**Agenda**

Gallatin Municipal-Regional Planning Commission
Work Session Meeting

Monday, January 13, 2020
Dr. J. Deotha Malone Council Chambers
Planning Commission - 5:00 p.m.
City Hall

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1.</strong></td>
<td>1645 NASHVILLE PIKE</td>
<td>MDP-2019-0048</td>
</tr>
<tr>
<td></td>
<td>FINAL MASTER DEVELOPMENT PLAN</td>
<td></td>
</tr>
<tr>
<td></td>
<td>GREENLID DESIGN, LLC</td>
<td></td>
</tr>
<tr>
<td></td>
<td>THE OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR 1645 NASHVILLE PIKE, CONTAINING 2.80 ACRES, ZONED MRO-MULTIPLE RESIDENTIAL AND OFFICE DISTRICT, LOCATED AT 1645 NASHVILLE PIKE.</td>
<td></td>
</tr>
<tr>
<td><strong>2.</strong></td>
<td>HOLLEMAN MINI STORAGE</td>
<td>SPLAN-2019-0024</td>
</tr>
<tr>
<td></td>
<td>AMENDED SITE PLAN</td>
<td></td>
</tr>
<tr>
<td></td>
<td>GREENLID DESIGN GROUP</td>
<td></td>
</tr>
<tr>
<td></td>
<td>THE OWNER AND APPLICANT REQUEST APPROVAL OF AN AMENDEDMENT TO THE SITE PLAN ON PROPERTY ZONED IR-INDUSTRIAL RESTRICTIVE, LOCATED AT 212 AIRPORT ROAD.</td>
<td></td>
</tr>
<tr>
<td><strong>3.</strong></td>
<td>TWIN EAGLES, PHASE 4, SECTION 4</td>
<td>MDP-2019-0066</td>
</tr>
<tr>
<td></td>
<td>FINAL MASTER DEVELOPMENT PLAN</td>
<td></td>
</tr>
<tr>
<td></td>
<td>GREENLID DESIGN GROUP</td>
<td></td>
</tr>
<tr>
<td></td>
<td>THE OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN TO CONSTRUCT FIVE (5) ONE-FAMILY DETACHED HOMES ON 1.64 +/- ACRES, LOCATED AT 160 WILDCAT RUN.</td>
<td></td>
</tr>
<tr>
<td><strong>4.</strong></td>
<td>TRIPLE B APARTMENTS</td>
<td>MDP-2019-0047</td>
</tr>
<tr>
<td></td>
<td>FINAL MASTER DEVELOPMENT PLAN</td>
<td></td>
</tr>
<tr>
<td></td>
<td>GREENLID DESIGN, LLC</td>
<td></td>
</tr>
<tr>
<td></td>
<td>THE OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL MASTER PLAN TO CONSTRUCT FIVE (5) MULTI-FAMILY UNITS, ON 1.74 +/- ACRES, ZONED MRO-MULTIPLE RESIDENTIAL AND OFFICE, LOCATED AT 743 WATER AVENUE.</td>
<td></td>
</tr>
</tbody>
</table>
5. **AINTREE**
   **FINAL MASTER DEVELOPMENT PLAN**
   W & A ENGINEERING

   THE OWNER AND APPLICANT REQUEST APROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR AINTREE TO CONSTRUCT 24 MULTI-FAMILY UNITS, ON 16.53 +/- ACRES, ZONED MRO-MULTIPLE RESIDENTIAL AND OFFICE, LOCATED AT 210 DOUGLAS BEND ROAD. THIS PROPERTY DOES NOT REQUIRE A PRELIMINARY MASTER DEVELOPMENT PLAN.

6. **NEWMAN’S CROSSING**
   **AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN**
   CIVIL SITE DESIGN GROUP

   THE OWNER AND APPLICANT REQUEST APPROVAL OF A MINOR AMENDMENT TO THE NEWMAN’S CROSSING PRELIMINARY MASTER DEVELOPMENT PLAN, ON 23.12 +/- ACRES, ZONED MU-MIXED USE, LOCATED AT 1919 LONG HOLLOW PIKE.

7. **NEWMAN’S CROSSING, PHASE 2B**
   **FINAL MASTER DEVELOPMENT PLAN**
   CIVIL SITE DESIGN GROUP

   THE OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR NEWMAN’S CROSSING, PHASE 2B, CONTAINING 10.96 +/- ACRES, ZONED MU-MIXED USE, LOCATED AT LONG HOLLOW PIKE AND BIG STATION CAMP BOULEVARD.

8. **NEWMAN’S CROSSING, PHASE 2B**
   **PRELIMINARY PLAT**
   CIVIL SITE DESIGN GROUP

   THE OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR NEWMAN’S CROSSING, PHASE 2B, ON 10.96 +/- ACRES, ZONED MU-MIXED USE, LOCATED AT LONG HOLLOW PIKE AND BIG STATION CAMP BOULEVARD.

9. **MEADOW GLEN AT FAIRWAY FARMS, SECTION 3**
   **FINAL MASTER DEVELOPMENT PLAN**
   CIVIL SITE DESIGN GROUP

   THE OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR MEADOW GLEN, SECTION 3, ON 14.84 +/- ACRES, ZONED R15 PRD – MEDIUM DENSITY RESIDENTIAL PLANNED RESIDENTIAL DISTRICT, LOCATED AT WASSIL DRIVE, NORTH OF GOODMAN DRIVE.
10. MEADOW GLEN AT FAIRWAY FARMS, SECTION 4
FINAL MASTER DEVELOPMENT PLAN
CIVIL SITE DESIGN GROUP

THE OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR MEADOW GLEN, SECTION 4, ON 23.43 +/- ACRES, ZONED R15-PRD-MEDIUM DENSITY RESIDENTIAL PLANNED RESIDENTIAL DEVELOPMENT, LOCATED AT WASSIL DRIVE, NORTH OF GOODMAN DRIVE.

11. MEADOW GLEN AT FAIRWAY FARMS, SECTION 2
PRELIMINARY PLAT
CIVIL SITE DESIGN GROUP

THE OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR MEADOW GLEN, SECTION 3, ON 14.84 +/- ACRES, ZONED R15-PRD – MEDIUM DENSITY RESIDENTIAL PLANNED RESIDENTIAL DEVELOPMENT, LOCATED AT WASSIL DRIVE, NORTH OF GOODMAN DRIVE.

12. MEADOW GLEN AT FAIRWAY FARMS, SECTION 4
PRELIMINARY PLAT
CIVIL SITE DESIGN GROUP

THE OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR MEADOW GLEN, PHASE 4 ON 23.43 +/- ACRES, ZONED R15-MEDIUM DENSITY RESIDENTIAL PLANNED RESIDENTIAL DEVELOPMENT, ZONED PGC-PLANNED GENERAL COMMERCIAL, LOCATED AT WASSIL DRIVE, NORTH OF GOODMAN DRIVE.

