Town of Thompson's Station
Design Review Commission
Meeting Agenda
October 20, 2021

Meeting Called To Order

Minutes-

Consideration Of The Minutes Of The August 31, 2021 Meeting.

Documents:

08 31 2021 DRC MINUTES.PDF

Unfinished Business:

1. Design Review For A 7,500 Square Foot Building With A Therapy Use And A 2,800 Square Foot Building With A Medical Clinic Use Both On The Same Lot Located At 991 Elliston Way In Tollgate Village. Item Referred Back To The DRC From The Planning Commission.

Documents:

ITEM 1- 991 ELLISTON WAY DRC REPORT 10-20-21.PDF
ITEM 1- 991 ELLISTON WAY SUBMITTAL.PDF

Adjourn

This meeting will be held at 4:00 p.m. at the Thompson's Station Community Center

1555 Thompson's Station Road West.

Town of Thompson's Station
Design Review Commission
Minutes of the Meeting
August 31, 2021

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, August 31, 2021 with the required quorum.
Members and staff in attendance were Commissioners Huntly Gordon, Graham Russell, and Carole Schneider; Town Planner Micah Wood. Planning Technician Jennifer Banaszak, and Commissioners Steve Bennett and Rick Guard were unable to attend.

Public Comment:

None

Minutes

The meeting minutes of the July 9, 2020 meeting were presented.

After discussion, Commissioner Russell approved the minutes of the July 8, 2021. The motion was seconded and approved by all present.

New Business:

1. **Design Review for a 17,000 square foot commercial building with a retail use located at 1109 Elliston Way in Tollgate Village.**

Mr. Woods reviewed his staff report and Based on the project's consistency with the Town's Design Guidelines, Staff recommends the Design Review Commission approve the design with the following contingencies:

1. The applicant shall provide the glazing requirements per each the elevations and revise the elevations such that the minimum glazing requirements shall be met per the LDO for the NC district.
2. The applicant shall revise the elevations to provide for the Dark Gray Mortar to be used on the base, while the Light Gray Mortar shall be used on the middle of each building elevation to satisfy Design Guideline 5.3.

Mr. Joe Kinney with Design Build Partners came forward to answer questions on behalf of the applicant.

After discussion, Commissioner Gordon made a motion to approve Item 1, a design review for a 17,000 s.f. commercial building with a retail use located at 1109 Elliston Way in Tollgate Village with Staff recommendation number one (1), and strike Staff recommendation number two (2). The motion was seconded and approved by all present.

2. **Design Review for a 7,500 square foot building with a therapy use and a 3,650 square foot building with a medical clinic use both on the same lot located at 991 Elliston Way in Tollgate Village.**

Mr. Woods reviewed his staff report and Based on the project's consistency with the Town's Design Guidelines, Staff recommends the Design Review Commission approve the design with the following contingencies:

1. The applicant shall provide the glazing requirements per each the elevations and revise the elevations such that the minimum glazing requirements shall be met per the LDO for the NC district.
2. DRC should provide guidance on the base for the building per Design Guideline 4.2.

Mr. Derrick Slusser with MJM Architects came forward to answer any questions on behalf of the applicant.

After discussion, Commissioner made a motion to approve the design review for a 7,500 square foot building with a therapy use and a 3,650 square foot building with a medical use both on the same lot located at 991 Elliston Way in Tollgate Village with Staff recommended contingencies and the following additional contingencies:

1. **The applicant shall provide the glazing requirements per each the elevations and revise the elevations such that the minimum glazing requirements shall be met per the LDO for the NC district.**
2. **In addition to the metal canopy over the building as shown, add canopies over the ingress/egress points to the building.**

The motion was seconded and carried by all present.

There being no further business, the meeting was adjourned at 4:52 p.m.

_____
Huntly Gordon, Chairman

_____
Steve Bennett, Vice Chairman

Thompson's Station Design Review Commission
Staff Report
October 20, 2021

Design Review for a 7,500 square foot commercial building and a 2,800 square foot commercial building located at 991 Elliston Way within the Tollgate Village neighborhood.

REQUEST

The applicant, request design approval for the development two commercial buildings within the Neighborhood Commercial (NC) zoning district in the community of Tollgate Village.

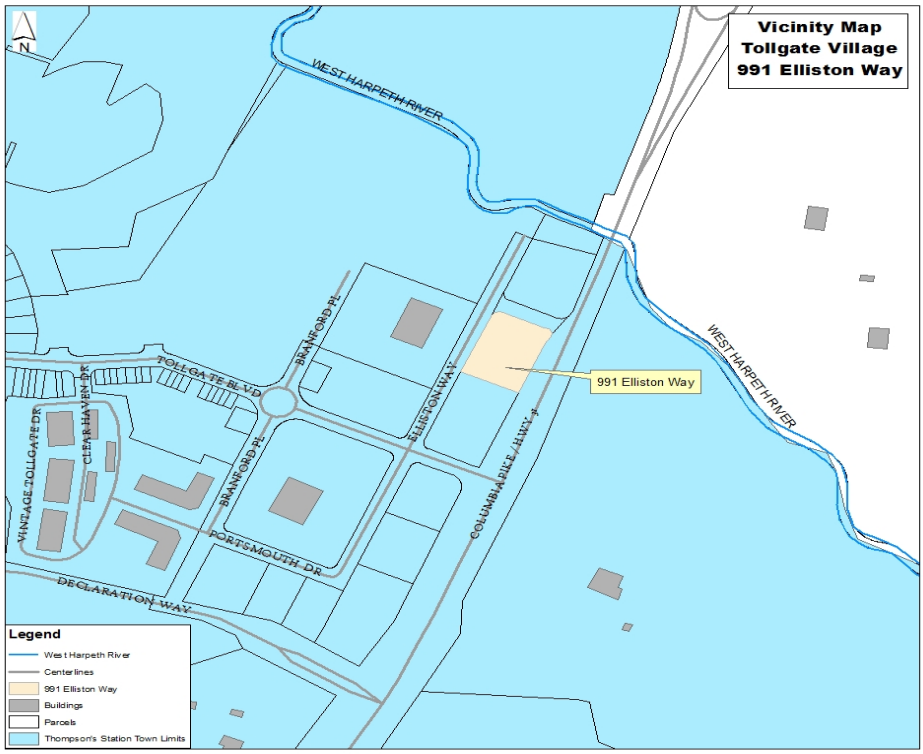
This request was referred back to the DRC for additional review by the Planning Commission at their September 28, 2021, meeting.

ANALYSIS

Project Description

The project site consists of one parcel on 1.21 acres and is located along east side of Elliston Way with additional frontage on both Columbia Pike and unnamed Road. The project site is within the undeveloped commercial portion of Tollgate Village, which has been previously graded. As noted, this parcel is bordered by three roadways, creating design challenges for the site with, in effect, three front yards. The site will be accessed from Elliston Way.

The site is required to meet the minimum requirements of the Land Development Ordinance (LDO) and show general conformity with the Design Guidelines.



Location Map

The proposal consists of two buildings: Building 1 consists of a one-story commercial building with a proposed use of autism therapy center consisting of a 7,500 square foot building with a small exterior play area. The revised color elevations are shown, below.

Building 1- 7,500 square feet commerical use (Therapy Center)

Building 2 consists of a one story 2,800 square foot commercial building with a proposed urgent care clinic use. The revised color elevations are shown, below.

Building 2- 2,800 square feet commerical use (Urgent Care)

The Planning Commission voted to refer the architectural review back to the DRC at their September meeting. The meeting minutes are included below for reference (please note, these minutes have not been approved by the TSPC, since their next meeting is not until October 26th):

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson 's Station, Tennessee
September 28, 2021

…

AGENDA ITEMS:

…

2. Site Plan for the development of two buildings with a therapy center and urgent care facility (Tollgate Village at Thompson's Station) located at 991 Elliston Way in the Tollgate Village neighborhood.

Mr. Wood reviewed his report and recommends the Planning Commission approve the site plan with the following contingency:

1. The landscape material shall be installed, per the approved Landscape Plan, prior to Certificate of Occupancy and the Town shall be provided a copy of the 1-year warranty provided by the landscape installer.

Darren Slusser with MJM Architects came forward to answer any questions on behalf of the applicant.

After discussion, Commissioner Whitmer made a motion to defer Item 2, a site plan for the development of two buildings with a therapy center and an urgent care facility within Tollgate Village, to have the applicant reconsider the architectural elements and re-submit to the Design Review Commission for a better fit within the neighborhood. The motion was seconded and carried by a vote of 6 to 1 with Commissioner Shipman casting the opposing vote.

The applicant has revised the architectural elevations of both buildings as part of this resubmittal to the DRC. Both buildings are brick and include metal canopies along portions of the primary elevations. Overall, the presented design achieves the Town-wide Design Principles of Character, Compatibility, and Views. Additionally, the design for these two buildings generally satisfies with Design Guidelines goals for Commercial, Mixed Use, and Multi-family of Livability, Context, Harmony, and Durability.

RECOMMENDATION

Based on the project's consistency with the Town's Design Guidelines, Staff recommends approval of the revised building designs.

