#### Town of Thompson's Station Design Review Commission Meeting Agenda February 7, 2018

#### Meeting Called To Order

Minutes-

#### Consideration Of The Minutes Of The January 3, 2018 Meeting

Documents:

#### 01032018 MINUTES.PDF

**New Business:** 

1. Design Review For The Development Of Two Commercial And One Mixed Use Buildings Located At The Northwest Corner Of Tollgate Boulevard/Elliston Way (File: SP 2018-002; DR 2018-002)

Documents:

#### TOLLGATE SITE PLAN STAFF REPORT.PDF TV SITE PLAN PACKET.PDF

#### Adjourn

This meeting will be held at **4:00 p.m.** in Thompson's Station Community Center 1555 Thompson's Station Road West

### Town of Thompson's Station Design Review Commission Minutes of the Meeting January 3, 2018

#### **Call to Order.**

The meeting of the Design Review Commission of the Town of Thompson's Station was called to order at 4:00 p.m. on Wednesday, January 3, 2108 with the required quorum. Members and staff in attendance were Commissioners Kim Peterson, Wanda Bradley, Huntly Gordon, Town Planner Wendy Deats and Town Clerk Jennifer Jones. Commissioners Steve Bennett and Daryl Stevens were unable to attend.

#### **Consideration of Minutes.**

The minutes of the November 1, 2017 meeting were previously submitted.

Commissioner Peterson moved for the approval of the November 1, 2017 minutes. The motion was seconded and carried unanimously.

#### **Election of Officers.**

After discussion, Commissioner Bradley made a motion to leave the officers in the same positions as last year with Huntly Gordon as Chairman, Kim Peterson as Vice Chairman and Wanda Bradley as Secretary. The motion was seconded and approved unanimously.

#### **Unfinished Business:**

None.

#### New Business.

#### 1. Design Review for the development of a restaurant and convenience store with a gas station (Roderick Market) located along the east side of Columbia Pike. (File: SP 2017-007; DR 2017-005)

Mrs. Deats reviewed her report and recommended approval as submitted. Brett Creasman with Kimley Horn was there to answer questions on behalf of the applicant.

After discussion, Commissioner Gordon made a motion to approve Item 1, Design Review for the development of a restaurant and convenience store with a gas station (Roderick Market) located along the east side of Columbia Pike. The motion was seconded and approved unanimously.

### 2. Design Review for the development of two buildings for the "artist compound" and a platform stage at Graystone Quarry (File SP 2018-001; DR 2018-001).

Mrs. Deats reviewed her report and recommended approval as submitted. Rick McEachern with Graystone Quarry was there to answer any questions.

Design Review Commission Minutes January 3, 2018 Page 2

After discussion, Commissioner Bradley made a motion to approve Item 2, Design Review for the development of two buildings for the "artist compound" and a platform stage at Graystone Quarry. The motion was seconded and carried unanimously.

There being no further business, the meeting was adjourned at 4:14 p.m.

Huntly Gordon, Chairman

Kim Peterson, Vice Chairman

### Thompson's Station Design Review Commission Staff Report - (SP 2018-002, DR 2018-002) February 7, 2018

### Request for design review approval of two commercial and one mixed use buildings located at the northwest corner of Tollgate Boulevard/Elliston Way.

#### <u>REQUEST</u>

The applicant, Ragan Smith, on behalf of Regent Homes is requesting approval for the development of two commercial buildings and one mixed use building located along Tollgate Boulevard between Elliston Way and a future extension of Branford Place within the Neighborhood Commercial (NC) zoning district in the community of Tollgate Village.



#### BACKGROUND

The Tollgate Village site development plan dated April 2014 consists of a variety of housing throughout the site with commercial/office located in proximity to Columbia Pike (State Route 6). The existing housing includes 201 apartments (located on Branford Place), 30 condominiums (located along Americus), 61 townhomes (along Bungalow Drive, Newark Lane and Rochelle Lane) and over 450 single-family residences within Sections 1-15 with preliminary plat approvals for phases 16 and 17. Existing commercial includes the medical office building and Shelter Insurance located in the front sections of the development along Tollgate Boulevard and Elliston Way.

On January 23, 2018, the Planning Commission reviewed the proposal and approved the project with the following contingencies:

- 1. Prior to the issuance of grading or building permits, the project site shall be subdivided and the necessary roadway dedication for the extension of Branford Place be recorded.
- 2. Prior to the issuance of any grading or building permits, all sewer approvals necessary for the project shall be obtained.
- 3. Prior to the issuance of grading or building permits, approval of the project design by the Design Review Commission shall be obtained.
- 4. Prior to the issuance of grading or building permits, construction drawings shall be reviewed and approved. Any upgrades to the utility infrastructure necessary for the project shall be incorporated into the construction plans and shall be completed by the applicant.
- 5. Prior to the issuance of building permits, floor plans and parking analysis for each use shall be submitted and shall meet the requirements set forth within the Land Development Ordinance.

- 6. Within 60 days of project approval, a performance agreement and surety in the amount of \$42,000 for onsite landscaping improvements shall be submitted.
- 7. Prior to installation of the landscaping, the applicant shall meet with staff to confirm location of all landscaping.
- 8. Prior to the installation of signage, a master sign plan shall be submitted for review and approval.
- 9. Any change of use or expansion of the project site shall conform to the requirements set forth within the Zoning Ordinance and shall be approved prior to the implementation of any changes to the project.

### <u>ANALYSIS</u>

#### Project Description

The project site consists of a portion of a large parcel at the corner of Tollgate Boulevard and Elliston Way along a future extension of Branford Place. The site, once platted, will be 1.9 acres. The northwest corner of Tollgate Boulevard and Elliston Way is surrounded by an office building to the north, vacant land to the east (across Elliston Way), medical office and vacant land south (across Tollgate Boulevard) and vacant land to the west.



Building 1 is 13,064 square feet and is proposed to contain a restaurant, retail and office.



Building 2 is 8,290 square feet and is proposed to contain retail and office.



Building 3 is 11,046 square feet and is a mixed-use building with 67% residential and the remaining 33% commercial.

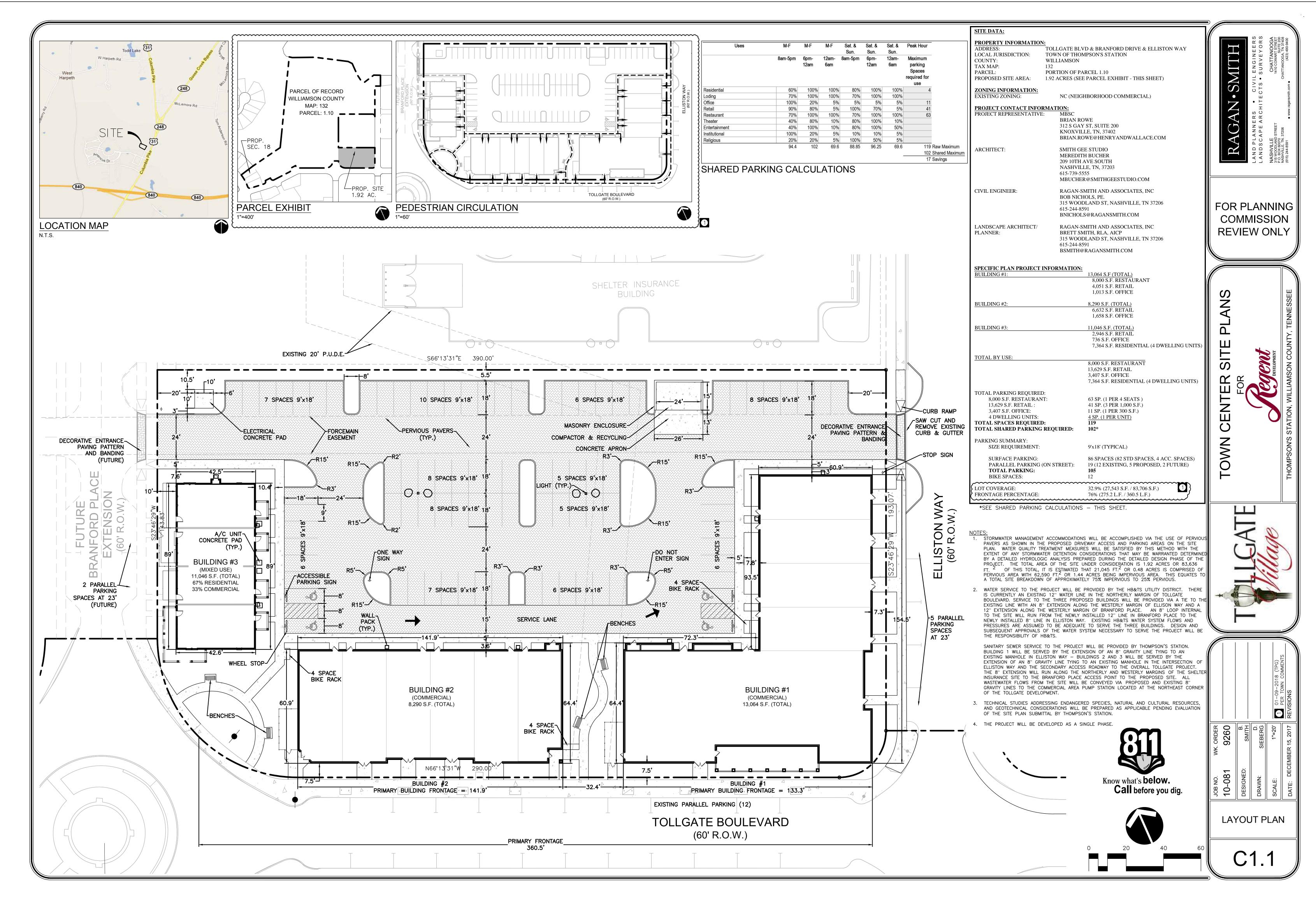
The site is flat and bordered by two roadways and a future roadway. The buildings are located along the road frontage setback behind the required landscaping with all parking located in the interior of the site. Sidewalks provide pedestrian access to the buildings on site. Building heights are limited to three stories. The ground floor can be no less than 11 feet in height. The proposed commercial buildings are proposed to be two stories and the mixed-use building is three stories. The project consists of three buildings which front the roadways avoiding a long linear row of buildings. The buildings are proposed to consist of brick and stone materials with proportionate windows, and projections such as balconies and awnings. The buildings do incorporate window treatments and other architectural features on the wall and rooflines.

