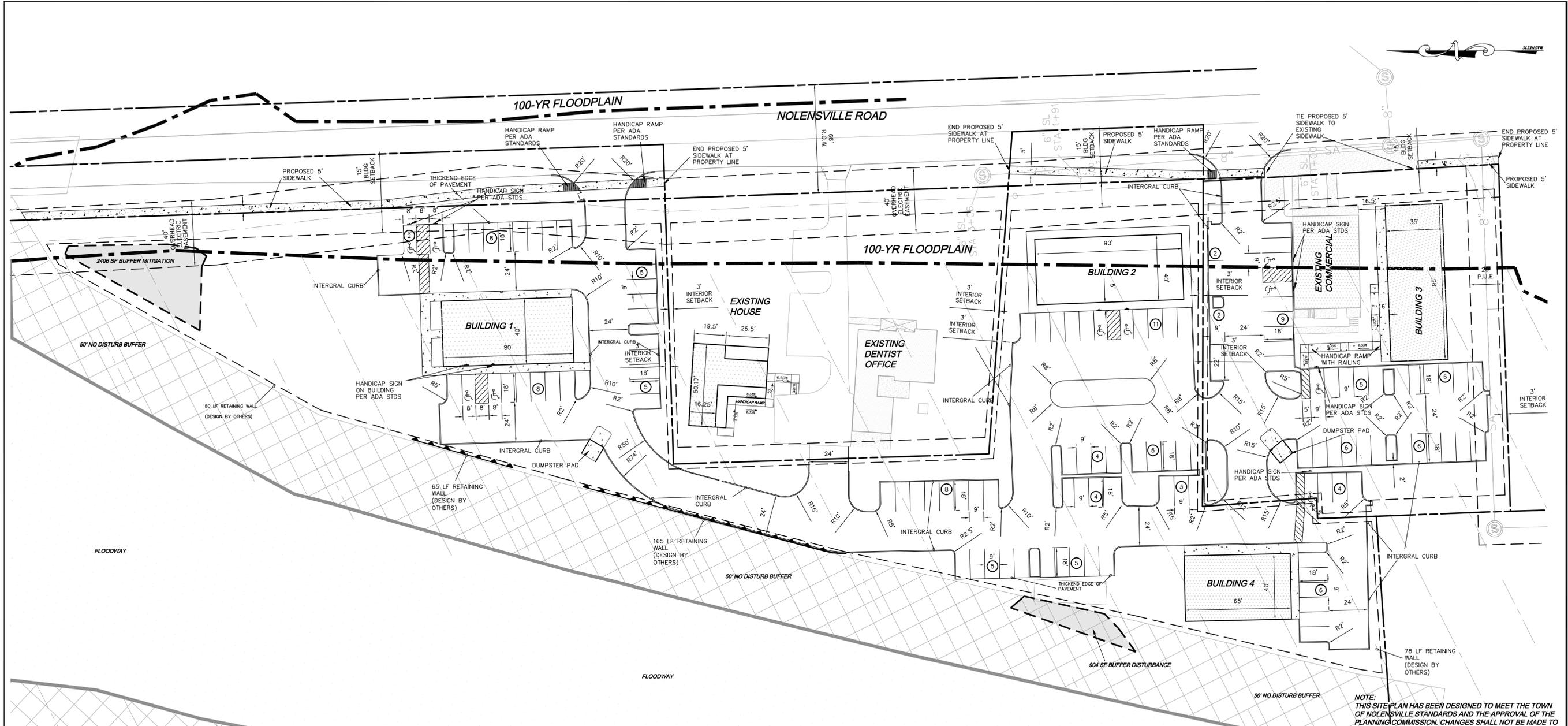
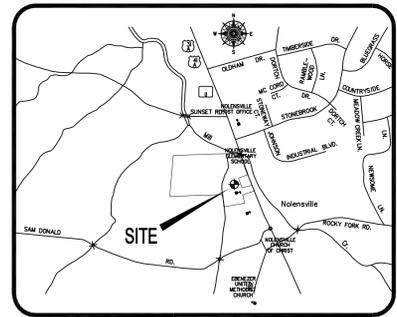




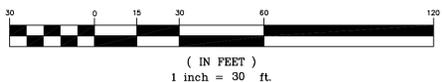
**TSQUARE ENGINEERING**  
 Consulting Civil Engineering  
 2558 Nashville Hwy. \* COLUMBIA, TN 38401 \* (931) 489-2088  
 TTM@TSQUAREENGINEERING.COM



NOTE: 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 EITHER THE TOWN ENGINEER OR TOWN PLANNER.



