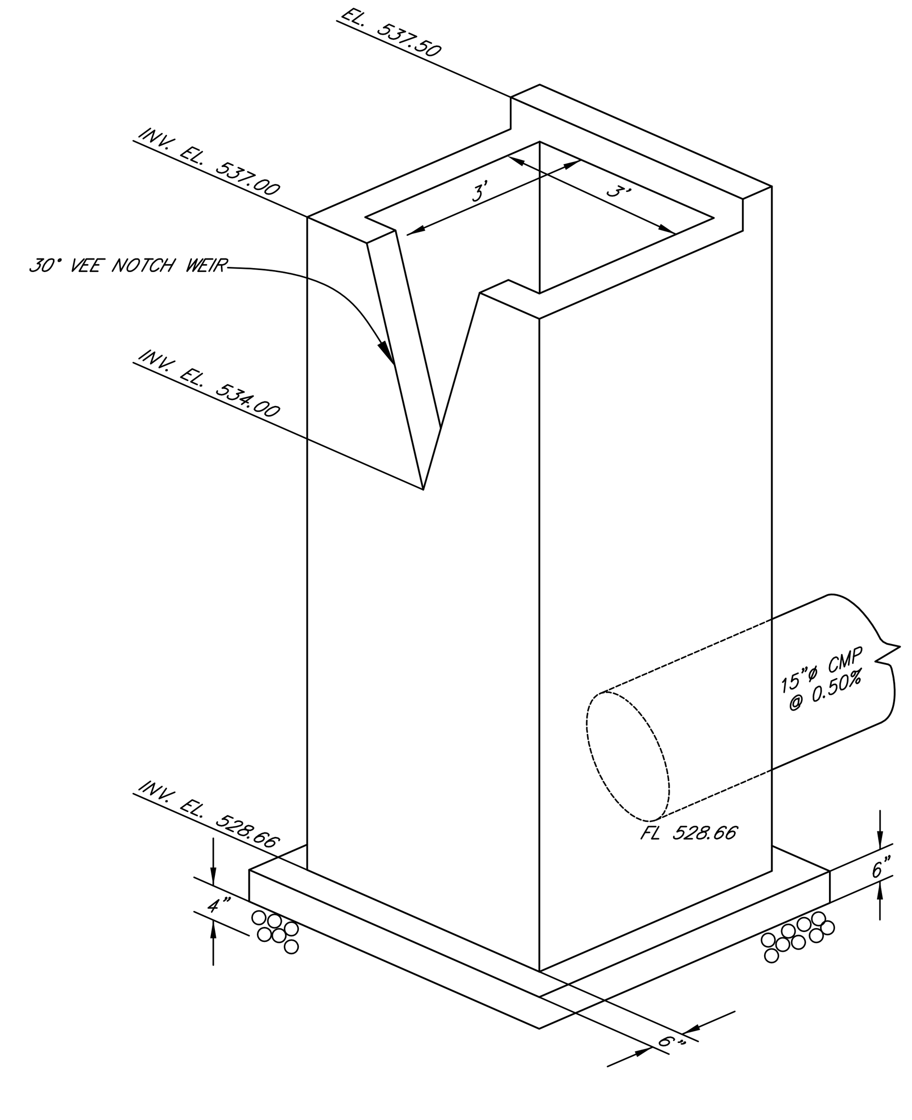
NOTES:

1. PAINT WITH TWO COATS OF RUSTOLEUM OR EQUAL (BLACK).
2. STEEL TO BE ASTM A36.
3. WELD WITH E700XX ELECTRODES.

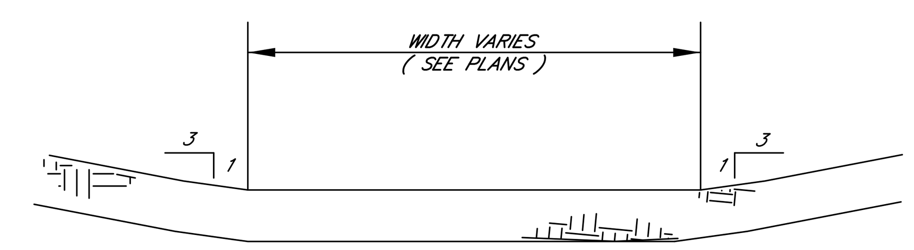
OUTLET BOX GRATE
NOT TO SCALE

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.



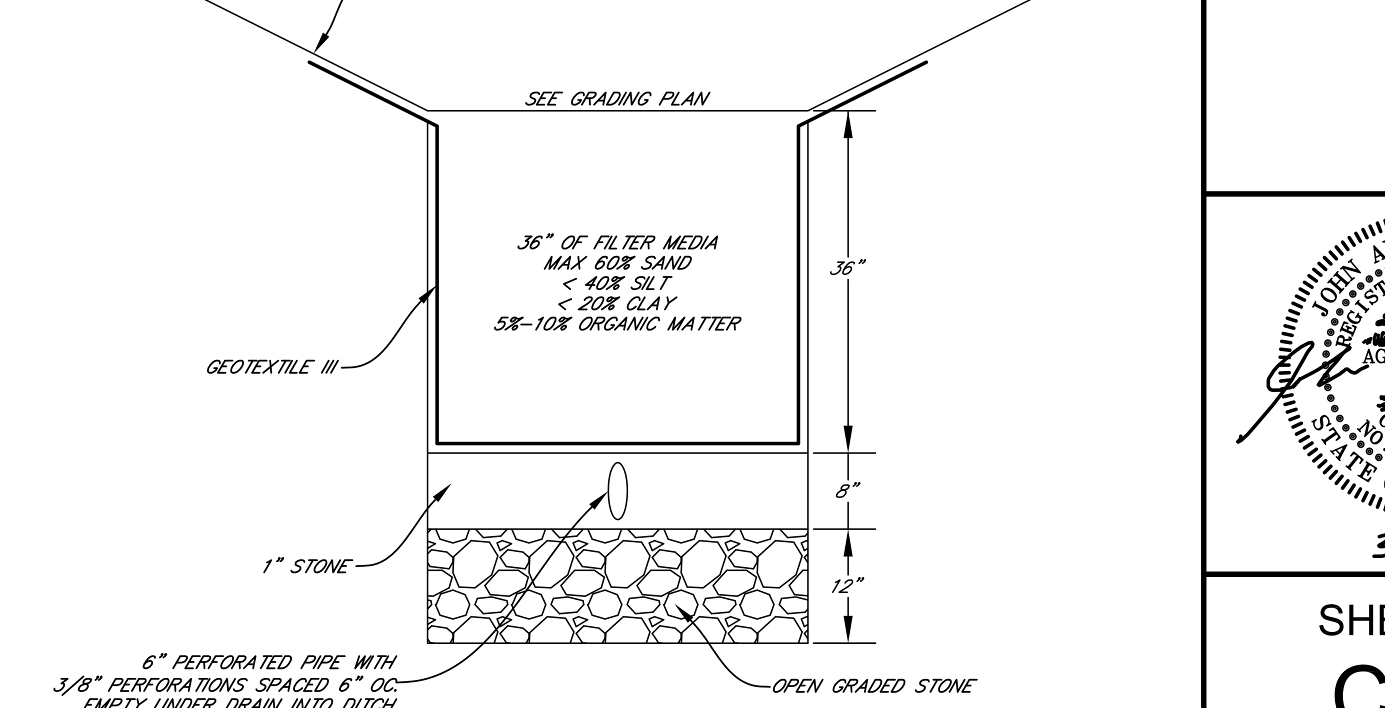
OUTLET CONTROL STRUCTURE
POND 1
NOT TO SCALE



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

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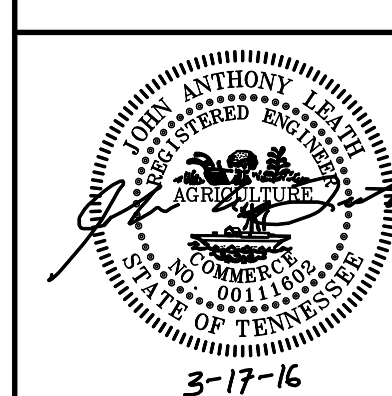
ITW/CIP FASTENERS
66,060± SF ADDITION SITE PLAN
SITE DETAILS
850 STEAM PLANT ROAD
CITY OF GALLATIN, 5TH CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

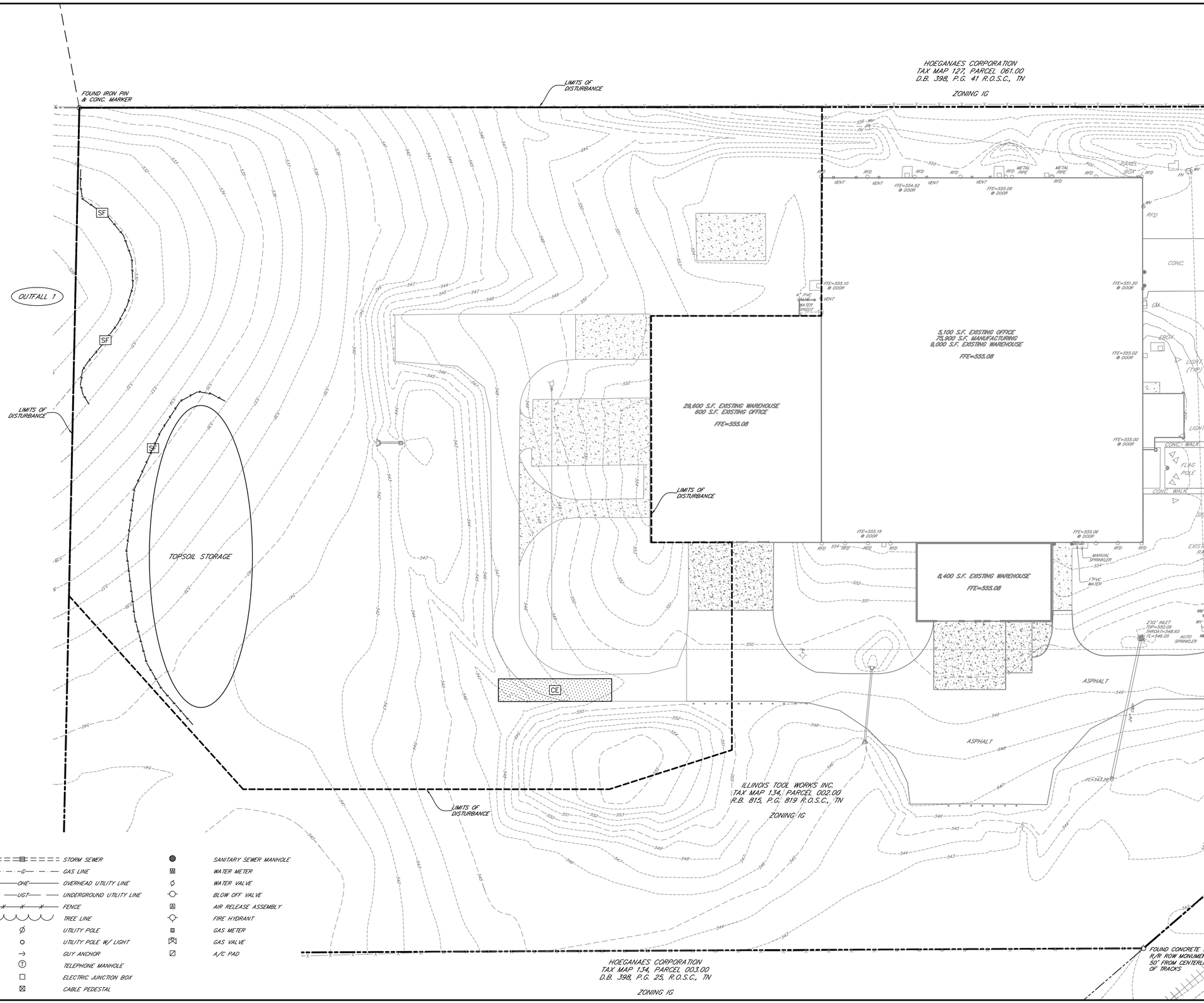


SHEET NO.
C 7.0

REVISIONS

REVISION 1: 17 MARCH 2016 PER PROJECT COMMENTS DATED 3–8–16

PROJECT #	16–004
DATE	22 FEBRUARY 2016



EROSION CONTROL LEGEND:

- IP – INLET PROTECTION
- SF – SILT FENCE
- RC – ROCK CHECK
- CD – CHECK DAM
- CE – CONSTRUCTION EXIT
- FR – FILTER RING
- NAG – NORTH AMERICAN GREEN OR EQUAL
- RR – RIP RAP

OUTFALL CHARACTERISTICS:

OUTFALL	ACREAGE	SLOPE %
1	7.71	5.0%

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

LEGEND

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

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GRAPHIC SCALE
40 20 0 40
(IN FEET)
1 inch = 40 ft.

ITW/CIP FASTENERS

66,060± SF ADDITION SITE PLAN
EROSION PLAN A
850 STEAM PLANT ROAD
CITY OF GALLATIN, 5TH CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD ANTHONY JONES LEACH
REGISTERED ENGINEER
AGRICULTURE
NO. COMMERCE 0011195
STATE OF TENNESSEE
3-17-16

SHEET NO.
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REVISION 1: 17 MARCH 2016 PER PROJECT COMMENTS DATED 3-8-16

SHEET 8 OF 10

PROJECT #	16-004
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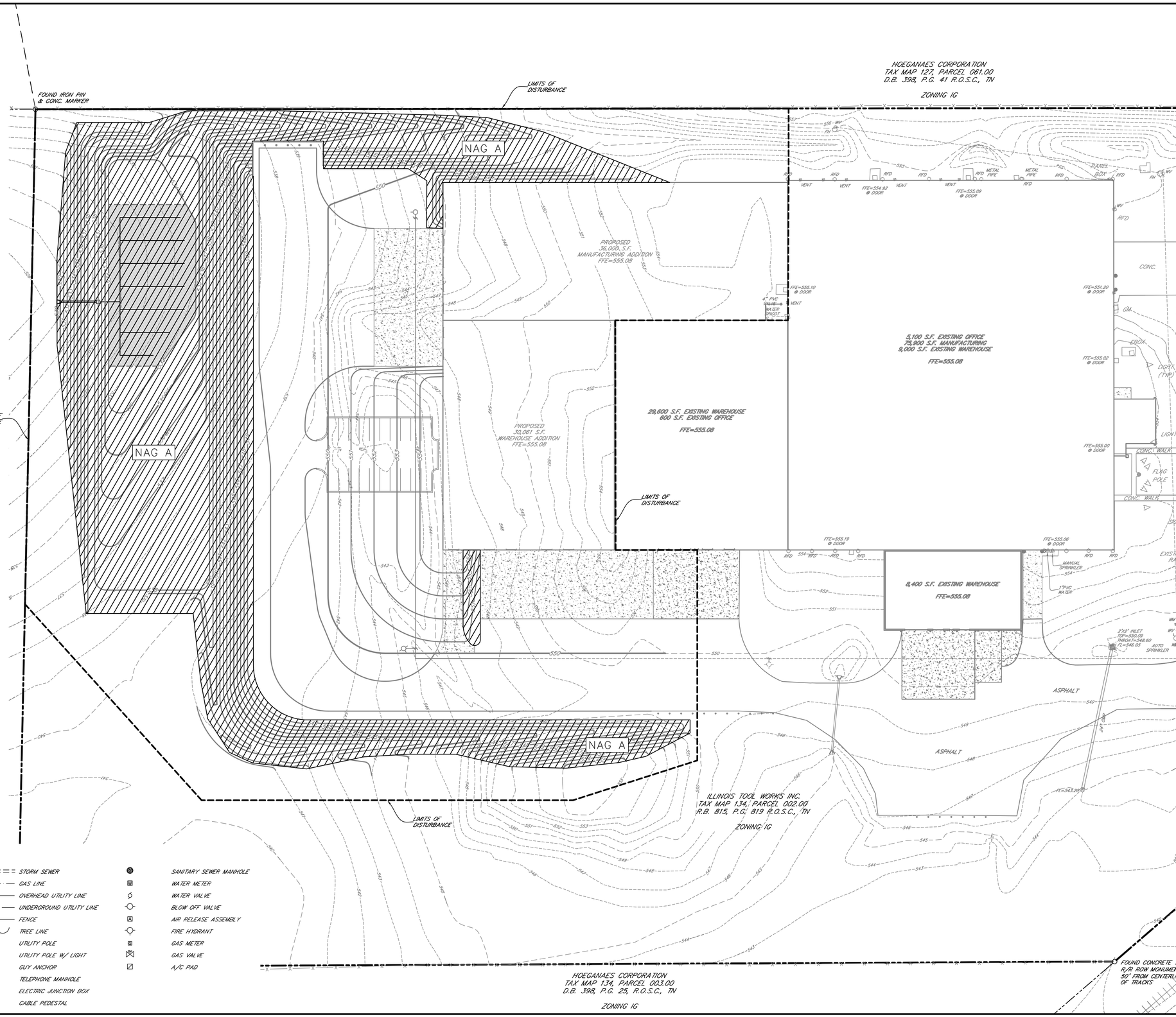

NAG DESIGNATIONS:

NAG A	NAG S150 AS SHOWN STAPLE "9"

ALL DITCHES TO BE LINED WITH NAG S150 TEMPORARY MATTING IMMEDIATELY UPON FINAL GRADING UNLESS OTHERWISE NOTED.

ALL 3:1 SLOPES TO BE STABILIZED WITH NAG S150 TEMPORARY MATTING.

EROSION CONTROL LEGEND:

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- NAG – NORTH AMERICAN GREEN OR EQUAL
- RR – RIP RAP

OUTFALL CHARACTERISTICS:

OUTFALL	ACREAGE	SLOPE %
1	7.71	5.00%

PERMANENT SEEDING NOTES

1. SEED AND STRAW REQUIRED AS FOLLOWS:
   STRAW: 75 LBS PER 1,000 SQ. FT.
   10-10-10 FERTILIZER: 200 LBS PER ACRE
   SEED: 100 LBS PER ACRE
   AGR LIME: 75 LBS PER 1,000 SQ. FT.
2. PERMANENT SEED ALL AREAS WITHIN 14 DAYS OF FINISH OF TOPSOIL AREAS.
3. SOD TO BE KENTUCKY 31 TURF TYPE FESCUE.
4. NORTH AMERICAN GREEN OR EQUAL ABBREVIATED NAG.

PERMANENT COVER SEEDING MIXTURES

SEEDING DATE	GRASS SEED
FEBRUARY 1 TO JULY 1	KENTUCKY 31
	KOREAN LESPEDEZA
	ENGLISH RYE
JUNE 1 TO AUGUST 15	KENTUCKY 31
	ENGLISH RYE
	KOREAN LESPEDEZA
	GERMAN MILLET
APRIL 15 TO AUGUST 15	BERMUDAGRASS (HULLED)
	ANNUAL LESPEDEZA
AUGUST 1 TO DECEMBER 1	KENTUCKY 31
	ENGLISH RYE
	ENGLISH RYE
FEBRUARY 1 TO DECEMBER 1	KENTUCKY 31
	CROWN VETCH
	ENGLISH RYE

LEGEND

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

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GRAPHIC SCALE
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(IN FEET)
1 inch = 40 ft.

ITW/CIP FASTENERS

66,060± SF ADDITION SITE PLAN
EROSION PLAN B
850 STEAM PLANT ROAD
CITY OF GALLATIN, 5TH CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD ANTHONY JONES LEATH
REGISTERED ENGINEER
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SHEET 9 OF 10

PROJECT #	16-004
DATE	22 FEBRUARY 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 CONSISTS OF A 24.11± ACRE TRACT OF INDUSTRIAL GENERAL ZONED PROPERTY IN SUMNER COUNTY, TN. THERE IS AN EXISTING MANUFACTURING FACILITY AND ALL REQUIRED APPURTENANCES ON APPROXIMATELY 12.80± ACRES.

PROPOSED SITE CONDITIONS (NPDES PERMIT SECTION 3.5.1.a)

THIS PROJECT PROPOSES CONSTRUCTION OF APPROXIMATELY 68,060 SF SPACE TO COMPLIMENT THE CURRENT OPERATIONS AT THE EXISTING MANUFACTURING FACILITY.

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

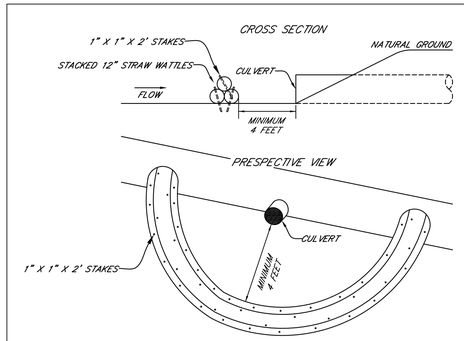
1. ALL BEST MANAGEMENT PRACTICES ARE TO BE ADHERED TO THROUGHOUT THE LIFE OF THE PROJECT.
2. QUALITY ASSURANCE OF EPSC MEASURES SHALL BE CONDUCTED BY QUALIFIED PERSONNEL WITHIN A MONTH OF CONSTRUCTION COMMENCING PER NPDES PERMIT SECTION 3.1.2.
3. A COPY OF THE SWPPP IS TO BE MAINTAINED ON THE SITE AT 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.
5. LIMITS OF DISTURBANCE = 7.71± 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 AND INSTALL OUTLET STRUCTURE. DO NOT INSTALL THE ROCK LAYER AND FILTER MEDIA. THE POND WILL FUNCTION AS A SEDIMENT TRAP.
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 WITH CURBING AND INSTALL SIDEWALKS.
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.
8. INSTALL ROCK LAYER AND FILTER MEDIA IN THE BOTTOM OF THE POND ONCE THE CONSTRUCTION SITE IS SUBSTANTIALLY STABLE.



STRAW WATTLE FILTER RING
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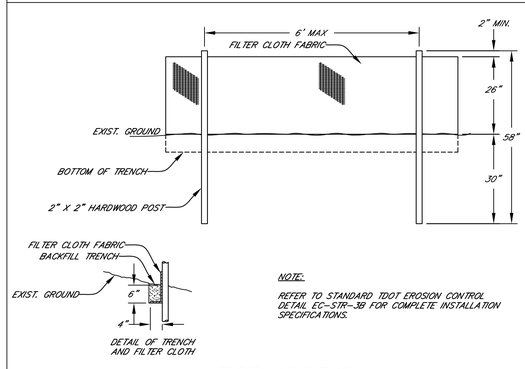
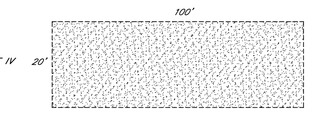


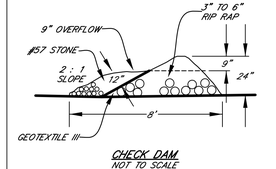
NOTE:
REFER TO STANDARD TDOT EROSION CONTROL DETAIL EC-STR-3B FOR COMPLETE INSTALLATION SPECIFICATIONS.

TEMPORARY SILT FENCE
NOT TO SCALE

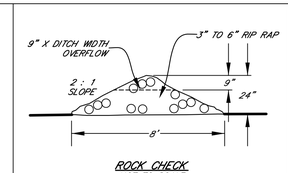
CONSTRUCTION ENTRANCE
20' x 100' x 6" DEEP
2" GRADED STONE OVER GEOTEXTILE FABRIC TYPE IV
(MAINTAIN ENTRANCE THROUGHOUT LIFE OF PROJECT)



CONSTRUCTION ENTRANCE
NOT TO SCALE



CHECK DAM
NOT TO SCALE



ROCK CHECK
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JOHN ANTHONY LEITH
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COMMERCE
NO. 00111605
STATE OF TENNESSEE
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REVISION 1: 17 MARCH 2016 PER PROJECT COMMENTS DATED 3-8-16

SHEET 10 OF 10

PROJECT #	16-004
DATE	22 FEBRUARY 2016

ITW/CIP PROPOSED ARCHITECTURE

Proposed architecture is to match existing shown below. Shown below is the southern face of the addition constructed in 2008.

The following is an up close shot of the exposed aggregate tilt up panels.

ITEM 5

GMRPC Resolution No. 2016-31

RESOLUTION APPROVING AN ALTERNATIVE SIGN PLAN TO INSTALL TWO (2) WALL-MOUNTED SIGNS FOR FREEDOM CHURCH - LOCATED AT 1010 FREEDOM CHURCH ROAD – 8-1580-16

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the alternative sign plan request, submitted by the applicant, Freedom Church at its regular meeting on March 28, 2016; and;

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

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

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

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

2. The Alternative Sign Plan Approval is consistent with the purpose and intent of Section 13.07, Sign Regulations, for the installation of signs in the Agriculture Residential zone district and will continue the existing design motif of signs on adjacent properties of the area. As designed, the proposed signs will not change the essential character of the area.

3. The Alternative Plan Approval is consistent with the purpose and intent of Subsection 13.07.095, since the alternative master signage plan is clearly equal to or superior to a plan and necessary considering the building is far from adjacent streets making the sign difficult to read if it were installed as required by the Code Standards of the Gallatin Zoning Ordinance.

4. Standard signs are permitted for Community Facilities in residential district activities. Permitting an Alternative Plan for the wall signs for this site provides a reasonable use of the property not envisioned in Section 13.07.085A due to the scale of the building and site.

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

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

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves an Alternative Sign Plan Approval for Freedom Church located at 1010 Freedom Church Road, consisting of a two (2) sheet plan, with Drawing No. 163717-K10-02, dated Feb. 18, 2016, prepared by Joslin and Son Signs, of Nashville, Tennessee, with the following condition:

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

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 3/28/16

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
Susan High-McAuley
City Attorney

ITEM 5
PLANNING DEPARTMENT STAFF REPORT

Alternative Sign Plan Approval Request for Freedom Church (8-1580-16)
1010 Freedom Church Road
Meeting Date: March 28, 2016

REQUEST:	**ALTERNATIVE SIGN PLAN APPROVAL FOR TWO (2) WALL-MOUNTED SIGNS FOR FREEDOM CHURCH LOCATED AT 1010 FREEDOM CHURCH ROAD.**
OWNER/APPLICANT:	**FREEDOM CHURCH**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION NO. 2016-31**
STAFF CONTACT:	**DENISE BROWN**
PC MEETING DATE:	**MARCH 28, 2016**

PROPERTY OVERVIEW: The owner/applicant is requesting an Alternative Sign Plan Approval under Gallatin Zoning Ordinance Subsection 13.07.095, to install two 104.36 square foot wall-mounted signs for Freedom Church. The property is located at 1010 Freedom Church Road, (S.B.E. Tax Map # 126//033.00) and is zoned Agricultural Residential (A). (Attachment 5-1) Gallatin Zoning Ordinance Subsection 13.07.095 allows a property owner to request approval of an alternative plan which is not in strict compliance with Article 13.07, but meets the intent of the requirements. (Attachment 5-2)

CASE BACKGROUND:

Previous Alternative Sign Plan Approvals
The Planning Commission has approved approximately nine (9) Alternative Sign Plans, primarily in the CC district, since 2009.

Previous Approvals for Freedom Church
On October 24, 2005, the Gallatin Regional Board of Zoning Appeals approved a Conditional Use Permit (GRBZA File# B-10-05R) for the Place of Worship and Community Facility use.

On January 23, 2006, the Planning Commission approved a site plan for the 8,400 square foot church facility. (PC File# 8-70-05).

On July 26, 2010, the Planning Commission approved a site plan for a 3,900 square foot addition to the existing 8,400 square foot facility. (PC File# 8-15-10)

On April 8, 2011, Staff approved an in-house site plan for 65 additional parking spaces. (PC9665-10)

On May 18, 2015, the Planning Commission approved a site plan for a 20,438 square foot addition. (PC File# 8-535-15)

ANALYSIS

Freedom Church is located at 1010 Freedom Church Road, on an Agricultural Residential (A) zoned parcel. The owner/applicant is requesting to install a 104.36 square foot sign on two (2) sides of the tower of the new sanctuary. Gallatin Zoning Ordinance 13.07.085 allows a sign area of not more than 60 square feet, equally divided between not more than two (2) sign faces, for Community Facilities in Residential Zoned Districts. The ordinance is not specific as to whether this applies to wall-mounted or freestanding signs. Freedom Church does not have any wall-mounted signs on the building, but does have an existing freestanding sign. (Attachment 5-3)

The approved site plan for the addition (May 2015) of Freedom Church shows conceptual signs on two (2) sides of the tower; however, specific dimensions were not provided at the time of approval. The parcel is surrounded by commercial and mixed use zoning districts, and the property is within the Regional Activity Center Character Area. Planned General Commercial (PGC) is located to the north and east, Multiple Residential and Office to the west, and Mixed Use is located to the south. The owner/applicant is requesting to install wall-mounted signs comparable with the surrounding properties. Subsection 13.07.095 allows the Planning Commission to approve alternative sign requests. This request will not have to be considered by the MBZA. (Attachment 5-4)

The proposed sign specifications shown in Attachment 5-3 meet the requirements of the sign regulations permitted in the surrounding non-residential zoned districts:

Proposed Freedom Church		Permitted PGC		Permitted MRO/MU	
Single Face	Aggregate	Single Face	Aggregate	Single Face	Aggregate
104.36	208.72	180	300	120	200

FINDINGS

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

2. The Alternative Sign Plan Approval is consistent with the purpose and intent of Section 13.07, Sign Regulations, for the installation of signs in the Agriculture Residential zone district and will continue the existing design motif of signs on adjacent properties of the area. As designed, the proposed signs will not change the essential character of the area.

3. The Alternative Plan Approval is consistent with the purpose and intent of Subsection 13.07.095, since the alternative master signage plan is clearly equal to or superior to a plan and necessary

considering the building is far from adjacent streets making the sign difficult to read if it were installed as required by the Code Standards of the Gallatin Zoning Ordinance.

4. Standard signs are permitted for Community Facilities in residential district activities. Permitting an Alternative Plan for the wall signs for this site provides a reasonable use of the property not envisioned in Section 13.07.085A due to the scale of the building and site.

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

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

7. No one (1) 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 2016-31, Alternative Plan Approval for Freedom Church at 1010 Freedom Church Road, consisting of a two (2) sheet plan, with drawing No. 163717-K10-02, dated Feb. 18, 2016, prepared by Joslin and Son Signs of Nashville, Tennessee, with the following condition:

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

ATTACHMENTS:

Attachment 5-1 Location Map
Attachment 5-2 Subsection 13.07.095
Attachment 5-3 Subsection 13.07.085
Attachment 5-3 Sign Specifications and Architectural Elevations of the Building

FREEDOM CHURCH
ALTERNATIVE SIGN PLAN – SITE PLAN
8-1580-16

Tax Map 125//033.00
Zoned: Agriculture Residential (A)

ATTACHMENT 5-1

N
W E
S

D. All Other Districts - Community Facilities shall be permitted the signage of the zone district occupied by the facility.

13.07.090 Performance Standards Regulating Glare and Illuminated Sign Brightness

A. Definitions

Foot Candle: a unit of illumination. Technically, the illumination at all points one (1) foot distance from a uniform point source of one (1) candlepower.

B. Limitation of Glare
In all zone districts, any operation or activity, including signage, producing glare shall be conducted so that direct and indirect light from the source shall not cause illuminationin excess of 0.5 foot candles.

C. Illuminated Sign Brightness - The brightness and surface illumination of all illuminated signs shall not exceed the provisions below in the zone district indicated:

Luminous Background:	Indirect Illumination:	Districts:
150-Foot Lamberts	50-Foot Candles	PNC, MRO, MUG, MUL, CSL, OR, MPO
200-Foot Lamberts	75-Foot Candles	CG, CS, PGC, GO, PBP, IR, IG

a. If illuminated, signs shall be illuminated only by the following means:
   i. A steady, stationary light of reasonable intensity in accordance with Performance Standards, shielded, and directed solely at the sign;
   ii. Light sources to illuminate signs shall be shielded from all adjacent buildings and streets and shall not be of such brightness so as to cause glare hazardous to pedestrians or vehicle drivers or so as to create a nuisance to adjacent residential districts, in accordance with Performance Standards; and
   iii. Internal illumination, steady, and stationary through translucent materials. This Subsection includes steady, non-flashing neon lighting.

13.07.095 Alternative Plan Approval

Upon the request of any owner of property to which this Subsection applies, the Planning Commission may approve an alternative master signage plan which is not in strict compliance with the requirements of this Subsection, if the Planning Commission finds that such alternative plan meets the purpose and intent of the requirements of this Subsection and the alternative master signage plan is clearly equal to or superior to a plan that would be in strict compliance with this Subsection. In making the determination, the

g. Liability insurance and a signed hold harmless agreement are required.

G. Liability Insurance

1. If a sign or awning projects above or is located on a public sidewalk as permitted by the provisions of this ordinance, the issuance of and continuation of any permit sought shall be conditioned upon the owner furnishing and maintaining adequate liability insurance coverage for the protection of the general public in an amount and form satisfactory to the City Attorney. The owner shall also agree to hold the City harmless from any damages resulting from the placement and maintenance of said sign or awning and this shall be accomplished by a separate written agreement provided on forms approved by the City Attorney binding upon the applicants, their heirs, personal representatives, assigns, and successors.

2. The sign or awning owner, its servants, agents or employees, shall be fully and completely responsible for the repair and maintenance of said structure or device at all times and as a condition precedent to the issuance of any permit sought, by separate written agreement binding upon it, its heirs, personal representatives, assigns or successors, agree that in the event it becomes necessary to widen or relocate the public way, alley, street, or thoroughfare, the applicant, their heirs, its personal representatives, assigns and successors, shall be required to bear the expense of the removal or relocation of the sign or awning and without compensation from the city.

13.07.085 Community Facility On-Premises Signs in Residential Zone Districts

A. Signs for Community Facilities:

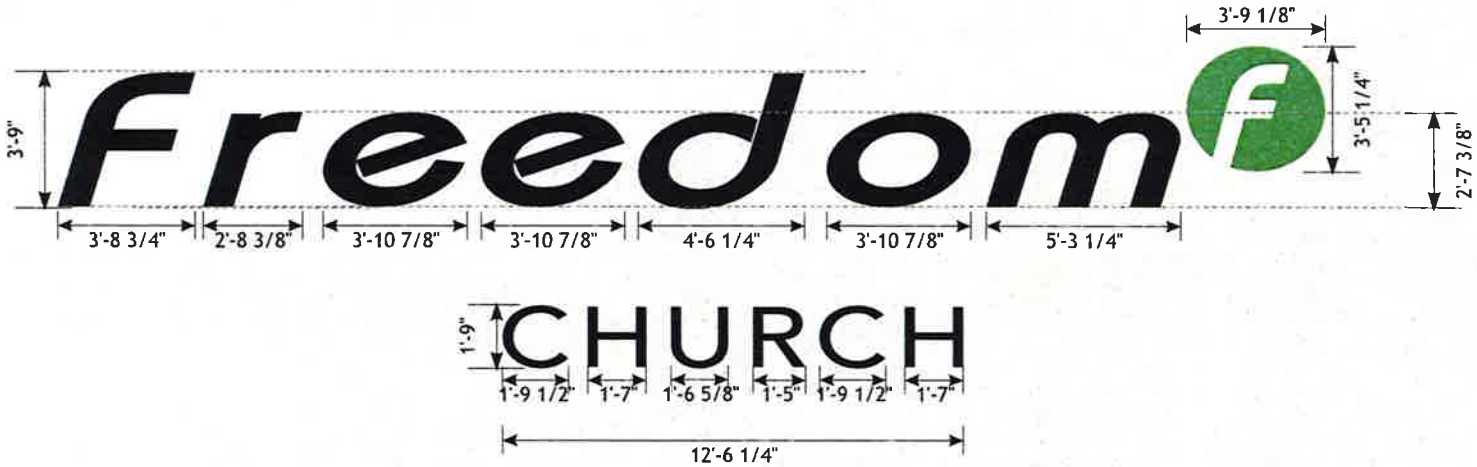
Each service/institution/public facility shall be permitted one (1) on-premise sign. The sign shall not exceed sixty (60) square feet in area, equally divided between not more than two (2) sign faces.

The maximum height of a freestanding sign shall be eight (8) feet. The minimum setback shall be fifteen (15) feet from the right-of-way. The sign shall not encroach in required side yard setbacks of the zone district and only one (1) such freestanding sign shall be permitted per street frontage.

B. Flagpoles, Ground – Maximum of three (3) per lot; no more than two (2) flags per pole; and a maximum of thirty five (35) feet in height. Combined size and weight of all flags must meet the wind load requirements per pole.

C. Educational Campus – A comprehensive plan for the signage of a college or university campus, as defined in Subsection 13.07.045, must be prepared by an architect or engineer and submitted to the Codes/Planning Department for review and approval before a sign permit is issued.

INDIVIDUAL LETTER MEASUREMENTS



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

FREEDOM CHURCH	
LOCATION:	1010 FREEDOM CHURCH NASHVILLE, TN
JOB CONTACT: NAME	PROJECT MGR: KIM CLARK
DRAWING NO:	163717-K10-02

SPECIFICATIONS & FINISHES:

1. FABRICATE/INSTALL TWO(2) REVERSE CHANNEL LETTER SIGNS AS ILLUSTRATED AND SPECIFIED.

TRM/RTN BLACK | BLACK | WHITE | PMS 355

DESIGNED BY:	DATE:
A. TORREJON	02-18-16
WORK ORDER NO.:	XXXXXX
PAGE 2	OF 2

APPROVALS FOR MANUFACTURING
ENGINEERING:
INSTALLATION:
PROJECT MANAGER:

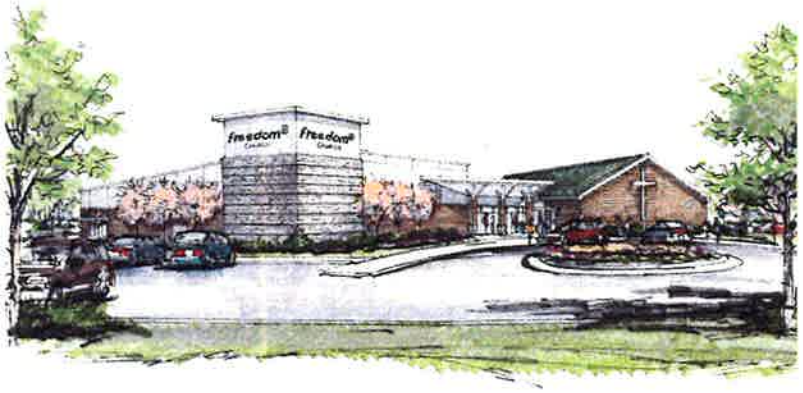
JOSLIN AND SON SIGNS

RECEIVED
FEB 22 2016
GALLATIN PLANNING & ZONING

8-1580-16

Exterior Concept Sketch — Aerial View Phase 1

VISIONEERING STUDIOS
LIFEWAY



Exterior Concept Sketch — Phase 1

VISIONEERING STUDIOS
LIFEWAY

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Studio Oakley Architects, LLC
239 Legends Drive Suite 102
Lebanon, Tennessee 37087
d 615.446.8240
www.studio-oakley.com

Permit Set

Freedom Church
2015 Worship Center
1010 Freedom Church Road
Gallatin, TN 37066

D. WAYNE OAKLEY
STATE OF TENNESSEE

Revisions

Rev	Date	Remarks

This drawing and the design shown is the property of the architect. The reproduction copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

Job Number 106415 Author
Date August 2015 Checker

Title
Artist Renderings

Sheet Number A5.0

ITEM 6

GMRPC Resolution No. 2016-32

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A PRELIMINARY PLAT FOR FOXLAND CROSSING PHASE 12-A, CONTAINING 16 ATTACHED DWELLING LOTS, 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, TOTALLING 10.11 (+/-) ACRES, LOCATED SOUTH OF FOXLAND BOULEVARD AND WEST OF DOUGLAS BEND ROAD – (1-1582-16B)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Plat submitted by Dewey Engineering at its regular meeting on March 28, 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* for the area, and in particular, the Regional Activity Center Character Area Character Area.

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

3. The Preliminary Plat is consistent with the purpose and intent of the Mixed Use (MU) Zoning and the Amended Preliminary Master Development Plan and Final Master Development Plan for Foxland Crossing Phase 12-A.

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

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

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

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

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Preliminary Plat for Foxland Crossing Phase 12-A, consisting of a 2 sheet plan, prepared by Dewey Engineering of Nashville, Tennessee, with Job No. 15015, dated February 22, 2016, and a revision date of March 17, 2016, with the following conditions;

1. The applicant shall label the eight (8) foot wide sidewalk along the southern right-of-way of Foxland Boulevard.
2. Label the eight (8) foot sidewalk along the western boundary of Douglas Bend
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) 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: 3/28/16

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____

SUSAN HIGH-MCAULEY

CITY ATTORNEY

EXHIBIT A

ITEM 6

PLANNING DEPARTMENT STAFF REPORT

Preliminary Plat for Foxland Crossing Phase 12-A
(1-1582-16B)
Located South of Foxland Boulevard and West of Douglas Bend Road
Date: March 28, 2016

REQUEST: 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.

OWNER:	**WILSON BANK AND TRUST (GARY WHITAKER)**
APPLICANT:	**DEWEY ESTES ENGINEERING (MICHAEL DEWEY, P.E.)**
STAFF RECOMMENDATION:	**APPROVAL OF GMRPC RESOLUTION 2016-32**
STAFF CONTACT:	**KEVIN CHASTINE, AICP**
PLANNING COMMISSION DATE:	**MARCH 28, 2016**

PROPERTY OVERVIEW: The 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 and Parcel 27.01, totaling 10.11 (+/-) acres, located south of Foxland Boulevard and west of Douglas Bend Road. The property is currently zoned Mixed Use (MU). Attached and Multi-family Dwellings are permitted uses in the Mixed Use (MU) zone district. (Attachment 6-1)

CASE BACKGROUND:

Previous Approvals

The original Preliminary Master Development Plan for Foxland at Fairvue was approved by the Planning Commission in November 2005 and passed by City Council in February 2006. As part of that original approval, no development plan or uses were proposed for Phases 11-16. However, a condition of approval was that a separate Preliminary Master Development Plan would be submitted for each phase.

On May 19, 2008, the Planning Commission recommended approval of a Preliminary Master Development Plan (PC File #3-12-08) for Phases 12 and 13 of the original Foxland at Fairvue PMDP. The PMDP included a 298 unit multi-family development (Phase 13) and 72 townhouses (Phase 12). On July 15, 2008, City Council approved the Preliminary Master Development Plan (Ordinance #OØ8Ø6-42).

On September 22, 2008, the Planning Commission approved a Final Master Development Plan (PCFile# 8-39-08) for a 298 unit multi-family development (Waterstone)(Now Known as Foxland Crossing Apartments).

On September 26, 2011, the Planning Commission approved an amended Preliminary Master Development Plan for Foxland Phases 11 through 16 (PC9872-11). The changes to the multi-family site (Phase 13) layout were approved as a minor amendment.

On June 25, 2012, the Planning Commission approved a Final Master Development Plan for Foxland Crossing apartments, a 300 unit multi-family development.

On June 22, 2015, the Planning Commission recommended approval of an Amended Preliminary Master Development Plan for Foxland Crossing Phase 12, and 14 through 16 (PC File# 3-705-15). On September 1, 2015, the City Council approved the Amended Preliminary Master Development Plan on second reading. (Ord. No. O1507-47) (Attachment 6-2)

On December 14, 2015, the Planning Commission approved a Final Master Development Plan for Foxland Crossing Phase 12-A (PC File 8-1317-15).

DISCUSSION:

Proposed Development

The Preliminary Plat for Foxland Crossing Phase 12-A includes a total of 16 attached dwelling lots and 22 multi-family dwelling lots, three (3) rights-of-way, and three (3) open space tracts, on 10.11 (+/-) acres, located south of Foxland Boulevard and west of Douglas Bend Road. The property is currently zoned Mixed Use (MU). Attached and Multi-family Dwellings are permitted uses in the Mixed Use (MU) zone district. There is approximately 3.80 (+/-) acres of lots, 1.49 (+/-) acres of right-of-way, and 4.82 (+/-) acres of open space.

Natural Features

The natural topography for the existing vacant property begins at the highest point of elevation (498'), at the southwest property corner, near the edge of the TVA power lines, and steadily slopes to the lowest point (454') at the northeast corner near the unnamed stream and southern edge of the Foxland Boulevard right-of-way. An unnamed stream runs parallel to Douglas Bend Road, south of Foxland Boulevard, on the east side of the site. Based on FEMA FIRM Map 47165V0407G, a small portion of Phase 12-A is located within a flood hazard area, but no development will occur within the flood hazard area.

Adjacent or Area Uses

To the north, across Foxland Boulevard, is Foxland Crossing Apartments zoned MU. To the south is a vacant 33.27 (+/-) acre parcel zoned MRO. To the east is Douglas Bend Road and the Foxland Golf Course driving range zoned MRO. To the west is the remaining vacant portion of Tax Map 136 Parcel 27.01 zoned MU.

Lot Layout

The Foxland Crossing Final Master Development Plan indicates two (2) different lot types for the development, including 28 foot wide townhouse lots and 36 foot wide townhouse lots. The lots are described by the width of the townhouse that can fit on the lot and not the

lot width. The minimum lot widths and depths are as follows. The Villa lots are a minimum of 42.50 feet wide and 115 feet deep with a 20 front yard, 5 foot side yards, and 10 foot rear yards and are located along Sullivan Street, which will be a public right-of-way. The Cottage Grove lots are mostly either 28 feet or 33.5 feet wide and 125 feet deep with the same yard lines as the Villa lots and are located along Westburn Lane, which will be a private road. The lot types and total number of each lot type is provided in the table below.

Lot Type	Series-Description	No. Units	Minimum Lot Area
A	Villa – 42.5' Wide Townhome	16	4,887 sq ft
B	Cottage Grove – 33.5' Wide Townhome	22	3,500 – 4,187 sq ft

All 38 lots in Phase 12-A meet or exceed the minimum lot width and size requirements. A Lot Area Table, containing all lot sizes, is provided on Sheet C1.0 of the Preliminary Plat. (Attachment 6-2)

Rights-of-Way/Streets/Roads

Foxland Crossing Phase 12-A contains two (2) new rights-of-way, proposed as Sullivan Street and Westburn Lane and an extension of Foxland Boulevard. There is a total of 1,577 linear feet of new roadways included within Phase 12-A. There are two (2) roadway cross-sections; one a 50 foot wide right-of-way with 22 feet of pavement, one (1) foot and six (6) inch curb and gutters, a five (5) foot grass strip and five (5) foot wide sidewalks on both sides of the road and the other section is a 30 foot wide right-of-way with 18 feet of pavement with a one (1) foot ribbon curb, and five (5) foot wide sidewalks on both sides of the road. Foxland Boulevard will be extended with 25 foot wide pavement, one (1) foot and six (6) inch curb and gutter, a five (5) foot grass strip and five (5) foot wide sidewalks on the north side of the right-of-way. On the south side, the Final Master Development Plan includes an eight (8) foot wide sidewalk/multi-use path that will create a Greenway extension into the future phases of the Foxland Crossing development. 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.

ROAD NAME	R.O.W. Width	Pavement Width	LENGTH
Foxland Blvd.	50 foot wide R.O.W.	28 feet	490 (+/-) l.f.
A	50 foot wide R.O.W.	25 feet	392 (+/-) l.f.
B	30 foot wide R.O.W.	20 feet*	695 (+/-) l.f.

* One (1) Foot Wide Ribbon Curb Per Side

Sullivan Street is a 50 foot wide public right-of-way that is part of Project #26 on Exhibit 4-8 (Attachment 6-3) and Exhibit 4-9 (Attachment 6-4) of the *Gallatin on the Move 2020 General Development Plan.* Project #26 is a future collector road that will provide a connection to the properties to the south of Phase 12-A and extend north to Nashville Pike.

Westburn Lane is a 30 foot right-of-way private street and connects with Sullivan Street southeast of Lot 9 and to the westward extension of Foxland Boulevard. No on-street parking is proposed along these streets and no private accessory parking is proposed within Phase 12-A.

The Foxland Crossing Phase 12-A FMDP and Preliminary Plat both indicate an eight (8) foot wide sidewalk/multi-use trail along the western right-of-way boundary of Douglas Bend Road. This sidewalk/multi-use trail is provided to create the southern extension of a greenway system that will provide connectivity to adjacent properties to the Foxland Crossing development.

Stormwater Detention

There is one (1) stormwater detention area proposed within Open Space Tract 'A'. The detention area is located between the unnamed stream that bisects Open Space Tract 'A' and rear property lines of Lots 1 through 8. The detention area will serve all of Phase 12-A and discharge into the unnamed stream. The area contained within Lots 17 through 38 will drain into the same detention area through stormwater infrastructure located within the Foxland Boulevard right-of-way and Open Space Tract 'B'. A stormwater maintenance agreement is required.

Open Space

The Mixed Use (MU) zoning district does not require a minimum percentage of open space; however, the applicant has designed three (3) open space tracts (A, B, and C). Open Space 'A' is located between Douglas Bend Road and the rear property lines of Lots 1 through 8. Open Space 'B' is located between Lots 9 through 16 and Lots 17 through 27 and along Foxland Boulevard. Open Space 'C' is located between the existing TVA easement and the rear of Lots 28 through 38 along Foxland Boulevard and along the south side of Westburn Lane. The three (3) open space tracts total 4.82 (+/-) acres. This equates to 47.6 percent open space for Phase 12-A. All open space areas will be owned and maintained by the Home Owners Association.

FOXLAND CROSSING - PHASE 12-A - OPEN SPACE TRACTS		
NAME	SIZE (SQ FT)	SIZE (ACRES)
Open Space Tract 'A"	145,926.0	3.35
Open Space Tract 'B'	20,037.6	.46
Open Space Tract 'C'	43,995.6	1.01
TOTAL	209,959.2	4.82

Floodplain and Floodway

A portion of Phase 12-A is located within a special flood hazard area, per FEMA F.I.R.M. Map 47156C0407G. The flood hazard area is contained within Open Space Tract 'A' and no development will occur within the flood hazard area.

Parking

The parking ratio for any residential use is two (2) parking spaces per unit. With 38 lots shown on the Preliminary Plat for Phase 12-A, a total of 76 parking spaces is required. The Preliminary Plat states a minimum of 76 parking spaces will be provided within garages. Additional parking spaces will be provided within the driveway of each lot.

Buildings and Architectural Elevations

No change is requested to the architectural elevations approved as part of the initial Final Master Development Plan.

EXHIBIT A

Site Surety
The applicant is required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080. Surety Required of the Gallatin Zoning Ordinance. At the time of final plat approval the applicant shall submit a site surety, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits.

Engineering Division Comments
The Engineering Division reviewed and commented on the Preliminary Plat. All Engineering Division comments have been satisfied.

Other Departmental Comments
Other City Departments reviewed and commented on the Preliminary Plat. All Other Departmental Comments have been satisfied.

FINDINGS:

1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Regional Activity Center Character Area.

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

3. The Preliminary Plat is consistent with the purpose and intent of the Mixed Use (MU) Zoning District and the Amended Preliminary Master Development Plan and Final Master Development Plan for Foxland Crossing Phase 12-A.

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

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

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

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

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

EXHIBIT A

RECOMMENDATION:

The Planning Department recommends that the Gallatin Municipal-Regional Planning Commission approve GMRPC Resolution 2016-32, Preliminary Plat for Foxland Crossing Phase 12-A, consisting of a two (2) sheet plat, prepared by Dewey Engineering, of Nashville, Tennessee, with Job No. 15015, dated February 22, 2016, and with a revision date of March 17, 2016, with the following conditions:

1. The applicant shall label the eight (8) foot wide sidewalk along the southern right-of-way of Foxland Boulevard.
2. Label the eight (8) foot sidewalk along the western boundary of Douglas Bend
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) corrected folded copies of the Preliminary Plat, including one (1) full size and two (2) half size copies, to the Planning Department.

ATTACHMENTS

Attachment 6-1 Location Map for Foxland Crossing Phase 12-A
Attachment 6-2 Preliminary Plat for Foxland Crossing Ph. 12-A (PC File# 1-1582-16B)
Attachment 6-3 Exhibit 4-8 - Gallatin on the Move 2020 General Development Plan
Attachment 6-4 Exhibit 4-9 - Gallatin on the Move 2020 General Development Plan

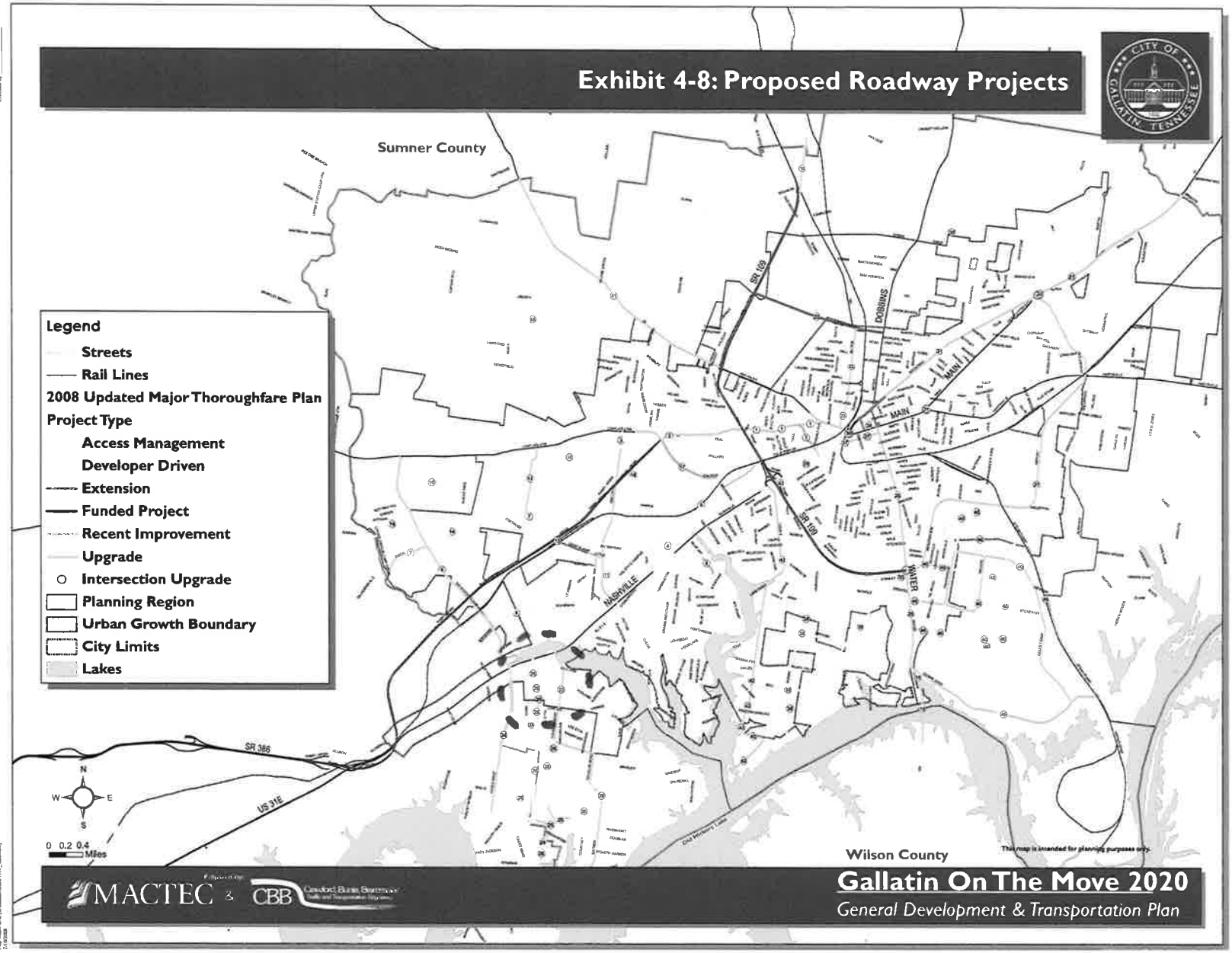
I:\ACTIVITIES & PROJECT TYPES\MAJOR SUBDIVISIONS\FOXLAND CROSSING\PHASE 12-A\Foxland Crossing Ph 12-A – Preliminary Plat – Staff Report (1-1582-16B)

ATTACHMENT 6-1

Location Map

Foxland Crossing - Phase 12-A
Preliminary Plat
PC File# 1-1582-16B

Prepared By: Kevin Chastine, AICP
Prepared On: March 22, 2016

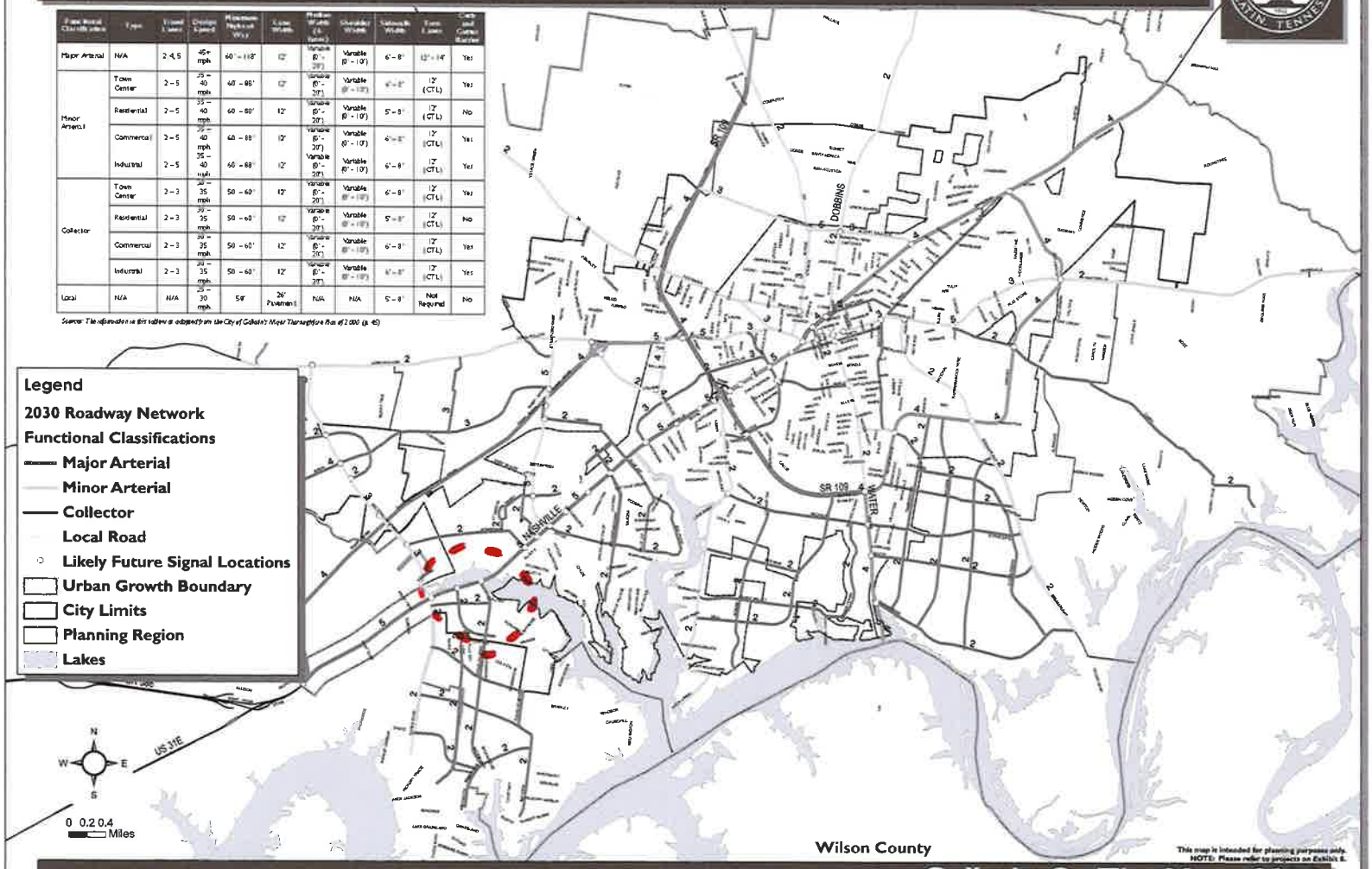


ATTACHMENT 6-3

Exhibit 4-9: Major Thoroughfare Plan

Functional Classification	Type	Travel Lanes	Design Speed	Minimum Right-of-Way	Lane Width	Median Width (Is Barrier)	Shoulder Width	Sidewalk Width	Turn Lanes	Curb and Gutter Barrier
Major Arterial	N/A	2, 4, 5	45+ mph	60' – 110'	12'	Variable (0' – 20')	Variable (0' – 10')	6' – 8'	12' – 14'	Yes
Minor Arterial	Town Center	2 – 5	35 – 40 mph	60' – 88'	12'	Variable (0' – 20')	Variable (0' – 10')	6' – 8'	12' (CTL)	Yes
	Residential	2 – 5	35 – 40 mph	60' – 88'	12'	Variable (0' – 20')	Variable (0' – 10')	5' – 8'	12' (CTL)	No
	Commercial	2 – 5	35 – 40 mph	60' – 88'	12'	Variable (0' – 20')	Variable (0' – 10')	6' – 8'	12' (CTL)	Yes
	Industrial	2 – 5	35 – 40 mph	60' – 88'	12'	Variable (0' – 20')	Variable (0' – 10')	6' – 8'	12' (CTL)	Yes
Collector	Town Center	2 – 3	30 – 35 mph	50' – 60'	12'	Variable (0' – 20')	Variable (0' – 10')	6' – 8'	12' (CTL)	Yes
	Residential	2 – 3	30 – 35 mph	50' – 60'	12'	Variable (0' – 20')	Variable (0' – 10')	5' – 8'	12' (CTL)	No
	Commercial	2 – 3	30 – 35 mph	50' – 60'	12'	Variable (0' – 20')	Variable (0' – 10')	6' – 8'	12' (CTL)	Yes
	Industrial	2 – 3	30 – 35 mph	50' – 60'	12'	Variable (0' – 20')	Variable (0' – 10')	6' – 8'	12' (CTL)	Yes
Local	N/A	N/A	25 – 30 mph	50'	26' Pavement	N/A	N/A	5' – 8'	Not Required	No

Source: The information in this table is adapted from the City of Gallatin's Major Thoroughfare Plan of 2000 (p. 45)



This map is intended for planning purposes only.
NOTE: Please refer to projects on Exhibit 6.

MACTEC & CBB

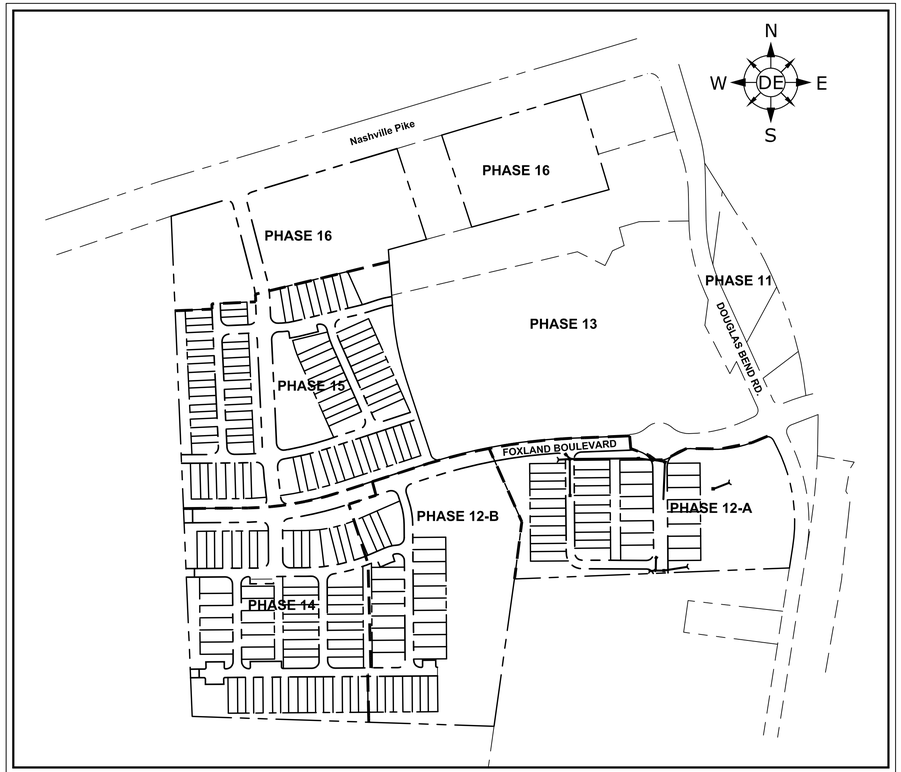
Gallatin On The Move 2020

General Development & Transportation Plan

ATTACHMENT 6-4

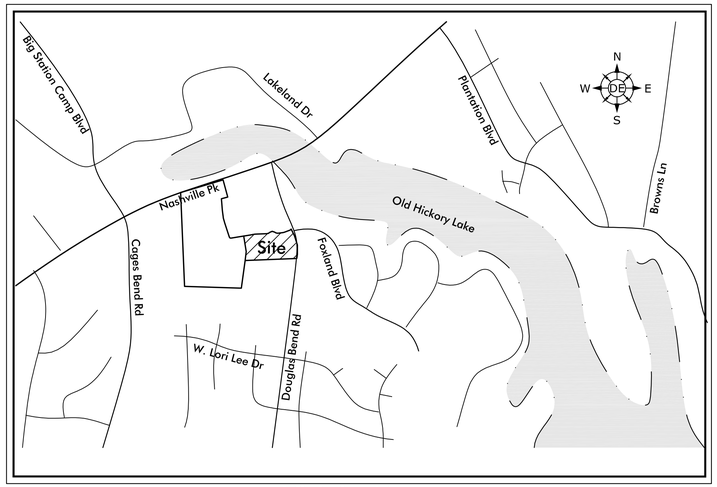
Preliminary Plat
for
Foxland Crossing
Phase 12-A
Being a Portion of Parcel 27.01 on Tax Map 136

Gallatin, Sumner County, Tennessee



Overall Site Map

Scale 1"=250'



Vicinity Map

NTS

Project Summary

Site Data

Councilmatic District #4
Council Person Craig Hayes

Property Location/Address:
Located at the Intersection of Douglas Bend Rd and Foxland Blvd off Nashville Pike Gallatin, TN 37066

Property Owner: Wilson Bank & Trust
Contact: Gary Whitaker
Address: 623 West Main Street
Lebanon, TN 37087
Phone: (615) 444-2265

Developer: Green Trails, LLC
Contact: Rick Deckbar
Address: 2925 Berry Hill Drive, Ste 200
Nashville, TN 37204
Phone: (615) 397-4513

Engineer: Dewey Engineering
Contact: Michael Dewey, PE
Address: 2925 Berry Hill Drive, Ste 100
Nashville, TN 37204
Phone: (615) 401-9956

Flood Note:
No portion of this property is located within a Flood Hazard Area, as indicated on FEMA Map Numbers 47165C0407G, dated April 17, 2012.

Site Information

Tax Map 136, Portion of Parcel 27.01

Zoning - Mixed Use (MU)
Total Site Area - 55.68 Acres
Phase 12-A Area - 10.11 Acres

Current Use: Vacant
Proposed Use: Residential (Multi-Family Dwellings)
Plan Preparation Date: March 17, 2016

Site Breakdown:
Total Lots - 222
Phase 12-A - 38 Lots
Phase 12-B - 30 Lots
Phase 14 - 64 Lots
Phase 15 - 90 Lots

Phase 12-A Lot Breakdown:
36' Wide Lots - 16
28' Wide Lots - 22

Total Phase 12-A Area - 10.11
Open Space Area - 4.82 Acres
Open Space Area "A" - 3.35 Acres
Open Space Area "B" - 0.46 Acres
Open Space Area "C" - 1.01 Acres
ROW Area - 1.49 Acres
Lot Area - 3.80 Acres

Maximum Height: 2 Stories

Parking Required:
76 Total Parking Stalls (2 Stalls/Unit)

Parking Provided:
76 Garage Stalls (2-Car Garage/Unit)
*Note: Driveways Shall be 16' Wide x 20' Deep (Typ)

Project Notes

1. The purpose of this submittal is to request approval of the Preliminary Plat for Foxland Crossing, Phase 12-A, consisting of 38 residential lots and open space.

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

3. A Portion of this property is located within a Zone 'A' Flood Hazard Area, as indicated on FEMA Map Number 47165C0407G. Dated April 17, 2012. All pad elevations shall be filled, if necessary, at least 1 foot above the base flood elevation. Floodplain Development Permits and Elevation Certificates are Required for Construction in the 100 Year Floodplain.

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

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

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

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

8. All areas designated as Open Space will be owned and maintained by the Homeowners' Association.

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

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

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

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

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

14. HVAC Units will be Screened with Landscape Material.

15. Westburn Ln Shall be Completed at the Same Time as Sullivan St to Allow Mail Service, City Emergency, Personal Access, Garbage Pickup, Etc. Unencumbered Access to the Development.

Sheet Schedule

1	C0.0	Cover Sheet
2	C1.0	Preliminary Plat

Development Schedule

Phase 11	Completed
Phase 12-A	May 2016 - May 2017
Phase 12-B	May 2017 - May 2018
Phase 13	Completed
Phase 14	May 2018 - May 2019
Phase 15	May 2019 - May 2020
Phase 16	May 2020 - May 2021

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.

Revisions:

Drawing Notes:

Date: March 17, 2016

Foxland Crossing
Phase 12-A
Preliminary Plat
Being Portion of Parcel 27.01 on Tax Map 136
Gallatin, Sumner County, Tennessee

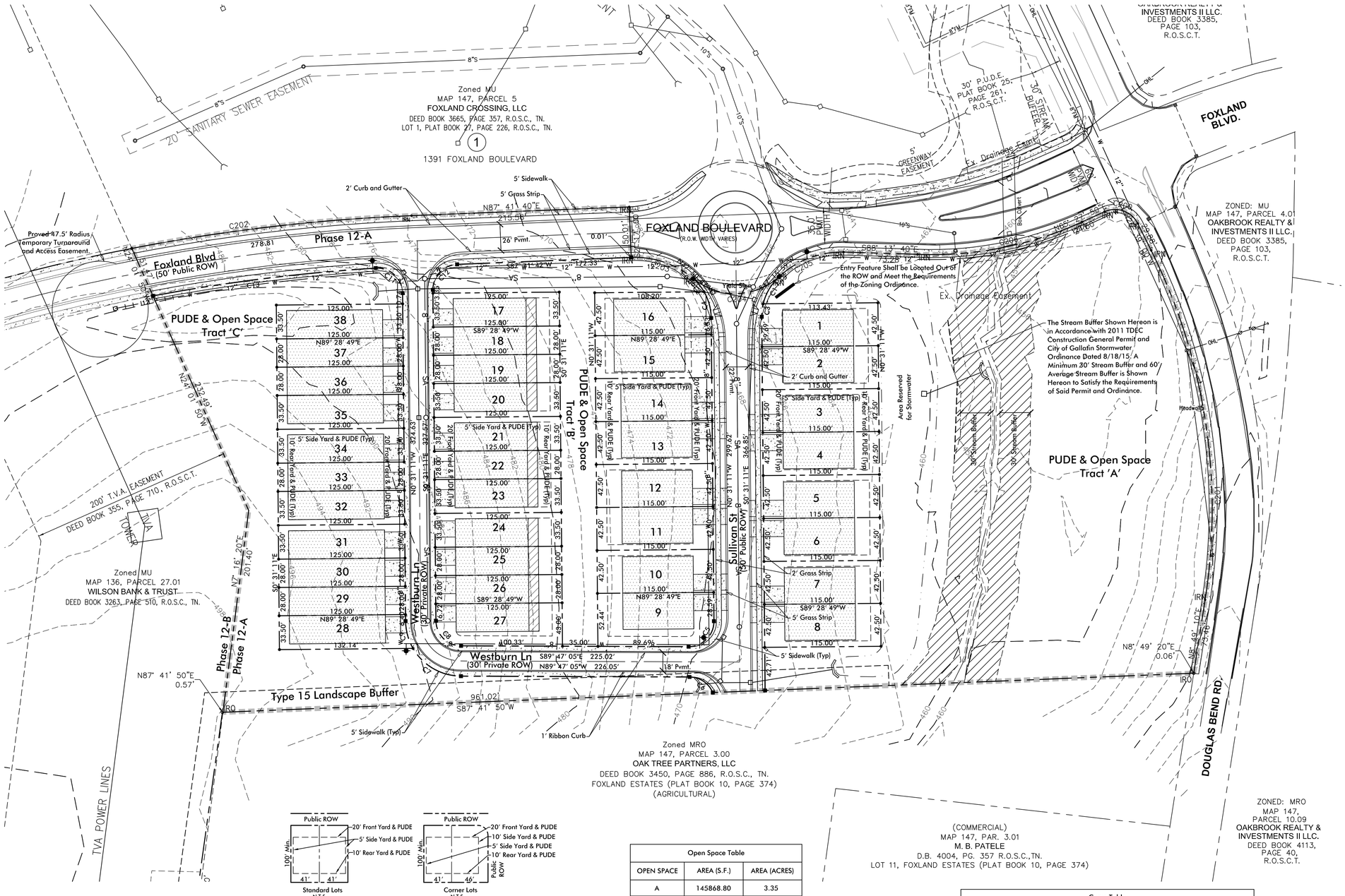
DEWEY ENGINEERING

Cover Sheet

Job No. 15015

C0.0

1 of 2



N
W DE E
S
0 50 100 150
Scale 1" = 50'
Phase 12-A Area = 10.11 Acres

Revisions:

Drawing Notes:

Date: March 17, 2016

Developer
Green Trails, LLC
Contact: Rick Deckbar
2925 Berry Hill Dr, Ste 200
Nashville, TN 37204
Phone: (615) 397-4513

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive, Ste 100
Nashville, TN 37204
Phone: (615) 401-9956
mdewey@dewey-engineering.com

Flood Note
No Portion of this property is located within a Flood Hazard Area, as indicated on FEMA Map Numbers 47165C0407G, dated April 17, 2012.

Lot Table		
Parcel #	Area (SF)	Area (Acres)
1	4880.82	0.11
2	4887.50	0.11
3	4887.50	0.11
4	4887.50	0.11
5	4887.50	0.11
6	4887.50	0.11
7	4887.50	0.11
8	4887.50	0.11
9	5976.83	0.14
10	4887.50	0.11
11	4887.50	0.11
12	4887.50	0.11
13	4887.50	0.11
14	4887.50	0.11
15	4887.50	0.11
16	4830.27	0.11
17	4187.50	0.10
18	3500.00	0.08
19	3500.00	0.08
20	4187.50	0.10
21	4187.50	0.10
22	3500.00	0.08
23	4187.50	0.10
24	4187.50	0.10
25	3500.00	0.08
26	3500.00	0.08
27	5145.03	0.12
28	4250.25	0.10
29	3500.00	0.08
30	3500.00	0.08
31	4187.50	0.10
32	4187.50	0.10
33	3500.00	0.08
34	4187.50	0.10
35	4187.50	0.10
36	3500.00	0.08
37	3500.00	0.08
38	4187.50	0.10

Foxland Crossing
Phase 12-A
Preliminary Plat
Being Portion of Parcel 27.01 on Tax Map 136
Gallatin, Sumner County, Tennessee

DEWEY ENGINEERING

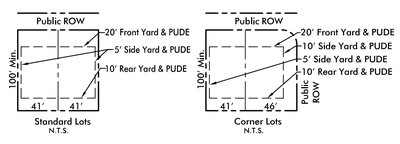
Preliminary Plat

Job No. 15015

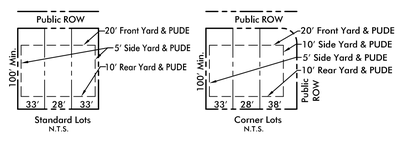
C1.0

2 of 2

Headwall
Storm Catch Basin
Storm Pipe
Fire Hydrant
Water Main
Sewer Manhole
Sewer Main
Concrete Monument
Iron Rod



Typical Lot Layout 'A'
36' Wide Townhomes

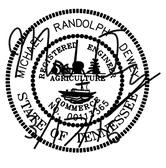


Typical Lot Layout 'B'
28' Wide Townhomes

Open Space Table		
OPEN SPACE	AREA (S.F.)	AREA (ACRES)
A	145868.80	3.35
B	20017.67	0.46
C	44109.88	1.01

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C200	38.35	25.000	087.8917	N70° 35' 25"W	34.70	24.10
C201	355.63	575.135	035.4285	S08° 46' 01"E	349.99	183.71
C202	278.81	1825.000	008.7532	S83° 19' 02"W	278.54	139.68
C203	66.14	90.000	042.1059	S71° 15' 16"E	64.66	34.64
C204	93.63	65.000	082.5321	N88° 31' 57"E	85.74	57.04
C205	69.12	90.000	044.0051	S69° 16' 08"W	67.44	36.37
C206	167.24	357.449	026.8072	N78° 52' 03"E	165.72	85.18

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	31.26	53.000	033.7948	S30° 22' 09"W	30.81	16.10
C2	16.64	53.000	017.9909	N38° 51' 04"W	16.57	8.39
C3	12.94	53.000	013.9915	S06° 28' 33"W	12.91	6.50
C4	27.14	53.000	029.3358	N15° 11' 16"W	26.84	13.87
C5	39.59	25.000	090.7351	N44° 50' 52"E	35.58	25.32
C6	29.36	25.000	067.2926	N56° 08' 18"W	27.70	16.64
C7	57.35	55.000	059.7400	N59° 54' 53"W	54.78	31.59
C8	38.95	25.000	089.2649	S45° 09' 08"E	35.13	24.68
C9	28.34	55.000	029.5249	N15° 16' 56"W	28.03	14.49
C11	40.61	25.000	093.0698	N47° 03' 17"W	36.29	26.38
C12	38.49	25.000	088.2149	S43° 35' 15"W	34.80	24.23
C13	222.19	1805.000	007.0530	S82° 53' 02"W	222.05	111.24



ITEM 7

GMRPC Resolution No. 2016-33

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A PRELIMINARY PLAT FOR CARELLTON PHASE 3-B, CONTAINING 60 SINGLE FAMILY LOTS AND 22 MULTI-FAMILY LOTS, CREATING FOUR (4) NEW PUBLIC RIGHTS-OF-WAY, EXTENDING ONE (1) PUBLIC RIGHT-OF-WAY, AND CREATING FIVE (5) OPEN SPACE TRACTS ON 16.51 (+/-) ACRES, LOCATED ON CARELLTON DRIVE, NORTH OF LONG HOLLOW – (1-1583-16B)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Plat submitted by Land Solutions Company, LLC at its regular meeting on March 28, 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* for the area, and in particular, the Emerging Suburban Neighborhood Community Character Area.

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

3. The Preliminary Plat is consistent with the purpose and intent of the Residential 8 Planned Residential Development (R8-PRD) Zoning District and the Amended Preliminary Master Development Plan and Revised Final Master Development Plan for Carellton Phase 3-B (PC File# 8-1500-16).

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

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

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

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

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Preliminary Plat for Carellton Phase 3-B, consisting of a 2 sheet plan, prepared by Land Solutions Company, LLC, of Nashville, Tennessee, dated February 22, 2016, and a revision date of March 17, 2016, 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.

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: 3/28/16

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____

SUSAN HIGH-MCAULEY

CITY ATTORNEY

EXHIBIT A

ITEM 7
PLANNING DEPARTMENT STAFF REPORT

Preliminary Plat for Carellton Phase 3-B
(1-1583-16B)
Located on Carellton Drive, North of Long Hollow Pike
Date: March 28, 2016

REQUEST: 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.

OWNER:	**GREEN TRAILS, LLC (RICK DECKBAR)**
APPLICANT:	**LAND SOLUTIONS COMPANY, LLC (LYNN EALEY, P.E.)**
STAFF RECOMMENDATION:	**APPROVAL OF GMRPC RESOLUTION 2016-33**
STAFF CONTACT:	**KEVIN CHASTINE, AICP**
PLANNING COMMISSION DATE:	**MARCH 28, 2016**

PROPERTY OVERVIEW: The 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) public right-of-way, and create five (5) open space tract on 16.51 (+/-) acres, located on Carellton Drive, north of Long Hollow Pike. The property is currently zoned Residential-8 Planned Residential Development (R8-PRD). One-Family Detached Dwellings and Multi-Family Dwellings are permitted uses in the R8-PRD zone district. (Attachment 7-1)

CASE BACKGROUND:

Previous Approvals

On December 19, 2006, prior to annexation into the City if Gallatin, the Sumner County Planning Commission approved an Amended Preliminary Master Development Plan for The Paddock. On June 23, 2007, the Sumner County Planning Commission approved the Final Master Development Plan for The Paddock.

On April 15, 2008, the City of Gallatin established the Residential-8-Planned Residential Development (R8-PRD) zoning with the Preliminary Master Development Plan for The Paddock. The zoning became effective upon annexation on May 2, 2008.

On May 23, 2011, the Gallatin Planning Commission approved, with conditions, an extension of the Sumner County approval for the Paddock Final Master Development Plan (PC9803-11). On June 23, 2011, the Planning Commission approved the Final Plat for Phase 1-A (PC File #1-15-08C) of The Paddock. The Final Plat for Phase 1-A was recorded on July 25, 2013. On August 26, 2013, the Planning Commission approved the Preliminary Plat for Carellton Phase 1-B. On December 9, 2013, the Planning Commission

approved the Final Plat for Phase 1-B. The Final Plat was recorded on April 2, 2014 (P.B. 28 Pg. 122-126).

On January 27, 2014, the Planning Commission recommended approval of an Amended Preliminary Master Development Plan for the Carellton subdivision, Phases 2 through 8. On March 18, 2014, City Council approved, on second reading, the Amended Preliminary Master Development Plan.

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

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

On February 22, 2016, the Planning Commission approved an Amended Preliminary Master Development Plan for the Carellton Subdivision and a Revised Final Master Development Plan for Phase 3-A, 3-B, and 3-C. (PC File# 8-1500-16).

DISCUSSION:

Proposed Development

The Preliminary Plat for Carellton Phase 3-B includes a total of 60 single family detached dwelling units and 22 multi-family dwelling units, on 16.51 (+/-) acres. Phase 3-B creates the creation four (4) public rights-of-way, the extension of one (1) public right-of-way and five (5) open space tracts. There is approximately 4.64 (+/-) acres of public right-of-way and 4.18 (+/-) acres of open space.

Natural Features

The natural topography for the existing vacant farmland slopes from the highest points of elevation (574') located at the northern tip of Phase 3-B, north of Open Space Tract 'X', with a steady descent to the south towards an existing creek. The creek bisects Phase 3-B. No portion of Carellton Phase 3-B is located within a flood hazard area.

Adjacent or Area Uses

To the north is proposed Phase 12 and the western portion of Tract 3. To the south is Phase 2-A, 1-B, and the Amenity Center. To the east is Phase 3-A, 2-A, and Tract 3. To the west is future Phase 7 and Open Space Tract 'G', all within the Carellton subdivision.

Lot Layout

The Amended Preliminary Master Development Plan for Carellton (File #8-1500-16) consists of eight (8) different lot types that vary in size and shape to accommodate the proposed housing types. Phase 3-B contains 60 Boulevard Cottage Lots and 22 Village Cottage Lots. Boulevard Cottage Lots are a minimum of 34 feet wide and 3,944 square feet in area. Village Cottage Lots are either 28 feet or 33 feet in width and between 3,080 square feet and 3,630 square feet in area. A Lot Area Table, containing all lot sizes, is provided on Sheet C1.0 of the Preliminary Plat. (Attachment 7-2)

Engineering noted that the five (5) foot Public Utility and Drainage Easements located on all side lot lines effectively constitutes a variance from subdivision regulations. The Subdivision Regulations, Section 2-106.2, requires a P.U.D.E. width of 20 feet (10 feet on each side of a common lot line). The P.U.D.E. widths were approved as part of the Amended Preliminary Master Development Plan.

Streets/Access
The Preliminary Plat includes four (4) public rights-of-way and the extension of Carellton Drive. All total there will be 4.64 acres of new public rights-of-way within Phase 3-B.

Carellton Drive was first created in Phase 1-A and was extended through Phase 1-B and now into 3-B. Within Phase 3-B, Carellton Drive separates into two (2) one-way rights-of-way that flank an existing stream that will be left in its natural condition within the one-way pair of streets. Each one-way street is 32 foot wide with 16 feet of pavement width. Each of the Carellton Drive streets will include five (5) feet wide sidewalks and five (5) foot wide grass strips on outer edge of the right-of-way. The one-way pairs of Carellton Drive converge on the north side of Phase 3-B, just south of a traffic circle that will be constructed at the northern end of Phase 3-B.

