



**Agenda**  
**Gallatin Municipal-Regional Planning Commission**  
**Work Session Meeting**

**Monday, September 12, 2016**  
**Dr. J. Deotha Malone Council Chambers**

**Planning Commission - 5:00 p.m.**  
**City Hall**

- 1. JENNINGS PARK SUBDIVISION 1-2439-16C**  
**FINAL PLAT**  
**LIVING WELL PROPERTIES**

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR JENNINGS PARK, A MAJOR SUBDIVISION, TO CREATE TEN (10) LOTS AND A PRIVATE ROAD ON 5.40 (+/-) ACRES LOCATED AT 683 AND 704 HARTSVILLE PIKE.

- 2. BAKERS CROSSING THE FORZA GROUP 8-2285-16**  
**FMDP**  
**ARNOLD CONSULTING SERVICES, INC.**

OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR BAKERS CROSSING (THE FORZA GROUP), PHASE 1, TO CONSTRUCT A HOTEL, RESTAURANT, CONFERENCE CENTER AND A RETAIL AND RESTAURANT SPACE, ON AN 8.15 (+/-) ACRE PARCEL, LOCATED ON TULIP POPLAR DRIVE BETWEEN NASHVILLE PIKE AND NORTH BELVEDERE DRIVE.

- 3. MCDONALD'S REMODEL 8-2441-16**  
**SITE PLAN**  
**CMA ARCHITECTS, PLLC**

OWNER AND APPLICANT REQUEST APPROVAL OF A SITE PLAN FOR MCDONALD'S LOCATED AT 402 WEST MAIN STREET, TO REMODEL THE EXTERIOR FACADE, EXPAND THE BUILDING TO CREATE AN INDOOR CHILDREN'S PLAY PLACE AND STORAGE AREA, AND INSTALL A DUAL DRIVE-THRU.

- 4. FIRST BAPTIST CHURCH ENTRY/PARKING 8-2452-16**  
**SITE PLAN**  
**HUDDLESTON STEELE ENGINEERS.**

OWNER AND APPLICANT REQUEST APPROVAL OF A SITE PLAN FOR THE FIRST BAPTIST CHURCH BUILDING ENTRY AND PARKING ADDITION, LOCATED AT 205 E MAIN STREET.

- 5. CHANDLER PARK 3-2332-16**  
**REZONING WITH PMDP**  
**B.L. BENNETT & ASSOCIATES.**

OWNER AND APPLICANT REQUEST APPROVAL OF REZONING FROM PBP TO MU AND PRELIMINARY MASTER DEVELOPMENT PLAN, TO CONSTRUCT A TWO-PHASE APARTMENT

COMPLEX WITH A 2.5 ACRE RETAIL USE, ON A 32.39 (+/-) ACRE PARCEL, LOCATED ON HARRIS LANE AT GREENLEA BOULEVARD.

**6. PEYTONA DOWNS  
AMENDED PMDP AND REVISED FMDP  
JPL DEVELOPMENT, LLC.**

**8-2445-16**

OWNER AND APPLICANT REQUEST APPROVAL OF AN AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN AND A REVISED FINAL MASTER DEVELOPMENT PLAN FOR PEYTONA DOWNS, LOCATED BETWEEN ST. BLAISE ROAD AND GREENLEA BOULEVARD ON A 20.42 (+/-) PARCEL.

**7. OTHER BUSINESS**

**8. ADJOURN**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	77°23'00"	50.00'	67.53'	S30°03'59"E	62.51'
C2	54°35'24"	50.00'	47.64'	S41°27'47"E	45.86'
C3	47°11'09"	50.00'	41.18'	S09°25'30"W	40.02'
C4	37°38'58"	50.00'	32.86'	S51°50'33"W	32.27'
C5	54°01'26"	50.00'	47.14'	N82°19'15"W	45.42'
C6	45°50'12"	50.00'	40.00'	N32°23'26"W	38.94'
C7	5°59'22"	300.00'	31.36'	N05°28'40"W	31.35'
C8	9°32'57"	300.00'	50.00'	N01°17'30"E	49.94'
C9	2°33'33"	300.00'	13.40'	N07°20'45"E	13.40'

LINE	BEARING	DISTANCE
L1	S34°41'28"W	5.00'
L2	S80°31'40"W	5.00'
L3	S86°31'01"W	5.00'

**NOTES:**

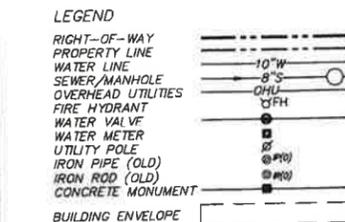
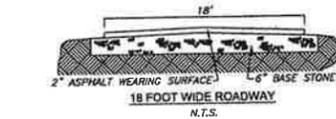
- The purpose of this plat is to create 10 single-family residential lots.
- This survey was done without the benefit of a title commitment.
- Basis of bearings: Tennessee State Plane Coordinate System, Zone 4100, NAD 83 (1995), derived using the TDOT GNSS Network on 7/24/15.
- Subject property does not lie in a DHS/FEMA Special or 500-year Flood Hazard Area per Community Panel No. 47163C0318C dated April 17, 2012.
- This is a Category 1 survey and the ratio of precision of the unadjusted survey is at least 1:10,000 as shown herein.
- Stormwater is by detentionbasin at rear of lots 3,4 and 5.
- Stormwater quality requirements shall be met on each individual site. Each individual site must be approved by the City of Gallatin Engineering Division prior to obtaining any building permits.
- Access to Lot 1 shall be via private drive.
- Access to Tax Map 126K Group "D" Parcel 15.00 shall be via private drive.

**UTILITY NOTE:**

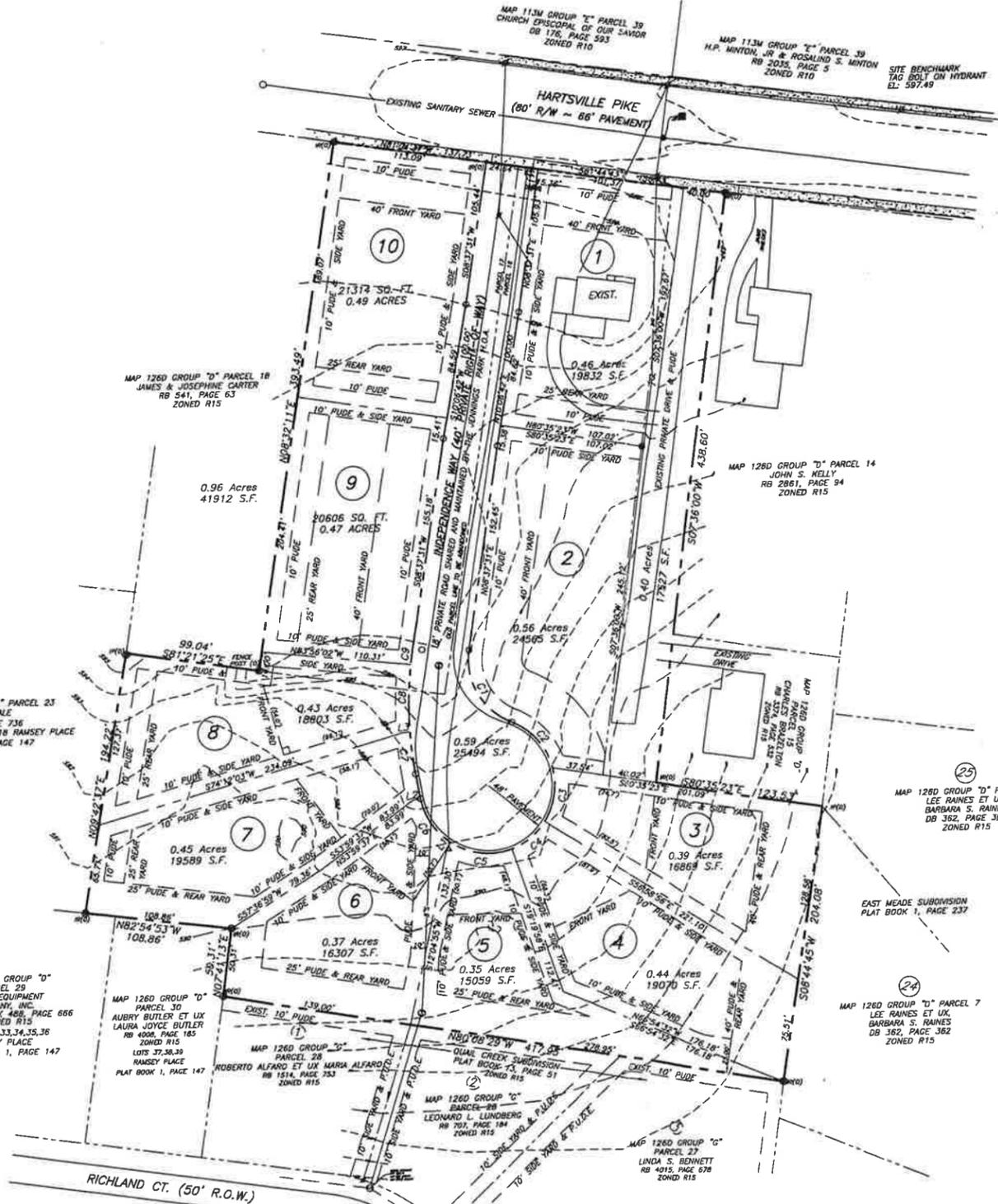
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES 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 OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-355-1987 OR 1-800-351-1111.

**WARNING:**

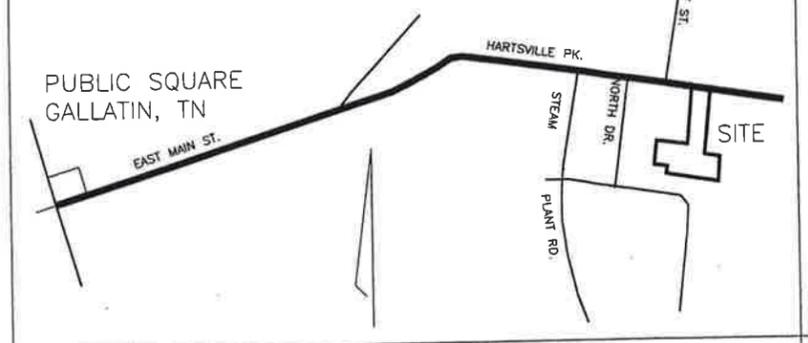
THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OR PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE. OTHER PARTIES ARE ADVISED NOT TO RELY UPON THIS USE OF THIS DRAWING BY PARTIES OTHER THAN THOSE LISTED HEREON IS UNAUTHORIZED AND CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAWS.



distances to front corners of the building envelopes are measured along the side yard lines from the right-of-way, or as otherwise shown.



VICINITY MAP (N.T.S.)



**SITE DATA TABLE**

OWNER: LIVINGWELL PROPERTIES, LLC  
509 INDIAN MOUND, GODDLETTSVILLE, TN 37072  
RECORD BOOK 4238, PAGE 660 R.O.S.C.T. (MAP 126D "D" PARCEL 16)  
RECORD BOOK 4298, PAGE 177 R.O.S.C.T. (MAP 126D "D" PARCEL 17)

DEVELOPER: PROVIDENCE LAND COMPANY, LLC  
509 INDIAN MOUND, GODDLETTSVILLE, TN 37072  
(615) 533-5233

PRIVATE DRIVES AREA: 0.99 ACRES  
TOTAL AREA: 5.40 ACRES  
ZONING: R15  
ADDRESS: 683 & 703 HARTSVILLE PIKE

MINIMUM YARD REQUIREMENTS:  
FRONT: 40'  
SIDE: 10'  
REAR: 25'

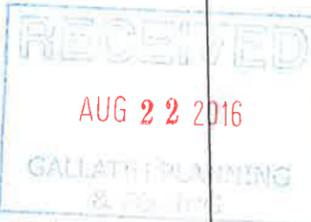
MAX. FLOOR AREA RATIO: 0.25  
BUILDING HEIGHT: 1 & 2 STORY (MAXIMUM HEIGHT: 35')  
MINIMUM LOT WIDTH AT BUILDING LINE: 75'

EXISTING USE: VACANT  
PROPOSED USE: ONE FAMILY DETACHED DWELLING  
OVERALL DENSITY: 1.5 UNITS/ACRE  
GROUND COVERAGE: GRASS  
PLAT PREPARED BY:  
CRAWFORD & CUMMINGS, PC  
1929 21ST AVENUE SOUTH  
NASHVILLE, TN 37212  
(615) 292-2861  
DATE OF PREPARATION AUGUST 18, 2016  
DATE OF LAST REVISION:

**ITEM 1**

**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.



**FINAL PRELIMINARY PLAT**  
**JENNINGS PARK**  
CITY OF GALLATIN  
THIRD CIVIL DISTRICT - SUMNER COUNTY, TENNESSEE  
LOCATED ON HARTSVILLE PIKE (SR25) BETWEEN NORTH DRIVE AND PERRY STREET  
SUMNER COUNTY MAP 126D GROUP "D" PARCELS 16 & 17  
CONTAINING 5.40 ACRES ±  
DATE: 8-18-2016 CCPC JOB NO. 15-084

**CURRENT SUBMITTAL (3RD)**



1-2439-16 C

CURVE DATA					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	91°48'36.09"	50.00'	80.12'	S93°30'19"W	71.82'
C2	89°07'34.05"	50.00'	77.78'	N36°01'36"W	70.17'
C3	31°49'51.56"	90.00'	50.00'	S25°31'22"E	49.36'
C4	39°09'05.81"	90.00'	61.50'	S61°00'51"E	60.31'

**NOTES:**

- The purpose of this plat is to create 7 single-family residential lots
- This survey was done without the benefit of a title commitment.
- Basis of bearings: Tennessee State Plane Coordinate System, Zone 4100, NAD 83 (1995), derived using the TDOT GNSS Network on 7/24/15.
- Subject property does not lie in a DHS/FEMA Special or 500-year Flood Hazard Area per Community Panel No. 4716SC0318G dated April 17, 2012.
- This is a Category I survey and the ratio of precision of the unadjusted survey is at least 1:10,000 as shown hereon.
- Water quality requirements will be met on each site. Each site must be approved by the city of Gallatin prior to obtaining a permit.

**UTILITY NOTE:**

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 OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-355-1987 OR 1-800-351-1111.

**SITE DATA TABLE**

OWNER: LIVINGWELL PROPERTIES (1260 "D" 16)  
509 INDIAN MOUND, GOODLETTSVILLE, TN 37072  
RECORD BOOK XXXX, PAGE XXX R.O.S.C.T.

OWNER: LP HUTCHINS GENERAL PARTNERS (1260 "D" 17)  
1185 LAKE MARIE ROAD, GALLATIN, TN 37066  
RECORD BOOK 4071, PAGE 428 R.O.S.C.T.

