

SITE DATA

PROJECT NAME: Hardee's Nolensville
PROJECT #:
SUBDIVISION:
LOT NUMBER: Tax Map 33, Portion of Parcel 82.08
ADDRESS: 2010 Ava Place, Nolensville, Tennessee
TOWN: Nolensville
COUNTY: Williamson
STATE: Tennessee
CIVIL DISTRICT: 17
EXISTING ZONING AND AREA DESIGNATION: Commercial Region (CR)
ACREAGE OF SITE: 1.418
SQUARE FOOTAGE OF SITE: 61,789
MINIMUM REQUIRED SETBACK LINES:
Yard fronting on any street: 70 feet
Side yard: 20 feet
Rear yard: 25 feet

OWNER: Burkitt Commons II, LLC
Address: 9019 Overlook Boulevard, Suite C2, Brentwood, Tennessee 37027
Phone No.: 615.370.8381
Contact Name: John McReynolds

APPLICANT: WD Partners, Inc.
Address: 7007 Discovery Boulevard, Dublin, Ohio 43017
Phone No.: 614.634.7000
Fax No.: 614.634.7777
E-mail address: Brian.Lorenz@WDPartners.com
Contact Name: Brian Lorenz

BUILDING SQUARE FOOTAGE: 2,324
BUILDING HEIGHT: 16.67'
MAXIMUM FLOOR AREA RATIO: 0.60
FLOOR AREA RATIO OF SITE: 0.038
MINIMUM PARKING REQUIREMENT: 22 SPACES
MAXIMUM PARKING LIMIT: 27 SPACES
PARKING PROVIDED: 26 SPACES (22 STANDARD SPACES + 2 ACCESSIBLE SPACES + 2 COMPACT SPACES) + 8 SPACES ON PERVIOUS SURFACE

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.

SITE LAYOUT DATA:

MINIMUM DRIVE AISLE WIDTH: 25'
STANDARD PARKING STALL: 9' x 18'

BUILDING SETBACK: 70' FRONT
20' SIDE (INTERIOR)
20' SIDE (PRIVATE STREET)
25' REAR

PARKING SETBACK: 19' FRONT
7' SIDE (INTERIOR)
7' SIDE (PRIVATE STREET)
7' REAR

MINIMUM GREEN SPACE REQUIRED: 20% (SEC. 2.2.11)
REQUIRED: 12,279.4 SF (20%)
PROVIDED: 18,353.1 SF (29.9%)

AREA CALCULATIONS:

TOTAL SITE AREAS:

PARCEL ACREAGE: 61,789 SQUARE FEET (1.41 ACRES)
LIMITS OF DISTURBANCE: 43,184 SQUARE FEET (0.99 ACRES)
PRE-DEVELOPED IMPERVIOUS AREA: 8,835 SQUARE FEET (0.20 ACRES)
POST-DEVELOPED IMPERVIOUS AREA: 42,384 SQUARE FEET (0.97 ACRES)

SPECIAL NOTE:

CHANGES MADE TO THE DESIGN IDENTIFIED ON THESE DRAWINGS AND/OR ASSOCIATED SPECIFICATIONS SHALL BE SUBMITTED TO THE ENGINEER/ARCHITECT OF RECORD FOR REVIEW AND APPROVAL PRIOR TO MAKING ANY MODIFICATIONS TO THE PROJECT. ANY DESIGN MODIFICATIONS, AS WELL AS ANY COSTS ASSOCIATED WITH SUCH MODIFICATIONS, MADE WITHOUT THE ENGINEER OF RECORD'S WRITTEN APPROVAL SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR.

project owner



basis of information

- A. ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES, EASEMENTS & LEGAL DESCRIPTION AREA AS TAKEN FROM A SURVEY IN THE TOWN OF NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE, DATED 03/03/2021.
- AS PREPARED BY: CESO, INC.
216 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027
TEL: 615.238.0690
CONTACT: WILLIAM J. HUFFMAN, R.L.S.
- B. AND FROM DEVELOPER'S CONSTRUCTION PLANS ENTITLED "CONSTRUCTION DOCUMENTS - BURKITT COMMONS II," DATED 02/12/2020.
- AS PREPARED BY: CATALYST DESIGN GROUP
5016 CENTENNIAL BLVD, SUITE 200
NASHVILLE, TN 37209
TEL: 615.866.2410
CONTACT: DONALD P. PIERCY JR., P.E.
- C. ALL DESIGN INFORMATION BASED ON SOIL CONDITIONS INFORMATION OBTAINED FROM SOILS REPORT DATED 02/26/2021.
- AS PREPARED BY: ECS SOUTHEAST, LLP
318 SEABOARD LANE, SUITE 208
FRANKLIN, TN 37067
TEL: 615.885.4983
CONTACT: MARK D. LUSKIN, P.E., P.G.