PHASE 3B – PROPOSED RIGHT-OF-WAYS		
ROAD NAME	**LENGTH**	**R.O.W. (PAVEMENT) WIDTH**
Carellton Drive (one-way)	2,910 linear feet	32 feet (20 feet)
Monarchos Drive	1,530 linear feet	22 feet (20 feet)
Aristides Drive	1,580 linear feet	22 feet (20 feet)
Alysheba Pass	360 linear feet	50 feet (22 feet)
Bedford Way	300 linear feet	60 feet (22 feet)

Floodplain and Floodway
No portion of Phase 3-B is located within a special flood hazard area.

Parking
The parking ratio for any residential use is two (2) parking spaces per unit. The 82 lots require a total of 164 parking spaces. The Preliminary Plat states a minimum of 164 parking spaces will be provided within garages and 24 guest parking space will be located (as parallel parking spaces) along Aristides Lane and Monarchos Drive for a total of 188 parking spaces.

Site Surety
The applicant is required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080. Surety Required of the Gallatin Zoning Ordinance. At the time of final plat approval the applicant shall submit a site surety, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits.

Open Space and Bufferyard
The Preliminary Plat shows five (5) proposed open space tracts totaling 4.18 acres. All of the open space tracts are designated as Public Utility and Drainage Easements.

The five (5) open space tracts are, Open Space Tract 'F', 'H', "I', 'K', and 'X'. Space Tract 'F' is located south of Lot 220 and completes Open Space Tract 'F', which was first created in Phase 1-B. Open Space Tracts 'H' and 'I' encompass the existing stream area that flows between the separated one-way pair streets of Carellton Drive. Open Space Tract 'K' is located north of Lot 250, near the proposed traffic circle where Carellton Drive and Bedford Way intersect. Open Space Tract 'X' is the circular landscaped area within the traffic circle.

No bufferyards are required within Phase 3-B, since all adjacent property is zoned R8-PRD.

Engineering Division Comments
The Engineering Division reviewed and commented on the Preliminary Plat. All Engineering Division comments have been satisfied, except those listed as conditions of approval.

Other Departmental Comments
Other City Departments reviewed and commented on the Preliminary Plat. All Other Departmental Comments have been satisfied, except those listed as conditions of approval.

FINDINGS:

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

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

3. The Preliminary Plat is consistent with the purpose and intent of the Residential 8 Planned Residential Development (R8-PRD) Zoning District and the Amended Preliminary Master Development Plan and Revised Final Master Development Plan for Carellton Phase 3-B (8-1500-16).

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

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

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

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

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

EXHIBIT A

RECOMMENDATION:

The Planning Department recommends that the Gallatin Municipal-Regional Planning Commission approve GMRPC Resolution 2016-33, Preliminary Plat for Carellton Phase 3-B, consisting of a two (2) sheet plat, prepared by Land Solutions, of Nashville, Tennessee, dated February 22, 2016, and revision date of March 17, 2016, 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.

ATTACHMENTS

Attachment 7-1 Location Map for Carellton Phase 3-B

Attachment 7-2 Preliminary Plat for Carellton Phase 3-B (PC File# 1-1583-16B)

Location Map

Carellton - Phase 3-B
Preliminary Plat
PC File# 1-1583-16B

Prepared By: Kevin Chastine, AICP
Prepared On: March 22, 2016

ATTACHMENT 7-1

Preliminary Plat
for
Carellton
Phase 3B

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

Project Notes

1. The purpose of this submittal is to obtain approval of a Preliminary Plat for Phase 3B of this development, consisting of 60 Single-Family Dwellings and 22 Multi-Family Dwellings on 82 Lots.

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

3. This property does NOT lie in a Flood Hazard Area as indicated on FEMA Map Number 47165C0293G, dated April 17, 2012. Base Flood Elevations have not been determined by FEMA.

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

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

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

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

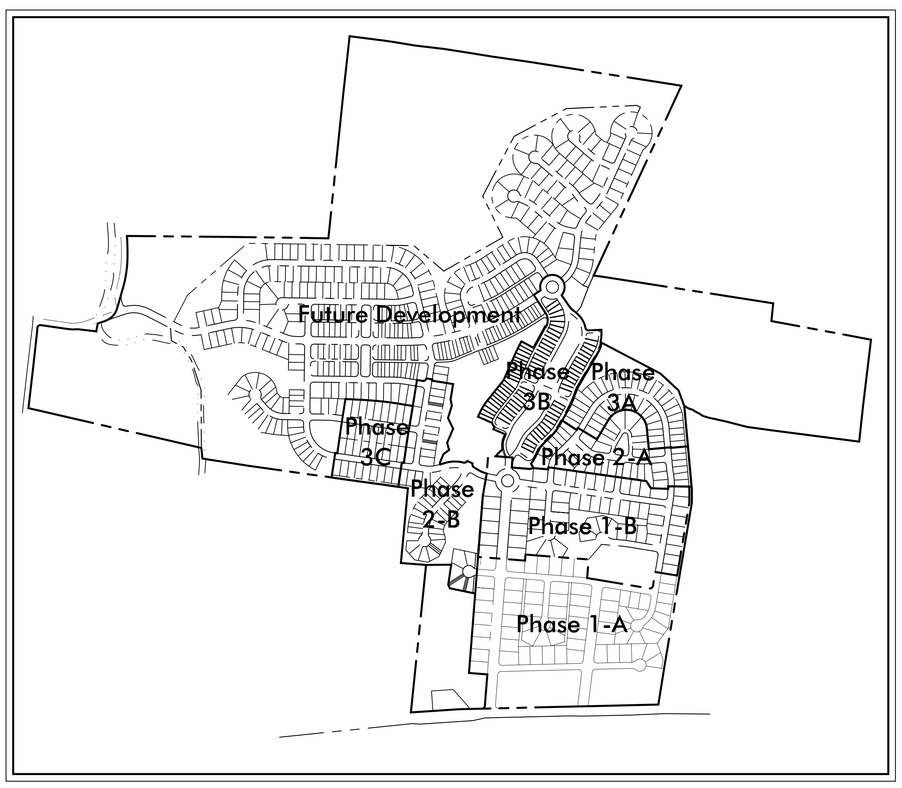
8. All areas designated as Open Space will be owned and maintained by the Homeowners' Association.

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

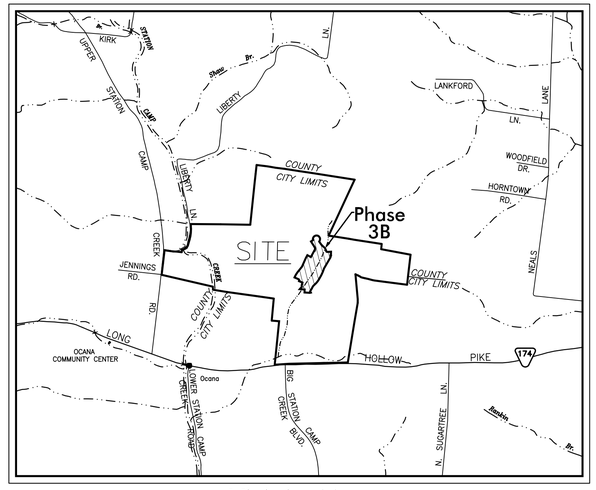
10. The owner/developer of this property is responsible for all financial matters.

11. Developers of the Carellton are responsible for the installation of a traffic signal at the intersection of Big Station Camp Boulevard/Long Hollow Pike/Carellton Drive per conditions of previous approval outlined in 6-28-2005 Sumner County Planning Commission minutes. A signal warrant study shall be performed by the developer(s) upon request by the City of Gallatin Engineering Division. Upon meeting signal warrants, the developer(s) shall install a signal to City standards. To ensure completion of the signal, a surety shall be posted prior to recording of each plat in the Carellton development. A pro-rata surety amount will be based upon the amount of traffic generated by the Carellton development to warrant a traffic signal.

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



Overall Site Map
Scale 1"=600'



Vicinity Map
NTS

Project Summary

Site Data

Councilmatic District #4
Council Person Craig Hayes

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

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

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

Site Information

Tax Map 124, Parcels 7.01 & 7.02

Zoning - R8(PRD)

Current Use: Vacant

Proposed Use: Residential (Single Family & Multi-Family)

Plan Preparation Date: February 22, 2016
Plan Revision Date: March 17, 2016

Site Breakdown:
Total Lots - 82
60 - 35' Wide Lots
22 - 28' Wide Lots

Phase 3B Area - 16.51 Acres
Lot Area - 7.69 Acres
ROW Area - 4.64 Acres
Open Space Area - 4.18 Acres

Parking Required:
164 Total Parking Stalls (2 Stalls/Unit)

Parking Provided:
80 Garage Stalls (2-Car Garage/Unit)
24 Guest Parking Stalls
104 Total Parking Stalls

Maximum Building Height: 2 Stories

Sheet Schedule

C0.0	Preliminary Plat
C1.0	Preliminary Plat

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

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

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

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

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

KEVIN D. ESTES
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE

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

Carellton Phase 3B
Preliminary Plat
Being Parcels 7.01 & 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

ISSUANCE/REVISION NOTES:
- PLAN DATE: February 22, 2016
- PLAN REVISION DATE: March 17, 2016

A NONE
B NONE
C NONE
D NONE

Preliminary Plat
C0.0
1 of 2

Lot Area Table		
Lot#	Sq. Ft.	Acres
220	5610.02	0.13
221	3570.00	0.08
222	3984.40	0.09
223	4353.87	0.10
224	3454.34	0.08
225	3990.00	0.09
226	4019.52	0.09
227	3866.54	0.09
228	3866.54	0.09
229	3585.19	0.08
230	3465.00	0.08
231	3465.00	0.08
232	3465.00	0.08
233	3522.07	0.08
234	5410.30	0.12
235	5036.25	0.12
236	3570.00	0.08
237	4156.71	0.10
238	3990.00	0.09
239	3990.00	0.09
240	3465.00	0.08
241	3465.00	0.08
242	3465.00	0.08
243	3465.00	0.08
244	3465.00	0.08
245	3465.00	0.08
246	3540.78	0.08
247	3954.03	0.09
248	4073.76	0.09
249	5877.32	0.13
250	4087.98	0.09
251	4703.21	0.11
252	4686.97	0.11
253	4667.47	0.11
254	4645.31	0.11
255	4621.47	0.11
256	4054.08	0.09
257	3944.00	0.09
258	3944.00	0.09
259	3944.00	0.09
260	3944.00	0.09
261	3944.00	0.09
262	3944.00	0.09
263	4193.75	0.10
264	4054.09	0.09
265	3943.97	0.09
266	3944.00	0.09
293	3944.00	0.09
294	5531.75	0.13
295	5531.75	0.13
296	4418.44	0.10
297	4300.06	0.10
298	3944.00	0.09
299	3944.00	0.09
300	3944.00	0.09
301	3944.00	0.09
302	3944.00	0.09
303	4132.76	0.09
304	4505.66	0.10
305	6097.91	0.14
306	4473.93	0.10
307	3362.11	0.08
308	3362.11	0.08
309	4615.03	0.11
310	4108.60	0.09
311	3360.00	0.08
312	3360.00	0.08
313	3960.00	0.09
314	3960.00	0.09
315	3360.00	0.08
316	5178.89	0.12
317	5580.87	0.13
318	3360.00	0.08
319	3360.00	0.08
320	3960.00	0.09
321	3960.00	0.09
322	3360.00	0.08
323	3360.00	0.08
324	4582.13	0.11
325	4921.92	0.11
326	3360.00	0.08
327	3960.00	0.09

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C18	14.41	262.00	3.15	S27° 18' 19"W	14.41
C19	35.99	25.00	82.48	S12° 55' 18"E	32.96
C20	41.83	25.00	95.87	N77° 54' 03"E	37.12
C21	27.12	367.00	4.23	N27° 50' 47"E	27.12
C22	28.71	238.00	6.91	S29° 11' 05"W	28.69
C23	16.04	133.00	6.91	N29° 11' 05"E	16.03
C24	53.41	238.00	12.86	S39° 04' 09"W	53.30
C25	29.52	133.00	12.72	N38° 59' 55"E	29.46
C26	2.27	262.00	0.50	S45° 15' 02"W	2.27
C27	3.18	367.00	0.50	N45° 15' 02"E	3.18
C28	30.68	262.00	6.71	S41° 38' 54"W	30.66
C29	42.97	367.00	6.71	N41° 38' 54"E	42.95
C30	30.68	262.00	6.71	S34° 56' 23"W	30.66
C31	42.97	367.00	6.71	N34° 56' 23"E	42.95
C32	9.22	262.00	2.02	S30° 34' 40"W	9.21
C33	12.91	367.00	2.02	N30° 34' 40"E	12.91
C34	7.57	460.89	0.94	S29° 05' 27"W	7.57
C35	9.30	565.79	0.94	N29° 05' 30"E	9.30
C36	24.30	460.89	3.02	S27° 06' 36"W	24.29
C37	37.47	25.00	85.87	S68° 32' 04"W	34.06
C38	40.89	25.00	93.71	N21° 40' 34"W	36.48
C39	33.99	565.79	3.44	N26° 54' 00"E	33.98
C40	38.87	25.00	89.08	S23° 59' 24"E	35.07
C41	39.67	25.00	90.92	N66° 00' 36"E	35.64
C42	40.57	238.00	9.77	S25° 25' 24"W	40.53
C43	22.65	133.00	9.76	N25° 25' 45"E	22.62
C44	4.71	212.00	1.27	S29° 40' 17"W	4.71
C45	7.04	317.00	1.27	N29° 40' 17"E	7.04

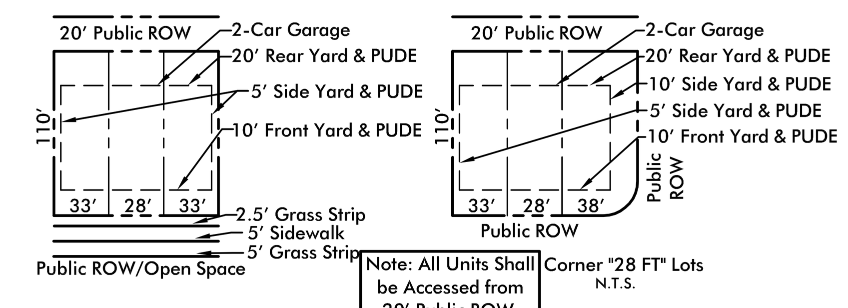
CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C46	30.18	212.00	8.16	S24° 57' 25"W	30.16
C47	45.13	317.00	8.16	N24° 57' 25"E	45.09
C48	31.10	212.00	8.40	S16° 40' 34"W	31.07
C49	46.50	317.00	8.40	N16° 40' 34"E	46.46
C50	23.49	212.00	6.35	S9° 17' 57"W	23.48
C51	35.56	25.00	81.51	S46° 52' 41"W	32.64
C52	42.27	25.00	96.88	N43° 55' 34"W	37.41
C53	44.03	317.00	7.96	N8° 29' 42"E	43.99
C54	4.17	248.00	0.96	N33° 40' 58"W	4.16
C55	52.22	248.00	12.06	N27° 10' 11"W	52.12
C56	26.67	132.00	11.58	S27° 16' 10"E	26.63
C57	52.15	248.00	12.05	N15° 06' 50"W	52.05
C58	27.58	132.00	11.97	S15° 29' 41"E	27.53
C59	52.07	248.00	12.03	N3° 04' 28"W	51.98
C60	27.58	132.00	11.97	S3° 31' 23"E	27.53
C61	51.98	248.00	12.01	N8° 56' 45"E	51.89
C62	27.58	132.00	11.97	S8° 26' 57"W	27.53
C63	51.89	248.00	11.99	N20° 56' 42"E	51.80
C64	27.58	132.00	11.97	S20° 25' 17"W	27.53
C65	6.43	248.00	1.49	N27° 40' 56"E	6.43
C66	4.65	132.00	2.02	S27° 25' 00"W	4.65
C67	29.83	528.00	3.24	S26° 48' 25"W	29.83
C68	13.17	528.00	1.43	S24° 28' 26"W	13.17
C69	39.27	25.00	90.00	N68° 45' 33"E	35.36
C70	39.27	25.00	90.00	S21° 14' 27"E	35.36
C71	39.27	25.00	90.00	N21° 14' 27"W	35.36
C72	39.27	25.00	90.00	S68° 45' 33"W	35.36
C73	35.68	238.00	8.59	N28° 03' 13"E	35.64

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C74	18.29	122.00	8.59	S28° 03' 13"W	18.27
C75	26.86	238.00	6.47	N35° 34' 52"E	26.84
C76	13.77	122.00	6.47	S35° 34' 52"W	13.76
C77	18.50	262.00	4.05	N36° 47' 27"E	18.50
C78	15.89	378.00	2.41	S37° 36' 35"W	15.89
C79	31.52	262.00	6.89	N31° 19' 20"E	31.50
C80	45.60	378.00	6.91	S32° 56' 58"W	45.57
C81	22.56	262.00	4.93	N25° 24' 35"E	22.55
C82	39.45	25.00	90.41	N68° 08' 46"E	35.48
C83	39.64	25.00	90.86	S21° 14' 21"E	35.62
C84	35.00	378.00	5.30	S26° 50' 27"W	34.98
C85	25.73	47.00	31.36	N8° 30' 25"E	25.41
C86	6.25	400.00	0.90	N24° 38' 10"E	6.25
C87	24.31	520.00	2.68	S24° 40' 20"W	24.30
C88	28.02	400.00	4.01	N27° 05' 28"E	28.02
C89	28.01	520.00	3.09	S27° 33' 17"W	28.01
C90	28.02	400.00	4.01	N31° 06' 18"E	28.02
C91	28.01	520.00	3.09	S30° 38' 29"W	28.01
C92	29.78	400.00	4.27	N35° 14' 42"E	29.78
C93	47.13	520.00	5.19	S34° 46' 53"W	47.12
C94	10.02	400.00	1.44	N38° 05' 45"E	10.02
C95	13.03	520.00	1.44	S38° 05' 45"W	13.03
C96	13.14	100.00	7.53	N35° 03' 00"E	13.13
C97	13.14	100.00	7.53	N27° 31' 22"E	13.13
C98	2.54	550.00	0.26	N23° 53' 29"E	2.54
C99	3.09	670.00	0.26	S23° 53' 29"W	3.09
C100	36.41	569.76	3.66	N25° 52' 16"E	36.40
C101	45.63	684.95	3.82	S25° 56' 32"W	45.62

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C102	5.85	467.04	0.72	N28° 25' 27"E	5.85
C103	5.85	417.28	0.80	S28° 25' 27"W	5.85
C104	10.28	412.00	1.43	N24° 28' 26"E	10.28
C105	23.28	412.00	3.24	N26° 48' 25"E	23.27

Village Cottage Lot Type Configuration

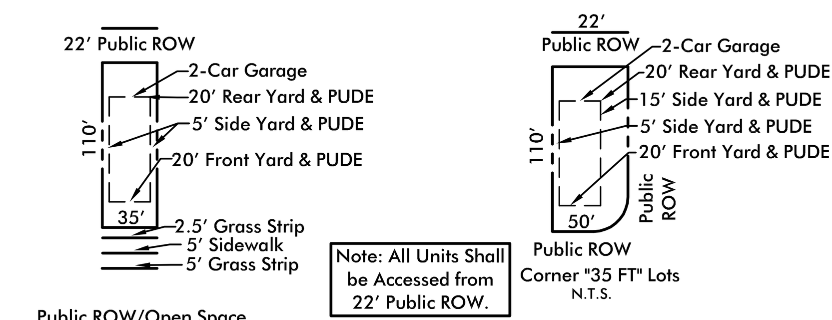
Note: All Driveway Access Shall be a Minimum 20 Feet from Garage Door.



Typical Lot Layout
(28' Wide Townhomes)

Boulevard Cottage Lot Type Configuration

Note: All Driveway Access Shall be a Minimum 20 Feet from Garage Door.



Typical Lot Layout
(35' Wide Cottages Lot)

NORTH

60 0 30 60 120

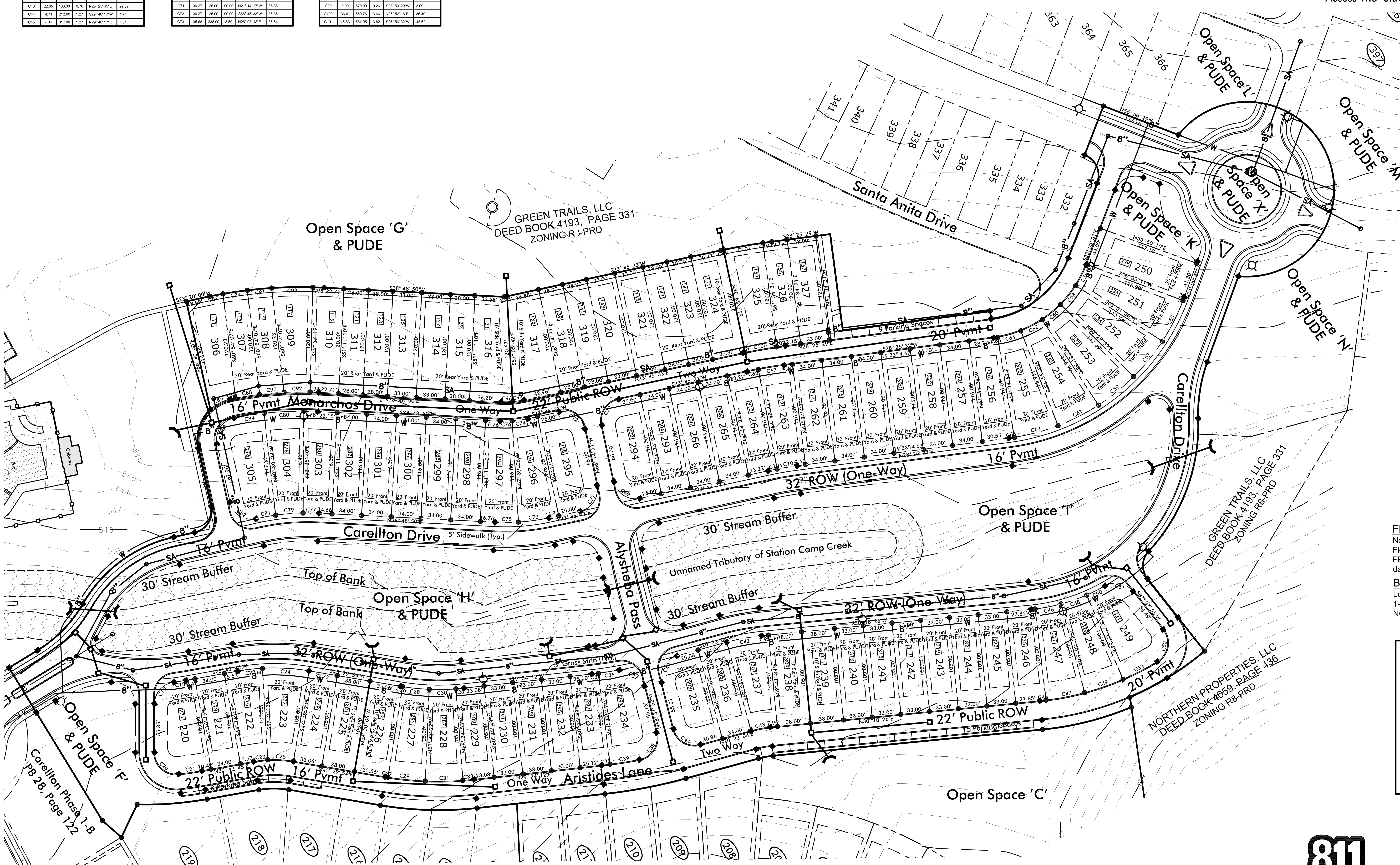
GRAPHIC SCALE - 1 inch = 60 ft.

Phase 3B Area = 16.51 Acres

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

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

Note: Driveways Shall Not Access Alysheba Pass; Lots 249, 220, And 305 Shall Not Access The "Side" Street.



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

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

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

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

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

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

Carellton Phase 3B
Preliminary Plat
Being Parcels 7.01 & 7.02 on Tax Map 124
Gallatin, Sumner County, Tennessee

ISSUANCE/REVISION NOTES:
- PLAN DATE: February 22, 2016
- PLAN REVISION DATE: March 17, 2016

A NONE
B NONE
C NONE
D NONE

Preliminary Plat
C1.0

ITEM 8

GMRPC Resolution No. 2016-34

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING 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. (PC 8-1584-16)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has previously approved site plan additions to the Fowler Lumber Company development site; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Site Plan submitted by the applicant, Barge Waggone Sumner & Cannon, Inc., at its regular meeting on March 28, 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 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 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 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), for open sided storage building and Section 13.06 provided that the site plan is modified to comply with the conditions of approval.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Site Plan for Spring Haven Development, consisting of ten (10) sheets, prepared by Barge Waggoner Sumner & Cannon, Inc. of Nashville, TN., with Project No. 36277-00,

ITEM 8

dated February 22, 2016, and a final revision date of March 17, 2016, with the following conditions:

1. Remove the proposed driveway and utilize the existing driveways or remove one (1) of the existing driveways 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.

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: 03/28/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 8
PLANNING DEPARTMENT STAFF REPORT

Site Plan for Spring Haven Development
(PC 8-1584-16)
590 Airport Road
Date: March 23, 2016

REQUEST: 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.

OWNER:	**SPRING HAVEN DEVELOPMENT (CO-OWNER DAVID FOWLER)**
APPLICANT:	**BARGE WAGGONER SUMNER & CANNON, INC.**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2016-34**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**MARCH 28, 2016**

PROPERTY OVERVIEW: The owner and applicant are requesting 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 (Tax Map 112, Parcel 077.01), located at 590 Airport Road. The property is zoned Industrial Restrictive (IR). Intermediate Manufacturing and Transport and Warehousing are permitted uses in the IR zone district. (Attachment 8-1 and Attachment 8-2)

CASE BACKGROUND:

Property History and Previous Approvals

Fowler Lumber Company started in Gallatin, Tennessee, in October of 1979 and in September of 1980 it became a family business. Since then Fowler Lumber Company grew and expanded its facilities to nine (9) kiln buildings and five (5) open storage buildings.

On March 17 2003, the Planning Commission approved a final plat for Fowler Lumber Company (PC File #2-5-03S) combining five (5) lots and one (1) parcel into Lot One. (P.B. 21, Pg. 23)

On January 12, 2004, the Planning Commission approved a final plat for Fowler Lumber Company, Resubdivision of Lot One (PC File #2-20-03) subdividing Lot One with two (2) other parcels and creating three (3) lots, Lots 1, 2, and 3. (P.B. 21, Pg. 224)

On March 23, 2012, Planning Staff approved an in-house Minor Subdivision Plat for Fowler Lumber Company, Second Resubdivision of Lot One (PC9952-12) to subdivide Lot One

(Tax Map 112, Parcel 077.00) into two (2) lots, Lot 1A (Tax Map 112, Parcel 077.00) and Lot 1B (Tax Map 112, Parcel 077.01). (P.B. 27, Pg. 160)

On January 23, 2014, Planning Staff approved an in-house Minor Subdivision Plat for Fowler Lumber Company, Third Resubdivision of Lot One (PC0227-13) to adjust the common lot line between Lot 1A and Lot 1B. (P.B. 28, Pg. 106)

On April 21, 2014, Planning Staff approved an in-house Site Plan addition for Fowler Lumber Company (PC0254-14) to construct two (2) kiln buildings located on Lot 1B.

DISCUSSION:

Proposed Development
The owner and applicant are proposing to construct three (3) outdoor storage buildings totaling 54,950 square feet and provide eleven (11) parking spaces on the site. The Spring Haven Development project is an expansion of the Fowler Lumber Company operations located at 560 Airport Road.

Natural Features
The property consists of an existing manufacturing facility containing two (2) kiln buildings on the 3.45 (+/-) acre lot. The site is an expansion of the existing manufacturing operations located adjacent to the property to the east. The lot is irregular in shape (funnel configuration) fronting on Airport Road. The existing kiln buildings are located approximately 400 feet from the front property line. The property slopes away from the highest elevation (628), located in the northwest corner of the property, to the lowest elevation (650'), located at the southeast corner of the property along Airport Road.

Based on FEMA FIRM Map 47165C0318G and 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 zoned Industrial Restrictive (IR) properties to the south, east and west and the CSX railroad tracks located along the north boundary. The adjacent properties consist of industrial and commercial activities. Further to the north, across the CSX railroad tracks, is Stonehedge Subdivision with residences located in R-10 Medium Residential (R20) zoned district.

Building and Architectural Elevations
The owner and applicant submitted photographs of the existing open storage buildings. The proposed three (3) open storage buildings will be similar in design and construction as the existing buildings. The buildings will be constructed using steel trusses with metal roof panels and will be one (1) story in height with all four (4) sides of the storage buildings open to allow continuation of the drying process (Attachment 8-3). Two (2) of the storage buildings will each contain 20,900 square feet of storage and the remaining storage building will contain 13,150 square feet. The open storage buildings will be located in the middle of the property to the south and west of the existing kiln buildings.

Since the three (3) proposed buildings are open sided the open storage buildings are exempt from the 70 percent brick or stone requirement. The proposed building materials match the existing open storage buildings.

The owner and applicant shall provide architectural elevations and construction plans to the Codes Department for review and approval prior to the issuance of building permits.

Bufferyard and Landscaping

The site is surrounded by zoned Industrial Restrictive (IR) properties to the south, east and west and the CSX railroad tracks located along the north boundary. No bufferyards are required along the perimeter of the property. However, the site plan meets the requirements of Section 13.05.020.B.1.b *Interior Planting Areas* of the Gallatin Zoning Ordinance, by providing one (1) canopy tree for every ten (10) parking spaces.

All interior plantings shall be maintained by the developer, property owner and/or successor per Section 13.05.050 of the Gallatin Zoning Ordinance.

Parking

Parking requirements are based on the use of the property. The warehousing use requires one (1) space per 5,000 square feet. Based on this calculation, eleven (11) parking spaces are required. The site plan indicates eleven (11) parking spaces, including one (1) accessible handicapped space, 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*.

Access

The site plan indicates a driveway to access this portion of the site and connecting to the remaining portion of the Fowler Lumber Company operations. The proposed driveway is proposed to connect to Airport Road. The proposed driveway is only 247 feet from another existing driveway providing access to this business to the north and 237 feet from an existing driveway serving a separate business to the south. The site plan shows no access points (or joint access driveways) to the adjacent properties not part of the Fowler Lumber Company operations.

The Engineering Division commented that the proposed driveway does not meet *Gallatin on the Move 2020 Major Thoroughfare Plan* minimum spacing requirements. The Engineering Division does not recommend approval of an additional driveway to serve the business including the proposed expansion. The owner and applicant shall remove the proposed driveway and utilize the existing driveways or remove one (1) of the existing driveways and utilize the proposed driveway.

Stormwater and Bio-Retention/Water Quality Area

The owner and applicant submitted drainage calculations and construction plans for the stormwater bio-retention/water quality area. The site will be graded on the east side of the proposed buildings, with area drains and stormwater ditches, to allow stormwater to flow to the front portion (east side) of the property into the bio-retention/water quality area (refer to Sheet C2.01). The bio-retention/water quality area will have underdrains connected to a stormwater outlet structure. This allows for the filtered stormwater to drain into an on-site

conveyance (existing detention areas). The on-site detention area located along Airport Road, at the front (eastern) portion of the property, will be reworked to aid in treating and conveying stormwater runoff.

Photometric Plan and Lighting Fixtures
The owner and applicant indicated that no additional lighting will be installed for this project. In the future, if the owner decides to add lighting to the buildings or the site, the owner shall submit a photometric plan and lighting fixture details to the Planning Department. The photometric plan shall comply with the City of Gallatin Zoning Ordinance, Section 13.02.08.

Dumpster Enclosure
The site plan indicates no dumpster enclosure for this site and will continue to utilize the existing dumpster.

Signage
The owner and applicant indicated no new or additional signs for the proposed buildings or the existing buildings or site. In the future, if the owner decides to add or revise any of the existing signs, the owner shall submit a signage plan meeting the requirements of the Gallatin Zoning Ordinance, Section 13.07. 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. Provide architectural elevations and construction plans to the Codes Department for review and approval prior to the issuance of building permits.

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 Engineering Division commented that the proposed driveway does not meet Gallatin on the Move 2020 Major Thoroughfare Plan minimum spacing requirements.
2. Engineering Division does not recommend approval of an additional driveway at this location. Therefore, the site plans should be revised to remove the proposed driveway and utilize the existing driveways or remove one (1) of the existing driveways and utilize the proposed driveway.

3. Provide a copy of the recorded Stormwater Maintenance Agreement prior to the issuance of any building permits.

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 and sewer use regulations.

Findings:

1. The Site Plan is consistent with the purpose and intent of the Industrial Restrictive (IR) Zoning District and complies with the use restrictions minimum bulk and height regulations, minimum dimensions, and yard line requirements established in said Zoning District.

2. The 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 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), for the open sided storage building and Section 13.06 provided that the site plan is modified to comply with the conditions of approval.

RECOMMENDATION:
Staff recommends that the Planning Commission approve Resolution 2016-34, Site Plan for Spring Haven Development, consisting of ten (10) sheets, prepared by Barge Waggoner Sumner & Cannon, Inc. of Nashville, TN., with Project No. 36277-00, dated February 22, 2016, and a final revision date of March 17, 2016, with the following conditions:

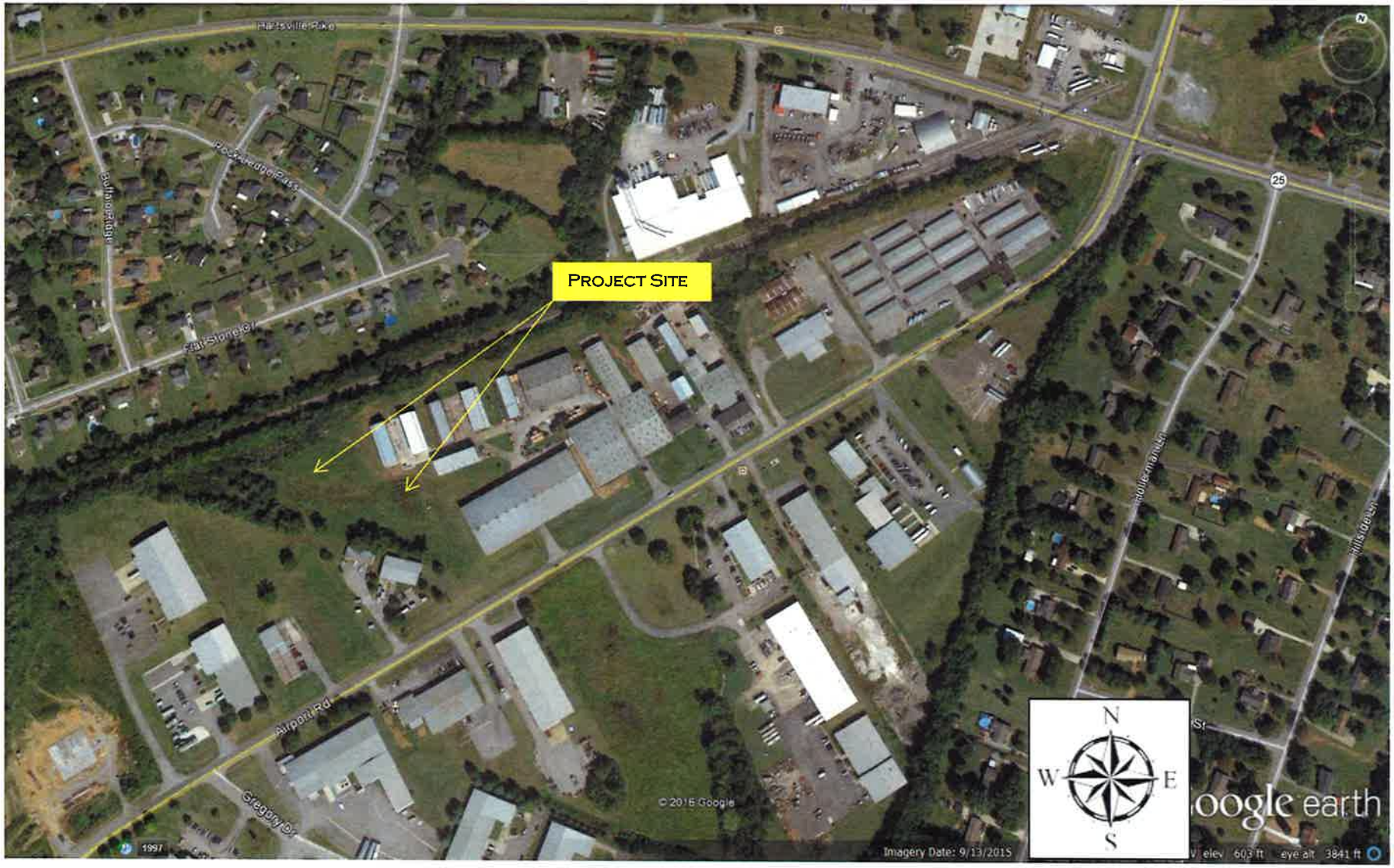
1. Remove the proposed driveway and utilize the existing driveways or remove one (1) of the existing driveways and utilize the proposed driveway.
2. Provide a copy of the recorded Stormwater Maintenance Agreement prior to the issuance of any building permits.
3. Submit a site surety for site improvements 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.

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

ATTACHMENTS

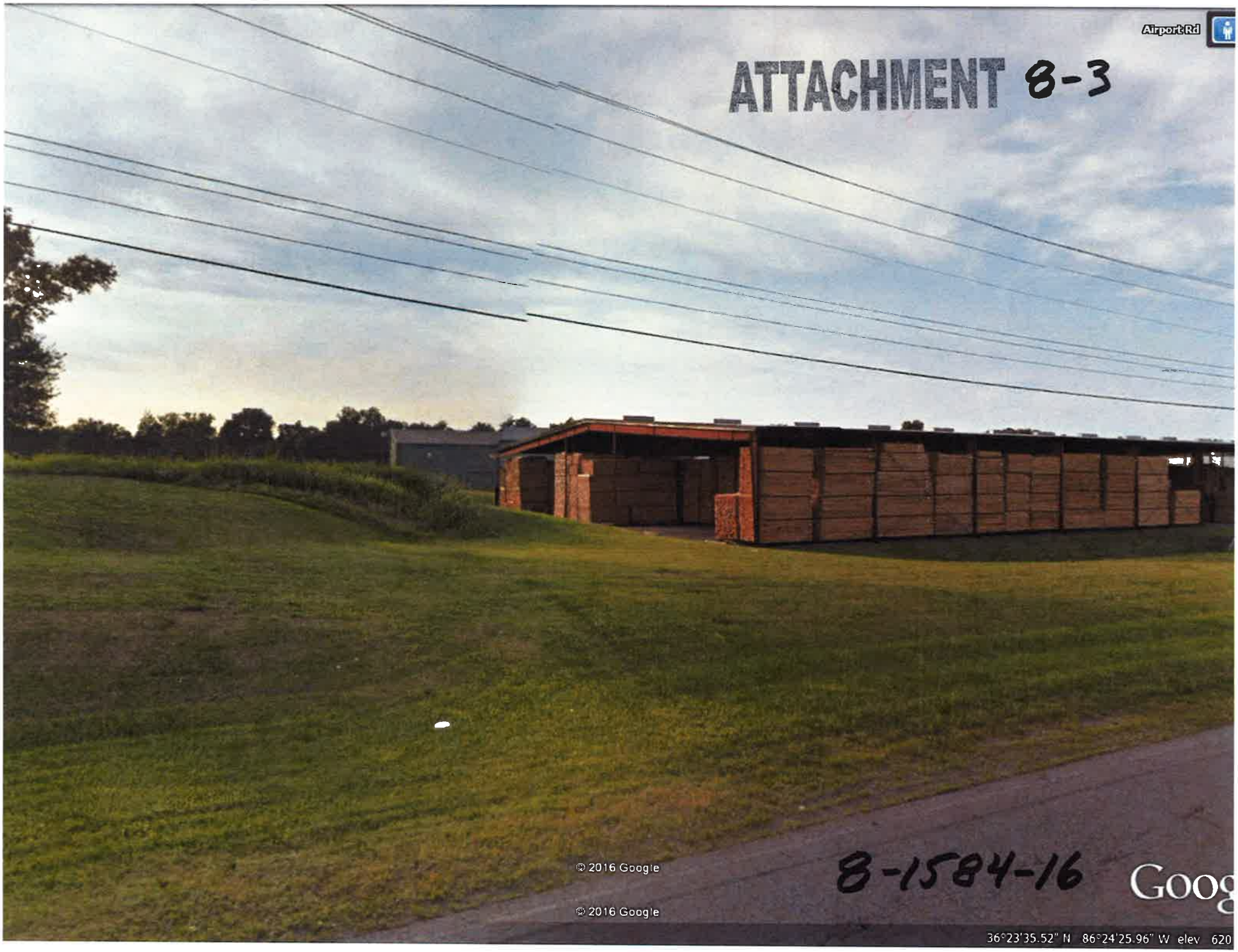
Attachment 8-1 Location Map
Attachment 8-2 Site Plan for Spring Haven Development (PC 8-1584-16)
Attachment 8-3 Photographs of Existing and Adjacent Buildings

Spring Haven Development Site Plan
(PC 8-1584-16)
Location map



ATTACHMENT 8-1

590 Airport Road
Tax Map 112//077.01
Zoned IR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8-1584-16
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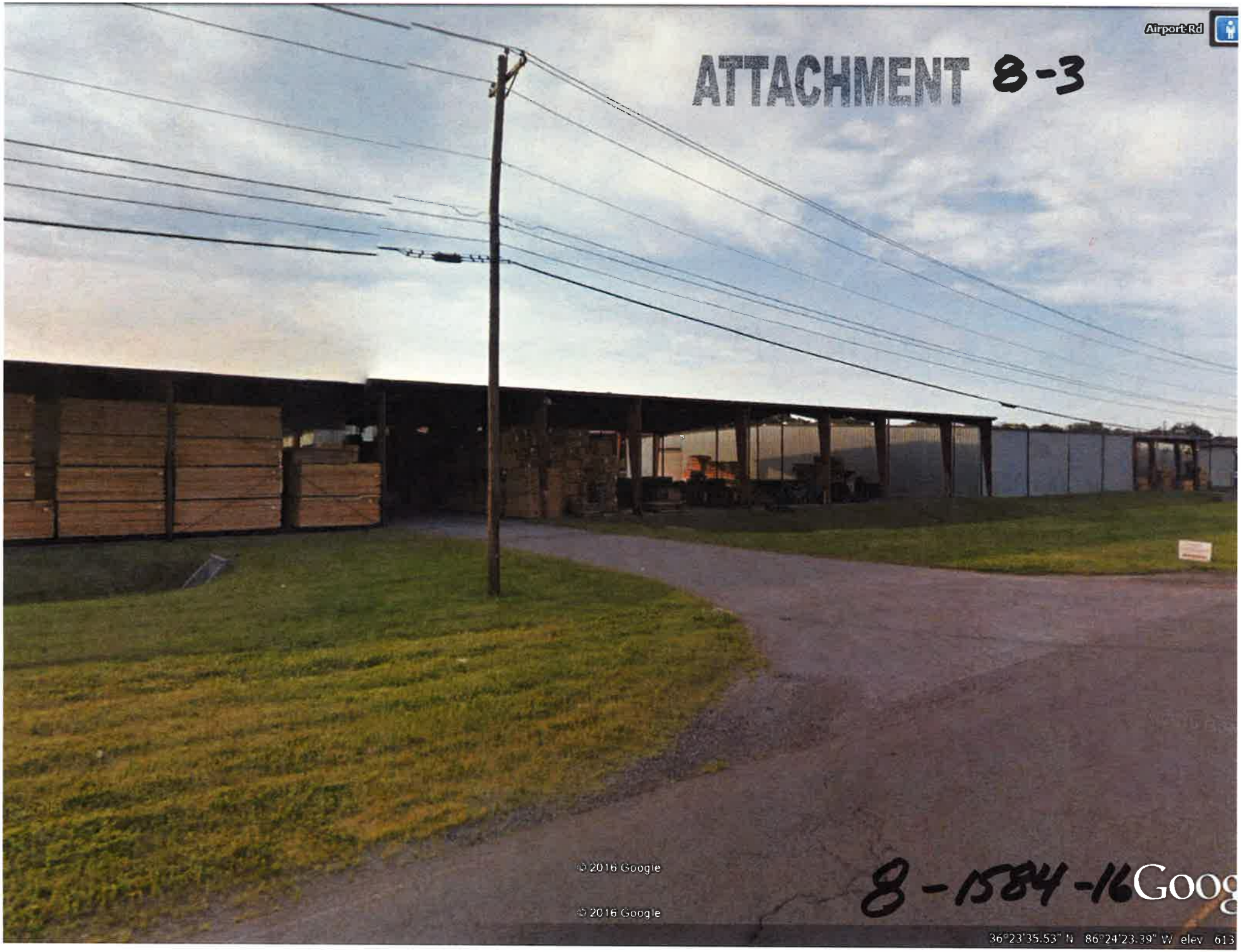
Airport Rd
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SITE PLAN
FOR
SPRING HAVEN DEVELOPMENT
590 AIRPORT ROAD
GALLATIN, SUMNER COUNTY, TENNESSEE

BWSC

PROJECT No. 36277-00

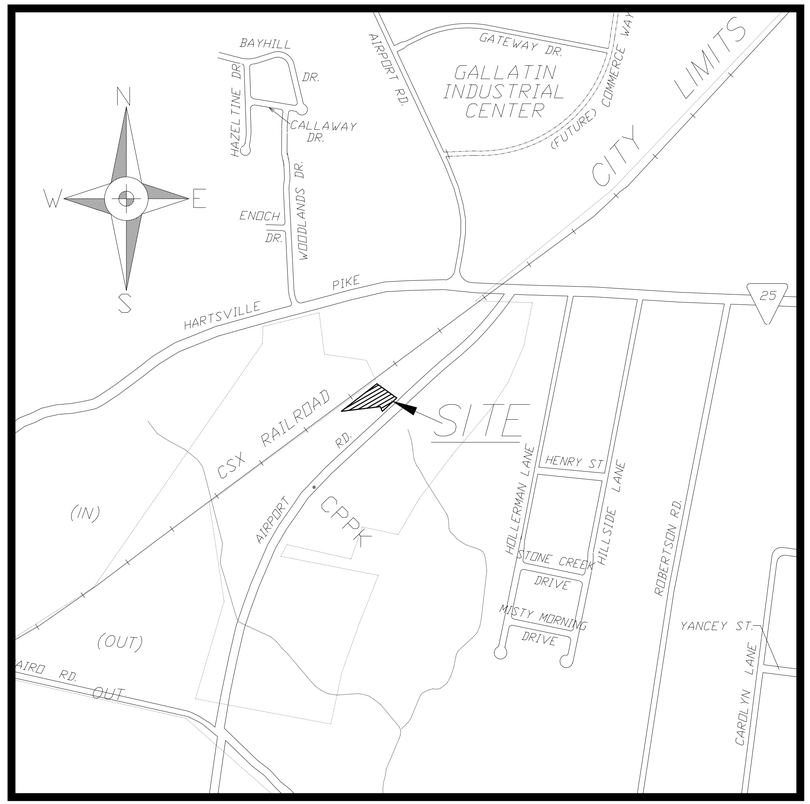
FEB. 22, 2016 ISSUE FOR PERMIT

MARCH 3, 2016 SWPPP

MARCH 17, 2016 ADDRESS COMMENTS

INDEX OF DRAWINGS

Sheet No.	Description
G0.01	COVER SHEET
C0.01	EXISTING CONDITIONS
C0.41	INITIAL EROSION CONTROL PLAN
C1.01	SITE LAYOUT PLAN
C1.02	SITE LAYOUT PLAN
C2.01	GRADING AND DRAINAGE PLAN
C2.41	INTERMEDIATE EROSION CONTROL PLAN
C2.42	FINAL EROSION CONTROL PLAN
C7.01	SITE DETAILS
C7.02	SITE DETAILS



LOCATION MAP

NOT TO SCALE

OWNER:

SPRING HAVEN DEVELOPMENT
DAVID FOWLER
PO BOX 1627
GALLATIN, TN 37066
615-452-8733

SITE DATA TABLE

PROPERTY ZONING: IR
TAX MAP AND PARCEL NUMBERS: MAP 112, PARCEL 077.01
SITE ADDRESS: 590 AIRPORT ROAD GALLATIN, TN 37066
YARDS: FRONT YARD = 20', SIDE YARD = 15', REAR YARD = 20'
SETBACKS: MSL = 55'
EXISTING USE: TRANSPORT AND WAREHOUSING
PROPOSED USE: TRANSPORT AND WAREHOUSING
FLOOR AREA: EXISTING = 10,115 SF, PROPOSED = 54,950 SF,
MAX ALLOWABLE = 75,140 SF (50% OF 3.45 AC)
PARKING: 54,950/5000 = 11 PARKING SPACES (1 ADA)
BUILDING HEIGHT: MAX 80'

BWSC BARGE WAGGONER SUMNER & CANNON, INC.

211 Commerce Street, Suite 600, Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572

JEFFREY J. CUNDIFF REGISTERED ENGINEER AGRICULTURE COMMERCE No. 111669 STATE OF TENNESSEE 3-17-16

8-1584-16

SITE PLAN FOR SPRING HAVEN DEVELOPMENT
590 AIRPORT ROAD
GALLATIN, SUMNER COUNTY, TENNESSEE

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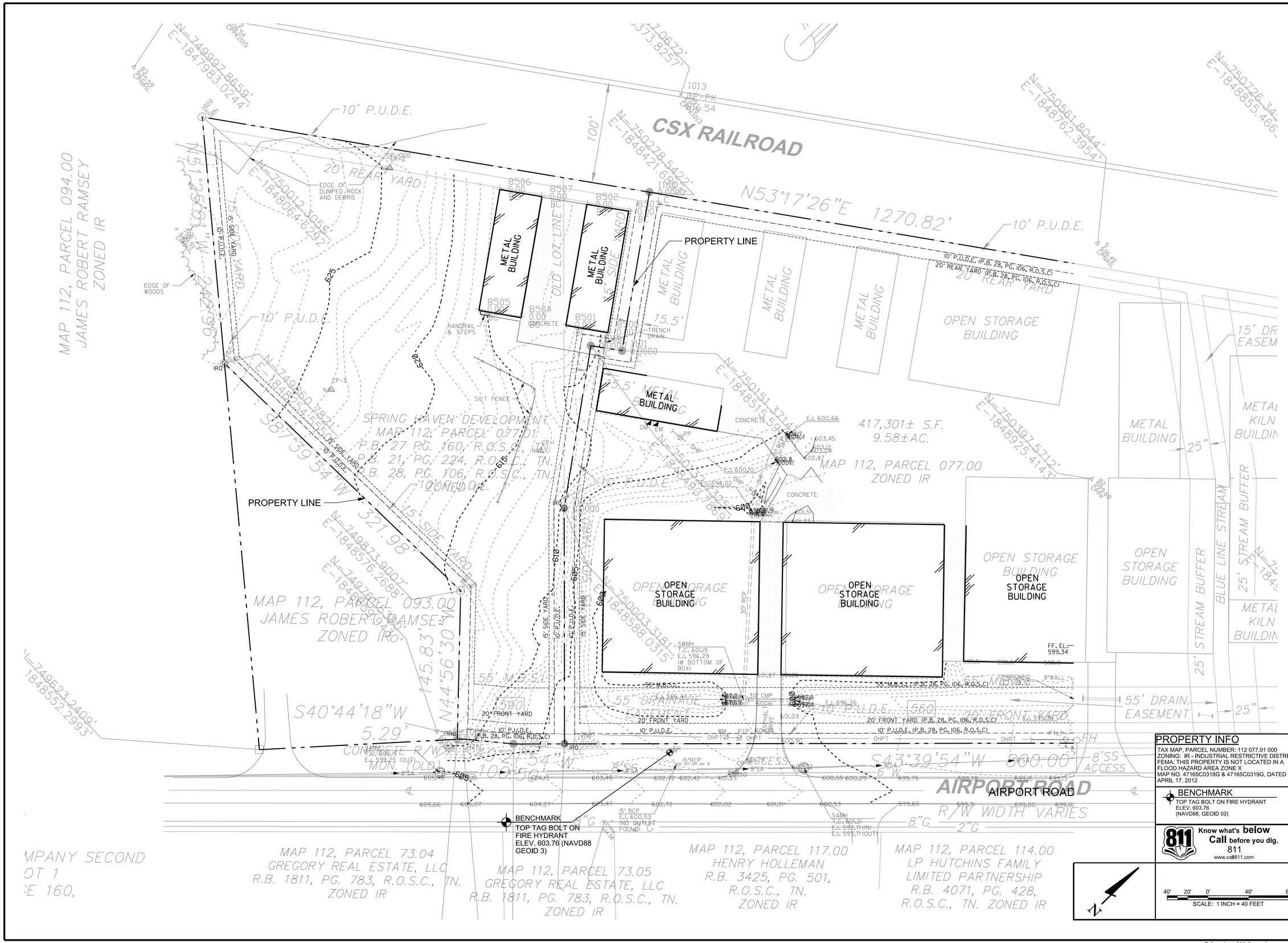

PROPERTY INFO

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FEMA: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ZONE X
MAP NO. 47165C0318G & 47165C0319G, DATED APRIL 17, 2012

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ELEV. 603.76
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	WMB	JJC	03-03-2016	SWPPP
	ASA	JJC	03-17-2016	ADDRESS COMMENTS

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PHONE (615) 254-1500 FAX (615) 255-6572

JEFFREY J. CUNDIFF
REGISTERED ENGINEER
No. 111658
STATE OF TENNESSEE
3-17-16

EXISITING CONDITIONS

CONSTRUCTION PLANS FOR
SPRING HAVEN DEVELOPMENT
AIRPORT ROAD, CITY OF GALLATIN,
SUMNER COUNTY, TENNESSEE

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FILE NO. 3627700

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LEGEND:

- CONSTRUCTION EXIT
- SILT FENCE
- INLET PROTECTION

PHASE 1:

1. INSTALL THE CONSTRUCTION EXIT WITH TEMPORARY CULVERT. THIS SHALL BE THE FIRST WORK DONE ON SITE.
2. INSTALL INLET PROTECTION AND SILT FENCE AS SHOWN.

EROSION CONTROL NOTES:

NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES.

TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM OF 6". THE SOIL IS TO BE STOCKPILED IN THE LOCATIONS AS DESIGNATED BY THE OWNER.

ALL GRADED AREAS INCLUDING SLOPES ARE TO BE SEEDED AND STRAWED WITHIN 14 DAYS AFTER GRADING IS COMPLETED (OR 7 DAYS FOR SLOPES 3:1 OR GREATER).

CUT AND FILL SLOPES ARE TO BE 3:1 AS DESIGNATED BY THE ENGINEER. (SEE PLANS).

STRAW BERMS ARE BALES OF STRAW STAKED IN PLACE. (SEE DETAIL).

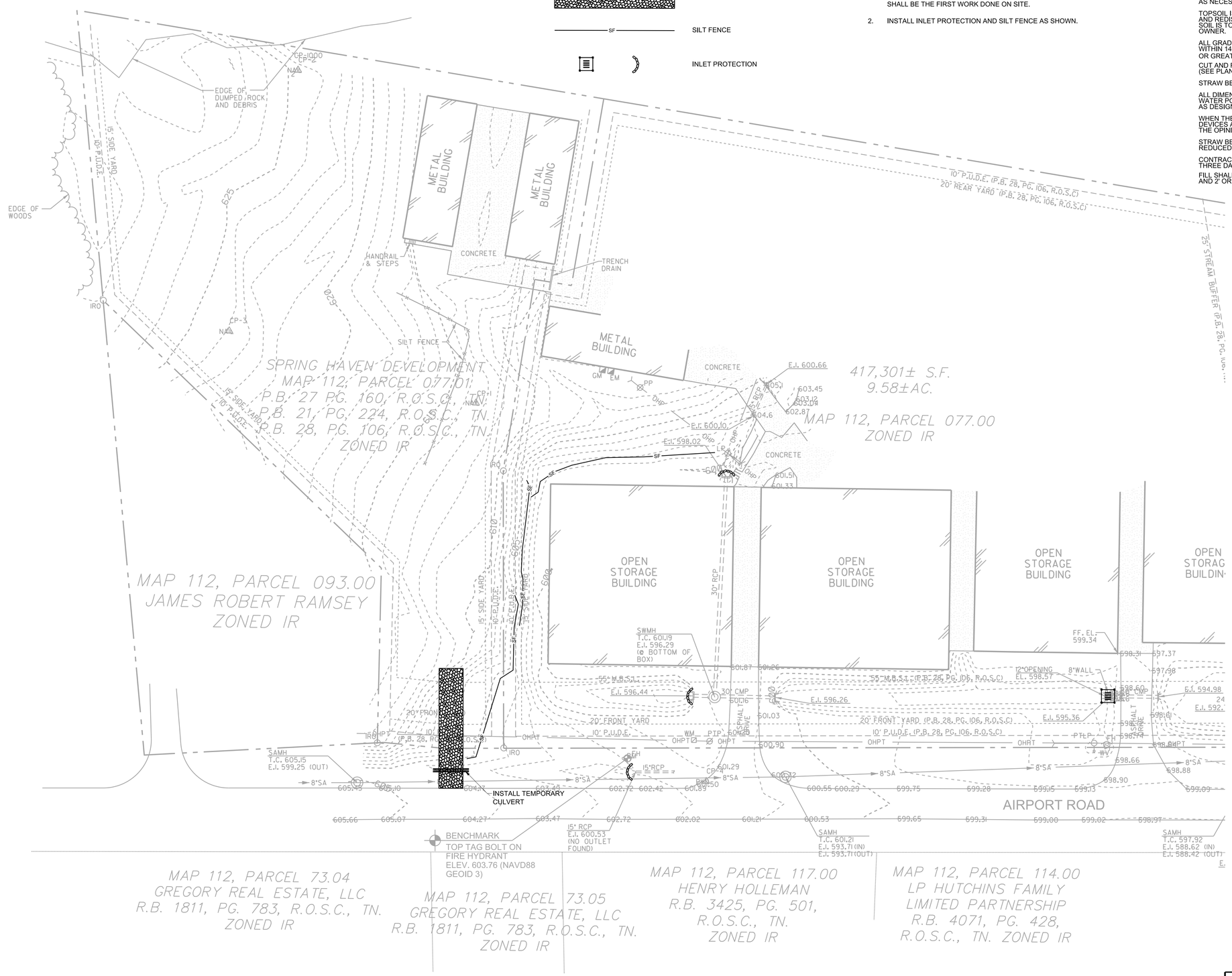
ALL DIMENSIONS AND LOCATIONS OF TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE ENGINEER.

WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE, IN THE OPINION OF THE ENGINEER, THEY SHALL BE REMOVED.

STRAW BERMS ARE TO BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED.

CONTRACTOR TO NOTIFY THE CITY OF GALLATIN ENGINEERING DIVISION THREE DAYS PRIOR TO BEGINING WORK.

FILL SHALL BE ROCK OR SOIL ONLY, PLACED IN LIFTS OF 1' OR LESS FOR SOIL AND 2' OR LESS FOR ROCK, AND COMPACTED TO 95% STD. PROCTOR.



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

JEFFREY J. CUNDIFF
REGISTERED ENGINEER
NO. 111658
COMMERCE
STATE OF TENNESSEE

INITIAL EROSION CONTROL PLAN

CONSTRUCTION PLANS FOR SPRING HAVEN DEVELOPMENT

AIRPORT ROAD, CITY OF GALLATIN,
SUMNER COUNTY, TENNESSEE

PROPERTY INFO

TAX MAP, PARCEL NUMBER: 112 077.01 000
ZONING: IR - INDUSTRIAL RESTRICTIVE DISTRICT
FEMA: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ZONE X
MAP NO. 47165C0318G & 47165C0319G, DATED APRIL 17, 2012

BENCHMARK

TOP TAG BOLT ON FIRE HYDRANT
ELEV. 603.76
(NAVD88, GEOID 03)

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SCALE: 1 INCH = 40 FEET

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
	WWB	JJC	03-02-2016	SWPPP FOR PERMIT
	WWB	JJC	03-17-2016	SWPPP ADDRESS COMMENTS
	ASA	JJC		

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LEGEND:

HEAVY DUTY CONCRETE

GENERAL NOTES:

NOTIFIY CITY OF GALLATIN ENGINEERING DIVISION 24 HOURS PRIOR TO INSPECTIONS.

INSPECT AND MAINTAIN EROSION CONTROL.

THE CONTRACTOR SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.

IN EASEMENTS, CONTRACTOR SHALL PROTECT AND RESTORE PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.

SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AFTER THE OWNER'S APPROVAL.

FILL MATERIAL REQUIRED, IF ANY, SHALL BE BORROWED AT THE CONTRACTORS EXPENSE.

THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC., AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.

ALL STORM SEWER CONSTRUCTION AND MATERIALS WITHIN THE ROW SHALL BE IN ACCORDANCE WITH THE CURRENT SPECIFICATIONS OF THE CITY OF GALLATIN DEPARTMENT OF PUBLIC WORKS.

THE CONTRACTOR SHALL COORDINATE WORK WITH OTHER WORK IN PROGRESS.

CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.

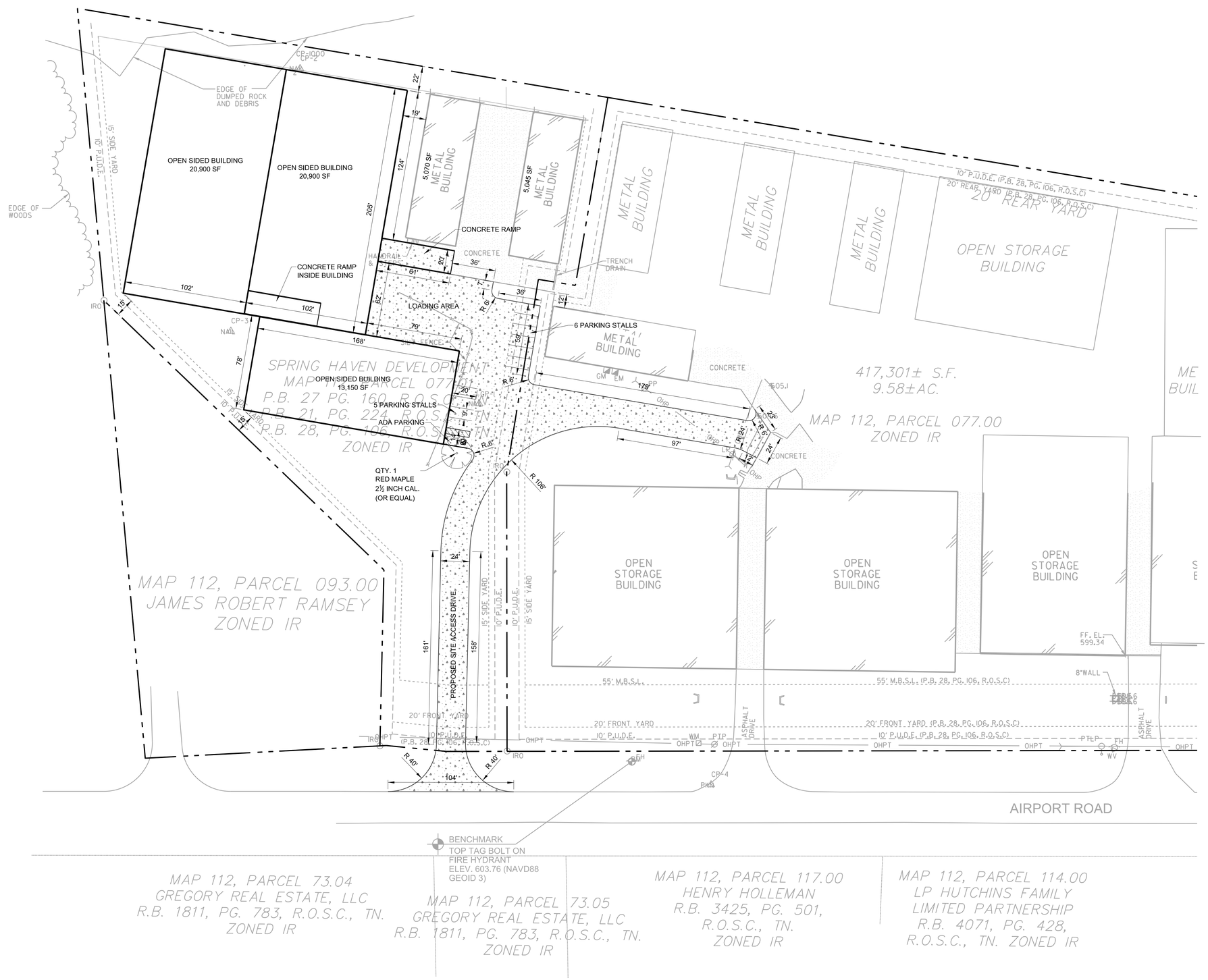
ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH LOW PSI FLOWABLE FILL.

ANY DAMAGE TO EXISTING PAVEMENT SURFACE RESULTING FROM NEW CONSTRUCTION SHALL BE REPLACED BY LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.

IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. IF ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.

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.

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



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	WMB	JJC	02-22-16	ISSUED FOR PERMIT
	WMB	JJC	03-03-2016	SWPPP
	ASA	JJC	03-17-2016	ADDRESS COMMENTS

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PHONE (615) 254-1500 FAX (615) 255-6572

JEFFREY J. CUNDIFF
REGISTERED ENGINEER
No. 111659
STATE OF TENNESSEE

SITE LAYOUT PLAN

CONSTRUCTION PLANS FOR
SPRING HAVEN DEVELOPMENT
AIRPORT ROAD, CITY OF GALLATIN,
SUMNER COUNTY, TENNESSEE

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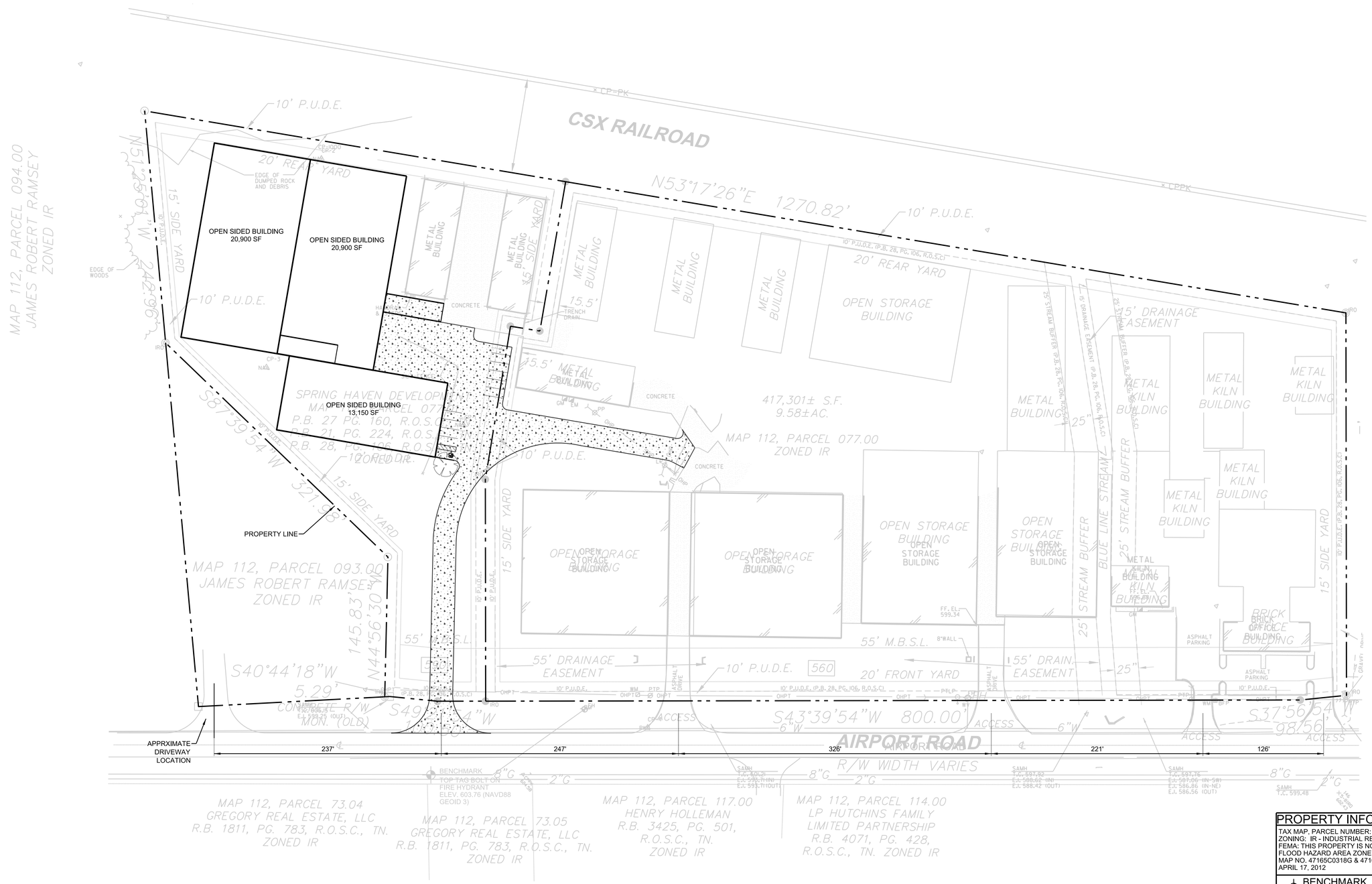

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50' 25' 0' 50' 100'
SCALE: 1 INCH = 50 FEET

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218 Commerce Street, Suite 600, Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572

JEFFREY J. CUNDIFF
REGISTERED ENGINEER
NO. 111656
STATE OF TENNESSEE

VICINITY MAP

CONSTRUCTION PLANS FOR
SPRING HAVEN DEVELOPMENT
AIRPORT ROAD, CITY OF GALLATIN,
SUMNER COUNTY, TENNESSEE

REVISION INFORMATION

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	WMB	JJC	03-03-2016	SWPPP
	ASA	JJC	03-17-2016	ADDRESS COMMENTS

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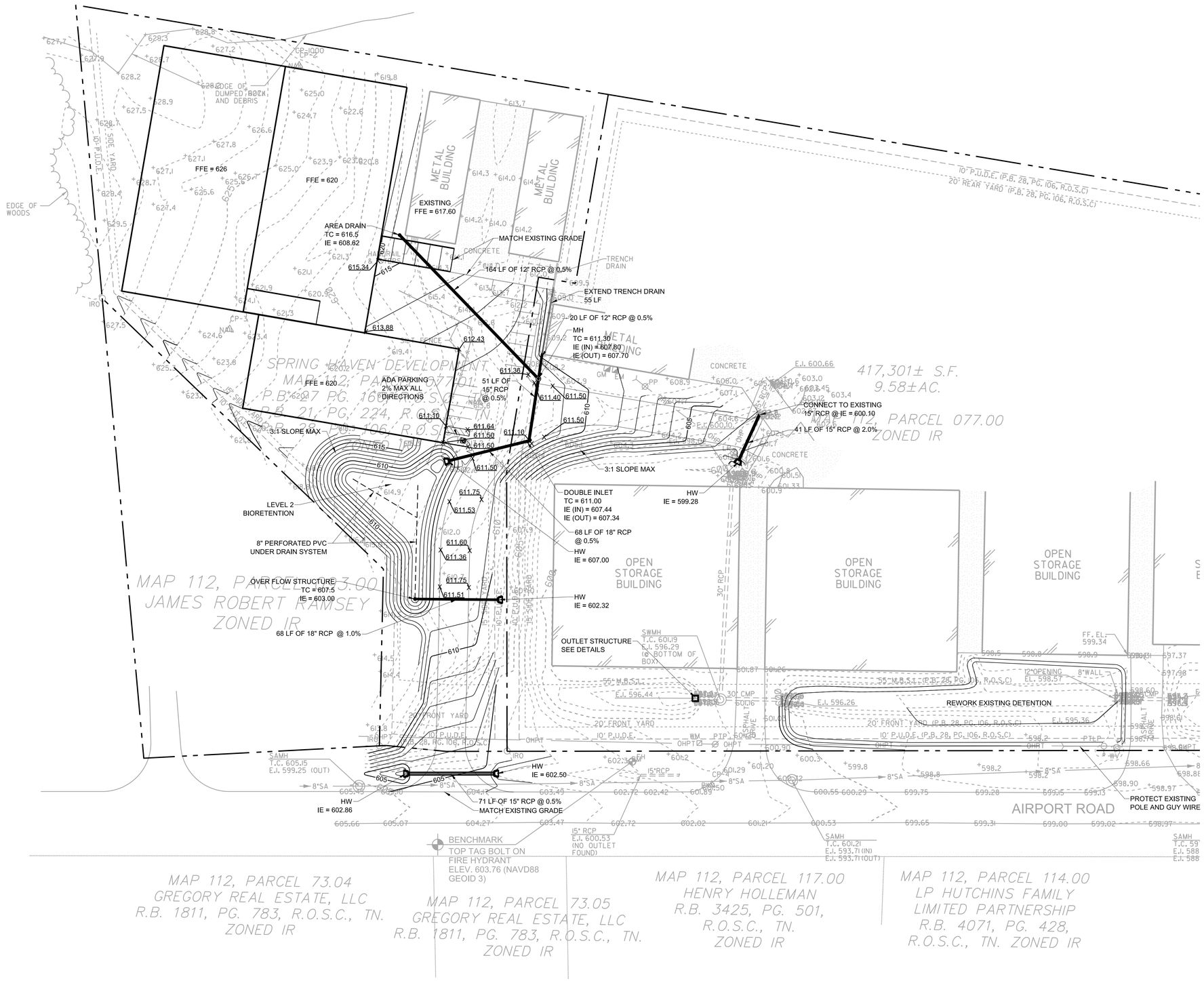

EROSION CONTROL NOTES:

NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES.

TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM OF 6". THE SOIL IS TO BE STOCKPILED IN THE LOCATIONS AS DESIGNATED BY THE OWNER.

ALL GRADED AREAS INCLUDING SLOPES ARE TO BE SEEDED AND STRAWED WITHIN 14 DAYS AFTER GRADING IS COMPLETED (OR 7 DAYS FOR SLOPES 3:1 OR GREATER).

CUT AND FILL SLOPES ARE TO BE 3:1 AS DESIGNATED BY THE ENGINEER. (SEE PLANS).

STRAW BERMS ARE BALES OF STRAW STAKED IN PLACE. (SEE DETAIL).

ALL DIMENSIONS AND LOCATIONS OF TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE ENGINEER.

WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE, IN THE OPINION OF THE ENGINEER, THEY SHALL BE REMOVED.

STRAW BERMS ARE TO BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED.

CONTRACTOR TO NOTIFY THE CITY OF GALLATIN ENGINEERING DIVISION THREE DAYS PRIOR TO BEGINING WORK.

FILL SHALL BE ROCK OR SOIL ONLY, PLACED IN LIFTS OF 1' OR LESS FOR SOIL AND 2' OR LESS FOR ROCK, AND COMPACTED TO 95% STD. PROCTOR.

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

JEFFREY J. CUNDIFF
REGISTERED ENGINEER
NO. 111658
STATE OF TENNESSEE
3-17-16

GRADING AND DRAINAGE PLAN

CONSTRUCTION PLANS FOR
SPRING HAVEN DEVELOPMENT

AIRPORT ROAD, CITY OF GALLATIN,
SUMNER COUNTY, TENNESSEE

PROPERTY INFO

TAX MAP, PARCEL NUMBER: 112 077.01 000
ZONING: IR - INDUSTRIAL RESTRICTIVE DISTRICT
FEMA: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ZONE X
MAP NO. 47165C0318G & 47165C0319G, DATED APRIL 17, 2012

BENCHMARK

TOP TAG BOLT ON FIRE HYDRANT
ELEV. 603.76
(NAVD88, GEOID 03)

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REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
	VRB	JJC	03-24-16	SWPPP-PERMIT
	WMB	JJC	03-03-2016	SWPPP
	ASA	JJC	03-17-2016	ADDRESS COMMENTS

SCALE: 1 INCH = 40 FEET

C2.01

FILE NO. 3627700

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LEGEND:

- CONSTRUCTION EXIT
- SILT FENCE
- INLET PROTECTION

PHASE 2:

1. MAINTAIN ALL EPSC MEASURES INSTALLED IN PHASE 1.
2. INSTALL INLET PROTECTION ON EXISTING INLET LOCATED TO THE EAST OF THE WAREHOUSE.
3. PERFORM GRADING AND DRAINAGE WORK. AS DRAINAGE STRUCTURES ARE INSTALLED, INSTALL INLET PROTECTION AS SHOWN.

EROSION CONTROL NOTES:

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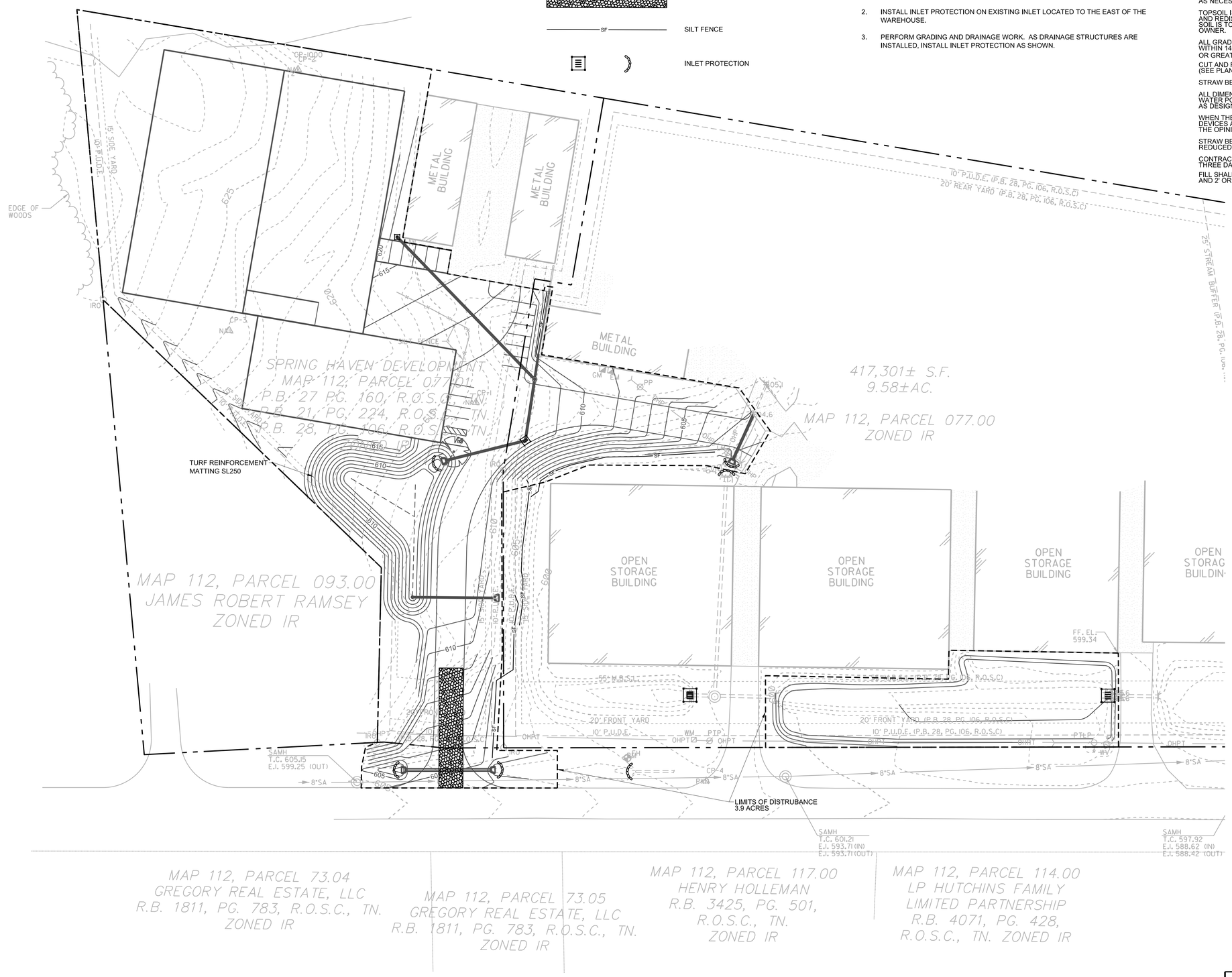

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BENCHMARK

TOP TAG BOLT ON FIRE HYDRANT
ELEV. 603.76
(NAVD88, GEOID 03)

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SCALE: 1 INCH = 40 FEET

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JEFFREY J. CUNDIFF
REGISTERED ENGINEER
No. 111658
STATE OF TENNESSEE

INTERMEDIATE EROSION CONTROL PLAN

CONSTRUCTION PLANS FOR
SPRING HAVEN DEVELOPMENT
AIRPORT ROAD, CITY OF GALLATIN,
SUMNER COUNTY, TENNESSEE

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
	WMB	JJC	02-22-16	SWPPP DAR PERMIT
	WMB	JJC	03-03-2016	SWPPP
	ASA	JJC	03-17-2016	ADDRESS COMMENTS

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LEGEND:

PS — PERMANENT STABILIZATION

PHASE 3:

1. MAINTAIN ALL PREVIOUSLY INSTALLED EPSC MEASURES
2. PERFORM PERMANENT SEEDING OF ALL AREAS NOT RECEIVING PAVEMENT
3. ONCE THE SITE HAS BEEN COMPLETELY STABILIZED, THE EPSC MEASURES CAN BE REMOVED.