ATTACHMENTS

Architectural Submittal

TOLLGATE VILLAGE
COMMERCIAL SHELL

991 ELLISTON WAY
THOMPSON'S STATION, TN 37179

CODE INFORMATION

A. BUILDING CODE - 2018 INTERNATIONAL BUILDING CODE
B. MECHANICAL CODE - 2018 INTERNATIONAL MECHANICAL CODE
C. PLUMBING CODE - 2018 INTERNATIONAL PLUMBING CODE
D. ELECTRIC CODE - 2017 NATIONAL ELECTRICAL CODE
E. FUEL GAS CODE - 2018 INTERNATIONAL FUEL GAS CODE

SCOPE OF WORK

BUILDING CONSTRUCTION DOCUMENTS FOR A SHELL BUILDING

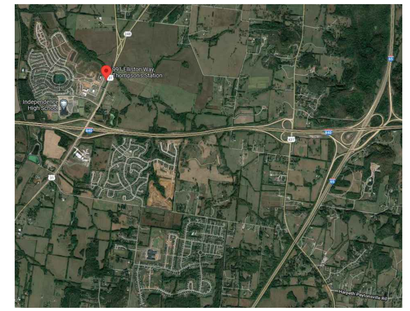
MECHANICAL - RTUS AND CURBS WILL BE PLACED AS SHOWN ON DRAWINGS

PLUMBING - WATER AND SEWER STUB OUT ARE INCLUDED IN THE PROJECT.

THE ROOF, STOREFRONT AND EXTERIOR ENVELOPE WILL BE INSTALLED TO MEET ENERGY CODE REQUIREMENTS.

ELECTRICAL -
ELECTRICAL PANELS WILL BE INSTALLED.
PARKING LOT LIGHTING WILL BE INSTALLED AND SUPPLIED FROM THE HOUSE PANEL.

VICINITY MAP



PROJECT DIRECTORY

GENERAL CONTRACTOR

TBD

CONTACTS:
PHONE:
E-MAIL:

OWNER

MAINLAND RETAIL, LLC
118 16TH AVE S. SUITE 230
NASHVILLE, TN 37203

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CIVIL:

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MP&E

MONTGOMERY ENGINEERING, PLLC
1191 NAHVILLE PIKE
GALLATIN, TN 37066

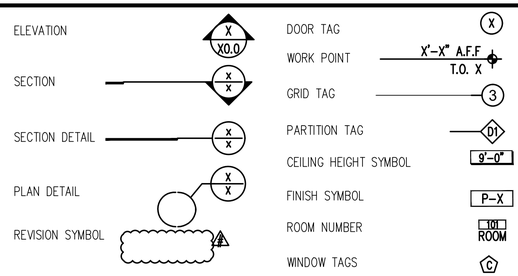
CONTACT: ROBERT MONTGOMERY
PHONE: (615)230-9089
E-MAIL: robert@montgomeryengineering.com

REVISIONS

GENERAL NOTES

1. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS. HE SHALL CONFIRM WORK SHOWN IS VIABLE. ANY CONFLICTS, OMISSIONS, ETC. SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMANCE OF ANY WORK IN QUESTION.
2. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE & FEDERAL CODES AND ORDINANCES.
3. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE OWNER'S REPRESENTATIVE BEFORE CONTINUING WITH CONSTRUCTION. ALL DIMENSIONS ARE TO FACE OF GYP BD. FINISH OR FACE OF BLOCK UNLESS NOTED OTHERWISE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE ALL TRADES. CONTRACTOR SHALL VERIFY ALL EQUIPMENT LOCATIONS AND DIMENSIONS OF EQUIPMENT PRIOR TO ENCLOSING AREA WHERE EQUIPMENT IS TO BE PLACED, INCLUDING CASEWORK SIZES. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.
4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FOR FIRE ALARM, PLUMBING, SIGNAGE (WHERE APPLICABLE) MECHANICAL & ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF THOSE SYSTEMS UNLESS NOTED OTHERWISE.
5. CONCEAL ALL PIPING INSIDE WALL, WHERE PIPING IS TOO LARGE, WALLS ARE TO BE FURRED OUT THE MINIMUM DIMENSION TO CONCEAL PIPING.
6. ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS, ETC. IN STUD WALLS SHALL BE BACKED WITH DRYWALL AS REQUIRED TO MAINTAIN WALL RATING. CONTRACTOR TO VERIFY WALL THICKNESSES REQUIRED FOR ALL ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS, ETC.
7. PROVIDE DOUBLE STUDS & BLOCKING AS REQUIRED TO SUPPORT EQUIPMENT AND/OR MISCELLANEOUS ITEMS, - TYP. CASEWORK, GRAB BARS, ETC.
8. FIREPROOFING, SEALANTS & DAMPERS MAY NOT BE SHOWN ON SOME DETAILS FOR CLARITY. HOWEVER, ALL ASSEMBLIES MUST BE INSTALLED AS REQUIRED TO MAINTAIN RATING INDICATED ON PLANS. ALL PENETRATION SEALANTS OR ASSEMBLIES SHALL BE UL LISTED (OR EQUIVALENT) FOR INSTALLATION WITHIN THE RATED WALL ASSEMBLY NOTED ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE OWNER'S REPRESENTATIVE BEFORE CONTINUING CONSTRUCTION
9. WHERE WALL RATINGS APPEAR ON BOTH SIDES OF DOORS AND OR WINDOWS THE WALL TYPE SHOWN SHALL CONTINUE ABOVE THE FRAME TO THE CEILING OR STRUCTURE AS APPLICABLE.
10. THE HINGE SIDE OF ALL INTERIOR DOOR FRAMES SHALL BE PLACED 4" FROM THE ADJACENT INTERIOR WALL UNLESS NOTED OTHERWISE.
11. GENERAL CONTRACTOR SHALL RETAIN ONE SET OF THE PLANS IN GOOD CONDITION TO NOTE & DOCUMENT ALL CHANGES DURING CONSTRUCTION. THIS SET OF PLANS SHALL BE RETURNED TO THE OWNER AS PART OF THE REQUIRED CLOSE OUT PACKAGE.
12. ALL SOIL UNDER FOOTINGS TO BE TREATED WITH TERMICIDE BEFORE INSTALLATION.

SYMBOLS



DEFERRED SUBMITTALS

THE FOLLOWING ITEMS WILL BE SUBMITTED AS DEFERRED SUBMITTALS BY THE APPROPRIATE INSTALLING SUBCONTRACTOR OR VENDOR. FOR EACH DEFERRED SUBMITTAL ITEM, THE SUBCONTRACTOR OR VENDOR SHALL FIRST SUBMIT SIGNED AND SEALED ENGINEERED DRAWINGS AND CALCULATIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SUBMITTAL TO THE BUILDING OFFICIAL OR FIRE MARSHAL. ARCHITECT'S REVIEW WILL BE FOR GENERAL CONFORMANCE WITH THE BUILDING DESIGN ONLY. SUBCONTRACTOR OR VENDOR SHALL BE RESPONSIBLE FOR DETERMINING SUBMITTAL REQUIREMENTS AND PAYMENT OF ALL FEES FOR SUBMITTALS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE TIMING OF SUBMITTALS SO AS TO NOT INTERFERE WITH OVERALL CONSTRUCTION SCHEDULE, ALLOWING TIME FOR APPROPRIATE REVIEWS FOR ARCHITECT AND BUILDING OFFICIAL OR FIRE MARSHAL. NO DELAYS OR TIME EXTENSIONS WILL BE ALLOWED FOR FAILURE TO ALLOW APPROPRIATE TIME FOR REVIEW.