Enhanced paving will be incorporated using pavers throughout the drive aisles for a low impact design. A trash area is provided on site and is proposed to be enclosed by a masonry wall with landscaping. Buildings 1 and 2 has roof mounted equipment that will be shielded from view by the proposed roofline. The mechanical equipment for the mixed-use building is located along the north elevation.

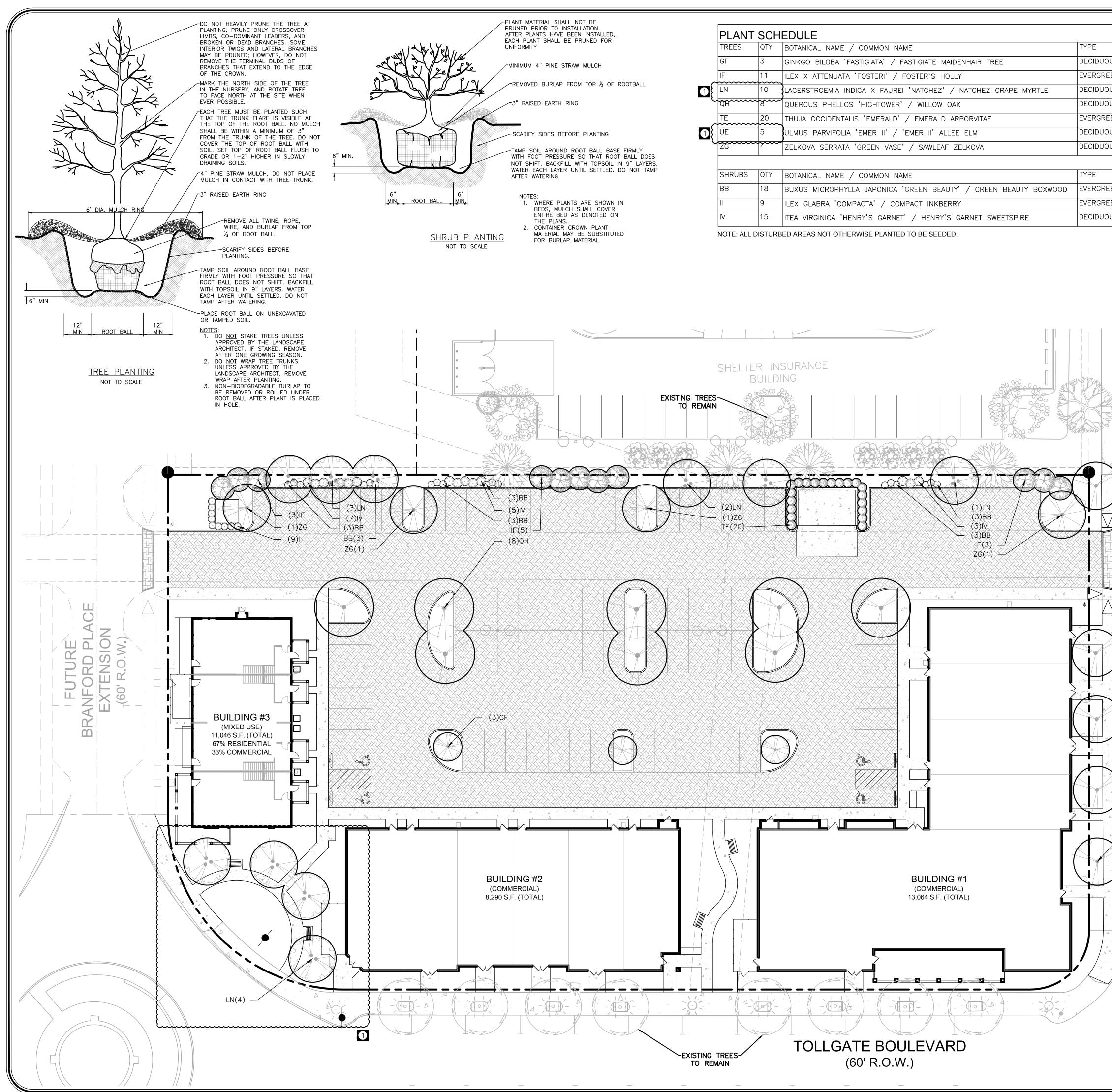
#### **RECOMMENDATION**

Based on the project's consistency with the Town's Design Guidelines, Staff recommends the Design Review Commission approve the design as proposed.

ATTACHMENTS Site plan packet



10061-92601-PLANNING/REMAINING ETTEPLAN SHEETS9280-LAYOUT DWG OBBRIEGENTTEANNINGRIZENENNING/SIZENALAKISHEETS92269-LUPRONIER9497 TPG ON: 1922018-10 TITEED ST. TROY P. 5 ARDURER ON: 1792018 10:22 AM LAST UPDATED BY TPG ON: 1792018 10:1



TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
GF	3	GINKGO BILOBA 'FASTIGIATA' / FASTIGIATE MAIDENHAIR TREE	DECIDUOUS	3" CAL.		AS SHOWN	STRONG CENTRAL LEADER, LIMBED UP 6', MALE ONLY
IF	11	ILEX X ATTENUATA 'FOSTERI' / FOSTER'S HOLLY	EVERGREEN		6'-8' HT.	AS SHOWN	
LN	10	LAGERSTROEMIA INDICA X FAUREI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	DECIDUOUS	3" CAL.		AS SHOWN	4-5 STEMS AT 1/2" CAL. MIN.
QH	~ <u>&amp;</u> ~~~	QUERCUS PHELLOS 'HIGHTOWER' / WILLOW OAK	DECIDUOUS	3" CAL.		AS SHOWN	STRONG CENTRAL LEADER, LIMBED UP 6'
TE	20	THUJA OCCIDENTALIS 'EMERALD' / EMERALD ARBORVITAE	EVERGREEN		6-8' HT	AS SHOWN	
UE	5	ULMUS PARVIFOLIA 'EMER II' / 'EMER II' ALLEE ELM	DECIDUOUS	3" CAL.		AS SHOWN	STRONG CENTRAL LEADER, LIMBED UP 6'
ZG	4	ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA	DECIDUOUS	3" CAL.		AS SHOWN	STRONG CENTRAL LEADER, LIMBED UP 6'
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
BB	18	BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY' / GREEN BEAUTY BOXWOOD	EVERGREEN	30" HT.		AS SHOWN	
	9	ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY	EVERGREEN	30" HT.		AS SHOWN	
IV	15	ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE	DECIDUOUS	30" HT.		AS SHOWN	

ELLISTON WAY (60' R.O.W.)

