

**NOTES:**

1. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.

**OVERALL SITE DATA:**

1. EXISTING/PROPOSED ZONING: CMC AND INSTITUTIONAL DISTRICT (CI).
2. PROPOSED USE: FIRE STATION (ALLOWABLE BY RIGHT).
3. CHARACTER AREA OVERLAY: GOCO-4d (GOOSE CREEK CHARACTER AREA).
4. OTHER APPLIANCE OVERLAY: 500 FOOT BUFFER OF HILLSIDE/HILLCREST OVERLAY DISTRICT:
  - BUILDING HEIGHT IN STORIES (MAX.): 1
  - LANDSCAPE SURFACE RATIO (LSR) (MIN.): 0.30
  - FRONT YARD AND SIDE STREET SETBACK (FEET): 20
  - SIDE YARD SETBACK (FEET): 10
  - REAR YARD SETBACK (FEET): 25
5. APPLICABLE DEVELOPMENT STANDARD: EITHER STANDARD APPLIES.
6. SITE ACREAGE: 1.85 AC.

**BUILDING SQUARE FOOTAGE:**

- RESIDENTIAL: N/A
- COMMERCIAL: N/A
- PUBLIC: 15,000 +/-

**PARKING:**

- DETERMINED BY CITY ENGINEER TO BE 25 SPACES
- ACCESSIBLE PARKING: 1 VAN SPACE + 1 STANDARD ADA SPACE.

**REFERENCE:**

BOUNDARY, TOPOGRAPHIC, AND EASEMENT INFORMATION SHOWN IS BASED UPON INFORMATION SENT TO CEC BY THE CITY OF FRANKLIN IN FEBRUARY 2018. THIS INFORMATION COMES FROM A VARIETY OF SOURCES.

**DEVELOPER:** CITY OF FRANKLIN

**CONTACT:** BRAD WILSON  
190 3RD AVENUE SOUTH  
FRANKLIN, TN 37064  
615-550-6628

**APPLICANT:** CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

**CONTACT:** BERT MORTON, P.E.  
325 SEABOARD LANE, SUITE 170  
FRANKLIN, TN 37067  
615-333-7797

**DESIGN CONCEPTS/STANDARDS:**

THE DESIGN CONCEPT IS TO DEVELOP NEW FIRE STATION FOR THE FRANKLIN FIRE DEPARTMENT.

**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY MONUMENT
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING SIDEWALK
- EXISTING PAVEMENT MARKINGS
- EXISTING STRUCTURE
- EXISTING WALL
- EXISTING FENCE
- EXISTING GUARD
- EXISTING GATE RAIL
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING GUY WIRE
- EXISTING OVERHEAD UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING TRANSFORMER
- EXISTING UTILITY BOX
- EXISTING UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER MANHOLE
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING FIBER OPTIC PULL BOX
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING SURVEY CONTROL POINT
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- PROPOSED EDGE OF ROAD
- PROPOSED EXTRUDED CURB
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED TRUNCATED DOMES
- PROPOSED CONCRETE RETAINING WALL
- PROPOSED PAVEMENT MARKING
- PROPOSED STRUCTURE
- PROPOSED ACCESSIBLE PATH
- PROPOSED SIGN
- PROPOSED PARKING COUNT
- PROPOSED UTILITY EASEMENT
- PROPOSED DETENTION POND OUTLET STRUCTURE
- PROPOSED YARD DRAIN
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED LIMITS OF BIORETENTION
- PROPOSED LIMITS OF DETENTION POND
- PROPOSED LIMITS OF DRAINAGE CHANNEL
- PROPOSED LIGHT POLES
- PROPOSED TRANSFORMER
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED WATER METER BOX
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED POST INDICATOR VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- DETAIL NUMBER
- SHEET NUMBER

NO.	DATE	DESCRIPTION

**RENAISSANCE GROUP, INC.**  
FRANKLIN FIRE DEPARTMENT STATION 7  
PEYTONSVILLE ROAD  
FRANKLIN, TN

**Civil & Environmental Consultants, Inc.**  
325 Seaboard Lane - Suite 170 - Franklin, TN 37067  
615-333-7797 - 800-763-2326  
www.cecinc.com

**OVERALL SITE PLAN**

COF #: 6718

DATE	DRAWN BY	PEC
JUNE 2018	AS SHOWN	AS SHOWN
DWG SCALE:	CHECKED BY:	EJG
PROJECT NO:	180-892	AS SHOWN
APPROVED BY:		

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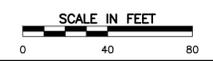
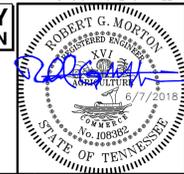


**NOTE TO CONTRACTOR:**

1. THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S/LANDSCAPE ARCHITECT'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.
2. SURVEY INFORMATION IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83 DATUM.

**PRELIMINARY**  
NOT FOR CONSTRUCTION

\*HAND SIGNATURE ON FILE



DRAWING NO: **C2.0**