



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, April 25, 2024

7:00 PM

Board Room

Notice is hereby given that a meeting of the Franklin Municipal Planning Commission will be held on the date, time and at the location listed above. Additional information can be found at www.franklinton.gov/planning.

The typical process for discussing an item is as follows:

1. Staff Presentation
2. Public comments
3. Applicant presentation, and
4. Motion / discussion / vote

Applicants are encouraged to attend the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

CALL TO ORDER

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on a non-consent agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklinton.gov before noon on the day before the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The March 28, 2024 FMPC Minutes.

ANNOUNCEMENTS

CONSENT AGENDA

The items under the consent agenda are deemed by the Planning Commission to be non-controversial and routine in nature and will be approved by one motion. The items on the consent agenda will not be individually discussed. Any member of the Planning Commission, City Staff, or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order.

2. Consideration Of Approval Of Items 3-6, 8-16, 19-20, And 22-24 On The Consent Agenda.

SITE PLAN SURETIES

3. 508 Duke Drive Subdivision, Site Plan, Lot 4 (TPS Office Development); Extend The Performance Agreement For Landscaping Improvement To April 24, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

4. 508 Duke Drive Subdivision, Site Plan, Section 1; Extend The Performance Agreement For Green Infrastructure, Landscaping, Sewer, Sidewalk And Streets Improvements To April 24, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

5. Andover Park PUD Subdivision, Final Plat; Extend The Performance Agreement For Green Infrastructure Improvement To April 24, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

6. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Drainage Improvement To April 24, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

7. Echelon PUD Subdivision, Final Plat, Section 1; Call Letter Of Credit For Performance Agreement For Green Infrastructure Improvement.

Sponsors:

Melodie Brady, Amy Diaz-Barriga, Emily Wright

8. McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 303 And 304 (Block C); Extend The Performance Agreement For Sidewalk Improvement To April 24, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

9. McEwen Town Center PUD Subdivision, Site Plan, Section 3 (Infrastructure); Extend The Performance Agreement For Drainage, Green Infrastructure And Streets Improvements To October 24, 2024.

(CONSENT AGENDA)

Sponsors:

Melodie Brady

10. October Park PUD Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To October 24, 2024. (CONSENT AGENDA)

Sponsors:

Melodie Brady

11. Quail Hollow Business Park Subdivision, Final Plat, Section 2, Revision 4; Release The Maintenance Agreement For Sewer Improvement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

12. Resource Centre PUD Subdivision, Final Plat; Extend The Performance Agreement For Traffic Signal And Warrant Study Improvement To April 24, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

13. Riverbluff PUD Subdivision, Site Plan, Section 1; Accept The Landscaping Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

14. Travel Centers Of America Subdivision, Site Plan; Extend The Performance Agreement For Green Infrastructure Improvement To April 24, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

15. Westhaven PUD Subdivision, Final Plat, Section 34; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

16. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For ITS Elements, Landscaping And Sidewalks Improvements To April 24, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

REZONINGS/DEVELOPMENT PLANS

17. Consideration Of Ordinance 2024-15, An Ordinance To Remove 0.18 Acres Out Of The Central Franklin Overlay District (CFO) And Zone Into The Columbia Avenue Overlay District 1 (CAO1- Urban Commercial Development Sub-District) For The Property Located South Of South Margin Street And West Of Cummins Street, Located At 314 Cummins Street.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

18. Consideration Of Ordinance 2024-14, An Ordinance To Rezone 1.11 Acres From Residential 4 (R4) To Office Residential (OR) District For The Property Located North Of West Main Street And West Of

Roberts Street, At 1138 And 1142 West Main Street.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

19. Eastview Subdivision, Final Plat, Block A, Revision 1, Lot 17, Creating 2 Lots, Reserving Right-Of-Way, And Dedicating Easements, On 0.35 Acres, Located At 1414 West Main Street. (CONSENT AGENDA).

Sponsors:

Emily Wright, Amy Diaz-Barriga, Ariella Stanford

20. Franklin Grove Subdivision, Final Plat, Creating One Nonresidential Lot, On 5.19 Acres, Located At 423 South Margin Street. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

21. Franklin South Business Park Subdivision, Site Plan, Lot 106, Revision 1, Developing A Telecommunications Tower, On 1.03 Acres, Located At 4404 Franklin South Court.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

22. Laguna Subdivision, Final Plat (formerly Tavistock Subdivision), Changing The Subdivision Name, And Recreating 6 Single-Family Residential Lots And 2 Open Space Lots, On 7.43 Acres, Located At 4060 Clovercroft Road. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

23. Shawnee PUD Subdivision, Final Plat, Creating 1 Multifamily Residential Lot, 2 Open Space Lots, And Establishing Easements, On 2.24 Acres, Located At 1101 Shawnee Drive. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

24. Westhaven PUD Subdivision, Final Plat, Section 64, Creating 21 Single-Family Lots, 1 Open Space Lot, And Dedicating Public Right-Of-Way And Easements, On Acres 6.388, Located Near The Intersection Of Championship Boulevard And Congress Drive. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

ANY OTHER BUSINESS

ADJOURN



Meeting Minutes

Franklin Municipal Planning Commission

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7:00 PM

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CALL TO ORDER

Chair Lindsey called the meeting to order at 7:02 PM.

Commissioners Present: Roger Lindsey, Ann Petersen, Michael Orr, Nick Mann, Marcia Allen, Jennifer Williamson

Commissioners Absent: Jimmy Franks, Scott Harrison, Alma McLemore

Staff Members Present: Shauna Billingsley, Amy Diaz-Barriga, Joey Bryan, Jimmy Wiseman, and Chelsea Randolph

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Chair Lindsey asked for citizen comments. There were none.

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APPROVAL OF MINUTES

1. Consideration Of Approval Of The February 22, 2024, FMPC Minutes.

Sponsors:

- Attachments:**
1. FINAL February 22 2024 FMPC Minutes
 2. In-N-Out PC Meeting Boards
 3. 2024-01-25 South PL Buffer Section
 4. Commitments to Goose Creek Estates
 5. Cross Access
 6. Franklin Queue Exhibits_021624
 7. FMPC Feb Handout

A motion was made by Commissioner Orr, seconded by Commissioner Williamson, to Approve the Minutes from the February 22, 2024, meeting. The motion carried 5-0 (Commissioner Mann abstained from the vote).

ANNOUNCEMENTS

Amy Diaz-Barriga. Ms. Diaz-Barriga stated the Envision Franklin update was to be heard at the April 25th 2024 Planning Commission meeting. The state requires a 30-day public notice for the public hearing. However, the notice was inadvertently not included in the March 21st edition of the Williamson Herald. As a result, the update to Envision Franklin public hearing is scheduled for May 23rd 2024 in order to achieve the 30-day notice requirement.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-20 And 25 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Allen, seconded by Commissioner Orr to Approve items 3-20 and 25 as presented on the Consent Agenda. The motion carried 6-0.

SITE PLAN SURETIES

3. Aerial Adventure Subdivision, Final Plat; Extend The Maintenance Agreement For Green Infrastructure Improvement To March 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

4. Amelia Park PUD Subdivision, Final Plat, Section 2; Accept The Drainage Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

5. Amelia Park PUD Subdivision, Final Plat, Section 3; Accept The Drainage And Green Infrastructure Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

6. Amelia Park PUD Subdivision, Site Plan, Section 4, Revision 1; Accept The Drainage Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year; Release The Performance Agreement For Green Infrastructure Improvement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

7. Amelia Park PUD Subdivision, Final Plat, Section 5; Accept The Drainage Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

8. Berry Farms Reams-Fleming Tract PUD Subdivision, Site Plan, Infrastructure; Extend The Performance Agreement For Drainage And Streets Improvements To March 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

9. Carothers Crossing East PUD Subdivision, Site Plan, Lot 1; Extend The Performance Agreement For Drainage And Streets Improvements To March 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

10. Carothers Crossing East PUD Subdivision, Site Plan, Lot 5 (Self-Storage); Extend The Performance Agreement For Drainage Improvement To March 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

11. Echelon PUD Subdivision, Final Plat, Section 3; Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

12. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 18; Extend The Performance Agreement For Drainage, Sidewalks And Streets Improvements To March 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

13. McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 302 (Block B); Extend The Performance Agreement For Streets Improvement To March 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

14. Nissan North America Subdivision, Site Plan, Revision 2 (Parking Addition); Extend The Performance Agreement For Drainage Improvement To March 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

15. Ovation Subdivision, Final Plat; Extend The Performance Agreement For Drainage Improvement To September 26, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

16. Riverbluff PUD Subdivision, Final Plat, Section 1; Accept The Drainage Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

17. Riverbluff PUD Subdivision, Final Plat, Section 2; Accept The Drainage And Green Infrastructure Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

18. Schaefer Equestrian Center Subdivision, Site Plan; Extend The Performance Agreement For Drainage And Green Infrastructure Improvements To March 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

19. Stream Valley PUD Subdivision, Site Plan, Section 13; Extend The Performance Agreement For Drainage Improvement To March 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

20. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For Green Infrastructure Improvement To March 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on the Consent Agenda.

REZONINGS/DEVELOPMENT PLANS

21. Consideration Of Ordinance 2024-10, An Ordinance To Rezone 2.90 Acres From Regional Commerce 6 (RC6) Distirct To Planned (PD 65.4/3,607) District For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Memorial Parkway, At 101 Cool Springs Boulevard. (The Caroline PUD Subdivision)

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Caroline PUD
2. ORD 2024-10 Caroline PUD Rez_Combined_Law approved
3. 2024-03-07_The Caroline_Rezoning Request

Staff Presentation: Joey Bryan. The applicant is requesting to rezone the property from Regional Commerce 6 (RC-6) District to Planned District (PD 65.4/3,607) to accommodate the proposed development plan located at 101 Cool Springs Boulevard.

The development plan for The Caroline PUD Subdivision has been submitted concurrently. Envision Franklin places this property in the Regional Commerce Design Concept. The proposed development meets the minimum recommendations of Envision Franklin by providing a mix of uses that include commercial and multifamily residential, although the amount of activated ground-floor commercial use is minimal, like approved developments nearby. The site layout provides an urban feel with building-lined streets creating a walkable development and provides architecture that fits in with the style of the corridor. The Regional Commerce Design Concept supports a mix of uses and the uses proposed are supported within the design concept.

Project Consideration: A similar proposal at this location went before the Planning Commission at the June 2023 meeting, where it was recommended for disapproval, due to the results of a traffic study, to the Board of Mayor and Aldermen. The applicant then withdrew the applications for the rezoning and the development plan after the 1st Reading at BOMA. Since then, Engineering has revised their traffic review standards for the area and the proposal as submitted can be supported by Staff.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2024-10.

Applicant: Greg Gamble. The Caroline is a four-sided architectural building that wraps around an interior pool area with subgrade parking on one end. From the corner of Mack Hatcher and Cool Springs Boulevard, the elevation drops as you travel west to east, transitioning from the three-story Caroline building to four stories and finally to the six-story Haven building. Of the 199 dwelling units proposed, 22 units are studio apartments catering to a wide variety of potential tenants. The proposal includes 10,000 square feet of amenities and 3700 feet of commercial space redesigned at the pedestrian level to activate areas along Cool Springs Boulevard. Developments like the Caroline address the housing issue by providing affordable housing options for the 70,000 people that commute in and out of Cool Springs daily. By providing housing alternatives in areas that can sustain growth, traffic congestion can be reduced. Cool Springs has the infrastructure to support developments like the Caroline that complement the overall master plan. It also closes the gap between housing, affordable housing, and attainable housing.

Public Comment: None

Motion

Commissioner Orr motioned to recommend approval of Ordinance 2024-10 to the Board of Mayor and Alderman, seconded by Commissioner Mann.

There being no discussion, Chair Lindsey asked the Commissioners to vote by roll call.

The motion carried 6-0.

22. Consideration Of Resolution 2024-13, A Resolution Approving A Development Plan For The Caroline PUD Subdivision For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Memorial Parkway, At 101 Cool Springs Boulevard.

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Caroline PUD
2. RES 2024-13 Caroline PUD_Combined_Law approved
3. 8402 Caroline PUD DP_Conditions of Approval_01
4. 1-7 Pages from 2024-03-07_The Caroline_Development Plan
5. 8-13 Pages from 2024-03-07_The Caroline_Development Plan-2

Staff Presentation: Joey Bryan. The Caroline PUD Subdivision is approximately 3 acres in size and is located East of Mack Hatcher Memorial Parkway and North of Cool Springs Boulevard on a property addressed as 101 Cool Springs Boulevard. The proposed development consists of 190 multifamily units and 3,607 SF of commercial space. Envision Franklin places this property in the Regional Commerce Design Concept, which states that the area, "contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major

employment and revenue generators that are valuable community resources." The proposed development meets the minimum recommendations of Envision Franklin by providing a mix of uses that include commercial and multifamily residential, although the amount of activated ground-floor commercial use is minimal, like approved developments nearby. The site layout provides an urban feel with building-lined streets creating a walkable development and provides architecture that fits in with the style of the corridor. The Regional Commerce Design Concept supports a mix of uses and the uses proposed are supported within the design concept.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2024-13 with conditions.

Public Comment: None

Applicant: Greg Gamble. Mr. Gamble explained how the branding and naming process came about for The Caroline. Jay Sheridan had the idea to name the development after the matriarch of the Cross family, a family who had been instrumental in the development of Cool Springs and the owner of the subject property. Mr. Gamble also stated that there are three off-site road improvements required as part of the conditions of approval. First, merge lane improvements will be made from Cool Springs Boulevard onto Mack Hatcher Parkway. Second, the full intersection will be changed (Haven Development responsibility) to a right in/right out only and a left in only for safety reasons. Vehicles will not be permitted to cross traffic from The Caroline to make a left turn onto Cool Springs Boulevard. Vehicles will travel to the signalized intersection to make a left turn onto Cool Spring Boulevard. Thirdly, the group (The Caroline, The Haven, or Legends View) that develops first will be required to construct the drive from the signalized intersection to the Aspen Grove Office building. Coordination and communication have begun between the three developments regarding this matter.

Mr. Wiseman stated that the meetings and discussions began pre-COVID where the developers were made aware of the conditions of approval that said that whoever develops first will construct the drive.

Motion

Commissioner Allen motioned to recommend approval of Resolution 2024-13 to BOMA with conditions, seconded by Commissioner Orr.

Mr. Gamble answered Commissioner Williamson's question/concern regarding which developments would have access and use of the drive by stating that it would be a public access easement available to all the developments and the existing Aspen Grove Office building.

Commissioner Mann asked for more details regarding the removal of the left turn option onto Cool Springs Boulevard.

Mr. Gamble mentioned a similar turning option as an example. At the corner of McEwen and Mallory Lane, there is right turn only exit option along the side of Whole Foods onto Mallory Lane.

Chair Lindsey stated that the median would be reconstructed to close off the left turn option onto Cool Spring Boulevard from the subject property (The Caroline).

Mr. Gamble noted that closing off the median will allow more space for the left turn queue onto Mack Hatcher from Cool Springs Boulevard.

There being no further discussion, Chair Lindsey asked the Commissioners to vote.

The motion carried 6-0.

23. Consideration Of Ordinance 2024-04, An Ordinance To Rezone 21.29 Acres From Regional Commerce 12 (RC-12) District To Planned (PD 315,014/244) District For The Property Located At The Northwest Corner of The Intersection Of Cool Springs Boulevard And Carothers Parkway. (Meridian South PUD Subdivision)

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

- Attachments:**
1. MAP Meridian South PUD Subdivision, Rezoning and Development Plan
 2. ORD 2024-04 Meridian South PUD Subdivision Rezoning_Combined_Law_30901_1
 3. COF #8376 Meridian South PUD Subdivision Rezoning Application Resubmittal

Staff Presentation: Chelsea Randolph. The applicant is requesting to rezone the property from Regional Commerce 12 (RC-12) District to Planned District (PD 315,014/244) to accommodate the proposed development plan. The development plan has been submitted concurrently. Envision Franklin places this property in the Regional Commerce Design Concept. The rezoning meets the goals of Envision Franklin.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2024-04.

Public Comment: None

Applicant: Gary Vogrin. Mr. Vogrin stated that the team is agreeable with all staff comments and respectfully request that the Commission recommend approval the ordinance to the Board of Mayor and Aldermen.

Motion

Commissioner Mann motioned to recommend approval of Ordinance 2024-04 to BOMA, seconded by Commissioner Williamson.

There being no discussion, Chair Lindsey asked the Commissioners to vote by roll call.

The motion carried 6-0.

24. Consideration Of Resolution 2024-03, A Resolution Approving A Development Plan For Meridian South PUD Subdivision With 6 Modification Of Development Standards (Signs And Parking), For The Property Located At the Northwest Corner of The Intersection Of Cool Springs Boulevard And Carothers Parkway, Located At 501, 601, And 1000 Corporate Centre Drive.

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

- Attachments:**
1. MAP Meridian South PUD Subdivision, Rezoning and Development Plan
 2. RES 2024-03 Meridian South PUD Subdivision Development Plan_Comb_30898_1
 3. CONDITIONS OF APPROVAL 8347 Meridian South PUD Subdivision, Development Plan
 4. 1-7 Pages from COF #8378 Meridian South PUD Subdivision Development Plan Resubmittal
 5. 8-14 Pages from COF #8378 Meridian South PUD Subdivision Development Plan Resubmittal-2
 6. 15-21 Pages from COF #8378 Meridian South PUD Subdivision Development Plan Resubmittal-3
 7. 22-28 Pages from COF #8378 Meridian South PUD Subdivision Development Plan Resubmittal-4
 8. 29-35 Pages from COF #8378 Meridian South PUD Subdivision Development Plan Resubmittal-5
 9. 36-41 Pages from COF #8378 Meridian South PUD Subdivision Development Plan Resubmittal-6

Staff Presentation: Chelsea Randolph. The applicant has submitted a development plan for Meridian South PUD Subdivision, a multiphase, commercial development located on three lots addressed as 501, 601, and 1000 Corporate Center Drive. The applicant is proposing 315,014 square feet of existing and proposed commercial space, and 244 existing hotel keys for a site that is composed of 21.29 acres. The staff supports the goal of the proposed sign package that helps to add pedestrian-oriented features and the explanation of their package meets the goals of Envision Franklin. With that said, the goals described could be achieved with the City of Franklin's current sign ordinance.

Modification of Standards: There are six Modification of Standards requests for this plan.

MOS #1: Request to allow for irregular shaped signage.

The applicant is requesting to allow irregular shaped signs to be related to the element that is representative of the project and take on the shape of a logo or symbol of the project. Staff recommends approval of MOS #1.

MOS #2: Requesting to allow the addition of four monument signs and the height increase to 16-feet, 15-feet, 14- feet, and 12-feet for the proposed monument signs with up to four sides, with a maximum sign area of 325 square feet per side. From a "dashboard survey" of surrounding businesses, staff could not identify any monument sign in the area that deviated significantly from the current height requirement of 6 feet, except for the example identified in the applicant's submittal package. This sign is along Cool Springs Boulevard directly south of the proposed development. Even in this taller sign, the vertical, more stylized portion of the sign is only approximately 12'-3" tall, which is less overall height than what the applicant is proposing at 15' and 16' for the stylized portion of their proposed monument signs. Staff recommends disapproval of MOS #2. If it is the desire of the FMPC and BOMA to approve this request, the staff advises that the MOS allow for the quantity deviation and height deviation for the signs internal to the site but require that the signs on the periphery meet the requirements for sign area, height, and additional standards for monument signs within the ordinance.

MOS #3: Requesting to allow nine flag signs and to add vinyl and painted aluminum with graphic perforation as an allowed material.

Staff is not concerned with the proposed flag quantity due to the allowance based on the number of lots. The proposal to add painted aluminum with graphic perforation as an additional material meets the intent of the allowed materials within the zoning ordinance requiring a durable material. Staff recommends approval of MOS #3.

MOS #4: Requesting to allow eight convenience signs that are a maximum of 12-feet in height and may have a maximum of 19 square feet per side with internal illumination.

Staff does not have concerns about the additional quantity of signs, as all the proposed signs are internal to the site and not seen from Cool Springs Boulevard or Carothers Parkway. The applicant has not provided sufficient information as to why the additional height, size, and internal illumination of signs is necessary for the success of the development or for the goals of meeting the wayfinding needs of its patrons. Staff recommends disapproval of MOS #4. If it is the desire of the FMPC and BOMA to approve this request, the staff advises that the MOS allow for the quantity deviation and the sign area but require that the signs meet the requirements for sign height and additional standards for convenience signs within the ordinance.

MOS #5: Requesting to allow a maximum of two freestanding, directory signs with a maximum of twenty-one square feet and 9-feet in height.

In addition, the structure shall not exceed a maximum of forty-two square feet and shall have internal illumination and electronic display. The proposed MOS is requesting two signs that are referred to as "directory signs", but per our ordinance, they are in every way (location, height/area, and lighting) opposite of the requirements for a directory signs. When reviewing their request for MOS #5, the staff was unable to find justification for why there was a need to modify every standard laid out for directory signs. Staff recommends disapproval of MOS #5.

MOS #6: Requesting a reduction in the base rate parking for the uses of restaurant, retail, and hotel.

This proposed modification of standard request is supported by shared parking, national studies, and the study of the site as it stands today. Staff recommends approval of MOS #6.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2024-03 with conditions.

Public Comment: None

Applicant: Gary Vogrin and Paul Bowman. Mr. Vogrin stated that the project has been a collaborative effort between the Joint Conceptual Workshop and staff meetings. Based on the feedback received, the proposal includes two retail buildings that will activate Meridian South. The team agrees with staff comments and conditions except for MOS 2, 4, & 5. The requested signage is a result of Boyle's successful development of other similar large mixed-use projects. The signage goal is to integrate tenants and visitors directionally in a thoughtful and harmonious way tying the project together using industry best practices. Wayfinding and directional signage are crucial for the Meridian South campus. For these reasons, the team respectfully request an open discussion regarding MOS 2, 4, & 5. However, if an agreement/approval cannot be reached, the team will respectfully abide by staff's recommendations. Mr. Bowman stated that part of the overall rebrand is to connect and activate Meridian North with Meridian South in artful ways.

MOS #2: Mr. Bowman explained that the purpose of this non-traditional sign is to increase visibility and provide readability for cars in motion along Cool Springs Boulevard and Carothers Parkway. Because of the setback, and to maintain

requirements of the zoning ordinance, the sign would be too small to be seen or be useful from the roadway. Also, the proposed sign design is an open concept and not a solid square mass. Using the zoning ordinance sign size calculations, the square footage, on paper, is perceived to be much larger than it would be.

MOS #4: The purpose of this sign type is to provide guidance and directionality for tenants and visitors within the development. The additional height allows the signs to be visible from a distance whether visitors are on foot or in a vehicle. Consideration of DOT state/federal requirements for clearance must be met along with ADA requirements.

MOS #5: The proposal includes a MOS for a free-standing directory sign, including a site map, that would be visible from a distance to assist visitors with their movements from building to building. The additional height allows room for a sculpture.

Main Motion

Commissioner Mann motioned to recommend approval of Resolution 2024-03 to BOMA with staff conditions, seconded by Commissioner Allen.

Modification of Standards (Motions)

MOS #1: Request to allow for irregular shaped signage. (Staff recommends approval)

Alderman Petersen asked if staff could provide examples of approved signs, as a reference point, for sign type and height comparisons.

Ms. Randolph stated that any approved project without modification of standards, meeting the zoning ordinance requirements, would be an example.

Ms. Diaz-Barriga explained that unless a proposal has a MOS for signage, Building and Neighborhood Services process the sign permits. The Planning Commission nor Planning Staff would not typically provide input unless the sign request required a modification of standards.

Commissioner Allen asked if it is correct to say that anytime a Commissioner goes against staff recommendations, a reason must be provided.

Ms. Billingsley stated that anytime the FMPC approves a motion that goes against staff recommendations, a reason should be stated for the record.

Commissioner Allen motioned to recommend approval of MOS #1 to BOMA, seconded by Commissioner Mann. The MOS #1 carried 6-0.

MOS #2: Requesting to allow the addition of four monument signs and the height increase to 16-feet, 15-feet, 14- feet, and 12-feet for the proposed monument signs with up to four sides, with a maximum sign area of 325 square feet per side. (Staff recommends disapproval)

Commissioner Mann motioned to recommend approval of MOS #2 to BOMA to allow the quantity deviation and height deviation for site internal signage, but peripheral signage should meet the zoning ordinance requirements for sign area, height, and additional standards for monument signs, seconded by Commissioner Williamson.

Commissioner Williamson stated that she supports approval of the internal signage as it makes sense and provides a useful tool for tenants and visitors.

Commissioner Mann stated that his main concern about approval of the peripheral signage is the precedent that would be set for future developments. Approval of oversized signage along Cool Spring Boulevard is not the message the Commission wants to send to the community.

Commissioner Allen stated that she also has concerns about setting a precedent for future applications. Regarding the internal signs, Ms. Allen stated that many people will use their navigation apps to reach their desired destination.

Chair Lindsey noted that many of the signs along Cool Spring Boulevard and Carothers Parkway are old, tired, and dilapidated with many needing repairs or updating.

There being no further discussion, Chair Lindsey asked the Board to vote by roll call. The MOS #2 carried 4-2 (Commissioners Allen and Orr voting against).

MOS #3: Requesting to allow nine flag signs and to add vinyl and painted aluminum with graphic perforation as an allowed material. (Staff recommends approval).

Commissioner Orr motioned to recommend approval MOS #3 to BOMA, seconded by Commissioner Mann. The MOS #3 carried 6-0.

MOS #4: Requesting to allow eight convenience signs that are a maximum of 12-feet in height and may have a maximum of 19 square feet per side with internal illumination. (Staff recommends disapproval)

Commissioner Mann requested more information/photos and locations of the convenience signs.

Ms. Randolph pulled up the presentation slides showing examples of the proposed convenience signs and their locations throughout the site. The convenience signs can be seen from Corporate Center Drive and Compass Way (internal to the site).

Commissioner Mann explained that because the convenience signs are mostly internal to the site, he doesn't have any issues with the height.

Chair Lindsey asked the applicant if the eight convenience signs will vary in height or if all signs would be the same size.

Mr. Bowman stated that all the signs would be consistent in height with the maximum height of 19 feet allowing space for the finial.

Commissioner Mann motioned to approve a recommendation of MOS #4 to BOMA, seconded by Commissioner Orr.

Alderman Petersen asked staff and the applicant for more details and examples of "illumination" of signage.

Ms. Randolph explained that the zoning ordinance addresses external illumination of signage, therefore, staff could not recommend approval of internal illumination.

Mr. Bowman noted that the internal illumination, via LED minimal lighting, would highlight the letters only and be less intrusive than an external spotlight shining up to the sign from ground level. Visibility of the signs are crucial for navigating the site at night.

Commissioner Williamson noted that illumination of convenience signs would be helpful when navigating the large development. For these reasons, the internal illumination can be supported.

There being no further discussion, Chair Lindsey asked for the Commissioners to vote by roll call. The MOS #4 carried 5-1 (Commissioner Allen voting against)

MOS #5: Requesting to allow a maximum of two freestanding, directory signs with a maximum of twenty-one square feet and 9-feet in height. (Staff recommends disapproval)

Commissioner Orr motioned to disapprove a recommendation of MOS #5 to BOMA, seconded by Commissioner Allen.

Commissioner Mann asked for a rationale for the locations of the freestanding directory signs.

Ms. Randolph referred to the site plan to show the proposed locations of the freestanding directory signs.

Mr. Bowman explained that the directory signs are proposed to be in front of the new freestanding restaurant, in the

pedestrian path and near the parking area.

There being no further discussion, Chair Lindsey asked for the Commissioners to vote by roll call. The MOS #5 carried 5-1 (Commissioner Mann voting against)

MOS #6: Requesting a reduction in the base rate parking for the uses of restaurant, retail, and hotel. (Staff recommends approval)

Commissioner Mann motioned to recommend approval of MOS #6 to BOMA, seconded by Commissioner Orr.

Alderman Petersen noted that shared parking is the rationale for the request for parking rate reduction.

Ms. Randolph stated that the applicant provided an assessment of the site, as it stands today, along with National number comparisons to support the request for a reduction in parking spaces.

There being no further discussion, Chair Lindsey asked for the Commissioners to vote by roll call. The MOS #6 carried 6-0.

Main Motion (Vote)

Chair Lindsey asked if there was any additional discussion on the Main Motion, there was none. The motion carried 6-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

25. Wood Duck Court PUD Subdivision, Final Plat (Formerly Wild Duck Realty Subdivision, Lot 5 And Franklin Commons South Subdivision, Section 4, Lots 14 And 15), Creating One Multi-Family Residential Lot And Two Open Space Lots, On 21.05 Acres, Located South Of The Intersection Of Rosa Helm Way And Wood Duck Court. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP Wood Duck Court PUD Subdivision, Final Plat
2. CONDITIONS OF APPROVAL 8407 Wood Duck Court PUD Subdivision, Final Plat
3. FINAL PLAT 8407 Wood Duck Court PUD Subdivision, Final Plat

The item was Approved on the Consent Agenda.

ANY OTHER BUSINESS

Chair Lindsey asked if there was any further business. There was none.

ADJOURN

A motion was made by Commissioner Orr, seconded by Commissioner Mann to Adjourn. The motion carried 6-0.

There being no further business, the meeting adjourned at 8:16 PM.

Chair

Date



City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-031

DATE: April 3, 2024
TO: Franklin Municipal Planning Commission
FROM: Melodie Brady, Surety Coordinator
Amy Diaz-Barriga, Asst Director of Planning Development
Emily Wright, Director of Planning and Sustainability

SUBJECT:

Echelon PUD Subdivision, Final Plat, Section 1; Call Letter Of Credit For Performance Agreement For Green Infrastructure Improvement.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission concerning failure to complete improvements related to the Echelon Subdivision, section 1.

BACKGROUND/STAFF COMMENTS:

Echelon PUD Subdivision, final plat, section 1 was approved, with conditions, on May 18, 2015. The performance agreement was signed on June 19, 2015. The irrevocable standby letter of credit was issued on March 14, 2017. Every year, an action request is mailed to Crescent Palmetto Bluff (developer) giving them the opportunity to ask for the performance agreement to be released to maintenance. An action request was received on June 9, 2017, that was signed by a licensed design professional stating they inspected the site and requested a 75% reduction. A City inspector inspected the site and agreed with the request to reduce the green infrastructure improvement by 75% from \$261,000.00 to \$65,250.00. Other than a request to extend for one year, that was the last request received for this project. The property owners have complained to the City several times about the unresolved stormwater issues. Engineering staff have made several attempts to contact the developer to complete the remainder of the work, but no progress has been made. Calling the surety will allow the City to complete the improvements needed, and the dollar amount that will be called will cover the cost.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the FMPC declares the performance agreement for the Echelon Subdivision, section 1 to be in default and authorize the calling of the agreement and surety for the completion of the improvement.

From: [Joe Miller](#)
To: [Jimmy Wiseman](#); [Brittani Perez](#); [Dallas Wood](#); [Claxton, Jon](#); [Clay Wallace](#)
Cc: [Bill Squires](#); [Jon Michael](#); [Melodie Brady](#); [Paul Holzen](#)
Subject: RE: Meeting request - Echelon Section 1
Date: Wednesday, April 10, 2024 1:32:39 PM
Attachments: [image001.png](#)
[image003.png](#)

ATTENTION COF staff: *This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.*

Jimmy-

This letter has been received. Can you confirm that the balance on the LOC is \$65,250.00? Thanks.

Sincerely-
Joe Miller

From: Jimmy Wiseman <jimmy.wiseman@franklintn.gov>
Sent: Wednesday, April 10, 2024 2:28 PM
To: Joe Miller <joemiller@atecsllc.com>; Brittani Perez <brittani.perez@franklintn.gov>; Dallas Wood <dallas@jsi-holdings.com>; Claxton, Jon <claxton.j@tandh.com>; Clay Wallace <clay.wallace@eli-llc.com>
Cc: Bill Squires <bill.squires@franklintn.gov>; Jon Michael <jon.michael@thompsonburton.com>; Melodie Brady <melodie.brady@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>
Subject: RE: Meeting request - Echelon Section 1
Importance: High

Joe,

Please refer to the attached letter with respect to the Echelon Section 1 bond. Please let me know if you would to discuss further.

Thank you,

Jimmy Wiseman
P – 615.550.6725
Assistant Director of Engineering
City of Franklin
109 Third Avenue South
Franklin, TN 37064

From: Jimmy Wiseman
Sent: Wednesday, April 3, 2024 2:17 PM
To: Joe Miller <joemiller@atecsllc.com>; Brittani Perez <brittani.perez@franklintn.gov>; Dallas Wood <dallas@jsi-holdings.com>; Claxton, Jon <claxton.j@tandh.com>; Clay Wallace <clay.wallace@eli-llc.com>
Cc: Bill Squires <bill.squires@franklintn.gov>; Jon Michael <jon.michael@thompsonburton.com>
Subject: RE: Meeting request - Echelon Section 1

Joe,

I've responded as best as I could to all of your comments below in red. Given your final statement below, is Palmetto Bluff not willing to complete the required improvements or a reasonable alternative to the property located at 122 Obree Court? As always, I am happy to meet and discuss with your team.

Thank you,

Jimmy Wiseman
P – 615.550.6725
Assistant Director of Engineering
City of Franklin
109 Third Avenue South
Franklin, TN 37064

From: Joe Miller <joemiller@atecsllc.com>
Sent: Wednesday, March 27, 2024 8:16 PM
To: Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Brittani Perez <brittani.perez@franklintn.gov>; Dallas Wood <dallas@jsi-holdings.com>; Claxton, Jon <claxton.j@tandh.com>; Clay Wallace <clay.wallace@eli-llc.com>
Cc: Bill Squires <bill.squires@franklintn.gov>; Jon Michael <jon.michael@thompsonburton.com>
Subject: RE: Meeting request - Echelon Section 1

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Jimmy-

Given the history of responses, this was much swifter than expected, but it is still not what would be considered a solution but rather an idea. It would be extremely beneficial if you could lay out how this solution would work to appease all those involved. Based on our notes, there are quite a few items to address:

- There were other homeowners involved, namely the Higgs (Kirk and Sally), and will this be acceptable to them (and any other homeowner the City engaged, a plan we discouraged due to increased complexity of resolution) as well? – **It is my understanding that an approach similar to what was proposed is acceptable to the property owners.**
- Is the HOA and/or homeowners willing to accept the maintenance associated with this potential solution? – **It is my understanding that the property owners will take on maintenance.**
- This idea is very similar to the one proposed by Thomas & Hutton on site back in 2021 with quite a bit of pushback at the time. Have homeowners changed or just changed their minds? – **The same homeowners seem willing to find a solution.**
- Does this "solution" only need internal peer review or is a plan amendment needed therefore having to go in front of planning commission for approval? Are there any costs associated? – **We will be able to accept this as a field change to the original plans.**
- All of our projects have been held to the strictest standards of the City with adherence to exact approved plans. Has this gone through the appropriate channels or at least ones similar to those we have had to endure? – **You have been held to the exact same standards as any project in the City. We will have a small group review this field change.**
- Are you saying that the City is granting us and our contractors the right to go on private property? – **This would still require the recording of a drainage easement**

ahead of construction or a right of entry agreement from the property owners with the recorded easement coming later.

- As we were not aware that you could grant us that right, we had circulated a right of entry in 2021 that was never signed nor returned by any property owner. Is this waived? – **This would still be needed to perform the work.**
- Moving trees seems like it's getting into landscaping issues and potential reasons to either hold back funds or issue warranties on items being requested to relocate. Will this be waived or noted as not applicable given the circumstances? – **The relocation, replacement or removal of trees may be necessary.**
- The replatting of the lots to ensure your requirement that the easements be added back in doesn't appear to be addressed. Will this go away? – **An easement is still needed.**
- Mr. Brockways' request for compensation from Legacy Palmetto Bluff for this replatting/easement reclassification along with legal fees doesn't appear to be addressed (I'm sure there's a legal term for this request from them but as I am not a lawyer I can't opine). Again, will this go away? – **The easement is still required.**
- Will this negatively impact the development on the other side of the property and cause them any inconvenience? – **I'm not sure what you are asking. The intent of this improvements is to satisfy the original approved design using an alternative method. The idea is to correct the drainage issue.**
- In trying to work with the developer behind Echelon on a solution in the past, they were extremely reluctant to make any changes the City of Franklin recommended (stated they had a negative experience). Has this been contemplated? – **We are open to other options if they work.**
- As you engaged Clay at ELI to come up with this idea, those costs and any City's costs associated with this solution are not the responsibility of Legacy Palmetto Bluff – **The City did not enter into a contract with Clay at ELI. Clay is copied here so I will let him respond but it is my understanding that he was presenting an option that might solve the issue and make the property owners happy.**

Unfortunately, given all the open items, this "solution" doesn't appear to meet all the requirements to complete the project sufficient for all parties, including the City's standard operating processes, and would not be in the company's best interest to move forward.

Sincerely~
Joe Miller

From: Jimmy Wiseman <jimmy.wiseman@franklinton.gov>
Sent: Tuesday, March 26, 2024 10:43 AM
To: Joe Miller <joemiller@atecsllc.com>; Brittani Perez <brittani.perez@franklinton.gov>; Dallas Wood <dallas@jsi-holdings.com>; Claxton, Jon <claxton.j@tandh.com>; Clay Wallace <clay.wallace@eli-llc.com>
Cc: Bill Squires <bill.squires@franklinton.gov>; Jon Michael <jon.michael@thompsonburton.com>
Subject: RE: Meeting request - Echelon Section 1
Importance: High

Joe/Jon Michael,

Please let us know your thoughts on moving forward with the solution below.

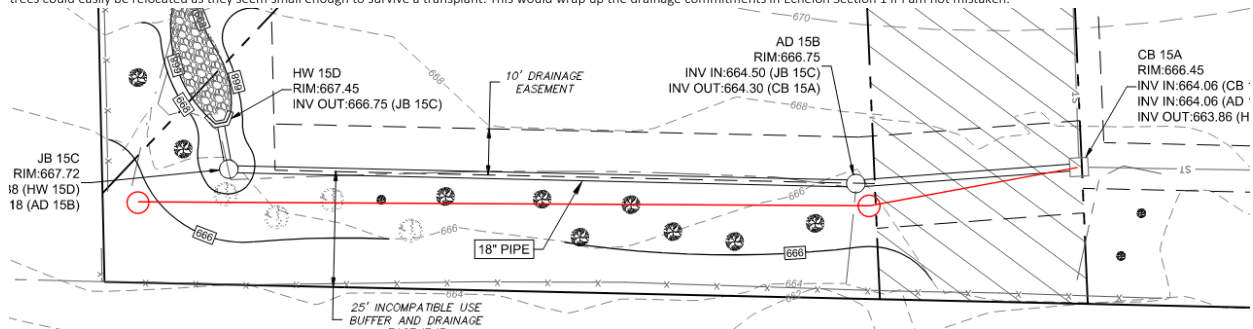
Thank you,

Jimmy Wiseman
P – 615.550.6725
Assistant Director of Engineering
City of Franklin
109 Third Avenue South
Franklin, TN 37064

From: Jimmy Wiseman
Sent: Tuesday, March 19, 2024 6:49 PM
To: Joe Miller <joemiller@atecsllc.com>; Brittani Perez <brittani.perez@franklinton.gov>; Dallas Wood <dallas@jsi-holdings.com>; Claxton, Jon <claxton.j@tandh.com>; Clay Wallace <clay.wallace@eli-llc.com>
Cc: Bill Squires <bill.squires@franklinton.gov>; Jon Michael <jon.michael@thompsonburton.com>
Subject: RE: Meeting request - Echelon Section 1
Importance: High

Joe,

We met with the Eric today to discuss the ongoing drainage issue. He is agreeable to Clay's solution in general. The only change would be to replace the headwall with "pill box" inlet in the corner. Most of the trees could easily be relocated as they seem small enough to survive a transplant. This would wrap up the drainage commitments in Echelon Section 1 if I am not mistaken.



If you are agreeable they would likely be ready to allow access to get it done ASAP. Let me know if you would like to discuss further. We are happy to assist.

Thank you,

Jimmy Wiseman

P – 615.550.6725
Assistant Director of Engineering
City of Franklin
109 Third Avenue South
Franklin, TN 37064

From: Joe Miller <joemiller@atecsllc.com>
Sent: Monday, December 11, 2023 4:08 PM
To: Jimmy Wiseman <jimmy.wiseman@franklinton.gov>; Brittani Perez <brittani.perez@franklinton.gov>; Dallas Wood <dallas@jsi-holdings.com>; Claxton, Jon <claxton.j@tandh.com>; Clay Wallace <clay.wallace@eli-llc.com>
Cc: Bill Squires <bill.squires@franklinton.gov>; Jon Michael <jon.michael@thompsonburton.com>
Subject: RE: Meeting request - Echelon Section 1

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Jimmy-

Unfortunately, there are no open times in the month of December for our team to meet. In regards to "drainage solutions for the Brockway property", we proposed multiple options early on including installing the level spreader per plan, had Thomas & Hutton, at our expense, propose installing piping to solve the issue and had Clay at ELI, at our expense, recalculate flow for an updated level spreader based on homeowners digging a channel. None of these options were acceptable/accepted by all parties involved and therefore were never initiated. As noted in previous emails, we have spent more time and expenses in trying to appease the homeowners that were engaged in this conversation by the City than the actual funds being held for this issue.

If the City would like to move this issue forward, then please reply to this email with an acceptable solution to the issue that we would be able to accomplish given the fact that we are not the declarant nor the developer and have no right to access the land where the work is needed. The HOA has threatened one of our contractors, DBL Landscaping, while working in the area and the Brockway's have engaged legal counsel regarding this issue which includes the requirement by the City that the property plat be amended with an easement.

We look forward to reviewing your proposed solution and please send along as soon as possible.

Sincerely-
Joe Miller

From: Jimmy Wiseman <jimmy.wiseman@franklinton.gov>
Sent: Monday, December 11, 2023 10:11 AM
To: Joe Miller <joemiller@atecsllc.com>; Brittani Perez <brittani.perez@franklinton.gov>; Dallas Wood <dallas@jsi-holdings.com>; Claxton, Jon <claxton.j@tandh.com>; Clay Wallace <clay.wallace@eli-llc.com>
Cc: Bill Squires <bill.squires@franklinton.gov>; Jon Michael <jon.michael@thompsonburton.com>
Subject: RE: Meeting request - Echelon Section 1

Joe,

Thank you for the response. It would still be worth our time to meet and discuss. The only item for discussion would be "Drainage solutions and options for the Brockway property". I am out of town starting next Monday so I would prefer to meet this week if possible but that would not meet the 5 day notice you mentioned below. In the interest in moving forward I offer the following dates and times to meet. This would be the Palmetto team and City staff only.

Thursday at 1pm (in person or virtual)
Friday from 8 to 10am (in person or virtual)
Monday from 1 until 4pm (virtual only)
Tuesday between 10am and 2pm (virtual only)

Let us know if any of those times work for your team. I look forward to the discussion.

Thanks again,

Jimmy Wiseman
P – 615.550.6725
Assistant Director of Engineering
City of Franklin
109 Third Avenue South
Franklin, TN 37064

From: Joe Miller <joemiller@atecsllc.com>
Sent: Wednesday, December 6, 2023 3:52 PM
To: Brittani Perez <brittani.perez@franklinton.gov>; Dallas Wood <dallas@jsi-holdings.com>; Claxton, Jon <claxton.j@tandh.com>; Clay Wallace <clay.wallace@eli-llc.com>
Cc: Jimmy Wiseman <jimmy.wiseman@franklinton.gov>; Jon Michael <jon.michael@thompsonburton.com>
Subject: RE: Meeting request - Echelon Section 1

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Brittani-

As indicated in the response on April 10, 2023 (attached and never received a response), the Brockways have engaged legal counsel, Gullett Sanford Robinson & Martin PLLC, and we are not able to commit to any discussion without both parties full legal team reviews. Before any meeting can occur, both legal parties will need to review an agenda clearly stating the discussion points and issues to be addressed and/or resolved. Once the agenda is reviewed and agreed upon by both sides, then meeting dates and times can be circulated for times that are no less than 5 business days after the email request for open days and times.

As indicated on several occasions, this company is not the developer nor the declarant and needs various approvals to even proceed further. This particular bond is roughly \$65k and we have spent roughly double that amount in engineering plans/costs/proposals, consulting expenses and legal expenses due to involvement of all these parties as recommended and encouraged by the City. By attempting to be the mediator in this matter, the City is putting both parties in uncomfortable positions that need to be handled by each parties legal representatives. As of today, we have neither received a response from that April email nor received any communication

from the Brockways attorneys, and as such no movement on this matter has occurred – please see the attached email again regarding need for approval to be on the property which was never signed or returned.

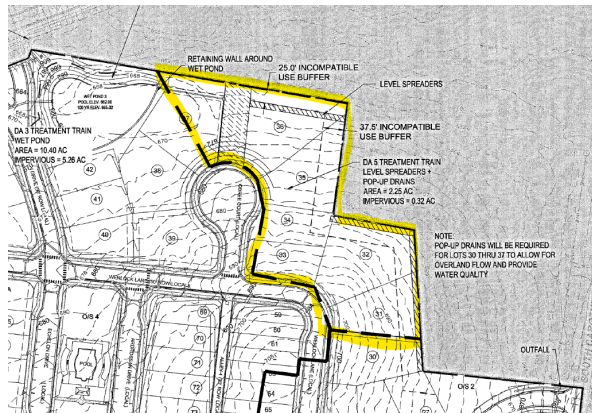
In order to have local representation, Legacy Palmetto Bluff Company has engaged Thompson Burton PLLC, specifically Jon Michael who is copied on this email, for issues such as this one. Any future correspondence should also be communicated to them as part of our team. Thank you for your understanding regarding this issue.

Sincerely-
Joe Miller

From: Brittani Perez <brittani.perez@franklinton.gov>
Sent: Tuesday, December 5, 2023 10:19 AM
To: Joe Miller <joemiller@atecsllc.com>; Dallas Wood <dallas@jsi-holdings.com>; Claxton, Jon <claxton.j@tandh.com>; Clay Wallace <clay.wallace@eli-llc.com>
Cc: Jimmy Wiseman <jimmy.wiseman@franklinton.gov>
Subject: Meeting request - Echelon Section 1

Good morning,

At this time all stormwater features for Echelon have been converted and completed, except for the remaining area off Obree Court. Is your team available for a group discussion this Friday, December 8th anytime between 10AM-2PM? Please let me know your availability and I will send out a calendar invite.



Thank you,

Brittani N. Perez
Water Quality Specialist II
City of Franklin – Engineering Stormwater Management
Office: (615) 791-3218
Cell: (629) 203-0085

 Please do not print this e-mail unless necessary

The information included in this email is not to be used for design or engineering purposes. An individual or organization must provide calculations and construction plans to the City and verify all information that is shared in this communication prior to construction. The City is not responsible for any errors or omissions contained herein.



10 April 2024

HISTORIC
FRANKLIN
TENNESSEE

Mr. Joe Miller
President and CFO
ATEC Services, LLC

Dear Mr. Miller,

I hope this letter finds you well. As per our previous correspondence, I am writing to remind you of the outstanding matter regarding the infrastructure improvements outlined in the attached performance agreement for Echelon Section 1.

Despite previous attempts to communicate with you regarding this matter, I have not received any response or action from your end indicating that Palmetto Bluff will perform the work. It is imperative that the required infrastructure improvements be completed.

The City has been in contact with the property owner whose property will be impacted by the remaining drainage improvements, and they are willing for the work to occur.

Therefore, I am hereby providing you with a final notice and a seven-day ultimatum to respond and initiate the necessary actions to address the outstanding infrastructure improvements or acknowledge you do not intend to perform said improvements. Failure to respond or comply within this time frame will leave the City no option but to call the letter of credit for Echelon Section 1.