DEVELOPER: PROVIDENCE LAND COMPANY, LLC  
509 INDIAN MOUND, GOODLETTSVILLE, TN 37072  
(615) 533-5233

PRIVATE ROW AREA: 1.02 ACRES  
TOTAL AREA: 5.40 ACRES  
ZONING: R15  
ADDRESS: 683 & 703 HARTSVILLE PIKE

**YARD REQUIREMENTS:**  
FRONT: 40'  
SIDE: 10'  
REAR: 25'

MAX. FLOOR AREA RATIO: 0.25  
BUILDING HEIGHT: 1 & 2 STORY (MAXIMUM HEIGHT: 35')  
MINIMUM LOT WIDTH AT BUILDING LINE: 75'

EXISTING USE: VACANT  
PROPOSED USE: ONE FAMILY DETACHED DWELLING  
OVERALL DENSITY: 1.3 UNITS/ACRE  
GROUND COVERAGE: GRASS  
PLAT PREPARED BY:  
CRAWFORD & CUMMINGS, PC  
1929 21ST AVENUE SOUTH  
NASHVILLE, TN 37212  
(615) 282-2661

DATE OF PREPARATION: FEBRUARY 15, 2016  
DATE OF LAST REVISION:

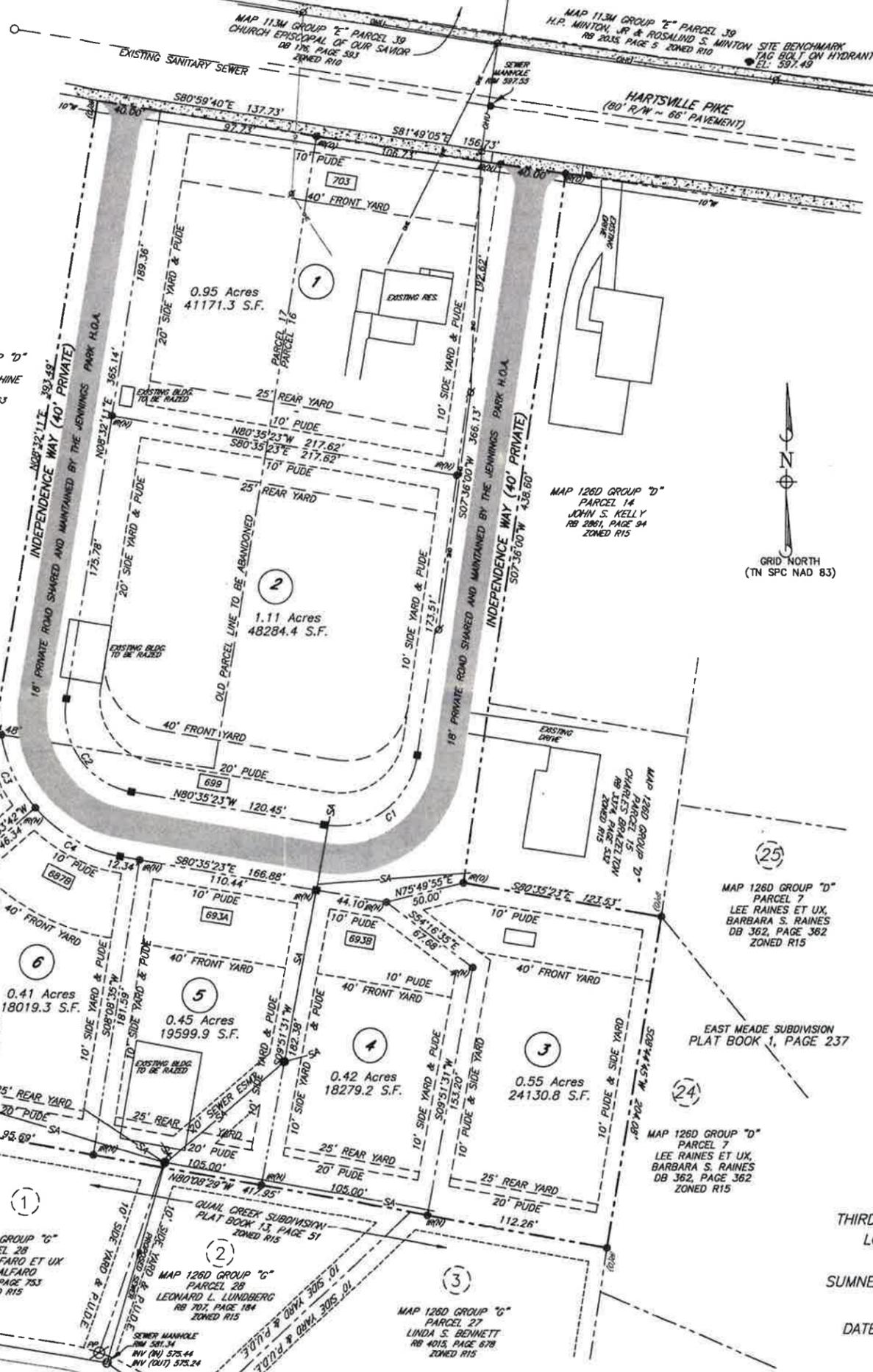
**WARNING**

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**LEGEND**

- RIGHT-OF-WAY
- PROPERTY LINE
- WATER LINE
- SEWER/MANHOLE
- OVERHEAD UTILITIES
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- UTILITY POLE
- IRON PIPE (OLD)
- IRON ROD (OLD)
- CONCRETE MONUMENT
- DRAINAGE STRUCTURES



**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 numbers XXXX, page XXX, & 4071, page 428 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: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_ Owner: \_\_\_\_\_  
Title: \_\_\_\_\_

**ITEM 1**

**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: 2/15/16 By: *J. Alan Cummings*  
J. Alan Cummings, TN RLS #0, 2351

**CERTIFICATE OF APPROVAL OF SEWER SYSTEMS**  
I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled: JENNINGS PARK have been installed in accordance with current local and state government requirements or a sufficient surety or cash has been filed which will guarantee said installation.

Date: \_\_\_\_\_ By: \_\_\_\_\_  
Name, Title, Gallatin Public Utilities

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**  
I hereby certify that the water systems outlined or indicated on the final subdivision plat entitled: JENNINGS PARK have been installed in accordance with current local and state government requirements or a sufficient surety or cash has been filed which will guarantee said installation.

Date: \_\_\_\_\_ By: \_\_\_\_\_  
Name, Title, Gallatin Public Utilities

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

Date: \_\_\_\_\_ By: \_\_\_\_\_  
City Engineer

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the office of the county Register.

Date: \_\_\_\_\_ By: \_\_\_\_\_  
Secretary, Planning Commission

Date: \_\_\_\_\_ By: \_\_\_\_\_  
Chairman's initials

**FINAL PLAT**  
**JENNINGS PARK**  
CITY OF GALLATIN  
THIRD CIVIL DISTRICT - SUMNER COUNTY, TENNESSEE  
LOCATED ON HARTSVILLE PIKE (SR25) BETWEEN  
NORTH DRIVE AND PERRY STREET.  
SUMNER COUNTY MAP 126D GROUP "D" PARCEL 16  
CONTAINING 5.40 ACRES ±  
DATE: 2-15-2016 CCPC JOB NO. 15-084  
0 40 80 120  
1-1505-16C

RECORDED

NOTES:

- The purpose of this plot is to create 6 residential lots.
- This survey was done without the benefit of a title commitment.
- Basis of bearings: Tennessee State Plane Coordinate System, Zone 4100, NAD 83 (1995), derived using the TDDT GNSS Network on 7/24/15.
- Subject property does not lie in a DHS/FEMA Special or 500-year Flood Hazard Area per Community Panel No. 4716500318G dated April 17, 2012.
- This is a Category I survey and the ratio of precision of the unadjusted survey is at least 1:10,000 as shown hereon.
- Lot 1 will have access only to Independence way, not Hartsville Pike.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	89°25'05"	25.00'	39.02'	S37°06'32"E	35.18'	24.75'
C2	207°23'58"	60.00'	217.19'	S48°22'32"E	116.59'	246.14'
C3	82°07'56"	50.00'	71.67'	S48°39'58"W	65.69'	43.57'
C4	34°24'30"	60.00'	36.03'	S72°31'41"W	35.49'	18.58'
C5	71°14'28"	60.00'	74.60'	S19°42'13"W	69.89'	42.99'
C6	43°31'57"	60.00'	45.59'	S37°41'00"E	44.50'	23.86'
C7	65°41'18"	60.00'	68.79'	N87°42'23"E	65.08'	39.73'
C8	28°56'16"	60.00'	28.21'	N41°23'36"E	27.95'	14.37'
C9	3°47'53"	300.00'	19.89'	N26°01'32"E	19.88'	9.95'
C10	16°31'37"	300.00'	86.53'	N15°51'48"E	86.23'	43.57'

LINE	BEARING	DISTANCE
L1	S07°36'00"W	85.73'
L2	N80°35'23"W	12.40'
L3	N81°21'25"W	48.57'

UTILITY NOTE:

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 OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-355-1987 OR 1-800-351-1111.

WARNING

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LEGEND

- RIGHT-OF-WAY PROPERTY LINE
- WATER LINE
- SEWER/MANHOLE
- OVERHEAD UTILITIES
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- UTILITY POLE
- IRON PIPE (OLD)
- IRON ROD (OLD)
- CONCRETE MONUMENT
- DRAINAGE STRUCTURES

ROADWAY SECTION

- R.O.W. WIDTH: 40'
- PAVEMENT WIDTH: 20'
- 1' CURB
- 5' GRASS STRIP
- 5' SIDEWALK
- CUL-DE-SAC R.O.W. RADIUS: 57'
- CUL-DE-SAC PAVEMENT RADIUS: 48'

SITE DATA TABLE

OWNER: SHERRAL HILL  
1057 CROGFONT ESTATES, GALLATIN, TN 37066  
RECORD BOOK 3111, PAGE 685 R.O.S.C.T.  
DEVELOPER: PROVIDENCE LAND COMPANY, LLC  
509 INDIAN MOUND, GOODLETTSVILLE, TN 37072  
(615) 533-5233

LOTS: 6 ONE-FAMILY DETACHED RESIDENTIAL LOTS

ZONING: R15

AREA: 4.15 ACRES

MAP 126D "D" PARCEL 16

ADDRESS: 703 HARTSVILLE PIKE

YARD REQUIREMENTS:

FRONT: 40'

SIDE: 10'

REAR: 25'

TOTAL ROW AREA: 0.65 ACRE ± 28356.1 S.F.

MAX. FLOOR AREA RATIO: 0.24

BUILDING HEIGHT: 1 & 2 STORY (MAXIMUM HEIGHT: 35')

MINIMUM LOT WIDTH AT BUILDING LINE: 75'

EXISTING USE: 5 LOTS VACANT, 1 LOT EXISTING RESIDENCE

PROPOSED USE: ONE-FAMILY DETACHED

OVERALL DENSITY: 1.4 UNITS/ACRE

GROUND COVERAGE: GRASS

PLAT PREPARED BY:

CRAWFORD & CUMMINGS, PC

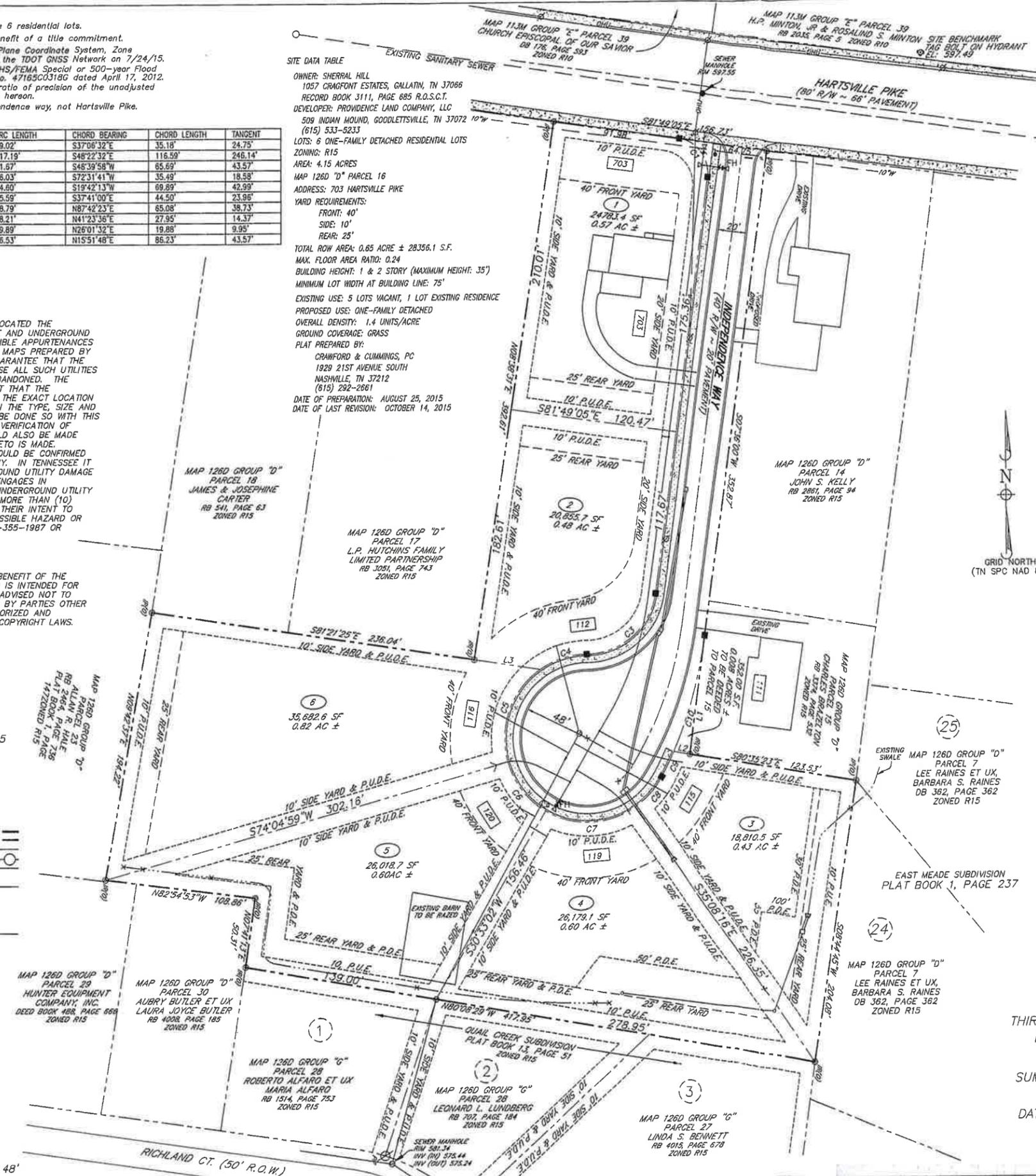
1929 21ST AVENUE SOUTH

NASHVILLE, TN 37212

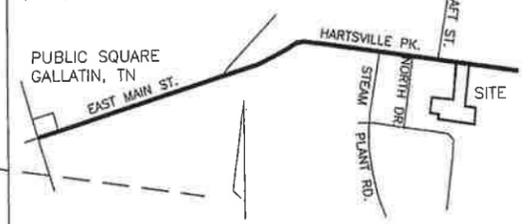
(615) 292-2661

DATE OF PREPARATION: AUGUST 25, 2015

DATE OF LAST REVISION: OCTOBER 14, 2015



VICINITY MAP (N.T.S.)