EROSION CONTROL NOTES:

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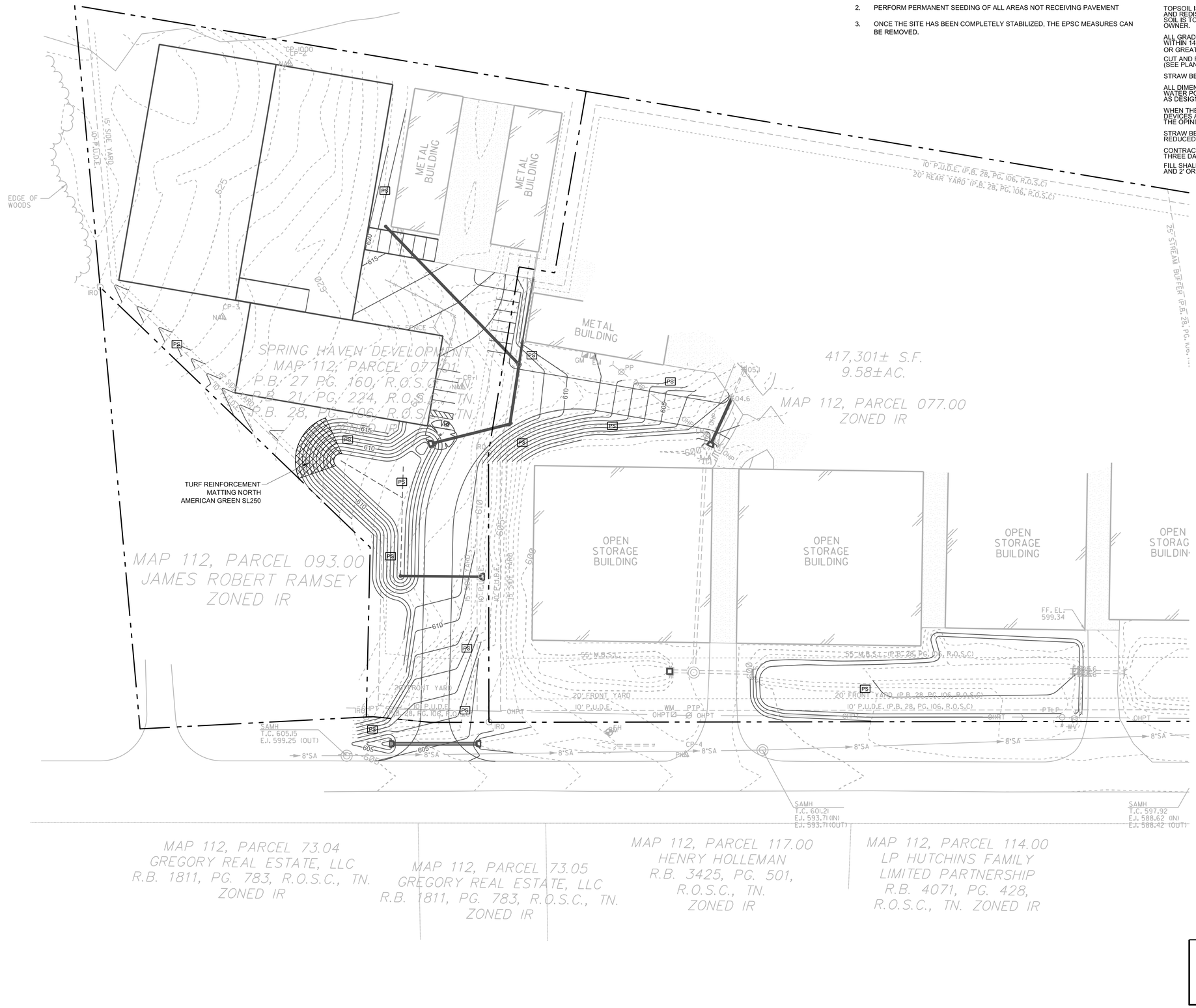

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SCALE: 1 INCH = 40 FEET

REVISION INFORMATION

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	WMB	JJC	03-03-2016	SWPPP
	ASA	JJC	03-17-2016	ADDRESS COMMENTS

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PHONE (615) 254-1500 FAX (615) 255-6572

JEFFREY J. CUNDIFF
REGISTERED ENGINEER
No. 111658
STATE OF TENNESSEE

FINAL EROSION CONTROL PLAN

CONSTRUCTION PLANS FOR
SPRING HAVEN DEVELOPMENT

AIRPORT ROAD, CITY OF GALLATIN,
SUMNER COUNTY, TENNESSEE

C2.42

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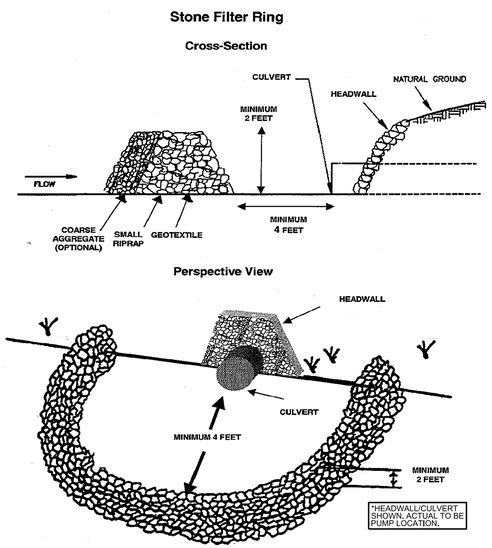


1 STONE FILTER RING INLET PROTECTION
C7.01 N.T.S.

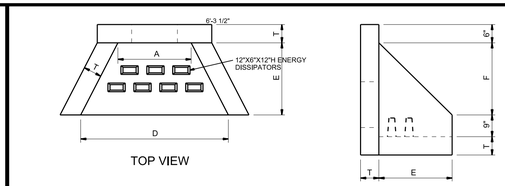


TABLE OF DIMENSIONS

PIPE SIZES	A	D	E	F	T (MIN)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	4'-0"	3'-3"	6"
30"	4'-0"	6'-6"	4'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"	7'-0"	9'-5"	4'-6"	5'9"	6"
60"	7'-0"	9'-5"	4'-6"	5'-9"	6"
66"	8'-6"	1 1'-0"	5'-6"	6'-1 1"	6"
72"	8'-6"	1 1'-0"	5'-6"	6'-1 1"	6"

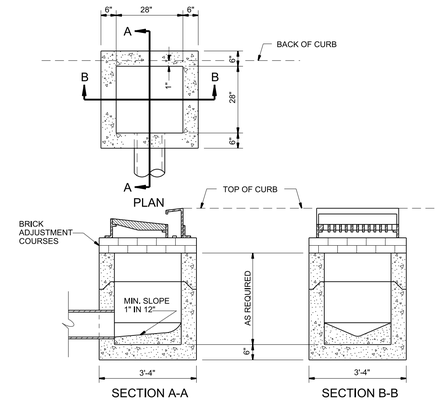
CONCRETE: 4000 PSI AT 28 DAYS
REINFORCED WITH NO. 4 BARS 10" C/C EACH WAY WITH WINGS AND TOE SLAB DOWELLED TO HEADWALL WITH NO. 5 BARS.

¾" CHAMFER ON ALL EXPOSED EDGES.

NOTES:

1. ENDWALL AND DISSIPATORS SHALL BE CLOUD PRECAST SW-301 OR APPROVED SUBSTITUTE. CONTRACTOR SHALL SUBMIT CUT SHEETS FOR APPROVAL OF NON-STANDARD HEADWALLS.
2. CONTRACTOR MAY PROPOSE CAST-IN-PLACE ENDWALLS AS A SUBSTITUTION.

2 HEADWALL WITH ENERGY DISSIPATORS
C7.01 N.T.S.



3 SINGLE INLET
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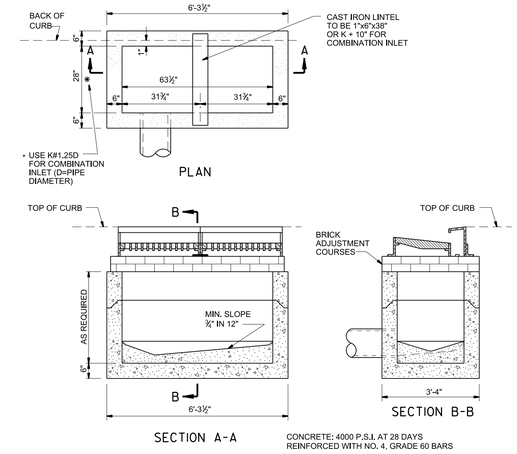
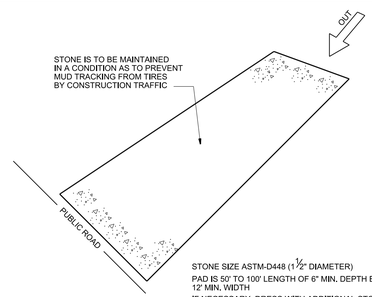


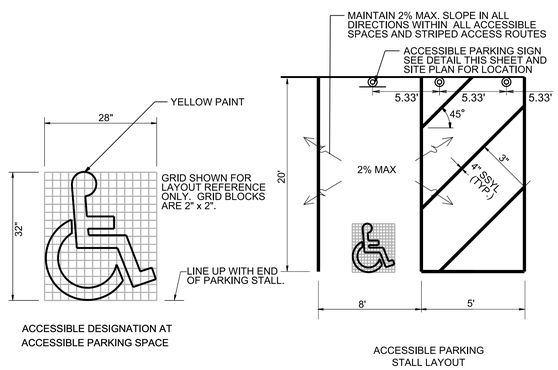
CONCRETE: 4000 P.S.I. AT 28 DAYS
REINFORCED WITH NO. 4, GRADE 60 BARS

4 DOUBLE INLET
C7.01 N.T.S.

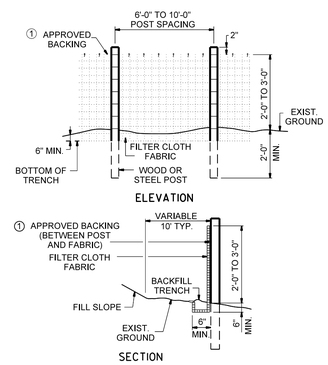


STONE SIZE ASTM-D448 (1½" DIAMETER)
PAD IS 50' TO 100' LENGTH OF 6" MIN. DEPTH BY 12' MIN. WIDTH
IF NECESSARY, DRESS WITH ADDITIONAL STONE AS NEEDED
INSTALL 6 OZ. NON-WOVEN GEOTEXTILE UNDER STONE

5 TEMPORARY CONSTRUCTION EXIT
C7.01 N.T.S.

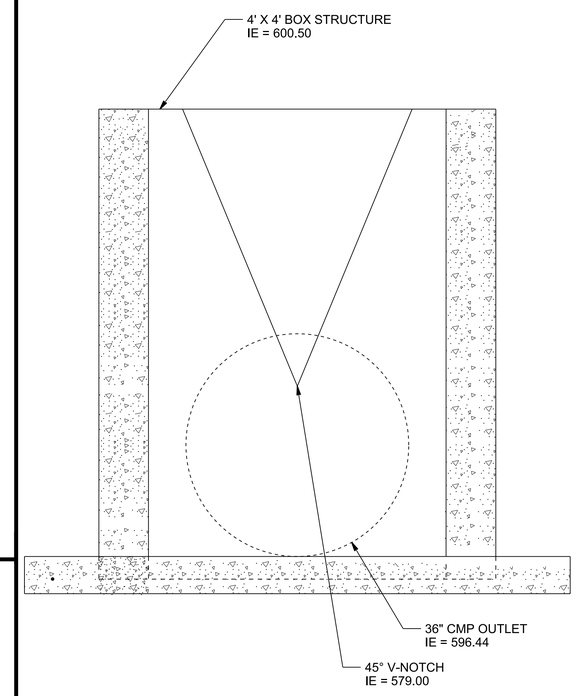


6 ADA PARKING STALL
C7.01 N.T.S.

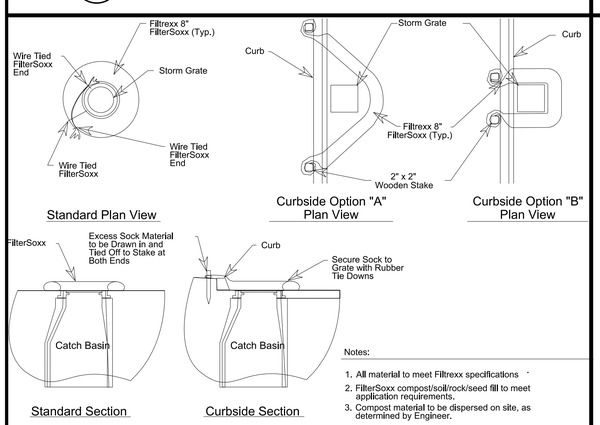


① FILTER CLOTH SHALL HAVE APPROVED BACKING OR A BUILT-IN REINFORCED STRUCTURE, AS RECOMMENDED BY THE MANUFACTURER TO SUPPORT THE FILTER CLOTH.
② A PREASSEMBLED SILT FENCE MEETING THE REQUIREMENTS OF THIS DRAWING IS ACCEPTABLE IN LIEU OF A FIELD CONSTRUCTED SILT FENCE.

7 SILT FENCE
C7.01 N.T.S.



4 OUTLET STRUCTURE
C7.02 N.T.S.

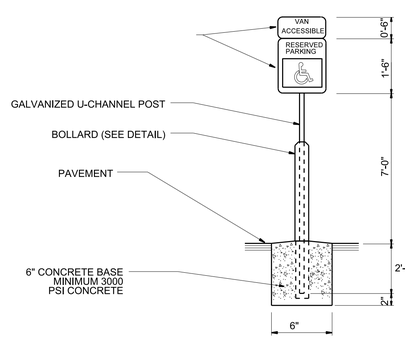


Notes:

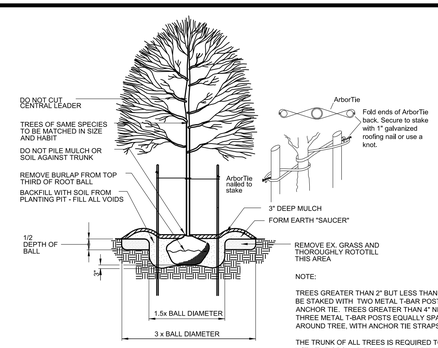
1. All material to meet Filtrexx specifications
2. FilterSoxx compost/soil/rock/seed fill to meet application requirements.
3. Compost material to be dispersed on site, as determined by Engineer.

8 INLET PROTECTION (FILTREXX OR APPROVED EQUAL)
C7.01 N.T.S.

NOTE:
ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE DEPARTMENT OF JUSTICE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN."



9 ADA PARKING SIGN
C7.01 N.T.S.



Specified ArborTie green (or white) staking and guying material is to be flat woven polypropylene material, 3/4" (19.05mm) wide 900 lb. break strength.

ArborTie shall be fastened to stakes in a manner which permits tree movement and supports the tree.

NOTE:

TREES GREATER THAN 2" BUT LESS THAN 4" ARE TO BE STAKED WITH TWO METAL T-BAR POSTS. WITH ANCHOR TIE. TREES GREATER THAN 4" NEED TO USE THREE METAL T-BAR POSTS EQUALLY SPACED AROUND TREE, WITH ANCHOR TIE STRAPS.

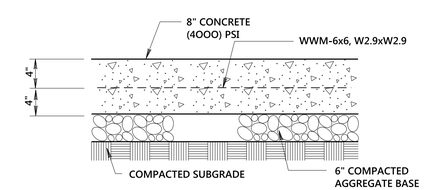
THE TRUNK OF ALL TREES IS REQUIRED TO BE PLUMB WITH THE GROUND PLANE. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO STRAIGHTEN ANY TREE THAT DOES NOT HAVE A VERTICAL TRUNK. STAKING TREES DIFFERENTLY THEN THIS DETAIL WITHOUT OBTAINING APPROVAL PRIOR TO STAKING WILL RESULT IN ALL TREES BEING RESTAKED.

TOP OF ROOT BALL TO BE EQUAL OR SLIGHTLY HIGHER THAN EXISTING GRADE.

DO NOT PIERCE ROOT BALL WITH STAKES.

PRUNE TREE UNDER DIRECTION OF LANDSCAPE ARCHITECT.

10 TYPICAL TREE PLANTING DETAIL
C7.01 N.T.S.



11 CONCRETE PAVEMENT DETAIL
C7.01 N.T.S.

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PHONE (615) 254-1500 FAX (615) 255-6572

JEFFREY J. CUNDIFF
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 111656
STATE OF TENNESSEE

CIVIL DETAILS

CONSTRUCTION PLANS FOR
SPRING HAVEN DEVELOPMENT
AIRPORT ROAD, CITY OF GALLATIN,
SUMNER COUNTY, TENNESSEE

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
	MWB	MWB	03-16-16	ISSUED FOR PERMIT
	WMB	JJC	03-03-2016	SWPPP
	ASA	JJC	03-17-2016	ADDRESS COMMENTS

C7.01

FILE NO. 3627700

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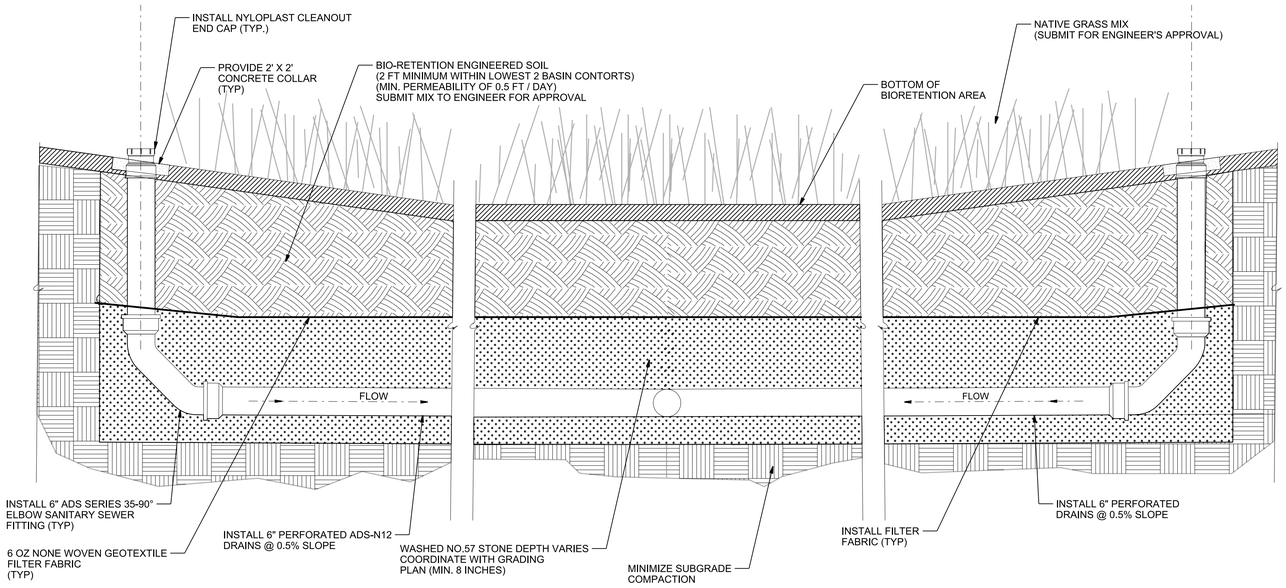
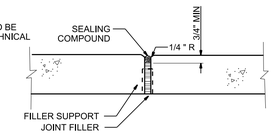


1 C7.02 BIORETENTION
N.T.S.

NOTE:

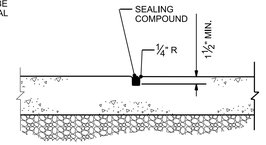
EXPANSION JOINTS TO BE PLACED PER GEOTECHNICAL RECOMMENDATIONS (MIN. 30 FT)



2 C7.02 EXPANSION JOINT
N.T.S.

NOTE:

CONTRACTION JOINTS TO BE PLACED PER GEOTECHNICAL RECOMMENDATIONS (MIN. 10 FT)



3 C7.02 CONTRACTION / CONTROL JOINT
N.T.S.

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211 Commerce Street, Suite 600, Nashville, Tennessee 37201
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COMMERCE
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CIVIL DETAILS

CONSTRUCTION PLANS FOR
SPRING HAVEN DEVELOPMENT
AIRPORT ROAD, CITY OF GALLATIN,
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	ASA	JJC	03-17-2016	ADDRESS COMMENTS

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ITEM 9

GMRPC Resolution No. 2016-35

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING 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. (PC 8-1596-16).

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Site Plan addition submitted by the applicant, Alex Sublett, at its regular meeting on March 28, 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 is consistent with the purpose and intent of the Commercial General (CG) 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 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 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), with the approved alternative Transitional Bufferyard Design Standards (G.Z.O. Section 13.04), and with the approved alternative Architectural Character and Compatibility Standards (G.Z.O., Section 13.08).

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Site Plan for Alex Sublett Building, consisting of four (4) sheets, prepared by Alex Sublett of Hendersonville, TN., date received March 17, 2016, and the Architectural Rendering for Alex Sublett Building provided as Exhibit 'A', with the following condition:

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

ITEM 9

the Planning Department in the form of cash, certified check, or Irrevocable Letter of Credit 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: 03/28/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 9
PLANNING DEPARTMENT STAFF REPORT

Site Plan for Alex Sublett Building
(PC 8-1596-16)
450 West Eastland Street
Date: March 23, 2016

REQUEST: 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.

OWNER:	**HOMER VAUGHN**
APPLICANT:	**ALEX SUBLETT**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2016-35**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**MARCH 28, 2016**

PROPERTY OVERVIEW: The owner and applicant are requesting approval of a Site Plan for Alex Sublett Building consisting of a 1,725 square foot building on two (2) parcels (Tax Map 113O, Group K, Parcels 033.00 and 034.00) totaling 0.70 (+/-) acres, located at 450 West Eastland Street. The property is zoned Commercial General (CG). Transport and Warehousing is a permitted use in the CG zone district. (Attachment 9-1 and Attachment 9-2)

The architectural elevations for the building addition do not meet the Basic Design Criteria of the Gallatin Zoning Ordinance, Section 13.08.010.A, *Materials,* since the building is shown to be constructed with a brick veneer on the front facade and metal panels on the remaining facades. This does not comply with the required 70 percent brick or stone on each building facade. The owner and applicant are requesting approval of an alternative architectural plan to allow the building to be constructed consistent with the adjacent buildings (Attachment 9-4). The Planning Commission shall determine whether the alternative architectural plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.

The owner and applicant are requesting an alternative bufferyard plan per Section 13.04.100.C of the Gallatin Zoning Ordinance, to alter the bufferyard requirements for the west side of the site between the proposed building and adjacent residences. The Planning Commission shall determine whether the alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance.

CASE BACKGROUND:

Property History
In 1953, the property was incorporated into the City of Gallatin. In 1969, the property was rezoned to Light Industrial and in 1979 the property was re-classified as Commercial General (CG) under the new classification system.

In 1970, a single-family residence was constructed on the rear parcel. The existing residence is a legal non-conforming use in the Commercial general (CG) zoned district.

DISCUSSION:

Proposed Development
The owner and applicant propose to construct a 1,725 square foot building in front of the existing house but will continue to use the existing house as a residence. The residence will be used by an employee to provide security of the property and administration duties. The owner and applicant stated that the residence and proposed building will not be open to the general public.

Natural Features
The property consists of two (2) parcels (Tax Map 113O, Group K, Parcels 033.00 and 034.00) on 0.7 (+/-) acres with an existing residence located at the rear of the property. The property is rectangular in shape with 110' of frontage along West Eastland Street. The existing residence is located approximately 175 feet from the front property line. There are existing mature trees located along the perimeter of the property with one (1) large tree located in the middle of the property (to be removed for the construction of the proposed building). An existing wooden fence is located on the north, south and west boundaries and a chain linked fence is located along the north and east boundary adjacent to RCO Holdings Company property.

Based on FEMA FIRM Map 47165C0314G, 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 adjacent Commercial General (CG) zone districts to the north, south and east. The RCO Holdings Company (tobacco warehouse) is located to the north and east with legal non-conforming residential uses located to the south across West Eastland Street. The Vertress Terrace Subdivision, zoned R6 High Residential (R6), is located to the west. Five (5) homes are located adjacent to the west boundary.

Building and Architectural Elevations
The proposed building is a one (1) story, 1,725 square foot located approximately in the middle of the property. The owner and applicant submitted architectural elevations and a photograph of a building similar to the proposed Alex Sublett Building. The proposed building consists of Light Stone colored metal panels on three (3) sides with Millstone-Alley Cassett brick veneer and Light Stone metal panels on the front. The roof will have a low pitched slope consisting of Brown metal panels with Brown fascia, eaves and doors (Attachment 9-2 and Attachment 9-3).

The architectural elevations for the building do not meet the Basic Design Criteria of the Gallatin Zoning Ordinance, Section 13.08.010.A, Materials, since the building is shown to be constructed with metal panels on three (3) sides. Only the front elevation consists of 70 percent brick veneer. The structure does not meet the required 70 percent brick or stone on each building facade. The owner and applicant are requesting approval of an alternative architectural plan, consistent with the existing and adjacent buildings (Attachment 9-4), as indicated in Attachment 9-2 and Attachment 9-3.

The Planning Commission shall determine whether the alternative architectural plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.

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

Bufferyard and Landscaping

The surrounding adjoining properties to the north, south and east are zoned Commercial General (CG) and a Type 15 Bufferyard is required. Since the subdivision located to the west is zoned R6 High Residential (R6), a Type 30 Bufferyard is required.

A Type 15 Bufferyad (Commercial) shall consist of one (1) large deciduous tree (ultimate height 50± feet) for every sixty (60) linear feet, PLUS a group of two (2) small deciduous or ornamental trees (spaced at 30 feet on centers) for every sixty (60) linear feet (planted) between the large deciduous trees.

A Type 30 Bufferyard shall consist of a strip of landscaped area, a minimum of thirty (30) feet wide, landscaped as follows:

- an opaque barrier shall be installed within the bufferyard, in accordance with Section 13.04.08, to a minimum height of six (6) feet, PLUS one medium evergreen tree (ultimate height 20-40 feet) for every fifteen (15) feet planted on triangular staggered spacing, PLUS one large deciduous tree (ultimate height 50+ feet) for every sixty (60) linear feet measured along the opaque barrier.

Section 13.04.020.C of the Gallatin Zoning Ordinance states where additions or enlargements of existing uses or structures are twenty (20) percent or greater in size, the site shall follow the bufferyard provisions that apply only to that portion of the lot, site, or common development where the new development occurs. Therefore the only portion of the bufferyards that is required for the building is located along the east, west and south sides of the property adjacent to the building. The owner and applicant provided a tree survey on the site plan.

The owner and applicant are requesting an alternative bufferyard plan per Section 13.04.100.C of the Gallatin Zoning Ordinance for the required bufferyard width located on the west boundary and requesting that the existing mature trees be counted toward the required amount of trees to be planted in the bufferyard.

The site plan shows an Alternative Type 30 Bufferyard (20' wide) located along the west boundary. This will allow the proposed building to fit on the site and be functional. The

owner and applicant stated the required amount of trees for the Alternative Type 30 Bufferyard (20' wide) will be planted in addition to retaining the existing mature trees and the existing wood fence for that portion of the project. The Type 15 Bufferyard located along the north and east boundaries will consist of the required amount of trees in addition to retaining the existing mature trees for that portion of the project. The Type 15 Bufferyard located along the south boundary will consist of the required amount of trees.

All landscaping in the bufferyards shall be maintained by the developer, property owner, and/or successor per Section 13.04.120 and Section 13.05.050 of the Gallatin Zoning Ordinance.

Parking
Parking requirements are based on the use of the property. The equipment and servicing use requires one (1) space per 1,000 square feet and the residential use requires two (2) spaces per dwelling unit. Based on this calculation, four (4) parking spaces are required. The site plan indicates four (4) parking spaces, which includes one (1) accessible handicapped space, which complies with the minimum number of parking spaces, including handicap accessible parking requirements, required by G.Z.O., Section 11.03, *Schedule of Off-Street Parking Requirements* and Section 11.07, *Handicapped Parking.*

Access
This business will continue to use the one (1) existing driveway to and from W. Eastland Street. The driveway is located on the east side of the front property line. The site plan shows no additional access points to the adjacent properties.

Photometric Plan and Lighting Fixtures
The owner and applicant indicated that no additional exterior lighting will be installed on the proposed building or site. In the future, if the owner and applicant decide to add additional lighting, a detailed photometric plan indicating the location of the lighting fixtures and showing the foot-candle illumination amount on this site shall be submitted to the Planning Department for review and approval. The photometric plan shall comply with the City of Gallatin Zoning Ordinance, Section 13.02.08.

Dumpster Enclosure and HVAC Units
The owner and applicant indicated that the business and residence will use the city totters for trash pickup. No HVAC units will be installed for the proposed building.

Signage
The owner and applicant indicated no proposed signs will be added to the site. In the future, if the owner decides to add monument or wall mounted signs, the owner shall submit a signage plan meeting the requirements of the Gallatin Zoning Ordinance, Section 13.07. 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. 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.

Engineering Division Comments
The Engineering Division reviewed and had no comments on the Site Plan.

Other Departmental Comments
The Other City Departments reviewed the Site Plan and had no comments except for the following:

1. Gallatin Industrial Pre-Treatment Department stated that the proposed facility shall comply with all applicable cross-connection control and sewer use regulations.
2. Gallatin Department of Electricity stated that any facilities be required to be relocated will be at the expense of the property owner.

Findings:
1. The Site Plan is consistent with the purpose and intent of the Commercial General (CG) 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 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 proposed 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), with the approved alternative Transitional Bufferyard Design Standards (G.Z.O. Section 13.04), and with the approved alternative Architectural Character and Compatibility Standards (G.Z.O., Section 13.08).

RECOMMENDATION:
Staff recommends that the Planning Commission approve Resolution 2016-35, Site Plan for Alex Sublett Building, consisting of four (4) sheets, prepared by Alex Sublett of

Hendersonville, TN., date received March 17, 2016, and the Architectural Rendering for Alex Sublett Building provided as Exhibit 'A', with the following conditions:

1. The Planning Commission shall determine whether the alternative architectural plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.
2. The Planning Commission shall determine whether the alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance.
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.

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

ATTACHMENTS

Attachment 9-1 Location Map
Attachment 9-2 Site Plan and Architectural Elevations
Attachment 9-3 Photograph of Architectural Rendering, Exhibit 'A'
Attachment 9-4 Photographs of Adjacent Buildings

Alex Sublett Building Site Plan
(PC 8-1596-16)
Location map

ATTACHMENT 9-1

450 West Eastland Street
Tax Map 1130/K/033.00 and 034.00
Zoned CG

ATTACHMENT 9-3

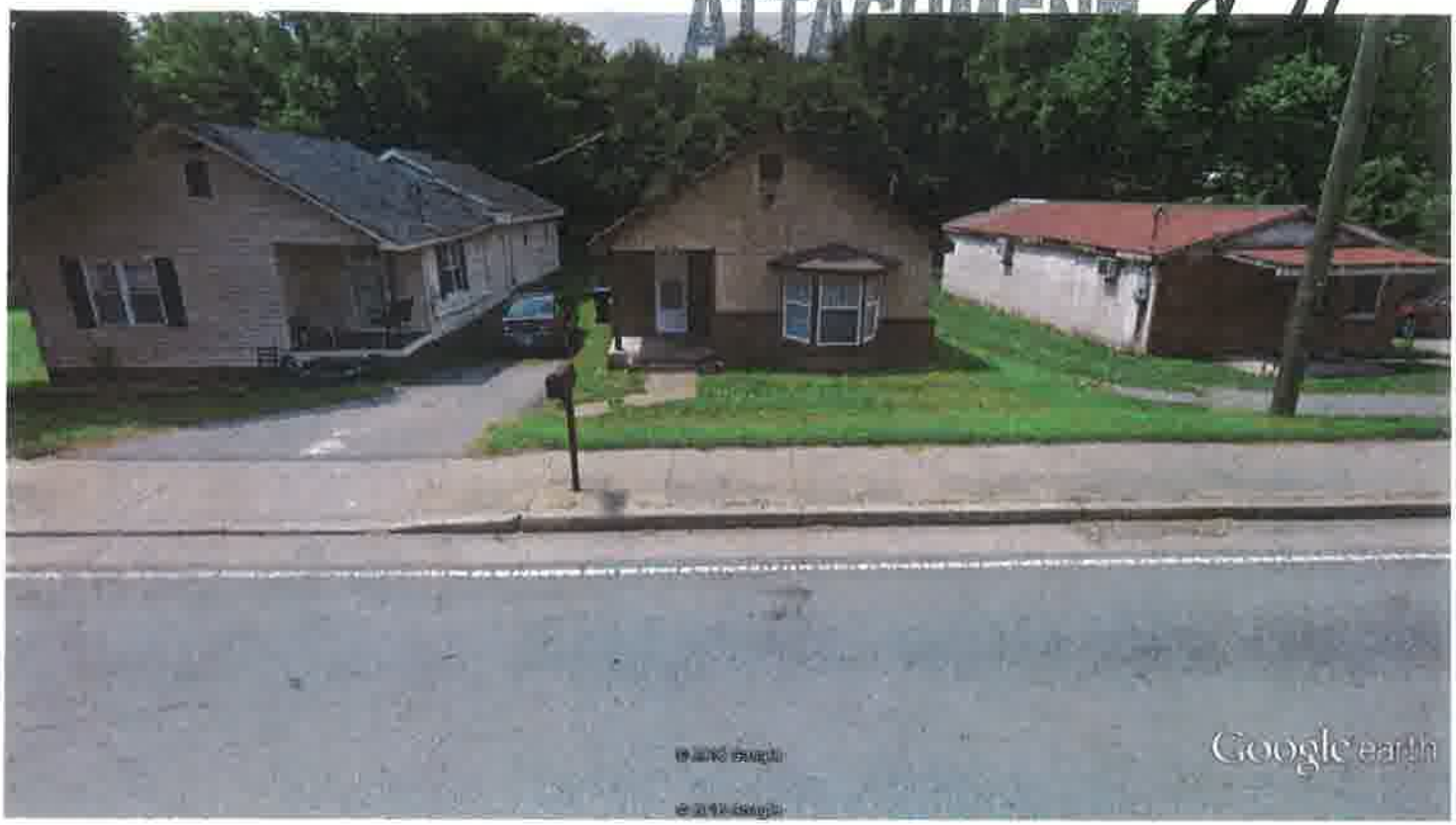
EXHIBIT A

8-1596-16

ATTACHMENT 9-4

8-1596-16

ATTACHMENT 9-11



8-1596-16

* The Owner/Developer of this property is responsible for all financial matters.

Site Data Table	Alex Sublett 615-828-7114
Owner/Developer	101 Ridge Ct N, Hendersonville, TN 37075
Site Location	450 West Eastland
Tax Map	1130, Group K
Plat	
Parcel	033.00 AND 034.00
Acreage	.7±
Zone	(CG) Commercial General
Proposed Use	Warehouse / Storage
Existing Use	Residential
Lot Area	29,150 S.F.

CG Bulk Area Regulations	
Minimum Lot Area	10,000 S.F.
Front Yard	10 FT
Side Yard	10 FT
Rear Yard	20 FT
MBSL	50 FT
Buffer Yard CG to CG	Type 15
Buffer Yard CG to R6	Type 30, Proposed Alternate
Maximum Height 60'	Type 30 Bufferyard (20')
Parking Requirements	Equipment & Servicing 1 space/1000 SF
"	Residential 2 spaces per Dwelling
Parking Provided	Warehouse 2 spaces
"	Residential 2 spaces

Legend	
Driveway	
Chain Link Fence	
Wooden Fence	
Silt Fence	
Existing Trees	(DBH) Feet DBH
Power Line	
Water & Sewer	

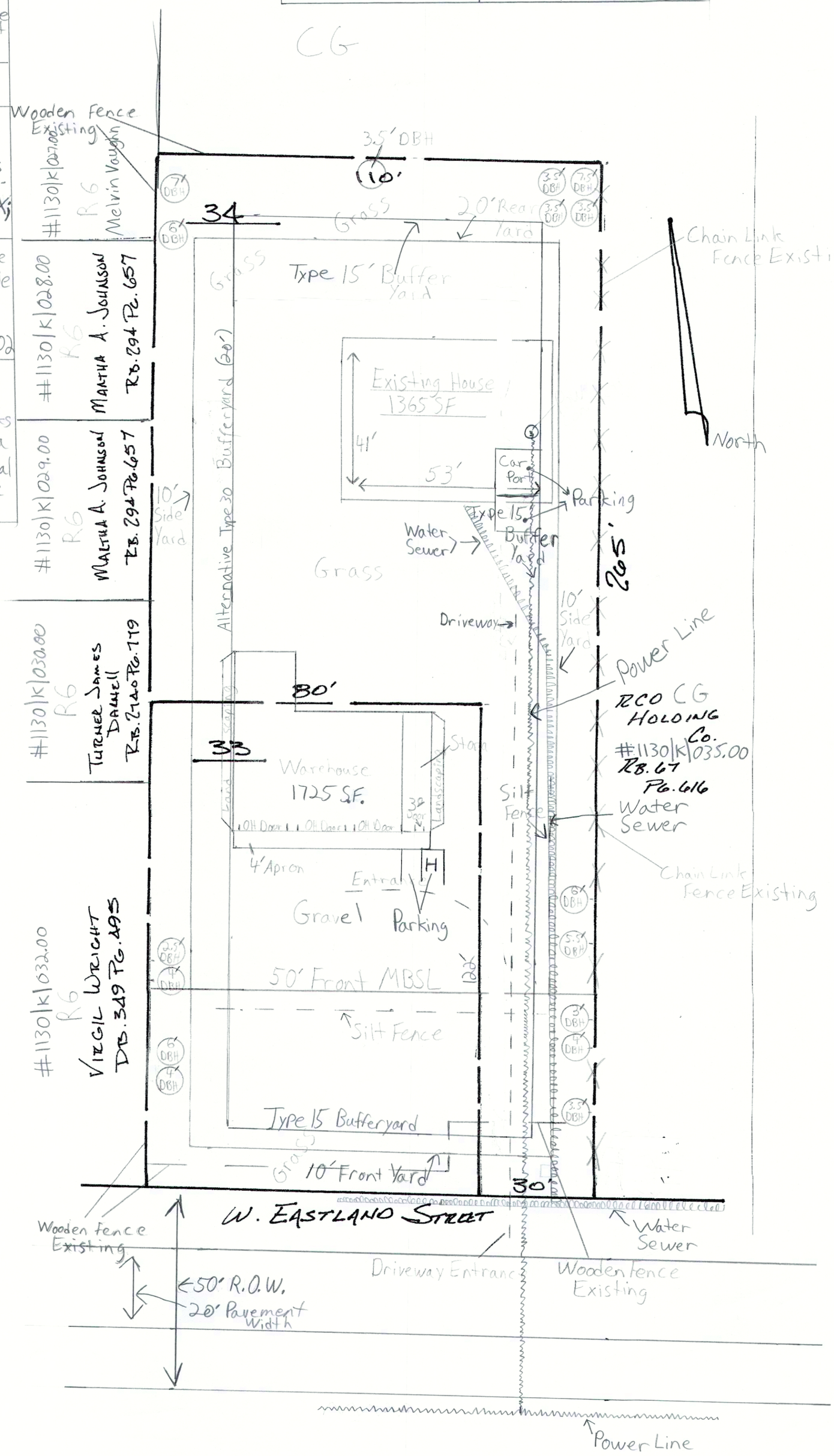
Signage: There will be no signage at this time. If needed at a later date, will check for approval.

Photomeric: There is no exterior lighting proposed.

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.

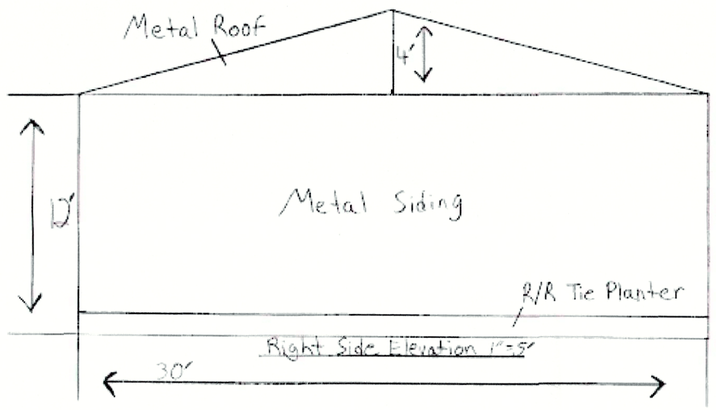
All construction and use of the proposed facility to meet applicable performance standards as set forth in the city of Gallatin Zoning Ordinance, Section 13.02

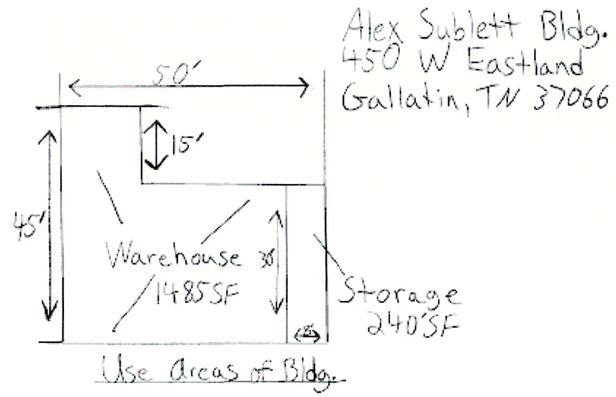
Intended Use: I am looking to build a steel warehouse building to store landscape trucks and equipment. It will not be a storefront. The existing residential house will not be open to the general public.

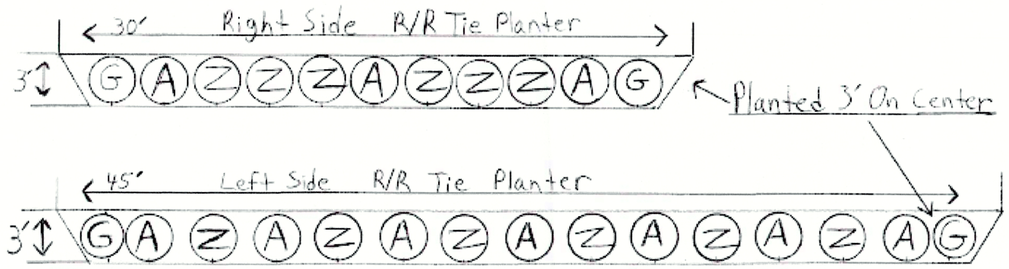


Scale 1"/20'

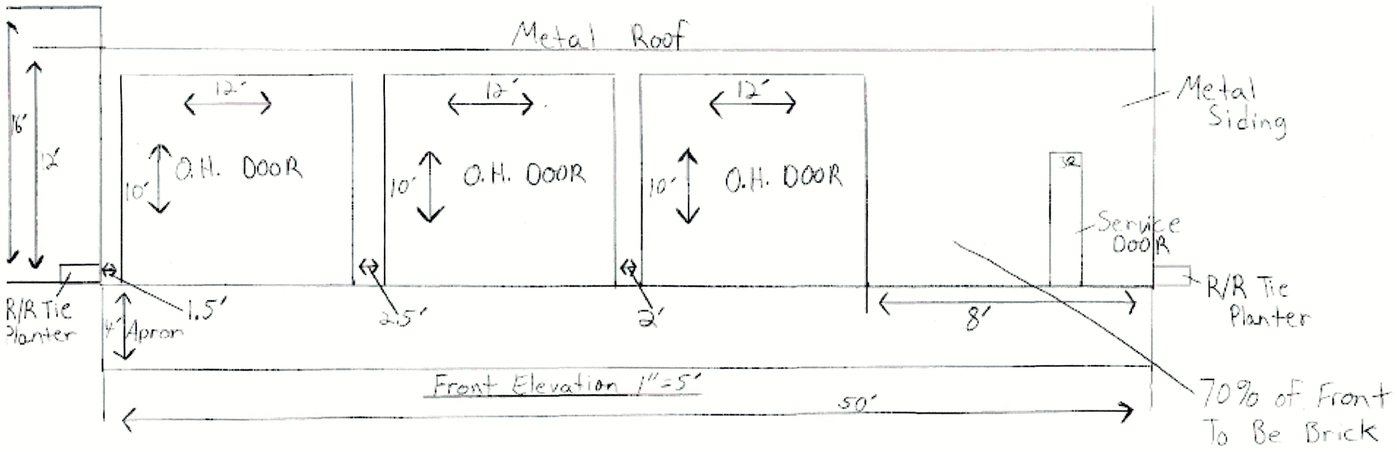
Zoned CG

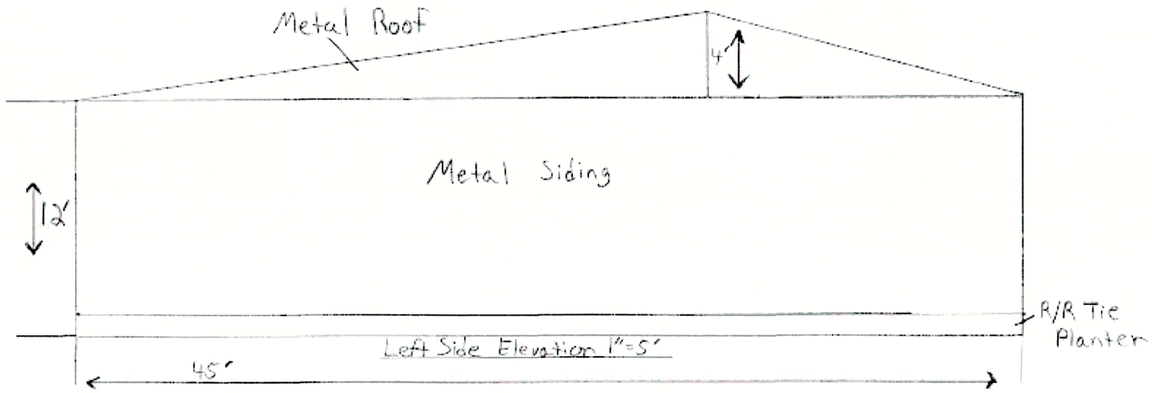






Landscape Legend
(A) Emerald Green Arborvitea
(G) Maiden Ornamental Grass
(Z) Hershey Red Azalea
Pinestraw Mulch 3"
All Disturbed Areas to receive KY-31 Seeding
Arborvitae 5'-6'
Grass & Azalea 3gal.





Alex Sublett Bldg.
450 W. Eastland
Gallatin, TN 37066

ITEM 10

GMRPC Resolution No. 2016-38

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A SITE PLAN FOR A 5,100 SQUARE FOOT CONVENIENCE SALES AND SERVICE FACILITY AND RELATED FUELING CANOPY AND RESTAURANT, ON A 2.28 (+/-) ACRE LOT, ZONED COMMERCIAL GENERAL (CG), LOCATED SOUTH OF NASHVILLE PIKE/WEST MAIN STREET AND EAST OF MAPLE STREET AT 517 NASHVILLE PIKE. (PC FILE# 8-1587-16)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Site Plan submitted by the applicant, Gresham, Smith & Partners, at its regular meeting on March 28, 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 is consistent with the standards and specifications of Section 15.03.020, *Site Plan Required,* of the Gallatin Zoning Ordinance.

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

3. Once completed, the Site Plan will comply with the purpose and intent of established Performance and Design Standards (G.Z.O., Article 13), Grading Standards (G.Z.O., Section 13.10), Access Management Regulations (G.Z.O., Section 13.06), Supplementary District Regulations (G.Z.O., Article 12.00), Loading and Parking Regulations (G.Z.O., Article 11.00), Stormwater Regulations (Gallatin Municipal Code, Chapter 18), Flood Prevention and Protection Regulations (G.Z.O., Section 10.03) and the Landscaping Requirements (Section 13.05).

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Site Plan for A Plus/Sunoco, consisting of 18 sheets, prepared by Gresham Smith and Partners of Nashville, TN with Project No. 40624.02, dated February 22, 2016 with a final revision date of March 21, 2016, and five (5) architectural sheets, prepared by Cornerstone Consulting of Allentown, PA with

Facility No. 0822-4263, dated February 18, 2016 with a final revision date of March 17, 2016, 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. Submit three (3) corrected and folded copies of the Site Plan to the Planning Department (One full size and two half-sized plans).

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: 3/28/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____

SUSAN HIGH-MCAULEY
CITY ATTORNEY

EXHIBIT A

ITEM 10
PLANNING DEPARTMENT STAFF REPORT

Site Plan for Proposed Sunoco /A Plus
(PC File# 8-1587-16)
South of West Main Street/Nashville Pike and east of Maple Street
Date: March 28, 2016

REQUEST: 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.

OWNER:	**CEDARWOOD DEVELOPMENT (RICK DILSAVOR)**
APPLICANT:	**GRESHAM SMITH AND PARTNERS (ROB WHITSON, P.E.)**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2016-38**
STAFF CONTACT:	**KEVIN CHASTINE**
PLANNING COMMISSION DATE:	**MARCH 28, 2016**

PROPERTY OVERVIEW: **The owner and 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, on a 2.28 (+/-) acre lot, located south of West Main Street/Nashville Pike and east of Maple Street. The property is zoned Commercial General (CG) and the Convenience Sales and Service and Food Service uses are permitted in the CG zone district. (Attachment 10-1)**

CASE BACKGROUND:

Previous Approvals

The project site was included within the city limits at the time the City of Gallatin was incorporated in 1953. The June 17, 1969 Gallatin zoning map shows the project site as being zoned Light Industrial. A decade later, the April 1979 Gallatin Zoning Map shows the project site as being zoned Commercial General (CG), which is the current zoning.

On November 23, 1998, the Planning Commission approved a Minor/Final Plat for CVS Pharmacy (PC File# 2-28-98). The Final Plat was recorded on March 1, 1999 in Plat Book 17, Page 353. (Attachment 10-2) The plat included most of the old Miracle Ford car dealership as Lot 2 of the subdivision (P.B. 17 Pg. 353)

On January 22, 2015, Staff approved an in-house Minor Subdivision Plat re-subdividing Lot 2 and Tax Map 126 Group B Parcel 16 into two (2) lots. (PC File# 2-1170-15S) The Minor Subdivision Plat was recorded on December 20, 2015 in Plat Book 29, Page 100. (Attachment 10-3) The Sunoco/A-Plus convenience store is proposed on Lot 1 of this subdivision.

DISCUSSION:

Proposed Development

The owner and 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, on a 2.28 (+/-) acre lot, located south of Nashville Pike (West Main Street) and east of Maple Street. The property is zoned Commercial General (CG) and the Convenience Sales and Service and Food Service uses a permitted in the CG zone district.

The project consists of a convenience sales and service center, along with a 10 pump (20 fueling positions) fuel facility and a restaurant. Additionally, the applicant is requesting approval of an alternative architecture, under Gallatin Zoning Ordinance Section 13.08.010(D), to use split face concrete block as the predominate building material on all (4) building elevations.

Natural Features

The parcel was developed as a car dealership in the 1970s; and the site is covered with buildings and pavement. The topography of the site reflects the grading and development of the site over time. The topography slopes from the highest point of elevation (538'), at the northwest corner of the property, near the adjacent CVS Pharmacy to the lowest point elevation (522') located at the southwest corner of the property. Based on FEMA FIRM Panels 47165C0314G, no portion of the site is located within a special flood hazard area.

Adjacent Areas & Uses

To the north is a commercial strip center, containing a variety of commercial uses, zoned Commercial Services (CS). To the south is vacant property, owned by the Sumner County Fair, zoned Commercial General (CG). To the east is the remaining 1.74 (+/-) acres of Tax Map 126G Group B Parcel 16.00, (Lot 2) zoned Commercial General (CG), and to the west is a CVS Pharmacy (PC File# 8-66-98), zoned Commercial General (CG).

Buildings and Architectural Elevations

The 5,100 square foot convenience sales and service building is rectangular in shape, with a flat roof surrounded with a parapet wall. All four (4) elevations have the same architectural treatment, which consists of a stacked stone base that is three (3) feet four (4) inches tall with the remainder of the elevation being white split faced block. Approximately two-thirds up the wall is a red banding that encircles all four (4) elevations. Above the red banding are red goose neck lights – nine (9) on the front elevation, eight (8) on the rear elevation, and four (4) on each side elevation.

The applicant is requesting approval of an alternative architectural plan, per Section 13.08.010.D, GZO. The proposed building elevations do not meet the 70 percent masonry requirement found in Section 13.08 of the Gallatin Zoning Ordinance. Section 13.08.010(A) of the Gallatin Zoning Ordinance states that split face block is not considered stone or brick materials for the purpose of meeting the 70 percent masonry requirement. The applicant is requesting an alternative architectural design under Section 13.08.010(D) to request that split face block be considered as masonry.

The front (north) elevation varies in height from right to left with three-quarters of the building being 22 feet and two (2) inches tall and the remaining portion of the elevation

being 18 feet and two (2) inches tall. The wall height steps down at the end of the projecting glass storefront. The storefront is topped by a projecting aluminum awning. The awning is red and aligns with the red banding that encircles all four (4) elevations, except for the majority of the front elevation where the awning is located. The north elevation is 11 percent stone, 50 percent split face block, 35 percent glass, and three (3) percent wall band.

The side elevations (east and west) are identical in design, with one difference. Both elevations are comprised of the stacked stone knee wall with the remainder of the elevation sheathed in white split face block. The one difference is the west elevation has an entrance (service door) located to the far left of the elevation, while the east elevation has no entrance. The east elevation is 15 percent stone, 74 percent split face block, seven (7) percent glass, and three (3) percent wall band. The west elevation is 16 percent stone, 72 percent split face block, seven (7) percent glass, and four (4) percent wall band.

The rear (south) elevation has the same architectural design with the stacked stone knee wall with the remainder of the elevation sheathed in white split face block. There is a centrally located store entrance with glass transom and side light. The east elevation is 15 percent stone, 79 percent split face block, two (2) percent glass, and three (3) percent wall band.

The HVAC units and other mechanical systems are located on the roof and are screened with a light gray corrugated metal screen wall system, which is in compliance with Gallatin Zoning Ordinance Section 13.08.010(F).

The Planning Commission shall determine if the proposed alternative architectural materials meet the criteria for an alternative architectural plan as set forth in Section 13.08.010.D.

Bufferyard and Landscaping

A Type 15 Bufferyard is required on the northern, southern, and western property boundaries since the adjacent properties are zoned Commercial General (CG). The plan indicates the required Type 15 Bufferyard along the southern and western property boundary. Along the northern boundary (northeast boundary adjacent to Lot 2) the applicant is requesting an alternative bufferyard to reduce the required width from 15 feet to 7.5 feet. This bufferyard consists of a joint driveway until the future development of Lot 2.

The landscape plan meets and/or exceeds all of the landscaping requirements. The applicant is providing 950 square feet of landscaping, which is nearly double the required 586 square feet. The landscape plan also includes the required four (4) canopy trees.

Staff recommends the Planning Commission to approve the alternative plan as submitted.

Parking

The required parking ratio for Convenience Sales and Service use is one (1) space per 100 square feet of space (Table 11-01 of the Gallatin Zoning Ordinance). The required parking ratio for the Food Service use is one (1) space per four (4) person capacity in the dining area. The proposed building is 5,100 square feet. The plan provides a more stringent

parking ratio of one (1) parking space per 100 square feet, which requires 51 parking spaces. The plan indicates 61 total parking spaces. There are 41 parking spaces surrounding the building and 20 additional parking spaces located at the gas pumps (1 space per pump). There are also two (2) handicapped parking spaces proposed at the front entrance and one (1) handicapped parking space at the rear entrance.

The total number of parking spaces exceeds the required parking by 10 spaces and the three (3) handicapped spaces meet the requirement in Table 11-02 of the Gallatin Zoning Ordinance.

Access

Two (2) driveways will initially serve the site connecting to Nashville Pike (West Main Street). The store will occupy Lot 1 (1126G/B/16.00), while Lot 2 will remain vacant at this time. The western driveway (Access Point 1) will be a right-in/right-out only driveway, per an agreement between the City of Gallatin and the current owner (Attachment 10-4). The second (Access Point 2) is a full access driveway that will provide a shared access for Lot 1 and Lot 2. Although Lot 2 will remain vacant (except for the shared drive aisle), the site plan includes a future driveway to serve Lot 2. This driveway will not be accessible until Lot 2 is developed. The agreement states the eastern most access (Access Point 3), located on Lot 2, will be no less than a right-in/right-out access. Access Point 3 will be reevaluated upon submission of a site plan for Lot 2.

The Engineering Division has several concerns regarding Access Point 1 that includes the possibility of the occurrence of left turn movements into the right-in/right-out only access and the design of the median within Access Point 1. The medianof Nashville Pike will be striped to prevent left turn.

The site plan shows, on sheet ROW-1, the proposed traffic improvements within Nashville Pike. This design is intended to eliminate the possibility of west bound left turn movements into Access Point 1, which is a right-in/right-out only access. TDOT must approve of any work within the right-of-way. The plan shows a yellow-striped gore zone within the existing median, directly north of Access Point 1, along with the placement of 62 lane delineators extending from the stop bar at the intersection with Maple Street to the end of the yellow striped area within the median.

After reviewing the right-of-way improvement plan, the Engineering Division has provided the follow condition of approval - Remove the lane delineators along Nashville Pike (West Main Street) and replace them with a minimum 12 inch wide raised curb median. The lane delineators may remain, but should be placed on top of the curb as a way to visibly mark the curb.

The striping within the median will reduce the queue length for the traffic signal at Maple Street, but the raised median would 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). To accommodate the 12 inch raised curb median, both east bound lanes should be shifted south. Refer to TDOT's roadway design guidelines for harmelink charts for the length of the tapper and storage for the West Main Street median.

The Engineering Division also noted that per the Gallatin on the Move 2020 General Development Plan, the allowable driveway throat length for arterial road classifications is a minimum of 80 feet. The design for Access Point 1 (westerly right-in/right-out driveway) is insufficient at 38 (+/-) feet. The shared driveway access (Access Point 2) has a throat length of 75 feet which does not satisfy the 80 foot requirement, but is acceptable.

Photometric Plan and Lighting Fixtures

The Gallatin Zoning Ordinance, Table 13-04, requires light levels at the property boundary of non-residential property to be no greater than .75 foot candles. The photometric plan provided on Sheet C5.0 meets the required light level.

Signage

The applicant has provided a signage package for the A Plus –Sunoco development that includes a monument sign, two (2) fuel canopy signs, and six (6) wall signs on the building. The monument sign is eight (8) feet tall and 10 feet wide for a total of 80 square feet, which meets the zoning ordinance requirements for monuments signs. The monument sign provides signage for the service station/store and the restaurant, in addition to the fuel prices. The sign package indicates the use of digital numbers for the fuel prices. Currently LED signs are not permitted within the Gallatin City Limits, so the fuel prices shall be non-digital and non-movable if the sign is constructed under the current sign regulations.

The fuel canopy signage consists of two (2) raised letter signs, one (1) sign on each end of the fuel canopy that identifies the gasoline brand. Each sign is 12 square feet, for a total of 24 square feet of fuel canopy signage.

The six (6) walls signs proposed for the building includes three (3) on the front elevation facing the fuel canopy and Nashville Pike and three (3) signs on the rear elevation facing a rear parking area. The wall signs are essentially two (2) sets of three (3) identical signs. The front elevation signs include a 43 square foot convenience store brand arch sign located above the main entrance, a 21 square foot snap frame sign, and a 36 square foot permanent face restaurant sign. The rear elevation signs include a 25 square foot convenience store brand arch sign located above the rear entrance a 21 square foot snap frame sign, and a 36 square foot permanent face restaurant sign. The building wall signage totals 182 square feet. Including the fuel canopy signage the wall signage totals 206 square feet.

The Gallatin Zoning Ordinance permits one (1) square foot of wall signage per linear foot of the building width. The convenience store is 95 feet wide. Due to there being a secondary (rear) customer entrance, 25 percent of the building width can be used to provide additional wall signage. Therefore, the building is permitted 118 square feet of wall signage, which means the applicant shall reduce the total wall signage (building and fuel canopy) by 88 square feet.

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

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

3. Once completed, the Site Plan will comply with the purpose and intent of established Performance and Design Standards (G.Z.O., Article 13), Grading Standards (G.Z.O., Section 13.10), Access Management Regulations (G.Z.O., Section 13.06), Supplementary District Regulations (G.Z.O., Article 12.00), Loading and Parking Regulations (G.Z.O., Article 11.00), Stormwater Regulations (Gallatin Municipal Code, Chapter 18), Flood Prevention and Protection Regulations (G.Z.O., Section 10.03) and the Landscaping Requirements (Section 13.05).

RECOMMENDATION:
Staff recommends that the Planning Commission approve Resolution 2016-38, Site Plan for Proposed Sunoco/A Plus, consisting of 18 sheets, prepared by Gresham Smith and Partners of Nashville, TN with Project No. 40624.02, dated February 22, 2016 with a final revision date of March 21, 2016, and five (5) architectural sheets, prepared by Cornerstone Consulting of Allentown, PA with Facility No. 0822-4263, dated February 18, 2016 with a final revision date of March 17, 2016, and thirteen (13) sheet sign package, prepared by Stephen Reilly, dated February 22, 2016, with the following conditions of approval:

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

ATTACHMENTS

Attachment	10-1	Location Map
Attachment	10-2	CVS Pharmacy - Final Plat – (PC File# 2-28-98)
Attachment	10-3	517 Nashville Pike – Final Plat – (PC File# 2-1170-15)
Attachment	10-4	Access Agreement between City of Gallatin and MACS Retail, LLC
Attachment	10-5	Sunoco Exterior Elevations and Finish Schedule and Sunoco Sign Package
Attachment	10-6	Architectural Rendering
Attachment	10-7	Proposed Sunoco/A Plus – Site Plan and Architecture

ATTACHMENT 10-1

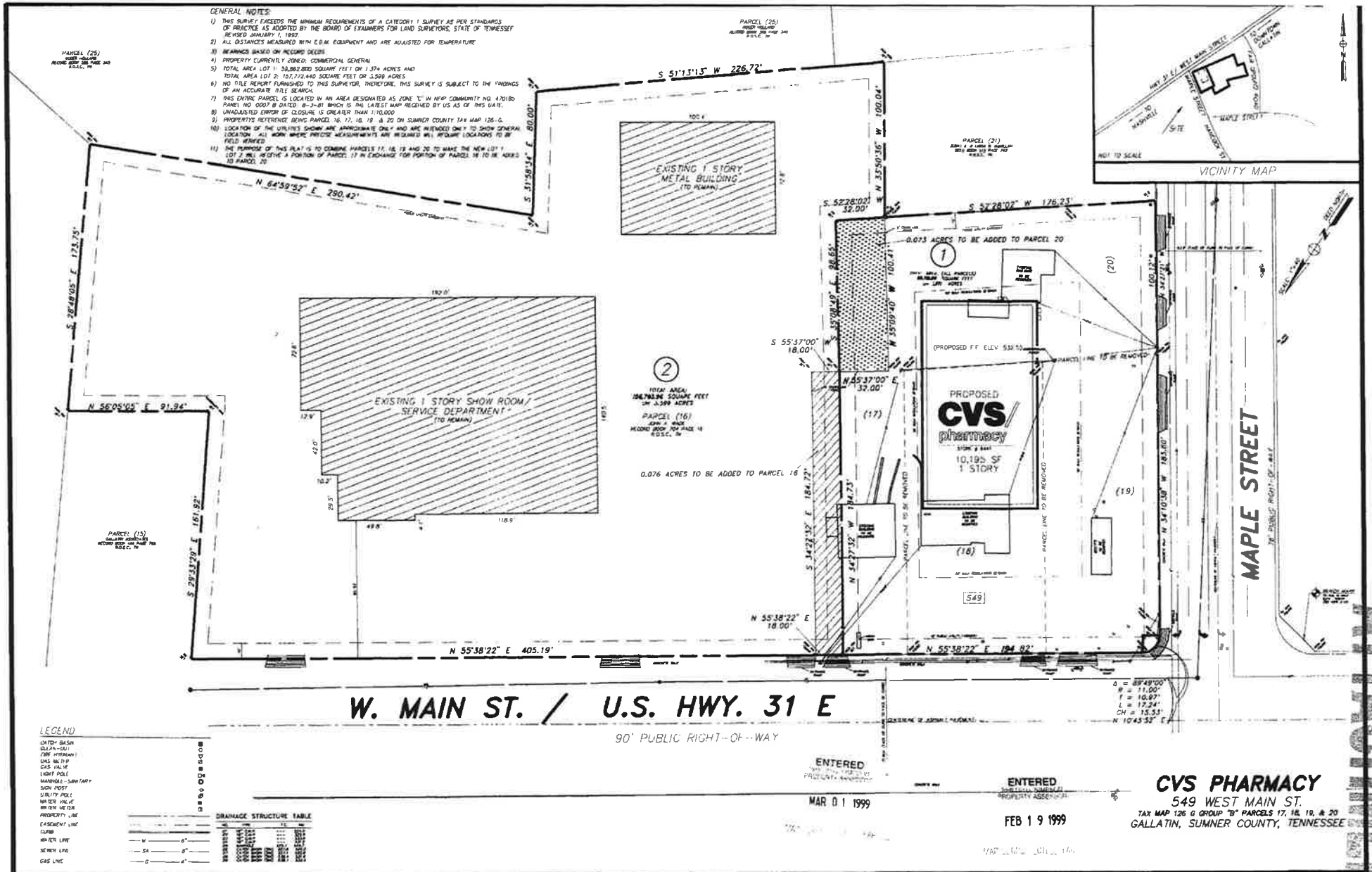
Location Map

A Plus - Sunoco
Site Plan
PC File# 8-1587-16

Prepared By: Kevin Chastine, AICP
Prepared On: March 9, 2016

GENERAL NOTES:

1) THIS SURVEY EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY 1 SURVEY AS PER STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE REVISED JANUARY 1, 1992.
2) ALL DISTANCES MEASURED WITH E.D.M. EQUIPMENT AND ARE ADJUSTED FOR TEMPERATURE
3) BEARINGS BASED ON RECORD DEEDS
4) PROPERTY CURRENTLY ZONED: COMMERCIAL GENERAL
5) TOTAL AREA LOT 1: 58,862.800 SQUARE FEET OR 1.37± ACRES AND TOTAL AREA LOT 2: 157,772.440 SQUARE FEET OR 3.599 ACRES
6) NO TITLE REPORT FURNISHED TO THIS SURVEYOR, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
7) THIS ENTIRE PARCEL IS LOCATED IN AN AREA DESIGNATED AS ZONE "C" IN NFIP COMMUNITY NO. 470180 PANEL NO 0007 B DATED 8-3-81 WHICH IS THE LATEST MAP RECEIVED BY US AS OF THIS DATE.
8) UNADJUSTED ERROR OF CLOSURE IS GREATER THAN 1:10,000
9) PROPERTY'S REFERENCE BEING PARCEL 16, 17, 18, 19 & 20 ON SUMNER COUNTY TAX MAP 126-G.
10) LOCATION OF THE UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE INTENDED ONLY TO SHOW GENERAL LOCATION. ALL WORK WHERE PRECISE MEASUREMENTS ARE REQUIRED WILL REQUIRE LOCATIONS TO BE FIELD VERIFIED
11) THE PURPOSE OF THIS PLAT IS TO COMBINE PARCELS 17, 18, 19 AND 20 TO MAKE THE NEW LOT 1 LOT 2 WILL RECEIVE A PORTION OF PARCEL 17 IN EXCHANGE FOR PORTION OF PARCEL 16 TO BE ADDED TO PARCEL 20



LEGEND

DRAINAGE STRUCTURE TABLE

ENTERED
MAR 01 1999

ENTERED
FEB 19 1999

CVS PHARMACY
549 WEST MAIN ST.
TAX MAP 126 G GROUP "B" PARCELS 17, 18, 19, & 20
GALLATIN, SUMNER COUNTY, TENNESSEE

ATTACHMENT 10-2

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCE IN BOOK ___ PAGE ___ R.O.S.C. AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE AND THAT OFFERS APPROVABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.

DATE ___ B.R. Taylor (10)

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE ___ TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE IRON PINS HAVE BEEN SHOWN AND PLACED AS SHOWN TO THE SPECIFICATIONS OF THE CITY OR COUNTY REPRESENTATIVE

DATE Nov. 12, 1998

MICHAEL Y. HOLMES REGISTERED LAND SURVEYOR TENNESSEE No. 2135 11-17-98

CERTIFICATE OF UTILITY SYSTEMS

I HEREBY CERTIFY (1) THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED ___ HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS, OR (2) A SURETY BOND HAS BEEN POSTED WITH THE ___ COMMISSION TO ASSURE COMPLETION OF THE FOLLOWING IMPROVEMENTS IN CASE OF DEFAULT:

WATER SYSTEM 12-04-98 DATE — NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVED AGENT

SEWER SYSTEM 12-04-98 DATE — NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVED AGENT

APPROVAL OF STREETS

I HEREBY CERTIFY (1) THAT ALL STREETS DESIGNATED ON THE FINAL SUBDIVISION PLAT ENTITLED CVS Pharmacy HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS, OR (2) A SURETY BOND HAS BEEN POSTED WITH THE ___ PLANNING COMMISSION TO ASSURE COMPLETION OF STREET IMPROVEMENTS IN CASE OF DEFAULT

DATE 2/17/99

NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVED AGENT

APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION STANDARDS FOR ___ TENNESSEE, 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 2-18-99

SECRETARY, PLANNING COMMISSION

2-18-99

RECORD

RECORDED ___ IN BOOK ___ PAGE ___ OF THE REGISTER'S OFFICE, SUMNER COUNTY, TENNESSEE

PREPARED BY

MICHAEL Y. HOLMES
H & H LAND SURVEYING, INC.
609 DUNSTON DRIVE
NASHVILLE, TENNESSEE 37211
(615) 831 0756

DATE 10-29-98 JOB NO. 98-503 SCALE 1"=40'

40 0 40 80

Pamela L. Whitaker, Register

Rec #	354949
Rec'd	10.00
State	0.00
Clerk	0.00
EDP	2.00
Total	12.00

Instrument 466635
NBK: 70 Pg 220
Recorded
3/1/1999 at 3:30 pm
in Plat Book
17 Pg 353

Cindy L Kelley, Register
Sumner County Tennessee
Rec #: 873296 Instrument #: 1141861
Rec'd: 15.00 Recorded
State: 0.00 12/30/2015 at 9:55 AM
Clerk: 0.00 in Plat Book
Other: 2.00 29
Total: 17.00 Pgs 100-100

Project Number: 40624.02

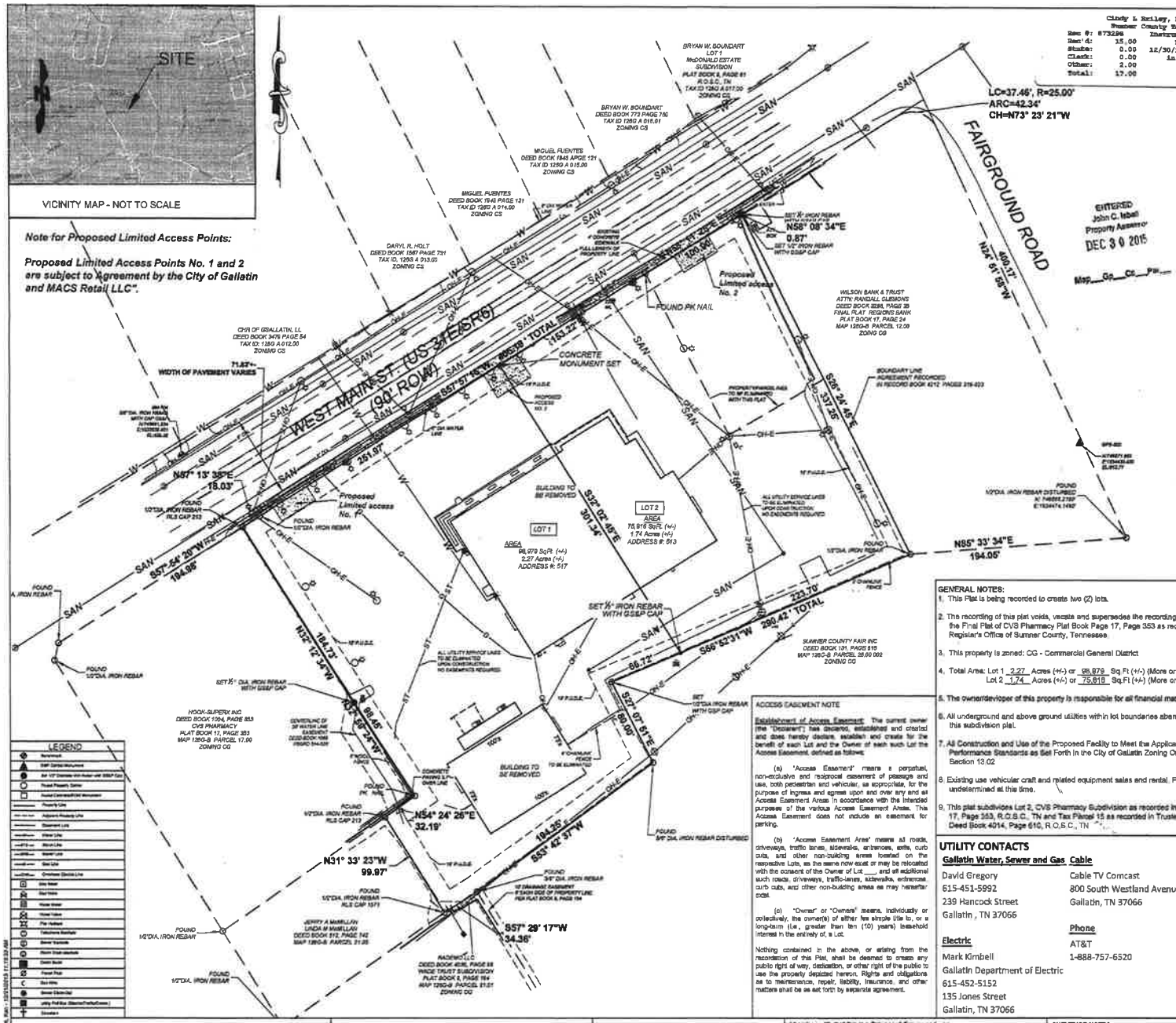
Source of North
Tennessee Grid North
GPS-GEIOD 12A
(NAVD 88)
(NAD 83)

GRAPHIC SCALE
SCALE: 1" = 60'

VICINITY MAP - NOT TO SCALE

Note for Proposed Limited Access Points:

Proposed Limited Access Points No. 1 and 2 are subject to Agreement by the City of Gallatin and MACS Retail LLC".



GENERAL NOTES:

1. This Plat is being recorded to create two (2) lots.
2. The recording of this plat voids, vacats and supersedes the recording of Lot 2 of the Final Plat of CVS Pharmacy Plat Book Page 17, Page 353 as recorded in the Register's Office of Sumner County, Tennessee.
3. This property is zoned: CG - Commercial General District
4. Total Area: Lot 1 2.27 Acres (+/-) or 98,979 Sq.Ft (+/-) (More or Less)
   Lot 2 1.74 Acres (+/-) or 75,818 Sq.Ft (+/-) (More or Less)
5. The owner/developer of this property is responsible for all financial matters.
6. All underground and above ground utilities within lot boundaries abandoned with this subdivision plat.
7. 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
8. Existing use vehicular craft and related equipment sales and rental. Proposed use undetermined at this time.
9. This plat subdivides Lot 2, CVS Pharmacy Subdivision as recorded in Plat Book 17, Page 353, R.O.S.C., TN and Tax Parcel 15 as recorded in Trustee's Quitclaim Deed Book 4014, Page 610, R.O.S.C., TN

ACCESS EASEMENT NOTE

Establishment of Access Easement: The current owner (the "Declarant") has declared, established and created and does hereby declare, establish and create for the benefit of each Lot and the Owner of each such Lot the Access Easement, defined as follows:

(a) "Access Easement" means a perpetual, non-exclusive and reciprocal easement of passage and use, both pedestrian and vehicular, as appropriate, for the purpose of ingress and egress upon and over any and all Access Easement Areas in accordance with the intended purposes of the various Access Easement Areas. This Access Easement does not include an easement for parking.

(b) "Access Easement Area" means all roads, driveways, traffic lanes, sidewalks, entrances, exits, curb cuts, and other non-building areas located on the respective Lots, as the same now exist or may be relocated with the consent of the Owner of Lot ___, and all additional such roads, driveways, traffic-lanes, sidewalks, entrances, curb cuts, and other non-building areas as may hereafter exist.

(c) "Owner" or "Owners" means, individually or collectively, the owner(s) of either fee simple title to, or a long-term (i.e., greater than ten (10) years) leasehold interest in the entirety of, a Lot.

Nothing contained in the above, or arising from the recordation of this Plat, shall be deemed to create any public right of way, dedication, or other right of the public to use the property depicted hereon. Rights and obligations as to maintenance, repair, liability, insurance, and other matters shall be as set forth by separate agreement.

UTILITY CONTACTS

Gallatin Water, Sewer and Gas	Cable
David Gregory	Cable TV Comcast
615-451-5992	800 South Westland Avenue
239 Hancock Street	Gallatin, TN 37066
Gallatin , TN 37066	
Electric	**Phone**
Mark Kimbell	AT&T
Gallatin Department of Electric	1-888-757-6520
615-452-5152	
135 Jones Street	
Gallatin, TN 37066	

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 [redacted] page [redacted] 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.

X 12-23 2015 Date — X John A. Wade, Owner

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.

12/8 2015 Date — Ken Church, RLS #1004, Survey Manager

Pursuant to T.C.A. 13-4-302(a), if a plat of subdivision divides a tract into no more than two lots, the Secretary of the Planning Commission may approve the subdivision plat upon certification by the Planning staff of the Municipal Planning commission that the subdivision plat complies with the provisions of the Subdivision Regulations governing the subdivision of land and that no requests for variances from such regulations has been requested.

CERTIFICATE OF STAFF CERTIFICATION

12-29-15 Date — City Planner

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 except of such variances, if any are noted in the minutes of the Planning Commission, and that it has been approved for recording in the office of the County Register.

12-29-15 Date — Secretary, Planning Commission

12-29-15 Date — Chairman' s Initials

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the water systems outlines or indicated on the final subdivision plat entitled "RESUBDIVISION OF 517 NASHVILLE PIKE LOT 2 CVS PHARMACY SUBDIVISION AS RECORDED IN PLAT BOOK 17, PAGE 353 R.O.S.C., TN AKA: 517 MAIN STREET WEST" 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 Gallatin 12/28/15 Date — Superintendent of Public Utilities

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled "RESUBDIVISION OF 517 NASHVILLE PIKE LOT 2 CVS PHARMACY SUBDIVISION AS RECORDED IN PLAT BOOK 17, PAGE 353 R.O.S.C., TN AKA: 517 MAIN STREET WEST" 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.

Sewer System Gallatin 12/28/15 Date — Superintendent of Public Utilities

CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

City Engineer or County Road Superintendent — Date

GRESHAM SMITH AND PARTNERS
1400 NASHVILLE CITY CENTER
511 UNION STREET
NASHVILLE, TENNESSEE 37219
615-770-8100
WWW.GRESHAMSMITH.COM

PROJECT NUMBER: 40624.02
DATE: 9/18/15

RESUBDIVISION OF 517 NASHVILLE PIKE
LOT 2 CVS PHARMACY SUBDIVISION
AS RECORDED IN
PLAT BOOK 17, PAGE 353 R.O.S.C., TN
AKA: 517 MAIN STREET WEST
3RD CIVIL DISTRICT
GALLATIN, SUMNER COUNTY, TENNESSEE
TAX MAP 126G GROUP B PARCELS 16.00

GRAPHIC SCALE

PROPERTY INFORMATION

Owner(s): John A. Wade and Pinnacle Bank
P.O. Box 291947
Nashville, TN 37229
Recorded Documents for Property:
Deed Book 4014, Page 610
Deed Book 4088, Page 135
PLAT NAME: "CVS PHARMACY"
Plat Book 17, Page 353

FEMA Map No: 47165C0314G
Dated: April 17, 2012 Zone: X

I hereby certify that this is a Category 1 Survey and was done in compliance with the Rules of Tennessee State Board of Examiners for Land Surveyors Chapter (0820-03) Standards of Practice and (0820-03-.07) Survey Types and Requirements. The ratio of precision for this unadjusted survey is 1:59,238 as shown hereon.

Kenneth D. Church, TN RLS 1004 — Date
Survey Manger, Gresham Smith & Partners
[P] 615.770.8100 [M] 615.332.2991
[E] kenneth.church@gsmail.com
12/08/15

SURVEYOR NOTES

1. The location of the property boundaries depicted hereon, based on the appropriate boundary law principles governed by the facts and evidence gathered during the course of this survey. Per accuracy and precision required by the State of Tennessee, in the opinion of this surveyor the monuments shown represents corners of the property. Corners have been found or set as indicated hereon. As a professional opinion, this survey carries no guarantees or warranties, expressed or implied.
2. Land surveyor does not guarantee accuracy of marked underground utility locations on surface. Location of all underground utilities not visible including underground services lines shall not be relied upon without verification from proper utility authority having jurisdiction.
3. Any improvements depicted may be demolished. The depiction of any improvements on this plat does not create any easement, setback, building pad, or other matter and is for informational purposes only as of the date and time of the recording of this plat.
4. Survey not final without Red Seal and Signature of Surveyor.
5. All set property corners are marked with 1/2" diameter rebar with an orange GS&P cap.
6. This survey may not be reproduced, altered, or copied without written permission of Gresham Smith and Partners.
7. This property has direct access to a dedicated public right-of-way.
8. As shown on survey, there are no gaps or gores between tracts.

Project Surveyor: KDC Field Crew: GG Draft: PMK
Date Field Work: 3/6-7/12 QC Check: KDC

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/26/15	PLANNING COMMENTS	KDC
2	11/23/15	PLANNING COMMENTS	KDC
3	12/03/15	PLANNING COMMENTS	KDC

ATTACHMENT 16-3

ATTACHMENT 10-4

AGREEMENT

THIS AGREEMENT is made and entered into as of this the 28th day of December, 2015, by and among the City of Gallatin, Tennessee (the "City") and MACS Retail LLC, a Virginia limited liability company ("MACS").

RECITALS:

WHEREAS, MACS is an affiliate of SUNOCO, Inc., and engages in the business of acquiring, developing, owning and operating gas stations and convenience stores and other properties;

WHEREAS, the City is a municipality in the State of Tennessee;

WHEREAS, MACS desires to acquire certain property commonly known as 517 West Main Street, Gallatin, Sumner County, Tennessee, Map 126G, Group B, Parcels 15.00 and 16.00 (the "Property") and has submitted a plat for the Resubdivision of 517 Nashville Pike, Lot 2, CVS Pharmacy Subdivision, a/k/a 517 Main Street West, prepared by Gresham Smith and Partners, Project Number 40624.00, dated September 18, 2015 (the "Plat") to the City for approval so that MACS can acquire the Property and develop, own and operate a gas station and convenience store on a portion of said Property and can develop the other portion of the Property for uses which have not yet been determined;

WHEREAS, the City is willing to approve the Plat conditioned upon certain understandings regarding the ingress/egress for the access points denoted thereon (the "Access Points");

NOW, THEREFORE, for and in consideration of the City's approving the Plat, the parties hereto agree as follows:

1. Ingress and egress to and from the Access Points shall be as depicted on the attached Exhibit A, which is incorporated herein by this reference. Without limitation of the foregoing:

(A) Access Point 1 (nearest the existing CVS) will be a right turn only ingress and right turn only egress;

(B) Access Point 2 (middle access point) will be a shared access point for both subdivided lots comprising the Property with unlimited ingress/egress; and

(C) Access Point 3 (nearest the Wilson Bank and Trust) will be determined upon the submission of a site plan for Lot 2 as shown on the Plat, but will provide no less than a right turn only ingress and right turn only egress and may be unlimited.

2. As to Access Point 1, conceptually, the parties envision curbing within the access point as depicted on the Exhibit and possible restriping within the Main Street/Nashville Pike right of way to shift the Nashville Pike lanes south to allow room for lane delineators or a

MAR 22 2016

8-1587-16

ATTACHMENT 10-4

minimal width median/island. MACS Retail and the City of Gallatin agree to cooperate in completing reasonable measures to accomplish the right in/ right out only for Access Point 1 and in seeking any approvals from TDOT which may be required.

3. The Plat contains a reciprocal cross-access easement burdening and benefitting both Lot 1 and Lot 2.

4. This Agreement may be executed in counterparts which, when taken together, will comprise a single original. PDF signed copies delivered electronically shall have the same force and effect as an original.

IN WITNESS WHEREOF, the parties have executed and delivered this Agreement as of the date aforesaid.

