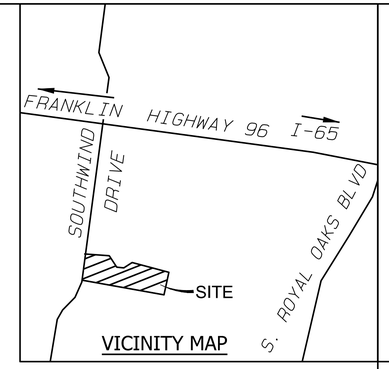
Notes:

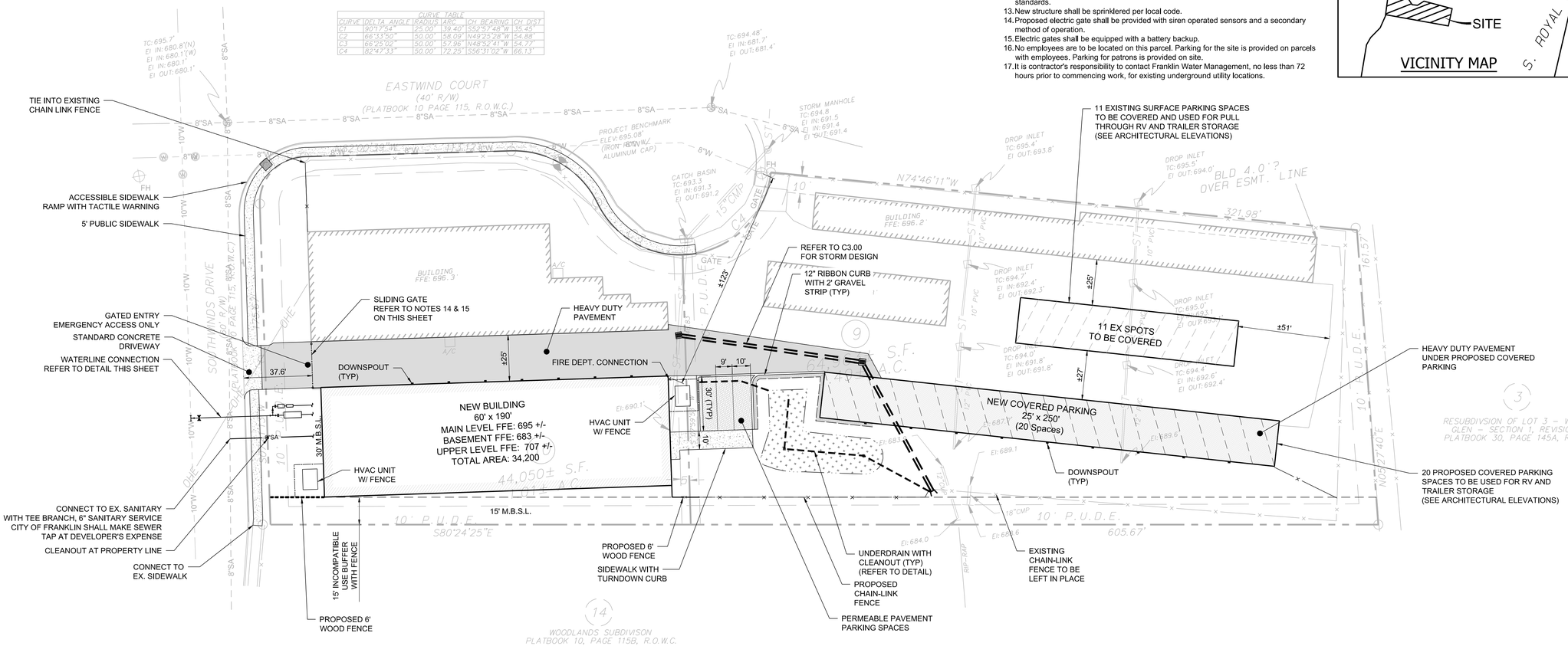
1. The project site is located on Eastwind Court in Franklin, TN. and is within the 9th Civil District. The property is referenced as Map 79J, Group B, Parcel 9.00 on the Williamson County tax maps.
2. Survey information provided by Crawford and Cummings, PC.
3. The acreage of this development is ±2.50 acres.
4. There are no individual list National Registered historic structures within 500' of the site.
5. No mineral rights are known to be held by parties outside of the property owner.
6. Adequate turning movements shall be provided for utility and service vehicles.
7. Based on graphic plotting of FEMA FIRM map 47187C0212F dated September 29, 2006, a portion of this site is located within Zone X which is determined to be outside of the 500-year floodplain.
8. All public improvements shall be located within an easement.
9. All signs shall comply with the latest edition of the MUTCD,
10. All pavement markings shall be thermoplastic per the latest TDOT specifications.
11. Contractor is responsible for obtaining a current copy of the Geotechnical Report for information on site specific conditions and recommendations.
12. A 20' incompatible use buffer is required along the southern property line. The width of the buffer can be reduced to 15' with the addition of a fence meeting zoning ordinance standards.
13. New structure shall be sprinklered per local code.
14. Proposed electric gate shall be provided with siren operated sensors and a secondary method of operation.
15. Electric gates shall be equipped with a battery backup.
16. No employees are to be located on this parcel. Parking for the site is provided on parcels with employees. Parking for patrons is provided on site.
17. It is contractor's responsibility to contact Franklin Water Management, no less than 72 hours prior to commencing work, for existing underground utility locations.

