Agenda
Gallatin Municipal-Regional Planning Commission
Monday, May 18, 2015

IMMEDIATELY FOLLOWING
THE SPECIAL-CALLED PLANNING COMMISSION MEETING AT 5:00 P.M.

City Hall - Dr. J. Deotha Malone Council Chambers

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

- **Call to Order**
- **Roll Call**
- **Approval of Prior Minutes:** April 13, 2015 Work Session Meeting, April 27, 2105 Regular Meeting
- **Public comments on Consent Agenda items**

CONSENT AGENDA

1. **GMRPC Resolution No. 2015-73** **7-171-15**
SURETY RENEWAL & EXTENSIONS
CITY OF GALLATIN PLANNING DEPARTMENT AND ENGINEERING DIVISION

APPROVAL OF SURETY RENEWALS AND EXTENSIONS FOR MAY 2015

2. **GMRPC Resolution No. 2015-65** **1-542-15C**
CARELLTON, PHASE 1B; FINAL PLAT
DEWEY/ESTES

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR CARELLTON PHASE 1-B (RE-SUBDIVISION OF LOT 69), A MAJOR SUBDIVISION, TO CREATE NINE (9) LOTS ON 3.66 (+/-) ACRES, LOCATED NORTH OF ETTINGTON DRIVE, SOUTH OF CALUMET COURT, AND WEST OF BLACKTHORN LANE.

3. **GMRPC Resolution No. 2015-64** **1-537-15C**
CARELLTON, PHASE 2B; FINAL PLAT
DEWEY/ESTES

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR CARELLTON PHASE 2B, A MAJOR SUBDIVISION, TO CREATE FIVE (5) LOTS AND EXTEND ONE (1) PUBLIC RIGHT-OF-WAY, ON 1.61 (+/-) ACRES, LOCATED ON BRIXHAM COURT WEST OF CARELLTON DRIVE.

4. **GMRPC Resolution No. 2015-62** **8-538-15**
BMWG, LLC; SITE PLAN
ROGERS ENGINEERING GROUP

OWNER AND APPLICANT REQUEST APPROVAL OF A SITE PLAN TO CONSTRUCT A 10,000 SQUARE FOOT BUILDING ON LOT 8 OF THE WOODLANDS BUSINESS PARK SUBDIVISION, CONTAINING 1.53 (+/-) ACRES. THE PROPERTY IS ZONED INDUSTRIAL RESTRICTIVE (IR) AND LOCATED AT 1205 LONGLEAF DRIVE.

5. **GMRPC Resolution No. 2015-63** **1-567-15B**
FOXLAND, PHASE 7, SECTION 3; PRELIMINARY PLAT
DEWEY/ESTES

OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR FOXLAND, PHASE 7, SECTION 3, A MAJOR SUBDIVISION, TO CREATE 16 ONE-FAMILY DETACHED DWELLING LOTS, AND FIVE (5) OPEN SPACE TRACTS ON 7.18 (+/-) ACRES, LOCATED ON VININGS BLVD.

6. **GMRPC Resolution No. 2015-71** **8-539-15**
FOXLAND, PHASE 10; AMENDED PMDP/FMDP
BARGE WAGGONER SUMNER & CANNON, INC.

OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR AMENDMENT TO THE OVERALL SITE LAYOUT PLAN/AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN FOR FOXLAND AT FAIRVUE AND APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR FOXLAND, PHASE 10, FOR 50 MULTI-FAMILY DWELLING UNITS ON ONE (1) LOT CONTAINING 7.02 (+/-) ACRES, LOCATED ON VININGS (PRIVATE) CIRCLE, OFF VININGS BOULEVARD.

7. **GMRPC Resolution No. 2015-70** **8-546-15**
FAIRWAY FARMS, PHASE 2, SECTION 3; REVISED FMDP
CIVIL SITE DESIGN GROUP

OWNER AND APPLICANT REQUEST APPROVAL OF A REVISED FINAL MASTER DEVELOPMENT PLAN FOR FAIRWAY FARMS, PHASE 2, SECTION 3 CONTAINING 15 ONE-FAMILY DETACHED DWELLING LOTS ON 4.64 (+/-) ACRES, LOCATED ON GOODMAN DRIVE.

8. **GMRPC Resolution No. 2015-68** **1-541-15B**
FAIRWAY FARMS, PHASE 2, SECTION 3; PRELIMINARY PLAT
BRUCE RAINEY & ASSOCIATES

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

9. **GMRPC Resolution No. 2015-69** **1-543-15C**
FAIRWAY FARMS, PHASE 3, SECTION 1; FINAL PLAT
BRUCE RAINEY & ASSOCIATES

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR FAIRWAY FARMS, PHASE 3, SECTION 1C, A MAJOR SUBDIVISION, TO CREATE 27 ONE-FAMILY DETACHED DWELLING LOTS, AN OPEN SPACE TRACT, AND DEDICATE RIGHT-OF-WAY ON 13.26 (+/-) ACRES, LOCATED AT GOODMAN DRIVE AND WALPOLE DRIVE.

REGULAR AGENDA

10. **GMRPC Resolution No. 2015-66** **3-562-15**
OAK HILL; REZONING
OAK HILL DEVELOPMENT PARTNERSHIP

PUBLIC COMMENT
OWNER AND APPLICANT REQUESTS REZONING OF A 48.564(+/-) ACRE PORTION OF A PARCEL (TAX MAP 105 PARCEL 046.00), FROM THE RESIDENTIAL 15-PLANNED RESIDENTIAL DEVELOPMENT (R15-PRD) MEDIUM DENSITY RESIDENTIAL DISTRICT TO THE RESIDENTIAL 15 (R15) – MEDIUM DENSITY RESIDENTIAL DISTRICT

(40.546 +/- ACRES) AND THE RESIDENTIAL 20 (R20) LOW RESIDENTIAL DENSITY DISTRICT (8.018 +/- ACRES), LOCATED SOUTH OF SHAGBARK LANE AND WEST OF ROUNDTREE DRIVE.

11. GMRPC Resolution No. 2015-67 **8-535-15**
FREEDOM CHURCH ADDITION; SITE PLAN
ROGERS ENGINEERING GROUP

OWNER AND APPLICANT REQUEST APPROVAL OF A SITE PLAN TO CONSTRUCT A BUILDING ADDITION TO FREEDOM CHURCH TOTALING 20,438 SQUARE FEET AND ADD 203 ADDITIONAL PARKING SPACES, ON A 15.39 (+/-) ACRE PARCEL. THE PROPERTY IS ZONED AGRICULTURAL RESIDENTIAL (A) AND IS LOCATED AT 1010 FREEDOM CHURCH ROAD.

12. GMRPC Resolution No. 2015-72 **8-545-15**
GUILD ELEMENTARY SCHOOL; SITE PLAN
CIVIL SITE DESIGN GROUP

OWNER AND APPLICANT REQUEST APPROVAL OF A SITE PLAN FOR CONSTRUCTION OF TWO (2) BUILDING ADDITIONS TO GUILD ELEMENTARY SCHOOL TOTALING 21,704 SQUARE FEET AND PARKING LOT MODIFICATIONS ON A 10.0 (+/-) ACRE PARCEL, LOCATED AT 1018 SOUTH WATER AVENUE.

13. GMRPC Resolution No. 2015-74 **8-30-03/8-5-03**
CAMBRIDGE CONDOS; SITE SURETY DISCUSSION
CITY OF GALLATIN PLANNING DEPARTMENT

SITE SURETY DISCUSSION

14. GMRPC Resolution No. 2015-75 **1-50-06C/1-64-06C**
GREENSBORO VILLAGE, PHASE 6, SECTION 1; SUBDIVISION SURETY DISCUSSION
CITY OF GALLATIN ENGINEERING DIVISION

SUBDIVISION SURETY DISCUSSION

15. GMRPC Resolution No. 2015-76 **1-32-07C/1-62-07C**
CUMBERLAND PLACE NORTH, PHASE 1, SECTION 4; SUBDIVISION SURETY DISCUSSION
CITY OF GALLATIN ENGINEERING DIVISION

SUBDIVISION SURETY DISCUSSION

16. OTHER BUSINESS

17. MOVE TO ADJOURN

ORIGINAL

MINUTES OF THE GALLATIN
MUNICIPAL-REGIONAL PLANNING COMMISSION
WORK SESSION

April 13, 2015

MEMBERS PRESENT	STAFF PRESENT
Dick Dempsey, Chair	Bill McCord, Director of Planning
James Robert Ramsey, Vice Chair	Katherine Schoch, Assistant Director of Planning
Johnny Wilson, Secretary	Kevin Chastine, Planner II
Mayor Paige Brown	Robert Kalisz, Planner II
Councilwoman Julie Brackenbury	Denise Brown, Planner I
Dr. Rick Orgain	Zach Wilkinson, Engineering Project Manager
John Puryear	Marianne Mudrak, Board Secretary
MEMBERS ABSENT	OTHERS
None	Applicants Josh Cross, *The News Examiner*

The Gallatin Municipal-Regional Planning Commission met in a regular work session on Monday, April 13, 2015, at 5:00 p.m., in the Dr. J. Deotha Malone Council Chambers of Gallatin City Hall. Mr. Dick Dempsey, Chair, called the meeting to order. A copy of the meeting agenda is attached to these minutes as Exhibit A.

Item 1: Discuss requested renewal and extension for Baywood Pointe, Phase 3 subdivision Letter of Credit (PC File #1-2-06C and #1-41-06C).

Ms. Katherine Schoch, Assistant Director of Planning, said the Planning Commission previously approved extending the letter of credit to July 31, 2015. There are three letter of credit holders for this subdivision. Mr. Wall requested to extend the letter of credit for one year.

Chair Dempsey asked if this letter of credit has renewed. Ms. Schoch said it will automatically renew on July 31, 2015.

Mr. Zach Wilkinson, Engineering Project Manager, said he recommends the Planning Commission not extend the letter of credit beyond October 1, 2015.

Chair Dempsey asked about sidewalks. Mr. Wilkinson said 75 percent of the sidewalks are installed. He said the main concern is the roadway.

Chair Dempsey instructed staff to add this item to the regular Planning Commission meeting.

Item 2: Discuss request for approval of a Final Master Development Plan for the Sudden Service gas station on property containing 1.40 (+/-) acres located at 1845 Nashville Pike (PC File #8-454-15).

Ms. Schoch said the Final Master Development Plan will be on the next Planning Commission regular meeting agenda. She said the architecture is similar to the plan that was submitted as part of the Preliminary Master Development Plan. She pointed out the stripes on the canopy and asked for feedback on the color of the stripes.

Mr. Randy Perry, with Perry Engineering, representing the applicant, said the applicant reduced the width of the stripes. Chair Dempsey asked that the dimensions of the stripes and samples of the colors be brought to the next Planning Commission meeting.

Ms. Schoch said the applicant is seeking reduction in the approved parking. The applicant researched other gas stations in the area and the parking for this station is excessive. Because there are two uses the zoning ordinance requires that the two uses be added together. Staff agrees that the extra parking spaces may not be necessary. The original approved plan included 48 spaces and the requested plan is for 30 spaces, 12 under the canopy and 18 around the building. There is opportunity to add parking spaces along the sides and possibly in the front area.

Mr. Perry said it would not be useful to pave spaces that would not be used. He added that there is room for more parking spaces; however, the applicant would prefer not to add more parking spaces. Parking was removed from the back to allow a fuel truck to get in and out easier and eliminate the crowding of spaces.

Chair Dempsey asked where employees would park. Mr. Perry said there are not many employees and they would park on the end spaces at the west side of the site. Mr. Perry added that metro requires a total of 1,200. Dr. Orgain asked where additional parking could be planned.

Vice Chair Ramsey said the parking is tight at the Thornton's Gas Station on Long Hollow Pike. He agreed that 48 parking spaces are more than is necessary. He asked staff to bring back information on the amount of parking spaces at Thornton's. Mr. Ramsey said outdoor sales might not necessarily be restricted, but they must be shown on the plan.

Chair Dempsey asked if the lights would be flush mount. Mr. Perry said the lights under the canopy would be flush mount.

Item 3: Discuss request for approval of an amendment to the approved Preliminary Master Development Plan for the Greensboro Village Planned Unit Development (PUD) to change the use from Commercial to Multifamily Dwelling on Tract A and the Preliminary master Development Plan for the GreenLea Apartments at GreenLea Commons containing 304 Multifamily Dwelling units on property containing 41.60 (+/-) acres on GreenLea Boulevard (PC Files #3-290-15).

Mr. Robert Kalisz, Planner II, said staff is presenting this as information only for update on changes proposed by the applicant. Another access was added on St. Blaise Road near Little Drive and the apartment buildings have been moved back away from St. Blaise Road across from the Kennesaw Farms Development. The applicant will present the changes at the next Planning Commission regular meeting, in response to Planning Commission concerns.

Mr. Kalisz said there were concerns about moving the residential units. Staff and Lose and Associates calculated the residential units. The applicant is not asking for increased in units or density.

Mr. Kalisz said the applicant has addressed all of the concerns and will resubmit the plan by the resubmittal deadline.

Item 4: Discuss a request for annexation and rezoning from Residential-20 (R20) to Residential-15 (R15) for property of two (2) lots on 10.02 (+/-) acres located in the Estates of Fairway Heights Subdivision located on Red River Road (PC File #6-404-15, 6-416-15, 3-415-15 and 3-417-15).

Mr. Bill McCord, Director of Planning, explained that this is actually the Bradley Farm Subdivision, in the Fairway Heights area. There are two (2) 5.1 acre lots with ranch style homes on each lot. The applicant is requesting to change the zoning in anticipation of development in the area. The Land Use is Suburban Neighborhood Established Residential, which is reserved for lower density residential uses. The applicant may request a zoning change to Office Residential (OR) in the future. The property to the east is zone Office Residential (OR), which allows for a smaller lot size than is allowed in the Residential-15 (R15). Now that the *Gallatin on the Move 2020 General Development and Transportation Plan* is adopted the OR zone is not consistent with the plan use designation, but the Residential-15 (R15) zoning is consistent. The City of Gallatin Electric Department and the Gallatin Public Utilities will service this area.

Mr. McCord said staff will recommend approval of the rezoning request.

Dr. Orgain asked what the change to Residential-15 (R15) means from a development standpoint. Mr. McCord said the applicant could submit a plat that meets the minimum criteria for lot size in the Residential-15 (R15) zone.

Item 5: Discuss proposed amendment to the Gallatin on the Move 2020 General Development and Transportation Plan Community Character Area Map and rezoning request from Agricultural (A) to Industrial Restrictive (IR) for property containing 162 (+/-) acres located at the terminus of Gateway Drive (PC File #7-423-15 and #3-424-15).

Mr. McCord said this is a dual activity that will be presented at the regular Planning Commission meeting. The requested land use change will add 162 acres into the Airport Road Industrial designation. The current designation is Rural Community, which is also the designation of the surrounding properties to the northeast and the southeast. The property is currently zoned Agricultural. There are not a lot of large parcels in the city with industrial zoning. There is a need for larger industrial sites. This property could be platted into at least three 50+ acre tracts.

Mr. McCord said the south 100 feet of this parcel is being reserved by the owner as a buffer, retaining the current land use designation.

Dr. Orgain asked if the road is large enough for what may be developed in this area. Mr. McCord said if the 162 acres are built out as industrial, there could be a lot of daily trips added on the road. The City needs to explore extending Commerce Drive, where it intersects with Gateway Drive, to Airport Road. There is sufficient right-of-way but this would require building a bridge across the creek.

Mr. McCord suggested that the City look at other properties that could be developed for industrial opportunities.

Councilwoman Brackenbury asked how much distance is between the buffer and Highway 25. Mr. McCord said it is approximately 2,500 feet, with one property owner. There are homes along Highway 25. Councilwoman Brackenbury asked if there is a way to build a road between this parcel and Hartsville Pike. Mr. McCord said there is a private road that extends to Hartsville Pike. Councilman Brackenbury said there is a lot of tractor trailer traffic that travels along that road.

Mr. McCord showed, on the screen, the proposed right-of-way extension that would intersect with Airport Road to the south side of the County's Emergency Management Office that could be extended.

Vice Chair Ramsey said he is uncomfortable discussing this item without public notice. Mr. McCord said the item was posted by a sign. Vice Chair Ramsey said this is 162 acres and the sign could not be visible to all interested parties. Mr. McCord said the code and State law mandates public notice requirements. Vice Chair Ramsey questioned if item 5 discusses finding right-of-ways to build access roads without public notification. Mr. McCord said the 162 acres will be posted on the web site as public comment. Ms. Schoch added that there was a notification ad in the local paper. Chair Dempsey said property owners should be notified that development is occurring on properties in their area. Vice Chair Ramsey said his concern is discussing a possible road to Hartsville Pike.

Item 6: Discuss request for approval of a minor amendment to the Preliminary Master Development Plan for Miracle Ford and approval of a Final Master Development Plan to construct a 10,029 square foot body shop on 10.95 (+/-) acres located at 1394 Nashville Pike (PC File #3-457-15 and #8-456-15).

Mr. Kalisz said the applicant is requesting approval to build an auto body shop, which was part of the original approval for this property. The owner was not sure he wanted to add the auto body shop, at that time of the recent Preliminary Master Development and Final Master Development Plan approval, but now wants to build this facility. The architecture follows what was originally approved.

Mr. Bruce Rainey, with Bruce Rainey & Associates, representing the applicant, said the decision to add the auto body shop was economically related, since they didn't want to delay progress on the previous plan recently approved by Council.

Chair Dempsey asked how compatible this auto body shop is to the main facility. Mr. Rainey said the auto body shop would match the new dealership building.

Dr. Orgain asked about lighting. Mr. Rainey said the lighting would not be as intense at the auto body shop as it will be at the main dealership building. The auto body shop will be hidden behind the main facility.

Mr. Ramsey asked if the building materials will be more restrictive then what than what the Planning Commission approved for the site. Mr. McCord answered that the materials would be more restrictive than what was approved by the Planning Commission.

Item 7: Discuss request to rezone a 0.99 (+/-) acre parcel from Agricultural (A) to Residential-15 (R15) and 1.50 (+/-) acres from Agricultural (A) to Residential-40 (R40) for property located at 1009 Pittman Drive (PC File #3-466-15).

Mr. Kevin Chastine, Planner II, said this request is for rezoning of a 2 ½ acre lot adjacent to the Stone Creek Subdivision. The property contains a house. The Stone Creek Subdivision was built adjacent this property. The Residential-15 (R15) zoning will be sold to a builder. This portion of the property will become a part of the Stone Creek Subdivision. The remaining portion proposed for Residential-40 (R40) will remain with the property owners as their residence.

Item 8: Other Business

Mr. McCord said Council requested to change the name of GFD Boulevard to Chief Billy Crook Boulevard. Planning Commission is requested to give a recommendation to the City Council.

The Planning Commission did not have any concerns about the street name change.

Item 9: Move to Adjourn

There being no further business, Chair Dempsey adjourned the meeting at 6:05 p.m.

Respectfully submitted:

_____
Marianne Mudrak, Board Secretary

Approve:

_____ _____
Dick Dempsey, Chair Johnny Wilson, Secretary

Gallatin Municipal-Regional Planning Commission
Work Session Agenda

Monday, April 13, 2015
Dr. J. Deotha Malone Council Chambers; 5 p.m.
Gallatin City Hall, 132 West Main Street

1. Discuss requested renewal and extension for Baywood Pointe, Phase 3 subdivision Letter of Credit (PC File #1-2-06C and #1-41-06C).

2. Discuss request for approval of a Final Master Development Plan for the Sudden Service gas station on property containing 1.40 (+/-) acres located at 1845 Nashville Pike (PC File #8-454-15).

3. Discuss request for approval of an amendment to the approved Preliminary Master Development Plan for the Greensboro Village Planned Unit Development (PUD) to change the use from Commercial to Multifamily Dwelling on Tract A for the GreenLea Apartments at GreenLea Commons containing 304 Multifamily Dwelling units on property containing 41.60 (+/-) acres on GreenLea Boulevard (PC File #3-290-15).

4. Discuss annexation and rezoning request from Residential-20 (R20) to Residential-15 (R15) for property containing two (2) lots on 5.10 (+/-) acres located in the Estates of Fairway Heights Subdivision located on Red River Road (PC File #6-404-15, 6-416-15 and #3-415-15 and 3-417-15).

5. Discuss proposed amendment to the *Gallatin on the Move 2020 General Development and Transportation Plan* Community Character Area Map and rezoning request from Agriculture (A) to Industrial Restrictive (IR) for property containing 162 (+/-) acres located at the terminus of Gateway Drive (PC File #7-423-15 and #3-424-15).

6. Discussion request for approval of a minor amendment to the Preliminary Master Development Plan for Miracle Ford and approval of a Final Master Development Plan to construct a 10,029 square foot body shop on 10.95 (+/-) acres located at 1394 Nashville Pike (PC File #3-457-15 and #8-456-15).

7. Discuss rezoning request for 0.99 (+/-) acre from Agricultural (A) to Residential-15 (R15) and 1.50 (+/-) acres from Agricultural (A) to Residential-40 (R40) for property located at 1009 Pittman Drive (PC File #3-466-15).

8. Other Business

EXHIBIT A

ORIGINAL

MINUTES OF THE GALLATIN MUNICIPAL/REGIONAL PLANNING COMMISSION

April 27, 2015

MEMBERS PRESENT

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

STAFF PRESENT

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

MEMBERS ABSENT

None

OTHERS

Applicants
Gallatin Newspaper Reporter
The News Examiner Reporter

The Gallatin Municipal-Regional Planning Commission met in a regular meeting on Monday, April 27, 2015 at 5:46 P.M., immediately following the special-called joint Planning Commission and City Council meeting, in the Dr. J. Deotha Malone Council Chambers of Gallatin City Hall. Mr. Dick Dempsey, Chair, called the meeting to order. A copy of the meeting agenda is attached to these minutes as Exhibit A.

Mr. McCord led the Invocation and Chair Dempsey led the Pledge of Allegiance. Ms. Mudrak called the roll.

Approve Prior Minutes

Mr. Wilson motioned to approve the February 23, 2015 Planning Commission Regular Meeting, March 9, 2015 Special-Called Planning Commission meeting, March 9, 2015 Planning Commission Work Session meeting, and March 23, 2015 Planning Commission Regular meeting minutes as submitted. Councilwoman Brackenbury seconded the motion and the motion passed by unanimous vote.

Public Comment on Consent Agenda Items

Chair Dempsey opened public comment on consent agenda items. Chair Dempsey asked if anyone in the audience requested to comment on any item on the consent agenda. No one came forward to speak. Chair Dempsey asked if any owner or applicant/representative requested to remove any item from the consent agenda. No owner or applicant/representative requested to remove any item from the consent agenda. Chair Dempsey asked if any Planning Commission member or staff member requested to remove any item from the consent agenda. Mr. Nick Tuttle, City Engineer requested to remove Item 8 from the

Consent Agenda. Chair Dempsey motioned to approve the consent agenda without Item #8. Mr. Ramsey seconded the motion and the motion passed by unanimous vote.

Consent Agenda

1. GMRPC Resolution No. 2015-61 – (7-171-15) – Surety Renewals & Extensions – City of Gallatin – Approval of Surety Renewals and Extensions for April 2015.

This item was approved by consent agenda.

2. GMRPC Resolution No. 2015-56 – 3-457-15 – Miracle Ford Dealership; Amended PMDP – Bruce Rainey & Associates – The owner and applicant requests approval of a minor amendment to the approved Preliminary Master Development Plan (PMDP) for the Miracle Ford Dealership to construct a 10,284 square foot automotive body shop, on a portion of a 10.95 (+/-) acres parcel, located at 1394 Nashville Pike.

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

1. The proposed changes are considered as a minor amendment to the approved Preliminary Master Development Plan.
2. Final architectural elevations shall be approved as part of the Final Master Development Plan.
3. Final landscaping plan, meeting all requirements of the G.Z.O., shall be approved as part of the Final Master Development Plan.
4. Correct (verify) the automotive body shop layout as indicated in the Revised Final Master Development Plan for Miracle Ford Dealership (PC 8-456-15).
5. Provide vinyl coated chain link fencing for the metal scrap dumpster, compressor, and mechanical units located on ground level.
6. Provide locations of lighting fixtures located in parking area.
7. Submit five (5) corrected and folded copies, one (1) full size and two (2) half-size, of the Amended Preliminary Master Development Plan to the Planning Department.

3. GMRPC Resolution No. 2015-57 – (8-456-15) – Miracle Ford Dealership; Revised FMDP – Bruce Rainey & Associates – Owner and applicant requests approval of a minor amendment to the approved Preliminary Master Development Plan (PMDP) for the Miracle Ford Dealership to construct a 10,284 square foot automotive body shop, on a portion of a 10.95 (+/-) acres parcel, located at 1394 Nashville Pike.

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

1. The Amended Preliminary Master Development Plan for the Miracle Ford Dealership shall first be approved (Item #2 of April 27, 2015 Planning Commission Agenda).
2. Provide vinyl coated (matching H.V.A.C. screening) chain link fencing for the metal scrap dumpster and compressor unit located in rear of building.
3. Provide a photometric plan indicating the locations of the light fixtures and an overall limitation of glare (foot candles) unto the property for this project.

4. Provide detailed plans and specifications for water and sanitary sewer to the Gallatin Public Utilities Department for review and approval.
5. Proposed facility shall comply with all applicable cross-connection control and sewer regulations.
6. Proposed facility shall comply with all International Fire Code (IFC) 2009 Section 1504 Spray Finishing.
7. Provide a detailed sign package illustrating wall mounted signs, freestanding ground signs, directional, etc. for review and approval by the Planning Department. A sign permit shall be required prior to the construction of any signage on site.
8. Provide a stormwater system design and drainage calculations acceptable to the Engineering Division.
9. Provide measures for treatment or routing of stormwater runoff of proposed development.
10. Provide a site surety for site improvements per Article 15.00 Administration and Enforcement, Section 15.03.080 Surety required of the Gallatin Zoning Ordinance, in the amount to be determined by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits.
11. Submit three (3) corrected and folded copies, one (1) full size and two (2) half-size, of the Final Master Development Plan to the Planning Department.

4. GMRPC Resolution No. 2015-58 – (3-459-15) – Savannah Marketplace, Phase 2; Amended PMDP - Civil Site Design Group – Owner and applicant request approval of a minor amendment to the approved Preliminary Master Development Plan for the Savannah Marketplace to add the Food Service Drive In, Medical Services, and Automotive Servicing uses for the Savannah Marketplace, Phase 2, proposed Lots 5-7, containing 3.81 (+/-) acres, located at the corner of Nashville Pike and Gorden Crossing.

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

1. Final architectural elevations, meeting all design requirements of the Gallatin Zoning Ordinance, Section 13.08, shall be approved with each individual Final Master Development Plan.
2. Correct the Preliminary Master Development Plan to show a 30-foot wide Minimum Building Setback Lines (M.B.S.L.) and 20-foot wide side yards along the existing Kroger access drive, 30-foot wide Minimum Building Setback Lines along the back of proposed Lots 5-7 and 20-foot wide rear yards. Change the 10-foot wide Minimum Building Setback Lines along the sides of proposed Lots 5-7 to 10-foot wide side yards.
3. Indicate cross access easements on the Preliminary Master Development Plan.
4. Provide details of the typical cross-section for the proposed joint access drive. Joint access drive must be approved by the adjacent property owner(s).
5. Add note to Preliminary Master Development Plan stating that "Properties developed within the Savannah Marketplace will be subject to pro rata contributions for the installation of the traffic signal at Gorden Crossing and Nashville Pike. The amount of the pro rata contributions will be set by the Engineering Division at the Final Master Development Plan stages for proposed Lots 5-7".
6. Provide sidewalk easements as necessary to construct the six (6) foot sidewalks as required by the Gallatin Zoning Ordinance, Section 13.09.030, *Sidewalks*.
7. Submit five (5) corrected, folded copies of the Amended Preliminary Master Development to the Planning Department prior to Planning Commission's consideration of any Final Master Development Plan for proposed Lots 5-7.

5. GMRPC Resolution No. 2015-44 – (8-463-15) – Foxland, Phase 7, Sections 2 & 3; Amended PMDP/Revised FMDP – Dewey/Estes – The owner and applicant request approval of a minor amendment

to the Foxland Preliminary Master Development Plan and approval of a revised Final Master Development Plan for Foxland, Phase 7, Sections 2 & 3, containing 33 lots and four (4) open space tracts, on 12.66 (+/-) acres, located on Vinings Boulevard.

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

1. Label the two (2) medians located at the west end of Vinings Boulevard as Open Spaces 'E' and 'F, and list the acreage for each tract.
2. The owner and applicant shall coordinate all development with the White House Utility District to ensure future utility infrastructure is installed to the satisfaction of the White House Utility District, and shall submit a copy of the utility surety to the Planning Department, if required by White House Utility District, prior to the recording of any plats for Foxland, Phase 7, Sections 2-3.
3. Revise Note 14 on Sheet C3.0 to state, "Open Space tracts, landscaping and bufferyards shall be maintained by the H.O.A.
4. The separate architectural elevations previously submitted by Goodall Inc. Builders, of Gallatin, TN, shall apply to this revised PMDP/FMDP
5. Submit three (3) corrected and folded copies of the Amended PMDP/Revised FMDP for Foxland, Ph. 7, Sec. 2-3 to the Planning Department for review and approval.

6. GMRPC Resolution No. 2015-45 – (1-464-15B) – The Retreat at Fairvue, Phase 2; Preliminary Plat – Dewey/Estes – The owner and applicant request approval of a Preliminary Plat for The Retreat at Fairvue, Phase 2, a major subdivision, to create 36 multi-family lots, three (3) open space tracts and extend three (3) public rights-of-way, on 9.14 (+/-) acres, located on Chloe Drive, Glennister Court, and Winslow Court.

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

1. Remove note regarding temporary turnarounds to be installed at a later date.
2. Temporary turnarounds shall be installed with a minimum radius of 47.5 feet, at the end of Winslow Court, Chloe Drive, and Glennister Drive.
3. In the Project Summary Table on Sheet C0.0, label all Open Space areas as 'A, B, C', revise/relabel Parking Area to state: 'Open Space B & C (Parking Area) = 0.14 Acres', and remove the parking area acreage from the driveway acreage.
4. Under Project Notes on Sheet C0.0, revise Note 10 to state, 'A Site Surety for the street trees/landscaping in Phase 1, Section 1-2, and Phase 2 shall be submitted prior to the recording of the Final Plat for Phase 2', and add the following maintenance note as Note 14, 'The Retreat at Fairvue H.O.A. will assume full responsibility for the long term care and maintenance of the landscape areas and trees planted within the rights-of-way. Replacement of plant material lost through normal attrition, or any other cause, will be made at the expense of the H.O.A. Trees will be pruned on an annual basis to the satisfaction of the Engineering Department to ensure branches do not pose any problem to the flow of traffic on the roadway and sidewalks.
5. Add to the Flood Note on Sheet C1.0, that Elevation Certificates are required for Lots 115-122.
6. Add the property and owner information to the adjacent property/properties to the west in Phase 1, Section 2.
7. Correct addresses on Lots 91-97 (135-147), as they do not match the E911 correspondence.

8. Submit three (3) corrected, folded copies of the Amended Preliminary Master Development Plan/Revised Final Master Development Plan showing the correct Phase and Section labels and lines.
9. Detailed plans and specifications for water & sanitary sewer installations shall be submitted to Gallatin Public Utilities for approval.
10. Submit three (3) corrected, folded copies of the Preliminary Plat, including one (1) full size and two (2) half size copies, to the Planning Department.

7. GMRPC Resolution No. 2015-52 – 8-465-15 – Cottages at Green Farms; FMDP – Lose & Associates – The owner and applicant request approval of a Final Master Development Plan for the Cottages at Green Farms, a residential development containing six (6) single family residences under a condominium regime, on a proposed .84 (+/-) acre lot, located north of Asher Trace Alley and east of Baxter Lane.

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

1. A Final Plat, creating the lot and establishing the condominium regime, shall be recorded prior to the issuance of building permits.
2. A 40 foot radius turnaround will be needed for Public Works trucks. (using the middle driveway is not a satisfactory solution).
3. Vacate/modify the 20 foot wide P.U.D.E. in the center of the site.
4. Provide E-911 approval for the street name, Asher Trace Alley, and the unit numbering scheme.
5. Submit three (3) corrected copies of the FMDP to the Planning Department.

9. GMRPC Resolution No. 2015-59 – 5-471-15 – Foxland, Phase 9, Section 5; Street Acceptance/ROW Acquisition – Foxland Development Properties, LLC – The owner and applicant request the City of Gallatin to accept the public improvements for Club View Drive and Reynard Drive located in Foxland Subdivision Phase 9, Section 5. The property contains two (2) lots on 0.52 (+/-) acres.

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

1. The owner and applicant shall submit a maintenance surety in the amount of $7,800 to the Planning Department.

10. GMRPC Resolution No. 2015-60 – (5-475-15) – Foxland, Phase 9, Section 1; Street Acceptance/ROW Acquisition – Foxland Development Properties LLC – The owner and applicant request the City of Gallatin to accept the public improvements for Club View Drive located in Foxland Subdivision Phase 9, Section 1.

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

1. The owner and applicant shall submit a maintenance surety in the amount of $16,200 to the Planning Department.

11. GMRPC Resolution No. 2015-50 – (7-504-15) – Street Name Change from GFD to Chief Bill Crook Boulevard.

This item was approved by consent agenda.

Regular Agenda

12. GMRPC Resolution No. 2015-46 – (6-404-15 & 6-416-15) – Bradley Farm Subdivision, Lot 8 & 9; Annexation/POS – Fred Yates Homes, LLC – Public Comment – The owner and applicant is requesting the Planning Commission approve and recommend to the Gallatin City Council a resolution to annex and a resolution to adopt a plan of service for two (2) lots (Tax Map 114, Parcels 0044.00, and 0045.008), consisting of 10.2 (+/-) acres, located on the south side of Red River Road (SR 25) and east of the SR 109 By-Pass.

Mr. William McCord, Director of Planning, presented the staff report and said this item is an annexation request as well as an adoption of a plan of service for property located on the south side of Red River Road. There are two (2), 5.1 acre each parcels and the applicant would like to annex the property to develop a subdivision in the future, similar to what has been developed to the east of the property. The property is Suburban Neighborhood Established Character Area and would remain in that category after the annexation and rezoning. All of the properties east and to the south of this property are located in the City. The annexation does not take in the highway right-of-way.

Mr. McCord said staff recommends approval of the annexation and the plan of service that, if approved, would go to City Council in May.

Chair Dempsey asked Mr. Nick Tuttle, City Engineer, if he had any engineering concerns with the request. Mr. Tuttle said he did not have any engineering concerns with the request.

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

Mr. Ramsey motioned to recommend approval of Resolution No. 2015-46. Mr. Wilson seconded the motion and the motion passed by unanimous vote.

13. GMRPC Resolution No. 2015-47 – (3-415-15 & 3-417-15 – Bradley Farm Subdivision, Lot 8 & 9; Rezoning – Fred Yates Homes, LLC – Public Comment – The owner and applicant requests rezoning of two (2) lots from the Residential-20 (R20) – Low Density Residential District to the Residential (R-15) – Medium Density Residential District, comprising 10.2 (+/-) acres, located on the south side south of Red River Road (SR 25) and east of the SR 109 By-Pass.

Mr. McCord said the applicant is asking for rezoning of the property from Residential–20 (R20) to Residential-15 (R15), which is a medium density residential district. The applicant may in the future consider Office Residential (OR) zoning; however, the Office Residential (OR) zone is not considered consistent with the Suburban Neighborhood Established Character Area. The proposed zoning does match the Suburban Neighborhood Established Character Area. This property is the same property that was annexed in the last item.

Mr. McCord said staff recommends the Planning Commission recommend approval of Resolution 2015-47 to City Council.

Chair Dempsey asked Mr. Tuttle if he had any engineering concerns with the request. Mr. Tuttle said he did not have any engineering concerns with the request.

Mr. Wilson motioned to recommend approval of Resolution 2015-47. Mayor Brown seconded the motion and the motion passed by unanimous vote.

14. GMRPC Resolution No. 2015-48 – (7-423-15) – General Development Plan Amendment – Gregory Real Estate, LLC – Public Comment - The owner and applicant request approval of a resolution to amend the Gallatin on the Move 2020 Plan by changing the character area designation on a 162.0 (+/-) acre portion of parcel (Tax Map 127, Parcel 01.00), located east of the terminus of Gateway Drive, north of Hartsville Pike and south of Roundtree Road, from the Rural Community Character Area to the Airport Road Industrial Special District Character Area.

Mr. McCord said the applicant is requesting to amend the Gallatin on the Move 2020 General Development and Transportation Plan. The property is now designated Rural Community and the applicant is asking for a character area change to Airport Road Industrial District. Airport Road Industrial is the same land use to the west on Gateway Drive and other industrial property to the west.

Mr. McCord said this property is part of the same parcel which was amended with a land use change when Beretta come to the area. There is a strip along the south side of the property that will remain Rural Community character area. There are not many large industrial properties in the City and the City is running out of property to develop large parcels of land for industrial uses. Utilities have been extended to this area.

Mr. McCord said staff recommends approval of Resolution No. 2015-48.

Chair Dempsey asked Mr. Tuttle if he had any engineering concerns with the project. Mr. Tuttle said he did not have any engineering concerns with the project.

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

Chair Dempsey asked why one strip of the property was not being changed. Chair Dempsey motioned to suspend the rules to allow Mr. James Fenton, EDA Director to speak. Mr. Ramsey seconded the motion and the motion and the motion passed by unanimous vote.

Mr. Fenton said this strip of land has been purchased by Gallatin Electric Company to bring a new TVA line and substation to the area. The strip is a right-of-way for that use.

Mr. Ramsey motioned to approve Resolution No. 2015-48. Mayor Brown seconded the motion and the motion passed by unanimous vote.

15. GMRPC Resolution No. 2015-49 – (3-424-15) – Gregory Property; Rezoning with PMDP – Gregory Real Estate, LLC – Public Comment – The owner and applicant request approval to rezone a portion of one (1) parcel comprising 162.0 (+/-) acres (portion of Tax Map 111 and Parcel 001.00) from Agricultural-Residential (A) to Industrial Restrictive (IR) located at the eastern terminus of Gateway Drive.

Mr. McCord said this is the same property location as the previous item, the land use change request. The applicant is asking to rezone this property from Agricultural-Residential (A) to Industrial Restrictive (IR). Staff recommends approval of Resolution No. 2015-49.

Chair Dempsey asked Mr. Tuttle if he had any engineering concerns with the request. Mr. Tuttle said he did not have any engineering concerns with the request.

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

Mr. Wilson motioned to approve Resolution 2015-49. Mayor Brown seconded the motion and the motion passed by unanimous vote.

Mr. McCord left the meeting, at this time.

16. GMRPC Resolution No. 2015-54 – 1-41-06C – Baywood Pointe, Phase 3 (Suggs, Sweeney, Wall); subdivision surety discussion – City of Gallatin Engineering Division – subdivision surety discussion.

Ms. Katherine Schoch, Assistant Director of Planning, said Planning Commission approved a deadline of July 31, 2015 to complete all improvements. Since that time the applicants have requested an extension of the deadline.

Mr. Tuttle said a letter was sent to the Planning Staff and Planning Commission, from the applicant, outlining the reason for the request to extend the deadline. The applicants would like to extend the surety for a full year.

Chair Dempsey asked what the issues are with this development. Mr. Tuttle said the development is 60 to 70 percent built and staff typically looks for 80 percent or four (4) years of development. The applicant is working towards the 80 percent and would prefer to reach that number before asking for acceptance of improvements. Staff is concerned about another winter on the existing road base and would prefer that the applicant make some repairs to the roads before winter.

Mr. Joe Wall, developer, said the four (4) year limit has been exceeded due to the economy. Recently seven (7) lots have been sold and the builder is purchasing another four (4) lots. The request is to extend the surety so that all of the heavy equipment may be moved off the street before final paving. Temporary repairs will be made to the road until the final sidewalks and paving is installed.
Mr. Tuttle said, if the issues can be addressed now, he would agree to the extension. Mr. Ramsey asked if the applicant would work with the City Engineer to satisfactorily address the issues. Mr. Wall said he would work with Mr. Tuttle.

Mr. Ramsey said, after this extension, the surety would not be extended again.

Mr. Ramsey motioned to extend the surety until April 13, 2016.

Dr. Orgain asked, how long is the list of issues. Mr. Tuttle said he is mainly concerned with repairs to the roadway, sidewalks, and final surface on the roadway. Mr. Tuttle said staff would work with the applicant.

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

17. GMRPC Resolution No. 2015-53 – (1-66-04C) – Far Away Hills; Subdivision Surety Discussion – City of Gallatin Engineering Division – subdivision surety discussion.

Mr. Tuttle said this is similar in nature to the previous item. The applicant could not attend this meeting tonight. Mr. Tuttle said the development is currently building at a rapid pace; however, the surety is eight (8) years old and the roadway issues are a concern. The applicant would like to extend the surety another year and Mr. Tuttle said he is comfortable with the extension as long as the issues are addressed.

Chair Dempsey asked the expiration date of the surety. Ms. Schoch said the deadline would be one-year from October 2015.

Mr. Tuttle said there are only five (5) lots still owned by the applicant. Lots 1 and 2 have issues with a detention pond behind the lots, which may make the lots unbuildable.

Mr. Ramsey motioned to extend the letter of credit to April 27, 2016.

Mr. Tuttle said he is concerned that the applicant will not cooperate with staff to address the issues.

Mr. Ramsey withdrew his motion.

Chair Dempsey suggested that the applicant be given until late fall to address the issues.

Ms. Schoch suggested this item be put on the October Planning Commission meeting agenda.

Mr. Tuttle said there is conflict between the Gallatin Public Utilities and the developer, because each time a gas line is installed, the road is left unfinished by Gallatin Public Utilities.

Chair Dempsey motioned that the surety will be extended, providing the applicant addresses the issues to the satisfaction of the City Engineer by October 2015. If the issues are not addressed by that time, the surety may be called by the City. Councilwoman Brackenbury seconded the motion.

Mr. Ramsey motioned to amend the motion to instruct the City Engineer to bring a progress report to the Planning Commission at the September 2015 Planning Commission work session. Councilwoman Brackenbury seconded the motion and the motion passed by unanimous vote.

Planning Commission voted on the original motion and the motion passed by unanimous vote.

18. GMRPC Resolution No. 2015-55 – (8-454-15) – Sudden Service Gas Station; FMDP – Perry Engineering, Inc. – The owner and applicant request approval of a Final Master Development Plan for the Sudden Service Gas Station to construct a 5,470 square foot building for the convenience sale and services and food services uses and a 4,080 square foot fuel pump canopy on a 1.40 (+/-) acres lot located at 1845 Nashville Pike.

Ms. Schoch presented the staff report and said in February the Planning Commission recommended approval of a minor amendment for the construction of the Sudden Service Gas Station with an attached food service use, at the corner of Douglas Bend Road and Nashville Pike. At the last Planning Commission work session meeting the Planning Commission asked the applicant to look at parking regulations and possibly increase the parking spaces. Staff looked at the site plan for Thornton's Gas Station and found 41 parking spaces were approved on that site. The applicant is proposing 12 parking spaces which is significantly less than what is approved by the zoning ordinance. The zoning ordinance requires that the two uses be calculated together and because most of the customers will be crossover customers, staff is comfortable with fewer parking spaces. Staff asked the applicant to provide three (3) additional parking spaces for employee parking.

Ms. Schoch said the applicant has removed the red stripe from the canopy, which was discussed at the last Planning Commission work session. The Shell logo has been added to the canopy. Staff is satisfied with the new design of the site.

Ms. Schoch said there are some issues that must be addressed with the Engineering Division regarding access. The applicant has moved the location of the canopy to allow for a longer throat length for access to the site.

Staff recommends approval of Resolution No. 2015-55 with the conditions listed in the staff report.

Chair Dempsey asked Mr. Tuttle if there were any engineering concerns with the project. Mr. Tuttle said he has had conversation with members of Wilson Bank, the adjoining property owner, but has not come to a resolution. Sudden Service is not in a position to wait for Wilson Bank to agree to a combined access and have committed to a right-in only on the western boundary. They also show a cross access easement further down into the property that would connect to the property owned by Wilson Bank, should that property be developed.

Mr. Tuttle said the only other concern is that this project access falls short of the recommendations in the Gallatin on the Move 2020 General Development and Transportation Plan. The throat length is 60 feet as opposed to the recommended 80 feet. What is proposed now is an improvement to the original submittal. Mr. Tuttle said the joint access with the Wilson Bank property may not be necessary and the condition should be removed.
Mr. Randy Perry, with Perry Engineering, representing the applicant, said the site is unique because there is no access to Nashville Pike. All access is to Douglas Bend Road. The applicant is in agreement with all other conditions for approval.

Mr. Ramsey asked if there is an issue with the right-in only enforcement. Mr. Tuttle said it is difficult to police, but it should keep drivers from making a left turn in or left turn out because of the median addition.

Mr. Perry said the right-in only is posted, but would be impossible to police.

Mr. Wilson motioned to approve Resolution No. 2015-55 with the following conditions:

1. A façade material inspection is required by the Planning Department prior to installation of façade materials on buildings.
2. Lighting fixtures contained in the fuel canopy shall be flush mounted to the underside of the canopy to reduce ambient light levels.
3. Submit details of the light poles to be installed in the parking lot.
4. Update Final Master Development Plan to address transportation and access issues to the satisfaction of the City Engineer.
5. Owner/developer shall be responsible for pedestrian modifications at the signalize intersection of Nashville Pike and Douglas Bend Road including striping, signal modifications, and the relocation of the existing stop bars on Douglas Bend Road.
6. Add note to Final Master Development Plan that all striping located within public right-of-way to be thermoplastic.
7. Add note to Final Master Development Plan that the entire project site is located within a U.S. Army Corps of Engineers (USACE) flowage easement and submit documentation of all approval from the USACE for construction within the flowage easement. Submit copies of all required permits to the Engineering Division.
8. Revise access point at northeast property corner to be a shared/joint access with the adjacent property.
9. Coordinate with the Tennessee Department of Transportation (TDOT) to permit the installation of a curbed/grassed median on Nashville Pike to prohibit west bound left hand turning movements to and from the project site. Submit copy of TDOT right-of-way permit.
10. Extend island on Nashville Pike beyond edge of proposed entrance.
11. Add a stop sign and update Final Master Development Plan to correctly show outbound pavement markings at the Douglas Bend Road access point.
12. Drainage calculations submitted for project are insufficient. A detailed stormwater drainage analysis report, signed and sealed by a licensed engineer, must accompany plan resubmittal. As a minimum, the report must contain the following: narrative of existing site conditions, pre-construction drainage patterns (drainage areas, runoff flows, soil conditions, curve numbers, etc.) post construction drainage conditions; detailed calculations for time(s) of concentration, curve numbers, pipe and structure sizing; any assumptions made for calculations; and peak flow hydrographs.
13. Provide water quality treatment for oils contaminating stormwater runoff.
14. Submit copy of the recorded agreement with adjacent property owner allowing discharge of stormwater into their detention pond.
15. Submit Stormwater Maintenance Agreement prior to the issuance of a building permit.
16. Submit a revised subdivision plat, including the shared/joint access easement with the adjacent property and public access easement for proposed sidewalks along Nashville Pike and Douglas Bend

Road, or sidewalks located within the public right-of-way. The revised subdivision plat shall be recorded prior to the issuance of a building permit.

17. Coordinate all development with the White House Utility District to ensure future utility infrastructure is installed to the satisfaction of the White House Utility District. Submit a copy of the utility surety to the Planning Department, if required by White House Utility District, prior to the recording of revised subdivision plat for this property.
18. Submit site surety in the form of cash, certified check, or Irrevocable Letter of Credit for $287,555 to the Planning Department prior to the issuance of a building permit.
19. Submit sign permit applications to the Planning Department for final review and approval. Sign permits shall be obtained prior to the installation of any signage on site.
20. Provide three (3) additional parking spaces along the western side of the project site.
21. Submit three (3) corrected copies of the Final Master Development Plan and three (3) corrected copies of the architectural elevations [one (1) full size and two (2) half size copies] to the Planning Department prior to the issuance of a building permit.

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

Chair Dempsey moved Item 20 before Item 19 on the agenda.

20. GMRPC Resolution No. 2015-51 – (3-466-15) – Carter, Paul and Carolyn; Rezoning – Bridges Land Surveying – Public Comment – The owner and applicant request rezoning of a 2.501 (+/-) acre lot (Tax Map 124 Parcel 045.01), from (A) Agricultural Residential to (R15) Medium Density Residential (.99 +/- acres) and (R40) Low Density Residential (1.508 +/-) acres) located east of Pittman Drive and west of Big Station Camp Boulevard.

Mr. Kevin Chastine, Planner II, presented the staff report and said the applicant is requesting to rezone 2.5 acres, which would split zone the property to Residential-15 (R15) and Residential-40 (R40). The proposed Residential-40 (R40) property holds the applicant's home. The proposed Residential-15 (R15) portion or the property, if approved, would be sold to a builder and the property would be subdivided to create two (2) home building lots that would become part of the Stone Creek Subdivision. The applicant would have to work out an easement with the Stone Creek Homeowner's Association for access to the Residential-40 (R40) property. Staff recommends approval of Resolution No. 2015-51.

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

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

Mr. Wilson motioned approve Resolution No. 2015-51. Councilwoman Brackenbury seconded the motion and the motion passed by unanimous vote.

19. GMRPC Resolution No. 2015-28 – (4-290-15) – GreenLea Commons: PUD Amendment – Lose & Associates – Public Comment – The owner and applicant request approval of a major amendment to the Greensboro Village Planned Unit Development (PUD) Master Development Plan to relocate 204 Multi-

Family Residential use units from Parcel 'B', consisting of a 150.26 (+/-) acre tract, located south of Nashville Pike and east and west of GreenLea Boulevard, to parcel 'A', consisting of a 95.33 (+/-) acre tract, located west of GreenLea Boulevard, east of St. Blaise Road and north of Nashville Pike, and to relocate 76 One-Family Detached Dwelling Residential Use units from Parcel 'A; to Parcel 'B', and approval of the GreenLea Commons Preliminary Master Development Plan (304 Multi-Family Units) on Parcel 'A'.

Mr. Robert Kalisz presented the staff report and said the applicant is requesting an amendment to the Greensboro Village PUD by moving the development between Parcels A and B. He briefly reviewed the history of this request showing previous approvals of Greensboro Village PUD, stating the applicant is proposing to take 204 multi-family units from Tract B 480 units and move them to Tract 'A' and move 76 single family units from Tract 'A' to Track 'B'. Emergency access only to St. Blaise Road has been added by the dumpster and one further up on St. Blaise Road. The applicant would work with the Gallatin Fire Department on the type of emergency access required.

Mr. Kalisz showed the architectural building types, which do not meet the 70 percent brick or stone requirements; therefore, the applicant is requesting alternative architectural approval. Comparisons were made on the ridge height, using Foxland Crossing Apartments and the Avondale Apartments, and they are similar in ridge height.

Mr. Kalisz said the applicant is requesting an alternative parking proposal of 521 spaces including 11 handicapped spaces. The code requirement is 608 parking spaces. Of the 521 proposed parking spaces, 286 are proposed as pervious parking spaces out of the 35 surface parking spaces. In addition a bio-retention area is proposed to handle stormwater and is located between the surface parking spaces and the sidewalk of the interior courtyard.

Mr. Kalisz said the buildings were moved further away from St. Blaise Road at the request of the Planning Commission.

Mr. Kalisz said staff recommends approval of Resolution No. 2015-28 to the City Council with the conditions in the staff report.

Chair Dempsey recused himself from this item. Vice Chair Ramsey chaired the meeting.

Vice Chair Ramsey asked Mr. Tuttle if there were any engineering concerns with the request. Mr. Tuttle said condition seven (7) requests an application to amend the Gallatin on the Move 2020 General Development and Transportation Plan. The applicant indicated they would be interested in making improvements to St. Blaise Road by reserving space for improvements. St. Blaise Road was the main engineering concern. Mr. Tuttle envisions St. Blaise Road servicing as a parallel road that would act as a backage road to GreenLea, with two 10-foot or 11-foot lanes, with a utility easement.

Mr. Tuttle said there is a horizontal alignment issue and the applicant said right-of-way would be dedicated to improve the sharp curve in St. Blaise Road.

Mr. Tuttle said, with the applicant's proposals for improvements on St. Blaise Road, he is comfortable with this project.

Mr. Puryear asked if the applicant submitted another project, not apartments, would Engineering Division want to see the connection of Derby Drive to GreenLea. Mr. Tuttle responded that the type of project does not matter. He said that this would be another signalized intersection and it could be argued both ways if the Derby Drive extension is the best for the area. Another signalized intersection is expected at Enterprise Drive and another close to Nashville Pike, which might push that particular access point out of the warrant for a traffic signal, which would be good for the area. Mr. Tuttle would prefer to have a secondary access, not just emergency access, off St. Blaise Road.

Vice Chair Ramsey asked for verification that this item was considered a major amendment by the Planning Commission at a previous meeting. Ms. Schoch said this item was voted as a major amendment. Vice Chair Ramsey asked if a public hearing was held and if another public hearing is required. Ms. Schoch said she would defer to the City Attorney. Ms. Susan High-McAuley, City Attorney, Vice Chair Ramsey is correct. Vice Chair Ramsey reiterated that another public hearing is not required. Ms. High-McAuley said that is correct.

Mr. Mike Wrye, with Lose & Associates, representing the applicant, reviewed the changes, previously discussed by Mr. Kalisz.

Mr. Jeff Hamilton, with R.P.M. Transportation, said the Gallatin on the Move 2020 General Development and Transportation Plan is a living document that provides guidance in deciding what makes good access in a particular area. The major concern is to provide good access from Greensboro Village properties to GreenLea Boulevard and the potential connection to Volunteer State Community College.

Mr. Michael Winter, with Fleming Architecture, showed the proposed apartments have been pulled back from street (St. Blaise Road) from what was presented with the original submittal. This would be a first class project, developed as a traditional neighborhood. The landscape is lush and the buildings would be a backdrop to the landscape.

Vice Chair Ramsey asked if Mr. Wrye was in agreement with Mr. Tuttle's explanation of the proposed improvements on St. Blaise Road. Mr. Lee Zoller, President, Green and Little, said he is in agreement with Mr. Tuttle's explanation of the proposed improvements of St. Blaise Road, including straightening of the curve.

Vice Chair Ramsey said the alternative to this apartment complex is commercial buildings that would back up to the residential portion of the Kennesaw Farms Subdivision on the other side of St. Blaise Road. This is a much better alternative for the residents of Kennesaw Farm Subdivision. He added that he is concerned only with the change to the Gallatin on the Move 2020 General Development and Transportation Plan. He reminded the Planning Commission that this is a major amendment and the Planning Commission would only make a recommendation to City Council.
Mr. Puryear said he thinks this proposed transit ready community would be a great addition to the City. However, he is concerned with the proposed elimination of the Derby Drive connection. Because of this he is not in favor of the project.

Mayor Brown said she has concerns about the Derby Drive connection going into the development and the possible increased traffic caused by creating a thoroughfare through a neighborhood.

Councilwoman Brackenbury said her concern is with St. Blaise Road. Mr. Tuttle explained that the proposed improvements would alleviate those concerns.

Dr. Orgain motioned to recommend approval of Resolution No. 2015-28 to City Council, with the following conditions:

1. Correct the title by removing "Amended" from the Preliminary Master Development Plan wording.
2. Provide sidewalks along the total length of St. Blaise Road (The sidewalk may be included in an access easement).
3. Correct the total acreages per each amendment to reflect the correct amount of acreage that was removed from Tracts/Parcels per amendment in the Revised 4/16/2015 Master Development Plan Chart.
4. Correct the acreage of 291.5 (+/-) acres and 319.04 (+/-) acres to 95.33 (+/-) acres and 150.26 (+/-) acres and to include acreage for all of Grassland Downs Subdivision under the 2015 Amendment (Proposed) in the Revised 4/16/2015 Master Development Plan Chart.
5. Correct the proposed amendment reallocated 304 multi-family units to 204 multi-family units from Tract B to Tract A under the 2015 Amendment (Proposed) in the Revised 4/16/2015 Master Development Plan Chart.
6. Add to the proposed amendment reallocated 76 one-family detached dwelling units from Tract A to Tract B under the 2015 Amendment (Proposed) in the Revised 4/16/2015 Master Development Plan Chart.
7. Submit an application to amend the *Gallatin on the Move 2020 General Development and Transportation Plan* and obtain approval of an amended plan. (The Major Thoroughfare Plan (MTP) calls for a connection from the intersection of Derby Drive and St. Blaise Road to GreenLea Boulevard at the currently proposed main driveway to GreenLea Commons.) If the Planning Commission approves the amendment to the Major Thoroughfare Plan (MTP), then the Greensboro Village PUD Master Development Plan is hereby amended to extend St. Blaise Road northward, extending through the Greensboro North Transit Ready Development, connecting and crossing GreenLea Boulevard to align with Enterprise Drive.
8. The installation of security gates or other such features across a fire apparatus access road shall be approved by the Fire Code Official per IFC 2009 503.6.
9. Submit 17 corrected folded copies of the Greensboro Village Amended PUD/PMDP for GreenLea Commons, including one (1) full size and 16 half size copies, to the Planning Department for City Council review.
10. Dedicate sufficient right-of-way to the city for the purpose of constructing the realignment of the existing curve on St. Blaise Road located near the T.V.A. easement as approved by the Engineering Division.
11. Dedicate a five (5) foot wide right-of-way to the City, adjacent to the existing St. Blaise Road right-of-way, for future expansion of St. Blaise Road from the proposed curve realignment to the intersection of St. Blaise Road and Little Drive.

12. Dedicate a five (5) foot wide utility easement adjacent to the five (5) wide right-of-way dedications for St. Blaise Road from the proposed curve realignment to the intersection of St. Blaise Road and Little Drive.

Mayor Brown seconded the motion and the motion passed with two opposed, Mr. Puryear and Vice Chair Ramsey.

Chair Dempsey resumed chairmanship of the meeting.

8. GMRPC Resolution No. 2015-38 – (8-390-15) – Welch College, Phase 1; FMDP – Civil Site Design Consultants, LLC – The owner and applicant request approval of the Welch College – Hidden Creek Phase 1 Final Master Development Plan, on a 64.34 (+/-) acre parcel located at 1044 Bison Trail between Lower Station Camp Creek road and Big Station Camp Boulevard.

Mr. Kevin Chastine, Planner II, presented the staff report and said the applicant is requesting an approval of Welch College, Phase 1, Final Master Development Plan. All of the buildings are 100 percent brick, classical style architecture. The exception is the student activity center which will consist of 70 percent brick or stone on the front façade. The rear and side elevations consist of a combination of brick and metal panels. The Planning Commission will determine the alternative architectural plan for the student activity center is adequate.

Mr. Chastine said staff recommends the Planning Commission approve Resolution No. 2015-38 with the conditions listed in the staff report.

Chair Dempsey asked Mr. Tuttle if there are any engineering concerns with the project. Mr. Tuttle said of the 41 conditions, 31 are Engineering Division comments and they have not been addressed. There has not been enough information submitted for Engineering Division to offer good recommendations.

Mr. Tuttle said one of the conditions has five (5) sub-conditions from the Preliminary Master Development Plan that have not been addressed.

Chair Dempsey asked if Mr. Tuttle was comfortable moving the item to Planning Commission meeting agenda. Mr. Tuttle said he was concerned that all the issues will be addressed.

Mr. Jared Gray, with Civil Design Consultants, representing Welch College, said he has not met with the Engineering Division and all of the information could be provided. The applicant said he agreed to all the comments and would provide all information requested. Some of the comments are related to TDEC, and application has been made for and is currently under review.

Mr. Gray said he does not expect and problems getting permits from the State regarding notice of coverages and other permits. Copies of those permits would be provided to Mr. Tuttle when the applicant receives them from the State.
Mr. Gray said there are deadlines and schedules that would make the sale of the property in Nashville happen. Mr. Gray said the applicant would come before the Planning Commission if any changes are made relative to application to the State.

Chair Dempsey asked the alternatives if comments are not addressed. Ms. Schoch said this item has already gone before City Council and the Planning Commission could defer this item if they are not comfortable moving it forward.

Chair Dempsey said if the City Engineering is not comfortable, the Planning Commission is not comfortable.

Mr. Gray said this approval is necessary to go forward with the sale of the existing campus property.

Mr. Tuttle said if Mr. Gray is comfortable that all the issues will be addressed, Engineering is comfortable moving it forward.

Mr. Gray said the only concern is the Wetland Determination from the State. He has had a verbal that this area is no longer considered a wetland. The State has been to the site but has not sent written notification of approval.

Mr. Puryear amended the motion to require the applicant to satisfy each condition of approval. Mr. Ramsey seconded the motion and the motion passed by unanimous vote.

Dr. Orgain motioned to approve Resolution No. 2015-38 as amended, with the following conditions:

1. Provide Sheet L-1 of the Landscape Plan as included within the FMDP dated March 12, 2015.
2. On Sheet L-1, include landscaping screening for dumpster placed adjacent to the Gymnasium/Activity Center.
3. Correct Property Data on Sheet CS to read 'Parcel 6.06' and 'Parcel 46.08'
4. Address all PMDP conditions of approval including:
   a. Show and label location of the future improvements, easements, ROW, etc. for Station Camp greenway.
   b. Show 6' sidewalk along Bison Trail and how it will tie into the Station Camp Greenway
   c. Correct Jenkins Lane Extension note to read: *Per the requirements of the City of Gallatin Planning Commission, the following note is added: Prior to issuance of building permits in phases two or three, the Jenkins Lane extension from Lower Station Camp to Big Station Camp Blvd shall be completed.*
   d. Show and label improvements as recommended by the approved Traffic Impact Study, specifically:
      i. College access drive storage and taper lengths. What is shown appears a little short of the recommended 135' storage. Label storage length.
      ii. Right turn lane on Bison trail storage and taper lengths. What is shown appears a little short of the recommended 170' storage and 165' taper. Label storage and taper lengths.
      iii. Label storage and taper lengths for left turn lane on Bison Trail. 120' storage and 100' of taper.
   e. Clearly label and show existing ROW and Bison Trail ROW to be dedicated for Gallatin on the Move 2020 plan recommendations. To accommodate the median, 4 travel lanes, 5' bicycle lanes, 5' grass strip, and 6' sidewalk and drainage infrastructure a minimum of 50' from centerline of Bison Trail needs to be dedicated.
5. Provide plat or deeds for Right-of-Way dedication.

6. Provide copies of TDEC NOC and ARAP(s).
7. Provide copies of stream determinations.
8. Provide copies of updated wetland determination. Wetland determination submitted shows the pond to be a jurisdictional wetland. Provide appropriate buffer or ARAP permit allowing work to be done in wetland.
9. Provide copy of signed and recorded Stormwater Inspection and Maintenance Agreement.
10. Provide performance surety for improvements to be done in right-of-way.
11. Provide proposed grading for off-site improvements including sidewalk (including a sidewalk from Bison Trail to the interior of campus), turn-lanes, etc.
12. Grading plans must be minimum 50 scale @ 24"x36". (Plans are still illegible in many regards).
13. Add note indicating all striping to be thermoplastic.
14. Add stop sign at exit of college.
15. Remove entrance signage outside of existing and "to be dedicated" right-of-way.
16. Provide appropriate radius at entrance on east side of proposed entrance.
17. Provide curb to match existing curb at left turn lane median and provide curb detail.
18. Show right turn lane pavement to be "heavy duty".
19. Specify recycled rubber on sidewalk detail.
20. Provide details for roadway crossings.
21. Provide culvert at driveway entrance off of Bison Trail.
22. If utility line is to cross Lower Station Camp, add note that it will be jack and bored.
23. Add note: *Prior to work done in right of way, a right of way excavation permit must be obtained.*
24. Label any slopes 5:1 or steeper. Provide appropriate EPSC measures in these areas.
25. Identify area of disturbance, stream/wetland buffers, sequence of construction, etc. Water treatment pond shall be built upon initial construction. If it is to be utilized as sediment basin, provide appropriate calculations, and detail of outlet structure. Depending upon size of drainage area, sediment pond may be required.
26. Show elevations on outlet structure detail.
27. Provide outfall protection detail and sizing per Tennessee Erosion & Sediment Control Handbook.
28. Provide erosion control matting on all slopes 3:1 or greater.
29. Provide emergency spillway detail, rock size, elevations, etc.
30. Pond routing calculations shall be done utilizing SCS method.
31. Provide drainage calculations, including summary, drainage area worksheets showing flow paths used for time of concentration calculations, CN calculations, etc.
32. Pond Report outlet structure sizes do not match detail on site plan (Correct and/or clarify).
33. Provide drainage calculations for proposed drive culverts.
34. Be aware additional comments will likely follow upon submittal of more legible and complete plans.
35. Submit roadway construction types to determine the ability to support emergency vehicles.
36. All applicable fire codes shall be followed.
37. Show all existing floodway and floodplain boundaries on the FMDP.
38. As part of the plan approval the Planning Commission approves the alternative architectural plans for the student activity center.
39. Submit three (3) corrected and folded copies of the Preliminary Master Development Plan that address Condition of Approval #1 a through e.
40. Submit three (3) corrected and folded copies of the Final Master Development Plan, which addresses all conditions of approval, prior to the issuance of a building permit.

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

21. Other Business

There was no other business to discuss.

22. Move to Adjourn

With no further business to discuss Chair Dempsey adjourned the meeting.

Respectfully submitted:

_____
Marianne Mudrak, Board Secretary

Approve:

_____ _____
Dick Dempsey, Chair Johnny Wilson, Secretary

Agenda
Gallatin Municipal-Regional Planning Commission
Monday, April 27, 2015

IMMEDIATELY FOLLOWING
THE SPECIAL-CALLED JOINT CITY COUNCIL / PLANNING COMMISSION MEETING AT 5:00 P.M.

City Hall - Dr. J. Deotha Malone Council Chambers

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

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**
- **Approval of Prior Minutes:**

  February 23, 2015 Regular Meeting, March 9, 2015 Special-Called Meeting

  March 9, 2015 Work Session Meeting, March 23, 2015 Regular Meeting
- **Public comments on Consent Agenda items**

CONSENT AGENDA

1. **GMRPC Resolution No. 2015-61** **7-171-15**
   SURETY RENEWAL & EXTENSIONS
   CITY OF GALLATIN

   APPROVAL OF SURETY RENEWALS AND EXTENSIONS FOR APRIL 2015

2. **GMRPC Resolution No. 2015-56** **3-457-15**
   MIRACLE FORD DEALERSHIP; AMENDED PMDP
   BRUCE RAINEY & ASSOCIATES

   OWNER AND APPLICANT REQUESTS APPROVAL OF A MINOR AMENDMENT TO THE APPROVED PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP) FOR THE MIRACLE FORD DEALERSHIP TO CONSTRUCT A 10,284 SQUARE FOOT AUTOMOTIVE BODY SHOP, ON A PORTION OF A 10.95 (+/-) ACRE PARCEL, LOCATED AT 1394 NASHVILLE PIKE.

3. **GMRPC Resolution No. 2015-57** **8-456-15**
   MIRACLE FORD DEALERSHIP; REVISED FMDP
   BRUCE RAINEY & ASSOCIATES

   OWNER AND APPLICANT REQUESTS APPROVAL OF A REVISED FINAL MASTER DEVELOPMENT PLAN (PMDP) FOR THE MIRACLE FORD DEALERSHIP TO CONSTRUCT A 10,284 SQUARE FOOT AUTOMOTIVE BODY SHOP, ON A PORTION OF A 10.95 (+/-) ACRE PARCEL, LOCATED AT 1394 NASHVILLE PIKE.

EXHIBIT A

4. **GMRPC Resolution No. 2015-58** **3-459-15**
SAVANNAH MARKETPLACE, PHASE 2; AMENDED PMDP
CIVIL SITE DESIGN GROUP

OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR AMENDMENT TO THE APPROVED PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE SAVANNAH MARKETPLACE TO ADD THE FOOD SERVICE DRIVE IN, MEDICAL SERVICES, AND AUTOMOTIVE SERVICING USES FOR THE SAVANNAH MARKETPLACE, PHASE 2, PROPOSED LOTS 5-7, CONTAINING 3.81 (+/-) ACRES, LOCATED AT THE CORNER OF NASHVILLE PIKE AND GORDEN CROSSING.

5. **GMRPC Resolution No. 2015-44** **8-463-15**
FOXLAND, PHASE 7, SECTIONS 2 & 3; AMENDED PMDP/REVISED FMDP
DEWEY/ESTES

THE OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR AMENDMENT TO THE FOXLAND PRELIMINARY MASTER DEVELOPMENT PLAN AND APPROVAL OF A REVISED FINAL MASTER DEVELOPMENT PLAN FOR FOXLAND, PHASE 7, SECTIONS 2-3, CONTAINING 33 LOTS AND FOUR (4) OPEN SPACE TRACTS, ON 12.66 (+/-) ACRES, LOCATED ON VININGS BOULEVARD.

6. **GMRPC Resolution No. 2015-45** **1-464-15B**
THE RETREAT AT FAIRVUE, PHASE 2; PRELIMINARY PLAT
DEWEY/ESTES

OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR THE RETREAT AT FAIRVUE, PHASE 2, A MAJOR SUBDIVISION, TO CREATE 36 MULTI-FAMILY LOTS, THREE (3) OPEN SPACE TRACTS AND EXTEND THREE (3) PUBLIC RIGHTS-OF-WAY, ON 9.14 (+/-) ACRES, LOCATED ON CHLOE DRIVE, GLENNISTER COURT, AND WINSLOW COURT.

7. **GMRPC Resolution No. 2015-52** **8-465-15**
COTTAGES AT GREEN FARMS; FMDP
LOSE & ASSOCIATES

OWNER AND APPLICANT REQUESTS APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR THE COTTAGES AT GREEN FARMS, A RESIDENTIAL DEVELOPMENT CONTAINING SIX (6) SINGLE FAMILY RESIDENCES UNDER A CONDOMINIUM REGIME, ON A PROPOSED .84 (+/-) ACRE LOT, LOCATED NORTH OF ASHER TRACE ALLEY AND EAST OF BAXTER LANE.

8. **GMRPC Resolution No. 2015-38** **8-390-15**
WELCH COLLEGE, PHASE 1; FMDP
CIVIL SITE DESIGN CONSULTANTS, LLC

OWNER AND APPLICANT REQUESTS APPROVAL OF THE WELCH COLLEGE – HIDDEN CREEK PHASE 1 FINAL MASTER DEVELOPMENT PLAN, ON A 64.34 (+/-) ACRE PARCEL LOCATED AT 1044 BISON TRAIL BETWEEN LOWER STATION CAMP CREEK ROAD AND BIG STATION CAMP BOULEVARD.

9. **GMRPC Resolution No. 2015-59** **5-471-15**
FOXLAND, PHASE 9, SECTION 5; STREET ACCEPTANCE/ROW ACQUISITION
FOXLAND DEVELOPMENT PROPERTIES LLC

OWNER AND APPLICANT REQUEST THE CITY OF GALLATIN TO ACCEPT THE PUBLIC IMPROVEMENTS FOR CLUB VIEW DRIVE AND REYNARD DRIVE LOCATED IN FOXLAND PHASE 9, SECTION 5 SUBDIVISION. THE PROPERTY CONTAINS TWO (2) LOTS ON 0.52 (+/-) ACRES.

10. **GMRPC Resolution No. 2015-60** **5-475-15**
FOXLAND, PHASE 9, SECTION 1; STREET ACCEPTANCE/ROW ACQUISITION
FOXLAND DEVELOPMENT PROPERTIES LLC

OWNER AND APPLICANT REQUEST THE CITY OF GALLATIN TO ACCEPT THE PUBLIC IMPROVEMENTS FOR CLUB VIEW DRIVE LOCATED IN FOXLAND PHASE 9, SECTION 1 SUBDIVISION. THE PROPERTY CONTAINS TEN (10) LOTS AND AN OPEN SPACE ON 6.30 (+/-) ACRES.

EXHIBIT A

11. **GMRPC Resolution No. 2015-50** **7-504-15**
STREET NAME CHANGE FROM GFD TO CHIEF BILLY CROOK DRIVE
CITY OF GALLATIN

THE CITY COUNCIL REQUEST CONSIDERATION BY THE GALLATIN MUNICIPAL REGIONAL PLANNING COMMISSION TO CHANGE THE NAME OF GFD MEMORIAL BOULEVARD TO CHIEF BILLY CROOK BOULEVARD.

REGULAR AGENDA

12. **GMRPC Resolution No. 2015-46** **6-404-15/6-416-15**
BRADLEY FARM SUBDIVISION, LOT 8 & 9; ANNEXATION/POS
FRED YATES HOMES, LLC

PUBLIC COMMENT
THE OWNER/APPLICANT IS REQUESTING THE PLANNING COMMISSION APPROVE AND RECOMMEND TO THE GALLATIN CITY COUNCIL A RESOLUTION TO ANNEX AND A RESOLUTION TO ADOPT A PLAN OF SERVICE FOR TWO (2) LOTS (TAX MAP 114, PARCELS 0044.00, AND 0045.008), CONSISTING OF 10.2 (+/-) ACRES, LOCATED ON THE SOUTH SIDE OF RED RIVER ROAD (SR 25) AND EAST OF THE SR 109 BY-PASS.

13. **GMRPC Resolution No. 2015-47** **3-415-15/3-417-15**
BRADLEY FARM SUBDIVISION, LOT 8 & 9; REZONING
FRED YATES HOMES, LLC

PUBLIC COMMENT
OWNER AND APPLICANT REQUESTS REZONING OF TWO LOTS FROM THE R20 - LOW DENSITY RESIDENTIAL DISTRICT TO THE R15 – MEDIUM DENSITY RESIDENTIAL DISTRICT, COMPRISING 10.2 (+/-) ACRES, LOCATED ON THE SOUTH SIDE SOUTH OF RED RIVER ROAD (SR 25) AND EAST OF THE SR 109 BY-PASS.

14. **GMRPC Resolution No. 2015-48** **7-423-15**
GREGORY PROPERTY; GENERAL DEV. PLAN AMENDMENT
GREGORY REAL ESTATE, LLC

PUBLIC COMMENT
THE OWNER AND APPLICANT REQUESTS APPROVAL OF A RESOLUTION TO AMEND THE GALLATIN ON THE MOVE 2020 PLAN BY CHANGING THE CHARACTER AREA DESIGNATION ON A 162.0 (±) ACRE PORTION OF PARCEL (TAX MAP 127, PARCELS 01.00), LOCATED EAST OF THE TERMINUS OF GATEWAY DRIVE, NORTH OF HARTSVILLE PIKE AND SOUTH OF ROUNDTREE ROAD, FROM THE RURAL COMMUNITY CHARACTER AREA TO THE AIRPORT ROAD INDUSTRIAL SPECIAL DISTRICT CHARACTER AREA.

15. **GMRPC Resolution No. 2015-49** **3-424-15**
GREGORY PROPERTY; REZONING W/PMDP
GREGORY REAL ESTATE, LLC

PUBLIC COMMENT
THE OWNER AND APPLICANT REQUESTS APPROVAL TO REZONE A PORTION OF ONE (1) PARCEL COMPRISING 162.0 (+/-) ACRES (PORTION OF TAX MAP 111 AND PARCEL 001.00) FROM AGRICULTURAL-RESIDENTIAL (A) TO INDUSTRIAL RESTRICTIVE (IR) LOCATED AT THE EASTERN TERMINUS OF GATEWAY DRIVE.

16. **GMRPC Resolution No. 2015-54** **1-41-06C**
BAYWOOD POINTE, PHASE 3 (SUGGS, SWEENEY, WALL); SUBDIVISION SURETY DISCUSSION
CITY OF GALLATIN ENGINEERING DIVISION

SUBDIVISION SURETY DISCUSSION

17. **GMRPC Resolution No. 2015-53** **1-66-04C**
FAR AWAY HILLS; SUBDIVISION SURETY DISCUSSION
CITY OF GALLATIN ENGINEERING DIVISION

SUBDIVISION SURETY DISCUSSION

EXHIBIT A

18. GMRPC Resolution No. 2015-55 **8-454-15**
SUDDEN SERVICE GAS STATION; FMDP
PERRY ENGINEERING, INC.

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR THE SUDDEN SERVICE GAS STATION TO CONSTRUCT A 5,470 SQUARE FOOT BUILDING FOR THE CONVENIENCE SALES AND SERVICES AND FOOD SERVICES USES AND A 4,080 SQUARE FOOT FUEL PUMP CANOPY ON A 1.40 (+/-) ACRE LOT LOCATED AT 1845 NASHVILLE PIKE.

19. GMRPC Resolution No. 2015-28 **4-290-15**
GREENLEA COMMONS; PUD AMENDMENT
LOSE & ASSOCIATES

PUBLIC COMMENT
THE OWNER AND APPLICANT REQUEST APPROVAL OF A MAJOR AMENDMENT TO THE GREENSBORO VILLAGE PLANNED UNIT DEVELOPMENT (PUD) MASTER DEVELOPMENT PLAN TO RELOCATE 204 MULTI-FAMILY RESIDENTIAL USE UNITS FROM PARCEL 'B', CONSISTING OF A 150.26 (+/-) ACRE TRACT, LOCATED SOUTH OF NASHVILLE PIKE AND EAST AND WEST OF GREENLEA BOULEVARD, TO PARCEL 'A', CONSISTING OF A 95.33 (+/-) ACRE TRACT, LOCATED WEST OF GREENLEA BOULEVARD, EAST OF ST. BLAISE ROAD AND NORTH OF NASHVILLE PIKE, AND TO RELOCATE 76 ONE-FAMILY DETACHED DWELLING RESIDENTIAL USE UNITS FROM PARCEL 'A' TO PARCEL 'B', AND APPROVAL OF THE GREENLEA COMMONS PRELIMINARY MASTER DEVELOPMENT PLAN (304 MULTI-FAMILY UNITS) ON PARCEL 'A'.

20. GMRPC Resolution No. 2015-51 **3-466-15**
CARTER, PAUL AND CAROLYN; REZONING
BRIDGES LAND SURVEYING

PUBLIC COMMENT
OWNER AND APPLICANT REQUESTS REZONING OF A 2.501(+/-) ACRE LOT (TAX MAP 124 PARCEL 045.01), FROM (A) AGRICULTURAL RESIDENTIAL TO (R15) MEDIUM DENSITY RESIDENTIAL (.99 +/- ACRES) AND (R40) LOW DENSITY RESIDENTIAL (1.508 +/- ACRES) LOCATED EAST OF PITTMAN DRIVE AND WEST OF BIG STATION CAMP BOULEVARD.

21. OTHER BUSINESS

22. MOVE TO ADJOURN

EXHIBIT A

ITEM 1

GMRPC Resolution No. 2015-73

A RESOLUTION OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING ITEM 1 – A ONE (1) YEAR RENEWAL AND EXTENSION OF THE PERFORMANCE SURETIES FOR ABC TECHNOLOGIES EXPANSION (SITE); PC0164-13 – GREEN FARMS, PHASE 1, SECTION 1 (SUBDIVISION); PC0007-12 – GREEN FARMS, PHASE 1, SECTION 2 (SUBDIVISION); PC0119-13 – AND RAY ESTATES, LOT 7 (UTILITIES); PC0182-13 – (PC FILE #7-171-15)

WHEREAS, THE CITY OF GALLATIN MUNCIPAL-REGIONAL PLANNING COMMISSION considered a one (1) year renewal and extension of the performance sureties for: ABC Technologies Expansion (Site); PC0164-13 – Green Farms, Phase 1, Section 1 (Subdivision); PC0007-12 – Green Farms, Phase 1, Section 2 (Subdivision); PC0119-13 – and Ray Estates, Lot 7 (Utilities); PC0182-13 submitted by the applicant, City of Gallatin, at its regular meeting on May 18, 2015; and;

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

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

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

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

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

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

- ABC Technologies Expansion (Site); PC0164-13 one (1) year renewal and extension for $76,400.

- Green Farms, Phase 1, Section 1 (Subdivision); PC0007-12 one (1) year renewal and extension for $67,000.

- Green Farms, Phase 1, Section 2 (Subdivision); PC0119-13 one (1) year renewal and extension for $49,000.

- Ray Estates, Lot 7 (Utilities); PC0182-13 one (1) year renewal and extension for $3,000.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 5/18/15

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
Susan High-McAuley
City Attorney

ITEM 2

GMRPC Resolution No. 2015-65

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL PLAT FOR CARELLTON, PHASE 1B – RESUBDIVISION OF LOT 69, TO CREATE NINE (9) LOTS ON 3.66 (+/-) ACRES, LOCATED NORTH OF ETTINGTON DRIVE, SOUTH OF CALUMET COURT, AND WEST OF BLACKTHORN LANE – (1-542-15C)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by the applicant, James Terry & Associates at its regular meeting on May 18, 2015; and

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

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

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

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

2. The proposed Final Plat is consistent with the purpose and intent of the Residential 8 Planned Residential Development (R8-PRD) Zoning District and the Amended Preliminary and Revised Final Master Development Plan for Carellton Phase 1-B (Re-subdivision of Lot 69)(8-373-15).

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

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

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

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

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

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Final Plat for Carellton, Phase 1-B (Re-Subdivision of Lot 69), consisting of a one (1) sheet plan, prepared by James Terry & Associates of Nashville, Tennessee, with Job Number 2015-139, dated April 22, 2015, with the following conditions:

1. The applicant is required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080. Surety Required of the Gallatin Zoning Ordinance, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to recording the plat and issuance of any building permits.
2. Prior to acceptance of public infrastructure, an as-built survey shall be submitted.
3. Provide surety for completion of public infrastructure in amount to be determined by the engineering division. This can be lumped into the existing surety for Carellton 1B, if desired.
4. Prior to approval of final plat, construction plans must be submitted and approved.
5. Remove "right of way" from note 1.
6. The sidewalk along Blackthorn and Ettington is already platted and bonded.
7. Distinguish sidewalk that is bonded under this phase separately from sidewalk that is bonded on a different phase.
8. Revise note 19 to reference the Stormwater Inspection and Maintenance Agreement of Record in RB3924 PG493.
9. Developer must pay expenses for any changes that must be made to existing electrical facilities.
10. Developer must contact White House Utility District and submit request for availability.
11. Submit three (3) corrected and folded copies of the Final Plat, which addresses all conditions of approval, prior to the submission of mylars for recording.

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: 5/18/15

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-McAULEY
CITY ATTORNEY

EXHIBIT A

ITEM 2
PLANNING DEPARTMENT STAFF REPORT

Final Plat for Carellton 1B – Resubdivision of Lot 69
(PC File# 1-542-15C)
North of Ettington Drive, South of Calumet Court and West of Blackthorn Lane
Date: May 7, 2015

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF A FINAL PLAT FOR CARELLTON PHASE 1-B (RE-SUBDIVISION OF LOT 69), A MAJOR SUBDIVISION, TO CREATE NINE (9) LOTS ON 3.66 (+/-) ACRES, LOCATED NORTH OF ETTINGTON DRIVE, SOUTH OF CALUMET COURT, AND WEST OF BLACKTHORN LANE.

OWNER:	**GREEN TRAILS, LLC (RICK DECKBAR)**
APPLICANT:	**DEWEY ESTES ENGINEERING (MICHAEL DEWEY, P.E.)**
STAFF RECOMMENDATION:	**APPROVAL OF GMRPC RESOLUTION 2015-65**
STAFF CONTACT:	**KEVIN CHASTINE, AICP**
PLANNING COMMISSION DATE:	**MAY 18, 2015**

PROPERTY OVERVIEW: The owner and applicant request approval of a final plat for Carellton Phase 1-B (Re-Subdivision of Lot 69), a major subdivision, to create nine (9) lots on 3.66 (+/-) acres, located north of Ettington Drive, South of Calumet Court, and west of Blackthorn Lane. The property is currently zoned Residential 8-Planned Residential Development (R8-PRD). Dwelling, One-Family Detached is a permitted use in the R8-PRD zone districts. (Attachment 2-1)

CASE BACKGROUND:

Previous Approvals

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

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

On May 23, 2011, the Gallatin Regional Municipal Planning Commission (Planning Commission) approved, with conditions, an extension of Sumner County's approval for the Paddock Final Master Development Plan (PC9803-11). On June 23, 2008, the Final Plat for Phase 1-A (PC File #1-15-08C) of The Paddock was approved, with conditions. 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, with conditions. The Final Plat for Phase 1-B 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 the Amended Preliminary Master Development Plan.

On March 23, 2015, the Planning Commission approved, as a minor amendment, an Amended Preliminary and Revised Final Master Development Plan for Phase 1-B (Re-Subdivision of Lot 69), top create eight (8) new lots and modify the existing Lot 69.

DISCUSSION:

Proposed Development

Carellton Phase 1-B currently contains 61 single family residential lots. Lot 69 contains 3.66 (+/-) acres (160,285 square feet) with one (1) existing residence on the lot. The owner and applicant requests approval of a Final Plat to subdivide Lot 69 to create eight (8) additional single family residential lots. The remainder of Lot 69 will be used for the existing residence.

The eight (8) new lots range in size from 9,342 square feet (.21 acres) up to 12,939 square feet (.30 acres). The remaining portion of Lot 69 will contain 79,839 square feet (1.83 acres). All of the proposed lots exceed the minimum lot size required in the Residential-8 Planned Residential Development (R8-PRD) district. All proposed lot sizes are listed in a table below.

CARELLTON PHASE 1-B – LOT 69 RESUBDIVISION – LOTS SIZES		
LOT #	SQUARE FEET	ACRES (+/-)
69	79,839	1.83
720	9600	.22
721	9466	.22
722	9466	.22
723	9600	.22
724	9543	.22
725	9342	.21
726	9500	.22
727	12,939	.30

Natural Features

The natural topography for the existing single family residential lot has two (2) high points of elevation (570'), located at opposite ends of Lot 69. One high point is on the western property boundary, while the other is located near the rear of proposed Lot 722. The existing home is sited near the center of Lot 69 with an elevation of nearly 560'. Moving north from the existing home toward Calumet Court the topography falls rapidly to the lowest point (544') at the northwest corner of Lot 727 near Phase 1-B, Open Space Tract 'D'.

Adjacent or Area Uses
To the south, west, and east of Phase 1-B, (Re-Subdivision of Lot 69), is Phase 1-A. To the north and northwest of Lot 69 is Phase 1-B, and Open Space Tract 'D'. All surrounding property is zoned Residential-8 Planned Residential Development (R8-PRD.

Lot Type
The Amended Preliminary Master Development Plan (PC0214-13) for Carellton established eight (8) different lot types that vary in size and shape to accommodate the different proposed housing types. The Phase 1-B, Re-Subdivision of Lot 69 Final Plat contains nine (9) lots, identified as Manor lots.

Floodplain and Floodway
No portions of the nine (9) proposed lots are located within a flood hazard area.

Streets/Access
Lot 69 is bordered to the north by Calumet Court, to the east by Blackthorn Lane, and to the south by Ettington Drive. All three (3) of these streets were constructed as part of Carellton Phases 1-A and 1-B, with 50 foot wide rights-of-way with curb and gutter, 22 feet pavement widths, and five (5) feet wide sidewalks on both sides of the street.

As discussed with the Amended PMDP and Revised FMDP for Phase 1-B, the City of Gallatin is undertaking a traffic study that will encompass the entire corridor of Big Station Camp Boulevard and adjacent roadways. This study will focus on traffic generation from the currently approved developments, extant development, and potential build out under the current zoning of undeveloped property. The results of this study will identify the need for transportation infrastructure improvements throughout the Station Camp corridor, the costs of the improvements, and how the costs of the improvements can be financed by developments within the Station Camp Corridor.

Carellton will be one of many properties to contribute to the future transportation needs in the area. The Amended Preliminary and Revised Final Master Development Plan for Carellton included the following note to address transportation improvements.

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

A pro-rata amount will be required prior to final plat approval/recording and is included as a condition of approval.

Parking
The parking ratio for any residential use is two (2) parking spaces per unit. With this amendment, 727 lots are shown on the currently approved PMDP and Revised FMDP, which requires 1,454 total parking spaces. At least 18 spaces will be provided for the nine (9) new lots.

As currently approved, the development is providing 1,585 total parking spaces. With the additional eight (8) lots being created the applicant has increased the total parking spaces by 16, for a new total of 1601 parking spaces, which exceeds the spaces required by the Gallatin Zoning Ordinance.

Buildings and Architectural Elevations
No change is requested to the architectural elevations approved as part of this Amended Preliminary Master Development Plan. The applicant has stated the architecture for the nine (9) new lots will remain the same as previously approved for Phase 1-B.

Signing
This Final Plat shows no proposed signage for Carellton Phase 1-B (Re-Subdivision of Lot 69).

Open Space and Bufferyard
The Final Plat includes no open space tracts and there are no required bufferyards for Phase 1-B (Re-Subdivision of Lot 69).

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, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to recording the plat and issuance of any building permits.

Engineering Division Comments
The Engineering Division reviewed and commented on the Final Plat. Most of the Engineering Division Comments have been satisfied; however the applicant shall amend the Final Plat and provide documents as indicated in the conditions of approval.

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

FINDINGS:

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

2. The proposed Final Plat is consistent with the purpose and intent of the Residential 8 Planned Residential Development (R8-PRD) Zoning District and the Amended Preliminary and Revised Final Master Development Plan for Carellton Phase 1-B (Re-subdivision of Lot 69)(8-373-15).

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

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

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

6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

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

RECOMMENDATION:
Staff recommends that the Planning Commission approve Resolution 2015-65, a Final Plat for Carellton Phase 1-B Re-Subdivision of Lot 69, consisting of a one (1) sheet plat prepared by James Terry and Associates of Nashville, TN with Job No. 2015-139 dated April 22, 2015 and with a revision date of May 7, 2015, with the following conditions:

1. The applicant is required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080. Surety Required of the Gallatin Zoning Ordinance, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to recording the plat and issuance of any building permits.
2. Prior to acceptance of public infrastructure, an as-built survey shall be submitted.
3. Provide surety for completion of public infrastructure in amount to be determined by the engineering division. This can be lumped into the existing surety for Carellton 1B, if desired.
4. Prior to approval of final plat, construction plans must be submitted and approved.
5. Remove "right of way" from note 1.
6. The sidewalk along Blackthorn and Ettington is already platted and bonded.
7. Distinguish sidewalk that is bonded under this phase separately from sidewalk that is bonded on a different phase.
8. Revise note 19 to reference the Stormwater Inspection and Maintenance Agreement of Record in RB3924 PG493.
9. Developer must pay expenses for any changes that must be made to existing electrical facilities.

EXHIBIT A

10. Developer must contact White House Utility District and submit request for availability.
11. Submit three (3) corrected and folded copies of the Final Plat, which addresses all conditions of approval, prior to the submission of mylars for recording.

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

ATTACHMENTS

Attachment 2-1 Location Map for Carellton Phase 1-B (Re-Subdivision of Lot 69)
Attachment 2-2 Final Plat for Carellton Phase 1-B (Re-Subdivision of Lot 69)

I:\ACTIVITIES & PROJECT TYPES\MAJOR SUBDIVISIONS\Carrellton\Item 2 Carellton - Phase 1-B (Lot 69) - Final Plat (1-542-15C) KC

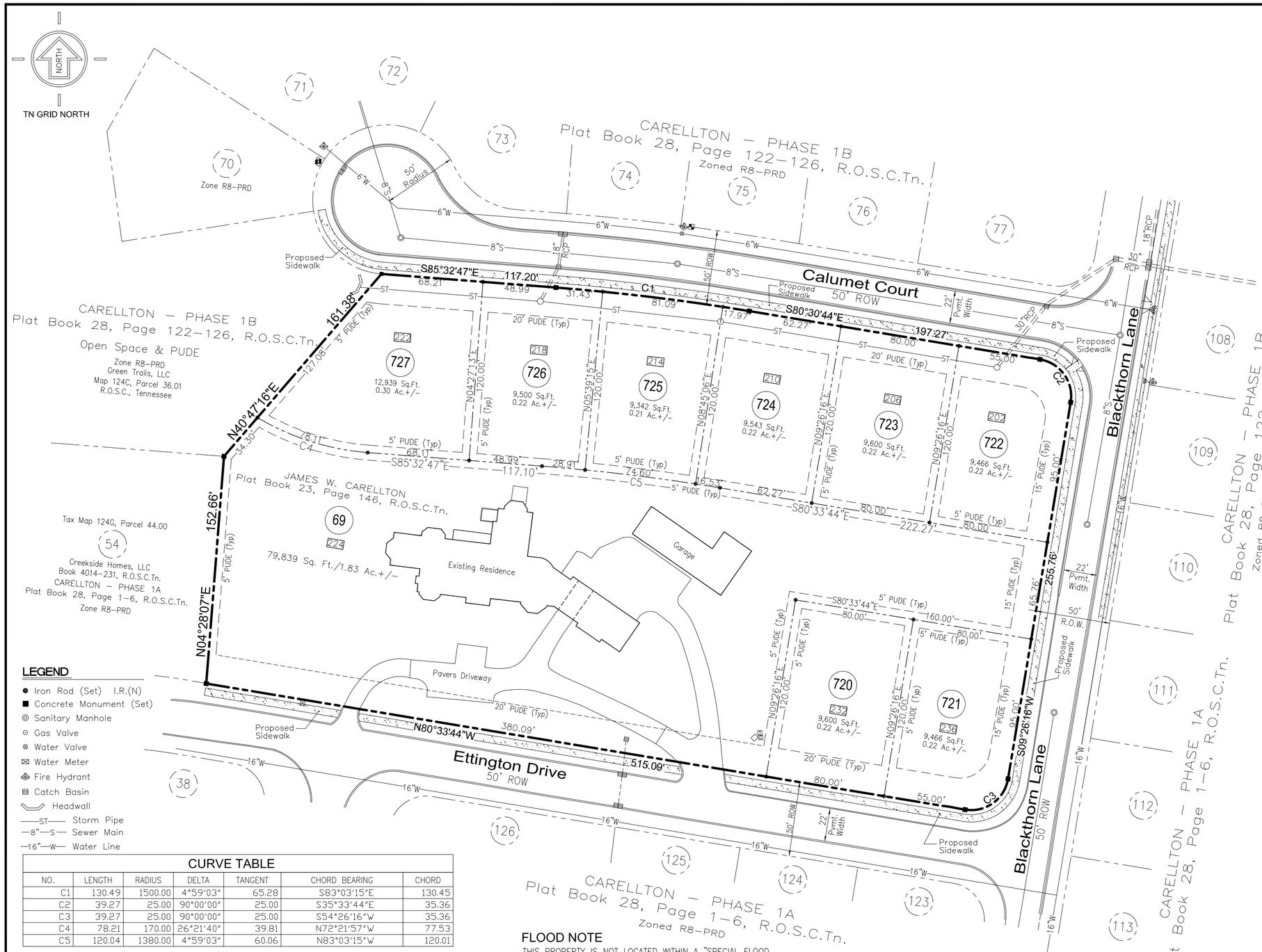
ATTACHMENT 2-1

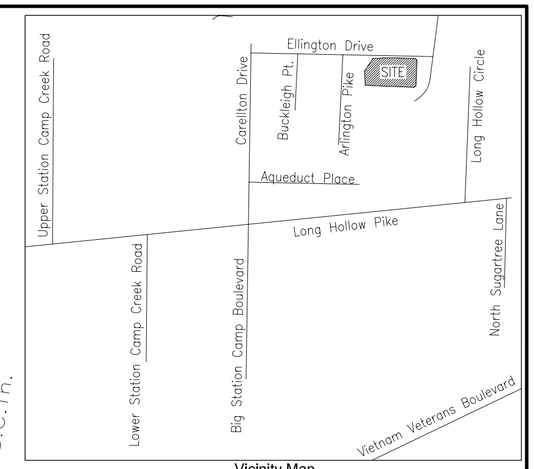
Location Map

Carellton Phase 1-B (Resubdivision of Lot 69)
Final Plat

PC File# 1-542-15C

Prepared By: Kevin Chastine, AICP
Prepared On: May 13, 2015





Vicinity Map
NTS

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 9 LOTS RIGHT OF WAY.
2. PROPERTY SHOWN HEREON IS PART OF PARCELS 7.00 ON SUMNER COUNTY PROPERTY MAP 124.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE FINAL PLAT OF CARELLTON PHASE 1A (PLAT BOOK 23, PAGE 145–146, R.O.S.C., TN) AND NORTHERN PROPERTY, LLC AS OF RECORD IN RECORD BOOK 3783, PAGE 177, R.O.S.C., TENNESSEE.
4. BEING PART OF THE SAME PROPERTY CONVEYED TO NORTHERN PROPERTY LLC BY DEED OF RECORD IN RECORD BOOK 3783, PAGE 117, REGISTER' OFFICE FOR SUMNER COUNTY, TENNESSEE.
5. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A ZONE "A" FLOOD HAZARD AREA, AS INDICATED ON FEMA MAP NUMBER 47165C0293G, DATED APRIL 17, 2012. BASE FLOOD ELEVATIONS HAVE NOT BEEN DETERMINED BY FEMA.
6. PROPERTY IS ZONED R8–PRD.
7. WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY WHITE HOUSE UTILITY DISTRICT.
8. THERE IS A 5' PUBLIC UTILITY & DRAINAGE EASEMENT ALONG EACH SIDE AND REAR PROPERTY LINE AND A 20' PUBLIC UTILITY & DRAINAGE EASEMENT ALONG ALL STREET R.O.W. UNLESS SHOWN OTHERWISE.
9. XXX INDICATES STREET ADDRESS.
10. ALL UTILITIES ARE TO THE UNDERGROUND.
11. NO SINGLE WIDE MOBILE HOMES SHALL BE PERMITTED.
12. NO DRIVEWAY TO BE CONSTRUCTED OVER SANITARY SEWER SERVICE LINE.
13. MINIMUM YARD LINES UNLESS OTHERWISE NOTED. FRONT – 22'
    SIDE – 5'
    REAR – 8'
14. BOUNDARY SURVEY OF RECORD IN PLAT BOOK 24, PAGE 151, R.O.S.C., TN. AND THE FINAL MASTER DEVELOPMENT PLAN FOR CARELLTON IS OF RECORD IN PLAT BOOK 24, PAGE 150, R.O.S.C., TN.
15. ALL NOTES APPLY TO ALL SHEETS.
16. SIDEWALKS ARE 5' WIDE.
17. EXISTING USE: (1) ONE–FAMILY DETACHED DWELLINGS.
18. DEVELOPER SHALL INSTALL TRAFFIC SIGNAL AT INTERSECTION OF LONG HOLLOW PIKE/BIG STATION CAMP BOULEVARD/CARELLTON DRIVE UPON MEETING TDOT WARRANT PER CONDITIONS OF ZONING APPROVAL.
19. STORMWATER DETENTION FOR THIS SUBDIVISION IS PROVIDED IN CARELLTON PHASE 1A. THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RECORDED STORMWATER INSPECTION AND MAINTENANCE AGREEMENT FOR THESE FACILITIES.

LEGEND

- ● Iron Rod (Set) I.R.(N)
- ■ Concrete Monument (Set)
- Sanitary Manhole
- Gas Valve
- Water Valve
- Water Meter
- Fire Hydrant
- Catch Basin
- Headwall
- —ST— Storm Pipe
- —8"—S— Sewer Main
- —16"—W— Water Line

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	130.49	1500.00	4°59'03"	65.28	S83°03'15"E	130.45
C2	39.27	25.00	90°00'00"	25.00	S35°33'44"E	35.36
C3	39.27	25.00	90°00'00"	25.00	S54°26'16"W	35.36
C4	78.21	170.00	26°21'40"	39.81	N72°21'57"W	77.53
C5	120.04	1380.00	4°59'03"	60.06	N83°03'15"W	120.01

CERTIFICATE OF COMMON AREAS DEDICATION

NORTHERN PROPERTY LLC IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN CARELLTON PHASE 1B RE–SUB OF LOT 69 AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS AND NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN CARELLTON PHASE 1B RESUB OF LOT 69 AS MORE FULLY PROVIDED IN ARTICLE II, DECLARATION OF COVENANTS AND RESTRICTIONS, APPLICABLE TO CARELLTON PHASE 1B, DATED AUGUST 28, 2013, AND RECORDED WITH THE PLAT. SAID ARTICLE II IS HEREBY INCORPORATED AND MADE PART OF *THIS PLAT.*

DATE — NORTHERN PROPERTTY, LLC

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 OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 3783, PAGE 177, 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.

* NORTHERN PROPERTY, LLC (GRAY PALMER) — DATE

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED WITHIN A "SPECIAL FLOOD HAZARD AREA, AS INDICATED ON FEMA MAP 47165C0293G, DATED APRIL 17, 2012.

Property Location/Address:
Located on the North Side of Ettington Drive
At Intersection of Blackthorn Lane & Calumet Court
Sumner County, TN.
Gallatin, TN 37066

TOTAL AREA: 159,287 SQUARE FEET OR 3.66 ACRES

Property Owner & Address
Northern Property LLC
Contact: Gray Palmer
Phone: (615) 210-2651
2811 Tyne Boulevard
Nashville, Tennessee 37215

1 5–7–15 REVISE PER STAFF COMMENTS

CARELLTON SUBDIVISION
Phase 1-B (Re-Subdivision of Lot 69)
Final Plat

Being Parcel 7.00 on Tax Map 124
EIGHTH (8TH) CIVIL DISTRICT, CITY OF GALLATIN
SUMNER COUNTY, TENNESSEE

0' 25' 50' 100' 150'

SCALE: 1"=50'

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.

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY & THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000.

LAND SURVEYOR — DATE
TENNESSEE R.L.S. NO. 2287

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "CARELLTON PHASE 1B RESUBDIVISION OF LOT 69 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.

WATER SYSTEM: DATE — WHITE HOUSE UTILITY DISTRICT

SEWER SYSTEM: DATE — WHITE HOUSE UTILITY DISTRICT

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 _____, 2015

IN BOOK _____, PAGE _____

OF THE REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE

JAMES TERRY & ASSOCIATES
2526 MEADOWOOD DRIVE
NASHVILLE, TENNESSEE 37214
PHONE: (615) 883–2918

DATE: 4-22-2015
JOB NO. 2015-139

ITEM 3

GMRPC Resolution No. 2015-64

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL PLAT FOR CARELLTON, PHASE 2B TO CREATE FIVE (5) LOTS AND EXTEND A PUBLIC RIGHT-OF-WAY ON 1.61 (+/-) ACRES, LOCATED ON BIXHAM COURT, WEST OF CARELLTON DRIVE. – (1-537-15C)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by the applicant, James Terry & Associates at its regular meeting on May 18, 2015; and

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

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

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

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

2. The proposed Final Plat is consistent with the purpose and intent of the Residential 8 Planned Residential Development (R8-PRD) Zoning District, the Carellton Subdivision Amended Preliminary Master Development Plan and Carellton Phase 2 A&B Final Master Development Plan (PC0268-14).

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

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

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

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

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

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

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Final Plat for Carellton, Phase 2B, consisting of a one (1) sheet plan, prepared by James Terry & Associates of Nashville, Tennessee, with Job number 2015-140, dated April 21, 2015, with the following conditions:

1. The applicant is required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080. Surety Required of the Gallatin Zoning Ordinance, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to recording the plat and issuance of any building permits.
2. Prior to acceptance of public infrastructure, an as-built survey shall be submitted.
3. Provide Surety for completion of public infrastructure in amount to be determined by the Engineering Division.
4. Remove stream buffer notes. (After further research this note is not necessary.)
5. Revise Note 18 to reference the Stormwater Inspection and Maintenance Agreement of Record in R.B. 3924 Pg. 493.
6. White House Utility District states that this plat will not be able to be signed until the infrastructure is installed or an adequate bond is posted.
7. Submit three (3) corrected folded copies of the Final 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: 5/18/15

_____

Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-McAULEY
CITY ATTORNEY

EXHIBIT A

ITEM 3
PLANNING DEPARTMENT STAFF REPORT

Final Plat for Carellton Phase 2B (Brixham Court)
(1-537-15C)
Located on Brixham Court, West of Carellton Drive
Date: May 6, 2015

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF A FINAL PLAT FOR CARELLTON PHASE 2B, A MAJOR SUBDIVISION, TO CREATE FIVE (5) LOTS AND EXTEND ONE (1) PUBLIC RIGHT-OF-WAY, ON 1.61 (+/-) ACRES, LOCATED ON BRIXHAM COURT WEST OF CARELLTON DRIVE.

OWNER:	**GREEN TRAILS, LLC (RICK DECKBAR)**
APPLICANT:	**DEWEY ESTES ENGINEERING (MICHAEL DEWEY, P.E.)**
STAFF RECOMMENDATION:	**APPROVAL OF GMRPC RESOLUTION 2015-64**
STAFF CONTACT:	**KEVIN CHASTINE, AICP**
PLANNING COMMISSION DATE:	**MAY 18, 2015**

PROPERTY OVERVIEW: The owner and applicant request approval of a final plat for Carellton Phase 2B, a major subdivision, to create five (5) lots and extend one (1) public right-of-way, on 1.61 (+/-) acres, located on Brixham Court, west of Carellton Drive. The property is currently zoned Residential 8-Planned Residential Development (R8-PRD). Dwelling, One-Family Detached is a permitted use in the R8-PRD zone districts. (Attachment 3-1)

CASE BACKGROUND:

Previous Approvals

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

The City of Gallatin established the Residential-8-Planned Residential Development (R8-PRD) zoning with the Preliminary Master Development Plan for The Paddock on April 15, 2008, effective upon annexation on May 2, 2008, which included one-family attached and detached dwellings. On June 23, 2008, the Gallatin Planning Commission approved the Final Plat for Phase 1-A (PC File #1-15-08C) of The Paddock, with conditions.

On May 23, 2011, the Gallatin Planning Commission approved, with conditions, an extension of the the Paddock Final Master Development Plan (PC9803-11). 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 with conditions. On December 9, 2013 the Planning Commission approved the Final Plat for Phase 1-B and the plat was recorded on April 2, 2014.

On January 27, 2014, the Planning Commission recommended approval of an Amended Preliminary Master Development Plan for the Carellton Subdivision, Phases 2 through 8, as a major amendment. On March 18, 2014 City Council approved 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) and on July 28, 2014 approved the Preliminary Plat for Phase 2B. (PC0308-14)

DISCUSSION:

Proposed Development

The Final Plat for Carellton Phase 2B proposes a total of five (5) single family detached dwelling lots on 1.61 (+/-) acres and to extend Brixham Court 210 feet by constructing the cul-de-sac.

The proposed plat also will re-plat a small portion of an open space tract as part of Carellton Phase 1A (P.B. 28 Pg. 1). Portions of lot 55, 56, and 89 are now part of the Open Space Tract 'A' with an overlying Public Utility and Drainage Easement. Platting this phase will result in a slight reduction in the size of Open Space Tract 'A', which was approved as part of the Amended Preliminary Master Development Plan for Carellton Subdivision (PC0214-14), Final Master Development Plan for Phase 2, Sections A and B (PC0268-14), and the Preliminary Plat for Phase 2B (PC0308-14).

Natural Features

The natural topography for the existing vacant land slopes from the highest point of elevation (526') located at the northeast corner of Lot 137 with a steady descent to the lowest point of elevation (518') at the southwest corner of Lot 89. The slope of the land corresponds to the presence of an unnamed creek that runs parallel along the western boundary of Lots 89 and 91.

Adjacent or Area Uses

To the north, south, and west of Phase 2B is Open Space Tract 'A', as shown on the PMDP/FMDP. A detention pond is located within Open Space Tract 'A', directly behind lots 55 and 56. An unnamed stream flows through Open Space Tract 'A' to the west of Phase 2B. Carellton Phase 1-A (Plat Book 28 Pages 1-6) is located to the east and south of Phase 2B. All surrounding property is zoned Residential-8 Planned Residential Development (R8-PRD.

Lot Sizes and Layout

The Amended Preliminary Master Development Plan for Carellton established eight (8) different lot types that vary in size and shape to accommodate the different proposed housing types. The Phase 2B Final Plat contains five (5) lots, identified as Signature lots. The table below indicated the size of each of the lots.

Phase 2B	
Signature Lots (Minimum 50 ft wide and 6,000 sq ft)	
Lot Number	Square Footage
55	10,761
56	11,976
89	12,493
91	14,446
137	11,538

This includes easements for existing sewer lines and drainage lines including and easement for the stream buffer. The required 30 foot stream buffer is included within portions of the rear yard of Lots 56, 89, and 91. Public Utility and Drainage Easements (P.U.D.E.) will extend along the boundaries of the lots. Mature trees and other vegetation located along the stream will remain.

Floodplain and Floodway
No portion of Phase 2B is located within a flood hazard area.

Rights-of-Way/Streets/Roads
The Final Plat will extend the right-of-way of Brixham Court approximately 210 feet west ending in a cul-de-sac.

As discussed with the FMDP for Phase 2A and 2B, the City of Gallatin is undertaking a traffic study that will encompass the entire corridor of Big Station Camp Boulevard and adjacent roadways. This study will focus on traffic generation from the currently approved developments, extant development, and potential build out under the current zoning of undeveloped property. The results of this study will identify the need for transportation infrastructure improvements throughout the Station Camp corridor, the costs of the improvements, and how the costs of the improvements can be financed by developments within the Station Camp Corridor.

Carellton will be one of many properties to contribute to the future transportation needs in the area. The Final Master Development Plan for Phase 2A and 2B, added the following note to address transportation improvements.

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

A pro-rata amount will be required prior to final plat approval/recording and is included as a condition of approval.

Parking
The Gallatin Zoning Ordinance requires two (2) parking spaces per housing unit, no matter the housing type. With five (5) lots shown on the Carellton Phase 2B, 10 total parking spaces are required.

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

Signing
This Final Plat shows no proposed signage for Carellton Phase 2B.

Open Space and Bufferyard
The Final Plat includes no open space tracts and there are no required bufferyards for Phase 2B. A small portion of the open space tract 'A' platted with Phase 1A will be reduced in area to provide the rear portions of Lots 55, 56, and 89. This reduction was approved as part of the Amended Preliminary Master Development Plan for the Carellton Subdivision (PC0214-14), Final Master Development Plan for Phase 2, Sections A and B (PC0268-14), and the Preliminary Plat for Phase 2B (PC0308-14).

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, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to recording the plat and issuance of any building permits.

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

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

FINDINGS:

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

2. The proposed Final Plat is consistent with the purpose and intent of the Residential 8 Planned Residential Development (R8-PRD) Zoning District, the Carellton

Subdivision Amended Preliminary Master Development Plan and Carellton Phase 2 A&B Final Master Development Plan (PC0268-14).

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

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

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

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

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

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

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2015-64, a Final Plat for Carellton Phase 2B, consisting of a one (1) sheet plat prepared by James Terry and Associates of Nashville, TN, with Job No. 2015-140, dated April 21, 2015 and with a revision date of May 7, 2015, with the following conditions:

1. The applicant is required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080. Surety Required of the Gallatin Zoning Ordinance, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to recording the plat and issuance of any building permits.
2. Prior to acceptance of public infrastructure, an as-built survey shall be submitted.
3. Provide Surety for completion of public infrastructure in amount to be determined by the Engineering Division.
4. Remove stream buffer notes. (After further research this note is not necessary.)
5. Revise Note 18 to reference the Stormwater Inspection and Maintenance Agreement of Record in R.B. 3924 Pg. 493.
6. White House Utility District states that this plat will not be able to be signed until the infrastructure is installed or an adequate bond is posted.
7. Submit three (3) corrected folded copies of the Final Plat, including one (1) full size and two (2) half size copies, to the Planning Department.

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

ATTACHMENTS

Attachment 3-1 Location Map for Carellton Phase 2 – Brixham Court

Attachment 3-2 Final Plat for Carellton Phase 2

I:\ACTIVITIES & PROJECT TYPES\MAJOR SUBDIVISIONS\Carrellton\Item 3 Carellton-Phase 2B (Brixham Court) - Final Plat (1-537-15C) KC

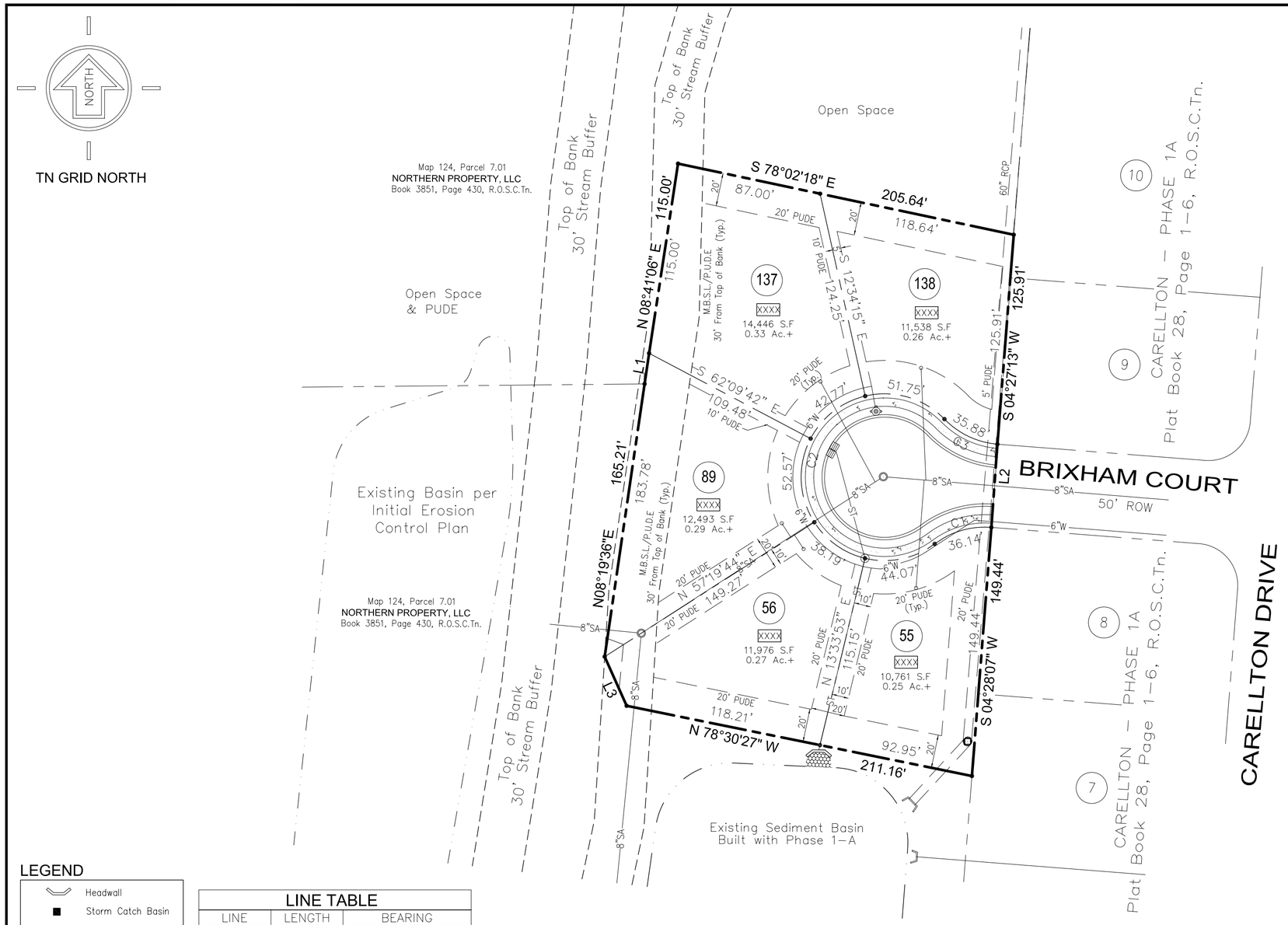
ATTACHMENT 3-1

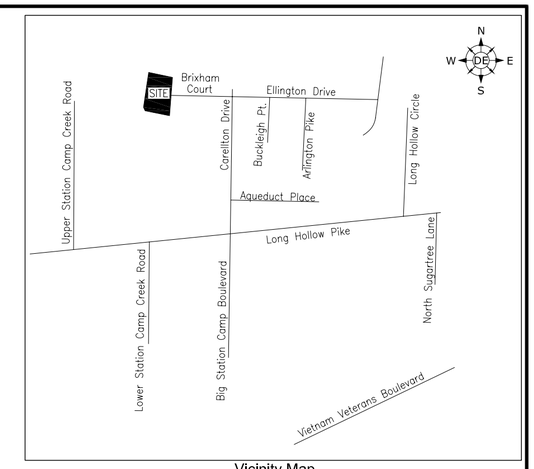
Location Map

Carellton Phase 2B (Brixham Court)
Final Plat

PC File# 1-537-15C

Prepared By: Kevin Chastine, AICP
Prepared On: May 13, 2015





Vicinity Map
NTS

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 5 LOTS AND DEDICATION OF RIGHT OF WAY.
2. PROPERTY SHOWN HEREON IS PART OF PARCELS 7.01 ON SUMNER COUNTY PROPERTY MAP 124.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE FINAL PLAT OF CARELLTON PHASE 1A (PLAT BOOK 28, PAGE 1–6, R.O.S.C., TN) AND NORTHERN PROPERTY, LLC AS OF RECORD IN RECORD BOOK 3560, PAGE 55, R.O.S.C., TENNESSEE.
4. BEING PART OF THE SAME PROPERTY CONVEYED TO GREEN TRAILS, LLC BY DEED OF RECORD IN RECORD BOOK 3851, PAGE 430, REGISTER' OFFICE FOR SUMNER COUNTY, TENNESSEE.
5. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A ZONE "A" FLOOD HAZARD AREA, AS INDICATED ON FEMA MAP NUMBER 47165C0293G, DATED APRIL 17, 2012. BASE FLOOD ELEVATIONS HAVE NOT BEEN DETERMINED BY FEMA.
6. PROPERTY IS ZONED R8–PRD.
7. WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY WHITE HOUSE UTILITY DISTRICT.
8. THERE IS A 5' PUBLIC UTILITY & DRAINAGE EASEMENT ALONG EACH SIDE AND REAR PROPERTY LINE AND A 20' PUBLIC UTILITY & DRAINAGE EASEMENT ALONG ALL STREET R.O.W. UNLESS SHOWN OTHERWISE.
9. XXX INDICATES STREET ADDRESS.
10. ALL UTILITIES ARE TO THE UNDERGROUND.
11. NO SINGLE WIDE MOBILE HOMES SHALL BE PERMITTED.
12. NO DRIVEWAY TO BE CONSTRUCTED OVER SANITARY SEWER SERVICE LINE.
13. MINIMUM YARD LINES UNLESS OTHERWISE NOTED. FRONT – 22'
    SIDE – 5'
    REAR – 8'
14. BOUNDARY SURVEY OF RECORD IN PLAT BOOK 24, PAGE 151, R.O.S.C., TN. AND THE FINAL MASTER DEVELOPMENT PLAN FOR CARELLTON IS OF RECORD IN PLAT BOOK 24, PAGE 150, R.O.S.C., TN.
15. EXISTING USE OF PROPERTY IS AGRICULTURAL. PROPOSED USE IS FOR ONE–FAMILY, DETACHED DWELLINGS.
16. ALL NOTES APPLY TO ALL SHEETS.
17. SIDEWALKS ARE 5' WIDE.
18. EXISTING USE: VACANT
    PROPOSED USE: ONE–FAMILY, DETACHED DWELLINGS
19. DEVELOPER SHALL INSTALL TRAFFIC SIGNAL AT INTERSECTION OF LONG HOLLOW PIKE/BIG STATION CAMP BOULEVARD/CARELLTON DRIVE UPON MEETING TDOT WARRANT PER CONDITIONS OF ZONING APPROVAL.
20. STORMWATER DETENTION FOR THIS SUBDIVISION IS PROVIDED IN CARELLTON PHASE 1A. THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RECORDED STORMWATER INSPECTION AND MAINTENANCE AGREEMENT FOR THESE FACILITIES.

LEGEND

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

LINE TABLE

LINE	LENGTH	BEARING
L1	18.57	N08°19'36"E
L2	50.00	S04°10'28"W
L3	32.24	N24°06'36"W

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	36.14	50.00	41°24'35"	18.90	S73°45'49"W	35.36
C2	229.35	50.00	262°49'09"	56.69	S04°28'07"W	75.00
C3	35.88	50.00	41°06'56"	18.75	S64°40'47"E	35.12

CARELLTON SUBDIVISION PHASE 2B

FINAL SUBDIVISION PLAT
PROPERTY LOCATED WEST OF AND ADJACENT TO BRIXHAM COURT
WEST OF CARELLTON DRIVE
EIGHTH (8TH) CIVIL DISTRICT, CITY OF GALLATIN,
SUMNER COUNTY, TENNESSEE

0' 25' 50' 100' 150'
SCALE: 1"=50'

Property Location/Address:
Extension of Brixham Court to the West
Approx. 125 Feet West of Keeneland Drive
Sumner County, TN.
Gallatin, TN 37066

TOTAL AREA: 70,095 SQUARE FEET OR 1.61 ACRES

OWNER:
GREEN TRAILS, LLC
CONTACT: RICK DECKBAR
ADDRESS: 2925 BERRY HILL DRIVE
NASHVILLE, TENNESSEE 37204
PHONE: (615) 300–8496

CERTIFICATE OF COMMON AREAS DEDICATION

GREEN TRAILS, LLC, IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN CARELLTON PHASE 2B FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS AND NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN CARELLTON PHASE 2B AS MORE FULLY PROVIDED IN ARTICLE II, DECLARATION OF COVENANTS AND RESTRICTIONS, APPLICABLE TO CARELLTON PHASE 1B, DATED AUGUST 28, 2013, AND RECORDED WITH THE PLAT. SAID ARTICLE II IS HEREBY INCORPORATED AND MADE PART OF *THIS PLAT.*

DATE _____ GREEN TRAILS, LLC – RICK DECKBAR

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 OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 3851, PAGE 430, 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.

* GREEN HILLS, LLC (RICK DECKBAR) _____ DATE _____

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.

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY & THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000.

LAND SURVEYOR _____ DATE _____
TENNESSEE R.L.S. NO. 2287

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "CARELLTON PHASE 2B" 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 _____ WHITE HOUSE UTILITY DISTRICT

SEWER SYSTEM: _____ DATE _____ WHITE HOUSE UTILITY DISTRICT

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 _____, 2015

IN BOOK _____, PAGE _____

OF THE REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE

JAMES TERRY & ASSOCIATES
2526 MEADOWOOD DRIVE
NASHVILLE, TENNESSEE 37214
PHONE: (615) 883–2918

DATE: 4-21-2015
JOB NO. 2015-140

ITEM 4

GMRPC Resolution No. 2015-62

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A SITE PLAN TO CONSTRUCT A 10,000 SQUARE FOOT BUILDING ON LOT 8 OF THE WOODLANDS BUSINESS PARK CONTAINING 1.53 (+/-) ACRES, ZONED INDUSTRIAL RESTRICTIVE (IR), LOCATED AT 1205 LONGLEAF DRIVE. (8-538-15)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Site Plan submitted by the applicant, Rogers Engineering Group, at its regular meeting on May 18, 2015; and

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

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

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

1. The Site Plan is consistent with the standards and specifications of Section 15.03.020, *Site Plan Required*, of the Gallatin Zoning Ordinance and a variance granted by the MBZA for the building setback and landscape buffer.

2. The proposed Site Plan is consistent with the purpose and intent of the Industrial Restrictive (IR) Zoning District and complies with the use restrictions minimum bulk and height regulations, minimum dimensions, and setback requirements established in said Zoning District and provided for by variance in case number B-449-15.

3. Once completed, the proposed Site Plan will comply with the purpose and intent of established Performance and Design Standards (G.Z.O., Article 13), Grading Standards (G.Z.O., Section 13.10), Sign Regulations (G.Z.O., Section 13.07), Access Management Regulations (G.Z.O., Section 13.06), Supplementary District Regulations (G.Z.O., Article 12.00), Loading and Parking Regulations (G.Z.O., Article 11.00), Stormwater Regulations (Gallatin Municipal Code, Chapter 18), Flood Prevention and Protection Regulations (G.Z.O., Section 10.03) and the Landscaping Requirements (Section 13.05).

4. The Site Plan is consistent with the Final Plat for The Woodlands Business Park Subdivision.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Site Plan for BMWG, LLC, 1205 Longleaf

Drive, consisting of a nine (9) sheet plan, prepared by Rogers Engineering Group of Gallatin, TN with Project Number 15-016 dated April 22, 2015 with a final revision date of May 7, 2015 and Architectural Elevations, consisting of one (1) sheet, prepared by Matchett and Associates Architects of Gallatin, TN with Project Number 1514 dated April 21, 2015 with a final revision date of April 22, 2015 with the following conditions:

1. Revise the proposed bufferyard in 'Buffer Yard Requirements' Table on Sheet No. C1.0 to Alt. Type 15.
2. Submit a site surety for site improvements in an amount to be determined by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits per Article 15.00 Administration and Enforcement, Section 15.03.080, Surety Required, Gallatin Zoning Ordinance.
3. Shall locate temporary topsoil storage away from detention area.
4. Add note to grading and EPSC Sheet(s) indicating the detention pond is to be constructed in first stages of grading and completed prior to issuance of building permit.
5. Revise stormwater runoff analysis tables for post-development of entire site and pre/post comparison tables to include consistent numbers.
6. Submit three (3) corrected folded copies of the Site Plan, including one (1) full size and two (2) half size copies, to the Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 5/18/15

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 4
PLANNING DEPARTMENT STAFF REPORT

Site Plan for BMWG, LLC
(8-538-15)
1205 Longleaf Drive
Date: May 18, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A SITE PLAN TO CONSTRUCT A 10,000 SQUARE FOOT BUILDING ON LOT 8 OF THE WOODLANDS BUSINESS PARK SUBDIVISION, CONTAINING 1.53 (+/-) ACRES. THE PROPERTY IS ZONED INDUSTRIAL RESTRICTIVE (IR) AND LOCATED AT 1205 LONGLEAF DRIVE.

OWNER:	**BMWG, LLC**
APPLICANT:	**ROGERS ENGINEERING GROUP**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2015-62 WITH CONDITIONS**
STAFF CONTACT:	**DENISE BROWN**
PLANNING COMMISSION DATE:	**MAY 18, 2015**

PROPERTY OVERVIEW: **The owner and applicant are requesting approval of a Site Plan to construct a 10,000 square foot building on Lot 8 of the Woodlands Business Park subdivision, containing 1.53 (+/-) acres located at 1205 Longleaf Drive. The property is zoned Industrial Restrictive (IR). (Attachment 4-1 and Attachment 4-2)**

The proposed Limited Manufacturing activity is a permitted use in the IR zone district. The architectural elevations for the building do not meet the Basic Design Criteria of the Gallatin Zoning Ordinance, Section 13.08.010.A, *Materials,* since the building is shown to be constructed with metal panels and will not contain the required 70 percent brick or stone on each building facade (Attachment 4-3). The owner and applicant are requesting approval of an alternative architectural plan per Section 13.08.010.B, Compatibility with Adjacent Buildings of the Gallatin Zoning Ordinance. The Planning Commission shall determine whether the proposed plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.

CASE BACKGROUND:

Previous Approvals

On December 15, 1997, Planning Commission approved a Preliminary Plat for The Woodlands Business Park. The Final Plat was not approved within the one (1) year as required by code so the Preliminary Plat expired.

On June 28, 1999, Planning Commission re-approved the Preliminary Plat (1-17-97B) and approved the Final Plat (1-17-97C) at the same meeting. The Final Plat is recorded in PB 18, Pg 128, R.O.S.C. (Attachment 4-4)

On April 30, 2015, the Municipal Board of Zoning Appeals approved a variance request granting a 60-foot variance from the required 75-foot building setback and a 35-foot variance request from the required Type "50" Landscape Buffer along the south boundary for Lot 8, Woodlands Business Park Subdivision. (Attachment 4-5)

DISCUSSION:

Proposed Development

The owner and applicant are requesting approval of a site plan to construct a 10,000 square foot building to be used as Limited Manufacturing. The front portion of the rectangular shaped building (1,600 square feet) will be used for the office space and the rear portion (8,400 square feet) will be utilized as a warehouse or limited manufacturing use.

In 1999, the Final Plat for the Woodlands Business Park was approved with building setback and bufferyard errors on the plat. This lot (Lot 8) was recorded with a 15-foot side yard setback along the south boundary, and a 50-foot setback and Type '50' Bufferyard along the rear (west) boundary. Section 09.02.050.B of the Gallatin Zoning Ordinance requires a 75-foot building setback along portions of boundaries coinciding with lot lines adjoining residential districts and a Type '50' Bufferyard along the same boundaries. The properties located along the western and southern boundaries are zoned Residential-15 (R15). Single-family dwellings are located to the west and Long Hollow Baptist Church is located to the south. On April 30, 2015, the Municipal Board of Zoning Appeals granted a variance, honoring the platted setbacks.

Floodplain and Floodway

No portion of this property is located in a special flood hazard area.

Buildings and Architectural Elevations

Section 13.08.010.A of the Gallatin Zoning Ordinance requires buildings to be constructed with 70 percent brick or stone in an Industrial Restrictive (IR) district. The front (east) façade of the office will be constructed of 100 percent brick veneer, the right (north) side will have 22 percent brick and the left (south) will have 4 percent brick. The warehouse portion of the building will be constructed of metal wall panels. The proposed building design is compatible with the existing buildings located within The Woodlands Business Park. The vast majority of existing industrial buildings located in this area have been constructed with reduced brick and with metal panels.

The main color of the proposed brick veneer will be 'Dark Red' with a 'Buff' colored brick used as an accent trim around the bottom. There are four (4) windows and an aluminum framed glass door proposed on the front (east) elevation, facing Longleaf Drive.

The warehouse portion of the building will be constructed with mostly 'Sandstone' metal siding on all sides. The architectural plans show, one (1) overhead door and two (2) single

hinged doors on the right (north) side elevation, one (1) single hinged door on the left (south) side elevation, and one (1) overhead door and one (1) single hinged door on the rear (west) elevation

The building consists of a typical industrial style gable roof, with a 1/12 slope. The maximum roof height is 21.33 feet at its highest peak and will be constructed of 'Galvalume' colored metal panels.

The architectural elevations for the building do not meet the Basic Design Criteria of the Gallatin Zoning Ordinance, Section 13.08.010.A, *Materials,* since the building is shown to be constructed with metal panels and will not contain the required 70 percent brick or stone on each building facade. The owner and applicant are requesting approval of an alternative architectural plan per Section 13.08.010.B, Compatibility with Adjacent Buildings of the Gallatin Zoning Ordinance. The Planning Commission shall determine whether the proposed plan meets the requirements in Section 13.08.010.D of the Gallatin Zoning Ordinance.

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

Dumpster Enclosure
The owner and applicant have indicated a dumpster pad located in the northwest corner of the lot that will be screened by a six (6) foot high gated, wood fence.

Bufferyard and Landscaping
The adjoining properties to the north and east are zoned Industrial Restrictive (IR). No bufferyard is required in the IR zoned district along these boundaries.

The adjoining properties to the south and west are zoned Residential-15 (R15) and a Type '50' Bufferyard is required along these boundaries. A Type '50' Bufferyard will be installed along the boundary to the west; however, an alternative Type '15' Bufferyard is proposed along the south boundary. The reduced bufferyard width along the south boundary was approved on April 30, 2015 by the Municipal Board of Zoning Appeals, as part of the variance request to honor the recorded plat in which bufferyards were approved in error. The bufferyard width was reduced to 15 feet. (See Plan Sheet C4.0)

The proposed alternative Type '15' Bufferyard consists of 21 evergreen shrubs along the western portion of the fence line on the south boundary, 26 evergreen shrubs along the southern edge of the pavement behind the building and adjacent to the parking lot in front of the building, and six (6) additional evergreen shrubs along the south perimeter of the building. There will also be nine (9) deciduous or ornamental trees spaced 30 feet apart along the full length of the building site. The rear portion of the church's property, located along the south boundary, is large open space with some vegetation, and is presently undeveloped. A dense patch of trees in the center of the church's property creates a natural buffer between the church building and the subject property. (Attachment 4-6) Additional landscaping is shown on the plan along the driveway to screen the front parking spaces. There is an existing sinkhole located near the southeast corner of the site that contains trees and dense vegetation.

The owner and applicant have complied with the Type '50' Bufferyard requirement (Section 13.04.090.H) along the western boundary line, in which the landscaping material is required to be planted on the side of the opaque barrier which abuts the less intense zoning district. A maintenance note has been added to the site plan stating that all landscaping in the bufferyards shall be owned and maintained by the property owner.

Stormwater
A stormwater detention area will be constructed on the western end of the property between the rear parking lot and bufferyard. The owner and applicant shall work closely with the Engineering Division to ensure proper construction of the stormwater detention area.

Mechanical Equipment Screening
The owner and applicant have shown a six (6) foot high wood fence screening around the HVAC unit located on the right (north), side elevation.

Parking
Parking requirements are based on the use of the property. The Office and Warehousing use refers to Schedule 'A' which requires one (1) space per 300 square feet of office activity and one (1) space per 5,000 square feet of warehousing. Based on these calculations, fourteen (14) parking spaces are required. The site plan indicates fourteen (14) parking spaces, which includes one (1) van 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 and Right-of-Way
Lot 8 of The Woodlands Business Park is located in the cul de sac at the western end of Longleaf Drive. The driveway and parking area will be constructed of either concrete or asphalt, and allows for maneuvering into or out of the space to occur outside of any public street. The parking area and driveway is sufficient in size with ample space for small delivery trucks to efficiently maneuver in and out of the loading dock area as required by Gallatin Zoning Ordinance Section, 11.10.020.E.

Photometric Plan and Lighting Fixtures
Wall mounted security lighting will be installed on the building. The owner and applicant submitted a detailed photometric plan which complies with the City of Gallatin Zoning Ordinance, Section 13.02.08.

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

Site Surety
The owner and applicant is required to submit a site surety for site improvements in an amount to be determined by the applicant and reviewed and approved by the Planning

Department, prior to issuance of any building permits per Article 15.00 *Administration and Enforcement*, Section 15.03.080, *Surety Required,* Gallatin Zoning Ordinance.

Planning Department Comments
The Planning Department reviewed and commented on the Site Plan. The owner and applicant satisfactorily addressed the Planning Department comments. In addition, the owner and applicant shall:

1. Revise the proposed bufferyard in 'Buffer Yard Requirements' Table on Sheet No. C1.0 to Alt. Type 15
2. Submit a site surety for site improvements in an amount to be determined by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits per Article 15.00 Administration and Enforcement, Section 15.03.080, Surety Required, Gallatin Zoning Ordinance.

Engineering Division Comments
The Engineering Division reviewed and commented on the Site Plan. The owner and applicant satisfactorily addressed most of the Engineering comments. In addition, the owner and applicant shall be aware of the following items indicated below:

1. Shall locate temporary topsoil storage away from detention area.
2. Add note to grading and EPSC Sheet(s) indicating the detention pond is to be constructed in first stages of grading and completed prior to issuance of building permit.
3. Revise stormwater runoff analysis tables for post-development of entire site and pre/post comparison tables to include consistent numbers.

Other Departmental Comments
Other City Departments reviewed and commented on the Site Plan. The owner and applicant satisfactorily addressed the other City Department comments; however, applicant shall comply with all applicable cross-connection regulations.

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 and a variance was granted by the MBZA for the building setback and landscape buffer.

2. The proposed Site Plan is consistent with the purpose and intent of the Industrial Restrictive (IR) Zoning District and complies with the use restrictions minimum bulk and height regulations, minimum dimensions, and setback requirements established in said Zoning District and provided for by variance in case number B-449-15.

3. Once completed, the proposed Site Plan will comply with the purpose and intent of established Performance and Design Standards (G.Z.O., Article 13), Grading Standards (G.Z.O., Section 13.10), Sign Regulations (G.Z.O., Section 13.07), Access Management Regulations (G.Z.O., Section 13.06), Supplementary District Regulations (G.Z.O., Article 12.00), Loading and Parking Regulations (G.Z.O., Article 11.00), Stormwater Regulations (Gallatin Municipal Code, Chapter 18), Flood

Prevention and Protection Regulations (G.Z.O., Section 10.03) and the Landscaping Requirements (Section 13.05).

4. The Site Plan is consistent with the Final Plat for The Woodlands Business Park Subdivision.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2015-62, Site Plan for BMWG, LLC, consisting of a nine (9) sheet plan, prepared by Rogers Engineering Group of Gallatin, TN with Project Number 15-016 dated April 22, 2015 with a final revision date of May 7, 2015, and Architectural Elevations, consisting of one (1) sheet, prepared by Matchett and Associates Architects of Gallatin, TN with Project Number 1514 dated April 21, 2015 with a final revision date of April 22, 2015 with the following conditions:

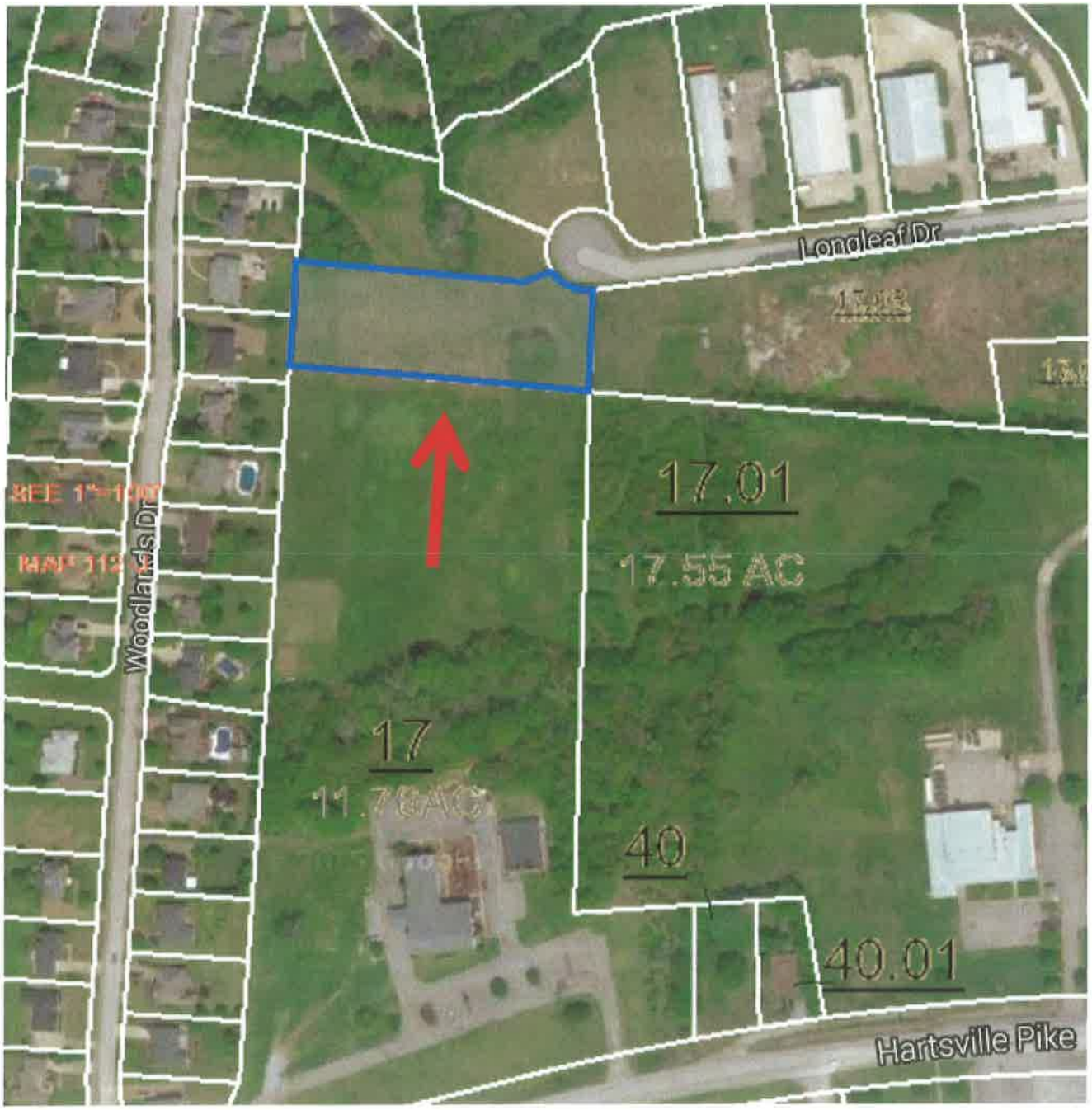
1. Revise the proposed bufferyard in 'Buffer Yard Requirements' Table on Sheet No. C1.0 to Alt. Type 15.
2. Submit a site surety for site improvements in an amount to be determined by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits per Article 15.00 Administration and Enforcement, Section 15.03.080, Surety Required, Gallatin Zoning Ordinance.
3. Shall locate temporary topsoil storage away from detention area.
4. Add note to grading and EPSC Sheet(s) indicating the detention pond is to be constructed in first stages of grading and completed prior to issuance of building permit.
5. Revise stormwater runoff analysis tables for post-development of entire site and pre/post comparison tables to include consistent numbers.
6. Submit three (3) corrected folded copies of the Site Plan, including one (1) full size and two (2) half size copies, to the Planning Department.

ATTACHMENTS

Attachment 4-1 Location Map
Attachment 4-2 Site Plan
Attachment 4-3 Architectural Elevations
Attachment 4-4 Final Plat for The Woodlands Business Park (1-17-97C)
Attachment 4-5 MBZA Variance Request Action Form
Attachment 4-6 Photo of Natural Buffer on Southern Adjacent Property

BMWG, LLC; 1205 LONGLEAF DRIVE
SITE PLAN; 8-538-15

LOCATION MAP



TAX MAP #112J/D/008.00
ZONED IR

N
W E
S

ATTACHMENT 4-1

GENERAL NOTES:

1. THIS CONSTRUCTION PROJECT SHALL AT ALL TIMES AND IN ALL SITUATIONS PROCEED IN A MANNER CONSISTENT WITH THE CITY OF GALLATIN SUBDIVISION REGULATIONS, AND ALL OTHER APPLICABLE RULES, REGULATIONS AND LAWS OF ANY OTHER AUTHORITY WITH JURISDICTION TO GOVERN SUCH CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR UNDERTAKING SUCH CONSTRUCTION ACTIVITIES TO INSURE FULL COMPLIANCE AT ALL TIMES.
2. THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT CITY OF GALLATIN SUBDIVISION REGULATIONS (INCLUDING SPECIFICATIONS FOR PUBLIC WORKS PROJECTS) ON THE CONSTRUCTION PROJECT AT ALL TIMES, AND REFERENCE SHALL BE MADE TO THEM FOR PROPER MATERIALS, METHODS, ETC. REGARDING CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL ELEVATIONS, DISTANCES, AND DIRECTIONS BEFORE STARTING WORK ON ANY SEGMENT OF THE PROJECT. IF THE CONTRACTOR HAS ANY QUESTIONS OR SUSPECTS THERE IS AN ERROR OR OMISSION WITHIN THE PLANS OR CONSTRUCTION STAKES, HE SHALL NOT PROCEED UNTIL THE ENGINEER OR HIS REPRESENTATIVE HAS BEEN FULLY NOTIFIED, HAS RESPONDED, AND HAS SPECIFICALLY STATED THE CONTRACTOR MAY PROCEED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SURVEYING REFERENCE POINTS, HUBS, AND LOT CORNERS DURING THE CONSTRUCTION PROCESS AND SHALL BEAR THE EXPENSE FOR REPLACING ANY SUCH OBJECTS DAMAGED DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES ASSOCIATED WITH SUCCESSFULLY COMPLETING THE CONSTRUCTION PROCESS, INCLUDING ALL PUBLIC INSPECTION FEES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THIS OR ADJACENT PROPERTY, AND FOR INJURY TO ANY PERSON OCCURRING DURING OR AS A RESULT OF THE CONSTRUCTION PROCESS, WHETHER SUCH DAMAGE OR INJURY RESULTS FROM ANY ACTION OR LACK OF ACTION BY PRINCIPALS OF THE COMPANY, EMPLOYEES, SUBCONTRACTORS, OR SUPPLIERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY SAFETY DEVICES AND FOLLOW ALL ADVISABLE SAFETY PRACTICES NECESSARY TO INSURE THE SAFETY OF ALL PERSONS DURING THE CONSTRUCTION PROCESS. NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY LIABILITY FOR MATTERS RELATING TO SAFETY AT THE CONSTRUCTION SITE.
7. ANY DAMAGE TO IMPROVEMENTS PRIOR TO FINAL PROJECT ACCEPTANCE BY THE CITY OF GALLATIN OR THE OWNER SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MEET CURRENT SPECIFICATIONS. ALL EXPENSES ASSOCIATED WITH SUCH REPAIR OR REPLACEMENT SHALL BE PAID BY THE APPROPRIATE CONTRACTOR.
8. LOCATION OF EXISTING UTILITIES INDICATED ON THESE PLANS MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY SUCH UTILITIES. THE CONTRACTOR IS FURTHER RESPONSIBLE FOR LOCATING ALL UTILITIES THAT MAY BE IN EXISTENCE ON THE PROJECT SITE BUT WHICH ARE UNKNOWN TO THE ENGINEER. ALL UTILITY LOCATION ACTIVITIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT (AS DIRECTED) TO ANY UTILITIES DAMAGED DURING CONSTRUCTION. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL **1-800-351-1111** FOR UNDERGROUND UTILITY LOCATIONS.
9. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH THE TENNESSEE GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES STORM WATER DISCHARGE. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY THE CONTRACTOR ON A REGULAR BASIS IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
10. TOPOGRAPHIC INFORMATION PROVIDED BY BLUE RIDGE SURVEYING, INC. DRAWING DATED 3-9-2015.
11. A TITLE SEARCH NOR TITLE POLICY WAS PROVIDED. THEREFORE, THIS SURVEY IS SUBJECTED TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
12. ELEVATIONS AND CONTOURS WERE DERIVED USING DIGITAL TERRAIN MODELING.
13. BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 1983).
14. A REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 47165C0318G 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
ENCLOSED DUMPSTER WILL BE PROVIDED FOR TRASH COLLECTION..
23. HVAC UNITS
HVAC UNIT LOCATIONS WILL BE SCREENED AS SHOWN IN THESE PLANS.

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

BENCHMARK:

NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED 3/2/15.

TEMPORARY BENCHMARK:

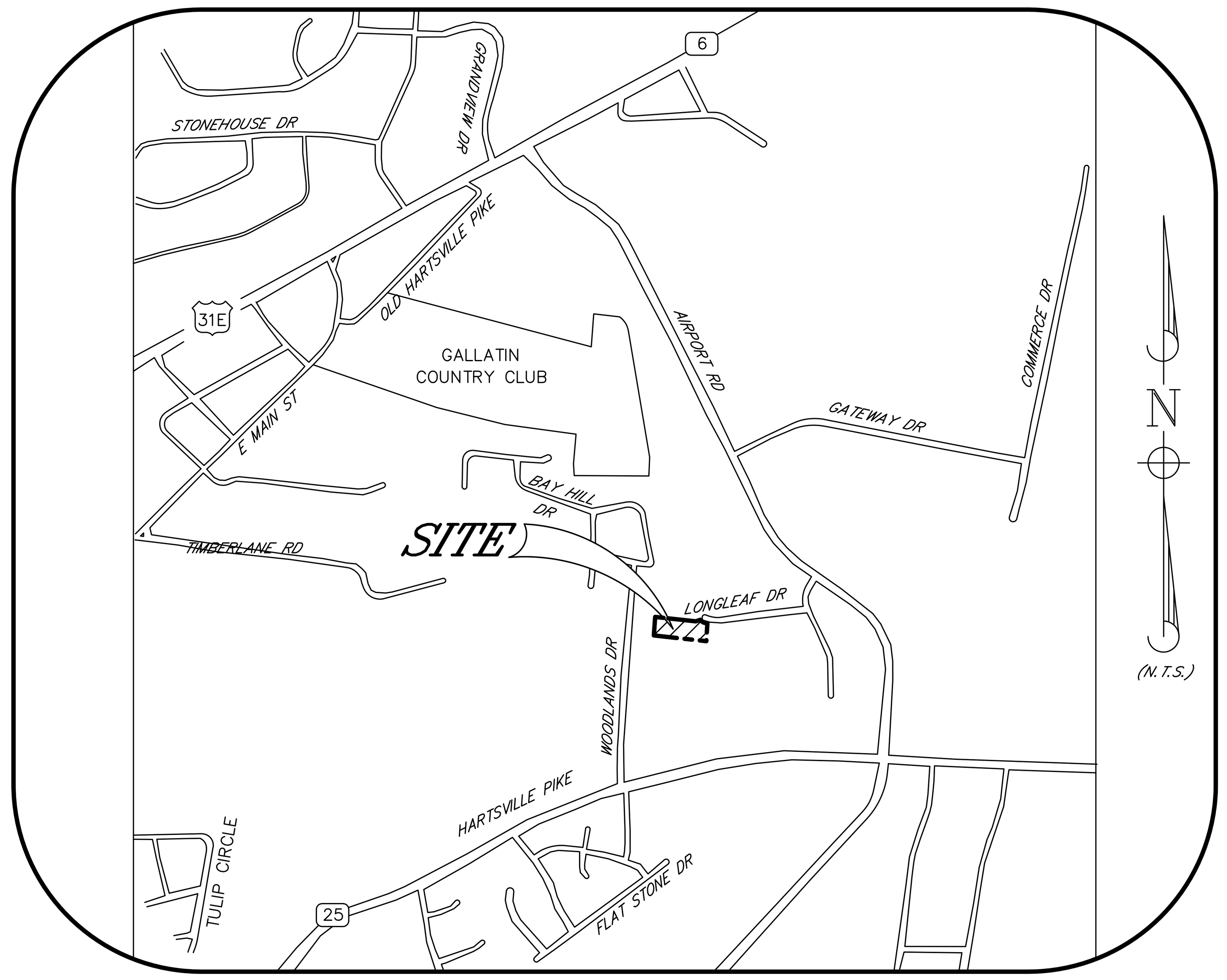
P.K. NAIL SET IN THE ASPHALT ALONG THE SOUTHERLY CURB LINE OF LONGLEAF.
ELEVATION 650.27 (NAVD 88)

ESTIMATED CONSTRUCTION SCHEDULE:

BEGIN JUNE 2015
END DECEMBER 2015

PLAN SHEET INDEX:

DESCRIPTION	SHEET
COVER SHEET	C 1.0
SITE LAYOUT	C 2.0
GRADING PLAN	C 3.0
LANDSCAPE PLAN	C 4.0
LIGHTING PLAN	C 5.0
DETAILS	C 6.0
EPSC PLAN A	C 7.0
EPSC PLAN B	C 8.0
EROSION DETAILS	C 9.0



BMWG SITE PLAN
1205 LONGLEAF DRIVE
CITY OF GALLATIN, 3RD CIVIL DISTRICT,
SUMNER COUNTY, TENNESSEE

STATEMENT OF FINANCIAL RESPONSIBILITY:

TRAVIS WRIGHT OWNER OF BMWG, LLC WILL BE FINANCIALLY RESPONSIBLE FOR ALL IMPROVEMENTS SHOWN ON THIS PLAN.