13. SUMNER COUNTY JAIL POD
FINAL MASTER DEVELOPMENT PLAN
KIMLEY-HORN AND ASSOCIATES

THE OWNER AND APPLICANT REQUEST APPROVAL OF A MASTER DEVELOPMENT PLAN TO EXPAND THE EXISTING SUMNER COUNTY JAIL, ON 0.87 +/- ACRES, ZONED MRO-MULTIPLE RESIDENTIAL AND OFFICE, LOCATED AT 117 WEST SMITH STREET.

14. CARELLTON, PHASE 6
PRELIMINARY PLAT
LAND SOLUTIONS COMPANY, LLC

THE OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR CARELLTON, PHASE 6, ON 17.98 +/- ACRES, ZONED R8 PRD – MEDIUM DENSITY RESIDENTIAL DISTRICT PLANNED RESIDENTIAL DEVELOPMENT, LOCATED NORTH OF CLOVERBROOK WAY AND EAST OF LIBERTY LANE.
15. CARELLTON, PHASE 7  
FINAL MASTER DEVELOPMENT PLAN  
LAND SOLUTIONS COMPANY, LLC  

THE OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL MASTER DEVELOPMENT PLAN FOR CARELLTON, PHASE 7 ON 20.34 +/- ACRES, ZONED R8-MEDIUM DENSITY RESIDENTIAL, LOCATED AT CLOVER BROOK WAY

16. KENNESAW FARMS, PHASE 6, SECTION 2  
PRELIMINARY PLAT  
SOUTHEASTERN BUILDERS  

THE OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR KENNESAW FARMS, PHASE 6, SECTION 2, CONTAINING 28.851 +/- ACRES, ZONED R15 PRD – MEDIUM DENSITY RESIDENTIAL PLANNED RESIDENTIAL DEVELOPMENT, LOCATED AT PEYTON LANE AND WARLANDER WAY.

17. KENNESAW FARMS, PHASE 6, SECTION 2  
FINAL PLAT  
SOUTHEASTERN BUILDERS  

THE OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR KENNESAW FARMS, PHASE 6, SECTION 2 ON 28.851 +/- ACRES, ZONED R15 PRD – MEDIUM DENSITY RESIDENTIAL PLANNED RESIDENTIAL DEVELOPMENT, LOCATED AT PEYTON LANE AND WARLANDER WAY

18. WESTFIELD  
PRELIMINARY PLAT  
SOUTHEASTERN BUILDING CORPORATION  

THE OWNER AND APPLICANT REQUEST APPROVAL OF A PRELIMINARY PLAT FOR WESTFIELD, ON 85.08 +/- ACRES, ZONED MU-MIXED USE, R6 – HIGH DENSITY RESIDENTIAL AND R8 – MEDIUM DENSITY RESIDENTIAL, LOCATED AT 160 BIG STATION CAMP BOULEVARD.

19. 266 RED RIVER ROAD  
SITE PLAN  
DEWEY ENGINEERING  

THE OWNER AND APPLICANT REQUEST APPROVAL OF A CHANGE OF USE SITE PLAN FOR TENNESSEE QUICK CASH, ON PROPERTY ZONED CS-COMMERCIAL SERVICES, LOCATED AT 166 RED RIVER ROAD.
20. THE KNOLL AT FAIRVUE, PHASE 2
FINAL PLAT
RAGAN SMITH ASSOCIATES

THE OWNER AND APPLICANT REQUEST APPROVAL OF A FINAL PLAT FOR THE KNOLL AT FAIRVUE, PHASE 2, FOR 68 ATTACHED SINGLE FAMILY LOTS, 11 OPEN SPACE TRACTS AND PUBLIC AND PRIVATE RIGHTS-OF-WAY, 8 +/- ACRES, ZONED R6 PUD-LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT, LOCATED AT GREENLEA BOULEVARD AND KINGS KNOLL BOULEVARD.

21. GARROTT BROTHERS CONCRETE
SITE PLAN
GREENLID DESIGN, LLC

THE OWNER AND APPLICANT REQUEST APPROVAL OF A SITE PLAN FOR GARROTT BROTHERS CONCRETE, ON 8.43 +/- ACRES, ZONED IR-INDUSTRIAL RESTRICTIVE, LOCATED AT 155 COMMERCE DRIVE.

