Gallatin Municipal-Regional Planning Commission Work Session Agenda

Monday, March 14, 2016

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

Gallatin City Hall, 132 West Main Street

1. Discuss proposed alternative buffer for the Grover McMurray Subdivision, containing 8.02 (+/-) acres located on Woods Ferry Road. (2-1494-16)

2. Discuss proposed change to the zoning of the Moncrief Property located on Airport Road on 37.62 (+/-) acres from Agriculture (A) to Industrial Restricted (IR). The surrounding property is zoned Residential-10 (R10) to the north, Industrial Restrictive (IR) to the south, Residential-10 (R10) to the east, and Agricultural (A) to the west. (3-1573-16)

3. Discuss proposed site plan to remodel the exterior façade Arby's Restaurant located at 307 East Main Street. (8-1577-16)

4. Discuss proposed alternative sign plan for Freedom Church located at 1010 Freedom Church Road. (8-1580-16)

5. Discuss proposed site plan for an approximately 55,000 square foot covered storage area and associated infrastructure for Spring Haven Development (Fowler Lumber) located at 590 Airport Road, on 3.45 (+/-) acres, zoned Industrial Restrictive (IR). (8-1584-16)

6. Discuss proposed site plan for Sunoco A-Plus Convenience Store including an internal restaurant and fueling pumps on property located at 517 Nashville Pike, on 2.27 (+/-) acres, zoned Commercial General (CG). (8-1587-16)

7. Discuss proposed PMDP for Sumner County Career Center to construct a 12,000 square foot building on the east side of GreenLea Boulevard, on 2.25 (+/-) acres, zoned Planned General Commercial (PGC). (3-1588-16)

8. Discuss proposed site plan for the Alex Sublett Building, a steel structure warehouse to store landscaping trucks, trailers, and equipment, located at 450 West Eastland Street, and zoned Commercial General (CG). 8-1596-16)

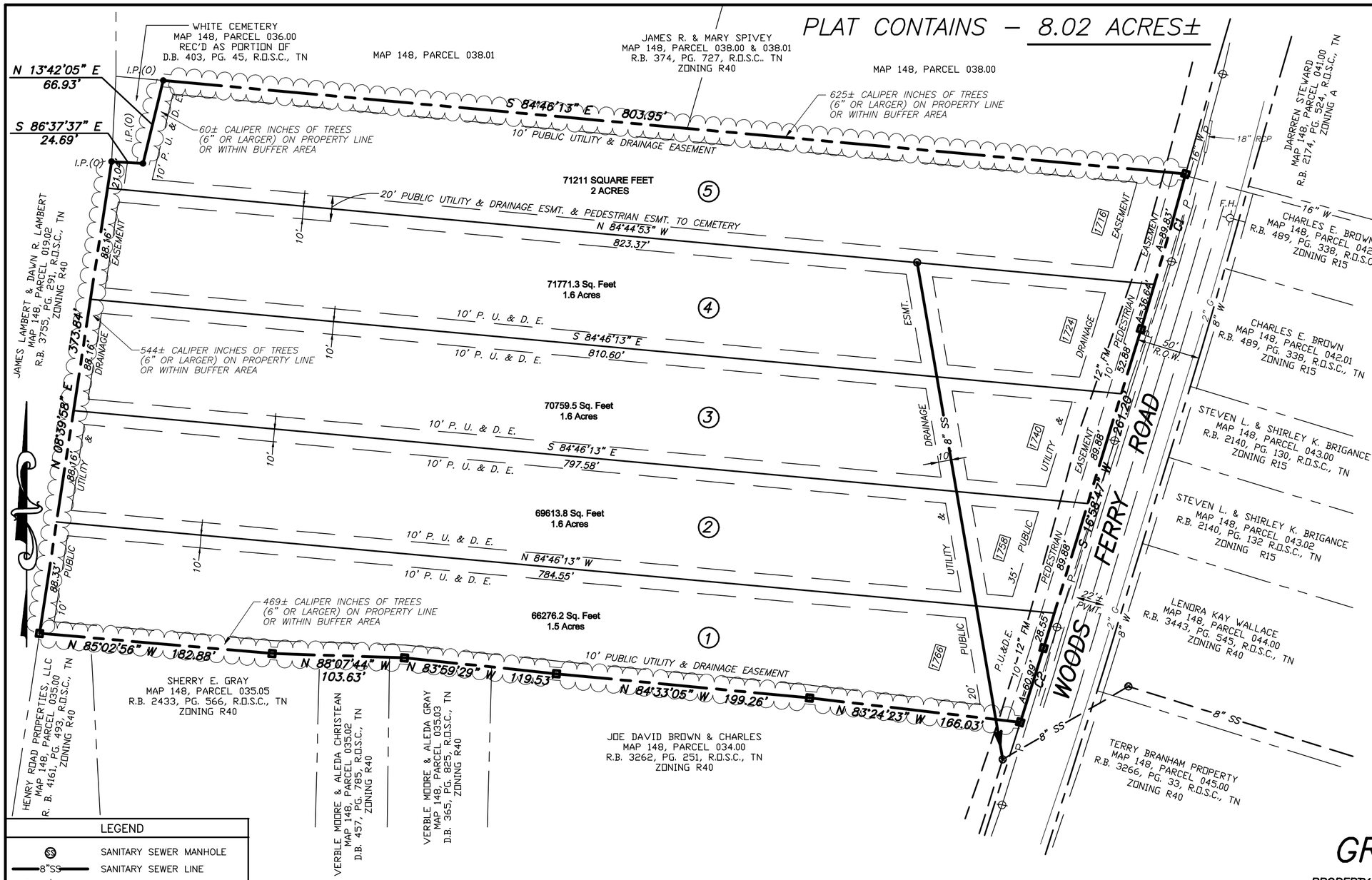
9. Discuss changes to the Gallatin Zoning Ordinance.

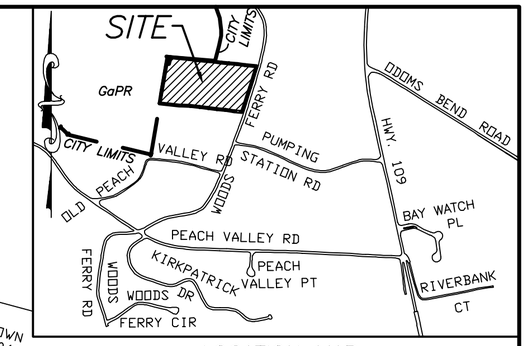
10. Other Business

    Sign Code

11. Adjourn

PLAT CONTAINS – 8.02 ACRES±





LOCATION MAP

N.T.S.

NOTES:

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

LEGEND

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

60 30 0 60 120 180

SCALE IN FEET

CURVE DATA

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

ITEM 1

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

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

CERTIFICATE OF OWNERSHIP & DEDICATION

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

DATE : _____ OWNER : _____
GROVER McMURRAY

TITLE : _____

CERTIFICATE OF SURVEY ACCURACY

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

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

DATE : _____

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

REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the utility systems outlined or indicated on the final subdivision plat entitled 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

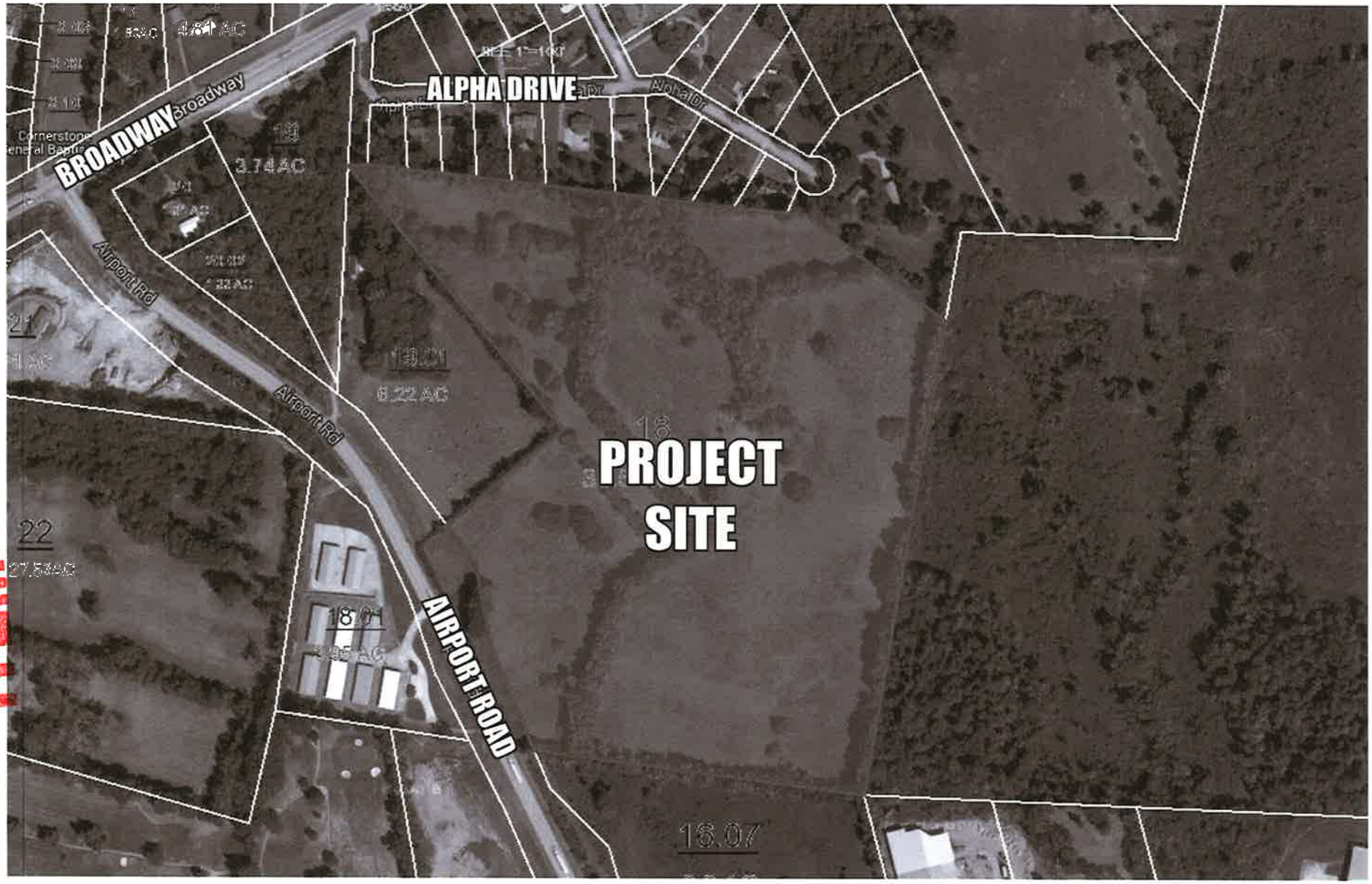
RECORD

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 2



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

WHITTENBURG
LAND SURVEYING
214 EAST STEVENS STREET
COOKEVILLE, TN 38501
931-526-9000

PARCEL REFERENCE

BEING A1 J 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

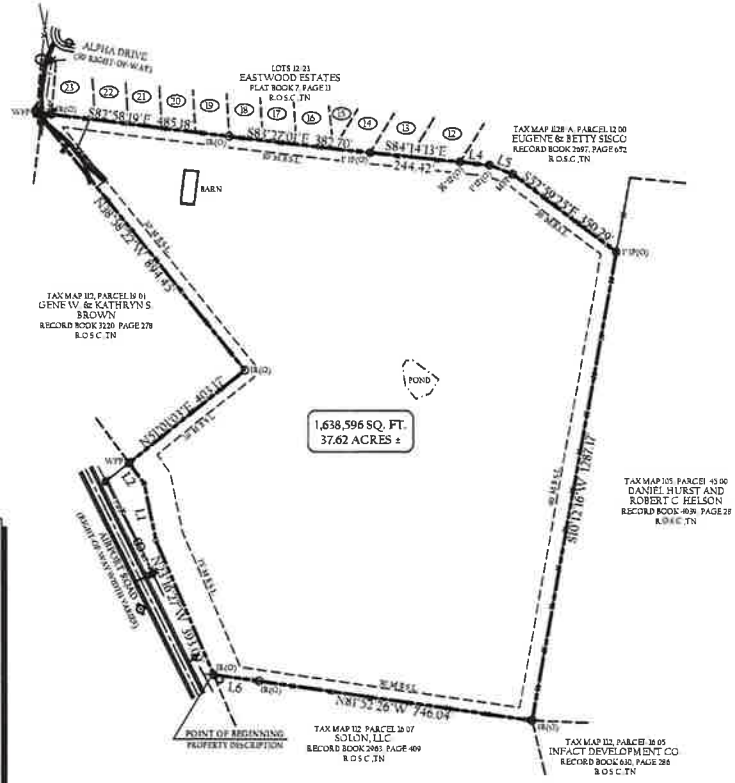
TNSPC TN 4100

GRAPHIC SCALE
200 0 100 200 400
(IN FEET) 1 inch = 200' ft

VICINITY MAP (NOT TO SCALE)

LEGEND

IR(O)	IRON REBAR (OLD)
IR(N)	1/2" IRON REBAR (NEW)
IP(O)	IRON PIPE (OLD)
	NON-MONUMENTED POINT
MFP	METAL FENCE POST
WFP	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	N11°31'27"W	156.67'
L2	N16°15'18"W	69.87'
L3	S85°47'20"E	39.83'
L4	S85°47'34"E	80.69'
L5	S69°31'29"E	67.01'
L6	N82°16'41"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

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 14, 2011, ARE AS FOLLOWS
FRONT - 75'
SIDE - 10'
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

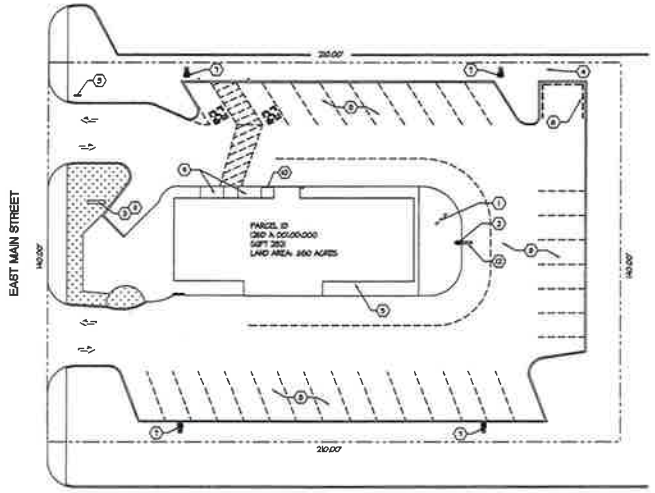
JESSIE MONCRIEF, DOUGLAS CORNWELL, POLLY RAGLAND, PATRICIA THOMAS AND LINDA RAMSEY PROPERTY