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 3111, page 685, 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: \_\_\_\_\_  
Title: \_\_\_\_\_

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal-Regional Planning Commission and that the monuments have been or will be placed, as shown hereon, to the specifications in these regulations. That the survey shown hereon meets the requirements of a "Category II" 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: 10/14/15 By: J. Alan Cummings, TN RLS NO. 2351

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

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

Date: \_\_\_\_\_ By: \_\_\_\_\_ Name, Title, WHUD

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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

Date: \_\_\_\_\_ By: \_\_\_\_\_ Name, Title, WHUD

CERTIFICATE OF APPROVAL OR BONDING OF ROADS

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

Date: \_\_\_\_\_ By: \_\_\_\_\_ City Engineer

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date: \_\_\_\_\_ By: \_\_\_\_\_ Secretary, Planning Commission  
Date: \_\_\_\_\_ By: \_\_\_\_\_ Chairman's Initials

FINAL PLAT  
**JENNINGS PARK**  
CITY OF GALLATIN

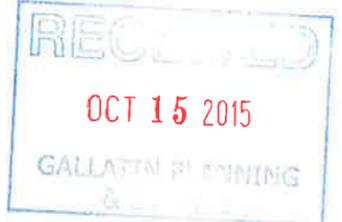
THIRD CIVIL DISTRICT - SUMNER COUNTY, TENNESSEE  
LOCATED ON HARTSVILLE PIKE (SR25) BETWEEN  
NORTH DRIVE AND PERRY STREET.

SUMNER COUNTY MAP 126D GROUP "D" PARCEL 16  
CONTAINING 4.15 ACRES ±

DATE: 10-14-2015 CCPC JOB NO. 15-084



ITEM 1



1st SUBMITTAL

RESUBMITTAL

1-1064-15C



NOTE: ALL HVAC AND MECHANICAL UNITS WILL BE SCREENED

NOTE: ESTIMATES OF TRAFFIC VOLUMES AND MOVEMENTS TO AND FROM THE COMPLETED PROJECT AND ALONG THE BOUNDARY STREETS SHALL PROVIDED AT FINAL MASTER DEVELOPMENT PLAN.

NOTE: A PRO-RATA SHARE OF SIGNALIZED IMPROVEMENTS WILL BE REQUIRED AT BOTH INTERSECTIONS (TULIP POPLAR AT NASHVILLE PIKE AND TULIP POPLAR AT NORTH BELVEDERE DRIVE) FOR THIS DEVELOPMENT. THE AMOUNT OF THE PRO-RATA SHARE WILL BE BASED ON LOT ACREAGE COMPARED TO THE WHOLE DEVELOPMENT ACREAGE.

VARIANCE REQUIRED TO ALLOW BUILDINGS IN 30' M.B.S.L. (DEVELOPMENT PROPOSES TO UTILIZE A 20' M.B.S.L. TO ALLOW BUILDINGS TO ENCR OACH CLOSER TO STREET CREATING AND URBAN FEEL.)

COMMERCE UNION BANK  
#1251-1005.00  
R.E. 2856-523  
DE 25 PG 206  
ZONING: MU / MRO



LOT 2A  
J&R REAL ESTATE HOLDINGS, LLC  
DB 3995 PG 18  
PB 27 PG 89  
ZONING: MRO

LOT 2B  
WALTER & DEVERY STUBBS  
DB 3508 PG 645  
PB 27 PG 85  
ZONING: MRO

LOT 25 & A  
PORTION OF LOT 26  
WALTER STUBBS  
DB 1725 PG 324  
PB 1 PG 103  
ZONING: MRO

PORTION OF  
LOT 26 & LOTS 27-32  
ML DESTINY PLAZA, LLC  
DB 2898 PG 826  
PB 1 PG 103  
ZONING: MRO

LOTS 33-36  
ELMER & LOUISE GILLIAM  
DB 206 PG 485  
WILL DE 3463 PG 292  
PB 1 PG 103  
ZONING: MRO

BAKER STREET  
40' RW (PER PB 21 PG 383 & DB 2156 PG 532)

LOTS 37-39  
WTW PROPERTIES  
DB 2260 PG 446  
PB 1 PG 103  
ZONING: MRO

IBP 2 LLC  
DB 3573 PG 112  
PB 27 PG 181-183  
#1251A/001.00  
ZONING: MU

GALLATIN ASSOCIATES A LP  
354,830 +/- SQ. FT.  
8.15 +/- ACRES  
DB 4210 PG 625  
PB 27 PG 181-183  
ZONING: MU

IBP 2 LLC  
DB 3573 PG 112  
PB 27 PG 181-183  
#1251A/001.00  
ZONING: MU

LOT 3  
HORNE DEVELOPMENT, L.P.  
DB 2086 PG 385  
PB 21 PG 383  
ZONING: CS

LOT 1  
HOME DEPOT U.S.A. INC.  
DB 2080 PG 382  
PE 21 PG 383  
ZONING: CS

IRON PIN  
BM-2

IRON PIN  
BM-1

PROPOSED 6' SIDEWALK

PROPOSED MONUMENT SIGN LOCATION

PROPOSED LOADING/ SERVICE AREA TO BE SCREENED WITH FENCING AND ROW OF SCREENING TREES DUMPSTER AREA (FINAL DUMPSTER LOCATION TO BE DETERMINED AT FMDP)

PROPOSED LOADING/ SERVICE AREA TO BE SCREENED WITH FENCING AND ROW OF SCREENING TREES DUMPSTER AREA (FINAL DUMPSTER LOCATION TO BE DETERMINED AT FMDP)

PROPOSED LOADING/ SERVICE AREA TO BE SCREENED WITH FENCING AND ROW OF SCREENING TREES DUMPSTER AREA (FINAL DUMPSTER LOCATION TO BE DETERMINED AT FMDP)

IN PLACE OF THE REQUIRED TYPE 15 BUFFER YARD WE PROPOSE A 12' ALTERNATIVE BUFFER YARD FOR THE SOUTH BOUNDARY LINE.



**SITE DATA**

**PROPERTY INFORMATION:**  
SUBDIVISION: BAKERS CROSSING  
LOT: LOT 3  
STREET ADDRESS: TULIP POPLAR DRIVE  
CIVIL DISTRICT: 3RD  
TAX MAP: 125M, GROUP A  
PARCEL: 001.00.000  
LOT SIZE: 8.15 AC +/- (354,830 S.F. +/-)

**OWNER/DEVELOPER:**  
VIK SURATI  
DAV CONSTRUCTION  
THE FORZA GROUP  
P.O. BOX 677  
BRIDGEVILLE, PA 15017  
42103  
(412) 488-6397  
vik@theforzagroup.com

**PROJECT ENGINEER:**  
JEFFERY A. ARNOLD, P.E., P.L.S.  
ARNOLD CONSULTING  
ENGINEERING SERVICES, INC.  
1136 SOUTH PARK DRIVE  
BOWLING GREEN, KY  
(270) 780-9445  
jarnold@ac-es.com

**ZONING INFORMATION:**  
ZONING CLASSIFICATION: (MU) - MIXED USE DISTRICT  
BUILDING SETBACKS: 30' ARTERIAL  
40' COLLECTOR  
30' LOCAL

**YARDS:**  
SIDE: 10'  
REAR: 20'  
FRONT: 1/2 OF M.B.S.L.

**PROJECT INFORMATION:**  
EXISTING USE: VACANT LAND  
PROPOSED USE: TRANSIENT HABITATION  
GENERAL RETAIL SALES AND SERVICE, FOOD SERVICES, & OFFICE USE.

**MAXIMUM HEIGHT:**  
BUILDING HEIGHT PROV.: 35'  
56' (REFERENCES THE TALLEST STRUCTURE IN THE DEVELOPMENT WHICH WILL BE THE HOTEL IN PHASE ONE. TO ALLOW FOR THE MAXIMUM HEIGHT TO INCREASE WE REQUEST A 25' VARIANCE IN HEIGHT TO ALLOW FOR THE 56' HILTON GARDEN INN.)

**BUILDING AREA:**  
TRANSIENT HOUSING: 115,171 S.F. +/- (109 ROOMS)  
GENERAL RETAIL: 32,600 S.F. +/-  
RESTAURANT: 9,620 S.F. +/- (300 SEATS)  
GENERAL OFFICE: 7,500 S.F. +/-  
MEETING SPACE: 9,620 S.F. +/-  
TOTAL: 174,741 S.F. +/-

**PARKING SUMMARY:**  
HOTEL/MOTEL: 15P PER UNIT = 108 SPACES  
CONFERENCE: 15P PER 4 PERSON = 38 SP +/-  
GENERAL RETAIL: 15P PER 250 SF = 131 SPACES  
RESTAURANT: 15P PER 4 SEATS = 98 SPACES  
GENERAL OFFICE: 15P PER 300 SF = 25 SPACES  
TOTAL REQUIRED: 490 SPACES

**PARKING PROVIDED:** 315 SPACES (INC. 12 ADA)  
**HANDICAP REQUIRED:** 8 SPACES  
**HANDICAP PROVIDED:** 12 SPACES

**NOTE:** WITH MULTIPLE USES PROPOSED THE DEVELOPMENT WILL BE SEEKING A PARKING ADJUSTMENT FROM THE PLANNING COMMISSION UNDER THE REGULATIONS PROVIDED UNDER ARTICLE 11.05 "ADJUSTMENT FOR MIXED USE DEVELOPMENTS" OF THE ZONING ORDINANCE.

**FLOOR AREA RATIOS:**  
F.A.R. ALLOWED'S F.: 1.0  
F.A.R. PROVIDED'S F.: 0.49

**PROPOSED BUILDING COVERAGE:** 25.5%  
**DISTURBED AREA (S.F.):** 378,295 S.F. +/-

**SURVEY INFORMATION:**  
BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED FROM A SURVEY BY ARNOLD CONSULTING ENGINEERING SERVICES, INC. DATED 3-8-2016.

**FLOODPLAIN INFORMATION:**  
THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR SUMNER COUNTY, TENNESSEE. SAID AREA IS SHOWN ON MAP #A7105CD426G, WITH AN EFFECTIVE DATE OF APRIL 17, 2012.

**PERFORMANCE STANDARD NOTE:**  
THIS DEVELOPMENT AND FUTURE DEVELOPMENTS SHALL BE SUBJECT TO THE REQUIREMENTS SET FORTH IN THE GZO ARTICLE 13.02 - PERFORMANCE STANDARD REGULATIONS.

**FINANCIAL RESPONSIBILITY NOTE:**  
DAV CONSTRUCTION IS THE DEVELOPER AND ULTIMATE OWNER OF THE PROPOSED DEVELOPMENT AND IS COMMITTED FINANCIALLY TO COMPLETE THE PROJECT. DAV CONSTRUCTION IS ALSO RESPONSIBLE FOR OPERATING AND MAINTAINING THE SITE THROUGHOUT CONSTRUCTION.

**SURETY STATEMENT:**  
SURETY WILL BE POSTED BY THE DEVELOPER AS REQUIRED BY SECTION 15.03.080 PRIOR TO ISSUANCE OF A BUILDING PERMIT.

**TRAFFIC SIGNAL NOTE:**  
IF THE BAKERS CROSSING DEVELOPMENT CONTRIBUTES TRAFFIC TO WARRANT THE INSTALLATION OF TRAFFIC SIGNALS AT TULIP POPLAR DRIVE AND NASHVILLE PIKE AND TULIP POPLAR DRIVE AND N. BELVEDERE DRIVE, THEN THE BAKERS CROSSING DEVELOPMENT SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE SIGNALS. IF ANOTHER DEVELOPMENT OCCURS THAT CONTRIBUTES TO EITHER OF THESE INTERSECTIONS, THEN FINANCIAL RESPONSIBILITY SHALL BE ASSIGNED TO THEM AS WELL.

**GRAPHIC SCALE:** 1" = 50'

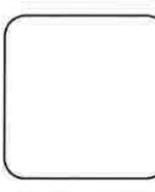
**REVISIONS**


**FINAL MASTER DEVELOPMENT PLAN**  
**BAKERS CROSSING PHASE I**  
THE FORZA GROUP  
TULIP POPLAR DRIVE  
GALLATIN, TN 37066



**ACES**  
ARNOLD CONSULTING  
ENGINEERING SERVICES, INC.  
P.O. BOX 1338  
BOWLING GREEN, KY 42101  
PHONE (270) 780-9445

**JOB NUMBER:** L6156  
**DATE:** 07/25/2016  
**SCALE:** 1" = 50'  
**DRAWN:** D. WHITLEY  
**CHECKED:** J. ARNOLD  
**FILE PATH:** J:\BTR\2012\COVERALL\BTR\LAYO\UT



**C2.0**  
PROPOSED SITE LAYOUT PLAN OVERALL

8-2285-16

# ITEM 2



NOTE: ALL HVAC AND MECHANICAL UNITS WILL BE SCREENED

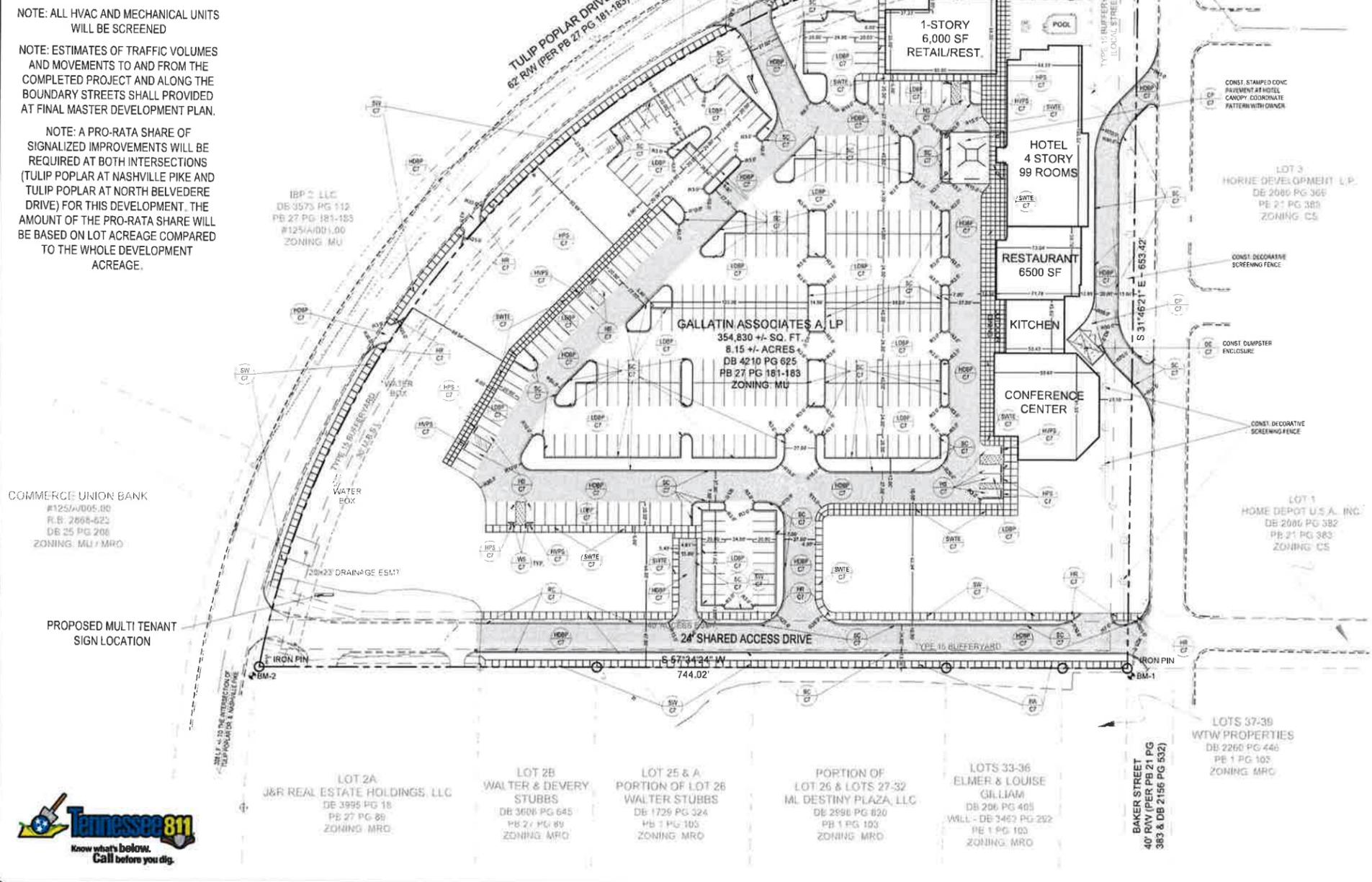
NOTE: ESTIMATES OF TRAFFIC VOLUMES AND MOVEMENTS TO AND FROM THE COMPLETED PROJECT AND ALONG THE BOUNDARY STREETS SHALL PROVIDED AT FINAL MASTER DEVELOPMENT PLAN.