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— (5)UE

### PLANTING NOTES

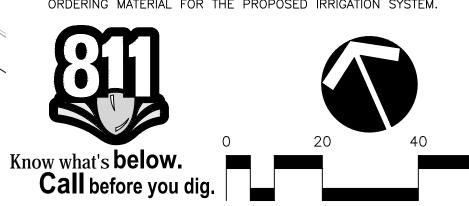
- 1. ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE
- **RELOCATED** 2. SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (SOIL HAVING A pH less than 6) SHALL BE MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACID REACTION (A pH of 6.0 to 6.5). ADD 10-10-10 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
- 3. SOIL USED IN BACKFILLING ERICACEOUS PLANTS SHALL BE TOPSOIL MIXED WITH 50% PEAT BY VOLUME. ADD 5-10-5 COMMERCIAL FERTILIZER AT THE RATE OF 5 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER. 4. UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR A PRE-INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATION. MATCH TREES OF SAME SPECIES IN GROWTH CHARACTER AND UNIFORMITY.
- 5. APPLY HERBICIDE (TREFLAN OR EQUIVALENT) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1.000 SQUARE FEET. 6. CONTRACTOR SHALL SUBMIT A 10 OUNCE SAMPLE OF THE TOPSOIL
- PROPOSED TO A TESTING LABORATORY FOR ANALYSIS. SUBMIT TEST RESULTS WITH RECOMMENDATIONS FOR SUITABILITY TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. 7. PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL. ALL
- NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED. 8. SELECTIVELY TRIM TREE BRANCHES BY 25%, MAINTAINING NATURAL SHAPE PRUNE ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS. REMOVE TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIAL.
- 9. SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL. 10.CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
- 11.ALL PLANTING BEDS TO HAVE A MINIMUM 4 INCH DEEP PINE BARK MULCH, PINE STRAW MULCH OR OTHER MULCH AS SPECIFIED. 12.DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH A.N.S.I. Z80 "AMERICAN STANDARD FOR NURSERY STOCK" (CURRENT EDITION) AS
- PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. 13. THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN (PLANT SYMBOLS) WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. 14.CONTRACTOR TO WARRANTY ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.

### SEEDING NOTES

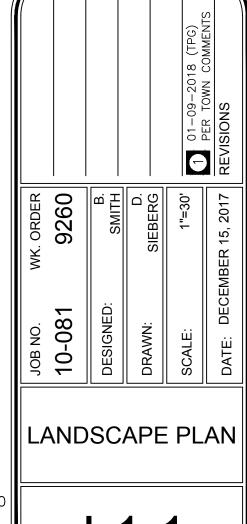
- 1. SEED ALL DISTURBED AREAS WITH KY-31 AT THE RATE OF 5 POUNDS PER 1,000 S.F. ALL SEED TO BE 98% PURE WITH 85% GERMINATION AND CONFORM TO ALL STATE REQUIREMENTS FOR GRASS SEED. THE FERTILIZER TO BE 6-12-12 COMMERCIAL TYPE WITH 50% OF ITS ELEMENTS DERIVED FROM ORGANIC SOURCES.
- 2. PLACE STRAW MULCH ON SEEDED AREAS. STRAW TO BE OATS OR WHEAT STRAW, FREE FROM WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY. HAY OR CHOPPED CORNSTALKS ARE NOT ACCEPTABLE. 3. THE CONTRACTOR SHALL VERIFY THAT THE PREPARED SOIL BASE IS READY TO RECEIVE WORK. CULTIVATE THE TOPSOIL TO A DEPTH OF 4 INCHES WITH A MECHANICAL TILLER AND SUBSEQUENTLY RAKE UNTIL SMOOTH.
- REMOVE FOREIGN MATERIALS COLLECTED DURING CULTIVATION AND RAKING OPERATIONS. 4. APPLY FERTILIZER ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. LIMESTONE MAY BE APPLIED WITH THE FERTILIZER. APPLY FERTILIZER AFTER SMOOTH RAKING AND PRIOR TO ROLLER COMPACTION AND MIX THOROUGHLY
- IN THE UPPER 2 INCHES OF TOPSOIL. 5. APPLY SEED EVENLY IN TWO INTERSECTING DIRECTIONS AND RAKE IN LIGHTLY. WATER TOPSOIL LIGHTLY PRIOR TO APPLYING SEED. DO NOT SEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON THE SAME
- 6. ROLL SEEDED AREA WITH ROLLER NOT EXCEEDING 112 POUNDS. 7. IMMEDIATELY FOLLOWING SEEDING AND COMPACTING, APPLY STRAW MULCH AT THE RATE OF ONE AND ONE HALF BALES PER 1,000 SQUARE FEET. IMMEDIATELY AFTER MULCHING, APPLY WATER WITH A FINE SPRAY AND SATURATE THE GROUND TO A DEPTH OF 4 INCHES.
- 8. CONTRACTOR IS RESPONSIBLE FOR WATERING SEEDED AREAS TO PREVENT GRASS AND SOIL FROM DRYING OUT UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE. 9. CONTRACTOR IS RESPONSIBLE FOR RESEEDING BARE SPOTS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF INSTALLATION.

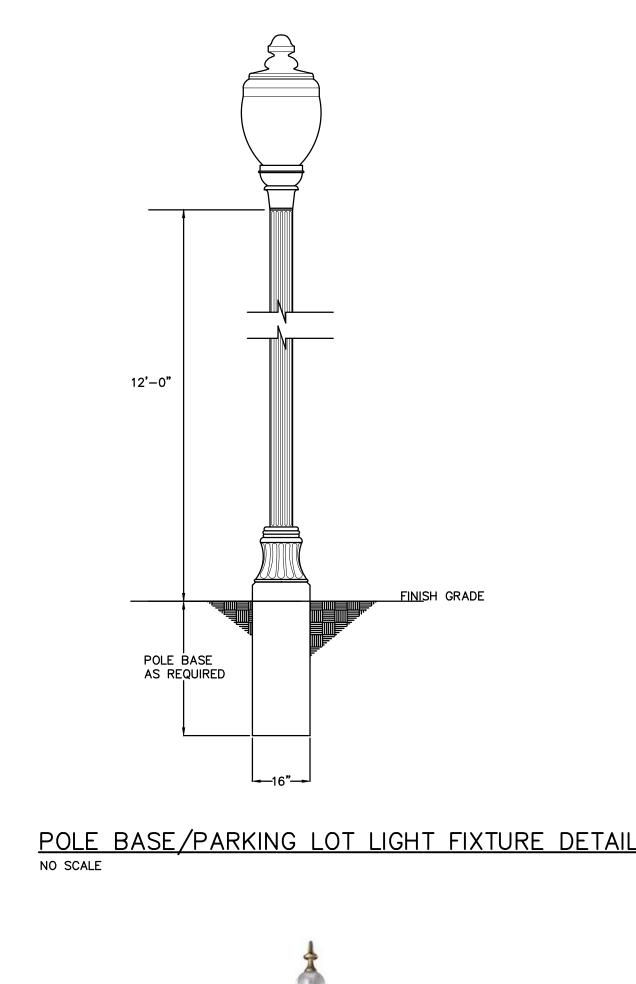
### **IRRIGATION NOTES**

- 1. ALL PROPOSED PLANTED AREAS ARE TO BE IRRIGATED UTILIZING FULL COVERAGE DESIGN.
- 2. SUBMIT PROPOSED IRRIGATION PLAN TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR GENERAL REVIEW AND ACCEPTANCE. 3. PROPOSED IRRIGATION SYSTEM SHOULD UTILIZE AN RECLAIMED/REUSED/GREY WATER PUBLIC SYSTEMS IF ACCESSIBLE.
- 4. SHOULD RECLAIMED/REUSED/GREY WATER NOT BE AVAILABLE, BELOW GRADE CISTERNS OR ON-SITE RETENTION PONDS SHOULD BE CONSIDERED FOR AN IRRIGATION WATER SOURCE. USE OF PUBLIC POTABLE WATER SOURCE SHOULD BE A LAST CASE RESORT AND DESIGNED AS A TEMPORARY IRRIGATION SYSTEM UTILIZED TO ESTABLISHED PROPOSED PLANT MATERIAL THROUGH ITS FIRST TWO YEARS OF GROWTH.
- 5. PROPOSED IRRIGATION DESIGN SHOULD UTILIZE WATER EFFICIENT DESIGN TECHNIQUES SUCH AS THE USE OF DRIP IRRIGATION, MOISTURE SENSORS AND RAIN SENSORS TO MAXIMIZE WATER EFFICIENCY. 6. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING AN IRRIGATION
- SYSTEM THAT FUNCTIONS PROPERLY PER THE INTENT OF THE DESIGN. SHOULD THE IRRIGATION CONTRACTOR SEE A FLAW IN THE PROPOSED DESIGN AND/OR FINDS A PROBLEM IN THE FIELD THAT WILL NEGATIVELY AFFECT THE PERFORMANCE OF THE PROPOSED IRRIGATION SYSTEM, THE SAID CONTRACTOR IS RESPONSIBLE FOR INFORMING THE LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE PRIOR TO INSTALLING OR ORDERING MATERIAL FOR THE PROPOSED IRRIGATION SYSTEM.