22. OTHER BUSINESS

23. ANNOUNCEMENTS

24. ADJOURN
<table>
<thead>
<tr>
<th>NO.</th>
<th>SIZE (Φ INCHES)</th>
<th>TYPE</th>
<th>NO.</th>
<th>SIZE (Φ INCHES)</th>
<th>TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>24</td>
<td>HACKBERRY</td>
<td>37</td>
<td>18</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>2</td>
<td>20</td>
<td>HACKBERRY</td>
<td>38</td>
<td>6</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>3</td>
<td>18</td>
<td>HACKBERRY</td>
<td>39</td>
<td>6</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>4</td>
<td>12</td>
<td>HACKBERRY</td>
<td>40</td>
<td>6</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>5</td>
<td>8</td>
<td>HACKBERRY</td>
<td>41</td>
<td>12</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>6</td>
<td>16</td>
<td>HACKBERRY</td>
<td>42</td>
<td>10</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>7</td>
<td>8</td>
<td>HACKBERRY</td>
<td>43</td>
<td>8</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>8</td>
<td>10</td>
<td>HACKBERRY</td>
<td>44</td>
<td>8</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>9</td>
<td>12</td>
<td>HACKBERRY</td>
<td>45</td>
<td>8</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>10</td>
<td>12</td>
<td>HACKBERRY</td>
<td>46</td>
<td>8</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>11</td>
<td>18</td>
<td>HACKBERRY</td>
<td>47</td>
<td>20</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>12</td>
<td>16</td>
<td>HACKBERRY</td>
<td>48</td>
<td>20</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>13</td>
<td>14</td>
<td>HACKBERRY</td>
<td>49</td>
<td>20</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>14</td>
<td>16</td>
<td>HACKBERRY</td>
<td>50</td>
<td>30</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>15</td>
<td>14</td>
<td>HACKBERRY</td>
<td>51</td>
<td>20</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>16</td>
<td>12</td>
<td>HACKBERRY</td>
<td>52</td>
<td>28</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>17</td>
<td>6</td>
<td>HACKBERRY</td>
<td>53</td>
<td>10</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>18</td>
<td>8</td>
<td>HACKBERRY</td>
<td>54</td>
<td>12</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>19</td>
<td>10</td>
<td>HACKBERRY</td>
<td>55</td>
<td>36</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>20</td>
<td>10</td>
<td>HACKBERRY</td>
<td>56</td>
<td>30</td>
<td>MAPLE</td>
</tr>
<tr>
<td>21</td>
<td>18</td>
<td>MAPLE</td>
<td>57</td>
<td>24</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>22</td>
<td>8</td>
<td>CEDAR</td>
<td>58</td>
<td>18</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>23</td>
<td>14</td>
<td>HACKBERRY</td>
<td>59</td>
<td>18</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>24</td>
<td>18</td>
<td>HACKBERRY</td>
<td>60</td>
<td>10</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>25</td>
<td>8</td>
<td>HACKBERRY</td>
<td>61</td>
<td>14</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>26</td>
<td>6</td>
<td>HACKBERRY</td>
<td>62</td>
<td>8</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>27</td>
<td>12</td>
<td>HACKBERRY</td>
<td>63</td>
<td>8</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>28</td>
<td>10</td>
<td>HACKBERRY</td>
<td>64</td>
<td>18</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>29</td>
<td>5</td>
<td>HACKBERRY</td>
<td>65</td>
<td>20</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>30</td>
<td>10</td>
<td>HACKBERRY</td>
<td>66</td>
<td>6</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>31</td>
<td>8</td>
<td>HACKBERRY</td>
<td>67</td>
<td>8</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>32</td>
<td>10</td>
<td>HICKORY</td>
<td>68</td>
<td>8</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>33</td>
<td>14</td>
<td>HICKORY</td>
<td>69</td>
<td>12</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>34</td>
<td>36</td>
<td>HICKORY</td>
<td>70</td>
<td>12</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>35</td>
<td>8</td>
<td>HICKORY</td>
<td>71</td>
<td>6</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>36</td>
<td>6</td>
<td>HACKBERRY</td>
<td>72</td>
<td>6</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>NO.</td>
<td>SIZE (INCHES)</td>
<td>TYPE</td>
<td>NO.</td>
<td>SIZE (INCHES)</td>
<td>TYPE</td>
</tr>
<tr>
<td>-----</td>
<td>--------------</td>
<td>------------</td>
<td>-----</td>
<td>--------------</td>
<td>------------</td>
</tr>
<tr>
<td>73</td>
<td>10</td>
<td>HACKBERRY</td>
<td>109</td>
<td>30</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>74</td>
<td>18</td>
<td>HACKBERRY</td>
<td>110</td>
<td>30</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>75</td>
<td>10</td>
<td>HACKBERRY</td>
<td>111</td>
<td>10</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>76</td>
<td>8</td>
<td>HACKBERRY</td>
<td>112</td>
<td>10</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>77</td>
<td>16</td>
<td>HACKBERRY</td>
<td>113</td>
<td>8</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>78</td>
<td>5</td>
<td>HACKBERRY</td>
<td>114</td>
<td>20</td>
<td>HICKORY</td>
</tr>
<tr>
<td>79</td>
<td>6</td>
<td>HACKBERRY</td>
<td>115</td>
<td>14</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>80</td>
<td>7</td>
<td>HACKBERRY</td>
<td>116</td>
<td>40</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>81</td>
<td>8</td>
<td>HACKBERRY</td>
<td>117</td>
<td>20</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>82</td>
<td>12</td>
<td>HACKBERRY</td>
<td>118</td>
<td>14</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>83</td>
<td>10</td>
<td>HACKBERRY</td>
<td>119</td>
<td>8</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>84</td>
<td>30</td>
<td>HACKBERRY</td>
<td>120</td>
<td>15</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>85</td>
<td>10</td>
<td>HACKBERRY</td>
<td>121</td>
<td>6</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>86</td>
<td>8</td>
<td>HACKBERRY</td>
<td>122</td>
<td>8</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>87</td>
<td>20</td>
<td>HACKBERRY</td>
<td>123</td>
<td>10</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>88</td>
<td>8</td>
<td>HACKBERRY</td>
<td>124</td>
<td>9</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>89</td>
<td>12</td>
<td>HACKBERRY</td>
<td>125</td>
<td>16</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>90</td>
<td>24</td>
<td>HACKBERRY</td>
<td>126</td>
<td>14</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>91</td>
<td>24</td>
<td>HACKBERRY</td>
<td>127</td>
<td>8</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>92</td>
<td>12</td>
<td>HACKBERRY</td>
<td>128</td>
<td>10</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>93</td>
<td>12</td>
<td>HACKBERRY</td>
<td>129</td>
<td>30</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>94</td>
<td>28</td>
<td>HACKBERRY</td>
<td>130</td>
<td>22</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>95</td>
<td>4</td>
<td>HACKBERRY</td>
<td>131</td>
<td>30</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>96</td>
<td>10</td>
<td>HACKBERRY</td>
<td>132</td>
<td>6</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>97</td>
<td>18</td>
<td>HACKBERRY</td>
<td>133</td>
<td>8</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>98</td>
<td>26</td>
<td>HACKBERRY</td>
<td>134</td>
<td>12</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>99</td>
<td>12</td>
<td>HACKBERRY</td>
<td>135</td>
<td>32</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>100</td>
<td>18</td>
<td>HACKBERRY</td>
<td>136</td>
<td>36</td>
<td>OAK</td>
</tr>
<tr>
<td>101</td>
<td>24</td>
<td>HACKBERRY</td>
<td>137</td>
<td>50</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>102</td>
<td>8</td>
<td>HACKBERRY</td>
<td>138</td>
<td>12</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>103</td>
<td>8</td>
<td>HACKBERRY</td>
<td>139</td>
<td>8</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>104</td>
<td>10</td>
<td>HACKBERRY</td>
<td>140</td>
<td>24</td>
<td>HACKBERRY</td>
</tr>
<tr>
<td>105</td>
<td>12</td>
<td>HACKBERRY</td>
<td>141</td>
<td>20</td>
<td>WALNUT</td>
</tr>
<tr>
<td>106</td>
<td>8</td>
<td>HACKBERRY</td>
<td>142</td>
<td>24</td>
<td>CEDAR</td>
</tr>
<tr>
<td>107</td>
<td>12</td>
<td>HACKBERRY</td>
<td>143</td>
<td>36</td>
<td>HICKORY</td>
</tr>
<tr>
<td>108</td>
<td>7</td>
<td>HACKBERRY</td>
<td>144</td>
<td>36</td>
<td>HICKORY</td>
</tr>
</tbody>
</table>
ITEM 3

McKinzie

Front

Rear
DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.
ITEM 4
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

DECLARATION: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.
FINAL MASTER DEVELOPMENT PLAN

NEWMANS CROSSING

(Phase 2B)

BIG STATION CAMP BLVD
GALLATIN, SUMNER COUNTY, TENNESSEE

MAP 124, PARCEL 35.08

PROJECT DESCRIPTION:

This development is subject to the findings and recommendations of the Big Station Camp Boulevard Corridor Traffic Study. Pro-rata contributions for traffic infrastructure improvements, as recommended in the study or subsequent traffic studies submitted for development review and approval, shall be required based on the number of vehicles generated by the proposed development.

