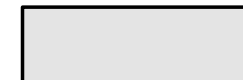






MAP 62, PARCEL 22.00
SLC MCEWEN LAND HOLDINGS, LLC
DEED BOOK 3555, PAGE 488
R.O.W.C.T.

LEGEND

-  HEAVY DUTY ASPHALT PAVEMENT
-  LIGHT DUTY ASPHALT PAVEMENT
-  PERVIOUS PAVERS
-  CONCRETE PAVEMENT
-  CONCRETE SIDEWALK

$\Delta=17^{\circ}21'43''$
 $R=529.00'$
 $L=160.30'$
 $T=80.77'$
 $CHD=159.69'$
 $N73^{\circ}52'58''W$

CARMAX AUTO SUPERSTORES, INC.
RANCO FARMS SUBDIVISION, LOT 1
ZONED GC

SHEET C2.1

SHEET C2.4

$\Delta=95^{\circ}28'09''$
 $R=50.00'$
 $L=83.31'$
 $T=55.02'$
 $CHD=74.00'$
 $S67^{\circ}03'48''W$

BENCHMARK
ELEV=731.96 (NVD88)
CHISELED SQUARE ON TRAFFIC LIGHT BASE

$\Delta=10^{\circ}57'41''$
 $R=902.93'$
 $L=172.74'$
 $T=96.63'$
 $CHD=172.48'$
 $S13^{\circ}50'53''W$

SITE DATA:

PROJECT INFORMATION:

NAME: RANCO FARMS SUBDIVISION, LOT 2, REVISION 2
SITE PLAN (MALLORY GREEN) (REVISION OF LOT 2)
6249

PROPERTY INFORMATION:

CITY OF FRANKLIN PROJECT NUMBER:
STREET ADDRESS:
OFFICE:

CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TN
CIVIL DISTRICT: 89
TAX MAP: 62
PARCEL: 21

SITE AREA: 17.88 ACRES ± (778,910 S.F.)
EXISTING ZONING CLASSIFICATION: GC (GENERAL COMMERCIAL)
CHARACTER AREA OVERLAYS: ---
OTHER APPLICABLE OVERLAYS: ---
APPLICABLE DEVELOPMENT STANDARDS: CONVENTIONAL
MINIMUM REQUIRED SETBACK LINES:

FRONT: 30'
SIDE: 15'
REAR: 25'

OWNER/DEVELOPER:

AL NEYER, LLC
PATRICK W. GILBERT
302 WEST 3RD STREET, SUITE 800
CINCINNATI, OH 45202
(513) 527-1837
P.O. BOX 1837
WILKINSON@NEYER.COM

CIVIL ENGINEER:

RAGAN SMITH ASSOCIATES
WEBS MAGILL
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
WMAGILL@RAGANSMITH.COM

3685 MALLORY LANE
HOTEL 1:
HOTEL 2:

ARCHITECT (OFFICE BUILDING):

NEYER ARCHITECTS, LLC
BEN WILKER
302 WEST 3RD STREET, SUITE 800
CINCINNATI, OH 45202
(513) 527-1837
WILKER@NEYER.COM

ARCHITECT (HOTELS):

BASE-4
ADAM GINSBURG
9608 GLADES ROAD, #237
BOCA RATON, FL 33434
(561) 206-4469
ADAMG@BASE-4.COM

PROJECT DESCRIPTION:

EXISTING ZONINGS: OFFICE AND HOTEL
PROPOSED USE(S): CONVENTIONAL
PROPOSED DEVELOPMENT STANDARD: OFFICE BUILDING SQUARE FOOTAGE: 175,000 S.F.
HOTEL 1 BUILDING SQUARE FOOTAGE: 96,842 S.F.
HOTEL 2 BUILDING SQUARE FOOTAGE: 93,797 S.F.

ALLOWABLE BUILDING HEIGHT: 81' (5 STORIES)
PROPOSED HOTEL 1 BUILDING HEIGHT: 56'-0" (5 STORIES)
PROPOSED HOTEL 2 BUILDING HEIGHT: 64'-0" (5 STORIES)
MINIMUM LANDSCAPE SURFACE RATIO: 0.30 (5.86 AC)
PROVIDED LANDSCAPE SURFACE RATIO: 0.37 (7.15 AC)