HIGHWAY 31E
10th CIVIL DISTRICT, SUMNER COUNTY
GALLATIN, TENNESSEE

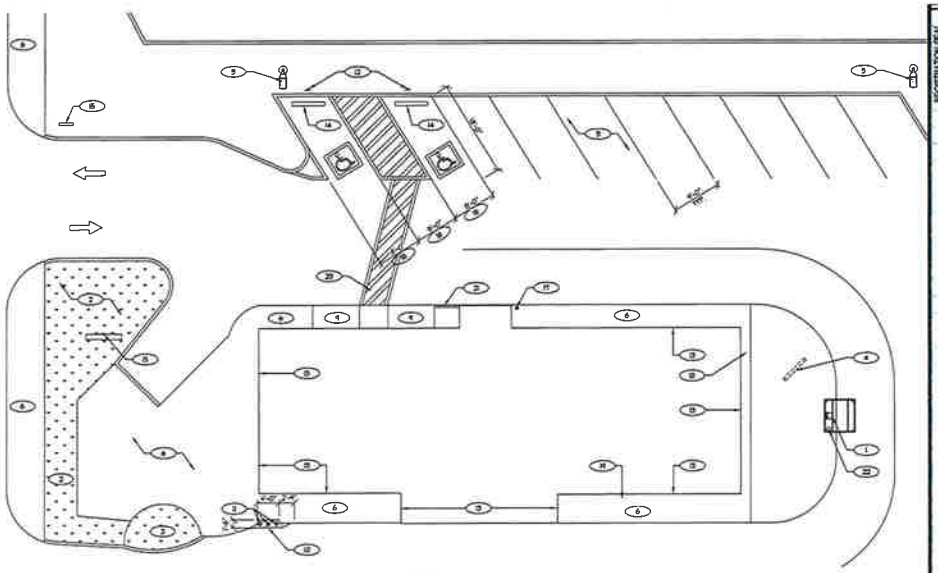
SCALE 1"=200'	TAX MAP 112, PARCEL 18.00		
ACREAGE 37.62±	DR. TLD	CK.	REV
PROJECT NUMBER 16-045	DATE 02-16-2016	SHEET 1 of 1	

WHITTENBURG LAND SURVEYING
Ph1 931.528.5263
Ph2 931.526.9000
Fax 931.526.7505

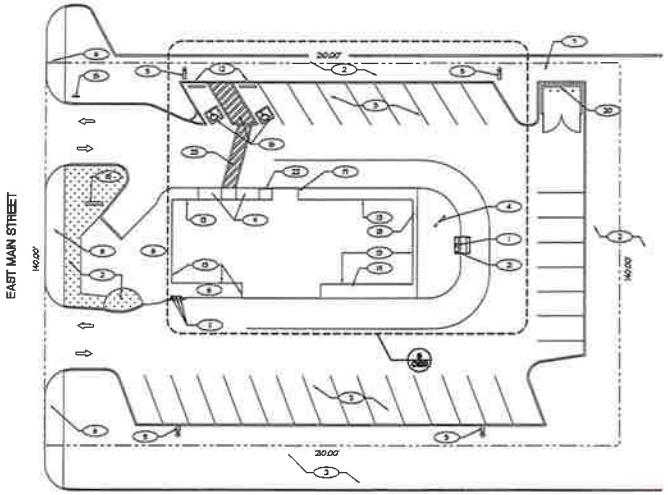
3-1573-16



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



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



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

PROPERTY DETAILS

LOT: 1A - P101

LEGAL DESCRIPTION:
PLAT: R-12 PAGE: 69-409 BLOCK: LOT 1A-P101 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.

RECEIVED
FEB 22 2016
GALLATIN PLANNING & ZONING

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 SUBMITTAL 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. FILL 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 PRESSWASHED 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/C401.
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 3/C401
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/C401.
23. RE-STRIPED CROSSWALK STRIPING.

KEYED DEMO NOTES

1. EXISTING DRIVE THRU MENU BOARD TO REMAIN. G.C. TO SCRAPE, PRESSURE WASH AND CLEAN. PREPARE SURFACE TO RECEIVE A NEW COAT OF PAINT.
2. EXISTING SPEAKER PEDESTAL TO BE REMOVED. CAP/SEAL PIPING 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. G.C. 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.

8-1577-16

FREDERICK J. GOGLIA
ARCHITECT, NCARB, LSP
1055 CRAIGO ROAD, SUITE 300
ST. LOUIS, MO 63146
PH: (314) 416-2400
FAX: (314) 416-2000
www.ecs.com

REGISTRATION SEAL

Arby's

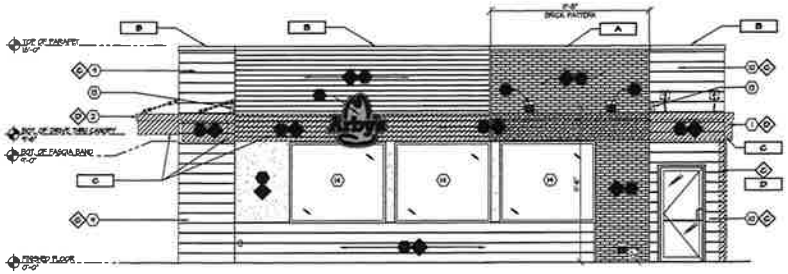
ARBY'S REMODEL
307 EAST MAIN STREET
GALLATIN, TN 37066
STORE # 5540

REV	DATE	DESCRIPTION

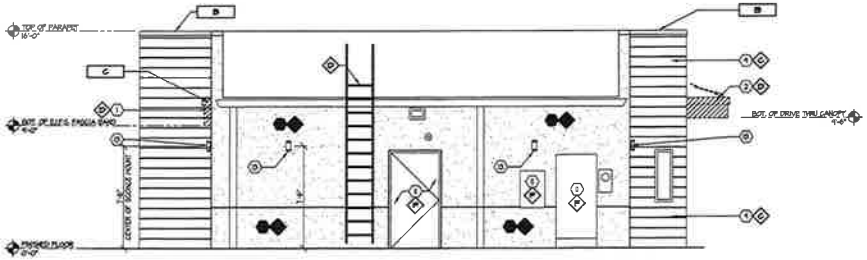
ESTIMATE NO: 151497
DRAWN BY: CLS
CHECKED BY: FJG
ISSUE DATE: 04/08/16
SITE PLAN

C100

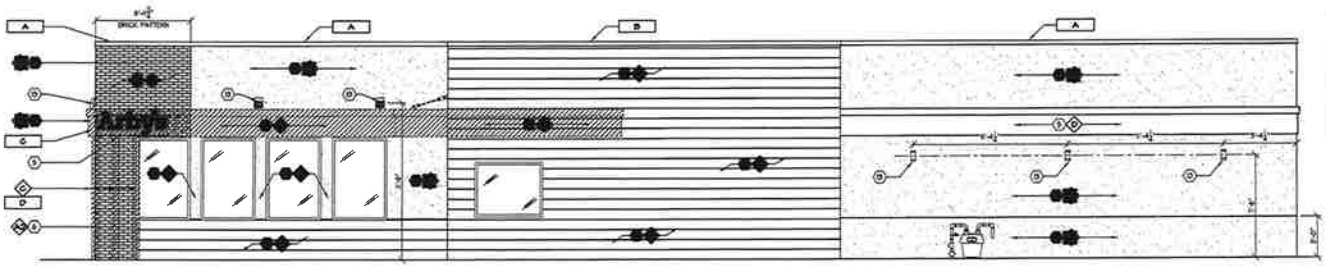
ITEM 3



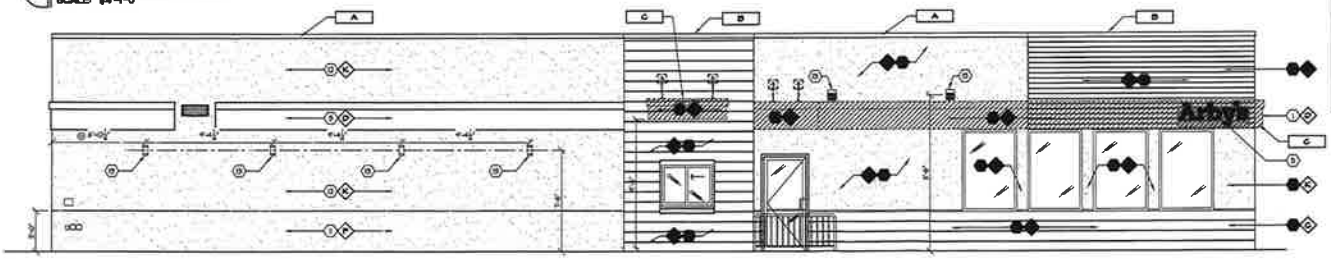
1 WEST ELEVATION
SCALE: 1/4"=1'-0"



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			
A	DRYVIT	EIFS WALL SYSTEM	COLOR: ARBY'S RED TEXTURE: SANDBLAST
C	DRYVIT	DURAPON BRICK SPECIALTY FINISH WITH 2@ FT. 3/8" BROOKLYN STYLE TEMPLATE	BRICK LAYER: PRETTYBRICK SMARTPATTY @ROTT LAYER: ARBY'S BROWN, NCB
B	NOT USED	—	—
C	DRYVIT	EIFS WALL SYSTEM WITH V-GROOVE REVEAL	COLOR: ARBY'S RED TEXTURE: SANDBLAST
D	SHERWIN WILLIAMS	SW 9006 WOOF	SATIN FINISH
E	NOT USED	—	—
F	SHERWIN WILLIAMS	SW 7024 FUNCTIONAL GRAY	SATIN FINISH
G	SHERWIN WILLIAMS	SW 9200 ROCKWOOD DARK BROWN	SATIN FINISH
H	NOT USED	—	—
J	NOT USED	—	—
K	SHERWIN WILLIAMS	SW 9005 PURE WHITE	SATIN FINISH
METALS			
A	EXCEPTIONAL METALS (DURO-LAST)	TWO-PIECE SNAP-ON METAL COPING REGAL WHITE/ DURO-LAST #RK10/TEST	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL F4310
B	EXCEPTIONAL METALS (DURO-LAST)	TWO-PIECE SNAP-ON METAL COPING DARK BROWN/ DURO-LAST #RK10/TEST	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL F4310
C	PRE-FABRICATED CANOPY/BAND	PRODUCT CODE: 9140-BONNER PRODUCT NAME: PG SD RAL 3000 BLOOD RED	—
D	PRE-FABRICATED POST	PRODUCT CODE: 9240-ROPOTA PRODUCT NAME: PG 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 SITEON 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. LOWER 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 WILLOW 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 5'-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 7'-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
800 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63146
PH: (314) 415-4400 FAX: (314) 415-2000 www.fjg.com

Arby's

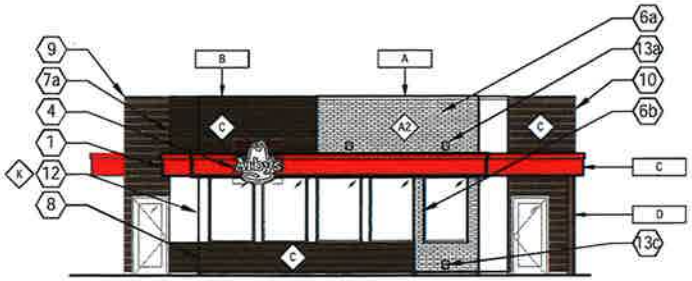
ARBY'S REMODEL
3027 EAST MAIN STREET
GALLATIN, TN 37066
STORE # 5540

REV	DATE	DESCRIPTION	BY

PROJECT NO: 151457
DRAWN BY: CLS
CHECKED BY: SJB
ISSUE DATE: 04/08/16

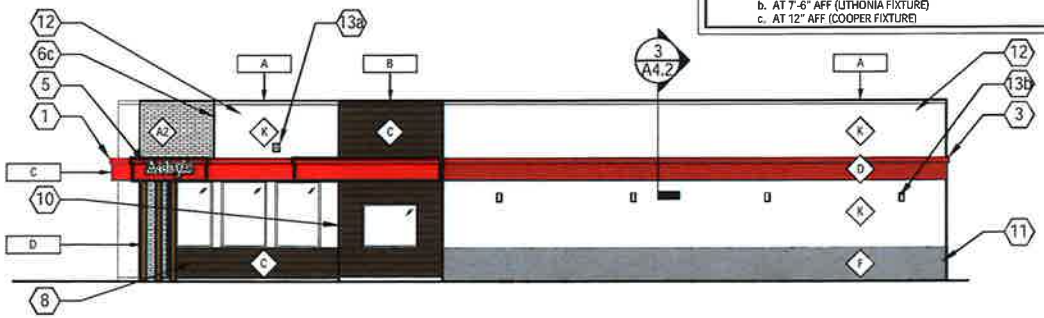
EXTERIOR ELEVATIONS

A400



1 A2.1 FRONT ELEVATION

NOT TO SCALE



2 A2.1 SIDE ELEVATION

NOT TO SCALE

DESIGN NOTES (X)

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

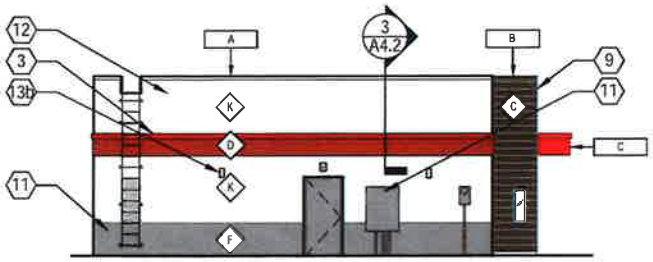
FRANCHISEES ARE TO REFER TO THE STETON SCOPE OF WORK PREPARED BY THEIR **OPERATIONS CONSULTANT FOR THE SCOPE OF WORK "SPECIFIC" TO THEIR STORE.**

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 JAMB OF MIDDLE WINDOW BELOW,
   b. EXTEND TO BOTTOM OF WALL, ON BOTH SIDES OF FIRST WINDOW,
   c. WRAP CORNER OF BUILDING AND EXTEND TO FIRST WINDOW ON MAIN ENTRANCE SIDE OF BUILDING,
   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. BELOW WINDOWS,
   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 7'-6" AFF (LITHONIA FIXTURE)
    c. AT 12" AFF (COOPER FIXTURE)

FINISH SCHEDULE

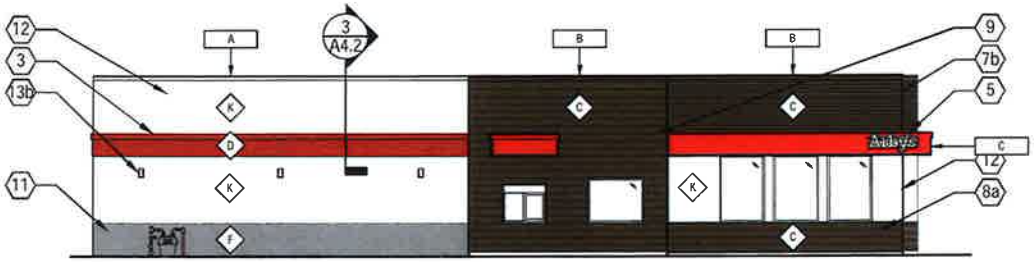
MARK	MANUFACTURER	DESCRIPTION	NOTES
FINISHES			
A1	DRYVIT	EIFS WALL SYSTEM	COLOR: ARBY081030 TEXTURE: SANDBLAST
A2	DRYVIT	CUSTOM BRICK SPECIALTY FINISH WITH 28 PT. 3/8", BROOKLYN STYLE TEMPLATE	BRICK LAYER: ARBY121020, QUARZPUTZ GROUT LAYER: ARBY111009, NCB
B	NOT USED	---	---
C	DRYVIT	EIFS WALL SYSTEM WITH V-GROOVE REVEAL	COLOR: ARBY131030 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 #SR70/TE87	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
B	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING DARK BRONZE/ DURO-LAST #SR70/TE87	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
C	PRE-FABRIACTED CANOPY/BAND	PRODUCT CODE: 9940-30198R PRODUCT NAME: FC SD RAL 3000 FLAME RED	---
D	PRE-FABRIACTED 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.



