GENERAL SITE NOTES:

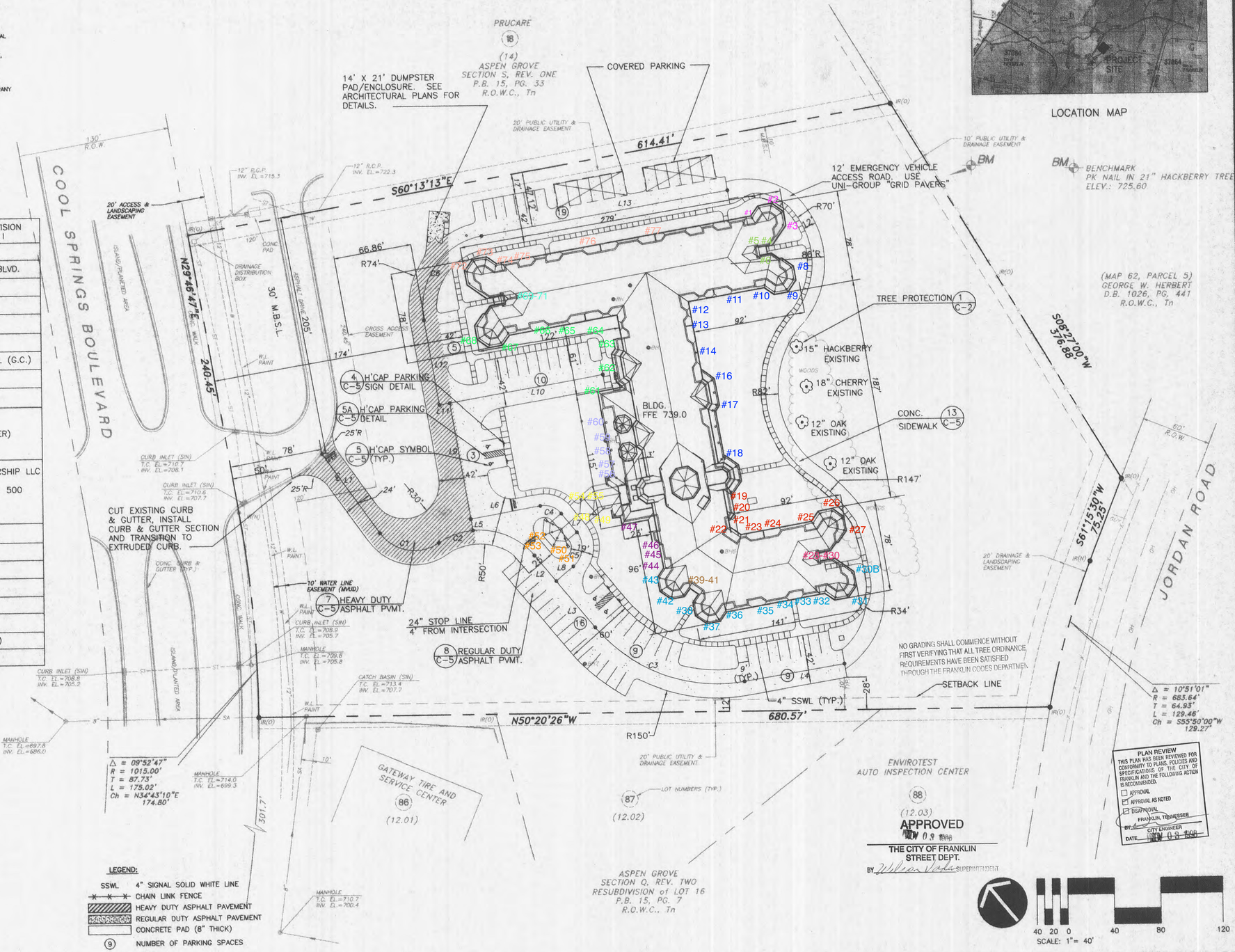
1. DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS, PORCHES, RAMPS, SIDEWALKS AND PRECISE BUILDING DIMENSIONS.
3. ALL CURB RETURN RADII TO BE A MINIMUM OF 2.5 FEET UNLESS NOTED OTHERWISE HEREON.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEBRIS, MATERIAL AND RUBBISH RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL PROCEDURES SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
5. THE LOCATION OF ALL PROPERTY LINES AND EXISTING UTILITIES, THE LEGAL DESCRIPTION, TOPOGRAPHIC CONTOURS, AND SPOT ELEVATIONS, AND ALL PHYSICAL FEATURES INCLUDING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY AS A CONTRACTOR TO THE OWNER OR SELLER:

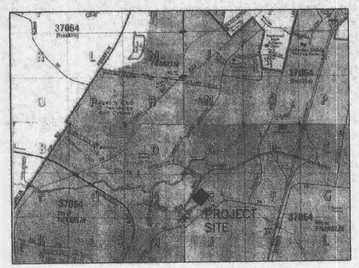
   CHERRY LAND SURVEYING, INC
   622 W. IRIS DRIVE
   NASHVILLE, TN 37204
6. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES (INCLUDING STROM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.
7. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S DEPARTMENT OF LABOR.
8. CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.

SUBDIVISION/DEVELOPMENT	ASPEN GROVE SUBDIVISION SECTION R, REVISION I
LOT NUMBER	17
ADDRESS	314 COOL SPRINGS BLVD.
CITY	FRANKLIN
COUNTY	WILLIAMSON
STATE	TENNESSEE
CIVIL DISTRICT	8
EXISTING ZONING	GENERAL COMMERCIAL (G.C.)
ACREAGE OF SITE	7.56
SQUARE FOOTAGE OF SITE	329,358
MIN. REQ'D. SETBACK LINES	
YARD FRONTING STREET SIDE YARD REAR YARD	30' (ADD'T TO BUFFER) 10' 20'
OWNER ADDRESS PHONE NUMBER	BATY FAMILY PARTNERSHIP LLC DANIEL R. BATY 3131 ELLIOT AVE, ST. 500 SEATTLE, WA 98121 206-298-1201
BUILDING SQUARE FOOTAGE	98,470
BUILDING HEIGHT	35'-0"
MAXIMUM FLOOR AREA RATIO	0.30
FLOOR AREA RATIO OF SITE	0.299
MAXIMUM OCCUPANCY	121
MAXIMUM STAFF PER SHIFT	20
PARKING PROVIDED	71 (4 HANDICAPPED)
MIN. PARKING REQUIRED	51

ROAD DATA

LABEL	R	T	L	Δ
C-1	36.929'	35.73'	56.782'	88.0978
C-2	61.881'	55.82'	90.839'	84.1081
C-3	137.736'	68.27'	142.870'	59.4315
C-4	19.332'	11.16'	20.245'	60.000
C-5	21.392'	23.11'	35.252'	94.4182
C-6	61.881'	61.99'	97.322'	90.1105
L-1			83.741'	
L-2			28.750'	
L-3			51.678'	
L-4			87.103'	
L-5			10.595'	
L-6			60.415'	
L-7			20.879'	
L-8			19.332'	
L-9			99.165'	
L-10			133.242	
L-11			8.983'	
L-12			73.481'	
L-13			215.060	





LOCATION MAP

PLAN REVIEW
THIS PLAN HAS BEEN REVIEWED FOR CONFORMITY TO PLANS, POLICIES AND SPECIFICATIONS OF THE CITY OF FRANKLIN AND THE FOLLOWING ACTION IS RECOMMENDED.
☐ APPROVAL
☑ APPROVAL AS NOTED
☐ DISAPPROVAL
FRANKLIN, TENNESSEE
BY _____ CITY ENGINEER
DATE NOV 09 1998

REVISIONS			
NO.	DATE	BY	
1	6/98	MJ	

SITE PLAN
A TEMPORARY SENIOR FACILITY
FRANKLIN, TENNESSEE

ASPEN GROVE ASSOCIATES
Incorporated
Investments, Design and Development
1312 Spruce St., Suite 100, Boulder, Co. 80302 • Fax: 303-447-0899 • Phone: 303-447-0899

Approved Grading & Drainage Plan
Oct 7, 1998

C-1

PROJ. NO. 98495

received
10-21-98

I:\Work-in-progress\98495 CBA_Franklin Senior Care Fac\0999 CAI_Franklin Retirement Center\FINAL DESIGN\SITE PLAN.dwg Wed Oct 21 12:16:12 1998