Agenda
Gallatin Municipal-Regional Planning Commission

Monday, July 23, 2012 **Planning Commission - 5:00 p.m.**
DR. J. DEOTHA MALONE COUNCIL CHAMBERS **CITY HALL**

Items listed on the Consent Agenda are considered routine or non-controversial and will be approved by one motion and will not be discussed. Any member of the Planning Commission or the agenda 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 and placed on the Regular Agenda for discussion. The item will then be considered according to its printed order listed on the Regular Agenda.

CONSENT AGENDA

*** 3. GMRPC Resolution No. 2012-34** **PC9951-12**
ODRIC GREGORY INDUSTRIAL PARK, PHASE 3
BLUE RIDGE SURVEYING, INC.

Applicant requests acceptance of the public improvements for Hope Court containing 0.66 (+/-) acres located off Gregory Drive in Odric Gregory Industrial Park, Phase 3.

*** 6. GMRPC Resolution No. 2012-68** **PC0024-12**
FOXLAND CROSSING SUBDIVISION
RAGAN SMITH ASSOCIATES INC.

The applicant requests approval of a final plat for Foxland Crossing Subdivision, a 300 unit multi-family project, which is located on property containing 26.12 (+/-) acres. Property located on Nashville Pike between Foxland Boulevard and Douglas Bend Road.

*** 7. GMRPC Resolution No. 2012-71** **PC6245-10**
ELK ACRES, SECTION 4
RAGAN SMITH ASSOCIATES

Applicant requests re-approval of a Preliminary Plat for Elk Acres, Section 4, a major subdivision containing 31 lots on 9.09 (+/-) acres. Property is located along Campbell Avenue and Neece Way.

*** 8. GMRPC Resolution No. 2012-72** **PC0022-12**
ELK ACRES, SECTION 4
GOODALL INC. BUILDERS

Applicant requests approval of a Final Plat for Elk Acres, Section 4, a major subdivision containing 31 lots on 9.09 (+/-) acres. Property is located along Campbell Avenue and Neece Way.

*** 9. GMRPC Resolution No. 2012-73** **PC0025-12**
SUMNER EYE CARE
JAY MARTIN CONSTRUCTION

Applicant is requesting approval of an amendment to the Preliminary Master Development Plan for the Lackey Property PUD, Ph. 3, Lots 20-25 and a Revised Final Master Development Plan for Sumner Eye Care to construct a 521 square foot addition to an existing building on Lot 20. Property contains 0.99 (+/-) acres and is located at 343 Hancock Street.

GMRPC Resolution No. 2012-74

RESOLUTION APPROVING OTHER BUSINESS ITEM #1 – ONE-YEAR RENEWAL AND EXTENSION OF THE PERFORMANCE SURETIES FOR FAIRWAY FARMS, PHASE 1, SECTION 1A & PHASE 3, SECTION 1B; PC FILE #1-19-05C – FAIRWAY FARMS, PHASE 1, SECTION 1B & PHASE 1, SECTIONS 2-4; PC FILE #1-10-06C – GALLATIN PARK APARTMENTS; PC FILE #8-34-10

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the one-year renewal and extension of the performance sureties for Fairway Farms, Phase 1, Section 1A & Phase 3, Section 1B; PC File #1-19-05C – Fairway Farms, Phase 1, Section 1B & Phase 1, Sections 2-4; PC File #1-10-06C – Gallatin Park Apartments; PC File #8-34-10 submitted by the applicant, City of Gallatin, under Other Business at its regular meeting on July 23, 2012; 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 TCA § 13-3-103 and 13-4-102:

1. The request to renew and extend the performance sureties is consistent with the policies and recommendations in the General Development and Transportation Plan.

2. It has been determined that the legal purposes for which zoning and subdivision regulations exists are not contravened.

3. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect is justified by the public good or welfare.

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

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

1. Fairway Farms, Phase 1, Section 1A & Phase 3, Section 1B; PC File #1-19-05C subdivision performance surety one-year renewal and extension for $451,000.

2. Fairway Farms, Phase 1, Section 1B & Phase 1, Sections 2-4; PC File #1-10-06C subdivision performance surety one-year renewal and extension for $449,000.

3. Gallatin Park Apartments; PC File #8-34-10 site performance surety one-year renewal and extension for $104,325.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 7/23/12

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
JOE H. THOMPSON
CITY ATTORNEY

REGULAR AGENDA

1. APPROVE PRIOR MINUTES

June 25, 2012, GMRPC Meeting

2. CLEAR LAKE MEADOWS, PH. 2, SEC. 7 **PC0019-12**
CITY OF GALLATIN ENGINEERING DIVISION

DEFERRED

*** 3. GMRPC Resolution No. 2012-34** **PC9951-12**
ODRIC GREGORY INDUSTRIAL PARK, PHASE 3
BLUE RIDGE SURVEYING, INC.

Applicant requests acceptance of the public improvements for Hope Court containing 0.66 (+/-) acres located off Gregory Drive in Odric Gregory Industrial Park, Phase 3.

4. GMRPC Resolution No. 2012-69 **PC0020-12**
ANN REAGAN TOMLINSON PROPERTY
CK SURVEYORS LLC

Public Comment
Applicant requests approval to rezone 2.02 (+/-) acres from Agriculture (A) to Residential 40 (R40). Property is located at 855 Coles Ferry Road.

5. GMRPC Resolution No. 2012-70 **PC0021-12**
POPEYES LOUISIANA KITCHEN RESTAURANT
CIVIL ENGINEERING SERVICES

The applicant requests approval of a site plan to construct a 2,265 sq. ft. Popeyes Louisiana Kitchen restaurant on property containing 1.06 (+/-) acres located at 609 Nashville Pike.

*** 6. GMRPC Resolution No. 2012-68** **PC0024-12**
FOXLAND CROSSING SUBDIVISION
RAGAN SMITH ASSOCIATES INC.

The applicant requests approval of a final plat for Foxland Crossing Subdivision, a 300 unit multi-family project, which is located on property containing 26.12 (+/-) acres. Property located on Nashville Pike between Foxland Boulevard and Douglas Bend Road.

*** 7. GMRPC Resolution No. 2012-71** **PC6245-10**
ELK ACRES, SECTION 4
RAGAN SMITH ASSOCIATES

Applicant requests re-approval of a Preliminary Plat for Elk Acres, Section 4, a major subdivision containing 31 lots on 9.09 (+/-) acres. Property is located along Campbell Avenue and Neece Way.

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*** 9. GMRPC Resolution No. 2012-73** **PC0025-12**
SUMNER EYE CARE
JAY MARTIN CONSTRUCTION

Applicant is requesting approval of an amendment to the Preliminary Master Development Plan for the Lackey Property PUD, Ph. 3, Lots 20-25 and a Revised Final Master Development Plan for Sumner Eye Care to construct a 521 square foot addition to an existing building on Lot 20. Property contains 0.99 (+/-) acres and is located at 343 Hancock Street.

10. GMRPC Resolution No. 2012-74
OTHER BUSINESS

1. SURETY RENEWALS AND EXTENSIONS:

- Fairway Farms, Phase 1, Section 1A & Phase 3, Section 1B; PC File #1-19-05C subdivision performance surety one-year renewal and extension for $451,000.

- Fairway Farms, Phase 1, Section 1B & Phase 1, Sections 2-4; PC File #1-10-06C subdivision performance surety one-year renewal and extension for $449,000.

- Gallatin Park Apartments; PC File #8-34-10 site performance surety one-year renewal and extension for $104,325.

11. MOVE TO ADJOURN

ORIGINAL

MINUTES OF THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION MEETING

June 25, 2012

MEMBERS PRESENT

Dick Dempsey, Chair
James Robert Ramsey, Vice Chair
Johnny Wilson, Secretary
Mayor Jo Ann Graves
Councilman John D. Alexander
Dr. Rick Orgain
John Puryear

MEMBERS ABSENT

None

STAFF PRESENT

Katherine Schoch, Assist. Director Codes/Planning
Kevin Chastine, Planner II
Robert Kalisz, Planner II
Nick Tuttle, City Engineer
Zach Wilkinson, Project Manager
Joe Thompson, City Attorney
Marianne Mudrak, Board Secretary

OTHERS

Applicants
Sarah Kingsbury, *The News Examiner*

The Gallatin Municipal-Regional Planning Commission met in a regular meeting on Monday, June 25, 2012, 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.

A copy of the revised Other Business Memorandum is attached to these minutes as Exhibit B.

Chair Dempsey asked if any member of the audience requested to remove any item from the Consent Agenda. No one in the audience requested to remove any item from the Consent Agenda. Chair Dempsey asked if any member of the Planning Commission requested to remove any item from the Consent Agenda. No member of the Planning Commission requested to remove any item from the Consent Agenda.

Chair Dempsey motioned to approve the Consent Agenda. Councilman Alexander seconded the motion and the motion passed by unanimous vote.

Item 1
Approve Prior Minutes

Mr. Wilson motioned to approve the minutes from the May 7, 2012 Gallatin Municipal-Regional Planning Commission Work Session and the May 21, 2012 Gallatin Municipal-Regional Planning Commission meeting, as presented. Councilman Alexander seconded the motion and the motion passed by unanimous vote.

Item 2

GMRPC Resolution No. 2012-58 – PC0010-12 – Odric Gregory Industrial Park, Lot 12 Building – Bruce Rainey & Associates – Applicant requests approval of a site plan for Odric Gregory Industrial Park, Lot 12 to construct a 15,000 sq. building on property containing 2.91 (+/-) acres located on Hope Court.

This item was approved by Consent Agenda with the following conditions:

1. The Planning Commission approved the alternative architectural elevations as submitted.
2. The Planning Commission approved the alternative landscaping plan as submitted.
3. The applicant shall verify and submit calculations for the pre and post development 10-year discharge and a revised site plan showing the detention area.
4. The applicant shall specify the type/class and required depth (also include on detail sheet) for the riprap areas that were added to the site plan.
5. The applicant shall provide outlet velocity calculations and make sure the proper rock size/embedment is installed and illustrated on a detail sheet for the extended 15" RCP outfall.
6. The applicant shall submit a site surety, in the amount to be determined by the Codes/Planning Department, prior to the issuance of any building permits.
7. The applicant shall submit three (3) corrected, folded copies of the Site Plan to the Codes/Planning Department prior to the issuance of any building permit. The applicant shall submit one (1) full size plan and two (2) half size plans to the Codes/Planning Department.

Item 3

GMRPC Resolution No. 2012-41 – PC9970-12 – Clear Lake Meadows, Section 7, Phase 2 – City of Gallatin – Engineering Division – Applicant requests approval of a Preliminary Plat for Clear Lake Meadows, Section Seven, Phase Two, major subdivision, for a right-of-way containing 1.629 (+/-) acres located between Clear Lake Meadows Boulevard and Nichols Lane.

This item was approved by Consent Agenda with the following condition:

1. The applicant shall understand the final plat shall be 18" x 24" for recording.

Item 4

GMRPC Resolution No. 2012-42 – PC9971-12 – Clear Lake Meadows, Section 7, Phase 2 – City of Gallatin – Engineering Division – Applicant requests approval of a Final Plat for Clear Lake Meadows, Section Seven, Phase Two, a major subdivision, for a right-of-way containing 1.629 (+/-) acres located between Clear Lake Meadows Boulevard and Nichols Lane.

This item was approved by Consent Agenda with the following conditions:

1. The applicant shall understand the final plat shall be 18" x 24" for recording.
2. The applicant shall submit an Irrevocable Offer of Dedication to the Codes/Planning Department prior to the recording of the final plat.
3. The applicant shall submit two (2) mylars and one (1) vellum and a recording fee of $17.00 to the Codes/Planning Department prior to the recording of the final plat.

Item 5

GMRPC Resolution No. 2012-59 – PC0014-12 – Gallatin Driving Range – Bruce Rainey & Associates – Applicant requests approval of a site plan in order to construct a golf driving range on property containing 13.76 (+/-) acres located at 1623 E. Broadway (Highway 31E).

Mr. Robert Kalisz, Planner II, presented the staff report and stated the applicant is requesting approval of a Site Plan in order to construct a golf driving range. Mr. Kalisz said the Gallatin Municipal Board of Zoning Appeals approved a Conditional Use Permit for the Group Assembly Limited Activity at the May 24, 2012 meeting. Mr. Kalisz said the Condition Use Permit is valid a period of two years at which time it will need to be re-approved by the Municipal Board of Zoning Appeals.

Mr. Kalisz said the site plan shows a driving range tee box, approximately 224 feet wide towards the back of the parcel. Mr. Kalisz said an 80 square foot storage building is also proposed.

Mr. Kalisz said this item was previously discussed at the May 9, 2012 and June 11, 2012 Gallatin Municipal-Regional Planning Commission Work Sessions. Mr. Kalisz said the Planning Commission requested additional information regarding the possibility of connecting to City sewer or installing a septic system on the property, rather than providing portable lavatories. Mr. Kalisz said a preliminary soil evaluation was conducted and it was determined that the soil is unfavorable for a sub-surface sewer system.

Mr. Kalisz said Staff recommends the Planning Commission approve the Site Plan with the conditions listed in the staff report.

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

Mr. Bruce Rainey, with Bruce Rainey & Associates, represented the applicant and said the position of the applicant has not changed. Mr. Rainey said the applicant would like two years to determine the economic feasibility of the project. Mr. Rainey said in two years it could be decided if the cost of connecting to the sewer system is feasibile. Mr. Rainey said if it is not economically feasible, business will stop.

Mr. Ramsey asked Staff if this situation occurs anywhere else in the City. Mr. Kalisz showed three instances where portable lavatories are used.

Chair Dempsey suggested that the landscape screen shown be more decorative. Mr. Rainey said the portable lavatories would not be seen. Chair Dempsey suggested a six foot fence. Mr. Rainey said he could put up a fence.

Mayor Graves asked if the situations shown of portable lavatories are all on public facilities. Mr. Kalisz said they were all on public facilities. Mayor Graves asked Mr. Joe Thompson, City Attorney, to reiterate his legal opinion. Mr. Thompson said the decision is more the feeling of the Planning Commission. Mr. Thompson said the public facilities mentioned also have permanent facilities on the property.

Mayor Graves said she believes this is a dangerous precedent approving portable lavatories on "for-profit" businesses.

Mr. Rainey said the property is not generating any tax revenue now. Mr. Rainey said there are many instances outside the City where portable lavatories have been used for a long time.

Mayor Graves said the City is trying to look at the present and future. Mayor Graves said the past approvals would not be approved now.

Mr. Ramsey said he is concerned that the City Golf Course is using portable lavatories and private citizens are not approved for the use. Mr. Ramsey said he understands there is a difference; however, every case is different.

Mr. Ramsey said he is concerned about the precedent set. Mr. Ramsey asked if Staff looked into different types of portable lavatories. Mr. Kalisz said Mr. Puryear suggested trailer portable lavatories.

Mr. Puryear said this situation looks like a reasonable request; however, he is afraid that this same situation may come up closer to town. Mr. Puryear said since this would have to be reviewed in two years, it is the same as a construction site. Mr. Puryear said he would send Mr. Rainey information regarding trailer portable lavatories.

Chair Dempsey said there are reasons to approve this such as the distance from sewer connection, the ground not being eligible for ground septic, and it is a temporary timeframe. Chair Dempsey said he also understands that a precedent is being set if portable lavatories are approved.

Councilman Alexander asked the cost of hook up to the City sewer system. Mr. Rainey said it would be 335 feet just to get to the property line and than 400 feet to the area on the property for lavatories. Mr. Rainey said the cost would probably cost several thousand dollars.

Mr. Rainey said he was anticipating that the sewer connection would move closer to the property in two years.

Ms. Katherine Schoch, Assistant Director Codes/Planning, said the City would extend the sewer system 133 feet so that it would be within the 200 foot maximum requirement.

Mr. Thompson said the City has a standing policy on how close the line has to be before they will extend it. Ms. Schoch said that number is 100 feet. Mr. Thompson said once the property pays to run the line 100 feet the City will run the line the next 100 feet.

Mr. Thompson said Public Utilities requirement as far as extending the sewer when it is beyond 100 feet is a separate requirement from the Planning Commission's requirements to approve a site plan. Mr. Thompson said community health, safety, and welfare are considered by the Planning Commission.

Chair Dempsey motioned to approve the site plan with the following conditions:

1. The Planning Commission shall approved the architectural plan as submitted.
2. The Planning Commission shall approved the alternative landscaping plan as submitted
3. The Planning Commissions hall approved the proposed temporary use of the portable lavatories for a period of two consecutive years from Planning Commission's approval date.

4. The applicant shall note on the site plan the temporary use of the portable lavatories for a period of two consecutive years from Planning Commission's approval date and then connect to Gallatin Public Utilities existing sanitary sewer line at the owner's expense.
5. The applicant shall provide specification sheets of the proposed portable lavatories and a sample material and color board of the proposed storage building at the Planning Commission meeting.

Mr. Ramey seconded the motion and the motion failed by unanimous vote.

Item 6

GMRPC Resolution No. 2012-60 – PC0011-12 – Foxland Crossing, Phase 1 and Phase 2 – Ragan Smith Associates, Inc. – Applicant requests approval of a Final Master Development Plan for Foxland Crossing, Phase 1 and 2 to construct 12 buildings containing 300 multi-family dwelling units, garages, clubhouse and open space on 21.30 (+/-) acres.

Mr. Chastine presented the staff report and stated the applicant is requesting approval of a Final Master Development Plan. Mr. Chastine said 12 buildings would be constructed that will contain 300 multi-family dwelling units, detached garages, a clubhouse, and open space.

Mr. Chastine said the applicant is requesting an alternative buffer on the western property line due to a TVA easement. Mr. Chastine said the applicant is also requesting an alternative buffer on the eastern property boundary due to an Army Corps of Engineer flowage easement and a public utility drainage and sewer easement.

Mr. Chastine said Staff recommends that the Planning Commission approve the Final Master Development Plan with the conditions listed in the staff report.

Chair Dempsey asked Mr. Tuttle if he had any concerns with the request. Mr. Tuttle said originally Foxland Boulevard and Mahogoney Boulevard were to be constructed. Mr. Tuttle said the applicant has decided to construct just a portion of Foxland Boulevard and not build Mahogany Boulevard. Mr. Tuttle said Engineering was concerned with sidewalks being constructed later. Mr. Tuttle said the requirement on the Preliminary Master Development Plan is that the site developer is responsible for the sidewalk improvements.

Mr. Tuttle said condition number six takes care of the sidewalk concern carrying the condition from the Preliminary Master Development Plan forward. Therefore, Mr. Tuttle said condition number seven should be removed from the list of conditions.

Mr. Allen Thompson, with Ragan Smith Associates, represented the applicant and said he is in agreement with all conditions.

Mr. Wilson motioned to approve the Final Master Development Plan with the following conditions:

1. Planning Commission approved the architectural elevations as submitted.
2. Planning Commission approved the landscaping plan as submitted.
3. The applicant shall show and label a 15 foot setback, from the right-of-way, for the monument sign shown on Sheet C2.1.

4. The applicant shall understand the approval of the Final Master Development Plan is conditioned upon approval of the Foxland Blvd. Final Plat and construction drawings.
5. The applicant shall understand the current TIS requires improvements consisting of an additional 100 feet of right turn lane storage on eastbound Nashville Pike @ Douglas Bend Rd, prior to development of these phases. The applicant shall show these improvements or provide an updated TIS justifying the lack of necessity of these improvements.
6. The applicant shall understand that TDK Apartments will be responsible for the construction of sidewalks along all future road improvements adjacent to the development per Preliminary Master Development Plan condition of approval.
7. The applicant shall provide documentation showing ACOE approval of revised flowage easement proposal submitted to ACOE in letter dated 3-9-2012.
8. The applicant shall provide addresses for apartments as approved by Sumner County E-911.
9. The applicant shall provide a connection (10' wide) from greenway to Foxland Blvd/Douglas Bend intersection. The proposed sidewalk along the northern side of Foxland Blvd. can be utilized for this, but must be widened to minimum of 10'.
10. The applicant shall provide a copy of TDEC NOC.
11. The applicant shall provide copy of Stormwater Inspection and Maintenance Agreement for "Water Quality Area". A copy of the agreement can be obtained from the Engineering Division.
12. The applicant shall provide water quality area that functions as "flood storage area" to accommodate additional runoff generated from new site, and utilizes "wetland plantings that control runoff and allow beneficial filtration through vegetation, naturally treating pollutants" as shown on the approved Preliminary Master Development Plan.
13. The applicant shall provide drainage calculations showing pre and post development flows leaving the site and for the "flood storage area". Current proposal of grassed area draining to headwall under Douglas Bend is not adequate.
14. The applicant shall understand that Gallatin Public Utilities will only provide natural gas service for this development.
15. The applicant shall submit a site surety, in an amount to be determined by the Gallatin Codes/Planning Department, prior to the issuance of any building permit for this project.
16. The applicant shall submit three (3) corrected copies of the Final Master Development Plan to the Codes/Planning Department.

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

Item 7

GMRPC Resolution No. 2012-61 – PC0012-12 – Foxland Crossing Subdivision – Ragan Smith Associates, Inc. – Applicant requests approval of a Preliminary Plat in order to create three lots and dedicate Right of Way for property containing 26.12 (+/-) acres located at the intersection of Nashville Pike and Douglas Bend Road.

This item was approved by Consent Agenda with the following condition:

1. The applicant shall understand that TDK Apartments will be responsible for the construction of sidewalks along all future road improvements adjacent to the development per PMDP condition of approval.

Item 8

GMRPC Resolution No.2012-62 – PC9815-11 – Foxland Phase 3, Section 1, 2nd Revised Final Plat – Barge, Waggoner, Sumner, & Cannon, Inc. – Applicant requests approval of a revised Final Plat for Foxland, Phase 3, Section 1, Lots 1006-1008 and Lots 1310-1315, a major subdivision, in order to reconfigure lot lines for nine lots on property containing 3.29 (+/-) acres located on Reynard Drive and Albatross Way.

This item was approved by Consent Agenda with the following conditions:

1. The applicant shall submit an Offer of Irrevocable Dedication as required by the Gallatin Subdivision Regulations prior to recording of the final plat.
2. The applicant shall provide property data info for Phase 3 Section 1 Plat and show the boundary between the "future development property" and previously platted Phase 3, Section 1.
3. The applicant shall submit a subdivision surety in the amount of $242,000 and a signage check in the amount of $500 prior to recording of the final plat.
4. The applicant shall be aware that an as-built survey will be required to be submitted to the Gallatin Engineering Division at the time of street acceptance.
5. The applicant shall address all water and sewer infrastructure issues to the satisfaction of the White House Utility District.
6. The applicant shall submit a utility surety, in an amount to be determined by White House Utility District, prior to the recording of the revised final plat for Phase 3, Section 1.

Item 9

GMRPC Resolution No. 2012-63 – PC0007-12 – Green Farms, Phase 1, Section 1 – Barge, Waggoner, Sumner, & Cannon, Inc. – Applicant requests approval of a Final Plat for Green Farms, Phase 1, Section 1, a major subdivision, in order to create 17 single family lots and 1 lot for future subdivision; right-of-way; and open space on approximately 15.2 (+/-) acres. Property is located on the south side of Noah Lane.

This item was approved by Consent Agenda with the following conditions:

1. The applicant shall correct the PUDE's and rear yards for lots 15, 16, and 17 on Sheet 1 and add a symbol to the legend on all sheets for new concrete monuments as required by the Engineering Division.
2. Submit an Offer of Irrevocable Dedication as required by the Subdivision Regulations prior to recording of the final plat.
3. The applicant shall correct the Certificates of Approval for Water, Sewer and Roads on all sheets.
4. A site surety, in an amount to be determined by the Codes/Planning Department, shall be submitted prior to the issuance of any building permits for Green Farms, Phase 1, Section 1.
5. The applicant shall submit a subdivision surety, in an amount to be determined by the Gallatin Engineering Division, prior to recording of the final plat.
6. The applicant shall submit detailed plans and specifications for approval by the Gallatin Department of Public Utilities.
7. The applicant shall submit a utility surety, in an amount to be determined by the Gallatin Department of Public Utilities, prior to the recording of the final plat.

Item 10

GMRPC Resolution No. 2012-48 – PC9986-12 – Lenox Place, Phases 5-7 – Goodall Inc. Builders – Applicant requests approval of an amendment to the Preliminary Master Development Plan and a revision to the Final Master Development in order to revise the phase lines for Lenox Place, Phases 5-7. Property contains 22.55 (+/-) acres and is located at 816 Lock 4 Road and 395 Devon Chase Hill.

This item was approved by Consent Agenda with the following conditions:

1. The applicant shall submit a site surety, in an amount to be determined by the Codes/Planning Department, prior to the recording of the Final Plat for Phase 5.
2. The applicant shall submit a utility surety, in amount to be determined by the Public Utilities Department, if necessary, prior to the recording of the Final Plat for Phase 5.

Item 11

GMRPC Resolution No. 2012-49 – PC9988-12 – Lenox Place, Phase 5 – Goodall, Inc., Builders – Applicant requests approval of a Final Plat for Lenox Place, Phase 5, containing 7.43 (+/-) acres as part of an overall horizontal property regime containing a total of 58.17 (+/-) acres located at 816 Lock 4 Road and 395 Devon Chase Hill.

This item was approved by Consent Agenda with the following conditions:

1. The applicant shall submit a site surety, in an amount to be determined by the Codes/Planning Department, prior to recording of the Final Plat.
2. The applicant shall submit plans for water and sanitary sewer installation to the Gallatin Public Utilities
3. Department for review and approval.
4. The applicant shall submit a utility surety, in amount to be determined by the Public Utilities Department, if necessary, prior to the recording of the Final Plat.
5. The applicant shall submit the recording fee, two (2) mylars, and one (1) vellum, all with original signatures, to the Codes/Planning Department for recording.

Item 12

GMRPC Resolution No.2012-65 – PC0009-12 – Club at Foxland Harbor, The - Manous Design, Inc. – Applicant is requesting approval of a Revised Final Master Development Plan for the Club at Foxland Harbor on property containing 4.14 (+/-) acres located at 1445 Foxland Boulevard.

Ms. Schoch presented the staff report and stated the applicant is requesting approval of a Revised Final Master Development Plan for the Club at Foxland Harbor. Ms. Schoch said the building has been scaled down from 6,700 square feet to 3,000 square feet.

Ms. Schoch said the landscape plan is in excess of what is required. Ms. Schoch said the older trees around the mansion will be preserved.

Ms. Schoch said the applicant will come back in the future with a request for a swimming pool and tennis courts.

Ms. Schoch said Staff recommends approval of the Revised Final Master Development Plan with the conditions listed in the staff report.

Chair Dempsey asked Mr. Tuttle if he had any concerns with the request. Mr. Tuttle said he had no engineering concerns with the request.

Mr. Michael Manous, with Manous Design, Inc., represented the applicant and said he agreed with conditions.

Chair Dempsey asked where the swimming pool and tennis court would be located in the future. Mr. Manous said Foxland is working to get the land secured for the pool, tennis court, and additional parking. Chair Dempsey asked for assurance that a swimming pool and tennis court, which were promised to the property buyers, would go forward.

Chair Dempsey asked if the architectural integrity of the mansion would remain. Mr. Manous said the mansion would not be downgraded. Mr. Manous said everything on the outside would be built to the intergrity of the original building.

Councilman Alexander motioned to approve the Revised Final Master Development Plan with the following conditions:

1. Planning Commission approved the revised architectural elevations as submitted.
2. Planning Commission approved the revised landscaping plan as submitted.
3. Staff recommends that dimmers or shields be added to the existing lights along the front property line so light levels may comply with G.Z.O., Section 13.02.08. The applicant shall revise the photometric plan in order to comply with Gallatin Zoning Ordinance and submit three (3) copies of the revised photometric plan to the Codes/Planning Department.
4. The applicant shall submit a site surety, in an amount to be determined by the Codes/Planning Department, prior to the issuance of a building permit.
5. The applicant shall address all water and sewer infrastructure issues to the satisfaction of the White House Utility District prior to the issuance of a building permit.

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

Item 13
Other Business

1. GMRPC Resolution No. 2012-66: Surety Renewals/Extensions

Ms. Schoch said Staff recommends the Planning Commission approve a one-year renewal and extension of the performance sureties for the following subdivisions and sites:

- Cypress Gardens; PC File #1-40-05C subdivision performance surety one-year renewal and extension for $36,000.

- Fairvue Plantation, Ph. 19, Sec. 1 & Ph. 20; PC File #2-6-09S utility performance surety one-year renewal and extension for $24,000.

- Lenox Place, Ph. 13 & 14; PC File #2-10-09S utility performance surety one-year renewal and extension for $10,000.

- Kennesaw Farms, Ph. 2; PC File #8-63-04 site performance surety one-year renewal and extension for $55,000.

Mr. Ramsey motioned to approve the one-year renewals and extensions. Mr. Wilson seconded the motion and the motion passed by unanimous vote.

2. GMRPC Resolution No. 2012-64: Habitat for Humanity Revised Site Plan; PC 9992-12

The item was deferred by the applicant.

3. GMRPC Resolution No. 2012-67: Panda Express Restaurant – Sign; PC9983-12

Mr. Chastine said the applicant has returned with two new sign submittals. Mr. Chastine said if the applicant were to install a single pole at the location of the existing pole it would be between four and six foot out of compliance with the zoning ordinance.

Chair Dempsey asked Mr. Tuttle if he had any concerns with the request. Mr. Tuttle said he had no engineering concerns with the request.

Mr. Joe Thompson, City Attorney, said the original file was pulled for this site and it shows the approval of the sign in front of the building. Mr. Thompson said the sign was not built in the location that it was approved. Mr. Thompson said the applicant must show approval of a sign in order to be grandfathered. Mr. Thompson said if they cannot show approval of the sign, the applicant must comply with the current sign requirements.

Chair Dempsey asked if the Planning Commission has options. Mr. Thompson said the Planning Commission may ask the applicant to comply with the sign ordinance as it exists. Chair Dempsey said the only issue would be to move it back four feet. Mr. Thompson said it must meet all the other conditions of the sign ordinance. Ms. Schoch said the proposed sign does meet all the other conditions of the sign ordinance.

Ms. Schoch said the applicant has the option to ask for a 30-foot pole sign because it meets the sign ordinance, if it is set back four feet.

Mayor Graves said the reason the Planning Commission ended up with the sign issue now is because the Planning Commission was under the impression that the original sign was grandfathered. Mayor Graves said the decision was based on erroneous information. Ms. Schoch said Staff understood that the existing sign was grandfathered too, until the City Attorney investigated the history of the sign approval.

Mayor Graves asked if the sign is moved back four fee and meets the sign ordinance, is the City required to accept this sign. Ms. Schoch said the Planning Commission is not required to accept this sign; however, this is one of the sign types that is permitted under the sign ordinance. Ms. Schoch said if the sign meets the setback, it is allowed. Ms. Schoch said the Planning Commission could ask the applicant to install a monument sign, but could not require it.

Mr. Ramsey asked if Ms. Winners sign was approved under MRO. Ms. Schoch said she was not on Staff when this was approved. Mr. Ramsey asked if the sign was approved under a PUD. Mr. Chastine said it was not.

Mr. Dave Rittenberry, with Panda Express, said he would like to hear a ruling on what is on the agenda.

Mr. Thompson said the flexibility is on the applicant's side as long as it meets the sign ordinance requirements.

Mayor Graves asked Mr. Rittenberry if he had the authority to speak for Panda Express. Mr. Rittenberry said he is an authorized representative of Panda Express. Mayor Graves asked if Mr. Rittenberry had the authority to make decisions without going back to someone else in the corporation. Mr. Rittenberry said any changes must go back to the real estate committee.

Mayor Graves suggested that the item be deferred so the applicant can bring back another sign option.

Mr. Rittenberry said the applicant can comply with the code as it is written. Mr. Rittenberry said he could build a 20 foot sign up to 120 square feet.

Mr. Ramsey reiterated that the submitted sign would be used and moved back four feet. Mr. Rittenberry said the sign could be moved back and then review the square footage available.

Chair Dempsey motioned to approve the sign plan as submitted. Mr. Ramsey seconded the motion.

Mr. Rittenberry asked if the applicant would have to come before the Planning Commission again for approval if the sign ordinance is met.

Ms. Schoch said the decision tonight is for a specific sign and location. Mr. Rittenberry said if he comes back with another sign and it met code would it be another submittal. Ms. Schoch said it would be another submittal and would require Planning Commission approval.

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

Mr. Thompson said he spoke to Ms. Schoch about moving forward with pulling old files whenever an applicant is looking for grandfather status.

Regarding the updated updated sign ordinance, Mayor Graves asked at what point the City is under the pending ordinance. Mr. Thompson said whenever the request formally comes to Planning Commission or City Council for consideration.

Ms. Schoch said the sign ordinance is being reviewed for the final time and will then come before the Planning Commission.

Item 14
Move to Adjourn

There being no further business, Chair Dempsey adjourned the meeting at 5:45 p.m.

Respectfully submitted:

_____
Marianne Mudrak, Board Secretary

Approve:

_____
Dick Dempsey, Chair

_____
Johnny Wilson, Secretary

EXHIBIT A

Agenda
Gallatin Municipal-Regional Planning Commission

Monday, June 25, 2012 — **Planning Commission - 5:00 p.m.**
DR. J. DEOTHA MALONE COUNCIL CHAMBERS — **CITY HALL**

Items listed on the Consent Agenda are considered routine or non-controversial and will be approved by one motion and will not be discussed. Any member of the Planning Commission or the agenda 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 and placed on the Regular Agenda for discussion. The item will then be considered according to its printed order listed on the Regular Agenda.

CONSENT AGENDA

*** 2. GMRPC Resolution No. 2012-58** — **PC0010-12**
ODRIC GREGORY INDUSTRIAL PARK, LOT 12 BUILDING
BRUCE RAINEY & ASSOCIATES

Applicant requests approval of a site plan for Odric Gregory Industrial Park, Lot 12 to construct a 15,000 sq. building on property containing 2.91 (+/-) acres located on Hope Court.

*** 3. GMRPC Resolution No. 2012-41** — **PC9970-12**
CLEAR LAKE MEADOWS, SECTION 7, PHASE 2
CITY OF GALLATIN - ENGINEERING DIVISION

Applicant requests approval of a Preliminary Plat for Clear Lake Meadows, Section Seven, Phase Two, a major subdivision, for a right-of-way containing 1.629 (+/-) acres located between Clear Lake Meadows Boulevard and Nichols Lane.

*** 4. GMRPC Resolution No. 2012-42** — **PC9971-12**
CLEAR LAKE MEADOWS, SECTION 7, PHASE 2
CITY OF GALLATIN – ENGINEERING DIVISION

Applicant requests approval of a Final Plat for Clear Lake Meadows, Section Seven, Phase Two, a major subdivision, for a right-of-way containing 1.629 (+/-) acres located between Clear Lake Meadows Boulevard and Nichols Lane.

*** 7. GMRPC Resolution No. 2012-61** — **PC0012-12**
FOXLAND CROSSING SUBDIVISION
RAGAN SMITH ASSOCIATES, INC.

Applicant requests approval of a Preliminary Plat in order to create three (3) lots and dedicate Right of Way for property containing 26.12 (+/-) acres located at the intersection of Nashville Pike and Douglas Bend Road.

*** 8. GMRPC Resolution No. 2012-62** — **PC9815-11**
FOXLAND PH. 3, SEC. 1 2ND REVISED FINAL PLAT
BARGE, WAGGONER, SUMNER, & CANNON, INC.

Applicant requests approval of a revised Final Plat for Foxland, Ph. 3, Sec. 1, Lots 1006-1008 and Lots 1310-1315, a major subdivision, in order to reconfigure lot lines for nine (9) lots on property containing 3.29 (+/-) acres located on Reynard Drive and Albatross Way.

*** 9. GMRPC Resolution No. 2012-63** — **PC0007-12**
GREEN FARMS, PHASE 1, SECTION 1
BARGE, WAGGONER, SUMNER, & CANNON, INC.

EXHIBIT A

Applicant requests approval of a Final Plat for Green Farms, Phase 1, Section 1, a major subdivision, in order to create 17 single family lots and 1 lot for future subdivision; right of way; and open space on approximately 15.2 (+/-) acres. Property is located on the south side of Noah Lane.

*** 10. GMRPC Resolution No. 2012-48** **PC9986-12**
LENOX PLACE, PHASES 5-7
GOODALL INC. BUILDERS

Applicant requests approval of an amendment to the Preliminary Master Development Plan and a revision to the Final Master Development in order to revise the phase lines for Lenox Place, Phases 5 - 7. Property contains 22.55 (+/-) acres and is located at 816 Lock 4 Road and 395 Devon Chase Hill.

*** 11. GMRPC Resolution No. 2012-49** **PC9988-12**
LENOX PLACE, PHASE 5
GOODALL, INC., BUILDERS

Applicant requests approval of a Final Plat for Lenox Place, Phase 5, containing 7.43 (+/-) acres as part of an overall horizontal property regime containing a total of 58.17 (+/-) acres located at 816 Lock 4 Road and 395 Devon Chase Hill.

REGULAR AGENDA

1. APPROVE PRIOR MINUTES

May 7, 2012, GMRPC Work Session
May 21, 2012, GMRPC Meeting

*** 2. GMRPC Resolution No. 2012-58** **PC0010-12**
ODRIC GREGORY INDUSTRIAL PARK, LOT 12 BUILDING
BRUCE RAINEY & ASSOCIATES

Applicant requests approval of a site plan for Odric Gregory Industrial Park, Lot 12 to construct a 15,000 sq. building on property containing 2.91 (+/-) acres located on Hope Court.

*** 3. GMRPC Resolution No. 2012-41** **PC9970-12**
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*** 4. GMRPC Resolution No. 2012-42** **PC9971-12**
CLEAR LAKE MEADOWS, SECTION 7, PHASE 2
CITY OF GALLATIN - ENGINEERING DIVISION

Applicant requests approval of a Final Plat for Clear Lake Meadows, Section Seven, Phase Two, a major subdivision, for a right-of-way containing 1.629 (+/-) acres located between Clear Lake Meadows Boulevard and Nichols Lane.

5. GMRPC Resolution No. 2012-59 **PC0014-12**
GALLATIN DRIVING RANGE
BRUCE RAINEY & ASSOCIATES

Applicant requests approval of a site plan in order to construct a golf driving range on property containing 13.76 (+/-) acres located at 1623 E. Broadway (Highway 31E).

6. GMRPC Resolution No. 2012-60 **PC0011-12**
FOXLAND CROSSING, PH. 1 AND 2

EXHIBIT A

RAGAN SMITH ASSOCIATES, INC.