1. N/A

ABBREVIATIONS

&	AND	D.	DEEP	H.M.	HOLLOW METAL	PL.	PLATE	TEMP.	TEMPERED
@	AT	DBL.	DOUBLE	HORIZ.	HORIZONTAL	P.LAM.	PLASTIC LAMINATE	THK.	THICK
A.B.	ANCHOR BOLT	DEPT.	DEPARTMENT	HVAC	HEATING, VENTILATING, & AIR CONDITIONING	PLAS.	PLASTER	T.O.	TOP OF
ABV.	ABOVE	D.F.	DRINKING FOUNTAIN			P.L.F.	POUNDS PER LINEAR FOOT	T.S.	TUBE STEEL
A.C.I.	AMERICAN CONCRETE INSTITUTE	DIA., ø	DIAMETER	I.D.	INSIDE DIAMETER			TYP.	TYPICAL
		DIAG.	DIAGONAL	IN., (")	INCH	PLUMB.	PLUMBING	I.B.C.	INTERNATIONAL BUILDING CODE
ACOUS.	ACOUSTIC	DIM.	DIMENSION	INFO.	INFORMATION	PLYWD.	PLYWOOD		
A.C.T.	ACOUSTICAL TILE	DN.	DOWN	INST.	INSTALL(ED)	PNL.	PANEL	U.L.	UNDERWRITERS LABORATORY
A/C	AIR CONDITIONING	DR.	DOOR	INSUL.	INSULATION, INSULATED	POL.	POLISHED		
A.D.A.	AMERICANS WITH DISABILITIES ACT	D.S.	DOWNSPOUT	INT.	INTERIOR	PR.	PAIR	U.N.O.	UNLESS NOTED OTHERWISE
		DTL.	DETAIL	JAN.	JANITOR	PROJ.	PROJECT		
ADDL.	ADDITIONAL	DWG.	DRAWING(S)	JT.	JOINT	P.S.F.	POUNDS PER SQUARE FOOT	V.C.T.	VINYL COMPOSITE TILE
ADJ.	ADJUSTABLE	DWR.	DRAWER	KIT.	KITCHEN			VERT.	VERTICAL
A.F.F.	ABOVE FINISH FLOOR	EA.	EACH	L.	LONG	P.S.I.	POUNDS PER SQUARE INCH	V.I.F.	VERIFY IN FIELD
AGGR.	AGGREGATE	E.G.	EXTERIOR GRADE	LAM.	LAMINATE			W.	WIDE
AL.	ALUMINUM	EGB.	EDGE BAND	LAV.	LAVATORY	PT.	POINT	W/	WITH
ALT.	ALTERNATE	EL., ELEV.	ELEVATION	LKR.	LOCKER	PTD.	PAINT(ED)	W/O	WITHOUT
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE	ELEC.	ELECTRIC(AL)	LL.	LANDLORD	PTN.	PARTITION	W.C.	WATER CLOSET
		ENGR.	ENGINEER	L.L.H.	LONG LEG HORIZONTAL	P.TRTD.	PRESSURE TREATED	WD.	WOOD
APPROX.	APPROXIMATE	E.P.	ELECTRICAL PANEL	L.L.V.	LONG LEG VERTICAL	QT.	QUARRY TILE	WDB.	WOOD BASE
ARCH.	ARCHITECT(URAL)	EQ.	EQUAL	L.V.L.	LAMINATED VENEER LUMBER	QTY.	QUANTITY	W.H.	WATER HEATER
A.S.H.R.A.E.	AMERICAN SOCIETY OF HEATING, REFRIGERATION & AIR CONDITIONING ENGINEERS	EQPT.	EQUIPMENT			R.	RISE(R)	W.O.	WHERE OCCURS
		EVTR.	ELEVATOR	MAX.	MAXIMUM	RAD.	RADIUS	WT.	WEIGHT
		E.W.C.	ELECTRIC WATER COOLER	MCG	METAL CORNER GUARD	R.C.P.	REFLECTED CEILING PLAN	W.W.F.	WELDED WIRE FABRIC
				MECH.	MECHANICAL			W.W.M.	WELDED WIRE MESH
A.S.T.M.	AMERICAN SOCIETY FOR TESTING & MATERIALS	(E)	EXISTING	MEMB.	MEMBRANE	R.D.	ROOF DRAIN		
		EXIST.	EXISTING	MEZZ.	MEZZANINE	REF.	REFERENCE		
BLDG.	BUILDING	EXP.	EXPANSION	MGR.	MANAGER	REFL.	REFLECTIVE		
BLK.	BLOCK(ING)	EXPO.	EXPOSED	MFR.	MANUFACTURER	REFR.	REFRIGERATOR		
B.M.	BENCH MARK	EXT.	EXTERIOR	M.H.	MANHOLE	REINF.	REINFORCING, REINFORCEMENT		
BM.	BEAM	F.A.	FIRE ALARM	MIN.	MINIMUM				
B.A.	BULL NOSE	F.D.	FLOOR DRAIN	MIR.	MIRROR	REM.	REMOVE(D)(ABLE)		
B.B.	BOTTOM OF	FDN.	FOUNDATION	MISC.	MISCELLANEOUS	REQ'D.	REQUIRED		
BOT.	BOTTOM	F.A.	FIRE EXTINGUISHER	M.O.	MASONRY OPENING	RESIL.	RESILIENT		
BRG.	BEARING	F.A.C.	FIRE EXTINGUISHER CABINET	MTD.	MOUNTED	REV.	REVISION(S), REVISED		
B.T.U.	BRITISH THERMAL UNIT			MTL.	METAL	RM.	ROOM		
CAB.	CABINET	FIN.	FINISH(ED)	MUL.	MULLION	RND.	ROUND		
C.B.	CATCH BASIN	FIXT.	FIXTURE	(N)	NEW	R.O.	ROUGH OPENING		
C.C.	CENTER TO CENTER	FL.	FLOOR(ING)	N.	NORTH	R.T.U.	ROOF TOP UNIT		
CENT.	CENTER	FLUOR.	FLUORESCENT	N.E.C.	NATIONAL ELECTRICAL CODE	SAN.	SANITARY		
CERM.	CERAMIC	F.O.	FACE OF			S.C.	SOLID CORE		
C.G.	CORNER GUARD	FR.	FRAME	N.E.M.A.	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION	SCH.	SCHEDULE		
C.I.	CAST IRON	F.R.C.	FIBERGLASS REINFORCED PLASTIC			SECT.	SECTION		
C.I.P.	CAST IN PLACE					S.F.	SQUARE FEET/FOOTAGE		
CIRC.	CIRCUIT	F.R.T.	FIRE RETARDANT TREATED	N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION	SHT.	SHEET		
C.J.	CONTROL JOINT					SIM.	SIMILAR		
CLG.	CEILING	FT., (')	FEET/FOOT			S.J.	SAW JOINT		
C.L., ℄	CENTER LINE	FTG.	FOOTING	N.I.C.	NOT IN CONTRACT	SLD. SUR.	SOLID SURFACE		
CLKG.	CAULKING	FURR.	FURRED/FURRING	NO., #	NUMBER	SPEC.	SPECIFICATION(S)		
CLR.	CLEAR	GA.	GAUGE	NOM.	NOMINAL	SQ.	SQUARE		
CNTR.	COUNTER	GALV.	GALVANIZED	N.T.S.	NOT TO SCALE	S.S.	STAINLESS STEEL		
C.O.	CLEAN OUT	G.A.	GENERAL CONTRACTOR	O/	OVER	STD.	STANDARD		
COL.	COLUMN	GL.	GLASS	O/A	OVERALL	STL.	STEEL		
CONC.	CONCRETE	GND.	GROUND	O.C.	ON CENTER	STOR.	STORAGE		
CONN.	CONNECTION	GR.	GRADE	O.D.	OUTSIDE DIAMETER	STRL.	STRUCTURAL		
CONST.	CONSTRUCTION	G.W.B.	GYPSUM WALL BOARD	OFF.	OFFICE	SUP.	SUPPLIED		
CONT.	CONTINUOUS OR CONTINUE	H.	HIGH	OP.H.	OPPOSITE HAND	SUSP.	SUSPENDED		
		H.A.	HOSE BIBB	OPNG.	OPENING	T.	TREAD		
CONTR.	CONTRACTOR	H.B.	HANDICAPPED	OPP.	OPPOSITE	T&G	TONGUE & GROOVE		
COORD.	COORDINATE	HDWD.	HARDWOOD	O.S.B.	ORIENTED STRAND BOARD	T.G.	TEMPERED GLAZING		
CORR.	CORRIDOR	HDWR.	HARDWARE			T.B.D.	TO BE DETERMINED		
C.T.	CERAMIC TILE	HGT.	HEIGHT	P.J.	PANEL JOINT	TEL.	TELEPHONE		

DRAWING INDEX

SHEET #	SHEET TITLE
	CIVIL
C0.00	COVER SHEET
C1.01	SITE PLAN
	LANDSCAPE
L1.0	LANDSCAPE PLAN
	SITE LIGHTING PLAN
SL1.1	SITE LIGHTING PLAN
	ARCHITECTURAL
N/A	AIM SHELL ELEVATIONS
N/A	FAST PACE SHELL ELEVATIONS
N/A	STREET VIEW CONCEPTUAL RENDERING
N/A	STREET VIEW CONCEPTUAL RENDERING

MJM ARCHITECTS
2948 SIDCO DR.
NASHVILLE, TN 37204
P. 615.244.8170
www.mjmarch.com