PROJECT DESCRIPTION:

THIS PROJECT PROPOSES THE CONSTRUCTION OF A 10,000 SF LIMITED MANUFACTURING FACILITY ON 1.53 ± ACRES WITH ALL REQUIRED APPURTENANCES.

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				
TYPE	REQUIRED SPACES	EXISTING	PROPOSED	TOTAL
MANUFACTURING 1 SPC : 1,000 SF	8400 SF MANUFACTURING = 8.4 SPC	0	8	8
OFFICE 1 SPC : 300 SF	1600 SF OFFICE = 5.3 SPC	0	6	6
TOTAL	12	0	14	14*

* 1 ACCESSIBLE SPACE REQUIRED AND 1 PROVIDED

BUFFER YARD REQUIREMENTS		
	ORDINANCE	PROPOSED
IR TO IR	NONE REQUIRED	-
IR TO R15 (REAR YARD)	TYPE 50	TYPE 50
IR TO R15 (SIDE YARD)	TYPE 50	ALT. TYPE 50

* PER GALLATIN ZONING ORDINANCE SECTION 13.04.060.F

IR BULK AND AREA REGULATIONS			
	ORDINANCE	PROVIDED	PLATTED
MAXIMUM LOT COVERAGE	50 %	15.3 %	
MAXIMUM BUILDING HEIGHT	80 FEET	21.33 FEET	
FRONT YARD	20 FEET	20 FEET	
SIDE YARD	15 FEET	15 FEET	
REAR YARD	20 FEET	20 FEET	
MINIMUM BUILDING SETBACK			
FRONT	55 FEET	55 FEET	55 FEET
ABUTTING RESIDENTIAL SIDE	75 FEET	15 FEET	*15 FEET
ABUTTING RESIDENTIAL REAR	75 FEET	75 FEET	50 FEET

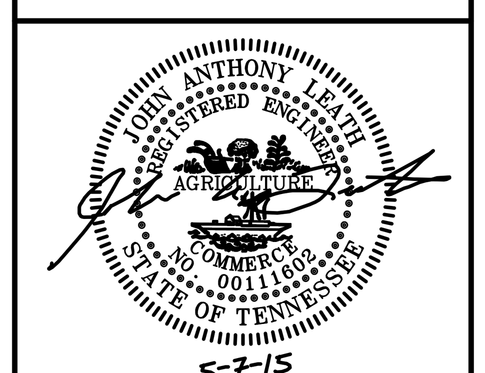
* PER GALLATIN ZONING ORDINANCE VARIANCE GRANTED 4-30-2015

SITE DATA TABLE	
OWNER / DEVELOPER	BMWG LLC P.O. 9027 GALLATIN, TN 37066 615-451-1525
SITE LOCATION	1205 LONGLEAF DRIVE
TAX MAP	112J GROUP D
PARCEL	08.00 RB 907, PG 560 R.O.S.C.TN
PLAT REFERENCE	PB 18, PG 128 R.O.S.C.TN
ACREAGE	1.53 ±
CURRENT ZONE	IR
REQUESTED ZONE	
EXISTING USE	VACANT
PROPOSED USE	MANUFACTURING, LIMITED

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

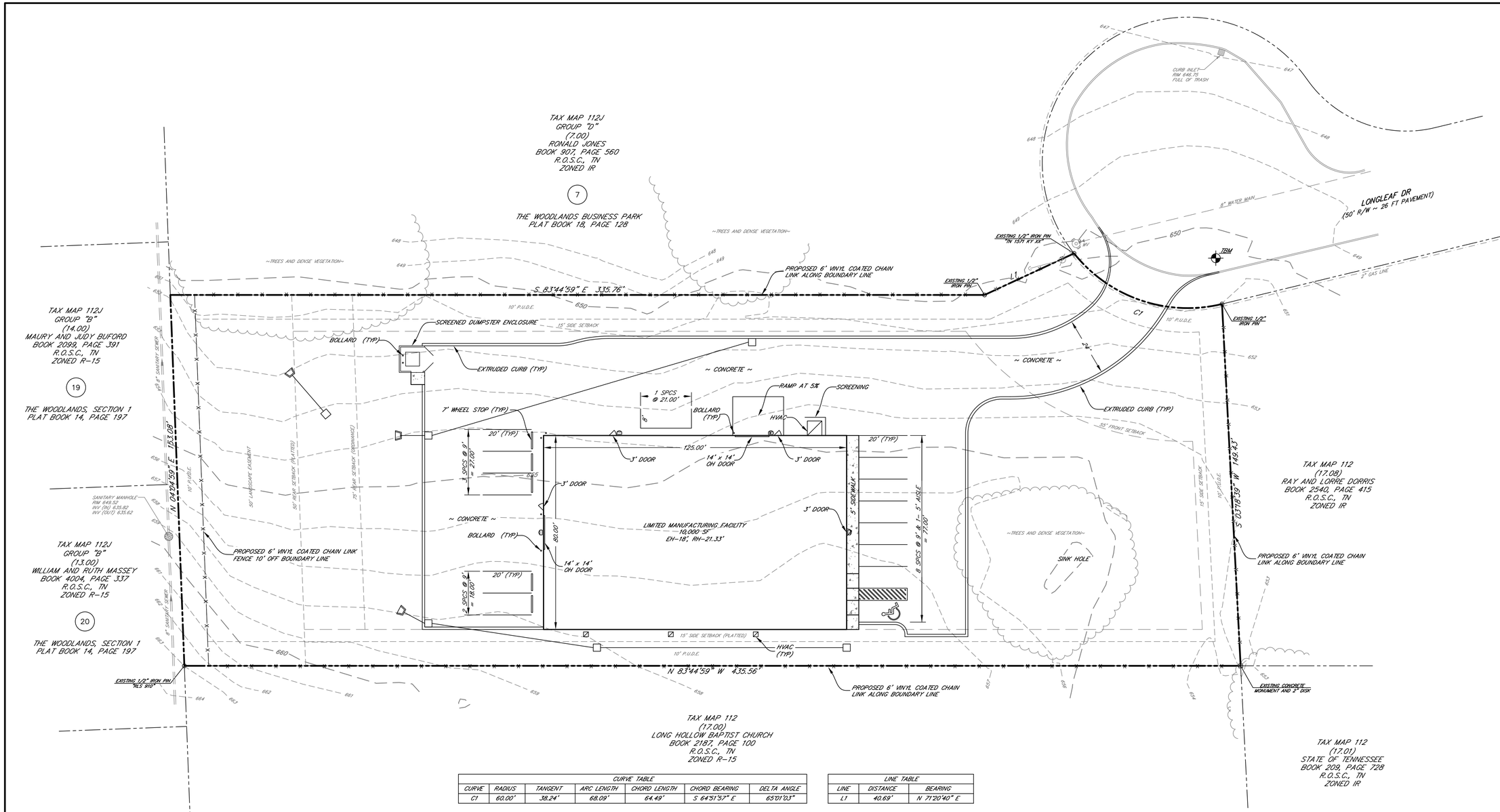
IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

BMWG SITE PLAN
1205 LONGLEAF DRIVE
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE



SHEET NO.
C 1.0

REVISIONS	
REV 1: 7 MAY 2015 PER PROJECT COMMENTS DATED 5/1/15	
SHEET 1 OF 9	
PROJECT #	15-016
DATE	22 APRIL 2015



CURVE TABLE						
CURVE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	38.24'	68.09'	64.49'	S 64°51'57" E	65°01'03"

LINE TABLE		
LINE	DISTANCE	BEARING
L1	40.69'	N 71°20'40" E

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

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
20 10 0 20
(IN FEET)
1 inch = 20 ft.

BMWG SITE PLAN

SITE LAYOUT
1205 LONGLEAF DRIVE
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

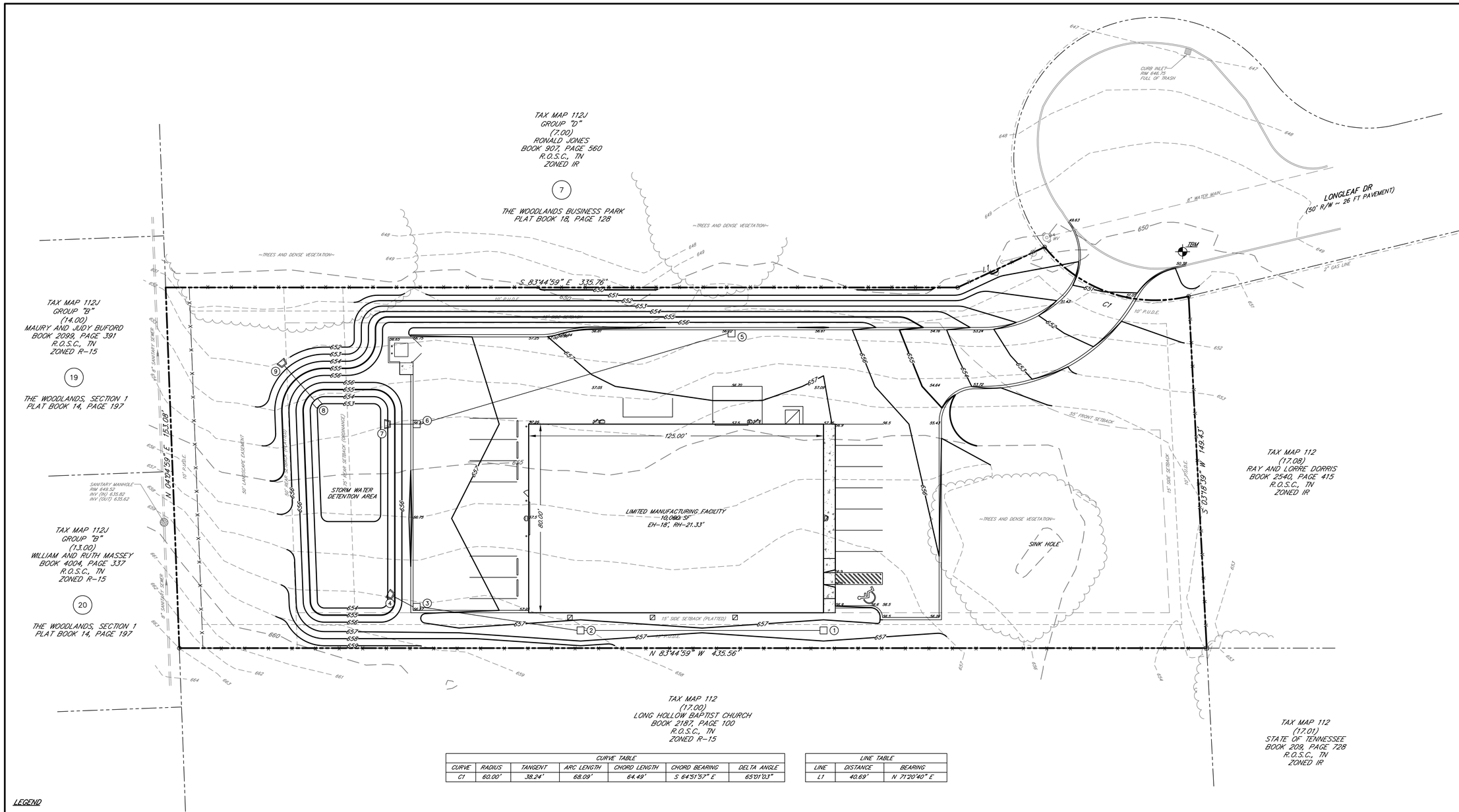
JOHN ANTHONY LEATH
REGISTERED ENGINEER
AGRICULTURE
NO. COMMERCE
0011160
STATE OF TENNESSEE
5-7-15

SHEET NO.
C 2.0

REVISIONS
REV 1: 7 MAY 2015 PER PROJECT COMMENTS DATED 5/1/15

SHEET 2 OF 9

PROJECT #	15-016
DATE	22 APRIL 2015



CURVE TABLE						
CURVE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	38.24'	68.09'	64.49'	S 64°51'57" E	65°01'03"

LINE TABLE		
LINE	DISTANCE	BEARING
L1	40.69'	N 71°20'40" E

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

DRAINAGE STRUCTURES:

NO.	TYPE	STREET	CASTING	ELEVATION	
				TOP CAST.	℄
1	AREA DRAIN	YARD	4.310	656.50	654.25
2	AREA DRAIN	YARD	4.310	656.50	653.75
3	AREA DRAIN	PARKING	4.310	656.27	653.42
4	HEADWALL WITH DISSIPATORS	DETENTION	–	–	653.37
5	AREA DRAIN	DRIVE	4.310	656.22	653.97
6	AREA DRAIN	PARKING	4.310	656.27	653.29
7	HEADWALL WITH DISSIPATORS	DETENTION	–	–	653.24
8	OUTLET STRUCTURE	DETENTION	–	–	652.00
9	HEADWALL WITH DISSIPATORS	DETENTION	–	–	651.90

ALL CASTINGS BY JOHN BOUCHARD AND SONS CO. OR EQUAL.

PIPES:

NO.	SIZE (INCHES)	LENGTH (FT)	SLOPE %	FLOW MAX. (CFS)
1–2	15" CPP	100	0.50%	0.40
2–3	15" CPP	67	0.50%	1.07
3–4	15" CPP	10	0.50%	1.40
5–6	15" CMP	136	0.50%	1.52
6–7	15" CMP	10	0.50%	2.12
8–9	15" CMP	20	0.50%	2.90

FLOWS BASED ON THE 10 YR STORM UNLESS OTHERWISE NOTED.

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
20 10 0 20
(IN FEET)
1 inch = 20 ft.

BMWG SITE PLAN
GRADING PLAN
1205 LONGLEAF DRIVE
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

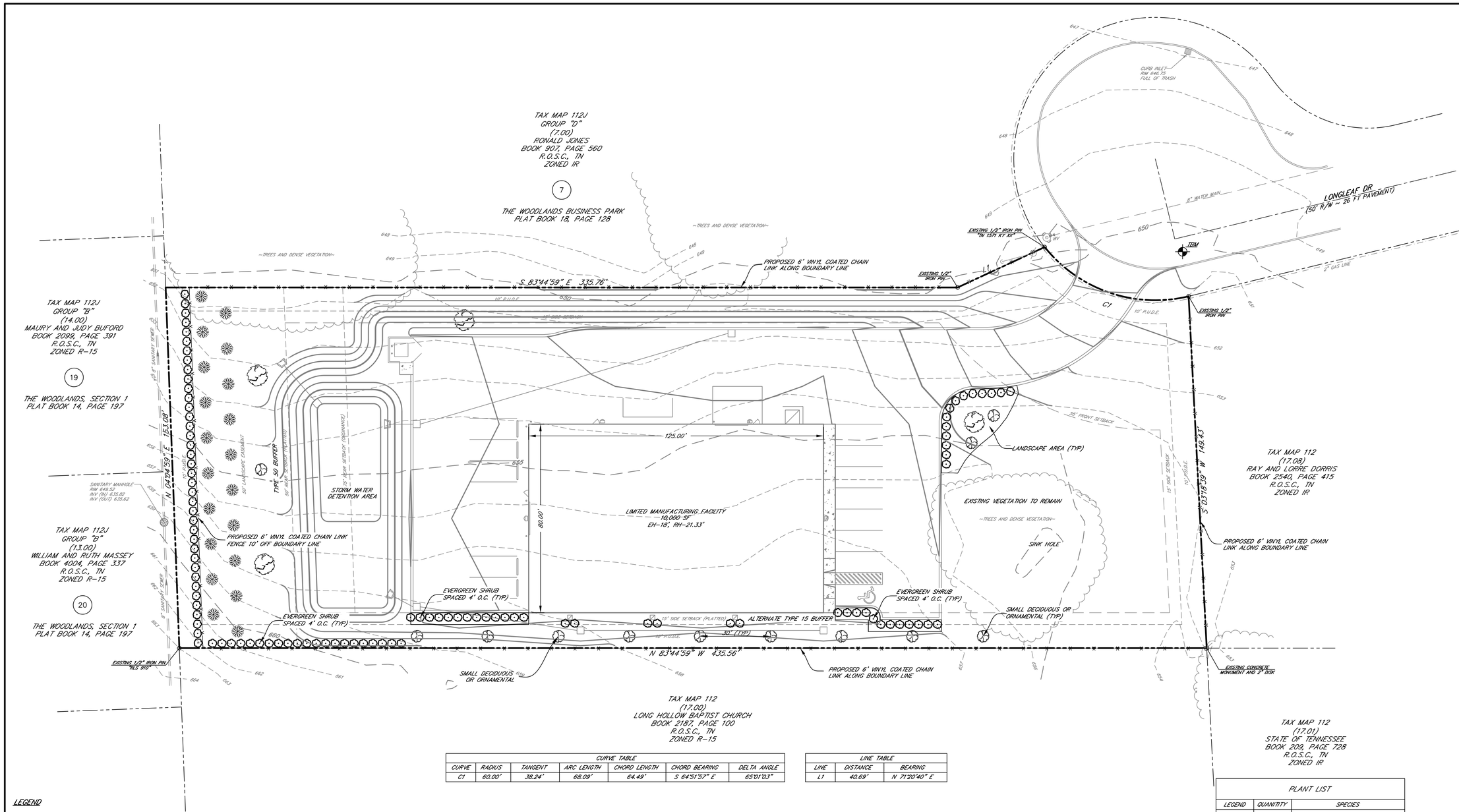
JOHN ANTHONY LEATH
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 0011605
STATE OF TENNESSEE
5-7-15

SHEET NO.
C 3.0

REVISIONS
REV 1: 7 MAY 2015 PER PROJECT COMMENTS DATED 5/1/15

SHEET 3 OF 9

PROJECT #	15-016
DATE	22 APRIL 2015

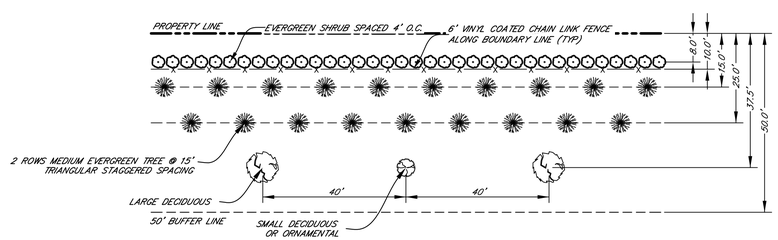


CURVE TABLE						
CURVE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	38.24'	68.09'	64.49'	S 64°51'57" E	65°01'03"

LINE TABLE		
LINE	DISTANCE	BEARING
L1	40.69'	N 71°20'40" E

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



TYPE 50 BUFFER (REAR YAR)
NOT TO SCALE

LANDSCAPE DESIGN CRITERIA	
1. FRONT PARKING PERIMETER TREE RATIO:	
TOTAL DISTANCE:	76 LF
1 TREE / 50 LF:	1.5 TREES
TOTAL REQUIRED:	2 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	19,042 SF
6% OF GROSS PARKING AREA	1,143 SF
PROVIDED AREA	1,228 SF
4. EXISTING TREE REMOVAL / REPLACEMENT:	
NO TREE REMOVAL / REPLACEMENT REQUIRED.	

PLANT LIST		
LEGEND	QUANITTY	SPECIES
	12	ORNAMENTAL FLOWERING TREE RED BUD, DOGWOOD, CHERRY
	4	LARGE DECIDUOUS MAPLE, OAK, SWEET GUM
	20	MEDIUM EVERGREEN HOLLY
	104	EVERGREEN SHRUB FOR SCREENING
	–	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. ALL LANDSCAPING IN THE BUFFERYARDS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
4. LANDSCAPING SHOWN ON THIS PLAN WAS NOT PREPARED UNDER THE SUPERVISION OF A LICENSED LANDSCAPE ARCHITECT.

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
20 10 0 20
(IN FEET)
1 inch = 20 ft.

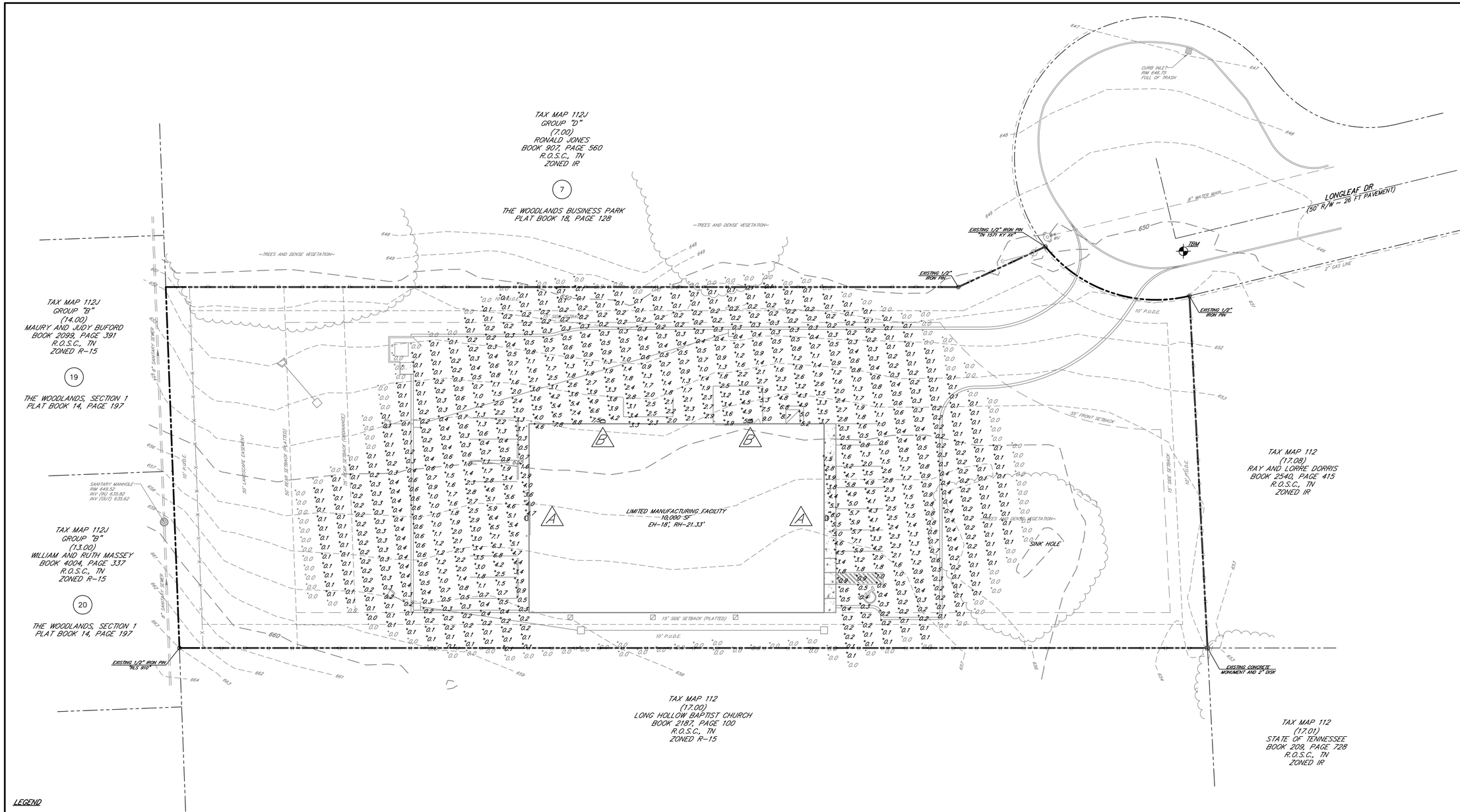
BMWG SITE PLAN
LANDSCAPE PLAN
1205 LONGLEAF DRIVE
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

SHEET NO.
C 4.0

REVISIONS
REV 1: 7 MAY 2015 PER PROJECT COMMENTS DATED 5/1/15

SHEET 4 OF 9

PROJECT #	15-016
DATE	22 APRIL 2015



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

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY	CATALOG NUMBER	DESCRIPTION	LAMP	FILE	LUMENS	LLF	WATTS
	A	2	ASW2 250 SR4SC (PULSE START)	ARCHITECTURAL BUILDING MOUNTED HOUSE SIDE SHIELD W/ CLEAR LAMP.	ONE 250-WATT ED28 PULSE START METAL HALIDE. HORIZONTALPOS.	ASW2_250M_ SR4SC_(PULSE_START)	25000	0.65	295
	B	2	ASW2 250 SR2 (PULSE START)	ARCHITECTURAL BUILDING MOUNTED NIGHTTIME FRIENDLY W/ CLEAR LAMP.	ONE 250-WATT CLEAR B28 PULSE START METAL HALIDE. HORIZONTALPOS.	ASW2_250M_ SR2_(PULSE_START)	25000	0.65	288

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 : 16'
3. LIGHTING PLAN PROVIDED BY:
   DESIGN LIGHT
   935 6TH AVENUE SOUTH
   NASHVILLE, TN 37203
   PHONE: 615-329-6720
   CONTACT: ELAINE MORRIS

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
20 10 0 20
(IN FEET)
1 inch = 20 ft.

BMWG SITE PLAN

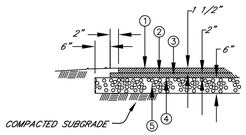
LIGHTING PLAN
1205 LONGLEAF DRIVE
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

SHEET NO.
C 5.0

REVISIONS
REV 1: 7 MAY 2015 PER PROJECT COMMENTS DATED 5/1/15

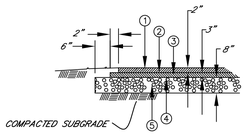
SHEET 5 OF 9

PROJECT #	15-016
DATE	22 APRIL 2015



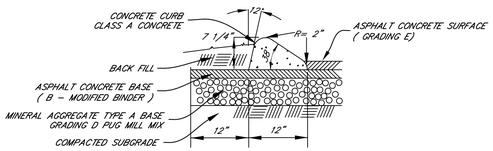
1. ASPHALT CONCRETE SURFACE (GRADING E)
2. TACK COAT
3. ASPHALT CONCRETE BASE (B – MODIFIED BINDER)
4. PRIME COAT
5. MINERAL AGGREGATE TYPE A BASE GRADING D PUG MILL MIX

STANDARD PAVING SECTION
NOT TO SCALE

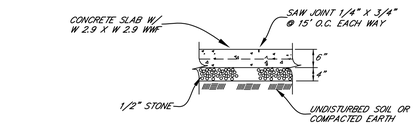


1. ASPHALT CONCRETE SURFACE (GRADING E)
2. TACK COAT
3. ASPHALT CONCRETE BASE (B – MODIFIED BINDER)
4. PRIME COAT
5. MINERAL AGGREGATE TYPE A BASE GRADING D PUG MILL MIX

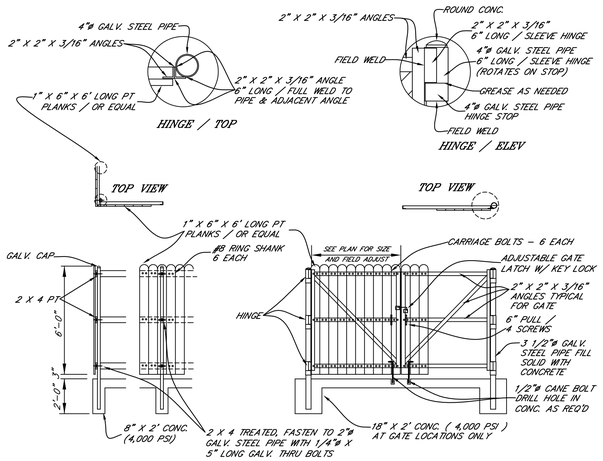
HEAVY DUTY PAVING SECTION
NOT TO SCALE



DETAIL 6" EXTRUDED MOUNTABLE CONCRETE CURB
NOT TO SCALE



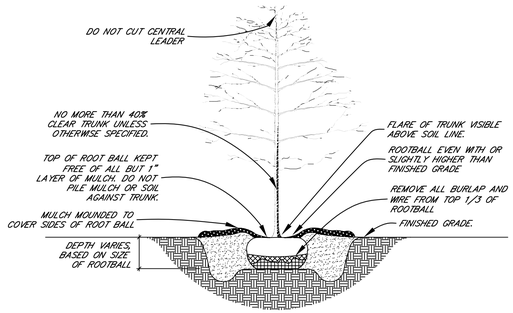
CONCRETE PAVING DETAIL
NOT TO SCALE



NOTE:

1. FINISH SHADOW FENCE WITH CLEAR WOOD PRESERVATIVE – SHERWIN WILLIAMS OR EQUAL.
2. ALL WELDS TO BE PRIMED AND PAINTED GRAY.

DUMPSTER SCREENING FENCE WITH GATE DETAIL
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.

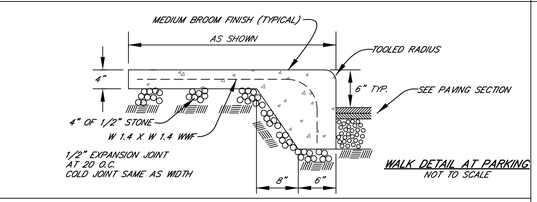
2. CUT AWAY BURLAP AND WIRING SO THAT AT LEAST 2/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHALL BE REMOVED ENTIRELY. ALL TWINE AND ROPE SHALL BE REMOVED FROM THE BASE OF THE TREE AND FROM ANY BRANCHES.

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.

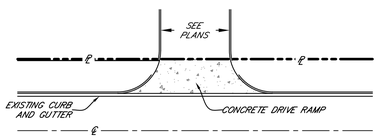
6. IF TREES ARE STAKED, STAKES SHALL NOT COME INTO CONTACT WITH THE ROOT BALL. GUY WIRES SHALL NOT BE DRAWN TAUGHT, BUT SHOULD SUPPLY JUST ENOUGH TENSION TO PREVENT TREE FROM SWAYING A GREAT DEAL. ALL STAKES, WIRING AND HARNESSES SHALL BE REMOVED WITHIN ONE YEAR UNLESS OTHERWISE SPECIFIED.



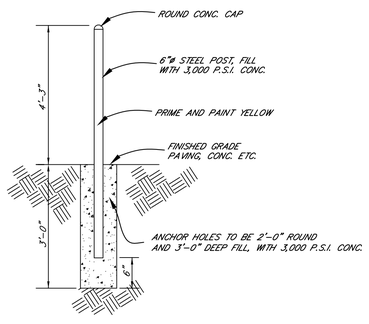
WALK DETAIL AT PARKING
NOT TO SCALE

NOTE:

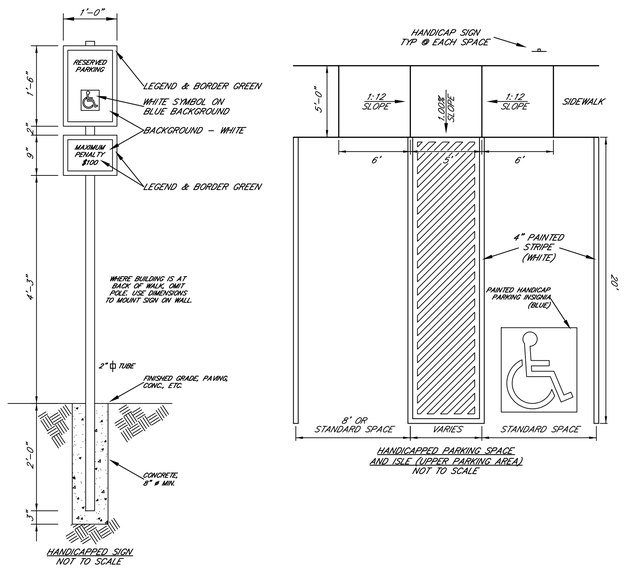
1. CONCRETE APRON TO BE 8" THICK WITH 6" X 6" W1.4 X W1.4 WIRE MESH OVER 4" OF 1/2" STONE.
2. CONCRETE TO HAVE MEDIUM BROOM FINISH.
3. 5% MAXIMUM SLOPE ON ENTRANCE.



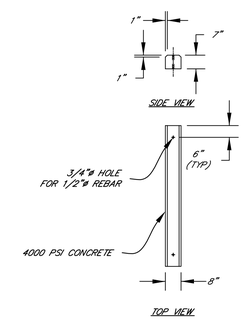
CONCRETE DRIVEWAY RAMP
NOT TO SCALE



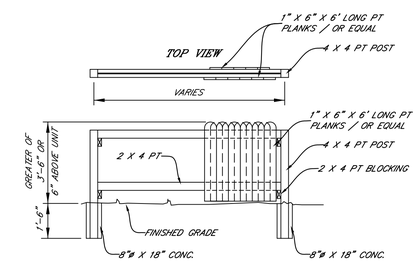
BOLLARD DETAIL
NOT TO SCALE



HANDICAPPED PARKING DETAIL
NOT TO SCALE



CONCRETE WHEEL STOP
NOT TO SCALE



AC SCREENING FENCE ELEVATION
NOT TO SCALE

NOTE:

1. FINISH SHADOW FENCE WITH CLEAR WOOD PRESERVATIVE – SHERWIN WILLIAMS OR EQUAL.
2. PROVIDE SUFFICIENT CLEARANCE BETWEEN FENCE AND UNITS. CONSULT UNIT MANUFACTURER FOR RECOMMENDATIONS.

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

BMWG SITE PLAN

DETAILS
1205 LONGLEAF DRIVE
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

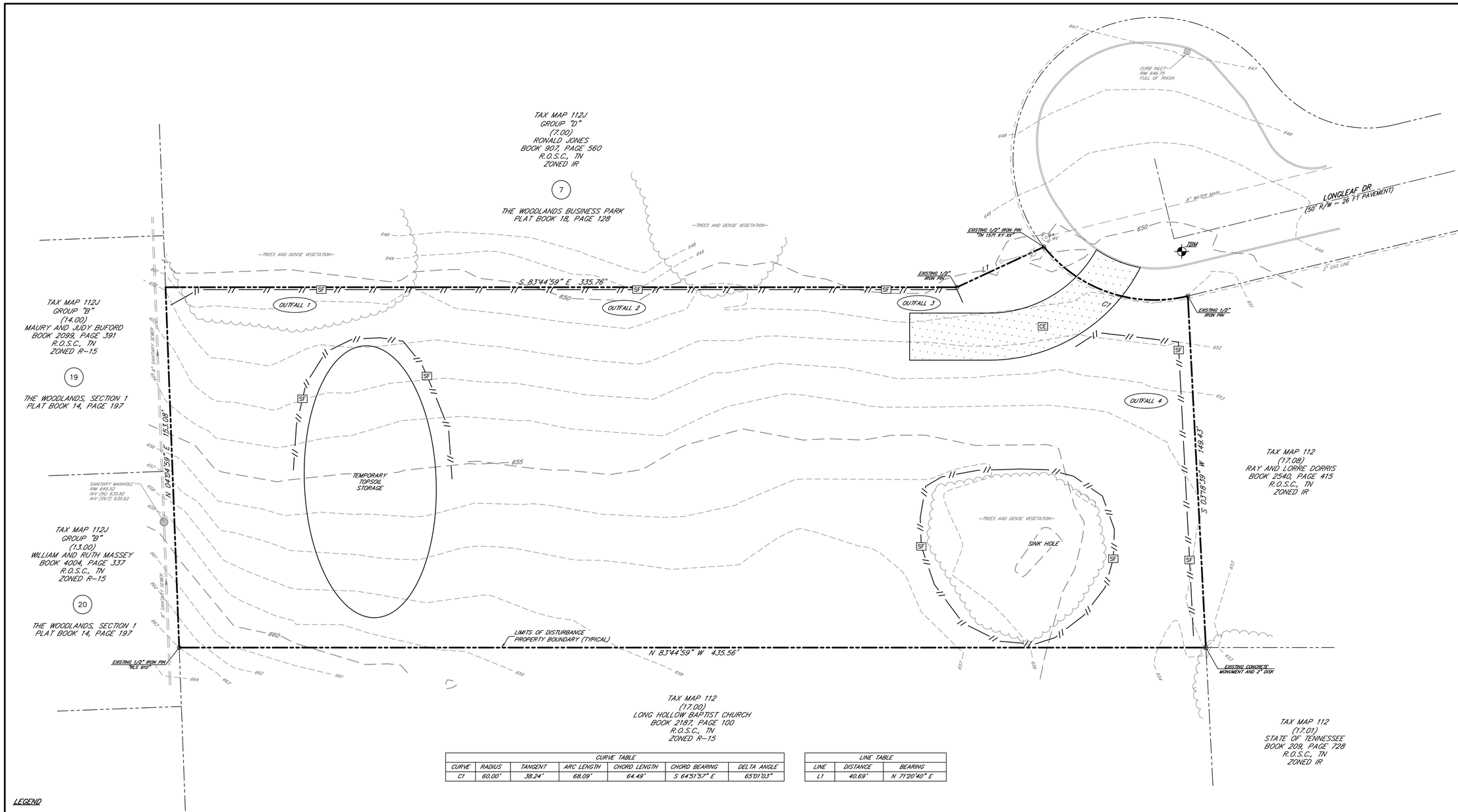
JOHN ANTHONY LEPPI
REGISTERED ENGINEER
AGRICULTURE
NO. 109600
STATE OF TENNESSEE
5-7-15

SHEET NO.
C 6.0

REVISIONS
REV 1: 7 MAY 2015 PER PROJECT COMMENTS DATED 5/1/15

SHEET 6 OF 9

PROJECT #	15–016
DATE	22 APRIL 2015



CURVE TABLE						
CURVE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	38.24'	68.09'	64.49'	S 64°51'57" E	65°01'03"

LINE TABLE		
LINE	DISTANCE	BEARING
L1	40.69'	N 71°20'40" E

LEGEND

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

EROSION CONTROL LEGEND:

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

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

OUTFALL CHARACTERISTICS:

OUTFALL	ACREAGE	SLOPE %
1	0.87	6.7%
2	0.56	5.9%
3	0.34	7.6%
4	0.31	2.0%

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

N

GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 ft.

BMWG SITE PLAN

EPSC PLAN A
1205 LONGLEAF DRIVE
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

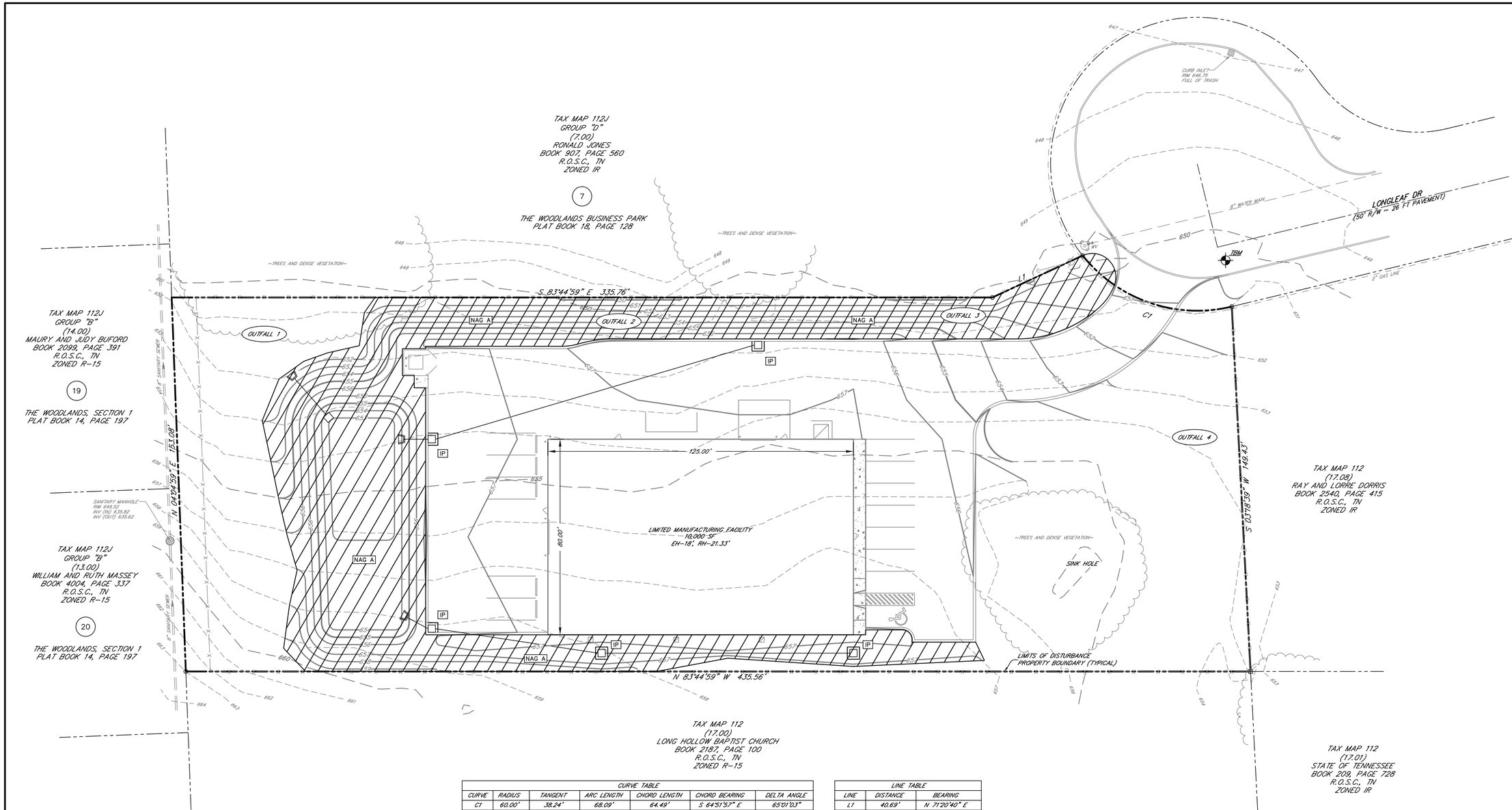
JOHN ANTHONY LEATH
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 0011160
STATE OF TENNESSEE
5-7-15

SHEET NO.
C 7.0

REVISIONS
REV 1: 7 MAY 2015 PER PROJECT COMMENTS DATED 5/1/15

SHEET 7 OF 9

PROJECT #	15-016
DATE	22 APRIL 2015



CURVE TABLE						
CURVE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	38.24'	68.09'	64.49'	S 64°51'57" E	65°01'03"

LINE TABLE		
LINE	DISTANCE	BEARING
L1	40.69'	N 71°20'40" E

LEGEND

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

EROSION CONTROL LEGEND:

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

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 15 DAYS OF FINISH OF TOPSOIL AREAS.
3. SOD TO BE KENTUCKY 31 TURF TYPE FESCUE.
4. NORTH AMERICAN GREEN OR EQUAL ABBREVATED 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

OUTFALL CHARACTERISTICS:

OUTFALL	ACREAGE	SLOPE %
1	1.47	6.7%
2	0.05	43.5%
3	0.06	43.5%
4	0.50	2.0%

NAG DESIGNATIONS:

NAG A — NAG S150 AS SHOWN STAPLE "B"

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

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

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
20 10 0 20
(IN FEET)
1 inch = 20 ft.

BMWG SITE PLAN

EPSC PLAN B
1205 LONGLEAF DRIVE
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

JOHN ANTHONY LEATH
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 00116084
STATE OF TENNESSEE
5-7-15

SHEET NO.
C 8.0

REVISIONS
REV 1: 7 MAY 2015 PER PROJECT COMMENTS DATED 5/1/15

SHEET 8 OF 9

PROJECT #	15-016
DATE	22 APRIL 2015

EROSION AND SEDIMENT CONTROL NOTES:

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

THIS PROJECT WILL DISTURB MORE THAN 1 ACRE. A SWPPP IS REQUIRED FOR THIS PROJECT.

EXISTING SITE CONDITIONS

THE SITE IS CURRENTLY UNDEVELOPED AND IS A VACANT LOT. THIS SITE DRAINS TO THE NORTH APPROXIMATELY 188 LF TO AN UNNAMED TRIBUTARY OF BLEDSOE CREEK. STORM WATER RUNOFF CONTINUES IN THE UNNAMED TRIBUTARY APPROXIMATELY 4.0 MILES TO BLEDSOE CREEK AND OLD HICKORY LAKE.

PROPOSED SITE CONDITIONS (NPDES PERMIT SECTION 3.5.1.a)

THIS PROJECT PROPOSED THE CONSTRUCTION OF A 10,000 SF LIMITED MANUFACTURING FACILITY ON 1.53 ± ACRES WITH ALL REQUIRED APPURTENANCES.

303(d) SPECIAL REQUIREMENTS

THE RECEIVING WATERS ARE NOT ON THE 303d LISTING AS SEDIMENT IMPAIRED STREAM.

SPILLS AND NON-STORMWATER CONTINGENCIES

1. ALL FUELING OF EQUIPMENT AND VEHICLES ON SITE WILL BE CONDUCTED NEAR THE STAGING AREA. ANY SPILLAGE WILL BE REMOVED IMMEDIATELY. CONTAMINATED SOILS WILL BE PLACED ON HEAVY PLASTIC AND COVERED OR PLACED IN APPROVED CONTAINERS TO PREVENT CONTACT WITH STORM WATER.
2. ALL FUEL TANKS WILL BE IN THE CONTAINMENT AREA.
3. OILS, OTHER VEHICLE FLUIDS, PAINTS, AND SOLVENTS WILL BE STORED IN THE CONSTRUCTION TRAILER.
4. EQUIPMENT FUEL OR MAINTENANCE SPILLS OF 2 GALLONS OR MORE WILL BE REPORTED IMMEDIATELY TO A REPRESENTATIVE OF THE PRIMARY CONTRACTOR.
5. IF A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTING QUANTITY ESTABLISHED UNDER EITHER 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24-HOUR PERIOD, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE PERMITEE WHO SHALL THEN DO THE FOLLOWING: NOTIFY THE NATIONAL RESPONSE CENTER (NRC) (800-424-8802) AND THE TENNESSEE EMERGENCY MANAGEMENT AGENCY (TEMA) (EMERGENCIES: 800-262-3302; 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.a)
   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.

   MMD3-MIMOSA SILTY CLAY, 8 TO 20 PERCENT SLOPES, SEVERELY ERODED
   HYDROLOGIC GROUP C
   THIS SOIL IS DEEP AND WELL DRAINED. THE SURFACE IS BROWN SILTY CLAY ABOUT 4 INCHES THICK. BELOW THIS FROM A DEPTH OF 4 TO 47 INCHES, THE SUBSOIL AND SUBSTRATUM ARE YELLOWISH BROWN CLAY THAT HAS BROWNISH AND GRAYISH MOTTLES IN THE LOWER PART. LIMESTONE BEDROCK IS AT A DEPTH OF 47 INCHES.
   PERMEABILITY IS SLOW, AND THE AVAILABLE WATER CAPACITY IS LOW. THE ROOT ZONE IS DEEP, BUT THE LOWER PART IS SOMEWHAT DIFFICULT TO PENETRATE BECAUSE OF THE VERY FIRM SUBSOIL.
   THERE ARE SMALL AREAS WHERE THIS SOIL IS LESS THAN 40 INCHES DEEP OVER ROCK AND A FEW AREAS OF ROCK OUTCROP.
5. LIMITS OF DISTURBANCE = 1.53± 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.

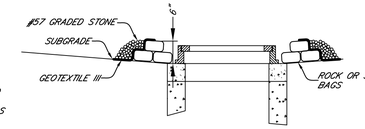
THIS DEVELOPMENT IS TO BE CONSTRUCTED IN THREE SEPARATE PHASES.

PHASE 1

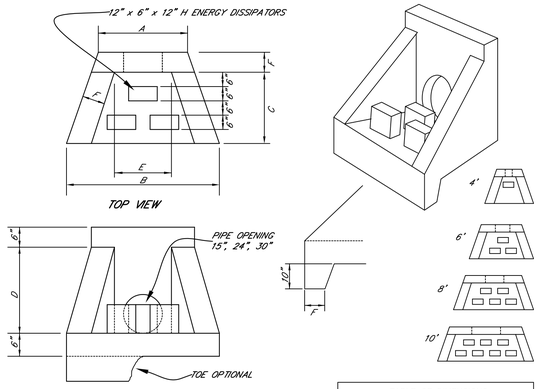
1. INSTALL INITIAL EPSC MEASURES INCLUDING CONSTRUCTION EXIT, TEMPORARY SILT FENCE, AND CHECK DAMS.
2. STRIP TOPSOIL FROM AREAS TO RECEIVE CUT AND FILL. COMPACT DAILY BY WALKING DOZIER (D-6 OR GREATER) UNTIL TOTAL TOPSOIL STOCKPILE IS IN PLACE. TEMPORARY SEED TOPSOIL STOCKPILE WITHIN 14 DAYS AFTER STOCKPILE IS COMPLETE. INSTALL SILT FENCE AT BASES OF TOPSOIL PILES AFTER STRIPPING PROCESS OR BEFORE A 50% CHANCE OF RAIN.
3. 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.

NOTES:

1. INLET PROTECTION INSTALLED AT THE COMPLETION OF INLET CONSTRUCTION.
2. INLET PROTECTION TO REMAIN IN PLACE UNTIL ASPHALT BASE IS PLACED AND AT LEAST 75% OF INLET DRAINAGE AREA HAS VEGETATIVE COVER.
3. WHEN AREA AROUND INLET IS 1/2 FULL, SEDIMENT IS TO BE REMOVED.



AREA DRAIN INLET PROTECTION
NOT TO SCALE



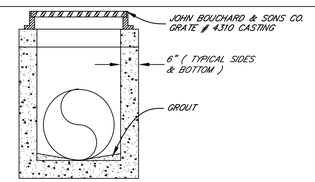
NOTES:

1. CONCRETE SHALL BE CLASS "A" MIXED, PLACED, FORMED, AND FINISHED IN ACCORDANCE WITH T.D.O.T.. STANDARD SPECIFICATIONS. REINFORCED WITH #4 BARS 10" C/C EACH WAY, SLAB DOWELLED TO HEADWALL WITH #5 BARS.
2. FORM WORK AND ALL STRUCTURAL EXCAVATION AND BACK FILL SHALL BE PROVIDED AND / OR PERFORMED IN ACCORDANCE WITH T.D.O.T. SPECIFICATIONS.
3. 3/4" CHAMFER ON ALL EXPOSED EDGES.

TABLE OF DIMENSIONS

SIZE	4'	6'	8'	10'
A	32"	48"	72"	96"
B	48"	72"	96"	120"
C	30"	44"	50"	56"
D	25"	36"	52"	66"
E	24"	36"	59"	83"
F	NA	8"	8"	8"
MAX. OPC.	18"	26"	40"	60"
WT./#	1090	3130	5625	8575

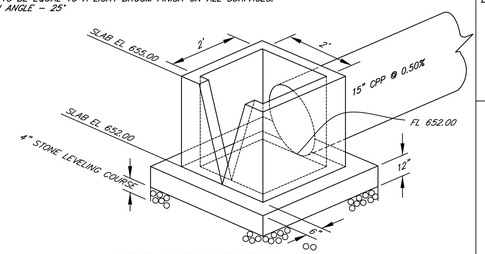
WINGED HEADWALL WITH ENERGY DISSIPATORS
NOT TO SCALE



AREA DRAIN
NOT TO SCALE

NOTES:

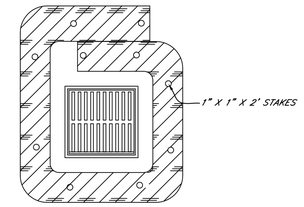
1. 6" CONCRETE WALLS
   12" CONCRETE SLAB.
2. CONCRETE: 3,500 PSI
   REINFORCING: 60 KSI
3. EXPOSED CORNERS TO HAVE 3/4" CHAMFERS.
4. #4 AT 12" EACH WAY, WALLS AND SLAB.
5. AFTER STRIPPING FORMS ALL SURFACES TO BE SEALED WITH A SAND/ CEMENT MIXTURE.
6. CONCRETE TO BE EQUAL TO A LIGHT BROOM FINISH ON ALL SURFACES.
7. VEE NOTCH ANGLE - 25°

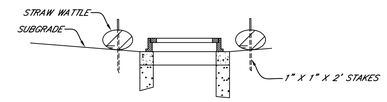


OUTLET CONTROL STRUCTURE AT DETENTION POND
NOT TO SCALE

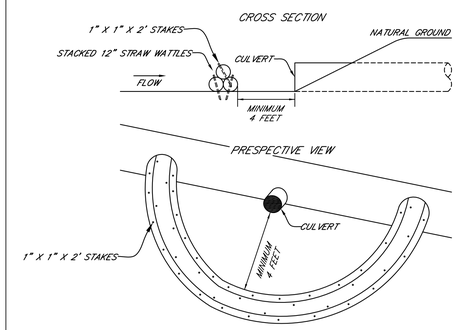
NOTES:

1. INLET PROTECTION INSTALLED AT THE COMPLETION OF INLET CONSTRUCTION.
2. INLET PROTECTION TO REMAIN IN PLACE UNTIL ASPHALT BASE IS PLACED AND AT LEAST 75% OF INLET DRAINAGE AREA HAS VEGETATIVE COVER.
3. WHEN AREA AROUND INLET IS 1/2 FULL, SEDIMENT IS TO BE REMOVED.

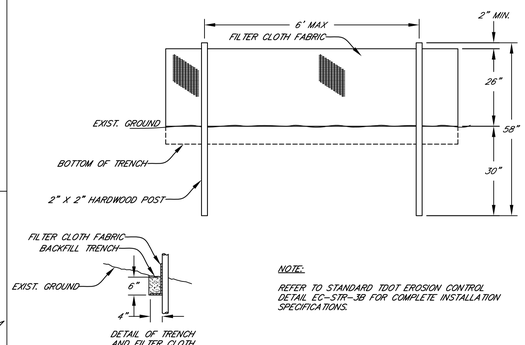




STRAW WATTLE INLET PROTECTION
NOT TO SCALE



STRAW WATTLE FILTER RING
NOT TO SCALE

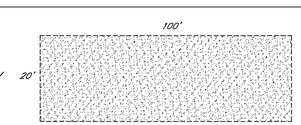


NOTE:

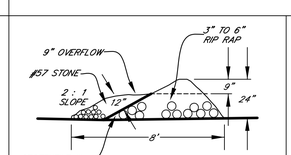
REFER TO STANDARD TDOT EROSION CONTROL DETAIL EC-STR-3B FOR COMPLETE INSTALLATION SPECIFICATIONS.

TEMPORARY SILT FENCE
NOT TO SCALE

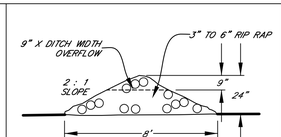
CONSTRUCTION ENTRANCE
20' x 100' x 6" DEEP
2" GRADED STONE OVER GEOTEXTILE FABRIC TYPE IV
(MAINTAIN ENTRANCE THROUGHOUT LIFE OF PROJECT)



CONSTRUCTION ENTRANCE
NOT TO SCALE



CHECK DAM
NOT TO SCALE



ROCK CHECK
NOT TO SCALE

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

BMWG SITE PLAN

EROSION PREVENTION AND SEDIMENT CONTROL DETAILS
1205 LONGLEAF DRIVE - CIVIL DISTRICT
CITY OF GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

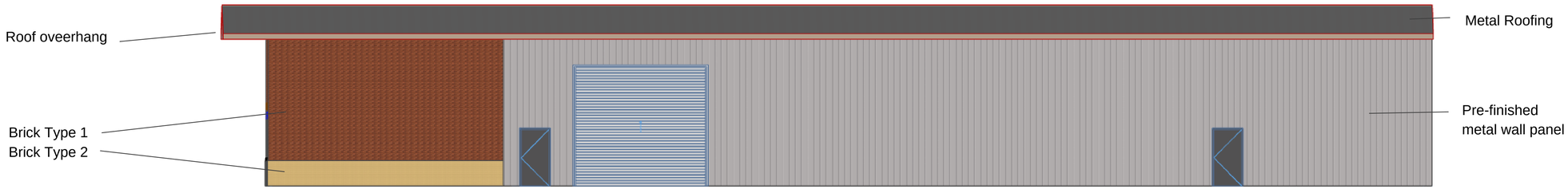
RICHARD ANTHONY JONES
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 0011106
STATE OF TENNESSEE
5-7-15

SHEET NO.
C 9.0

REVISIONS

SHEET 9 OF 9	
PROJECT #	15-016
DATE	7 MAY 2015

Front Elevation



Right Elevation

Material:
Brick 1: Dark Red
Brick 2: Buff
Wall Panel: Sandstone
Roof: Galvalume
Trim: Medium Bronze

Rear Elevation

Left Elevation

Project No. 1514__
Drawn by:_____
Reviewed by:_____

M&A

Matchett and Associates
Architects

113 East Main St.
Gallatin, TN 37066
615/451-1505

New Facility
for
BMWG

1205
Longleaf
Drive

Gallatin,
Tennessee

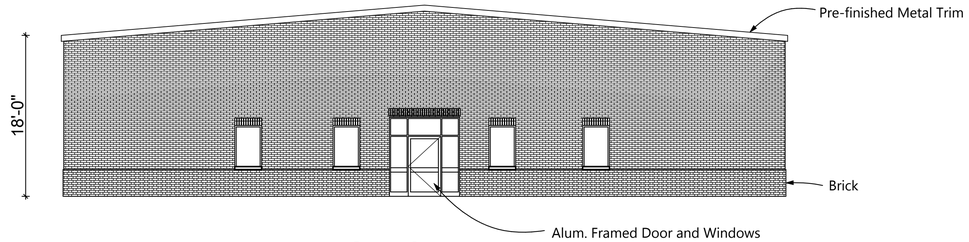
Color
Exterior
Elevations

Date: 4/22/15
Revisions:
Date: Mark:

PD-C

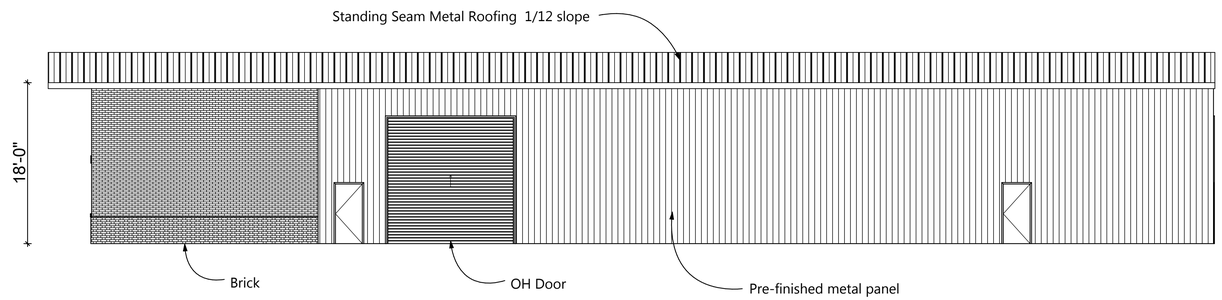
Sheet___of___

C:\Users\Roger\Documents\New Project Template\Plan.pln



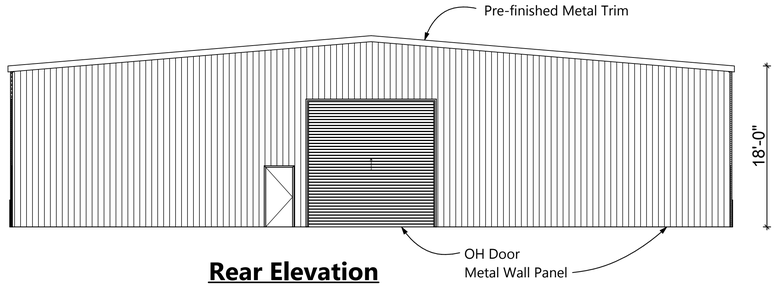
Front Elevation

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



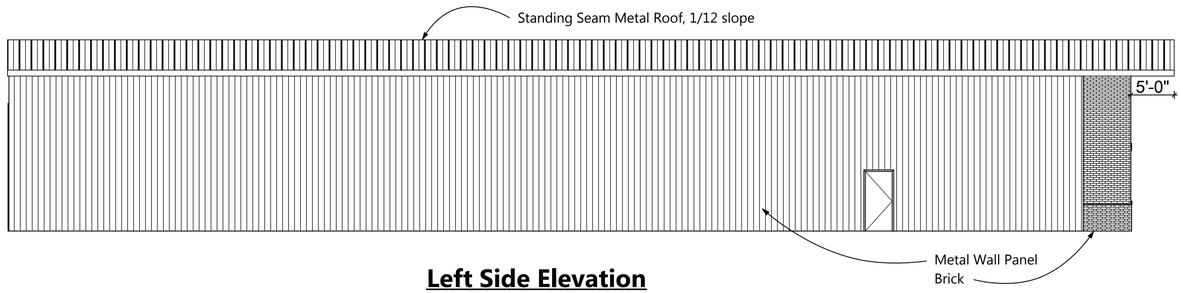
Right Elevation

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



Rear Elevation

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



Left Side Elevation

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

Building Material Summary:

Material	Front	Right	Rear	Left	Total
Brick	1411 100%	439 22%	0	92 4%	1942 28%
Mtl Panel	0	1516 78%	1318 100%	2059 96%	4893 72%
Total	1411	1955	1318	2151	6835

Project No. 1514__
Drawn by:_____
Reviewed by:_____

M&A

Matchett and Associates Architects

113 East Main St.
Gallatin, TN 37066
615/451-1505

New Facility for BMWG

1205 Longleaf Drive

Gallatin, Tennessee

Exterior Elevations

Date: 4/21/15
Revisions:
Date: Mark:

PD-1

Sheet___of___

C:\Users\Roger\Documents\New Project Template\Plan.pln

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: RONALD L. JONES – R.B. 907, PG. 560, REGISTER'S OFFICE SUMNER COUNTY, TENNESSEE.
3. MAP AND PARCEL NUMBERS SHOWN REFER TO THE SUMNER COUNTY TAX ASSESSOR'S MAPS. THE SUBJECT PROPERTY SHOWN ON THIS PLAT IS ALL OF PARCEL 17.09, ON TAX MAP 112.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM SURFACE IMPROVEMENTS, UTILITY COMPANY RECORDS, AND/OR PLANS BY OTHERS. ACTUAL FIELD LOCATIONS AND SIZES OF THESE LINES SHOULD BE OBTAINED PRIOR TO ANY CONSTRUCTION ON THIS SITE. ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND/OR STRUCTURES. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL 1-800-351-1111 FOR UNDERGROUND UTILITY LOCATIONS.
5. ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SITE ARE NOT NECESSARILY SHOWN HEREON.
6. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
7. THIS PROPERTY IS ZONED "IR" AS OF THE DATE OF THIS SURVEY.
8. BEARINGS SHOWN ARE BASED ON THE FINAL PLAT OF "THE WOODLANDS – SECTION ONE", AS OF RECORD IN P.B. 14, PG. 197, R.O.S.C., TN.
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. A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 470185 0004B, EFFECTIVE DATE AUGUST 3, 1981, SHOWS THAT NONE OF THIS PROPERTY TO BE WITHIN THE 100 YEAR FLOOD PLAIN.

LEGEND

PROPERTY OWNERSHIP BOUNDARY
LOT LINE
BUILDING SETBACK LINE
EASEMENT
CONCRETE MONUMENT (NEW)
CONCRETE MONUMENT (OLD)
IRON ROD (NEW)
IRON ROD (OLD)
LOT NUMBER
SANITARY SEWER W/ MANHOLE
WATER LINE
FIRE HYDRANT
STORM SEWER
STREET ADDRESS

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

VICINITY MAP
NOT TO SCALE

INDEXED

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N13°18'55"W	37.57'
L2	N40°31'43"E	41.66'
L3	N82°48'23"E	69.58'
L4	N53°56'31"E	117.57'
L5	N15°08'32"E	73.08'
L6	S87°51'00"E	108.94'
L7	N77°30'31"E	63.91'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD	
C1	248°40'35"	60.00	260.41	87.83	N 23°19'57" E	98.09
C2	68°40'35"	50.00	59.93	34.16	S 66°40'03" E	56.41
C3	65°30'49"	60.00	68.08	38.23	N 68°39'55" W	64.49
C4	58°19'38"	60.00	58.99	32.12	N 07°49'42" W	56.64
C5	101°04'55"	60.00	105.85	72.89	N 70°52'35" E	92.85
C6	26°35'13"	60.00	27.49	13.99	S 45°27'22" E	27.25

ATTACHMENT 4-4

OWNER / DEVELOPER:

RONALD JONES
312 DURHAM AVENUE
GALLATIN, TENNESSEE 37066

REVISED: AUGUST 30, 1999 – CHANGED SEWER LINE
REVISED: JUNE 28, 1999 – CHANGED FIRE HYDRANTS
REVISED: JUNE 8, 1999 – PER PLANNING COMMENTS

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SURETY BOND OR CASH HAS BEEN POSTED WHICH WILL GUARANTEE SAID INSTALLATION.

WATER SYSTEM 9/29 19 99 — SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE
SEWER SYSTEM 9/29 19 99 — 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. 907, PG. 560, R.O.S.C., AND THAT I (WE) HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF REVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS.

DATE 9/28/99 — OWNER
DATE — OWNER
DATE — OWNER
DATE — 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 REGULATIONS, AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS IN THESE REGULATIONS.

DATE 8-30-99 — REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

I HEREBY CERTIFY (1) THAT ALL STREETS DESIGNATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS OR (2) THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 10/1/99 — SUPERINTENDENT OF PUBLIC WORKS

G.E.D.S., Inc.
ENGINEERING - DESIGN - SURVEYING
421 EAST MAIN STREET GALLATIN, TN 37066
PH. (615) 452-5205 FAX (615) 230-7568

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 CLERK.

DATE 10-4-99 — SECRETARY, PLANNING COMMISSION
10-4-99 TRR Chair

THE WOODLANDS BUSINESS PARK
SUBDIVISION – FINAL PLAT
AIRPORT ROAD, CITY OF GALLATIN,
3RD CIVIL DISTRICT, SUMNER CO., TENNESSEE

TOTAL ACRES = 10.022±	TOTAL LOTS = 8
ACRES OF NEW ROAD = 1.120±	FEET OF NEW ROAD = 800'±
OWNER: RONALD L. JONES	CIVIL DISTRICT: 3RD
SCALE: 1" = 100'	CITY OF GALLATIN
SURVEYOR: G.E.D.S., INC.	JOB #170-97
SUMNER COUNTY	STATE OF TENNESSEE
DATE: MAY 27, 1999	SHEET NO. 1 OF 1

1-17-97C

Gallatin Municipal Board of Zoning Appeals
ZONING PERMIT & ACTION FORM

DATE: May 1, 2015

TO: Mr. Andy Leath
Rogers Engineering Group
114 B West Main Street
Gallatin, TN 37066

FROM: Planning Department

RE: April 30, 2015 Gallatin Municipal Board of Zoning Appeals Meeting
BMWG, LLC, Variance; PC File #B-449-15

Box to contain staff approval stamp once all conditions of approval have been satisfied.

At the above referenced meeting, the request for approval of a Variance was:

☐ APPROVED

☒ APPROVED WITH CONDITIONS

☐ DENIED

☐ DEFERRED

The following condition shall apply:

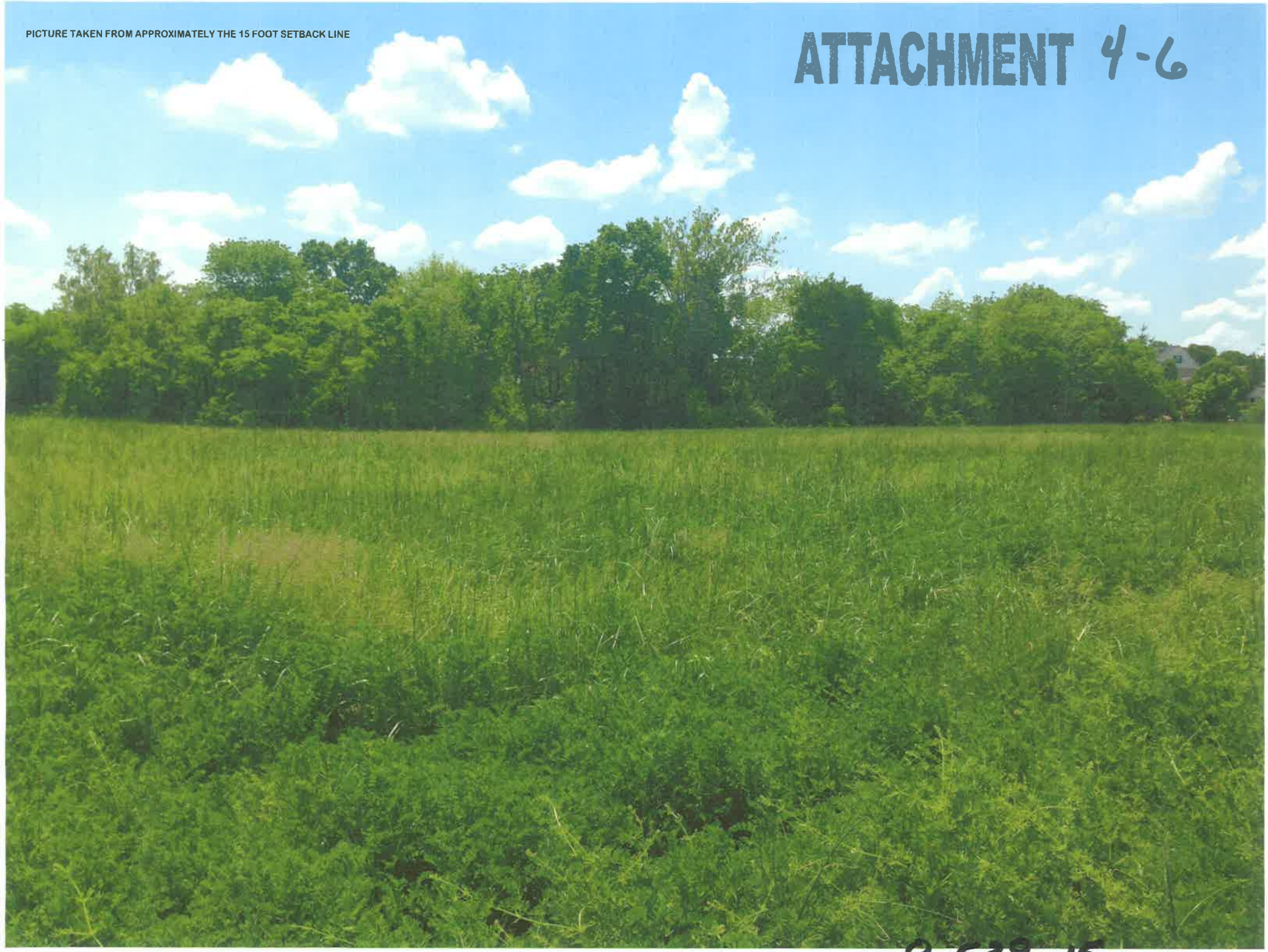
1. The variance shall be substantially consistent with the three (3) sheet plan, for BMWG, Site Plan prepared by Rogers Engineering Group, dated March 25, 2015 with a revision date of April 2015.

cc: Mr. Travis Wright; BMWG, LLC
Mr. Charley Curtis
PC File # B-449-15

ATTACHMENT 4-5

PICTURE TAKEN FROM APPROXIMATELY THE 15 FOOT SETBACK LINE

ATTACHMENT 4-6



8-538-15

ITEM 5

GMRPC Resolution No. 2015-63

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A PRELIMINARY PLAT FOR FOXLAND, PHASE 7, SECTION 3, A MAJOR SUBDIVISION, TO CREATE 16 LOTS, A STREET EXTENSION AND FIVE (5) OPEN SPACE TRACTS ON 7.18 (+/-) ACRES, LOCATED ON VININGS BOULEVARD. – (1-567-15B)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Plat submitted by the applicant, Dewey/Estes Engineering, at its regular meeting on May 18, 2015; and

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

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

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

1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the General Development and Transportation Plan for the area, and in particular, the Suburban Neighborhood Established Character Area.
2. The Preliminary Plat is consistent with the purpose and intent of the Multiple Residential and Office (MRO) Zoning District and the PMDP and FMDP for Foxland, Phase 7, Sections 2-3.
3. The Preliminary Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
4. The Preliminary Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City as described in Chapter 1, Section 1-104, items 1-11.
5. The Preliminary Plat complies with the requirements of the subdivision regulations as described in 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, Phase 7, Section 3 consisting of a two (2) sheet plan, prepared by Dewey/Estes Engineering of Nashville, Tennessee, with job number 12010, dated April 27, 2015, with a revision date of May 7, 2015, with the following conditions:

1. The owner and applicant shall coordinate all development and submit for availability with the White House Utility District.

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: 05/18/2015

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
Susan High-McAuley
City Attorney

ITEM - 5
PLANNING DEPARTMENT STAFF REPORT

Preliminary Plat for Foxland, Phase 7, Section 3
(1-567-15B)
Located on Vinings Blvd.
Date: May 18, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR FOXLAND, PHASE 7, SECTION 3, A MAJOR SUBDIVISION, TO CREATE 16 ONE-FAMILY DETACHED DWELLING LOTS, AND FIVE (5) OPEN SPACE TRACTS ON 7.18 (+/-) ACRES, LOCATED ON VININGS BLVD.

OWNER:	**GREEN TRAILS, LLC**
APPLICANT:	**DEWEY-ESTES ENGINEERING**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2015-63**
STAFF CONTACT:	**DENISE BROWN**
PLANNING COMMISSION DATE:	**MAY 18, 2015**

PROPERTY OVERVIEW:_ The owner and applicant are requesting approval of a Preliminary Plat for Foxland, Phase 7, Section 3, a major subdivision, to create 16 One-Family Detached Dwelling lots and five (5) open space tracts on 7.18 (+/-) acres, located on Vinings Boulevard. The property is currently zoned Multiple, Residential and Office (MRO). One-Family Detached Dwellings are a permitted use in the MRO zoning district. (Attachment 5-1 and 5-2)

CASE BACKGROUND:

Previous Approvals

On November 28, 2005, the Planning Commission recommended approval of a rezoning with Preliminary Master Development Plan on 416.87 (+/-) acres, known as the Foxland property, from Residential-15 Planned Unit Development (R15 PUD) and Multiple Residential and Office Planned Unit Development (MRO PUD) to Mixed Use (MU) and Multiple Residential and Office (MRO) (PC File #3-16-05). On February 7, 2006 the City Council approved the Preliminary Master Development Plan.

On May 23, 2011, the Planning Commission recommended approval of a major amendment to the Preliminary Master Development Plan for Foxland, Phase 3, Section 1, Phase 7, and Phase 9. On August 16, 2011, City Council approved the Amended Preliminary Master Development Plan for Foxland, Phase 3, Section 1, Phase 7, and Phase 9. (PC9814-11)

On February 27, 2012, the Planning Commission approved a minor amendment to the Preliminary Master Development Plan for Foxland, Phase 3, Section 1, Phase 7 and Phase 9 and a Final Master Development Plan for Foxland, Phase 9, Sections 2-5. (PC9933-11)

On March 26, 2012, the Planning Commission approved a minor amendment to the Preliminary Master Development Plan and a Final Master Development Plan for Foxland, Phase 7, Sections 1-4. (PC9959-12)

On April 23, 2012, the Planning Commission approved a Preliminary Plat for Foxland, Phase 7, Section 1, (PC9979-12). The Final Plat was approved on August 27, 2012 (PC0029-12), and recorded on December 26, 2012 (PB 27, Pgs. 253-254 R.O.S.C.). The lots in that section are currently being developed by Goodall Inc. Builders. (Attachment 5-3)

On August 26, 2013, the Planning Commission approved a Preliminary Plat for Foxland, Phase 7, Section 2, (PC0151-13), to construct 20 single-family dwellings.

On September 22, 2014, the Planning Commission approved a minor amendment to the Preliminary Master Development Plan and the Final Master Development Plan for Foxland, Phase 7, Sections 2-4. (PC0336-14) A revised Preliminary Plat for Foxland, Phase 7, Section 2, to construct 17 single-dwellings, was approved at the same meeting. (PC0337-14) The Final Plat was approved by the Planning Commission on November 24, 2014 (PC0337-14) and recorded on March 19, 2015 (PB 28 Pgs. 340-341 R.O.S.C.). (Attachment 5-4)

On April 27, 2015, the Planning Commission approved a minor amendment to the Preliminary Master Development Plan and Revised Final Master Development Plan for Foxland, Phase 7, Sections 2-3, which eliminated Section 4 and increased the width of lots in Section 3 from approximately 62 feet to between 80.46 feet to 86 feet. This reduced the overall total number of lots in Foxland Phase 7, Sections 1-3 from 60 to 54. (8-463-15) (Attachment 5-5)

DISCUSSION:

Proposed Development

The Amended Preliminary Master Development Plan and Final Master Development Plan for Foxland, Phase 7, Sections 2-3 includes 33 lots for single family detached dwelling units. The applicant is proposing 16 lots for the Preliminary Plat for Phase 7, Section 3 on 7.18 (+/-) acres. (PC0368-14)

The west thirty-four (34) feet of Lot 1272, located in Foxland, Phase 7, Section 2, will be included as part of Lot 1273, and will be re-platted when Foxland, Phase 7, Section 3, Final Plat is approved.

Natural Features

The natural topography slopes from the highest point of elevation beginning around the lots located in the western side of Phase 7, Section 3, with a steady and even decline, towards the east through Phase 7, Section 2, where a blue line stream is located. There is a slope located along the southern boundary of Lots 1280-1283 that continues at a steeper rate into the adjacent property to the north (Foxland, Phase 10).

No portion of Foxland, Phase 7, Section 3 is located within a flood hazard area.

Adjacent or Area Uses
Foxland, Phase 10, consisting of a future multi-family dwelling development, and the Foxland Golf Course are located to the north of the proposed plat, and Foxland, Phase 7, Section 2, consisting of single-family dwellings, is located to the east. Foxland Estates (PB 10, Pg 374 R.O.S.C.) is located to the west on the opposite side of Douglas Bend Road, and is platted for single family homes. Lori Lee Estates, which is outside the City Limits, is located to the south. The city limit line extends along the south boundary of lots 1273 through 1283.

Lot Layout
The (MRO) zoning requires a minimum lot size of 6,000 square feet. The lots exceed the required minimum lot size, with the smallest lot #1496 being 9052.86 square feet. The Preliminary Plat is consistent with lot sizes and layouts in the amended Preliminary Master Development Plan and Final Master Development Plan for Foxland, Phase 7, Sections 2-3 (8-463-15).

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

Rights-of-Way/Streets/Roads
There will be approximately 960 (±) linear feet of 50-80 foot wide public right-of-way with a pavement width of 26 feet, for the extension of Vinings Blvd to intersect with Douglas Bend. There are three (3) medians (Open Space E, F and G) located at the west end of Vinings Boulevard near Douglas Bend Road. The pavement width on both sides of the medians is 13 feet wide. Five (5) foot wide sidewalks will be constructed on both sides of the public street.

Public Works requested a temporary turnaround if the right-of-way did not extend past Lot 1273. Lot 1273 is immediately adjacent to Foxland, Phase 7, Section 2 which was recorded on March 19, 2015 (PB 28 Pgs. 340-341 R.O.S.C.). An easement for a temporary turnaround in Foxland, Phase 7, Section 2 was recorded as a part of that plat. (Attachment 5-4) This easement will be released when the Section 3 plat is recorded.

Easements (P.U.D.E's)
All lots include 20-foot wide P.U.D.E's along the front property lines, 5-foot wide P.U.D.E.'s along the side property lines, and 15-foot wide P.U.D.E's along the rear property lines. A 15-foot wide golf course easement is also located along the rear property lines of Lots 1492-1496 within the P.U.D.E. A 50-foot wide easement owned by Cumberland Electric (Deed Book 160, Pg. 218, R.O.S.C.) overlaps Open Space D and the west six (6) feet of Lot 1283.

The proposed P.U.D.E widths were approved with the Foxland, Phase 7, Sections 2-3 Preliminary Master Development Plan (8-463-15).

Open Space and Bufferyard
The Preliminary Plat shows five (5) open space tracts. The five (5) open space tracts total 0.40 (+/-) acres, (Open Space C - 0.10 (±) acres, Open Space D - 0.21 (±) acres, Open

Space E (median) – 0.04 (±) acres, Open Space F (median) – 0.04 (±) acres, Open Space G (median) – 0.01 (±) acres). Open Space D is located along Douglas Bend Road and will provide a 44-foot wide buffer with landscaping and an entry feature. The two (2) medians will also contain landscaping.

A Type 10 bufferyard is identified along the adjoining residential property line to the south. At the March 26, 2012, Planning Commission meeting, an alternative Type 10 bufferyard was approved to match the landscaping of the original Preliminary Master Development Plan. Existing trees will be counted toward the bufferyard requirement and additional trees will be added to supplement the existing screening. The applicant submitted a detailed tree survey with the FMDP as required by the Gallatin Zoning Ordinance.

A maintenance note has been added to the plat stating: the Homeowner's Association owns all areas designated as open space tracts and bufferyards, and shall be responsible for the maintenance, including the landscaping located within them.

Stormwater
Stormwater drains through catch basins within Foxland, Phase 7, Section 3 and then conveyed into a blue line stream which runs through the middle of Foxland, Ph. 7, Sec. 2. The blue line stream then runs through the Foxland development in a storm drainage pipe, and enters into Old Hickory Lake.

White House Utilities District Comments
The White House Utilities reviewed and commented on the Preliminary Plat. The owner and applicant shall coordinate all development and submit for availability with the White House Utility District.

Public Works Comments
The Gallatin Public Works reviewed and commented on the Preliminary Plat. The applicant satisfactorily addressed the Public Works comment.

Engineering Division Comments
The Engineering Division reviewed and commented on the Preliminary Plat. The applicant has satisfactorily addressed the Engineering comments.

Planning Department Comments
The Planning Department reviewed and commented on the Preliminary Plat. The applicant satisfactorily addressed the Planning Department comments.

Other Departmental Comments
Other City Departments reviewed and had no additional comments.

Findings

1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the General Development and Transportation Plan for the area, and in particular, the Suburban Neighborhood Established Character Area.

2. The Preliminary Plat is consistent with the purpose and intent of the Multiple Residential and Office (MRO) Zoning District and the PMDP and FMDP for Foxland, Phase 7, Sections 2-3.
3. The Preliminary Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
4. The Preliminary Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City as described in Chapter 1, Section 1-104, items 1-11.
5. The Preliminary Plat complies with the requirements of the subdivision regulations as described in Section 2-103, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

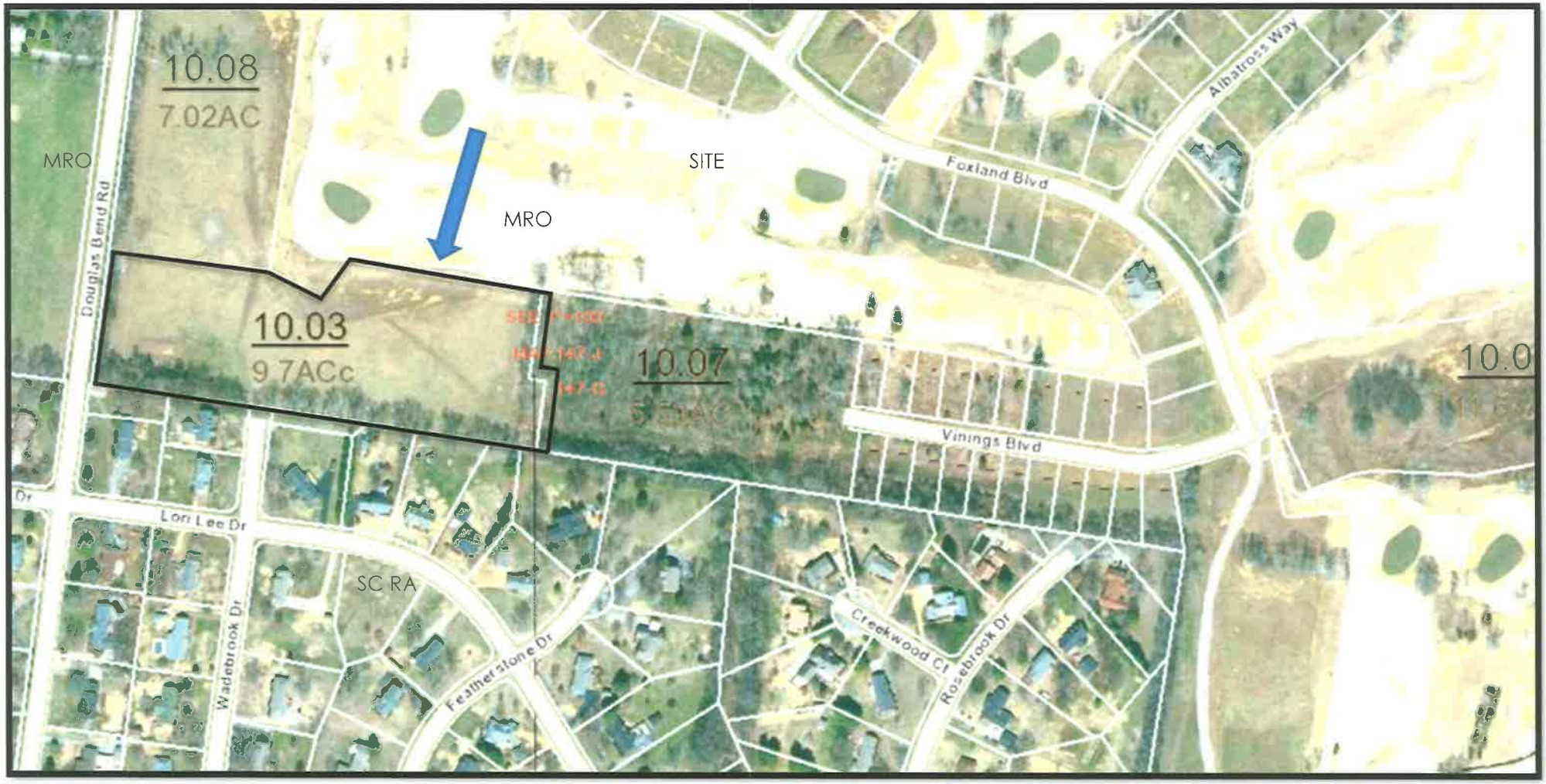
RECOMMENDATION:
Staff recommends that the Planning Commission approve Resolution 2015-63, Preliminary Plat for Foxland, Ph. 7, Sec. 3, consisting of a 2 sheet plat, prepared by Dewey/Estes Engineering of Nashville, Tennessee, with job No. 12010, dated April 27, 2015, with a revision date of May 7, 2015 with the following conditions:

1. The owner and applicant shall coordinate all development and submit for availability with the White House Utility District.

ATTACHMENTS

Attachment 5-1 Location Map
Attachment 5-2 Final Plat, Foxland, Ph. 7, Sec. 3 (1-567-15B)
Attachment 5-3 Final Plat, Foxland, Ph. 7, Sec. 1 (PC9979-12)
Attachment 5-4 Final Plat, Foxland, Ph. 7, Sec. 2 (PC0337-14)
Attachment 5-5 Amended PMDP/Revised FMDP, Foxland, Ph. 7, Sec. 2-3 (8-463-15)

FOXLAND, PHASE 7, SECTION 3; PC File #1-567-15B
PRELIMINARY PLAT
LOCATION MAP



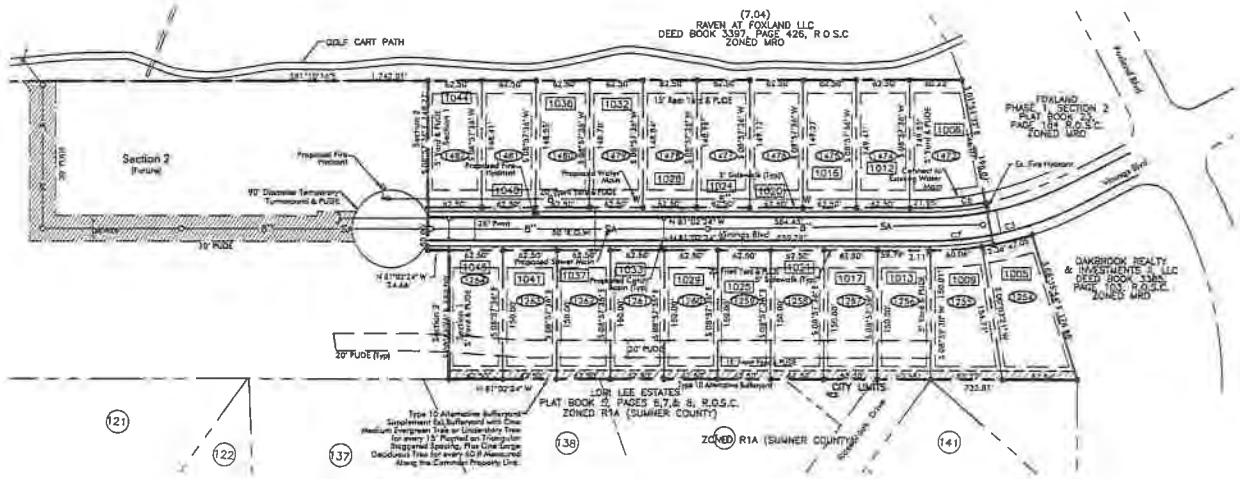
TAX MAP #147//010.03 & PART OF 010.07

ZONED MRO

ATTACHMENT 5-1

Scale 1" = 100'

TOTAL AREA = 5.391 ACRES
= 234,847.185 S.F.



LOT TABLE

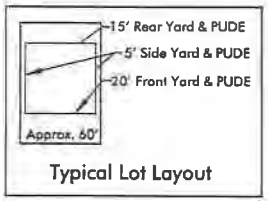
NAME	SQUARE FEET	ACRES
1254	12077.823	0.277
1255	10888.608	0.250
1256	9343.444	0.214
1257	9375.000	0.215
1258	9375.000	0.215
1259	9375.000	0.215
1260	9375.000	0.215
1261	9375.000	0.215
1262	9375.000	0.215
1263	9375.000	0.215
1264	9375.000	0.215
1473	11012.785	0.253
1474	9342.591	0.214
1475	9333.658	0.214
1476	9324.724	0.214
1477	9315.791	0.214
1478	9306.858	0.214
1479	9297.924	0.213
1480	9288.991	0.213
1481	9280.057	0.213
1482	9271.124	0.213

Pamela L Whitaker Register
Sumner County Tennessee
Rec #: 797813 Instrument # 1335361
Rec d: 30 00 Recorded
State 0 00 12/26/2012 at 11:23 AM
Clerk 0 00 in Plat Book
Other 2 00 27
Total: 32 00 Pgs 253-254

CURVE TABLE

NUMBER	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD LENGTH
C3	06°44'22"	400.00	23.55	47.05	S 84°46'17" W	47.02
C7	10°49'05"	400.00	37.88	75.53	N 86°26'57" W	75.4[illegible]
C8	10°49'05"	350.00	33.14	66.08	N 86°26'57" W	65.9[illegible]

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



Typical Lot Layout

ENTERED
John C Isbell
Property Assessor
DEC 26 2012
Map__Gp__Cl__Par__

FINAL PLAT
FOXLAND
PHASE 7 SECTION 1
4th COUNCILMANIC DISTRICT
SUMNER COUNTY, TENNESSEE
DATE: JULY 17, 2012 REV. 11-26-12
SCALE: 1" = 100'
JOB NO. 11105

Property Location/Address:
Located East of Douglas Bend Rd
Approx. 500 lf North of Lori Lee Dr
Address (GIS): 0 Douglas Bend Rd
Gallatin, TN 37066

Void, unless recorded by: _____

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

City Engineer of County Road Superintendent — Date 12/21/12

CERTIFICATE OF COMMON AREAS DEDICATION

Green Trails, LLC in recording this plat, has designated certain areas of land shown hereon as common areas intended for use by the homeowners in Foxland Phase 7, Section 1, for recreation and related activities. The above-described areas are not dedicated for use by the general public, but are dedicated to the common use and enjoyment of the homeowners in Foxland Phase 7, Section 1 as more fully provided in Article ____ Declaration of Covenants and Restrictions, applicable to Foxland Phase 7, Section 1, dated May 12, 2006, (Record Book 2501, Pages 303-366) and recorded with this plat. Said Article____ is hereby incorporated and and made part of this plat.

Owner: Rick Deckbar, Chief Manager, Green Trails, LLC — Date 12-6-12

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 3580, Page 398, Sumner County Register's Office and that I (we) adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and and that offers of dedication for all public roads, utilities and other facilities have been files as required by the Gallatin Municipal-Regional Subdivision Regulations.

Darren Rick Deckbar, Chief Manager, Green Trails, LLC — Date 12-6-12

CERTIFICATE OF ACCURACY

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

Dec 6, 2012
Date
Ernest Medlin
Registered Land Surveyor

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled Foxland Phase 7, Section 1 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.

12/7/2012
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 Foxland Phase 7, Section 1 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.

12/7/2012
Sewer System — Date
Superintendent of Public Utilities

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 County Registrar.

12-13-12
Date
Secretary, Planning Commission
1-14-13
Date
Chairman's Initials

Dale & Associates
Consulting Civil Engineers
Land Planning & Zoning
Surveying
636 Hampton Place
Nashville, Tennessee 37205
(615) 297-5866

2
2 of 2

ATTACHMENT 5-3

PC9979-12

Site Information

Tax Map 147, Portion of Parcel 10 07

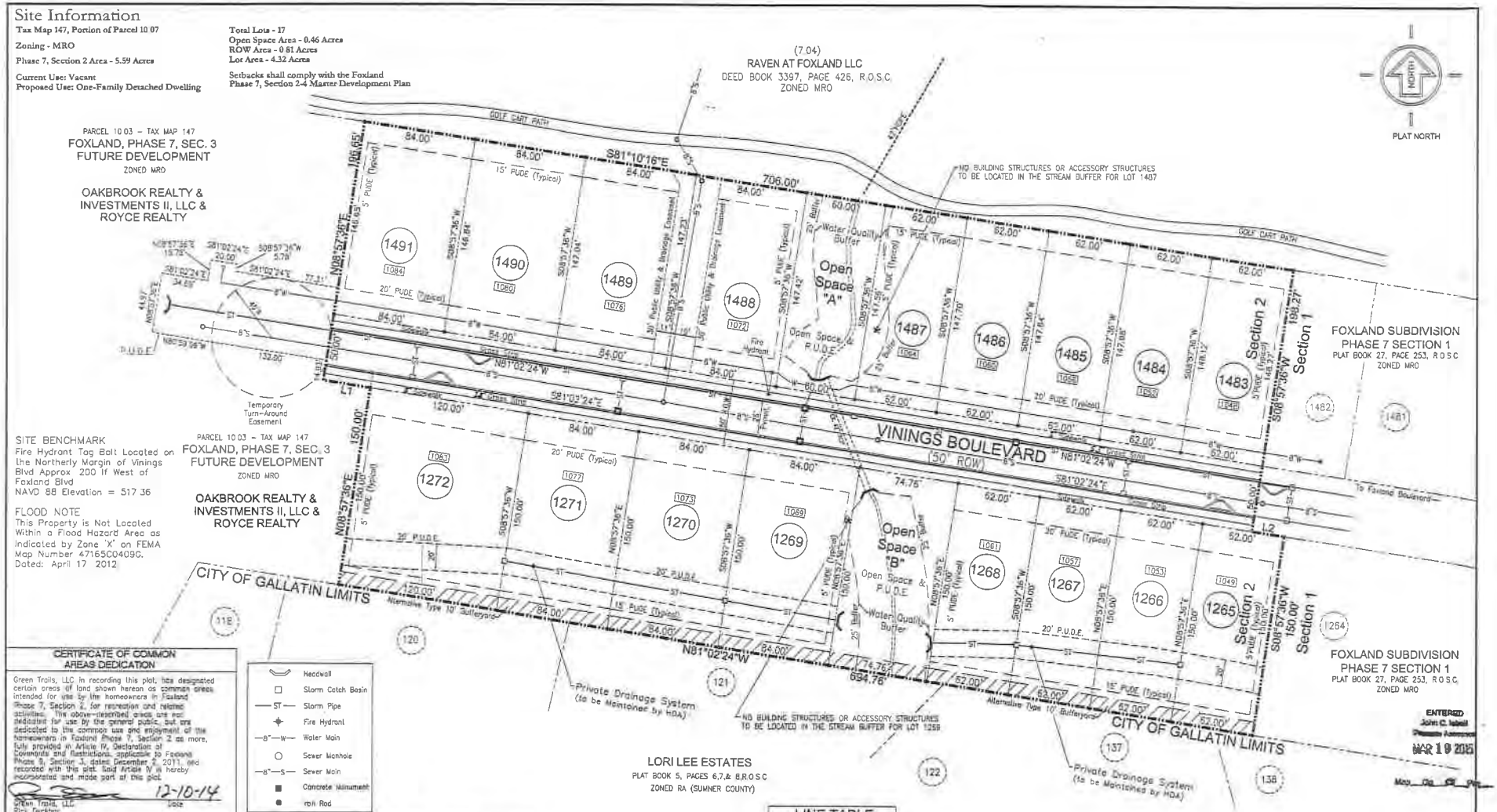
Zoning - MRO

Phase 7, Section 2 Area - 5.59 Acres

Current Use: Vacant
Proposed Use: One-Family Detached Dwelling

Total Lots - 17
Open Space Area - 0.46 Acres
ROW Area - 0 81 Acres
Lot Area - 4.32 Acres

Setbacks shall comply with the Foxland Phase 7, Section 2-4 Master Development Plan



CERTIFICATE OF COMMON AREAS DEDICATION

Green Trails, LLC in recording this plat, has designated certain areas of land shown hereon as common areas intended for use by the homeowners in Foxland Phase 7, Section 2, for recreation and related activities. The above-described areas are not dedicated for use by the general public, but are dedicated to the common use and enjoyment of the homeowners in Foxland Phase 7, Section 2 as more fully provided in Article IV, Declaration of Covenants and Restrictions applicable to Foxland Phase 7, Section 3, dated December 2, 2011, and recorded with this plat. Said Article IV is hereby incorporated and made part of this plat.

Green Trails, LLC
Rick Deckbar — Date 12-10-14

LINE TABLE

LINE	BEARING	LENGTH
L1	N81°02'24"W	35.90
L2	S81°02'24"E	24.56

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 3385, Page 103, Sumner County Register's Office and that I (we) adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and and that offers of dedication for all public roads, utilities and other facilities have been files as required by the Gallatin Municipal–Regional Subdivision Regulations

Oakbrook Realty & Investments II, LLC & Royce Realty – Kim M. Plemmer, Manager — Date 1/13/15

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

City Engineer — Date 03/09/15

OWNER/DEVELOPER:
GREEN TRAILS, LLC
CONTACT: RICK DECKBAR
ADDRESS: 2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
PHONE: (615) 397–4513

OWNER/DEVELOPER:
OAKBROOK REALTY & INVESTMENTS, LLC & ROYCE REALTY
CONTACT: KIM M. PLENCNER
1000 ROYCE BOULEVARD
OAKBROOK TERRACE, ILLINOIS 60181
PHONE: (630) 268–4000

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 851918 — Instrument #: 1112163
Rec'd: 30.00 — Recorded
State: 0.00 — 3/19/2015 at 9:14 AM
Clerk: 0.00 — in Plat Book
Other: 2.00 — 28
Total: 32.00 — Pgs 340-341

TOTAL AREA: 243,620 SQUARE FEET OR 5.59 ACRES

2 12-1-14 Revise Per Staff Comments
1 11-12-14 Revise Per Staff Comments

FINAL PLAT
FOXLAND SUBDIVISION
PHASE 7 SECTION 2

VININGS BOULEVARD
4TH COUNCILMANIC DISTRICT
SUMNER COUNTY, TENNESSEE

0' 25' 50 100' 150'
SCALE: 1"=50'

ENTERED
John C. Isbell
Planning Commission
MAR 19 2015

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 3773, Page 127 Sumner County Register's Office and that I (we) adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and and that offers of dedication for all public roads, utilities and other facilities have been files as required by the Gallatin Municipal–Regional Subdivision Regulations

Green Trails, LLC
Rick Deckbar Owner — Date 12-10-14

CERTIFICATE OF ACCURACY

I (We) hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal–Regional Subdivision Regulations and that the monuments shown hereon will be placed as approximately indicated in these regulations

Date — Registered Surveyor

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled Final Plat–Foxland Phase 7, Section 2 have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

12/22/14 — Water System 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 Revised Final Plat–Foxland Phase 7, Section 2 have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

12/22/14 — Sewer System Date — Superintendent of Public Utilities

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 County Registrar.

3-9-15 — Date — Secretary, Planning Commission
3-9-15 — Date — Chairman's Initials

RECORD

RECORDED _____ 2014
IN BOOK _____ PAGE _____
OF THE REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE

JAMES TERRY & ASSOCIATES
2526 MEADOWOOD DRIVE
NASHVILLE, TENNESSEE 37214
PHONE: (615) 883–2918

DATE: OCTOBER 28, 2014
JOB NO. 2014-338

SHEET 2 OF 2

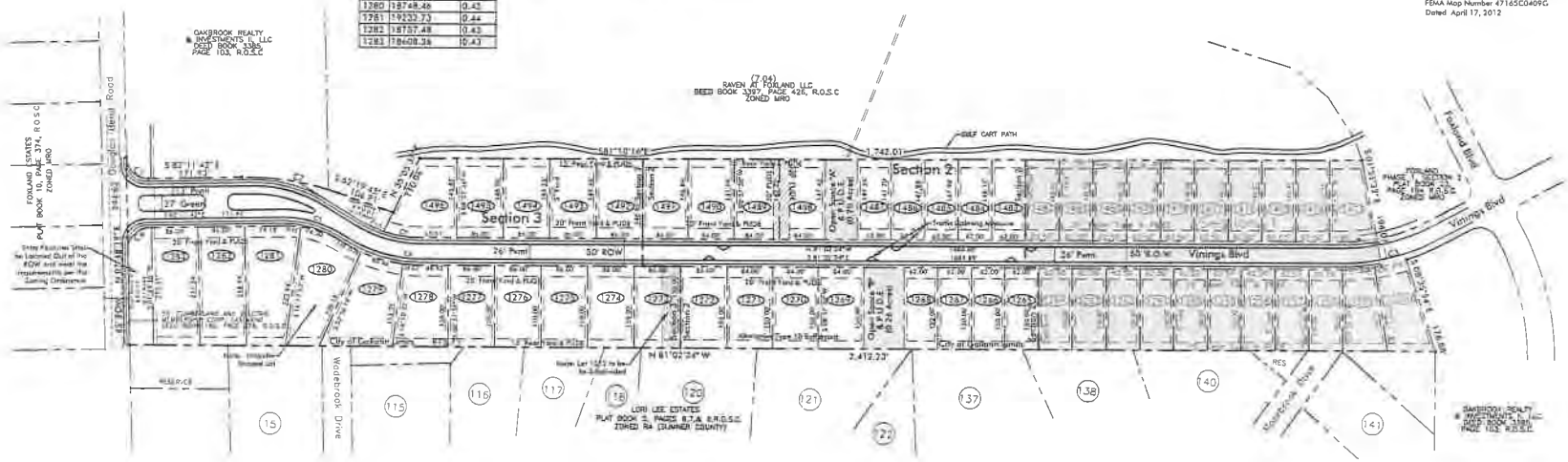
ATTACHMENT 5-4

PC 0337-14

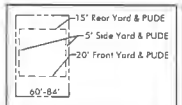
LOT TABLE

NAME	SQUARE FEET	ACRES
1254	11077.82	0.28
1255	10898.61	0.25
1256	9345.44	0.21
1257	9375.00	0.22
1258	9375.00	0.22
1259	9375.00	0.22
1260	9375.00	0.22
1261	9375.00	0.22
1262	9375.00	0.22
1263	9375.00	0.22
1264	9375.00	0.22
1265	9300.00	0.21
1266	9300.00	0.21
1267	9300.00	0.21
1268	9300.00	0.21
1269	12600.00	0.29
1270	12600.00	0.29
1271	12600.00	0.29
1272	12900.00	0.30
1273	12900.00	0.30
1274	12900.00	0.30
1275	12900.00	0.30
1276	12900.00	0.30
1277	12900.00	0.30
1278	14009.42	0.32
1279	17672.25	0.41
1280	18748.46	0.43
1281	19232.73	0.44
1282	18787.48	0.43
1283	18608.36	0.43

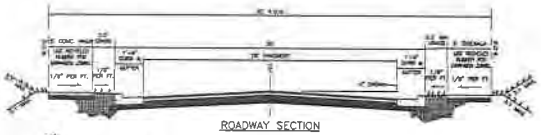
NAME	SQUARE FEET	ACRES
1473	11012.79	0.25
1474	9342.59	0.21
1475	9332.66	0.21
1476	9324.72	0.21
1477	9313.79	0.21
1478	9306.86	0.21
1479	9297.92	0.21
1480	9288.99	0.21
1481	9280.06	0.21
1482	9271.12	0.21
1483	9188.13	0.21
1484	9179.34	0.21
1485	9170.55	0.21
1486	9161.76	0.21
1487	9152.96	0.21
1488	12375.24	0.28
1489	12359.10	0.28
1490	12342.97	0.28
1491	12326.83	0.28
1492	12660.61	0.29
1493	12586.69	0.29
1494	12569.78	0.29
1495	12552.87	0.29
1496	9052.86	0.35



CURVE TABLE								
NUMBER	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING	CHORD	LENGTH
C1	49°09'00"	40.00	40.00	67.53	N 32°11'41" W		56.81	
C2	19°31'15"	500.00	43.44	143.03	S 37°13'42" E		141.13	
C3	18°44'22"	480.00	23.50	47.02	S 44°45'17" W		47.02	
C4	98°50'56"	40.00	40.00	62.83	S 52°48'18" W		55.59	
C5	19°31'15"	500.00	76.16	153.43	S 37°25'29" E		152.68	
C6	18°42'38"	275.00	181.76	356.17	N 55°23'48" W		348.31	
C7	19°49'08"	450.00	77.88	155.53	N 66°25'53" W		154.81	
C8	19°49'08"	350.00	60.54	120.98	N 66°25'53" W		120.38	
C9	19°07'11"	225.00	42.18	75.43	S 71°56'43" E		75.13	
C10	16°30'04"	225.00	10.17	21.44	S 59°18'04" E		21.38	



Typical Lot Layout



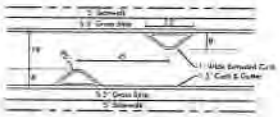
ROADWAY SECTION

NOT TO SCALE

NOTE: NO RETAINING WALLS SHALL BE CONSTRUCTED WITHIN ROW.

① 1 1/2" ASPHALTIC CONCRETE SURFACE (411D)
② TACK COAT (SS-1)
③ 2" BITUMINOUS BINDER (B-KS)
④ PRIME COAT (CRS-2)
⑤ 8" STONE (GRADING D PLUS MILL MIX)

PAVEMENT COURSES



CHICANE DETAIL

NOT TO SCALE

Project Schedule

1) Phase 7, Section 1 (21 Lots) July 2012-June 2013
2) Phase 7, Section 2 (17 Lots) Sept 2014-June 2015
3) Phase 7, Section 3 (16 Lots) July 2015-June 2016

Revisions:

Drawing Status:

Date: March 25, 2015

Foxland
Phase 7, Sections 2 & 3

Being Parcel 10.07 and Portion of Parcel 10.03 on Tax Map 147
Gallatin, Sumner County, Tennessee

DE DEWEY/ESLES ENGINEERING

Overall Layout Plan

Job No. 12010

C1.0

2 of 4

ATTACHMENT 5-5

8-463-15

Preliminary Plat
for
Foxland
Phase 7, Section 3

Being Parcel 10.03 and Portion of Parcel 10.07 on Tax Map 147
Gallatin, Sumner County, Tennessee
Vinings Boulevard

Project Notes

1. The purpose of this submittal is obtain approval of a Preliminary Plat for Phase 7, Section 3 of this development, consisting of 16 single-family dwellings.

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

3. This Property is Not Located Within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47165C0409G. Dated: April 17, 2012. Floodplain Development Permits and Elevation Certificates are Required if Property is Located within 100 Year Floodplain.

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

5. Wheelchair accessible curbs ramps, complying with applicable City of Gallatin 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. Homeowner's association owns all areas designated as open space tracts and bufferyards and shall be responsible for the maintenance including the landscaping located within them.

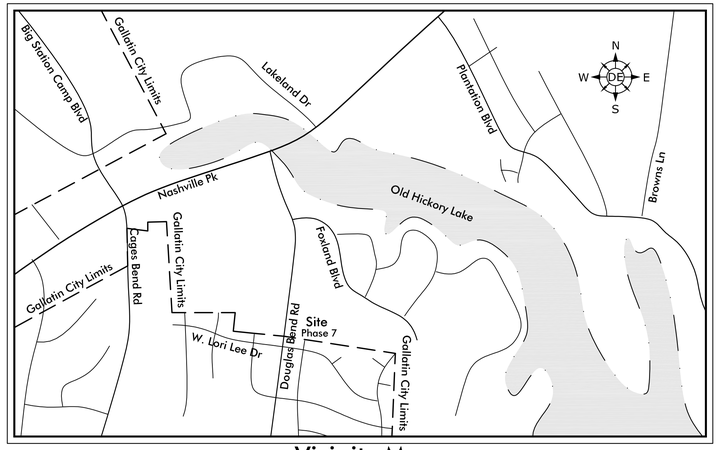
9. All Construction and Use of the Proposed Facility to Meet the Applicable Performance Standards as Set Forth in the City of Gallatin Zoning Ordinance, Section 13.02.

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

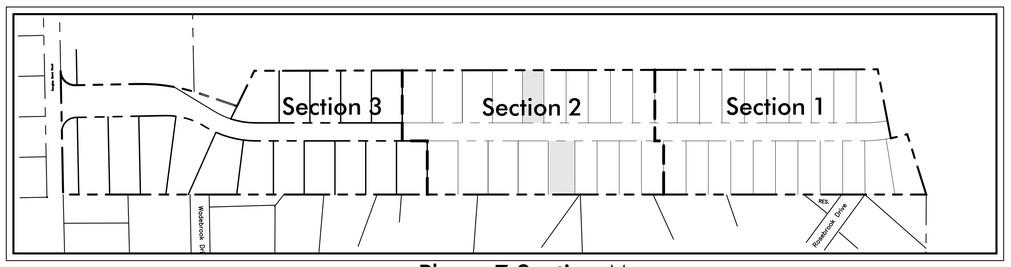
11. This plat voids, vacates, and supercedes the Final Plat for Foxland Phase 7, Section 2 recorded in Plat Book 28, Pages 340-341 for Lot 1272 only.

Sheet Schedule

C0.0	Cover Sheet
C1.0	Preliminary Plat



Vicinity Map
NTS



Phase 7 Section Map
Scale: 1"=200'

Project Summary

Site Data

Councilmatic District #4
Council Person Craig Hayes

Property Location/Address:
Located on the East Side of Foxland Blvd
Approx. 500 lf North of Lori Lee Dr
Address (GIS): 0 Douglas Bend Rd
Gallatin, TN 37066

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

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

Site Information

Tax Map 147, 10.03 and 10.07 (Portion of)

Zoning - MRO

Phase 7, Sections 3 Area - 7.18 Acres

Current Use: Vacant
Proposed Use: One-Family Detached Dwelling

Plan Preparation Date: March 25, 2015

Lot Breakdown:
Phase 7, Section 3 - 16 Lots

Open Space Area - 0.40 Acres
Open Space Area "C" - 0.10 Acres
Open Space Area "D" - 0.21 Acres
Open Space Area "E" - 0.04 Acres
Open Space Area "F" - 0.04 Acres
Open Space Area "G" - 0.01
ROW Area - 1.34 Acres
Lot Area - 5.44 Acres

Minimum Front Yard: 20 Ft
Minimum Rear Yard: 15 Ft
Minimum Side Yard: 5 Ft

Maximum Height: 3 Stories (35 Feet Building Height)

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.

SITE BENCHMARK
Fire Hydrant Tag Bolt Located on the Northerly Margin of Vinings Blvd Approx. 200 lf West of Foxland Blvd
NAVD 88 Elevation = 517.36

FLOOD NOTE
This Property is Not Located Within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47165C0409G. Dated: April 17, 2012.

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

MICHAEL RANDOLPH DEWEY REGISTERED ENGINEER AGRICULTURE No. 109855 STATE OF TENNESSEE

Revisions:

Drawing Notes:

Date: May 7, 2015

Foxland
Phase 7, Section 3
Being Parcel 10.03 and Portion of Parcel 10.07 on Tax Map 147
Gallatin, Sumner County, Tennessee

DE DEWEY/ESTES ENGINEERING

Cover Sheet

Job No. 12010

C0.0

LOT TABLE

NAME	SQUARE FEET	ACRES
1273	12900.00	0.30
1274	12900.00	0.30
1275	12900.00	0.30
1276	12900.00	0.30
1277	12900.00	0.30
1278	14009.42	0.30
1279	17672.25	0.41
1280	18748.46	0.43
1281	19232.73	0.44
1282	18757.48	0.43
1283	18608.36	0.43
1492	12603.61	0.29
1493	12586.69	0.29
1494	12569.78	0.29
1495	12552.87	0.29
1496	15016.46	0.35

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

N
W DE E
S

60 0 60 120 180

Scale 1" = 60'

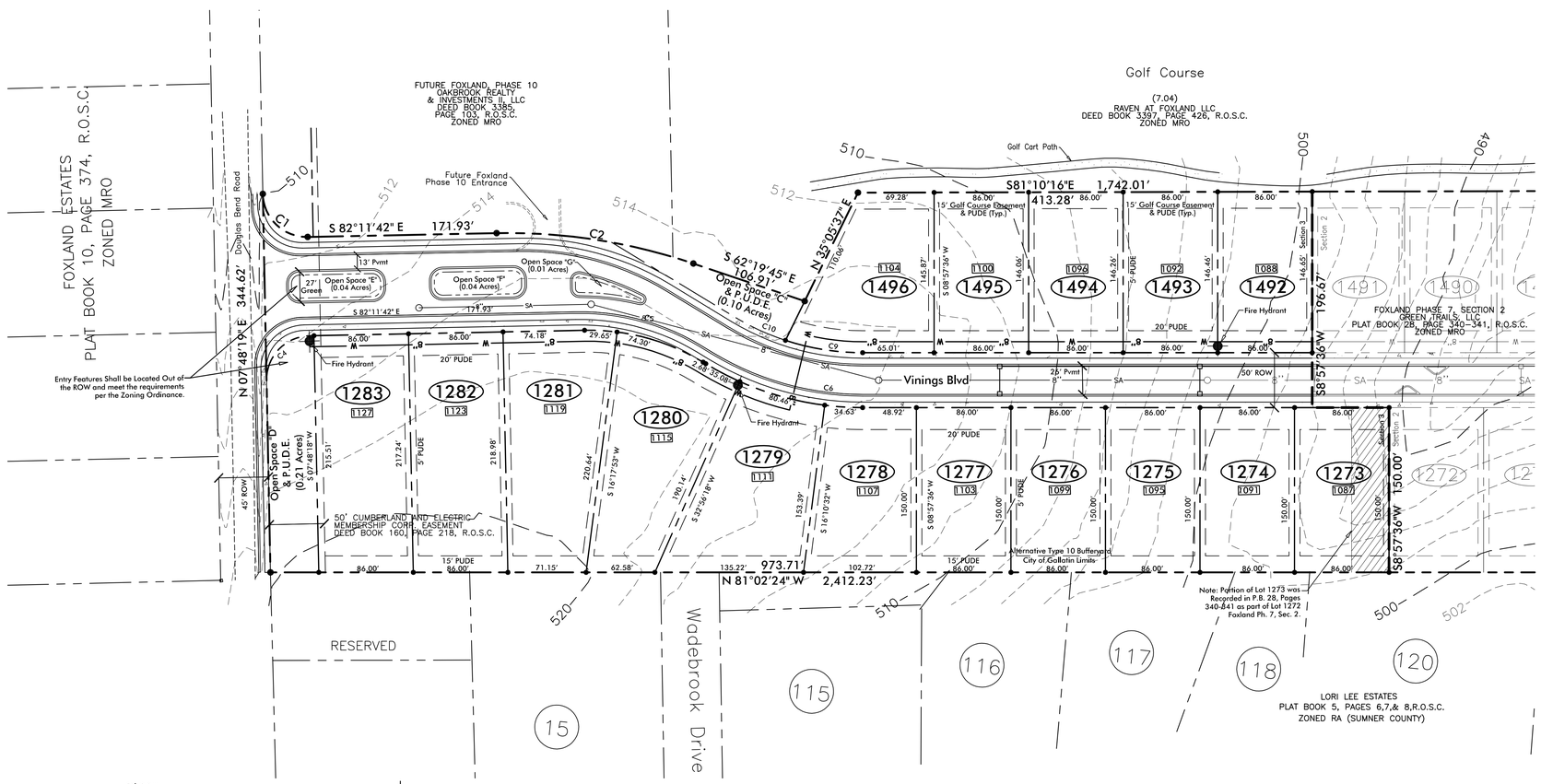
Phase 7, Sec 3 Area = 7.18 Acres

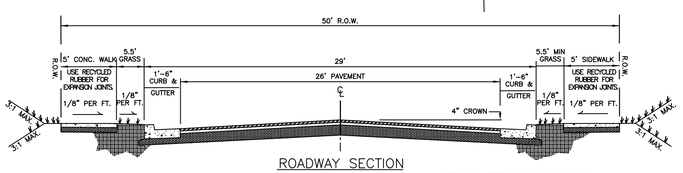
ENGINEER
Dewey-Estes Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Ph: (615) 401-9956
Fax: (615) 401-9956
Email: mdewey@dewey-estes.com

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

SITE BENCHMARK
Fire Hydrant Tag Bolt Located on the Northerly Margin of Vinings Blvd Approx. 200 lf West of Foxland Blvd
NAVD 88 Elevation = 517.36

FLOOD NOTE
This Property is Not Located Within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47165C0409G.
Dated: April 17, 2012.

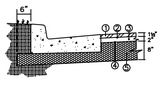




ROADWAY SECTION

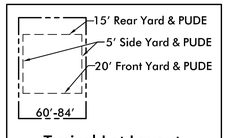
NOT TO SCALE

NOTE: NO RETAINING WALLS SHALL BE CONSTRUCTED WITHIN ROW.



① 1 1/2" ASPHALTIC CONCRETE SURFACE (411D)
② TACK COAT (SS-1)
③ 2" BITUMINOUS BINDER (B-M2)
④ PRIME COAT (RS-2)
⑤ 8" STONE (GRADING D PUG MILL MIX)

PAVEMENT COURSES



Typical Lot Layout

CURVE TABLE

NUMBER	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	40.00	40.00	62.83	N 37°11'41" W	56.57
C2	19°51'55"	525.00	91.94	182.03	S 72°15'43" E	181.12
C3	06°44'22"	400.00	23.55	47.05	S 84°46'17" W	47.02
C4	89°59'58"	40.00	40.00	62.83	S 52°48'19" W	56.57
C5	19°51'55"	200.00	76.18	103.93	S 67°25'29" E	102.82
C6	18°42'38"	275.00	61.78	150.17	N 65°23'46" W	148.31
C7	10°49'06"	400.00	37.88	75.53	N 86°26'57" W	75.41
C8	10°49'06"	350.00	33.14	66.08	N 86°26'57" W	65.99
C9	15°07'32"	225.00	43.15	71.43	S 71°56'43" E	71.13
C10	03°35'06"	225.00	10.17	51.44	S 56°18'04" E	51.32

Project Schedule

1). Phase 7, Section 1 (21 Lots) July 2012-June 2013
2). Phase 7, Section 2 (17 Lots) Sept 2014-June 2015
3). Phase 7, Section 3 (16 Lots) July 2015-June 2016

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

RANDOL PHILLIP DEWEY III REGISTERED ENGINEER AGRICULTURE NO. 110890 STATE OF TENNESSEE

Revisions:

Drawing Notes:

Date: May 7, 2015

Foxland
Phase 7, Section 3

Being Parcel 10.03 and Portion of Parcel 10.07 on Tax Map 147
Gallatin, Sumner County, Tennessee

DEWEY/ESTES ENGINEERING

Overall Layout Plan

Job No. 12010

C1.0

ITEM 6

GMRPC Resolution No. 2015-71

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MINOR AMENDMENT TO THE OVERALL SITE LAYOUT PLAN/AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN FOR FOXLAND AT FAIRVUE AND APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR FOXLAND, PHASE 10, FOR 50 MULTI-FAMILY DWELLING UNITS ON ONE (1) LOT CONTAINING 7.02 (+/-) ACRES, LOCATED ON VININGS (PRIVATE) CIRCLE, OFF VININGS BOULEVARD (PC FILE #8-539-15)

WHEREAS, the applicant has submitted an application for a minor amendment to the previously approved Overall Site Layout Plan/Amended Preliminary Master Development Plan and a Final Master Development Plan consistent with Section 12.02 of the City of Gallatin Zoning Ordinance, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Overall Site Layout Plan/Amended Preliminary Master Development Plan and the Revised Final Master Development Plan submitted by the applicant, Barge, Waggoner, Sumner & Cannon, Inc., at its regular meeting on May 18, 2015; and

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

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 make the following findings pursuant to T.C.A. §13-3-310, §13-4-310, §13-7-201, and §13-7-202:

1. Once revised, the Overall Site Layout Plan/Amended Preliminary Master Development Plan and Final Master Development Plan will be in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020* for the area, and in particular, the Suburban Neighborhood Established Community Character Area.

2. The Overall Site Layout Plan/Amended Preliminary Master Development Plan and Final Master Development Plan are consistent with the purpose and intent of the Multiple Residential and Office (MRO) zone district and comply with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, minimum building setback line requirements, and yard lines established in said zone district, with approval of a rear yard and double side yard exception.

3. The proposed changes shown in the Overall Site Layout Plan/Amended Preliminary Master Development Plan and Final Master Development Plan do not constitute a major amendment to the approved Preliminary Master Development Plan as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.

4. The proposed project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing plan or intended character of the general vicinity. As designed, the proposed modifications will not change the essential character of the Foxland Development since the proposed Multi-Family Dwelling Units in Phase 10 will be compatible with previously constructed homes throughout the development. A Type 10 Bufferyard will be installed along the western property boundary to screen the proposed residential structures from view along Douglas Bend Road and a Type 12 Bufferyard will be installed along Vinings Boulevard.

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

6. The Overall Site Layout Plan/Amended Preliminary Master Development Plan and Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

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

8. The Overall Site Layout Plan/Amended Preliminary Master Development Plan and Final Master Development Plan have been submitted to the City complying with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves a minor amendment to the Overall Site Layout Plan/Amended Preliminary Master Development Plan for Foxland at Fairvue consisting of a one (1) sheet plan, prepared by Barge, Waggoner, Sumner, and Cannon, Inc. of Nashville, Tennessee, with job number 32003-00, dated May 5, 2011, with a latest revision date of May 7, 2015, and approves the Final Master Development Plan consisting of a four (4) sheet plan for Foxland, Phase 10 prepared by Barge, Waggoner, Sumner, and Cannon, Inc. of Nashville, Tennessee, with file number 32003-57, dated April 22, 2015, with a revision date of May, 7 2015 and architectural elevations for the Foxland Harbor Townhomes submitted by Phillips Builders, Inc. of Gallatin, Tennessee, dated May 5, 2015, with the following conditions:

1. Construction plans shall be approved prior to recording of the Final Plat for Foxland, Phase 10.

2. A right-of-way excavation permit shall be required for all grading work proposed in the ditch located within the public right-of-way along Douglas Bend Road.
3. Provide five (5) foot sidewalks along both sides of Vinings (Private) Circle in accordance with the Gallatin Zoning Ordinance and the *2020 Plan*.
4. Label 25-foot front yard along Vinings Boulevard.
5. Coordinate all development with the White House Utility District to ensure future utility infrastructure is installed to the satisfaction of the White House Utility District.
6. Provide a Type 12 Bufferyard along Vinings Boulevard in order to meet the bufferyard requirements of the Gallatin Zoning Ordinance, Section 13.04.06, Determination of Bufferyard Requirements, F. Additional Bufferyard Provisions, 2. Parcels with Intervening Local Street. Update landscaping plan and provide planting details for the Type 12 Bufferyard.
7. Resubmit the updated site surety calculation to include the Type 12 Bufferyard plantings for review and approval by the Planning Department prior to submitting the site surety. A site surety is required prior to recording of the Final Plat (Horizontal Property Regime) for Foxland, Phase 10.
8. Submit three (3) corrected folded copies of the Final Master Development Plan for Foxland, Phase 10 to the Planning Department prior to submitting the Final Plat (Horizontal Property Regime) for review and approval for Foxland, Phase 10.
9. The Foxland, Phase 10 Final Plat (Horizontal Property Regime) shall be recorded prior to the issuance of any building permits.

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

IT IS SO ORDERED.
PRESENT AND VOTING

AYE:

NAY:

DATED: 5/18/15

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
Susan High-McAuley
City Attorney

ITEM 6
PLANNING DEPARTMENT STAFF REPORT
Foxland Amended PMDP & FMDP for Foxland, Phase 10
PC File #8-539-15
Vinings (Private) Circle
Date: May 12, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR AMENDMENT TO THE OVERALL SITE LAYOUT PLAN/AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN FOR FOXLAND AT FAIRVUE AND APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR FOXLAND, PHASE 10, FOR 50 MULTI-FAMILY DWELLING UNITS ON ONE (1) LOT CONTAINING 7.02 (+/-) ACRES, LOCATED ON VININGS (PRIVATE) CIRCLE, OFF VININGS BOULEVARD.

OWNER:	OAK REALTY INVESTMENTS/ROYCE INVESTMENTS II, LLC
APPLICANT:	BARGE, WAGGONER, SUMNER & CANNON, INC.
STAFF RECOMMENDATION:	APPROVAL OF RESOLUTION NO. 2015-71
STAFF CONTACT:	KATHERINE SCHOCH, AICP
PC MEETING DATE:	MAY 18, 2015

PROPERTY OVERVIEW:

The owner and applicant request approval of a minor amendment to the Overall Site Layout Plan/Amended Preliminary Master Development Plan for Foxland at Fairvue and approval of a Final Master Development Plan for Foxland, Phase 10, for 50 Multi-Family Dwelling units on one (1) Lot containing 7.02 (+/-) acres, located on Vinings (Private) Circle, off Vinings Boulevard. (Attachment 6-1, Attachment 6-2, and Attachment 6-3). The applicant submitted the overall Site Layout Plan for the entire Foxland Harbor Development that reflects the latest approvals and lot configuration, including the proposed changes to Phase 10 (Attachment 6-1).

The Foxland at Fairvue Preliminary Master Development Plan is being amended to decrease the number of approved Multi-Family Dwellings from 64 to 50 units, for a density of 7.12 units per acre, and to revise the conceptual architectural elevations originally submitted, but not approved, for the Mid-Rise Condominiums shown for Phase 10 (PC File #3-16-05) (Attachment 6-4) Phillips Builders, Inc. is the developer of Phase 10 and has submitted final sample architectural elevations showing one (1) story, Multi-Family Dwelling units (Attachment 6-5 and Attachment 6-6). Although the overall design of the architecture is significantly different than originally envisioned for Phase 10, the traditional design of the all-brick Multi-Family Dwellings units are more compatible in size, scale, and building materials with the existing single-family homes already constructed throughout other phases of the Foxland Subdivision and neighborhoods along Douglas Bend Road. The property is currently zoned Multiple Residential and Office (MRO),

which requires 6,000 square foot minimum lots for residential uses. Multi-Family Dwelling is a permitted use in the MRO zone district. The plan meets all bulk requirements of the MRO zone district with the exception of the 20-foot rear yard and 20-foot double side yard along Douglas Bend Road. The applicant is requesting a five (5) foot exception to the 20-foot rear yard requirement and a ten (10) foot exception to the 20-foot double side yard requirement. Staff recommends approval of both exceptions as shown on the plan.

Staff also recommends that the proposed changes to the approved Foxland at Fairvue Preliminary Master Development Plan be considered a minor amendment. Staff recommends approval of the Overall Site Layout Plan/Amended Preliminary Master Development Plan and Final Master Development Plan for Foxland, Phase 10 as submitted with the conditions listed on page 9 of the staff report and in GMRPC Resolution No. 2015-71.

CASE BACKGROUND:

Previous Approvals and Property History

On November 28, 2005, the Planning Commission recommended approval of a Preliminary Master Development Plan and rezoning of 416.87 (+/-) acres, known as the Foxland at Fairvue property, from R15 Medium Density Residential Planned Unit Development (R15 PUD) and Multiple Residential and Office Planned Unit Development (MRO PUD) to Mixed Use (MU) and Multiple Residential and Office (MRO) (PC File #3-16-05) (Attachment 6-7). The Preliminary Master Development Plan included 81.37 (+/-) acres to be rezoned to MU and 335.50 (+/-) acres to be rezoned to MRO. Please refer to the Action Form from the November 26, 2005 Planning Commission meeting included as Attachment 6-8. The Preliminary Master Development Plan and rezoning request passed Second Reading on February 7, 2006.

Since the time the property was rezoned in 2006, several Final Master Development Plans for the Clubhouse, golf course, One-Family Detached Dwellings, Attached Dwellings, and Multi-Family Dwelling units have been approved throughout the Foxland Development. Several Preliminary and Final Plats have also been approved for various phases and sections of the Foxland Development. A separate Final Master Development Plan for Phase 10 was not previously submitted for approval and final architectural elevations were never approved for this phase.

A Preliminary Plat for Foxland, Phase 7, Section 3, located to the south and east of Foxland, Phase 10, will also be considered for approval at the May 18, 2015 Gallatin Municipal-Regional Planning Commission meeting (PC File #1-567-15B).

DISCUSSION:

Analysis

The owner and applicant request approval of a minor amendment to the Overall Site Layout Plan/Amended Preliminary Master Development Plan for Foxland at Fairvue and approval of a Final Master Development Plan for Foxland, Phase 10, for 50 Multi-Family Dwelling units on one (1) lot containing 7.02 (+/-) acres, located on Vinings (Private) Circle, off Vinings Boulevard. (Attachment 6-1, Attachment 6-2, and Attachment 6-3). The applicant submitted the Overall Site Layout Plan for the entire Foxland Harbor Development that reflects the latest approvals and lot configuration, including the proposed changes to Phase 10 (Attachment 6-1).

The Foxland at Fairvue Preliminary Master Development Plan is being amended to decrease the number of approved Multi-Family Dwellings from 64 to 50 units, for a density of 7.12 units per acre, and to revise the conceptual architectural elevations originally submitted, but not approved, for the Mid-Rise Condominiums shown for Phase 10 (PC File #3-16-05) (Attachment 6-4). The sample architecture submitted for Phase 10 called for six (6) individual Multi-Family Dwelling buildings, [three (3) stories] with underground parking, for a total of 64 condominium units. The architecture for the Mid-Rise Condominiums submitted in 2005 were similar in design to the condominium units approved for Foxland, Phase 2 along Old Hickory Lane near the Foxland Mansion and Foxland, Phase 9 (PC File #3-16-05 and PC File #3-18-04). Please refer to the color renderings for the Foxland Harbor lakefront and event lawn areas included as Attachment 6-9.

Phillips Builders, Inc. is the developer of Phase 10 and has submitted final sample architectural elevations showing one (1) story, Multi-Family Dwelling units (Attachment 6-5 and Attachment 6-6). Although the overall design of the architecture is significantly different than originally envisioned for Phase 10, the traditional design of the all-brick Multi-Family Dwellings units are more compatible in size, scale, and building materials with the existing single-family homes already constructed throughout other phases of the Foxland Subdivision and neighborhoods along Douglas Bend Road.

Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020

The entire Foxland Subdivision, including the subject property, is located within the Suburban Neighborhood Established Community Character Area as shown on the Community Character Map of the *Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020* (Attachment 6-10). The main goals of the Suburban Neighborhood Established Community Character Area are to provide safe areas for pedestrians, school buses, and bicyclists while preserving mature tree cover, and maintaining existing residential uses, including One-Family Detached Dwellings (Attachment 6-11). The Amended Preliminary Master Development Plan for Foxland and Final Master Development Plan for Foxland, Phase 10 meet the overall intent of the Suburban Neighborhood Established Community Character Area (Attachment 6-11).

Natural Features

The subject property is currently unimproved and vacant. A note on the plan indicates that no portion of the property is located within a special flood hazard area according to FEMA FIRM map panel #47165C0409G, dated April 17, 2012; zone X (Attachment 6-1 and Attachment 6-2; sheet C1.00). Phase 10 contains mature trees along the western property boundary along Douglas Bend Road that will be removed to allow for construction of the project (Attachment 6-2; sheet L1.01).

Surrounding Zoning

The entire Foxland Development lies within the Gallatin City limits and is zoned Multiple Residential and Office (MRO). Phase 10 is surrounded by Foxland property to the north, south, and east; all zoned MRO. Property to the west, across Douglas Bend Road, is also zoned MRO, but is not part of the Foxland Development.

Access and Parking

Access to Foxland, Phase 10 is provided by a driveway off Vining Boulevard to Vining (Private) Circle that will loop through the development. (Attachment 6-2; sheet C1.00). Vinings (Private) Circle will be constructed as a private street and will not be accepted by the Gallatin City Council. The proposed

median cut on Vinings Boulevard has been designed to match the proposed alignment shown on the Preliminary Plat for Foxland, Phase 7, Section 3 (PC File #1-567-15B). There is no direct access to Douglas Bend Road from this property. A 55-foot ingress/egress easement and P.U.D.E. is shown along the western property boundary to provide individual townhomes driveway access to Vinings (Private) Circle.

According to the Gallatin Zoning Ordinance, the Multi-Family Dwelling use requires two (2) parking spaces per dwelling unit. Each unit will contain a two (2) car, front loading garage to meet this requirement. Vehicles may also park in the driveways off Vinings (Private) Circle. In addition, eight (8) regular size, accessory parking spaces have been provided for guests directly across from the main entrance (Attachment 6-2; sheet L1.01).

A five (5) foot sidewalk is shown to be constructed along one (1) side of the private street. The applicant shall revise the Final Master Development Plan to show five (5) foot sidewalks along both sides of Vinings (Private) Circle in accordance with the Gallatin Zoning Ordinance and the *2020 Plan.*

Architectural Elevations

Conceptual architectural elevations were included as part of the original Foxland at Fairvue Preliminary Master Development; however, a condition listed in the staff report specifically stated that the approval of the PMDP did not include the proposed architecture submitted for the Mid-Rise Condominium units proposed for Phase 10 (Attachment 6-8). The conceptual architecture for Phase 10 called for six (6) individual Multi-Family Dwelling buildings, [three (3) stories] with underground parking areas, for a total of 64 condominium units. The architecture for the Mid-Rise Condominiums were similar in design to the condominium units approved for Foxland, Phase 2 along Old Hickory Lane near the Foxland Mansion and Foxland, Phase 9 (PC File #3-16-05 and PC File #3-18-04) (Attachment 6-4). Please refer to the color renderings for the Foxland Harbor lakefront and event lawn included as Attachment 6-8.

The architectural elevations featured parged brick finished buildings with limestone details on all four (4) façades with aluminum cornice details, decorative balconies, and standing seam metal roofs. Parging is a treatment for brick where mortar is spread over the brick and partially wiped away giving the brick an older appearance. The overall design of the condominium buildings reflected the design of a Mediterranean villa with arched windows and doorways with rustic wrought iron details.

The Mediterranean villa style buildings shown for Phase 10 were more appropriate for construction in Phase 2 along Old Hickory Lake when that area was envisioned to also include a large-scale marina with boat slips and commercial boardwalk with small boutiques and waterfront restaurants. Three (3) story condominium buildings are not suitable for construction in close proximately to Douglas Bend Road and would exceeded the 35-foot maximum building height regulation for the MRO zone district.

Phillips Builders, Inc. is the developer of Phase 10 and has submitted final sample architectural elevations showing one (1) story, Multi-Family Dwelling units (Attachment 6-5 and Attachment 6-6). The homes are mostly brick with stone details and feature front-loading garages and architectural dimensional shingles for the roofs. Two (2) different buildings styles, Unit A and Unit B, are proposed for construction in alternating patterns between 2,200-2,500 square feet and two (2) to four (4) bedrooms each. The applicant has incorporated the use of design details previously shown for the proposed condominiums for Phase 10 such as arched doorways and windows, and wrought iron along

the front balconies on the Unit B buildings (Attachment 6-6). Phase 10 has been designed to allow for units 1529-1540 to face Douglas Bend Road, so the rear of the units are not visible from the right-of-way. Shrubs will be installed around three (3) sides of the HVAC equipment behind each townhome and each unit will have individual City toters for trash collection.

Although the overall design of the architecture is significantly different than originally planned for Phase 10, the traditional design of the all-brick, Multi-Family Dwelling units are more compatible in terms of size, scale, and building materials with the existing single-family homes already constructed throughout other phases of the Foxland Subdivision. Furthermore, the staff report for the original Foxland Harbor Preliminary Master Development Plan (PC File #3-16-05) specifically stated that architecture for the Mid-Rise Condominiums was not included as part of the plan approval and would be discussed at the Final Master Development Plan stage. Therefore, Staff recommends approval of the architectural elevations as submitted. All construction shall meet the general design guidelines approved as part of the original Foxland at Fairvue Preliminary Master Development Plan. According to the applicant, all final sample house plans included with this submittal were approved by the private Architectural Review Committee for Foxland.

Rear Yard and Double Side Yard Exceptions

According to G.Z.O. Section 12.02.020.F, Master Development Plan - Granting of Exceptions to Bulk Regulations and Waiver of Board of Zoning Appeal Approval of Conditional Use Permit, applicants may request exceptions to certain bulk regulations such as yard lines and minimum lot widths as part of Preliminary or Final Master Development Plans. With this plan, the applicant is requesting approval of a five (5) foot exception to the 20-foot rear yard requirement for the MRO zone district to allow a 15-foot rear yard and will include Public Utility and Drainage Easement (P.U.D.E.) and golf course easement along the easterly and northern property boundary. In addition, the applicant is requesting approval of a ten (10) foot exception to the 20-foot double side yard requirement along the western property boundary adjacent to Douglas Bend Road. The double side yard exception is necessary in order to provide the required pavement width for Vinings (Private) Circle. A 40-foot Minimum Building Setback Line (M.B.S.L.) is also required along the western property boundary and the proposed building footprints (approximately 60-feet) meet that requirement. Yard line dimensions for Phase 10 were not indicated on the original Foxland at Fairvue Preliminary Master Development; however, it appears that the Multi-Family Dwelling units in Phase 10 met the yard requirements and exceptions were not previously approved by the Planning Commission at that time. Staff recommends approval of the rear yard and double side yard exceptions as shown on the Final Master Development Plan for Foxland, Phase 10.

Construction Schedule

Construction in Phase 10 is expected to being in June 2015 following Final Plat approval and recording. Construction is scheduled for completion by March 2017 (Attachment 6-1 and Attachment 6-2; sheet C1.00).

Landscaping and Bufferyards

Bufferyards are required to be shown on the Amended Preliminary Master Development Plan and Final Master Development Plan and are intended to minimize the potential impacts of the proposed development on the adjacent properties as outlined in the Gallatin Zoning Ordinance and the *2020 Plan*. The applicant has submitted a detailed landscaping and bufferyard plan that meets most of the requirements of the Gallatin Zoning Ordinance, previously approved as part of the Preliminary Master

Development Plan for Foxland at Fairvue (Attachment 6-7). A Type 10 Bufferyard is required along the western property boundary of Phase 10, along the front of units 1529-1540 and sides of Lots 1528 and 1541 (Attachment 6-2; sheet L1.01). A total of 67 trees will be planted within the Type 10 Bufferyard. A planting schedule and corresponding planting detail were been included with the plan (Attachment 6-2; sheet L7.01).

Although a bufferyard was not previously approved along Vinings Boulevard, the applicant shall provide a Type 12 Bufferyard in order to meet the bufferyard requirements of the Gallatin Zoning Ordinance, Section 13.04.06, Determination of Bufferyard Requirements, F. Additional Bufferyard Provisions, 2. Parcels with Intervening Local Street. The applicant shall update the landscaping plan and provide planting details for the Type 12 Bufferyard.

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, in an amount to be determined by the applicant and approved by the Planning Department. The applicant submitted the site surety calculation sheet and set the amount at $14,955.21; however, the site surety calculation sheet shall be updated to include the bufferyard plantings required along Vinings Boulevard as part of the Type 12 Bufferyard. The applicant shall resubmit the updated site surety calculation to include the Type 12 Bufferyard plantings for review and approval by the Planning Department prior to submitting the site surety. A site surety in the form of cash, certified check, or automatically renewing Irrevocable Letter of Credit, shall be submitted to the Planning Department prior to the recording of the Final Plat for Foxland, Phase 10.

Drainage and Detentioning

All stormwater runoff will drain to the existing pond located on the adjoining golf course, west of hole #17. Stormwater in that area ultimately drains to Old Hickory Lake. The lot will also be constructed with a 15-foot Public Utility Drainage Easements (P.U.D.E.) along the eastern and northern property boundaries.

Horizontal Property Regime

Foxland, Phase 10 will be platted as a single lot as part of a Horizontal Property Regime (HPR) and ownership of the townhouses will be handled through the approval of a master deed approved as part of the HPR. The applicant shall submit the Foxland, Phase 10 Final Plat (Horizontal Property Regime) for review and approval and the Final Plat shall be recorded prior to the issuance of any building permits.

Minor Amendment

G.Z.O., Section 12.02.050, Procedures to Amend a Preliminary Master Development Plan or Final Master Development Plan, lists specific items that would constitute a major amendment to an approved Preliminary Master Development Plan including an increase in density, substantial changes to access or site circulation, or substantial changes to approved architecture. Although the overall design of the architecture is significantly different than originally planned for Phase 10, the traditional design of the all-brick Multi-Family Dwelling units are more compatible in terms of size, scale, and building materials with the existing single-family homes already constructed throughout other phases of the Foxland Development and along Douglas Bend Road. Furthermore, the staff report for the original Foxland at Fairvue Preliminary Master Development Plan (PC File #3-16-05) specifically stated that architecture

for the Mid-Rise Condominiums in Phase 10 was not included as part of the plan approval and would be discussed at the Final Master Development Plan stage. In addition, the density will be reduced by 14 units, so the new design will have less of an impact on traffic along Douglas Bend Road.

Planning Commission should determine if the proposed design and unit count reduction from 64 to 50 should be considered as a minor amendment to the approved Preliminary Master Development Plan for Foxland.

Departmental Comments

- ***Engineering Division***
  Engineering Division noted that a right-of-way excavation permit shall be required for all grading work proposed in the ditch located within the public right-of-way along Douglas Bend Road. The capacity of the ditch shall not be reduced and the slope grades shall not be increased. The applicant shall be aware that the buildings may need to be shifted away from Douglas Bend Road to meet these requirements. In the respond letter to Staff, the applicant indicated that the roadway grades will be adjusted to match the ditch or a small site wall will be designed and added in that location. In addition, the Engineering Division stated that construction plans shall be approved prior to recording of the Final Plat for Foxland, Phase 10.

- ***Police Department***
  The Police Department provided no comments on the plan.

- ***Department of Public Utilities and Industrial Pre-treatment Department***
  This development is primarily served by the White House Utility District. The Gallatin Department of Public Utilities only provides gas service in this area.

- ***White House Utility District***
  Since this area is primarily serviced by the White House Utility District, the owner and applicant shall coordinate all development with the White House Utility District to ensure future utility infrastructure is installed to the satisfaction of the White House Utility District. The applicant shall submit a copy of the utility surety to the Planning Department, if required, prior to recording of the Final Plat for Foxland, Phase 10.

- ***Fire Department***
  The Fire Department provided no comments on the plan.

- ***Sumner County E-911***
  The Sumner County E-911 Office noted that a name is required for the private street. The plan was revised to show Vinings (Private) Circle as requested.

- ***Building Codes Department***
  The Building Codes Department did not review the plan.

- ***Department of Electricity***
  The Department of Electricity provided no review comments on the plan.

- ***Public Works Department***
  The Public Works Department provided no comments on the plan.

Departmental comments not addressed by the resubmittal have been added as conditions of approval.

Findings
According to the applicant, 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. Once revised, the Overall Site Layout Plan/Amended Preliminary Master Development Plan and Final Master Development Plan will be in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020* for the area, and in particular, the Suburban Neighborhood Established Community Character Area.

2. The Overall Site Layout Plan/Amended Preliminary Master Development Plan and Final Master Development Plan are consistent with the purpose and intent of the Multiple Residential and Office (MRO) zone district and comply with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, minimum building setback line requirements, and yard lines established in said zone district, with approval of a rear yard and double side yard exception.

3. The proposed changes shown in the Overall Site Layout Plan/Amended Preliminary Master Development Plan and Final Master Development Plan do not constitute a major amendment to the approved Preliminary Master Development Plan as outlined in Section 12.02.050 of the Gallatin Zoning Ordinance.

4. The proposed project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing plan or intended character of the general vicinity. As designed, the proposed modifications will not change the essential character of the Foxland Development since the proposed Multi-Family Dwelling Units in Phase 10 will be compatible with previously constructed homes throughout the development. A Type 10 Bufferyard will be installed along the western property boundary to screen the proposed residential structures from view along Douglas Bend Road and a Type 12 Bufferyard will be installed along Vinings Boulevard.

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

6. The Overall Site Layout Plan/Amended Preliminary Master Development Plan and Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

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

8. The Overall Site Layout Plan/Amended Preliminary Master Development Plan and Final Master Development Plan have been submitted to the City complying with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

RECOMMENDATION:

Based on the findings presented in the staff report, Staff recommends that the Planning Commission approve a minor amendment to the Overall Site Layout Plan/Amended Preliminary Master Development Plan for Foxland at Fairvue consisting of a one (1) sheet plan, prepared by Barge, Waggoner, Sumner, and Cannon, Inc. of Nashville, Tennessee, with job number 32003-00, dated May 5, 2011, with a latest revision date of May 7, 2015, and approves the Final Master Development Plan consisting of a four (4) sheet plan for Foxland, Phase 10 prepared by Barge, Waggoner, Sumner, and Cannon, Inc. of Nashville, Tennessee, with file number 32003-57, dated April 22, 2015, with a revision date of May, 7 2015 and architectural elevations for the Foxland Harbor Townhomes submitted by Phillips Builders, Inc. of Gallatin, Tennessee, dated May 5, 2015, with the following conditions:

1. Construction plans shall be approved prior to recording of the Final Plat for Foxland, Phase 10.
2. A right-of-way excavation permit shall be required for all grading work proposed in the ditch located within the public right-of-way along Douglas Bend Road.
3. Provide five (5) foot sidewalks along both sides of Vinings (Private) Circle in accordance with the Gallatin Zoning Ordinance and the *2020 Plan*.
4. Label 25-foot front yard along Vinings Boulevard.
5. Coordinate all development with the White House Utility District to ensure future utility infrastructure is installed to the satisfaction of the White House Utility District.
6. Provide a Type 12 Bufferyard along Vinings Boulevard in order to meet the bufferyard requirements of the Gallatin Zoning Ordinance, Section 13.04.06, Determination of Bufferyard Requirements, F. Additional Bufferyard Provisions, 2. Parcels with Intervening Local Street. Update landscaping plan and provide planting details for the Type 12 Bufferyard.
7. Resubmit the updated site surety calculation to include the Type 12 Bufferyard plantings for review and approval by the Planning Department prior to submitting the site surety. A site surety is required prior to recording of the Final Plat (Horizontal Property Regime) for Foxland, Phase 10.
8. Submit three (3) corrected folded copies of the Final Master Development Plan for Foxland, Phase 10 to the Planning Department prior to submitting the Final Plat (Horizontal Property Regime) for review and approval for Foxland, Phase 10.
9. The Foxland, Phase 10 Final Plat (Horizontal Property Regime) shall be recorded prior to the issuance of any building permits.