NOTE: A PRO-RATA SHARE OF SIGNALIZED IMPROVEMENTS WILL BE REQUIRED AT BOTH INTERSECTIONS (TULIP POPLAR AT NASHVILLE PIKE AND TULIP POPLAR AT NORTH BELVEDERE DRIVE) FOR THIS DEVELOPMENT. THE AMOUNT OF THE PRO-RATA SHARE WILL BE BASED ON LOT ACREAGE COMPARED TO THE WHOLE DEVELOPMENT ACREAGE.

### CONSTRUCTION LEGEND

	-HEAVY DUTY BITUMINOUS PAVEMENT		-HANDICAP PARKING SIGN
	-LIGHT DUTY BITUMINOUS PAVEMENT		-HANDICAP PARKING SIGN (VAN ACCESSIBLE)
	-CONCRETE PAVEMENT		-DUMPSTER ENCLOSURE
	-STANDARD CURB & GUTTER		-WHEEL STOP
	-HANDICAP SYMBOL		-HANDICAP RAMP
	-SIDEWALK WITH TURNDOWN EDGE		-ROLL CURB & GUTTER
	-CONCRETE SIDEWALK		

PROPOSED MONUMENT SIGN LOCATION



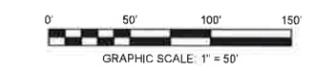
### GENERAL NOTES

- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMITTING AUTHORITIES.
- NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED SOIL EROSION CONTROL PLAN HAS BEEN APPROVED AND IN PLACE.
- ALL DIMENSIONS INVOLVING CURB RADI ARE SHOWN TO FACE OF CURB, UNLESS NOTED OTHERWISE. ALL CURB RADI ARE 5' UNLESS NOTED OTHERWISE.
- IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
- THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL UTILITY COMPANIES.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND THE TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
- ALL UNPAVED AREAS TO RECEIVE A MINIMUM OF 4" TOPSOIL. SEED IS OUTLINED IN THE LANDSCAPE PLANS. MULCHED AND WATERED AS NECESSARY TO PROVIDE SUBSTANTIAL GRASS COVER.
- ALL PAVEMENT MARKINGS INCLUDING STRIPES, DIRECTIONAL ARROWS, ETC., SHALL BE WHITE PAINT (TWO COATS). HANDICAP SYMBOL COLORS SHALL BE PER LOCAL CODE. APPROVED EXTERIOR PAINTS ARE AS FOLLOWS:  
PRATT AND LAMBERT TRAFFIC PAINT  
SHERWIN-WILLIAMS PRO-MAR TRAFFIC MARKING  
PAINT 625 SERIES  
GLIDDEN ROMARK TRAFFIC PAINT  
PPG ZONE AND TRAFFIC MARKING PAINT

\*NOTES: THE SITE SHALL COMPLY WITH ALL ACCESSIBILITY STANDARDS.

### DEVELOPMENT SUMMARY

<b>PROPERTY INFORMATION:</b>	
SUBDIVISION:	BAKERS CROSSING
LOT:	LOT 3
STREET ADDRESS:	TULIP POPLAR DRIVE
CIVIL DISTRICT:	3RD
TAX MAP:	125M, GROUP A
PARCEL:	001,00,000
LOT SIZE:	8.15 AC. +/- (354,830 S.F. +/-)
<b>ZONING INFORMATION:</b>	
ZONING CLASSIFICATION:	(MU) - MIXED USE DISTRICT
BUILDING SETBACKS:	50' ARTERIAL 40' COLLECTOR 30' LOCAL
<b>YARDS:</b>	
SIDE:	10'
REAR:	20'
FRONT:	1/2 OF M.B.S.L.
<b>PROJECT INFORMATION:</b>	
EXISTING USE:	VACANT LAND
PROPOSED USE:	TRANSIENT HABITATION, GENERAL RETAIL SALES AND SERVICE, FOOD SERVICES, & OFFICE USE.
<b>MAXIMUM HEIGHT:</b>	
BUILDING HEIGHT PROV.:	35' 55' (REFERENCES THE TALLEST STRUCTURE IN THE DEVELOPMENT WHICH WILL BE THE HOTEL IN PHASE ONE. TO ALLOW FOR THE MAXIMUM HEIGHT TO INCREASE WE REQUEST A 25' VARIANCE IN HEIGHT TO ALLOW FOR THE 55' HILTON GARDEN INN.)
<b>BUILDING AREA:</b>	
TRANSIENT HOUSING:	115,171 S.F. +/- (188 ROOMS)
GENERAL RETAIL:	32,600 S.F. +/-
RESTAURANT:	9,620 S.F. +/- (380 SEATS)
GENERAL OFFICE:	7,500 S.F. +/-
MEETING SPACE:	9,850 S.F. +/-
TOTAL:	174,741 S.F. +/-
<b>PARKING SUMMARY:</b>	
HOTEL/MOTEL:	15P PER UNIT = 198 SPACES
CONFERENCE:	15P PER 4 PERSON = 38 SP +/-
GENERAL RETAIL:	15P PER 250 SF = 131 SPACES
RESTAURANT:	15P PER 4 SEATS = 98 SPACES
GENERAL OFFICE:	15P PER 300 SF = 25 SPACES
TOTAL REQUIRED:	490 SPACES
<b>PARKING PROVIDED:</b>	
PROVIDED:	315 SPACES (INC. 12 ADA)
HANDICAP REQUIRED:	8 SPACES
HANDICAP PROVIDED:	12 SPACES
NOTE: WITH MULTIPLE USES PROPOSED THE DEVELOPMENT WILL BE SEEKING A PARKING ADJUSTMENT FROM THE PLANNING COMMISSION UNDER THE REGULATIONS PROVIDED UNDER ARTICLE 11.05 "ADJUSTMENT FOR MIXED USE DEVELOPMENTS" OF THE ZONING ORDINANCE.	
<b>FLOOR AREA RATIOS/F.:</b>	
F.A.R. ALLOWED'S.F.:	1.0
F.A.R. PROVIDED'S.F.:	0.49
PROPOSED BUILDING COVERAGE: 25.5%	
DISTURBED AREA (S.F.) = 376,295 S.F. +/-	



### REVISIONS


FINAL MASTER DEVELOPMENT PLAN  
**BAKERS CROSSING PHASE I**  
 THE FORZA GROUP  
 TULIP POPLAR DRIVE  
 GALLATIN, TN 37066



**ACES**  
 ARNOLD CONSULTING  
 ENGINEERING SERVICES, INC.  
 P.O. BOX 4338  
 BOWLING GREEN, KY 42101  
 PHONE (270) 780-0445

JOB NUMBER: L6156  
 DATE: 07/25/2016  
 SCALE: 1" = 50'  
 DRAWN: D. WHITLEY  
 CHECKED: J. ARNOLD

FILE PATH:  
 Z:\SITE\DEV\151\151LAYOUT\PHASE I

**C2.1**  
 PROPOSED SITE LAYOUT PLAN PHASE I



8-2285-16



PROPOSED INTERIOR PLAZA ELEVATION



PROPOSED STREETSIDE ELEVATION - N. MARTIN VINEYARD WAY

APPROVED CONCEPTUAL ELEVATIONS



INTEGRITY DESIGN  
ARCHITECTURE & INTERIORS

456 Washington Avenue Suite 100  
Bridgeville, PA 15017  
412-220-7822 P 412 220 7821 F

PROPOSED HOTEL DEVELOPMENT  
GALLATIN, TN



8-2285-16

ITEM 2

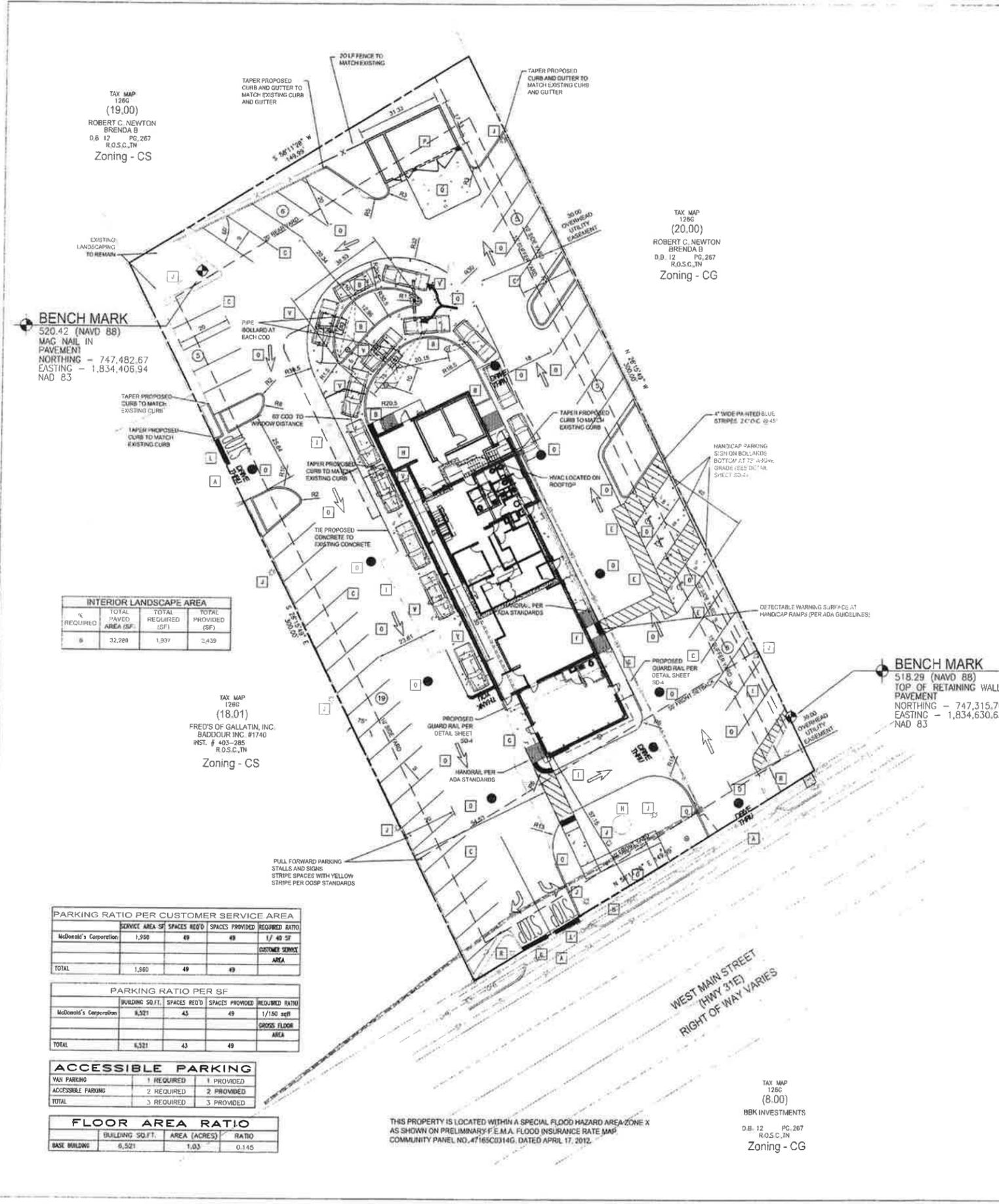
Hilton Garden Inn

PROPOSED PROTOTYPE  
ELEVATIONS  
8-2285-16









### SITE PLAN LEGEND

- A EXISTING ACCESS DRIVE
- B 6"x18" STANDARD CURB PER MCDONALD'S SPECIFICATIONS
- C 9'x20' 60", 75" AND 90" STANDARD PARKING SPACE MARKED WITH 4" WIDE WHITE PAINT STRIPE, MEASURED FROM CENTER OF STRIPE TO CENTER OF STRIPE.
- D 6'x20' 60" ACCESSIBLE PARKING SPACE WITH BLUE PAINTED GRAPHIC & SIGN AND 4" BLUE PAINT STRIPE, MEASURED FROM CENTER OF STRIPE TO CENTER OF STRIPE.
- E 8'x20' 60" ACCESSIBLE AISLE MARKED WITH 4" BLUE PAINT STRIPE, MEASURED FROM CENTER OF STRIPE TO CENTER OF STRIPE.
- F SIDEWALK RAMP WITH NON-SLIP SURFACE (12:1 MAX SLOPE) PER ADA STANDARDS
- G 4" THICK FIBER REINFORCED CONCRETE SIDEWALK WITH MONOLITHIC CURB
- H 4" THICK FIBER REINFORCED CONCRETE SIDEWALK
- I BITUMINOUS PAVEMENT  
165# SYD (1 1/2") BITUMINOUS SURFACE (#12) OVER  
275# SYD (2 1/2") BITUMINOUS BASE (#8) OVER  
6" COMPACTED AGGREGATE BASE (#53)
- J EXISTING SITE LIGHTING
- K NOT USED
- L 12" WIDE x 10' LONG WHITE PAINTED STOP BAR
- M POLE MOUNTED TRANSFORMER
- N EXISTING MCDONALD'S ROAD SIGN
- O PAVEMENT MARKINGS PER MCDONALD'S STANDARDS
- P PROPOSED TRASH DUMPSTER - 8' HIGH ENCLOSURE (min.)
- Q PROPOSED FIBER REINFORCED CONCRETE DUMPSTER PAD
- R EXISTING DIRECTIONAL SIGN
- S PIPE BOLLARD
- T HOSE BIBB
- U FLAG POLES
- V CONCRETE 10'-0" WIDE x 5' THICK 3,000 PSI WITH INTEGRAL LOOP DETECTOR AT CUSTOMER ORDER DISPLAY. SEE ELECTRICAL PLANS FOR DETECTOR SPECIFICATIONS.