MACS RETAIL LLC,
A Virginia Limited Liability Company

BY: _____

TITLE: Richard Sobrevilla SVP-Facilities

CITY OF GALLATIN, TENNESSEE

BY: _____
Paige Brown, Mayor

ATTACHMENT 10-4

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MACS RETAIL LLC,
A Virginia Limited Liability Company

BY: _____

TITLE: _____

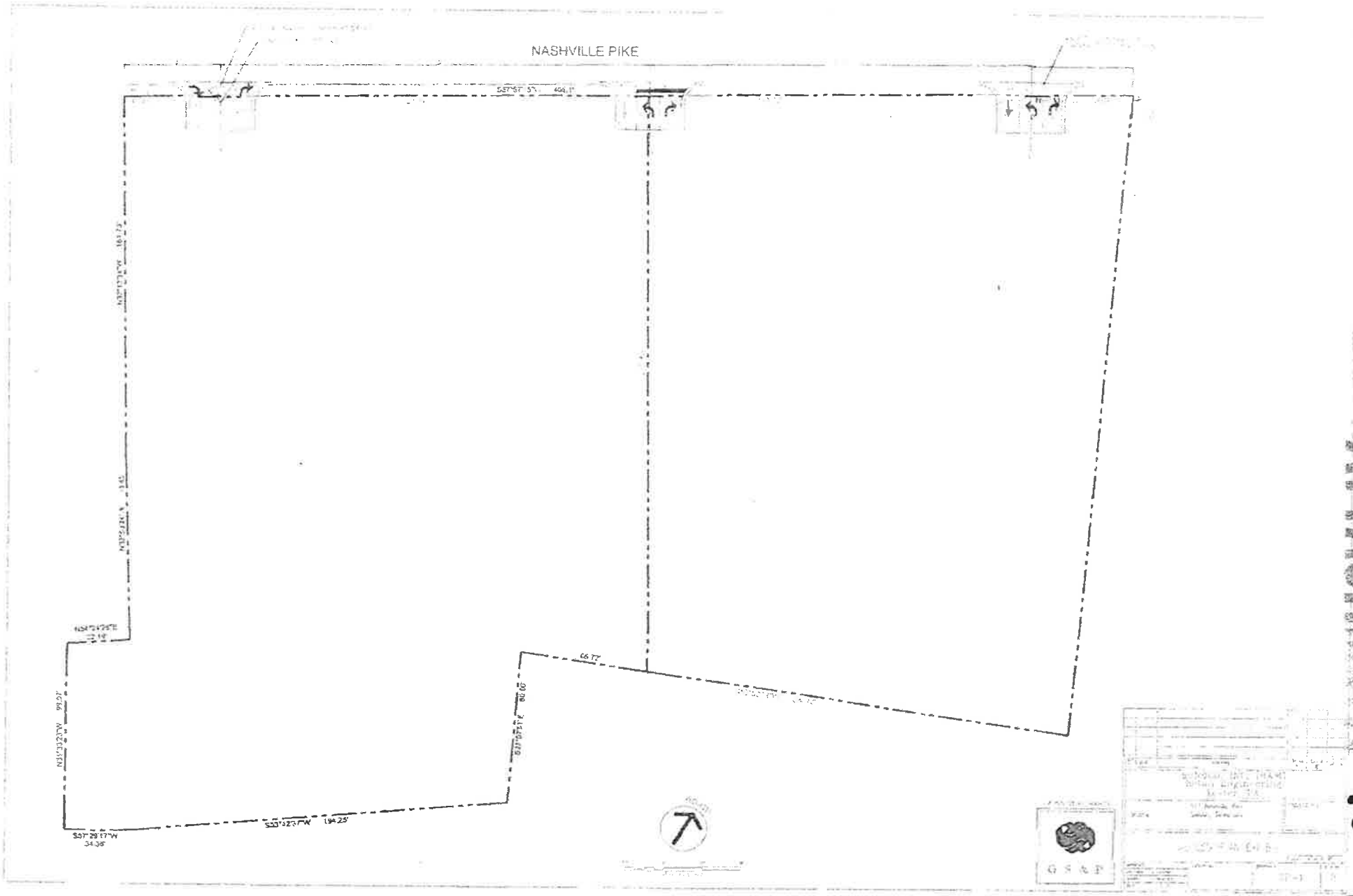
CITY OF GALLATIN, TENNESSEE

BY: _____
Paige Brown, Mayor

SUSAN HIGH-MCAULEY
CITY ATTORNEY
GALLATIN, TENNESSEE
APPROVED AS TO FORM

ATTACHMENT 10-4

EXHIBIT A
ACCESS PLAN
(SEE ATTACHED)



ATTACHMENT 10-4

MAR 22 2016

SUNOCO

SIGN PACKAGE

Store No.: 0822-4263

517 Nashville Pike

Gallatin, TN

Date: February 22, 2016

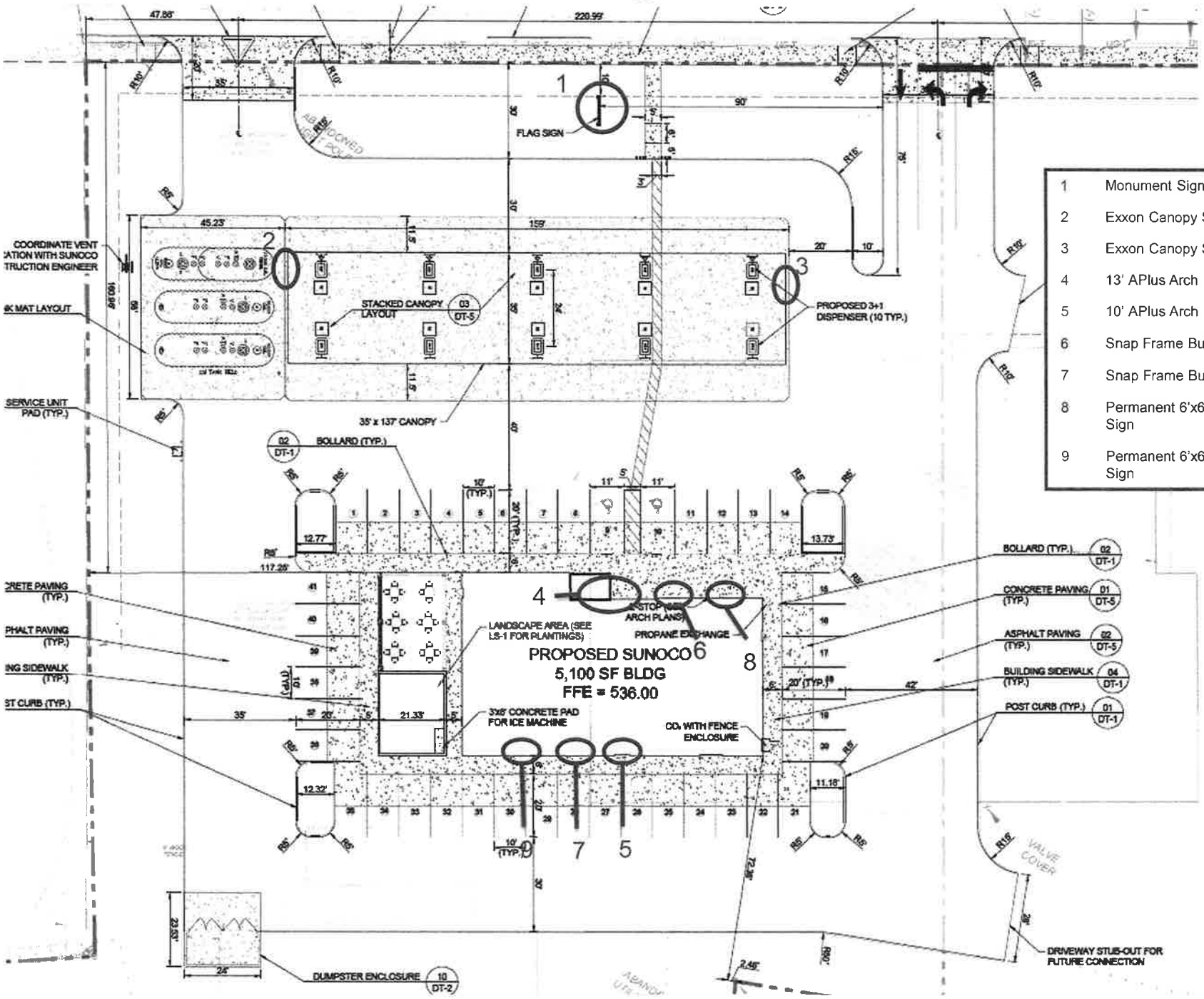
Prepared By: Stephen Reilly

RESUBMITTAL

ATTACHMENT 10-5

8-1587-16

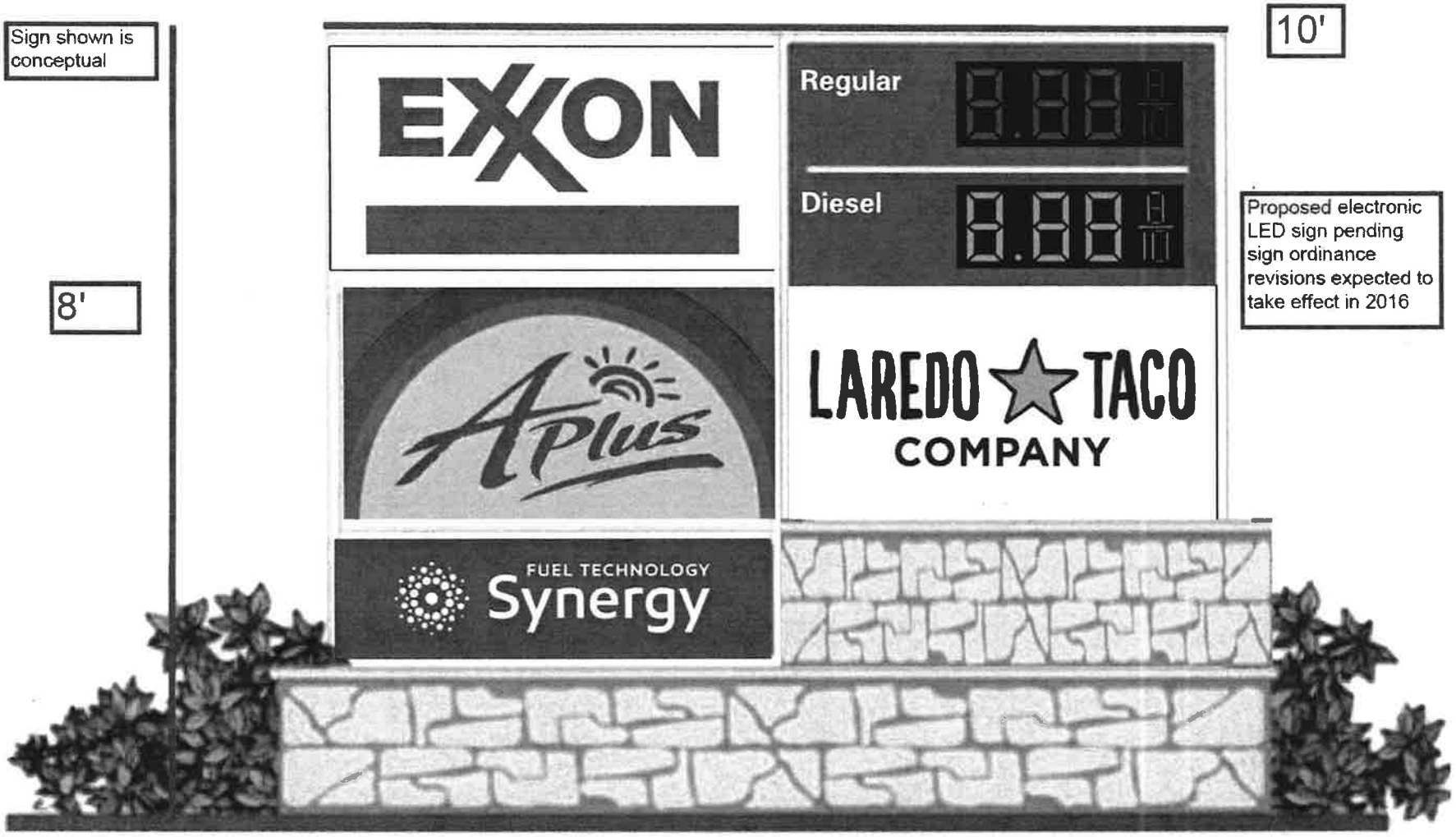
Sign Plan



1	Monument Sign	80 SF
2	Exxon Canopy Sign	12 SF
3	Exxon Canopy Sign	12 SF
4	13' APlus Arch	43 SF
5	10' APlus Arch	25 SF
6	Snap Frame Building Sign	21 SF
7	Snap Frame Building Sign	21 SF
8	Permanent 6'x6' Building Sign	36 SF
9	Permanent 6'x6' Building Sign	36 SF

ATTACHMENT 10-5

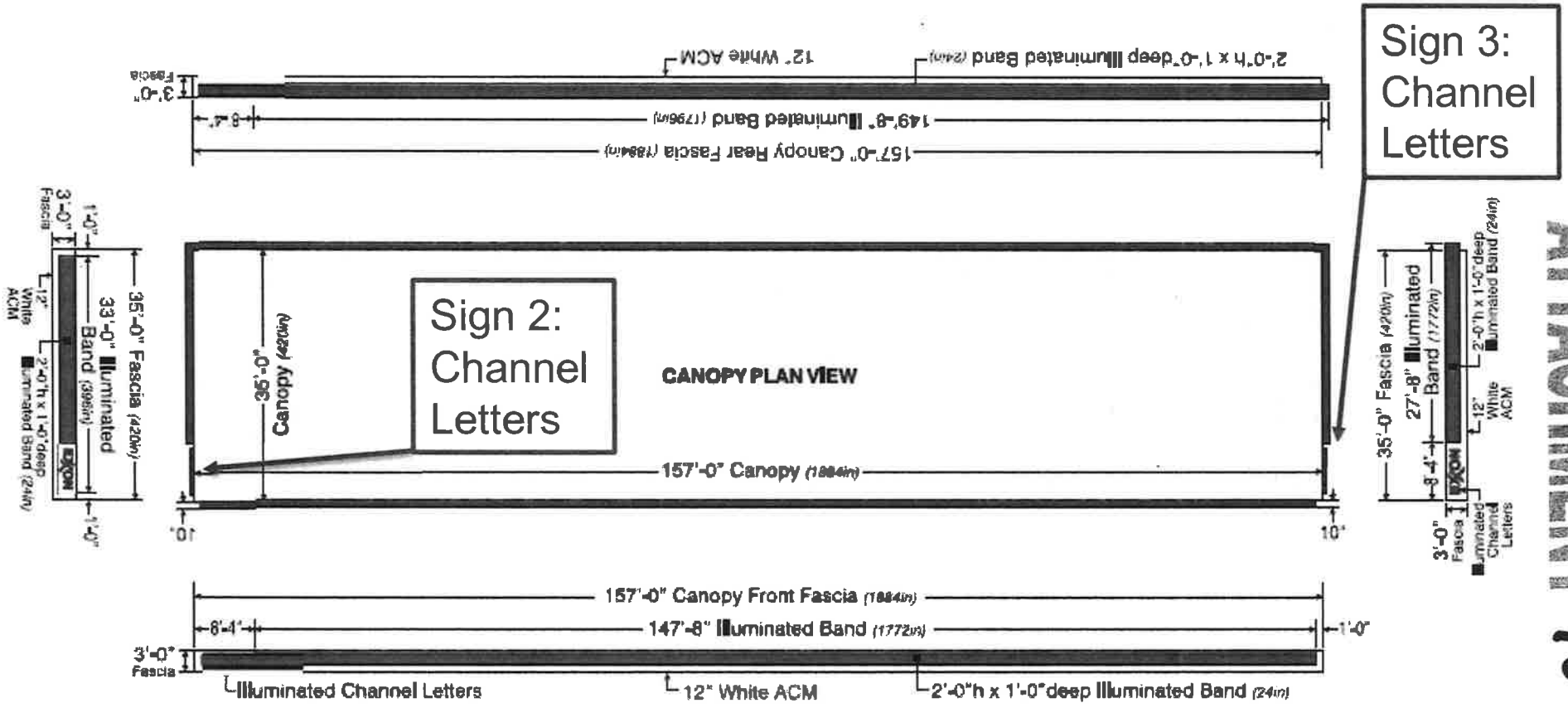
Monument Sign – Sign 1



ATTACHMENT 10-5

Canopy Signs

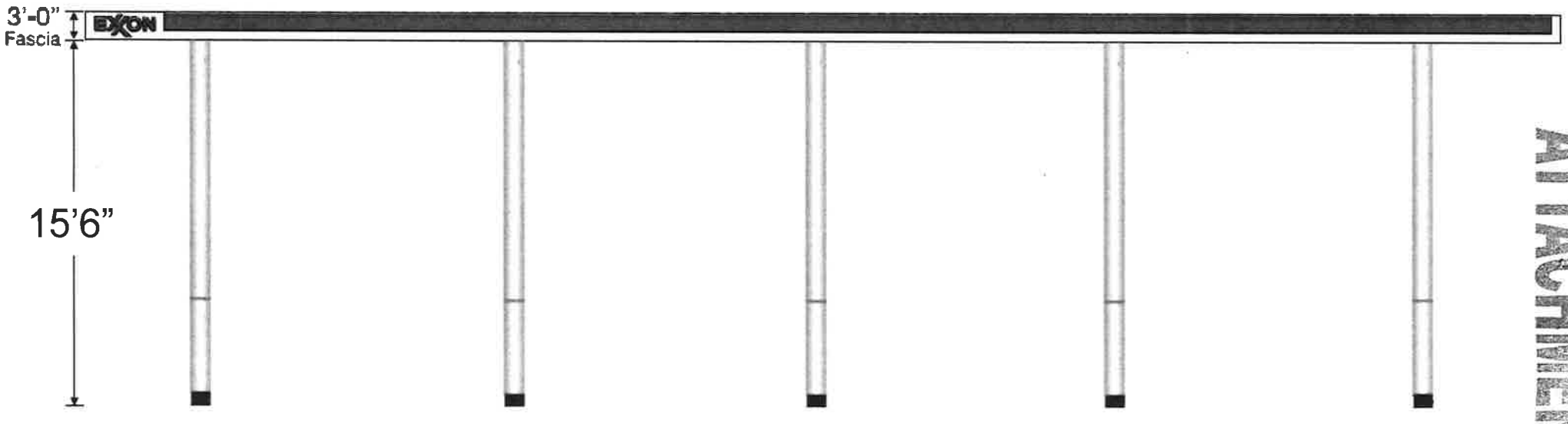
Building



Murfreesboro Pike

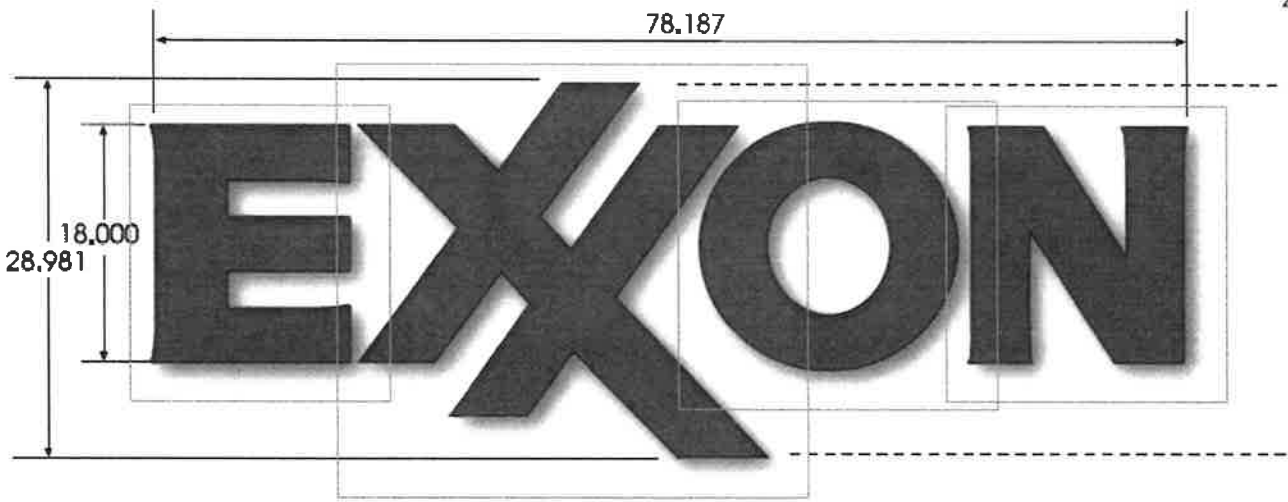
ATTACHMENT 10-5

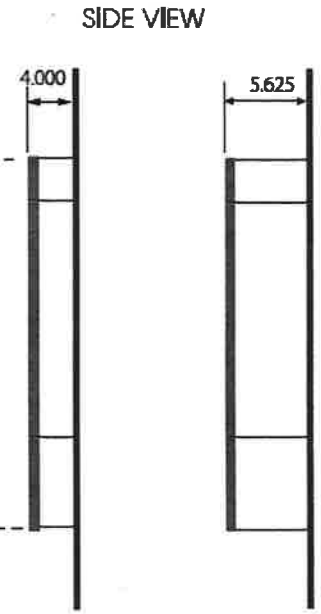
Canopy Elevation



ATTACHMENT 10-5

Signs 2, 3





18" EXXON LED ILLUM'D CANOPY LETTERS

- Std. 4" depth for 2D Canopy/Optional 6" depth for 3D Canopy

Standard 4" letter depth- **E 01529PA** (for 2D non-illum'd canopy)

Optional 5-5/8" letter depth- **E 01533PA** (for 3D non-illum'd canopy)

GENERAL SPECIFICATIONS:

Materials: injection molded returns; .040 white alum. backs

Depth: 4"(std.) /5-5/8" (optional)

Faces: .118 red acrylic

Trimcap: 1" red

Returns: White translucent

Area Actual: 12 Sq. Ft.

Weight (Est.):
- (TBE) lbs. (uncrated)

Wind Load: 35 psf/90 mph

ELECTRICAL

Illumination:
- White LED's

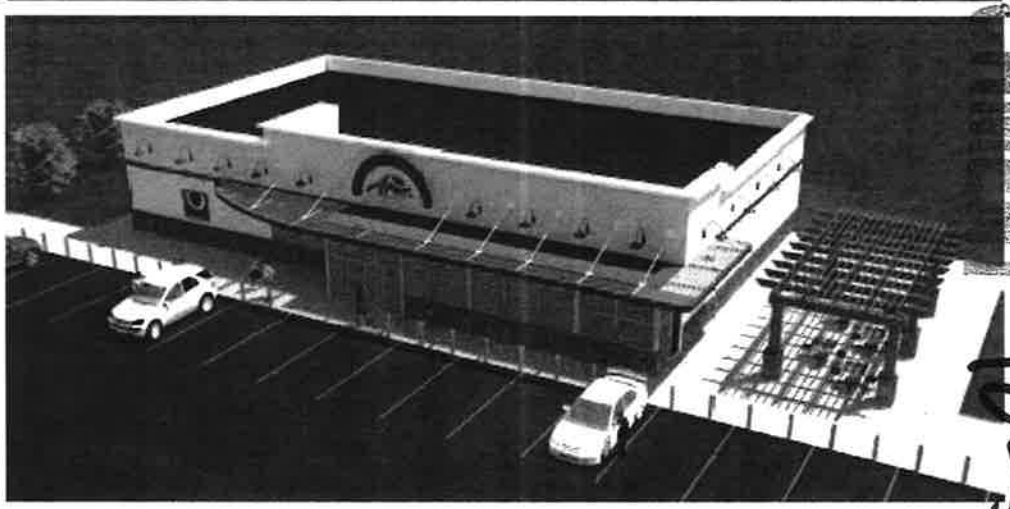
Remote Power Supply:
- (2) 1.2 Amps @120 Volt/60Hz

Total Line Load:
- 2.4 Amps @ 120 Volt/60 Hz

Output:
- 12 Volts/60 watt each

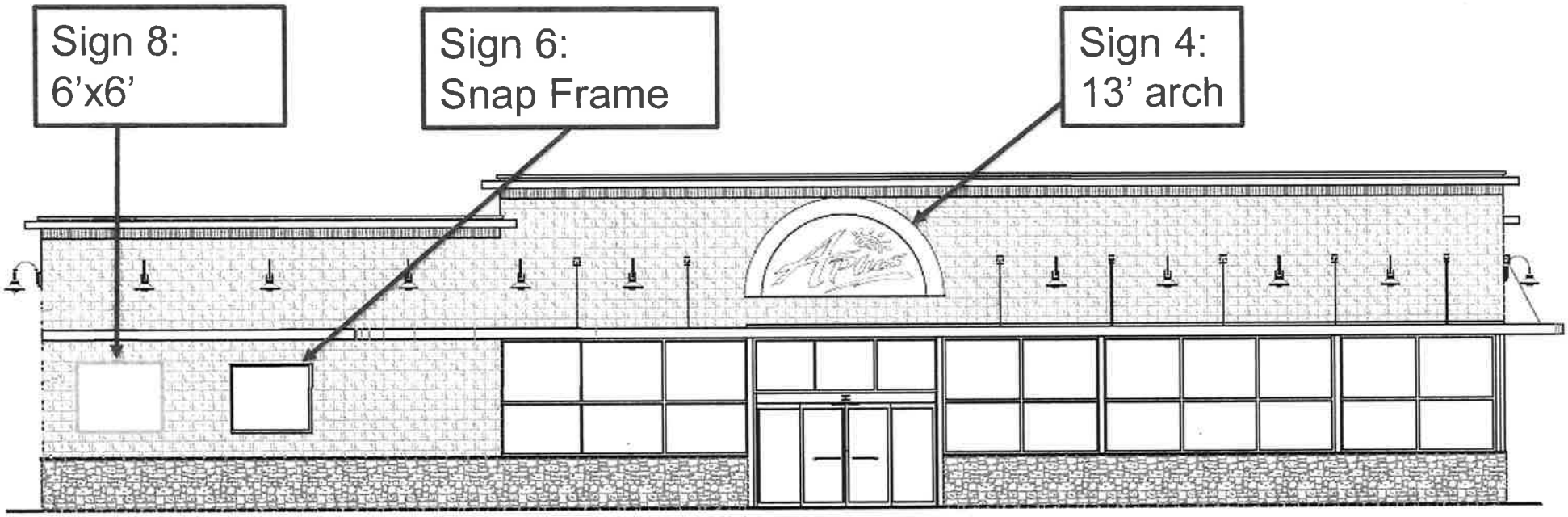
ATTACHMENT 10-5

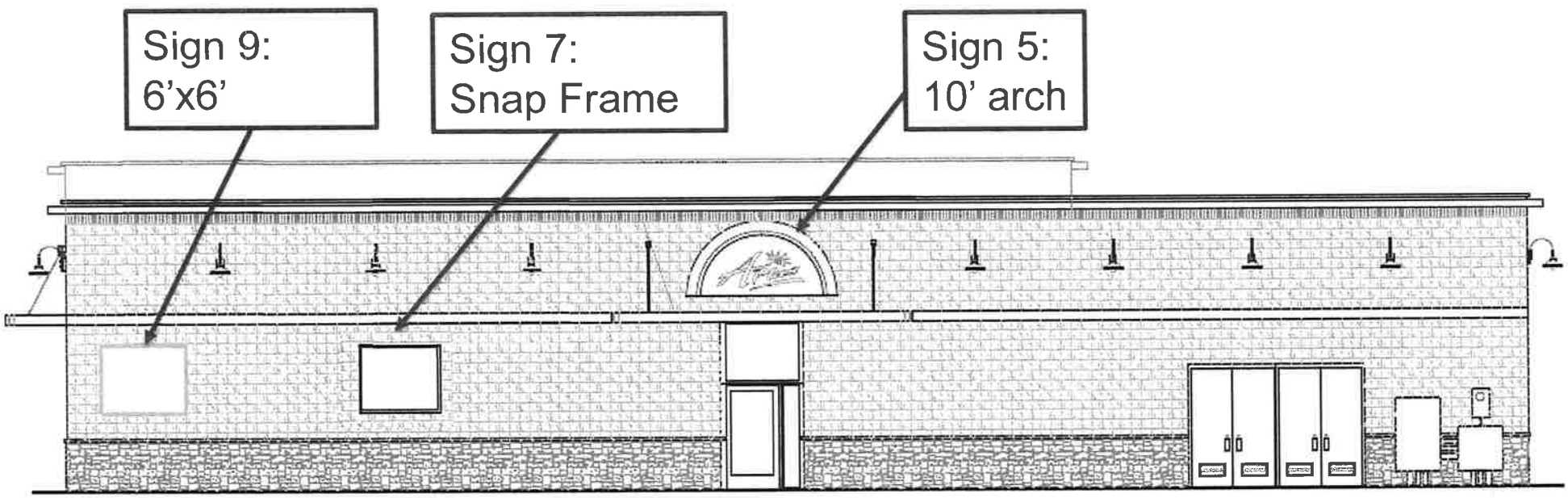
Building Perspective Rendering



ATTACHMENT 10-5

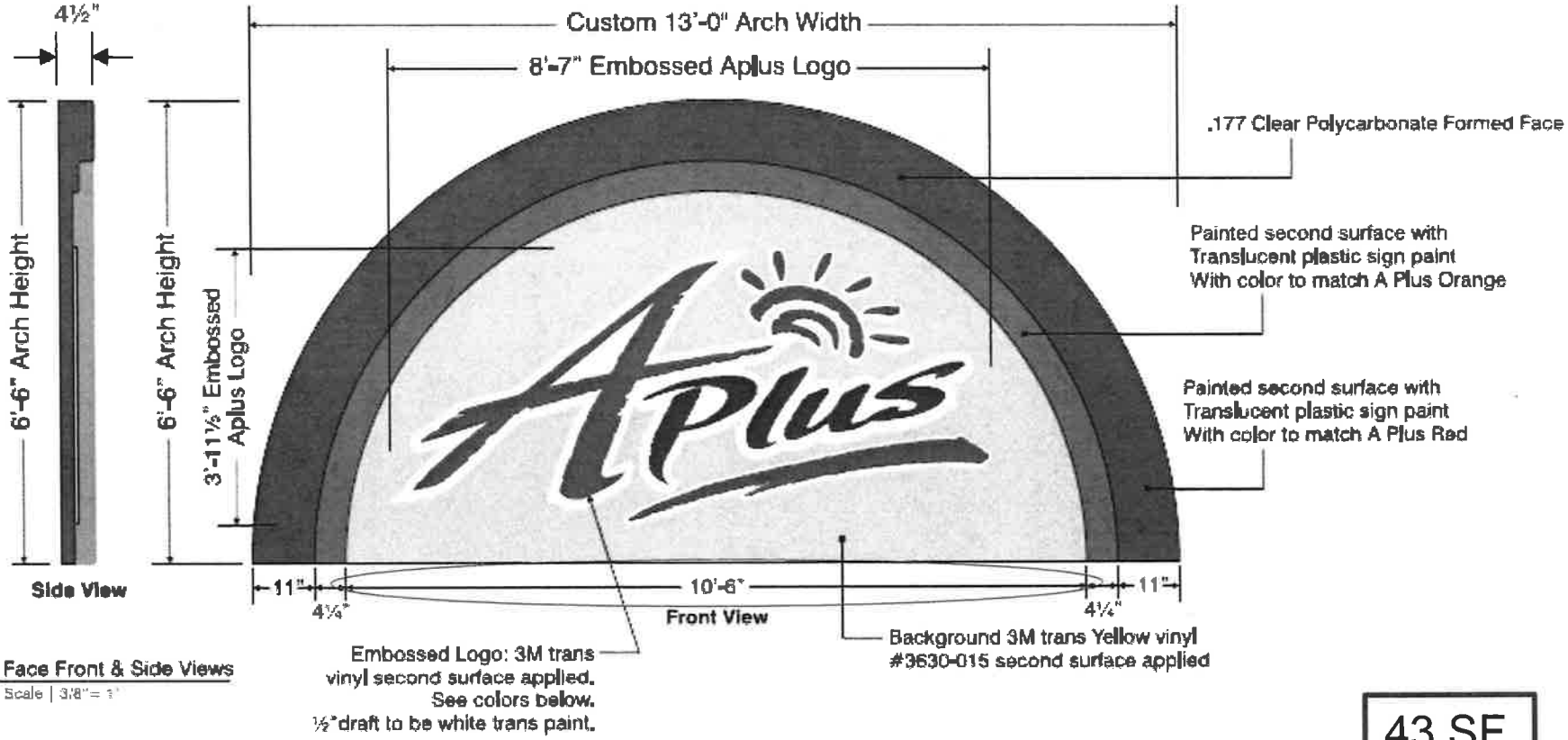
Signs 4, 5





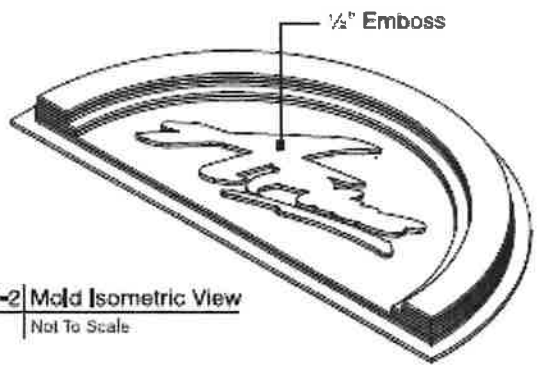
ATTACHMENT 10-5

Sign 4

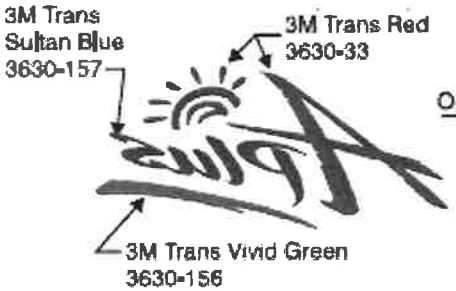


O-1 | Face Front & Side Views
Scale | 3/8" = 1'

43 SF



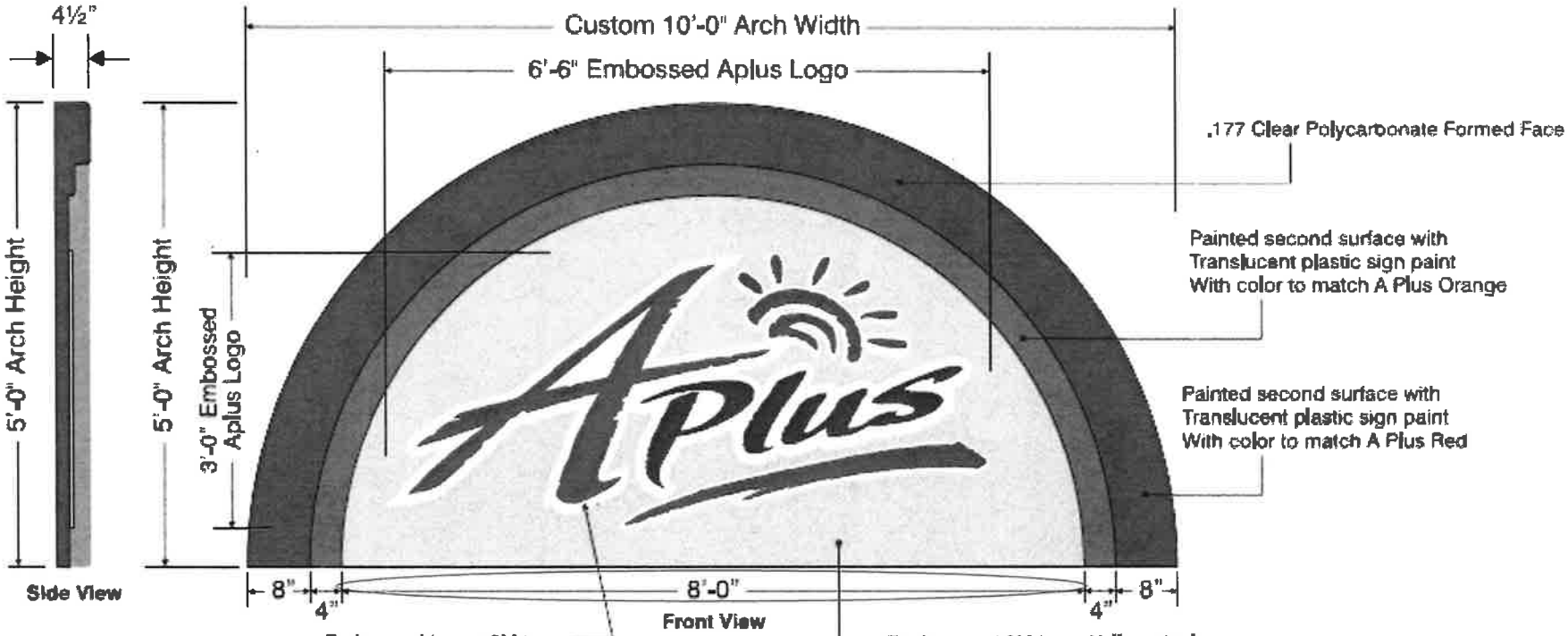
O-2 | Mold Isometric View
Not To Scale



O-3 | Logo Vinyl Details
Not To Scale

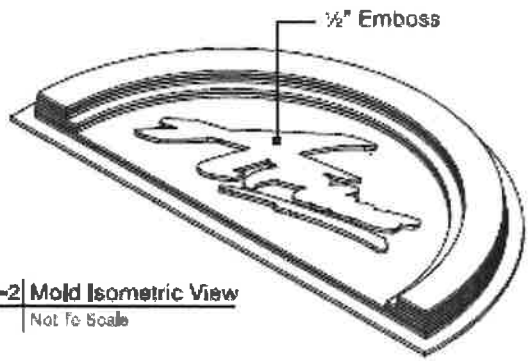
ATTACHMENT 10-5

Sign 5

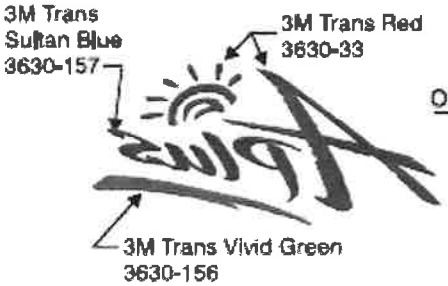


O-1 | Face Front & Side Views
Scale | ½" = 1'

25 SF



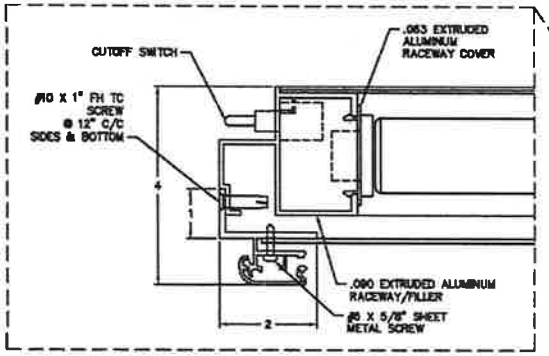
O-2 | Mold Isometric View
Not To Scale

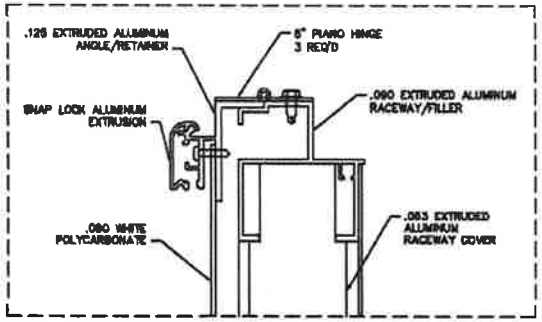


O-3 | Logo Vinyl Details
Not To Scale

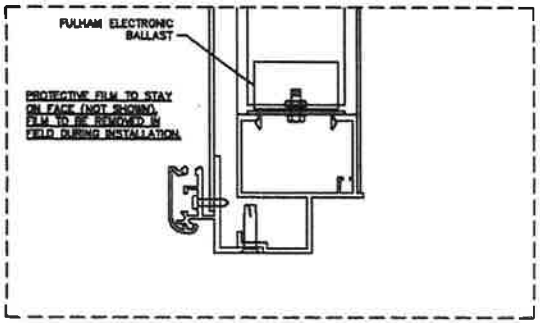
ATTACHMENT 10-5

Signs 6, 7

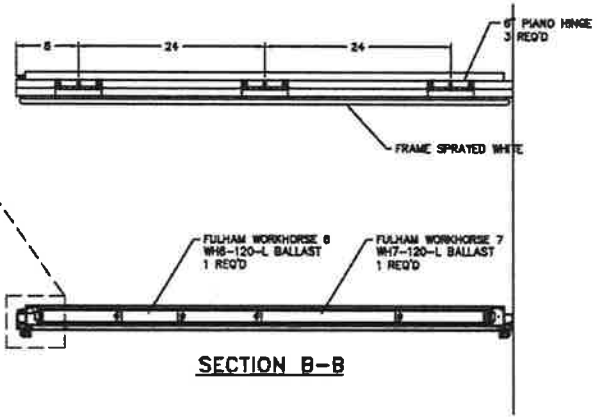




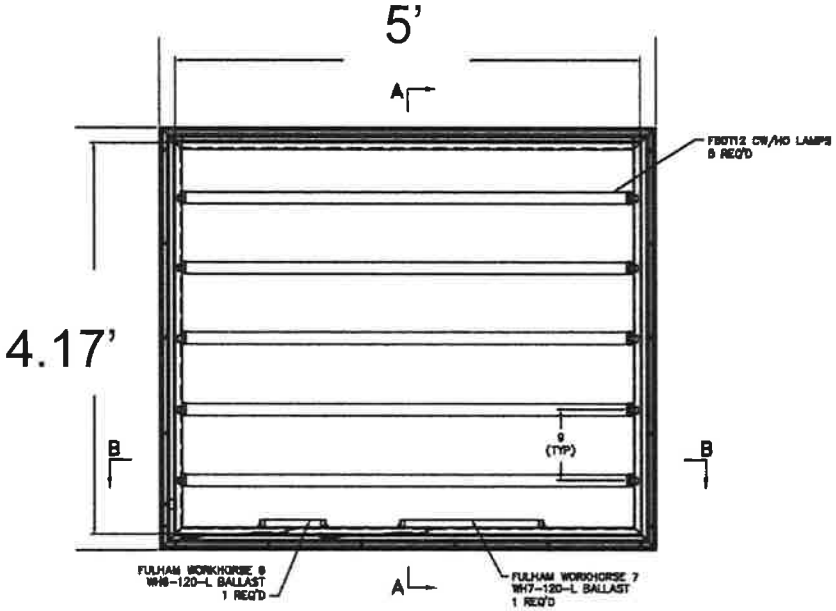
DETAIL A



DETAIL B



SECTION B-B



21 SF

SECTION A-A

SPECIFICATIONS

1. AREA IN SQ FT: 24
2. LUMENS: [illegible]
3. LUMENS PER SQ FT: 1125
4. VOLTAGE: 120 VAC
5. GRATED VOLUME OF SIGN: [illegible] CU FT
6. OVERALL DIMENSIONS OF SIGN:
   HEIGHT: 54 IN.
   WIDTH: 96 IN.
   DEPTH WITH FACE: 4 IN.
   DEPTH WITHOUT FACE: 4 IN.

ATTACHMENT 10-5

LAST REVISION

P/N: 113-8001-0480

Rev	Date	Init	ECN#	Description of change
--	----	---	----	-
--	----	---	----	-
--	----	---	----	-

Tolerances:
All dimensions are in inches unless otherwise specified.
X/X=±1/16 .XX=±.03 .XXX=±.015 ANGLES=±1°

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Dsgnr:	TDG	Date:	10/13/04
Dwg by:	TDG	Date:	10/13/04
Ch'd by:	----	Date:	----
Ppvd by:	----	Date:	----

Description: SNAP FRAME WALL SIGN

Customer: SUNOCO

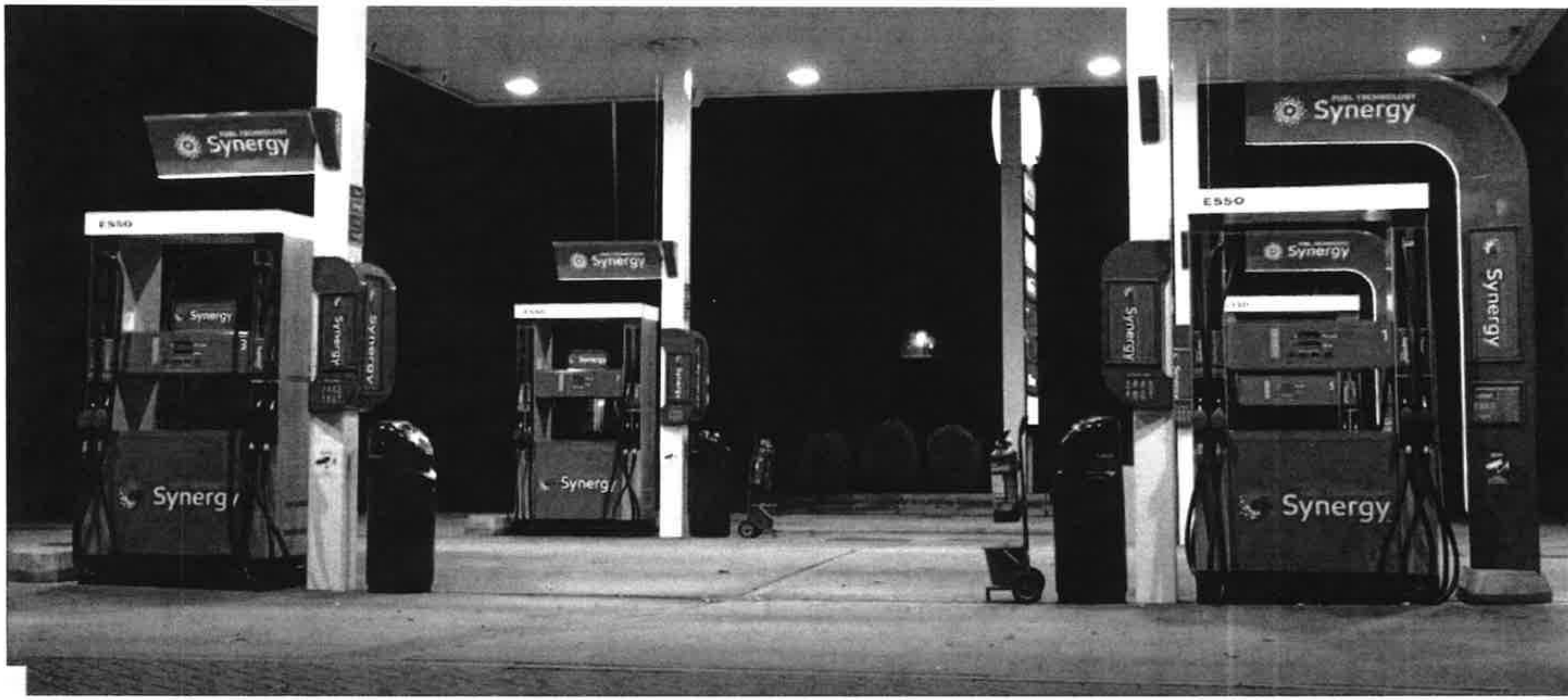
Sht 1 of 1 Drawing no: C11046

Signs 8, 9

-Internally Illuminated
-36 SF per sign
-Permanent Face

ATTACHMENT 10-5

Synergy Image At Dispensers



ATTACHMENT 10-5

CONCEPTUAL EXHIBIT

Cornerstone Consulting
Engineers & Architectural, Inc.
1176 N. Irving St., Allentown, PA 18109
Ph: (610) 820-8200, Fax: (610) 820-3706

Front Perspective View

Front Perspective View

Front Elevation

Rear Elevation

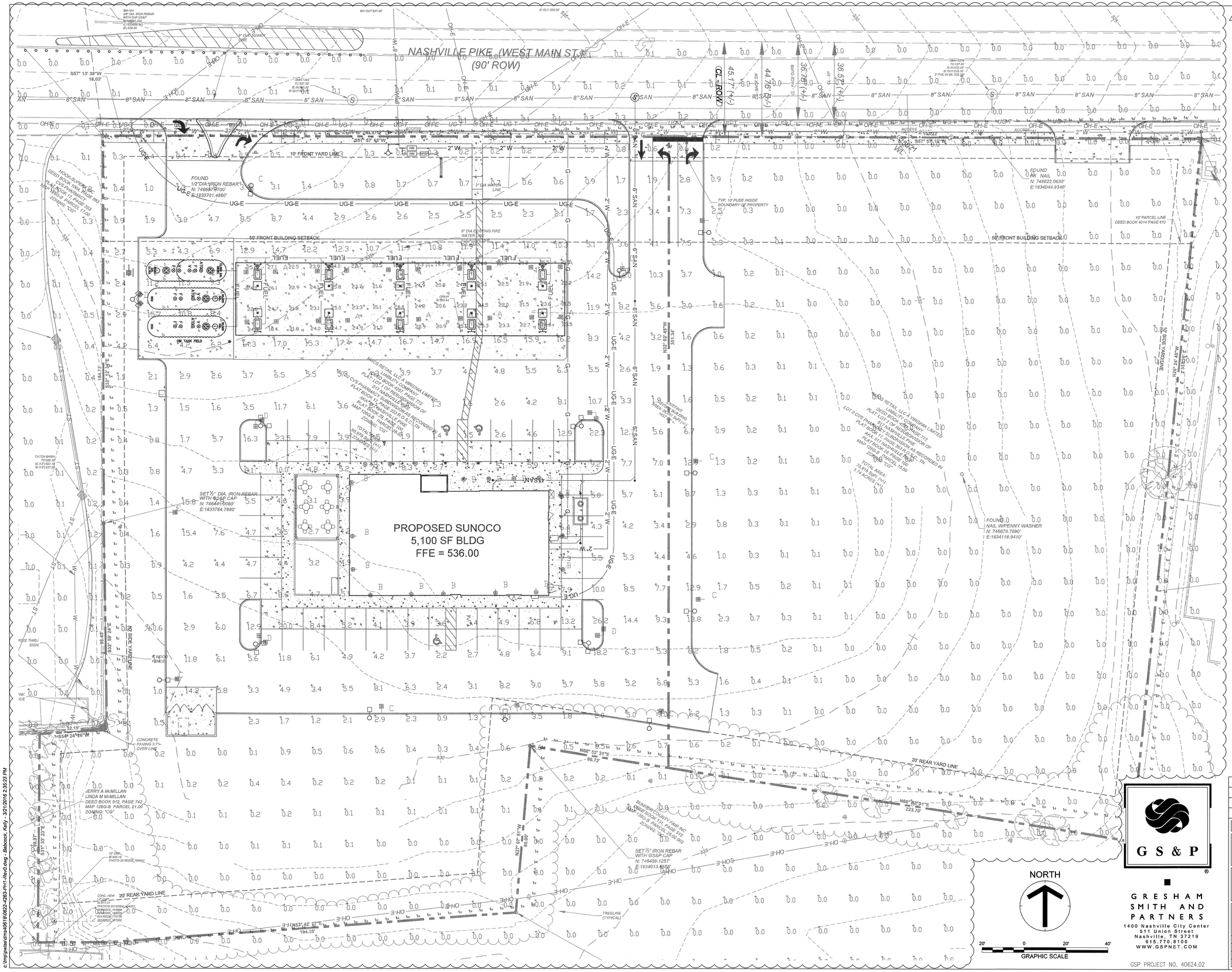
ATTACHMENT 10-1

Proposed A Plus Facility

517 Nashville Pike - Gallatin, Tennessee

A Plus Exterior Perspective

EP-1



REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APPV'D.
1	03/21/16	SUNOCO MAJOR PLAN REVIEW REVISIONS	KB	JKL	

SUNOCO, INC. (R&M)
Retail Engineering
Lester, PA

LOCATION: 517 Nashville Pike
Gallatin, Tennessee

PROJECT NO.

PHOTOMETRICS PLAN

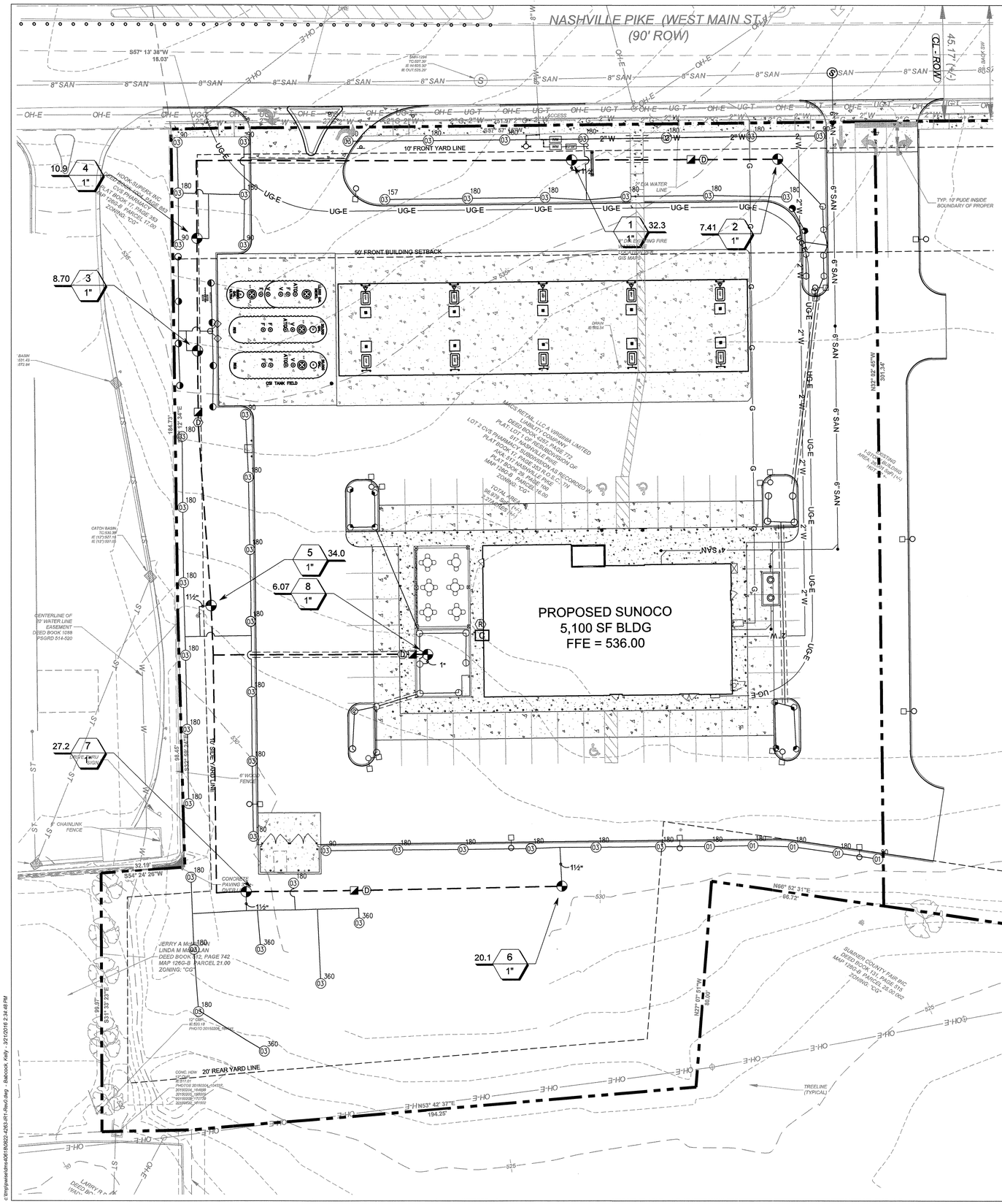
SCALE 1" = 20'-0"

APPROVED		FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED	J. Lucyshyn	0822-4263	PH-1	1
DRAWN	K. Babcock			
DATE	02/22/16			

GRESHAM SMITH AND PARTNERS
1400 Nashville City Center
511 Union Street
Nashville, TN 37219
615.770.8100
WWW.GSPNET.COM

GSP PROJECT NO. 40624.02

c:\tmp\peplot\msd06180\822-4263-PH1-Rev0.dwg Babcock, Kelly 3/21/2016 2:35:23 PM



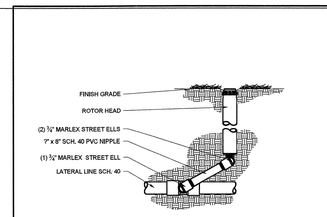
IRRIGATION NOTES

1. This plan is diagrammatic in nature. Common trenches shall be used for wiring, supply and lateral lines where feasible.
2. All supply and lateral lines shall be class 200 PVC.
3. All lateral lines shall be 1" unless otherwise noted.
4. Provide automatic drain valves at all piping low points.
5. Contractor shall provide as-built drawings of constructed system.
6. Contractor shall provide instructions to Owner's representative for system operation, maintenance and winterization.
7. All sprinkler heads shall be adjusted for optimal coverage.
8. System design pressure is 35 PSI. Provide pressure regulation as needed.
9. Contractor shall comply with all applicable codes and obtain all necessary permits.

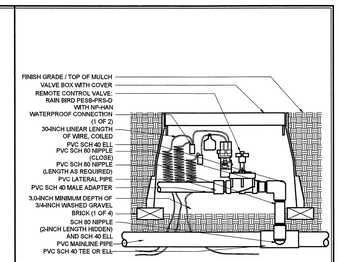
IRRIGATION SCHEDULE

SYMBOL		QTY
ARC / NOZZLE TYPE	TORO 300-12 4" LAWN POP UP MULTI-STREAM ROTOR WITH NINE FIXED ARCS FROM 90 TO 360. NOZZLE TYPES: 01, 02, 03	51
8 10 12 15	TORO O-T-570Z-06P 8, 10, 12, 15 SERIES SHRUB SPRAY, 6" POP-UP, WITH A ZERO FLUSH SEAL. 1/2" FEMALE-THREADED INLET.	39
	TORO 260-06 1" ELECTRIC, 1" FEMALE NPT, IN-LINE, PLASTIC REMOTE CONTROL VALVE. WITHOUT FLOW CONTROL.	8
	TORO 075-SLSC 3/4" ONE-PIECE, 3/4" SINGLE LUG, QUICK COUPLER VALVE WITH STANDARD METAL COVER.	4
D	MANUAL DRAIN VALVE	4
C	TORO CC-M12-PED (2) 12-STATION IRRIGATION CONTROLLER WITH METAL PEDESTAL MOUNT.	
R	TORO TRS WIRED RAIN SENSOR. MOUNT ON PERGOLA POST AT 8' HEIGHT.	1
M	WATER METER - 1"	1
	IRRIGATION LATERAL LINE: PVC CLASS 200. 1" UNLESS OTHERWISE NOTED.	1,953 L.F.
	IRRIGATION MAIN LINE: 11/2" PVC CLASS 200	719.1 L.F.
	PIPE SLEEVE: 4" PVC SCHEDULE 40	274.8 L.F.

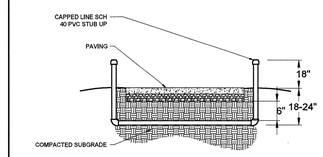
VALVE CALLOUT
- VALVE NUMBER
- VALVE FLOW
- VALVE SIZE



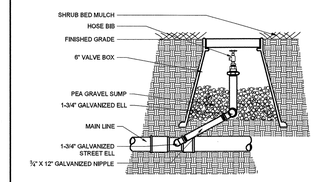
ROTOR DETAIL
N.T.S.



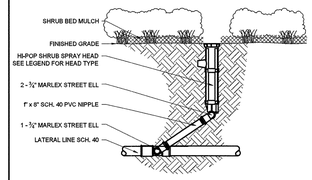
ZONE CONTROL VALVE
N.T.S.



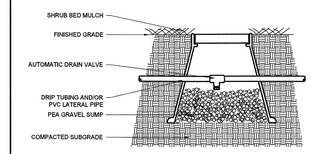
SLEEVING DETAIL
N.T.S.



QUICK COUPLER DETAIL
N.T.S.



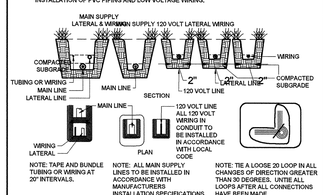
SHRUB SPRAY DETAIL
N.T.S.



NOTE: TO BE INSTALLED ON ALL LOW POINTS ON SYSTEM

AUTOMATIC DRAIN VALVE
N.T.S.

CONTRACTOR TO COMPLY WITH ALL CODES AND ORDINANCES IN REFERENCE TO THE INSTALLATION OF PVC PIPING AND LOW VOLTAGE WIRING.



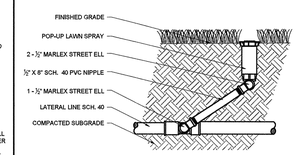
NOTE: TAPE AND BUNDLE TUBING OR WIRING AT 20" INTERVALS.

NOTE: ALL MAIN SUPPLY LINES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION SPECIFICATIONS

NOTE: TIE A LOOSE 20 LOOP IN ALL CHANGES OF DIRECTION GREATER THAN 30 DEGREES. UNTIE ALL LOOPS AFTER ALL CONNECTIONS HAVE BEEN MADE.

NOTE: ALL BACKFILL MATERIALS ARE TO BE FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS NOT SUITABLE FOR USE NEXT TO PIPE AND WIRE.

TRENCHING DETAIL
N.T.S.



LAWN SPRAY DETAIL
N.T.S.

TERENCE S. MULVANEY
REGISTERED
AGRICULTURAL
LANDSCAPE ARCHITECT
TN REG. #431

TERENCE S. MULVANEY
TN REG. #431

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APPV'D.

SUNOCO, INC. (R&M)
Retail Engineering
Lester, PA

LOCATION: 517 Nashville Pike, Gallatin, Tennessee

PROJECT NO.

GSP PROJECT NO. 40624.02

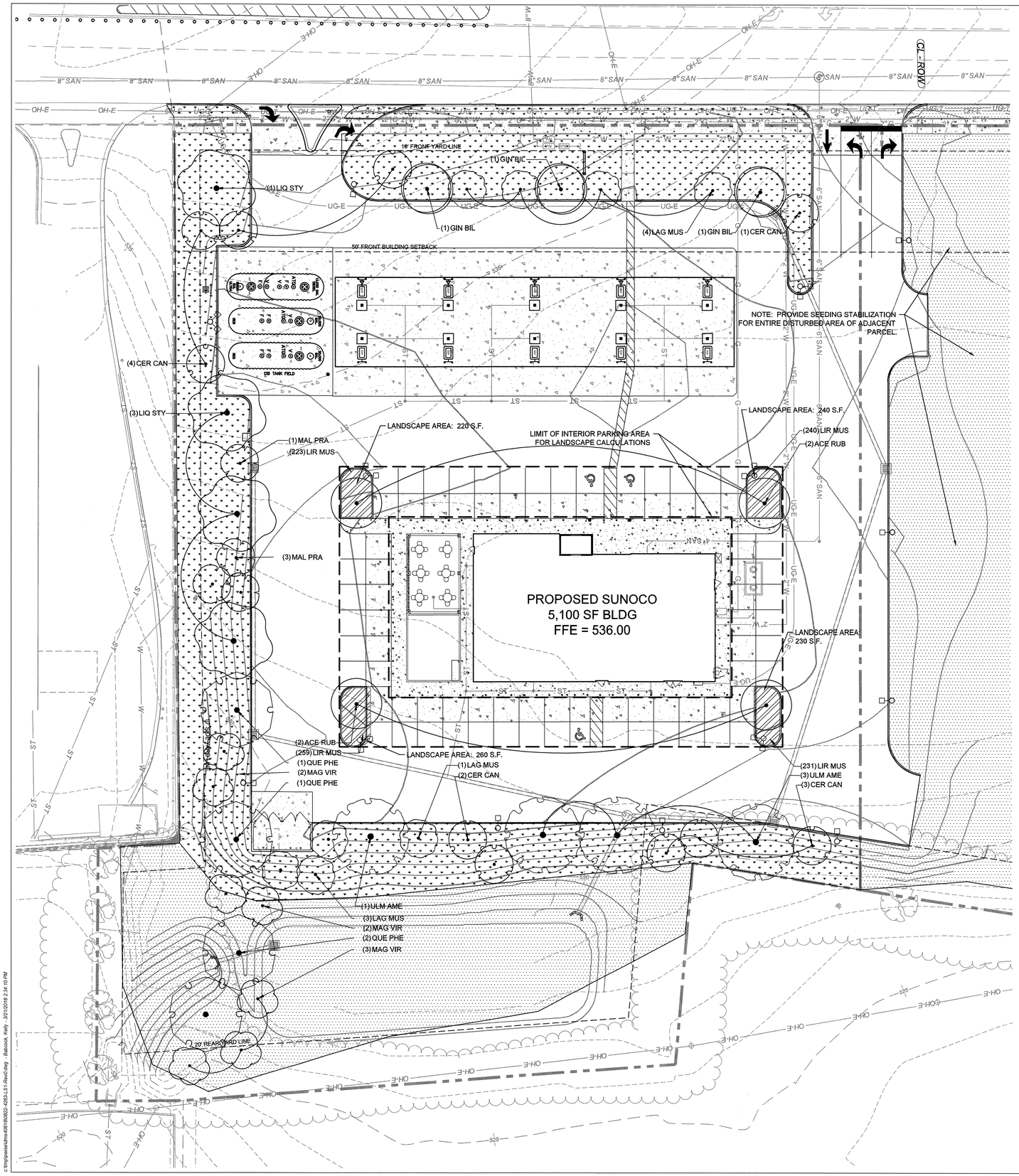
G S & P

IRRIGATION PLAN

SCALE 1" = 20'-0"

APPROVED	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED T. Mulvaney	0822-4263	IR-1	0
DRAWN M. Ferreira			
DATE 02/22/16			

c:\temp\acaudio\ac0861\80822-4263-R1-Rev0.dwg - Babcock, Kelly - 3/21/2016 2:24:48 PM



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	ROOT	SIZE	QTY	REMARKS
ACE RUB	Acer rubrum `Bowhall` / Columnar Redl Maple	B & B	2"Cal	4	6` clear trunk, own roots
CER CAN	Cercis canadensis / Eastern Redbud	B & B	1.5"Cal	10	single trunk
GIN BIL	Ginkgo biloba `Princeton Sentry` / Columnar Ginkgo	B & B	2"Cal	3	6` clear trunk
LAG MUS	Lagerstroemia x `Muskogee` / Lavender Crape Myrtle Multi-Trunk	B & B	8` ht.	8	3-5 canes
LIQ STY	Liquidambar styraciflua `Happidaze` / Seedless Sweet Gum	B & B	2"Cal	4	6` clear trunk
MAG VIR	Magnolia virginiana / Sweet Bay	B & B	8` ht.	7	multi-trunk
MAL PRA	Malus x `Prairifire` / Prairifire Crab Apple	B & B	1.5"Cal	4	single trunk
QUE PHE	Quercus phellos / Willow Oak	B & B	2"Cal	4	6` clear trunk
ULM AME	Ulmus americana `Princeton` / American Elm	B & B	2"Cal	4	6` clear trunk

GROUND COVERS	BOTANICAL NAME / COMMON NAME	ROOT	SIZE	QTY	REMARKS
LIR MUS	Liriope muscari `Big Blue` / Big Blue Lilyturf	cont.	4" pot	953	plant 12" o.c.

AREA TO BE SODDED WITH KY-31 FESCUE OR EQUAL AS APPROVED BY ENGINEER.

AREA TO BE SEEDED WITH KY-31 FESCUE AT THE RATE OF 5 LBS PER 1,000 S.F. MULCH SEEDED AREAS WITH 1.5 BALES OF STRAW PER 1,000 S.F.

LANDSCAPE NOTES

1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLINES OF TREES OUTSIDE THE LIMIT OF GRADING.
2. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1; LATEST EDITION, FOR SIZE AND QUALITY.
4. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. ALL AREAS DISTURBED BY UTILITY TRENCHING, SITE AND BUILDING CONSTRUCTION SHALL BE STABILIZED WITH SEEDING AND SODDING AS SHOWN BY THE PLAN.
7. SOIL USED FOR PLANTING SHALL CONSIST OF 5 PARTS TOPSOIL, 1 PART SAND AND 2 PARTS ORGANIC MATTER, MIXED WITH I POUND OF FERTILIZER PER CUBIC YARD.
   A. SAND SHALL BE CLEAN MASONRY SAND.
   B. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
   C. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
9. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD.
10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
11. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
12. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
13. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
14. ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING. PREPARED SOD BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER AND OTHER DELETERIOUS MATERIAL.
15. THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SOD AREAS PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
17. SODDED AREAS SHALL HAVE NO BARE AREAS.
18. CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
19. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
20. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
21. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
22. ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
23. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.

    PLANTING DATES

    SPRING: MARCH 1 - MAY 1
    FALL: OCTOBER 1 - NOVEMBER 30
24. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.

LANDSCAPE CALCULATIONS

TOTAL INTERIOR PARKING AREA.....41 SPACES/ 9,760 S.F.
INTERIOR PARKING LANDSCAPE REQUIRED (6%).....586 S.F.
INTERIOR PARKING LANDSCAPE PROVIDED.....950 S.F.
CANOPY TREES REQUIRED (1 PER 10 SPACES).....4
CANOPY TREES PROVIDED.....4

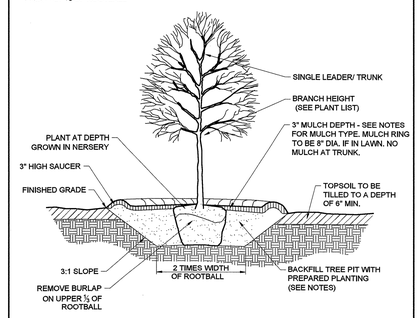
PERIMETER BUFFERS:
NORTH (252 L.F. TYPE 7.5)
REQUIRED: 4 CANOPY TREES, 8 ORNAMENTAL TREES
PROVIDED: 4 CANOPY TREES, 8 ORNAMENTAL TREES
WEST (415 L.F. TYPE 15)
REQUIRED: 7 CANOPY TREES, 14 ORNAMENTAL TREES
PROVIDED: 7 CANOPY TREES, 14 ORNAMENTAL TREES
SOUTH (376 L.F. TYPE 15)
REQUIRED: 6 CANOPY TREES, 12 ORNAMENTAL TREES
PROVIDED: 6 CANOPY TREES, 12 ORNAMENTAL TREES

NOTE:

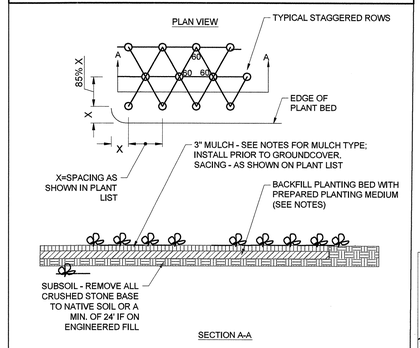
PLANT MATERIAL SHALL CONFORM TO "THE AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1; LATEST EDITION) FOR SIZE FORM AND QUALITY

MYCORRHIZAL INOCULATES AND SUPER - ABSORBENT MATERIAL ADDED TO TOPSOIL BACKFILL AT THE MANUFACTURER'S RECOMMENDED RATE AS PER SPECIFICATIONS

REMOVE ALL SYNTHETIC MATERIAL FROM AROUND ROOTBALL. REMOVE BURLAP AND ROPE FROM TOP ⅓ OF ROOTBALL



TREE PLANTING DETAIL
N.T.S.



GROUND COVER PLANTING DETAIL
N.T.S.

TERENCE S. MULVANEY
TN REG. #431

REV NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APPV'D.

SUNOCO, INC. (R&M)
Retail Engineering
Lester, PA

LOCATION: 517 Nashville Pike, Gallatin, Tennessee

PROJECT NO.

LANDSCAPE PLAN

SCALE 1" = 20'-0"

APPROVED	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED T. Mulvaney	0822-4263	LS-1	0
DRAWN T. Mulvaney			
DATE 02/22/16			

GSP PROJECT NO. 40624.02

NORTH

20' 0 20' 40'
GRAPHIC SCALE

G S & P

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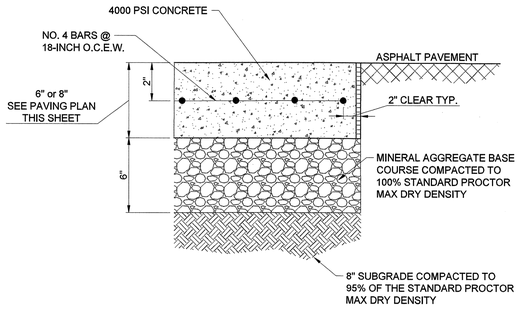
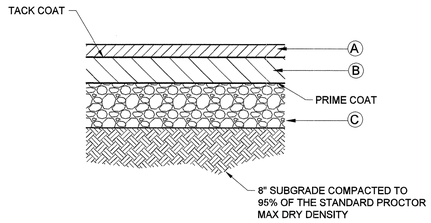


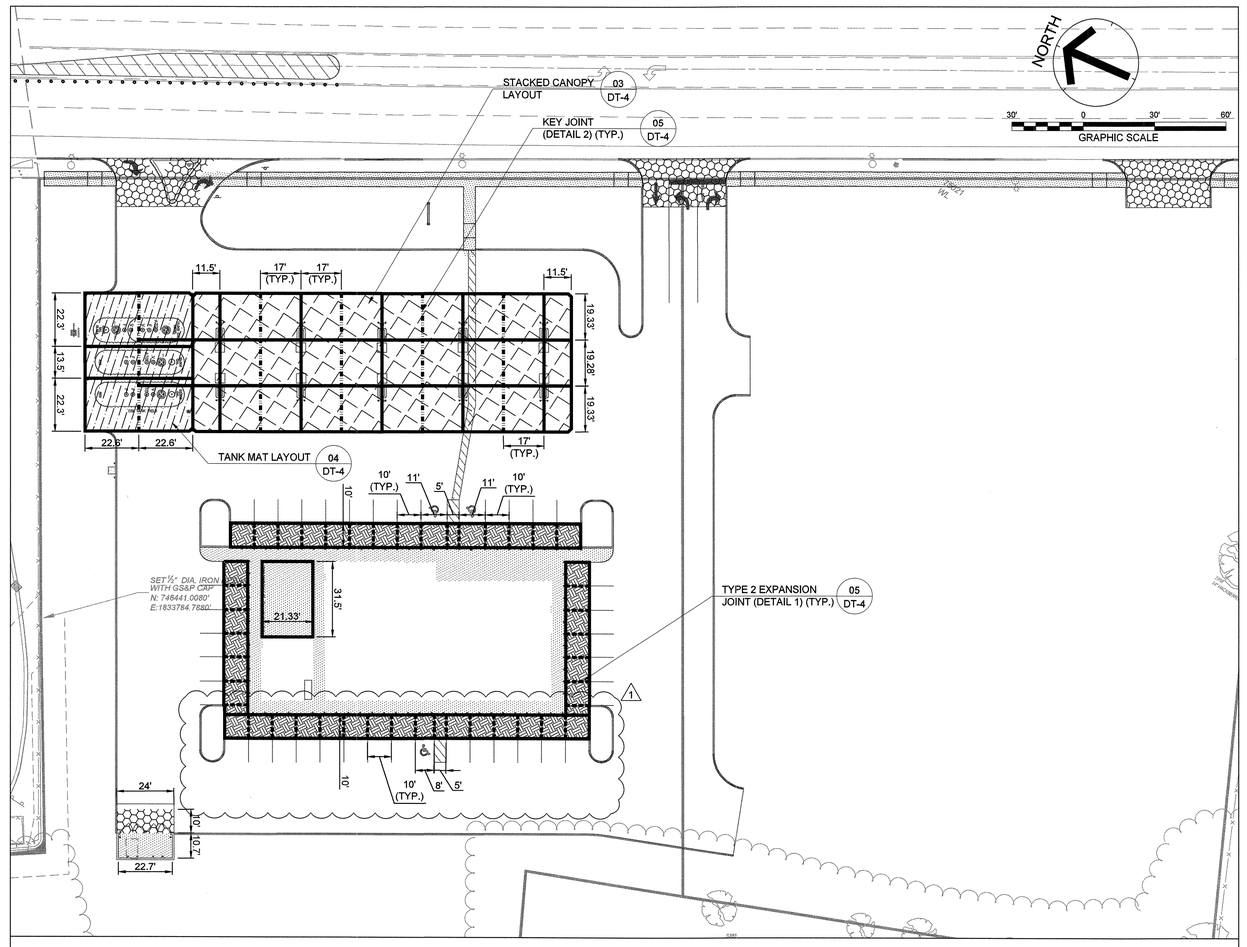
NOTES:
1. THIS DETAIL IS FOR CONCRETE PAVEMENT AND EXTERIOR CONCRETE SLABS.
2. FOR CANOPY, TANKS MATS, AND CONCRETE PARKING AREAS, USE CONCRETE SEAL COAT WITH W.R. MEADOWS VOCOMP-30 PER MANUFACTURER'S INSTALLATION PROCEDURES. FOR NEW CANOPY, TANK MATS, AND CONCRETE PARKING, APPLY TWO COATS. FOR WALKWAYS APPLY ONE COAT.

01 CONCRETE PAVING
NOT TO SCALE

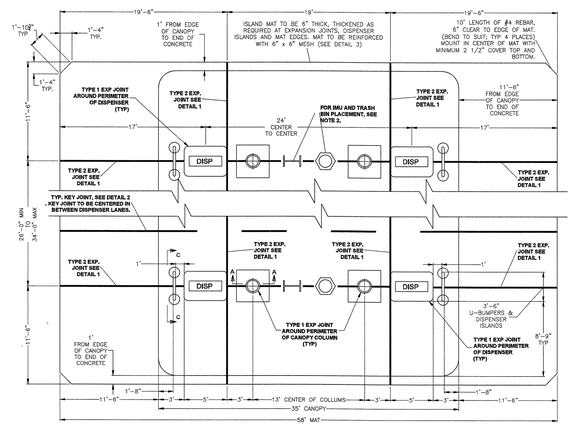


(A) 1.5" ASPHALTIC SURFACE COURSE (TDOT 411, GRADING E)
(B) 4" ASPHALTIC BINDER (TDOT 307, GRADING BM)
(C) 6" MINERAL AGGREGATE BASE COURSE COMPACTED TO 100% OF THE STANDARD PROCTOR DENSITY (TDOT 903, CLASS A, GRADING D)

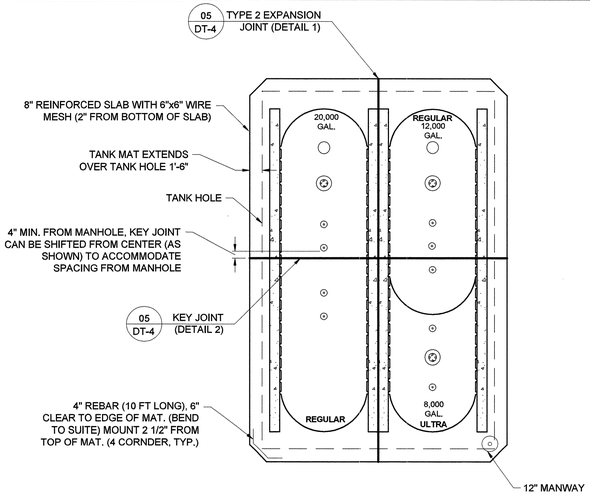
02 ASPHALT PAVING
NOT TO SCALE



CONCRETE PAVING PLAN

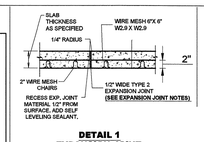


03 STACKED CANOPY LAYOUT
NOT TO SCALE



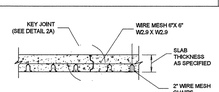
04 TANK MAT LAYOUT
NOT TO SCALE

EXPANSION JOINT NOTES
A. **TYPE 1:** FLEXIBLE FOAM EXPANSION JOINT CERAMAR AS MFG BY W.R. MEADOWS OR EQUIVALENT USED TO FOLLOW CURB OF ISLAND FORM AND COLUMNS. RECESS EXPANSION JOINT. 1/4" FROM SURFACE.
B. **TYPE 2:** FIBER EXPANSION JOINT COMPOSED OF CELLULAR FIBERS BONDED WITH ASPHALT AS MFG BY W.R. MEADOWS OR EQUIVALENT (SEALTIGHT FIBERS EXPANSION JOINT FILLER CAPPED WITH W.R. MEADOWS SNAP CAP 1/2" SIZE) RECESS EXPANSION JOINT, 1/4" FROM SURFACE.
C. **SEALANT** USED FOR EXPANSION JOINTS TYPE 1 AND TYPE 2 ARE SPECIFIED AS: "THC" 900/901 MANUFACTURED BY TREMCO SEALTIGHT GARDOX MANUFCATURED BY W.R. MEADOWS SIKA SINGLE COMPONENT URETHANE SEALSANT "1A" IS RESISTANT TO OIL AND GAS, AND IS SELF LEVELING AND GUNABLE NON-SAGGING TYPE. (COLOR GRAY)



DETAIL 1
EXPANSION JOINT BETWEEN CONC. MAT
N.T.S.

NOTES:
1. FOR WIRE MESH, SEE GENERAL NOTE #5
2. FOR WIRE MESH CHAIRS, SEE GENERAL NOTE #6

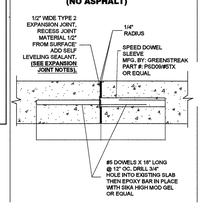


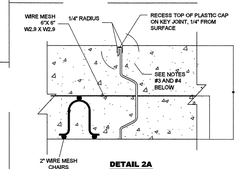
DETAIL 2
KEY JOINT BETWEEN CONC. MAT
SCALE: NTS

NOTES:
1. FOR WIRE MESH, SEE GENERAL NOTE #5
2. FOR WIRE MESH CHAIRS, SEE GENERAL NOTE #6

DETAIL 1A
SPEED DOWEL / EXPANSION JOINT INSTALLATION
N.T.S.

INSTALL ONLY WHEN ENTIRE DRIVEWAY IS CONCRETE (NO ASPHALT)





DETAIL 2A
ENLARGED KEY JOINT SECTION
SCALE: NTS

NOTE:
1. KEY JOINTS:
A) DAYTON SUPERIOR G-33 SCREED KEY JOINT (FOR 4", 5", & 6" SLABS)
B) DAYTON SUPERIOR G-34 LOAD KEY JOINT (6" & 10" SLABS)
C) ALABAMA METALS VULCAN SCREED KEY
D) "FORM-A-KEY" KEY LOC
- 7 1/2" KEY FOR 6" SLAB
- 5 1/2" KEY FOR 6" SLAB
- 1/2" KEY FOR 4" SLAB
E) FOR NYC ONLY USE KEY JOINT SUITABLE FOR 9" THICK MAT
2. RECESS KEY JOINT 1/4" FROM SURFACE TO TOP OF PLASTIC CAP ON KEY JOINT. TOOL CONCRETE EDGES 1/4" RADIUS
3. USE PLASTIC CAP STRIP (DAYTON SUPERIOR G-38). REMOVE CAP AFTER CONCRETE POUR.
4. INSTALL SELF LEVELING SEALANT USED FOR EXPANSION JOINTS, SEE EXPANSION JOINT NOTES (NOTE C).

05 JOINT DETAILS
NOT TO SCALE

PAVEMENT GENERAL NOTES:
1. CONCRETE WORK AND MATERIALS TO CONFORM TO ALL REQUIREMENTS OF THE LATEST REVISIONS OF CODES ACI 301 & ACI 318.
2. USE 4000 PSI CONCRETE (READY-MIXED ASTM C-94 OR MIXED-ON-JOB ACI 304), (SLUMP 2"-4", MIN WATER / CEMENT RATIO 0.4 TO 1, AIR CONTENT SHALL BE 4.5 % MIN AND 7.5% MAX).
3. ANCHOR BOLTS TO BE ASTM A-307 STEEL.
4. REINFORCING STEEL TO BE ASTM A-615 GRADE 60 KSI, DEFORMED BILLET STEEL BARS.
5. WIRE MESH TO BE ASTM A-185 ELECTRIC WELDED WIRE FABRIC (6" x 6"-W2.9 x W2.9). MESH IS TO BE OVERLAPPED 6" AND TO BE EXTENDED TO WITHIN 3" OF JOINTS AND EDGE OF MAT. (WIRE MESH TO BE IN FLAT SHEETS, NOT ROLLS)
6. FOR SUPPORT OF ALL WIRE MESH IN SLABS USE 2" WIRE MESH CHAIRS (MAS-CON OR EQUAL), SPACED AT 4 FT INTERVALS.
7. UNSATISFACTORY SUB-GRADE MATERIAL MUST BE REMOVED
8. FILL MATERIAL MUST MEET SPECIFICATION AST M-33 FOR CRUSHED STONE. FILL UNDER CURBS, WALKS, DRIVEWAYS TRASH ENCLOSURE AND ISLAND MATS. SHALL BE 6" (MINIMUM) OF CRUSHED STONE.
9. CONCRETE PLACEMENT NOT PERMITTED WHEN TEMPERATURE IS BELOW 40°F AND FALLING OR BELOW 30°F AND RISING. DO NOT POUR CONCRETE IF BACKFILL IS FROZEN.
10. TEMPORARY FORMS TO REMAIN IN PLACE FROM 24 TO 72 HOURS.
11. CONSTRUCTION LOADS NOT PERMITTED BEFORE 7 DAYS WITHOUT OWNER APPROVAL.
12. THE ONLY OWNER APPROVED USE OF CONCRETE PRIOR TO 7 DAYS CURING IS THE USE OF HIGH EARLY STRENGTH CONCRETE (4000 PSI WITH ASTM C-150 TYPE III PORTLAND CEMENT) FOR SLABS SPECIFICALLY DESIGNATED AT OPERATING LOCATIONS FOR VEHICULAR TRAFFIC AFTER 72 HOURS.
13. TOP OF ISLANDS, WALKS, & SLABS TO RECEIVE A FINE BROOM FINISH AND BE SEALED PER SPECIFICATIONS.
14. USE HYDRAULIC CEMENT "5-STAR GROUT" OR APPROVED EQUAL FOR BASE PLATE GROUT (NON-SHRINK) AND AND BUMPER POST.
15. REINFORCING WIRE MESH MINIMUM COVER IS 2".
16. SLOPE TANK MATS AND ISLAND MATS IN ACCORDANCE WITH PLOT PLAN. TANK MATS AND ISLAND MATS SHALL BE SURFACED SUCH THAT LIQUID WILL FLOW AWAY FROM MANWAYS, SPILL CONTAINERS AND ISLANDS AND WILL NOT ALLOW PONDING. OVERALL FLATNESS SHALL BE A MIN. 1/8" / FT SLOPE ON CONE.
17. EXPOSED CORNERS ON CONCRETE FOOTINGS SHALL BE CHAMFERED 3/4 ".
18. VOIDS ON ANY FORMED CONCRETE SURFACES ARE TO BE POINTED-UP WITH 1:2 CEMENTMORTAR MIX AND ALL SURFACES WETTED AND RUBBED WITH CARBORUNDRUM BRICK OR OTHER ABRASIVE UNTIL UNIFORM COLOR AND TEXTURE IS PRODUCED.
19. FOR CANOPY, TANK MATS, CONCRETE PARKING, AND CONCRETE SIDEWALKS, SEAL COAT WITH V-SEAL 102 PER MANUFACTURER'S INSTALLATION PROCEDURES.
    A. ALL NEW CONCRETE SURFACES REQUIRE 2 COATS OF SEALANT.
    B. EXISTING CONCRETE REQUIRES 1 COAT OF SEALANT, CONCRETE MUST BE CLEAN AND DRY (REMOVE ALL OIL, GREASE, AND DUST) PRIOR TO INSTALLATION.
20. ASPHALT PAVEMENT GUIDELINES: ALL INSTALLATIONS PROCEDURES AND MATERIALS USED ARE TO BE IN ACCORDANCE WITH LOCAL STATE HIGHWAY DEPARTMENT (LSH) SPECIFICATIONS. REVIEW INSTALLATION PROCEDURES WITH SUNOCO FIELD ENGINEER.
    A. BASE COURSE MATERIALS: SOUND ANGULAR CRUSHED STONE, CRUSHED GRAVEL, RECYCLED CONCRETE, SAND, OR STONE SCREENINGS, PER LSH SPECIFICATIONS.
    B. BINDER COURSE: 3.5%-8% OF ASPHALT CEMENT BY WEIGHT MIXTURE. MIX GRADIENT (1-1/2" MAX) PER LSH SPECIFICATIONS.
    C. WEARING COURSE: 4.5%-9.5% OF ASPHALT CEMENT BY WEIGHT MIXTURE. MIX GRADIENT (3/4" MAX).PER LSH SPECIFICATIONS.
    D. DIMENSIONS SHOWN IN ASPHALT PAVEMENT SECTION ARE COMPACTED DIMENSIONS.
    E. DO NOT PLACE ASPHALT WHEN AMBIENT OR BASE SURFACE TEMPERATURE IS LESS THAN 40°F, OR BASE IS WET OR FROZEN.
    F. FOR RE-SURFACING INSTALL A TACK COAT TO EXISTING SURFACE IMMEDIATELY PRIOR TO PAVING. WEARING COURSE IS TO BE A COMPACTED THICKNESS OF 1-1/2". INSTALLATION PROCEDURES IN ACCORDANCE WITH LSH SPECIFICATIONS.
    G. NOTES ON TYPE 2 EXPANSION JOINTS:
    a. TYPE 2 FIBER EXPANSION JOINT COMPOSED OF CELLULAR FIBERS BONDED WITH ASPHALT AS MANUFACTURED BY W.R. MEADOWS OR EQUIVALENT. SEALTIGHT FIBERS EXPANSION JOINT FILLER CAPPED WITH W.R. MEADOWS SNAP CAP 1/2" SIZE. RECESS EXP. JOINT 1/4" FROM SURFACE.
    b. SEALANT USED FOR EXPANSION JOINT TYPE 2 ARE SPECIFIED AS "THC" 900/901 MANUFACTURED BY TREMCO STEALTIGHT GARDOX MANUFACTURED BY W.R. MEADOWS SIKA SINGLE COMPONENT URETHANE SEALANT "1A" IS RESISTANT TO OIL AND GAS, AND IS SELF-LEVELING AND GUNABLE NON-SAGGING TYPE. COLOR: GRAY.