Attachments:

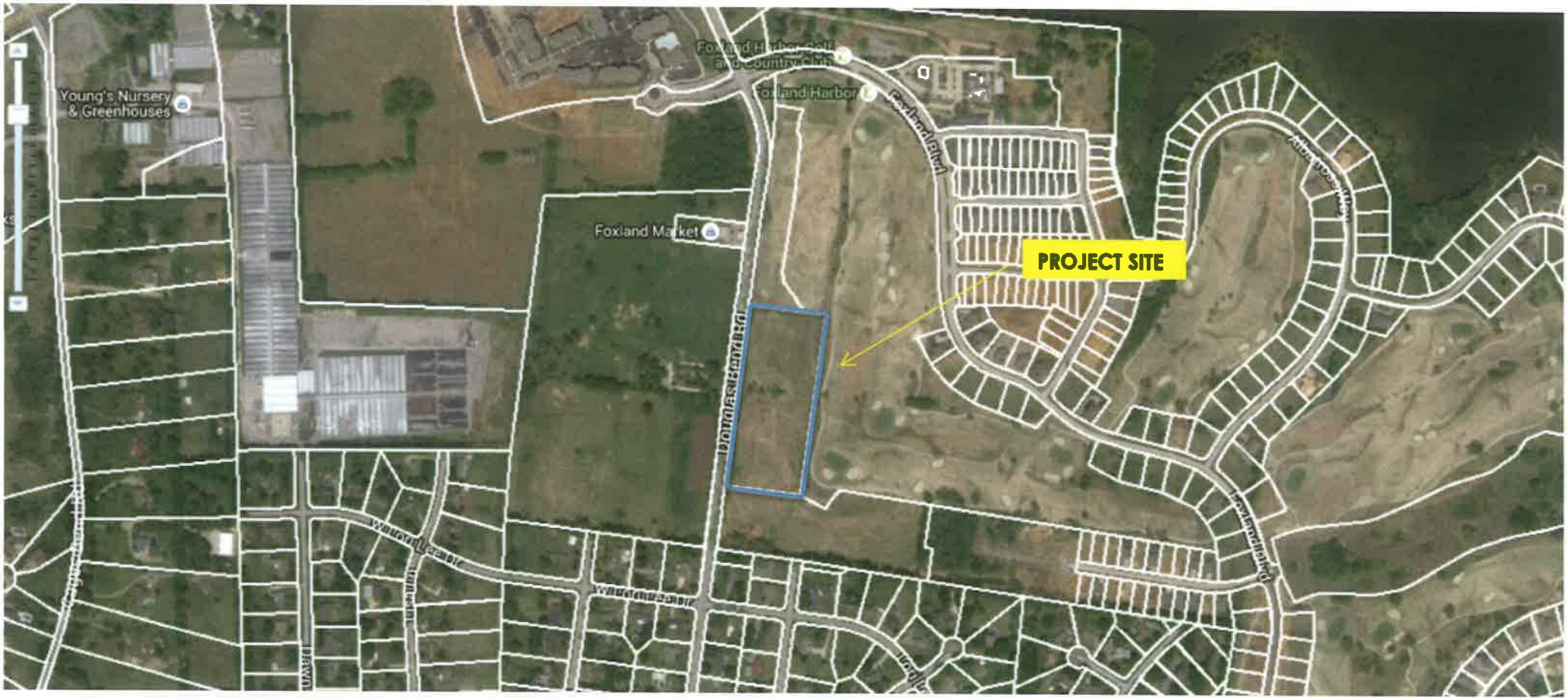
Attachment	**6-1**	**Foxland Overall Site Layout Plan/Amended PMDP**
Attachment	**6-2**	**Foxland, Ph. 10 Final Master Development Plan**
Attachment	**6-3**	**Location Map**
Attachment	**6-4**	**Foxland, Phase 10 Conceptual Architectural Elevations (PC File #3-16-05)**
Attachment	**6-5**	**Foxland, Phase 10 Proposed Final Sample Color Architectural Rendering**
Attachment	**6-6**	**Foxland, Ph. 10 Proposed Final Sample Architectural Elevations**
Attachment	**6-7**	**Approved Foxland Harbor PMDP (PC File #3-16-05)**
Attachment	**6-8**	**11/26/05 GMRPC Meeting Action Form (PC File #3-16-05)**
Attachment	**6-9**	**Foxland at Fairvue Lakefront & Event Lawn Color Renderings**

Attachment 6-10 ***2020 Plan* Community Character Map – West Gallatin**
Attachment 6-11 ***2020 Plan* Suburban Neighborhood Established Description**

FOXLAND, PH. 10 AMENDED PMDP & FMDP LOCATION MAP

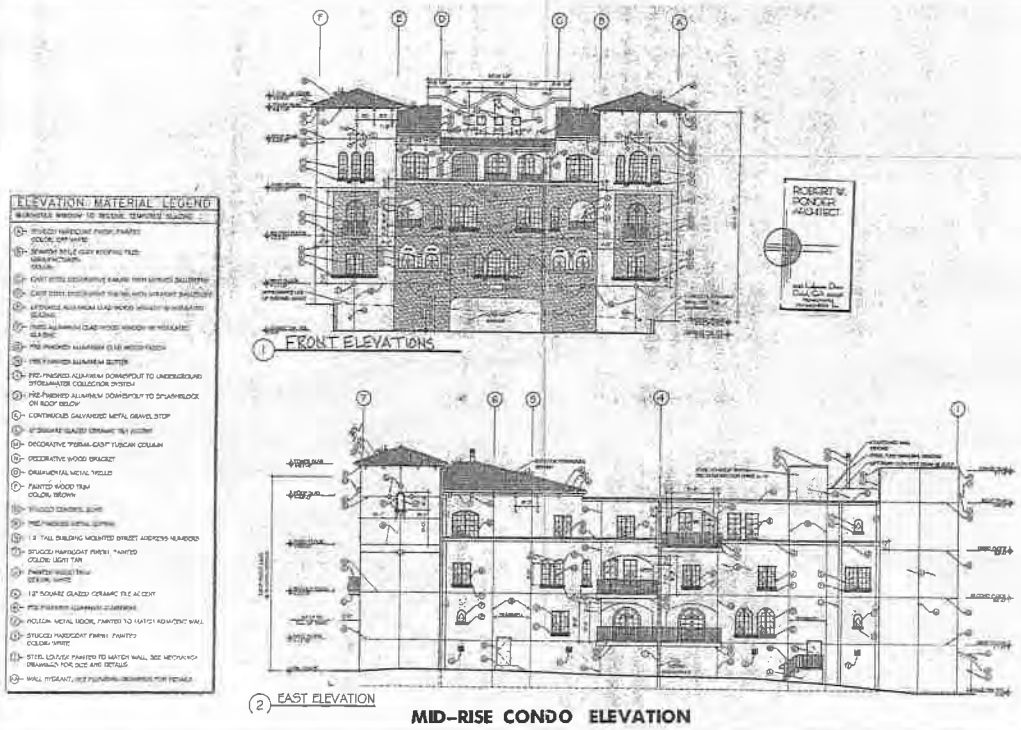
VININGS PRIVATE CIRCLE; TAX MAP #147//010.08; ZONED MRO

PC FILE #8-539-15

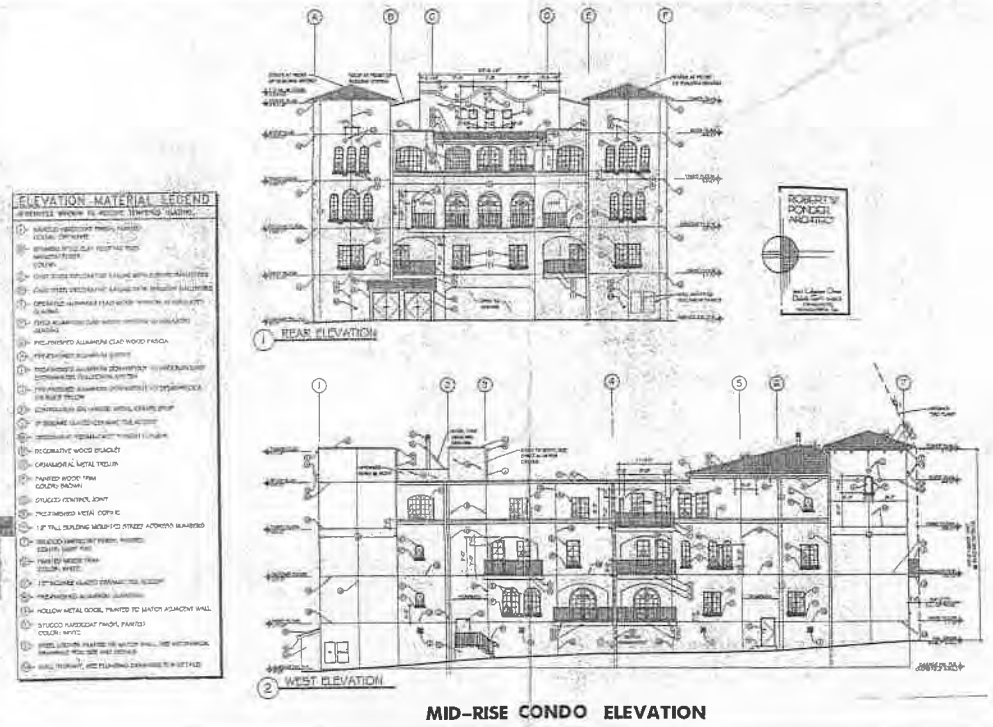


ATTACHMENT 6-3

N



MID-RISE CONDO ELEVATION



MID-RISE CONDO ELEVATION

ATTACHMENT 6-4

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS PLANNERS
LANDSCAPE ARCHITECTS AND SURVEYORS

ARCHITECTURAL ELEVATIONS
PRELIMINARY MASTER DEVELOPMENT PLAN
FOXLAND
AT FAIRVUE
GALLATIN, SUMNER COUNTY, TENNESSEE

JB	CHL	10/17	DESCRIPTION
BWN	JAG	12/2010	ORIGINAL ISSUE
BWN	LEC	1/11/2011	CITY COMMENTS

C2.01

The Ashfield

RECEIVED
APR 22 2015
GALLATIN PLANNING & ZONING

ATTACHMENT
6-5

PHILLIPS BUILDERS
A Family Tradition

8-539-15

PHASE DESCRIPTIONS:

PHASE 1 CONSISTS OF 79 GOLF AND LAKE RESIDENTIAL LOTS THESE LOTS WILL BE AN AVERAGE OF 15,000 SQUARE FEET

PHASE 2 CONSISTS OF 66 WATER FRONT CONDOMINIUMS.

PHASE 3, SECTION 1 - CONSISTS OF 27 SINGLE FAMILY LOTS 6,000 SQ.FT. AVERAGE

PHASE 3, SECTION 2 - 27 SINGLE FAMILY LOTS 15,000 SQ.FT AVERAGE.

PHASE 4 CONSISTS OF 50 LOTS THESE LOTS WILL BE AN AVERAGE OF 15,000 SQUARE FEET.

PHASE 5 CONSISTS OF 58 LOTS. 33 OF THESE LOTS WILL BE AN AVERAGE OF 15,000 SQUARE FEET, 25 OF THESE LOTS WILL BE AN AVERAGE OF 6,000 SQUARE FEET

PHASE 6 CONSISTS OF 43 LOTS. THESE LOTS WILL BE AN AVERAGE OF 6,000 SQUARE FEET.

PHASE 7 CONSISTS OF 40 LOTS THESE LOTS WILL BE AN AVERAGE OF 15,000 SQUARE FEET

PHASE 8 CONSISTS OF 27 LOTS THESE LOTS WILL BE AN AVERAGE OF 6,000 SQUARE FEET

PHASE 9 CONSISTS OF 82 TWO ALLEY LOADED LOTS THESE LOTS WILL BE AN AVERAGE OF 6,000 SQUARE FEET.

PHASE 10 CONSISTS OF 54 MID-RISE GOLF AND GOLF VIEW CONDOMINIUMS

SITE DATA

EAST LAND USE AREA	335.50 AC	WEST LAND USE AREA	81.37 AC.
TOTAL GOLF COURSE AREA INCLUDING DRIVING RANGE, MAINTENANCE FACILITY, CLUBHOUSE (INCLUDING MANSION PROPERTY)	157.52 AC	TOTAL PROJECT AREA	418.87 AC
TOTAL DENSITY	1.78 UNITS/AC.		
AREA OF R.O.W.	34.12 AC		
LENGTH OF ROADS	23,625 L.F.		
AREA OF LOTS	130.03 AC.		
AREA OF OPEN SPACE	3.56 AC		
CONDO SITE AREA	10.27 AC		
-VILLAGE (50'X120')-			
LAKE	30		
GOLF	124		
INTERIOR	90		
TOTAL VILLAGE LOTS	244		
- FULL (100'X150')-			
LAKE	51		
GOLF	131		
INTERIOR	47		
TOTAL FULL LOTS	229		
CONDO UNITS-			
MID-RISE	64		
MARINA FRONT	60		
TOTAL CONDO UNITS	124		
TOTAL UNITS	597		

SURROUNDING PROPERTY OWNERS TABLE

[illegible]	[illegible]

ZONING: EXISTING (EXPIRED MRO/ R15 & A)
PROPOSED (MRO)
PROPOSED DENSITY 1.43 UNITS/ AC.

NOTE:
THE PURPOSE OF THIS PLAN IS TO ALLOW THE FOLLOWING: 18 HOLE GOLF COURSE CLUB, DRIVING RANGE, MAINTENANCE FACILITY, 473 SINGLE FAMILY LOTS, AND 124 CONDO UNITS.

MAP 136 PARCEL 27.01
MAP 147 PARCELS 4,5,5.01, 6,7,7.01 & 10

BENCHMARK
SEE AERIAL TARGETS
NAD 83

200 100 0 100 200 400
SCALE: 1" = 200'

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL

PROPOSED TIMELINE

PHASE	NUMBER OF LOTS	MONTHS FROM CONSTRUCTION START
I	79	21
II	66	18
III	34	15
IV	27	24
V	58	36
VI	43	42
VII	40	48
VIII	27	60
IX	82	66
X	54	18
TOTAL	597	

PROPOSED LEGEND

- PROPOSED VALVE
- PROPOSED HOT PIP
- PROPOSED CONCRETE MONUMENT
- PROPOSED FIRE HYDRANT
- PROPOSED 3 WAY TEE
- PROPOSED 90 DEGREE BEND
- PROPOSED 45 DEGREE ELBOW
- PROPOSED SINGLE CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED SANITARY SEWER MANHOLE

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS PLANNERS
LANDSCAPE ARCHITECTS AND SURVEYORS

OVERALL SITE LAYOUT PLAN

PRELIMINARY MASTER DEVELOPMENT PLAN

FOXLAND
AT FAIRVUE

REV	DATE	DESCRIPTION
[illegible]	[illegible]	[illegible]

C1.00

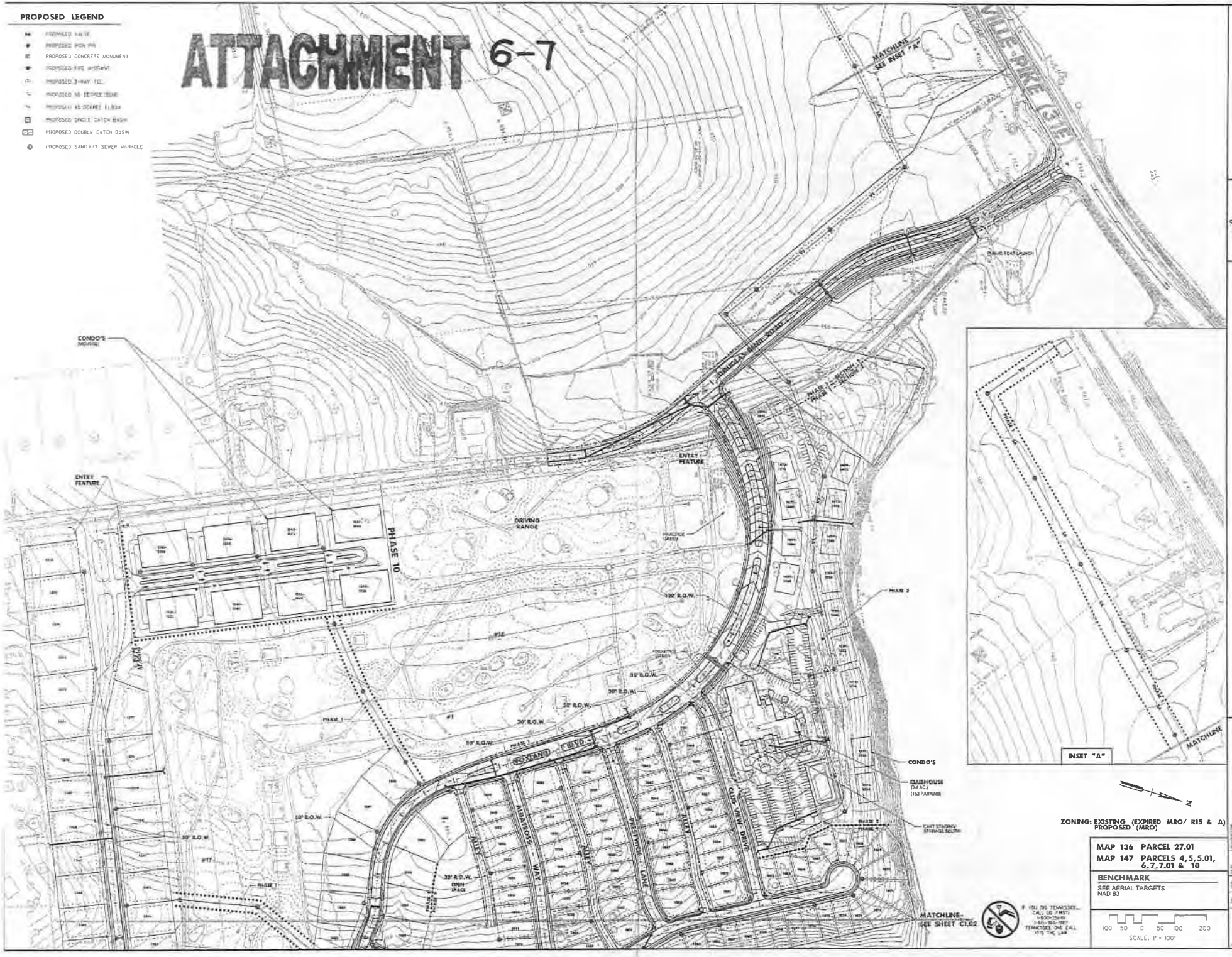
ATTACHMENT 4-7

3-16-05

ATTACHMENT 6-7

PROPOSED LEGEND

- PROPOSED WATER
- PROPOSED IRON PIN
- PROPOSED CONCRETE MONUMENT
- PROPOSED FIRE HYDRANT
- PROPOSED 3-WAY TEE
- PROPOSED 90 DEGREE ELBOW
- PROPOSED 45 DEGREE ELBOW
- PROPOSED SINGLE CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED SANITARY SEWER MANHOLE



BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS PLANNERS LANDSCAPE ARCHITECTS AND SURVEYORS

JENNIFER L. GRAY
STATE OF TENNESSEE

SITE, UTILITY, GRADING, DRAINAGE AND LANDSCAPING PLAN

PRELIMINARY MASTER DEVELOPMENT PLAN

FOXLAND
AT FAIRVUE

BWSC	JLG	2/11/19	CITY COMMENTS
BWSC	JLG	1/11/19	CITY COMMENTS
BWSC	JLG	12/11/18	CITY COMMENTS

C1.03

Gallatin Municipal-Regional Planning Commission
ACTION FORM

DATE: December 6, 2005

TO: Mr. Jay Cameli
Barge, Waggoner, Sumner & Cannon, Inc.
211 Commerce Street, Suite 600
Nashville, TN 37201

FROM: Gallatin Planning Division

RE: November 28, 2005 Gallatin Municipal-Regional Planning Commission Meeting
Foxland at Fairvue: PC File #3-16-05

At the above referenced meeting, your Preliminary Master Development Plan and rezoning request was:

☐ RECOMMENDED

☒ RECOMMENDED WITH CONDITIONS

☐ NOT RECOMMENDED

☐ DEFERRED

Conditions of Approval:

1. The applicant must correct and add all tax map numbers to the Plan. In the future, rezoning plans without tax map numbers will not be accepted.
2. Several of the applicant's proposed uses will require Conditional Use Permits approved by the Board of Zoning Appeals prior to submitting the FMDP for these uses.
3. The applicant must submit typical architectural plans for the single-family homes with each FMDP. These plans are meant to be conceptual only.
4. The front-loading garage homes must be limited to 30 percent of the single-family lots (excluding the alley-loaded lots). 70 percent of the lots must contain side or rear loading garages. This requirement is the same condition the Planning Commission imposed upon Fairway Farms and Kennesaw Farms.
5. The architectural elevations for the mid-rise condominium units are not approved with this submittal, and will be discussed in more detail at the FMDP.
6. The architectural elevations for the low-rise, water-front condominiums must be predominantly brick, as verbally agreed to by the applicant.
7. The Planning Commission approved the applicant's requested bulk regulation exceptions, as described in the staff analysis.

ATTACHMENT 6.8

ATTACHMENT 6-8

8. The applicant must provide useable open space (exclusive of the golf course) around the higher-density development and adjacent to the condominium areas.
9. The applicant shall revise his lot design around golf course holes 1, 5, and 15. These lots are cramped and odd-shaped, and may require some redesign at the FMDP stage.
10. The Planning Commission approved the landscaping plan as shown, with the understanding that evergreen materials will be supplemented where needed, and that a Type 40 bufferyard be planted between Lee Etta Estates and lots 1-12.
11. The Planning Commission removed the sidewalk requirement on Douglas Bend Road from Foxland Drive to Foxland Boulevard.
12. The applicant must satisfactorily address all Engineering Division comments discussed in the staff analysis. The applicant has asked that the majority of the comments be addressed with the FMDP submittals. The Planning Commission should determine if any of these items need to be addressed with the PMDP.
13. The PMDP must clearly note and delineate the 81.37 acres to be rezoned MU for future development, and that a separate PMDP will require approval from the Planning Commission and City Council. The location map needs to be corrected to show the entire property.
14. The applicant must submit three corrected, folded copies of the PMDP to the Planning Division.

Approval contains the following requirements:

☐ NONE

☐ BUILDING PERMIT

☐ ZONING PERMIT

☐ SIGN PERMIT

☐ PERFORMANCE BOND

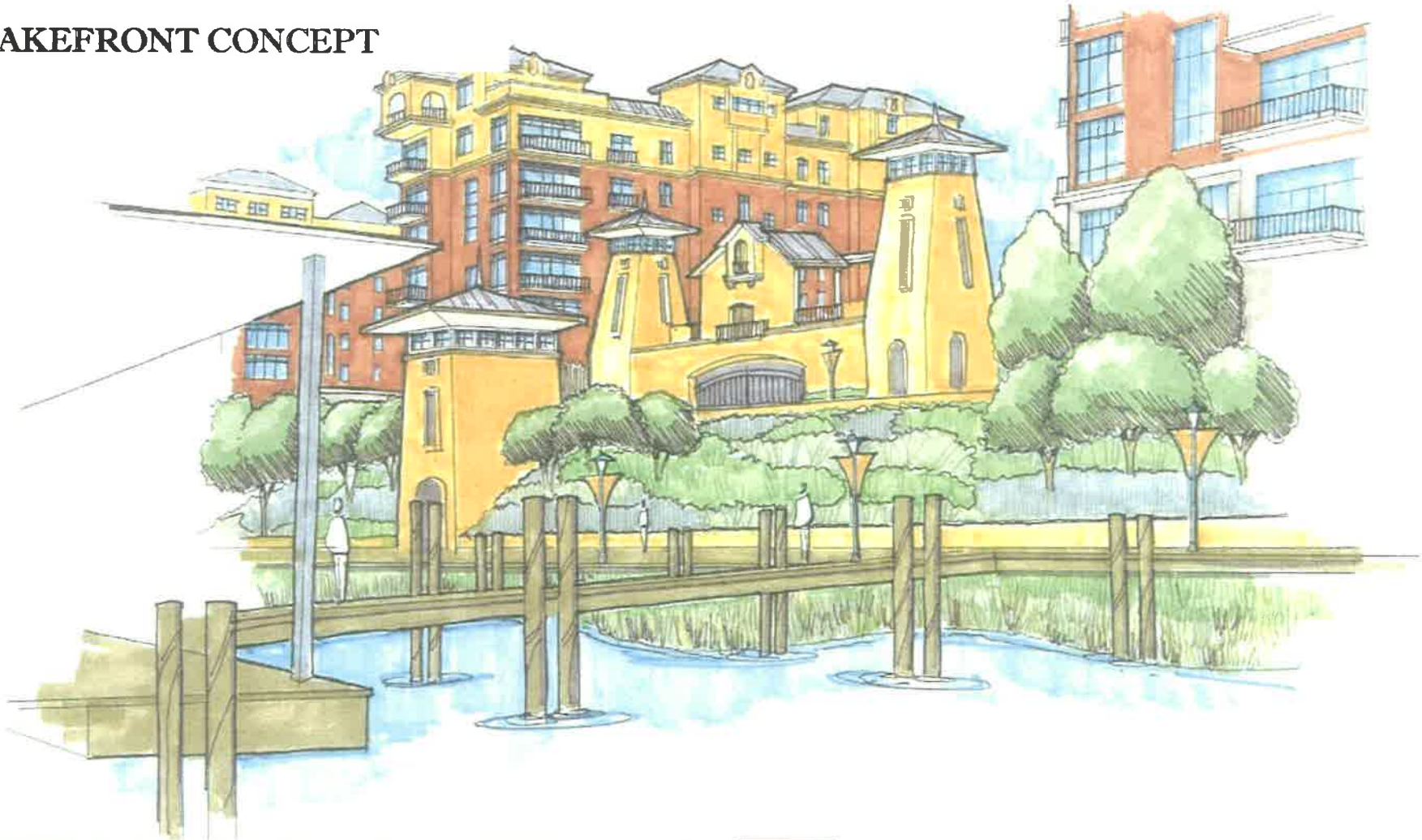
☒ COUNCIL SUBMITTAL: **Please submit 13 corrected, folded copies of the Preliminary Master Development Plan to the Planning Division by Thursday, December 8, 2005 8:00 a.m. for consideration at the Tuesday, December 13, 2005 Gallatin City Council Committee meeting.**

☐ OTHER

cc: Mr. Chris Wicke
Mayor Don Wright
Mr. Joe H. Thompson, City Attorney
PC File #3-16-05

FOXLAND HARBOR
AT FAIRVUE PLANTATION

LAKEFRONT CONCEPT



MANOUS DESIGN
170 Lakewood Road • Lebanon TN 37087 • 615 444 8207

ROUNTREE & ASSOCIATES

LRK
Looney Ricks Kiss

ALL CONCEPTS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE

ATTACHMENT 6-9

FOXLAND HARBOR
AT FAIRVUE PLANTATION

EVENT LAWN CONCEPT

MANOUS DESIGN

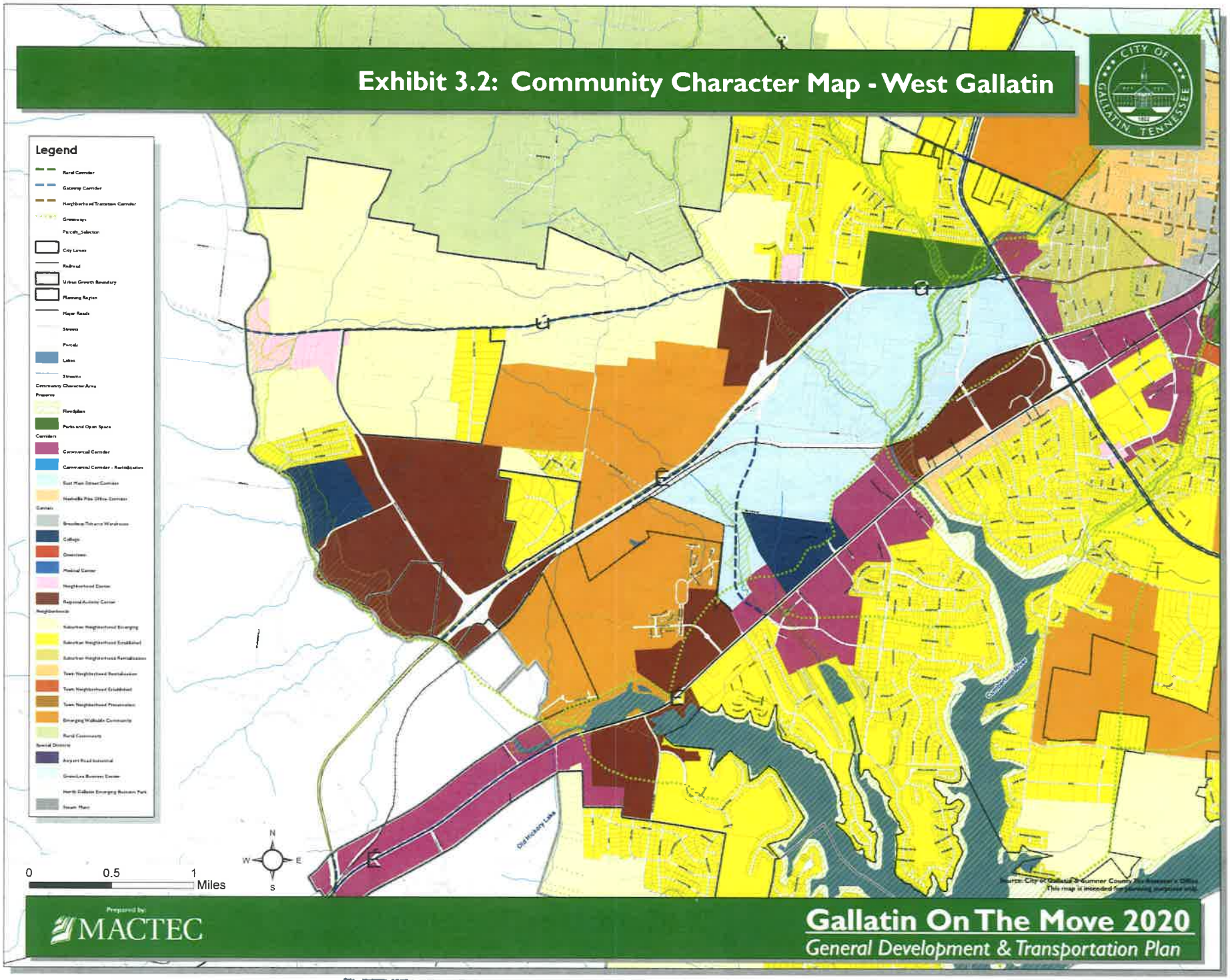
ROUNTREE & ASSOCIATES

LRK

ALL CONCEPTS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE

ATTACHMENT 6-9

Exhibit 3.2: Community Character Map - West Gallatin



ATTACHMENT 6-10

NEIGHBORHOOD CHARACTER CATEGORY

Neighborhoods are the building blocks of all communities. Gallatin, like most cities its size, includes a diverse collection of neighborhoods ranging from in-town urban neighborhoods to large-lot suburban. Neighborhoods of the City are currently in a variety of conditions. The condition of each neighborhood impacts the needs defined for this plan.

Gallatin neighborhoods are categorized for Community Character Areas as follows:

- **Rural Community** – Sparsely developed areas surrounding the City where agricultural use and character is common and expansion of urban services is not anticipated
- **Town Neighborhood Established** – Stable neighborhoods developed with narrow, smaller lots generally prior to 1950
- **Town Neighborhood Preservation** – Stable neighborhoods developed with narrow, smaller lots generally prior to 1950 and protected by a historic zoning overlay
- **Town Neighborhood Revitalization** – Neighborhoods developed with narrow, smaller lots generally prior to 1950 with a need for new investment and revitalization
- **Suburban Neighborhood Established** – Stable, suburban neighborhoods developed with wide, larger lots generally after 1950 with a need for new investment and revitalization
- **Suburban Neighborhood Revitalization** – Suburban neighborhoods developed with wide, larger lots generally after 1950 with a need for new investment and revitalization
- **Suburban Neighborhood Emerging** – Developable areas where conventional suburban neighborhood development is appropriate
- **Emerging Walkable Community** – Developable areas where walkable neighborhoods, Traditional Neighborhood Development (TND), is appropriate and a variety of housing types

Woodvale subdivision in south central Gallatin

Fairvue development in West Gallatin

Rural Reserve character along Dobbins Pike

ATTACHMENT 6-11

SUBURBAN NEIGHBORHOOD ESTABLISHED

General Description of Existing Development Patterns

The Suburban Neighborhood character area describes areas where typical types of suburban residential subdivision development have occurred in the post World War II era. Neighborhoods are characterized by low pedestrian orientation, medium-to-larger lot sizes, high to moderate degree of building separation, and are predominantly residential with scattered civic buildings and varied street patterns (often curvilinear) that include cul-de-sacs. Neighborhoods included in this character area are generally stable. Improved pedestrian and bicycle networks, especially near school and other civic uses would provide safer routes and encourage walking and bicycling as a transportation option.

Location

Areas within this character area include the following:

- South Gallatin neighborhoods of Halewood and Woodvale
- West Gallatin neighborhoods in the Lock 4 Road/Peninsula Drive area
- Newly-developed portions of the West Gallatin neighborhoods in the Fairvue/Baypoint (Browns Lane) area
- Newly-developed and established portions of the Douglass Bend area
- East Gallatin neighborhoods in the Grandview subdivision and surrounding area

Intent

The development pattern should seek to:

- Maintain residential uses
- Preserve existing tree cover
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Accommodate senior housing opportunities, which can be integrated into neighborhoods that benefit from close proximity to goods and services
- Maintain predominant development pattern of detached one-family homes

SUBURBAN NEIGHBORHOOD ESTABLISHED

Anticipated level of change:

- Low

Transportation

- Low level of service
- Medium level of connectivity
- Properties accessed by public roads
- Regular-shaped, long blocks
- Older subdivision roads characterized by grassy swales and newer with curb, gutter and sidewalk
- Sidewalks and pedestrian infrastructure limited to newer subdivisions

Infrastructure

- Public water and sewer available
- Civic spaces such as greenways, parks, common areas

Greenspace

- Adjacent Preserve areas
- Neighborhood parks
- Community gardens

Primary Land Uses

- Single-family residential
- Small and large-scale apartments and townhomes

Appropriate Residential Net Density

- 2-5 units per acre

Applicable Zoning Districts

Existing Zoning Districts

- R-10, R-15, R-20, R-40, MRO

Proposed Zoning Districts

- No proposed new districts

ATTACHMENT 6-11

Development Strategies

- Focus on reinforcing stability of more mature Suburban Neighborhood Established areas by encouraging more home ownership and maintenance or upgrade of existing properties
- Locate schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly multi-use trail/bike routes linking neighboring communities and major destinations such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc.
- Add traffic calming improvements, sidewalks and increased street interconnections to improve walkability within existing neighborhoods
- Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow
- Protect older subdivisions that lack detailed design-related covenants and restrictions

Implementation Measures

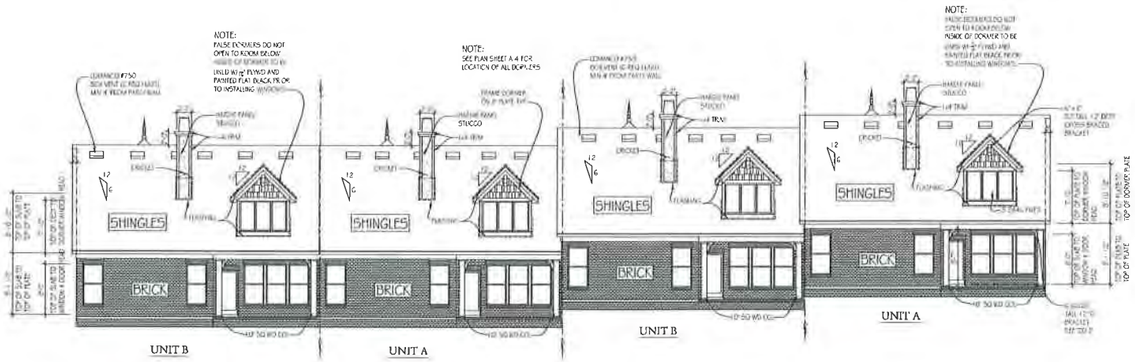
☞ *Develop residential infill guidelines applicable in Suburban Neighborhood Established areas in order to ensure that the scale and character of new development on vacant lots is compatible with existing development*

Typical suburban street in Halewood subdivision

Typical suburban street in Woodvale subdivision

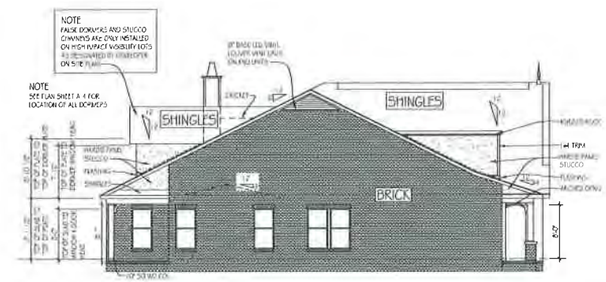
ATTACHMENT 6-11

ATTACHMENT 6-6



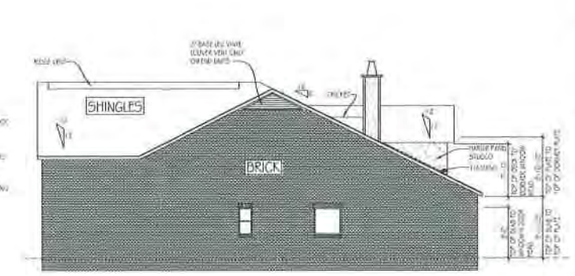
REAR ELEVATION

SCALE: 1-0



LEFT SIDE ELEVATION

SCALE: 1-0"

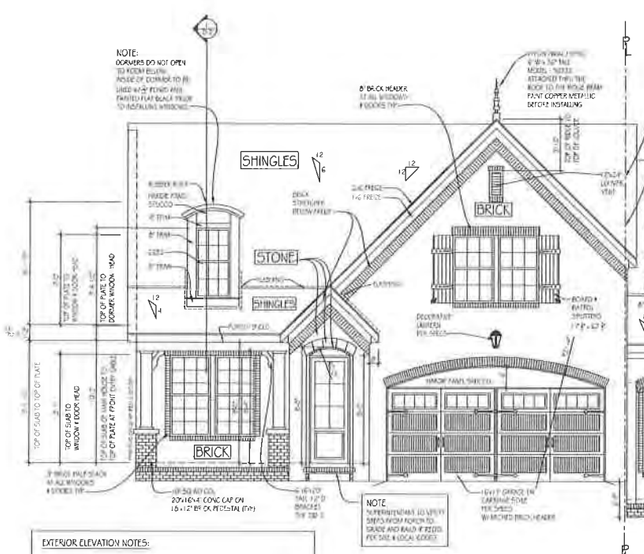


RIGHT SIDE ELEVATION

SCALE: 1-0"

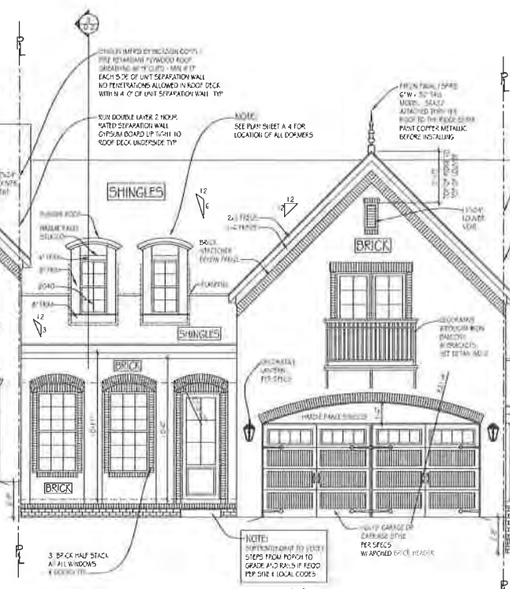
NOTE:
*MINIMUN 70% BRICK ON EACH SIDE
*DIMENSIONAL SHINGLES

RECEIVED
MAY 07 2015
GALLATIN PLANNING & ZONING



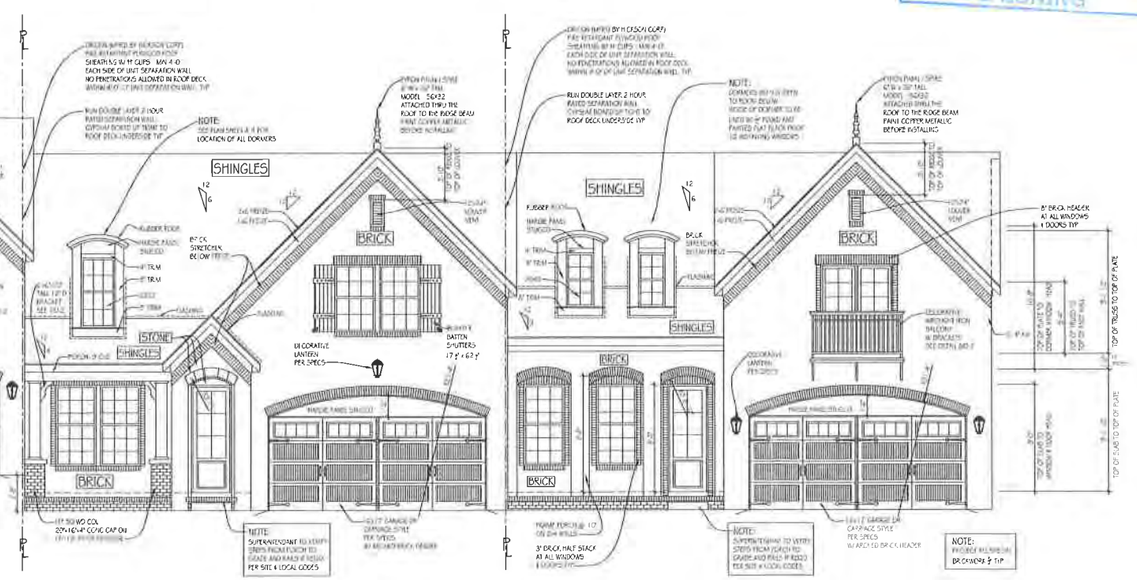
UNIT A

2101 SQ. FT.



UNIT B

2123 SQ. FT.



UNIT A

2101 SQ. FT.

UNIT B

2123 SQ. FT.

FRONT ELEVATION

SCALE: 1-0"

(RENDERING ON COVER SHEET)

EXTERIOR ELEVATION NOTES:

1. ELEVATIONS SHOWN GRAPHICALLY INDICATE SLAB FOUNDATION CONDITIONS
2. PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS DISCHARGING AT GRADE, SEE ROOF PLAN FOR LOCATIONS
3. PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS ALL ROOF SADDLES TO BE PLYWOOD SHEATHED WITH FELT, 15# FELT AND 5/V SHAKES
4. FIREPLACE FLUE TO BE MIN 2' OF ABOVE ANY ROOF SURFACE WITHIN 10' OF HORIZONTALLY MIN 3-0 PENETRATION ABOVE ROOF
5. CONTINUOUS RIDGE VENTS TO BE BAFFLED TO PREVENT BACK FLOW
6. PROVIDE METAL FLASHING AT ALL ROOF TO WALL CONDITIONS ACCENT ALUMINUM GUTTERS TYPICAL UNLESS OTHERWISE NOTED

DORMER ELEVATION NOTES:

1. SEE SECOND FLOOR PLAN SHEET A-4 FOR LOCATIONS OF ALL DORMERS
2. DORMERS DO NOT OPEN TO ROOM BELOW. INSIDE OF DORMER TO BE LINED W/ 1/2" PLYWOOD AND PAINTED FLAT BLACK PRIOR TO INSTALLING WINDOWS
3. FEMINE FACADE DORMERS AND STUCCO CHIMNEYS ARE ONLY INSTALLED ON HIGH IMPACT MODIFIED LOTS AS DESIGNATED BY ARCHITECT ON SITE PLAN

NOTE
SUBCONTRACTOR TO COORDINATE LOCATION OF ALL PLUMBING / MECHANICAL VENTS, ATTIC BOX VENTS AND ON ROOF PENETRATIONS ON REAR OF ROOF TO BE A MINIMUM OF 4'-0" AWAY FROM PROPERTY LINE OR PARTY WALL

PHILLIPS BUILDERS
3000 BUSINESS PARK CIR.
SUITE 300
GOODLETSVILLE
TN 37072
PHONE (615) 859-0034
FAX (615) 851-9010

Permit Set

COPYRIGHT, 2008
PHILLIPS BUILDERS, LLC
This drawing shall not be reproduced, changed or copied in any form in whole or part. This drawing is limited to a one time use and shall not be used for the construction of any other project, without first obtaining the express written permission and consent of the Phillips Builders, LLC
Before starting construction each contractor shall verify all dimensions, details, and information given in this drawing. Use ONLY given dimensions. Do NOT scale this drawing. All codes shall be adhered to and considered as part of this drawing even if they are in variance with this drawing. Designer assumes no responsibility over any phase of construction or compilation of the project.

FOXLAND HARBOR TOWNHOMES

Gallatin, Tennessee

PHILLIPS BUILDERS LLC

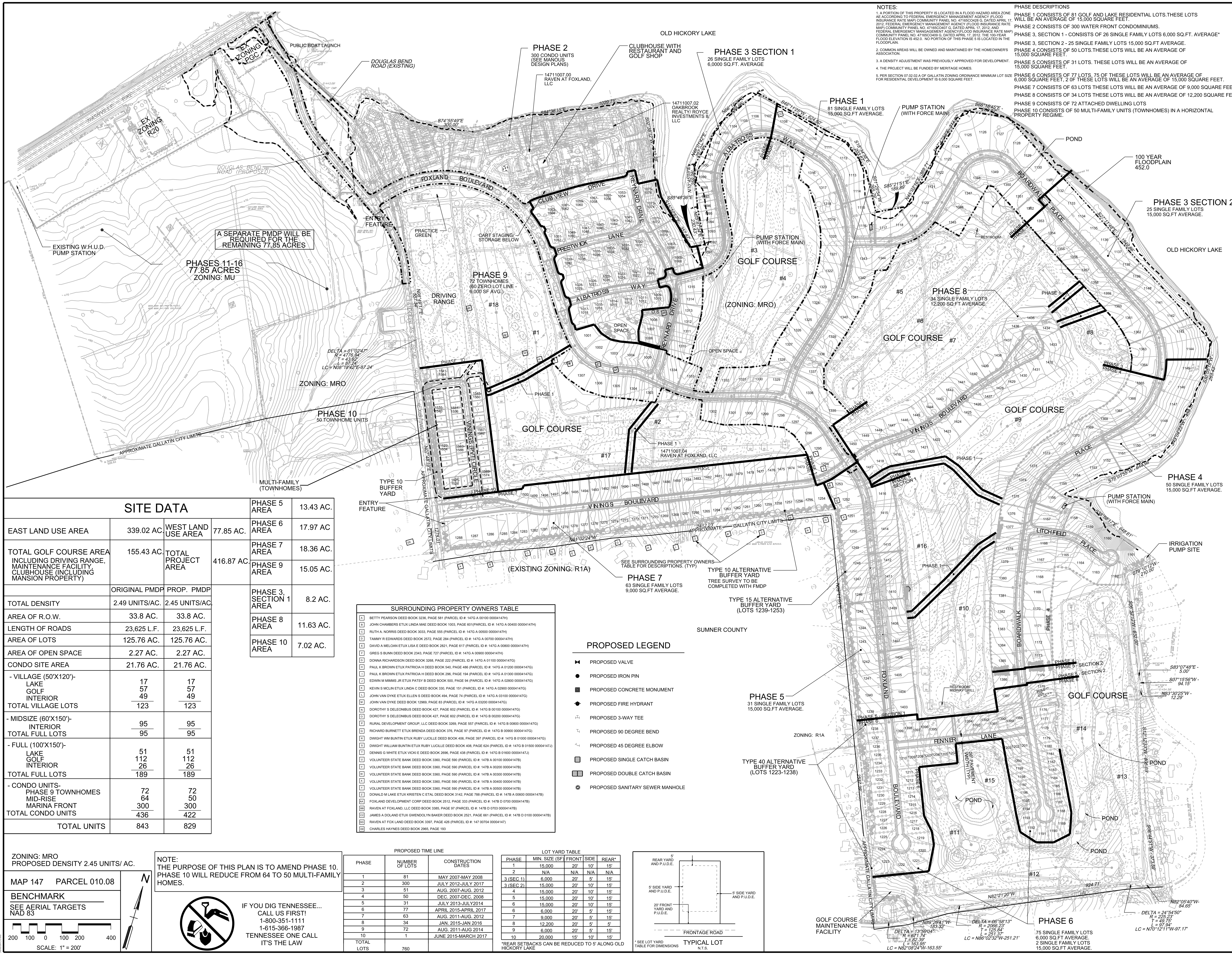
PROJECT NO.	
DATE	03.27.2008
REVISION 1	04.07.2008
REVISION 2	04.09.2008
REVISION 3	07.28.2008
REVISION 4	5.19.2010
REVISION 5	2.24.2011

PHILLIPS BUILDERS

A-1

8-539-15

RESUBMITTAL



NOTES:

1. A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ZONE AE ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 47165CO428 G, DATED APRIL 17, 2012, FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 47165CO407 G, DATED APRIL 17, 2012, AND FEDERAL EMERGEMCY MANGAGEMENT AGENCY(FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 47165CO409 G, DATED APRIL 17, 2012. THE 100-YEAR FLOOD ELEVATION IS 452.0. NO PORTION OF THIS PHASE 5 IS LOCATED IN THE FLOODPLAIN.
2. COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
3. A DENSITY ADJUSTMENT WAS PREVIOUSLY APPROVED FOR DEVELOPMENT.
4. THE PROJECT WILL BE FUNDED BY MERITAGE HOMES.
5. PER SECTION 07.02.02.A OF GALLATIN ZONING ORDINANCE MINIMUM LOT SIZE FOR RESIDENTIAL DEVELOPMENT IS 6,000 SQUARE FEET.

PHASE DESCRIPTIONS

PHASE 1 CONSISTS OF 81 GOLF AND LAKE RESIDENTIAL LOTS.THESE LOTS WILL BE AN AVERAGE OF 15,000 SQUARE FEET.
PHASE 2 CONSISTS OF 300 WATER FRONT CONDOMINIUMS.
PHASE 3, SECTION 1 - CONSISTS OF 26 SINGLE FAMILY LOTS 6,000 SQ.FT. AVERAGE*
PHASE 3, SECTION 2 - 25 SINGLE FAMILY LOTS 15,000 SQ.FT AVERAGE.
PHASE 4 CONSISTS OF 50 LOTS.THESE LOTS WILL BE AN AVERAGE OF 15,000 SQUARE FEET.
PHASE 5 CONSISTS OF 31 LOTS. THESE LOTS WILL BE AN AVERAGE OF 15,000 SQUARE FEET.
PHASE 6 CONSISTS OF 77 LOTS. 75 OF THESE LOTS WILL BE AN AVERAGE OF 6,000 SQUARE FEET, 2 0F THESE LOTS WILL BE AN AVERAGE OF 15,000 SQUARE FEET.
PHASE 7 CONSISTS OF 63 LOTS THESE LOTS WILL BE AN AVERAGE OF 9,000 SQUARE FEET.
PHASE 8 CONSISTS OF 34 LOTS THESE LOTS WILL BE AN AVERAGE OF 12,200 SQUARE FEET
PHASE 9 CONSISTS OF 72 ATTACHED DWELLING LOTS
PHASE 10 CONSISTS OF 50 MULTI-FAMILY UNITS (TOWNHOMES) IN A HORIZONTAL PROPERTY REGIME.

SITE DATA

EAST LAND USE AREA	339.02 AC.	WEST LAND USE AREA	77.85 AC.
TOTAL GOLF COURSE AREA INCLUDING DRIVING RANGE, MAINTENANCE FACILITY, CLUBHOUSE (INCLUDING MANSION PROPERTY)	155.43 AC.	TOTAL PROJECT AREA	416.87 AC.

	ORIGINAL PMDP	PROP. PMDP
TOTAL DENSITY	2.49 UNITS/AC.	2.45 UNITS/AC.
AREA OF R.O.W.	33.8 AC.	33.8 AC.
LENGTH OF ROADS	23,625 L.F.	23,625 L.F.
AREA OF LOTS	125.76 AC.	125.76 AC.
AREA OF OPEN SPACE	2.27 AC.	2.27 AC.
CONDO SITE AREA	21.76 AC.	21.76 AC.
- VILLAGE (50'X120')-		
LAKE	17	17
GOLF	57	57
INTERIOR	49	49
TOTAL VILLAGE LOTS	123	123
- MIDSIZE (60'X150')-		
INTERIOR	95	95
TOTAL FULL LOTS	95	95
- FULL (100'X150')-		
LAKE	51	51
GOLF	112	112
INTERIOR	26	26
TOTAL FULL LOTS	189	189
- CONDO UNITS-		
PHASE 9 TOWNHOMES	72	72
MID-RISE	64	50
MARINA FRONT	300	300
TOTAL CONDO UNITS	436	422
TOTAL UNITS	843	829

PHASE 5 AREA	13.43 AC.
PHASE 6 AREA	17.97 AC
PHASE 7 AREA	18.36 AC.
PHASE 9 AREA	15.05 AC.
PHASE 3, SECTION 1 AREA	8.2 AC.
PHASE 8 AREA	11.63 AC.
PHASE 10 AREA	7.02 AC.

ZONING: MRO
PROPOSED DENSITY 2.45 UNITS/ AC.

MAP 147 PARCEL 010.08

BENCHMARK
SEE AERIAL TARGETS
NAD 83

200 100 0 100 200 400
SCALE: 1" = 200'

N

NOTE:
THE PURPOSE OF THIS PLAN IS TO AMEND PHASE 10. PHASE 10 WILL REDUCE FROM 64 TO 50 MULTI-FAMILY HOMES.

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

SURROUNDING PROPERTY OWNERS TABLE

A	BETTY PEARSON DEED BOOK 3236, PAGE 581 (PARCEL ID #: 147G A 00100 00004147H)
B	JOHN CHAMBERS ETUX LINDA MAE DEED BOOK 1003, PAGE 601(PARCEL ID #: 147G A 00400 00004147H)
C	RUTH A. NORRIS DEED BOOK 3033, PAGE 555 (PARCEL ID #: 147G A 00500 00004147H)
D	TAMMY R EDWARDS DEED BOOK 2572, PAGE 284 (PARCEL ID #: 147G A 00700 00004147H)
E	DAVID A MELOAN ETUX LISA E DEED BOOK 2821, PAGE 617 (PARCEL ID #: 147G A 00800 00004147H)
F	GREG S BUNN DEED BOOK 2343, PAGE 727 (PARCEL ID #: 147G A 00900 00004147H)
G	DONNA RICHARDSON DEED BOOK 3268, PAGE 222 (PARCEL ID #: 147G A 01100 00004147G)
H	PAUL K BROWN ETUX PATRICIA H DEED BOOK 540, PAGE 486 (PARCEL ID #: 147G A 01200 00004147G)
I	PAUL K BROWN ETUX PATRICIA H DEED BOOK 296, PAGE 194 (PARCEL ID #: 147G A 01300 00004147G)
J	EDWIN M MIMMS JR ETUX PATSY B DEED BOOK 500, PAGE 94 (PARCEL ID #: 147G A 02800 00004147G)
K	KEVIN S MCLIN ETUX LINDA C DEED BOOK 330, PAGE 151 (PARCEL ID #: 147G A 02900 00004147G)
L	JOHN VAN DYKE ETUX ELLEN S DEED BOOK 494, PAGE 74 (PARCEL ID #: 147G A 03100 00004147G)
M	JOHN VAN DYKE DEED BOOK 12969, PAGE 83 (PARCEL ID #: 147G A 03200 00004147G)
N	DOROTHY S DELEONIBUS DEED BOOK 427, PAGE 602 (PARCEL ID #: 147G B 00100 00004147G)
O	DOROTHY S DELEONIBUS DEED BOOK 427, PAGE 602 (PARCEL ID #: 147G B 00200 00004147G)
P	RURAL DEVELOPMENT GROUP, LLC DEED BOOK 3269, PAGE 557 (PARCEL ID #: 147G B 00800 00004147G)
Q	RICHARD BURNETT ETUX BRENDA DEED BOOK 376, PAGE 97 (PARCEL ID #: 147G B 00900 00004147G)
R	DWIGHT WM BUNTIN ETUX RUBY LUCILLE DEED BOOK 406, PAGE 397 (PARCEL ID #: 147G B 01000 00004147G)
S	DWIGHT WILLIAM BUNTIN ETUX RUBY LUCILLE DEED BOOK 408, PAGE 624 (PARCEL ID #: 147G B 01500 00004147J)
T	DENNIS G WHITE ETUX VICKI E DEED BOOK 2696, PAGE 438 (PARCEL ID #: 147G B 01600 00004147J)
U	VOLUNTEER STATE BANK DEED BOOK 3360, PAGE 590 (PARCEL ID #: 147B A 00100 00004147B)
V	VOLUNTEER STATE BANK DEED BOOK 3360, PAGE 590 (PARCEL ID #: 147B A 00200 00004147B)
W	VOLUNTEER STATE BANK DEED BOOK 3360, PAGE 590 (PARCEL ID #: 147B A 00300 00004147B)
X	VOLUNTEER STATE BANK DEED BOOK 3360, PAGE 590 (PARCEL ID #: 147B A 00400 00004147B)
Y	VOLUNTEER STATE BANK DEED BOOK 3360, PAGE 590 (PARCEL ID #: 147B A 00500 00004147B)
Z	DONALD M LAKE ETUX KRISTEN C ETAL DEED BOOK 3142, PAGE 788 (PARCEL ID #: 147B A 00600 00004147B)
AA	FOXLAND DEVELOPMENT CORP DEED BOOK 2512, PAGE 333 (PARCEL ID #: 147B D 0700 00004147B)
BB	RAVEN AT FOXLAND, LLC DEED BOOK 3385, PAGE 97 (PARCEL ID #: 147B D 0703 00004147B)
CC	JAMES A DOLAND ETUX GWENDOLYN BAKER DEED BOOK 2521, PAGE 661 (PARCEL ID #: 147B D 0100 00004147B)
DD	RAVEN AT FOX LAND DEED BOOK 3397, PAGE 426 (PARCEL ID #: 147 00704 00004147)
EE	CHARLES HAYNES DEED BOOK 2965, PAGE 193

PROPOSED LEGEND

- PROPOSED VALVE
- PROPOSED IRON PIN
- PROPOSED CONCRETE MONUMENT
- PROPOSED FIRE HYDRANT
- PROPOSED 3-WAY TEE
- PROPOSED 90 DEGREE BEND
- PROPOSED 45 DEGREE ELBOW
- PROPOSED SINGLE CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED SANITARY SEWER MANHOLE

PROPOSED TIME LINE

PHASE	NUMBER OF LOTS	CONSTRUCTION DATES
1	81	MAY 2007-MAY 2008
2	300	JULY 2012-JULY 2017
3	51	AUG. 2007-AUG. 2012
4	50	DEC. 2007-DEC. 2008
5	31	JULY 2013-JULY2014
6	77	APRIL 2015-APRIL 2017
7	63	AUG. 2011-AUG. 2012
8	34	JAN. 2015-JAN 2016
9	72	AUG. 2011-AUG 2014
10	1	JUNE 2015-MARCH 2017
TOTAL LOTS	760	

LOT YARD TABLE

PHASE	MIN. SIZE (SF)	FRONT	SIDE	REAR*
1	15,000	20'	10'	15'
2	N/A	N/A	N/A	N/A
3 (SEC 1)	6,000	20'	5'	15'
3 (SEC 2)	15,000	20'	10'	15'
4	15,000	20'	10'	15'
5	15,000	20'	10'	15'
6	15,000	20'	10'	15'
6	6,000	20'	5'	15'
7	9,000	20'	5'	15'
8	12,200	20'	5'	5'
9	6,000	20'	5'	15'
10	20,000	15'	10'	15'

*REAR SETBACKS CAN BE REDUCED TO 5' ALONG OLD HICKORY LAKE

5' REAR YARD AND P.U.D.E.
5' SIDE YARD AND P.U.D.E.
5' SIDE YARD AND P.U.D.E.
20' FRONT YARD AND P.U.D.E.
FRONTAGE ROAD
* SEE LOT YARD TABLE FOR DIMENSIONS

TYPICAL LOT
N.T.S.

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

JENNIFER SPEICH REGISTERED ENGINEER AGRICULTURE COMMERCE No. 108740 STATE OF TENNESSEE
Jennifer Speich 5/7/15

OVERALL SITE LAYOUT PLAN

AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN
FINAL MASTER DEVELOPMENT PLAN
FOXLAND AT FAIRVUE
DOUGLAS BEND ROAD
GALLATIN, SUMNER COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
MCK	JLG	5/2/2011	SUBMIT FOR WORK SESSION - REV PH 7 TO 63 LOTS
MCK	JLG	5/12/2011	CITY COMMENTS
MCK	JLG	5/17/2011	SUBMIT TO COUNCIL
MCK	JLG	5/26/2011	SUBMIT TO PLANNING COMMISSION
MCK	JLG	3/18/2013	ADDRESS COMMENTS
MCK	JLG	11/13/2014	SUBMIT TO CITY
MCK	JDS	04/22/2015	SUBMIT TO CITY
MCK	JDS	05/07/2015	ADDRESS COMMENTS

C1.00

JOB NO. 32003-00 Phase 2000

AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN /FINAL MASTER DEVELOPMENT PLAN

FOR

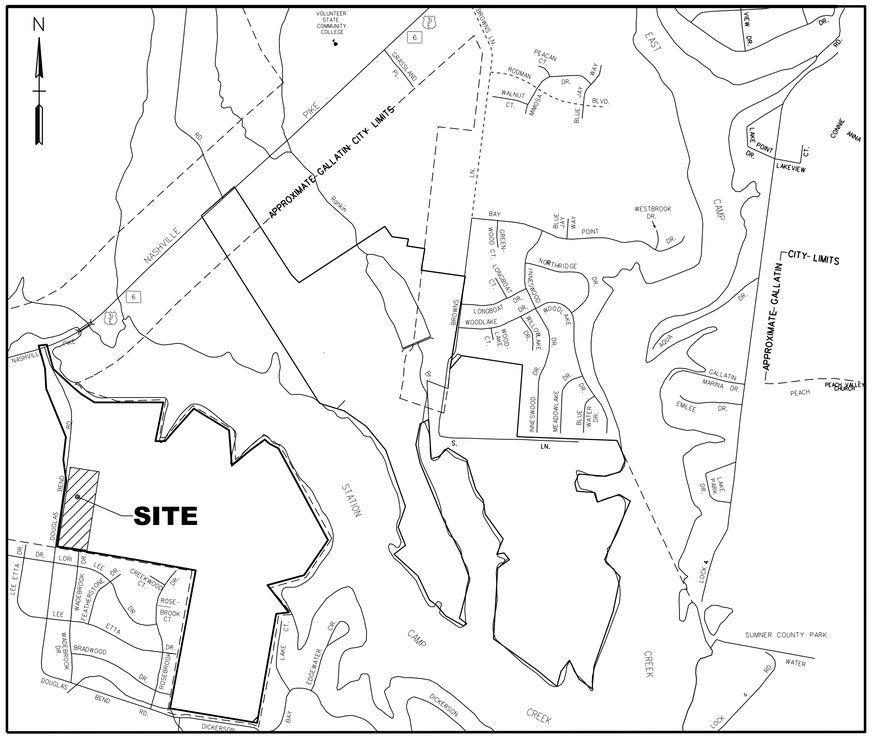
FOXLAND

PHASE 10

GALLATIN, SUMNER COUNTY, TENNESSEE

INDEX OF DRAWINGS

Sheet No.	Description
	COVER SHEET
C1.00	FINAL MASTER DEVELOPMENT PLAN
L1.01	LANDSCAPE PLAN
L7.01	LANDSCAPE NOTES, DETAILS & SCHEDULE



LOCATION MAP

NOT TO SCALE

OWNER:

OAKBROOK REALTY/ ROYCE INVESTMENTS II,LLC
1000 ROYCE BLVD
OAKBROOK TERRACE IL 60181

DEVELOPER:

PHILLIPS BUILDERS,
A MERITAGE HOMES COMPANY
3000 BUSINESS PARK CIRCLE, STE 300
GOODLETTSVILLE, TN 37072
CONTACT: LYNN EALEY
PHONE: 615-969-9202

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

JENNIFER SPEICH
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 108730
STATE OF TENNESSEE
5/7/15

BWSC

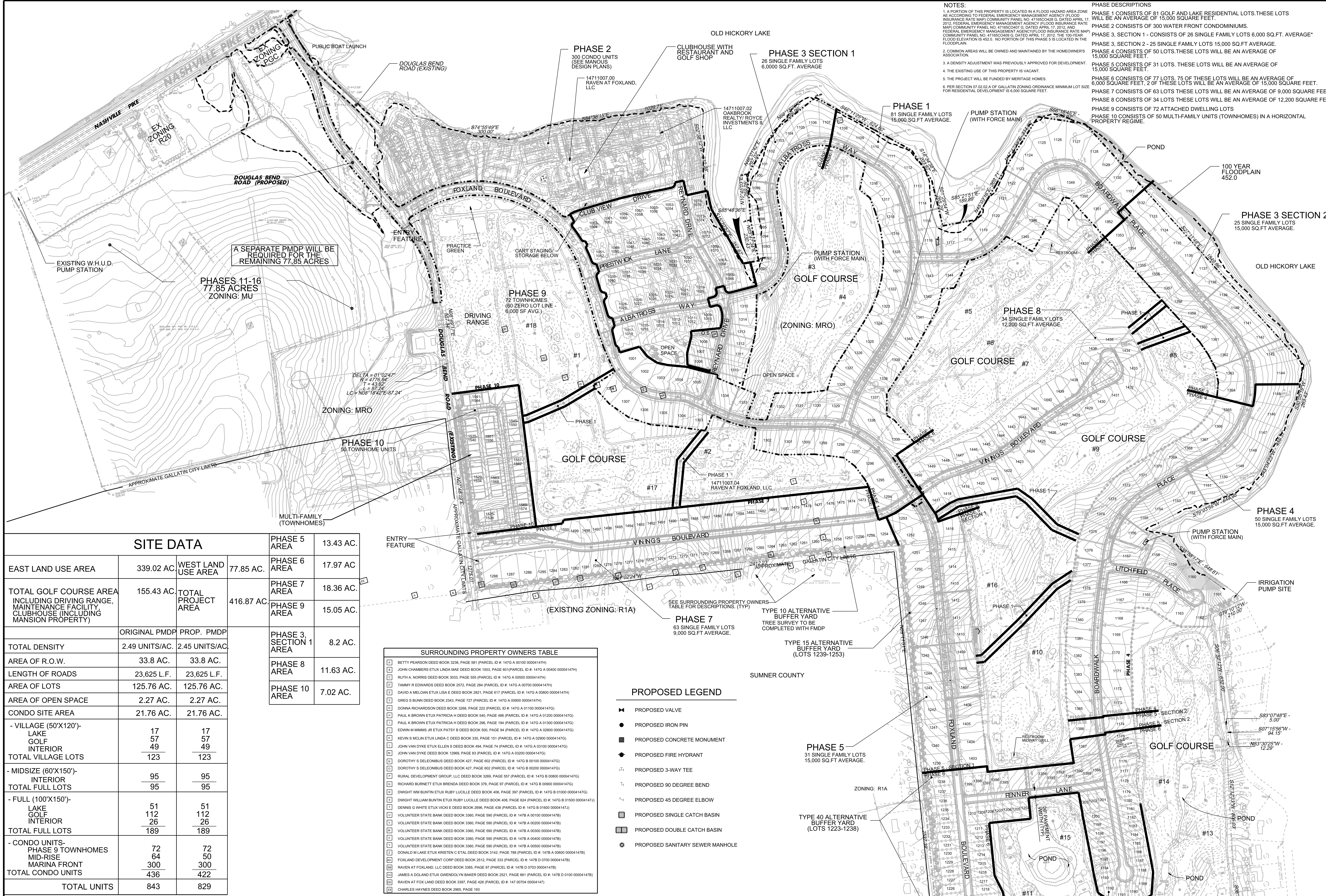
PROJECT No. 32003-57
APR. 22 2015

ADDRESS COMMENTS
MAY 07, 2015

AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN /FINAL MASTER DEVELOPMENT PLAN FOR FOXLAND PHASE 10 GALLATIN, SUMNER COUNTY, TENNESSEE

5/7/2015
12:30:40
\\DCSVPRNT01\Nash BW Plotter
gaspell
Basic-Full.pgn Workspace: LandRes
5/7/205
F:\32\3200\3200357\Civil\C01\3200357_C0.01_FMDP.dgn

3200357_C0.01_FMDP



NOTES:

1. A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ZONE AE ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 47165CO428 G, DATED APRIL 17, 2012, FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 47165CO407 G, DATED APRIL 17, 2012, AND FEDERAL EMERGECY MANAGEMENT AGENCY(FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 47165CO409 G, DATED APRIL 17, 2012. THE 100-YEAR FLOOD ELEVATION IS 452.0. NO PORTION OF THIS PHASE 5 IS LOCATED IN THE FLOODPLAIN.

2. COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

3. A DENSITY ADJUSTMENT WAS PREVIOUSLY APPROVED FOR DEVELOPMENT.

4. THE EXISTING USE OF THIS PROPERTY IS VACANT.

5. THE PROJECT WILL BE FUNDED BY MERITAGE HOMES.

6. PER SECTION 07.02.02.A OF GALLATIN ZONING ORDINANCE MINIMUM LOT SIZE FOR RESIDENTIAL DEVELOPMENT IS 6,000 SQUARE FEET.

PHASE DESCRIPTIONS

PHASE 1 CONSISTS OF 81 GOLF AND LAKE RESIDENTIAL LOTS.THESE LOTS WILL BE AN AVERAGE OF 15,000 SQUARE FEET.

PHASE 2 CONSISTS OF 300 WATER FRONT CONDOMINIUMS.

PHASE 3, SECTION 1 - CONSISTS OF 26 SINGLE FAMILY LOTS 6,000 SQ.FT. AVERAGE*

PHASE 3, SECTION 2 - 25 SINGLE FAMILY LOTS 15,000 SQ.FT AVERAGE.

PHASE 4 CONSISTS OF 50 LOTS.THESE LOTS WILL BE AN AVERAGE OF 15,000 SQUARE FEET.

PHASE 5 CONSISTS OF 31 LOTS. THESE LOTS WILL BE AN AVERAGE OF 15,000 SQUARE FEET.

PHASE 6 CONSISTS OF 77 LOTS. 75 OF THESE LOTS WILL BE AN AVERAGE OF 6,000 SQUARE FEET, 2 0F THESE LOTS WILL BE AN AVERAGE OF 15,000 SQUARE FEET.

PHASE 7 CONSISTS OF 63 LOTS THESE LOTS WILL BE AN AVERAGE OF 9,000 SQUARE FEET.

PHASE 8 CONSISTS OF 34 LOTS THESE LOTS WILL BE AN AVERAGE OF 12,200 SQUARE FEET

PHASE 9 CONSISTS OF 72 ATTACHED DWELLING LOTS

PHASE 10 CONSISTS OF 50 MULTI-FAMILY UNITS (TOWNHOMES) IN A HORIZONTAL PROPERTY REGIME.

SITE DATA

EAST LAND USE AREA	339.02 AC.	WEST LAND USE AREA	77.85 AC.
TOTAL GOLF COURSE AREA INCLUDING DRIVING RANGE, MAINTENANCE FACILITY, CLUBHOUSE (INCLUDING MANSION PROPERTY)	155.43 AC.	TOTAL PROJECT AREA	416.87 AC.

	ORIGINAL PMDP	PROP. PMDP
TOTAL DENSITY	2.49 UNITS/AC.	2.45 UNITS/AC.
AREA OF R.O.W.	33.8 AC.	33.8 AC.
LENGTH OF ROADS	23,625 L.F.	23,625 L.F.
AREA OF LOTS	125.76 AC.	125.76 AC.
AREA OF OPEN SPACE	2.27 AC.	2.27 AC.
CONDO SITE AREA	21.76 AC.	21.76 AC.
- VILLAGE (50'X120')-		
LAKE	17	17
GOLF	57	57
INTERIOR	49	49
TOTAL VILLAGE LOTS	123	123
- MIDSIZE (60'X150')-		
INTERIOR	95	95
TOTAL FULL LOTS	95	95
- FULL (100'X150')-		
LAKE	51	51
GOLF	112	112
INTERIOR	26	26
TOTAL FULL LOTS	189	189
- CONDO UNITS-		
PHASE 9 TOWNHOMES	72	72
MID-RISE	64	50
MARINA FRONT	300	300
TOTAL CONDO UNITS	436	422
TOTAL UNITS	843	829

PHASE 5 AREA	13.43 AC.
PHASE 6 AREA	17.97 AC
PHASE 7 AREA	18.36 AC.
PHASE 9 AREA	15.05 AC.
PHASE 3, SECTION 1 AREA	8.2 AC.
PHASE 8 AREA	11.63 AC.
PHASE 10 AREA	7.02 AC.

SURROUNDING PROPERTY OWNERS TABLE

A	BETTY PEARSON DEED BOOK 3236, PAGE 581 (PARCEL ID #: 147G A 00100 00004147H)
B	JOHN CHAMBERS ETUX LINDA MAE DEED BOOK 1003, PAGE 601(PARCEL ID #: 147G A 00400 00004147H)
C	RUTH A. NORRIS DEED BOOK 3033, PAGE 555 (PARCEL ID #: 147G A 00500 00004147H)
D	TAMMY R EDWARDS DEED BOOK 2572, PAGE 284 (PARCEL ID #: 147G A 00700 00004147H)
E	DAVID A MELOAN ETUX LISA E DEED BOOK 2821, PAGE 617 (PARCEL ID #: 147G A 00800 00004147H)
F	GREG S BUNN DEED BOOK 2343, PAGE 727 (PARCEL ID #: 147G A 00900 00004147H)
G	DONNA RICHARDSON DEED BOOK 3268, PAGE 222 (PARCEL ID #: 147G A 01100 00004147G)
H	PAUL K BROWN ETUX PATRICIA H DEED BOOK 540, PAGE 486 (PARCEL ID #: 147G A 01200 00004147G)
I	PAUL K BROWN ETUX PATRICIA H DEED BOOK 296, PAGE 194 (PARCEL ID #: 147G A 01300 00004147G)
J	EDWIN M MIMMS JR ETUX PATSY B DEED BOOK 500, PAGE 94 (PARCEL ID #: 147G A 02800 00004147G)
K	KEVIN S MCLIN ETUX LINDA C DEED BOOK 330, PAGE 151 (PARCEL ID #: 147G A 02900 00004147G)
L	JOHN VAN DYKE ETUX ELLEN S DEED BOOK 494, PAGE 74 (PARCEL ID #: 147G A 03100 00004147G)
M	JOHN VAN DYKE DEED BOOK 12969, PAGE 83 (PARCEL ID #: 147G A 03200 00004147G)
N	DOROTHY S DELEONIBUS DEED BOOK 427, PAGE 602 (PARCEL ID #: 147G B 00100 00004147G)
O	DOROTHY S DELEONIBUS DEED BOOK 427, PAGE 602 (PARCEL ID #: 147G B 00200 00004147G)
P	RURAL DEVELOPMENT GROUP, LLC DEED BOOK 3269, PAGE 557 (PARCEL ID #: 147G B 00800 00004147G)
Q	RICHARD BURNETT ETUX BRENDA DEED BOOK 376, PAGE 97 (PARCEL ID #: 147G B 00900 00004147G)
R	DWIGHT WM BUNTIN ETUX RUBY LUCILLE DEED BOOK 406, PAGE 397 (PARCEL ID #: 147G B 01000 00004147G)
S	DWIGHT WILLIAM BUNTIN ETUX RUBY LUCILLE DEED BOOK 408, PAGE 624 (PARCEL ID #: 147G B 01500 00004147J)
T	DENNIS G WHITE ETUX VICKI E DEED BOOK 2696, PAGE 438 (PARCEL ID #: 147G B 01600 00004147J)
U	VOLUNTEER STATE BANK DEED BOOK 3360, PAGE 590 (PARCEL ID #: 147B A 00100 00004147B)
V	VOLUNTEER STATE BANK DEED BOOK 3360, PAGE 590 (PARCEL ID #: 147B A 00200 00004147B)
W	VOLUNTEER STATE BANK DEED BOOK 3360, PAGE 590 (PARCEL ID #: 147B A 00300 00004147B)
X	VOLUNTEER STATE BANK DEED BOOK 3360, PAGE 590 (PARCEL ID #: 147B A 00400 00004147B)
Y	VOLUNTEER STATE BANK DEED BOOK 3360, PAGE 590 (PARCEL ID #: 147B A 00500 00004147B)
Z	DONALD M LAKE ETUX KRISTEN C ETAL DEED BOOK 3142, PAGE 788 (PARCEL ID #: 147B A 00600 00004147B)
AA	FOXLAND DEVELOPMENT CORP DEED BOOK 2512, PAGE 333 (PARCEL ID #: 147B D 0700 00004147B)
BB	RAVEN AT FOXLAND, LLC DEED BOOK 3385, PAGE 97 (PARCEL ID #: 147B D 0703 00004147B)
CC	JAMES A DOLAND ETUX GWENDOLYN BAKER DEED BOOK 2521, PAGE 661 (PARCEL ID #: 147B D 0100 00004147B)
DD	RAVEN AT FOX LAND DEED BOOK 3397, PAGE 426 (PARCEL ID #: 147 00704 00004147)
EE	CHARLES HAYNES DEED BOOK 2965, PAGE 193

PROPOSED LEGEND

- PROPOSED VALVE
- PROPOSED IRON PIN
- PROPOSED CONCRETE MONUMENT
- PROPOSED FIRE HYDRANT
- PROPOSED 3-WAY TEE
- PROPOSED 90 DEGREE BEND
- PROPOSED 45 DEGREE ELBOW
- PROPOSED SINGLE CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED SANITARY SEWER MANHOLE

ZONING: MRO
PROPOSED DENSITY 2.45 UNITS/ AC.

NOTE:
THE PURPOSE OF THIS PLAN IS TO AMEND PHASE 10. PHASE 10 WILL REDUCE FROM 64 TO 50 MULTI-FAMILY HOMES.

MAP 147 PARCEL 10.08

BENCHMARK
SEE AERIAL TARGETS
NAD 83

N

200 100 0 100 200 400
SCALE: 1" = 200'

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

PROPOSED TIME LINE

PHASE	NUMBER OF LOTS	CONSTRUCTION DATES
1	81	MAY 2007-MAY 2008
2	300	JULY 2012-JULY 2017
3	51	AUG. 2007-AUG. 2012
4	50	DEC. 2007-DEC. 2008
5	31	JULY 2013-JULY2014
6	77	APRIL 2015-APRIL 2017
7	63	AUG. 2011-AUG. 2012
8	34	JAN. 2015-JAN 2016
9	72	AUG. 2011-AUG 2014
10	1	JUNE 2015-MARCH 2017
TOTAL LOTS	760	

LOT YARD TABLE

PHASE	MIN. SIZE (SF)	FRONT	SIDE	REAR*
1	15,000	20'	10'	15'
2	N/A	N/A	N/A	N/A
3 (SEC 1)	6,000	20'	5'	15'
3 (SEC 2)	15,000	20'	10'	15'
4	15,000	20'	10'	15'
5	15,000	20'	10'	15'
6	15,000	20'	10'	15'
6	6,000	20'	5'	15'
7	9,000	20'	5'	15'
8	12,200	20'	5'	5'
9	6,000	20'	5'	15'
10	N/A	N/A	N/A	N/A

*REAR SETBACKS CAN BE REDUCED TO 5' ALONG OLD HICKORY LAKE

5' REAR YARD AND P.U.D.E.
5' SIDE YARD AND P.U.D.E.
5' SIDE YARD AND P.U.D.E.
20' FRONT YARD AND P.U.D.E.
FRONTAGE ROAD
* SEE LOT YARD TABLE FOR DIMENSIONS
TYPICAL LOT
N.T.S.

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

JENNIFER SPEICH REGISTERED ENGINEER AGRICULTURE COMMERCE No. 108740 STATE OF TENNESSEE
Jennifer Speich 4/22/15

OVERALL SITE LAYOUT PLAN

AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN-PHASE 6
FINAL MASTER DEVELOPMENT PLAN - PHASE 6

FOXLAND AT FAIRVUE

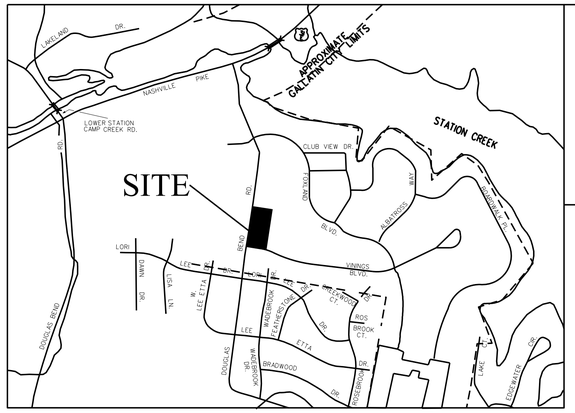
DOUGLAS BEND ROAD
GALLATIN, SUMNER COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
MCK	JLG	4/27/2011	REVISED MASTER PLAN - PH 7 AND PH 9
MCK	JLG	5/2/2011	SUBMIT FOR WORK SESSION - REV PH 7 TO 63 LOTS
MCK	JLG	5/12/2011	CITY COMMENTS
MCK	JLG	5/17/2011	SUBMIT TO COUNCIL
MCK	JLG	5/26/2011	SUBMIT TO PLANNING COMMISSION
MCK	JLG	3/18/2013	ADDRESS COMMENTS
MCK	JLG	11/13/2014	SUBMIT TO CITY
MCK	JDS	04/22/2015	SUBMIT TO CITY

C1.00

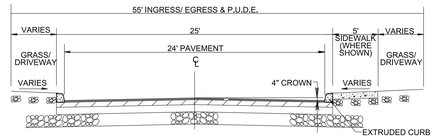
JOB NO. 32003-00 Phase 2000

mckuykendall 4/22/2015 09:32:00 \\DCSVPRNT01\Nash BW Plotter 3200301_C100



LOCATION MAP

NOT TO SCALE



PRIVATE DRIVE SECTION

N.T.S.

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

PLAT BOOK 3946, PAGE 597, R.O.S.C.

SITE DATA	
SITE ACREAGE	7.02 ACRES ± (305,791 SF)
PROPOSED LOTS	1 LOT
AREA IN INGRESS/EGRESS	2.23 AC ± (97,116 SF)
AREA IN OPEN SPACE	1.98 AC ± (8,607 SF)
AREA IN BUILDING AREA	2.81 AC ± (122,597 SF)
GROSS DENSITY	7.12 UNITS PER ACRE
BASE ZONING	MRO
EXISTING	VACANT
PROPOSED	50 MULTI-FAMILY
MINIMUM LOT AREA	20,000 SF
MINIMUM FRONT YARD	ONE HALF OF THE MINIMUM BUILDING SETBACK
MINIMUM SIDE YARD	10 FT
MINIMUM REAR YARD	20 FT*
MINIMUM BUILDING SETBACK	
STREET CLASSIFICATION	
ARTERIAL	50 FT
COLLECTOR	40 FT
LOCAL	30 FT
MAX BUILDING HEIGHT	35 FEET (2 STORIES)
MAXIMUM FLOOR AREA RATIO	0.5

*REQUESTED REDUCTION TO 15'

LEGEND

- OVERALL PROJECT BOUNDARY
- INGRESS/REGRESS
- SUBDIVISION LOT LINES
- EASEMENTS
- TREE ROWS
- YARD LINES
- M.B.S.L.
- PROPOSED VALVE
- PROPOSED IRON PIN
- PROPOSED FIRE HYDRANT
- PROPOSED 3-WAY TEE
- PROPOSED 90 DEGREE BEND
- PROPOSED 45 DEGREE ELBOW
- PROPOSED SINGLE CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING PROPERTY BOUNDARY CORNER (IRON PIN OLD) — I.R. (O)

CURVE TABLE

#	P.I. STATION	NORTHING	EASTING	DELTA	DEGREE	RADIUS	TANGENT	LENGTH
C1	0+821.36	731,625.4626	1,817,557.8822	89° 59' 59.87" (LT)	179° 02' 57.52"	32'	32'	50.27
C2	1+045.63	731,657.7628	1,817,322.0841	90° 00' 00.13" (LT)	179° 02' 57.52"	32'	32'	50.27
C3	1+697.73	730,998.0897	1,817,231.7211	90° 00' 00.00" (LT)	179° 02' 57.52"	32'	32'	50.27

PARKING CALCULATION TABLE

		SPACES
REQUIRED PARKING	2/UNIT	100
PROVIDED PARKING	2/UNIT	100
GUEST PARKING		8
	TOTAL	108

OWNER TABLE

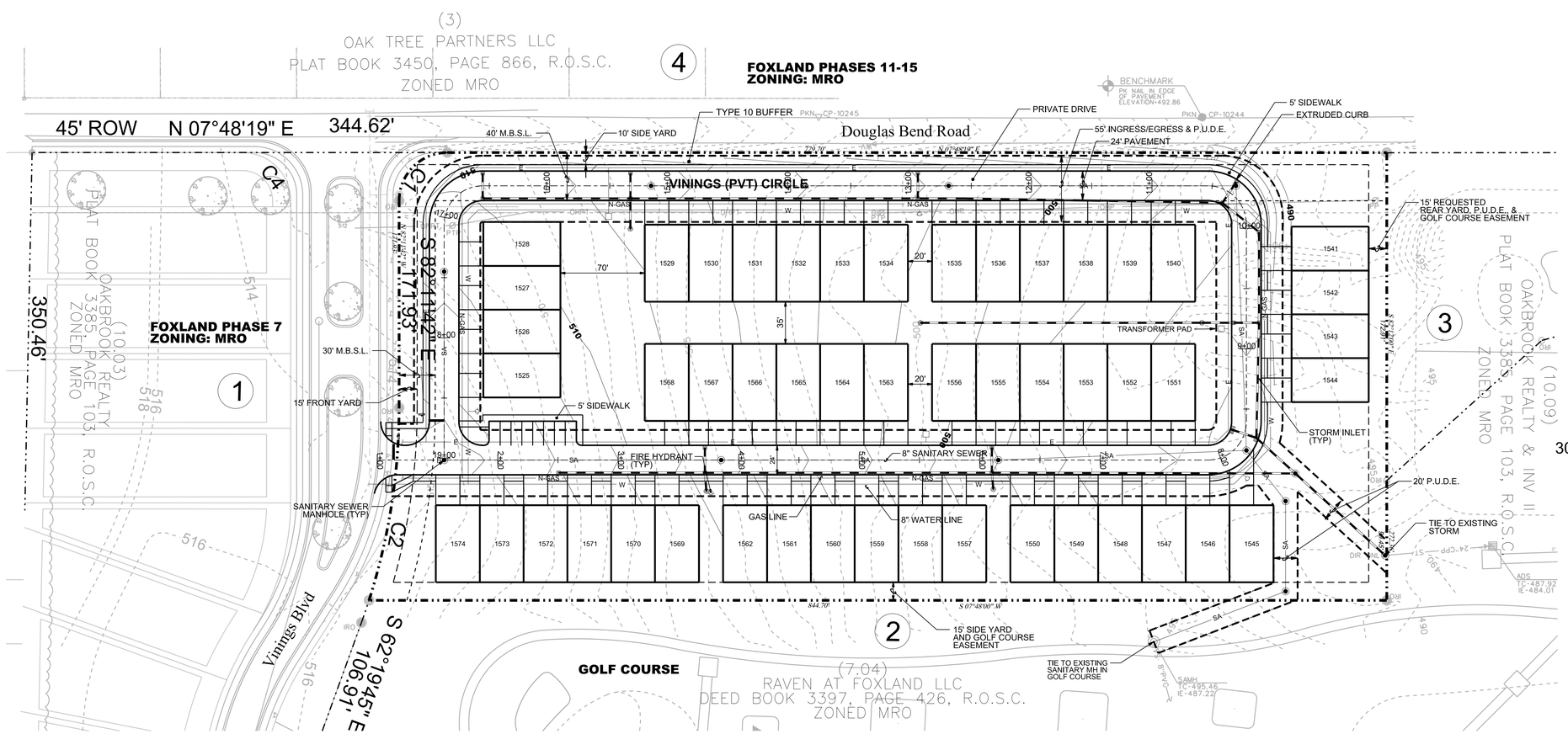
OWNER	PARCEL ID #	ADDRESS
FOXLAND INVESTMENT PROPERTIES	147 010.08 000	DOUGLAS BEND RD

SURROUNDING PROPERTY OWNERS TABLE

#	OWNER	PARCEL ID #	ADDRESS
#1	OAKBROOK REALTY, INVESTMENTS II, LLC	147 010.03 000	DOUGLAS BEND RD
#2	RAVEN AT FOXLAND, LLC	147 007.04 000	1455 FOXLAND BLVD
#3	OAKBROOK REALTY, INVESTMENTS II, LLC	147 010.09 000	DOUGLAS BEND RD
#4	OAKTREE PARTNERS, LLC	147 003.00 001	210 DOUGLAS BEND RD

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CREATE ONE LOT WITH BUILDING PADS, INGRESS/EGRESS/ AND OPEN SPACE.
2. SIDEWALKS TO BE PROVIDED ON ALL STREETS IN ACCORDANCE WITH THE STREET CROSS SECTIONS SHOWN.
3. ALL PROPOSED RIGHT-OF-WAY CORNERS TO BE CONCRETE MONUMENTS, OTHER PROPERTY CORNERS TO BE IRON PINS SET AS SHOWN ON FINAL PLAT.
4. THIS SITE WILL COMPLY WITH THE PERFORMANCE AND DESIGN STANDARDS WITHIN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02.
5. NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47165C0409G, REVISED APRIL 17, 2012, ZONE "X".
6. COMMON AREA/OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. ALL PAVEMENT STRIPING TO BE THERMOPLASTIC.
8. FOXLAND PHASE 10 WILL BE OWNED AND FINANCED BY MERITAGE HOMES OF TENNESSEE.



PRELIMINARY CONSTRUCTION SCHEDULE
CONSTRUCTION START: JUNE 2015
PROJECT COMPLETION: MARCH 2017

DEVELOPER:

PHILLIPS BUILDERS,
A MERITAGE HOMES COMPANY
3000 BUSINESS PARK CIRCLE, STE 300
GOODLETTSVILLE, TN 37072
CONTACT: LYNN EALEY
PHONE: 615-969-9202

N

50' 25' 0' 50' 100'

SCALE: 1 INCH = 50 FEET

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

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

JENNIFER SPEICH
REGISTERED ENGINEER
AGRICULTURE
No. 108177
STATE OF TENNESSEE
5-7-15

FINAL MASTER DEVELOPMENT PLAN

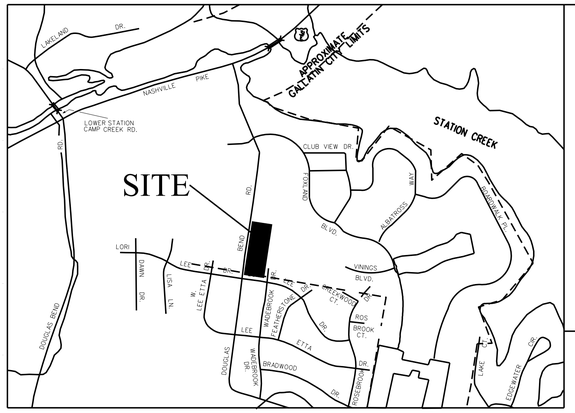
PHASE 10
FOXLAND
FOXLAND BLVD.
GALLATIN, SUMNER COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
BSP	JWW	04-22-2015	SUBMIT TO CITY
BSP	JWW	04-27-2015	SUBMIT FOR PERMITTING
BSP	JWW	5-04-2015	RESUBMITTAL
GPG	JDS	5-07-2015	ADDRESS COMMENTS

C1.00

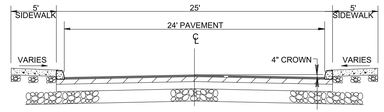
FILE NO. 32003-57

© Copyright 2010, Barge Waggoner Sumner & Cannon, Inc. All Rights Reserved



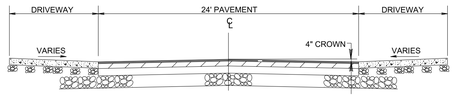
LOCATION MAP

NOT TO SCALE



TYPICAL ROADWAY SECTION @ SIDEWALK

N.T.S.



TYPICAL ROADWAY SECTION @ DRIVEWAY

N.T.S.

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

SITE DATA	
SITE ACREAGE	7.02 ACRES +/- (305,791 SF)
PROPOSED LOTS	1 LOT
AREA IN INGRESS/EGRESS	0 ACRES +/- (0 SF)
AREA IN OPEN SPACE	- ACRES +/- (- SF)
AREA IN BUILDING AREA	- ACRES +/- (- SF)
MAX BUILDING HEIGHT	35 FEET
GROSS DENSITY	7.12 UNITS PER ACRE
BASE ZONING	MRO
EXISTING	VACANT
PROPOSED	50 TOWNHOMES
SETBACKS ARE APPROVED AS PART OF THE FOXLAND, MASTER PLAN	

LEGEND

- OVERALL PROJECT BOUNDARY
- R.O.W.
- SUBDIVISION LOT LINES
- EASEMENTS
- TREE ROWS
- PROPOSED VALVE
- PROPOSED IRON PIN
- PROPOSED FIRE HYDRANT
- PROPOSED 3-WAY TEE
- PROPOSED 90 DEGREE BEND
- PROPOSED 45 DEGREE ELBOW
- PROPOSED SINGLE CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING PROPERTY BOUNDARY CORNER (IRON PIN OLD) — I.R. (O)

OWNER TABLE

OWNER	PARCEL ID #	ADDRESS
FOXLAND INVESTMENT PROPERTIES	147 010.08 000	DOUGLAS BEND RD

SURROUNDING PROPERTY OWNERS TABLE

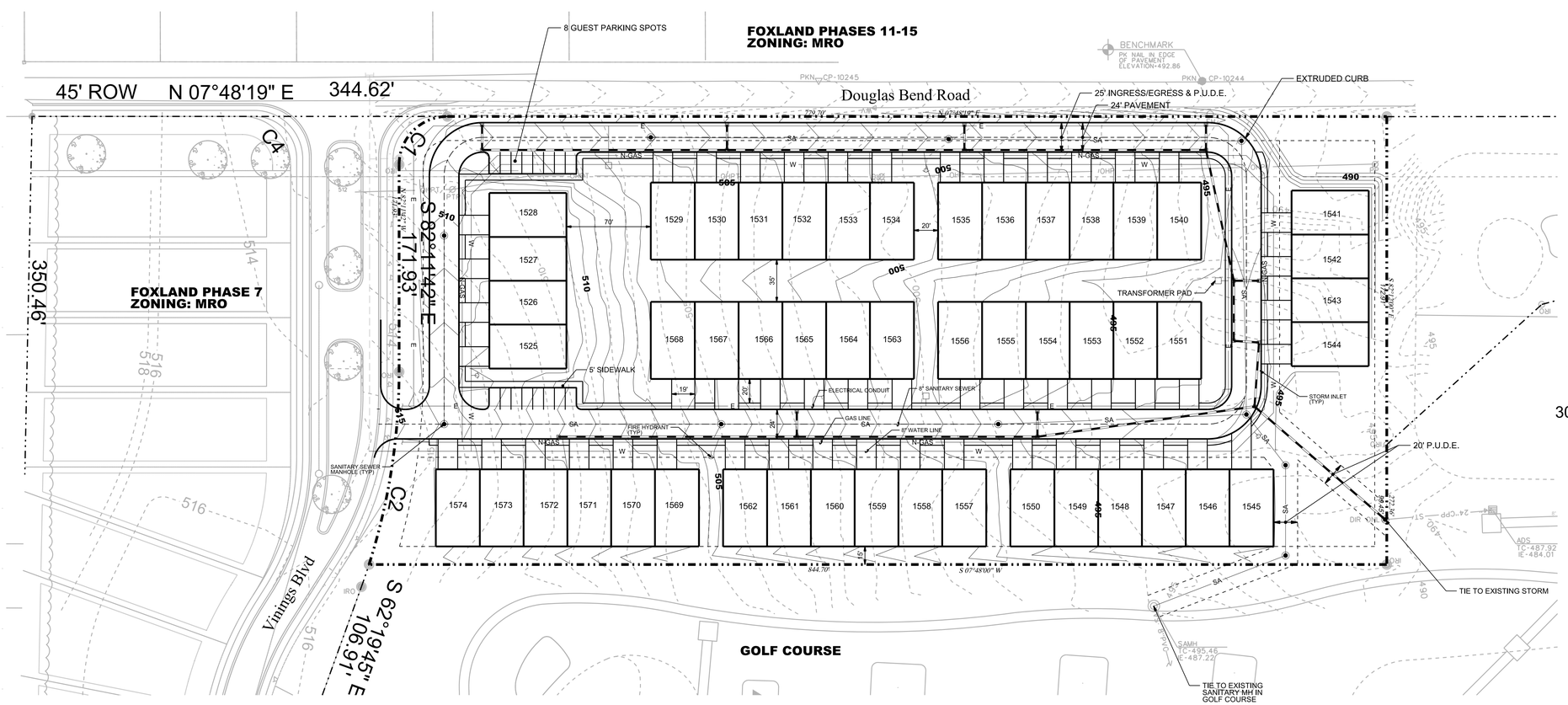
#	OWNER	PARCEL ID #	ADDRESS
#1	RAVEN AT FOXLAND, LLC	147 010.01 001	DOUGLAS BEND ROAD
#2	RAVEN AT FOXLAND, LLC	147 010.00 001	621 DOUGLAS BEND ROAD
#3	CHRISTOPHER & ROBIN ANGELL	147J D002.00 000	1653 BOARDWALK PLACE
#4	RITCHIE JILES	147J D 001.00 000	1656 BOARDWALK PLACE
#5	CORNERSTONE HOMES	147G E 016.00 000	1673 FOXLAND BLVD
#6	NEWCASTLE HOMES	147G E 015.00 000	1676 FOXLAND BLVD
#7	JOHN & JANICE NUTTER	147G B 018.00 000	163 LEE ETTA DRIVE
#8	JAMES & KAREN SHELTON	147G B 019.00 000	LEE ETTA DRIVE
#9	IAN & JULIA JACKSON	147G B 021.00 000	369 ROSEBROOK DRIVE
#10	TIMOTHY & HEATHER CUTLER	147G B 022.00 000	371 ROSEBROOK DRIVE
#11	LEONARD BENTLEY	147G B 023.00 000	373 ROSEBROOK DRIVE
#12	DAVID & KIMBERLY DEERE	147G B 024.00 000	165 BRADWOOD DRIVE
#13	LENNY & DIANE WHITFIELD	147G B 025.00 000	162 BRADWOOD DRIVE
#14	RONALD & EILEEN HOFFMAN	147G B 028.00 000	613 DOUGLAS BEND ROAD

CURVE TABLE

#	P.I. STATION	NORTHING	EASTING	DELTA	DEGREE	RADIUS	TANGENT	LENGTH
C1	0+821.36	731,625.4626	1,817,557.8822	89° 59' 59.87" (LT)	179° 02' 57.52"	32'	32'	50.27
C2	1+045.63	731,657.7628	1,817,322.0841	90° 00' 00.13" (LT)	179° 02' 57.52"	32'	32'	50.27
C3	1+697.73	730,998.0897	1,817,231.7211	90° 00' 00.00" (LT)	179° 02' 57.52"	32'	32'	50.27

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CREATE ONE LOT WITH BUILDING PADS, INGRESS/EGRESS/ AND OPEN SPACE.
2. SIDEWALKS TO BE PROVIDED ON ALL STREETS IN ACCORDANCE WITH THE STREET CROSS SECTIONS SHOWN.
3. ALL PROPOSED RIGHT-OF-WAY CORNERS TO BE CONCRETE MONUMENTS, OTHER PROPERTY CORNERS TO BE IRON PINS SET AS SHOWN ON FINAL PLAT.
4. THIS SITE WILL COMPLY WITH THE PERFORMANCE AND DESIGN STANDARDS WITHIN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02.
5. NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47165C0409G, REVISED APRIL 17, 2012, ZONE "X".
6. COMMON AREA/OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. ALL PAVEMENT STRIPING TO BE THERMOPLASTIC.



PRELIMINARY CONSTRUCTION SCHEDULE
CONSTRUCTION START: JUNE 2015
PROJECT COMPLETION: MARCH 2017

DEVELOPER:

PHILLIPS BUILDERS,
A MERITAGE HOMES COMPANY
3000 BUSINESS PARK CIRCLE, STE 300
GOODLETTSVILLE, TN 37072
CONTACT: LYNN EALEY
PHONE: 615-969-9202

N

50' 25' 0' 50' 100'

SCALE: 1 INCH = 50 FEET

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

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

JENNIFER SPEICH REGISTERED ENGINEER AGRICULTURE COMMERCE No. 108740 STATE OF TENNESSEE
4/22/15

FINAL MASTER DEVELOPMENT PLAN

PHASE 10
FOXLAND
FOXLAND BLVD.
GALLATIN, SUMNER COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
BSP	JWW	04-22-2015	SUBMIT TO CITY

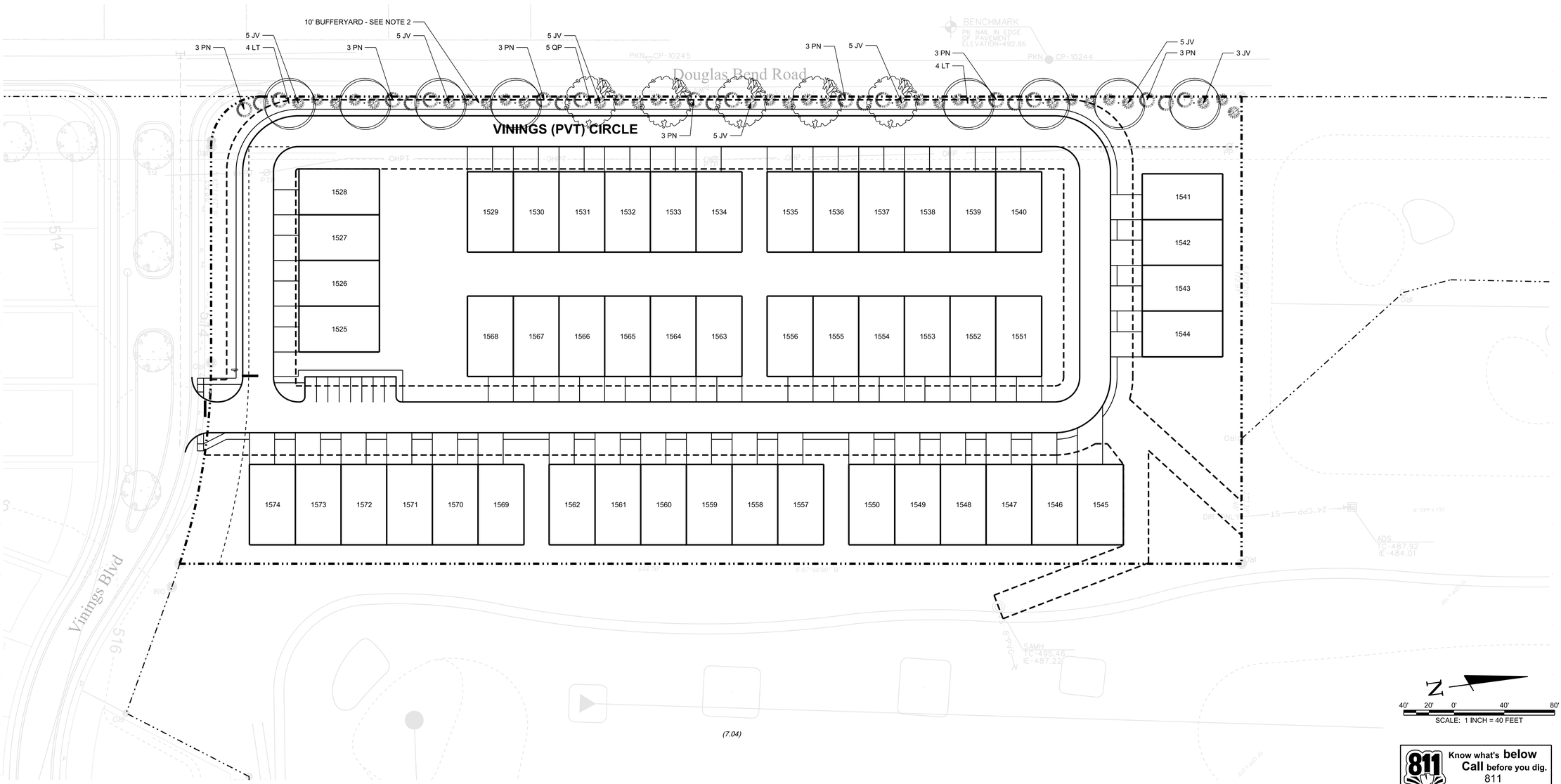
C1.00

FILE NO. 32003-57

© Copyright 2010, Barge Waggoner Sumner & Cannon, Inc. All Rights Reserved

NOTES:

1. SEE SHEET L7.01 FOR LANDSCAPE DETAILS, NOTES & SCHEDULE
2. 10' RESIDENTIAL BUFFERYARD - ONE MEDIUM EVERGREEN TREE FOR EVERY 15' PLANTED ON TRIANGULAR SPACING, PLUS ONE LARGE DECIDUOUS TREE FOR EVERY 60' MEASURED ALONG THE PROPERTY LINE



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

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

RAUL LESLIE DARR
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 890
COMMERCE
04/04/15

LANDSCAPE PLAN

PHASE 10
FOXLAND
FOXLAND BLVD.
GALLATIN, SUMNER COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
BSP	JWW	04-22-2015	SUBMIT TO CITY
BSP	JWW	04-27-2015	SUBMIT FOR PERMITTING
BSP	JWW	5-04-2015	RESUBMITTAL
PLD	JDS	5-07-2015	ADDRESS COMMENTS

L1.01

FILE NO. 32003-57

© Copyright 2010, Barge Waggoner Sumner & Cannon, Inc. All Rights Reserved

SEEDING NOTES:

1. PERFORM ALL SEEDING AND RELATED WORK AS A CONTINUOUS OPERATION. SOW SEED AS SOON AS THE SEED BED HAS BEEN PREPARED, AND PERFORM SUBSEQUENT WORK IN A CONTINUOUS MANNER.
2. BEFORE BEGINNING SEEDING OPERATIONS IN ANY AREA, COMPLETE THE PLACING OF TOPSOIL AND FINAL GRADING, AND HAVE THE WORK APPROVED BY THE LANDSCAPE ARCHITECT.
3. SCARIFY, DISK, HARROW, RAKE, OR OTHERWISE WORK EACH AREA TO BE SEEDED UNTIL THE SOIL HAS BEEN LOOSENED AND PULVERIZED TO A DEPTH OF NOT LESS THAN TWO INCHES. PERFORM THIS WORK ONLY WHEN THE SOIL IS IN A TILLABLE AND WORKABLE CONDITION.
4. APPLY FERTILIZER UNIFORMLY OVER THE SEED BED, AND LIGHTLY HARROW, RAKE, OR OTHERWISE INCORPORATE THEM INTO THE SOIL FOR A DEPTH OF APPROXIMATELY ONE INCH AT THE FOLLOWING RATE:
5. CONTRACTOR SHALL SEED ALL DISTURBED AREAS WITH COMMON BERMUDA AT A RATE OF 3 LBS. PER 1000 S.F.
6. CONTRACTOR SHALL SEED ALL DISTURBED AREAS WITH REBEL III FESCUE AT A RATE OF 2 LBS. PER 1000 S.F.
7. CONTRACTOR SHALL SEED ALL DISTURBED AREAS WITH PERENNIAL RYE AT A RATE OF 2 LBS. PER 1000 S.F.
8. ALL SEEDED AREAS SHALL BE MULCHED WITH CLEAN AND WEED FREE STRAW, AT A RATE OF TWO BALES PER 1000 S.F.
9. FERTILIZER: 15 POUNDS PER 1,000 SQUARE FEET; GRADE 10-10-10.
10. SOW SEED UNIFORMLY WITH A ROTARY SEEDER, WHEELBARROW SEEDER, OR HYDRAULIC EQUIPMENT OR BY OTHER SATISFACTORY MEANS.
11. PERFORM NO SEEDING DURING WINDY WEATHER OR WHEN THE GROUND SURFACE IS FROZEN, WET, OR OTHERWISE UNTILLABLE.
12. NO EQUIPMENT, MATERIAL STORAGE, CONSTRUCTION TRAFFIC, ETC., WILL BE PERMITTED ON NEWLY SEEDED GROUND.
13. DISPOSE OF ALL SURPLUS MATERIALS AS DIRECTED BY THE OWNER.

INSPECTIONS

14. THE A/E SHALL INSPECT THE SEEDING WITHIN 60 DAYS AFTER PLANTING AND DETERMINE IF IT IS ACCEPTABLE.

GUARANTEE

15. SECURE AN ACCEPTABLE GROWTH OF GRASS IN ALL AREAS DESIGNATED FOR SEEDING.
16. AN AREA IS CONSIDERED ACCEPTABLE IF IT IS REPRESENTED BY A MINIMUM OF 100 SEEDLINGS PER SQUARE FOOT OF THE PERMANENT SPECIES OF GRASS REPRESENTATIVE OF THE SEED MIXTURE. IF AN ACCEPTABLE GROWTH IS NOT OBTAINED ON THE FIRST PLANTING, RESEEDING AND REMULCHING WILL BE REQUIRED.
17. IF THE PLANTING IS LESS THAN 50 PERCENT SUCCESSFUL, CONTRACTOR SHALL REWORK THE GROUND, REFERTILIZE, RESEED, AND REMULCH.

SODDING NOTES:

PART 1. GENERAL

1. THIS WORK SHALL INCLUDE ALL SOIL PREPARATION AND THE STORAGE, TRANSPORTATION, PLACING, AND MAINTENANCE OF SOD AT ALL LOCATIONS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
2. TEMPORARY STORAGE OF SOD IS PERMITTED; HOWEVER, TAKE CARE TO MAINTAIN THE SOD IN A LIVE, GROWING CONDITION. SOD SHALL BE REJECTED IF IT IS PERMITTED TO DECAY OR DRY OUT TO THE EXTENT THAT, IN THE JUDGMENT OF THE LANDSCAPE ARCHITECT, ITS SURVIVAL IS DOUBTFUL. DISPOSE OF REJECTED SOD AS DIRECTED BY THE LANDSCAPE ARCHITECT AT NO EXPENSE TO THE OWNER.
3. SET SOD BETWEEN MARCH 1 AND OCTOBER 15 AND WHEN THE SOIL IS IN A WORKABLE CONDITION.
4. DO NOT SET SOD OUT OF SEASON UNLESS SOIL CONDITIONS ARE FAVOR-ABLE AND WRITTEN PERMISSION IS OBTAINED FROM THE LANDSCAPE ARCHITECT.
5. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR THE SCHEDULING, ORDERING, RECEIVING, STORING, AND INSTALLING OF ALL SODDING MATERIALS.

PART 2. PRODUCTS

6. SOD: KENTUCKY 31 FESCUE (FESTUCA ELATIOR); NEW SOD CONSISTING OF LIVE, DENSE, WELL ROOTED GROWTH; WELL SUITED FOR THE INTENDED PURPOSE AND SOIL CONDITIONS; COMPLETELY FREE OF NOXIOUS WEEDS AND GRASSES (BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, CANADA THISTLE); AND CONTAINING LESS THAN 5 PLANTS OF OBJECTIONABLE WEEDS PER 100 SQUARE FEET IF NURSERY GROWN OR 10 SUCH PLANTS IF FIELD GROWN
7. FERTILIZER: COMMERCIALLY MANUFACTURED, GRADE 10-10-10; FURNISHED IN STANDARD CONTAINERS THAT ARE CLEARLY MARKED WITH THE NAME, WEIGHT, AND GUARANTEED ANALYSIS OF THE CONTENTS AND THAT ENSURE PROPER PROTECTION IN TRANSPORTATION AND HANDLING; AND IN COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL FERTILIZER LAWS
8. AGRICULTURAL LIMESTONE: CONTAINING A MINIMUM OF 85 PERCENT CALCIUM CARBONATE AND MAGNESIUM CARBONATE COMBINED, 85 PERCENT OF WHICH PASSES A NO. 10 MESH SIEVE.

PART 3. EXECUTION

9. BEFORE BEGINNING SODDING OPERATIONS IN ANY AREA, COMPLETE THE PLACING OF TOPSOIL, FINAL GRADING, AND REMOVAL OF ANY DEBRIS. HAVE THE WORK APPROVED BY THE LANDSCAPE ARCHITECT.
10. A MINIMUM OF 4 INCHES OF GOOD, CLEAN TOPSOIL SHALL BE SPREAD OVER THE CONSTRUCTION AREA.
11. SCARIFY EACH AREA TO BE SODDED A MINIMUM OF 2 INCHES.
12. APPLY FERTILIZER AND AGRICULTURAL LIMESTONE UNIFORMLY OVER THE SOD BED AT THE RATES SHOWN BELOW. IMMEDIATELY PRIOR TO PLACING SOD, WATER THE SOD BED UNTIL IT IS SATURATED TO A DEPTH OF 1 INCH, AND KEEP IT MOIST UNTIL THE SOD IS PLACED.

    A. FERTILIZER: 15 POUNDS PER 1,000 SQUARE FEET OF 10-10-10

    B. AGRICULTURAL LIMESTONE: 40 POUNDS PER 1,000 SQUARE FEET

13. PLACE SOD AS SOON AS PRACTICAL AFTER ITS REMOVAL FROM POINT OF ORIGIN. KEEP IT MOIST WHILE DISPLACED.
14. PLACE SOD BY HAND SO THAT THE EDGES ARE IN CLOSE CONTACT AND IN A POSITION TO BREAK JOINTS WITH THE LONG DIMENSION PERPENDICULAR TO THE SLOPE. FIT AND POUND THE SOD INTO PLACE WITH A 10 INCHES X 10 INCHES WOOD TAMP OR OTHER SIMILAR IMPLEMENTS.
15. IMMEDIATELY AFTER PLACING THE SOD, THOROUGHLY WET AND ROLL IT.
16. TWO WEEKS AFTER THE SOD IS INSTALLED, TOP DRESS AND THOROUGHLY WATER IT. TOP DRESSING SHALL CONSIST OF THE FOLLOWING:

    A. ½TO 1 POUND: 38 PERCENT UREA FORMALDEHYDE PER 1,000 SQUARE FEET

    B. 20 POUNDS: 6-12-12 PER 1,000 SQUARE FEET

17. NO EQUIPMENT, MATERIAL STORAGE, CONSTRUCTION TRAFFIC, ETC., WILL BE PERMITTED ON NEWLY SODDED AREAS.
18. DISPOSE OF ALL SURPLUS MATERIAL AS DIRECTED BY THE OWNER
19. THE OWNER WILL REVIEW THE SOD FOR ACCEPTANCE 30 DAYS AFTER INSTALLATION, AT WHICH TIME THE MAINTENANCE PERIOD WILL BEGIN AS STATED IN THESE SPECIFICATIONS. THIS ACCEPTANCE BY THE OWNER IS FOR THE PURPOSES OF PAYMENT ONLY.

INSPECTIONS

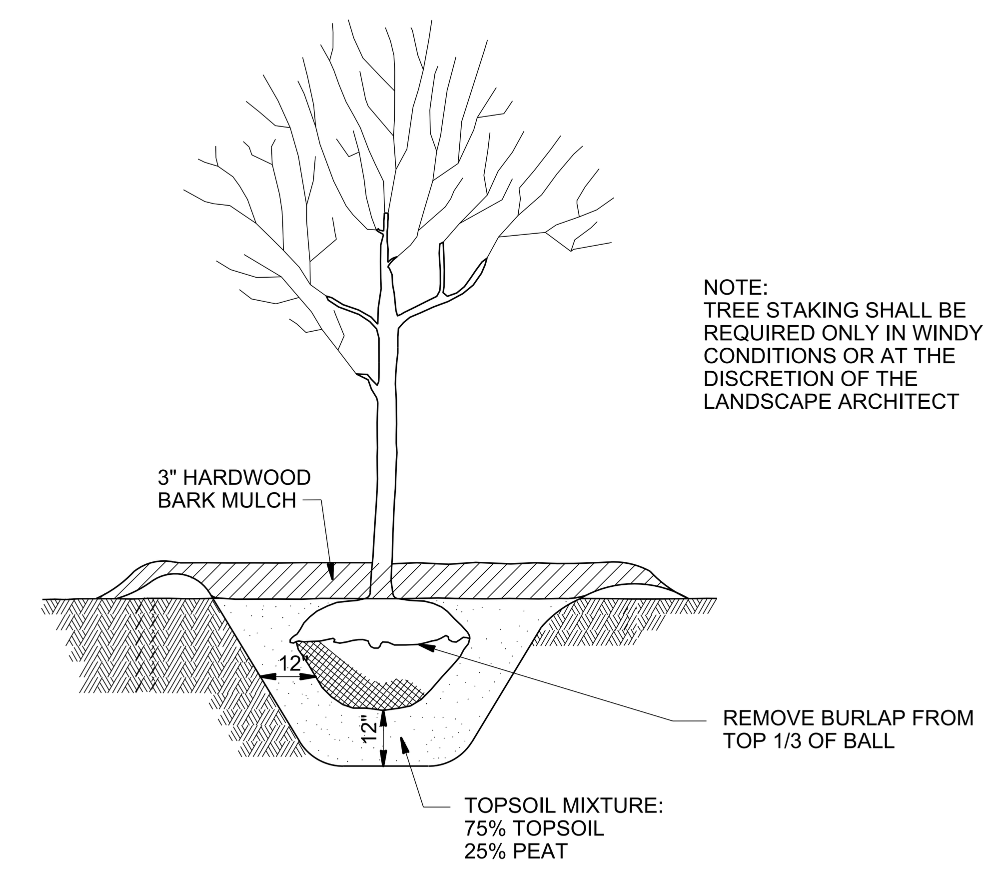
20. A. THE LANDSCAPE ARCHITECT SHALL INSPECT THE SOD WITHIN 30 DAYS AFTER INSTALLATION AND DETERMINE IF IT IS ACCEPTABLE.

GUARANTEES

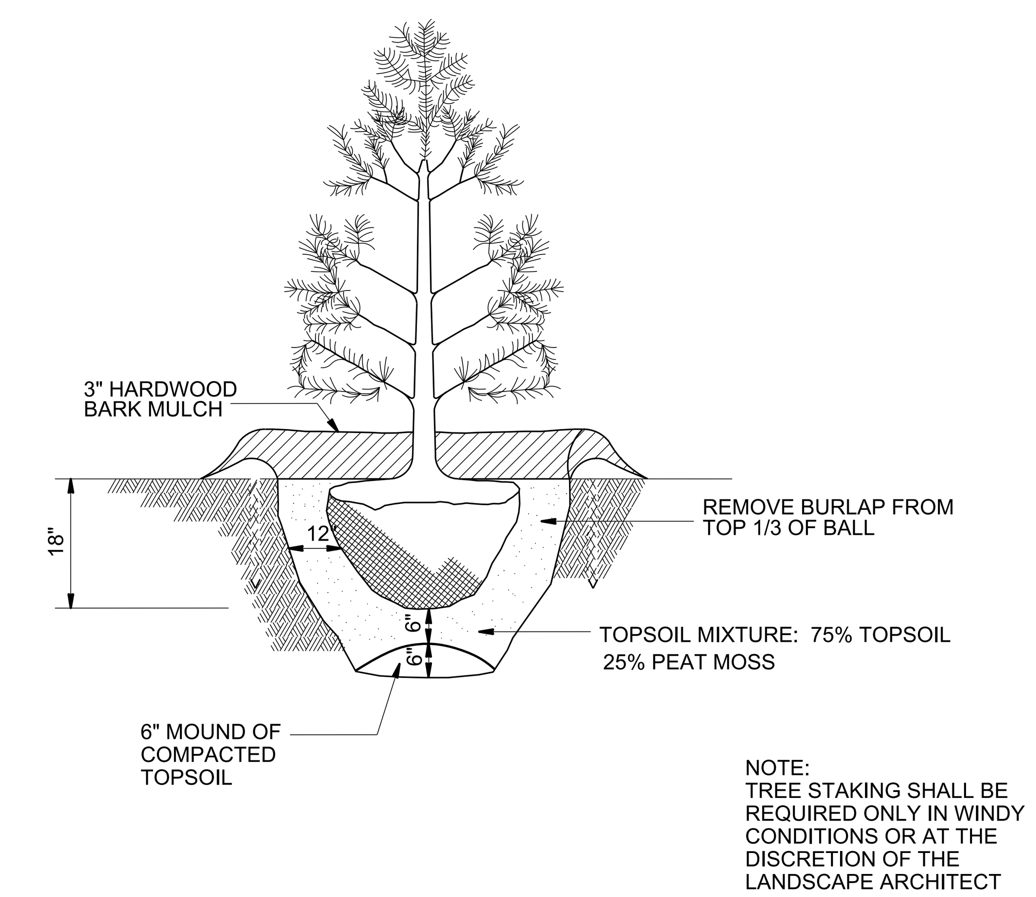
21. A. ESTABLISH AN ACCEPTABLE GROWTH OF THE SPECIFIED SOD ON ALL AREAS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. AN AREA IS CONSIDERED ACCEPTABLE IF THE MAJORITY OF EACH PIECE OF SOD IS ALIVE AND HEALTHY AND GENERALLY FREE FROM WEEDS, INSECT, AND DISEASE.

LANDSCAPE GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING NEWLY CONSTRUCTED AND EXISTING UTILITIES. HE SHALL NOTIFY THE OWNERS OF PUBLIC UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED FROM DAMAGE DURING PLANTING OPERATIONS.
2. PLANT MATERIAL SHALL MEET OR EXCEED SPECIFICATIONS AND SHALL CONFORM TO THE 'AMERICAN STANDARDS FOR NURSERY STOCK' BOOK. THE CONTRACTOR SHALL GUARANTEE THAT THE MATERIAL INSTALLED ON SITE IS IN FACT THE MATERIAL THAT WAS SPECIFIED BY THE LANDSCAPE ARCHITECT. ANY CHANGES IN SPECIES SPECIFIED SHALL BE SUBMITTED IN WRITING TO, AND APPROVED/REJECTED BY THE LANDSCAPE ARCHITECT.
3. IN THE EVENT ANY ERROR(S) ARE FOUND ON THESE DRAWINGS OR OUT IN THE FIELD THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK. SHOULD THE CONTRACTOR FAIL TO CONTACT THE LANDSCAPE ARCHITECT, HE/SHE WILL BE RESPONSIBLE FOR THE COST OF ANY CORRECTION TO BE MADE.
4. ALL WORK SHALL BE PERFORMED BY FULLY QUALIFIED PLANTSMEN. USE GOOD HORTICULTURAL PRACTICES TO KEEP ALL PLANTS AND PLANT MATERIAL INSTALLED IN A LIVING, HEALTHY CONDITION UP TO THE DATE FOR TERMINATION OF THE CONTRACTOR'S RESPONSIBILITY FOR CARE.
5. THE PLANTS DELIVERED TO THE PROJECT SITE SHALL BE PLANTED AS SOON AS SITE CONDITIONS PERMIT. TAKE CARE IN SCHEDULING PLANT DELIVERIES AND THE SIZE OF DELIVERIES SO THAT LONG PERIODS OF STORAGE ARE AVOIDED. ADEQUATELY PROTECT PLANTS PLACED IN TEMPORARY STORAGE FROM THE SUN AND WIND; WATER PLANTS SO AS TO MAINTAIN THEIR APPEARANCE AND HEALTH. PLANTS THAT HAVE NOT BEEN PROPERLY MAINTAINED DURING TEMPORARY STORAGE MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
6. THE OPTIMUM TIME FOR PLANTING IS FROM OCTOBER 1 TO APRIL 1. SCHEDULING FOR PLANTING AT OTHER TIMES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
7. ALL CONTRACTORS APPLYING CHEMICALS ON SITES SHALL SUBMIT COPIES OF CERTIFICATION(S) AND LICENSES TO THE LANDSCAPE ARCHITECT.
8. PLANTING BED SHALL BE CLEARED OF GRASS AND WEEDS PRIOR TO INSTALLATION OF PLANTS.
9. FERTILIZE ALL PLANT MATERIAL AT INSTALLATION WITH PETER'S SLOW RELEASE 20-20-20 OR EQUIVALENT APPROVED BY LANDSCAPE ARCHITECT; FOLLOW PACKAGE DIRECTIONS OR APPLY 15 POUNDS PER 1,000 SQUARE FEET. APPLY FERTILIZER BEFORE MULCHING.
10. ALL DISTURBED AREAS ARE TO BE SEEDED AS DIRECTED BY THE LANDSCAPE ARCHITECT, EXCEPT WHERE PLANS SPECIFY THE USE OF SOD OR GROUNDCOVERS.
11. ALL PLANTED AREAS SHALL BE TREATED WITH A WATER SOLUBLE HERBICIDE FOR THE NON-SELECTIVE CONTROL OF ANNUAL AND PERENNIAL WEEDS PRIOR TO PLANTING.
12. THE CONTRACTOR SHALL REMOVE FROM THE SITE ANY MATERIAL WHICH TURNS BROWN OR DEFOLIATES WITHIN FIVE (5) DAYS AFTER PLANTING. REPLACE IMMEDIATELY WITH APPROVED SPECIFIED MATERIALS.
13. THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL AND LAWNS UNTIL THE PROJECT IS ACCEPTED BY THE LANDSCAPE ARCHITECT, OR UNLESS OTHERWISE SPECIFIED.
14. THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE CALENDER YEAR, FROM THE DATE THE PROJECT IS ACCEPTED.
15. ALL TREES SHALL BE FIRST QUALITY REPRESENTATIVES OF THEIR SPECIES AND SHALL MEET ALL REQUIREMENTS OTHERWISE STIPULATED. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANTED MATERIAL IN THE FIELD, AT THE GROWING SITE OR ON THE JOB SITE.
16. ALL TREES AND SHRUBS SHALL BE INSTALLED ACCORDING TO THE DETAILS FOUND IN THIS SET OF PLANS.
17. DISPOSE OF ALL SURPLUS MATERIAL AS DIRECTED BY THE OWNER. IRRIGATION SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLING LANDSCAPE PLANT MATERIAL/ LAWNS.
18. ALL CANOPY TREES SHALL BE SINGLE LEADER 1st QUALITY REPRESENTATIVES. APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
19. CONTRACTOR SHALL HAVE A MINIMUM OF 6" OF CLEAN 1st QUALITY TOPSOIL; WITH NO ORGANIC MATERIAL OR ROCKS.
20. OPEN SPACE TO BE IRRIGATED BY HOME OWNER'S ASSOCIATION.



1 L7.01 DECIDUOUS TREE PLANTING
N.T.S.



2 L7.01 CONIFEROUS TREE PLANTING
N.T.S.

PLANT SCHEDULE

KEY	COMMON NAME	BOTANICAL NAME	QTY	SIZE	SPACING	REMARKS
LT	TULIP POPLAR	Lirodendron Tulipifera	8	2" CAL	AS SHOWN	-FULL SHAPE-
QP	PIN OAK	Quercus Palustris	5	2" CAL	AS SHOWN	-FULL SHAPE-
JV	CANARTI JUNIPER	Juniperus Virginianus	33	6'	AS SHOWN	-FULL SHAPE-
PN	AUSTRIAN PINE	Pinus Nigra	21	6'	AS SHOWN	-FULL SHAPE-

3 L7.01 PLANT SCHEDULE
N.T.S.

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

LANDSCAPE NOTES, DETAILS & SCHEDULE

PHASE 10
FOXLAND
FOXLAND BLVD.
GALLATIN, SUMNER COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
BSP	JWW	04-22-2015	SUBMIT TO CITY
BSP	JWW	04-27-2015	SUBMIT FOR PERMITTING
BSP	JWW	5-04-2015	RESUBMITTAL
PLD	JDS	5-07-2015	ADDRESS COMMENTS

L7.01

FILE NO. 32003-57

© Copyright 2010, Barge Waggoner Sumner & Cannon, Inc. All Rights Reserved

ITEM 7

GMRPC Resolution No. 2015-70

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A REVISED FINAL MASTER DEVELOPMENT PLAN FOR FAIRWAY FARMS, PHASE 2, SECTION 3, CONTAINING 15 ONE-FAMILY DETACHED DWELLING LOTS ON 4.64 (+/-) ACRES, LOCATED AT GOODMAN DRIVE (PC 8-546-15)

WHEREAS, the applicant has submitted a Revised Final Master Development Plan consistent with Section 12.02.050 of the City of Gallatin Zoning Ordinance; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Revised Final Master Development Plan submitted by the applicant, Civil Site Design Group, PLLC, at its regular meeting on May 18, 2015; and

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

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

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

1. The Revised Final Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Character Area Category.
2. The Revised Final Master Development Plan is consistent with the purpose and intent of the R15 Medium Density Residential-Planned Residential Development (R15 PRD) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building setback line requirements established in the approved Preliminary Master Development Plan.
3. The proposed Revised Final Master Development Plan complies with the approved Amended Preliminary Master Development Plan/Revised Final Master Development Plan for the Fairway Farms, Phases 2 & 3 (PC 3-294-15).
4. The proposed project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing use or intended character of the general vicinity. As designed, the proposed modifications to the Revised Final Master Development Plan for Fairway Farms, Phase 2, Section 3 will not change the essential character of Fairway Farms Subdivision and the proposed architecture will complement the existing residential structures in Fairway Farms Subdivision.

ITEM 7

5. The legal purposes for which zoning regulations exist have not been contravened.
6. The Revised Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
8. The Revised Final Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Revised Final Master Development Plan for Fairway Farms, Phase 2, Section 3 consisting of a twelve (12) sheet plan, prepared by Civil Site Design Group, PLLC of Nashville, Tennessee, with job number 14-136-01, dated April 22, 2015, with a final revision date of May 6, 2015, with the following conditions:

1. Verify and correct the flood zone boundaries to match the FIRM Panel No. 47165C0313G, dated April 17, 2012.
2. Verify and Correct location of all 10' wide Public Utility and Drainage Easement (P.U.D.E.). (Does not match submitted Preliminary Plat PC 1-541-15B)
3. Verify and correct street names. (Does not match submitted Preliminary Plat PC 1-541-15B)
4. Add note on sheets C3.00 and C1.00 with Type 25 Bufferyard detail stating "Required rear landscape bufferyard shall not impede drainage ditches/swales".
5. Provide a drainage easement along rear of all lots for stormwater drainage ditch.
6. Add notation regarding location(s) of installation ditches and provide detail of water quality settling berms to be installed in ditches.
7. Add a second row of silt fencing with wire backing in areas adjacent to floodway.
8. Meller Court may be considered a portion of Goodman Drive and does not need to be named. (As shown and addressed on the Preliminary Plat)
9. Stop Bar and Stop Sign at Meller Court may be removed; however, the crosswalk needs to be striped.
10. The approach from Hackney Drive needs be a stop condition at the intersection of Hackney Drive and Goodman Drive.
11. Provide crosswalk striping for the pedestrian crossing of Hackney Drive.
12. Submit a site surety, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to recording a final plat.
13. Submit three (3) corrected and folded copies of the Revised FMDP for Fairway Farms Phase 2, Section 3 to the Planning Department for review and approval.
14. Provide three (3) corrected and folded copies of the Amended PMDP/Revised FMDP for Fairway Farms, Phases 2 & 3 (PC 3-294-15), to reflect the added section and lot layouts, to the Planning Department.

ITEM 7

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: 05/18/2015

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 7
PLANNING DEPARTMENT STAFF REPORT

Revised FMDP for Fairway Farms, Phase 2, Section 3
(PC 8-546-15)
Located on Goodman Drive
Date: May 13, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A REVISED FINAL MASTER DEVELOPMENT PLAN FOR FAIRWAY FARMS, PHASE 2, SECTION 3 CONTAINING 15 ONE-FAMILY DETACHED DWELLING LOTS ON 4.64 (+/-) ACRES, LOCATED ON GOODMAN DRIVE.

OWNER:	**FAIRWAY FARMS DEVELOPMENT G.P.**
APPLICANT:	**CIVIL SITE DESIGN GROUP, PLLC**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2015-70 WITH CONDITIONS**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**MAY 18, 2015**

PROPERTY OVERVIEW: The owner and applicant is requesting approval of a Revised FMDP for Fairway Farms, Phase 2, Section 3 containing 15 One-Family Detached Dwelling lots on 4.64 (+/-) acres (Tax Map 114, Parcel 040.01), located on Goodman Drive. The property is currently zoned R15 Medium Density Residential-Planned Residential Development (R15-PRD). One-Family Detached Dwellings is a permitted use in the R15 PRD zoning district. (Attachment 7-1 and 7-2)

CASE BACKGROUND:

Previous Approvals

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

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

On February 23, 2015, the Planning Commission approved a minor amendment to the Preliminary Master Development Plan/Revised Final Master Development Plan for Fairway Farms, Phases 2 & 3 (PC 3-294-15) to develop the "Reserved Area" into two (2) lots and open spaces and to update the lot counts for the overall development. (Attachment 7-3)

The Planning Commission is considering a Preliminary Plat for Fairway Farms, Phase 2, Section 3 (PC 1-541-15B) to create 15 lots and dedicate a right-of-way on 4.64 (+/-) acres under consent agenda Item #8.

DISCUSSION:

Proposed Development
The Amended Preliminary Master Development Plan/ Revised Final Master Development Plan for Fairway Farms, Phases 2 and 3 include 156 lots for single family detached dwelling units (Attachment 7-3). With this Revised Final Master Development Plan (Fairway Farms, Phase 2, Section 3) the owner and applicant is proposing 15 lots, extension of Goodman Drive and the beginning of Hackney Drive, on 4.64 (+/-) acres. The Revised Final Master Development Plan is consistent with the Amended Preliminary Master Development Plan/Revised Final Master Development Plan for Phases 2 & 3 (PC 3-294-15). (Attachment 7-3)

Natural Features
The property is currently unimproved and vacant. The natural topography for the site, slopes from the highest point of elevation (530') at the west side of the plat, at Lot 22, towards the stream located east of Lot 13 (508'), and continues towards an existing open space & detention area located in Fairway Farms, Phase 1, Section 4. A small portion of Lot 13, located on the northeast side of this phase, could possibly be located within a special flood hazard area according to FIRM Panel No. #47165C0313G (Attachment 7-4). The owner and applicant will need to verify and correct the flood zone boundaries on the Revised FMDP to match the FIRM Panel No. 47165C0313G, dated April 17, 2012. Any buildable portion of these lots will need to be elevated outside the special flood hazard area.

Adjacent or Area Uses
Cambridge Farms, a residential development zoned R-20 (PUD), is located along the north and west boundaries of the proposed plat. Fairway Farms Phase 2, Section 1 and future additional phases and sections of Fairway Farms are located along all other boundaries.

Gallatin on the Move 2020 General Development and Transportation Plan
The subject property is located in the Suburban Neighborhood Established Community Character Area as shown on the Community Character Map of the *Gallatin on the Move 2020 General Development and Transportation Plan* (Attachment 7-5).

The main goals of the Suburban Neighborhood Established Community Character Area are to maintain residential uses, accommodate compatible in-fill development, and provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way. The Revised FMDP for Fairway Farms Phase 2, Section 3 meets the overall intent of the Suburban Neighborhood Established Community Character Area and was designed in keeping with the high quality design standards recommended for property within the Suburban Neighborhood Established Community Character Area.

Architectural Design/Lot Size and Layout
Fairway Farms, Phase 2 is indicated as "The Villages of Fairway Farms" on the Amended Preliminary Master Development Plan/Revised Final Master Development Plan for Fairway Farms, Phase 2 and 3 (PC 3-294-15). The architectural designs proposed for the Revised Final Master Development Plan for Fairway Farms, Phase 2, Section 3 are consistent with previous phases of Fairway Farms Subdivision which featured one and two story brick

homes with architectural shingles. The general design guidelines for The Villages of Fairway Farms prohibits facade materials that include vinyl siding, painted, natural or split faced concrete masonry units (CMU), and aluminum siding to be used on the exterior of the houses.

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

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

Rights-of-Way/Streets/Roads
A 50 feet wide public right-of-way extension with a 25 feet wide pavement width is shown on the Revised FMDP for the extension of Goodman Drive and the beginning of Hackney Drive. Goodman Drive and Hackney Drive will become public streets once the roadway infrastructure is installed and accepted by the Gallatin City Council. Five (5) foot wide sidewalks and five (5) foot wide grass strip will be constructed on both sides of Goodman Drive and Hackney Drive in accordance with the Gallatin Zoning Ordinance and the *Gallatin on the Move 2020 Plan.*

There will be approximately 765 linear feet of public right-of-way including the extension of Goodman Drive, Meller Court, and beginning of Hackney Drive. Meller Court could be removed from this plan and indicated as a portion of Goodman Drive.

Public Utility and Drainage Easements (P.U.D.E's)
All lots will include Public Utility Drainage Easements (P.U.D.E.), including 20-foot wide P.U.D.E.'s located along all front yards and 10-foot wide P.U.D.E.'s located along all side and within rear yards. No vertical construction is allowed in any easements.

Open Space and Bufferyard
The Revised FMDP shows no open space in Phase 2, Section 3. A 30' stream buffer is located in Phase 2, Section 1 (to the east). An open space tract with Cambridge Farms Subdivision runs parallel with the north boundary line.

A Type 25 Bufferyard is required along the northern and western boundary lines between Fairways Farms Phase 2, Section 3 and Cambridge Farms, Phase 2, Section 1. The Type 25 Bufferyard, located along the western boundary line, was approved as part of the Amended PMDP/Revised FMDP and consists of existing trees to meet the bufferyard requirements. The owner and applicant shall coordinate with staff regarding the removal of

any existing mature trees or planting trees to fill gaps in landscaping and prior to the construction of any homes on lots in this phase.

The Revised FMDP shows a detail of the Type 25 Bufferyard which includes a 'Red Maple' or 'Oak' tree every 60 feet, on center, with two (2) 'Purple Leaf' or 'Redbud' trees located every 30 feet between the large deciduous trees.

All landscaping required for bufferyards shall not impede drainage ditches and swales. The plan indicates the rear drainage swale with a 10-foot wide P.U.D.E. and not within the bufferyard.

The bufferyards shall be maintained by the owner/developer per G.Z.O. Section 13.04.120 or until governed by a homeowner's association. The owner/developer and homeowner's association has access to the 25 foot wide bufferyards located along the rear of lots to allow access for installation and maintenance of the bufferyards.

Stormwater
The Revised FMDP indicates that all stormwater drains from the west end of Goodman Drive into several catch basins located along the street and stormwater ditches located along the rear of the lots drains towards East Camp Creek West Tributary. The owner and applicant have submitted construction plans and drainage calculations to Engineering Division for review and approval.

Site Surety
The owner and applicant are required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080. Surety Required of the Gallatin Zoning Ordinance. The owner and applicant shall submit a site surety, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to recording a final plat.

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

1. Verify and correct the flood zone boundaries to match the FIRM Panel No. 47165C0313G, dated April 17, 2012.
2. Verify and Correct location of all 10' wide Public Utility and Drainage Easement (P.U.D.E.). (Does not match submitted Preliminary Plat PC 1-541-15B)
3. Verify and correct street names. (Does not match submitted Preliminary Plat PC 1-541-15B)
4. Provide three (3) corrected and folded copies of the Amended PMDP/Revised FMDP for Fairway Farms, Phases 2 & 3 (PC 3-294-15), to reflect the added section and lot layouts, to the Planning Department.

Engineering Division Comments
The Engineering Division reviewed and commented on the Revised Final Master Development Plan. The owner and applicant satisfactorily addressed most of the

Engineering Division comments; however the owner and applicant shall comply with the following:

1. Add note on sheets C3.00 and C1.00 with Type 25 Bufferyard detail stating "Required rear landscape bufferyard shall not impede drainage ditches/swales".
2. Provide a drainage easement along rear of all lots for stormwater drainage ditch.
3. Add notation regarding location(s) of installation ditches and provide detail of water quality settling berms to be installed in ditches.
4. Add a second row of silt fencing with wire backing in areas adjacent to floodway.
5. Meller Court may be considered a portion of Goodman Drive and does not need to be named. (As shown and addressed on the Preliminary Plat)
6. Stop Bar and Stop Sign at Meller Court may be removed; however, the crosswalk needs to be striped.
7. Only the approach from Hackney Drive need be a stop condition at the intersection of Hackney Drive and Goodman Drive.
8. Provide crosswalk striping for the pedestrian crossing of Hackney Drive.

Gallatin Public Utilities Department Comments

This development is serviced by the Gallatin Public Utilities Department. The applicant shall coordinate all development with Gallatin Public Utilities Department to ensure all future utility infrastructures are installed to the satisfaction of the Gallatin Public Utilities Department. The Gallatin Public Utilities Department reviewed the Revised Final Master Development Plan and made the following comment indicated below:

1. Provide detailed plans and specifications for water and sanitary sewer to the Gallatin Public Utilities Department for review and approval prior to submittal of final plats.

Other Departmental Comments

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

1. All roadways shall be able to support fire equipment prior to issuance of any building permits.
2. All fire hydrants shall be installed prior to issuance of any building permits.
3. All applicable fire codes shall be followed.

Findings

1. The Revised Final Master Development Plan is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Character Area Category.
2. The Revised Final Master Development Plan is consistent with the purpose and intent of the R15 Medium Density Residential-Planned Residential Development (R15 PRD) zone district and complies with the use restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines and minimum building

setback line requirements established in the approved Preliminary Master Development Plan.

3. The proposed Revised Final Master Development Plan complies with the approved Amended Preliminary Master Development Plan/Revised Final Master Development Plan for the Fairway Farms, Phases 2 & 3 (PC 3-294-15).
4. The proposed project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing use or intended character of the general vicinity. As designed, the proposed modifications to the Revised Final Master Development Plan for Fairway Farms, Phase 2, Section 3 will not change the essential character of Fairway Farms Subdivision and the proposed architecture will complement the existing residential structures in Fairway Farms Subdivision.
5. The legal purposes for which zoning regulations exist have not been contravened.
6. The Revised Final Master Development Plan will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
7. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.
8. The Revised Final Master Development Plan complies with the Design and Performance Standards of the Gallatin Zoning Ordinance as described in Section 13.02.

RECOMMENDATION:

Based on the findings presented in the staff report, Staff recommends that the Planning Commission approve GMRPC Resolution 2015-70, a Revised Final Master Development Plan for Fairway Farms, Phase 2, Section 3 consisting of a twelve (12) sheet plan, prepared by Civil Site Design Group, PLLC of Nashville, Tennessee, with job number 14-136-01, dated April 22, 2015, with a final revision date of May 6, 2015, with the following conditions:

1. Verify and correct the flood zone boundaries to match the FIRM Panel No. 47165C0313G, dated April 17, 2012.
2. Verify and Correct location of all 10' wide Public Utility and Drainage Easement (P.U.D.E.). (Does not match submitted Preliminary Plat PC 1-541-15B)
3. Verify and correct street names. (Does not match submitted Preliminary Plat PC 1-541-15B)
4. Add note on sheets C3.00 and C1.00 with Type 25 Bufferyard detail stating "Required rear landscape bufferyard shall not impede drainage ditches/swales".
5. Provide a drainage easement along rear of all lots for stormwater drainage ditch.
6. Add notation regarding location(s) of installation ditches and provide detail of water quality settling berms to be installed in ditches.
7. Add a second row of silt fencing with wire backing in areas adjacent to floodway.
8. Meller Court may be considered a portion of Goodman Drive and does not need to be named. (As shown and addressed on the Preliminary Plat)
9. Stop Bar and Stop Sign at Meller Court may be removed; however, the crosswalk needs to be striped.
10. Only the approach from Hackney Drive need be a stop condition at the intersection of Hackney Drive and Goodman Drive.

11. Provide crosswalk striping for the pedestrian crossing of Hackney Drive.
12. Submit a site surety, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to recording a final plat.
13. Submit three (3) corrected and folded copies of the Revised FMDP for Fairway Farms Phase 2, Section 3 to the Planning Department for review and approval.
14. Provide three (3) corrected and folded copies of the Amended PMDP/Revised FMDP for Fairway Farms, Phases 2 & 3 (PC 3-294-15), to reflect the added section and lot layouts, to the Planning Department.