VICINITY MAP  
 1" = 1000'  
 GRAPHIC SCALE



EXISTING TWO STORY BUILDING  
 4,480 SF  
 STALLS REQ 18  
 STALL PROVIDED 25

PROPOSED SINGLE STORY BUILDING #1  
 RETAIL  
 3,200 SF  
 16 STALLS REQ  
 28 STALL PROVIDED

PROPOSED SINGLE STORY BUILDING #3  
 PROFESSIONAL OFFICE  
 3,325 SF  
 STALLS REQ 14  
 STALL PROVIDED 20

PROPOSED SINGLE STORY BUILDING #2  
 RETAIL  
 3,600 SF  
 STALLS REQ. 18  
 STALLS PROVIDED 26

PROPOSED TWO STORY BUILDING #4  
 5,200 SF  
 1st FLOOR & 2nd FLOOR  
 PROFESSIONAL  
 STALLS REQ 21  
 STALL PROVIDED 27

| BUFFER AREA ADJACENT TO DEVELOPMENT |            |        |
|-------------------------------------|------------|--------|
| TOTAL AREA                          | 1.09 ACRES |        |
| TOTAL DISTURBED AREA                | 0.02 ACRES | 1.83 % |
| TOTAL MITIGATION AREA               | 0.06 ACRES | 5.50 % |

| IMPERVIOUS SITE RATIO (ISR)                       |                              |
|---|------------------------------|
| TOTAL AREA (OUTSIDE FLOODWAY AND FLOODWAY BUFFER) | 139,267.17 SF OR 3.197 ACRES |
| TOTAL   | 3.197 ACRES                  |
| IMPERVIOUS SITE RATIO MAX.                        | = 0.60                       |
| TOTAL   |                              |
| IMPERVIOUS  | 1.800 ACRES                  |
| PERVIOUS  | 1.397 ACRES                  |
| IMPERVIOUS SITE RATIO                             | = 0.5631                     |
| OPEN SPACE REQUIREMENT                            | N/A                          |
| TOTAL AREA  | 3.197 ACRES                  |
| IMPERVIOUS AREA                                   | 1.800 ACRES                  |
| PERVIOUS AREA                                     | 1.397 ACRES                  |
| GREEN SPACE                                       | = 0.4370 or 43.70 %          |

| VILLAGE (V) IN HISTORIC DISTRICT OVERLAY |  |
|--|--|
| AREA AND LOT REQUIREMENTS                |  |
| MINIMUM LAND AREA:                       | N/A  |
| MINIMUM LOT SIZE:                        | NO MINIMUM LOT SIZE IS REQUIRED FOR COMMERCIAL LOTS AND STRUCTURAL LOCATIONS SHALL BE ESTABLISHED BY APPROVAL OF THE FINAL PLAN.   |
| SETBACKS:                                | MINIMUM FRONT YARD SETBACKS SHALL BE: FRONTING ARTERIAL ROAD (MAX/MIN) - 15/5 FEET<br>FRONTING MAJOR COLLECTOR (MAX/MIN) - 15/5 FEET<br>FRONTING MINOR COLLECTOR (MAX/MIN) - 15/5 FEET<br>FRONTING LOCAL ROAD (MAX/MIN) - 10/5 FEET<br>MINIMUM SIDE YARD SETBACK (INTERIOR) - 3 FEET<br>MINIMUM SIDE YARD SETBACK (EXTERIOR) - 5 FEET<br>MINIMUM REAR YARD SETBACK - 10 FEET |
| MAXIMUM FIRST FLOOR AREA                 | 4,000 SF   |
| MAXIMUM IMPERVIOUS SURFACE RATIO         | 0.60   |
| FLOOR AREA RATION                        | 0.35   |
| MAXIMUM BUILDING HEIGHT                  | 35 FEET  |