Applicant requests approval of a Final Master Development Plan for Foxland Crossing, Phase 1 and 2 to construct 12 buildings containing 300 multi-family dwelling units, garages, clubhouse and open space on 21.30 (+/-) acres. Property is located at Nashville Pike and Douglas Bend.

*** 7. GMRPC Resolution No. 2012-61** **PC0012-12**
FOXLAND CROSSING SUBDIVISION
RAGAN SMITH ASSOCIATES, INC.

Applicant requests approval of a Preliminary Plat in order to create three (3) lots and dedicate Right of Way for property containing 26.12 (+/-) acres located at the intersection of Nashville Pike and Douglas Bend Road.

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FOXLAND PH. 3, SEC. 1 2ND REVISED FINAL PLAT
BARGE, WAGGONER, SUMNER, & CANNON, INC.

Applicant requests approval of a revised Final Plat for Foxland, Ph. 3, Sec. 1, Lots 1006-1008 and Lots 1310-1315, a major subdivision, in order to reconfigure lot lines for nine (9) lots on property containing 3.29 (+/-) acres located on Reynard Drive and Albatross Way.

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GREEN FARMS, PHASE 1, SECTION 1
BARGE, WAGGONER, SUMNER, & CANNON, INC.

Applicant requests approval of a Final Plat for Green Farms, Phase 1, Section 1, a major subdivision, in order to create 17 single family lots and 1 lot for future subdivision; right of way; and open space on approximately 15.2 (+/-) acres. Property is located on the south side of Noah Lane.

*** 10. GMRPC Resolution No. 2012-48** **PC9986-12**
LENOX PLACE, PHASES 5-7
GOODALL INC. BUILDERS

Applicant requests approval of an amendment to the Preliminary Master Development Plan and a revision to the Final Master Development in order to revise the phase lines for Lenox Place, Phases 5 - 7. Property contains 22.55 (+/-) acres and is located at 816 Lock 4 Road and 395 Devon Chase Hill.

*** 11. GMRPC Resolution No. 2012-49** **PC9988-12**
LENOX PLACE, PHASE 5
GOODALL, INC., BUILDERS

Applicant requests approval of a Final Plat for Lenox Place, Phase 5, containing 7.43 (+/-) acres as part of an overall horizontal property regime containing a total of 58.17 (+/-) acres located at 816 Lock 4 Road and 395 Devon Chase Hill.

12. GMRPC Resolution No. 2012-65 **PC0009-12**
CLUB AT FOXLAND HARBOR, THE
MANOUS DESIGN, INC.

Applicant is requesting approval of a Revised Final Master Development Plan for the Club at Foxland Harbor on property containing 4.14 (+/-) acres located at 1445 Foxland Blvd.

13. OTHER BUSINESS
1. GMRPC Resolution No. 2012-66: Surety Renewals/Extensions
2. GMRPC Resolution No. 2012-64: Habitat for Humanity Revised Site Plan; PC9992-12
3. GMRPC Resolution No. 2012-67: Panda Express Restaurant – Sign; PC9983-12

14. MOVE TO ADJOURN

EXHIBIT B

City of Gallatin

Codes/Planning Department

REVISED
MEMORANDUM

TO: Gallatin Municipal-Regional Planning Commission
FROM: Codes/Planning Department
DATE: June 22, 2012
SUBJ: Other Business 6/25/12 GMRPC Meeting

1. **Surety renewals and extensions; GMRPC Resolution #2012-66:**

   Staff recommends the Planning Commission approve a one-year renewal and extension of the performance sureties for the following subdivisions:

   - Cypress Gardens; PC File #1-40-05C subdivision performance surety one-year renewal and extension for $36,000.
   - Fairvue Plantation, Ph. 19, Sec. 1 & Ph. 20; PC File #2-6-09S utility performance surety one-year renewal and extension for $24,000.
   - Lenox Place, Ph. 13 & 14; PC File #2-10-09S utility performance surety one-year renewal and extension for $10,000.

   Staff recommends the Planning Commission approve a one-year renewal and extension of the performance sureties for the following site:

   - Kennesaw Farms, Ph. 2; PC File #8-63-04 site performance surety one-year renewal and extension for $55,000.

2. **Habitat for Humanity-Revised Site Plan; PC9992-12; GMRPC Resolution #2012-64**
   Deferred by Applicant

3. **Panda Express Restaurant-Sign Approval; PC9983-12; GMRPC Resolution #2012-67**
   The applicant is requesting approval to install a new pole sign, which conforms to the Gallatin Zoning Ordinance, but in the location of the existing non-conforming pole sign for the previously approved Panda Express Restaurant. The property is located at 707 Nashville Pike.
   The site plan (PC9983-12) was reviewed and approved at the April 23, 2012 Planning Commission meeting. The Planning Commission added three (3) conditions of approval regarding the sign proposed along Nashville Pike. Panda Express provided an alternative pole sign design that was discussed at the June 11, 2012 Planning Commission Work Session. The alternative pole sign design meets all signage standards within the Gallatin Zoning Ordinance in regards to height, size, and materials. The desire of Panda Express is to locate the new sign where the existing non-conforming sign is currently located. If the new sign was permitted to be installed in the same location as the existing sign, it would not meet the required ten (10) foot

setback from the right-of-way. The front edge of the sign would be between four (4) and six (6) feet closer to the right-of-way than permitted by the ordinance. Staff requested a legal opinion from the City Attorney on whether the applicant has a right, under Tennessee Code Annotated Section 13-7-208, to place the new sign in the location of the existing non-conforming sign. The City Attorney's opinion is T.C.A. Section 13-7-208 does not apply to this situation because there is no approved sign permit that a sign permit was issued for the sign in its current location. The only site plan in the file shows the sign located directly in front of the building along Nashville Pike. The City Attorney's opinion and a court case referenced by the City Attorney have been provided for your review. The applicant will have a representative at the meeting to present the proposed sign. The applicant shall obtain a sign permit from the Codes/Planning Department prior to construction of the sign.

ITEM 3

GMRPC Resolution No. 2012-34

RESOLUTION RECOMMENDING ACCEPTANCE OF THE PUBLIC IMPROVEMENTS FOR HOPE COURT IN ODRIC GREGORY INDUSTRIAL PARK, PHASE 3 TO THE GALLATIN CITY COUNCIL – PC9951-12

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the request to accept public improvements in Odric Gregory Industrial Park, Phase 3 submitted by the applicant, Blue Ridge Surveying Inc., at its regular meeting on July 23, 2012; 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, attached hereto as Exhibit A, 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 § 13-3-103 and 13-4-102:

1. The request for acceptance of public improvements described above is in agreement with the requirements of the Gallatin Subdivision Regulations.

2. It has been determined that the legal purposes for which zoning and subdivision regulations exists are not contravened.

3. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect can is justified by the public good or welfare.

4. It has been determined that no one property owner or small group of property owners will benefit materially from the acceptance to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of the request to accept public improvements in Odric Gregory Industrial Park, Phase 3 to the Gallatin City Council with the condition that the applicant submits a maintenance surety in the amount of $12,000 to the Codes/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: 07/23/2012

_____
Dick Dempsey

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
JOE H. THOMPSON
CITY ATTORNEY

ITEM 3
07/23/12 GMRPC MEETING

EXHIBIT A

Applicant requests acceptance of the public improvements for Hope Court containing 0.66 (+/-) acres located off Gregory Drive in Odric Gregory Industrial Park, Phase 3. (PC9951-12)

Attachment 3-1 Odric Gregory Industrial Park, Phase 3 Final Plat
Attachment 3-2 City Council Resolution No. R12Ø6-29

ANALYSIS

Applicant requests acceptance of the public improvements for Hope Court containing 0.66 (+/-) acres located off Gregory Drive in Odric Gregory Industrial Park, Phase 3. This property is zoned Industrial Restrictive (IR) and no portion of this property is located in a flood hazard area.

The Engineering Division has certified that the applicant has submitted all the necessary documents concerning the acceptance of public improvements for the transportation, utilities, rights-of-way, and public easements as outlined in the resolutions, located in Odric Gregory Industrial Park, Phase 3 as identified in Attachment 3-1.

The Engineering Staff completed a final inspection and reported that the applicant has satisfactorily addressed all engineering issues.

Section 3-102 of the City of Gallatin Subdivision Regulations, Maintenance Surety, requires that the applicant post a maintenance surety set at 10 percent of the completed roadway and drainage costs. Engineering staff has determined the required maintenance surety to be $12,000, which must be approved by the Planning Commission and City Council as part of this acceptance. The applicant shall submit a maintenance surety in the amount of $12,000 to the Codes/Planning Department.

RECOMMENDATION

Staff recommends the Planning Commission recommend acceptance of the public improvements in Odric Gregory Industrial Park, Phase 3 to the City Council with the condition that the applicant submit a maintenance surety in the amount of $12,000 to the Codes/Planning Department.

ATTACHMENT 3-2

EXHIBIT A

RESOLUTION NO. R12Ø6-29

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS BY
THE CITY OF GALLATIN, TENNESSEE
ODRIC GREGORY INDUSTRIAL PARK, PHASE 3

WHEREAS, THE CITY OF GALLATIN PLANNING COMMISSION has recommended acceptance by the City of Gallatin of the public improvements in the development hereinafter named Odric Gregory Industrial Park, Phase 3;

WHEREAS, THE CITY OF GALLATIN ENGINEERING DIVISION hereby certifies that the public drainage infrastructure, rights-of-way, and public easements described above have been satisfactorily completed and have been installed in accordance with the approved plans and specifications and that there has been full compliance with the City of Gallatin Subdivision Regulations;

WHEREAS, THE CITY OF GALLATIN PUBLIC UTILITIES DEPARTMENT hereby certifies that the public utility improvements in the development described hereafter have been satisfactorily completed and have been installed in accordance with the approved plans and specifications and that there has been full compliance with the City of Gallatin Subdivision Regulations and City of Gallatin Municipal Code.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, pursuant to Chapter 3, Section 3-105, et seq. of the Subdivision Regulations of Gallatin, Tennessee, that the public drainage infrastructure, rights-of-way, public easements, and public utility improvements described in Odric Gregory Industrial Park, Phase 3, Plat Book 26, Page(s) 323, Recorded May 5, 2010, and Amendment to the recorded subdivision plat of Lot 10, Odric Gregory Industrial Park, Phase 3, Record Book 3377, Page(s) 443-445 in the Register's Office for Sumner County, are hereby accepted by the City of Gallatin, Tennessee.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, pursuant to Chapter 3, Section 3-105, et seq. of the Subdivision Regulations of Gallatin, Tennessee, that the following described street is hereby accepted by the City of Gallatin, Tennessee:

Hope Court – approximately ± 475 feet improved described in Odric Gregory Industrial Park, Phase Three, Plat Book 26, Page(s) 323, Recorded May 5, 2010 in the Register's Office for Sumner County, Tennessee.

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

ATTACHMENT 3-2

EXHIBIT A

IT IS SO ORDERED.

PRESENT AND VOTING:

AYE:

NAY:

DATED:

_____
MAYOR JO ANN GRAVES

ATTEST:

_____
CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

_____
JOE H. THOMPSON
CITY ATTORNEY

ITEM 4

GMRPC Resolution No. 2012-69

RESOLUTION RECOMMENDING APPROVAL OF ORDINANCE NO. O1207-47 TO THE GALLATIN CITY COUNCIL - AMENDING ZONING ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE BY AMENDING AGRICULTURAL (A) AGRICULTURAL RESIDENTIAL ZONE DISTRICT TO RESIDENTIAL 40 (R40) LOW RESIDENTIAL DENSITY ZONE DISTRICT – 2.02 (+/-) ACRES, ANN REAGAN TOMLINSON, OWNER, S.B.E. TAX MAP #134//PARCEL 038.00- LOCATED AT 855 COLES FERRY ROAD, AT THE INTERSECTION WITH STONEGATE DRIVE – PC0020-12

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the rezoning request submitted by the applicant, C&K Surveyors, LLC., at its regular meeting on July 23, 2012; 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, attached as Exhibit A, and evidence and testimony presented during the meeting.

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

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-103 and 13-4-102:

1. This zoning amendment is in agreement and consistent with the recommendations of the General Development and Transportation Plan for the area.

2. It has been determined that the legal purposes for which zoning regulations exists are not contravened.

3. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect can is justified by the public good or welfare.

4. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby recommends approval of the zoning amendment to the Gallatin City Council with the following conditions:

1. The applicant shall submit a copy of the signed affidavit that property owners have been notified by mail once letters are mailed. The deadline to mail the letters is 15

days before the Public Hearing is held at City Council (not counting that date).

2. The applicant shall submit fourteen (14) corrected copies of the rezoning exhibit to the Codes/Planning Department.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 7/23/12

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A

ITEM 4
7/23/12 GMRPC MEETING

Public Comment
Applicant requests approval to rezone 2.02 (+/-) acres from Agriculture (A) to Residential 40 (R40). Property is located at 855 Coles Ferry Road.

Attachment	**4-1**	**Rezoning Exhibit**
Attachment	**4-2**	**Rezoning Ordinance NO. O12Ø7-47**
Attachment	**4-3**	**Legal Description of Property**

ANALYSIS

The applicant is requesting approval to rezone 2.02 (+/-) acres from Agriculture (A) to Residential 40 (R40). The property is located at 855 Coles Ferry Road, across from the intersection with Stonegate Drive. The property is currently zoned Agricultural (A). The existing use is Dwelling, One-Family Detached, which is a permitted use in the Agricultural zoned district. If the rezoning is approved by the Gallatin City Council the use of Dwelling, One-Family Detached will be maintained. No portion of this property is located in a flood hazard area. The property is located within the Gallatin Planning Region and the property is not contiguous with the existing City Limits, therefore annexation of this property is not being requested.

Gallatin on the Move 2020 General Development and Transportation Plan

The *Gallatin on the Move 2020 General Development and Transportation Plan* identifies this parcel on the Community Character Area Map as Suburban Neighborhood Emerging. The Suburban Neighborhood Emerging classification features the single-family residential use as well as small and large scale apartment and townhomes. According to the *Gallatin on the Move 2020 General Development and Transportation Plan,* the requested zone district of R40 is an applicable zone district for the Suburban Neighborhood Emerging Character Area. Staff is comfortable that the proposed use for this property meets the overall intent of *Gallatin on the Move 2020 General Development and Transportation Plan.*

Adjacent Zoning

Currently, the property at 855 Coles Ferry Road is 2.02 acres, which does not meet the zoning requirement of 2.5 acres per lot in the Agricultural zone. The applicant is wishing to rezone the property to bring it into compliance with the zoning ordinance and so a second parcel can be subdivided off at a later date. The subject property is bordered by Agricultural zoned property to the north and south, and Residential-20 (R20) to the west. To the east are the C.S.X. railroad and two (2) additional parcels. These two (2) parcels are located within Sumner County and outside of the Gallatin Planning Region. The Staff supports the applicant's request to rezone the property from A to R40.

Departmental Comments

All other departmental comments have been satisfied.

EXHIBIT A

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of the rezoning request to the Gallatin City Council with the following conditions:

1. The applicant shall submit a copy of the signed affidavit that property owners have been notified by mail once letters are mailed. The deadline to mail the letters is 15 days before the Public Hearing is held at City Council (not counting that date).
2. The applicant shall submit fourteen (14) corrected copies of the rezoning exhibit to the Codes/Planning Department.

ATTACHMENT 4-2

EXHIBIT A

ORDINANCE NO. O12Ø7-47

ORDINANCE AMENDING ZONING ORDINANCE OF THE CITY OF GALLATIN, TENNESSEE BY AMENDING AGRICULTURAL (A) AGRICULTURAL RESIDENTIAL ZONE DISTRICT TO RESIDENTIAL 40 (R40) LOW DENSITY RESIDENTIAL ZONE DISTRICT – 2.02 (+/-) ACRES, ANN REAGAN TOMLINSON, OWNER, S.B.E. TAX MAP #134//PARCEL 038.00- LOCATED AT 855 COLES FERRY ROAD, AT THE INTERSECTION WITH STONEGATE DRIVE.

WHEREAS, the Gallatin Municipal-Regional Planning Commission, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance has reviewed and recommended approval of this amendment in GMRPC Resolution No. 2011-69, attached hereto as Exhibit A; and

WHEREAS, notice and public hearing before the Gallatin City Council has or will occur before final passage of this amendment pursuant to Section 15.07.060 of the Gallatin Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE as follows:

1. The Gallatin City Council hereby concurs with the recommendations of the Gallatin Municipal-Regional Planning Commission has reviewed and recommended approval of this amendment in GMRPC Resolution No. 2011-69, attached hereto as Exhibit A; and

2. That based upon recommendation of approval by the Gallatin Municipal-Regional Planning Commission, public notice, and after public hearing in compliance with Section 15.07.060 of the Gallatin Zoning Ordinance, the zone of the real property described in Exhibit C, attached hereto, and further defined in Exhibit D, Rezoning Exhibit for Ann Reagan Tomlinson Property, shall be amended from the regular zoning district of Agricultural (A) agricultural residential zone district to Residential 40 (R40) low residential density zone district.

3. In accordance with Section 15.07.080 of the Gallatin Zoning Ordinance, the official zoning map of the City of Gallatin, Tennessee, shall, upon the effective date of this ordinance, be amended to reflect the zoning changes herein made.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this Ordinance shall take effect upon final passage, the public welfare requiring such.

PASSED FIRST READING:

PASSED SECOND READING:

_____

MAYOR JO ANN GRAVES

ATTEST:

_____

ATTACHMENT 4-2

EXHIBIT A

CONNIE KITTRELL
CITY RECORDER
APPROVED AS TO FORM:

_____

JOE H. THOMPSON
CITY ATTORNEY

ATTACHMENT 4-3

RECEIVED
JUN 26 2012
GALLATIN PLANNING
& ZONING

Legal Description
For
Ann Reagan Tomlinson
Map 134 – Parcel 38.00

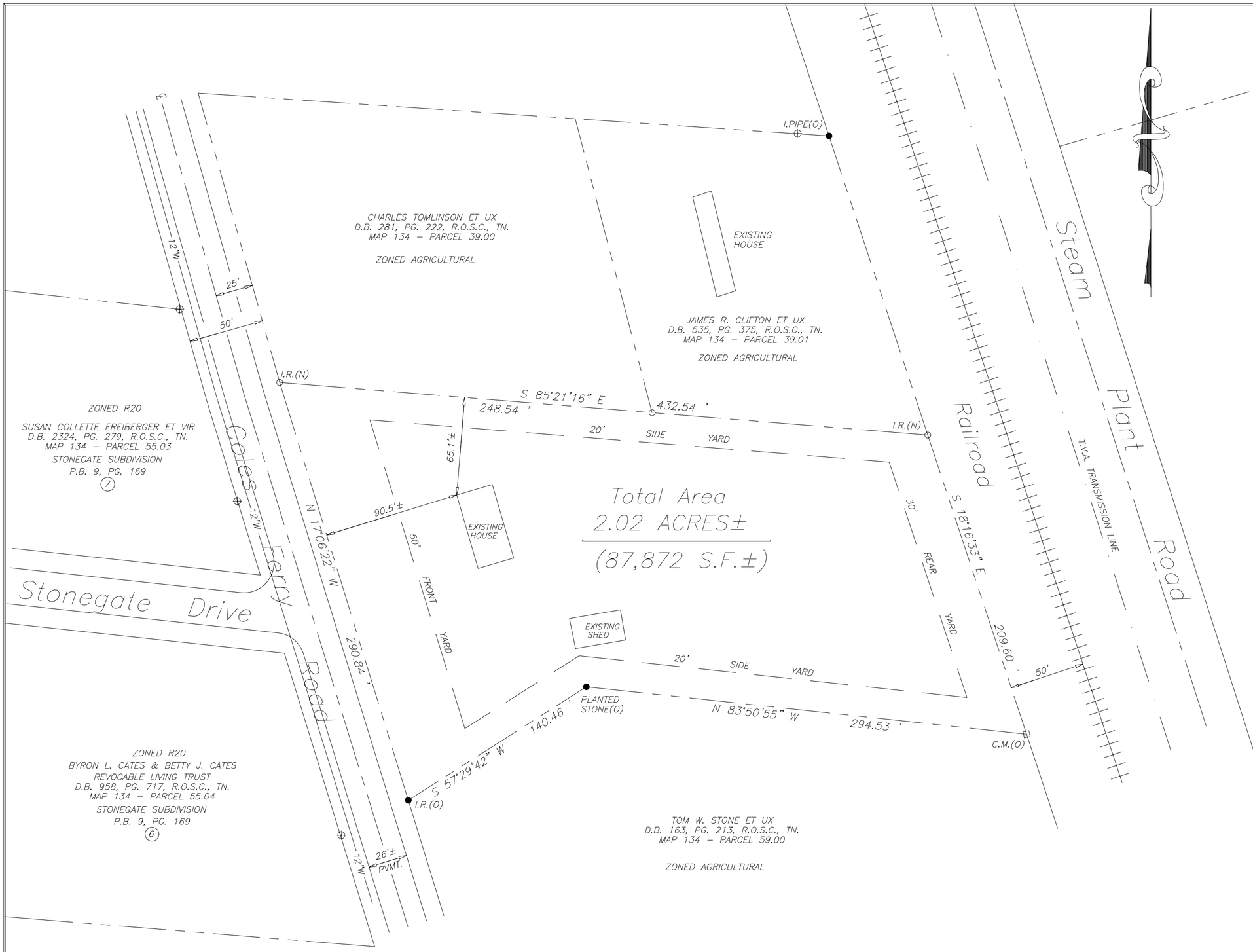
Property located at 855 Coles Ferry Road in the City of Gallatin, 3rd Civil District of Sumner County, Tennessee. Being described according to a survey by C&K Surveyors, LLC, William E. Crenshaw, R.L.S. #2395, dated June 10, 2012, as follows:

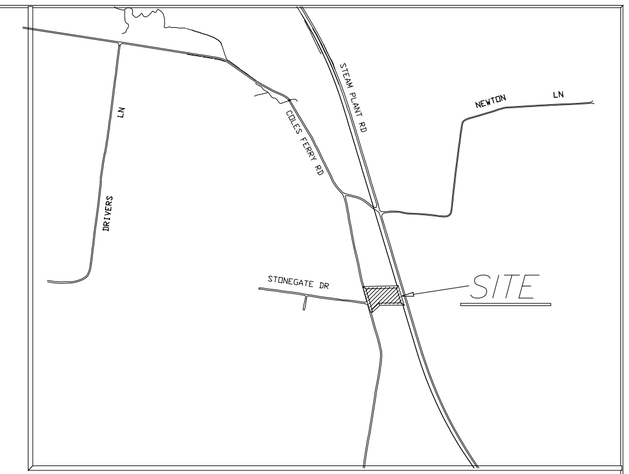
BEGINNING at an existing iron rod in the easterly right-of-way of Coles Ferry Road at the Southwest corner of the herein-described tract. Said pin also being the Northwest corner of the Tom W. Stone et ux property of record in Deed Book 163, Page 213, R.O.S.C., TN. Thence, from said POINT OF BEGINNING, along the easterly right-of-way of Coles Ferry Road (25 feet from the centerline) N 17°06'22" W – 290.84' to an iron rod set at the Northwest corner of the herein-described tract and the Southwest corner of the Charles Tomlinson et ux property of record in Deed Book 281, Page 222, R.O.S.C., TN. Thence, leaving the easterly right-of-way of Coles Ferry with the southerly line of the Charles Tomlinson property, S 85°21'16" E – 432.54' to an iron rod set in the westerly right-of-way of the C.S.X. Railroad at the Northeast corner of the herein-described tract and the Southeast corner of the James R. Clifton et ux property of record in D.B. 535, Page 375, R.O.S.C., TN. Thence, along the westerly right-of-way of the railroad (50 feet from the centerline) S 18°16'33" E – 209.60' to an existing concrete monument at the Southeast corner of the herein-described tract and the Northeast corner of Tom W. Stone, aforementioned. Thence leaving the railroad with the northerly line of Stone, N 83°50'55" W – 294.53' to an existing planted stone; Thence S 57°29'42" W – 140.46' to the POINT OF BEGINNING, containing 2.02 acres.

Being the same property conveyed to Ann Reagan Tomlinson by deeds of record in Deed Book 281, Page 219 and Deed Book 546, Page 606, R.O.S.C., TN.

EXHIBIT C

PC0020-12





LOCATION MAP

SITE DATA TABLE

1. CURRENT ZONING – AGRICULTURAL
   PROPOSED ZONING – RESIDENTIAL 40
2. FRONT YARD (R40) – 50 FEET
   SIDE YARD (R40) – 20 FEET
   REAR YARD (R40) – 30 FEET
3. EXISTING AND PROPOSED USE :
   DWELLING – ONE FAMILY DETACHED

FEMA FLOOD NOTE :

ACCORDING TO F.I.R.M. FLOOD MAP NO. 47165C0431G, DATED 4–17–12, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA (ZONE "X").

50 0 50 100 150

Scale: 1" = 50'

PREPARED BY :

C&K SURVEYORS, L.L.C.
242 WEST MAIN ST.
PMB 199
HENDERSONVILLE, TN. 37075

REZONING REQUEST OF THE ANN REAGAN TOMLINSON PROPERTY

FROM AGRICULTURAL TO R–40

SUMNER COUNTY MAP 134 – PARCEL 038.00

PROPERTY LOCATED AT 855 COLES FERRY ROAD IN THE CITY OF GALLATIN
3rd CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : JUNE 10, 2012 REV. 7–09–12 (Per Staff comments)

SCALE : 1" = 50'

OWNER :
ANN REAGAN TOMLINSON
849 COLES FERRY ROAD
GALLATIN, TN. 37066

ITEM 5

GMRPC Resolution No. 2012-70

RESOLUTION APPROVING A SITE PLAN FOR A 2,265 SQUARE FOOT POPEYES LOUISIANA KITCHEN RESTAURANT, AT 609 NASHVILLE PIKE – PC0021-12

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Site Plan submitted by the applicant, Civil Engineering Services, at its regular meeting on July 23, 2012; 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, attached hereto as Exhibit A, 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 § 13-3-103 and 13-4-102:

1. The site plan is in agreement and consistent with the policies and recommendations in the General Development and Transportation Plan.

2. It has been determined that the legal purposes for which zoning and subdivision regulations exists have not been contravened.

3. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect can be justified by the public good or welfare.

4. It has been determined that 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 site plan with the following conditions of approval:

1. Planning Commission approve the architectural elevations as submitted.
2. Planning Commission approve the landscaping and bufferyard plan as submitted.
3. Planning Commission approved the smaller of the two (2) proposed pole signs because it is most appropriate for this area of Nashville Pike.

4. The applicant shall provide screening on the rear elevation in order to screen the rooftop HVAC systems from the rear.
5. The applicant shall ensure the total for all wall signage does not exceed a total of 30 square feet when applying for a sign permit.
6. The applicant shall understand that any site/subdivision with disturbance greater than one (1) acre requires a TDEC NOC. The current plans show disturbance of greater than 1 acre. The applicant shall provide a copy of the TDEC NOC or limit disturbance to less than 1 acre.
7. The applicant shall provide an EPSC plan.
8. The applicant shall revise the inlet protection detail to reflect site conditions of existing inlet. For this site the use of straw wattles is suggested, specifically at the inlet and where the proposed valley gutter drains off site.
9. The applicant shall provide the following notes:
    a. Inspection and maintenance of erosion control devices will be performed on a regular basis.
    b. Erosion control must be in place and inspected by the Engineering Division prior to grading.
    c. Contractor is to obtain Land Disturbance Permit from the City of Gallatin Engineering Division prior to grading.
10. The applicant shall submit a site surety in an amount to be determined by the Codes/Planning department prior to the issuance of a building permit.
11. The applicant shall submit three (3) corrected and folded copies of the site plan to the Codes/Planning Department prior to the issuance of a building permit.

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

PRESENT AND VOTING

AYE:

NAY:

DATED: 7/23/2012

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____

JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A

ITEM 5
7/23/12 GMRPC MEETING

The applicant requests approval of a site plan to construct a 2,265 sq. ft. Popeyes Louisiana Kitchen restaurant on property containing 1.06 (+/-) acres located at 609 Nashville Pike. (PC0021-12)

Attachment	**5-1**	**Site Plan**
Attachment	**5-2**	**Signage Package**
Attachment	**5-3**	**Response Letter, dated 7/12/12, from Ray Flake, P.E.**

ANALYSIS

The applicant is requesting approval of a site plan to construct a 2,265 sq. ft. Popeyes Louisiana Kitchen restaurant. The property is located at 609 Nashville Pike and contains approximately 1.06 (+/-) acres. The property is currently zoned Commercial Services (CS) and Food Service is a permitted use in the CS zone district. No portion of this property is located within a special flood hazard area.

Architectural Elevations

The applicant is proposing a corporate prototype design for this project. The rectangular 2,265 square foot building has a traditional appearance with all four (4) elevations being 100 percent brick with EIFS being used as coping around the roof line and a thin accent band near the bottom of the front and side elevations. The building is rectangular in shape with a flat roof where the HVAC units will be installed and concealed by the parapet wall that encircles the roof.

Front Elevation (Nashville Pike)

The front elevation is symmetrical in design with a center projection containing three (3) large scale windows spanning nearly the entire width of the elevation. The front elevation has a maximum height of 19 feet – four (4) inches. The bank of three (3) windows is topped by a metal awning. Above the awning is the sign area that contains the two (2) wall signs and the three (3) goose neck lights that will illuminate the signs from above. The elevation is topped off with a small cornice, also in brick, with EIFS used as a coping along the very top of the cornice. The front elevation steps back on each side to a second part that recesses back to a third part. The main entrance is located to the left of the main projection, on the third step back from the main elevation.

Rear Elevation (Gallatin Center/Burke's)

The rear elevation contains a metal door located to the left of the elevation, but no other voids in the wall. The elevation has a maximum height of 18 feet. There is a centrally located ladder to access the roof as well as other mechanical systems of the building. The applicant shall provide screening on the rear elevation in order to screen the rooftop HVAC systems from the rear.

Side Elevation (Gallatin Center Entrance/Parking)

The side elevation has a height of 16 feet – eight (8) inches. The side elevation begins with a pair of large scale windows topped with a metal awning to match the front elevation. As you move to the right, along the elevation, a portion of the wall projects outward. This projection in the wall corresponds with the stepping back seen on the front elevation. At this projection in the wall is the double-door entrance, which is also topped with a metal awning that matches the others on the

building. The remainder of the side elevation is broken up by three (3) large scale false windows that are covered by shutters. Each shutter is vinyl with composite wood trim and is four (4) feet wide by ten (10) feet high.

Drive-Thru Elevation (Sudden Service)
The drive-thru elevation has a maximum height of 18 feet. This elevation mirrors the other side elevation by starting, on the right side, with a pair of large scale windows topped by a metal awning. Where the elevation projects out there is an additional large scale window topped with a metal awning. The remainder of this wall projection contains the drive-thru window on the lower level and a projecting balcony with wrought iron railings. Behind the railing, on the wall itself, are three (3) smaller scale false windows behind closed shutters. The remainder of this elevation steps back and has two (2) of the large scale shutters placed symmetrically within that portion of the elevation.

Bufferyards/Landscaping
The applicant is required to provide a Type 15 Bufferyard along all property lines. The applicant has shown the required Type 15 Bufferyard along Nashville Pike along with the required continuous evergreen screening along the parking area. The applicant is requesting alternative Type 15 Bufferyards on the north, east and west property lines. Due to the parking layout the applicant has grouped required landscaped material in large landscape islands in each corner of the parking area along with providing a continuous evergreen screen along these three (3) sides of the parcel.

The applicant has shown an extensive landscaping plan for around the building and the drive-thru area. Staff recommends the Planning Commission approved the landscaping and bufferyard plan as submitted.

Parking/Access
The proposed site layout for 609 Nashville Pike shows two (2) access points. The primary access point is on the western edge of the site near Nashville Pike. This access is reached by the existing full access point on Nashville Pike that provides access to the adjacent Sudden Service gas station and the Gallatin Center parking lot, which is behind the proposed Popeyes. The second access point is at the northeastern corner of the proposed site plan. This provides access from the primary entrance into the Gallatin Center. There is an existing Bank of America ATM at this access point and it will remain in its same location and under the ownership of Bank of America.

Table 11-01 of the Gallatin Zoning Ordinance indicates the parking ratio for a restaurant is one (1) parking space per four (4) persons capacity in dining area. The proposed Popeyes restaurant is designed with a capacity of 48 seats. Therefore, the project is required 12 parking spaces total, with one (1) handicap accessible space. The applicant has shown 38 total parking spaces, which includes two (2) handicap accessible spaces.

Signage
The applicant has provided the final sign package for the free standing pole (Attachment 5-2) and has shown the requested wall sign on Sheet A-5 of the site plan. The wall sign is comprised of channel letters spelling 'Popeyes' as well as a separate wall sign that includes the words, 'Louisiana Kitchen'. These signs are approximately 12 square feet each for a total of 24 square feet, which is under the permitted sign amount of 30 square feet. Also, the applicant has shown two (2) circular signs, one on each side elevation near the roofline. There are no measurements for these signs. The

applicant shall ensure the total for all wall signage does not exceed a total of 30 square feet when applying for a sign permit.

The applicant has provided two (2) different pole sign designs for consideration. Both signs are identical in design, but differ in terms of square footage and height. Both sign consists of a circular sign at the top, which sits atop a wider rectangular sign and finally a reader board is located approximately half way up the pole. The first pole sign design is approximately 15 feet – three (3) inches in height with a total of 50 square feet of signage. This sign design meets all requirements of the Gallatin Zoning Ordinance in terms of height, size and setback from the right-of-way. The second pole sign design is approximately 20 feet – seven (7) inches in height with a total of 77 square feet of signage. The height of the sign is seven (7) inches taller than required by the Gallatin Zoning Ordinance, but this sign meets all other regulations. Since both of these signs meet or could easily be modified to meet all requirements of the Gallatin Zoning Ordinance, staff is recommending the Planning Commission approve the smaller of the two (2) proposed pole signs because is most appropriate for this area of Nashville Pike.

Site Lighting

The applicant is proposing eleven (11) light poles, at 20 feet high, with a total of fourteen (14) lights. The photometric plan, as submitted, meets the Gallatin Zoning Ordinance requirements of .75 foot candles at the property lines.

Engineering Departmental Comments

The applicant has satisfactorily addressed all Engineering Division review comments except the following:

1. The applicant shall understand that any site/subdivision with disturbance greater than one (1) acre requires a TDEC NOC. The current plans show disturbance of greater than 1 acre. The applicant shall provide a copy of the TDEC NOC or limit disturbance to less than 1 acre.
2. The applicant shall provide an EPSC plan.
3. The applicant shall revise the inlet protection detail to reflect site conditions of existing inlet. For this site the use of straw wattles is suggested, specifically at the inlet and where the proposed valley gutter drains off site.
4. The applicant shall provide the following notes:
    a. Inspection and maintenance of erosion control devices will be performed on a regular basis.
    b. Erosion control must be in place and inspected by the Engineering Division prior to grading.
    c. Contractor is to obtain Land Disturbance Permit from the City of Gallatin Engineering Division prior to grading.

Other Departmental Comments

The applicant has satisfactorily addressed all other departmental review comments.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Site Plan with the following conditions:

1. Planning Commission approve the architectural elevations as submitted.

EXHIBIT A

2. Planning Commission approve the landscaping and bufferyard plan as submitted.
3. Planning Commission approved the smaller of the two (2) proposed pole signs because it is most appropriate for this area of Nashville Pike.
4. The applicant shall provide screening on the rear elevation in order to screen the rooftop HVAC systems from the rear.
5. The applicant shall ensure the total for all wall signage does not exceed a total of 30 square feet when applying for a sign permit.
6. The applicant shall understand that any site/subdivision with disturbance greater than one (1) acre requires a TDEC NOC. The current plans show disturbance of greater than 1 acre. The applicant shall provide a copy of the TDEC NOC or limit disturbance to less than 1 acre.
7. The applicant shall provide an EPSC plan.
8. The applicant shall revise the inlet protection detail to reflect site conditions of existing inlet. For this site the use of straw wattles is suggested, specifically at the inlet and where the proposed valley gutter drains off site.
9. The applicant shall provide the following notes:
    a. Inspection and maintenance of erosion control devices will be performed on a regular basis.
    b. Erosion control must be in place and inspected by the Engineering Division prior to grading.
    c. Contractor is to obtain Land Disturbance Permit from the City of Gallatin Engineering Division prior to grading.
10. The applicant shall submit a site surety in an amount to be determined by the Codes/Planning department prior to the issuance of a building permit.
11. The applicant shall submit three (3) corrected and folded copies of the site plan to the Codes/Planning Department prior to the issuance of a building permit.

EXHIBIT A

Tony Allers
Director

Katherine Schoch
Assistant Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Project Comments

Meeting Date: 07/23/2012
RE: POPEYES LOUSIANA KITCHEN RESTAURANT, Site Plan
Reference #: PC0021-12

Department of Public Utilities
Review Date: 06/28/2012
1. Water and sanitary sewer lines are not shown correctly on the parcel or plans.

Planning Department
Codes/Planning Department Project Manager: Kevin Chastine
Review Date:7/3/12
1. List Yard Lines on the Cover Sheet along with the Minimum Building Setback Line.
2. Add Existing Use (Vacant) to the Cover Sheet.
3. Add a "Statement of Financial Responsibility' to the Cover Sheet.
4. The proposed architecture does not meet the 70 percent masonry requirement in Section 13.08.010. Explain and/or show how this requirement will be met or if an alternative design will be requested.
5. Provide a Sign Package for both the building signs and free standing signs.
6. Provide percentages of each building material (masonry and EIFS)
7. Provide elevations and/or images of the proposed storage building.
8. Remove notation #30 from C-4.
9. Label Nashville Pike on C-4.
10. Show and Label Bufferyards on C-4:
    North and South - Type 15 Bufferyard
    East and West - Alternative Type 15 Bufferyard
11. Add Property Owner Information across Nashville Pike on the Survey, Sheet 3.
12. Add zoning information to surrounding properties as shown on the Survey, Sheet 3.
13. Provide Detail for Dumpster Enclosure.
14. Correct the square footage of the building.
15. Label the ATM and its owner.
16. Will there be an Access Easement for the ATM? If so, show and label.
17. Will there be an Access Easement for the western entrance? If so, show and label.
18. Remove references to City of Murfreesboro on Sheet L1.1.
19. Please submit sample material and color board for review and approval by the Planning Commission.
20. Staff recommends reducing drive isle widths to 20 feet so greenspace may be increased on sides; requires less pavement and provides better storm water management.
21. Change title to site plan.