ARCHITECT | CONSULTANT | OWNER SEAL | TENANT | LOCATION | DATE | REVISIONS | SHEET

TOLLGATE VILLAGE
THOMPSON STATION, TN

AIM & FAST PACE - SHELL-

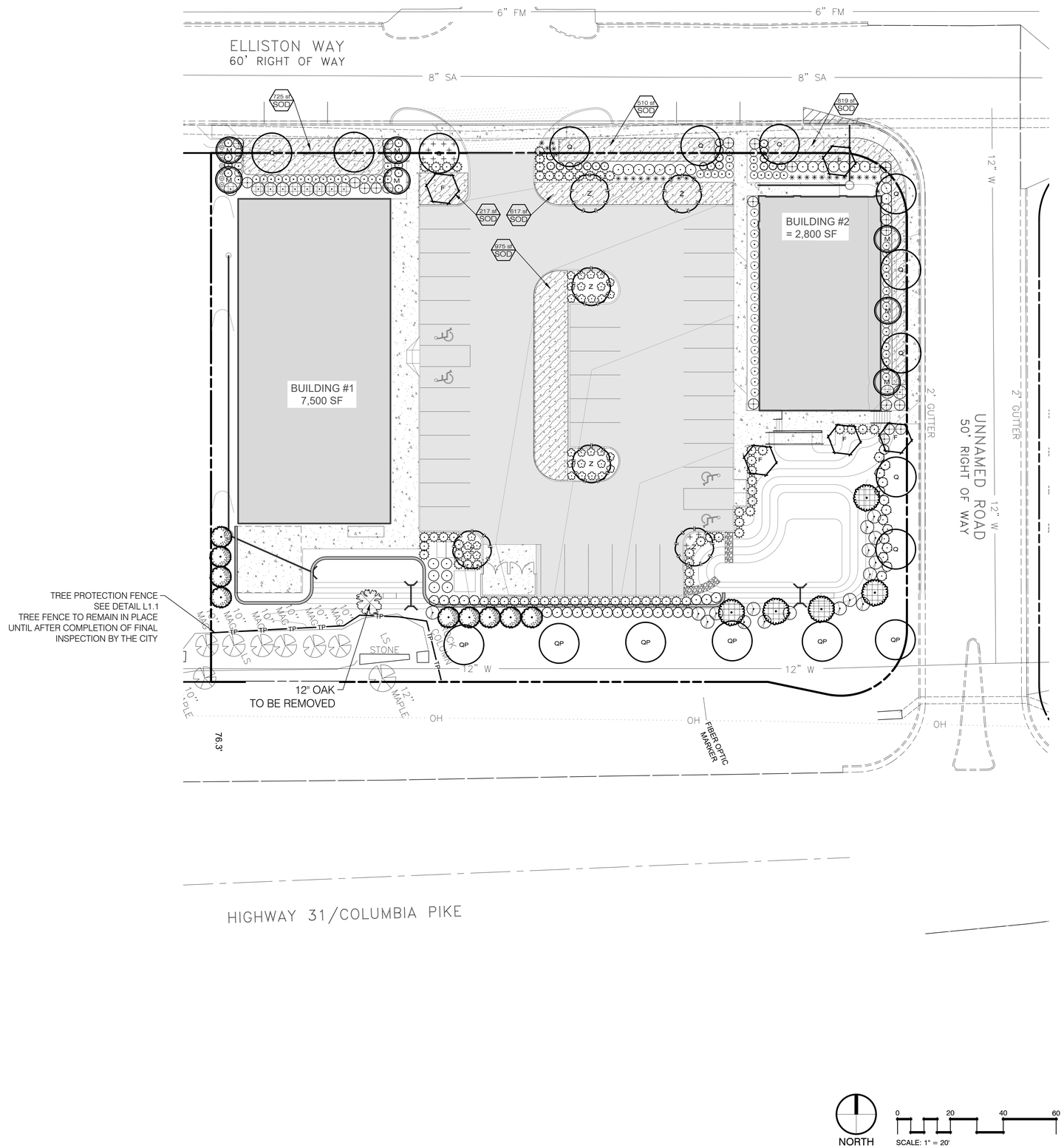
PLANNING COMMISSION SUBMITTAL
2021-10-11

REV	DATE

COVER SHEET

C0.00

MJM Job# 21215



NORTH

0 20 40 60 feet

SCALE: 1" = 20'

Heibert+Ball
LAND DESIGN
1894 Gen. Geo. Patton Dr.
Suite 400
Franklin, TN 37067
Tel: 615.376.2421
www.hblanddesign.com

PROPOSED SITE FOR:

TOLLGATE VILLAGE

THOMPSON STATION, TENNESSEE

CONNOR L. BALL
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT

BY: cb

HBLD PROJECT # 21247

RELEASE DATE: 00/00/00
REV 1:

L1.0

LANDSCAPE PLAN

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
   a. The fork occurs in the upper 1/3 of the tree.
   b. One fork is less than 2/3 the diameter of the dominant fork.
   c. The top 1/3 of the smaller fork is removed at the time of planting.
3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
4. The trunk and/or major branches shall not touch
5. Several branches are larger in diameter and obviously more dominant.
6. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree
8. Crown spread shall look proportional to the tree.
9. NO flush cuts or open trunk wounds or other bark injury
10. Root ball meets all ANSI standards and is appropriately sized

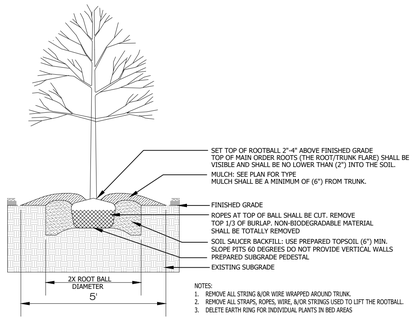
DEFICIENCIES NOT ACCEPTED:

1. Tip dieback on 5% of branches
2. Crown thin/spasely foliated
3. Included bark
4. Major Branches touching
5. Asymmetrical branching

Landscape shall not obstruct visibility or access to fire protection equipment including, but not limited to, fire hydrants and fire department connections

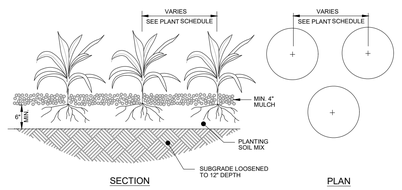
PLANTING NOTES:

1. Refer to all written specifications; adhere to Plans and Specifications for all phases of work.
2. Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
3. Verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule.
4. All materials are subject to the approval of the Landscape Architect, City, and Owner.
5. Once unloaded from truck, immediately stand all trees up. DO NOT lie the trees down. This will reduce the risk of sunscald.
6. Plants shall meet specifications. Root balls shall meet or exceed size standards as set forth by 'American Standards for Nursery Stock'. Main leaders of all trees shall remain intact.
7. Mulch plant pits and planting beds with specified mulch to the depth indicated on drawings.
8. Prepare all topsoil used in tree, shrub, and seed mixes in accordance with the specifications
9. Discard any material which turns brown or defoliates within 5 days after planting. Replace immediately with approved specified material at no additional cost.
10. Maintain all plant material and lawns until project is accepted in full by the City.
11. Guarantee all workmanship and materials for a period of 1 calendar year.
12. Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
13. Provide 6" of topsoil for lawn areas (12" min. over rock), min. 24" of topsoil for shrub zones, and min. 48" deep for tree pits. Refer to specific root ball sizes for the min. diameter tree pit.
14. Trees shall be first quality representatives of their species and shall meet all requirements otherwise stipulated. The Landscape Architect reserves the right to reject plant materials in the field, at the growing location, or at the job site at any time during the project.
15. Test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using filter fabric wrapped perforated drainage tube (sloped to low point) and a washed pea gravel pit well drain



DECIDUOUS TREE PLANTING

P-NO-12



GROUNDCOVER PLANTINGS

GROUNDCOVER, GRASSES, AND PERENNIALS

LANDSCAPE NOTES:

1. Contractor responsible for locating and protecting all underground utilities prior to digging.
2. Contractor responsible for protecting existing trees from damage during construction as shown on plans.
3. Contractor to install 6" minimum depth of clean, friable topsoil at all planting beds and lawn areas prior to fine grading. see topsoil specification sheet l-1.3.
4. All shrub beds (existing and new) to be mulched with a 3-4 inch minimum layer of mulch .
5. Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs or laying sod. Landscape contractor to provide fine grading.
6. Any existing grass disturbed during construction to be fully removed, re-graded and replaced. All tire marks and indention to be repaired.
7. Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
8. Sod to be delivered fresh (cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. edge of sod adjacent to mulch beds to be shovel cut. All sod to be delivered in largest rolls available. there shall be no gaps between sod joints.
9. Planting mix to be provided as specified in the landscape specifications.
10. The landscape contractor shall guarantee all plants installed for one full year from date of acceptance. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The landscape contractor shall not be responsible for acts of god or vandalism.
11. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth, as determined by the landscape architect, shall be replaced by the landscape contractor at no cost to owner.
12. Prior to installation, the landscape contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by general contractor and observe the site conditions under which the work is to be done. Notify general contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected.
13. Water all plant material that are newly planted thoroughly twice in first 24 hours and apply mulch immediately.
14. All trees and shrubs shall be coordinated with lighting plan prior to installation.
15. All shrubs to be 3' back of curb.
16. All areas of disturbance outside of landscape beds shall be repaired with turf.
17. Any utility structure, light poles, sign, or other feature may not be added to any required landscape island in such a manner that would displace the required element(s) (trees, shrubs, etc.)

SUBSTITUTION NOTE:

1. Requirements shown are per the City Zoning Ordinance. Substitutions are not allowed unless approved by the City and Heibert+Ball Land Design

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:

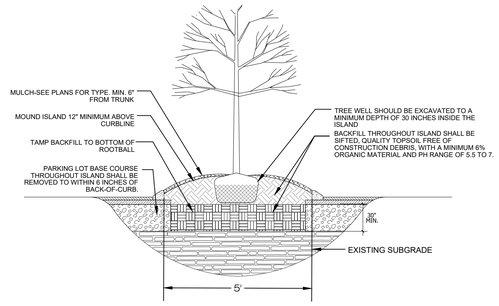
In the event proposed canopy trees are in conflict (within 15') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment

TO AVOID OVERHEAD UTILITY CONFLICTS:

In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.