| FLOOR AREA RATIO (FAR)                            |                              |
|---|------------------------------|
| TOTAL AREA (OUTSIDE FLOODWAY AND FLOODWAY BUFFER) | 139,267.17 SF OR 3.197 ACRES |
| TOTAL   | 3.197 ACRES                  |
| FLOOR AREA RATIO                                  | = 0.35                       |
| TOTAL BUILDING SF                                 |                              |
| EXISTING BUILDING 2 STORY COMMERCIAL              | 4,480 SF                     |
| PROPOSED BUILDING 1                               | 3,200 SF                     |
| PROPOSED BUILDING 2                               | 3,000 SF                     |
| PROPOSED BUILDING 3                               | 3,325 SF                     |
| PROPOSED BUILDING 4                               | 5,200 SF                     |
| TOTAL   | 19,205 SF                    |
| 19,205 SF/139,267.17                              | = 0.1379 FAR                 |

**SITE DATA**

PROJECT NAME: MCCORD/NOLEN DEVELOPMENT  
 PROJECT #: —  
 SUBDIVISION: SUBDIVISION  
 LOT NUMBER: —  
 ADDRESS: NOLENSVILLE ROAD  
 CITY: NOLENSVILLE  
 COUNTY: DAVIDSON  
 STATE: TENNESSEE  
 CIVIL DISTRICT:  
 EXISTING ZONING AND CHARACTER AREA OVERLAY: "V" VILLAGE WITH HISTORIC OVERLAY, "ER" ESTATE RESIDENTIAL, "SR" SUBURBAN RESIDENTIAL  
 ACREAGE OF SITE: 3.197 ACRES EXISTING, 3.197 ACRES PROPOSED  
 SQUARE FOOTAGE OF SITE: 139,267.17 SQFT EXISTING, 139,267.17 SQFT PROPOSED  
 MINIMUM REQUIRED SETBACK LINES:  
 Yard fronting on any street: 15' max 5' min except local road 10' max 5' min  
 Rear yard: 10'  
 Side yard: 5' exterior 3' interior

OWNER: Jim McCanless  
 Address: P.O. Box 1687, Nolensville, TN 37135  
 Phone No.: (6), (c)  
 Fax No.:  
 E-mail address:  
 Contact Name: Jim McCanless

APPLICANT: TSQUARE ENGINEERING  
 Address: 2558 NASHVILLE HIGHWAY, COLUMBIA, TENNESSEE 38401  
 Phone No.: 931-489-2088  
 Fax No.: 931-489-2089  
 E-mail address: tim@tsquareengineering.com  
 Contact Name: TIM TURNER

BUILDING SQUARE FOOTAGE: 24,580 SQFT  
 BUILDING HEIGHT: 16.4'  
 MAXIMUM FLOOR AREA RATIO: 0.35  
 FLOOR AREA RATIO OF SITE: 0.02 EXISTING, 0.174 PROPOSED  
 MINIMUM PARKING REQUIREMENT: 109 SPACES  
 PARKING PROVIDED: 135 SPACES

| NO. | DATE     | REVISIONS                     |
|-----|----------|-------------------------------|
| 1   | 9-8-09   | REVISED PER PLANNING COMMENTS |
| 2   | 07-02-09 |                               |

MCCORD NOLEN DEVELOPMENT  
 SITE LAYOUT PLAN  
 U.S. HIGHWAY 31A  
 MAP 56M GROUP "A" PARCEL 001.00  
 NO1 FNSVII IF WII I AMSON COUNTY TNFNSSFF

JOB NUMBER  
**075066**

SHEET NUMBER  
**C-3.0**

PROJECT #