EXHIBIT A

Tony Allers
Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Katherine Schoch
Assistant Director

22. **Submit sixteen (16) half size corrected, folded copies** of the resubmittal documents with architectural elevations included.
23. Submit digital copies of plans and supporting information/correspondence pertaining to this project in the following formats: DGN or DWG file (MicroStation version "J" software) of subdivision plats, site plans, PMDP, and FMDP. Submit PDF files of all pages of subdivision plats, site plans, PMDP, and FMDP and submit PDF files of all supporting documents and correspondence. Label file formats on CD.
24. Submit a detailed response letter addressing all departmental review comments.
25. RETURN CHECKPRINT & CHECKLIST
26. Resubmittal documents must be turned in to the Codes/Planning Department by 4:30 PM on 7/12/2012.
27. Resubmittals must include the above information in order to be considered a complete resubmittal.

Codes Department
Review Date: 06/28/2012
No comments

Engineering Division
7-16-2012 JZW (Resubmittal):
1. Any site/subdivision with disturbance greater than 1 acre requires TDEC NOC. Current plans show for disturbance of greater than 1 acre. Provide copy of TDEC NOC or limit distrubance to less than 1 acre.
2. Provide EPSC plan. Inlet protection detail shall be revised to reflect site conditions of existing inlet. For this site the use of straw wattles is suggested, specifically at the inlet and where the proposed valley gutter drains off site.
3. Add following notes:

Inspection and maintenance of erosion control devices will be performed on a regular basis.

Erosion control must be in place and inspected by the engineering division prior to grading.

Contractor is to obtain Land Disturbance Permit from the City of Gallatin Engineering Division prior to grading.

7-6-2012:
1. Any site/subdivision with disturbance greater than 1 acre requires TDEC NOC. Current plans show for disturbance of greater than 1 acre. Provide copy of TDEC NOC or limit distrubance to less than 1 acre.
2. Provide EPSC plan. Inlet protection detail shall be revised to reflect site conditions of existing inlet. For this site the use of straw wattles is suggested, specifically at the inlet and where the proposed valley gutter drains off site.

EXHIBIT A

3. Add following notes:

Inspection and maintenance of erosion control devices will be performed on a regular basis.

Erosion control must be in place and inspected by the engineering division prior to grading.

Contractor is to obtain Land Disturbance Permit from the City of Gallatin Engineering Division prior to grading.

Fire Department
Review Date: 07/02/2012
No comments

Police Department
Review Date: 07/02/2012
Reviewed: no comment

Gallatin Department of Electricity
Review Date: 06/29/2012
O.K.

Sumner County, E-911
Review Date:
N/A

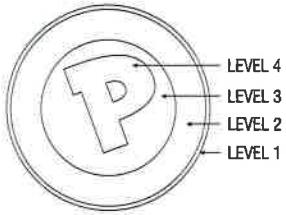
Industrial Pre-treatment Department
Review Date: 06/28/2012
1. Facility shall comply with all applicable cross-connection control and sewer use regulations.
2. #8 on Sheet C-6 - 1 1/2" water meter not available. Only 1" or 2".
3. #15 on Sheet C-6 - GPU provides natural gas service - not Piedmont Natural Gas.

ATTACHMENT 5-2

EXHIBIT A

P-30 PYLON SIGN • 31.0 SQ. FT.

P-60 PYLON SIGN • 60.0 SQ. FT.



EMBOSSMENT LAYOUT
NTS

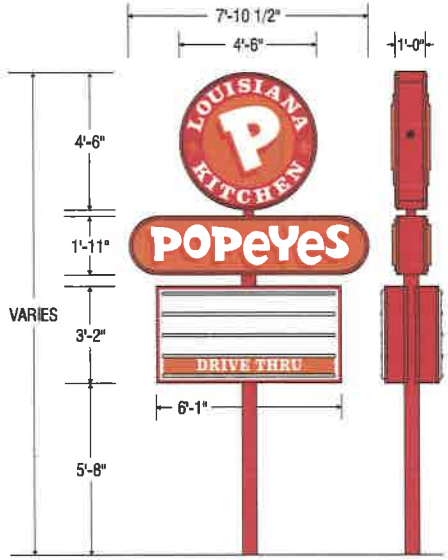
3M #3630-20 WHITE VINYL
(COPY)

3M #3630-44 ORANGE VINYL
(BACKGROUND)

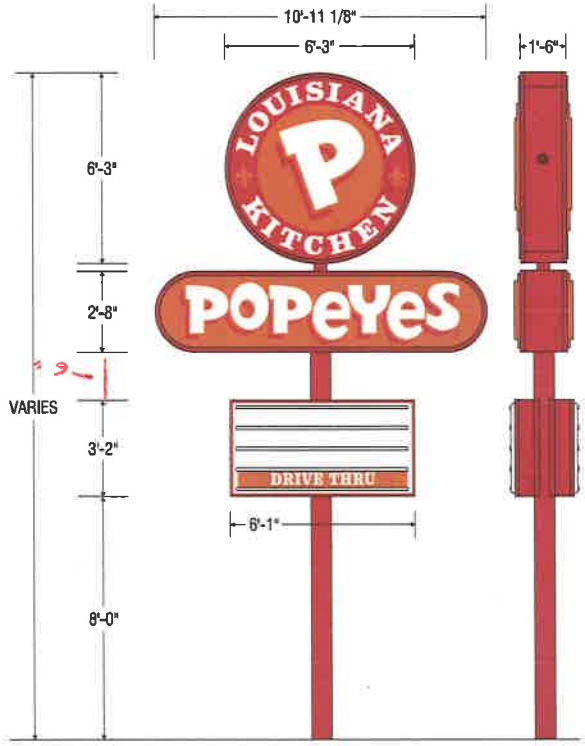
3M #3630-53 RED VINYL
(BACKGROUND)

COLORS

SIGN: D/F INTERNALLY ILLUMINATED CABINET W/PANNED & EMBOSSED FACES
COPY: 3M #3630-20 WHITE VINYL APPLIED 2ND SURFACE
BACKGROUND: 3M #3630-44 ORANGE, #3630-53 RED VINYL APPLIED 2ND SURFACE
CABINET: PAINTED PMS #186 RED
READERBOARD: 6" CHANGEABLE COPY
ILLUMINATION: WHITE FLOURSCENTS



P-30 PYLON SIGN W/HRB-36 READERBOARD
1/2" = 1'-0"



P-60 PYLON SIGN W/HRB-36 READERBOARD
1/2" = 1'-0"

ENTERA
Your total branding solution

Underwriters Laboratories Inc.
LISTED

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY BELL SIGNS, INC. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY BELL SIGNS, INC. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IS IT TO BE USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION.

CLIENT:	POPEYE'S	SCALE:	NOTED
LOCATION:	VARIOUS	DATE:	4-6-10
DRAWN BY:	DMP	DWG. NO.:	POPEYE'S STANDARDS 2010

EXHIBIT A ATTACHMENT 5-3

Comment Response Letter for Site Review of the Popeyes Louisiana Kitchen Restaurant, Reference #PC0021-12

Department of Public Works

Comment 1. Water and sanitary sewer lines are not shown correctly on the parcel or plans.

Response 1. After our meeting with public works we have placed the water and sewer lines correctly on sheet C-6.

Planning Department

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JUL 12 2012
GALLATIN PLANNING & ZONING

Comment 1. List yard lines on the Cover sheet along with the MBSL

Response 1. Yard lines and MBSL have been added to the cover sheet.

Comment 2. Add existing use (Vacant) to the Cover Sheet.

Response 2. Vacant has been added to the cover sheet.

Comment 3. Add a statement of financial responsibility to the cover sheet.

Response 3. This statement has been added to Cover sheet.

Comment 4. The proposed architecture does not meet the 70 percent masonry requirement in Section 13.08.010. Explain and/or show how this requirement will be met or if an alternative design will be requested.

Response 4. We have revised the Building Elevations to be 100% brick, except for some EIFS copings and accent bands.

Comment 5. Provide a sign package for both the building signs and free standing signs.

Response 5. We have details of all the building signs including the pole sign.

Comment 6. Provide percentages of each building material (masonry and EIFS)

Response 6. Building is all brick except for some accent bands.

Comment 7. Provide elevations and/or images of the proposed storage building.

Response 7. Elevations are provided for the Storage building, which split-face concrete block painted to match building colors.

Comment 8. Remove notation #30 from C-4.

RESUBMITTAL

PC 0021-12

ATTACHMENT 5-3

EXHIBIT A

Response 8. Notation #30 has been removed and replaced.

Comment 9. Label Nashville Pike on C-4.

Response 9. Nashville Pike has been labeled on C-4.

Comment 10. Show and label bufferyards on C-4,

North and South – type 15 bufferyard,

East and West – Alternative Type 15 Bufferyard

Response 10. The bufferyards have been listed on sheet C-4 (see notes 36 and 37).

Comment 11. Add property owner information across Nashville Pike on the Survey, Sheet 3.

Response 11. The property owner's information has been added to sheet 3.

Comment 12. Add zoning information to surrounding properties as shown on the survey, sheet 3.

Response 12. Zoning information has been added to the surrounding properties see sheet 3.

Comment 13. Provide Detail for Dumpster Enclosure.

Response 13. Dumpster details are provided.

Comment 14. Correct the Square footage of the building.

Response 14. The square footage of the building has been corrected.

RECEIVED
JUL 12 2012
GALLATIN PLANNING & ZONING

Comment 15. Label the ATM and its owner.

Response 15. The ATM and its owner have been labeled . See sheet C-4 note 35.

Comment 16. Will there an access easement for the ATM? If so, show and label.

Response 16. There is no access easement for the ATM.

Comment 17. Will there be an Access Easement for the western entrance? If so, show and label.

Response 17. There is an access easement for the western entrance, see sheet 3 and C-4.

Comment 18. Remove references to City of Murfreesboro on Sheet L1.1.

Response 18. References to the city of Murfreesboro have been changed as noted.

Comment 19. Please submit material and color board for review and approval by the planning commission.

Response 19. Materials board will be submitted for review.

RESUBMITTAL

PC 0021-12

Comment 20. Staff recommends reducing drive isle widths to 20 feet so greenspace may be increased on sides; requires less pavement and provides better storm water management.

Response 20. Drive isles where not reduced. This restaurant has more than 70% drive through traffic and it feels it needs the wider drive isles.

Comment 21. Change title to site plan.

Response 21. Notes changed to site plan as noted.

Industrial Pre-Treatment Department

Comment 1. Facility shall comply with all applicable cross-connection control and sewer use regulations.

Response 1. A general note has been added to sheet C-6.

Comment 2. #8 on sheet C-6 – 1 ½" water meter not available. Only 1" or 2".

Response 2. Note #8 has been changed to a 1" meter.

Comment 3. #15 on Sheet C-6 – GPU provides natural gas service - Piedmont Natural Gas.

Response 3. Note #15 has been changed as noted.

RECEIVED
JUL 12 2017
GALLATIN PLANNING & ZONING

RESUBMITTAL

CIVIL CONSTRUCTION PLANS

FOR

609 NASHVILLE PIKE, GALLATIN, TENNESSEE

THIRD CIVIL DISTRICT
SUMNER COUNTY, TENNESSEE

-- INDEX OF PLAN SHEETS --

SHEET	DESCRIPTION
C-1	COVER SHEET
C-2	CONSTRUCTION NOTES
EX-1	EXISTING CONDITIONS
C-3	DEMOLITION PLAN
C-4	SITE PLAN
C-5	GRADING PLAN
C-6	UTILITY PLAN
C-7	DETAIL SHEET 1
L1.1	LANDSCAPE PLAN
A-5	EXTERIOR ELEVATIONS
A-6	EXTERIOR ELEVATIONS
P-1	PHOTOMETRIC PLAN
SD-1	SHED/DUMPSTER DETAILS

MUNICIPALITY
CITY OF GALLATIN PLANNING COMMISSION
132 WEST MAIN STREET
GALLATIN, TN 37066
(615) 541-5796

ELECTRIC
GALLATIN DEPARTMENT OF
ELECTRICAL SERVICES
(615) 452-5152

STORM WATER
CITY OF GALLATIN ENGINEERING DEPT.
132 WEST MAIN STREET
GALLATIN, TN 37066
(615) 541-5796

WATER
GALLATIN PUBLIC UTILITIES
239 HANDCOCK STREET
GALLATIN, TN 37066
(615) 451-5922

SANITARY SEWER
GALLATIN PUBLIC UTILITIES
239 HANDCOCK STREET
GALLATIN, TN 37066
(615) 451-5922

GAS
GALLATIN PUBLIC UTILITIES
239 HANDCOCK STREET
GALLATIN, TN 37066
(615) 451-5922

ARCHITECT

GUY PAYNE & ASSOCIATES ARCHITECTS
GUY M. PAYNE
879 WILLOW TREE CIRCLE
SUITE 114
CORDOVA, TN 38018
TEL. (901) 756-1878

SURVEYOR

DONLON LAND SURVEYING, LLC
TIMOTHY MARK DONLON
8120 SAWYER BROWN RD.
SUITE 110 A
NASHVILLE, TN 37221
TEL. (615) 673-9116, FAX (615) 673-9117

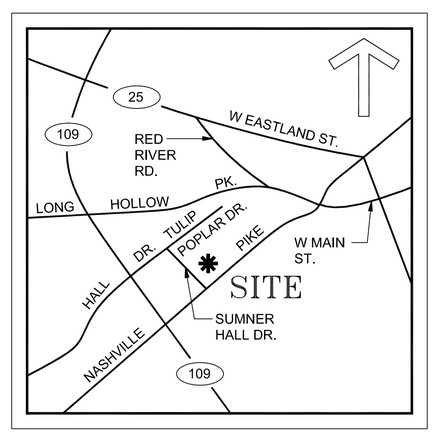
Civil Engineering Services
7705 Spicer Farm Lane
Fairview, Tennessee
37062
phone: (615) 533-0401
fax: (615) 523-8865
e-mail: ray@civilengineeringservices.net
Engineering, Land Planning

GENERAL NOTES

THIS SITE HAS BEEN DESIGNED TO MEET THE CITY OF GALLATIN'S STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION

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 LOCATION 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 SHELL AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES.

BOUNDARY AND TOPO GRAPHICS SURVEY WERE PREPARED BY OTHERS AND PROVIDED TO CIVIL ENGINEERING SERVICES AND THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THIS INFORMATION SHOW.



VICINITY MAP

DEVELOPER:
POPEYES LOUISIANA KITCHEN
379 WEST PLAZA DRIVE / CONSUMER SQUARE DRIVE
MOORESVILLE, N.C.

PROPERTY OWNER:
BAKER STOREY MCDONALD PROPERTIES
3001 ARMORY DRIVE, SUITE 250
NASHVILLE, TN 37204

PROPERTY ZONING:
CS (COMMERCIAL SERVICES)

TAX MAP & PARCEL NUMBER:
TAX MAP 126G, GROUP A, PARCEL 1.00

SITE ADDRESS:
609 NASHVILLE PIKE, GALLATIN, TN

MINIMUM BUILDING SETBACK LINE:
50 FT. ON NASHVILLE PIKE

YARD LINES:
FRONT YARD 10', SIDE YARD 10', REAR YARD 20'

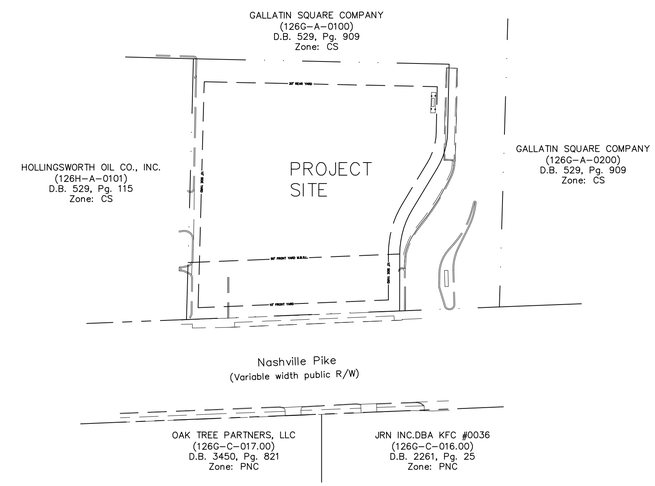
EXISTING / PROPOSED USE:
VACANT / FOOD SERVICE

CERTIFICATE OF 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.

STATEMENT OF FINANCIAL RESPONSIBILITY

POPEYE'S LOUISIANA KITCHEN AFTER IT ACQUIRES THE PROPERTY, REPRESENTS AND WARRANTS THAT IT SHALL HAVE THE FINANCIAL ABILITY TO DEVELOP AND CONSTRUCT THE PROPERTY IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AS APPROVED BY THE CITY OF GALLATIN, TENNESSEE.
POPEYES LOUISIANA KITCHEN,
A TENNESSEE COMPANY



Civil Engineering Services
7705 Spicer Farm Lane
Fairview, Tennessee
37062
phone: (615) 533-0401
fax: (615) 523-8865
e-mail: ray@civilengineeringservices.net
Engineering, Land Planning

DATE	
REVISIONS	

RAY G. FLAKE
REGISTERED ENGINEER
AGRICULTURE
NO. 106884
STATE OF TENNESSEE
11/7/2012

DATE:
DRAWN BY:
CHECKED BY:
APPROVED BY:

COVER AND NOTES SHEET

POPEYE'S LOUISIANA KITCHEN
609 NASHVILLE PIKE (GALLATIN CENTER)
GALLATIN, SUMNER COUNTY, TENNESSEE

SHEET NO.
C-1

JOB NO.: 2012-0424

GENERAL UTILITY NOTES

1. ALL SEWER, ELECTRIC, AND TELEPHONE SERVICE LINES AND EXTENSIONS ARE TO BE CONSTRUCTED TO THE RESPECTIVE UTILITY COMPANY SPECIFICATIONS. UTILITY DISCONNECTION'S TO BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

2. 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, FILLED MEASUREMENTS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION HAS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS PRIOR TO THE EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

3. BEFORE INSTALLATION OF WATER LINES, STORM SEWERS OR SANITARY SEWERS, THE CONTRACTOR SHOW EXCAVATE AND VERIFY ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.

4. ALL SEWER CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GALLATIN'S SEWER SPECIFICATIONS AND DETAILS (LATEST REVISIONS).

5. ALL SEWER SERVICE LINES, SHALL BE TESTED BY THE CONTRACTOR. THE TESTS SHALL BE CONDUCTED IN THE PRESENCE OF THE CITY OF GALLATIN SEWER REPRESENTATIVE.

6. THE CONTRACTOR SHALL PAY ANY APPLICABLE WATER AND SEWERAGE SERVICES INSPECTION FEES.

7. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE, ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTORS EXPENSE, AND COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND GAS LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES OR STORM SEWERS.

9. WATER SERVICE PIPE SHALL BE POLYETHYLENE (PE), DR9. LOCATION AND SIZE OF WATER SERVICE SHALL BE SHOWN ON THE UTILITY PLAN, IN COORDINATION WITH REPRESENTATIVES OF THE LOCAL WATER AUTHORITY.

10. SEWER SERVICE SHALL BE 6" DIAMETER NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKETS. INSTALL IN THE LOCATIONS SHOWN HERE ON.

11. 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.

12. 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.

13. THE DEVELOPER IS TO SCHEDULE A PRECONSTRUCTION CONFERENCE WITH THE CONTRACTOR, THE DEVELOPERS ENGINEER, THE CITIES REPRESENTATIVE AND THE CITIES ENGINEER.

14. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.

15. REMOVE ALL FOUNDATIONS, UNDERGROUND TANKS, PAVING, BASE ETC. IF REMAINING, BEFORE BEGINNING CONSTRUCTION.

16. FILL ALL PLANTERS/ISLANDS TO TOP OF CONCRETE CURB WITH TOPSOIL. TOPSOIL TO BE CLEAN AND FREE OF DEBRIS, ETC.

17. THESE PLANS, PREPARED BY CIVIL ENGINEERING SERVICES, DID 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 CIVIL ENGINEERING SERVICES REGISTERED PROFESSIONAL ENGINEER HERE ON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. 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.

18. IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR THE SPECIFICATIONS. THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.

19. ANY AND ALL FEES, LICENSES AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED PRIOR TO THE INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.

UTILITY NOTES (CONTINUED)

20. FOR WATER SERVICE ALL CORPORATION STOPS SHALL BE 1 1/2" BRASS, EQUIPPED WITH CONNECTIONS COMPATIBLE WITH SERVICE PIPE AND THREADED IN ACCORDANCE WITH SPECIFICATIONS IN AWWA C800. CURB STOPS SHALL BE SIZED TO MATCH THE METER SIZE AND CONFORM WITH AWWA C800 AND AWWA C901.

21. FITTINGS SHALL BE BRASS, CAST AND MACHINED IN ACCORDANCE WITH AWWA C800 AND AWWA C901, WITH COMPATIBLE PIPE CONNECTIONS.

22. SERVICE SADDLES SHALL BE USED FOR ALL SERVICE LINES TAPS. SERVICE SADDLES SHALL BE DOUBLE STRAP, ANCHORED BY A MINIMUM FOUR (4) BOLT PATTERN ON A DUCTILE IRON SADDLE BODY. FOR PVC PIPE, DOUBLE STRAPS SHALL BE CORROSION RESISTANT ALLOY STEEL, SIZED EXACTLY TO THE PIPE OUTSIDE DIAMETER, SEALING GASKETS SHALL BE BUNA-N RUBBER.

23. ALL SEWER SERVICE FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR PRIOR-APPROVED EQUAL.

24. BEDDING AND INITIAL BACKFILL OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER.

25. ALL TRENCHES CUT IN EXISTING ROADS OR DRIVES SHALL UTILIZE A CLEAN SAW CUT AND SHALL BE BACKFILLED (100%) TO FINAL SUBGRADE WITH #57 STONE. REPAIR ROADS PER CITY OF GALLATIN REQUIREMENTS.

26. REINFORCED CONCRETE PIPE (RCP): O-RING SHALL CONFORM TO ASTM C 76 (CLASS III, UNLESS OTHERWISE SPECIFIED) AND AASHTO M 170 STANDARD SPECIFICATIONS, AND ASTM C 443 STANDARD SPECIFICATIONS FOR JOINTS FOR RCP USING RUBBER GASKETS.

27. ELLIPTICAL RCP SHALL CONFORM TO ASTM C 507 (CLASS III) AND AASHTO M 207 STANDARD SPECIFICATIONS.

28. HDPE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M 25 (3"-10"), M 294 (12" AND LARGER), TYPE S (CORRUGATED OUTSIDE - SMOOTH INSIDE, 4" - 60"), AND MP 7 (60" TYPE S).

29. BELL/SPIGOT GASKET FOR HDPE PIPE SHALL BE SOIL/SILT TIGHT PER AASHTO SECTION 26 WITH RUBBER GASKET MEETING ASTM F 477.

30. PVC STORM SEWER PIPE (12" OF LESS) AND FITTINGS SHALL BE NON-PRESSURE PVC CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.

31. REPAIR ALL DAMAGE TO EXISTING FEATURES(I.E. DRIVES, ROADS, YARDS, LANDSCAPING, ETC.) TO PRECONSTRUCTION CONDITION.

32. COORDINATE THE EXACT LOCATION OF ALL UTILITIES ENTERING THE BUILDING WITH THE PLUMBING PLANS PROVIDED BY OTHERS.

33. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA.

34. SOME UTILITIES CAN BE LOCATED BY CALLING THE ("TENNESSEE ONE CALL SYSTEM, INC.). THE CONTRACTOR SHALL CALL "TENNESSEE ONE CALL" (1-800-351-1111) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION.

35. 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.

36. THE PROPOSED GAS LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL GAS COMPANY BY THE CONTRACTOR.

37. THE PROPOSED ELECTRIC LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL ELECTRIC COMPANY BY THE CONTRACTOR.

38. THE PROPOSED TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL TELEPHONE COMPANY BY THE CONTRACTOR.

39. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.

40. 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 RELOCATION'S 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 CONTRACTORS OPERATIONS.

41. 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). HYDRANT SHALL BE INSTALLED AT LOCATION SHOWN ON THE PLANS.

42. BACKFLOW PREVENTION DEVICE FOR THE DOMESTIC WATER SERVICE SHALL BE LOCATED INSIDE THE BUILDING. SEE PLUMBING PLANS.

GENERAL EROSION CONTROL NOTES

1. SEDIMENT BARRIERS SHALL BE PLACED AS INDICATED ON THE PLAN PRIOR TO ANY GRADING WORK.

2. DUST CONTROL ON SITE SHALL BE KEPT WITHIN ACCEPTABLE LIMITS BY SPRINKLING WITH WATER OR OTHER ACCEPTABLE METHODS.

3. MAXIMUM SLOPE CUTS SHALL NOT EXCEED 2:1 UNLESS APPROVED BY THE OWNERS REPRESENTATIVE. CUT AND FILL SLOPES GREATER THAN 2:1 SHALL BE STABILIZED BY EROSION CONTROL FABRIC, HYDROSEEDING, SOD, OR OTHER ACCEPTABLE METHODS.

4. ADDITIONAL EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTORS RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

5.THE LOCATIONS OF EROSION CONTROL DEVICES SHALL BE ADJUSTED AS CONSTRUCTION PROGRESSES TO MAINTAIN A FUNCTIONAL EROSION CONTROL SYSTEM.

6. ANY FAILURE OF ANY EROSION CONTROL DEVICE TO FUNCTION AS INTENDED FOR ANY REASON SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

7. EROSION CONTROL DEVICES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND AT LEAST DAILY DURING PROLONGED PERIODS OF CONTINUOUS RAINFALL.

8. EROSION CONTROL DEVICES SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A FUNCTIONAL EROSION CONTROL SYSTEM.

9. EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED AND THEN REMOVED SO THAT DRAINAGE OF THE SITE IS NOT IMPEDED.

10. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 15 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.

11. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50 % OBSTRUCTED BY SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED.

12. TOPSOIL SHALL BE RE_SPREAD A MINIMUM DEPTH OF 6" OVER ALL DISTURBED AREAS.

13. AREAS THAT HAVE BEEN STRIPPED, CUT SLOPES, FILL SLOPES OR AREAS OTHER WISE DISTURBED SHALL HAVE PERMANENT STABILIZATION APPLIED (GRASS, SOD, ETC.). PERMANENT STABILIZATION SHALL BE PLACED PRIOR TO ACCEPTANCE OF FINAL GRADING.

14. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES PRIOR TO ACCEPTANCE BY THE OWNER.

DEMOLITION NOTES

1. PRIOR TO COMMENCEMENT OF DEMOLITION THE CONTRACTOR WILL COORDINATE HIS ACTIVITIES WITH ALL THE UTILITY COMPANIES SERVING THIS AREA. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

2. THE CONTRACTOR IS TO COMPLETELY REMOVE AND DISPOSE OF ALL STRUCTURES AND BUILDINGS THAT ARE SO INDICATED INCLUDING FOUNDATIONS, TIMBER AND BRUSH, EXCEPT AS OTHERWISE INDICATED; STUMPS AND ROOTS; EXISTING PAVEMENT; OTHER STRUCTURES AS SHOWN OR REASONABLY IMPLIED IN THE DRAWINGS.

3. EXCEPT IN AREAS WHERE EXISTING TREES SHALL BE PRESERVED, A MINIMUM DEPTH OF REMOVAL SHALL BE (2) FOOT BELOW SUBGRADE. IN ROADWAY AREAS AND TO ORIGINAL SOILS ELSEWHERE. WHERE EXISTING BUILDINGS ARE TO BE DEMOLISHED, ALL TRACES OF FOUNDATIONS AND UNDERGROUND UTILITIES ARE TO BE REMOVED (UNLESS OTHERWISE NOTED ON PLANS). THE CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL WASTER MATERIAL.

4. WHERE PAVING OR STRUCTURES ARE TO BE REMOVED WHICH ABUT OR ARE A PART OF CONNECTED FACILITIES (THAT ARE OFF-SITE), RESTORATION OF ANY DAMAGE THAT MIGHT RESULT FROM DEMOLITION IS TO BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.

5. THE LOCATION OF ALL EXISTING UTILITIES, STORM DRAINAGE AND TREES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER OR ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO THE START OF DEMOLITION THE CONTRACTOR SHALL VISIT THE SITE AND DETERMINE THE EXISTENCE & LOCATION OF ALL STRUCTURES, UTILITIES & TREES SHOWN OR NOT SHOWN ON THE PLANS, WHICH WOULD NEED TO BE REMOVED OR PRESERVED.

6. THE CONTRACTOR IS TO COORDINATE THE RELOCATION OR REMOVAL OF ALL OVERHEAD/UNDERGROUND UTILITIES, UTILITY POLES, LIGHTS AND LINES IN THE RIGHT-OF-WAY AND ON THE PROPERTY WITH THE APPROPRIATE PROVIDER.

7. THE CONTRACTOR SHALL REFERENCE AND RESTORE PROPERTY CORNERS AND LAND MARKERS DISTURBED DURING CONSTRUCTION. (UNDER THE DIRECTION OF A TENNESSEE REGISTERED LAND SURVEYOR).

8. REMOVE AND DISCARD ALL EXISTING ASPHALT PAVEMENT AND BASE MATERIAL AT LEAST 6" BELOW ASPHALT WITHIN THE LIMITS SHOWN. EXISTING SUBBASE MATERIAL MAY BE REUSED PROVIDED IT IS STABILIZED AND COMPACTED PER THE TYPICAL PAVEMENT DETAIL.

GENERAL NOTES:

1. THE CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING AND GRUBBING WHICH CONSISTS OF CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCES, STRUCTURES, DEBRIS, RUBBISH, AND SUCH MATERIAL WHICH, IN THE OPINION OF THE ENGINEER, IS UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS.

2. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.

3. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ALL JURISDICTIONAL BODIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVISES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.

4. EXISTING A. C. PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET CENTERLINE AND THE EDGE COATED WITH TAR AS REQUIRED BY THE CITY OF GALLATIN'S STREETS DEPARTMENT.

5. ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE.

6. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE REQUIREMENTS OF ITEM #5 AT THE REQUEST OF THE AGENCY AND/OR THE ENGINEER.

7. ALL COSTS OF RETESTING FOR PREVIOUSLY FAILED TESTS SHALL BE BACK CHARGED TO THE CONTRACTOR BY THE OWNER.

8. ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTING DEFICIENT WORK SHALL BE TO THE CONTRACTORS ACCOUNT. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.

9. 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 UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH PREPARATIONS

10. ALL MATERIAL PLACED AS FILL OR BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE LATEST ADDITION OF THE CITY OF GALLATIN'S SUBDIVISION REGULATIONS.

11. THESE PLANS, PREPARED BY CIVIL ENGINEERING SERVICES, 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 CIVIL 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 THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

12. IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR THE SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.

13. ALL LOT DIMENSIONS, EASEMENTS AND CERTAIN OFF-SITE EASEMENTS ARE TO BE TAKEN FROM THE FINAL PLAT PREPARED BY CDS.

14. WORK SUBJECT TO APPROVAL BY ANY POLITICAL SUBDIVISION OR AGENCY MUST BE APPROVED PRIOR TO (A) PLACING OF CONCRETE, (B) PLACING OF AGGREGATE BASE, (C) PLACING OF ASPHALT PAVING, (D) BACK FILLING TRENCHES FOR PIPE. WORK DONE WITHOUT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.

15. OVER EXCAVATION AND ADDITIONAL GRANULAR BACKFILL MAY BE REQUIRED IN HIGH GROUNDWATER AREAS WHICH ARE TO BE DETERMINED BY THE FIELD INSPECTOR OR OWNER.

CES
Civil Engineering Services
7705 Spicer Farm Lane
Fairview, Tennessee
37062
phone: (615) 533-0401
fax: (615) 523-8865
e-mail: ray@civilengineeringservices.net
Engineering, Land Planning

REVISIONS | DATE

RAY G. FLAKE
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE COMMERCE
NO. 106884
STATE OF TENNESSEE
7/11/2012

DATE:
DRAWN BY:
CHECKED BY:
APPROVED BY:

NOTES SHEET

POPEYE'S LOUISIANA KITCHEN
609 NASHVILLE PIKE (GALLATIN CENTER)
GALLATIN, SUMNER COUNTY, TENNESSEE

SHEET NO.
C-2

JOB NO.: 2012-0618

NOTES

1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND /OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARENTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE BEFORE ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAT THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1–800–351–1111.

2) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.

3) UPON REVIEWING FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP47165C0314G, DATED APRIL 17, 2012. IT HAS BEEN DETERMINED THE LIMITS OF THE DETAIL STUDY DO NOT REACH THE SUBJECT PROPERTY (FLOOD ZONE "X").

4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATED AND CURRENT TITLE SEARCH MAY DISCLOSE.

5) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

6) TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY; CONTOUR INTERVAL IS 1'. DATUM BASED ON GPS SURVEY METHODS AND PROCEDURES.

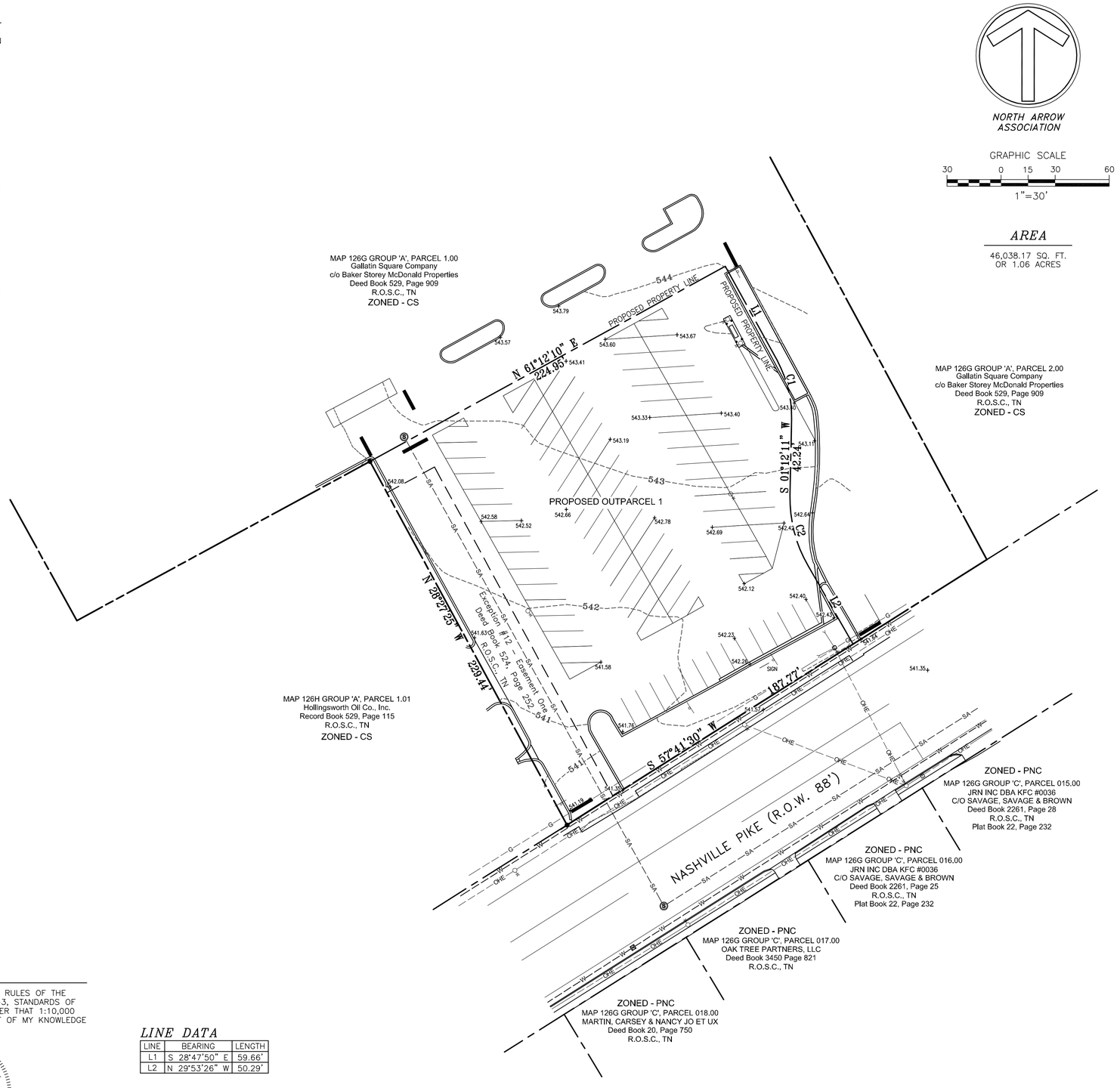
7) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE–CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.

8) BASIS OF BEARING TAKEN FROM GLOBALLY POSITIONED SATELLITE MONUMENTS AS ESTABLISHED FOR THIS SURVEY.

9) THIS PROPERTY IS SUBJECT TO ANY COVENANTS, RESTRICTIONS, AND ALL OTHER MATTERS SHOWN ON THE RECORDED PLAT, GALLATIN SQUARE COMPANY, PLAT BOOK 259, PAGE 909, R.O.S.C.

10) SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP.)

11) PARCEL NUMBERS SHOWN THUS (00) REFER TO COUNTY TAX MAP 126G.

