Nolensville Market Square

PUD/PCD CONCEPT PLAN SUBMITTAL
06.28.2016

DAVID TYLER THAYER
REGISTERED ARCHITECT
No. 105075
STATE OF TENNESSEE
6.28.16

LIST OF DRAWINGS:

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C1	Civil Concept Site Layout Plan
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Nolensville Market Square

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Rendered Site Plan

1" = 40'-0"

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6.28.16

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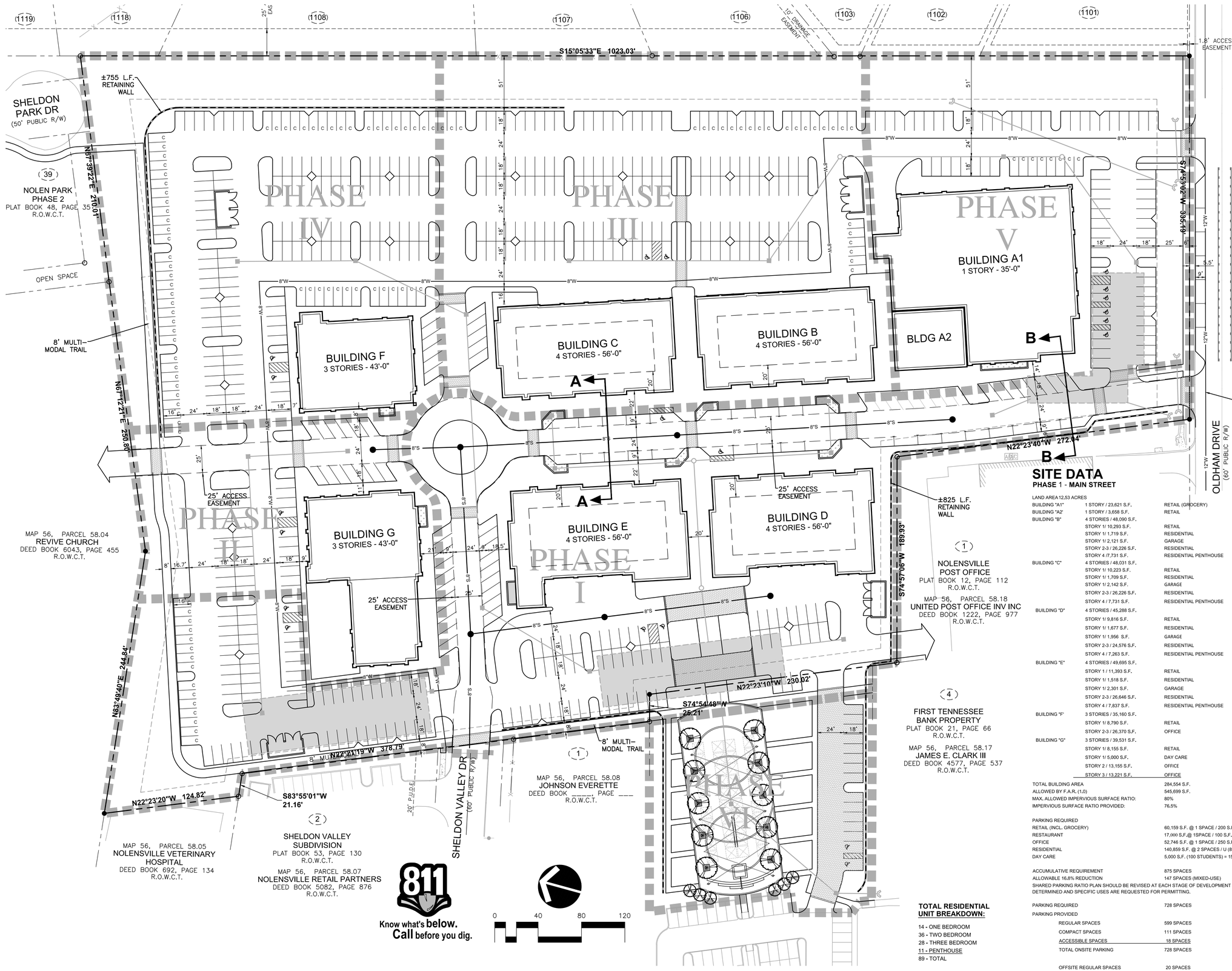
15055