FIXTURE "A" & "EX" DETAIL NO SCALE

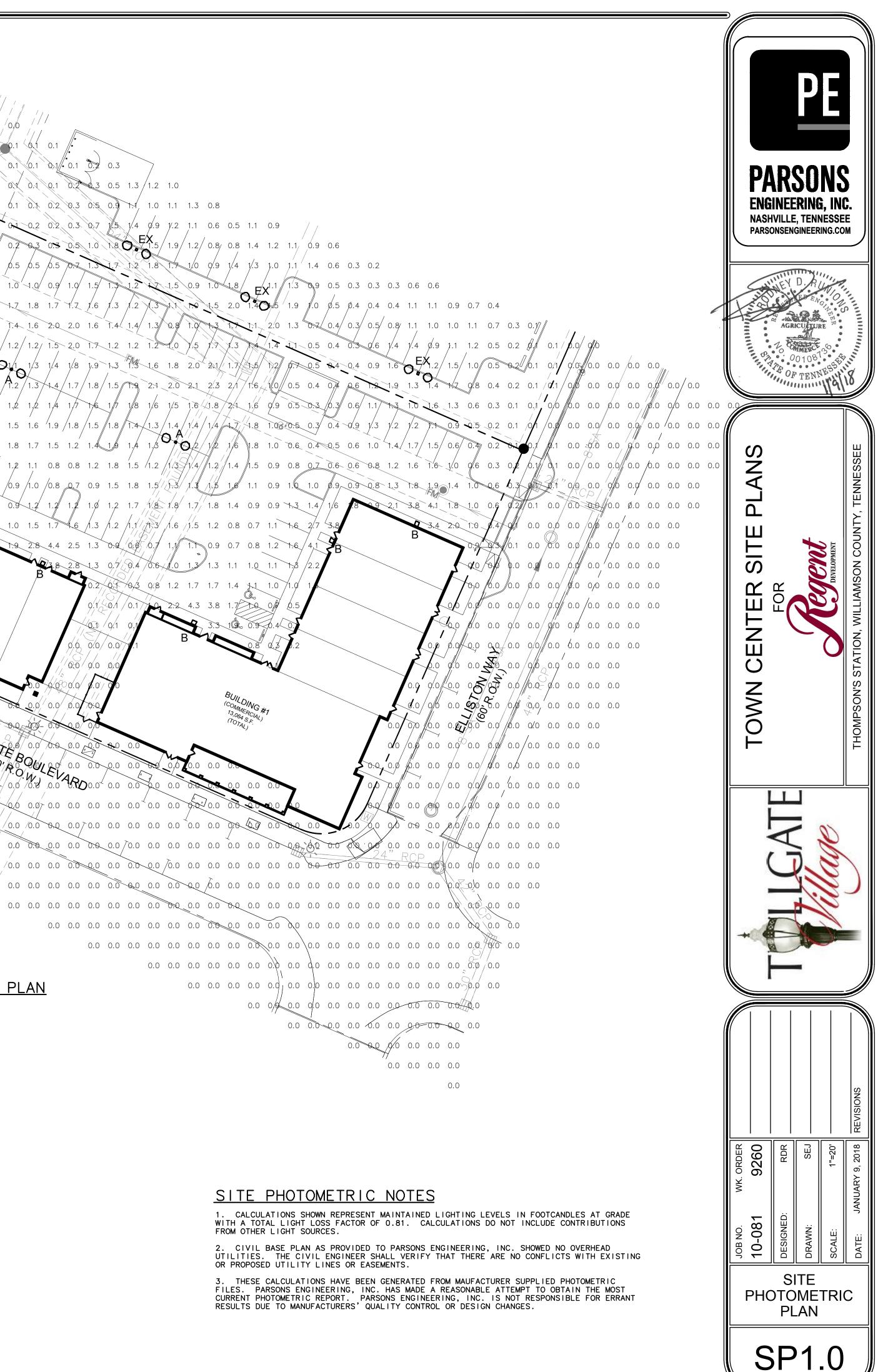


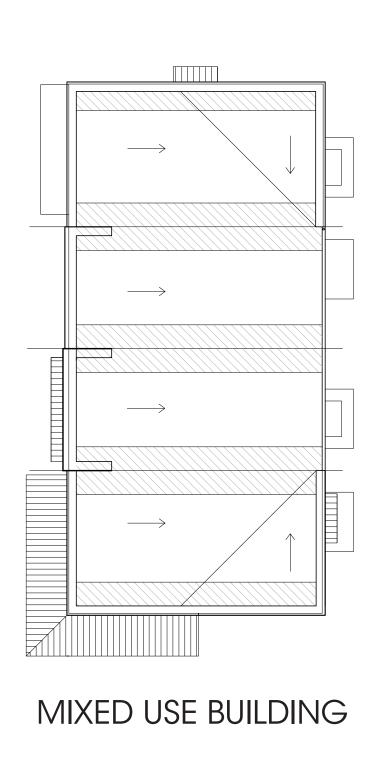
FIXTURE "B" DETAIL NO SCALE

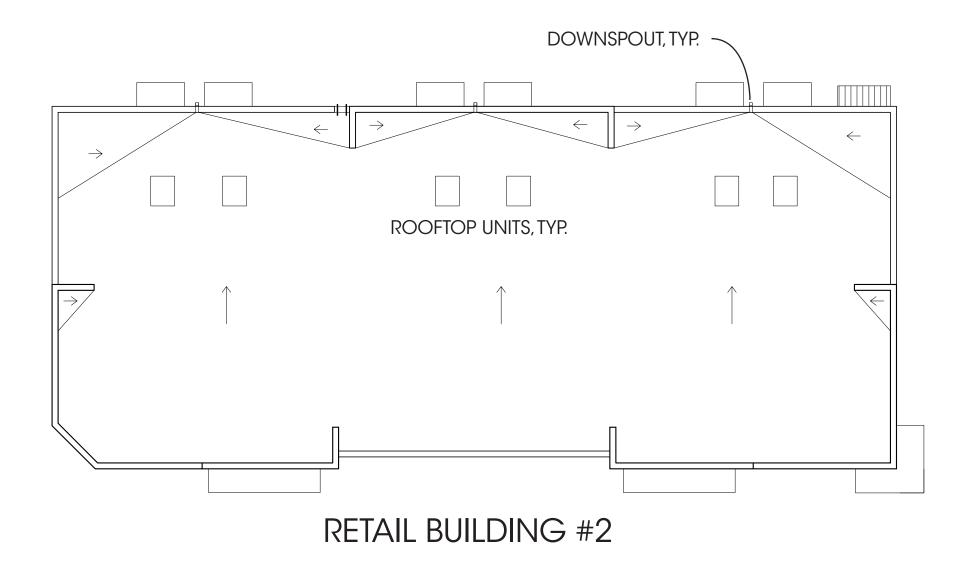
Avg	Max	Min	Max/Min	Avg/Min
0.4 fc	4.9 fc	0.0 fc	N/A	N/A
1.3 fc	4.4 fc	0.1 fc	44.0:1	13.0:1
0.3 fc	1.7 fc	0.0 fc	N/A	N/A
	0.4 fc 1.3 fc	0.4 fc   4.9 fc     1.3 fc   4.4 fc	0.4 fc   4.9 fc   0.0 fc     1.3 fc   4.4 fc   0.1 fc	0.4 fc   4.9 fc   0.0 fc   N/A     1.3 fc   4.4 fc   0.1 fc   44.0:1

Schedule												
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
0.0	EX	3	Holophane	GV100HP00XX3RXX	EXISTING FIXTURE	100W CLEAR HPS	1	GV100HP00XX3RXX .ies	9500	0.81	256	13'-0"
0 0	A	2	Holophane	GVD2 P40 40K AH 5 N	GranVille II LED, LED Package 40, 90W, 4000K, 347-480V, Type 5 distribution, Pole selection and fixture trims by owner	LED COB	1	GVD2_P40_40K_AH _5_N.ies	9299	0.91	180	13'-0"
	В	8	EATON - McGRAW- EDISON (FORMER COOPER LIGHTING)	IST-AF-800-LED-E1-T4FT	IMPACT ELITE LED TRAPEZOID LUMINAIRE LIGHT SQUARE WITH ACCULED OPTICS-TYPE IV FORWARD THROW	(16) 4000K CCT, 70 CRI LEDS ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER	16	IST-AF-800-LED-E1- -T4FT.ies	323	0.91	43.5	12'-0"

