

LEGEND

SET IRON PIN (IP) FOUND 1/2" IRON PIN (PLS 1512)

SUBJECT BOUNDARY

ADJOINING BOUNDARY

____X___X____X

EXISTING CHAINLINK FENCE

PROPOSED HEAVY DUTY

ASPHALT PAVEMENT

PROPOSED LIGHT DUTY ASPHALT PAVEMENT

PROPOSED PERVIOUS PAVERS

GATEWAY VILLAGE, SECTION THREE

SD-X (SPECIFIC DEVELOPMENT - VARIETY DISTRICT)

GATEWAY VILLAGE SUBDIVISION

OFFICE BUILDING

FRANKLIN WILLIAMSON

51.06

50,462

3 FEET

10 FEET

3 STORIES

15,421 S.F.

34'-6" (TWO-STORY)

GROUP B (BUSINESS)

0.42 (21,110 S.F.)

53 SPACES

49 SPACES

NOT APPLICABLE

NOT APPLICABLE

NOT APPLICABLE

3% REQUIRED

TYPE IIB (SPRINKLERED)

2.85 SPACES PER PER 1,000 S.F. (15,281 / 1,000) * 2.85 = 44 SPACES

TENNESSEE

TRADITIONAL

3020 STANSBERRY LANE

BERRYS CHAPEL (BCCO-4)

10 FEET MINIMUM BETWEEN BUILDINGS

PROPOSED CONCRETE

PAVEMENT

PROPOSED CONCRETE SIDEWALK

SITE DATA

PROJECT NAME: CITY OF FRANKLIN PROJECT #: SUBDIVISION: LOT NUMBER:

ADDRESS: CITY: COUNTY: STATE:

CIVIL DISTRICT: GROUP: PARCEL:

EXISTING ZONING: CHARACTER AREA OVERLAY: OTHER APPLICABLE OVERLAYS: APPLICABLE DEVELOPMENT STANDARD: ACREAGE OF SITE:

SQUARE FOOTAGE OF SITE: MINIMUM REQUIRED SETBACK LINES: YARD FRONTING ON ANY STREET: SIDE YARD:

REAR YARD: MAXIMUM HEIGHT:

DEVELOPER: BRENTWOOD BROKERS, LLC 5204 COUNTRY CLUB DRIVE BRENTWOOD, TENNESSEE 37027 PHONE: (615) 300-7150 CONTACT: RON KOCINA

E-MAIL: rkocina@comcast.net APPLICANT: MORELOCK ENGINEERING, LLC 2097 BELSFORD DRIVE NOLENSVILLE, TENNESSEE 37135 PHONE: 615-300-6486 CONTACT: JASON MORELOCK, P.E.

BUILDING SQUARE FOOTAGE: BUILDING HEIGHT: MAXIMUM FLOOR AREA RATIO: FLOOR AREA RATIO PROVIDED: BUILDING OCCUPANCY TYPE: BUILDING CONSTRUCTION TYPE:

E-MAIL: jason@morelockeng.com

LANDSCAPE SURFACE RATIO: MINIMUM LANDSCAPE SURFACE RATIO: MINIMUM PARKING REQUIREMENT:

PARKING PROVIDED: RESIDENTIAL DENSITY TREE CANOPY: PARKLAND: FORMAL OPEN SPACE:

MAXIMUM PARKING LIMIT:

INCOMPATIBLE USE BUFFER:

NONE REQUIRED THIS SITE HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN DESIGN STANDARDS. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY THE RELEVANT DEPARTMENT SUPERINTENDENT.

- SEE SHEET C001 FOR GENERAL NOTES AND LAYOUT NOTES.
- BOUNDARY, EASEMENT AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A TOPOGRAPHIC & BOUNDARY SURVEY CONDUCTED BY CROWE -WHEELER AND ASSOCIATES, DATED JANUARY 2017.
- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD) ACCORDING TO F.I.R.M. "WILLIAMSON COUNTY, TENNESSEE AND INCORPORATED AREAS" PANEL 205 OF 485, MAP NUMBER 47187C0205F. MAP REVISED ON SEPTEMBER 29, 2006.

ELEVATION

777.71

28.36'

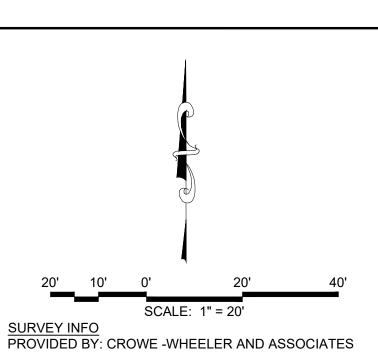
DESCRIPTION

PK NAIL

S 13°25'25" E

CHORD LENGTH CHORD BEARING

THE PROPOSED DEVELOPMENT WILL CONSIST OF \pm 15,421 SQUARE FOOT OFFICE BUILDING. THE PROPOSED OFFICE BUILDING WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND



DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD88)

DE SITE

OPMENT PLAN

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