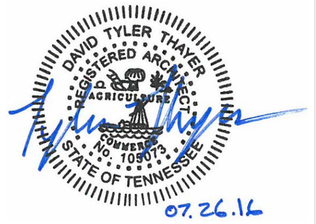
Nolensville Market Square
PUD CONCEPT PLAN SUBMITTAL
10.06.2016



LIST OF DRAWINGS:

A0	Cover Sheet - Prespective
A1	Concept Rendered Plan
C1	Civil Concept Site Layout Plan
C2	Civil Site Grading and Drainage Plan
C3	Proposed Public Road Section - Main Street A-A
C4	Proposed Public Road Section - Main Street B-B
A2	Site Elevation
A3	Site Section with Line of Site
A4	3D Views
A5	Streetscape Rendering
A6	Building F Rendering
A7	Images of Concept Retaining Walls
A8	Parking Examples
	Economic Impact

Nolensville Market Square

PUD CONCEPT PLAN SUBMITTAL 10.06.2016

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Rendered Site Plan

1" = 40'-0"

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NOLENSVILLE MARKET SQUARE

Nolesnville, TN

Mill Creek Property Development, LLC

9175 Carothers Parkway

Franklin, Tennessee 37067

DAVID TYLER THAYER
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
No. 105073
STATE OF TENNESSEE