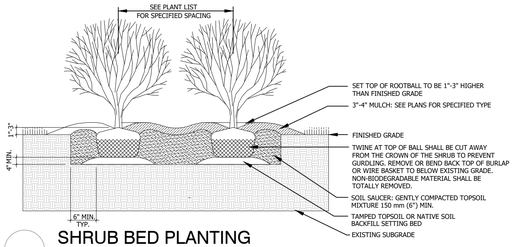
UTILITY SCREEN

All utility structures, transformers, meters, and/or units shall be screened with plant material tall enough to provide an effective screen. Structures not shown on landscape plans will be required to be screened. If utilities are added to the site, contact Heibert+Ball Land Design for screening recommendations

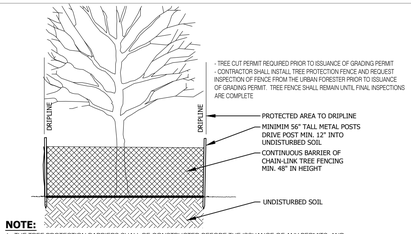


PARKING ISLAND TREE PLANTING

FOR PARKING LOT ISLAND OR MEDIAN



SHRUB BED PLANTING



NOTE:

1. THE TREE PROTECTION BARRIERS SHALL BE CONSTRUCTED BEFORE THE ISSUANCE OF ANY PERMITS, AND SHALL REMAIN INTACT THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.
2. THE TREE PROTECTION BARRIER SHALL BE INSTALLED AS LABELED ON THIS PLAN OR TO A DISTANCE OF THE RADIUS OF THE DRIPLINE, WHICHEVER IS GREATEST, AS MEASURED FROM THE TRUNK OF THE PROTECTED TREE(S)
4. ANY REQUIRED EXCAVATION IN OR AROUND THE PROTECTION ZONE TO ACCOMMODATE UNDERGROUND SERVICES, FOOTINGS, ETC. SHALL BE INDICATED ON THE PLAN, AND SHALL BE EXCAVATED BY HAND. IN ADDITION, RELATED ROOT PRUNING SHALL BE ACCOMPLISHED VIA ANSI A-300-95 STANDARD SO AS TO MINIMIZE IMPACT ON THE GENERAL ROOT SYSTEM. ROOT PRUNING TO OCCUR PRIOR TO GRADING
5. THE STORAGE OF BUILDING MATERIALS OR STOCKPILING SHALL NOT BE PERMITTED WITHIN THE LIMITS OF OR AGAINST THE PROTECTION BARRIERS.
6. TREES WITHIN THE PROTECTION BARRIERS MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PROCESS (I.E., THEY MUST BE WATERED SUFFICIENTLY, PARTICULARLY IF THE TREE'S ROOT SYSTEM HAS BEEN DISTURBED BY EXCAVATION.) FILL SHALL NOT BE PLACED UPON THE ROOT SYSTEM AS TO ENDANGER THE HEALTH OR LIFE OF THE AFFECTED TREE.
7. HEAVY ACCUMULATION OF DUST FROM CONSTRUCTION ACTIVITIES MAY OCCUR ON THE SURFACE OF THE TREE FOLIAGE. TO CONTROL DUST, TREE FOLIAGE MAY BE HOSED DOWN UPON THE REQUEST OF THE LANDSCAPE ARCHITECT, OWNERS REP, OR CITY.
8. REMOCAL OF ALL TREE PROTECTION FENCING WILL BE DONE BY THE CONTRACTOR. RESTORATION OF ALL AREAS DISTURBED BY THE FENCING WILL BE THE CONTRACTORS RESPONSIBILITY

TREE PROTECTION DETAIL

P-NO-06

PLANT SCHEDULE

3" CANOPY TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	5	D.D. Blanchard Magnolia / Magnolia grandiflora `D.D. Blanchard` TM Full To Base. Full Dense Form. See Tree Specifications	B & B		8` HT
Q	11	Ruby Springs Nuttall Oak / Quercus nutalii 'Ruby Springs' 6` Clear Trunk. Single; Straight Central Leader. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications.	B & B	3"Cal	14`-15` HT
QP	6	Hightower Willow Oak / Quercus phellos 'Hightower' 6` Clear Trunk. Single; Straight Central Leader. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications.	B & B	3"Cal	14`-15` HT
Z	6	Green Vase Zelkova / Zelkova serrata ` Green Vase` 5` Clear Trunk. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications.	B & B	3"Cal	14`-15` HT
UNDERSTORY/COLUMNAR TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
F	5	Cherokee Princess Dogwood / Cornus florida `Cherokee Princess` 4` Clear Single Trunk. Full Symmetrcal Crown. See Tree Specifications	B & B	2"Cal	10`-12` HT
	9	Nellie Stevens Holly / Ilex x `Nellie R Stevens` Full to Base. Full Dense Form. See Tree Specifications	B & B		6`-8` HT
M	7	Moon Glow Sweetbay Magnolia / Magnolia virginiana `Moon Glow` Single Stem. Full Rounded Head. See Tree Specifications. Matched Specimens	B & B	2"Cal	10`-12` HT
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	WIDTH	
	18	Rose Creek Abelia / Abelia x grandiflora `Rose Creek` Full; Dense Form	#3 Cont. 16" HT		
	60	Wintergreen Boxwood / Buxus microphylla var. japonica `Wintergreen` Full; Dense Form. Unsheered	#3 Container		
	22	Graham Blandy American Boxwood / Buxus sempervirens `Graham Blandy` Full; Dense Form. Unsheered	#7 Container		
	8	Dwarf Boxleaf Euonymus / Euonymus japonicus 'Microphyllus' Full; Dense; Well Rooted	#3 Container		
	11	Annabelle Hydrangea / Hydrangea arborescens `Annabelle` Full; Dense; Well Rooted	#5 Container		
	17	Limelight Hydrangea / Hydrangea paniculata `Limelight` Full; Dense; Well Rooted	#1 Container		
	29	Little Lime Hydrangea / Hydrangea paniculata `Little Lime` Full; Dense; Well Rooted	#1 Container		
	15	Sea Green Juniper / Juniperus chinensis `Sea Green` Full. Heavy. Well Branched.	#5 Container		
	69	Grey Owl Juniper / Juniperus virginiana `Grey Owl` Full. Heavy. Well Branched.	#3 Container		
	24	Diablo Ninebark / Physocarpus opulifolius `Diablo` Full; Dense Form	24" HT		
	23	Prague Viburnum / Viburnum x pragense Full; Dense Form	18" HT		
GRASSES	QTY	COMMON / BOTANICAL NAME	CONT	WIDTH	
	31	Blue Dune Lyme Grass / Elymus arenarius Blue Dune Full. Heavy. Well Rooted	#1 Container		
PERENNIALS	QTY	COMMON / BOTANICAL NAME	CONT	WIDTH	
	13	Walkers Low Catmint / Nepeta x faassenii 'Walers Low' Full; Heavy; Well Rooted,	#1 Container		
	30	Goldsturm Black-eyed Susan / Rudbeckia fulgida `Goldsturm` Full; Heavy; Well Rooted,	#1 Container		
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT		
	3,863 sf	Drought Tolerant Fescue Blend / Turf Sod Install Sod as per specifications over finished graded area free of debris. Stagger seems, do not overlap. Roll twice.	sod		

PLAN NOTES:

1. ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 3" MINIMUM DEPTH OF PINE STRAW MULCH.
2. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
3. ALL AREAS OF DISTURBANCE SHALL BE SODDED WITH REBEL III TALL FESCUE UNLESS OTHERWISE NOTED ON GRADING PLANS

WHEN THE TERMS "POT", "CONTAINER", OR "CALIPER" ARE USED TO DESCRIBE MINIMUM SIZE AT PLANTING, THE ESTABLISHED AMERICAN STANDARD FOR NURSERY STOCK SHALL APPLY.
THAT IS: •"ALL CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUBS SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THEY SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION." "AN ESTABLISHED CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUB SHALL BE A (DECIDUOUS OR CONIFER) SHRUB TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER."
•CONTAINER SIZE MAY BE CONVERTED TO MINIMUM HEIGHT/SPREAD AS FOLLOWS:
1 GALLON = 12" TO 15" HEIGHT OR SPREAD
3 GALLON = 15"-18" HEIGHT OR SPEAD
5 GALLON = 18" TO 24" HEIGHT OR SPREAD
7 GALLON = 24" TO 30" HEIGHT OR SPREAD

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

Heibert+Ball
LAND DESIGN
1894 Gen. Geo. Patton Dr.
Suite 400
Franklin, TN 37067
Tel: 615.376.2421
www.hblanddesign.com

PROPOSED SITE FOR:

TOLLGATE VILLAGE

THOMPSON STATION, TENNESSEE

CONNOR L. BALL REGISTERED LANDSCAPE ARCHITECT

BY: cb

HBLD PROJECT # 21247

RELEASE DATE: 00/00/00
REV 1:

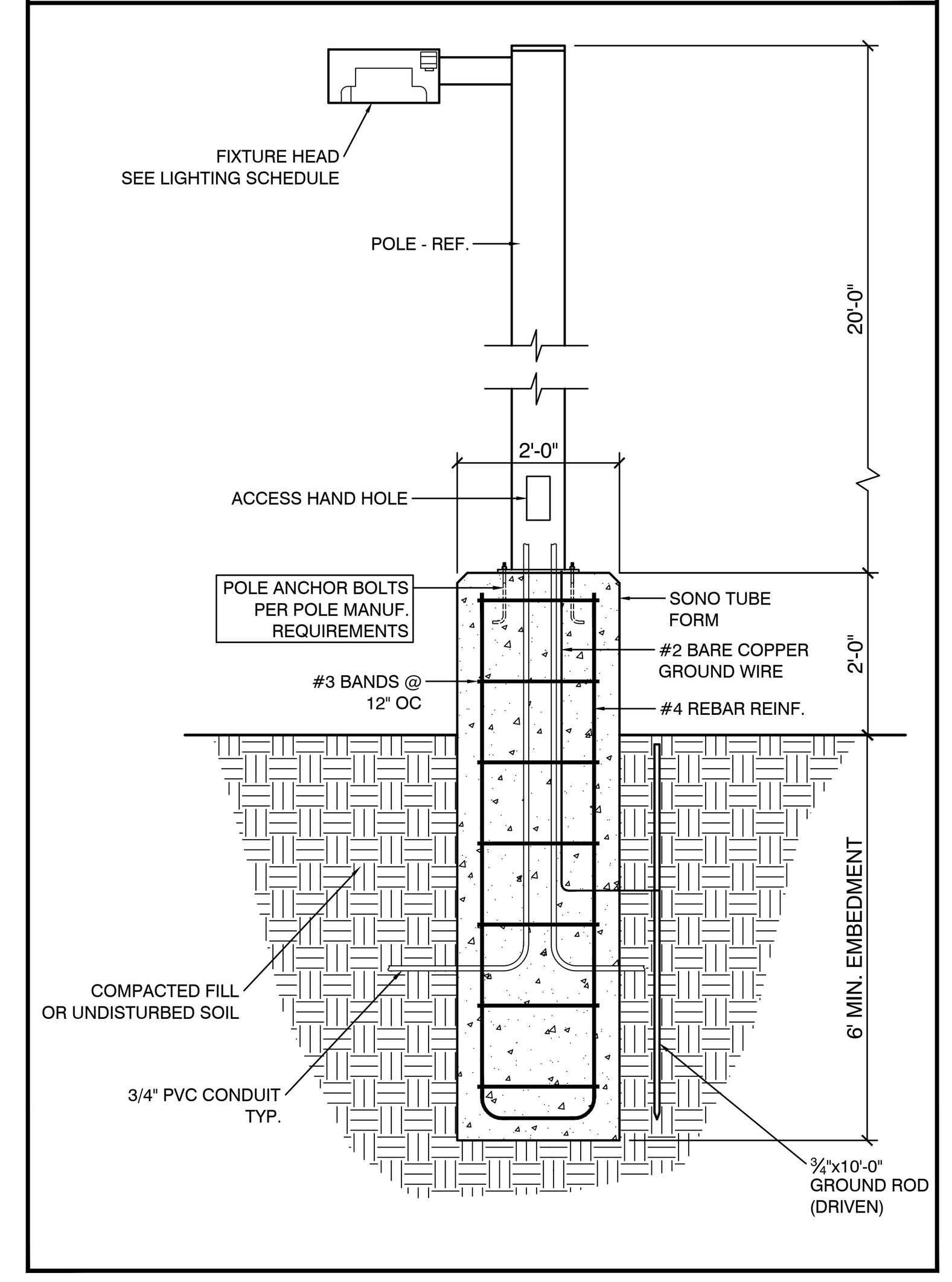
L1.1

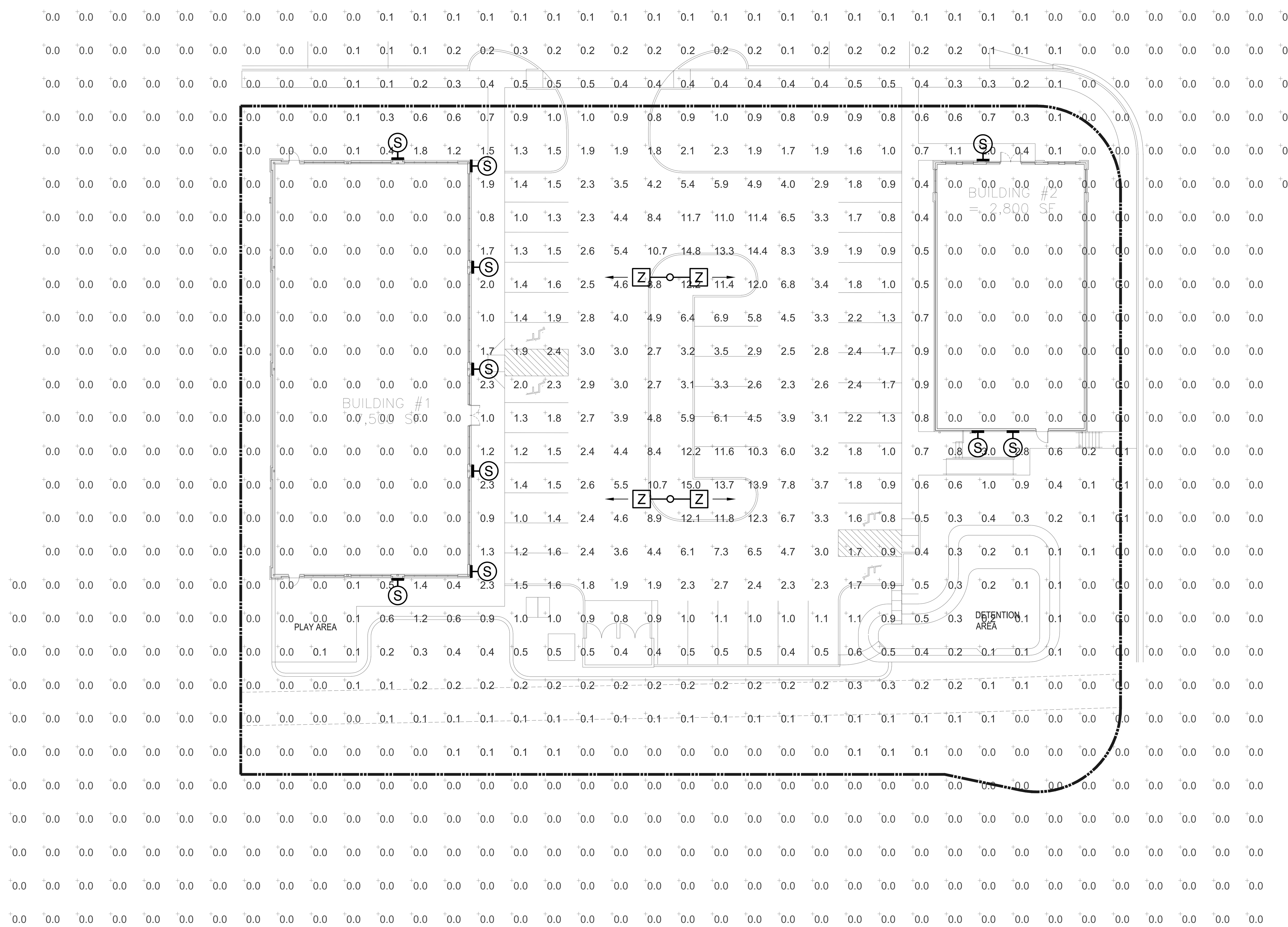
LANDSCAPE PLAN

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMPS	MANUFACTURER	DETAILS
S	LED WALL SCONCE, 2,800 LUMENS, 4,000K COLOR TEMP, BLACK FINISH, 120V	39W LED INCL.	INDESSA 503-2LED17-BLK	MOUNT 7' A.F.G. 10 -TOTAL
Z	LED AREA LIGHT, 18,000 LUMENS, 4,000K COLOR TEMP, FORWARD THROW OPTICS, BLACK FINISH, 120V	135W LED INCL.	HUBBELL ASL1-160I-4K7-4W-UNV-ASQU-BLT	MOUNT ON 20', 4" SQUARE POLE 4- TOTAL

POLE LIGHT BASE DETAIL





SITE LIGHTING PHOTOMETRIC PLAN

SCALE: 1 : 20

MONTGOMERY ENGINEERING PLLC
Electrical and Mechanical Construction Engineers
1191 Nashville Pike, Gallatin, TN 37066
615.230.9089 www.montgomeryengineering.com
Job No. 21197

CONSULTANT

ROBERT A. MONTGOMERY
REGISTERED ENGINEER
AGRICULTURE COMMERCE
STATE OF TENNESSEE

SEAL

MJM ARCHITECTS, LLC
2948 SIDCO DR.
NASHVILLE, TN 37204
P. 615.244.8170
www.mjmarch.com

ARCHITECTS

ARCHITECT

OWNER

LOCATION

TOLLGATE VILLAGE
THOMPSON STATION, TN

TENANT

SCHEMATIC DESIGN
2021-08-17

DATE

REV	DATE

REVISIONS

SHEET

SL1.1
1 of 1
MJM JOB# 21215

GRAPHIC SCALE

0 20 30 40 60

(IN FEET)

1 inch = 20 ft.

