

SITE DATA CHART

PROJECT NAME: SCOTT HAMILTON PROTON THERAPY CENTER

COF PROJECT #: 6076

SUBDIVISION: MEDCORE MEDICAL BLDG

MAP #: MAP # 79

PARCEL #: 46.04

LOT: 3

ADDRESS: 4588 CAROTHERS PARKWAY

CITY: FRANKLIN

COUNTY: WILLIAMSON

STATE: TENNESSEE

CIVIL DISTRICT: 8TH CIVIL DISTRICT

EXISTING ZONING: GENERAL OFFICE DISTRICT

CHARACTER AREA OVERLAY: McEWEN 5

OTHER APPLICABLE OVERLAYS: N/A

DEVELOPMENT STANDARD: CONVENTIONAL

ACREAGE OF SITE: 11.62 AC

SQUARE FOOTAGE OF SITE: 506,335 SF

OWNER: MTPC LLC
1400 DOWELL SPRINGS BLVD #350
KNOXVILLE, TN 37909

DEVELOPER: PROVISION SOLUTIONS
ANDY LORENZ
1400 DOWELL SPRINGS BLVD., SUITE 350
KNOXVILLE, TN 37909
(865)321-4701

APPLICANT: KIMLEY-HORN & ASSOCIATES
Address: 214 OCEANSIDE DRIVE
NASHVILLE, TN 37204

Phone: 615-564-2701

Email: RYAN.MCMASTER@KIMLEY-HORN.COM

Contact Name: RYAN MCMASTER

BUILDING SETBACKS: FRONT=50'; SIDE=25'; REAR=40';
BUILDING SQUARE FOOTAGE: 101,501 SF

PH. 1 BUILDING AREA: 30,804 SF (2-STORY MEDICAL OFFICE)

FUTURE BUILDING AREA: 9,647 SF (PROTON VAULT)
± 61,050 SF (3-STORY MEDICAL OFFICE)

BUILDING HEIGHT: ± 44'

MINIMUM LANDSCAPE SURFACE RATIO: 0.30 (2.07 AC PHASE 1)

PROVIDED LANDSCAPE SURFACE RATIO: 0.52 (3.58 AC PHASE 1)

MINIMUM PARKING REQUIREMENT: N/A

EXISTING PARKING: N/A

PARKING PROVIDED: 149 TOTAL SPACES
145 STANDARD SPACES
4 ADA SPACES
0 COMPACT SPACES

EXISTING TREE CANOPY: 9.58 AC EXISTING (82% OF TOTAL SITE)

TREE CANOPY PRESERVATION REQUIRED: 1.44 AC (15% OF TOTAL SITE)

TREE CANOPY PRESERVATION PROVIDED: 1.52 AC (16% OF TOTAL SITE)

PARKLAND(IF APPLICABLE): N/A

OPEN SPACE REQUIRED: ALL FORMAL - 0.35 AC (5% OF PHASE 1)

OPEN SPACE PROVIDED: ALL FORMAL - 0.35 AC (5% OF PHASE 1)

NOTES:

- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
- THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
- THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
- BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY LITTLEJOHN, DATED MARCH 23, 2015. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
- THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
- THIS PROJECT DOES NOT PROPOSE FILL WITHIN THE EXISTING FLOODPLAIN. NO BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0212F, DATED SEPTEMBER 29, 2006

NOTES:

- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT SHOWN OUTSIDE OF THE HEAVY DUTY AREAS SHALL BE LIGHT DUTY ASPHALT PAVEMENT.