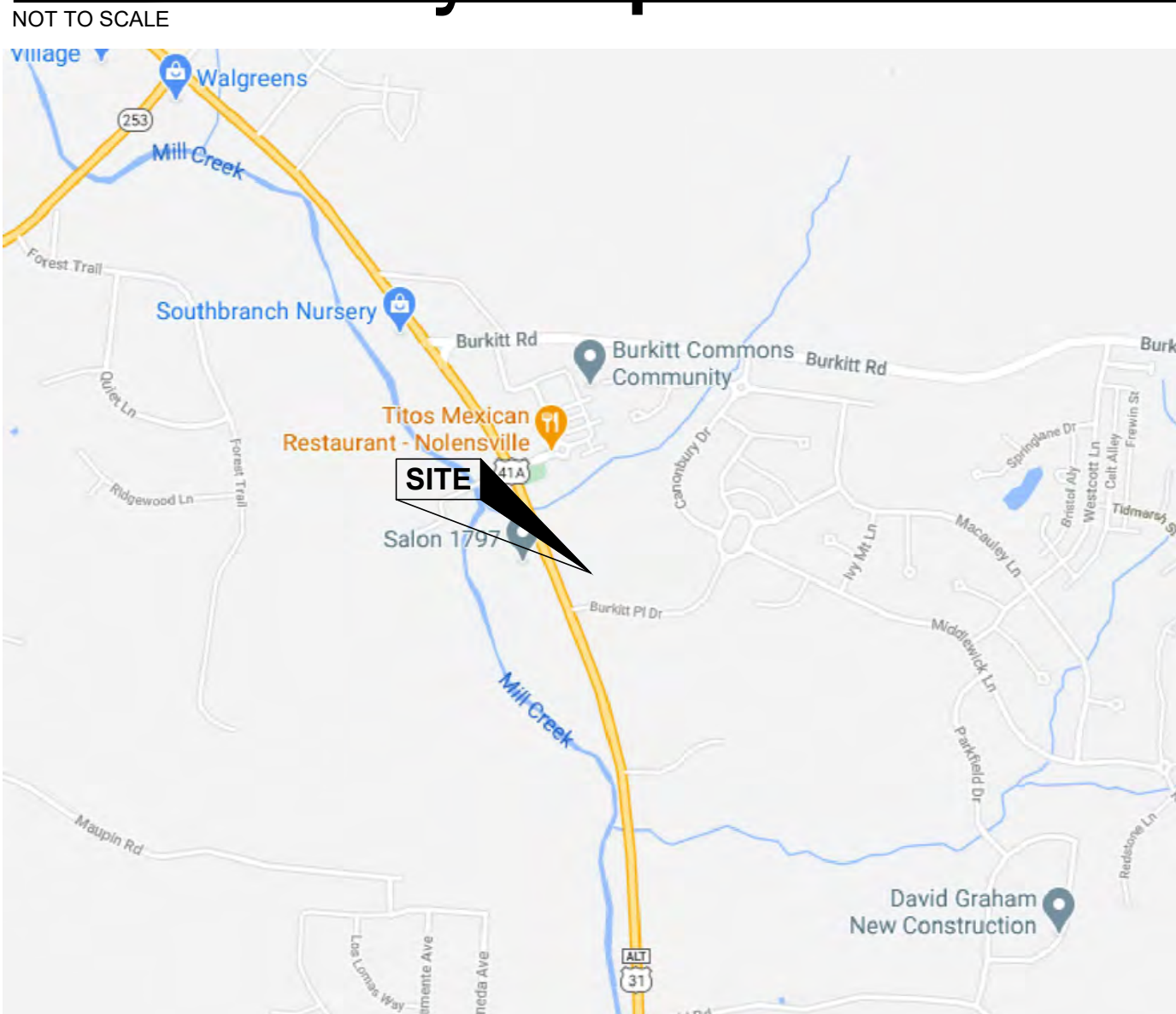
benchmark information

- BM-300 BENCHMARK:
MAG NAIL TOP OF CURB
NORTHING: 602730.519 EASTING: 1767240.901. (SPC: NAD 83, TN GRID NORTH)
ELEVATION 570.15 (NAVD 88)
- BM-301 BENCHMARK:
MAG NAIL TOP OF CURB
NORTHING: 602830.265 EASTING: 1767488.042 (SPC: NAD 83, TN GRID NORTH)
ELEVATION 572.68 (NAVD 88)

FLOODPLAIN DATA:

