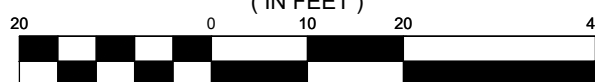


GRAPHIC SCALE
(IN FEET)



SCALE: 1" = 20'

LEGEND

- PROPOSED LOT LINES
- PROPOSED BUILDING SETBACK
- EXISTING ACCESS EASEMENT
- EXISTING UTILITY EASEMENT
- PROPOSED ROW RESERVATION
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE

NOTES:

- THIS PLAN REQUIRES A VARIANCE FROM THE SETBACKS PRESCRIBED IN THE ZONING ORDINANCE.
- THE LATEST SURVEY ON THIS PROPERTY WAS CONDUCTED ON 6/15/2019 BY QSP.
- THE NEAREST NATIONAL REGISTER PROPERTY IS LOCATED 232' NORTH OF THE SITE ON THE EAST SIDE OF LEWISBURG PIKE:
1252 LEWISBURG PIKE
SIMONE AND KATHY DOBIE
SUBD ELLINGTON PARK, SEC 1
PB 56, PG 40, TRACT A
- THIS PROPERTY LIES TOTALLY OUTSIDE ANY FLOODPLAIN AREA AND WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ON FEMA FIRM COMMUNITY PANEL NO. 47187C0355 G, EFFECTIVE DATE 12-20-2024.
- PROPERTY SHOWN AS LOT 2 ON THE FINAL PLAT OF WILLIE E. HENSON AS PART OF RECORD IN PLAT BOOK P36, PAGE 26, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE
- THIS PROPERTY DOES NOT LIE WITHIN THE HILLCREST OVERLAY BUFFER.
- THERE ARE NO STRUCTURES LOCATED ON THIS PROPERTY.

SITE DATA

PROJECT NAME	JOHNSON PROPERTY	
PROJECT NUMBER	21-0126	
ADDRESS	LEWISBURG PIKE	
PARCEL ID	106 00900	
	EXISTING	PROPOSED
TOTAL PROPERTY AREA	1.58 AC	1.58 AC
ZONING	NC	NC
MINIMUM FRONT SETBACK	-	10'
MAXIMUM FRONT SETBACK	-	45'
MINIMUM SIDE SETBACK	-	5'
MINIMUM REAR SETBACK	-	25'

PARKING:

- PROPOSED SPACES: 30
- FRANKLIN ZONING ORDINANCE REQUIRES 3 SPACES / 1,000 SQUARE FEET OF OFFICE SPACE.

FLOOD NOTE

THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47187C0355G OF WILLIAMSON COUNTY, TN, DATED 12/20/2024.

OWNER OF RECORD

RUSSELL JOHNSON
4432 IVAN CREEK DRIVE
FRANKLIN, TN 37064
DEED BOOK 9264, PAGE 315, R.O.W.C.

APPLICANT

T-SQUARE ENGINEERING
111 SE PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212

CONCEPT C

MAP 106, PARCEL 9.00

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

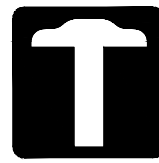
JOHNSON PROPERTY

PROJECT

21-0126

SHEET

C-2.0



T-SQUARE ENGINEERING