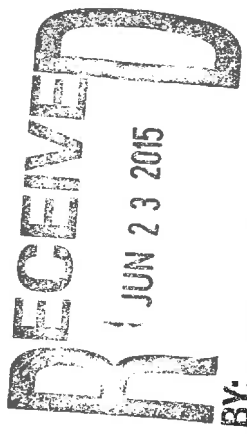
Please acknowledge the receipt of this letter at your earliest convenience. Should you have any questions or require further clarification, do not hesitate to contact me directly at 615-550-6725 or jimmy.wiseman@franklintn.gov.

Very sincerely,

A handwritten signature in black ink, appearing to read 'Jimmy Wiseman', is written over a light blue circular stamp.

Jimmy Wiseman, PE
Assistant Director of Engineering
The City of Franklin

cc: Jon Michael
Bill Squires
Paul Holzen
Brittani Perez
Dallas Wood
Jon Claxton
Clay Wallace
Melodie Brady



PERFORMANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That **CRESCENT HELM, LLC**, a Delaware limited liability company (hereinafter “Principal”), is indebted and

firmly bound unto the CITY OF FRANKLIN, TENNESSEE for the use and benefit of the Franklin Municipal Planning Commission of Franklin, Tennessee, and for the use and benefit of all future lot owners within that certain site known as **Echelon PUD Subdivision, Final Plat, Section 1, Project 5824**, in the penal sum of **TWO MILLION SEVEN HUNDRED THIRTY SEVEN THOUSAND AND NO/100 DOLLARS (\$2,737,000.00)** good and lawful money of the United States of America, for securing the performance of certain improvements and works, as hereinafter set forth, and for the payment of which sum well and truly to be made the undersigned does hereby bind itself, its heirs, executors, administrators, successors and assigns, firmly by these presents, and in support thereof represents, acknowledges and agrees as follows:

Recitals

1. That **CRESCENT HELM, LLC**, is a Delaware limited liability company, having a mailing address of 227 West Trade Street, Suite 1000, Charlotte, North Carolina, 28202.
2. The Principal has submitted a Final Plat of Echelon PUD Subdivision, Final Plat, Section 1, Project 5824, a site located in the 14th Civil District of Williamson County, Tennessee, and situated within the corporate limits of the City of Franklin, Tennessee, said final plat prepared by Energy Land and Infrastructure, dated April 6, 2015.
3. The approval of the Franklin Municipal Planning Commission is a condition precedent to the right of the Principal to receive necessary construction permits.
4. The Franklin Municipal Planning Commission will not approve the final plat of the subdivision for issuance of necessary permits until all grading, ditching, storm streets/alleys, sanitary sewers, water lines and street improvements, street

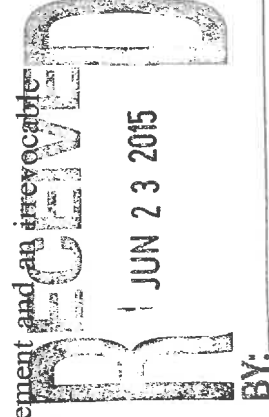
lights, landscaping and other improvements are completed and installed in accordance with the regulations and specifications of the City of Franklin and the conditions established by the Franklin Municipal Planning Commission, or until a satisfactory Performance Agreement with sufficient surety is furnished.

5. It is the desire of the Principal to have necessary building permits issued so as to provide for the orderly development and transfer of property, and to have said permits issued prior to the actual completion of construction and installation of the improvements and works.

6. It is estimated that the cost of completing all improvements to sidewalks is **TWO HUNDRED NINETY THOUSAND AND NO/100 DOLLARS (\$290,000.00); streets is NINE HUNDRED THIRTY ONE THOUSAND AND NO/100 DOLLARS (\$931,000.00); drainage is THREE HUNDRED TWO THOUSAND AND NO/100 DOLLARS (\$302,000.00); green infrastructure is TWO HUNDRED SIXTY ONE THOUSAND AND NO/100 DOLLARS (\$261,000.00); offsite sewer is FOUR HUNDRED SIXTY THREE THOUSAND AND NO/100 DOLLARS (\$463,000.00); and to sewer is FOUR HUNDRED NINETY THOUSAND AND NO/100 (\$490,000.00).**

7. Pursuant to the procedures followed by the Franklin Municipal Planning Commission, it is permissible for the Principal, in lieu of the completion of said improvements and works prior to issuance of necessary permits, to execute a agreement with good and sufficient surety satisfactory to the Franklin Municipal Planning Commission and the City of Franklin in an amount equal to the estimated cost of completion of the construction and installation of the required improvements and works, providing and insuring that said improvements and works will be constructed.

8. To secure installation of the aforesaid improvements and works, and to induce the Franklin Municipal Planning Commission and the City of Franklin to allow issuance of necessary building permits prior to completion of the required improvements and works, Principal provides this Performance Agreement and an irrevocable



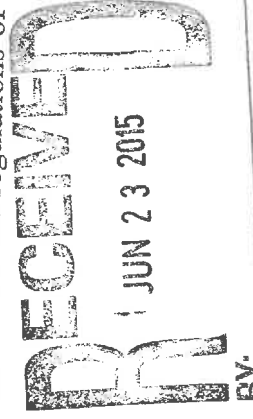
letter of credit, issued by a financial institution meeting the requirements of the City of Franklin Zoning Ordinance, containing an automatic renewal feature with no expiration date, callable within the physical limits of Williamson and/or Davidson County, Tennessee, the proceeds of which are payable to the City of Franklin, Tennessee and/or the Franklin Municipal Planning Commission in an amount equal to TWO MILLION SEVEN HUNDRED THIRTY SEVEN THOUSAND AND NO/100 DOLLARS (\$2,737,000.00).

9. The Franklin Municipal Planning Commission and the City of Franklin are willing to authorize the issuance of necessary permits upon the execution of this agreement by the Principal and providing of the surety, understanding that this agreement is subject to the condition that the Principal will, prior to May 28, 2016, complete the construction of all required improvements and works, as herein set forth, and obtain their inspection, approval and acceptance by the Franklin Municipal Planning Commission and the City of Franklin.

10. Principal agrees to have a registered professional engineer and/or registered landscape architect, depending on the type of improvements, involved in the construction phase of the project for the purpose of monitoring construction in order to determine conformity with approved plans and specifications of City of Franklin. All costs for the aforementioned professional services shall be borne by Principal.

NOW THEREFORE,

In the event said Principal shall, on or before May 28, 2016, fully comply with all the terms hereof, and shall construct, install and complete all of the required improvements and works, as hereinafter enumerated, and as are shown on the approved final plat prepared by Energy Land and Infrastructure, which final plat was reviewed and approved by the Franklin Municipal Planning Commission, and which final plat was reviewed and approved by the Superintendents of Streets, Water/Wastewater, and Engineer of the City of Franklin, and as also stated herein, which installation and completion shall be in accordance with the regulations of the



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City of Franklin, Tennessee, and also in accordance with the regulations and requirements of the Franklin Municipal Planning Commission, and in accordance with all conditions established by the Franklin Municipal Planning Commission as set forth in the minutes of its meetings, and do all of said work in a proper and workmanlike manner to the satisfaction of the City of Franklin, Tennessee, then this obligation shall be void. In the event that any of the required improvements and works are not completed on or before May 28, 2016, and in accordance with each of the aforesaid rules, regulations and requirements, then the entire penal sum of \$2,737,000.00, or so much thereof as is necessary to complete the improvements in question, shall be forfeited and paid to the Franklin Municipal Planning Commission and the City of Franklin by Principal and/or Surety as liquidated damages for such default. The Franklin Municipal Planning Commission and/or the City of Franklin shall then use said funds to pay for completion of the required improvements and works, refunding any unused portion of said funds. Action by the City of Franklin and/or the Franklin Municipal Planning Commission through the City Attorney in calling on the letter of credit to pay \$2,737,000.00, or such lesser amount as is necessary, pursuant to the terms of this Performance Agreement shall not be deemed a release of Principal for any liability hereunder. The Principal acknowledges that it is liable for all obligations under this Performance Agreement.

Witness my hand this the 19th day of June, 2015.

CRESCENT HELM, LLC
A Delaware limited liability company

BY:

T. Keith Glenn

TITLE:

VICE PRESIDENT

STATE OF

NC)

COUNTY OF

MECKLENBURG)

Personally appeared before me, Kay H. Annette, a Notary Public of said County and State, T. Keith Glenn, with whom I am person-

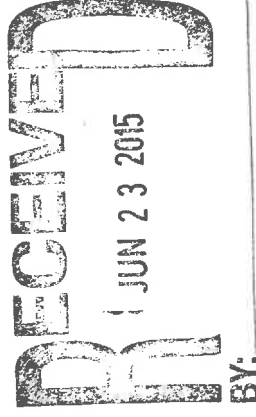
ally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged (her)himself to be the Vice-President of CRESCENT HELM, LLC, a Delaware limited liability company, and that (s)he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal this the 19th day of June, 2015.



Kay H. Arnette
NOTARY PUBLIC

My Commission Expires: 6-28-19





File #: 21-037

DATE: April 3, 2024
TO: Franklin Municipal Planning Commission
FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Riverbluff PUD Subdivision, Site Plan, Section 1; Accept The Landscaping Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission concerning the completion of landscape improvements related to Riverbluff Subdivision, Section 1.

BACKGROUND/STAFF COMMENTS:

On 3/1/2024, a licensed design professional signed off that they have inspected the site and that the improvement is installed completely and correctly. Then, on 4/1/2024, a City inspector inspected the site and agreed with the request, finding no deficiencies. Please see the attached documents for specifics.

FINANCIAL IMPACT:

If released, the letter of credit will be reduced to 10% of the original amount, or a minimum amount per the Zoning Ordinance, and the developer will be required to enter into a one-year maintenance agreement.

RECOMMENDATION:

Staff recommends that the FMPC accept the landscaping improvement, release the performance agreement, and establish a one-year maintenance agreement.



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ACTION REQUEST
February 1, 2024

RE: RIVERBLUFF PUD SUBDIVISION, SITE PLAN, SECTION 1; LANDSCAPING IMPROVEMENT

I (we) request that the following action be taken on this agreement:

☒ Release to Maintenance Agreement

*Reduce and extend to _____ (not less than six mos)

Extend to _____ (not less than six mos)

SIGNED:

Developer or Representative

*If requesting reduction, indicate amount complete: _____ %

Note in margin-How did you arrive at this percentage?
If requesting reduction and less than 90% complete, estimate remaining amount to complete this improvement:

\$ _____

*Reductions shall not exceed 75% or minimum maintenance amount.

*See new guidelines for details related to

reductions at <http://www.franklintn.gov/home/showdocument?id=288>

For a release or reduction to be considered, the following statement must be completed by the developer's engineer, or for landscaping improvements, by the developer's landscape architect.

(Incomplete requests will not be accepted)

Complete either section A or B and sign/seal and date below:

A: _____ (Engineer – print name) has personally visited this site and affirms that the improvements have been completed in accordance with the plans approved by the Franklin Municipal Planning Commission/City of Franklin.

B: Greg Gamble (Engineer – print name) affirms that Julie Jones has personally visited this site and he/she is competent by education and/or experience to inspect and is under my direct supervision. I further affirm that the improvements have been completed in accordance with the plans approved by the Franklin Municipal Planning Commission/City of Franklin.

SIGNED, DATED, PROFESSIONAL SEAL:

Engineer or Landscape Architect (sign and date on seal)

Forward completed request to COF Planning Dept. ATTN: Melodie Brady email to melodie.brady@franklintn.gov

INSPECTION PUNCH LIST

INSPECTION CYCLE:
INSPECTING DEPARTMENT:

April 25, 2024
Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

RIVERBLUFF PUD SUBDIVISION, SITE PLAN, SECTION 1 – COF 4660

Improvement:	Landscaping
Surety Type:	Performance
Original Amount:	\$162,000.00
Current Amount:	\$81,000.00
Request:	RELEASE TO MA
Recommendation:	Release to Maintenance
Date of Inspection:	4/1/2024
Inspector:	Jason Arnold (550-6731); Jason.arnold@franklintn.gov
Staff Comments:	

A review of this project revealed the following deficiency*:

* Landscape inspections are a “snapshot in time”. The requirements for release of the bond may not be limited to the deficiencies listed in this punch list since we are dealing with living things that can die, become damaged, be cut back, or be removed. The entire site must perform to warrant release of the bond.



File #: 21-039

DATE: April 3, 2024
TO: Franklin Municipal Planning Commission
FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Westhaven PUD Subdivision, Final Plat, Section 34; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission concerning the completion of drainage improvements related to the Westhaven PUD Subdivision, Section 34.

BACKGROUND/STAFF COMMENTS:

On 3/1/2024, a licensed design professional signed off that they have inspected the site and that the improvement is installed completely and correctly. Then, on 3/20/2024, a City inspector inspected the site and agreed with the request, finding no deficiencies. Please see the attached documents for specifics.

FINANCIAL IMPACT:

If released, the letter of credit will be reduced to 10% of the original amount, or the minimum amount per the Zoning Ordinance, and the developer will be required to enter into a one-year maintenance agreement.

RECOMMENDATION:

Staff recommends that the FMPC accept the drainage improvement, release the performance agreement, and establish a one-year maintenance agreement.



FEB 23 2024

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TENNESSEE

ACTION REQUEST – REQUEST FOR EARLIER AGENDA

Completed requests received by the first of the month will be placed on the following month's agenda

(example: request received on April 1st will be placed on May's agenda)

No landscaping can be placed on agendas for the months of February, March, July, August, November and December

Landscaping limited to maximum 25% reduction when at least 50% complete

3/1/2024

Date Submitted

Westhaven PUD Subdivision, Site Plan, Section 34 (COF 2387)

Complete name of project – indicate whether site plan or final plat.

Where applicable, include subdivision, section, revision, lot number and name of building

Drainage

TYPE OF IMPROVEMENT

A separate action request must be submitted for each improvement

I (we) request that the following action be taken on this agreement:



Release

*Reduce and extend to (not less than six mos)

Extend to (not less than six mos)

SIGNED:

Matthew Shallcross

Digitally signed by Matthew Sheilcross
DN: cn=US,
email=sheilcross@southernland.com,
cn=Southern Land Company, ou=Project
Engineer, cn=Matthew Sheilcross
Date: 2023.02.26 16:41:50-0600

Developer or Representative

****If requesting reduction, indicate amount complete:***

%

Note in margin-How did you arrive at this percentage?

If requesting reduction and

less than 90% complete.

estimate remaining amount

to complete this improvement:

59

*Reductions shall not exceed 75%, or minimum maintenance amount.

***See new guidelines for details related to**

reductions at <http://www.franklintn.gov/home/showdocument?id=288>

For a release or reduction to be considered, the following statement must be completed by the developer's engineer, or for landscaping improvements, by the developer's landscape architect.
(Incomplete requests will not be accepted)

Complete either section A or B and sign/seal and date below:

A: Luke Klausner (*Engineer or Landscape Architect – print name*) has personally visited this site and affirms that the improvements have been completed in accordance with the plan submitted by the Franklin Municipal Planning Commission/City of Franklin.

B: _____ (Engineer or Land Surveyor) affirms that _____ has personally visited this site and he/she is competent by education and experience to prepare the plan, and is under my direct supervision. I further affirm that the improvements have been completed in accordance with the plan. _____, dated _____, approved by the Franklin Municipal Planning Commission/City of Franklin.

Engineer's License No. 124023 (Sign and date on seal)

Forward completed request to COF Planning Dept., ATTN: Melodie Brady to melodie.brady@franklinn.gov or fax to 615-791-3257

INSPECTION PUNCH LIST

INSPECTION CYCLE:
INSPECTING DEPARTMENT:

April 25, 2024
Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 34 – COF 2387

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	\$158,000.00
Current Amount:	\$39,500.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	3/20/2024
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

As-bults approved.



File #: 21-056

DATE: April 8, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Ordinance 2024-15, An Ordinance To Remove 0.18 Acres Out Of The Central Franklin Overlay District (CFO) And Zone Into The Columbia Avenue Overlay District 1 (CAO1-Urban Commercial Development Sub-District) For The Property Located South Of South Margin Street And West Of Cummins Street, Located At 314 Cummins Street.

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8450
Applicant: Matthew Taylor
Owner: Ken Polk, AIG Franklin LLC

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to remove 0.18 acres from the Central Franklin Overlay District (CFO) and zone that property into the Columbia Avenue Overlay District 1 (CAO1-Urban Commercial Development Sub-District). The subject property is located at 314 Cummins Street and is currently zoned in the Central Commercial District (CC). Overlay districts are in addition to the base zoning district and provide additional regulations to maintain the established character of the district. The Columbia Avenue Overlay District is intended to "Enhance the character and function of the Columbia Avenue gateway into Franklin." The CAO1 includes properties along Columbia Avenue between Five Points and Fowlkes Street and is characterized by a mix of one and two-story commercial buildings built over time, two historic residential buildings and shallow front building setbacks with some variation. Most properties in the CAO1 district span from Columbia to Cummins Street. However, this is one property that does not touch Columbia, yet is surrounded by the existing CAO1 Overlay district. The CAO1 District rezoning is compatible with the surrounding properties that are already within the CAO1 and will provide a more cohesive design for future development.

PROCEDURAL REQUIREMENTS:

1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2024-15.

314 CUMMINS STREET ORDINANCE 2024-15

Project Information

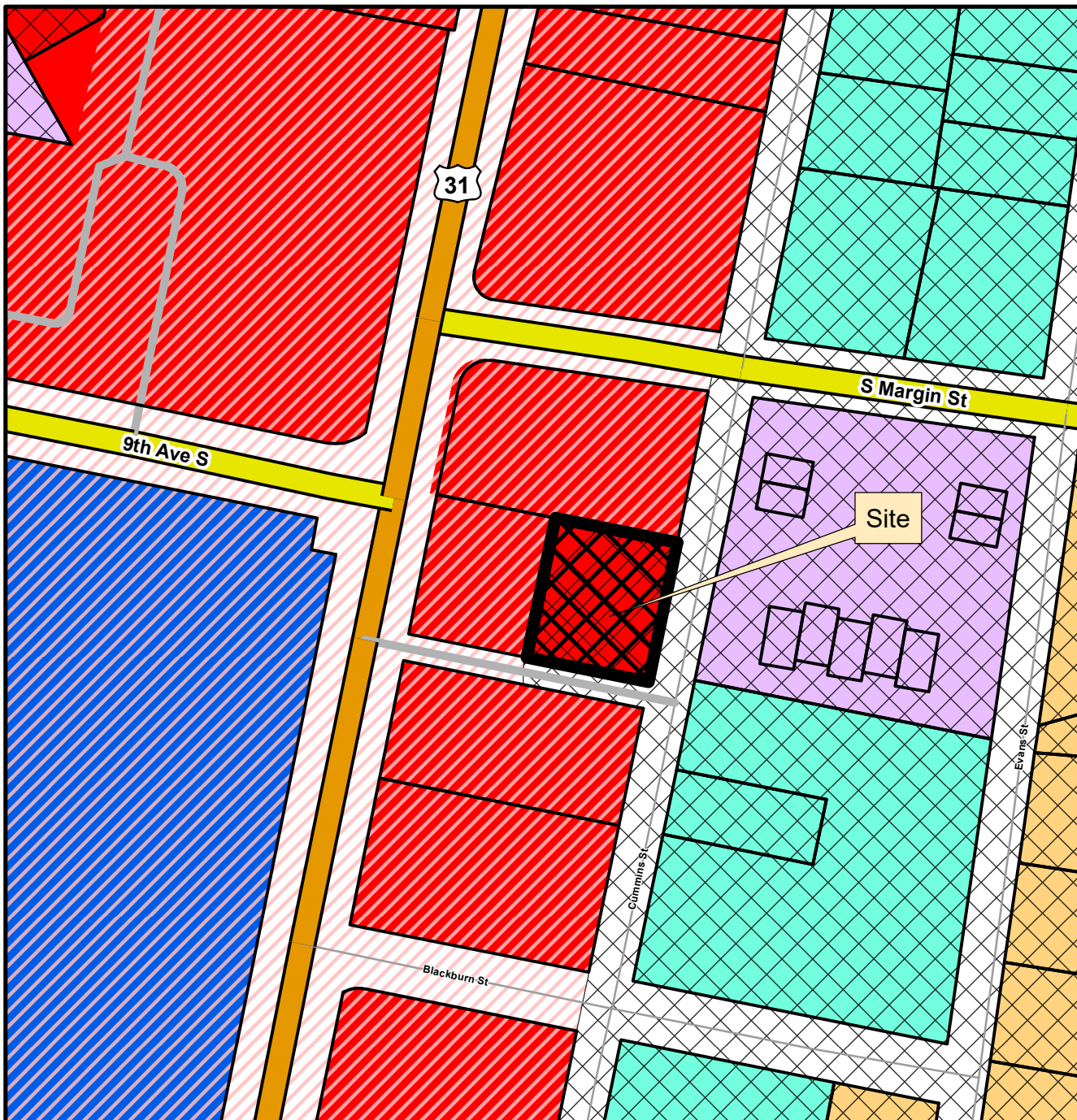
Existing Zoning: CC (CFO District)
Proposed Zoning: CC (CAO-1 District)
Overlay Districts: CFO
Site Acreage: 0.18 acres

Legend

-  314 Cummins Street
-  Central Franklin Overlay

Zoning Overlay Districts

-  Columbia Avenue Sub-District 1
-  Columbia Avenue Sub-District 2
-  Columbia Avenue Sub-District 3
-  Columbia Avenue Sub-District 4
-  Columbia Avenue Sub-District 5
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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ORDINANCE 2024-15

AN ORDINANCE TO REMOVE 0.18 ACRES OUT OF THE CENTRAL FRANKLIN OVERLAY DISTRICT (CFO) AND ZONE INTO THE COLUMBIA AVENUE OVERLAY DISTRICT 1 (CAO1-URBAN COMMERCIAL DEVELOPMENT SUB-DISTRICT) FOR THE PROPERTY LOCATED SOUTH OF SOUTH MARGIN STREET AND WEST OF CUMMINS STREET, LOCATED AT 314 CUMMINS STREET

WHEREAS, the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

WHEREAS, the Columbia Avenue Overlay District 1 (CAO1-Urban Commercial Development Sub-District) provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the following described property shall be, and is hereby, zoned out of the Central Franklin Overlay District (CFO) and zoned into the Columbia Avenue Overlay District 1 (CAO1-Urban Commercial Development Sub-District):

PREMISES CONSIDERED

Map-Parcel	Acres
078F C – 16.00	0.18
Total	0.18

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION III. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO ORDAINED AND DONE on this ____ day of _____, 2024.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

314 CUMMINS STREET ORDINANCE 2024-15

Project Information

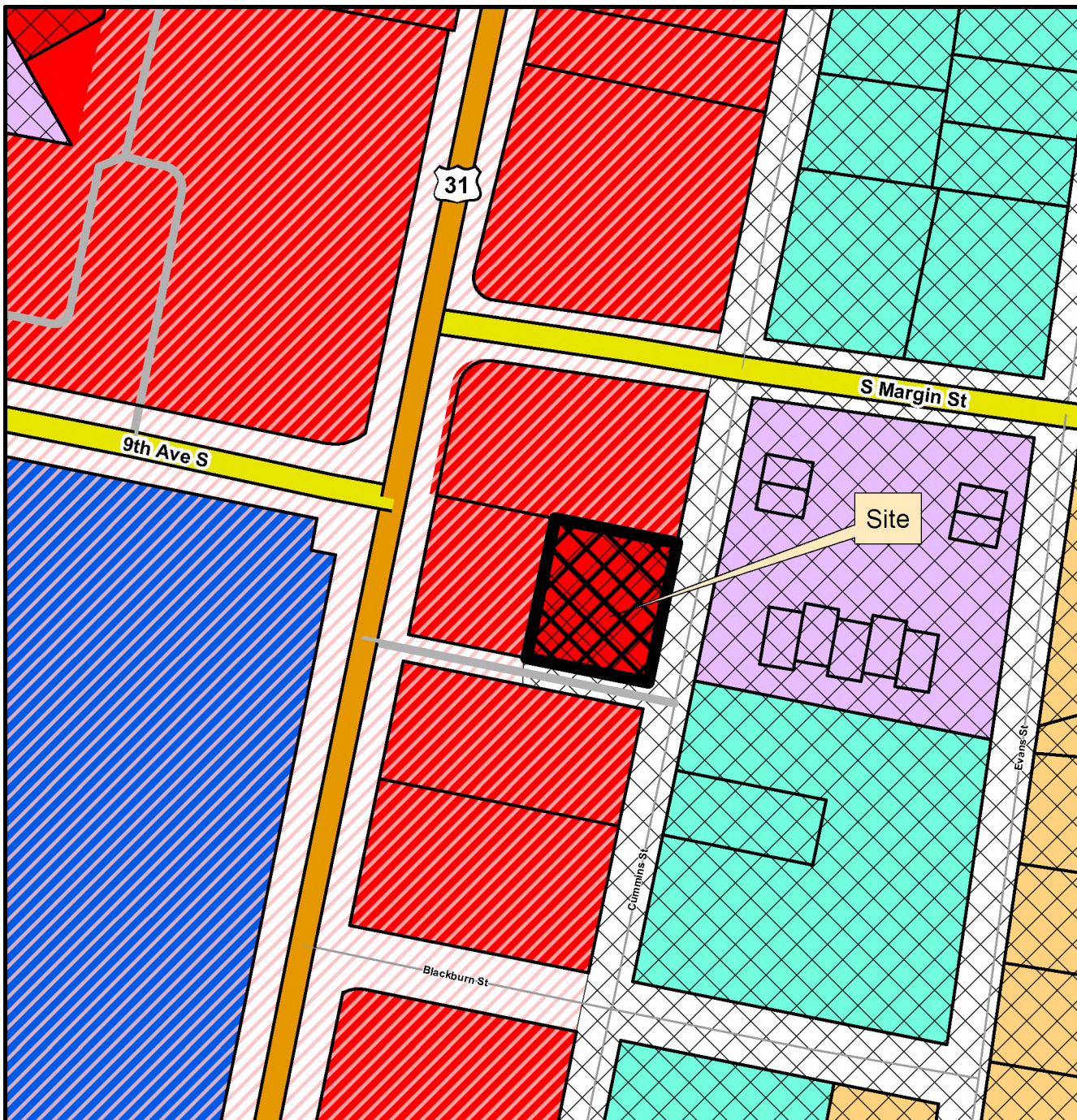
Existing Zoning: CC (CFO District)
Proposed Zoning: CC (CAO-1 District)
Overlay Districts: CFO
Site Acreage: 0.18 acres

Legend

-  314 Cummins Street
-  Central Franklin Overlay

Zoning Overlay Districts

-  Columbia Avenue Sub-District 1
-  Columbia Avenue Sub-District 2
-  Columbia Avenue Sub-District 3
-  Columbia Avenue Sub-District 4
-  Columbia Avenue Sub-District 5
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



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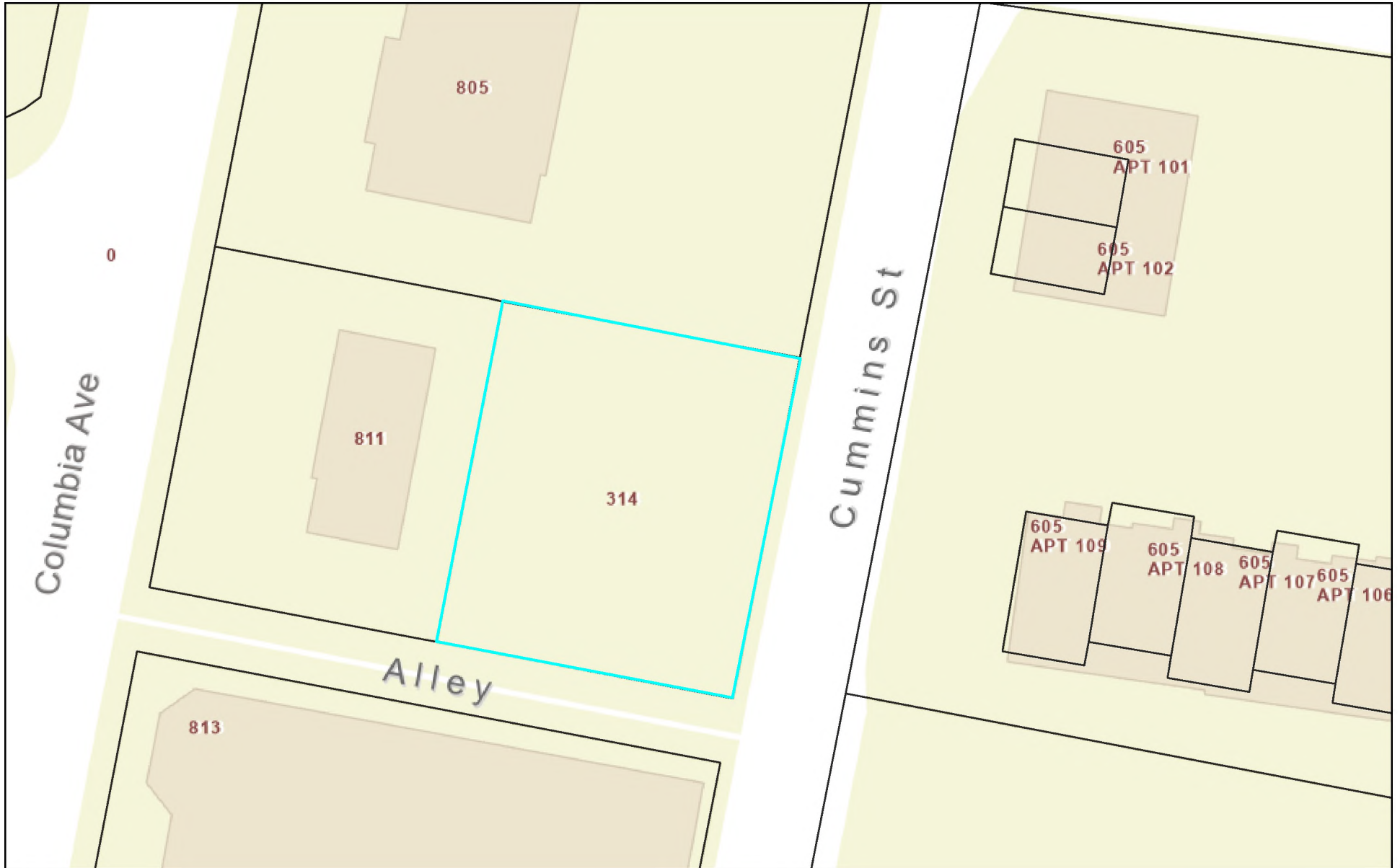


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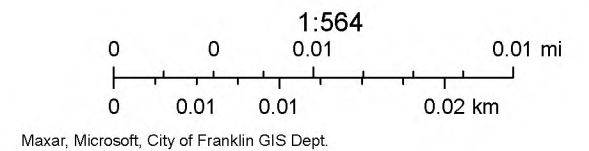
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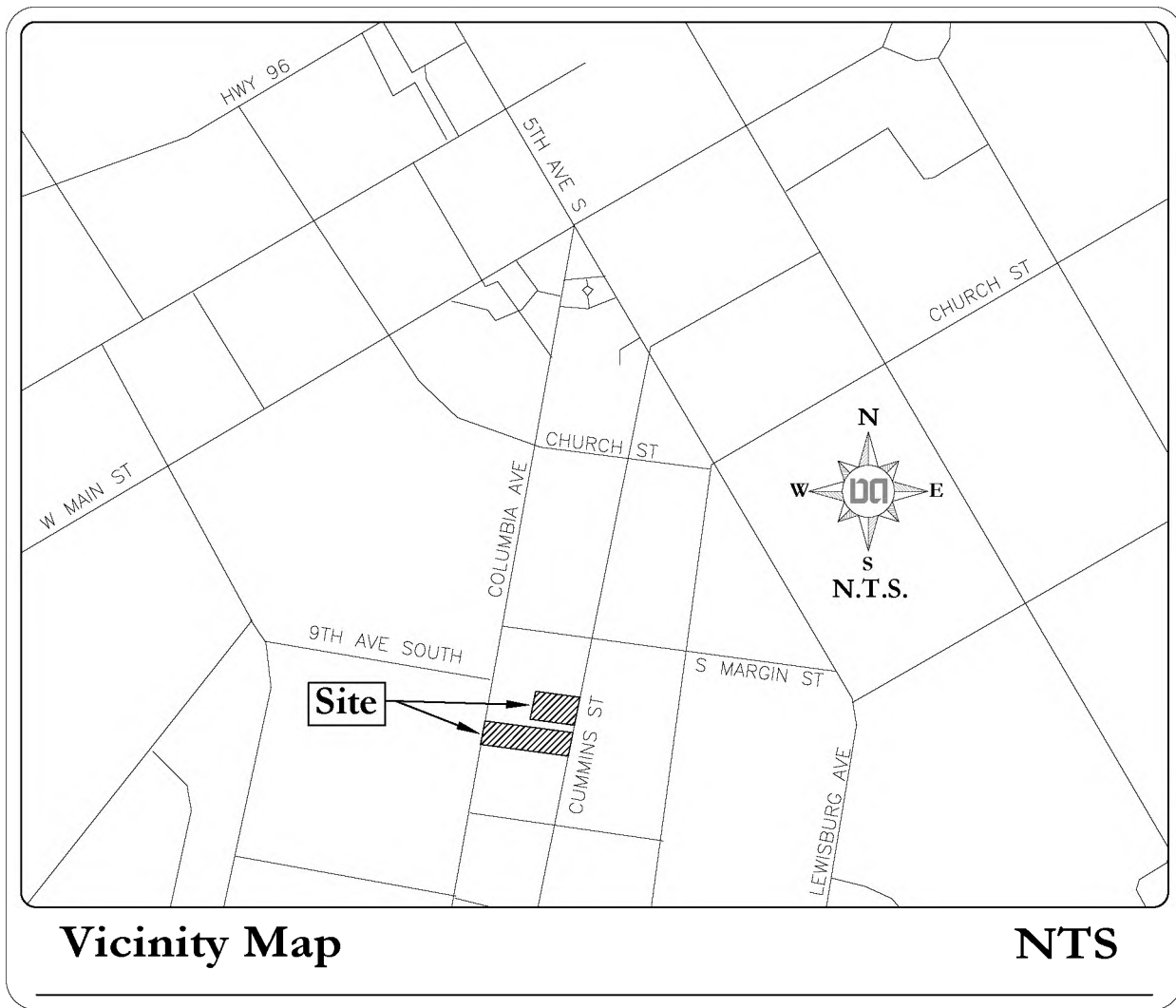
ArcGIS Web AppBuilder



3/15/2024, 1:24:20 PM

-  Parcels
-  County Tax Grid





Area	Acres	Sq. Feet
813 Columbia Ave	0.30	12948.73
314 Cummins St	0.18	7656.09

LEGAL DESCRIPTION
TRACT 1:

LAND SITUATED AND BEING IN THE TOWN OF FRANKLIN, THE NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, TO WIT:

FRONTING EIGHTY (80) FEET ON THE EASTERLY SIDE OF COLUMBIA AVENUE AND RUNS BACK FROM OUTSIDE OF CONCRETE WALK BETWEEN PARALLEL LINES 173 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF CUMMINS STREET, AND BOUNDED GENERALLY AS FOLLOWS: ON THE NORTH BY AN ALLEY; EAST BY CUMMINS STREET; SOUTH BY PROPERTY OF R.R. LUNN AND WEST BY COLUMBIA AVENUE.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS THE PROPERTY CONVEYED TO THE STATE OF TENNESSEE IN BOOK 441, PAGE 830, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH BOUNDARY OF WILLIAM H. WALKER AND N.Y. WALKER, JR., AND THE EAST MARGIN OF COLUMBIA AVENUE (STATE ROUTE 6); THENCE WITH THE SAID EAST MARGIN NORTH 11 DEGREES 04 MINUTES EAST 80 FEET MORE OR LESS TO A POINT; THENCE WITH THE SOUTH MARGIN OF AN ALLEY SOUTH 78 DEGREES 31 MINUTES EAST 5.5 FEET TO A POINT; THENCE WITH THE PROPOSED RIGHT-OF-WAY SOUTH 11 DEGREES 04 MINUTES WEST 80 FEET MORE OR LESS TO A POINT; THENCE WITH THE SAID NORTH BOUNDARY NORTH 78 DEGREES 56 MINUTES WEST 5.5 FEET TO THE POINT OF BEGINNING AND CONTAINING 454 SQUARE FEET AND BEING PART OF THE PROPERTY CONVEYED TO THIRD NATIONAL BANK, TRUSTEE TO THOMAS R. RIDLEY, AND WIFE, ALMA E. RIDLEY OF RECORD IN BOOK 185, PAGE 951, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

ALSO INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS THE PROPERTY CONVEYED TO THE CITY OF FRANKLIN, TENNESSEE IN BOOK 4556, PAGE 663, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY PRESENT RIGHT-OF-WAY LINE OF COLUMBIA AVENUE AT ITS INTERSECTION WITH THE SOUTHERLY PRESENT RIGHT-OF-WAY LINE OF AN ALLEY, SAID POINT BEING THE NORTHWEST CORNER OF WENDY KURLAND AS EVIDENCED BY DEED OF RECORD IN BOOK 949, PAGE 942, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, SAID KURLAND PROPERTY BEING SHOWN AS PARCEL 13 ON MAP 078F, CONTROL MAP 078F, GROUP B, SAID POINT BEING LOCATED AT STA. 121+09.18, 25.14 FEET RIGHT OF THE PROPOSED CENTERLINE OF COLUMBIA AVENUE AS ESTABLISHED BY E.G. & G. INC. FOR THE FRANKLIN CORRIDOR AND CONNECTOR STREETS ECONOMIC DEVELOPMENT PROJECT, SEGMENT ONE, PROJECT NO. 24012.12, THENCE WITH SAID SOUTHERLY PRESENT RIGHT-OF-WAY LINE OF ALLEY, SOUTH 78°49'00" EAST 18.50 FEET TO STA. 121+09.29, 43.64 FEET RIGHT OF PROPOSED CENTERLINE; THENCE WITH A NEW LINE, ACROSS SAID KURLAND, SOUTH 11°32'24" WEST 7.50 FEET STA. 121+01.79, 43.63 FEET RIGHT OF PROPOSED CENTERLINE; THENCE SOUTH 56°32'28" WEST 12.62 FEET TO STA. 120+92.87, 34.71 FEET RIGHT OF PROPOSED CENTERLINE; THENCE SOUTH 11°32'24" WEST 19.66 FEET TO STA. 120+73.21, 34.70 FEET RIGHT OF PROPOSED CENTERLINE; THENCE 332°7'31" EAST 10.50 TO STA. 120+65.78, 42.13 FEET RIGHT OF PROPOSED CENTERLINE; THENCE SOUTH 11°32'24" WEST 36.5 FEET TO THE NORTHERLY LINE OF TRACT 43 OF SAID PROJECT AT STA. 120+29.28, 42.12 FEET RIGHT OF PROPOSED CENTERLINE; THENCE WITH SAID NORTHERLY LINE OF TRACT 43, NORTH 78°49'00" WEST 17.00 FEET TO SAID EASTERLY PRESENT RIGHT-OF-WAY LINE OF COLUMBIA AVENUE AT STA. 120+28.18, 25.12 FEET RIGHT OF PROPOSED CENTERLINE; THENCE WITH SAID EASTERLY PRESENT RIGHT-OF-WAY LINE, NORTH 11°32'24" EAST 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1171 SQUARE FEET, OR 0.027 ACRE, MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO SHELTON KURLAND AND WIFE, BARBARA KURLAND BY WARRANTY DEED FROM THOMAS R. RIDLEY AND WIFE, ALMA E. RIDLEY OF RECORD IN BOOK 548, PAGE 99, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, DATES AUGUST 28, 1985, AS TO TRACT 1. (VALUE OR CONSIDERATION SHOWN IN AFOREMENTIONED DEED \$165,000.00.)

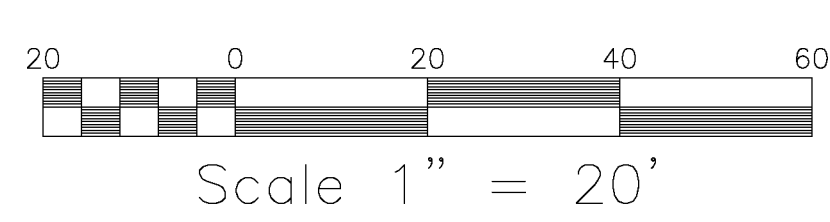
BEING PART OF THE SAME PROPERTY CONVEYED TO GAY LISA LEVINE, TRUSTEE BY QUITCLAIM DEED FROM SHELTON KURLAND AND WIFE, BARBARA KURLAND OF RECORD IN BOOK 949, PAGE 942, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, DATED DECEMBER 02, 1991 AND RECORDED ON JANUARY 27, 1992, AND WITHIN THE SAME DEED THE SAID GAY LISA LEVINE, TRUSTEE CONVEYED HER INTEREST IN THE SUBJECT PROPERTY TO WENDY KURLAND, AS TO TRACT (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED \$0.00.)