07.26.16

	Revisions
1	Revision 08.22.2016

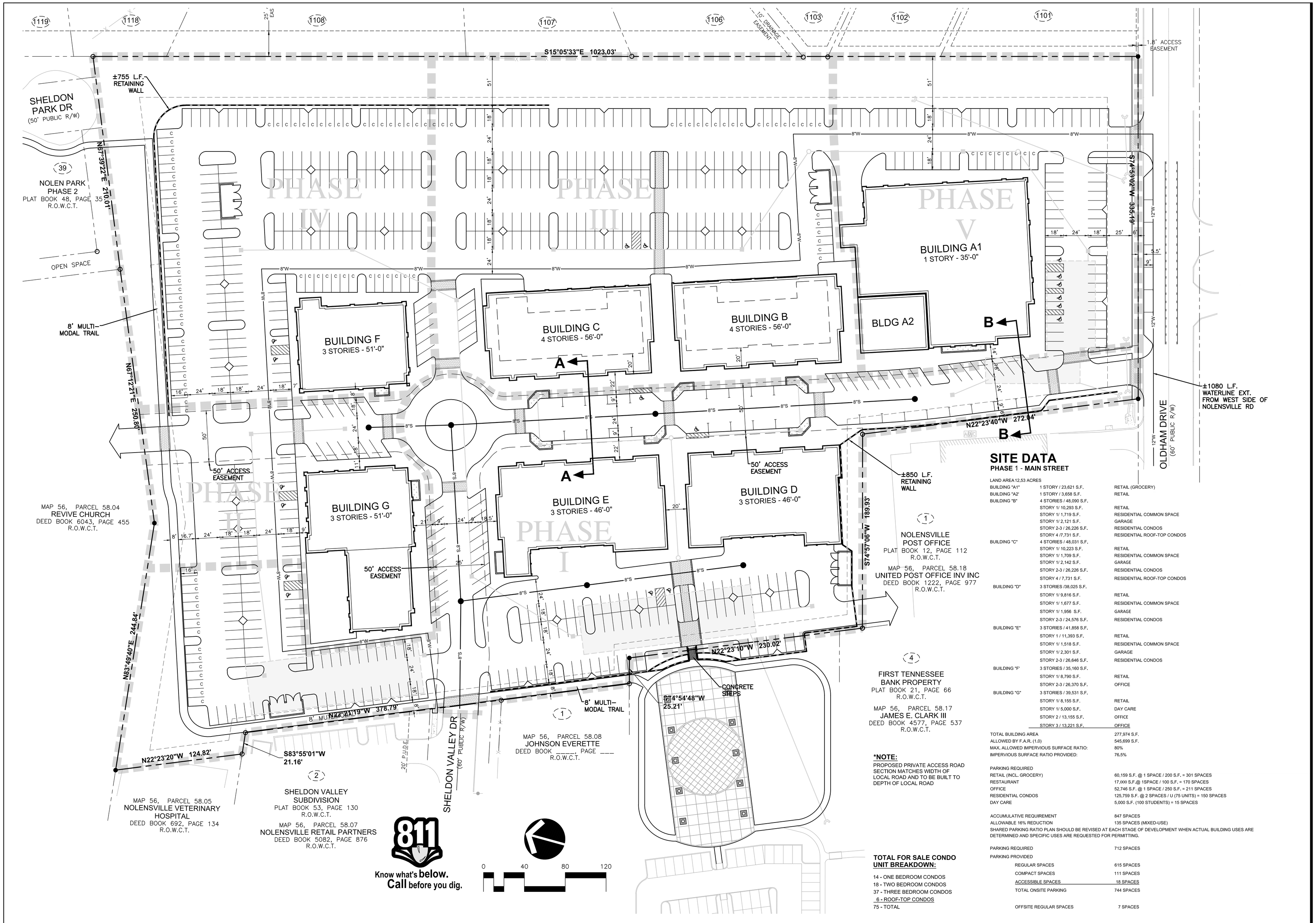
HMH Job Number
15055

Drawn By
JCS

Date
10.06.2016

Drawing
Concept Rendered Plan

A1



SITE DATA
PHASE 1 - MAIN STREET

LAND AREA 12.53 ACRES

BUILDING "A1"	1 STORY / 23,621 S.F.	RETAIL (GROCERY)
BUILDING "A2"	1 STORY / 3,658 S.F.	RETAIL
BUILDING "B"	4 STORIES / 48,090 S.F.	
	STORY 1/ 10,293 S.F.	RETAIL
	STORY 1/ 1,719 S.F.	RESIDENTIAL COMMON SPACE
	STORY 1/ 2,121 S.F.	GARAGE
	STORY 2-3 / 26,226 S.F.	RESIDENTIAL CONDOS
	STORY 4 /7,731 S.F.	RESIDENTIAL ROOF-TOP CONDOS
BUILDING "C"	4 STORIES / 48,031 S.F.	
	STORY 1/ 10,223 S.F.	RETAIL
	STORY 1/ 1,709 S.F.	RESIDENTIAL COMMON SPACE
	STORY 1/ 2,142 S.F.	GARAGE
	STORY 2-3 / 26,226 S.F.	RESIDENTIAL CONDOS
	STORY 4 / 7,731 S.F.	RESIDENTIAL ROOF-TOP CONDOS
BUILDING "D"	3 STORIES /38,025 S.F.	
	STORY 1/ 9,816 S.F.	RETAIL
	STORY 1/ 1,677 S.F.	RESIDENTIAL COMMON SPACE
	STORY 1/ 1,956 S.F.	GARAGE
	STORY 2-3 / 24,576 S.F.	RESIDENTIAL CONDOS
BUILDING "E"	3 STORIES / 41,858 S.F.	
	STORY 1 / 11,393 S.F.	RETAIL
	STORY 1/ 1,518 S.F.	RESIDENTIAL COMMON SPACE
	STORY 1/ 2,301 S.F.	GARAGE
	STORY 2-3 / 26,646 S.F.	RESIDENTIAL CONDOS
BUILDING "F"	3 STORIES / 35,160 S.F.	
	STORY 1/ 8,790 S.F.	RETAIL
	STORY 2-3 / 26,370 S.F.	OFFICE
BUILDING "G"	3 STORIES / 39,531 S.F.	
	STORY 1/ 8,155 S.F.	RETAIL
	STORY 1/ 5,000 S.F.	DAY CARE
	STORY 2 / 13,155 S.F.	OFFICE
	STORY 3 / 13,221 S.F.	OFFICE
TOTAL BUILDING AREA		277,974 S.F.
ALLOWED BY F.A.R. (1.0)		545,699 S.F.
MAX. ALLOWED IMPERVIOUS SURFACE RATIO:		80%
IMPERVIOUS SURFACE RATIO PROVIDED:		76.5%

PARKING REQUIRED

RETAIL (INCL. GROCERY)	60,159 S.F. @ 1 SPACE / 200 S.F. = 301 SPACES
RESTAURANT	17,000 S.F.@ 1SPACE / 100 S.F. = 170 SPACES
OFFICE	52,746 S.F. @ 1 SPACE / 250 S.F. = 211 SPACES
RESIDENTIAL CONDOS	125,759 S.F. @ 2 SPACES / U (75 UNITS) = 150 SPACES
DAY CARE	5,000 S.F. (100 STUDENTS) = 15 SPACES
ACCUMULATIVE REQUIREMENT	847 SPACES
ALLOWABLE 16% REDUCTION	135 SPACES (MIXED-USE)

SHARED PARKING RATIO PLAN SHOULD BE REVISED AT EACH STAGE OF DEVELOPMENT WHEN ACTUAL BUILDING USES ARE DETERMINED AND SPECIFIC USES ARE REQUESTED FOR PERMITTING.

