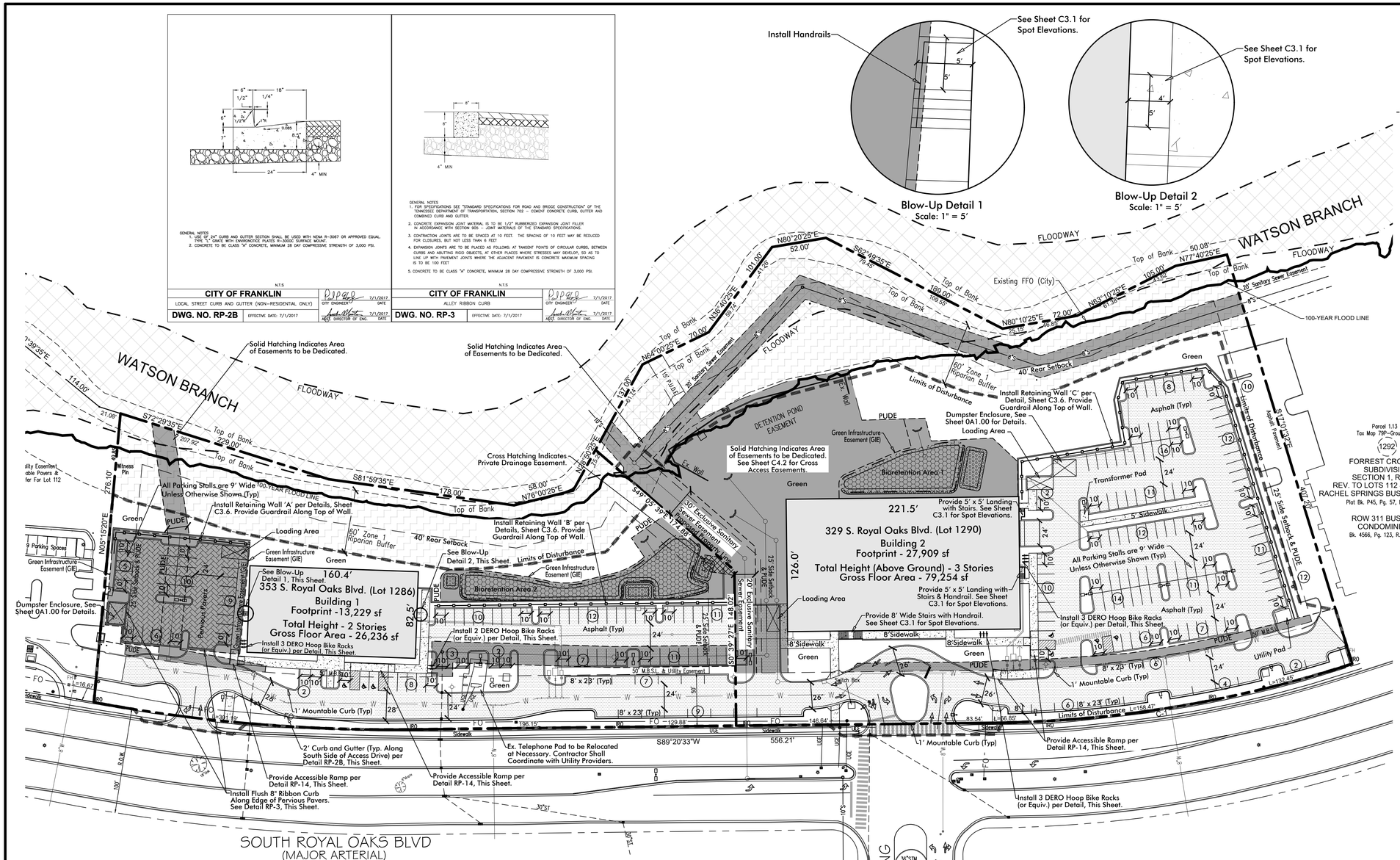


Revisions:

Drawing Notes:
COF Project #7072

Date: September 5, 2019

Forrest Crossing Subdivision

Unified Site Plan, Revision 5, Lots 1286-1291

Being Parcels 1.07-1.12 on Tax Map 79P, Group C
Franklin, Williamson County, Tennessee

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956
mdewey@dewey-engineering.com

Developer
FCA Property, LP
718 Thompson Lane, Ste. 108-273
Nashville, TN 37204

Flood Note
A Portion of this Property is Located within a Flood Hazard Area as Depicted by Zone 'AE' on the Current Flood Insurance Rate Map (FIRM) Panel #47187C0212F.
Revised: September 29, 2006

PHASING NOTE:
ACCESS TO THE ADJACENT SITES TO EAST AND WEST OF SUBJECT PROPERTY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ACCESS TO THESE SITES ARE PROVIDED BY EXISTING ACCESS DRIVE.