TRACT 2:

A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A STAKE IN THE NORTH BOUNDARY LINE OF FARNSWORTH LOT PURCHASED FROM THE NOLAN HEIRS, WHICH STAKE IS 86 1/2 FEET EAST OF NORTHWEST CORNER OF SAID LOT, RUNNING THENCE IN AN EASTERLY DIRECTION WITH NORTH BOUNDARY LINE OF SAID LOT 86 1/2 FEET TO CUMMINS STREET; THENCE IN A SOUTHERLY DIRECTION AND WITH SAID CUMMINS STREET 94 1/2 FEET TO AN ALLEY; BEING THE SOUTHWEST CORNER OF SAID LOT PURCHASED BY S.E. FARNSWORTH FRO, THE NOLAN HEIRS; THENCE WITH SAID ALLEY IN A WESTERLY DIRECTION 82 1/2 FEET TO A STAKE IN SAME, WHICH STAKE IS 86 1/2 FEET EAST OF THE SOUTHEAST CORNER OF SAID LOT PURCHASED FROM THE NOLAN HEIRS; THENCE IN A NORTHERLY DIRECTION AND PARALLEL WITH COLUMBIA AVENUE 94 1/2 FEET TO THE BEGINNING AND BEING THE EASTERLY PORTION OF THE LOT CONVEYED TO S.E. FARNSWORTH, ET UX., BY DEED OF PORTER NOLAN, ET AL., RECORDED IN DEED BOOK 84, PAGE 204, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO WENDY ANNE KURLAND BY WARRANTY DEED FROM SARA STEPHENS ISAACS AND LAZINKA STEPHENS DEBOW OF RECORD IN BOOK 845, PAGE 180, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, DATED APRIL 19, 1990 AND RECORDED ON APRIL 26, 1990, AS TO TRACT 2. (VALUE OR CONSIDERATION SHOWN IN AFOREMENTIONED DEED \$51,000.00)

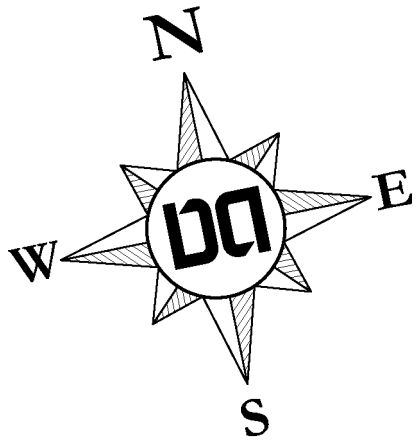


813 COLUMBIA AVENUE

DEED REFERENCE
TO: WENDY KURLAND
RECORD: BOOK 949, PAGE 942, R.O.W.C., TENNESSEE
TAX MAP REFERENCE
BEING PARCEL 013.00 ON TAX MAP 78F, GROUP B

314 CUMMINS STREET

DEED REFERENCE
TO: WENDY ANNE KURLAND
RECORD: BOOK 845, PAGE 180, R.O.W.C., TENNESSEE
TAX MAP REFERENCE
BEING PARCEL 016.00 ON TAX MAP 78F, GROUP B



Survey Description of Tract 2

Land situated in the ninth civil district of Franklin, Williamson County, Tennessee, and being more particular described as follows;

Commencing at the approximate centerline intersection of Cummings Street, and South Margin Street, thence in a southerly direction 225.84+/- feet to a 5/8" iron rod set by Dale and Associates having a pink cap, at the northwest intersection, on the northerly margin of an alley and the westerly margin of Cummings Street, at approximate Tennessee state plane coordinate location of N:578,944.86, E:1,710,389.43, being the southeast corner of the subject property and the point of beginning of herein described land;

thence with the northerly margin of an alley, North 79°03'34" West, a distance of 81.28 feet to a 5/8" iron rod set by Dale and Associates having a pink cap, at the southeast corner of Pewitt Family Trust of record in deed book 1105, page 849, in the Register's Office for Williamson County, Tennessee, (R.O.W.C., TN);

thence with said line, North 11°31'31" East, a distance of 94.50 feet to a 5/8" iron rod set by Dale and Associates having a pink cap on the southerly line of Main Street Capital, LLC, of record in deed book 8223, page 51, R.O.W.C., TN;

thence with said line, South 79°03'39" East, a distance of 80.76 feet a 5/8" iron rod found, by Dale and Associates having a pink cap, on the westerly margin of Cummings Street;

thence with said margin, South 11°12'39" West, a distance of 94.50 feet to the point of beginning of herein described land, having an area of 7656.09 square feet or 0.18 acres more or less;

This description was prepared Dale and Associates under the supervision of Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on February 28, 2022, and is based on survey work conducted on December 2021 & February 2022, under project number 20081;

Being part of the same property conveyed to Wendy Anne Kurland, by Warranty deed, dated April 19, 1990, from Sara Stephens Isaacs and Lazinka Stephens DeBow of record in deed book 845, page 180, in the Register's Office for Williamson County, Tennessee;

Survey Description Tract 1

Land situated in the ninth civil district of Franklin, Williamson County, Tennessee, and being more particular described as follows;

Commencing at the approximate centerline intersection of Cummings Street, and South Margin Street, thence in a southerly direction 235.78+/- feet to a mag-spike set, by Dale and Associates with a washer, at the southwest intersection, of the southerly margin of an alley and the westerly margin of Cummings Street, at approximate Tennessee state plane coordinate location of N:578,944.86, E:1,710,387.49, being the northeast corner of the subject property and the point of beginning of herein described land;

thence with the margin of Cummings street, South 11°12'39" West, a distance of 79.80 feet to a mag-spike set, by Dale and Associates with a washer, on the northerly line of Renasant Bank, of record in deed book 6639, page 326, in the Register's Office for Williamson County, Tennessee, (R.O.W.C., TN);

thence with said line, North 79°08'09" West, a distance of 148.69 feet to a mag-nail found, by Ragan Smith and Associates with a washer, at the northwest corner of Renasant Bank, on the easterly margin of Columbia Avenue, (State Route 6);

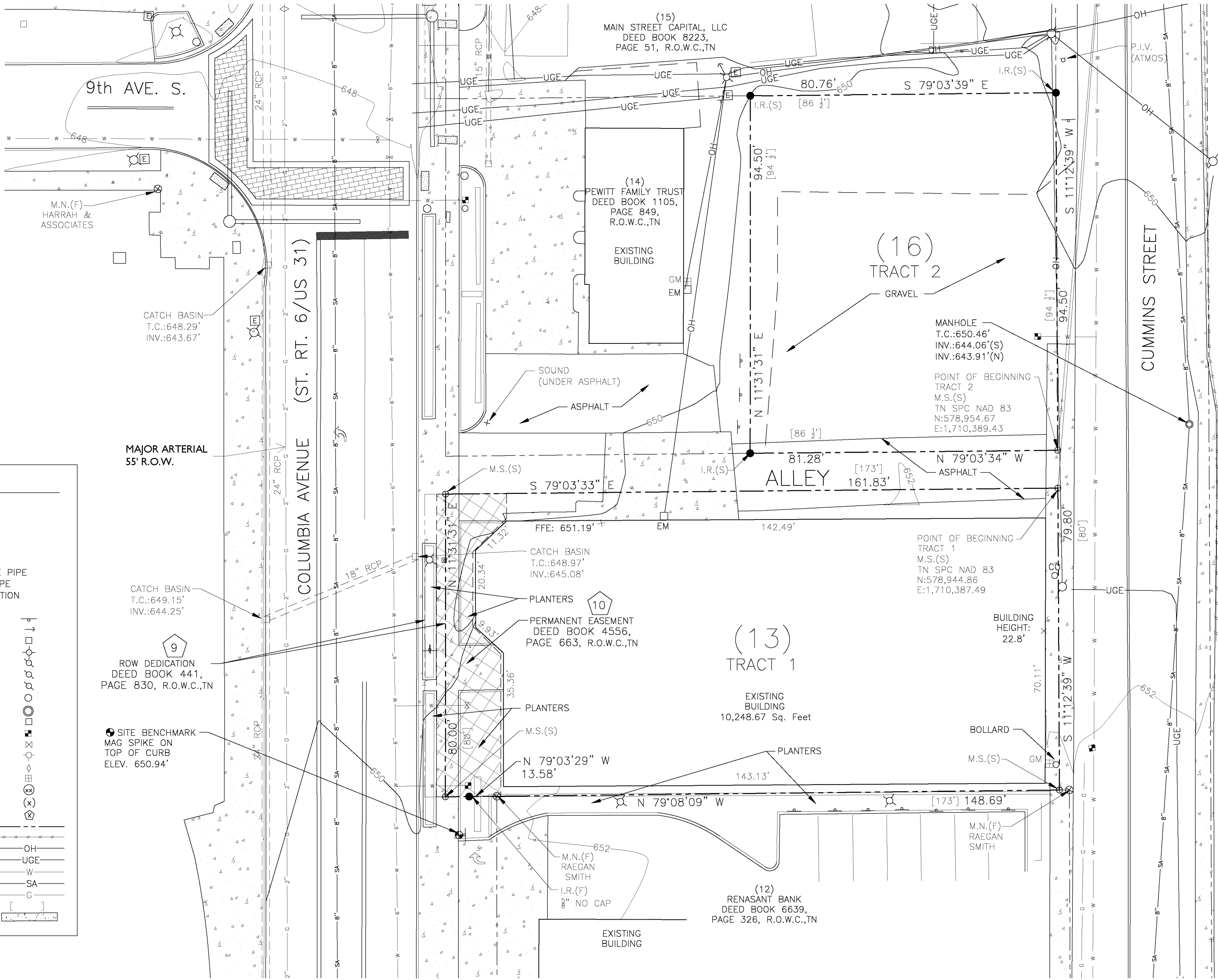
thence, North 79°03'29" West, passing on 5/8" iron rod found having no cap at 7.29 feet for a total distance of 13.58 feet to a mag-spike set, by Dale and Associates with a washer, on the easterly margin of Columbia Avenue, (State Route 6);

thence with said margin, North 11°31'31" East, a distance of 80.00 feet to a mag-spike set, by Dale and Associates with a washer, at the northwest intersection to the southerly margin of an alley and the easterly margin of Columbia Avenue, (State Route 6);

thence with the southerly margin of the alley, South 79°03'33" East, a distance of 161.83 feet to the point of beginning of herein described land, having an area of 12948.73 square feet or 0.30 acres more or less;

This description was prepared Dale and Associates under the supervision of Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on February 28, 2022, and is based on survey work conducted on December 2021 & February 2022, under project number 20081;

Being part of the same property conveyed to Wendy Kurland in the same deed that Gay Lisa Levin, Trustee, her successors on assigns, by Quitclaim deed, dated December 2, 1991, from Sheldon Kurland and wife Barbara Kurland of record in deed book 949, page 942, in the Register's Office for Williamson County, Tennessee;



LEGEND	
M.S.(S)	MAG-SPIKE (SET)
M.S.(F)	MAG-SPIKE (FOUND)
M.N.(F)	MAG-NAIL (FOUND)
I.P.(F)	IRON PIPE (FOUND)
I.R.(F)	IRON ROD (FOUND)
I.R.(S)	IRON ROD (SET)
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
F.F.E.	FINISHED FLOOR ELEVATION
P.O.B.	POINT OF BEGINNING
SIGN	
ANCHOR	
E.M.	ELECTRIC METER
L.P.	LIGHT
P.P.	POWER POLE
S.P.	SERVICE POLE
T.P.	TELEPHONE POLE
C.O.	CLEAN OUT
M.H.	SANITARY MANHOLE
A.D.	INLET
W.M.	WATER METER
W.V.	WATER VALVE
F.H.	FIRE HYDRANT
G.V.	GAS VALVE
G.M.	GAS METER
LOT NUMBER	
PARCEL NUMBER	
SCHEDULE B-II	
PROPERTY LINE	
FENCE LINE	
OVERHEAD UTILITIES	
UNDERGROUND ELECTRIC	
WATER LINE	
SANITARY LINE	
GAS LINE	
PLAT BEARING/DISTANCE	
CONCRETE	

GPS NOTE
RTK GPS (UTILIZING THE TDO GNSS REFERENCE NETWORK) WAS USED ON THIS PROJECT.
POSITIONAL ACCURACY – SPECTRA PRECISION SPB – GNSS RECEIVER
RTK HORIZONTAL: 8 MM (0.026 FT) + 1 PPM
RTK VERTICAL: 15 MM (0.049 FT) + 1 PPM
DATES OF SURVEY – NOVEMBER 4, 2020 & NOVEMBER 24, 2021
GPS LOCATIONS USED FOR THIS SURVEY WERE ESTABLISHED USING A VRS (VIRTUAL REFERENCE STATIONS) HORIZONTAL DATUM – NAD 83 (CCRS 96), EPOCH 2002
VERTICAL DATUM – NAVD88 [GEOID03]

GENERAL NOTES

1. THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 0820-3-05 FOR A CATEGORY 1 SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
2. DISTANCES SHOWN WERE MEASURED BY ELECTRONIC MEASURING EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3. THE NORTHEASTLY CORNER OF THE PROPERTY IS 187.9+/- FROM THE APPROXIMATE CENTERLINE INTERSECTION OF COLUMBIA AVENUE AND 9TH AVENUE SOUTH.
4. PROPERTY IS ZONED CC (CENTRAL COMMERCIAL DISTRICT). SETBACKS ARE PER THE CITY OF FRANKLIN, TENNESSEE ZONING CODE.
5. THE PROPERTY SHOWN IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE MOST CURRENT FLOOD INSURANCE MAP AVAILABLE TO THIS OFFICE BEING PANEL NO. 47187C0211 G. EFFECTIVE DATE: DECEMBER 22, 2018.
6. UTILITIES SHOWN ARE FROM FIELD LOCATED VISIBLE APPURTENANCES, MAPS OBTAINED FROM CONSULTATION WITH VARIOUS UTILITY COMPANIES, OR OTHER DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT 1) THE UNDERGROUND UTILITIES, EITHER CURRENTLY IN SERVICE OR ABANDONED, COMPRISE ALL OF SUCH UTILITIES IN THE SUBJECT AREA AND THAT 2) THEY ARE IN THE EXACT INDICATED LOCATION AS SHOWN. SURVEYOR DID NOT PHYSICALLY LOCATE UNDERGROUND UTILITIES
7. BEARINGS SHOWN ARE RELATIVE TO TENNESSEE STATE PLANE COORDINATES NAD83 [CCRS96 EPOCH2002].
8. ELEVATIONS SHOWN ARE RELATIVE TO NAVD 1988.
9. CONTOURS ARE SHOWN ON A 2 FOOT INTERVAL DERIVED FROM GROUND SHOTS.
10. ISSUED BY CHICAGO TITLE INSURANCE COMPANY. COMMITMENT NUMBER: P21-4023-WE-1. COMMITMENT DATE: NOVEMBER 11, 2021 AT 8:00 AM, WAS PROVIDED TO THIS SURVEYOR

SCHEDULE B SECTION II (EXCEPTIONS):

9. RIGHT OF WAY DEED OF RECORD IN BOOK 441, PAGE 830, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, (TRACT 1) DEDICATION, DOES NOT AFFECT, THIS AREA FALLS WITHIN THE RIGHT OF WAY OF COLUMBIA AVENUE. 3 FOOT TEMPORARY CONSTRUCTION EASEMENTS, MAY NOT AFFECT, CONSTRUCTION HAS BEEN COMPLETED.
10. AGREED FINAL JUDGMENT FOR EASEMENT OF RECORD IN BOOK 4556, PAGE 663, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, (TRACT 1), AS SHOWN ON SURVEY.
11. RIGHT OF WAY'S OF COLUMBIA AVENUE, CUMMINS STREET AND ALLEYWAY. (TRACT 1) TRACT 1 HAS ACCESS TO PUBLIC RIGHT OF WAY OF ALL THREE.
12. RIGHT OF WAY'S OF CUMMINS STREET AND AN ALLEYWAY. (TRACT 2) TRACT 2 HAS ACCESS TO PUBLIC RIGHT OF WAY OF BOTH.

OPTIONAL TABLE "A" ITEMS: MORE SPECIFICALLY DESCRIBED:

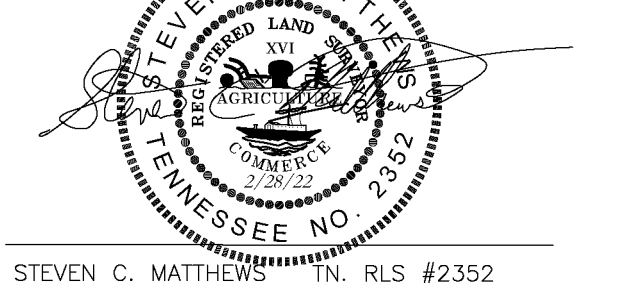
1. MONUMENTS SET OR REPLACED.
2. 813 COLUMBIA AVENUE, FRANKLIN, TN 37064
3. 314 CUMMINS STREET, FRANKLIN, TN 37064
3. SEE GENERAL NOTE #5, SUBJECT TO MAP SCALE UNCERTAIN.
4. IN UPPER LEFT HAND CORNER UNDER THE VICINITY MAP.
5. SEE GENERAL NOTES #8-9 & GPS NOTE
- 7(B1): AS SHOWN ON THE SURVEY.
- 7(B2): AS SHOWN ON THE SURVEY.
- 7(C): AS SHOWN ON THE SURVEY
8. SUBSTANTIAL FEATURES SHOWN ON SURVEY.
9. THERE ARE NO PARKING SPACES ON SITE.
11. AS SHOWN ON SURVEY
13. AS SHOWN ON SURVEY
14. SEE GENERAL NOTE #3.

SURVEYOR'S CERTIFICATE

CERTIFY TO: CHICAGO TITLE INSURANCE COMPANY;
AIG, LLC, & WENDY KURLAND, AS TO TRACT 1, AND
WENDY ANNE KURLAND, AS TO TRACT 2

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH SCHEDULE B-II WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7B1, 7B2, 7C, 8, 9, 11, 13 & 14 ON TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 25, 2022. THE DRAWING WAS COMPLETED ON FEBRUARY 28, 2022.

February 28, 2022
DATE



ALTA/NSPS Land Title Survey

813 Columbia Ave & 314 Cummins St
Being Parcel 13 & 16 on Tax Map 78F, Group B
Franklin, Williamson County, Tennessee

Owner /Developer:

Wendy Anne Kurland
1805 Kingsbury Drive
Nashville, TN 37215

Rev:

Date: February 28, 2022

Dale & Associates

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

Project # 20081



Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

Sheet I of 1



March 15, 2024

Margin District

S8D Project No. 2007.03

CoF Project No. 8450

Below and attached is the requested documentation for the proposed rezoning of 314 Cummins Street. Three-fourteen Cummins Street is currently listed under the CC Zoning District and the CFO Overlay District. We propose to maintain the CC Zoning District and change the Overlay District for CAO-1 to match the surrounding parcels.

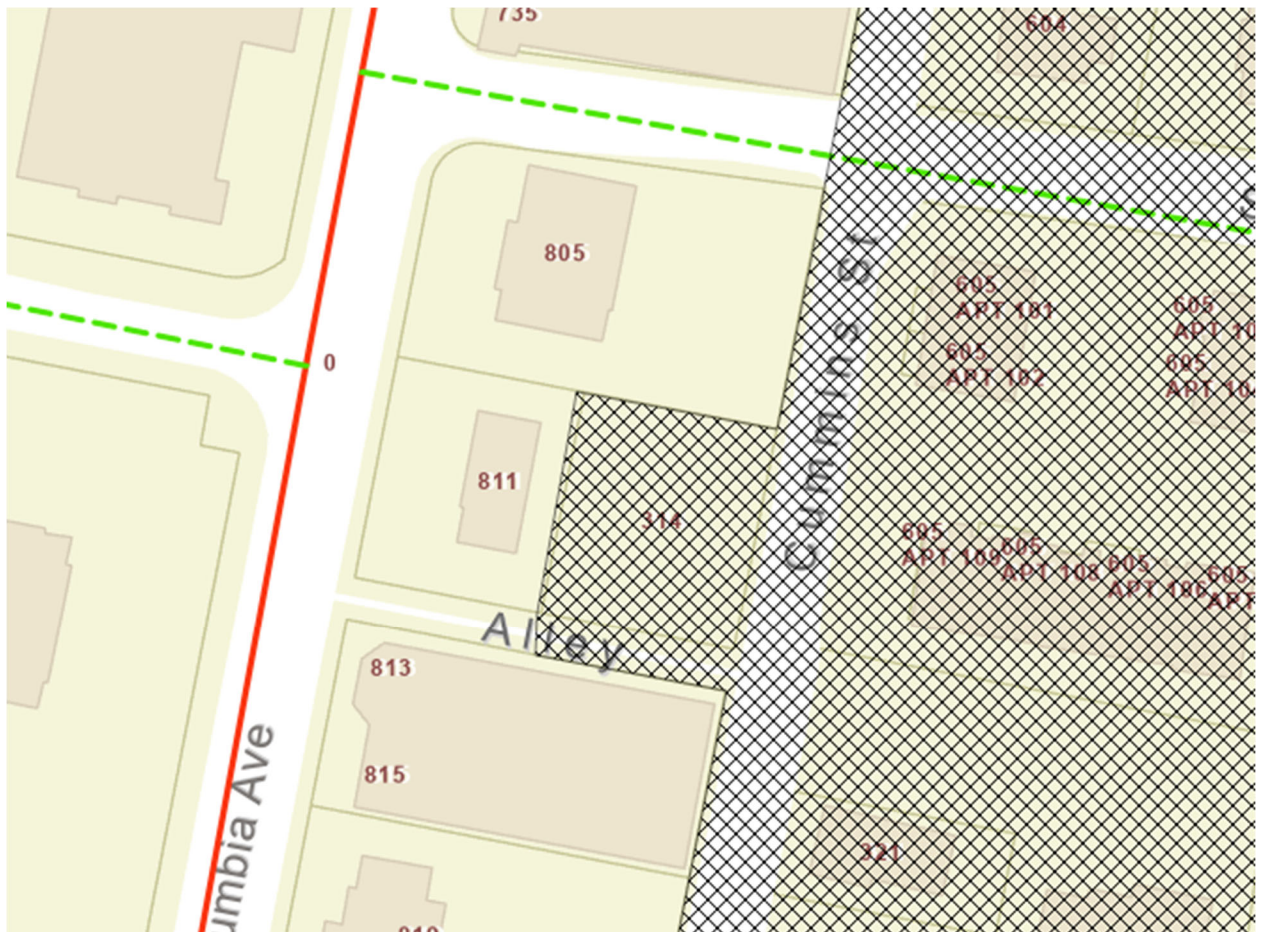
REZONING CHECKLIST

1. See attached signed and notarized Owner Affidavit. Public Notice Affidavit will follow once letters have been sent to the neighbors.
2. This property is part of a mixed-use development that will encompass portions of the 700 and 800 blocks on the east side of Columbia Avenue.
3. The City OF Franklin Project Number is 8450.
4. Landowner Name: AIG Franklin, LLC
Landowner Address: 2000 Morris Avenue, Suite 1300, Birmingham, Alabama, 35203
5. Architect Name: Matt Taylor
Architect Company: Studio 8 Design
Architect Address: 56 Lindsley Avenue, Nashville, Tennessee, 37210



6. Not Applicable
7. See attached Tax Map. The site address is: 314 Cummins Street, Franklin, Tennessee, 37064. The site parcel number is: 078F B 01600 00009078F.

8. The Vicinity Map is shown in the upper left-hand corner of the attached Survey.
9. Three-fourteen Cummins Street is currently listed under the CC Zoning District and the CFO Overlay District. We propose to maintain the CC Zoning District and change the Overlay District for CAO-1 to match the surrounding parcels.
10. See attached Survey.
11. See attached Survey.
12. See attached Survey.
13. See attached Survey.
14. Existing Zoning District: CC
Existing Overlay District: CFO
Proposed Zoning District: CC
Proposed Overlay District: CAO-1
15. The Envision Franklin Design concept for this parcel is Neighborhood Mixed Use.
16. The CFO Overlay encompasses the entirety of 314 Cummins Street.



17. See attached Survey.

18. The attached Survey was completed in 2022. Since that time ownership of the surrounding parcels has changed to:

805 Columbia Avenue

Owner: AIG Franklin, LLC
Parcel ID: 078F B 01500 00009078F
Deed Book: 9009
Deed Page: 820
Zoning District: CC
Overlay District: CAO-1

811 Columbia Avenue

Owner: AIG Franklin, LLC
Parcel ID: 078F B 01400 00009078F
Deed Book: Blank
Deed Page: Blank
Zoning District: CC
Overlay District: CAO-1

813 Columbia Avenue

Owner: AIG Franklin, LLC
Parcel ID: 078F B 01300 00009078F
Deed Book: 9009
Deed Page: 824
Zoning District: CC
Overlay District: CAO-1

19. See attached Survey.

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I AIG Franklin LLC

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

078F B 01600 00009078F

(Property Parcel/Tax ID Number)

and located at:

314 Cummins Street, Franklin, Tennessee 37064

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Matthew K. Taylor

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Matthew K. Taylor as Authorized Representative
Signature

2000 Morris Ave., Ste 1300

Property Owner Mailing Address

Birmingham, Alabama 35203

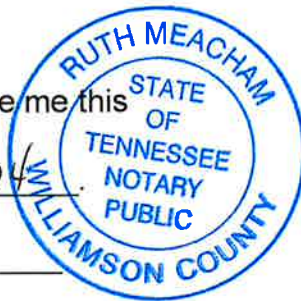
City, State & Zip

Subscribed and sworn to before me this

15th day of March, 2024

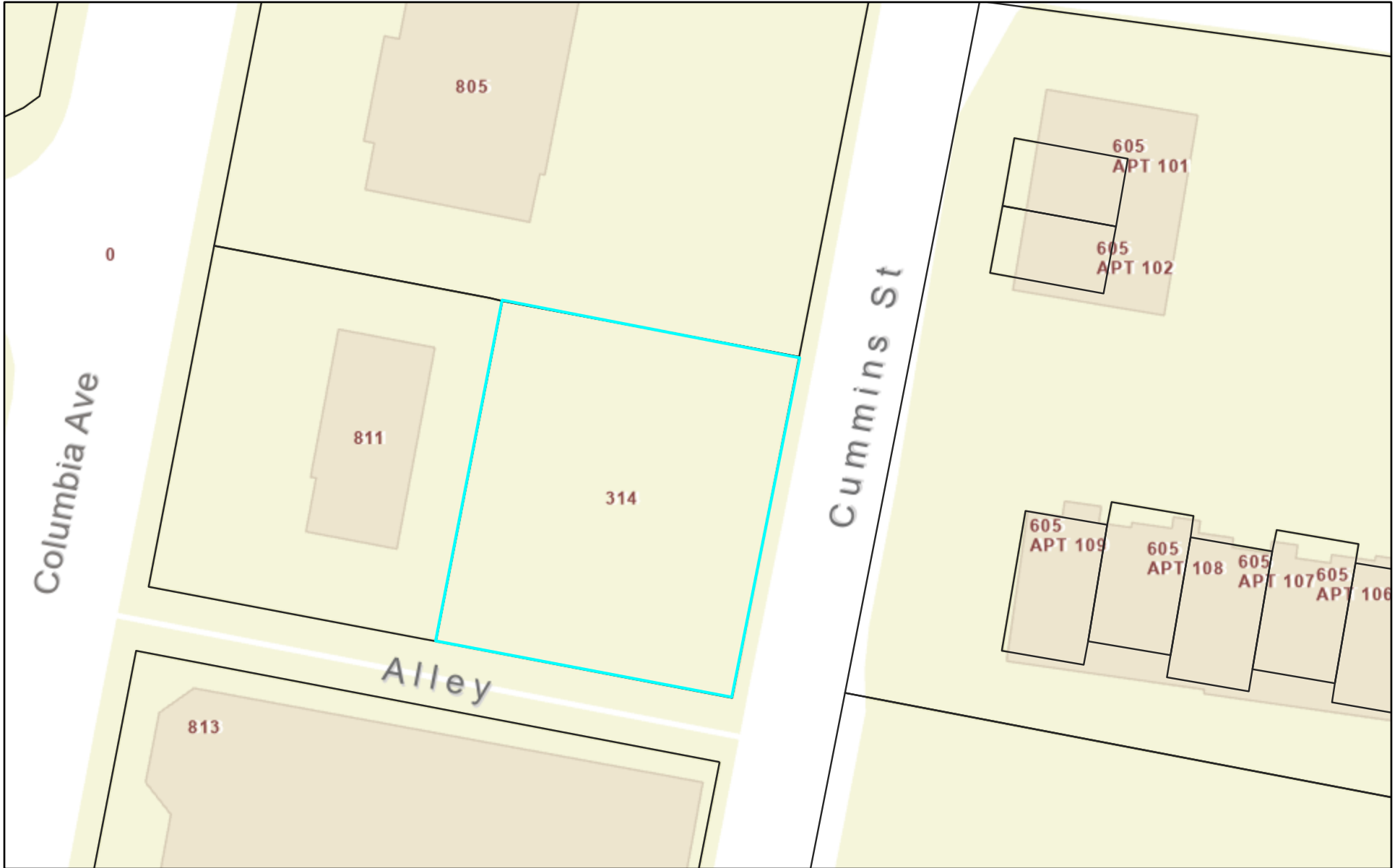
Ruth Meacham

Notary Public



My Commission Expires: 09/25/24

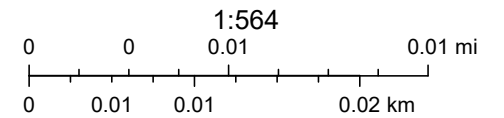
ArcGIS Web AppBuilder



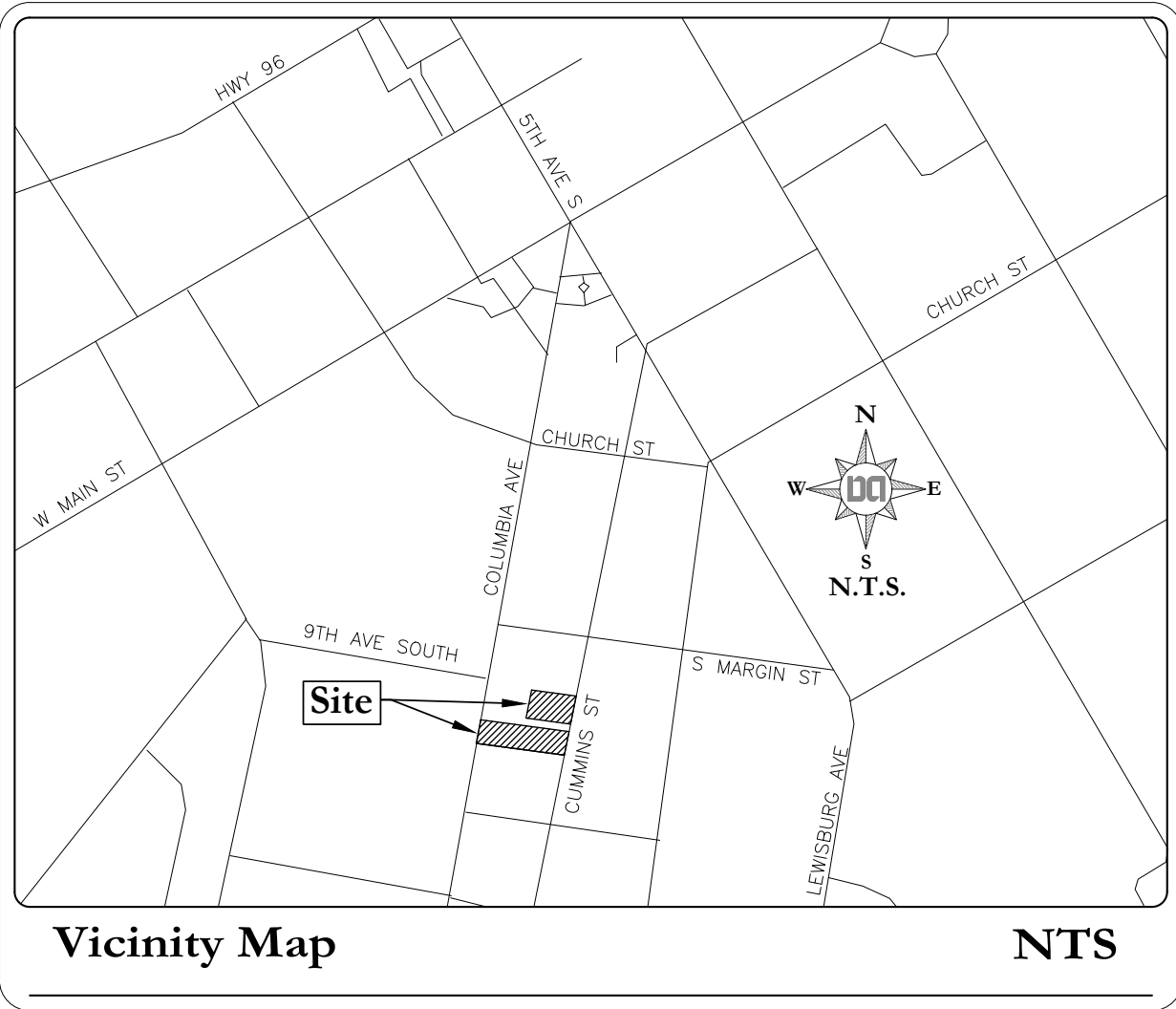
3/15/2024, 1:24:20 PM

 Parcels

 County Tax Grid



Maxar, Microsoft, City of Franklin GIS Dept.



Area	Acres	Sq. Feet
813 Columbia Ave	0.30	12948.73
314 Cummins St	0.18	7656.09

LEGAL DESCRIPTION

LAND SITUATED AND BEING IN THE TOWN OF FRANKLIN, THE NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, TO WIT:

FRONTING EIGHTY (80) FEET ON THE EASTERLY SIDE OF COLUMBIA AVENUE AND RUNS BACK FROM OUTSIDE OF CONCRETE WALK BETWEEN PARALLEL LINES 173 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF CUMMINS STREET, AND BOUNDED GENERALLY AS FOLLOWS: ON THE NORTH BY AN ALLEY; EAST BY CUMMINS STREET; SOUTH BY PROPERTY OF R.R. LUNN AND WEST BY COLUMBIA AVENUE.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS THE PROPERTY CONVEYED TO THE STATE OF TENNESSEE IN BOOK 441, PAGE 830, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH BOUNDARY OF WILLIAM H. WALKER AND N.Y. WALKER, JR., AND THE EAST MARGIN OF COLUMBIA AVENUE (STATE ROUTE 6); THENCE WITH THE SAID EAST MARGIN NORTH 11 DEGREES 04 MINUTES EAST 80 FEET MORE OR LESS TO A POINT; THENCE WITH THE SOUTH MARGIN OF AN ALLEY SOUTH 78 DEGREES 31 MINUTES EAST 5.5 FEET TO A POINT; THENCE WITH THE PROPOSED RIGHT-OF-WAY SOUTH 11 DEGREES 04 MINUTES WEST 80 FEET MORE OR LESS TO A POINT; THENCE WITH THE SAID NORTH BOUNDARY NORTH 78 DEGREES 56 MINUTES WEST 5.5 FEET TO THE POINT OF BEGINNING AND CONTAINING 454 SQUARE FEET AND BEING PART OF THE PROPERTY CONVEYED TO THIRD NATIONAL BANK, TRUSTEE TO THOMAS R. RIDLEY, AND WIFE, ALMA E. RIDLEY OF RECORD IN BOOK 185, PAGE 951, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

ALSO INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS THE PROPERTY CONVEYED TO THE CITY OF FRANKLIN, TENNESSEE IN BOOK 4556, PAGE 663, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY PRESENT RIGHT-OF-WAY LINE OF COLUMBIA AVENUE AT ITS INTERSECTION WITH THE SOUTHERLY PRESENT RIGHT-OF-WAY LINE OF AN ALLEY, SAID POINT BEING THE NORTHWEST CORNER OF WENDY KURLAND AS EVIDENCED BY DEED OF RECORD IN BOOK 949, PAGE 942, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, SAID KURLAND PROPERTY BEING SHOWN AS PARCEL 13 ON MAP 078F, CONTROL MAP 078F, GROUP B, SAID POINT BEING LOCATED AT STA. 121+09.18, 25.14 FEET RIGHT OF THE PROPOSED CENTERLINE OF COLUMBIA AVENUE AS ESTABLISHED BY E.G. & G. INC. FOR THE FRANKLIN CORRIDOR AND CONNECTOR STREETS ECONOMIC DEVELOPMENT PROJECT, SEGMENT ONE, PROJECT NO. 24012.12; THENCE WITH SAID SOUTHERLY PRESENT RIGHT-OF-WAY LINE OF ALLEY, SOUTH 78°49'00" EAST 18.50 FEET TO STA. 121+09.29, 43.64 FEET RIGHT OF PROPOSED CENTERLINE; THENCE WITH A NEW LINE, ACROSS SAID KURLAND, SOUTH 11°32'24" WEST 7.50 FEET STA. 121+01.79, 43.63 FEET RIGHT OF PROPOSED CENTERLINE; THENCE SOUTH 56°32'28" WEST 12.62 FEET TO STA. 120+92.87, 34.71 FEET RIGHT OF PROPOSED CENTERLINE; THENCE SOUTH 11°32'24" WEST 19.66 FEET TO STA. 120+73.21, 34.70 FEET RIGHT OF PROPOSED CENTERLINE; THENCE SOUTH 10°50'10" EAST 10.50 TO STA. 120+65.78, 42.13 FEET RIGHT OF PROPOSED CENTERLINE; THENCE SOUTH 11°32'24" WEST 36.5 FEET TO THE NORTHERLY LINE OF TRACT 43 OF SAID PROJECT AT STA. 120+29.28, 42.12 FEET RIGHT OF PROPOSED CENTERLINE; THENCE WITH SAID NORTHERLY LINE OF TRACT 43, NORTH 78°49'00" WEST 17.00 FEET TO SAID EASTERLY PRESENT RIGHT-OF-WAY LINE OF COLUMBIA AVENUE AT STA. 120+29.18, 25.12 FEET RIGHT OF PROPOSED CENTERLINE; THENCE WITH SAID EASTERLY PRESENT RIGHT-OF-WAY LINE, NORTH 11°32'24" EAST 80.80 FEET TO THE POINT OF BEGINNING, CONTAINING 1171 SQUARE FEET, OR 0.027 ACRE, MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO SHELTON KURLAND AND WIFE, BARBARA KURLAND BY WARRANTY DEED FROM THOMAS R. RIDLEY AND WIFE, ALMA E. RIDLEY OF RECORD IN BOOK 548, PAGE 99, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, DATES AUGUST 28, 1985, AS TO TRACT 1. (VALUE OR CONSIDERATION SHOWN IN AFOREMENTIONED DEED \$165,000.00.)

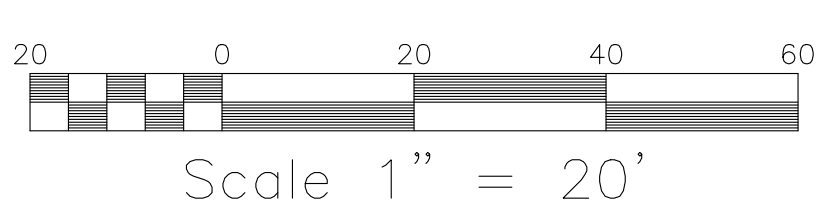
BEING PART OF THE SAME PROPERTY CONVEYED TO GAY LISA LEVINE, TRUSTEE BY QUITCLAIM DEED FROM SHELTON KURLAND AND WIFE, BARBARA KURLAND OF RECORD IN BOOK 949, PAGE 942, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, DATED DECEMBER 02, 1991 AND RECORDED ON JANUARY 27, 1992, AND WITHIN THE SAME DEED THE SAID GAY LISA LEVINE, TRUSTEE CONVEYED HER INTEREST IN THE SUBJECT PROPERTY TO WENDY KURLAND, AS TO TRACT (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED \$0.00.)

TRACT 2:

A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A STAKE IN THE NORTH BOUNDARY LINE OF FARNSWORTH LOT PURCHASED FROM THE NOLEN HEIRS, WHICH STAKE IS 86 1/2 FEET EAST OF NORTHWEST CORNER OF SAID LOT, RUNNING THENCE IN AN EASTERLY DIRECTION WITH NORTH BOUNDARY LINE OF SAID LOT 86 1/2 FEET TO CUMMINS STREET; THENCE IN A SOUTHERLY DIRECTION AND WITH SAID CUMMINS STREET 94 1/2 FEET TO AN ALLEY, BEING THE SOUTHWEST CORNER OF SAID LOT PURCHASED BY S.E. FARNSWORTH FRO, THE NOLEN HEIRS; THENCE WITH SAID ALLEY IN A WESTERLY DIRECTION 82 1/2 FEET TO A STAKE IN SAME, WHICH STAKE IS 86 1/2 FEET EAST OF THE SOUTHEAST CORNER OF SAID LOT PURCHASED FROM THE NOLEN HEIRS; THENCE IN A NORTHERLY DIRECTION AND PARALLEL WITH COLUMBIA AVENUE 94 1/2 FEET TO THE BEGINNING AND BEING THE EASTERLY PORTION OF THE LOT CONVEYED TO S.E. FARNSWORTH, ET UX., BY DEED OF PORTER NOLEN, ET AL., RECORDED IN DEED BOOK 84, PAGE 204, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO WENDY ANNE KURLAND BY WARRANTY DEED FROM SARA STEPHENS ISAACS AND LAZINKA STEPHENS DEBOW OF RECORD IN BOOK 845, PAGE 180, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, DATED APRIL 19, 1990 AND RECORDED ON APRIL 26, 1990, AS TO TRACT 2. (VALUE OR CONSIDERATION SHOWN IN AFOREMENTIONED DEED \$51,000.00)



813 COLUMBIA AVENUE

DEED REFERENCE
TO: WENDY KURLAND
RECORD: BOOK 949, PAGE 942, R.O.W.C., TENNESSEE
TAX MAP REFERENCE
BEING PARCEL 013.00 ON TAX MAP 78F, GROUP B

314 CUMMINS STREET

DEED REFERENCE
TO: WENDY ANNE KURLAND
RECORD: BOOK 845, PAGE 180, R.O.W.C., TENNESSEE
TAX MAP REFERENCE
BEING PARCEL 016.00 ON TAX MAP 78F, GROUP B



Survey Description of Tract 2

Land situated in the ninth civil district of Franklin, Williamson County, Tennessee, and being more particular described as follows:

Commencing at the approximate centerline intersection of Cummings Street, and South Margin Street, thence in a southerly direction 225.84' +/- feet to a 5/8" iron rod set by Dale and Associates having a pink cap, at the northwest intersection, of the southerly margin of an alley and the westerly margin of Cummings Street, at approximate Tennessee state plane coordinate location of N:578,944.67, E:1,710,389.43, being the southeast corner of the subject property and the point of beginning of herein described land;

thence with the northerly margin of an alley, North 79°03'34" West, a distance of 81.28 feet to a 5/8" iron rod set by Dale and Associates having a pink cap, at the southeast corner of Pewitt Family Trust of record in deed book 1105, page 849, in the Register's Office for Williamson County, Tennessee, (R.O.W.C., TN);

thence with said line, North 11°31'31" East, a distance of 94.50 feet to a 5/8" iron rod set by Dale and Associates having a pink cap on the southerly line of Main Street Capital, LLC, of record in deed book 8223, page 51, R.O.W.C., TN;

thence with said line, South 79°03'39" East, a distance of 80.76 feet a 5/8" iron rod found, by Dale and Associates having a pink cap, on the westerly margin of Cummings Street;

thence with said margin, South 11°12'39" West, a distance of 94.50 feet to the point of beginning of herein described land, having an area of 7656.09 square feet or 0.18 acres more or less;

This description was prepared Dale and Associates under the supervision of Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on February 28, 2022, and is based on survey work conducted on December 2021 & February 2022, under project number 20081;

Being part of the same property conveyed to Wendy Anne Kurland, by Warranty deed, dated April 19, 1990, from Sara Stephens Isaacs and Lazinka Stephens DeBow of record in deed book 845, page 180, in the Register's Office for Williamson County, Tennessee;

Survey Description Tract 1

Land situated in the ninth civil district of Franklin, Williamson County, Tennessee, and being more particular described as follows;

Commencing at the approximate centerline intersection of Cummings Street, and South Margin Street, thence in a southerly direction 235.784' +/- feet to a mag-spike set, by Dale and Associates with a washer, at the southwest intersection, of the southerly margin of an alley and the westerly margin of Cummings Street, at approximate Tennessee state plane coordinate location of N:578,944.86, E:1,710,387.49, being the northeast corner of the subject property and the point of beginning of herein described land;

thence with the margin of Cummings street, South 11°12'39" West, a distance of 79.80 feet to a mag-spike set, by Dale and Associates with a washer, on the northerly line of Renasant Bank, of record in deed book 6639, page 326, in the Register's Office for Williamson County, Tennessee, (R.O.W.C., TN);

thence with said line, North 79°08'09" West, a distance of 148.69 feet to a mag-nail found, by Ragan Smith and Associates with a washer, at the northwest corner of Renasant Bank, on the easterly margin of Columbia Avenue, (State Route 6);

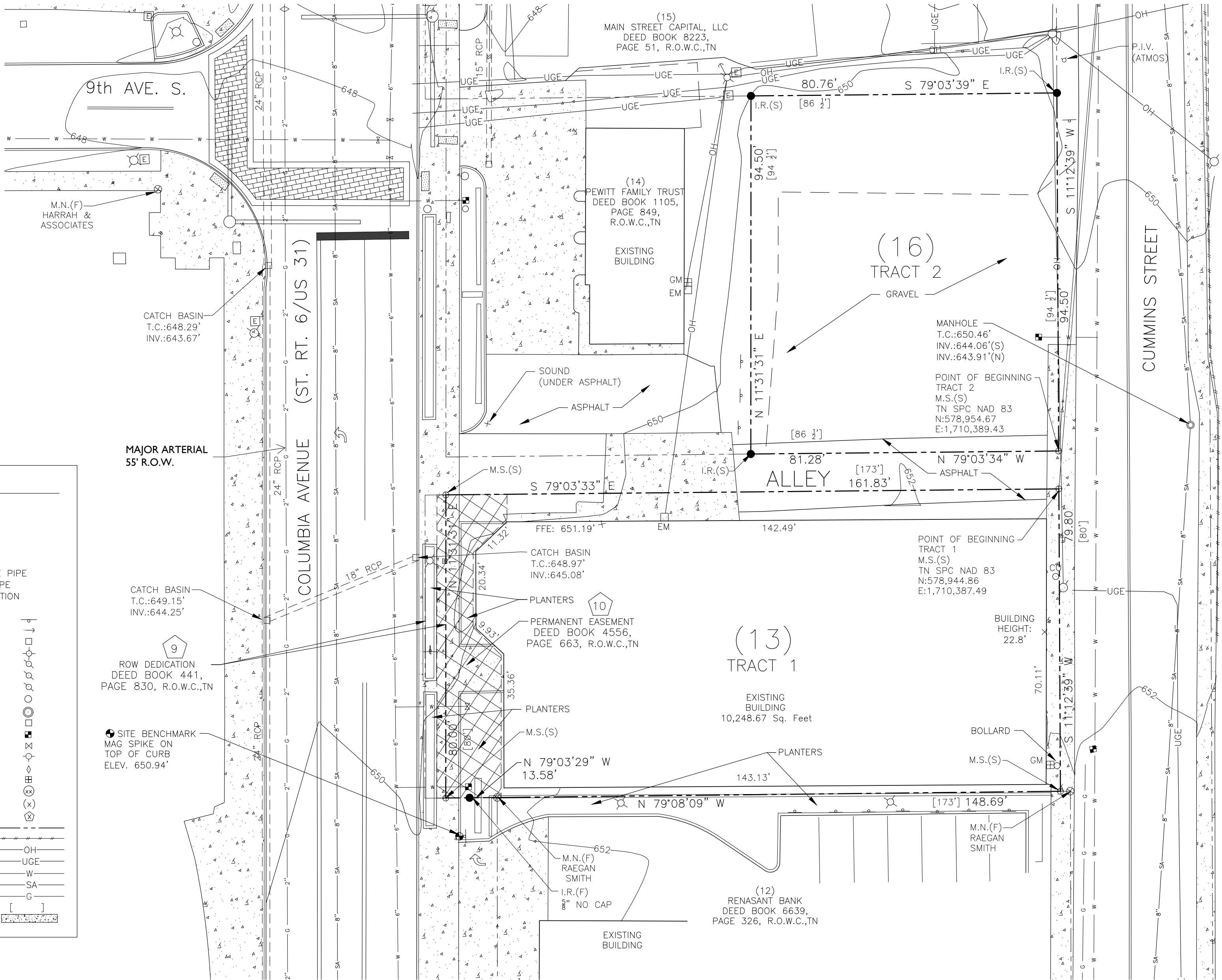
thence, North 79°03'29" West, passing on 5/8" iron rod found having no cap at 7.29 feet for a total distance of 13.58 feet to a mag-spike set, by Dale and Associates with a washer, on the easterly margin of Columbia Avenue, (State Route 6);

thence with said margin, North 11°31'31" East, a distance of 80.00 feet to a mag-spike set, by Dale and Associates with a washer, at the northwest intersection to the southerly margin of an alley and the easterly margin of Columbia Avenue, (State Route 6);

thence with the southerly margin of the alley, South 79°03'33" East, a distance of 161.83 feet to the point of beginning of herein described land, having an area of 12948.73 square feet or 0.30 acres more or less;

This description was prepared Dale and Associates under the supervision of Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on February 28, 2022, and is based on survey work conducted on December 2021 & February 2022, under project number 20081;

Being part of the same property conveyed to Wendy Kurland in the same deed that Gay Lisa Levin, Trustee, her successors on assigns, by Quitclaim deed, dated December 2, 1991, from Sheldon Kurland and wife Barbara Kurland of record in deed book 949, page 942, in the Register's Office for Williamson County, Tennessee;



LEGEND	
M.S.(S)	MAG-SPIKE (SET)
M.S.(F)	MAG-SPIKE (FOUND)
M.N.(F)	MAG-NAIL (FOUND)
I.P.(F)	IRON PIPE (FOUND)
I.R.(F)	IRON ROD (FOUND)
I.R.(S)	IRON ROD (SET)
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
F.F.E.	FINISHED FLOOR ELEVATION
P.O.B.	POINT OF BEGINNING
SIGN	
ANCHOR	
E.M.	ELECTRIC METER
L.P.	LIGHT
P.P.	POWER POLE
S.P.	SERVICE POLE
T.P.	TELEPHONE POLE
C.O.	CLEAN OUT
M.H.	SANITARY MANHOLE
A.D.	INLET
W.M.	WATER METER
W.V.	WATER VALVE
F.H.	FIRE HYDRANT
G.V.	GAS VALVE
G.M.	GAS METER
LOT NUMBER	
PARCEL NUMBER	
SCHEDULE B-II	PROPERTY LINE
FENCE LINE	
OVERHEAD UTILITIES	
UNDERGROUND ELECTRIC	
WATER LINE	
SANITARY LINE	
GAS LINE	
PLAT BEARING/DISTANCE	
CONCRETE	

GPS NOTE

RTK GPS (UTILIZING THE TDOT GNSS REFERENCE NETWORK) WAS USED ON THIS PROJECT.

POSITIONAL ACCURACY – SPECTRA PRECISION SP8 – GNSS RECEIVER

RTK HORIZONTAL: 8 MM (0.026 FT) + 1 PPM

RTK VERTICAL: 15 MM (0.049 FT) + 1 PPM

DATES OF SURVEY – NOVEMBER 4, 2020 & NOVEMBER 24, 2021

GPS LOCATIONS USED FOR THIS SURVEY WERE ESTABLISHED USING A VRS (VIRTUAL REFERENCE STATIONS) HORIZONTAL DATUM – NAD 83 (CCRS 96), EPOCH 2002

VERTICAL DATUM – NAVD88 [GEOID03]

GENERAL NOTES

1. THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 0820-3-05 FOR A CATEGORY 1 SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
2. DISTANCES SHOWN WERE MEASURED BY ELECTRONIC MEASURING EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3. THE NORTHEASTLY CORNER OF THE PROPERTY IS 187.9' +/- FROM THE APPROXIMATE CENTERLINE INTERSECTION OF COLUMBIA AVENUE AND 9TH AVENUE SOUTH.
4. PROPERTY IS ZONED CC (CENTRAL COMMERCIAL DISTRICT). SETBACKS ARE PER THE CITY OF FRANKLIN, TENNESSEE ZONING CODE.
5. THE PROPERTY SHOWN IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE MOST CURRENT FLOOD INSURANCE MAP AVAILABLE TO THIS OFFICE BEING PANEL NO. 47187C0211 G, EFFECTIVE DATE: DECEMBER 22, 2016.
6. UTILITIES SHOWN ARE FROM FIELD LOCATED VISIBLE APPURTENANCES, MAPS OBTAINED FROM CONSULTATION WITH VARIOUS UTILITY COMPANIES, OR OTHER DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT 1) THE UNDERGROUND UTILITIES, EITHER CURRENTLY IN SERVICE OR ABANDONED, COMPRISE ALL OF SUCH UTILITIES IN THE SUBJECT AREA AND THAT 2) THEY ARE IN THE EXACT INDICATED LOCATION AS SHOWN. SURVEYOR DID NOT PHYSICALLY LOCATE UNDERGROUND UTILITIES
7. BEARINGS SHOWN ARE RELATIVE TO TENNESSEE STATE PLANE COORDINATES NAD83 [CORS96 EPOCH2002].
8. ELEVATIONS SHOWN ARE RELATIVE TO NAVD 1988.
9. CONTOURS ARE SHOWN ON A 2 FOOT INTERVAL DERIVED FROM GROUND SHOTS.
10. ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: P21-4023-WE-1, COMMITMENT DATE: NOVEMBER 11, 2021 AT 8:00 AM, WAS PROVIDED TO THIS SURVEYOR

SCHEDULE B SECTION II (EXCEPTIONS):

9. RIGHT OF WAY DEED OF RECORD IN BOOK 441, PAGE 830, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, (TRACT 1) DEDICATION, DOES NOT AFFECT, THIS AREA FALLS WITHIN THE RIGHT OF WAY OF COLUMBIA AVENUE, 3 FOOT TEMPORARY CONSTRUCTION EASEMENTS, MAY NOT AFFECT, CONSTRUCTION HAS BEEN COMPLETED.
10. AGREED FINAL JUDGMENT FOR EASEMENT OF RECORD IN BOOK 4556, PAGE 663, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, (TRACT 1), AS SHOWN ON SURVEY.
11. RIGHT OF WAY'S OF COLUMBIA AVENUE, CUMMINS STREET AND ALLEYWAY. (TRACT 1) TRACT 1 HAS ACCESS TO PUBLIC RIGHT OF WAY OF ALL THREE.
12. RIGHT OF WAY'S OF CUMMINS STREET AND AN ALLEYWAY. (TRACT 2) TRACT 2 HAS ACCESS TO PUBLIC RIGHT OF WAY OF BOTH.