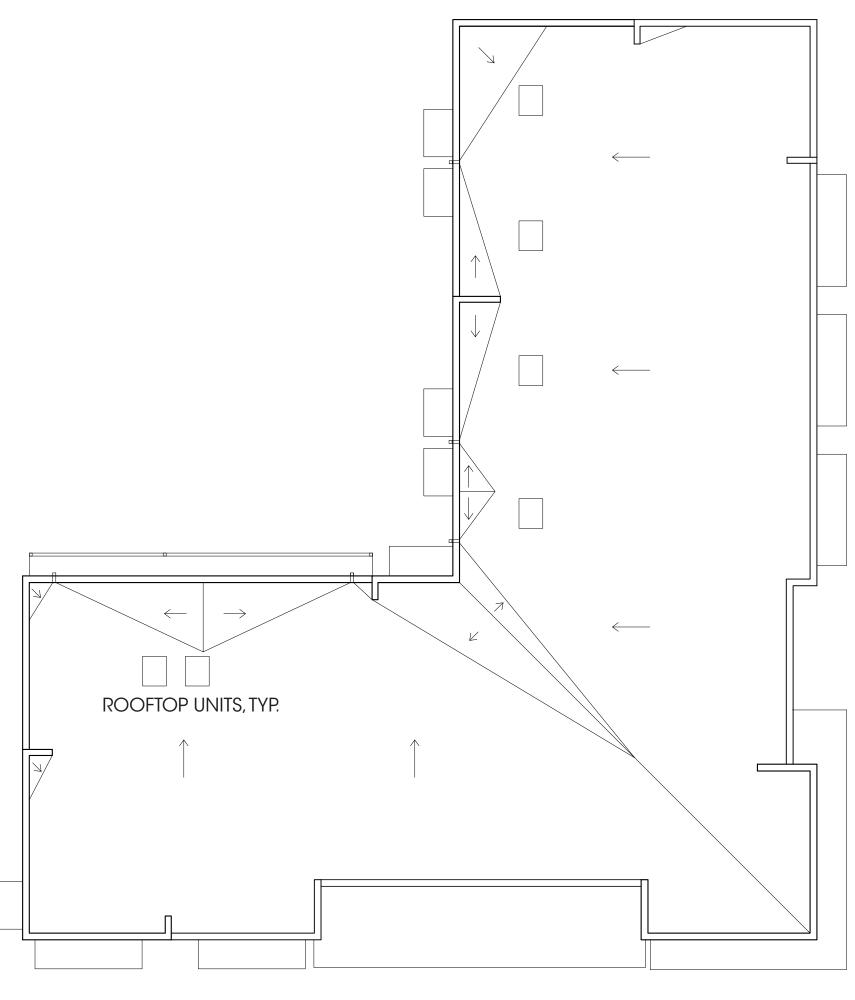
0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0  $-0.0 \ 0.0$  $0.0 \ 0.0 \ 0.0 \ 0.0 \ 0.0 \ 0.0 \ 0.0 \ 0.0 \ 0.0 \ 0.0 \ 0.0 \ 0.0 \ 0.0 \ 0.0 \ 0.0 \ 0.0 \ 0.0 \ 0.1 \ 0.1 \ 0.1 \ 0.1 \ 0.1 \ 0.2 \ 0.3 \ 0.3 \ 0.3 \ 0.3 \ 0.3 \ 0.3 \ 0.3 \ 0.4 \ 0.1 \ 0.1 \ 0.1 \ 0.1 \ 0.2 \ 0.3 \ 0.3 \ 0.3 \ 0.3 \ 0.3 \ 0.3 \ 0.3 \ 0.4$ 0.3 0.5 0.3 0.2 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.2 0.3 0.5 1.3 / 1.2 1.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.1 0.0 0.0 0.0 0.0 0.0 0.7 0.6 0.9 0.9 0.4 0.2 0.2 0.1 0.1 0.1 0.1 0.2 0.3 0.5 0.9 t.1, 1.0 1.1 1.3 0.8 0.0 0.0 0.0 /0.0/  $0.0 \ 0.0$  $0.0 \ 0.0$ 5/1.9/1.2/0.8/0.8 1.4 1.2 1.1/0.9 0.6 3.4 2.3 1.1 0.6 0.3 0.2 0.2 0.2 0.4 0.5 0.5 0.5 0.7 1.3 1.7 1.2 1.8 1.7 1/0 0.9 1/4 1/3 1.0 1.1 1.4 0.6 0.3 0.20.0 0.0 0.0/ 0/0 / 0.0 0.0 0.0 0.0 / 0.0  $-21 \quad 1.8 \quad 0.8 \quad 0.4 \quad 0.3 \quad 0.5 \quad 0.7 \quad 0.9 \quad 1.0 \quad 1.0 \quad 0.9 \quad 1.0 \quad 1.5 \quad 1.7 \quad 1.2 \quad 1.7 \quad 1.5 \quad 0.9 \quad 1.0 \quad 1.8 \quad FX^{1.1} \quad 1.3 \quad 0.9 \quad 0.5 \quad 0.3 \quad 0.3 \quad 0.3 \quad 0.6 \quad 0.6$ 0.0 0.0 0.0 0.0 /0.0 0.0 0.0 0.0 0.0 0.0 1.6 0.9 0.8 0.7 0.9 1.4 1.7 1.7 1.8 1.7 1.7 1.6 1.3 1.2 1.3 1.1 No 1.5 2.0 1.40 5 1.9 1.0 0.5 0.4 0.4 0.4 1.1 1.1 0.9 0.7 0.4  $0.0 \ 0.0 \ 0.0 / 0.0 / 0.0 \ 0.0 \ 0.0$ 2/8 1.3 1.1 1.0 1.4 1.8 1.5 1.4 1.6 2.0 2.0 1.6 1.4 1.4 1.3 0.8 1.0 3 17 1.1 2.0 1.3 0.7 0.4 0.3 0.5 0.8 1.1 1.0 1.0 1.1 0.7 0.3 0.1// 0.0 0.0 0.0 0/0 /0.0 \0.0 \0.0 \0.0 0.0 0.0 0.0 /0.0 0.0 /0.0 0.0 0.0 /3.0 2.0 1.5 1.2 1.3 1 8 1/3 /01/1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 2.1 1.8 1.5 1.0 1.3 1.3 1.3 1.3 1.3 1.2 1.3 1.4 1.7 1.8 1.5 1.9 2.1 2.0 2.1 2.3 2/1 1.6 10/10 0.5 0.4 0.4 0.6 1.9 1.3 1.4 1.7 0.8 0.4 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.02.0 1.8 1.4 0.8 1.1 1.7 1.5 1.3 1./2 1./2 1./4 ੴ.0 0.0 0.0 0.0 0.0∕ 0.0 0.0∥∙ .0//1.9 1.4 1.2 1.1 1.2 1.3 /1.3 /1.5 1.7 1.8 1.7 1.5 1.2 1.4 1,9 0.0 0.0 0.0 0.0 0.0 0.0 Ø.0 0.0 0.0 \\0.0|\0.0 0.0  $0.0 \quad 0.0 \quad 0.0 \quad 0.0 \quad 0.0 \quad 0.0 \quad 0.0 \quad 0.8 \quad 1.0 \quad 1.2 \quad 1.1 \quad 1.2 \quad 1.5 \quad 1.4 \quad 1.5 \quad 1.5$ 0.0 0.0 0.0 0.0 0\p 0\0 0.0 0.0 0.0 0.0 0.0 0.2 0.4 1.4 1.9 4.0 3.0 1.7 1.2 1.0 0.9 1.0 0.8 <0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.14.2 20 1.1 0.7 0.9 1.2 1.2 1.2 0.0 0.0 0,0 0.8 1.0 1.5 1.7 4.6 1.3 1.2 1.1 1.3 1.6 1.5 1.2 0.8 0.7 1.1 1.6 2.7 0.0 0.0 0.0 0.0 2.8 4.4 2.5 1.3 0.9 0.0 0.7 1.1 0.0 0.0 1.1 0.9 0.7 0.8 1.2 1.6 4 2.8 1.3 0.7 0.4 0.6 1.0 1.3 1.3 1.1 1.0 1.1 1.3 0.0 0.0 0.0 0.0 2 0 1 0 3 0 8 1.2 1.7 1.7 1.4 1.1 1.0 /1.  $0.0 \ 0.0$ 0.1 0.1 0.1 2.2 4.3 3.8 1.7 0 0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 SITE PHOTOMETRIC PLAN SCALE: 1"=30'-0"