General Project Notes:

1. This project is to provide sewer, water services and fire protection to 3 commercial lots. The project is located in Gallatin, Sumner County, Tennessee. All work is to be done in accordance with the Standard Subdivision Regulations for Gallatin, Tennessee and Subdivision Ordinance for Newmans Crossing. As developer, Blackwater Resources, LLC is responsible for installation of water and sewer mains for this project.

2. Water and Sewer Specifications:

All work shall be done in accordance with the White House Utility District Requirements, including testing, cleaning and acceptance.

3. Flood Note:

No portion of the property lies within flood zone "X" as designated on current Federal Emergency Management Agency Map Number 47165C0293G, dated April 17, 2012. The property is located on the west side of the service road. Flood plain limits for fire flow are 4.0%.

4. Performance Requirements:

The contractor shall post a subdivision surety in an amount to be determined by the Engineering Department and a site surety in an amount to be approved by the Planning Department.

5. Final Roadway Signs and Pavement Markings:

Signing and marking as shown on the completed roadway will be by this Contractor and shall meet the requirements of the City of Gallatin Engineer and the U.S. Dept. of Transportation "Manual on Uniform Traffic Control Devices". All Pavement markings to be thermoplastic.

6. Water and Sewer Specifications:

All work shall be done in accordance with the White House Utility District Requirements, including testing, cleaning and acceptance.

7. Flood Note:

No portion of the property lies within flood zone "X" as designated on current Federal Emergency Management Agency Map Number 47165C0293G, dated April 17, 2012. The property is located on the west side of the service road. Flood plain limits for fire flow are 4.0%.

8. Performance Requirements:

The contractor shall post a subdivision surety in an amount to be determined by the Engineering Department and a site surety in an amount to be approved by the Planning Department.

9. Final Roadway Signs and Pavement Markings:

Signing and marking as shown on the completed roadway will be by this Contractor and shall meet the requirements of the City of Gallatin Engineer and the U.S. Dept. of Transportation "Manual on Uniform Traffic Control Devices". All Pavement markings to be thermoplastic.

10. Water and Sewer Specifications:

All work shall be done in accordance with the White House Utility District Requirements, including testing, cleaning and acceptance.
THE DEVELOPER ANTICIPATES THAT CONSTRUCTION OF PHASE 1, COMMERCIAL PORTION OF THE APPROVED NEWMANS CROSSING PROJECT, 190D SAUNDERSVILLE RD, SUITE 1003, WITH A LATE SUMMER 2021 OPENING. (FINAL OPENING DATE MAY CHANGE AND WILL BE DETERMINED BY THE ANCHOR TENANT."

**NOTES:**

1. Buffer yards and all other work shown to be completed by the City of Gallatin.
2. Buffer yards and all other work shown will be completed by the City of Gallatin.
3. Buffer yards and all other work shown to be completed by the City of Gallatin.
4. Buffer yards and all other work shown will be completed by the City of Gallatin.
5. Buffer yards and all other work shown will be completed by the City of Gallatin.**

- Buffer yard type "15:"
  - Residential buffer yards:
    - Type "10:" transitional buffer yard type 15 shall consist of a strip of landscaped area, a minimum of fifteen (15) feet wide, landscaped as follows:
      - One large deciduous tree (ultimate height ±50')
      - Two small deciduous trees (ultimate height 8'-15')

- Buffer yard type "30:
  - Residential buffer yards:
    - Type "30:" buffer yard type "30" shall consist of a strip of landscaped area, a minimum of thirty (30) feet wide, landscaped as follows:
      - One large deciduous tree (ultimate height ±50')
      - Two small deciduous trees (ultimate height 8'-15')
1. BUFFER YARDS AND ALL LAWN AREAS TO BE MAINTAINED BY THE OWNER/DEVELOPER. WHERE POSSIBLE AND COUNT TOWARDS BUFFER REQUIREMENTS.

2. BOOK 4861 PAGE 651 AS RECORDED IN THE SUMNER COUNTY REGISTER OF DEEDS OFFICE. (PARCEL 35.08) BEING THE SAME PROPERTY CONVEYED TO TNHOMESITES.COM IN RECORD BOOK 3596 PAGE 445 AS RECORDED IN THE SUMNER COUNTY REGISTER OF DEEDS OFFICE. (PARCEL 115.00) BEING THE TRANSITIONAL BUFFER YARD TYPE 10 SHALL CONSIST OF A STRIP LANDSCAPED AS FOLLOWS:

3. ACCORDING TO F.I.R.M. FLOOD MAP NO. 47165C0293G, DATED 04-17-12, NO PORTION OF THE SITE LIES RESIDENTIAL BUFFER YARDS:
   - ONE MEDIUM EVERGREEN TREE (ULTIMATE HEIGHT 20'-40')
   - TWO SMALL DECIDUOUS TREES (ULTIMATE HEIGHT 8'-15')

4. BLACKWATER RESOURCES, LLC SHALL BE RESPONSIBLE FOR ALL FINANCIAL MATTERS.

5. PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORD. 13.02.

6. AS OF NOVEMBER 1, 2018, ANY STRUCTURE WITH A TOTAL FLOOR AREA OF 5,000 SF OR LARGER SHALL BE REQUIRED TO HAVE FIRE SUPPRESSION.

7. AS OF NOVEMBER 1, 2018, ANY STRUCTURE WITH A TOTAL FLOOR AREA OF 5,000 SF OR LARGER SHALL BE REQUIRED TO HAVE FIRE SUPPRESSION.

PROJECT NO.: 542019

SUMNER COUNTY, TENNESSEE

CUMMINGS, P.C., DATED 08/16/18.