OPTIONAL TABLE "A" ITEMS: MORE SPECIFICALLY DESCRIBED:

1. MONUMENTS SET OR REPLACED.
2. 813 COLUMBIA AVENUE, FRANKLIN, TN 37064
3. 314 CUMMINS STREET, FRANKLIN, TN 37064
3. SEE GENERAL NOTE #5, SUBJECT TO MAP SCALE UNCERTAIN.
4. IN UPPER LEFT HAND CORNER UNDER THE VICINITY MAP.
5. SEE GENERAL NOTES #8-9 & GPS NOTE
- 7(B1): AS SHOWN ON THE SURVEY.
- 7(B2): AS SHOWN ON THE SURVEY.
- 7(C): AS SHOWN ON THE SURVEY
8. SUBSTANTIAL FEATURES SHOWN ON SURVEY.
9. THERE ARE NO PARKING SPACES ON SITE.
11. AS SHOWN ON SURVEY
13. AS SHOWN ON SURVEY
14. SEE GENERAL NOTE #3.

SURVEYOR'S CERTIFICATE

CERTIFY TO: CHICAGO TITLE INSURANCE COMPANY;
AIG, LLC, & WENDY KURLAND, AS TO TRACT 1, AND
WENDY ANNE KURLAND, AS TO TRACT 2

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH SCHEDULE B-II REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7B1, 7B2, 7C, 8, 9, 11, 13 & 14 ON TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 25, 2022. THE DRAWING WAS COMPLETED ON FEBRUARY 28, 2022.

February 28, 2022

DATE



STEVEN C. MATTHEWS, TN, RLS #2352

ALTA/NSPS Land Title Survey

813 Columbia Ave & 314 Cummins St

Being Parcel 13 & 16 on Tax Map 78F, Group B
Franklin, Williamson County, Tennessee

Owner /Developer:

Wendy Anne Kurland
1805 Kingsbury Drive
Nashville, TN 37215

Rev:

Date: February 28, 2022

Dale & Associates

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

Project # 20081



Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

Sheet 1 of 1



April 1, 2024

CoF Project No.: 8450

Public Notice

This letter is written to provide public notice that the Franklin Municipal Planning Commission (FMPC) will be considering a proposed Rezoning for the property located at 314 Cummins Street, Franklin, Tennessee. The request will be heard by the FMPC on April 25, 2024, at 7pm.

Applicant:

Matt Taylor, Studio Eight Design

Email: mtaylor@s8-design.com

Phone: 615-250-8150

Application Type:

Rezoning

Date, Time, and Place of Public Meeting:

April 25, 2024, at 7pm in the City Hall Board Room, 109 3rd Avenue South, Franklin, Tennessee, 37064.

Subject Property:

314 Cummins Street, Franklin, Tennessee 37064.

Nature and Scope of the Application Request:

The submittal is a Rezoning, which proposes to change the Overlay District of the property from the Central Franklin Overlay (CFO) to the Columbia Avenue Overlay-1 (CAO-1). The property is currently zoned within the Central Commercial District and that will remain unchanged. Three-fourteen Cummins Street is part of a mixed-use development that will encompass portions of the 700 and 800 blocks on the east side of Columbia Avenue. The proposed Rezoning would align the Overlay District with that of the surrounding properties.

Where to View the Application:

The application may be viewed in the Planning and Sustainability Department, 109 3rd Avenue South, Franklin, Tennessee 37064.

Where the Public Can Be Heard:

The public may appear at the public meeting on April 25, 2024, at 7pm. To be heard, submit written comments with respect to the application. Written comments may be directed to the City of Franklin Planning and Sustainability Department via email at planningintake@franklin.gov and will be collected until noon on the day prior to the meeting. All written comments will be included with the item as part of the Planning Commission agenda.

Informational Only	For Mailing Labels				
ADDRESS	owner1	own_street	own_city	own_state	own_zip
705 COLUMBIA AVE	PEWITT CLYDE FAMILY TRUST	700 VERNON RD	FRANKLIN	TN	37067
601 CHURCH ST	TIREY MARGIE RITZI	2211 OAKBRANCH CIR	FRANKLIN	TN	37064
713 COLUMBIA AVE	AIG FRANKLIN LLC	2000 MORRIS AVE #1300	BIRMINGHAM	AL	35203
717 COLUMBIA AVE	W & W INVESTMENTS	717 COLUMBIA AVE	FRANKLIN	TN	37064
731 COLUMBIA AVE	AIG FRANKLIN LLC	2000 MORRIS AVE #1300	BIRMINGHAM	AL	35203
604 S MARGIN ST	BRENT CATHERINE HARDISON	604 S MARGIN	FRANKLIN	TN	37064
225 CUMMINS ST	CUMMINS VENTURES LLC	198 E MAIN ST #101	FRANKLIN	TN	37064
219 CUMMINS ST	PIRECKI EDWARD B	219 CUMMINS ST	FRANKLIN	TN	37064
517 CHURCH ST	WELLSPRING PROPERTIES LLC	517 CHURCH ST	FRANKLIN	TN	37064
515 CHURCH ST	ARLINGTON NASHVILLE RE LLC	2000 MORRIS AVE #1300	BIRMINGHAM	AL	35203
712 EVANS ST	VAILLANCOURT MARY JO	1015 FAIR ST	FRANKLIN	TN	37064
714 EVANS ST	AYERS NELL KEY	P O BOX 172	FRANKLIN	TN	37065
600 S MARGIN ST	REYNOLDS W FRED	4030 NATURES LANDING DR	FRANKLIN	TN	37064
510 S MARGIN ST	COMER JOHN HENRIK	510 S MARGIN ST	FRANKLIN	TN	37064
711 EVANS ST	MOORE ROBERT N JR	2020 FIELDSTONE PKWY #900-527	FRANKLIN	TN	37069
202 5TH AVE S	HARBAUGH G FOUNDATION	202 5TH AVE S	FRANKLIN	TN	37064
210 5TH AVE S	SANDERS BRENT M	4654 HARPETH-PEYT RD	THOMPSON STA	TN	37179
216 5TH AVE S	GUFFEE BARBARA H	2212 MORRISWOOD RD	FRANKLIN	TN	37064
218 5TH AVE S	STOVER JEREMY	218 5TH AVE S	FRANKLIN	TN	37064
220 5TH AVE S	WILSON PERRY	220 5TH AVE S	FRANKLIN	TN	37064
222 5TH AVE S	HICKS REBECCA ANN ODEN	209 NORTHRIDGE CIR	NASHVILLE	TN	37221
226 5TH AVE S	CAIN R DOUGLAS	226 5TH AVE S	FRANKLIN	TN	37064
504 S MARGIN ST	WATKINS DEBORAH DENISE	PO BOX 50846	SANTA BARBARA	CA	93150
508 S MARGIN ST	VON DEM BUSSCHE CARL F SR	508 S MARGIN ST	FRANKLIN	TN	37064
123 7TH AVE S	BAISDEN ROBERT B	123 7TH AVE S	FRANKLIN	TN	37064
117 7TH AVE S	HAN KYUNG	399 EDDY LN	FRANKLIN	TN	37064
111 7TH AVE S	JONES HARMON H III FAMILY TRUST	3625 BEAR CREEK LN	THOMPSONS STA	TN	37179
706 COLUMBIA AVE	CHHM PROPERTIES LLC	900 BRIARWOOD CREST	NASHVILLE	TN	37221
708 COLUMBIA AVE	CITY OF FRANKLIN	P O BOX 305	FRANKLIN	TN	37065-0305
722 COLUMBIA AVE	FRANKLIN SYNERGY BANK	722 COLUMBIA AVE	FRANKLIN	TN	37064
130 9TH AVE S	ARTESA GROUP LLC	130 9TH AVE S #200	FRANKLIN	TN	37064
900 COLUMBIA AVE	CITY OF FRANKLIN	P O BOX 305	FRANKLIN	TN	37065
926 COLUMBIA AVE	HILL H G REALTY CO	3011 ARMORY DR #130	NASHVILLE	TN	37204-1503
933 COLUMBIA AVE	AUTOZONE DEV LLC	123 S FRONT ST 3RD FLR	MEMPHIS	TN	38103
919 COLUMBIA AVE	J D PROPERTIES LLC	109 WESTPARK DR #400	BRENTWOOD	TN	37027
915 COLUMBIA AVE	KREIDER JAMES S	3807 NEW HWY 96 W	FRANKLIN	TN	37064
901 COLUMBIA AVE	CAMERON PROPERTIES	1503 COLUMBIA AVE	FRANKLIN	TN	37064-0000
815 COLUMBIA AVE	RENASANT BANK	1820 WEST END AVE	NASHVILLE	TN	37203
813 COLUMBIA AVE	AIG FRANKLIN LLC	2000 MORRIS AVE #1300	BIRMINGHAM	AL	35203
811 COLUMBIA AVE	AIG FRANKLIN LLC	2000 MORRIS AVE #1300	BIRMINGHAM	AL	35203
805 COLUMBIA AVE	AIG FRANKLIN LLC	2000 MORRIS AVE #1300	BIRMINGHAM	AL	35203
314 CUMMINS ST	AIG FRANKLIN LLC	2000 MORRIS AVE #1300	BIRMINGHAM	AL	35203
321 CUMMINS ST	SCALES-TINGAS SCARLETT WINTON	601 EASTVIEW CIR	FRANKLIN	TN	37064
605 S MARGIN ST	PERKINS HUBERTA H REV LIV TRUST	5520 SADDLEWOOD LN	BRENTWOOD	TN	37027
605 S MARGIN ST	PAINTER ALESIA DIANE	605 S MARGIN ST #104	FRANKLIN	TN	37064

605 S MARGIN ST	LISELLA VIRGINIA PACK	605 S MARGIN ST #5	FRANKLIN	TN	37064
605 S MARGIN ST	PETERSON JULIET W LIV TR	605 S MARGIN ST STE 106	FRANKLIN	TN	37064
605 S MARGIN ST	NOTARIANO FRANCINE C REV TRUST #1	605 S MARGIN ST #107	FRANKLIN	TN	37064
605 S MARGIN ST	REYNOLDS W FRED	4030 NATURES LANDING DR	FRANKLIN	TN	37064
605 S MARGIN ST	FREEMAN HOMER	1540 CHARLIE HOWELL RD	LEOMA	TN	38468
605 S MARGIN ST	WHITE KRISTINA S	605 S MARGIN ST UNIT 102	FRANKLIN	TN	37064
605 S MARGIN ST	JOHNSON SARAH JEAN LE	135 BUNKERS TRAIL	WARNER ROBBINS	GA	31088
319 CUMMINS ST	BELLSOUTH TELECOMMUNICATIONS INC	333 COMMERCE ST 11TH FLOOR	NASHVILLE	TN	37201-3300
403 CUMMINS ST	TARTER BRETT J	403 CUMMINS ST	FRANKLIN	TN	37064
902 EVANS ST	KOFORD DALE E HOME TRUST	1200 LIPSCOMB DR	BRENTWOOD	TN	37027
908 EVANS ST	KUSS FRANK E	908 EVANS ST	FRANKLIN	TN	37064
906 EVANS ST	GARRISON W LEWIS JR	4341 OLD BROOK TRL	BIRMINGHAM	AL	35243
407 CUMMINS ST	PEWITT WILLIAM L JR	407 CUMMINS ST	FRANKLIN	TN	37064
411 CUMMINS ST	BARR RICHARD C JR	411 CUMMINS ST	FRANKLIN	TN	37064
910 EVANS ST	CALABRACE BETSY A	141 DANFORD DR	CLARKSVILLE	TN	37043
423 CUMMINS ST	HUNTER MARY	423 CUMMINS ST	FRANKLIN	TN	37064
417 CUMMINS ST	TIREY MARGIE RITZI	2211 OAKBRANCH CIR	FRANKLIN	TN	37064
817 EVANS ST	HOUSE JAMES E	817 EVANS ST	FRANKLIN	TN	37064
813 EVANS ST	SHEA PETER	813 EVANS ST	FRANKLIN	TN	37064
809 EVANS ST	ALLAN GEORGE C	6 DARTMOOR	COTO DE CAZA	CA	92679
509 S MARGIN ST	DAHL BRADEN	509 S MARGIN ST	FRANKLIN	TN	37064
507 S MARGIN ST	MADDEN PATRICK	507 S MARGIN ST	FRANKLIN	TN	37064
505 S MARGIN ST	OGILVIE JAMES F	204 3RD AVE N #B	FRANKLIN	TN	37064
501 S MARGIN ST	STEWART LILLIAN CAMPBELL	201 LEWISBURG AVE	FRANKLIN	TN	37064
102 LEWISBURG AVE	CREMIN DANIEL	102 LEWISBURG AVE	FRANKLIN	TN	37064
104 LEWISBURG AVE	HOLLOWAY HOUSE LLC	1204 SUNCAST LN #2	EL DORADO HILLS	CA	95762
106 LEWISBURG AVE	RAILROAD TRUST	106 LEWISBURG AVE	FRANKLIN	TN	37064
108 LEWISBURG AVE	LAHEY VANCE P TR	108 LEWISBURG AVE	FRANKLIN	TN	37064
819 EVANS ST	HANNAH PAUL	819 EVANS ST	FRANKLIN	TN	37064
821 EVANS ST	SMITH MARNE VICTORIA	821 EVANS ST	FRANKLIN	TN	37064
901 EVANS ST	GARNER SUZANNE REV TRUST	901 EVANS ST	FRANKLIN	TN	37064
905 EVANS ST	WARREN FRANKLIN STEWART	905 EVANS ST	FRANKLIN	TN	37064



File #: 21-058

DATE: April 8, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Ordinance 2024-14, An Ordinance To Rezone 1.11 Acres From Residential 4 (R4) To Office Residential (OR) District For The Property Located North Of West Main Street And West Of Roberts Street, At 1138 And 1142 West Main Street.

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8439
Applicant: James and Shelly Luckett
Owner: James and Shelly Luckett

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to rezone two properties consisting of 1.11 acres from Residential 4 (R4) District to Office Residential (OR) District located at 1138 and 1142 West Main Street. The subject property currently consists of two single family residential lots and are Lots 17 and 18 of the Petway Place Subdivision. Envision Franklin places these parcels in the Neighborhood Mixed Use Design Concept, which provides specific language for new development inside Mack Hatcher Parkway, which states "The small-town identity of the area should be preserved through special attention to massing and scale of new development. Historic structures are important community resources and should be preserved and protected. New buildings should be designed to be compatible with the predominant character along the street and should be sensitive to nearby buildings."

The properties are located along West Main Street across from commercially zoned properties and adjacent to established residential subdivisions. The recommendations of the Neighborhood Mixed-Use Design Concept supports Zoning Districts with high activity and retail opportunities, such as Central Commercial. However, the Office Residential Zoning District provides a more contextual and transitional district that allows for both residential and limited nonresidential opportunities that maintain the recommendations and principles of the Neighborhood Mixed-Use Design Concept. The applicant has not submitted any additional plans for redevelopment at this time. However, any new development would be limited to the 'House' building type to be compatible with the established neighborhood and the height would be limited to a 2-story maximum. The properties are also within

the Central Franklin Overlay (CFO) which provides additional regulations for new development in the central core of the City.

PROJECT CONSIDERATION:

The sanitary sewer at this location must be evaluated for increased sewer flows to accommodate any future re-development.

PROCEDURAL REQUIREMENTS:

1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2024-14.

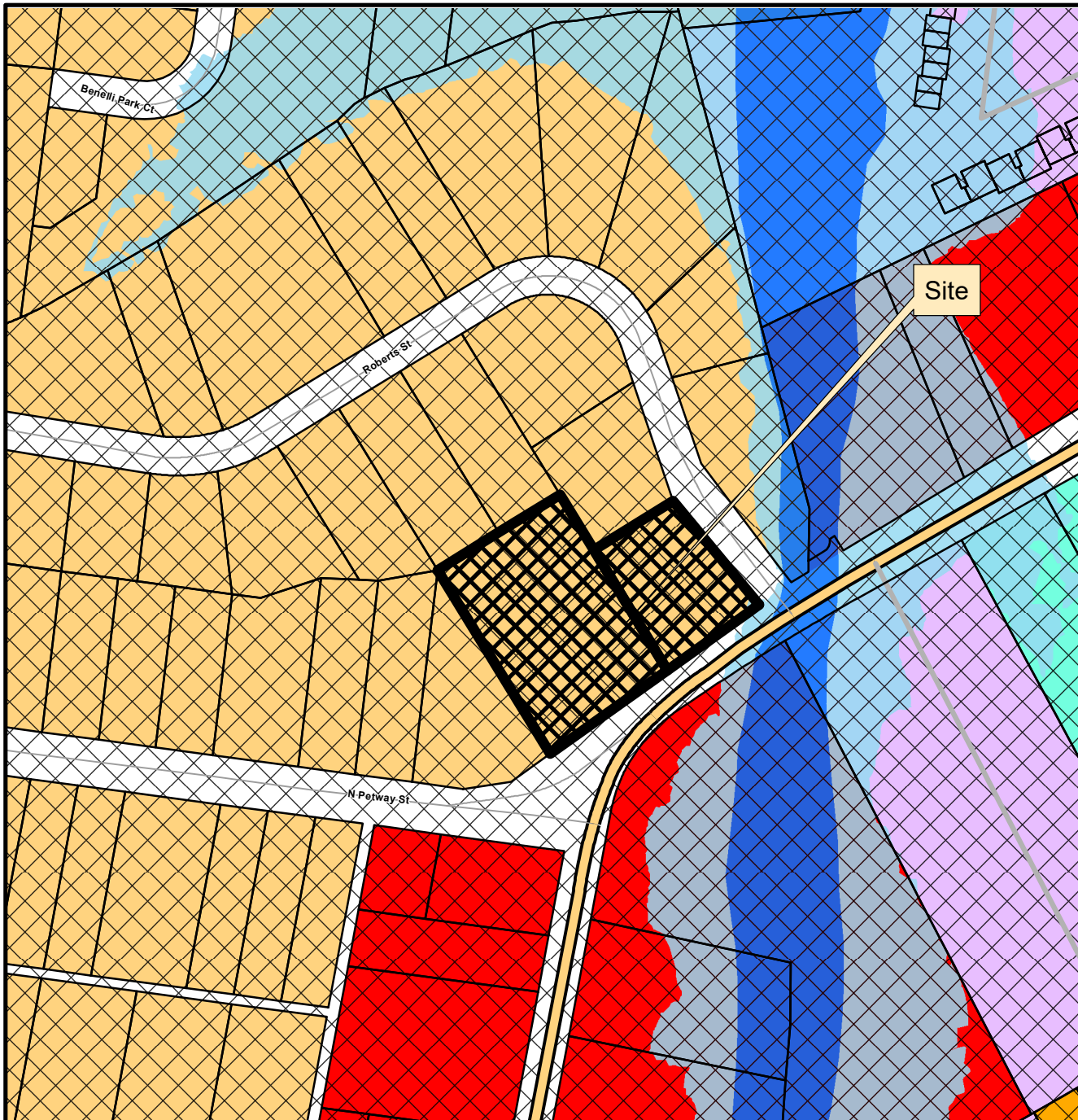
PETWAY PLACE SUBDIVISION, LOTS 17 AND 18 **ORDINANCE 2024-14**

Project Information

Existing Zoning: R4
 Proposed Zoning: OR Office Residential
 Overlay Districts: CFO, FFO
 Site Acreage: 1.11 acres

Legend

-  Petway Place Subdivision, Lots 17 and 18
-  Central Franklin Overlay
-  Floodway Fringe Overlay
-  Floodway Overlay
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
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0 250 500 1,000
 Feet



HISTORIC
 FRANKLIN
 TENNESSEE

ORDINANCE 2024-14

AN ORDINANCE TO REZONE 1.11 ACRES FROM RESIDENTIAL 4 (R4) TO OFFICE RESIDENTIAL (OR) DISTRICT FOR THE PROPERTY LOCATED NORTH OF WEST MAIN STREET AND WEST OF ROBERTS STREET, AT 1138 AND 1142 WEST MAIN STREET

WHEREAS, the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

WHEREAS, the Office Residential (OR) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Residential 4 (R4) District to Office Residential (OR) District:

PREMISES CONSIDERED

Map-Parcel	Acres
78G A – 1.00	0.35
78G A – 2.00	0.76
Total	1.11

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION III. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO ORDAINED AND DONE on this ____ day of _____, 2024.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley

City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

PETWAY PLACE SUBDIVISION, LOTS 17 AND 18 ORDINANCE 2024-14

Project Information

Existing Zoning: R4

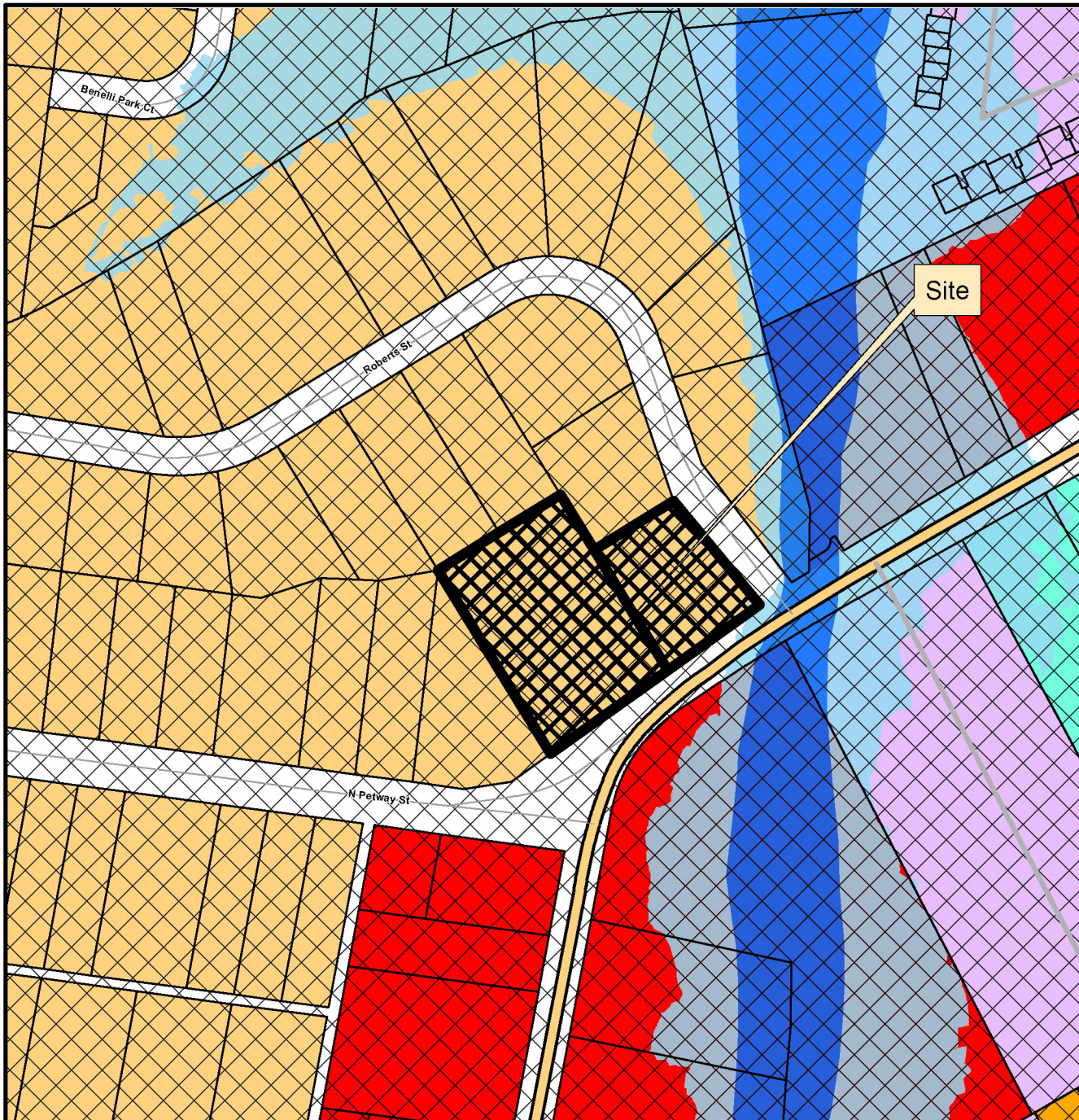
Proposed Zoning: OR Office Residential

Overlay Districts: CFO, FFO

Site Acreage: 1.11 acres

Legend

-  Petway Place Subdivision, Lots 17 and 18
-  Central Franklin Overlay
-  Floodway Fringe Overlay
-  Floodway Overlay
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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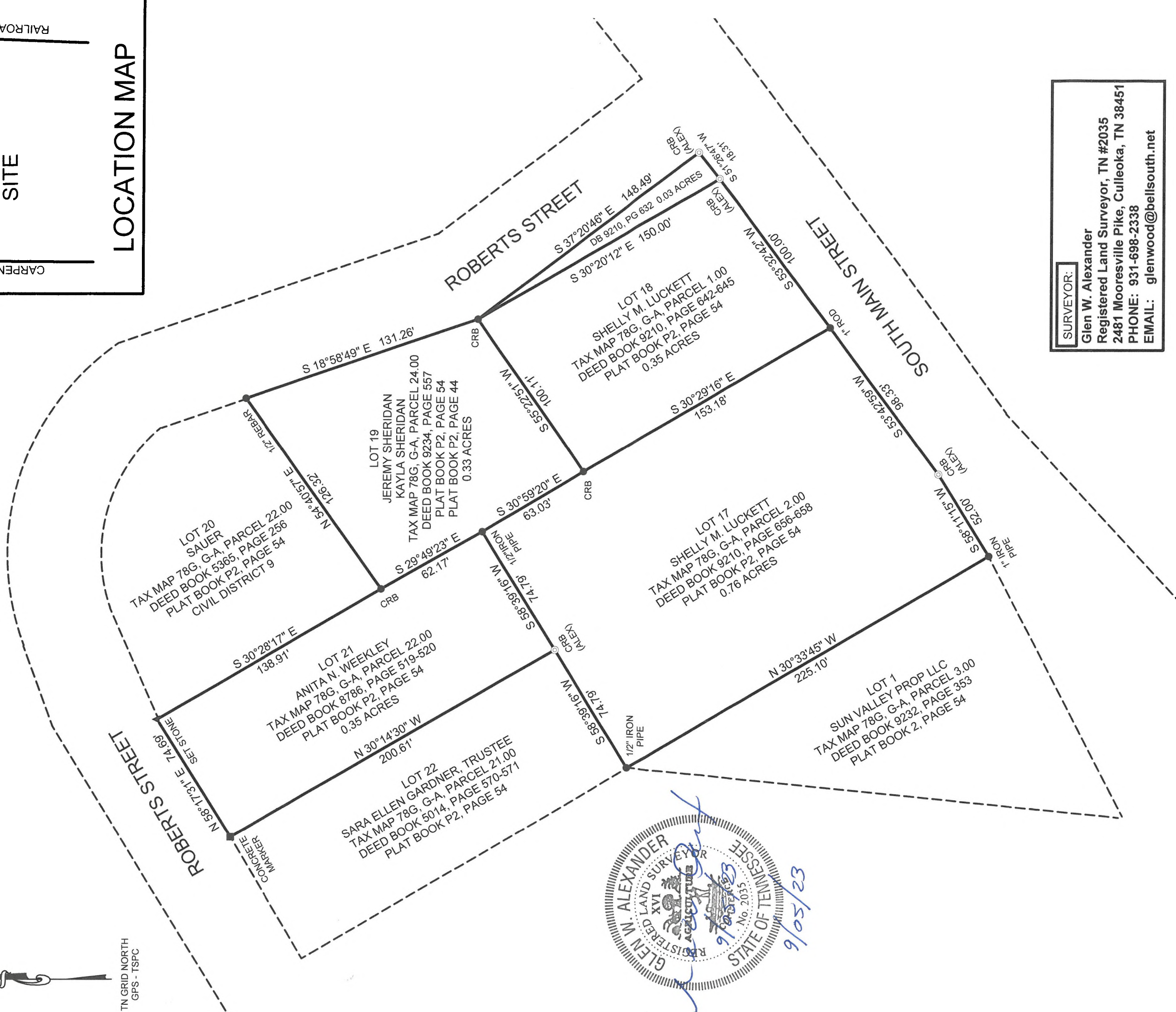


0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

A location map showing a rectangular area divided by a vertical line labeled "CROSS AVE". To the left of this line is a horizontal line labeled "CARPENTER STREET". To the right of the vertical line is a horizontal line labeled "RAILROAD STREET". The area between the vertical line and the "RAILROAD STREET" line is labeled "SITE".



SURVEYOR:
Glen W. Alexander
Registered Land Surveyor, TN #2035
2481 Mooresville Pike, Culleoka, TN 38451
PHONE: 931-698-2338
EMAIL: glenwood@bellsouth.net

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY
KNOWLEDGE AND BELIEF THIS IS A TRUE AND
ACCURATE SURVEY OF THE PROPERTY SHOWN
HEREON. THE RATIO OF PRECISION OF THE UN-
ADJUSTED SURVEY IS 1:7500' AS SHOWN HEREON

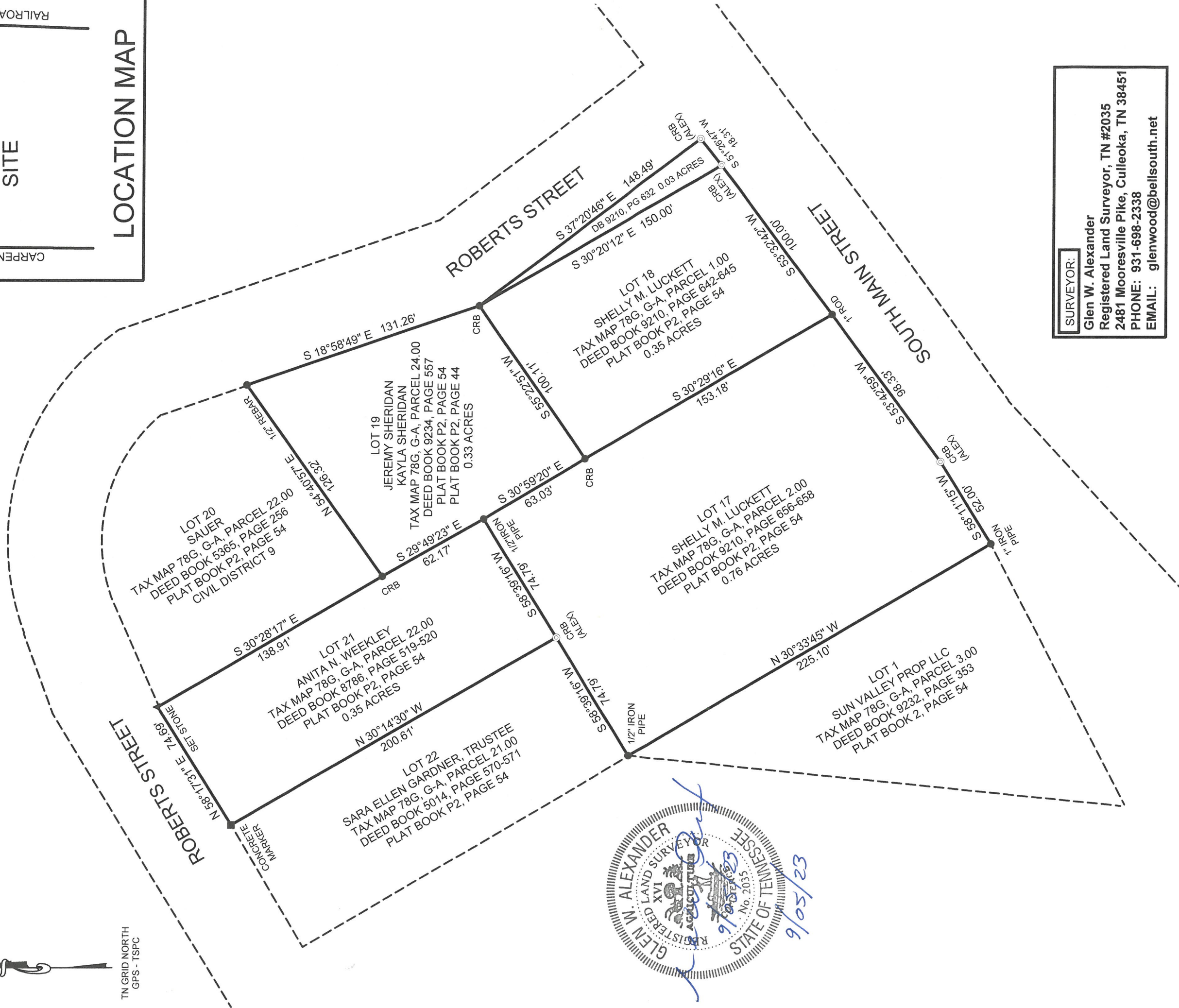
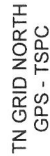
03/23 *Glenn W. Alexander*

DATE GLEN W. ALEXANDER R. L. S. TN 20365

OWNER: **LOT 17 & 18**
SHELLY M. LUCKETT
2085 CARTER CREEK PIKE
FRANKLIN, TN 37064
TAX MAP 078G, G-A, PARCEL 1.00 & 2.00
LOT 17 & 18 OF PETWAY PLACE SUB

OWNER: LOT 21
ANITA N WEEKLY
409 ROBERTS STREET
FRANKLIN, TN 37064
TAX MAP 078G, G-A, PARCEL 22.00

A location map showing a street grid. A vertical line is labeled 'CROSS AVE'. Two horizontal lines intersect it: the top one is labeled 'RAILROAD STREET' and the bottom one is labeled 'CARPENTER STREET'. The area between these two horizontal lines on Cross Ave is labeled 'SITE'.



Glen W. Alexander
Registered Land Surveyor, TN #2035
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CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:7500' AS SHOWN HEREON.

DATE 9/03/23

GLEN W. ALEXANDER R. L. S. TN 2035

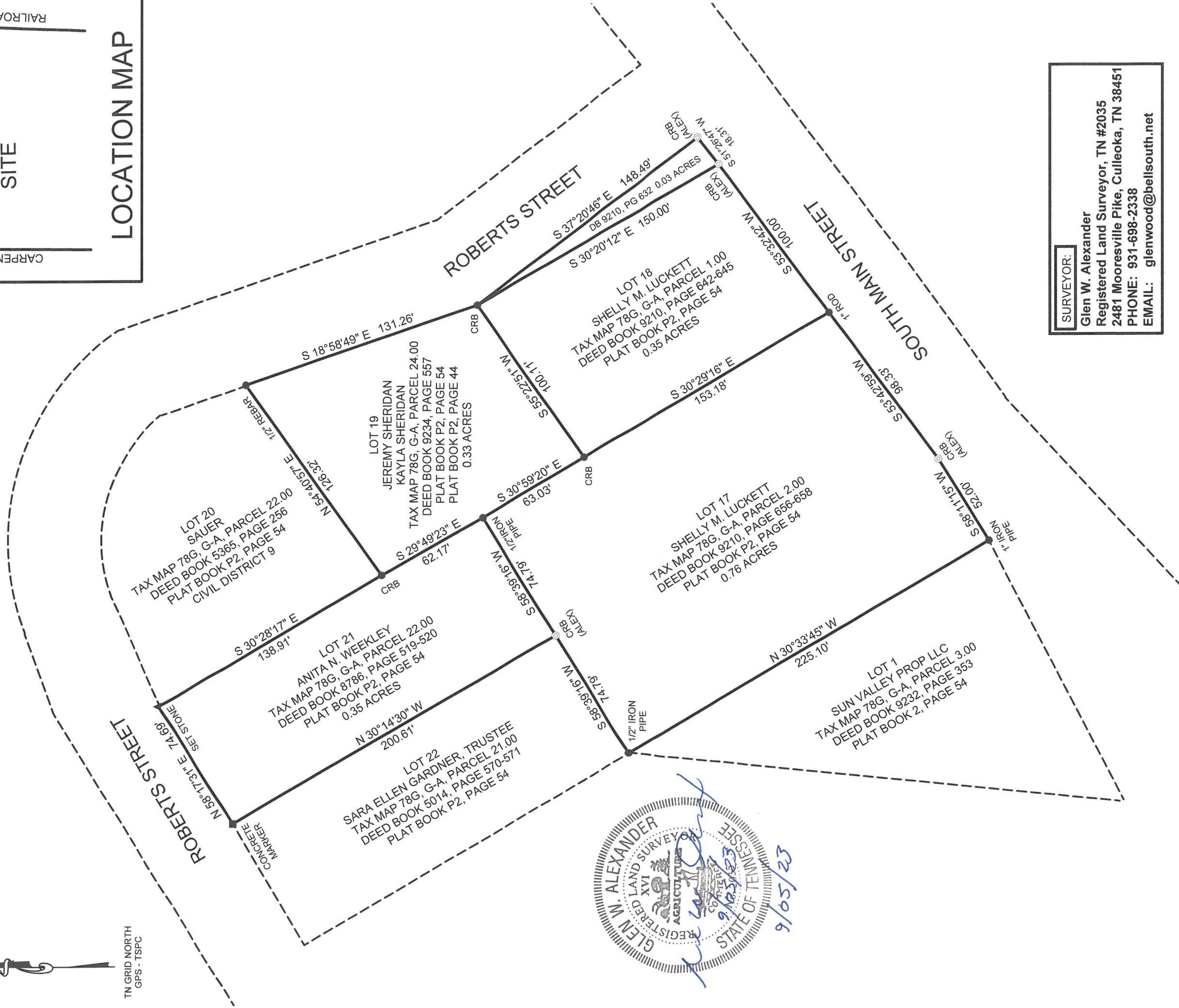
**SHELLY M. LUCKETT
2085 CARTER CREEK PIKE
FRANKLIN, TN 37064**

**TAX MAP 078G, G-A, PARCEL 1.00 & 2.00
LOT 17 & 18 OF PETWAY PLACE SUB**

**ANITA N WEEKLY
409 ROBERTS STREET
FRANKLIN, TN 37064**

TAX MAP 078G, G-A, PARCEL 22.00

A location map showing a street grid. A vertical line is labeled 'CROSS AVE'. Two horizontal lines intersect it: the top one is labeled 'RAILROAD STREET' and the bottom one is labeled 'CARPENTER STREET'. The rectangular area bounded by Cross Ave, Railroad Street, and Carpenter Street is labeled 'SITE'.



Glen W. Alexander
Registered Land Surveyor, TN #2035
2481 Mooresville Pike, Culleoka, TN 38451
PHONE: 931-698-2338
EMAIL: glenwood@bellsouth.net

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON. THE RATIO OF PRECISION OF THE UN-ADJUSTED SURVEY IS 1:7500' AS SHOWN HEREON

GLEN W. ALEXANDER R. L. S. TN 2035

**TAX MAP 078G, G-A, PARCEL 1.00 & 2.00
LOT 17 & 18 OF PETWAY PLACE SUB**

TAX MAP 078G, G-A, PARCEL 22.00



File #: 21-054

DATE: April 5, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

Eastview Subdivision, Final Plat, Block A, Revision 1, Lot 17, Creating 2 Lots, Reserving Right-Of-Way, And Dedicating Easements, On 0.35 Acres, Located At 1414 West Main Street. (CONSENT AGENDA).

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8448
Applicant: Daniel Wolterman, T Square Engineering
Owner: Jason Goddard, West Main Investments LLC

BACKGROUND/STAFF COMMENTS:

This final plat creates 2 lots, and dedicates right-of-way and easements. The property is 0.35 acres and is zoned Central Commercial District. The corresponding site plan was approved on the April 2023 Administrative agenda and the final plat matches the site plan. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City's project identification number shall be included in all correspondence with any City department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above)

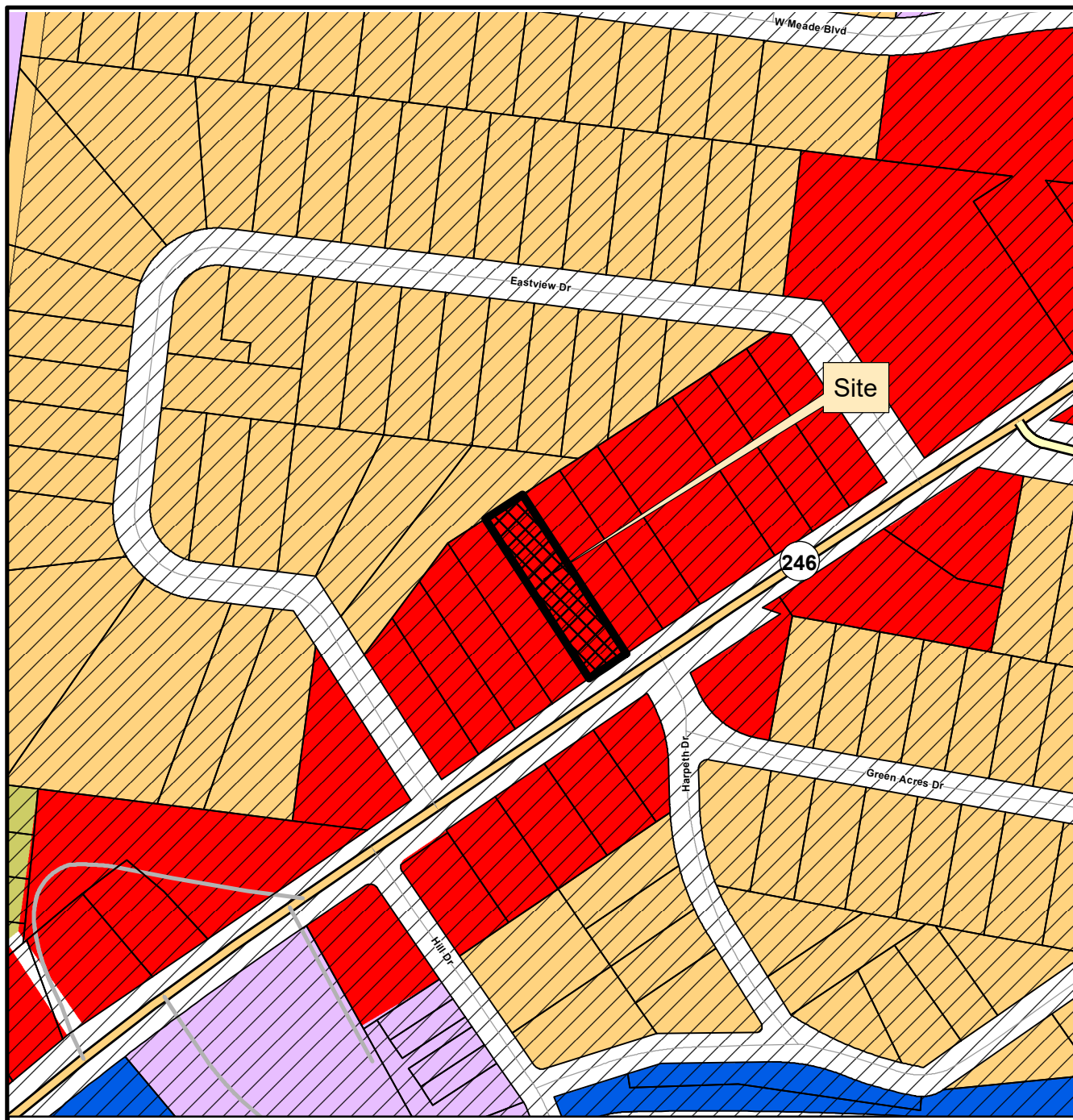
in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Eastview Subdivision, Final Plat, Block A, Revision 1, Lot 17 with conditions. Conditions of Approval are attached.



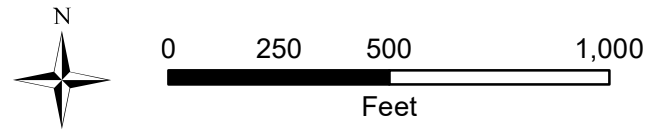
EASTVIEW SUBDIVISION, BLOCK A, LOT 17 FINAL PLAT, REVISION 1

Project Information
 Existing Zoning: CC Central Commercial District
 Overlay Districts: CFO
 Site Acreage: 0.35 acres
 Total Number of Lots: 2

Legend

-  Eastview Subdivision
-  Central Franklin Overlay
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
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-  LI Light Industrial District
-  HI Heavy Industrial District

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GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PROPERTY INTO 2 LOTS, RESERVE RIGHT-OF-WAY AND DEDICATE EASEMENTS.
- BEARINGS AS SHOWN ARE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83 DATUM.
- SUBJECT PARCEL: MAP 0781, GROUP C, PARCEL 023.00.
- SUBJECT PROPERTY LOCATED IN THE 9TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE.
- SUBJECT PROPERTY ZONED: CC - CENTRAL COMMERCIAL DISTRICT, CENTRAL FRANKLIN OVERLAY.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FIRM PANEL #47187C0192G DATED 12-22-2016 FOR CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.
- LOT SHALL CONFORM TO ALL REQUIREMENTS OF THE "FRANKLIN ZONING ORDINANCE".
- WITHIN NEW DEVELOPMENTS AND FOR OFF SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER/TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
- UTILITIES AS SHOWN WERE TAKEN FROM VISIBLE FIELD LOCATIONS. UTILITY DETAILS AND PRECISE GROUND LOCATIONS SHOULD BE OBTAINED FROM THE PROPER AUTHORITIES BEFORE ANY GROUND DISTURBANCE OR CONSTRUCTION IS STARTED.
- THE CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
- THE CITY OF FRANKLIN WATER MANAGEMENT IS NOT RESPONSIBLE FOR ANY DRIVEWAY CROSSINGS.
- THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN THE CITY OF FRANKLIN INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT

- RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
- SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
- NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
- GREEN INFRASTRUCTURE EASEMENTS (GIE) ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
- CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALY REASONABLE CONDITION AND STATE OF REPAIR.
- TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
- PRINCIPAL BUILDING SETBACKS ARE: FRONT YARD ABUTTING LOCAL OR COLLECTOR STREET - 25'; FRONT YARD ABUTTING ARTERIAL STREET - 75'; SIDE YARD - 5'; REAR YARD - 20'.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE LONG TERM MAINTENANCE PLAN (LTMP) RECORDED ON 7-12-2022 IN DEED BOOK 9052, PAGE 387, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, AND THE RATIO OF PRECISION IS LESS THAN 1:10,000.
- THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF LOT 17 AS SHOWN ON THE FINAL PLAT OF EASTVIEW SUBDIVISION, BLOCK 1, AS OF RECORD IN PLAT BOOK 1, PAGE 55, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
- THERE SHALL BE NO DIRECT ACCESS TO LOT 2 FROM WEST MAIN STREET. ACCESS TO LOTS 1 AND 2 SHALL BE VIA THE DRIVEWAY AND SHARED ACCESS EASEMENT SHOWN HEREON.

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY AND THE CITY OF FRANKLIN.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY

DATE

CITY OF FRANKLIN

DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:

- THE WATER AND SEWER SYSTEMS DESIGNATED IN EASTVIEW SUBDIVISION, BLOCK A, LOT 17 (1414 WEST MAIN STREET) HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
- A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM AND \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR - WATER MANAGEMENT DEPARTMENT

DATE

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____, 20____. AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY

DATE

FRANKLIN MUNICIPAL PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 8902, PAGE 823, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS RESTRICTED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THE PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.

OWNER(S)

DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 8th DAY OF JUNE, 2022.