MINIMUM OFFICE PARKING REQUIREMENT: 4 SP/1,000 S.F. (700 SPACES)
MINIMUM HOTEL PARKING REQUIREMENT: 1 SP/ROOM + 20 EMPLOYEES (271 SPACES)
TOTAL PARKING PROVIDED: 971 SPACES (TO INCLUDE 20 ACCESSIBLE SPACES)
SHARED PARKING STUDY REQUIREMENT: 788 SPACES (PERFORMED BY RAGAN SMITH)
788 SPACES

PERVIOUS PARKING PROVIDED: 407 SPACES
OFFICE GARAGE PARKING PROVIDED: 84 SPACES
TOTAL PARKING PROVIDED (INCLUDES 24 ACCESSIBLE SPACES): 86 SPACES

TOTAL PARKING PROVIDED (WITH FUTURE): 962 SPACES
FUTURE PARKING: 86 SPACES
TOTAL PARKING PROVIDED (WITH FUTURE): 1,048 SPACES

TREE CANOPY RETENTION REQUIRED: 86 SPACES
SPECIMEN TREE REPLACEMENT: 0.89 AC (5% OF 17.88 AC)
FORMAL OPEN SPACE AREA REQUIRED: 0.93 AC (5.2% OF 17.88 AC)

TOTAL OPEN SPACE PROVIDED: 0.93 AC (5.2% OF 17.88 AC)
BUILDING SETBACKS: AS NOTED ON PLANS
INCOMPATIBLE USE BUFFER: AS NOTED ON PLANS

PARKLAND: N/A

GC (GENERAL COMMERCIAL)

OFFICE AND HOTEL
CONVENTIONAL
175,000 S.F.
96,842 S.F.
93,797 S.F.

100' (12 STORIES)
81' (5 STORIES)
64'-0" (5 STORIES)

0.30 (5.86 AC)
0.37 (7.15 AC)
4 SP/1,000 S.F. (700 SPACES)

1 SP/ROOM + 20 EMPLOYEES (271 SPACES)
971 SPACES (TO INCLUDE 20 ACCESSIBLE SPACES)
788 SPACES (PERFORMED BY RAGAN SMITH)
788 SPACES

84 SPACES
86 SPACES (INCLUDES 24 ACCESSIBLE SPACES)
86 SPACES

862 SPACES
86 SPACES
1,048 SPACES

AS NOTED ON PLANS
AS NOTED ON PLANS
N/A

MODIFICATION OF STANDARDS REQUEST:

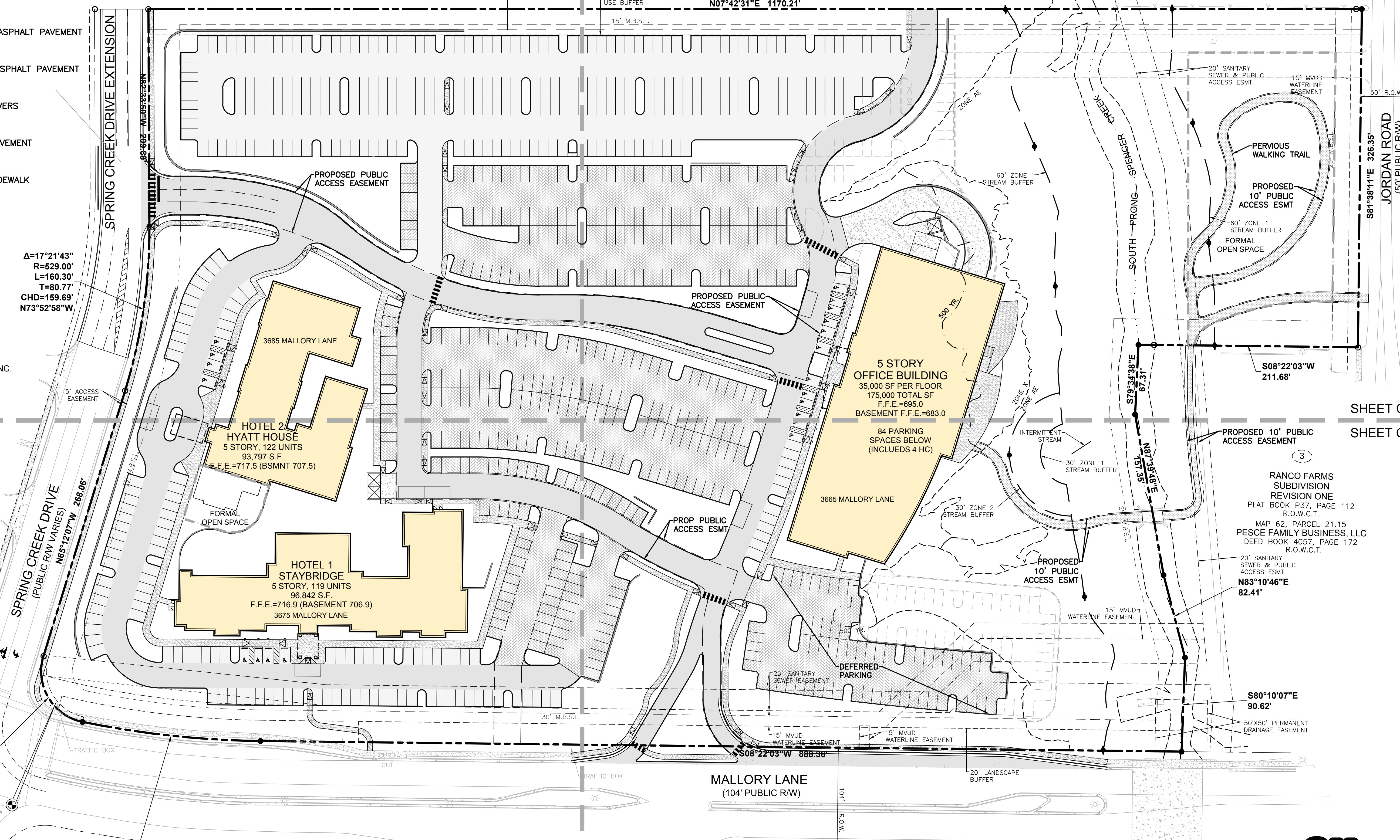
ACCESS TO MALLORY LANE (HIGHER LEVEL OF SERVICE).