PARKING REQUIRED	712 SPACES
PARKING PROVIDED	
REGULAR SPACES	615 SPACES
COMPACT SPACES	111 SPACES
ACCESSIBLE SPACES	18 SPACES
TOTAL ONSITE PARKING	744 SPACES
OFFSITE REGULAR SPACES	7 SPACES

***NOTE:**
PROPOSED PRIVATE ACCESS ROAD SECTION MATCHES WIDTH OF LOCAL ROAD AND TO BE BUILT TO DEPTH OF LOCAL ROAD

TOTAL FOR SALE CONDO UNIT BREAKDOWN:

14 - ONE BEDROOM CONDOS
18 - TWO BEDROOM CONDOS
37 - THREE BEDROOM CONDOS
6 - ROOF-TOP CONDOS
75 - TOTAL

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LANDSCAPE ARCHITECTS • SURVEYORS
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CHATTANOOGA
1410 CONVERT STREET
P.O. BOX 23270
CHATTANOOGA, TN 37422
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Revisions
REVISED 6.26.2016
REVISED 7.26.2016
REVISED 8.19.2016

HMH Job Number
15055

Drawn By
B. SHRUM

Date
JULY 25, 2016

Drawing
SITE LAYOUT PLAN

C1

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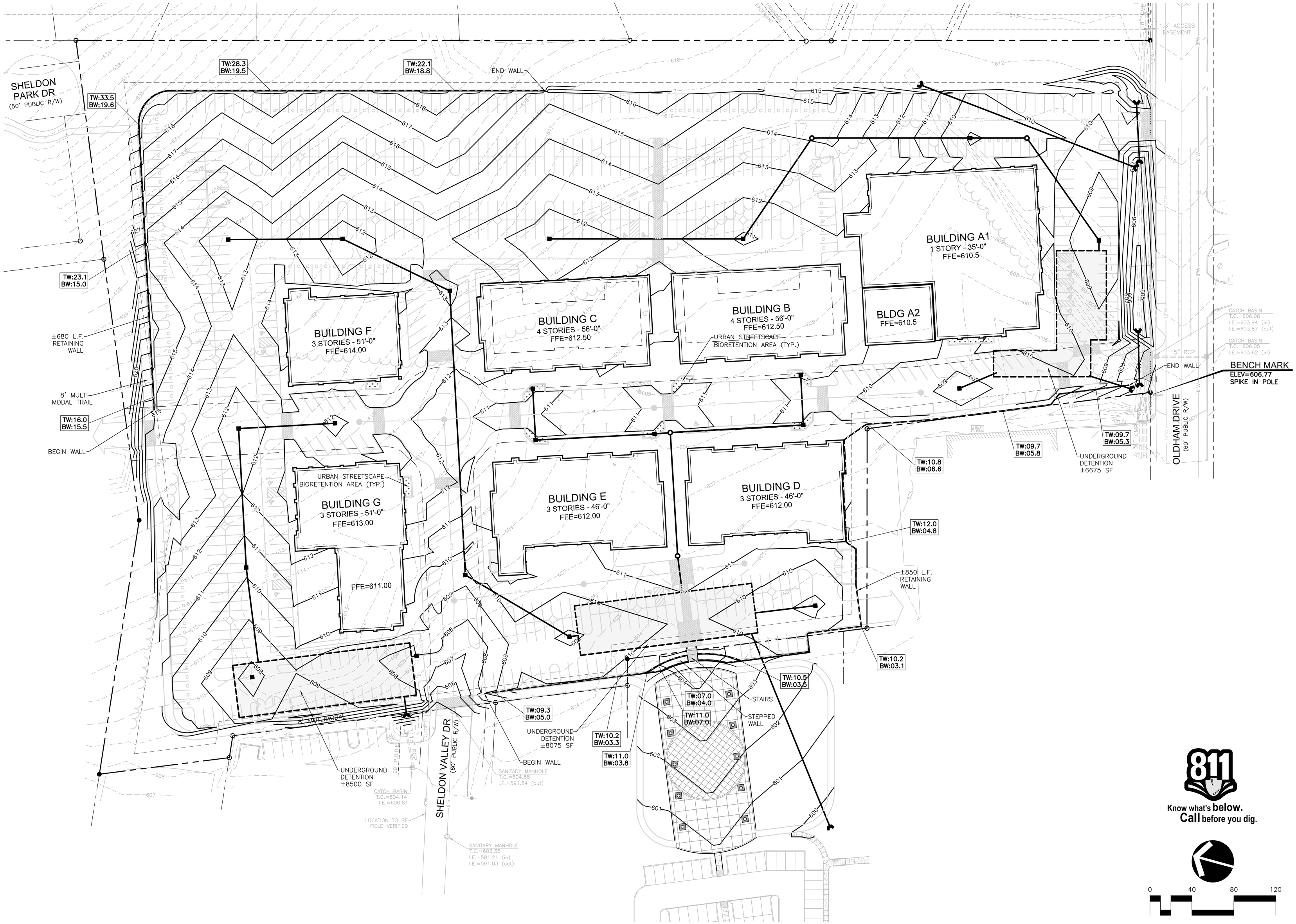

Know what's **below.**
Call before you dig.

