



**GENERAL NOTES:**

- SEE GRADING PLAN FOR SPECIFIC SITE GRADING
- SEE ELECTRICAL PLAN FOR LIGHTING & ELECTRICAL SERVICE
- SEE PLUMBING PLAN FOR CATCH BASIN LOCATION & PLUMBING MATERIALS
- SEE LANDSCAPING PLAN FOR SITE PLANTING/ SPECS.
- NOTE: SITE ELEVATION 154.00 IS EQUAL TO ELEV. 0.00 ARCHITECTURAL/ STRUCTURAL SET

**SITE ZONING STATS:**

LAND/BUILDING RATIO	75% IMPERVIOUS	(CDA) FRANKLIN ZONING	COVENANTS OF BUS. PARK
BUILDING SETBACKS			
- ABUTTING PUBLIC ROW	40'		50'
- NOT ABUTTING PUBLIC ROW	25'		25'
PARKING (DRIVEWAY) SETBACK			
- ABUTTING PUBLIC ROW	20'		25'
- NOT ABUTTING PUBLIC ROW	15'		15'
* ONE SIDE YARD MAY BE LESS THAN 15' IF SIDEYARD IS 10' AND BOTH SIDEYARDS TOGETHER ARE AT LEAST 30'			
PARKING RATIO			
	1 CAR/1000 SF. OF GROSS WAREHOUSE		
	1 CAR/515 SF. OF GROSS MANUFACTURING		
	1 CAR/250 SF. OF GROSS OFFICE SPACE		
- NO DOCK AREA MAY FACE A STREET			
- REVIEW BOARD AND CDA CONTROL ALL TREE CUTTING			
- 30' MIN. ACCESS DRIVE WIDTH			
- 40' MIN. TURNING			
- MINOR ACCESS DRIVES 25' MIN. WIDTH			

**SITE PARKING:**

- OFFICE AREA: 5700 SF. (GROSS)  
REQUIREMENTS: 1 STALL PER 250 SF. GROSS OFFICE AREA  
21 STALLS REQUIRED
- WAREHOUSE: 10240 SF. (GROSS)  
REQUIREMENTS: 1 STALL PER 1100 SF. GROSS AREA  
10 STALLS REQUIRED
- PRODUCTION AREA: 15,886 SF. (GROSS)  
REQUIREMENTS: 1 STALL PER 515 SF. GROSS AREA  
28 STALLS REQUIRED

TOTAL SITE PARKING REQUIRED: 65

TOTAL SITE PARKING PROPOSED: 50 (41 PROPOSED AREA FOR FUTURE. TROK TO INSTALL UPON CITY OF FRANKLIN OR OFFICE PARK REQUEST.)

**SITE PLAN**  
5.9409 AC  
SCALE: 1"=20'-0"

**TROK PRINTING**  
FRANKLIN BUSINESS PARK  
9980 SOUTH OAK WOOD PARK DRIVE  
OUTLOT 2 - BLOCK 11

Rev.	Date	Description	By
CDR	8/28/98	MONU SIGN	JJC
CDR	8/31/98	ENTRY RAD.	JJC

Drawn: KFG/JLS Approved: JJC  
Date: 8/3/98  
Project Number  
**96185**

Sheet Number  
**A 1.1**