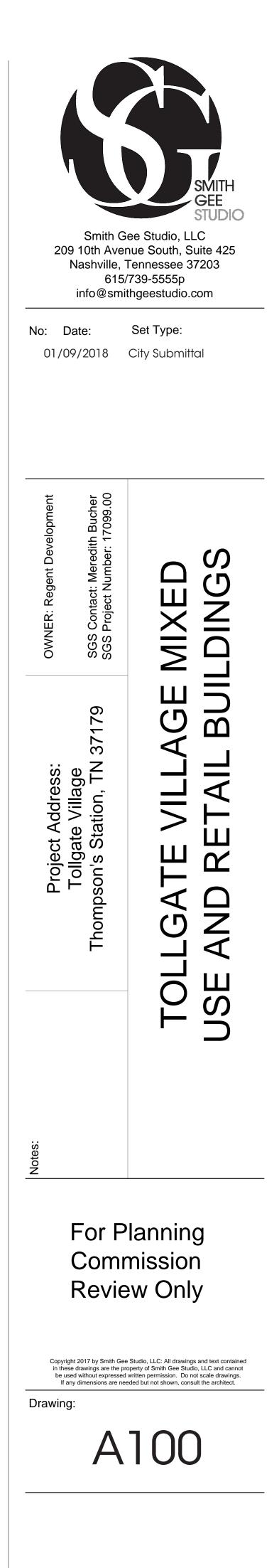






### ROOF PLANS





RETAIL BUILDING #1

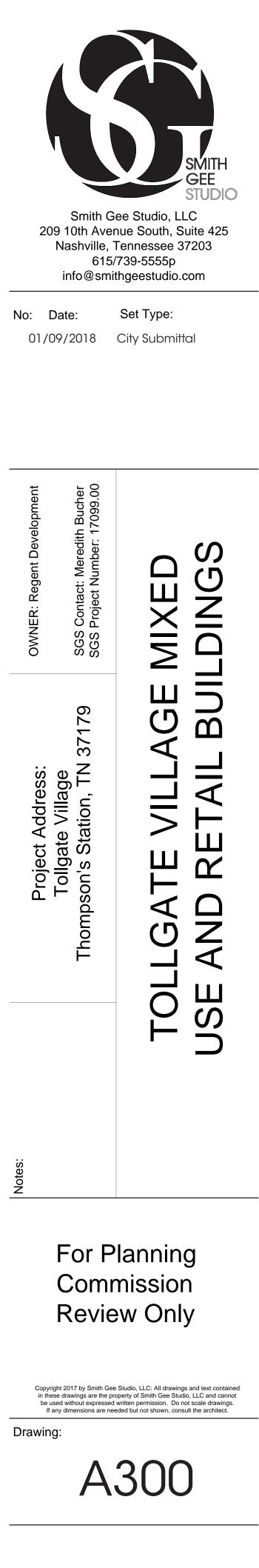




RETAIL BUILDING #1 - EAST ELEVATION - ELLISTON WAY



RETAIL BUILDING #1 - SOUTH ELEVATION - TOLLGATE BOULEVARD





in METERS 

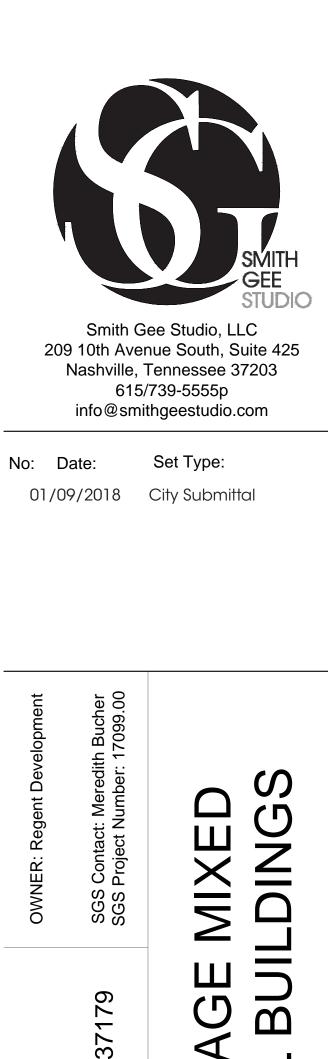
## RETAIL BUILDING #1 - WEST ELEVATION



## RETAIL BUILDING #1 - NORTH ELEVATION

SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"



Project Address: Tollgate Village Thompson's Station, TN 37179

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For Planning Commission **Review Only** 

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Drawing:



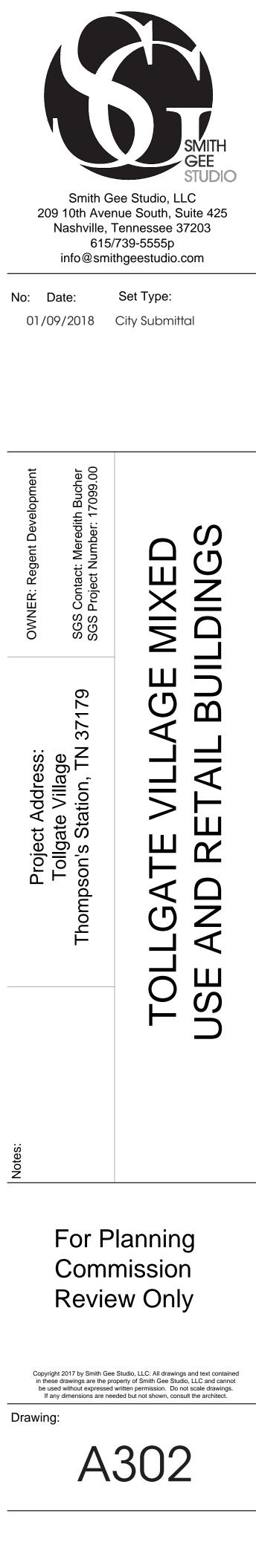




RETAIL BUILDING #2 - SOUTH ELEVATION - TOLLGATE BOULEVARD

RETAIL BUILDING #2 - EAST ELEVATION









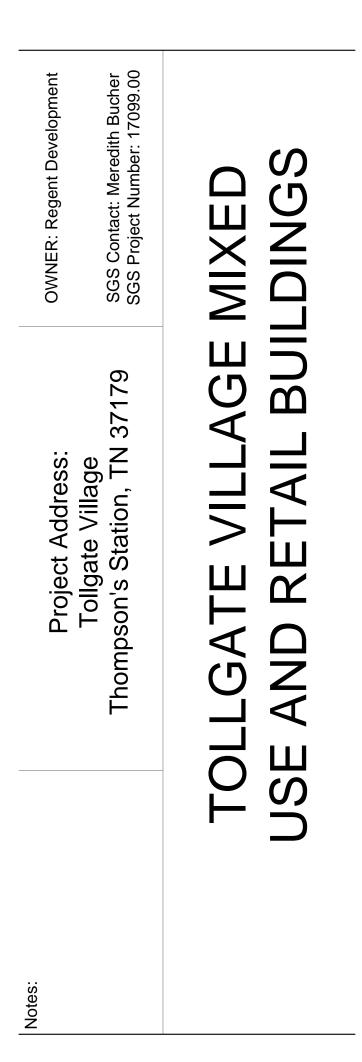
## RETAIL BUILDING #2 - NORTH ELEVATION

RETAIL BUILDING #2 - WEST ELEVATION



Smith Gee Studio, LLC 209 10th Avenue South, Suite 425 Nashville, Tennessee 37203 615/739-5555p info@smithgeestudio.com

Set Type: No: Date: 01/09/2018 City Submittal



SCALE: 3/16" = 1'-0"



Drawing:

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Commission

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MIXED USE - EAST ELEVATION



SCALE: 3/16" = 1'-0"

MIXED USE - NORTH ELEVATION SCALE: 3/16" = 1'-0"