PAVEMENT LEGEND

CONCRETE

HEAVY DUTY PAVEMENT

LINE TABLE

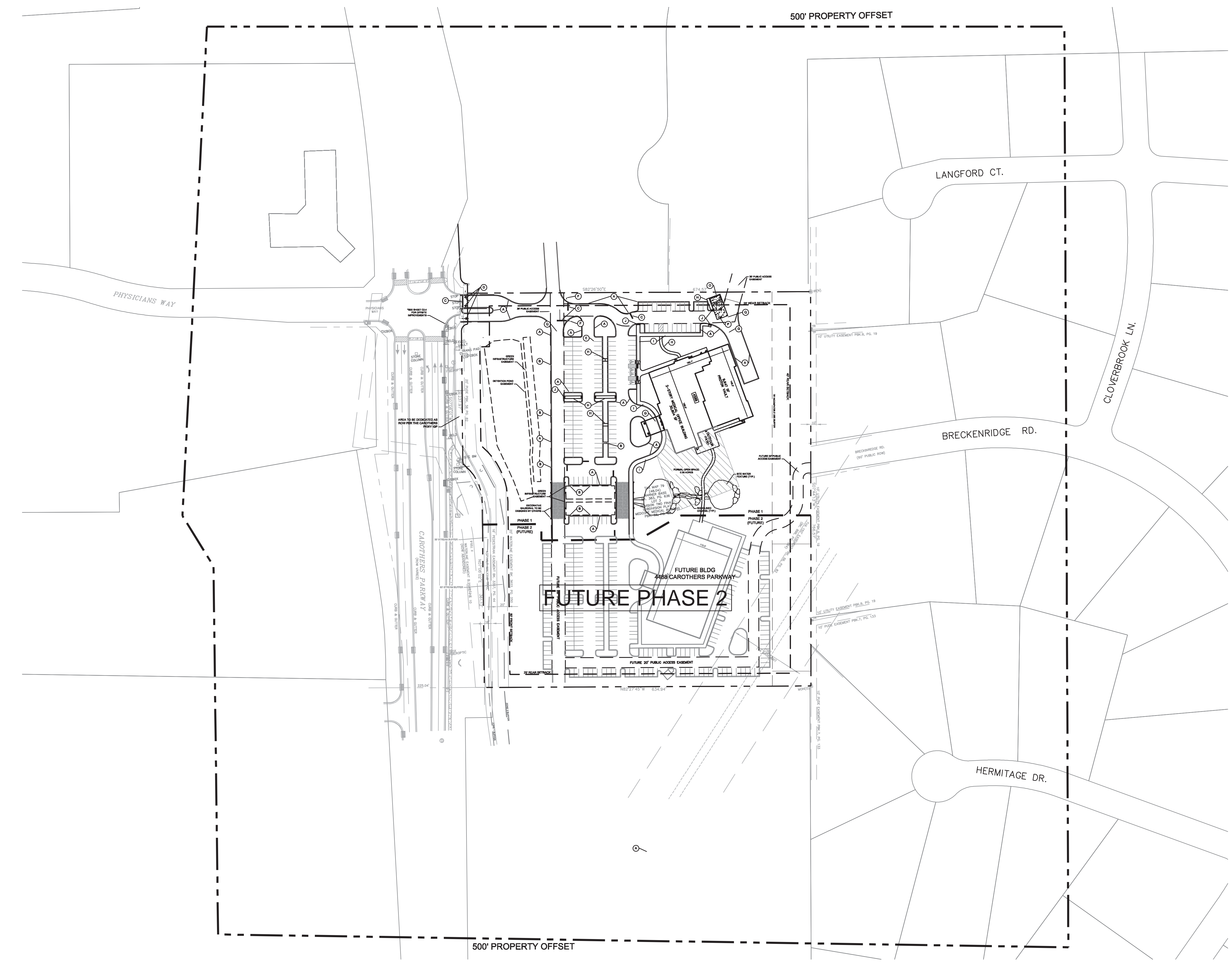
LINE	LENGTH	BEARING
L1	24.50'	N42°28'28"E
L2	5.00'	S82°25'54"E
L3	54.27'	N07°34'06"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C1	77.04'	92.00'	47°58'48"	40.94'	74.81'	N16°51'24"W
C2	32.84'	108.00'	17°25'13"	16.55'	32.71'	N32°08'09"W

MATCH LEGEND

FORMAL OPEN SPACE



Kimley»Horn

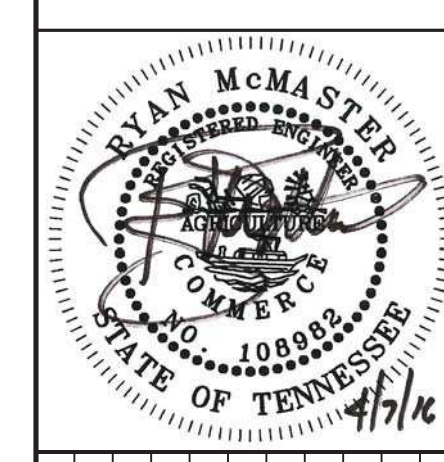
214 Oceanside Drive
Nashville, TN 37204
www.kimley-horn.com
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GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

GDC

**SCOTT HAMILTON
PROTON THERAPY CENTER**

FRANKLIN, TENNESSEE



NO.	DATE	BY	REVISIONS PER CITY COMMENTS
1	04/07/2016		

DESIGNED BY: CJM
DRAWN BY: CJM
CHECKED BY: RLM
DATE: 03/14/2016
KHA PROJECT NO. 118133000

OVERALL SITE PLAN

SHEET NUMBER
C2.0

CF# 6076