.\Tennessee-811.tif

BUILDING FRONTAGE CALCULATIONS

Primary Frontage (Elliston Way)

Frontage = 263.22'

Minimum Bldg Frontage (60%) = 157.93'

Bldg Frontage Provided = 106' < 158'

LOT COVERAGE CALCULATIONS

PARCEL 52,577 sf (1.21 Ac)

PERVIOUS (grass/landscape) 21,215 sf (40.0%)

IMPERVIOUS 15,056 sf (Asphalt)
4,040 sf (Concrete)
11,150 sf (Building)
30,246 sf (57.5%)

LOT COVERAGE (BUILDINGS) 11,150 sf (212% < 50%)

4.9.5 (b) Lot coverage. Lot coverage for non-residential is 50% maximum and for residential is 90% maximum. Residential lots exceeding 50% coverage shall provide an additional area, equal to or greater than the balance of 50%, in the form of open space or civic space. The additional civic space shall be within a walking distance or 1/4 mile of the subject units.

PARKING CALCULATIONS

Bldg #1 – Other Service Business 7,500 sf

Parking 3 per 1,000 – Required Parking 22.5 spaces

Bldg #2 – Medical Clinic 3,650 sf

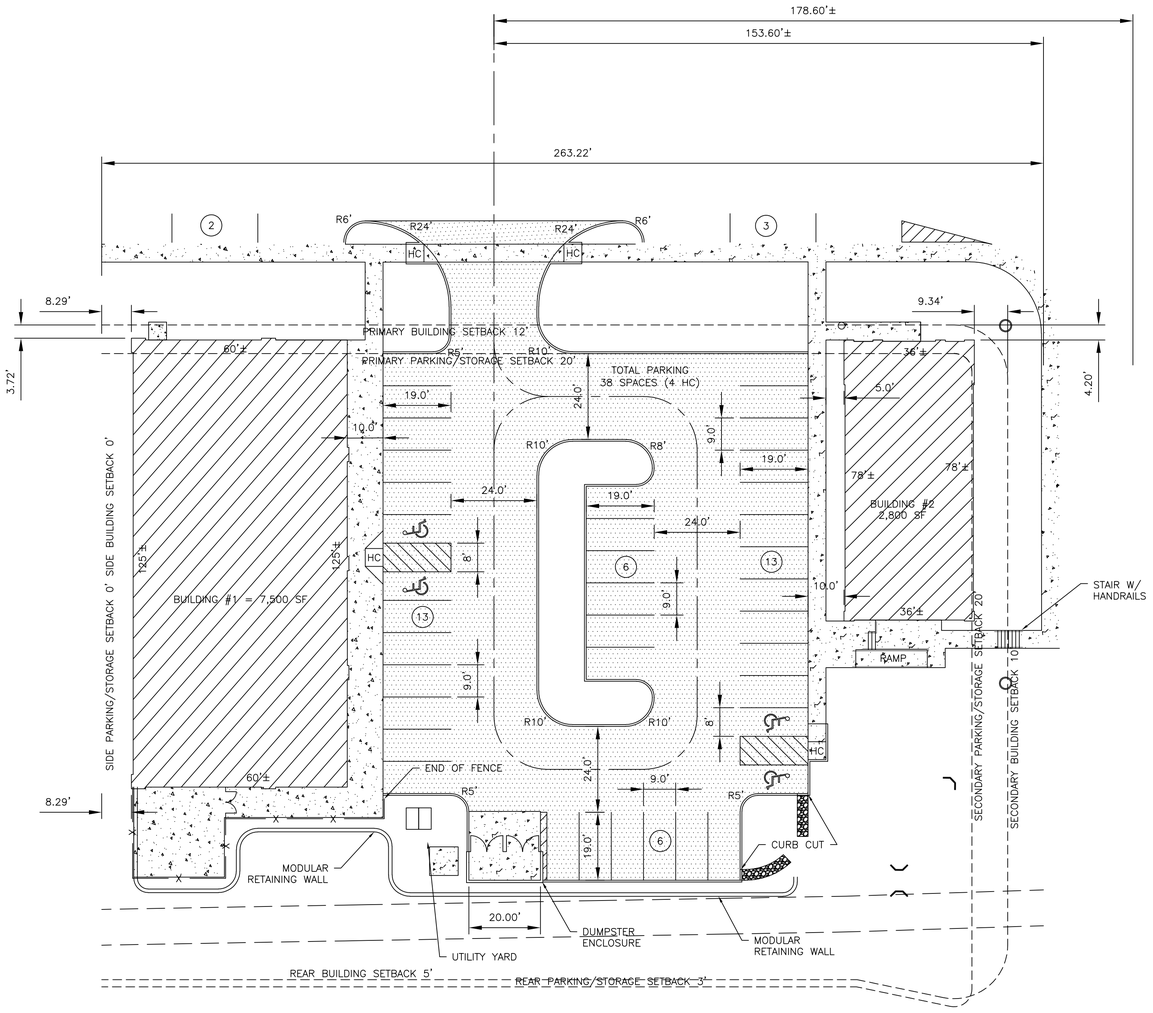
Parking 1 per 200 + 1 per physician – Required Parking 20.25 spaces

Total Parking Required – 42.75 spaces (43 spaces)

Parking Provided: On Site provided 38 spaces
On Street provided 5 spaces
43 spaces (100% of required)

4.12.4 Maximum Provided Automobile Parking

a. Parking areas that exceed the allowable parking shall incorporate low impact design (LID). For up to a 5% increase in parking, 25% of the parking area shall be low impact design (LID). An increase between 5 – 10% shall require 35% of the parking area be LID. Any increase in parking over 10% shall require 50% of the parking area LID.



SITE NOTES

1. EXISTING CONDITIONS AND BOUNDARY TAKEN FROM SURVEY BY: HFR DESIGN, DATED MAY 3, 2019.
2. PROPERTY MAP REFERENCE: PLAT BOOK P50, PAGE 26, SECTION 30A, LOT 30.02.
3. PROPERTY IS ZONED NC
4. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN BASED ON INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP PANEL NO. 47187C0335F, DATED 09/29/2006.
5. OBTAIN ALL NECESSARY LICENSES AND PERMITS. CONTRACTOR TO PROVIDE ALL ASSOCIATED FEES AND COSTS.
6. VERIFY ALL UTILITY ELEVATIONS, LOCATIONS, AND DEPTHS BEFORE BEGINNING CONSTRUCTION. THE OWNER DOES NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT UTILITIES, OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT THE ACTUAL UTILITY LOCATIONS MAY BE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE UNDERGROUND UTILITY POSITIONS.
7. STAKEOUT PLAN AS SHOWN HEREON. SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING DIMENSIONS, AS NEEDED.
8. DIMENSIONS AND RADII SHOWN ARE EDGE OF PAVEMENT OR FACE OF CURB.
9. GUARD REFERENCE POINTS STAKED IN THE FIELD. ALL REFERENCE POINTS THAT ARE DESTROYED OR LOST SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
10. VERIFY THE CLEARING LIMITS AND FIELD CONDITIONS BEFORE BIDDING THIS PROJECT. NO EXTRAS WILL BE ALLOWED DUE TO THE IRREGULAR SURFACE CONDITIONS THAT MAY BE ENCOUNTERED ON THIS SITE.
11. BEFORE CLEARING, FLAG TREES TO REMAIN. AVOID DAMAGING THESE TREES AND THEIR ROOT SYSTEMS DURING CONSTRUCTION.
12. PREVENT VEHICLE OR EQUIPMENT STORAGE OFF-SITE.
13. CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES, OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
14. ALL TRAFFIC CONTROL DEVICES AND PLANS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
15. DETAILED WATER AND SANITARY SEWER PLANS TO BE APPROVED BY JURISDICTIONAL AGENCIES PRIOR TO CONSTRUCTION.
16. ADJUST ALL EXISTING MANHOLES, CATCH BASINS, OR OTHER STRUCTURES TO MATCH PROPOSED GRADES.