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OWNER: Regent Development	SGS Contact: Meredith Bucher SGS Project Number: 17099.00	MIXED LDINGS				
Project Address: Tollgate Village	Thompson's Station, TN 37179	TOLLGATE VILLAGE MIXED USE AND RETAIL BUILDINGS				
Notes:						
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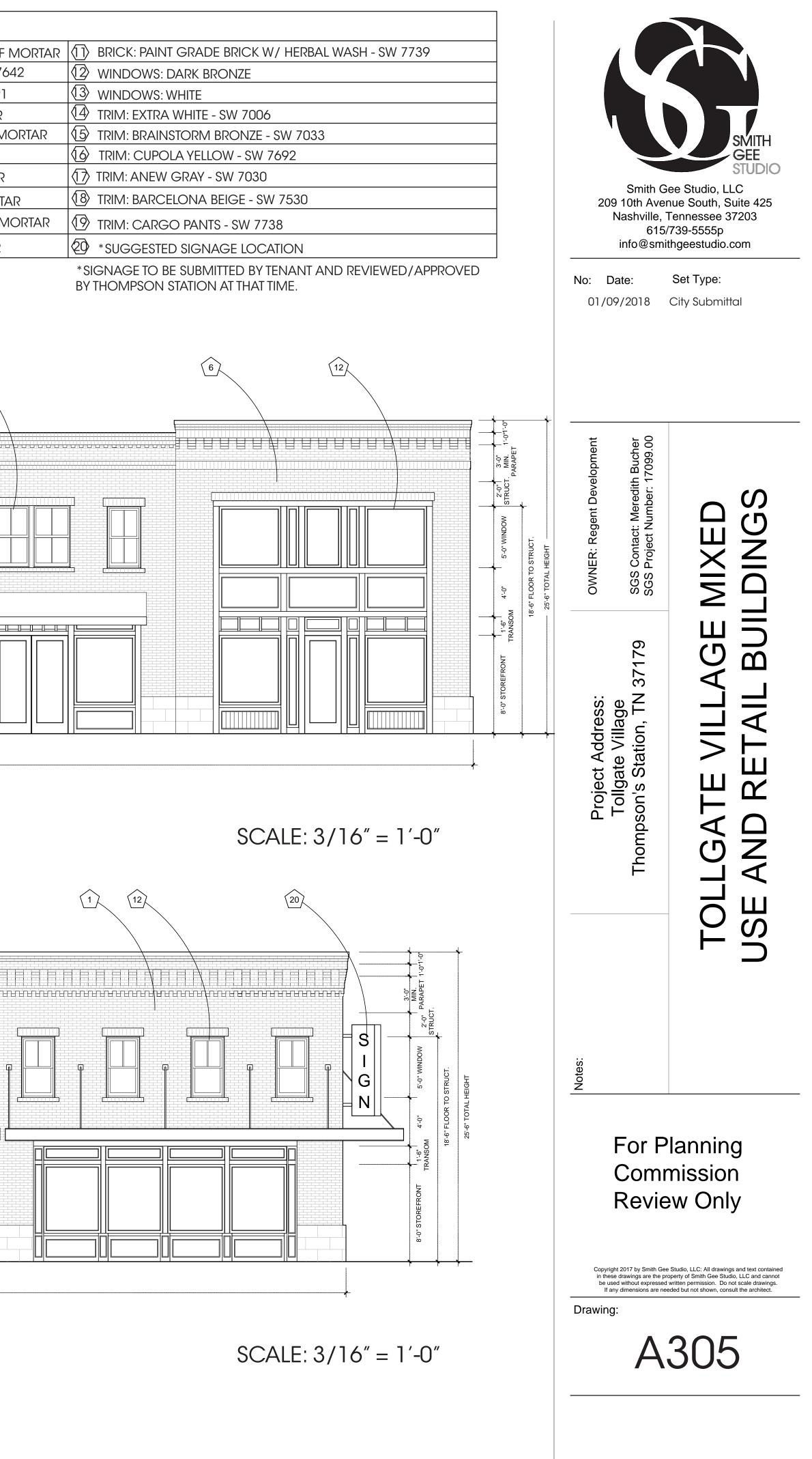
# RETAIL BUILDING #1 - EAST ELEVATION - ELLISTON WAY

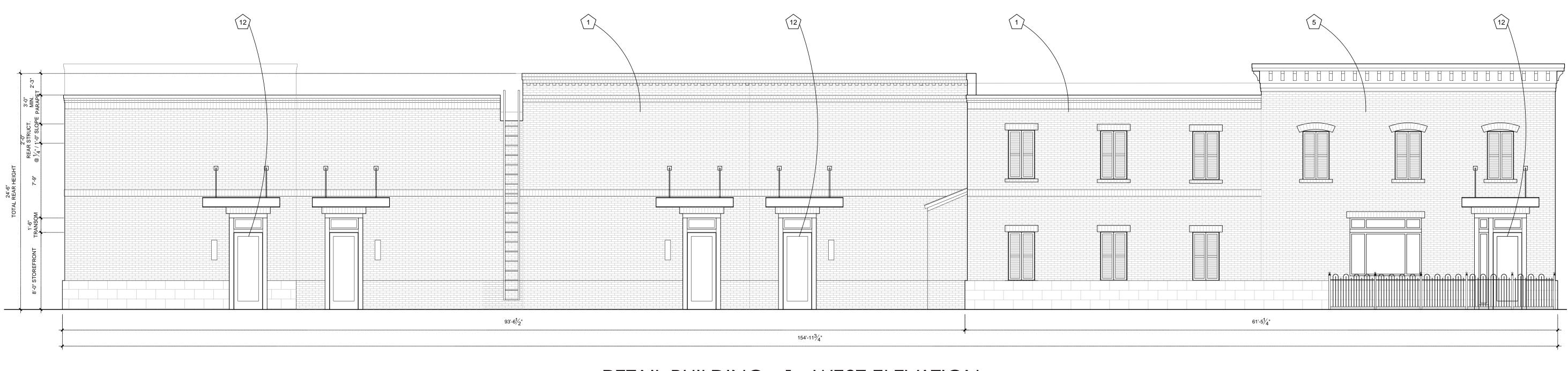


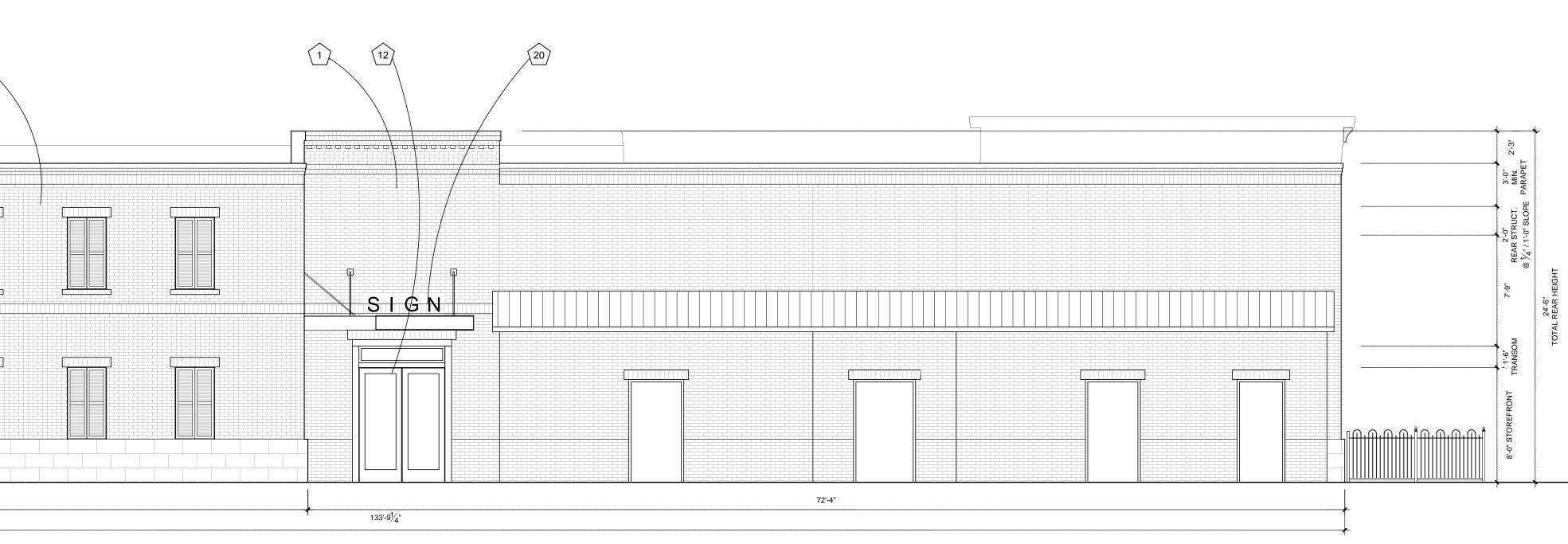
RETAIL BUILDING #1 - SOUTH ELEVATION - TOLLGATE BOULEVARD

KEYNOTES	
BRICK: AMP CHEROKEE - BEAUMONT BRICK W/ 1/2 BUFF MORTAR	1) BRICK: PAIN
2 BRICK: PAINT GRADE BRICK W/ PAVESTONE PAINT - SW 7642	WINDOWS:
3 BRICK: PAINT GRADE BRICK W/ BILTMORE BUFF - SW 7691	(3) WINDOWS:
BRICK: AMP HANSON - VINERY BRICK W/ GRAY MORTAR	TRIM: EXTRA
5 BRICK: AMP BRAMPTON - GRAYSTONE BRICK W/ GRAY MORTAR	5 TRIM: BRAIN
6 BRICK: BOYAL - NEW ORLEANS W/ BUFF MORTAR	TRIM: CUPC
$\langle \overline{7} \rangle$ BRICK: AMP HANSON - PIN OAK BRICK W/ BUFF MORTAR	TRIM: ANEW
8 BRICK: AMP HANSON - VINERY BRICK W/ 1/2 BUFF MORTAR	18 TRIM: BARC
BRICK: AMP PINE HALL - STONINGTON BRICK W/ IVORY MORTAR	

