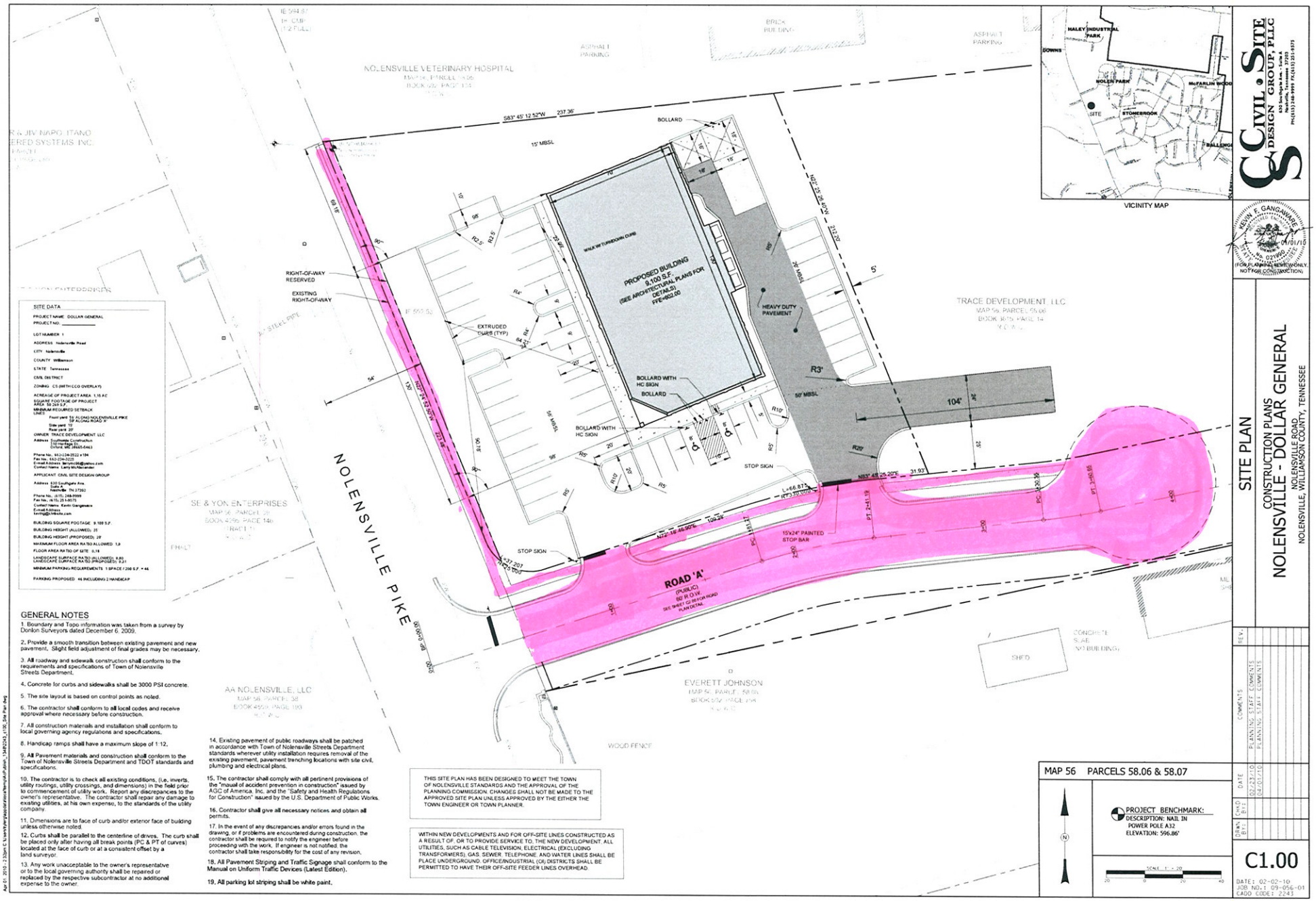
Sheldon Valley Ph 1



SITE DATA

PROJECT NAME: DOLLAR GENERAL
PROJECT NO.:

LOT NUMBER: 1
ADDRESS: Nolensville Road
CITY: Nolensville
COUNTY: Williamson
STATE: Tennessee
CIVIL DISTRICT
ZONING: CS (WITH CCO OVERLAY)
ACREAGE OF PROJECT AREA: 1.15 AC
SQUARE FOOTAGE OF PROJECT AREA: 50,269 S.F.
MINIMUM REQUIRED SETBACK LINES:
Front yard: 55 ALONG NOLENSVILLE PIKE
35' ALONG ROAD 'A'
Side yard: 10'
Rear yard: 20'
OWNER: TRACE DEVELOPMENT, LLC
Address: Southside Construction
130 Heritage Dr.
Oxford, MS 38655-5463
Phone No.: 662-234-2522 x 104
Fax No.: 662-234-3225
E-mail Address: larryscott@yahoo.com
Contact Name: Larry McAlexander
APPLICANT: CIVIL SITE DESIGN GROUP
Address: 520 Southgate Ave.
Suite A
Nashville, TN 37202
Phone No.: (615) 248-9999
Fax No.: (615) 251-9575
Contact Name: Kevin Gangaware
E-mail Address: kevin@csdesgn.com
BUILDING SQUARE FOOTAGE: 9,100 S.F.
BUILDING HEIGHT (ALLOWED): 35'
BUILDING HEIGHT (PROPOSED): 20'
MAXIMUM FLOOR AREA RATIO ALLOWED: 1.0
FLOOR AREA RATIO OF SITE: 0.18
LANDSCAPE SURFACE RATIO (ALLOWED): 0.20
LANDSCAPE SURFACE RATIO (PROPOSED): 0.21
MINIMUM PARKING REQUIREMENTS: 1 SPACE / 200 S.F. = 46
PARKING PROPOSED: 46 INCLUDING 2 HANDICAP

GENERAL NOTES

1. Boundary and Topo information was taken from a survey by Donlon Surveyors dated December 6, 2009.
2. Provide a smooth transition between existing pavement and new pavement. Slight field adjustment of final grades may be necessary.
3. All roadway and sidewalk construction shall conform to the requirements and specifications of Town of Nolensville Streets Department.
4. Concrete for curbs and sidewalks shall be 3000 PSI concrete.
5. The site layout is based on control points as noted.
6. The contractor shall conform to all local codes and receive approval where necessary before construction.
7. All construction materials and installation shall conform to local governing agency regulations and specifications.
8. Handicap ramps shall have a maximum slope of 1:12.
9. All Pavement materials and construction shall conform to the Town of Nolensville Streets Department and TDOT standards and specifications.
10. The contractor is to check all existing conditions, (i.e. inverts, utility routings, utility crossings, and dimensions) in the field prior to commencement of utility work. Report any discrepancies to the owner's representative. The contractor shall repair any damage to existing utilities, at his own expense, to the standards of the utility company.
11. Dimensions are to face of curb and/or exterior face of building unless otherwise noted.
12. Curbs shall be parallel to the centerline of drives. The curb shall be placed only after having all break points (PC & PT of curves) located at the face of curb or at a consistent offset by a land surveyor.
13. Any work unacceptable to the owner's representative or to the local governing authority shall be repaired or replaced by the respective subcontractor at no additional expense to the owner.
14. Existing pavement of public roadways shall be patched in accordance with Town of Nolensville Streets Department standards wherever utility installation requires removal of the existing pavement, pavement trenching locations with site civil, plumbing and electrical plans.
15. The contractor shall comply with all pertinent provisions of the "manual of accident prevention in construction" issued by AGC of America, Inc. and the "Safety and Health Regulations for Construction" issued by the U.S. Department of Public Works.
16. Contractor shall give all necessary notices and obtain all permits.
17. In the event of any discrepancies and/or errors found in the drawing, or if problems are encountered during construction, the contractor shall be required to notify the engineer before proceeding with the work. If engineer is not notified, the contractor shall take responsibility for the cost of any revision.
18. All Pavement Striping and Traffic Signage shall conform to the Manual on Uniform Traffic Devices (Latest Edition).
19. All parking lot striping shall be white paint.

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE TOWN OF NOLENSVILLE STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY THE EITHER THE TOWN ENGINEER OR TOWN PLANNER.

WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACE UNDERGROUND. OFFICE/INDUSTRIAL (OI) DISTRICTS SHALL BE PERMITTED TO HAVE THEIR OFF-SITE FEEDER LINES OVERHEAD.

MAP 56 PARCELS 58.06 & 58.07

PROJECT BENCHMARK:
DESCRIPTION: NAIL IN POWER POLE A32
ELEVATION: 596.86'

SCALE: 1" = 20'

CIVIL • SITE DESIGN GROUP, PLLC
520 Southgate Avenue, Suite A
Nashville, Tennessee 37203
Ph(615) 248-9999 Fx(615) 251-9575

KEVIN E. GANGAWARE
STATE OF TENNESSEE
NO. 021900
04/01/10
(FOR PLANNING REVIEW ONLY. NOT FOR CONSTRUCTION)

SITE PLAN

CONSTRUCTION PLANS
NOLENSVILLE - DOLLAR GENERAL
NOLENSVILLE ROAD
NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE

REV.	COMMENTS	DATE	DRAWN BY:	CHKD BY:
	PLANNING STAFF COMMENTS	02-23-10		
	PLANNING STAFF COMMENTS	04-01-10		

C1.00

DATE: 02-02-10
JOB NO.: 09-056-01
CADD CODE: 2243

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Sheldon Valley Ph 2

GENERAL NOTES

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SITE DATA

PROJECT NAME SHELDON VALLEY DEVELOPMENT - PHASE 2

PROJECT NO. _____

LOT NUMBER 2

ADDRESS Sheldon Valley Drive

CITY Nolensville

COUNTY Williamson

STATE Tennessee

CIVIL DISTRICT

ZONING CS (WITH CCO OVERLAY)

ACREAGE OF PROJECT AREA 1.23± AC

SQUARE FOOTAGE OF PROJECT AREA 53,546 S.F.

MINIMUM REQUIRED SETBACK LINES
Front yard 50'
Side yard 15'
Rear yard 20'

OWNER NOLENSVILLE RETAIL PARTNERS
Address P.O. Box 150326
Nashville, TN 37215
Phone No.: (615) 383-7878
Contact Name Monte Turner

APPLICANT CIVIL SITE DESIGN GROUP

Address 530 Southgate Ave.
Suite A
Nashville, TN 37203
Phone No.: (615) 248-9999
Fax No.: (615) 251-9575
Contact Name Kevin Gangaware
E-mail Address keving@civil-site.com

BUILDING SQUARE FOOTAGE 7,200 S.F.

BUILDING HEIGHT (ALLOWED) 35'

BUILDING HEIGHT (PROPOSED) 21'

MAXIMUM FLOOR AREA RATIO ALLOWED 1.0

FLOOR AREA RATIO OF SITE 0.13

IMPERVIOUS SURFACE RATIO (ALLOWED) 0.80
IMPERVIOUS SURFACE RATIO (PROPOSED) 0.67 (35,906 sq.ft.)