LEGEND
- TYPE 2 EXPANSION JOINT
- KEY JOINT
- CONTROL JOINT
- 6" COLORED CONRETE
- 4" CONCRETE
- 6" CONCRETE DISPENSER MAT
- 8" CONCRETE
- 8" CONCRETE TANK MAT

NELSON R. WHITSON
TN REG. #112546

GRESHAM SMITH AND PARTNERS
1400 Nashville City Center
511 Union Street
Nashville, TN 37219
615.770.8100
WWW.GSPNET.COM

GSP PROJECT NO. 40624.02

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APPV'D.
1	03/21/16	SUNOCO MAJOR PLAN REVIEW REVISIONS	KB	JKL	

SUNOCO, INC. (R&M)
Retail Engineering
Lester, PA

LOCATION: 517 Nashville Pike, Gallatin, Tennessee
PROJECT NO.

PAVING DETAILS

APPROVED		FACILITY NO. 0822-4263	DRAWING NO. DT-4	REV. NO. 1
CHECKED	J. Lucyshyn		
DRAWN	K. Babcock		
DATE	02/22/16		

SCALE NOT TO SCALE

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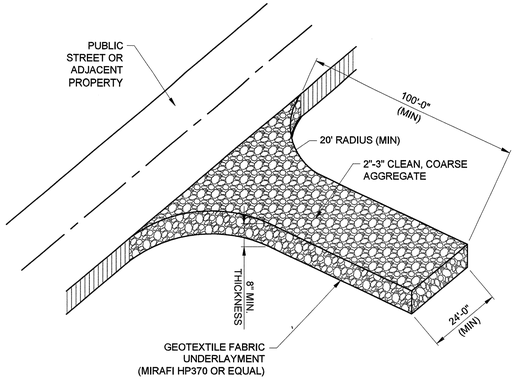
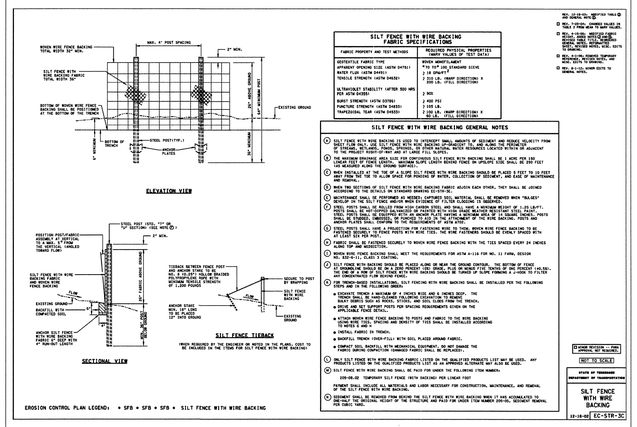
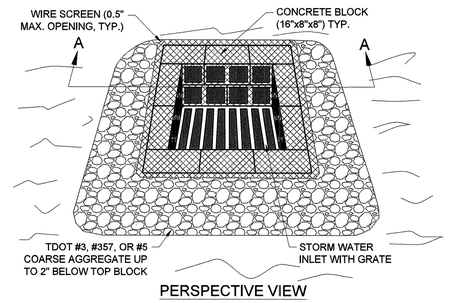


ISOMETRIC VIEW

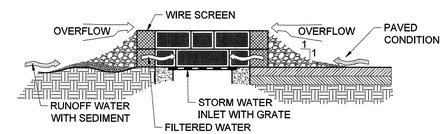
01 CONSTRUCTION ENTRANCE
NOT TO SCALE



02 SILT FENCE
NOT TO SCALE

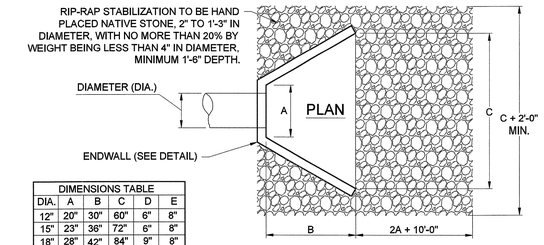


PERSPECTIVE VIEW

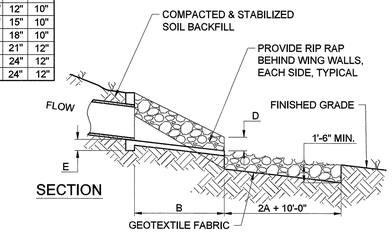


SECTION A-A

03 INLET PROTECTION
NOT TO SCALE

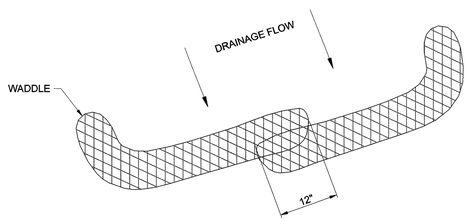


DIMENSIONS TABLE					
DIA.	A	B	C	D	E
12"	20"	30"	60"	6"	8"
15"	23"	36"	72"	6"	8"
18"	28"	42"	84"	9"	8"
24"	34"	48"	96"	9"	8"
30"	40"	54"	108"	12"	10"
36"	48"	60"	120"	15"	10"
42"	54"	66"	132"	18"	10"
48"	60"	72"	144"	21"	12"
54"	66"	78"	156"	24"	12"
60"	72"	84"	168"	24"	12"



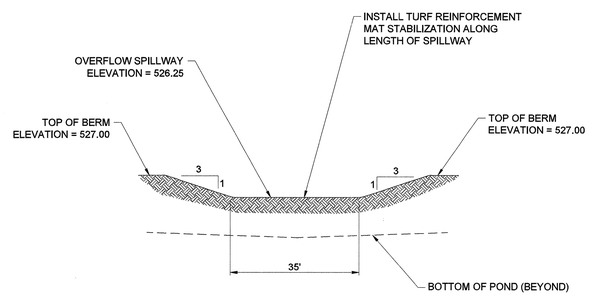
SECTION

04 RIP-RAP AT ENDWALL
NOT TO SCALE



NOTES:
1. PLACE AN ADEQUATE NUMBER OF WADDLE ROLLS ALONG PAVEMENT TO PROVIDE COMPLETE PROTECTION. ENDS SHOULD OVERLAP ABOUT 12 INCHES.
2. INSPECT PROTECTION DEVICE BEFORE AND AFTER RAIN EVENTS, AND WEEKLY THROUGHOUT THE RAINY SEASON. DURING EXTENDED RAIN EVENTS, INSPECT AT LEAST ONCE EVERY 24 HOURS.
3. REMOVE AND PROPERLY DISPOSE OF ACCUMULATED SILT AND DEBRIS TO ALLOW FOR PROPER FUNCTION OF DEVICE.

05 FILTER SOCK
NOT TO SCALE



06 EMERGENCY OVERFLOW
NOT TO SCALE

07 NOT USED
NOT TO SCALE

08 NOT USED
NOT TO SCALE

09 NOT USED
NOT TO SCALE

10 NOT USED
NOT TO SCALE

11 NOT USED
NOT TO SCALE

GS&P
GRESHAM SMITH AND PARTNERS
1400 Nashville City Center
511 Union Street
Nashville, TN 37219
615.770.8100
WWW.GSPNET.COM

GSP PROJECT NO. 40624.02

NELSON ROBERT WHITSON REGISTERED ENGINEER No. 112546 STATE OF TENNESSEE
3/21/16
NELSON R. WHITSON
TN REG. #112546

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APPV'D.
1	03/21/16	SUNOCO MAJOR PLAN REVIEW REVISIONS	KB	JKL	

SUNOCO, INC. (R&M)
Retail Engineering
Lester, PA

LOCATION: 517 Nashville Pike
Gallatin, Tennessee

PROJECT NO.

EPSC DETAILS

SCALE NOT TO SCALE

APPROVED		FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED	J. Lucyshyn	0822-4263	DT-3	1
DRAWN	K. Babcock			
DATE	02/22/16			

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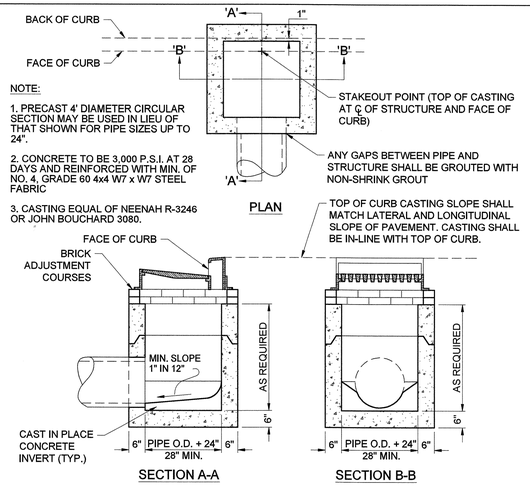
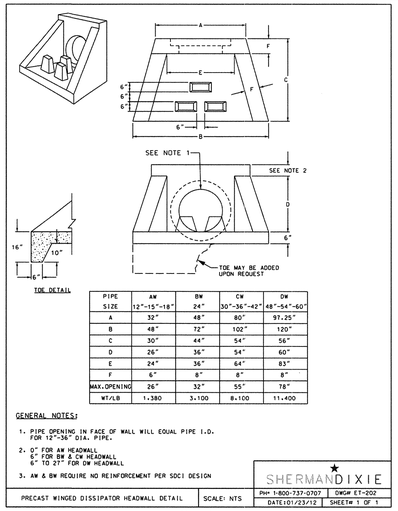


NOTE:

1. PRECAST 4' DIAMETER CIRCULAR SECTION MAY BE USED IN LIEU OF THAT SHOWN FOR PIPE SIZES UP TO 24".
2. CONCRETE TO BE 3,000 P.S.I. AT 28 DAYS AND REINFORCED WITH MIN. OF NO. 4, GRADE 60 4x4 W7 x W7 STEEL FABRIC.
3. CASTING EQUAL OF NEENAH R-3246 OR JOHN BOUCHARD 3080.

01 COMBINATION INLET
NOT TO SCALE



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

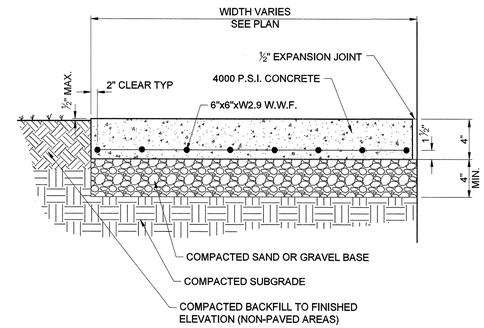
GENERAL NOTES:

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
PH: 1-800-737-0707 | DWG# ET-202
DATE: 01/23/12 | SHEET# 1 OF 1

PRECAST WINGED DISSIPATOR HEADWALL DETAIL | SCALE: NTS

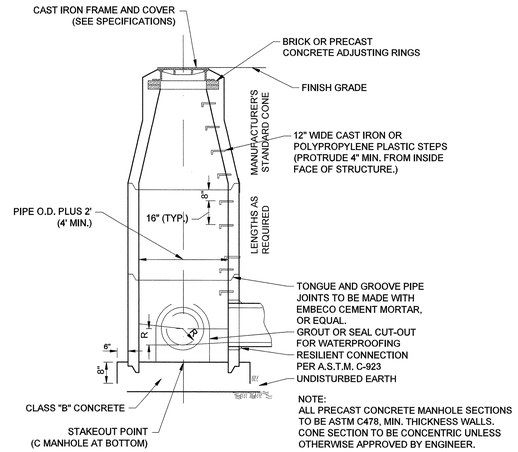
02 HEADWALL
NOT TO SCALE



NOTE:

1. PROVIDE WEAKENED PLANE (SAW CUT OR TOOLED) CONTROL JOINTS AT 5'-0" ON CENTER.
2. PROVIDE EXPANSION JOINTS AT 30'-0" (MAX.) ON CENTER AND CONTINUOUSLY BETWEEN SIDEWALK AND WALLS OR OTHER STRUCTURES. (SEE DETAIL)
3. LONGITUDINAL SLOPES SHALL NOT EXCEED 5%
4. CROSS SLOPES SHALL NOT EXCEED 2%

03 SIDEWALK
NOT TO SCALE



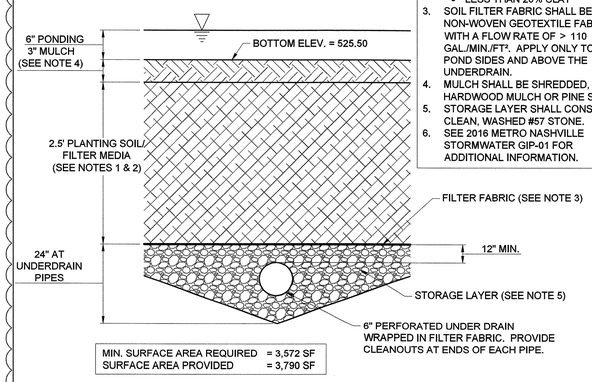
NOTE:
ALL PRECAST CONCRETE MANHOLE SECTIONS TO BE ASTM C478, MIN. THICKNESS WALLS. CONE SECTION TO BE CONCENTRIC UNLESS OTHERWISE APPROVED BY ENGINEER.

04 MANHOLE
NOT TO SCALE

CONTRACTOR SHALL NOTIFY MWS DEVELOPMENT REVIEW AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF THE PLANTING SOIL FILTER BED. AT THE COMPLETION OF THE INSTALLATION, THE ABOVE REFERENCED PERSON WILL COLLECT ONE SAMPLE PER BIORETENTION BED FOR ANALYSIS AND CONFIRMATION OF THE SOIL CHARACTERISTICS BY MWS AS DEFINED BY GIP-01.

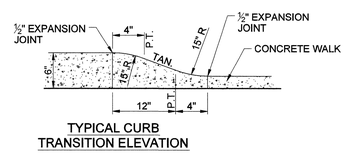
BIORETENTION NOTES:

1. PLANTING SOIL INFILTRATION RATE SHALL BE 1 INCH PER HOUR MINIMUM.
2. FILTER MEDIA SHALL BE PER METRO NASHVILLE STORMWATER GIP-01.
   - MAXIMUM 60% SAND
   - LESS THAN 40% SILT
   - 5% TO 10% ORGANIC MATTER
   - LESS THAN 20% CLAY
3. SOIL FILTER FABRIC SHALL BE A NON-WOVEN GEOTEXTILE FABRIC WITH A FLOW RATE OF > 110 GAL./MIN./FT². APPLY ONLY TO THE POND SIDES AND ABOVE THE UNDERDRAIN.
4. MULCH SHALL BE SHREDDED, AGED HARDWOOD MULCH OR PINE STRAW.
5. STORAGE LAYER SHALL CONSIST OF CLEAN, WASHED #57 STONE.
6. SEE 2016 METRO NASHVILLE STORMWATER GIP-01 FOR ADDITIONAL INFORMATION.

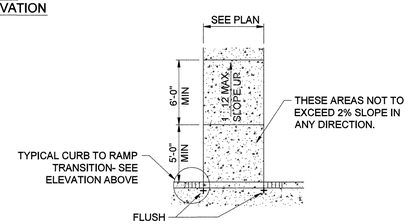


MIN. SURFACE AREA REQUIRED = 3,572 SF
SURFACE AREA PROVIDED = 3,790 SF

05 BIORETENTION AREA
NOT TO SCALE

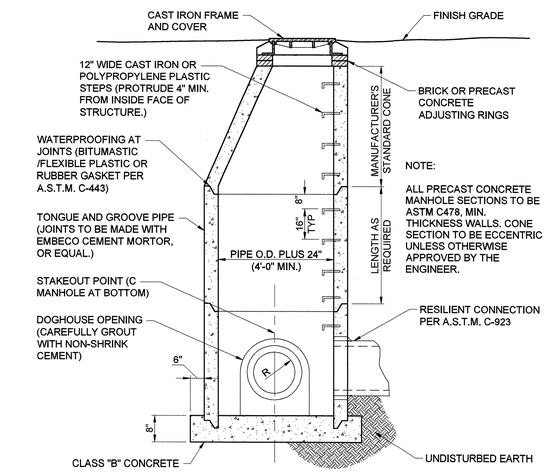


TYPICAL CURB TRANSITION ELEVATION



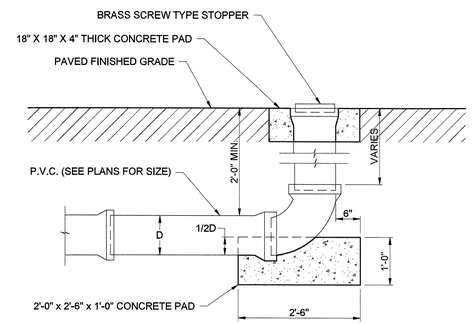
RAMP PLAN

06 ACCESSIBLE SIDEWALK RAMP
NOT TO SCALE



NOTE:
ALL PRECAST CONCRETE MANHOLE SECTIONS TO BE ASTM C478, MIN. THICKNESS WALLS. CONE SECTION TO BE ECCENTRIC UNLESS OTHERWISE APPROVED BY THE ENGINEER.

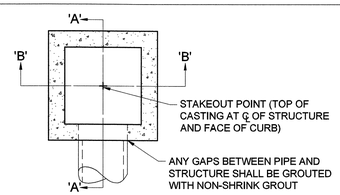
07 DOGHOUSE MANHOLE
NOT TO SCALE



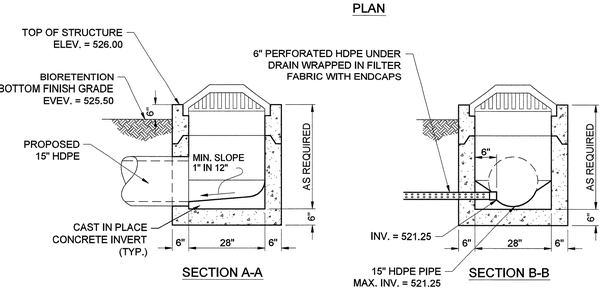
08 EXTERIOR CLEANOUT FOR TRAFFIC AREAS
NOT TO SCALE

NOTES:

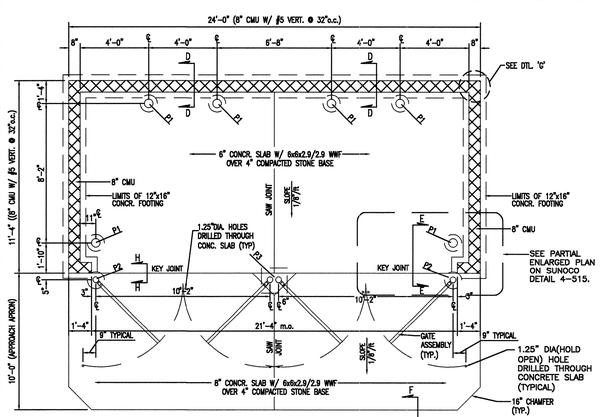
1. CONCRETE TO BE 4,000 P.S.I. AT 28 DAYS AND REINFORCED WITH NO. 4, GRAD 60 BARS.
2. PROVIDE ½" THICK LEDGER PLATES WHERE MORE THAN TWO CASTINGS ARE REQUIRED.
3. CASTING EQUAL OF NEENAH R-4345.



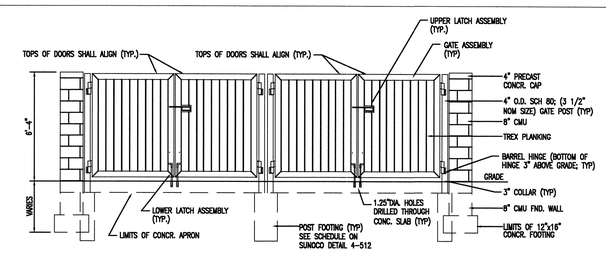
PLAN



09 BIORETENTION OUTLET STRUCTURE
NOT TO SCALE

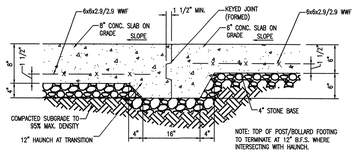


ENCLOSURE PLAN - DOUBLE
NOT TO SCALE



ENCLOSURE ELEVATION - DOUBLE
NOT TO SCALE

REFER TO SUNOCO STANDARD DETAIL 4-512 FOR FULL MASONRY TRASH ENCLOSURE DETAILS. COORDINATE WITH SUNOCO CONSTRUCTION ENGINEER.



TRASH ENCLOSURE CONCRETE SLAB SECTION
SCALE: NONE

10 DUMPSTER ENCLOSURE
NOT TO SCALE

NELSON ROBERT WHITSON
REGISTERED ENGINEER
NO. 112546
STATE OF TENNESSEE
3/21/16
NELSON R. WHITSON
TN REG. #112546

GRESHAM SMITH AND PARTNERS
1400 Nashville City Center
511 Union Street
Nashville, TN 37219
615.770.8100
WWW.GSPNET.COM

GSP PROJECT NO. 40624.02

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APPV'D.
1	03/21/16	SUNOCO MAJOR PLAN REVIEW REVISIONS	KB	JKL	

SUNOCO, INC. (R&M)
Retail Engineering
Lester, PA

LOCATION: 517 Nashville Pike, Gallatin, Tennessee

PROJECT NO.

SITE DETAILS

SCALE: NOT TO SCALE

APPROVED		FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED	J. Lucyshyn	0822-4263	DT-2	1
DRAWN	K. Babcock			
DATE	02/22/16			

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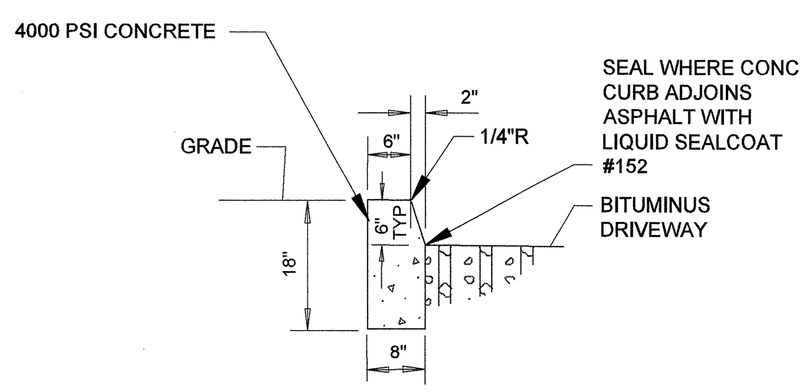
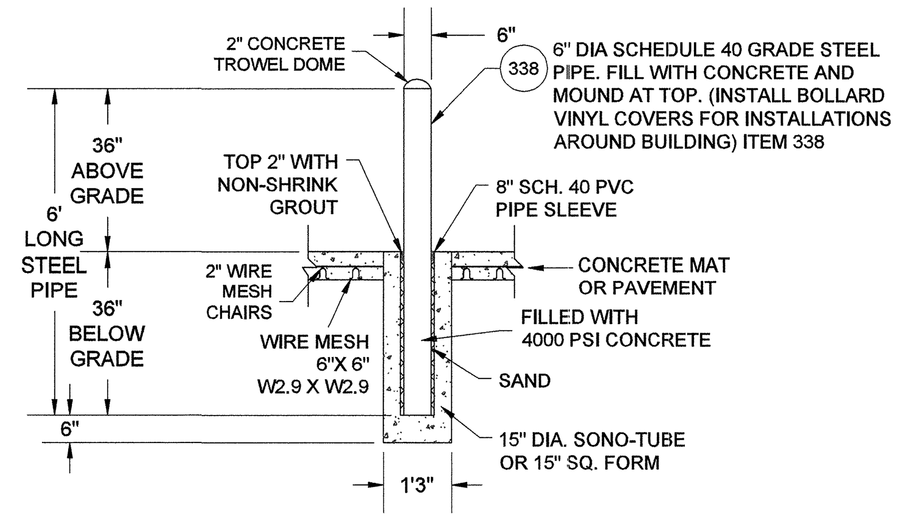


01

POST CURB
NOT TO SCALE



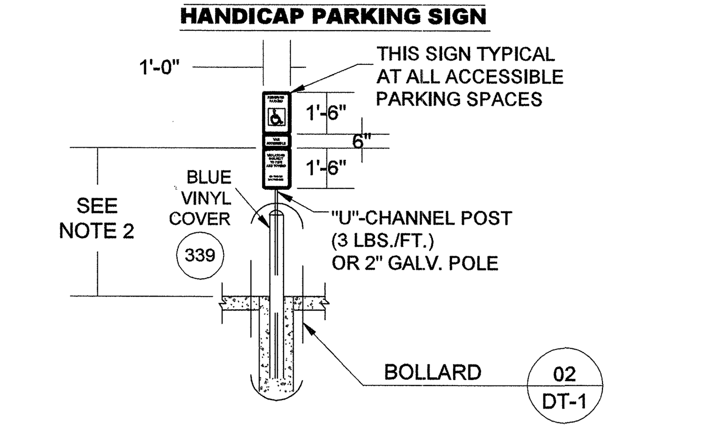
NOTES:
BOLLARDS USED ALONG FRONT OF BUILDING, TO PROTECT VENT PIPING, AIR VACUUMS, PROPANE TANK STORAGE, AND FOR OTHER EQUIPMENT PROTECTION.

1. STORE FRONT PROTECTION:
   - TO BE LOCATED IN FRONT OF FULL HEIGHT STORE FRONT GLASS AND VESTIBULES.
   - SPACING FOR PROPER PROTECTION FROM VEHICLE CONTACT IS 5 FEET CENTER TO CENTER.
   - POSTS TO BE INSTALLED 9 INCHES FROM EDGE OF CONCRETE WALK.
   - HEIGHT IS TO BE 36 INCHES ABOVE GRADE.
   - PIPE TO BE 6 INCH DIAMETER, SCHEDULE 40.
   - BOLLARDS ARE TO BE INSTALLED IN AN 8 INCH, SCHEDULE 40 PVC SLEEVE. PACK WITH SAND AND NON-SHRINK GROUT TOP 2 INCHES
   - STEEL TO BE PRIME COATED PRIOR TO INSTALLING VINYL COVER.
   - VINYL BOLLARD COVERS TO BE INSTALLED ON ALL. MANUFACTURED BY POST GUARD - SMITHFIELD MI ITEM 338.
     - COLORS: GREY WITH WHITE STRIPES-GENERAL
     - BLUE WITH WHITE STRIPES-ADA PARKING.
2. VENT PIPING, PROPANE TANKS AND EQUIPMENT PROTECTION:
   - SPACING FOR PROPER PROTECTION FROM VEHICLE CONTACT IS 5 FEET CENTER TO CENTER.
   - POSTS ARE TO BE INSTALLED NO FURTHER THAN 3 FEET FROM PROTECTED OBJECT.
   - HEIGHT IS TO BE 36 INCHES ABOVE GRADE.
   - PIPE TO BE 4 INCH DIAMETER, SCHEDULE 40.
   - BOLLARDS ARE TO BE INSTALLED IN A 6 INCH, SCHEDULE 40 PVC SLEEVE., PACK WITH SAND AND NON-SHRINK GROUT TOP 2 INCHES.
   - STEEL TO BE PRIME COATED PRIOR TO INSTALLING VINYL COVER..

02

BOLLARD
NOT TO SCALE

ALTERNATE METHOD: BUMPER POLE MOUNTED HANDICAP PARKING SIGN

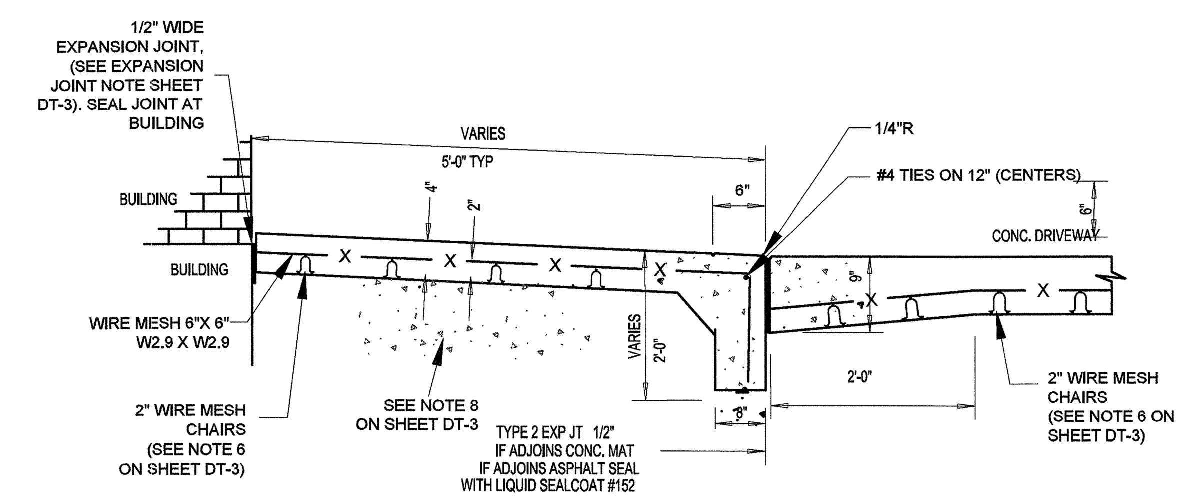


NOTES:
1. BOLLARD DESIGNED TO RESIST 12,000 LBS. APPLIED 36" ABOVE FINISH GRADE.
2. BOTTOM OF HANDICAP PARKING SIGN TO BE MOUNTED MIN. 60" (5'-0") TO MAX. 96" (8'-0") ABOVE FINISH SURFACE. PREFERRED HEIGHT IS 84" (7'-0") ABOVE FINISH SURFACE TO BOTTOM OF SIGN.
3. VAN ACCESSIBLE SIGNS ONLY REQUIRED AT VAN ACCESSIBLE SITES. MINIMUM 1 PER SITE.
4. BOLLARD COVER:
   a. MANUFACTURED BY POST GUARD (SOUTHFIELD, MI ITEM 339 BLUE WITH TWO WHITE STRIPES
   b. BOLLARD COVER TO BE ORDERED 2" TALLER THAN STEEL POST.
   c. FOR MORE DETAILS ON BOLLARD COVERS, REFER TO 6" STEEL PIPE BOLLARD DETAIL

03

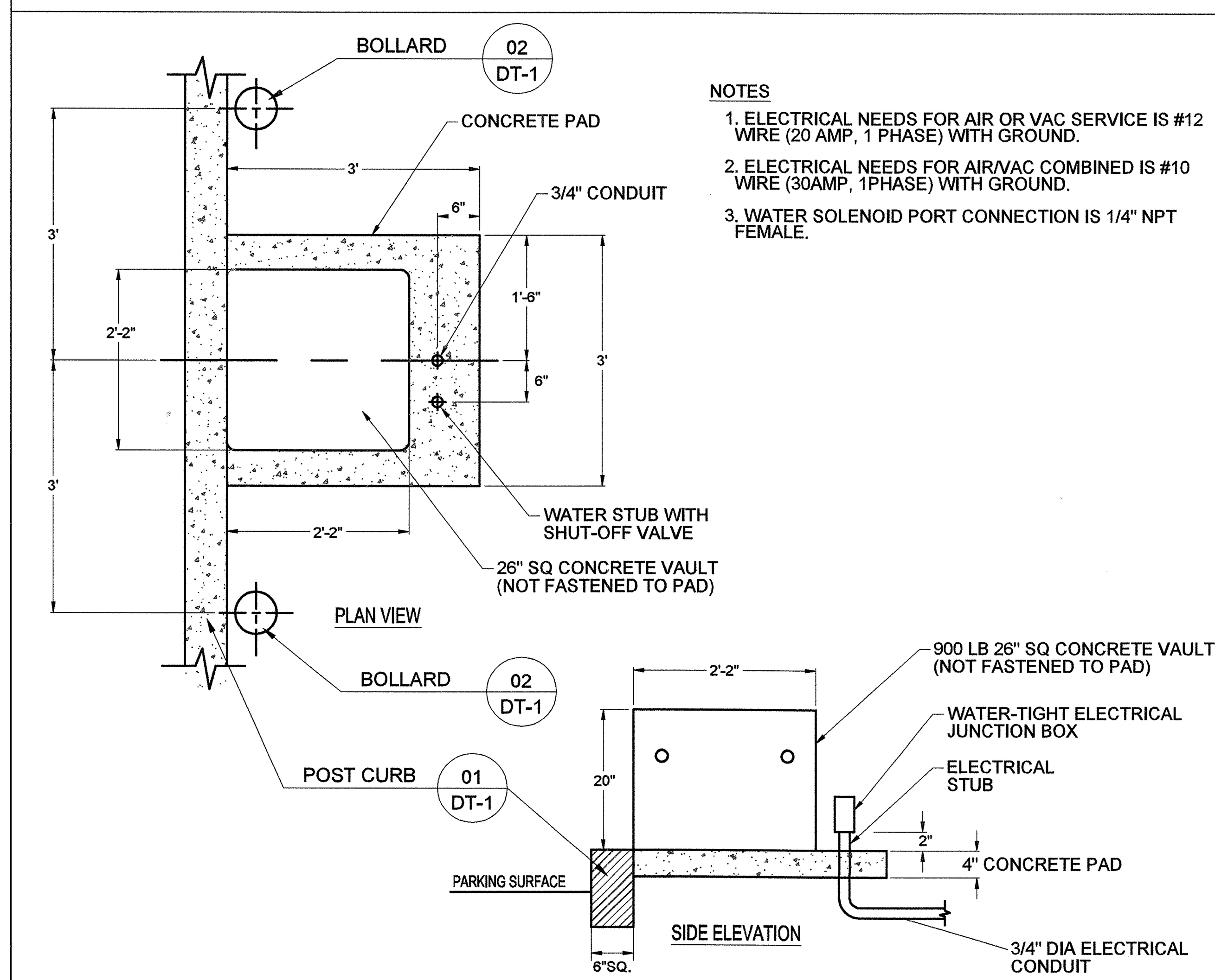
ACCESSIBLE PARKING SIGN
NOT TO SCALE

NOTES
1. SIDEWALK TO SLOPE AWAY FROM BUILDING, (MAX: 1/4" PER FOOT, MIN: 1/8" PER FOOT)
2. CONC. SIDEWALK TO BE SPRAYED WITH APPROVED ANTI-SCALING COMPOUND.
3. INTERMEDIATE JOINTS TO BE AT 5', EXPANSION JOINTS TO BE AT 20'.



04

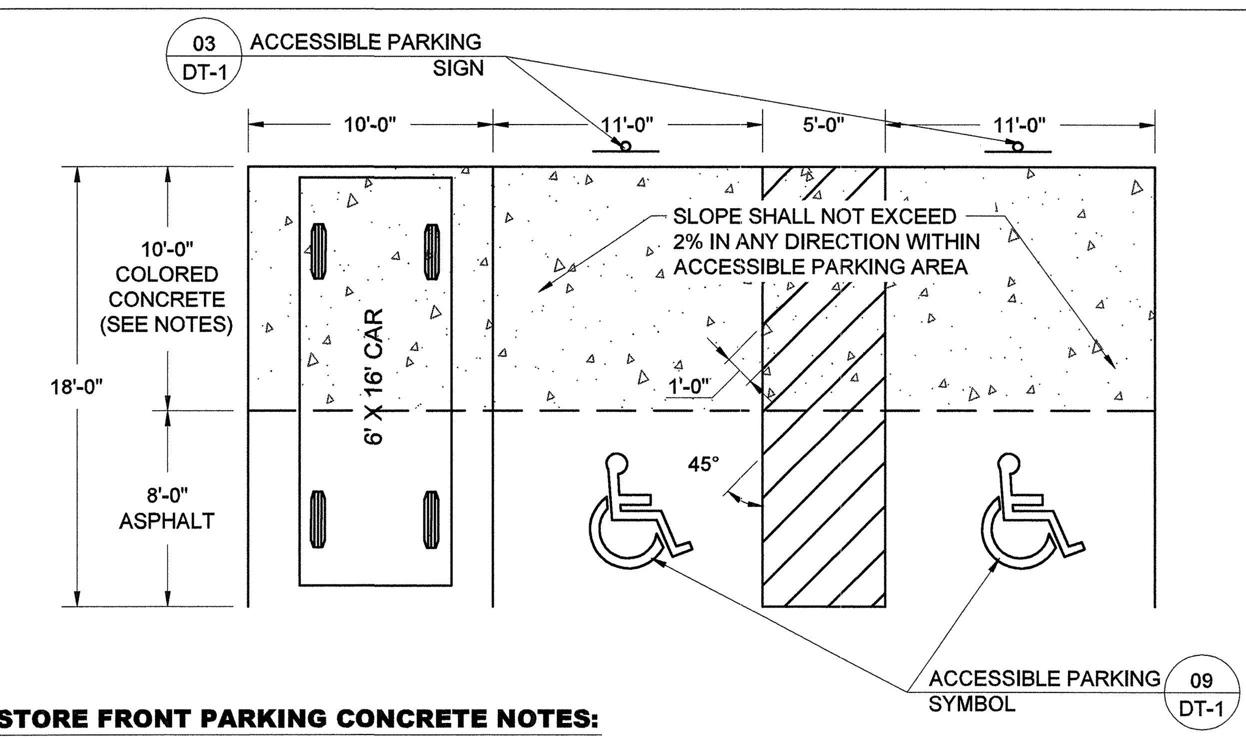
BUILDING SIDEWALK
NOT TO SCALE



NOTES
1. ELECTRICAL NEEDS FOR AIR OR VAC SERVICE IS #12 WIRE (20 AMP, 1 PHASE) WITH GROUND.
2. ELECTRICAL NEEDS FOR AIR/VAC COMBINED IS #10 WIRE (30AMP, 1PHASE) WITH GROUND.
3. WATER SOLENOID PORT CONNECTION IS 1/4" NPT FEMALE.

05

AIR SERVICE UNIT PAD
NOT TO SCALE

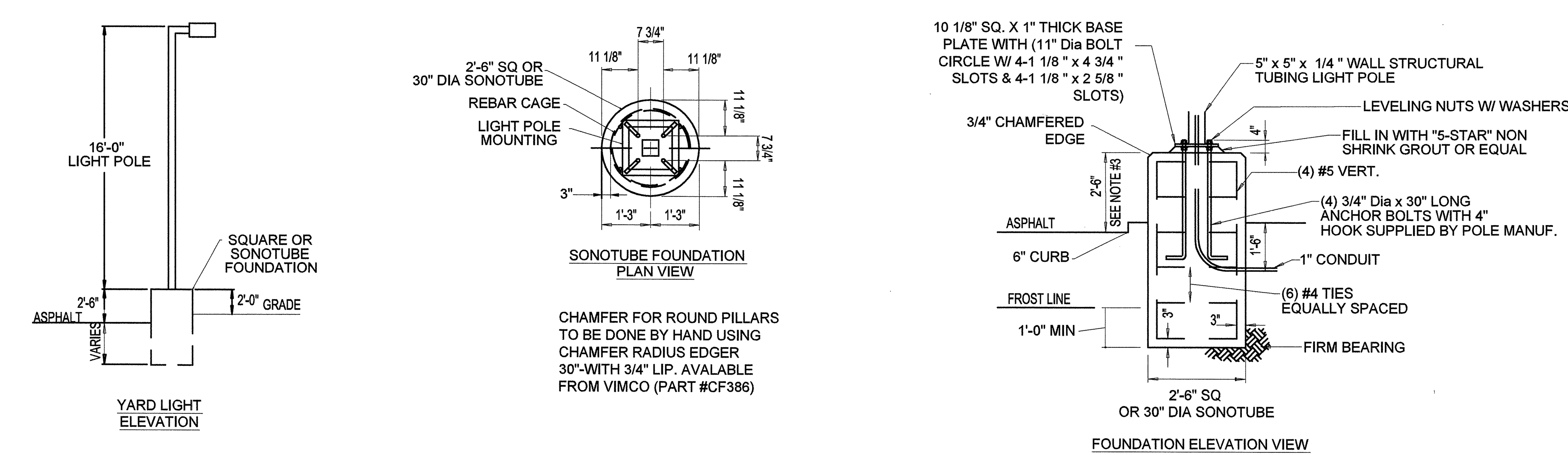


STORE FRONT PARKING CONCRETE NOTES:

1. BUTTERFIELD COLOR'S "DEEP CHARCOAL" (U49) IS THE DESIGNATED PIGMENT (POWDER FORM ONLY).
2. MIXING OF COLOR PIGMENT:
   * AT CONCRETE BATCH PLANT
   * AT SITE IN BATCH TRUCK
   IT IS RECOMMENDED THAT PIGMENT BE ADDED AT THE SITE. IT TAKES APPROXIMATELY 15 MINUTES (100 REVOLUTIONS) OF MIXING IN THE TRUCK. BAGS ARE DEGRADABLE AND ARE DEPOSITED DIRECTLY INTO THE TRUCK.
3. MIX DESIGN = 1 BAG OF PIGMENT PER CUBIC YARD OF CONCRETE. PLUS 1 ADDITIONAL BAG FOR ANY PARTIAL YARDAGE.
   CAUTION: CONCRETE BATCH TRUCK MUST BE AT LEAST 1/3 FULL OF CONCRETE FOR ADDITION OF COLOR PIGMENT.
4. APPLY W.R. MEADOWS VOCOMP-30 WHEN THE SURFACE WATER HAS DISAPPEARED AND THE CONCRETE SURFACE WILL NOT BE MARRED BY WALKING WORKMAN. FIRST COAT WITHIN 72 HOURS, SECOND COAT WITHIN 2 WEEKS.

06

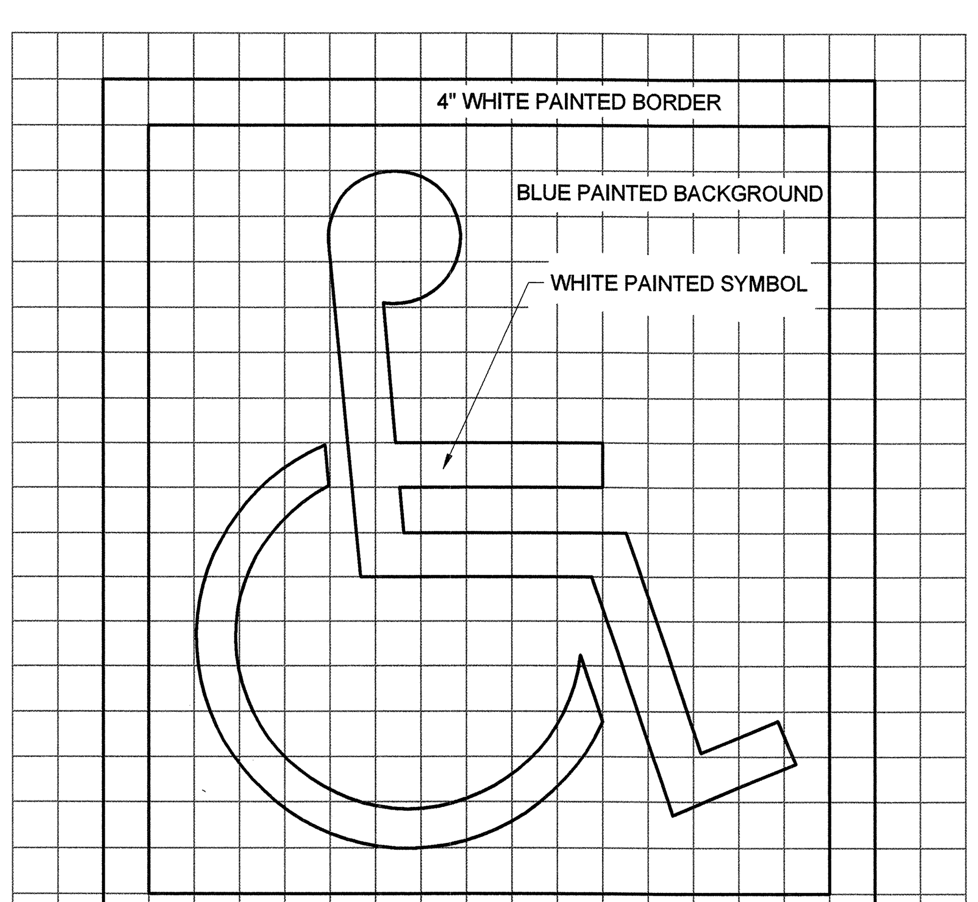
STORE FRONT PARKING LAYOUT
NOT TO SCALE



NOTES:
1. FORMED CONCRETE FOUNDATION POURS ARE TO BE PERFORMED WITH USE OF A CEMENT VIBRATOR.
2. FORMED CONCRETE SURFACES SHALL BE SURFACE FINISHED AS SOON AS PRACTICAL AND NOT LATER THAN 6 HOURS FOLLOWING FORM WORK REMOVAL. REMOVE ALL FORM TIES, FINS AND PROJECTIONS. PATCH TIE HOLES, INDENTATIONS AND OTHER SURFACE IRREGULARITIES WITH SAND CEMENT PATCHING MORTAR 3000 PSI. FILL AND REPAIR HONEYCOMB AND HOLES.
3. DIMENSION IS 2'-6" FROM ASPHALT TO TOP OF FOUNDATION AND 2'-0" FROM SURROUNDING GROUND TO TOP OF FOUNDATION.

07

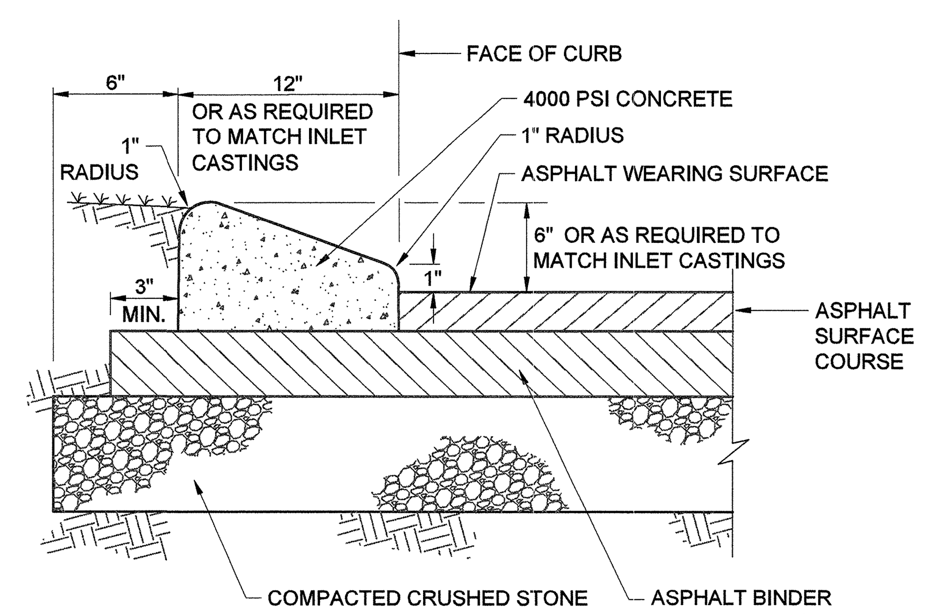
YARD LIGHT
NOT TO SCALE



4" X 4" GRID PROVIDED FOR LAYOUT OF SYMBOL. PROVIDE PAINT COLORS IN ACCORDANCE WITH ADA AND LOCAL REQUIREMENTS (TYPICALLY WHITE SYMBOL ON BLUE BACKGROUND INSIDE WHITE BORDER).

09

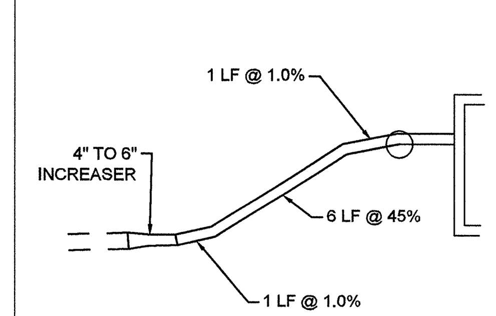
ACCESSIBLE PARKING SYMBOL
NOT TO SCALE



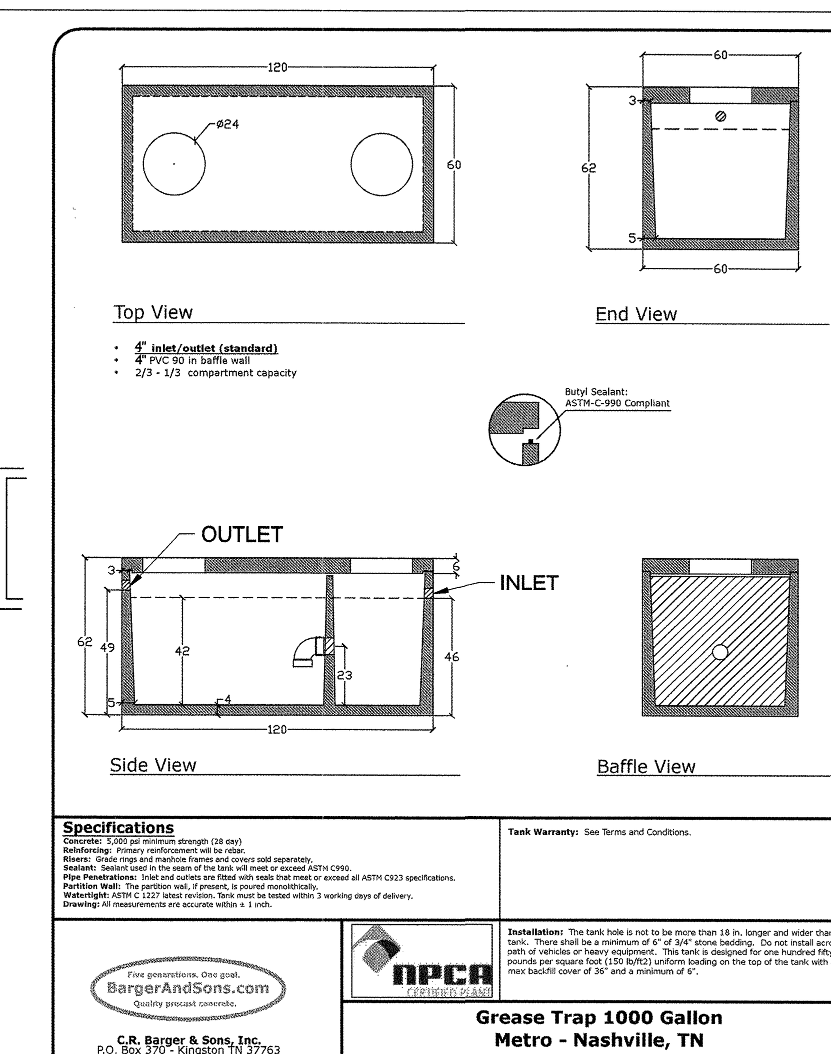
NOTES:
1. CURB AND GUTTER SHALL BE CONSTRUCTED IN 10 FOOT LENGTHS, OR EXTRUDED AND THEN SAWCUT AT 10 FOOT INTERVALS TO A DEPTH OF 1.75".
2. ½" EXPANSION JOINTS SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 50 FEET, AT THE ENDS OF RETURNS, AND AT ALL POINTS WHERE THE NEW CURB AND GUTTER ABUTS OTHER CONCRETE STRUCTURES OR INLET CASTINGS.
3. 10' LONG TRANSITIONS SHALL BE PROVIDED BETWEEN NORMAL GUTTER AND PITCHED GUTTER, UNLESS OTHERWISE NOTED ON THE PAVING PLANS.
4. ALL CONCRETE SHALL BE 4000 PSI (TYP.)

10

MOUNTABLE CURB
NOT TO SCALE

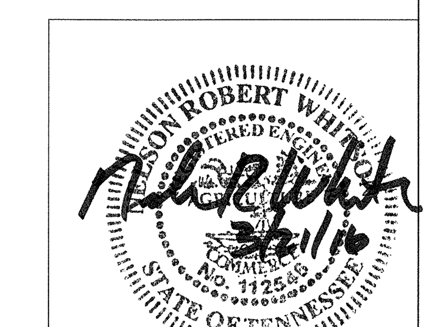


OUTLET SIDE VIEW



11

GREASE TRAP
NOT TO SCALE



NELSON R. WHITSON
TN REG. #112546

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APPV'D.
1	03/21/16	SUNOCO MAJOR PLAN REVIEW REVISIONS	KB	JKL	

G S & P

GRESHAM SMITH AND PARTNERS
1400 Nashville City Center
511 Union Street
Nashville, TN 37219
615.770.8100
WWW.GSPNET.COM

GSP PROJECT NO. 40624.02

SUNOCO, INC. (R&M)
Retail Engineering
Lester, PA

LOCATION: 517 Nashville Pike, Gallatin, Tennessee

PROJECT NO.

SITE DETAILS

SCALE NOT TO SCALE

APPROVED		FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED	J. Lucyshyn	0822-4263	DT-1	1
DRAWN	K. Babcock			
DATE	02/22/16			

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NASHVILLE PIKE (WEST MAIN ST.)
(90' ROW)

TIE UNDERGROUND SERVICE TO EXISTING TRANSFORMERS. COORDINATE WITH GALLATIN DEPARTMENT OF ELECTRICITY.

SEE INSERT THIS SHEET

TIE TO EXISTING 2" GAS SERVICE WITH PROPOSED GAS SERVICE

DOGHOUSE MANHOLE 07 DT-2

TIE TO EXISTING 8" SANITARY WITH MANHOLE AND PROPOSED 6" SERVICE. COORDINATE WITH GALLATIN PUBLIC WORKS. INV. = 524.00

INSTALL UNDERGROUND ELECTRIC SERVICE

APPROXIMATE LOCATION OF NEW PRODUCT PIPING. BURIAL DEPTH AND SLOPE PER SUNOCO STANDARDS. COORDINATE WITH SUNOCO CONSTRUCTION ENGINEER ON EXACT ROUTING.

YARD LIGHT (TYP.) 07 DT-1

20 LF OF 6" PVC @ MIN. 1.0% SLOPE

6" PVC CLEANOUT INV. = 526.00

YARD LIGHT (TYP.) 07 DT-1

APPROX. 320 LF OF 2" TYPE K COPPER DOMESTIC WATER SERVICE

77 LF OF 6" PVC @ 3.0% SLOPE

UTILITY CROSSING (SEE ST-1 FOR INVERTS)

6" PVC CLEANOUT INV. = 528.25

85 LF OF 6" PVC @ 3.0% SLOPE

6" PVC CLEANOUT INV. = 530.85

EXTERIOR CLEANOUT FOR TRAFFIC AREAS (TYP.) 08 DT-2

85 LF OF 6" PVC @ 1.0% SLOPE

6" PVC CLEANOUT INV. = 531.70

IRRIGATION SLEEVE, REFER TO SHEET IR-1 FOR DETAILED INFORMATION AND LOCATION (TYP.)

NATURAL GAS METER & SERVICE (COORDINATE WITH GALLATIN PUBLIC WORKS)

2" WATER SERVICE

PROPOSED SUNOCO
5,100 SF BLDG
FFE = 536.00

ELECTRIC METER & SERVICE (COORDINATE WITH GALLATIN DEPT OF ELECTRICITY)

4" PVC SAN INV. = 533.00

4" PVC SAN INV. = 533.00

GREASE TRAP 11 DT-1

UTILITY CROSSING (SEE ST-1 FOR INVERTS)

4" PVC CLEANOUT INV. = 532.70

30 LF OF 4" PVC @ 1.0% SLOPE

4" PVC CLEANOUT INV. = 532.40

4" TO 6" REDUCER

66 LF OF 6" PVC @ 1.0% SLOPE

10' FRONT YARD LINE

50' FRONT BUILDING SETBACK

50' FRONT BUILDING SETBACK

10' SIDE YARD LINE

20' REAR YARD LINE

20' REAR YARD LINE

20' REAR YARD LINE

GRAPHIC SCALE 20' 0 20' 40'

NORTH

LEGEND

	PROPOSED PROPERTY LINE
	PROPOSED BUILDING LINE
W W	PROPOSED WATER LINE (SIZE VARIES)
SAN	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
OH-E	PROPOSED OVERHEAD ELECTRIC
UG-E	PROPOSED UNDERGROUND ELECTRIC
G G	PROPOSED NATURAL GAS
FUEL	PROPOSED FUEL PIPING
WM	PROPOSED WATER METER
RPBP	PROPOSED BACKFLOW PREVENTER
	PROPOSED WATER VALVE
	PROPOSED SANITARY CLEANOUT
	PROPOSED YARD LIGHT POLE

WATER CONNECTION

1" = 5 FEET

TIE TO EXISTING 8" SERVICE CONNECTION WITH 2" SERVICE

8"x6" TAPPING SLEEVE AND VALVE

2" VALVE

90°BEND

1.5" x 2" TEE

1.5"VALVE

INSTALL 1.5" METER IN METER BOX

2" DOMESTIC WATER SERVICE LINE

WM

WM

RPBP

SEE IRRIGATION PLAN (IR-1) FOR CONTINUATION

PROPOSED FIRE HYDRANT ASSEMBLY PER CITY OF GALLATIN PUBLIC WORKS

90°BEND

SEE IRRIGATION PLAN FOR BACK FLOW PREVENTER INFORMATION

1.5" VALVE

SEE IRRIGATION PLAN (IR-1) FOR METER INFORMATION

NOTE: DOMESTIC BACKFLOW PREVENTER IS LOCATED INSIDE THE BUILDING. REFER TO ARCHITECTURAL AND PLUMBING PLANS.

NELSON R. WHITSON
TN REG. #112546

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APPV'D.
1	03/21/16	SUNOCO MAJOR PLAN REVIEW REVISIONS	KB	JKL	

SUNOCO, INC. (R&M)
Retail Engineering
Lester, PA

LOCATION: 517 Nashville Pike
Gallatin, Tennessee

PROJECT NO.

UTILITY PLAN

SCALE 1" = 20'-0"

APPROVED	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED J. Lucyshyn	0822-4263	U-1	1
DRAWN K. Babcock			
DATE 02/22/16			

GRESHAM SMITH AND PARTNERS
1400 Nashville City Center
511 Union Street
Nashville, TN 37219
615.770.8100
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GSP PROJECT NO. 40624.02

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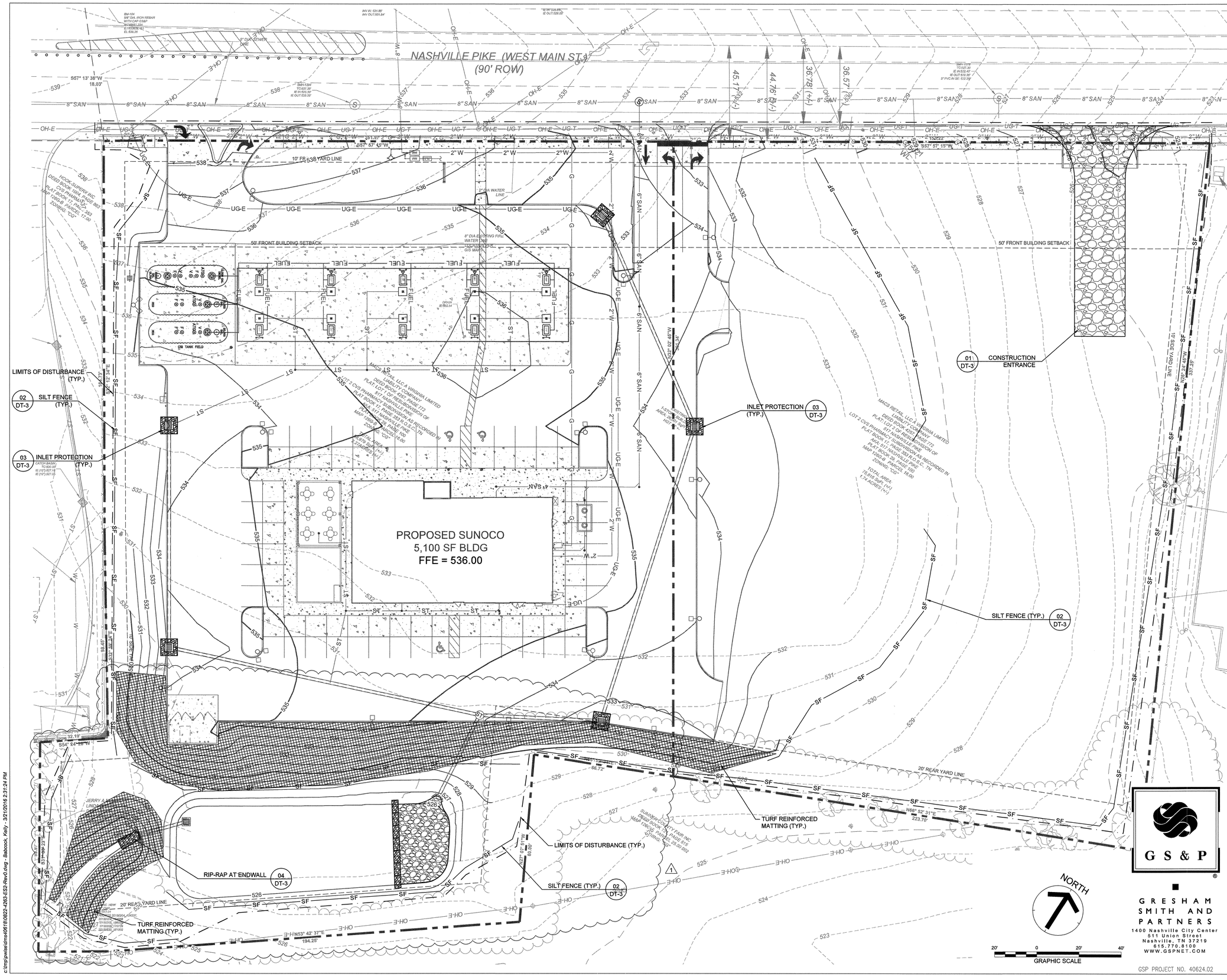

LEGEND

	PROPERTY LINE
	PROPOSED BUILDING LINE
540	EXISTING MAJOR CONTOUR
541	EXISTING MINOR CONTOUR
540	PROPOSED MAJOR CONTOUR
541	PROPOSED MINOR CONTOUR
	PROPOSED STORM MAIN
ST ST	PROPOSED STORM COLLECTOR
	PROPOSED HEADWALL
	PROPOSED COMBINATION INLETS
	PROPOSED STORM CLEANOUT
	LIMITS OF DISTURANCE
SF SF	SILT FENCE
	RIP-RAP
	TURF REINFORCED MATTING
	ROCK PAVEMENT INLET PROTECTION

SILT FENCE SIZING
1,652 LF OF FENCING
4.02 ACRES OF DISTURBANCE

REQUIRED: 0.25 ACRES PER 100 LF
PROVIDED: 0.25 ACRES PER 100 LF

SEE LANDSCAPE PLAN (LS-1) FOR FINAL PLANTING AND VEGETATIVE COVER STABILIZATION METHODS.

NELSON R. WHITSON
TN REG. #112546

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1	03/21/16	SUNOCO MAJOR PLAN REVIEW REVISIONS	KB	JKL	

SUNOCO, INC. (R&M)
Retail Engineering
Lester, PA

LOCATION: 517 Nashville Pike, Gallatin, Tennessee

PROJECT NO.

FINAL EPSC PLAN

SCALE 1" = 20'-0"

APPROVED	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED J. Luzyshyn	0822-4263	E&S-2	1
DRAWN K. Babcock			
DATE 02/22/16			

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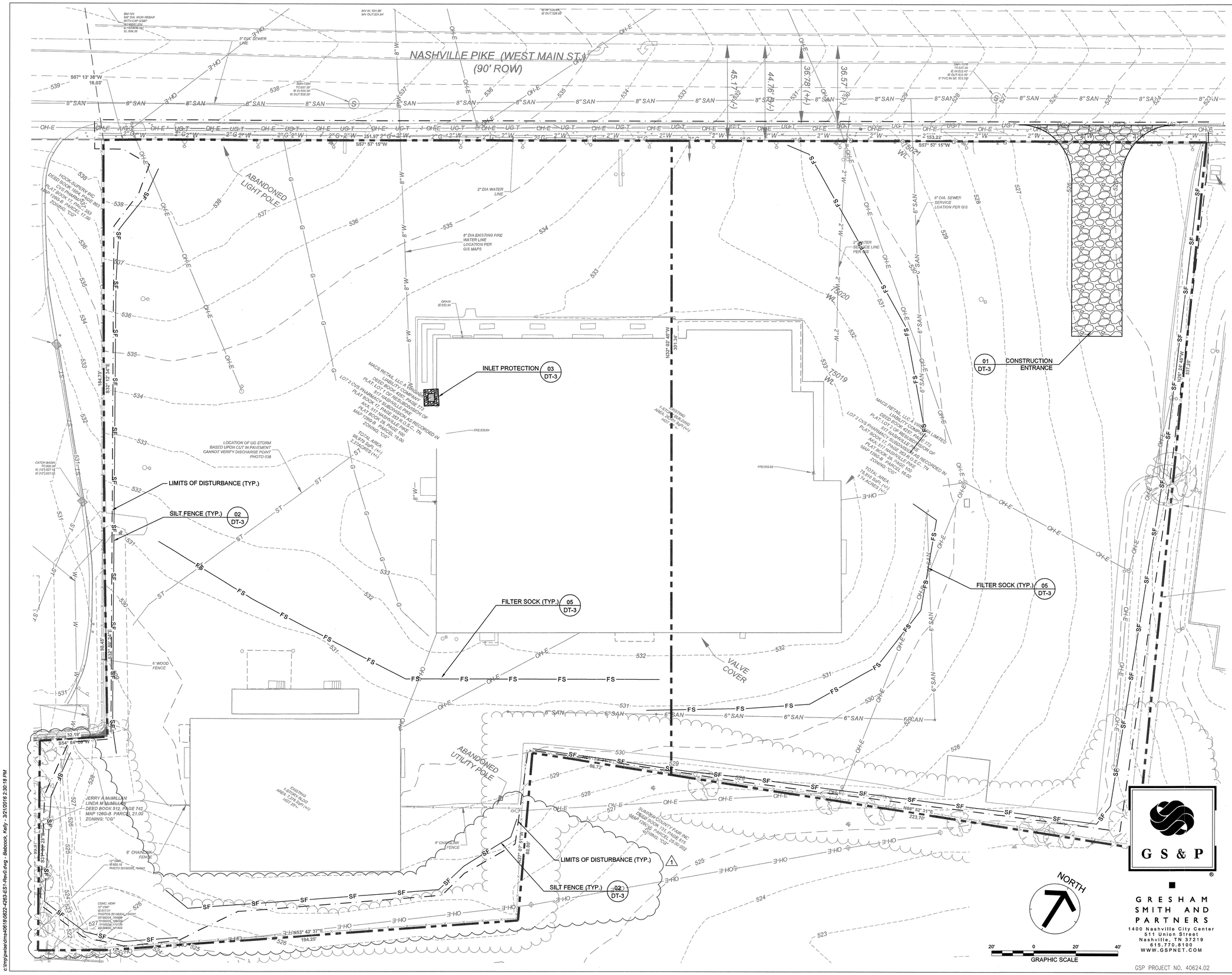

LEGEND

	PROPERTY LINE
	PROPOSED BUILDING LINE
540	EXISTING MAJOR CONTOUR
541	EXISTING MINOR CONTOUR
540	PROPOSED MAJOR CONTOUR
541	PROPOSED MINOR CONTOUR
	PROPOSED STORM MAIN
ST — ST	PROPOSED STORM COLLECTOR
	PROPOSED HEADWALL
	PROPOSED COMBINATION INLETS
	PROPOSED STORM CLEANOUT
	LIMITS OF DISTURANCE
SF — SF	SILT FENCE
	RIP-RAP
	TURF REINFORCED MATTING
	ROCK PAVEMENT INLET PROTECTION

NELSON R. WHITSON
TN REG. #112546

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APPV'D.
1	03/21/16	SUNOCO MAJOR PLAN REVIEW REVISIONS	KB	JKL	

SUNOCO, INC. (R&M)
Retail Engineering
Lester, PA

LOCATION: 517 Nashville Pike, Gallatin, Tennessee

PROJECT NO.

INITIAL EPSC PLAN

SCALE 1" = 20'-0"

APPROVED			
CHECKED	J. Luoyshyn		
DRAWN	K. Babcock		
DATE	02/22/16		

FACILITY NO. 0822-4263

DRAWING NO. E&S-1

REV. NO. 1

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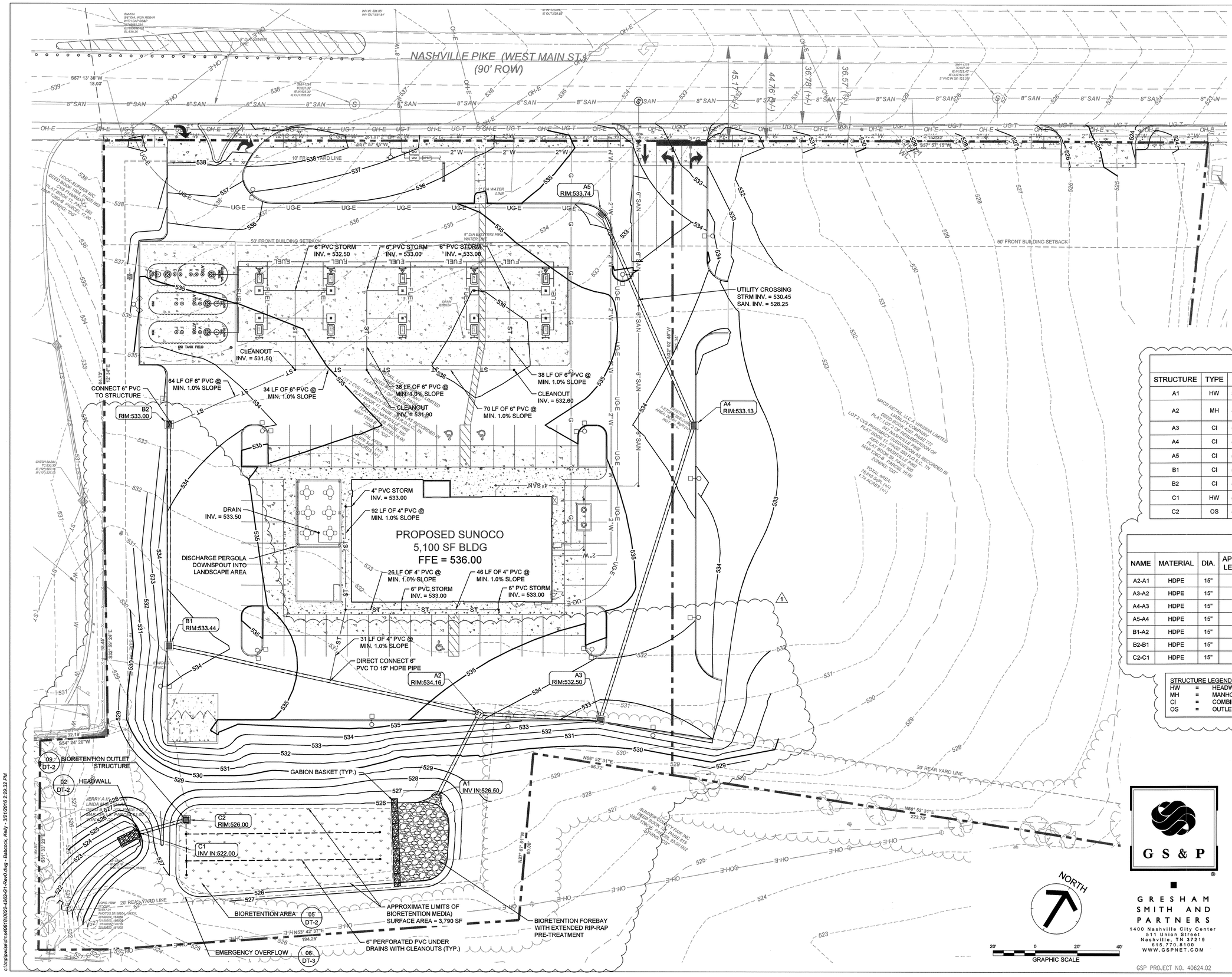

LEGEND

	PROPERTY LINE
	PROPOSED BUILDING LINE
540	EXISTING MAJOR CONTOUR
541	EXISTING MINOR CONTOUR
540	PROPOSED MAJOR CONTOUR
541	PROPOSED MINOR CONTOUR
	PROPOSED STORM MAIN
ST — ST	PROPOSED STORM COLLECTOR
	PROPOSED HEADWALL
	PROPOSED COMBINATION INLETS
	PROPOSED STORM CLEANOUT
STRUCTURE A4 RIM:541.11	PROPOSED STRUCTURE LABEL
541.50	PROPOSED SPOT ELEVATION
541.50(F)	PROPOSED FLUSH ELEVATION
M.E.F.G. 541.00	MATCH EXISTING FINISH GRADE ELEVATION
541.80 TOP OF CURB / 541.30 BOTTOM OF CURB	PROPOSED CURB ELEVATION
	PROPOSED FLOW ARROW
H.P.	PROPOSED HIGH POINT

1

STRUCTURE TABLE

STRUCTURE	TYPE	RIM	PIPE IN : I.E.	PIPE OUT : I.E.
A1	HW	528.36	A2-A1 - 15" HDPE (N) : 526.50	
A2	MH	534.16	B1-A2 - 15" HDPE (W) : 526.93 A3-A2 - 15" HDPE (NE) : 526.93	A2-A1 - 15" HDPE (S) : 526.93
A3	CI	532.50	A4-A3 - 15" HDPE (N) : 527.59	A3-A2 - 15" HDPE (SW) : 527.59
A4	CI	533.13	A5-A4 - 15" HDPE (NW) : 529.26	A4-A3 - 15" HDPE (S) : 529.26
A5	CI	533.74		A5-A4 - 15" HDPE (SE) : 530.50
B1	CI	533.44	B2-B1 - 15" HDPE (NW) : 528.44	B1-A2 - 15" HDPE (E) : 528.44
B2	CI	533.00		B2-B1 - 15" HDPE (SE) : 529.50
C1	HW	523.86	C2-C1 - 15" HDPE (NE) : 522.00	
C2	OS	526.00		C2-C1 - 15" HDPE (SW) : 522.50

PIPE TABLE

NAME	MATERIAL	DIA.	APPROX. LENGTH	SLOPE	V_{FULL}	Q_{FULL}	Q_{DESIGN}	DESIGN STORM
A2-A1	HDPE	15"	43'	1.00%	6.24 FT/SEC	7.65 CFS	9.86 CFS	10 YEAR
A3-A2	HDPE	15"	58'	1.14%	6.64 FT/SEC	8.14 CFS	5.38 CFS	10 YEAR
A4-A3	HDPE	15"	147'	1.14%	6.64 FT/SEC	8.14 CFS	3.10 CFS	10 YEAR
A5-A4	HDPE	15"	109'	1.14%	6.64 FT/SEC	8.14 CFS	1.20 CFS	10 YEAR
B1-A2	HDPE	15"	151'	1.00%	6.24 FT/SEC	7.65 CFS	5.38 CFS	10 YEAR
B2-B1	HDPE	15"	105'	1.00%	6.24 FT/SEC	7.65 CFS	3.33 CFS	10 YEAR
C2-C1	HDPE	15"	23'	2.19%	9.21 FT/SEC	11.30 CFS	0.00 CFS	10 YEAR

STRUCTURE LEGEND

HW	=	HEADWALL	SHEET DT-2, DETAIL 02
MH	=	MANHOLE	SHEET DT-2, DETAIL 04
CI	=	COMBINATION INLET	SHEET DT-2, DETAIL 01
OS	=	OUTLET STRUCTURE	SHEET DT-2, DETAIL 09

NELSON R. WHITSON
TN REG. #112546

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1	03/21/16	SUNOCO MAJOR PLAN REVIEW REVISIONS	KB	JKL	

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GSP PROJECT NO. 40624.02

SUNOCO, INC. (R&M)
Retail Engineering
Lester, PA

LOCATION: 517 Nashville Pike, Gallatin, Tennessee

PROJECT NO.

STORM PLAN

SCALE 1" = 20'-0"

APPROVED	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED J. Luyshyn	0822-4263	ST-1	1
DRAWN K. Babcock			
DATE 02/22/16			

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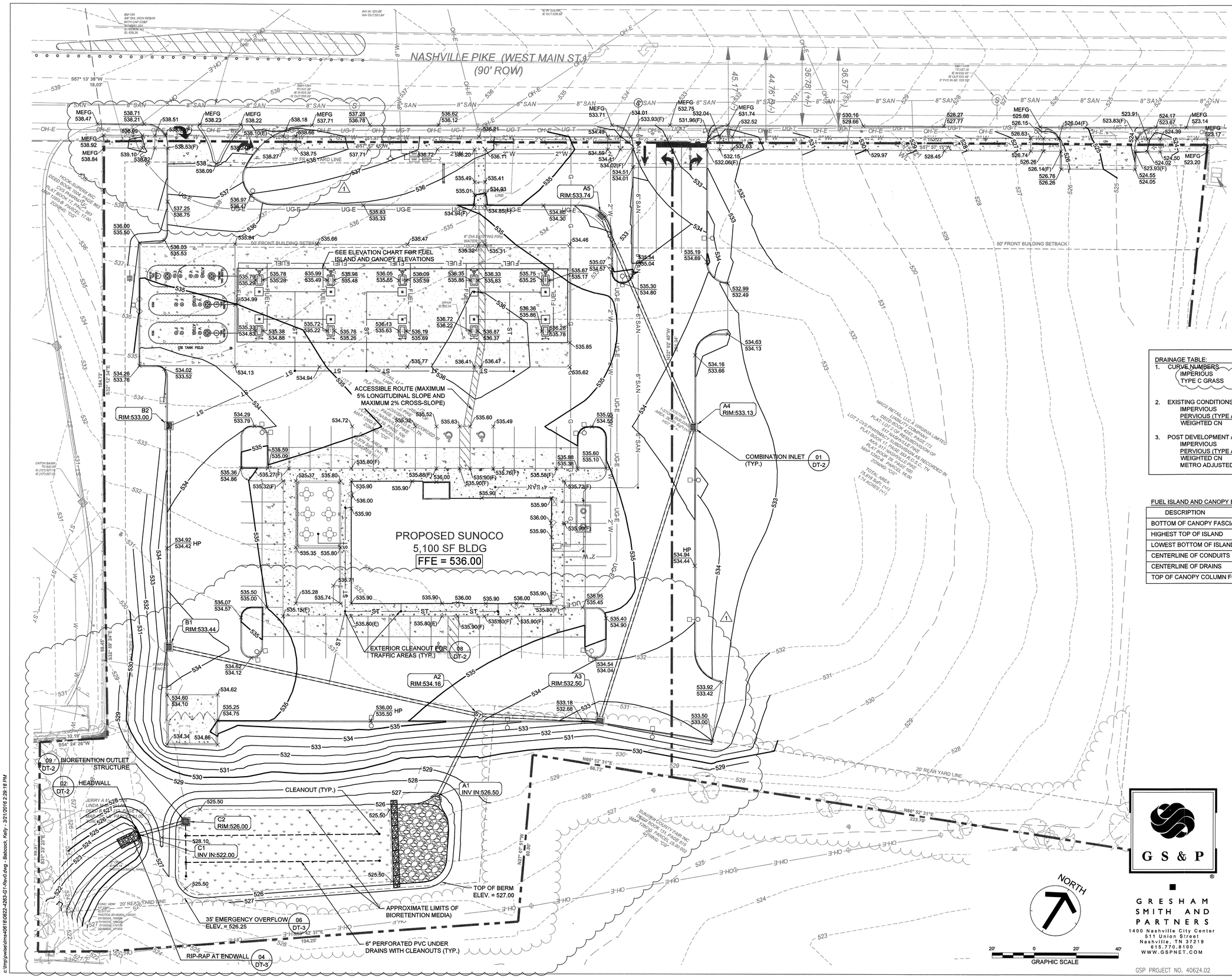

LEGEND

	PROPERTY LINE
	PROPOSED BUILDING LINE
540	EXISTING MAJOR CONTOUR
541	EXISTING MINOR CONTOUR
540	PROPOSED MAJOR CONTOUR
541	PROPOSED MINOR CONTOUR
	PROPOSED STORM MAIN
ST ST	PROPOSED STORM COLLECTOR
	PROPOSED HEADWALL
	PROPOSED COMBINATION INLETS
	PROPOSED STORM CLEANOUT
STRUCTURE A4 RIM:541.11	PROPOSED STRUCTURE LABEL
541.50	PROPOSED SPOT ELEVATION
541.50(F)	PROPOSED FLUSH ELEVATION
M.E.F.G. 541.00	MATCH EXISTING FINISH GRADE ELEVATION
541.80 TOP OF CURB 541.30 BOTTOM OF CURB	PROPOSED CURB ELEVATION
	PROPOSED FLOW ARROW
H.P.	PROPOSED HIGH POINT

DRAINAGE TABLE:

1. CURVE NUMBERS (1)

IMPERIOUS	98
TYPE C GRASS	79

2. EXISTING CONDITIONS AREAS

IMPERIOUS	1.98 AC.
PERVIOUS (TYPE A)	0.30 AC.
WEIGHTED CN	95.5 (1)

3. POST DEVELOPMENT AREAS

IMPERIOUS	1.41 AC.
PERVIOUS (TYPE A)	0.87 AC.
WEIGHTED CN	90.8 (1)
METRO ADJUSTED	84.7

FUEL ISLAND AND CANOPY ELEVATION CHART

DESCRIPTION	ELEVATION
BOTTOM OF CANOPY FASCIA	552.37
HIGHEST TOP OF ISLAND	536.87
LOWEST BOTTOM OF ISLAND	535.17
CENTERLINE OF CONDUITS	533.17
CENTERLINE OF DRAINS	533.17
TOP OF CANOPY COLUMN FOUNDATION	532.17

NELSON ROBERT WHITSON
TENNESSEE
LICENSED
PROFESSIONAL ENGINEER
No. 112546
STATE OF TENNESSEE
3/21/16

NELSON R. WHITSON
TN REG. #112546

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APPV'D.
1	03/21/16	SUNOCO MAJOR PLAN REVIEW REVISIONS	KB	JKL	

SUNOCO, INC. (R&M)
Retail Engineering
Lester, PA

LOCATION: 517 Nashville Pike
Gallatin, Tennessee

PROJECT NO.