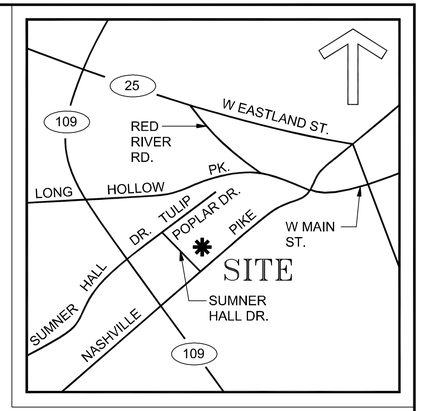


NORTH ARROW ASSOCIATION

GRAPHIC SCALE
30 0 15 30 60
1"=30'

AREA

46,038.17 SQ. FT.
OR 1.06 ACRES



Vicinity Map

NOT TO SCALE

LEGEND:

- POWER POLE
- LIGHT POLE
- TELEPHONE POLE
- GUY WIRE
- GAS VALVE
- ELECTRIC METER
- TELEPHONE BOX
- SANITARY SEWER MANHOLE
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- IR(N) IRON PIN SET
- MAJOR CONTOUR
- MINOR CONTOUR
- OHE OVERHEAD ELECTRIC
- STORM DRAINAGE PIPE
- PROPERTY ADJOINER
- RIGHT OF WAY LINE
- PROPERTY LINE
- W WATER LINE
- SA SANITARY SEWER LINE
- G GAS LINE

PROPERTY OWNER INFORMATION

TAX MAP 126G, GROUP "A", PARCEL 1.00
GALLATIN CENTER PARTNERS LLC – ANCHOR INVEST LLC
DEED BOOK 3298, PAGE 94, R.O.S.C.
674–696 NASHVILLE PIKE – GALLATIN, TN 37066

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY IN COMPLIANCE WITH THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820–3, STANDARDS OF PRACTICE, THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAT 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PREPARED BY:
DONLON LAND SURVEYING, LLC
TIMOTHY MARK DONLON
8120 SAWYER BROWN RD.
SUITE 110 A
NASHVILLE, TN 37221
TEL. (615) 673–9116, FAX (615) 673–9117
mdonlonrls@bellsouth.net
http://www.DonlonLandSurveying.com/

TIMOTHY MARK DONLON
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
TENNESSEE NO. 2291

LINE DATA

LINE	BEARING	LENGTH
L1	S 28°47'50" E	59.66'
L2	N 29°53'26" W	50.29'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHD BEARING
C1	30°00'00"	65.00'	34.03'	33.65'	S 13°47'50" E
C2	31°05'36"	75.00'	40.70'	40.20'	N 14°20'38" W

PARTIAL TOPOGRAPHIC SURVEY OF TAX MAP 126G PARCEL 1.00

SUMNER COUNTY, TENNESSEE

PREPARED FOR:

BAKER STOREY MCDONALD PROPERTIES

3001 ARMORY DRIVE, SUITE 250
NASHVILLE, TN 37204
DATED: MAY 11, 2012

212080 GALLATIN CENTER

DEMOLITION NOTES

1. PRIOR TO COMMENCEMENT OF DEMOLITION THE CONTRACTOR WILL COORDINATE HIS ACTIVITIES WITH ALL THE UTILITY COMPANIES SERVING THIS AREA. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

2. THE CONTRACTOR IS TO COMPLETELY REMOVE AND DISPOSE OF ALL STRUCTURES AND BUILDINGS THAT ARE SO INDICATED INCLUDING FOUNDATIONS, TIMBER AND BRUSH, EXCEPT AS OTHERWISE INDICATED; STUMPS AND ROOTS; EXISTING PAVEMENT; OTHER STRUCTURES AS SHOWN OR REASONABLY IMPLIED IN THE DRAWINGS.

3. EXCEPT IN AREAS WHERE EXISTING TREES SHALL BE PRESERVED, A MINIMUM DEPTH OF REMOVAL SHALL BE (2) FOOT BELOW SUBGRADE. IN ROADWAY AREAS AND TO ORIGINAL SOILS ELSEWHERE. WHERE EXISTING BUILDINGS ARE TO BE DEMOLISHED, ALL TRACES OF FOUNDATIONS AND UNDERGROUND UTILITIES ARE TO BE REMOVED (UNLESS OTHERWISE NOTED ON PLANS). THE CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL WASTER MATERIAL.

4. WHERE PAVING OR STRUCTURES ARE TO BE REMOVED WHICH ABUT OR ARE A PART OF CONNECTED FACILITIES (THAT ARE OFF-SITE), RESTORATION OF ANY DAMAGE THAT MIGHT RESULT FROM DEMOLITION IS TO BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.

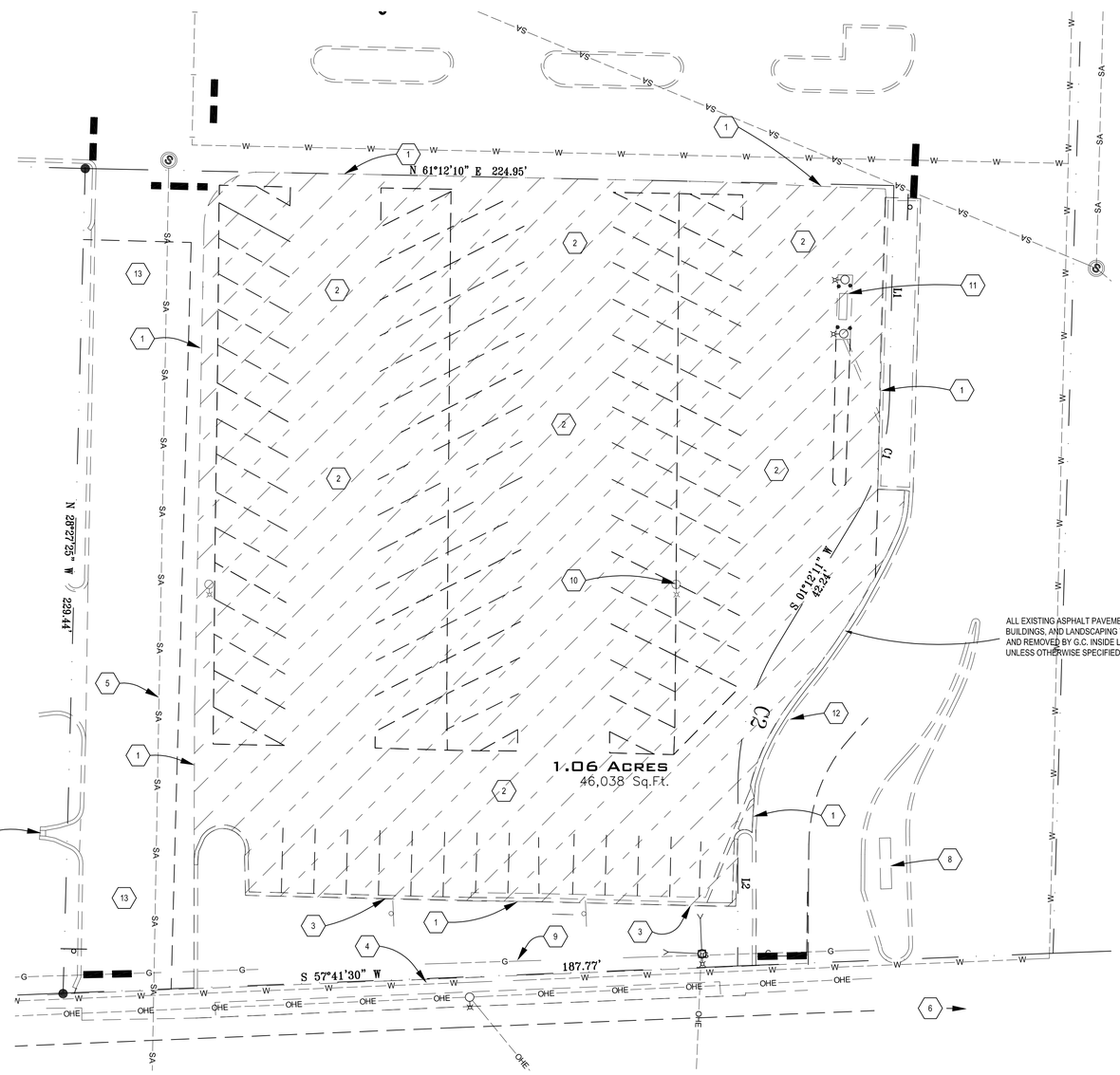
5. THE LOCATION OF ALL EXISTING UTILITIES, STORM DRAINAGE AND TREES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER OR ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO THE START OF DEMOLITION THE CONTRACTOR SHALL VISIT THE SITE AND DETERMINE THE EXISTENCE & LOCATION OF ALL STRUCTURES, UTILITIES & TREES SHOWN OR NOT SHOWN ON THE PLANS, WHICH WOULD NEED TO BE REMOVED OR PRESERVED.

6. THE CONTRACTOR IS TO COORDINATE THE RELOCATION OR REMOVAL OF ALL OVERHEAD/UNDERGROUND UTILITIES, UTILITY POLES, LIGHTS AND LINES IN THE RIGHT-OF-WAY AND ON THE PROPERTY WITH THE APPROPRIATE PROVIDER.

7. THE CONTRACTOR SHALL REFERENCE AND RESTORE PROPERTY CORNERS AND LAND MARKERS DISTURBED DURING CONSTRUCTION. (UNDER THE DIRECTION OF A TENNESSEE REGISTERED LAND SURVEYOR).

8. REMOVE AND DISCARD ALL EXISTING ASPHALT PAVEMENT AND BASE MATERIAL AT LEAST 6" BELOW ASPHALT WITHIN THE LIMITS SHOWN. EXISTING SUBBASE MATERIAL MAY BE REUSED PROVIDED IT IS STABILIZED AND COMPACTED PER THE TYPICAL PAVEMENT DETAIL.

1. LIMITS OF DEMOLITION
2. EXISTING PARKING LOT PAVEMENT TO BE REMOVED AND HAULED BY G.C.. G.C. TO PROVIDE NEW PAVEMENT AS INDICATED ON SITE PLAN.
3. EXISTING CONCRETE CURB TO BE REMOVED AND HAULED BY G.C. PROVIDE NEW CONCRETE CURB AS INDICATED ON SITE PLAN.
4. EXISTING 6" WATER LINE. G.C TO VERIFY SIZE AND LOCATION WITH CITY OF GALLATIN WATER DEPT.
5. EXISTING 8 INCH SANITARY SEWER LINE AND MANHOLE TO REMAIN. G.C TO COORDINATE WITH CITY OF GALLATIN UTILITY DEPARTMENT EXACT LOCATION AND DIRECTION OF FLOW.
6. EXISTING FIRE HYDRANT NEAREST LOCATION.
7. EXISTING STORM SEWER COLLECTOR TO REMAIN. G.C. TO PROTECT WHILE ONGOING CONSTRUCTION.
8. EXISTING MONUMENT SIGN STRUCTURE FROM PREVIOUS BUSINESS TO REMAIN. G.C. TO COORDINATE WITH SIGN COMPANY AND CITY OF GALLATIN FOR SIGN REQUIREMENTS.
9. EXISTING GAS LINE TO REMAIN MEET WITH GAS COMPANY FOR SIZE AND LOCATION.
10. EXISTING SITE LIGHTS WITHIN PROPERTY LINES ARE TO BE REMOVED BY G.C. G.C. TO COORDINATE WORK WITH ELECTRIC COMPANY.
11. EXISTING ATM AND CONCRETE APRON TO REMAIN. G.C. TO PROTECT DURING CONSTRUCTION.
12. EXISTING CONCRETE CURB TO REMAIN. G.C. TO PROTECT WHILE ONGOING CONSTRUCTION.
13. EXISTING ASPHALT PAVEMENT TO REMAIN. G.C. TO PROTECT WHILE ONGOING CONSTRUCTION.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:

- PROPERTY LINE
- YARD LINE
- MSBL (MINIMUM SETBACK LINE)
- WS — WATER SERVICE LINE
- WA — WATER LINE ABANDONED PER CITY OF GALLATIN
- W — WATER LINE
- SS — SANITARY SEWER LINE
- P — OVERHEAD ELECTRIC LINES
- GS — GAS SERVICE
- EXISTING SIGN POST
- WATER VALVE
- WATER METER
- MANHOLE
- 4" PVC CLEANOUT
- EXISTING GAS METER
- LIGHT POLE
- UTILITY POLE
- RCP — REINFORCED CONCRETE PIPE
- FIRE HYDRANT
- HANDICAP PARKING

Civil Engineering Services
7705 Spicer Farm Lane
Fairview, Tennessee
37062
phone: (615) 533-0401
fax: (615) 523-8865
e-mail: ray@civilengineeringservices.net
Engineering, Land Planning

DATE	REVISIONS

RAY G. FLAKE
REGISTERED ENGINEER
AGRICULTURE
NO. 106804
STATE OF TENNESSEE
11/2012

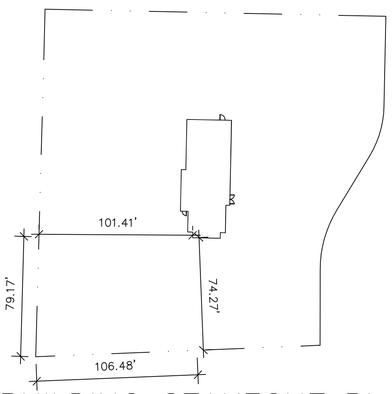
DATE:
DRAWN BY:
CHECKED BY:
APPROVED BY:

DEMOLITION PLAN

POPEYE'S LOUISIANA KITCHEN
609 NASHVILLE PIKE (GALLATIN CENTER)
GALLATIN, SUMNER COUNTY, TENNESSEE

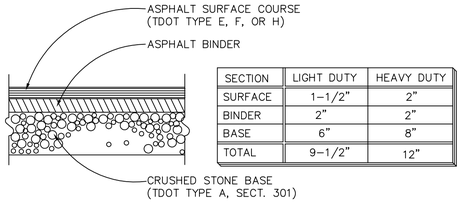
SHEET NO.
C-3

JOB NO.: 2012-0618



BUILDING STAKEOUT PLAN

NO SCALE



SECTION	LIGHT DUTY	HEAVY DUTY
SURFACE	1-1/2"	2"
BINDER	2"	2"
BASE	6"	8"
TOTAL	9-1/2"	12"

PAVING DETAIL

SCALE : NONE

DEVELOPER
POPEYES LOUISIANA KITCHEN
379 WEST PLAZA DRIVE
MOORESVILLE, NC

GALLATIN CENTER PARTNERS, LLC
TAX MAP 126G, GROUP A, PARCEL 1.00
DEED BOOK 3298, PAGE 94

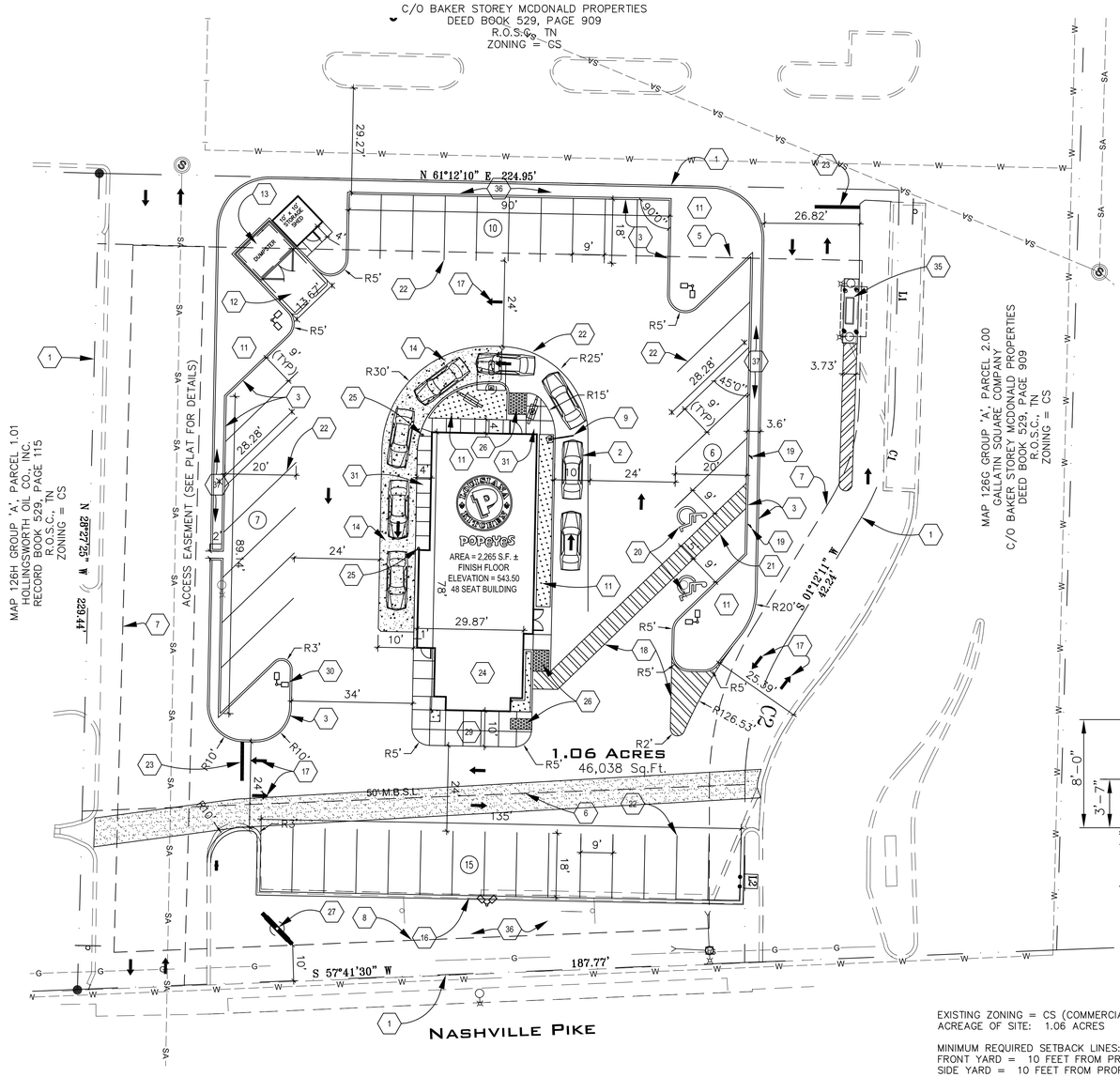
PROPERTY OWNER
GALLATIN CENTER PARTNERS,
LLC / ANCHOR INVEST LLC

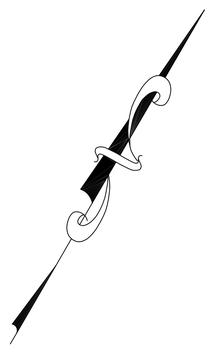
GREEN SPACE NOTES

THE NEW SITE PLAN HAS 7,080 S.F. OF ADDITIONAL GREEN SPACE FROM THE EXISTING SITE. SINCE THE SITE HAS ADDITIONAL GREEN SPACE AND WE ARE INCREASING THE PERMEABLE SURFACE RETENTION IS NOT REQUIRED.

HVAC EQUIPMENT TO BE LOCATED ON THE ROOF.

1. PROPERTY BOUNDARY
2. 7-CAR MINIMUM STACKING IN DRIVE-THRU LANE [120' LINEAR ALONG C/L]
3. PROVIDE NEW 6" CONCRETE CURB AS INDICATED ON SITE PLAN. (SEE DETAIL SHEET)
4. PREVIEW BOARD (SEE ARCHITECTURAL PLANS FOR DETAILS)
5. 20 FT REAR YARD SETBACK LINE
6. 50 FT MINIMUM SETBACK LINE (MBSL). RE: ALTA SURVEY PREPARED BY DONLON LAND SURVEYING LLC. TEL: 615-673-9116, JOB # 212080, DATED: 05-11-12
7. 10 FT SIDE YARD LINE. RE: ALTA SURVEY PREPARED BY DONLON LAND SURVEYING LLC. TEL: 615-673-9116, JOB # 212080, DATED: 05-11-12
8. 10 FT FRONT YARD LINE. RE: ALTA SURVEY PREPARED BY DONLON LAND SURVEYING LLC. TEL: 615-673-9116, JOB # 212080, DATED: 05-11-12
9. CLEARANCE POST (SEE ARCHITECTURAL PLANS FOR DETAILS)
10. EXTERIOR MENUBOARD SPEAKER POST, OCB AND CANOPY CAPTURE 4TH CAR IN STACKING ORDER AT 60'+ FROM C/L AT MID WINDOW (SEE ARCHITECTURAL PLANS FOR DETAILS)
11. IRRIGATED LANDSCAPED AREAS. (SEE LANDSCAPE DRAWINGS FOR LOCATION AND DETAILS)
12. NEW CONCRETE APRON AT DUMPSTER ENCLOSURE (SEE ARCH DETAIL SHEET)
13. TRASH ENCLOSURE. CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. (TYP. 6 YARD BIN) (SEE ARCH DETAIL SHEET)
14. BLACK CONCRETE PAD (SEE ARCH DETAIL SHEET)
15. NEW CONCRETE BOLLARD. (SEE DETAIL SHEET)
16. 12" EXTRUDED CURB ENDS MATCH EXISTING CURB (SEE DETAIL SHEET)
17. DIRECTIONAL ARROW (SEE DETAIL THIS SHEET)
18. PEDESTRIAN PATH OF TRAVEL, PAINT 4" WIDE STRIPS @ 2'-0" O.C. & 4" WIDE BORDER
19. ACCESSIBLE PARKING POLE SIGN (SEE DETAIL SHEET)
20. INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE (SEE DETAIL SHEET)
21. ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT LOADING ZONE W/ 4" WIDE STRIPES @3'-0" O.C. (SEE DETAIL SHEET)
22. PAINT 4" WIDE SOLID PARKING STRIPING W/ TWO (2) COATS HIGHWAY WHITE PAINT (SEE DETAIL SHEET)
23. STANDARD PAINTED STOP BAR (SEE DETAIL SHEET)
24. ROOF DRAIN AND OVERFLOW DRAIN FROM ROOF UNDER CONCRETE FLATWORK TO FACE OF CURB. (SEE DETAIL SHEET)
25. BOLLARD W/ STEEL PIPE GUARD-PAINT TO MATCH SAFETY YELLOW (SEE DETAIL SHEET)
26. ACCESSIBLE RAMP WITH DETECTABLE WARNING (SEE DETAIL SHEET)
27. PYLON SIGN - REFER TO LOCAL AUTHORITIES FOR PERMITS AND APPROVALS
28. NEW ASPHALT PAVEMENT (SEE DETAIL SHEET).
29. NEW CONCRETE PATIO AND SIDEWALK WITH HAUNCHED CURB (SEE DETAIL SHEET)
30. PROPOSED LIGHT POLE (SEE PHOTOMETRIC PLAN FOR DETAILS)
31. CONCRETE SIDEWALK W/ HAUNCHED CURB (SEE DETAIL SHEET)
32. SEALED CONC SIDEWALK. (AQUA MIX SEALER'S CHOICE GOLD). CONCRETE TO BE LIGHT BROOM TEXTURE FINISH. PROVIDE UNDER SLAB TREATMENT PER SOIL REPORT. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. AND ALL SIDE WALKS.
33. EXPANSION JOINT @ 20'-0" O.C. MAX. (SEE DETAIL SHEET)
34. TOOLED JOINTS @ 5'-0"X5'-0" O.C. (SEE DETAIL SHEET)
35. ATM MACHINE OWNED AND MAINTAINED BY BANK OF AMERICA
36. TYPE 15 BUFFERYARD
37. ALTERNATE TYPE 15 BUFFERYARD





GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LINE DATA

LINE	BEARING	LENGTH
L1	S 28°47'50" E	59.66'
L2	N 29°53'26" W	50.29'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHD BEARING
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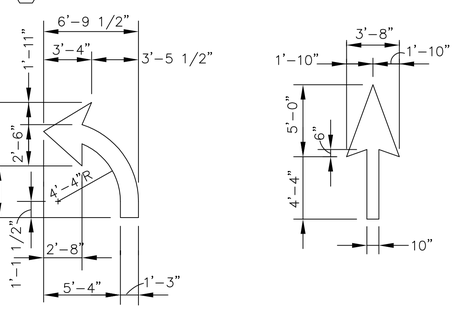


TURN ARROW DETAILS

N.T.S.

FLOOD STATEMENT
UPON REVIEWING FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP 47165C0314G, DATED APRIL 17, 2012. IT HAS BEEN DETERMINED THE LIMITS OF THE DETAIL STUDY DO NOT REACH THE SUBJECT PROPERTYY (FLOOD ZONE "X").

SEE PLAT BY OTHERS FOR MINOR SUBDIVISION

EXISTING ZONING = CS (COMMERCIAL SERVICES)
ACREAGE OF SITE: 1.06 ACRES

MINIMUM REQUIRED SETBACK LINES:
FRONT YARD = 10 FEET FROM PROPERTY LINE
SIDE YARD = 10 FEET FROM PROPERTY LINE
REAR YARD = 20 FEET FROM PROPERTY LINE
M.B.S.L. = 50 FEET ALONG NASHVILLE PIKE

OF PARKING STALLS = 38 STALLS
INCLUDING 2 HANDICAP RAMPS

LEGEND:

- PROPERTY LINE
- YARD LINE
- MSBL (MINIMUM SETBACK LINE)
- HANDICAP PARKING
- DIRECTIONAL ARROWS

Civil Engineering Services
7705 Spicer Farm Lane
Fairview, Tennessee
37062
phone: (615) 533-0401
fax: (615) 523-8865
e-mail: ray@civilengineeringservices.net
Engineering, Land Planning

DATE
REVISIONS

RAY G. FLAKE
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURAL
NO. 106884
STATE OF TENNESSEE
7-17-2012

DATE:
DRAWN BY:
CHECKED BY:
APPROVED BY:

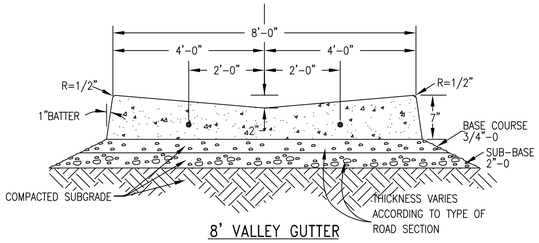
SITE PLAN

POPEYE'S LOUISIANA KITCHEN
609 NASHVILLE PIKE (GALLATIN CENTER)
GALLATIN, SUMNER COUNTY, TENNESSEE

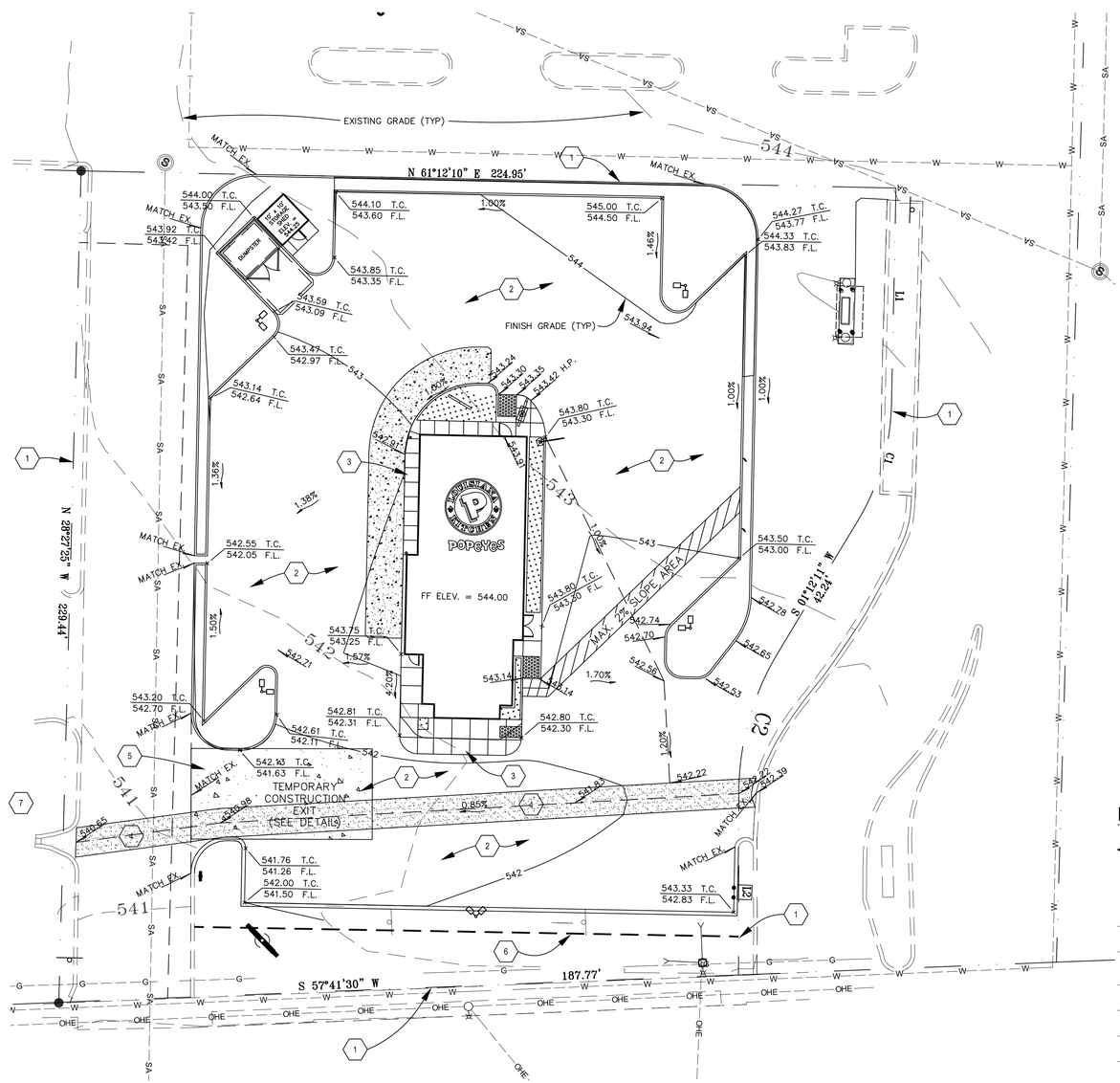
SHEET NO.
C-4

JOB NO.: 2012-0618

NOTES:
1. CONCRETE SHALL BE COMMERCIAL MIX, MIN. COMPRESSIVE STRENGTH OF 3300 psi AT 28 DAYS.
2. REINFORCEMENT SHALL CONSIST OF 6"X6" – #10/#10 WELDED WIRE FABRIC.
3. CONCRETE VALLEY GUTTER SHALL BE POURED BEFORE PAVEMENT IS PLACED.
4. PLACE 1/4" THICK EXPANSION JOINTS FULL WIDTH 20' ON CENTER. DEEP SCORE AT 10' INTERVALS BETWEEN EXPANSION JOINTS.



8' VALLEY GUTTER



GRAPHIC SCALE

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(IN FEET)
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GREEN SPACE NOTES

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FLOOD STATEMENT

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SEE PLAT BY OTHERS FOR MINOR SUBDIVISION

GENERAL NOTES

1. 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.
2. 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.
3. AT LOCATIONS WHERE UTILITY LINES OR SERVICES ARE UNDERNEATH PROPOSED PAVEMENT, THE TRENCH SHALL BE BACKFILLED TO SUBGRADE WITH CRUSHED STONE.
4. DEVELOPER IS TO SCHEDULE A PRE–CONSTRUCTION CONFERENCE WITH THE CONTRACTOR, THE DEVELOPER'S ENGINEER, THE CITIES REPRESENTATIVE AND THE CITIES ENGINEER.
5. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
6. REMOVE ALL FOUNDATIONS, UNDERGROUND TANKS, PAVING, BASE ETC. IF REMAINING, BEFORE BEGINNING CONSTRUCTION.
7. FILL ALL PLANTERS/ISLANDS TO TOP OF CONCRETE CURB WITH TOPSOIL. TOPSOIL TO BE CLEAN AND FREE OF DEBRIS, ETC.
8. THESE PLANS, PREPARED BY CIVIL ENGINEERING SERVICES, 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 CIVIL 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.
9. IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR THE SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.

GRADING NOTES

1. PROPERTY LINE
2. ASPHALT PAVEMENT (TYP) SEE DETAIL SHEET
3. CONCRETE SIDEWALK W/ HAUNCHED CURB (SEE DETAIL SHEET)
4. NEW 8' VALLEY GUTTER (SEE DETAIL THIS SHEET)
5. TEMPORARY CONSTRUCTION ENTRANCE/EXIT (SEE DETAIL SHEET)
6. INSTALL 150 L.F. OF SILT FENCE. (SEE DETAIL SHEET)
7. INSTALL INLET PROTECTION FOR WATER QUALITY. (SEE DETAIL SHEET)
8. COORDINATE WITH GALLATIN PUBLIC UTILITIES ON PROPER CLEARANCE REQUIREMENT OVER THE EXISTING SANITARY SEWER LINE

LEGEND:

- PROPERTY LINE
- YARD LINE
- MSBL (MINIMUM SETBACK LINE)
- WS — WATER SERVICE LINE
- WA — WATER LINE ABANDONED PER CITY OF GALLATIN
- W — WATER LINE
- SS — SANITARY SEWER LINE
- P — OVERHEAD ELECTRIC LINES
- GS — GAS SERVICE
- S S — EXISTING SIGN POST
- WV — WATER VALVE
- W — WATER METER
- MANHOLE
- 4" PVC CLEANOUT
- G — EXISTING GAS METER
- LIGHT POLE
- UTILITY POLE
- RCP — REINFORCED CONCRETE PIPE
- FIRE HYDRANT
- HANDICAP PARKING
- DIRECTIONAL ARROWS

Civil Engineering Services
7705 Spicer Farm Lane
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Engineering, Land Planning

DATE
REVISIONS

RAY G. FLAKE
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
NO. 106804
STATE OF TENNESSEE
4/17/2012

DATE:
DRAWN BY:
CHECKED BY:
APPROVED BY:

GRADING PLAN

POPEYE'S LOUISIANA KITCHEN
609 NASHVILLE PIKE (GALLATIN CENTER)
GALLATIN, SUMNER COUNTY, TENNESSEE

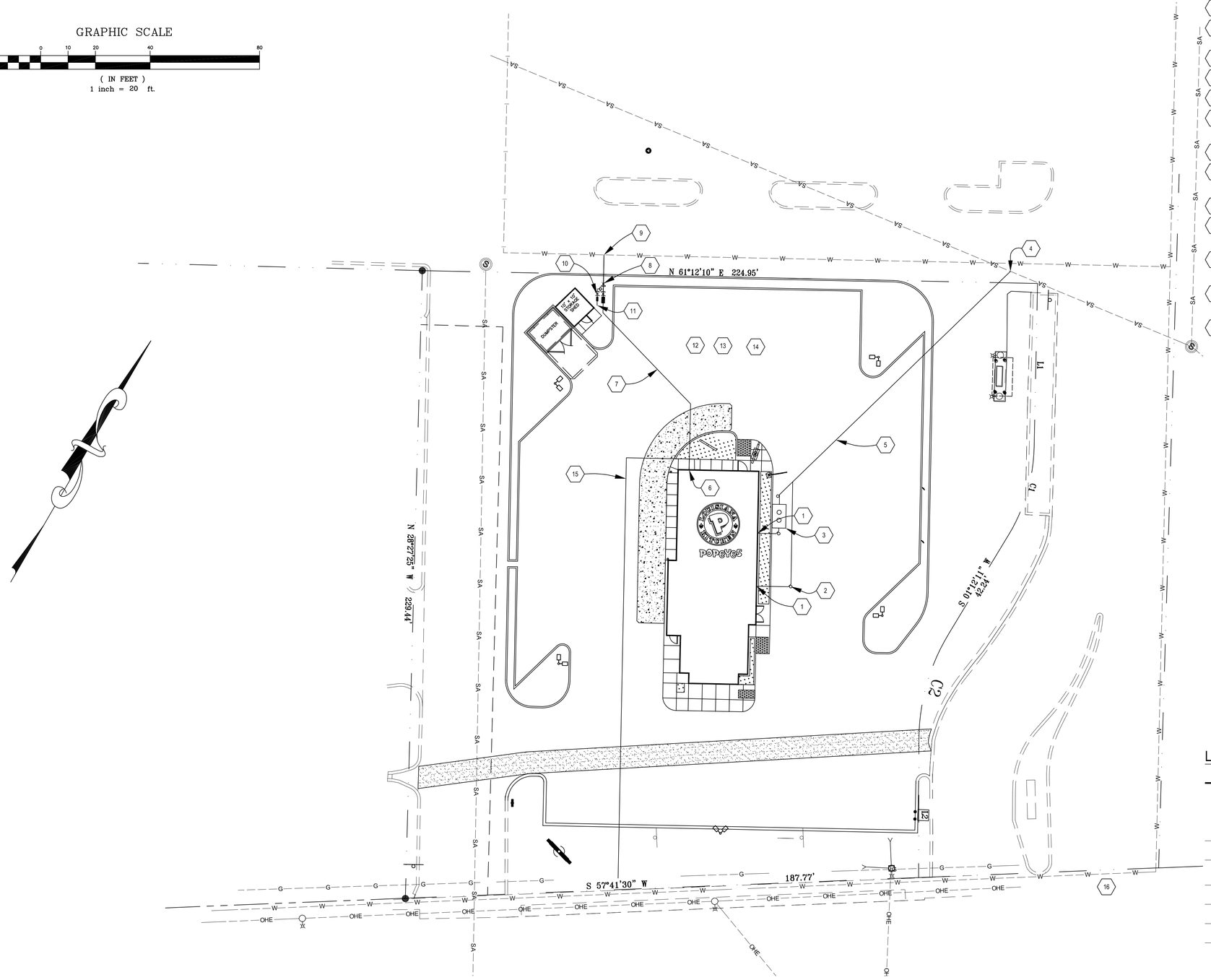
SHEET NO.
C-5

JOB NO.: 2012–0618

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



SEWER CONSTRUCTION NOTES:

1. MAKE SEWER CONNECTION PER LOCAL SEWER DEPARTMENT REQUIREMENTS. (SEE ARCHTECTUAL DRAWINGS FOR EXACT LOCATION INTO BIULDING.)
2. TYPICAL SEWER LATERIAL CLEANOUT. (SEE DETAIL SHEET)
3. 1,500 GALLON SAND/GREASE INTERCEPTOR.
4. MAKE SEWER CONNECTION TO EXISTING SEWERLINE PER LOCAL SEWER DEPARTMENT REQUIREMENTS.
5. 4" PVC SEWER LINE (MIN. 1.00% SLOPE)

POTABLE WATER CONSTRUCTION NOTES:

6. MAKE WATER CONNECTION PER LOCAL WATER DEPARTMENT REQUIREMENTS. (SEE ARCHTECTUAL DRAWINGS FOR EXACT LOCATION INTO BIULDING.)
7. 92 L.F. OF 1-1/2" PVC POTABLE WATER LINE.
8. 1" POTABLE WATER METER WITH RPZ BACKFLOW PREVENTER
9. MAKE WATER CONNECTION TO EXISTING WATER LINE PER LOCAL WATER DEPARTMENT REQUIREMENTS.