MASTERS, APPROVAL: O

LOCATION OF:

LONG HOLLOW PIKE

REC. 1905.24 AP

TOTAL # OF LOTS: 20

PROJECT DESCRIPTION:

PROPOSED GENERAL RETAIL CONVENIENCE STORES & SERVICES AND PROPOSED GENERAL RETAIL CONVENIENCE STORES & SERVICES (1 STORY, 15,600 SF)

USP PERMIT NUMBER: IN60003

SUMNER COUNTY, TENNESSEE

INITIAL SUBMITTAL

ISSUE DATE: 12/03/19

SITE LAYOUT PLANNED

PROJECT NO.: C1.02

C1.02

115.69'

1.75 ACRES

1113.56'

10' TYP

TYPE 15 BUFFER YARD

TYPE 30 BUFFER YARD

TYPE 10 BUFFER YARD

TYPE 15 BUFFER YARD

TYPE 30 BUFFER YARD

TYPE 10 BUFFER YARD

TYPE 15 BUFFER YARD

TYPE 30 BUFFER YARD

TYPE 10 BUFFER YARD

TYPE 15 BUFFER YARD

TYPE 30 BUFFER YARD

TYPE 10 BUFFER YARD

TYPE 15 BUFFER YARD

TYPE 30 BUFFER YARD

TYPE 10 BUFFER YARD
ITEM 6 & 7

FINAL MASTER DEVELOPMENT PLAN
Newmans Crossing (Phase 2B)

Big Station Camp Blvd, Gallatin, Sumner County, Tennessee
ITEM 6 & 7
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USGS, IGN, and the GIS User Community

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.
This subdivision is subject to the terms and conditions of the recorded Stormwater Inspection and Maintenance Agreement for these facilities as recorded in Record Book ___, Page ___ R.O.S.C., TN.

This plat is subject to the terms and conditions of the recorded Stormwater Inspection and Maintenance Agreement for these facilities as recorded in Record Book ___, Page ___ R.O.S.C., TN.
This subdivision is subject to the terms and conditions of the recorded Stormwater Inspection and Maintenance Agreement for these facilities as recorded in Record Book ___ Page ___ R.O.S.C., TN.

This preliminary plat approval does not constitute approval of this subdivision and does not constitute approval for recording of the plat. A final plat approved by the Gallatin Planning Commission, with such exceptions or conditions as may be required, shall be submitted for the approval of the Board.
ITEM 8

This subdivision is subject to the terms and conditions of the recorded Stormwater Inspection and Maintenance Agreement for these facilities as recorded in Record Book ___, Page ___ R.O.C., TN.

APPROVED BY THE GALLATIN SEWERAGE REGIONAL PLANNING COMMISSION, WITH SUCH EXCLOSURES OR CONDITIONS AS ARE INDICATED IN THE WALK THROUGH OF THE SUBDIVISION.

PRELIMINARY PLAT

NEWMANS CROSSING — PHASE 2B

FOURTH CIVIL DISTRICT — SUMNER COUNTY, TENNESSEE

LOCATED AT THE CORNER OF LONG HOLLOW PIKE & BIG STATION CAMP BLVD. IN THE CITY OF GALLATIN, SUMNER COUNTY MAP T14, R6W, GS OF TN, 35.67' & 35.08' CONTAINING 10.92 ACRES

OWNER

PHOTOGRAPHED BY

DATE: 1-14-2019

PLAT CONTAINS — 10.92 ACRES
FINAL MASTER DEVELOPMENT PLANS
MEADOW GLEN AT FAIRWAY FARMS
SECTION 3
PROPERTY LOCATED SOUTH OF HIGHWAY 25 & EAST OF ABBEY ROAD
CITY OF GALLATIN, 9TH CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE
MAP 114, PARCEL 40.01

PROJECT DESCRIPTION:
The developer is responsible for the proper performance of the work, and such work is subject to the conditions and limitations set forth in the General Project Notes.

Sewer Mains:
Section 3 is serviced with 8" gravity sewer which was installed during the previous Section 2 portion of the overall Meadow Glen at Fairway Farms project.

Surety Note:
The owner/developer shall post a surety in an amount to be determined by the Engineering Department.

Water Mains:
Approximately 535 L.F. of 8" PVC Water Main psi.

Existing Ground:
Actual field ground elevations may vary from existing ground line shown on plans.

Sign and Pavement Markings:
This contractor shall furnish, install and maintain all warning signs, temporary pavement markings, barricades and all other items necessary to protect the safety of the Public.

Technical Specifications - Road Grading and Storm Drainage:
Specifications for Road and Bridge Construction, latest supplements and amendments.

Sewer Grading:
Any sewer work shall be done in accordance with the City of Gallatin Public Works Dept. Requirements, including testing, cleaning and acceptance.

Performance Standards:
All construction and use of the proposed development shall meet the applicable performance standards as set forth in the City of Gallatin Zoning Ordinance Section 13.02.

Subdivision Regulations:
The contractor is responsible for obtaining all necessary permits, including fire protection permits, and shall comply with the Subdivision Regulations for Gallatin, Tennessee and Subdivision Ordinance for Fairway Farms.

Existing Utilities:
Said map defines zone "AE" as being "areas subject to inundation by the 1-percent-annual-chance flood event". A CLOMR and LOMR will be submitted to FEMA to effectively update the areas subject to inundation by the 1-percent annual-chance flood event for East Camp Creek West Tributary and East Camp Creek Northwest Tributary based on proposed stream crossing at Wassil Dr. and more accurate topography in the area.

Flood Protection:

The Contractor is responsible for safety on the Project site and compliance with all local, state and federal safety rules and regulations.

Surety Note:
Located in Gallatin, Sumner County, Tennessee. All work is to be done in accordance with the Standard Subdivision Regulations for Gallatin, Tennessee and Subdivision Ordinance for Fairway Farms. As owner/developer, Fairway Farms Development, G.P. is responsible for installation of water and sewer services and fire protection to 15 residential lots. This project is to provide sewer, water services and fire protection to 15 residential lots in the Meadow Glen at Fairway Farms Section 3 Subdivision. Approximately 535 L.F. of 8" PVC Water Main.

Surety Note:
This contractor shall furnish, install and maintain all warning signs, temporary pavement markings, barricades and all other items necessary to protect the safety of the Public.

Inundation:
All work shall be done in accordance with the City of Gallatin Municipal-Regional Planning Commission standards and the Tennessee Department of Transportation "Standard Specifications for Road and Bridge Construction".

Testing:
All testing required by the Specifications or as may be required for proper performance of the work, shall be ordered and paid for by the contractor at no additional compensation.

Vegetative Clearing:
This contractor shall notify Tennessee One Call System (615) 366-1987 prior to beginning work to locate existing utilities.

Actual field ground elevations may vary from existing ground line shown on plans.

Specifications:
Specifications may vary from existing ground line shown on plans.

Compliance:
The contractor shall comply with the City of Gallatin Engineer and the U.S. Dept. of Transportation "Manual on Uniform Traffic Control Devices". All Pavement markings to be thermoplastic.

Compensation:
All work shall be done in accordance with the City of Gallatin Municipal-Regional Planning Commission standards and the Tennessee Department of Transportation "Standard Specifications for Road and Bridge Construction".

General Notes:
This contractor shall furnish, install and maintain all warning signs, temporary pavement markings, barricades and all other items necessary to protect the safety of the Public.