Drawn By
JCS

Date
06.28.2016

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
	STORY 1/ 2,121 S.F.	GARAGE
	STORY 2-3 / 26,226 S.F.	RESIDENTIAL
	STORY 4 /7,731 S.F.	RESIDENTIAL PENTHOUSE
BUILDING "C"	4 STORIES / 48,031 S.F.	
	STORY 1/ 10,223 S.F.	RETAIL
	STORY 1/ 1,709 S.F.	RESIDENTIAL
	STORY 1/ 2,142 S.F.	GARAGE
	STORY 2-3 / 26,226 S.F.	RESIDENTIAL
	STORY 4 / 7,731 S.F.	RESIDENTIAL PENTHOUSE
BUILDING "D"	4 STORIES / 45,288 S.F.	
	STORY 1/ 9,816 S.F.	RETAIL
	STORY 1/ 1,677 S.F.	RESIDENTIAL
	STORY 1/ 1,956 S.F.	GARAGE
	STORY 2-3 / 24,576 S.F.	RESIDENTIAL
	STORY 4 / 7,263 S.F.	RESIDENTIAL PENTHOUSE
BUILDING "E"	4 STORIES / 49,695 S.F.	
	STORY 1 / 11,393 S.F.	RETAIL
	STORY 1/ 1,518 S.F.	RESIDENTIAL
	STORY 1/ 2,301 S.F.	GARAGE
	STORY 2-3 / 26,646 S.F.	RESIDENTIAL
	STORY 4 / 7,837 S.F.	RESIDENTIAL PENTHOUSE
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		284,554 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	140,859 S.F. @ 2 SPACES / U (69 UNITS) = 178 SPACES
DAY CARE	5,000 S.F. (100 STUDENTS) = 15 SPACES
ACCUMULATIVE REQUIREMENT	875 SPACES
ALLOWABLE 16.8% REDUCTION	147 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	728 SPACES
PARKING PROVIDED	
REGULAR SPACES	599 SPACES
COMPACT SPACES	111 SPACES
ACCESSIBLE SPACES	18 SPACES
TOTAL ONSITE PARKING	728 SPACES
OFFSITE REGULAR SPACES	20 SPACES
OFFSITE ACCESSIBLE SPACES	2 SPACES

TOTAL RESIDENTIAL UNIT BREAKDOWN:

14 - ONE BEDROOM
36 - TWO BEDROOM
28 - THREE BEDROOM
11 - PENTHOUSE
89 - TOTAL

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WILLIAM LEE HORNER — REGISTERED ENGINEER — STATE OF TENNESSEE — COMMERCE No. 116286

Revisions
REVISED 6.26.2016

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15055

Drawn By
B. SHRUM

Date
MAY 20, 2016

Drawing
SITE LAYOUT PLAN

C1

G:\15055\SITE\CAD_ENGINEERING\PLAN SHEETS\SHEET LAYOUT.DWG
PLOTTED BY: BOBBY SHRUM ON: 6/27/2016 4:35 PM LAST UPDATED BY: RCS ON: 6/27/2016 4:29 PM

SHELDON PARK DR
(50' PUBLIC R/W)

TW:33.5
BW:19.6

TW:28.3
BW:19.5

TW:22.1
BW:18.8

END WALL

1.0' ACCESS EASEMENT

TW:23.1
BW:15.0

±680 L.F. RETAINING WALL

8' MULTI-MODAL TRAIL

TW:16.0
BW:15.5

BEGIN WALL

BUILDING F
3 STORIES - 43'-0"
FFE=614.00

BUILDING C
4 STORIES - 56'-0"
FFE=612.50

BUILDING B
4 STORIES - 56'-0"
FFE=612.50

URBAN STREETSCAPE BIORETENTION AREA (TYP.)

BUILDING A1
1 STORY - 35'-0"
FFE=610.5

BLDG A2
FFE=610.5

CATCH BASIN
T.C.=606.08
I.E.=603.94 (in)
I.E.=603.87 (out)

CATCH BASIN
T.C.=606.05
I.E.=603.62 (in)

15" RCP

END WALL

BENCH MARK
ELEV=606.77
SPIKE IN POLE

OLDHAM DRIVE
(60' PUBLIC R/W)

TW:09.7
BW:05.3

TW:09.7
BW:05.8

UNDERGROUND DETENTION
±6675 SF

TW:10.8
BW:06.6

±680 L.F. RETAINING WALL

TW:10.0
BW:05.3

URBAN STREETSCAPE BIORETENTION AREA (TYP.)