GRADING PLAN

SCALE 1" = 20'-0"

APPROVED	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED J. Lucyshyn	0822-4263	G-1	1
DRAWN K. Babcock			
DATE 02/22/16			

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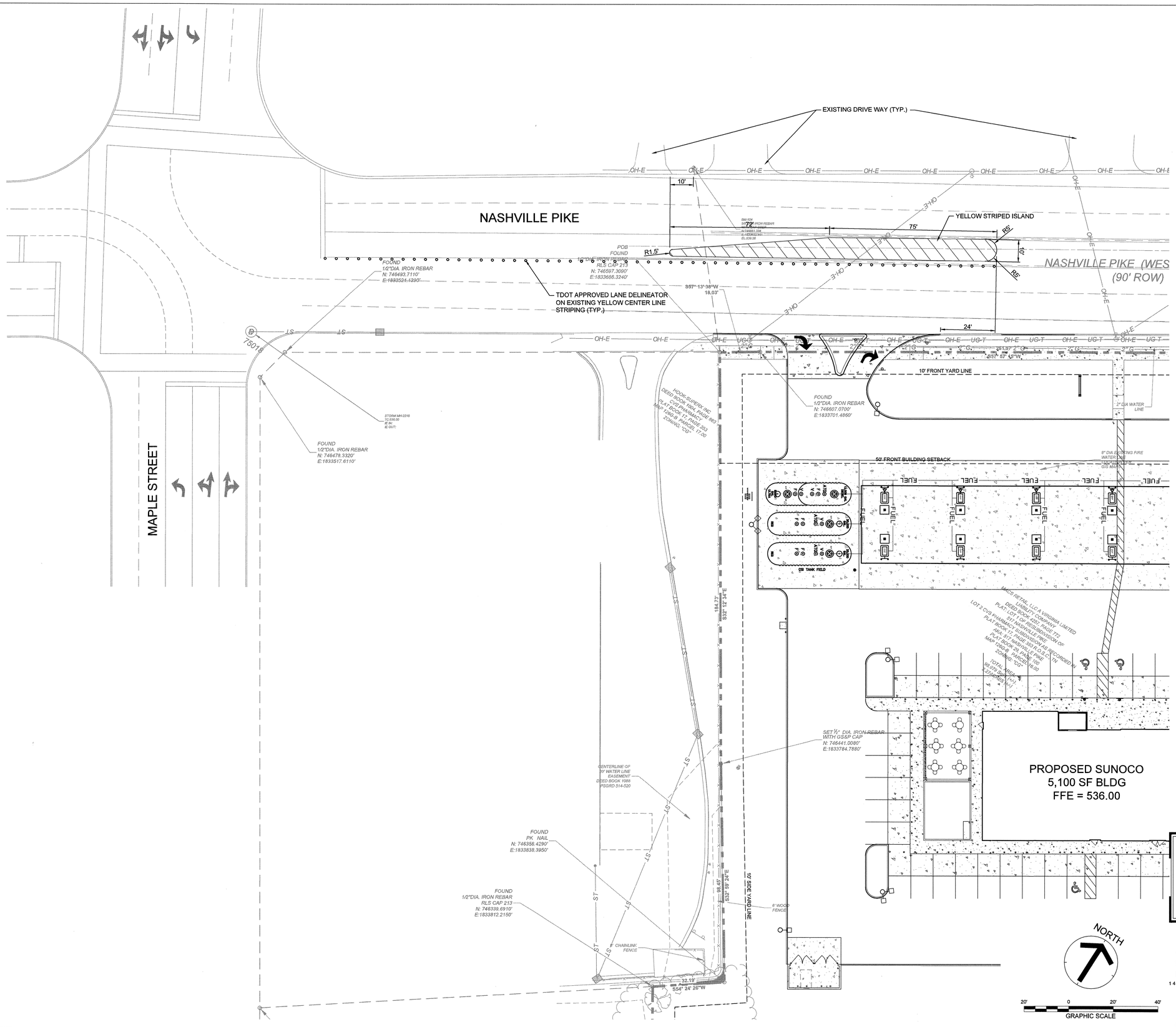

ALL RIGHT-OF-WAY IMPROVEMENTS
ARE SUBJECTED TO TDOT APPROVAL

NOT FOR CONSTRUCTION

NELSON R. WHITSON
TN REG. #112546

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SUNOCO, INC. (R&M)
Retail Engineering
Lester, PA

LOCATION: 517 Nashville Pike
Gallatin, Tennessee

PROJECT NO.

RIGHT-OF-WAY IMPROVEMENT EXHIBIT

SCALE 1" = 20'-0"

APPROVED	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED J. Lucyshyn	0822-4263	ROW-1	1
DRAWN K. Babcock			
DATE 02/22/16			

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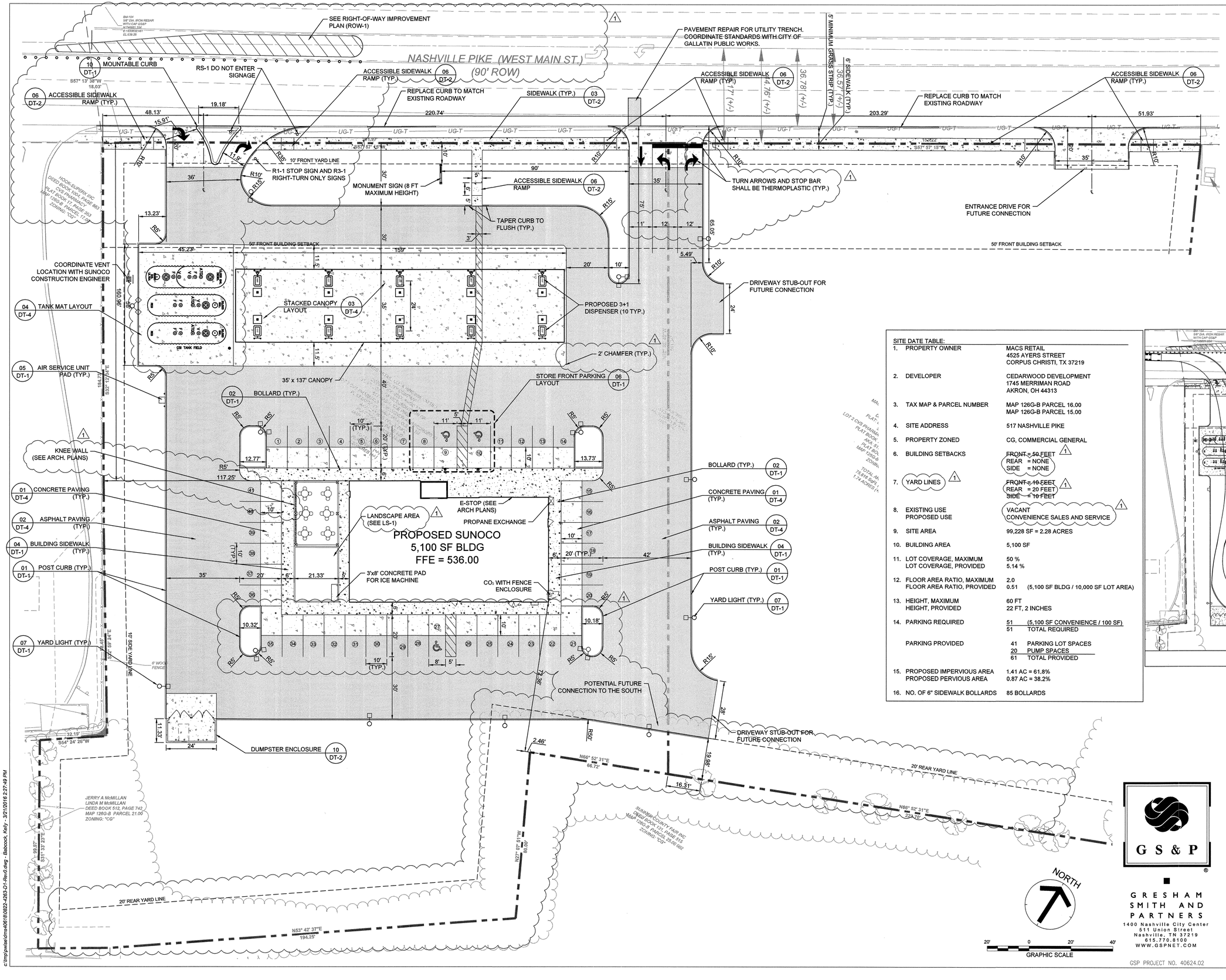
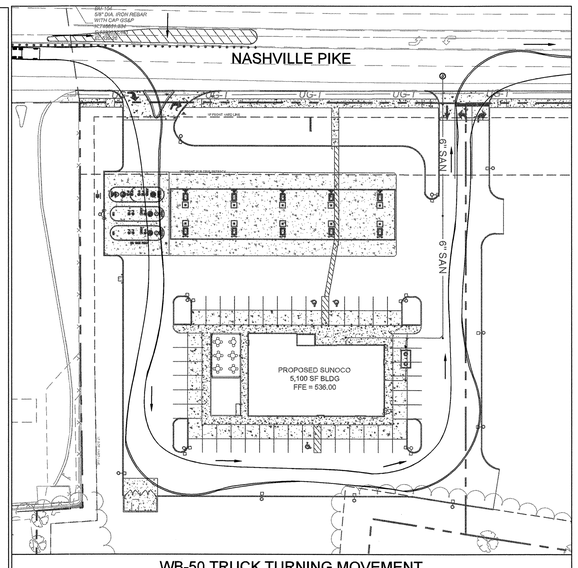


LEGEND

- PROPERTY LINE
- PROPERTY SETBACK LINE
- PROPOSED BUILDING LINE
- PROPOSED POST CURB
- CONCRETE PAVEMENT (SEE PAVING PLAN)
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- (00) PROPOSED PARKING COUNT
- PROPOSED YARD LIGHT POLE
- PROPOSED SIGN
- PROPOSED BOLLARD

SITE DATE TABLE:

1.	PROPERTY OWNER	MACS RETAIL 4525 AYERS STREET CORPUS CHRISTI, TX 37219
2.	DEVELOPER	CEDARWOOD DEVELOPMENT 1745 MERRIMAN ROAD AKRON, OH 44313
3.	TAX MAP & PARCEL NUMBER	MAP 126G-B PARCEL 16.00 MAP 126G-B PARCEL 15.00
4.	SITE ADDRESS	517 NASHVILLE PIKE
5.	PROPERTY ZONED	CG, COMMERCIAL GENERAL
6.	BUILDING SETBACKS	FRONT = 50 FEET 1 REAR = NONE SIDE = NONE
7.	YARD LINES 1	FRONT = 10 FEET 1 REAR = 20 FEET SIDE = 10 FEET
8.	EXISTING USE PROPOSED USE	VACANT 1 CONVENIENCE SALES AND SERVICE
9.	SITE AREA	99,228 SF = 2.28 ACRES
10.	BUILDING AREA	5,100 SF
11.	LOT COVERAGE, MAXIMUM LOT COVERAGE, PROVIDED	50 % 5.14 %
12.	FLOOR AREA RATIO, MAXIMUM FLOOR AREA RATIO, PROVIDED	2.0 0.51 (5,100 SF BLDG / 10,000 SF LOT AREA)
13.	HEIGHT, MAXIMUM HEIGHT, PROVIDED	60 FT 22 FT, 2 INCHES
14.	PARKING REQUIRED	51 (5,100 SF CONVENIENCE / 100 SF) 51 TOTAL REQUIRED
	PARKING PROVIDED	41 PARKING LOT SPACES 20 PUMP SPACES 61 TOTAL PROVIDED
15.	PROPOSED IMPERVIOUS AREA PROPOSED PERVIOUS AREA	1.41 AC = 61.8% 0.87 AC = 38.2%
16.	NO. OF 6" SIDEWALK BOLLARDS	85 BOLLARDS



WB-50 TRUCK TURNING MOVEMENT

NELSON ROBERT WHITSON REGISTERED ENGINEER NO. 112546 STATE OF TENNESSEE
3/21/16
NELSON R. WHITSON
TN REG. #112546

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APPV'D.
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SUNOCO, INC. (R&M)
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Lester, PA

LOCATION: 517 Nashville Pike, Gallatin, Tennessee

PROJECT NO.

DEVELOPMENT PLAN

SCALE 1" = 20'-0"

APPROVED	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED J. Lucyshyn	0822-4263	D-1	1
DRAWN K. Babcock			
DATE 02/22/16			

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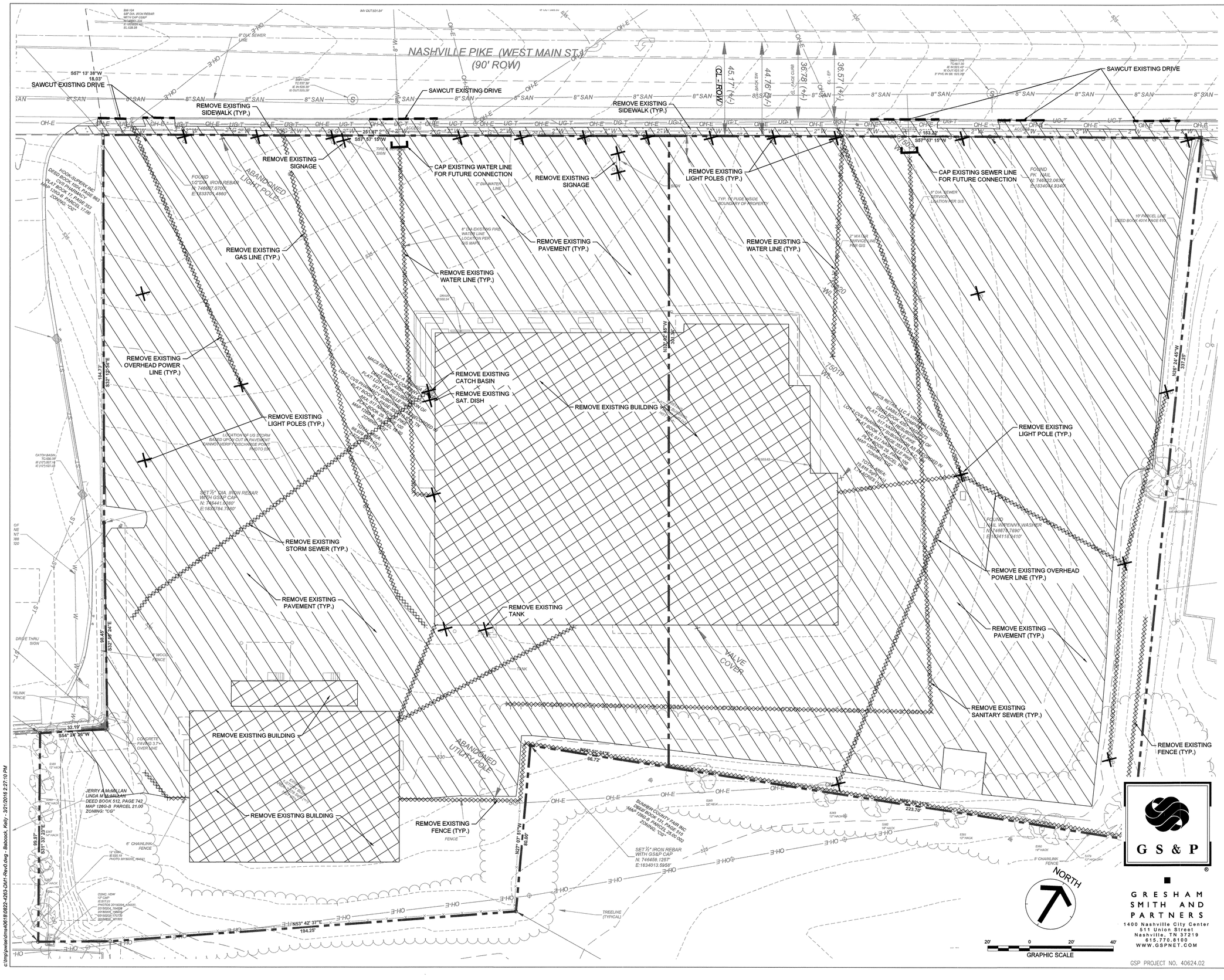

LEGEND

- PROPERTY LINE
- EXISTING UTILITY DEMOLITION
- SAWCUT
- EXISTING BUILDING DEMOLITION
- EXISTING PAVEMENT DEMOLITION
- DEMOLITION

INSTALL EPSC AS SHOWN ON SHEET E&S-1 PRIOR TO DEMOLITION ACTIVITIES.

NELSON R. WHITSON
TN REG. #112546

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APPV'D.
1	03/21/16	SUNOCO MAJOR PLAN REVIEW REVISIONS	KB	JKL	

SUNOCO, INC. (R&M)
Retail Engineering
Lester, PA

LOCATION: 517 Nashville Pike, Gallatin, Tennessee

PROJECT NO.

DEMOLITION PLAN

SCALE 1" = 20'-0"

APPROVED		FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED	J. Luoyehyn	0822-4263	DM-1	1
DRAWN	K. Babcock			
DATE	02/22/16			

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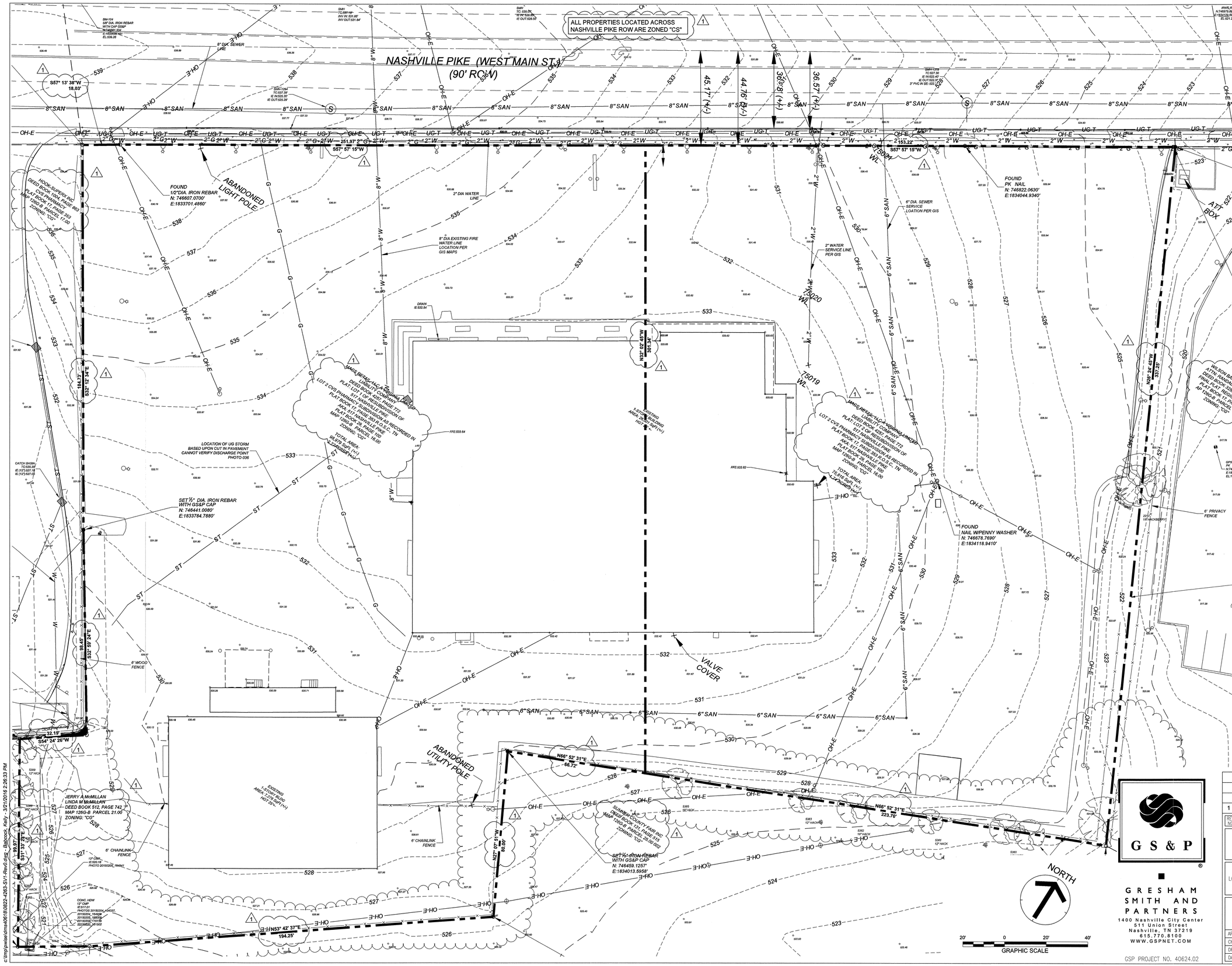

BEARINGS SHOWN HERE ON ARE TENNESSEE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83) USING U.S. SURVEY FEET AS DISTANCE UNITS.

BENCHMARK
BM-103
IRWC RS
N: 746979.829
E: 1834129.598
ELEV.: 521.23
DATUM: NAVD88

BENCHMARK
BM-104
5/8" DIA. IRON REBAR
N: 746661.334
E: 1833632.461
ELEV.: 539.26
DATUM: NAVD88

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APPV'D.
1	03/21/16	SUNOCO MAJOR PLAN REVIEW REVISIONS	KB	JKL	

SUNOCO, INC. (R&M)
Retail Engineering
Lester, PA

LOCATION: 517 Nashville Pike, Gallatin, Tennessee

PROJECT NO.

EXISTING CONDITIONS PLAN

SCALE 1" = 20'-0"

APPROVED	
CHECKED	J. Lucyshyn
DRAWN	K. Babcock
DATE	02/22/16

FACILITY NO. 0822-4263

DRAWING NO. SV-1

REV. NO. 1

GRESHAM SMITH AND PARTNERS
1400 Nashville City Center
511 Union Street
Nashville, TN 37219
615.770.8100
WWW.GSPNET.COM

GSP PROJECT NO. 40624.02

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DEMOLITION NOTES

1. DEMOLITION AND REMOVAL OPERATIONS SHALL COMMENCE ONLY AFTER ALL EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE AND FUNCTIONAL.
2. PROVIDE NEAT AND STRAIGHT SAWCUTS OF EXISTING PAVEMENT ALONG ALL LIMITS OF PAVEMENT DEMOLITION.
3. ALL DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. DISPOSE OF OFF THE OWNER'S PROPERTY IN A LEGAL MANNER.
4. ALL PAVEMENT, BASE COURSE, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., IN THE AREA TO BE REMOVED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE PROVIDED THAT THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE OF AREAS TO RECEIVE PLANTING.
5. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK.
6. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.
7. ALL ITEMS OF CONSTRUCTION REMAINING AND NOT SPECIFICALLY MENTIONED THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
8. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, FENCES, TREES, UTILITIES AND STRUCTURES THAT ARE TO REMAIN. CONTRACTOR-CAUSED DAMAGE SHALL BE REPAIRED TO MATCH EXISTING AT NO ADDITIONAL COST TO THE OWNER.
9. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL AND COMPACTED TO 95% OF MAXIMUM DENSITY PER ASTM D698.
10. CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. COORDINATE WITH LOCAL UTILITY COMPANIES PRIOR TO UTILITY DISCONNECT.
11. NOTIFY LOCAL UTILITY LOCATOR SERVICE OF INTENDED DEMOLITION OPERATIONS. SEE GENERAL UTILITY NOTE #4 ON SHEET GN-1 FOR PHONE NUMBER.
12. EXISTING INFORMATION/TOPOGRAPHIC SURVEY WAS PREPARED BY GRESHAM, SMITH & PARTNERS, DATED DECEMBER 10, 2015.
13. PAVEMENT MARKINGS TO BE REMOVED SHALL BE PAINTED OVER TO MATCH PAVEMENT OR REMOVED WITH WIRE BRUSHING.

LAYOUT & PAVING NOTES

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO CURRENT LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY ALL FEES PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE 4,000 P.S.I. UNLESS OTHERWISE NOTED. CURB RAMPS, SIDEWALK SLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE.
6. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
7. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
8. COORDINATES ARE FOR FACE OF BUILDINGS, CENTER LINES OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER AT FACE OF CURB ON CURB INLETS, UNLESS OTHERWISE NOTED.
9. EXCESS MATERIAL SHALL BE DISPOSED OF IN A LEGAL MANNER BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST.
10. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION.
11. PARKING STRIPES SHALL BE 4-INCH YELLOW PAVEMENT PAINT, UNLESS NOTED OTHERWISE ON PLANS. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE PAVEMENT PAINT, UNLESS NOTED OTHERWISE.
12. CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS. SEE PAVING PLAN (DT-5) FOR JOINT SPACING AND DETAILS.
13. CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY AS FOLLOWS:
    A. AN AS-BUILT SURVEY SHALL BE PREPARED, SIGNED AND SEALED BY A SURVEYOR REGISTERED IN THE STATE IN WHICH THIS PROJECT RESIDES AND SUBMITTED TO THE ENGINEER IN THE HARD COPY AND ELECTRONIC FORMAT PRIOR TO COMPLETION OF THIS PROJECT. THE AS-BUILT SURVEY SHALL BE PREPARED USING THE SAME HORIZONTAL AND VERTICAL DATUM AS THE ORIGINAL SURVEY.
    B. THE AS-BUILT SURVEY SHALL DEPICT ALL BUILDINGS, CURB LINES, EDGES OF PAVEMENT, SIDEWALKS AND PARKING.
    C. THE AS-BUILT SURVEY SHALL LOCATE ALL UNDERGROUND UTILITIES INCLUDING GREASE TRAP, OIL/WATER SEPARATOR, DRAINAGE AND SANITARY STRUCTURES, WATER VALVES, PIV'S AND HYDRANTS THROUGHOUT THE PROJECT LIMITS.
    D. THE AS-BUILT SURVEY SHALL ALSO INCLUDE ALL ACCESSIBLE PATHS, ALL PEDESTRIAN RAMPS AND LANDINGS AND ALL ACCESSIBLE PARKING AREAS INCLUDING AISLES AND DROP-OFF/PICK-UP AREAS. DIMENSION FULL LENGTH AND WIDTH OF ALL PEDESTRIAN RAMPS AND LANDINGS. SHOW ELEVATIONS AND SLOPES, INCLUDING LONGITUDINAL AND CROSS SLOPES FOR ALL ACCESSIBLE AREAS. THE ENGINEER WILL USE THIS SURVEY TO CHECK COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.

GRADING, DRAINAGE AND EROSION CONTROL NOTES

1. NO TREES SHALL BE REMOVED NOR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY THE ENGINEER.
2. TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6 INCHES. MAKE STOCKPILES FREE DRAINING AND PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES.
3. ALL GRADED AREAS SHALL BE SEEDED AND MULCHED WITHIN 15 DAYS AFTER GRADING IS COMPLETED.
4. CONSTRUCT TEMPORARY EROSION CONTROL AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
5. ALL DRAINAGE STRUCTURES, PIPES WITHIN THE LIMITS OF CONSTRUCTION, AND DETENTION PONDS SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED.
7. ALL LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DIRECTED BY THE ENGINEER.
8. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE (IN THE ENGINEER'S OPINION), THEY SHALL BE REMOVED.
9. REPLACE DAMAGED AND WORN OUT SILT BARRIERS AS NEEDED OR AS DIRECTED BY THE ENGINEER.
10. TOP OF GRATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST THE CASTING TO FALL ALONG THE CURB LINE.
11. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, PROTECT UTILITIES TO REMAIN, AND REPAIR CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AT CONTRACTOR'S EXPENSE.
12. NOTIFY LOCAL UTILITY LOCATOR SERVICE OF INTENDED EXCAVATION/UTILITY TRENCHING OPERATIONS. SEE GENERAL UTILITY NOTE #4 ON SHEET GN-1 FOR PHONE NUMBER.
13. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
14. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.
15. SPOT ELEVATIONS AND CONTOURS REPRESENT PROPOSED FINISHED GRADE AND TOP OF FINISHED PAVEMENT.
16. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO BEGINNING WORK.
17. EXCESS MATERIAL SHALL BE DISPOSED OF IN A LEGAL MANNER BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST.
18. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THIS INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED PRIOR TO BEGINNING WORK.
19. ALL CURBS AND SIDEWALKS SHALL BE BACKFILLED WITH TOPSOIL, AND SEEDED AND MULCHED, UNLESS OTHERWISE NOTED.
20. ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED WITH CRUSHED STONE. ALL PIPES UNDER LAWN AREAS SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL COMPACTED TO 95% OF MAXIMUM PER ASTM D698.
21. SCREENED ITEMS INDICATE A PRE-CONSTRUCTION TOPOGRAPHIC SURVEY PROVIDED BY GRESHAM, SMITH AND PARTNERS, DATED DECEMBER 10, 2015.
22. ALL STORM DRAINAGE PIPE SHALL BE HDPE ONSITE AND CLASS III RCP IN PUBLIC RIGHT-OF-WAY, UNLESS OTHERWISE NOTED. PIPE LENGTHS SHOWN ARE APPROXIMATE.
23. ALL CUT AND FILL SLOPES TO BE 3:1 MAXIMUM.
24. ALL HEADWALLS SHALL HAVE A MINIMUM 10 ' x 20' x 1.5' RIP-RAP APRON INSTALLED USING 8" MIN. DIAMETER STONE, UNLESS OTHERWISE SPECIFIED.
25. SATISFACTORY TOPSOIL IS DEFINED AS SOIL BEING FREE OF SUBSOIL, CLAY LUMPS, STONES, OTHER OBJECTS OVER 1 INCH IN DIAMETER, OR CONTAMINANTS.
26. AFTER STRIPPING TOPSOIL, PROOFROLL SUBGRADE WITH A LOADED DUMP TRUCK WITH A MINIMUM WEIGHT OF 20 TONS.
27. FINISH GRADES TOLERANCES ARE 0.10 FOOT ABOVE OR BELOW DESIGN ELEVATIONS.
28. CONSULT SUBSURFACE REPORT DATED JULY 6, 2015, PREPARED BY S&ME INC. FOR ADDITIONAL REQUIREMENTS.
29. PROVIDE TEMPORARY SEEDING ON STOCKPILES AND ALL OTHER AREAS OF THE SITE THAT WILL REMAIN UNDISTURBED FOR 30 DAYS OR MORE.
30. MAXIMUM SLOPES IN ALL DIRECTIONS OF HANDICAP PARKING SPACES/AISLES SHALL BE 1:48.
31. EARTHWORK FILL SHALL INCLUDE STRIPPING TOPSOIL AND PLACING ENGINEERED FILL IN MAXIMUM 8" COMPACTED LIFTS WITH DENSITY OF 95% OF MAXIMUM PER ASTM D698.
32. AN AS-BUILT TOPOGRAPHIC SURVEY OF THE FINAL STORMWATER MANAGEMENT POND(S) AND OUTLET STRUCTURE(S) SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW FOR COMPLIANCE WITH THE ORIGINAL DESIGN. THE CONTRACTOR MAY SUBMIT A PRELIMINARY TOPOGRAPHIC SURVEY TO THE ENGINEER PRIOR TO FINAL TOPSOIL APPLICATION.
33. THE PROJECT ASSOCIATED WITH THESE SUBMITTED PLANS IS COVERED UNDER TENNESSEE CONSTRUCTION GENERAL PERMIT TN________. CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:

IMPAIRED FOR SILTATION (circled)   IMPAIRED FOR HABITAT ALTERATIONS (circled)   EXCEPTIONAL

[signature] TN REGISTERED ENGINEER   3/21/16 DATE

CIRCLE ONE: DEVELOPER   PROJECT ENGINEER (circled)   OTHER:________

GENERAL UTILITY NOTES

1. WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL PAY ALL FEES AND OBTAIN ALL PERMITS.
3. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON TOPOGRAPHIC SURVEYS. ADDITIONAL UTILITIES MAY BE PRESENT. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
4. THE CONTRACTOR SHALL NOTIFY THE TENNESSEE ONE-CALL SYSTEM, INC. (TOCS) AT 1-800-351-1111, AND ANY NON TOCS MEMBER UTILITY INDIVIDUALLY, AT LEAST 3 WORKING DAYS PRIOR TO ANY EXCAVATION AND/OR DEMOLITION.
5. MAINTAIN 10-FOOT HORIZONTAL AND 18-INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER SUPPLY LINES.
6. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES INCLUDING IRRIGATION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
8. BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 95% OF MAXIMUM PER ASTM D698.
9. ADJUST ALL EXISTING CASTINGS TO MATCH PROPOSED FINISH GRADE.
10. THRUST BLOCK ALL WATERLINE FITTINGS WITH CONCRETE (2,500 P.S.I. MIN.) POURED AGAINST UNDISTURBED EARTH TO SUSTAIN 120 PERCENT TEST PRESSURE SPECIFIED. FORM THRUST BLOCKING SO AS TO NOT EMBED JOINTS, BOLTS, VALVE BOXES OR OPERATING NUTS.
11. PROVIDE VENTS AT HIGH POINTS IN WATERLINE AS NECESSARY FOR EXPELLING AIR DURING FILLING OF WATERLINE. PROVIDE BRONZE CORPORATION STOP FOR CLOSING VENT DURING TESTING AND SERVICE. LEAVE VENT COMPONENTS PLUGGED AND ATTACHED TO PIPE AFTER SUCCESSFUL TEST.
12. EXCESS MATERIAL SHALL BE DISPOSED OF IN A LEGAL MANNER BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST.
13. ALL SANITARY SEWER PIPE SHALL BE CLASS SDR 35 PVC UNLESS NOTED OTHERWISE.
14. ALL WATER MAINS SHALL BE PRESSURE CLASS 350 DIP UNLESS NOTED OTHERWISE.
15. ALL FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED BETWEEN 3' AND 7' FROM PAVED SURFACE.
16. PROVIDE AS-BUILT DRAWINGS WHICH INCLUDE AT LEAST TWO DIMENSIONS TO EACH VALVE AND MANHOLE FROM KNOWN SITE FEATURES. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXIST. UTILITIES ENCOUNTERED.

STORMWATER POLLUTION PREVENTION NOTES

1. REFER TO STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR ADDITIONAL REQUIREMENTS.
2. THE OWNER AND THE CONTRACTOR ARE REQUIRED TO SUBMIT A NOTICE OF INTENT (NOI) TO DISCHARGE CONSTRUCTION-ACTIVITY STORMWATER APPLICATION TO THE LOCAL TENNESSEE ENVIRONMENTAL ASSISTANCE CENTER AT LEAST 30 DAYS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR AND OWNER SHALL PROVIDE (WITH THE NOI FOR THIS PROJECT) EXISTING NPDES PERMIT TRACKING NUMBERS FOR SITES WHERE BORROW MATERIAL MAY BE OBTAINED AND WHERE SPOIL MATERIAL MAY BE PLACED. SHOULD PERMITS NOT EXIST FOR BORROW AND SPOIL SITES, SEPARATE NOI'S SHALL BE PROVIDED BY THE OWNER AND CONTRACTOR.
3. THE NOTICE OF COVERAGE (NOC) OF THE PERMIT TO DISCHARGE CONSTRUCTION-ACTIVITY STORMWATER SHALL BE POSTED NEAR THE CONSTRUCTION ENTRANCE. THE CONTRACTOR SHALL HAVE A SET OF APPROVED EROSION CONTROL PLANS ON SITE DURING ALL CONSTRUCTION.
4. THE CONSTRUCTION ACTIVITY ANTICIPATED ON THIS PROJECT INCLUDES CLEARING, DEMOLITION, GRADING, PAVING, TOPSOILING, AND SEEDING.
5. THE APPROXIMATE TOTAL AREA OF THE SITE IS 2.28 ACRES. THE APPROXIMATE TOTAL AREA OF GRADING PROPOSED IS 4.02 ACRES.
6. THE POST-CONSTRUCTION IMPERVIOUS AREA IS 1.41 ACRES WHICH IS A DECREASE OF 0.57 ACRES FROM THE PRE-CONSTRUCTION IMPERVIOUS AREA OF 1.98 ACRES.
7. THE ANTICIPATED FILL MATERIAL WILL CONSIST OF ON-SITE SOIL AND/OR OFF-SITE SOIL BORROW MATERIALS.
8. THE RECEIVING WATER/STORM SEWER OPERATOR IS TOWN CREEK AND CITY OF GALLATIN.
9. CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE EXPOSURE TIME OF CLEARED SURFACE AREA. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO EARTH MOVING OPERATIONS. ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY, AND AT MAXIMUM 14 CALENDAR DAYS IN DRY PERIODS AND WITHIN 24 HOURS OF ANY RAINFALL EXCEEDING 0.5 INCH PER 24 HOUR PERIOD.
10. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS.
11. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING. ALL GRADED AREAS EXPECTED TO REMAIN UNFINISHED AND UNWORKED FOR MORE THAN 30 CALENDAR DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SOD, STRAW, MULCH OR FABRIC MATS. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 15 CALENDAR DAYS OF FINAL GRADING.
12. THE CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION CONTROL INSPECTIONS AND REPAIRS FOR A MINIMUM OF 3 YEARS AFTER COMPLETION OF CONSTRUCTION.
13. TEMPORARY SEEDING FOR TENNESSEE PROJECTS INCLUDE THE FOLLOWING OPTIONS:

JAN 1 - MAY 1	ITALIAN RYE/KOREAN LESPEDEZA/SUMMER OATS
MAY 1 - JULY 15	SUDAN OR STARR MILLET
JULY 15- JAN 1	BALBOA RYE/ITALIAN RYE

14. MULCHING SHALL CONSIST OF LOOSE HAY OR STRAW APPLIED AT THE RATE OF 2 TONS/ACRE.
15. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM TRAPS, SILT FENCES, SEDIMENT PONDS, ETC. AS NECESSARY AND WHEN CAPACITY HAS BEEN REDUCED BY 50%.
16. STOCKPILES SHALL BE STABILIZED AND PROTECTED FROM EROSION.
17. UPON COMPLETION OF SITE STABILIZATION, THE OWNER AND CONTRACTOR SHALL PROVIDE A NOTICE OF TERMINATION (NOT) FOR THE PROJECT TO THE LOCAL ENVIRONMENTAL ASSISTANCE CENTER. A COPY OF THE NOT SHALL BE PROVIDED TO THE ENGINEER.

NELSON ROBERT WHITSON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 112546 STATE OF TENNESSEE

3/21/16

NELSON R. WHITSON
TN REG. #112546

G S & P
GRESHAM SMITH AND PARTNERS
1400 Nashville City Center
511 Union Street
Nashville, TN 37219
615.770.8100
WWW.GSPNET.COM

GSP PROJECT NO. 40624.02

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APPV'D.
1	03/21/16	SUNOCO MAJOR PLAN REVIEW REVISIONS	KB	JKL	

SUNOCO, INC. (R&M)
Retail Engineering
Lester, PA

LOCATION: 517 Nashville Pike
Gallatin, Tennessee

PROJECT NO.

GENERAL NOTES

SCALE NOT TO SCALE

APPROVED		FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED	J. Lucyshyn	0822-4263	GN-1	1
DRAWN	K. Babcock			
DATE	02/22/16			

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SITE DEVELOPMENT PLANS FOR

PROPOSED SUNOCO/A-PLUS

STORE #0822-4263

517 NASHVILLE PIKE
SUMNER COUNTY
GALLATIN, TENNESSEE

GS&P PROJECT NO. 40624.02

OWNER / DEVELOPER

Cedarwood Development

1745 Merriman Road
Akron, OH 44313
Owner Contact: Rick Dilsavor
Phone: (330) 836-9971 x.2260
E-mail: rdilsavor@cedarwoodd.com

CIVIL ENGINEER & LANDSCAPE ARCHITECT

GRESHAM SMITH AND PARTNERS

1400 Nashville City Center, 511 Union Street Nashville, Tennessee 37219

Civil Contact: Rob Whitson, P.E.
Phone: (615) 770-8312
E-mail: rob_whitson@gspnet.com

Landscape Contact: Terry Mulvaney, R.L.A., C.L.A.R.B.
Phone: (615) 770-8674
Email: terry_mulvaney@gspnet.com

CONTACT LIST

PLANNING AND ZONING
CITY OF GALLATIN
PLANNING DEPARTMENT
132 W. MAIN STREET
GALLATIN, TN 37066
CONTACT: BILL McCORD
PHONE: (615) 451-5796

STORMWATER
CITY OF GALLATIN
ENGINEERING DIVISION
132 W. MAIN STREET
GALLATIN, TN 37066
CONTACT: BRAD SIMPSON
PHONE: (615) 451-5965

WATER AND SEWER
GALLATIN PUBLIC UTILITIES
239 HANCOCK STREET
GALLATIN, TN 37066
CONTACT: DAVID GREGORY
PHONE: (423) 451-5922

TELEPHONE
AT&T
333 COMMERCE STREET
NASHVILLE, TN 37201
CONTACT: DAVID HUFFAKER
PHONE: (615) 214-4871
FAX: (615) 214-4872

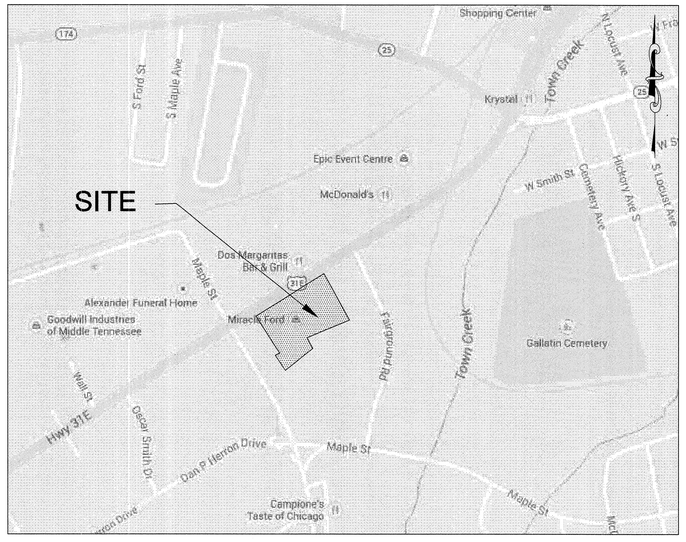
NATURAL GAS:
GALLATIN PUBLIC UTILITIES
239 HANCOCK STREET
GALLATIN, TN 37066
CONTACT: DAVID GREGORY
PHONE: (615) 451-5922

BUILDING
CITY OF GALLATIN
132 W. MAIN STREET
GALLATIN, TN 37066
CONTACT: JULIE McGUIRE
PHONE: (615) 451-5968

FIRE PREVENTION
CITY OF GALLATIN
132 W. MAIN STREET
GALLATIN, TN 37066
CONTACT: BEN HARRIS
PHONE: (615) 451-5968

ELECTRIC
GALLATIN DEPT. OF ELETRICITY
135 JONES STREET
GALLATIN, TN 37066
CONTACT: MIKE TAYLOR
PHONE: (615) 452-5152

GEOTECH
S&ME, INC.
820 FESSLERS PARKWAY, SUITE 240
NASHVILLE, TN 37210
CONTACT: JEFFREY A. DOUBRAVA, P.E.
PHONE: (615) 244-6020



VICINITY MAP

NOT TO SCALE

FLOOD NOTE:
THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN (ZONE X) AS SHOWN ON FEMA PANEL NUMBER 47165C0314G, DATED APRIL 17, 2012.

NOTE:
CONTRACTOR SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN ENGINEERING DEPARTMENT PRIOR TO GRADING.

Sheet List Table	
Sheet Number	Sheet Title
CV-1	COVER SHEET
GN-1	GENERAL NOTES
SV-1	EXISTING CONDITIONS PLAN
DM-1	DEMOLITION PLAN
D-1	DEVELOPMENT PLAN
ROW-1	RIGHT-OF-WAY IMPROVEMENT EXHIBIT
G-1	GRADING PLAN
ST-1	STORM PLAN
E&S-1	INITIAL EPSC PLAN
E&S-2	FINAL EPSC PLAN
U-1	UTILITY PLAN
DT-1	SITE DETAILS
DT-2	SITE DETAILS
DT-3	EPSC DETAILS
DT-4	PAVING DETAILS
LS-1	LANDSCAPE PLAN
IR-1	IRRIGATION PLAN
PH-1	PHOTOMETRICS PLAN

THE FOLLOWING SITE PLANS AND PROPOSED USE OF THE PROPERTY ARE IN COMPLIANCE WITH THE APPLICABLE ZONING ORDINANCE PERFORMANCE STANDARDS (GZO SEC. 13.02)

THE FINANCIAL RESPONSIBILITY FOR COMPLETION OF THIS PROJECT IS HELD BY MACS RETAIL.

CONFIRM EXACT LIST OF REQUIRED 2016 SUNOCO STANDARD DETAIL SHEETS WITH THE SUNOCO CONSTRUCTION ENGINEER AND COORDINATE ALL DETAILS WITHIN THIS SET OF PLANS WITH THE 2016 SUNOCO STANDARD DETAIL SHEETS.

NELSON R. WHITSON
TN REG. #112546

Know what's below. Call before you dig.

GRESHAM SMITH AND PARTNERS
1400 Nashville City Center
511 Union Street
Nashville, TN 37219
615.770.8100
WWW.GSPNET.COM

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1	03/21/16	SUNOCO MAJOR PLAN REVIEW REVISIONS	KB	JKL	

SUNOCO, INC. (R&M)
Retail Engineering
Lester, PA

LOCATION: 517 Nashville Pike
Gallatin, Tennessee

PROJECT NO.

COVER SHEET

SCALE NOT TO SCALE

APPROVED		FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED	J. Lucyshyn	0822-4263	CV-1	1
DRAWN	K. Babcock			
DATE	02/22/16			

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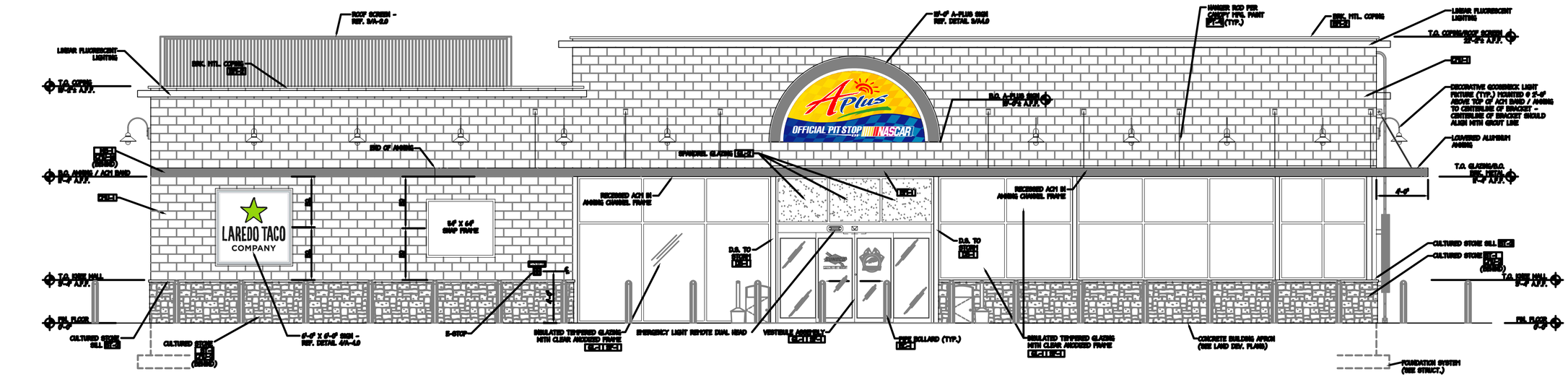
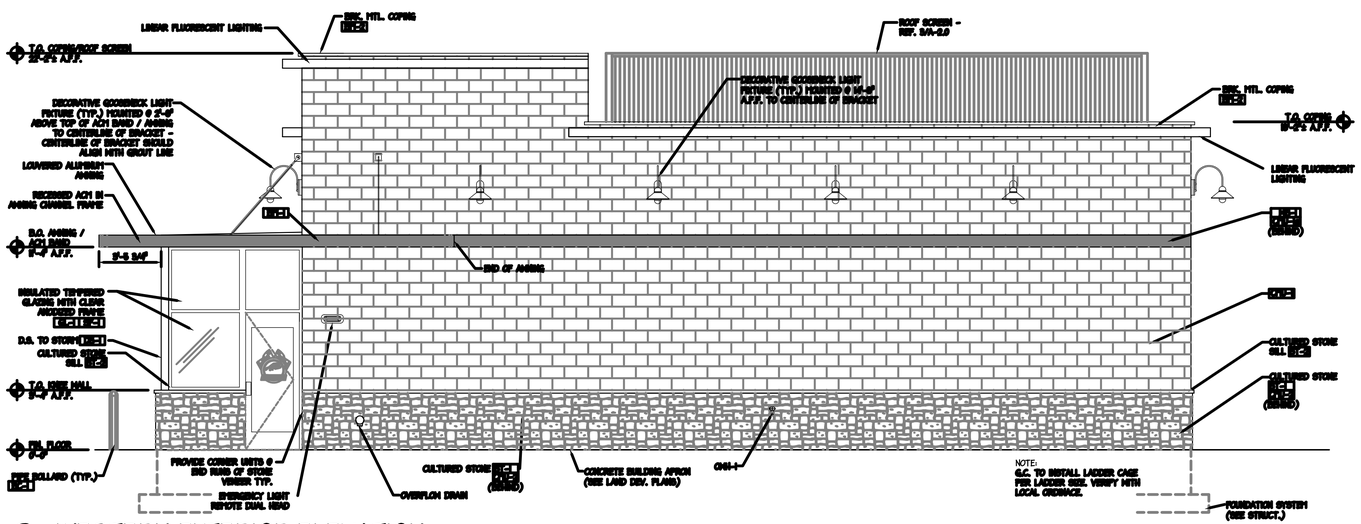


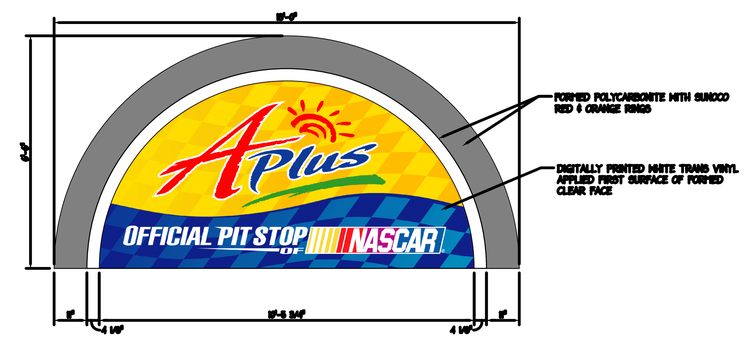
1 NORTHERN EXTERIOR ELEVATION

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



2 WESTERN EXTERIOR ELEVATION

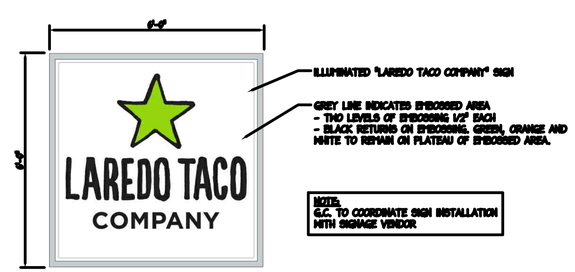
SCALE: 1/4"=1'-0"



3 SIGNAGE DETAILS

SCALE: NONE

NOTE: ALL SIGNAGE SHALL BE APPROVED UNDER A SEPERATE APPLICATION.



4 SIGNAGE DETAILS

SCALE: NONE

NOTE: ALL SIGNAGE SHALL BE APPROVED UNDER A SEPERATE APPLICATION.

EXTERIOR FINISH SCHEDULE

KEY	FINISH MATERIAL	MANUFACTURER / MODEL	COLOR	SPECIFICATION / SIZE	LOCATION / NOTES	VENDOR CONTACT
CMU-1	Split Face Block - White	Pre-approved Regional Supplier	White	12"x8"x16" Split-Face	Grout shall be white portland type	
CMU-1a	Smooth Face Block - White	Pre-approved Regional Supplier	White	12"x8"x16" Smooth-Face	Grout shall be white portland type	
CMU-2	Smooth Face Block - Gray	Pre-approved Regional Supplier	Gray	12"x8"x16" Smooth-Face	Grout shall be white portland type	
PT-9	Paint - "Pediment"	Sherwin Williams	Pediment - SW#7634 Semi-Gloss	Semi-Gloss Finish (Interior Doors and Door Frames)	Doors and Frames (semi-gloss finish).	Eric Saltsman (eric.e.saltsman@sherwin.com) 610-730-3588
BC-1	Bollard Cover	ABM-Post Guard	Gray w/ 2 white stripes	7" Diameter	Located Per Plan / Details	Mike O.Conner 1-866-737-8900
BM-2	Break Metal - White	ATAS International, Inc.	ATAS - Ascot White # 10	Prefinished	Copings & flashings where noted	Mark Brown (mbrown@atas.com) 610-395-8446 ext 227
ST-1	Stone Veneer - Knewwall	Eldorado Stone StoneCraft Industries	Roughcut - Color: Moonlight	Random Units - utilize grout color Laticrete Bright White #44 or Custom Building Products #381 Provide Eldorado Stone - CraftShield Sealer	Exterior walls where specified	Ryan Drawbaugh (rdrawbaugh@eldoradostone.com) 717-729-6018
ST-2	Stone Veneer - Sill	Eldorado Stone StoneCraft Industries	Wainscot Sill - Color: Smoke	19.75" W x 3" D x 2.5" H (straight - chiseled edge) 8" x 8" (90 degree - chiseled edge) Provide Eldorado Stone - CraftShield Sealer	Exterior walls where specified	Ryan Drawbaugh (rdrawbaugh@eldoradostone.com) 717-729-6018
WP-1	Wall Pack Exterior Light	LSI	White (prefinished)	23" x 16.5" x 5.5" - LED Type unit	Building exterior (see elevations for placement)	Brain Reinke (brian@tr2corp.com) 201-944-8762
WW-1	Wall Wash Exterior Light	LSI	White (prefinished)	Unit lengths vary (see electrical drawings for determining ordering quantities)	Mounted along bottom edge of coping where specified (see exterior elevations)	Brain Reinke (brian@tr2corp.com) 201-944-8762
RH-1	Remote Head Light Fixture	LSI - Em. Double Head Remote	White (prefinished)	HALOGEN-6V-62BHK66W	On Wall at Egress Locations	Brain Reinke (brian@tr2corp.com) 201-944-8762
EM-1	Emergency Lights - Aluminum	Anodized Aluminum - #14 (Clear)	Preformed (see Elec. Plan for size requirements)	Prefinished	Exterior Vestibule	See Elec. Plan for Specifications
WB-1	Wallband	Prosigns	Red #RAL3020	7.5" Extended	Per Plan	Prosigns (1-610-269-9715)
SF-1	Storefront Framing - Clear Anodized	Kawneer Industries - IR50/T Thermally Broken & Large Missle Impact	Anodized Aluminum - Clear Anodized	2 1/2" Face, 5" Deep	Per Plan	Dave Trautman (dave.trautman@alcoa.com) 717-503-3300
GL-1	Storefront Glazing	PPG Industries, Inc. - Solarban 70XL	Clear	1 1/8" Low E Insulated Glazing (see also SF-1 specification)	Utilize tempered glazing to 18" AFF and adjacent to entry assemblies	PPG Industries, Inc. (1-888-774-4332)
GL-2	Spandrel Glazing	Viraspan	Gray V908			Viracon (1-800-533-2080)

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APP'V'D.
1	03-17-16	REVISED PER PLANNING COMMISSION COMMENTS	JPM	RJD	MWM

Cornerstone Consulting
Engineers & Architectural, Inc.
1176 N. Irving Street . Allentown . PA 18109
Phone: 610-820-8200 . Fax: 610-820-3706
WWW.CORNERSTONENET.COM
CCEA #: 16-0112

SUNOCO, INC.
Retail Engineering
3801 West Chester Pike – Newtown Square, PA

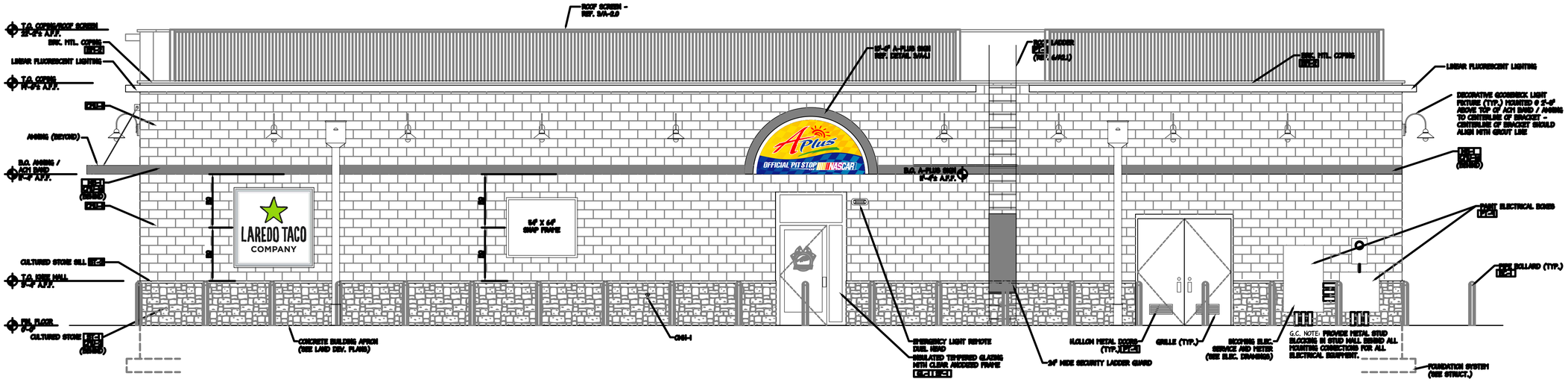
LOCATION: 517 Nashville Pike, Gallatin, Tennessee

PROJECT NO. -

EXTERIOR ELEVATIONS AND FINISH SCHEDULE

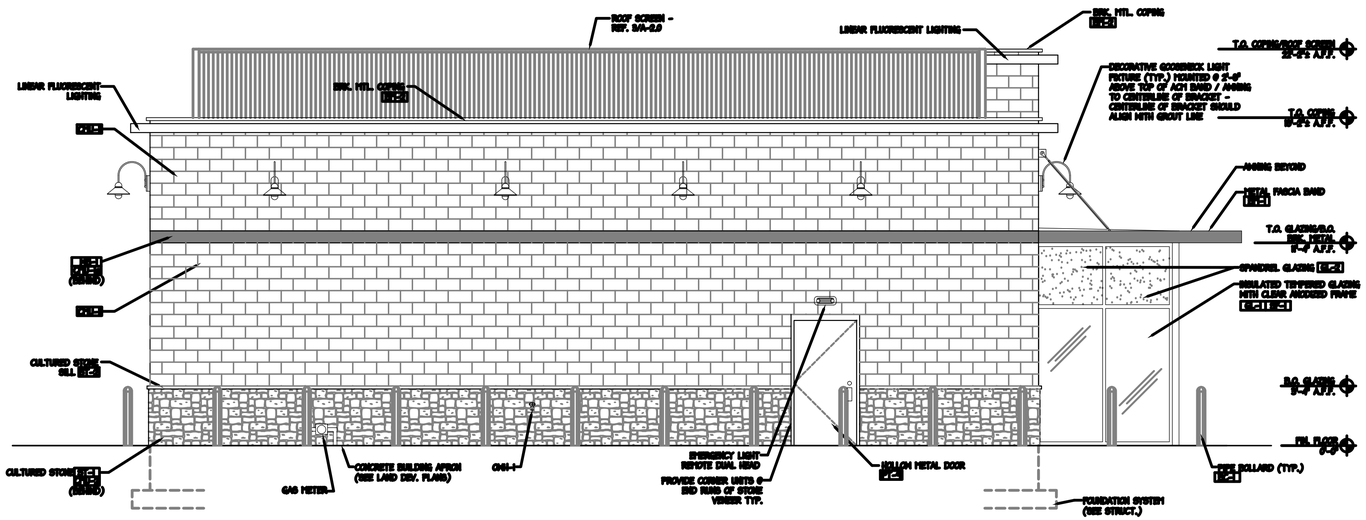
SCALE: AS SHOWN

APPROVED	RJD	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED	MWM	0822-4263	A-4.0	1
DRAWN	JAS			
DATE	2-18-16			



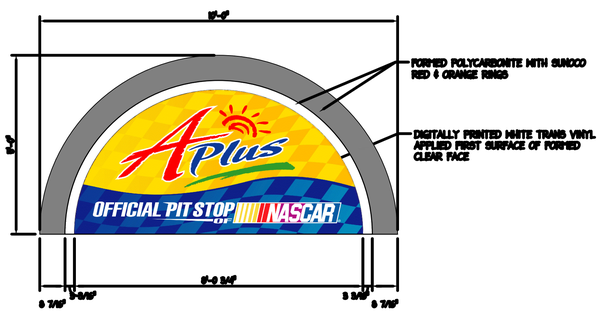
1 SOUTHERN EXTERIOR ELEVATION

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



2 EASTERN EXTERIOR ELEVATION

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



3 SIGNAGE DETAILS

SCALE: NONE

NOTE: ALL SIGNAGE SHALL BE APPROVED UNDER A SEPERATE APPLICATION.

EXTERIOR FINISH SCHEDULE

KEY	FINISH MATERIAL	MANUFACTURER / MODEL	COLOR	SPECIFICATION / SIZE	LOCATION / NOTES	VENDOR CONTACT
CMU-1	Split Face Block - White	Pre-approved Regional Supplier	White	12"x8"x16" Split-Face	Grout shall be white portland type	
CMU-1a	Smooth Face Block - White	Pre-approved Regional Supplier	White	12"x8"x16" Smooth-Face	Grout shall be white portland type	
CMU-2	Smooth Face Block - Gray	Pre-approved Regional Supplier	Gray	12"x8"x16" Smooth-Face	Grout shall be white portland type	
PT-9	Paint - "Pediment"	Sherwin Williams	Pediment - SW7634 Semi-Gloss	Semi-Gloss Finish (Interior Doors and Door Frames)	Doors and Frames (semi-gloss finish).	Eric Saltsman (eric.e.saltsman@sherwin.com) 610-730-3585
BC-1	Bollard Cover	ABM-Post Guard	Gray w/ 2 white stripes	7" Diameter	Located Per Plan / Details	Mike O'Conner 1-866-737-6900
BM-2	Break Metal - White	ATAS International, Inc.	ATAS - Ascot White # 10	Prefinished	Copings & flashings where noted	Mark Brown (mbrown@atas.com) 610-395-8446 ext.227
ST-1	Stone Veneer - Kneewall	Eldorado Stone StoneCraft Industries	Roughcut - Color: Moonlight	Random Units - utilize grout color Laticrete Bright White #44 or Custom Building Products #381 Provide Eldorado Stone - CraftShield Sealer	Exterior walls where specified	Ryan Drawbaugh (rdrawbaugh@eldoradostone.com) 717-729-6018
ST-2	Stone Veneer - Sill	Eldorado Stone StoneCraft Industries	Wainscot Sill - Color: Smoke	19.75" W x 3" D x 2.5" H (straight - chiseled edge) 8" x 8" (90 degree - chiseled edge) Provide Eldorado Stone - CraftShield Sealer	Exterior walls where specified	Ryan Drawbaugh (rdrawbaugh@eldoradostone.com) 717-729-6018
WP-1	Wall Pack Exterior Light	LSI	White (prefinished)	23" x 16.5" x 5.5" - LED Type unit	Building exterior (see elevations for placement)	Brain Reinke (brian@lr2corp.com) 201-944-8762
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EM-1	Emergency Lights - Aluminum	Anodized Aluminum - #14 (Clear)	Prefbrmed (see Elec. Plan for size requirements)	Prefinished	Exterior Vestibule	See Elec. Plan for Specifications
WB-1	Wallband	Prosigns	Red #RAL3020	7.5" Extended	Per Plan	Prosigns (1-610-269-9715)
SF-1	Storefront Framing - Clear Anodized	Kawneer Industries - IR50T Thermally Broken & Large Missle Impact	Anodized Aluminum - Clear Anodized	2 1/2" Face, 5" Deep	Per Plan	Dave Trautman (dave.trautman@alcoa.com) 717-503-3300
GL-1	Storefront Glazing	PPG Industries, Inc. - Solarban 70XL	Clear	1 1/8" Low E Insulated Glazing (see also SF-1 specification)	Utilize tempered glazing to 18" AFF and adjacent to entry assemblies	PPG Industries, Inc. (1-888-774-4332)
GL-2	Spandrel Glazing	Viraspan	Gray V908			Viracon (1-800-533-2080)

RICHARD J. DIEHL REGISTERED ARCHITECT 3/16/16

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APP'V'D.
1	03-17-16	REVISED PER PLANNING COMMISSION COMMENTS	JPM	RJD	MWM

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WWW.CORNERSTONENET.COM
CCEA #: 16-0112

SUNOCO, INC.
Retail Engineering
3801 West Chester Pike – Newtown Square, PA

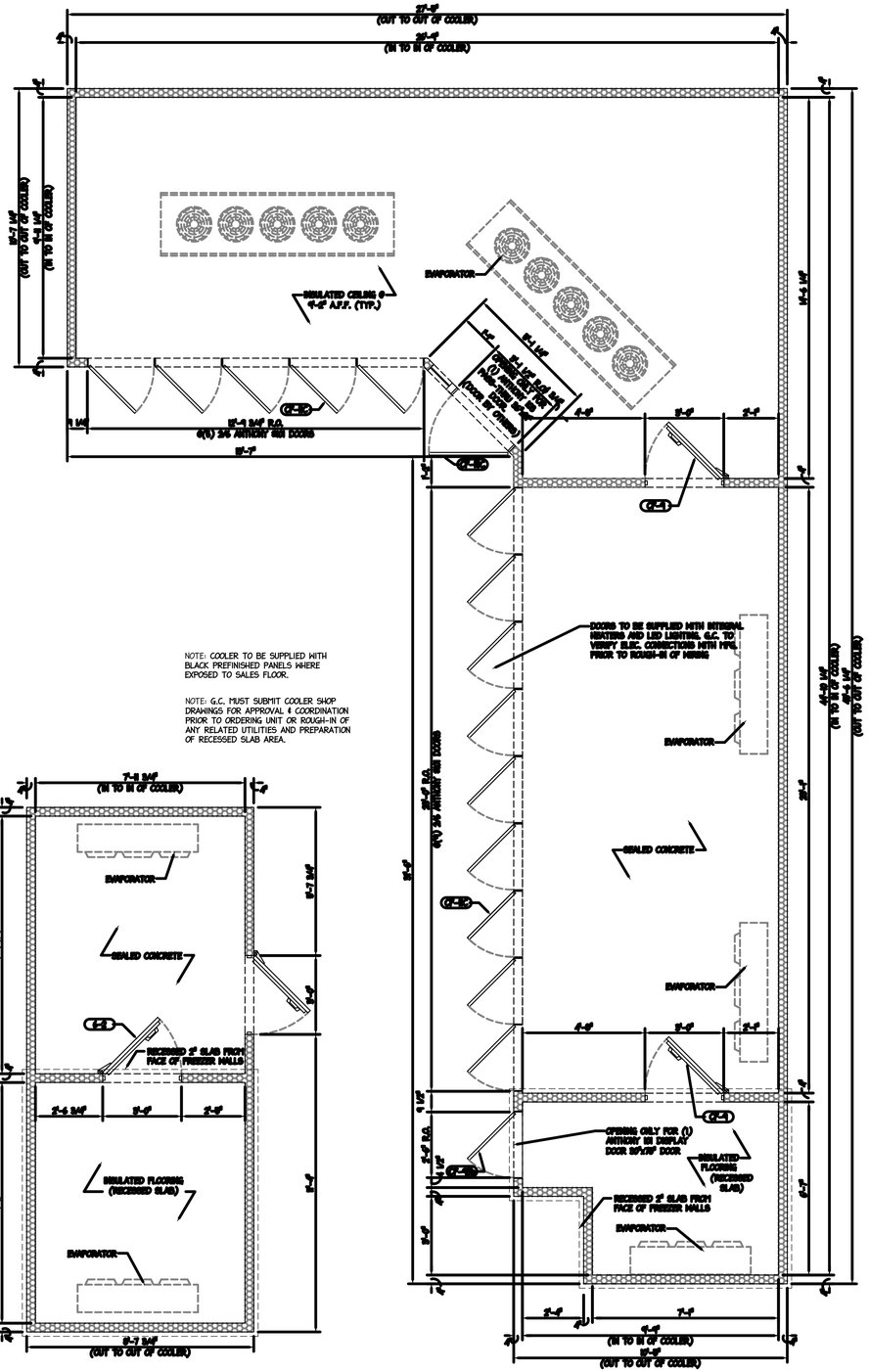
LOCATION: 517 Nashville Pike, Gallatin, Tennessee

PROJECT NO. -

EXTERIOR ELEVATIONS AND FINISH SCHEDULE

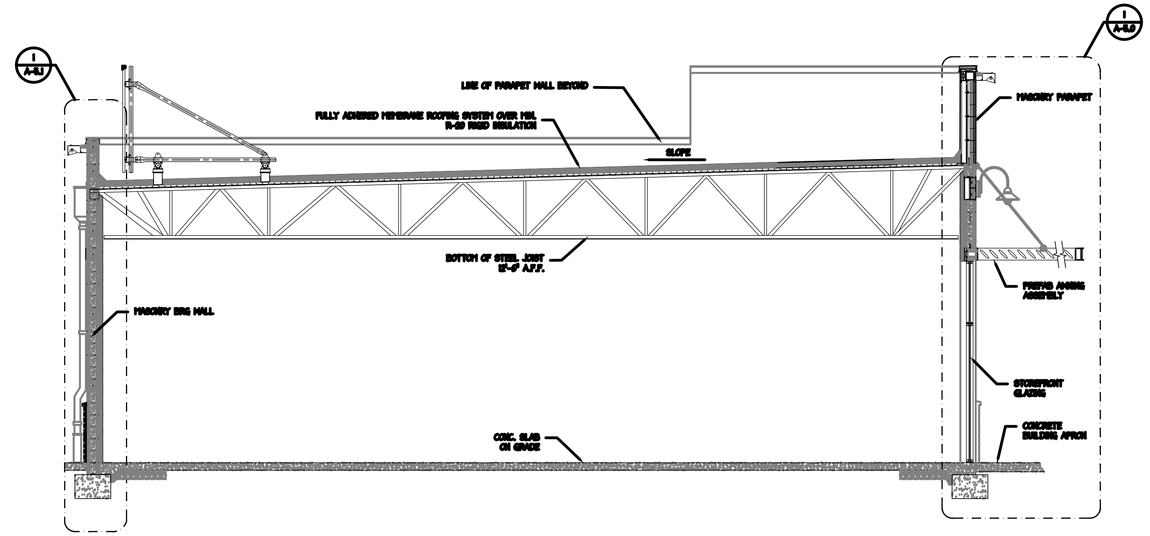
SCALE AS SHOWN

APPROVED	RJD	FACILITY NO. 0822-4263	DRAWING NO. A-4.1	REV. NO. 1
CHECKED	MWM			
DRAWN	JAS			
DATE	2-18-16			



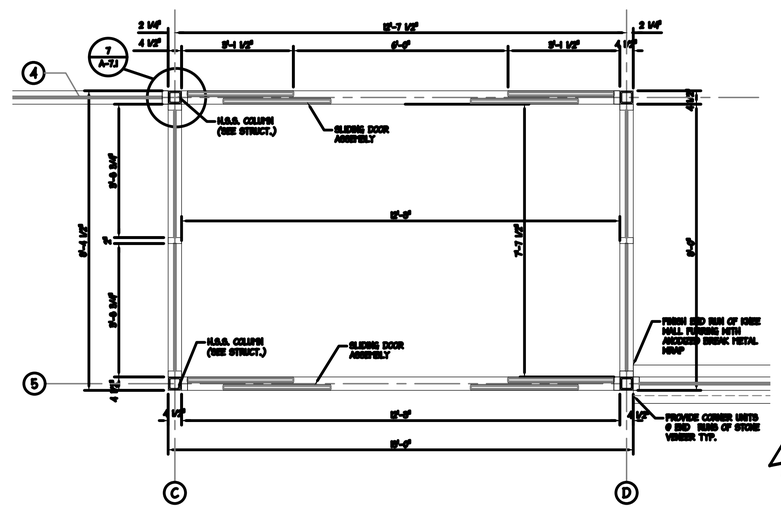
2 ENLARGED COOLER PLANS

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



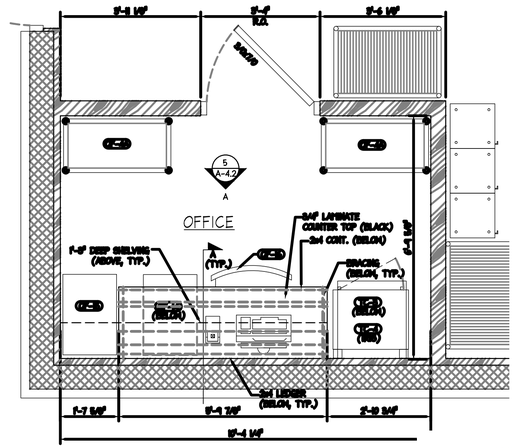
1 BUILDING SECTION

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



3 ENLARGED VESTIBULE PLAN

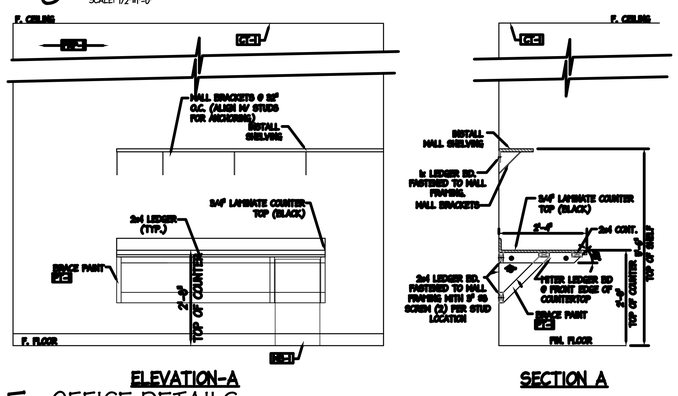
SCALE: 1/2"=1'-0"



4 ENLARGED OFFICE PLAN

SCALE: 1/2"=1'-0"

NORTH



ELEVATION-A

SECTION A

5 OFFICE DETAILS

SCALE: 1/2"=1'-0"

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APPV'D.
1	03-17-16	REVISED PER PLANNING COMMISSION COMMENTS	JPM	RJD	MWM

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WWW.CORNERSTONENET.COM

CCEA #: 16-0112

SUNOCO, INC.
Retail Engineering
3801 West Chester Pike – Newtown Square, PA

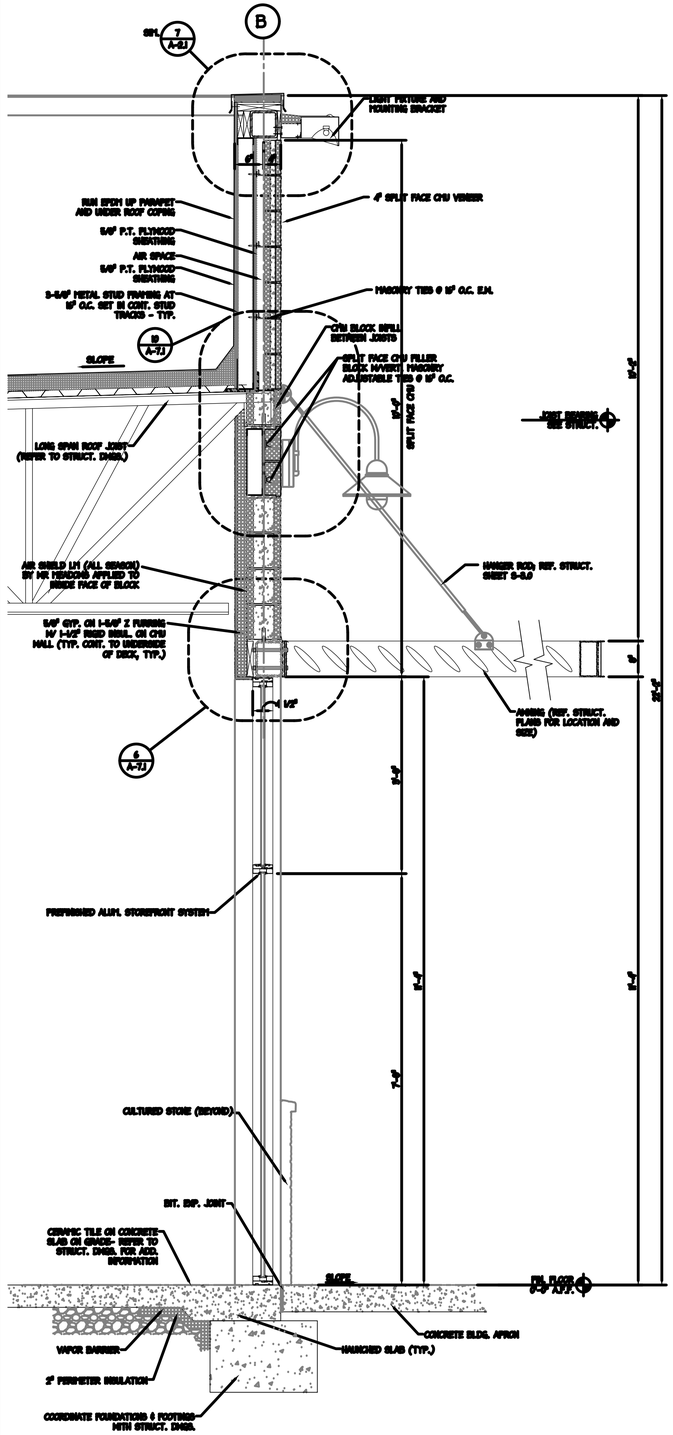
LOCATION: 517 Nashville Pike, Gallatin, Tennessee

PROJECT NO. -

BUILDING SECTION AND ENLARGED PLANS

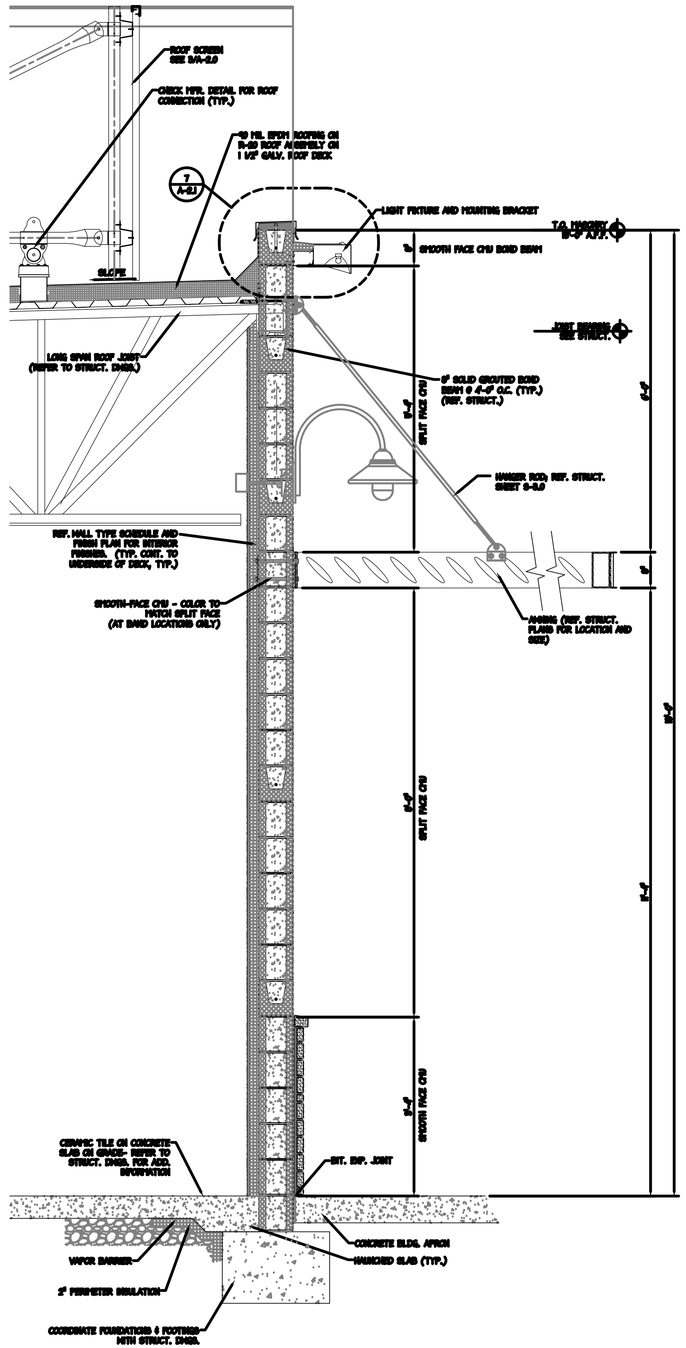
SCALE AS SHOWN

APPROVED	RJD	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED	MWM	0822-4263	A-4.2	1
DRAWN	JAS			
DATE	2-18-16			



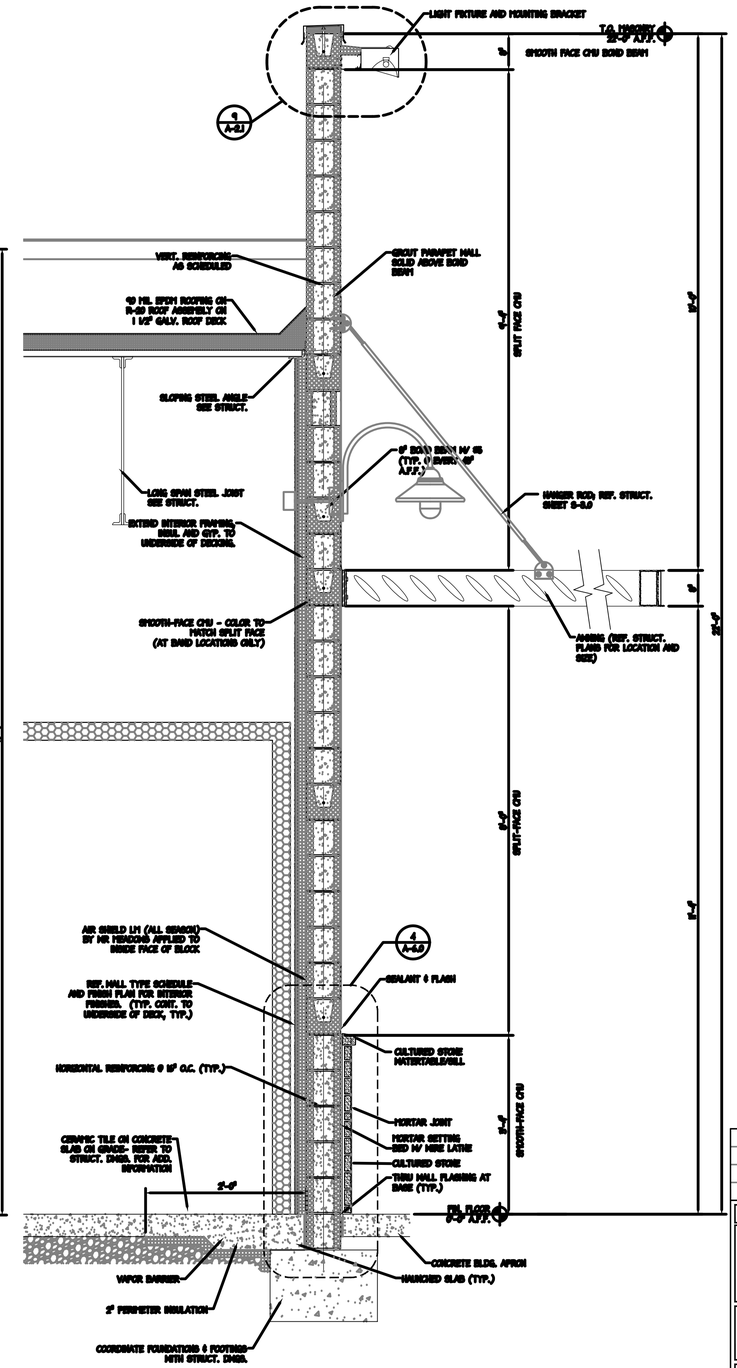
1 SECTION THRU STOREFRONT WINDOW

SCALE: 3/4"=1'-0"



2 SECTION THRU FRONT WALL

SCALE: 3/4"=1'-0"



3 SECTION THRU SIDE WALL AT AWNING

SCALE: 3/4"=1'-0"

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APP'V'D.
1	03-17-16	REVISED PER PLANNING COMMISSION COMMENTS	JPM	RJD	MWM

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SUNOCO, INC.
Retail Engineering
3801 West Chester Pike – Newtown Square, PA

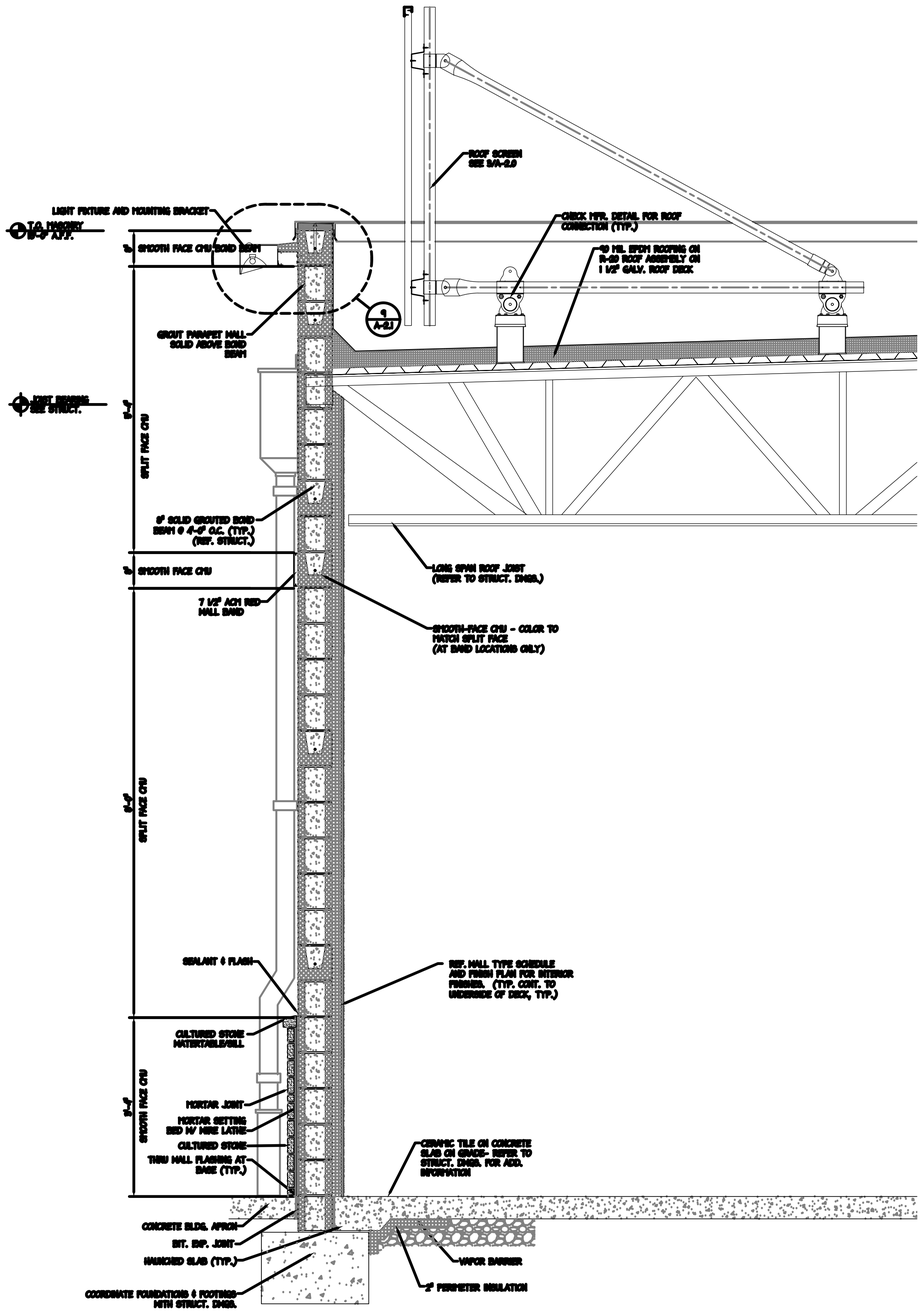
LOCATION: 517 Nashville Pike
Gallatin, Tennessee

PROJECT NO. -

WALL SECTIONS

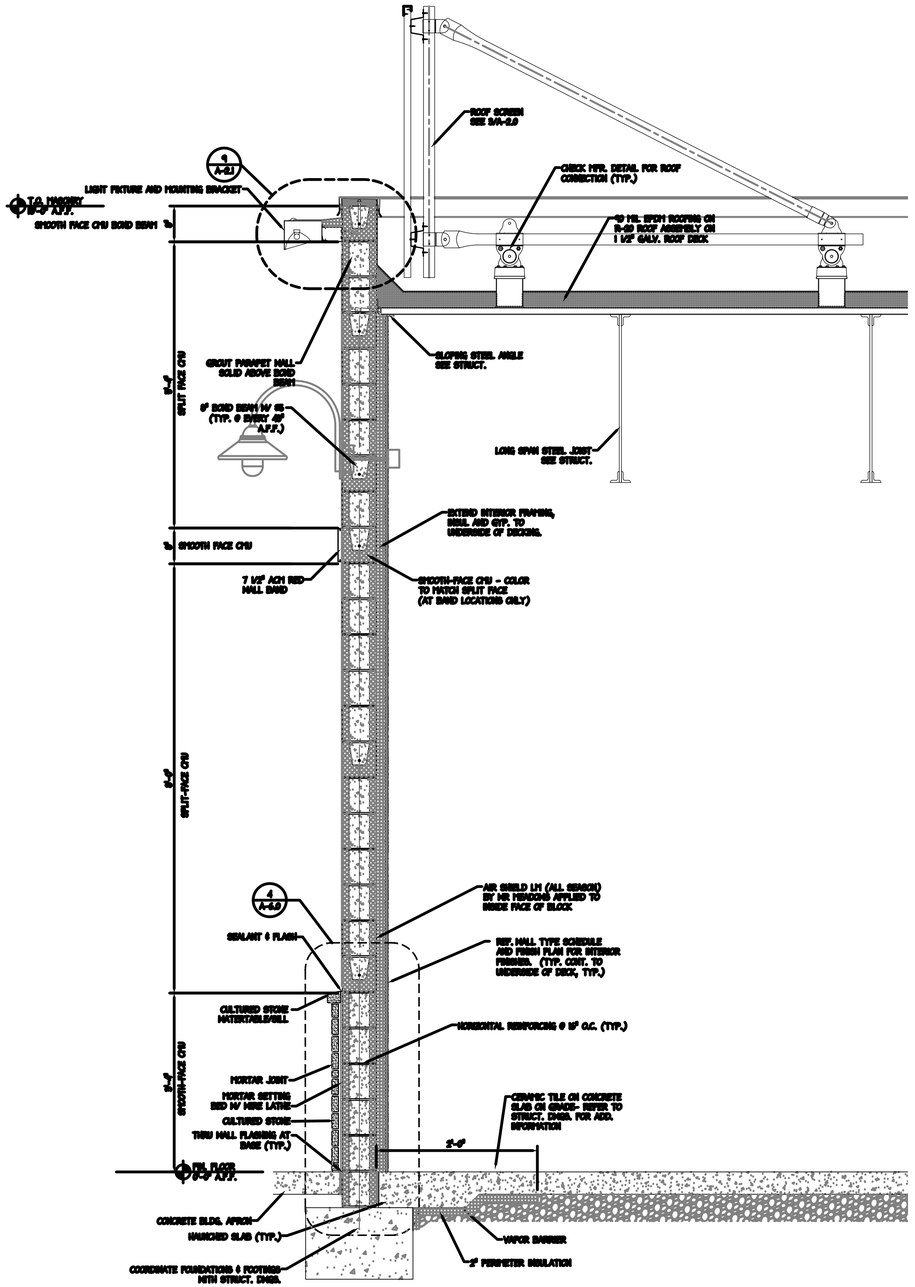
SCALE AS SHOWN

APPROVED	RJD	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED	MWM	0822-4263	A-5.0	1
DRAWN	JAS			
DATE	2-18-16			



1 SECTION THRU REAR WALL

SCALE: 3/4"=1'-0"



2 SECTION THRU SIDE WALL

SCALE: 3/4"=1'-0"

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APPV'D.
1	03-17-16	REVISED PER PLANNING COMMISSION COMMENTS	JPM	RJD	MWM

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SUNOCO, INC.
Retail Engineering
3801 West Chester Pike – Newtown Square, PA

LOCATION: 517 Nashville Pike, Gallatin, Tennessee

PROJECT NO. -

WALL SECTIONS

SCALE AS SHOWN

APPROVED	RJD	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED	MWM	0822-4263	A-5.1	1
DRAWN	JAS			
DATE	2-18-16			

ITEM 11

GMRPC Resolution No. 2016-40

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING ACCEPTANCE OF THE PUBLIC IMPROVEMENTS FOR NOAH LANE AND CHLOE DRIVE LOCATED IN GREENSBORO VILLAGE PHASE SIX, SECTION ONE TO THE GALLATIN CITY COUNCIL – (PC 5-1590-16)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION approved the final plat for Greensboro Village Phase Six, Section One and recorded in Plat Book 24, page 12, R.O.S.C., Tennessee on December 13, 2006; 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 Greensboro Village Phase Six, Section One submitted by the applicant, Darnall Surveying, at its regular meeting on March 28, 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. By accepting the public improvements will not be an adverse effect upon adjoining property owners or any such adverse effect can be justified by the public good or welfare.