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Revisions
REVISED 6.26.2016
REVISED 8.19.2016

HMH Job Number
15055

Drawn By
B. SHRUM

Date
JULY 25, 2016

Drawing
SITE GRADING AND DRAINAGE PLAN

C2

G:\15\15055\CIVIL ENGINEERING\PLAN SHEET\SITE\SITE GRADING.DWG
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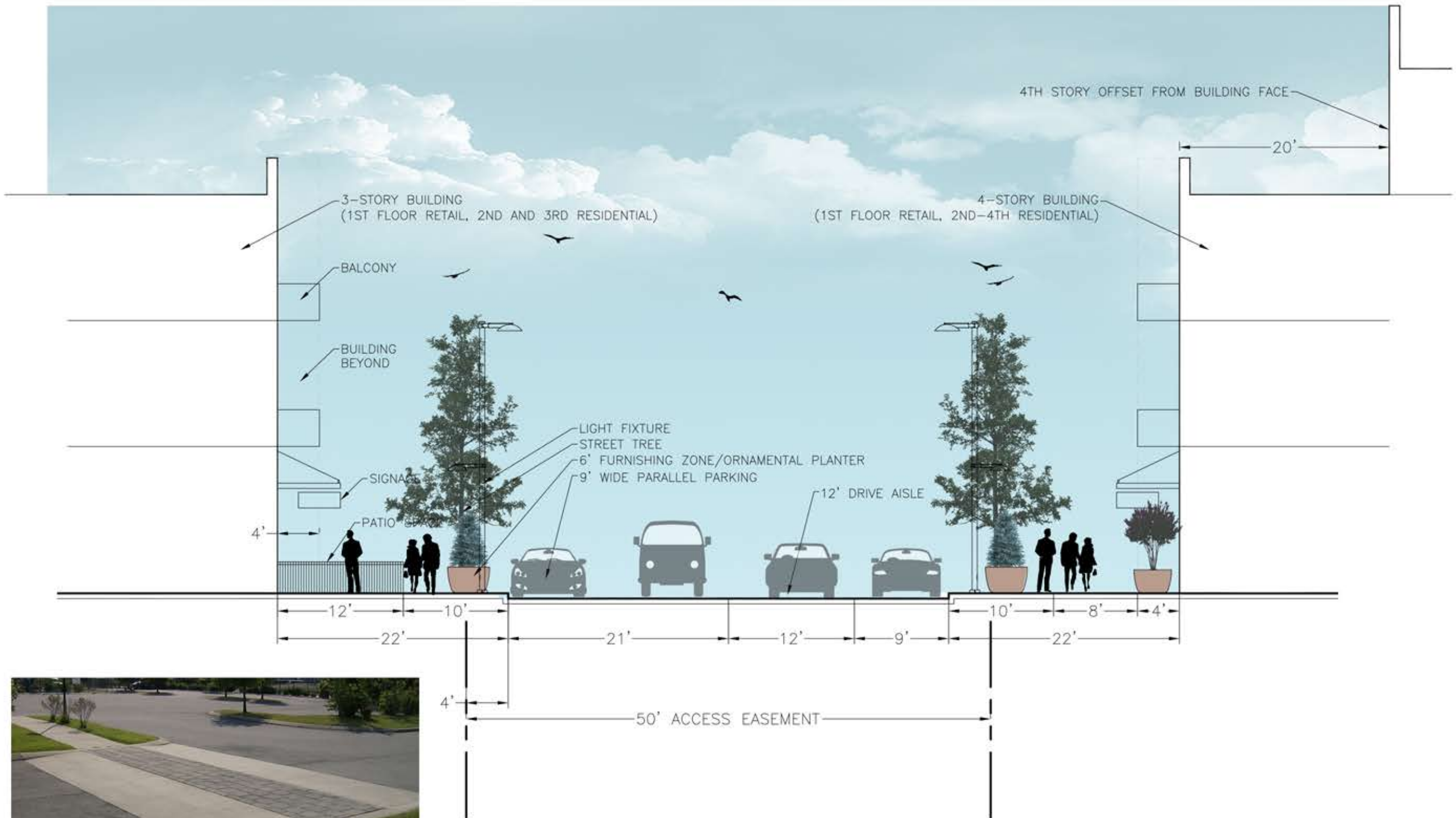