BUILDING G
3 STORIES - 43'-0"
FFE=613.00

FFE=611.00

BUILDING E
4 STORIES - 56'-0"
FFE=612.00

BUILDING D
4 STORIES - 56'-0"
FFE=612.00

TW:11.1
BW:03.1

8' MULTI-MODAL

TW:09.3
BW:05.0

UNDERGROUND DETENTION
±8075 SF

TW:10.9
BW:02.7

END WALL

SANITARY MANHOLE
T.C.=604.88
I.E.=591.84 (out)

TW:05.6
BW:03.0

TW:06.7
BW:03.0

±310 L.F. RETAINING WALL

UNDERGROUND DETENTION
±8500 SF

CATCH BASIN
T.C.=604.14
I.E.=600.81

LOCATION TO BE FIELD VERIFIED

SHELDON VALLEY DR
(60' PUBLIC R/W)

SANITARY MANHOLE
T.C.=603.35
I.E.=591.21 (in)
I.E.=591.03 (out)

TW:02.7
BW:02.0

BEGIN WALL

TW:02.0
BW:00.0

BEGIN WALL

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

0 40 80 120

G:\15\MARKET\CIVIL ENGINEERING\PLAN SHEETS\SITE GRADING.DWG
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REVISED 6.26.2016

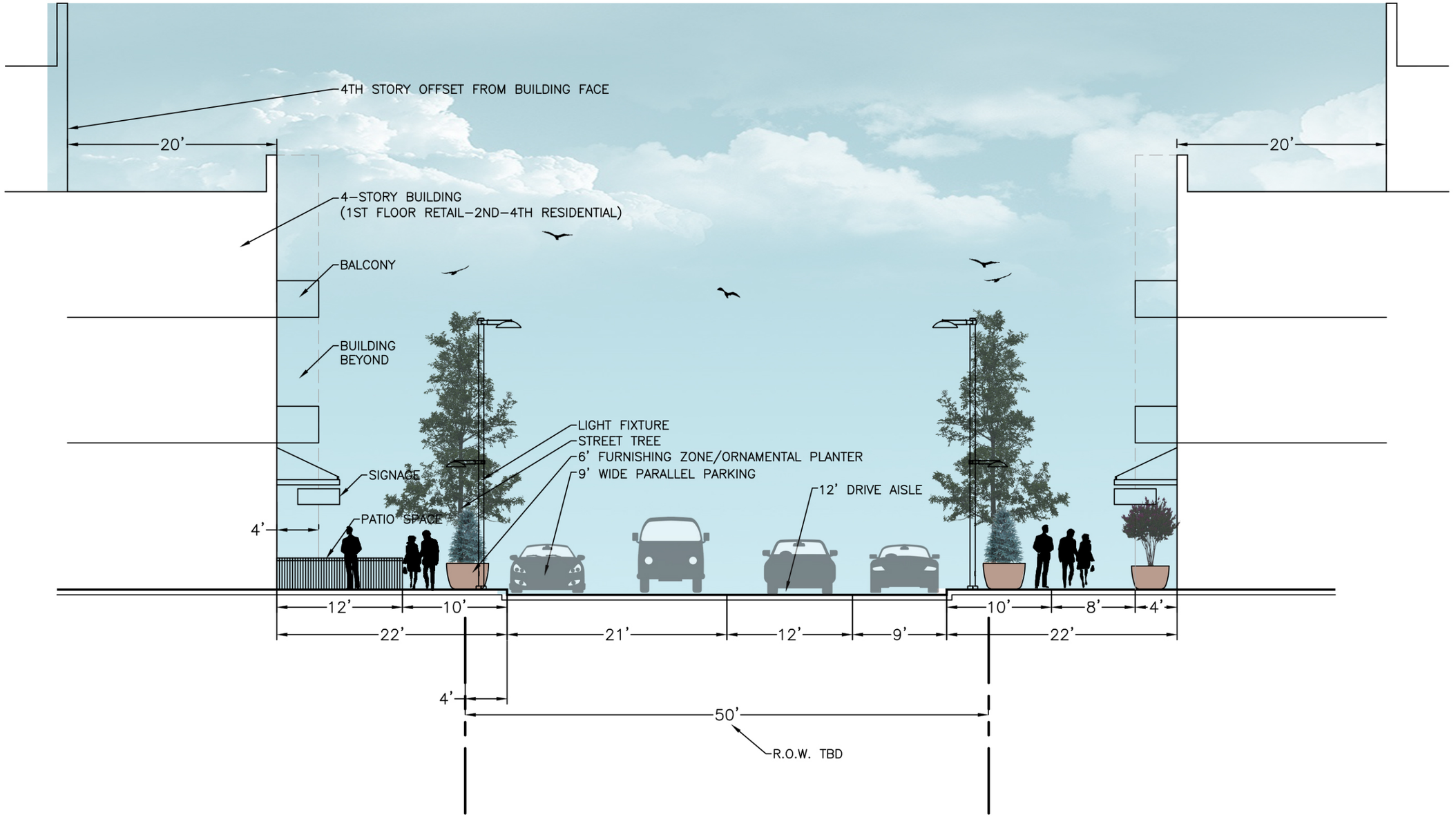
HMH Job Number
15055

Drawn By
B. SHRUM

Date
MAY 20, 2016

Drawing
SITE GRADING AND DRAINAGE PLAN

C2



SECTION A-A

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NOLENSVILLE MARKET SQUARE

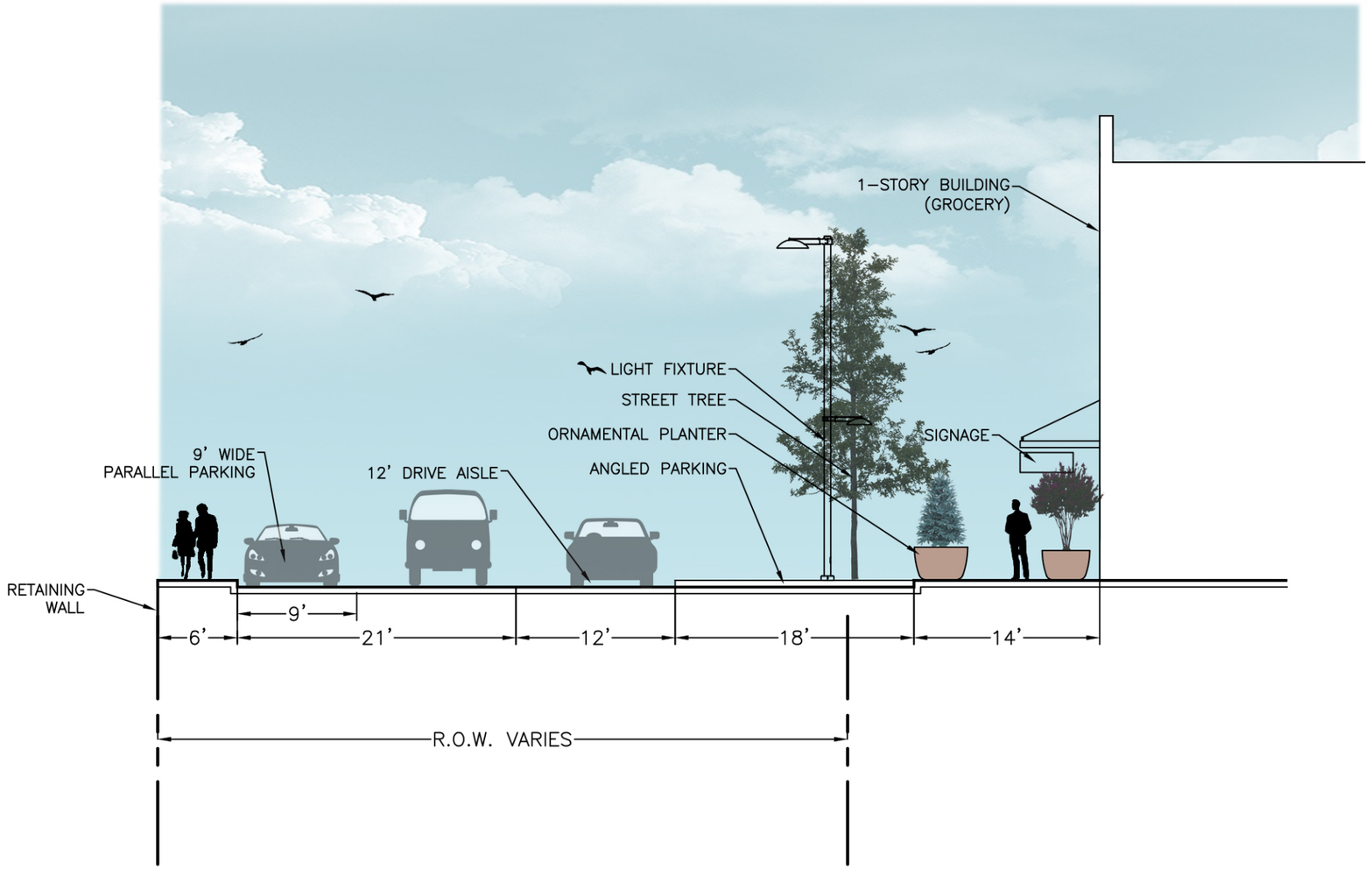
NOLENSVILLE TOWN CENTER DEVELOPMENT, LLC