1 A2.2 FRONT ELEVATION

NOT TO SCALE



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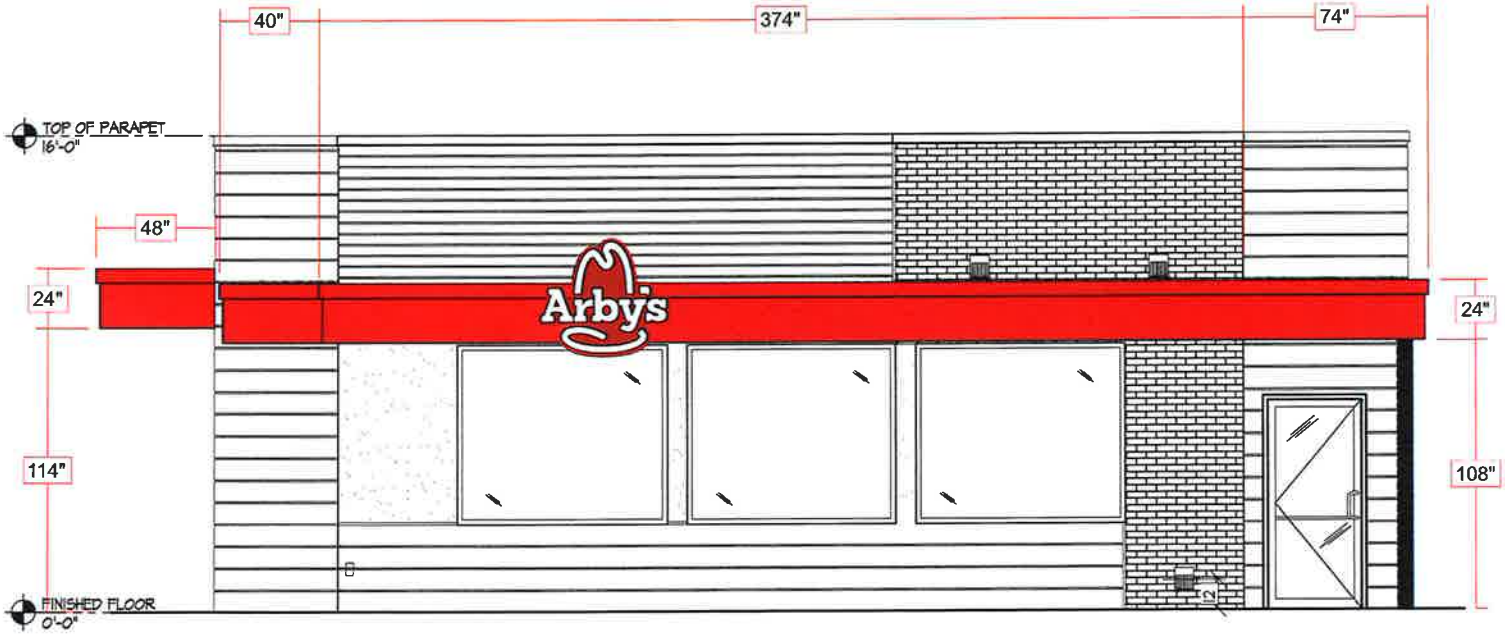
FRONT ELEVATION



APPROVAL INFORMATION & CONFIRMATION

☐ Proof is approved. Proceed with production of order.

☐ Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE _____ PRINT NAME _____ DATE _____

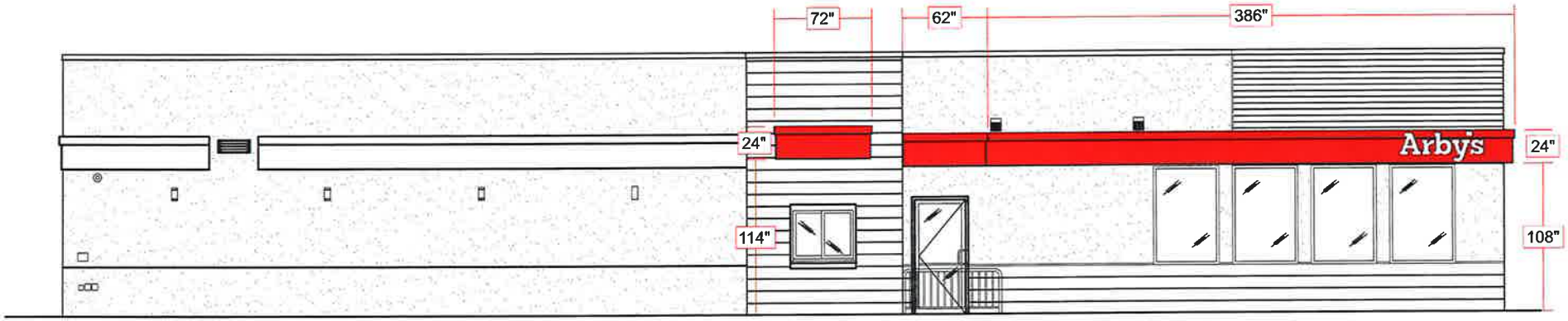
I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed $500 in compensation for time and effort entailed in creating these plans.

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

Design Team
SIGN COMPANY LLC.
731-925-4448 • 800-953-3744 • Fax 731-925-2022
www.designteam.net

DRIVE-THRU ELEVATION



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SIGN COMPANY LLC.
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www.designteam.net

SIDE ELEVATION

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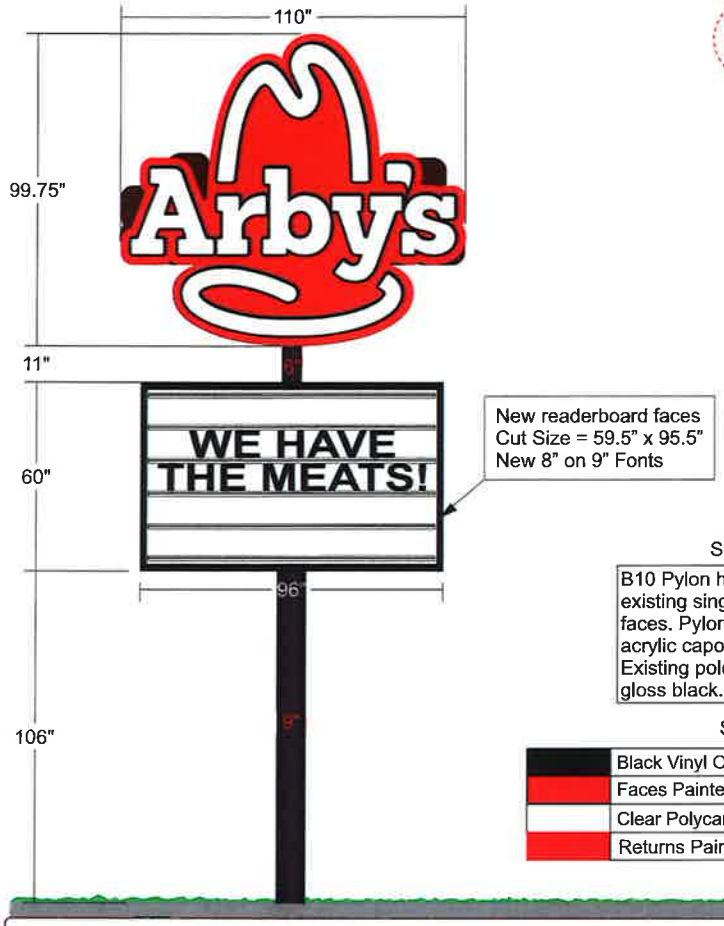
www.designteam.net

A Sign is Grandfathered

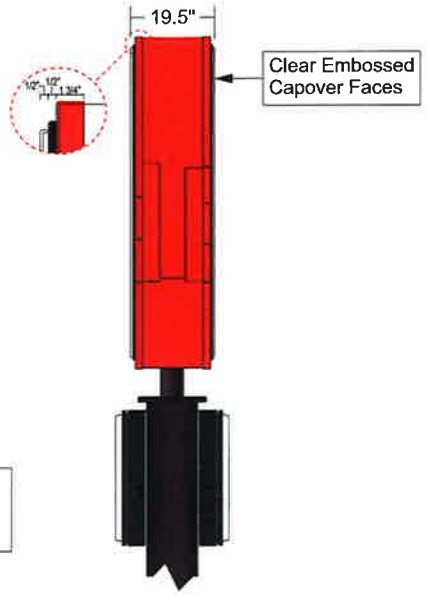
The city said we can replace with new head, but we must keep similar size- no taller

B10 PYLON HEAD REPLACEMENT

Front View



Side View



Sign Specifications

B10 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-10 Pylon
SP

Actual Area
46.9 SqFt

3 Box Area
55.4 SqFt

Rectangle Area
76.2 SqFt

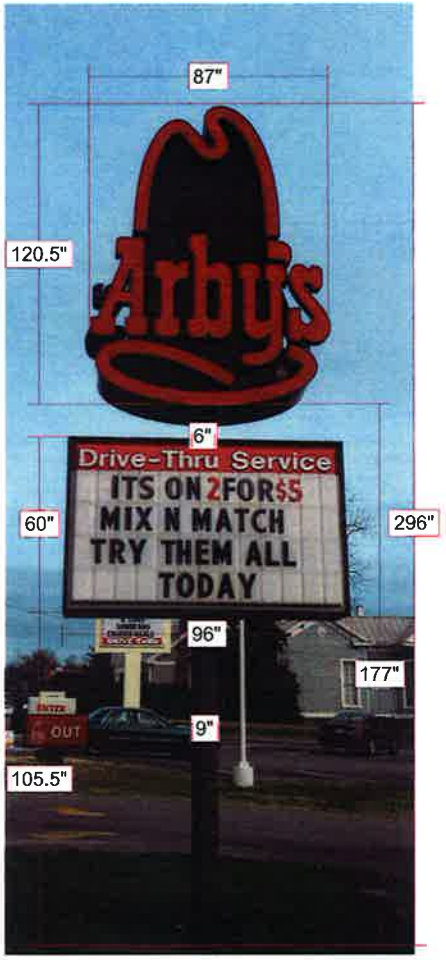
Logo-Shaped
Sign Head Graphics:

Side A Side B

Sign Orientation:

Low side of hat points toward building

Existing Pylon Sign



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File:	Z:\Corporate Restaurant\Arbys\tn\gallatin\cp

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EXISTING ARBY'S

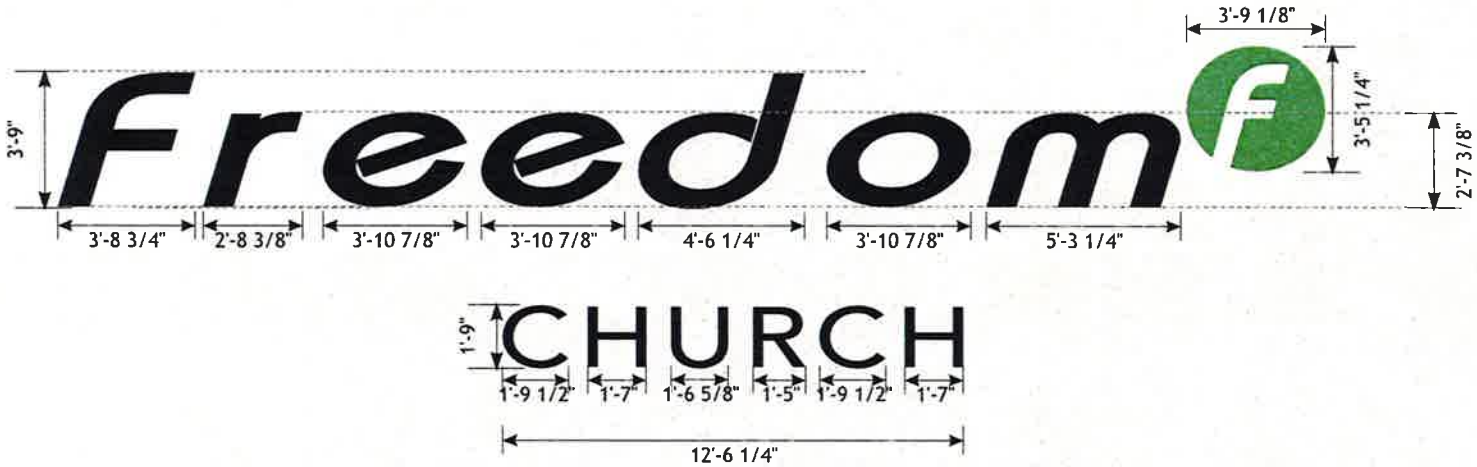
GALLATIN LOCATION WILL HAVE
BRICK PATTERNED EFIS HERE

EXAMPLE OF SIMILAR FAÇADE

EXAMPLE OF LIGHTING ON RED
BAND/CANOPIES

ITEM 4

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:

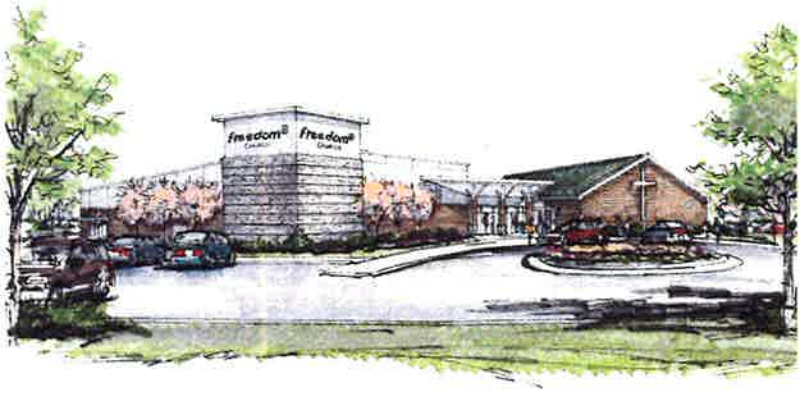
JOSLIN AND SON SIGNS

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

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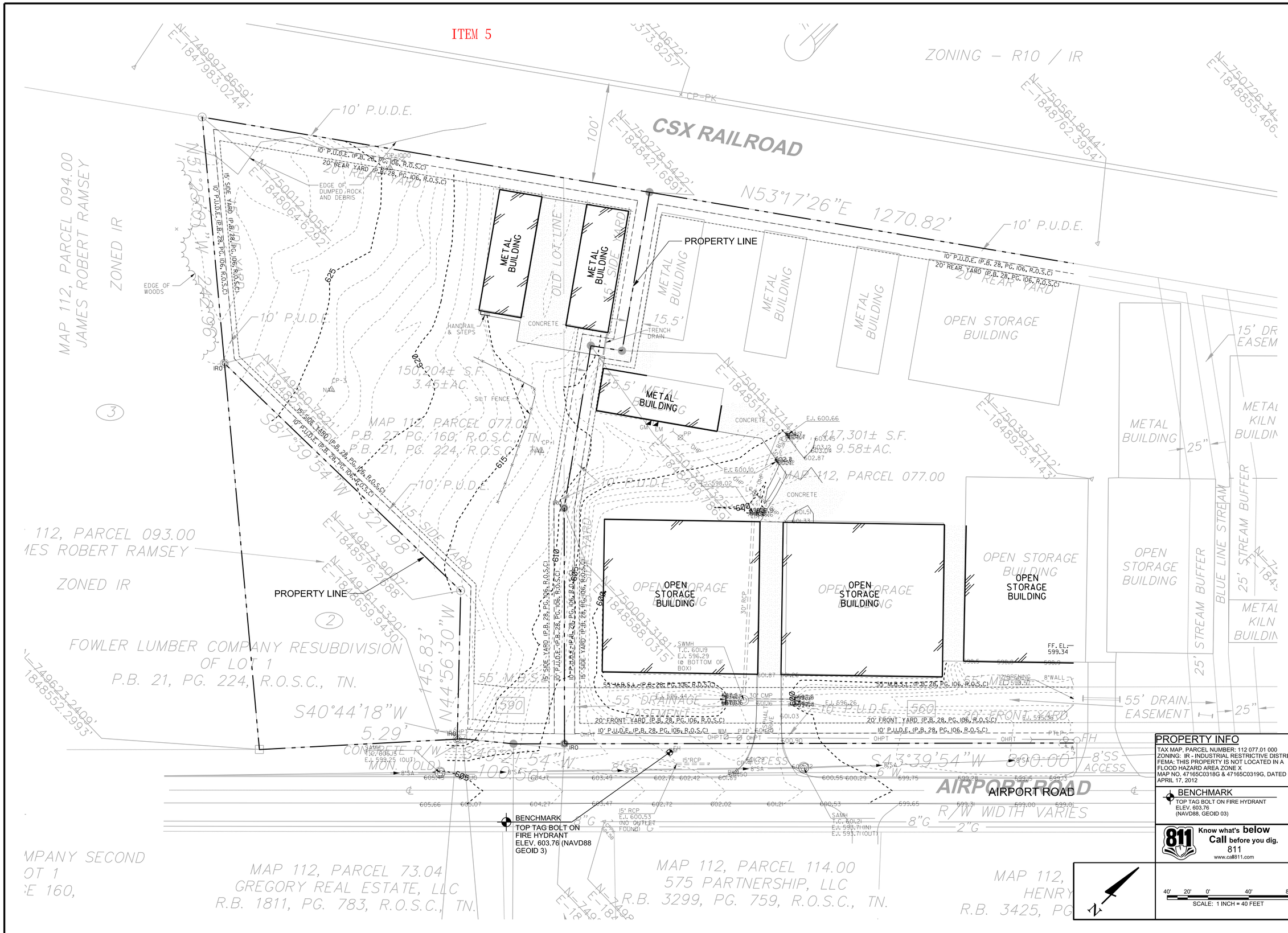
Job Number 106415 Author
Date August 2015 Checker

Title
Artist Renderings

Sheet Number A5.0

ITEM 5



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. 111869
STATE OF TENNESSEE

EXISITING CONDITIONS

CONSTRUCTION PLAN 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)

811 Know what's **below** **Call** before you dig.
811
www.call811.com

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
	WMB	JJC	06-24-16	ISSUED FOR PERMIT

C0.01

FILE NO. 3627700

2/22/2016
13121128
**@CSVPRNT01*Nash BW Plotter
wmbrogley
BwscFull.pen Workspace: civil

F:*36*36277*3627700*04_CAD*CIVL*Plot*3627700C001.dgn

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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.

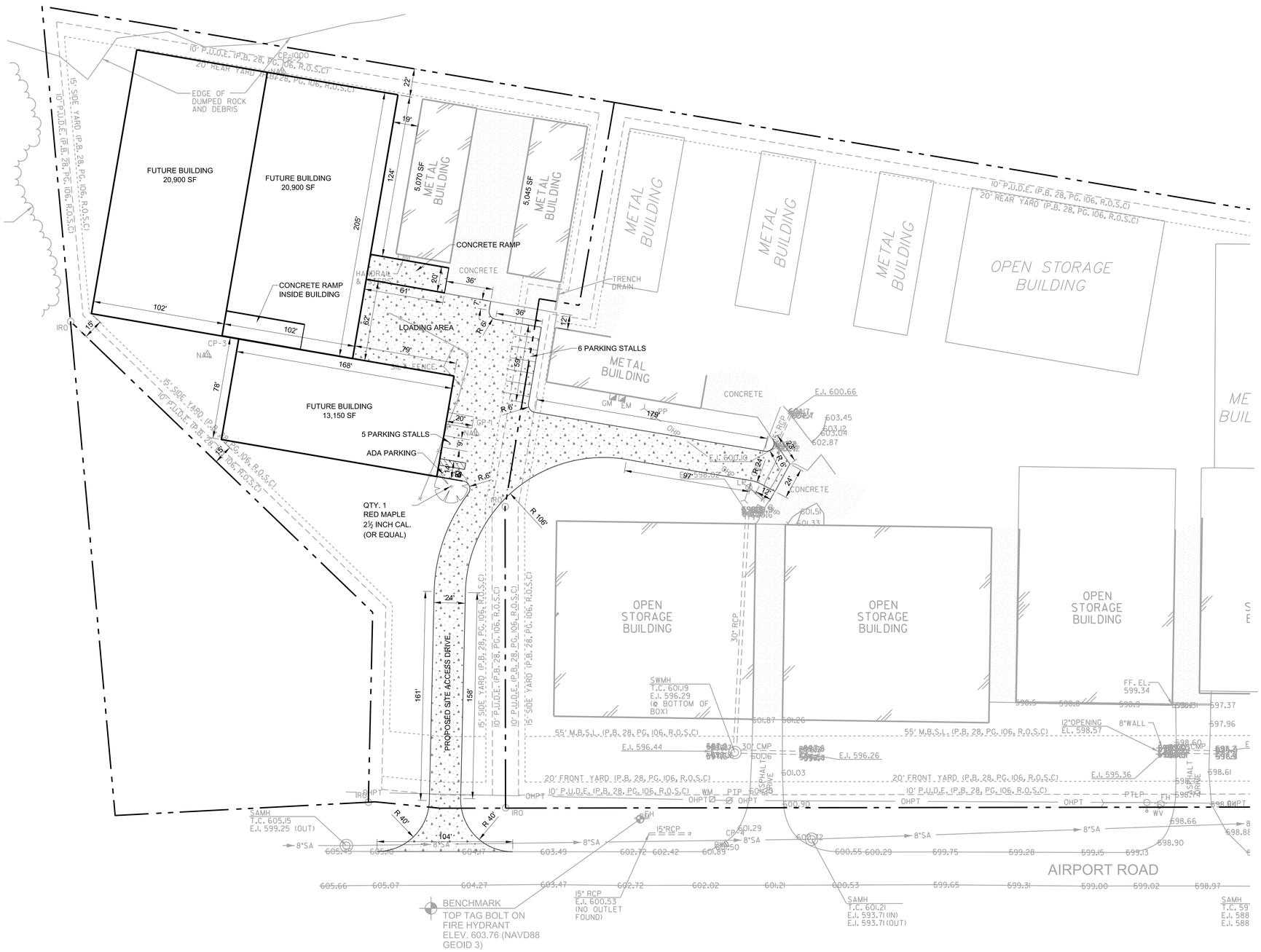
THE CONTRACTOR SHALL COORDINATE WORK WITH OTHER WORK IN PROGRESS.

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.



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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)

811 Know what's **below** **Call** before you dig.
811
www.call811.com

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

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. 111869
STATE OF TENNESSEE

SITE LAYOUT PLAN

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

REV.	DR.	CHK.	DATE	DESCRIPTION
	WMB	JJC	02-22-16	ISSUED FOR PERMIT

REVISION INFORMATION

C1.01

FILE NO. 3627700

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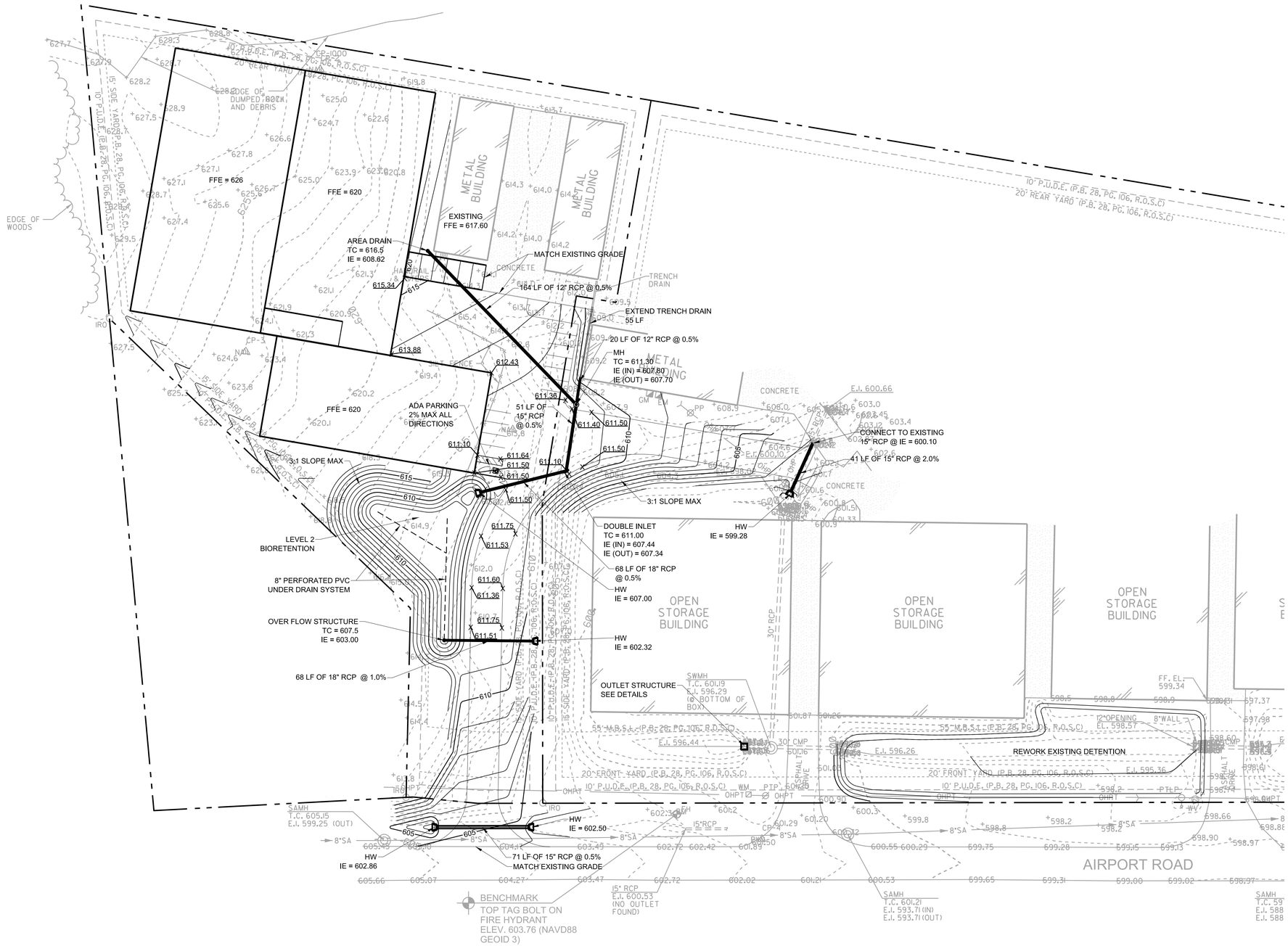
2/22/2016
13:21:41
BCSVPRNT01 Nash BW Plotter
wmbrogley
BwscFull.pen Workspace: civil

F:*36*36277*3627700*04_CAD*CIVL*Plot*3627700C101.dgn



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. 111188
STATE OF TENNESSEE

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)

811 Know what's **below** **Call** before you dig.
811
www.call811.com

N

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
	VWB	JJC	02-22-16	ISSUED FOR PERMIT

C2.01

FILE NO. 3627700

2/22/2016
13:21:48
**OCSVPRNT01*Nash BW Plotter
wmbrogley
BwscFull.pen Workspace: civil