BRICK: PAINT GRADE BRICK W/ WARM STONE - SW 7032









KEYNOTES	
BRICK: AMP CHEROKEE - BEAUMONT BRICK W/ 1/2 BUFF MORTAR	1 BRICK: PAINT GRADE BRICK W/ HERBAL WASH - SW 7739
2 BRICK: PAINT GRADE BRICK W/ PAVESTONE PAINT - SW 7642	WINDOWS: DARK BRONZE
3 BRICK: PAINT GRADE BRICK W/ BILTMORE BUFF - SW 7691	I WINDOWS: WHITE
BRICK: AMP HANSON - VINERY BRICK W/ GRAY MORTAR	TRIM: EXTRA WHITE - SW 7006
5 BRICK: AMP BRAMPTON - GRAYSTONE BRICK W/ GRAY MORTAR	5 TRIM: BRAINSTORM BRONZE - SW 7033
BRICK: BOYAL - NEW ORLEANS W/ BUFF MORTAR	6 TRIM: CUPOLA YELLOW - SW 7692
$\langle \overline{7} \rangle$ BRICK: AMP HANSON - PIN OAK BRICK W/ BUFF MORTAR	TRIM: ANEW GRAY - SW 7030
BRICK: AMP HANSON - VINERY BRICK W/ 1/2 BUFF MORTAR	TRIM: BARCELONA BEIGE - SW 7530
BRICK: AMP PINE HALL - STONINGTON BRICK W/ IVORY MORTAR	TRIM: CARGO PANTS - SW 7738
BRICK: PAINT GRADE BRICK W/ WARM STONE - SW 7032	* SUGGESTED SIGNAGE LOCATION
	* SIGNAGE TO BE SUBMITTED BY TENANT AND REVIEWED/APPROVED

RETAIL BUILDING #1 - WEST ELEVATION

RETAIL BUILDING #1 - NORTH ELEVATION

\*SIGNAGE TO BE SUBMITTED BY TENANT AND REVIEWED/APPROVED BY THOMPSON STATION AT THAT TIME.

SCALE: 3/16" = 1'-0"

<image/> <text><text><text></text></text></text>						
OWNER: Regent Development	SGS Contact: Meredith Bucher SGS Project Number: 17099.00	GE MIXED BUILDINGS				
Project Address:	I oligate Village Thompson's Station, TN 37179	TOLLGATE VILLAGE MIXED USE AND RETAIL BUILDING				
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# RETAIL BUILDING #2 - SOUTH ELEVATION - TOLLGATE BOULEVARD



### KEYNOTES $\bigcirc$ BRICK: AMP CHEROKEE - BEAUMONT BRICK W/ 1/2 BUFF MORTAR $\langle 1 \rangle$ BRICK: PAINT GRADE BRICK W/ HERBAL WASH - SW 7739 > BRICK: PAINT GRADE BRICK W/ PAVESTONE PAINT - SW 7642 BRICK: PAINT GRADE BRICK W/ BILTMORE BUFF - SW 7691 $\langle 4 \rangle$ BRICK: AMP HANSON - VINERY BRICK W/ GRAY MORTAR (5) BRICK: AMP BRAMPTON - GRAYSTONE BRICK W/ GRAY MORTAR 6 BRICK: BOYAL - NEW ORLEANS W/ BUFF MORTAR $\langle \overline{2} \rangle$ BRICK: AMP HANSON - PIN OAK BRICK W/ BUFF MORTAR $\langle 8 \rangle$ BRICK: AMP HANSON - VINERY BRICK W/ 1/2 BUFF MORTAR $\bigcirc$ BRICK: AMP PINE HALL - STONINGTON BRICK W/ IVORY MORTAR BRICK: PAINT GRADE BRICK W/ WARM STONE - SW 7032

2 12 (12) 141'-11<mark>1⁄4</mark>"

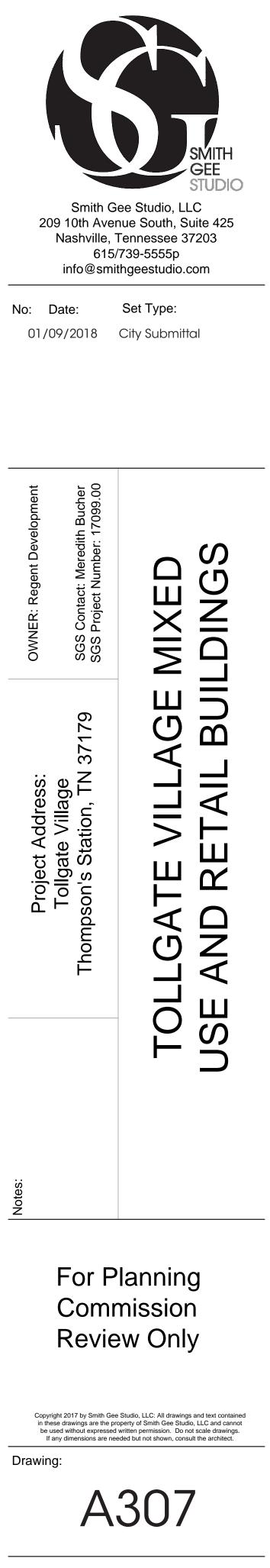
## RETAIL BUILDING #2 - EAST ELEVATION

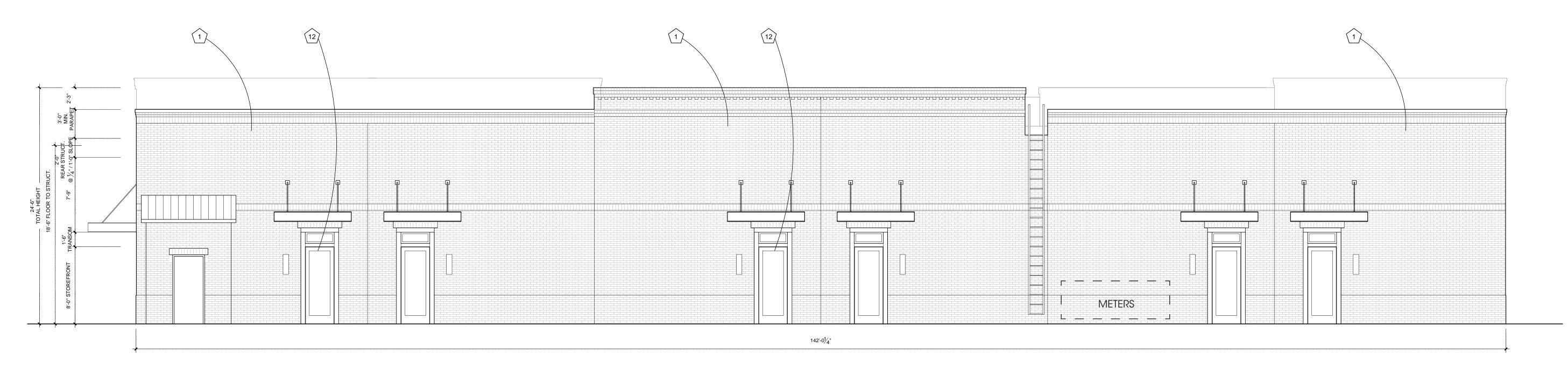


\* SIGNAGE TO BE SUBMITTED BY TENANT AND REVIEWED/APPROVED BY THOMPSON STATION AT THAT TIME.



SCALE: 3/16" = 1'-0"







KEYNOTES	
BRICK: AMP CHEROKEE - BEAUMONT BRICK W/ 1/2 BUFF MORTAR	1 BRICK: PAINT GRADE BRICK W/ HERBAL WASH - SW 7739
2 BRICK: PAINT GRADE BRICK W/ PAVESTONE PAINT - SW 7642	WINDOWS: DARK BRONZE
3 BRICK: PAINT GRADE BRICK W/ BILTMORE BUFF - SW 7691	I windows: white
BRICK: AMP HANSON - VINERY BRICK W/ GRAY MORTAR	TRIM: EXTRA WHITE - SW 7006
5 BRICK: AMP BRAMPTON - GRAYSTONE BRICK W/ GRAY MORTAR	5 TRIM: BRAINSTORM BRONZE - SW 7033
BRICK: BOYAL - NEW ORLEANS W/ BUFF MORTAR	TRIM: CUPOLA YELLOW - SW 7692
Image: The second state of the seco	TRIM: ANEW GRAY - SW 7030
8 BRICK: AMP HANSON - VINERY BRICK W/ 1/2 BUFF MORTAR	TRIM: BARCELONA BEIGE - SW 7530
BRICK: AMP PINE HALL - STONINGTON BRICK W/ IVORY MORTAR	19 TRIM: CARGO PANTS - SW 7738
BRICK: PAINT GRADE BRICK W/ WARM STONE - SW 7032	* SUGGESTED SIGNAGE LOCATION
	* SIGNAGE TO BE SUBMITTED BY TENANT AND REVIEWED/APPROVED

## RETAIL BUILDING #2 - NORTH ELEVATION

RETAIL BUILDING #2 - WEST ELEVATION

\* SIGNAGE TO BE SUBMITTED BY TENANT AND REVIEWED/APPROVED BY THOMPSON STATION AT THAT TIME.



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OWNER: Regent Development SGS Contact: Meredith Bucher SGS Project Number: 17099.00	GE MIXED BUILDINGS				
Votes: Project Address: Tollgate Village Thompson's Station, TN 37179	TOLLGATE VILLAGE MIXED USE AND RETAIL BUILDING				
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