SURVEYOR

DATE

Parkland Information:
2 new units as 1 existed
1 unit x \$4,304 = \$4,304
Fees are due at the final plat

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE

I HEREBY CERTIFY THAT:

- THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN _____ SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
- A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR STREETS, \$_____ FOR DRAINAGE, \$_____ FOR SIDEWALKS, AND \$_____ FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR - STREETS DEPARTMENT

DATE

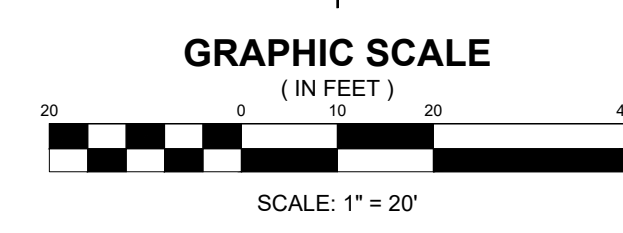
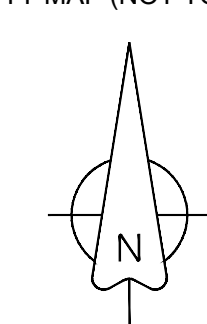
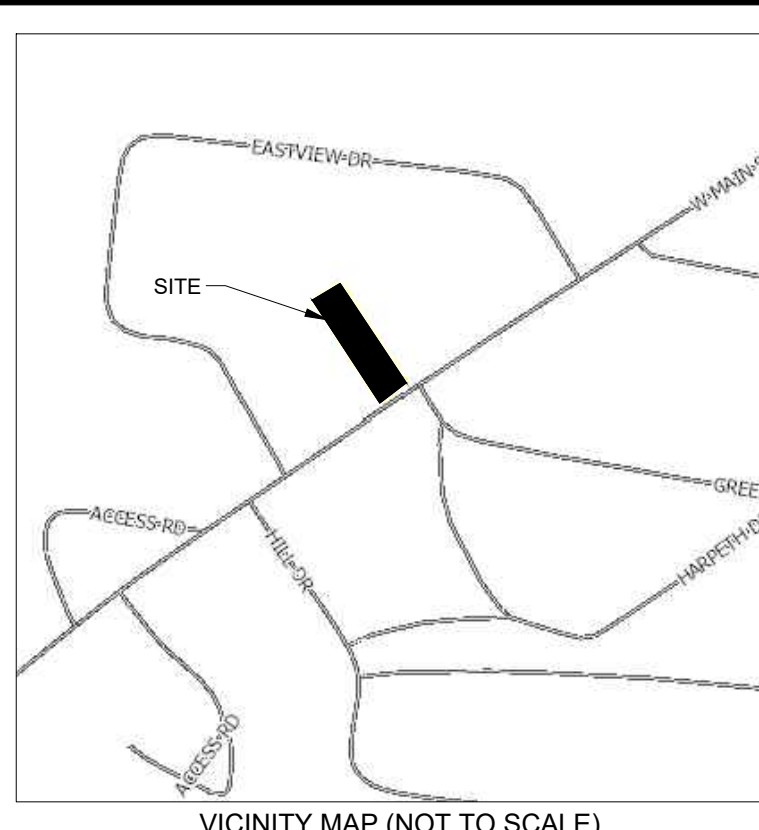
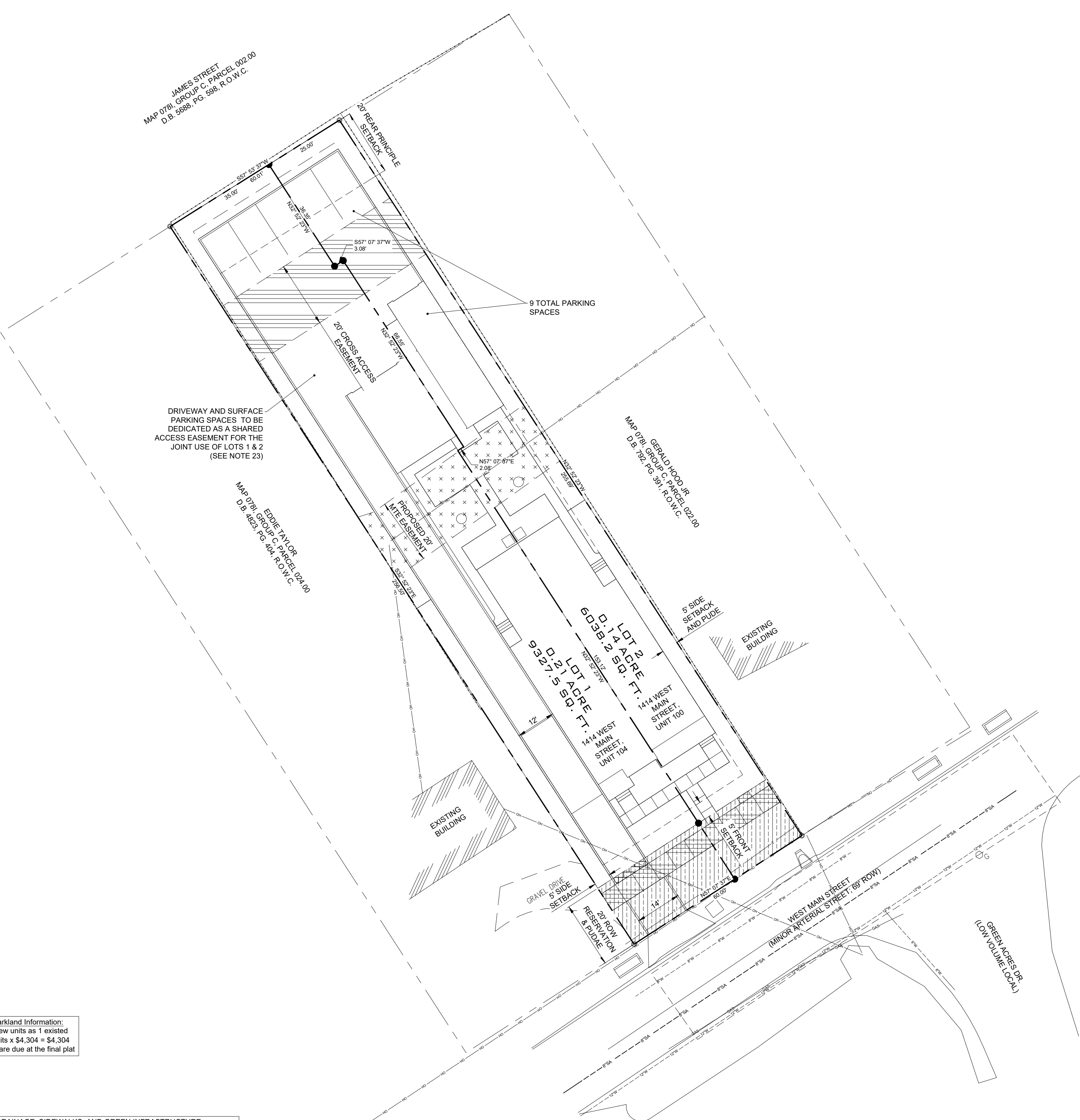
CITY OF FRANKLIN, TENNESSEE

MTEMC

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT www.mtemc.com (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

DATE



LEGEND

- PROPERTY LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING SANITARY
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE
- EXISTING UTILITY POLE
- EXISTING IRON PIN
- IRON PIN SET
- PUBLIC ACCESS EASEMENT
- RIGHT OF WAY (ROW) RESERVATION
- CROSS ACCESS EASEMENT
- PROPOSED MIDDLE TENNESSEE ELECTRIC (MTE) EASEMENT
- PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
- PUDAE = PUBLIC UTILITY, DRAINAGE, & ACCESS EASEMENT

OWNER OF RECORD
WEST MAIN INVESTMENT LLC
P.O. BOX 1081
FRANKLIN, TN 37065
MAP 0781, GROUP C, PARCEL 023.00
DEED BOOK 8902, PAGE 823
PLAT BOOK 1, PAGE 55

APPLICANT
T-SQUARE ENGINEERING
1329 WEST MAIN ST
FRANKLIN, TN 37064
615.678.8212

GOF PROJECT #8448

FINAL PLAT

MAP 0781, GROUP C, PARCEL 023.00
WILLIAMSON COUNTY, TENNESSEE

EASTVIEW SUBDIVISION BLOCK A LOT 17
(1414 WEST MAIN SITE PLAN)

REVISIONS

NO.	DATE	REVISED PER CITY COMMENTS
1	4-2-24	

DATE: 4-2-2024

SCALE: 1" = 20'

DRAWN BY: DSW

REVIEWER:

PROJECT
21-0101

SHEET
1 OF 1

T-SQUARE ENGINEERING

CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

11. C. Final Plat

lance.fittro@franklinton.gov Applicant shall ensure that any changes to Site Plan COF#8091 are reflected on the Final Plat. The Plat shall match the Site Plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

Parks

General Issues

1. Fees required at plat

kevinl@franklinton.gov Parks:

The Parkland Fees are due at plat.

Until these fees are collected "Conditional Approval" will be comment and the plat cannot be recorded. It may move forward to Onestop and will be held at Onestop or "Failed" until fees are present.

Please contact Alex Bearden for an appointment in Building and Neighborhood Services to make payment.
***Applicant shall bring the Parkland Invoice with the payment to BNS at City Hall**
alex.bearden@franklinton.gov 615-721-9103

The invoice has been uploaded in IDT for review.

Performance Agreement and Surety

General Issues

3. Engineering Sureties

kevin.long@franklinton.gov **No sureties associated with this final plat.** All sureties associated with this development from site plan [COF# 8091 \(Eastview Subdivision, Site Plan, Block A, Lot 17 \(1414 West Main Street\)\)](#) were previously posted with the site plan.

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)



File #: 21-057

DATE: April 8, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Franklin Grove Subdivision, Final Plat, Creating One Nonresidential Lot, On 5.19 Acres, Located At 423 South Margin Street. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8433
Applicant: Ted Stevenson, Ragan Smith Associates
Owner: Heritage Foundation of Franklin and Williamson County, David Garrett, Rep.

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to create and consolidate Lots 1 through 6 of the Berry Home Place Subdivision into a single nonresidential lot for the property located at 423 South Margin Street. The property is zoned Civic Institutional (CI) and the plat corresponds with the approved site plan for the Franklin Grove Subdivision. The site plan received final administrative approval in March of 2024.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City's project identification number shall be included in all correspondence with any City department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above)

in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the Franklin Grove Subdivision, Final Plat, with conditions. Conditions of Approval are attached.

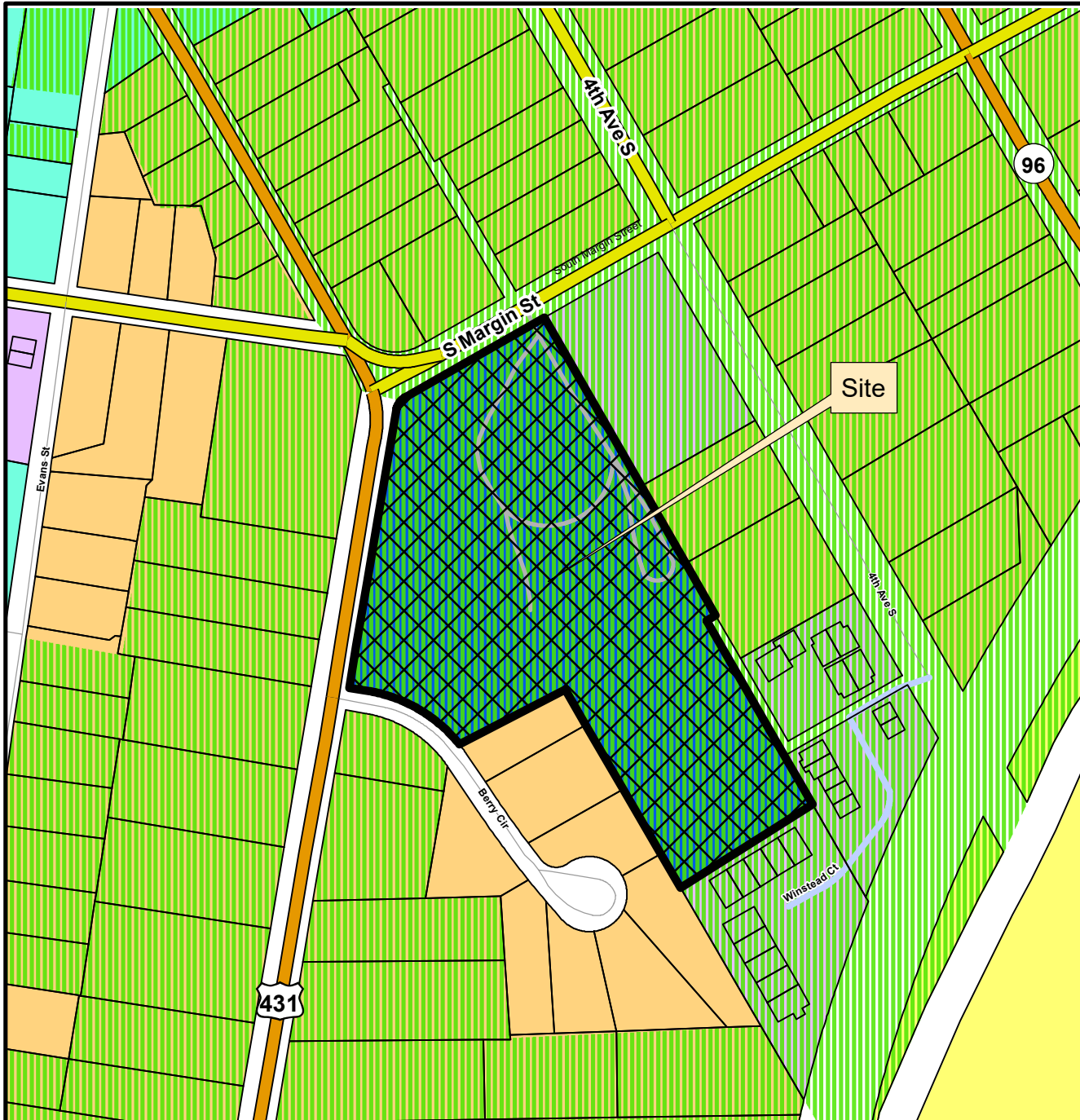
FRANKLIN GROVE SUBDIVISION FINAL PLAT

Project Information

Existing Zoning: CI Civic and Institutional District
Overlay Districts: HPO, CFO
Site Acreage: 5.18 acres
Total Number of Lots: 1

Legend

-  Franklin Grove Subdivision
-  Central Franklin Overlay ** Not shown for clarity purposes
-  Historic Preservation Overlay
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



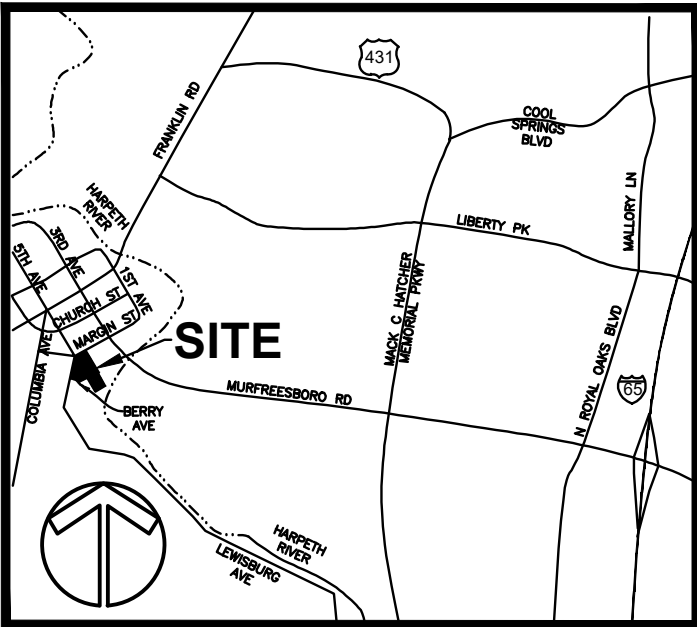
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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0 250 500 1,000
Feet

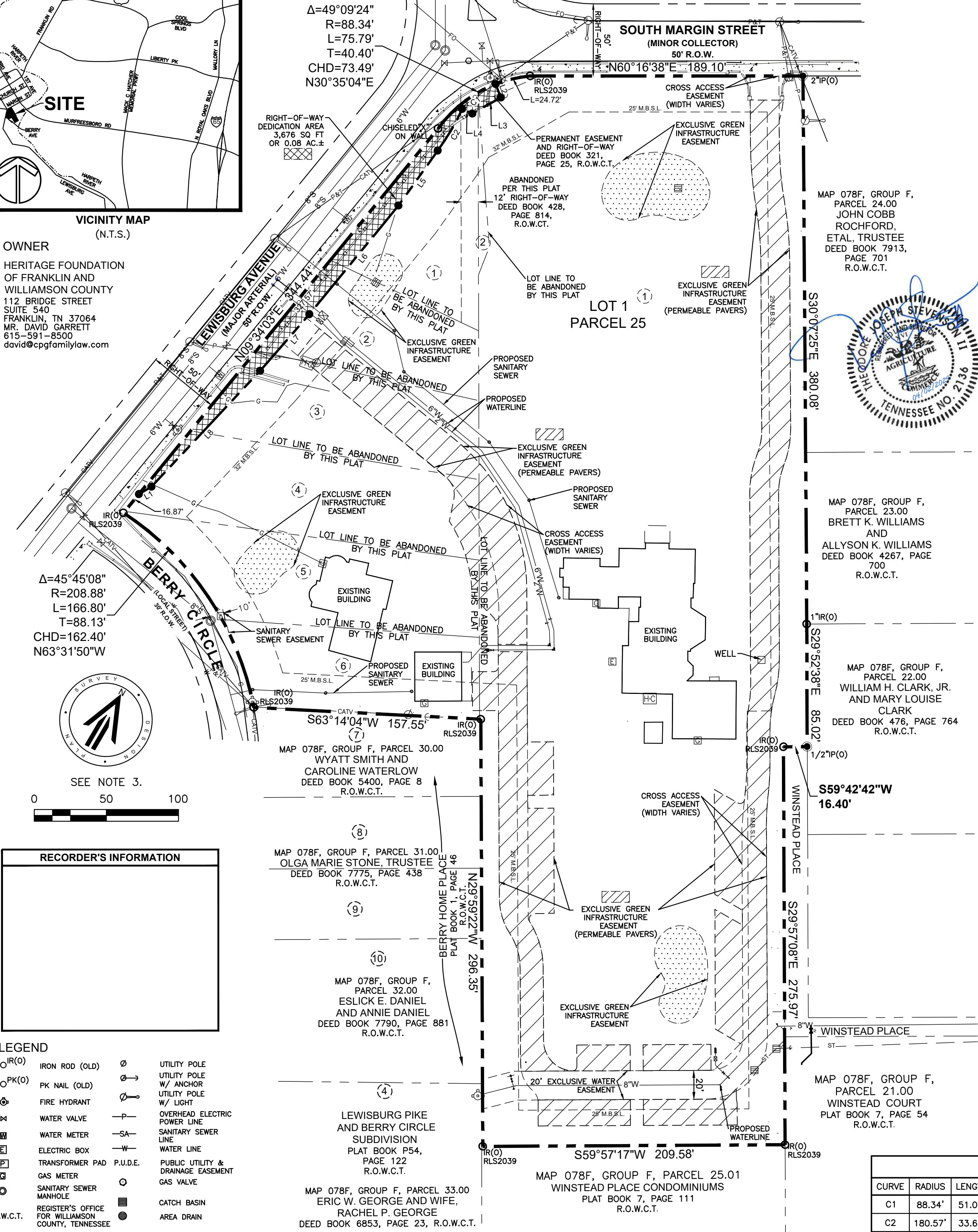


HISTORIC
FRANKLIN
TENNESSEE



VICINITY MAP
(N.T.S.)

OWNER
HERITAGE FOUNDATION
OF FRANKLIN AND
WILLIAMSON COUNTY
112 BRIDGE STREET
SUITE 540
FRANKLIN, TN 37064
MR. DAVID GARRETT
615-591-8500
david@cpfamilylaw.com



GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE MULTIPLE LOTS, CREATE UTILITY EASEMENTS, AND DEDICATE RIGHT-OF-WAY.
2. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE RECORDING OF LOTS 1, 2, 3, 4, 5 AND A PORTION OF LOT 6 AS SHOWN ON THE FINAL PLAT ENTITLED "BERRY HOME PLACE" OF RECORD IN PLAT BOOK 1, PAGE 46, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
3. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE RECORDING OF LOTS 1 AND 2 AS SHOWN ON THE FINAL PLAT ENTITLED "BERRY HOME PLACE SUBDIVISION, REVISED" OF RECORD IN PLAT BOOK 9, PAGE 33, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
4. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM, ZONE 4100/5301.
5. THIS PROPERTY IS CURRENTLY ZONED CI - (CIVIL INSTITUTIONAL DISTRICT).
6. BEING PARCEL NUMBER 25 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 78F, GROUP F.
7. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0211G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; CITY OF FRANKLIN COMMUNITY NO. 470206, PANEL NO. 0211, SUFFIX G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
8. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
9. THERE SHALL BE NO DIRECT ACCESS TO LEWISBURG AVENUE OR SOUTH MARGIN STREET EXCEPT BY THE PUBLIC ACCESS EASEMENTS SHOWN HEREON.
10. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
11. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
12. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
13. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
14. GREEN INFRASTRUCTURE EASEMENTS (GIE) ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
15. PUBLIC ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS CRESS THE PUBLIC ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE PUBLIC ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
16. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
17. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS LOT AT THE HOMEOWNERS EXPENSE.
18. ANY UNUSED WATER OR SANITARY SEWER SERVICE MUST BE CAPPED AT THE PERSPECTIVE MAIN AT THE PROPERTY OWNER'S EXPENSE.
19. ALL HARDSCAPE ITEMS SHOWN HEREON ARE PROPOSED UNLESS OTHERWISE NOTED.
20. THIS PROPERTY IS SUBJECT TO THE LONG TERM MAINTENANCE PLAN AGREEMENT OF RECORD IN BOOK _____, PAGE _____, R.O.W.C.T.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	88.34'	51.07'	33°07'22"	26.27	50.36'	N22°34'03"E
C2	180.57'	33.62'	10°40'05"	16.86	33.57'	S00°41'43"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S29°53'09"W	10.07'
L2	S50°52'16"E	10.00'
L3	S30°48'30"W	22.67'
L4	S85°36'30"W	7.69'
L5	S05°51'25"W	46.83'
L6	S09°35'45"W	97.42'
L7	S11°20'53"W	52.10'
L8	S13°25'04"W	110.12'

CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 7566, PAGE 331, R.O.W.C. TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RE-SUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C. TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY.

DAVID GARRETT - AUTHORIZED AGENT

NAME	DATE
CERTIFICATE OF SURVEY	
I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER A COMMISSION ON THE 8TH DAY OF NOVEMBER, 2023. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000	
TED J. STEVENSON II TN RLS NO. 2136	
DATE	

CERTIFICATE OF APPROVAL OF SEWER SYSTEM	
I HEREBY CERTIFY THAT:(1) THE SEWER SYSTEM DESIGNATED IN FRANKLIN GROVE SUBDIVISION, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.	
DIRECTOR WATER MANAGEMENT DEPARTMENT CITY OF FRANKLIN, TENNESSEE	DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEM	
I HEREBY CERTIFY THAT:(1) THE WATER SYSTEM DESIGNATED IN FRANKLIN GROVE SUBDIVISION, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE MALLORY VALLEY UTILITY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEM.	
DIRECTOR WATER MANAGEMENT DEPARTMENT CITY OF FRANKLIN, TENNESSEE	DATE

CERTIFICATE OF APPROVAL OF MTEMC	
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM ("COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.	
DIRECTOR, STREETS DEPARTMENT CITY OF FRANKLIN TENNESSEE	DATE

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION	
CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS AND GREEN INFRASTRUCTURE	
I HEREBY CERTIFY THAT:(A) THE STREETS, DRAINAGE, SIDEWALKS AND GREEN INFRASTRUCTURE DESIGNATED IN FRANKLIN GROVE SUBDIVISION, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (B) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR STREETS, \$_____ FOR DRAINAGE, \$_____ FOR SIDEWALKS AND \$_____ FOR INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.	
DIRECTOR, STREETS DEPARTMENT CITY OF FRANKLIN TENNESSEE	DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING	
SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.	
WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY	DATE

CITY OF FRANKLIN	
CERTIFICATE OF APPROVAL FOR RECORDING	
APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____, 20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.	
SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION	DATE

FINAL PLAT
FRANKLIN GROVE
SUBDIVISION

(FORMERLY LOTS 1-6 OF THE BERRY HOME PLACE SUBDIVISION)
423 S. MARGIN STREET

COF# 8433
11TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=50'

DATE: APRIL 2, 2024 JOB NO. 23-0337
SHEET 1 of 1



RaganSmith

315 Woodland Street, Nashville, Tennessee 37206

615.244.8591; tstevenson@ragansmith.com

Ted Stevenson

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

11. C. Final Plat

lance.fittro@franklinton.gov Applicant shall ensure that any changes to Site Plan COF #8122 are reflected on the Final Plat. The Plat shall match the Site Plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

16. C. Final Plat

lance.fittro@franklinton.gov For General Notes 8 and 14, Applicant shall change the word "Public" to "Cross" to coincide with the labeling of the access easement through the site as "Cross Access."

17. C. Final Plat

lance.fittro@franklinton.gov Prior to submittal of the final plat to One Stop, Applicant shall complete the reference on the plat to the deed book and page number where the Long Term Maintenance Plan (LTMP) agreement and attachments for the subject property are recorded.

19. THIS PROPERTY IS SUBJECT TO THE LONG TERM MAINTENANCE PLAN AGREEMENT OF RECORD IN BOOK _____, PAGE_____, R.O.W.C.T.

Performance Agreement and Surety

General Issues

9. Engineering Sureties

kevin.long@franklinton.gov Any unposted sureties associated with this development from site plan: [COF #8122 \(Franklin Grove Subdivision, Site Plan\)](#) shall be transferred to this final plat as a condition of approval.

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

Planning

General Issues

24. Acreage

joseph.bryan@franklinton.gov Applicant shall add the total acreage to the plat.



City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-060

DATE: April 8, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Franklin South Business Park Subdivision, Site Plan, Lot 106, Revision 1, Developing A Telecommunications Tower, On 1.03 Acres, Located At 4404 Franklin South Court.

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8432
Applicant: Russell Been, Vertical Bridge c/o Collective Solutions, LLC
Owner: Ned & Michelle Hawn

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to develop a telecommunications tower on the property located at 4404 Franklin South Court. The property consists of 1.03 acres and is zoned Regional Commerce 12 District (RC12), which allows for the use of telecommunications towers with additional regulations on location and proximity to residential uses. The site plan as submitted meets those additional regulations. Site plans for telecommunication towers require approval from the Franklin Municipal Planning Commission and cannot be administratively approved.

PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. Once the corrected site plan has been approved, one (1) full-size and one (1) half-sized copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once the project has obtained Site Plan approval, the applicant will be notified by COF Engineering Department with instructions regarding the status of their digitally stamped construction plans.
4. The applicant shall upload complete building plans, including the approved, revised site

plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.

5. Prior to the start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.

6. The City's project identification number shall be included in all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the Franklin South Business Park Subdivision, Lot 106, Revision 1. The conditions of approval are attached.

**NAME OF PUD SUBDIVISION
SITE PLAN**

Project Information

Existing Zoning: RC-12

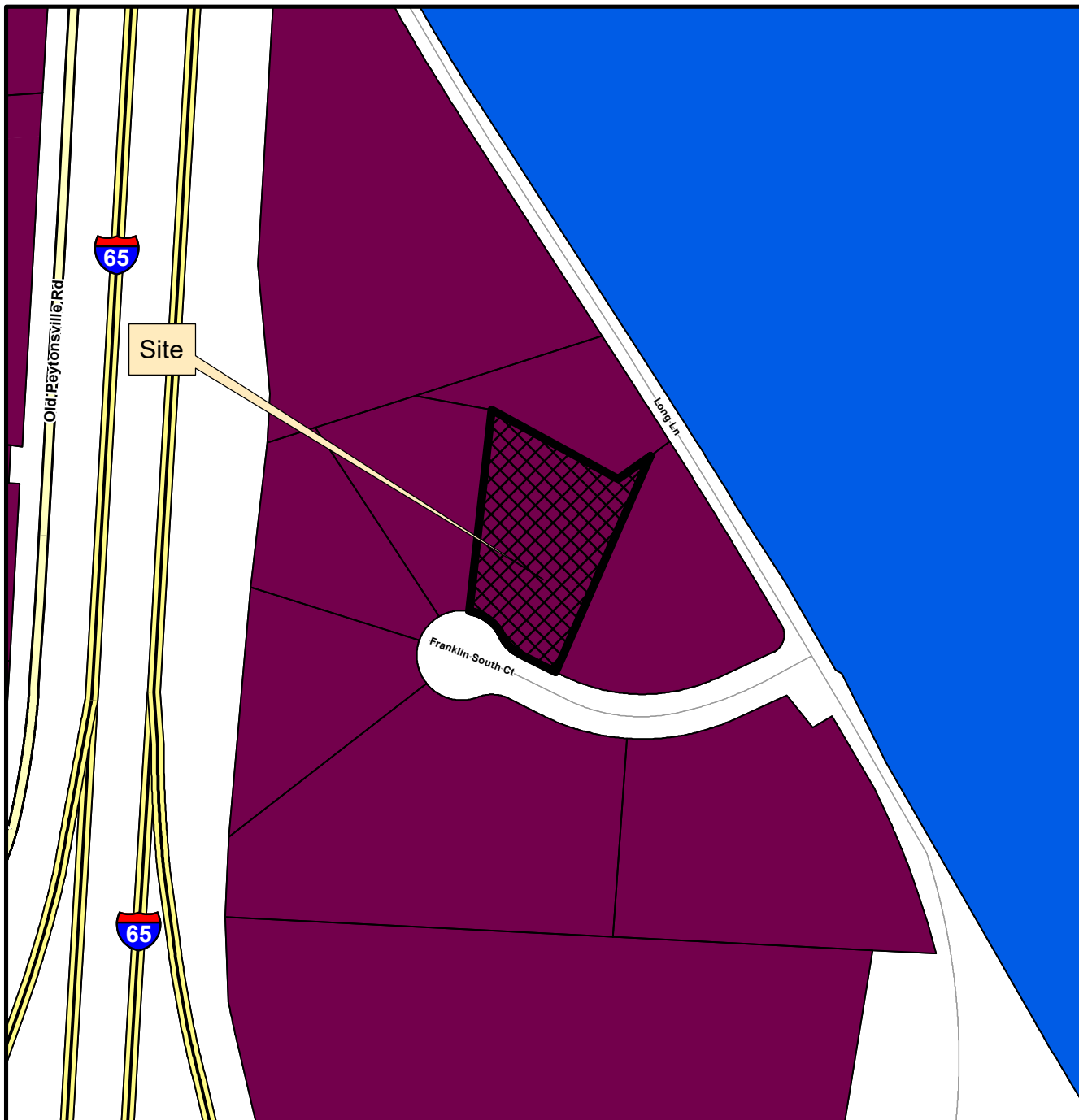
Overlay Districts: None

Site Acreage: 1.03 acres

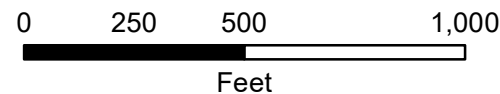
Proposed Nonresidential Square Footage: 2,500 SF

Legend

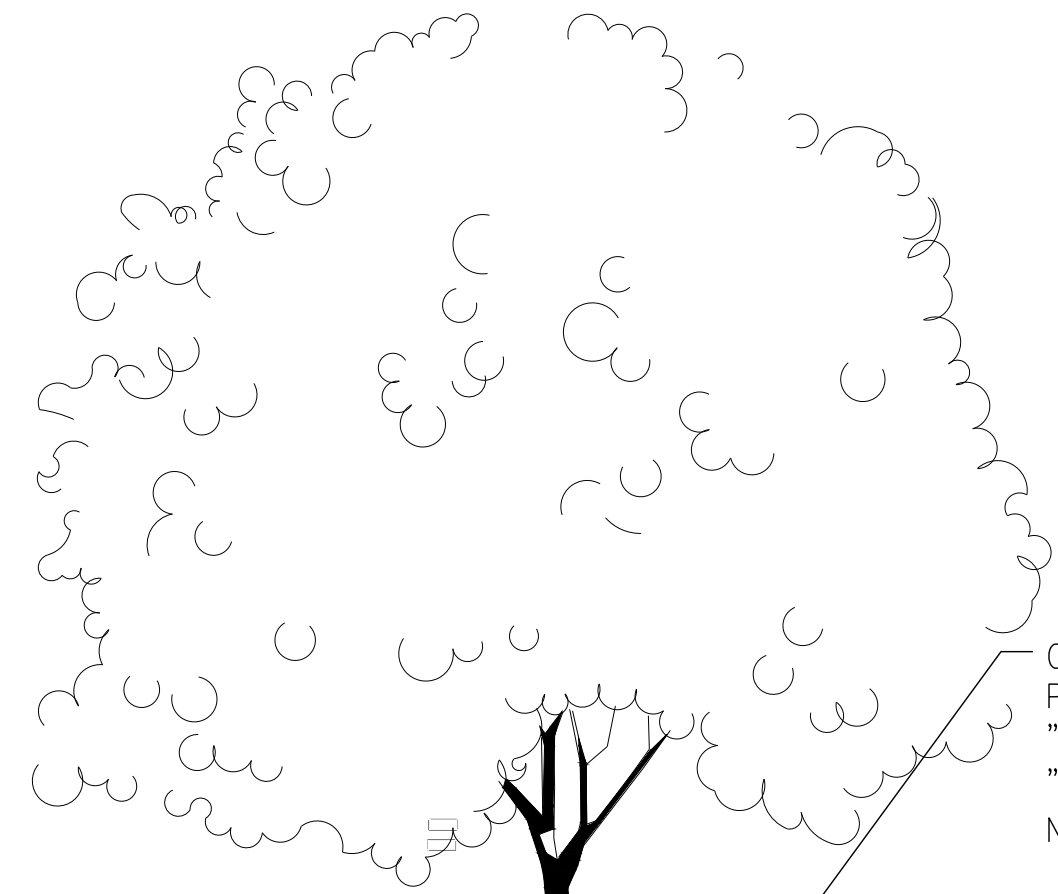
-  Franklin South Business Park Subdivision
-  AG Agricultural District
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-  LI Light Industrial District
-  HI Heavy Industrial District



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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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HISTORIC
FRANKLIN
TENNESSEE



ONE 2'x2' SIGN PER EVERY 150 LF OR (1) PER SIDE STATING:
"TREE PROTECTION ZONE: KEEP OUT"
"LA ZONA DE LA PROTECCION DEL ARBOL: NO ENTRARI"

SOLID BARRIER 2"x4"x60" (MIN. HEIGHT) WOOD POSTS, DRIVE 1' INTO UNDISTURBED GROUND 6' O.C. (MIN.)

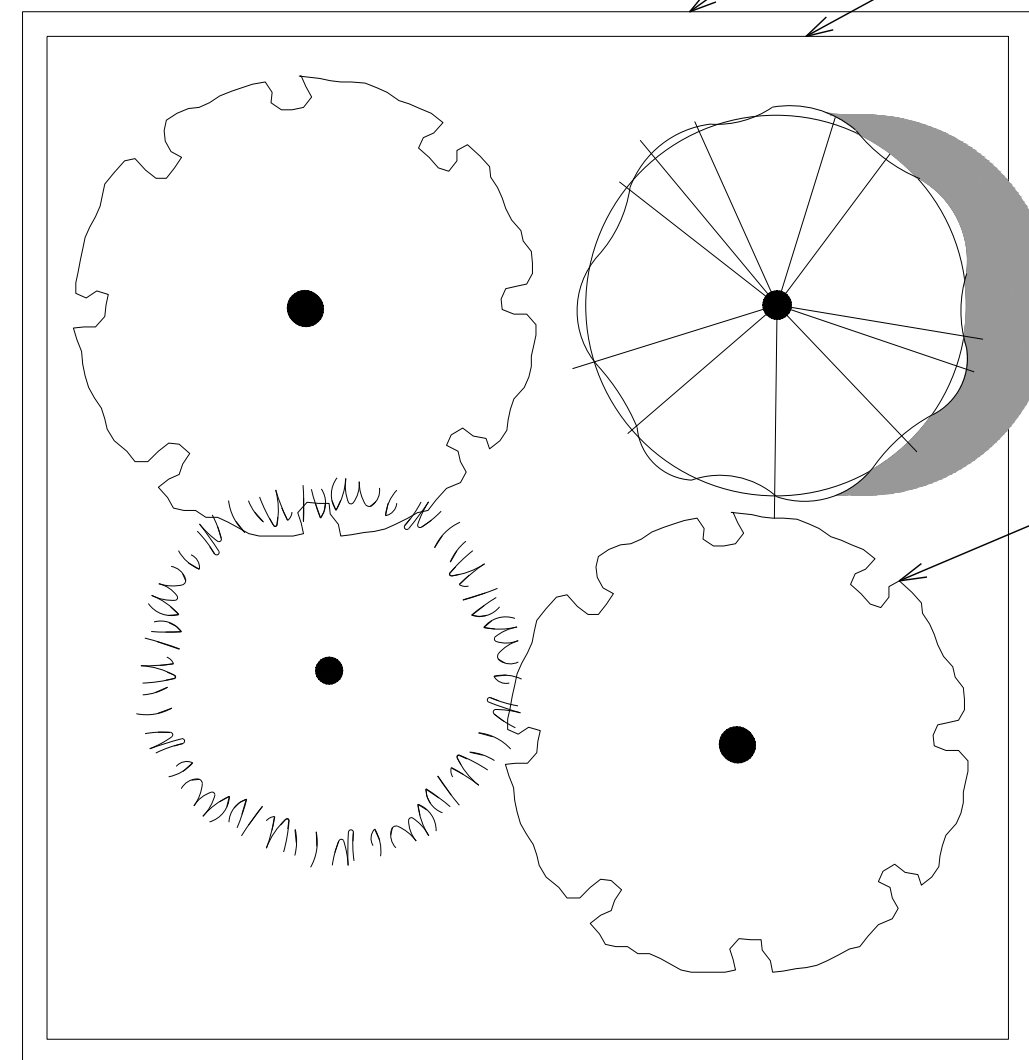
GALVANIZED CHAIN LINK FENCE MINIMUM OF 4' IN HEIGHT

DRIP LINE (VARIES)
FENCE LINE VARIES*

* RADIUS OF TREE FENCE = 1'
RADIUS PER 1" DBH OF TREE TRUNK

REQUIRED TRENCHING/SILT FENCE SEE TREE PROTECTION NOTES BELOW

TREE PROTECTION FENCE LOCATED AT THE LIMITS OF THE CRITICAL ROOT ZONE

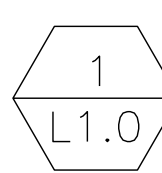
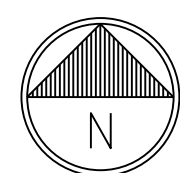


CRITICAL ROOT ZONE

TREE INVENTORY: NO EXISTING TREES TO BE REMOVED.

TREE PROTECTION NOTES:

- ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED (SEE NOTE #2 FOR FURTHER INFORMATION. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY PROTECTION FENCE.
- NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST THE PROTECTION BARRIER.



TREE PRESERVATION PLAN

SCALE: 1/16"=1'-0" (FULL SIZE)
1/32"=1'-0" (11x17)

TREE #1: 12" DBH SOUTHERN MAGNOLIA



TREE #2: 16" DBH LEYLAND CYPRESS



TREE #3: 16" DBH VARIES HALF DEAD



PROPOSED LANDSCAPE PROTECTION FENCE (TYP.)

EXISTING BUILDING (TYP.)

TREE PROTECTION NOTES:

- ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

SITE DATA CHART

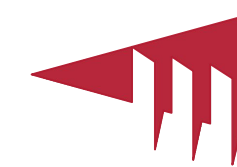
PROJECT NAME: FRANKLIN SOUTH BUSINESS PARK SUBDIVISION, SITE PLAN, LOT 106, REVISION 1
COF PROJECT NUMBER: 8432
PLAT BOOK: 15
PAGE: 53
PARCEL: 1060 A 00200 0001010
ADDRESS: 4404A FRANKLIN SOUTH COURT
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TN

SITE ACREAGE: 1.03 AC (46,739 SF)

SITE ZONING DISTRICT: RC12 (REGIONAL COMMERCE 12)
OVERLAYS: N/A

verticalbridge

ENGINEERED
TOWER SOLUTIONS



3227 WELLSINGTON COURT
FRANKLIN, TN 37067
919-782-2710
WWW.ETS-PUBLIC.COM

KV+D
KISER VOGRIN DESIGN

5005 MERIDIAN BOULEVARD, SUITE 100
FRANKLIN, TN 37067
CHRIS@KISERVOGRIN.COM
WWW.KISERVOGRIN.COM

No.	Construction	VA	04/04/2024
0	CONSTRUCTION	VA	04/04/2024

Drawn: VA Date: 04/04/2024
Designed: Date:
Checked: Date:

Project Number 23120677

Project Title
COF 8432
US-TN-5428
FRANKLIN SOUTH BUSINESS
PARK SUBDIVISION, SITE
PLAN, LOT 106, REVISION 1
4404A FRANKLIN SOUTH COURT
FRANKLIN, TN 37064
T-MOBILE SITE ID: 9NV4707C

Landscape Architect Stamp



Drawing Title
TREE
PRESERVATION
PLAN

Drawing Scale:

AS NOTED

Date:
04/04/2024

UNAUTHORIZED ALTERATION OR ADDITION
TO THIS DOCUMENT IS A VIOLATION OF
APPLICABLE STATE AND/OR LOCAL LAWS

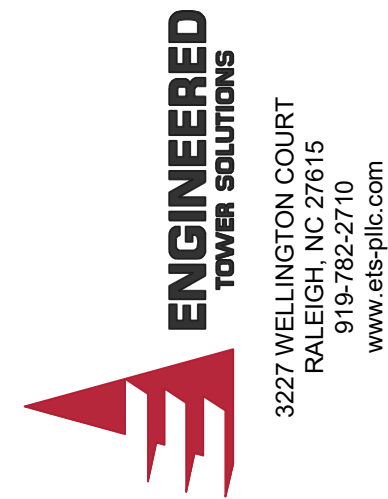
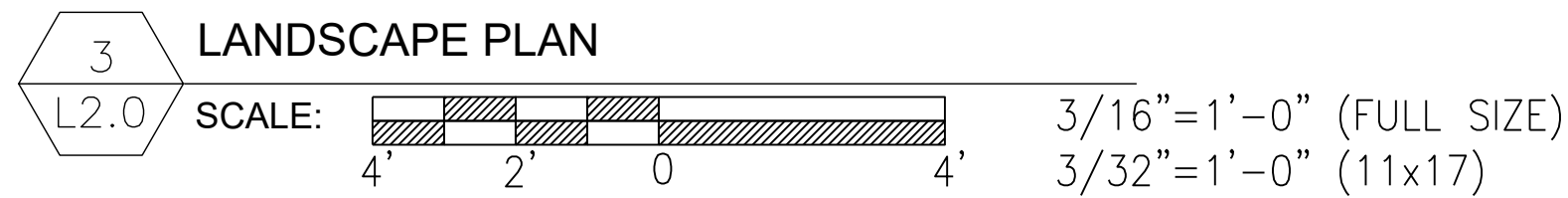
Drawing Number

L1.0

LANDSCAPE REQUIREMENTS (ACI)				
LSA PROVIDED: .89AC (86.6% OF SITE)	QUANTITY PROVIDED			INCHES PROVIDED
	EXISTING TREES	PROPOSED	TOTAL PROVIDED	CALIPER INCHES
SPECIMEN TREES ≥24"	–	–	–	–
5"–23" CALIPER CANOPY TREES	4	–	–	28
4" CALIPER CANOPY TREES	–	–	–	–
3" CALIPER CANOPY TREES	–	–	–	–
2.5" CALIPER CANOPY TREES	–	–	–	–
2" CALIPER CANOPY TREES	–	–	–	–
AGGREGATE CANOPY CALIPER INCHES PROVIDED				28
AGGREGATE CANOPY CALIPER INCHES REQUIRED				13
3" CALIPER UNDERSTORY TREES	–	–	–	–
2" CALIPER UNDERSTORY TREES	–	–	–	–
1.5" CALIPER UNDERSTORY TREES	–	17	17	25.5
AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED				25.5
AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED				4
MIN. 18" HEIGHT SHRUBS PROVIDED			0	
MIN. 30" HEIGHT SHRUBS PROVIDED			16	
TOTAL SHRUBS PROVIDED			16	
TOTAL SHRUBS REQUIRED			15	



- RMP NOTE:**
TREE HOLES IN THE FILTER BED MUST BE AT LEAST 4 FEET DEEP (OR AS MUCH AS DESIGN ALLOWS) TO PROVIDE ENOUGH SOIL VOLUME FOR THE ROOT STRUCTURE OF MATURE TREES. IN ADDITION A MORE ORGANIC FILTER MEDIA IS REQUIRED WITHIN THE PLANTING HOLES FOR TREES, WITH RATIO OF 50% SAND, 30% TOP SOIL AND 20% ACCEPTABLE LEAF COMPOST (OR OTHER AS APPROVED).