F:*36*36277*3627700*04_CAD*CIVL*Plot*3627700C201.dgn

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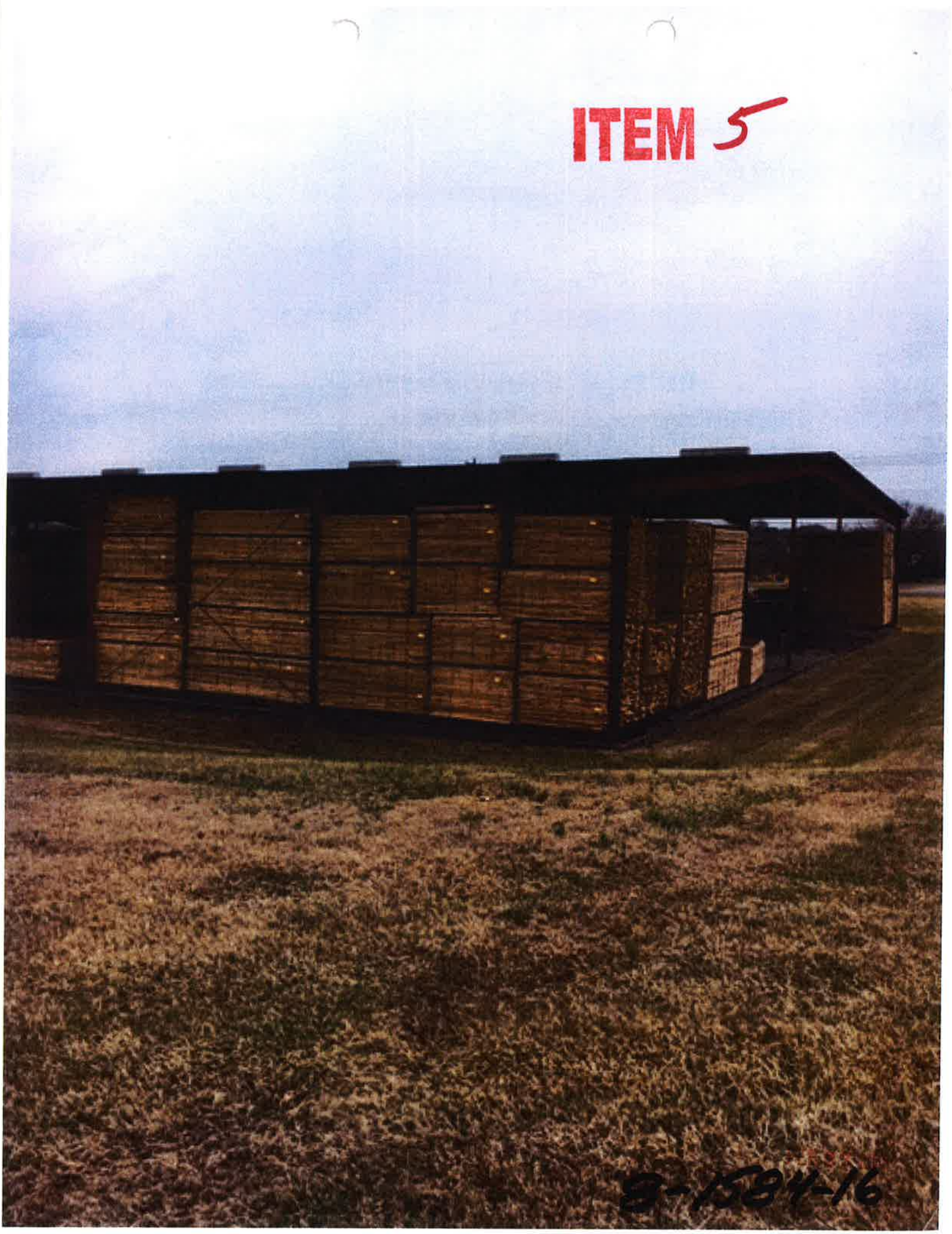
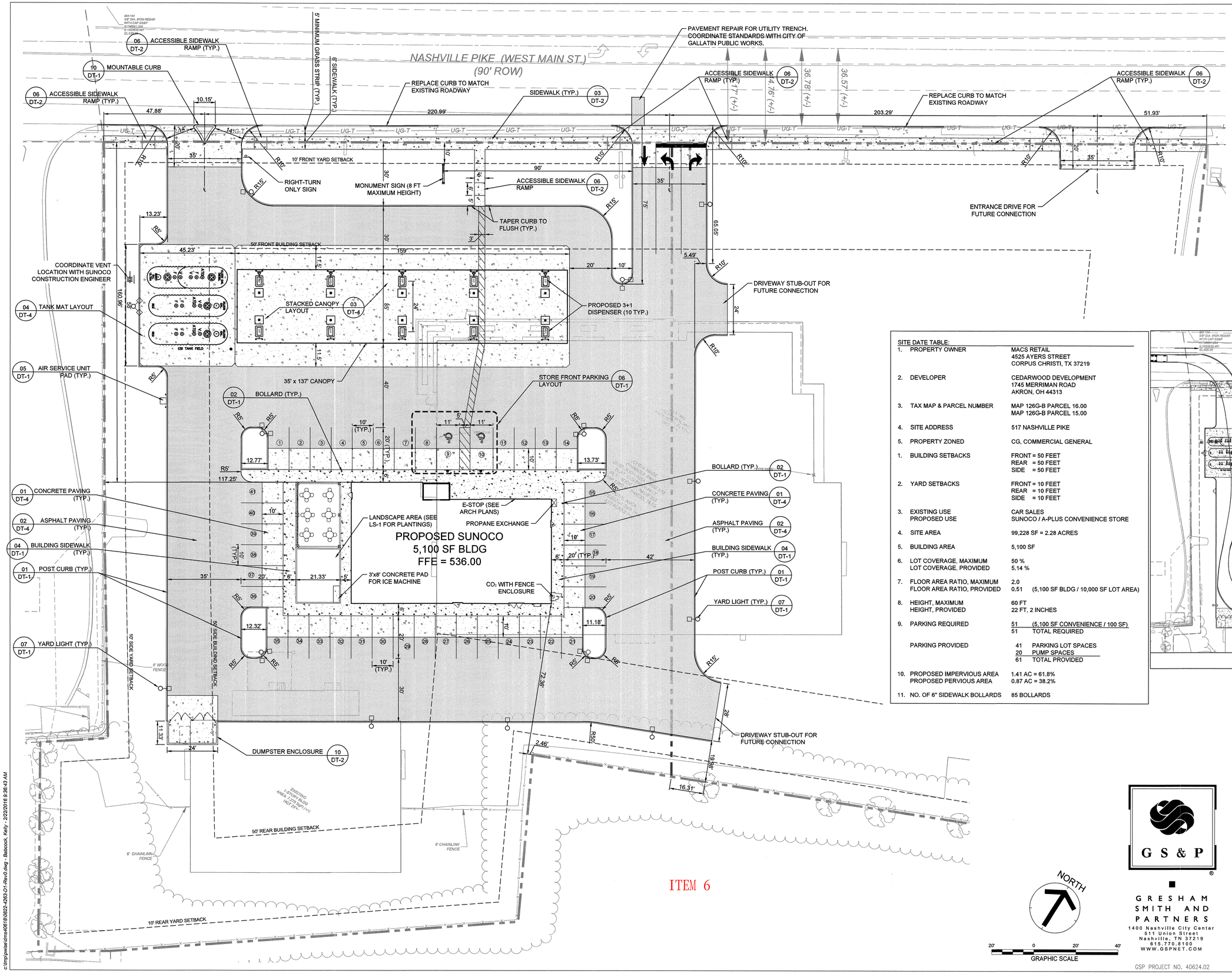
ITEM 5



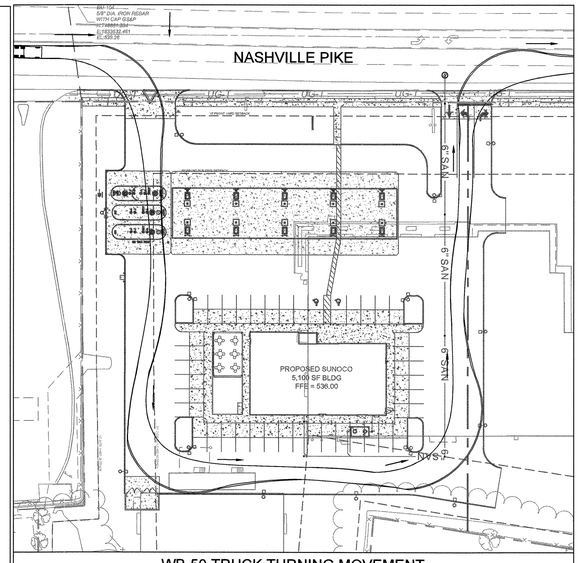


LEGEND

- 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 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
1.	BUILDING SETBACKS	FRONT = 50 FEET REAR = 50 FEET SIDE = 50 FEET
2.	YARD SETBACKS	FRONT = 10 FEET REAR = 10 FEET SIDE = 10 FEET
3.	EXISTING USE PROPOSED USE	CAR SALES SUNOCO / A-PLUS CONVENIENCE STORE
4.	SITE AREA	99,228 SF = 2.28 ACRES
5.	BUILDING AREA	5,100 SF
6.	LOT COVERAGE, MAXIMUM LOT COVERAGE, PROVIDED	50 % 5.14 %
7.	FLOOR AREA RATIO, MAXIMUM FLOOR AREA RATIO, PROVIDED	2.0 0.51 (5,100 SF BLDG / 10,000 SF LOT AREA)
8.	HEIGHT, MAXIMUM HEIGHT, PROVIDED	60 FT 22 FT, 2 INCHES
9.	PARKING REQUIRED	51 (5,100 SF CONVENIENCE / 100 SF) 51 TOTAL REQUIRED
	PARKING PROVIDED	41 PARKING LOT SPACES 20 PUMP SPACES 61 TOTAL PROVIDED
10.	PROPOSED IMPERVIOUS AREA PROPOSED PERVIOUS AREA	1.41 AC = 61.8% 0.87 AC = 38.2%
11.	NO. OF 6" SIDEWALK BOLLARDS	85 BOLLARDS



WB-50 TRUCK TURNING MOVEMENT

NELSON R. WHITSON
TN REG. #112546

ITEM 6

NORTH

GRAPHIC SCALE

GSP PROJECT NO. 40624.02

GRESHAM SMITH AND PARTNERS
1400 Nashville City Center
511 Union Street
Nashville, TN 37219
615.770.8100
WWW.GSPNET.COM

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.

DEVELOPMENT PLAN

SCALE 1" = 20'-0"

APPROVED	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED J. Lucyshyn	0822-4263	D-1	0
DRAWN K. Babcock			
DATE 02/22/16			

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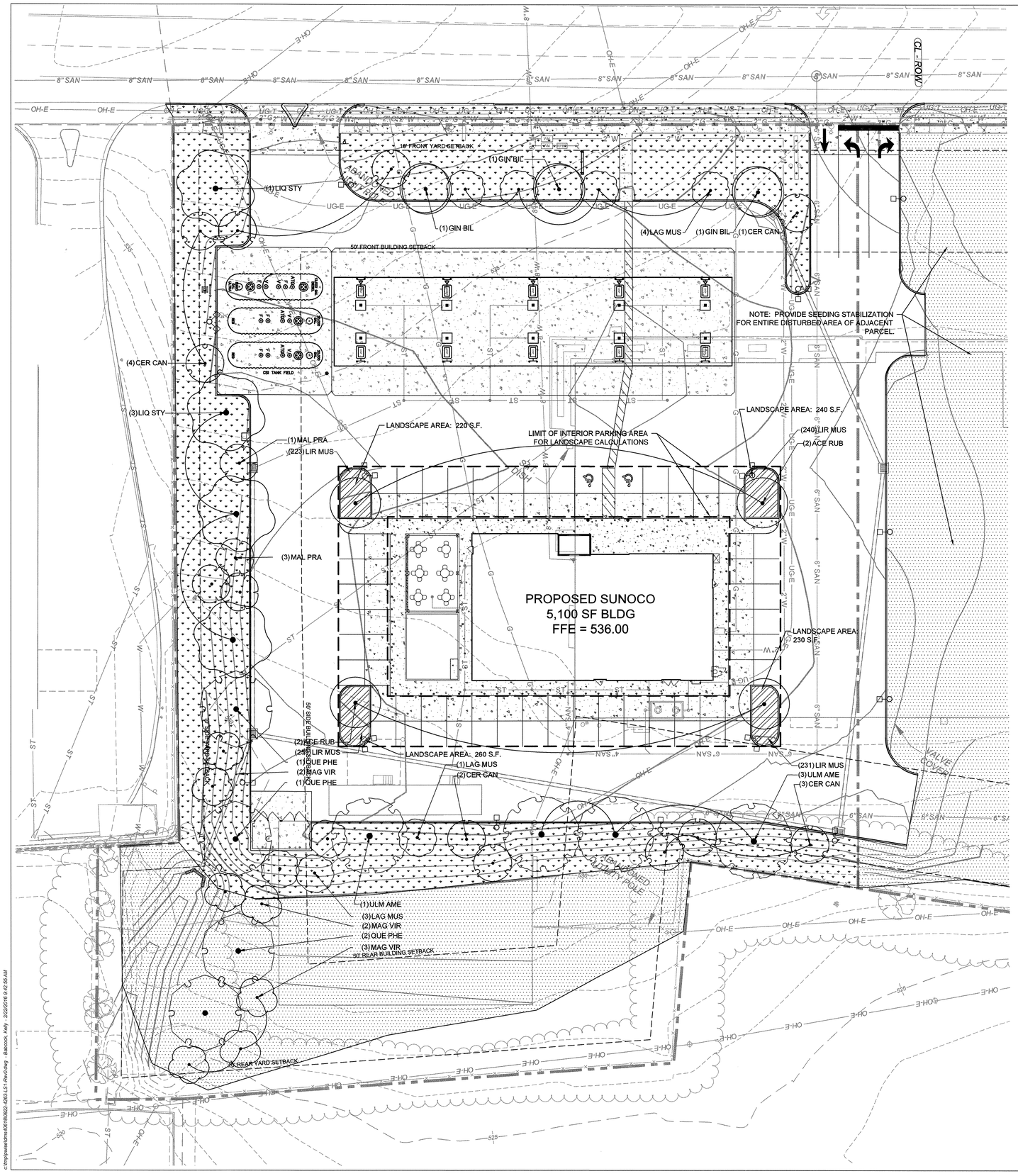


PLANT SCHEDULE

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 1 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

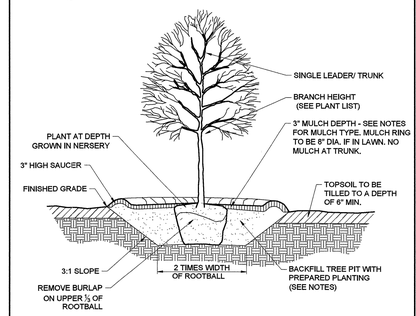
PERIMETER BUFFERS:
NORTH (252 L.F. TYPE 7.5)
REQUIRED: 4 CANOPY TREES, 8 ORNAMENTAL TREES
PROVIDED: 4 CANOPY TREES, 8 ORNAMENTAL TREES
WEST (415 L.F. TYPE 15)
REQUIRED: 7 CANOPY TREES, 14 ORNAMENTAL TREES
PROVIDED: 7 CANOPY TREES, 14 ORNAMENTAL TREES
SOUTH (376 L.F. TYPE 15)
REQUIRED: 6 CANOPY TREES, 12 ORNAMENTAL TREES
PROVIDED: 6 CANOPY TREES, 12 ORNAMENTAL TREES

NOTE:

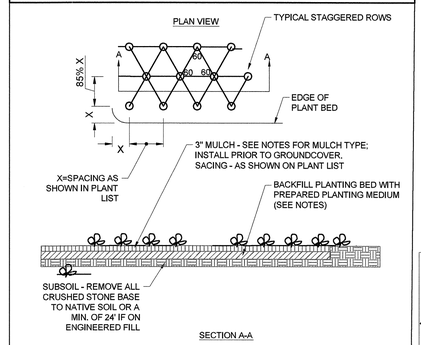
PLANT MATERIAL SHALL CONFORM TO "THE AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1; LATEST EDITION) FOR SIZE FORM AND QUALITY

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
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 431
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.