ITEM 11

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 Greensboro Village Phase Six, Section One to the Gallatin City Council with the following conditions:

1. Correct the certification letter submitted by the land surveyor to Phase Six, Section One.
2. The owner and applicant shall submit a maintenance surety in the amount of $35,000 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: 03/28/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

Item 11

PLANNING DEPARTMENT STAFF REPORT

Public Improvement Acceptance for Greensboro Village Phase Six, Section One
(5-1590-16)
Noah Lane and Chloe Drive
Date: March 23, 2016

REQUEST: 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.

OWNER:	**BAKERSOUTH GALLATIN, LLC.**
APPLICANT:	**DARNALL SURVEYING**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION NO. 2016-40 TO CITY COUNCIL**
STAFF CONTACT:	**ROBERT J. KALISZ**

PLANNING COMMISSION DATE: MARCH 28, 2016

PROPERTY OVERVIEW: The owner and applicant are requesting the City of Gallatin to accept the public improvements for Noah Lane and Chloe Drive located in Greensboro Village Phase Six, Section One Subdivision. The subdivision contains two (2) lots and two (2) rights-of-way on 5.934 (+/-) acres and Lot 1 is developed. The property is part of the Greensboro Village Planned Unit Development and is currently zoned Multiple Residential and Office Planned Unit Development (MRO-PUD). No portion of this property is located within a flood hazard area. (Attachment 11-1)

CASE BACKGROUND:

Previous Approvals

On November 27, 2006, the Planning Commission approved the Final Plat for Greensboro Village Phase Six, Section One (PC File 1-50-06C) containing two (2) lots and two (2) rights-of-way on 5.934 (+/-) acres. (Plat Book 24, Page 12, recorded on December 13, 2006)

DISCUSSION:

The owner and applicant is requesting approval of Resolution 2016-40 accepting public improvements constructed in Greensboro Village Phase Six, Section One Subdivision.

By approval of the Resolution, the Planning Commission recommends that the City Council also adopt a Resolution (Attachment 11-2) accepting the public improvements and execute the Quitclaim Deed accepting the public improvements (Attachment 11-3). 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 Greensboro Village Phase Six, Section One Subdivision as identified in Attachment 11-4.

The Engineering Staff completed a final inspection and reported that the applicant has satisfactorily addressed all engineering issues as required by Section 3-105.6 and 3-105.7 of the Subdivision Regulations.

The subdivision is completed to the standards as required by Section 3-105.1 of the Subdivision Regulations and over 80 percent 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. Engineering staff determined the required maintenance surety to be $35,000, which must be approved by the Planning Commission and City Council as part of this acceptance. The applicant shall submit a maintenance surety in the amount of $35,000 to the Planning Department.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2016-40, recommending that the City of Gallatin accept the public improvements in Greensboro Village Phase Six, Section One Subdivision, as recorded in Plat Book 24, Page 12, in the Register's Office of Sumner County with the following conditions:

1. Correct the certification letter submitted by the land surveyor to Phase Six, Section One.
2. The owner and applicant shall submit a maintenance surety in the amount of $35,000 to the Planning Department.

ATTACHMENTS:

Attachment 11-1 Location Map
Attachment 11-2 City Council Resolution No. R1604-17
Attachment 11-3 Copy of Quitclaim Deed conveying Public Improvements to the City of Gallatin
Attachment 11-4 Greensboro Village Phase Six, Section One Recorded Final Plat

Greensboro Village Phase Six, Section One
Public Improvement Acceptance (PC 5-1590-16)
Location map

ATTACHMENT 11-1

Noah Lane and Chloe Drive
Tax Map 136//018.02 and 018.03
Zoned MRO-PUD

ATTACHMENT 11-2

RESOLUTION NO. R16Ø4-17

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS BY THE CITY OF GALLATIN, TENNESSEE
GREENSBORO VILLAGE, PHASE 6, SECTION 1

WHEREAS, THE CITY OF GALLATIN PLANNING COMMISSION has recommended acceptance by the City of Gallatin of the public improvements in the development hereinafter named Greensboro Village, Phase Six, Section One; and

WHEREAS, THE CITY OF GALLATIN ENGINEERING DIVISION hereby certifies that the public drainage infrastructure, rights-of-way, and public easements in the Greensboro Village, Phase Six, Section One have been satisfactorily completed and have been installed in accordance with the approved plans and specifications and that there has been full compliance with the City of Gallatin Subdivision Regulations; and

WHEREAS, THE CITY OF GALLATIN PUBLIC UTILITIES DEPARTMENT hereby certifies that the public utility improvements in the development described hereafter have been satisfactorily completed and have been installed in accordance with the approved plans and specifications and that there has been full compliance with the City of Gallatin Subdivision Regulations and City of Gallatin Municipal Code.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, pursuant to Chapter 3, Section 3-105, et seq. of the Subdivision Regulations of Gallatin, Tennessee, that the public drainage infrastructure, rights-of way, public easements, and public utility improvements, as described in Greensboro Village, Phase Six, Section One, Plat Book 24, Page(s) 12, recorded December 13, 2006 in the Register's Office for Sumner County, are hereby accepted by the City of Gallatin, Tennessee.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, 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:

5-1590-16

ATTACHMENT 11-2

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

5-1590-16

ATTACHMENT 11-3

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (DRH)
424 Church Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
City of Gallatin
132 West Main Street
Gallatin, Tennessee 37066

SEND TAX BILL TO:
Same

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BAKERSOUTH-GALLATIN, LLC**, a Tennessee limited liability company (hereinafter the "Grantor"), does hereby quitclaim and convey unto **CITY OF GALLATIN, TENNESSEE** (hereinafter the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Sumner County, State of Tennessee, described as follows:

All street rights-of-way for Chloe Drive and Noah Lane and utility and drainage easements as shown on and dedicated by the Final Plat, Greensboro Village, Phase Six, Section One, of record in Plat Book 24, page 12, Register's Office for Sumner County, Tennessee, to which instrument reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to BakerSouth-Gallatin, LLC, a Tennessee limited liability company, by deed from BakerSouth, LLC, a Tennessee limited liability company, of record in Record Book 4033, page 18, Register's Office for Sumner County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THE TRANSFER OF REALTY UNDER THIS QUITCLAIM DEED IS EXEMPT FROM PRIVILEGE TAX ON RECORDING PURSUANT TO TENNESSEE CODE ANNOTATED §67-4-409(f)(1) AND (2) (MUNICIPALITY AS GRANTEE).

5-1590-16

ATTACHMENT 11-3

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 22nd day of March, 2016.

BAKERSOUTH-GALLATIN, LLC,
a Tennessee limited liability company

By: _____
L.A. Green III, Member

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared L.A. Green III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of **BAKERSOUTH-GALLATIN, LLC**, the within named bargainor, a Tennessee limited liability company, and that he, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

WITNESS my hand, at office, this 22nd day of March, 2016.

Delvina Loya
NOTARY PUBLIC

My Commission Expires:
08·27·18

DELVINA LOYA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

41508909_1.DOCX/020907-1

5-1590-16

Pamela L. Whitaker, Register
Rec #: 65896
Rec d: 15.00
State: 0.00
Clerk: 2.00
Total: 17.00
Instrument #: 021676
Recorded
12/13/2006 at 3:31 PM
Plat Book 24 Pgs 12-12

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: SUMNER REGIONAL HEALTH SYSTEMS, INC. R.B. 1501, PG. 329, R.O.S.C., TN.
3. MAP AND PARCEL NUMBERS SHOWN REFER TO THE SUMNER COUNTY TAX ASSESSOR'S MAPS. THE SUBJECT PROPERTY SHOWN ON THIS PLAT IS PART OF PARCELS 18.02 & 18.03, ON TAX MAP 138.
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. A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C0407D & 47165C0426D, EFFECTIVE DATE SEPTEMBER 20, 2006, SHOWS NONE OF THIS PROPERTY TO BE WITHIN THE 100 YEAR FLOOD PLAIN.
9. THIS IS A CATEGORY I SURVEY IN COMPLIANCE WITH THE RULES OF THE STATE OF TENNESSEE, BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3, STANDARDS OF PRACTICE. THE ERROR OF CLOSURE FOR THE UNADJUSTED FIELD SURVEY IS BETTER THAN 1 : 10,000.
10. THIS PROPERTY IS ZONED "MRO-PUD" AS OF THE DATE OF THIS SURVEY.
11. THE PURPOSE OF THIS PLAT IS TO CREATE 2 BUILDABLE LOTS. AND ESTABLISH ROAD RIGHTS OF WAY AS SHOWN.

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

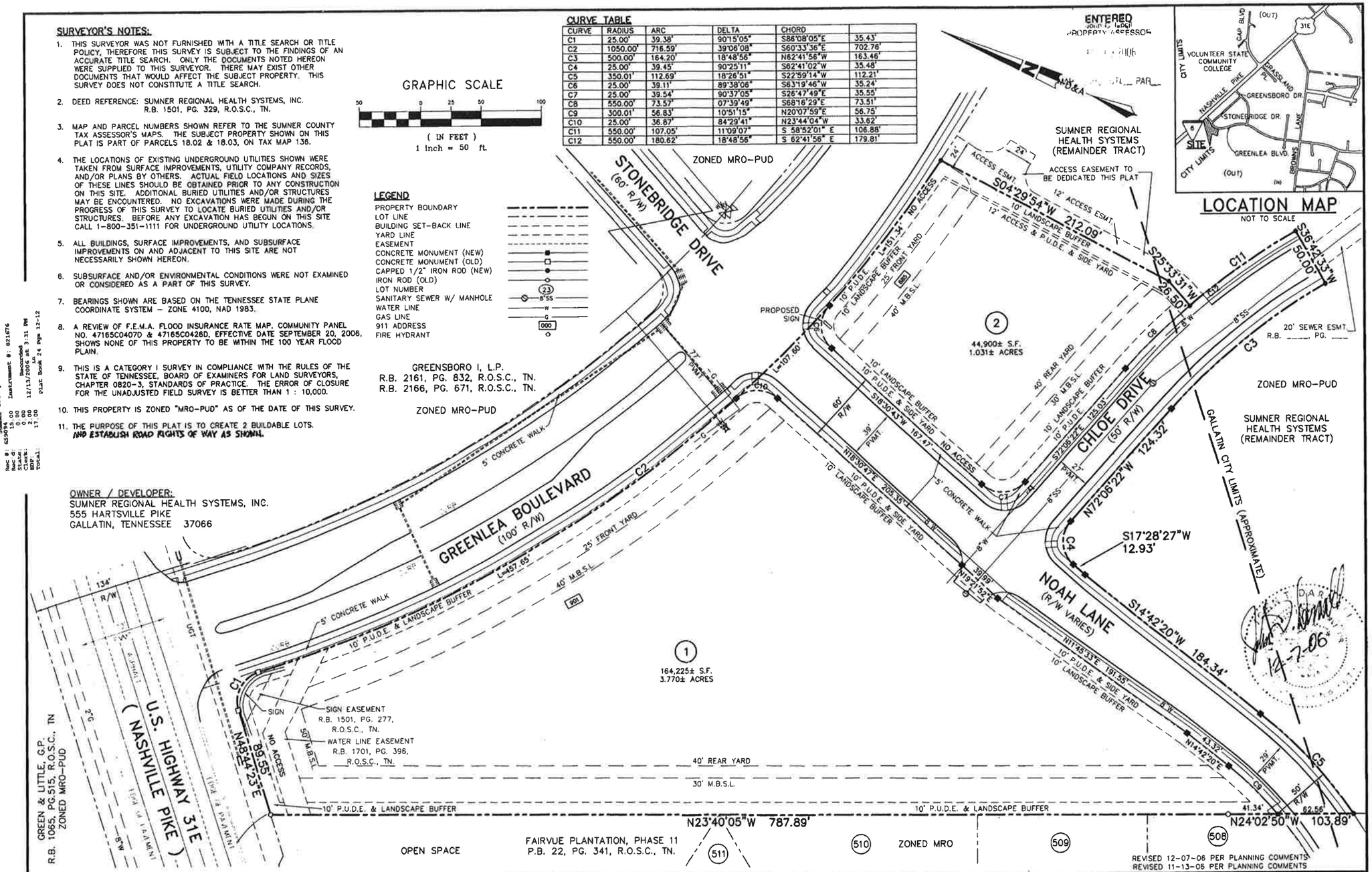
CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD	
C1	25.00'	39.38'	90°15'05"	S86°08'05"E	35.43'
C2	1050.00'	716.59'	39°08'08"	S60°33'36"E	702.76'
C3	500.00'	164.20'	18°48'56"	N62°41'56"W	163.46'
C4	25.00'	39.45'	90°25'11"	S62°41'02"W	35.48'
C5	350.01'	112.69'	18°26'51"	S22°59'14"W	112.21'
C6	25.00'	39.11'	89°38'06"	S63°19'46"W	35.24'
C7	25.00'	39.54'	90°37'05"	S26°47'49"E	35.55'
C8	550.00'	73.57'	07°39'49"	S68°16'29"E	73.51'
C9	300.01'	56.83'	10°51'15"	N20°07'59"E	56.75'
C10	25.00'	36.87'	84°29'41"	N23°44'04"W	33.62'
C11	550.00'	107.05'	11°09'07"	S 58°52'01" E	106.88'
C12	550.00'	180.62'	18°48'56"	S 62°41'56" E	179.81'

ENTERED
JOHN C. TATE II
PROPERTY ASSESSOR
DATE 12/13/2006
MAP 138 GROUP D&A CONTROL PAR

LEGEND

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



LOCATION MAP
NOT TO SCALE

OWNER / DEVELOPER:
SUMNER REGIONAL HEALTH SYSTEMS, INC.
555 HARTSVILLE PIKE
GALLATIN, TENNESSEE 37066

REVISED 12-07-06 PER PLANNING COMMENTS
REVISED 11-13-06 PER PLANNING COMMENTS

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "GREENSBORO VILLAGE, PHASE SIX" 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 12-08 ,20 06 — SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE
SEWER SYSTEM 12-08 ,20 06 — 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. 1501, PG. 329, 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 12/7/06

SUMNER REGIONAL HEALTH SYSTEMS
Mark Foulke V.P.
TITLE

CERTIFICATE OF ACCURACY

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

12-7-06
DATE — REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO 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.

12/12/06
DATE — CITY ENGINEER

Darnall & Associates, LLC

LAND SURVEYING – LAND DEVELOPMENT SERVICES
CONSTRUCTION STAKING – DESIGN

106 Joslin Avenue Gallatin Tennessee 37066
Ph 615-206-6942 Fax 615-206-6943 darnallandassoc@comcast.net

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 12/12/06 — Jim Sroboda, SECRETARY, PLANNING COMMISSION
DATE 12/12/06 — CHAIRMAN'S INITIALS

GREENSBORO VILLAGE, PHASE SIX, SECTION ONE

FINAL PLAT

GREENLEA BLVD. & STONEBRIDGE DR., CITY OF GALLATIN,

FOURTH CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

TOTAL ACRES = 5.934±	TOTAL LOTS = 2
ACRES OF NEW ROAD = 1.133±	FEET OF NEW ROAD = 1052±
OWNER: SUMNER REGIONAL	CIVIL DISTRICT: FOURTH
SCALE: 1" = 50'	CITY OF GALLATIN
SURVEYOR: DARNALL & ASSOC.	JOB #06-047
SUMNER COUNTY	STATE OF TENNESSEE
DATE: OCTOBER 25, 2006	SHEET NO. 1 OF 1

06047FP.DWG

5-1590-16

ITEM 12

GMRPC Resolution No. 2016-26

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A PRELIMINARY PLAT FOR BAYWOOD POINTE, PHASE 4, CONTAINING 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. (PC 1-1288-15B)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Plat submitted by the applicant, Bruce Rainey and Associates, at its regular meeting on March 28, 2016; and

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

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

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

1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Community Character Area.
2. The Preliminary Plat is consistent with the purpose and intent of the Residential-20 (R20) Zoning District and substantially consistent with the previously approved Final Plat for Baywood Pointe, Phase 4 (PC File# 1-59-06C).
3. The Preliminary Plat is consistent with Tennessee Code Annotated § Section 13-3-403 and Section 13-4-303.
4. The Preliminary Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City as described in Chapter 1, Section 1-104, items 1-11.
5. The Preliminary Plat complies with the submittal requirements for a Preliminary Plat as described in Section 2-103, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exist have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Preliminary Plat for Baywood Pointe, Phase 4, consisting of a five (5) sheet plan, prepared by Bruce Rainey and Associates of Hendersonville TN, with Job No. 150115, dated October 3, 2006, with a most recent revision date of November 12, 2015, 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.

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: 03/28/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
Susan High-McAuley
City Attorney

ITEM 12

PLANNING DEPARTMENT STAFF REPORT

Preliminary Plat for Baywood Pointe, Phase 4
(1-1288-15B)
Located North and West of Bay Pointe Drive and East of Blue Jay Way
Date: March 28, 2016

REQUEST: 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.

OWNER:	**BAYWOOD POINTE PARTNERSHIP**
APPLICANT:	**BRUCE RAINEY AND ASSOCIATES**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2016-26**
STAFF CONTACT:	**DENISE BROWN**
PLANNING COMMISSION DATE:	**MARCH 28, 2016**

PROPERTY OVERVIEW: 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 28.91 (±) acres, located north and west of Bay Pointe Drive and east of Blue Jay Way. The property is currently zoned Residential-20 (R20). One-Family Detached Dwellings is a permitted use in the R20 zone district. (Attachment 12-1 and 12-2)

CASE BACKGROUND:

Previous Approvals

On August 26, 2002, the Planning Commission approved a Sketch Plat for the Baywood Pointe subdivision, containing four (4) phases. (PC File# 1-12-02A) (Attachment 12-3)

On November 27, 2006, the Planning Commission approved a Preliminary Plat for Baywood Pointe, Phase 4. (PC File# 1-49-06B)

On January 22, 2007, the Planning Commission approved a Final Plat for Baywood Pointe, Phase 4. (PC File# 1-59-06C) (Attachment 12-4)

DISCUSSION:

Proposed Development

The sketch plat (PC File# 1-12-02) was approved for 148 lots with four (4) phases. Since the approval of the sketch plat, the phases have been divided into sections and the phase lines have been revised.

This Preliminary Plat, for Phase 4, contains 46 lots, three (3) open space tracts, the extension of three (3) public rights-of-way (Fields Place, Summerstar Circle, and Westbrook Drive) and addition of one (1) public right-of-way (Sundown Circle). The proposed Preliminary Plat is consistent with design of the Preliminary Plat approved in 2006 and Final Plat approved in 2007. The construction plans submitted for the approval of the Final Plat in 2007 have expired; therefore, a new Preliminary Plat is required. Furthermore, due to drainage deficiencies on the property, additional drainage improvements are required to be constructed in accordance with the adopted Stormwater Ordinance. Based on FEMA FIRM Map 471650426G, no portion of this phase is within a special flood hazard area.

Natural Features

The topography of this area is undulating and consists of four sink holes. These areas will be stabilized as described in plat note #13. Lots 76, 104 and 105 will require an engineered footing as required by the Geotechnical Engineering Report for the Rodman Property, dated May 22, 2001. The report contains the footing design requirements. The rolling terrain varies from 488 feet at the southwest corner of the property to 457 feet in the sink hole floor at proposed Lot 76 and Open Space 'B'. The parcel is mostly open fields with a tree line located in the east central portion of the parcel associated in a depression.

Adjacent or Area Uses

The project site is surrounded by Residential-20 zoned property containing One-Family Detached Dwellings. A TVA transmission line and easement extends along most of the north boundary of the plat. The easement overlays substantial portions of the lots on the north side of Westbrook Drive.

Lot Sizes and Layout

The lot sizes and layout shown on the Preliminary Plat are consistent with lot sizes and layouts approved on the Final Plat in 2007 (PC File# 1-59-06C) and generally consist of lots between 20,000 square feet and 38,899 square feet.

Rights-of-Way/Streets/Roads

The Preliminary Plat indicates an extension of Fields Place, Westbrook Drive and Summerstar Circle (50 foot wide rights-of-way), and creation of Sundown Circle (40 foot wide right-of-way). These streets will become public rights-of-way once accepted by the City of Gallatin.

Signing

This Preliminary Plat shows no signage proposed for Phase 4 of Baywood Pointe.

Open Space and Bufferyard

The Preliminary Plat shows three (3) proposed open space tracts. Open Space 'A' (0.11± acres), located at the end of Sundown Circle, Open Space 'B' (0.40± acres) shown between Lots 74 and 75, and Open Space 'C' (1.05± acres), located in the northeast portion of Phase 4. The size of the detention pond shown in Open Space 'B' does not meet the requirements of the Stormwater Ordinance and will need to encompass Lots 74 and 75 in order to increase the size. Lots 74 and 75 will become part of Open Space 'B'. The revised lot configuration and square footage of Open Space 'B' will be updated on the

revised resubmittals. Phase 4 is located internal to Baywood Pointe development and bufferyards are not required

Easements (P.U.D.E.'s)
All lots will include 20 foot wide P.U.D.E's along the front property lines, and 10 foot wide P.U.D.E.'s along the sides and rear property lines unless otherwise noted. Lots 95-98 and 81-85 may require a 15 foot wide rear Public Utility and Drainage Easement for the ditch section. This will be addressed on the Final Plat. There is a 75 foot wide TVA easement along the rear of Lots 58-65, a portion of Lot 66 and through most of Open Space 'C'. All easements shall be considered "Public" in accordance with the City of Gallatin Subdivision Regulations.

Stormwater/Detention Pond
New construction plans have been review and approved by the Engineering Division.

The undulating nature of topography allows for the natural depression areas to function as detention basins. Stormwater runoff will be conveyed to drainage structures in the streets and routed to several basins including within easement on the rear of Lots 63-65, within Open Space 'C' (under the TVA transmission lines) and in Open Space 'B', and then discharged through piped system through earlier phases of Bay Pointe subdivision.

Sureties
The applicant shall submit a subdivision surety, in an amount to be determined by the Engineering Division, to the Planning Department prior to recording of the Final Plat.

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. 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.)

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 and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Community Character Area.

2. The Preliminary Plat is consistent with the purpose and intent of the Residential-20 (R20) Zoning District and substantially consistent with the previously approved Final Plat for Baywood Pointe, Phase 4 (PC File# 1-59-06C).
3. The Preliminary Plat is consistent with Tennessee Code Annotated § Section 13-3-403 and Section 13-4-303.
4. The Preliminary Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City as described in Chapter 1, Section 1-104, items 1-11.
5. The Preliminary Plat complies with the submittal requirements for a Preliminary Plat as described in Section 2-103, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exist have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2016-26, a Preliminary Plat for Baywood Pointe, Phase 4, consisting of a five (5) sheet plat, prepared by Bruce Rainey and Associates of Hendersonville TN, with job number 150115, dated October 3, 2006, with a most recent revision date of November 12, 2015, 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.

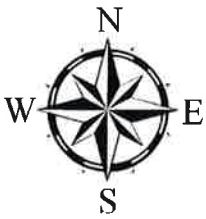
(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City.)

ATTACHMENTS

Attachment 12-1 Location Map for Baywood Pointe, Phase 4
Attachment 12-2 Preliminary Plat for Baywood Pointe, Phase 4 (PC File 1-1288-15B)
Attachment 12-3 Sketch Plat for Baywood Pointe (PC File 1-12-02A)
Attachment 12-4 Final Plat for Baywood Pointe, Phase 4 (PC File 1-59-06C)

BAYWOOD POINTE, PHASE 4
PRELIMINARY PLAT
1-1288-15B

Tax Map 136//012.02
Zoned: Residential 20



ATTACHMENT 12-1

ATTACHMENT 12-3

TOTAL AREA - 105.41 ACRES±

PHASE 1, SECTION 1

PHASE 1, SECTION 2

PHASE 2

PHASE 3

PHASE 4

RODMAN BLVD.

MIMOSA DRIVE

BLUE JAY WAY

WYNDHAM DRIVE

WESTCHESTER DRIVE

BAY POINT DRIVE

BROWNS LANE

FIELDS PLACE

WESTBROOK DRIVE

WOODHAVEN
P.B. 12, PG. 242 R.O.S.C., TN.

WOODHAVEN
RESUB LOT 56
P.B. 19, PG. 52,
R.O.S.C., TN.

WOODHAVEN
RESUB LOTS 60-64
P.B. 19, PG. 39 R.O.S.C., TN.

WOODHAVEN ON THE LAKE
PHASE 1
P.B. 19, PG. 23, R.O.S.C., TN.

WOODHAVEN ON THE LAKE
PHASE 2
P.B. 19, PG. 24, R.O.S.C., TN.

THE FIELDS AT WOODHAVEN
PHASE 1
P.B. 19, PG. 343, R.O.S.C., TN.

BAY POINTE ESTATES
SECTION 1
P.B. 10, PG. 21 R.O.S.C., TN.

BILLY DICK BROWN PROPERTY
SECTION 2
P.B. 11, PG. 393, R.O.S.C., TN.

SUSAN ELIZABETH BROWN ALEXANDER
D.B. 485, PG. 592, R.O.S.C., TN.
MAP 136 - PARCEL 15.01

BILLY DICK BROWN
D.B. 156, PG. 551, R.O.S.C., TN
MAP 136 - PARCEL 15

LOCATION MAP

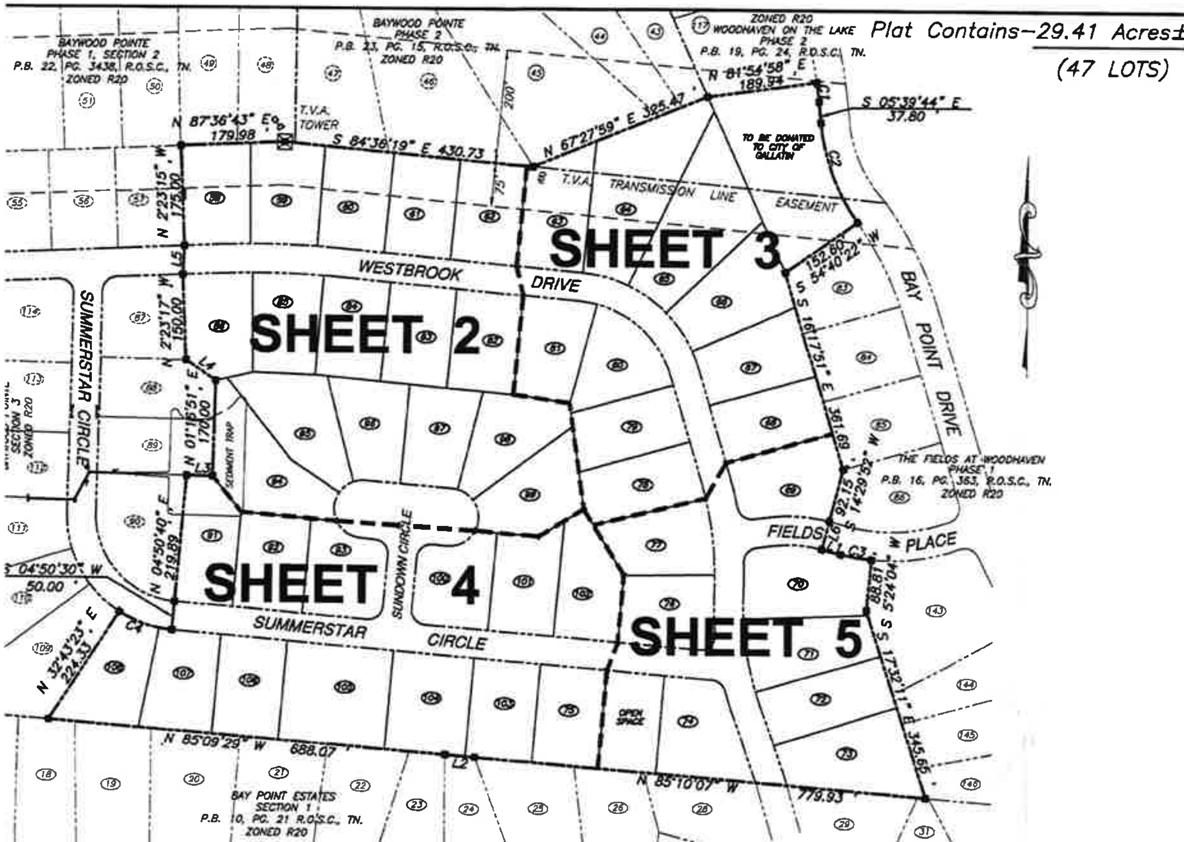
NOTES:

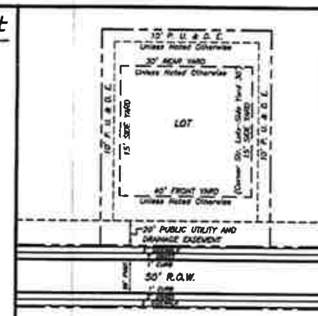
1. THERE IS A 10' PUBLIC UTILITY & DRAINAGE EASEMENT ALONG EACH PROPERTY LINE.
2. PROPERTY IS ZONED R-20.
3. TOPOGRAPHY TAKEN FROM AERIAL SURVEY. CONTOUR INTERVAL 1 FOOT.
4. MINIMUM BUILDING SETBACKS

SKETCH PLAT
OF
BAYWOOD POINTE

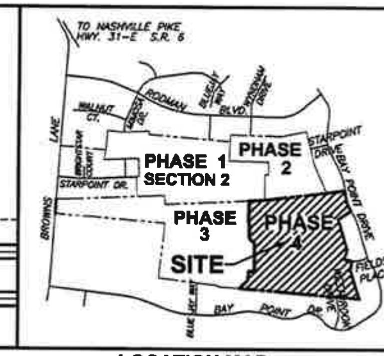
PROPERTY LOCATED IN THE 4th CIVIL DISTRICT
OF SUMNER COUNTY, TENNESSEE

INITIAL





TYPICAL LOT CONFIGURATION
(N.T.S.)



LOCATION MAP

150 0 150 300 450
Scale: 1' = 150'

NUMBER	DIRECTION	DISTANCE
L1	S [illegible] E	[illegible]
L2	N [illegible] W	[illegible]
L3	S [illegible] E	[illegible]
L4	N [illegible] W	[illegible]
L5	N [illegible] W	[illegible]
L6	S [illegible] W	[illegible]

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD DIRECTION
C1	02°25'18"	804.36	34.00	33.99	17.00	S 06°52'25" E
C2	29°37'49"	361.57	186.88	184.91	95.63	S 20°28'19" E
C3	09°02'41"	342.16	54.01	53.96	27.06	S 80°04'39" E
C4	27°53'00"	200.60	97.62	96.66	49.80	S 71°12'51" E
C6	07°48'59"	1495.13	203.10	202.94	101.70	S 88°29'52" E
C7	68°18'25"	231.36	275.83	259.78	156.98	S 50°27'03" E
C8	04°57'22"	636.08	55.02	55.00	27.53	S 13°49'04" E
C9	85°39'44"	25.00	37.38	33.99	23.18	S 54°10'21" E
C10	21°27'00"	270.77	101.37	100.78	51.28	S 88°18'47" E
C11	21°26'34"	220.77	82.64	82.16	41.81	N 88°16'45" W
C12	85°39'44"	25.00	37.38	33.99	23.18	S 40°09'54" W
C13	04°57'22"	636.08	55.02	55.00	27.53	S 00°11'23" E
C14	20°49'34"	519.16	188.71	187.67	95.41	S 08°07'23" E
C15	03°31'38"	596.16	35.09	35.09	17.55	N 16°46'06" W
C16	90°09'15"	25.00	39.27	35.36	25.00	N 49°50'32" E
C17	90°00'03"	25.00	37.67	34.21	23.45	S 44°26'47" W
C18	90°00'00"	25.00	39.27	35.36	25.00	N 40°09'30" W
C19	180°00'00"	50.00	157.08	100.00	0.00	N 04°50'30" E
C20	180°00'00"	50.00	157.08	100.00	0.00	S 04°50'30" W
C21	90°00'00"	25.00	39.27	35.36	25.00	S 49°50'30" W
C22	89°59'37"	25.00	39.27	35.36	25.00	S 40°09'28" E
C23	99°51'24"	25.00	43.57	38.26	29.72	N 44°54'51" E
C24	07°18'15"	569.16	72.56	72.51	36.33	N 01°21'46" W
C25	18°35'15"	586.08	190.13	189.30	95.91	N 07°00'13" W
C26	68°18'25"	181.36	216.22	203.64	123.04	N 50°27'03" W
C27	07°48'58"	1445.12	196.30	196.15	98.30	N 88°29'54" W

LEGEND OF SYMBOLS USED

Symbol	Meaning
▣	MONUMENT
(SS)	SANITARY SEWER MANHOLE
—8" SS—	SANITARY SEWER LINE
—10"W—	WATER LINE
-◇-	FIRE HYDRANT
——	LOT LINE
---ROW---	RIGHT OF WAY
— — —	EASEMENT LINE
— — —	YARD LINE

NOTES:

1. NORTH BASED ON DEED OF RECORD IN R.B. 762, PG. 769, R.O.S.C., TN.
2. PROPERTY SHOWN IS PART OF PARCEL 15.04 ON SUMNER COUNTY PROPERTY MAP 136.
3. ACCORDING TO F.I.R.M. COMMUNITY PANEL #47165C0426E, DATED 9/20/06, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA, ZONE X.
4. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JIM SWEENEY, INC. AND J & M HOMEBUILDERS, INC., A JOINT VENTURE, BY DEED OF RECORD IN R.B. 2384, PG. 581, R.O.S.C., TN.
5. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED. ■ INDICATES MONUMENT
6. THERE IS A 20' PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE FRONT OF EACH LOT.
7. THERE IS A 10' PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG EACH SIDE AND REAR LOT LINE.
8. MINIMUM YARDS ARE AS FOLLOWS:
   FRONT – 40 FEET
   REAR – 30 FEET
   SIDE – 15 FEET (CORNER STREET LOTS DOUBLED –30')
9. PROPERTY IS ZONED R20.
10. TYPICAL ROADWAY TO BE 50' R.O.W. WITH 26' PAVEMENT, 1' CURB, 5' GRASS STRIP AND 5' CONC. SIDEWALK ON EACH SIDE.
11. NO CONSTRUCTION PERMITTED IN TVA EASEMENT.
12. THE DIMENSIONS ON PAVING, SEWER LINES, SIDEWALKS, ETC. REPRESENT DESIGNED IMPROVEMENTS, NOT AS-BUILT IMPROVEMENTS.
13. LOT(S) 76, 104 AND 105 WILL REQUIRE AN ENGINEERED FOOTING AS REQUIRED BY THE GEOTECHNICAL ENGINEERING REPORT FOR THE RODMAN PROPERTY, DATE MAY 22, 2001. THIS REPORT CONTAINS THE FOOTING DESIGN REQUIREMENTS.
14. [1000] INDICATES STREET ADDRESS.
15. OPEN SPACE TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
16. EXISTING USE : R20 UNDEVELOPED   PROPOSED : R20 DEVELOPED IN 47 LOTS
17. ALL FIRE HYDRANTS ARE TO BE WITHIN 10 FEET OF THE ROADWAY WITH LARGE OUTLET FACING THE ROAD.

BAYWOOD POINTE,
PHASE 4,
FINAL PLAT

PROPERTY LOCATED IN THE 4th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE OFF OF BAY POINT DRIVE

DATE : DECEMBER 28, 2006

SCALE : 1" = 160'

OWNER/DEVELOPER :
JIM SWEENEY CONSTRUCTION, INC. AND J & M HOMEBUILDERS, INC., A JOINT VENTURE
131 INDIAN LAKE ROAD, SUITE 203
HENDERSONVILLE, TN 37075

ATTACHMENT 14-1

CERTIFICATE OF COMMON AREAS DEDICATION

Jim Sweeney Construction, Inc. and J & M Homebuilders, Inc., a Joint Venture, in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners in Baywood Pointe Phase 4 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 Baywood Pointe Phase 4 as more fully provided in Article ______ Declaration of Covenants and Restrictions, applicable to Baywood Pointe Phase 4, dated __________ and recorded with this plat. Said Article______ is hereby incorporated and made part of this plat.

DATE : ____________ OWNER : ________________

DATE : ____________ OWNER : ________________

CERTIFICATE OF OWNERSHIP & DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number 2384 page 581 R.O.S.C., TN., and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.

DATE : ____________ OWNER : ________________

TITLE : ________________

DATE : ____________ OWNER : ________________

TITLE : ________________

CERTIFICATE OF SURVEY ACCURACY

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

DATE : ________________

REGISTERED LAND SURVEYOR

J. BRUCE RAINEY REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE No. 8__

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the utility systems outlined or indicated on the final subdivision plat entitled Baywood Pointe Phase 4 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 ________________ Superintendent of Public Utilities, Gallatin, Tennessee

SEWER SYSTEM: ________ Date ________________ Superintendent of Public Utilities, 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-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 : ____________

____
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: ________ ________________ Chair's Initials

RECORD

Recorded ____________, 2007
in Book ____________, Page ____________
of the Register's Office, Sumner Co., TN.

PREPARED BY :
Bruce Rainey and Associates
LAND DEVELOPMENT CONSULTANTS
118 MAPLE ROW BLVD.
HENDERSONVILLE, TN. 37075
PHONE 615-822-0012
FAX 615-824-1487

JOB NO. 01-0265
SHEET 1 OF 5

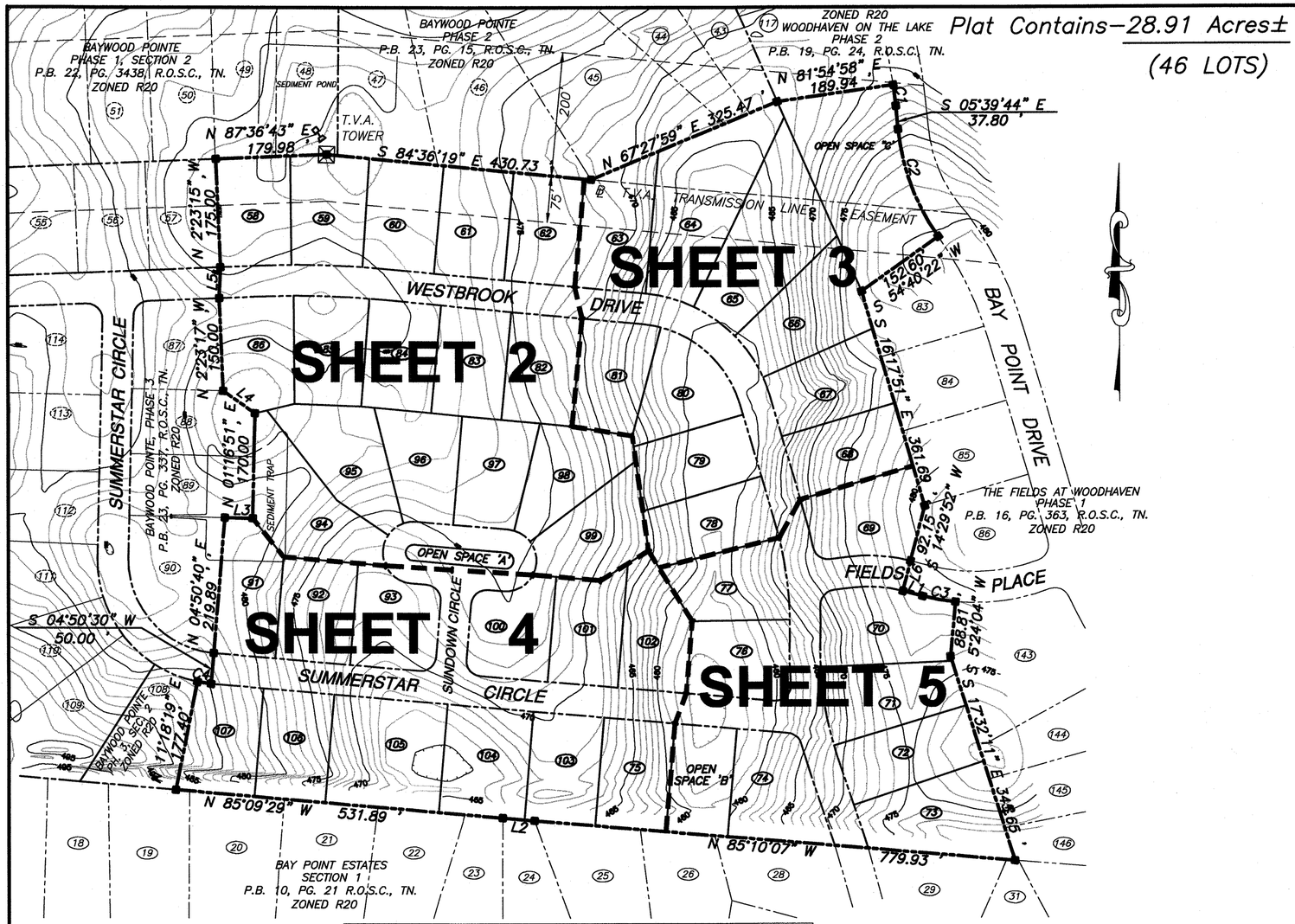
1-59-06C

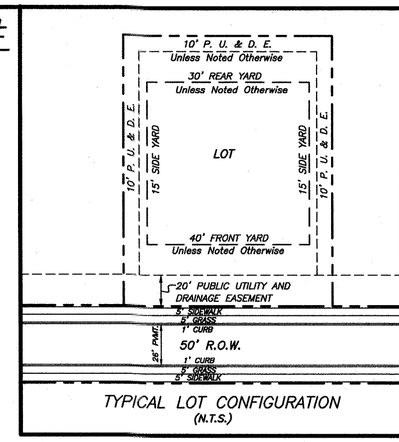
12-4

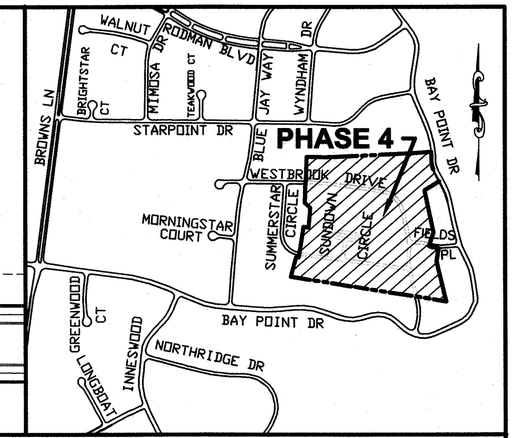
ATTACHMENT

RESUBMITTAL

RECEIVED
JAN 11 2007
GALLATIN PLANNING & ZONING







LOCATION MAP

N.T.S.

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD DIRECTION
C1	02°25'18"	804.36	34.00	33.99	17.00	S 06°52'25" E
C2	29°37'49"	361.57	186.98	184.91	95.63	S 20°28'19" E
C3	09°02'41"	342.16	54.01	53.96	27.06	S 80°04'39" E
C4	06°27'39"	200.60	22.62	22.61	11.62	S 81°55'08" E
C6	07°46'59"	1495.13	203.10	202.94	101.70	S 88°29'52" E
C7	68°18'25"	231.36	275.83	259.78	156.96	S 50°27'03" E
C8	04°57'22"	636.08	55.02	55.00	27.53	S 13°49'04" E
C9	85°39'44"	25.00	37.38	33.99	23.18	S 54°10'21" E
C10	21°27'00"	270.77	101.37	100.78	51.28	S 86°16'47" E
C11	21°26'54"	220.77	82.64	82.16	41.81	N 86°16'45" W
C12	85°39'44"	25.00	37.38	33.99	23.18	N 40°09'54" W
C13	04°57'22"	636.08	55.02	55.00	27.53	S 00°11'23" E
C14	20°49'34"	519.16	188.71	187.67	95.41	S 08°07'23" E
C15	03°31'58"	596.16	35.09	35.09	17.55	N 16°46'06" W
C16	70°09'15"	25.00	39.27	35.36	25.00	N 49°50'32" E
C17	90°00'03"	25.00	37.67	34.21	23.45	S 44°26'47" W
C18	90°00'00"	25.00	39.27	35.36	25.00	N 40°09'30" W
C19	180°00'00"	50.00	157.08	100.00	0.00	N 04°50'30" E
C20	180°00'00"	50.00	157.08	100.00	0.00	S 04°50'30" W
C21	90°00'00"	25.00	39.27	35.36	25.00	S 49°50'30" W
C22	89°59'57"	25.00	39.27	35.36	25.00	S 40°09'28" E
C23	99°51'24"	25.00	43.57	38.26	29.72	N 44°54'51" E
C24	07°18'15"	569.16	72.56	72.51	36.33	N 01°21'46" W
C25	18°35'15"	586.08	190.13	189.30	95.91	N 07°00'13" W
C26	68°18'25"	181.36	216.22	203.64	123.04	N 50°27'03" W
C27	07°46'58"	1445.12	196.30	196.15	98.30	N 88°29'54" W

150 0 150 300 450

Scale: 1" = 150'

NUMBER	DIRECTION	DISTANCE
L1	S 75°33'32" E	33.28'
L2	N 85°07'39" W	51.57'
L3	S 88°43'00" E	45.10'
L4	N 54°54'07" W	62.87'
L5	N 02°40'19" E	50.19'
L6	S 14°27'11" W	50.00'

LEGEND OF SYMBOLS USED

- MONUMENT
- SANITARY SEWER MANHOLE
- 8" SS — SANITARY SEWER LINE
- 10"W — WATER LINE
- FIRE HYDRANT
- LOT LINE
- ROW — RIGHT OF WAY
- EASEMENT LINE
- YARD LINE

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 46 ONE–FAMILY DETACHED DWELLING LOTS.
2. NORTH BASED ON DEED OF RECORD IN R.B. 762, PG. 769, R.O.S.C., TN.
3. PROPERTY SHOWN IS PARCEL 12.02 ON SUMNER COUNTY PROPERTY MAP 136.
4. ACCORDING TO F.I.R.M. COMMUNITY PANEL #47165C0426G, DATED 4/17/12, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA, ZONE X.
5. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BAYWOOD POINTE PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, BY DEED OF RECORD IN R.B. 4155, PG. 385, R.O.S.C., TN.
6. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED. ■ INDICATES MONUMENT
7. THERE IS A 20' PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE FRONT OF EACH LOT.
8. THERE IS A 10' PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG EACH SIDE AND REAR LOT LINE.
9. PROPERTY IS ZONED R20.
10. TYPICAL ROADWAY TO BE 50' R.O.W. WITH 26' PAVEMENT, 1' CURB, 5' GRASS STRIP AND 5' CONC. SIDEWALK ON EACH SIDE.
11. NO CONSTRUCTION PERMITTED IN TVA EASEMENT.
12. THE DIMENSIONS ON PAVING, SEWER LINES, SIDEWALKS, ETC. REPRESENT DESIGNED IMPROVEMENTS, NOT AS–BUILT IMPROVEMENTS.
13. LOT(S) 76, 104 AND 105 WILL REQUIRE AN ENGINEERED FOOTING AS REQUIRED BY THE GEOTECHNICAL ENGINEERING REPORT FOR THE RODMAN PROPERTY, DATE MAY 22, 2001. THIS REPORT CONTAINS THE FOOTING DESIGN REQUIREMENTS.
14. [100] INDICATES STREET ADDRESS.
15. OPEN SPACE TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
16. EXISTING USE : R20 UNDEVELOPED PROPOSED : R20 DEVELOPED IN 46 LOTS
17. ALL FIRE HYDRANTS ARE TO BE WITHIN 10 FEET OF THE ROADWAY WITH LARGE OUTLET FACING THE ROAD.

BAYWOOD POINTE
PHASE 4
PRELIMINARY PLAT

PROPERTY LOCATED IN THE 4th CIVIL DISTRICT
OF SUMNER COUNTY, TENNESSEE
OFF OF BAY POINT DRIVE

DATE : OCTOBER 3, 2006

SCALE : 1" = 150'

REV. : 11/08/06
REV. : 12/27/06
REV. : 01/09/07
REV. : 10/27/15
REV. : 11/12/15

OWNER/DEVELOPER :
BAYWOOD POINTE PARTNERSHIP,
A TENNESSEE GENERAL PARTNERSHIP
120 DONELSON PIKE
NASHVILLE, TN 37214

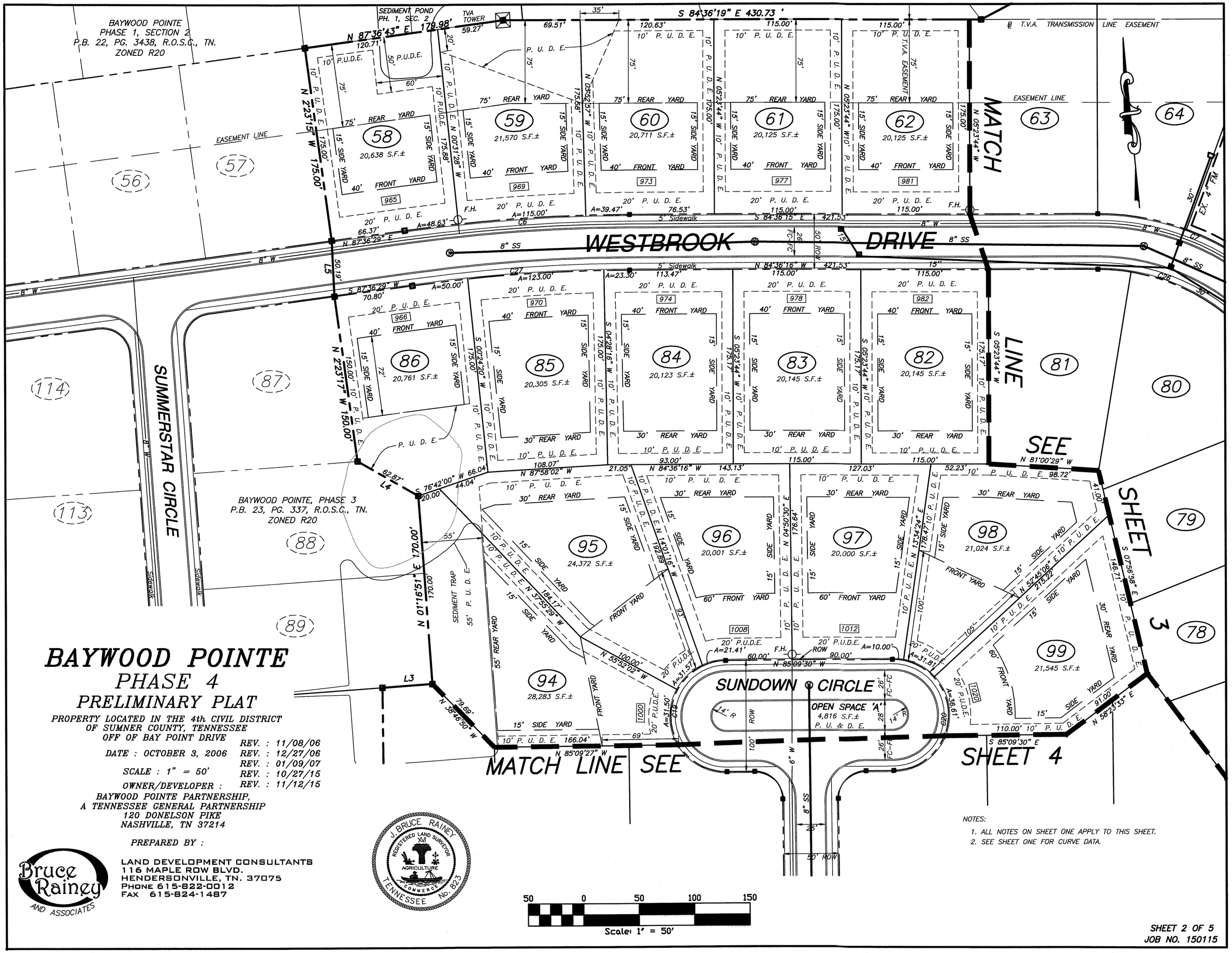
J. BRUCE RAINEY
REGISTERED LAND SURVEYOR XVI
AGRICULTURE COMMERCE
No. 823
TENNESSEE

PREPARED BY :

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

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

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



BAYWOOD POINTE
PHASE 4
PRELIMINARY PLAT

PROPERTY LOCATED IN THE 4th CIVIL DISTRICT
OF SUMNER COUNTY, TENNESSEE
OFF OF BAY POINT DRIVE

DATE : OCTOBER 3, 2006

SCALE : 1" = 50'

OWNER/DEVELOPER :
BAYWOOD POINTE PARTNERSHIP,
A TENNESSEE GENERAL PARTNERSHIP
120 DONELSON PIKE
NASHVILLE, TN 37214

REV. : 11/08/06
REV. : 12/27/06
REV. : 01/09/07
REV. : 10/27/15
REV. : 11/12/15

PREPARED BY :

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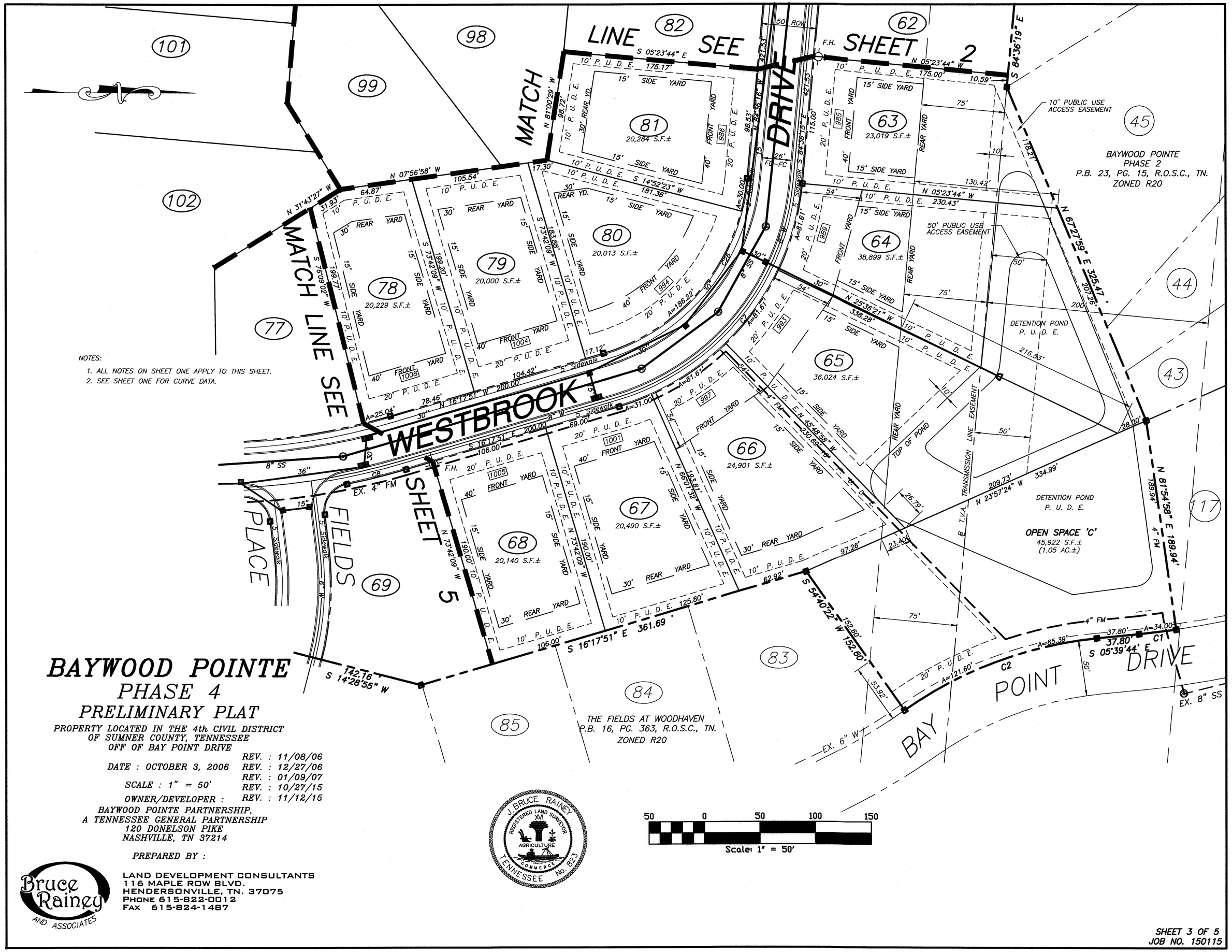
PHONE 615-822-0012
FAX 615-824-1487

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

NOTES:

1. ALL NOTES ON SHEET ONE APPLY TO THIS SHEET.
2. SEE SHEET ONE FOR CURVE DATA.



NOTES:

1. ALL NOTES ON SHEET ONE APPLY TO THIS SHEET.
2. SEE SHEET ONE FOR CURVE DATA.

BAYWOOD POINTE
PHASE 4
PRELIMINARY PLAT

PROPERTY LOCATED IN THE 4th CIVIL DISTRICT
OF SUMNER COUNTY, TENNESSEE
OFF OF BAY POINT DRIVE

DATE : OCTOBER 3, 2006
REV. : 11/08/06
REV. : 12/27/06
REV. : 01/09/07
SCALE : 1" = 50'
REV. : 10/27/15
OWNER/DEVELOPER :
REV. : 11/12/15

BAYWOOD POINTE PARTNERSHIP,
A TENNESSEE GENERAL PARTNERSHIP
120 DONELSON PIKE
NASHVILLE, TN 37214

PREPARED BY :

Bruce Rainey AND ASSOCIATES
LAND DEVELOPMENT CONSULTANTS
116 MAPLE ROW BLVD.
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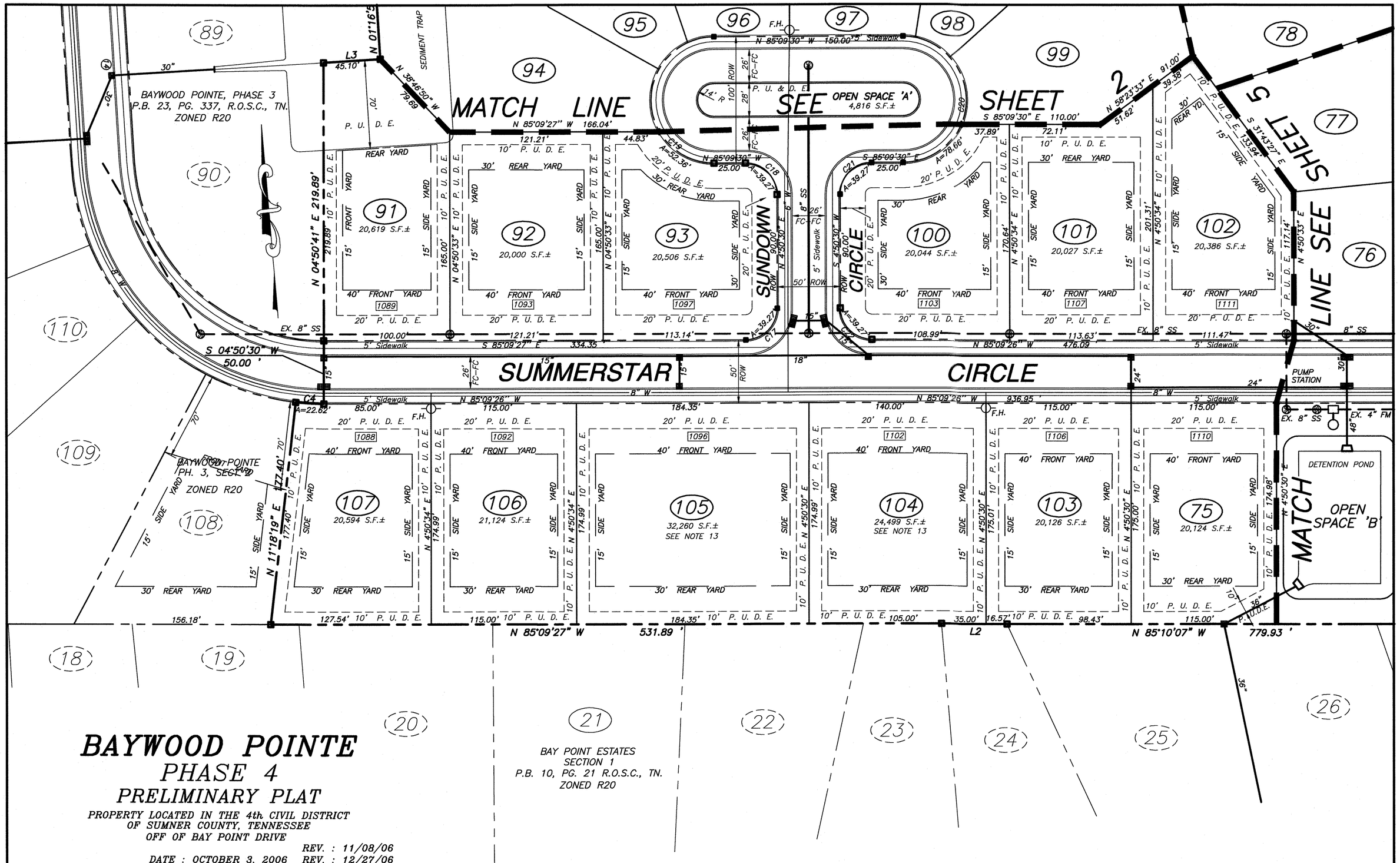

BAYWOOD POINTE
PHASE 4
PRELIMINARY PLAT

PROPERTY LOCATED IN THE 4th CIVIL DISTRICT
OF SUMNER COUNTY, TENNESSEE
OFF OF BAY POINT DRIVE

DATE : OCTOBER 3, 2006

REV. : 11/08/06
REV. : 12/27/06
REV. : 01/09/07
REV. : 10/27/15
REV. : 11/12/15

SCALE : 1" = 50'

OWNER/DEVELOPER :
BAYWOOD POINTE PARTNERSHIP,
A TENNESSEE GENERAL PARTNERSHIP
120 DONELSON PIKE
NASHVILLE, TN 37214

PREPARED BY :

Bruce Rainey AND ASSOCIATES
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PHONE 615-822-0012
FAX 615-824-1487

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

50 0 50 100 150
Scale: 1" = 50'

NOTES:

1. ALL NOTES ON SHEET ONE APPLY TO THIS SHEET.
2. SEE SHEET ONE FOR CURVE DATA.

BAYWOOD POINTE
PHASE 4
PRELIMINARY PLAT

PROPERTY LOCATED IN THE 4th CIVIL DISTRICT
OF SUMNER COUNTY, TENNESSEE
OFF OF BAY POINT DRIVE

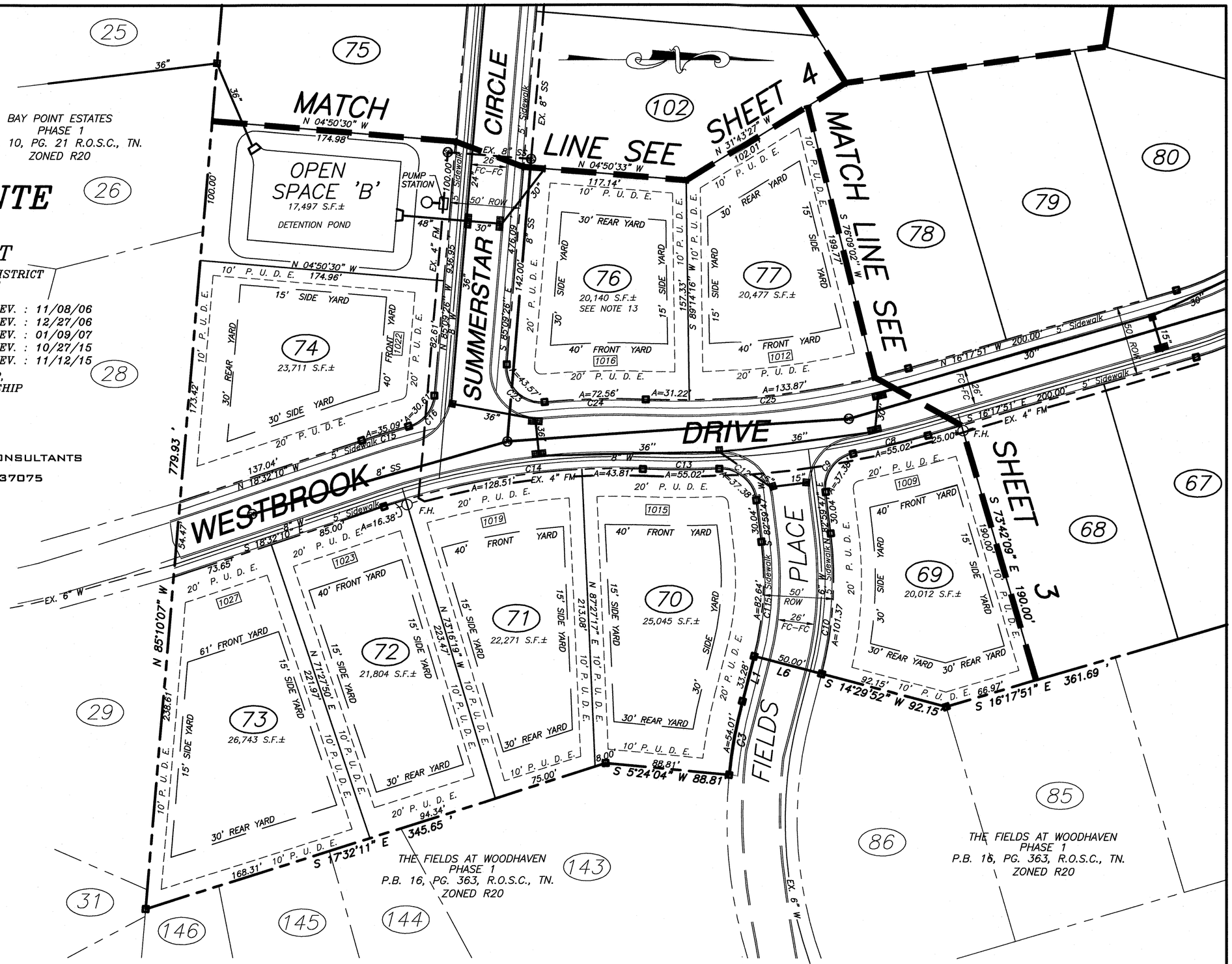
DATE : OCTOBER 3, 2006
SCALE : 1" = 50'
OWNER/DEVELOPER :

REV. : 11/08/06
REV. : 12/27/06
REV. : 01/09/07
REV. : 10/27/15
REV. : 11/12/15

BAYWOOD POINTE PARTNERSHIP,
A TENNESSEE GENERAL PARTNERSHIP
120 DONELSON PIKE
NASHVILLE, TN 37214

PREPARED BY :

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



Scale: 1" = 50'

NOTES:

1. ALL NOTES ON SHEET ONE APPLY TO THIS SHEET.
2. SEE SHEET ONE FOR CURVE DATA.

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

SHEET 5 OF 5
JOB NO. 150115

ITEM 13

GMRPC Resolution No. 2016-28

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MINOR SUBDIVISION-FINAL PLAT FOR THE B & S PROPERTIES SUBDIVISION, CONTAINING THREE (3) SINGLE FAMILY LOTS, ON 0.46 (+/-) ACRES, LOCATED AT THE SOUTHEAST CORNER OF EAST SMITH STREET AND SOUTH PARDUE AVENUE. – (2-1576-16)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by Carroll Carman Surveying at a regular meeting on March 28, 2016; and

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

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

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

1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Town Neighborhood Revitalization Character Area.
2. The proposed Final Plat is consistent with the purpose and intent of the Residential-6 (R6) zone district.
3. The Final Plat is consistent with T.C.A. Section 13-3-402 and 404 and Section 13-4-302 and 304.
4. The Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.
5. The Final Plat complies with the requirements of the subdivision regulations as described in Section 2-105, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Planning Department recommends that the Gallatin Municipal-Regional Planning Commission approve GMRPC Resolution 2016-28 Minor Subdivision - Final Plat for the B & S Properties subdivision, consisting of a one (1) sheet plat, prepared by Carroll Carman Surveying, of Hartsville, Tennessee, dated February 19, 2016 with the following conditions:

1. Indicate in the plat title that the subdivision is a resubdivision 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.

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: 3/28/16

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____

SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 13

PLANNING DEPARTMENT STAFF REPORT

Final Plat for B & S Properties (Minor Subdivision)
(PC File# 2-1576-16)
Located on East Smith Street and South Pardue Avenue
Date: March 28, 2016

REQUEST: 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.

OWNER:	**B & S PROPERTIES**
APPLICANT:	**CARROLL CARMAN SURVEYING**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION 2016- 28**
STAFF CONTACT:	**DENISE BROWN**
PLANNING COMMISSION DATE:	**MARCH 28, 2016**

PROPERTY OVERVIEW: The owner and applicant requests approval of a Minor Subdivision Plat to resubdivide two (2) lots of the Tomkins Addition Subdivision comprising 0.46 +/- acres, zoned Residential-6, into three (3) lots, on the southwest corner of the intersection of East Smith Street and South Pardue Avenue. One-Family Detached Dwellings is a permitted use in the R6 zone district. (Attachment 13-1 and 13-2)

CASE BACKGROUND:

Previous Approvals

There are no previous approvals for this parcel other than through a deed (Tomkins Addition, DB. 60, PG. 584) recorded May 21, 1909. (Attachment 13-3)

DISCUSSION:

Proposed Development

The applicant is requesting approval of a Minor Subdivision-Final Plat to subdivide one (1) lot totaling 0.46 (+/-) acres, into three (3) lots. The lot sizes range from 6050 sq. ft. (Lot 2) to 6823 sq. ft. (Lot 3). The property is currently vacant; however, the owner proposes to construct single-family homes on each of the lots.

Natural Features

The natural topography is generally flat. Based on FEMA FIRM Map 47165C0314G the property is not located within any special flood hazard area.

Adjacent or Area Uses

The parcels to the west, east and south are zoned Residential-6 (R6) and contain single-family dwellings. The property to the north is zoned Commercial Services (CS) and contains an existing shopping center.

Lot Layout
Lots 1 (6267 sq. ft.) and 2 (6050 sq. ft.), will be located directly along the south side of East Smith Street, and Lot 3 (6823 sq. ft.) will consist of a corner lot fronting along the west side of South Pardue Avenue. All lots meet the minimum lot size of 6,000 sq. ft. as required in the R6 zone district.

Bufferyard
Bufferyards are generally required to minimize the potential impacts of the proposed development on the adjacent properties as outlined in the Gallatin Zoning Ordinance and the 2020 Plan; however, bufferyards are not required when a Residential-6 (R6) zoned property abuts another Residential-6 (R6) zoned property. No bufferyards are shown on the plat.

Rights-of-Way/Streets/Roads
The three (3) lots include approximately 167 linear feet of roadway frontage along East Smith Street and Lot 3 has approximately 109 linear feet of roadway frontage along South Pardue Avenue. East Smith Street is considered a collector road in the Gallatin on the Move 2020 Major Thoroughfare Plan and as a result, an additional 5-foot wide of right-of-way is required. The future right-of-way easement is shown on the plat adjacent to East Smith Street. (Attachment 13-4)

Utilities
Future development will be serviced by the Gallatin Public Utilities (GPU) Department. The applicant shall coordinate all development with GPU Department to ensure all future utility infrastructures are installed to the satisfaction of the GPU Department standards.

Easements
The applicant shall provide 5-foot wide sidewalks along East Smith Street and South Pardue Avenue per Section 4-102.903 Subdivision Regulations unless waived by the Planning Commission. (Attachment 13-5) In this case, due to the future widening of East Smith Street, a 5-foot wide easement within the setbacks along East Smith Street will provide for the future development of sidewalks.

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

1. Indicate in plat title that the subdivision is a resubdivision of Tomkins Addition as recorded in Deed Book 60, Page 584, R.O.S.C.TN
2. Show location of current property line along East Smith Street, and indicate conveyance of the front 5 foot is for additional right-of-way per the Major Thoroughfare Plan.

3. Submit three (3) corrected folded copies of the Final Plat to the Planning Department.

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

1. Show the old lot lines and label them to be removed.
2. 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."
3. Graphically show and label the 5 foot wide dedication along East Smith Street. Label the area of dedication in either square feet or acres.

Gallatin Public Utilities
The GPU Department reviewed the plan, but made no comments. The owner and applicant shall comply with the following:

1. Future development will be serviced by the Gallatin Public Utilities (GPU) Department. The applicant shall provide detailed plans, and coordinate all development with GPU Department to ensure all future utility infrastructures are installed to the satisfaction of the GPU Department standards.

Other Departmental Comments
Other City Departments reviewed the plan, but made no comments. and commented on the Minor Subdivision Plat. The applicant satisfied all Other Departmental review comments except those included as conditions of approval.

FINDINGS:

1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Town Neighborhood Revitalization Community Character Area.
2. The proposed Final Plat is consistent with the purpose and intent of the Residential 6 (R6) zone district.
3. The Final Plat is consistent with T.C.A. Section 13-3-402 and 404 and Section 13-4-302 and 304.
4. The Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.
5. The Final Plat complies with the requirements of the subdivision regulations as described in Section 2-105, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

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

RECOMMENDATION:
The Planning Department recommends that the Gallatin Municipal-Regional Planning Commission approve GMRPC Resolution 2016-28, Minor Subdivision - Final Plat for the B & S Properties consisting of a one (1) sheet plat, prepared by Carroll Carman Surveying, of Hartsville, Tennessee, dated February 19, 2016 with the following conditions:

1. Indicate in the plat title that the subdivision is a resubdivision 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.