IRRIGATION CONSTRUCTION NOTES:

10. 1" IRRIGATION METER WITH RPZ BACKFLOW PREVENTER, MAKE CONNECTION PER LOCAL WATER DEPARTMENT REQUIREMENTS.
11. 1" PVC IRRIGATION WATER LINE. (SEE LANDSCAPING FOR EXTENSION)

ELECTRICAL SERVICE CONSTRUCTION NOTES:

12. G.C. TO WORK WITH THE GALLATIN DEPARTMENT OF ELECTRICITY AND OWNER'S REPRESENTATIVE FOR NEW TRANSFORMER LOCATION.
13. G.C. TO COORDINATE UNDERGROUND ELECTRIC SERVICE WITH THE GALLATIN DEPARTMENT OF ELECTRICITY FOR CONDUIT SIZE AND CONNECTION POINT INTO THE BUILDING.

TELEPHONE SERVICE CONSTRUCTION NOTES:

14. G.C. TO COORDINATE UNDERGROUND TELPHONE SERVICE WITH AT&T FOR CONDUIT SIZE AND CONNECTION POINT INTO THE BUILDING.

NATURAL GAS SERVICE CONSTRUCTION NOTES:

15. G.C. TO COORDINATE UNDERGROUND GAS SERVICE WITH GALLATIN PUBLIC UTILITIES FOR CONDUIT SIZE AND CONNECTION POINT INTO THE BUILDING.

EXISTING FIRE HYDRANT

16. NEAREST EXISTING FIRE HYDRANT 600 ± L.F. EAST ALONG NASHVILLE PIKE

GENERAL NOTE

FACILITY SHALL COMPLY WITH ALL APPLICABLE CROSS-CONNECTION CONTROL AND SEWER USE REGULATIONS

LEGEND:

- PROPERTY LINE
- YARD LINE
- MSBL (MINIMUM SETBACK LINE)
- WS — WATER SERVICE LINE
- WA — WATER LINE ABANDONED PER CITY OF GALLATIN
- W — WATER LINE
- SS — SANITARY SEWER LINE
- P — OVERHEAD ELECTRIC LINES
- GS — GAS SERVICE
- S S — EXISTING SIGN POST
- WATER VALVE
- WATER METER
- MANHOLE
- 4" PVC CLEANOUT
- EXISTING GAS METER
- LIGHT POLE
- UTILITY POLE
- RCP — REINFORCED CONCRETE PIPE
- FIRE HYDRANT
- HANDICAP PARKING
- DIRECTIONAL ARROWS

Civil Engineering Services
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Engineering, Land Planning

DATE	REVISIONS

RAY G. FLAKE
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
NO. 106804
STATE OF TENNESSEE
2012

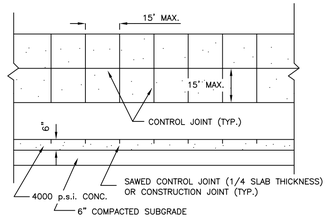
DATE:
DRAWN BY:
CHECKED BY:
APPROVED BY:

UTILITY PLAN

POPEYE'S LOUISIANA KITCHEN
609 NASHVILLE PIKE (GALLATIN CENTER)
GALLATIN, SUMNER COUNTY, TENNESSEE

SHEET NO.
C-6

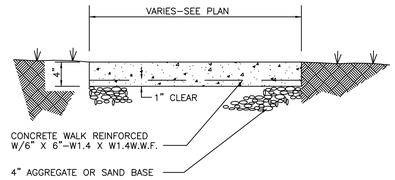
JOB NO.: 2012-0618



CONC. PAVEMENT DETAIL

N.T.S.

1

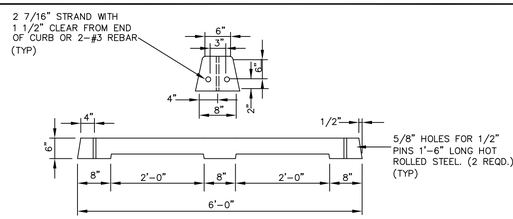


PROVIDE CONTROL JOINTS PER DETAIL 12 SPACED EVERY 5 FT. AND EXPANSION JOINTS PER DETAIL 11 EVERY 20 FT.

CONCRETE SIDEWALK

NOT TO SCALE

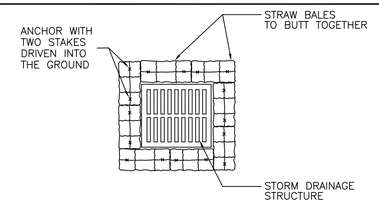
5



STANDARD WHEEL STOP

N.T.S.

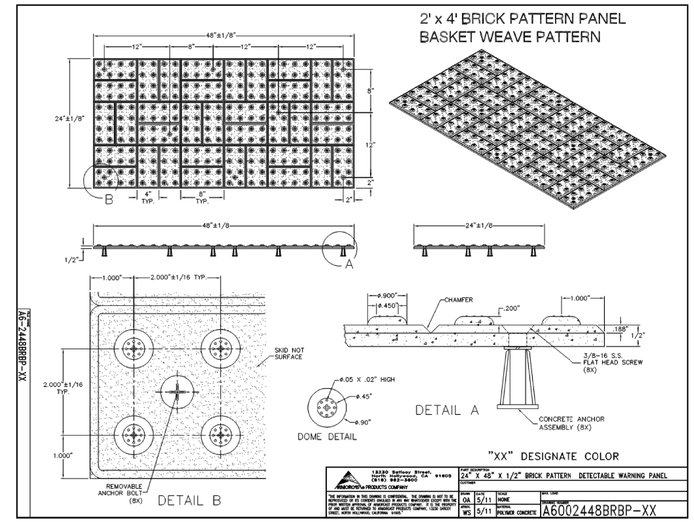
2



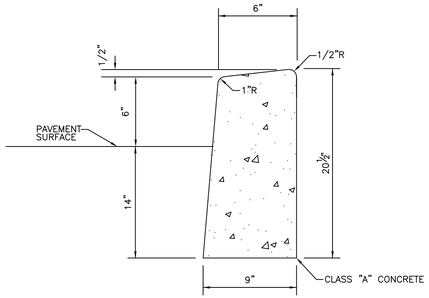
INLET PROTECTION

NOT TO SCALE

6



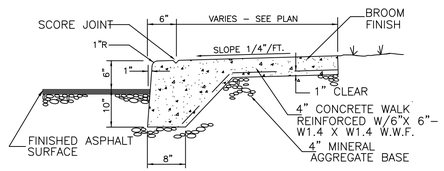
10



NOT TO SCALE

6" CONCRETE POST CURB

3

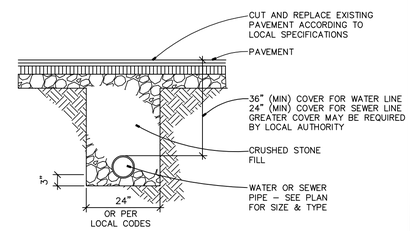


PROVIDE CONTROL JOINTS PER DETAIL 12 SPACED EVERY 5 FT. AND EXPANSION JOINTS PER DETAIL 11 EVERY 20 FT.

CONCRETE SIDEWALK AND HAUNCHED CURB

NOT TO SCALE

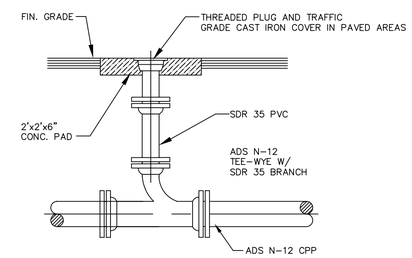
7



TRENCH DETAIL

SCALE : NONE

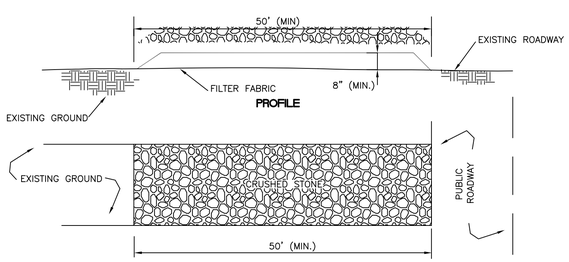
11



CLEANOUT

NOT TO SCALE

13



PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION EXIT AND PUBLIC ROADWAY.

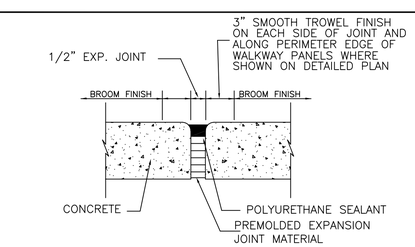
CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE – USE 1 1/2" TO 2 1/2" CRUSHED STONE.
2. LENGTH – AS EFFECTIVE, BUT NOT LESS THAN 50'.
3. THICKNESS – NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH – NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING – WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
6. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT–OF–WAY MUST BE REMOVED IMMEDIATELY.

CONSTRUCTION ENTRANCE/EXIT

NOT TO SCALE

4

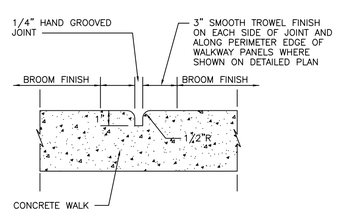


SPACE EXPANSION JOINTS EVERY 20 FEET ALONG SIDEWALK

EXPANSION JOINT

NOT TO SCALE

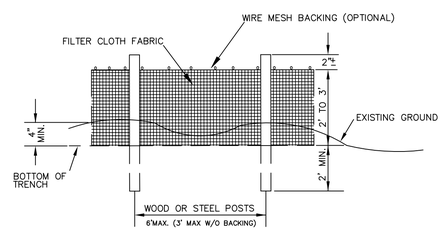
8



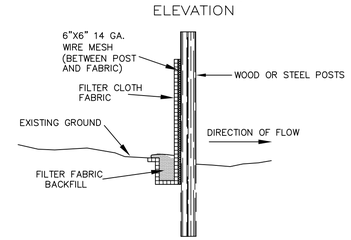
CONTROL JOINT

NOT TO SCALE

9



ELEVATION



SECTION

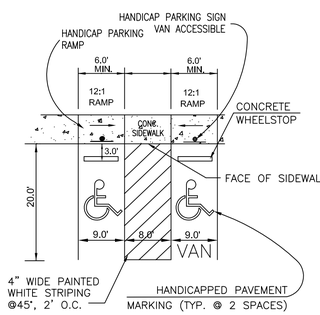
INSTALLATION OF EROSION CONTROL STRUCTURES:

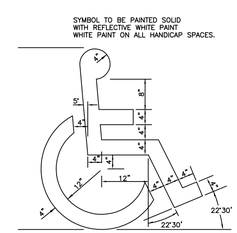
1. THE TRENCH FOR THE SILT FENCE SHALL BE 4"X4", UPSLOPE ALONG THE LINE OF STAKES.
2. STAPLE THE FILTER MATERIAL TO THE STAKES AND EXTEND THE MATERIAL INTO THE TRENCH.
3. BACKFILL THE TRENCH AND COMPACT THE EXCAVATED SOIL ALONG THE UPSLOPE OF THE FILTER MATERIAL.
4. REMOVE SILT WHEN 1/3 OF THE WAY FULL.

SILT FENCE DETAIL

NOT TO SCALE

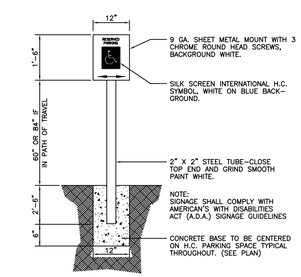
12





HANDICAP SYMBOL

NOT TO SCALE



EXTERIOR HANDICAPPED SIGN

NOT TO SCALE

HANDICAP PARKING DETAILS

NOT TO SCALE

14

Civil Engineering Services
7705 Spicer Farm Lane
Fairview, Tennessee
37062
phone: (615) 533-0401
fax: (615) 523-8865
e-mail: ray@civilengineeringservices.net
Engineering, Land Planning

DATE	
REVISIONS	

RAY G. FLAKE — REGISTERED ENGINEER — AGRICULTURE — NO. 106884 — STATE OF TENNESSEE — 7/10/2012

DATE:
DRAWN BY:
CHECKED BY:
APPROVED BY:

DETAIL SHEET

POPEYE'S LOUISIANA KITCHEN
609 NASHVILLE PIKE (GALLATIN CENTER)
GALLATIN, SUMNER COUNTY, TENNESSEE

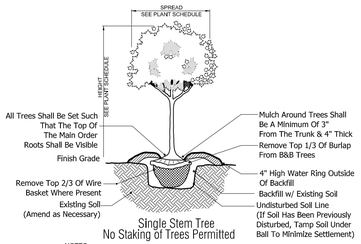
SHEET NO.
C-7

JOB NO.: 2012-0618

NORTH

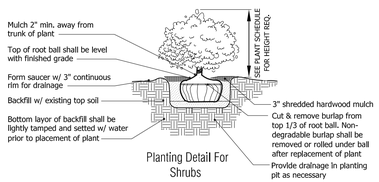
0 5 10 20 50 100

SCALE IN FEET (1"=20')



Single Stem Tree
No Staking of Trees Permitted

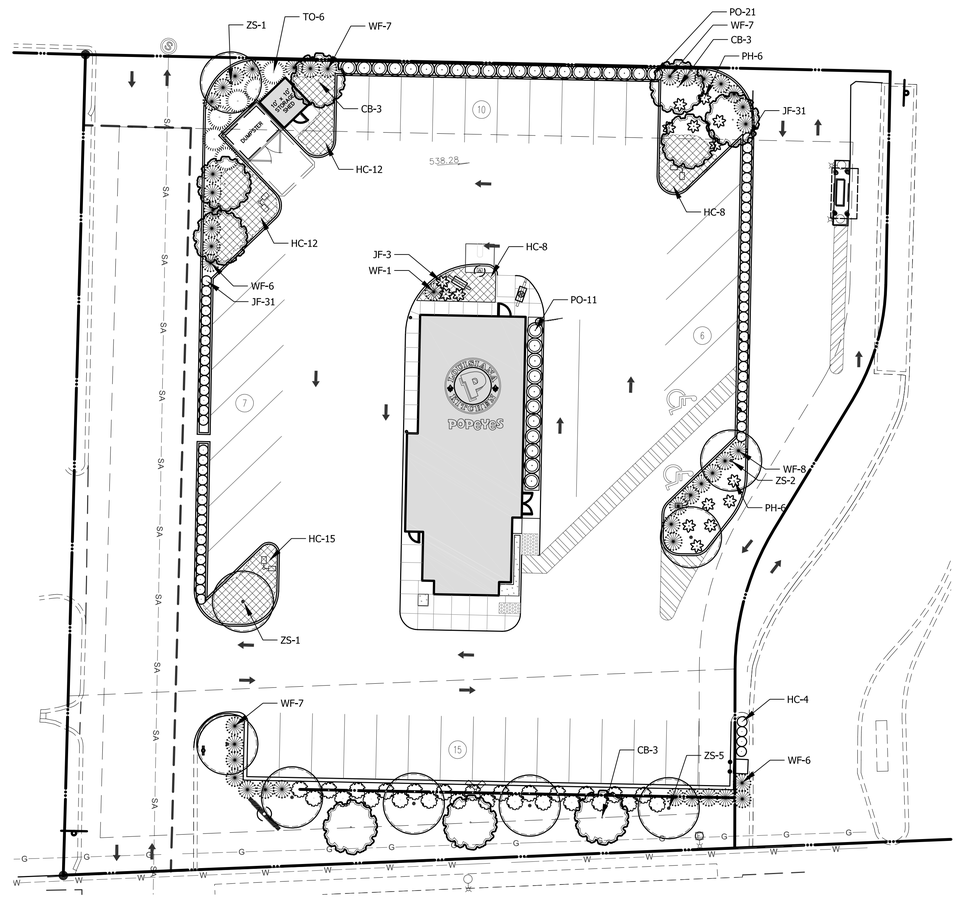
NOTES:
1. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
2. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
3. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
4. TOP OF ROOTBALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE.



Planting Detail For Shrubs

TO AVOID LIGHT POLE CONFLICTS:
IN THE EVENT PROPOSED CANOPY TREES ARE IN CONFLICT (WITHIN 15') WITH PROPOSED LIGHTPOLE LOCATIONS, THE LANDSCAPE CONTRACTOR SHALL STOP WORK AND CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR COORDINATION AND FIELD ADJUSTMENT.

TO AVOID OVERHEAD UTILITY CONFLICTS:
IN THE EVENT PROPOSED CANOPY TREES ARE IN CONFLICT (WITHIN 25') WITH PROPOSED OR EXISTING OVERHEAD UTILITY LOCATIONS, THE LANDSCAPE CONTRACTOR SHALL STOP WORK AND CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR COORDINATION AND FIELD ADJUSTMENT.



NOTE: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
1. Deciduous trees shall have one dominant trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
   a. The fork occurs in the upper 1/3 of the tree.
   b. One fork is less than 2/3 the diameter of the dominant fork.
   c. The top 1/3 of the smaller fork is removed at the time of planting.
3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
4. Several branches are larger in diameter and obviously more dominant.
5. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk
6. Branches are evenly distributed around the truck with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree

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LANDSCAPE NOTES:
1. The landscape contractor shall verify the exact location of all utilities and take necessary precautions to prevent damage to these utilities.
2. The landscape contractor shall coordinate all construction with the appropriate utility company and shall be responsible for and damage to utilities.
3. Plant materials and stumps indicated for removal shall be removed and disposed off-site by the contractor. Backfill holes with topsoil free of roots and rocks.
4. All planting and mulch beds shall be hand weeded or sprayed with round-up (contractor's option) prior to the installation of mulch.
4. The landscape contractor shall be responsible for the fine grading of all planting areas.
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. The landscape contractor shall be responsible for completely maintaining the work (including but not limited to: watering, mulching, spraying, fertilizing, etc.) of all planting areas and lawns per project specifications until total acceptance of the work by the owner.
7. 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 meet the Tree Charachteristics outlined on this sheet
8. The landscape contractor shall completely guarantee all work for a period of one year beginning at the date of acceptance. The landscape contractor shall make all replacements promptly (as per direction of owner).
9. The landscape contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
10. Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
11. All disturbed areas shall be planted with turf as indicated on the materials schedule.
12. All deciduous trees, existing and proposed shall be pruned to provide 4' minimum clear trunk unless otherwise noted.
13. ATTENTION OWNER/ INSTALLER:
This landscape plan has been designed to meet the minimum requirements of the City of Gallatin zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing or deleting material may cause the site to no longer conform to the requirements; Thus problems may arise with releasing the performance/ maintenance bond for landscaping. **Deviation from the approved landscape plan shall not be made without first consulting Heibert & Associates and then obtaining approval from either the planning commission or the planning department.**

HEIBERT & ASSOCIATES 5/10/00 2:11 PM H&A-24x36-land.dwg

Substitution Note:
1. Requirements shown are as per City of Gallatin, Tennessee Zoning Ordinance. Substitutions are not allowed unless approved by Heibert and Associates.
2. After installation, the landscape will be maintained by the owner.
3. Additional screening may be required if the inspection for the release of the performance bond reveals that the screening is not effective.

PLANT STANDARDS
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. And meet the charachteristics stated on this drawing. All material installed on the site MUST meet or exceed these specifications. Any trees or shrubs not meeting these standards can be rejected at time of inspection.

SITE DATA
OVERALL SITE: 1.01 ACRES
SITE ZONING:
PARKING SPACES: 38

LANDSCAPE REQUIREMENTS

REQUIRED STREET PERIMETER LANDSCAPING						REQUIRED	PROPOSED
- North							
*	1	SHADE TREE/	50	LF OF FRONTAGE/	140 LF	3 SHADE TREES	3 SHADE TREES
*						CONTINUOUS EVERGREEN HEDGE	
- East							
*	1	SHADE TREE/	50	LF OF FRONTAGE/	148 LF	3 SHADE TREES	3 SHADE TREES
*						CONTINUOUS EVERGREEN HEDGE	
- South							
*	1	SHADE TREE/	50	LF OF FRONTAGE/	150 LF	3 SHADE TREES	3 SHADE TREES
*						CONTINUOUS EVERGREEN HEDGE	
- West							
*	1	SHADE TREE/	50	LF OF FRONTAGE/	192 LF	4 SHADE TREES	4 SHADE TREES
*						CONTINUOUS EVERGREEN HEDGE	

REQUIRED INTERIOR LANDSCAPING

6% OF PARKING AREA TO BE LANDSCAPED	6%	>20%
1 SHADE TREE / 10 PARKING SPACES	4 SHADE TREES	4 SHADE TREES

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Popeyes

Gallatin, Tennessee

Landscape Plan

JOHN W. HEIBERT, JR. REGISTERED AGRICULTURE LANDSCAPE ARCHITECT TENNESSEE No. 290

DRAWN BY:	CB
CHECKED:	SH
JOB #	06139
DATE:	

REVISIONS

DATE	DESCRIPTION

SHEET
L1.1

SPECIFICATIONS:

DIVISION 7: THERMAL AND MOISTURE PROTECTION

SECTION 7C: SHEET METAL WORK

GENERAL PROVISION

1. SCOPE: FURNISH AND INSTALL GRAVEL STOPS, FLASHING, PARAPET CAP, DOWNSPOUTS, AND GUTTERS.

A. ROOFING MEMBRANE FLASHING IS INCLUDED IN SECTION 7B: MEMBRANE ROOFING.

MATERIALS

1. MATERIALS SHEET METAL: .032 ALUMINUM.

2. NAIL FASTENERS: 1 3/4" X 11 GAUGE GALVANIZED, STAINLESS STEEL, OR ALUMINUM ROOFING NAILS MAY BE USED FOR FASTENERS INTO WOOD WHEN CONCEALED ONLY.

3. WASHERS: NEOPRENE

4. SCREW FASTENERS: CORROSION-RESISTANT, SELF-TAPPING, HEX HEAD SCREW, 1/4" MINIMUM DIAMETER WITH SUFFICIENT LENGTH TO PENETRATE 1" MINIMUM INTO WOOD OR 1/2" MINIMUM INTO STEEL. PROVIDE NEOPRENE SEALING WASHER FOR EXPOSED FASTENING.

PERFORMANCE

1. INSTALLATION: EXPOSED FLASHINGS SHALL BE PAINTED TO MATCH ADJACENT MATERIALS. VERIFY WITH POPEYES' REPRESENTATIVE.

SECTION 7D: STANDING SEAM CANOPY

PART 1 - GENERAL

1.0 SUBMITTALS

A. SUBMIT FOR APPROVAL SAMPLES, SHOP DRAWINGS, PRODUCT DATA.

QUALITY ASSURANCE

A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

WARRANTY

METAL ROOF SYSTEM MANUFACTURER, UPON FINAL ACCEPTANCE FOR PROJECT, FURNISH A WARRANTY COVERING BARE METAL AGAINST RUPTURE, STRUCTURAL FAILURE AND PERFORATION DUE TO NORMAL ATMOSPHERIC CORROSION EXPOSURE FOR A PERIOD OF 20 YEARS.

PART 2 - PRODUCTS (UC-4 SERIES, AS MANUFACTURED AND SPECIFIED BY UNA-CLAD., METAL ROOF SYSTEMS.)

2.0 MATERIALS

A. METAL ROOF SYSTEM PROFILE:
1. UC-4 "NO CLIP", 1 1/2" HIGH BATTENS x 12" RIB TO RIB. (SMALL BATTEN-SB)
2. CONCEALED FASTENER

B. GAUGE:
1. .026 GAUGE - STEEL

C. TEXTURE:
1. SMOOTH.

D. FINISH:
1. PREMIUM FLUOROCARBON COATING PRODUCED WITH KYNAR 500 OR HYLAR 5000 RESIN (20 YEAR WARRANTY.)

E. MANUFACTURER:
1. UNA-CLAD OR EQUAL.

PART 3 - EXECUTION

3.0 INSTALLATION

A. COMPLY WITH SMACNA SHEET METAL MANUAL RECOMMENDATIONS. COMPLY WITH ACCESSORY MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS. COORDINATE INSTALLATION WITH ROOFING SYSTEM TO ENSURE WEATHERTIGHT PERFORMANCE.

B. ANCHOR SECURELY TO STRUCTURE TO WITHSTAND INWARD AND OUTWARD LOADS.

C. ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.

DIVISION 9: FINISHES

SECTION 9G: EIFS

PART 1 GENERAL

1.01 DESCRIPTION

A. DESIGN REQUIREMENTS: THE STRUCTURAL WALL SYSTEM TO WHICH THE EIFS IS ATTACHED SHALL MEET L/240 MAXIMUM ALLOWABLE DEFLECTION CRITERIA AND APPLICABLE BUILDING CODE REQUIREMENTS.

1.02 SUBMITTALS

A. SUBMIT SAMPLES FOR APPROVAL AS DIRECTED BY OWNER.

1.03 DELIVERY, STORAGE AND HANDLING

A. ALL EIFS MATERIALS SHALL BE DELIVERED IN THEIR ORIGINAL SEALED CONTAINERS BEARING MANUFACTURER'S NAME AND IDENTIFICATION OF PRODUCT WITH WRITTEN APPLICATION INSTRUCTIONS AND APPROPRIATE HEALTH, HAZARD, AND SAFETY DATA.

B. ALL EIFS READY-MIXED MATERIALS SHALL BE PROTECTED FROM EXTREME HEAT, SUN AND FROST. FACTORY PROPORTIONED BAGGED MATERIALS SHALL BE STORED OFF THE GROUND AND PROTECTED FROM MOISTURE.

1.04 JOB CONDITIONS

A. ALL EIFS MATERIALS SHALL NEVER BE APPLIED IF AMBIENT AND SURFACE TEMPERATURES CANNOT BE KEPT ABOVE 40° F DURING APPLICATION AND DRYING PERIOD. FOR INSTALLATION IN TEMPERATURES LESS THAN 40° F SUPPLEMENTARY HEAT SHALL BE PROVIDED. THE INSTALLED EIFS MATERIALS SHALL BE PROTECTED FROM EXPOSURE TO RAIN AND FREEZING UNTIL DRY.

1.11 WARRANTY

A. PROVIDE MANUFACTURERE'S STANDARD LABOR AND MATERIAL WARRANTY.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. STO CORP.
B. DRYVIT SYSTEMS, INC.

2.02 ADHESIVES

A. DISPERSION ADHESIVE - NONCEMENTITIOUS, ACRYLIC BASED ADHESIVE.

2.03 INSULATION BOARD

A. NOMINAL 1.0 lb/cubic feet (16 kg/cubic meter) EXPANDED POLYSTYRENE (EPS) INSULATION BOARD IN COMPLIANCE WITH ASTM C 578 TYPE I REQUIREMENTS, AND EIMA GUIDELINE SPECIFICATION FOR EXPANDED POLYSTYRENE (EPS) INSULATION BOARD.

2.04 BASECOAT

A. ONE-COMPONENT POLYMER MODIFIED CEMENTITIOUS BASE COAT WITH FIBER REINFORCEMENT AND LESS THAN 33% PORTLAND CEMENT CONTENT BY WEIGHT.

2.05 REINFORCING MESHES

A. STANDARD MESH
1. STO MESH - NOMINAL 4.5 oz/sq.yd. (163 g/sq.meter), SYMMETRICAL, INTERLACED OPEN-WEAVE GLASS FIBER FABRIC MADE WITH MINIMUM 25 PERCENT BY WEIGHT ALKALINE RESISTANT COATING FOR COMPATIBILITY WITH STO MATERIALS.

B. HIGH IMPACT MESH
1. STO INTERMEDIATE MESH (MESH C) - NOMINAL 11.0 oz/sq.yd, HIGH IMPACT, INTERWOVEN, OPEN WEAVE GLASS FIBER FABRIC WITH ALKALINE RESISTANT COATING FOR COMPATIBILITY WITH STO MATERIALS.

2.06 PRIMER

A. STO PRIMER
ACRYLIC BASED PRIMER (FOR STO ACRYLIC BASED FINISHES)

2.07 FINISH COAT

A. STO ACRYLIC BASED TEXTURED WALL COATING. SEE E.I.F.S. FORMULAS FOR FINISH COLOR.

2.08 JOB MIXED INGREDIENTS

A. PORTLAND CEMENT: ASTM C 150, TYPE I.
B. WATER: CLEAN AND POTABLE.

PART 3 EXECUTION

A. UNDER NO CIRCUMSTANCES SHALL ANY OF THE PRODUCTS BE ALTERED BY ADDING ANY ADDITIVES, EXCEPT FOR SMALL AMOUNTS OF CLEAN WATER AS DIRECTED ON LABEL. ANTIFREEZE, ACCELERATORS, RAPID BINDERS, ETC., ARE FORBIDDEN.

B. THE SURFACE TO RECEIVE THE EIFS SHALL BE STRUCTURALLY SOUND, CLEAN, DRY AND FREE OF WARPAGE, RESIDUAL MOISTURE OR DAMAGE FROM MOISTURE. SURFACES SHALL BE UNIFORM, WITH NO IRREGULARITIES GREATER THAN 1/8" in 4'-0". SURFACES SHALL BE INSPECTED FOR COMPLIANCE WITH THE FOLLOWING REQUIREMENTS PRIOR TO INSTALLATION OF THE EIFS:

1. PLYWOOD SHEATHING SHALL MEET A.P.A. (AMERICAN PLYWOOD ASSOCIATION) REQUIREMENTS FOR EXTERIOR OR EXPOSURE 1 CLASSIFICATION. APA DESIGN AND CONSTRUCTION GUIDELINES SHALL BE FOLLOWED FOR STORAGE, HANDLING AND INSTALLATION. MANUFACTURER'S PUBLISHED RECOMMENDATIONS SHALL BE FOLLOWED FOR SHALL BE FOLLOWED FOR STORAGE, HANDLING, STORAGE, HANDLING, INSTALLATION AND PROTECTION. ANY SHEATHING NOT IN COMPLIANCE SHALL BE REPLACED TO CONFORM WITH SPECIFICATION REQUIREMENTS PRIOR TO INSTALLATION OF THE EIFS.

2. CONCRETE, MASONRY OR PLASTER SURFACES SHALL BE PROPERLY CURED AND FREE OF DIRT, DUST, OIL, GREASE, MILDEW, FUNGUS, LATENCY, PAINT, EFFLORESCENCE AND ANY OTHER CONTAMINANT, ANY SURFACES NOT IN COMPLIANCE SHALL BE CORRECTED PER MANUFACT. RECOMMENDATIONS PRIOR TO INSTALLATION OF THE EIFS.

C. AFTER SATISFACTORY INSPECTION OF SURFACES AND CORRECTION OF ANY DEVIATIONS FROM SPECIFICATION REQUIREMENTS, THE EIFS INSTALLATION MAY BEGIN PER MANUFACTURER'S INSTRUCTIONS.

D. THE STARTER STRIP OF MESH SHALL BE WIDE ENOUGH TO ADHERE 4" OF MESH ONTO THE WALL, BE ABLE TO WRAP AROUND THE BOARD EDGE AND COVER APPROXIMATELY 4" ON THE OUTSIDE SURFACE OF THE BOARD. THIS "BACKWRAP" PROCEDURE SHALL BE FOLLOWED AT ALL EXPOSED BOARD EDGES IN ACCORDANCE WITH DETAILS (EXAMPLE-WINDOW AND DOOR HEADS AND JAMBS).

ALL AREAS WHERE THE EIFS MEETS DISSIMILAR MATERIAL OR TERMINATES (FOR EXAMPLE, WINDOW AND DOOR FRAMES) SHALL HAVE THE INSULATION BOARD CUT BACK FROM THE ADJOINING MATERIAL A MINIMUM OF 1/4" TO FORM AN ISOLATION JOINT.

E. APPLY THE ADHESIVE TO THE BACK OF THE INSULATION BOARD. STAGGER VERTICAL JOINTS AND INTERLOCK BOARDS AT ALL INSIDE AND OUTSIDE CORNERS. APPLY FIRM PRESSURE OVER ENTIRE SURFACE OF THE BOARDS TO INSURE UNIFORM CONTACT. BOARDS SHALL BRIDGE SHEATHING JOINTS BY A MINIMUM OF 8". ALL BOARD JOINTS SHALL BE BUTTED TIGHTLY TOGETHER TO ELIMINATE ANY THERMAL BREAKS IN THE EIFS. CARE MUST BE TAKEN TO PREVENT ANY ADHESIVE FROM GETTING BETWEEN THE JOINTS OF THE BOARDS. ALL OPEN JOINTS IN THE INSULATION BOARD LAYER SHALL BE FILLED WITH SLIVERS OF INSULATION OR AN APPROVED SPRAY FOAM.

F. NAILS, SCREWS, OR ANY OTHER TYPE OF NONTHERMAL MECHANICAL FASTENER SHALL NOT BE USED.

G. EXPANSION JOINTS ARE REQUIRED IN THE EIFS WHERE THEY EXIST IN THE SUBSTRATE, WHERE THE EIFS ADJOINS DISSIMILAR CONSTRUCTION, AND AT FLOOR LINES IN MULTILEVEL WOOD FRAME CONSTRUCTION. THE EIFS SHALL TERMINATE AT THE EXPANSION JOINT TO PROVIDE APPROPRIATE JOINT SIZE (SEE DETAILS) AND ALL BOARD EDGES SHALL BE COATED WITH APPROPRIATE GROUND COAT AND MESH IN ACCORDANCE WITH STANDARD "BACKWRAPPING" PROCEDURE. APPROPRIATE SEALANT/PRIMER AND BACKER SHALL BE INSTALLED AFTER GROUND COAT IS FULLY DRY TO PREVENT ANY WATER FORM GETTING INTO OR BEHIND THE SYSTEM.

H. USE OF PLASTIC OR METAL CORNER BEADS, STOPBEADS, ETC., IS FORBIDDEN.

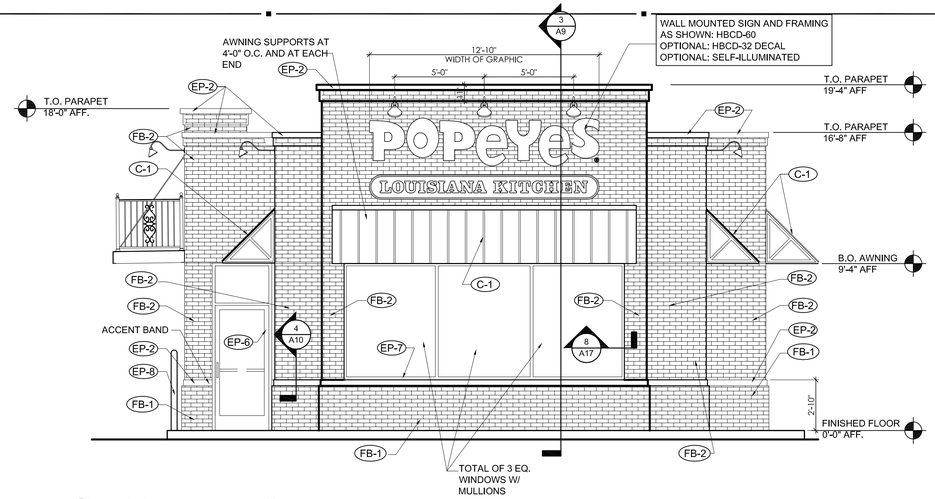
I. APPLY APPROPRIATE GROUND COAT OVER THE INSULATION BOARD WITH PROPER SPRAY EQUIPMENT OR A STAINLESS STEEL TROWEL TO A UNIFORM THICKNESS OF APPROXIMATELY 1/16". WORK HORIZONTALLY OR VERTICALLY IN STRIPS OF 40", AND IMMEDIATELY EMBED STANDARD REINFORCING MESH INTO THE WET GROUND COAT. THE MESH SHALL BE DOUBLE WRAPPED AT ALL CORNERS AND OVERLAPPED NOT LESS THAN 2-1/2" AT MESH JOINTS.AVOID WRINKLES IN THE MESH. THE FINISH THICKNESS OF THE GROUND COAT SHALL BE SUCH THAT THE MESH IS FULLY EMBEDDED. ALLOW GROUND COAT TO THOROUGHLY DRY BEFORE APPLYING PRIMER OR FINISH.

J. DUPLICATE INSTALLATION PROCESS NOTED IN 3.01 M USING STANDARD MESH CREATING SECOND MESH LAYER AND ADDITIONAL IMPACT RESISTANCE, ALLOW TO DRY BEFORE APPLICATION OF EITHER STO PRIMER (OPTIONAL) OR STO FINISH.

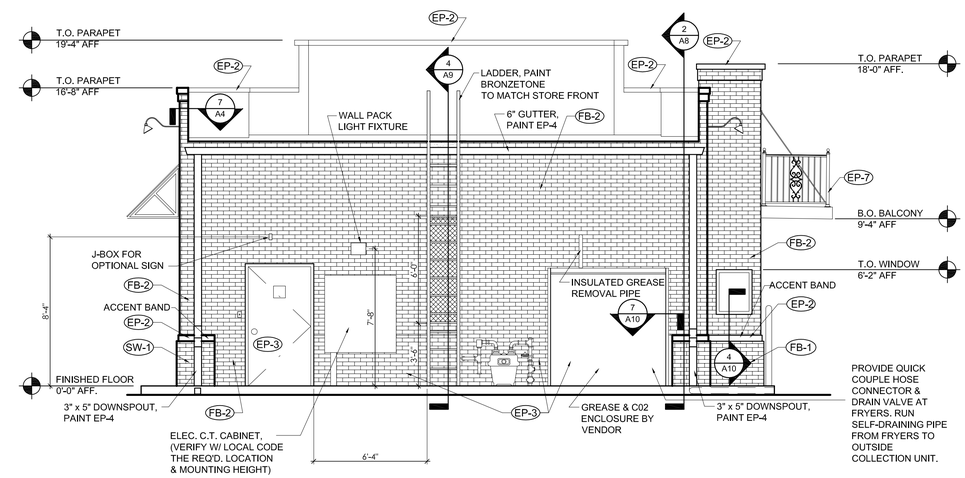
K. IF A PRIMER IS USED, APPLY WITH BRUSH, ROLLER OR PROPER SPRAY EQUIPMENT OVER CLEAN, DRY GROUND COAT AND ALLOW TO DRY THOROUGHLY BEFORE APPLYING FINISH. P, APPLY FINISH DIRECTLY OVER THE GROUND COAT (OR PRIMED GROUND COAT) ONLY AFTER THE GROUND COAT/PRIMER HAS THOROUGHLY DRIED. THE FINISH SHALL BE APPLIED BY SPRAYING, ROLLING OR TROWELING WITH A STAINLESS STEEL TROWEL, DEPENDING ON FINISH SPECIFIED. GENERAL RULES FOR APPLICATION OF FINISHES ARE AS FOLLOWS:

1. USE A CLEAN, RUST-FREE, HIGH-SPEED MIXER TO THOROUGHLY STIR THE FINISH TO A UNIFORM CONSISTENCY (SMALL AMOUNTS OF CLEAN WATER MAY BE ADDED TO AID WORKABILITY).
2. AVOID APPLICATION IN DIRECT SUNLIGHT.
3. APPLY FINISH IN A CONTINUOUS APPLICATION, ALWAYS WORKING TO A WET EDGE.
4. WEATHER CONDITIONS AFFECT APPLICATION AND DRYING TIME. HOT OR DRY CONDITIONS LIMIT WORKING TIME AND ACCELERATE DRYING AND MAY REQUIRE ADJUSTMENTS IN THE SCHEDULING OF WORK TO ACHIEVE DESIRED RESULTS; COOL OR DAMP CONDITIONS EXTEND WORKING TIME AND RETARD DRYING AND MAY REQUIRE ADDED MEASURES OF PROTECTION AGAINST WIND, DUST, DIRT, RAIN AND FREEZING.
5. AESTHETIC "U"-GROOVES MAY BE DESIGNED INTO THE SYSTEM. (A MINIMUM OF 3/4" INSULATION BOARD MUST BE LEFT AFTER ANY GROOVES ARE CUT).
6. "R" (RILLED TEXTURE) FINISHES MUST BE FLOATED WITH A PLASTIC TROWEL TO ACHIEVE THEIR RILLED TEXTURE.
7. AVOID INSTALLING SEPARATE BATCHES OF FINISH SIDE-BY-SIDE.
8. APPLY FINISH COLOR TO EIFS MIX AND APPLY TO WALL. COLOR TO MATCH EXTERIOR FINISH SCHEDULE COLORS.