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

G S & P

NORTH

20' 0 20' 40'
GRAPHIC SCALE

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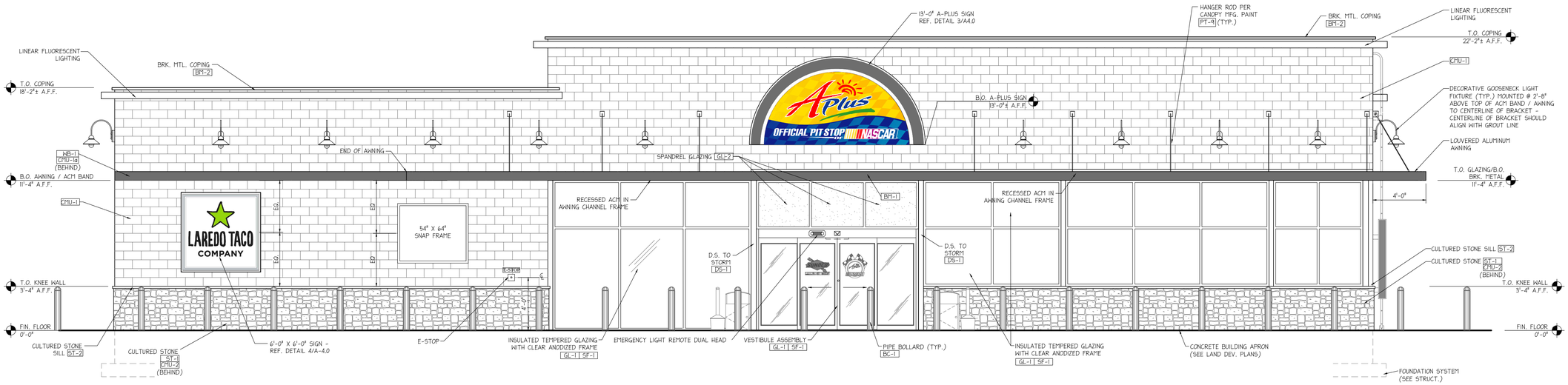
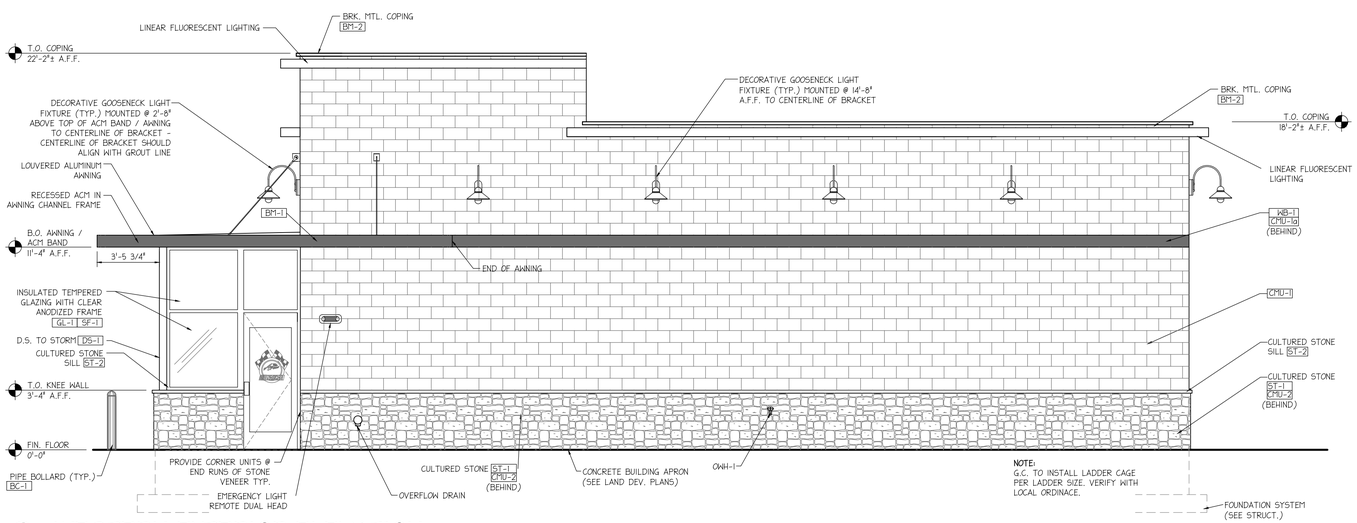


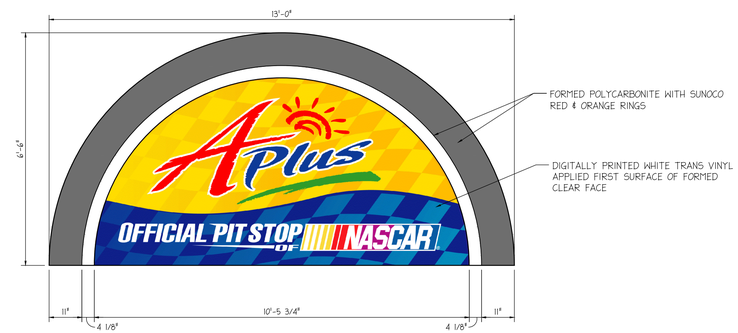
1 NORTHERN EXTERIOR ELEVATION

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



2 WESTERN EXTERIOR ELEVATION

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



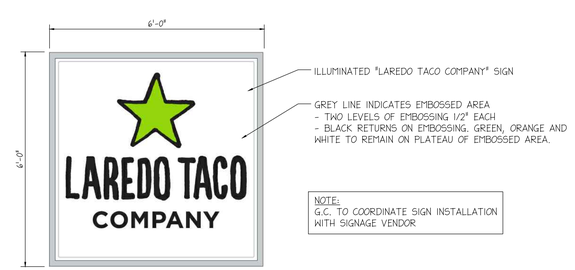
3 SIGNAGE DETAILS

SCALE: NONE

NOTE: ALL SIGNAGE SHALL BE APPROVED UNDER A SEPERATE APPLICATION.

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.1227
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@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)



4 SIGNAGE DETAILS

SCALE: NONE

NOTE: ALL SIGNAGE SHALL BE APPROVED UNDER A SEPERATE APPLICATION.

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APPV'D.

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

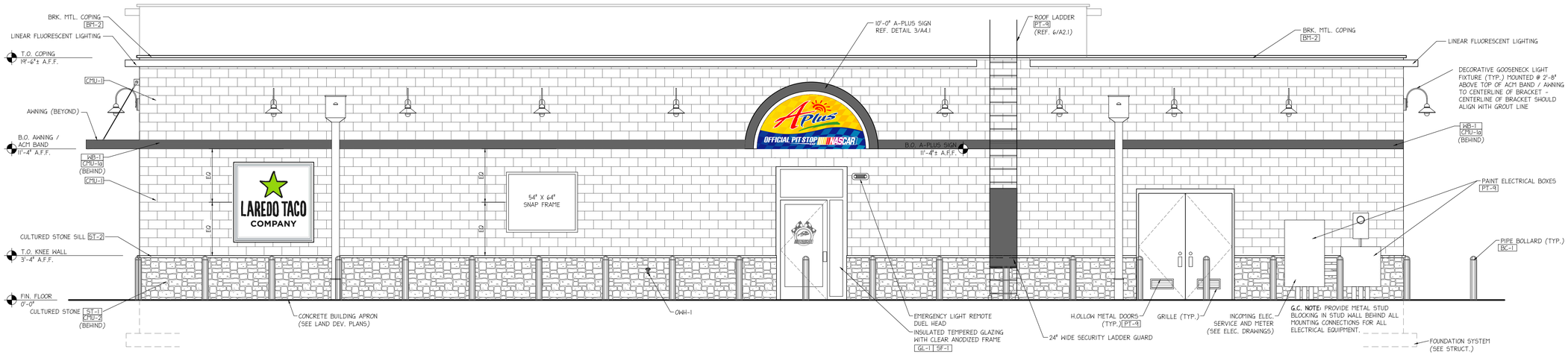
LOCATION: 517 Nashville Pike
Gallatin, Tennessee

PROJECT NO. -

EXTERIOR ELEVATIONS
AND FINISH SCHEDULE

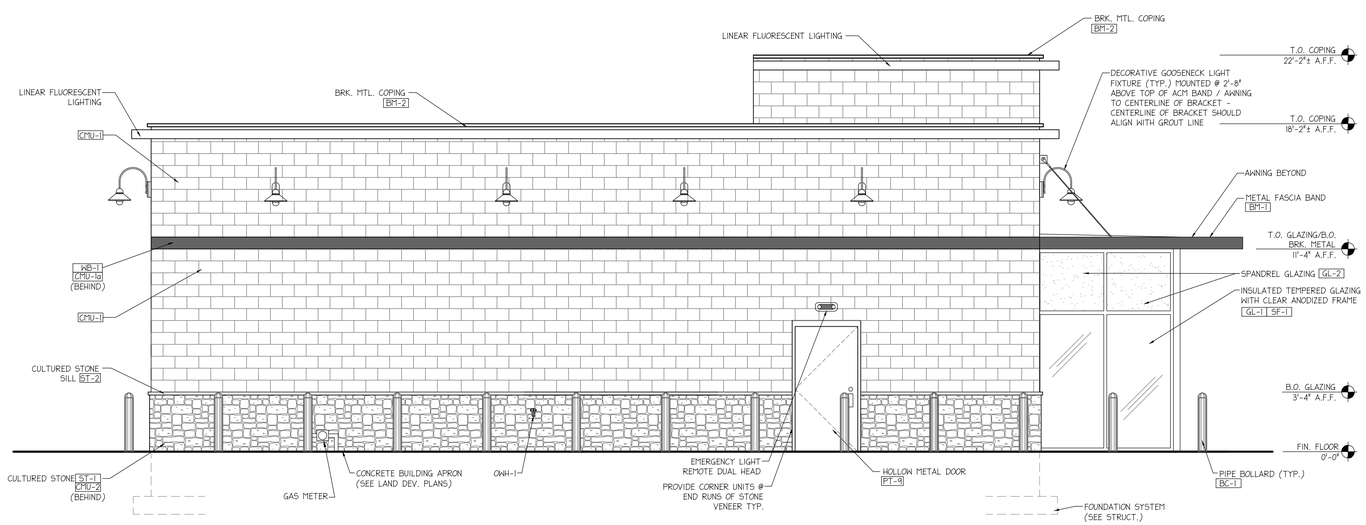
SCALE AS SHOWN

APPROVED	RJD	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED	MWM	0822-4263	A-4.0	0
DRAWN	JAS			
DATE	2-18-16			



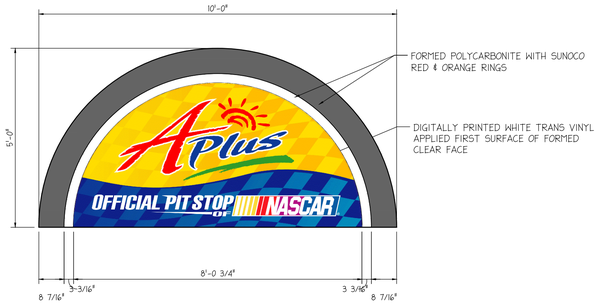
1 SOUTHERN EXTERIOR ELEVATION

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 - 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) 610-730-3586
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@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 - IR50T Thermally Broken & Large Missile 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	Viracon	Gray V908			Viracon (1-800-533-2080)

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APPV'D.

Cornerstone Consulting
Engineers & Architectural, Inc.
1176 N. Irving Sreet . 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

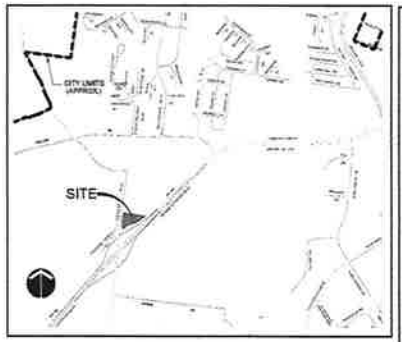
		FACILITY NO.	DRAWING NO.	REV. NO.
APPROVED	RJD	0822-4263	A-4.1	0
CHECKED	MWM			
DRAWN	JAS			
DATE	2-18-16			

ITEM 7

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



LOCATION MAP
NOT TO SCALE

SITE DATA:

PROPERTY INFORMATION

STREET ADDRESS:	GREENLEA BOULEVARD
TAX MAP:	125
PARCEL:	19.00
LOT SIZE:	2.38± AC. (103,663 S.F.)
BUILDING FLOOR:	12,000 S.F.