(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 Final Plat for B & S Properties
Attachment 13-3 Tomkins Addition
Attachment 13-4 Gallatin on the Move 2020 Major Thoroughfare Plan
Attachment 13-5 Gallatin Subdivision Regulations 4-102.903

B & S PROPERTIES
MINOR SUBDIVISION
2-1576-16

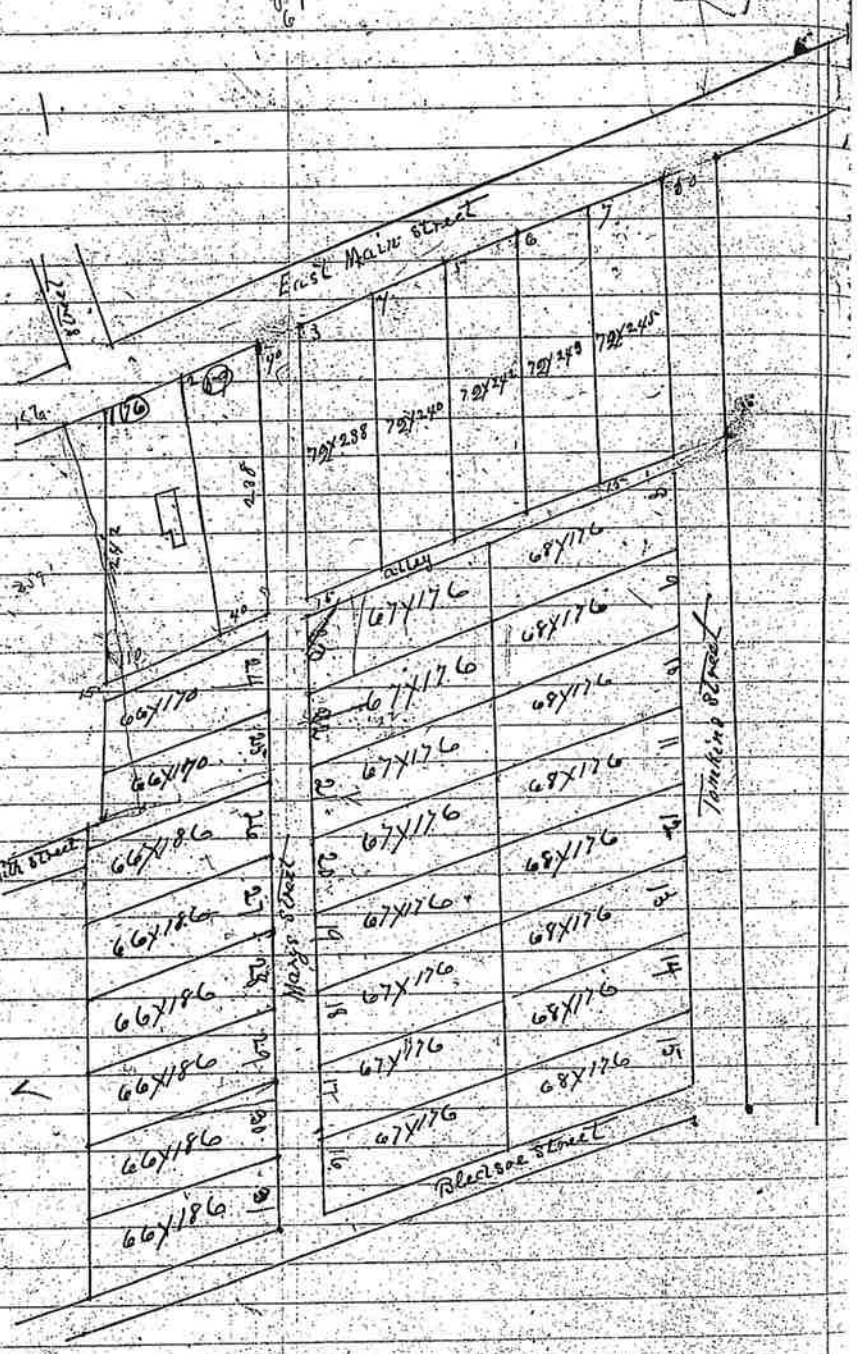
Tax Map 126D/A/009.00
Zoned: Residential 6

N
W E
S

ATTACHMENT 13-1

584

...mitins Addition
...of Plat
...on of Gallatin
...mmuse



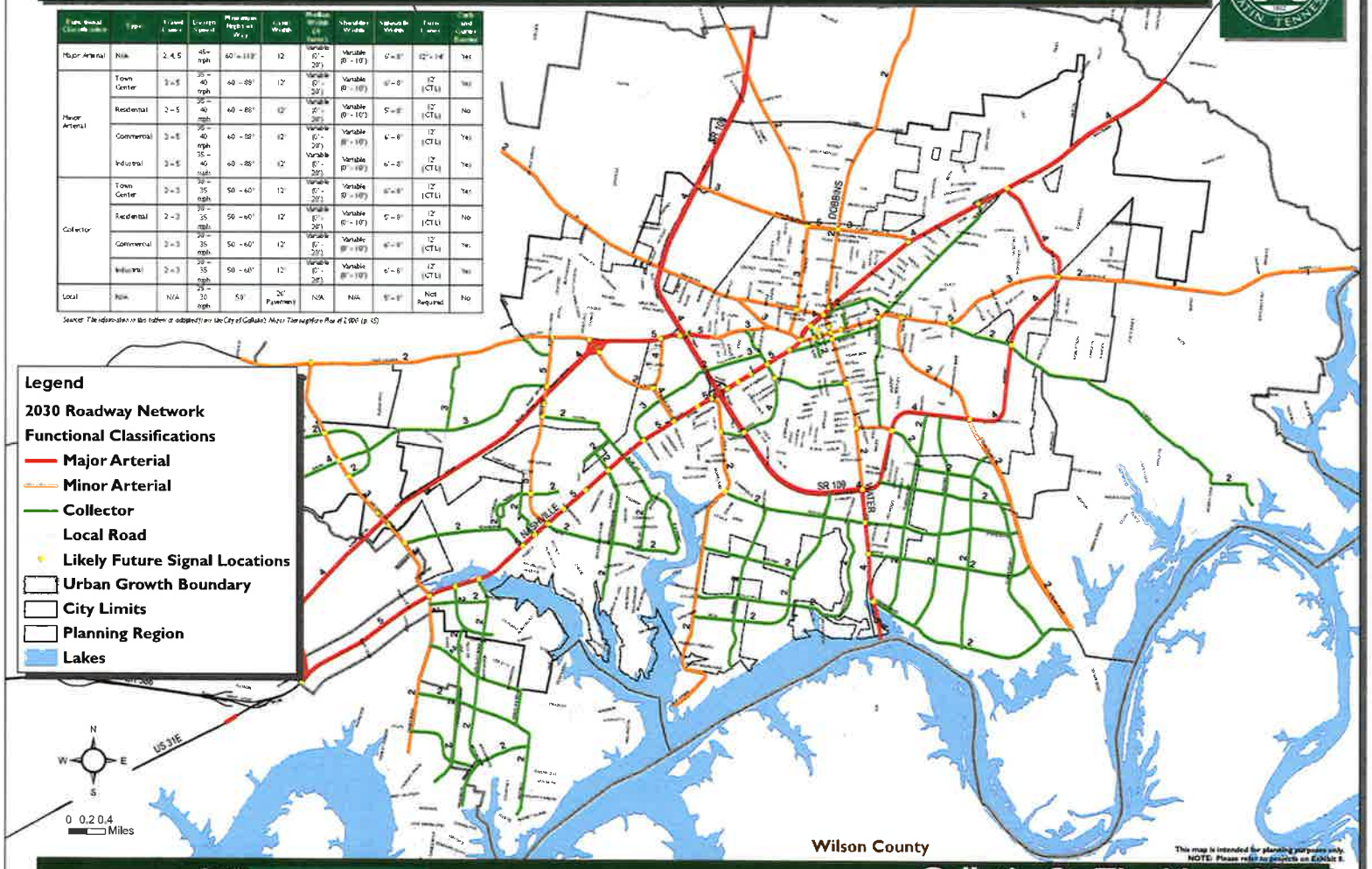
Recd for Registration May 21, 1909, at 3 o'clock P.M.
Registered & Examined May 22nd 1909.
A. C. Dobbins Register

ATTACHMENT 13-3

Exhibit 4-9: Major Thoroughfare Plan

Functional Classification	Type	Travel Lanes	Design Speed	Planned Right of Way	Lane Width	Median Width (if Applicable)	Shoulder Width	Sidewalk Width	Turn Lanes	Curb and Gutter Required
Major Arterial	N/A	2, 4, 5	45+ mph	60' – 112'	12'	Variable (0' – 20')	Variable (0' – 10')	6' – 8'	12' – 14'	Yes
Minor Arterial	Town Center	3 – 5	35 – 40 mph	60 – 88'	12'	Variable (0' – 20')	Variable (0' – 10')	6' – 8'	12' (CTL)	Yes
	Residential	2 – 5	35 – 40 mph	60 – 88'	12'	Variable (0' – 20')	Variable (0' – 10')	5' – 8'	12' (CTL)	No
	Commercial	3 – 5	35 – 40 mph	60 – 88'	12'	Variable (0' – 20')	Variable (0' – 10')	6' – 8'	12' (CTL)	Yes
	Industrial	3 – 5	35 – 40 mph	60 – 88'	12'	Variable (0' – 20')	Variable (0' – 10')	6' – 8'	12' (CTL)	Yes
Collector	Town Center	2 – 3	30 – 35 mph	50 – 60'	12'	Variable (0' – 20')	Variable (0' – 10')	6' – 8'	12' (CTL)	Yes
	Residential	2 – 3	30 – 35 mph	50 – 60'	12'	Variable (0' – 20')	Variable (0' – 10')	5' – 8'	12' (CTL)	No
	Commercial	2 – 3	30 – 35 mph	50 – 60'	12'	Variable (0' – 20')	Variable (0' – 10')	6' – 8'	12' (CTL)	Yes
	Industrial	2 – 3	30 – 35 mph	50 – 60'	12'	Variable (0' – 20')	Variable (0' – 10')	6' – 8'	12' (CTL)	Yes
Local	N/A	N/A	25 – 30 mph	50'	26' Pavement	N/A	N/A	5' – 8'	Not Required	No

Source: The information in this table is adapted from the City of Gallatin's Major Thoroughfare Plan of 2004 (p. 10)



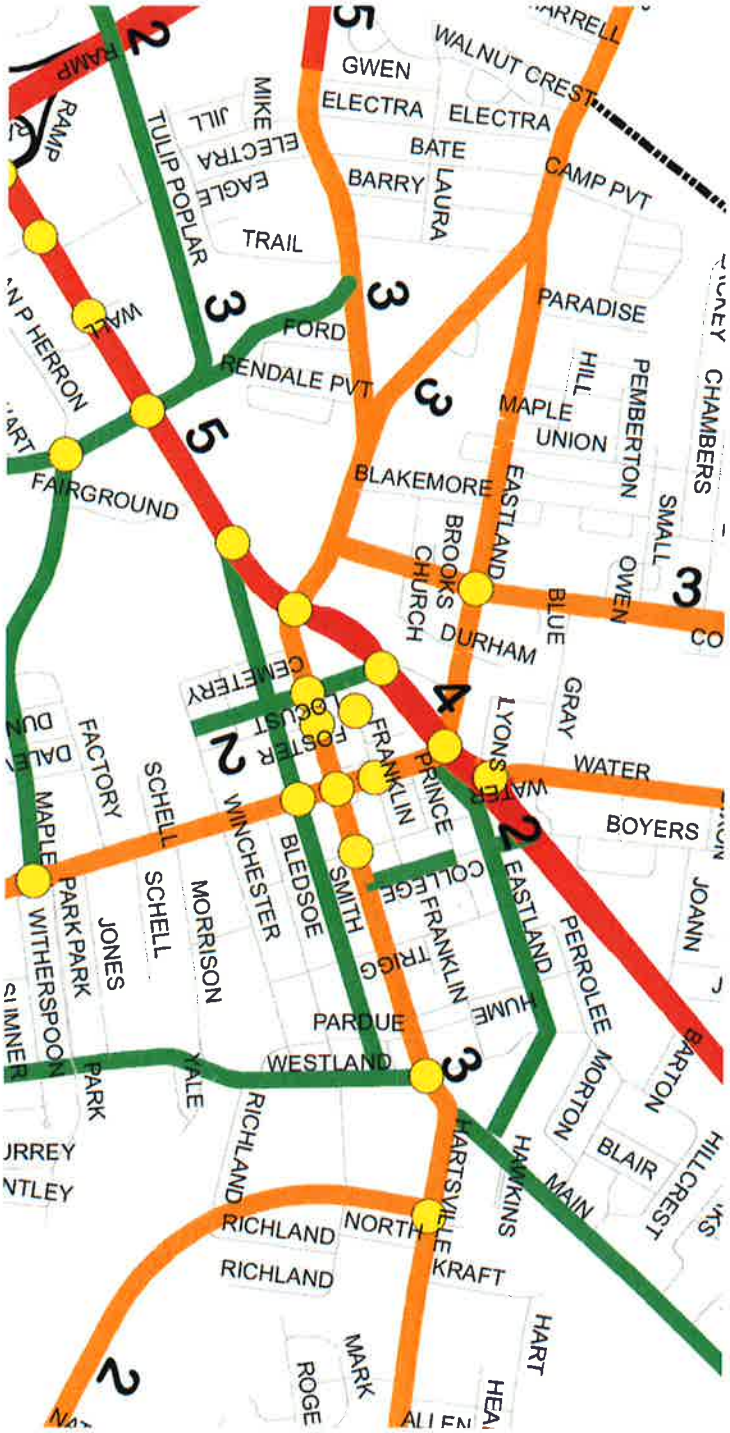
This map is intended for planning purposes only.
NOTE: Please refer to projects on Exhibit 5.

Prepared by MACTEC & CBB

Gallatin On The Move 2020

General Development & Transportation Plan

ATTACHMENT 13-J



ATTACHMENT 13-4

4-102.903 Sidewalks

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

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

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

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

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

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

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

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

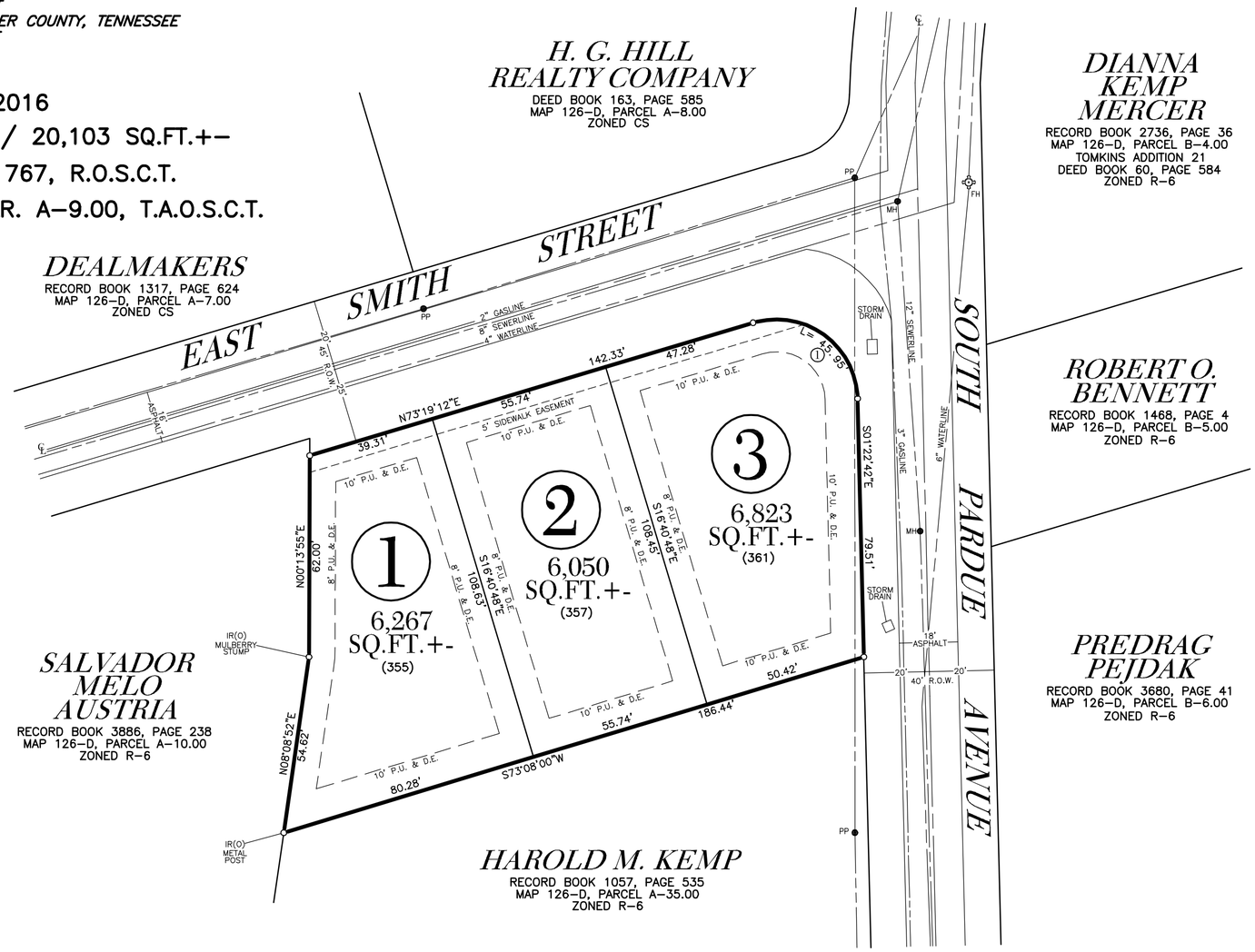
   a. Sidewalks are required to be constructed on both sides of all streets within or abutting the subdivision and shall connect to sidewalks in adjoining subdivisions.

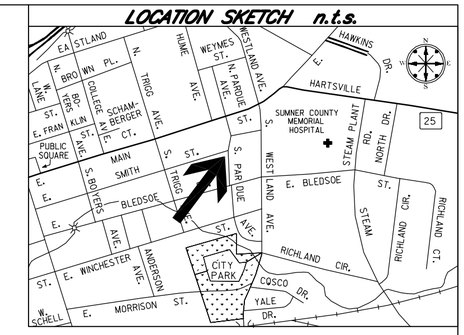
   b. Sidewalks shall be constructed of concrete and shall be a minimum of five (5) feet in width on all streets in residential subdivisions and six (6) feet in width for non-residential subdivisions.

B & S PROPERTIES

FINAL SUBDIVISION PLAT
LOCATED IN THE 3RD CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE
361 EAST SMITH STREET

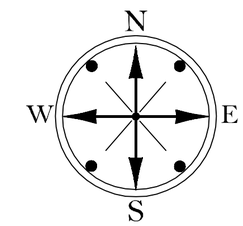
SCALE : 1" = 30'
DATE : FEBRUARY 19, 2016
SIZE : 0.46 ACRES+- / 20,103 SQ.FT.+-
DEED : D. B. 550, PG. 767, R.O.S.C.T.
MAP : MAP 126-D, PAR. A-9.00, T.A.O.S.C.T.





SITE DATA TABLE

1. TITLE: B & S PROPERTIES
2. OWNER: B & S PROPERTIES
   PO BOX 8857
   GALLATIN, TN 37066
3. ADDRESS: LOT #1 - 361 EAST SMITH STREET
4. TAX MAP: 126-D, PARCEL A-9.00
5. PREPARER: JIM CARMAN
   CARROLL CARMAN SURVEYING
   150 MIDDLE FORK ROAD
   HARTSVILLE, TN 37074
6. DATE: FEBRUARY 19, 2016
7. ZONING: R6
8. REFER TO G.Z.O. SECTION 06.03 FOR BULK REGULATIONS AND YARD REQUIREMENTS
9. EXISTING USE: LOT #1 - VACANT
   PROPOSED USE: LOT #1 - VACANT
   LOT #2 - VACANT
   LOT #3 - VACANT
10. REQUIRED SETBACKS ARE AS FOLLOWS: 20 FEET - FRONT; SIDE - 8 FEET; AND REAR - 20 FEET.



LEGEND

- UTILITY LINE
- FIRE HYDRANT (FH)
- PROPERTY LINE
- POWER POLE (PP)
- IRON ROD (OLD) (IR(O))

30 0 30 60 90
GRAPHIC SCALE – FEET

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	25.00'	32.76'	45.95'	105°18'06"	39.75'	S 54°01'45" E

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 Number 4210, Page 723, Sumner County Registrar'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 facilites have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.

Date ROBERT G. SUMMERS

Date JULIE SUMMERS

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: _____

JIM CARMAN
Registered Land Surveyor #2053

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the utility systems outlined or indicated on the final plat entitled "FINAL SUBDIVISION PLAT FOR B & S PROPERTIES" 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: _____

Sewer System:

Date: _____

David Gregory,
Superintendent of Public Utilities,
City of Gallatin, Tennessee

CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

Date: _____

City Engineer

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the except 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.

Date

Secretary, Planning Commission

Date

Chairman's Initials

NOTES:

1. THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD". SEE COMMUNITY PANEL NUMBER 47165C0314G, WITH AN EFFECTIVE DATE OF APRIL 17, 2012.
2. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS ONE (1) LOT INTO THREE (3) LOTS

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 CARMAN, SURVEYING
150 MIDDLE FORK ROAD
HARTSVILLE, TENNESSEE
PHONE: (615) 374-3344

ITEM 14

GMRPC Resolution No. 2016-27

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING APPROVAL TO THE GALLATIN CITY COUNCIL TO REZONE A 37.62 (+/-) ACRE PARCEL, FROM THE (A)-AGRICULTURAL RESIDENTIAL DISTRICT TO THE (IR) - INDUSTRIAL RESTRICTIVE DISTRICT, LOCATED EAST OF AIRPORT ROAD AND SOUTH OF BROADWAY. (3-1573-16)

WHEREAS, The applicant submitted an application for rezoning consistent with Section 15.07.030 of the City of Gallatin Zoning Ordinance, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the rezoning request submitted by the applicant, Whittenburg Land Surveying, at its regular meeting on March 28, 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 § 13-7-202 and § 13-7-203 of the City of Gallatin Zoning Ordinance:

1. The owner/applicant submitted a completed application with required attachments to the City requesting the zoning change approval.

2. The proposed rezoning is internally consistent with Gallatin on the Move 2020 General Development and Transportation Plan Update subject to a land use change from the Suburban Neighborhood Emerging Character Area to the Airport Road Industrial Special District and the Intent and Purpose of the Zoning Ordinance of Gallatin, Tennessee as set forth in Article 1.00, Section 1.03 of said Ordinance.

3. The property proposed for rezoning has adequate public utilities, infrastructure and private or municipal services necessary to serve the existing and proposed development and population permitted by the requested zoning or such necessary services and facilities will be provided upon development of the property.

4. The proposed rezoning will provide opportunities for industrial development on the property consistent with adjacent properties to the south and west.

5. Due public notice of the proposed zoning change will be provided at least fifteen (15) days but no more than thirty (30) days prior to the public hearing and public notice signs have

been posted on the property consistent with Section 15.07.060 of the Gallatin Zoning Ordinance.

6. The Gallatin Regional-Municipal Planning Commission held a public comment time and has reviewed and recommended to the City Council action on the proposed rezoning request.

7. The proposed rezoning will be compatible with surrounding environment and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of Draft Ordinance to rezone the subject property from (A)-Agricultural Residential District to the (IR)-Industrial Restrictive District as described in Exhibit 'A', 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. At 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.

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: 03/28/2016

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

EXHIBIT A

ITEM 14
PLANNING DEPARTMENT STAFF REPORT
Rezoning of Moncrief Property (D.B. 1037, Pg. 866)
(PC File# 3-1573-16)
Located East of Airport Road and South of Broadway
Date: March 11, 2016

REQUEST: 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.

OWNER:	**JESSE MONCRIEF, DOUGLAS CORWELL, POLLY RAGLAND, PATRICIA THOMAS, AND LINDA RAMSEY**
APPLICANT:	**WHITTENBURG LAND SURVEYING (TAYLOR DILLEHAY, R.L.S.)**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION 2016-27**
STAFF CONTACT:	**KEVIN CHASTINE**
PLANNING COMMISSION DATE:	**MARCH 28, 2016**
CITY COUNCIL DATE:	**APRIL 12, 2016 (COUNCIL COMMITTEE)**

PROPERTY OVERVIEW: The owner and applicant are requesting approval of a City Council Ordinance to rezone a 37.62 (+/-) acre parcel (Tax Map 112, Parcels 018.00) from (A) Agricultural Residential District to (IR) Industrial Restrictive, located east of Airport Road and south of Broadway. (Attachment 14-1)

CASE BACKGROUND:
Previous Approvals
No subdivision plat exists for this property. The property is recorded in Deed Book 1037, Page 866. At this time access to the parcel is from a driveway on Airport Road as well as through a driveway extending off of Alpha Drive at the northwest corner of the property. The access from Alpha Drive was platted as a right-of-way within Eastwood Estates (P.B. 7 Pg. 11) subdivision, but was never constructed. The property was annexed in 1979 (Ord. 79-97).

DISCUSSION:
Proposed Rezoning
The applicant proposes to rezone one (1) parcel, consisting of 37.62 (+/-) acres, from the (A)-Agricultural Residential District to the (IR)-Industrial Restrictive, located east of Airport Road and south of Broadway. A draft Ordinance is provided in Attachment 14-2.

The proposed IR zoning will meet a need for additional large-lot industrial properties in the City. The recent expansion of the Gallatin Industrial Center is rapidly developing and no large tracts are available for industrial development. The proposed zoning will create a large tract of land that could be developed for a single user or subdivided into smaller lots, including platting. A review of properties with industrial zoning districts indicates that while over 500 acres are available for

industrial development in the industrial zoning districts, there remains but a few large vacant properties available for industrial development in the City. Staff identified all the vacant industrially zoned properties in the City. Approximately 45 industrially zoned parcels are vacant. Of these 45 parcels, totaling approximately 554 acres, only three (3) parcels are over 50 acres in area and available for development, one (1) of which is more likely to at least partially develop with commercial uses. Most of the vacant industrial properties are less than ten (10) acres (33 parcels), while there are six (6) vacant industrially zoned parcels between 11 and 25 acres, and three (3) parcels between 25 and 50 acres. To attract larger industrial operations, more large industrial parcels are needed. The proposed amendment will help to meet the growing demand for additional industrial land uses and economic development opportunities.

Natural Features

The natural topography slopes from the high point of 700 feet along an east-west aligned ridge in the center of the property to the low point, 637 feet, in the northwest corner, near the Alpha Drive extension. Mature trees are located on the boundaries of the property, particularly along the northern property line (adjacent to Eastwood Estates Residential Subdivision) as well as the southern and eastern property lines. There are additional tree lines that are located through the center of the property. Based on FEMA FIRM Map 47165C0316G and 47165C0317G the property is not located within any special flood hazard area.

Adjacent or Area Uses

The property to the south is zoned Industrial Restrictive (IR) and is part of the Gallatin Industrial Park. The property to the north is zoned Residential-15 (R15) and is part of Eastwood Estates Residential Subdivision (Lots 11 - 23). The vacant property to the east is zoned Residential-15 (R15) and was approved as Turkey Ridge Residential Subdivision (PC File # 1-20-06B). Finally, the properties to the west are zoned Industrial Restrictive (IR) and is developed as a mini-warehouse storage facility and vacant Agricultural Residential (A) zoned property.

Gallatin on the Move 2020 Plan - Character Area

The *Gallatin On The Move 2020 Plan* designates the Moncrief property as part of the Suburban Neighborhood Emerging Character Area. Properties to the north (Eastwood Estates Residential Subdivision) are classified as the Suburban Neighborhood Established Character Area. The properties to the south and east is designated as Airport Road Industrial Character Area. The properties located to the west are designated as Suburban Neighborhood Emerging and Airport Road Industrial Character Area.

The proposed (IR)-Industrial Restrictive zoning is not consistent with the established character area of the Moncrief Property. The applicant shall submit an application to request a change to the Character Area from the Suburban Neighborhood Emerging Character Area to the Airport Road Industrial Special Character Area. Due to a state law mandated 30 day public notification requirement, the change of Character Area request will be placed on the April 25th Planning Commission Agenda for consideration. The rezoning application will move forward to City Council, but will be contingent on the Planning Commission approving the Character Area Change from Suburban Neighborhood Emerging Character Area to Airport Road Industrial Special Character Area.

Rights-of-Way/Streets/Roads
No rights-of-way or streets are affected by this rezoning request. Property access will be evaluated at the time any and all site plans are submitted for review.

Easements (P.U.D.E's)
Public Utility and Drainage easements (PUDEs) will be created through the future site planning/platting process. Additional PUDE's are not necessary to serve the existing un-platted property.

Utilities
All necessary utilities for the development of this property are located within the Airport Road right-of-way and/or adjacent properties.

Engineering Division Comments
The Engineering Division reviewed and commented on the rezoning request. The applicant satisfactorily addressed all Engineering Division comments, except those listed as conditions of approval.

Other Departmental Comments
The Other City Departments reviewed and commented on the rezoning request. The applicant satisfactorily addressed all Other Departmental comments, except those listed as conditions of approval.

FINDINGS:

1. The owner/applicant submitted a completed application with required attachments to the City requesting the zoning change approval.

2. The proposed rezoning is internally consistent with Gallatin on the Move 2020 General Development and Transportation Plan Update subject to a land use change from the Suburban Neighborhood Emerging Character Area to the Airport Road Industrial Special District and the Intent and Purpose of the Zoning Ordinance of Gallatin, Tennessee as set forth in Article 1.00, Section 1.03 of said Ordinance.

3. The property proposed for rezoning has adequate public utilities, infrastructure and private or municipal services necessary to serve the existing and proposed development and population permitted by the requested zoning or such necessary services and facilities will be provided upon development of the property.

4. The proposed rezoning will provide opportunities for industrial development on the property consistent with adjacent development to the south and west and potential industrial development to the east. The proposed rezoning is also compatible to Airport Road being classified as a Minor Arterial.

5. Due public notice of the proposed zoning change will be provided at least fifteen (15) days but no more than thirty (30) days prior to the public hearing and public notice signs have been posted on the property consistent with Section 15.07.060 of the Gallatin Zoning Ordinance.

6. The Gallatin Regional-Municipal Planning Commission held a public comment time and has reviewed and recommended to the City Council action on the proposed rezoning request.

7. The proposed rezoning will be compatible with surrounding environment and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located.

PLANNING DEPARTMENT RECOMMENDATION:
The Planning Department recommends approval of GMRPC Resolution 2016-27, rezoning the Moncrief Property (D.B. 1037, Page 866 R.O.S.C.) (Tax Map 112 Parcel 18.00) from (A) Agricultural Residential District to the (IR) Industrial Restrictive, as described in the attached Draft Ordinance, 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. At notation for 'Lot 11' on the "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 13 (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.

ATTACHMENTS
Attachment 14-1 Location Map of Moncrief Property
Attachment 14-2 Draft City Council Ordinance
Attachment 14-3 Rezoning Exhibits

I:\ACTIVITIES & PROJECT TYPES\Rezonings- (Standard)\Moncrief Property - Airport Rd - (3-1573-16)\Item 14 - Moncrief Property - Rezoning - (3-1573-16)

Location Map

Moncrief Property

Rezoning from Agricultural (A) to Industrial Restrictive (IR)

PC File# 3-1573-16

Prepared By: Kevin Chastine, AICP
Prepared On: March 9, 2016

ATTACHMENT 14-1

ATTACHMENT 14-2

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, REZONING AN APPROXIMATE 37.62 (+/-) ACRE PARCEL (TAX MAP 112 PARCEL 18.00), FROM (A)-AGRICULTURAL RESIDENTIAL DISTRICT TO (IR)-INDUSTRIAL RESTRICTIVE DISTRICT, LOCATED EAST OF AIRPORT ROAD AND SOUTH OF BROADWAY; AUTHORIZING THE REVISION TO BE INDICATED ON THE OFFICIAL ZONING ATLAS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of property submitted a complete application to rezone a 37.62 (+/-) acre lot, located in the City of Gallatin, Tennessee; and

WHEREAS, the proposed zoning map amendment will conform to the general plan of the area, including the established Airport Road Industrial Special District, if the Planning Commission approves the requested change from the Suburban Emerging Neighborhood Character Area to the Airport Road Industrial Special District, and that the public necessity, convenience, and the general welfare, will be served by approving the proposed amendment; and

WHEREAS, the property proposed for rezoning has adequate public utilities, infrastructure and private or municipal services necessary to serve the existing and proposed development and population permitted by the requested zoning or such necessary services and facilities will be provided upon development of the property; and

WHEREAS, the proposed rezoning will provide opportunities for industrial development consistent with development to the south and west.

WHEREAS, the proposed rezoning will be compatible with surrounding environment and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located; and

WHEREAS, the Gallatin Municipal-Regional Planning Commission has reviewed and recommended approval of the proposed rezoning in GMRPC Resolution 2016-27; and

WHEREAS, a public hearing was held following public notice as prescribed by the Gallatin Zoning Ordinance and Tennessee Code Annotated §13-7-203; and

WHEREAS, the City Council has approved by majority vote of the members present the rezoning request of the described property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE as follows:

ATTACHMENT 14-2

Section 1. The City Council of the City of Gallatin does hereby approve rezoning a 37.62 (+/-) acre parcel from the (A)-Agricultural– Residential District to the (IR) Industrial Restrictive, as described in Exhibits 'A'.

Section 2. The City Council of the City of Gallatin does hereby approve, authorize and direct the revision of the City's Official Zoning Atlas to show the classification for the area as herby rezoned.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 4. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provision or applications of this ordinance which can be given without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

Section 5. This ordinance shall become effective immediately upon adoption, the public welfare requiring such.

PASSED FIRST READING:

PASSED SECOND READING:

_____
MAYOR PAIGE BROWN

ATTEST:

_____
CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

_____
SUSAN HIGH-MACAULEY
CITY ATTORNEY

Exhibit 'A' – Legal Description of the property.

ATTACHMENT 14-2

EXHIBIT 'A'

The Jessie Moncrief, Douglas Cornwell, Polly Ragland, Patricia Thomas, and Linda Ramsey Property as recorded in Record Book 1037, Page 866, Register's Office of Sumner County, Tennessee

INDUSTRIAL RESTRICTIVE (IR) PROPERTY - LEGAL DESCRIPTION

Being a certain tract or parcel of land lying and being in the 10th Civil District of Sumner County, Tennessee and being more particularly described as follows:

Beginning at a 1/2" Rebar (Old), said Rebar being located in the eastern right-of-way of Airport Road (right-of-way width varies), being the northwest corner of Solon, LLC. (RB.2963/P.409), and being the southwest corner of the herein described tract;

Thence, leaving the northern line of said Solon, LLC., and with the eastern right-of-way of said Airport Road for the following three (3) calls: 1.) N 23°16'27" W, 393.00' to a point; 2.) N 11°31'27" W, 156.67' to a point; an 3.) N 36°15'18" W, 69.87' to a Wooden Fence Post, said Wooden Fence Post being the southwest corner of Gene W. & Kathryn S. Brown (RB.3220/P.278);

Thence, leaving the eastern right-of-way of said Airport Road and with the land of said Brown for the following two (2) calls: 1.) N 51° 01 '03" E, 403.17' to a 1/2" Rebar (Old); and 2.) N 38° 58' 22" W, 894.45' to a Wooden Fence Post, said Wooden Fence Post being located in the southern right-of-way of Alpha Drive (50' right-of-way), and being the northwest corner of the herein described tract;

Thence, leaving the eastern line of said Brown and with the southern right-of-way of said Alpha Drive, S 83°47'20" E, 39.83' to a 1/2" Rebar (Old), said Rebar being the southwest corner of Lot 23 on the plat entitled" Eastwood Estates" (PB.7/P.11);

Thence, leaving the eastern right-of-way of said Alpha Drive and with the southern line of said plat for the following three (3) calls: 1.) S 82°58'19" E, 485.18' to a 1/2" Rebar (Old); 2.) S 83°27'01" E, 382.70' to a 1" Iron Pipe (Old); and 3.) S 84°14'08" E, 244.43' to a 3/4" Iron Pipe (Old), said Iron Pipe being the southeast corner of Lot 12 of said plat, and being the southwest corner of Eugene & Betty Sisco (RB.2697/P.652);

Thence, leaving the eastern line of said Lot 12 and with the southern line of said Sisco for the following three (3) calls: 1.) S 83°47'49" E, 80.67' to a 1" Iron Pipe (Old); 2.) S 69°11'29" E, 67.01' to a Metal Fence Post; and 3.) S 52°59'25" E, 350.29' to a 1" Iron Pipe (Old), said Iron Pipe being located in the western line of Daniel Hurst and Robert C. Helson (RB.4039/P.28), and being the northeast corner of the herein described tract;

Thence, leaving the southern line of said Sisco and with the western line of said Hurst and Helson, S 10°12'16" W, 1287.17' to a 1/2" Rebar (Old), said Rebar being the northeast corner of Solon, LLC., and being the southeast corner of the herein described tract;

ATTACHMENT 14-2

Thence, leaving the western line of said Hurst and Helson, and with the northern line of said Solon, LLC. for the following two (2) calls 1.) N 81°52'26" W, 746.04' to a 1/2" Rebar (Old); and 2.) N 82°16'41" W, 124.55' to the point of beginning, containing **37.62 Acres by Survey**. Actual field survey performed under the direct personal supervision of Taylor L. Dillehay, RL.S. # 2597, Whittenburg Land Surveying, LLC, 214 East Stevens Street, Cookeville, Tennessee on February 12, 2016.

Being the same property as conveyed to Jessie Moncrief, Douglas Cornwell, Polly Ragland, Patricia Thomas and Linda Ramsey in Record Book 1037 Page 866 of the Sumner County Register's Office, Gallatin, Tennessee, which is the previous and last conveyance.

This property is subject to any easements, right-of-ways, restrictions, and etc. that a current title search would reveal.

WHITTENBURG
LAND SURVEYING
214 EAST STEVENS STREET
COOKEVILLE, TN 38501
931-526-9000

PARCEL REFERENCE

BEING ALL OF PARCEL 18.00, AS SHOWN ON SUMNER COUNTY TAX MAP 112

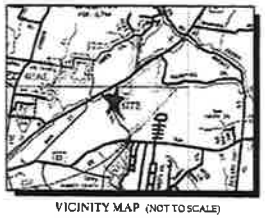
IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO JESSIE MONCRIEF, DOUGLAS CORNWELL, POLLY RAGLAND, PATRICIA THOMAS AND LINDA RAMSEY, OF RECORD IN RECORD BOOK 1037, PAGE 866, R.O.S.C., TN

N
W E
S

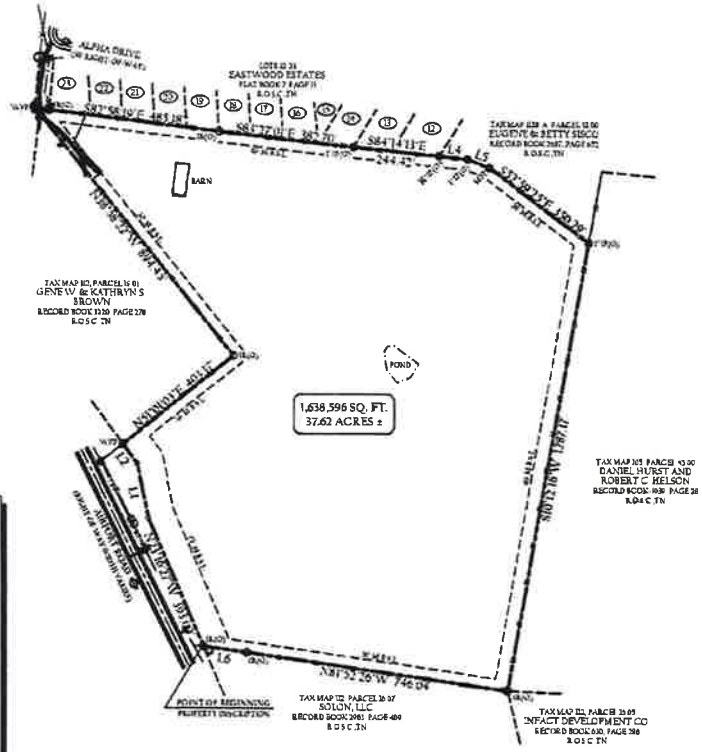
TNSPC TN 4100
GRAPHIC SCALE
200 0 100 200 400
(IN FEET) 1 inch = 200' ft



VICINITY MAP (NOT TO SCALE)

LEGEND

- IRON REBAR (OLD)
- IRON REBAR (NEW)
- IRON PIPE (OLD)
- NON MONUMENTED POINT
- METAL FENCE POST
- WOOD FENCE POST
- SEWER MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- POWER LINE
- FENCE LINE
- TELEPHONE LINE
- M.B.S.L. — MINIMUM BUILDING SETBACK LINE
- R.O.S.C. TN — REGISTER'S OFFICE SUMNER COUNTY, TN
- GRAVEL AREA
- ASPHALT SURFACE



LINE TABLE

LINE	BEARING	DISTANCE
L1	N18°11'27"W	156.67'
L2	N00°15'18"W	69.87'
L3	S85°47'20"E	19.83'
L4	S85°47'14"E	90.69'
L5	S69°11'29"E	67.01'
L6	N82°26'41"W	124.55'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS A CATEGORY "I" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN OR EQUIVALENT TO 1:10,000 AS SHOWN HEREON

TAYLOR DILLEHAY R.L.S. #2597
WHITTENBURG LAND SURVEYING, LLC
214 EAST STEVENS STREET
COOKEVILLE, TN 38501

ITEM 14

GENERAL NOTES

1) THIS SURVEY WAS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT TITLE SEARCH WILL REVEAL.

2) THIS PROPERTY IS CURRENTLY ZONED "A" (AGRICULTURE DISTRICT) MINIMUM BUILDING SETBACKS PER THE CITY OF GALLATIN ZONING ORDINANCE, DATED JULY 7, 1998, AND AMENDED JUNE 24, 2013 ARE AS FOLLOWS
FRONT - 75'
SIDE - 30'
REAR - 40'

3) THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY

4) THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN

5) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE

6) LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES

7) ACCORDING TO FEMA FLOOD RATE INSURANCE MAPS 47165C0316G & 47165C0317G DATED APRIL 17, 2012, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.

TOTAL AREA = 1,638,596 SQ.FT. OR 37.62 ACRES

BOUNDARY SURVEY

JESSIE MONCRIEF, DOUGLAS CORNWELL, POLLY RAGLAND, PATRICIA THOMAS AND LINDA RAMSEY PROPERTY

HIGHWAY 31E
10th CIVIL DISTRICT, SUMNER COUNTY
GALLATIN, TENNESSEE

SCALE 1"=200'	TAX MAP 112, PARCEL 18.00	
ACREAGE 37.62±	PC TLD / LPF	REV
PROJECT NUMBER 16-045	DATE 02-16-2016	SHEET 1 of 1

3-1573-16

ITEM 15

GMRPC Resolution No. 2016-39

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING APPROVAL TO GALLATIN CITY COUNCIL OF A PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE SUMNER COUNTY CAREER CENTER, TO CONSTRUCT A 12,000 SQUARE FOOT OFFICE BUILDING, ON 2.38 (+/-) ACRES, LOCATED NORTH OF VIETNAM VETERANS PARKWAY (SR 386) AND EAST OF GREENLEA BOULEVARD. (3-1588-16)

WHEREAS, the applicant submitted an application for the Sumner County Career Center Preliminary Master Development Plan consistent with Section 12.02.050 of the City of Gallatin Zoning Ordinance, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Master Development Plan submitted by the applicant, Ragan Smith Associates, Inc., at its regular meeting on March 28, 2016.

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION reviewed the Preliminary Master Development Plan application, materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff in the Planning Commission Staff Report and the evidence and testimony presented during the meeting, 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, §13-7-201, and §13-7-202:

1. The proposed Sumner County Career Center Preliminary Master Development Plan is consistent with the Gallatin on the Move 2020 Plan and the Regional Activity Center Character Area designation of the property.

2. The Preliminary Master Development 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, and with an alternative facade materials request pursuant to Architectural Character and Compatibility Standards (G.Z.O., Section 13.08.010).

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

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval to City Council of the Preliminary Master Development Plan for the Sumner County Career Center, consisting of a one (1) sheet plan (Labeled C0.0), with Job No. 15180, prepared by Ragan Smith of Nashville, TN, dated February 22, 2016 with a final revision date of March 17, 2016, and a two (2) sheet architecture plan, with Project No. 1031.9, prepared by Lyle-Cook-Martin Architects of Clarksville, TN, dated February 22, 2016 with a final revision date of March 17, 2016, with the following conditions:

1. Move driveway to the northern edge of property and have a stub out for cross access to adjacent property. 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.

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: 3/28/16

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

EXHIBIT A

ITEM 15

PLANNING DEPARTMENT STAFF REPORT

Preliminary Master Development Plan for Sumner County Career Center
(PC File# 3-1588-16)
Located North of SR 386 and East of GreenLea Boulevard
Date: March 28, 2016

REQUEST: OWNER AND APPLICANT REQUESTS 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.

OWNER:	**WORKFORCE ESSENTIALS**
APPLICANT:	**RAGAN SMITH (LEE HORN)**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION 2016 -39**
STAFF CONTACT:	**KEVIN CHASTINE**
PLANNING COMMISSION DATE:	**MARCH 28, 2016**

PROPERTY OVERVIEW: The owner and applicant requests 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 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 15-4)

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) (Attachment 15-2). 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. (Attachment 15-3)

Natural Features

The natural topography of the existing 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 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 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 15-4)

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 12,000 square foot office building is in compliance with the Regional Activity Center Character Area designation.

The Heights of GreenLea

The project site was included, as Tract F-2, of The Heights of GreenLea rezoning (PC File# 3-11-10) that rezoned 17 parcels, totaling 315.195 acres. A group of 13 property owners submitted the rezoning application consistent with Section 15.07.030.C of the Gallatin Zoning Ordinance, which permitted a rezoning without a Preliminary Master Development Plan. Since no Preliminary Master Development Plan was submitted with the rezoning, the Sumner County Career Center Preliminary Master Development Plan requires review and a recommendation from the Planning Commission prior to consideration by the Gallatin City Council.

Access Management/Bison Trail Extension

The project proposes one (1) driveway onto GreenLea Boulevard that aligns with Freedom Church Road on the west side of GreenLea Boulevard. Aligning driveways is considered a best practice and is encouraged. The Engineering Division requested the driveway to be moved to the northern edge of the property and include a stub out for cross access to the adjacent property to the north. The extension of Bison Trail will intersect with GreenLea Boulevard at the northern edge of the project site. The Bison Trail extension, project number 7 on Exhibit 4-8 of the Gallatin on the Move 2020 General Development Plan, will begin at Big Station Camp Boulevard and will terminate at GreenLea Boulevard. Moving the driveway to the north provides a better alignment with the future Bison Trail Extension.

The applicant has maintained the location of the access point and provided the following explanation.

> *"It is our request and desire to keep the access location as originally proposed. As discussed at the March 14, 2016 Planning Commission Work Session meeting, we believed that leaving the access aligned with Freedom Church Drive is appropriate and in the best interest of the project and the city.*

Due to the uncertainty of when Bison Trail is extended and where it may be located, adding an access on GreenLea Boulevard on the northern edge of the property, not aligned with an existing access, such as Freedom Church Drive could potentially create other unintended conflicts in the future.

Architectural Designs

The proposed 12,000 square foot office building is 71 feet wide and 169 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 four (4) fixed paned windows centrally located within the elevation. The four (4) windows are covered by a projecting shed type roof that is supported by five (5) brick piers. The front section facing north toward the vacant property is sheathed with brick located on the left side of the front elevation and has six (6) fixed pane windows distributed symmetrically within the elevation.

The next section of the side elevation is shorter in height that the front section and is sheathed with an aluminum panel system. Each side of the middle section of the building is sheathed with 25 aluminum panels – five (5) panels high and five (5) panels wide. The second row of panels contains five (5) single fixed pane windows – one (1) window per aluminum panel.

The third section of the side elevation is taller than the front section, but is the same height due to the change in topography. The third section is a full two (2) stories in height and is sheathed in stone and brick. There are six (6), six (6) pane fixed windows centrally located within the third section.

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 (810 square feet) while the second story is sheathed with brick (703 square feet) and the metal siding (225 square feet) 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

EXHIBIT A

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 is requesting approval of an alternative architectural design, in order to create a corporate branding by reflecting the design of the corporate headquarters located in Clarksville, TN.

Signage

The applicant has not provided a sign package with the Preliminary Master Development Plan. A sign package including conceptual elevations shall be included with the Final Master Development Plan.

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, with the lowest point of elevation being located at the eastern corner of the property. The stormwater management area is located in the area of lowest topography. The drainage network consists of three (3) inlets, three (3) pipes, and one (1) headwall. The grading associated with the stormwater drainage network and specifics about the infrastructure will be provided with the Final Master Development Plan.

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, the site is required a Type 15 Bufferyard to the north and west and a Type 20 Bufferyard to the south. The applicant is providing the required bufferyards on 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 meets all of the additional landscaping requirements of the PGC zone district.

Parking

Financial, Consulting, and Administrative use requires one (1) parking space per 300 square feet of building space. The 12,000 square foot office building requires 40 parking spaces. The plan provides 81 total parking spaces – 77 regular spaces and four (4) handicapped parking spaces. The additional spaces are provided to accommodate the large volume of cars on the days career fairs and training events occur.

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

FINDINGS:

1. The proposed Sumner County Career Center Preliminary Master Development Plan is consistent with the Gallatin on the Move 2020 Plan and the Regional Activity Center Character Area designation of the property.

2. The Preliminary Master Development 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, and with an alternative facade materials request pursuant to Architectural Character and Compatibility Standards (G.Z.O., Section 13.08.010).

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

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

RECOMMENDATION:
Staff recommends that the Planning Commission approve Resolution 2016-37, approving the Preliminary Master Development Plan for the Sumner County Career Center, consisting of a one (1) sheet plan (Labeled C0.0), with Job No. 15180, prepared by Ragan Smith of Nashville, TN, dated February 22, 2016 with a final revision date of March 17, 2016, and a two (2) sheet architecture plan, with Project No. 1031.9, prepared by Lyle-Cook-Martin Architects of Clarksville, TN, dated February 22, 2016 with a final revision date of March 17, 2016, with the following conditions:

1. Move driveway to the northern edge of property and have a stub out for cross access to adjacent property. 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.

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

ATTACHMENTS

Attachment 15 - 1 Location Map of Sumner County Career Center
Attachment 15 - 2 Heights of GreenLea Rezoning (PC File# 3-11-10)
Attachment 15 - 3 Heights of GreenLea Tract F-2 Exhibit
Attachment 15 - 4 Building Material Percentages
Attachment 15 - 5 Sumner County Career Center PMDP and Architecture

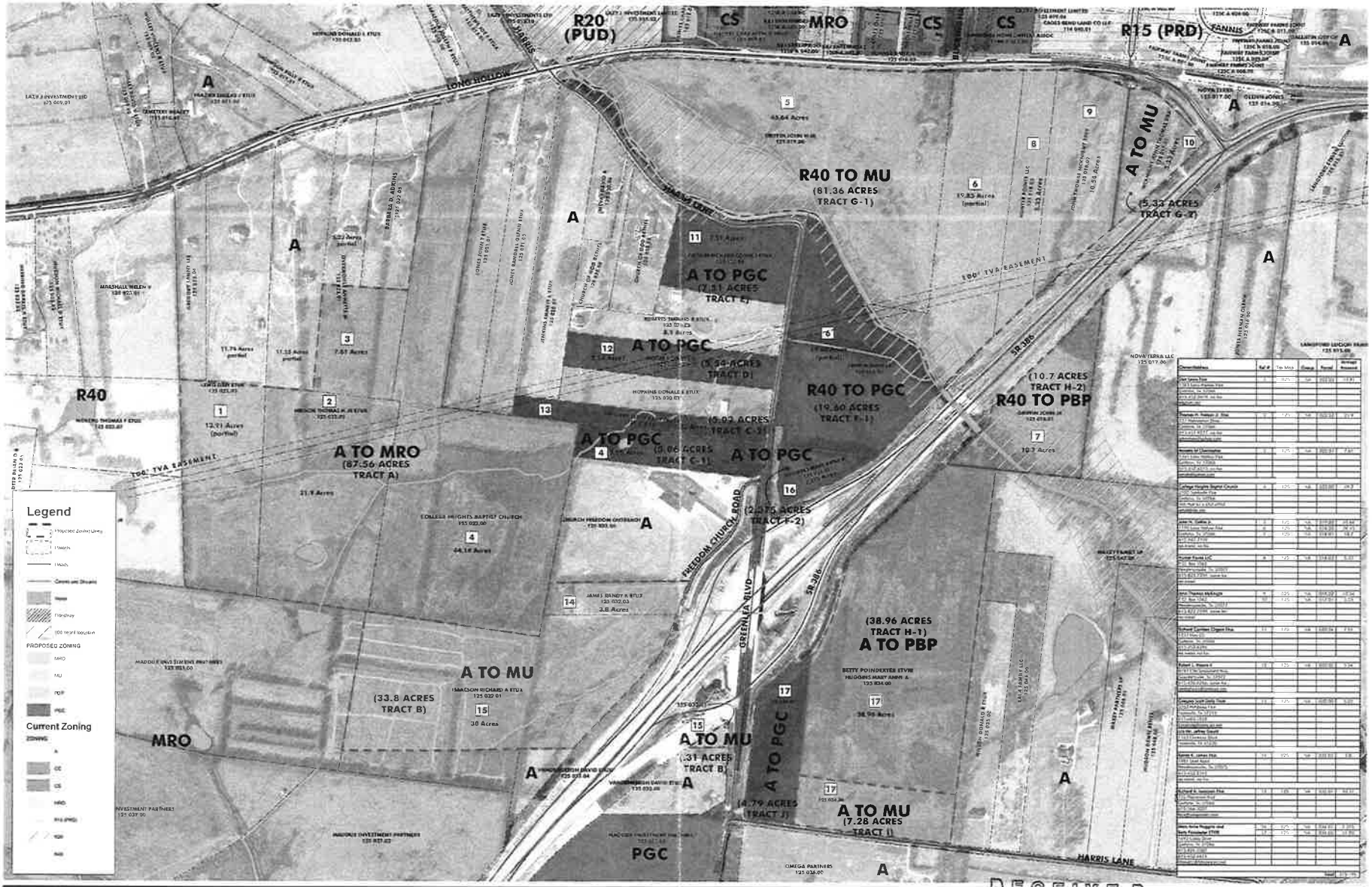
I:\ACTIVITIES & PROJECT TYPES\Rezoning with PMDP-FMDP\SUMNER COUNTY CAREER CENTER\Item 15 – Sumner County Career Center – PMDP – (PC File# 3-1588-16) Staff Report KC

Location Map

Sumner County Career Center
Preliminary Master Development Plan
PC File# 3-1588-16

Prepared By: Kevin Chastine, AICP
Prepared On: March 9, 2016

ATTACHMENT 15-1



LRK
Leaney Kirks Klar

Exhibit C

The Heights at GreenLea
Collierville, Tennessee
December 23, 2010

RECEIVED
SEP 20 2010
GALLATIN PLANNING & ZONING

N

0 200 400 800
Scale 1"=200'

3-11-10

ATTACHMENT 15-2

ATTACHMENT 15-3

Legal Description
For
Green Lea – Long Hollow Pike
Land Owners Group
A to PGC Zoning
(Property 16 on Exhibit "C")
Track "F-2"

Property located on the east side of Green Lea Blvd. and on the north side of the Vietnam Veterans Blvd. (S.R. 386). Being shown as parcel 34.01 on Sumner County Property Map 125. Being more particularly described as follows:

BEGINNING at a point at intersection of the easterly right-of-way of Green Lea Blvd. and the northerly right-of-way of Vietnam Veterans Blvd. (S.R. 386), at the southernmost southwest corner of the herein-described tract. Thence from said POINT OF BEGINNING, along the easterly right-of-way of Green Lea Blvd., N 04°51'37" E – 62.62' to a point; Thence N 08°46'36" W – 102.51' to a point; Thence with a curve right having a radius of 5319.41', a chord length of 196.84', a chord bearing of N 04°50'09" E and an arc length along the curve of 196.86' to a point at the Southwest corner of John R. Griffin, Jr. of record in D.B. 169, Pg. 429; Thence leaving the right-of-way with Griffin's line, S 84°49'24" E – 558.39' to a point in northerly right-of-way of Vietnam Veterans Blvd.; Thence with said right-of-way, S 54°41'41" W – 114.08' to a point; Thence S 63°34'56" W – 176.78' to a point; Thence S 67°34'11" W – 108.53' to a point; Thence S 59°37'19" W – 244.15' to the POINT OF BEGINNING, containing 2.375 acres, more or less.

Being a portion of the same property conveyed to Mary Anne Huggins & Betty Poindexter et vir by deed of record in Record Book 2183, Page 217, R.O.S.C., TN.

REVISED RESUBMITTAL

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SEP 20 2010
GALLATIN PLANNING & ZONING

PC File 8-11-10

01.10050.00
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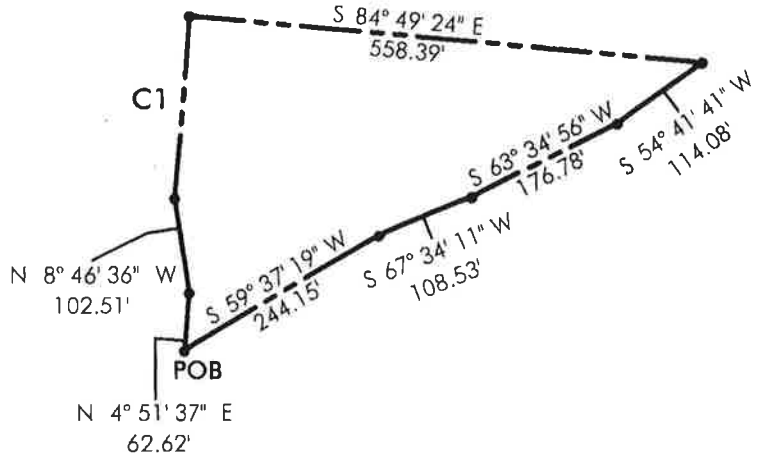
Curve Table

Curve	ChordLength	Radius	Bearing	Arc Length
C1	196.84′	5319.41′	N04°50′09″E	196.86′

ATTACHMENT 15-3



REVISED RESUBMITTAL

Tract F-2

Scale 1″=200′ 0 200 400

Looney Ricks Kiss

The Heights at GreenLea

GreenLea Rezoning Application

05/18/10

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SEP 20 2010
GALLATIN PLANNING & ZONING

ATTACHMENT 15-4

LYLE·COOK·MARTIN
ARCHITECTS

March 17, 2016

MAR 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.

RESUBMITTAL

3-1588-16

ATTACHMENT 15-4

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

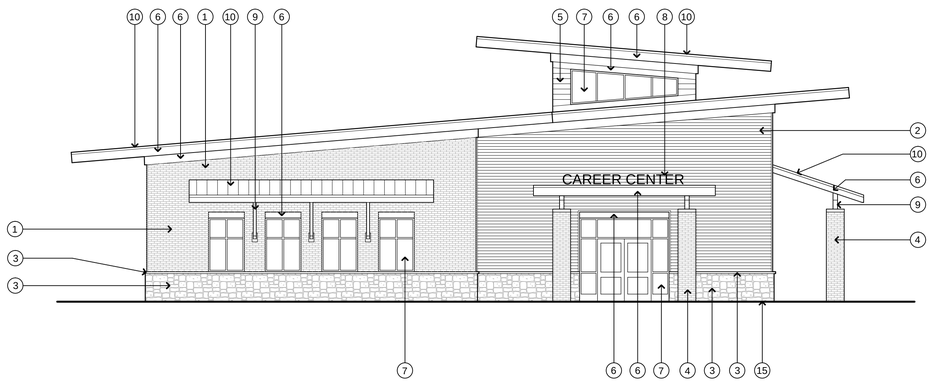
Total Percentage of Each Material

Brick	25%
Stone	35%
Glass	9%
Metal Siding	21%
Cement Fiber Board	2%
Aluminum Composite Panel	9%

SCHEMATIC DESIGN OF EXTERIOR ELEVATIONS

WORKFORCE ESSENTIALS

SUMNER COUNTY - GREENLEA BOULEVARD
GALLATIN, TENNESSEE



FRONT ELEVATION

FACING GREENLEA BLVD. - WEST SCALE: 1/8" = 1'-0"

AESTHETIC NARRATIVE

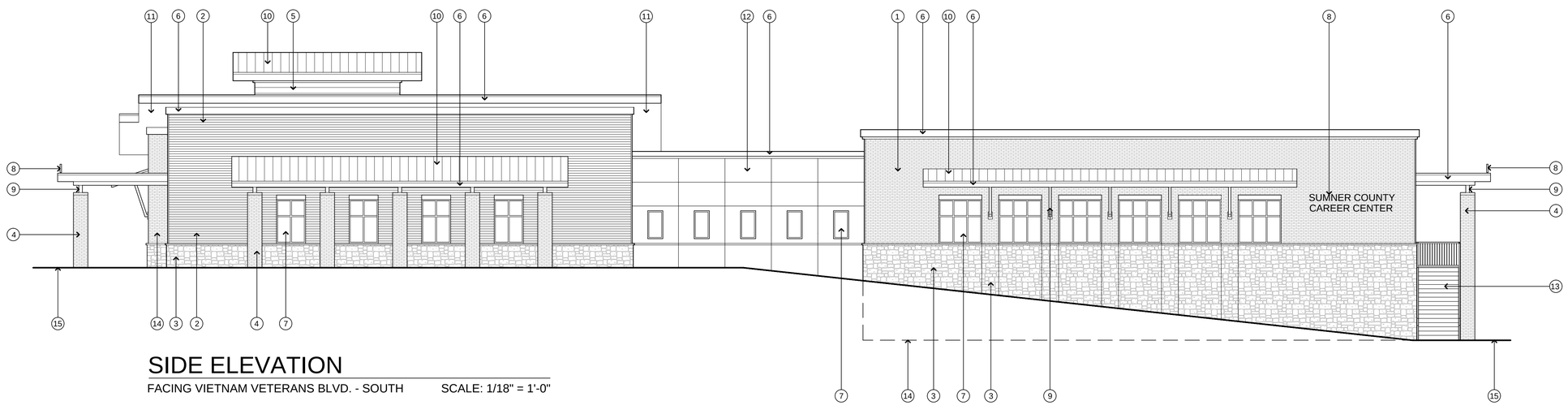
THE CONCEPT FOR THE EXTERIOR AESTHETIC OF THE PROJECT IS DERIVED FROM THE IDEA OF INCORPORATING FORMS, SUCH AS SINGLE SLOPE WIDE OVERHANGING PITCHED ROOFS, DIFFERENTIATING BETWEEN INTERNAL FUNCTIONS WITH DIFFERING EXTERIOR MATERIALS, SIGNAGE AND GRAPHICS, ETC., IN AN EFFORT TO COMPLEMENT THE ORIGINAL WORKFORCE ESSENTIALS CORPORATE HEADQUARTERS 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 BOX PROFILE METAL SIDING SYSTEM.
3. STONE VENEER WALL BASE AND CONTINUOUS STONE WATER TABLE.
4. SQUARE BRICK VENEER COLUMN - TYPICAL.
5. 7" EXPOSURE 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 OVER PRIMARY ROOF STRUCTURE AND/OR CANOPIES.
11. UNDERSIDE OF ROOF OVERHANG BEYOND.
12. ALUMINUM COMPOSITE MATERIAL CLADDING SYSTEM (ACM).
13. STEEL AND CONCRETE PAN STAIR SYSTEM.
14. DASHED LINE INDICATES APPROXIMATE BASEMENT SPACE.
15. APPROXIAMTE 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

SCHEMATIC DESIGN OF EXTERIOR ELEVATIONS
WORKFORCE ESSENTIALS
SUMNER COUNTY - GREENLEA BOULEVARD
GALLATIN, TENNESSEE

Project No.	1031.9
Issue Date	03.17.2016
Drawn By	BAM
Revision Date	
Revision Date	
Revision Date	

A1
SHEET NO.

KEYNOTES TO ELEVATIONS

1. BRICK VENEER
2. HORIZONTAL ORIENTED FACTORY PAINTED BOX PROFILE METAL SIDING SYSTEM.
3. STONE VENEER WALL BASE AND CONTINUOUS STONE WATER TABLE.
4. SQUARE BRICK VENEER COLUMN - TYPICAL.
5. 7" EXPOSURE FACTORY PAINTED HORIZONTALLY ORIENTED FIBER CEMENT SIDING SYSTEM.
6. FACTORY PAINTED BREAK METAL TRIM OVER WOOD FRAMED CORNICE, RAKE, FASCIA, PARAPET CAP, ETC.
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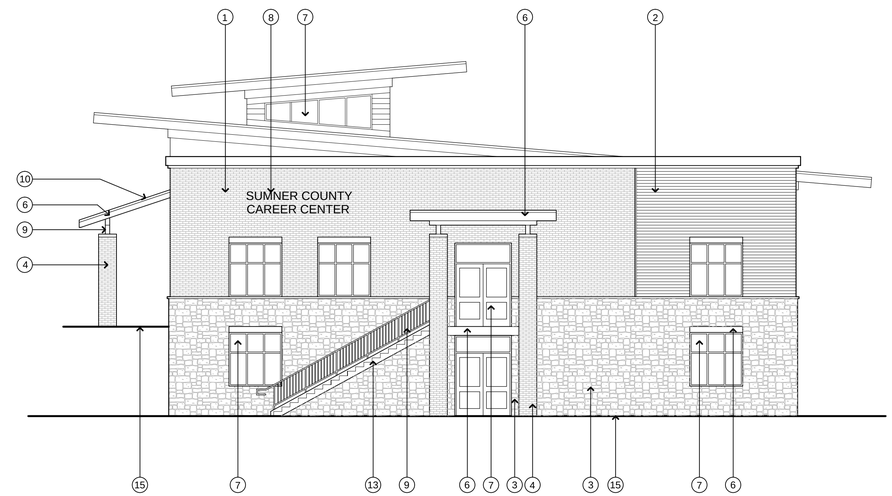
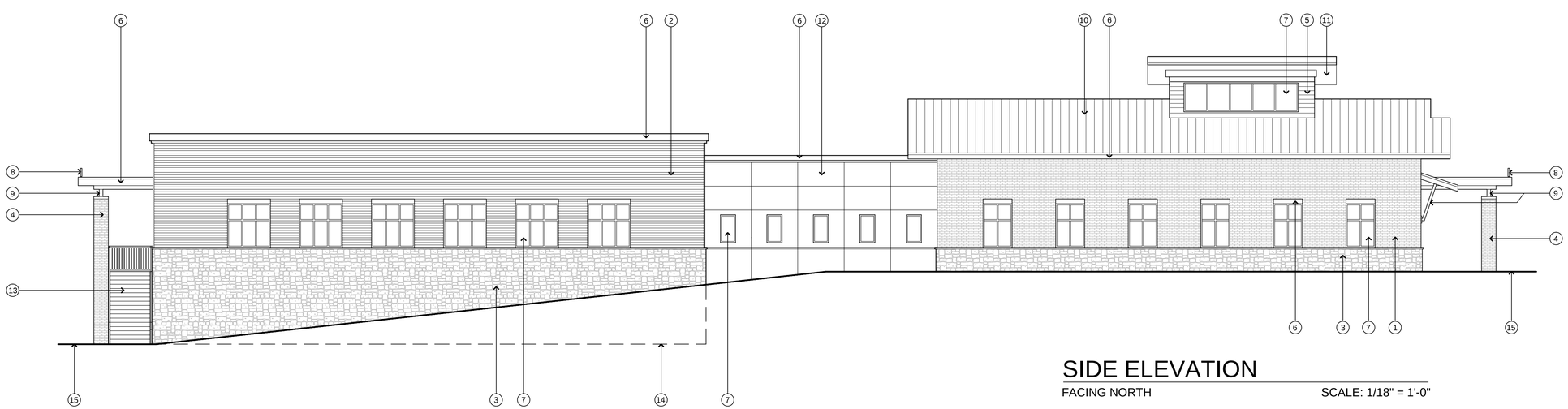


REAR ELEVATION

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



SIDE ELEVATION

FACING NORTH SCALE: 1/18" = 1'-0"

LYLE·COOK·MARTIN
ARCHITECTS
310 Franklin Street / Clarksville, TN 37040
TEL 931.552.4771 / FAX 931.552.9149

SCHEMATIC DESIGN OF EXTERIOR ELEVATIONS
WORKFORCE ESSENTIALS
SUMNER COUNTY - GREENLEA BOULEVARD
GALLATIN, TENNESSEE

Project No.	1031.9
Issue Date	03.17.2016
Drawn By	BAM
Revision Date	
Revision Date	
Revision Date	

A2
SHEET NO.

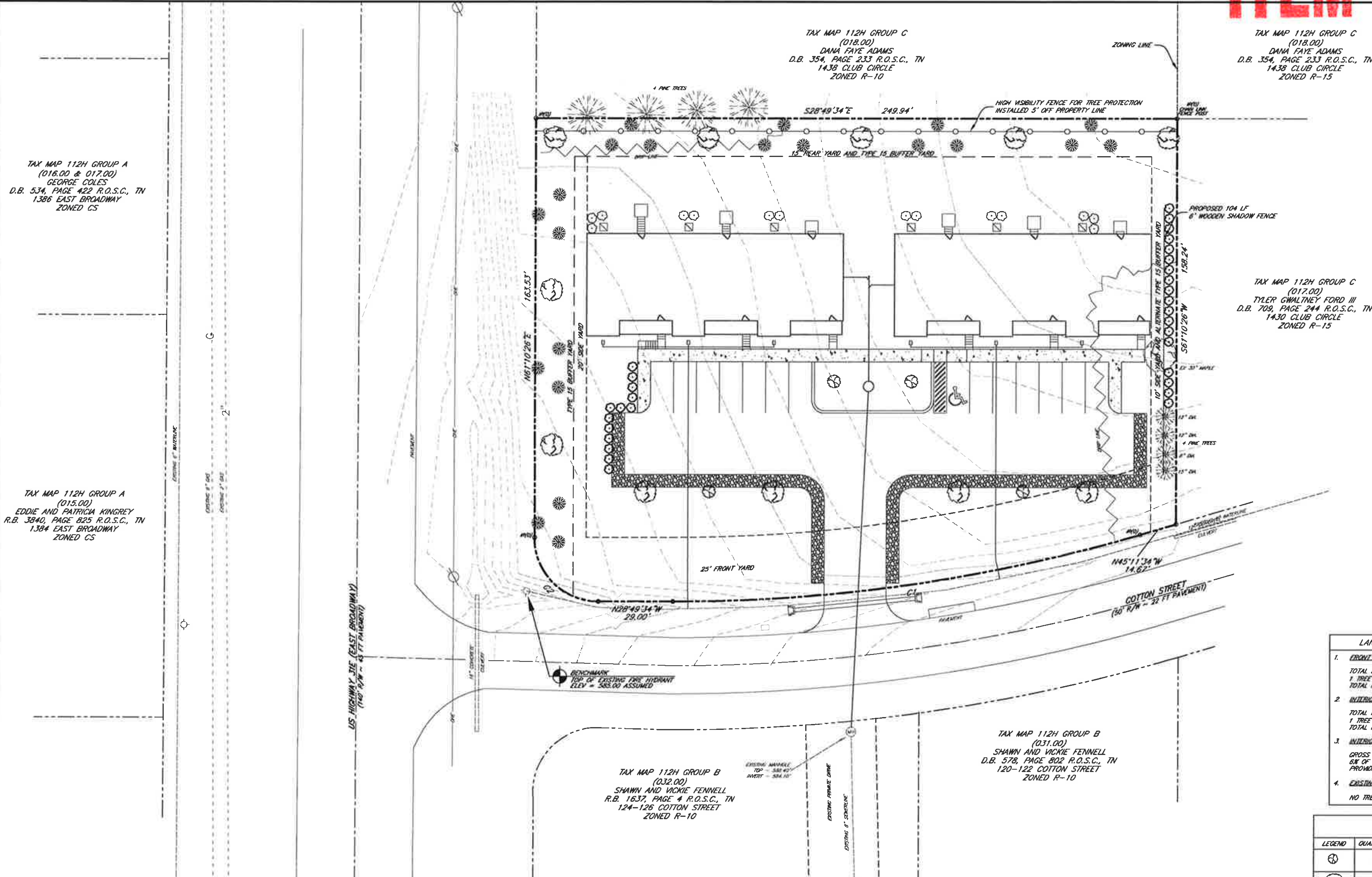
ITEM 16-1

ITEM 16-1

ITEM 16-1

ITEM 16-1

ITEM 16-1



LEGEND

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

MAR 23 2016

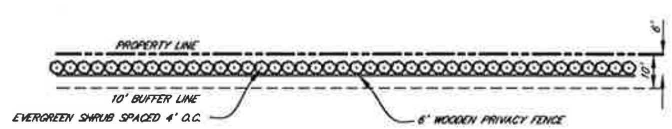
LANDSCAPE DESIGN CRITERIA	
1. FRONT PARKING PERIMETER TREE RATIO:	
TOTAL DISTANCE:	212 LF
1 TREE / 50 LF:	4.24 TREES
TOTAL REQUIRED:	5 TREES
2. INTERIOR TREE RATIO:	
TOTAL PARKING:	14 SPACES
1 TREE / 10 SPACES:	1.4 TREE
TOTAL REQUIRED:	2 TREES
3. INTERIOR PLANTING AREA	
GROSS PARKING AREA	7,990 SF
6% OF GROSS PARKING AREA	479 SF
PROVIDED AREA	867 SF
4. EXISTING TREE REMOVAL / REPLACEMENT:	
NO TREE REMOVAL / REPLACEMENT REQUIRED.	

PLANT LIST

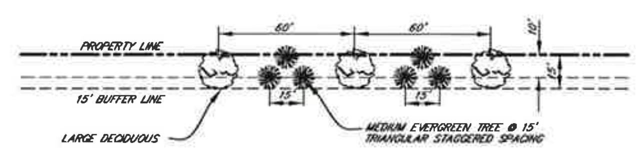
LEGEND	QUANITITY	SPECIES
	4	ORNAMENTAL FLOWERING TREE RED BUD, DOGWOOD, CHERRY
	11	LARGE DECIDUOUS MAPLE, OAK, SWEET GUM
	21	MEDIUM EVERGREEN HOLLY
	13	EVERGREEN SHRUB DWARF BURFORD HOLLY
	32	EVERGREEN SHRUB SKIP LAUREL
	-	MULCH HARDWOOD BARK
	-	SEEDING KY-31 FESCUE

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.



ALTERNATE TYPE 15 BUFFER
NOT TO SCALE



TYPE 15 BUFFER
NOT TO SCALE

CURVE TABLE

CURVE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	645.39'	92.81'	184.36'	183.73'	N 37°00'34" W	16°22'00"
C2	25.00'	25.00'	39.27'	35.36'	N 16°10'26" E	90°00'27"

ROGERS ENGINEERING GROUP
114B WEST MAIN STREET
Gallatin, Tennessee 37066
TEL: 615-230-7269 FAX: 615-230-7271
richard.jones@rogersgroupinc.com

IF YOU DIG IN TENNESSEE... CALL US FIRST! 1-800-351-1111 1-615-366-1987 TENNESSEE ONE CALL IT'S THE LAW

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

COTTON STREET MULTIFAMILY DEVELOPMENT

LANDSCAPE PLAN
125 COTTON STREET
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

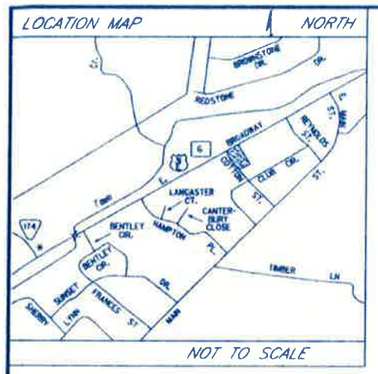
SHEET NO.
C 4.0

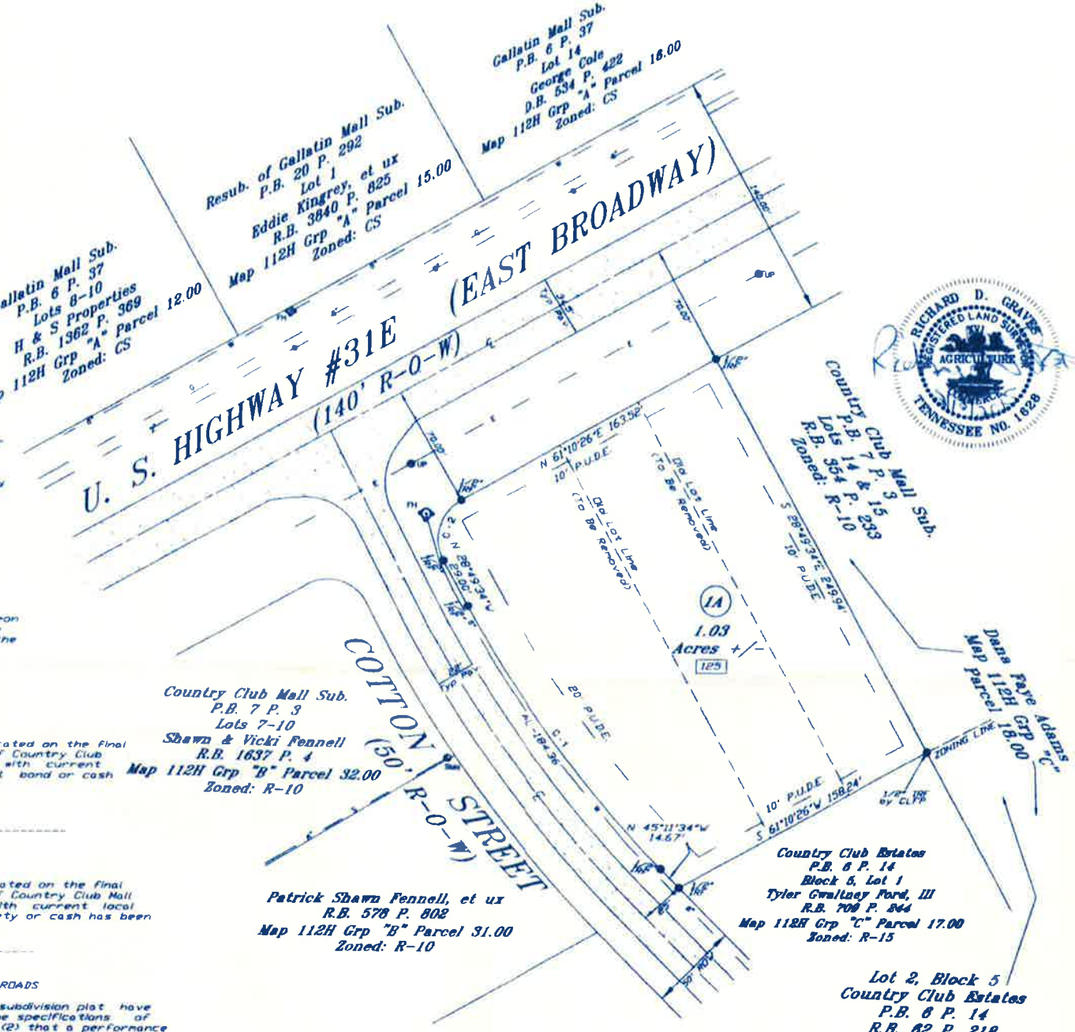
REVISIONS
REVISION 1: 12 MARCH 2015 PER GMRPC PROJECT COMMENTS DATED 3-9-15

SHEET 4 OF 5

PROJECT #	15-010
DATE	25 FEBRUARY 2015

ITEM 16-1





N
W E
S

TN STATE PLANE GRID NAD 83
FOR GIS MAPPING PURPOSES ONLY

50 0 50 100 150
GRAPHIC SCALE - FEET SCALE: 1"= 50'

RICHARD D. GRAVES
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 1628

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I an (we are) the owners of the property shown hereon as evidenced in Record Book 4090 Page 461 in the Registers Office, Sumner County, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.

Date: _____ Owner: _____
Morris H. Holleman

Date: _____ Owner: _____
John W. Park

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 placed, or will be placed, as shown hereon, to the specifications of the regulations.

Date: 8/10/2015 _____
Registered Land Surveyor TN#1628

CERTIFICATE OF THE APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Re-Subdivision of Lots 11, 12, & 13 of Country Club Mall Subdivision Final Plat 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.

Date: _____
David Gregory, Superintendent, GPU

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled Re-Subdivision of Lots 11, 12, & 13 of Country Club Mall Subdivision Final Plat, have been installed in accordance with current local and state government requirements or a sufficient surety or cash has been filed which will guarantee said installation.

Date: _____
David Gregory, Superintendent, GPU

CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

Date: _____
Nick Tuttle P.E., 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 Registrar.

Date: _____
Secretary of the Planning Commission

Date: _____
Chairman's Initials

Prepared by:

Richard D. Graves
Land Surveying
1768 New Highway 52
Westmoreland, Tn. 37186
Phone: (615) 644-2077
Fax: (615) 644-3200

CERTIFICATE OF STAFF CERTIFICATION

Date: _____
City Planner

Legend

●	1/2" IRON RE-BAR SET UNLESS OTHERWISE NOTED
—E—	ELECTRIC LINE
—G—	GASLINE
—W—	WATERLINE
—S—	SEWER LINE
UP●	UTILITY POLE
FH	FIRE HYDRANT
SMH	SEWER MANHOLE
CLCP	CHAIN LINK CORNER POST
IRF	IRON RE-BAR FOUND
P.U.D.E.	PUBLIC UTILITY DRAINAGE EASEMENT

TENNESSEE ONE-CALL SYSTEM
BEFORE YOU DIG CALL 811
UTILITIES SHOWN ARE APPROXIMATE. ALL UTILITIES ARE NOT SHOWN

Curve Data Table

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C-1	645.39'	92.81'	184.36'	16°22'00"	183.73'	N 37°00'34" W
C-2	25.00'	25.00'	39.27'	90°00'27"	35.36'	N 16°10'26" E

Job # 15018TML

1: DEED REFERENCE: R.B. 4090 P. 461
2: PLAT REFERENCE: P.B. 7 P. 3 Lots 11, 12, & 13

3: TAX MAP REFERENCE: MAP 112H GROUP "C" PARCELS 14.00, 15.00, & 16.00

4: I HEREBY CERTIFY THAT THIS PROPERTY SURVEY IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 10,000 OR BETTER AS SHOWN HEREON.

5: SURVEYOR'S NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBERS 47165C0 316G & 318G, EFFECTIVE DATES APRIL 17 2012, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE.

6: DATE: February 10, 2015

7: _____RICHARD D. GRAVES_____ Tenn. R.L.S. No. 1628

8: ZONED: R-10

9: CURRENT USE: VACANT/ PROPOSED USE: MULTIFAMILY DWELLING SITE

10: Site Address: 125 Cotton Street

11: TOTAL AREA BEING SURVEYED: 1.03 Acres + -

12: OWNERS:
Morris H. Holleman & John W. Park
256 E. Schell St.
Gallatin, TN 37066

SURVEYORS NOTES:

13: ALL UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATION SHOWN SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION.

14: 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. THE SURVEYOR RESERVES THE RIGHT TO REVISE ANY EASEMENT(S) NOT PROVIDED FOR OR KNOWN OF PER THE DATE OF THIS SURVEY.

14: ONLY PAPER COPIES OF THIS SURVEY WITH THE SURVEYOR'S ORIGINAL STAMP AND SIGNATURE WILL CONSTITUTE AN ORIGINAL COPY OF THIS SURVEY.

16: SUBJECT TO ANY DRAINAGE THAT MAY CROSS THE PROPERTY DUE TO NATURAL CAUSES.

17: SUBJECT TO ANY LEASES, RIGHT-OF-WAYS, ENCROACHMENTS, EASEMENTS, LIENS, ETC. THAT MAY EXIST AND/OR APPLY TO THE SUBJECT PROPERTY.

18: THE RECORDING OF THIS PLAT VOIDS, VACATES, & SUPERCEEDS THE RECORDING OF LOTS 11, 12, & 13 OF COUNTRY CLUB MALL SUBDIVISION OF RECORD IN P.B. 7 P. 3.

19: THE PURPOSE OF THIS PLAT IS TO COMBINE 3 EXISTING LOTS INTO 1 BUILDABLE LOT.

20: ALL YARD LINES MINIMUM BUILDING SETBACK LINES AND BUFFER YARDS ARE BASED ON THE ZONING OF THE PROPERTY AT THE TIME OF PLAT RECORDING AND MATCH APPROVED SITE PLAN.

Approved
CITY OF GALLATIN
PLANNING OFFICE
DATE: 8/21/15
KS

Resubdivision of Lots 11, 12 & 13 of Country Club Mall Subdivision
Final Plat
3rd Civil District
Sumner County Tennessee
(Inside Gallatin City Limits)

RECEIVED
AUG 18 2015
GALLATIN PLANNING & ZONING

REVISED RESUBMITTAL

STAFF APPROVED 8/24/2015

2-371-155