L. STO EXTERIOR INSULATION AND FINISH TEXTURE SYSTEM; APPLY HIGH IMPACT SYSTEM ADJACENT TO DOORS FOR ADDITIONAL IMPACT RESISTANCE, USING STO INTERMEDIATE MESH. USE THE STANDARD SYSTEM SPECIFICATIONS AT ALL OTHER LOCATIONS.



1 A5 FRONT ELEVATION
1/4"=1'-0"



2 A5 REAR ELEVATION
1/4"=1'-0"

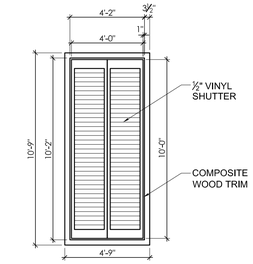
EXTERIOR FINISH NOTES

E.I.F.S. WALL TEXTURE FINISH	
Manuf.	**Texture**
STO	STO ESSENCE SWIRL
DRYVIT	QUARTZ PUTZ

STO COLORS
NA10-0016 - DELIGHTFUL GOLDEN
NA01-0061 - EXOTIC RED
NA10-0017 - MOCHA BROWN

FINISH NOTES	
THE FOLLOWING COMPONENTS CAN BE PURCHASED FROM THE APPROVED SIGN VENDORS:	
*	STANDING SEAM ROOF
*	BALCONY RAILING
*	CLEARANCE BAR
*	MENU CANOPY
*	GUARD RAIL
*	AWNINGS
*	SHUTTERS

DRYVIT COLORS
POPE051020 - DELIGHTFUL GOLDEN
POPE021028S - EXOTIC RED
POPE031020S - MOCHA BROWN



3 A5 SHUTTER DETAIL
1/4"=1'-0"

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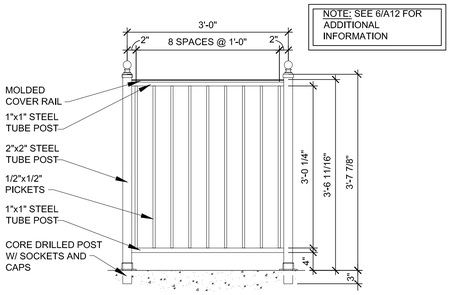
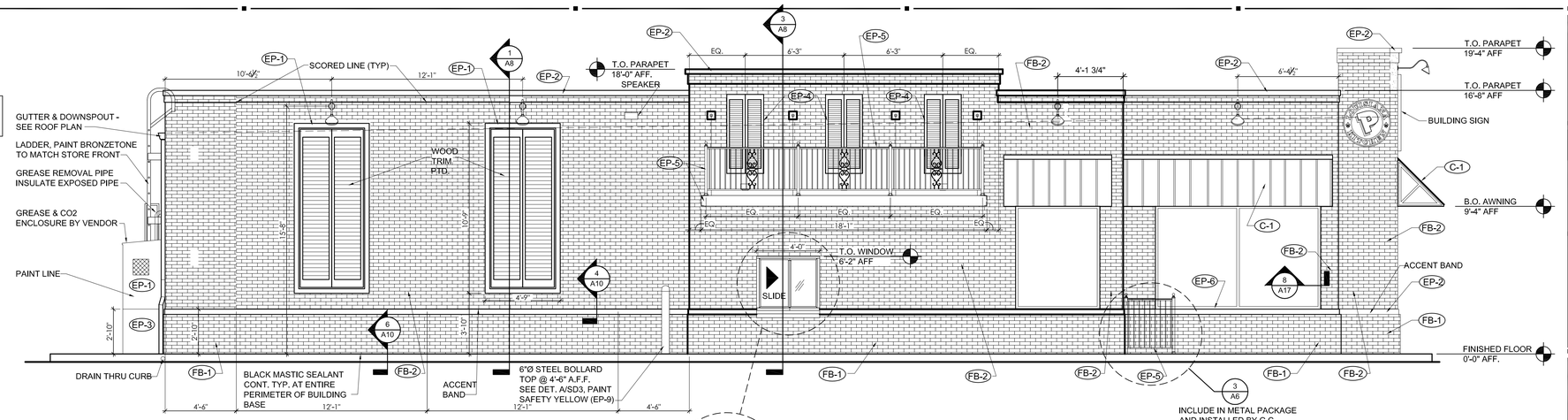
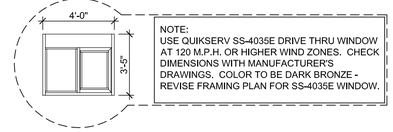


NOTE: SEE 6/A12 FOR ADDITIONAL INFORMATION

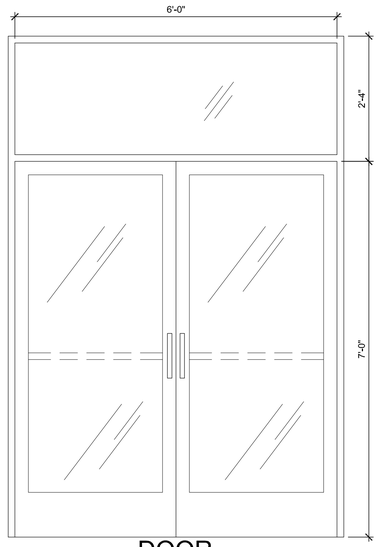
3/A6 GUARD RAIL DETAIL
1/2"=1'-0"



1/A6 LEFT SIDE ELEVATION
1/4"=1'-0"



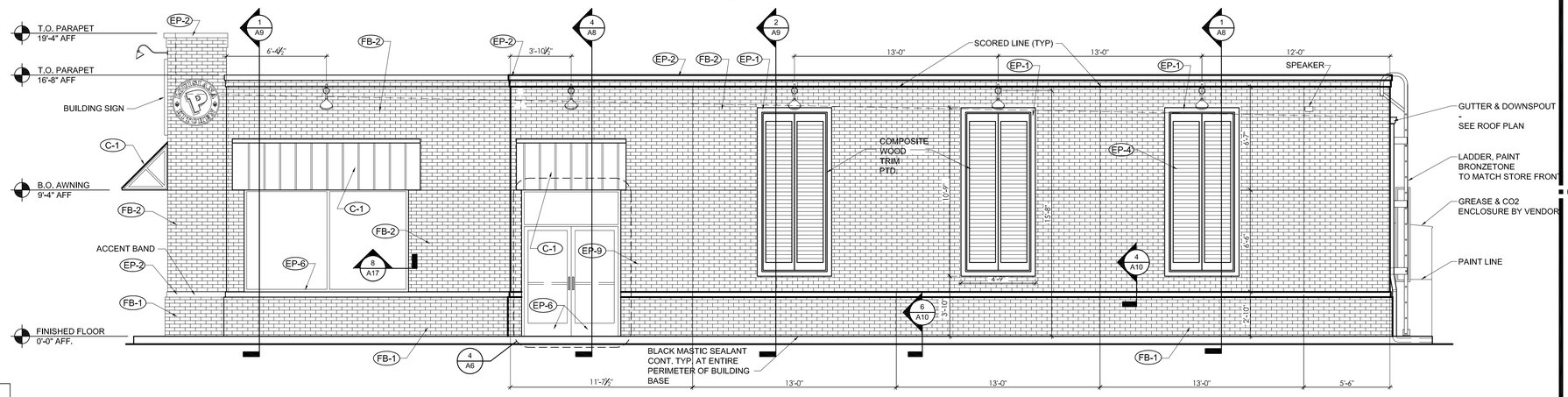
NOTE:
USE QUIKSERV SS-4035E DRIVE THRU WINDOW AT 120 M.P.H. OR HIGHER WIND ZONES. CHECK DIMENSIONS WITH MANUFACTURER'S DRAWINGS. COLOR TO BE DARK BRONZE - REVISE FRAMING PLAN FOR SS-4035E WINDOW.



DOOR ELEVATION

NOTE:
CONTRACTOR TO FIELD VERIFY DIMENSIONS.

4/A6 STOREFRONT DETAIL
1/2"=1'-0"



2/A6 RIGHT SIDE ELEVATION
1/4"=1'-0"

SPECIFICATIONS

SECTION 8A: ALUMINUM ENTRANCE, STOREFRONT

GENERAL PROVISIONS
SCOPE: FURNISH AND INSTALL THE ALUMINUM ENTRANCE AND STOREFRONT SYSTEMS PER NATIONAL ACCOUNTS AND APPLICABLE DRAWINGS.

MATERIALS
1. ALUMINUM STOREFRONT AND ENTRANCE FRAMES: REFER TO CONSTRUCTION DRAWINGS AND SPECIFICATIONS.
2. ALUMINUM ENTRANCE DOORS: REFER TO CONSTRUCTION DRAWINGS AND SPECIFICATIONS.
3. PANIC HARDWARE:WHEN PANIC HARDWARE IS REQUIRED ON EXTERIOR DOORS.
THE PANIC DEVICE IS ON EXTERIOR ENTRY DOORS WHEN SPECIFIED IN HARDWARE SCHEDULE.
4. DRIVE-THRU SERVICE WINDOW: THE DRIVE-THRU SERVICE WINDOW WILL BE SUPPLIED & INSTALLED BY G.C. VERIFY EXACT TYPE OF WINDOW WITH PLANS. BRONZE FINISH.

WINDOW TO BE:
A. BASE BID - 'QUICK SERV' M.C.E. WINDOW FLUSH MOUNT.
B. OPTION (VERIFY WITH OWNER) - READY ACCESS

5. MISCELLANEOUS FLASHING/TRIM: ALUMINUM HEAD, SILL, COLUMN AND WALL TRIM. SEE EXTERIOR ELEVATIONS FOR FINISH.

PERFORMANCE
1. INSTALLATION: INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION. PLACE IN CORRECT LOCATION AS SHOWN IN THE DETAILS. LEVEL, SQUARE, AND PLUMB AT PROPER ELEVATIONS AND IN ALIGNMENT WITH OTHER WORK. MAINTAIN SPACE IN HEAD POCKET FOR 1/4" HEAD DEFLECTION. INSURE FRAMING PROFILES MEET INSTALLATION REQUIREMENTS OF GLAZING UNITS TO MAINTAIN WARRANTY. SEE SECTION 8-D: GLAZING.

SECTION 8D: GLAZING

GENERAL PROVISIONS

1. SCOPE: FURNISH AND INSTALL GLASS IN STOREFRONT AND DRIVE-THRU SERVICE WINDOW.

2. QUALITY CONTROL: ALL GLASS BROKEN DURING INSTALLATION OR DURING CONSTRUCTION PRIOR TO FINAL DELIVERY OF THE BUILDING TO THE OWNER SHALL BE REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER. GLASS SHOULD BE DELIVERED WITH LABELS PROMINENTLY DISPLAYED AND THEY SHALL BE LEFT IN PLACE UNTIL THE OWNER'S REPRESENTATIVE INSPECTS IT.

MATERIALS

1. STOREFRONT GLAZING - REFER TO CONSTRUCTION DRAWINGS AND NOTES.

PERFORMANCE
1. INSTALLATION: INSTALL GLAZING WITH MANUFACTURER'S INSTRUCTIONS TO PROVIDE COMPLIANCE WITH LOCAL CODE REQUIREMENTS INCLUDING WIND RESISTANCE, 25 PSF MIN., SNOW LOAD, 20 PSF MIN. GLAZING PANELS SHALL BE INSTALLED.

ULTRA VIOLET DEGRADATION LEVELS ARE TO MEET MANUFACTURER'S REQUIREMENTS TO VALIDATE MATERIALS REPLACEMENT WARRANTY.

2. ALLOW FOR 1/4" MINIMUM HEAD DEFLECTION DUE TO LIVE LOAD.

3. GUARANTEES AND WARRANTIES: AT THE COMPLETION OF THE GLAZING, PROVE THE INSTALLATION WATERTIGHT BY SPRAYING ALL JOINTS WITH A GARDEN HOSE WITH NOZZLE SET FOR MAXIMUM PRESSURE. PROVIDE ADDITIONAL CAULKING OR SEALANT, OR RESET GLASS AS NECESSARY TO EFFECT A WATERTIGHT JOB.

EXTERIOR FINISH NOTES

E.I.F.S. WALL TEXTURE FINISH	
Manuf.	**Texture**
STO	STO ESSENCE SWIRL
DRYVIT	QUARTZ PUTZ

STO COLORS
NA10-0016 - DELIGHTFUL GOLDEN
NA01-0061 - EXOTIC RED
NA10-0017 - MOCHA BROWN

FINISH NOTES	
THE FOLLOWING COMPONENTS CAN BE PURCHASED FROM THE APPROVED SIGN VENDORS:	
*	STANDING SEAM ROOF
*	BALCONY RAILING
*	CLEARANCE BAR
*	MENU CANOPY
*	GUARD RAIL
*	AWNINGS
*	SHUTTERS

THE FOLOWING COMPONENTS TO BE MANUFACTURED AND INSTALLED BY THE GENERAL CONTRACTOR	
*	LADDER
*	DUMPSTER GATES

DRYVIT COLORS
POPE051020 - DELIGHTFUL GOLDEN
POPE021028S - EXOTIC RED
POPE031020S - MOCHA BROWN

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POPEYES LOUISIANA KITCHEN
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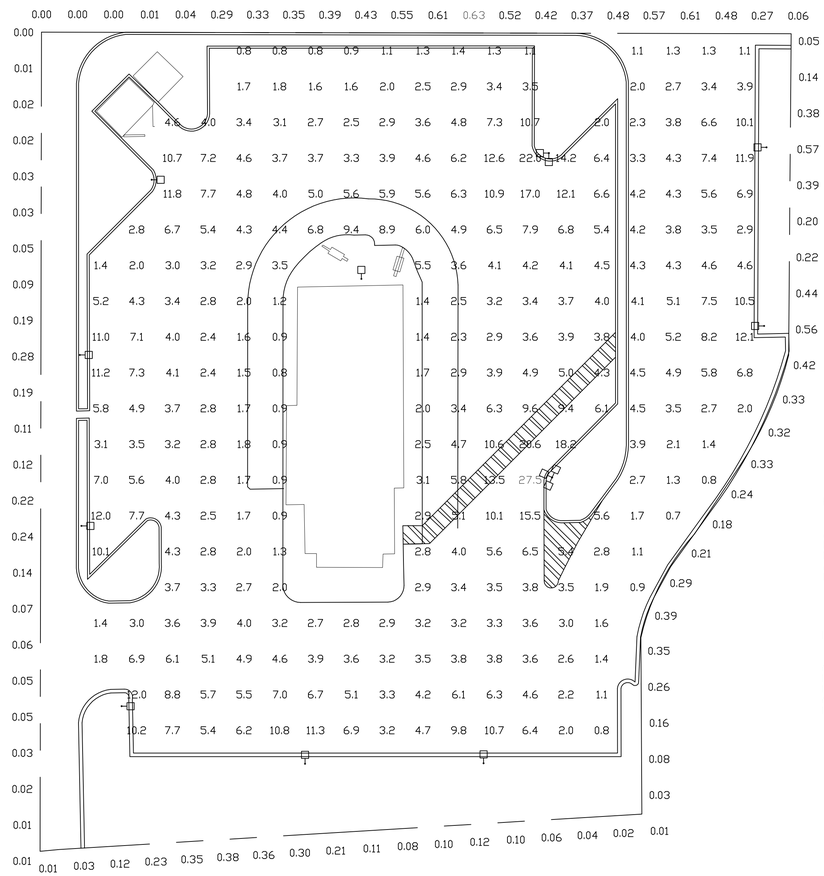
6/11/2012

DRWG. NO. 1PCP25972

NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
2. THE CONTRIBUTION OF THE SOFFIT / BUILDING LIGHTING IS NOT REFLECTED ON THE DRAWING UNLESS SOFFIT / BUILDING LIGHTING IS SPECIFIED IN THE FIXTURE SCHEDULE BELOW.
3. DISTANCE BETWEEN READINGS 10'
4. FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE ONTO ADJOINING PROPERTIES OR ROADWAYS.
5. FOOTCANDLE LEVELS SHOWN ARE MAINTAINED. MAINTENANCE FACTOR USED ON THIS DRAWING IS 0.75



PAVED SURFACE READINGS

Average	4.8
Maximum	27.5
Minimum	0.7
Avg:Min	6.79
Max:Min	39.29

PROPERTY LINE READINGS

Average	0.21
Maximum	0.63
Minimum	0.00
Avg:Min	N/A
Max:Min	N/A

** - SPECIFY COLOR

NOTE: ALL POLES ARE DRILLED

FIXTURE TYPE:	SYMBOL	QUANTITY	CONFIG	QUANTITY	MOUNTING HEIGHT	LUMENS	POLE TYPE: *	QUANTITY
RSB/RCS-320PSMH-**-4-MT		14	SGL	9	20'	31,000	SSP-4118-**-TT (4')	11
			DBL90	1				
			DBL180	1				

* POLES SPECIFIED ON THIS DRAWING ARE RATED FOR AN 90 MPH WIND LOAD. FOR AREAS WHERE THE WIND LOAD CRITERIA EXCEEDS 90 MPH, PLEASE CONSULT FACTORY FOR PROPER POLE SPECIFICATION AND MODEL NUMBER.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

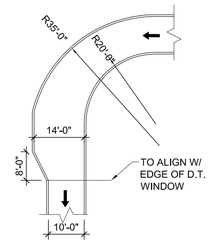
NOTES:

SCALE 1" = 20' 0"	DATE	NEXT ASSEMBLY	REF. DRWGS.
DRAWN BY KSB	06. 25. 12		
CHECKED BY			
APPROVED BY			
APPROVED BY		FINISH	
APPROVED BY			
SHOP ORDER		MATERIAL	
PROJECT NO.			

SECURITY LIGHTING SYSTEMS
Performance Designed Lighting Products
1085 Johnson Dr., Buffalo Grove, Illinois 60089
1-800-544-4848

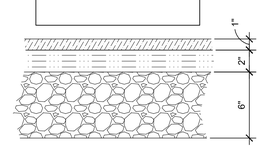
POINT-BY-POINT FOOTCANDLE PLOT FOR
- POPEYE'S -
609 NASHVILLE PIKE
GALLATIN SUMNER COUNTY, TN

DRAWING NUMBER
1PCP25972



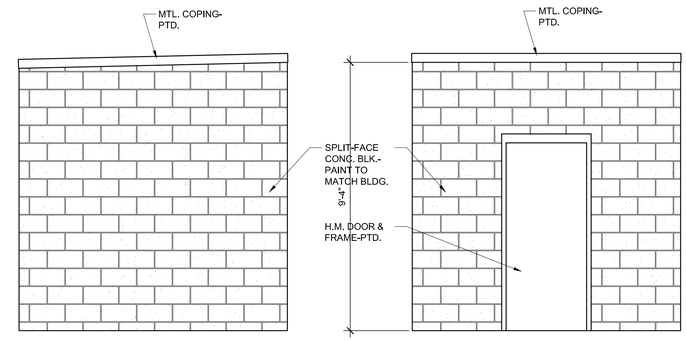
B / SD1 DT W/OUT BYPASS LANE
1:240

GENERAL PAVING SPEC
1" TOPPING
2" PAVING
6" BASE

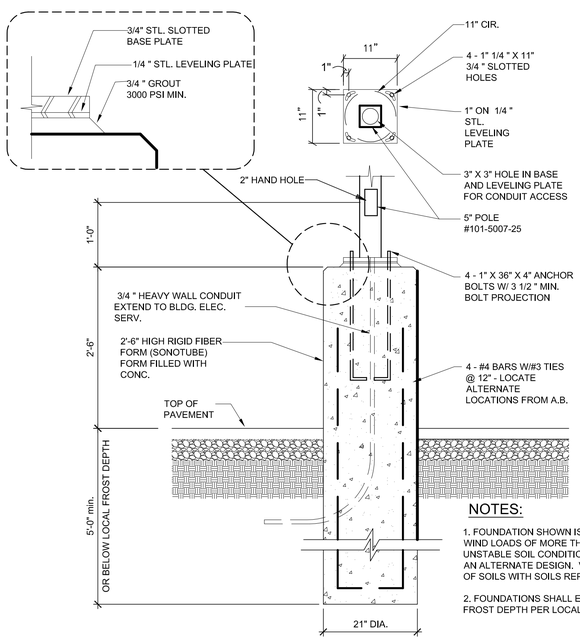


NOTE:
VERIFY PAVING WITH GEOTECHNICAL REPORT

C / SD1 TYPICAL ASPHALT PAVING
NTS



1 / SD1 STOGAE BLDG. ELEVATIONS
3/8" = 1'-0"

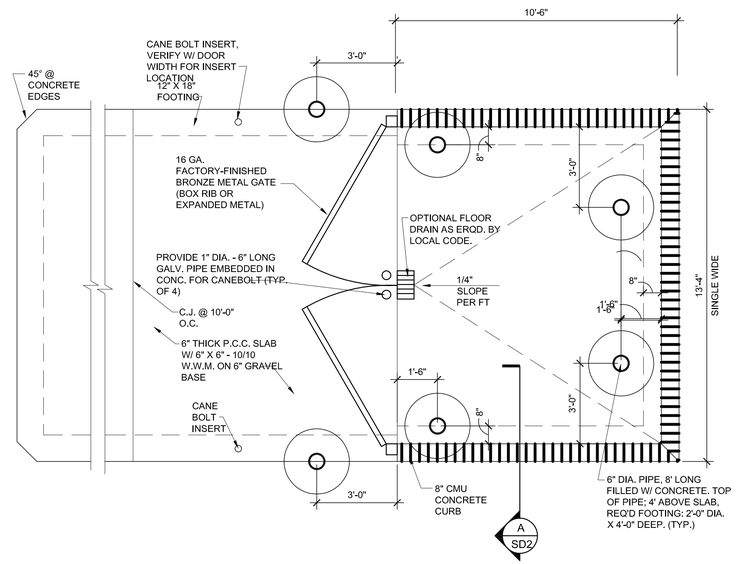


NOTES:

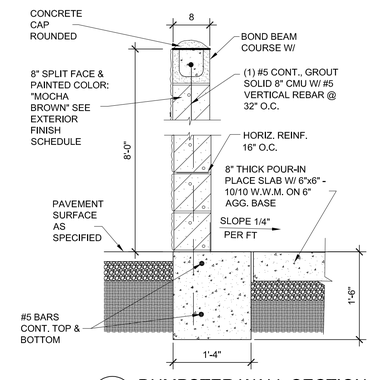
1. FOUNDATION SHOWN IS A TYPICAL DESIGN. WIND LOADS OF MORE THAN 100 MPH AND UNSTABLE SOIL CONDITIONS MAY REQUIRE AN ALTERNATE DESIGN. VERIFY CONDITION OF SOILS WITH SOILS REPORT

2. FOUNDATIONS SHALL EXTEND BELOW FROST DEPTH PER LOCAL CODES.

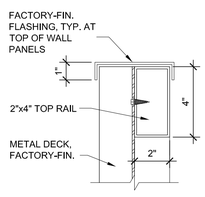
E / SD1 LIGHT STANDARD DETAIL
NTS



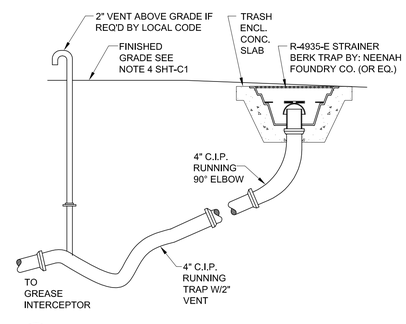
F / SD1 STANDARD DUMPSTER ENCLOSURE
3/8" = 1'-0"



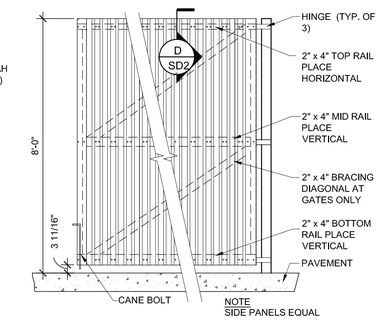
G / SD1 DUMPSTER WALL SECTION
NTS



H / SD1 FLASHING DETAIL
NTS



I / SD1 TRASH ENCLOSURE DRAIN
NTS IF REQ'D. BY LOCAL CODE - G.C. TO VERIFY



J / SD1 DUMPSTER ENCLOSURE & GATE ELEV.
NTS

THESE DRAWINGS AND SPECIFICATIONS ARE OWNED AND COPYRIGHTED BY GUY PAYNE & ASSOCIATES ARCHITECTS AND MAY NOT BE USED, COPIED, OR DUPLICATED WITHOUT PROPER WRITTEN CONSENT. ANY UNAUTHORIZED USE OR DISCLOSURE OF THE PROPRIETARY INFORMATION CONTAINED HEREIN MAY SUBJECT SUCH PERSONS TO CRIMINAL AND CIVIL PENALTIES AND DAMAGES.

GUY PAYNE & ASSOCIATES ARCHITECTS
879 WILLOW TREE CIRCLE, STE. 114
CORDOVA, TENNESSEE 38018
(901) 756-1878

POPEYES LOUISIANA KITCHEN
609 NASHVILLE PIKE
GALLATIN, TN

PROJECT NUMBER
8031247
SCALE
AS SHOWN
SHEET NUMBER
SD1
OF
DATE OF ORIGINAL ISSUE
6/11/2012

ITEM 6

GMRPC Resolution No. 2012-68

RESOLUTION APPROVING A FINAL PLAT FOR FOXLAND CROSSING – PC0024-12

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by the applicant, Ragan Smith, at its regular meeting on July 23, 2012; 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, attached hereto as Exhibit A, 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 § 13-3-103 and 13-4-102:

1. The Final Plat is in agreement and consistent with the policies and recommendations in the General Development and Transportation Plan.

2. It has been determined that the legal purposes for which zoning and subdivision regulations exists have not been contravened.

3. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect can be justified by the public good or welfare.

4. It has been determined that 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 with the following conditions of approval:

1. The applicant shall provide a performance surety for roadway improvements in an amount to be determined by the Engineering Division prior to the recording of the final plat.
2. The applicant shall show and label the limits of proposed "Water Quality Area".
3. The applicant shall provide a signage check in an amount to be determined by the Engineering Division.

4. The applicant shall be aware, prior to acceptance of ROW improvements, an as-built survey will be required.
5. The applicant shall add the following note: Lots 1 and 2 stormwater requirements to be serviced by "water quality area". A stormwater inspection and maintenance agreement is to be recorded at the time of recording of this plat which details the maintenance responsibilities of owners of lots 1 and 2.
6. The applicant shall understand that the roadway and drainage improvements shall match that shown on the approved construction plans.
7. The applicant shall submit a site surety, in an amount to be determined by the Codes/Planning Department, prior to recording of the Final Plat.
8. The applicant shall submit the recording fee, two (2) mylars, and one (1) vellum, all with original signatures, to the Codes/Planning Department 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: 7/23/12

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A

ITEM 6
7/23/12 GMRPC MEETING

The applicant requests approval of a final plat for Foxland Crossing Subdivision, a 300 unit multi-family project, which is located on property containing 26.12 (+/-) acres. Property located on Nashville Pike between Foxland Boulevard and Douglas Bend Road. (PC0024-12)

Attachment 6-1 Final Plat
Attachment 6-2 Response Letter from Ted J. Stevenson, II, RLS dated 7/12/12

ANALYSIS
The applicant is requesting approval of a final plat for Foxland Crossing Subdivision, a 300 unit multi-family project. The property contains 26.12 (+/-) acres and is located on Nashville Pike between Foxland Boulevard and Douglas Bend Road. The property is currently zoned Mixed Use (MU) and Dwelling, Multi-Family is a permitted use in the MU zone district. No portion of this property is located in a special flood hazard area, but there is an Army Corps of Engineers Flowage Easement located along the eastern portion of all three (3) lots.

Previous Approvals
The original Preliminary Master Development Plan for this property was approved by Planning Commission in November 2005 and passed by City Council in February 2006. As part of that original submittal there were no uses proposed for Tract I, so the condition of approval was that a separate Preliminary Master Development Plan would be submitted for Tract I at a later date. That Preliminary Master Development Plan (PC File #3-12-08) for Tract I was recommended by the Planning Commission at the May 19, 2008 meeting and approved on second reading by City Council at the July 15, 2008 Council meeting. A Final Master Development Plan (PC File# 8-39-08) for a 298 unit multi-family development was submitted and approved at the September 22, 2008 Planning Commission meeting. This previous Final Master Development Plan approval lapsed and a new property owner/developer took over the project. A new Preliminary Master Development Plan was reviewed and approved by the Planning Commission at its September 26, 2011 meeting. The Planning Commission considered all changes as minor amendments. A preliminary plat (PC File#1-24-08B) was approved for this general area at the August 25, 2008 Planning Commission meeting. The final plat (PC File# 1-28-08C) was approved at the October 27, 2008 Planning Commission, but was never recorded. The Amended Preliminary Master Development Plan (PC9872-11) for this site was approved, as a minor amendment, at the September 29, 2011 Planning Commission Meeting. The Final Master Development Plan (PC0011-12) was approved at the June 25, 2012 Planning Commission meeting. Also, the Preliminary Plat (PC0012-12) for Foxland Crossing was approved at the June 25, 2012 Planning Commission Meeting.

Final Plat
The purpose of this final plat is to create three (3) lots. Lots 1 and 2 coincide with Phase 1 and 2 of the Foxland Crossing Multi-Family development, while Lot 3 is a separate lot that fronts Nashville Pike and will be utilized as future development. The Final Plat matches the Preliminary Plat (PC0012-12) as approved at the June 25, 2012 Planning Commission meeting.

EXHIBIT A

Engineering Division Comments
The applicant has satisfactorily addressed all Engineering Division comments except the following:

1. The applicant shall provide a performance surety for roadway improvements in an amount to be determined by the Engineering Division prior to the recording of the final plat.
2. The applicant shall show and label the limits of proposed "Water Quality Area".
3. The applicant shall provide a signage check in an amount to be determined by the Engineering Division.
4. The applicant shall be aware, prior to acceptance of ROW improvements, an as-built survey will be required.
5. The applicant shall add the following note: Lots 1 and 2 stormwater requirements to be serviced by "water quality area". A stormwater inspection and maintenance agreement is to be recorded at the time of recording of this plat which details the maintenance responsibilities of owners of lots 1 and 2.
6. The applicant shall understand that the roadway and drainage improvements shall match that shown on the approved construction plans.

Other Departmental Comments
The Public Utility Department noted that water and sanitary sewer is provided by White House Utility District. The applicant has indicated that they are aware of this requirement.

RECOMMENDATION
Staff recommends that the Planning Commission approve the Final Plat with the following conditions:

1. The applicant shall provide a performance surety for roadway improvements in an amount to be determined by the Engineering Division prior to the recording of the final plat.
2. The applicant shall show and label the limits of proposed "Water Quality Area".
3. The applicant shall provide a signage check in an amount to be determined by the Engineering Division.
4. The applicant shall be aware, prior to acceptance of ROW improvements, an as-built survey will be required.
5. The applicant shall add the following note: Lots 1 and 2 stormwater requirements to be serviced by "water quality area". A stormwater inspection and maintenance agreement is to be recorded at the time of recording of this plat which details the maintenance responsibilities of owners of lots 1 and 2.
6. The applicant shall understand that the roadway and drainage improvements shall match that shown on the approved construction plans.
7. The applicant shall submit a site surety, in an amount to be determined by the Codes/Planning Department, prior to recording of the Final Plat.
8. The applicant shall submit the recording fee, two (2) mylars, and one (1) vellum, all with original signatures, to the Codes/Planning Department for recording.

EXHIBIT A

Tony Allers
Director

Katherine Schoch
Assistant Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Project Comments

Meeting Date: 07/23/2012
RE: FOXLAND CROSSING SUBDIVISION, Final Plat
Reference #: PC0024-12

Department of Public Utilities
Review Date: 06/28/2012
1. Water & sanitary sewer service provided by WHUD.

Planning Department
Codes/Planning Department Project Manager: Kevin Chastine
Review Date:7/2/12
1. The monument sign must have a 15 foot setback from the right-of-way.
2. Submit sixteen (16) corrected, folded copies of the resubmittal documents (1 full size and 15 half size if original plans are greater than 18 x 24), and 16 architectural elevations if needed.
3. Submit digital copies of plans and supporting information/correspondence pertaining to this project in the following formats: DGN or DWG file (MicroStation version "J" software) of subdivision plats, site plans, PMDP, and FMDP. Submit PDF files of all pages of subdivision plats, site plans, PMDP, and FMDP and submit PDF files of all supporting documents and correspondence. Label file formats on CD.
4. Submit a detailed response letter addressing all departmental review comments.
5. RETURN CHECKPRINT & CHECKLIST
6. Resubmittal documents must be turned in to the Codes/Planning Department by 4:30 PM on 7/12/2012.
7. Resubmittals must include the above information in order to be considered a complete resubmittal.

Codes Department
Review Date: 06/28/2012
No comments

Engineering Division
7-18-2012 JZW Resubmittal:
1. Provide performance surety for roadway improvements in an amount to be determined by the engineering division.
2. Show and label limits of proposed "Water Quality Area".
3. Provide signage check in an amount to be determined by the engineering Division.

EXHIBIT A

4. Applicant shall be aware, prior to acceptance of ROW improvements, an as-built survey will be required.
5. Add note: Lots 1 and 2 stormwater requirements to be serviced by "water quality area". A stormwater inspection and maintenance agreement is to be recorded at the time of recording of this plat which details the maintenance responsibilities of owners of lots 1 and 2.
6. Roadway and drainage improvements shall match that shown on the approved construction plans.
7. Construction plans shall be approved prior to Final Plat going to Planning Commission.

7-9-2012 JZW:
1. Show proposed drainage infrastructure.
2. Extend box culvert to match current construction plans.
3. Provide performance surety for roadway improvements in an amount to be determined by the engineering division.
4. Provide addresses per E911.
5. Show and label limits of proposed "Water Quality Area".
6. Provide signage check in an amount to be determined by the engineering Division.
7. Applicant shall be aware, prior to acceptance of ROW improvements, an as-built survey will be required.
8. Add note: Lots 1 and 2 stormwater requirements to be serviced by "water quality area". A stormwater inspection and maintenance agreement is to be recorded at the time of recording of this plat which details the maintenance responsibilities of owners of lots 1 and 2.**Fire Department**
Review Date: 07/02/2012
No comment

Police Department
Review Date: 07/02/2012
Reviewed: no comment

Gallatin Department of Electricity
Review Date: 06/29/2012
O.K.

Sumner County, E-911
Review Date: 07/06/2012
No comments

Industrial Pre-treatment Department
Review Date:
N/A

ATTACHMENT 6-2

11-035
9359

RAGAN•SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

July 12, 2012

HAND DELIVERED

Ms. Katherine Schoch, Assistant Director
Gallatin Codes/Planning Department
132 West Main Street, Room 201
Gallatin, Tennessee 37066

RE: FINAL PLAT
FOXLAND CROSSING SUBDIVISION
PC0024-12

RECEIVED
JUL 12 2012
GALLATIN PLANNING & ZONING

Dear Ms. Schoch:

As requested, enclosed please find the following items:

- 16 full-size prints of the final plat
- CD with digital files of the revised plat
- Check print and checklist

Department comments received with your July 6, 2012 email have been addressed as follows:

Department of Public Utilities

Comment 1: *Water and sanitary sewer service provided by W.H.U.D.*
Response: **Acknowledged.**

Planning Department

Comment 1: *The monument sign must have a 15 foot setback from the right-of-way.*
Response: **Now shown thereon.**

Comment 2: *Submit sixteen (16) corrected, folded copies of the resubmittal documents (1 full size and 15 half size if original plans are greater than 18 x 24), and 16 architectural elevations if needed.*
Response: **Acknowledged.**

Comment 3: *Submit digital copies of plans and supporting information/correspondence pertaining to this project in the following formats: DGN or DWG file (MicroStation version "J" software) of subdivision plats, site plans, PMDP, and FMDP. Submit PDF files of all pages of subdivision plats, site plans, PMDP, and FMDP and submit PDF files of all supporting documents and correspondence. Label file formats on CD.*
Response: **Acknowledged.**

Comment 4: *Submit a detailed response letter addressing all departmental review comments.*
Response: **Acknowledged.**

Comment 5: *RETURN CHECKPRINT & CHECKLIST.*
Response: **Acknowledged.**

Comment 6: *Resubmittal documents must be turned in to the Codes/Planning Department by 4:30 PM on 7/12/12.*
Response: **Acknowledged.**

RESUBMITTAL

315 WOODLAND ST. P.O. BOX 60070 • NASHVILLE, TN 37206 • (615) 244-8591 • FAX (615) 244-6739 • WWW.RAGANSMITH.COM

PC 0024-12

ATTACHMENT 6-2

EXHIBIT A

RAGAN•SMITH

Codes Department

Comment 1: *No comments.*
Response: **Acknowledged.**

Engineering Division

Comment 1: *Show proposed drainage structure.*
Response: **Now shown thereon.**

Comment 2: *Extend box culvert to match current construction plans.*
Response: **Now shown thereon.**

Comment 3: *Provide performance surety for roadway improvements in an amount to be determined by the engineering division.*
Response: **Acknowledged.**

Comment 4: *Provide addresses per E911.*
Response: **Are currently shown thereon.**

Comment 5: *Show and label limits of proposed "Water Quality Area".*
Response: **The proposed Water Quality Area is currently being designed. We will show thereon when finished.**

Comment 6: *Provide signage check in an amount to be determined by the engineering Division.*
Response: **Acknowledged.**

Comment 7: *Applicant shall be aware, prior to acceptance of ROW improvements, an as-built survey will be required.*
Response: **Acknowledged.**

Comment 8: *Add note: Lots 1 and 2 stormwater requirements to be serviced by "water quality area". A stormwater inspection and maintenance agreement is to be recorded at the time of recording of this plat which details the maintenance responsibilities of owners of lots 1 and 2.*
Response: **Acknowledged.**

Fire Department

Comment 1: *No comment.*
Response: **Acknowledged.**

RECEIVED
JUL 12 2012
GALLATIN PLANNING & ZONING

Police Department

Comment 1: *No comment.*
Response: **Acknowledged.**

Gallatin Department of Electricity

Comment 1: *O.K.*
Response: **Acknowledged.**

RESUBMITTAL
PC 0214-12

ATTACHMENT 6-2

RAGAN•SMITH

EXHIBIT A

Sumner County E-911

Comment 1: *No comments.*
Response: **Acknowledged.**

Industrial Pre-treatment Department

Comment 1: *N/A*
Response: **Acknowledged.**

Please call if you have any questions or comments.