SEE SHEET DT-1.0 FOR DRIVE THRU CONFIGURATION AND LAYOUT

**NOTE:**  
1) REQUIREMENTS THAT ACCESSIBLE ROUTES NOT HAVE CROSS SLOPES OVER 2.0% OR RUNNING SLOPES GREATER THAN 5.0% WITH NO OFFSETS GREATER THAN 1/2".  
2) USE 7.5% AS MAXIMUM TARGET SLOPE FOR CURB RAMP.  
3) USE MAXIMUM TARGET SLOPE OF 1.8% FOR HANDICAP PARKING PAD.  
4) GRADES TO REMAIN CONSTANT BETWEEN SPOT ELEVATIONS GIVEN FOR ACCESSIBLE SURFACES.

**SITE DATA**  
PROJECT NAME: MCDONALD'S PARKING LOT REVISIONS  
CURRENT OWNER: MCDONALD'S CORPORATION  
4544 HARDING PIKE, SUITE 220  
NASHVILLE, TN 37205  
ZONING - CS (COMMERCIAL SERVICES)  
TAX MAP 126G GROUP A P/ RCEL 018.01  
402 WEST MAIN STREET  
GALLATIN TN

**DENSITY**  
BUILDING SQUARE FOOTAGE: 6,521 SF  
TOTAL SQUARE FOOTAGE: 6,521 SF  
SQUARE FOOTAGE OF EACH USE: 6,521 SF RESTAURANT  
HEIGHT: ONE STORY, 16.4' TALL  
LANDSCAPE SURFACE RATIO: 0.60  
EXISTING ACRES/SQUARE FOOTAGE OF LOT: 1.03 ACRES/44,788 SF

**ADJACENT ZONING:** CS COMMERCIAL SERVICE, CG COMMERCIAL GENERAL

**PARKING**  
BASED ON SQUARE FOOTAGE  
MINIMUM PARKING REQUIREMENT 1 SPI 150 SF  
PARKING REQUIRED: 43 SPACES  
PARKING PROVIDED: 49 SPACES

**BASED ON SERVING AREA**  
MINIMUM PARKING REQUIREMENT: 1 SP40 SF  
TOTAL SERVING AREA: 1,980 SF  
PARKING REQUIRED: 49 SPACES  
PARKING PROVIDED: 49 SPACES

**LANDSCAPING AND BUFFERING**  
IMPERVIOUS SURFACE AREA: 32,280  
I/A EXISTING: 1,730 SF  
I/A REQUIRED: 1,937 SF  
I/A PROPOSED: 2,439 SF  
OPEN SPACE PROVIDED: 5,978 SF

**UTILITY INFORMATION**

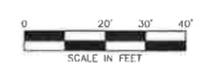
SIZE	TYPE	LOCATION
SANITARY SEWER	GRAVITY	AT FRONT OF SITE
WATER		
STORM SEWER	RCP	ON SITE
ELECTRIC	OVERHEAD	AT REAR OF BUILDING
GAS	UNDERGROUND	AT REAR OF BUILDING

**LEGEND**

SANITARY SEWER: SAN, SAN, SAN  
WATER: W, W, W  
STORM SEWER: S, S, S  
ELECTRIC: UGT, UGT, UGT  
GAS: G, G, G  
TELEPHONE: UGT, UGT, UGT  
LOT LIGHT: LOT LIGHT  
EXISTING ELEVATION: 76.5  
PROPOSED ELEVATION: 77.0

PLAN SCALE: 1" = 20'

**GENERAL NOTES:**  
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PATIOS, RAMPS, SLOPED PAVING, AND BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



GENERAL NOTES

- MCDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.
- BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
- 3/4" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS BY THE GENERAL CONTRACTOR. LIGHTING FIXTURES, BASES, POLES, CONDUIT, AND WIRING ARE BY THE OWNER/OPERATOR. DIMENSION OF LIGHT POLE BASES BEHIND CURB AT 2'.
- BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE POINT OF SERVICE CONNECTION OF EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING. CONSTRUCTION SHALL NOT START UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE UTILITY COMPANY. A MINIMUM OF 48 HOURS IS REQUIRED FOR NOTIFICATION.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAK.
- FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
- ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
- LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.
- ALL PHASES OF SITE WORK SHALL MEET OR EXCEED MCDONALD'S SPECIFICATIONS.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

TYPE OF BUILDING :  
EXISTING BUILDING

PAVING SPECIFICATION

LOT LIGHTING RECOMMENDATION

TOTAL SPACES	TWENTY-TWO SPACES	THREE (H) SPACES	NINETEEN SPACES
49	9'-0" x 20'-0" @ 60"	9'-0" x 20'-0" @ 90"	9'-0" x 20'-0" @ 75"

UTILITY INFORMATION

SIZE	TYPE	LOCATION
SANITARY SEWER	GRAVITY	AT FRONT OF SITE
WATER		
STORM SEWER	RCP	ON SITE
ELECTRIC	OVERHEAD	AT REAR OF BUILDING
GAS	UNDERGROUND	AT REAR OF BUILDING

SURVEY INFORMATION

PREPARED BY: MARTIN CONSULTING & ENGINEERING, LLC  
5228 MAIN STREET, SUITE 3  
SPRING HILL, TN 37147  
TELEPHONE: (615) 812-2147  
FAX: \_\_\_\_\_  
DATE: \_\_\_\_\_  
REV: \_\_\_\_\_

LEGEND

SANITARY SEWER: SAN, SAN, SAN  
WATER: W, W, W  
STORM SEWER: S, S, S  
ELECTRIC: UGT, UGT, UGT  
GAS: G, G, G  
TELEPHONE: UGT, UGT, UGT  
LOT LIGHT: LOT LIGHT  
EXISTING ELEVATION: 76.5  
PROPOSED ELEVATION: 77.0

PLAN SCALE: 1" = 20'

STREET ADDRESS  
402 WEST MAIN STREET

CITY: GALLATIN STATE: TN  
COUNTY: SUMNER

REGIONAL DWG. NO: 60246 LOCATION CODE NUMBER: 041-0082

**SITE PLAN C 2.0**

PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE

REGIONAL MGR. \_\_\_\_\_  
CONST. MGR. \_\_\_\_\_  
OPERATIONS DEPT. \_\_\_\_\_  
REAL ESTATE DEPT. \_\_\_\_\_

CO-SIGN SIGNATURES \_\_\_\_\_  
CONTRACTOR \_\_\_\_\_  
OWNER \_\_\_\_\_

GENERAL NOTES

BY	ISSUE REF

DESCRIPTION

REV	DATE

ADDRESS: 1250 W. 96TH STREET, SUITE 500, INDIANAPOLIS, IN 46260



McDonald's USA, LLC

These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written permission of McDonald's USA, LLC. The drawings and specifications are for use on a specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

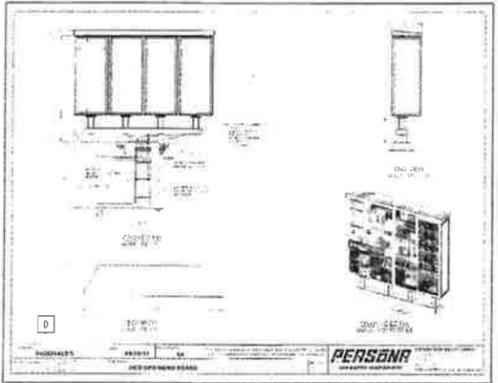
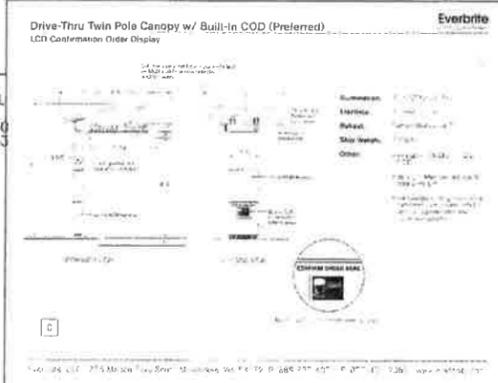
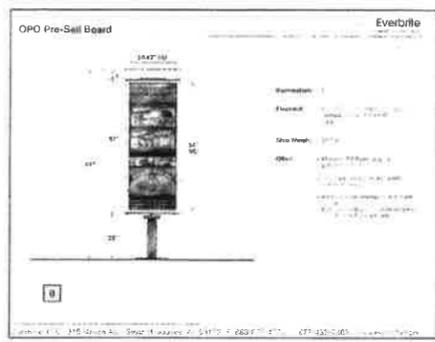
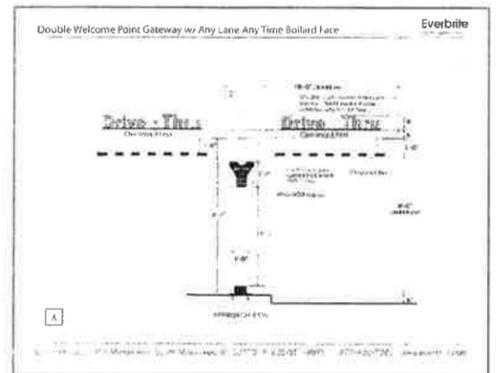
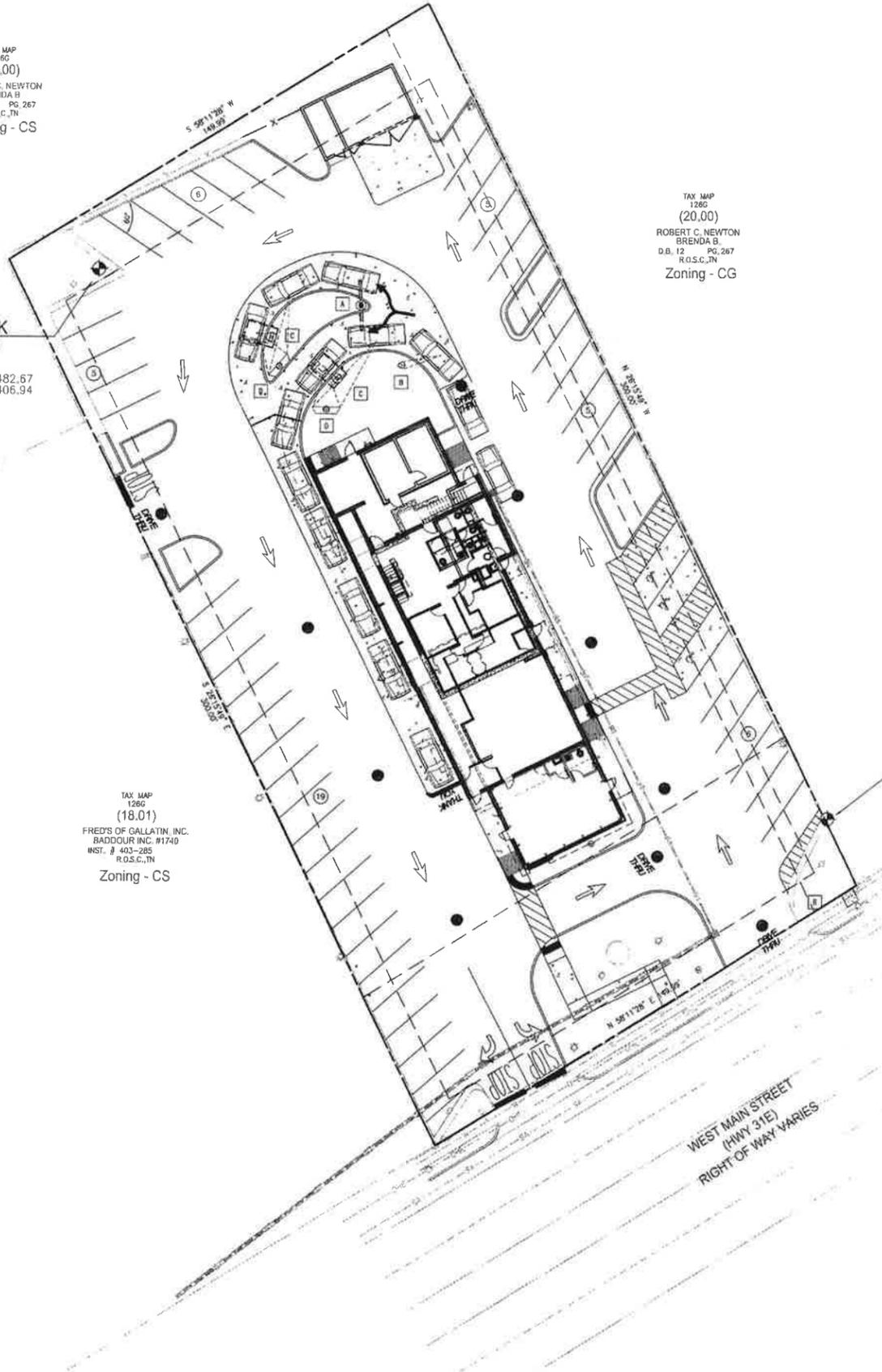
TAX MAP  
1260  
(19.00)  
ROBERT C. NEWTON  
BRENDA B  
D.B. 12 PG. 267  
R.O.S.C., TN  
Zoning - CS

TAX MAP  
1260  
(20.00)  
ROBERT C. NEWTON  
BRENDA B  
D.B. 12 PG. 267  
R.O.S.C., TN  
Zoning - CG

**BENCHMARK**  
520.42 (NAVD 88)  
MAG NAIL IN  
PAVEMENT  
NORTHING - 747,482.67  
EASTING - 1,834,406.94  
NAD 83

TAX MAP  
1260  
(18.01)  
FRED'S OF GALLATIN, INC.  
BADDOUR INC #1740  
WST. # 403-285  
R.O.S.C., TN  
Zoning - CS

**BENCHMARK**  
518.29 (NAVD 88)  
TOP OF RETAINING WALL  
PAVEMENT  
NORTHING - 747,315.70  
EASTING - 1,834,630.63  
NAD 83



**GENERAL NOTES**

- MCDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.
- BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
- 3/4" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PER-METER FOR LOT LIGHTING IS BY THE GENERAL CONTRACTOR. LIGHT-FIXTURES, BASES, POLES, CONDUIT, AND WIRING ARE BY THE OWNER/OPERATOR. DIMENSION OF LIGHT POLE BASES BEHIND CURB AT 3".
- BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE POINT OF SERVICE CONNECTION OF EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING. CONSTRUCTION SHALL NOT START UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE UTILITY COMPANY. A MINIMUM OF 48 HOURS IS REQUIRED FOR NOTIFICATION.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND-BREAK.
- FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
- ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
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- ALL PHASES OF SITE WORK SHALL MEET OR EXCEED MCDONALD'S SPECIFICATIONS.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

TYPE OF BUILDING :  
EXISTING BUILDING

PAVING SPECIFICATION

NOTE: MCDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPARISON TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF MCDONALD'S. OTHERWISE, U.C. WILL BE CHARGED.