PAVER CROSSWALK

SECTION A-A

0 10 20 30

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NASHVILLE
CHATTANOOGA

NOLENSVILLE MARKET SQUARE

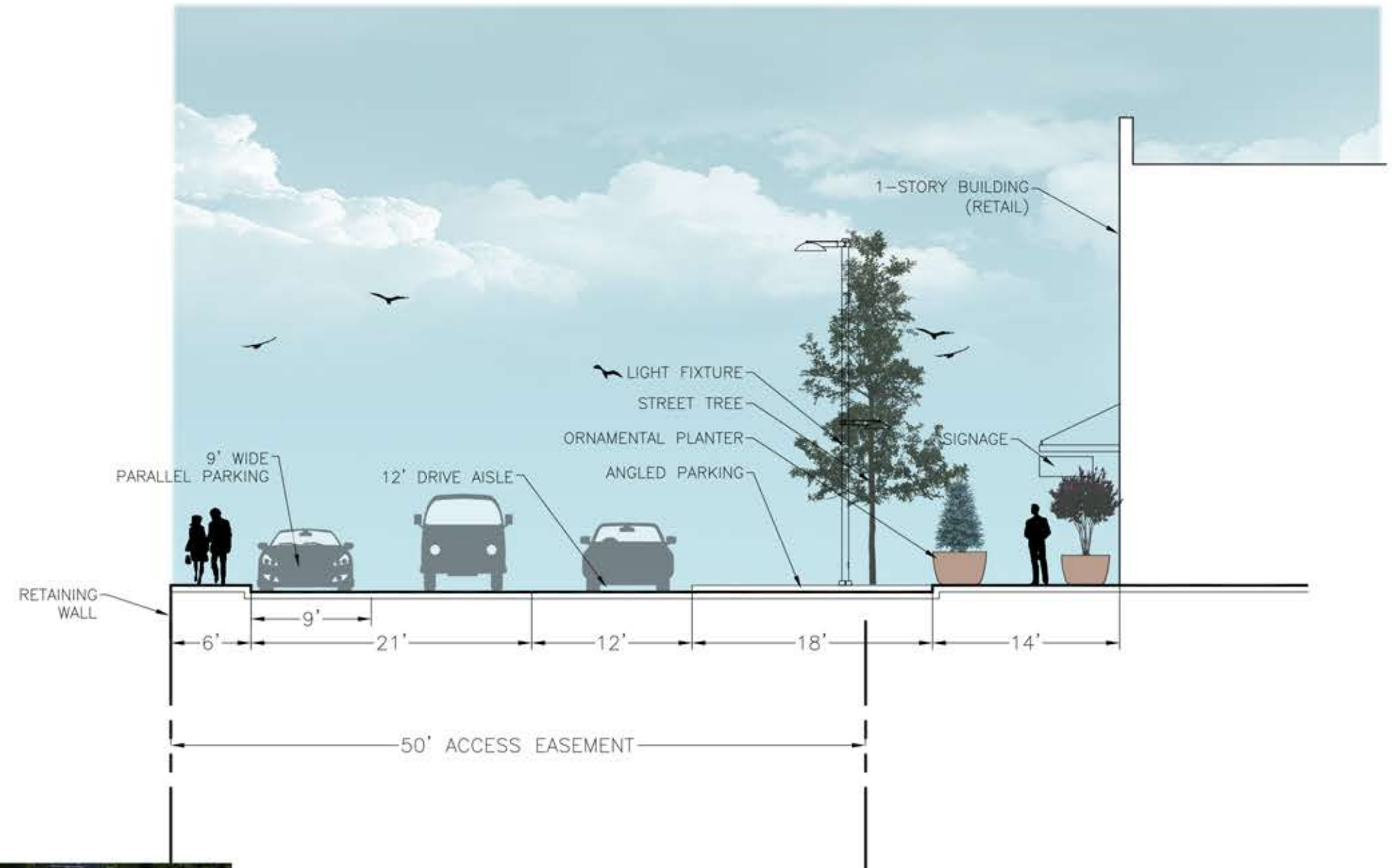
NOLENSVILLE TOWN CENTER DEVELOPMENT, LLC

NOLENSVILLE, TENNESSEE

MAIN STREET CROSS SECTION A-A

DATE	JULY 25, 2016
DESIGNED:	S. BERNICK
DRAWN:	Z. SWAFFORD
SCALE:	1"=10'
JOB NO. 15154	WK. ORDER 0393

G:\15154-0393\1-Civil Engineering\Exhibits\Cross Sections.dwg



SECTION B-B

PAVER CROSSWALK

0 10 20 30

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LANDSCAPE ARCHITECTS • SURVEYORS