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

ATTACHMENTS:

Attachment 7-1 Location Map
Attachment 7-2 Revised FMDP, Fairway Farms, Phase 2, Section 3 (PC8-546-15)
Attachment 7-3 Amended PMDP/Revised FMDP, Fairway Farms, Phases 2 & 3 (PC3-294-15)
Attachment 7-4 FIRM Map Panel No. 47165C0313G, April 17, 2012
Attachment 7-5 Community Character Map- Suburban Neighborhood Established

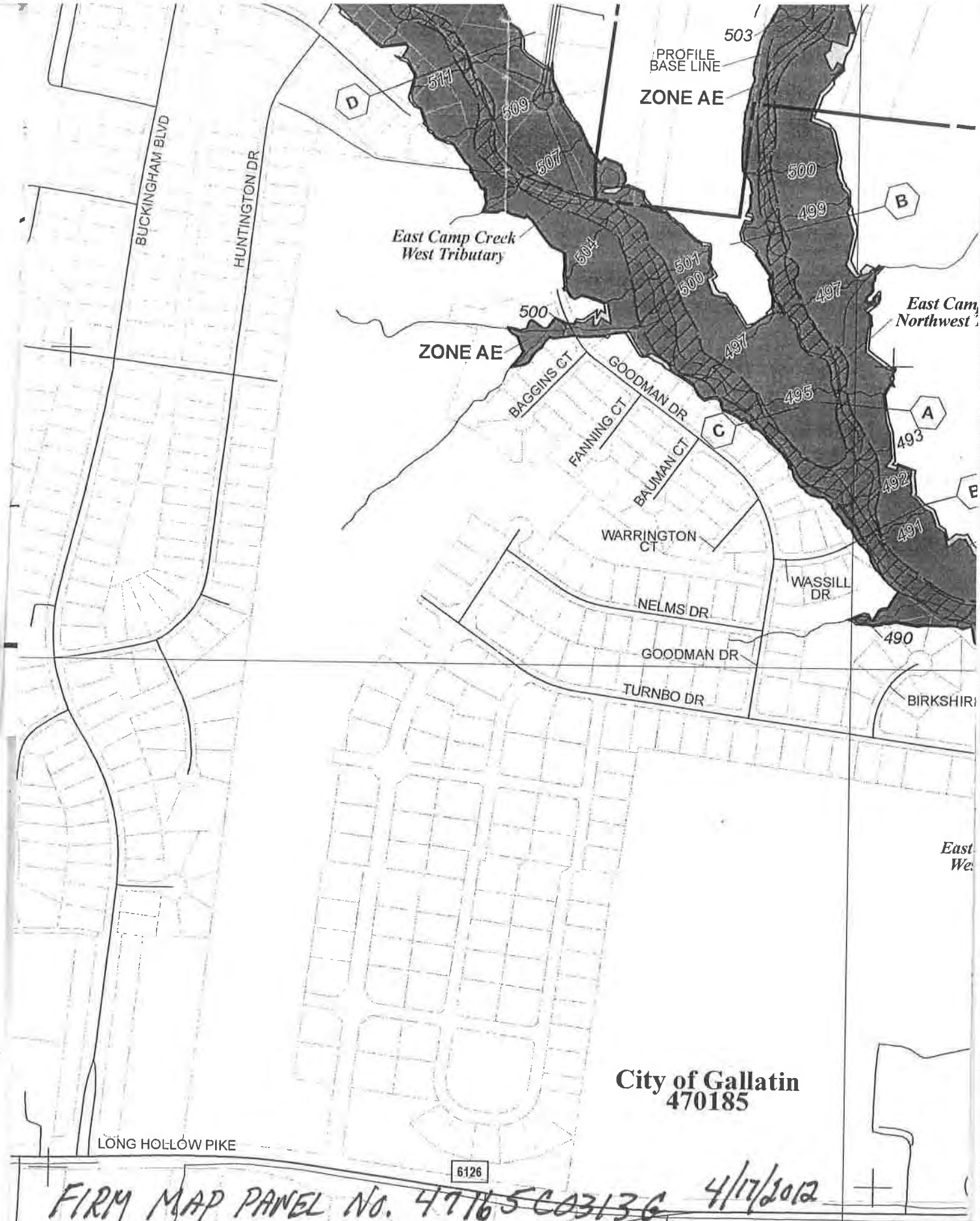
I: PLANNING COMMISSION\PC Items\2015\05/18/2015\Staff Reports\Item 7 Fairway Farms, Phase 2, Section 3 Revised FMDP (8-546-15) RK

FAIRWAY FARMS DEVELOPMENT

LOCATION MAP

GOODMAN DRIVE
TAX MAP #114//040.01
ZONED R15 PRD
PC 8-546-15

ATTACHMENT 7-1



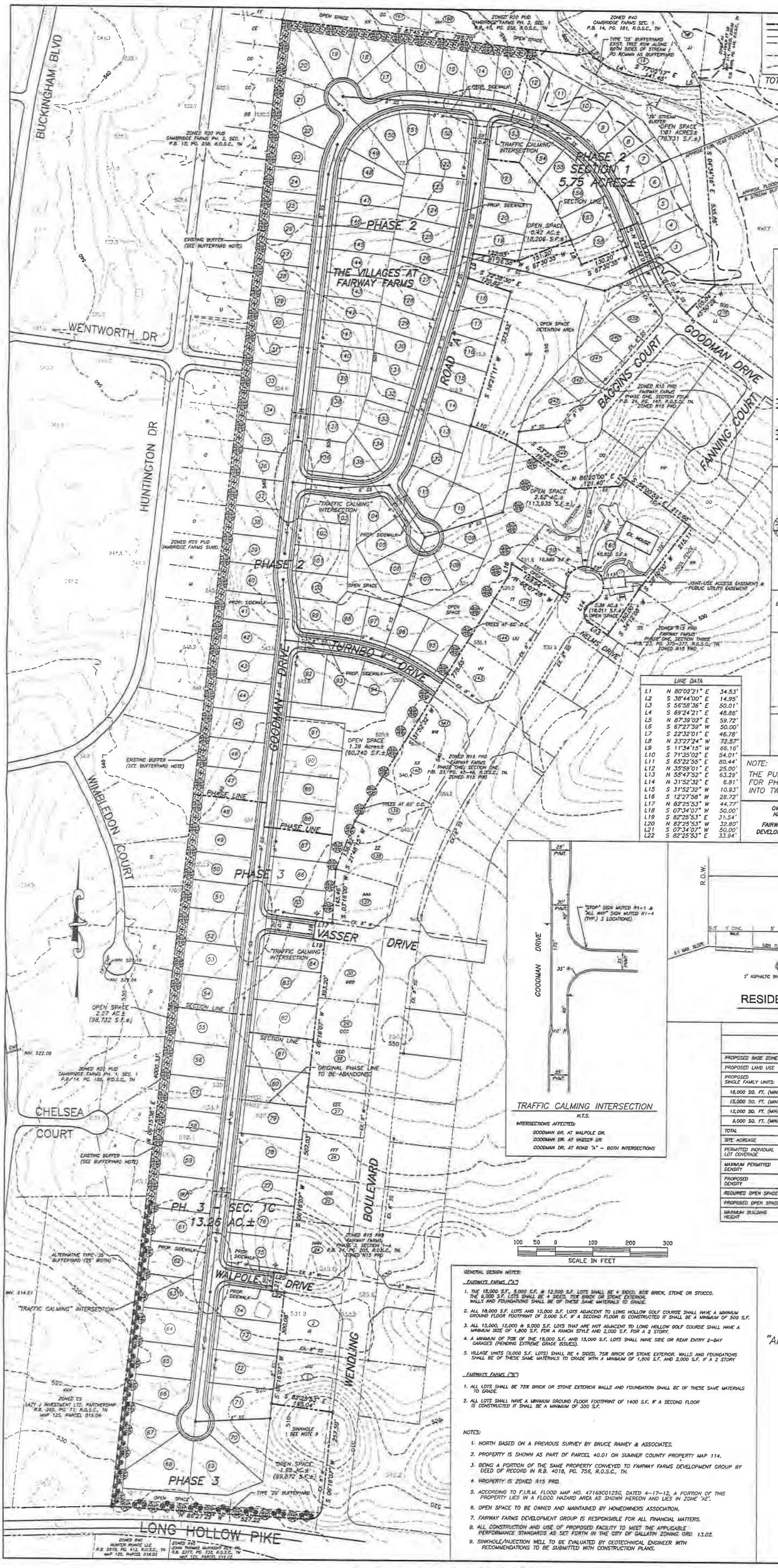
FIRM MAP PANEL No. 47165C0313G 4/17/2012

ATTACHMENT 7-4

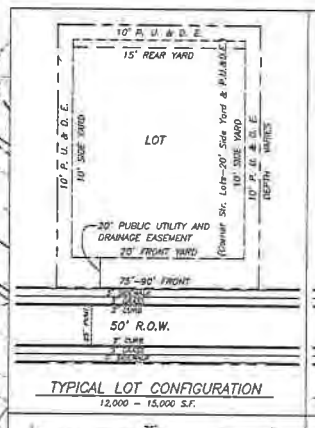
386

PC 8-546-15

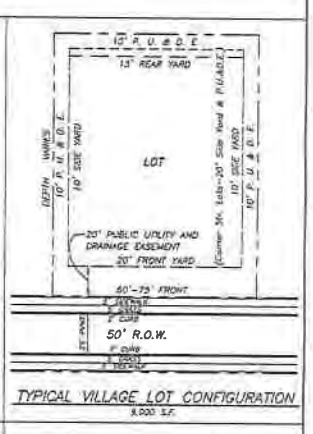
Emerging Suburban Neighborhood
Rural Community
Established Suburban Neighborhood
Preserve
Neighborhood Center
GreenLea Business Center
LONG HOLLOW PK
(SR 386 / SR 174)
HWY 25
DOUGLAS LN
BRANCH CREEK RD
MIDDLETON LANE
BRADFORD
WORTHINGTON PLACE
BROCK CT
DORCHESTER PLACE
STANFIELD COURT
REMINGTON AVE
WEMBLE CT
LENOX PLACE
BUCKINGHAM BLVD
HUNTINGTON DR
BRIARCLIFF AVE
WENTWORTH DR
WEXFORD PL
AMHERST
SAXONY PVT WAY
SAXONY WAY
SAGEWOOD DR
ROYAL CT
WIMBLEDON CT
CHELSEA CT
STRATFORD PARK BLVD
BUCKINGHAM BLVD
WENDLING BLVD
FANNIS CIR
WALPOLE DR
VASSER DR
TURNBO DR
NELMS DR
BAGGINS CT
FANNING CT
BAUMAN CT
WARRINGTON CT
GOODMAN DR
BIRKSHIRE PL
LILYCREST DR
WEATHERVANE DR
PEPPERTREE LN
COMMUNITY CT
HEDGEWAY CT
OSPREY DR
WILDCAT RUN
PERSIMMON PL
EVAN CT
KARMA LN
ABBEY RD
THUNDER RD
WEDGEWOOD DR
GRAY BILL DR
PINE HURST DR
PUTTER POINT DR
HIGHWAY 109 N
MALLARD DR
N BELVEDERE DR
VETERAN'S BLVD
ATTACHMENT 7-5
PC 8-546-15



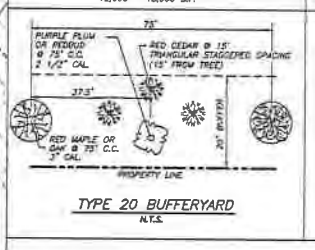
LOCATION MAP
NOT TO SCALE



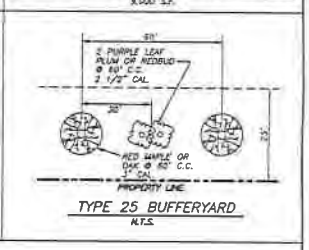
TYPICAL LOT CONFIGURATION
12,000 - 15,000 S.F.



TYPICAL VILLAGE LOT CONFIGURATION
9,000 S.F.

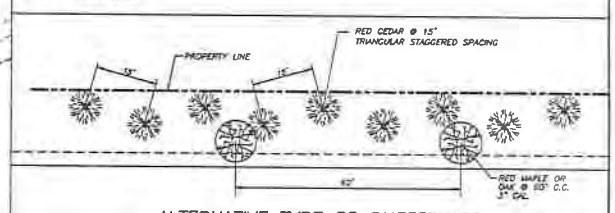


TYPE 20 BUFFERYARD
N.T.S.



TYPE 25 BUFFERYARD
N.T.S.

BUFFERYARD NOTE:
EXISTING BUFFER SHOWN ALONG WEST SIDE OF PROPERTY CONSISTS OF 159 WHITE PINES AND 142 MISCELLANEOUS HARDWOODS WHICH EXCEEDS THE REQUIRED PLANTING. REQUEST NO ADDITIONAL PLANTINGS BE REQUIRED ALONG WEST PROPERTY LINE.



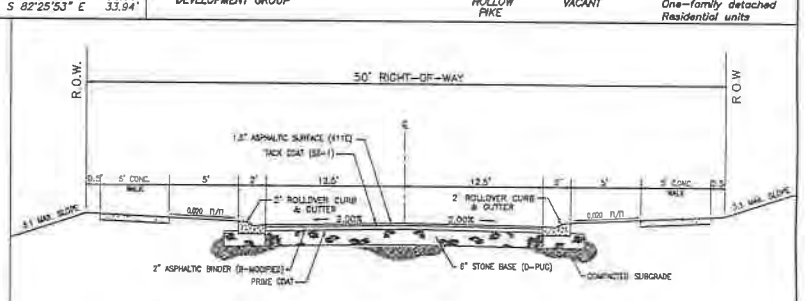
ALTERNATIVE TYPE 35 BUFFERYARD

LINE DATA		
L1	N 80°02'21" E	34.53'
L2	S 38°44'00" E	14.95'
L3	S 56°58'36" E	50.01'
L4	S 69°24'21" E	48.86'
L5	N 87°39'02" E	59.72'
L6	S 67°27'59" W	50.00'
L7	S 22°32'01" E	46.78'
L8	N 23°27'24" W	72.57'
L9	S 11°34'15" W	66.16'
L10	S 71°35'02" E	54.01'
L11	S 65°22'55" E	80.44'
L12	N 35°59'01" E	25.00'
L13	N 55°47'52" E	63.29'
L14	N 31°52'32" E	6.81'
L15	S 31°52'32" W	10.93'
L16	S 12°27'58" W	28.72'
L17	N 82°25'53" W	44.77'
L18	S 07°34'07" W	50.00'
L19	S 82°25'53" E	31.54'
L20	N 82°25'53" W	32.80'
L21	S 07°34'07" W	50.00'
L22	S 82°25'53" E	33.94'

NOTE:
THE PURPOSE OF THIS PLAN IS TO AMEND THE APPROVED PRELIMINARY MASTER PLAN FOR PHASE 2 & PHASE 3 OF FAIRWAY FARMS BY SUBDIVIDING THE 'RESERVED' AREA INTO TWO (2) LOTS AND OPEN SPACE AND TO REVISE TOTAL OPEN SPACE.

OWNER NAME	TAX MAP	PARCEL	SITE ADDRESS	EXISTING ZONING & USE	PROPOSED ZONING & USES
FAIRWAY FARMS DEVELOPMENT GROUP	114	040.01	LONG HOLLOW PIKE	R15 PRD VACANT	R15 PRD One-family detached Residential units

TRAFFIC CALMING INTERSECTION
N.T.S.
INTERSECTIONS AFFECTED:
GOODMAN DR. AT WALPOLE DR.
GOODMAN DR. AT VASSER DR.
GOODMAN DR. AT ROAD "A" - BOTH INTERSECTIONS



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

SITE DATA

	ORIGINAL APPROVAL FAIRWAYS FARMS ("A" & "B")	FAIRWAYS FARMS AS-BUILTS: PHASE 1 SEC. 1-4 PHASE 3 SEC. 1	PROP. FAIRWAYS FARMS: PHASE 2 & PHASE 3	REVISED FAIRWAY FARMS PART "A" & "B" TOTALS PER THIS REQUEST
PROPOSED BASE ZONE	R15 PRD	R15 PRD	R15 PRD	R15 PRD
PROPOSED LAND USE	MEDIUM DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL
PROPOSED SINGLE FAMILY UNITS:				
18,000 SQ. FT. (MIN.)	62	69	1 (lot 160)	70
15,000 SQ. FT. (MIN.)	131	75	33 (lots 52 to 84 & 138)	109
12,000 SQ. FT. (MIN.)	0	13	21(lots 41 to 51 & 85 to 94)	34
9,000 SQ. FT. (MIN.)	279 (B=163)	37	100	300
TOTAL	482	194	155	513
SITE ACREAGE	281.17 ACRES	111.58 ACRES	58.96 ACRES	281.17 ACRES
PERMITTED INDIVIDUAL LOT COVERAGE	43%	43%	43%	43%
MAXIMUM PERMITTED DENSITY	3.5 UNITS/ACRE	3.5 UNITS/ACRE	3.5 UNITS/ACRE	3.5 UNITS/ACRE
PROPOSED DENSITY	1.85 UNITS/ACRE	1.74 UNITS/ACRE	2.65 UNITS/ACRE	1.96 UNITS/ACRE
REQUIRED OPEN SPACE	20% (52.23 ACRES)	20% (22.32 ACRES)	20% (11.79 ACRES)	20% (52.23 ACRES)
PROPOSED OPEN SPACE	31.7% (82.12 ACRES)	15.31% (17.08 ACRES)	17.79% (10.49 ACRES)	24.9% (65.24 ACRES)
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET	35 FEET	35 FEET

SINGLE-FAMILY LOT DATA

	18,000 SQ. FT.	15,000 SQ. FT.	12,000 SQ. FT.	9,000 SQ. FT.
MINIMUM YARDS:				
FRONT	20'	20'	20'	20'
SIDE	10'	10'	10'	10'
REAR	15'	15'	15'	15'
MINIMUM LOT WIDTHS	90'	75'	60'	60'

GENERAL DESIGN NOTES:

FAIRWAYS FARMS ("A")

1. THE 18,000 S.F., 15,000 S.F. & 12,000 S.F. LOTS SHALL BE 4 SIDED, 80% BRICK, STONE OR STUCCO. THE 9,000 S.F. LOTS SHALL BE 4 SIDED, 75% BRICK OR STONE EXTERIOR. WALLS AND FOUNDATIONS SHALL BE OF THESE SAME MATERIALS TO GRADE.
2. ALL 18,000 S.F. LOTS AND 15,000 S.F. LOTS ADJACENT TO LONG HOLLOW GOLF COURSE SHALL HAVE A MINIMUM GROUND FLOOR FOOTPRINT OF 2,000 S.F. IF A SECOND FLOOR IS CONSTRUCTED IT SHALL BE A MINIMUM OF 500 S.F.
3. ALL 15,000, 12,000 & 9,000 S.F. LOTS THAT ARE NOT ADJACENT TO LONG HOLLOW GOLF COURSE SHALL HAVE A MINIMUM SIZE OF 1,800 S.F. FOR A RANCH STYLE AND 2,000 S.F. FOR A 2 STORY.
4. A MINIMUM OF 70% OF THE 18,000 S.F. AND 15,000 S.F. LOTS SHALL HAVE SIDE OR REAR ENTRY 2-BAY GARAGES (PENDING EXTREME GRADE ISSUES).
5. VILLAGE UNITS (9,000 S.F. LOTS) SHALL BE 4 SIDED, 75% BRICK OR STONE EXTERIOR. WALLS AND FOUNDATIONS SHALL BE OF THESE SAME MATERIALS TO GRADE WITH A MINIMUM OF 1,800 S.F. AND 2,000 S.F. IF A 2 STORY

FAIRWAYS FARMS ("B")

1. ALL LOTS SHALL BE 75% BRICK OR STONE EXTERIOR WALLS AND FOUNDATION SHALL BE OF THESE SAME MATERIALS TO GRADE.
2. ALL LOTS SHALL HAVE A MINIMUM GROUND FLOOR FOOTPRINT OF 1400 S.F. IF A SECOND FLOOR IS CONSTRUCTED IT SHALL BE A MINIMUM OF 300 S.F.

NOTES:

1. NORTH BASED ON A PREVIOUS SURVEY BY BRUCE RAINEY & ASSOCIATES.
2. PROPERTY IS SHOWN AS PART OF PARCEL 40.01 ON SUMNER COUNTY PROPERTY MAP 114.
3. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO FAIRWAY FARMS DEVELOPMENT GROUP BY DEED OF RECORD IN R.B. 4018, PG. 756, R.O.S.C., TN.
4. PROPERTY IS ZONED R15 PRD.
5. ACCORDING TO F.I.R.M. FLOOD MAP NO. 47165C0125G, DATED 4-17-12, A PORTION OF THIS PROPERTY LIES IN A FLOOD HAZARD AREA AS SHOWN HEREON AND LIES IN ZONE 'AE'.
6. OPEN SPACE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
7. FAIRWAY FARMS DEVELOPMENT GROUP IS RESPONSIBLE FOR ALL FINANCIAL MATTERS.
8. ALL CONSTRUCTION AND USE OF PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORD. 13.02.
9. SINKHOLE/INJECTION WELL TO BE EVALUATED BY GEOTECHNICAL ENGINEER WITH RECOMMENDATIONS TO BE SUBMITTED WITH CONSTRUCTION PLANS.

"AMENDED" PRELIMINARY MASTER DEVELOPMENT PLAN/ REVISED FINAL MASTER DEVELOPMENT PLAN OF FAIRWAY FARMS PHASE 2 & PHASE 3

PROPERTY LOCATED NORTH OF LONG HOLLOW PIKE & WEST OF WENDLING BOULEVARD IN THE CITY OF GALLATIN
9th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : SEPTEMBER 28, 2009
SCALE : 1" = 100'
OWNER/DEVELOPER
FAIRWAY FARMS DEVELOPMENT GROUP
142 MAPLE ROW BOULEVARD
HENDERSONVILLE, TN 37075

REV. : 05/13/12
REV. : 06/27/12
REV. : 12/03/12
REV. : 12/13/12
REV. : 12/31/12
REV. : 01/29/13
REV. : 02/15/13
REV. : 02/26/13
REV. : 03/11/13
REV. : 03/14/13
REV. : 09/02/13
REV. : 10/30/13
REV. : 01/15/15
REV. : 01/28/15
REV. : 02/11/15

PREPARED BY :

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

JOB NO. 140152
(REF. 090065)

ATTACHMENT 7-3

PC 8-546-15

CONSTRUCTION PLAN APPROVAL:

OWNER DATE

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

ENGINEERING DEPARTMENT DATE

CITY ENGINEER DATE

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLANS

FAIRWAY FARMS

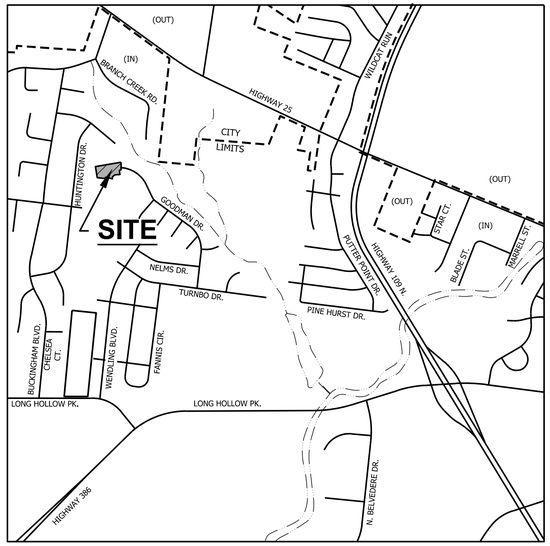
PHASE 2, SECTION 3

PROPERTY LOCATED NORTH OF LONG HOLLOW PIKE & GOODMAN DRIVE

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

SHEET INDEX

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



OWNER / DEVELOPER

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

ENGINEER

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

TOTAL AREA - 4.64 ACRES±
NUMBER OF LOTS - 15

GENERAL PROJECT NOTES:

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

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

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

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

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

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

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

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

PROJECT DESCRIPTION:

This project is to provide sewer, water services and fire protection to 15 residential lots.The project is located in Gallatin, Sumner County, Tennessee. All work is to be done in accordance with the Standard Subdivision Regulations for Gallatin, Tennessee and Subdivision Ordinance for Fairway Farms. As owner/developer, Fairway Farms Development, G.P. is responsible for installation of water and sewer mains for this Project.

Water Mains:
This project is to provide water service and fire protection for 15 single family, residential lots in Fairway Farms. Phase 2, Section 3 Subdivision. Approximately 640 L.F. of 8" PVC Water Main will be constructed for this project including required appurtenances. Expected line pressure at peak residential flow varies from 68 to 58 psi. Expected pressure at average residential flow plus 500gpm fire flow is approximately 39psi.

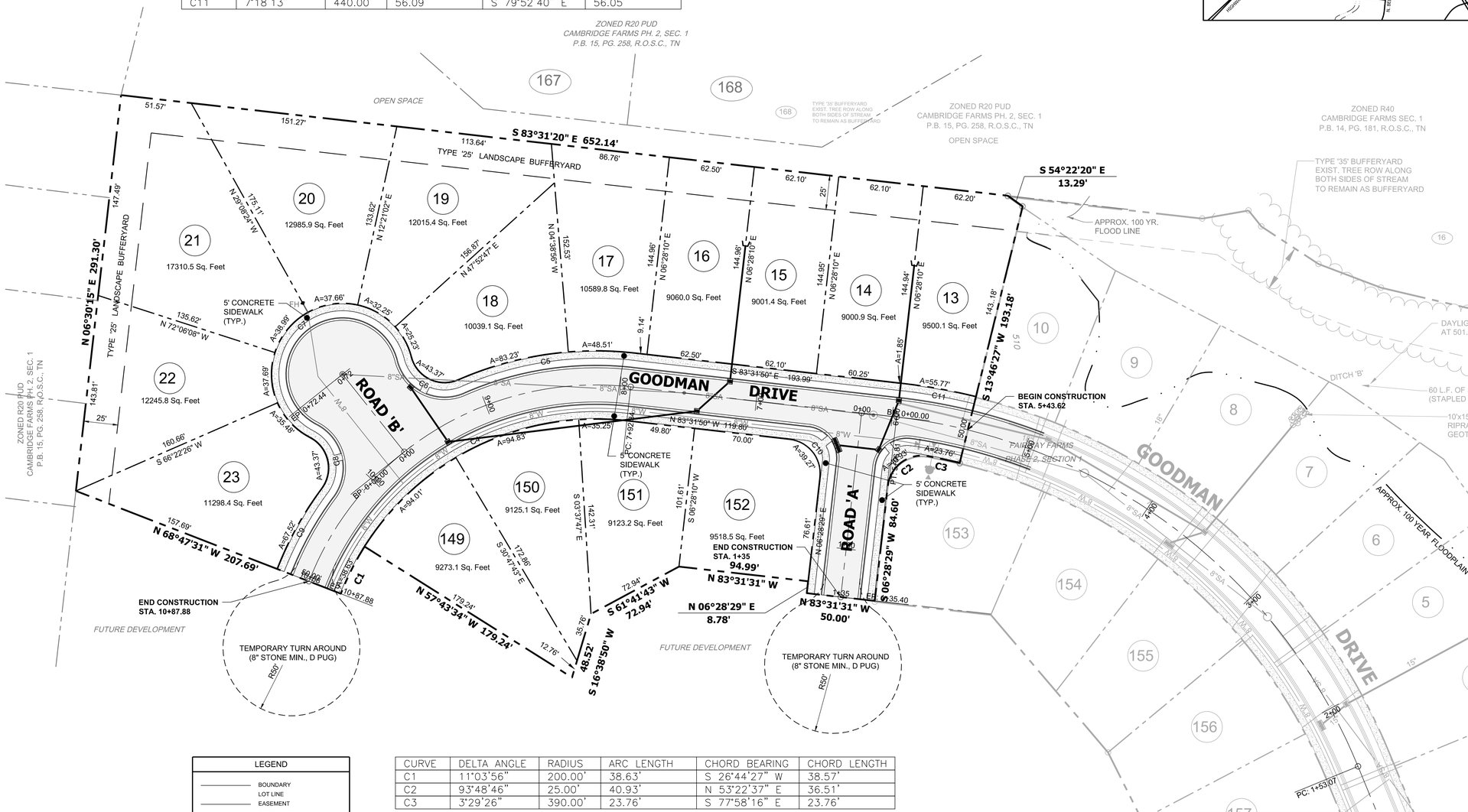
Sewer Mains:
Approximately 406 L.F. 8" gravity sewer is contained in this project. Average sewerage flow from 15 single family, residences is estimated at 0.01 CFS.

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

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

DATE: APRIL 22, 2015
JOB NO.: 14-136-01

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	64°11'44"	200.00'	224.08'	N 64°22'18" E	212.55'
C5	30°11'31"	250.00'	131.74'	S 81°22'24" W	130.22'
C6	99°23'49"	25.00'	43.37'	S 64°01'27" E	38.13'
C7	228°23'20"	52.00'	207.28'	N 51°28'47" E	94.86'
C8	99°23'49"	25.00'	43.37'	N 13°00'59" W	38.13'
C9	15°28'27"	250.00'	67.52'	N 28°56'43" E	67.31'
C10	90°00'20"	25.00'	39.27'	S 38°31'41" E	35.36'
C11	7°18'13"	440.00'	56.09'	S 79°52'40" E	56.05'



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

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	11°03'56"	200.00'	38.63'	S 26°44'27" W	38.57'
C2	93°48'46"	25.00'	40.93'	N 53°22'37" E	36.51'
C3	3°29'26"	390.00'	23.76'	S 77°58'16" E	23.76'

MAP 114, PARCEL 40.01

NORTH

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

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

CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
650 SOUTHGATE AVENUE, SUITE A • NASHVILLE, TN 37203
615.248.9999 WWW.CIVILSITEG.COM

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
NO. 110095
04/22/15
STATE OF TENNESSEE

SITE LAYOUT PLAN

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3

FAIRWAY FARMS

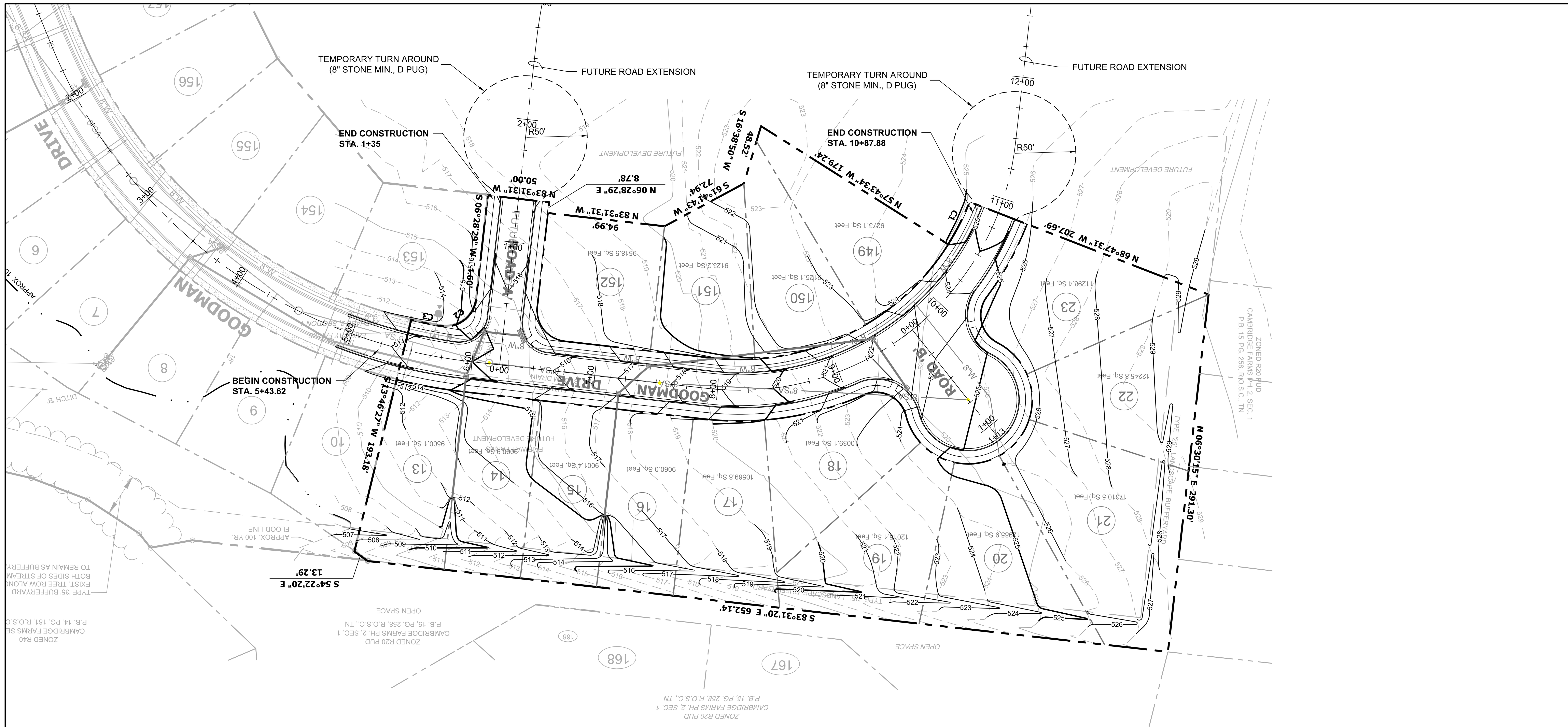
LONG HOLLOW PIKE
GALLATIN, SUMMER COUNTY, TENNESSEE

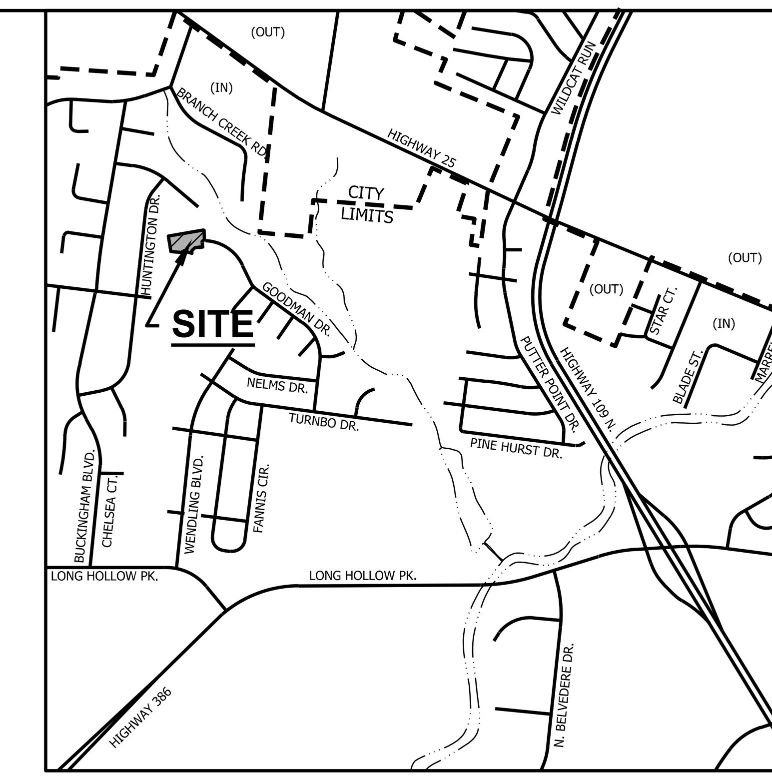
REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG

C1.00

JOB NO.: 14-136-01

Apr 22, 2015 - 11:30am T:\CAD\D2014\14-136-01\CAD\CivilCD's - PH2-Sec3\14-136-01 PH2-Sec3_c100 Site Layout Plan.dwg





NOTES:

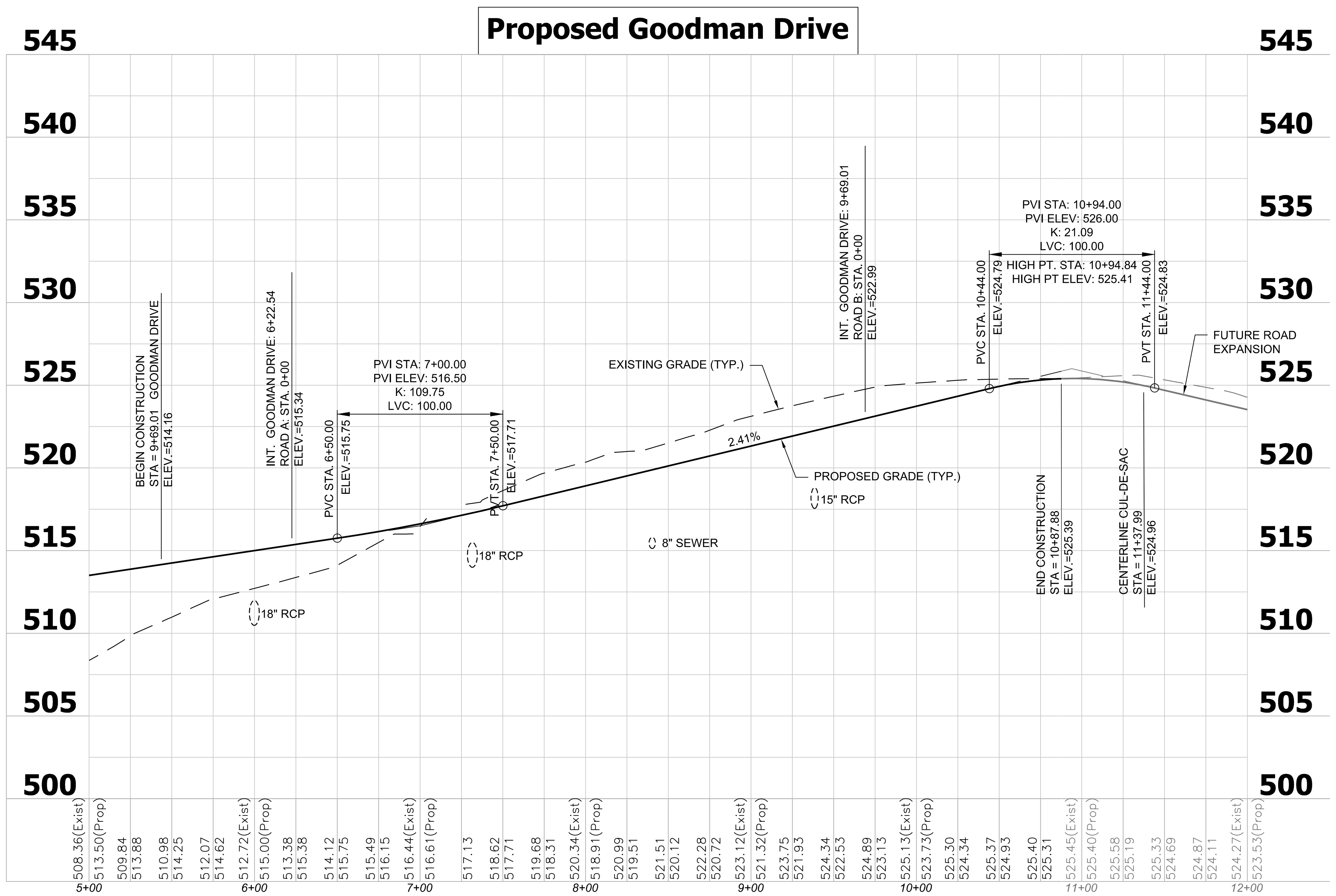
1. ALL SIGNAGE TO BE INSTALLED PER CITY OF GALLATIN STANDARDS.
2. ENGINEER SHALL SUBMIT CONSTRUCTION START NOTIFICATION TO TDEC AND GALLATIN PUBLIC UTILITIES PRIOR TO INSTALLATION OF WATER LINES.
3. DESIGN SPEED FOR ALL ROADS IS 30 MPH.

MAP 114, PARCEL 40.01

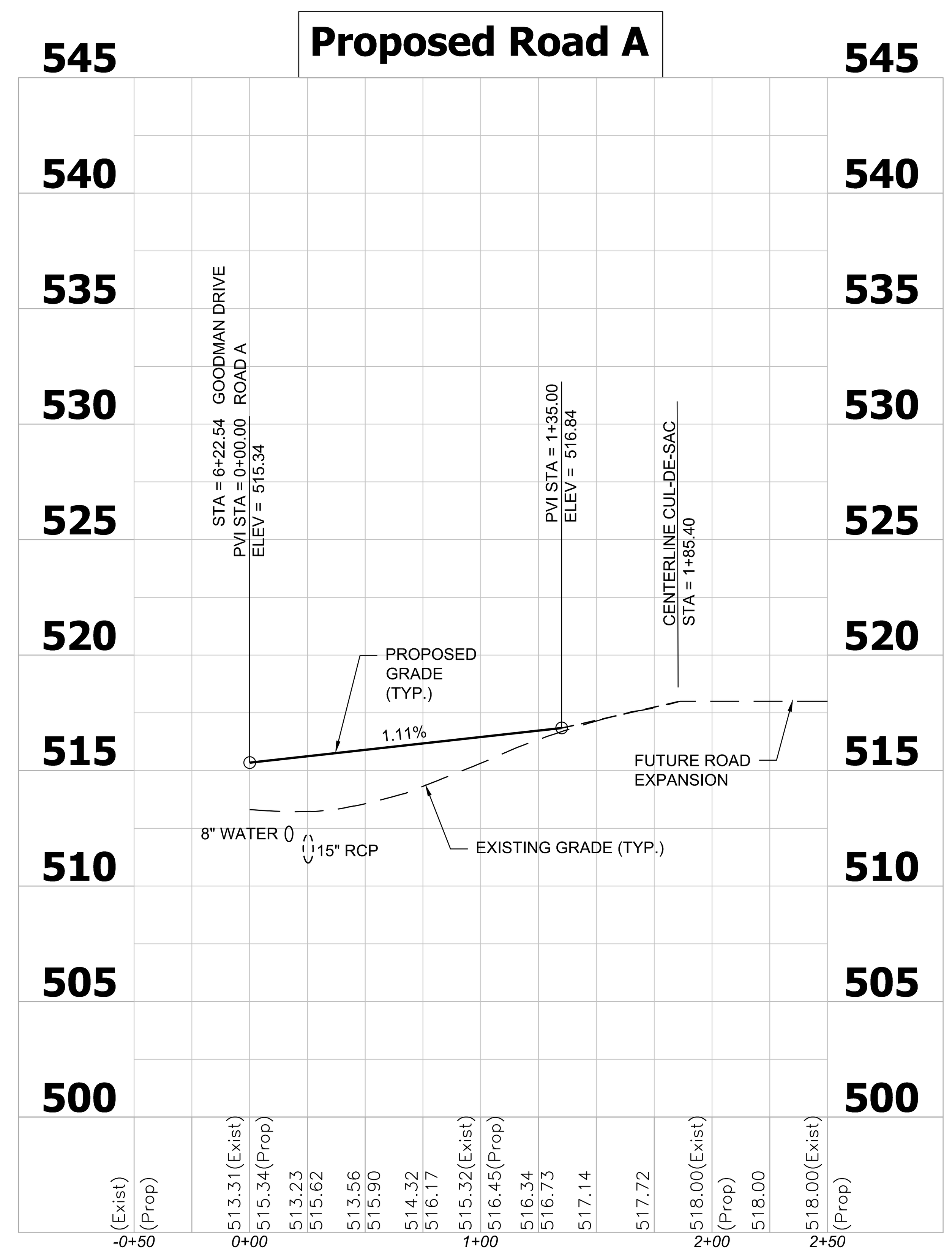
PROJECT BENCHMARK:
DESCRIPTION: MARKED BOLT ON FIRE HYDRANT @ 805 WALPOLE SW CORNER
ELEVATION: 533.55

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

Proposed Goodman Drive



Proposed Road A



Proposed Road B

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

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 100996
STATE OF TENNESSEE
04/22/15

ROADWAY PLAN AND PROFILE

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3

FAIRWAY FARMS

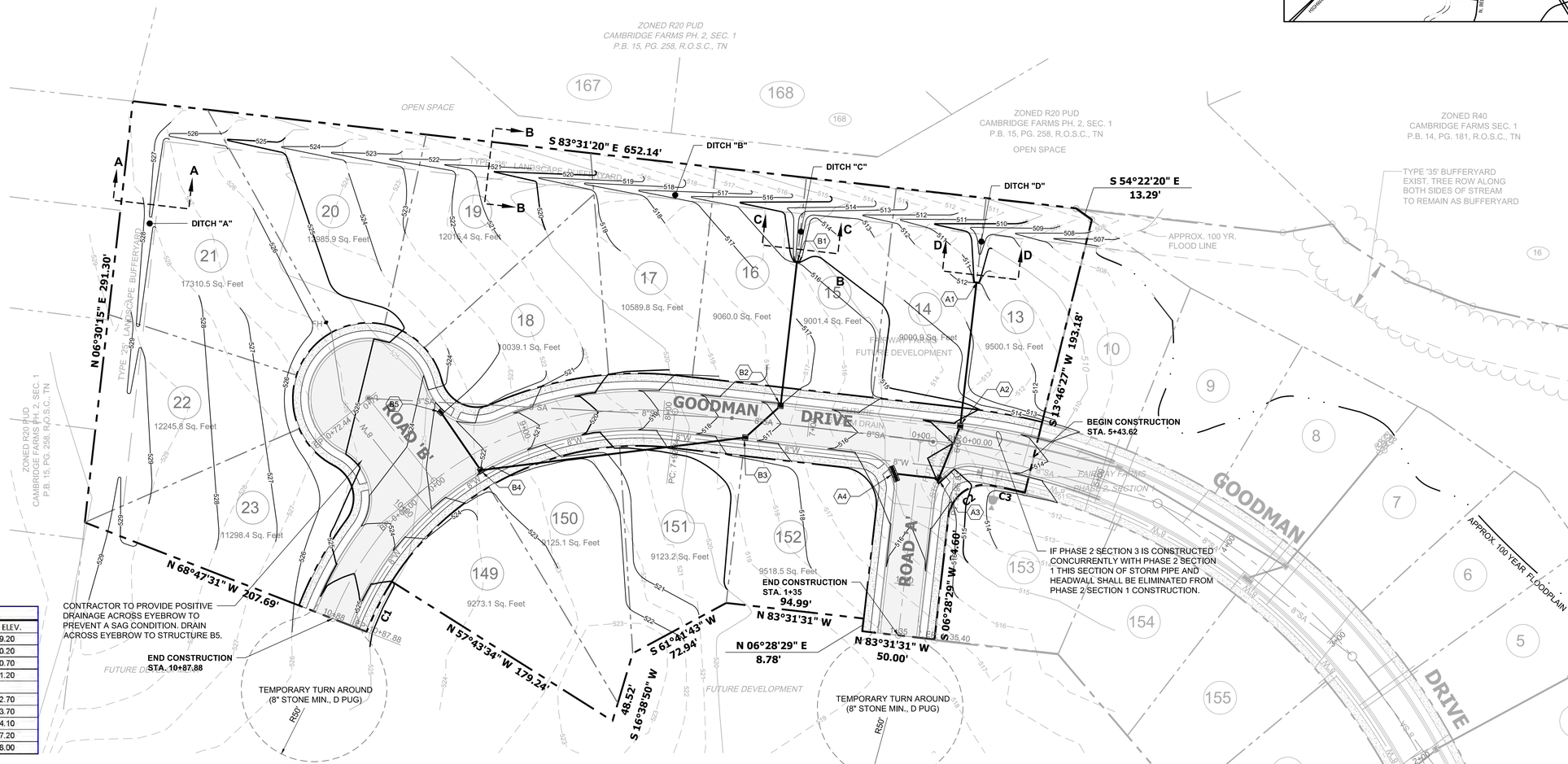
LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

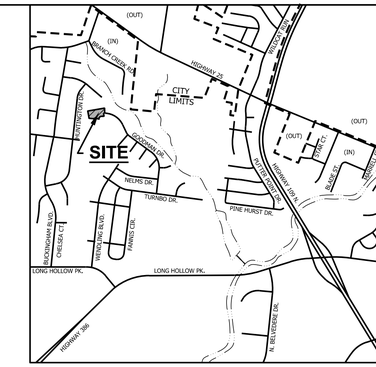
REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG

C2.00

JOB NO.: 14-136-01

Apr 22, 2015 - 11:31am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec3\14-136-01 PH2-Sec3_c200 Road Plan and Profile.dwg





CIVIL SITE DESIGN GROUP

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
615.248.9999 WWW.CIVILSITEG.COM

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
NO. 110095
04/22/15
STATE OF TENNESSEE

SITE GRADING AND DRAINAGE PLAN

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

DRAINAGE STRUCTURE TABLE			
CODE	TYPE	CASTING ELEV.	INV. ELEV.
A1	ENDWALL	N/A	509.20
A2	SINGLE CURB INLET	514.61	510.20
A3	SINGLE CURB INLET	514.00	510.70
A4	TRIPLE CURB INLET	514.20	511.20
B1	ENDWALL w/ DIS.	N/A	512.70
B2	SINGLE CURB INLET	516.66	513.70
B3	SINGLE CURB INLET	517.19	514.10
B4	SINGLE CURB INLET	521.93	517.20
B5	SINGLE CURB INLET	521.88	518.00

DRAINAGE PIPE TABLE							
STRUCTURE				PIPE LENGTH (FT)	PIPE SLOPE (PERCENT)	PIPE DIAM. (IN)	PIPE TYPE
FROM		TO					
CODE	INV. EL.	CODE	INV. EL.				
A1	509.20	A2	510.20	100	1.00	24	HDPE
A2	510.30	A3	510.70	38	1.05	18	RCP
A3	510.80	A4	511.20	26	1.54	18	RCP
B1	512.70	B2	513.70	100	1.00	24	HDPE
B2	513.80	B3	514.10	30	1.00	18	RCP
B3	514.20	B4	517.20	182	1.65	18	RCP
B4	517.30	B5	518.00	40	1.75	15	RCP

STORM DITCHES								
DITCH ID	TYPE	BOTTOM	SIDES	SLOPE %	LENGTH (FT)	MIN. DEPTH (FT)	FLOW 10 YR. (CFS)	VELOCITY MAX (FPS)
A-A	TRAPEZOIDAL	2'	3:1	1.67	280	1.00	2.1	2.05
B-B	TRAPEZOIDAL	2'	3:1	2.92	630	1.00	6.4	3.55
C-C	TRAPEZOIDAL	2'	3:1	1.00	35	1.00	3.2	1.94
D-D	TRAPEZOIDAL	2'	3:1	1.00	30	1.00	202	1.78
d* MIN.=FREEBOARD OF MINIMUM 20% FLOW DEPTH								
FLOWS BASED ON 10 YR. STORM UNLESS OTHERWISE NOTES.								

LEGEND

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

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

MAP 114, PARCEL 40.01

NORTH

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

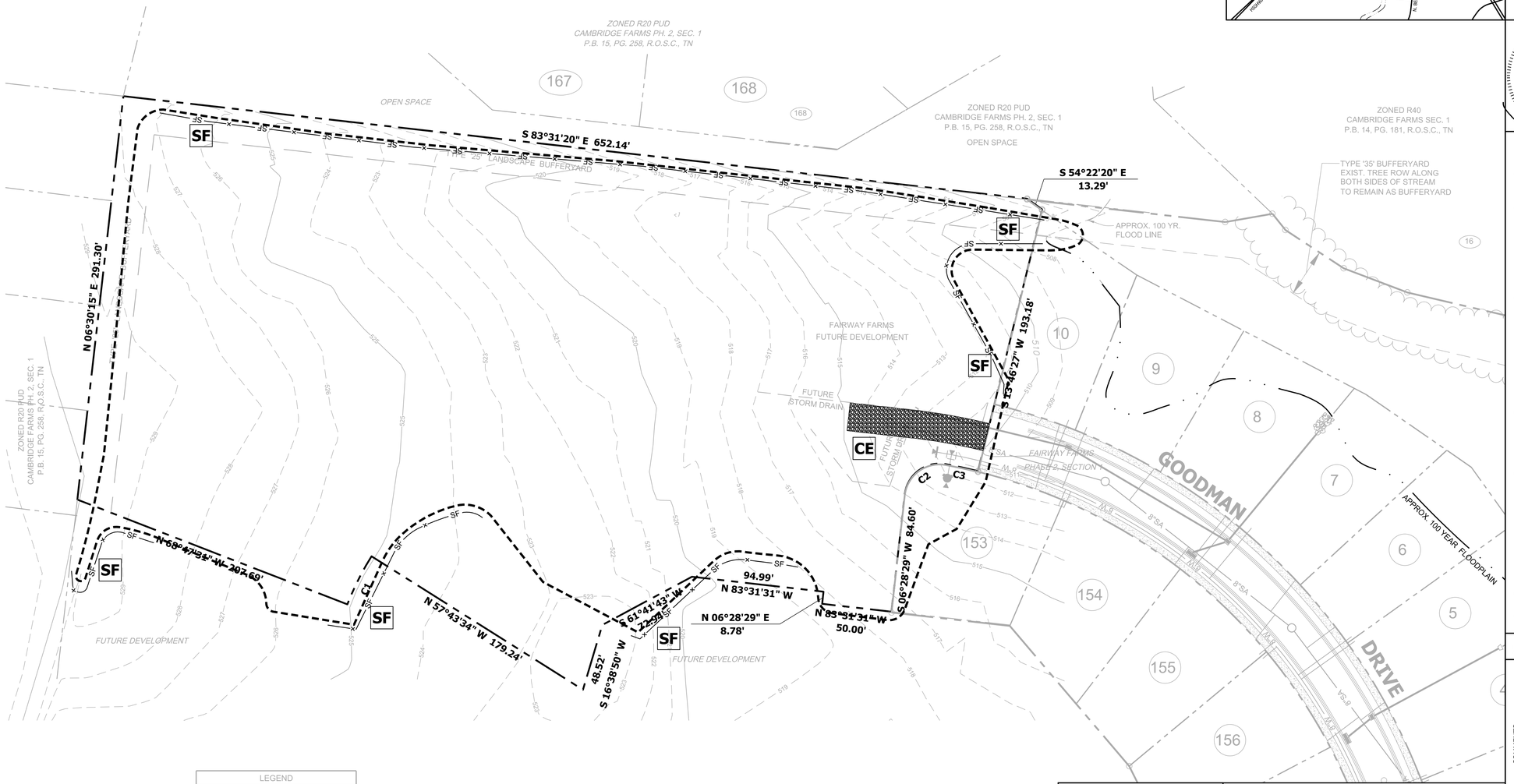
0 20 40 80 120
GRAPHIC SCALE: 1" = 40'

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG

C3.00

JOB NO.: 14-136-01

Apr 22, 2015 - 11:31am T:\CADD\2014\14-136-01\CADD\CivilCD's - PH2-Sec3\14-136-01 PH2-Sec3_c300 Grading and Drainage Plan.dwg



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

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
NO. 110095
04/22/15
STATE OF TENNESSEE

STORM WATER POLLUTION PREVENTION PLAN - STAGE 1
FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3
FAIRWAY FARMS
LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG

LEGEND

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

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

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

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

TOTAL DISTURBED AREA: 4.30 AC.±

MAP 114, PARCEL 40.01

NORTH

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

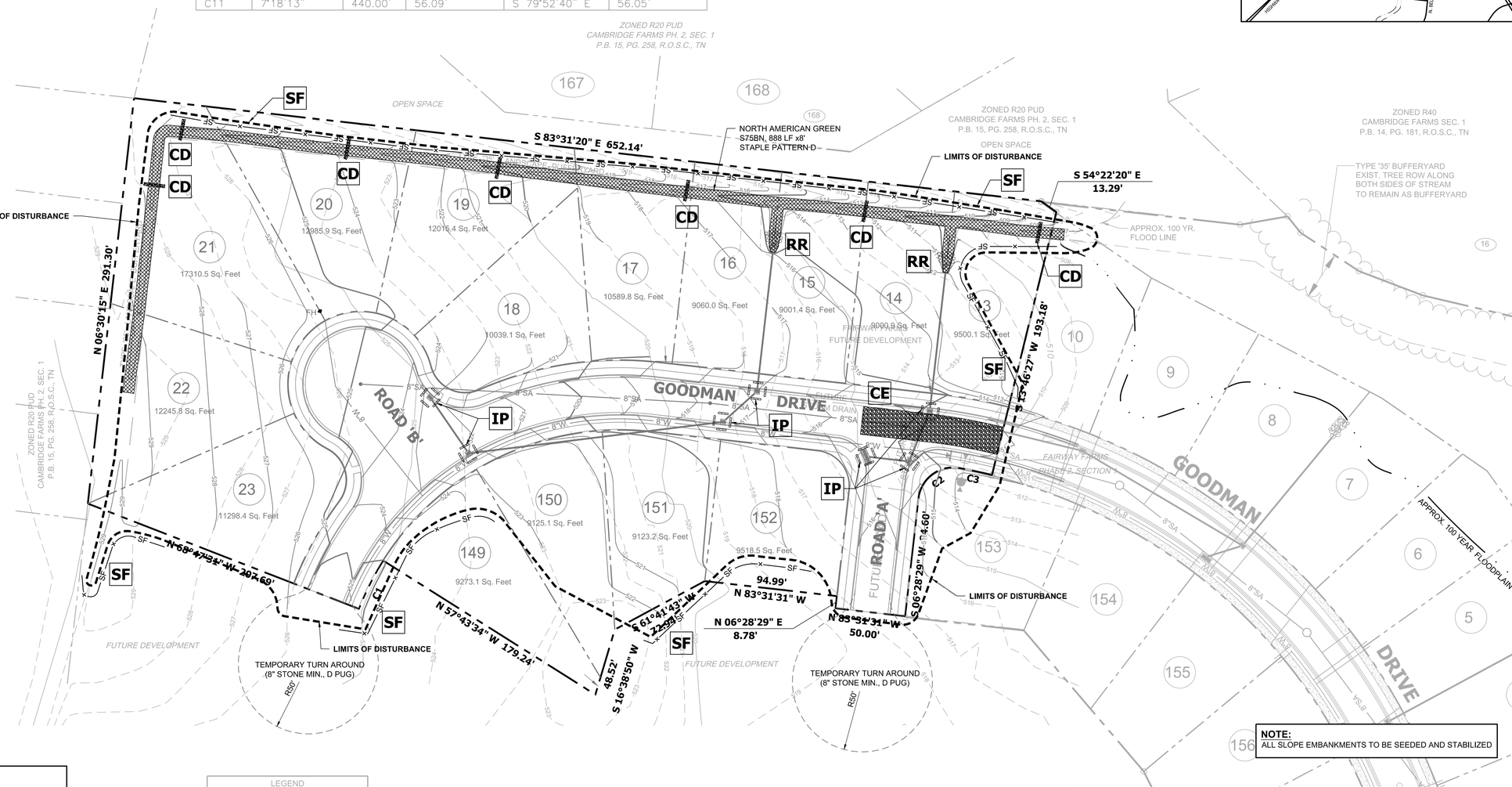
0 20 40 80 120
GRAPHIC SCALE: 1" = 40'

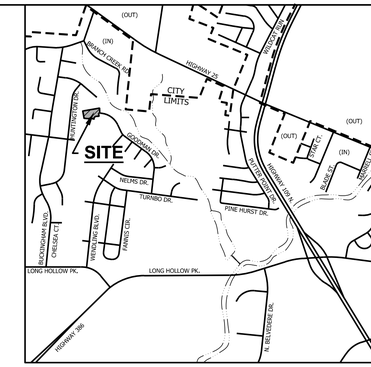
C3.01

JOB NO.: 14-136-01

Apr 22, 2015 - 11:31am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec3\14-136-01 PH2-Sec3_c301 SWPPP - Stage 1.dwg

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	64°11'44"	200.00'	224.08'	N 64°22'18" E	212.55'
C5	30°11'31"	250.00'	131.74'	S 81°22'24" W	130.22'
C6	99°23'49"	25.00'	43.37'	S 64°01'27" E	38.13'
C7	228°23'20"	52.00'	207.28'	N 51°28'47" E	94.86'
C8	99°23'49"	25.00'	43.37'	N 13°00'59" W	38.13'
C9	15°28'27"	250.00'	67.52'	N 28°56'43" E	67.31'
C10	90°00'20"	25.00'	39.27'	S 38°31'41" E	35.36'
C11	7°18'13"	440.00'	56.09'	S 79°52'40" E	56.05'





SEQUENCE OF WORK:

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

NOTES:

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

LEGEND

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

SWPPP LEGEND

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

TOTAL DISTURBED AREA: 4.30 AC.±

MAP 114, PARCEL 40.01

NORTH

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

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

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

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
No. 110095
04/22/15
STATE OF TENNESSEE

STORM WATER POLLUTION PREVENTION PLAN - STAGE 2

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

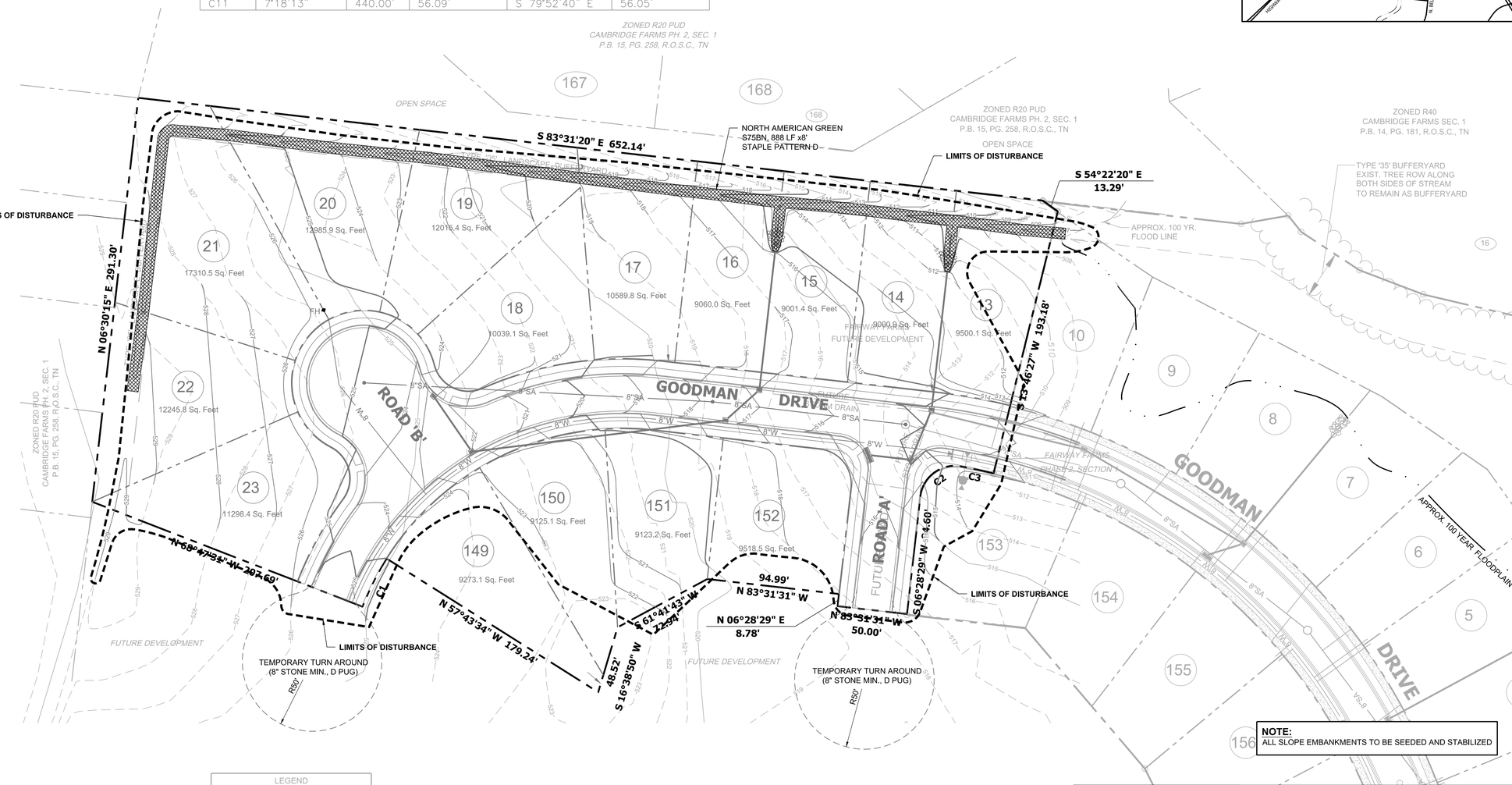
REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG

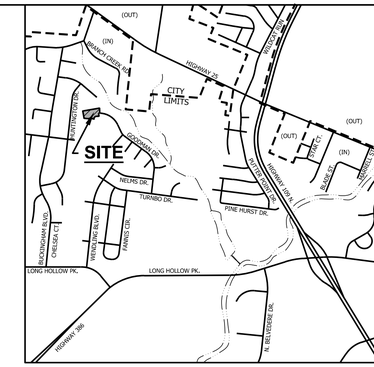
C3.02

JOB NO.: 14-136-01

Apr 22, 2015 - 11:32am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec3\14-136-01 PH2-Sec3_c302 SWPPP - Stage 2.dwg

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	64°11'44"	200.00'	224.08'	N 64°22'18" E	212.55'
C5	30°11'31"	250.00'	131.74'	S 81°22'24" W	130.22'
C6	99°23'49"	25.00'	43.37'	S 64°01'27" E	38.13'
C7	228°23'20"	52.00'	207.28'	N 51°28'47" E	94.86'
C8	99°23'49"	25.00'	43.37'	N 13°00'59" W	38.13'
C9	15°28'27"	250.00'	67.52'	N 28°56'43" E	67.31'
C10	90°00'20"	25.00'	39.27'	S 38°31'41" E	35.36'
C11	7°18'13"	440.00'	56.09'	S 79°52'40" E	56.05'





CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A • NASHVILLE, TN 37203
615.248.9999 WWW.CIVILSITEG.COM

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
No. 100995
04/22/15
STATE OF TENNESSEE

STORM WATER POLLUTION PREVENTION PLAN - STAGE 3

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG

NOTE:
ALL SLOPE EMBANKMENTS TO BE SEEDED AND STABILIZED

LEGEND

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

SWPPP LEGEND

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

TOTAL DISTURBED AREA: 4.30 AC.±

MAP 114, PARCEL 40.01

NORTH

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

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

C3.03

JOB NO.: 14-136-01

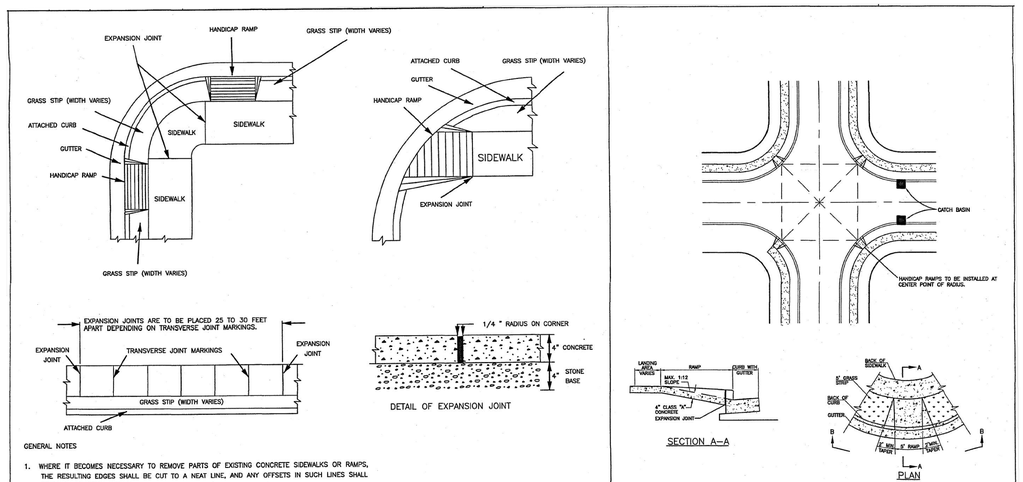
Apr 22, 2015 - 11:32am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec3\14-136-01 PH2-Sec3_c303 SWPPP - Stage 3.dwg

Site Grading, Drainage & Erosion Control Notes:

1. The disturbed area for this project is approximately 4.83 acres.
2. The contractor shall comply with all pertinent provisions of the manual of accident prevention and construction issued by AGC of America, Inc. and the safety and health regulations of construction issued by the U.S. Department of Labor.
3. The contractor shall call "Tennessee One Call" (811) 72 hours prior to proceeding with any excavation.
4. If any springs or underground streams are exposed during construction, permanent French drains may be required. The drains shall be specified and located during construction as required by the conditions which are encountered, and shall be approved by the engineer.
5. Stockpiled topsoil or fill material shall be treated so no sediment run-off will contaminate surrounding areas or enter nearby streams.
6. Clean silt barriers when they are approximately 50% filled with sediment or as directed by the owner's representative. Silt barriers shall be replaced as effectiveness is significantly reduced, or as directed by the owner's representative.
7. All new pipes under existing paved areas shall be backfilled to the top of subgrade with # 57 crushed stone.
8. Sediment removed from sediment control structures is to be placed at a site approved by the local governing authority. It shall be treated in a manner so that the area around the disposal site will not be contaminated or damaged by the sediment in the run-off. Cost for this treatment is to be included in the bid price for earthwork. The contractor shall obtain the disposal site as part of his work.
9. Reinforced concrete storm drainage pipe shall be Class III. Corrugated metal pipe shall be 14 gauge unless otherwise noted.
10. Minimum grade on asphalt or concrete paving shall be 1.0%.
11. Construct silt barriers before beginning any grading operations.
12. This grading & drainage plan is not a determination or guarantee of the suitability of the subsurface conditions for the work indicated. Determination of the subsurface conditions for the work indicated is solely the responsibility of the contractor.
13. Do not disturb vegetation or remove trees except when necessary for grading purposes.
14. Top of grate elevations and location of coordinates for drainage structures shall be installed as shown on the plan unless otherwise noted. The grates shall slope longitudinally with the pavement grades. Coordinates provided are for the center of the grate (at the face of curb where applicable).
15. Any site used for disposal and/or stockpile of any material shall be properly permitted for such activity. It is the responsibility of the contractor to see that all required permits are secured for each property utilized. A copy of the approved permit must be provided to the inspector prior to commencement of work on any property. Failure to do so may result in the contractor removing any illegally placed material at his own expense.
16. Respread topsoil (6 inch minimum thickness), seed, and straw all disturbed areas as soon as possible after final grading is completed, unless otherwise indicated. Contractor shall take whatever means necessary to establish permanent soil stabilization.
17. Proposed contour lines and spot elevations are the result of an engineered grading design and reflect a planned intent with regard to drainage and movement of materials. Should the contractor have any question of the intent or any problem with the continuity of grades, the engineer shall be contacted immediately.
18. All cut and fill slopes shall be 3 horizontal to 1 vertical or flatter unless otherwise indicated on plans.
19. Positive drainage shall be established as the first order of work and shall be maintained at all times during and after construction. Soil softened by perched water in foundation and pavement areas must be undercut and replaced with suitable fill materials.
20. Remove sediment from all drainage structures before acceptance by local governing agency, or as directed by the owner's representative.
21. Contractor shall conform to all applicable codes and obtain approval as necessary before beginning construction.
22. Remove the temporary erosion and water pollution control devices only after a solid stand of grass has been established on graded areas and when in the opinion of the owner's representative, they are no longer needed.
23. Provide temporary construction access(es) at the point(s) where construction vehicles exit the construction area. Maintain public roadways free of tracked mud and dirt.
24. All earthwork, including the excavated subgrade and each layer of fill, shall be monitored and approved by a qualified geotechnical engineer, or his representative.
25. All fill material on this project shall be approved by the geotechnical engineer prior to placement. This material shall be placed in lifts and compacted as directed by the geotechnical engineer. The contractor shall be responsible for employing a geotechnical engineer if one is not provided by the owner.
26. All drainage construction materials and installation shall conform to the requirements and specifications of the local governing agency.
27. It shall be the contractor's responsibility to waste excess earth material off site at no additional cost to the owner. The contractor shall first offer the excess material to the owner. If not accepted by the owner, the contractor shall dispose of earth material off site. It shall also be the contractor's responsibility to import suitable material (at no additional cost to the owner) for earthwork operations if sufficient amounts of earth material are not available on site.
28. The contractor shall check all existing grades and dimensions in the field prior to beginning work and report any discrepancies to the engineer. Commencement of any grading work constitutes the contractor's acceptance of the existing grade as matching those shown on the plans.
29. Strip topsoil from all cut and fill areas and stockpile. Upon completion of general grading respread the topsoil over all disturbed areas, to a minimum depth of 6". Contractor shall supply additional topsoil if insufficient quantities exist on site. Remove any excess topsoil from site.
30. The contractor shall take special care to compact fill sufficiently around and over all pipes, structures, valve stems, etc., inside the proposed paved areas to avoid settlement. Any settlement during the warranty period shall be restored by the contractor at no additional cost to the owner.
31. In no case shall slope height, slope inclination, or excavation depth, including trench construction, exceed those specified in local, state and federal regulations, specifically the current OSHA Health and Safety Standards for Excavations (29 CRF Part 1926) shall be followed.
32. All fill slopes and cut slopes on this project shall be reviewed by the owner's geotechnical engineer during construction to confirm that the slopes are (will be) stable. It is the contractor's responsibility to have this confirmation in writing from the geotechnical engineer.
33. All fill on this project shall be installed and compacted in accordance with the owner's geotechnical engineer's recommendation. The owner's geotechnical engineer shall review all filling operations to confirm the earthwork is properly installed and compacted. It is the contractor's responsibility to have this conformation in writing from the geotechnical engineer.
34. Relocation of existing plant materials shall be coordinated with the owner and relocated to a designated area on site.
35. All horizontal and vertical information of proposed culverts shown hereon which accept/discharge flows to/from existing channels are approximate utilizing topographic drawings. The final horizontal and vertical alignments shall be field located by the contractor prior to the ordering of materials or commencement of construction and shall notify the engineer of any discrepancies to what was designed.
36. The contractor shall coordinate the exact location of the storm drain connections at the building with the plumbing plans.
37. The location of all diversion swales and ditches shall be field adjusted to avoid trees as possible. The contractor shall walk the alignment of these swales and ditches in the field to verify avoidance of trees.

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

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

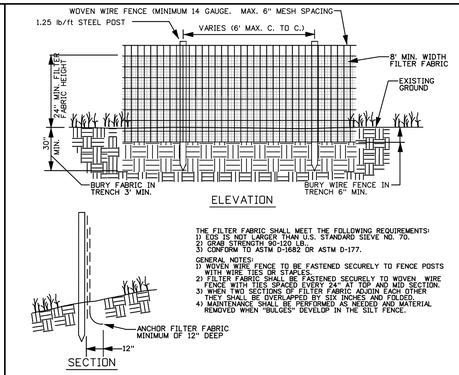


GENERAL NOTES

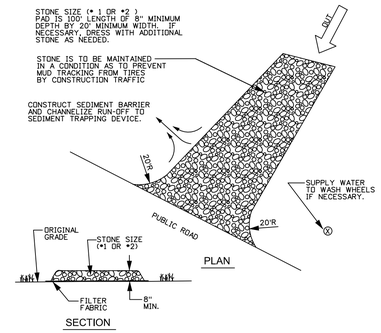
1. WHERE IT BECOMES NECESSARY TO REMOVE PARTS OF EXISTING CONCRETE SIDEWALKS OR RAMPS, THE RESULTING EDGES SHALL BE CUT TO A NEAT LINE, AND ANY OFFSETS IN SUCH LINES SHALL BE MADE AT RIGHT ANGLES.
2. CONCRETE JOINT MATERIAL TO BE *HALF* INCH AND/OR ONE INCH *PREMOLDED FIBER*.
3. EXPANSION JOINTS ARE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

CITY OF GALLATIN, TENNESSEE
ENGINEERING DIVISION
(615) 452-5400

SIDEWALK WITH GRASS STRIP | SCALE: NTS | DWG. # COG-PV-008

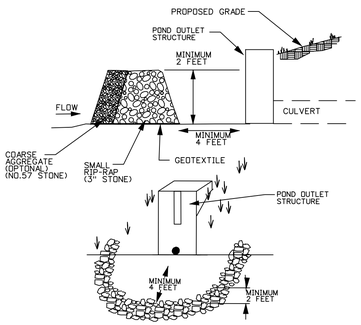


WIRE BACKED SILT FENCE
N.T.S.

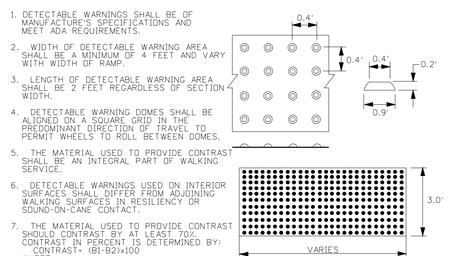


TEMPORARY CONSTRUCTION EXIT
N.T.S.

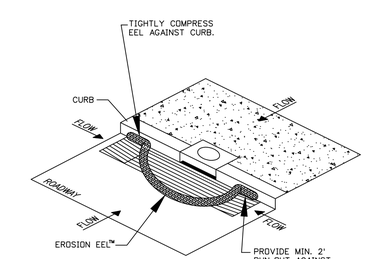
TCP-20(Volume 4 Nashville Storm Management Manual)



STONE FILTER RING
N.T.S.



DETECTABLE WARNING DEVICE
N.T.S. ST 303



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

CURB INLET PROTECTION
N.T.S.

GENERAL NOTES:

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

CIVIL SITE DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
615.249.9999 WWW.CIVILSITEG.COM

GARY W. O'BRIEN REGISTERED ENGINEER AGRICULTURE 110095 04/22/15 STATE OF TENNESSEE

DETAILS, NOTES & EROSION CONTROL DETAILS

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

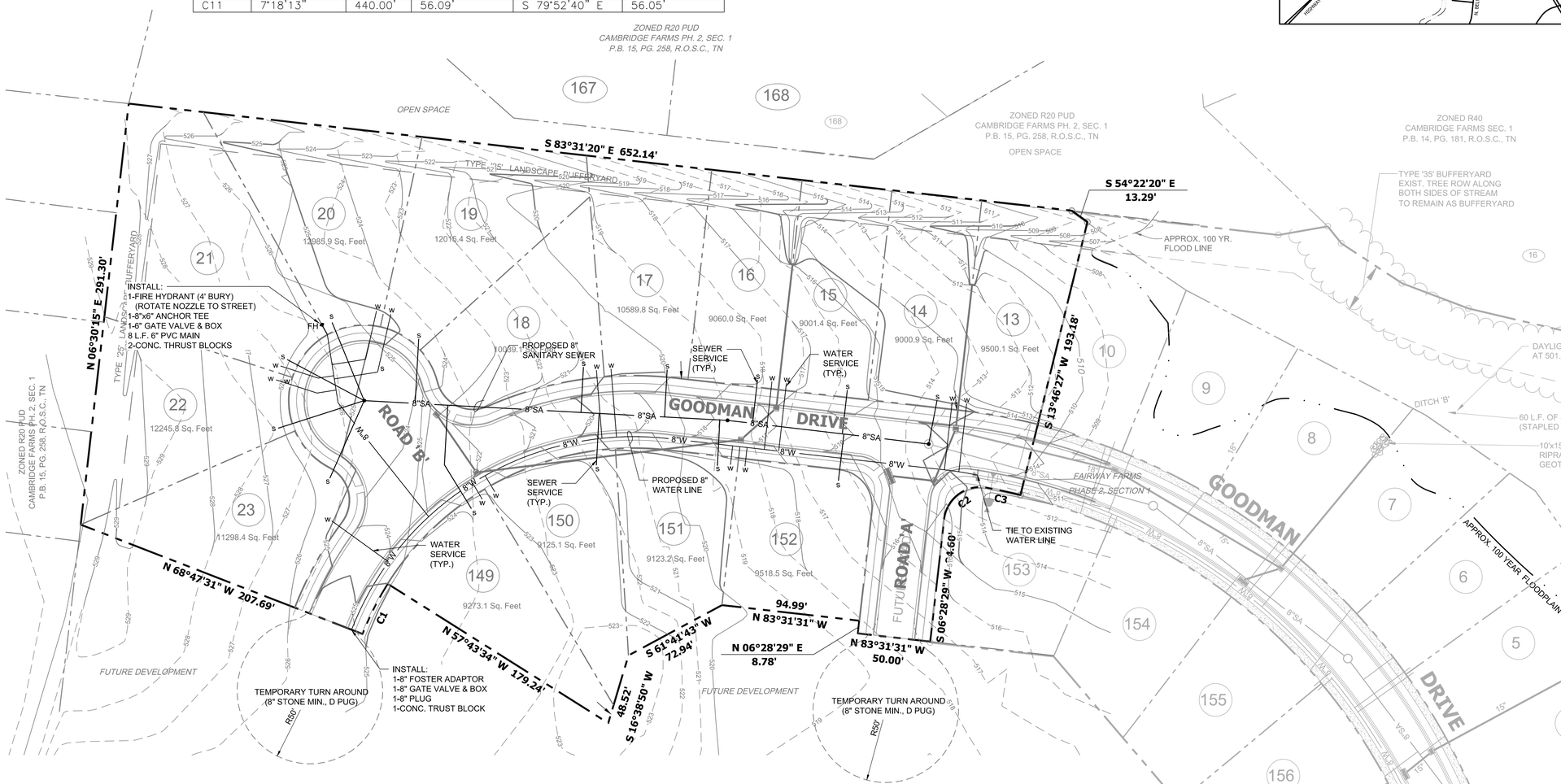
REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG

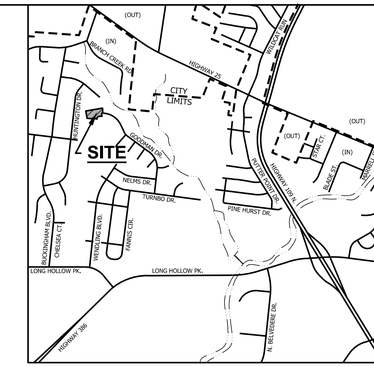
C3.04

JOB NO.: 14-136-01

Apr 22, 2015 - 11:32am T:\CADD\2014\14-136-01\CAD\CivilCD's - PH2-Sec3\14-136-01 PH2-Sec3_c3d4 SWPPP Notes & Details.dwg

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	64°11'44"	200.00'	224.08'	N 64°22'18" E	212.55'
C5	30°11'31"	250.00'	131.74'	S 81°22'24" W	130.22'
C6	99°23'49"	25.00'	43.37'	S 64°01'27" E	38.13'
C7	228°23'20"	52.00'	207.28'	N 51°28'47" E	94.86'
C8	99°23'49"	25.00'	43.37'	N 13°00'59" W	38.13'
C9	15°28'27"	250.00'	67.52'	N 28°56'43" E	67.31'
C10	90°00'20"	25.00'	39.27'	S 38°31'41" E	35.36'
C11	7°18'13"	440.00'	56.09'	S 79°52'40" E	56.05'





CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A • NASHVILLE, TN 37203
615.248.9999 WWW.CIVILSITEG.COM

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 110095
04/22/15
STATE OF TENNESSEE

SITE UTILITY PLAN

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG

LEGEND

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

INSTALL: 640 L.F.± 8" PVC CL. 200 WATER LINE

NOTES:

1. WATER LINES TO MEET THE MINIMUM REQUIREMENTS OF THE CITY OF GALLATIN WATER DEPARTMENT.
2. INSTALL UTILITY VALVE BOXES OUTSIDE OF ROADWAY WHEREVER POSSIBLE.
3. THE CITY OF GALLATIN WILL COLOR CODE THE FIRE HYDRANTS FOR THE GALLATIN FIRE DEPARTMENT USE.
4. ALL SIGNAGE TO BE INSTALLED PER CITY OF GALLATIN STANDARDS.

MAP 114, PARCEL 40.01

NORTH

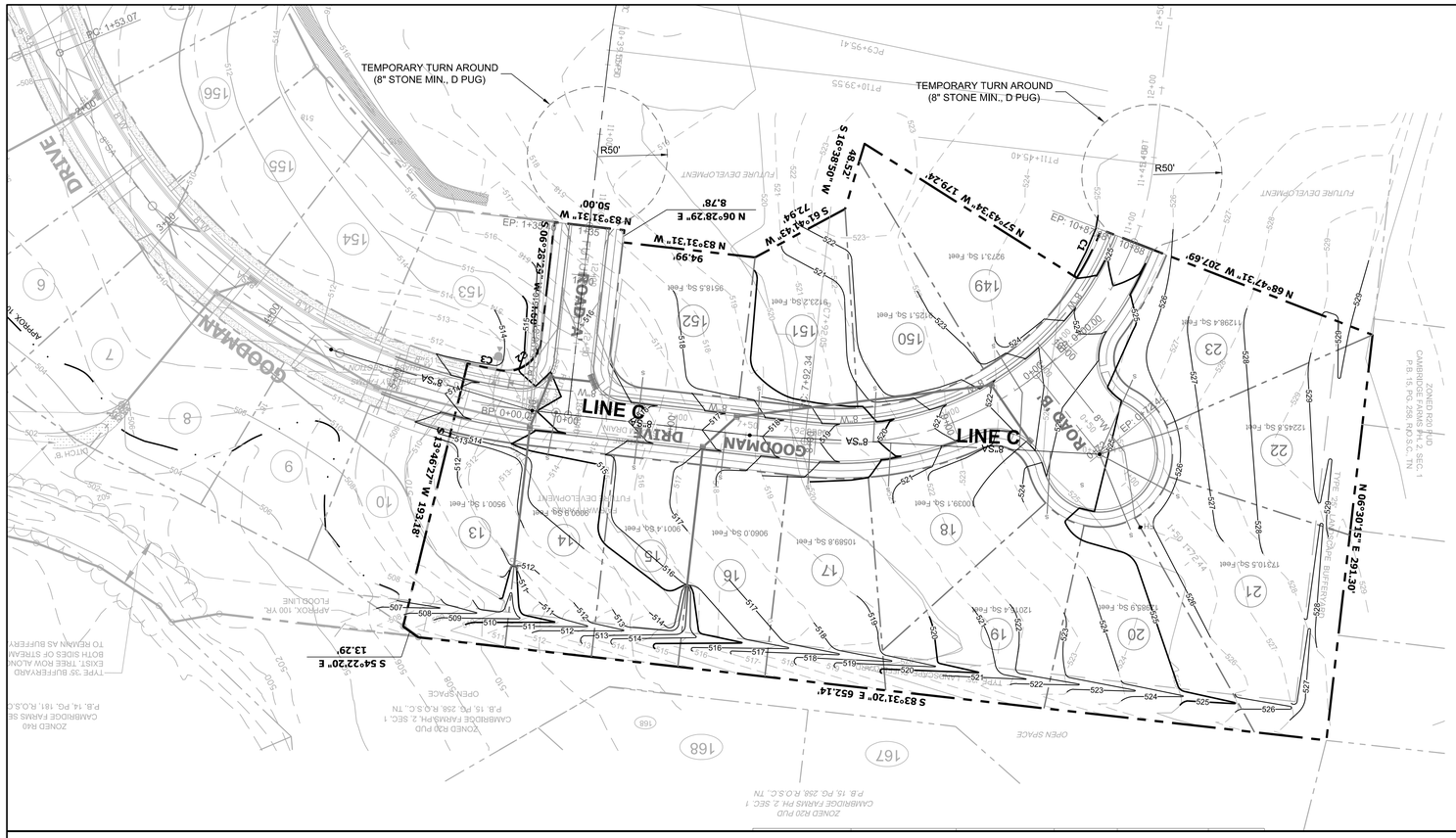
PROJECT BENCHMARK:
DESCRIPTION: FLANGE BOLT
(CLOSEST TO RD.) ON FIRE HYDRANT
(LOT 251-249 GOODMAN DRIVE)
ELEVATION: 511.90

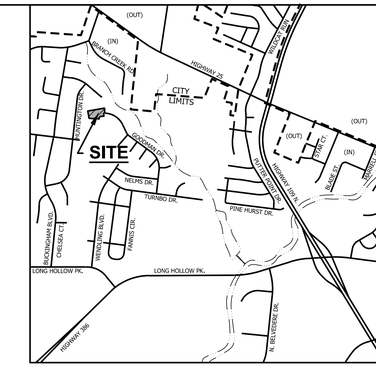
0 20 40 80 120
GRAPHIC SCALE: 1" = 40'

C4.00

JOB NO.: 14-136-01

Apr 22, 2015 - 11:32am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec3\14-136-01 PH2-Sec3_c400 Site Utility Plan.dwg





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

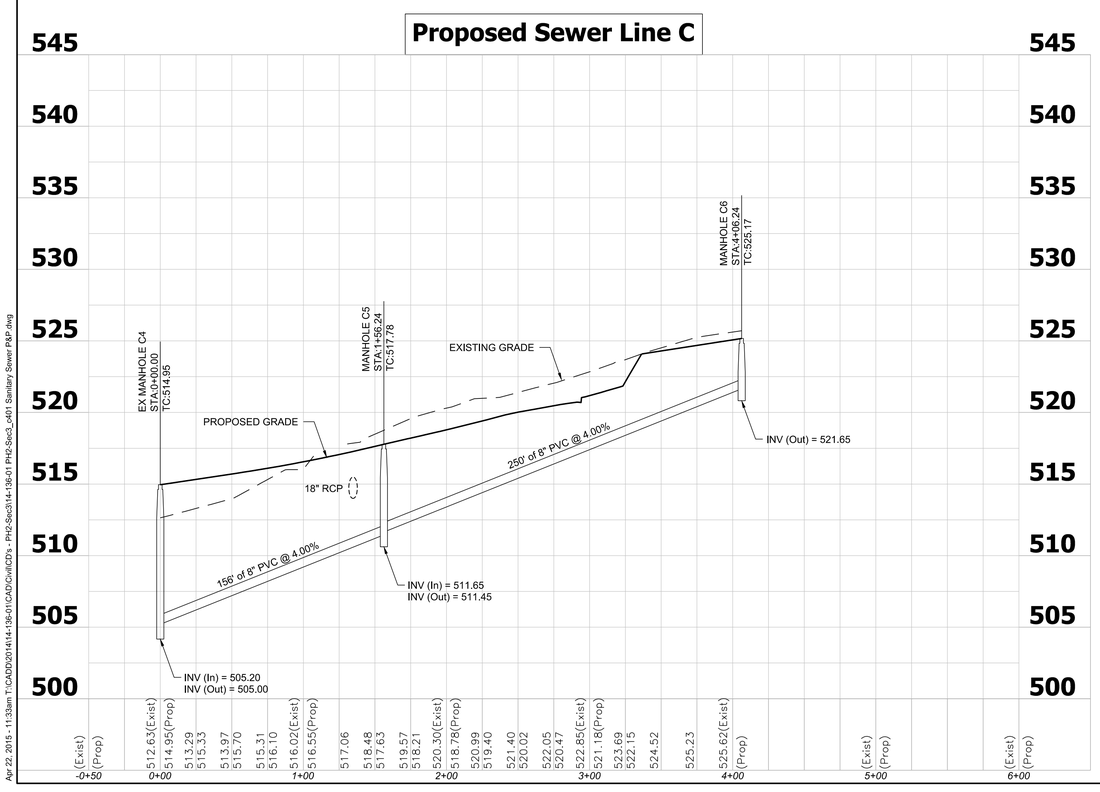
GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
No. 110995
04/22/15
STATE OF TENNESSEE

MAP 114, PARCEL 40.01

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

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

NORTH



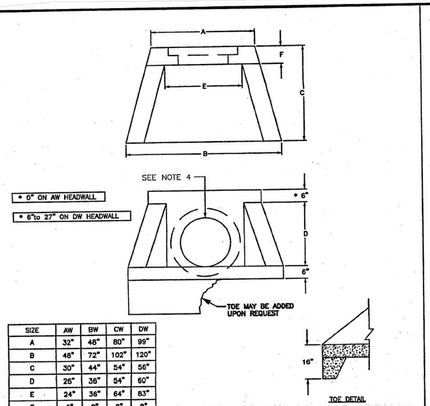
SANITARY SEWER PLAN AND PROFILE
FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3
FAIRWAY FARMS
LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG

C4.01

JOB NO.: 14-136-01

Apr 22, 2015 - 11:33am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec3\14-136-01 PH2-Sec3_c401 Sanitary Sewer P&P.dwg



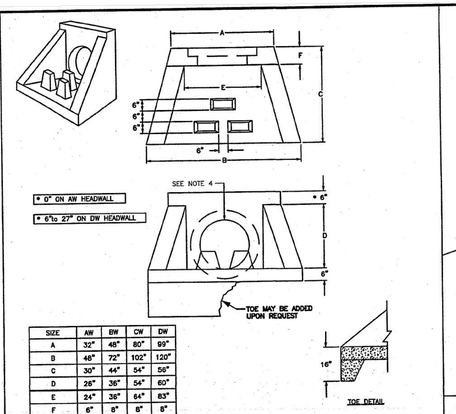
SIZE	AW	BW	CW	DW
A	32"	48"	80"	99"
B	48"	72"	102"	120"
C	30"	44"	54"	56"
D	26"	36"	54"	60"
E	24"	36"	64"	83"
F	6"	8"	8"	8"
MAX.OPENING	22"	32"	55"	75"
WT/LB	1,380	3,100	8,100	11,400

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

AVAILABLE MARKETS: TN–AL

SHERMAN DIXIE

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



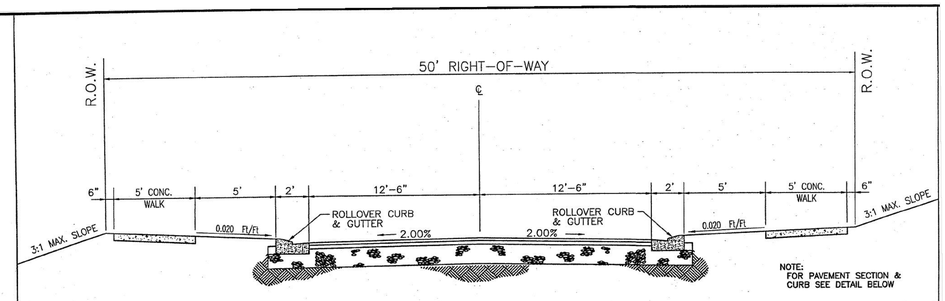
SIZE	AW	BW	CW	DW
A	32"	48"	80"	99"
B	48"	72"	102"	120"
C	30"	44"	54"	56"
D	26"	36"	54"	60"
E	24"	36"	64"	83"
F	6"	8"	8"	8"
MAX.OPENING	22"	32"	55"	75"
WT/LB	1,380	3,100	8,100	11,400

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

AVAILABLE MARKETS: TN–AL

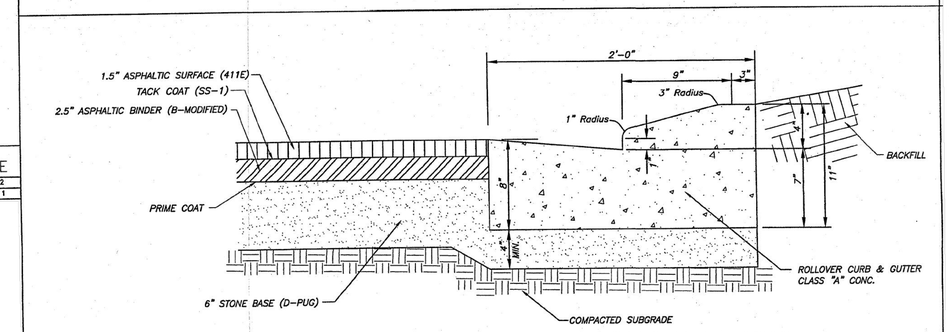
SHERMAN DIXIE

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



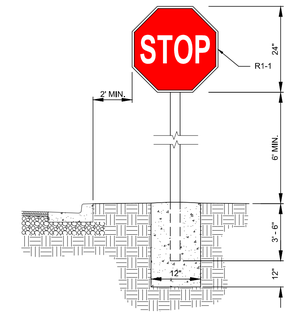
RESIDENTIAL MEDIUM DENSITY STREET (50' R.O.W.)

N.T.S.



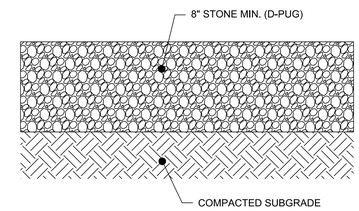
PAVEMENT & ROLLOVER CURB w/ GUTTER DETAIL

N.T.S.



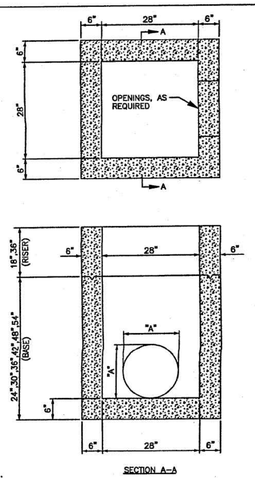
STOP SIGN

N.T.S.



TEMPORARY TURN-AROUND

N.T.S.



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

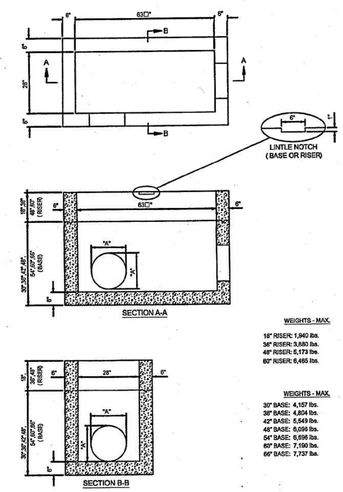
24" BASE: 2,114 lbs.
30" BASE: 2,534 lbs.
36" BASE: 2,954 lbs.
42" BASE: 3,379 lbs.
48" BASE: 3,876 lbs.
54" BASE: 4,364 lbs.

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

AVAILABLE MARKETS: TN–AL

SHERMAN DIXIE

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



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

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

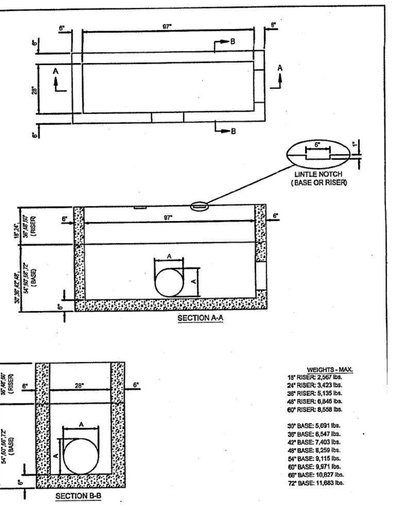
GENERAL NOTES:
1.CONCRETE: 4500 Psi (MIN)
2.CUSTOM BASE HEIGHTS AVAILABLE

DIMENSION "A" AS REQUIRED

AVAILABLE MARKETS: TN–AL

SHERMAN DIXIE

DOUBLE CATCH BASIN / CURB INLET 29"x 63.5" | SCALE: NTS | PH# 1-800-737-0707 | DWG# SRS-506 | DATE:02/17/06 | SHEET# 1 OF 1



WEIGHTS - MAX.
18" RISER: 2,567 lbs.
24" RISER: 3,423 lbs.
30" RISER: 5,139 lbs.
48" RISER: 6,846 lbs.
60" RISER: 8,558 lbs.

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

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

AVAILABLE MARKETS: TN–AL

SHERMAN DIXIE

TRIPLE CATCH BASIN / CURB INLET 28"x 97" | SCALE: NTS | PH# 1-800-737-0707 | DWG# SRS-508 | DATE:02/17/06 | SHEET# 1 OF 1

CIVIL SITE DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
650 SOUTHGATE AVENUE, SUITE A – NASHVILLE, TN 37203
615.249.9595 WWW.CIVILSITEG.COM

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 110095
04/22/15
STATE OF TENNESSEE

CIVIL NOTES AND DETAILS

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMMER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG

C5.00

JOB NO.: 14-136-01

Apr 22, 2015 - 11:33am T:\CADD\201414-136-01\CAD\Civil\CD's - PH2-Sec3\14-136-01 PH2-Sec3_c500 Civil Notes & Details.dwg

CONSTRUCTION PLAN APPROVAL:

OWNER DATE

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

ENGINEERING DEPARTMENT DATE

CITY ENGINEER DATE

REVISED FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLANS

FAIRWAY FARMS

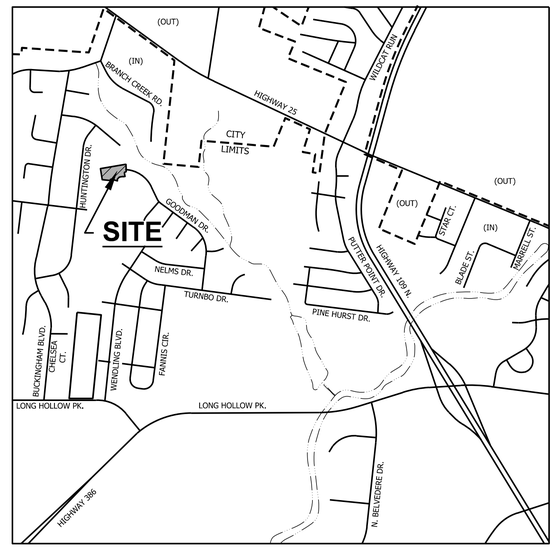
PHASE 2, SECTION 3

PROPERTY LOCATED NORTH OF LONG HOLLOW PIKE & GOODMAN DRIVE

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

SHEET INDEX

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



OWNER / DEVELOPER

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

ENGINEER

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

TOTAL AREA - 4.64 ACRES±
NUMBER OF LOTS - 15

GENERAL PROJECT NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

PROJECT DESCRIPTION:

This project is to provide sewer, water services and fire protection to 15 residential lots.The project is located in Gallatin, Sumner County, Tennessee. All work is to be done in accordance with the Standard Subdivision Regulations for Gallatin, Tennessee and Subdivision Ordinance for Fairway Farms. As owner/developer, Fairway Farms Development, G.P. is responsible for installation of water and sewer mains for this Project.

Water Mains:
This project is to provide water service and fire protection for 15 single family, residential lots in Fairway Farms, Phase 2, Section 3 Subdivision. Approximately 640 L.F. of 8" PVC Water Main will be constructed for this project including required appurtenances. Expected line pressure at peak residential flow varies from 68 to 58 psi. Expected pressure at average residential flow plus 500gpm fire flow is approximately 39psi.

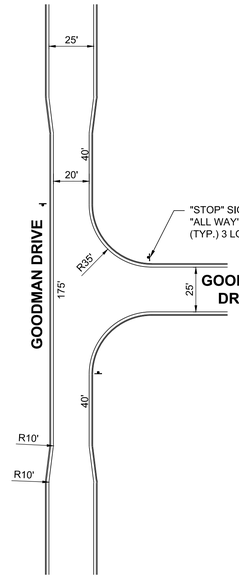
Sewer Mains:
Approximately 406 L.F. 8" gravity sewer is contained in this project. Average sewerage flow from 15 single family, residences is estimated at 0.01 CFS.

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

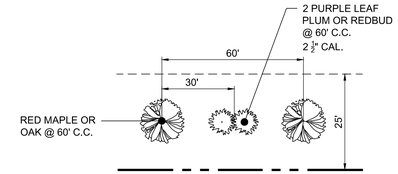
Tennessee 811
Know what's below. Call before you dig.

REV: MAY 6, 2015
DATE: APRIL 22, 2015
JOB NO.: 14-136-01

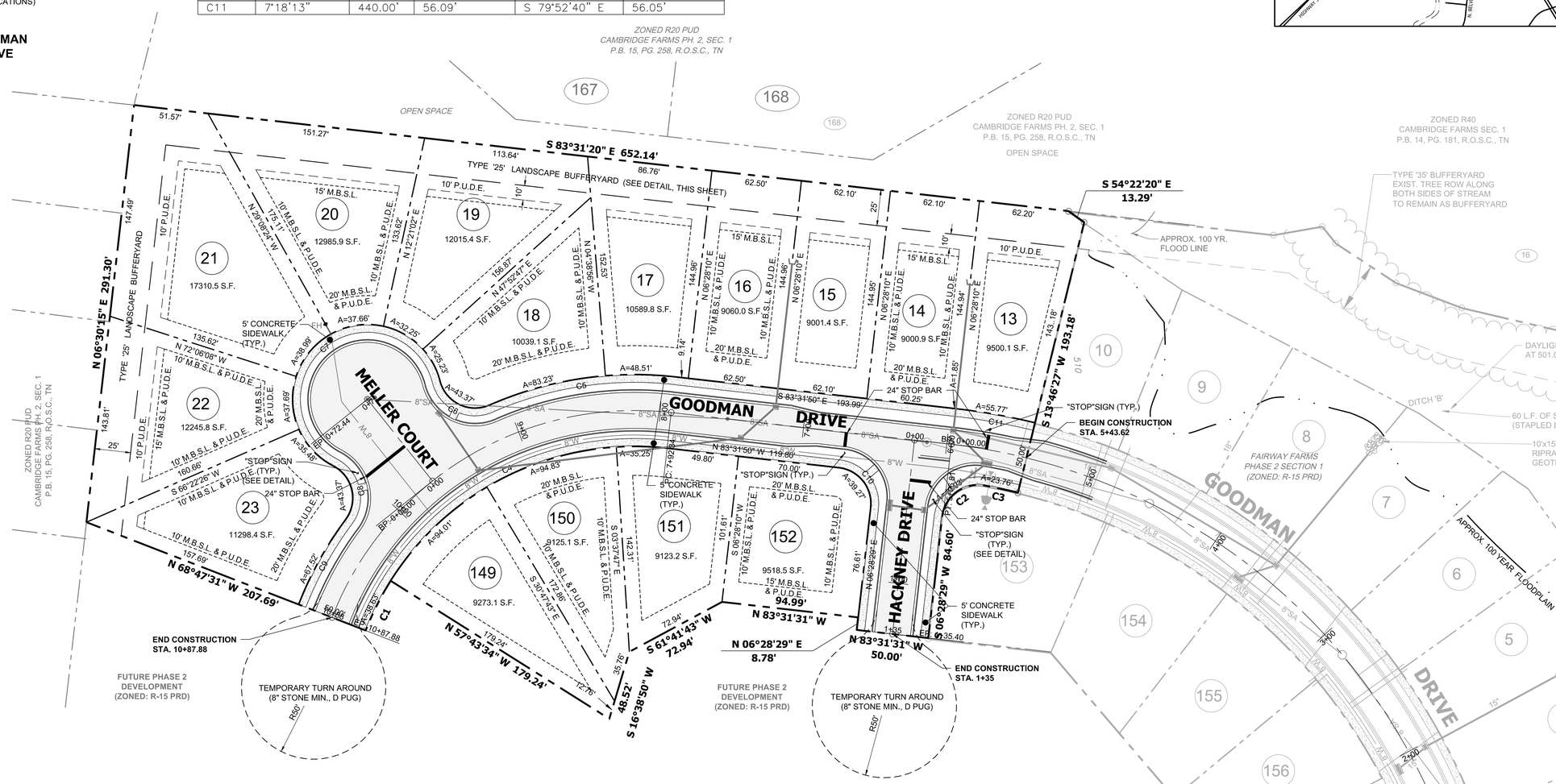
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	64°11'44"	200.00'	224.08'	N 64°22'18" E	212.55'
C5	30°11'31"	250.00'	131.74'	S 81°22'24" W	130.22'
C6	99°23'49"	25.00'	43.37'	S 64°01'27" E	38.13'
C7	228°23'20"	52.00'	207.28'	N 51°28'47" E	94.86'
C8	99°23'49"	25.00'	43.37'	N 13°00'59" W	38.13'
C9	15°28'27"	250.00'	67.52'	N 28°56'43" E	67.31'
C10	90°00'20"	25.00'	39.27'	S 38°31'41" E	35.36'
C11	7°18'13"	440.00'	56.09'	S 79°52'40" E	56.05'



TRAFFIC CALMING INTERSECTION
N.T.S.
GOODMAN DR. AT HACKNEY DR.



TYPE 25 BUFFERYARD
N.T.S.



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

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	11°03'56"	200.00'	38.63'	S 26°44'27" W	38.57'
C2	93°48'46"	25.00'	40.93'	N 53°22'37" E	36.51'
C3	3°29'26"	390.00'	23.76'	S 77°58'16" E	23.76'

SITE DATA TABLE:
FAIRWAY FARMS PHASE 2, SECTION 3 (15LOTS)

- ZONING: R-15 (PRD)
- MINIMUM BUILDING SETBACK LINES (M.B.S.L.):
  FRONT: 20'
  SIDE: 10'
  REAR: 15'
- EXISTING USE: VACANT
- PROPOSED USE: SINGLE-FAMILY DETACHED DWELLINGS
- SCHEDULE FOR COMPLETION: OCTOBER 2015

MAP 114, PARCEL 40.01

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

GRAPHIC SCALE: 1" = 40'

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

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
05/06/15
STATE OF TENNESSEE

SITE LAYOUT PLAN

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3

FAIRWAY FARMS

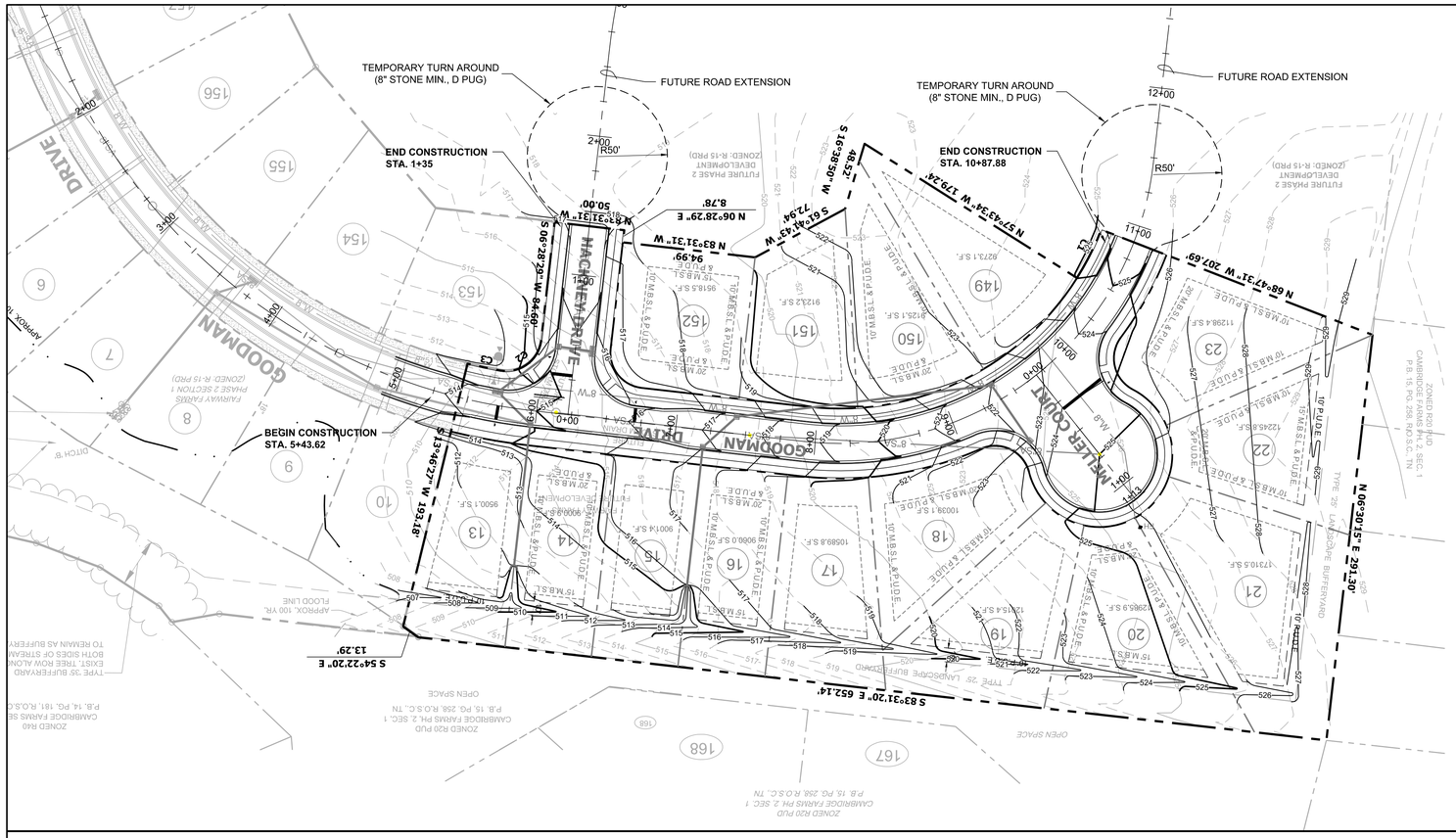
LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG
	CITY COMMENTS	05-06-15	GWO	DG

C1.00

JOB NO.: 14-136-01

May 07, 2015 - 10:29am T:\CAD\20\2014\14-136-01\CAD\Civil\CD's - PH2-Sec3\14-136-01 PH2-Sec3_c100 Site Layout Plan.dwg



NOTES:

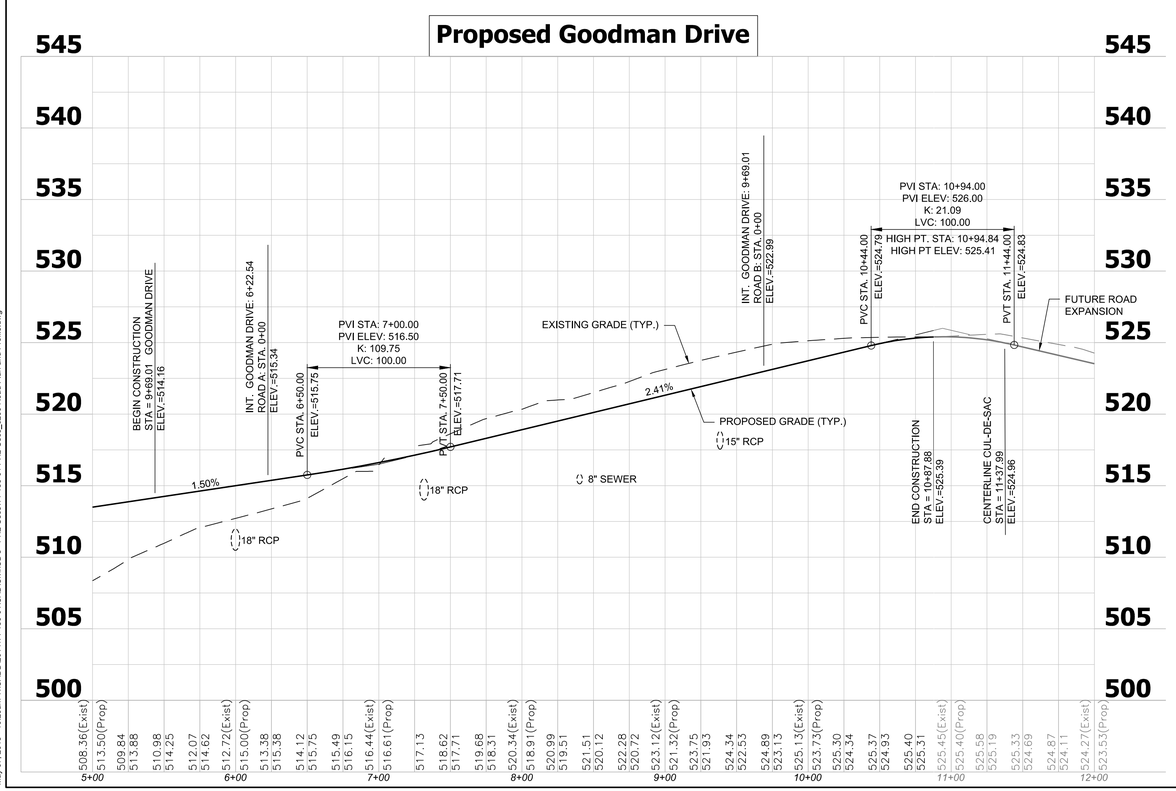
1. ALL SIGNAGE TO BE INSTALLED PER CITY OF GALLATIN STANDARDS.
2. ENGINEER SHALL SUBMIT CONSTRUCTION START NOTIFICATION TO TDEC AND GALLATIN PUBLIC UTILITIES PRIOR TO INSTALLATION OF WATER LINES.
3. DESIGN SPEED FOR ALL ROADS IS 30 MPH.

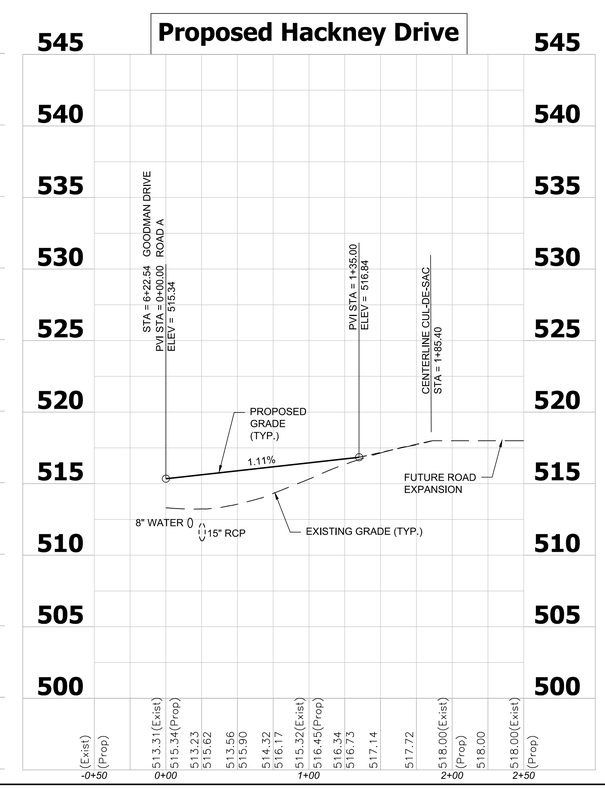
MAP 114, PARCEL 40.01

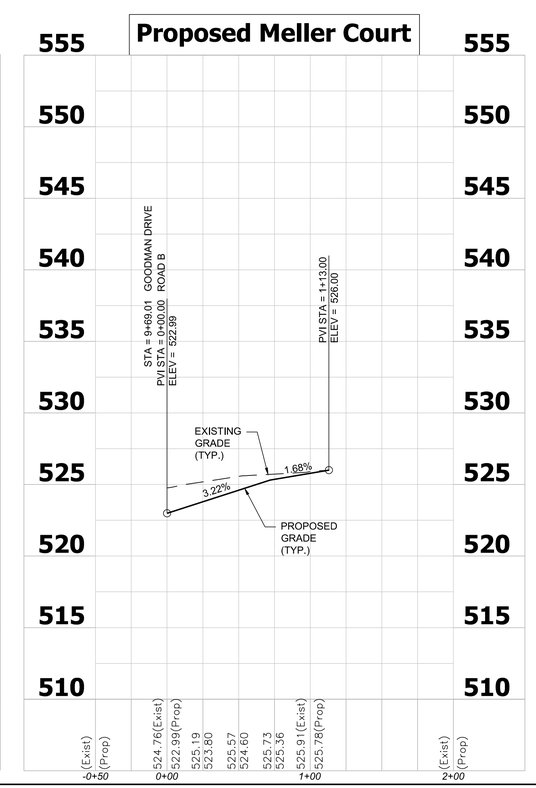
PROJECT BENCHMARK:
DESCRIPTION: MARKED BOLT ON FIRE HYDRANT @ 805 WALPOLE SW CORNER
ELEVATION: 533.55

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

NORTH







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

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
NO. 110099
05/06/15
STATE OF TENNESSEE

ROADWAY PLAN AND PROFILE

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3

FAIRWAY FARMS

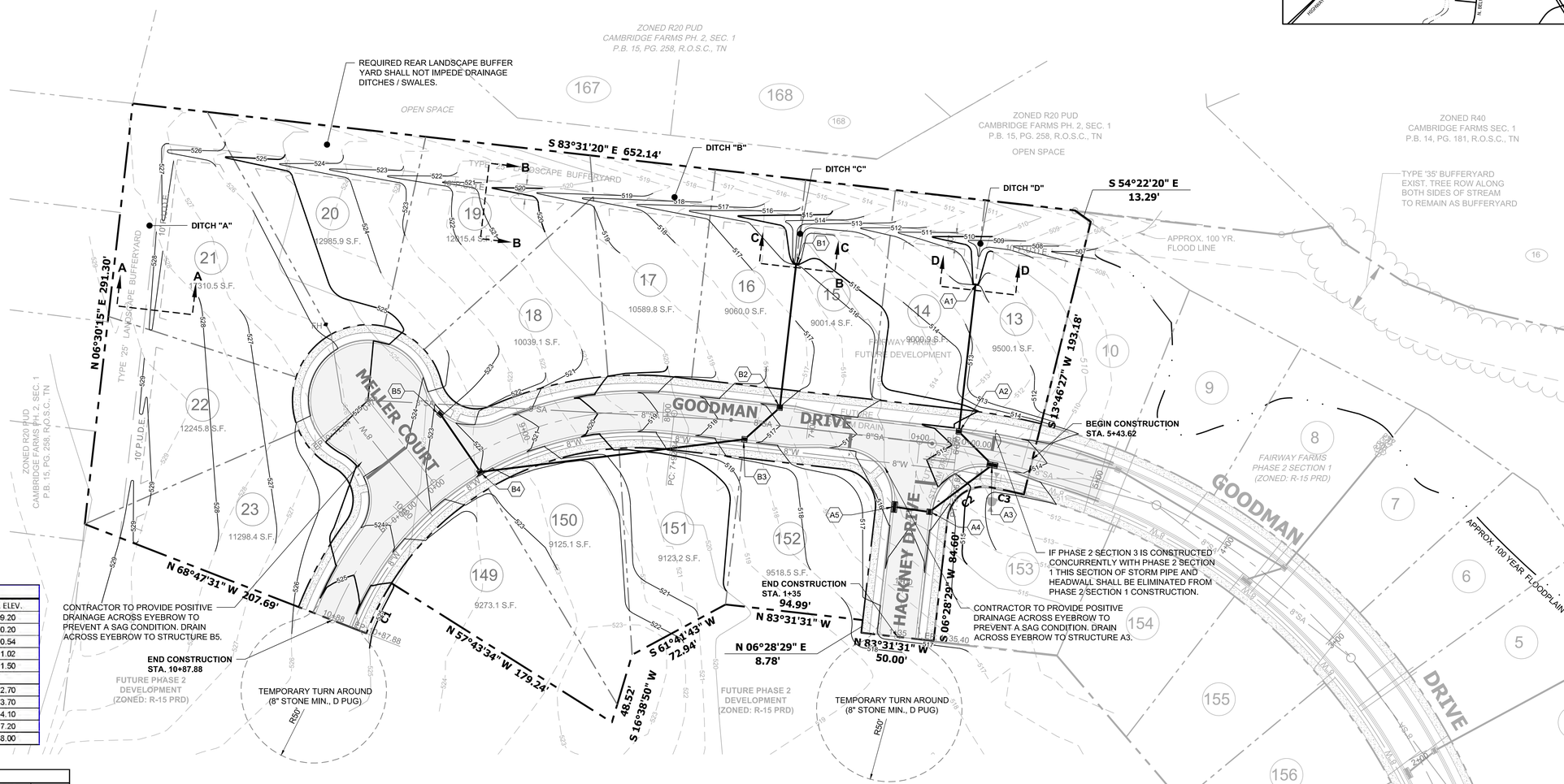
LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG
	CITY COMMENTS	05-06-15	GWO	DG

C2.00

JOB NO.: 14-136-01

May 07, 2015 - 10:29am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec3\14-136-01 PH2-Sec3_c200 Road Plan and Profile.dwg



DRAINAGE STRUCTURE TABLE			
CODE	TYPE	CASTING ELEV.	INV. ELEV.
A1	ENDWALL	N/A	509.20
A2	SINGLE CURB INLET	514.61	510.20
A3	DOUBLE CURB INLET	514.22	510.54
A4	SINGLE CURB INLET	515.53	511.02
A5	DOUBLE CURB INLET	515.53	511.50
B1	ENDWALL w/ DIS.	N/A	512.70
B2	SINGLE CURB INLET	516.66	513.70
B3	SINGLE CURB INLET	517.19	514.10
B4	SINGLE CURB INLET	521.93	517.20
B5	SINGLE CURB INLET	521.88	518.00

DRAINAGE PIPE TABLE							
STRUCTURE				PIPE LENGTH (FT)	PIPE SLOPE (PERCENT)	PIPE DIAM. (IN)	PIPE TYPE
FROM		TO					
CODE	INV. EL.	CODE	INV. EL.				
A1	509.20	A2	510.20	100	1.00	24	HDPE
A2	510.30	A3	510.54	32	1.50	24	RCP
A3	510.64	A4	511.60	56	1.71	18	RCP
A4	511.70	A5	512.10	24	1.67	18	RCP
B1	512.70	B2	513.70	100	1.00	24	HDPE
B2	513.80	B3	514.10	30	1.00	18	RCP
B3	514.20	B4	517.20	182	1.65	18	RCP
B4	517.30	B5	518.00	40	1.75	15	RCP

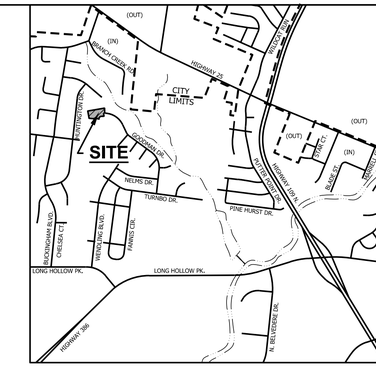
STORM DITCHES								
DITCH ID	TYPE	BOTTOM	SIDES	SLOPE %	LENGTH (FT)	MIN. DEPTH (FT)	FLOW 10 YR. (CFS)	VELOCITY MAX (FPS)
A-A	TRAPEZOIDAL	2'	3:1	1.67	280	1.00	2.1	2.05
B-B	TRAPEZOIDAL	2'	3:1	2.92	630	1.00	6.4	3.55
C-C	TRAPEZOIDAL	2'	3:1	1.00	35	1.00	3.2	1.94
D-D	TRAPEZOIDAL	2'	3:1	1.00	30	1.00	202	1.78
d* MIN.=FREEBOARD OF MINIMUM 20% FLOW DEPTH								
FLOWS BASED ON 10 YR. STORM UNLESS OTHERWISE NOTES.								

LEGEND

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

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

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



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

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
No. 110095
STATE OF TENNESSEE
05/06/15

SITE GRADING AND DRAINAGE PLAN

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3

FAIRWAY FARMS

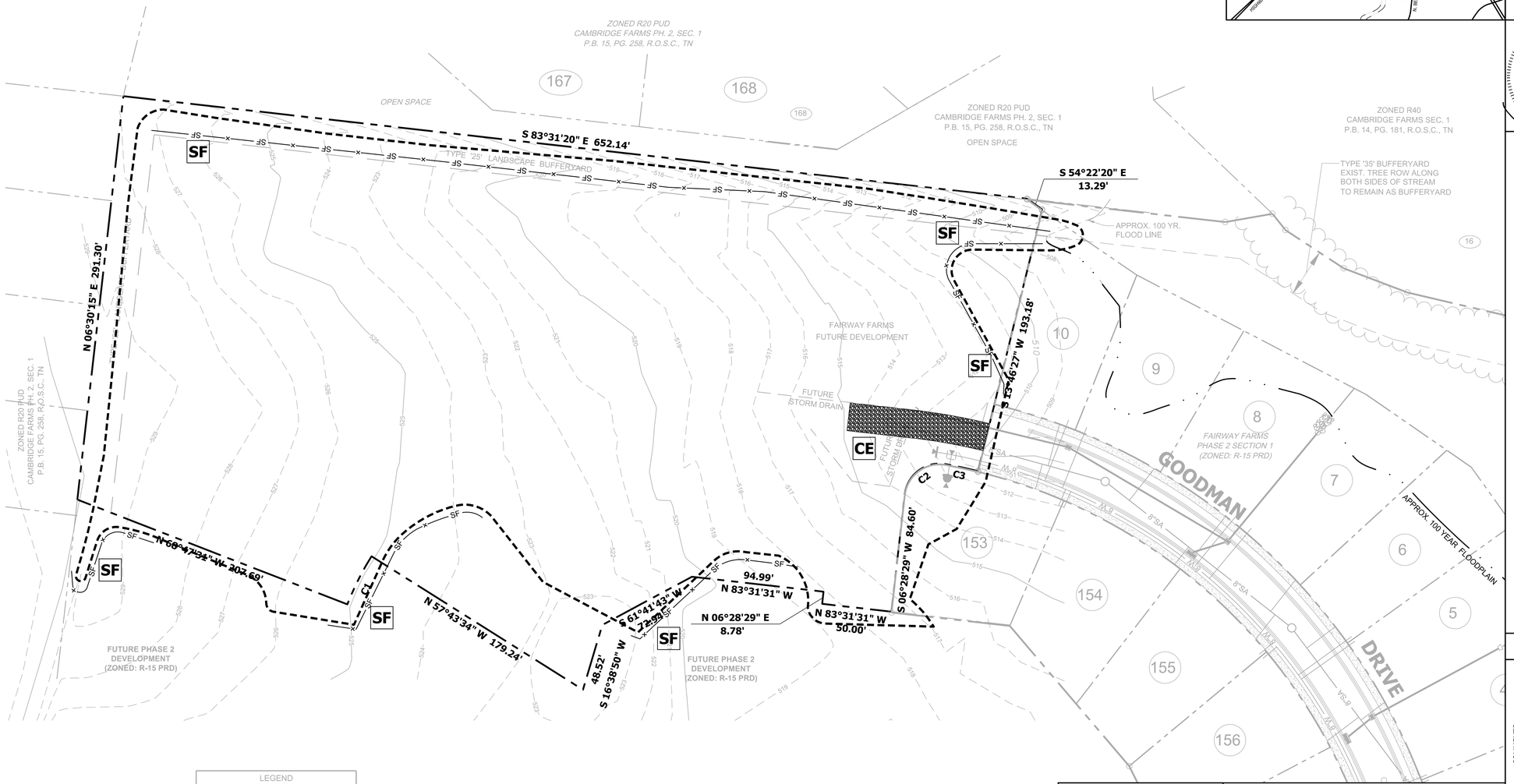
LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG
	CITY COMMENTS	05-06-15	GWO	DG

C3.00

JOB NO.: 14-136-01

May 07, 2015 - 10:30am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec3_c300 Grading and Drainage Plan.dwg



SEQUENCE OF WORK:

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

NOTES:

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

LEGEND

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

SWPPP LEGEND

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

TOTAL DISTURBED AREA: 4.30 AC.±

MAP 114, PARCEL 40.01

NORTH

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

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

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

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
NO. 110095
05/06/15
STATE OF TENNESSEE

STORM WATER POLLUTION PREVENTION PLAN - STAGE 1

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

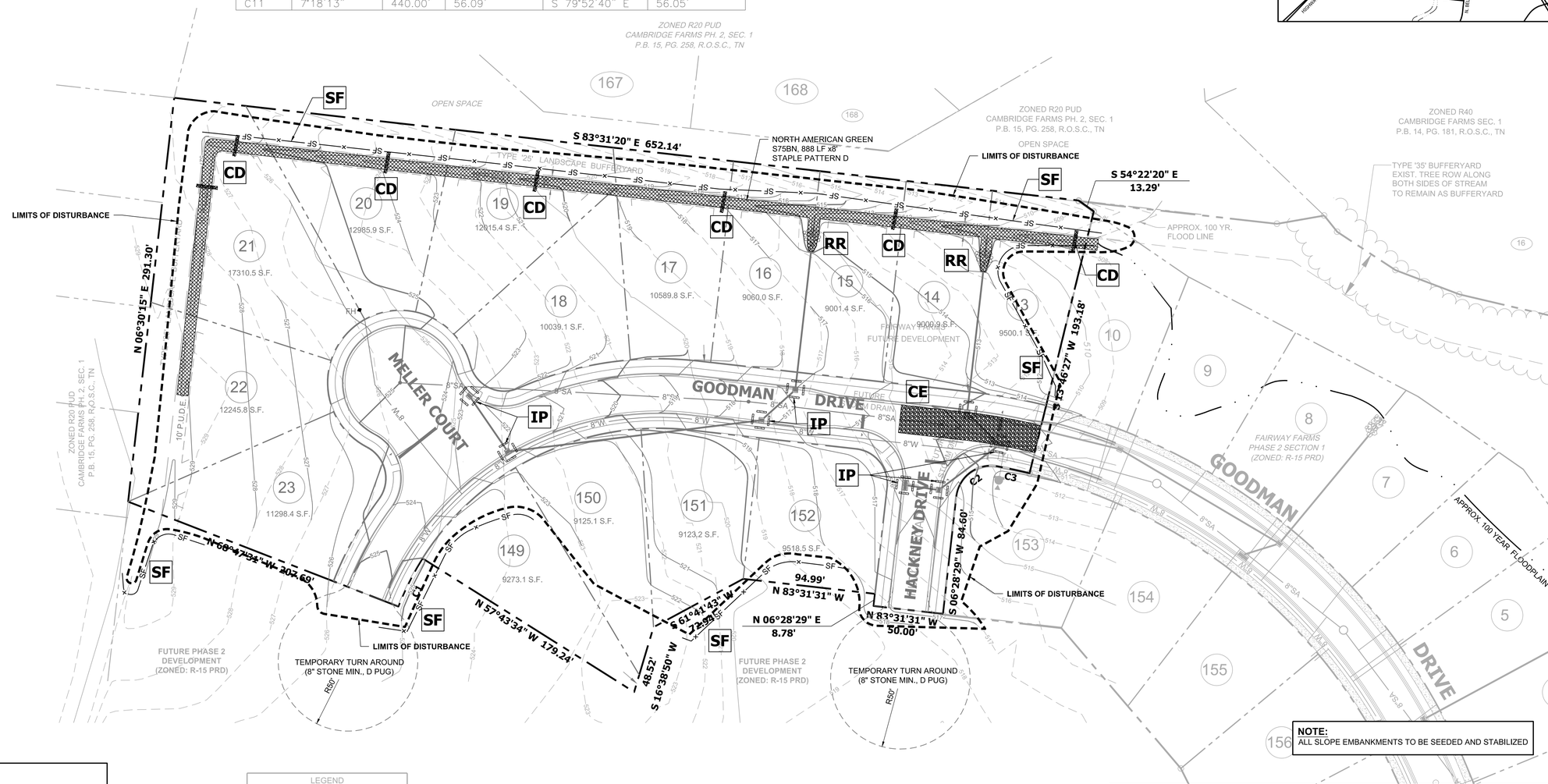
REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG
	CITY COMMENTS	05-06-15	GWO	DG

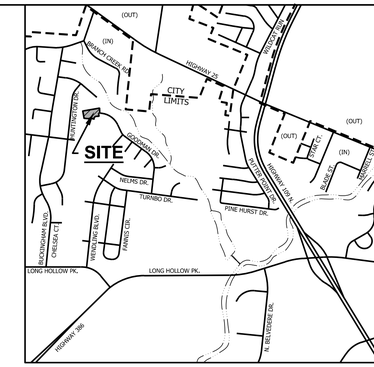
C3.01

JOB NO.: 14-136-01

May 07, 2015 - 10:30am T:\CAD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec3\14-136-01 PH2-Sec3_c301 SWPPP - Stage 1.dwg

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	64°11'44"	200.00'	224.08'	N 64°22'18" E	212.55'
C5	30°11'31"	250.00'	131.74'	S 81°22'24" W	130.22'
C6	99°23'49"	25.00'	43.37'	S 64°01'27" E	38.13'
C7	228°23'20"	52.00'	207.28'	N 51°28'47" E	94.86'
C8	99°23'49"	25.00'	43.37'	N 13°00'59" W	38.13'
C9	15°28'27"	250.00'	67.52'	N 28°56'43" E	67.31'
C10	90°00'20"	25.00'	39.27'	S 38°31'41" E	35.36'
C11	7°18'13"	440.00'	56.09'	S 79°52'40" E	56.05'





CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
650 SOUTHGATE AVENUE, SUITE A • NASHVILLE, TN 37203
615.248.9999 WWW.CIVILSITEG.COM

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
NO. 110095
STATE OF TENNESSEE
05/06/15

STORM WATER POLLUTION PREVENTION PLAN - STAGE 2

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG
	CITY COMMENTS	05-06-15	GWO	DG

NOTE:
ALL SLOPE EMBANKMENTS TO BE SEEDED AND STABILIZED

SEQUENCE OF WORK:

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

NOTES:

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

LEGEND

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

SWPPP LEGEND

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

TOTAL DISTURBED AREA: 4.30 AC.±

MAP 114, PARCEL 40.01

NORTH

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

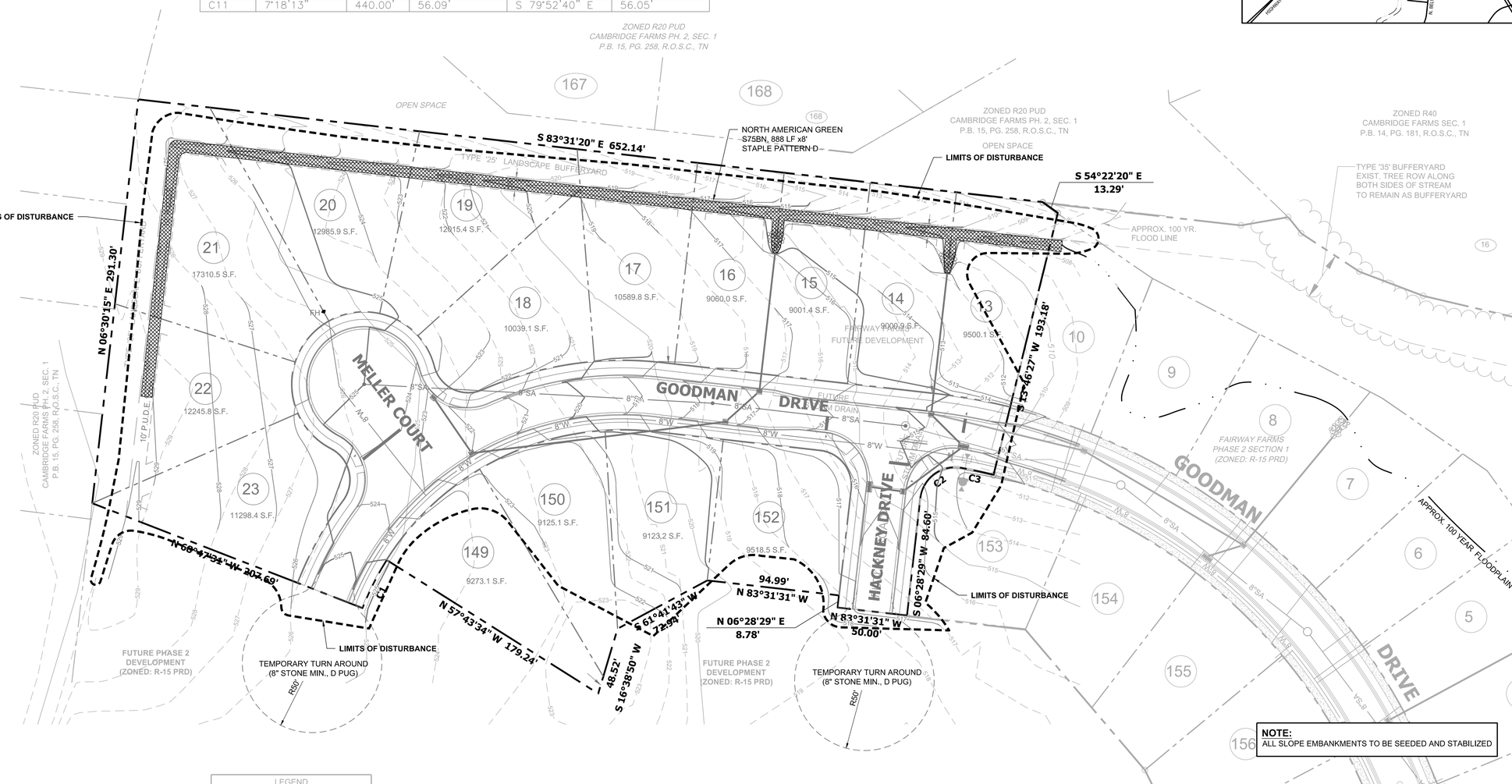
0 20 40 80 120
GRAPHIC SCALE: 1" = 40'

C3.02

JOB NO.: 14-136-01

May 07, 2015 - 10:30am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec3\14-136-01 PH2-Sec3_c302 SWPPP - Stage 2.dwg

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	64°11'44"	200.00'	224.08'	N 64°22'18" E	212.55'
C5	30°11'31"	250.00'	131.74'	S 81°22'24" W	130.22'
C6	99°23'49"	25.00'	43.37'	S 64°01'27" E	38.13'
C7	228°23'20"	52.00'	207.28'	N 51°28'47" E	94.86'
C8	99°23'49"	25.00'	43.37'	N 13°00'59" W	38.13'
C9	15°28'27"	250.00'	67.52'	N 28°56'43" E	67.31'
C10	90°00'20"	25.00'	39.27'	S 38°31'41" E	35.36'
C11	7°18'13"	440.00'	56.09'	S 79°52'40" E	56.05'



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

NOTE:
ALL SLOPE EMBANKMENTS TO BE SEEDED AND STABILIZED

SWPPP LEGEND

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

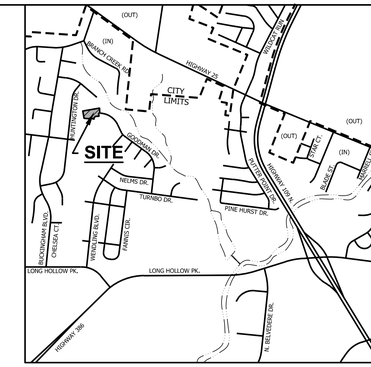
TOTAL DISTURBED AREA: 4.30 AC.±

MAP 114, PARCEL 40.01

NORTH

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

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



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

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
No. 110095
STATE OF TENNESSEE
05/06/15

STORM WATER POLLUTION PREVENTION PLAN - STAGE 3

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG
	CITY COMMENTS	05-06-15	GWO	DG

C3.03

JOB NO.: 14-136-01

May 07, 2015 - 10:30am T:\CAD\2014\14-136-01\CAD\Civil\GD's - PH2-Sec3\14-136-01 PH2-Sec3_c303 SWPPP - Stage 3.dwg

Site Grading, Drainage & Erosion Control Notes:

1. The disturbed area for this project is approximately 4.83 acres.

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

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

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

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

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

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

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

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

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

11. Construct silt barriers before beginning any grading operations.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

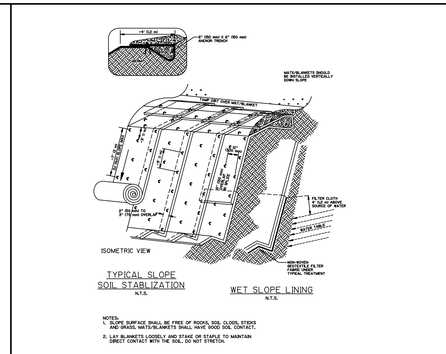
35. All horizontal and vertical information of proposed culverts shown hereon which accept/discharge flows to/from existing channels are approximate utilizing topographic drawings. The final horizontal and vertical alignments shall be field located by the contractor prior to the ordering of materials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

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

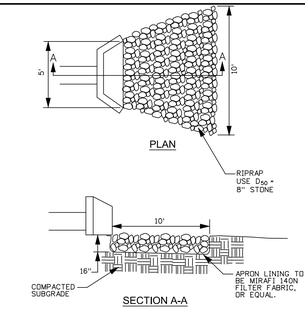
37. The location of all diversion swales and ditches shall be field adjusted to avoid trees as possible. The contractor shall walk the alignment of these swales and ditches in the field to verify avoidance of trees.

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

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

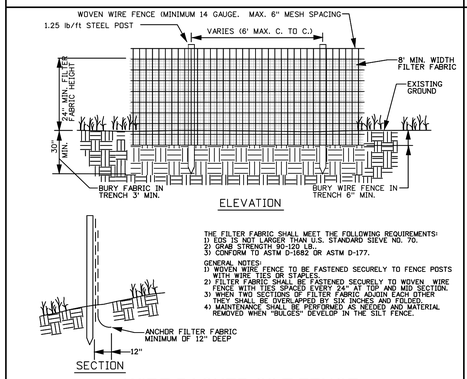


EROSION CONTROL MATTING ON SLOPE
N.T.S.

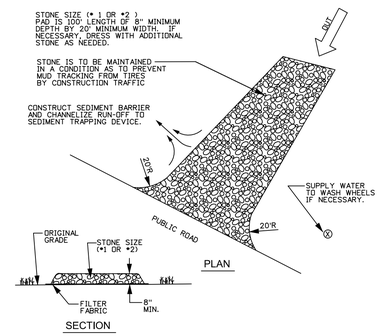


RIPRAP AT HEADWALL
N.T.S.

TCP-20(Volume 4 Nashville Storm Management Manual)

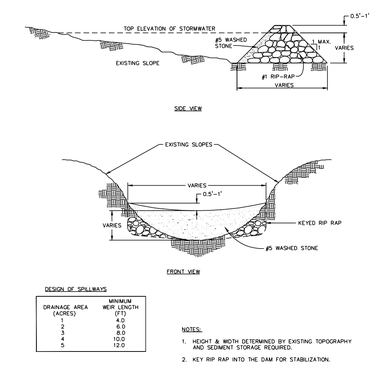


WIRE BACKED SILT FENCE
N.T.S.



TEMPORARY CONSTRUCTION EXIT
N.T.S.

TCP-20(Volume 4 Nashville Storm Management Manual)



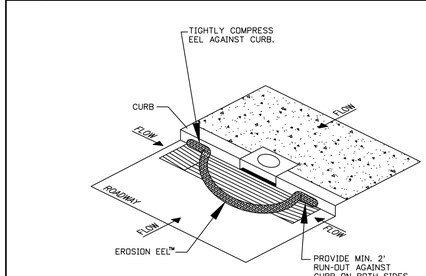
DESIGN OF SPILLWAYS

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

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

CHECK DAM
N.T.S.

STONE FILTER RING
N.T.S.



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

CURB INLET PROTECTION
N.T.S.

GENERAL NOTES:

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

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

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
No. 110099
05/06/15
STATE OF TENNESSEE

DETAILS, NOTES & EROSION CONTROL DETAILS

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMMER COUNTY, TENNESSEE

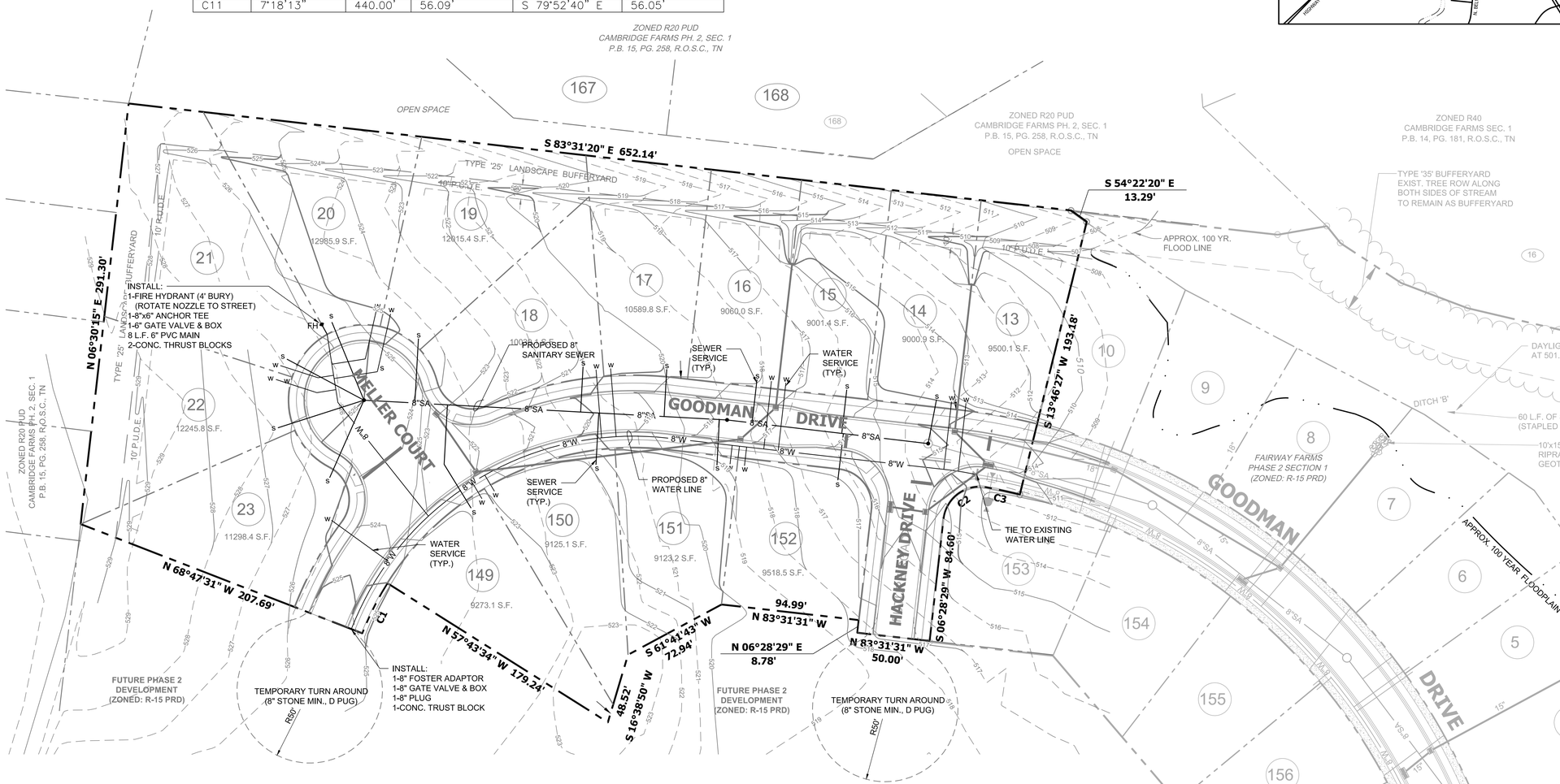
REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG
	CITY COMMENTS	05-06-15	GWO	DG

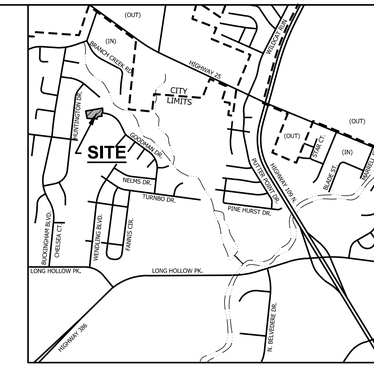
C3.04

JOB NO.: 14-136-01

May 07, 2015 - 10:31am T:\CADD\2014\14-136-01\CAD\Civil\C3's - PH2-Sec3\14-136-01 PH2-Sec3_c304 SWPPP Notes & Details.dwg

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	64°11'44"	200.00'	224.08'	N 64°22'18" E	212.55'
C5	30°11'31"	250.00'	131.74'	S 81°22'24" W	130.22'
C6	99°23'49"	25.00'	43.37'	S 64°01'27" E	38.13'
C7	228°23'20"	52.00'	207.28'	N 51°28'47" E	94.86'
C8	99°23'49"	25.00'	43.37'	N 13°00'59" W	38.13'
C9	15°28'27"	250.00'	67.52'	N 28°56'43" E	67.31'
C10	90°00'20"	25.00'	39.27'	S 38°31'41" E	35.36'
C11	7°18'13"	440.00'	56.09'	S 79°52'40" E	56.05'





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

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
05/06/15
STATE OF TENNESSEE

SITE UTILITY PLAN

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG
	CITY COMMENTS	05-06-15	GWO	DG

MAP 114, PARCEL 40.01

LEGEND

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

INSTALL: 640 L.F.± 8" PVC CL. 200 WATER LINE

NOTES:

1. WATER LINES TO MEET THE MINIMUM REQUIREMENTS OF THE CITY OF GALLATIN WATER DEPARTMENT.
2. INSTALL UTILITY VALVE BOXES OUTSIDE OF ROADWAY WHEREVER POSSIBLE.
3. THE CITY OF GALLATIN WILL COLOR CODE THE FIRE HYDRANTS FOR THE GALLATIN FIRE DEPARTMENT USE.
4. ALL SIGNAGE TO BE INSTALLED PER CITY OF GALLATIN STANDARDS.