GLAZING PERCENTAGES:
TOTAL: 185-0" STOREFRONT / 370 LINEAR FEET = 50%

EXTERIOR MATERIAL LEGEND

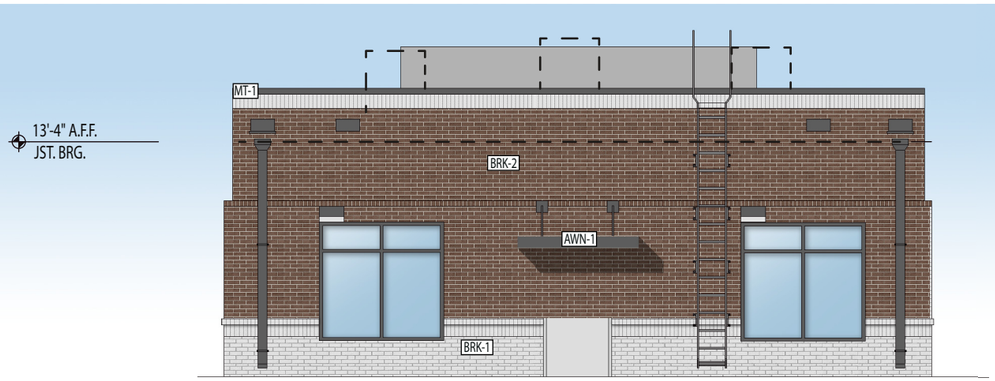
BRK-1	ACME MODULAR BRICK, COLOR; "COTTON CREEK" VALOUR (OR EQUAL)
BRK-2	ACME MODULAR BRICK, COLOR; "HAMPSTEAD" (OR EQUAL)
STN-1	VERSA-LOK STANDARD, COLOR; STANDARD UNIT
GLAZ-1	TRANSPARENT GLAZING, 1" INSULATED GLAZING UNIT
MT-1	PAC CLAD (OR SIM) PRE-FINISHED METAL COPING, COLOR; DARK BRONZE
AWN-1	METAL CANOPY, COLOR: DARK BRONZE
SF-1	DARK BRONZE STOREFRONT
PT-1	SW - #6000, COLOR: SNOWFALL

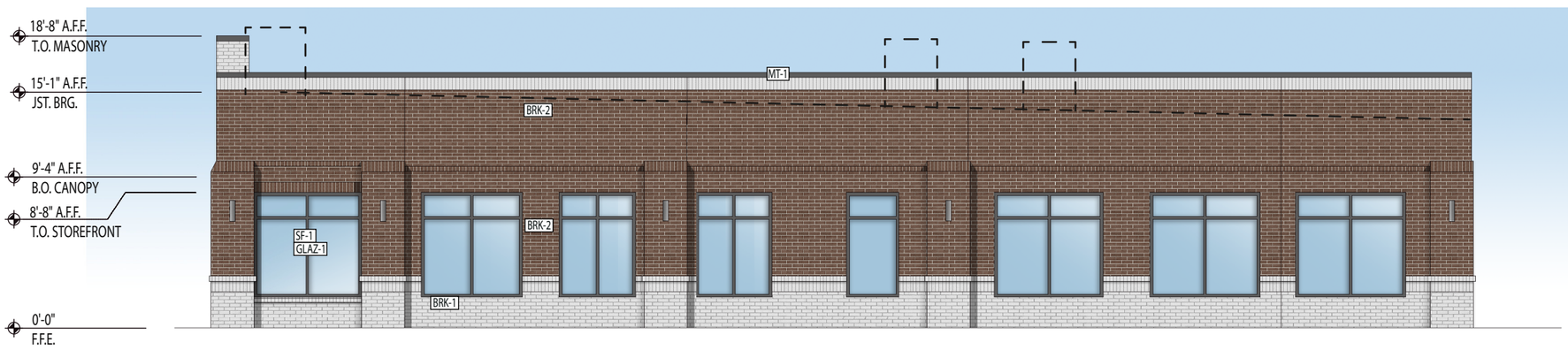
#21215
10-11-21

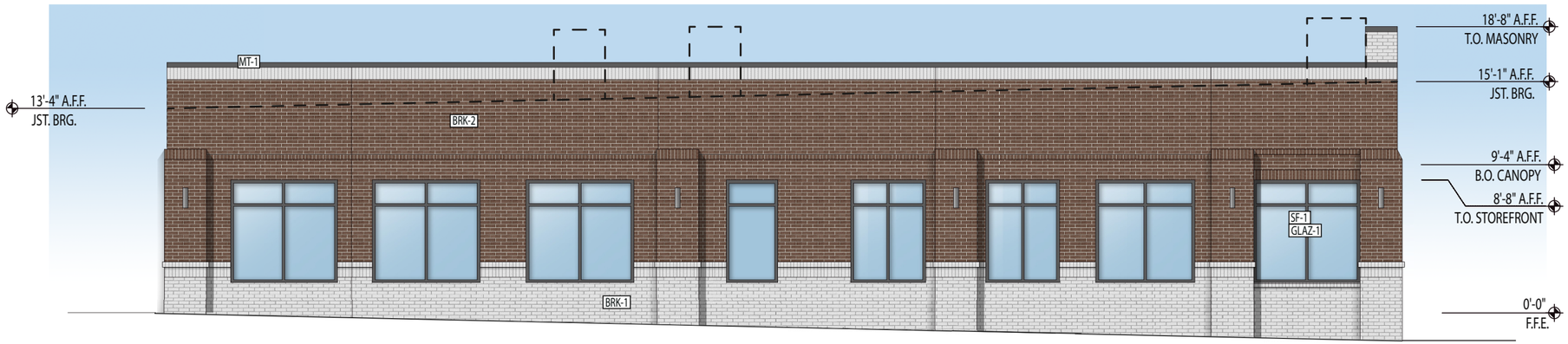
Tollgate Village

THOMPSON'S STATION, TN

MJM ARCHITECTS







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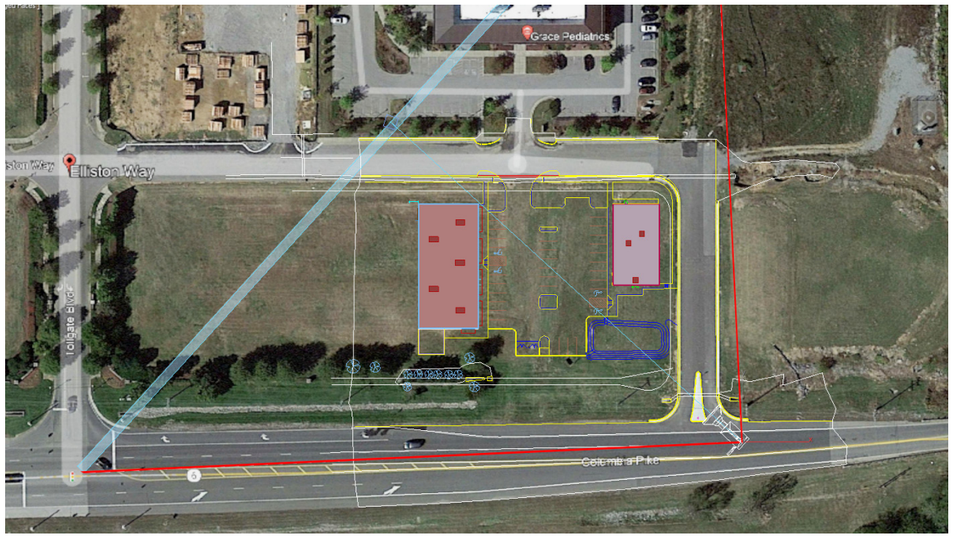

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THOMPSON'S STATION, TN

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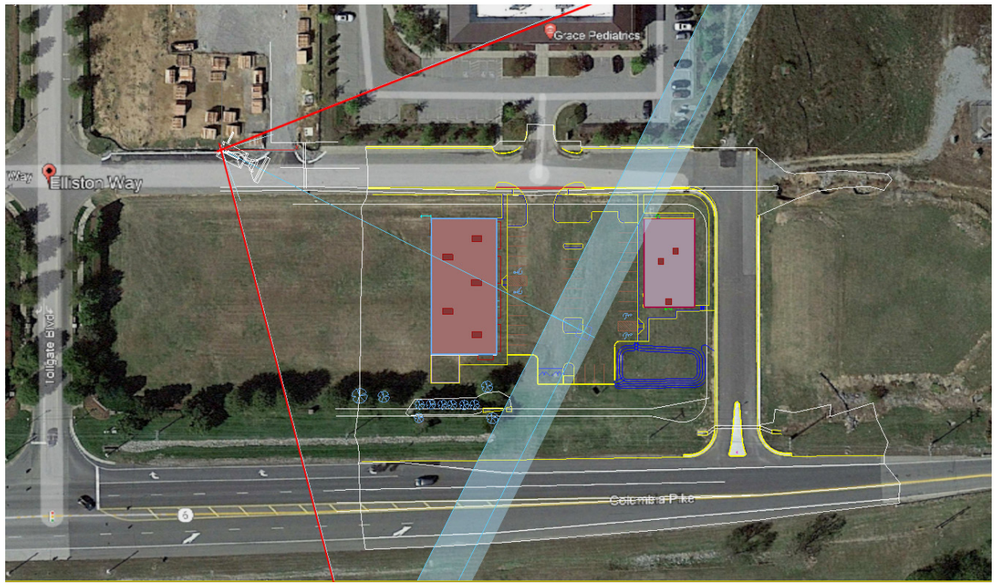

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Tollgate Village

THOMPSON'S STATION, TN

MJM ARCHITECTS