NASHVILLE
CHATTANOOGA

NOLENSVILLE MARKET SQUARE

NOLENSVILLE TOWN CENTER DEVELOPMENT, LLC

NOLENSVILLE, TENNESSEE

MAIN STREET CROSS SECTION B-B

DATE	JULY 25, 2016
DESIGNED:	S. BERNICK
DRAWN:	Z. SWAFFORD
SCALE:	1"=10'
JOB NO. 15154	WK. ORDER 0393

G:\15154-0393\1-Civil Engineering\Exhibits\Cross Sections.dwg

West Concept Elevation Along Main Street

1/32" = 1'-0"

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STATE OF TENNESSEE

07.26.16

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HMH Job Number
15055

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JCS

Date
10.06.2016

Drawing
Site Elevation

A2

Line of Site Section Diagram

1 : 300

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Author

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Drawing
Site Section with Line of Site

A3

Eye-Level View from the Rear of Townhall Looking East

Eye-Level View from Nolensville Rd Looking East

Aerial View Looking North-East

Aerial View from Nolensville Rd. Looking East

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Drawing
3D Views

A4

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Drawing
Streetscape Rendering

A5

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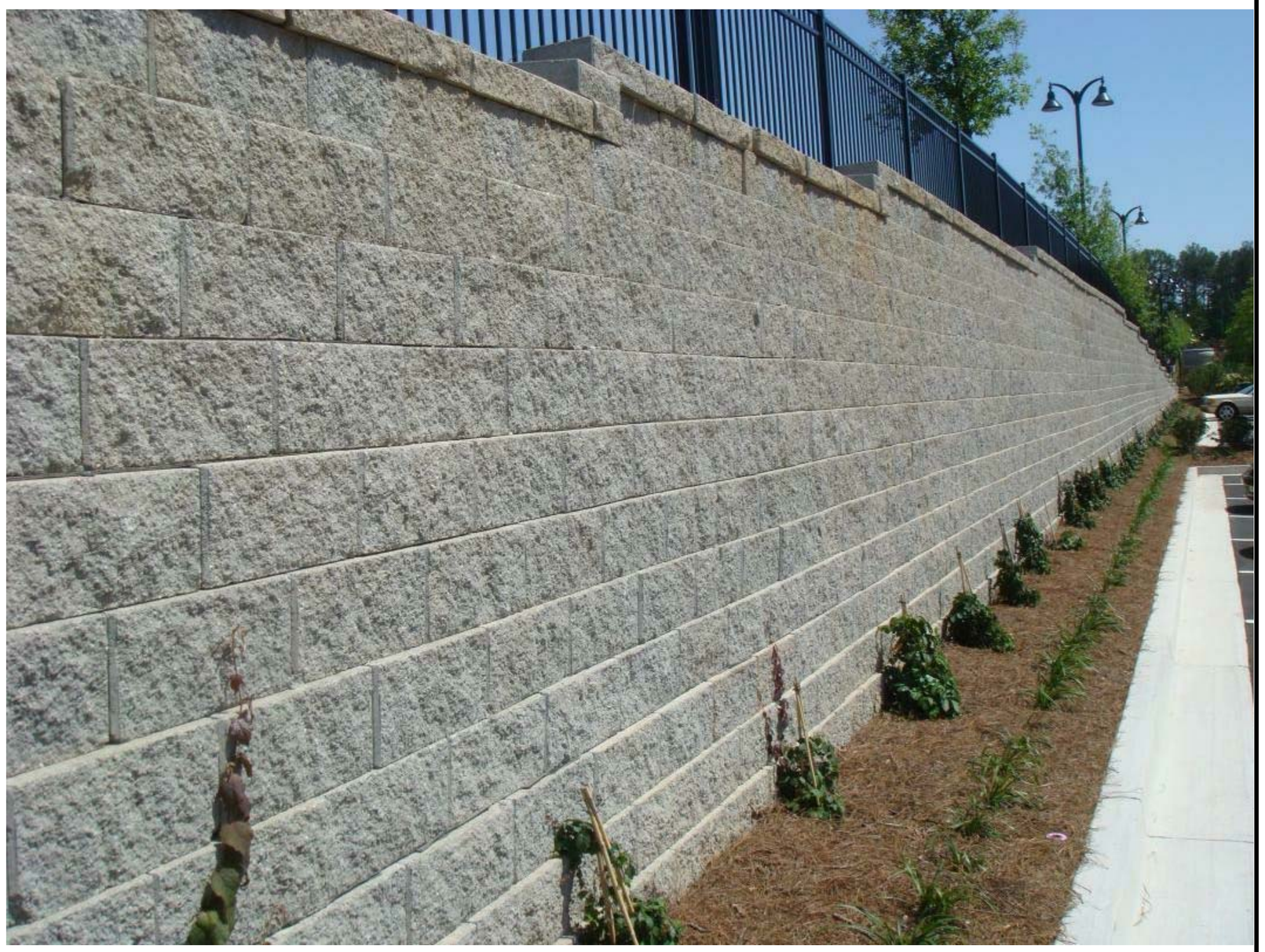
Drawing
Building F Rendering