NORTH

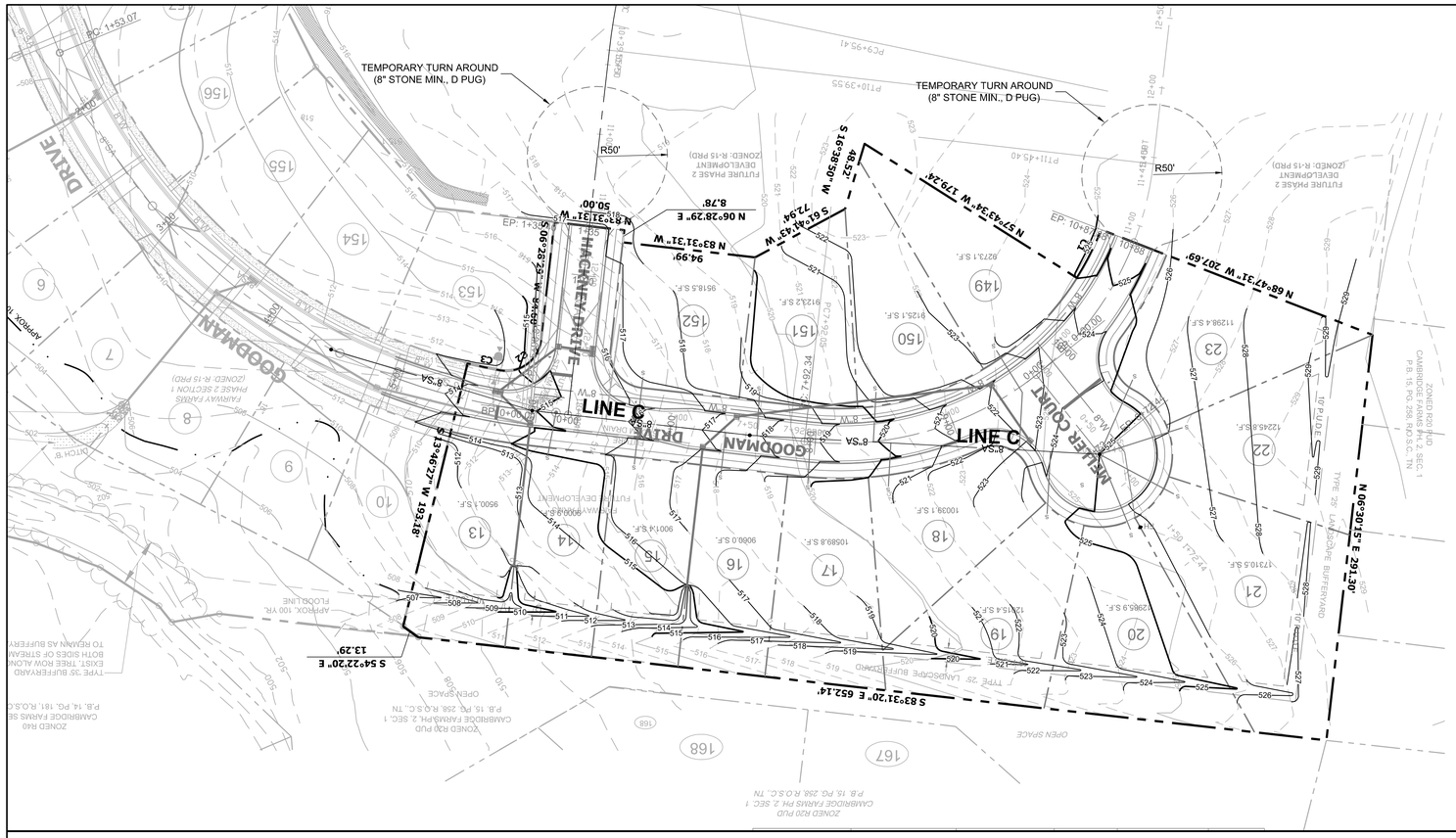
PROJECT BENCHMARK:
DESCRIPTION: FLANGE BOLT
(CLOSEST TO RD.) ON FIRE HYDRANT
(LOT 251-249 GOODMAN DRIVE)
ELEVATION: 511.90

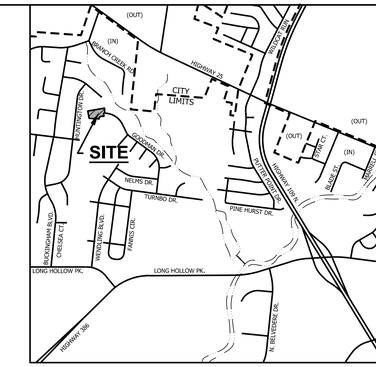
0 20 40 80 120
GRAPHIC SCALE: 1" = 40'

C4.00

JOB NO.: 14-136-01

May 07, 2015 - 10:31am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec3\14-136-01 PH2-Sec3_c400 Site Utility Plan.dwg





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

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
No. 100995
05/06/15
STATE OF TENNESSEE

MAP 114, PARCEL 40.01

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

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

NORTH

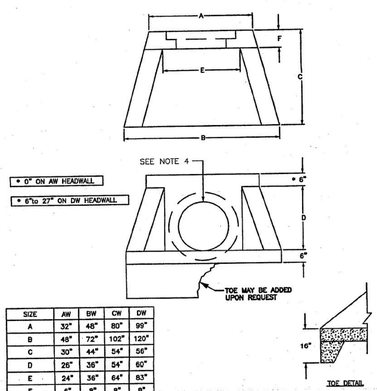
SANITARY SEWER PLAN AND PROFILE
FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3
FAIRWAY FARMS
LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG
	CITY COMMENTS	05-06-15	GWO	DG

C4.01

JOB NO.: 14-136-01

May 07, 2015 - 10:31am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec3\14-136-01 PH2-Sec3_c401 Sanitary Sewer P&P.dwg



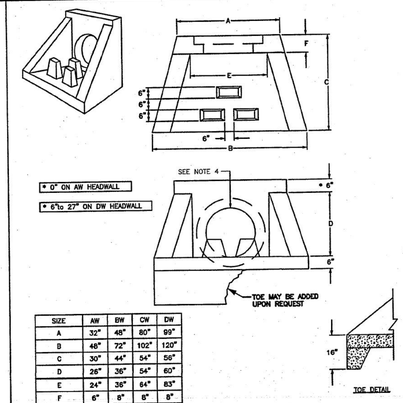
SIZE	AW	BW	CW	DW
A	32"	48"	80"	99"
B	48"	72"	102"	120"
C	30"	44"	54"	56"
D	26"	36"	54"	60"
E	24"	36"	64"	83"
F	6"	8"	8"	8"
MAX.OPENING	22"	32"	55"	75"
WT/LB	1,380	3,100	8,100	11,400

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

AVAILABLE MARKETS: TN–AL

SHERMAN DIXIE

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



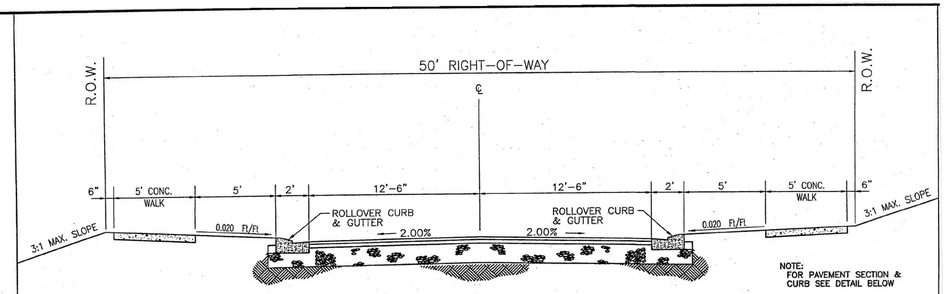
SIZE	AW	BW	CW	DW
A	32"	48"	80"	99"
B	48"	72"	102"	120"
C	30"	44"	54"	56"
D	26"	36"	54"	60"
E	24"	36"	64"	83"
F	6"	8"	8"	8"
MAX.OPENING	22"	32"	55"	75"
WT/LB	1,380	3,100	8,100	11,400

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

AVAILABLE MARKETS: TN–AL

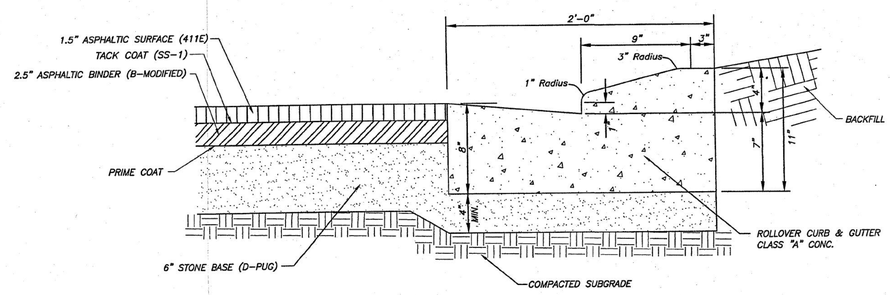
SHERMAN DIXIE

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



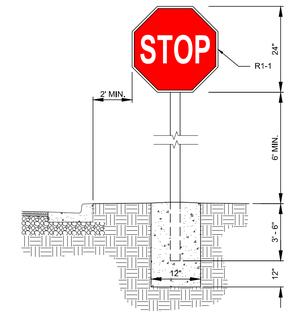
RESIDENTIAL MEDIUM DENSITY STREET (50' R.O.W.)

N.T.S.



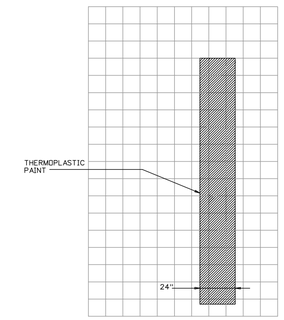
PAVEMENT & ROLLOVER CURB w/ GUTTER DETAIL

N.T.S.



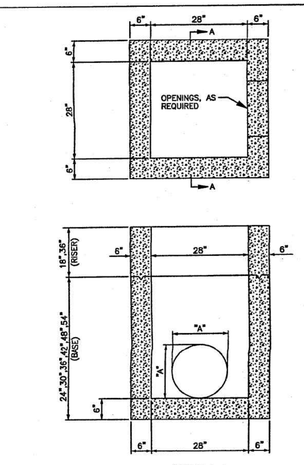
STOP SIGN

N.T.S.



STOP BAR

N.T.S.



DIMENSION "A" AS REQUIRED

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

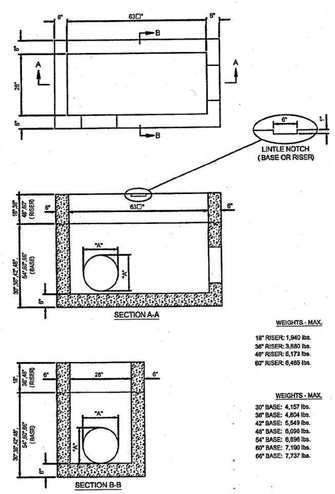
24" BASE: 2,114 lbs.
30" BASE: 2,534 lbs.
36" BASE: 2,954 lbs.
42" BASE: 3,379 lbs.
48" BASE: 3,876 lbs.
54" BASE: 4,364 lbs.

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

AVAILABLE MARKETS: TN–AL

SHERMAN DIXIE

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



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

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

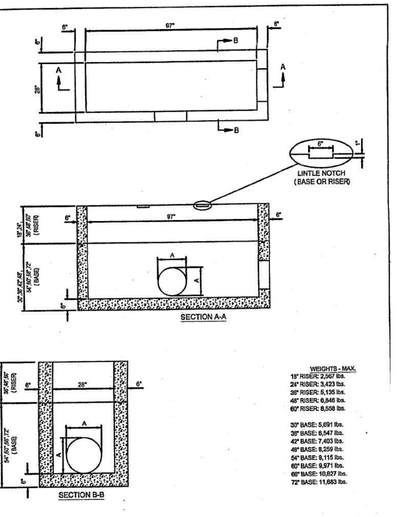
GENERAL NOTES:
1.CONCRETE: 4500 Psi (MIN)
2.CUSTOM BASE HEIGHTS AVAILABLE

DIMENSION "A" AS REQUIRED

AVAILABLE MARKETS: TN-AL

SHERMAN DIXIE

DOUBLE CATCH BASIN / CURB INLET 29"x 63.5" | SCALE: NTS | PH# 1-800-737-0707 | DWG# SRS-506 | DATE:02/17/06 | SHEET# 1 OF 1



WEIGHTS - MAX.
18" RISER: 2,567 lbs.
24" RISER: 3,423 lbs.
30" RISER: 4,139 lbs.
48" RISER: 6,846 lbs.
60" RISER: 8,558 lbs.

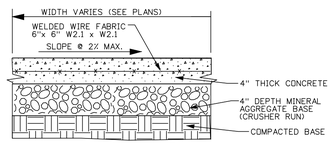
33" BASE: 5,691 lbs.
39" BASE: 6,547 lbs.
42" BASE: 7,403 lbs.
48" BASE: 8,259 lbs.
54" BASE: 9,115 lbs.
57" BASE: 9,971 lbs.
60" BASE: 10,827 lbs.
72" BASE: 11,683 lbs.

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

AVAILABLE MARKETS: TN-AL

SHERMAN DIXIE

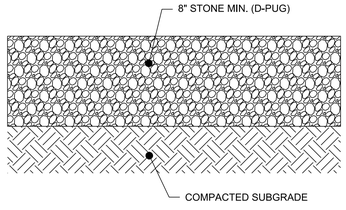
TRIPLE CATCH BASIN / CURB INLET 28"x 97" | SCALE: NTS | PH# 1-800-737-0707 | DWG# SRS-508 | DATE:02/17/06 | SHEET# 1 OF 1



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

TYPICAL SIDEWALK

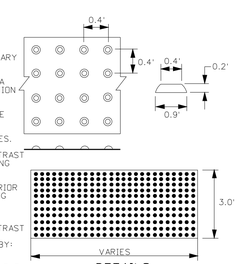
N.T.S.



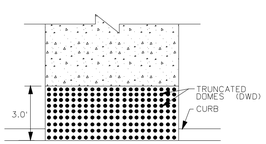
TEMPORARY TURN-AROUND

N.T.S.

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



DETAILS



PLAN

DETECTABLE WARNING DEVICE

N.T.S. ST 303

CIVIL SITE DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A – NASHVILLE, TN 37203
615.249.9595 WWW.CIVILSITEG.COM

GARY W. O'BRIEN REGISTERED ENGINEER AGRICULTURE COMMERCE No. 110095 STATE OF TENNESSEE 05/06/15

CIVIL NOTES AND DETAILS

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3

FAIRWAY FARMS

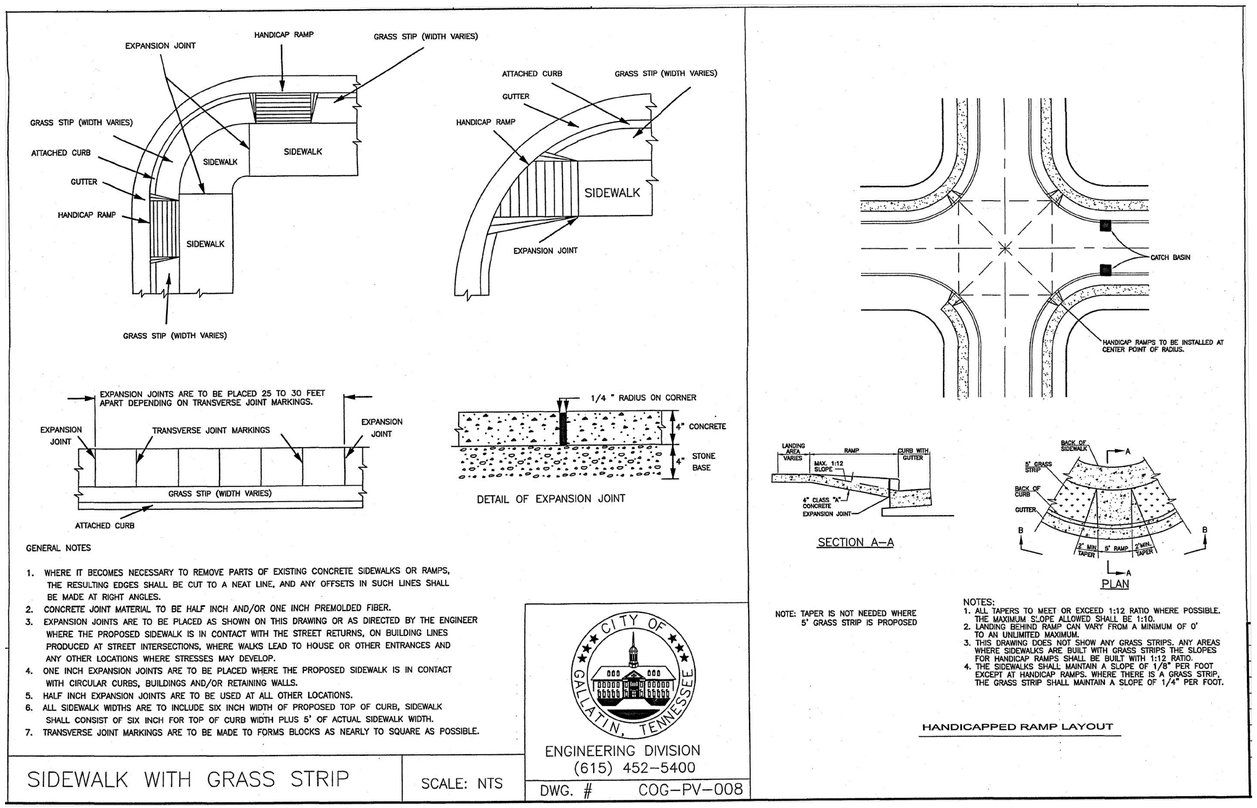
LONG HOLLOW PIKE
GALLATIN, SUMMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG
	CITY COMMENTS	05-06-15	GWO	DG

C5.00

JOB NO.: 14-136-01

May 07, 2015 - 10:32am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec3\14-136-01 PH2-Sec3_c500 Civil Notes & Details.dwg



GENERAL NOTES

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

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

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

HANDICAPPED RAMP LAYOUT

SIDEWALK WITH GRASS STRIP

SCALE: NTS

CIVIL SITE DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A, NASHVILLE, TN 37203
615.248.9999 WWW.CIVILSITEG.COM

GARY W. O'BRIEN REGISTERED ENGINEER AGRICULTURE No. 110095 05/06/15 STATE OF TENNESSEE

CIVIL NOTES AND DETAILS

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG
	CITY COMMENTS	05-06-15	GWO	DG

C5.01

JOB NO.: 14-136-01

May 07, 2015 - 10:32am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec3\14-136-01 PH2-Sec3_c501 Civil Notes & Details.dwg

CONSTRUCTION PLAN APPROVAL:

OWNER DATE

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

ENGINEERING DEPARTMENT DATE

CITY ENGINEER DATE

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLANS

FAIRWAY FARMS

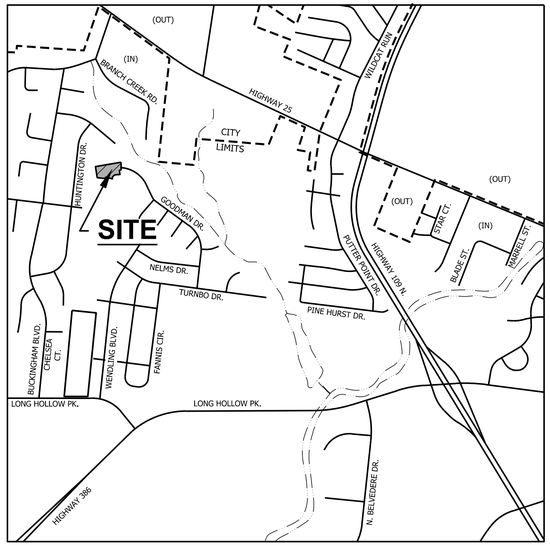
PHASE 2, SECTION 3

PROPERTY LOCATED NORTH OF LONG HOLLOW PIKE & GOODMAN DRIVE

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

SHEET INDEX

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



OWNER / DEVELOPER

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

ENGINEER

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

TOTAL AREA - 4.64 ACRES±
NUMBER OF LOTS - 15

GENERAL PROJECT NOTES:

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

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

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

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

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

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

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

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

PROJECT DESCRIPTION:

This project is to provide sewer, water services and fire protection to 15 residential lots.The project is located in Gallatin, Sumner County, Tennessee. All work is to be done in accordance with the Standard Subdivision Regulations for Gallatin, Tennessee and Subdivision Ordinance for Fairway Farms. As owner/developer, Fairway Farms Development, G.P. is responsible for installation of water and sewer mains for this Project.

Water Mains:
This project is to provide water service and fire protection for 15 single family, residential lots in Fairway Farms. Phase 2, Section 3 Subdivision. Approximately 640 L.F. of 8" PVC Water Main will be constructed for this project including required appurtenances. Expected line pressure at peak residential flow varies from 68 to 58 psi. Expected pressure at average residential flow plus 500gpm fire flow is approximately 39psi.

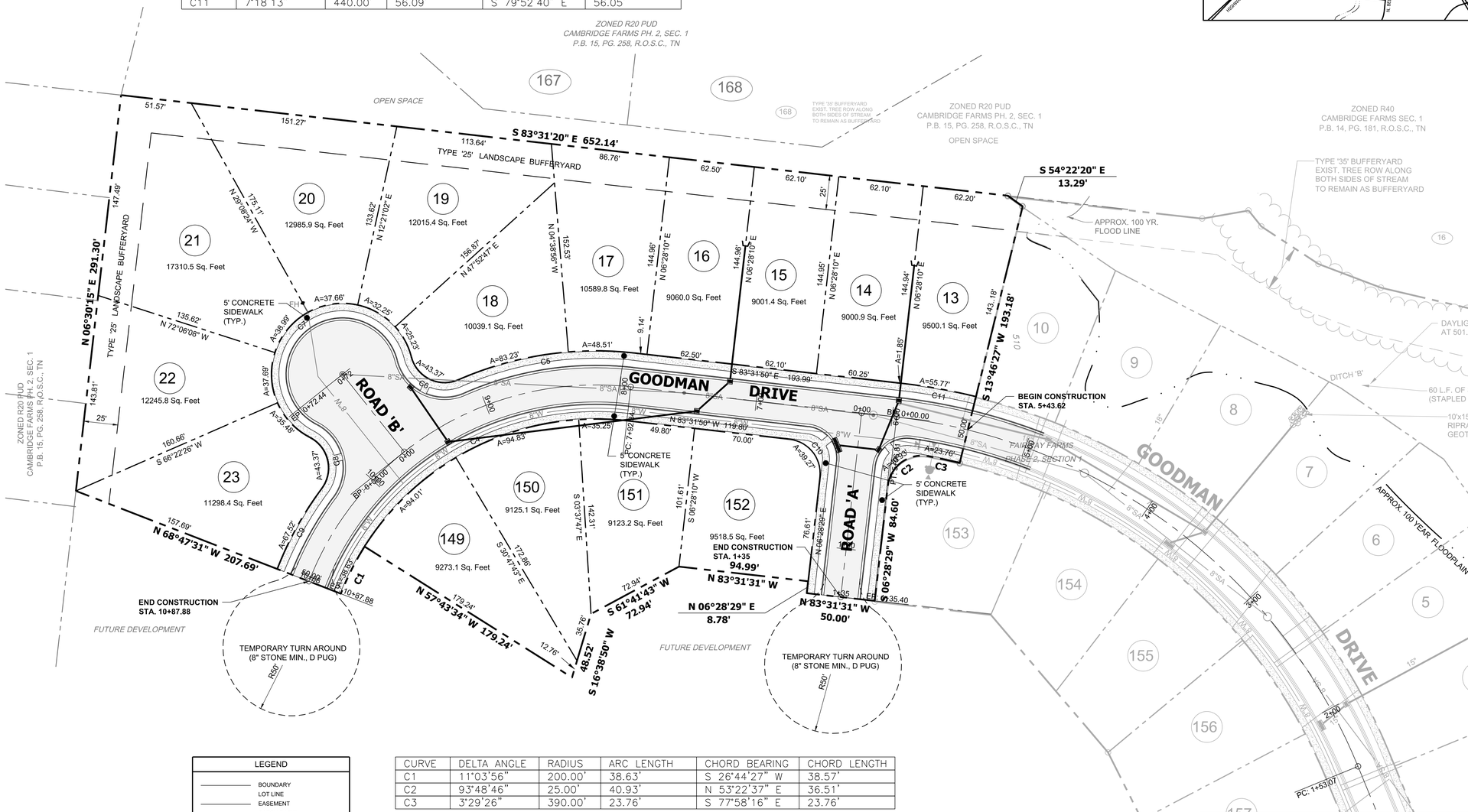
Sewer Mains:
Approximately 406 L.F. 8" gravity sewer is contained in this project. Average sewerage flow from 15 single family, residences is estimated at 0.01 CFS.

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

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

DATE: APRIL 22, 2015
JOB NO.: 14-136-01

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	64°11'44"	200.00'	224.08'	N 64°22'18" E	212.55'
C5	30°11'31"	250.00'	131.74'	S 81°22'24" W	130.22'
C6	99°23'49"	25.00'	43.37'	S 64°01'27" E	38.13'
C7	228°23'20"	52.00'	207.28'	N 51°28'47" E	94.86'
C8	99°23'49"	25.00'	43.37'	N 13°00'59" W	38.13'
C9	15°28'27"	250.00'	67.52'	N 28°56'43" E	67.31'
C10	90°00'20"	25.00'	39.27'	S 38°31'41" E	35.36'
C11	7°18'13"	440.00'	56.09'	S 79°52'40" E	56.05'



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

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	11°03'56"	200.00'	38.63'	S 26°44'27" W	38.57'
C2	93°48'46"	25.00'	40.93'	N 53°22'37" E	36.51'
C3	3°29'26"	390.00'	23.76'	S 77°58'16" E	23.76'

MAP 114, PARCEL 40.01

NORTH

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

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

CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
650 SOUTHGATE AVENUE, SUITE A • NASHVILLE, TN 37203
615.248.9999 WWW.CIVILSITEG.COM

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
NO. 110095
04/22/15
STATE OF TENNESSEE

SITE LAYOUT PLAN

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3

FAIRWAY FARMS

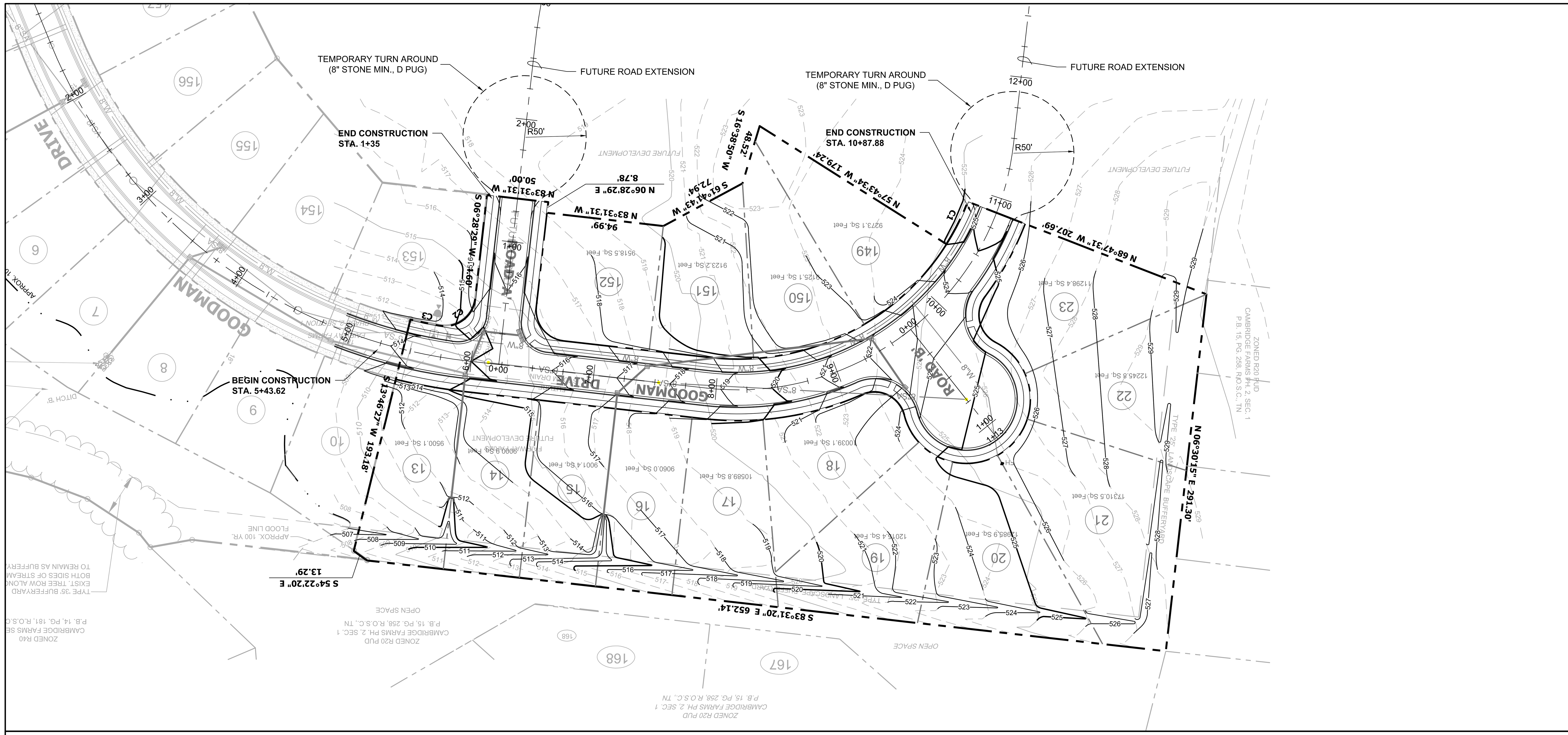
LONG HOLLOW PIKE
GALLATIN, SUMMER COUNTY, TENNESSEE

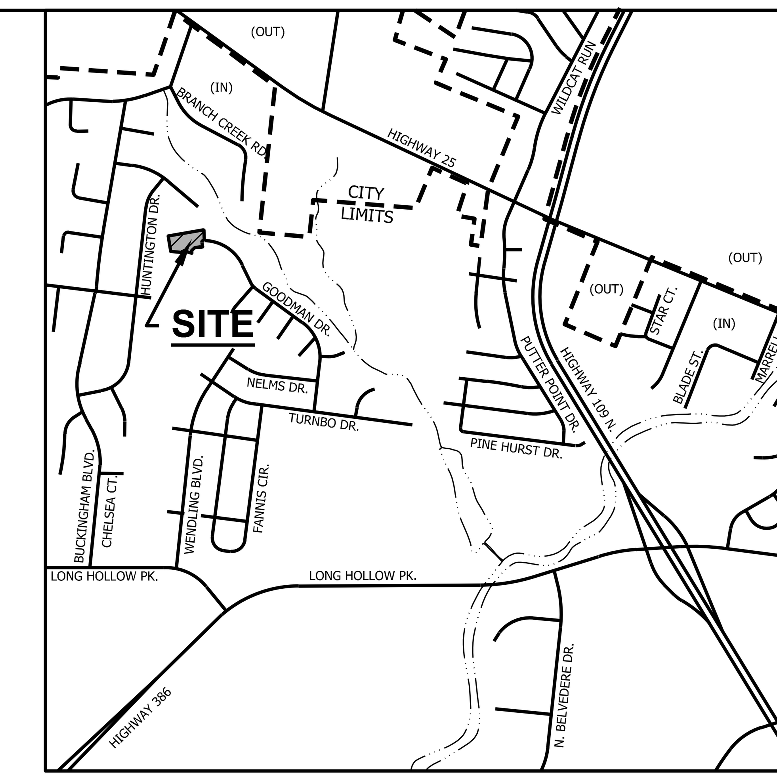
REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG

C1.00

JOB NO.: 14-136-01

Apr 22, 2015 - 11:30am T:\CAD\D2014\14-136-01\CAD\CivilCD's - PH2-Sec3\14-136-01 PH2-Sec3_c100 Site Layout Plan.dwg





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

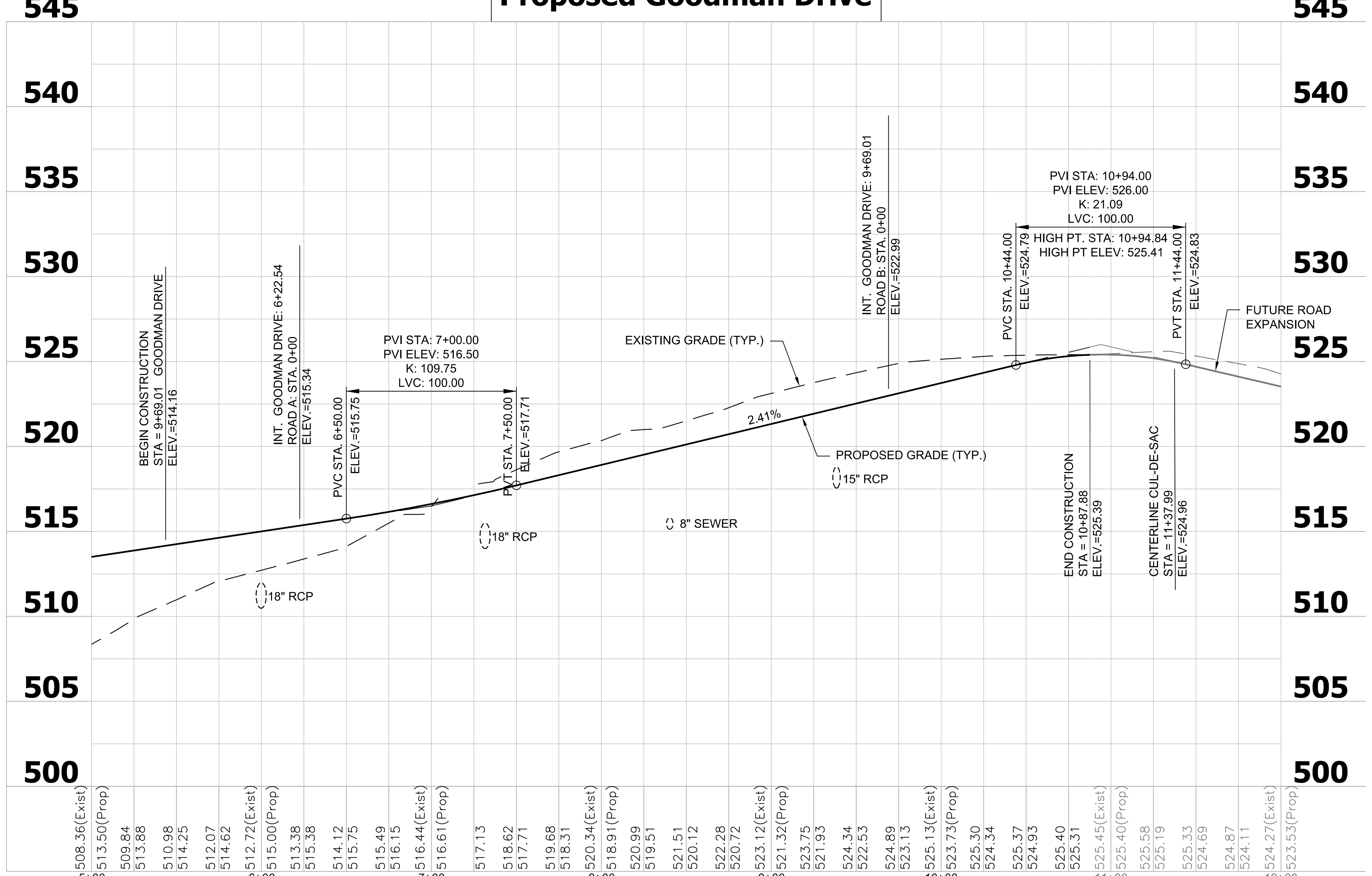
MAP 114, PARCEL 40.01

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

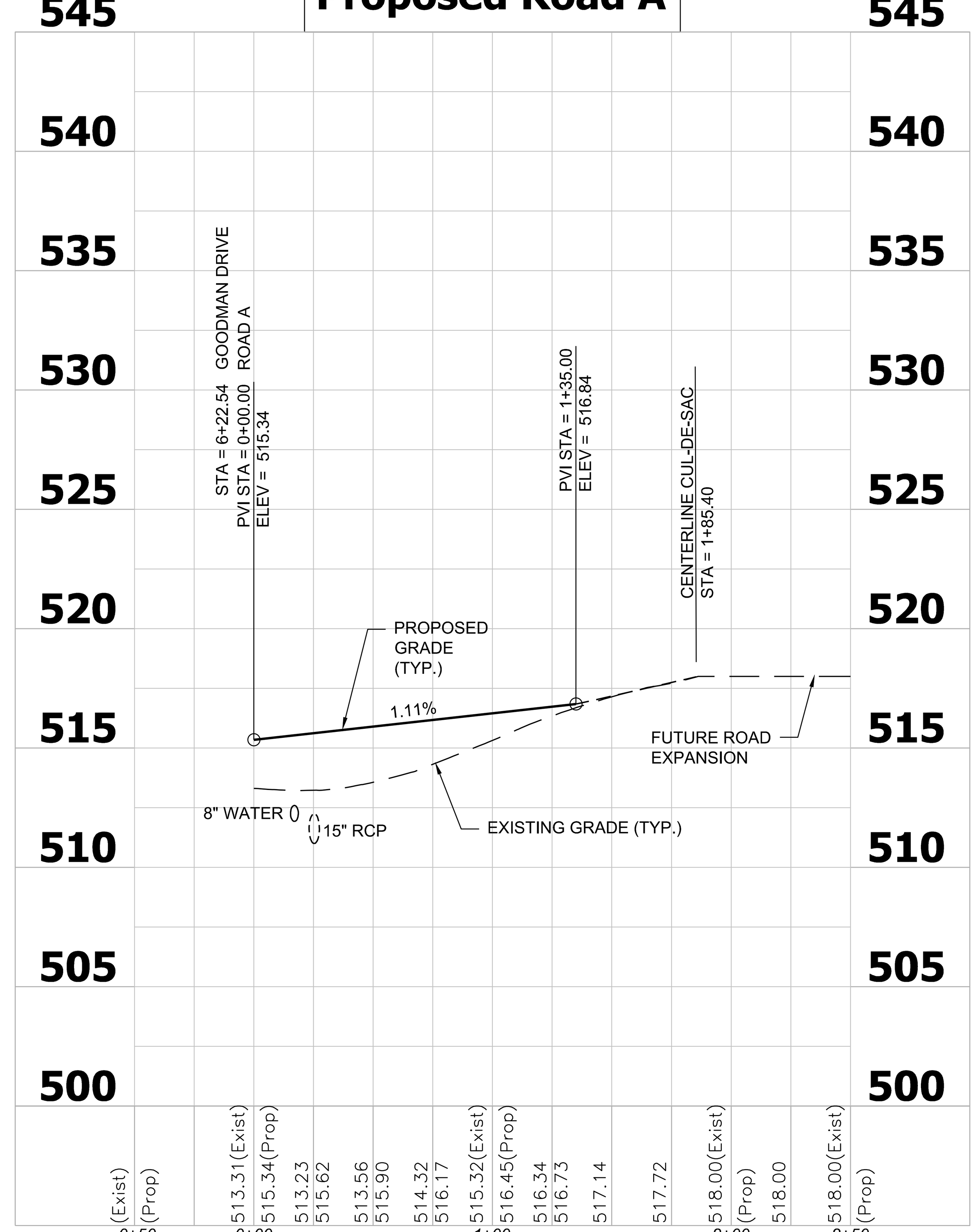
NORTH

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

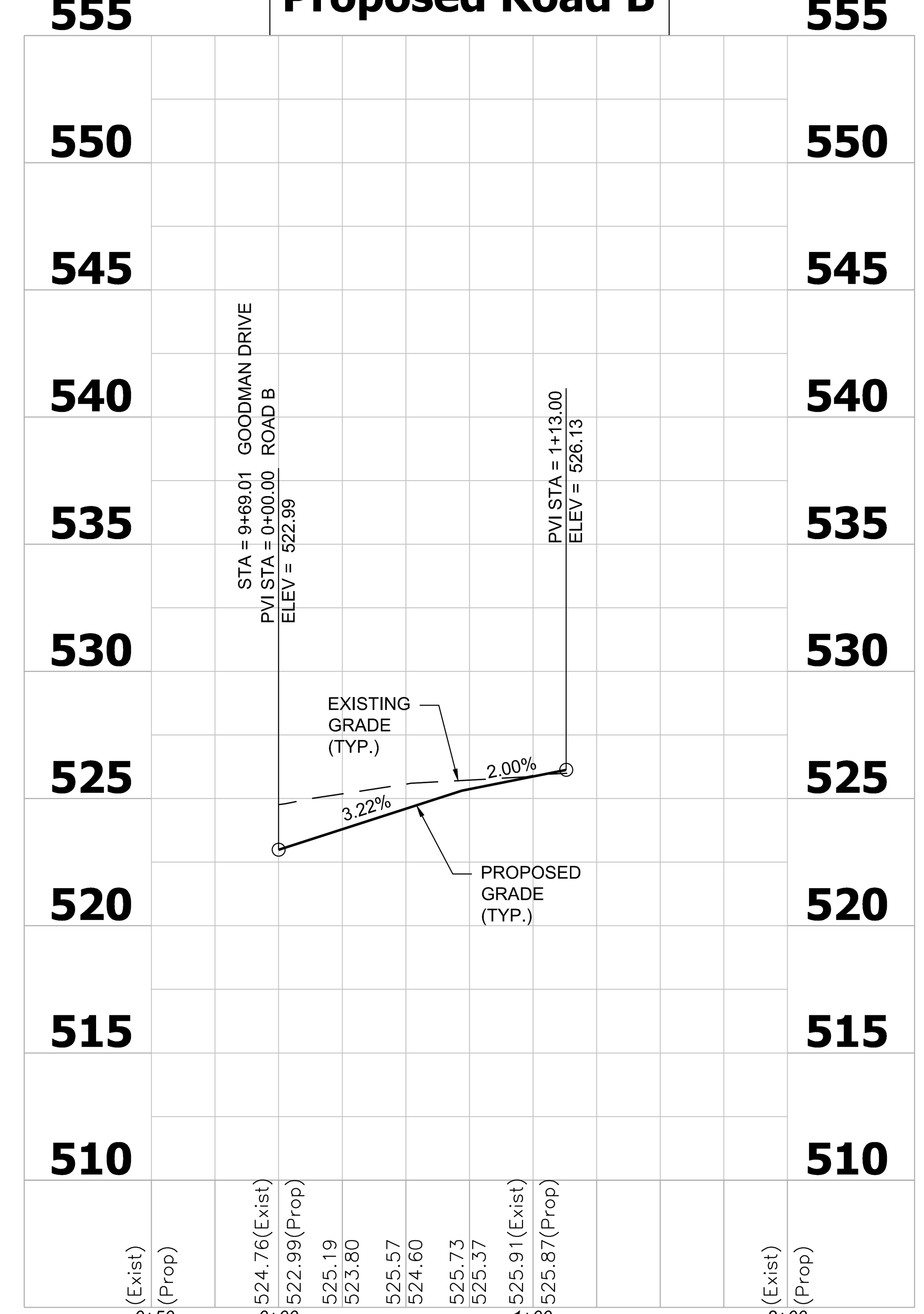
Proposed Goodman Drive



Proposed Road A



Proposed Road B



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

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 100996
STATE OF TENNESSEE
04/22/15

ROADWAY PLAN AND PROFILE

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3

FAIRWAY FARMS

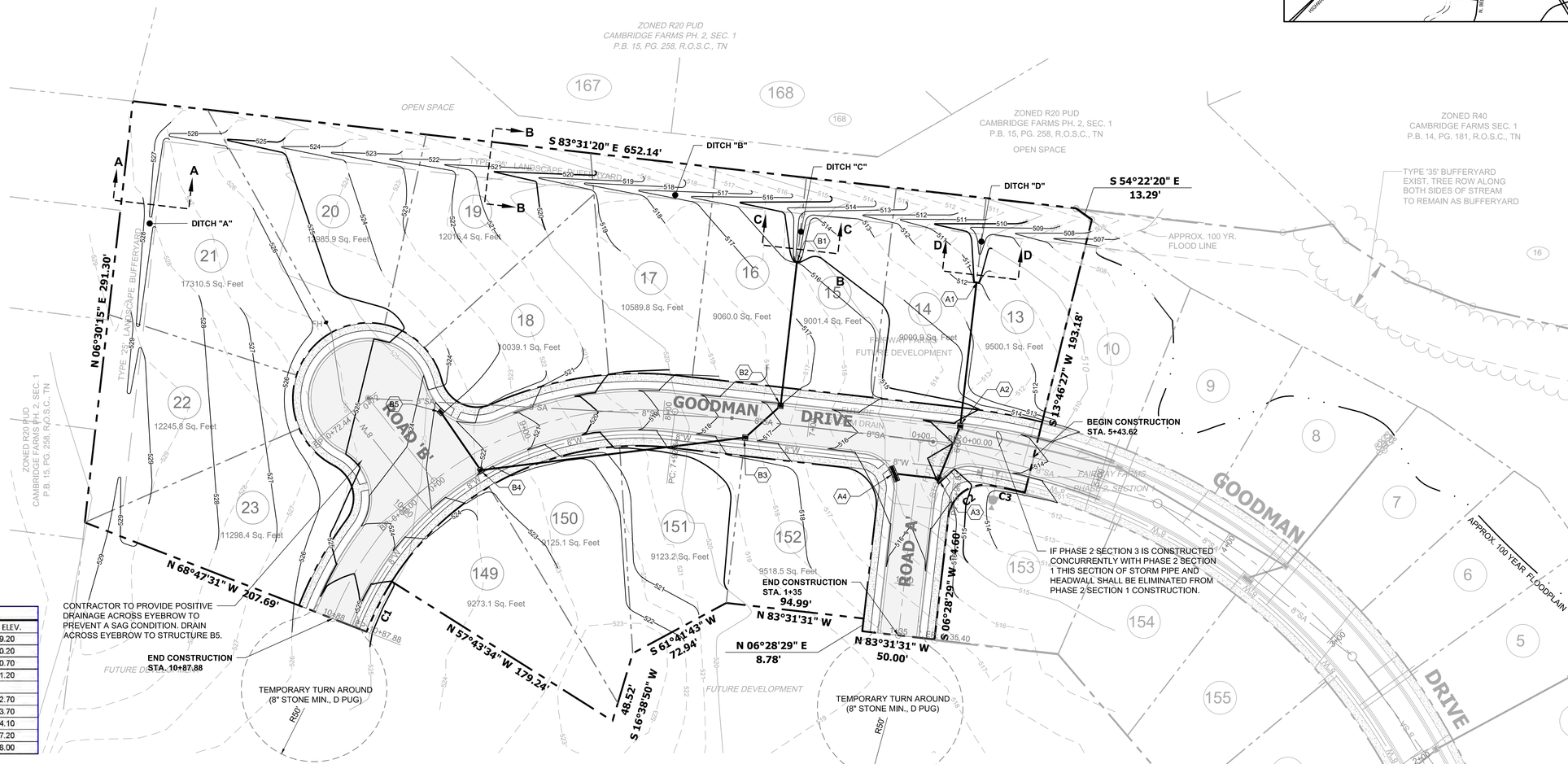
LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

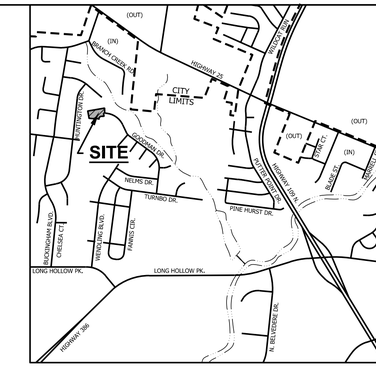
REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG

C2.00

JOB NO.: 14-136-01

Apr 22, 2015 - 11:31am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec3\14-136-01 PH2-Sec3_c200 Road Plan and Profile.dwg





CIVIL SITE DESIGN GROUP

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
615.248.9999 WWW.CIVILSITEG.COM

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
NO. 110095
04/22/15
STATE OF TENNESSEE

SITE GRADING AND DRAINAGE PLAN

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

DRAINAGE STRUCTURE TABLE			
CODE	TYPE	CASTING ELEV.	INV. ELEV.
A1	ENDWALL	N/A	509.20
A2	SINGLE CURB INLET	514.61	510.20
A3	SINGLE CURB INLET	514.00	510.70
A4	TRIPLE CURB INLET	514.20	511.20
B1	ENDWALL w/ DIS.	N/A	512.70
B2	SINGLE CURB INLET	516.66	513.70
B3	SINGLE CURB INLET	517.19	514.10
B4	SINGLE CURB INLET	521.93	517.20
B5	SINGLE CURB INLET	521.88	518.00

DRAINAGE PIPE TABLE							
STRUCTURE				PIPE LENGTH (FT)	PIPE SLOPE (PERCENT)	PIPE DIAM. (IN)	PIPE TYPE
FROM		TO					
CODE	INV. EL.	CODE	INV. EL.				
A1	509.20	A2	510.20	100	1.00	24	HDPE
A2	510.30	A3	510.70	38	1.05	18	RCP
A3	510.80	A4	511.20	26	1.54	18	RCP
B1	512.70	B2	513.70	100	1.00	24	HDPE
B2	513.80	B3	514.10	30	1.00	18	RCP
B3	514.20	B4	517.20	182	1.65	18	RCP
B4	517.30	B5	518.00	40	1.75	15	RCP

STORM DITCHES								
DITCH ID	TYPE	BOTTOM	SIDES	SLOPE %	LENGTH (FT)	MIN. DEPTH (FT)	FLOW 10 YR. (CFS)	VELOCITY MAX (FPS)
A-A	TRAPEZOIDAL	2'	3:1	1.67	280	1.00	2.1	2.05
B-B	TRAPEZOIDAL	2'	3:1	2.92	630	1.00	6.4	3.55
C-C	TRAPEZOIDAL	2'	3:1	1.00	35	1.00	3.2	1.94
D-D	TRAPEZOIDAL	2'	3:1	1.00	30	1.00	202	1.78
d* MIN.=FREEBOARD OF MINIMUM 20% FLOW DEPTH								
FLOWS BASED ON 10 YR. STORM UNLESS OTHERWISE NOTES.								

LEGEND

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

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

MAP 114, PARCEL 40.01

NORTH

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

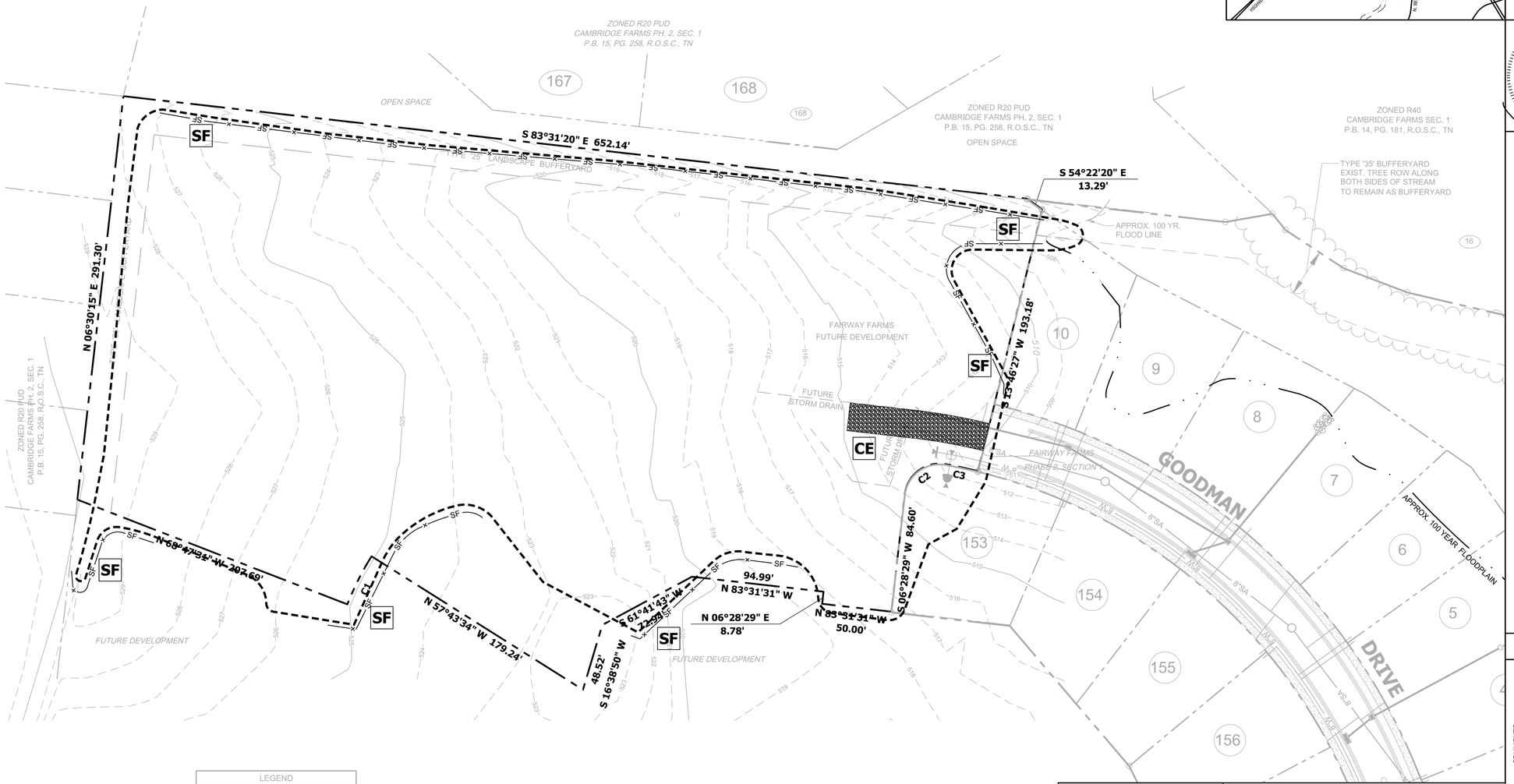
0 20 40 80 120
GRAPHIC SCALE: 1" = 40'

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG

C3.00

JOB NO.: 14-136-01

Apr 22, 2015 - 11:31am T:\CADD\2014\14-136-01\CADD\CivilCD's - PH2-Sec3\14-136-01 PH2-Sec3_c300 Grading and Drainage Plan.dwg



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

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
NO. 110095
04/22/15
STATE OF TENNESSEE

STORM WATER POLLUTION PREVENTION PLAN - STAGE 1
FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3
FAIRWAY FARMS
LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG

LEGEND

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

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

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

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

TOTAL DISTURBED AREA: 4.30 AC.±

MAP 114, PARCEL 40.01

NORTH

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

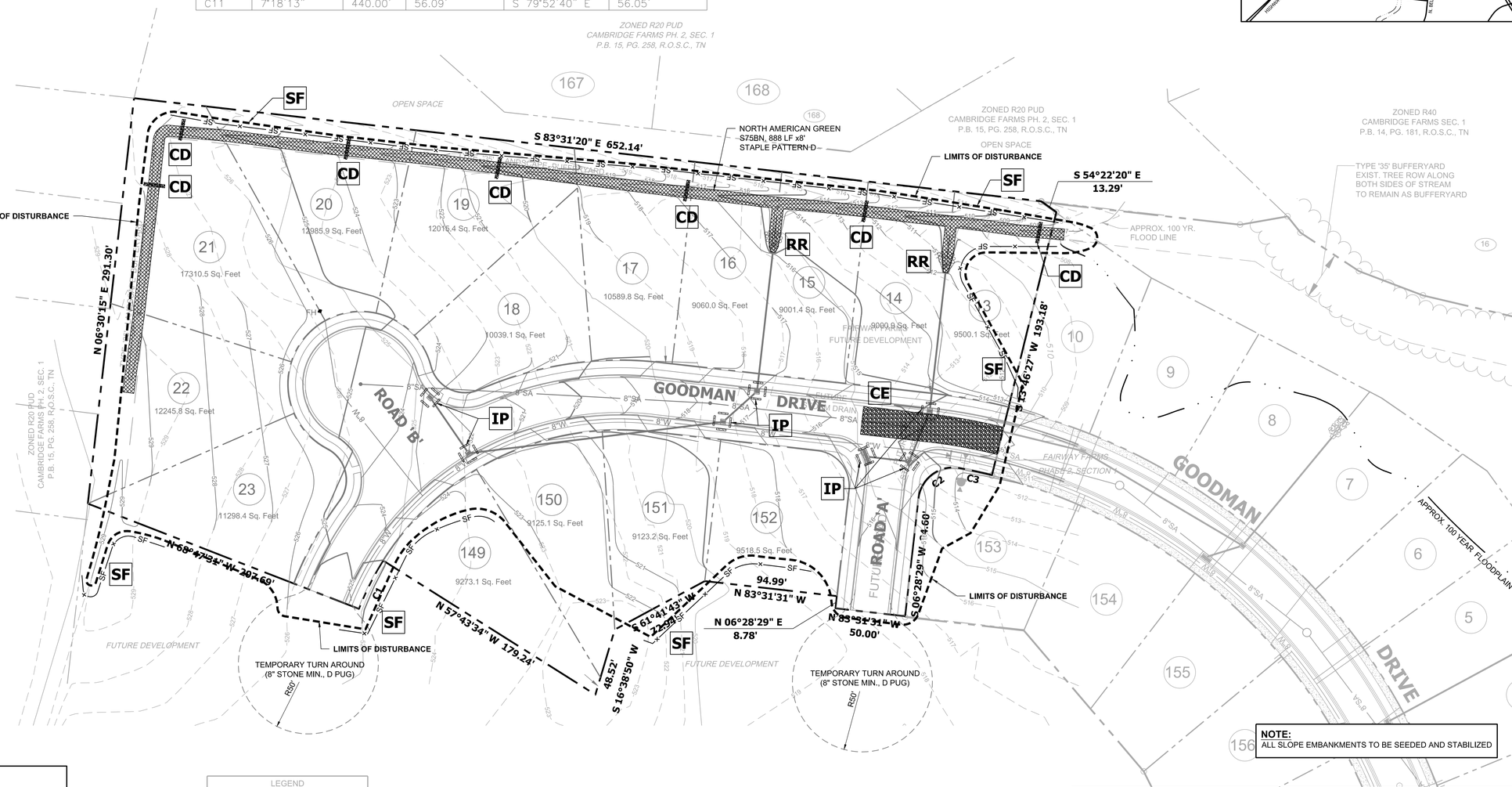
0 20 40 80 120
GRAPHIC SCALE: 1" = 40'

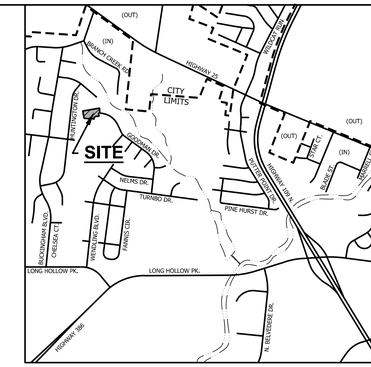
C3.01

JOB NO.: 14-136-01

Apr 22, 2015 - 11:31am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec3\14-136-01 PH2-Sec3_c301 SWPPP - Stage 1.dwg

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	64°11'44"	200.00'	224.08'	N 64°22'18" E	212.55'
C5	30°11'31"	250.00'	131.74'	S 81°22'24" W	130.22'
C6	99°23'49"	25.00'	43.37'	S 64°01'27" E	38.13'
C7	228°23'20"	52.00'	207.28'	N 51°28'47" E	94.86'
C8	99°23'49"	25.00'	43.37'	N 13°00'59" W	38.13'
C9	15°28'27"	250.00'	67.52'	N 28°56'43" E	67.31'
C10	90°00'20"	25.00'	39.27'	S 38°31'41" E	35.36'
C11	7°18'13"	440.00'	56.09'	S 79°52'40" E	56.05'





SEQUENCE OF WORK:

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

NOTES:

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

LEGEND

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

SWPPP LEGEND

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

TOTAL DISTURBED AREA: 4.30 AC.±

MAP 114, PARCEL 40.01

NORTH

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

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

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

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
No. 110095
04/22/15
STATE OF TENNESSEE

STORM WATER POLLUTION PREVENTION PLAN - STAGE 2

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

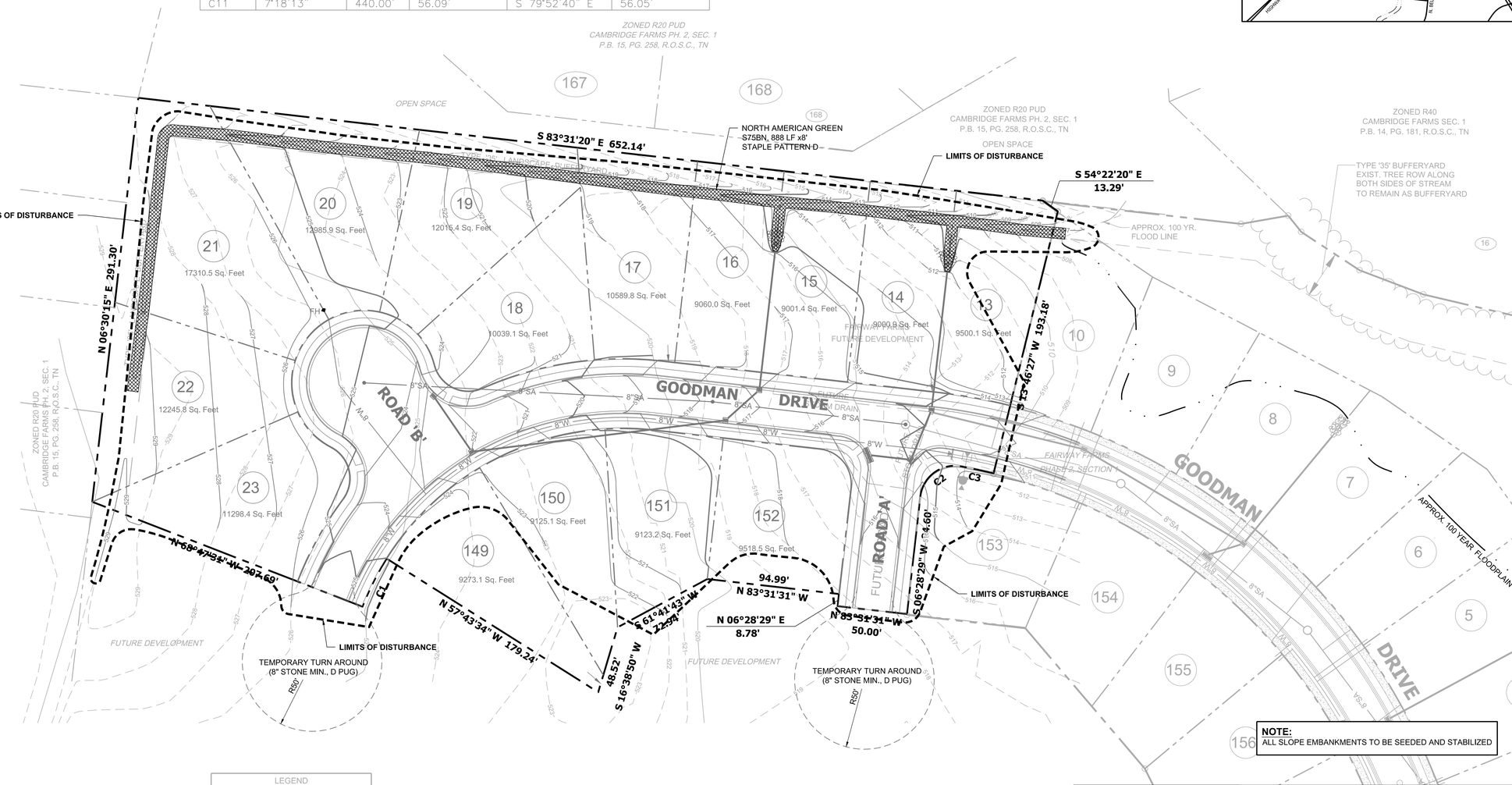
REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG

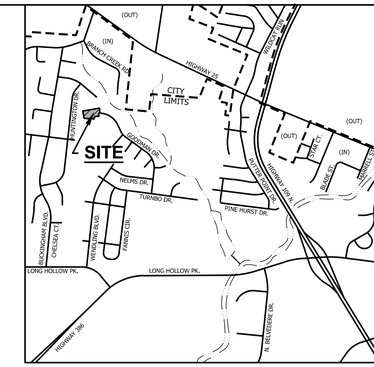
C3.02

JOB NO.: 14-136-01

Apr 22, 2015 - 11:32am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec3\14-136-01 PH2-Sec3_c302 SWPPP - Stage 2.dwg

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	64°11'44"	200.00'	224.08'	N 64°22'18" E	212.55'
C5	30°11'31"	250.00'	131.74'	S 81°22'24" W	130.22'
C6	99°23'49"	25.00'	43.37'	S 64°01'27" E	38.13'
C7	228°23'20"	52.00'	207.28'	N 51°28'47" E	94.86'
C8	99°23'49"	25.00'	43.37'	N 13°00'59" W	38.13'
C9	15°28'27"	250.00'	67.52'	N 28°56'43" E	67.31'
C10	90°00'20"	25.00'	39.27'	S 38°31'41" E	35.36'
C11	7°18'13"	440.00'	56.09'	S 79°52'40" E	56.05'





CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A • NASHVILLE, TN 37203
615.248.9999 WWW.CIVILSITEG.COM

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
No. 100995
04/22/15
STATE OF TENNESSEE

STORM WATER POLLUTION PREVENTION PLAN - STAGE 3

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG

NOTE:
ALL SLOPE EMBANKMENTS TO BE SEEDED AND STABILIZED

LEGEND

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

SWPPP LEGEND

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

TOTAL DISTURBED AREA: 4.30 AC.±

MAP 114, PARCEL 40.01

NORTH

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

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

C3.03

JOB NO.: 14-136-01

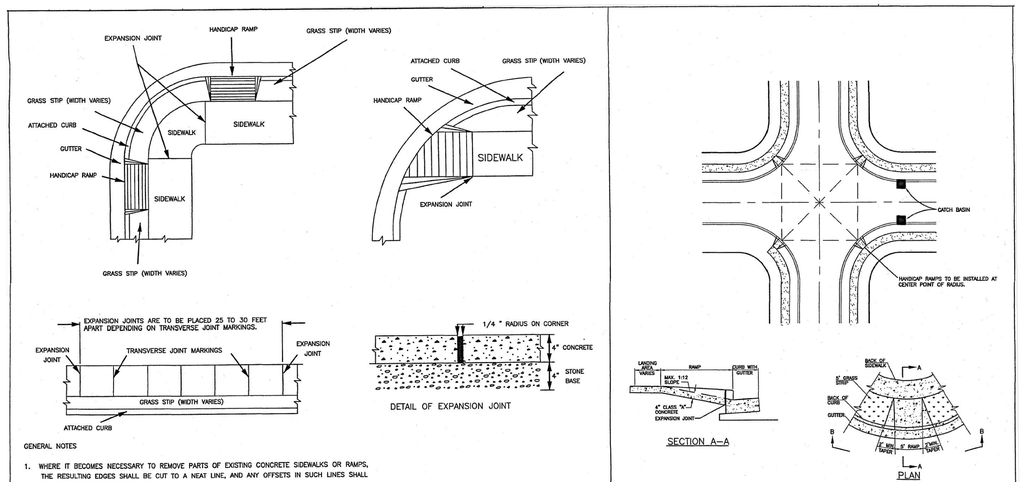
Apr 22, 2015 - 11:32am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec3\14-136-01 PH2-Sec3_c303 SWPPP - Stage 3.dwg

Site Grading, Drainage & Erosion Control Notes:

1. The disturbed area for this project is approximately 4.83 acres.
2. The contractor shall comply with all pertinent provisions of the manual of accident prevention and construction issued by AGC of America, Inc. and the safety and health regulations of construction issued by the U.S. Department of Labor.
3. The contractor shall call "Tennessee One Call" (811) 72 hours prior to proceeding with any excavation.
4. If any springs or underground streams are exposed during construction, permanent French drains may be required. The drains shall be specified and located during construction as required by the conditions which are encountered, and shall be approved by the engineer.
5. Stockpiled topsoil or fill material shall be treated so no sediment run-off will contaminate surrounding areas or enter nearby streams.
6. Clean silt barriers when they are approximately 50% filled with sediment or as directed by the owner's representative. Silt barriers shall be replaced as effectiveness is significantly reduced, or as directed by the owner's representative.
7. All new pipes under existing paved areas shall be backfilled to the top of subgrade with # 57 crushed stone.
8. Sediment removed from sediment control structures is to be placed at a site approved by the local governing authority. It shall be treated in a manner so that the area around the disposal site will not be contaminated or damaged by the sediment in the run-off. Cost for this treatment is to be included in the bid price for earthwork. The contractor shall obtain the disposal site as part of his work.
9. Reinforced concrete storm drainage pipe shall be Class III. Corrugated metal pipe shall be 14 gauge unless otherwise noted.
10. Minimum grade on asphalt or concrete paving shall be 1.0%.
11. Construct silt barriers before beginning any grading operations.
12. This grading & drainage plan is not a determination or guarantee of the suitability of the subsurface conditions for the work indicated. Determination of the subsurface conditions for the work indicated is solely the responsibility of the contractor.
13. Do not disturb vegetation or remove trees except when necessary for grading purposes.
14. Top of grate elevations and location of coordinates for drainage structures shall be installed as shown on the plan unless otherwise noted. The grates shall slope longitudinally with the pavement grades. Coordinates provided are for the center of the grate (at the face of curb where applicable).
15. Any site used for disposal and/or stockpile of any material shall be properly permitted for such activity. It is the responsibility of the contractor to see that all required permits are secured for each property utilized. A copy of the approved permit must be provided to the inspector prior to commencement of work on any property. Failure to do so may result in the contractor removing any illegally placed material at his own expense.
16. Respread topsoil (6 inch minimum thickness), seed, and straw all disturbed areas as soon as possible after final grading is completed, unless otherwise indicated. Contractor shall take whatever means necessary to establish permanent soil stabilization.
17. Proposed contour lines and spot elevations are the result of an engineered grading design and reflect a planned intent with regard to drainage and movement of materials. Should the contractor have any question of the intent or any problem with the continuity of grades, the engineer shall be contacted immediately.
18. All cut and fill slopes shall be 3 horizontal to 1 vertical or flatter unless otherwise indicated on plans.
19. Positive drainage shall be established as the first order of work and shall be maintained at all times during and after construction. Soil softened by perched water in foundation and pavement areas must be undercut and replaced with suitable fill materials.
20. Remove sediment from all drainage structures before acceptance by local governing agency, or as directed by the owner's representative.
21. Contractor shall conform to all applicable codes and obtain approval as necessary before beginning construction.
22. Remove the temporary erosion and water pollution control devices only after a solid stand of grass has been established on graded areas and when in the opinion of the owner's representative, they are no longer needed.
23. Provide temporary construction access(es) at the point(s) where construction vehicles exit the construction area. Maintain public roadways free of tracked mud and dirt.
24. All earthwork, including the excavated subgrade and each layer of fill, shall be monitored and approved by a qualified geotechnical engineer, or his representative.
25. All fill material on this project shall be approved by the geotechnical engineer prior to placement. This material shall be placed in lifts and compacted as directed by the geotechnical engineer. The contractor shall be responsible for employing a geotechnical engineer if one is not provided by the owner.
26. All drainage construction materials and installation shall conform to the requirements and specifications of the local governing agency.
27. It shall be the contractor's responsibility to waste excess earth material off site at no additional cost to the owner. The contractor shall first offer the excess material to the owner. If not accepted by the owner, the contractor shall dispose of earth material off site. It shall also be the contractor's responsibility to import suitable material (at no additional cost to the owner) for earthwork operations if sufficient amounts of earth material are not available on site.
28. The contractor shall check all existing grades and dimensions in the field prior to beginning work and report any discrepancies to the engineer. Commencement of any grading work constitutes the contractor's acceptance of the existing grade as matching those shown on the plans.
29. Strip topsoil from all cut and fill areas and stockpile. Upon completion of general grading respread the topsoil over all disturbed areas, to a minimum depth of 6". Contractor shall supply additional topsoil if insufficient quantities exist on site. Remove any excess topsoil from site.
30. The contractor shall take special care to compact fill sufficiently around and over all pipes, structures, valve stems, etc., inside the proposed paved areas to avoid settlement. Any settlement during the warranty period shall be restored by the contractor at no additional cost to the owner.
31. In no case shall slope height, slope inclination, or excavation depth, including trench construction, exceed those specified in local, state and federal regulations, specifically the current OSHA Health and Safety Standards for Excavations (29 CRF Part 1926) shall be followed.
32. All fill slopes and cut slopes on this project shall be reviewed by the owner's geotechnical engineer during construction to confirm that the slopes are (will be) stable. It is the contractor's responsibility to have this confirmation in writing from the geotechnical engineer.
33. All fill on this project shall be installed and compacted in accordance with the owner's geotechnical engineer's recommendation. The owner's geotechnical engineer shall review all filling operations to confirm the earthwork is properly installed and compacted. It is the contractor's responsibility to have this conformation in writing from the geotechnical engineer.
34. Relocation of existing plant materials shall be coordinated with the owner and relocated to a designated area on site.
35. All horizontal and vertical information of proposed culverts shown hereon which accept/discharge flows to/from existing channels are approximate utilizing topographic drawings. The final horizontal and vertical alignments shall be field located by the contractor prior to the ordering of materials or commencement of construction and shall notify the engineer of any discrepancies to what was designed.
36. The contractor shall coordinate the exact location of the storm drain connections at the building with the plumbing plans.
37. The location of all diversion swales and ditches shall be field adjusted to avoid trees as possible. The contractor shall walk the alignment of these swales and ditches in the field to verify avoidance of trees.

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

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

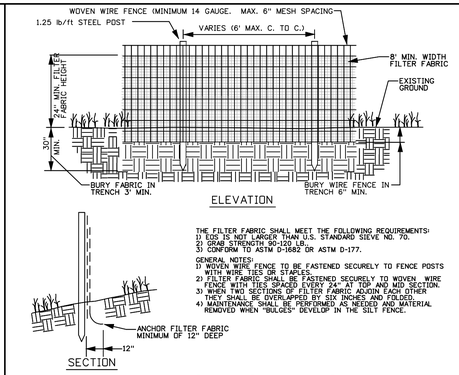


GENERAL NOTES

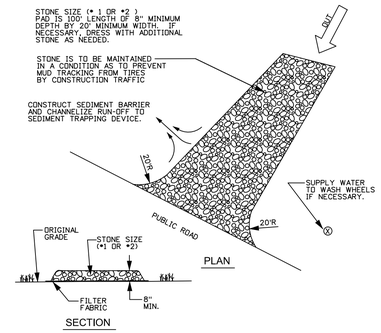
1. WHERE IT BECOMES NECESSARY TO REMOVE PARTS OF EXISTING CONCRETE SIDEWALKS OR RAMPS, THE RESULTING EDGES SHALL BE CUT TO A NEAT LINE, AND ANY OFFSETS IN SUCH LINES SHALL BE MADE AT RIGHT ANGLES.
2. CONCRETE JOINT MATERIAL TO BE *HALF* INCH AND/OR ONE INCH *PREMOLDED FIBER*.
3. EXPANSION JOINTS ARE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

CITY OF GALLATIN, TENNESSEE
ENGINEERING DIVISION
(615) 452-5400

SIDEWALK WITH GRASS STRIP | SCALE: NTS | DWG. # COG-PV-008

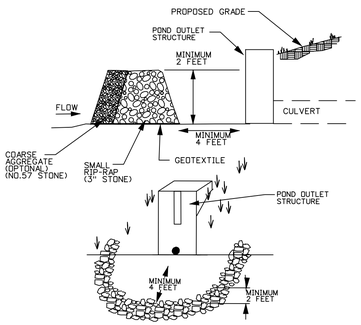


WIRE BACKED SILT FENCE
N.T.S.

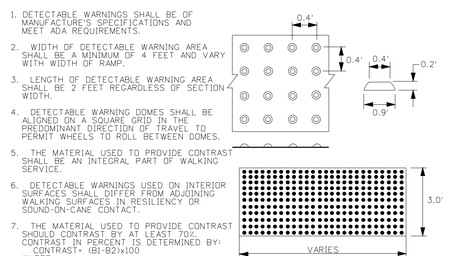


TEMPORARY CONSTRUCTION EXIT
N.T.S.

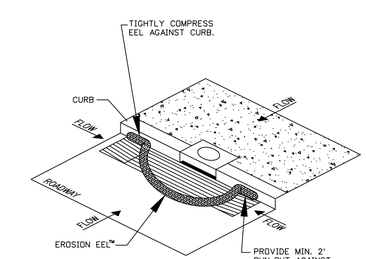
TCP-20(Volume 4 Nashville Storm Management Manual)



STONE FILTER RING
N.T.S.



DETECTABLE WARNING DEVICE
N.T.S. ST 303



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

CURB INLET PROTECTION
N.T.S.

GENERAL NOTES:

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

CIVIL SITE DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
615.249.9999 WWW.CIVILSITEG.COM

GARY W. O'BRIEN REGISTERED ENGINEER AGRICULTURE 110095 04/22/15 STATE OF TENNESSEE

DETAILS, NOTES & EROSION CONTROL DETAILS

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

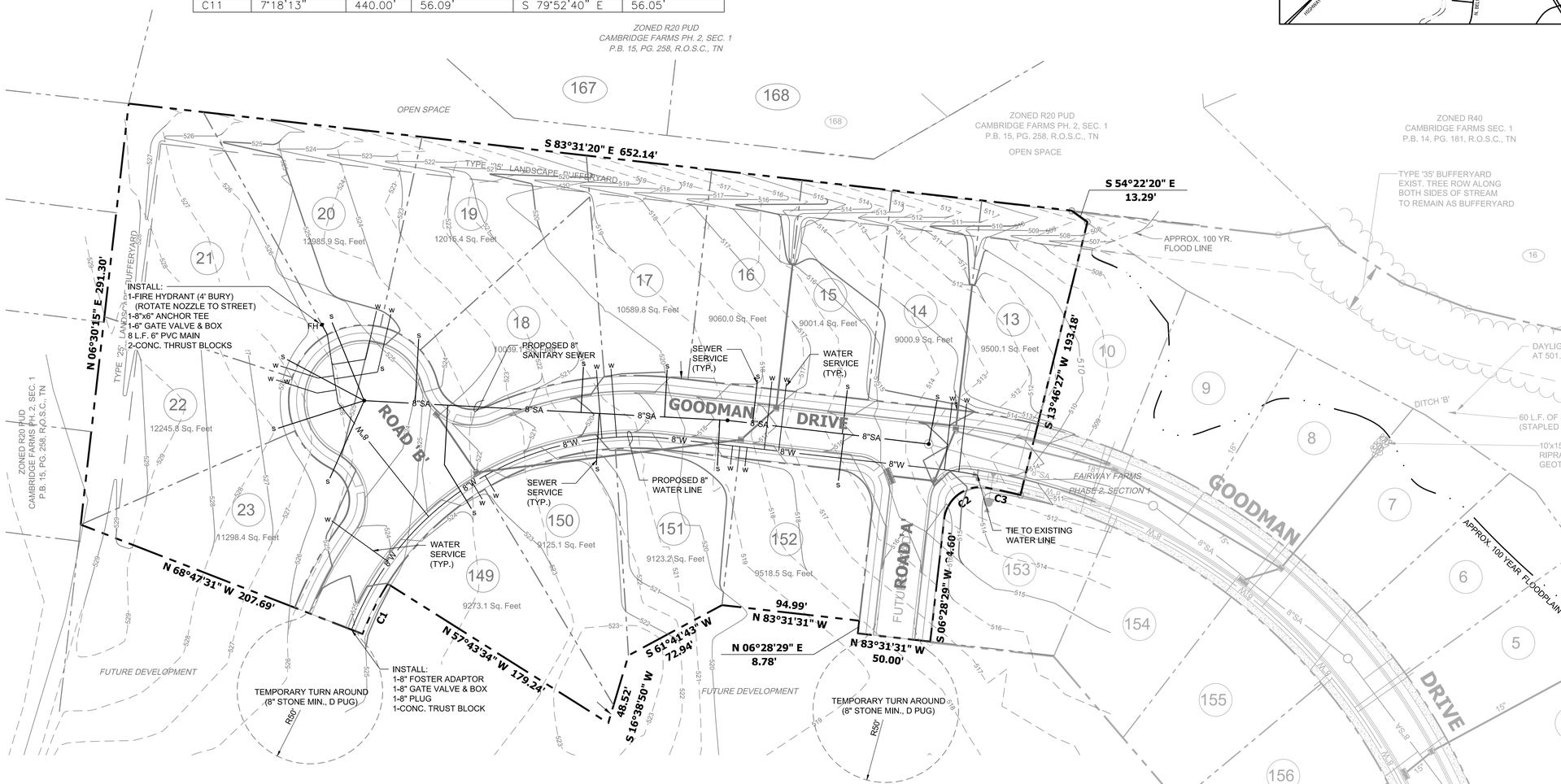
REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG

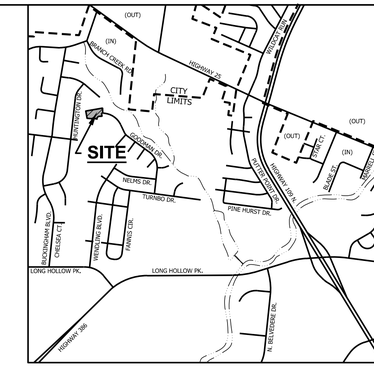
C3.04

JOB NO.: 14-136-01

Apr 22, 2015 - 11:32am T:\CADD\2014\14-136-01\CAD\CivilCD's - PH2-Sec3\14-136-01 PH2-Sec3_c3d4 SWPPP Notes & Details.dwg

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	64°11'44"	200.00'	224.08'	N 64°22'18" E	212.55'
C5	30°11'31"	250.00'	131.74'	S 81°22'24" W	130.22'
C6	99°23'49"	25.00'	43.37'	S 64°01'27" E	38.13'
C7	228°23'20"	52.00'	207.28'	N 51°28'47" E	94.86'
C8	99°23'49"	25.00'	43.37'	N 13°00'59" W	38.13'
C9	15°28'27"	250.00'	67.52'	N 28°56'43" E	67.31'
C10	90°00'20"	25.00'	39.27'	S 38°31'41" E	35.36'
C11	7°18'13"	440.00'	56.09'	S 79°52'40" E	56.05'





CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A • NASHVILLE, TN 37203
615.248.9999 WWW.CIVILSITEG.COM

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 110095
04/22/15
STATE OF TENNESSEE

SITE UTILITY PLAN

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG

LEGEND

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

INSTALL: 640 L.F.± 8" PVC CL. 200 WATER LINE

NOTES:

1. WATER LINES TO MEET THE MINIMUM REQUIREMENTS OF THE CITY OF GALLATIN WATER DEPARTMENT.
2. INSTALL UTILITY VALVE BOXES OUTSIDE OF ROADWAY WHEREVER POSSIBLE.
3. THE CITY OF GALLATIN WILL COLOR CODE THE FIRE HYDRANTS FOR THE GALLATIN FIRE DEPARTMENT USE.
4. ALL SIGNAGE TO BE INSTALLED PER CITY OF GALLATIN STANDARDS.

MAP 114, PARCEL 40.01

NORTH

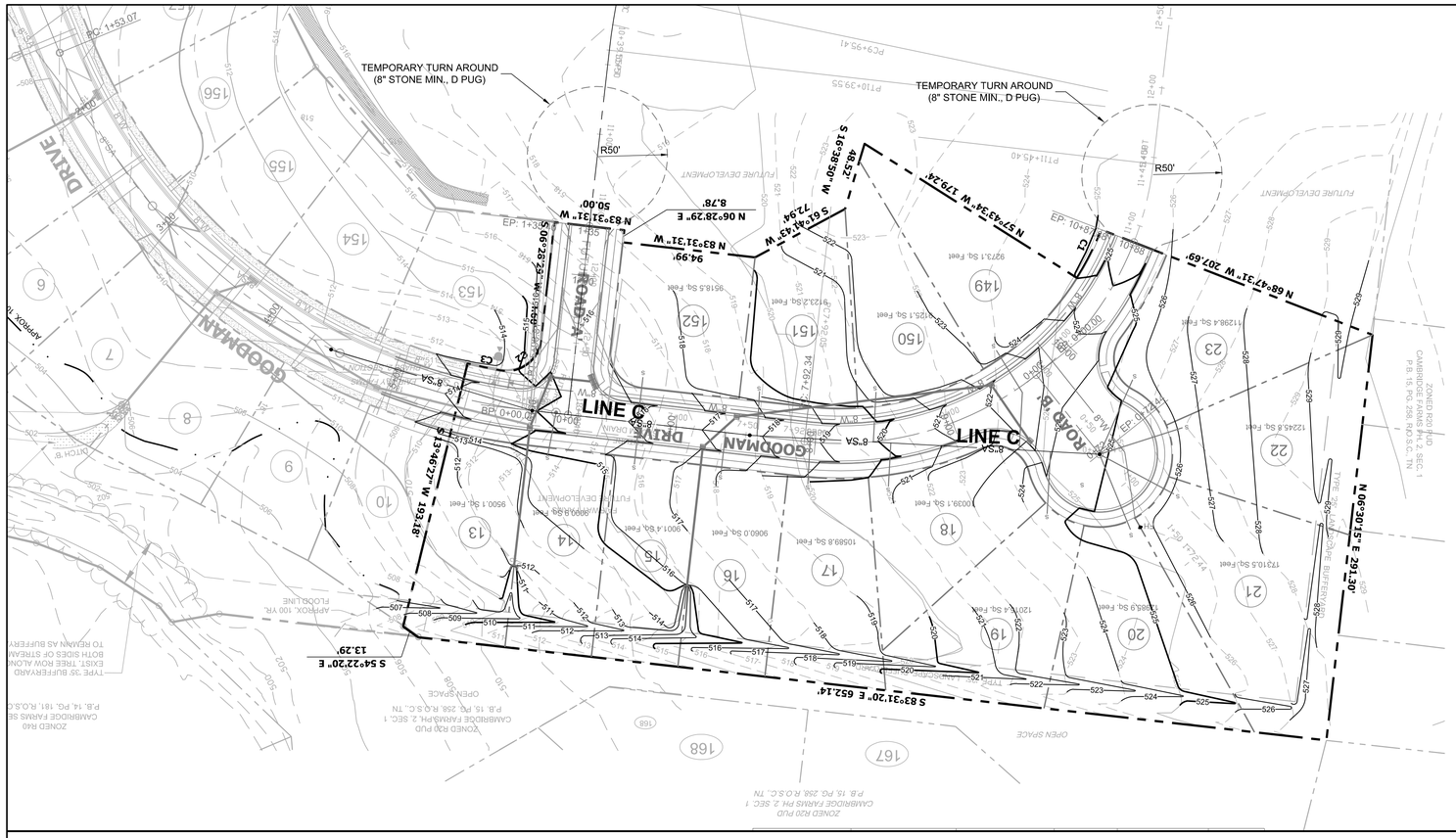
PROJECT BENCHMARK:
DESCRIPTION: FLANGE BOLT
(CLOSEST TO RD.) ON FIRE HYDRANT
(LOT 251-249 GOODMAN DRIVE)
ELEVATION: 511.90

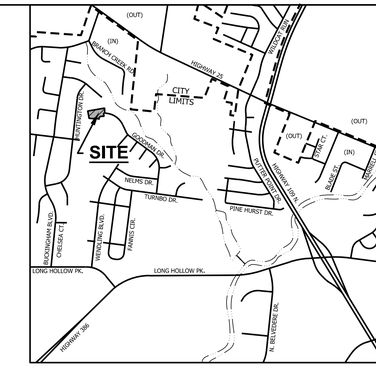
0 20 40 80 120
GRAPHIC SCALE: 1" = 40'

C4.00

JOB NO.: 14-136-01

Apr 22, 2015 - 11:32am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec3\14-136-01 PH2-Sec3_c400 Site Utility Plan.dwg





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

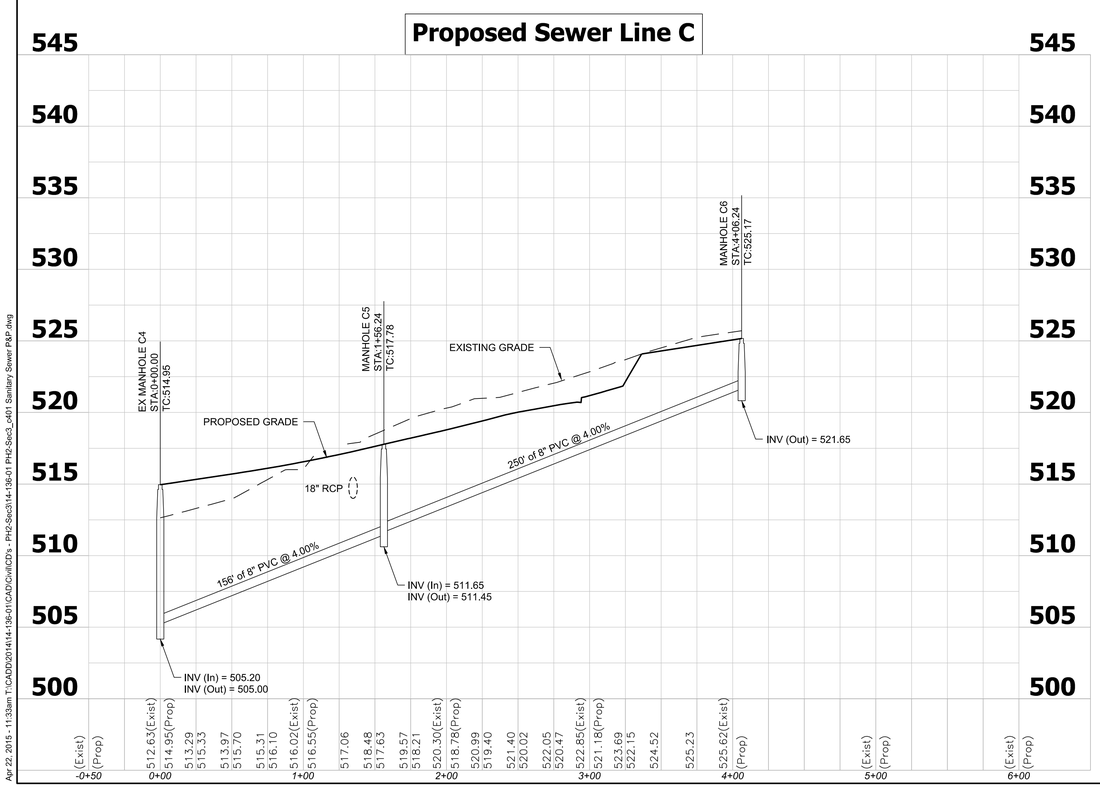
GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
No. 110995
04/22/15
STATE OF TENNESSEE

MAP 114, PARCEL 40.01

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

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

NORTH



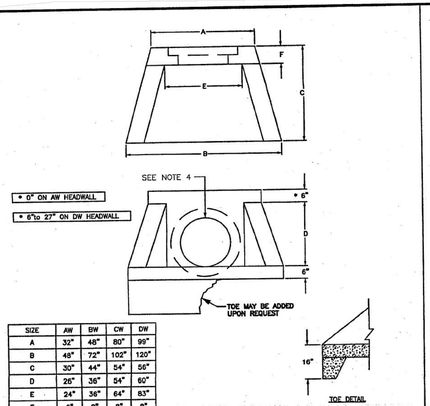
SANITARY SEWER PLAN AND PROFILE
FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3
FAIRWAY FARMS
LONG HOLLOW PIKE
GALLATIN, SUMNER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG

C4.01

JOB NO.: 14-136-01

Apr 22, 2015 - 11:33am T:\CADD\2014\14-136-01\CAD\Civil\CD's - PH2-Sec3\14-136-01 PH2-Sec3_c401 Sanitary Sewer P&P.dwg



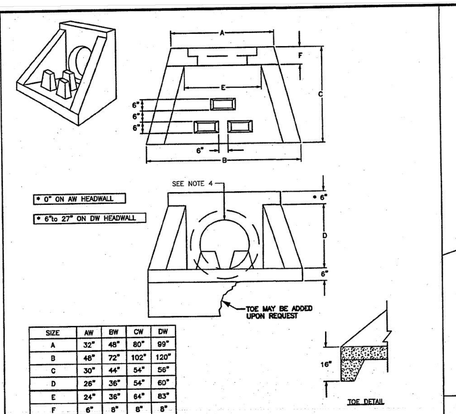
SIZE	AW	BW	CW	DW
A	32"	48"	80"	99"
B	48"	72"	102"	120"
C	30"	44"	54"	56"
D	26"	36"	54"	60"
E	24"	36"	64"	83"
F	6"	8"	8"	8"
MAX.OPENING	22"	32"	55"	75"
WT/LB	1,380	3,100	8,100	11,400

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

AVAILABLE MARKETS: TN–AL

SHERMAN DIXIE

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



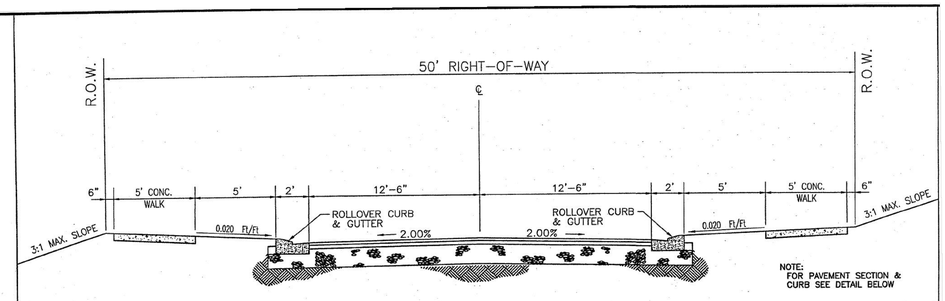
SIZE	AW	BW	CW	DW
A	32"	48"	80"	99"
B	48"	72"	102"	120"
C	30"	44"	54"	56"
D	26"	36"	54"	60"
E	24"	36"	64"	83"
F	6"	8"	8"	8"
MAX.OPENING	22"	32"	55"	75"
WT/LB	1,380	3,100	8,100	11,400

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

AVAILABLE MARKETS: TN–AL

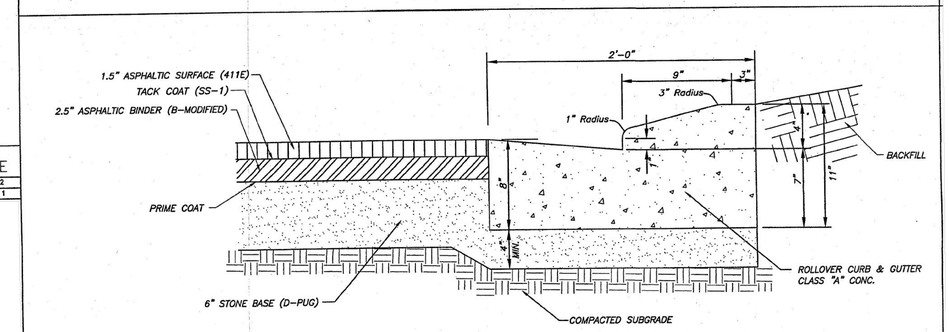
SHERMAN DIXIE

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



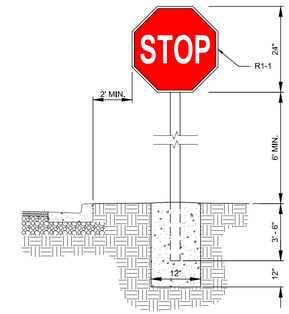
RESIDENTIAL MEDIUM DENSITY STREET (50' R.O.W.)

N.T.S.



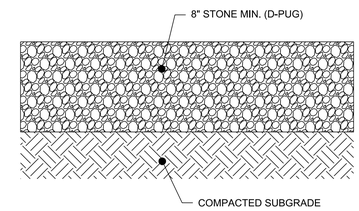
PAVEMENT & ROLLOVER CURB w/ GUTTER DETAIL

N.T.S.



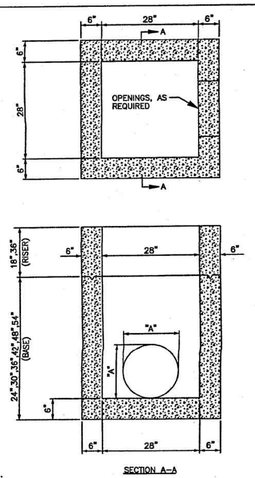
STOP SIGN

N.T.S.



TEMPORARY TURN-AROUND

N.T.S.



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

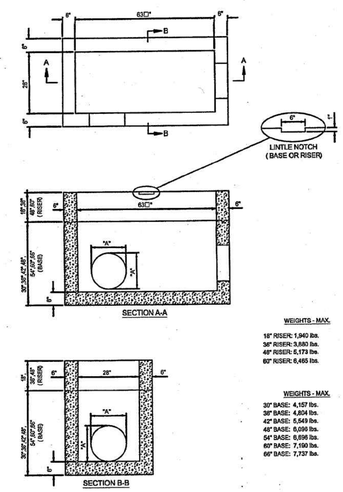
24" BASE: 2,114 lbs.
30" BASE: 2,534 lbs.
36" BASE: 2,954 lbs.
42" BASE: 3,379 lbs.
48" BASE: 3,876 lbs.
54" BASE: 4,364 lbs.

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

AVAILABLE MARKETS: TN–AL

SHERMAN DIXIE

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



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

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

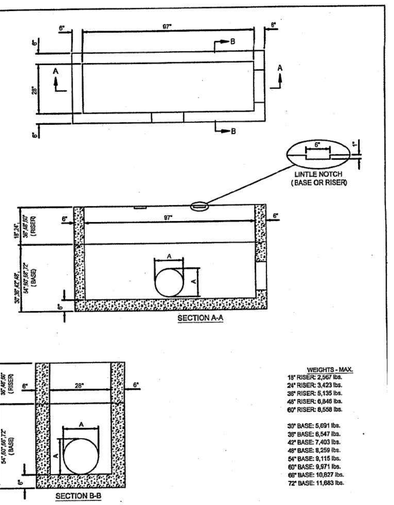
GENERAL NOTES:
1.CONCRETE: 4500 Psi (MIN)
2.CUSTOM BASE HEIGHTS AVAILABLE

DIMENSION "A" AS REQUIRED

AVAILABLE MARKETS: TN–AL

SHERMAN DIXIE

DOUBLE CATCH BASIN / CURB INLET 29"x 63.5" | SCALE: NTS | PH# 1-800-737-0707 | DWG# SRS-506 | DATE:02/17/06 | SHEET# 1 OF 1



WEIGHTS - MAX.
18" RISER: 2,567 lbs.
24" RISER: 3,423 lbs.
30" RISER: 5,139 lbs.
48" RISER: 6,846 lbs.
60" RISER: 8,558 lbs.

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

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

AVAILABLE MARKETS: TN–AL

SHERMAN DIXIE

TRIPLE CATCH BASIN / CURB INLET 28"x 97" | SCALE: NTS | PH# 1-800-737-0707 | DWG# SRS-508 | DATE:02/17/06 | SHEET# 1 OF 1

CIVIL SITE DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
650 SOUTHGATE AVENUE, SUITE A – NASHVILLE, TN 37203
615.249.9595 WWW.CIVILSITEG.COM

GARY W. O'BRIEN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 110095
04/22/15
STATE OF TENNESSEE

CIVIL NOTES AND DETAILS

FINAL MASTER DEVELOPMENT PLAN / CONSTRUCTION PLAN
PHASE 2, SECTION 3

FAIRWAY FARMS

LONG HOLLOW PIKE
GALLATIN, SUMMER COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	04-22-15	GWO	DG

C5.00

JOB NO.: 14-136-01

Apr 22, 2015 - 11:33am T:\CADD\201414-136-01\CAD\Civil\CD's - PH2-Sec3\14-136-01 PH2-Sec3_c500 Civil Notes & Details.dwg

ITEM 8

GMRPC Resolution No. 2015-68

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A PRELIMINARY PLAT FOR FAIRWAY FARMS, PHASE 2, SECTION 3, A MAJOR SUBDIVISION, TO CREATE 15 LOTS, AND DEDICATE A RIGHT-OF-WAY ON 4.64 (+/-) ACRES, LOCATED ON GOODMAN DRIVE. – (1-541-15B)

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 May 18, 2015; and

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

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

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

1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Character Area.
2. The proposed Preliminary Plat is consistent with the purpose and intent of the Medium Density Residential R15 Planned Residential Development (R15 PRD) Zoning District and the Amended PMDP for Fairway Farms, Phases 2 & 3 and the Revised FMDP for Fairway Farms, Phase 2, Section 3.
3. The proposed Preliminary Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
4. The proposed Preliminary Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City as described in Chapter 1, Section 1-104, items 1-11 and;
5. The proposed Preliminary Plat complies with the submittal requirements for a Preliminary Plat as described in Section 2-103, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

ITEM 8

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Preliminary Plat for Fairway Farms, Phase 2, Section 3 consisting of a one (1) sheet plan, prepared by Bruce Rainey and Associates of Hendersonville, Tennessee, with job number 140152, 2-3, dated April 3, 2015, with a final revision date of May 5, 2015, with the following conditions:

1. Verify and correct the flood zone boundaries and panel number on the Preliminary Plat to match the FIRM Panel No. 47165C0313G, dated April 17, 2012.
2. Verify and Correct location of all 10' wide Public Utility and Drainage Easement (P.U.D.E.). (Does not match submitted Revised FMDP PC 8-546-15)
3. Verify and correct street names. (Does not match submitted Revised FMDP PC 8-546-15)
4. Remove 'Common Areas' from Offer of Irrevocable Dedication.
5. Provide pedestrian crosswalks at all intersections.
6. Revise the intersection of Hackney Lane and Goodman Drive to reflect traffic calming measures shown on Revised FMDP/Construction Plans.
7. Revise drainage ditch at rear of northern and western properties to proposed location shown on Revised FMDP/Construction Plans.
8. Revise location(s) of stormwater structures to those shown on Revised FMDP/Construction Plans.
9. Submit three (3) corrected and folded copies of the Preliminary Plat to the Planning Department for review and approval.
10. Provide three (3) corrected and folded copies of the Amended PMDP/Revised FMDP for Fairway Farms, Phases 2 & 3 (PC 3-294-15), to reflect the added section and lot layouts, to the Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 05/18/2015

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

ITEM 8

APPROVED AS TO FORM:

_____

SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 8
PLANNING DEPARTMENT STAFF REPORT

Preliminary Plat for Fairway Farms, Phase 2, Section 3
(1-541-15B)
Located on Goodman Drive
Date: May 13, 2015

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

OWNER: **FAIRWAY FARMS DEVELOPMENT G.P.**

APPLICANT: **BRUCE RAINEY & ASSOCIATES**

STAFF RECOMMENDATION: **APPROVAL OF RESOLUTION 2015-68 WITH CONDITIONS**

STAFF CONTACT: **ROBERT J. KALISZ**

PLANNING COMMISSION DATE: MAY 18, 2015

PROPERTY OVERVIEW: The owner and applicant is requesting approval of a Preliminary Plat for Fairway Farms, Phase 2, Section 3 a major subdivision, to create 15 One-Family Detached Dwelling lots and dedicate a right-of-way on 4.64 (+/-) acres (Tax Map 114, Parcel 040.01), located on Goodman Drive. The property is currently zoned Medium Density Residential R15 Planned Residential Development (R15 PRD). One-Family Detached Dwellings is a permitted use in the R15-PRD zoning district. (Attachment 8-1 and 8-2)

CASE BACKGROUND:

Previous Approvals

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

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

On February 23, 2015, the Planning Commission approved a minor amendment to the Preliminary Master Development Plan/Revised Final Master Development Plan for Fairway Farms, Phases 2 & 3 (PC 3-294-15) to develop the "Reserved Area" into two (2) lots and open spaces and to update the lot counts for the overall development. (Attachment 8-3)

The Planning Commission is considering an amendment to the Revised Final Master Development Plan for Fairway Farms, Phase 2, Section 3 (PC 8-546-15) containing 15 lots on 4.64 (+/-) acres under consent agenda Item #7.

DISCUSSION:

Proposed Development

The Amended Preliminary Master Development Plan and Final Master Development Plan for Fairway Farms, Phases 2 and 3 includes' 156 lots for single family detached dwelling units. With this Preliminary Plat (Fairway Farms, Phase 2, Section 3) the owner and applicant are proposing 15 lots, extension of Goodman Drive and the beginning of Hackney Lane, on 4.64 (+/-) acres. The Preliminary Plat is consistent with the Revised Final Master Development Plan for Phase 2, Section 3 (PC 8-546-15). (Item #7 on this agenda)

Natural Features

The property is currently unimproved and vacant. The natural topography for the site, slopes from the highest point of elevation (530') at the west side of the plat, at Lot 22, towards the stream located east of Lot 13 (508'), and continues towards an existing open space & detention area located in Fairway Farms, Phase 1, Section 4. A small portion of the Lot 13, located on the northeast side of this phase, could possibly be located within a special flood hazard area according to FIRM Panel No. #47165C0313G (Attachment 8-4). The owner and applicant will need to verify and correct the flood zone boundaries and panel number on the Preliminary Plat to match the FIRM Panel No. 47165C0313G, dated April 17, 2012. Any buildable portion of these lots will need to be elevated outside the special flood hazard area.

Adjacent or Area Uses

Cambridge Farms, a residential development zoned R-20 (PUD), is located along the north and west boundaries of the proposed plat. Fairway Farms Phase 2, Section 1 and future additional phases and sections of Fairway Farms are located along all other boundaries.

Lot Size and Layout

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

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

Rights-of-Way/Streets/Roads
A 50 feet wide public right-of-way extension with a 25 feet wide pavement width is shown on the plat for the extension of Goodman Drive and the beginning of Hackney Lane. Goodman Drive and Hackney Lane will become public streets once the roadway infrastructure is installed and accepted by the Gallatin City Council. Five (5) foot wide sidewalks and five (5) foot wide grass strip will be constructed on both sides of Goodman Drive and Hackney Lane in accordance with the Gallatin Zoning Ordinance and the *Gallatin on the Move 2020 Plan.*

The Preliminary Plat indicates approximately 765 linear feet of public right-of-way including the extension of Goodman Drive and beginning of Hackney Lane.

Public Utility and Drainage Easements (P.U.D.E's)
All lots will include Public Utility Drainage Easements (P.U.D.E.), including 20-foot wide P.U.D.E. located along all front yards and 10-foot wide P.U.D.E.'s located along all side and rear yards. No vertical construction is allowed in any easements.

Open Space and Bufferyard
The Preliminary Plat shows no open space in Phase 2, Section 3. A 30' stream buffer is located in Phase 2, Section 1 (to the east). An open space tract runs parallel with the north boundary line Cambridge Farms.

A Type 25 Bufferyard is required along the northern and western boundary lines between Fairways Farms Phase 2, Section 3 and Cambridge Farms, Phase 2, Section 1. The Type 25 Bufferyard, located along the western boundary line, was approved as part of the Amended PMDP/Revised FMDP and consists of existing trees to meet the bufferyard requirements. The owner and applicant shall coordinate with staff regarding the removal of any existing mature trees or planting trees to fill gaps in landscaping and prior to the construction of any homes on lots in this phase. All landscaping required for bufferyards shall not impede drainage ditches and swales.

Stormwater
The Preliminary Plat indicates that all stormwater drains from the west end of Goodman Drive into several catch basins located along the street. The owner and applicant have submitted construction plans and drainage calculations to Engineering Division for review and approval.

Planning Department Comments
The Planning Department reviewed and commented on the Preliminary Plat. The applicant satisfactorily addressed the Planning Department comments; however, the owner and applicant shall first receive approval of a Revised Final Master Development Plan for Fairway Farms, Phase 2, Section 3 (PC 8-546-15), by Planning Commission and shall comply with the following:

1. Correct the flood zone boundaries and panel number on the Preliminary Plat to match the FIRM Panel No. 47165C0313G, dated April 17, 2012.
2. Verify and Correct location of all 10' wide Public Utility and Drainage Easement (P.U.D.E.). (Does not match submitted Revised FMDP PC 8-546-15)

3. Verify and correct street names. (Does not match submitted Revised FMDP PC 8-546-15)
4. Remove 'Common Areas' from Offer of Irrevocable Dedication.
5. Provide three (3) corrected and folded copies of the Amended PMDP/Revised FMDP for Fairway Farms, Phases 2 & 3 (PC 3-294-15), to reflect the added section and lot layouts, to the Planning Department.

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

1. Provide pedestrian crosswalks at all intersections.
2. Revise the intersection of Hackney Lane and Goodman Drive to reflect traffic calming measures shown on Revised FMDP/Construction Plans.
3. Revise drainage ditch at rear of northern and western properties to proposed location shown on Revised FMDP/Construction Plans.
4. Revise location(s) of stormwater structures to those shown on Revised FMDP/Construction Plans.

Gallatin Public Utilities Department Comments
This development is serviced by the Gallatin Public Utilities Department. The applicant shall coordinate all development with Gallatin Public Utilities Department to ensure all future utility infrastructures are installed to the satisfaction of the Gallatin Public Utilities Department. The Gallatin Public Utilities Department reviewed the Preliminary Plat and made the following comment:

1. Provide detailed plans and specifications for water and sanitary sewer to the Gallatin Public Utilities Department for review and approval prior to submittal of final plats.

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

1. All roadways shall be able to support fire equipment prior to issuance of any building permits.
2. All fire hydrants shall be installed prior to issuance of any building permits.
3. All applicable fire codes shall be followed.

Findings
1. The Preliminary Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development and Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Character Area.
2. The proposed Preliminary Plat is consistent with the purpose and intent of the Medium Density Residential R15 Planned Residential Development (R15 PRD)

Zoning District and the Amended PMDP for Fairway Farms, Phases 2 & 3 and the Revised FMDP for Fairway Farms, Phase 2, Section 3.

3. The proposed Preliminary Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
4. The proposed Preliminary Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City as described in Chapter 1, Section 1-104, items 1-11 and;
5. The proposed Preliminary Plat complies with the submittal requirements for a Preliminary Plat as described in Section 2-103, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.
8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

RECOMMENDATION:

Based on the findings presented in the staff report, Staff recommends that the Planning Commission approve GMRPC Resolution 2015-68, a Preliminary Plat for Fairway Farms, Phase 2, Section 3 consisting of a one (1) sheet plan, prepared by Bruce Rainey and Associates of Hendersonville, Tennessee, with job number 140152, 2-3, dated April 3, 2015, with a final revision date of May 5, 2015, with the following conditions:

1. Verify and correct the flood zone boundaries and panel number on the Preliminary Plat to match the FIRM Panel No. 47165C0313G, dated April 17, 2012.
2. Verify and Correct location of all 10' wide Public Utility and Drainage Easement (P.U.D.E.). (Does not match submitted Revised FMDP PC 8-546-15)
3. Verify and correct street names. (Does not match submitted Revised FMDP PC 8-546-15)
4. Remove 'Common Areas' from Offer of Irrevocable Dedication.
5. Provide pedestrian crosswalks at all intersections.
6. Revise the intersection of Hackney Lane and Goodman Drive to reflect traffic calming measures shown on Revised FMDP/Construction Plans.
7. Revise drainage ditch at rear of northern and western properties to proposed location shown on Revised FMDP/Construction Plans.
8. Revise location(s) of stormwater structures to those shown on Revised FMDP/Construction Plans.
9. Submit three (3) corrected and folded copies of the Preliminary Plat to the Planning Department for review and approval.
10. Provide three (3) corrected and folded copies of the Amended PMDP/Revised FMDP for Fairway Farms, Phases 2 & 3 (PC 3-294-15), to reflect the added section and lot layouts, to the Planning Department.

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

ATTACHMENTS:

Attachment 8-1 Location Map
Attachment 8-2 Preliminary Plat, Fairway Farms, Phase 2, Section 3 (PC1-541-15B)
Attachment 8-3 Amended PMDP/Revised FMDP, Fairway Farms, Phases 2 & 3 (PC3-294-15)
Attachment 8-4 FIRM Map Panel No. 47165C0313G, April 17, 2012

FAIRWAY FARMS DEVELOPMENT

LOCATION MAP

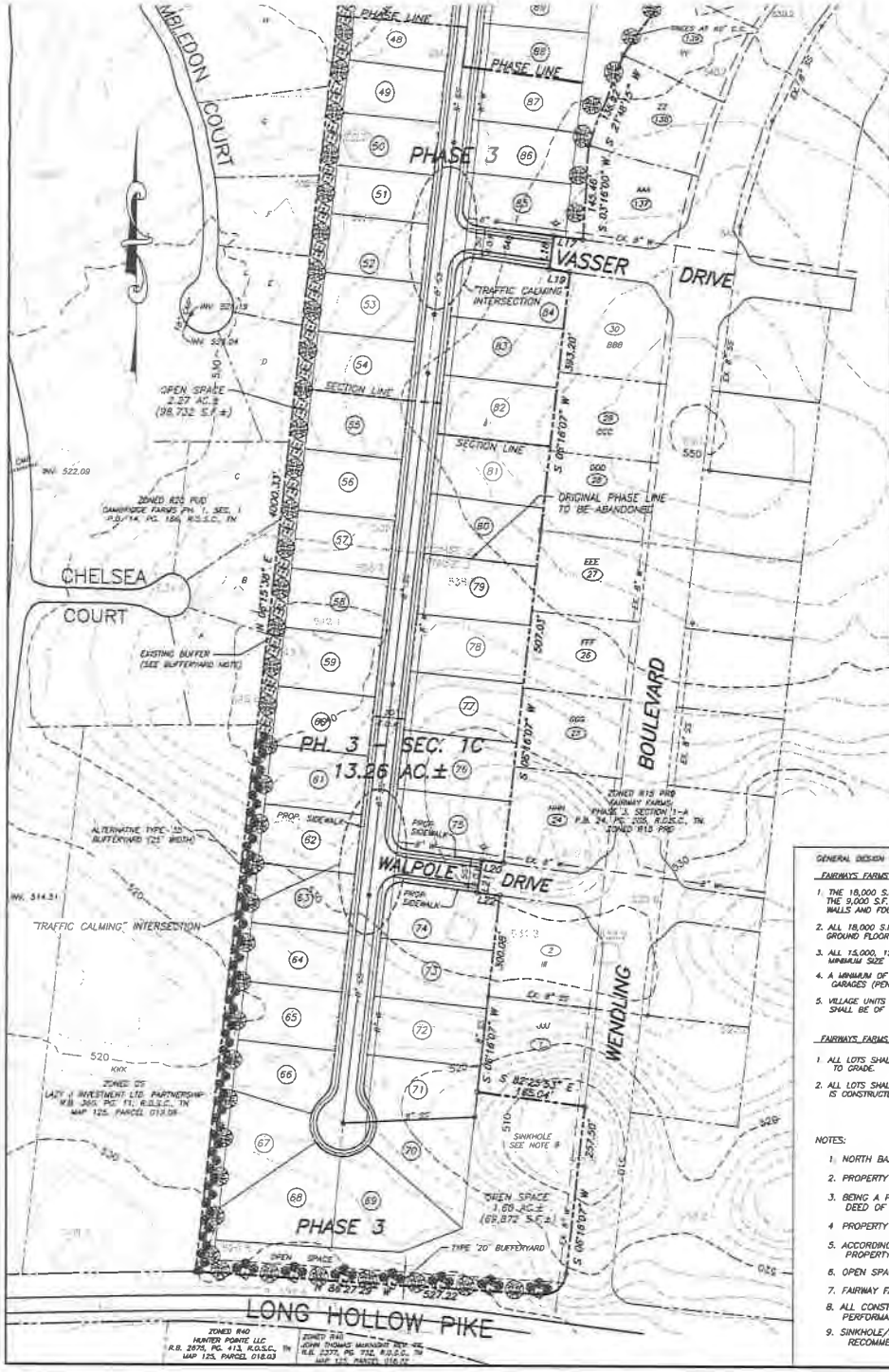
GOODMAN DRIVE
TAX MAP #114//040.01
ZONED R15 PRD
PC #1-541-15B

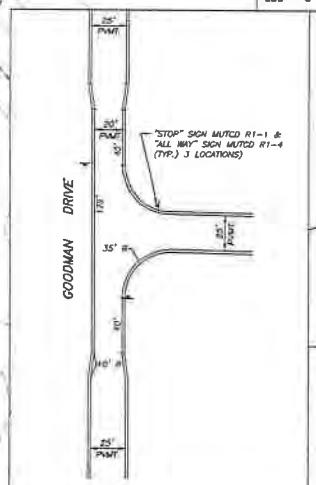
ATTACHMENT 8-1

L16	S 51°32'32" W	10.95'
L18	S 12°27'28" W	28.72'
L17	N 82°25'53" W	44.77'
L18	S 07°34'07" W	50.00'
L19	S 82°25'53" E	31.54'
L20	N 82°25'53" W	32.80'
L21	S 07°34'07" W	50.00'
L22	S 82°25'53" E	33.94'

INTO TWO (2) LOTS AND OPEN SPACE AND TO REVISE TOTAL OPEN SPACE.

OWNER NAME	TAX MAP	PARCEL	SITE ADDRESS	EXISTING ZONING & USE	PROPOSED ZONING & USES
FAIRWAY FARMS DEVELOPMENT GROUP	114	040.01	LONG HOLLOW PIKE	R15 PRD VACANT	R15 PRD One-family detached Residential units



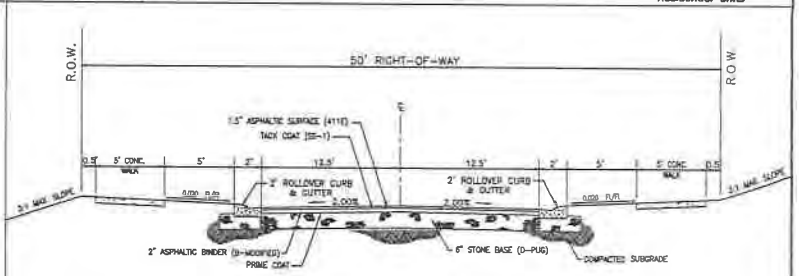


TRAFFIC CALMING INTERSECTION

N.T.S.

INTERSECTIONS AFFECTED:

GOODMAN DR. AT WALPOLE DR.
GOODMAN DR. AT VASSER DR.
GOODMAN DR. AT ROAD "A" - BOTH INTERSECTIONS



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

SITE DATA

	ORIGINAL APPROVAL FAIRWAYS FARMS ("A" & "B")	FAIRWAYS FARMS AS-BUILTS: PHASE 1 SEC. 1-4 PHASE 3 SEC. 1	PROP. FAIRWAYS FARMS: PHASE 2 & PHASE 3	REVISED FAIRWAY FARMS PART "A" & "B" TOTALS PER THIS REQUEST
PROPOSED BASE ZONE	R15 PRD	R15 PRD	R15 PRD	R15 PRD
PROPOSED LAND USE	MEDIUM DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL
PROPOSED SINGLE FAMILY UNITS:				
18,000 SQ. FT. (MIN.)	62	68	1 (lot 160)	70
15,000 SQ. FT. (MIN.)	131	75	33 (lots 52 to 84 & 158)	109
12,000 SQ. FT. (MIN.)	0	13	21(lots 41 to 51 & 85 to 94)	34
9,000 SQ. FT. (MIN.)	279 (B=163)	37	100	300
TOTAL	482	194	156	513
SITE ACREAGE	261.17 ACRES	111.58 ACRES	58.99 ACRES	261.17 ACRES
PERMITTED INDIVIDUAL LOT COVERAGE	43%	43%	43%	43%
MAXIMUM PERMITTED DENSITY	3.5 UNITS/ACRE	3.5 UNITS/ACRE	3.5 UNITS/ACRE	3.5 UNITS/ACRE
PROPOSED DENSITY	1.85 UNITS/ACRE	1.74 UNITS/ACRE	2.65 UNITS/ACRE	1.96 UNITS/ACRE
REQUIRED OPEN SPACE	20% (52.23 ACRES)	20% (22.32 ACRES)	20% (11.79 ACRES)	20% (52.23 ACRES)
PROPOSED OPEN SPACE	31.7% (82.12 ACRES)	15.31% (17.08 ACRES)	17.79% (10.49 ACRES)	24.93% (65.24 ACRES)
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET	35 FEET	35 FEET

SINGLE-FAMILY LOT DATA

	18,000 SQ. FT.	15,000 SQ. FT.	12,000 SQ. FT.	9,000 SQ. FT.
MINIMUM YARDS:				
FRONT	20'	20'	20'	20'
SIDE	10'	10'	10'	10'
REAR	15'	15'	15'	15'
MINIMUM LOT WIDTHS	90'	75'	60'	60'

SCALE IN FEET: 100 50 0 100 200 300

GENERAL DESIGN NOTES:

FAIRWAYS FARMS ("A")

1. THE 18,000 S.F., 5,000 S.F. & 12,000 S.F. LOTS SHALL BE 4 SIDED, 80% BRICK, STONE OR STUCCO. THE 9,000 S.F. LOTS SHALL BE 4 SIDED, 75% BRICK OR STONE EXTERIOR. WALLS AND FOUNDATIONS SHALL BE OF THESE SAME MATERIALS TO GRADE.
2. ALL 18,000 S.F. LOTS AND 15,000 S.F. LOTS ADJACENT TO LONG HOLLOW GOLF COURSE SHALL HAVE A MINIMUM GROUND FLOOR FOOTPRINT OF 2,000 S.F. IF A SECOND FLOOR IS CONSTRUCTED IT SHALL BE A MINIMUM OF 500 S.F.
3. ALL 15,000, 12,000 & 9,000 S.F. LOTS THAT ARE NOT ADJACENT TO LONG HOLLOW GOLF COURSE SHALL HAVE A MINIMUM SIZE OF 1,800 S.F. FOR A RANCH STYLE AND 2,000 S.F. FOR A 2 STORY.
4. A MINIMUM OF 70% OF THE 18,000 S.F. AND 15,000 S.F. LOTS SHALL HAVE SIDE OR REAR ENTRY 2-BAY GARAGES (PENDING EXTREME GRADE ISSUES).
5. VILLAGE UNITS (9,000 S.F. LOTS) SHALL BE 4 SIDED, 75% BRICK OR STONE EXTERIOR. WALLS AND FOUNDATIONS SHALL BE OF THESE SAME MATERIALS TO GRADE WITH A MINIMUM OF 1,800 S.F. AND 2,000 S.F. IF A 2 STORY

FAIRWAYS FARMS ("B")

1. ALL LOTS SHALL BE 75% BRICK OR STONE EXTERIOR WALLS AND FOUNDATION SHALL BE OF THESE SAME MATERIALS TO GRADE.
2. ALL LOTS SHALL HAVE A MINIMUM GROUND FLOOR FOOTPRINT OF 1400 S.F. IF A SECOND FLOOR IS CONSTRUCTED IT SHALL BE A MINIMUM OF 300 S.F.

NOTES:

1. NORTH BASED ON A PREVIOUS SURVEY BY BRUCE RAINEY & ASSOCIATES.
2. PROPERTY IS SHOWN AS PART OF PARCEL 40.01 ON SUMNER COUNTY PROPERTY MAP 114
3. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO FAIRWAY FARMS DEVELOPMENT GROUP BY DEED OF RECORD IN R.B. 4018, PG. 756, R.O.S.C., TN.
4. PROPERTY IS ZONED R15 PRD.
5. ACCORDING TO F.I.R.M. FLOOD MAP NO. 47165C0125G, DATED 4-17-12, A PORTION OF THIS PROPERTY LIES IN A FLOOD HAZARD AREA AS SHOWN HEREON AND LIES IN ZONE 'AE'.
6. OPEN SPACE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
7. FAIRWAY FARMS DEVELOPMENT GROUP IS RESPONSIBLE FOR ALL FINANCIAL MATTERS.
8. ALL CONSTRUCTION AND USE OF PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORD. 13.02.
9. SINKHOLE/INJECTION WELL TO BE EVALUATED BY GEOTECHNICAL ENGINEER WITH RECOMMENDATIONS TO BE SUBMITTED WITH CONSTRUCTION PLANS.

"AMENDED" PRELIMINARY MASTER DEVELOPMENT PLAN/
REVISED FINAL MASTER DEVELOPMENT PLAN
OF
FAIRWAY FARMS
PHASE 2 & PHASE 3

PROPERTY LOCATED NORTH OF LONG HOLLOW PIKE & WEST OF WENDLING BOULEVARD IN THE CITY OF GALLATIN
9th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : SEPTEMBER 28, 2009
SCALE : 1" = 100'
OWNER/DEVELOPER
FAIRWAY FARMS DEVELOPMENT GROUP
147 MAPLE ROW BOULEVARD
HENDERSONVILLE, TN 37075

REV. : 03/15/12
REV. : 06/27/12
REV. : 12/03/12
REV. : 12/13/12
REV. : 12/31/12
REV. : 01/29/13
REV. : 02/15/13
REV. : 03/08/13
REV. : 03/11/13
REV. : 03/14/13
REV. : 08/02/13
REV. : 10/30/13
REV. : 01/15/15
REV. : 01/28/15
REV. : 02/11/15

PREPARED BY :

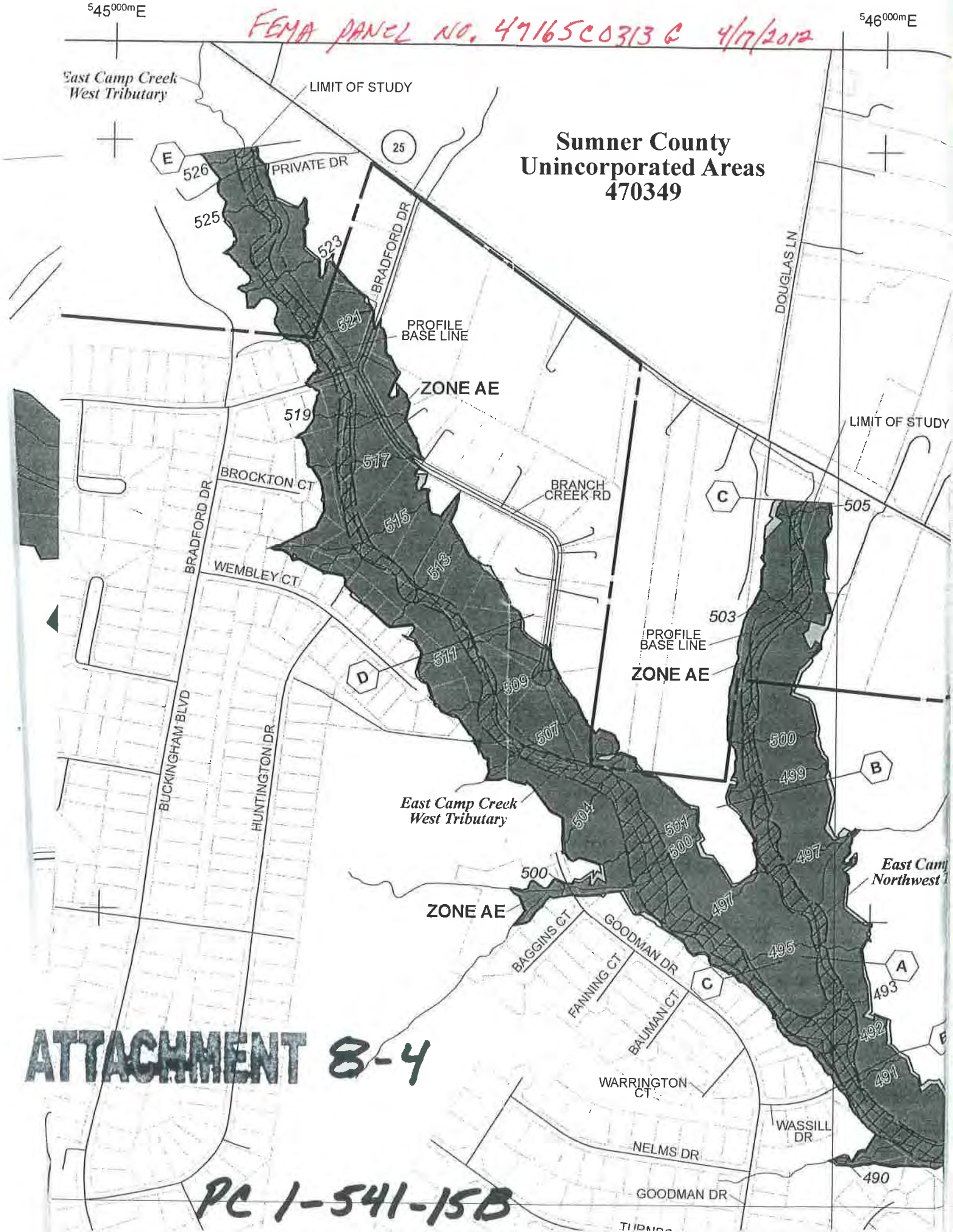
Bruce Rainey AND ASSOCIATES
LAND DEVELOPMENT CONSULTANTS
116 MAPLE ROW BLVD.
HENDERSONVILLE, TN. 37075
Phone 615-822-0012
Fax 615-824-1487

JOB NO. 140152
(REF. 090085)

ATTACHMENT 8-3

PC 1-541-15B

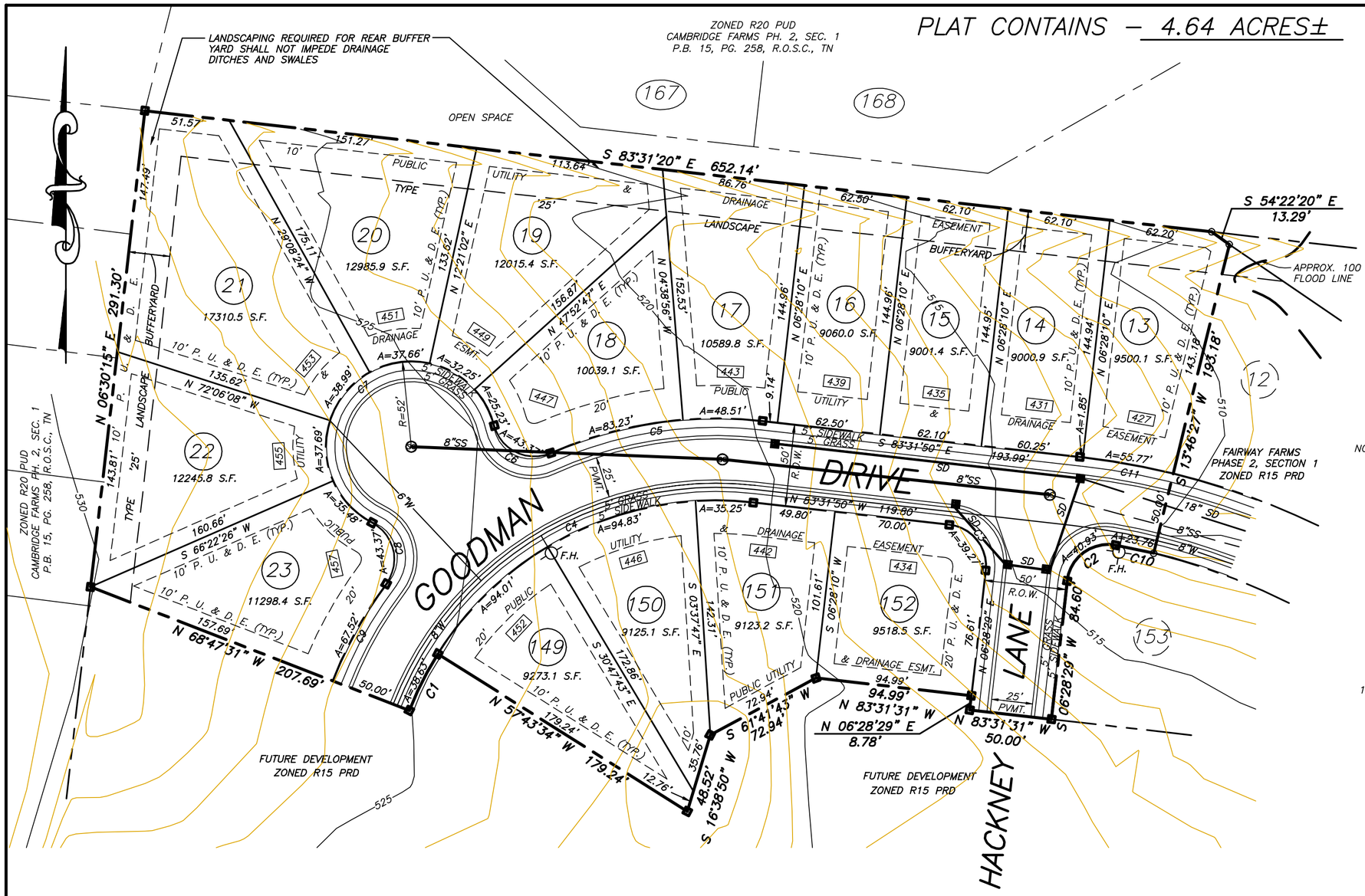
FEMA PANEL NO. 47165C0313 G 4/17/2012



ATTACHMENT 8-4

PC 1-541-15B

PLAT CONTAINS – 4.64 ACRES±



LOCATION MAP

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 15 ONE–FAMILY DETACHED DWELLING LOTS.
2. NORTH BASED ON A PREVIOUS SURVEY BY BRUCE RAINEY & ASSOCIATES.
3. PROPERTY IS SHOWN AS PART OF PARCEL 40.01 ON SUMNER COUNTY PROPERTY MAP 114.
4. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO FAIRWAY FARMS DEVELOPMENT GROUP BY DEED OF RECORD IN R.B. 4018, PG. 756, R.O.S.C., TN.
5. PROPERTY IS ZONED R15 PRD.
6. ACCORDING TO F.I.R.M. FLOOD MAP NO. 47165C0125G, DATED 4–17–12, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA.
7. LANDSCAPE BUFFERYARD TO BE MAINTAINED BY INDIVIDUAL LOTS OWNERS.
8. EXISTING AND PROPOSED USE : SINGLE FAMILY RESIDENTIAL
9. 905 DENOTES STREET ADDRESS.
10. SETBACKS AS APPROVED AS SHOWN ON PMDP FOR FAIRWAYS FARMS PHASE 2 AND PHASE 3 (PC FILE #3–294–15).

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.

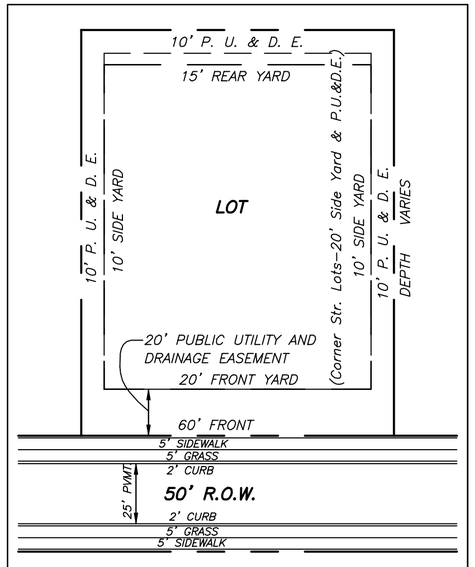
LEGEND

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

50 0 50 100 150

Scale: 1" = 50'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	11°03'56"	200.00'	38.63'	S 26°44'27" W	38.57'
C2	93°48'46"	25.00'	40.93'	N 53°22'37" E	36.51'
C3	90°00'20"	25.00'	39.27'	S 38°31'41" E	35.36'
C4	64°11'44"	200.00'	224.08'	N 64°22'18" E	212.55'
C5	30°11'31"	250.00'	131.74'	S 81°22'24" W	130.22'
C6	99°23'49"	25.00'	43.37'	S 64°01'27" E	38.13'
C7	228°23'20"	52.00'	207.28'	N 51°28'47" E	94.86'
C8	99°23'49"	25.00'	43.37'	N 13°00'59" W	38.13'
C9	15°28'27"	250.00'	67.52'	N 28°56'43" E	67.31'
C10	3°29'26"	390.00'	23.76'	S 77°58'16" E	23.76'
C11	7°18'13"	440.00'	56.09'	S 79°52'40" E	56.05'



TYPICAL VILLAGE LOT CONFIGURATION

9,000 – 12,000 S.F.

PRELIMINARY PLAT OF FAIRWAY FARMS PHASE 2 – SECTION 3

PROPERTY LOCATED NORTH OF LONG HOLLOW PIKE & WEST OF GOODMAN DRIVE IN THE CITY OF GALLATIN
9th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : APRIL 3, 2015 REV. : 04/22/15
REV. : 05/05/15

SCALE : 1" = 50'

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

PREPARED BY :

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

SHEET NO. 1 OF 1
JOB NO. 140152, 2–3

ITEM 9

GMRPC Resolution No. 2015-69

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL PLAT FOR FAIRWAY FARMS, PHASE 3, SECTION 1C, A MAJOR SUBDIVISION, TO CREATE 27 LOTS, AN OPEN SPACE TRACT, AND DEDICATE RIGHT-OF-WAY ON 13.26 (+/-) ACRES, LOCATED AT GOODMAN DRIVE AND WALPOLE DRIVE. – (1-543-15C)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by the applicant, Bruce Rainey and Associates, at its regular meeting on May 18, 2015; and

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

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

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

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

ITEM 9

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Final Plat for Fairway Farms, Phase 3, Section 1C consisting of a three (3) sheet plan, prepared by Bruce Rainey and Associates of Hendersonville, Tennessee, with job number 140152, dated April 10, 2015, with a final revision date of May 5, 2015, with the following conditions:

1. Correct the flood zone panel number on the Final Plat to FIRM Panel No. 47165C0313G, dated April 17, 2012.
2. Correct Fairway Farms Ph. 32, Sec. 1C to Fairway Farms Ph. 3, Sec. 1C in the Certificate of Approval of Utility Systems on Sheet 3 of 3.
3. Remove 'Common Areas' from Offer of Irrevocable Dedication document.
4. Correct the name of the property owners and zoning to the property located south of Long Hollow Pike.
5. Provide a temporary easement for the temporary cul-de-sac for Goodman Drive.
6. Extend the sidewalk along Long Hollow Pike to the west side of the open space tract.
7. Extend the drainage easement over the sinkhole area through Lots 70 and 71.
8. Provide a copy of the recorded Stormwater Maintenance Agreement to the Engineering Division prior to the recording of the final plat.
9. Submit a site surety, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to recording a final plat.
10. Submit three (3) corrected and folded copies of the Final Plat to the Planning Department for review and approval.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 05/18/2015

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

ITEM 9

APPROVED AS TO FORM:

_____

SUSAN HIGH-MCAULEY
CITY ATTORNEY

ITEM 9
PLANNING DEPARTMENT STAFF REPORT

Final Plat for Fairway Farms, Phase 3, Section 1C
(1-543-15C)
Located at Goodman Drive and Walpole Drive
Date: May 13, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR FAIRWAY FARMS, PHASE 3, SECTION 1C, A MAJOR SUBDIVISION, TO CREATE 27 ONE-FAMILY DETACHED DWELLING LOTS, AN OPEN SPACE TRACT, AND DEDICATE RIGHT-OF-WAY ON 13.26 (+/-) ACRES, LOCATED AT GOODMAN DRIVE AND WALPOLE DRIVE.

OWNER:	**FAIRWAY FARMS DEVELOPMENT G.P.**
APPLICANT:	**BRUCE RAINEY & ASSOCIATES**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2015-69 WITH CONDITIONS**
STAFF CONTACT:	**ROBERT J. KALISZ**
PLANNING COMMISSION DATE:	**MAY 18, 2015**

PROPERTY OVERVIEW: The owner and applicant is requesting approval of a Final Plat for Fairway Farms, Phase 3, Section 1C a major subdivision, to create 27 One-Family Detached Dwelling lots, an open space tract, and dedicate right-of-way on 13.26 (+/-) acres (Tax Map 114, Parcel 040.01), located at Goodman Drive and Walpole Drive. The property is currently zoned R15 Medium Density Residential-Planned Residential Development (R15-PRD). One-Family Detached Dwellings is a permitted use in the R15-PRD zoning district. (Attachment 9-1 and 9-2)

CASE BACKGROUND:

Previous Approvals

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

On June 24, 2013, the Planning Commission approved the Final Master Development Plan for Fairway Farms, Phases 2 and 3 (PC0146-13) and the Preliminary Plat for Fairway Farms, Phase 3, Section 1C (PC0143-13) containing 27 lots, an open space tract, and a right-of-way on 13.26 (+/-) acres.

On February 23, 2015, the Planning Commission approved a minor amendment to the Preliminary Master Development Plan/Revised Final Master Development Plan for Fairway Farms, Phases 2 & 3 (PC 3-294-15) to develop the "Reserved Area" into two (2) lots and open spaces and to update the lot counts for the overall development. (Attachment 9-3)

DISCUSSION:

Proposed Development
The Amended Preliminary Master Development Plan/Final Master Development Plan for Fairway Farms, Phases 2 and 3 includes 156 lots for single family detached dwelling units. With this Final Plat (Fairway Farms, Phase 3, Section 1C) the owner and applicant are proposing 27 lots, an open space tract, and dedicating right-of-way on 13.26 (+/-) acres. The Final Plat is consistent with the Preliminary Plat for Fairway Farms, Phase 3, Section 1C (PC0143-13) and the Amended Preliminary Master Development Plan/Revised Final Master Development Plan for Fairway Farms, Phases 2 & 3 (PC 3-294-15). (Attachment 9-3)

Natural Features
The property is currently vacant and in the early stage of being developed with public infrastructures. The natural topography for the site has several high points located throughout the site. The first high point is located along Long Hollow Pike, where the land slopes from the highest point of elevation (534') at the south side of the plat towards the sinkhole located behind Lots 70 and 71 and Lot 1 (508') of Phase 3, Section 1A and towards the rear of Lots 65 and 66 (520'). The second high point is located along the rear of Lots 55 thru 60 (540') which slopes towards Lot 24 (524') of Phase 3, Section 1A and also converges with the third high point located at the rear of Lot 81 (545') which also slopes towards Lot 24 (524') of Phase 3, Section 1A. Most of the sinkhole behind Lots 70 and 71 is located in the open space tract. A plat note indicates that no disturbance will be permitted within the existing depressed area (approximate Elevation 524.0') and the area is designated as a drainage easement for the sinkhole area.

No portion of this property is located in a flood hazard area. The owner and applicant will correct the flood zone panel number on the Final Plat to match the FIRM Panel No. 47165C0313G, dated April 17, 2012.

Adjacent or Area Uses
Cambridge Farms, a residential development zoned Residential-20 (PUD), is located along the westerly portion of the proposed plat. Fairway Farms Phase 3, Section 1A and future development of Fairway Farms are located along the north and east portions of the proposed plat. Vacant land, zoned Commercial Services (CS), is located along the southwestern portion of the proposed plat with additional vacant land, zoned Mixed Use (MU), located across Long Hollow Pike to the south of the proposed plat.

Lot Size and Layout
This portion of Fairway Farms, Phase 3, as indicated on the Amended Preliminary Master Development Plan/Revised Final Master Development Plan for Fairway Farms, Phase 2 and 3 (PC 3-294-15), has minimum lot sizes of 15,000 square feet and a minimum house size of 1,800 square feet for ranch style houses and 2,000 square feet for a two story houses. The Manor Homes shall have a minimum ground floor footprint of 2,000 square feet and if a second floor is constructed it shall be a minimum of 500 square feet. The minimum 15,000 square foot lots shall be 4-sided, with 80 percent brick or stone exteriors, and the walls and foundations shall be of these same materials to grade. A minimum of 70 percent of the 15,000 square foot lots shall have side or rear entry two (2) bay garages

(pending extreme grading issues). The lot sizes shown on the final plat are consistent with lot sizes and layouts on the Amended Preliminary Master Development Plan/Final Master Development Plan for Fairway Farms, Phase 2 and 3 (PC 3-294-15).

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

Rights-of-Way/Streets/Roads

A 50 feet wide public right-of-way extension with a 25 feet wide pavement width is shown for the Goodman Drive and Walpole Drive. Goodman Drive and Walpole Drive will become public streets once the roadway infrastructure is installed and accepted by the Gallatin City Council. Five (5) foot wide sidewalks and five (5) foot wide grass strip will be constructed on both sides of Goodman Drive and Walpole Drive in accordance with the Gallatin Zoning Ordinance and the *Gallatin on the Move 2020 Plan.* Extend the sidewalk along Long Hollow Pike to the west side of the open space tract.

The Final Plat indicates approximately 1260 linear feet of public right-of-way which includes the southern end of Goodman Drive and the extension of Walpole Drive. A temporary cul-de-sac is located at the north end of Goodman Drive. Provide a temporary easement for the temporary cul-de-sac for Goodman Drive.

Public Utility and Drainage Easements (P.U.D.E's)

The Typical Lot Configuration includes Public Utility Drainage Easements (P.U.D.E.). This includes a 20-foot wide P.U.D.E. located along all front yards and 10-foot wide P.U.D.E.'s located along all side and rear yards (unless otherwise noted). A 30-foot wide P.U.D.E. is shown along the rear of Lots 72, 73, and 74 and Lots 65 and 66 shows 60-foot wide P.U.D.E. along the rear of the lots. Lots 64 and 67 rear P.U.D.E. tapers back from the adjoining 60-foot wide P.U.D.E. to the rear property line. Lot 71 shows 20-foot wide P.U.D.E. with Lots 75 thru 81 shows 15-foot wide P.U.D.E. along the rear of the lots. Located in these easements are for drainage pipes with headwalls, drainage ditches/swales and a detention pond. No vertical construction is allowed in any easements.

Open Space and Bufferyard

The Final Plat shows one (1) open space tract in Phase 3, Section 1C. The open space tract is U-shaped which runs parallel with portion of the vacant land to the west, Long Hollow Pike to the south, and Wendling Boulevard to the east. It consists of approximately 1.74 acres which the sinkhole is located in the northeast corner of the open space tract and provides a buffer between residences and adjacent roadway.

An Alternative Type 35 Bufferyard (25' width) is required along the western boundary line between Fairways Farms Phase 3, Section 1C, the vacant land (Lazy J Investment property) and Cambridge Farms, Phase 2, Section 1. The Alternative Type 35 Bufferyard (25' width), located along the western boundary line, was approved as part of the Amended PMDP/Revised FMDP and consists of existing trees to meet the bufferyard requirements. A Type 20 Bufferyard is required along the southern boundary line adjacent to Long Hollow Pike.

The owner and applicant shall coordinate with staff regarding the removal of any existing mature trees or planting trees to fill gaps in landscaping and prior to the construction of any homes on lots in this phase. All landscaping required for bufferyards shall not impede drainage ditches and swales.

The bufferyards shall be maintained by the owner/developer per G.Z.O. Section 13.04.120 or until governed by a homeowner's association. The owner/developer and homeowner's association has access to the bufferyards located along the rear of lots to allow access for installation and maintenance of the bufferyards.

Stormwater

The owner and applicant submitted construction plans and drainage calculations to the Engineering Division for review and approval. The construction plans and final plat indicates the stormwater runoff from the west side of the property drains into a detention pond located behind Lots 65 and 66 with additional stormwater runoff draining into several catch basins located along the Goodman Drive and Walpole Drive. The stormwater runoff captured in the catch basins will then proceed through drainage pipes and ditches/swales and conveyed to the sinkhole located in the open space tract.

Planning Department Comments

The Planning Department reviewed and commented on the Final Plat. The applicant satisfactorily addressed the Planning Department comments; however, the owner and applicant shall first receive approval of a Revised Final Master Development Plan for Fairway Farms, Phase 2, Section 3 (PC 8-546-15), by Planning Commission and shall comply with the following:

1. Correct the flood zone panel number on the Final Plat to FIRM Panel No. 47165C0313G, dated April 17, 2012.
2. Correct Fairway Farms Ph. 32, Sec. 1C to Fairway Farms Ph. 3, Sec. 1C in the Certificate of Approval of Utility Systems on Sheet 3 of 3.
3. Remove 'Common Areas' from Offer of Irrevocable Dedication document.
4. Correct the name of the property owners and zoning to the property located south of Long Hollow Pike.
5. Provide a temporary easement for the temporary cul-de-sac for Goodman Drive.
6. Extend the sidewalk along Long Hollow Pike to the west side of the open space tract.

Engineering Division Comments

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

1. Extend the drainage easement over the sinkhole area through Lots 70 and 71.
2. Provide a copy of the recorded Stormwater Maintenance Agreement to the Engineering Division prior to the recording of the final plat.

Gallatin Public Utilities Department Comments

This development is serviced by the Gallatin Public Utilities Department. The applicant shall coordinate all development with Gallatin Public Utilities Department to ensure all future utility infrastructures are installed to the satisfaction of the Gallatin Public Utilities Department. The Gallatin Public Utilities Department reviewed the Final Plat and listed no comments:

Other Departmental Comments

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

1. All roadways shall be able to support fire equipment prior to issuance of any building permits.
2. All fire hydrants shall be installed prior to issuance of any building permits.
3. All applicable fire codes shall be followed.

Findings

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

RECOMMENDATION:

Based on the findings presented in the staff report, Staff recommends that the Planning Commission approve GMRPC Resolution 2015-69, a Final Plat for Fairway Farms, Phase 3, Section 1C consisting of a three (3) sheet plan, prepared by Bruce Rainey and Associates of Hendersonville, Tennessee, with job number 140152, dated April 10, 2015, with a final revision date of May 5, 2015, with the following conditions:

1. Correct the flood zone panel number on the Final Plat to FIRM Panel No. 47165C0313G, dated April 17, 2012.
2. Correct Fairway Farms Ph. 32, Sec. 1C to Fairway Farms Ph. 3, Sec. 1C in the Certificate of Approval of Utility Systems on Sheet 3 of 3.
3. Remove 'Common Areas' from Offer of Irrevocable Dedication document.
4. Correct the name of the property owners and zoning to the property located south of Long Hollow Pike.
5. Provide a temporary easement for the temporary cul-de-sac for Goodman Drive.
6. Extend the sidewalk along Long Hollow Pike to the west side of the open space tract.
7. Extend the drainage easement over the sinkhole area through Lots 70 and 71.
8. Provide a copy of the recorded Stormwater Maintenance Agreement to the Engineering Division prior to the recording of the final plat.
9. Submit a site surety, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to recording a final plat.
10. Submit three (3) corrected and folded copies of the Final Plat to the Planning Department for review and approval.