OWNER/DEVELOPER:
WORKFORCE ESSENTIALS
539 WANSON ST, SUITE A
CLARKSVILLE, TN 37040
(931) 905-3500
(931) 551-3026 FAX

PROJECT ENGINEER:
BRAD SLAYDEN, PE
RAGAN-SMITH ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
BSLAYDEN@RAGANSMITH.COM

ZONING INFORMATION

ZONING CLASSIFICATION:	PCC (PLANNED GENERAL COMMERCIAL)
EXISTING USE:	VACANT
PROPOSED USE:	OFFICE
BUILDING SETBACK: FRONT SETBACK:	40' (COLLECTOR)
BUILDING YARDS:	
MINIMUM FRONT YARD:	20' (ONE HALF SETBACK)
MINIMUM REAR YARD:	N/A
MINIMUM SIDE YARD:	10'
MAXIMUM BUILDING HEIGHT:	40'
PROPOSED BUILDING HEIGHT:	20'±
MAXIMUM LOT COVERAGE:	50%
PROPOSED LOT COVERAGE:	12%

PARKING DATA:

PARKING REQUIRED (PER CITY OF GALLATIN):

OFFICE
12,000 S.F. @ 1.0 SPACES/300 S.F. — 40 SPACES

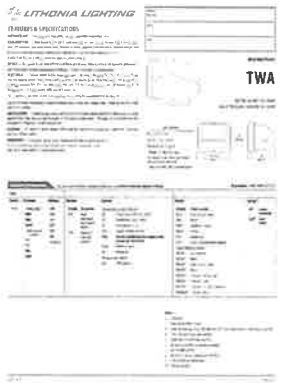
PARKING PROVIDED:	
REGULAR PARKING:	77 SPACES
HANDICAP PARKING:	4 SPACES
TOTAL PARKING PROVIDED:	81 SPACES

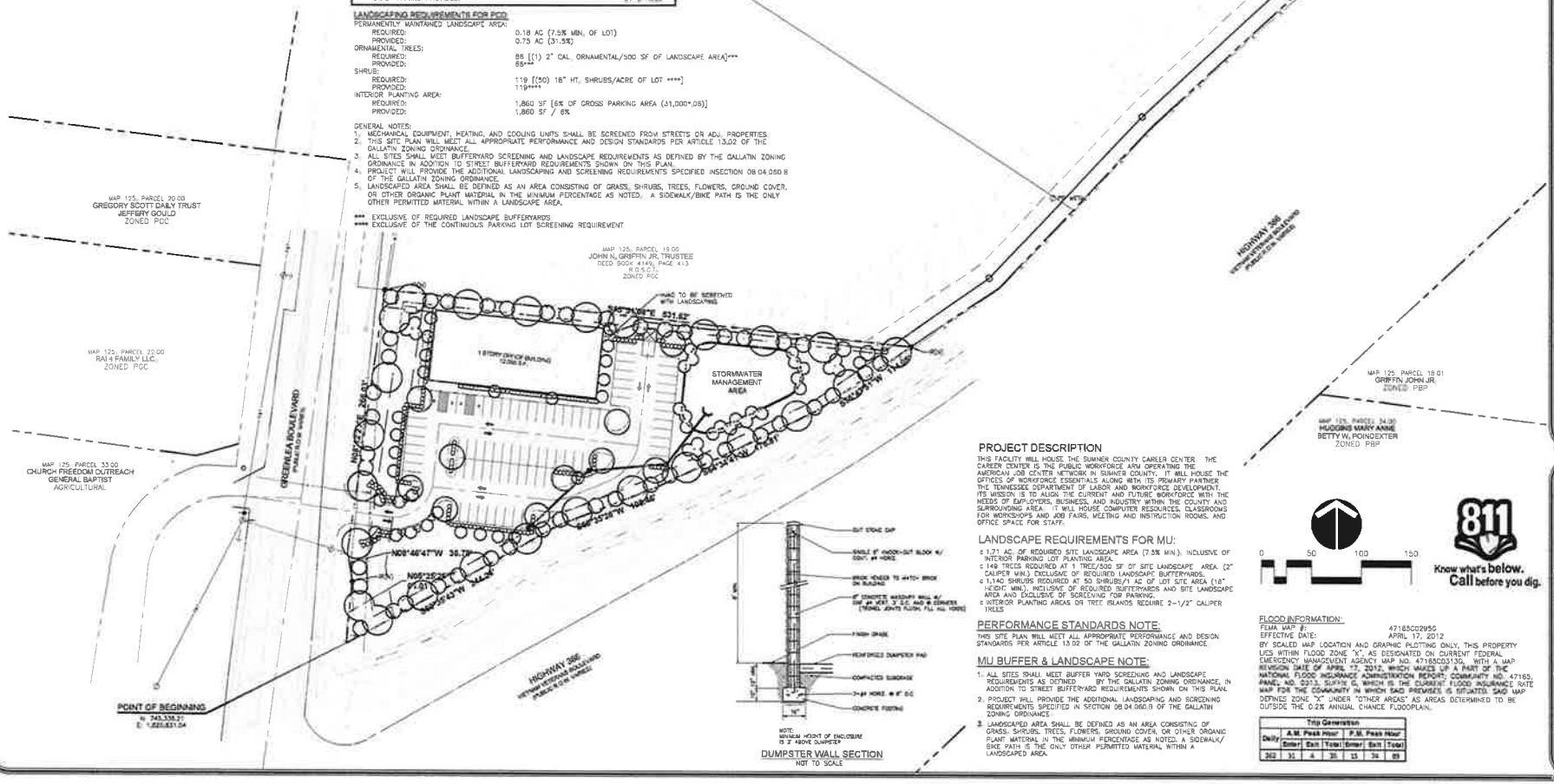
LANDSCAPING REQUIREMENTS FOR PCO:

PERMANENTLY MAINTAINED LANDSCAPE AREA:	
REQUIRED:	0.18 AC (7.5% MIN. OF LOT)
PROVIDED:	0.75 AC (31.5%)
ORNAMENTAL TREES:	
REQUIRED:	86 [(1) 2" CAL. ORNAMENTAL/500 SF OF LANDSCAPE AREA]***
PROVIDED:	86***
SHRUB:	
REQUIRED:	119 [(50) 18" HT. SHRUBS/ACRE OF LOT ****]
PROVIDED:	119****
INTERIOR PLANTING AREA:	
REQUIRED:	1,860 SF [6% OF GROSS PARKING AREA (31,000*.06)]
PROVIDED:	1,860 SF / 6%

GENERAL NOTES:
1. MECHANICAL EQUIPMENT, HEATING, AND COOLING UNITS SHALL BE SCREENED FROM STREETS OR ADJ. PROPERTIES.
2. THIS SITE PLAN WILL MEET ALL APPROPRIATE PERFORMANCE AND DESIGN STANDARDS PER ARTICLE 13.02 OF THE GALLATIN ZONING ORDINANCE.
3. ALL SITES SHALL MEET BUFFERYARD SCREENING AND LANDSCAPE REQUIREMENTS AS DEFINED BY THE GALLATIN ZONING ORDINANCE IN ADDITION TO STREET BUFFERYARD REQUIREMENTS SHOWN ON THIS PLAN.
4. PROJECT WILL PROVIDE THE ADDITIONAL LANDSCAPING AND SCREENING REQUIREMENTS SPECIFIED INSECTION 08.04.060 B OF THE GALLATIN ZONING ORDINANCE.
5. LANDSCAPED AREA SHALL BE DEFINED AS AN AREA CONSISTING OF GRASS, SHRUBS, TREES, FLOWERS, GROUND COVER, OR OTHER ORGANIC PLANT MATERIAL IN THE MINIMUM PERCENTAGE AS NOTED. A SIDEWALK/BIKE PATH IS THE ONLY OTHER PERMITTED MATERIAL WITHIN A LANDSCAPE AREA.

*** EXCLUSIVE OF REQUIRED LANDSCAPE BUFFERYARDS
**** EXCLUSIVE OF THE CONTINUOUS PARKING LOT SCREENING REQUIREMENT





DUMPSTER WALL SECTION
NOT TO SCALE

PROJECT DESCRIPTION

THIS FACILITY WILL HOUSE THE SUMNER COUNTY CAREER CENTER. THE CAREER CENTER IS THE PUBLIC WORKFORCE ARM OPERATING THE AMERICAN JOB CENTER NETWORK IN SUMNER COUNTY. IT WILL HOUSE THE OFFICES OF WORKFORCE ESSENTIALS ALONG WITH ITS PRIMARY PARTNER THE TENNESSEE DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT. ITS MISSION IS TO ALIGN THE CURRENT AND FUTURE WORKFORCE WITH THE NEEDS OF EMPLOYERS, BUSINESS, AND INDUSTRY WITHIN THE COUNTY AND SURROUNDING AREA. IT WILL HOUSE COMPUTER RESOURCES, CLASSROOMS FOR WORKSHOPS AND JOB FAIRS, MEETING AND INSTRUCTION ROOMS, AND OFFICE SPACE FOR STAFF.

LANDSCAPE REQUIREMENTS FOR MU:

- 1.71 AC. OF REQUIRED SITE LANDSCAPE AREA (7.5% MIN.), INCLUSIVE OF INTERIOR PARKING LOT PLANTING AREA.
- 149 TREES REQUIRED AT 1 TREE/500 SF OF SITE LANDSCAPE AREA. (2" CALIPER MIN.) EXCLUSIVE OF REQUIRED LANDSCAPE BUFFERYARDS.
- 1,140 SHRUBS REQUIRED AT 50 SHRUBS/1 AC OF LOT SITE AREA (18" HEIGHT MIN.), INCLUSIVE OF REQUIRED BUFFERYARDS AND SITE LANDSCAPE AREA AND EXCLUSIVE OF SCREENING FOR PARKING.
- INTERIOR PLANTING AREAS OR TREE ISLANDS REQUIRE 2-1/2" CALIPER TREES

PERFORMANCE STANDARDS NOTE:

THIS SITE PLAN WILL MEET ALL APPROPRIATE PERFORMANCE AND DESIGN STANDARDS PER ARTICLE 13.02 OF THE GALLATIN ZONING ORDINANCE.

MU BUFFER & LANDSCAPE NOTE:

1. ALL SITES SHALL MEET BUFFER YARD SCREENING AND LANDSCAPE REQUIREMENTS AS DEFINED BY THE GALLATIN ZONING ORDINANCE, IN ADDITION TO STREET BUFFERYARD REQUIREMENTS SHOWN ON THIS PLAN.
2. PROJECT WILL PROVIDE THE ADDITIONAL LANDSCAPING AND SCREENING REQUIREMENTS SPECIFIED IN SECTION 08.04.060.B OF THE GALLATIN ZONING ORDINANCE.
3. LANDSCAPED AREA SHALL BE DEFINED AS AN AREA CONSISTING OF GRASS, SHRUBS, TREES, FLOWERS, GROUND COVER, OR OTHER ORGANIC PLANT MATERIAL IN THE MINIMUM PERCENTAGE AS NOTED. A SIDEWALK/ BIKE PATH IS THE ONLY OTHER PERMITTED MATERIAL WITHIN A LANDSCAPED AREA.

0 50 100 150

Know what's below. Call before you dig.

FLOOD INFORMATION:
FEMA MAP #: 47165C0295G
EFFECTIVE DATE: APRIL 17, 2012
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47165C0313G, WITH A MAP REVISION DATE OF APRIL 17, 2012, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47165, PANEL NO. 0313, SUFFIX G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

Trip Generation							
Daily	A.M. Peak Hour			P.M. Peak Hour			
	Enter	Exit	Total	Enter	Exit	Total	
262	31	4	35	13	76	89	

RAGAN·SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
CHATTANOOGA
1312 N. GEORGIA AVENUE
CHATTANOOGA, TN 37405
(423) 266-0065
www.ragansmith.com

SUMNER COUNTY CAREER CENTER
WORKFORCE ESSENTIALS
GREENLEA BOULEVARD, SUMNER COUNTY, TENNESSEE

JOB NO.	15180
WK ORDER	0441
DESIGNED:	L. HORN
DRAWN:	B. PATTERSON
SCALE:	1"=50'
DATE:	FEBRUARY 22, 2016
REVISIONS	

PRELIMINARY MASTER DEVELOPMENT PLAN

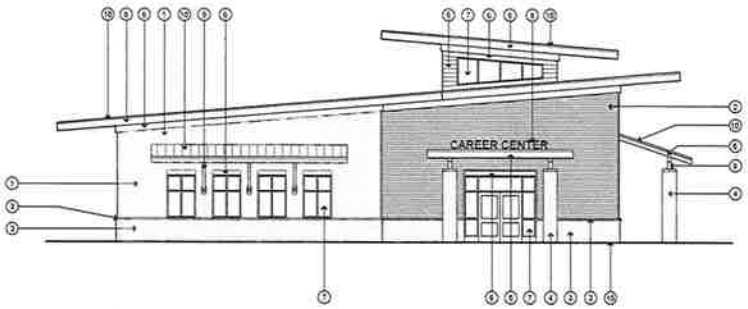
C0.0

3-1588-16

SCHEMATIC DESIGN OF EXTERIOR ELEVATIONS

WORKFORCE ESSENTIALS

SUMNER COUNTY - GREENLEA BOULEVARD
GALLATIN, TENNESSEE



FRONT ELEVATION
FACING GREENLEA BLVD. SCALE: 1/8" = 1'-0"

AESTHETIC NARRATIVE

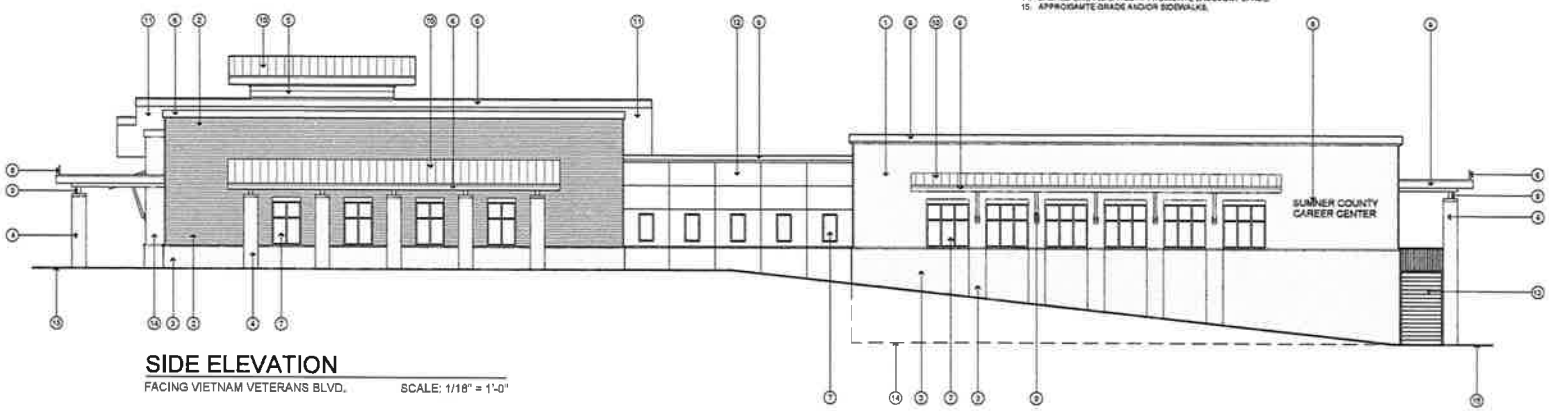
THE CONCEPT FOR THE EXTERIOR AESTHETIC OF THE PROJECT IS DERIVED FROM THE IDEA OF INCORPORATING FORMS, SUCH AS SINGLE SLOPE WIDE OVERHANGING PITCHED ROOFS, DIFFERENTIATING BETWEEN INTERNAL FUNCTIONS WITH DIFFERING EXTERIOR MATERIALS, SIGNAGE AND GRAPHICS, ETC., IN AN EFFORT TO COMPLEMENT THE ORIGINAL 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, 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. APPROXIMATE GRADE AND/OR SIDEWALKS.



SIDE ELEVATION
FACING VIETNAM VETERANS BLVD. SCALE: 1/16" = 1'-0"

LYLE·COOK·MARTIN
ARCHITECTS
310 Franklin Street / Clarksville, TN 37040
TEL 931.552.4721 / FAX 931.552.9549

SCHEMATIC DESIGN OF EXTERIOR ELEVATIONS
WORKFORCE ESSENTIALS
SUMNER COUNTY - GREENLEA BOULEVARD
GALLATIN, TENNESSEE

Project No.	1031.9
Issue Date:	02.22.2016
Drawn By:	BAM
Submittal Date:	
Revision Date:	
Revision Date:	

A1
SHEET NO.