Parcel 1.13
Tax Map 79P–Group "C"
1292
FORREST CROSSING SUBDIVISION
SECTION 1, REV. 10
REV. TO LOTS 112 & 1282-1292
RACHEL SPRINGS BUSINESS VILLAGE
Plat Bk. P45, Pg. 57, R.O.W.C., TN.

ROW 311 BUSINESS CONDOMINIUMS
Bk. 4566, Pg. 123, R.O.W.C., TN.

Parking Requirements

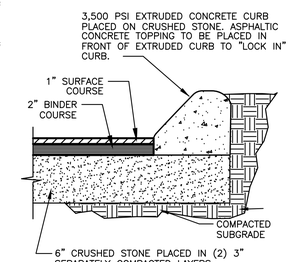
Parking Provided = 423 Stalls (272 Surface, 151 Structured)
Parking Required = 422 Stalls (506 Max)

Calculations for Parking Required:
Office:
-4.00 Spaces per 1,000 Square Feet (Gross)
-105,490 / 1000 sf * 4.00 = 422.0 = 422 Stalls

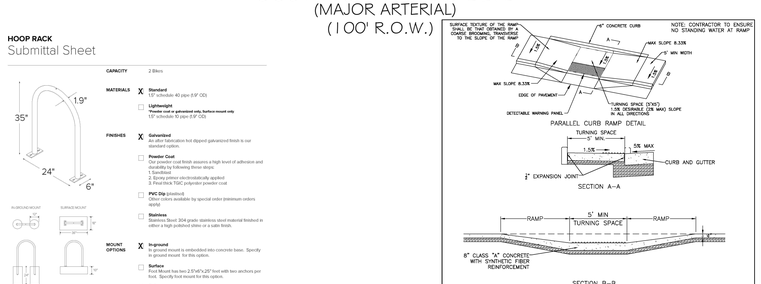
Bicycle Parking Requirements

Parking Provided = 22 Stalls

Parking Required = 1 Bicycle Stall/20 Parking Stalls
= 422 Stalls/20
= 22 Bicycle Stalls

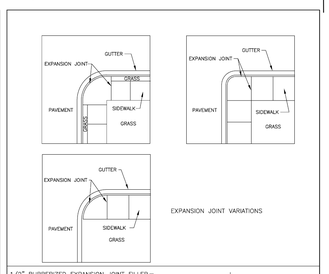


REGULAR–DUTY PAVEMENT DETAIL (PARKING AREAS)



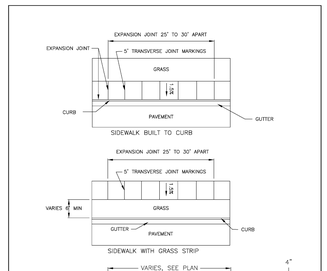
GENERAL NOTES
1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH PROPOSED ADA STANDARDS FOR ACCESSIBLE DESIGN AND ANSI A117.1 SECTIONS 405 AND 406 (1998).
2. DESIRABLE SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
3. MINIMUM TURNING SPACE IS 5'X5'.
4. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS AND MID–BLOCK LOCATIONS.
5. 4" MIN BASE STONE (303–01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL SIDEWALKS.
6. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
7. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.
8. DETECTABLE WARNING SURFACES SHALL BE YELLOW (ADA SOLUTIONS, INC. OR APPROVED EQUAL) CAST IN PLACE AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.

CITY OF FRANKLIN — PARALLEL CURB RAMP DETAIL — DWG. NO. RP-14 — EFFECTIVE DATE: 7/1/2017



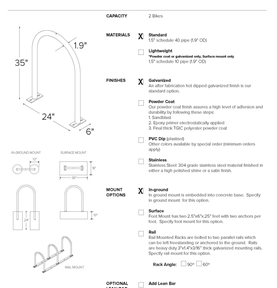
GENERAL NOTES
1. ALSO SEE SIDEWALK DETAILS
2. 1" JOINTS TO BE PLACED WHERE THE SIDEWALK IS IN CONTACT WITH CIRCULAR CURB, BUILDINGS AND RETAINING WALLS. 1/2" JOINTS TO BE USED AT OTHER LOCATIONS.
3. ONE LONGITUDINAL JOINT MARKING REQUIRED ON SIDEWALK OVER 5' IN WIDTH TO LESS THAN 10'. TWO LONGITUDINAL JOINTS FOR TRAIL 10' TO 12'.

CITY OF FRANKLIN — TYPICAL SIDEWALK/TRAIL EXPANSION JOINT — DWG. NO. RP-10 — EFFECTIVE DATE: 7/1/2017



GENERAL NOTES
1. CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.
2. DESIRABLE SIDEWALK CROSS SLOPE IS 1.5%, ABSOLUTE MAXIMUM IS 2.0%.
3. ALSO SEE EXPANSION JOINT DETAIL.
4. 4" MIN BASE STONE (303–01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL SIDEWALKS.

CITY OF FRANKLIN — TYPICAL 5' CONCRETE SIDEWALK — DWG. NO. RP-8 — EFFECTIVE DATE: 7/1/2017



Enlarged Site Plan

C2.1