Sincerely,

RAGAN-SMITH-ASSOCIATES, INC.

Ted J. Stevenson, II, RLS
Survey Project Manager

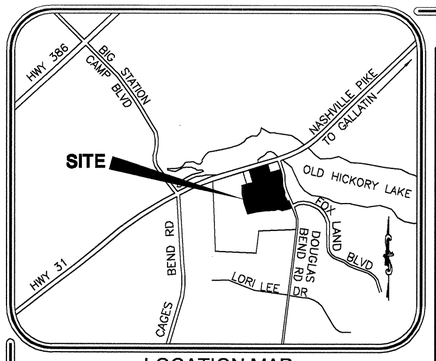
TJS:djb

Enclosures

RECEIVED
JUL 12 2012
GALLATIN PLANNING
& ZONING

RESUBMITTAL

PC0024-12



LOCATION MAP
N.T.S.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A THREE LOT SUBDIVISION AND DEDICATE RIGHT-OF-WAY.

2. BEARINGS AS SHOWN HEREON ARE BASED ON TENNESSEE COORDINATE SYSTEM OF 1983.

3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47165C0407G, WITH AN EFFECTIVE DATE OF APRIL 17, 2012, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470185, PANEL NO. 0407, SUFFIX G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

4. THE ZONING FOR THIS PROPERTY IS MU (MIXED USE). MINIMUM YARD REQUIREMENTS ARE AS FOLLOWS: FRONT = 25'; SIDE= 10'; REAR= 20'

5. BEING A PORTION OF PARCEL NUMBER 27.01 AS SHOWN ON SUMNER COUNTY PROPERTY MAP NUMBER 136.

6. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO WILSON BANK AND TRUST BY SUCCESSOR TRUSTEE'S DEED OF RECORD IN DEED BOOK 3263, PAGE 510, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.

7. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION, MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-355-1987 OR 1-800-351-1111.

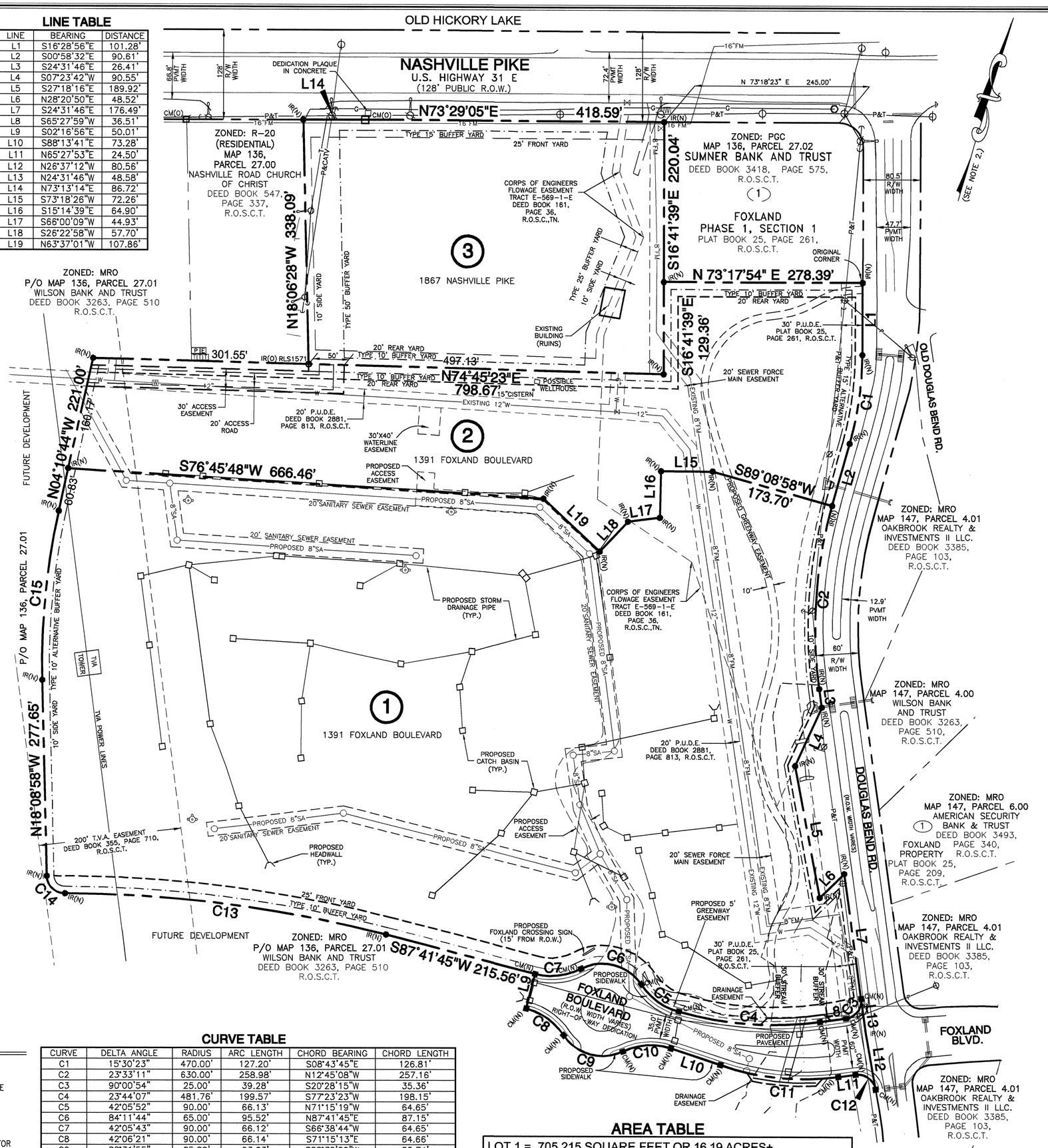
8. EXISTING USE OF THIS PROPERTY IS VACANT. PROPOSED USE OF THIS PROPERTY IS MULTI-FAMILY.

9. PROPOSED SIDEWALKS SHOWN HEREON ARE 5 FEET IN WIDTH.

10. ACCESS TO LOT 3 TO AND FROM NASHVILLE PIKE IS RESTRICTED TO A "RIGHT-IN / RIGHT-OUT" PER THE PRELIMINARY MASTER DEVELOPMENT PLAN, WHICH RECEIVED APPROVAL ON SEPTEMBER 26, 2011.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S16°28'56"E	101.28'
L2	S00°58'32"E	90.61'
L3	S24°31'46"E	26.41'
L4	S07°23'42"W	90.55'
L5	S27°18'16"E	189.92'
L6	N28°20'50"E	48.52'
L7	S24°31'46"E	176.49'
L8	S65°27'59"W	36.51'
L9	S02°16'56"E	50.01'
L10	S88°13'41"E	73.28'
L11	N65°27'53"E	24.50'
L12	N26°37'12"W	80.56'
L13	N24°31'46"W	48.58'
L14	N73°13'14"E	86.72'
L15	S73°18'26"W	72.26'
L16	S15°14'39"E	64.90'
L17	S66°00'09"W	44.93'
L18	S26°22'58"W	57.70'
L19	N63°37'01"W	107.86'



LEGEND

- CM(N) ■ CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
- IR(N) ● IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- IR(O) ○ IRON ROD (OLD)
- ◎ SANITARY SEWER MANHOLE
- ○ PROPOSED SANITARY SEWER MANHOLE
- (1) LOT NUMBER
- —ST— STORMWATER LINE
- —SA— SANITARY SEWER LINE
- —W— WATER LINE
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- R.O.S.C.T. REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE
- —G— GAS LINE
- Ø UTILITY POLE
- ←Ø UTILITY POLE W/ ANCHOR
- PROPOSED FIRE HYDRANT

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	15°30'23"	470.00'	127.20'	S08°43'45"E	126.81'
C2	23°33'11"	630.00'	258.98'	N12°45'08"W	257.16'
C3	90°00'54"	25.00'	39.28'	S20°28'15"W	35.36'
C4	23°44'07"	481.76'	199.57'	S77°23'23"W	198.15'
C5	42°05'52"	90.00'	66.13'	N71°15'19"W	64.65'
C6	84°11'44"	65.00'	95.52'	N87°41'45"E	87.15'
C7	42°05'43"	90.00'	66.12'	S66°38'44"W	64.65'
C8	42°06'21"	90.00'	66.14'	S71°15'13"E	64.66'
C9	82°31'55"	65.00'	93.63'	S88°32'00"W	85.74'
C10	44°00'18"	90.00'	69.12'	N69°16'11"E	67.44'
C11	26°48'26"	357.45'	167.24'	S78°52'06"W	165.72'
C12	87°53'43"	25.00'	38.35'	N70°34'59"W	34.70'
C13	14°15'36"	1825.00'	454.21'	N80°33'57"E	453.04'
C14	91°11'17"	25.00'	39.79'	N62°33'39"W	35.72'
C15	13°58'39"	974.00'	237.61'	N11°09'51"W	237.02'

AREA TABLE

LOT 1 = 705,215 SQUARE FEET OR 16.19 ACRES±
LOT 2 = 222,475 SQUARE FEET OR 5.11 ACRES±
LOT 3 = 172,293 SQUARE FEET OR 3.95 ACRES±
ROW DEDICATION = 37,851 SQUARE FEET OR 0.87 ACRES±
TOTAL AREA = 1,137,834 SQUARE FEET OR 26.12 ACRES±

0 50' 100' 200'
GRAPHIC SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 3263, PAGE 510, COUNTY REGISTRAR'S OFFICE, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

WILSON BANK AND TRUST

DATE _____ OWNER _____
GARY WHITACKER

TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS PLAN, SHOWN AND DESCRIBED HEREON IS A TRUE AND ACCURATE SURVEY TO THE ACCURACY REQUIRED BY GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, IN ACCORDANCE WITH THE SPECIFICATIONS IN THESE REGULATIONS AND THAT THIS PLAT CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY WITH A RATIO OF PRECISION THAT IS GREATER THAN 1:10,000.

TENNESSEE REGISTERED ENGINEER AND LAND SURVEYOR NO. 2130

7-12-12

TED J. STEVENSON II TN. REG. NO. _____ DATE

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "FOXLAND CROSSING SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT SURETY OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

WATER SYSTEM DATE _____

AUTHORIZED SIGNATURE _____
SUPERINTENDENT OF PUBLIC UTILITIES

SEWER SYSTEM DATE _____

AUTHORIZED SIGNATURE _____
SUPERINTENDENT OF PUBLIC UTILITIES

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

CITY ENGINEER DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE SECRETARY, PLANNING COMMISSION

DATE CHAIRMAN'S INITIALS

FINAL PLAT
FOXLAND CROSSING SUBDIVISION

NASHVILLE PIKE @ DOUGLAS BEND ROAD
FOURTH CIVIL DISTRICT OF SUMNER COUNTY
CITY OF GALLATIN, TENNESSEE
SCALE: 1"=100' DATE: JULY 12, 2012
JOB NUMBER: 11035 W.O. 9359

OWNER
WILSON BANK AND TRUST
623 WEST MAIN STREET
LEBANON, TN 37087
PHONE: (615) 444-2265
CONTACT: GARY WHITACKER

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: TED J. STEVENSON, II
EMAIL: tstevenson@ragansmith.com

G:\11035-9359\1-SURVEY\PLAT\FINAL PLAT\9359FinalPlat.DWG

ITEM 7

GMRPC Resolution No. 2012-71

RESOLUTION APPROVING A PRELIMINARY PLAT FOR ELK ACRES, SECTION 4 – PC6245-10

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Preliminary Plat submitted by the applicant, Goodall, Inc. Builders, at its regular meeting on July 23, 2012; 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, attached hereto as Exhibit A, 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 § 13-3-103 and 13-4-102:

1. The Preliminary Plat is in agreement and consistent with the policies and recommendations in the General Development and Transportation Plan.

2. It has been determined that the legal purposes for which zoning and subdivision regulations exists have not been contravened.

3. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect can be justified by the public good or welfare.

4. It has been determined that 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 with the following conditions of approval:

1. The applicant shall correct the date listed in the FEMA note.
2. The Final Plat shall be 18" x 24" for recording.
3. The applicant shall submit a site surety, in an amount to be determined by the Codes/Planning Department, prior to the recording of the Final Plat for Elk Acres, Section 4.

4. The applicant shall submit a subdivision surety, in an amount to be determined by the Engineering Division, prior to recording of the Final Plat for Elk Acres, Section 4.
5. The applicant shall submit a utility surety, in an amount to be determined by the Gallatin Public Utilities Department, prior to the recording of the Final Plat for Elk Acres, Section 4.
6. The applicant shall submit three (3) corrected, folded copies of the Preliminary Plat prior to the recording of the Final Plat for Elk Acres, Section 4.

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

PRESENT AND VOTING

AYE:

NAY:

DATED: 7/23/12

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A

ITEM 7
7/23/12 GMRPC MEETING

Applicant requests re-approval of a Preliminary Plat for Elk Acres, Section 4, a major subdivision containing 31 lots on 9.09 (+/-) acres. Property is located along Campbell Avenue and Neece Way. (PC6245-10)

Attachment 7-1 Preliminary Plat

ANALYSIS

The applicant is requesting re-approval of a Preliminary Plat for Elk Acres, Section 4, a major subdivision containing 31 lots on 9.09 (+/-) acres. The property is located along Campbell Avenue and Neece Way. This property is currently zoned Residential-15 Planned Unit Development (R15 PUD) and One-family, Detached Dwelling is a permitted use in this zone district. Previously approved residential PUD districts are required to meet current zoning ordinance requirements. No portion of this property is located in a special flood hazard area. According to the applicant, only slight changes were made to the lot lines and cul-de-sac since the Preliminary Plat was originally approved.

Previous Approvals

According to the Codes/Planning Department's recorders, several Final Master Development Plans, Preliminary and Final Plats have been approved for the many different sections of Elk Acres since 1994.

At the July 24, 2006 meeting, the Planning Commission approved a minor amendment to the Preliminary Master Development Plan to change the lot layout and lot sizes throughout the development (PC File #4-3-06). At the December 8, 2010 meeting, the Planning Commission approved with conditions a Final Master Development Plan for Elk Acres, Sections 4 & 5 (PC File #8-24-10). At that same meeting, the Planning Commission approved with conditions a Preliminary Plat for Elk Acres, Section 4. According to the provisions of the Gallatin Subdivision Regulations, Preliminary Plats are only valid for one (1) year. Since the applicant did not receive approval of the Final Plat within that year, the Preliminary Plat expired and shall be re-approved prior to the approval of the Final Plat for Elk Acres, Section 4. The Final Plat for Elk Acres, Section 4 is the next item on the agenda (PC0022-12). The Preliminary Plat and Final Plat match the Final Master Development Plan as required.

Architecture

The architecture was approved as part of the Amended Preliminary Master Development Plan and Final Master Development Plan for Elk Acres, Sections 4 & 5 (PC File #8-24-10). The one (1) and two (2) story homes feature a mixture of brick and Hardie Board siding with some stucco accents and asphalt shingles. Brick percentages range from 30 to 100 percent depending on the design of the home. The proposed homes range in size from approximately 1,763 square feet to approximately 3,557 square feet according to the submitted elevations. Most of the home designs feature front-loading garages and are similar in design to the homes already constructed in other sections of Elk Acres.

Sidewalks

EXHIBIT A

The amended PMDP was approved with an alternative sidewalk plan calling for sidewalks to be located only along one (1) side of the streets. The applicant has shown the five (5) foot sidewalk along the south side of Campbell Avenue and has shown the sidewalk connections through the open space located behind Lot 115 to connect to other sections of Elk Acres.

Landscaping

A Type 25 Bufferyard was shown on the Final Master Development Plan along the northeastern property line adjacent to the Patterson property. A detailed landscaping plan and planting schedule, including 18 large deciduous trees and 37 small deciduous or ornamental trees, was approved as part of the FMDP. The site surety for landscaping improvements was calculated in 2010 and set at $10,000. The site surety amount will be recalculated based on current construction cost estimates. The site surety shall be submitted prior to the recording of the Final Plat for Elk Acres, Section 4.

Engineering Division Comments

The Engineering Division asked the applicant to correct the date listed in the FEMA note. This requirement was added as a condition of approval.

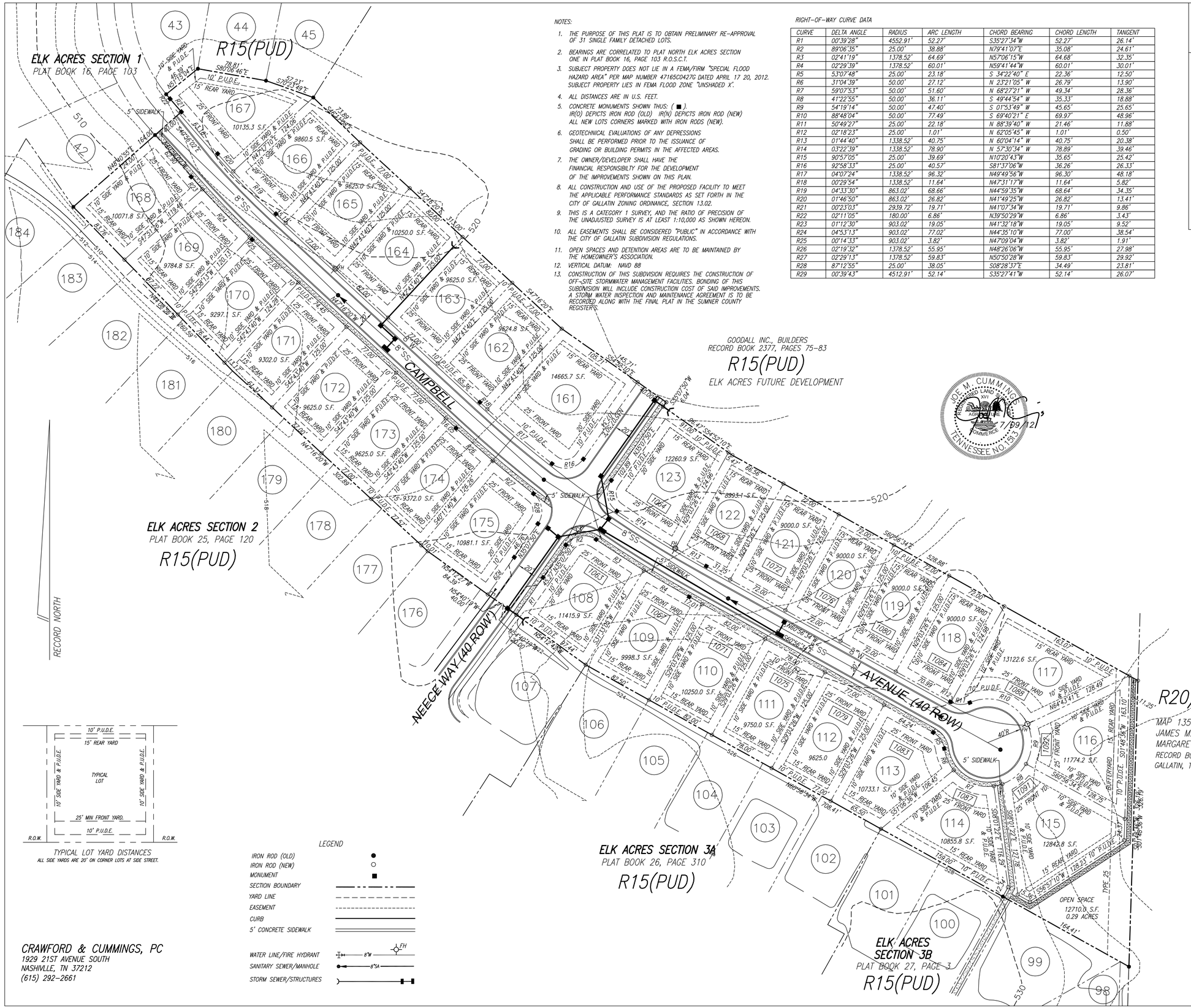
Other Departmental Comments

Since the Preliminary Plat was submitted with the Final Plat resubmittal, no other city departments commented on the request.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat with the following conditions:

1. The applicant shall correct the date listed in the FEMA note.
2. The Final Plat shall be 18" x 24" for recording.
3. The applicant shall submit a site surety, in an amount to be determined by the Codes/Planning Department, prior to the recording of the Final Plat for Elk Acres, Section 4.
4. The applicant shall submit a subdivision surety, in an amount to be determined by the Engineering Division, prior to recording of the Final Plat for Elk Acres, Section 4.
5. The applicant shall submit a utility surety, in an amount to be determined by the Gallatin Public Utilities Department, prior to the recording of the Final Plat for Elk Acres, Section 4.
6. The applicant shall submit three (3) corrected, folded copies of the Preliminary Plat prior to the recording of the Final Plat for Elk Acres, Section 4.

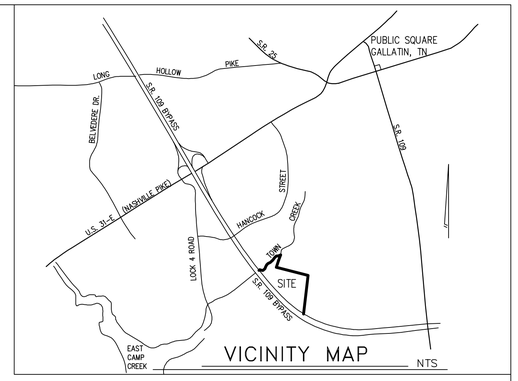


NOTES:

1. THE PURPOSE OF THIS PLAT IS TO OBTAIN PRELIMINARY RE-APPROVAL OF 31 SINGLE FAMILY DETACHED LOTS.
2. BEARINGS ARE CORRELATED TO PLAT NORTH ELK ACRES SECTION ONE IN PLAT BOOK 16, PAGE 103 R.O.S.C.T.
3. SUBJECT PROPERTY DOES NOT LIE IN A FEMA/FIRM "SPECIAL FLOOD HAZARD AREA" PER MAP NUMBER 47165C0427G DATED APRIL 17 20, 2012. SUBJECT PROPERTY LIES IN FEMA FLOOD ZONE "UNSHADED X".
4. ALL DISTANCES ARE IN U.S. FEET.
5. CONCRETE MONUMENTS SHOWN THUS: (■). IR(O) DEPICTS IRON ROD (OLD) IR(N) DEPICTS IRON ROD (NEW) ALL NEW LOTS CORNERS MARKED WITH IRON RODS (NEW).
6. GEOTECHNICAL EVALUATIONS OF ANY DEPRESSIONS SHALL BE PERFORMED PRIOR TO THE ISSUANCE OF GRADING OR BUILDING PERMITS IN THE AFFECTED AREAS.
7. THE OWNER/DEVELOPER SHALL HAVE THE FINANCIAL RESPONSIBILTY FOR THE DEVELOPMENT OF THE IMPROVEMENTS SHOWN ON THIS PLAN.
8. ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02.
9. THIS IS A CATEGORY 1 SURVEY, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000 AS SHOWN HEREON.
10. ALL EASEMENTS SHALL BE CONSIDERED "PUBLIC" IN ACCORDANCE WITH THE CITY OF GALLATIN SUBDIVISION REGULATIONS.
11. OPEN SPACES AND DETENTION AREAS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
12. VERTICAL DATUM: NAVD 88
13. CONSTRUCTION OF THIS SUBDIVISION REQUIRES THE CONSTRUCTION OF OFF-SITE STORMWATER MANAGEMENT FACILITIES. BONDING OF THIS SUBDIVISION WILL INCLUDE CONSTRUCTION COST OF SAID IMPROVEMENTS. A STORM WATER INSPECTION AND MAINTENANCE AGREEMENT IS TO BE RECORDED ALONG WITH THE FINAL PLAT IN THE SUMNER COUNTY REGISTER'S.

RIGHT-OF-WAY CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
R1	00°39'28"	4552.91'	52.27'	S35°27'34"W	52.27'	26.14'
R2	89°06'35"	25.00'	38.88'	N79°41'07"E	35.08'	24.61'
R3	02°41'19"	1378.52'	64.69'	N57°06'15"W	64.68'	32.35'
R4	02°29'39"	1378.52'	60.01'	N59°41'44"W	60.01'	30.01'
R5	53°07'48"	25.00'	23.18'	S 34°02'40" E	22.36'	12.50'
R6	31°04'39"	50.00'	27.12'	N 23°21'05" W	26.79'	13.90'
R7	59°07'53"	50.00'	51.60'	N 68°27'21" W	49.34'	28.36'
R8	41°22'55"	50.00'	36.11'	S 49°44'54" W	35.33'	18.88'
R9	54°19'14"	50.00'	47.40'	S 01°53'49" W	45.65'	25.65'
R10	88°48'04"	50.00'	77.49'	S 69°40'21" E	69.97'	48.96'
R11	50°49'27"	25.00'	22.18'	N 88°39'40" W	21.46'	11.88'
R12	02°18'23"	25.00'	1.01'	N 62°05'45" W	1.01'	0.50'
R13	01°44'40"	1338.52'	40.75'	N 60°04'14" W	40.75'	20.38'
R14	03°22'39"	1338.52'	78.90'	N 57°30'34" W	78.89'	39.46'
R15	90°57'05"	25.00'	39.69'	N10°20'43"W	35.65'	25.42'
R16	92°58'33"	25.00'	40.57'	S81°37'06"W	36.26'	26.33'
R17	04°07'24"	1338.52'	96.32'	N49°49'56"W	96.30'	48.18'
R18	00°29'54"	1338.52'	11.64'	N47°31'17"W	11.64'	5.82'
R19	04°33'30"	863.02'	68.66'	N44°59'35"W	68.64'	34.35'
R20	01°46'50"	863.02'	26.82'	N41°49'25"W	26.82'	13.41'
R21	00°23'03"	2939.72'	19.71'	N41°07'34"W	19.71'	9.86'
R22	02°11'05"	180.00'	6.86'	N39°50'29"W	6.86'	3.43'
R23	01°12'30"	903.02'	19.05'	N41°32'18"W	19.05'	9.52'
R24	04°53'13"	903.02'	77.02'	N44°35'10"W	77.00'	38.54'
R25	00°14'33"	903.02'	3.82'	N47°09'04"W	3.82'	1.91'
R26	02°19'32"	1378.52'	55.95'	N48°26'06"W	55.95'	27.98'
R27	02°29'13"	1378.52'	59.83'	N50°50'28"W	59.83'	29.92'
R28	87°12'55"	25.00'	38.05'	S08°28'37"E	34.49'	23.81'
R29	00°39'43"	4512.91'	52.14'	S35°27'41"W	52.14'	26.07'



SECTION 4 SITE DATA TABLE

OWNER: GOODALL INC., BUILDERS
DBA: GOODALL HOMES & COMMUNITIES
RECORD BOOK 2377, PAGES 75-83
LOTS: 31 ONE-FAMILY DETACHED RESIDENTIAL LOTS
ZONING: R15(PUD)
AREA: 9.09 ACRES
MAP 135 PART OF PARCELS 1.04 & 2.04
ADDRESS: CAMPBELL AVENUE
YARD REQUIREMENTS:
FRONT: 25'
SIDE: 10'
REAR: 15'
TOTAL ROW AREA: 1.47 ACRE
TOTAL OPEN SPACE: 0.29 ACRES
TO BE OWNED AND MAINTAINED BY THE ELK ACRES HOMEOWNER'S ASSOCIATION
MAX. FLOOR AREA: 31 x 2000 = 1.42 ACRES
BUILDING HEIGHT: 1 & 2 STORY (MAXIMUM HEIGHT: 35')
LOT WIDTH RANGE: 45'-117'
LOT AREA RANGE: 8,993 S.F.-14,666 S.F.
EXISTING USE: VACANT
PROPOSED USE: ONE-FAMILY DETACHED
OVERALL DENSITY: 3.4 UNITS/ACRE
GROUND COVERAGE: GRASS
PLAT PREPARED BY:
CRAWFORD & CUMMINGS, PC
1929 21ST AVENUE SOUTH
NASHVILLE, TN 37212
DATE OF PREPARATION: JULY 9, 2012

ENDORSEMENT OF PLANNING COMMISSION APPROVAL

APPROVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION WITH SUCH EXCEPTIONS OR CONDITIONS AS ARE INDICATED IN THE MINUTES OF THE PLANNING COMMISSION ARE: _____

_____

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

TYPICAL LOT YARD DISTANCES
ALL SIDE YARDS ARE 20' ON CORNER LOTS AT SIDE STREET.

LEGEND

IRON ROD (OLD)
IRON ROD (NEW)
MONUMENT
SECTION BOUNDARY
YARD LINE
EASEMENT
CURB
5' CONCRETE SIDEWALK
WATER LINE/FIRE HYDRANT
SANITARY SEWER/MANHOLE
STORM SEWER/STRUCTURES

CRAWFORD & CUMMINGS, PC
1929 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 292-2661

PRELIMINARY PLAT
ELK ACRES
SECTION 4

CAMPBELL AVENUE & NEECE WAY
THIRD CIVIL DISTRICT
GALLATIN, SUMNER COUNTY, TENNESSEE

GOODALL INC., BUILDERS
DBA: GOODALL HOMES & COMMUNITIES
OWNER/DEVELOPER
393 MAPLE STREET
GALLATIN, TN 37066

SCALE: 1" = 50' DATE: NOVEMBER 29, 2010
REVISED: JULY 9, 2012

ITEM 8

GMRPC Resolution No. 2012-72

RESOLUTION APPROVING A FINAL PLAT FOR ELK ACRES, SECTION 4 – PC0022-12

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Final Plat submitted by the applicant, Goodall, Inc. Builders, at its regular meeting on July 23, 2012; 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, attached hereto as Exhibit A, 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 § 13-3-103 and 13-4-102:

1. The Final Plat is in agreement and consistent with the policies and recommendations in the General Development and Transportation Plan.

2. It has been determined that the legal purposes for which zoning and subdivision regulations exists have not been contravened.

3. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect can be justified by the public good or welfare.

4. It has been determined that 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 with the following conditions of approval:

1. The applicant shall correct the date listed in the FEMA note.
2. The applicant shall complete the missing information in the Certificate of Approval of Commons areas after the restrictive covenants are recorded.
3. A site surety, in an amount to be determined by the Codes/Planning Department, shall be submitted prior to the recording of the Final Plat for Elk Acres, Section 4.

4. The applicant shall submit a subdivision surety, in an amount to be determined by the Engineering Division, prior to recording of the Final Plat for Elk Acres, Section 4.
5. The applicant shall submit a utility surety, in an amount to be determined by the Gallatin Public Utilities Department, prior to the recording of the Final Plat for Elk Acres, Section 4.
6. The applicant shall submit three (3) corrected, folded copies of the Final Plat prior to recording.
7. The applicant shall submit two (2) mylars, and one (1) vellum, all with original signatures, along with the recording fee, to the Codes/Planning Department 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: 7/23/12

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A

ITEM 8
7/23/12 GMRPC MEETING

Applicant requests approval of a Final Plat for Elk Acres, Section 4, a major subdivision containing 31 lots on 9.09 (+/-) acres. Property is located along Campbell Avenue and Neece Way. (PC0022-12)

Attachment 8-1 Final Plat
Attachment 8-2 Response Letter dated July 11, 2012

ANALYSIS
The applicant is requesting approval of a Final Plat for Elk Acres, Section 4, a major subdivision containing 31 lots on 9.09 (+/-) acres. The property is located along Campbell Avenue and Neece Way. This property is currently zoned Residential-15 Planned Unit Development (R15 PUD) and One-family, Detached Dwelling is a permitted use in this zone district. Previously approved residential PUD districts are required to meet current zoning ordinance requirements. No portion of this property is located in a special flood hazard area. The Preliminary Plat for Elk Acres, Section 4 was the previous item on the agenda (PC6245-10).

Previous Approvals
According to the Codes/Planning Department's recorders, several Final Master Development Plans, Preliminary and Final Plats have been approved for the many different sections of Elk Acres since 1994.

At the July 24, 2006 meeting, the Planning Commission approved a minor amendment to the Preliminary Master Development Plan to change the lot layout and lot sizes throughout the development (PC File #4-3-06). At the December 8, 2010 meeting, the Planning Commission approved with conditions a Final Master Development Plan for Elk Acres, Sections 4 & 5 (PC File #8-24-10). At that same meeting, the Planning Commission approved with conditions a Preliminary Plat for Elk Acres, Section 4. According to the provisions of the Gallatin Subdivision Regulations, Preliminary Plats are only valid for one (1) year. Since the applicant did not receive approval of the Final Plat within that year, the Preliminary Plat expired and required re-approved prior to the approval of the Final Plat for Elk Acres, Section 4. The Final Plat for Elk Acres, Section 4 is dependent upon Planning Commission's re-approval of the Preliminary Plat. The Preliminary Plat and Final Plat match the Final Master Development Plan as required.

Architecture
The architecture was approved as part of the Amended Preliminary Master Development Plan and Final Master Development Plan for Elk Acres, Sections 4 & 5 (PC File #8-24-10). The one (1) and two (2) story homes feature a mixture of brick and Hardie Board siding with some stucco accents and asphalt shingles. Brick percentages range from 30 to 100 percent depending on the design of the home. The proposed homes range in size from approximately 1,763 square feet to approximately 3,557 square feet according to the submitted elevations. Most of the home designs feature front-loading garages and are similar in design to the homes already constructed in other sections of Elk Acres.

Sidewalks

EXHIBIT A

The amended Preliminary Master Development Plan was approved with an alternative sidewalk plan calling for sidewalks to be located only along one (1) side of the streets. The applicant has shown the five (5) foot sidewalk along the south side of Campbell Avenue and has shown the sidewalk connections through the open space located behind Lot 115 to connect to other sections of Elk Acres.

Landscaping
A Type 25 Bufferyard was shown on the Final Master Development Plan along the northeastern property line adjacent to the Patterson property. A detailed landscaping plan and planting schedule, including 18 large deciduous trees and 37 small deciduous or ornamental trees, was approved as part of the Final Master Development Plan. The site surety for landscaping improvements was calculated in 2010 and set at $10,000. The site surety amount will be recalculated based on current construction cost estimates. The site surety shall be submitted prior to the recording of the Final Plat for Elk Acres, Section 4.

Engineering Division Comments
The Engineering Division asked the applicant to correct the date listed in the FEMA note. This requirement was added as a condition of approval. All other comments were addressed by the applicant.

Other Departmental Comments
No other city departments commented on this request.

RECOMMENDATION
Staff recommends approval of the Final Plat with the following conditions:

1. The applicant shall correct the date listed in the FEMA note.
2. The applicant shall complete the missing information in the Certificate of Approval of Commons areas after the restrictive covenants are recorded.
3. A site surety, in an amount to be determined by the Codes/Planning Department, shall be submitted prior to the recording of the Final Plat for Elk Acres, Section 4.
4. The applicant shall submit a subdivision surety, in an amount to be determined by the Engineering Division, prior to recording of the Final Plat for Elk Acres, Section 4.
5. The applicant shall submit a utility surety, in an amount to be determined by the Gallatin Public Utilities Department, prior to the recording of the Final Plat for Elk Acres, Section 4.
6. The applicant shall submit three (3) corrected, folded copies of the Final Plat prior to recording.
7. The applicant shall submit two (2) mylars, and one (1) vellum, all with original signatures, along with the recording fee, to the Codes/Planning Department for recording.

EXHIBIT A

Tony Allers
Director

Katherine Schoch
Assistant Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Project Comments

Meeting Date: 07/23/2012
RE: ELK ACRES, Section 4, Final Plat
Reference #: PC0022-12

Department of Public Utilities
Review Date: 06/28/2012
1. Water and sanitary sewer installations have not been installed as of this date.

Planning Department
Codes/Planning Department Project Manager: Katherine Schoch
Review Date: 7/2/12
1. Preliminary plat for Elk Acres, Sec. 4 expired on 12/13/11. Preliminary plat will need to be resubmitted and reapproved by the Planning Commission. Preliminary and final plats may be approved at the same meeting.
2. Add location to plat title block.
3. Show addresses.
4. Correct note 1; final approval.
5. A site surety for landscaping shall be submitted prior to the recording of the final plat. Site surety for $10,000 calcualted for Elk Acres, Sec. 4 & 5 as part of the Final Master Development Plan approval; PC File #8-24-10.
6. A subdivision surety shall be submitted prior to the recording of the final plat.
7. A utility surety, if necessary, shall be submitted prior to the recording of the final plat.
8. Construction plans shall be approved by the Engineering Division prior to final plat approval.
9. Construction plans shall be approved by the Public Utilities Department prior to final plat approval.
10. Correct typo in water and sewer approval certificates.
11. Add owner's name under signature line for recording.
12. Submit final draft of restrictive covenants for recording prior to final plat. Staff will note book and page number in common areas certificate.
13. Right-of-way area should match on preliminary and final plat.
14. Submit sixteen (16) corrected, folded copies of the resubmittal documents. Submit digital copies of plans and supporting information/correspondence pertaining to this project in the following formats: DGN or DWG file (MicroStation version "J" software) of subdivision plats, site plans, PMDP, and FMDP. Submit PDF files of all pages of subdivision plats, site plans, PMDP, and FMDP and submit PDF files of all supporting documents and correspondence. Label file formats on CD.
15. Submit a detailed response letter addressing all departmental review comments.
16. RETURN CHECKPRINT & CHECKLIST

EXHIBIT A

17. Resubmittal documents must be turned in to the Codes/Planning Department **by 4:30 PM on 7/12/2012.**
18. Resubmittals must include the above information in order to be considered a complete resubmittal.