.proj.
FLOOD MAP NOTE:

- LOT SIZE REQUIREMENTS: 9,000 S.F. (MIN.)
- SCHEDULE FOR COMPLETION: FALL 2020

SECTION 3 (15 LOTS)

- REAR: 15'
- FRONT: 20'

- 60' (MIN.) FRONT
- 2' CURB & GUTTER
- 15' REAR YARD
- 20' FRONT YARD
- 10' P.U.D.E.
- 5' SIDEWALK
- 8"SA

- DEPTH VARIES
- DRIVEWAY

- EAST CAMP CREEK

- FAIRWAY FARMS DEVELOPMENT GP

- ZONING R15 PRD

- TYPE 15 LANDSCAPE BUFFER

- TYPE 30 LANDSCAPE BUFFER

- OHE

- 2"G

- 9. THE CUMBERLAND POINT MASTER PLAN AREAS SOUTH OF HIGHWAY 25
- 6. ALL LOTS SHALL HAVE A ONE LEVEL MINIMUM OF 1,400-HEATED S.F. AND A
- 5. HOUSING STYLES SHALL MATCH HOUSING STYLES IN MEADOW GLEN AT
- 2. PER APPROVED AMENDED PMDP & DEVELOPER, BUFFER YARD TO BE

- RESPONSIBILITY OF THE MEADOW GLEN HOA.

- HOUSING STYLES SHALL MATCH HOUSING STYLES IN MEADOW GLEN AT
- TWO-STORY SHALL BE A MINIMUM OF 1,700-HEATED S.F.

- CHELSEA CT.
- HUNTINGTON DR.

- SCALE: 1"=100' (R.A.

- NELMS DR.
- GOODMAN DR.
- FANNIS CIR.

- VICINITY MAP

- HIGHWAY 25
- CITY

- STAR CT.
- BLADE ST.

- DRAWN: CHECKED: REVISION:

- ISSUE SET:

- REVISION SCHEDULE:

- C1.00

- ITEM 9
1. NO HVAC UNITS MAY EXTEND INTO P.U.D.E./YARDS (INSTALLED WITH SECTION 1)
1. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE IN

5. INSTALL WATER VALVES ON EACH SIDE OF TEES AND CROSSES AS

8. SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT

7. COORDINATE THE EXACT LOCATION OF ALL UTILITIES ENTERING THE BUILDING WITH THE PLUMBING PLANS.

8. SERVICES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE

6. ALL WATER LINES, SEWER LINES, AND APPURTENANCES SHALL BE OF MATERIALS AND CONSTRUCTION THAT

10. BEFORE CONNECTIONS ARE MADE INTO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND

11. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATER LINES (HORIZONTALLY AND/OR VERTICALLY)

12. INSTALL LOT 1119 SEWER SERVICE (PER AS-BUILT)

13. APPROX. LOCATION EXISTING 8" SANITARY LINE SECTION 2 CONSTRUCTION

14. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE

15. FIRE HYDRANT ASSEMBLIES INCLUDE THE APPROPRIATE SIZED TEE (WITH KICKER), 6" LINE TO HYDRANT,

16. INSTALL 12" CASING PIPE AT - 6" GATE VALVE & BOX

17. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING

18. REPAIR EXISTING PAVEMENT, CURBS, WALKS, LANDSCAPING, ETC. THAT ARE DAMAGED BY

19. SANITARY SEWER SERVICES SHALL BE 6" DIAMETER PVC (SDR 35) AT A MINIMUM SLOPE OF 1.0%

20. SOME UTILITIES CAN BE LOCATED BY CALL THE "TENNESSEE ONE CALL" SYSTEM, INC. THE

21. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATER LINES (HORIZONTALLY AND/OR VERTICALLY)

22. INSTALL 12" CASING PIPE AT - 6" GATE VALVE & BOX

23. ALL TRENCHES CUT IN EXISTING ROADS OR DRIVES SHALL UTILIZE A CLEAN SAW CUT AND SHALL BE

24. EXISTING MANHOLE LOCATED IN FILL/CUT AREAS SHALL BE ADJUSTED TO ENSURE THAT THE TOP OF

25. THE CONTRACTOR SHALL MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES

26. THE CONTRACTOR SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN SANITARY SEWER LINES

27. THE CONTRACTOR SHALL MAINTAIN 18" HORIZONTAL SEPARATION BETWEEN EXISTING 8" SANITARY LINES

28. ELECTRIC LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL ELECTRIC

29. THE CONTRACTOR SHALL MAINTAIN 20' (50' ROW) 8" W. EASEMENT

30. SIAMESE STAND PIPE TO BE GALVANIZED STEEL.
FINAL MASTER DEVELOPMENT PLANS
MEADOW GLEN AT FAIRWAY FARMS
SECTION 4
PROPERTY LOCATED SOUTH OF HIGHWAY 25 & EAST OF ABBEY ROAD
CITY OF GALLATIN, 9TH CIVIL DISTRICT, SUMNER COUNTY, TENNESSEE
MAP 114, PARCEL 40.01

SHEET INDEX
C1.00 COVER SHEET
C1.01 OVERALL SITE LAYOUT
C3.00 OVERALL GRADING & DRAINAGE PLAN
C3.01 DETAILED GRADING & DRAINAGE PLAN
C4.00 SITE UTILITY PLAN
C5.00 CIVIL NOTES AND DETAILS
C6.01 CIVIL NOTES AND DETAILS

PLANNER | ENGINEER
CSDG
5325 S. DELLWOOD AVE.
NASHVILLE, TN 37209
PHONE: 615-353-0400
FAX: 615-353-0499
E-MAIL: jpeterson@csdg.com

OWNER | DEVELOPER
FAIRWAY FARMS DEVELOPMENT, LTD.
2000 JANE AVENUE
HUNTINGSVILLE, AL 35749
PHONE: 205-405-0048
FAX: 205-405-0049
E-MAIL: kholihan@fairwayfarms.com
MEADOW GLEN
AT FAIRWAY FARMS
LOCATED ON Parcel CR-122 "NORTH OF GODMAN DRIVE" IN THE CITY OF GALLATIN, TENNESSEE
PART OF PARCEL 480.00, MAP 14
PRELIMINARY PLAT SECTION 4
GALLATIN - SUMNER COUNTY - TENNESSEE

ITEM 12
ITEM 12

MEADOW GLEN
AT FAIRWAY FARMS
LOCATED ON NAGLE DRIVE
NORTH OF GOODMAN DRIVE
IN THE CITY OF GALLATIN
WEST OF PARCEL 40-2-1, MAP 114

PRELIMINARY PLAT SECTION 4
GALLATIN - SUMNER COUNTY - TENNESSEE

TOTAL ACRES 25.42
TOTAL # OF LOTS - 50
AGRICULTURAL SPACE 11.93
CARTER BULL 1919
OWNERS: R & J
CLOSEOUT PRICE $1,150,000
SCALE 1" = 100'

