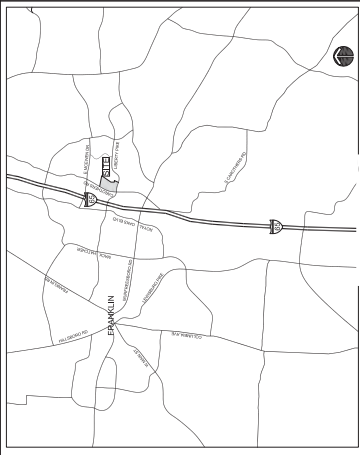




DUKE REALTY: SUBDIVISION (GC) DUKE REALTY LIMITED PARTNERSHIP REZONING PLAN

CITY OF FRANKLIN PROJECT # 4710

SHEET NUMBER:
DATE: 11/10/14
DRAWING BY: GMY
CHECKED BY: GMY
SCALE: 1"=100'
PROJECT: W. 4600'



VICINITY MAP (NTS)

SITE DATA:

PROJECT NAME: DUKE PROPERTIES

PROJECT #: 4710

ADDRESS: 1214 LIBERTY PIKE

LOT NUMBER: 3

COUNTY: WILLIAMSON

CITY: FRANKLIN

CIVIL ENGINE: TTH

EXISTING ZONING AND CHARACTER AREA OVERLAY: SOX, MEOC-4

OTHER APPLICABLE OVERLAYS: HILLSIDE-HILLCREST (HHO),

SQUARE FOOTAGE OF OVERALL SITE: 44,940,082.28 SF

SQUARE FOOTAGE OF REZONED SITE: 44,940,082.28 SF

APPLICABLE DEVELOPMENT STANDARD DESIGNATION: CONVENTIONAL

YARD FRONTING ON ANY STREET: 30'

REAR YARD: 25'

OWNER:

DUKE REALTY LIMITED PARTNERSHIP

530 HARTVILLE CENTRE DRIVE

ST. LOUIS, MO 63141

MANAGER:

RYAN HOGGESS@DUKEREALTY.COM

APPLICANT:

KISER + VOGGIN DESIGN

6000 MEDFORD BLVD., SUITE 100

GARY@KISERVOGGIN.COM

GARY M. VOGGIN

2. Survey provided by S & A Surveying, Inc. 300 Bluegrass Circle, Lebanon TN. Contact: Jerry Swartz, 615.384.7564

3. There are no historical structures on this site as identified by The National Register of Historic Places.

4. Mineral rights are held by the owner of the property.

5. All public improvements to be located in an easement.

6. This site will require the use of on-site water quality practices to treat stormwater from the site.

7. Reclaimed (reuse) water facilities: Use of reclaimed water will be incorporated if available to the site.

8. Refuse collection shall be provided by curbside recycling and dumpster service locations.

9. Sewer Facilities:

10. The anticipated impact on streets shown on the major thoroughfare plan is a fulfillment of the demands for

off-street connections and a reduction or minimal impact on major arterials.

11. Military Valley Utility District is the probable water supplier.

12. This proposed zoning to GC is in keeping with the adjacent parcel along Carothers Parkway.

13. This site has direct access to Liberty Pike, which is a major arterial and Carothers Pike, which is a major arterial, to collect and disperse vehicular traffic.

14. City of Franklin is the sanitary sewer provider.

15. Stormwater Quality and Quantity practices will be implemented on site.



SCALE: 1"= 100'