Codes Department
Review Date: 06/28/2012
No comments

Engineering Division
Engineering Division Review Date: 07/13/12
Engineering Division Reviewer: Mike Phillips

Resubmittal Comments:
1. The date of FEMA map shown in Note 3 reads "April 17 20, 2012." Revise Note 3 to show the correct date of the FEMA map (April 17, 2012).
2. Make the same correction above to Note 3 on Preliminary Plat.
3. All other prior comments have been adequately resolved.

Submittal Date: June 27, 2012
Engineering Division Review Date: 07/03/12
Engineering Division Reviewer: Mike Phillips
Comments:

1. Above the title block on both sheets, add to the note as follows:
2. "THE PURPOSE OF THIS PLAT IS TO CREATE 31 NEW ONE-FAMILY DETACHED RESIDENTIAL LOTS AND DEDICATE 1.47 ACRES OF NEW PUBLIC RIGHT-OF-WAY."
3. 2. Revise Note 1 to match the above note.
4. 3. Revise Note 3 to show the correct date of the FEMA map (April 17, 2012).
5. 4. Label street address for each lot per Sumner County E-911, and denote address labels in the Legend:
6. Lot 108 - 1063 Campbell Avenue
7. Lot 109 – 1067
8. Lot 110 – 1071
9. Lot 111 – 1075
10. Lot 112 – 1079
11. Lot 113 – 1083
12. Lot 114 – 1087
13. Lot 115 – 1091
14. Lot 116 – 1092
15. Lot 117 – 1088
16. Lot 118 – 1084
17. Lot 119 – 1080
18. Lot 120 – 1076

EXHIBIT A

19. Lot 121 – 1072
20. Lot 122 – 1068
21. Lot 123 – 1064
22. Lot 161 – 1060
23. Lot 162 – 1056
24. Lot 163 – 1052
25. Lot 164 – 1048
26. Lot 165 – 1044
27. Lot 166 – 1040
28. Lot 167 – 1036
29. Lot 168 - 1037
30. Lot 169 – 1039
31. Lot 170 – 1041
32. Lot 171 – 1045
33. Lot 172 – 1049
34. Lot 173 – 1053
35. Lot 174 – 1057
36. Lot 175 – 1061
37. Add the following text to Note 13:"A STORM WATER INSPECTION AND MAINTENANCE AGREEMENT IS TO BE RECORDED ALONG WITH THIS PLAT IN THE SUMNER COUNTY REGISTER'S OFFICE."
38. Coordinate with the Engineering Division in the drafting of the language for the Storm Water Inspection and Maintenance Agreement. The agreement will need to include a certified exhibit showing the location and legal description of the offsite detention pond.
39. Coordinate with Ragan Smith and show all storm sewer infrastructure so that the final plat matches the approved construction plans (Structures 6, 7, 9A, 9B, 10A are missing from the plat, and temporary Headwall 1 should not be shown on the plat).
40. Correct the overlapping text shown across Lots 179-180.

Fire Department
Review Date: 07/02/2012
O.K.

Police Department
Review Date: 07/02/2012
Reviewed: No comments

Gallatin Department of Electricity
Review Date: 06/29/2012
O.K.

Sumner County, E-911

EXHIBIT A

Tony Allers
Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Katherine Schoch
Assistant Director

Review Date: 07/06/2012
Lot 108 - 1063 Campbell Avenue
Lot 109 - 1067
Lot 110 - 1071
Lot 111 - 1075
Lot 112 - 1079
Lot 113 - 1083
Lot 114 - 1087
Lot 115 - 1091
Lot 116 - 1092
Lot 117 - 1088
Lot 118 - 1084
Lot 119 - 1080
Lot 120 - 1076
Lot 121 - 1072
Lot 122 - 1068
Lot 123 - 1064

Lot 161 - 1060
Lot 162 - 1056
Lot 163 - 1052
Lot 164 - 1048
Lot 165 - 1044
Lot 166 - 1040
Lot 167 - 1036
Lot 168 - 1037
Lot 169 - 1039
Lot 170 - 1041
Lot 171 - 1045
Lot 172 - 1049
Lot 173 - 1053
Lot 174 - 1057
Lot 175 – 1061

Industrial Pre-treatment Department
Review Date:
N/A

ATTACHMENT 8-2

EXHIBIT A

July 11, 2012

To: City of Gallatin Planning

Re: Response to Review Comments
ELK ACRES SECTION 4 FINAL PLAT
REFERENCE #: PC0022-12

The Review Comments have been addressed as follows:

RECEIVED
JUL 12 2012
GALLATIN PLANNING & ZONING

Department of Public Utilities (6-28-12)

Item 1: So noted

Planning Department (7-02-12):

Item 1: Done
Item 2: Done
Item 3: Done
Item 4: Done
Item 5: Understood and Agreed
Item 6: Understood and Agreed
Item 7: Understood and Agreed
Item 8: Understood and Agreed
Item 9: Understood and Agreed
Item 10: Done
Item 11: Done
Item 12: Will supply prior to recording Final Plat
Item 13: Slight changes were made on some lot lines including the cul-de-sac since the preliminary plat was approved. This accounts for the right-of-way area difference.
Item 14: Attached with resubmittal Package
Item 15: Attached with resubmittal Package
Item 16: Attached with resubmittal Package
Item 17: Understood and Agreed
Item 18: Understood and Agreed

Engineering Department: (6-27-12)

Items 1 through 37 done as requested
Item 38: So noted, will do
Item 39: Done as requested

RESUBMITTAL

PC0022-12

ATTACHMENT 8-2

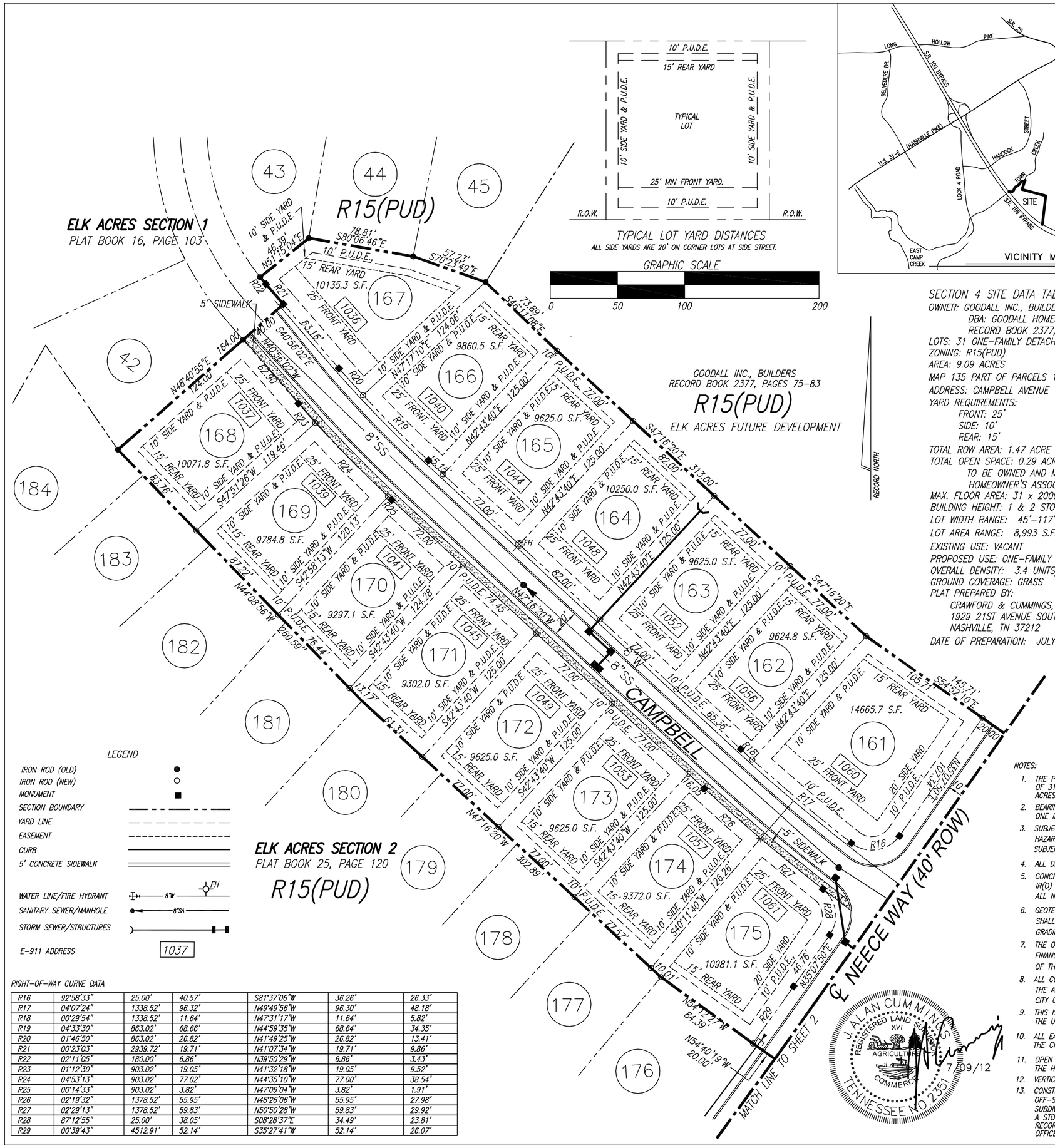
Item 40: Done as requested.

EXHIBIT A

RECEIVED
JUL 12 2012
GALLATIN PLANNING
& ZONING

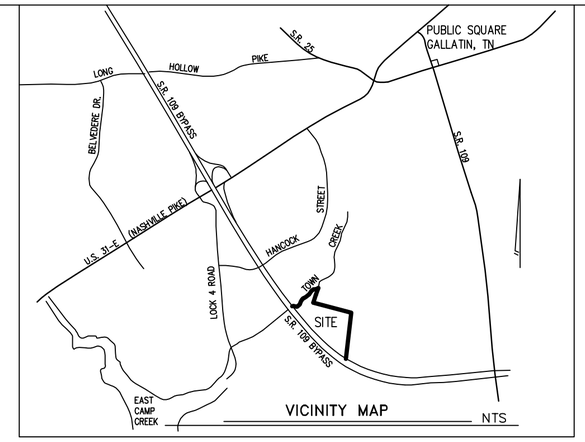
RESUBMITTAL

PC 0022-12



TYPICAL LOT YARD DISTANCES
ALL SIDE YARDS ARE 20' ON CORNER LOTS AT SIDE STREET.

GRAPHIC SCALE
0 50 100 200



SECTION 4 SITE DATA TABLE

OWNER: GOODALL INC., BUILDERS
DBA: GOODALL HOMES & COMMUNITIES
RECORD BOOK 2377, PAGES 75–83
LOTS: 31 ONE–FAMILY DETACHED RESIDENTIAL LOTS
ZONING: R15(PUD)
AREA: 9.09 ACRES
MAP 135 PART OF PARCELS 1.04 & 2.04
ADDRESS: CAMPBELL AVENUE
YARD REQUIREMENTS:
FRONT: 25'
SIDE: 10'
REAR: 15'
TOTAL ROW AREA: 1.47 ACRE
TOTAL OPEN SPACE: 0.29 ACRES
TO BE OWNED AND MAINTAINED BY THE ELK ACRES HOMEOWNER'S ASSOCIATION
MAX. FLOOR AREA: 31 x 2000 = 1.42 ACRES
BUILDING HEIGHT: 1 & 2 STORY (MAXIMUM HEIGHT: 35')
LOT WIDTH RANGE: 45'–117'
LOT AREA RANGE: 8,993 S.F.–14,666 S.F.
EXISTING USE: VACANT
PROPOSED USE: ONE–FAMILY DETACHED
OVERALL DENSITY: 3.4 UNITS/ACRE
GROUND COVERAGE: GRASS
PLAT PREPARED BY:
CRAWFORD & CUMMINGS, PC
1929 21ST AVENUE SOUTH
NASHVILLE, TN 37212
DATE OF PREPARATION: JULY 9, 2012

RIGHT–OF–WAY CURVE DATA

R16	92°58'33"	25.00'	40.57'	S81°37'06"W	36.26'	26.33'
R17	04°07'24"	1338.52'	96.32'	N49°49'56"W	96.30'	48.18'
R18	00°29'54"	1338.52'	11.64'	N47°31'17"W	11.64'	5.82'
R19	04°33'30"	863.02'	68.66'	N44°59'35"W	68.64'	34.35'
R20	01°46'50"	863.02'	26.82'	N41°49'25"W	26.82'	13.41'
R21	00°23'03"	2939.72'	19.71'	N41°07'34"W	19.71'	9.86'
R22	02°11'05"	180.00'	6.86'	N39°50'29"W	6.86'	3.43'
R23	01°12'30"	903.02'	19.05'	N41°32'18"W	19.05'	9.52'
R24	04°53'13"	903.02'	77.02'	N44°35'10"W	77.00'	38.54'
R25	00°14'33"	903.02'	3.82'	N47°09'04"W	3.82'	1.91'
R26	02°19'32"	1378.52'	55.95'	N48°26'06"W	55.95'	27.98'
R27	02°29'13"	1378.52'	59.83'	N50°50'28"W	59.83'	29.92'
R28	87°12'55"	25.00'	38.05'	S08°28'37"E	34.49'	23.81'
R29	00°39'43"	4512.91'	52.14'	S35°27'41"W	52.14'	26.07'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number 2377, page 75–83, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Gallatin Municipal–Regional Subdivision Regulations.

Date: _____ Owner: _____
ROBERT H. GOODALL
Title: President–GOODALL INC., BUILDERS

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. That the survey shown hereon meets the requirements of a "Category I" survey and the ratio of precision of the unadjusted survey is at least 1:7500 as set forth in the Standards of Practice for Land Surveyors in Tennessee.

Date: 7/09/12 By: _____
J. ALAN CUMMINGS, TN RLS #2351

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the water systems outlines or indicated on the final subdivision plat entitled ELK ACRES SECTION 4 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

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled ELK ACRES SECTION 4 have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

Sewer System_____, _____ _____
Date Superintendent of Public Utilities

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

_____ _____, _____
City Engineer Date

CERTIFICATE OF COMMON AREAS DEDICATION

GOODALL, INC., BUILDERS in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners in ELK ACRES, SECTION 4 for recreation and related activities. The above described areas are not dedicated hereby for use by the general public, but are dedicated to the common use and enjoyment of the homeowners in ELK ACRES SECTION 4 as more fully provided Article II Declaration of Covenant, Conditions and Restrictions, applicable to ELK ACRES (PLANNED UNIT DEVELOPMENT), dated _____ and recorded in Record Book ____, page _____. Said Deed is hereby incorporated and made part of this plat.

Date: _____ By: _____
Bob Goodall – President

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: _____ By: _____
Sec'y, Planning Commission

Date: _____ By: _____
Chairman's Initials

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO OBTAIN FINAL APPROVAL OF 31 SINGLE FAMILY DETACHED LOTS AND DEDICATE 1.47 ACRES OF NEW PUBLIC RIGHT–OF–WAY.
2. BEARINGS ARE CORRELATED TO PLAT NORTH ELK ACRES SECTION ONE IN PLAT BOOK 16, PAGE 103 R.O.S.C.T.
3. SUBJECT PROPERTY DOES NOT LIE IN A FEMA/FIRM "SPECIAL FLOOD HAZARD AREA" PER MAP NUMBER 47165C0427G DATED APRIL 17 20, 2012. SUBJECT PROPERTY LIES IN FEMA FLOOD ZONE "UNSHADED X'.
4. ALL DISTANCES ARE IN U.S. FEET.
5. CONCRETE MONUMENTS SHOWN THUS: (■). IR(O) DEPICTS IRON ROD (OLD) IR(N) DEPICTS IRON ROD (NEW) ALL NEW LOTS CORNERS MARKED WITH IRON RODS (NEW).
6. GEOTECHNICAL EVALUATIONS OF ANY DEPRESSIONS SHALL BE PERFORMED PRIOR TO THE ISSUANCE OF GRADING OR BUILDING PERMITS IN THE AFFECTED AREAS.
7. THE OWNER/DEVELOPER SHALL HAVE THE FINANCIAL RESPONSIBILTY FOR THE DEVELOPMENT OF THE IMPROVEMENTS SHOWN ON THIS PLAN.
8. ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02.
9. THIS IS A CATEGORY 1 SURVEY, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000 AS SHOWN HEREON.
10. ALL EASEMENTS SHALL BE CONSIDERED "PUBLIC" IN ACCORDANCE WITH THE CITY OF GALLATIN SUBDIVISION REGULATIONS.
11. OPEN SPACES AND DETENTION AREAS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
12. VERTICAL DATUM: NAVD 88
13. CONSTRUCTION OF THIS SUBDVISION REQUIRES THE CONSTRUCTION OF OFF–SITE STORMWATER FACILITIES. BONDING OF THIS SUBDIVISION WILL INCLUDE CONSTRUCTION COST OF SAID IMPROVEMENTS. A STORM WATER INSPECTION AND MAINTENANCE AGREEMENT IS TO BE RECORDED ALONG WITH THIS PLAT IN THE SUMNER COUNTY REGISTER'S OFFICE.

J. ALAN CUMMINGS REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 2351
7/09/12

THE PURPOSE OF THIS PLAT IS TO CREATE 31 NEW ONE–FAMILY DETACHED RESIDENTIAL LOTS AND DEDICATE 1.47 ACRES OF NEW PUBLIC RIGHT–OF–WAY.

FINAL PLAT

ELK ACRES

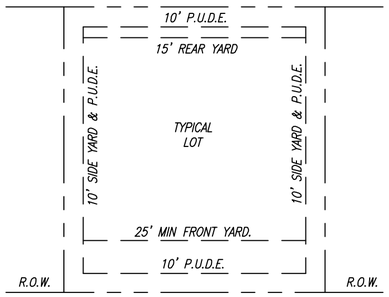
SECTION 4

A PLANNED UNIT DEVELOPMENT
CAMPBELL AVENUE & NEECE WAY
THIRD CIVIL DISTRICT
GALLATIN, SUMNER COUNTY, TENNESSEE

GOODALL INC., BUILDERS
DBA: GOODALL HOMES & COMMUNITIES
OWNER/DEVELOPER
393 MAPLE STREET
GALLATIN, TN 37066

SCALE: 1" = 50' DATE: JULY 9, 2012

CRAWFORD & CUMMINGS, PC
1929 21ST AVENUE SOUTH
NASHIVLLE, TN 37212
(615) 292–2661



TYPICAL LOT YARD DISTANCES

ALL SIDE YARDS ARE 20' ON CORNER LOTS AT SIDE STREET.

RIGHT-OF-WAY CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
R1	00°39'28"	4552.91'	52.27'	S35°27'34"W	52.27'	26.14'
R2	89°06'35"	25.00'	38.88'	N79°41'07"E	35.08'	24.61'
R3	02°41'19"	1378.52'	64.69'	N57°06'15"W	64.68'	32.35'
R4	02°29'39"	1378.52'	60.01'	N59°41'44"W	60.01'	30.01'
R5	53°07'48"	25.00'	23.18'	S 34°22'40" E	22.36'	12.50'
R6	31°04'39"	50.00'	27.12'	N 23°21'05" W	26.79'	13.90'
R7	59°07'53"	50.00'	51.60'	N 68°27'21" W	49.34'	28.36'
R8	41°22'55"	50.00'	36.11'	S 49°44'54" W	35.33'	18.88'
R9	54°19'14"	50.00'	47.40'	S 01°53'49" W	45.65'	25.65'
R10	88°48'04"	50.00'	77.49'	S 69°40'21" E	69.97'	48.96'
R11	50°49'27"	25.00'	22.18'	N 88°39'40" W	21.46'	11.88'
R12	02°18'23"	25.00'	1.01'	N 62°05'45" W	1.01'	0.50'
R13	01°44'40"	1338.52'	40.75'	N 60°04'14" W	40.75'	20.38'
R14	03°22'39"	1338.52'	78.90'	N 57°30'34" W	78.89'	39.46'
R15	90°57'05"	25.00'	39.69'	N10°20'43"W	35.65'	25.42'

GRAPHIC SCALE

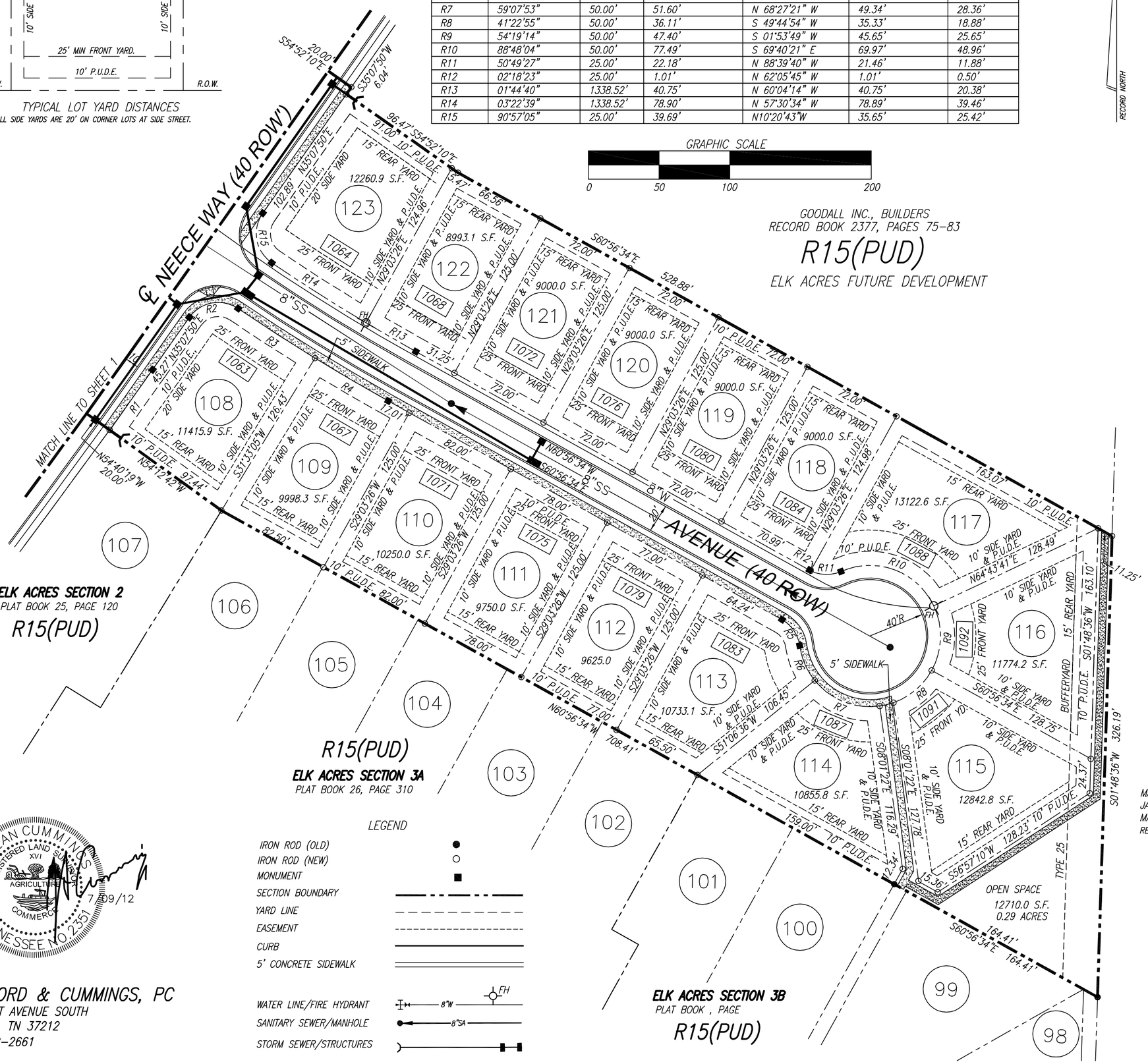
0 50 100 200

RECORD NORTH

GOODALL INC., BUILDERS
RECORD BOOK 2377, PAGES 75-83

R15(PUD)

ELK ACRES FUTURE DEVELOPMENT



R20/R15

MAP 135 PARCEL 2
JAMES M. PATTERSON ET UX,
MARGARET PATTERSON
RECORD BOOK 1221, PAGE 107

LEGEND

IRON ROD (OLD)
IRON ROD (NEW)
MONUMENT
SECTION BOUNDARY
YARD LINE
EASEMENT
CURB
5' CONCRETE SIDEWALK
WATER LINE/FIRE HYDRANT
SANITARY SEWER/MANHOLE
STORM SEWER/STRUCTURES

J. ALAN CUMMINGS
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2351
7/09/12

CRAWFORD & CUMMINGS, PC
1929 21ST AVENUE SOUTH
NASHIVLLE, TN 37212
(615) 292-2661

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number 2377, page 75-83, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Gallatin Municipal-Regional Subdivision Regulations.

Date: _____ Owner: _____
ROBERT H. GOODALL
Title: President-GOODALL INC., BUILDERS

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. That the survey shown hereon meets the requirements of a "Category I" survey and the ratio of precision of the unadjusted survey is at least 1:7500 as set forth in the Standards of Practice for Land Surveyors in Tennessee.

Date: 7/09/12 By: _____
J. ALAN CUMMINGS, TN RLS #2351

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the water systems outlines or indicated on the final subdivision plat entitled ELK ACRES SECTION 4 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

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled ELK ACRES SECTION 4 have been installed in accordance with current local and State government requirements or a sufficient Surety or cash has been filed which will guarantee said installation.

Sewer System_____, _____ _____
Date Superintendent of Public Utilities

CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS

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

_____ _____, _____
City Engineer Date

CERTIFICATE OF COMMON AREAS DEDICATION

GOODALL, INC., BUILDERS in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners in ELK ACRES, SECTION 4 for recreation and related activities. The above described areas are not dedicated hereby for use by the general public, but are dedicated to the common use and enjoyment of the homeowners in ELK ACRES SECTION 4 as more fully provided Article II Declaration of Covenant, Conditions and Restrictions, applicable to ELK ACRES (PLANNED UNIT DEVELOPMENT), dated _____ and recorded in Record Book _____, page _____.
Said Deed is hereby incorporated and made part of this plat.

Date: _____ By: _____
Bob Goodall - President

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: _____ By: _____
Sec'y, Planning Commission

Date: _____ By: _____
Chairman's Initials

SEE SHEET 1 FOR LOCATION MAP, SITE DATA AND GENERAL NOTES.

THE PURPOSE OF THIS PLAT IS TO CREATE 31 NEW ONE-FAMILY DETACHED RESIDENTIAL LOTS AND DEDICATE 1.47 ACRES OF NEW PUBLIC RIGHT-OF-WAY.

FINAL PLAT

ELK ACRES

SECTION 4

A PLANNED UNIT DEVELOPMENT
CAMPBELL AVENUE & NEECE WAY
THIRD CIVIL DISTRICT
GALLATIN, SUMNER COUNTY, TENNESSEE

GOODALL INC., BUILDERS
DBA: GOODALL HOMES & COMMUNITIES
OWNER/DEVELOPER
393 MAPLE STREET
GALLATIN, TN 37066

SCALE: 1" = 50' DATE: JULY 9, 2012

CRAWFORD & CUMMINGS, PC
1929 21ST AVENUE SOUTH
NASHIVLLE, TN 37212
(615) 292-2661

ITEM 9

GMRPC Resolution No. 2012-73

RESOLUTION APPROVING A MINOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE LACKEY PROPERTY PUD, PHASE 3, LOTS 20-25 AND APPROVING A REVISED FINAL MASTER DEVELOPMENT PLAN FOR A 521 SQUARE FOOT BUILDING ADDITION TO SUMNER EYE CARE– PC0025-12

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Amended Preliminary Master Development Plan and Revised Final Master Development Plan submitted by the applicant, Jay Martin Construction, at its regular meeting on July 23, 2012; 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, attached hereto as Exhibit A, 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 § 13-3-103 and 13-4-102:

1. The Amended Preliminary Master Development Plan and Revised Final Master Development Plan is in agreement and consistent with the recommendations of the General Development and Transportation Plan for the area.

2. It has been determined that the legal purposes for which zoning regulations exists are not contravened.

3. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect can is justified by the public good or welfare.

4. It has been determined that 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 a minor amendment to the Preliminary Master Development Plan for the Lackey PUD Property, Phase 3, Lots 20-25 and approves a Revised Final Master Development Plan with the following conditions:

1. The Planning Commission approved the architectural elevations as submitted.
2. The Planning Commission approved the landscaping improvements as shown.
3. The applicant shall obtain a building permit prior to construction.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 7/23/2012

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
JOE H. THOMPSON
CITY ATTORNEY

EXHIBIT A

ITEM 9
7/23/12 GMRPC MEETING

Applicant is requesting approval of an amendment to the Preliminary Master Development Plan for the Lackey Property PUD, Ph. 3, Lots 20-25 and a Revised Final Master Development Plan for Sumner Eye Care to construct a 521 square foot addition to an existing building on Lot 20. Property contains 0.99 (+/-) acres and is located at 343 Hancock Street. (PC0025-12)

Attachment 9-1 Amended PMDP/Revised FMDP including building elevations

ANALYSIS

The applicant is requesting approval of an amendment to the Preliminary Master Development Plan for the Lackey Property PUD, Ph. 3, Lots 20-25 and a Revised Final Master Development Plan for Sumner Eye Care to construct a 521 square foot addition to an existing building on Lot 20. The property contains 0.99 (+/-) acres and is located at 343 Hancock Street. This property is currently zoned Multiple Residential and Office Planned Unit Development (MRO PUD). Medical Services is a permitted use in this zone district. In addition, Lot 20 was identified for this use on the Preliminary Master Development Plan. No portion of this property is located in a special flood hazard area.

Previous Approvals

The original Preliminary Master Development Plan for the Lackey Property PUD was approved in 1988 under the provisions of the previous zoning ordinance. Since that time several amendments to the Preliminary Master Development Plan have been approved including changes to the lot layouts and permitted uses. At the August 26, 1996 meeting, the Planning Commission approved a minor amendment to the Preliminary Master Development Plan for the Lackey Property PUD, Phase 3, Lots 20-25 in order to increase the size of Lot 20 from 4,500 square feet to 6,000 square feet (PC File #4-7-96).

At the March 26, 2000 meeting, the Planning Commission approved a Final Master Development Plan for the Koen-Burchfield Medical Office (PC File #8-9-00). The currently proposed plan for the building addition is considered a revision to that previously approved Final Master Development Plan. (Please refer to PC File #4-14-03 for the overall Lackey Property PUD layout and updated list of approved uses.)

Architectural Elevations

Final architectural elevations, featuring an all brick tan color building, were approved for the 2,556 square foot building as part of the Final Master Development Plan for the Koen-Burchfield Medical Office. The back façade of the building is adjacent to Hancock Street. The proposed all-brick building addition will be located at the front of the existing brick building to the right (east) of the main entrance. The roof line of the addition is shown to match the existing building with a 12:7 pitch. Proposed brick and roof colors shall match the existing building.

Construction Schedule

The applicant has indicated that construction should begin this August and is expected to be completed in December 2012.

Landscaping

The existing landscaping on site was installed according to the previously approved Final Master

EXHIBIT A

Development Plan for this property. The Revised Final Master Development Plan shows additional landscaping, in new landscape planters, around the front and sides of the proposed building addition. A screen wall will also be installed around the new HVAC unit to be placed on the east side of the building addition. Staff recommends that the Planning Commission approve the landscaping improvements as shown.

Parking
The parking requirements are based on the use of the building. Medical Services requires one (1) space per 150 square feet of building area. Based on that requirement, 21 parking spaces are required including one (1) handicapped parking space. There are currently 32 parking spaces on site, including two (2) handicapped spaces and no additional parking spaces are required for the building addition.

Engineering Division Comments
The applicant satisfactorily addressed the Engineering Division comments.

Other Departmental Comments
No other city departments commented on this request.

RECOMMENDATION
Staff recommends that the Planning Commission consider the proposed change as a minor amendment to the Lackey Property PUD, Phase 3, Lots 20-25.

Staff recommends approval of the Revised Final Master Development Plan with the following conditions:

1. The Planning Commission approve the architectural elevations as submitted.
2. The Planning Commission approve the landscaping improvements as shown.
3. The applicant shall obtain a building permit prior to construction.

EXHIBIT A

Tony Allers
Director

Katherine Schoch
Assistant Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Project Comments

Meeting Date: 07/23/2012
RE: SUMNER EYE CARE, Final Master Development Plan
Reference #: PC0025-12

Department of Public Utilities
Review Date: 06/29/2012
1. No problems with water, sanitary sewer, or natural gas utilities.

Planning Department
Codes/Planning Department Project Manager: Katherine Schoch
Review Date: 7/2/12
1. Add site data table including the following information:
a. Owner name and address
b. Acreage; 43,139 s.f. per plat 0.99 (+/-) acres
c. Existing and proposed building square footages
d. Existing and proposed use: Medical Services for both
e. Zoning: MRO PUD
f. Tax map and parcel number: 126O/D/004.03

2. Add yard lines and label. Please refer to copy of recorded plat attached to checklist.
3. Add note about purpose of plan; 521 s.f. building addition.
4. Add note about parking calculations; number of existing and proposed spaces, including handicapped spaces.
5. Add project title; Sumner Eye Care Building Addition Amendment to Lackey Property PUD, Ph. 3 and Revised Final Master Development Plan.
6. Will addition match existing building? Please submit photo of existing building and add note about existing and proposed building materials.
7. Is any new signage proposed? If so, please submit sign package and show/label sign location. Sign permit required.
8. Label all public utility and drainage easements and any utility lines on site. Plat shows 10-foot P.U.D.E. along all sides of lot.
9. Add the following performance standards note: "All Construction and Use of the Proposed Facility to Meet the Applicable Performance Standards as Set Forth in the City of Gallatin Zoning Ordinance, Section 13.02"

EXHIBIT A

10. Add the following FEMA note with flood zone: "A review of F.E.M.A. Flood Insurance Rate Map, Community Rate Panel No. 47165C0427G shows no part of this property to be located within the 100 year flood plain. Zone X, effective date 4/17/12".
11. Add note indicating the party financially responsible for the project; i.e. owner.
12. Label all surrounding zoning as shown.
13. Label all surrounding property owners.
14. How is waste material handled on site? Show dumpster if any and screening.
15. Show location of HVAC units.
16. Are any new lights proposed on building addition? If so please submit details.
17. Is landscaping shown existing or proposed? Please add note.
18. Add note that this property was platted as Lot 21 of the Lackey Property PUD, Ph. 3, Lots 20-25.
19. Staff will consider proposed addition to building as a minor amendment to the approved master development plan for the Lackey Property PUD, Ph. 3, Lots 20-25. (PC File #4-7-96). FMDP approved for this property was PC File #8-29-95.
20. Add note regarding construction schedule.
21. Project may be placed on consent agenda once all comments are addressed.
22. Submit sixteen (16) corrected, folded copies of the resubmittal documents (1 full size and 15 half size if original plans are greater than 18 x 24).

Submit digital copies of plans and supporting information/correspondence pertaining to this project in the following formats: DGN or DWG file (MicroStation version "J" software) of subdivision plats, site plans, PMDP, and FMDP. Submit PDF files of all pages of subdivision plats, site plans, PMDP, and FMDP and submit PDF files of all supporting documents and correspondence. Label file formats on CD.

23. Submit a detailed response letter addressing all departmental review comments.
24. RETURN CHECKPRINT & CHECKLIST
25. Resubmittal documents must be turned in to the Codes/Planning Department by 4:30 PM on 7/12/2012.
26. Resubmittals must include the above information in order to be considered a complete resubmittal.

Codes Department
Review Date: 07/02/2012
No comments

Engineering Division
7-11-2013 JZW:
All Engineering issues have been adddressed.

7-6-2012 JZW:
Site plan does not show some parking that exists and shows some that doesn't exist.

Fire Department
Review Date: 07/06/2012

EXHIBIT A

Tony Allers
Director

Katherine Schoch
Assistant Director

CITY OF GALLATIN, TENNESSEE
Gallatin Codes/Planning Department

Comments will be emailed under separate cover when received.

Police Department
Review Date: 07/02/2012
Reviewed: No comments

Gallatin Department of Electricity
Review Date: 07/02/2012
O.K.

Sumner County, E-911
Review Date:
N/A

Industrial Pre-treatment Department
Review Date: 06/29/2012
No comments

GMRPC Resolution No. 2012-74

RESOLUTION APPROVING OTHER BUSINESS ITEM #1 – ONE-YEAR RENEWAL AND EXTENSION OF THE PERFORMANCE SURETIES FOR FAIRWAY FARMS, PHASE 1, SECTION 1A & PHASE 3, SECTION 1B; PC FILE #1-19-05C – FAIRWAY FARMS, PHASE 1, SECTION 1B & PHASE 1, SECTIONS 2-4; PC FILE #1-10-06C – GALLATIN PARK APARTMENTS; PC FILE #8-34-10

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the one-year renewal and extension of the performance sureties for Fairway Farms, Phase 1, Section 1A & Phase 3, Section 1B; PC File #1-19-05C – Fairway Farms, Phase 1, Section 1B & Phase 1, Sections 2-4; PC File #1-10-06C – Gallatin Park Apartments; PC File #8-34-10 submitted by the applicant, City of Gallatin, under Other Business at its regular meeting on July 23, 2012; 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 TCA § 13-3-103 and 13-4-102:

1. The request to renew and extend the performance sureties is consistent with the policies and recommendations in the General Development and Transportation Plan.

2. It has been determined that the legal purposes for which zoning and subdivision regulations exists are not contravened.

3. It has been determined that there will not be an adverse effect upon adjoining property owners or any such adverse effect is justified by the public good or welfare.

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

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

1. Fairway Farms, Phase 1, Section 1A & Phase 3, Section 1B; PC File #1-19-05C subdivision performance surety one-year renewal and extension for $451,000.

2. Fairway Farms, Phase 1, Section 1B & Phase 1, Sections 2-4; PC File #1-10-06C subdivision performance surety one-year renewal and extension for $449,000.

3. Gallatin Park Apartments; PC File #8-34-10 site performance surety one-year renewal and extension for $104,325.

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

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 7/23/12

_____
Dick Dempsey, Chairman

_____
Johnny Wilson, Secretary

APPROVED AS TO FORM:

_____
JOE H. THOMPSON
CITY ATTORNEY