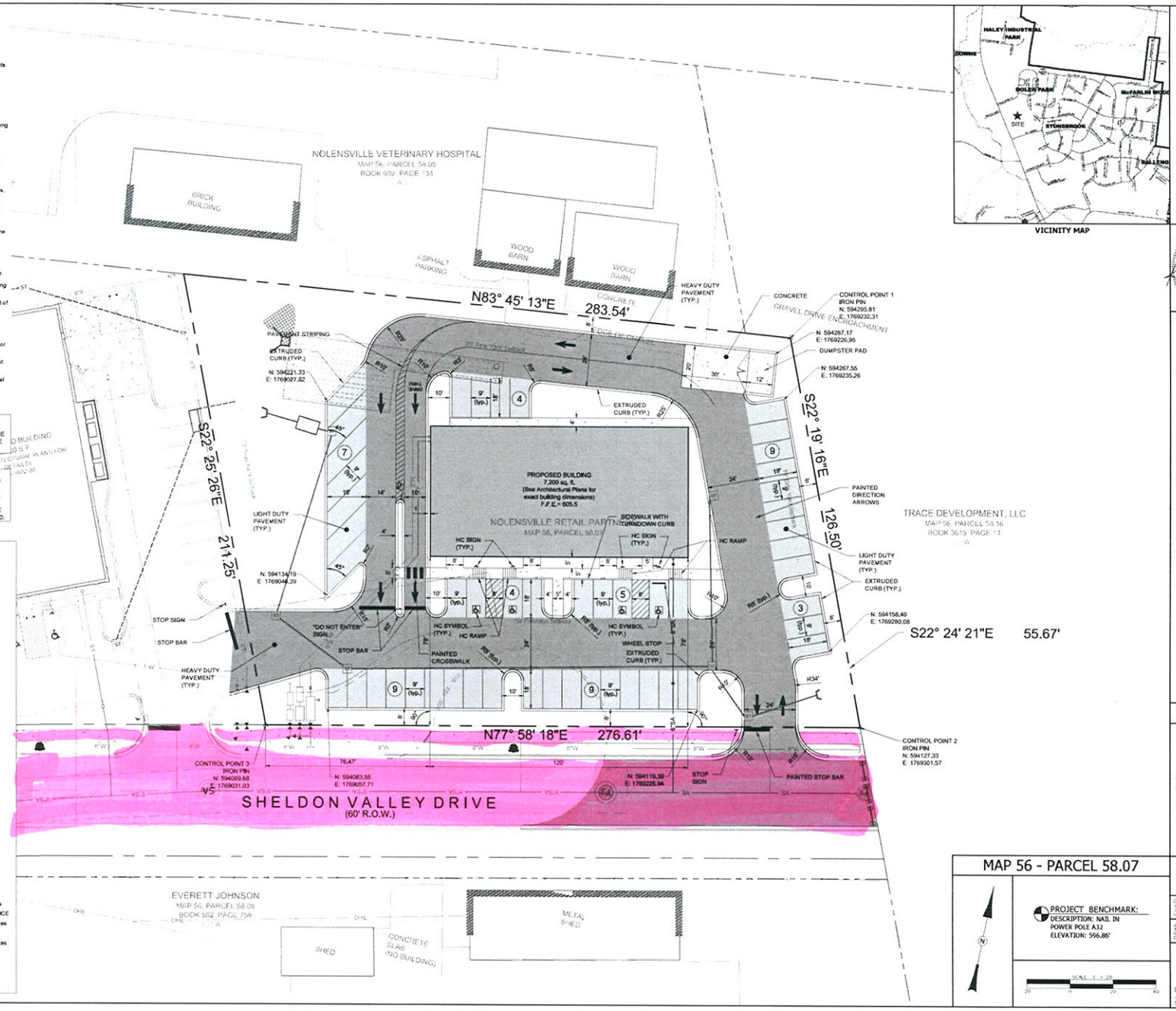
MINIMUM PARKING REQUIREMENTS: RESTAURANTS: 4,500 sq.ft.
@ 1 space per 3 seats,
(100 max capacity) = 34 spaces

PERSONAL/BUSINESS SERVICE
@ 1 space per 350 sq.ft.
1,500 sq.ft. / 350 sq.ft. = 5 spaces

RETAIL BUSINESS
@ 1 space per 300 sq.ft.
1,200 sq.ft. / 200 sq.ft. = 6 spaces

TOTAL REQUIRED = 45

PARKING PROPOSED 50 SPACES (INCLUDES 4 HANDICAP)



VICINITY MAP

MAP 56 - PARCEL 58.07

PROJECT BENCHMARK:
DESCRIPTION: NAIL IN POWER POLE A32
ELEVATION: 596.86'

SCALE 1" = 20'

CIVIL • SITE DESIGN GROUP, PLLC
530 Southgate Ave., Suite A
Nashville, Tennessee 37203
PH.(615) 248-9999 FX.(615) 251-9575

KEVIN F. GANGAWARE
03/29/11

SITE LAYOUT PLAN
CONSTRUCTION PLANS
SHELDON VALLEY DEVELOPMENT - PH2
SHELDON VALLEY DRIVE
NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE

REV.	COMMENTS	DATE	DRWN BY	CHKD BY
	PLANNING COMMISSION RESUBMITTAL	03/29/11	AW	BB

C2.00

DATE: 03-08-11
JOB NO.: 09-056-02
CADD CODE: 2382

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