LOT LIGHTING RECOMMENDATION

PARKING INFORMATION		
TOTAL SPACES	TWENTY-TWO	SPACES 9'-0" X 20'-0" @ 60 *
	FIVE	SPACES 8'-0" X 20'-0" @ 90 *
	THREE (H)	SPACES 8'-0" X 20'-0" @ 60 *
	NINETEEN	SPACES 9'-0" X 20'-0" @ 75 *

UTILITY INFORMATION		
SIZE	TYPE	LOCATION
SANITARY SEWER	GRAVITY	AT FRONT OF SITE
WATER		
STORM SEWER	RCP	ON SITE
ELECTRIC	OVERHEAD	AT REAR OF BUILDING
GAS	UNDERGROUND	AT REAR OF BUILDING

SURVEY INFORMATION

PREPARED BY: MARTIN CONSULTING & ENGINEERING, LLC  
5226 MAIN STREET, SUITE 3  
SPRING HILL, TN 37147

TELEPHONE: (615) 812-2147 DATE: -  
FAX: REV: -

LEGEND

-SAN- SANITARY SEWER	-G- GAS
-W- WATER	-T- TELEPHONE
-SS- STORM SEWER	-UGT- UNDERGROUND
-E- ELECTRIC	-LL- LOT LIGHT
-ELEV- EXISTING ELEVATION	-PEL- PROPOSED ELEVATION

PLAN SCALE: 1" = 20'

STREET ADDRESS  
402 WEST MAIN STREET

CITY	STATE	STATUS	DATE	BY
GALLATIN	TN	PRELIMINARY	05-12-16	KAC

COUNTY	PLAN CHECKED	AS-BUILT
SUMNER		

REGIONAL DWG. NO	LOCATION CODE NUMBER	SIGNAGE PLAN
60246	041-0082	C 2.1

REGIONAL NBR: 60246  
SIGNAGE NBR: C 2.1  
OPERATIONS DEPT.:  
REAL ESTATE DEPT.:  
CONTRACTOR:  
OWNER:

PLAN APPROVALS (2 REQUIRED)

SIGNATURE	DATE

CO-SIGN SIGNATURES

REGIONAL NBR: 60246  
SIGNAGE NBR: C 2.1  
OPERATIONS DEPT.:  
REAL ESTATE DEPT.:  
CONTRACTOR:  
OWNER:

ISSUE REF: KAC

DESCRIPTION: SIGNAGE PLAN

REV. DATE: 05-12-16

BY: KAC

DATE: 05-12-16

BY: KAC

**M. McDonald's USA, LLC**

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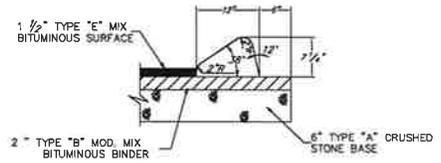
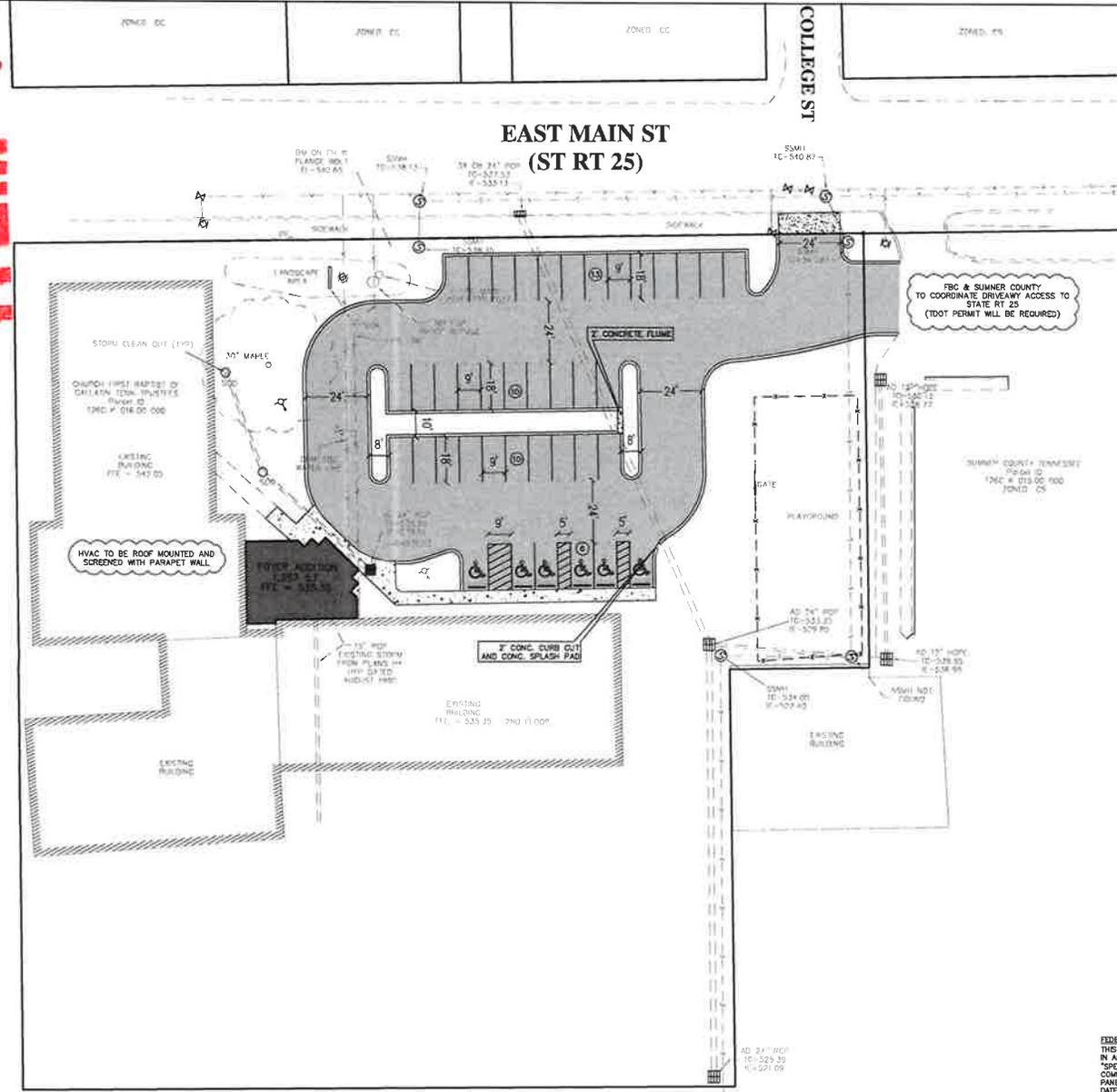
ADDRESS: 250 W. 96th STREET, SUITE 500, INDIANAPOLIS, IN 46260

THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ZONE X AS SHOWN ON PRELIMINARY F.E.M.A. FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 47185C0314G, DATED APRIL 17, 2012.

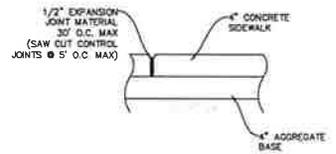


MEAT

BOYERS ST



CURB AND ASPHALT PAVING  
N.T.S.



CONCRETE SIDEWALK DETAIL  
NOT TO SCALE

SITE DATA	
SITE AREA:	1.72 AC, 75,094 SF ±
PROPOSED USE:	RELIGIOUS (PLACE OF WORSHIP)
NEW PARKING PROVIDED:	39
PROPOSED PAVED AREA:	18,914 SQ.FT. ±
ZONED:	CC CORE COMMERCIAL
SETBACKS 0' YARDS REQUIRED (10' MIN IF PROVIDED)	



THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0800-3-.07.



DATE	REVISION DESCRIPTION
8-18-16	ORIGINAL ISSUE

**SITE PLAN**  
**FIRST BAPTIST**  
**CHURCH GALLATIN**

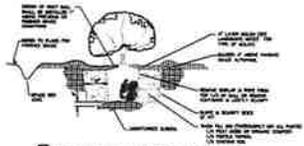
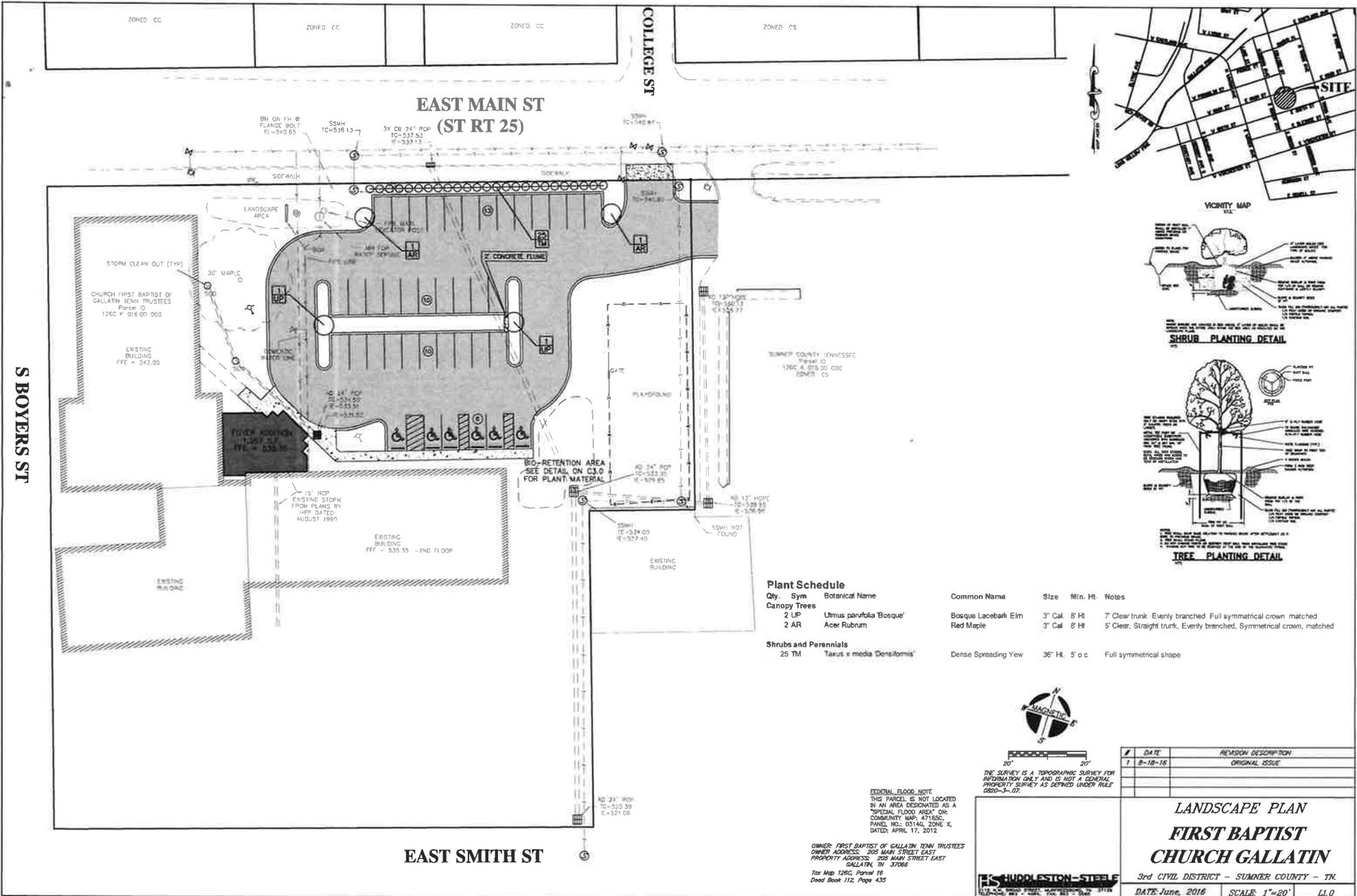
3rd CIVIL DISTRICT - SUMNER COUNTY - TN  
DATE: June, 2016 SCALE: 1"=20' C2.0

- LEGEND FOR MONUMENTS:**
- PS O IRON PIN SET
  - PF O IRON PIN FND.
  - OS O RAILROAD SPIKE
  - RIDGE
  - SURVEY POINT
  - ▲ NAIL
  - CONC. MARKER FND.

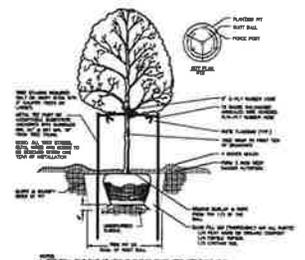
**FEDERAL FLOOD NOTE**  
THIS PARCEL IS NOT LOCATED IN AN AREA DESIGNATED AS A "SPECIAL FLOOD AREA" ON: COMMENTARY MAP: 4716SC, PARCEL NO.: 03146, ZONE X, DATED: APRIL 17, 2012.

OWNER: FIRST BAPTIST OF GALLATIN, TENN. TRUSTEES  
OWNER ADDRESS: 205 MAIN STREET EAST  
GALLATIN, TN 37066  
Tax Map 126C, Parcel 16  
Deed Book 112, Page 435

8-2452-16



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

**Plant Schedule**

Qty.	Sym	Botanical Name	Common Name	Size	Min. Ht.	Notes
2	LP	Ulmus parvifolia 'Bosque'	Bosque Lacebark Elm	3" Cal	8' Ht	7' Clear trunk, Evenly branched, Full symmetrical crown, matched
2	AR	Acer Rubrum	Red Maple	3" Cal	8' Ht	5' Clear, Straight trunk, Evenly branched, Symmetrical crown, matched
25	TM	Taxus x media 'Densiformis'	Dense Spreading Yew	36" Ht, 5' o.c.		Full symmetrical shape



20' 20'

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0600-3-07.

FEDERAL FLOOD NOTE  
THIS PARCEL IS NOT LOCATED IN AN AREA DESIGNATED AS A "SPECIAL FLOOD AREA" ON: COMMUNITY MAP 4716SC, PANEL NO. 0314G, ZONE X, DATED APRIL 17, 2012.

OWNER: FIRST BAPTIST OF GALLATIN TENN TRUSTEES  
OWNER ADDRESS: 205 MAIN STREET EAST  
PROPERTY ADDRESS: 205 MAIN STREET EAST  
GALLATIN, TN 37066  
Tax Map 126C, Parcel 16  
Deed Book 112, Page 435

#	DATE	REVISION DESCRIPTION
1	8-18-16	ORIGINAL ISSUE

**LANDSCAPE PLAN**  
**FIRST BAPTIST**  
**CHURCH GALLATIN**

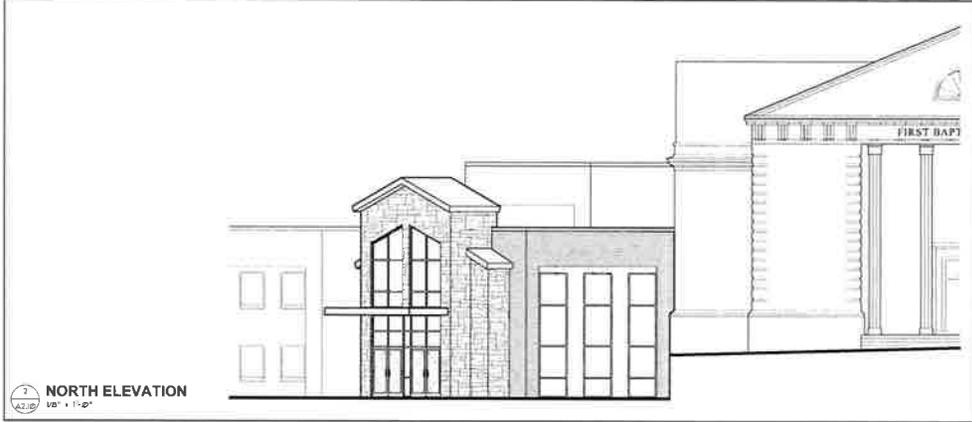
3rd CIVIL DISTRICT - SUMNER COUNTY - TN  
DATE: June, 2016 SCALE: 1"=20' LL 0



8-2452-16



6 EAST ELEVATION  
1/8" = 1'-0"



7 NORTH ELEVATION  
1/8" = 1'-0"



8 NORTHEAST ELEVATION  
1/8" = 1'-0"

PROGRESS PRINTS NOT FOR CONSTRUCTION  
mantel teter  
ARCHITECTS  
205 East Main Street, Suite 201A | Gallatin, TN 37066  
www.mantelteter.com

Entry Addition & Remodeling Project for:  
**First Baptist Church**  
205 East Main Street  
Gallatin, Tennessee 37066

PROJECT # \_\_\_\_\_ 15.687  
ISSUE DATE: 6/30/2016  
DRAWN BY: JSP  
CHECKED BY: BCB  
REVISIONS:  
1 \_\_\_\_\_  
2 \_\_\_\_\_  
3 \_\_\_\_\_  
4 \_\_\_\_\_  
5 \_\_\_\_\_

SHEET No.  
**A2.10**  
ELEVATIONS

8-2452-16

ITEM 5

# Chandler Park Gallatin

Preliminary Master Development Plan Submission

Main Contact:  
Matt Gardner  
Imagine1 Company  
[mattgardner@imagine1co.com](mailto:mattgardner@imagine1co.com)  
615-438-8810

Lead Developer & GC:  
Bruce Bennett  
B.L. Bennett & Associates  
[bruce@blbennett.com](mailto:bruce@blbennett.com)  
615-948-6302

3-2443-16

# Chandler Park Gallatin

## Preliminary Master Development Plan Summary

Chandler Park Gallatin will consist of 486 units in two phases straddling Harris Lane on the Eastern side of Green Lea Blvd. On the western edge of the south phase abutting Green Lea Blvd., there is a 2.5 acre parcel designated for retail use.