PROJECT # 91-1108 SHEET 51
ITEM 13
Sumner County Jail Pod Expansion FMDP

Legend

Subject Property
Railroad
Streams

DISCLAIMER: This product is for informational purposes and may not have been prepared for, suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.
ITEM 14

PRELIMINARY PLAT FOR CARELLTON PHASE 6 BEING PARCEL 7.02 ON TAX MAP 124 GALLATIN, SUMNER COUNTY, TENNESSEE

SITE DATA:
- Councilman, District 3: COUNCIL MEMBER ORI S. NIXON
- Property Location/Address: Located at the intersection of Long Hollow Pike and Big Station Camp Road in Gallatin, TN 37066
- Property Owner: GREEN TRAILS, LLC
- Contact: RICK DECKBAR
- Address: 2925 Berry Hill Drive, Suite A
- Phone: (615) 397-4513
- Engineer: LAND SOLUTIONS COMPANY, LLC
- Contact: LYNN EALEY, PE
- Address: 2925 Berry Hill Drive, 2nd Floor
- Phone: (615) 712-7497

SITE INFORMATION:
- Tax Map: PARCEL 7.02, TAX MAP 124
- Current Use: Vacant
- Proposed Use: Residential (Single Family)
- Lot Area: 13.82 Acres
- Parking Required: 156 Total Parking Stalls (2 Stalls/Unit)
- Parking Provided: 156 Garage Stalls (2-Car Garage/Unit)
- Maximum Height: 2 Stories
- Description: This preliminary plat approval does not constitute approval of this subdivision in the final form and does not constitute approval for construction in the 100 Year Floodplain.

PROJECT NOTES:
1. The purpose of this submittal is to gain approval for the preliminary plat for Phase 6 of Carellton.
2.任何 excavation, fill, or disturbance of the existing ground must be done in accordance with the standards of the City of Gallatin Department of Public Works.
3. A portion of this overall property is located within a Zone 'AE' Flood Hazard Area, as indicated on FEMA Map Number 47165C0293G. Dated April 17, 2012. However, no portion of Phase 6 is located in a Flood Hazard Area. All pad elevations shall be filled, if necessary, at least 1 foot above the base flood elevation. Floodplain development permits and elevation certificates are required for construction in the 100 Year Floodplain.
4. All public streets, curbs and sidewalks are to be constructed in conformance with the City of Gallatin Engineering Standards.
5. Wheelchair accessible curb ramps, complying with applicable Americans with Disabilities Act Standards, shall be constructed at all street crossings.
6. Individual water and/or sanitary sewer service lines are required for each lot.
7. Stormwater quality and quantity requirements shall be addressed upon FMDP Stage of Development per the current standards.
8. All areas designated as open space will be owned and maintained by the Homeowners' Association.
9. All construction and use of the proposed facility to meet the applicable performance standards as set forth by the City of Gallatin Zoning Ordinance, Section 13.02.
10. The completion of the final plan shall, among other things, include the submission of a site surety for landscaping prior to the issuance of any permits.
11. A site surety for landscaping shall be submitted prior to the issuance of any building permits.
12. Trash removal for this property shall be handled by individual roll-away city toters.
13. Estimated completion for this project is 7-10 years.

SCHEDULE:
- PS 0: COVER SHEET
- P1.0: PRELIMINARY PLAT

COVER SHEET P0.0
ITEM 15

Carellton FMDP for Phase 7

Legend
- Subject Property
- Railroad
- Streams

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.
ITEM 15

FINAL MASTER DEVELOPMENT PLAN FOR CARELLTON PHASE 7
BEING PARCEL 7.02 ON TAX MAP 124
GALLATIN, SUMNER COUNTY, TENNESSEE

DEVELOPMENT SCHEDULE:

<table>
<thead>
<tr>
<th>PHASE</th>
<th>PLAT RECORDED</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.02A</td>
<td></td>
</tr>
<tr>
<td>7.02B</td>
<td></td>
</tr>
<tr>
<td>7.02C</td>
<td></td>
</tr>
<tr>
<td>7.02D</td>
<td></td>
</tr>
</tbody>
</table>

SITE INFORMATION:

SITE MAP: 7.02 PARCEL 124
CURRENT USE: VACANT
PROJECTED USE: RESIDENTIAL (SINGLE FAMILY & MULTI-FAMILY)
PLAN PREPARATION DATE: DECEMBER 16, 2019

SITE DATA:

COUNCIL DISTRICT: 4
COUNCIL PERSON: CRAIG HAYES

PROJECT NOTES:

1. THE PURPOSE OF THIS SUBMITTAL IS TO GAIN APPROVAL FOR THE FINAL MASTER DEVELOPMENT PLAN FOR PHASE 7 OF CARELLTON.
2. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND MUST BE DONE IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF GALLATIN DEPARTMENT OF PUBLIC WORKS.
3. A PORTION OF THIS OVERALL PROPERTY IS LOCATED WITHIN A ZONE 'AE' FLOOD HAZARD AREA, AS INDICATED ON FEMA MAP NUMBER 47165C0293G. DATED APRIL 17, 2012. NO PORTION OF PHASE 7 IS LOCATED IN A FLOOD HAZARD AREA. ALL PAD ELEVATIONS SHALL BE FILLED, IF NECESSARY, AT LEAST 1 FOOT ABOVE THE BASE FLOOD ELEVATION. FLOODPLAIN DEVELOPMENT PERMITS AND ELEVATION CERTIFICATES ARE REQUIRED FOR CONSTRUCTION IN THE 100 YEAR FLOODPLAIN.
4. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH LOT.
5. STORMWATER QUALITY AND QUANTITY REQUIREMENTS SHALL BE ADDRESSED UPON FMDP STAGE OF DEVELOPMENT PER THE CURRENT STORMWATER ORDINANCE/REGULATIONS AT THAT TIME.
6. ALL AREAS DESIGNATED AS OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION INCLUDING THE GUEST PARKING STALLS AND PRIVATE SIDEWALKS.
7. ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02.
8. TRASH REMOVAL FOR THIS PROPERTY SHALL BE HANDLED BY INDIVIDUAL ROLL-AWAY CITY TOTERS.
9. ESTIMATED COMPLETION FOR THIS PROJECT IS 7-10 YEARS.
10. IMPROVEMENTS CALLED FOR IN THE TRAFFIC STUDY PREVIOUSLY COMPLETED FOR CARELLTON SHALL BE COMPLETED AS OUTLINED THEREIN.
11. TRASH REMOVAL FOR THIS PROPERTY SHALL BE HANDLED BY INDIVIDUAL ROLL-AWAY CITY TOTERS.
12. IMPROVEMENTS CALLED FOR IN THE TRAFFIC STUDY PREVIOUSLY COMPLETED FOR CARELLTON SHALL BE COMPLETED AS OUTLINED THEREIN.