FLOOD INFORMATION:

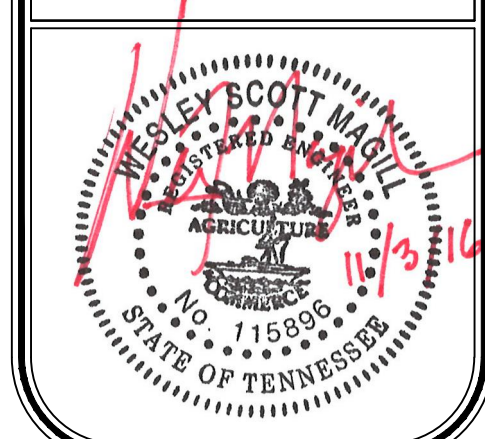
FEMA MAP #: 47187C0240F
EFFECTIVE DATE: SEPTEMBER 29, 2006
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AND ZONE "AE", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0240F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 47187, PANEL NO. 0204, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. SAID MAP DEFINES ZONE "AE" AS AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

GEOTECHNICAL INFORMATION:

NO GEOTECHNICAL STUDY HAS BEEN CONDUCTED ON THIS SITE. HOWEVER THE DESIGN FOR SITE IMPROVEMENTS SHOWN ON THIS PLAN HAS RELIED ON EXPERIENCE WITH SIMILAR PROJECTS AND SIMILAR SOIL/SITE CONDITIONS. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES (OWNER, CIVIL ENGINEER, PROPER GOVERNMENTAL AGENCIES, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.



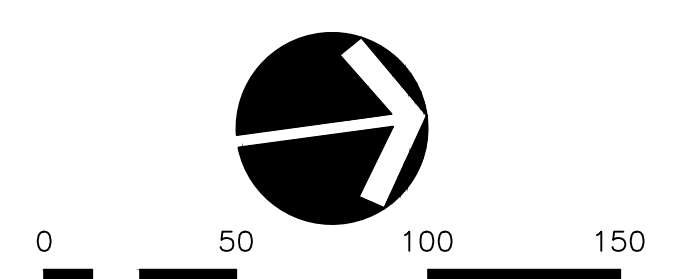
RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE, TN 37203
P.O. BOX 60700
CHATTANOOGA, TN 37402
(615) 244-8591
www.ragan-smith.com



FRANKLIN PROJECT # 6249
RANCO FARMS SUBDIVISION, LOT 2, REVISION 2 SITE PLAN (MALLORY GREEN)
FOR
AL. NEYER, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



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



WK. ORDER	0569	DESIGNED:	E. PARL
JOB NO.	16065	DRAWN:	B. SHRUM
SCALE:	1" = 50'	DATE:	SEPTEMBER 12, 2016

OVERALL SITE LAYOUT PLAN
C2.0

DATE PLOTTED: 09/12/16 11:02:13 AM PLOTTER: HP PLOTTER P1108 (11/09/16) 11:02:13 AM