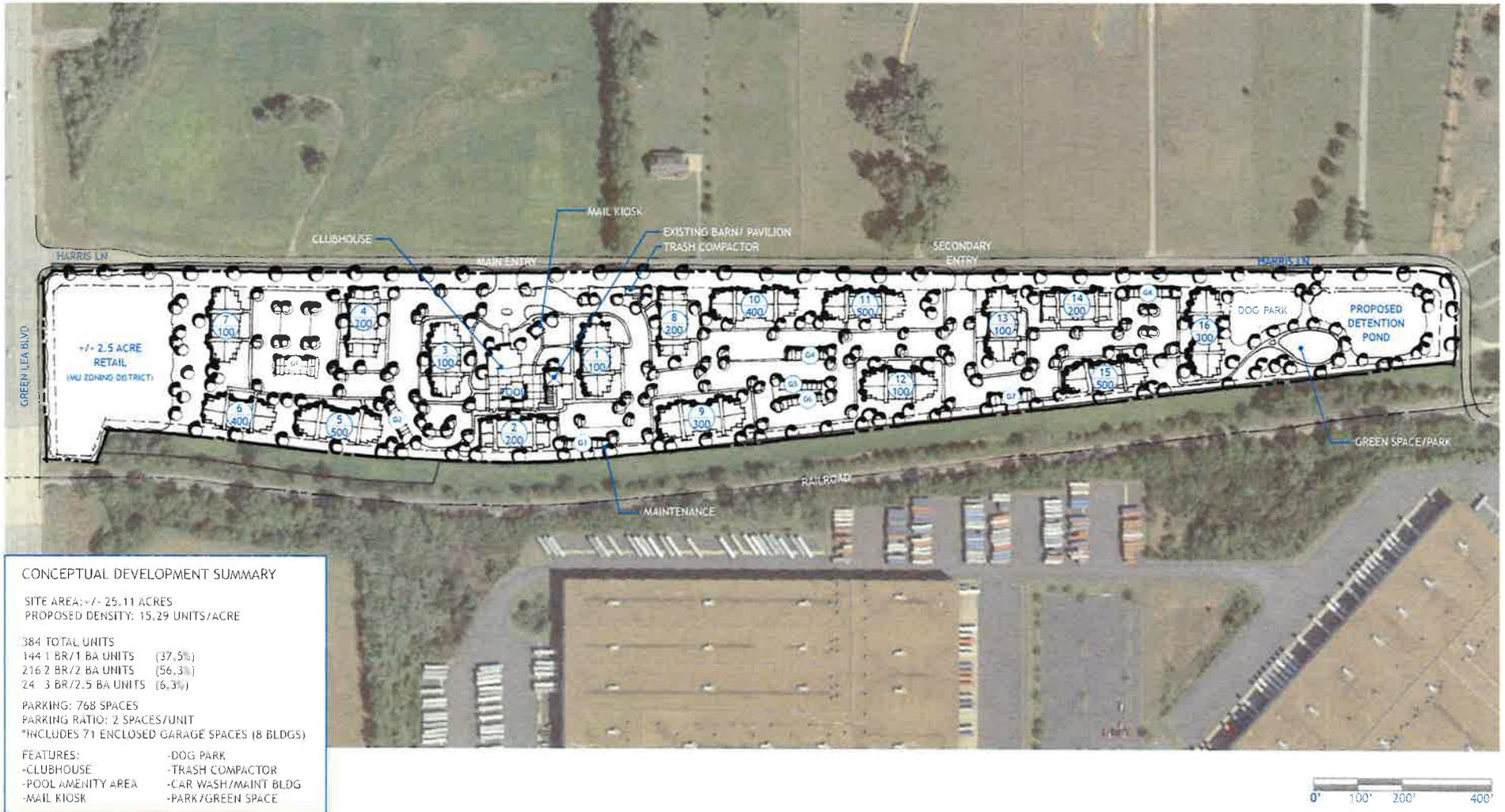
The smaller, North Phase will consist of 102 flats arranged in elegant, two story buildings where most units have attached garages. The buildings will be predominantly stone, with ample landscaping throughout. The north phase will have a pool and clubhouse, but also has access to the larger amenities located in the southern phase. It is anticipated that sitework will start on this phase two months after the south phase in March, 2017. The clubhouse will deliver in October, 2017, with the first units delivering the next month in November 2017. One building will deliver each month until the phase is complete in July, 2018.

The southern phase will consist of 384 flats in 3 story buildings predominantly clad with stacked stone. A large pool, clubhouse, and dog park provide amenities to residents of both phases of the project. Sitework on this phase is anticipated to start in January, 2017, with the clubhouse and first building of units delivering in September, 2017. It is anticipated that one building will deliver each month until the project is complete in December, 2018.



# Conceptual Site Plan

Chandler Park, Gallatin, Tennessee



**CONCEPTUAL DEVELOPMENT SUMMARY**

SITE AREA: +/- 25.11 ACRES  
 PROPOSED DENSITY: 15.29 UNITS/ACRE

384 TOTAL UNITS  
 144 1 BR/1 BA UNITS (37.5%)  
 216 2 BR/2 BA UNITS (56.3%)  
 24 3 BR/2.5 BA UNITS (6.3%)

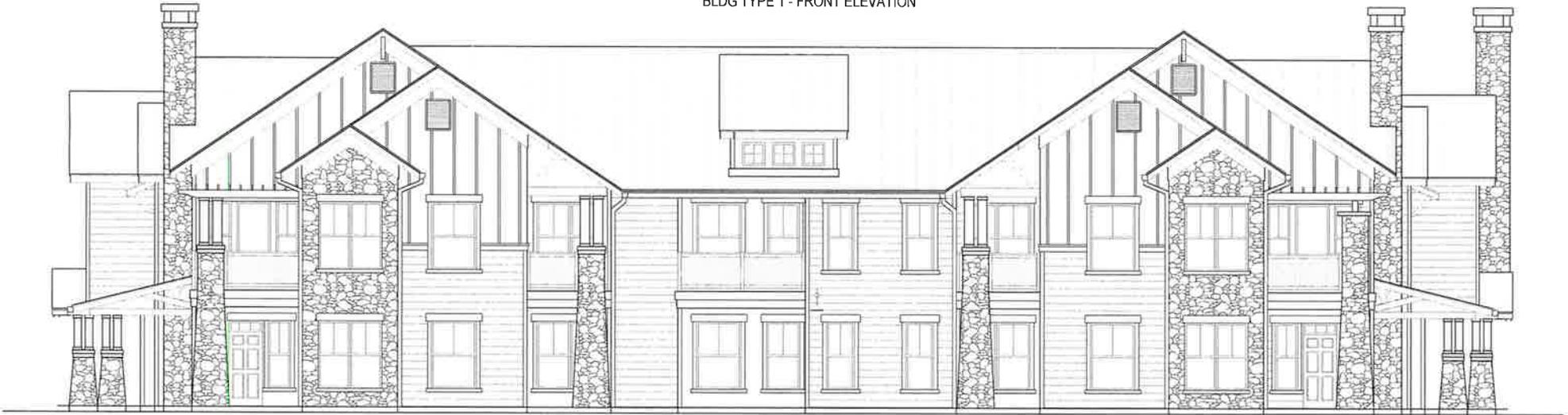
PARKING: 768 SPACES  
 PARKING RATIO: 2 SPACES/UNIT  
 \*INCLUDES 71 ENCLOSED GARAGE SPACES (8 BLDGS)

FEATURES:  
 -CLUBHOUSE  
 -POOL AMENITY AREA  
 -MAIL KIOSK  
 -DOG PARK  
 -TRASH COMPACTOR  
 -CAR WASH/MAINT BLDG  
 -PARK/GREEN SPACE





BLDG TYPE 1 - FRONT ELEVATION



BLDG TYPE 1 - REAR ELEVATION

SCALE: 1/4" = 1'-0" (24"x36" SHEET)



**HUMPHREYS & PARTNERS ARCHITECTS, L.P.**  
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9630 | www.humphreys.com

B.L. BENNETT & ASSOCIATES

BLDG TYPE 1 - ELEVATIONS

August 19, 2016

**GALLATIN SITE**  
GALLATIN, TN  
HPA# 15401

A412

3-2443-16



BLDG TYPE 1 - RIGHT SIDE ELEVATION



BLDG TYPE 1 - LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0" (24"x36" SHEET)



3-243-16



BLDG TYPE 2 - FRONT ELEVATION



BLDG TYPE 2 - REAR ELEVATION

SCALE: 1/4" = 1'-0" (24"x36" SHEET)



**HUMPHREYS & PARTNERS ARCHITECTS, L.P.**  
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

B.L. BENNETT & ASSOCIATES

BLDG TYPE 2 - ELEVATIONS

August 19, 2016

**GALLATIN SITE**  
GALLATIN, TN  
HPA# 16401

A422

3-2443-16



BLDG TYPE 2 - RIGHT SIDE ELEVATION



BLDG TYPE 2 - LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0" (24"x36" SHEET)



# ITEM 6



1314 5th Avenue North, Suite 200  
Nashville, Tennessee 37208  
(615) 242-0040  
220 West Crogan Street, Suite 100  
Lawrenceville, Georgia 30046  
(770) 336-0017

THE ENGINEER OF RECORD, HEREIN, IS HEREBY TO BE ADVERSELY AFFECTED BY THE PROVISIONS OF THE ACT OF 1967 (PUBLIC LAW 90-269) AND THE PROVISIONS OF THE ACT OF 1976 (PUBLIC LAW 94-409) AND ANY AMENDMENTS THEREOF.



THE VILLAGE AT PEYTONA DOWNS  
FMDP FOR GREENSBORO VILLAGE PUD

PREPARED FOR:  
JPL DEVELOPMENT, LLC

GALLATIN  
TENNESSEE

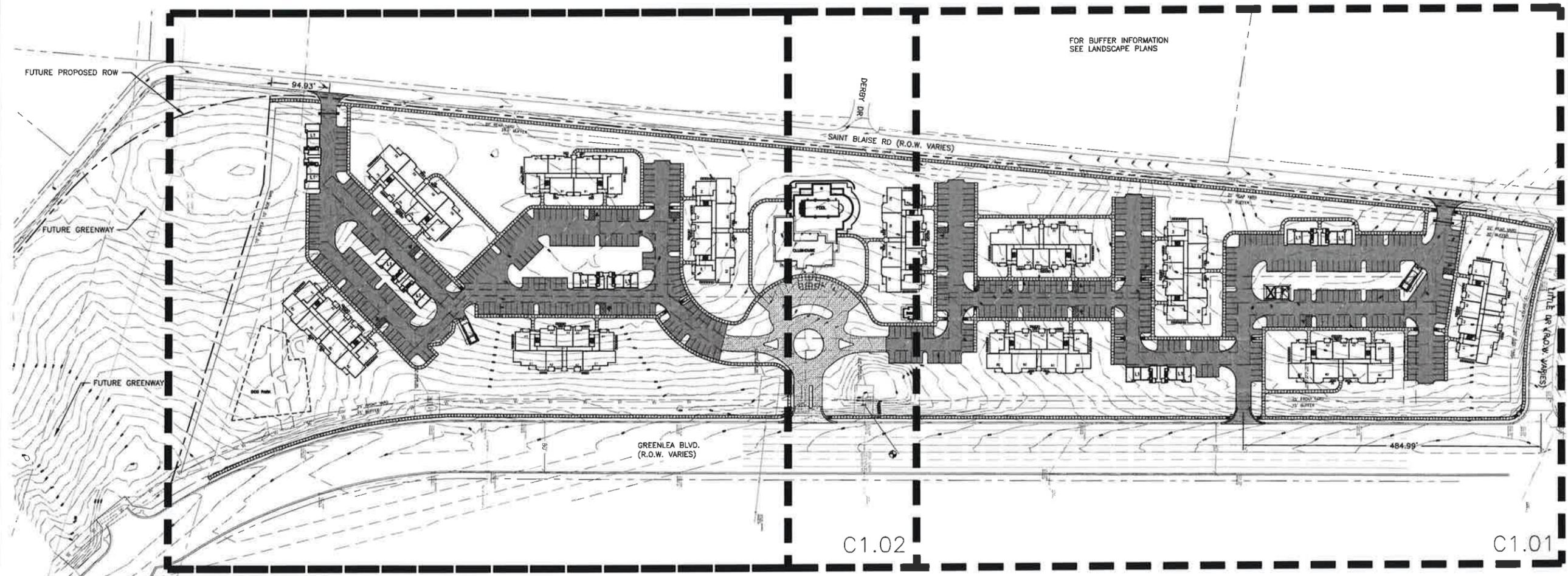
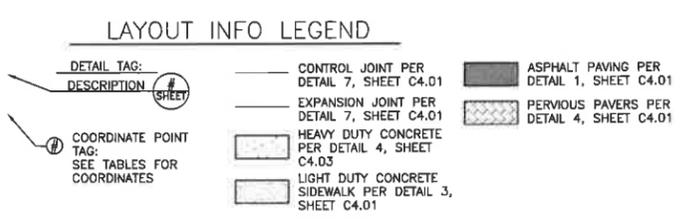
SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION

SHEET TITLE  
SITE LAYOUT PLAN KEY

PROJECT NO. 18115	DATE 02/2016
DRAWN BY RW	SCALE 1"=80'
CHECKED BY MB	
SHEET NO. C1.00	

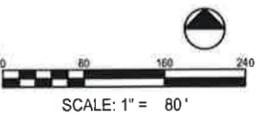
SITE DATA		BULK REQUIREMENTS:	
PROPERTY OWNERS NAME:	GREEN & LITTLE, LP	EXISTING ZONING:	MRO (PUD)
PROPERTY OWNERS ADDRESS:	P.O. BOX 8037 GALLATIN, TN 37066-8037	PROPOSED ZONING:	MRO (PUD)
DEVELOPERS NAME:	JPL DEVELOPMENT, LLC	MINIMUM LOT AREA:	N/A
DEVELOPERS ADDRESS:	353 MARSHALL AVE., SUITE 1 ST. LOUIS, MISSOURI 63119	SETBACKS:	
TOTAL SITE ACREAGE:	38.89 ACRES (1,894,217 S.F.)	MINIMUM FRONT:	25'
PROPOSED SITE ACREAGE:	21.01 ACRES (915,277.58 S.F.)	MINIMUM REAR:	20'
SITE ADDRESS:	SOUTHEAST OF LITTLE RD AND GREENLEA BLVD, GALLATIN, TN	MINIMUM SIDE:	10'
TAX MAP NUMBER:	136	MAXIMUM FLOOR AREA RATIO:	N/A
PARCEL NUMBER:	004.03 (PORTION OF)	MAXIMUM OVERALL DENSITY (SITE):	14.3 UNITS/ACRE
TOTAL RESIDENTIAL UNITS:	304	MINIMUM LOT WIDTH:	N/A
MAXIMUM GROSS DENSITY:	14.3 UNITS/ACRE		
PROVIDED GROSS DENSITY:			
OPEN SPACE REQUIRED:	4.2 AC (20% OF 21.01 AC)	REQUIRED PARKING:	ALTERNATE PARKING CALCULATION: 184 ONE BRM UNITS @ 1.5 SPACES/UNIT = 276 SPACES 102 TWO BRM UNITS @ 1.75 SPACES/UNIT = 179 SPACES 18 THREE BRM UNITS @ 2 SPACES/UNIT = 36 SPACES TOTAL REQUIRED SPACES = 491 SPACES
OPEN SPACE PROVIDED:	10.6 AC (51% OF 21.01 AC)		
AC OPEN SPACE IN FLOOD PLAIN:	N/A	PARKING PROVIDED:	517 STANDARD SURFACE SPACES 13 HANDICAP ACCESSIBLE SURFACE SPACES 20 GARAGE SPACES 550 TOTAL SPACES
AC DETENTION PROVIDED THROUGH LID TECHNIQUES:	0.26 AC		

- LAYOUT NOTES:**
- INSTALL JOINTS WHERE SHOWN. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND VERTICAL ELEMENTS (WALLS, CURBS, ETC.)
  - LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
  - ALL CURBS ARE DIMENSIONED TO THE FACE OF CURB
  - CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING
  - ALL PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
  - A 2" CURB TAPER SHALL BE PLACED ON NON-FLUSH CURBS, WHERE SIDEWALKS MEET A CROSSWALK.



- NOTES:**
- SEE SHEET C0.01 FOR GENERAL NOTES.
  - SEE SHEET C0.02 EXISTING CONDITIONS.
  - ALL MATERIALS SHALL BE PER TDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

**PROPOSED REVISED FMDP**



**8-2445-16**

**ITEM 6**



*PROPOSED REVISED FNDP  
8-2445-16*

**ITEM 6**



1 BUILDINGS 1,2,5,6,8,9,10 FRONT ELEVATION

*PROPOSED REVISED FNDR*  
*8-2445-16*

<b>PAYTONA DOWNS</b> GALLATIN, TN	
 Parker Associates Tulsa, LLC 2202 E. 46th Street, Suite 200 Tulsa, Oklahoma 74105 918-742-2465	JPL DEVELOPMENT LLC 353 MARSHALL AVE, SUITE 1 ST. LOUIS, MISSOURI 63119
Jim E. Parker - Architect of Record Tennessee License #17971	



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**ITEM 6**

**SITE DATA**

PROPERTY OWNERS NAME: GREEN & LITTLE, LP  
 PROPERTY OWNERS ADDRESS: P.O. BOX 8037  
 GALLATIN, TN 37066-8037  
 DEVELOPERS NAME: MAKOWSKY, RINGEL, GREENBERG, LLC  
 DEVELOPERS ADDRESS: 1010 JUNE RD  
 MEMPHIS, TN 38119

TOTAL SITE ACREAGE: 38.89 ACRES (1,694,217 S.F.)  
 PROPOSED SITE ACREAGE: 21.01 ACRES (915,277.58 S.F.)  
 SITE ADDRESS: SOUTHEAST OF LITTLE RD AND GREENLEA BLVD, GALLATIN, TN  
 TAX MAP NUMBER: 136  
 PARCEL NUMBER: 004.03 (PORTION OF)

TOTAL RESIDENTIAL UNITS: 304  
 MAXIMUM GROSS DENSITY: 14.3 UNITS/ACRE  
 PROVIDED GROSS DENSITY:  
 OPEN SPACE REQUIRED: 4.2 AC (20% OF 21.01 AC)  
 OPEN SPACE PROVIDED: 10.3 AC (49% OF 21.01 AC)  
 AC OPEN SPACE IN FLOOD PLAIN N/A  
 AC DETENTION PROVIDED THROUGH LID TECHNIQUES

**BULK REQUIREMENTS:**

EXISTING ZONING: MRO (PUD)  
 PROPOSED ZONING: MRO (PUD)  
 MINIMUM LOT AREA: N/A  
 SETBACKS:  
 MINIMUM FRONT: 25'  
 MINIMUM REAR: 20'  
 MINIMUM SIDE: 10'  
 MAXIMUM FLOOR AREA RATIO: N/A  
 MAXIMUM OVERALL DENSITY (SITE): 14.3 UNITS/ACRE  
 MINIMUM LOT WIDTH: N/A

**REQUIRED PARKING:**

ALTERNATE PARKING CALCULATION:  
 80 ONE BRM UNITS @ 1.5 SPACES/UNIT = 120 SPACES  
 190 TWO BRM UNITS @ 1.75 SPACES/UNIT = 333 SPACES  
 34 THREE BRM UNITS @ 2 SPACES/UNIT = 68 SPACES  
 TOTAL REQUIRED SPACES = 521 SPACES

**PARKING PROVIDED:**

186 GARAGE SPACES  
 335 SURFACE SPACES  
 521 TOTAL SPACES

Curve #	Radius	Length	Chord	Direction
C11	30.00	49.88	49.875	S41° 54' 19.00"E
C12	30.00	45.07	45.074	N43° 30' 34.34"E
C13	30.00	2.05	2.050	N88° 30' 34.34"E
C14	37.00	17.83	17.827	S76° 39' 52.55"W
C15	37.00	80.58	80.585	S0° 28' 03.00"W
C16	37.00	17.83	17.827	S75° 43' 46.55"E
C17	37.00	58.12	58.119	N45° 28' 03.00"E
C18	37.00	58.12	58.119	N44° 31' 57.00"W
C19	50.00	31.92	31.923	N72° 10' 37.84"E
C20	50.00	42.03	42.032	N29° 48' 15.84"E
C21	40.00	22.07	22.069	N10° 05' 02.04"W
C22	40.00	32.93	32.931	N49° 28' 28.88"W
C23	30.00	59.51	59.507	S50° 06' 55.38"W
C24	30.00	6.67	6.674	S0° 20' 11.25"E
C25	30.00	2.92	2.916	S3° 15' 07.53"W
C26	30.00	43.25	43.250	S41° 01' 27.69"E
C27	30.00	3.67	3.674	S86° 01' 27.69"E
C28	75.00	46.01	46.012	S66° 31' 32.26"E
C29	50.00	41.46	41.457	N71° 58' 09.25"E
C30	50.00	36.87	36.871	N69° 20' 30.25"E
C31	73.00	16.24	16.240	S0° 20' 11.25"E
C32	28.00	55.54	55.540	S50° 06' 55.38"W
C33	18.00	24.75	24.750	N33° 40' 07.84"W
C34	15.00	9.58	9.577	N72° 10' 37.84"E
C35	77.00	129.49	129.494	N0° 28' 03.00"E

Line #	Length	Direction
L3	135.52	S80° 37' 14.08"E
L4	84.04	S80° 37' 14.08"E
L5	75.21	S80° 37' 14.08"E
L6	901.98	S5° 43' 19.00"W
L7	105.75	S89° 31' 57.00"E
L8	583.45	N0° 28' 03.00"E
L9	304.47	N0° 28' 03.00"E
L10	141.59	N89° 31' 57.00"W
L11	92.46	N0° 28' 03.00"E
L12	132.74	N89° 31' 57.00"W
L13	92.71	S0° 28' 03.00"W
L14	51.42	S89° 31' 57.00"E
L15	92.60	N53° 53' 12.68"E
L16	457.41	N5° 43' 19.00"E
L17	206.93	N73° 03' 34.68"W
L18	171.6	S6° 42' 34.56"E
L19	37.60	S6° 02' 12.06"W
L20	377.02	S0° 28' 03.00"W
L21	46.86	S84° 06' 03.00"E
L22	5.07	S48° 57' 01.52"E
L23	82.68	N37° 12' 33.80"E
L24	42.93	S84° 16' 41.00"E
L25	23.82	N48° 12' 57.50"E
L26	21.88	N48° 12' 57.50"E
L27	48.89	S89° 31' 57.00"E
L28	371.39	S0° 28' 03.00"W
L29	36.97	S6° 02' 12.06"W

Line #	Length	Direction
L30	108.90	S6° 42' 34.56"E
L31	126.96	N73° 03' 34.68"W
L32	454.04	N5° 43' 19.00"E
L33	88.57	N53° 53' 12.68"E
L34	38.42	S89° 31' 57.00"E
L35	31.00	S84° 16' 41.00"E
L36	65.56	S82° 27' 02.13"E
L37	31.00	S89° 31' 57.00"E
L38	31.00	S84° 16' 41.00"E
L39	49.74	S62° 18' 29.90"E
L40	31.00	S89° 31' 57.00"E
L41	42.12	S54° 44' 43.90"W
L42	42.12	S53° 48' 37.90"E

**LAYOUT NOTES:**

- INSTALL JOINTS WHERE SHOWN. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
- LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
- ALL CURBS ARE DIMENSIONED TO THE FACE OF CURB.
- CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
- ALL PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
- A 2" CURB TAPER SHALL BE PLACED ON NON-FLUSH CURBS, WHERE SIDEWALKS MEET A CROSSWALK.

**LAYOUT INFO LEGEND**

DETAIL TAG: DESCRIPTION SHEET

CONTROL JOINT PER DETAIL 7, SHEET C4.01

EXPANSION JOINT PER DETAIL 7, SHEET C4.01

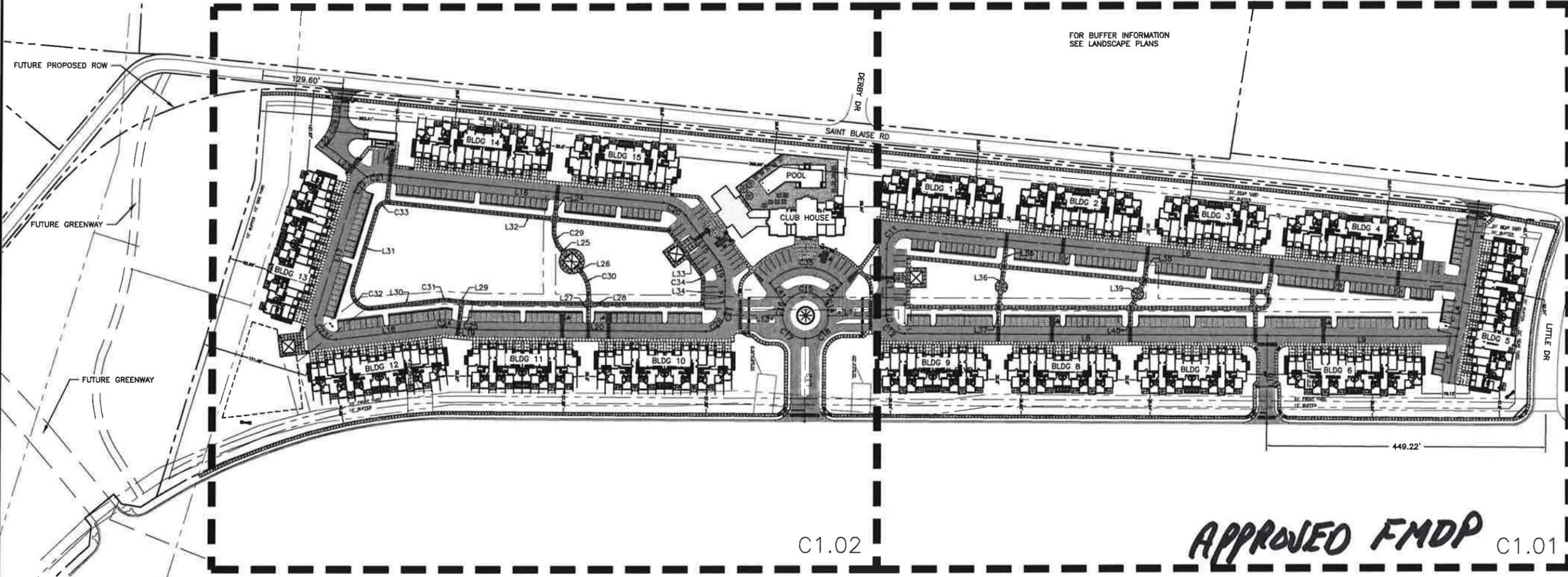
HEAVY DUTY CONCRETE PER DETAIL 4, SHEET C4.03

LIGHT DUTY CONCRETE SIDEWALK PER DETAIL 3, SHEET C4.01

ASPHALT PAVING PER DETAIL 1, SHEET C4.01

PERVIOUS CONCRETE PAVING PER DETAIL 4, SHEET C4.01

COORDINATE POINT TAG: SEE TABLES FOR COORDINATES



**APPROVED FMDP**

NOTES:  
 1. SEE SHEET C0.01 FOR GENERAL NOTES.  
 2. SEE SHEET C0.02 EXISTING CONDITIONS.  
 3. ALL MATERIALS SHALL BE PER TDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.



SCALE: 1" = 80'-0"

REVISIONS			
NO.	DATE	BY	COMMENTS

OVERALL SITE LAYOUT

PROJECT NUMBER: 14155  
 DATE: 07/29/2015  
 DRAWN BY: JKC  
 EMN  
 SCALE: 1"=80'  
 CHECKED BY: JKC  
 SHEET NUMBER: C1.00

PEYTONA DOWNS  
 FMDP FOR GREENSBORO VILLAGE PUD  
 PREPARED FOR MAKOWSKY, RINGEL, GREENBERG, LLC  
 GALLATIN  
 TENNESSEE

8-1072-15

# ITEM 6



BUILDING TYPE I - EXTERIOR VIEW



BUILDING TYPE II - EXTERIOR VIEW



BUILDING TYPE III - EXTERIOR VIEW



BUILDING TYPE IV - EXTERIOR VIEW

APPROVED FMOP

8-1072-15

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PEYTONA DOWNS APARTMENS  
MAKOWSKY RINGEL GREENBERG  
GREENLEA BLVD.  
GALLATIN, TENNESSEE



REVISIONS		
Revision Date	Rev. No.	Revision Description

PROJECT NUMBER:  
831014  
DATE OF ORIGINAL ISSUE:  
August 26, 2015  
SHEET NUMBER

COLOR EXTERIOR VIEWS

A8