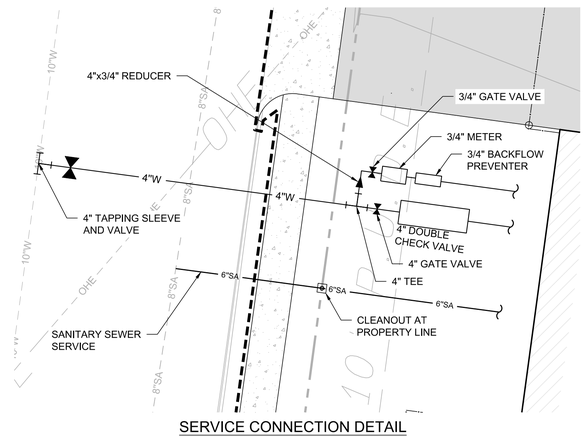


VICINITY MAP

CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
610 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
615.249.9599 www.civilsite.com

SEAN K. DECOSTER
REGISTERED ENGINEER
No. 109026
STATE OF TENNESSEE
COMMERCIAL
DATE 08.06.15





SERVICE CONNECTION DETAIL

SCALE: 1" = 10'

** REFER TO PLUMBING PLANS FOR CONTINUATION

Site Data:

Project Name:	StorPlace Self Storage
Address:	102 Eastwind Court Franklin, TN
Civil District:	9th
Map, Parcels:	079J, Group A, 9.00
Owner/Developer	Freegard Partners X 109 Murphy Court Nashville, TN 37203 Contact: Ed Freeman Email: ed@storplace.com
Site Area:	Lot #9: ±64,963 sf / ±1.49 ac Lot #10: ±44,050 sf / ±1.01 ac Total: ±109,013 sf / ±2.50 ac
Disturbed Area:	±1.07 ac total
Existing Zoning:	General Commercial (GC)
Character Area Overlay:	McEwen (MECO-9)
Overlay Districts:	None
Development Standard:	Conventional
Drainage Basin:	Watson Branch
Existing Structures:	Existing Storage Buildings
Building setbacks:	30' front and street facing side
(Based on GC zoning)	15' side 25' rear
Ex. Building Area:	±18,070 sf
Prop. Building Area:	34,200 sf
Ex. Building Height:	±12'
Proposed Building Height	±38'
Max. Building Height Allowed:	84' (6 stories)
Min. Landscape Surface Ratio:	30%
Proposed LSR:	30%
Required Parking:	2 (per approved alternate parking study)
Proposed Parking:	3

Within new developments and for off-site lines contracted 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 waterlines shall be placed underground. Light industrial and heavy industrial districts shall be permitted to have their off-site overhead. Changes shall not be made to the lines approved site plan unless approved by either the relevant department superintendent or the planning commission.

This site plan has been designed to meet the City of Franklin standards and the approval of the planning commission, changes shall not be made to the approved site plan unless approved by either the relevant department superintendent or the planning commission.

THE CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT FRANKLIN WATER MANAGEMENT NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK.

CITY OF FRANKLIN WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37065
ATTN: UTILITY INSPECTOR

** SEE SHEET C4.00 FOR APPLICABLE NOTES

MAP 79J, GROUP A, PARCEL 9.00

N O R T H

TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM

PROJECT BENCHMARK:
DESCRIPTION: IRON ROD W/ ALUMINUM CAP
N: 576,235.68
E: 1,720,984.40
ELEVATION: 695.08' (NAVD 88)

0 10 20 30 60 90
GRAPHIC SCALE: 1" = 30'

SITE LAYOUT AND UTILITY PLAN

SITE PLAN

STORPLACE SELF STORAGE

102 EASTWIND COURT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHK'D BY:	DRWN BY:
	PRE-APP SUBMITTAL	06/17/2015	SKD	LEB
	SITE PLAN SUBMITTAL	07/13/2015	SKD	LEB
	RESUBMITTAL	08/06/2015	SKD	LEB

C2.00

JOB NO.: 15-069-01
COF Proj. #5904

Aug 06, 2015 - 11:09am T:\CADD\2015\15-069-01\CAD\Civil\Site Plan\15-069-01_c200 Site Layout and Utility Plan.dwg