0	CONSTRUCTION	VA	04/04/2024
No.	Submittal / Revision	App'd	Date
Drawn: _____ VA _____ Date: 04/04/2024 Designed: _____ Date: _____ Checked: _____ Date: _____			

Project Number 23120677

Project Title
COF 8432
US-TN-5428
FRANKLIN SOUTH BUSINESS
PARK SUBDIVISION, SITE
PLAN, LOT 106, REVISION 1
4404A FRANKLIN SOUTH COURT
FRANKLIN, TN 37064
T-MOBILE SITE ID: 9NV4707C



Drawing Title

LANDSCAPE PLAN

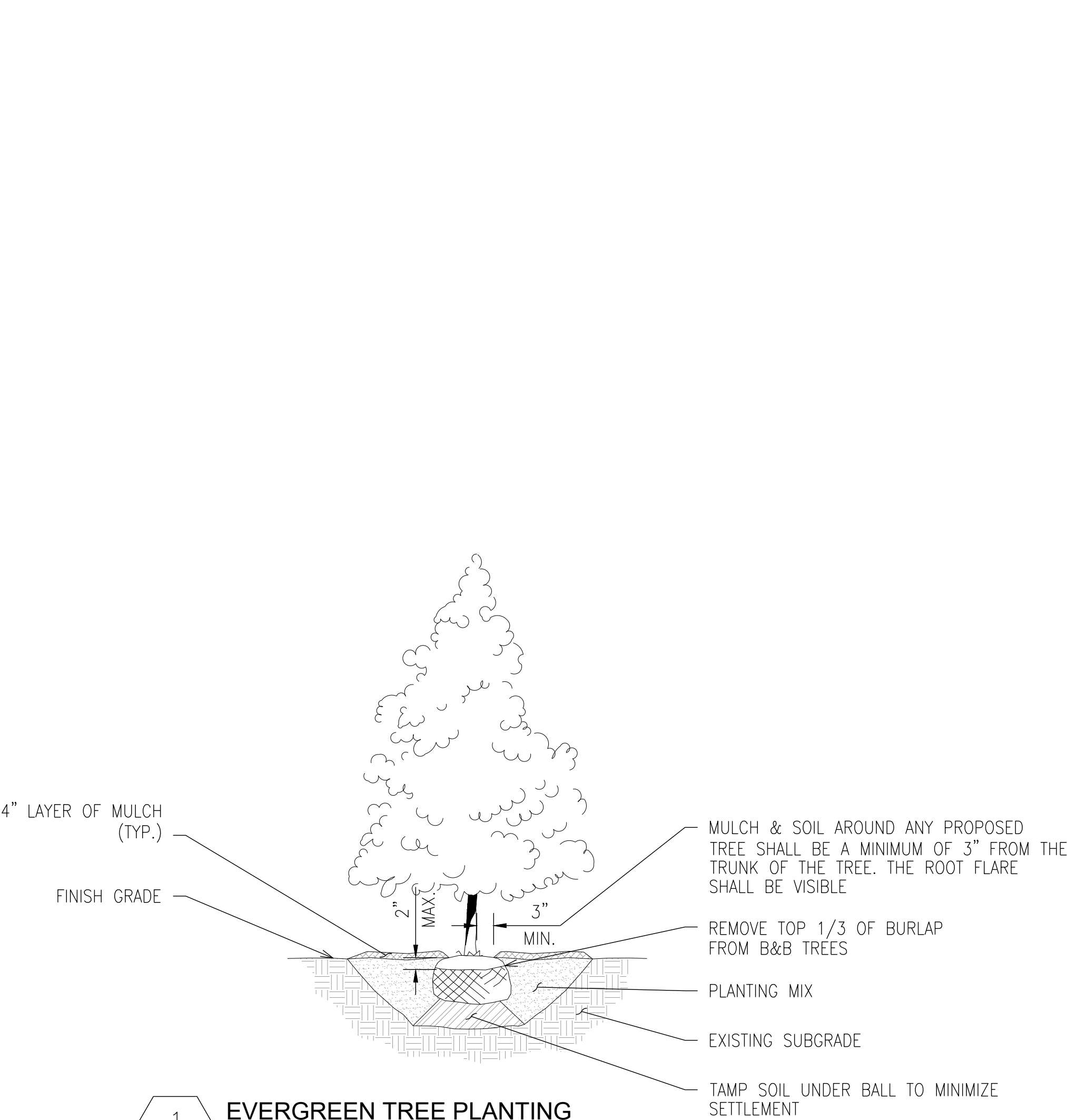
Drawing Scale:

Date: 04/04/2024

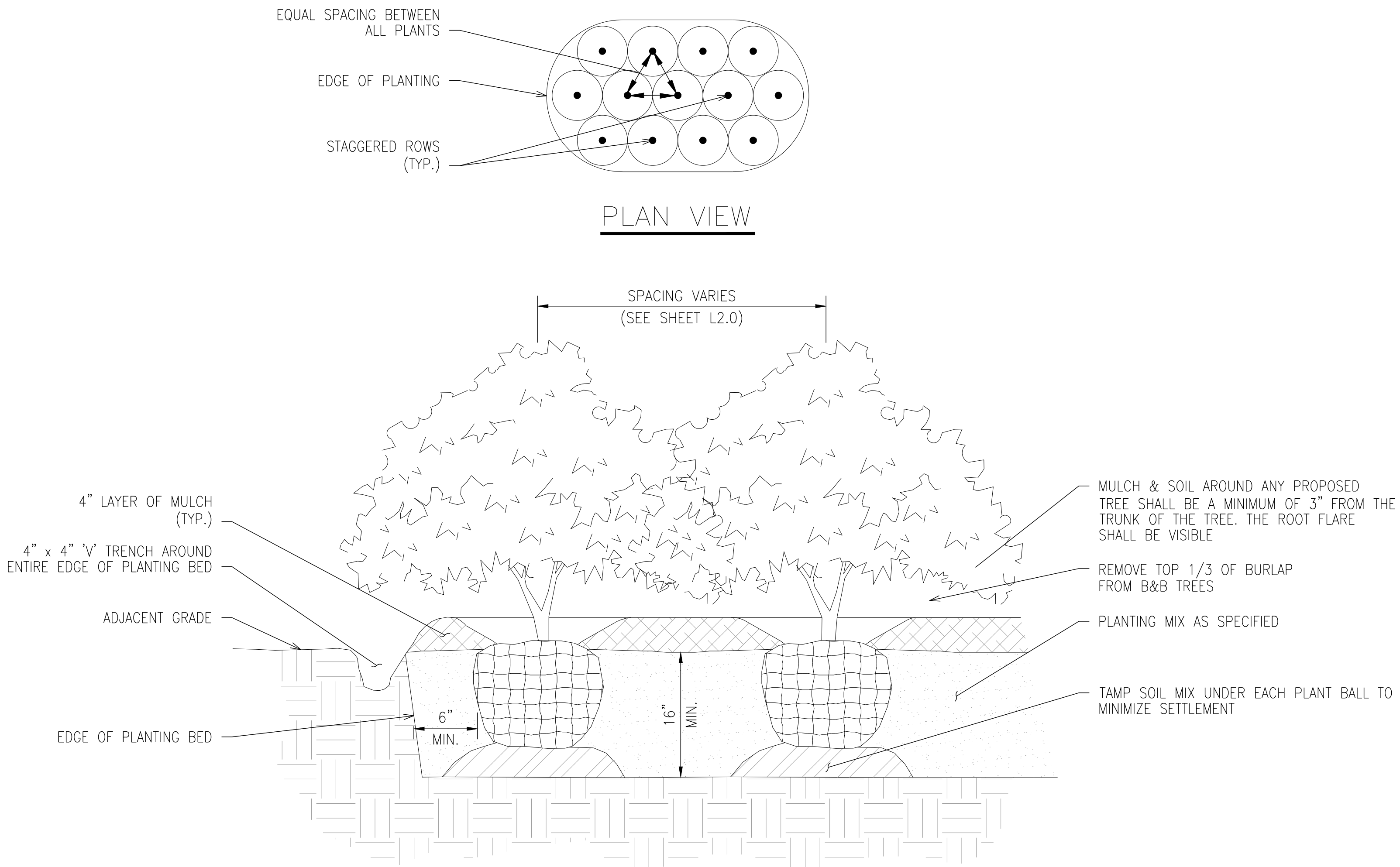
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L2.0



1
L2.1
EVERGREEN TREE PLANTING
SCALE: N.T.S.



2
L2.1
SHRUB PLANTING
SCALE: N.T.S.

GENERAL NOTES:

1. ALL TREES ARE TO BE NURSERY CROWN, BALLED AND BURLAPED (B&B). MINIMUM TREE SIZE IS PER SCHEDULE (MEASURED 6" ABOVE ROOTBALL).
2. REMOVE ALL TREATED OR PLASTIC-COATED BURLAP, STRAPPING, WIRE OR NYLON TWINE FROM ROOTBALL. AFTER SETTING IN HOLE, CUT AWAY TOP AND SIDES OF WIRE BASKET, IF ANY
3. INSTALL TOP OF PLANT BALL EVEN WITH OR 1" ABOVE EXISTING GRADE. TREES SHALL BE SET THAT THE TOP OF THE MAIN ORDER ROOTS (ROOT/TRUNK FLARE) SHALL BE NO LOWER THAN 2" INTO THE SOIL
4. SET TREE IN A VERTICAL POSITION PRIOR TO STAKING.
5. SOAK ROOTBALL AND PIT IMMEDIATELY AFTER INSTALLATION. PLACE 4" TO 6" OF SEASONED MULCH OR PINE NEEDLES AROUND BASE OF TREE, 3' DIA. MIN.

BMP NOTE:

TREE HOLES IN THE FILTER BED MUST BE AT LEAST 4 FEET DEEP (OR AS MUCH AS DESIGN ALLOWS) TO PROVIDE ENOUGH SOIL VOLUME FOR THE ROOT STRUCTURE OF MATURE TREES. IN ADDITION A MORE ORGANIC FILTER MEDIA IS REQUIRED WITHIN THE PLANTING HOLES FOR TREES, WITH RATIO OF 50% SAND, 30% TOP SOIL AND 20% ACCEPTABLE LEAF COMPOST (OR OTHER AS APPROVED).

GENERAL NOTES:

1. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
2. INSTALL TOP OF PLANT BALL 2" ABOVE ADJACENT GRADE.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.

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FRANKLIN, TN 37064
T-MOBILE SITE ID: 9NV4707C

Landscape Architect Stamp



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LANDSCAPE
DETAILS

Drawing Scale:

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Date:
04/04/2024

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L2.1

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.1).
2. ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:

A. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE;

1. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:

2. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE;

3. ONE FORK IS LESS THAN TWO-THIRDS THE DIAMETER OF THE DOMINANT FORK; AND THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING;

B. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH;

C. SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT;

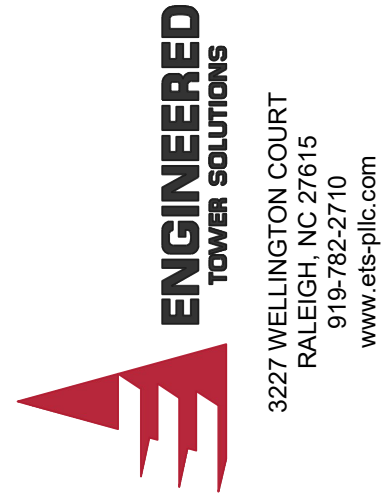
D. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL, AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK; AND

E. BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THAN ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.

CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXCESS TOPSOIL FROM TOP OF ROOTBALL IN ORDER TO EXPOSE TRUNK FLARE AND MAIN ORDER ROOTS. FAILURE TO REMOVE EXCESS TOPSOIL WILL RESULT IN PLANT MATERIAL BEING REJECTED AT FINAL INSPECTION. PLANT MATERIAL WITH EXCESS TOPSOIL PLACED ON TOP OF THE ROOTBALL DURING INSTALLATION WILL BE REJECTED AT FINAL INSPECTION.

CITY OF FRANKLIN LANDSCAPE NOTES

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICHEVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
2. ALL TREES SHALL MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.
3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.
5. TREE TOPPING IS NOT PERMITTED.
6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.
7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE DEPARTMENT OF BUILDING AND NEIGHBORHOOD SERVICES PRIOR TO LAND DISTURBING ACTIVITIES.
8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVED PRIOR TO THE LANDSCAPE INSTALLATION.
9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.
10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.
11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.
12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.
13. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.
15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT MATERIAL.
16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.



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Project Number 23120677

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COF 8432
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FRANKLIN SOUTH BUSINESS
PARK SUBDIVISION, SITE
PLAN, LOT 106, REVISION 1
4404A FRANKLIN SOUTH COURT
FRANKLIN, TN 37064
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Drawing Title
LANDSCAPE
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L2.2

GENERAL TREE SPECIFICATIONS

- 1. ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
 - a. 2"CALIPER TREES: LOWEST BRANCH 6' HT.
 - b. 3"CALIPER TREES: LOWEST BRANCH 7' HT.
- 2. TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
 - a. 1"CALIPER/6–8' HT: 3–4' WIDE MIN.
 - b. 2"CALIPER/12–14' HT: 4–5' WIDE MIN.
 - c. 3"CALIPER/14–16' HT: 6–7' WIDE MIN.
- 3. CANOPY TREES SHALL NOT HAVE CO–DOMINATE LEADERS IN LOWER HALF OF TREE CROWN
- 4. ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
- 5. TREES SHALL NOT BE TIPPED PRUNED.
- 6. TREE TRUNKS SHALL NOT BE BOWED OR "DOG–LEGGED".
- 7. TREES SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, FREE OF DISEASE AND INSECTS, EGGS LARVAE.
- 8. TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
- 9. SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%.
- 10. TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.

SPECIMEN TREE SPECIFICATIONS

- 1. TREES SHALL MEET REQUIREMENTS SET FORTH IN GENERAL TREE SPECIFICATIONS.
- 2. TREES SHALL BE TOP GRADE TREES FOR EACH SPECIES AND TYPE. PLANTS SHALL EXHIBIT EXCEPTIONALLY HEAVY, SYMMETRICAL, APPEARANCE AS TO BE UNQUESTIONABLY AND OUTSTANDINGLY SUPERIOR IN FORM, COMPACTNESS AND SHAPE.
- 3. ANY PRUNING CUTS SHALL HAVE BEEN HEALED FOR A MINIMUM OF ONE GROWING SEASON. TREES WITH PRUNING CUTS OVER 1"SHALL BE REJECTED.
- 4. TREES SHALL NOT HAVE CROSSING BRANCHES WITHIN THE CROWN.
- 5. ROOTBALL SIZES SHALL MEET OR EXCEED ANSI Z60.1 SPECIFICATIONS

IRRIGATION NOTES

- 1. REDUCE IRRIGATION WATER NEEDS BY 50% BY UTILIZING AN IRRIGATION CONTROLLER, DRIP IRRIGATION AT AREAS OF APPLICABLE PLANT TYPES AND HIGH EFFICIENCY SPRAY–HEADS AT ALL OTHER LOCATIONS. SUBMIT ALL PRODUCT DATA WITH IRRIGATION LAY–OUT DRAWING FOR REVIEW.
- 2. LANDSCAPE CONTRACTOR TO PROVIDE IRRIGATION SYSTEM ON A DESIGN/BUILD ARRANGEMENT FOR AREA NOTED ON THE PLAN. CONTRACTOR TO PREPARE DESIGN DRAWINGS IN ACCORDANCE WITH THE PERFORMANCE SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL AND SUBMIT SAME FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- 3. CONTRACTOR TO CONFIRM ADEQUATE PRESSURE EXISTS TO OPERATE SYSTEM PRIOR TO INSTALLATION.
- 4. IRRIGATION SPRINKLER HEADS SHALL BE MANUFACTURED BY EITHER TORO OR RAINBIRD. IRRIGATION CONTROLLER SHALL BE RAINBIRD ESP, TORO TMC OR APPROVED EQUAL.
- 5. MAIN LINE TO BE CLASS 200 PVC PIPE. LATERAL LINES TO BE CLASS 200 PVC.
- 6. IRRIGATION SYSTEM TO BE OPERATIONAL BEFORE PLANTING MATERIALS MAY BE INSTALLED IN PLANTING BEDS.
- 7. INSTALL SPRINKLER HEADS ACCORDING TO MANUFACTURERS SPECIFICATIONS. FLUSH ALL LINES BEFORE INSTALLING NOZZLES.
- 8. WIRE CONNECTIONS TO BE MADE BY USING RAINBIRD MODEL 3MDBY/PT–ST SNAP–TITE WIRE CONNECTIONS OR EQUAL.
- 9. LEAVE 18 INCHES OF ADDITIONAL WIRE AT EACH VALVE LOCATION. ROLL WIRE INTO COIL AT EACH LOCATION.
- 10. ALL VALVES SHALL BE LOCATED IN AMTEX 10 INCH CIRCULAR VALVE BOXES WITH COVER, OR EQUAL.
- 11. IRRIGATION CONTRACTOR TO COORDINATE PLACEMENT OF REQUIRED SLEEVES WITH GENERAL CONTRACTOR PRIOR TO PAVING AND CONCRETE INSTALLATION BEING COMPLETED.

PLANTING NOTES

- 1. BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM & LAND TITLE SURVEY PREPARED BY LITTLEJOHN ENGINEERING ASSOCIATES AND DATED 8/12/05 AND FROM AN AERIAL TOPOGRAPHIC SURVEY PROVIDED BY THE CITY OF FRANKLIN.
- 2. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.
- 3. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
- 4. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- 5. ALL PLANTING BEDS TO RECEIVE HARDWOOD MULCH. MULCH TO BE INSTALLED TO 4" DEPTH UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.
- 6. NEW TREE PLANTINGS TO BE STAKED PER PLANTING DETAILS.
- 7. DIMENSIONS LISTED FOR HEIGHTS, SPREAD AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT.
- 8. PRE–EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.
- 9. ALL DISTURBED AREAS OF THE SITE ARE TO BE PLANTED AND/OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS AND SPECIFICATIONS.
- 10. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT.
- 11. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
- 12. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND QUANTITY.
- 13. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
- 14. ALL PLANTS SHALL HAVE A WELL–FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
- 15. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY PERCENT (50%) OF THIS YEARS VERTICAL GROWTH (TOP CANDLE).
- 16. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO OPENING ANY PLANT PITS.
- 17. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A 24–HOUR PERIOD. THE OWNER OR LANDSCAPE ARCHITECT SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING RELOCATED.
- 18. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
- 19. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
- 20. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION. IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAILS ON THE LANDSCAPE PLAN.
- 21. SELECTIVE CLEARING CONSISTING OF REMOVAL OF VINES, SAPLINGS UNDER 1" DIAMETER AND UNDERBRUSH SHALL BE PERFORMED IN TREE PRESERVATION AREAS INTERNAL TO THE PROJECT AND NOTED ON PLANS.
- 22. PLANTS IDENTIFIED IN ALTERNATIVE AREAS ARE TO BE BID SEPARATELY.
- 23. ALL BEDS ARE TO BE TILLED TO A DEPTH OF 8" WITH THE ADDITION OF: (1) 3.8 CU. FT. BALE OR SPHAGNUM PEAT MOSS PER 40 SQ. FT. OF BED AREA; (25#) 10–10–10 FERTILIZER PER 1000 SQ. FT.. IF AZALEAS, RHODODENDRONS OR PIERIS ARE USED, ADD 13 CU. FT. FINELY GROUND "PINE" BARK MULCH PER 25 SQ. FT. OF BED AREA. ALL ADDITIONS ARE TO BE SPREAD AND TILLED INTO THE SOIL UNIFORMLY.
- 24. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

NOTES

THE OWNER ACKNOWLEDGES THAT LANDSCAPING IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY, MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY, SHALL HAVE NO LIABILITY TO THE OWNER, FOR ANY DAMAGE TO THE LANDSCAPING IN THE EASEMENT, WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPING, TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPING.

ALL UTILITY STRUCTURES, TRANSFORMERS, METERS AND/OR UNITS SHALL BE SCREENED.

ALL TREE STAKES AND GUYS SHALL BE REGULARLY MONITORED TO INSURE THERE ARE NO DETRIMENTAL EFFECTS TO THE TREE. ALL TREE STAKES AND GUYS SHALL BE REMOVED NO LATER THAN ONE GROWING SEASON AFTER PLANTING.

EXISTING TREES SHOWN ON AN APPROVED TREE PRESERVATION OR LANDSCAPE PLAN AS BEING PRESERVED THAT ARE REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH THE EQUIVALENT NUMBER OF CALIPER INCHES OF A SIMILAR SPECIES.





3227 WELINGTON COURT
FRANKLIN, TN 37067
919-782-2710
www.ets-pllc.com



5005 MERIDIAN BOULEVARD, SUITE 100
FRANKLIN, TN 37067
919-782-2710
CHRIS@KISERVOGGIN.COM
WWW.KISERVOGGIN.COM

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Landscape Architect Stamp

04/04/2024

Drawing TitleLANDSCAPE
NOTES

Drawing Scale:AS NOTED

Date:04/04/2024

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Drawing NumberL2.3

PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A MONOPOLE, SPACE FOR CARRIER EQUIPMENT, AND A UTILITY BACKBOARD WITHIN A FENCED COMPOUND. NO WATER OR SEWER IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

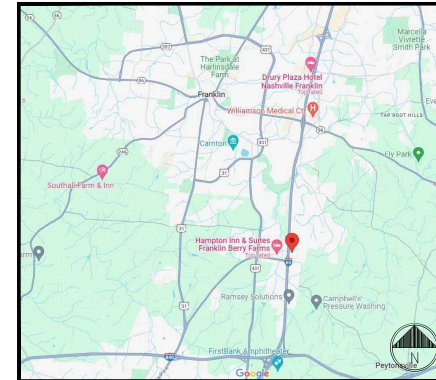
CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

- 2018 IBC W/ LOCAL AMENDMENTS
- 2018 IEBC W/ LOCAL AMENDMENTS
- 2018 IFC W/ LOCAL AMENDMENTS
- 2018 IFGC W/ LOCAL AMENDMENTS
- 2018 IMC W/ LOCAL AMENDMENTS
- 2018 IPC W/ LOCAL AMENDMENTS
- 2018 IECC W/ LOCAL AMENDMENTS
- 2017 NATIONAL ELECTRICAL CODE (NEC)



US-TN-5428
AG EXPO
4404A FRANKLIN SOUTH COURT
FRANKLIN, TN 37064
150' MONOPOLE



VICINITY MAP
N.T.S.

VESTING DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	2023/ 01-01-2023
SUBDIVISION REGULATIONS	2022/ 01-01-2022
HISTORIC DISTRICT DESIGN GUIDELINES	2010/ 05-30-2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	2021/ 07-01-2021
STORMWATER BMP MANUAL	2021/ 07-01-2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	2020/ 10-13-2020
MUNICIPAL CODE	ORDINANCE NO. 2023-21(SUPP. NO. 24)/ 08-27-2023

PROJECT DIRECTORY

PROPERTY OWNER:	NED & MICHELLE HAWN 117 COTTONWOOD DRIVE FRANKLIN, TN 37069
CONTACT:	NED & MICHELLE HAWN (615) 772-1528
APPLICANT:	VERTICAL BRIDGE 750 PARK OF COMMERCE DRIVE SUITE 200 BOCA RATON, FL 33487
CONTACT:	BRANDON WHINERY BRANDON.WHINERY@VERTICALBRIDGE.COM
ENGINEER:	ENGINEERED TOWER SOLUTIONS, PLLC 3227 WELLINGTON COURT RALEIGH, NC 27615 919-782-2710
SEALING ENGINEER:	CHRIS PLY CHRIS.PLY@ETS-PLLC.COM
CONTACT:	VINCENT ACEY VINCENT.ACEY@ETS-PLLC.COM
POWER COMPANY:	MIDDLE TENNESSEE ELECTRIC
TELCO COMPANY:	TBD



DIG ALERT: CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING: 811
EMERGENCY: CALL 911

PROJECT INFORMATION

CITY OF FRANKLIN PROJECT NUMBER:	COF NO: 8432
CITY OF FRANKLIN PROJECT NAME:	FRANKLIN SOUTH BUSINESS PARK SUBDIVISION, SITE PLAN, LOT 106, REVISION 1
SITE NUMBER:	US-TN-5428
SITE ADDRESS:	4404A FRANKLIN SOUTH COURT FRANKLIN, TN 37064
LATITUDE (NAD 83):	35.8632065961° N
LONGITUDE:	86.8238643055° W
GROUND ELEVATION:	699.85 FEET AMSL (NAVD 88)
PARCEL #:	1060 A 00200 0001010
DEED REFERENCE:	RECORDER IN PLAT BOOK 15, PAGE 53
ACREAGE/SF:	1.03 ACRES / 46,739 SF
VESTING DATE:	TBD
BASE ZONING:	RC12
OVERLAY ZONING:	N/A
ZONING JURISDICTION:	CITY OF FRANKLIN
BUILDING TYPES APPLIED:	N/A
FRONTAGE TYPES APPLIED:	N/A
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
FRONT YARD SETBACK:	20 FT
SIDE YARD SETBACK:	15 FT
REAR YARD SETBACK:	25 FT
STRUCTURE TYPE:	MONOPOLE
STRUCTURE HEIGHT:	150'

PROJECT INFORMATION (CONT.)

DWELLING UNIT COUNT, BY TYPE:	N/A
COMMERCIAL SF, BY USE:	0.11 AC
BUILDING HEIGHT:	N/A
MINIMUM LANDSCAPE SURFACE AREA:	0.1545 AC
OPEN SPACE SF REQUIRED:	N/A
NATURAL AREA SF REQUIRED:	N/A
TREE CANOPY RETENTION ACREAGE:	0.18 AC
PARKING REQUIRED, BY USE:	N/A
HISTORIC RESOURCE TREATMENT (Y/N):	NO

DRAWING INDEX

DRWG.#	TITLE	REV.#	DATE
CO.0	COVER SHEET	0	04/04/2024
C1.0	EXISTING CONDITIONS PLAN	0	04/04/2024
C2.0	SITE PLAN	0	04/04/2024
C3.0	GRADING & DRAINAGE PLAN	0	04/04/2024
C3.1	INITIAL EPGC/PRE-CONSTRUCTION PLAN	0	04/04/2024
C3.2	FINAL EPGC/WATER QUALITY PLAN	0	04/04/2024
C4.0	ROW & ACCESS PLAN	0	04/04/2024
C5.0	UTILITY PLAN	0	04/04/2024
C6.0	EMERGENCY MANAGEMENT PLAN	0	04/04/2024
L1.0	TREE PRESERVATION PLAN	0	04/04/2024
L2.0	LANDSCAPE PLAN	0	04/04/2024
L2.1	LANDSCAPE DETAILS	0	04/04/2024
L2.2- L2.3	LANDSCAPE NOTES	0	04/04/2024
A1.0	ARCHITECTURAL ELEVATIONS	0	04/04/2024
SW1.0	SEWER PLAN	0	04/04/2024
D1.1	LEASE AREA	0	04/04/2024
D1.2	COMPOUND PLAN	0	04/04/2024
D1.3	T-MOBILE EQUIPMENT PLAN	0	04/04/2024
D1.4-01.15	EQUIPMENT SPECIFICATIONS	0	04/04/2024
D1.16	UTILITY DETAILS	0	04/04/2024
D1.17	GROUNDING PLAN	0	04/04/2024
D1.18	GROUNDING NOTES	0	04/04/2024
D1.19	GROUNDING DETAILS	0	04/04/2024
D1.20	SITE SIGNAGE	0	04/04/2024
RF1	RF SHEET	0	04/04/2024
GN1	GENERAL NOTES	0	04/04/2024
GN2	GENERAL NOTES AND LEGEND	0	04/04/2024
ATTACHED	SURVEY (BY OTHERS)	-	02/06/2024
ATTACHED	SURVEY (BY OTHERS)	-	02/06/2024
ATTACHED	FALL ZONE LETTER (BY OTHERS)	-	10/04/2023

T-MOBILE SITE ID: 9NV4707C



ENGINEERED TOWER SOLUTIONS

3227 WELLINGTON COURT
RALEIGH, NC 27615
919-782-2710
www.etsinc.com

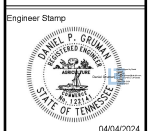


0	CONSTRUCTION	VA	04/04/2024
1	Submittal Revision	App'd	Date

Drawn: VA Date: 04/04/2024
Designed: VA Date: 04/04/2024
Checked: VA Date: 04/04/2024

Project Number: 23120677

Project Title: **COF 8432**
US-TN-5428
FRANKLIN SOUTH BUSINESS PARK SUBDIVISION, SITE PLAN, LOT 106, REVISION 1
4404A FRANKLIN SOUTH COURT
FRANKLIN, TN 37064
T-MOBILE SITE ID: 9NV4707C



04/04/2024

Drawing Title:

COVER SHEET

Drawing Scale: **AS NOTED**

Date: **04/04/2024**

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Drawing Number:

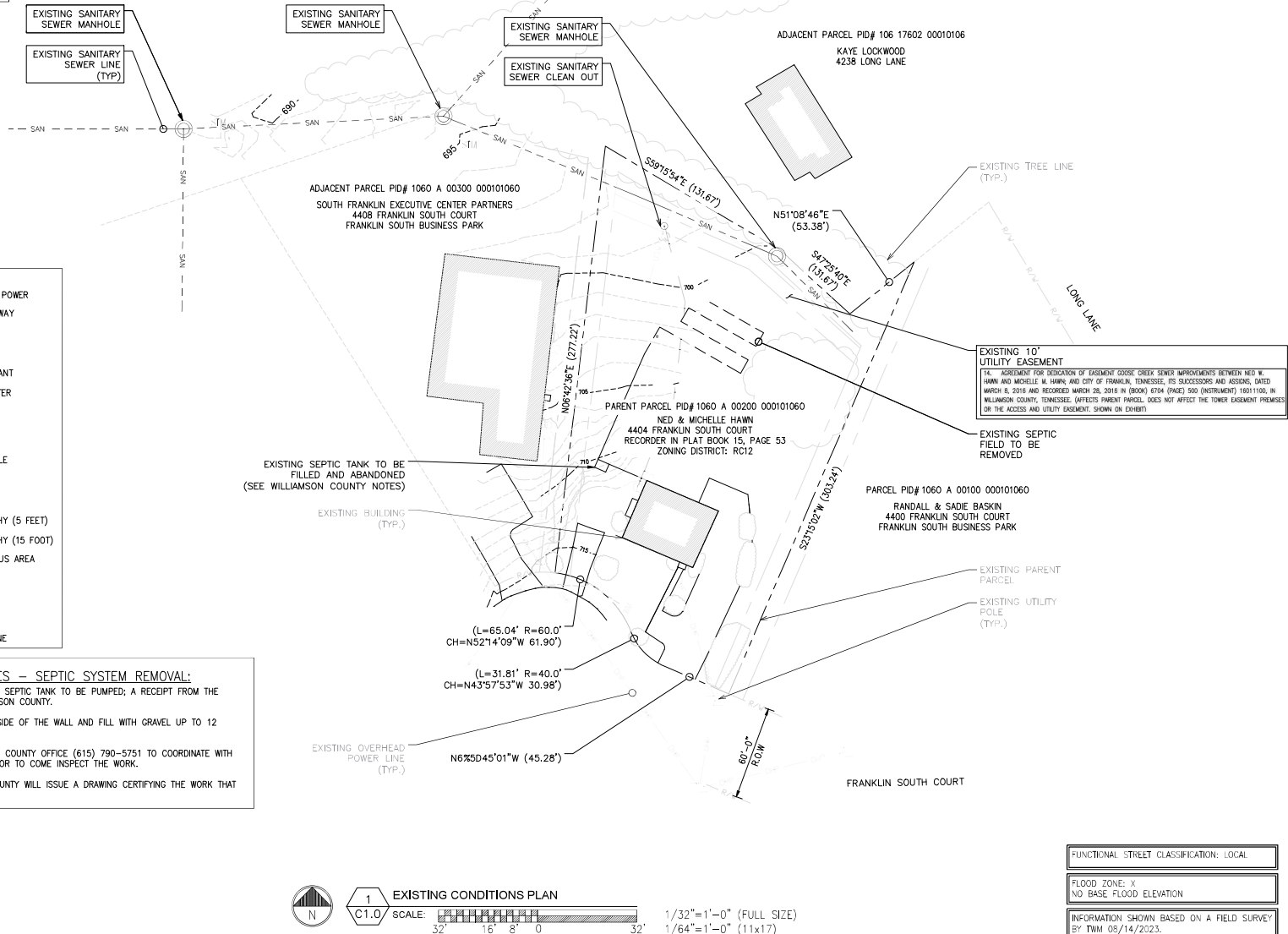
C0.0

GRADING & DRAINAGE DATA CHART	
SITE AREA:	1.03 AC
IMPERVIOUS AREA:	0.046 AC
DISTURBED AREA:	0 AC

LEGEND	
OHP	EXISTING OVERHEAD POWER
R/W	EXISTING RIGHT OF WAY
CO	EXISTING CUT OFF
UGW	EXISTING SEWER
HYD	EXISTING FIRE HYDRANT
WM	EXISTING WATER METER
	EXISTING BUILDING
	EXISTING TREE LINE
	EXISTING UTILITY POLE
	EXISTING EASEMENT
	PARENT PARCEL
	EXISTING TOPOGRAPHY (5 FEET)
	EXISTING TOPOGRAPHY (15 FOOT)
	PROPOSED IMPERVIOUS AREA
	PROPOSED FENCE
	PROPOSED FENCE
	SETBACK LINE
	SANITARY SEWER LINE

WILLIAMSON COUNTY NOTES - SEPTIC SYSTEM REMOVAL:

- CONTRACTOR TO COORDINATE FOR SEPTIC TANK TO BE PUMPED; A RECEIPT FROM THE PUMPER IS REQUIRED BY WILLIAMSON COUNTY.
- CONTRACTOR TO COLLAPSE ONE SIDE OF THE WALL AND FILL WITH GRAVEL UP TO 12 INCHES TO GROUND SURFACE.
- CONTRACTOR TO CALL WILLIAMSON COUNTY OFFICE (615) 790-5751 TO COORDINATE WITH THE WILLIAMSON COUNTY INSPECTOR TO COME INSPECT THE WORK.
- UPON INSPECTION WILLIAMSON COUNTY WILL ISSUE A DRAWING CERTIFYING THE WORK THAT HAS BEEN COMPLETED.



ENGINEERED
TOWERS & ASSOCIATES
3237 WILKINSON COURT
RALEIGH, NC 27615
919-782-7110
www.vbta.com

NO.	DESCRIPTION	DATE
1	CONSTRUCTION	04/04/2024
2	Submittal Review	04/04/2024

Drawn: **WM** Date: **04/04/2024**
 Designed: _____ Date: _____
 Checked: _____ Date: _____

Project Number: 23120677
 Project Title: **COP 8432**
US-TN-5428
 FRANKLIN SOUTH BUSINESS
 PARK SUBDIVISION, SITE
 PLAN, LOT 106, REVISION 1
 4404A FRANKLIN SOUTH COURT
 FRANKLIN, TN 37064
 T-MOBILE SITE ID: 9N4V4707C

Engineer Stamp

 04/04/2024

Drawing Title: **EXISTING CONDITIONS PLAN**

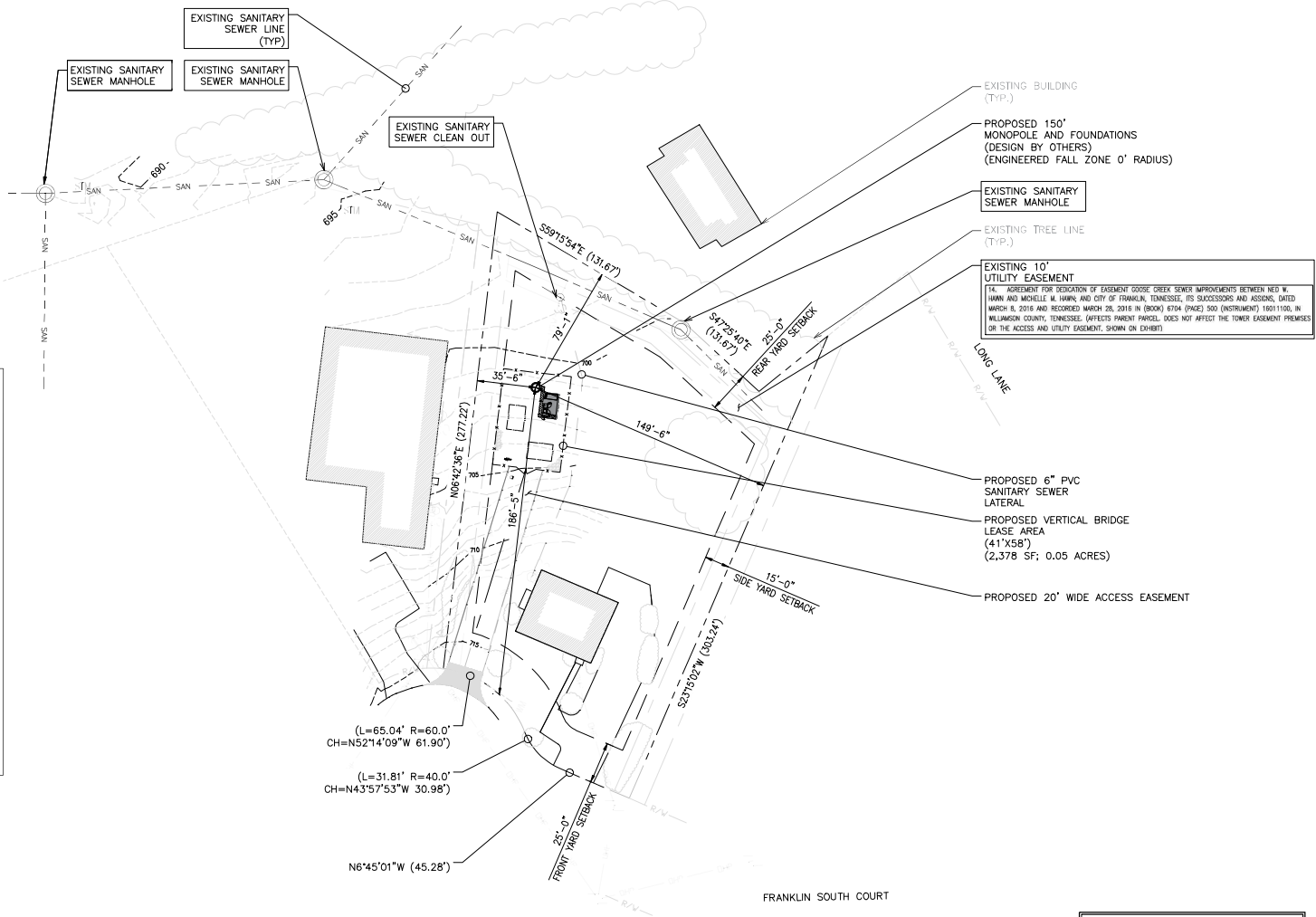
Drawing Scale: **AS NOTED**
 Date: **04/04/2024**
CD

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Drawing Number: **C1.0**

SITE DATA CHART	
PROJECT NAME:	
PROJECT #:	US-TN-5428
ADDRESS:	4404A FRANKLIN SOUTH COURT FRANKLIN, TN 37064
PARCEL(S):	1060 A 02700 0001010
ACRAGE/SF:	1.03 AC/43,739 SF
VESTING DATE:	TBD
REGULATIONS:	
BASE ZONING:	RC12
OVERLAY ZONING:	N/A
FRONT YARD SETBACK:	25 FT
SIDE YARD SETBACK:	15 FT
REAR YARD SETBACK:	25 FT
TOWER HEIGHT:	150'
HISTORIC RESOURCE TREATMENT (y/n):	NO

LEGEND	
OHP	EXISTING OVERHEAD POWER
R/W	EXISTING RIGHT OF WAY
CO	EXISTING CUT OFF
UGW	EXISTING SEWER
HYD	EXISTING FIRE HYDRANT
WM	EXISTING WATER METER
	EXISTING BUILDING
	EXISTING TREE LINE
	EXISTING UTILITY POLE
	EXISTING EASEMENT
	PARENT PARCEL
	EXISTING TOPOGRAPHY (5 FEET)
	EXISTING TOPOGRAPHY (15 FEET)
	PROPOSED IMPERVIOUS AREA
	PROPOSED FENCE
	PROPOSED FENCE
	SETBACK LINE
	SANITARY SEWER LINE



1 SITE PLAN

C2.0

SCALE: 1/32"=1'-0" (FULL SIZE)
1/64"=1'-0" (11x17)

1/32"=1'-0" (FULL SIZE)
1/64"=1'-0" (11x17)

FUNCTIONAL STREET CLASSIFICATION: LOCAL

FLOOD ZONE: X
NO BASE FLOOD ELEVATION

INFORMATION SHOWN BASED ON A FIELD SURVEY BY TWM 05/14/2023.

3237 WELINGTON COURT
RALEIGH, NC 27615
919-782-2710
www.vbtsllc.com

NO.	CONSTRUCTION	DATE	BY	DATE
1	CONSTRUCTION	04/04/2024	AS NOTED	CD

Project Number: 23120677

Project Title: COF 8432 US-TN-5428 FRANKLIN SOUTH BUSINESS PARK SUBDIVISION, SITE PLAN, LOT 106, REVISION 1

4404A FRANKLIN SOUTH COURT FRANKLIN, TN 37064 T-MOBILE SITE ID: 9N4707C

Engineer Stamp: DANIEL P. GILMAN, PROFESSIONAL ENGINEER, STATE OF TENNESSEE, 04042024

Drawing Title: SITE PLAN

Drawing Scale: AS NOTED

Date: 04/04/2024

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Drawing Number: C2.0

PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A MONOPOLE, SPACE FOR CARRIER EQUIPMENT, AND A UTILITY BACKBOARD WITHIN A FENCED COMPOUND. NO WATER OR SEWER IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

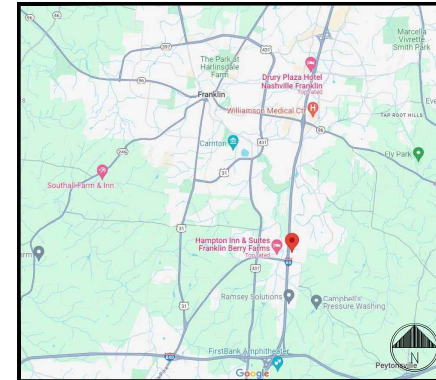
CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

- 2018 IBC W/ LOCAL AMENDMENTS
- 2018 IEBC W/ LOCAL AMENDMENTS
- 2018 IFC W/ LOCAL AMENDMENTS
- 2018 IFGC W/ LOCAL AMENDMENTS
- 2018 IMC W/ LOCAL AMENDMENTS
- 2018 IPC W/ LOCAL AMENDMENTS
- 2018 IECC W/ LOCAL AMENDMENTS
- 2017 NATIONAL ELECTRICAL CODE (NEC)



US-TN-5428
AG EXPO
4404A FRANKLIN SOUTH COURT
FRANKLIN, TN 37064
150' MONOPOLE



VICINITY MAP
N.T.S.

VESTING DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	2023/ 01-01-2023
SUBDIVISION REGULATIONS	2022/ 01-01-2022
HISTORIC DISTRICT DESIGN GUIDELINES	2010/ 05-30-2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	2021/ 07-01-2021
STORMWATER BMP MANUAL	2021/ 07-01-2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	2020/ 10-13-2020
MUNICIPAL CODE	ORDINANCE NO. 2023-21(SUPP. NO. 24)/ 08-27-2023

PROJECT DIRECTORY

PROPERTY OWNER:	NED & MICHELLE HAWN 117 COTTONWOOD DRIVE FRANKLIN, TN 37069
CONTACT:	NED & MICHELLE HAWN (615) 772-1528
APPLICANT:	VERTICAL BRIDGE 750 PARK OF COMMERCE DRIVE SUITE 200 BOCA RATON, FL 33487
CONTACT:	BRANDON WHINERY BRANDON.WHINERY@VERTICALBRIDGE.COM
ENGINEER:	ENGINEERED TOWER SOLUTIONS, PLLC 3227 WELLINGTON COURT RALEIGH, NC 27615 919-782-2710
SEALING ENGINEER:	CHRIS PLY CHRIS.PLY@ETS-PLLC.COM
CONTACT:	VINCENT ACEY VINCENT.ACEY@ETS-PLLC.COM
POWER COMPANY:	MIDDLE TENNESSEE ELECTRIC
TELCO COMPANY:	TBD



DIG ALERT: CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING: 811
EMERGENCY: CALL 911

PROJECT INFORMATION

CITY OF FRANKLIN PROJECT NUMBER:	COF NO: 8432
CITY OF FRANKLIN PROJECT NAME:	FRANKLIN SOUTH BUSINESS PARK SUBDIVISION, SITE PLAN, LOT 106, REVISION 1
SITE NUMBER:	US-TN-5428
SITE ADDRESS:	4404A FRANKLIN SOUTH COURT FRANKLIN, TN 37064
LATITUDE (NAD 83):	35.8632065961° N
LONGITUDE:	86.8238643055° W
GROUND ELEVATION:	699.85 FEET AMSL (NAVD 88)
PARCEL #:	1060 A 00200 0001010
DEED REFERENCE:	RECORDER IN PLAT BOOK 15, PAGE 53
ACREAGE/SF:	1.03 ACRES / 46,739 SF
VESTING DATE:	TBD
BASE ZONING:	RC12
OVERLAY ZONING:	N/A
ZONING JURISDICTION:	CITY OF FRANKLIN
BUILDING TYPES APPLIED:	N/A
FRONTAGE TYPES APPLIED:	N/A
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
FRONT YARD SETBACK:	20 FT
SIDE YARD SETBACK:	15 FT
REAR YARD SETBACK:	25 FT
STRUCTURE TYPE:	MONOPOLE
STRUCTURE HEIGHT:	150'

PROJECT INFORMATION (CONT.)

DWELLING UNIT COUNT, BY TYPE:	N/A
COMMERCIAL SF, BY USE:	0.11 AC
BUILDING HEIGHT:	N/A
MINIMUM LANDSCAPE SURFACE AREA:	0.1545 AC
OPEN SPACE SF REQUIRED:	N/A
NATURAL AREA SF REQUIRED:	N/A
TREE CANOPY RETENTION ACREAGE:	0.18 AC
PARKING REQUIRED, BY USE:	N/A
HISTORIC RESOURCE TREATMENT (Y/N):	NO

DRAWING INDEX

DRWG.#	TITLE	REV.#	DATE
C0.0	COVER SHEET	0	04/04/2024
C1.0	EXISTING CONDITIONS PLAN	0	04/04/2024
C2.0	SITE PLAN	0	04/04/2024
C3.0	GRADING & DRAINAGE PLAN	0	04/04/2024
C3.1	INITIAL EPGC/PRE-CONSTRUCTION PLAN	0	04/04/2024
C3.2	FINAL EPGC/WATER QUALITY PLAN	0	04/04/2024
C4.0	ROW & ACCESS PLAN	0	04/04/2024
C5.0	UTILITY PLAN	0	04/04/2024
C6.0	EMERGENCY MANAGEMENT PLAN	0	04/04/2024
L1.0	TREE PRESERVATION PLAN	0	04/04/2024
L2.0	LANDSCAPE PLAN	0	04/04/2024
L2.1	LANDSCAPE DETAILS	0	04/04/2024
L2.2- L2.3	LANDSCAPE NOTES	0	04/04/2024
A1.0	ARCHITECTURAL ELEVATIONS	0	04/04/2024
SW1.0	SEWER PLAN	0	04/04/2024
D1.1	LEASE AREA	0	04/04/2024
D1.2	COMPOUND PLAN	0	04/04/2024
D1.3	T-MOBILE EQUIPMENT PLAN	0	04/04/2024
D1.4-01.15	EQUIPMENT SPECIFICATIONS	0	04/04/2024
D1.16	UTILITY DETAILS	0	04/04/2024
D1.17	GROUNDING PLAN	0	04/04/2024
D1.18	GROUNDING NOTES	0	04/04/2024
D1.19	GROUNDING DETAILS	0	04/04/2024
D1.20	SITE SIGNAGE	0	04/04/2024
RF1	RF SHEET	0	04/04/2024
GN1	GENERAL NOTES	0	04/04/2024
GN2	GENERAL NOTES AND LEGEND	0	04/04/2024
ATTACHED	SURVEY (BY OTHERS)	-	02/06/2024
ATTACHED	SURVEY (BY OTHERS)	-	02/06/2024
ATTACHED	FALL ZONE LETTER (BY OTHERS)	-	10/04/2023

T-MOBILE SITE ID: 9NV4707C



ENGINEERED TOWER SOLUTIONS

3227 WELLINGTON COURT
RALEIGH, NC 27615
919-782-2710
www.etsinc.com

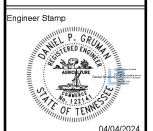


0	CONSTRUCTION	VA	04/04/2024
1	Submittal Revision	Approved	Date

Drawn: VA Date: 04/04/2024
Designed: VA Date: 04/04/2024
Checked: VA Date: 04/04/2024

Project Number: 23120677

Project Title: **COF 8432**
US-TN-5428
FRANKLIN SOUTH BUSINESS PARK SUBDIVISION, SITE PLAN, LOT 106, REVISION 1
4404A FRANKLIN SOUTH COURT
FRANKLIN, TN 37064
T-MOBILE SITE ID: 9NV4707C



Drawing Title:

COVER SHEET

Drawing Scale: **AS NOTED**
CD
Date: 04/04/2024

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Drawing Number:

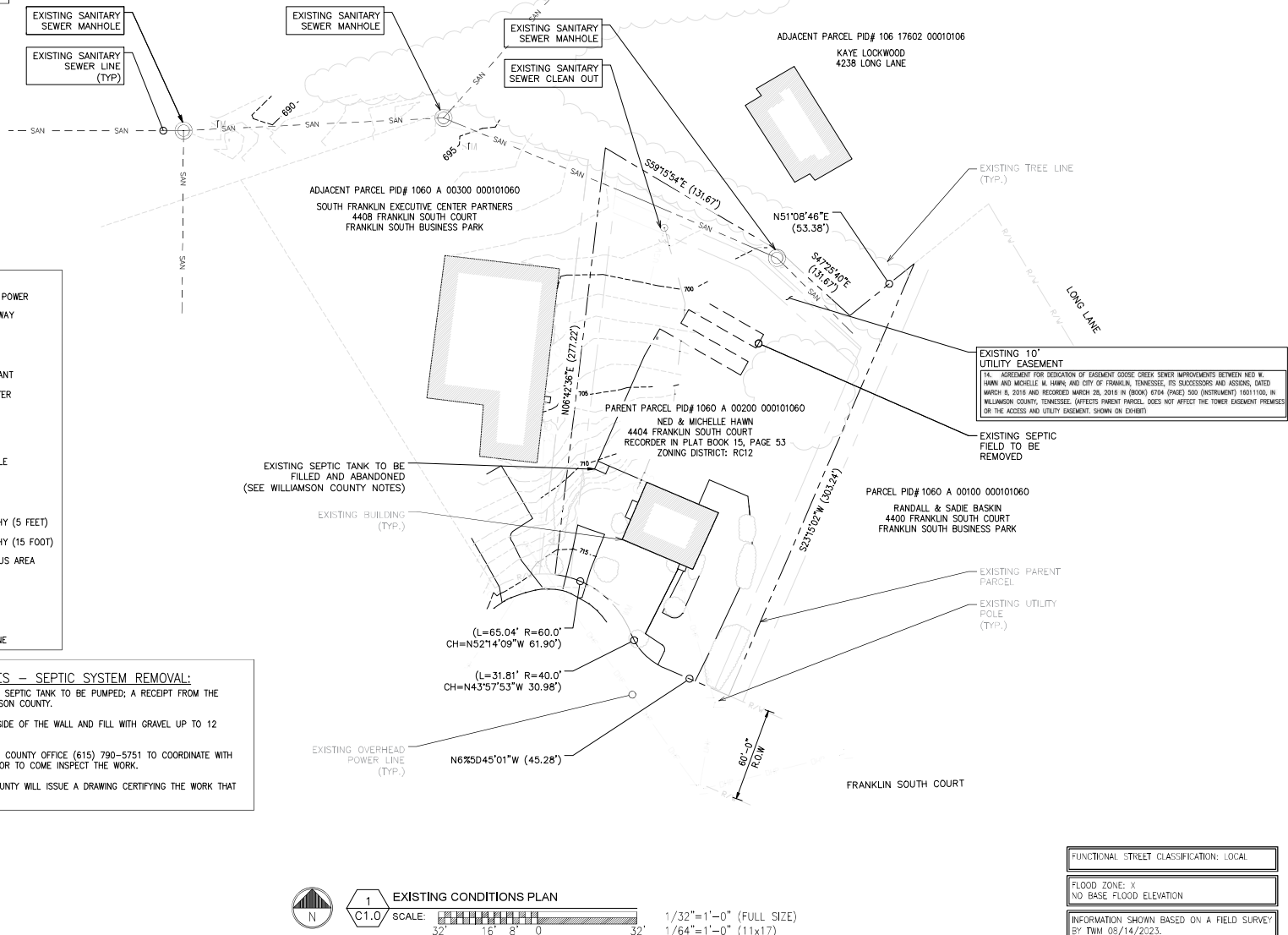
C0.0

GRADING & DRAINAGE DATA CHART	
SITE AREA:	1.03 AC
IMPERVIOUS AREA:	0.046 AC
DISTURBED AREA:	0 AC

LEGEND	
OHP	EXISTING OVERHEAD POWER
R/W	EXISTING RIGHT OF WAY
CO	EXISTING CUT OFF
UGW	EXISTING SEWER
HYD	EXISTING FIRE HYDRANT
WM	EXISTING WATER METER
	EXISTING BUILDING
	EXISTING TREE LINE
	EXISTING UTILITY POLE
	EXISTING EASEMENT
	PARENT PARCEL
	EXISTING TOPOGRAPHY (5 FEET)
	EXISTING TOPOGRAPHY (15 FOOT)
	PROPOSED IMPERVIOUS AREA
	PROPOSED FENCE
	PROPOSED FENCE
	SETBACK LINE
	SANITARY SEWER LINE

WILLIAMSON COUNTY NOTES - SEPTIC SYSTEM REMOVAL:

- CONTRACTOR TO COORDINATE FOR SEPTIC TANK TO BE PUMPED; A RECEIPT FROM THE PUMPER IS REQUIRED BY WILLIAMSON COUNTY.
- CONTRACTOR TO COLLAPSE ONE SIDE OF THE WALL AND FILL WITH GRAVEL UP TO 12 INCHES TO GROUND SURFACE.
- CONTRACTOR TO CALL WILLIAMSON COUNTY OFFICE (615) 790-5751 TO COORDINATE WITH THE WILLIAMSON COUNTY INSPECTOR TO COME INSPECT THE WORK.
- UPON INSPECTION WILLIAMSON COUNTY WILL ISSUE A DRAWING CERTIFYING THE WORK THAT HAS BEEN COMPLETED.