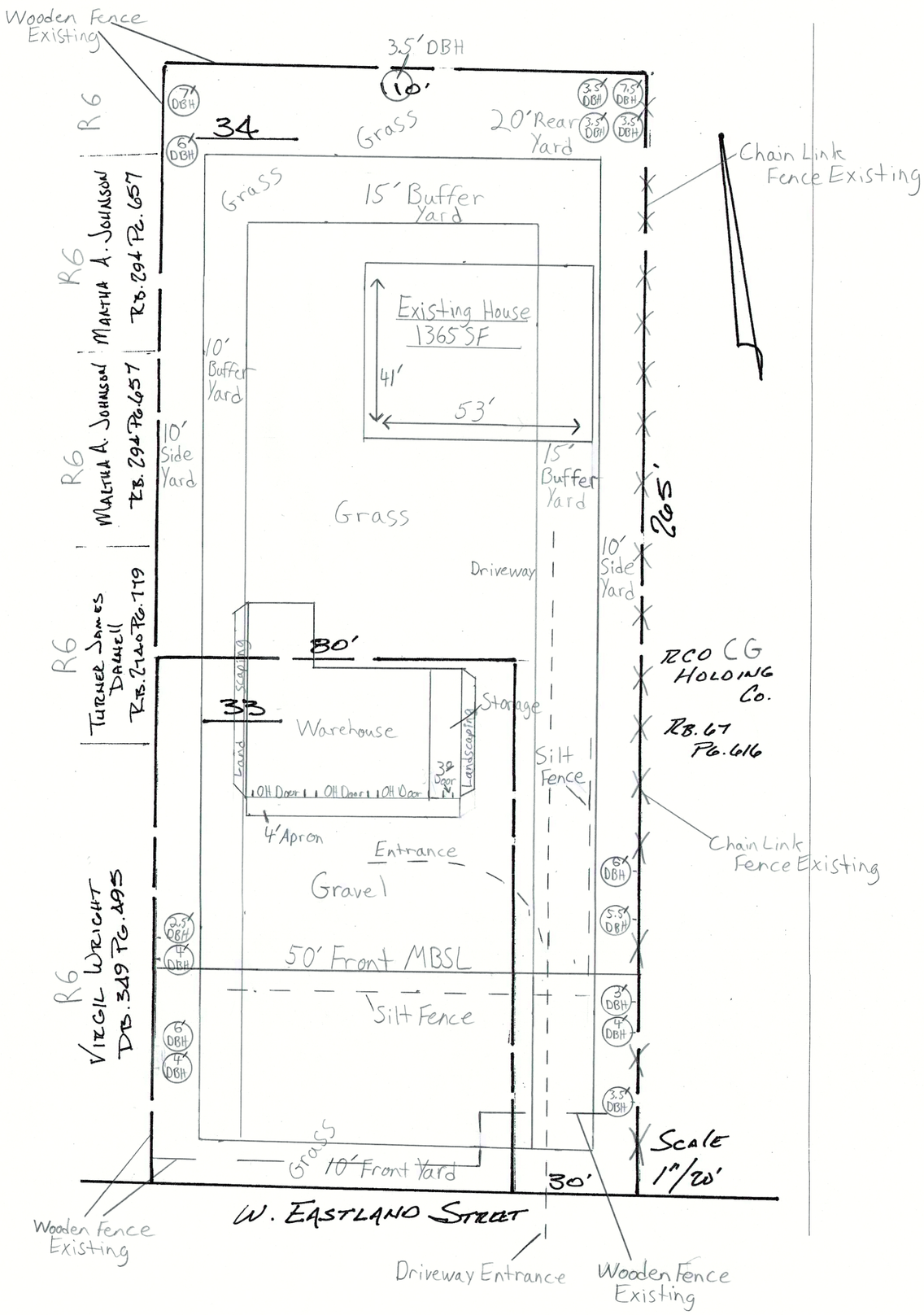
3-1588-16

Site Data Table	Alex Sublett 615-828-7114
Owner/Developer	101 Ridge Ct N, Hendersonville, TN 37075
Site Location	450 West Eastland
Tax Map	
Plat	
Parcel	
Acreage	.7±
Zone	CG
Proposed Use	Warehouse / Storage

CG Bulk Area Regulations	
Lot Area	29,150 SF
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 Type 10

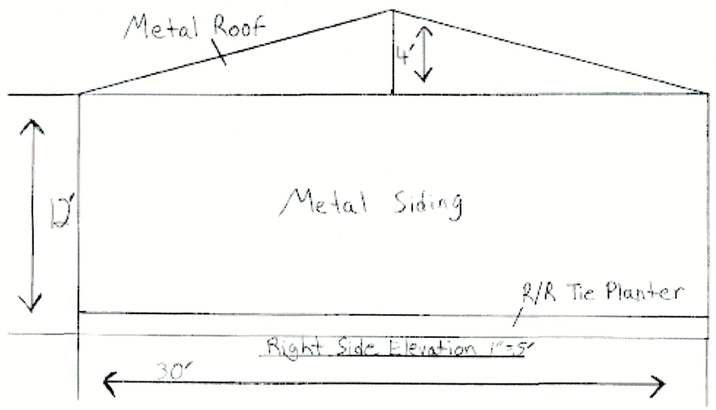
Legend	
Driveway	
Chain Link Fence	
Wooden Fence	
Silt Fence	
Existing Trees	Feet' DBH

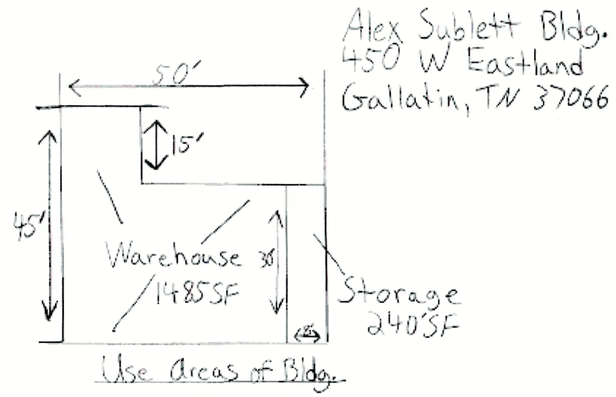
CG

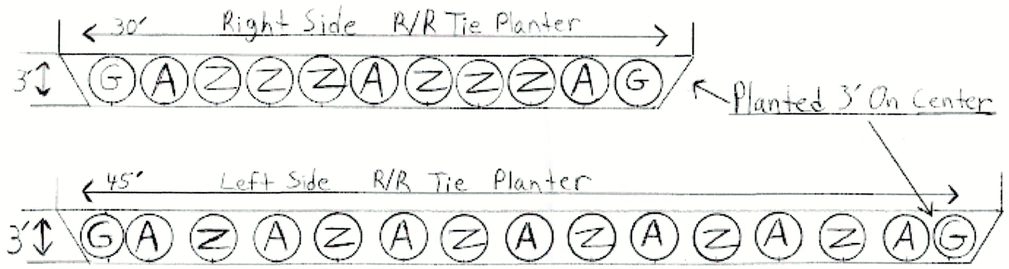


ITEM 8

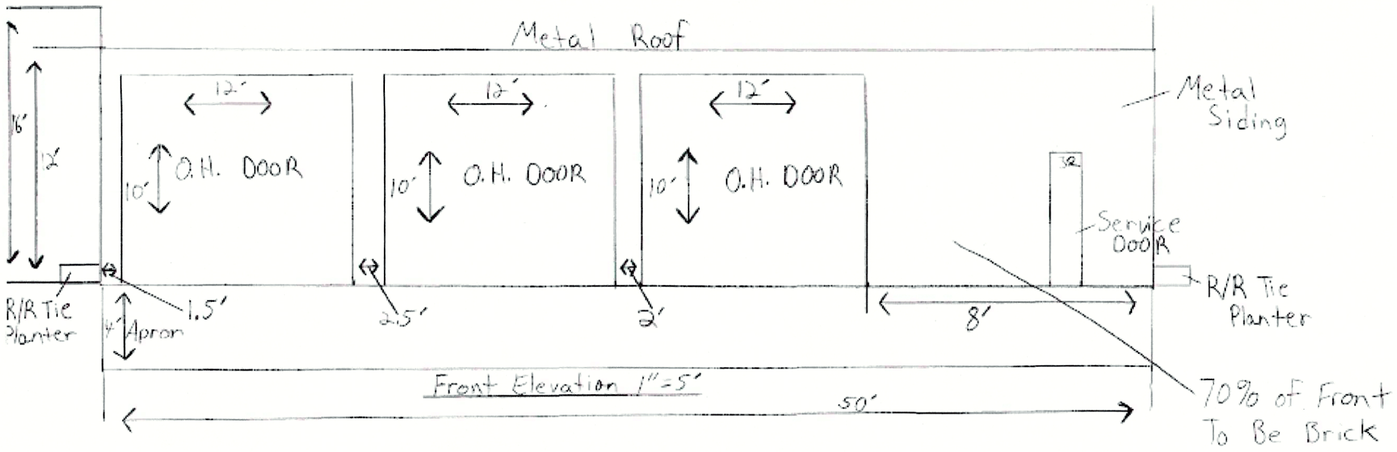
✳ The owner/developer of this property is responsible for all financial matters.

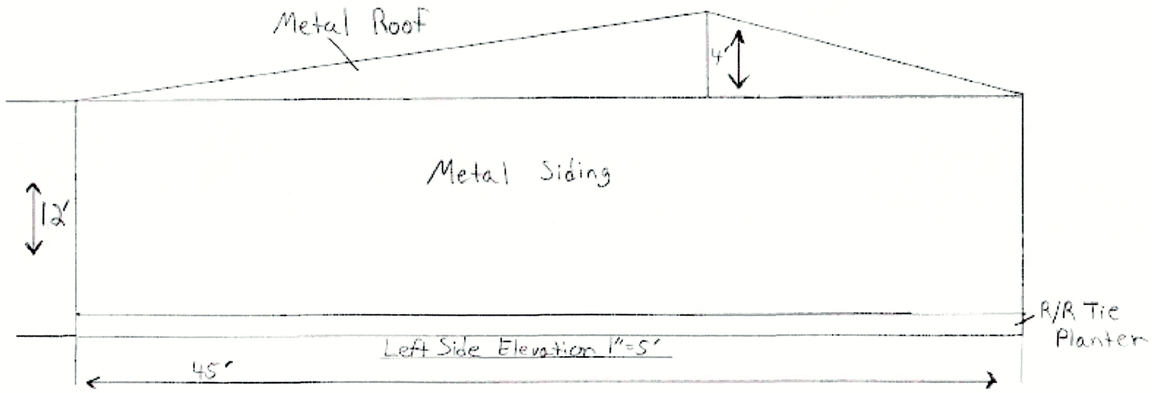




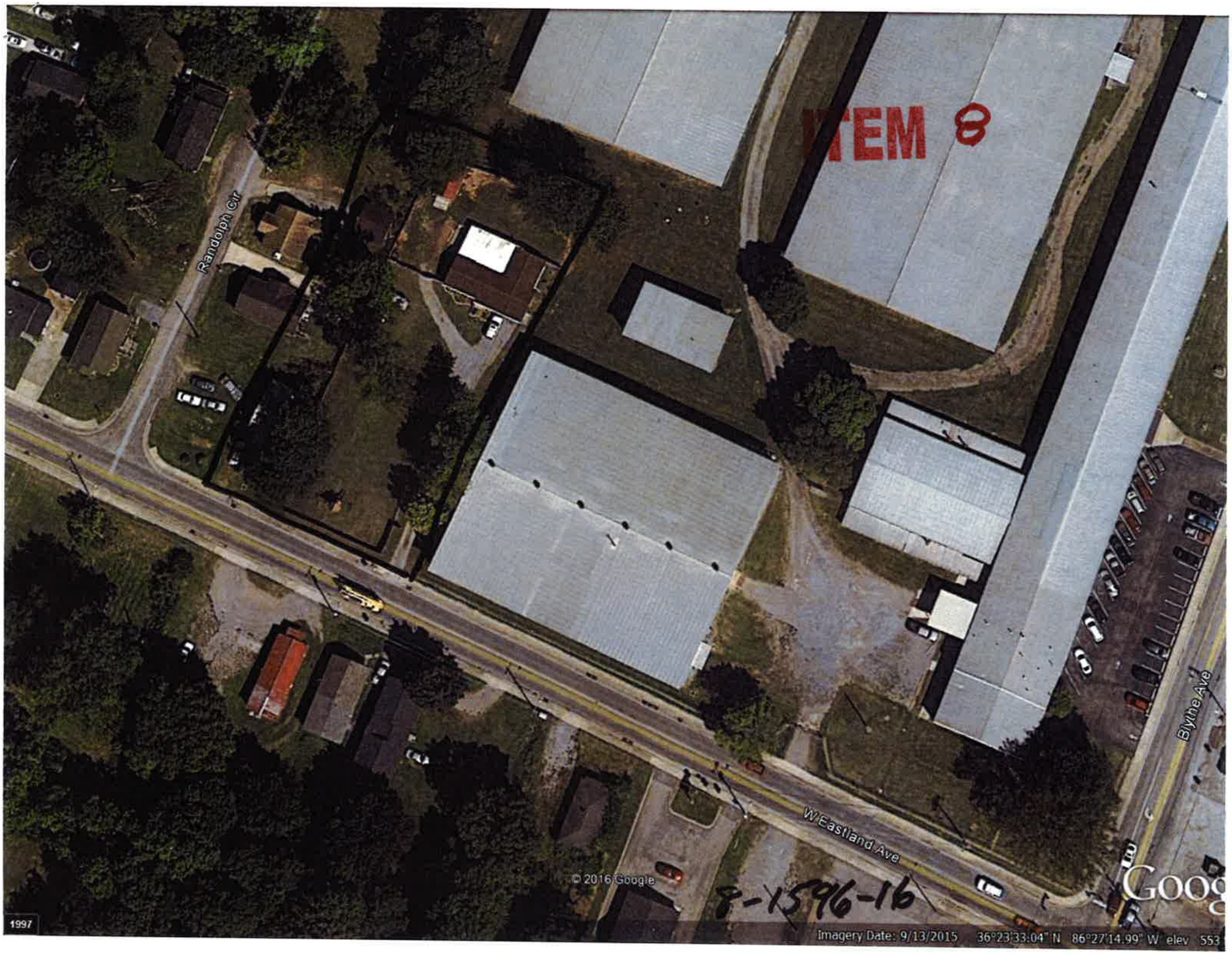


Landscape Legend
(A) Emerald Green Arborvitea
(G) Maiden Ornamental Grass
(Z) Hershey Red Azalea
Pinestraw Mulch 3"
All Disturbed Areas to receive KY-31 Seeding
Arborvitae 5'-6'
Grass & Azalea 3gal.





Alex Sublett Bldg.
450 W. Eastland
Gallatin, TN 37066


ITEM 8
Randolph Cir
W Eastland Ave
Blythe Ave
© 2016 Google
8-1596-16
1997
Imagery Date: 9/13/2015 36°23'33.04" N 86°27'14.99" W elev 553

W Eastland Ave
ITEM B
© 2016 Google
© 2016 Google
8-596-16
Goog
36°23'32.46" N 86°27'16.99" W elev 548