NOLENSVILLE, TENNESSEE

MAIN STREET CROSS SECTION A-A

DATE	JUNE 3, 2016
DESIGNED:	S. BERNICK
DRAWN:	Z. SWAFFORD
SCALE:	1"=10'
JOB NO.	WK. ORDER 0393
	15154

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



SECTION B-B

0 10 20 30

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NOLENSVILLE TOWN CENTER DEVELOPMENT, LLC

NOLENSVILLE, TENNESSEE

MAIN STREET CROSS SECTIONS SECTION B-B

DATE	JUNE 3, 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

BUILDING F BUILDING C BUILDING B BUILDING A

West Concept Elevation Along Main Street

1/32" = 1'-0"

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6.28.16

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JCS

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Drawing
Site Elevation

A2

East West Concept Site Section

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STATE OF TENNESSEE

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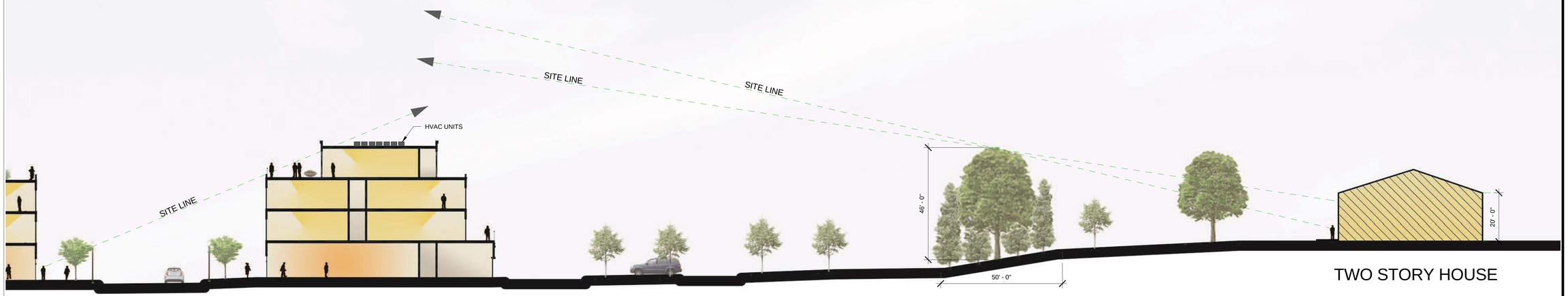
Drawing
Site Section

A3



Line of Site Section Diagram

1" = 20'-0"

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HENRY M. HINDMAN
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STATE OF TENNESSEE

6-7-16

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Author

Date
06.07.2016

Drawing
Site Line Diagrams

A4

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DAVID TYLER THAYER
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STATE OF TENNESSEE

6.28.16

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Drawing
Streetscape Rendering

A5

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STATE OF TENNESSEE
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Drawing
Building F Rendering

A6