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

ATTACHMENTS:

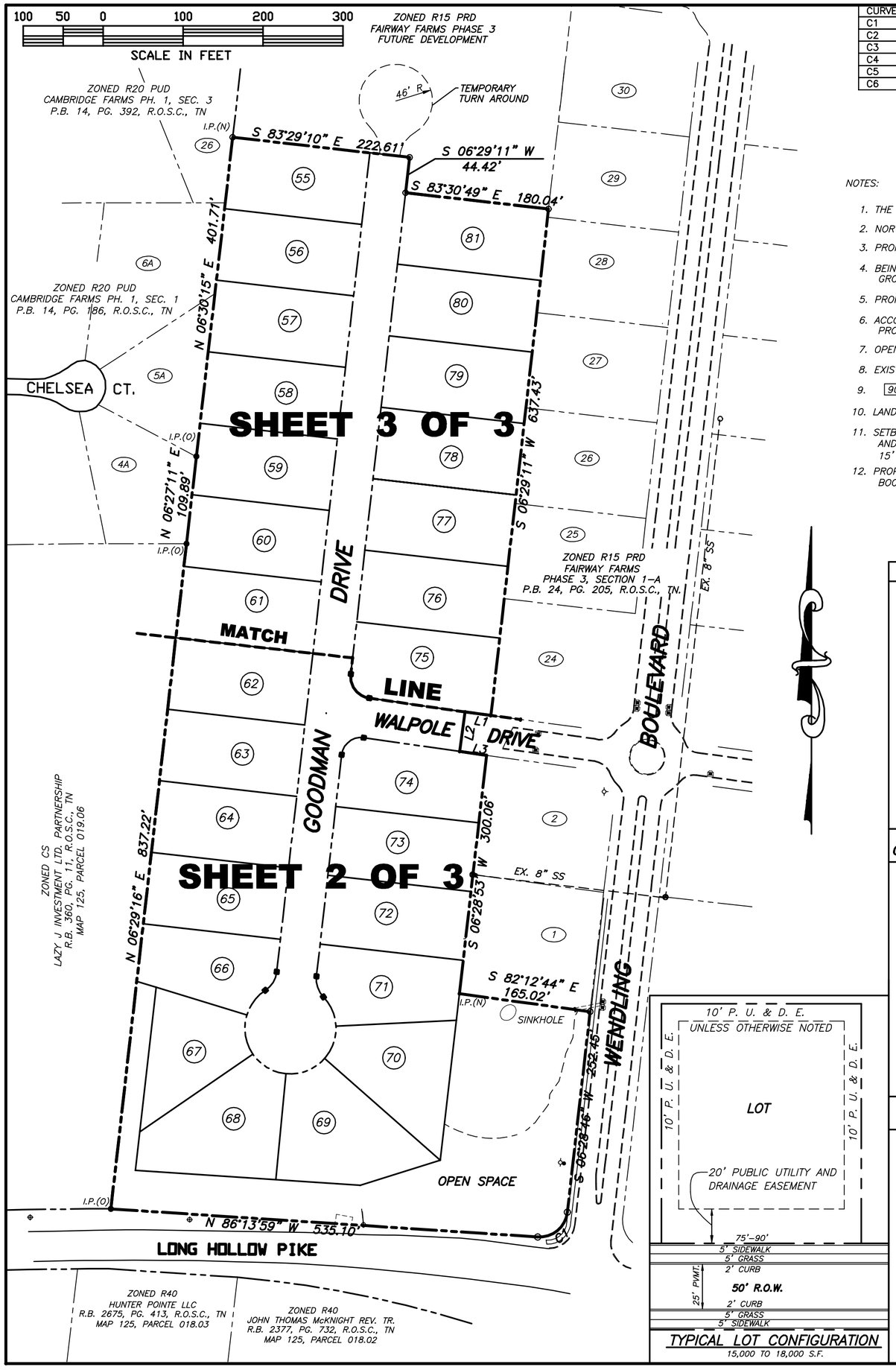
Attachment 9-1 Location Map
Attachment 9-2 Final Plat, Fairway Farms, Phase 3, Section 1C (PC1-543-15C)
Attachment 9-3 Amended PMDP/Revised FMDP, Fairway Farms, Phases 2 & 3 (PC3-294-15)

FAIRWAY FARMS DEVELOPMENT

LOCATION MAP

GOODMAN DRIVE AND WALPOLE DRIVE
TAX MAP #114//040.01
ZONED R15 PRD
PC 1-543-15C

ATTACHMENT 9-1



TYPICAL LOT CONFIGURATION
15,000 TO 18,000 S.F.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	87°17'18"	35.00'	53.32'	N 50°07'25" E	48.31'
C2	88°17'23"	27.30'	42.06'	S 37°39'30" E	38.02'
C3	91°42'37"	24.26'	38.84'	S 52°20'29" W	34.82'
C4	50°11'40"	32.00'	28.03'	S 18°36'39" E	27.15'
C5	240°42'03"	57.00'	239.46'	N 76°38'33" E	98.38'
C6	50°09'20"	32.00'	28.01'	N 31°33'51" E	27.13'

LINE	BEARING	DISTANCE
L1	N 82°12'12" W	32.80'
L2	S 07°46'54" W	50.00'
L3	S 81°48'12" E	34.02'

PLAT CONTAINS – 13.26 ACRES

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 27 ONE-FAMILY DETACHED DWELLING LOTS.
2. NORTH BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83.
3. PROPERTY IS SHOWN AS PART OF PARCEL 40.01 ON SUMNER COUNTY PROPERTY MAP 114.
4. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO FAIRWAY FARMS DEVELOPMENT GROUP BY DEED OF RECORD IN R.B. 4020, PG. 534, R.O.S.C., TN.
5. PROPERTY IS ZONED R15 PRD.
6. ACCORDING TO F.I.R.M. FLOOD MAP NO. 47165C0125G, DATED 4-17-12, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA.
7. OPEN SPACE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
8. EXISTING AND PROPOSED USE : SINGLE FAMILY RESIDENTIAL
9. 905 DENOTES STREET ADDRESS.
10. LANDSCAPE BUFFERYARD WITHIN LOTS TO BE MAINTAINED BY INDIVIDUAL LOTS OWNERS.
11. SETBACKS AS APPROVED AS SHOWN ON PMDP FOR FAIRWAYS FARMS PHASE 2 AND PHASE 3 (PC FILE #3-294-15). 20' FRONT YARD, 10' SIDE YARD (CORNER LOT – 20' SIDE), 15' REAR YARD (UNLESS OTHERWISE DEFINED BY EASEMENTS).
12. PROPERTY IS SUBJECT TO A STORM WATER MAINTENANCE AGREEMENT AS RECORDED IN RECORD BOOK _____, PAGE _____, AS RECORDED IN THE REGISTER'S OFFICE OF SUMNER COUNTY, TENNESSEE.

LOCATION MAP
NOT TO SCALE

FINAL PLAT OF FAIRWAY FARMS PHASE 3 – SECTION 1C

PROPERTY LOCATED NORTH OF LONG HOLLOW PIKE & WEST OF WENDLING BOULEVARD IN THE CITY OF GALLATIN
9th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : APRIL 10, 2015 REV. : 05/05/15

SCALE : 1" = 100'

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

LEGEND

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

CERTIFICATE OF COMMON AREAS DEDICATION

Fairway Farms Development Group in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners in Fairway Farms Ph. 3, Sec. 1C 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 homeowners in Fairway Farms Ph. 3, Sec. 1C as more fully provided in Article __, Declaration of Covenants and Restrictions, applicable to Fairway Farms Ph. 3, Sec. 1C, dated _____, and recorded with this plat. Said Article _____ is hereby incorporated and made part of this plat.

DATE : _____ OWNER : _____

CERTIFICATE OF OWNERSHIP & DEDICATION

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

DATE : _____ OWNER : _____
FAIRWAY FARMS DEVELOPMENT GP.

TITLE : _____

CERTIFICATE OF SURVEY ACCURACY

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

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

DATE : _____

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

REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the utility systems outlined or indicated on the final subdivision plat entitled Fairway Farms Ph. 3, Sec. 1C 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 _____ , 2015
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 3 SHEETS
JOB NO. 140152

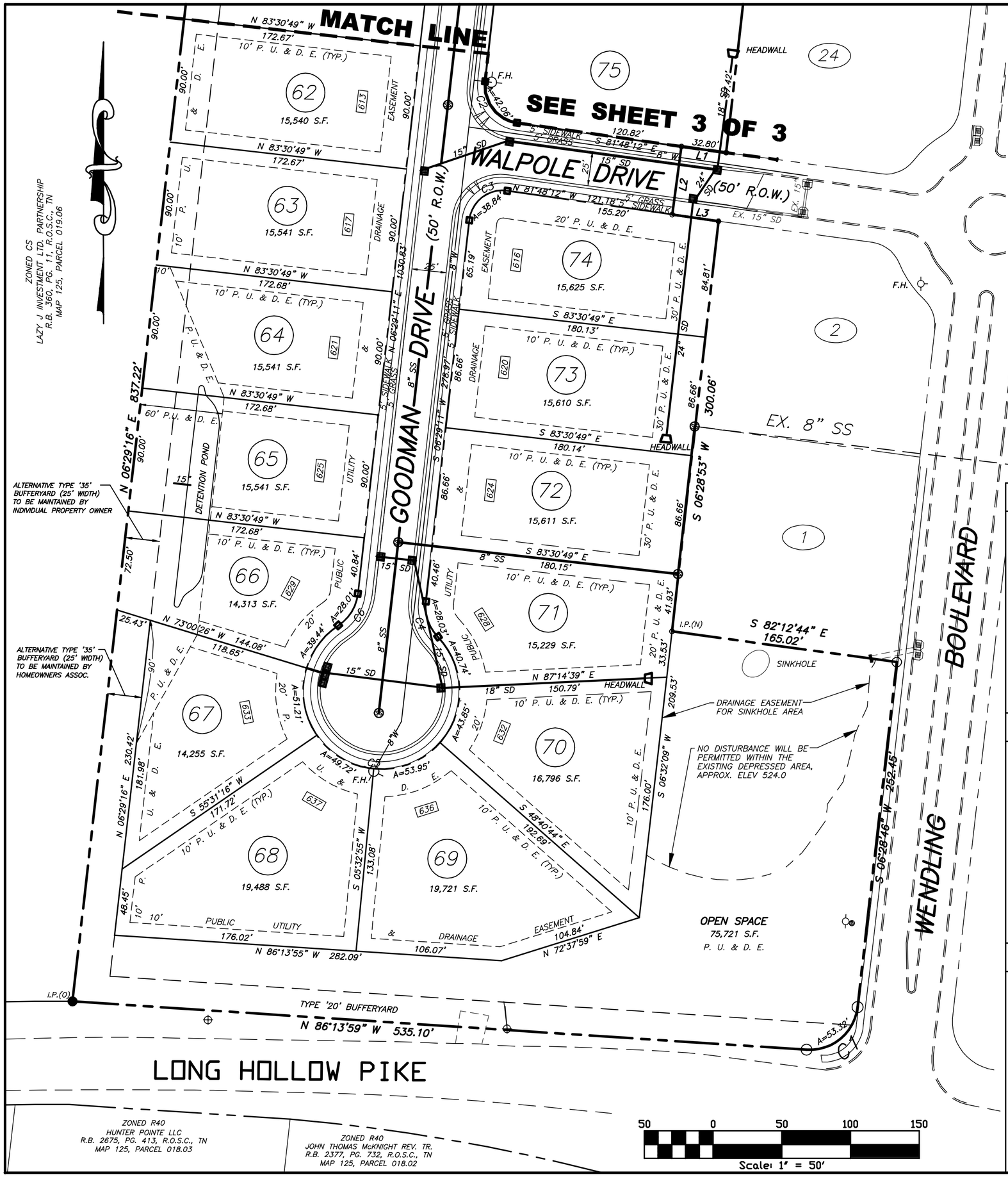
FINAL PLAT OF FAIRWAY FARMS PHASE 3 – SECTION 1C

PROPERTY LOCATED NORTH OF LONG HOLLOW PIKE & WEST OF WENDLING BOULEVARD IN THE CITY OF GALLATIN
9th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : APRIL 10, 2015 REV. : 05/05/15

SCALE : 1" = 50'

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



LEGEND

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

CERTIFICATE OF COMMON AREAS DEDICATION

Fairway Farms Development Group in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners in Fairway Farms Ph. 3, Sec. 1C 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 homeowners in Fairway Farms Ph. 3, Sec. 1C as more fully provided in Article __, Declaration of Covenants and Restrictions, applicable to Fairway Farms Ph. 3, Sec. 1C, dated _____, and recorded with this plat. Said Article _____ is hereby incorporated and made part of this plat.

DATE : _____ OWNER : _____

CERTIFICATE OF OWNERSHIP & DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number 4020, page 834 R.O.S.C., TN., and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Gallatin Municipal–Regional Subdivision Regulations.

DATE : _____ OWNER : _____
FAIRWAY FARMS DEVELOPMENT GP.

TITLE : _____

CERTIFICATE OF SURVEY ACCURACY

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

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

DATE : _____

J. BRUCE RAINEY
REGISTERED LAND SURVEYOR XVI
AGRICULTURE
LAND DEVELOPMENT CONSULTANTS
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 Fairway Farms Ph. 3, Sec. 1C 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 _____, 2015
in Book _____, Page _____
of the Register's Office, Sumner Co., TN.

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

SHEET 2 OF 3 SHEETS
JOB NO. 140152

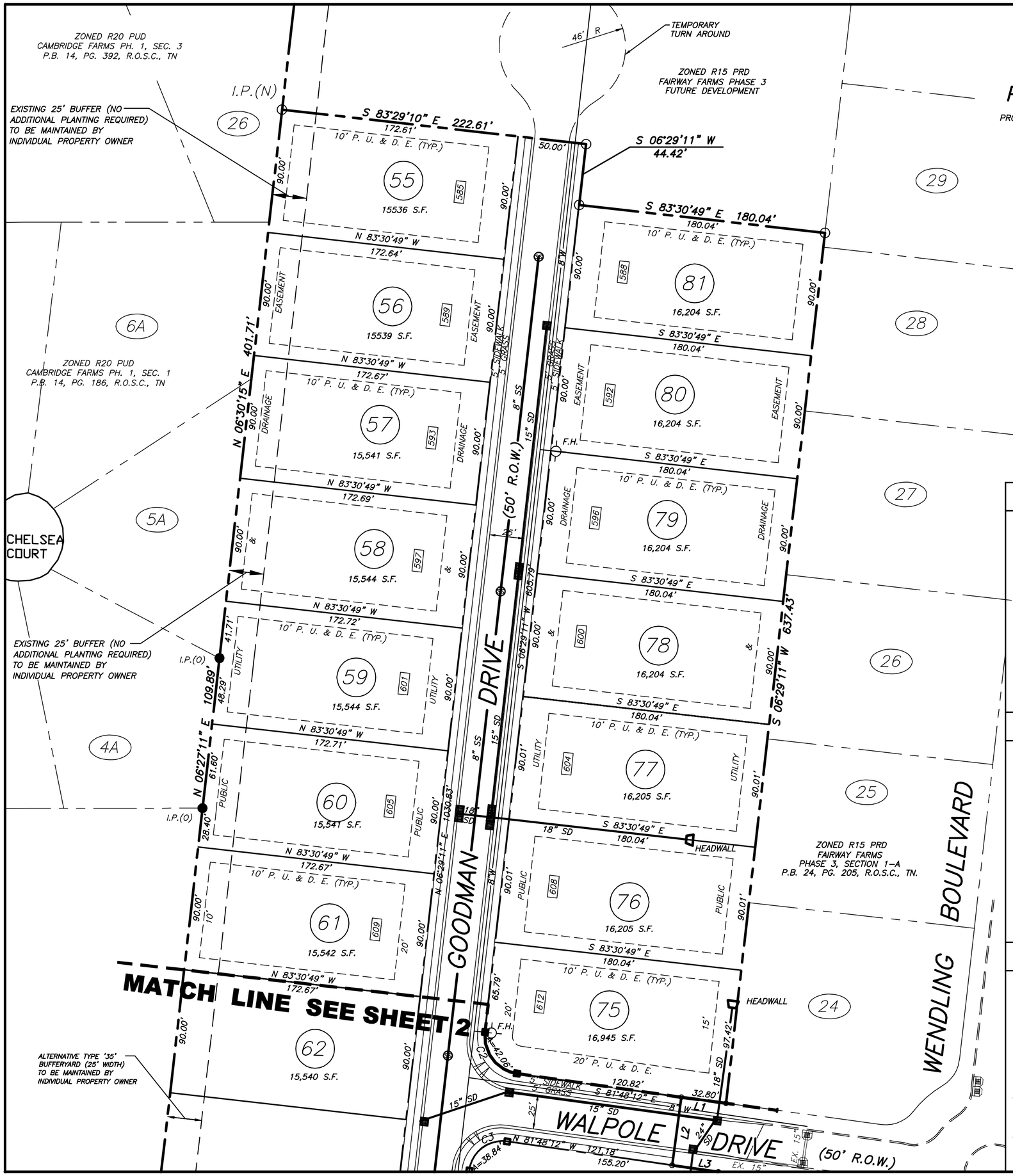
FINAL PLAT OF FAIRWAY FARMS PHASE 3 – SECTION 1C

PROPERTY LOCATED NORTH OF LONG HOLLOW PIKE & WEST OF WENDLING BOULEVARD IN THE CITY OF GALLATIN
9th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : APRIL 10, 2015 REV. : 05/05/15

SCALE : 1" = 50'

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



LEGEND

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

CERTIFICATE OF COMMON AREAS DEDICATION

Fairway Farms Development Group in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners in Fairway Farms Ph. 3, Sec. 1C 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 homeowners in Fairway Farms Ph. 3, Sec. 1C as more fully provided in Article __, Declaration of Covenants and Restrictions, applicable to Fairway Farms Ph. 3, Sec. 1C, dated _____, and recorded with this plat. Said Article _____ is hereby incorporated and made part of this plat.

DATE : _____ OWNER : _____

CERTIFICATE OF OWNERSHIP & DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number__4020__,page__834____ R.O.S.C., TN., and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Gallatin Municipal–Regional Subdivision Regulations.

DATE : _____ OWNER : _____
FAIRWAY FARMS DEVELOPMENT GP.

TITLE : _____

CERTIFICATE OF SURVEY ACCURACY

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

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

DATE : _____

J. BRUCE RAINEY
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
SUMNER CO.
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 Fairway Farms Ph. 32, Sec. 1C 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 _____ , 2015
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 3 OF 3 SHEETS
JOB NO. 140152

ITEM 10

GMRPC Resolution No. 2015-66

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION RECOMMENDING APPROVAL TO THE GALLATIN CITY COUNCIL TO REZONE A 48.564 (+/-) ACRE PARCEL, FROM THE R15 PLANNED RESIDENTIAL DEVELOPMENT (R15-PRD) MEDIUM DENSITY RESIDENTIAL DISTRICT - TO THE R15 – MEDIUM DENSITY RESIDENTIAL DISTRICT (R15) (40.546 +/- ACRES) AND THE R20 LOW RESIDENTIAL DENSITY DISTRICT (R20) (8.018 +/- ACRES), LOCATED SOUTH OF SHAGBARK LANE AND WEST OF ROUNDTREE DRIVE. (3-562-15)

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, Oak Hill Development Partnership, at its regular meeting on May 18, 2015; and

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

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-7-202, § 13-7-203, and § 13-7-204 and Article 15, Section 15.07.030 of the City of Gallatin Zoning Ordinance:

1. The owner/applicant has submitted a completed application with required attachments to the City requesting the zoning change approval.

2. The proposed zoning amendment conforms to the general plan of the area including the established Suburban Neighborhood Emerging Character Area and that the public necessity, convenience, and the general welfare, will be served by approving the proposed amendment.

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 single-family development on the property consistent with housing on adjacent properties and provide for development that will compliment the scale, setbacks and style of existing adjacent homes.

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 meeting and 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 City Council Ordinance O1505-xx to rezone the subject property from R15 Medium Density Residential – Planned Residential Development District (R15-PRD) to the R15 Medium Density Residential District (R15) and R20 Low Density Residential District (R20) as described in Exhibit 'A' and 'B' with the following conditions of approval:

1. Include 'R15 - Zoning (40.546 (+/-) acres)' within the R15 portion of the rezoning plan.
2. Include '8.018 (+/-) Acres' within the R-20 portion of the rezoning plan.
3. Submit 14 corrected and folded copies of the rezoning exhibit, which addresses all conditions of approval, prior to the project being placed on City Council agenda.

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: 05/18/2015

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

EXHIBIT A

ITEM 10
PLANNING DEPARTMENT STAFF REPORT
Rezoning of Oak Hill Subdivision
(3-562-15)
Located South of Shagbark Lane and West of Roundtree Drive
Date: May 18, 2015

REQUEST: OWNER AND APPLICANT REQUESTS REZONING OF A 48.564(+/-) ACRE PORTION OF A PARCEL (TAX MAP 105 PARCEL 046.00), FROM THE RESIDENTIAL 15-PLANNED RESIDENTIAL DEVELOPMENT (R15-PRD) MEDIUM DENSITY RESIDENTIAL DISTRICT TO THE RESIDENTIAL 15 (R15) – MEDIUM DENSITY RESIDENTIAL DISTRICT (40.546 +/- ACRES) AND THE RESIDENTIAL 20 (R20) LOW RESIDENTIAL DENSITY DISTRICT (8.018 +/- ACRES), LOCATED SOUTH OF SHAGBARK LANE AND WEST OF ROUNDTREE DRIVE.

OWNER:	**OAK HILL DEVELOPMENT PARTNERSHIP (TOMMY STRICKLAND)**
APPLICANT:	**OAK HILL DEVELOPMENT PARTNERSHIP (TOMMY STRICKLAND)**
STAFF RECOMMENDATION:	**RECOMMEND APPROVAL OF RESOLUTION 2015-66**
STAFF CONTACT:	**KEVIN CHASTINE**
PLANNING COMMISSION DATE:	**MAY 18, 2015**
CITY COUNCIL DATE:	**JUNE 9, 2015 (COUNCIL COMMITTEE)**

PROPERTY OVERVIEW: The owner and applicant are requesting approval of Ordinance O15XX-XX to rezone a 48.564 (+/-) acre portion of a parcel (Tax Map 105, Parcel 046.00) from the Residential 15-Planned Residential Development (R15-PRD) medium density residential district to the Residential 15 (R15) - Medium Density Residential District (40.546 +/- acres) and the Residential 20 (R20) Low Density Residential District (8.018 +/- acres), located south of Shagbark Lane and west of Roundtree Drive. (Attachment xx-1)

CASE BACKGROUND:

Previous Approvals

On October 28, 1996, the Planning Commission recommended to rezone the Oak Hill property (PC File# 3-16-96) from Agriculture Residential (A) to R15 Medium Density Residential and R20 Low Density Residential. On December 17, 1996, City Council approved the annexation and rezoning (ORD# 9610-086).

On May 23, 2005, the Planning Commission approved a Sketch Plat (PC File# 1-10-05A) for the entire Oak Hill Subdivision.

On October 23, 2006, the Planning Commission approved a Preliminary Plat (PC File# 1-15-05B) for the entire Oak Hill Subdivision.

On December 18, 2006, the Planning Commission approved the Final Plats for the Oak Hill subdivision Phase 1 (PC File# 1-53-06C), Phase 2 (PC File# 1-54-06C) and Phase 3 (PC File# 1-55-06C).

The Phase 1 final plat was first recorded on May 25, 2007 (P.B. 24 Pg. 224) and a revised plat was recorded on February 6, 2008. (P.B. 25 Pg. 302) (Attachment 10-3) The Phase 2 and 3 final plats were never recorded (Attachments 10-4 and 10-5).

On, April 20, 2010 City Council approved a Preliminary Master Development Plan (PC File# 3-17-09) (Attachment 10-6). The rezoning with a PMDP rezoned 48.564 (+/-) acres from R15 and R20 to R15 Medium Density Residential -Planned Residential Development (R15-PRD). This The PMDP expired because it has been more than two (2) years since Planning Commission recommended for approval.

DISCUSSION:

Proposed Action

The applicant is proposing to rezone a 48.564 (+/-) acre portion of a parcel (Tax Map 105 Parcel 46.00) from the R15 Medium Density Residential - Planned Residential Development (R15-PRD) District to R15 Medium Density Residential District (40.546 +/- acres) and Residential 20 (R20) Low Density Residential, south of Shagbark Lane and West of Roundtree Drive.

Oak Hill Subdivision (1-10-05A and 1-15-05B) was originally zoned Residential-15 (R15) and Residential-20 (R20) and approved in nine (9) phases. Phase 1 of included 36 single family lots, with 31 lots zoned R15 and five (5) lots zoned R20. Phase 2 included 22 single family lots; with twelve (12) lots zoned R15 and ten (10) lots zoned R20. Phase 3 included eight (8) single family lots, all zoned R15. Phase 4 through 9 contained the remaining 198 single family lots, all zoned R15. Final Plats were approved for Phase 1 (Phase 2 (PC File 1-54-06C) and Phase 3 (PC File 1-55-06C), but the plats for Phase 2 and 3 were never recorded. Also, construction plans for Phase 2 and 3 were approved as well.

The requested rezoning would reestablish the original zoning approved in 2005 (1-15-05B). The applicant plans to develop the property consistent with the original layout of Phase 2. The subdivision review could be expedited since final plat and construction plans were previously approved. The applicant will revise the final plat and construction plans for Phase 2 and resubmit them for review by the Planning Commission. The applicant indicated an interest in pursuing the same process for Phase 3. All new phases of development will become part of the Oak Hill Subdivision HOA and abide by the Oak Hill Restrictive Covenants. This requested rezoning would begin the process of creating additional single family lots consistent with the original design intent of the Oak Hill subdivision and provide single family lots on the eastern side of the city.

The areas zoned Planned General Commercial (PGC) and Planned Business Park (PBP) of the Preliminary Master Development Plan (PC File# 3-17-09) is not a part of this rezoning request. Since the PMDP has lapsed, this area will require re-approval prior to the submission of a Final Master Development Plan.

Natural Features

The natural topography of the site is characterized by rapidly changing slopes from a high point of 690' near the southeast portion of the area to a low point of 578' near the northern central portion of

the site that is adjacent to Oak Hill Phase 1. The northeast corner of the rezoning area, adjacent to Phase 1, has an elevation of 606' and the far southern point of the rezoning area has an elevation of 643'. Mature trees and other vegetation cover the entirety of the area. Based on FEMA FIRM Map 47165C317G the property is not located within any special flood hazard area.

Adjacent or Area Uses

The property to the south is vacant land zoned Planned Business Park (PBP) and is part of the Oak Hill Preliminary Master Development Plan (PC File# 3-17-09). The property to the north is zoned R15 Medium Density Residential and is platted as the Oak Hill Subdivision, Phase 1. The property to the east, Roundtree Subdivision, is located within Sumner County and is zoned Residential 1A (R1A). Finally, the property to the west is vacant land zoned Planned General Commercial (PGC) and is part of Oak Hill Preliminary Master Development Plan. (Attachment 10-6)

Comprehensive Plan Character Area

The *Gallatin On The Move 2020 Plan* designates the property as Suburban Neighborhood Emerging Character Area. All surrounding properties are within the Suburban Neighborhood Emerging Character Area. The requested R15 and R20 zonings are consistent with the established land use/character area of the plan.

Engineering Division Comments

The Engineering Division reviewed and commented on the rezoning request. The applicant satisfactorily addressed all Engineering Division comments.

Other Departmental Comments

The Other City Departments reviewed and commented on the rezoning request. The applicant satisfactorily addressed all Other Departmental comments.

FINDINGS:

1. The owner/applicant has submitted a completed application with required attachments to the City requesting the zoning change approval.

2. The proposed zoning amendment conforms to the general plan of the area including the established Suburban Neighborhood Emerging Character Area and that the public necessity, convenience, and the general welfare, will be served by approving the proposed amendment.

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 single-family development on the property consistent with housing on adjacent properties and provide for development that will compliment the scale, setbacks and style of existing adjacent homes.

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 meeting and 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 2015-66, rezoning a portion of Tax Map 125 Parcel 46.00 from R15 Medium Residential District-Planned Residential Development (R15-PRD) to the R15-Medium Density Residential District and the R20-Low Density Residential District, as described in the draft Ordinance O1505-xx.

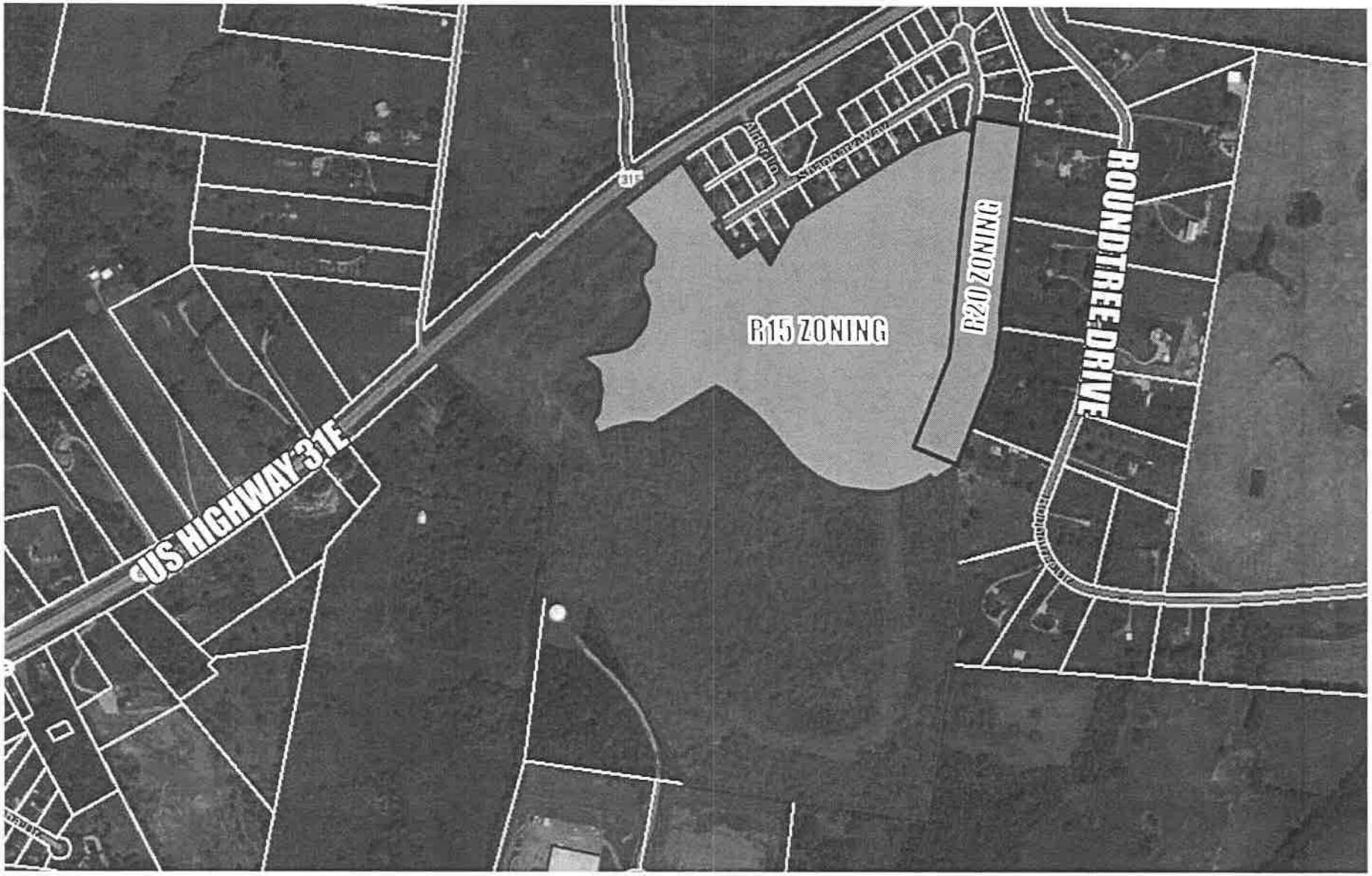
1. Include 'R15 - Zoning (40.546 (+/-) acres)' within the R15 portion of the rezoning exhibit.
2. Include '8.018 (+/-) Acres' within the R-20 portion of the rezoning exhibit.
3. Submit 14 corrected and folded copies of the rezoning exhibit, which addresses all conditions of approval, prior to the project being placed on City Council agenda.

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

ATTACHMENTS

Attachment	**10-1**	**Location Map of Rezoning Request**
Attachment	**10-2**	**Oak Hill – Preliminary Plat (PC File# 1-15-05B)**
Attachment	**10-3**	**Oak Hill Phase 1 – Final Plat (P.B. 25 Pg 302)**
Attachment	**10-4**	**Oak Hill Phase 2 – Final Plat (PC File# 1-54-06C)**
Attachment	**10-5**	**Oak Hill Phase 3 – Final Plat (PC File# 1-55-06C)**
Attachment	**10-6**	**Oak Hill PMDP – (PC File# 3-17-09)**
Attachment	**10-7**	**Draft City Council Ordinance O1505-xx**
Attachment	**10-8**	**Boundary Survey**

I:\ACTIVITIES & PROJECT TYPES\Rezonings- (Standard)\Item 10 - Oak Hill Subdivision - Rezoning - (3-562-15) - KC



Prepared By: Kevin Chastine, AICP
Prepared On: May 11, 2015

Location Map

Oak Hill Subdivision - Rezoning
South of Shagbark Lane and West of Roundtree Drive

PC File# 3-562-15

ATTACHMENT 10-1

NOTE
LOTS 1-25 SHALL FRONT EAST BROADWAY
DRIVEWAY ACCESS SHALL BE FROM
THE PRIVATE ALLEY

PROPOSED RIGHT TURN LANE

PROPOSED LEFT TURN LANE

EAST BROADWAY (U.S. HWY 31E)

EAST BROADWAY ALLEY

SHAGBARK WAY

BASSWOOD DRIVE

ROSEWOOD DRIVE

CHESTNUT COURT

OPEN SPACE

PUMP STATION

ROUNDTREE DRIVE

MATCH LINE
SEE SHEET 2of2

= R20 ZONING

SITE

VICINITY MAP

LOT AREAS

LOT #	LOT AREA	LOT #	LOT AREA	LOT #	LOT AREA	LOT #	LOT AREA	LOT #	LOT AREA
1	10,000	0.23	61	16,274	0.37	121	21,400	0.49	181	19,210	0.44	241	19,120	0.44
2	10,000	0.23	62	16,401	0.38	122	21,400	0.49	182	19,210	0.44	242	19,120	0.44
3	10,000	0.23	63	16,401	0.38	123	21,400	0.49	183	19,210	0.44	243	19,120	0.44
4	10,000	0.23	64	16,401	0.38	124	21,400	0.49	184	19,210	0.44	244	19,120	0.44
5	10,000	0.23	65	16,401	0.38	125	21,400	0.49	185	19,210	0.44	245	19,120	0.44
6	10,000	0.23	66	16,401	0.38	126	21,400	0.49	186	19,210	0.44	246	19,120	0.44
7	10,000	0.23	67	16,401	0.38	127	21,400	0.49	187	19,210	0.44	247	19,120	0.44
8	10,000	0.23	68	16,401	0.38	128	21,400	0.49	188	19,210	0.44	248	19,120	0.44
9	10,000	0.23	69	16,401	0.38	129	21,400	0.49	189	19,210	0.44	249	19,120	0.44
10	10,000	0.23	70	16,401	0.38	130	21,400	0.49	190	19,210	0.44	250	19,120	0.44
11	10,000	0.23	71	16,401	0.38	131	21,400	0.49	191	19,210	0.44	251	19,120	0.44
12	10,000	0.23	72	16,401	0.38	132	21,400	0.49	192	19,210	0.44	252	19,120	0.44
13	10,000	0.23	73	16,401	0.38	133	21,400	0.49	193	19,210	0.44	253	19,120	0.44
14	10,000	0.23	74	16,401	0.38	134	21,400	0.49	194	19,210	0.44	254	19,120	0.44
15	10,000	0.23	75	16,401	0.38	135	21,400	0.49	195	19,210	0.44	255	19,120	0.44
16	10,000	0.23	76	16,401	0.38	136	21,400	0.49	196	19,210	0.44	256	19,120	0.44
17	10,000	0.23	77	16,401	0.38	137	21,400	0.49	197	19,210	0.44	257	19,120	0.44
18	10,000	0.23	78	16,401	0.38	138	21,400	0.49	198	19,210	0.44	258	19,120	0.44
19	10,000	0.23	79	16,401	0.38	139	21,400	0.49	199	19,210	0.44	259	19,120	0.44
20	10,000	0.23	80	16,401	0.38	140	21,400	0.49	200	19,210	0.44	260	19,120	0.44
21	10,000	0.23	81	16,401	0.38	141	21,400	0.49	201	19,210	0.44	261	19,120	0.44
22	10,000	0.23	82	16,401	0.38	142	21,400	0.49	202	19,210	0.44	262	19,120	0.44
23	10,000	0.23	83	16,401	0.38	143	21,400	0.49	203	19,210	0.44	263	19,120	0.44
24	10,000	0.23	84	16,401	0.38	144	21,400	0.49	204	19,210	0.44	264	19,120	0.44
25	10,000	0.23	85	16,401	0.38	145	21,400	0.49	205	19,210	0.44			
26	10,000	0.23	86	16,401	0.38	146	21,400	0.49	206	19,210	0.44			
27	10,000	0.23	87	16,401	0.38	147	21,400	0.49	207	19,210	0.44			
28	10,000	0.23	88	16,401	0.38	148	21,400	0.49	208	19,210	0.44			
29	10,000	0.23	89	16,401	0.38	149	21,400	0.49	209	19,210	0.44			
30	10,000	0.23	90	16,401	0.38	150	21,400	0.49	210	19,210	0.44			
31	10,000	0.23	91	16,401	0.38	151	21,400	0.49	211	19,210	0.44			
32	10,000	0.23	92	16,401	0.38	152	21,400	0.49	212	19,210	0.44			
33	10,000	0.23	93	16,401	0.38	153	21,400	0.49	213	19,210	0.44			
34	10,000	0.23	94	16,401	0.38	154	21,400	0.49	214	19,210	0.44			
35	10,000	0.23	95	16,401	0.38	155	21,400	0.49	215	19,210	0.44			
36	10,000	0.23	96	16,401	0.38	156	21,400	0.49	216	19,210	0.44			
37	10,000	0.23	97	16,401	0.38	157	21,400	0.49	217	19,210	0.44			
38	10,000	0.23	98	16,401	0.38	158	21,400	0.49	218	19,210	0.44			
39	10,000	0.23	99	16,401	0.38	159	21,400	0.49	219	19,210	0.44			
40	10,000	0.23	100	16,401	0.38	160	21,400	0.49	220	19,210	0.44			
41	10,000	0.23	101	16,401	0.38	161	21,400	0.49	221	19,210	0.44			
42	10,000	0.23	102	16,401	0.38	162	21,400	0.49	222	19,210	0.44			
43	10,000	0.23	103	16,401	0.38	163	21,400	0.49	223	19,210	0.44			
44	10,000	0.23	104	16,401	0.38	164	21,400	0.49	224	19,210	0.44			
45	10,000	0.23	105	16,401	0.38	165	21,400	0.49	225	19,210	0.44			
46	10,000	0.23	106	16,401	0.38	166	21,400	0.49	226	19,210	0.44			
47	10,000	0.23	107	16,401	0.38	167	21,400	0.49	227	19,210	0.44			
48	10,000	0.23	108	16,401	0.38	168	21,400	0.49	228	19,210	0.44			
49	10,000	0.23	109	16,401	0.38	169	21,400	0.49	229	19,210	0.44			
50	10,000	0.23	110	16,401	0.38	170	21,400	0.49	230	19,210	0.44			
51	10,000	0.23	111	16,401	0.38	171	21,400	0.49	231	19,210	0.44			
52	10,000	0.23	112	16,401	0.38	172	21,400	0.49	232	19,210	0.44			
53	10,000	0.23	113	16,401	0.38	173	21,400	0.49	233	19,210	0.44			
54	10,000	0.23	114	16,401	0.38	174	21,400	0.49	234	19,210	0.44			
55	10,000	0.23	115	16,401	0.38	175	21,400	0.49	235	19,210	0.44			
56	10,000	0.23	116	16,401	0.38	176	21,400	0.49	236	19,210	0.44			
57	10,000	0.23	117	16,401	0.38	177	21,400	0.49	237	19,210	0.44			
58	10,000	0.23	118	16,401	0.38	178	21,400	0.49	238	19,210	0.44			
59	10,000	0.23	119	16,401	0.38	179	21,400	0.49	239	19,210	0.44			
60	10,000	0.23	120	16,401	0.38	180	21,400	0.49	240	19,210	0.44			

TOTAL LOTS (264) = 5,014,192 SQ.FT. or 115.11 ACRES
NEW RIGHT-OF-WAY = 806,517 SQ.FT. or 18.52 ACRES
OPEN SPACE = 443,714 SQ.FT. or 10.19 ACRES
TOTAL ACREAGE = 6,264,423 SQ.FT. or 143.82 ACRES

NOTES:
1. BOUNDARY INFO SHOWN TAKEN FROM SURVEY FOR MARY ELLEN HOWTON DATED 7-17-97 CARROLL CARMEN IN BLS #910 DATED 5-25-06.
2. TOPOGRAPHY PROVIDED BY SUMNER COUNTY PLANNING OFFICE 2006.
3. THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREA (AR) AREAS OUT OF THE 100-YR FLOOD ACCORDING TO FEMA MAP COMMUNITY - PANEL NUMBER 47369C0110 D DATED 09-29-98.
4. THIS PROPERTY IS ZONED R20 (SEE BELOW).
5. WATER SERVICE TO BE PROVIDED BY CITY OF GALLATIN.
6. SEWER SERVICE SHALL BE PROVIDED BY CITY OF GALLATIN.
7. ALL CONNECTIONS SHALL BE MADE AT THE MAIN VALVES OTHERWISE NOTED.
8. THIS PARCEL TO BE SUBDIVIDED IS WITHIN THE CITY OF GALLATIN, SUMNER COUNTY.
9. SOIL EROSION AND SEDIMENT CONTROL:
   A. CONSTRUCT SEDIMENT BARRIERS (STRAW BALES, SILTATION FENCE, ETC.) TO CATCH SILT AND DEBRIS.
   B. USE TEMPORARY VEGETATION OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
   C. KEEP DUST WITHIN TOLERABLE LIMITS BY WATERING ON DRIVER USE AND ACCESSIBLE CONTROLS MAY BE REQUIRED BY THE CITY ENGINEERING OFFICIAL.
10. ALL OPEN SPACES SHOWN HEREON ARE COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS WITHIN THIS SUBDIVISION FOR RECREATION AND RELATED ACTIVITIES.
11. WHEN SURFACE KARST FEATURES ARE FOUND ON INDIVIDUAL LOTS A PLAN FOR REMOVAL SHALL BE PROVIDED BY A LICENSED GEOTECHNICAL ENGINEER TO THE GALLATIN ENGINEERING DEPT. FOR REVIEW AND APPROVAL.
12. LANE IMPROVEMENTS ON EAST BROADWAY AT ALDER LANE TO BE COMPLETED BY THE MAIN USE AND OCCUPANCY PERMIT ISSUED. LAST SUBDIVISION IMPROVEMENTS AND DOCUMENTS SHALL BE COMPLETED BY THE MAIN USE AND OCCUPANCY PERMIT ISSUED.
13. HAZARDOUS SIGNS TO BE LOCATED ON THE ALLEY AND PROPERLY IDENTIFIED WITH BOTH THE STREET NAMES AND HOUSE NUMBER ON 4" WIDE BY 2" HIGHER ADDRESSES SHALL ALSO BE DISPLAYED FROM THE MAIN ROADS.

Approved
City Engineer
Planning Director

APPROVED BY THE GALLATIN MUNICIPAL REGIONAL PLANNING COMMISSION WITH SUCH EXCEPTIONS (IF COMMISSION WISH) ARE INDICATED IN THE MINUTES OF THE COMMISSION MEETING ON 2-2-2006.

THIS PRELIMINARY PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF SAID SUBDIVISION IN ITSELF, BUT ONLY AND DOES NOT CONSTITUTE APPROVAL FOR RECORDING OF THE PLAT.

DENSITY CALCULATIONS

TOTAL ACREAGE	= 143.8 AC
LESS ACREAGE > 20% SLOPES	= (11.8) AC
GROSS AVERAGE	= 132.0 AC
LESS RIGHTS-OF-WAYS	= 80%
USEABLE ACREAGE	= 105.6
R20 = 17 AC	= 261 LOTS
R15 = 88.6 AC	= 236 LOTS
MAXIMUM LOT COUNT AVAILABLE	= 294 LOTS
ACTUAL LOT COUNT	= 264 LOTS

ALLEY SECTION

STANDARD STREET SECTION (50' R.O.W.)

ALDER LANE SECTION (70' R.O.W.)

TYPICAL LOT ALLEY CONDITS

TYPICAL LOT

TYPICAL LOT

MAP 105 PARCEL 46

OWNER/DEVELOPER
OBRA MAXEY PARTNERSHIP
101 WAVERLY PLACE
LEBANON, TN 37087
615-449-5533

5th REVISED

RESUBMITTAL

ATTACHMENT 2

10-2

ATTACHMENT 10-2

Pamela L. Whitaker Register
Sumner County Tennessee

Rec #	491341	
Rec d	15.00	Instrument # 491342
State	2.00	
Clerk	0.00	Recorded
EDP	2.00	2/6/2008 at 11:10 AM
Total	17.00	in
		Plat Book 25 Pgs 302-302

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	30°21'09"	5340.00	139.54	283.08	279.88	N 16°16'04" E
C2	06°03'24"	5340.00	28.38	56.51	56.49	N 31°42'16" E
C3	29°17'45"	5654.91	147.87	289.13	286.00	N 30°01'09" E
C4	30°05'21"	5654.91	151.97	296.93	293.55	N 29°52'56" E
C5	02°28'24"	5654.91	12.27	24.38	24.38	N 32°48'57" E
C6	09°26'44"	5340.00	15.74	28.32	28.28	S 33°53'04" E
C7	90°00'00"	20.00	20.00	31.42	28.28	S 14°03'09" W
C8	02°39'13"	1317.00	30.00	60.00	60.00	N 58°31'53" W
C9	03°03'33"	1317.00	35.00	70.00	70.00	S 57°03'19" W
C10	01°50'33"	1317.00	20.00	40.00	40.00	S 57°03'19" W
C11	09°09'07"	1468.00	31.15	62.30	62.24	N 58°27'44" W
C12	03°14'07"	1468.00	17.00	34.00	34.00	N 56°51'33" W
C13	02°36'13"	1468.00	14.15	28.28	28.28	N 54°31'33" W
C14	90°00'00"	20.00	20.00	31.42	28.28	N 75°03'09" W
C15	90°00'00"	20.00	20.00	31.42	28.28	S 14°03'09" W
C16	02°22'13"	5340.00	110.41	220.24	220.22	S 36°31'43" W
C17	01°24'51"	5340.00	65.90	131.80	131.80	S 38°54'42" W
C18	07°53'33"	5340.00	49.02	98.43	98.38	N 37°37'18" W
C19	18°12'24"	1317.00	21.12	42.01	41.83	S 47°09'31" W
C20	11°20'39"	25.00	25.07	49.48	41.78	S 48°06'51" W
C21	19°31'43"	208.00	35.72	70.89	70.53	N 09°03'33" W
C22	06°53'09"	1328.00	13.28	26.61	26.61	N 11°08'53" W
C23	45°05'38"	35.00	14.63	27.55	26.84	N 01°03'03" W
C24	48°14'15"	50.00	18.32	34.57	33.54	N 08°17'43" E
C25	81°29'46"	50.00	43.14	71.21	65.34	N 55°03'35" W
C26	17°11'51"	50.00	13.31	27.18	26.98	S 44°30'09" W
C27	47°18'33"	28.00	14.83	26.25	25.52	S 34°57'31" W
C28	90°29'37"	313.00	18.00	35.00	31.47	S 67°03'55" E
C29	59°14'03"	198.00	11.58	23.27	22.25	N 67°53'03" E
C30	14°51'03"	50.00	16.42	29.77	29.64	S 60°13'03" E
C31	28°20'05"	28.00	22.14	41.00	40.58	N 72°03'15" W
C32	28°27'13"	225.00	28.05	57.17	56.56	S 69°00'37" W
C33	12°00'00"	100.00	10.00	20.27	20.24	N 73°03'09" W
C34	09°54'18"	100.00	24.84	49.22	49.13	N 78°07'00" W
C35	06°15'21"	5340.00	153.58	311.19	310.93	N 37°12'30" E
C36	00°53'28"	5340.00	41.12	82.23	82.23	N 37°42'25" E
C37	00°52'20"	5340.00	40.37	80.37	80.37	N 38°33'21" E
C38	00°21'28"	5340.00	11.74	23.48	23.48	N 39°04'18" E

NUMBER	DIRECTION	DISTANCE
L1	N 50°03'00" W	53.97'
L2	N 50°03'00" W	53.97'
L3	S 39°57'00" W	53.97'
L4	S 40°08'57" W	5.97'
L5	S 40°33'57" W	7.39'

0 50' 100' 200' 300'

Graphic Scale

ACCESS NOTE:
LOTS 13, 14, 15, 16, 22, 23, 24, 25, & 221 DO NOT HAVE DIRECT ACCESS TO U.S. HIGHWAY 31E.

LOCATION MAP

NOT TO SCALE

ROUNDTREE SUBDIVISION
MAP 105, PARCEL 46.00
DOUGLAS LYLE
RECORD BOOK 36, PAGE 363
REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE
ZONED R1A

LEGEND

- UTILITY POLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- —PL— OVERHEAD ELECTRIC POWER LINE
- —TL— OVERHEAD TELEPHONE LINE
- —SA— SANITARY SEWER LINE
- —W— WATER LINE

ROUNDTREE SUBDIVISION
MAP 105, PARCEL 46.00
BARNEY ALLEN
RECORD BOOK 318, PAGE 591
REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE
ZONED R1A

D = 02°33'48"
R = 5654.91'
T = 126.42'
L = 253.00'
CL = 252.97'
CHB = N 57°46'44" E

N 31°40'14" W 25.15'

N 30°53'09" W 22.00'

S 03°40'18" W 63.55'

N 81°19'42" W 50.00'

S 59°56'41" W 90.15'

S 50°03'00" W

N 50°03'00" W

N 10°24'11" W

S 10°24'11" W

EAST BROADWAY (U.S. HWY 31E)

SHAGHARK WAY

IRONWOOD CIRCLE

COOPER LANE

ALDER LANE

OPEN SPACE 113869 SQ.FT. 2.61 ± ACRES

50' CREEK BUFFER

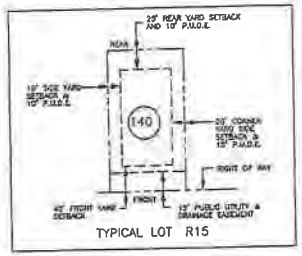
60' CREEK BUFFER

PROPOSED SEWER PUMP STATION

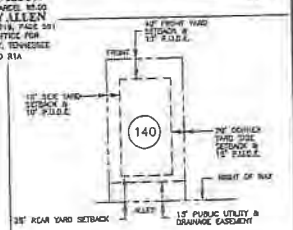
PHASE 1 OAKHILL SUBDIVISION

PHASE 2 OAKHILL SUBDIVISION

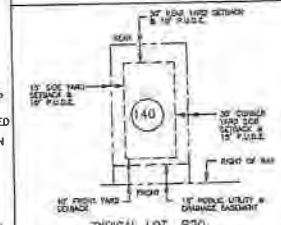
PHASE 3 OAKHILL SUBDIVISION OPEN SPACE



TYPICAL LOT R15



TYPICAL LOT R15
ALLEY LOADED



TYPICAL LOT R20

NOTE:

1. ALL CORNERS MARKED BY IRON RODS UNLESS NOTED OTHERWISE.
2. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES MUST BE CONFIRMED WITH THE APPROPRIATE UTILITY PROVIDER.
3. ANY AND ALL UTILITIES MAY CARRY ONE OR MORE EASEMENTS. OWNER/CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY PROVIDER FOR THE EXACT LOCATION OF THESE EASEMENTS.
4. BEARINGS ARE REFERENCED TO STATE PLANE COORDINATES.
5. NO TITLE COMMITMENT HAS BEEN FURNISHED TO THIS SURVEYOR PRIOR TO THIS SURVEY. THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
6. PROPERTY IS CURRENTLY ZONED R15 & R20.
7. THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREA "X" (AREAS OUT OF THE 500-YR FLOOD) ACCORDING TO FEMA MAP COMMUNITY-PANEL NUMBER 4718500310 DATED 09-20-06.
8. ALL OPEN SPACE SHOWN HEREON ARE COMMONS AREAS INTENDED FOR USE BY THE HOMEOWNERS WITHIN OAK HILL SUBDIVISION FOR RECREATION AND RELATED ACTIVITIES AND SHALL MAINTAIN OPEN SPACE AREAS AND DETENSION PONDS.
9. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF PLAT BOOK 24 PAGE 204.

REVISED MARCH 18, 2007
REVISED JANUARY 7, 2008

CROCKETT SURVEYING
427 PARK AVENUE
LEBANON, TN., 37087
(615) 444-6093
SUBDIVISION DESIGN
SURVEYING · LAND PLANNING

OWNER/DEVELOPER
D. MARK LINEBERRY; CHOICE INVESTMENT, LLC;
J.D. RIVERGATE LAND TRUST;
AND
BELEW GROUP, LLC
116 LINEBERRY BLVD.
SUITE 301
MT. JULIET, TN. 37122

MAP 105, PART OF PARCEL 46.00
RECORD BOOK 2497, PAGE 336

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "OAKHILL SUBDIVISION – PHASE 1" 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 1-16 ,20 08
SUPERINTENDENT OF PUBLIC UTILITIES, GALLATIN, TENNESSEE

SEWER SYSTEM 1-16 ,20 08
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. 2497, PAGE 336, R.O.S.C., AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF UNDEDICATED DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS.

DATE 1-9-08 CHOICE INVESTMENT, LLC
DATE
DATE D. MARK LINEBERRY
DATE BELEW GROUP, LLC

CERTIFICATE OF ACCURACY

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

DATE 1/7/08 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 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 01/31/08 CITY ENGINEER

CERTIFICATE OF COMMON AREAS DEDICATION

IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN OAKHILL SUBDIVISION FOR THE 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 OWNERSHIP OF THE HOMEOWNERS IN OAKHILL SUBDIVISION, AS MORE FULLY PROVIDED IN ARTICLE ___ DECLARATION OF COVENANTS AND RESTRICTIONS APPLICABLE TO OAKHILL SUBDIVISION DATED AND RECORDED WHICH THIS PLAT SAID ARTICLE ___ IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

DATE OWNER

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.

1-31-08
DATE SECRETARY, PLANNING COMMISSION
DATE CITY MAYOR'S OFFICE

FINAL PLAT

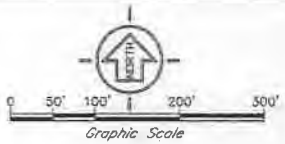
OAKHILL SUBDIVISION - PHASE - 1

EAST BROADWAY (U.S. HIGHWAY 31E) CITY OF GALLATIN,

10TH CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

TOTAL ACRES = 20.87 ±	TOTAL LOTS = 36
ACRES OF NEW ROAD = 3.11 ±	FEET OF NEW ROAD = 2,941.30' ±
OWNER: [SEE OWNERS BLOCK]	CIVIL DISTRICT: 10TH
SCALE: 1" = 100'	CITY OF GALLATIN
SURVEYOR: CROCKETT SURVEYING	SUMNER COUNTY
JOB # 06-8787-S.C.	STATE OF TENNESSEE
DATE: NOVEMBER 13, 2006	SHEET NO. 1 OF 1

ATTACHMENT 10-3



NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	90°00'00"	25.00	25.00	39.27	35.36	S 53°40'18" W
C2	90°00'00"	25.00	25.00	39.27	35.36	S 36°19'42" E
C3	09°49'49"	225.00	27.81	55.48	55.41	S 13°33'43" W

LOCATION MAP

NOT TO SCALE

LEGEND

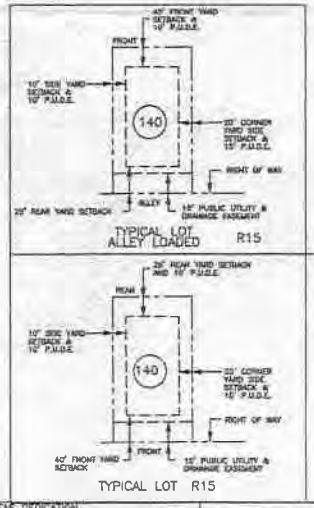
- UTILITY POLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- —PL— OVERHEAD ELECTRIC POWER LINE
- —TL— OVERHEAD TELEPHONE LINE
- —SA— SANITARY SEWER LINE
- —W— WATER LINE

NOTE:

1. ALL CORNERS MARKED BY IRON RODS UNLESS NOTED OTHERWISE
2. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY OF THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES MUST BE CONFIRMED WITH THE APPROPRIATE UTILITY PROVIDER
3. ANY AND ALL UTILITIES MAY CARRY ONE OR MORE EASEMENTS. OWNER/CONTRACTOR MUST CONTACT THE APPRATE UTILITY PROVIDER FOR THE EXACT LOCATION OF THESE EASEMENTS
4. BEARINGS ARE REFERENCED TO STATE PLANE COORDINATES
5. NO TITLE COMMITMENT HAS BEEN FURNISHED TO THIS SURVEYOR PRIOR TO THIS SURVEY. THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH
6. PROPERTY IS CURRENTLY ZONED R15 AND R20.
7. THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREA "X" (AREAS OUT OF THE 500-YR FLOOD) ACCORDING TO FEMA MAP COMMUNITY-PANEL NUMBER 47165C0317D DATED 09-20-06.
8. ALL OPEN SPACE SHOWN HEREON ARE COMMONS AREAS INTENDED FOR USE BY THE HOMEOWNERS WITHIN OAK HILL SUBDIVISION FOR RECREATION AND RELATED ACTIVITIES AND SHALL MAINTAIN OPEN SPACE AREAS AND DETENSION PONDS.

OWNER/DEVELOPER
D. MARK LINEBERRY; CHOICE INVESTMENT, LLC;
J.D. RIVERGATE LAND TRUST;
AND
BELEW GROUP, LLC
116 LINEBERRY BLVD.
SUITE 301
MT. JULIET, TN. 37122

MAP 105, PART OF PARCEL 46.00
RECORD BOOK 2497, PAGE 336



CROCKETT SURVEYING
427 PARK AVENUE
LEBANON, TN. 37087
(615) 444-6893
SUBDIVISION DESIGN
SURVEYS · LAND PLANNING

GALLATIN PLANNING & ZONING

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "OAKHILL SUBDIVISION – PHASE 2" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

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

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN R.B. 2497, PAGE 336, R.O.S.C., AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL – REGIONAL SUBDIVISION REGULATIONS.

DATE _____ OWNER _____
DATE _____ OWNER _____
DATE _____ 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.

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 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 COMMON AREAS DEDICATION

IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN OAKHILL SUBDIVISION FOR THE 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 OAKHILL SUBDIVISION, AS MORE FULLY PROVIDED IN ARTICLE ____ DECLARATION OF COVENANTS AND RESTRICTIONS APPLICABLE TO OAKHILL SUBDIVISION DATED _____ AND RECORDED WITHIN THIS PLAT, SAID ARTICLE ____ IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

DATE _____ OWNER _____

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 _____

FINAL PLAT

OAKHILL SUBDIVISION - PHASE - 2

EAST BROADWAY (U.S. HIGHWAY 31E) CITY OF GALLATIN,

10TH CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

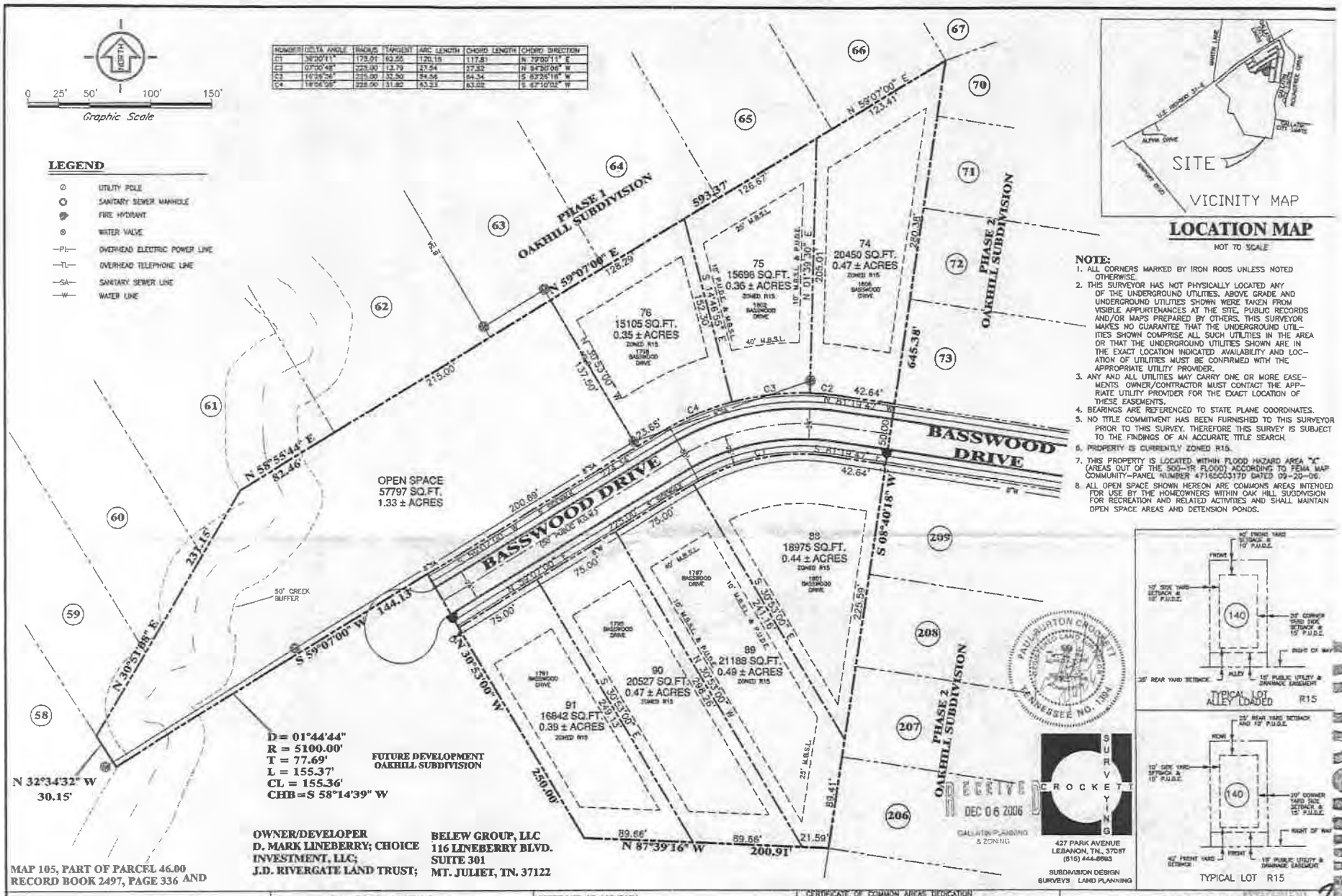
TOTAL ACRES = 11.02 ±	TOTAL LOTS = 22
ACRES OF NEW ROAD = 1.48 ±	FEET OF NEW ROAD = 1269.53' ±
OWNER: (SEE OWNERS BLOCK)	CIVIL DISTRICT: 10TH
SCALE: 1" = 100'	CITY OF GALLATIN
SURVEYOR: CROCKETT SURVEYING	SUMNER COUNTY
JOB # 05-8787-S.C.	STATE OF TENNESSEE
DATE: NOVEMBER 13, 2006	SHEET NO. 1 OF 1

ATTACHMENT 6

RESUBMITTAL 1-24-06

104

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	38°30'11"	175.01	62.55	120.15	117.81	N 79°00'11" E
C2	07°00'48"	225.00	13.79	27.54	27.52	N 84°06'06" W
C3	14°39'26"	215.00	32.50	64.56	64.34	S 63°25'18" W
C4	18°06'06"	228.00	31.80	63.23	63.02	S 67°10'02" W



NOTE:

1. ALL CORNERS MARKED BY IRON RODS UNLESS NOTED OTHERWISE.
2. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED AVAILABILITY AND LOCATION OF UTILITIES MUST BE CONFIRMED WITH THE APPROPRIATE UTILITY PROVIDER.
3. ANY AND ALL UTILITIES MAY CARRY ONE OR MORE EASEMENTS OWNER/CONTRACTOR MUST CONTACT THE APPRIATE UTILITY PROVIDER FOR THE EXACT LOCATION OF THESE EASEMENTS.
4. BEARINGS ARE REFERENCED TO STATE PLANE COORDINATES.
5. NO TITLE COMMITMENT HAS BEEN FURNISHED TO THIS SURVEYOR PRIOR TO THIS SURVEY. THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
6. PROPERTY IS CURRENTLY ZONED R15.
7. THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREA "X" (AREAS OUT OF THE 500-YR FLOOD) ACCORDING TO FEMA MAP COMMUNITY-PANEL NUMBER 47165C0317D DATED 09-20-06.
8. ALL OPEN SPACE SHOWN HEREON ARE COMMONS AREAS INTENDED FOR USE BY THE HOMEOWNERS WITHIN OAK HILL SUBDIVISION FOR RECREATION AND RELATED ACTIVITIES AND SHALL MAINTAIN OPEN SPACE AREAS AND DETENSION PONDS.

CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "OAKHILL SUBDIVISION - PHASE 3" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION

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

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN R.B. 2497, PAGE 336, R.O.S.C., AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL - REGIONAL SUBDIVISION REGULATIONS

DATE _____ OWNER _____

DATE _____ OWNER _____

DATE _____ 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

DATE 11/13/06 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 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 COMMON AREAS DEDICATION

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

DATE: _____ OWNER: _____

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

FINAL PLAT

OAKHILL SUBDIVISION - PHASE - 3

EAST BROADWAY (U.S. HIGHWAY 31E) CITY OF GALLATIN

10TH CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE

TOTAL ACRES = 4.75 ±	TOTAL LOTS = 8
ACRES OF NEW ROAD = 0.46 ±	FEET OF NEW ROAD = 405.06' ±
OWNER: (SEE OWNERS BLOCK)	CIVIL DISTRICT: 10TH
SCALE: 1" = 50'	CITY OF GALLATIN
SURVEYOR: CROCKETT SURVEYING	SUMNER COUNTY
JOB # 05-6767-S.C.	STATE OF TENNESSEE
DATE: NOVEMBER 13, 2006	SHEET NO. 1 OF 1

RESUBMITTAL

1-55-06C

ATTACHMENT 7

10

Oak Hill

A Mixed Use Development

PROPOSED MASTER DEVELOPMENT PLAN

PHASE THREE DEVELOPMENT

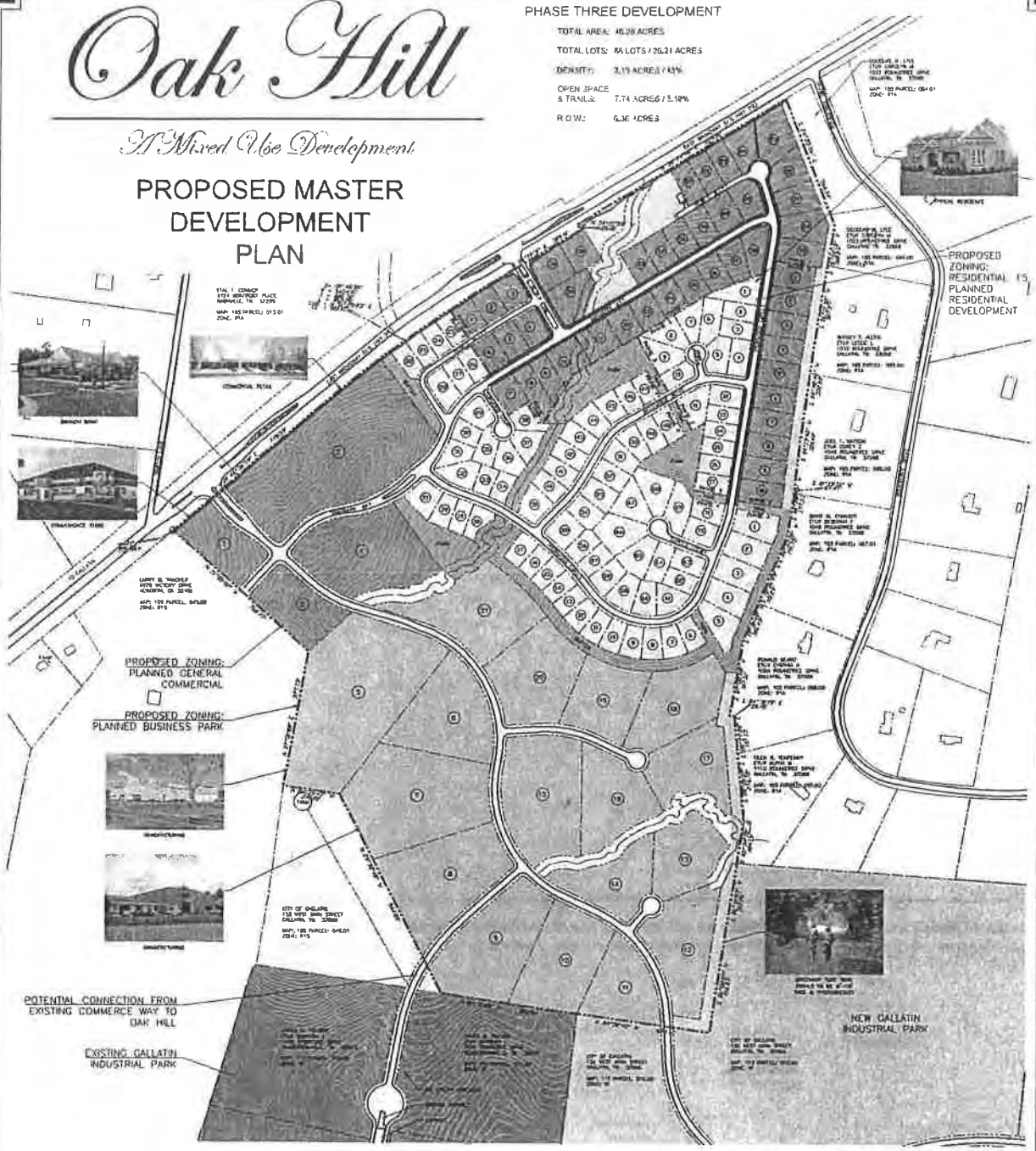
TOTAL AREA: 46.28 ACRES

TOTAL LOTS: 88 LOTS / 26.21 ACRES

DENSITY: 3.19 ACRES / 1.45%

OPEN SPACE & TRAILS: 7.74 ACRES / 3.19%

R.O.W.: 6.36 ACRES



LAND USE LEGEND

- PREVIOUSLY APPROVED RESIDENTIAL (261 LOTS / 143.81 ACRES)
- EXISTING & APPROVED RESIDENTIAL, R-20 & R-15 (46 LOTS / 18.57 ACRES)
- REVISED RESIDENTIAL, R-15 PRDD (88 LOTS / 26.21 ACRES)
- COMMERCIAL (14.47 ACRES)
- INDUSTRIAL (17 TRACTS / 52.33 ACRES RANGING FROM 2 TO 7 ACRES; TRACTS WILL BE MARKET DRIVEN)
- GREENWAY / BUFFER WITH TRAILS WITHIN R-15 PRD ZONE (7.74 ACRES)
- GREENWAY / BUFFER WITH TRAILS OUTSIDE OF R-15 PRD ZONE (5.96 ACRES)
- ACCESS DRIVE FROM U.S. HWY 31E TO NEW INDUSTRIAL PARK SITE = 3,260 LF
- POTENTIAL ACCESS TO CURRENT INDUSTRIAL PARK = 1,193 LF

LOCATION MAP

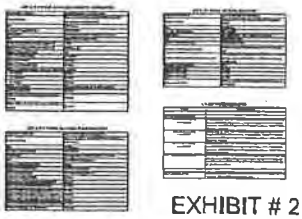


EXHIBIT # 2

DEVELOPED BY:
OAK HILL DEVELOPMENT PARTNERSHIP

PLANNING & LANDSCAPE ARCHITECTURE BY:
KEVIN TUCKER GROUP

NORTH

0 100 200 400 600
SCALE: 1" = 200'

DRAWING # 2 OF 2

SEPTEMBER 14, 2009

10-6

ATTACHMENT 10-7

ORDINANCE NO. O1505-xx

AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, REZONING AN APPROXIMATELY 48.564 (+/-) ACRE PARCEL, FROM RESIDENTIAL-15 PLANNED RESIDENTIAL DEVELOPMENT (R15-PRD) MEDIUM DENSITY RESIDENTIAL DISTRICT TO (R15) – MEDIUM DENSITY RESIDENTIAL DISTRCIT AND R20 - LOW DENSITY RESIDENTIAL DISTRICT, LOCATED SOUTH OF SHAGBARK LANE AND WEST OF ROUNDTREE DRIVE; 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 has submitted a complete application to rezone a 48.564 (+/-) acre parcel, located in the City of Gallatin, Tennessee; and

WHEREAS, the proposed zoning map amendment conforms to the general plan of the area including the established Suburban Neighborhood Emerging Character Area 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 single-family development on the property consistent with housing on adjacent properties and provide for development that will compliment the scale, setbacks and style of existing adjacent homes; and

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 2015-66; and

WHEREAS, a public hearing was held following public notice as prescribed by the Gallatin Zoning Ordinance and §13-7-203, T.C.A.; and

WHEREAS, the City Council has approved by majority vote of the members present the rezoning request of the described property; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE as follows:

DRAFT

ATTACHMENT 10-7

Section 1. The City Council of the City of Gallatin does hereby approve rezoning a 48.654 (±) acre parcel from the Residential 15 – Planned Residential Development (R15-PRD) Medium Density Residential District to the Residential 15 (R15) – Medium Density Residential District and Residential 20 (R20) - Low Density Residential District as described in Exhibits 'A' and 'B'.

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.

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 Residential-15 (R15) property
Exhibit 'B' – Legal Description of the Residential-20 (R20) property

DRAFT

ATTACHMENT 10-7

EXHIBIT 'A'

R-15 DESCRIPTION

Commencing at an iron pin at the Northeast corner of Lot 221 Oak Hill subdivision Phase 1, travel thence S21- 44'-11"E 566.54 ' to an iron pin, thence N09-32'-02"W 184.62', thence S 81-019'-42"E a distance of 219.64' to the true point of beginning (P.B. 25 Pg. 302);

Thence N 21-054'-25"E a distance of 186.23';
Thence N 21-048'-14"E a distance of 104.48';
Thence N 23-034'-45"E a distance of 167.51';
Thence N 09-010'-38"E a distance of 140.07';
Thence N 04-001'-36"E a distance of 63.16';
Thence N 06-055'-25"E a distance of 127.14';
Thence N 07-030'-31"E a distance of 336.35';
Thence N 08-053'-15"E a distance of 331.14';
Thence N 09-032'-03"E a distance of 52.00';
Thence N 08-040'-18"E a distance of 63.55';
Thence S 68-005'-35"E a distance of 218.66';
Thence S 62-22'-04"W a distance of 62.99' to a point;
Thence S 57-11 '-48"W a distance of 67 .96' to a point;
Thence N 31-57'-12"W a distance of 25.92' to a point;
Thence with a curve turning to the right with an arc length of 211.51', with a radius of 410.00', with a chord bearing of S 68-14'-26"W, with a chord length of 209.17', to a point;
Thence with a compound curve turning to the right with an arc length of 548.84', with a radius of 535.00', with a chord bearing of N67-35'-29"W, with a chord length of 525.09', to a point;
Thence N38-12 '-08"W a distance of 54 .82 ' to a point;
Thence with a curve turning to the left with an arc length of 360.30', with a radius of 1040.00', with a chord bearing of N48-07'-38"W, with a chord length of 358.50', to a point;
Thence S61-01'-31"W a distance of 350.98' to a point;
Thence N88-45'-25"W a distance of 82.88' to a point;
Thence S75-30'-52"W a distance of 118.47' to a point;
Thence S63-45'-22"W a distance of 70.92' to a point;
Thence N17-07'-42"W a distance of 65.55' to a point;
Thence N25-39'-11"E a distance of 59.65' to a point;
Thence N09-50'-09"E a distance of 91.62' to a point ;
Thence N04-27'-47"W a distance of 88.70' to a point;
Thence N49-52'-44"W a distance of 111.13' to a point ;
Thence with a curve turning to the right with an arc length of 29.86', with a radius of 267.00', with a chord bearing of N76-50'-37"E, with a chord length of 29.84', to a point;
Thence N79-02'-20"E a distance of 92.85' to a point;
Thence with a curve turning to the left with an arc length of 424.59', with a radius of 208.00', with a chord bearing of N29-17'-03"E, with a chord length of 354.62', to a point;
Thence N04-45'-59"E a distance of 44.27' to a point;
Thence N49-22'-00"E a distance of 65.88' to a point;
Thence N08-45'-56"E a distance of 100.49' to a point;

DRAFT

ATTACHMENT 10-7

Thence N40-38'-00"W a distance of 222.09' to a point;
Thence N52-27'-33"E a distance of 350.57' to a point;
Thence S33-28'-01"E a distance of 150.01' to a point;
Thence S56-30'-16"W a distance of 5.51' to a point;
Thence S33-31'-27"E a distance of 22.00' to a point;
Thence S33-31'-27"E a distance of 149.00' to a point;
Thence S56-17'-58"W a distance of 32.68' to a point;
Thence S33-52'-29"E a distance of 187.42' to a point;
Thence N56-48'-59"E a distance of 108.26' to a point;
Thence S32-40'-15"E a distance of 111.64' to a point;
Thence N30-51'-08"E a distance of 240.54' to a point;
Thence N59-05'-38"E a distance of 675.83' to a point;
Thence N70-17'-15"E a distance of 227.33' to a point;
Thence S81-19'-42"E a distance of 50.00' to a point;
Thence N08-40'-18"E a distance of 63.55' to a point;
Thence S81-19'-42"E a distance of 219.64' to a point;
which is the point of beginning, having an area of **1,766,967.84 square feet, 40.564 (+/-) acres** according to prior survey information dated 1/7/2008

DRAFT

ATTACHMENT 10-7

EXHIBIT 'B'

R-20 DESCRIPTION

Commencing at an iron pin at the Northeast corner of Lot 221 Oak Hill subdivision Phase 1, Travel thence S21-44'-11"E 566.54' to an iron pin, thence S09-32'-02"W 184.62' to the true point of beginning (P.B. 25 Pg. 302):

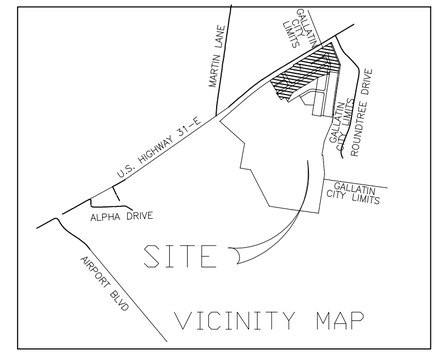
Thence s 09-032'-03W a distance of 117.62';
Thence s 08-053'-15"W a distance of 327.27';
Thence S 07- 030'-31"W a distance of 332.60';
Thence S 06-055'-25"W a distance of 120.49';
Thence s 04-001'3-6"W a distance of 67.47';
Thence S 09-010'-38"W a distance of 177.53';
Thence S 23-034'-45"W a distance of 191.75';
Thence S 21-048'-14"W a distance of 101.29';
Thence S 21-054'-25"W a distance of 186.43';
Thence N 68-005'-35"W a distance of 218.66';
Thence N 21-054'-25"E a distance of 186.23';
Thence N 21-048'-14"E a distance of 104.48';
Thence N 23-034'-45"E a distance of 167.51';
Thence N 09-010'-38"E a distance of 140.07';
Thence N 04-001'-36"E a distance of 63.16';
Thence N 06-055'-25"E a distance of 127.14';
Thence N 07-030'-31"E a distance of 336.35';
Thence N 08-053'-15"E a distance of 331.14';
Thence N 09-032'-03"E a distance of 52.00';
Thence N 08-040'-18"E a distance of 63.55';
Thence S 81-019'-42"E a distance of 219.64';
Which is the point of beginning,
Having an area of **349,244.88 square feet, 8.018 acres**

DRAFT

COMPASS NORTH

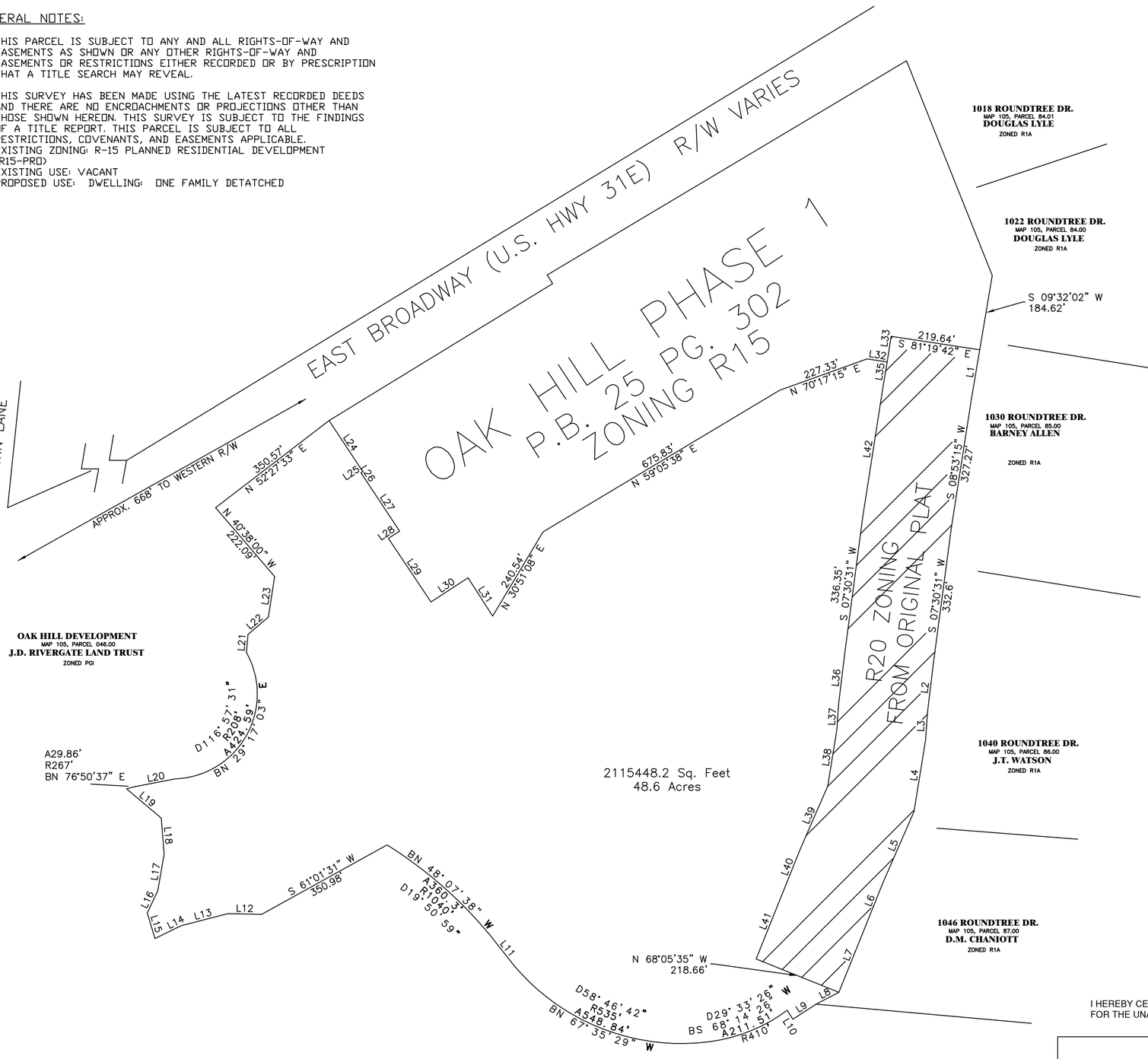
GENERAL NOTES:

1. THIS PARCEL IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN OR ANY OTHER RIGHTS-OF-WAY AND EASEMENTS OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A TITLE SEARCH MAY REVEAL.
2. THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE REPORT. THIS PARCEL IS SUBJECT TO ALL RESTRICTIONS, COVENANTS, AND EASEMENTS APPLICABLE.
3. EXISTING ZONING: R-15 PLANNED RESIDENTIAL DEVELOPMENT (R15-PRD)
4. EXISTING USE: VACANT
   PROPOSED USE: DWELLING: ONE FAMILY DETATCHED

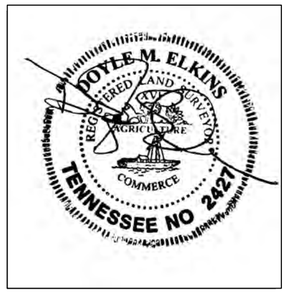


LOCATION MAP

NOT TO SCALE



LINE	BEARING	DISTANCE
L1	S 09°32'03" W	117.62'
L2	S 06°55'25" W	120.49'
L3	S 04°01'36" W	67.47'
L4	S 09°10'38" W	177.53'
L5	S 23°34'45" W	191.75'
L6	S 21°48'14" W	101.29'
L7	S 21°54'25" W	186.43'
L8	S 62°22'04" W	62.99'
L9	S 57°11'48" W	67.96'
L10	N 31°57'12" W	25.92'
L11	N 38°12'08" W	54.82'
L12	N 88°45'25" W	82.88'
L13	S 75°30'52" W	118.47'
L14	S 63°45'22" W	70.92'
L15	N 17°07'42" W	65.55'
L16	N 25°39'11" E	59.65'
L17	N 09°50'09" E	91.62'
L18	N 04°27'47" W	88.7'
L19	N 49°52'44" W	111.13'
L20	N 79°02'20" E	92.85'
L21	N 04°45'59" E	44.27'
L22	N 49°22'00" E	65.88'
L23	N 08°45'56" E	100.49'
L24	S 33°28'01" E	150.01'
L25	S 56°30'16" W	5.51'
L26	S 33°31'27" E	22'
L27	S 33°31'27" E	149'
L28	S 56°17'58" W	32.68'
L29	S 33°52'29" E	187.42'
L30	N 56°48'59" E	108.26'
L31	S 32°40'15" E	111.64'
L32	S 81°19'42" E	50'
L33	N 08°40'18" E	63.55'
L35	S 09°32'03" W	52'
L36	S 06°55'25" W	127.14'
L37	S 04°01'36" W	63.16'
L38	S 09°10'38" W	140.07'
L39	S 23°34'45" W	167.51'
L40	S 21°48'14" W	104.48'
L41	S 21°54'25" W	186.23'
L42	S 08°53'15" W	331.14'



I HEREBY CERTIFY THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION FOR THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000 AS SHOWN HEREON.

Doyle Elkins
Professional Land Surveyor
Registered in TN & AL

610 West College St., Suite 135
Murfreesboro, TN 37130

Phone (615) 907-8625
Fax (615) 907-5956
Cell (931) 636-2414
Email: elkinsdoyle@gmail.com

BOUNDARY SURVEY

OAK HILL SUBD.

EAST BROADWAY, GALLATIN
10TH CIVIL DIST., SUMNER CO., TN

PREPARED FOR: TOMMY STRICKLAND

DATE	SCALE	SHEET	DRAWN BY	PROJECT
APR. 25, 2015	1" = 200'	1 OF 1	DME	15092

ITEM 11

GMRPC Resolution No. 2015-67

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A SITE PLAN TO CONSTRUCT A 20,483 SQUARE FOOT BUILDING ADDITION AND ADD 203 PARKING SPACES, ON A 15.39 (+/-) ACRE PARCEL, ZONED AGRICULTURAL RESIDENTIAL (A), LOCATED AT 101 FREEDOM CHURCH ROAD. (PC File# 8-535-15)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Site Plan submitted by the applicant, Rogers Engineering Group, at its regular meeting on May 18, 2015; and

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

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

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

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

2. The Site Plan is consistent with the purpose and intent of the Agricultural Residential (A) Zoning District and complies with the use restrictions, minimum bulk and height regulations, minimum dimensions, and setback requirements established in said Zoning District and the approved Conditional Use Permit (GRBZA File# B-10-05R).

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), Sign Regulations (G.Z.O., Section 13.07), Access Management Regulations (G.Z.O., Section 13.06), Supplementary District Regulations (G.Z.O., Article 12.00), Loading and Parking Regulations (G.Z.O., Article 11.00), Stormwater Regulations (Gallatin Municipal Code, Chapter 18), Flood Prevention and Protection Regulations (G.Z.O., Section 10.03) and the Landscaping Requirements (Section 13.05).

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Site Plan for Freedom Church Addition consisting of 11 sheets, prepared by Rogers Engineering Group of Gallatin, TN with Project No. 15-015, dated April 22, 2015 with a final revision date of May 7, 2015, and architectural elevations, consisting of four (4) sheets, prepared by Studio Oakley

Architects, LLC of Lebanon, TN, with Job No. 106415, dated March 2015, with the following conditions of approval:

1. The proposed alternative architectural materials on the south elevation meet the criteria set forth in Section 13.08.010.D
2. The proposed alternative bufferyard plan meets the standards for an alternative bufferyard as stated in Gallatin Zoning Ordinance, Section 13.04.100.C.
3. The three (3) rooftop HVAC units shall comply with G.Z.O. Section 13.08.010.F(1). (HVAC units shall not be visible from public view from any elevation.)
4. All lighting fixtures shall comply with the City of Gallatin Zoning Ordinance, Section 13.02.08.
5. Shift the proposed driveway so that there is a minimum of 150 feet separation between driveways to meet Gallatin On The Move 2020 access management standards (GOMP 2020 – Pg. 4-47).
6. Extend the sidewalk eastward along the entire road frontage of Freedom Church Road.
7. Provide a copy of the TDEC Notice of Coverage.
8. Provide a copy of signed and recorded stormwater inspection and maintenance agreement.
9. Submit three (3) corrected copies of the Site Plan 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: 5/18/2015

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
SUSAN HIGH-MCAULEY
CITY ATTORNEY

EXHIBIT A

ITEM 11
PLANNING DEPARTMENT STAFF REPORT

Site Plan for Freedom Church Addition
(PC File# 8-535-15)
1010 Freedom Church Road
Date: May 12, 2015

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF A SITE PLAN TO CONSTRUCT A BUILDING ADDITION TO FREEDOM CHURCH TOTALING 20,438 SQUARE FEET AND ADD 203 ADDITIONAL PARKING SPACES, ON A 15.39 (+/-) ACRE PARCEL. THE PROPERTY IS ZONED AGRICULTURAL RESIDENTIAL (A) AND IS LOCATED AT 1010 FREEDOM CHURCH ROAD.

OWNER:	**FREEDOM CHURCH**
APPLICANT:	**ROGERS ENGINEERING GROUP (RICHARD JONES, P.E.)**
STAFF RECOMMENDATION:	**APPROVAL OF RESOLUTION 2015-67**
STAFF CONTACT:	**KEVIN CHASTINE**
PLANNING COMMISSION DATE:	**MAY 18, 2015**

PROPERTY OVERVIEW: **The owner and applicant is requesting approval of a site plan to construct a building addition to Freedom Church totaling 20,438 square feet and adding 203 parking spaces, on a 15.39 (+/-) acre parcel. The property is zoned Agricultural Residential (A) and has been approved as a Conditional Use for a Place of Worship and Community Facility. The project is located at 1010 Freedom Church Road. (Attachment 11-1)**

CASE BACKGROUND:

Previous Approvals

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)

DISCUSSION:

Proposed Development

The owner and applicant is requesting approval of a site plan to construct a building addition that will include a new sanctuary for Freedom Church. The project is located on a 15.39 (+/-) acre parcel (Tax Map 125 Parcel 33.00) and is currently zoned Agricultural Residential (A) and has been approved as a conditional use for a Place of Worship in the Agricultural (A) zone district. The 20,438 square foot addition and will connect to the southwest elevation of the existing church building. The applicant is also proposing an additional 203 parking spaces, located to the west and east of the proposed addition and adjacent to Freedom Church Road, in front of both the existing church building and the proposed addition.

Natural Features

The natural topography of the site slopes from the highest point of elevation (527'), near the southwest property corner, along the property boundary with Destiny Cheer and Fitness. The lowest point elevation (498') is located at the northwest property corner, within a small stream. From the lowest point of elevation the topography rises gradually across the site to the high point and back down to an elevation of 511; at the southeastern corner. Based on FEMA FIRM Map 47165C0295G, no portion of the site is located within a special flood hazard area.

Adjacent Areas & Uses

To the north and west is vacant land totaling 49.220(+/-) acres. To the south is a lot totaling 1.00 (+/-) acres and contains Destiny Cheer & Fitness. To the east is Vietnams Veterans Parkway (SR 386) and the interchange with GreenLea Boulevard. The site is surrounded by Planned General Commercial (PGC) zoned property to the north, Multiple Residential and Office (MRO) zoned property to the west, Mixed Use property to the south, and Planned Business Park (PBP) zoned property to the east (across State Route 386).

Buildings and Architectural Elevations

The proposed addition will connect to the southwest elevation of the existing church building. The addition is asymmetrical in its design and varies in height from 20 feet for the wing that connects to the existing church building, up to 35 feet for the addition roof height, and finally up to 56 feet and 10 inches for the peak of the tower located on the front elevation facing Freedom Church Road.

The original site plan for Freedom Church (PC File# 8-70-05) was approved with a condition that future buildings on the property be 65 percent brick and/or stone. This is in keeping with the Gallatin Zoning Ordinance Section 13.08.010.A, which states, *"In the A, R-40, R-20, R-15, R-10, R-8, districts, any use and building, other than single family detached residential units, shall use brick and/or stone materials as the predominant (minimum 65%) exterior facade materials."*

As proposed all elevations, except the south elevation, meets or exceeds the 65 percent masonry required. The total masonry percentage for all elevation is 65.7 percent (52.6 brick and 13.1 stone). The table below breaks down each elevation and the total amount of masonry (brick and stone).

FREEDOM CHURCH – ADDITION – ARCHITECTURAL MATERIALS			
ELEVATION	BRICK %	STONE %	TOTAL MASONRY %
NORTH	21.6	17.2	38.8
SOUTH	55.7	13.2	68.9
EAST	52.5	23.0	75.5
WEST	70.7	.5	71.2
COURTYARD 1	84.1	0	84.1
COURTYARD 2	89.2	.8	90

A portion of the south and east elevations face Freedom Church Road, which are characterized by a brownish red brick covering the wall from the ground up to approximately two-thirds of the height of the addition walls. Within the reddish brick wall are three (3) bands of a more brownish brick with the third row of brick banding providing the transition to the top portion of the wall, which is sheathed in EIFS. The primary architectural component of the south and east elevations is the tower that projects outward from the corner of the addition where the two (2) elevations meet. The tower is sheathed in a gray stone veneer for approximately two-thirds of the walls and topped by EIFS panels similar to the addition walls. The EIFS panels on the tower provide space for new wall signage. Only two (2) doors are located within the south elevation that faces Freedom Church Road and there are no windows in that portion of the addition.

The south and west elevations face the proposed parking area and the undeveloped portion of the property. These elevations continue the architectural pattern of the brick banding. The south and west elevations also steps down from the 35 foot height of the sanctuary walls to the 20 foot height of the wing that connects to the existing church building. The wing continues the brick banding as well, but with only the two (2) bottom brick bands due to the reduced height of the walls. The south and west elevations contain eight (8) doors/entrance ways and three (3) double fixed pane windows, which are located within the wing connection.

The north and east elevations contain the remainder of the 35 foot high sanctuary walls and contain the shorter 15 feet 8 inch foot high walls, which connect to the existing church building. The addition creates a courtyard area between the existing building and the 15 foot 8 inch foot high walls of the addition. Two (2) more large scale glass entrances are provided within the shorter portion of the east elevation.

The final two (2) building elevations are within the courtyard that is being created between the existing church building and the proposed addition. Both courtyard elevations continue the bricking banding found on all other elevations. The east courtyard elevation is solid brick with only one (1) double door entrance. The north courtyard elevation is primarily glass windows with a double door entrance and a second solid door.

The architectural elevations for the building meet the Basic Design Criteria of the Gallatin Zoning Ordinance, Section 13.08.010.A, *Materials,* since the buildings are shown to be constructed with brick and stone to match the existing church building and will meet or exceed the required 65 percent brick or stone on each building facade.

The only exception is the south elevation that does not meet the Basic Design Criteria of the Gallatin Zoning Ordinance, Section 13.08.010.A, *Materials,* because of an area of EIFS material, therefore the Planning Commission shall determine if the proposed alternative architectural materials meet the criteria set forth in Section 13.08.010.D

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

Bufferyard and Landscaping

The Gallatin Zoning Ordinance, Section 13.04.020.C states, *"Where such additions or enlargements are twenty (20) percent or greater, these provisions [bufferyards] shall apply only to that portion of the lot, site, or common development where the new development occurs."*

The proposed addition and parking area covers only a portion of the undeveloped property, therefore the applicant has shown bufferyards along the eastern property boundary and for approximately 320 feet along the southern property boundary. (See Sheet C4.0)

A Type 50 Bufferyard is required on the southern property boundary since the adjacent property being zoned Mixed Use (MU). The applicant is requesting an Alternative Type 50 Bufferyard for approximately 320 feet along the southern property boundary. The proposed alternative bufferyard would be 30 feet in width instead of 50 feet and the landscaping would consist of 44 evergreen trees planted fifteen (15) feet on centers and in a triangular pattern.

A Type 50 Bufferyard is also required along the eastern property boundary. The applicant is requesting to not plant a bufferyard along the eastern property boundary since the closest property is approximately 800 feet away across the rights-of-way of Freedom Church Road and Vietnam Veterans Parkway (SR 386).

The applicant is planting the required trees and evergreen hedge for parking area adjacent to rights-of-way (G.Z.O. Section 13.05.020.A(3)), by planting 170 dense yews between the parking lot areas adjacent to Freedom Church Road and the southern property boundary. Also, the applicant has also shown the required 21 trees within the proposed parking areas.

The Planning Commission shall make a determination of whether or not the proposed alternative bufferyard plan meets the standards for an alternative bufferyard as stated in Gallatin Zoning Ordinance, Section 13.04.100.C.

Mechanical Equipment Screening

A total of five (5) HVAC units are proposed for the existing building and proposed addition. Three (3) of the HVAC units are currently located in an area that will become a courtyard between the addition and the existing building. The three (3) rooftop HVAC units must comply with G.Z.O. Section 13.08.010.F(1) so that the HVAC units will not be visible from public view from any elevation. The other two (2) HVAC units are located behind the northwest elevation of the existing church building and will not be relocated. These three (3) HVAC units will be relocated to the rooftop of the one-story portion of the addition that connects to the existing building. *The Gallatin Zoning Ordinance Section 13.08.010.F.(1)*

requires that, "All roof level electrical transformers, heat and air conditioning equipment and similar facilities shall be screened from public view, along all building elevations, with materials compatible with and well integrated into the overall design."

Utilities (Sewer)
Freedom Church has utilized a septic system and will continue to do so with this addition. The Gallatin Public Utilities Department commented, "No Sanitary Sewer. (Septic System Required). The expanded septic system is currently under design.

Parking
The required parking ratio for Religious Assembly is one (1) space per four (4) persons capacity of largest place of public assembly (Table 11-01 of Gallatin Zoning Ordinance). The new sanctuary addition will provide a seating capacity of 720 seats, which requires 180 parking spaces. There are currently 161 parking spaces, of which five (5) are handicapped spaces. The applicant is proposing an additional 203 parking spaces, of which four (4) are handicapped spaces, for a total of 364 parking spaces – nine (9) of which are handicapped spaces. The proposed parking will provide 184 parking spaces more than required.

Access
This site currently has one (1) full access onto Freedom Church Road. The applicant is requesting a second full access onto Freedom Church Road, approximately 200 feet from the southern corner of the property. As proposed, the second access point would be just over 200 feet from the adjacent access for Destiny Cheer (1022 Freedom Church Road). The distance between these two (2) access points does not meet access management standards found in the Gallatin on the Move 2020 General Development Plan. The Engineering Division has requested the proposed access to be moved a minimum of 150 feet north of the proposed location. The applicant has shown a six (6) foot sidewalk along Freedom Church road for the entire length of the property. Where the addition is proposed the sidewalk should be extended to the northeast property boundary along Freedom Church Road.

Photometric Plan and Lighting Fixtures
The site plan does not indicate any parking lot lighting fixtures on this site. If parking lot lighting fixtures are installed in the future, the lighting shall comply with the City of Gallatin Zoning Ordinance, Section 13.02.08.

Signage
The applicant has stated in Note 25, on Sheet C1.0, that the existing monument sign will remain. The only new signage will wall signage located near the top of the tower. 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.

Engineering Division Comments

The Engineering Division reviewed and commented on the Site Plan. The owner and applicant satisfactorily addressed all Engineering Division comments other than the comments included below 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 Agricultural Residential (A) Zoning District and complies with the use restrictions, minimum bulk and height regulations, minimum dimensions, and setback requirements established in said Zoning District and the approved Conditional Use Permit (GRBZA File# B-10-05R).

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), Sign Regulations (G.Z.O., Section 13.07), Access Management Regulations (G.Z.O., Section 13.06), Supplementary District Regulations (G.Z.O., Article 12.00), Loading and Parking Regulations (G.Z.O., Article 11.00), Stormwater Regulations (Gallatin Municipal Code, Chapter 18), Flood Prevention and Protection Regulations (G.Z.O., Section 10.03) and the Landscaping Requirements (Section 13.05).

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2015-67, Site Plan for Freedom Church Addition, consisting of 11 sheets, prepared by Rogers Engineering Group of Gallatin, TN with Job No. 15-015, dated April 22, 2015 with a final revision date of May 7, 2015, and architectural elevations, consisting of four (4) sheets, prepared by Studio Oakley Architects, LLC of Lebanon, TN, with Job No. 106415 and dated March 2015, with the following conditions of approval:

1. The Planning Commission shall determine if the proposed alternative architectural materials on the south elevation meet the criteria set forth in Section 13.08.010.D
2. The Planning Commission shall make a determination of whether or not the proposed alternative bufferyard plan meets the standards for an alternative bufferyard as stated in Gallatin Zoning Ordinance, Section 13.04.100.C.
3. The three (3) rooftop HVAC units shall comply with G.Z.O. Section 13.08.010.F(1). (HVAC units shall not be visible from public view from any elevation.)
4. All lighting fixtures shall comply with the City of Gallatin Zoning Ordinance, Section 13.02.08.
5. Shift the proposed driveway so that there is a minimum of 150 feet separation between driveways to meet Gallatin On The Move 2020 access management standards (GOMP 2020 – Pg. 4-47).
6. Extend the sidewalk eastward along the entire road frontage of Freedom Church Road.
7. Provide a copy of the TDEC Notice of Coverage.
8. Provide a copy of signed and recorded stormwater inspection and maintenance agreement.
9. Submit three (3) corrected copies of the Site Plan to the Planning Department.

ATTACHMENTS

Attachment	11-1	Freedom Church Location Map
Attachment	11-2	Freedom Church Addition (8-15-10)
Attachment	11-3	Freedom Church – Parking Lot Addition (PC9665-10)
Attachment	11-4	Freedom Church Addition - Site Plan
Attachment	11-5	Freedom Church Addition - Architectural Elevations

I:\Planning Commission\ Items\2015\5-18-2015\Staff Reports\Item 11 Freedom Church 0- Site Plan (PC File# 8-535-15) KC

ATTACHMENT II-1

Prepared By: Kevin Chastine, AICP
Prepared On: May 13, 2015

Location Map

Freedom Church - Addition
1010 Freedom Church Road
PC File# 8-535-15

ATTACHMENT 11-2

REVISED

RESUBMITTAL

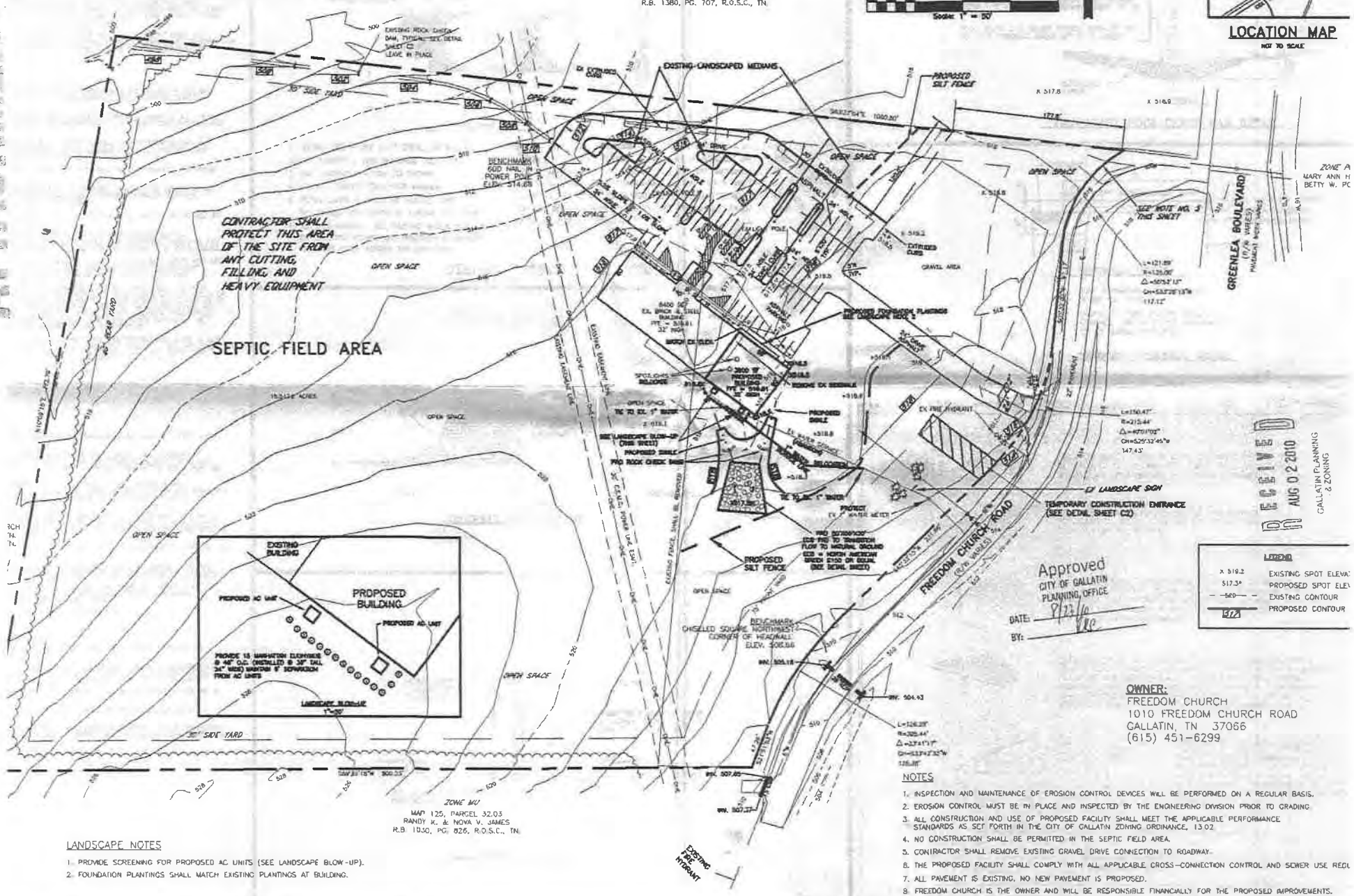
- PARKING SPACES:
  REQUIRED: 1 SPACE / 4 AUDITORIUM SEAT
  222 AUDITORIUM SEATS / 4 = 55.5 (ROUNDED 56) SPACES
  RECOMMENDED PARKING: 1 SPACE / 2.5 AUDITORIUM SEAT
  222 AUDITORIUM SEATS / 2.5 = 88.8 (ROUNDED 89) SPACES
  111 PARKING SPACES ARE PROVIDED WITH 4 HANDICAP SPACES BEING INCLUDED. TOTAL PARKING SPACES FOR THE COMPLETED SITE WELL EXCEED THE REQUIRED PARKING SPACES
- CLEANING SERVICE WILL REMOVE ALL GARBAGE
- A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C0205E, EFFECTIVE DATE SEPTEMBER 20, 2006, SHOWS NONE OF THIS PROPERTY TO BE WITHIN THE 100 YEAR FLOOD PLAIN, ZONE X.
- LANDSCAPING IN PARKING AREA:
  REQUIRED: 6% LANDSCAPING
  37,950 S.F. PAVEMENT AND 2,500 S.F. LANDSCAPING IN PARKING
  2,580 S.F. / 37,950 S.F. x 100 = 6.7%

DEL: 33.00, R.B. 2119, P. 273 R.O.S.C., TN
NITY FACILITY / PLACE OF WORSHIP
MUNITY FACILITY / PLACE OF WORSHIP
S.F. (15,512 AC.)

AC.)
00 AC.)

5 LESS THAN 1 ACRE

SIDE: 30'; REAR: 40'



RECEIVED AUG 02 2010 GALLATIN PLANNING & ZONING

Approved
CITY OF GALLATIN
PLANNING OFFICE
DATE: 8/27/10
BY:

OWNER:
FREEDOM CHURCH
1010 FREEDOM CHURCH ROAD
GALLATIN, TN 37066
(615) 451-6299

NOTES

1. INSPECTION AND MAINTENANCE OF EROSION CONTROL DEVICES WILL BE PERFORMED ON A REGULAR BASIS.
2. EROSION CONTROL MUST BE IN PLACE AND INSPECTED BY THE ENGINEERING DIVISION PRIOR TO GRADING.
3. ALL CONSTRUCTION AND USE OF PROPOSED FACILITY SHALL MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, 13.02.
4. NO CONSTRUCTION SHALL BE PERMITTED IN THE SEPTIC FIELD AREA.
5. CONTRACTOR SHALL REMOVE EXISTING GRAVEL DRIVE CONNECTION TO ROADWAY.
6. THE PROPOSED FACILITY SHALL COMPLY WITH ALL APPLICABLE CROSS-CONNECTION CONTROL AND SEWER USE REQU
7. ALL PAVEMENT IS EXISTING, NO NEW PAVEMENT IS PROPOSED.
8. FREEDOM CHURCH IS THE OWNER AND WILL BE RESPONSIBLE FINANCIALLY FOR THE PROPOSED IMPROVEMENTS.
9. CONTRACTOR TO OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN ENGINEERING DIVISION PRIOR TO

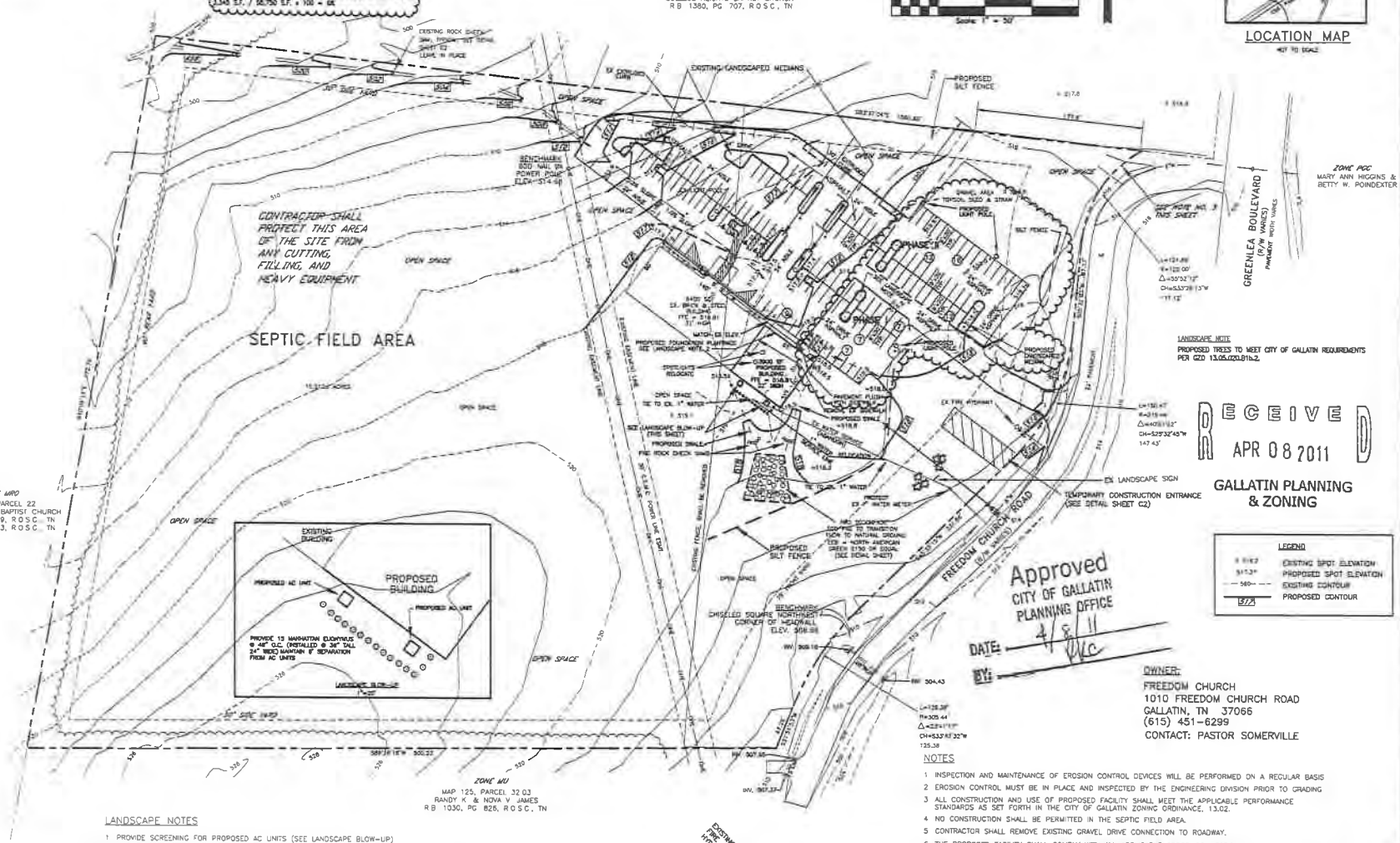
LANDSCAPE NOTES

1. PROVIDE SCREENING FOR PROPOSED AC UNITS (SEE LANDSCAPE BLOW-UP).
2. FOUNDATION PLANTINGS SHALL MATCH EXISTING PLANTINGS AT BUILDING.

11-3

SITE DATA

- EXISTING SITE ZONING: AGRICULTURE
- PARCELS LISTED: TAX MAP: 125, PARCEL: 33.00, R.B. 2119, P. 203 R.O.S.C., TN
- EXISTING PROPERTY USE: COMMUNITY FACILITY / PLACE OF WORSHIP
- PROPOSED PROPERTY USE: COMMUNITY FACILITY / PLACE OF WORSHIP
- EXISTING SITE ACREAGE: 875,702.72 S.F. (15.512 AC.±)
- BUILDING AREA:
  EXISTING BUILDING: 8,400 S.F. (0.19 AC.)
  PROPOSED BUILDING: 3,900 S.F. (0.09 AC.)
- PROPOSED STORIES: 1
- PROPOSED TOTAL ACRES DISTURBED: 5 LESS THAN 1 ACRE
- EXISTING SIGN: TO REMAIN
- YARD SETBACKS: FRONT: 75'; SIDE: 30'; REAR: 40'
- PARKING SPACES:
  REQUIRED: 1 SPACE / 4 AUDITORIUM SEAT
  222 AUDITORIUM SEATS / 4 = 55.5 (ROUNDED 56) SPACES
  RECOMMENDED PARKING: 1 SPACE / 2.5 AUDITORIUM SEAT
  222 AUDITORIUM SEATS / 2.5 = 88.8 (ROUNDED 89) SPACES
  171 PARKING SPACES ARE PROVIDED WITH 6 HANDICAP SPACES BEING INCLUDED. TOTAL PARKING SPACES FOR THE COMPLETED SITE WILL EXCEED THE REQUIRED PARKING SPACES
- CLEANING SERVICE WILL REMOVE ALL GARBAGE
- A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47165C0235E, EFFECTIVE DATE SEPTEMBER 20, 2006, SHOWS NONE OF THIS PROPERTY TO BE WITHIN THE 100 YEAR FLOOD PLAIN, ZONE X.
- LANDSCAPING IN PARKING AREA:
  REQUIRED: 5% LANDSCAPING
  50,750 S.F. PAVEMENT AND 3,345 S.F. LANDSCAPING IN PARKING
  3,345 S.F. / 50,750 S.F. x 100 = 6%



RECEIVED
APR 08 2011
GALLATIN PLANNING & ZONING

Approved
CITY OF GALLATIN
PLANNING OFFICE
DATE: 4/8/11
BY:

OWNER:
FREEDOM CHURCH
1010 FREEDOM CHURCH ROAD
GALLATIN, TN 37066
(615) 451-6299
CONTACT: PASTOR SOMERVILLE

LANDSCAPE NOTES

1. PROVIDE SCREENING FOR PROPOSED AC UNITS (SEE LANDSCAPE BLOW-UP)
2. FOUNDATION PLANTINGS SHALL MATCH EXISTING PLANTINGS AT BUILDING

NOTES

1. INSPECTION AND MAINTENANCE OF EROSION CONTROL DEVICES WILL BE PERFORMED ON A REGULAR BASIS
2. EROSION CONTROL MUST BE IN PLACE AND INSPECTED BY THE ENGINEERING DIVISION PRIOR TO GRADING
3. ALL CONSTRUCTION AND USE OF PROPOSED FACILITY SHALL MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, 13.02.
4. NO CONSTRUCTION SHALL BE PERMITTED IN THE SEPTIC FIELD AREA.
5. CONTRACTOR SHALL REMOVE EXISTING GRAVEL DRIVE CONNECTION TO ROADWAY.
6. THE PROPOSED FACILITY SHALL COMPLY WITH ALL APPLICABLE CROSS-CONNECTION CONTROL AND SEWER USE REGULATIONS
7. ALL PAVEMENT IS EXISTING. NO NEW PAVEMENT IS PROPOSED.
8. FREEDOM CHURCH IS THE OWNER AND WILL BE RESPONSIBLE FINANCIALLY FOR THE PROPOSED IMPROVEMENTS
9. CONTRACTOR TO OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN ENGINEERING DIVISION PRIOR TO GRADING

REVISIONS	
7-15-10	DEV COMMENTS
7-21-10	DEV COMMENTS
12-20-10	PARKING ADDITION REVISIONS
01-06-11	DEV COMMENTS
04-06-11	ADDED PARKING PHASES

06-30-10	NA	GRH	JGD

EMAAL & ASSOCIATES, INC.
CONSULTING ENGINEERS
106 C WESTHILL DRIVE
LEBANON, TENNESSEE 37087
(615) 443-0424

SITE, GRADING AND DRAINAGE PLAN
FREEDOM CHURCH ADDITION
AN OUTREACH OF THE GENERAL BAPTISTS
GALLATIN SUMNER COUNTY TENNESSEE

JOB # 33303

C1

GENERAL NOTES:

1. THIS CONSTRUCTION PROJECT SHALL AT ALL TIMES AND IN ALL SITUATIONS PROCEED IN A MANNER CONSISTENT WITH THE CITY OF GALLATIN SUBDIVISION REGULATIONS, AND ALL OTHER APPLICABLE RULES, REGULATIONS AND LAWS OF ANY OTHER AUTHORITY WITH JURISDICTION TO GOVERN SUCH CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR UNDERTAKING SUCH CONSTRUCTION ACTIVITIES TO INSURE FULL COMPLIANCE AT ALL TIMES.

2. THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT CITY OF GALLATIN SUBDIVISION REGULATIONS (INCLUDING SPECIFICATIONS FOR PUBLIC WORKS PROJECTS) ON THE CONSTRUCTION PROJECT AT ALL TIMES, AND REFERENCE SHALL BE MADE TO THEM FOR PROPER MATERIALS, METHODS, ETC. REGARDING CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL ELEVATIONS, DISTANCES, AND DIRECTIONS BEFORE STARTING WORK ON ANY SEGMENT OF THE PROJECT. IF THE CONTRACTOR HAS ANY QUESTIONS OR SUSPECTS THERE IS AN ERROR OR OMISSION WITHIN THE PLANS OR CONSTRUCTION STAKES, HE SHALL NOT PROCEED UNTIL THE ENGINEER OR HIS REPRESENTATIVE HAS BEEN FULLY NOTIFIED, HAS RESPONDED, AND HAS SPECIFICALLY STATED THE CONTRACTOR MAY PROCEED.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SURVEYING REFERENCE POINTS, HUBS, AND LOT CORNERS DURING THE CONSTRUCTION PROCESS AND SHALL BEAR THE EXPENSE FOR REPLACING ANY SUCH OBJECTS DAMAGED DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES ASSOCIATED WITH SUCCESSFULLY COMPLETING THE CONSTRUCTION PROCESS, INCLUDING ALL PUBLIC INSPECTION FEES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THIS OR ADJACENT PROPERTY, AND FOR INJURY TO ANY PERSON OCCURRING DURING OR AS A RESULT OF THE CONSTRUCTION PROCESS, WHETHER SUCH DAMAGE OR INJURY RESULTS FROM ANY ACTION OR LACK OF ACTION BY PRINCIPALS OF THE COMPANY, EMPLOYEES, SUBCONTRACTORS, OR SUPPLIERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY SAFETY DEVICES AND FOLLOW ALL ADVISABLE SAFETY PRACTICES NECESSARY TO INSURE THE SAFETY OF ALL PERSONS DURING THE CONSTRUCTION PROCESS. NEITHER THE OWNER NOR THE ENGINEER ASSUME ANY LIABILITY FOR MATTERS RELATING TO SAFETY AT THE CONSTRUCTION SITE.

7. ANY DAMAGE TO IMPROVEMENTS PRIOR TO FINAL PROJECT ACCEPTANCE BY THE CITY OF GALLATIN OR THE OWNER SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MEET CURRENT SPECIFICATIONS. ALL EXPENSES ASSOCIATED WITH SUCH REPAIR OR REPLACEMENT SHALL BE PAID BY THE APPROPRIATE CONTRACTOR.

8. LOCATION OF EXISTING UTILITIES INDICATED ON THESE PLANS MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY SUCH UTILITIES. THE CONTRACTOR IS FURTHER RESPONSIBLE FOR LOCATING ALL UTILITIES THAT MAY BE IN EXISTENCE ON THE PROJECT SITE BUT WHICH ARE UNKNOWN TO THE ENGINEER. ALL UTILITY LOCATION ACTIVITIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT (AS DIRECTED) TO ANY UTILITIES DAMAGED DURING CONSTRUCTION. BEFORE ANY EXCAVATION HAS BEGUN ON THIS SITE CALL **1-800-351-1111** FOR UNDERGROUND UTILITY LOCATIONS.

9. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH THE TENNESSEE GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES STORM WATER DISCHARGE. INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY THE CONTRACTOR ON A REGULAR BASIS IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.

10. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY BLUE RIDGE SURVEYING. DRAWING DATED 3-11-2015.

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.

13. ELEVATIONS AND CONTOURS WERE DERIVED USING DIGITAL TERRAIN MODELING BY: 1. RADIAL TRIGONOMETRY WITH A TOPCON 8205A ROBOTIC TOTAL STATION AND/OR 2. GPS WITH A TOPCON HIPER LITE + DUAL FREQUENCY RTK BASE AND ROVER. CONTOUR INTERVALS ARE ONE (1) FOOT, AND THE SOURCE OF VERTICAL DATUM IS LISTED BELOW.

14. BEARINGS SHOWN ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).

15. A REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 47165C0285G, EFFECTIVE DATE APRIL 17, 2012, SHOWS THIS PROPERTY TO BE IN ZONE ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.

16. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SITE PLAN.

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

18. NO GEOTECHNICAL ENGINEERING REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SITE PLAN.

19. 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.

20. INDUSTRIAL PRETREATMENT
THE PROPOSED PROJECT SHALL COMPLY WITH ALL APPLICABLE CROSS-CONNECTION CONTROL AND SEWER USE REGULATIONS.

21. PHOTOMETRIC PLAN
OUTDOOR LIGHTING SHALL COMPLY WITH THE CITY OF GALLATIN ZONING ORDINANCE SECTION 13.02.80. EXTERIOR LIGHTING IS TO BE BUILDING MOUNTED. SHOULD LIGHTING BE ADDED, FOOT-CANDLES AT PROPERTY LINE WILL BE MAX 0.5.

22. HVAC UNITS
HVAC UNITS WILL BE LOCATED ON THE ROOF ABOVE THE BATHROOMS.

23. FIRE AND SAFETY CODES
THIS LOCATION SHALL MEET ALL 2009 IFC AND NFPA LIFE SAFETY CODES.

24. SEGMENTAL BLOCK WALL
WALL COLOR IS TO MATCH BUILDING. DESIGN FOR THE TIE-BACKS TO BE PROVIDED TO THE CODES DEPARTMENT PRIOR TO CONSTRUCTION.

25. SIGNAGE
EXISTING SIGN TO REMAIN. NO NEW SIGNAGE IS PROPOSED ALONG FREEDOM CHURCH ROAD.

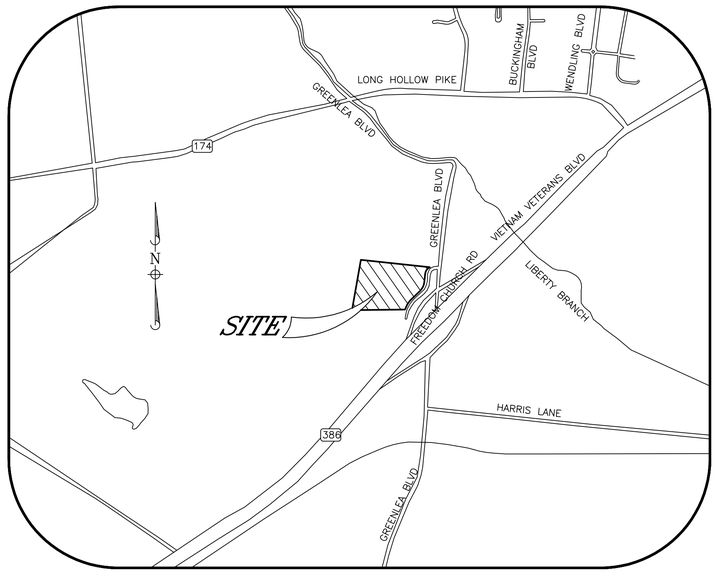
SITE OF VERTICAL DATUM :

BM
NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR RAPID STATIC SURVEY SESSION DATED 3-2-21015.

TBM
P.K. NAIL SET IN NORTHEAST CORNER OF THE ASPHALT PARKING LOT.
(NAVD 88)
ELEVATION 519.36

PLAN SHEET INDEX:

DESCRIPTION	SHEET NO.
COVER SHEET	C 1.0
SITE PLAN	C 2.0
GRADING PLAN	C 3.0
LANDSCAPE PLAN	C 4.0
EROSION PLAN A	C 5.0
EROSION PLAN B	C 6.0
EROSION PLAN C	C 7.0
EROSION DETAILS	C 8.0
EROSION DETAILS	C 9.0
PAVING & DRAINAGE DETAILS	C 10.0
PAVING & DRAINAGE DETAILS	C 11.0



FREEDOM CHURCH
SANCTUARY ADDITION
SITE PLAN
1010 FREEDOM CHURCH ROAD
CITY OF GALLATIN, 3RD 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 3720 (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 (615) 244-5900

PROJECT DESCRIPTION

THIS PROJECT PROPOSES THE CONSTRUCTION OF A 20,438± SF SANCTUARY ADDITION TO THE EXISTING 12,525 SF FREEDOM CHURCH BUILDING. CONSTRUCTION WILL INCLUDE ALL REQUIRED APPURTENANCES. THIS PROJECT WILL ALSO INCLUDE THE ADDITION OF A 203 SPACE PARKING LOT WITH ACCESS TO THE LOCAL STREET AND A 1500 SF POLE BARN. POLE BARN IS FOR YARD/CHURCH MAINTENANCE ITEMS (E.G. MOWER, HAND TOOLS) AND STAGE PROP STORAGE.

ESTIMATED CONSTRUCTION SCHEDULE:

BEGIN: 1 JUNE 2015

END: 1 DECEMBER 2015

STATEMENT OF FINANCIAL RESPONSIBILITY:

FREEDOM CHURCH WILL BE FINANCIALLY RESPONSIBLE FOR ALL IMPROVEMENTS SHOWN ON THIS PLAN.

PLAN APPROVAL

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

ENGINEERING DEPARTMENT _____ DATE _____

CITY ENGINEER _____ DATE _____

PAVING AND DRAINAGE NOTES:

1. DRAINAGE SYSTEM RIP-RAP SHALL BE PLACED IN SUCH A MANNER AS TO ACHIEVE MAXIMUM INTERLOCKING TIGHTNESS.

2. DURING CONSTRUCTION EXPOSE THE MINIMUM AREA OF SOIL FOR THE MINIMUM TIME POSSIBLE. CONTROL DUST BY WATERING OR OTHER METHOD APPROVED BY THE CITY OF GALLATIN.

3. EROSION SHALL BE CONTROLLED IN ACCORDANCE WITH THE GENERAL NPDES PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES (PERMIT NO. TNR100000). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL EROSION FROM STORM WATER RUNOFF.

4. ALL STUMPS, LARGE ROCK, CONCRETE, SCRAP MATERIALS, TRASH AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

5. COMPACTION REQUIREMENTS FOR ROADWAYS AND PAVEMENT – ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED TO 95% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION. COMPACTION REQUIREMENTS FOR BUILDING PADS – ALL FILL MATERIAL TO BE PLACED EVENLY AND IN A UNIFORM MANNER AT A MAXIMUM OF 8" LIFTS AND COMPACTED WITH SHEEPS-FOOT VIBRATORY COMPACTOR TO 98% STD PROCTOR ON ALL LIFTS. MOISTURE TO BE WITHIN 2% OF OPTIMUM DURING COMPACTION.

6. PROJECT BENCHMARK, AS SHOWN ON PLANS

7. ALL DRAINAGE PIPE BELOW ROADWAYS TO BE:
CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

DRAINAGE PIPE BELOW PAVE AREAS TO BE:
(1) CLASS III RCP (REINFORCED CONCRETE PIPE) WITH CLASS "B" BEDDING
(COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

(2) CMP (CORRUGATED METAL PIPE) WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG.

DRAINAGE PIPE OUTSIDE OF ROADWAY TO BE:
(1) CLASS I OR CLASS III RCP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE NATIVE SOIL COMPACTED.

(2) OR HDPE (SMOOTH INSIDE BORE) WITH 6" STONE BEDDING AND BACKFILLED TO THE SPRINGLINE WITH PUG IN 4" LIFTS COMPACTED TO 95% STD PROCTOR. PUG THEN TO BE PLACED IN 6" LAYERS AND LIGHTLY TAMPED TO 12" ABOVE THE TOP OF THE PIPE CORRUGATION. REMAINDER OF BACKFILL TO BE NATIVE SOIL COMPACTED.

(3) CMP WITH CLASS "B" BEDDING (COMPACTED PUG TO SPRINGLINE). TRENCH FILL TO BE PUG TO ONE FOOT ABOVE PIPE THE REMAINDER TO BE NATIVE SOIL COMPACTED.

8. ALL DITCHES TO RECEIVE COVER TREATMENT AS SHOWN ON PLANS.

9. THE PAVING TRANSITION AT EXISTING STREETS SHALL BE SMOOTH IN BOTH HORIZONTAL AND VERTICAL ALIGNMENT, FIELD ADJUST AS NECESSARY.

10. LAND DISTRUBBANCE PERMIT
CONTRACTOR SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY OF GALLATIN ENGINEERING DIVISION PRIOR TO GRADING.

11. STORM WATER MAINTENANCE AGREEMENT
OWNER TO PROVIDE COPY OF SIGNED AND RECORDED STORM WATER INSPECTION AND MAINTENANCE AGREEMENT.

12. TDEC NOC
OWNER TO PROVIDE A COPY OF THE TDEC NOTICE OF COVERAGE ONCE SWPPP IS APPROVED.

PARKING REQUIREMENTS				
TYPE	REQUIRED SPACES	EXISTING	PROPOSED	TOTAL
RELIGIOUS ASSEMBLY (720 CAPACITY)	(1 SPC / 4 PEOPLE) = 180 SPACES	161	203	364*

* 9 OF 364 SPACES ARE HANDICAPPED ACCESSIBLE (8 REQUIRED).

BUFFER YARD REQUIREMENTS			
	ORDINANCE	EXISTING	PROPOSED
A TO A	NONE REQ'D	NONE	NONE
A TO A (WITH INTERVENING LOCAL STREET AND ARTERIAL)	NONE REQ'D	NONE	NONE
A TO MU	TYPE 50	10'± NATURAL	ALTERNATE TYPE 50
A TO MRO	TYPE 50	25'± NATURAL	EXISTING
A TO PDC **	TYPE 50	NONE	NONE
A TO PDC (WITH INTERVENING LOCAL STREET AND ARTERIAL)**	TYPE 33.3*	NONE	NONE

* PER GALLATIN ZONING ORDINANCE SECTION 13.04.060.F
** THIS PORTION OF SITE IS PREVIOUSLY APPROVED AND EXISTING.

A BULK AND AREA REGULATIONS			
	ORDINANCE	EXISTING	PROPOSED
MINIMUM LOT AREA	2.50 AC	15.388 AC	15.388 AC
MAXIMUM LOT COVERAGE	10%	1.87%	4.92%
MAXIMUM FLOOR AREA RATIO	0.11	0.019	0.049
FRONT YARD	75 FT	215 FT	120 FT
SIDE YARD	30 FT	161 FT	161 FT
REAR YARD	40 FT	542 FT	542 FT
MINIMUM LOT WIDTH	150 FT	740 FT	740 FT

SITE DATA TABLE	
OWNER / DEVELOPER	FREEDOM CHURCH 1010 FREEDOM CHURCH ROAD GALLATIN, TN 37066 615-491-3704 CONTACT: TERRELL SOMERVILLE
SITE LOCATION	1010 FREEDOM CHURCH ROAD
TAX MAP	125
PARCEL	33.00; RB 2119, PG 203 R.O.S.C.TN.
ACREAGE	15.39 ±
CURRENT ZONE	A
REQUESTED ZONE	A
EXISTING USE	PLACE OF WORSHIP
PROPOSED USE	PLACE OF WORSHIP

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

FREEDOM CHURCH
SANCTUARY ADDITION
SITE PLAN
1010 FREEDOM CHURCH ROAD
GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

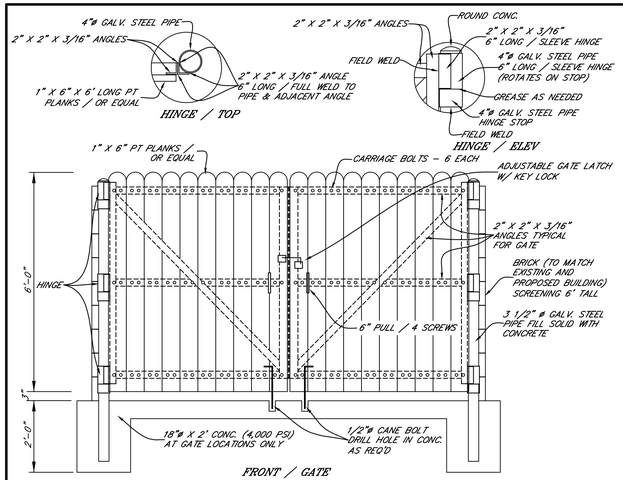
RICHARD M. JONES
REGISTERED ENGINEER
No. 015909
STATE OF TENNESSEE
5/7/2015

SHEET NO.
C 1.0

REVISIONS
REVISION 1: 5-7-15 PER GPC COMMENTS DATED 5-1-15

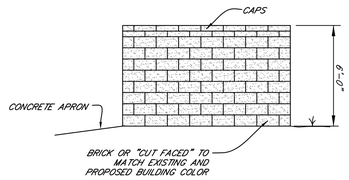
SHEET 1 OF 11

PROJECT #	15-015
DATE	22 APRIL 2015

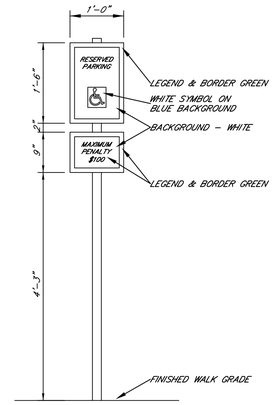


NOTES:

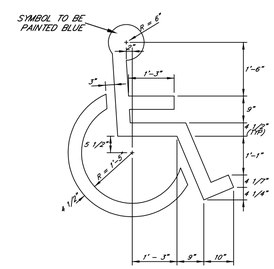
1. ALL WELDS TO BE PRIMED AND PAINTED GRAY
2. TOP OF DUMPSTER SCREEN WALL SHALL BE 2 FEET TALLER THAN THE TOP OF DUMPSTER.
3. BRICK TO MATCH EXISTING AND PROPOSED BUILDING.
4. DOOR COLOR TO MATCH BUILDING COLOR.



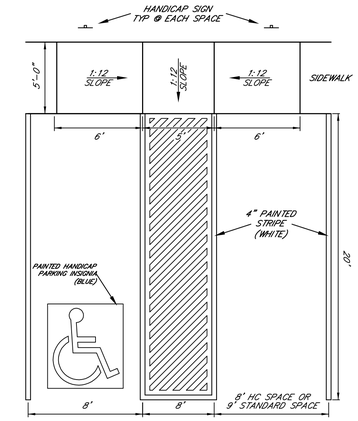
DUMPSTER SCREENING FENCE WITH GATE
SPLIT FACE BLOCK DUMPSTER ENCLOSURE WALL
NOT TO SCALE



HANDICAPPED SIGN
NOT TO SCALE

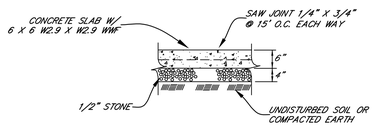


PAINTED HANDICAPPED PARKING SYMBOL
NOT TO SCALE

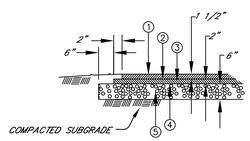


HANDICAPPED PARKING SPACE AND ISLE
NOT TO SCALE

HANDICAPPED PARKING DETAIL
NOT TO SCALE

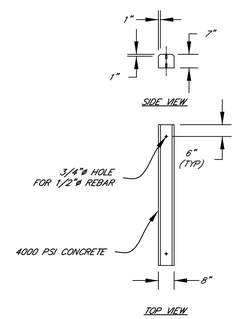


CONCRETE PAVING DETAIL
NOT TO SCALE

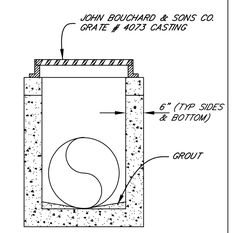


1. ASPHALT CONCRETE SURFACE (GRADING E)
2. TACK COAT
3. ASPHALT CONCRETE BASE (B - MODIFIED BINDER)
4. PRIME COAT
5. MINERAL AGGREGATE TYPE A BASE GRADING D PUG MILL MIX

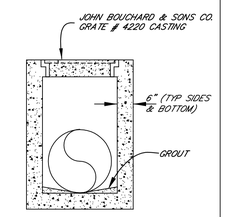
STANDARD PAVING SECTION
NOT TO SCALE



CONCRETE WHEEL STOP
NOT TO SCALE

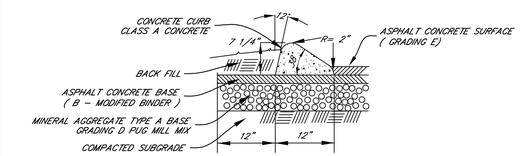


AREA DRAIN
NOT TO SCALE

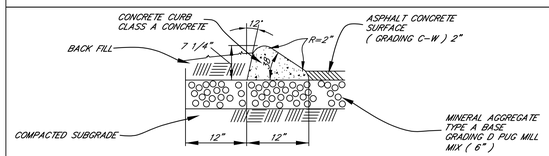


REFERENCE DETAIL FOR TDOT # 42 CB

JUNCTION BOX / AREA DRAIN
NOT TO SCALE



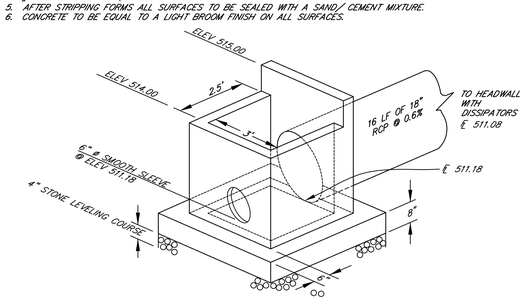
DETAIL 6" EXTRUDED MOUNTABLE CONCRETE CURB
NOT TO SCALE



6" EXTRUDED MOUNTABLE CONCRETE CURB
(C-2)
NOT TO SCALE

NOTES:

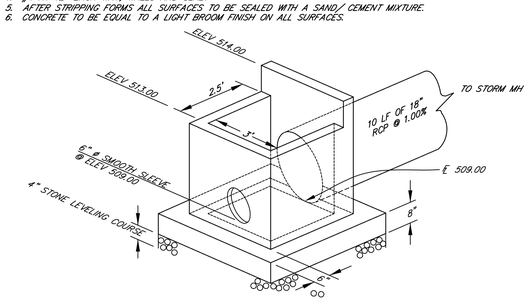
1. 6" CONCRETE WALLS AND SLAB.
2. CONCRETE: 3,500 PSI
   REINFORCING: 60 KSI
3. EXPOSED CORNERS TO HAVE 3/4" CHAMFERS.
4. #4 AT 12" EACH WAY, WALLS AND SLAB.
5. AFTER STRIPPING FORMS ALL SURFACES TO BE SEALED WITH A SAND/ CEMENT MIXTURE.
6. CONCRETE TO BE EQUAL TO A LIGHT BROOM FINISH ON ALL SURFACES.



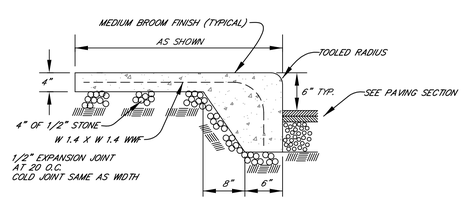
BASIN A

NOTES:

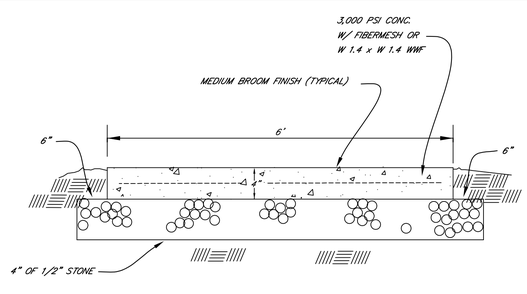
1. 6" CONCRETE WALLS AND SLAB.
2. CONCRETE: 3,500 PSI
   REINFORCING: 60 KSI
3. EXPOSED CORNERS TO HAVE 3/4" CHAMFERS.
4. #4 AT 12" EACH WAY, WALLS AND SLAB.
5. AFTER STRIPPING FORMS ALL SURFACES TO BE SEALED WITH A SAND/ CEMENT MIXTURE.
6. CONCRETE TO BE EQUAL TO A LIGHT BROOM FINISH ON ALL SURFACES.



BASIN B



WALK DETAIL AT PARKING
NOT TO SCALE



SIDEWALK
(NOT TO SCALE)

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

IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

FREEDOM CHURCH SANCTUARY ADDITION

PAVING AND DRAINAGE DETAILS
7010 FREEDOM CHURCH ROAD
GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

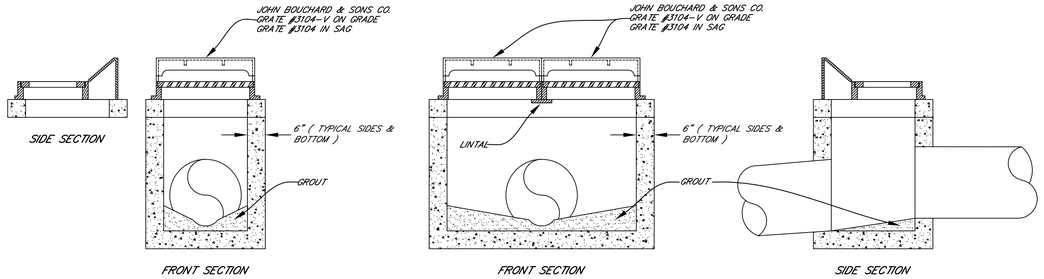
RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
NO. 015908
STATE OF TENNESSEE
5/7/2015

SHEET NO.
C 10.0

REVISIONS
REVISION 1: 5-7-15 PER GPC COMMENTS DATED 5-1-15

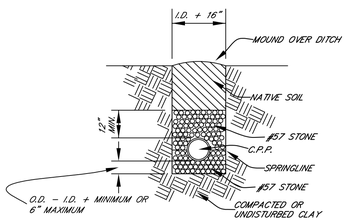
SHEET 10 OF 11

PROJECT #	15-015
DATE	22 APRIL 2015

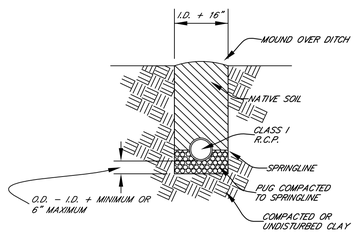


CURB INLET (SINGLE)
NOT TO SCALE

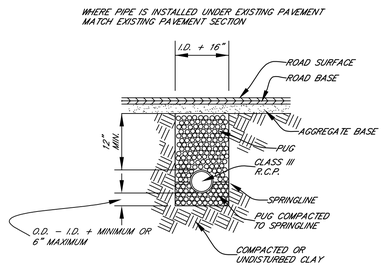
CURB INLET (DOUBLE)
NOT TO SCALE



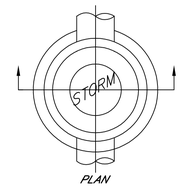
C.P.P. DRAINAGE PIPE DETAIL
UNDER NON-TRAFFIC AREAS
NOT TO SCALE



R.C.P. DRAINAGE PIPE DETAIL
UNDER NON-TRAFFIC AREAS
NOT TO SCALE

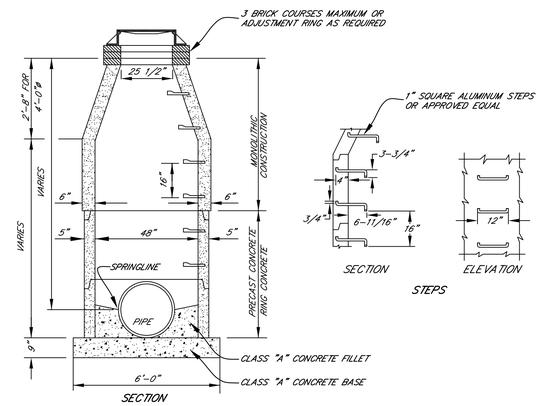


R.C.P. DRAINAGE PIPE DETAIL
UNDER TRAFFIC AREAS
NOT TO SCALE

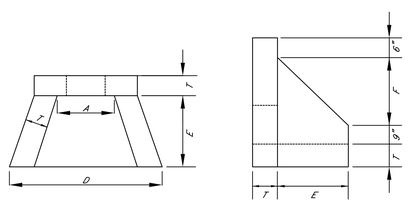


PLAN

NOTES:
1. STANDARD FRAME AND COVER SHALL BE INSTALLED ON STANDARD MANHOLE UNLESS NOTED OTHERWISE ON THE CONTRACT DRAWINGS. CASTING SHALL BE JOHN BOUCHARD #1150
2. ALL TRENCH WORK TO BE IN ACCORDANCE WITH OSHA STANDARDS
3. CONTRACTOR WILL BE RESPONSIBLE TO ASSURE OSHA COMPLIANCE IS MET.

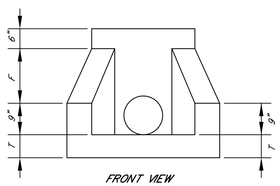


STANDARD PRE-CAST CONCRETE MANHOLE
NOT TO SCALE



TOP VIEW

SIDE VIEW



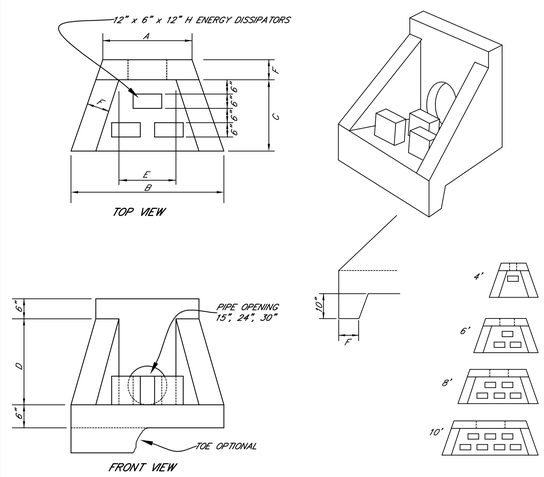
FRONT VIEW

NOTES:
1. CONCRETE SHALL BE CLASS "A" MIXED, PLACED, FORMED, AND FINISHED IN ACCORDANCE WITH SECTION 604 AND 611 OF T.D.O.T. STANDARD SPECIFICATIONS. REINFORCED WITH #4 BARS 10" C/C EACH WAY WITH WINGS AND TOE SLAB DOWELLED TO HEADWALL WITH #5 BARS.
2. FORM WORK AND ALL STRUCTURAL EXCAVATION AND BACK FILL SHALL BE PROVIDED AND / OR PERFORMED IN ACCORDANCE WITH T.D.O.T. SPECIFICATIONS.
3. 3/4" CHAMFER ON ALL EXPOSED EDGES.