A6

Concept Image: Pre-Split Retaining Wall



Concept Image: Modular Retaining Wall

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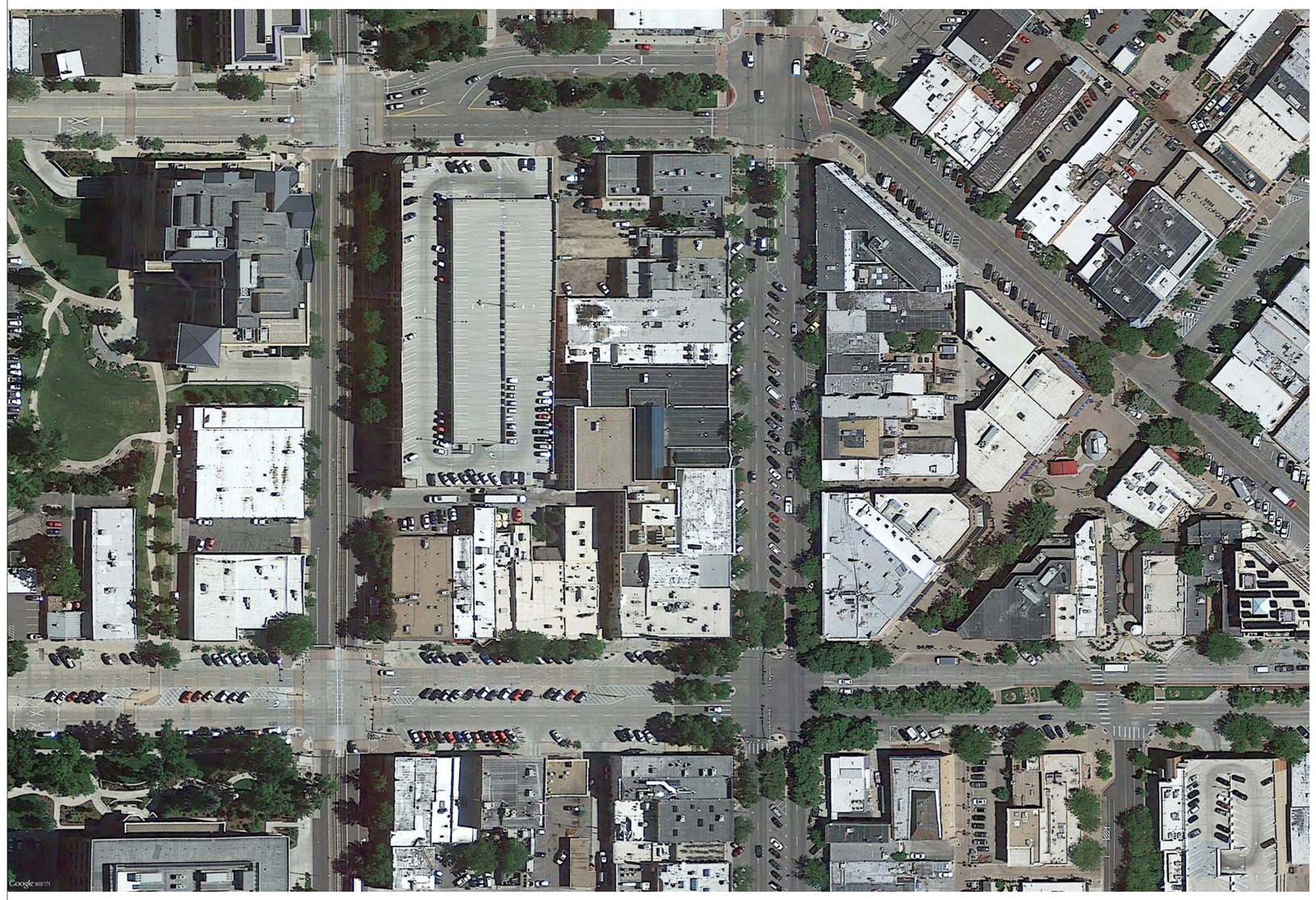
Drawing