3277 WILKINSON COURT
RALEIGH, NC 27615
919-782-7110
www.vbnc.com

NO.	DESCRIPTION	DATE
1	CONSTRUCTION	04/04/2024
2	Submittal Review	04/04/2024

Drawn: **WM** Date: **04/04/2024**
Designed: _____ Date: _____
Checked: _____ Date: _____

Project Number: 23120677

Project Title: **COP 8432
US-TN-5428
FRANKLIN SOUTH BUSINESS
PARK SUBDIVISION, SITE
PLAN, LOT 106, REVISION 1**

4404A FRANKLIN SOUTH COURT
FRANKLIN, TN 37064
T-MOBILE SITE ID: 9N4V4707C

Engineer Stamp



04/04/2024

Drawing Title: **EXISTING
CONDITIONS PLAN**

Drawing Scale: **AS NOTED**

Date: **04/04/2024**

UNAUTHORIZED REVISION OR ADDITION
TO THIS DOCUMENT IS A VIOLATION OF
APPLICABLE STATE AND/OR LOCAL LAWS

Drawing Number: **C1.0**

FUNCTIONAL STREET CLASSIFICATION: LOCAL
FLOOD ZONE: X NO BASE FLOOD ELEVATION
INFORMATION SHOWN BASED ON A FIELD SURVEY BY TWM 05/14/2023.

GRADING & DRAINAGE DATA CHART	
SITE AREA:	1.03 AC (45,052)
IMPERVIOUS AREA:	0.11 AC (4,967 SQ. FT.)
DEVELOPED AREA:	0.228 AC (9,950.99 SQ. FT.)

EPSC GENERAL NOTES

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEOSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPSCs SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR ≥35% SLOPES).
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT 72 HOURS APART.
5. VEGETATION, EPSCs AND OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
7. EPSCs SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES/≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPs SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.



1 GRADING AND DRAINAGE PLAN

C3.0

SCALE:

1/16"=1'-0" (FULL SIZE)
1/32"=1'-0" (11x17)

16' 12' 8' 4' 0'

LEGEND:

EXISTING CONTOURS: 214
PROPOSED CONTOURS: 215

ENGINEERED
TOWERS & ASSOCIATES
3237 WELINGTON COURT
 RALEIGH, NC 27615
 919-782-2710
 www.vbta.com

NO.	DESCRIPTION	DATE	BY	CHECKED	DATE

Drawn: Date: 04/04/2024
 Designed: Date:
 Checked: Date:

Project Number: 23120677

Project Title:
 COF 8432
 US-TN-5428
 FRANKLIN SOUTH BUSINESS
 PARK SUBDIVISION, SITE
 PLAN, LOT 106, REVISION 1
 4404A FRANKLIN SOUTH COURT
 FRANKLIN, TN 37064
 T-MOBILE SITE ID: 9N4V4707C

Engineer Stamp

 04/04/2024

Drawing Title:
 GRADING &
 DRAINAGE PLAN

Drawing Scale:
 AS NOTED
 Date:
 04/04/2024

CD

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 PROFESSIONAL ENGINEERING ACT AND/OR LOCAL LAWS

Drawing Number:

C3.0

GRADING & DRAINAGE DATA CHART	
SITE AREA:	1.03 AC (45,052)
IMPERVIOUS AREA:	0.11 AC (4,967 SQ. FT.)
DEVELOPED AREA:	0.228 AC (9,950.99 SQ. FT.)

EPSC GENERAL NOTES

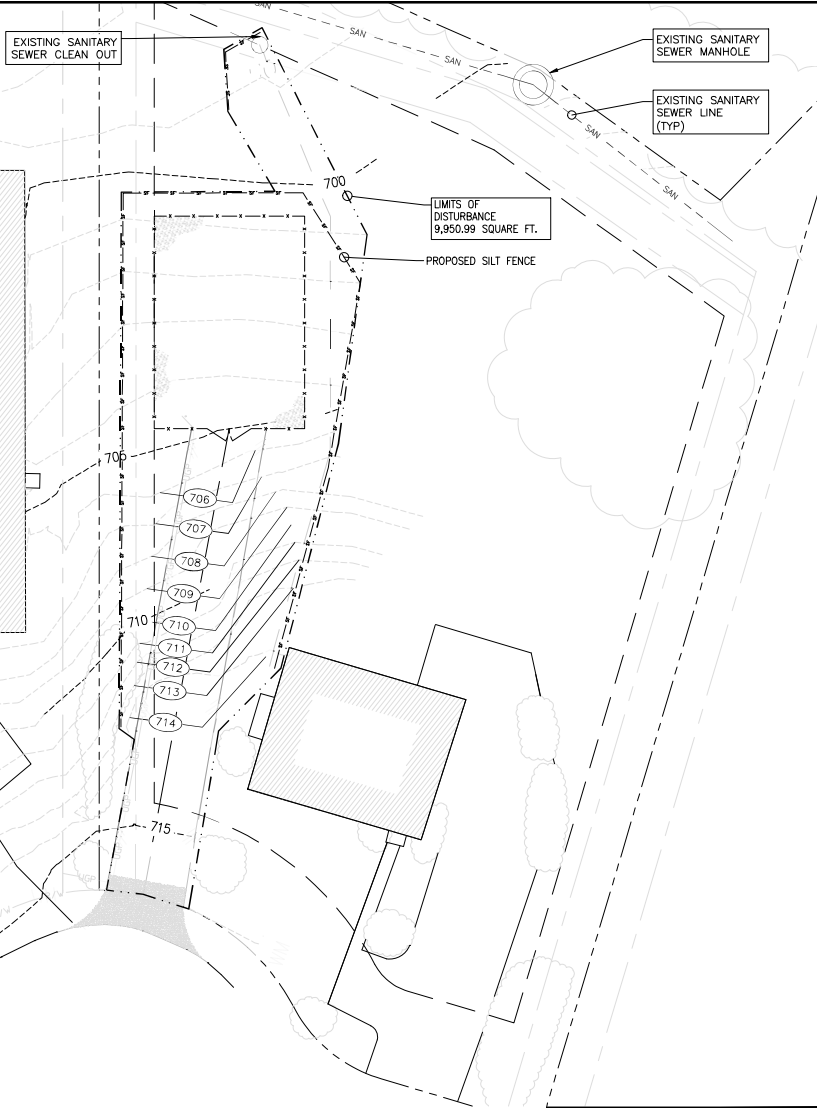
1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEDSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPSCs SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR $\geq 35\%$ SLOPES).
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT 72 HOURS APART.
5. VEGETATION, EPSCs AND OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
7. EPSCs SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥ 10 ACRES/ ≥ 5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPs SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.



1 INITIAL EPSC / PRE-CONSTRUCTION PLAN

C3.1

SCALE: 1/16"=1'-0" (FULL SIZE)
1/32"=1'-0" (11x17)



LEGEND:	
EXISTING CONTOURS:	---214---
PROPOSED CONTOURS:	---215---

verticalbridge

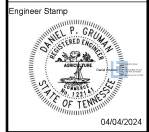
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TOMER & ASSOCIATES
3237 WELINGTON COURT
RALEIGH, NC 27615
919-782-2710
www.vbnc.com

NO.	DESCRIPTION	DATE
1	CONSTRUCTION	04/04/2024
2	REVISION	

Drawn: VA Date: 04/04/2024
Designed: Date:
Checked: Date:

Project Number: 23120677

Project Title:
COF 8432
US-TN-5428
FRANKLIN SOUTH BUSINESS
PARK SUBDIVISION, SITE
PLAN, LOT 106, REVISION 1
4404A FRANKLIN SOUTH COURT
FRANKLIN, TN 37064
T-MOBILE SITE ID: 9N4V4707C



Drawing Title:
INITIAL EPSC /
PRE-CONSTRUCTION
PLAN

Drawing Scale:
AS NOTED
Date: 04/04/2024
CD

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APPLICABLE STATE AND/OR LOCAL LAWS

Drawing Number:

C3.1

GRADING & DRAINAGE DATA CHART	
SITE AREA:	1.03 AC (45,052)
IMPERVIOUS AREA:	0.11 AC (4,967 SQ. FT.)
DEVELOPED AREA:	0.228 AC (9,950.99 SQ. FT.)

EPSC GENERAL NOTES

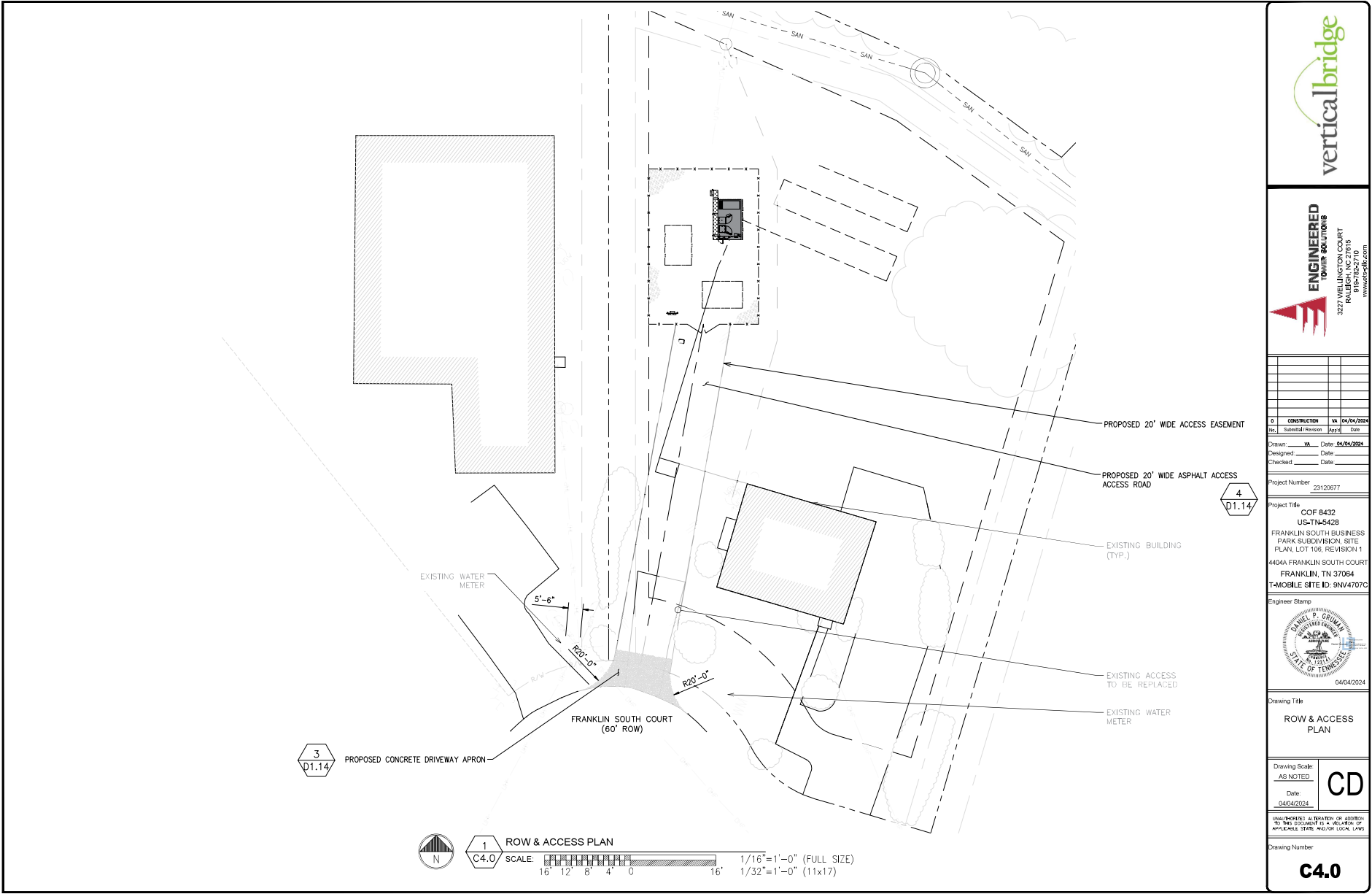
1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEDSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
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9. GREEN INFRASTRUCTURE BMPs SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

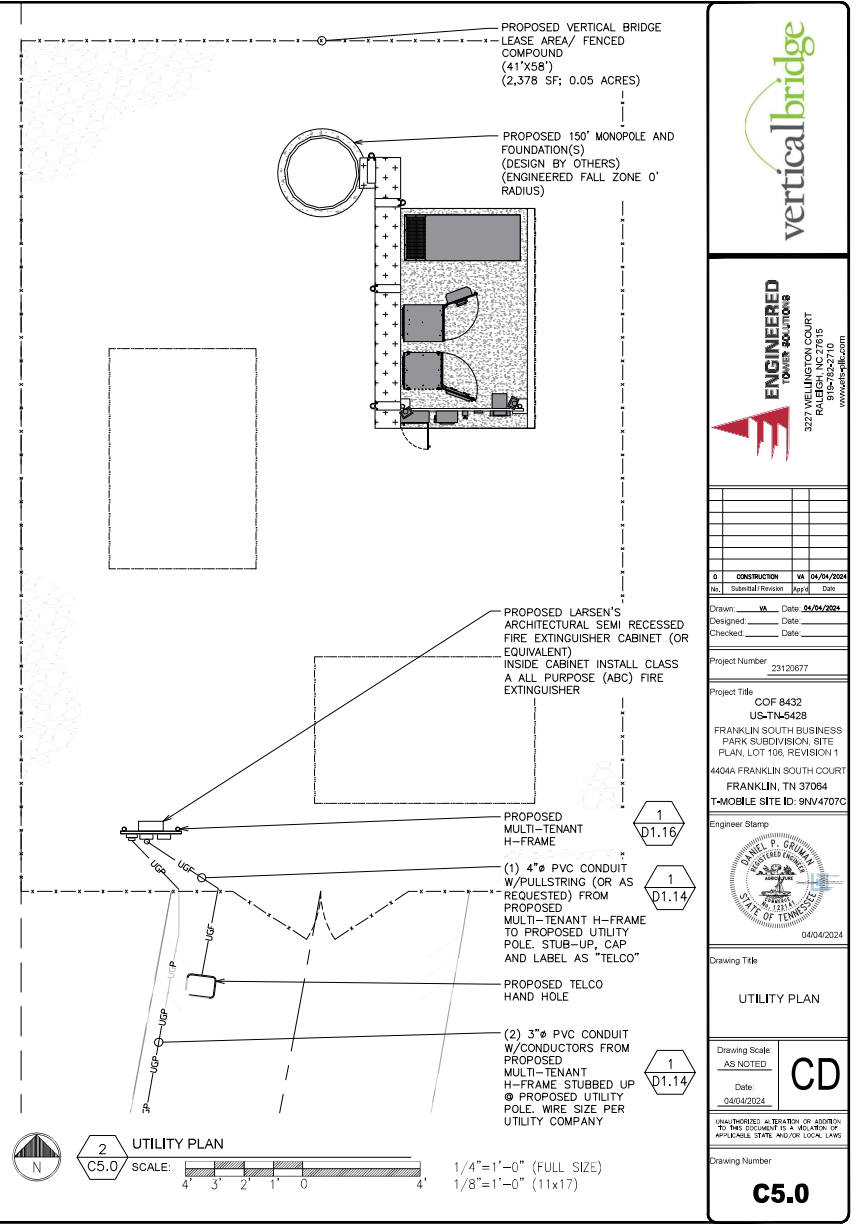
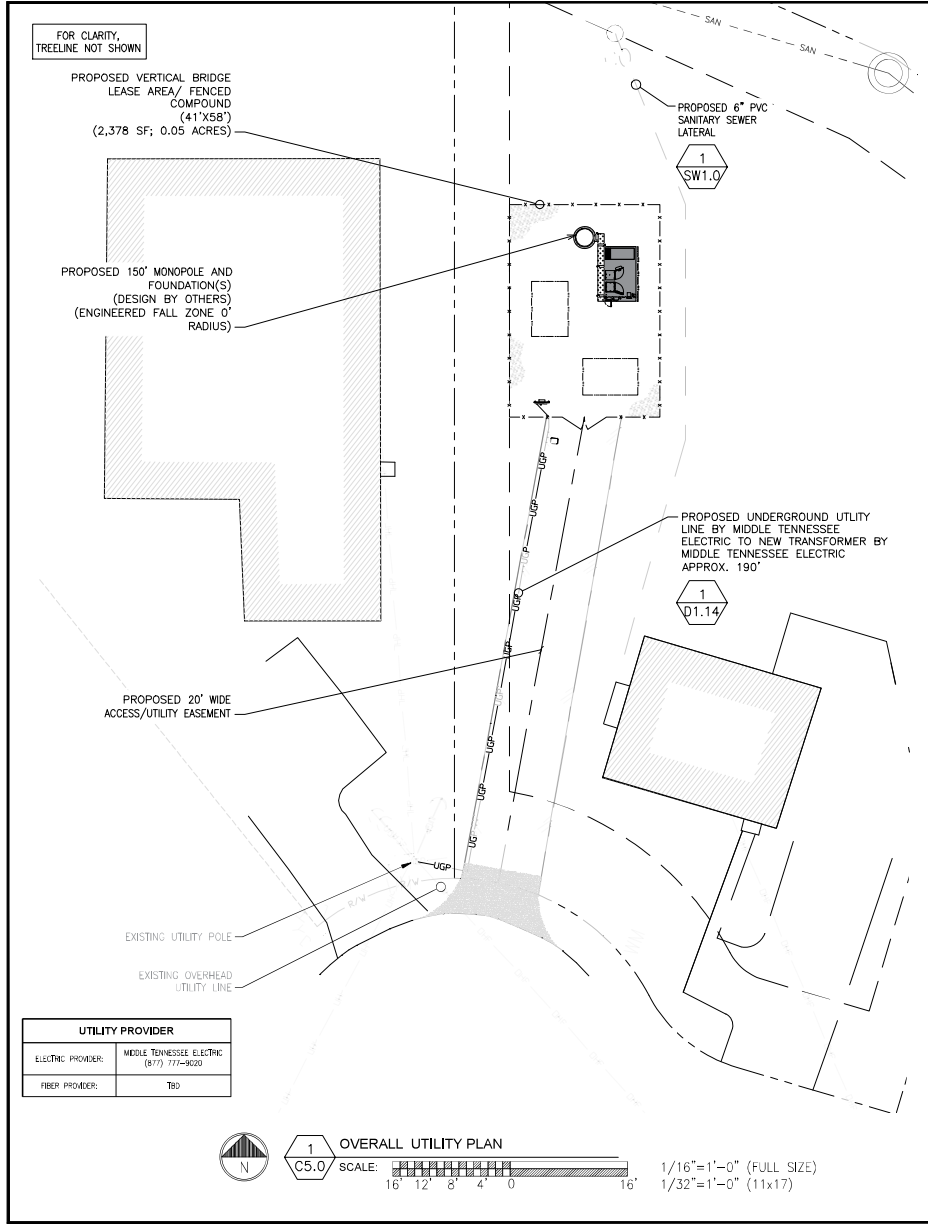


LEGEND:	
EXISTING CONTOURS:	---214---
PROPOSED CONTOURS:	---215---

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0	CONSTRUCTION	VA	04/04/2024
Rev.	Submittal / Revision	App'd	Date
Drawn	SA	Date	04/04/2024
Designed		Date	
Checked		Date	
Project Number	23120677		
Project Title	COF 8432 US-TN-5428 FRANKLIN SOUTH BUSINESS PARK SUBDIVISION, SITE PLAN, LOT 106, REVISION 1 4404A FRANKLIN SOUTH COURT FRANKLIN, TN 37064 T-MOBILE SITE ID: 9N4V4707C		
Engineer Stamp			
Drawing Title	FINAL EPSC/WATER QUALITY PLAN		
Drawing Scale	AS NOTED		
Date	04/04/2024		
Drawing Number	C3.2		





verticalbridge

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RALEIGH, NC 27615
919-782-2710
www.vbtlc.com

Project Number: 23126677

Project Title: COF 8432 US-TN-5428 FRANKLIN SOUTH BUSINESS PARK SUBDIVISION SITE PLAN, LOT 106, REVISION 1 4404A FRANKLIN SOUTH COURT FRANKLIN, TN 37064 T-MOBILE SITE ID: 9N4707C

Engineer Stamp: DANIEL P. GRUEN REGISTERED ENGINEER STATE OF TENNESSEE 04/04/2024

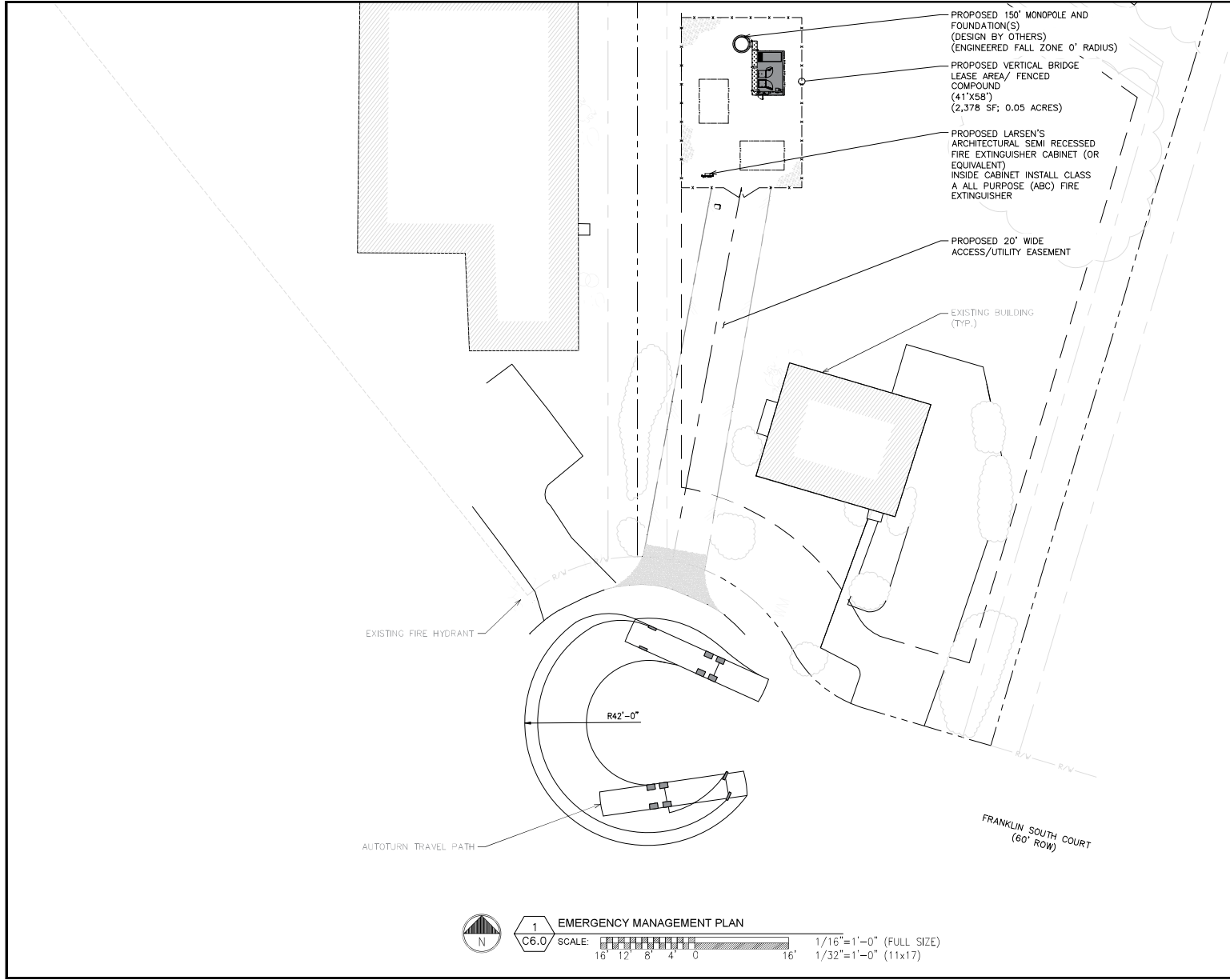
Drawing Title: UTILITY PLAN

Drawing Scale: AS NOTED

Date: 04/04/2024

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Drawing Number: C5.0



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NO.	DESCRIPTION	DATE
1	CONSTRUCTION	04/04/2024

Drawn: VA Date: 04/04/2024
 Designed: _____ Date: _____
 Checked: _____ Date: _____

Project Number: 23120677
 Project Title: CDF 8432 US-TN-5428
 FRANKLIN SOUTH BUSINESS PARK SUBDIVISION SITE PLAN, LOT 106, REVISION 1
 4404A FRANKLIN SOUTH COURT
 FRANKLIN, TN 37064
 T-MOBILE SITE ID: 9NV4707C

Engineer Stamp:

 04/04/2024

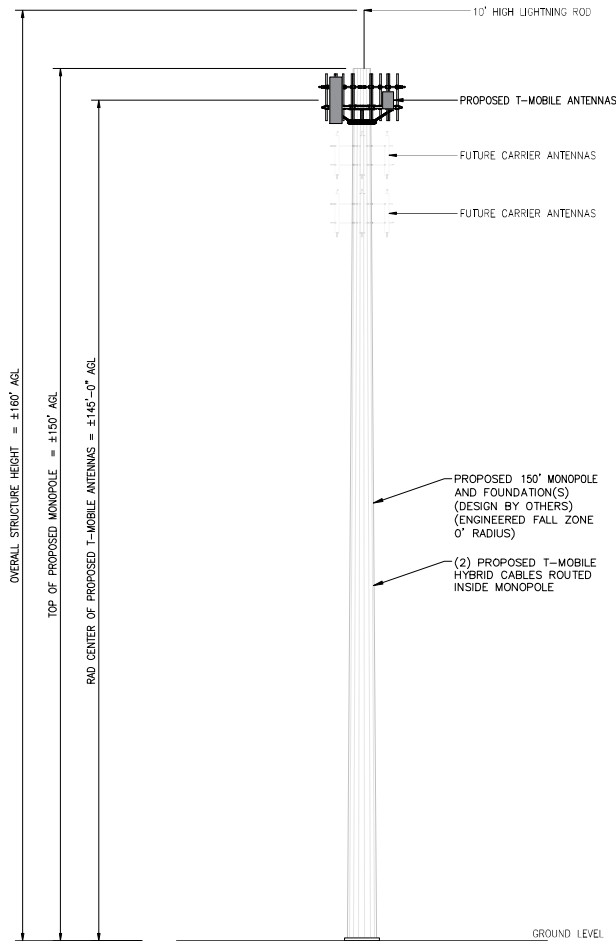
Drawing Title:
 EMERGENCY MANAGEMENT PLAN

Drawing Scale:
 AS NOTED
 Date: 04/04/2024
CD

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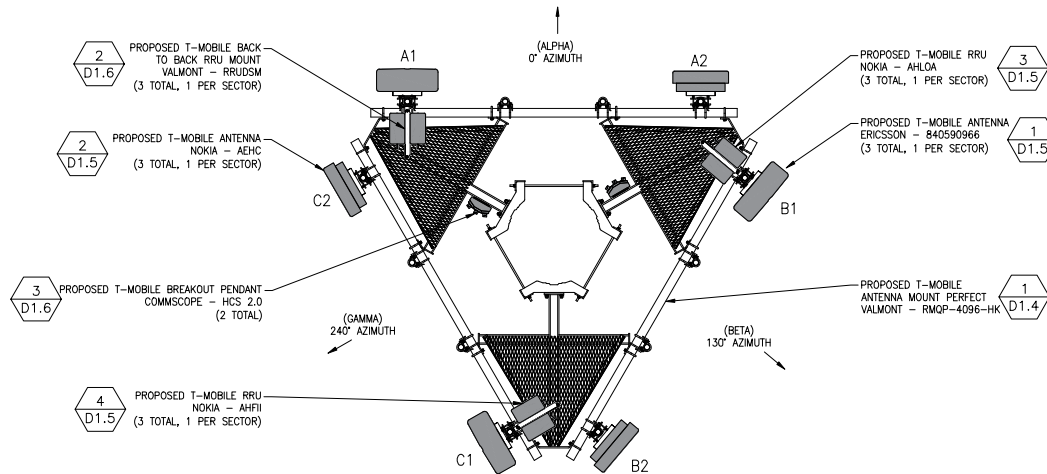
Drawing Number:
C6.0

NOTE:
TOWER IS GALVANIZED STEEL WITHOUT PAINT



1 TOWER ELEVATION
A1.0 SCALE: N.T.S.

FINAL ANTENNA SCHEDULE						
SECTOR	POS.	ANTENNA MODEL	ANTENNA AZIMUTH	RRU MODEL	TOWER TOP OVP MODEL	CABLE DESCRIPTION
ALPHA	A1	(P) ERICSSON - 840590966	0°	(P) NOKIA - AHLOA (P) NOKIA - AHFI	(2) (P) NOKIA - HCS 2.0 BREAKOUT PENDANT HCS 2.0 6X24	(2) (P) HYBRID CABLES 175±
	A2	(P) NOKIA - AEHC	0°	—		
BETA	B1	(P) ERICSSON - 840590966	130°	(P) NOKIA - AHLOA (P) NOKIA - AHFI		
	B2	(P) NOKIA - AEHC	130°	—		
GAMMA	C1	(P) ERICSSON - 840590966	240°	(P) NOKIA - AHLOA (P) NOKIA - AHFI		
	C2	(P) NOKIA - AEHC	240°	—		



2 ANTENNA PLAN
A1.0 SCALE: 1/4"=1'-0" (11x17)





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NO.	CONSTRUCTION	VA	04/04/2024
1	Essential Revision	App'd	Date

Drawn: WA Date: 04/04/2024
 Designed: _____ Date: _____
 Checked: _____ Date: _____

Project Number: 23120677

Project Title:
 CDF 8432
 US-TN-5428
 FRANKLIN SOUTH BUSINESS
 PARK SUBDIVISION SITE
 PLAN, LOT 106, REVISION 1
 4404A FRANKLIN SOUTH COURT
 FRANKLIN, TN 37064
 T-MOBILE SITE ID: 9N4707C

Engineer Stamp:

 04/04/2024

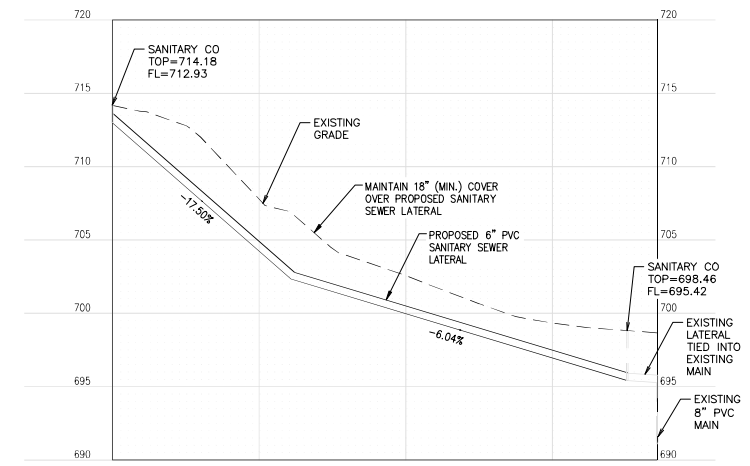
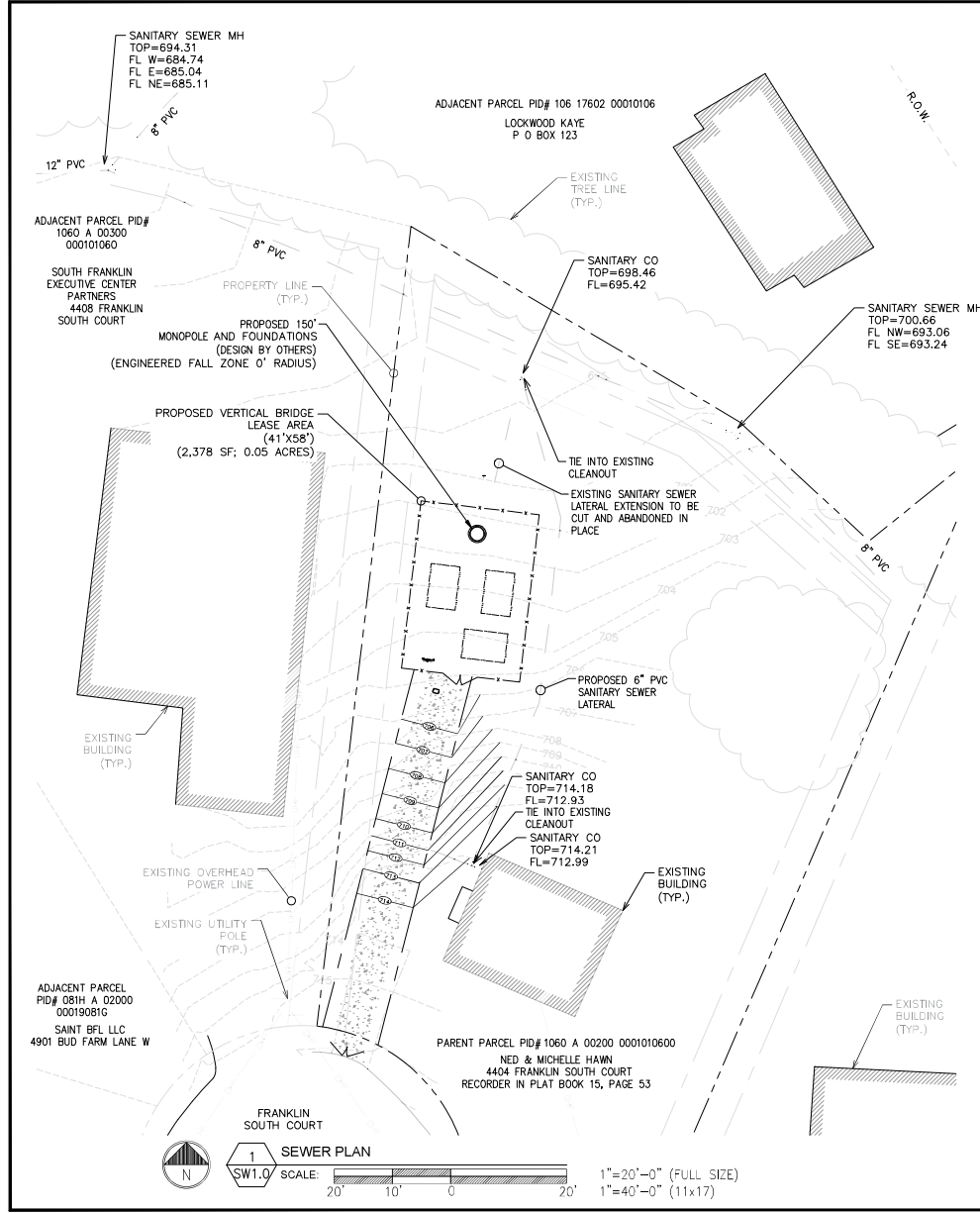
Drawing Title:
 ARCHITECTURAL ELEVATIONS

Drawing Scale:
 AS NOTED

Date:
 04/04/2024

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Drawing Number:
A1.0



2 SANITARY SEWER SERVICE PROFILE SW1.0 SCALE:	
1"=20'-0" (FULL SIZE) 1"=40'-0" (11x17)	
IMPERVIOUS AREA: 4,945.86 SQ. FT DISTURBED AREA: 6,077.43 SQ. FT SANITARY SEWER LATERAL AREA: 1,324.52 SQ. FT	
FUNCTIONAL STREET CLASSIFICATION: LOCAL	
FLOOD ZONE: X NO BASE FLOOD ELEVATION	
INFORMATION SHOWN BASED ON A FIELD SURVEY BY TWM 06/14/2023.	

0	CONSTRUCTION	VA	04/04/2024
1	Submitted/Revision	App'd	Date

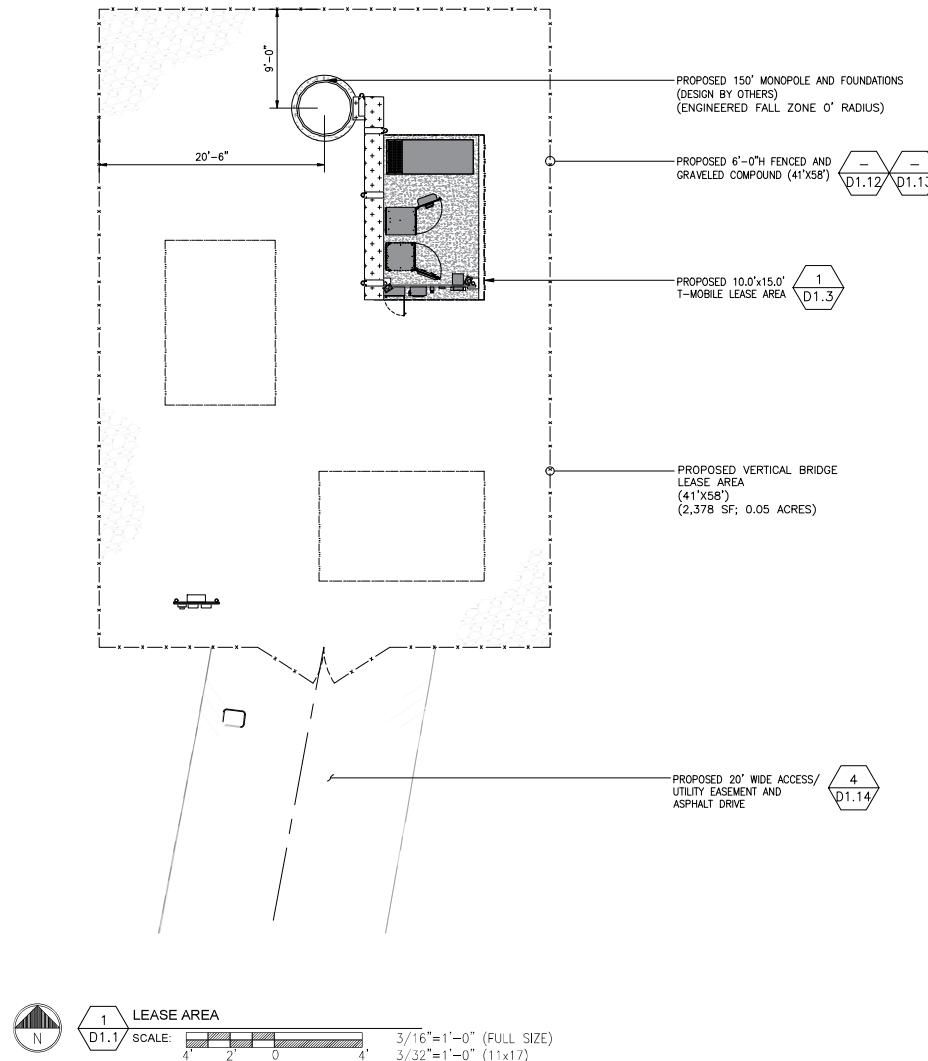
Drawn: VA Date: 04/04/2024
 Designed: Date
 Checked: Date

Project Number: 23120677
 Project Title: COF 8432 US-TN-5428 FRANKLIN SOUTH BUSINESS PARK SUBDIVISION SITE PLAN, LOT 106, REVISION 1 4404A FRANKLIN SOUTH COURT FRANKLIN, TN 37064 T-MOBILE SITE ID: 9NV4707C

Engineer Stamp: DANIEL P. GRUEN, PROFESSIONAL ENGINEER, STATE OF TENNESSEE, 04/04/2024

Drawing Title: SEWER PLAN

Drawing Scale: AS NOTED
 Date: 04/04/2024
 Drawing Number: **SW1.0**



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NO.	CONSTRUCTION	DATE
1	Submittal / Revision	04/04/2024

Drawn: VA Date: 04/04/2024
Designed: _____ Date: _____
Checked: _____ Date: _____

Project Number: 23120677

Project Title:
COF 8432
US-TN-5428
FRANKLIN SOUTH BUSINESS
PARK SUBDIVISION SITE
PLAN, LOT 106, REVISION 1
4404A FRANKLIN SOUTH COURT
FRANKLIN, TN 37064
T-MOBILE SITE ID: 9NV4707C

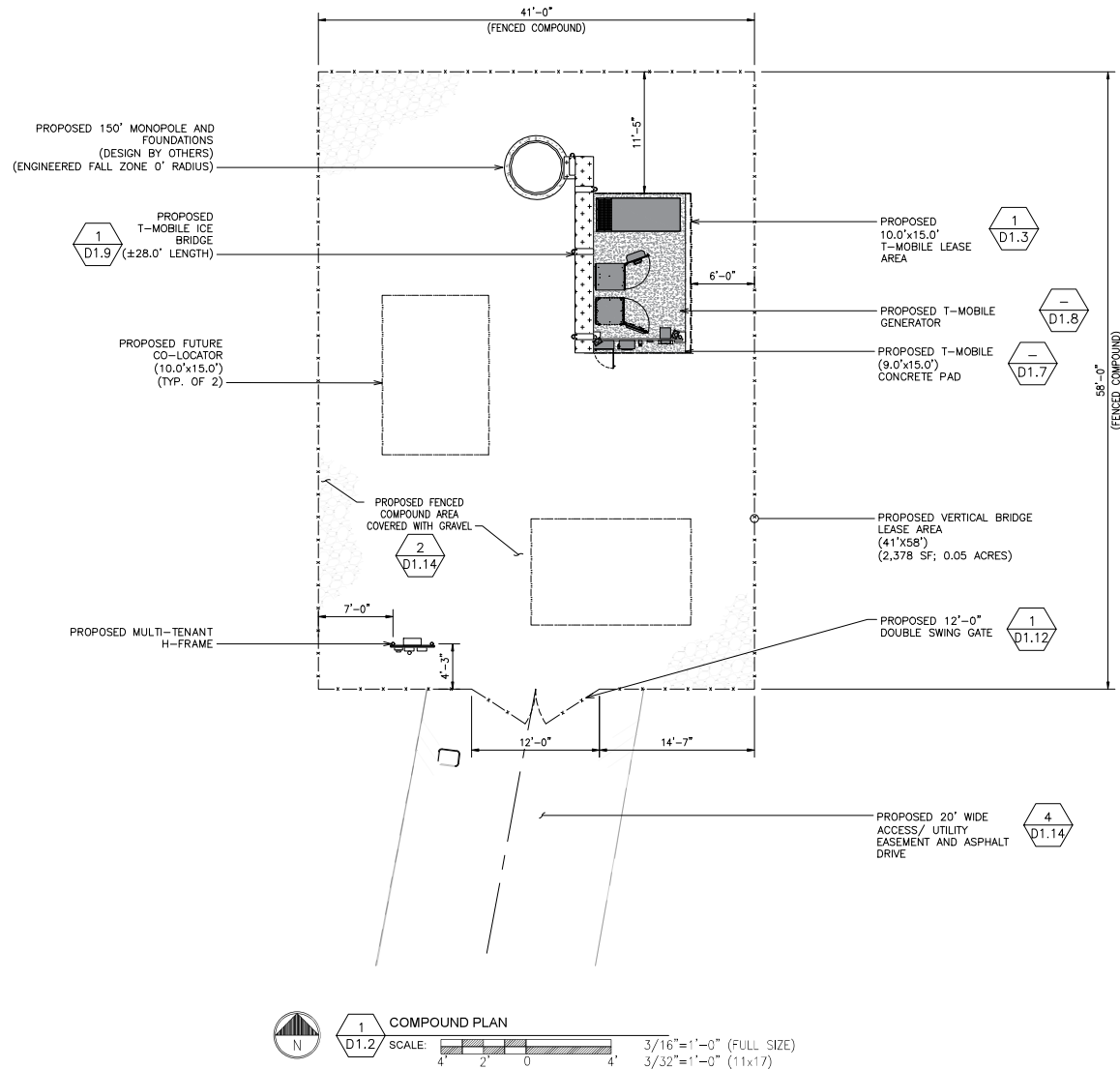
Engineer Stamp
DANIEL P. GRUEN
REGISTERED ENGINEER
STATE OF TENNESSEE
04/04/2024

Drawing Title
LEASE AREA

Drawing Scale:
AS NOTED
Date: 04/04/2024
CD

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Drawing Number
D1.1



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0 CONSTRUCTION VA 04/04/2024
No. Submittal/Revision App'd Date
Drawn: VA Date: 04/04/2024
Designed: Date
Checked: Date

Project Number 23120677
Project Title
COF 8432
US-TN-5428
FRANKLIN SOUTH BUSINESS
PARK SUBDIVISION SITE
PLAN, LOT 106, REVISION 1
4404A FRANKLIN SOUTH COURT
FRANKLIN, TN 37064
T-MOBILE SITE ID: 9NV4707C