TABLE OF DIMENSIONS

PIPE SIZES	A	D	E	F	T (MIN.)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	4'-0"	3'-3"	6"
30"	4'-0"	6'-6"	4'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48'	5'-6"	8'-0"	3'-6"	4'-5"	6"
54'	7'-0"	9'-5"	4'-6"	5'-9"	6"
60'	7'-0"	9'-5"	4'-6"	5'-9"	6"
66"	8'-6"	11'-0"	5'-6"	6'-11"	6"
72"	8'-6"	11'-0"	5'-6"	6'-11"	6"
38"X60"	7'-0"	9'-5"	4'-6"	4'-5"	6"

CONCRETE HEADWALL
(OUTLET & INLET)
NOT TO SCALE



NOTES:
1. CONCRETE SHALL BE CLASS "A" MIXED, PLACED, FORMED, AND FINISHED IN ACCORDANCE WITH T.D.O.T. STANDARD SPECIFICATIONS. REINFORCED WITH #4 BARS 10" C/C EACH WAY, SLAB DOWELLED TO HEADWALL WITH #5 BARS.
2. FORM WORK AND ALL STRUCTURAL EXCAVATION AND BACK FILL SHALL BE PROVIDED AND / OR PERFORMED IN ACCORDANCE WITH T.D.O.T. SPECIFICATIONS.
3. 3/4" CHAMFER ON ALL EXPOSED EDGES.

TABLE OF DIMENSIONS

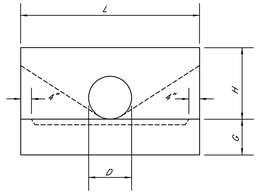
SIZE	4'	6'	8'	10'
A	32"	48"	72"	96"
B	48"	72"	96"	120"
C	30"	44"	50"	56"
D	25"	36"	52"	66"
E	24"	36"	59"	83"
F	NA	8"	8"	8"
MAX. GPM.	18"	26"	40"	60"
WT./#	1090	3130	5825	8575

WINGED HEADWALL WITH ENERGY DISSIPATORS
NOT TO SCALE

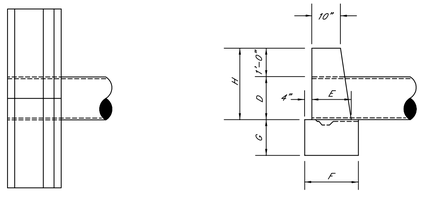
NOTES:
1. CONCRETE SHALL BE CLASS "A" MIXED, PLACED, FORMED, AND FINISHED IN ACCORDANCE WITH T.D.O.T. STANDARD SPECIFICATIONS. REINFORCED WITH #4 BARS 10" C/C EACH WAY WITH, SLAB DOWELED TO HEADWALL WITH #5 BARS.
2. FORMWORK AND ALL STRUCTURAL EXCAVATION AND BACK FILL SHALL BE PROVIDED AND / OR PERFORMED IN ACCORDANCE WITH T.D.O.T. SPECIFICATIONS.
3. 3/4" CHAMFER ON ALL EXPOSED EDGES.

TABLE OF DIMENSIONS

PIPE SIZES	L	H	E	F	G
12"	3'-6"	2'-0"	1'-2"	1'-9"	1'-2"
15"	4'-0"	2'-3"	1'-3"	1'-10"	1'-2"
18"	4'-0"	2'-6"	1'-3"	1'-11"	1'-3"
24"	6'-0"	3'-0"	1'-4"	2'-0"	1'-4"
30"	8'-0"	3'-6"	1'-6"	2'-2"	1'-6"
30"X42"	8'-0"	4'-0"	1'-6"	2'-2"	1'-6"
36"	8'-0"	5'-0"	1'-8"	2'-6"	1'-6"



FRONT ELEVATION



PLAN

END ELEVATION

(OUTLET)
CONCRETE HEADWALL
NOT TO SCALE

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

IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

FREEDOM CHURCH SANCTUARY ADDITION

PAVING AND DRAINAGE DETAILS
1010 FREEDOM CHURCH ROAD
GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
NO. 15909
STATE OF TENNESSEE
5/7/2015

SHEET NO.
C 11.0

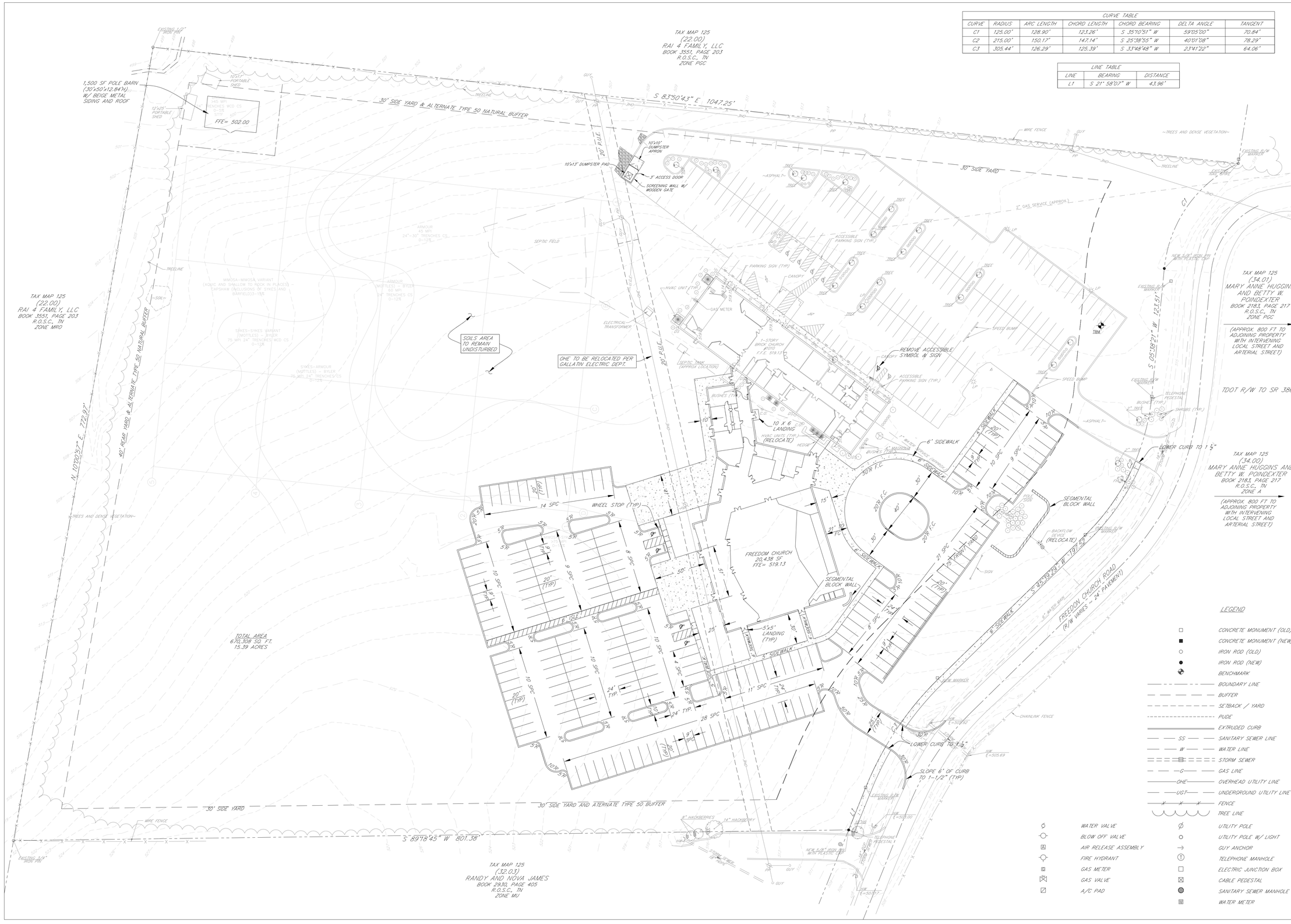
REVISIONS
REVISION 1: 5-7-15 PER GPC COMMENTS DATED 5-1-15

SHEET 11 OF 11

PROJECT #	15-015
DATE	22 APRIL 2015

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	125.00'	128.90'	123.26'	S 35°10'51" W	59°05'00"	70.84'
C2	215.00'	150.17'	147.14'	S 25°38'55" W	40°01'08"	78.29'
C3	305.44'	126.29'	125.39'	S 33°48'48" W	23°41'22"	64.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 21° 58'07" W	43.96'



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

FREEDOM CHURCH SANCTUARY ADDITION

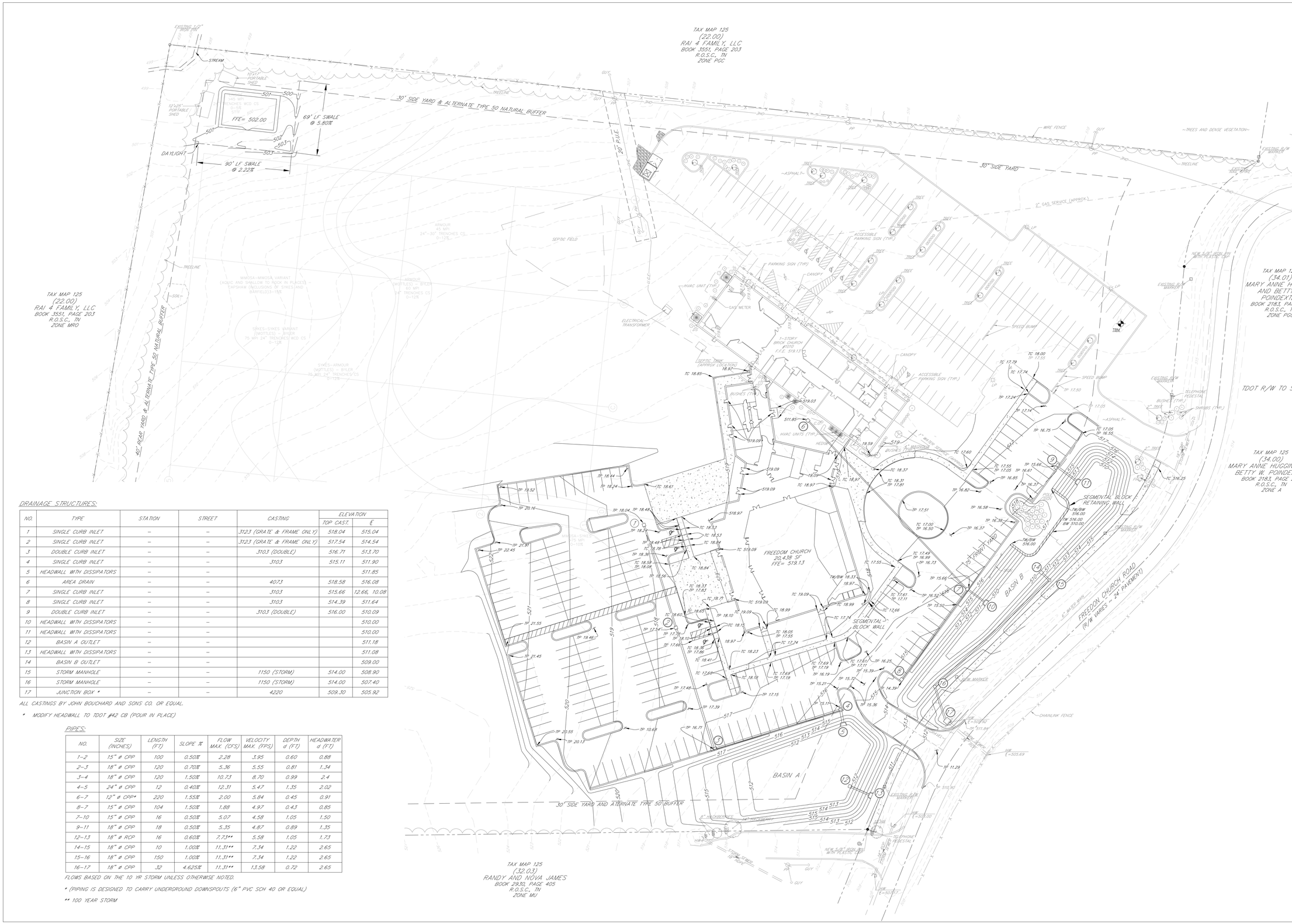
SITE PLAN
1010 FREEDOM CHURCH ROAD
GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
No. 015908
STATE OF TENNESSEE
5/7/2015

SHEET NO.
C 2.0

REVISIONS
REVISION 1: 5-7-15 PER GPC COMMENTS DATED 5-1-15

SHEET 2 OF 11	
PROJECT #	15-015
DATE	22 APRIL 2015



DRAINAGE STRUCTURES:

NO.	TYPE	STATION	STREET	CASTING	ELEVATION	
					TOP CAST.	E
1	SINGLE CURB INLET	–	–	3123 (GRATE & FRAME ONLY)	518.04	515.04
2	SINGLE CURB INLET	–	–	3123 (GRATE & FRAME ONLY)	517.54	514.54
3	DOUBLE CURB INLET	–	–	310.3 (DOUBLE)	516.71	513.70
4	SINGLE CURB INLET	–	–	310.3	515.11	511.90
5	HEADWALL WITH DISSIPATORS	–	–			511.85
6	AREA DRAIN	–	–	407.3	518.58	516.08
7	SINGLE CURB INLET	–	–	310.3	515.66	12.66, 10.08
8	SINGLE CURB INLET	–	–	310.3	514.39	511.64
9	DOUBLE CURB INLET	–	–	310.3 (DOUBLE)	516.00	510.09
10	HEADWALL WITH DISSIPATORS	–	–			510.00
11	HEADWALL WITH DISSIPATORS	–	–			510.00
12	BASIN A OUTLET	–	–			511.18
13	HEADWALL WITH DISSIPATORS	–	–			511.08
14	BASIN B OUTLET	–	–			509.00
15	STORM MANHOLE	–	–	1150 (STORM)	514.00	508.90
16	STORM MANHOLE	–	–	1150 (STORM)	514.00	507.40
17	JUNCTION BOX *	–	–	4220	509.30	505.92

ALL CASTINGS BY JOHN BOUCHARD AND SONS CO. OR EQUAL.

* MODIFY HEADWALL TO TDOT #42 CB (POUR IN PLACE)

PIPES:

NO.	SIZE (INCHES)	LENGTH (FT)	SLOPE %	FLOW MAX. (CFS)	VELOCITY MAX. (FPS)	DEPTH d (FT)	HEADWATER d (FT)
1–2	15" ø CPP	100	0.50%	2.28	3.95	0.60	0.88
2–3	18" ø CPP	120	0.70%	5.36	5.55	0.81	1.34
3–4	18" ø CPP	120	1.50%	10.73	8.70	0.99	2.4
4–5	24" ø CPP	12	0.40%	12.31	5.47	1.35	2.02
6–7	12" ø CPP*	220	1.55%	2.00	5.84	0.45	0.91
8–7	15" ø CPP	104	1.50%	1.88	4.97	0.43	0.85
7–10	15" ø CPP	16	0.50%	5.07	4.58	1.05	1.50
9–11	18" ø CPP	18	0.50%	5.35	4.87	0.89	1.35
12–13	18" ø RCP	16	0.60%	7.73**	5.58	1.05	1.73
14–15	18" ø CPP	10	1.00%	11.31**	7.34	1.22	2.65
15–16	18" ø CPP	150	1.00%	11.31**	7.34	1.22	2.65
16–17	18" ø CPP	32	4.625%	11.31**	13.58	0.72	2.65

FLOWS BASED ON THE 10 YR STORM UNLESS OTHERWISE NOTED.

* (PIPING IS DESIGNED TO CARRY UNDERGROUND DOWNSPOUTS (6" PVC SCH 40 OR EQUAL)

** 100 YEAR STORM

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

N

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

FREEDOM CHURCH SANCTUARY ADDITION

GRADING PLAN
1010 FREEDOM CHURCH ROAD
GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

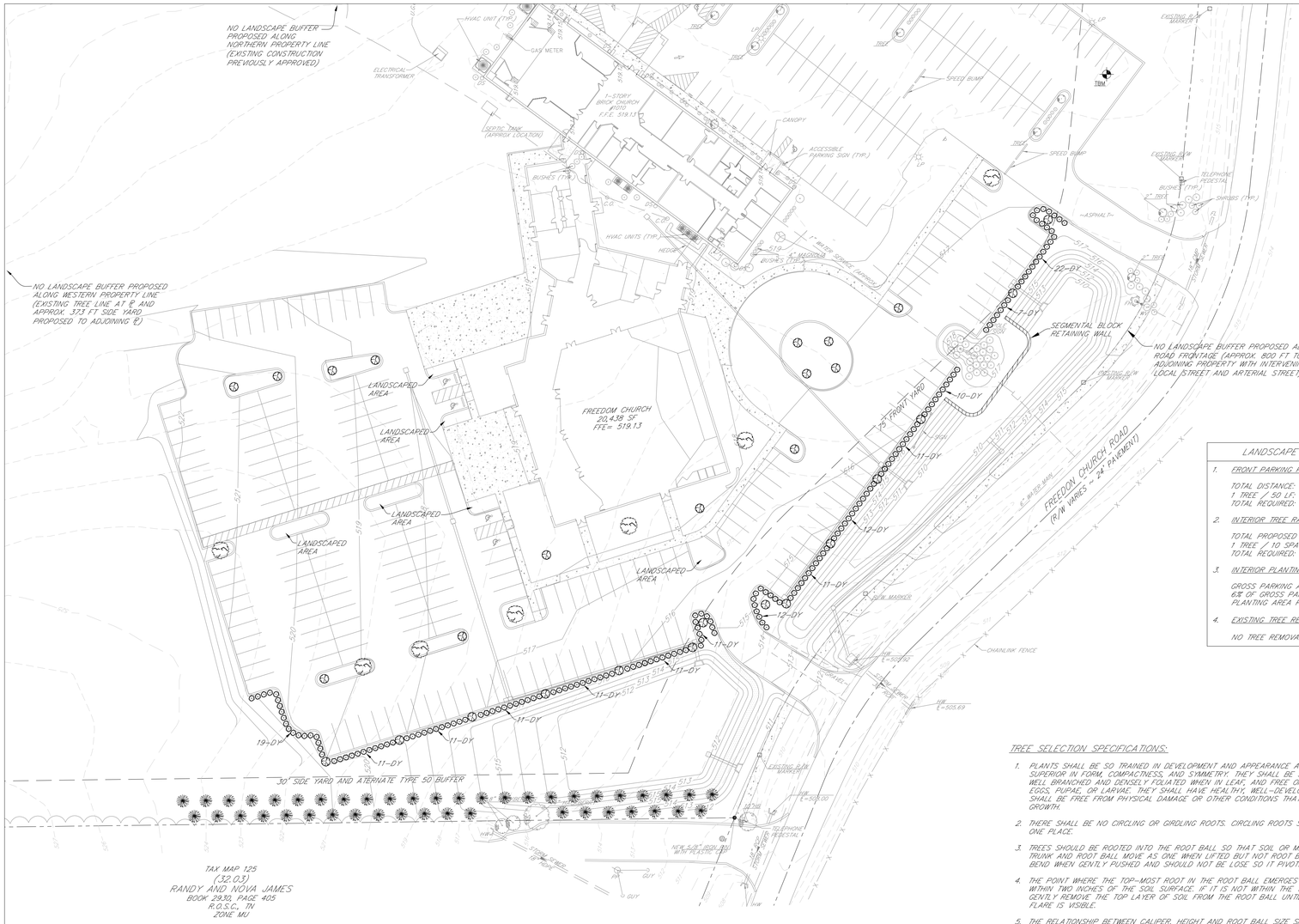
RICHARD M. JONES
REGISTERED ENGINEER
No. 015909
STATE OF TENNESSEE
5/7/2015

SHEET NO.
C 3.0

REVISIONS
REVISION 1: 5-7-15 PER OPC COMMENTS DATED 5-1-15

SHEET 3 OF 11

PROJECT #	15-015
DATE	22 APRIL 2015



LEGEND

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

LANDSCAPE DESIGN CRITERIA

1. FRONT PARKING PERIMETER TREE RATIO:

   TOTAL DISTANCE: 528 LF
   1 TREE / 50 LF: 10.56 TREES
   TOTAL REQUIRED: 11 TREES

2. INTERIOR TREE RATIO:

   TOTAL PROPOSED PARKING: 202 SPACES
   1 TREE / 10 SPACES: 20.2 TREES
   TOTAL REQUIRED: 21 TREES

3. INTERIOR PLANTING AREA

   GROSS PARKING AREA 87,442 SF
   6% OF GROSS PARKING AREA 5,247 SF
   PLANTING AREA PROVIDED 6,846 SF

4. EXISTING TREE REMOVAL / REPLACEMENT:

   NO TREE REMOVAL / REPLACEMENT REQUIRED.

PLANT LIST

LEGEND	QUANITITY	SPECIES	SIZE	REMARKS
	28	FLOWERING CHERRY PRUNUS YEDOENSIS	2-1/2" CAL. 8'-10' HEIGHT	WELL BRANCHED
	7	SUGAR MAPLE ACER SACCHARUM	2 1/2" CAL.	FULL
	170	DENSE YEW TAXUS M. DENSIFORMIS	24" HEIGHT	COMPACT 4 FT O.C.
	–	MULCH HARDWOOD BARK	3" DEPTH	ALL TREES & SHRUBS
	–	SOD K-31 FESCUE	ALL ISLANDS	PER AMERICAN SOD PRODUCERS ASSOC.
	–	SEEDING KY-31 FESCUE	8 LBS/ 1,000 SF	ALL DISTRUBED AREAS

TREE SELECTION SPECIFICATIONS:

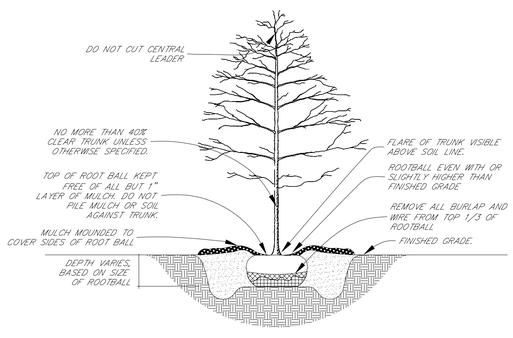
1. PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLE SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECT. ADULT EGGS, PUPAE, OR LARVAE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH.
2. THERE SHALL BE NO CIRCLING OR GIRDLING ROOTS. CIRCLING ROOTS SHOULD BE CUT IN AT LEAST ONE PLACE.
3. 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.
4. THE POINT WHERE THE TOP-MOST 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.
5. THE RELATIONSHIP BETWEEN CALIPER, HEIGHT AND ROOT BALL SIZE SHALL MEET THE ANSI Z60.1 STANDARD, LATEST EDITION.
6. 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 10% OF THE TREE IF IT IS OTHERWISE OF GOOD QUALITY.
7. 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.
8. 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.
9. IF ANY OF THE ABOVE CONDITIONS ARE NOT MET, TREES MAY BE REJECTED.

TREE PLANTING SPECIFICATIONS:

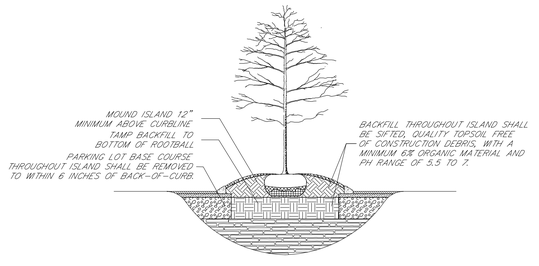
1. THE DEPTH OF THE HOLE DUG SHOULD BE ABOUT 10% LESS THAN THE DISTANCE FROM THE TOP-MOST ROOT (MEASURED WHERE IT JOINS THE TRUNK) TO THE BOTTOM OF THE ROOT BALL. THE WIDTH OF THE HOLE SHALL BE AT LEAST 2 TIMES THE WIDTH OF THE ROOT BALL.
2. CUT AWAY BURLAP AND WIRING SO THAT AT LEAST 1/3 OF THE ROOT 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 TOP-MOST 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. 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. STAKING OF TREES IS NOT ALLOWED UNLESS PERMISSION IS SPECIFICALLY OBTAINED FORM THE CITY PLANNING DEPARTMENT.

LANDSCAPE NOTES:

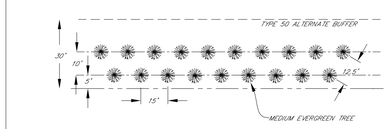
1. BUFFER AND SCREENING LANDSCAPING SHOWN TO MEET THE CITY OF GALLATIN MINIMUM REQUIREMENTS. ADDITIONAL LANDSCAPING AROUND FRONT OF BUILDING CAN BE ADDED AT OWNERS DISCRETION.
2. TIME OF COMPLETION OF LANDSCAPING PER SECTION 13.04.110 AND MAINTENANCE OF REQUIRED LANDSCAPING IMPROVEMENTS PER SECTION 13.04.120 OF THE GALLATIN ZONING ORDINANCE.
3. TREE, BUSHES AND SHRUBS SHOWN ARE TYPICAL AND CAN BE MODIFIED WITH THE APPROVAL OF THE PLANNING DEPARTMENT.
4. LANDSCAPING SHOWN ON THIS PLAN WAS NOT PREPARED UNDER THE SUPERVISION OF A LICENSED LANDSCAPE ARCHITECT.



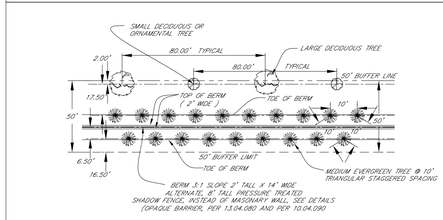
TREE PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
FOR PARKING LOT ISLAND OR MEDIAN
NOT TO SCALE



TYPE 50 BUFFER (ALTERNATE)
NOT TO SCALE



TYPE 50 BUFFER
NOT TO SCALE

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

IF YOU DIG IN TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

N

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

FREEDOM CHURCH SANCTUARY ADDITION

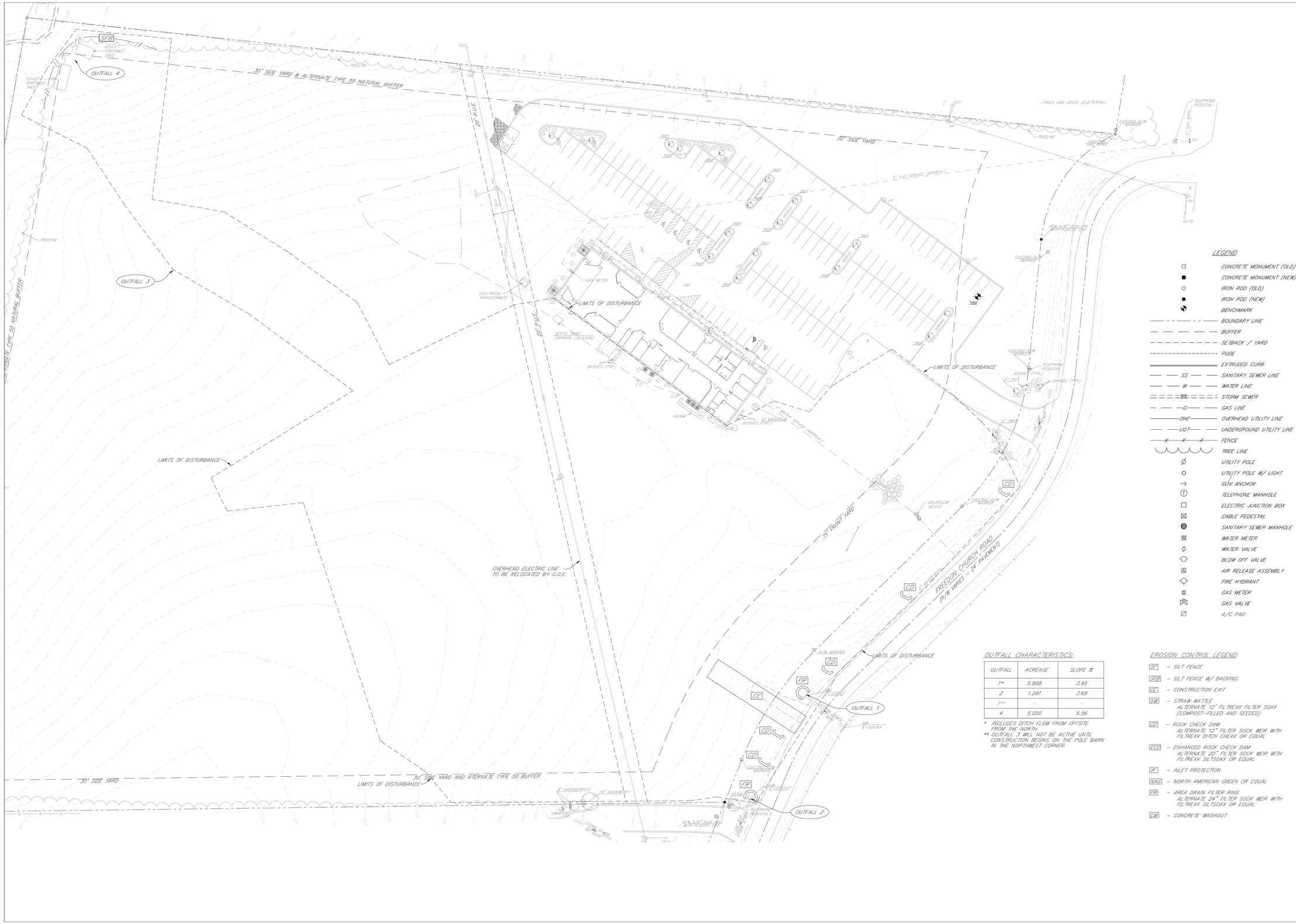
LANDSCAPE PLAN
1010 FREEDOM CHURCH ROAD
GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
No. 015909
STATE OF TENNESSEE
5/7/2015

SHEET NO.
C 4.0

REVISIONS
REVISION 1: 5-7-15 PER GPC COMMENTS DATED 5-1-15

SHEET 4 OF 11	
PROJECT #	15-015
DATE	22 APRIL 2015



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

OUTFALL CHARACTERISTICS:

OUTFALL	ACREAGE	SLOPE %
1*	5.958	3.95
2	1.291	3.68
3**	–	–
4	5.000	5.56

* INCLUDES DITCH FLOW FROM OFFSITE FROM THE NORTH.
** OUTFALL 3 WILL NOT BE ACTIVE UNTIL CONSTRUCTION BEGINS ON THE POLE BARN IN THE NORTHWEST CORNER.

EROSION CONTROL LEGEND

- SF – SILT FENCE
- SFB – SILT FENCE W/ BACKING
- CE – CONSTRUCTION EXIT
- SW – STRAW WATTLE
  ALTERNATE 12" FILTREXX FILTER SOXX (COMPOST-FILLED AND SEEDED)
- CD – ROCK CHECK DAM
  ALTERNATE 12" FILTER SOCK WEIR WITH FILTREXX DITCH CHEXX OR EQUAL
- ECD – ENHANCED ROCK CHECK DAM
  ALTERNATE 20" FILTER SOCK WEIR WITH FILTREXX SILTSOXX OR EQUAL
- IP – INLET PROTECTION
- NAG – NORTH AMERICAN GREEN OR EQUAL
- FR – AREA DRAIN FILTER RING
  ALTERNATE 24" FILTER SOCK WEIR WITH FILTREXX SILTSOXX OR EQUAL
- CW – CONCRETE WASHOUT

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

N

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

FREEDOM CHURCH SANCTUARY ADDITION

EROSION PLAN "A" (PRE-CONSTRUCTION)
1010 FREEDOM CHURCH ROAD
GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

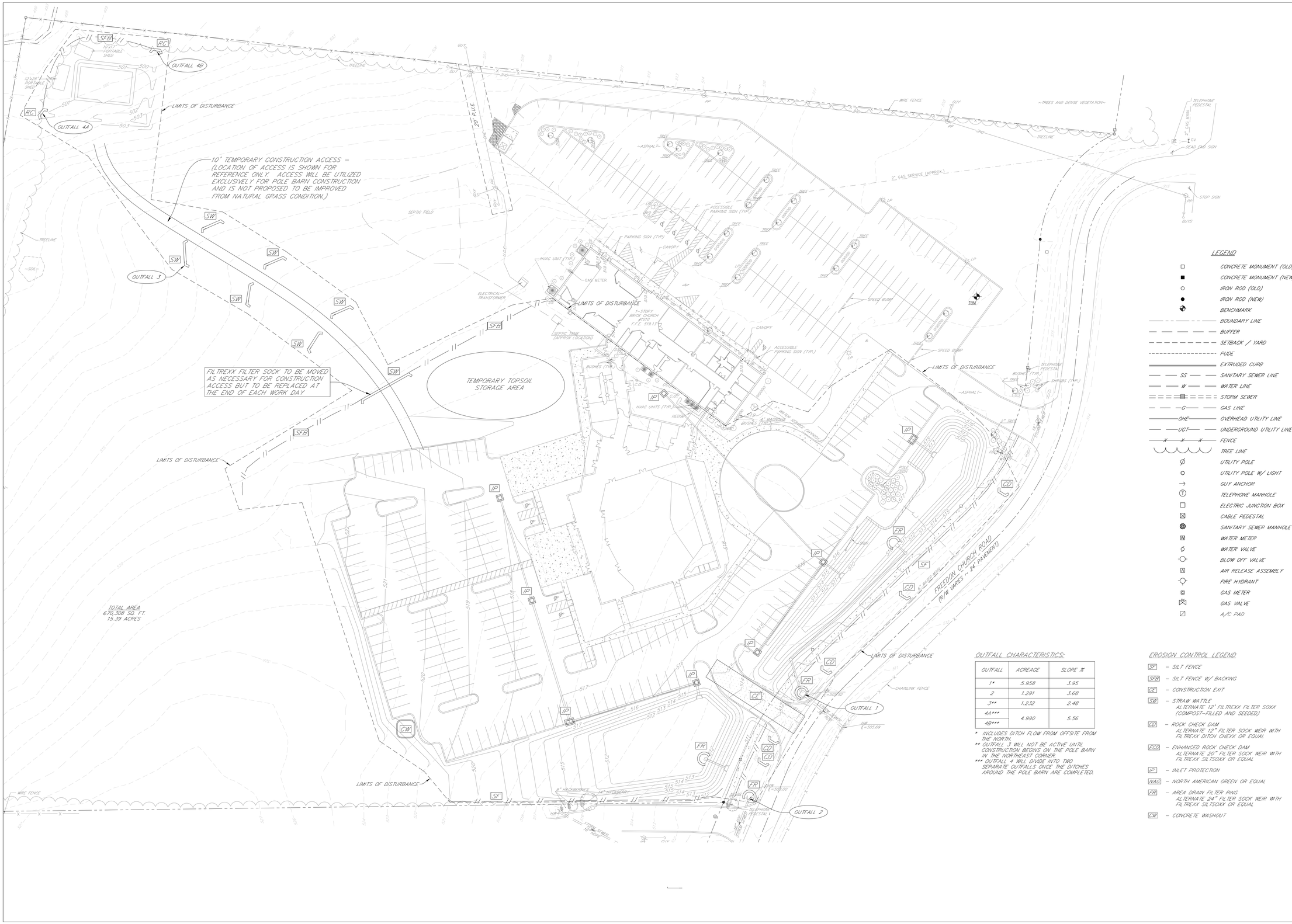
RICHARD M. JONES
REGISTERED ENGINEER
No. 115909
STATE OF TENNESSEE
5/7/2015

SHEET NO.
C 5.0

REVISIONS
REVISION 1: 5-7-15 PER GPC COMMENTS DATED 5-1-15

SHEET 5 OF 11

PROJECT #	15-015
DATE	22 APRIL 2015



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
- X — 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

OUTFALL CHARACTERISTICS:

OUTFALL	ACREAGE	SLOPE %
1*	5.958	3.95
2	1.291	3.68
3**	1.232	2.48
4A***	4.990	5.56
4B***		

* INCLUDES DITCH FLOW FROM OFFSITE FROM THE NORTH.
** OUTFALL 3 WILL NOT BE ACTIVE UNTIL CONSTRUCTION BEGINS ON THE POLE BARN IN THE NORTHEAST CORNER.
*** OUTFALL 4 WILL DIVIDE INTO TWO SEPARATE OUTFALLS ONCE THE DITCHES AROUND THE POLE BARN ARE COMPLETED.

EROSION CONTROL LEGEND

- SF — SILT FENCE
- SFB — SILT FENCE W/ BACKING
- CE — CONSTRUCTION EXIT
- SW — STRAW WATTLE ALTERNATE 12" FILTREXX FILTER SOXX (COMPOST-FILLED AND SEEDED)
- CD — ROCK CHECK DAM ALTERNATE 12" FILTER SOCK WEIR WITH FILTREXX DITCH CHEXX OR EQUAL
- ECD — ENHANCED ROCK CHECK DAM ALTERNATE 20" FILTER SOCK WEIR WITH FILTREXX SILTSOXX OR EQUAL
- IP — INLET PROTECTION
- NAG — NORTH AMERICAN GREEN OR EQUAL
- FR — AREA DRAIN FILTER RING ALTERNATE 24" FILTER SOCK WEIR WITH FILTREXX SILTSOXX OR EQUAL
- CW — CONCRETE WASHOUT

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

N

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

FREEDOM CHURCH SANCTUARY ADDITION

EROSION PLAN "B" (DURING CONSTRUCTION)
1010 FREEDOM CHURCH ROAD
GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

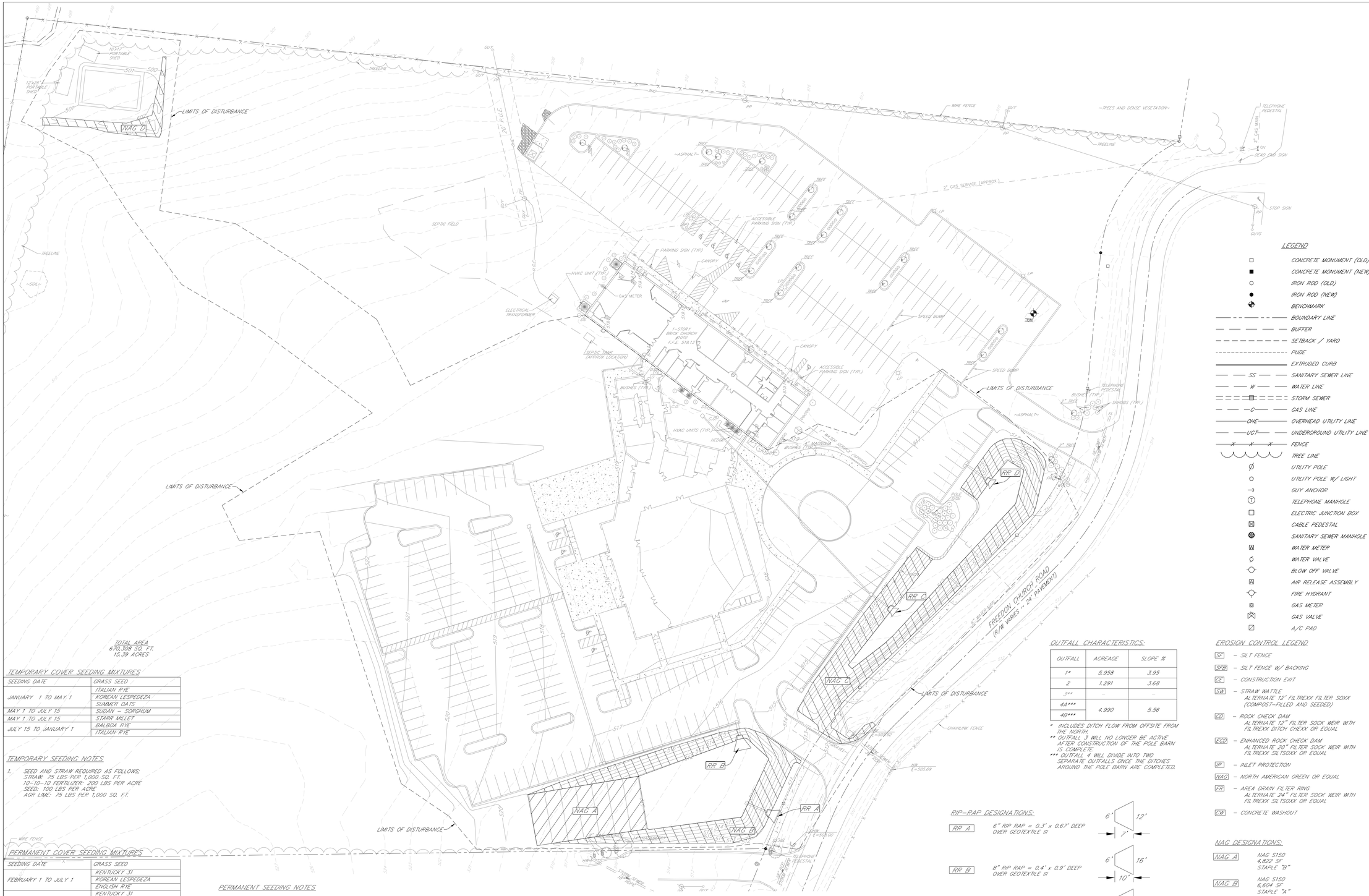
RICHARD M. JONES REGISTERED ENGINEER ROGERS ENGINEERING GROUP No. 015909 STATE OF TENNESSEE
5/7/2015

SHEET NO.
C 6.0

REVISIONS
REVISION 1: 5-7-15 PER GPC COMMENTS DATED 5-1-15

SHEET 6 OF 11

PROJECT #	15-015
DATE	22 APRIL 2015



TOTAL AREA
670,308 SQ. FT.
15.39 ACRES

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

TEMPORARY SEEDING NOTES

1. SEED AND STRAW REQUIRED AS FOLLOWS:
   STRAW: 75 LBS PER 1,000 SQ. FT.
   10–10–10 FERTILIZER: 200 LBS PER ACRE
   SEED: 100 LBS PER ACRE
   AGR LIME: 75 LBS PER 1,000 SQ. FT.

PERMANENT COVER SEEDING MIXTURES

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

PERMANENT SEEDING NOTES

1. SEED AND STRAW REQUIRED AS FOLLOWS:
   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 15 DAYS OF FINISH OF TOPSOIL AREAS.
3. SOD TO BE KENTUCKY 31 TURF TYPE FESCUE.
4. NORTH AMERICAN GREEN OR EQUAL ABBREVIATED NAG.

OUTFALL CHARACTERISTICS:

OUTFALL	ACREAGE	SLOPE %
1*	5.958	3.95
2	1.291	3.68
3**		
4A***	4.990	5.56
4B***		

* INCLUDES DITCH FLOW FROM OFFSITE FROM THE NORTH.
** OUTFALL 3 WILL NO LONGER BE ACTIVE AFTER CONSTRUCTION OF THE POLE BARN IS COMPLETE.
*** OUTFALL 4 WILL DIVIDE INTO TWO SEPARATE OUTFALLS ONCE THE DITCHES AROUND THE POLE BARN ARE COMPLETED.

RIP-RAP DESIGNATIONS:

RR A	6" RIP RAP = 0.3' x 0.67' DEEP OVER GEOTEXTILE III	6' × 12' × 7'
RR B	8" RIP RAP = 0.4' x 0.9' DEEP OVER GEOTEXTILE III	6' × 16' × 10'
RR C	3" RIP RAP = 0.17' x 5–6" DEEP OVER GEOTEXTILE III	4' × 10' × 4'
RR D	4" RIP RAP = 0.23' x 6" DEEP OVER GEOTEXTILE III	4' × 10' × 4'

LEGEND

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

EROSION CONTROL LEGEND

- SF – SILT FENCE
- SFB – SILT FENCE W/ BACKING
- CE – CONSTRUCTION EXIT
- SW – STRAW WATTLE
  ALTERNATE 12" FILTREXX FILTER SOXX (COMPOST-FILLED AND SEEDED)
- CD – ROCK CHECK DAM
  ALTERNATE 12" FILTER SOCK WEIR WITH FILTREXX DITCH CHEXX OR EQUAL
- CDD – ENHANCED ROCK CHECK DAM
  ALTERNATE 20" FILTER SOCK WEIR WITH FILTREXX SILTSOXX OR EQUAL
- IP – INLET PROTECTION
- NAG – NORTH AMERICAN GREEN OR EQUAL
- FR – AREA DRAIN FILTER RING
  ALTERNATE 24" FILTER SOCK WEIR WITH FILTREXX SILTSOXX OR EQUAL
- CW – CONCRETE WASHOUT

NAG DESIGNATIONS:

NAG A	NAG S150 4,822 SF STAPLE "B"
NAG B	NAG S150 6,604 SF STAPLE "A"
NAG C	NAG S150 9,888 SF STAPLE "A"
NAG D	NAG S150 1,430 SF STAPLE "A"

ALL DITCHES AND 3:1 SLOPES TO BE LINED WITH NAG S150 TEMPORARY MATTING IMMEDIATELY UPON FINAL GRADING UNLESS OTHERWISE NOTED.

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

N

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

FREEDOM CHURCH SANCTUARY ADDITION

EROSION PLAN "C" (PERMANENT STABILIZATION)
1010 FREEDOM CHURCH ROAD
GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
No. 015909
STATE OF TENNESSEE
5/7/2015

SHEET NO.
C 7.0

REVISIONS
REVISION 1: 5–7–15 PER OPC COMMENTS DATED 5–1–15

SHEET 7 OF 11

PROJECT #	15–015
DATE	22 APRIL 2015

MODEL: GR8-34-21-3-TN
FOR CURB INLETS

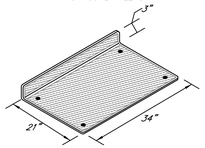


FIGURE 1
SIZE VARIES ACCORDING TO GRATE SIZE

INSTALL VIEW

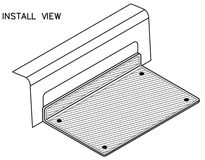
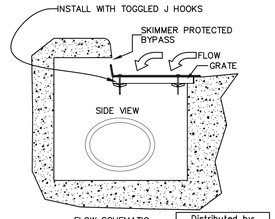


FIGURE 2



FLOW SCHEMATIC

PATENTED
ALL FILTER SCREENS ARE EXPANDED STEEL COVERED WITH 40 SIEVE GEOTEXTILE FABRIC

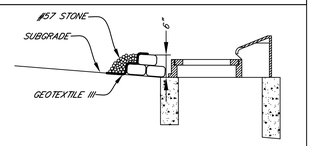
Distributed by:
Jen-Hill
800-452-4435

SUNTREE TECHNOLOGIES 798 CLEARLAKE RD. SUITE #2 COCOA FL. 32922 TEL. 321-637-7552 FAX 321-637-7554	PROJECT:	
	DRAWING #	4-02-05-07-01
MODEL: GR8-34-21-3-TN	PCS NAME	GR8-34-21-3-TN
	REVISIONS:	DATE:
DATE: 02/05/07 SCALE:SF= 22.5	REVISIONS:	DATE:
DRAFTER: T.H.2. UNITS =INCHES	REVISIONS:	DATE:

ALTERNATE CURB INLET PROTECTION
NOT TO SCALE

NOTES:

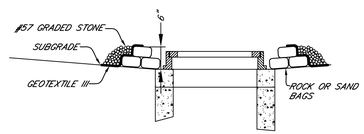
1. INLET PROTECTION INSTALLED AT THE COMPLETION OF INLET CONSTRUCTION.
2. INLET PROTECTION TO REMAIN IN PLACE UNTIL ASPHALT BASE IS PLACED AND AT LEAST 75% OF INLET DRAINAGE AREA HAS VEGETATIVE COVER.
3. WHEN AREA AROUND INLET IS 1/2 FULL, SEDIMENT IS TO BE REMOVED.



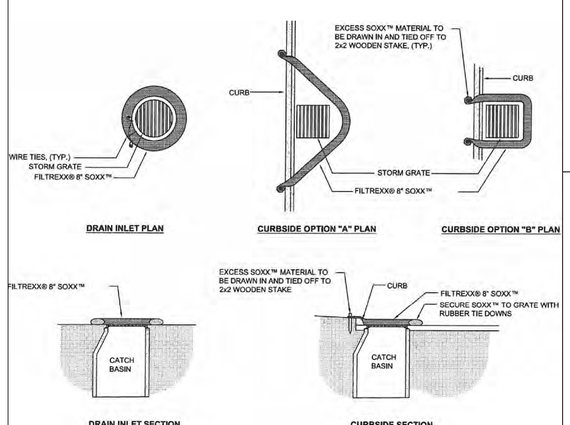
CURB INLET PROTECTION
NOT TO SCALE

NOTES:

1. INLET PROTECTION INSTALLED AT THE COMPLETION OF INLET CONSTRUCTION.
2. INLET PROTECTION TO REMAIN IN PLACE UNTIL ASPHALT BASE IS PLACED AND AT LEAST 75% OF INLET DRAINAGE AREA HAS VEGETATIVE COVER.
3. WHEN AREA AROUND INLET IS 1/2 FULL, SEDIMENT IS TO BE REMOVED.



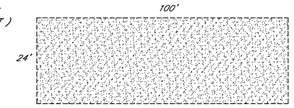
AREA DRAIN INLET PROTECTION
NOT TO SCALE



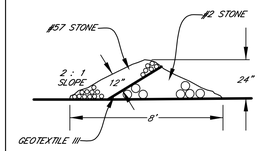
NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX® INLET PROTECTION
NTS

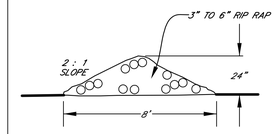
CONSTRUCTION ENTRANCE
20' x 100' x 6" DEEP
2" GRADED STONE OVER GEOTEXTILE FABRIC TYPE IV
(MAINTAIN ENTRANCE THROUGHOUT LIFE OF PROJECT)



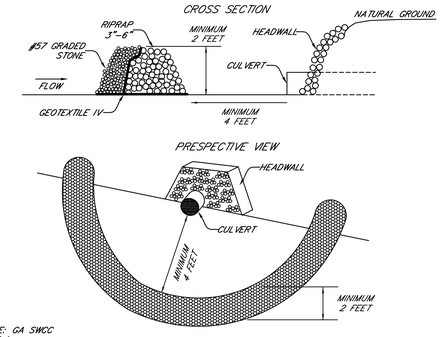
CONSTRUCTION EXIT
NOT TO SCALE



CHECK DAM
NOT TO SCALE



ROCK CHECK
NOT TO SCALE

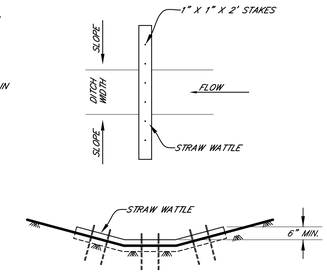


SOURCE: GA SWCC
FIGURE 1
FR-3

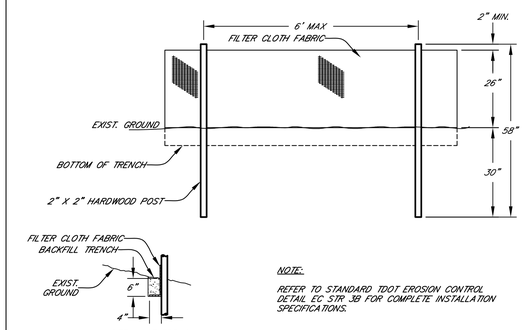
STONE FILTER RING
NOT TO SCALE

NOTES:

1. ELEVATION TO BE MINIMUM OF 6 INCHES ABOVE TOP OF WATTLE IN CENTER OF DITCH.
2. WATTLES SHALL ONLY BE USED IN LOW FLOW SWALES OR DITCHES WITH FLAT SLOPES. THEY SHALL BE UTILIZED TO DECREASE FLOW VELOCITY AND TO RETAIN SMALL AMOUNTS OF SEDIMENT.
3. ALL WATTLES SHALL BE BURIED A MINIMUM OF 4 INCHES.
4. WATTLES SHALL BE A MINIMUM OF 6" DIAMETER.

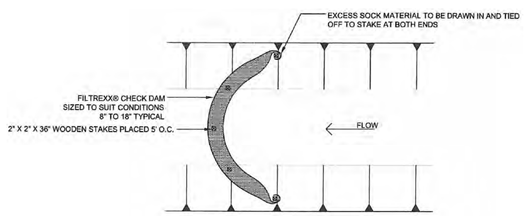


STRAW WATTLE
NOT TO SCALE



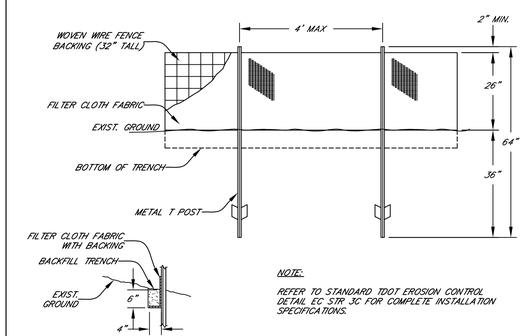
NOTE:
REFER TO STANDARD TDOT EROSION CONTROL DETAIL EC STR 3B FOR COMPLETE INSTALLATION SPECIFICATIONS.

TEMPORARY SILT FENCE
NOT TO SCALE



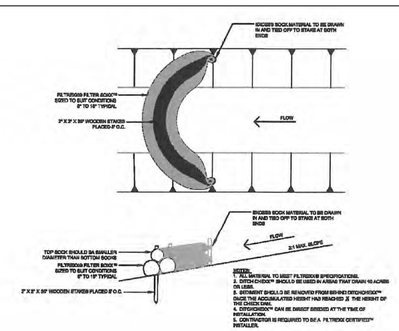
NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. CHECK DAM SHOULD BE USED IN AREAS THAT DRAIN 10 ACRES OR LESS.
3. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED ½ THE HEIGHT OF THE CHECK DAM.
4. CHECK DAM CAN BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
5. CONTRACTOR IS REQUIRED TO BE A FILTREXX CERTIFIED™ INSTALLER.

FILTREXX® CHECK DAM
NTS



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

TEMPORARY SILT FENCE WITH BACKING
NOT TO SCALE



FILTREXX® CHECK DAM OPTION 2
NTS

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

FREEDOM CHURCH
SANCTUARY ADDITION
EROSION DETAILS
1010 FREEDOM CHURCH ROAD
GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

RICHARD M. JONES
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 015905
STATE OF TENNESSEE
5/7/2015

SHEET NO.
C 8.0

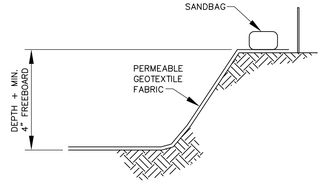
REVISIONS
REVISION 1: 5-7-15 PER GPC COMMENTS DATED 5-1-15

SHEET 8 OF 11

PROJECT #	15-015
DATE	25 FEBRUARY 2015

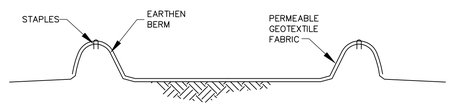
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

FILE NO. – 7.16



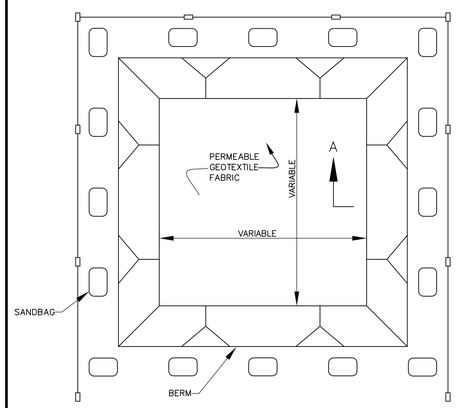
SECTION A–A

NOT TO SCALE



SECTION B–B

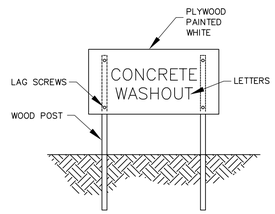
NOT TO SCALE



PLAN VIEW

NOT TO SCALE

TYPE "BELOW GRADE"



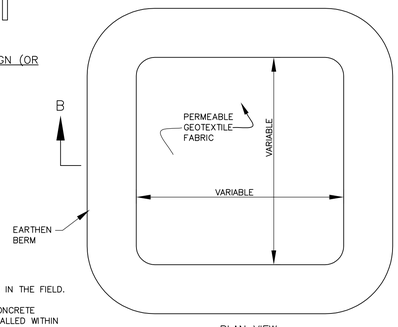
CONCRETE WASHOUT SIGN (OR EQUIVALENT)

NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.

2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.

EROSION CONTROL PLAN LEGEND: CONCRETE WASHOUT — CONCRETE WASHOUT



PLAN VIEW

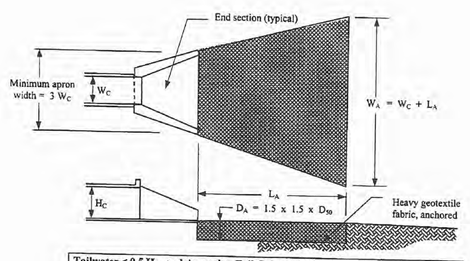
NOT TO SCALE

TYPE "ABOVE GRADE" WITH EARTHEN BERMS

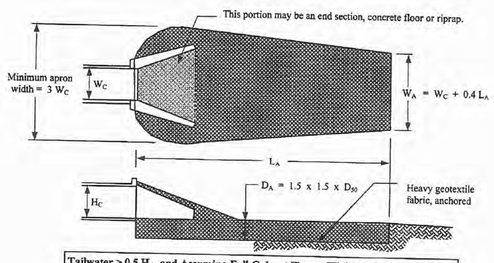
CONCRETE WASHOUT

7.16

Riprap Outlet Protection



Tailwater < 0.5 H_C and Assuming Full Culvert Flow (Low Tailwater Conditions)



Tailwater > 0.5 H_C and Assuming Full Culvert Flow (High Tailwater Conditions)

NOT TO SCALE

H_C = height of culvert
W_C = width of culvert
L_A = length of riprap apron
W_A = width of riprap apron at end
D_{50} = median riprap size
D_{MAX} = maximum size of riprap = 1.5 D_{50}
D_A = depth of riprap apron = 1.5 D_{MAX}

Figure 1

EROSION AND SEDIMENT CONTROL NOTES:

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

THIS PROJECT WILL DISTURB MORE THAN 1 ACRE. A SWPPP IS REQUIRED FOR THIS PROJECT.

EXISTING SITE CONDITIONS

THE PROJECT SITE CONSISTS OF AN EXISTING 12,525 SF CHURCH BUILDING WITH APPROXIMATELY 69,600 SF OF ASPHALT PARKING. THE REMAINDER OF THIS SITE IS MAINTAINED GRASSLAND. APPROXIMATELY HALF OF THIS SITE DRAINS WEST TO A NATURAL WET WEATHER CONVEYANCE. THE REMAINDER DRAINS EAST TO A ROADSIDE DITCH ALONG FREEDOM CHURCH ROAD WHICH THEN FLOWS INTO A 30" RCP CULVERT AND FLOWS UNDER FREEDOM CHURCH ROAD OUTFLOWING ON THE OTHER SIDE.

PROPOSED SITE CONDITIONS

PROPOSED CONSTRUCTION WILL CONSIST OF A 20,439 SANCTUARY ADDITION AND APPROXIMATELY 87,000 SF OF ADDITIONAL PARKING. TWO DETENTION PONDS ARE PROPOSED WITH THIS DEVELOPMENT ALONG FREEDOM CHURCH ROAD. HOWEVER, NO SIGNIFICANT CHANGES ARE PROPOSED TO THE DIRECTION OF THE EXISTING FLOW PATHS. ALL RUNOFF DETAINED IN PROPOSED PONDS WILL FLOW TO THE EXISTING 30" RCP. THE REMAINDER OF THE RUNOFF WILL CONTINUE TO FLOW WEST THE THE EXISTING WET WEATHER CONVEYANCE.

303(d) SPECIAL REQUIREMENTS

THE RECEIVING WATERS (EAST CAMP CREEK BRANCH OF OLD HICKORY LAKE) ARE NOT ON THE 303d LISTING AS AN IMPAIRED OR HIGH-QUALITY 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 LOCAL RESOURCE AUTHORITY.

DEVELOPMENT CONDITIONS

POST-DEVELOPED DRAINAGE WILL CONTINUE TO FOLLOW THE PRE-DEVELOPED DRAINAGE PATH. SEDIMENT CONTROL WILL BE BY BEST MANAGEMENT PRACTICES SHOWN ON THE EROSION AND SEDIMENT CONTROL PLANS.

IF THE CONTROLS ARE INSTALLED AND MAINTAINED CORRECTLY BUT ARE FOUND TO PROVIDE AN INADEQUATE LEVEL OF PROTECTION, THE DEVELOPER / PRIMARY CONTRACTOR / OR CERTIFIED DESIGNEE WILL MAKE REVISIONS TO THIS PLAN AND THESE REVISIONS WILL BE IMPLEMENTED BY THE CONTRACTOR.

SWPPP NOTES:

1. ALL BEST MANAGEMENT PRACTICES ARE TO BE ADHERED TO THROUGHOUT THE LIFE OF THE PROJECT.
2. NO OUTFALL ON THIS PROJECT INVOLVES A DRAINAGE AREA > 10 AC. A SEDIMENT BASIN DESIGN IS NOT REQUIRED PER NPDES PERMIT SECTION 3.1.1.
3. NO OUTFALL ON THIS PROJECT INVOLVES A DRAINAGE AREA > 10 AC. THE QUALITY ASSURANCE OF EPSC MEASURES CONDUCTED BY QUALIFIED PERSONNEL WITHIN A MONTH OF CONSTRUCTION COMMENCING IS NOT REQUIRED PER NPDES PERMIT SECTION 3.1.2
4. A COPY OF THE SWPPP IS TO BE MAINTAINED ON THE SITE AT ALL TIMES ALONG WITH RECORDS OF EROSION CONTROL INSPECTIONS PER NPDES PERMIT SECTION 3.3.3.
5. CONSTRUCTION ACTIVITIES (NPDES PERMIT SECTION 3.5.1.a)
   CONSTRUCTION ACTIVITIES ON THIS SITE INCLUDE: MASS GRADING, CONSTRUCTION OF A CONCRETE SLAB AND SANCTUARY BUILDING WITH ALL REQUIRED APPURTENANCES AND PAVING OF AN ADDITIONAL PARKING LOT. TWO DETENTION PONDS WILL BE EXCAVATED AND GRADED ALONG THE EASTERN BOUNDARY OF THE SITE WHICH WILL OUTFLOW TO EXISTING OUTFALLS. TWO EARTH DITCHES WILL BE GRADED TO DIVERT RUNOFF AROUND THE PROPOSED POLE BARN IN THE NORTHWEST CORNER OF THE SITE. 12 STORM DRAIN PIPES WITH STRUCTURES WILL BE CONSTRUCTED TO CONVEY RUNOFF FORM THE PROPOSED SITE.
6. DISTURBED AREA (NPDES PERMIT SECTION 3.5.1.c)
   SITE AREA = 15.388± AC
   DISTURBED AREA = 6.019± AC
7. EXISTING SITE SOILS (NPDES PERMIT SECTION 3.5.1.e)
   HHB2–HARPETH SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED
   HYDROLOGIC GROUP B
   THIS SOIL IS DEEP, AND WELL DRAINED. IT IS ON UNDULATING UPLANDS AND OLD HIGH TERRACES. THE SURFACE LAYER IS BROWN SILT LOAM ABOUT 7 INCHES THICK. THE UPPER PART OF THE SUBSOIL TO A DEPTH OF ABOUT 15 INCHES IS STRONG BROWN AND BROWN SILT LOAM. THE MIDDLE PART TO A DEPTH OF ABOUT 35 INCHES IS STRONG BROWN SILT LOAM. THE LOWER PART TO A DEPTH OF ABOUT 60 INCHES IS STRONG BROWN CLAY LOAM. PERMEABILITY IS MODERATE, AND THE AVAILABLE WATER CAPACITY IS HIGH. THE ROOT ZONE IS VERY DEEP AND IS EASILY PENETRATED BY PLANT ROOTS. INCLUDED WITH THIS SOIL IN MAPPING ARE SMALL AREAS OF MODERATELY WELL DRAINED SOILS AT THE HEADS OF DRAINS AND ALONG DRAINAGEWAYS. ALSO INCLUDED ARE SMALL AREAS OF SOILS THAT ARE CLAYEY THROUGHOUT THE SUBSOIL. THESE SOILS ARE SCATTERED THROUGHOUT THE MAP UNIT IN SHORT, SLOPING AREAS NEAR DRAINAGEWAYS.

   MMC2–MIMOSA SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED
   HYDROLOGIC GROUP C
   THIS SOIL IS DEEP AND WELL DRAINED. THE SURFACE IS DARK YELLOWISH BROWN SILT LOAM ABOUT 7 INCHES THICK. THE UPPER PART OF THE SUBSOIL TO A DEPTH OF ABOUT 15 INCHES IS YELLOWISH BROWN SILTY CLAY. BELOW THIS FROM A DEPTH OF 15 TO 55 INCHES, THE SUBSOIL AND SUBSTRATUM ARE YELLOWISH BROWN CLAY THAT HAS BROWNISH AND GRAYISH MOTTLES IN THE LOWER PART. LIMESTONE BEDROCK IS AT A DEPTH OF 55 INCHES. PERMEABILITY IS SLOW, AND THE AVAILABLE WATER CAPACITY IS MODERATE. THE ROOT ZONE IS DEEP, BUT THE LOWER PART IS SOMEWHAT DIFFICULT TO PENETRATE BECAUSE OF THE VERY FIRM SUBSOIL. THERE ARE SMALL AREAS WHERE THIS SOIL IS LESS THAN 40 INCHES DEEP OVER ROCK AND A FEW AREAS OF SOILS THAT ARE MORE THAN 60 INCHES DEEP. SEDIMENT IS TO BE REMOVED AS REQUIRED OR WHEN MEASURES ARE AT 50% CAPACITY PER NPDES PERMIT SECTION 3.5.3.1.e.

   HHC2–HARPETH SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED
   HYDROLOGIC GROUP B
   THIS SOIL IS DEEP, AND WELL DRAINED. IT IS ON ROLLING UPLANDS AND HIGH TERRACES. THE SURFACE LAYER IS BROWN SILT LOAM ABOUT 7 INCHES THICK. THE UPPER PART OF THE SUBSOIL TO A DEPTH OF ABOUT 15 INCHES IS STRONG BROWN AND BROWN SILT LOAM. THE MIDDLE PART TO A DEPTH OF ABOUT 35 INCHES IS STRONG BROWN SILT LOAM. THE LOWER PART TO A DEPTH OF ABOUT 60 INCHES IS STRONG BROWN CLAY LOAM. PERMEABILITY IS MODERATE, AND THE AVAILABLE WATER CAPACITY IS HIGH. THE ROOT ZONE IS VERY DEEP AND IS EASILY PENETRATED BY PLANT ROOTS. INCLUDED WITH THIS SOIL IN MAPPING ARE SMALL AREAS OF SOILS THAT ARE LESS THAN 60 INCHES DEEP OVER ROCK AND ARE CLAYEY IN PLACES. THESE SOILS ARE COMMONLY SCATTERED THROUGHOUT THE MAP UNIT ON NARROW, SHORT SLOPES ALONG DRAINAGEWAYS. ALSO INCLUDED ARE SMALL AREAS OF MODERATELY WELL DRAINED SOILS AT THE HEADS OF DRAINS AND ALONG DRAINAGEWAYS.
8. SEDIMENT IS TO BE REMOVED AS REQUIRED OR WHEN MEASURES ARE AT 50% CAPACITY PER NPDES PERMIT SECTION 3.5.3.1.e.
9. EPSC MEASURES SHOWN ON EROSION PLAN "A" MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD PER NPDES PERMIT SECTION 3.5.3.1.i.
10. THIS PROJECT WILL DISTURB < 50 ACRES. CONSTRUCTION PHASING IS NOT REQUIRED PER NPDES PERMIT 3.5.1.m.
11. 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.
12. 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.
13. 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.
14. 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.
15. MAINTENANCE NEED IDENTIFIED IN INSPECTIONS OR BY OTHER MEANS SHALL BE ACCOMPLISHED BEFORE THE NEXT STORM EVENT, BUT IN CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED PER NPDES PERMIT SECTION 3.5.7.
16. 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. 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.

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, TEMPORARY SILT FENCE, STRAW WATTLES, AND CHECK DAMS (AS SHOWN ON EROSION CONTROL PLAN "A").
2. CLEAR & GRUB AS REQUIRED.
3. 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.
4. MASS GRADE SITE. 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.
5. INSTALL STORM DRAINS AND ALL UTILITIES INCLUDING SERVICES. INSTALL INLET AND OUTLET CONTROL MEASURES ON STORM STRUCTURES AS SOON AS STRUCTURE CONSTRUCTION IS COMPLETED. DITCHES ARE TO BE PERMANENTLY STABILIZED AS SOON AS DITCH GRADING IS COMPLETE IN ANY AREA.
6. INSTALL REMAINING BASE STONE AND BINDER WITH CURBING AND INSTALL SIDEWALKS.
7. FINISH GRADE BEHIND CURBS.
8. INSTALL REMAINDER OF PERMANENT EROSION CONTROL MEASURES (EROSION MAT AND PERMANENT SEED).
9. 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.

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

FREEDOM CHURCH
SANCTUARY ADDITION
EROSION DETAILS
1010 FREEDOM CHURCH ROAD
GALLATIN, 3RD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

ZACHARY M. JONES REGISTERED ENGINEER AGRICULTURE NUMBER 015909 STATE OF TENNESSEE
5/7/2015

SHEET NO.
C 9.0

REVISIONS
REVISION 1: 5-7-15 PER GPC COMMENTS DATED 5-1-15

SHEET 9 OF 11

PROJECT #	15-015
DATE	25 FEBRUARY 2015

ITEM 12

GMRPC Resolution No. 2015-72

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A SITE PLAN FOR CONSTRUCTION OF TWO (2) BUILDING ADDITIONS TO GUILD ELEMENTARY SCHOOL TOTALING 21,704 SQUARE FEET AND PARKING LOT MODIFICATIONS ON A 10.0 (+/-) ACRE LOT, LOCATED AT 1018 SOUTH WATER AVENUE (PC FILE #8-545-15)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Site Plan submitted by the applicant, Civil Site Design Group, at its regular meeting on May 18, 2015; and

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

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

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

1. The proposed Site Plan is consistent with the purpose and intent of the R15 Medium Density Residential 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 is consistent with the standards and specifications of Section 15.03.020, Site Plan Required, of the Gallatin Zoning Ordinance.

3. Once corrected, the proposed Site Plan will comply with the purpose and intent of established Performance and Design Standards (G.Z.O., Article 13), Grading Standards (G.Z.O., Section 13.10), Sign Regulations (G.Z.O., Section 13.07), Access Management Regulations (G.Z.O., Section 13.06), Supplementary District Regulations (G.Z.O., Article 12.00), Loading and Parking Regulations (G.Z.O., Article 11.00), Stormwater Regulations (Gallatin Municipal Code, Chapter 18), Flood Prevention and Protection Regulations (G.Z.O., Section 10.03) and the Landscaping Requirements (Section 13.05) with minor changes.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Site Plan for additions to the Guild Elementary School consisting of a nine (9) sheet plan, prepared by Civil Site Design Group of Nashville, Tennessee with job number 15-013-01, dated April 22, 2015 and revision date of May 7, 2015 together with a one (1) sheet architectural elevation for additions to the Guild Elementary School prepared by Kaatz, Binkley, Jones &

Morris Architects, Inc. of Mt. Juliet and Nashville, Tennessee, dated 2014, with the following conditions:

1. Submit detailed plans and specifications for water and sanitary sewer installation to the Public Utilities Department and Industrial Pre-treatment Department for review and approval. Facilities shall comply with applicable cross-connection control and sewer use regulations.
2. Revise Site Plan to indicate a six (6) foot sidewalk along entire perimeter of project site and provide walkways to the public sidewalks.
3. Revise Site Plan to show a row of evergreen shrubs to be installed along the southern boundary of the parking lot adjacent to Hawkins Avenue to provide additional screening from the right-of-way.
4. Update plant table to show the total number of canopy trees and evergreen shrubs to be installed on site.
5. The applicant shall work with the City of Gallatin to implement regional detentioning to improve flooding conditions surrounding Guild Elementary School. Stormwater systems shall be acceptable to the City Engineer and comply with all regulations.
6. Chain link fences and gates shall be vinyl coated in a black or dark green color and meet the height and design requirements of the G.Z.O., Section 12.01.020, Fences, Walls, and Hedges.
7. Submit one (1) copy of the detailed building construction plans to the Building Codes Department for the building permit file.
8. Submit three (3) corrected, folded half-size copies of the Site Plan to the Planning Department prior to the issuance of any building permits.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 5/18/15

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
Susan High-McAuley
City Attorney

ITEM 12
PLANNING DEPARTMENT STAFF REPORT

Guild Elementary School Addition Site Plan
1018 South Water Avenue
(PC File #8-545-15)
Date: May 11, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF A SITE PLAN FOR CONSTRUCTION OF TWO (2) BUILDING ADDITIONS TO GUILD ELEMENTARY SCHOOL TOTALING 21,704 SQUARE FEET AND PARKING LOT MODIFICATIONS ON A 10.0 (+/-) ACRE LOT, LOCATED AT 1018 SOUTH WATER AVENUE.

OWNER:	SUMNER COUNTY BOARD OF EDUCATION
APPLICANT:	CIVIL SITE DESIGN GROUP
STAFF RECOMMENDATION:	APPROVAL OF GMRPC RESOLUTION 2015-72
STAFF CONTACT:	KATHERINE SCHOCH, AICP
GMRPC MEETING DATE:	MAY 18, 2015

PROJECT OVERVIEW:

The owner and applicant request approval of a Site Plan for construction of two (2) building additions to Guild Elementary School totaling 21,704 square feet and parking lot modifications on a 10.0 (+/-) acre lot, located at 1018 South Water Avenue (Attachment 12-1 and Attachment 12-2). A 7,340 square foot addition will be added to the existing building fronting South Water Avenue and a 14,274 square foot addition will be added to the existing building adjacent to Hawkins Avenue (Attachment 12-1 and Attachment 12-2). The building additions will add classroom space and extend the cafeteria and kitchen areas. Both building additions will contain 100 percent red brick, with Hunter green standing seam metal roofs, to match the existing school. Staff recommends approval of the architectural elevations as submitted.

Modifications will also be made to the existing driveway off Bush Avenue, including widening and extending the drive aisles. A new circular driveway will be constructed to improve the internal site circulation (Attachment 12-1 and Attachment 12-2). A new driveway is proposed off Hawkins Avenue for emergency access only. A drive lane will be relocated at the southeastern corner of the project site to improve traffic circulation in front of the school along South Water Avenue (Attachment 12-1).

The property is zoned R15 Medium Density Residential District, which requires a minimum lot size of 15,000 square feet. The Community Facility, Community Education use requires a Conditional Use Permit in the R15 zone district (Attachment 12-3). On February 25, 1991, the Gallatin Municipal Board of Zoning Appeals approved a 12-foot variance from the 40-foot front yard requirement and a Conditional Use Permit for building additions to the existing school (PC File #B-1-91 and PC File #B-2-91).

Staff recommends approval of the Site Plan with the conditions listed on pages 7 and 8 of the staff report and in GMRPC Resolution No. 2015-72.

CASE BACKGROUND:

Previous Approvals

According to the Sumner County Tax Assessor's Office, the property was purchased by the Sumner County Board of Education on July 24, 1954 and the school building was originally constructed in 1955. Guild Elementary School has a long history of approvals including a variance, Conditional Use Permits, and Site Plans for building additions and portable classrooms from 1991-2008.

On February 25, 1991, the Gallatin Municipal Board of Zoning Appeals approved a 12-foot variance from the 40-foot front yard requirement and a Conditional Use Permit for building additions to the existing school (PC File #B-1-91 and PC File #B-2-91). The Conditional Use Permit for the Community Facility, Community Education use in the R15 zone district, for a building addition, was approved under Chapter 5, Section 35-102.3, of the previously approved Gallatin Zoning Ordinance, adopted in 1979 and in place until July 7, 1998 (Attachment 12-4). The request met the General Requirements for a Conditional Use Permit according to G.Z.O, Chapter 6, Section 116-104 and the Special Conditions for the Community Education use according to G.Z.O., Chapter 6, Section 116-105.09 in place at that time, including the minimum off-street parking requirements; G.Z.O. Chapter 7, Section 47-103.4 (Attachment 12-5, Attachment 12-6, and Attachment 12-7 respectively).

The General Requirements (G.Z.O., Section 15.06.040.A-D; Attachment 12-8) and the Special Conditions for the Community Education use (G.Z.O., Section 15.06.050.I; Attachment 12-9) are the same in the current Gallatin Zoning Ordinance, with the exception of the off-street parking requirement, which now calls for one (1) space per employee on largest shift plus, one (1) space per 25 students (Attachment 12-10). The original Conditional Use Permit for the school building additions approved in 1991 did not contain expiration dates and the project meets the same requirements for the Community Facility, Community Education use under the provisions of the current Gallatin Zoning Ordinance. A new Conditional Use Permit is not required.

The project was discussed at the May 4, 2015 Planning Commission meeting at which time the applicant presented the proposed Site Plan. The Planning Commission did not express any concerns about the building additions or site improvements at that time; however, the body encouraged the applicant to provide additional sidewalks to improve pedestrian access to the school.

DISCUSSION:

Analysis

The owner and applicant request approval of a Site Plan for construction of two (2) building additions to Guild Elementary School totaling 21,704 square feet and parking lot modifications on a 10.0 (+/-) acre lot, located at 1018 South Water Avenue (Attachment 12-1 and Attachment 12-2). A 7,340 square foot addition will be added to the existing building fronting South Water Avenue and a 14,274 square foot addition will be added to the existing building adjacent to Hawkins Avenue (Attachment 12-1 and Attachment 12-2). The building additions will add classroom space and extend the cafeteria and kitchen areas. Both building additions will contain 100 percent red brick, with Hunter green standing seam metal roofs, to match the existing school. Staff recommends approval of the architectural elevations as submitted.

Modifications will also be made to the existing driveway off Bush Avenue, including widening and extending the drive aisles. A new circular driveway will be constructed to improve the internal site circulation (Attachment 12-1 and Attachment 12-2). A new driveway is proposed off Hawkins Avenue for emergency access only. A drive lane will be relocated at the southeastern corner of the project site to improve traffic circulation in front of the school along South Water Avenue (Attachment 12-1).

Part of the existing chain link fence at the northeastern corner of the site will be removed and portions of the existing asphalt walking trail and playground equipment in two (2) areas will be removed (Attachment 12-1; sheet C0.02). Playground equipment will be preserved and relocated. Portions of the existing chain link fences, overhead power lines, guy wires, concrete sidewalks, asphalt, canopies, ramps, and two (2) portable classrooms located behind the main school building will be removed to allow for the building addition and modifications to the circular driveway and parking area (Attachment 12-1; sheet C0.02). Most of the existing chain link fence around the southern and western property boundaries will remain in place and a new six (6) foot tall chain link fence will be installed adjacent to the retaining wall proposed for constructed along Hawkins Avenue (Attachment 12-1; sheet C1.00). A separate building permit shall be obtained for the proposed retaining wall from the Building Codes Department.

Natural Features

The subject property currently contains the existing school buildings, portable classrooms, canopies, parking areas, asphalt walking track, overhead power lines, internal concrete sidewalks, chain link fence, playgrounds and open field, and playground equipment (Attachment 12-1). The site also contains many mature trees identified on sheet C0.02 of the Site Plan. These trees will be preserved and protected during construction as recommended in the Gallatin Zoning Ordinance (Attachment 12-1; sheet C0.02 and sheet L1.00). According to the Site Plan, approximately 3.90 (+/-) acres of the 10.0 (+/-) acre parcel will be disturbed as part of the building addition and parking lot improvement project (Attachment 12-1; sheet C2.01). A note on the Site Plan indicates that no portion of the property is located within a special flood hazard area according to FEMA FIRM map panel #47165C0427G, dated April 17, 2012; zone X (Attachment 12-1; sheet C1.00).

Surrounding Zoning

Properties to the south and west of the project site are zoned R15. Property to the north is zoned R15 and Commercial Services (CS). Existing single-family residents and duplex units surround the subject property across Long Street, Hawkins Avenue, and Bush Avenue. The property to the east, across South Water Avenue, is zoned CS and contains existing commercial uses and structures. The 10.0 (+/-) acre lot was platted as a single lot labeled "School Lot" on the Longview Estates, Third Addition (P.B. 1; PG. 173) (Tax Map #126N/H/001.00) (Attachment 12-11). The property is tax exempt since it is owned by the Sumner County Board of Education.

Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020

The subject property is located in the Suburban Neighborhood Established Community Character Area as shown on the Community Character Map of the *Gallatin on the Move 2020 General Development and Transportation Plan Update 2008-2020* (Attachment 12-12). The main goals of the Suburban Neighborhood Established Community Character Area are to maintain residential uses, accommodate compatible in-fill development, and provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way (Attachment 12-13 and Attachment 12-14). The Site Plan, with the recommended conditions, for the proposed additions to the Guild Elementary

School meets the overall intent of the Suburban Neighborhood Established Community Character Area and was designed in keeping with the development patterns appropriate for property located within the Suburban Neighborhood Established Community Character Area by increasing the interconnectivity of streets to improve the walkability in the existing neighborhood (Attachment 12-13).

Access and Traffic Study

The subject property has road frontage on all four (4) sides of the lot; Bush Avenue to the north, Hawkins Avenue to the south, South Water Avenue to the east, and Long Street to the west (Attachment 12-1 and Attachment 12-2). Parallel parking spaces are located within the South Water Avenue right-of-way along the front perimeter of the building. A student drop-off /pick-up zone is located at the main entrance to the existing school building.

The driveway located off Bush Avenue leads to a second student drop-off /pick-up zone and parking lot on the west side of the school building. This driveway was redesign and will be widened, repaved, and striped and will allow access to the rear of the building without having to perform backup movements. Two (2) new parking areas will also be installed directly to the west of the two (2) building additions. A new driveway is proposed off Hawkins Avenue to provide emergency access only. Chain link crash gates will be installed to prevent access except for emergency vehicles. All fences and gates shall be vinyl coated in a black or dark green color and meet the height and design requirements of the G.Z.O., Section 12.01.020, Fences, Walls, and Hedges (Attachment 12-1; sheet C1.00 and Attachment 12-15). There is no access to the project site from Long Street.

An existing sidewalk is located along South Water Avenue that connects Bush Avenue and Hawkins Avenue (Attachment 12-1). The applicant shall revise the Site Plan to indicate a six (6) foot sidewalk along the entire perimeter of site and connect with existing public sidewalks to improve pedestrian access to the school.

A traffic study, prepared by Fischbach Transportation Group, LLC, in December 2014 for the Sumner County Board of Education, was submitted for review and approval by the Engineering Division. The school building additions will accommodate 80-100 additional students for a total enrollment of 800 students. According to the Trip Generation, September 1987/Institute of Transportation Engineers document, an average of 1.032 vehicle trips are made per student per day for elementary schools. Therefore, the building additions will generate approximately 80-100 additional daily trips. The traffic study recommended that additional vehicle storage be provided on the west side of the school campus to accommodate vehicle queues on South Water Avenue.

Architectural Elevations

The applicant submitted color architectural renderings of the proposed building additions and are shown to contain 100 percent red brick on all four (4) building façades to match the existing school buildings (Attachment 12-1; sheet 10 and Attachment 12-16). Hunter green, standing seam metal roofs will be installed on both buildings to match the existing school buildings (Attachment 12-1; sheet 10). G.Z.O., Section 13.08.010. A, Basic Design Criteria, A. Materials, states that any use and building, other than single family detached residential units, shall use brick and/or stone materials as the predominant (minimum 65%) exterior facade materials in the A, R40, R20, R15, R10, R8, zone districts. Since the proposed buildings will contain 100 percent brick on all four (4) façades, the project exceeds the design requirement of the G.Z.O. In addition, the proposed architecture meets the requirements of G.Z.O. Section 13.08.010.B, Compatibility with Adjacent Buildings since the

surrounding residential structures also contain brick façades. Many commercial buildings across South Water Avenue also feature color standing seam metal roofs. Staff recommends approval of the architectural elevations as submitted.

Parking Calculations

The Gallatin Zoning Ordinance requires one (1) space per employee on the largest shift, plus one (1) space per 25 students (Attachment 12-10). Approximately 686 students currently attend Guild Elementary School. According to this ratio, a total of 75 parking spaces, including four (4) handicapped spaces are required on site. Currently there are a total of 71 parking spaces on site, including four (4) handicapped spaces. The Site Plan shows 17 regular parking spaces and one (1) additional handicapped space to be added to the subject property for a total of 109 regular parking spaces and five (5) handicapped spaces. If 100 new students attend the school, a total of 80 parking spaces would be required; therefore, the proposed number of parking spaces exceeds the minimum parking requirements of the Gallatin Zoning Ordinance. Existing parking that backs into the adjacent street will remain along Hawkins Avenue. Parallel parking will also remain along South Water Avenue. The small parking area along Hawkins Avenue will also be designated for employee and visitor parking only.

Landscaping and Bufferyards

Bufferyards are not required for the proposed school building additions; however, the project site shall meet the parking lot landscaping requirements of the Gallatin Zoning Ordinance, Section 13.05, Intent of Parking Area Screening and Landscaping Design Standards.

Evergreen shrubs will be installed along a portion of the western side of the new circular driveway (Attachment 12-1; sheet L1.00). According to the planting detail, a total of 79 Inkberry shrubs will be installed on site. The Site Plan shall be updated to show a row of evergreen shrubs to be installed along the southern boundary of the parking lot adjacent to Hawkins Avenue to provide additional screening from the right-of-way (Attachment 12-1; sheet L1.00). The landscaping plan also shows the installation of 17 October Glory Red Maple canopy trees along a portion of the new circular driveway and within the two (2) parking lots. The plant table shall be updated to show the total number of canopy trees and evergreen shrubs to be installed on site.

Drainage and Detentioning

Most stormwater runoff for the site improvements will be conveyed through a piped system towards a new water quality and detention pond to be installed at the northwest corner of the property (Attachment 12-1; sheet C2.00). The Public Works Department noted in their review comments that the site cannot accommodate any additional stormwater runoff without drainage improvements. During the initial review of the Site Plan, the Engineering Division noted that the City has received multiple drainage complaints downstream of the property.

Due to the significant increase in proposed impervious area, the Engineering Division requested that the applicant use additional stormwater runoff reduction measures on site. According to the Engineering Division, a drainage study was completed for this area in 2013. At that time, a regional detention pond was proposed for installation on the Guild Elementary School property to reduce downstream flooding by approximately ten (10) percent. The Engineering Division requests that the applicant work with the City of Gallatin to implement regional detentioning to improve flooding conditions surrounding Guild Elementary School. The applicant submitted stormwater runoff calculations that are currently under review by the Engineering Division. The applicant shall work

with the Engineering Division on an acceptable design for on-site detentioning. Stormwater systems shall be acceptable to the City Engineer and comply with all regulations.

Construction Schedule
Construction of all site improvements is expected to be completed within one (1) year of Site Plan approval (Attachment 12-1; sheet C1.00).

Other Departmental Comments

- ***Engineering Division***
  Regarding the new access points, the Engineering Division asked the applicant to explain the routing of bus traffic in conjunction with vehicular traffic. The Engineering Division noted that the Bush Avenue entrance/exit may be a point of conflict for opposing maneuvers (left turns). According to the City Engineer, the City of Gallatin plans to continue reconstructing South Water Avenue within the next few years. The applicant shall be aware that the existing parallel parking and drive aisle in front of Guild Elementary School will be significantly impacted and may require redesign.

- ***Public Utilities Department and Industrial Pre-treatment Department***
  Final detailed plans and specifications shall be submitted to the Public Utilities Department and Industrial Pre-treatment Department for water and sanitary sewer installation for review and approval. Facilities shall comply with applicable cross-connection control and sewer use regulations. Utility plans are currently being prepared by the applicant.

- ***Public Works Department***
  The Public Works Department noted that the project site cannot accommodate any additional stormwater runoff without drainage improvements. The applicant noted in his response letter that the project site will be designed to correct stormwater runoff issues.

- ***Building Codes Department***
  The Building Codes Department noted that the State Fire Marshal's Office will review the building construction plans. The applicant shall submit one (1) copy of the detailed building construction plans to the Building Codes Department for the building permit file.

- ***Department of Electricity***
  The Department of Electricity noted that the Sumner County Board of Education shall be responsible for all costs associated with relocating existing electrical facilities on site. The applicant acknowledged this requirement in his response letter to the Planning Department.

- ***Fire Department***
  The Fire Department provided no review comments on the Site Plan.

- ***Police Department***
  The Police Department provided no review comments on the Site Plan.

- ***Sumner County E-911***
  Sumner County E-911 did not review the Site Plan.

Departmental review comments not addressed in the resubmittal have been added as conditions of approval.

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 proposed Site Plan is consistent with the purpose and intent of the R15 Medium Density Residential 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 is consistent with the standards and specifications of Section 15.03.020, Site Plan Required, of the Gallatin Zoning Ordinance.

3. Once corrected, the proposed Site Plan will comply with the purpose and intent of established Performance and Design Standards (G.Z.O., Article 13), Grading Standards (G.Z.O., Section 13.10), Sign Regulations (G.Z.O., Section 13.07), Access Management Regulations (G.Z.O., Section 13.06), Supplementary District Regulations (G.Z.O., Article 12.00), Loading and Parking Regulations (G.Z.O., Article 11.00), Stormwater Regulations (Gallatin Municipal Code, Chapter 18), Flood Prevention and Protection Regulations (G.Z.O., Section 10.03) and the Landscaping Requirements (Section 13.05) with minor changes.

RECOMMENDATION

Based on findings in the Staff Report, Staff recommends that the Gallatin Municipal-Regional Planning Commission approve the Site Plan for additions to the Guild Elementary School consisting of a nine (9) sheet plan, prepared by Civil Site Design Group of Nashville, Tennessee with job number 15-013-01, dated April 22, 2015 and revision date of May 7, 2015 together with a one (1) sheet architectural elevation for additions to the Guild Elementary School prepared by Kaatz, Binkley, Jones & Morris Architects, Inc. of Mt. Juliet and Nashville, Tennessee, dated 2014, with the following conditions:

1. Submit detailed plans and specifications for water and sanitary sewer installation to the Public Utilities Department and Industrial Pre-treatment Department for review and approval. Facilities shall comply with applicable cross-connection control and sewer use regulations.
2. Revise Site Plan to indicate a six (6) foot sidewalk along entire perimeter of project site and provide walkways to the public sidewalks.
3. Revise Site Plan to show a row of evergreen shrubs to be installed along the southern boundary of the parking lot adjacent to Hawkins Avenue to provide additional screening from the right-of-way.
4. Update plant table to show the total number of canopy trees and evergreen shrubs to be installed on site.
5. The applicant shall work with the City of Gallatin to implement regional detentioning to improve flooding conditions surrounding Guild Elementary School. Stormwater systems shall be acceptable to the City Engineer and comply with all regulations.
6. Chain link fences and gates shall be vinyl coated in a black or dark green color and meet the height and design requirements of the G.Z.O., Section 12.01.020, Fences, Walls, and Hedges.

7. Submit one (1) copy of the detailed building construction plans to the Building Codes Department for the building permit file.
8. Submit three (3) corrected, folded half-size copies of the Site Plan to the Planning Department prior to the issuance of any building permits.

ATTACHMENTS:

Attachment	**12-1**	**Site Plan and Architectural Elevations**
Attachment	**12-2**	**Location Map**
Attachment	**12-3**	**G.Z.O., Section 06.05 R15 Medium Density Residential Districts**
Attachment	**12-4**	**Previously Approved G.Z.O. Chapter 5**
Attachment	**12-5**	**Previously Approved G.Z.O. Chapter 6, Section 116-103 & 116-104**
Attachment	**12-6**	**Previously Approved G.Z.O. Chapter 6, Section 116-105.9**
Attachment	**12-7**	**Previously Approved G.Z.O. Section 38-103.2**
Attachment	**12-8**	**G.Z.O. Section 15.06.040.A-D**
Attachment	**12-9**	**G.Z.O. Section 15.06.050 & 15.06.050.I**
Attachment	**12-10**	**G.Z.O. Table 11-01; page 11-5**
Attachment	**12-11**	**Longview Estates, Third Addition Final Plat (P.B. 1; PG. 173)**
Attachment	**12-12**	***2020 Plan* Community Character Map – Central Gallatin**
Attachment	**12-13**	***2020 Plan* Neighborhood Character Category Descriptions**
Attachment	**12-14**	***2020 Plan* Suburban Neighborhood Established Description**
Attachment	**12-15**	**G.Z.O., Section 12.01.020**
Attachment	**12-16**	**Photograph of Guild Elementary School (front façade)**

GUILD ELEMENTARY SCHOOL ADDITION SITE PLAN LOCATION MAP

1018 SOUTH WATER AVENUE; TAX MAP #126N/H/001.00; ZONED R15

PC FILE #8-545-15

ATTACHMENT 12-2

N

06.05 R15 Medium Density Residential Districts

06.05.010 Purpose and Intent of R15 Medium Density Residential Districts

These districts are designed to provide suitable areas for medium density residential development where appropriate urban services and facilities will be physically and economically facilitated. Generally, these districts will be characterized by single family detached dwellings with other type dwellings located within the R15 districts where urban services and facilities are adequate to meet all demands and such other structures as are necessary thereto. These districts also include community facilities, public utilities, and open uses which service specifically the residents of these districts, or which are benefited by and compatible with a residential environment. It is the express purpose of this Ordinance to exclude from these districts all buildings or other structures and uses having commercial characteristics whether operated for profit or other wise, except that conditional-uses and home occupations specifically provided for in these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this Ordinance.

06.05.020 Uses and Structures

A. Principal Permitted Uses and Structures - Within the R15 Medium Density Residential Districts as showing on the Gallatin Municipal Regional Zoning Maps, the Following activities as described in Section 03.05 are permitted:

Residential Activities
Dwelling One-Family Detached

Community Facility Activities
Essential Services

B. Permitted Accessory Uses

1. Private garages and parking areas;
2. Private swimming pools, tennis courts, and other outdoor recreation facilities exclusively for use of the residents;
3. Signs complying with applicable regulations set forth in Section 13.07
4. Customary home occupations as defined and subject to the provisions of this Ordinance;
5. Accessory uses or structures customarily incidental to the above permitted uses.

C. Conditional Uses - The following activities may be permitted only as conditional uses in accordance with Section 15.06:

Residential Activities
- Multi-Family
- Bed and Breakfast Home

Community Facility Activities
- Place of Worship
- Community Education
- Utility and Vehicular
- Intermediate Impact

D. Prohibited Uses - Any use not allowed by right, by accessory use, or conditional use is prohibited in the R15 Medium Density Residential Districts.

06.05.030 Bulk Regulations

The bulk regulations appearing below apply to buildings or other structures located on any zone lot or portion of a zone lot, including all new developments, enlargements, extensions or conversions located in any R15 District.

A. Minimum Required Lot Area - Within the R15 Districts, the minimum required lot area shall be 15,000 square feet.

B. Maximum Lot Coverage Permitted - Within R15 Districts, the maximum zone lot coverage for all structures, including accessory structures, shall not exceed thirty-five (35) percent of the total lot area.

C. Minimum Development Area Per Dwelling Unit - Within R15 Districts, no dwelling unit shall be permitted on a zone lot with a total development area of less than 11,250 square feet per dwelling unit.

D. Maximum Floor Area Ratio - Within R15 Districts, the maximum floor area ratio shall be .24.

06.05.040 Yard Requirements

A. General provisions applicable to all residential districts concerning visibility at intersections, permitted obstructions in required yards, obstruction prohibited at street intersections, adjustments for lot area remainder, exceptions to these provisions, and other regulations are contained in Articles 12.00 and 13.00 of this Ordinance.

B. Basic Provisions - The basic yard regulations appearing below apply to all zone lots located within R15 Districts, except as provided in Section 12.12.

1. Front Yards - In all R15 Districts, front yards shall be a minimum of forty (40) feet.

2. Side Yards - In all R15 Districts, side yards shall be a minimum of ten (10)feet, except as provided in Section 12.05.

3. Rear Yards - In all R15 Districts, rear yards shall be a minimum of twenty-five (25) feet.

4. Minimum Lot Width - In all R15 Districts, the minimum lot width at the building line shall be seventy-five (75) feet.

ATTACHMENT 12-4

Chapter 5. R15 Medium Density Residential Districts

35-101 Purpose and Intent of R15 Medium Density Residential Districts

These districts are designed to provide suitable areas for medium density residential development where appropriate urban services and facilities will be physically and economically facilitated. Generally, these districts will be characterized by single family detached dwellings with other type dwellings located within the R15 districts where urban services and facilities are adequate to meet all demands and such other structures as are necessary thereto. These districts also include community facilities, public utilities, and open uses which serve specifically the residents of these districts, or which are benefited by and compatible with a residential environment. It is the express purpose of this ordinance to exclude from these districts all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that conditional uses and home occupations specifically provided for in these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this ordinance.

35-102 Uses and Structures

35-102.1 Principal Permitted Uses and Structures

Within the R15 Medium Density Residential Districts as shown on the Gallatin Municipal and Regional Zoning Maps, the following activities as desired in Article I, Chapter 3, are permitted:

Residential Activities

Dwelling One-family detached
✓ Dwelling Two-family detached
Dwelling Semi-Detached
Dwelling Attached

Community Facility Activities
Essential Service

35-102.2 Permitted Accessory Uses

(a) Private Garages and parking areas;

(b) Private swimming pools, tennis courts and other outdoor recreation facilities exclusively for the use of the residents;

(c) Signs complying with the applicable regulations set forth in Chapter 9 of this Article;

(d) Customary home occupations as defined and subject to the provisions of this ordinance;

(e) Accessory uses or structures customarily incidental to the above permitted uses.

35-102.3 Conditional Uses

The following activities may be permitted only as conditional uses in accordance with Article XI, Chapter 6:

Residential Activities
Multi-family

Community Facility Activities
Place of Worship
Community Education
Utility and Vehicular
Intermediate Impact

35-102.4 Prohibited Uses

Any use not allowed by right, by accessory use or conditional use is prohibited in the R15 Medium Density Residential Districts.

35-103 Bulk Regulations

The bulk regulations appearing below apply to building or other structures located on any zone lot or portion of a zone lot, including all new developments, enlargements, extensions or conversions located in any R15 District.

35-103.1 Minimum Required Lot Area

Within the R15 Districts, the minimum required lot area shall be 15,000 square feet.

35-103.2 Maximum Lot Coverage Permitted

Within R15 Districts, the maximum zone lot coverage for all structures, including accessory structures, shall not exceed thirty-five (35) percent of the total lot area.

35-103.3 Minimum Development Area Per Dwelling Unit

Within R15 Districts, no dwelling unit shall be permitted on a zone lot with a total development area of less than 11,250 (eleven thousand two hundred-fifty) square feet per dwelling unit.

35-103.4 Maximum Floor Area Ratio

Within R15 Districts, the maximum floor area ratio shall be .24.

35-104 Yard Requirements

35-104.1 General Provisions

General provisions applicable to all residential districts concerning visibility at intersections, permitted obstructions in required yards, obstructions prohibited at street intersections, adjustments for lot area remainder, exceptions to these provisions, and other regulations are contained in Article VI of this ordinance.

35-104.2 Basic Provisions

The basic yard regulations appearing below apply to all zone lots located within R15 Districts, except as provided in Article VI, Sections 62-102 and 62-104.

35-104.201 Front Yards

In all R15 Districts, front yards shall be a minimum of forty (40) feet.

35-104.202 Side Yards

In all R15 Districts, side yards shall be a minimum of ten (10) feet, except as provided in Article VI, Section 62-103.4; with five (5) additional feet required for each additional story.

35-104.203 Rear Yards

In all R15 Districts, rear yards shall be a minimum of twenty-five (25) feet.

35-104.204 Minimum Lot Width

In all R15 Districts, the minimum lot width at the building line shall be 75 feet.

ATTACHMENT 12-4

ATTACHMENT 12-5

Chapter 6. Conditional Use Permits

116-101 Conditional Uses

The Board of Appeals may hear and decide, in accordance with the provisions of this ordinance, requests for conditional use permits. For the purposes of administration of this ordinance, conditional uses shall be construed as synonymous with special exceptions, as controlled by Section 13-706, Tennessee Code Annotated.

116-102 Application for Conditional Use Permit, Notice of Public Hearing

The application for a conditional use permit shall be made by the property owner or his designated agent and filed in writing with the Board on forms provided by the Board, and shall contain information and exhibits as may be required under Section 113-102 or in the case of buildings or other structures or uses to be located within flood plain districts, as may be required by Article VII, Section 71-107. Not more than 60 days after filing such application, a hearing shall be held on the application, unless otherwise withdrawn or postponed upon written request by the applicant. Notice of hearing shall be held in accordance with Section 114-108(b). A fee of$25.00 payable to the City of Gallatin shall be charged to partially defray cost of review and processing for each application for a conditional use permit, except that the fee shall be waived for any governmental agency.

116-103 Requirements for Conditional Use Permit

General requirements are hereby established which shall apply to all applications for conditional use permits, and specific standards listed shall apply to the issuance of a conditional use permit as appropriate. The Board may impose such other conditions and restrictions upon the premises benefited by a conditional use permit as may be necessary to comply with the provisions set out in Sections 116-104 through 116-107.3 in order to reduce or minimize the injurious effect of such conditional use upon and ensure compatibility with surrounding property and to better carry out the general intent of this ordinance. The Board may establish expiration dates for the expiration of any conditional use permit as a condition of approval.

116-104 General Requirements

A conditional use permit shall be granted provided the Board finds that it:

(a) Is so designed, located, and proposed to be operated so that the public health, safety and welfare will be protected;

(b) Will not adversely affect other property in the area in which it is located;

(c) Is within the provision of "Conditional Uses" as set forth in this ordinance; and

(d) Conforms to all applicable provisions of this ordinance for the district in which it is to be located and is necessary for public convenience in that location.

116-105 Specific Standards For Community Facility Activities

In addition to the requirements of the applicable district and the general requirements set forth above, a conditional use permit shall be granted for the community facility activities specified in Sections 116-105.1 through 116-105.7 when the standards established are met as part of the condition for issuing the permit in the applicable zone districts.

116-105.1 Special Conditions for Limited Child Care

(a) No such facility shall be permitted on a zone lot unless it contains a minimum of 10,000 square feet, or twice the lot area requirements of the zone district, whichever is greater. In the case of mixed uses on a single zone lot the provisions of Article VI, Section 62-106.2 shall apply.

(b) In MRO and MPO districts the side and rear yard requirements for residential buildings shall apply.

(c) In other bulk regulations of the district shall be met.

(d) One accessory off-street parking space for each five children accommodated in the child care facility shall be provided.

(b) The location, size, and design of such facilities shall be situated so that the proposed facility shall be compatible with the development within the surrounding area thus reducing the impact upon such' area.

(c) Such facilities shall be located only on major or collector streets as shown on the official major thoroughfare plan.

(d) All bulk regulations of the district shall be met.

(e) The off-street parking requirements of this ordinance in Article III, Section 38-103.2 shall apply.

116-105.9 Special Conditions for Community Education

(a) No such facilities shall be permitted on a zone lot unless such lot contains the acreage recommended for such facilities by the appropriate state agency.

(b) The traffic generated by such facility shall be safely accommodated along the streets which will provide access to the site.

(c) The location and design of such facilities shall not have an adverse effect upon surrounding properties.

(d) The off-street parking requirements of this ordinance in Article III, Section 38-103.2 shall apply.

11-106.10 Special Conditions for Animal Care Activities in Agricultural Districts

(a) The lot regulations of the district shall apply.

(b) The operation of such facility shall not have an adverse effect on the properties in the surrounding area.

(c) Insect, rodent, and odor control measures shall be provided to the satisfaction of the Board of Appeals.

ATTACHMENT 12-6

in accordance with the provisions of the following sections as a condition precedent to the use of such Community Facility or Agricultural and Extractive Activity.

The following requirements, as applicable, pertain to Community Facilities or Agricultural and Extractive Uses permitted as of right and those subject to the conditional use provisions of this ordinance.

After the effective date of this ordinance, for all enlargements or modifications which increase the floor area, number of employees, seating capacity or other applicable unit of measurement, the same requirements shall apply to such enlargement or modification.

A parking space is required for a portion of a unit of measurement one-half or more of the amount set forth herein.

In the case of Community Facilities or Agricultural and Extractive Uses for which the Board of Appeals is required to prescribe the number of parking spaces under the conditional uses provisions of this ordinance, the Board shall base its determination on the traffic generation of the facilities, the time of operation of such facilities, their location, and other such factors as affect the need for off-street parking as required under the conditional use provisions.

38-103.2 Space Requirements for Accessory Off-street Parking for Community Facilities in Residential Districts

In all districts as appropriate, accessory off-street parking shall be provided as follows:

(a) Essential Services

The number of spaces to be prescribed by the Board of Appeals based upon recommendation of the Planning Commission.

(b) Limited Child Care and Community Assembly

The number of spaces to be prescribed by the Board of Appeals under the conditional use

ATTACHMENT 12-7

provisions in Article XI, Chapter 6 of this ordinance.

(c) Community Education

High Schools (grades 10 through 12, inclusive) -- 4 spaces per classroom or one space for each 6 seats in an auditorium, arena, or stadium, whichever requires the greater number of spaces, but in no case shall more than 300 spaces be required, except as may be recommended by the Planning Commission. Elementary and Junior High Schools -- 2 spaces per classroom.

(d) Nonassembly Cultural

Minimum one space per 500 square feet of gross floor area, and subject to additional requirements under the conditional use provisions of this ordinance.

(e) Health Care

Minimum one space per 1,000 square feet of gross floor area plus one space for each four beds, and subject to additional requirements under the conditional use provisions of this ordinance.

(f) Utility and Vehicular

Minimum one space for each 500 square feet of gross floor area, and subject to additional requirements under the conditional use provisions of this ordinance.

(g) Intermediate Impact

Colleges or Universities -- Minimum one space per 1,000 square feet of gross floor area suited for academic purposes, plus one space for each six seats in an auditorium, arena, or stadium located on the same zone lot on which the use is located, and subject to additional requirements under the conditional use provisions of this ordinance as specified in Article XI, Chapter 6.

(h) Extensive Impact

All extensive impact activities shall have the number of spaces to be prescribed by the Board

ATTACHMENT 12-7

15.06 Conditional Use Permits

15.06.010 Conditional Uses

The Board of Appeals may hear and decide, in accordance with the provisions of this Ordinance, requests for conditional use permits. For the purposes of administration of this Ordinance, conditional uses shall be construed as synonymous with special exceptions, as controlled by Sections 13-706, Tennessee Code Annotated.

15.06.020 Application for Conditional Use Permit, Notice of Public Hearing

The application for a conditional use permit shall be made by the property owner or his designated agent and filed in writing with the Board on forms provided by the Board, and shall contain information and exhibits as may be required under Section 15.03.020 or in the case of buildings or other structures or uses to be located within floodplain districts, as may be required by Section 10.03. Not more than 60 days after filing such application, a hearing shall be held on the application, unless otherwise withdrawn or postponed upon written request by the applicant. Notice of hearing shall be held in accordance with Section 15.04.080 B. A fee of $50.00 payable to the City of Gallatin shall be charged to partially defray cost of review and processing for each application for a conditional use permit, except that the fee may be waived for any government agency.

15.06.030 Requirements for Conditional Use Permit

General requirements are hereby established which shall apply to all applications for conditional use permits, and specific standards listed shall apply to the issuance of a conditional use permit as appropriate. The Board may impose such other conditions and restrictions upon the premises benefited by a conditional use permit as may be necessary to comply with the provisions set out in Section 15.06.040 through 15.06.070 C in order to reduce or minimize the injurious effect of such conditional use upon and ensure compatibility with surrounding property and to better carry out the general intent of this Ordinance. The Board may establish expiration dates for the expiration of any conditional use permit as a condition of approval.

15.06.040 General Requirements

A conditional use permit shall be granted provided the Board finds that it:

A. Is so designed, located, and proposed to be operated so that the public health, safety and welfare will be protected;

B. Will not adversely affect other property in the area in which it is located;

C. Is within the provisions of "Conditional Uses" as set forth in this Ordinance; and

D. Conforms to all applicable provisions-of this Ordinance for the district in which it is to be located and is necessary for public convenience in that location.

15.06.050 Specific Standards for Community Facility Activities

In addition to the requirements of the applicable district and the general requirements set forth above, a conditional use permit shall be granted for the community facility activities specified in Sections 15.06.050 A through 15.06.050 G when the standards established are met as part of the condition for issuing the permit in the applicable zone districts.

A. Special Conditions for Limited Child and Adult Care Facilities

1. In the Agriculture, R-40, MRO, MPO, CC, CS, CG, IR and IG Zoning Districts the lot size, setbacks, and lot coverage shall conform to those applicable to the Zoning District. In the R-10, R-8 and R-6 Zoning Districts no such facility shall be permitted on a zone lot unless it contains twice the lot area requirements of the Zoning District.

2. All other bulk regulations of the district shall be met.

3. One accessory off-street parking space for each five persons accommodated in the day care facility shall be provided.

4. Special passenger loading and unloading facilities shall be provided on the same zone lot for vehicles to pick-up or deliver passengers. Such facilities shall provide for driveways that do not require any back-up vehicle movements to enter or exit the zone lot.

5. All public utilities and sewage disposal shall be available to the site and shall be subject to approval of either the Public Utilities Department or the County Environmentalist Office.

6. All regulations of the State of Tennessee that pertain to the use shall be met.

7. The facility shall be located so as to be compatible with the surrounding area and provide safety to those using the facility.

8. Fencing, screening, and landscaping shall be provided as required by Article 13.00 of the Zoning Ordinance and as appropriate to protect the surrounding area for such facility.

9. Upon the approval by the Board of Appeals, the site and architectural plans for such a facility shall be approved by the Planning Commission taking into account the above conditions as well as any other pertinent factors.

ATTACHMENT 12-9

D. Conforms to all applicable provisions-of this Ordinance for the district in which it is to be located and is necessary for public convenience in that location.

15.06.050 Specific Standards for Community Facility Activities

In addition to the requirements of the applicable district and the general requirements set forth above, a conditional use permit shall be granted for the community facility activities specified in Sections 15.06.050 A through 15.06.050 G when the standards established are met as part of the condition for issuing the permit in the applicable zone districts.

A. Special Conditions for Limited Child and Adult Care Facilities

1. In the Agriculture, R-40, MRO, MPO, CC, CS, CG, IR and IG Zoning Districts the lot size, setbacks, and lot coverage shall conform to those applicable to the Zoning District. In the R-10, R-8 and R-6 Zoning Districts no such facility shall be permitted on a zone lot unless it contains twice the lot area requirements of the Zoning District.

2. All other bulk regulations of the district shall be met.

3. One accessory off-street parking space for each five persons accommodated in the day care facility shall be provided.

4. Special passenger loading and unloading facilities shall be provided on the same zone lot for vehicles to pick-up or deliver passengers. Such facilities shall provide for driveways that do not require any back-up vehicle movements to enter or exit the zone lot.

5. All public utilities and sewage disposal shall be available to the site and shall be subject to approval of either the Public Utilities Department or the County Environmentalist Office.

6. All regulations of the State of Tennessee that pertain to the use shall be met.

7. The facility shall be located so as to be compatible with the surrounding area and provide safety to those using the facility.

8. Fencing, screening, and landscaping shall be provided as required by Article 13.00 of the Zoning Ordinance and as appropriate to protect the surrounding area for such facility.

9. Upon the approval by the Board of Appeals, the site and architectural plans for such a facility shall be approved by the Planning Commission taking into account the above conditions as well as any other pertinent factors.

ATTACHMENT 12-9

4. The off-street parking requirements shall be based upon a recommendation from the Planning Commission.

H. Special Conditions for Place of Worship

1. No such facilities shall be permitted on a zone lot unless it contains twice the lot area requirements of the district except those facilities proposed in R40 and A districts where the minimum district lot size shall apply.

2. The location, size, and design of such facilities shall be situated so that the proposed facility shall be compatible with the development within the surrounding area thus reducing the impact upon such area.

3. Such facilities shall be located only on major or collector streets as shown on the official major thoroughfare plan.

4. All bulk regulations of the district shall be met.

5. The off-street parking requirements of this Ordinance in Article 11.00 shall apply.

I. Special Conditions for Community Education

1. No such facilities shall be permitted on a zone lot unless such lot contains the acreage recommended for such facilities by the appropriate state agency.

2. The traffic generated by such facility shall be safely accommodated along the streets which will provide access to the site.

3. The location and design of such facilities shall not have an adverse effect upon surrounding properties.

4. The off-street parking requirements of this Ordinance in Article 11.00 shall apply.

J. Special Conditions for Animal Care Activities in Agricultural Districts

1. The lot regulations of the district shall apply.

2. The operation of such facility shall not have an adverse effect on the properties in the surrounding area.

3. Insect, rodent, and odor control measures shall be provided to the satisfaction of the Board of Appeals.

4. Any outdoor pens or holding areas shall be appropriately screened.

ATTACHMENT 12-10

Hospital services (limited)	1 space per 500 square feet
Hospital services (general)	1 space per bed patient capacity
Local utility services	No requirement
Emergency residential care	1 space per 2 persons residential capacity
Maintenance and service facilities	See Schedule A
Major utility	See Schedule B
Military installations	See Schedule B
Park and recreation services	See Schedule B
Postal facilities	See Schedule A
Primary educational facilities	1 space per employee on largest shift; 1 space per 25 students
Public assembly	1 space per 4 persons capacity
Religious assembly	1 space per 4 persons capacity of largest place of public assembly
Safety services	See Schedule B
Secondary educational facilities	1 space per employee on largest shift, plus 1 space per 3 students in 10th, 11th and 12th grades
General offices	1 space per 300 square feet
Financial services	1 space per 300 square feet
Medical offices	1 space per 150 square feet
Commercial Use Types:	
Agricultural sales and service	See Schedule A
Automotive and equipment services: Service center Auto rentals Auto sales Equipment rental and sales Auto repair services Equipment repair services Vehicle storage Body and fender repair	 3 times number of service bays See Schedule A See Schedule A See Schedule A 4 spaces per repair stall See Schedule A No requirement 4 spaces per repair stall
Automotive disassembly, parts recycling, and materials recovery operations	1 space per 500 gross square feet of floor area
Building maintenance services	1 space per 500 square feet
Business support services	1 space per 500 square feet

113
#10000137

ATTACHMENT 12-11

PLAT OF

LONGVIEW ESTATE - 3RD ADDITION

SUBDIVISON

CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

R.J. LONG — OWNER

R.J. LONG — DEVELOPER

SURVEYOR

APPROVED BY:

SUMNER COUNTY PLANNING COMMISSION

SIGNER

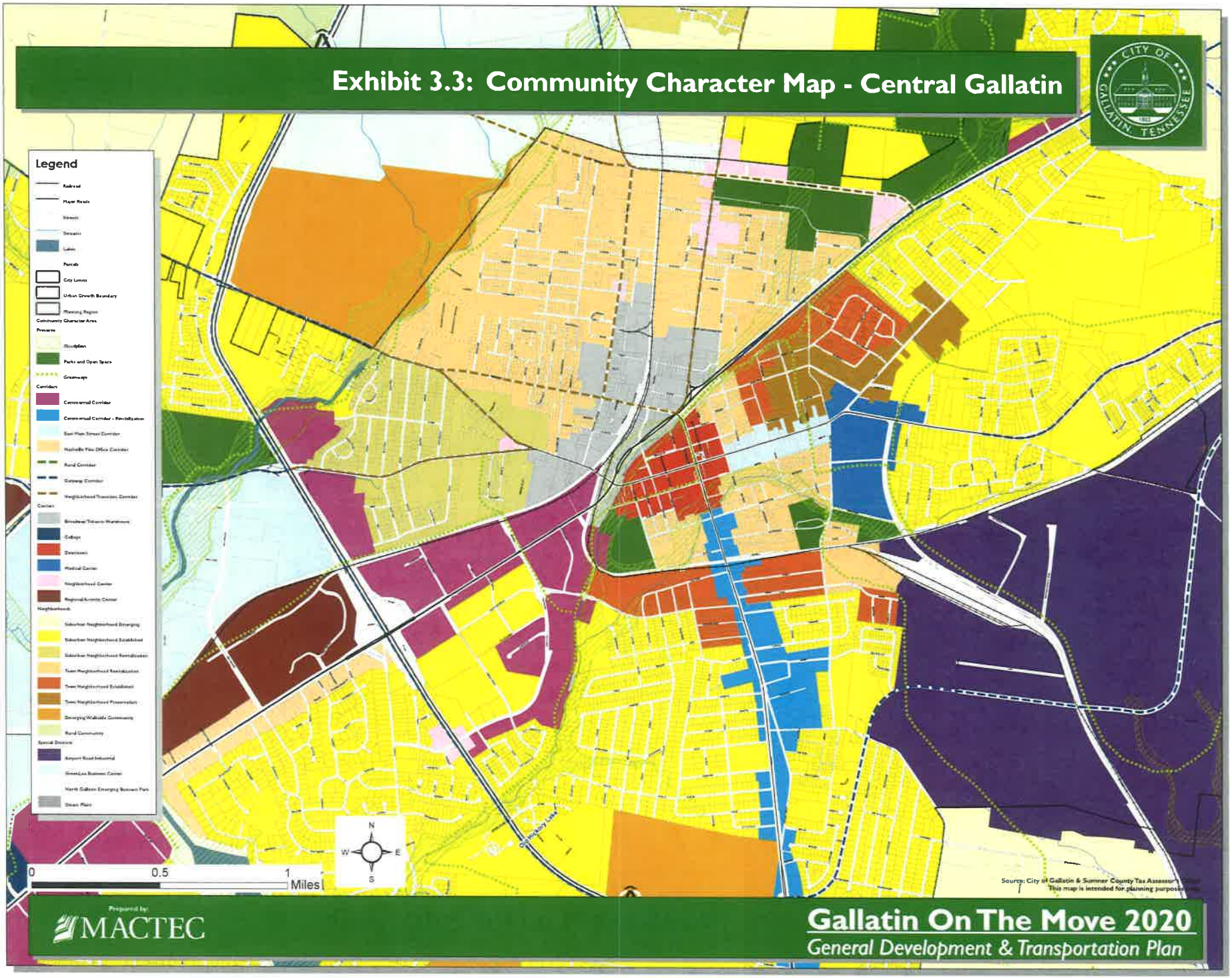
SUMNER COUNTY, TENNESSEE

FILED FOR RECORD THE 15th DAY

OF June 1955 11:25 A.M.

REGISTER SUMNER COUNTY

Exhibit 3.3: Community Character Map - Central Gallatin



ATTACHMENT 12-12

NEIGHBORHOOD CHARACTER CATEGORY

Neighborhoods are the building blocks of all communities. Gallatin, like most cities its size, includes a diverse collection of neighborhoods ranging from in-town urban neighborhoods to large-lot suburban. Neighborhoods of the City are currently in a variety of conditions. The condition of each neighborhood impacts the needs defined for this plan.

Gallatin neighborhoods are categorized for Community Character Areas as follows:

- **Rural Community** – Sparsely developed areas surrounding the City where agricultural use and character is common and expansion of urban services is not anticipated
- **Town Neighborhood Established** – Stable neighborhoods developed with narrow, smaller lots generally prior to 1950
- **Town Neighborhood Preservation** – Stable neighborhoods developed with narrow, smaller lots generally prior to 1950 and protected by a historic zoning overlay
- **Town Neighborhood Revitalization** – Neighborhoods developed with narrow, smaller lots generally prior to 1950 with a need for new investment and revitalization
- **Suburban Neighborhood Established** – Stable, suburban neighborhoods developed with wide, larger lots generally after 1950 with a need for new investment and revitalization
- **Suburban Neighborhood Revitalization** – Suburban neighborhoods developed with wide, larger lots generally after 1950 with a need for new investment and revitalization
- **Suburban Neighborhood Emerging** – Developable areas where conventional suburban neighborhood development is appropriate
- **Emerging Walkable Community** – Developable areas where walkable neighborhoods, Traditional Neighborhood Development (TND), is appropriate and a variety of housing types

Woodvale subdivision in south central Gallatin

Fairvue development in West Gallatin

Rural Reserve character along Dobbins Pike

ATTACHMENT 12-13

SUBURBAN NEIGHBORHOOD ESTABLISHED

General Description of Existing Development Patterns

The Suburban Neighborhood character area describes areas where typical types of suburban residential subdivision development have occurred in the post World War II era. Neighborhoods are characterized by low pedestrian orientation, medium-to-larger lot sizes, high to moderate degree of building separation, and are predominantly residential with scattered civic buildings and varied street patterns (often curvilinear) that include cul-de-sacs. Neighborhoods included in this character area are generally stable. Improved pedestrian and bicycle networks, especially near school and other civic uses would provide safer routes and encourage walking and bicycling as a transportation option.

Location

Areas within this character area include the following:

- South Gallatin neighborhoods of Halewood and Woodvale
- West Gallatin neighborhoods in the Lock 4 Road/Peninsula Drive area
- Newly-developed portions of the West Gallatin neighborhoods in the Fairvue/Baypoint (Browns Lane) area
- Newly-developed and established portions of the Douglass Bend area
- East Gallatin neighborhoods in the Grandview subdivision and surrounding area

Intent

The development pattern should seek to:

- Maintain residential uses
- Preserve existing tree cover
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Accommodate senior housing opportunities, which can be integrated into neighborhoods that benefit from close proximity to goods and services
- Maintain predominant development pattern of detached one-family homes

SUBURBAN NEIGHBORHOOD ESTABLISHED

Anticipated level of change:

- Low

Transportation

- Low level of service
- Medium level of connectivity
- Properties accessed by public roads
- Regular-shaped, long blocks
- Older subdivision roads characterized by grassy swales and newer with curb, gutter and sidewalk
- Sidewalks and pedestrian infrastructure limited to newer subdivisions

Infrastructure

- Public water and sewer available
- Civic spaces such as greenways, parks, common areas

Greenspace

- Adjacent Preserve areas
- Neighborhood parks
- Community gardens

Primary Land Uses

- Single-family residential
- Small and large-scale apartments and townhomes

Appropriate Residential Net Density

- 2-5 units per acre

Applicable Zoning Districts

Existing Zoning Districts

- R-10, R-15, R-20, R-40, MRO

Proposed Zoning Districts

- No proposed new districts

ATTACHMENT 12-14

Development Strategies

- Focus on reinforcing stability of more mature Suburban Neighborhood Established areas by encouraging more home ownership and maintenance or upgrade of existing properties
- Locate schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly multi-use trail/bike routes linking neighboring communities and major destinations such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc.
- Add traffic calming improvements, sidewalks and increased street interconnections to improve walkability within existing neighborhoods
- Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow
- Protect older subdivisions that lack detailed design-related covenants and restrictions

Typical suburban street in Halewood subdivision

Typical suburban street in Woodvale subdivision

Implementation Measures

☞ *Develop residential infill guidelines applicable in Suburban Neighborhood Established areas in order to ensure that the scale and character of new development on vacant lots is compatible with existing development*

ATTACHMENT 12-14

12.01.020 Fences, Walls, and Hedges

Notwithstanding other provisions of this Ordinance, fences, walls, and hedges may be permitted in any required yard or along the edge of any yard as follows:

A. Fences, walls, and hedges must comply with Section 12.01.010, Visibility at Intersections.

B. No fence or wall shall be installed so as to block or divert a natural drainage flow on to or off of any other land.

C. Appearance – Fences and walls shall comply with the following standards:
   1. Customary Materials – Fences and walls shall be constructed of materials customarily used and manufactured as common fence or wall materials, including solid wood, brick, masonry, stone, chain link, wrought iron, decorative metal materials, or products designed to resemble these materials. Chain link fencing approved as part of a Site Plan or Final Master Development Plan shall be vinyl coated and colored dark green, brown or black.
   2. Prohibited Materials – Fences and walls constructed of debris, junk, rolled plastic, sheet metal, plywood, or other waste materials are prohibited in all zone districts, unless such materials have been recycled and reprocessed into building materials marketed to the general public and designed for use as fencing or wall materials.
   3. Finished Side to Outside – All fences and walls shall be oriented with the "good" or "finished" side facing outward (i.e. one side has visible support framing and the other does not) rather than facing the interior of the lot. This provision may be varied by the Zoning Administrator in situations where the unfinished side will not be visible to the public or other properties, or where other unusual circumstances exist. This provision shall not preclude the placement of a shadowbox type fence.
   4. Uniformity of Materials – Fencing and wall segments located along a single lot side shall be of uniform height, material, type, color, and design and shall be uniform for the entire length of the fence or wall, except where a fence or wall segment transitions from one yard to another or from one height to another.
   5. Height Requirements
      a. In residential and mixed use zone districts, fences and walls shall not exceed a height of four (4) feet in a required front yard and six (6) feet in a required side and rear yard. Any fence installed in a front yard shall be of no greater than 50 percent opacity (that is, it shall obscure no more than 50 percent of the view into the land). If a fence is constructed on top of a retaining or other wall or berm, the combined height of the fence and wall shall not exceed the maximum height that would apply to a fence or wall alone, in relation to the grade on the highest side of the wall.
      b. In commercial and industrial districts, fences and walls shall not exceed a height of six (6) feet in a required front yard and ten (10) feet in a required

side or rear yard. If a fence is constructed on top of a retaining or other wall or berm, the combined height of the fence and wall shall not exceed the maximum height that would apply to a fence or wall alone, in relation to the grade on the highest side of the wall.

c. Fences or walls provided to meet the requirements outlined in Section 13.04, Transitional Bufferyard Design Standards, may be exempted from the height and location standards as necessary to meet the requirements of that section when approved as part of an overall landscape and bufferyard plan.

d. The Zoning Administrator may approve driveway entry features, including, but not limited to, decorative columns and gates, at a height greater than the height specified in Section 12.01.020.C.5 a through c.

6. Maintenance Required – All fences and walls shall be maintained in good repair and in a safe and attractive condition, including but not limited to replacement of missing, decayed, or broken structural and decorative elements.

12.01.030 Accessory Structures

No accessory structures shall be erected in any required front yard. Accessory structures such as detached garages and storage buildings may be located at any point at least five (5) feet behind the principal structure, and a minimum of four (4) feet from all side and rear property lines. No accessory structures are permitted in any easements. A garage may be connected to the principal residence but must adhere to the prescribed yard setbacks for the zoning district.

12.01.040 Semi-Trailer (Van or Box) or Freight Container Outdoor Storage Unit

"Semi-Trailer (Van or Box)" shall mean a pre-manufactured trailer of metal construction without a front axle that is delivered to a site as a fully contained storage unit and is used for the primary purpose of storing items or goods within the semi-trailer (van or box). A large proportion of its weight is supported by a landing gear (legs which can be lowered) to support it when it is uncoupled.

"Freight Container" shall mean a pre-manufactured structure of metal construction that is delivered to a site as a fully contained unit and is used for the primary purpose of storing items or goods within a structure outside of a building.

"Outdoor Storage Unit" shall mean Semi-Trailer (Van or Box) or Freight Container rented or owned by the owner or occupant of a property that is designed for the primary purpose of storing items or goods.

A. Outdoor Storage Units are allowed to be placed within all Commercial and Industrial Zone Districts and shall comply with all applicable zoning and building regulations.

Google earth

feet 10
meters 3

ATTACHMENT 12-16

SITE PLAN

ADDITION TO

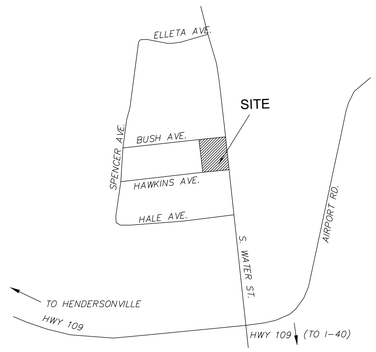
GUILD ELEMENTARY SCHOOL

1018 S. WATER AVE

GALLATIN, SUMNER COUNTY, TENNESSEE

SHEET INDEX

	COVER
C0.01	OVERALL SITE MAP
C0.02	EXISTING CONDITIONS & DEMOLITION PLAN
C1.00	SITE LAYOUT PLAN
C1.01	SITE UTILITY PLAN
C2.00	SITE GRADING & DRAINAGE PLAN
C2.01	STORMWATER POLLUTION PREVENTION PLAN
C3.00	CIVIL DETAILS
L1.00	LANDSCAPE & SITE LIGHTING PLAN
	ARCH ELEVATIONS



VICINITY MAP N.T.S.

OWNER / DEVELOPER

SUMNER COUNTY BOARD OF EDUCATION
695 E. MAIN STREET
GALLATIN, TENNESSEE 37066
PH: (615) 451-5243
CONTACT: TIM WILLIAMS

ENGINEER

CIVIL SITE DESIGN GROUP
630 SOUTHGATE AVE, SUITE A
NASHVILLE, TENNESSEE 37203
PH: (615) 248-9999
CONTACT: JOE HADDIX

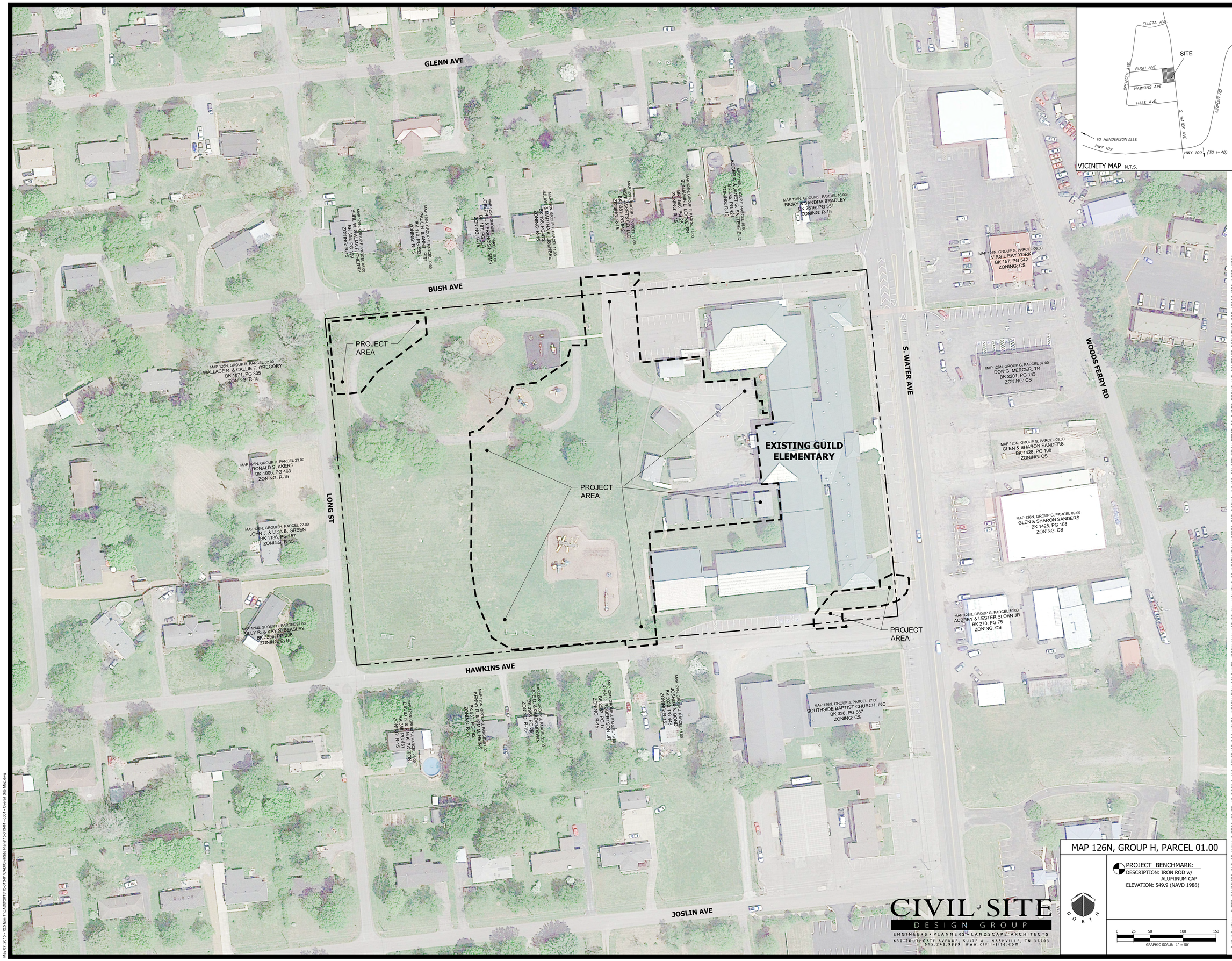
DATE	COMMENT
04/22/15 05/07/15	INITIAL PC SUBMITTAL CITY COMMENTS

DATE: APRIL 22, 2015
JOB NO.: 15-013-01

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

KAATZ, BINKLEY, JONES & MORRIS ARCHITECTS, INC.
KNOXVILLE
2128 CLINCH AVE., KNOXVILLE, TN 37916
P.O. BOX 1007, KNOXVILLE, TN 37901
PHONE: (865) 637-4156 FAX: (865) 673-4945
NASHVILLE
1008 CHARLIE DANIELS PKY, MT. JULIET, TN 37122
P.O. BOX 713, MT. JULIET, TN 37122
PHONE: (615) 754-5393 FAX: (615) 754-5340

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



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

May 07, 2015 - 12:51pm T:\CADD\2015\15-013-01\CADD\Site Plans\15-013-01 - 0001 - Overall Site Map.dwg

THIS INDIVIDUAL SHEET COMPRISES ONE OF MANY SHEETS ISSUED AS BIDDING AND CONTRACT DOCUMENTS. INFORMATION CONTAINED HEREIN MAY NOT BE ALL INCLUSIVE OF INFORMATION NEEDED FOR BIDDING AND/OR CONSTRUCTION. REFER TO ENTIRE BIDDING AND CONTRACT DOCUMENTS FOR ASSOCIATED INFORMATION.

ADDITION TO
GUILD ELEMENTARY
GALLATIN, SUMNER COUNTY, TENNESSEE

KAATZ, BINKLEY, JONES & MORRIS ARCHITECTS, INC.
KNOXVILLE
2128 CLINCH AVE., KNOXVILLE, TN 37916
P.O. BOX 1007, KNOXVILLE, TN 37901
PHONE: (865) 637-4436 FAX: (865) 673-4945
NASHVILLE
1008 CHARLIE DANIELS PKY, MT. JULIET, TN 37122
P.O. BOX 715, MT. JULIET, TN 37122
PHONE: (615) 734-5393 FAX: (615) 734-5340

REVISIONS

NO.	DATE

DWN. TWG
CHK'D. JMH
APP'D. JMH

JOSEPH M. HADDER
REGISTERED ARCHITECT
No. 114921
STATE OF TENNESSEE

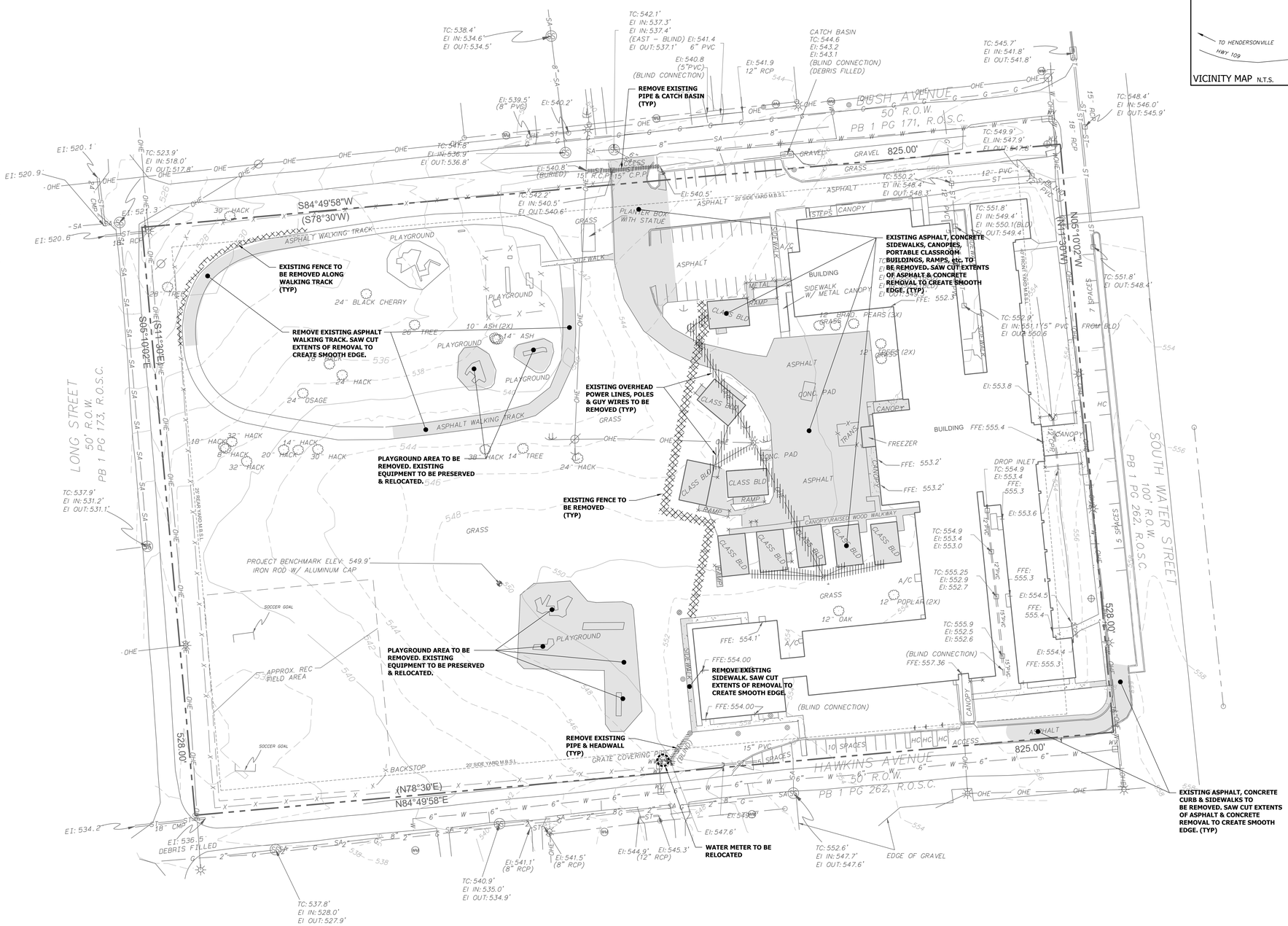
COPYRIGHT 2015
KAATZ, BINKLEY, JONES & MORRIS ARCHITECTS INC.

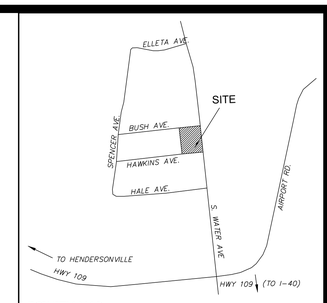
OVERALL SITE MAP

PROJ. NO. 2714-14
DATE 04/22/15
DWG. NO.
C0.01
CSDG#: 15-013-01
GUILD ELEMENTARY

Site Demolition Notes:

1. Base Information was taken from a survey prepared by Crawford & Cummings, P.C. Dated March 25, 2015. Civil Site Design Group, P.L.L.C. and any of their consultants shall not be held responsible for the accuracy and/or completeness of that information shown hereon or any errors or omissions resulting from such.
2. The contractor shall call Tennessee One Call (811) 72 hours prior to proceeding with any excavation.
3. The contractor shall field verify the limits of demolition with the owner's representative prior to commencement of work.
4. The contractor shall conform to local codes, obtain all permits and give all notices required for execution of the work.
5. Cavities left by structure removal shall be suitably backfilled and compacted in accordance with these plans and specifications.
6. The contractor is responsible for all demolition and removal necessary to accomplish the proposed improvements shown on these plans.
7. The contractor is responsible for locating all charted and uncharted utilities. Take care to protect utilities that are to remain. Repair any damage according to local standards and at the contractor's expense. Coordinate all construction with the appropriate utility company.
8. In areas where existing pavement, walks, or curbs are to be removed, saw cut to provide a clean edge. Coordinate extent of pavement demolition with the limit of new improvements on the site layout plan.
9. All materials being removed and not relocated under the new construction, including trees and shrubs, signs, utility structures, etc., shall be first offered to the owner's representative and if not accepted shall then be properly disposed of by the contractor.
10. The contractor shall use water sprinkling and other suitable methods as necessary to control dust and dirt caused by the demolition work.
11. The contractor shall preserve and protect survey control points and shall be responsible for replacement of any disturbed control points.
12. No utility or storm sewer lines shall be demolished until the new lines have been installed and are placed into operation.
13. Contractor shall coordinate phasing of the demolition with the owner's representative and local governing agency prior to beginning work. Disruption of existing utility services and traffic patterns shall be minimized to the extent possible and initiated only after approval by the local governing agency and the utility companies.
14. Where water line and sewer line abandonment is planned, the contractor may abandon water lines and sewer lines in place where they occur at least 24" (to top of the pipe) below final subgrade elevations. All utility lines being abandoned in place shall have all ends permanently closed using a concreted plug. Existing lines within the proposed building footprint (and 10 feet beyond the building footprint) shall be removed.
15. Existing lights and poles being removed shall be first offered to the owner's representative prior to disposing of them. Coordinate Lighting demolition and layout with the electrical drawings.
16. Existing trees to be preserved are to be barricaded before beginning construction. In accordance with the tree preservation notes and detail on the landscape plan.
17. The contractor shall incorporate into his work any isolation valves or temporary plugs required to construct new utility lines and demolish existing utility lines.
18. Existing irrigation lines lie within the area affected by the proposed construction. The contractor shall rework the existing irrigation systems in accordance with directives noted on the landscape plan. Service shall be maintained during construction to the landscaped areas currently irrigated.
19. Relocation of existing plant materials shall be coordinated with the owner and relocated to a designated area on the site.
20. Selective clearing consisting of removal of vines, saplings under 1" diameter and underbrush shall be performed in tree preservation areas internal to the project and noted on plans.





VICINITY MAP N.T.S.

ADDITION TO GUILD ELEMENTARY

GALLATIN, SUMNER COUNTY, TENNESSEE

KAATZ, BINKLEY, JONES & MORRIS ARCHITECTS, INC.

KNOXVILLE
2128 CLINCH AVE., KNOXVILLE, TN 37916
P.O. BOX 1007, KNOXVILLE, TN 37901
PHONE: (865) 637-4436 FAX: (865) 673-4445

NASHVILLE
1008 CHARLIE DANIELS PKY, MT. JULIET, TN 37122
P.O. BOX 715, MT. JULIET, TN 37122
PHONE: (615) 734-5393 FAX: (615) 734-5340

THIS INDIVIDUAL SHEET COMPRISES ONE OF MANY SHEETS ISSUED AS BIDDING AND CONTRACT DOCUMENTS. INFORMATION CONTAINED HEREIN MAY NOT BE ALL INCLUSIVE OF INFORMATION NEEDED FOR BIDDING AND/OR CONSTRUCTION.REFER TO ENTIRE BIDDING AND CONTRACT DOCUMENTS FOR ASSOCIATED INFORMATION

REVISIONS

NO.	DATE

DWN.	TWG
CHK'D.	JMH
APP'D.	JMH

JOSEPH M. HADDIX — REGISTERED ARCHITECT — No. 11492 — STATE OF TENNESSEE

COPYRIGHT 2015
KAATZ, BINKLEY, JONES & MORRIS ARCHITECTS INC.

EXISTING CONDITIONS & DEMOLITION PLAN

PROJ. NO.	2714-14
DATE	04/22/15
DWG. NO.	C0.02

CSDG#: 15-013-01

GUILD ELEMENTARY

NOTES:

1) IF ANY UNDERGROUND CONNECTIONS ARE DISCOVERED DURING DEMOLITION, NOTIFY ENGINEER IMMEDIATELY. UNDERGROUND CONNECTION SHALL BE EXTENDED TO CONNECT TO NEW SERVICE LINES.

MAP 126N, GROUP H, PARCEL 01.00

PROJECT BENCHMARK:
DESCRIPTION: IRON ROD w/ ALUMINUM CAP
ELEVATION: 549.9 (NAVD 1988)

NORTH

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

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

May 07, 2015 - 12:51pm T:\CADD\2015\15-013\CAD\ConSite Plans\15-013-01 - c002 - Existing & Demo.dwg

General Notes:

1. Provide a smooth transition between existing pavement and new pavement. Slight field adjustment of final grades may be necessary.
2. All roadway, driveway, sidewalk, and curb construction shall conform to the requirements and specifications of the local municipality codes and requirements.
3. Concrete for curbs and sidewalks shall be 3500 PSI concrete unless required otherwise by local codes.
4. The site layout is based on control points as noted.
5. The contractor shall conform to all local codes and receive approval where necessary before commencement of any construction.
6. All site related construction materials and installation shall conform to local governing agency regulations and specifications.
7. Handicap ramps shall have a maximum slope of 1:12.
8. All pavement materials and construction shall conform to the local governing agency and state D.O.T. standards and specifications.
9. The contractor shall check all existing conditions, (i.e. inverts, utility routings, utility crossings, and dimensions) in the field prior to commencement of any utility work. Report any discrepancies to the owner's representative. The contractor shall repair any damage caused during construction to existing features (i.e. pavement, sidewalks, curbs, utilities, etc.), at his own expense, to the standards of the preconstruction condition or better.
10. Dimensions are to face of curb and/or exterior face of building unless otherwise noted.
11. Curbs shall be parallel to the centerline of drives. The curb shall be placed only after having all break points (PC & PT of curves) located at the face of curb or at a consistent offset by a land surveyor.
12. Any work unacceptable to the owner's representative or to the local governing authority shall be repaired or replaced by the contractor at no additional expense to the owner.
13. Existing pavement of private or public roadways/drives shall be patched in accordance with the local governing authority's standards wherever utility installation requires removal of the existing pavement. Coordinate pavement trenching locations with site civil, plumbing and electrical plans.
14. 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 Public Works.
15. Contractor shall give all necessary notices and obtain all permits prior to commencement of any construction.
16. In the event of any discrepancies and/or errors found in these site drawings, or if problems are encountered during construction, the contractor shall be required to notify the engineer before proceeding with the work.
17. The general contractor is particularly cautioned that the location and/or elevation of the existing utilities shown hereon is based on utility company records, and where possible, field measurements. The contractor shall not rely on this information as being exact or complete. The contractor shall call the appropriate utility company at least 72 hours prior to any excavation and request field verification of utility locations. It shall be the contractor's responsibility to relocated existing utilities conflicting with improvements shown hereon in accordance with all local, state, and federal regulations governing such operations.
18. Contractor shall exercise extreme caution in the use of equipment in and around overhead and underground electrical wires and services. If at any time in the pursuit of this work the contractor must work in the close proximity of the above-noted wires, the electric company shall be contacted prior to such work and the proper safety measures taken. A thorough examination of the overhead and underground wires in the project area should be made by the contractor prior to the initiation of construction.
19. The owner and engineer do not assume responsibility for the possibility that, during construction, utilities other than those shown may be encountered or that actual locations of those shown may be different from locations designated on the contract drawings. In areas where it is necessary that exact locations be known of underground utilities, the contractor shall, at his own expense, furnish all labor and tools necessary to either verify and substantiate or definitely establish the position of underground utility lines.
20. Do not scale this drawing as it is a reproduction and subject to distortion.
21. These plans, prepared by Civil Site Design Group, do not extend to or include systems pertaining to the safety of the construction contractor or its employees, agents or representatives in the performance of the work. The seal of the engineering services registered professional engineer hereon does not extend to any such safety systems that may now or hereafter be incorporated into these plans. The construction contractor shall prepare or obtain the appropriate safety systems which may be required by U.S. Occupational Safety and Health Administration (OSHA) and/or local regulations.
22. In the case of conflict between this drawing and any other drawing and/or the specifications, the engineer shall be immediately notified for clarification.