Images of Concept Retaining Walls

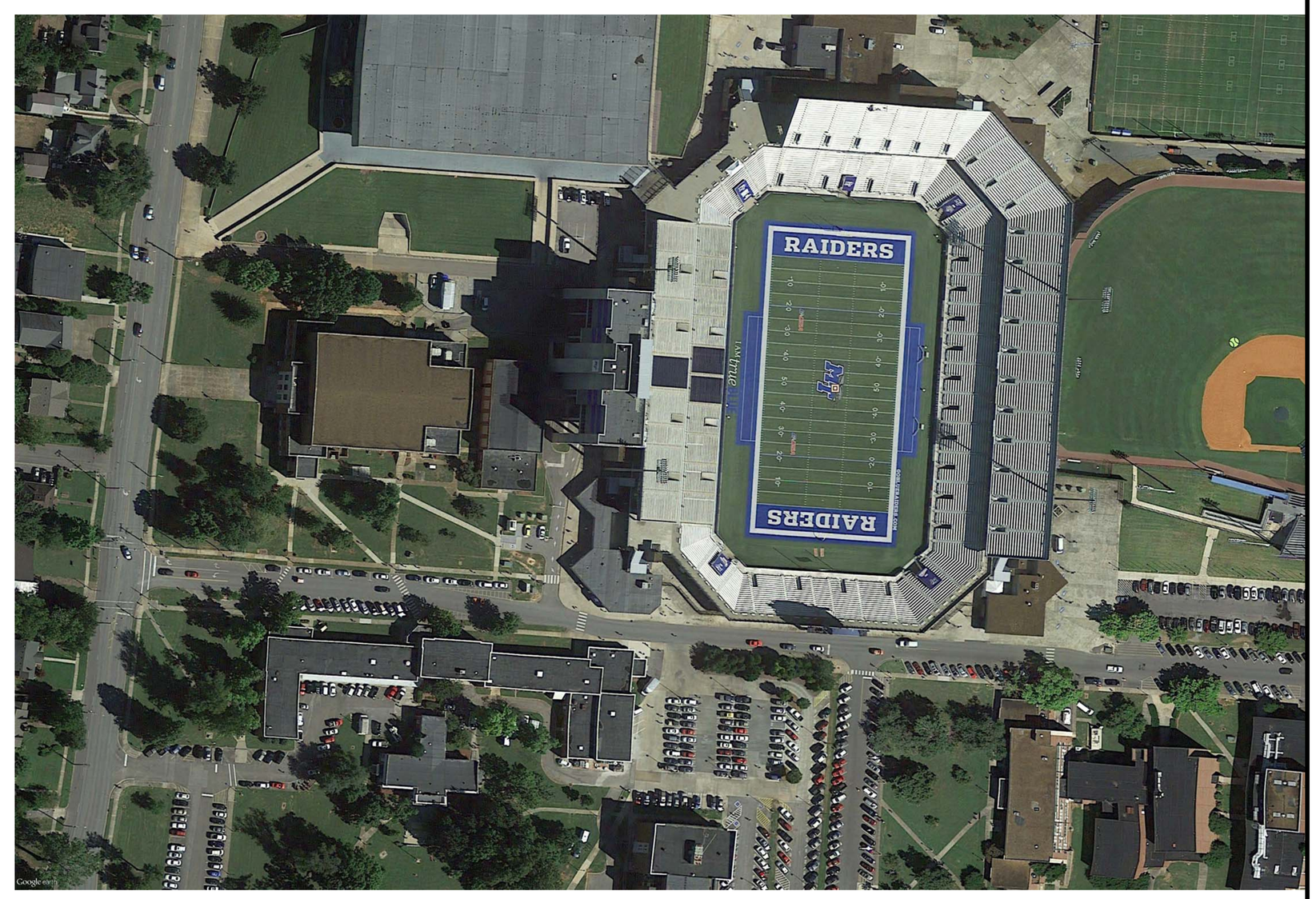
A7



Example Image: Fort Collins, Colorado

Example Image: Murfreesboro Downtown Square

Example Image: Large City Parking Example



Example Image: MTSU Campus; Murfreesboro, Tennessee

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Drawing
Parking Examples

A8

NOLENSVILLE MARKET SQUARE

PROJECTED TAX REVENUE GENERATED ANNUALY $1,248,210

53% ESTIMATED INCREASE FOR THE TOWN'S LOCAL TAX REVENUE*

$317,951,044 ESTIMATED TOTAL RETAIL TRADE AND FOOD & DRINK RETAIL GAP BEING EXPORTED TO SURROUNDING RETAIL MARKETS.** *[COOL SPRINGS, SMYRNA, CONCORD, AND BEYOND]*

$78,593 ESTIMATED MEDIAN DISPOSABLE INCOME FOR NOLENSVILLE HOUSEHOLDS

*Estimated percentage increase based upon projected estimates found in Town's Ordinance No. 16-04 Budget for Property Taxes and Local Sales Taxes, and project estimates informed by use square footage and estimates found in Michael W. Walker's Strategic Operations Study for the Town of Nolensville.

**Retail Gap analysis and estimates are provided by ESRI on October 14, 2015. Data is generated from the Town Center with a 10 minute drive time radius relevant to retailers.