A PORTION OF THE PROPERTY LIES WITHIN ZONE AE (FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION DETERMINED). THE AREA LIES WITHIN COMMUNITY PANEL NUMBER 47187C0235F, EFFECTIVE DATE SEPTEMBER 29, 2006.

site vicinity map



project contacts

- CIVIL ENGINEER
WD PARTNERS
7007 DISCOVERY BLVD
DUBLIN, OH 43017
TEL: 614.634.7295
CONTACT: DEREK HECKLER, P.E.
- LANDSCAPE ARCHITECT
WD PARTNERS
7007 DISCOVERY BLVD
DUBLIN, OH 43017
TEL: 614.634.7126
CONTACT: BRIAN D. FRIDENMAKER, P.L.A.
- STORM WATER
NOLNSVILLE ENGINEER
7218 NOLENSVILLE RD
NOLNSVILLE, TN 37135
TEL: 615.776.3223
CONTACT: DON SWARTZ, P.E.
- SANITARY SEWER
METRO WATER SERVICES
900 2ND AVENUE SOUTH
NASHVILLE, TN 37120
TEL: 615.862.4590
CONTACT: ANDY WELCH
- WATER
NOLNSVILLE COLLEGE GROVE UTILITY DISTRICT
2002 JOHNSON INDUSTRIAL BLVD.
NOLNSVILLE, TN 37135
TEL: 615.776.2511
CONTACT: MIKE POLSTON
- PLANNING DEPARTMENT
NOLNSVILLE PLANNING DEPARTMENT
7218 NOLENSVILLE ROAD
NOLNSVILLE, TN 37135
TEL: 615.776.6693
CONTACT: DIANNA TOMLIN, AICP
- FIRE DEPARTMENT
NOLNSVILLE FIRE DEPARTMENT
7347 NOLENSVILLE RD
NOLNSVILLE, TN 37135
TEL: 615.790.5752
- TELEPHONE
UNITED COMMUNICATIONS
120 TAYLOR ST
CHAPEL HILL, TN 37034
TEL: 931.364.2289
CONTACT: STARR CRUTCHER
- ELECTRIC
MIDDLE TENNESSEE ELECTRIC
2158 EDWARD CURD LANE
FRANKLIN, TN 37067
TEL: 615.595.4682
CONTACT: JACOB CAIN
- NATURAL GAS
ATMOS ENERGY
810 CRESCENT CENTRE DR, #600
FRANKLIN, TN 37067
TEL: 615.982.3654
CONTACT: BRADLEY BENNINGFIELD

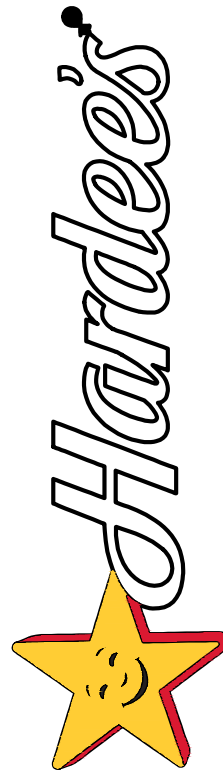
drawing index

sheet no.	sheet name	last revision	date
civil			
C0.01	COVER SHEET	A	07-12-2021
C0.02	GENERAL NOTES ALTA/NSPS LAND TITLE SURVEY (1 SHEET)		
C1.01	SITE PLAN	A	07-12-2021
C1.02	GRADING PLAN		
C1.03	EROSION CTL PLAN		
C1.04	EROSION CTL DETAILS		
C1.05	UTILITY PLAN	A	07-12-2021
C1.06	SITE DETAILS		
C1.07	UTILITY DETAILS		
C1.08	STORM DETAILS		
C1.09	STORM DETAILS		
C1.10	SITE LIGHTING PHOTOMETRIC		
L1.01	LANDSCAPE PLAN	A	07-12-2021
L1.02	LANDSCAPE DETAILS		
L1.03	IRRIGATION PLAN	A	07-12-2021
L1.04	IRRIGATION DETAILS		



7007 DISCOVERY BLVD
DUBLIN, OH 43017
614.634.7000 T

WDPARTNERS.COM



HARDEE'S
RESTAURANT OF THE FUTURE PROTOTYPE
NOLNSVILLE PIKE AT BURKITT PLACE DRIVE
2010 AVA PLACE
NOLNSVILLE, TENNESSEE 37135

HARDEE'S
NOLNSVILLE
STORE#:6625
NOLNSVILLE TN
37135

ISSUE DATES	
DD	04-12-2021
PLANNING	04-30-2021
PERMIT	05-26-2021

REVISIONS



WD PROJECT NUMBER
CKECD0002

C0.01

COVER SHEET