MATERIALS LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE
- ASPHALT TRAIL

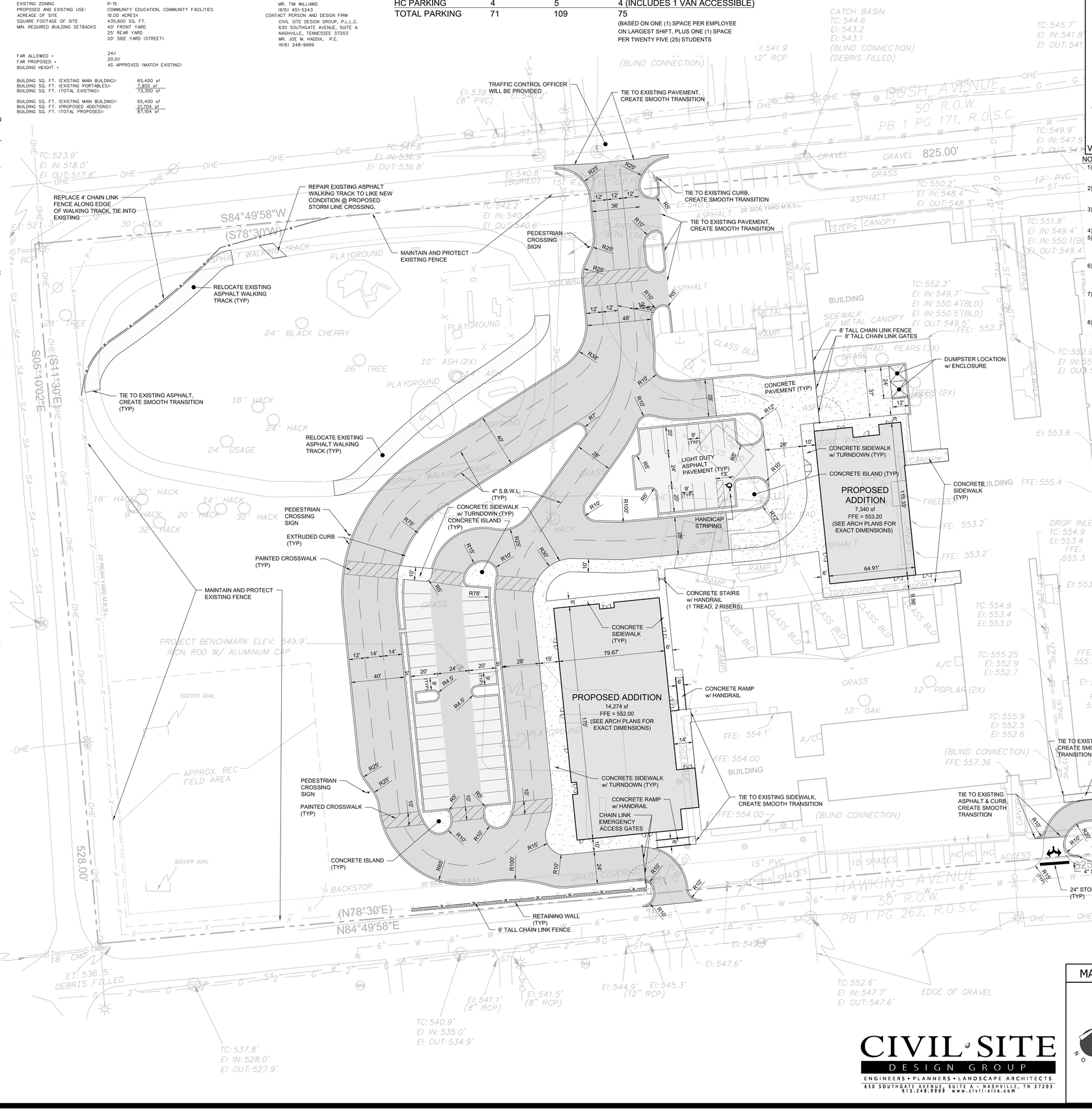
SITE DATA

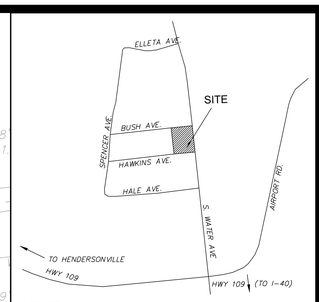
ADDRESS	1018 S. WATER AVE	OWNER / DEVELOPER
CITY	GALLATIN	SUMNER COUNTY BOARD OF EDUCATION
COUNTY	SUMNER	695 E. MAIN ST
STATE	TENNESSEE	GALLATIN, TENNESSEE
EXISTING ZONING	R-15	MR. TIM WILLIAMS
PROPOSED AND EXISTING USE:	COMMUNITY EDUCATION, COMMUNITY FACILITIES	(615) 451-5243
ACREAGE OF SITE	10.00 ACRES±	CONTACT PERSON AND DESIGN FIRM
SQUARE FOOTAGE OF SITE	435,600 SQ. FT.	CIVIL SITE DESIGN GROUP, P.L.L.C.
MIN. REQUIRED BUILDING SETBACKS	40' FRONT YARD	630 SOUTHGATE AVENUE, SUITE A
	25' REAR YARD	NASHVILLE, TENNESSEE 37203
	20' SIDE YARD (STREET)	MR. JOE M. HADDIX, P.E.
		(615) 248-9999
FAR ALLOWED *	24:0:	
FAR PROPOSED *	20.0:	
BUILDING HEIGHT *	AS APPROVED (MATCH EXISTING)	

BUILDING SQ. FT. (EXISTING MAIN BUILDING):	65,400 sf
BUILDING SQ. FT. (EXISTING PORTABLES):	7,900 sf
BUILDING SQ. FT. (TOTAL EXISTING):	73,300 sf
BUILDING SQ. FT. (EXISTING MAIN BUILDING):	65,400 sf
BUILDING SQ. FT. (PROPOSED ADDITIONS):	21,704 sf
BUILDING SQ. FT. (TOTAL PROPOSED):	87,104 sf

PARKING DATA

	EXISTING	PROVIDED	REQUIRED
PARKING	67	104	71
HC PARKING	4	5	4 (INCLUDES 1 VAN ACCESSIBLE)
TOTAL PARKING	71	109	75 (BASED ON ONE (1) SPACE PER EMPLOYEE ON LARGEST SHIFT, PLUS ONE (1) SPACE PER TWENTY FIVE (25) STUDENTS





VICINITY MAP N.T.S.

NOTES:

1) THIS PROPERTY IS NOT LOCATED WITHIN THE 100yr FLOOD PLAIN, ZONE AE ON FEMA MAP 47165C0427G DATED APRIL 17, 2012.
2) THE OWNER OF THIS PROPERTY, SUMNER COUNTY BOARD OF EDUCATION, PLANS TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THIS PROPERTY WITHIN ONE (1) YEAR.
3) FINANCING FOR THIS PROJECT WILL BE PROVIDED BY A COMBINATION OF LOANS AND CASH PAYMENT AS THE PROJECT IS CONSTRUCTED.
4) SEE ARCHITECTURAL PLAN FOR BUILDING DIMENSIONS.
5) ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, 13.02.
6) CONTRACTOR SHALL VERIFY DEPTHS OF ALL UTILITY AND STORM SEWER CONNECTIONS PRIOR TO THE START OF CONSTRUCTION OR ORDERING OF MATERIALS. RESULTS SHALL BE SENT TO THE ENGINEER FOR REVIEW.
7) IF ANY UNDERGROUND UTILITY OR STORM SEWER CONNECTIONS ARE ENCOUNTERED, THEY SHALL BE EXTENDED / CONNECTED TO THE NEW / RELOCATED UTILITY OR STORM SEWER LINES.
8) THE EXISTING AND PROPOSED USE OF THIS SITE IS COMMUNITY EDUCATION / COMMUNITY FACILITIES.

MAP 126N, GROUP H, PARCEL 01.00

PROJECT BENCHMARK:
DESCRIPTION: IRON ROD w/ ALUMINUM CAP
ELEVATION: 549.9 (NAVD 1988)

NORTH

GRAPHIC SCALE: 1" = 30'

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

THIS INDIVIDUAL SHEET COMPRISES ONE OF MANY SHEETS ISSUED AS BIDDING AND CONTRACT DOCUMENTS. INFORMATION CONTAINED HEREIN MAY NOT BE ALL INCLUSIVE OF INFORMATION NEEDED FOR BIDDING AND/OR CONSTRUCTION. REFER TO ENTIRE BIDDING AND CONTRACT DOCUMENTS FOR ASSOCIATED INFORMATION.

ADDITION TO GUILD ELEMENTARY
GALLATIN, SUMNER COUNTY, TENNESSEE

KAATZ, BINKLEY, JONES & MORRIS ARCHITECTS, INC.
KNOXVILLE
2128 CLINCH AVE., KNOXVILLE, TN 37916
P.O. BOX 1007, KNOXVILLE, TN 37901
PHONE: (865) 637-4436 FAX: (865) 673-4945
NASHVILLE
1008 CHARLIE DANIELS PKY, MT. JULIET, TN 37122
P.O. BOX 715, MT. JULIET, TN 37122
PHONE: (615) 734-5393 FAX: (615) 734-5340

REVISIONS

NO.	DATE

DWN. TWG
CHK'D. JMH
APP'D. JMH

JOSEPH M. HADDIX
REGISTERED ENGINEER
No. 114921
04/22/15
STATE OF TENNESSEE

COPYRIGHT 2015
KAATZ, BINKLEY, JONES & MORRIS ARCHITECTS INC.

SITE LAYOUT PLAN

PROJ. NO. 2714-14
DATE 04/22/15
DWG. NO.
C1.00
CSDG#: 15-013-01
GUILD ELEMENTARY

May 07, 2015 - 12:52pm T:\CADD\2015\15-013\15-013\CAD\Civil\Site Plans\15-013-01 - c100 - Layout.dwg

Site Utility Notes:

1. The sanitary sewer line shall be PVC-SDR 35. The domestic water line shall be Type K copper. The public water line and the fire service line shall be class 52 ductile iron pipe.

2. Water meters shall be no deeper than 24" from the top of meter to proposed finished grade unless otherwise required by the local water department.

3. Prior to submitting his bid, the contractor will be solely responsible for contacting owners of all affected utilities in order to determine the extent to which utility relocations and/or adjustments will have upon the schedule of work for the project. While some work may be required around utility facilities that will remain in place, other utility facilities may need to be adjusted concurrently with the contractor's operations.

4. The contractor shall comply with all pertinent provisions of the manual of Accident Prevention and Construction issued by AGC of America.

5. Provide a minimum 36" of cover over all water lines unless required otherwise by the local water department.

6. All water lines, sewer lines, and appurtenances shall be of materials and construction that conform to the local water department/district's requirements and specifications.

7. Coordinate the exact location of all utilities entering the building with the plumbing plans.

8. Safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over and around the utilities, the contractor will be required to furnish such equipment at no additional cost to the owner.

9. Reduced Pressure Backflow Preventer (RPBP) or dual check valves will be required on all test and fill lines (jumper) needed for water main construction and must be approved by the local water department/district.

10. All connections to existing manholes shall be by the coring and resilient seal method.

11. Before connections are made into existing utilities, the new lines are to be flushed and tested by the contractor in accordance with the local water department/district specifications.

12. The contractor shall adjust the alignment of the water lines (horizontally and/or vertically) to allow the required bracing at bends and tees.

13. The contractor shall provide all horizontal and vertical bends to attain the alignment indicated on the plans. Provide vertical bends where necessary to allow water lines to pass under or over other utility lines. (All bends and braces needed may not be actually shown). Provide bracing and/or rodding at all bends and tees as required by local utility department/district.

14. Contractor shall mark the location of all new PVC lines with #8 wire.

15. The location of existing utilities shown on these plans are approximate only. The contractor shall notify each individual utility owner of his plan of operation in the area of the utilities. Prior to commencing work, the contractor shall contact the utility owners and request them to properly locate their respective utility on the ground in the area of private utility lines. The contractor shall have an underground locator mark the location of the existing lines. This notification shall be given at least three (3) business days prior to commencement of operations around the utility.

16. Fire hydrant assemblies include the appropriate sized tee (with kicker), 6" line to hydrant, 6" gate valve (with valve box), and fire hydrant (with kicker). Hydrants shall be installed at locations within 7 feet of the curb, (minimum of 2 feet behind curb).

17. Where drainage or utility lines occur in proposed fill areas, the fill material shall be placed and compacted in accordance with the specifications and the Geotechnical Engineer recommendations prior to installation of drainage or utility lines. Fill is to be inspected by a professional Geotechnical Engineer testing firm employed by the owner. Results of the test shall be furnished to the owner's representative. Contractor shall pay for any retesting.

18. The contractor shall field verify the exact horizontal and vertical location of existing manholes, sanitary sewer lines, and water lines at the point of connection prior to the commencement of construction or ordering materials, report any discrepancies to the engineer immediately.

19. Repair existing pavement, curbs, walks, landscaping, etc. that are damaged by construction activities to a like new condition at no additional cost to the owner.

20. Sanitary sewer services shall be 6" diameter PVC (SDR 35) at a minimum slope of 1.0% unless shown otherwise on the drawings. Lines shall start 5' beyond the buildings. Coordinate connection points with the building plumbing drawings. Provide a minimum 30" of cover over all sewer services in grass areas and 48" of cover in paved areas.

21. Some utilities can be located by call the "Tennessee One Call" System, Inc. The contractor shall call "Tennessee One Call" (1-800-351-1111) 72 hours prior to proceeding with any excavation.

22. The concrete caps and encasements on water and sewer lines shall be a minimum of 6" thick. Use 3000 PSI concrete.

23. The contractor shall be responsible for coordinating the sequencing of construction for all utility lines so that water lines do not conflict with sanitary sewers, sanitary sewer services, storm sewers, or any other utility or structure, existing or proposed.

24. All trenches cut in existing roads or drives shall utilize a clean saw cut and shall be backfilled (100%) to final sub grade with #57 stone. Repair pavement in accordance with the local governing agency requirements.

25. Existing manholes located in fill/cut areas shall be adjusted to ensure that the top of casting is flush with the finished grade.

26. The contractor shall maintain 10 feet horizontal separation between sanitary sewer lines and water lines. Where these criteria cannot be met, the contractor shall maintain 18" vertical separation between water and sewer lines.

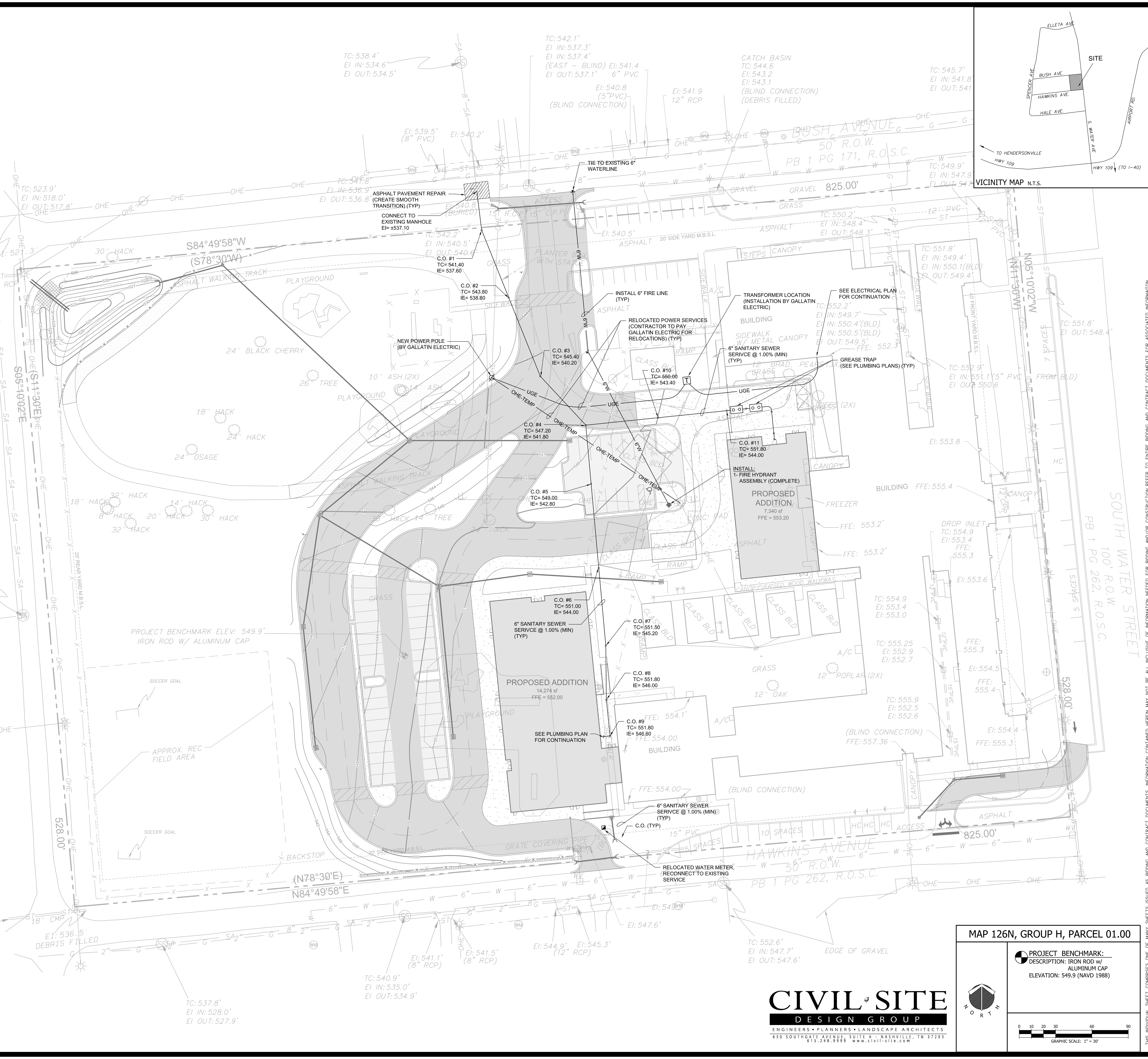
27. The fire line shall be installed by a sprinkler contractor licensed in the State of Tennessee. The fire line shall be flushed and tested in accordance with NFPA requirements.

28. The proposed gas line construction and installation shall be coordinated with the local gas by the contractor.

29. The proposed electric line construction and installation shall be coordinated with the local electric company by the contractor.

30. The proposed telephone line construction and installation shall be coordinated with the local telephone company by the contractor.

31. Siamese stand pipe to be galvanized steel.



MAP 126N, GROUP H, PARCEL 01.00

PROJECT BENCHMARK:
DESCRIPTION: IRON ROD w/ ALUMINUM CAP
ELEVATION: 549.9 (NAVD 1988)

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

THIS INDIVIDUAL SHEET COMPRISES ONE OF MANY SHEETS ISSUED AS BIDDING AND CONTRACT DOCUMENTS. INFORMATION CONTAINED HEREIN MAY NOT BE ALL INCLUSIVE OF INFORMATION NEEDED FOR BIDDING AND/OR CONSTRUCTION.REFER TO ENTIRE BIDDING AND CONTRACT DOCUMENTS FOR ASSOCIATED INFORMATON

ADDITION TO GUILD ELEMENTARY

GALLATIN, SUMNER COUNTY, TENNESSEE

KAATZ, BINKLEY, JONES & MORRIS ARCHITECTS, INC.

KNOXVILLE
2128 CLINCH AVE., KNOXVILLE, TN 37916
P.O. BOX 1007, KNOXVILLE, TN 37901
PHONE: (865) 637-4156 FAX: (865) 673-4945

NASHVILLE
1008 CHARLIE DANIELS PKY, MT. JULIET, TN 37122
P.O. BOX 713, MT. JULIET, TN 37122
PHONE: (615) 754-5393 FAX: (615) 754-5340

REVISIONS	
NO.	DATE

DWN. TWG
CHK'D. JMH
APP'D. JMH

JOSEPH M. HADDIX REGISTERED ENGINEER AGRICULTURE COMMERCE No. 114927 STATE OF TENNESSEE 05/07/15

COPYRIGHT 2015 KAATZ, BINKLEY, JONES & MORRIS ARCHITECTS INC.

SITE UTILITY PLAN

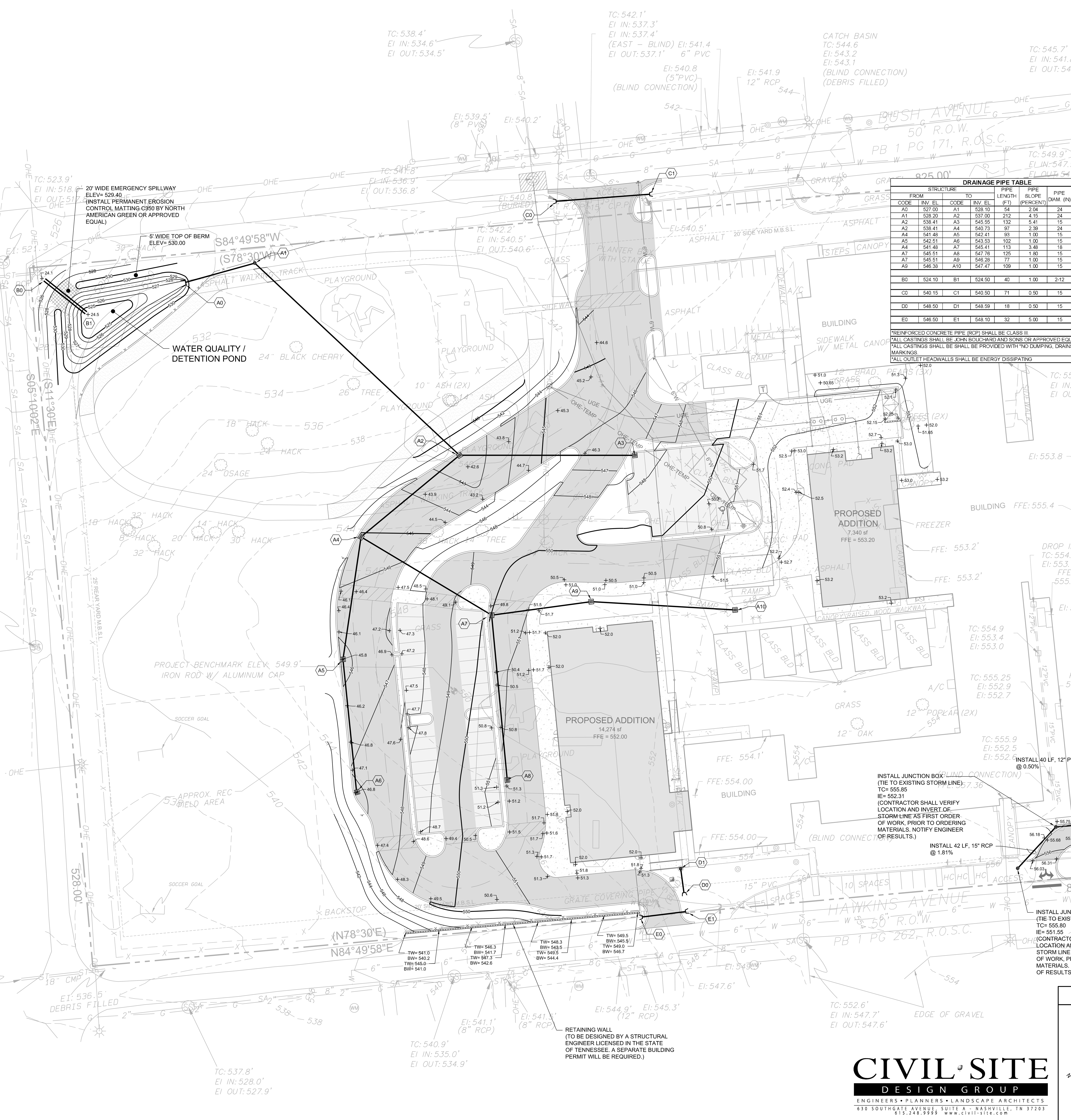
PROJ. NO. 2714-14
DATE 04/22/15
DWG. NO.
C1.00
CSDG#: 15-013-01

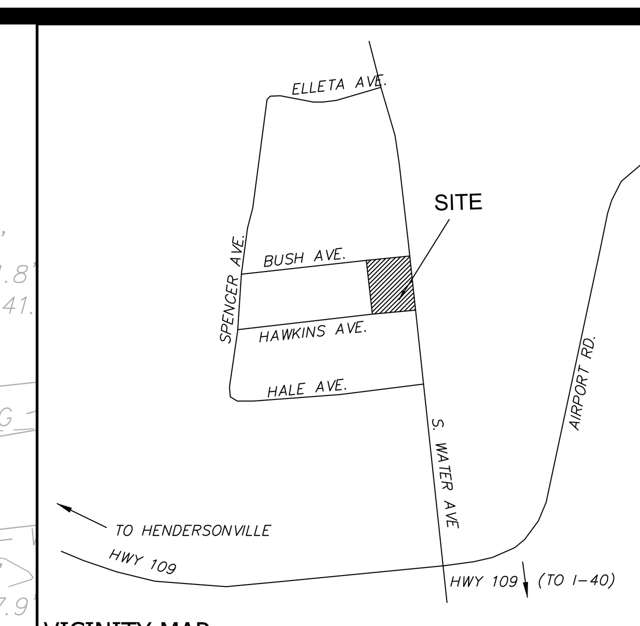
GUILD ELEMENTARY

May 07, 2015 - 12:52pm T:\CADD\2015\15-013-01\CAD\Civil\Site Plans\15-013-01 - c101 - Utility.dwg

Site Grading, Drainage & Erosion Control Notes:

1. The disturbed area for this project is approximately 3.90 acres.
2. The contractor shall comply with all pertinent provisions of the manual of accident prevention and construction issued by AGC of America, Inc. and the safety and health regulations of construction issued by the U.S. Department of Labor.
3. The contractor shall call "Tennessee One Call" (811) 72 hours prior to proceeding with any excavation.
4. If any springs or underground streams are exposed during construction, permanent French drains may be required. The drains shall be specified and located during construction as required by the conditions which are encountered, and shall be approved by the engineer.
5. Stockpiled topsoil or fill material shall be treated so no sediment run-off will contaminate surrounding areas or enter nearby streams.
6. Clean silt barriers when they are approximately 50% filled with sediment or as directed by the owner's representative. Silt barriers shall be replaced as effectiveness is significantly reduced, or as directed by the owner's representative.
7. All new pipes under existing paved areas shall be backfilled to the top of subgrade with # 57 crushed stone.
8. Sediment removed from sediment control structures is to be placed at a site approved by the local governing authority. It shall be treated in a manner so that the area around the disposal site will not be contaminated or damaged by the sediment in the run-off. Cost for this treatment is to be included in the bid price for earthwork. The contractor shall obtain the disposal site as part of his work.
9. Reinforced concrete storm drainage pipe shall be Class III. Corrugated metal pipe shall be 14 gauge unless otherwise noted.
10. Minimum grade on asphalt or concrete paving shall be 1.0%.
11. Construct silt barriers before beginning any grading operations.
12. This grading & drainage plan is not a determination or guarantee of the suitability of the subsurface conditions for the work indicated. Determination of the subsurface conditions for the work indicated is solely the responsibility of the contractor.
13. Do not disturb vegetation or remove trees except when necessary for grading purposes.
14. Top of grate elevations and location of coordinates for drainage structures shall be installed as shown on the plan unless otherwise noted. The grates shall slope longitudinally with the pavement grades. Coordinates provided are for the center of the grate (at the face of curb where applicable).
15. Any site used for disposal and/or stockpile of any material shall be properly permitted for such activity. It is the responsibility of the contractor to see that all required permits are secured for each property utilized. A copy of the approved permit must be provided to the inspector prior to commencement of work on any property. Failure to do so may result in the contractor removing any illegally placed material at his own expense.
16. Respread topsoil (6 inch minimum thickness), seed, and straw all disturbed areas as soon as possible after final grading is completed, unless otherwise indicated. Contractor shall take whatever means necessary to establish permanent soil stabilization.
17. Proposed contour lines and spot elevations are the result of an engineered grading design and reflect a planned intent with regard to drainage and movement of materials. Should the contractor have any question of the intent or any problem with the continuity of grades, the engineer shall be contacted immediately.
18. All cut and fill slopes shall be 3 horizontal to 1 vertical or flatter unless otherwise indicated on plans.
19. Positive drainage shall be established as the first order of work and shall be maintained at all times during and after construction. Soil softened by perched water in foundation and pavement areas must be undercut and replaced with suitable fill materials.
20. Remove sediment from all drainage structures before acceptance by local governing agency, or as directed by the owner's representative.
21. Contractor shall conform to all applicable codes and obtain approval as necessary before beginning construction.
22. Remove the temporary erosion and water pollution control devices only after a solid stand of grass has been established on graded areas and when in the opinion of the owner's representative, they are no longer needed.
23. Provide temporary construction access(es) at the point(s) where construction vehicles exit the construction area. Maintain public roadways free of tracked mud and dirt.
24. All earthwork, including the excavated subgrade and each layer of fill, shall be monitored and approved by a qualified geotechnical engineer, or his representative.
25. All fill material on this project shall be approved by the geotechnical engineer prior to placement. This material shall be placed in lifts and compacted as directed by the geotechnical engineer. The contractor shall be responsible for employing a geotechnical engineer if one is not provided by the owner.
26. All drainage construction materials and installation shall conform to the requirements and specifications of the local governing agency.
27. It shall be the contractor's responsibility to waste excess earth material off site at no additional cost to the owner. The contractor shall first offer the excess material to the owner. If not accepted by the owner, the contractor shall dispose of earth material off site. It shall also be the contractor's responsibility to import suitable material (at no additional cost to the owner) for earthwork operations if sufficient amounts of earth material are not available on site.
28. The contractor shall check all existing grades and dimensions in the field prior to beginning work and report any discrepancies to the engineer. Commencement of any grading work constitutes the contractor's acceptance of the existing grade as matching those shown on the plans.
29. Strip topsoil from all cut and fill areas and stockpile. Upon completion of general grading respread the topsoil over all disturbed areas, to a minimum depth of 6". Contractor shall supply additional topsoil if insufficient quantities exist on site. Remove any excess topsoil from site.
30. The contractor shall take special care to compact fill sufficiently around and over all pipes, structures, valve stems, etc., inside the proposed paved areas to avoid settlement. Any settlement during the warranty period shall be restored by the contractor at no additional cost to the owner.
31. In no case shall slope height, slope inclination, or excavation depth, including trench construction, exceed those specified in local, state and federal regulations, specifically the current OSHA Health and Safety Standards for Excavations (29 CRF Part 1926) shall be followed.
32. All fill slopes and cut slopes on this project shall be reviewed by the owner's geotechnical engineer during construction to confirm that the slopes are (will be) stable. It is the contractor's responsibility to have this confirmation in writing from the geotechnical engineer.
33. All fill on this project shall be installed and compacted in accordance with the owner's geotechnical engineer's recommendation. The owner's geotechnical engineer shall review all filling operations to confirm the earthwork is properly installed and compacted. It is the contractor's responsibility to have this conformation in writing from the geotechnical engineer.
34. Relocation of existing plant materials shall be coordinated with the owner and relocated to a designated area on site.
35. All horizontal and vertical information of proposed culverts shown hereon which accept/discharge flows to/from existing channels are approximate utilizing topographic drawings. The final horizontal and vertical alignments shall be field located by the contractor prior to the ordering of materials or commencement of construction and shall notify the engineer of any discrepancies to what was designed.
36. The contractor shall coordinate the exact location of the storm drain connections at the building with the plumbing plans.
37. The location of all diversion swales and ditches shall be field adjusted to avoid trees as possible. The contractor shall walk the alignment of these swales and ditches in the field to verify avoidance of trees.





VICINITY MAP N.T.S.

DRAINAGE PIPE TABLE

STRUCTURE FROM CODE	INV. EL.	TO CODE	INV. EL.	PIPE LENGTH (FT)	PIPE SLOPE (PERCENT)	PIPE DIAM. (IN)	PIPE TYPE
A0	527.00	A1	528.10	54	2.04	24	RCP
A1	528.20	A2	537.00	212	4.15	24	RCP
A2	538.41	A3	545.55	132	5.41	15	RCP
A2	538.41	A4	540.73	97	2.39	24	RCP
A4	541.48	A5	542.41	93	1.00	15	RCP
A5	542.51	A6	543.53	102	1.00	15	RCP
A4	541.48	A7	545.41	113	3.48	18	RCP
A7	545.51	A8	547.76	125	1.80	15	RCP
A7	545.51	A9	546.28	77	1.00	15	RCP
A9	546.38	A10	547.47	109	1.00	15	RCP
B0	524.10	B1	524.50	40	1.00	2-12	RCP
C0	540.15	C1	540.50	71	0.50	15	RCP
D0	548.50	D1	548.59	18	0.50	15	RCP
E0	546.50	E1	548.10	32	5.00	15	RCP

*REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III.
*ALL CASTINGS SHALL BE JOHN BOUCHARD AND SONS OR APPROVED EQUAL.
*ALL CASTINGS SHALL BE SHALL BE PROVIDED WITH "NO DUMPING, DRAINS TO RIVER" MARKINGS.
*ALL OUTLET HEADWALLS SHALL BE ENERGY DISSIPATING

DRAINAGE STRUCTURE TABLE

CODE	TYPE	CASTING ELEV.
A0	HEADWALL	N/A
A1	JUNCTION BOX	532.20
A2	TRIPLE CURB INLET	542.50
A3	SINGLE CURB INLET	548.80
A4	SINGLE CURB INLET	545.40
A5	SINGLE CURB INLET	545.80
A6	SINGLE CURB INLET	546.80
A7	SINGLE CURB INLET	549.80
A8	SINGLE CURB INLET	551.30
A9	SINGLE AREA DRAIN	550.60
A10	DOUBLE AREA DRAIN	550.80
B0	HEADWALL	N/A
B1	HEADWALL	N/A
C0	HEADWALL	N/A
C1	HEADWALL	N/A
D0	HEADWALL	N/A
D1	JUNCTION BOX	553.40
E0	HEADWALL	N/A
E1	HEADWALL	N/A

MAP 126N, GROUP H, PARCEL 01.00

PROJECT BENCHMARK:
DESCRIPTION: IRON ROD w/ ALUMINUM CAP
ELEVATION: 549.9 (NAVD 1988)

NORTH

GRAPHIC SCALE: 1" = 30' (0, 10, 20, 30, 60, 90)

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

THIS INDIVIDUAL SHEET COMPRISES ONE OF MANY SHEETS ISSUED AS BIDDING AND CONTRACT DOCUMENTS. INFORMATION CONTAINED HEREIN MAY NOT BE ALL INCLUSIVE OF INFORMATION NEEDED FOR BIDDING AND/OR CONSTRUCTION. REFER TO ENTIRE BIDDING AND CONTRACT DOCUMENTS FOR ASSOCIATED INFORMAITON

ADDITION TO GUILD ELEMENTARY
GALLATIN, SUMNER COUNTY, TENNESSEE

KAATZ, BINKLEY, JONES & MORRIS ARCHITECTS, INC.
KNOXVILLE: 2128 CLINCH AVE., KNOXVILLE, TN 37916; P.O. BOX 1007, KNOXVILLE, TN 37901; PHONE: (865) 637-4156 FAX: (865) 673-4945
NASHVILLE: 1008 CHARLIE DANIELS PKY, MT. JULIET, TN 37122; P.O. BOX 713, MT. JULIET, TN 37122; PHONE: (615) 754-5393 FAX: (615) 754-5340

REVISIONS	
NO.	DATE

DWN. TWG
CHK'D. JMH
APP'D. JMH

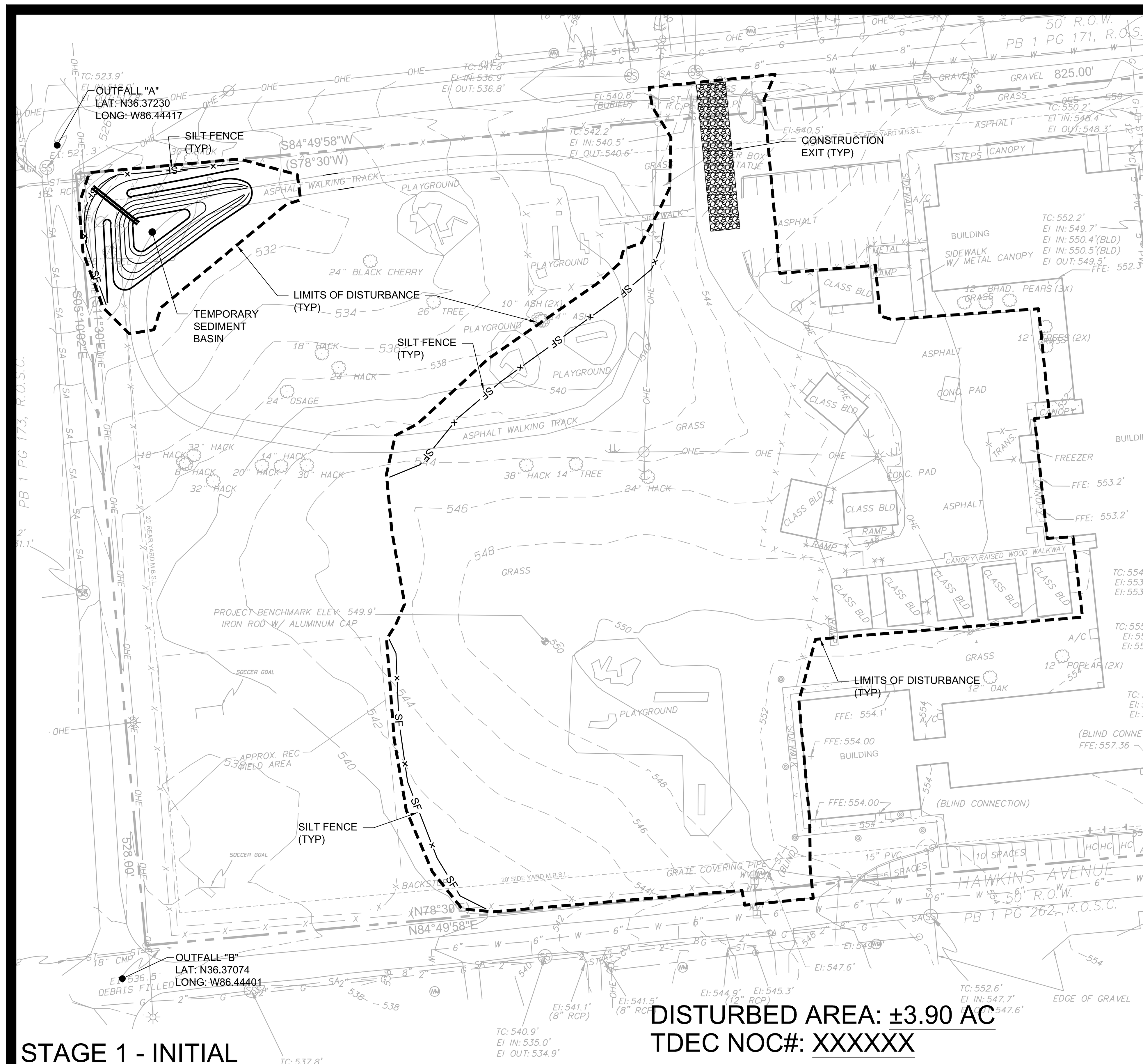
JOSEPH M. HADDIX, REGISTERED ENGINEER, AGRICULTURE COMMERCE, No. 114927, STATE OF TENNESSEE, 05/07/15

COPYRIGHT 2015 KAATZ, BINKLEY, JONES & MORRIS ARCHITECTS INC.

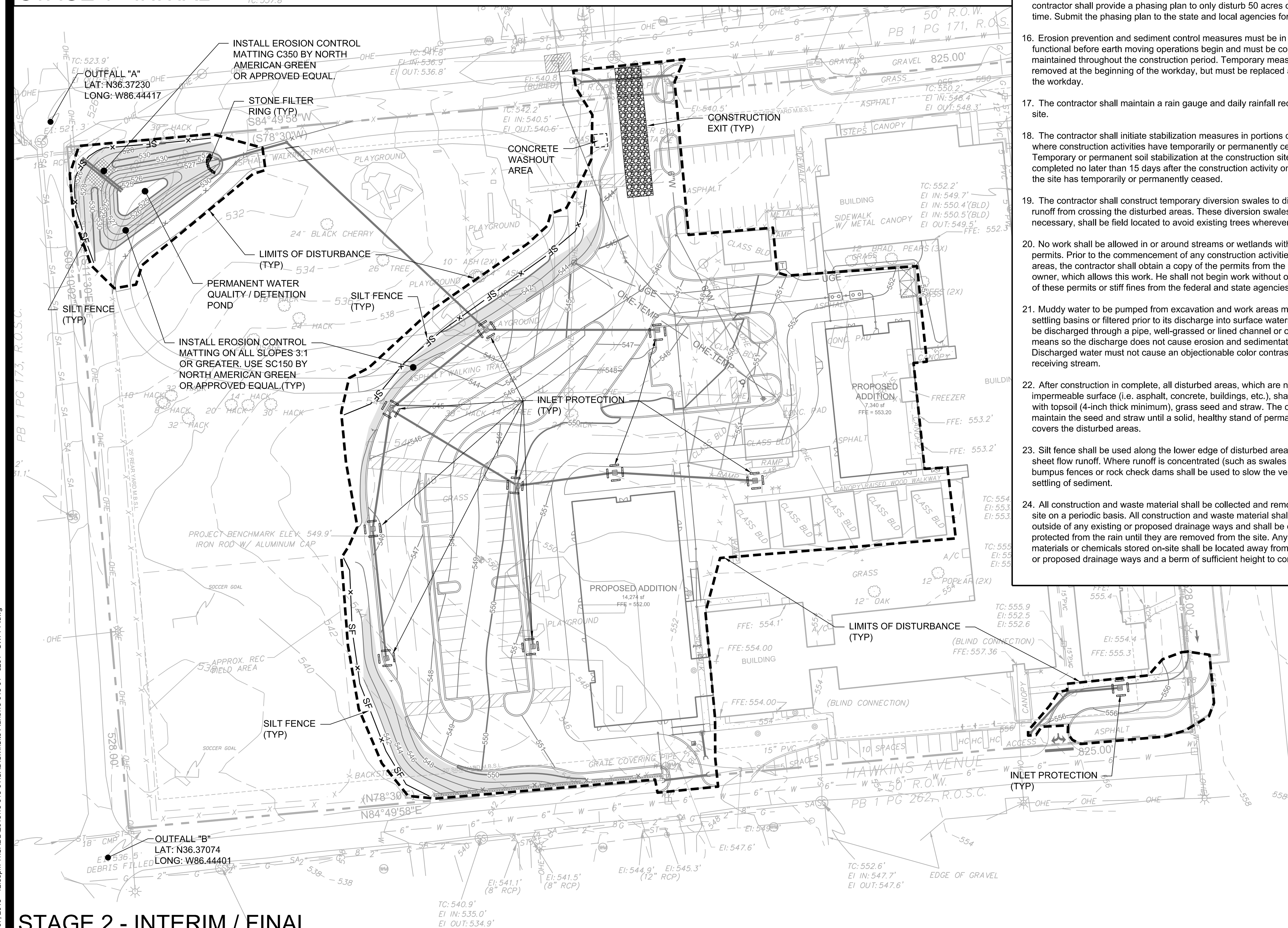
SITE GRADING & DRAINAGE PLAN

PROJ. NO. 2714-14
DATE 04/22/15
DWG. NO.
C2.00
CSDG#: 15-013-01
GUILD ELEMENTARY

May 07, 2015 - 1:12pm T:\CADD\2015\15-013-01\CAD\Civil\Site Plans\15-013-01 - c200 - Grading & Drainage.dwg



STAGE 1 - INITIAL

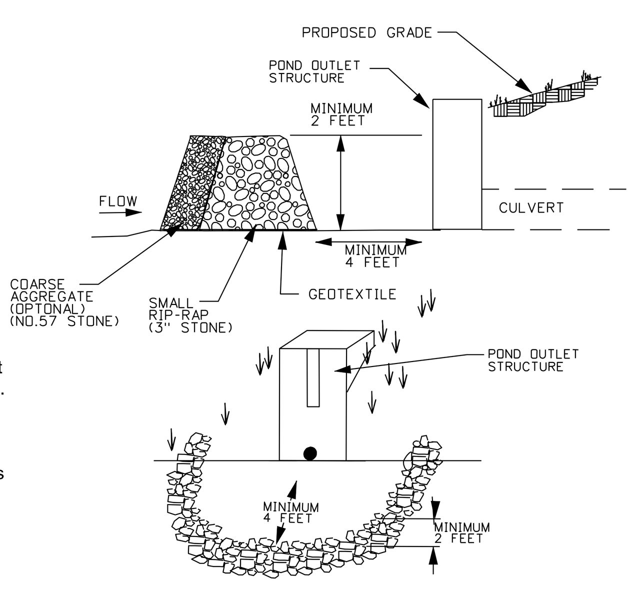


STAGE 2 - INTERIM / FINAL

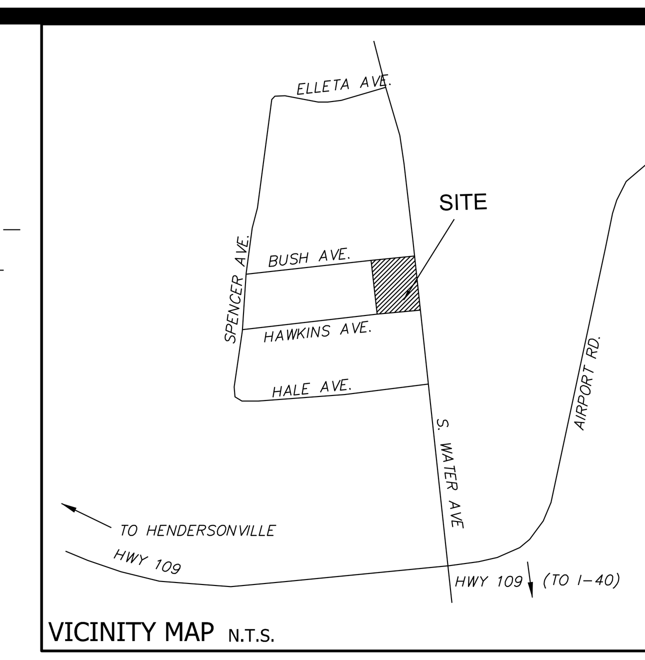
May 07, 2015 - 12:53pm T:\CADD\2015\15-013-01\CAD\Civil\Site Plans\15-013-01 - c201 - SWPPP.dwg

Stormwater Pollution Prevention Plan Notes:

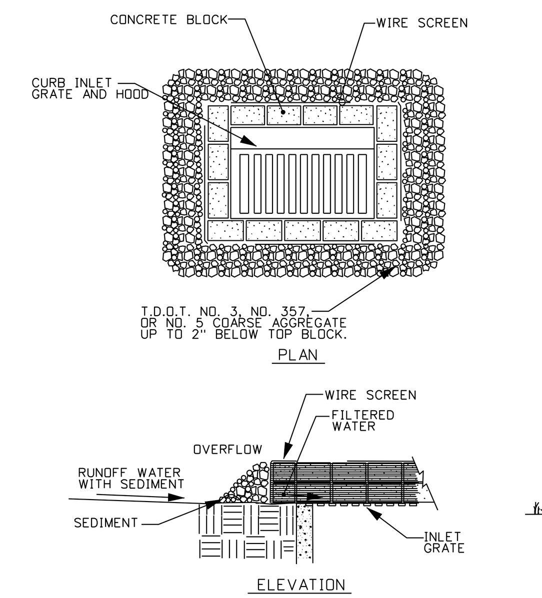
1. The contractor is responsible for making sure that a copy of the SWPPP is retained on-site at or near the construction entrance. If a construction trailer in not available, the contractor shall provide a waterproof enclosure near the construction entrance to place the SWPPP. In addition to the SWPPP, the contractor shall make certain that the following information must also be posted at the construction site (in a construction trailer or in the waterproof enclosure):
   a) name, company name, email address, telephone number and address of the project site owner or a local contact person
   b) a brief description of the project
   c) the location of the SWPPP if an on-site location for storing the plan is not available.
2. The owner of this project site will provide erosion control measures as shown on this SWPPP. Once the owner sells this property, the new property owner will be required to obtain coverage under this permit from the governing federal, state and local agencies and the new property owner shall assume operational control and responsibility for the portion of the site that he/she purchases.
3. Prior to the commencement of any clearing or grubbing, the contractor shall erect "construction fencing", tree protection fencing, caution tape, etc. along the limits of disturbance to protect trees, stream bank buffers, etc. that are not to be disturbed.
4. Prior to any type of construction activity, the contractor shall install the stone based construction exit, the silt fence and the sediment traps/basins when indicated on the SWPPP. Additional erosion control measures such as rock check dams, diversion swales, temporary creek crossings, temporary mulching of disturbed areas, final seed and straw application and general erosion control maintenance shall be provided as construction progresses and these measures become necessary. The contractor shall be responsible for implementing all of the erosion control measures.
5. All erosion control measures shall be installed and maintained in accordance with the manufacture's specifications and recommendations. It is the purpose of all control measures to slow runoff so that rill and gully formation is prevented. The contractor shall inspect the control measures periodically and replace and/or modify the controls for relevant site situations.
6. Where the application of temporary or permanent grass seed is specified as part of the SWPPP, the contractor shall use an appropriate grass seed mixture for the time of year that the seed is sowed. Use fescue during the spring and summer months and a mixture of fescue and winter rye during the fall and winter months. Sow at a rate of 6 lbs. per 1000 sq.ft. of area. Provide adequate amounts of water to establish a healthy stand of grass.
7. If sediment escapes the construction site, it is the contractor's responsibility to remove the sediment that has escaped the site. The contractor shall obtain the permission of the landowner where the sediment has accumulated before removal can begin. If sediment enters a stream, the contractor must also gain the written permission of the State before remediation/restoration can begin.
8. The contractor shall remove sediment from sediment traps, silt fences, sedimentation ponds, and other sediment controls as necessary and must be removed when capacity has been reduced by 50%.
9. Litter, construction debris and construction chemicals exposed to storm water shall be picked up and removed from the site to prevent them from becoming a pollutant source for storm water discharges. After use, materials used for erosion prevention and sediment control should be removed from the site.
10. There are no other construction activities or industrial activities associated with this project site that are covered under a separate permit.
11. There are no streams or wetlands on or near this project site, therefore no additional permits associated with these features are required.
12. All earth stockpiles, whether on the project site or off-site shall include erosion control measures to prevent the material from be washed from the site by storm water runoff.
13. Clearing and grubbing must be held to the minimum necessary for grading and equipment operation.
14. Construction must be phased for projects in which over 50 acres of soil will be disturbed. Areas of the completed phase must be stabilized with in 15 days. No more than 50 acres of active soil disturbance is allowed at any time during the construction project.
15. For projects that have a disturbed area of greater than 50 acres, the contractor shall provide a phasing plan to only disturb 50 acres or less at one time. Submit the phasing plan to the state and local agencies for their review.
16. Erosion prevention and sediment control measures must be in place and functional before earth moving operations begin and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the workday, but must be replaced at the end of the workday.
17. The contractor shall maintain a rain gauge and daily rainfall records at the site.
18. The contractor shall initiate stabilization measures in portions of the site where construction activities have temporarily or permanently ceased. Temporary or permanent soil stabilization at the construction site must be completed no later than 15 days after the construction activity on that portion of the site has temporarily or permanently ceased.
19. The contractor shall construct temporary diversion swales to divert off-site runoff from crossing the disturbed areas. These diversion swales, when necessary, shall be field located to avoid existing trees wherever possible.
20. No work shall be allowed in or around streams or wetlands without the proper permits. Prior to the commencement of any construction activities in these areas, the contractor shall obtain a copy of the permits from the property owner, which allows this work. He shall not begin work without obtaining a copy of these permits or stiff fines from the federal and state agencies may be levied.
21. Muddy water to be pumped from excavation and work areas must be held in settling basins or filtered prior to its discharge into surface waters. Water must be discharged through a pipe, well-grassed or lined channel or other equivalent means so the discharge does not cause erosion and sedimentation. Discharged water must not cause an objectionable color contrast with the receiving stream.
22. After construction in complete, all disturbed areas, which are not covered with impermeable surface (i.e. asphalt, concrete, buildings, etc.), shall be covered with topsoil (4-inch thick minimum), grass seed and straw. The contractor shall maintain the seed and straw until a solid, healthy stand of permanent grass covers the disturbed areas.
23. Silt fence shall be used along the lower edge of disturbed areas that have sheet flow runoff. Where runoff is concentrated (such as swales and ditches), bumpus fences or rock check dams shall be used to slow the velocity and allow settling of sediment.
24. All construction and waste material shall be collected and removed from the site on a periodic basis. All construction and waste material shall be located outside of any existing or proposed drainage ways and shall be covered and protected from the rain until they are removed from the site. Any liquid materials or chemicals stored on-site shall be located away from any existing or proposed drainage ways and a berm of sufficient height to contain the entire volume of the liquid shall be constructed to completely encompass and impound the stored materials to prevent a spill from flowing off of the site.
25. All soil, plants, trees and other vegetation in protected streams and wetlands and along the banks of same are protected by State law and therefore a prohibited from being removed. The contractor shall ensure that these areas remain undisturbed during construction. Contractor shall erect construction barriers or take other means necessary to insure that the areas remain protected.
26. The contractor shall employee a person to inspect the erosion control measures as required by the State and local agencies. The inspector must have successfully completed the "Fundamentals of Erosion Prevention and Sediment Control" course provided by the State. A copy of the certification or training record for inspector certification should be kept on site.
27. Inspections described in the Tennessee General Permit shall be performed at least twice every calendar week and shall be performed at least 72 hours apart. Inspect all erosion control measures, disturbed areas, storage of material areas, outfall points, construction access points, etc.
28. Inspections shall also be performed before anticipated storm events (or series of storm events such as intermittent showers over one or more days), and within 24 hours after the end of a storm event of 0.5 inches or greater.
29. Any inadequate control measures or control measures in disrepair shall be replaced or modified or repaired as necessary before the next rain event if possible, but in no case more than 7 days after the need is identified. The contractor shall provide additional erosion control measures where necessary to insure adequate control so that no silt exits the project site.
30. Inspections shall be documented and include: the scope of the inspection, name and title of personnel making the inspection, the date of the inspection, major observations relating to the implementation of the storm water pollution prevention plan (including the location of discharges of sediment or other pollutants from the site and of any control device that failed to operate as designed or proved inadequate fro a particular location), and actions taken in accordance with the General Permit. Inspections documentation will be maintained on site and made available upon request. Inspection reports must be submitted to the State (TDEC) within 10 days of the request. Use the inspection report form provided in Appendix C of the General Permit and complete on a weekly basis.
31. Sediment removed from sediment control structures is to be placed at a site that has been permitted by local and state agencies. The contractor is responsible for obtaining the site to "waste" the sediment material. The sediment shall be treated in a manner so that the area around the disposal site will not be contaminated or damaged by the sediment in the storm water run-off. Cost of this treatment is to be included in the price for the earthwork.
32. The contractor shall seed and straw all disturbed areas as soon as possible after final grading is completed, unless otherwise indicated. The contractor shall take whatever means necessary to establish permanent soil stabilization. Any areas that do not include construction activity for more than 14 days shall be temporarily covered with straw to help prevent erosion.
33.
34. Remove sediment from all drainage structures, pipes and swales before acceptance by the developer or the local governing agency.
35. Remove the temporary erosion and water pollution control devices only when in the opinion of the owner's representative, they are no longer needed.
36. During the period between the end of the construction and the establishment of the permanent vegetation, erosion control measures shall remain in place and maintained. Once permanent vegetation is established, then the erosion control measures may be removed.
37. Prior to dewatering the sediment basin, contractor shall provide chemical treatment (fleculation) to the discharge in accordance w/ TDEC requirements.



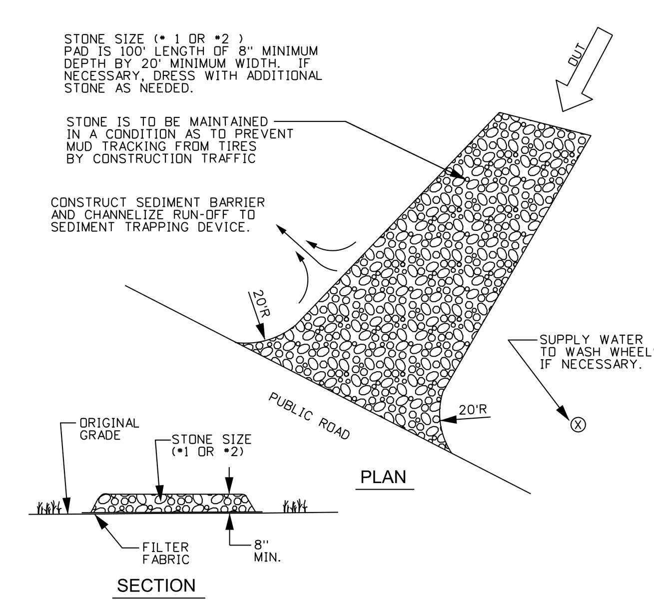
STONE FILTER RING
N.T.S.



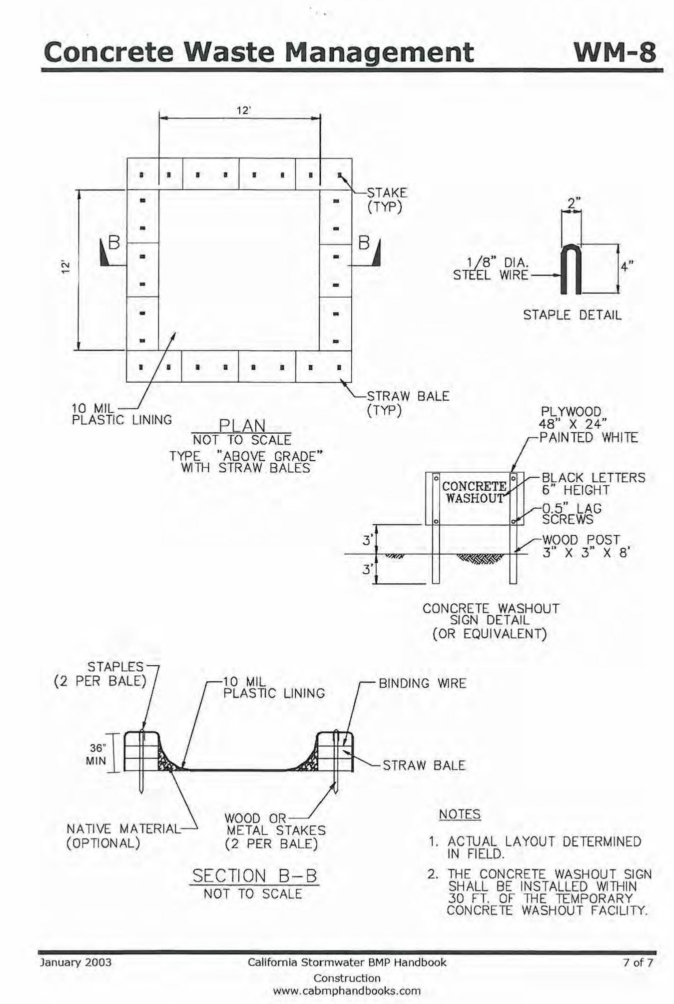
VICINITY MAP N.T.S.

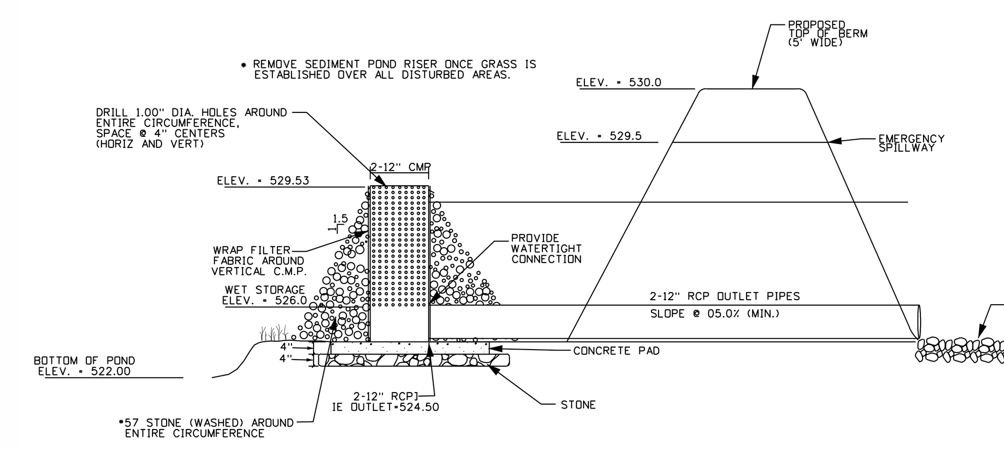


INLET PROTECTION
N.T.S.

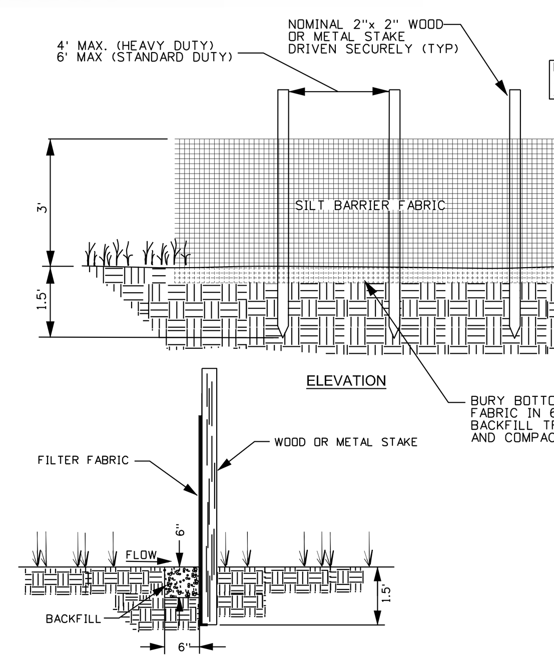


TEMPORARY CONSTRUCTION EXIT
N.T.S.
TCP-20(Volume 4 Nashville Storm Management Manual)

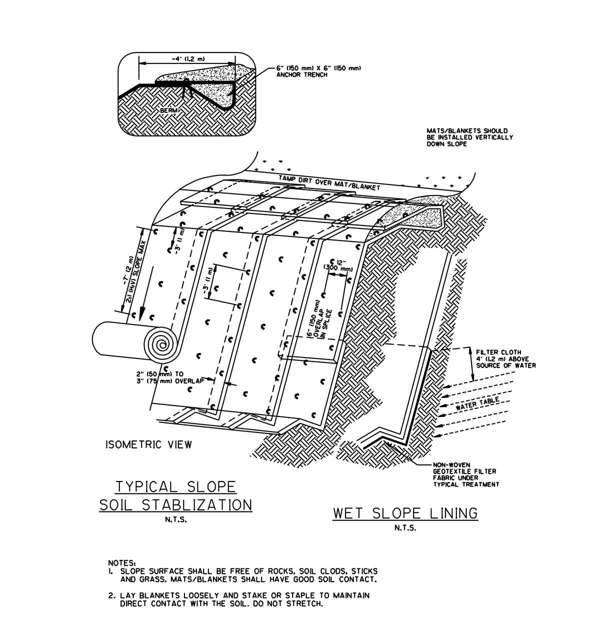




TEMPORARY SEDIMENT BASIN OUTLET
N.T.S.



SILT FENCE
N.T.S. TCP-13(Volume 4 Nashville Storm Management Manual)



EROSION CONTROL MATTING ON SLOPE
N.T.S.

MAP 126N, GROUP H, PARCEL 01.00

PROJECT BENCHMARK:
DESCRIPTION: IRON ROD w/ ALUMINUM CAP
ELEVATION: 549.9 (NAVD 1988)

GRAPHIC SCALE: 1" = 50' (0, 25, 50, 100, 150)

NORTH

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

THIS INDIVIDUAL SHEET COMPRISES ONE OF MANY SHEETS ISSUED AS BIDDING AND CONTRACT DOCUMENTS. INFORMATION CONTAINED HEREIN MAY NOT BE ALL INCLUSIVE OF INFORMATION NEEDED FOR BIDDING AND/OR CONSTRUCTION.REFER TO ENTIRE BIDDING AND CONTRACT DOCUMENTS FOR ASSOCIATED INFORMAITON

ADDITION TO GUILD ELEMENTARY
GALLATIN, SUMNER COUNTY, TENNESSEE

KAATZ, BINKLEY, JONES & MORRIS ARCHITECTS, INC.

KNOXVILLE
2128 CLINCH AVE., KNOXVILLE, TN 37916
P.O. BOX 1007, KNOXVILLE, TN 37901
PHONE: (865) 637-4156 FAX: (865) 673-4945

NASHVILLE
1008 CHARLIE DANIELS PKY, MT. JULIET, TN 37122
P.O. BOX 713, MT. JULIET, TN 37122
PHONE: (615) 754-5393 FAX: (615) 754-5340

REVISIONS	
NO.	DATE

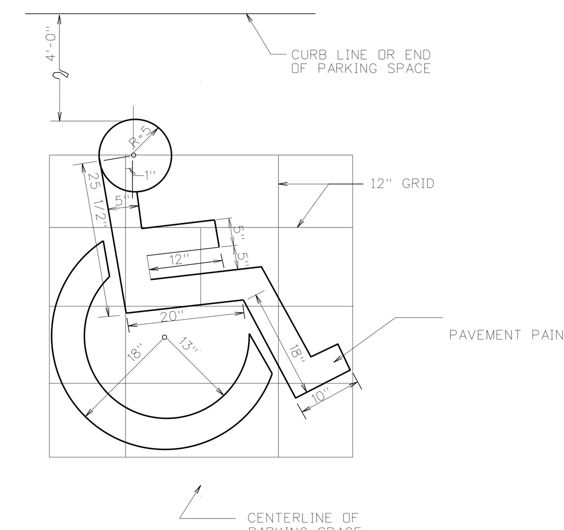
DWN. TWG
CHK'D. JMH
APP'D. JMH

JOSEPH M. HADDIX, REGISTERED ENGINEER, AGRICULTURE COMMERCE, No. 114927, STATE OF TENNESSEE, 05/07/15

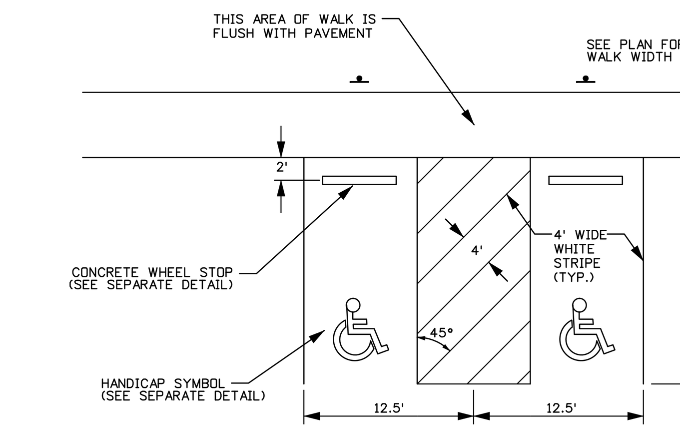
COPYRIGHT 2015
KAATZ, BINKLEY, JONES & MORRIS ARCHITECTS INC.

STORMWATER POLLUTION PREVENTION PLAN

PROJ. NO. 2714-14
DATE 04/22/15
DWG. NO.
C2.01
CSDG#: 15-013-01
GUILD ELEMENTARY

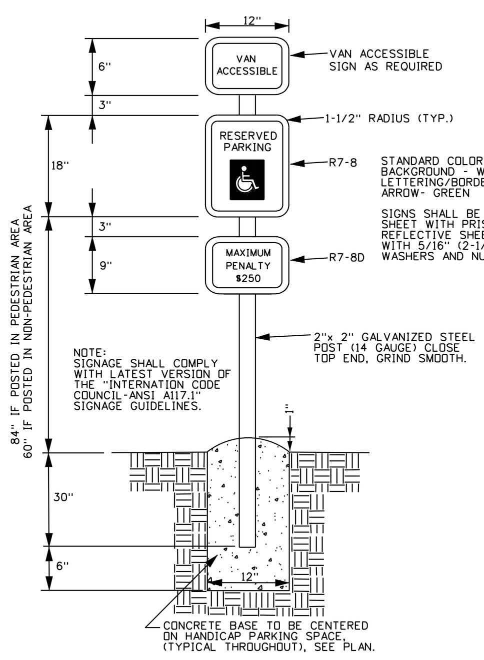


HANDICAP PARKING SYMBOL
N.T.S.

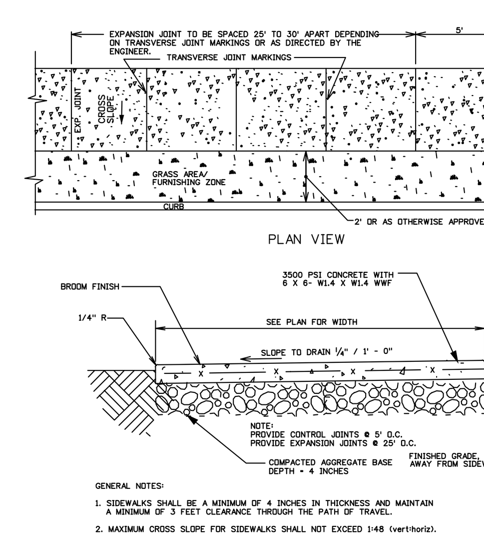


NOTE:
2% MAXIMUM SLOPE IN ANY DIRECTION WITHIN H/C PARKING SPACES

HANDICAP PARKING
N.T.S.

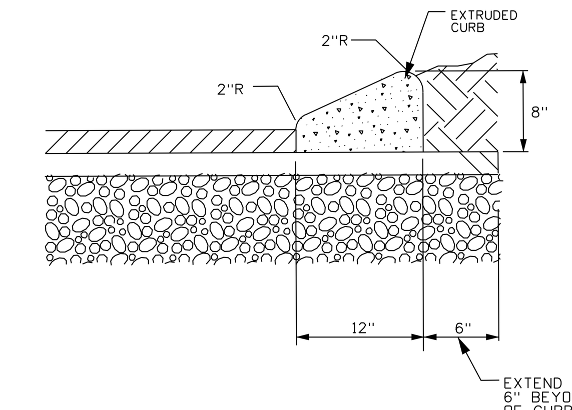


EXTERIOR HANDICAP SIGN
N.T.S.



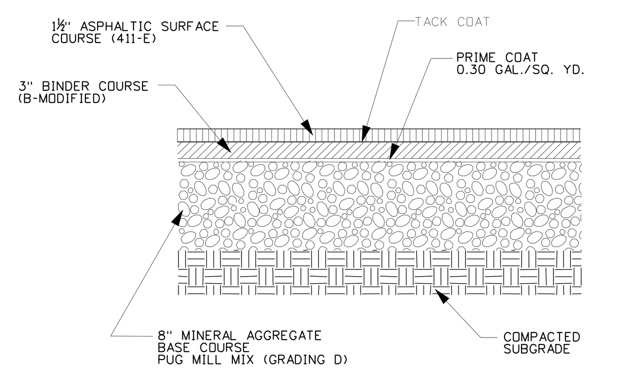
GENERAL NOTES:
1. SIDEWALKS SHALL BE A MINIMUM OF 4 INCHES IN THICKNESS AND MAINTAIN A MINIMUM OF 3 FEET CLEARANCE THROUGH THE PATH OF TRAVEL.
2. MAXIMUM CROSS SLOPE FOR SIDEWALKS SHALL NOT EXCEED 1:48 (vert/horiz).
3. SIDEWALK SHALL BE CONSTRUCTED OF WHITE CONCRETE, BRICK OR EXPOSED AGGREGATE, PER METRO DEPARTMENT OF PUBLIC WORKS TECHNICAL SPECIFICATIONS, SECTION 02522.
4. WHERE A GRASS AREA IS NOT PROVIDED A MAXIMUM OF 2 FEET FURNISHING ZONE IS REQUIRED. MAINTAINING A MINIMUM OF 3 FEET CLEARANCE THROUGH THE PATH OF TRAVEL.

CONCRETE WALK
N.T.S.

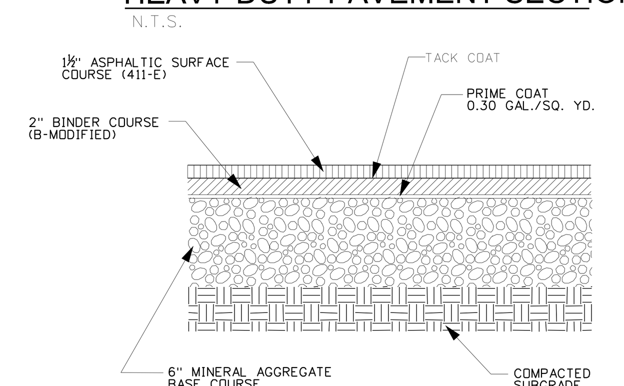


NOTES:
1. WHERE CURB INLETS ARE REQUIRED, USE JOHN BOUCHARD AND SONS COMPANY GRATE NO. 3103, 3103-V, OR APPROVED EQUAL.
2. PROVIDE CONTROL JOINTS @ 10' CENTERS.
3. PROVIDE EXPANSION JOINTS @ 50' CENTERS.
4. MT. JULIET STANDARD FOR RESIDENTIAL STREETS, ADOPTED 07/17/2003.
5. RESIDENTIAL DRIVEWAYS: TO BE CUT TO CONFORM TO STANDARD DRAWING NO. ST-313.

EXTRUDED CURB
N.T.S.

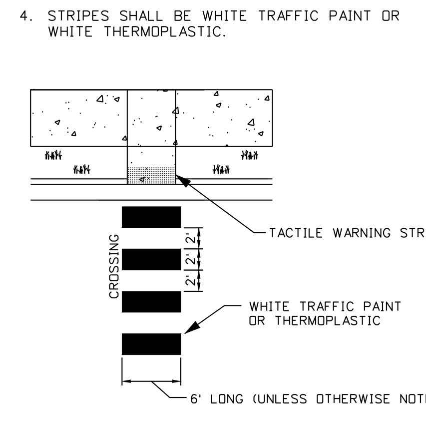


HEAVY DUTY PAVEMENT SECTION
N.T.S.

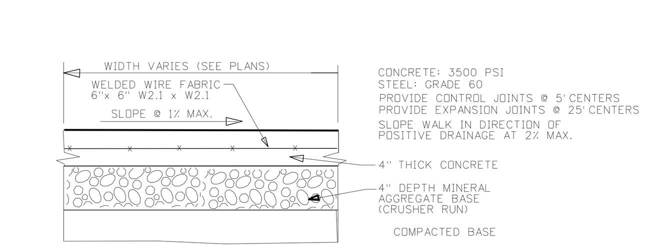


LIGHT DUTY PAVEMENT SECTION
N.T.S.

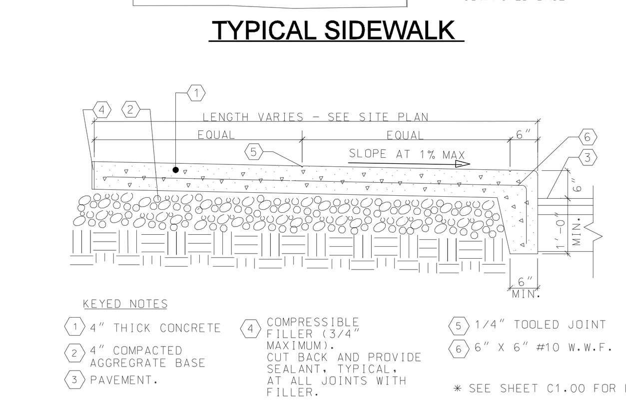
GENERAL NOTES:
1. SEE HANDICAP RAMP DETAIL.
2. HANDICAP RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS.
3. ALL MARKINGS TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. STRIPES SHALL BE WHITE TRAFFIC PAINT OR WHITE THERMOPLASTIC.



CROSSWALK
N.T.S.

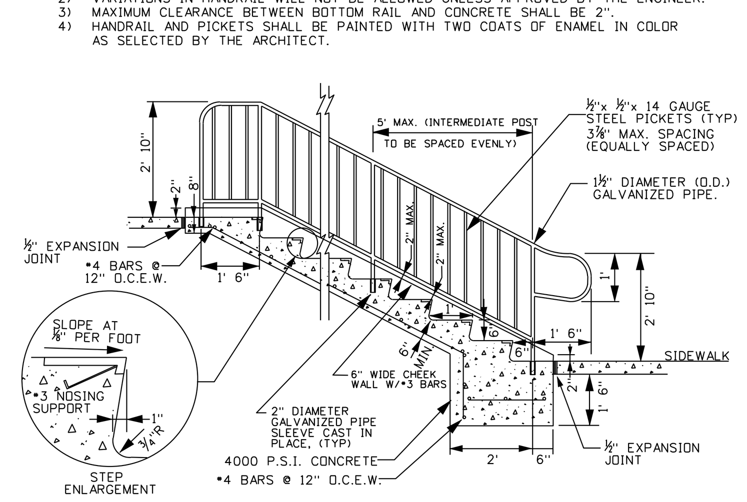


TYPICAL SIDEWALK

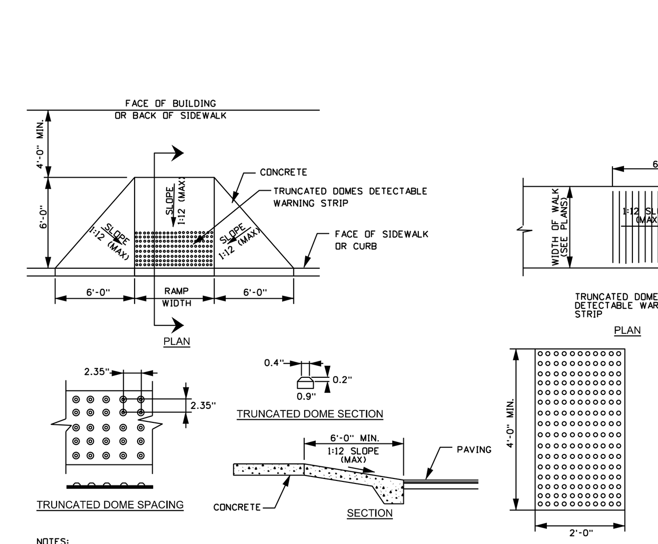


SIDEWALK WITH TURNED DOWN CURB
N.T.S.

1) PROVIDE 1½" DIAMETER (O.D.) HANDRAIL, WITH ½"x½"x14 GAUGE PICKETS. MAXIMUM SPACING BETWEEN VERTICAL RAILS SHALL BE 3⅞".
2) VARIATIONS IN HANDRAIL WILL NOT BE ALLOWED UNLESS APPROVED BY THE ENGINEER.
3) MAXIMUM CLEARANCE BETWEEN BOTTOM RAIL AND CONCRETE SHALL BE 2".
4) HANDRAIL AND PICKETS SHALL BE PAINTED WITH TWO COATS OF ENAMEL IN COLOR AS SELECTED BY THE ARCHITECT.

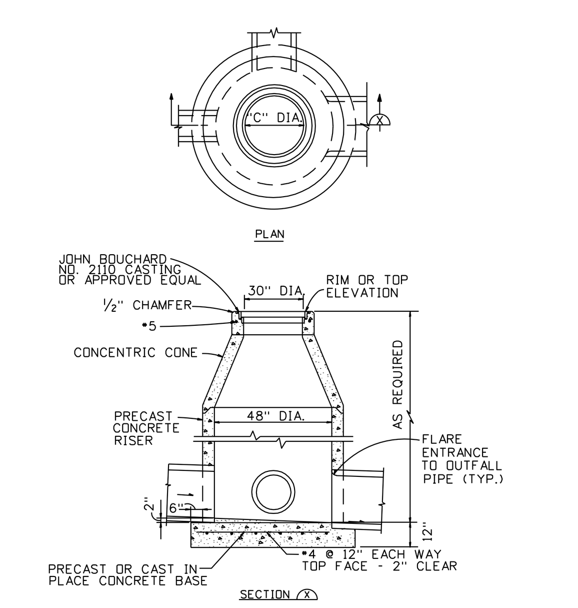


CONCRETE STAIR WITH HANDRAIL
N.T.S.



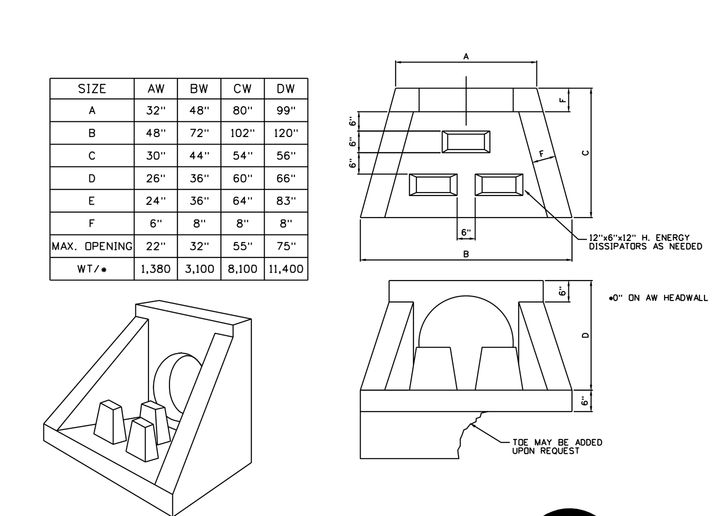
NOTES:
1. DETECTABLE WARNINGS SHALL BE OF THE PAVER OR CAST-IN-PLACE TACTILE TYPE PER MANUFACTURER'S SPECIFICATIONS.
2. WIDTH OF DETECTABLE WARNING AREA SHALL BE A MINIMUM OF 4 FEET AND VARY WITH WIDTH OF RAMP.
3. LENGTH OF DETECTABLE WARNING AREA SHALL BE 2 FEET REGARDLESS OF SECTION WIDTH.
4. DETECTABLE WARNING AREA CAN BE SQUARE WHERE USED IN CURB RADIUS.
5. DETECTABLE WARNING DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
6. DETECTABLE WARNING AREA SHALL BE COLORED YELLOW OR OTHER COLOR WITH 70% CONTRAST RATIO.
7. IF PAVERS ARE USED, PAVERS SHALL BE 6" THICK AND CAST FROM 5000psi CONCRETE.

HANDICAP RAMP WITH TACTILE WARNING
N.T.S.



PRECAST JUNCTION BOX
N.T.S.

SIZE	AW	BW	CW	DW
A	32"	48"	80"	99"
B	48"	72"	102"	120"
C	30"	44"	54"	56"
D	26"	36"	60"	66"
E	24"	36"	64"	83"
F	6"	8"	8"	8"
MAX. OPENING	22"	32"	55"	75"
WT/#	1,380	3,100	8,100	11,400

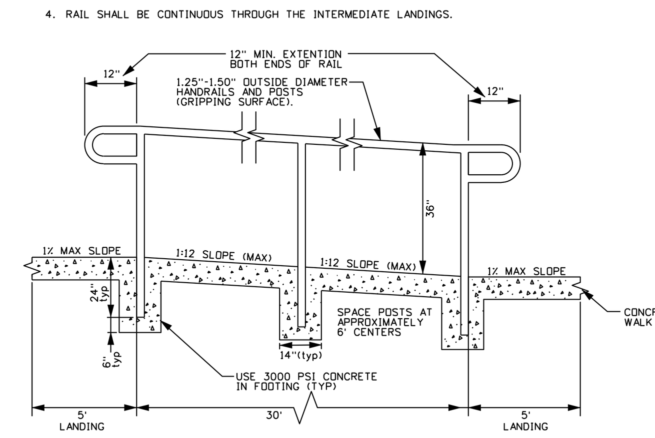


GENERAL NOTES:
1. MINIMUM REINFORCING WIRE REINFORCEMENT 4x4 W7xW7.
2. f'c - 4,500 PSI.
3. fy - 60KSI.

NASHVILLE FRANKLIN KNOXVILLE CHATTANOOGA
LOUISVILLE LEXINGTON HOPKINSVILLE ELIZABETHTOWN
1-800-737-0707
DWG. No. ET-003

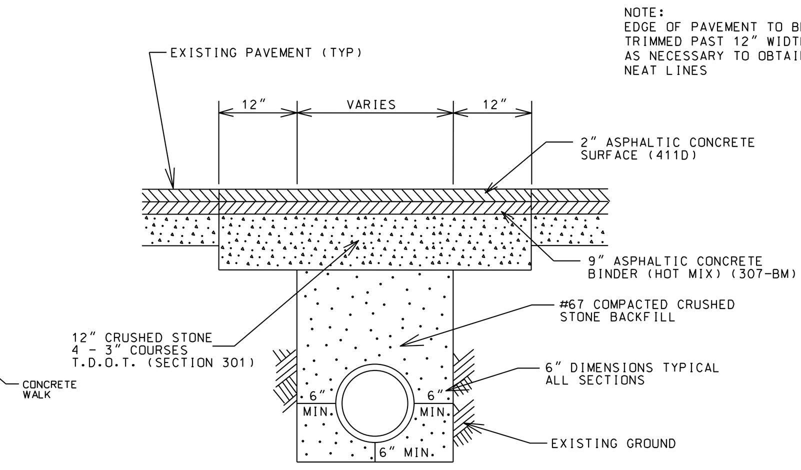
WINGED HEADWALL WITH ENERGY DISSIPATORS
N.T.S.

NOTES:
1. VARIATIONS IN GUARDRAIL HEIGHT SHALL NOT BE ALLOWED.
2. GUARDRAIL SHALL BE PAINTED WITH TWO COATS OF ENAMEL OVER ONE COAT OF PRIMER. (COLOR AS SELECTED BY THE ARCHITECT).
3. USE SCHEDULE 40 STEEL.
4. RAIL SHALL BE CONTINUOUS THROUGH THE INTERMEDIATE LANDINGS.

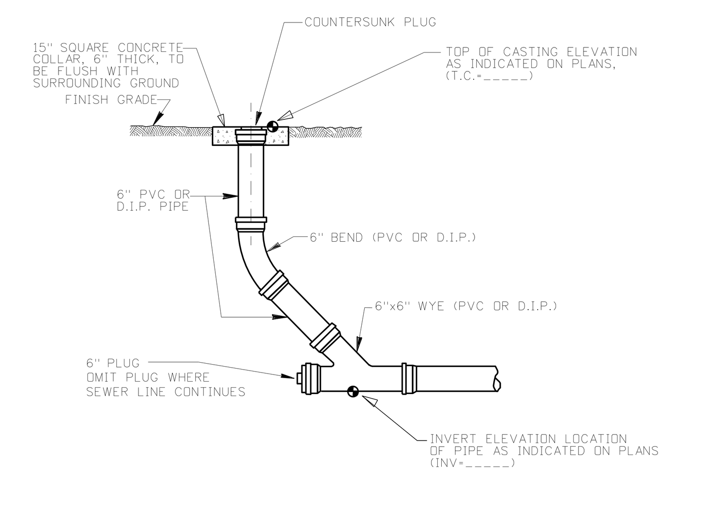


HANDICAP RAMP WITH HANDRAILS
N.T.S.

NOTE:
EDGE OF PAVEMENT TO BE TRIMMED PAST 12" WIDTH AS NECESSARY TO OBTAIN NEAT LINES

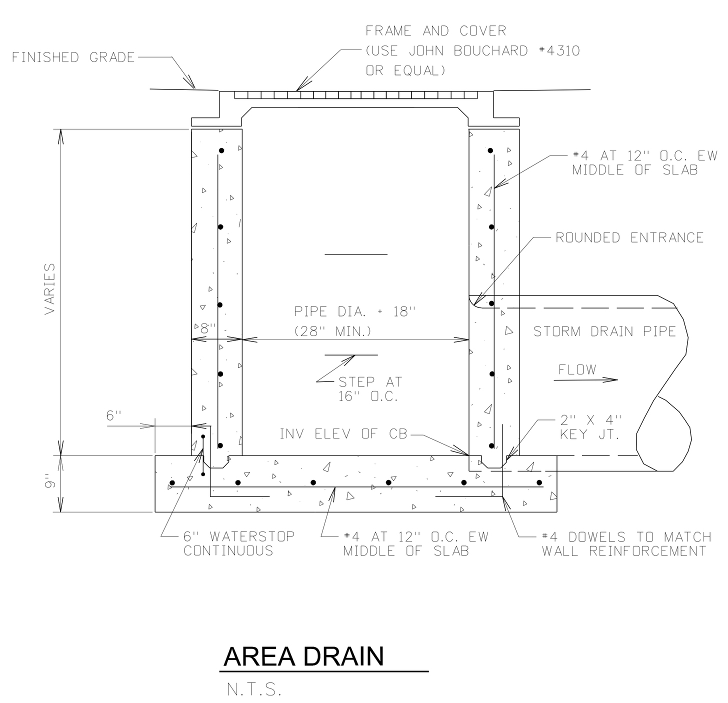


PAVEMENT REPLACEMENT DETAIL - TYPE "A"
N.T.S.

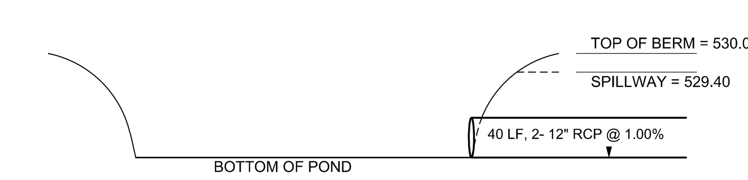


NOTE: PROVIDE CLEANOUTS AT EVERY BEND AND A MINIMUM OF 75' APART

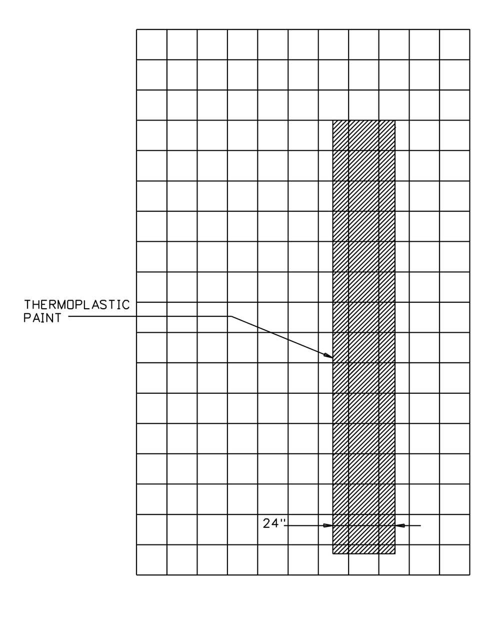
CLEANOUT
N.T.S.



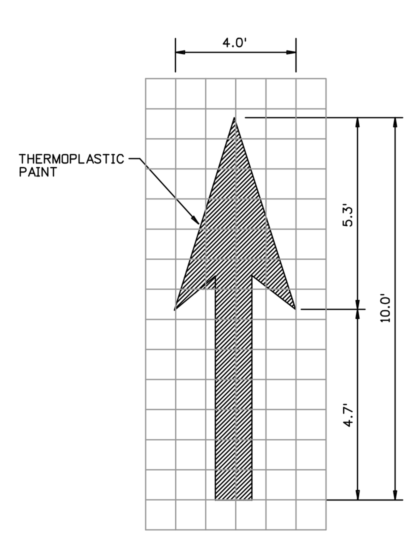
AREA DRAIN
N.T.S.



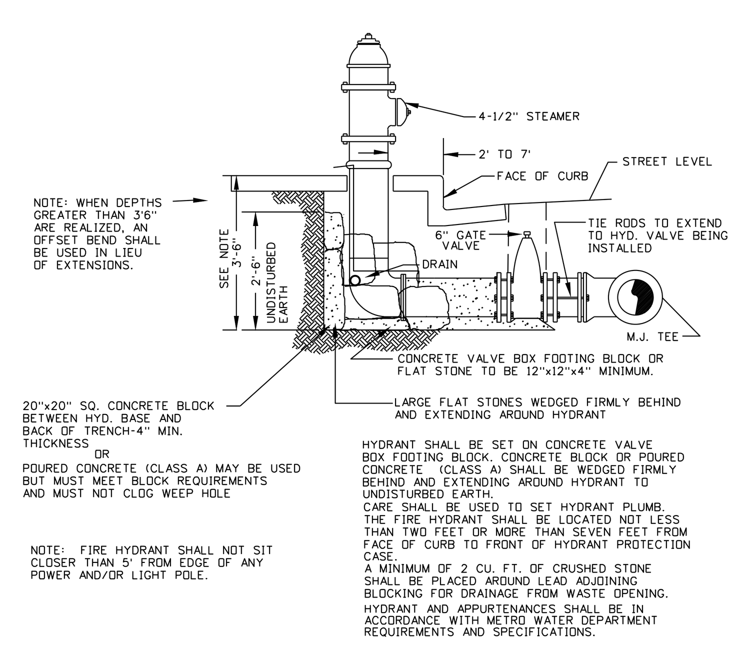
WATER QUALITY POND DETAIL
N.T.S.



STOP BAR
N.T.S.



STRAIGHT DIRECTIONAL ARROW
N.T.S.



20"x20" SQ. CONCRETE BLOCK BETWEEN HYD. BASE AND BACK OF TRENCH-4" MIN. THICKNESS
OR
POURED CONCRETE (CLASS A) MAY BE USED BUT MUST MEET BLOCK REQUIREMENTS AND MUST NOT CLOG WEEP HOLE

NOTE: FIRE HYDRANT SHALL NOT SIT CLOSER THAN 5' FROM EDGE OF ANY POWER AND/OR LIGHT POLE.

HYDRANT SHALL BE SET ON CONCRETE VALVE BOX FOOTING BLOCK. CONCRETE BLOCK OR POURED CONCRETE (CLASS A) SHALL BE WEDGED FIRMLY BEHIND AND EXTENDING AROUND HYDRANT TO UNDISTURBED EARTH.
CARE SHALL BE USED TO SET HYDRANT PLUMB.
THE FIRE HYDRANT SHALL BE LOCATED NOT LESS THAN TWO FEET OR MORE THAN SEVEN FEET FROM FACE OF CURB TO FRONT OF HYDRANT PROTECTION CASE.
A MINIMUM OF 2 CU. FT. OF CRUSHED STONE SHALL BE PLACED AROUND LEAD ADJOINING BLOCKING FOR DRAINAGE FROM WASTE OPENING.
HYDRANT AND APPURTENANCES SHALL BE IN ACCORDANCE WITH METRO WATER DEPARTMENT REQUIREMENTS AND SPECIFICATIONS.

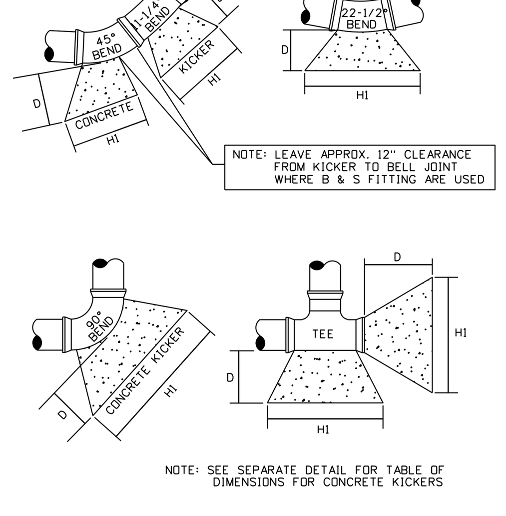
FIRE HYDRANT
N.T.S.

TABLE OF DIMENSIONS FOR CONCRETE KICKERS

	SIZE OF PIPE (in.)	2" & 2-1/4"	3" & 4"	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"
TAPPING SLEEVES TEES & PLUGS	H1	18"	24"	24"	36"	48"	54"	66"					
	H2	10"	12"	16"	18"	24"	30"	34"	36"	38"	42"	52"	58"
	V	12"	12"	18"	18"	18"	24"	36"					
	D	18"	18"	18"	18"	24"	24"	24"	24"	24"	24"	24"	24"
	cu. ft.	1.90	2.25	3.50	5.05	7.15	13.40	22.50					
90° BENDS	H1	18"	24"	30"	39"	54"	54"	69"					
	H2	10"	12"	16"	18"	32"	32"	48"	48"	48"	60"	72"	96"
	V	12	12"	18"	24"	24"	36"	48"					
	D	18"	18"	18"	18"	18"	24"	24"	24"	24"	24"	24"	24"
	cu. ft.	1.90	2.25	4.05	7.30	10.25	18.15	29.00					
45° BENDS	H1	18"	18"	24"	30"	24"	42"	48"					
	H2	6"	8"	10"	11"	18"	18"	30"	30"	40"	48"	48"	72"
	V	12"	12"	16"	18"	21"	24"	36"					
	D	18"	18"	18"	18"	18"	24"	24"	24"	24"	24"	24"	24"
	cu. ft.	1.50	1.60	3.20	3.95	4.60	9.60	17.00					
22-1/2° BENDS	H1	18"	18"	24"	24"	24"	24"	36"					
	H2	6"	8"	10"	11"	18"	18"	30"	30"	36"	42"	48"	72"
	V	12"	12"	16"	18"	21"	24"	27"					
	D	18"	18"	18"	18"	18"	24"	24"	24"	24"	24"	24"	24"
	cu. ft.	1.50	1.60	3.20	3.40	4.60	6.80	11.80					
11-1/4° BENDS	H1	18"	18"	24"	24"	24"	24"	27"					
	H2	6"	8"	10"	11"	18"	18"	24"	30"	40"	42"	48"	48"
	V	12"	12"	16"	16"	21"	21"	27"					
	D	18"	18"	18"	18"	18"	24"	24"					
	cu. ft.	1.50	1.60	3.20	3.40	4.60	6.10	9.10					

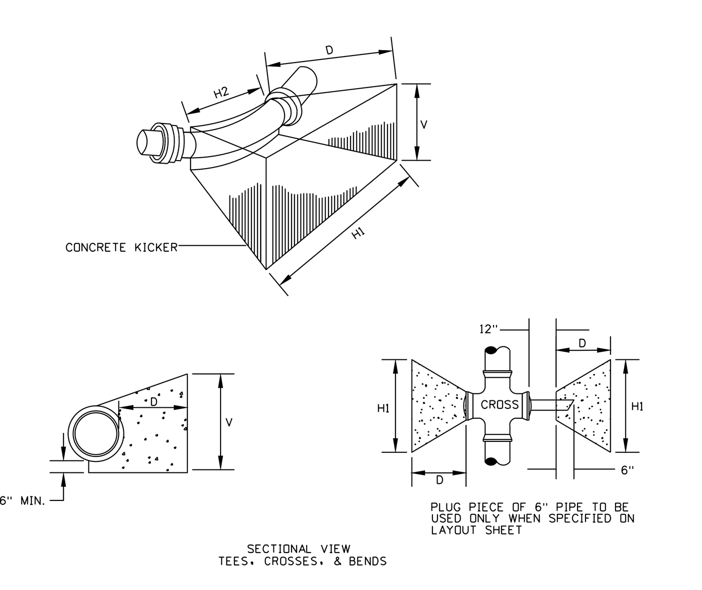
NOTE:
CONCRETE USED FOR BLOCKING SHALL BE (CLASS "A"-3500# PER SQ. IN.). EARTH PRESSURES ARE FIGURED AT (4000# PER SQ. FT.) BEARING AREA OF KICKERS SHALL BE INCREASED WHEN POURED AGAINST SAND, LOOSE FILL, WET EARTH, CINDERS, ETC.
TABLE BASED ON 225 P.S.I. OR 150 P.S.I. WORKING PRESSURE PLUS 50% WATER HAMMER

CONCRETE KICKER TABLE
N.T.S.



NOTE: SEE SEPARATE DETAIL FOR TABLE OF DIMENSIONS FOR CONCRETE KICKERS

CONCRETE KICKERS
N.T.S.



CONCRETE KICKERS
N.T.S.

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

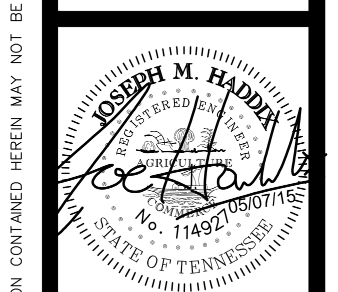
THIS INDIVIDUAL SHEET COMPRISES ONE OF MANY SHEETS ISSUED AS BIDDING AND CONTRACT DOCUMENTS. INFORMATION CONTAINED HEREIN MAY NOT BE ALL INCLUSIVE OF INFORMATION NEEDED FOR BIDDING AND/OR CONSTRUCTION.REFER TO ENTIRE BIDDING AND CONTRACT DOCUMENTS FOR ASSOCIATED INFORMAITON

ADDITION TO
GUILD ELEMENTARY
GALLATIN, SUMNER COUNTY, TENNESSEE

KAATZ, BINKLEY, JONES &
MORRIS ARCHITECTS, INC.
KNOXVILLE
2128 CLINCH AVE., KNOXVILLE, TN 37916
P.O. BOX 1007, KNOXVILLE, TN 37901
PHONE: (865) 637-4156 FAX: (865) 673-4945
NASHVILLE
1008 CHARLIE DANIELS PKY, MT. JULIET, TN 37122
P.O. BOX 713, MT. JULIET, TN 37122
PHONE: (615) 754-5393 FAX: (615) 754-5340

REVISIONS	
NO.	DATE

DWN. TWG
CHK'D. JMH
APP'D. JMH



COPYRIGHT 2015
KAATZ, BINKLEY, JONES & MORRIS ARCHITECTS INC.

CIVIL DETAILS

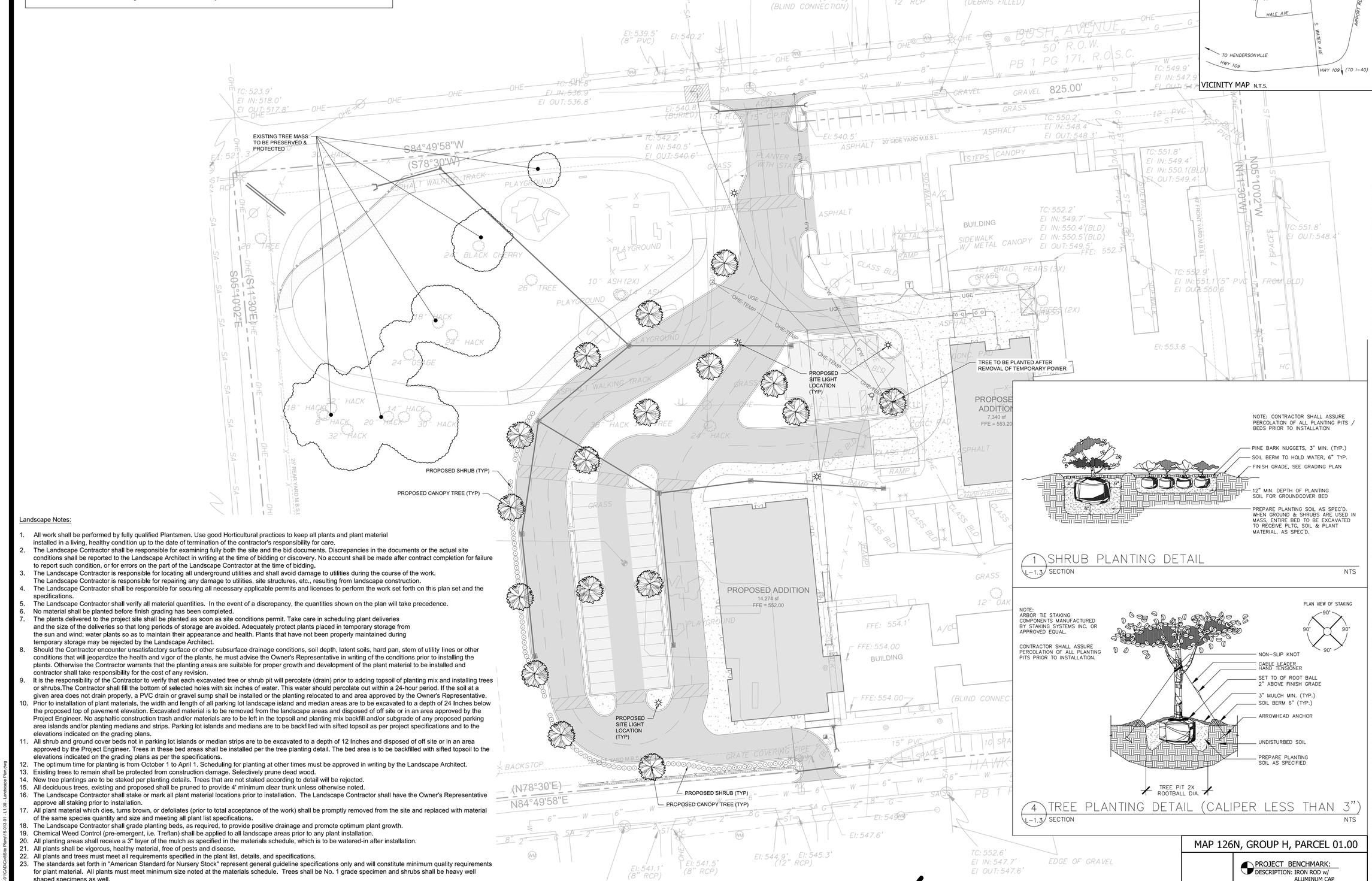
PROJ. NO. 2714-14
DATE 04/22/15
DWG. NO.
C3.00
CSDG#: 15-013-01
GUILD ELEMENTARY

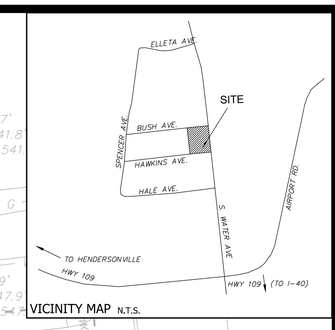
May 07, 2015 - 12:53pm T:\CADD\2015\15-013-01\CAD\Civil\Site Plans\15-013-01 - c300 - Civil Details.dwg

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
	8	Acer rubrum 'October Glory'	'October Glory' Red Maple	12'-14'	6'-7"	2.5"	5' Clear Trunk

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
	79	Ilex glabra 'Shamrock'	Inkberry	18"-24"	12"-18"	F.T.B.	





VICINITY MAP N.T.S.

Landscape Notes:

1. All work shall be performed by fully qualified Plantsmen. Use good Horticultural practices to keep all plants and plant material installed in a living, healthy condition up to the date of termination of the contractor's responsibility for care.
2. The Landscape Contractor shall be responsible for examining fully both the site and the bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure to report such condition, or for errors on the part of the Landscape Contractor at the time of bidding.
3. The Landscape Contractor is responsible for locating all underground utilities and shall avoid damage to utilities during the course of the work. The Landscape Contractor is responsible for repairing any damage to utilities, site structures, etc., resulting from landscape construction.
4. The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth on this plan set and the specifications.
5. The Landscape Contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on the plan will take precedence.
6. No material shall be planted before finish grading has been completed.
7. The plants delivered to the project site shall be planted as soon as site conditions permit. Take care in scheduling plant deliveries and the size of the deliveries so that long periods of storage are avoided. Adequately protect plants placed in temporary storage from the sun and wind; water plants so as to maintain their appearance and health. Plants that have not been properly maintained during temporary storage may be rejected by the Landscape Architect.
8. Should the Contractor encounter unsatisfactory surface or other subsurface drainage conditions, soil depth, latent soils, hard pan, stem of utility lines or other conditions that will jeopardize the health and vigor of the plants, he must advise the Owner's Representative in writing of the conditions prior to installing the plants. Otherwise the Contractor warrants that the planting areas are suitable for proper growth and development of the plant material to be installed and contractor shall take responsibility for the cost of any revision.
9. It is the responsibility of the Contractor to verify that each excavated tree or shrub pit will percolate (drain) prior to adding topsoil of planting mix and installing trees or shrubs.The Contractor shall fill the bottom of selected holes with six inches of water. This water should percolate out within a 24-hour period. If the soil at a given area does not drain properly, a PVC drain or gravel sump shall be installed or the planting relocated to and area approved by the Owner's Representative.
10. Prior to installation of plant materials, the width and length of all parking lot landscape island and median areas are to be excavated to a depth of 24 Inches below the proposed top of pavement elevation. Excavated material is to be removed from the landscape areas and disposed of off site or in an area approved by the Project Engineer. No asphaltic construction trash and/or materials are to be left in the topsoil and planting mix backfill and/or subgrade of any proposed parking area islands and/or planting medians and strips. Parking lot islands and medians are to be backfilled with sifted topsoil as per project specifications and to the elevations indicated on the grading plans.
11. All shrub and ground cover beds not in parking lot islands or median strips are to be excavated to a depth of 12 Inches and disposed of off site or in an area approved by the Project Engineer. Trees in these bed areas shall be installed per the tree planting detail. The bed area is to be backfilled with sifted topsoil to the elevations indicated on the grading plans as per the specifications.
12. The optimum time for planting is from October 1 to April 1. Scheduling for planting at other times must be approved in writing by the Landscape Architect.
13. Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
14. New tree plantings are to be staked per planting details. Trees that are not staked according to detail will be rejected.
15. All deciduous trees, existing and proposed shall be pruned to provide 4' minimum clear trunk unless otherwise noted.
16. The Landscape Contractor shall stake or mark all plant material locations prior to installation. The Landscape Contractor shall have the Owner's Representative approve all staking prior to installation.
17. All plant material which dies, turns brown, or defoliates (prior to total acceptance of the work) shall be promptly removed from the site and replaced with material of the same species quantity and size and meeting all plant list specifications.
18. The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
19. Chemical Weed Control (pre-emergent, i.e. Treflan) shall be applied to all landscape areas prior to any plant installation.
20. All planting areas shall receive a 3" layer of the mulch as specified in the materials schedule, which is to be watered-in after installation.
21. All plants shall be vigorous, healthy material, free of pests and disease.
22. All plants and trees must meet all requirements specified in the plant list, details, and specifications.
23. The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. Trees shall be No. 1 grade specimen and shrubs shall be heavy well shaped specimens as well.
24. All disturbed areas shall be planted with turf as indicated on the materials schedule.
25. Existing sod shall be removed as necessary to accommodate new plantings.
26. Any existing sod areas that are unnecessarily disturbed during the landscape installation shall be resodded to match existing.
27. The Landscape Contractor is responsible for completely maintaining the work (including but not limited to: watering, mulching, spraying, fertilizing, of all planting areas and lawns per project specifications until total acceptance of the work by the owner.
28. The Landscape Contractor shall completely guarantee all work for a period of one year beginning at the date of total acceptance.
29. The Landscape Contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
30. The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.

1 L-1.3 SHRUB PLANTING DETAIL
SECTION NTS

4 L-1.3 TREE PLANTING DETAIL (CALIPER LESS THAN 3")
SECTION NTS

MAP 126N, GROUP H, PARCEL 01.00

PROJECT BENCHMARK:
DESCRIPTION: IRON ROD w/ ALUMINUM CAP
ELEVATION: 549.9 (NAVD 1988)

NORTH

0 10 20 30 60 90
GRAPHIC SCALE: 1" = 30'

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

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

ADDITION TO GUILD ELEMENTARY

GALLATIN, SUMNER COUNTY, TENNESSEE

KAATZ, BINKLEY, JONES & MORRIS ARCHITECTS, INC.
KNOXVILLE
2128 CLINCH AVE., KNOXVILLE, TN 37916
P.O. BOX 1007, KNOXVILLE, TN 37901
PHONE: (865) 637-4436 FAX: (865) 673-4945
NASHVILLE
1008 CHARLIE DANIELS PKY, MT. JULIET, TN 37122
P.O. BOX 753, MT. JULIET, TN 37122
PHONE: (615) 754-5393 FAX: (615) 754-5340

REVISIONS

NO.	DATE

DWN. TWG
CHK'D. JMH
APP'D. JMH

JOSHUA J. BETHEA REGISTERED ARCHITECT TENNESSEE NO. 102357 LANDSCAPE ARCHITECT

COPYRIGHT 2015
KAATZ, BINKLEY, JONES & MORRIS ARCHITECTS INC.

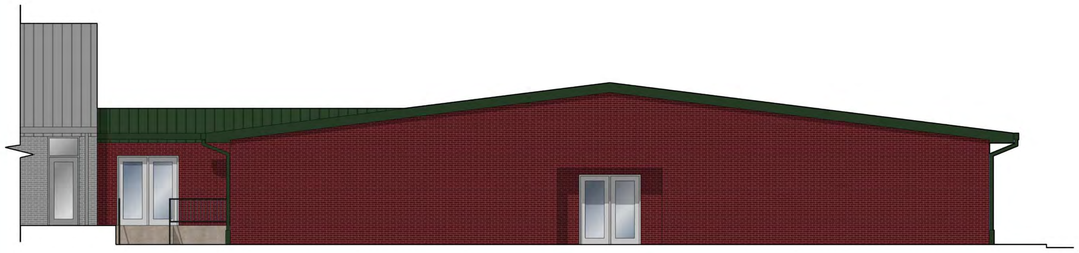
LANDSCAPE & SITE LIGHTING PLAN

PROJ. NO. 2714-14
DATE 04/22/15
DWG. NO. L1.00
CSDG#: 15-013-01
GUILD ELEMENTARY

THIS INDIVIDUAL SHEET COMPRISES ONE OF MANY SHEETS ISSUED AS BIDDING AND CONTRACT DOCUMENTS. INFORMATION CONTAINED HEREIN MAY NOT BE ALL INCLUSIVE OF INFORMATION NEEDED FOR BIDDING AND/OR CONSTRUCTION.REFER TO ENTIRE BIDDING AND CONTRACT DOCUMENTS FOR ASSOCIATED INFORMATION

May 07, 2015 - 12:52pm T:\CADD\2015\15-013\CAD\Civil\Site Plans\15-013-01 - L1.00 - Landscape Plan.dwg

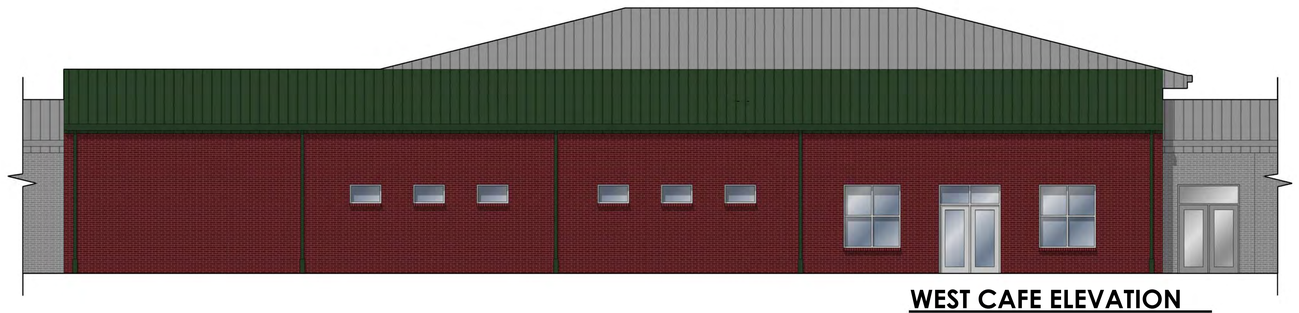
EAST ELEVATION
NTS



SOUTH ELEVATION
NTS

NORTH ELEVATION
NTS

WEST ELEVATION
NTS



WEST CAFE ELEVATION
NTS

NORTH CAFE ELEVATION
NTS

SOUTH CAFE ELEVATION
NTS

THIS INDIVIDUAL SHEET COMPRISES ONE OF MANY SHEETS ISSUED AS BIDDING AND CONTRACT DOCUMENTS. INFORMATION CONTAINED HEREIN MAY NOT BE ALL INCLUSIVE OF INFORMATION NEEDED FOR BIDDING AND/OR CONSTRUCTION. REFER TO ENTIRE BIDDING AND CONTRACT DOCUMENTS FOR ASSOCIATED INFORMATION.

Addition to
Guild Elementary

KAATZ, BINKLEY, JONES & MORRIS ARCHITECTS, INC.
NASHVILLE
1008 CHARLE DANIELS PKY, MT. JULIET, TN 37122
P.O. BOX 713, MT. JULIET, TN 37122
PHONE: (615) 754-5393 FAX: (615) 754-5340

REVISIONS	
NO.	DATE

DWN.
CHK'D.
APP'D.

COPYRIGHT 2014
KAATZ, BINKLEY, JONES & MORRIS ARCHITECTS INC.

Exterior
Elvations

PROJ. NO.
DATE
DWG. NO.

LINKS
XREFS
IMAGES
FILES

ITEM 13

City of Gallatin, Tennessee *Planning Department*

Gallatin Municipal-Regional Planning Commission
ZONING PERMIT & ACTION FORM

DATE: December 10, 2014

TO: Mr. Clay Haynes
Haynes Realtors & Auction Company
335 Nashville Pike, Suite M
Gallatin, TN 37066

FROM: Planning Department

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

RE: December 8, 2014 Gallatin Municipal-Regional Planning Commission Meeting
Cambridge Condos Site Surety Renewal & Extension: PC File #8-30-03

Under Other Business at the above referenced meeting, the Planning Commission discussed the outstanding site improvement for Cambridge Condos and the site surety for the project originally submitted on June 4, 2004.

The Planning Commission decided that the site surety for Cambridge Condos, in the amount of $17,750, would not be renewed or extended past the surety expiration date of May 19, 2015. If the site improvements are not completed by the expiration date, the site surety will be called and the City of Gallatin will complete all unfinished improvements according to the approved Final Master Development Plan.

cc: Ms. Amber Anderson, Assistant Vice President; Commerce Union Bank
PC File #8-30-03
Surety File #8-30-03

132 West Main Street Gallatin, TN 37066-3244 (615) 451-5796 Fax (615) 452-0348

8-30-03
8-5-03 (MUNIS)

City of Gallatin
Planning Division
Inspection Report

SITE/DEVELOPMENT	Cambridge Condos (Page 2)	**FILE #**	8-30-03/PC9816-11
PHASE/SECTION	Per Amended PMDP/Revised FMDP	**BUILDING/UNIT**	A thru H, Gazebo

BUILDING FACADE/ELEVATIONS		
Date of Inspection: 03/23/2010	Type of Inspections: Bond	Passed: Yes
Observations: Substantial Completed.		
LANDSCAPING		
Date of Inspection: 05/06/2015	Type of Inspections: Bond	Passed: No
Observations: 03/09/12: Substantial Incomplete-eight (8) shrubs missing (removed) and assorted trees unhealthy. 05/31/12: Substantial Incomplete- eight (8) shrubs missing (removed) and 25 trees dead. 08/14/12, 03/11/14, 09/09/14 and 05/06/15: Substantial Incomplete-landscaping not completed; approximately eight (8) shrubs and 28 trees possibly dead, missing, or fatigued.		
PARKING SPACES/STRIPING/PAVING		
Date of Inspection: 05/06/2015	Type of Inspections: Bond	Passed: No
Observations: 05/31/12, 03/09/12, 02/02/11, 01/13/11, and 03/23/10: Substantial Incomplete- About 50% of the parking spaces not stripped and handicapped spaces not marked. No handicap signs installed. Portion of parking area not paved. 05/31/12: parking area paved (front of Phase 2). 08/14/12: Substantial Incomplete-seven (7) H.C. signs, one (1) H.C. symbol and H.C. hash marks not installed.10/10/12: parking spaces striped, also refer to Cambridge Condos Handicapped Spaces Report dated 10/02/12. 03/11/14, 09/09/14 and 05/06/15: three (3) handicapped signs and three (3) hash markings need to be installed.		
SIDEWALKS		
Date of Inspection: 03/23/2010	Type of Inspections: Bond	Passed: Yes
Observations: Substantial Completed.		
DETENTION POND		
Date of Inspection: 03/23/2010	Type of Inspections:	Passed:
Observations: The detention pond is inspected by the City Engineer's office.		
LIGHTING PLAN		
Date of Inspection: 03/23/2010	Type of Inspections:	Passed
Observations: Per conditions of approval from Planning Commission dated August 25, 2003 that the applicant provides adequate lighting for the development.		
FENCE		
Date of Inspection: 05/06/2015	Type of Inspections: Bond	Passed: No
Observations: 05/31/12: Substantial Completed. 09/09/14 and 05/06/15: Substantial Incomplete-half a panel missing at end of fence wall near Stratford Park subdivision.		
DRAINAGE/BASINS		
Date of Inspection: 05/06/2015	Type of Inspections: Bond	Passed: No
Observations: 03/23/10: Substantial Completed-drainage installed. 08/14/12, 03/11/14, 09/09/14 and 05/06/15: Substantial Incomplete-three (3) storm drains not flush with asphalt paving. Two (2) areas of asphalt paving are not draining to storm drains, creating pool areas.		
NOTE CONCERNING STORM WATER DRAINAGE		
08/14/2012, 03/11/2014, 09/09/2014 and 05/06/15: Top coat needs to be installed and correct storm water drainage for proper flow to catch basins. Middle Unit in Building "G" rear patio needs backfill to stabilize patio and prevent hazard.		

Inspected by	Robert Kalisz, Planner II	Office # Cell #	615-451-5796 615-815-9708

PROJECT NAME: Cambridge Condos **SITE SURETY COST CALCULATIONS** **DATE: 08/14/2012**

FILE # 8-30-03/PC9816-11 **Amended PMDP/Revised FMDP**

ITEM		UNIT	QTY.	$/UNIT	TOTAL
UTILITIES (from connection to building)					
GAS SERVICE (GPU)		LF	0	15.00	0.00
WATER SERVICE (Per GPU)		LF	0	30.00	0.00
SEWER SERVICE (Per GPU)		LF	0	45.00	0.00
PAVING					
GRAVEL BASE COURSE (6 inch deep) p.366 (#0100)		SY	0	7.19	0.00
RIP RAP (3" to 6") (Per TDOT/Eng.)		TON	0	24.18	0.00
BINDER COURSE - 1.5 inch p.368 (#0080)		SY	0	5.82	0.00
BINDER COURSE - 2 inch p.368 (#0120)		SY	0	7.68	0.00
BINDER COURSE - 2.5 inch p.368 (#0130)		SY	0	9.50	0.00
WEAR COURSE - 1 inch p.368 (#0300)		SY	2350	3.95	9282.50
WEAR COURSE - 1.5 inch p.368 (#0340)		SY	0	6.45	0.00
WEAR COURSE - 2 inch p.368 (#0380)		SY	0	8.58	0.00
CONCRETE					
CONCRETE PADS (6" thick + 4" base) p.365 (#0400)		SF	0	5.44	0.00
CONCRETE WALKS (4" thick sidewalk system) p.611(#1620)		SF	0	5.46	0.00
CURB & GUTTER - (24" wide) p.374 (#0430)		LF	0	18.80	0.00
MOUNTABLE CONCRETE CURBS p.374 (#0415)		LF	0	7.46	0.00
PRECAST CONCRETE BUMPERS p.375 (#1100)		EA	0	99.35	0.00
CONCRETE STEPS (5' length) p.73 (#6800)		LF	0	30.43	0.00
DRAINAGE					
DRAINAGE PIPE - 12" p.484 (#2080)		LF	0	24.04	0.00
DRAINAGE PIPE - 15" p.484 (#2100)		LF	0	30.02	0.00
DRAINAGE PIPE - 18" p.484 (#2120)		LF	0	32.11	0.00
DRAINAGE PIPE - 24" p.484 (#2140)		LF	0	38.19	0.00
DRAINAGE PIPE - 30" p.484 (#2160)		LF	0	51.55	0.00
DRAINAGE PIPE - 36" p.484 (#2180)		LF	0	58.55	0.00
DRAINAGE PIPE - 48" p.484 (#2200)		LF	0	83.45	0.00
DRAINAGE PIPE - 60" p.484 (#2220)		LF	0	128.15	0.00
TRENCH DRAIN/GRATE (medium) p.243 (#6670)		LF	0	49.35	0.00
HEADWALLS (Per Eng.)		EA	0	1000.00	0.00
INLETS/CATCH BASINS (Per Eng.)		EA	0	2000.00	0.00
MANHOLES (Per Eng.)		EA	0	2000.00	0.00
RETAINING WALL (w/reinforcement) p.387 (#7140 + #7260)		SF	0	20.50	0.00
PARKING					
STRIPING p.376 (#0020)		LF	100	0.23	23.00
HC SIGNS p.182 (#4800)		EA	7	167.50	1172.50
HC SYMBOLS p.377 (#1200)		EA	1	34.30	34.30
DIRECTIONAL ARROWS p.376 (#0760)		SF	0	4.67	0.00
STOP - BARS (12" wide) p.376 (#0750)		LF	0	1.29	0.00
STOP - LETTERS (24" high) p.377 (#1120)		EA	0	12.83	0.00
LIGHTING					
LIGHT/POLE/BASE - SINGLE (35' high) p.277 (#5000 + #5400)		EA	0	2123.50	0.00
LIGHT/POLE/BASE - DOUBLE (35' high) p.277 (#5000 + #5600)		EA	0	2218.50	0.00
LIGHT/POLE/BASE - QUAD. (35' high) p.277 (#5000 + #6000)		EA	0	2378.00	0.00
FENCES					
PRIVACY VINYL FENCE (6' high panel) p.385 (#0320)		LF	0	39.70	0.00
LANDSCAPING					
LARGE DECIDUOUS TREES (Per estimates)		EA	19	200.00	3800.00
FLOWERING/PINE TREES (Per estimates)		EA	9	150.00	1350.00
SHRUBS (Per estimates)		EA	8	60.00	480.00
PLANTINGS, POTTED (Per estimates)		EA	0	25.00	0.00
SOD (1 inch deep) p. 396 (#0020)		SF	0	0.25	0.00
FINAL STABILIZATION (Seed & Straw) (Per Eng.)		SF	0	0.03	0.00
MISC.					
TRASH ENCLOSURE p.200 (#0020)		EA	0	1612.00	0.00
FIRE HYDRANT (Per GFD)		EA	0	2500.00	0.00
PARK BENCH (4' long) p.201 (#0012)		EA	0	647.00	0.00
				SUBTOTAL	$ 16,142.30
				OH&P@10%	1614.23
				GRAND TOTAL	**$ 17,756.53**
Page and item numbers refer to 2012 RSMeans Site Work and Landscape Cost Data					

ITEM 14

City of Gallatin
Engineering Division
Transportation and Drainage Infrastructure
Inspection Report

Name of Site/Subdivision	Greensboro Village			Phase/Section	Phase 6 Sec1
PC #	1-50-06C	Site Contact		Site Contact #	

DATE	REASON FOR INSPECTION							
10-10-2011	X	Surety Inspection		ROW Acceptance		Violation		Other
TRANSPORTATION INFRASTRUCTURE								
Developer needs to replace thermoplastic stop bars and crosswalks. One decorative arrow signs needs to be installed. Only 35 % of sidewalks are complete.								
DRAINAGE INFRASTRUCTURE								
All drainage infrastructure is complete.								
NOTES								INSPECTOR
Surety amount needs to be reduced to 15 % minimum.								Buck Rogers

DATE	REASON FOR INSPECTION							
8-9-12	x	Surety Inspection		ROW Acceptance		Violation		Other
TRANSPORTATION INFRASTRUCTURE								
DEVELOPER STILL NEEDS TO REPLACE THE THERMOPLASTIC STOP BARS AND CROSSWALKS PER PLANS. STILL NEEDS TO INSTALL THE DECORATIVE ARROW SIGN PER PLANS. ONLY HAS 35% OF SIDEWALKS INSTALLED. NEEDS TO INSTALL THE REST OF THE SIDEWALKS PER PLANS.								
DRAINAGE INFRASTRUCTURE								
ALL DRAINAGE INFRASTRUCTURE IS COMPLETE.								
NOTES								INSPECTOR
SURETY AMOUNT NEEDS TO BE REDUCED TO 15% MINIMUM								RICHARD SNOW

DATE	REASON FOR INSPECTION							
4/12/2013	X	Surety Inspection		ROW Acceptance		Violation		Other
TRANSPORTATION INFRASTRUCTURE								
DEVELOPER STILL NEEDS TO REPLACE THE THERMOPLASTIC STOP BARS AND CROSSWALKS PER PLANS. STILL NEEDS TO INSTALL THE DECORATIVE ARROW SIGN PER PLANS. ONLY HAS 35% OF SIDEWALKS INSTALLED. NEEDS TO INSTALL THE REST OF THE SIDEWALKS PER PLANS.								
DRAINAGE INFRASTRUCTURE								
ALL DRAINAGE INFRASTRUCTURE IS COMPLETE								
NOTES								INSPECTOR
SURETY AMOUNT NEEDS TO BE REDUCED TO 15% MINIMUM								RICHARD SNOW

1-50-06C
1-64-06C (MUNIS)

DATE	REASON FOR INSPECTION							
2-17-2014	X	Surety Inspection		ROW Acceptance		Violation		Other
TRANSPORTATION INFRASTRUCTURE								
Developer needs to replace thermoplastic stop bars and crosswalks. One decorative arrow signs needs to be installed and stop/street name sign at Chloe/Noah intersection. Only 35 % of sidewalks are complete.								
DRAINAGE INFRASTRUCTURE								
All drainage infrastructure is complete.								
NOTES							INSPECTOR	
							JZW	

DATE	REASON FOR INSPECTION							
6-13-14	X	Surety Inspection		ROW Acceptance		Violation		Other
TRANSPORTATION INFRASTRUCTURE								
1.DEVELOPER NEEDS TO REPLACE THERMOPLASTIC STOP BARS AN CROSSWALKS. NEEDS ONE DECORATIVE ARROW SIGN NEEDS TO BE INSTALLED AN STOP/STREET NAME SIGN AT CHLOE/NOAH INTERSECTION. 2.ONLY 35% OF SIDEWALKS ARE COMPLETE.								
DRAINAGE INFRASTRUCTURE								
ALL DRAINAGE INFRASTRUCTURE IS COMPLETE								
NOTES							INSPECTOR	
NEEDS TO RENEW SURETY SET PER ENGINEERING.							RES	

DATE	REASON FOR INSPECTION							
5-13-2015	X	Surety Inspection		ROW Acceptance		Violation		Other
TRANSPORTATION INFRASTRUCTURE								
Curb, stone, binder, and majority of toping in. Sidewalks on east side of Noah in (with exception of the paver sidewalks approved under separate agreement). Sidewalks along Chloe being installed (paver sidewalks approved under separate agreement). Still need approximately 575 LF sidewalks. Striping needs redone with thermos. Portion of Chloe has been milled down to binder as part of "Retreat at Fairvue" project, and will likely be topped with it. Aprox. 15 LF extruded curb damage in median and a 5'x5' handicap ramp needs replacing. Still needs turn movement sign at Noah/GreenLea intersection.								
DRAINAGE INFRASTRUCTURE								
Drainage infrastructure complete.								
NOTES							INSPECTOR	
ROW should be submitted for acceptance.							JZW	

Performance Bond Estimate

Date: 8/11/11
By: TDR

PC/BZA #: 1-50-06C

Subdivision Name: Greensboro Village Phase 6 Section 1

Road Specifications

ROAD NAME	LENGTH (ft)	WIDTH (ft)	CUL - DE - SAC RADIUS (ft)	BASE STONE (in)	A MIX (in)	BMOD (in)	TOPPING (in)	R.O.W (ft)
Noah Lane	640	34	0	6	4	2	1.5	50
Chloes Drive	350	27	0	6	4	2	1.5	50

Roadway

Description	Unit Price	Estimated Quantity	Cost	% Complete	Cost To Complete	
Aggregate-Type A Base Grading D (TON)	$30.00	1196	$35,892	100%	$0.00	
A-Mix (TON)	$65.00	798	$51,843	100%	$0.00	
Prime Coat (TON)	$550.00	5	$2,623	100%	$0.00	
Binder-B-Mod (TON)	$75.00	399	$29,910	100%	$0.00	
Tack Coat (TON)	$400.00	1	$578	100%	$0.00	
Asphalt Surface Coarse Grade D (TON)	$100.00	299	$29,910	100%	$0.00	
Clearing and Grubbing (AC)	$15,000.00	0.81	$12,150.00	100%	$0.00	
Strip Topsoil (CY)	$8.75	916.67	$8,020.83	100%	$0.00	
Roadway Excavation (CY)	$4.05	1228.33	$4,974.75	100%	$0.00	
Staking (AC)	$2,000.00	0.81	$1,620.00	100%	$0.00	
Mobilization (LS)	$6,000.00	1.00	$6,000.00	0%	$6,000.00	
6' Sidewalk (LF)	$25.00	0	$0.00	0%	$0.00	
5' Sidewalk (LF)	$20.00	2000	$40,000.00	60%	$16,000.00	
5' Stamped Sidewalk (LF)	$41.00	0	$0.00	0%	$0.00	
Detectable Warning Surface (EA)	$175.00	1	$175.00	0%	$175.00	*Ramp to be repaired
Extruded Curb (LF)	$15.00	0	$0.00	0%	$0.00	
Curb and Gutter (LF)	$25.00	2000	$50,000.00	100%	$0.00	
Post Curb (LF)	$20.00	0	$0.00	0%	$0.00	
Concrete Monuments (EA)	$75.00	16	$1,200.00	0%	$1,200.00	

Total Cost: $274,895.00 Cost To Complete: $23,375.00

Street Signs and Markings

Description	Price	Quantity	Cost	% Complete	Cost To Complete
(R1-1) Stop Sign and Post	$95.00	0	$0.00	0%	$0.00
(D3) Street Name Signs (6"x36")	$30.00	0	$0.00	0%	$0.00
Street Name Signs (9"x36") (Over 40 mph)	$45.00	0	$0.00	0%	$0.00
(R2-1) Speed Limit Sign	$75.00	0	$0.00	0%	$0.00
(R1-2) Yield, (W14-2) No Outlet, (W14-1) Dead End, (W2-6)	$95.00	0	$0.00	0%	$0.00
(W11-2) FYG Pedestrian Crosswalk	$150.00	0	$0.00	0%	$0.00
(W16-7p) Arrow					
Installation of Owner Furnished Standard Signs	$75.00	0	$0.00	0%	$0.00
Decorative Stop Sign (R1-1) w/ Street Names (D3)	$1,040.00	2	$2,080.00	50%	$1,040.00
Decorative Sign	$560.00	1	$560.00	0%	$560.00
Installation of Decorative Signs	$300.00	1	$300.00	0%	$300.00
Stop Bar	$200.00	2	$400.00	0%	$400.00
Pavement Markings (Arrows, Etc.)	$250.00	0	$0.00	0%	$0.00
Crosswalk	$800.00	4	$3,200.00	0%	$3,200.00
Single Line (LF)	$1.50	0	$0.00	0%	$0.00
Double Line (LF)	$3.00	0	$0.00	0%	$0.00

Total Cost: $6,540.00 Cost To Complete: $5,500.00
Sign Bill: $2,940.00

Stormwater and Erosion Control

Description	Unit Price	Quantity	Cost	% Complete	Cost To Complete
Inlet/Junction Box (EA)	$2,000	8	$16,000.00	100%	$0.00
Headwalls (EA)	$1,000	0	$0.00	0%	$0.00
Pipe Culverts 15-24" (LF)	$35	450	$15,750.00	100%	$0.00
Pipe Culverts 30"+ (LF)	$50	0	$0.00	0%	$0.00
Construction entrance (EA)	$1,500	1	$1,500.00	100%	$0.00
Temporary stabilization (ACRE)	$1,000	0	$0.00	0%	$0.00
Final Stabilization (Avg.) (ACRE)	$2,000	0.0	$0.00	0%	$0.00
Sediment Basin (EA)	$15,000	0	$0.00	0%	$0.00
Silt fence (LF)	$2.50	300	$750.00	100%	$0.00
Silt Fence Wire Backing (LF)	$4.50	0	$0.00	0%	$0.00
Check Dams (EA)	$350	0	$0.00	0%	$0.00
Sand Bags (EA)	$4.00	0	$0.00	0%	$0.00
Rock inlet protection (EA)	$0	0	$0.00	0%	$0.00
Curb inlet protection (EA)	$250	8	$2,000.00	100%	$0.00
Catch Basin filter assembly (EA)	$0	0	$0.00	0%	$0.00
Temporary EC Blanket (SY)	$1.50	0	$0.00	0%	$0.00
Permanent EC Blanket (SY)	$9.00	0	$0.00	0%	$0.00
Rip Rap (Ton)	$18.00	0	$0.00	0%	$0.00

Total Cost $36,000.00 **Cost To Complete:** $0.00

EC Bond: $5,000.00

Repair Areas

Description	Unit Price	Quantitiy	Cost	% Complete	Cost to Complete	
Extruded Curb Replacement (LF)	$17.00	15	$255	0%	$255.00	*Median on Noah
Curb and Gutter Replacementl (LF)	$5.00	0	$0	0%	$0.00	
Sidewalk Replacement (SF)	$23.00	25	$575	0%	$575.00	*Handicap ramp @ Choloe/Noah
Full Depth Pavement Repair (Ton)	$100.00	0	$0	0%	$0.00	
Binder Repair (Ton)	$100.00	0	$0	0%	$0.00	

Total Repair Cost: $830 **Cost To Complete:** $830

Comments:

Total Project Cost(110%)= $348,700 **Cost To Complete(110%)=** $33,000

15% of Principal Amount= $52,000

Maintenance Bond Amount = $34,900
(10% Total Project Cost)

Updates:

NAME	DATE	UPDATE		OLD AMOUNT	UPDATED AMOUNT
Buck Rogers	10/10/2011	Updated based on yearly renewal minimum	New amount based on 15%	$75,900	$52,000
Buck Rogers	4/12/2013	Updated based on yearly renewal minimum	New amount based on 15%	$52,000	$52,000
JZW	5/13/2015	Updated based on yearly renewal minimum	New amount based on 15%	$52,000	$52,000

ITEM 15

City of Gallatin
Engineering Division
Transportation and Drainage Infrastructure
Inspection Report

Name of Site/Subdivision		Cumberland Place North		Phase/Section	Phase 1 Sec. 4
PC #	1-32-07C	Site Contact	Justin Cutler	Site Contact #	615-589-3190

DATE	REASON FOR INSPECTION							
2-21-2011		Surety Inspection		ROW Acceptance		Violation	x	Other
STORM WATER INFRASTRUCTURE								
ROADWAY INFRASTRUCTURE								
Needs sidewalks.								
NOTES								INSPECTOR
This inspection is consolidation of all of RES's previous reports.								JZW/RES

DATE	REASON FOR INSPECTION							
2-22-11	X	Surety Inspection		ROW Acceptance		Violation		Other
STORM WATER INFRASTRUCTURE								
1. STORM DRAIN PIPES AND HEADWALLS ARE IN.								
ROADWAY INFRASTRUCTURE								
1. HAS BINDER AND CURB DOWN. 2. STILL NEEDS FINAL TOPPING. 3. STILL NEEDS ALL SIDEWALKS INSTALLED. 4. NEEDS ALL STREET SIGNS INSTALLED 5. NEEDS TO INSTALL THE TEMP.CUL-DE-SAC. 6. HAS 2 ROAD FAILURES THAT WILL NEED TO BE CUT DOWN TO SUB GRADE AND BUILT BACK UP. THE SIZE OF THE ROAD FAILURE ARE (3'X5') AND (20'X20')								
NOTES								INSPECTOR
								RES

DATE	REASON FOR INSPECTION							
5-21-2012	X	Surety Inspection		ROW Acceptance		Violation		Other
STORM WATER INFRASTRUCTURE								
1. STORM DRAIN PIPES AND HEADWALLS ARE IN.								
ROADWAY INFRASTRUCTURE								
1. HAS BINDER AND CURB DOWN. 2. STILL NEEDS FINAL TOPPING. 3. 40% OF SIDEWALKS HAVE BEEN INSTALLED. 566' OF SIDEWALKS INSTALLED. 4. NEEDS TO INSTALL THE TEMP CUL-DE-SAC. 5. STREET FAILURES FROM LAST INSPECTION HAVE BEEN REPAIRED.								
NOTES								INSPECTOR
Developer needs to renew bond based on revised amount.								RES

1-32-07C
1-62-07C (MUNIS)

DATE	REASON FOR INSPECTION							
4/10/2013	X	**Surety Inspection**		**ROW Acceptance**		**Violation**		**Other**
STORM WATER INFRASTRUCTURE								
All storm drain infrastructure is complete.								
ROADWAY INFRASTRUCTURE								
Binder, extruded curb and 54% of sidewalk is complete at the time of inspection.								
NOTES								**INSPECTOR**
Developer shall revise bond amount determined by Engineering Division.								Buck

DATE	REASON FOR INSPECTION							
5/23/13	X	**Surety Inspection**		**ROW Acceptance**		**Violation**		**Other**
STORM WATER INFRASTRUCTURE								
All storm drain infrastructure is complete								
ROADWAY INFRASTRUCTURE								
Binder,curb and 54% of sidewalks is complete at this time.								
NOTES								**INSPECTOR**
Developer shall revise bond amount determined by Engineering Division.								RES

DATE	REASON FOR INSPECTION							
7/3/2014	X	**Surety Inspection**		**ROW Acceptance**		**Violation**		**Other**
STORM WATER INFRASTRUCTURE								
All storm infrastructure is complete.								
ROADWAY INFRASTRUCTURE								
Binder and curbs are complete. 3 lots remain without sidewalk. Needs to install temporary turnaround at end of street.								
NOTES								**INSPECTOR**
Developer needs to renew surety for amount determined by Engineering Division.								Buck

DATE	REASON FOR INSPECTION							
4-28-15	X	**Surety Inspection**		**ROW Acceptance**		**Violation**		**Other**
STORM WATER INFRASTRUCTURE								
ALL STORM INFRASTRUCTURE IS COMPLETE								
ROADWAY INFRASTRUCTURE								
BINDER AND CURBS ARE INSTALLED.ALL OF THE SIDEWALKS ARE INSTALLED.								
NOTES								**INSPECTOR**
1. SITE IS BUILT OUT NOW. 2. NEEDS FINAL TOPPING INSTALLED. 3. NEEDS TEMPORARY TURNAROUND INSTALLED AT THE END OF THE STREET. 4. NEEDS STREET SIGNS INSTALLED ******DEVELOPER NEEDS TO RENEW SURETY FOR AMOUNT DETERMINED BY ENGINEERING**********								RES

DATE	REASON FOR INSPECTION							
5-11-2015	X	**Surety Inspection**		**ROW Acceptance**		**Violation**		**Other**
STORM WATER INFRASTRUCTURE								
Storm infrastructure complete.								
ROADWAY INFRASTRUCTURE								
Binder, curbs, sidewalk, etc. installed. Needs topping along with 2 (5'x5' and 10'x10')repair areas and temporary turnaround.								
NOTES								**INSPECTOR**
								JZW

Performance Surety Estimate

Date: 5/21/12
By: TDR

PC/BZA #: 1-32-07C

Subdivision Name: Cumberland Place North Phase 1 Section 4

Road Specifications

ROAD NAME	LENGTH (ft)	WIDTH (ft)	CUL - DE - SAC RADIUS (ft)	BASE STONE (in)	A MIX (in)	BMOD (in)	TOPPING (in)	R.O.W (ft)
Smoky Mountain Drive	580	24	0	6	0	2.5	1.5	50

Roadway

Description	Unit Price	Estimated Quantity	Cost	% Complete	Cost To Complete
Aggregate-Type A Base Grading D (TON)	$30.00	534	$16,008	100%	$0.00
A-Mix (TON)	$65.00	0	$0	100%	$0.00
Prime Coat (TON)	$550.00	2	$1,170	100%	$0.00
Binder-B-Mod (TON)	$75.00	222	$16,675	100%	$0.00
Tack Coat (TON)	$400.00	1	$258	0%	$257.78
Asphalt Surface Coarse Grade D (TON)	$100.00	133	$13,340	0%	$13,340.00
Clearing and Grubbing (AC)	$15,000.00	0.38	$5,700.00	100%	$0.00
Strip Topsoil (CY)	$8.75	537.04	$4,699.07	100%	$0.00
Roadway Excavation (CY)	$4.05	719.63	$2,914.50	100%	$0.00
Staking (AC)	$2,000.00	0.38	$760.00	100%	$0.00
Mobilization (LS)	$6,000.00	1.00	$6,000.00	0%	$6,000.00
6' Sidewalk (LF)	$25.00	0	$0.00	0%	$0.00
5' Sidewalk (LF)	$20.00	1200	$24,000.00	100%	$0.00
5' Stamped Sidewalk (LF)	$41.00	0	$0.00	0%	$0.00
Detectable Warning Surface (EA)	$175.00	0	$0.00	0%	$0.00
Extruded Curb (LF)	$15.00	1200	$18,000.00	100%	$0.00
Curb and Gutter (LF)	$16.00	0	$0.00	0%	$0.00
Post Curb (LF)	$20.00	0	$0.00	0%	$0.00
Concrete Monuments (EA)	$75.00	0	$0.00	0%	$0.00

Total Cost: $109,524.02 **Cost To Complete:** $19,597.78

Street Signs and Markings

Description	Price	Quantity	Cost	% Complete	Cost To Complete
(R1-1) Stop Sign and Post	$95.00	0	$0.00	0%	$0.00
(D3) Street Name Signs (6"x36")	$30.00	0	$0.00	0%	$0.00
Street Name Signs (9"x36") (Over 40 mph)	$45.00	0	$0.00	0%	$0.00
(R2-1) Speed Limit Sign	$75.00	0	$0.00	0%	$0.00
(R1-2) Yield, (W14-2) No Outlet, (W14-1) Dead End, (W2-6)	$95.00	0	$0.00	0%	$0.00
(W11-2) FYG Pedestrian Crosswalk	$150.00	0	$0.00	0%	$0.00
(W16-7p) Arrow					
Installation of Owner Furnished Standard Signs	$75.00	0	$0.00	0%	$0.00
Decorative Stop Sign (R1-1) w/ Street Names (D3)	$1,040.00	0	$0.00	0%	$0.00
Decorative Sign	$560.00	0	$0.00	0%	$0.00
Installation of Decorative Signs	$300.00	0	$0.00	0%	$0.00
Stop Bar	$200.00	0	$0.00	0%	$0.00
Pavement Markings (Arrows, Etc.)	$250.00	0	$0.00	0%	$0.00
Crosswalk	$800.00	0	$0.00	0%	$0.00
Single Line (LF)	$1.50	0	$0.00	0%	$0.00
Double Line (LF)	$3.00	0	$0.00	0%	$0.00

Total Cost: $0.00 **Cost To Complete:** $0.00

Sign Bill: $0.00

Stormwater and Erosion Control

Description	Unit Price	Quantity	Cost	% Complete	Cost To Complete
Inlet/Junction Box (EA)	$2,000	2	$4,000.00	100%	$0.00
Headwalls (EA)	$1,000	1	$1,000.00	100%	$0.00
Pipe Culverts 15-24" (LF)	$35	125	$4,375.00	100%	$0.00
Pipe Culverts 30"+ (LF)	$50	0	$0.00	0%	$0.00
Ditches up to 2' bottom (LF)	$18	100	$1,750.00	100%	$0.00
Ditches over 3' bottom (LF)	$25	0	$0.00	0%	$0.00
Box Culverts (WxL) (SF)	$50	0	$0.00	0%	$0.00
Detention Ponds (Small) (EA)	$25,000	0	$0.00	0%	$0.00
Detention Ponds (Large) (EA)	$35,000	0	$0.00	0%	$0.00
Construction entrance (EA)	$1,500	1	$1,500.00	100%	$0.00
Temporary stabilization (ACRE)	$1,000	1	$1,000.00	50%	$500.00
Final Stabilization (Avg.) (ACRE)	$2,000	1	$2,000.00	75%	$500.00
Sediment Basin (EA)	$15,000	0	$0.00	0%	$0.00
Silt fence (LF)	$2.50	1,300	$3,250.00	100%	$0.00
Silt Fence Wire Backing (LF)	$4.50	0	$0.00	0%	$0.00
Check Dams (EA)	$350	0	$0.00	0%	$0.00
Sand Bags (EA)	$4.00	0	$0.00	0%	$0.00
Rock inlet protection (EA)	$0	0	$0.00	0%	$0.00
Curb inlet protection (EA)	$250	2	$500.00	100%	$0.00
Catch Basin filter assembly (EA)	$0	0	$0.00	0%	$0.00
Temporary EC Blanket (SY)	$1.50	44	$66.00	100%	$0.00
Permanent EC Blanket (SY)	$9.00	0	$0.00	0%	$0.00
Rip Rap (Ton)	$18.00	0	$0.00	0%	$0.00

Total Cost $19,441.00 **Cost To Complete:** $1,000.00

EC Bond: $9,000.00

Repair Areas

Description	Unit Price	Quantitiy	Cost	% Complete	Cost to Complete	
Extruded Curb Replacement (LF)	$17.00	0	$0	0%	$0.00	
Curb and Gutter Replacementl (LF)	$5.00	0	$0	0%	$0.00	
Sidewalk Replacement (SF)	$23.00	0	$0	0%	$0.00	
Full Depth Pavement Repair (Ton)	$100.00	4	$420	0%	$420.14	*5'x5' and 10'x10" noted in TDI
Binder Repair (Ton)	$100.00	0	$0	0%	$0.00	

Total Repair Cost: $420 **Cost To Complete:** $420

Temporary Turnaround (SF)	$1.25	2,000	$2,500	0%	$2,500.00

Comments:

Total Project Cost(110%)= $141,900

Cost To Complete(110%)= $26,000

15% of Principal Amount= $21,000

Maintenance Bond Amount = $14,200
(10% Total Project Cost)

Updates:

NAME	DATE	UPDATE	OLD AMOUNT	UPDATED AMOUNT
Zack	1/4/2010	Accommodate sub regs section 3-101 3 change to 15%		
Buck	2/24/2011	Increased aggregate cost from $15/ton to $30/ton		$38,000
Buck	5/21/2012	Revised surety amount for renewal purposes	$38,000	$31,000
Buck	4/10/2013	Surety Update Updated sidewalk percentage	$31,000	$27,000
Buck	7/3/2014	Surety Update Updated sidewalk percentage	$27,000	$21,000
JZW	5/11/2015	Surety update based upon TDI 4-28-2015 by RES	$21,000	$25,000
JZW	5/12/2015	Suerty update based upon TDI 5-12-2015 by JZW	$25,000	$26,000