FLOODNOTE:

A PORTION OF THIS OVERALL PROPERTY IS LOCATED WITHIN A ZONE 'AE' FLOOD HAZARD AREA, AS INDICATED ON FEMA MAP NUMBER 47165C0293G. DATED APRIL 17, 2012. NO PORTION OF PHASE 7 IS LOCATED IN A FLOOD HAZARD AREA. ALL PAD ELEVATIONS SHALL BE FILLED, IF NECESSARY, AT LEAST 1 FOOT ABOVE THE BASE FLOOD ELEVATION. FLOODPLAIN DEVELOPMENT PERMITS AND ELEVATION CERTIFICATES ARE REQUIRED FOR CONSTRUCTION IN THE 100 YEAR FLOODPLAIN.
ITEM 15
CARELLTON SUBDIVISION - PHASE 7
FINAL MASTER DEVELOPMENT PLAN
GRADING & UTILITIES PLAN

DEVELOPER
GREEN TRAILS, LLC
CONTACT: RICK DECKBAR
2925 BERRY HILL DRIVE, STE A
NASHVILLE, TN 37204
PHONE: (615) 397-4513
EMAIL: RICK@GREENTRAILS.COM

ENGINEER
LAND SOLUTIONS COMPANY, LLC
CONTACT: LYNN EALEY, PE
2925 BERRY HILL DRIVE, 2ND FLOOR
NASHVILLE, TN 37204
PHONE: (615) 712-7497
EMAIL: LYNN@LANDSOLUTIONSCO.NET

FLOOD NOTE
A PORTION OF THIS PROPERTY IS LOCATED WITHIN A ZONE 'A' FLOOD HAZARD AREA, AS INDICATED ON FEMA MAP NUMBER 47165C0293G, DATED APRIL 17, 2012.

BENCHMARK
LOCATED AT THE NE CORNER OF PHASE 1-B. IRON ROD FOUND, NO CAP IN PLACE.

NGVD 29 ELEVATION = 583.65'

ITEM 15
Site Plan
for
266 Red River Road
Being Parcel 1.02 on Tax Map 126C
Gallatin, Sumner County, Tennessee

Notes:
1. 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.
2. The Owner/Developer of this Property is Responsible for all Financial Matters.
3. A Review of F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47165C03141G Shows Part of this Property to be Within the 100-Year Floodplain, Zone AE; Effective Date 4/17/12.

Sheet Schedule
1 C0.0 Cover Sheet
2 C1.0 Existing Conditions
3 C2.0 Layout Plan
4 C3.0 Grading & Drainage Plan
5 C4.0 Landscape Plan
ITEM 19

Note: Existing Conditions Shown Per Field Survey Received July 16, 2018.
ITEM 19

Site Area = 0.35 Acres

266 Red River Road

Financial Services

Minimum Required:
- 1 Stall per 500 sf
- 1,945 sf / 500 sf = 3.9 = 4 Stalls

Maximum Permitted:
- 1 Stall per 300 sf
- 1,945 sf / 300 sf = 6.5 = 7 Stalls

Parking Requirements:
- 1 Stall per 500 sf
- 1,945 sf / 500 sf = 3.9 = 4

Provide 3'-6" Area for Rollaway Carts for Solid Waste Pickup Screened with 4'-6" Tall Chain Link Fence.

Provide 35'-0" Concrete Entrance Ramp. See Detail, This Sheet.

Install Parallel Curb Ramp. See Detail, This Sheet.

Existing Sidewalk to Remain.

All Gas Pumps and Tanks shall be Removed.

Canopy to Remain.

Existing Driveway Ramp to Remain.

Existing Concrete Floors to Remain.

Approximate Location of Access Easement per Deed Book 412, Pages 277-279

FLOOD NOTE:
A Review of F.E.M.A. Flood Insurance Rate Map, Community Panel No. 102 shows part of this property to be within the 100-Year Floodplain. Zone AE; Effective Date 4/17/12.

100 Yr Elevation = 513.0-514.0

DEVELOPER
Conoly Brown
12168 Lebanon Road
Mt. Juliet, TN 37122
Phone: (615) 969-6698

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

203 Red River Road

REFERENCE:
- Drawing Title: 203 RR Sheet 3 of 5
- Drawing Date: December 16, 2019
- Drawing Scale: 1" = 10'
- Site Map 126C, Parcel 2.00
- Zoned CS

DRAWING SHEET:
- Item 19
- Site Area = 0.35 Acres
- 266 Red River Road
- Gallatin, Sumner County, Tennessee
- Being Parcel 1.02 on Tax Map 126C
- Job No. 18029

SCALE:
- 1" = 10'
- Site Area = 0.35 Acres

DEVELOPER
Conoly Brown
12168 Lebanon Road
Mt. Juliet, TN 37122
Phone: (615) 969-6698

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

FLOOD NOTE:
A Review of F.E.M.A. Flood Insurance Rate Map, Community Panel No. 102 shows part of this property to be within the 100-Year Floodplain. Zone AE; Effective Date 4/17/12.

100 Yr Elevation = 513.0-514.0

ITEM 19
ITEM 19

OVERALL LANDSCAPE MATERIALS SCHEDULE

<table>
<thead>
<tr>
<th>ITEM</th>
<th>SCIENTIFIC NAME/COMMON NAME</th>
<th>HEIGHT</th>
<th>SPREAD</th>
<th>TRUNK</th>
</tr>
</thead>
<tbody>
<tr>
<td>19A</td>
<td>Cornus florida/Cornus Kousa</td>
<td>6' Min.</td>
<td>2'-3' 2&quot; Min</td>
<td></td>
</tr>
<tr>
<td>19B</td>
<td>Prunus x yedoensis/Yoshino Cherry</td>
<td>6' Min.</td>
<td>2'-3' 2&quot; Min</td>
<td></td>
</tr>
<tr>
<td>19C</td>
<td>Magnolia virginiana/Sweetbay Magnolia</td>
<td>6' Min.</td>
<td>2'-3' 2&quot; Min</td>
<td></td>
</tr>
<tr>
<td>19D</td>
<td>Buxus sempervirens/American Boxwood</td>
<td>8&quot; Min.</td>
<td>8&quot; Min</td>
<td></td>
</tr>
</tbody>
</table>

FLOOD NOTE:
A Review of F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47165C03141G Shows Part of this Property to be Within the 100-Year Floodplain; Zone AE; Effective Date 4/17/12.

100 Yr Elevation = 513.0-514.0