Engineer Stamp
DANIEL P. GRUEN
REGISTERED ENGINEER
NO. 12514
STATE OF TENNESSEE
04/04/2024

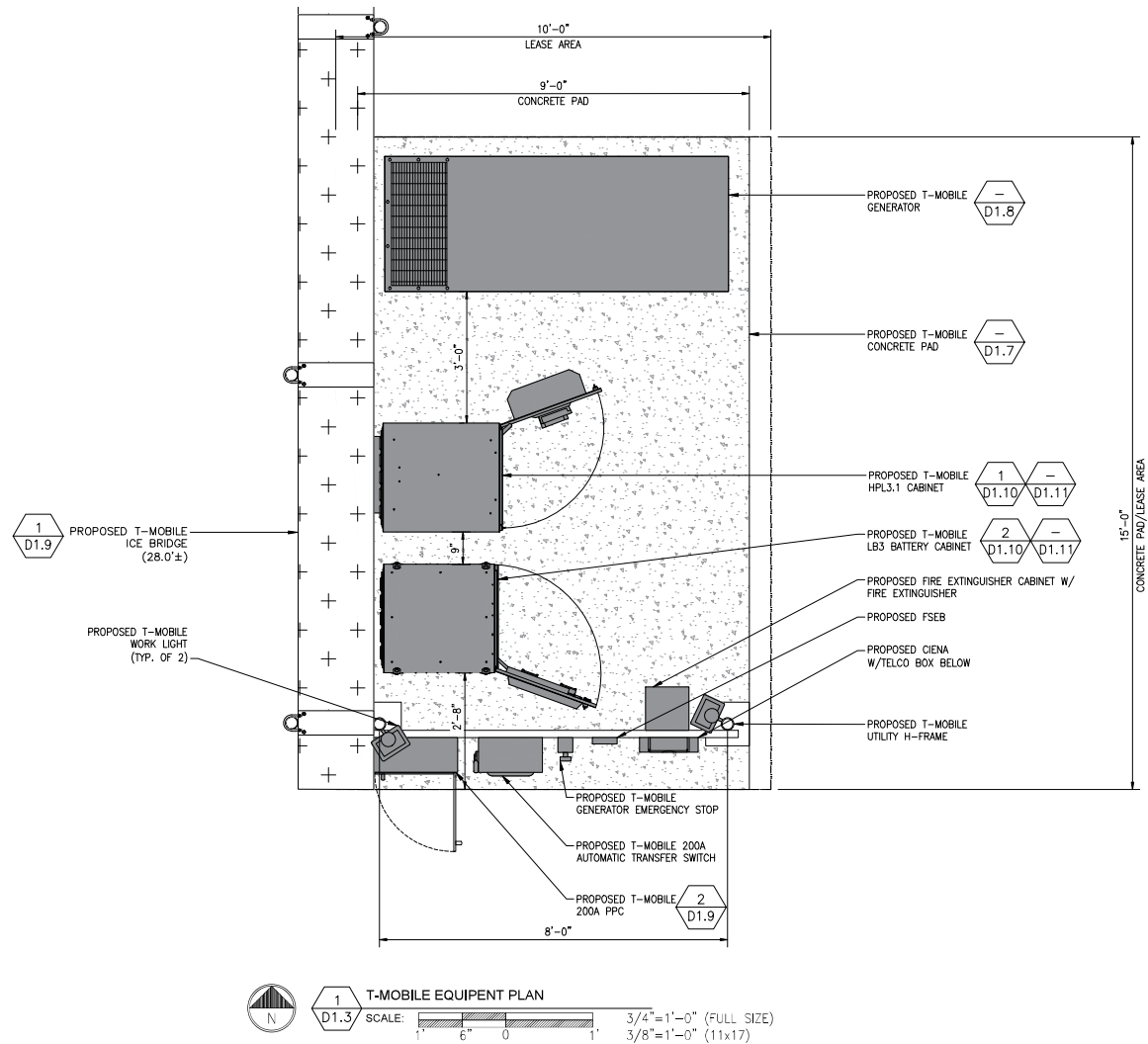
Drawing Title
COMPOUND PLAN

Drawing Scale:
AS NOTED
Date: 04/04/2024
CD

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Drawing Number

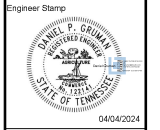
D1.2



NO.	DESCRIPTION	DATE
1	CONSTRUCTION	04/04/2024
2	Submittal/Revision	Apr 04
3	Design	04/04/2024
4	Checked	

Project Number: 23120677

Project Title: COF 8432 US-TN-5428 FRANKLIN SOUTH BUSINESS PARK SUBDIVISION SITE PLAN, LOT 106, REVISION 1 4404A FRANKLIN SOUTH COURT FRANKLIN, TN 37064 T-MOBILE SITE ID: 9NV4707C

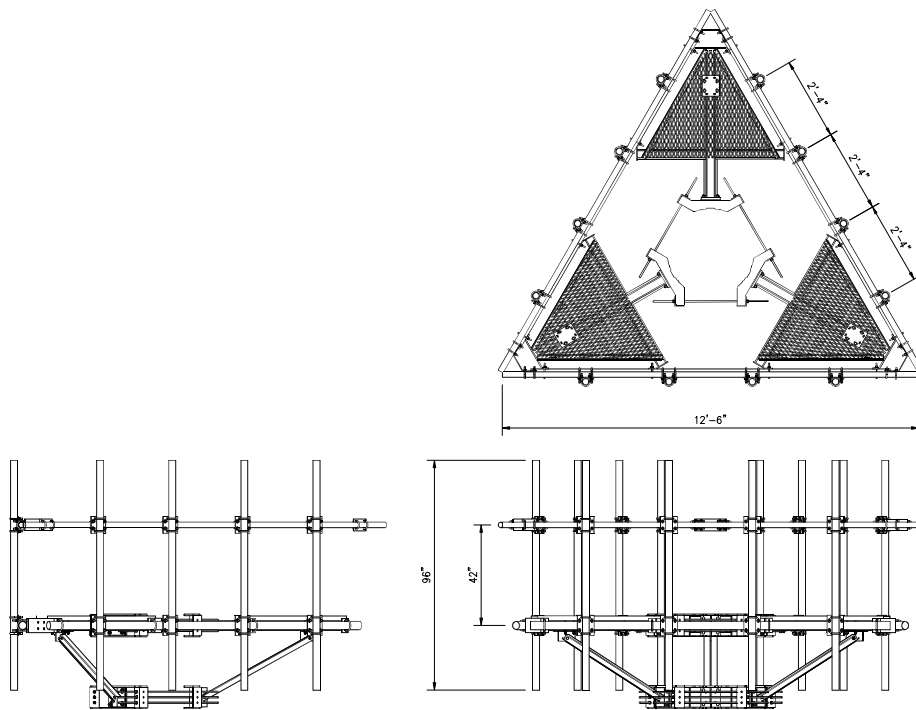


Drawing Title: T-MOBILE EQUIPMENT PLAN

Drawing Scale: AS NOTED
Date: 04/04/2024
CD

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Drawing Number: **D1.3**



1 VALMONT - RMQP-4096-HK
D1.4 SCALE: N.T.S.

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NO.	DESCRIPTION	DATE
1	CONSTRUCTION	04/04/2024
2	Submittal / Revision	Apr 4 Date

Drawn: VA Date: 04/04/2024
Designed: _____ Date: _____
Checked: _____ Date: _____

Project Number: 23120677

Project Title:
COF 8432
US-TN-5428
FRANKLIN SOUTH BUSINESS
PARK SUBDIVISION SITE
PLAN, LOT 106, REVISION 1
4404A FRANKLIN SOUTH COURT
FRANKLIN, TN 37064
T-MOBILE SITE ID: 9NV4707C

Engineer Stamp
DANIEL P. GRUHN
REGISTERED ENGINEER
NO. 12514
STATE OF TENNESSEE
04/04/2024

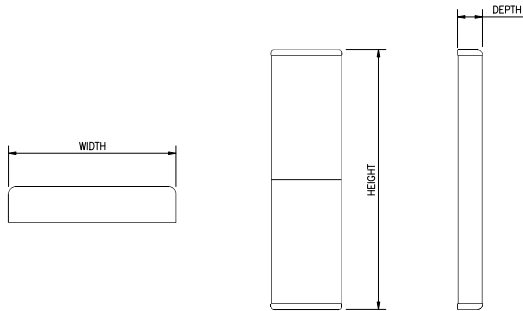
Drawing Title
EQUIPMENT
SPECIFICATIONS

Drawing Scale:
AS NOTED
Date: 04/04/2024
CD

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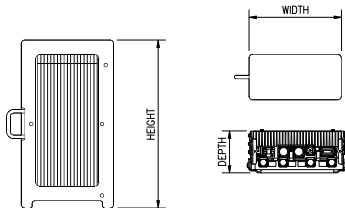
Drawing Number
D1.4

HEIGHT	WIDTH	DEPTH	WEIGHT
95,90"	23,50"	7,10"	101,4 LBS



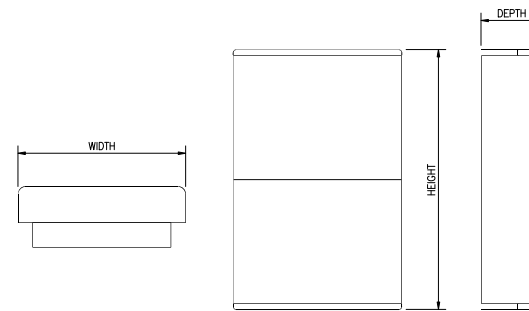
1 ERICSSON - 840590966
D1.5 SCALE: N.T.S.

HEIGHT	WIDTH	DEPTH	WEIGHT
26,60"	12,90"	8,10"	83,80 LBS



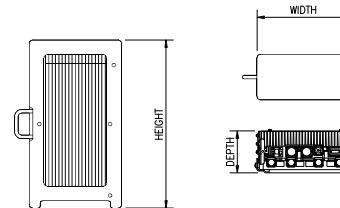
3 NOKIA - AHLOA
D1.5 SCALE: N.T.S.

HEIGHT	WIDTH	DEPTH	WEIGHT
33,43"	22,83"	8,26"	99,20 LBS



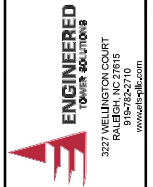
2 NOKIA - AEHC
D1.5 SCALE: N.T.S.

HEIGHT	WIDTH	DEPTH	WEIGHT
26,61"	14,52"	5,71"	70,55 LBS



4 NOKIA - AHFII
D1.5 SCALE: N.T.S.

verticalbridge

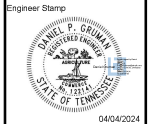


Rev.	Description	By	Date
0	CONSTRUCTION	VA	04/04/2024
1	Submittal Revision	APRD	

Drawn: VA Date: 04/04/2024
Designed: Date:
Checked: Date:

Project Number: 23120677

Project Title:
COF 8432
US-TN-5428
FRANKLIN SOUTH BUSINESS
PARK SUBDIVISION SITE
PLAN, LOT 106, REVISION 1
4404A FRANKLIN SOUTH COURT
FRANKLIN, TN 37064
T-MOBILE SITE ID: 9NV4707C



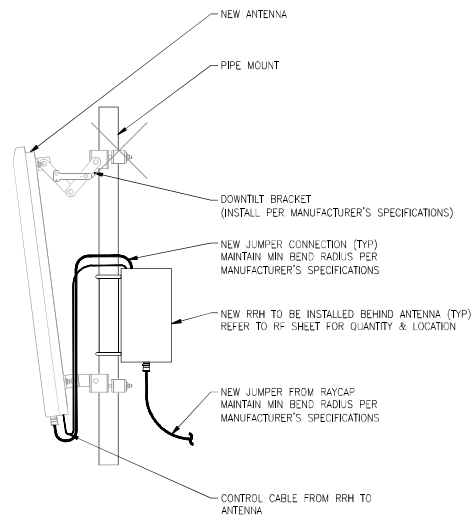
Drawing Title:
EQUIPMENT
SPECIFICATIONS

Drawing Scale:
AS NOTED
Date:
04/04/2024
CD

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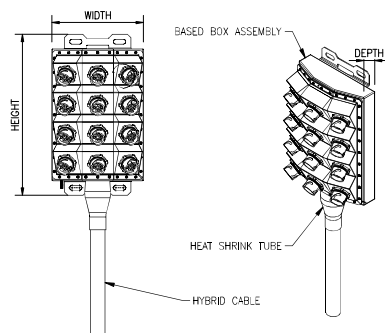
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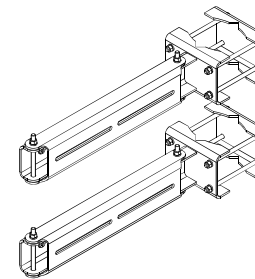


1 ANTENNA MOUNT DETAIL
D1.6 SCALE: N.T.S.

HEIGHT	WIDTH	DEPTH	WEIGHT
14,86"	9,30"	5,79"	8,76 LBS



3 COMMSCOPE - HCS 2.0 PART 3 PENDANT
D1.6 SCALE: N.T.S.



DUAL SWIVEL MOUNT KITS FOR RRUs
(2 SWIVEL MOUNTS PER KIT)

2 VALMONT - RRUDSM
D1.6 SCALE: N.T.S.

4 NOT USED
D1.6 SCALE: N.T.S.

verticalbridge

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RALEIGH, NC 27615
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0 CONSTRUCTION VA 04/04/2024
No. Submittal/Revision App'd Date
Drawn: VA Date: 04/04/2024
Designed: Date
Checked: Date

Project Number 23120677
Project Title
COF 8432
US-TN-5428
FRANKLIN SOUTH BUSINESS
PARK SUBDIVISION SITE
PLAN, LOT 106, REVISION 1
4404A FRANKLIN SOUTH COURT
FRANKLIN, TN 37064
T-MOBILE SITE ID: 9N4707C

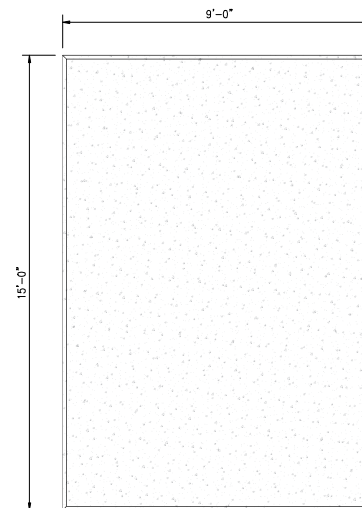
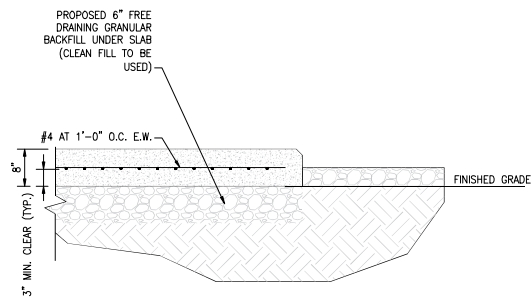
Engineer Stamp
DANIEL P. GRUEN
REGISTERED ENGINEER
STATE OF TENNESSEE
04/04/2024

Drawing Title
EQUIPMENT
SPECIFICATIONS

Drawing Scale:
AS NOTED
Date: 04/04/2024
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Drawing Number
D1.6



1 CONCRETE PAD DETAIL
D1.7 SCALE: N.T.S.

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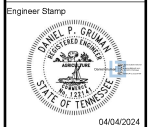
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0	CONSTRUCTION	VA	04/04/2024
Rev.	Submittal / Revision	App'd	Date

Drawn: VA Date: 04/04/2024
Designed: _____ Date: _____
Checked: _____ Date: _____

Project Number: 23120677

Project Title:
COF 8432
US-TN-5428
FRANKLIN SOUTH BUSINESS
PARK SUBDIVISION SITE
PLAN, LOT 106, REVISION 1
4404A FRANKLIN SOUTH COURT
FRANKLIN, TN 37064
T-MOBILE SITE ID: 9NV4707C



Drawing Title:
EQUIPMENT
SPECIFICATIONS

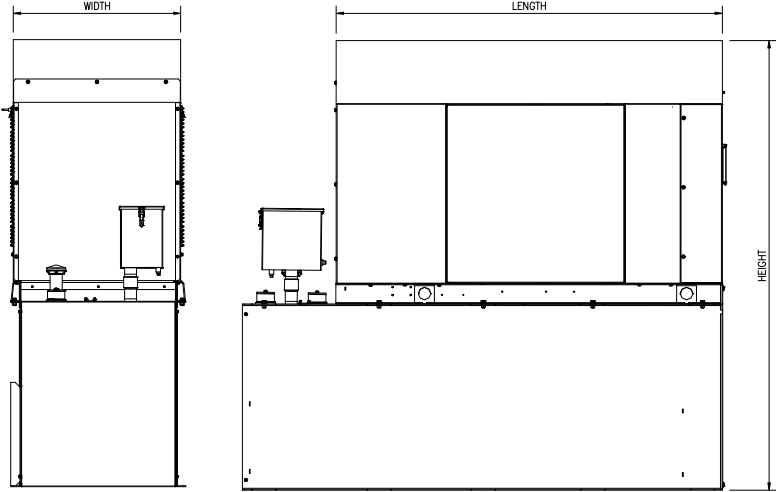
Drawing Scale:
AS NOTED
Date: 04/04/2024
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Drawing Number:
D1.7

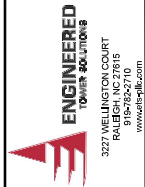
NOTE:
FUEL TYPE: LOW SULFUR DIESEL FUEL
TANK CAPACITY: 210 GALLONS

HEIGHT	WIDTH	LENGTH	WEIGHT
90.00"	35.00"	103.04	2915.0 LBS



1 GENERAC - RD048 48kW DIESEL GENERATOR
D1.8 SCALE: N.T.S.

verticalbridge

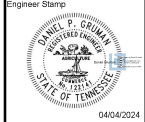


0	CONSTRUCTION	VA	04/04/2024
No.	Submittal / Revision	App'd	Date

Drawn: VA Date: 04/04/2024
Designed: Date
Checked: Date

Project Number 23120677

Project Title
COF 8432
US-TN-5428
FRANKLIN SOUTH BUSINESS
PARK SUBDIVISION SITE
PLAN, LOT 106, REVISION 1
4404A FRANKLIN SOUTH COURT
FRANKLIN, TN 37064
T-MOBILE SITE ID: 9NV4707C

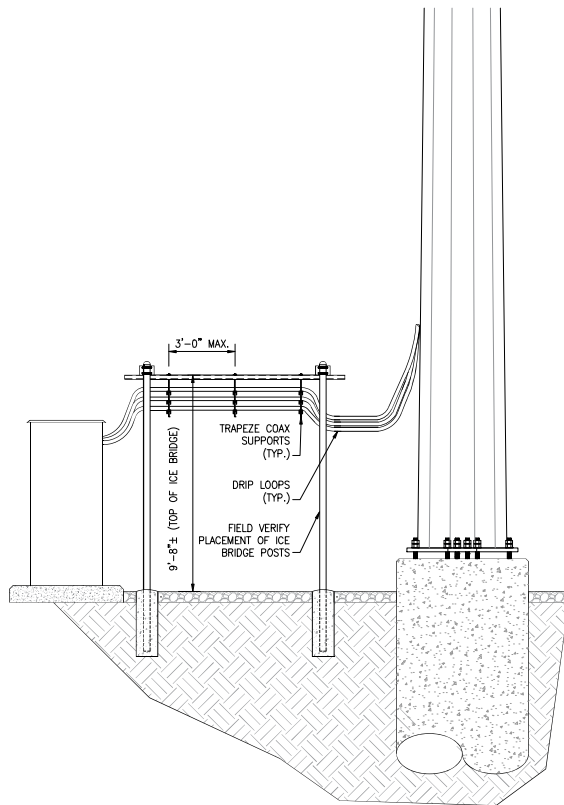


Drawing Title
EQUIPMENT
SPECIFICATIONS

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04/04/2024
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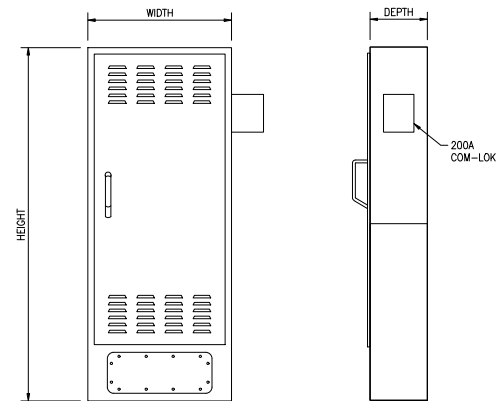
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Drawing Number
D1.8



1 ICE BRIDGE DETAIL
D1.9 SCALE: N.T.S.

HEIGHT	WIDTH	DEPTH	WEIGHT
40.00"	20.00"	10.00"	80 LBS



2 DELTA 200A PPC
D1.9 SCALE: N.T.S.

verticalbridge

ENGINEERED
TOWER 20 JUNCTIONS
3277 WELINGTON COURT
RALEIGH, NC 27615
919-782-2710
www.vbnc.com

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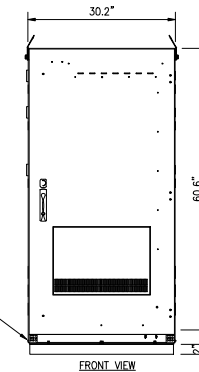
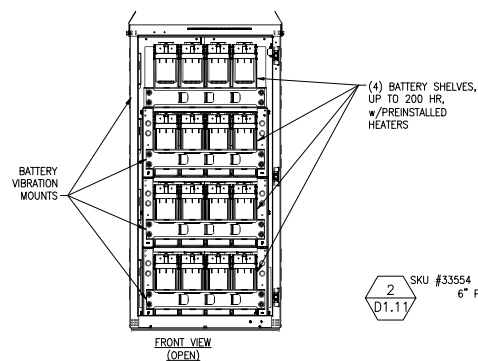
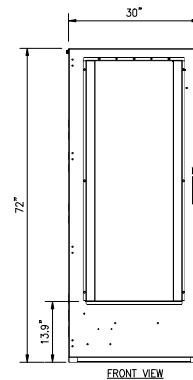
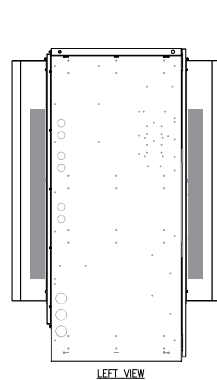
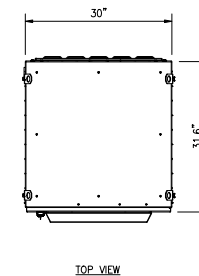
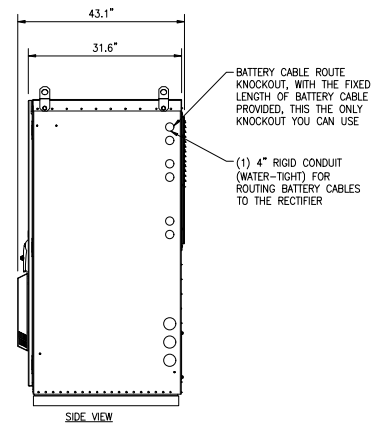
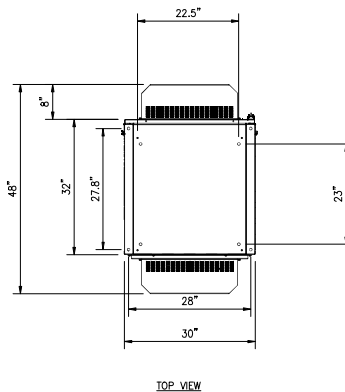
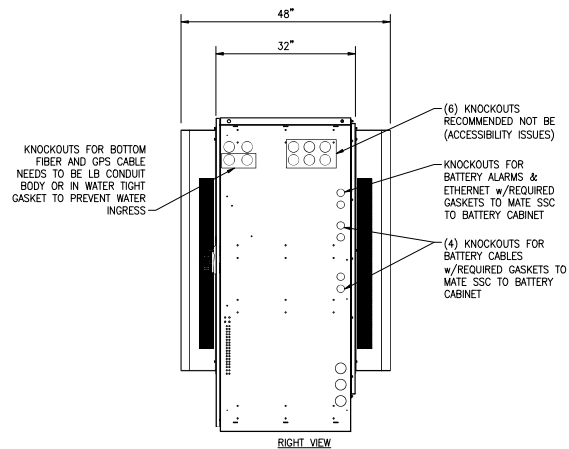
Engineer Stamp
DANIEL P. GRUEN
REGISTERED ENGINEER
STATE OF TENNESSEE
04/04/2024

Drawing Title
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Drawing Number
D1.9



1 DELTA - HPL3 CABINET
D1.10 SCALE: N.T.S.

2 DELTA - LB3 BATTERY CABINET
D1.10 SCALE: N.T.S.

verticalbridge

ENGINEERED
TOWERS & UTILITIES
3237 WELINGTON COURT
RALEIGH, NC 27615
919-782-7110
www.vbtlc.com

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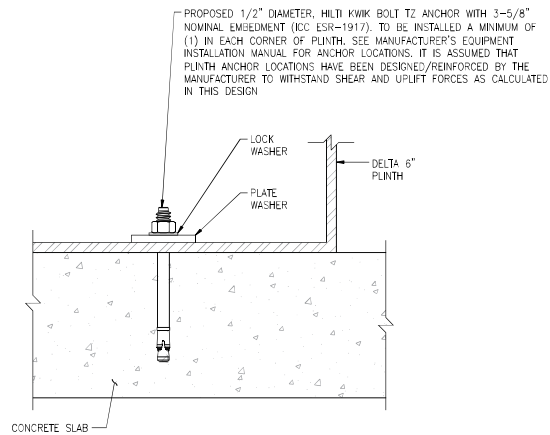
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STATE OF TENNESSEE
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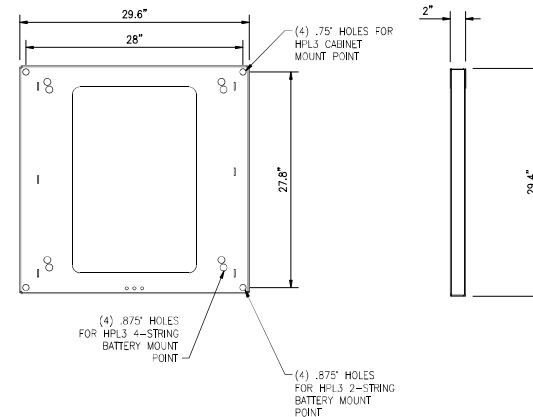
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D1.10



1 PLINTH ANCHORAGE TO CONCRETE PAD
D1.11 SCALE: N.T.S.



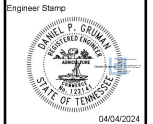
2 DELTA SKU #33554 - 6" CABINET PLINTH
D1.11 SCALE: N.T.S.

Rev.	Description	By	Date
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Technical drawing of a gate assembly showing various components and dimensions. The drawing includes labels for parts such as LINE POST H BEAM, GATE POST, TOP GATE HINGE, RF SIGNAGE, GATE LATCH WITH STYMIE LOCK, STRETCHER BAR, BOTTOM GATE HINGE, GATE FRAME, LIGHT REFLECTORS, TRUSS RODS, STRETCHER BAR BRACE, TRUSS ROD, POST TOP, GATE POST 4" O.D., TOP RAIL, LINE POSTS, TENSION WIRE, GROUND LINE, GATE STOP, SEE MUSHROOM STOP DETAIL, and BRAIDED COPPER GROUND STRAP. Dimensions are provided for various parts, including 6'-0" for the gate post height, 12'-0" for the gate width, and 5'-6" TYP. for the gate post spacing. A note indicates that the gate post spacing shall be modified as required to meet the maximum spacing of 2 1/2" MAX. (MANUF. SHALL MODIFY AS REQUIRED TO MEET MAX.). A detail callout 1 D.1.1.3 shows the footing detail for the gate post, and a detail callout 5 D.1.1.2 shows the mushroom stop detail.

3
D1.12

1'-0"

LINE POST

20" MAX. SPACING EXPANSION COUPLING

POST TOP

LINE POST

LINE POST TOP RAIL

MIDDLE RAIL

1/2 FABRIC WIDTH

FABRIC TIE SPACED 12" C/C MAX.

2
D1.13

FABRIC

BRACE

STRETCHER BAR

TRUSS BAR

1
D1.13

SEE FOOTING DETAIL FOR LINE POST

10'-0" MAX.

10'-0" MAX.

SEE FOOTING DETAIL FOR CORNER POST

1
D1.13

2" NORMAL ON UNEVEN GROUND. THIS DIMENSION MAY VARY FROM 1" MIN. TO 2" MAX. FOR A MAX. HORIZONTAL DISTANCE OF 8'-0"

Diagram illustrating a 45° OUTWARD elbow for HOT DIP GALVANIZED PRESSED STEEL. The elbow is shown with a 6" radius and a 6" thickness.

A diagram illustrating the components of a fence line. It shows a vertical line segment labeled "FENCE LINE" and a horizontal line segment. A "TERMINAL POST" is located at the corner where the two segments meet. A "LINE POST (TYP.)" is located on the horizontal segment. Small circles represent the posts, and arrows point from the labels to the corresponding posts.

A cross-sectional diagram of a catch basin. The basin is a cylindrical structure partially buried in the ground. The ground surface is labeled 'FINISH GRADE'. Inside the basin, there is a vertical pipe. A 'CENTER GATE STOP' is located on the pipe. A 'METAL MUSHROOM STOP' is installed on the pipe, with a note: 'INSTALL WITH SLOT PARALLEL WITH GATE CLOSED'. The basin is shown with a sloped bottom and a vertical wall.

Diagram illustrating the construction of a 2500 PSI concrete manhole. The structure is shown in cross-section, featuring a 10" diameter and a 36" height. A 1-5/8" OD SCH 40 pipe is installed vertically through the center, with a metal mushroom stop installed at the top. The stop is labeled "METAL MUSHROOM STOP INSTALL W/ SLOT PARALLEL W/ CLOSED GATES". The pipe is labeled "1-5/8" OD SCH 40 PIPE". The concrete is labeled "2500 PSI CONCRETE". The top of the structure is labeled "FINISH GRADE". The height from the finish grade to the top of the concrete structure is 13". The height from the finish grade to the top of the pipe is labeled "VARIES". The height from the finish grade to the top of the concrete structure is 24".

6 GATE STOP DETAIL
D1.12 SCALE: N.T.S.

D1.12

NOTES:

ZINC COATING – THE WEIGHT OF THE COATING SHALL NOT BE LESS THAN 1.2 OUNCES PER SQUARE FOOT OF ACTUAL SURFACE COVERED. ALL FERROUS METALS USED AS PART OF THE FENCE INSTALLATION SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL. ALL SCREWS, BOLTS, LOCK WASHERS, NUTS, ETC. SHALL BE HOT DIP GALVANIZED OR MADE OF STAINLESS STEEL.

FABRIC – STANDARD INDUSTRIAL GRADE #9 GAUGE WITH 2 INCH MESH ZINC COATED CHAIN LINK WITH A BREAKING STRENGTH OF NOT LESS THAN 1290 POUNDS SHALL BE USED. THE FABRIC SHALL BE ZINC COATED BY THE HOT DIP PROCESS AFTER FABRICATION.

METAL POSTS – METAL POSTS (LINE, CORNER, TERMINAL, GATE POSTS, MIDDLE RAILS, BRACES AND TOP RAIL) SHALL BE HOT DIP GALVANIZED SCHEDULE 40 TUBULAR STEEL WITH AN OUTSIDE DIAMETER AS INDICATED ON THIS DRAWING. A POST TOP FITTING OF GALVANIZED STEEL WILL BE INSTALLED TO EXCLUDE MOISTURE.

POST CAPS – ALL POST CAPS TO USE THE BARBED WIRE OUTRIGGER BRACKET AND SHALL BE ATTACHED TO THE POST WITH TAMPER RESISTANT SCREWS, BRADS, OR BOLTS.

TOP RAIL – A MINIMUM OF ONE COUPLING IN EACH STRAIGHT RUN OF TOP RAIL SHALL HAVE A HEAVY SPRING INSERTED WITHIN THE COUPLING TO TAKE UP EXPANSION AND CONTRACTION OF THE TOP RAIL. THE TOP RAIL SHALL BE FASTENED TO TERMINAL POSTS WITH PRESSED STEEL CONNECTIONS.

MIDDLE RAIL – THE MIDDLE RAIL SHALL BE OF THE SAME MATERIAL AS THE TOP RAIL AND INSTALLED WITH HOT DIP GALVANIZED FITTINGS ATTACHED TO THE POSTS.

BRACE RAIL – BRACE RAIL MATERIAL SHALL BE OF THE MATERIAL AS THE TOP RAIL AND LOCATED 2/3 OF THE DISTANCE UP FROM THE BOTTOM OF THE FABRIC. BRACE RAILS SHALL BE SECURELY FASTENED TO POSTS BY SUITABLE PRESSED STEEL CONNECTIONS.

TRUSS RODS – SHALL BE 3/8" ROUND GALVANIZED STEEL RODS WITH GALVANIZED TURNBUCKLES. THE ZINC COATING SHALL BE NOT LESS THAN 1.2 OUNCES PER SQUARE FOOT OF SURFACE.

TENSION WIRE – THE TENSION WIRE SHALL BE OF #7 GAUGE HOT DIP GALVANIZED SPRING TENSION WIRE WITH A BREAKING STRENGTH OF NOT LESS THAN 1800 POUNDS. THIS WIRE SHALL BE KEPT TAUT WITH GALVANIZED TURNBUCKLES AND ATTACHED TO POSTS WITH GALVANIZED HARDWARE OR CABLE CLAMPS.

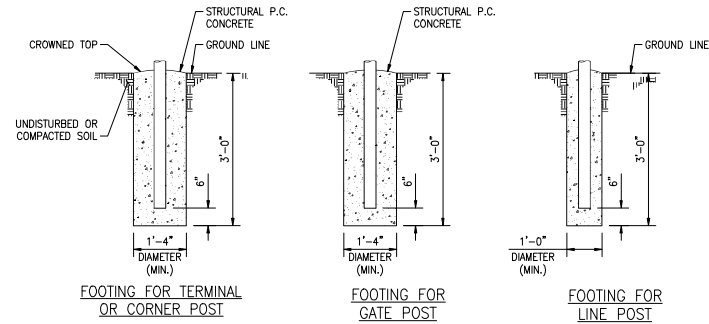
FABRIC TIES – THE FABRIC TIES SHALL BE ALUMINUM WIRE, NOT LESS THAN #9 GAGE.

STRETCHER BARS – THE STRETCHER BARS SHALL BE FLAT GALVANIZED STEEL BARS NOT LESS THAN 5/16" X 3/4" AND NOT LESS THAN 2" SHORTER THAN THE FABRIC. STRETCHER BAR BANDS SHALL BE FLAT GALVANIZED STEEL BARS NOT LESS THAN 5/16" X 1 1/2" WITH 5/16" DIAMETER GALVANIZED CARRIAGE BOLT.

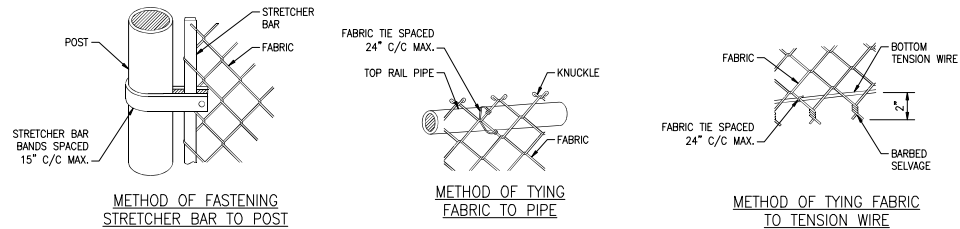
BARBED WIRE – BARBED WIRE OF GALVANIZED STEEL (OR ALUMINUM) CONSISTING OF 12 1/2 GAUGE WIRE WITH 4-POINT BARBS OF 14 GAUGE WIRE SPACED 5 INCHES APART.

GATE FRAMES SHALL BE CONSTRUCTED OF 2 1/2 INCH OUTSIDE DIAMETER HEAVY DUTY GALVANIZED STEEL PIPE. THE GATES SHALL BE ASSEMBLED USING CORNER FITTINGS OF HEAVY PRESSED STEEL OR MALLEABLE CASTINGS OR MAY BE WELDED IF THE ENTIRE GATE FRAME IS HOT DIP GALVANIZED AFTER THE WELDING. ALL GATES SHALL BE EQUIPPED WITH HEAVY DUTY GALVANIZED STEEL TYPE HINGES WITH LARGE BEARING SURFACES OF ADEQUATE STRENGTH TO SUPPORT THE GATE. THE HINGES SHALL NOT TWIST OR TURN UNDER THE ACTION OF THE GATE. GATES WILL PROVIDE A FULL RANGE OF MOTION AND BE EASILY OPENED AND CLOSED BY ONE PERSON. GATE LATCH SHALL BE CARGO PROTECTORS, INC. MODEL FL-100. LATCH SHALL BE EQUIPPED TO RECEIVE A PADLOCK.

PROVIDE R.F. WARNING SIGNAGE ON ALL GATES.

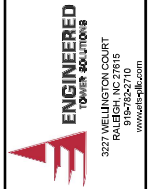


1 POST FOOTINGS
D1.13 SCALE: N.T.S.



2 FABRIC/BAR CONNECTIONS
D1.13 SCALE: N.T.S.

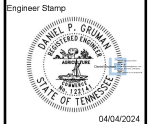
verticalbridge



NO.	CONSTRUCTION	DATE
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2	Revision	04/04/2024

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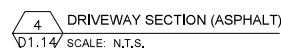
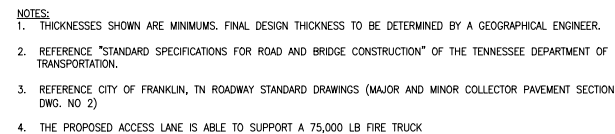
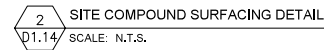
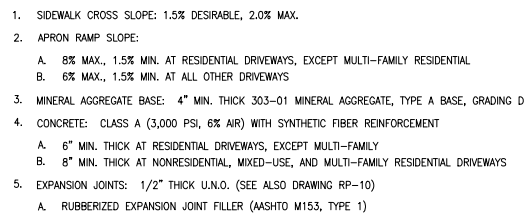
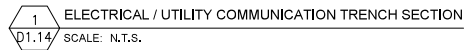


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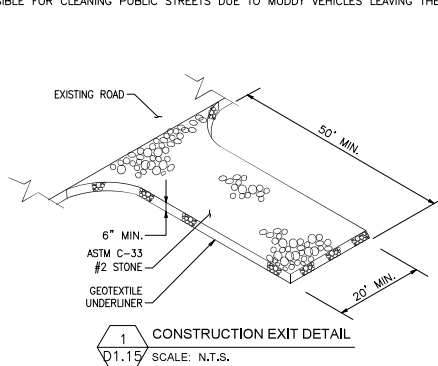
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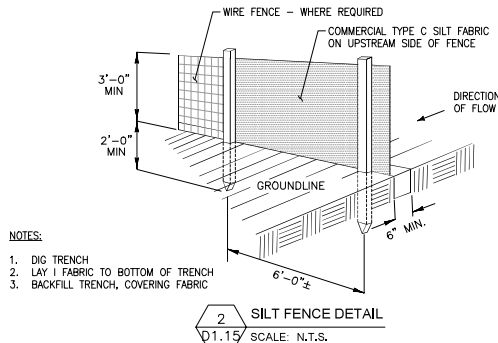
GRADING & EXCAVATING NOTES:

1. ALL EXCAVATIONS ON WHICH CONCRETE IS TO BE PLACED SHALL BE SUBSTANTIALLY HORIZONTAL ON UNDISTURBED AND UNFROZEN SOIL AND BE FREE FROM LOOSE MATERIAL AND EXCESS GROUNDWATER. DEWATERING FOR EXCESS GROUNDWATER SHALL BE PROVIDED IF REQUIRED.
2. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC MATERIAL. IF SOUND SOIL IS NOT REACHED AT THE DESIGNATED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION BE FILLED WITH CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION.
3. ANY EXCAVATION OVER THE REQUIRED DEPTH SHALL BE FILLED WITH EITHER MECHANICALLY COMPACTED GRANULAR MATERIAL OR CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPILING CONCRETE THICKNESS.
4. AFTER COMPLETION OF THE FOUNDATION AND OTHER CONSTRUCTION BELOW GRADE, AND BEFORE BACKFILLING, ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH.
5. -USE APPROVED MATERIALS CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND
-BE FREE FROM CLODS OR STONES OVER 2-1/2" MAXIMUM DIMENSIONS
-BE PLACED IN 6" LAYERS AND COMPACTED TO 95% STANDARD PROCTOR EXCEPT IN GRASSED/LANDSCAPED AREAS, WHERE 90% STANDARD PROCTOR.
6. REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE PRIOR TO PLACING FILLS. PLOW, STRIP, OR BREAK UP SLOPED SURFACES STEEPER THAN THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE. WHEN SUBGRADE OR EXISTING GROUND SURFACE TO RECEIVE FILL HAS A DENSITY LESS THAN THAT REQUIRED FOR FILL, BREAK UP GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION OR AERATE SOIL AND RECOMPACT TO REQUIRED DENSITY.
7. PROTECT EXISTING GRAVEL SURFACING AND SUBGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING OR OTHER SUITABLE MATERIALS DESIGNED TO SPREAD EQUIPMENT LOADS. REPAIR DAMAGE TO EXISTING GRAVEL SURFACING OR SUBGRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS. DAMAGED GRAVEL SURFACING SHALL BE RESTORED TO MATCH THE ADJACENT UNDAUNAGED GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS.
8. REPLACE EXISTING GRAVEL SURFACING ON AREAS FROM WHICH GRAVEL SURFACING IS REMOVED DURING CONSTRUCTION OPERATIONS. GRAVEL SURFACING SHALL BE REPLACED TO MATCH EXISTING ADJACENT GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS. SURFACES OF GRAVEL SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES. EXISTING GRAVEL SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED IF INJURIOUS AMOUNTS OF EARTH, ORGANIC MATTER, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ALL ADDITIONAL GRAVEL RESURFACING MATERIAL AS REQUIRED. BEFORE GRAVEL SURFACING IS REPLACED, SUBGRADE SHALL BE GRADED TO CONFORM TO REQUIRED SUBGRADE ELEVATIONS, AND LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED. DEPRESSIONS IN THE SUBGRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. GRAVEL SURFACING MATERIAL MAY BE USED FOR FILLING DEPRESSIONS IN THE SUBGRADE, SUBJECT TO ENGINEER'S APPROVAL.
9. DAMAGE TO EXISTING STRUCTURES AND UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED/REPLACED TO OWNER'S SATISFACTION AT CONTRACTOR'S EXPENSE.
10. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH PROPERTY OWNER SO AS TO AVOID INTERRUPTIONS TO PROPERTY OWNER'S OPERATIONS.
11. ENSURE POSITIVE DRAINAGE DURING AND AFTER COMPLETION OF CONSTRUCTION.
12. ALL CUT AND FILL SLOPES SHALL BE MAXIMUM 2 HORIZONTAL TO 1 VERTICAL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING SITE VEHICLE TRAFFIC AS TO NOT ALLOW VEHICLES LEAVING THE SITE TO TRACK MUD ONTO PUBLIC STREETS. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING PUBLIC STREETS DUE TO MUDDY VEHICLES LEAVING THE SITE.



GENERAL EROSION & SEDIMENT CONTROL NOTES:

1. THE SOIL EROSION AND SEDIMENT CONTROL MEASURES AND DETAILS AS SHOWN HEREIN AND STIPULATED WITHIN STATE STANDARDS SHALL BE FOLLOWED AND INSTALLED IN A MANNER SO AS TO MINIMIZE SEDIMENT LEAVING THE SITE.
2. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS.
3. EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
4. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
5. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN REQUIRED BY THE ENGINEER OR THE LOCAL JURISDICTION INSPECTOR. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
6. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED.
7. SILT BARRIERS TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES.
8. ALL CUT AND FILL SLOPES MUST BE SURFACED ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
9. CONTRACTOR SHALL REMOVE ALL EROSION & SEDIMENT CONTROL MEASURES AFTER COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.



SEEDING GUIDELINES:

FINAL STABILIZATION OF ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, SHALL BE LOAMED AND SEED. LOAM SHALL BE PLACED AT A MINIMUM COMPACTED DEPTH OF 4". RECOMMENDED SEEDING DATES FOR PERMANENT VEGETATION SHALL BE BETWEEN JUNE 15 THROUGH AUGUST 1 AND SEPTEMBER 15 THROUGH OCTOBER 15. TEMPORARY VEGETATIVE MEASURES SHALL CONSIST OF AN ANNUAL OR PERENNIAL RYE GRASS WITH RECOMMENDED SEEDING DATES BEING FROM JUNE 1 THROUGH AUGUST 15 AND SEPTEMBER 30 THROUGH NOVEMBER 30.

EVALUATE PROPOSED COVER MATERIAL

BEFORE SPREADING COVER MATERIAL OVER THE DESIGNATED AREA, OBTAIN A REPRESENTATIVE SOIL SAMPLE AND SUBMIT TO A REPUTABLE SOIL TESTING LABORATORY FOR CHEMICAL AND PHYSICAL ANALYSIS. THE PRELIMINARY TEST IS NECESSARY TO DETERMINE THE REQUIRED INORGANIC AND/OR ORGANIC AMENDMENTS THAT ARE NEEDED TO ASSIST IN ESTABLISHING THE SEED MIXTURE IN AN ENVIRONMENTALLY AND ECONOMICALLY SOUND MANNER. THE RESULTS WILL GIVE THE COVER MATERIAL CHARACTERISTICS SUCH AS pH AND FERTILIZATION NEEDS. THESE RESULTS SHALL BE KEPT ON-SITE BY THE CONTRACTOR AND AVAILABLE FOR REVIEW BY THE COUNTY.

SEED BED PREPARATION

PROPOSED COVER MATERIAL SHOULD BE SPREAD EVENLY OVER THE SITE AREA IN A MINIMUM 4" LIFT VIA BULLDOZER/BUCKET LOADER. USING THE INFORMATION FROM THE SOIL ANALYSIS, CAREFULLY CALCULATE THE QUANTITIES OF LIMESTONE AND PRE-PLANT FERTILIZER NEEDED PRIOR TO APPLYING. PRE-PLANT AMENDMENTS CAN BE APPLIED WITH A BROADCAST AND/OR DROP SEEDER AND INCORPORATED WITH AN OFFSET DISK, YORK RAKE, AND/OR HAND RAKE. AFTER INCORPORATION THE PRE-PLANT SOIL AMENDMENTS, THE SEED BED SHOULD BE SMOOTH AND FIRM PRIOR TO SEEDING. THE FOLLOWING SEED MIXTURES SHALL BE USED AS NOTED:

SEED MIXTURE

SPECIES/VARIETY	LBS/ACRE
CREeping RED FESCUE	20
KENTUCKY BLUEGRASS	20
PERENNIAL RYEGRASS	5

SEED TIME AND METHOD

THE PREFERRED TIME FOR SEEDING THE COOL SEASON MIXTURE IS LATE SUMMER. SOIL AND AIR TEMPERATURES ARE IDEAL FOR SEED GERMINATION AND SEEDING GROWTH. WEED COMPETITION IS REDUCED BECAUSE SEEDS OF MANY WEED SPECIES GERMINATE EARLIER IN THE GROWING SEASON. ADDITIONALLY, HERBICIDE USE IS GREATLY REDUCED. HOWEVER, SEEDING MAY BE DONE AT ANY OF THE ABOVE NOTED TIMES.

MULCHING

NEWLY SEEDS AREAS SHOULD BE MULCHED TO INSURE ADEQUATE MOISTURE FOR SUCCESSFUL TURF ESTABLISHMENT AND TO PROTECT AGAINST SURFACE MOVEMENT OF SEDIMENT-BOUND AGROCHEMICALS AND SOIL EROSION. IF MULCHING PROCEDURES ARE NOT SPECIFIED ON PLANS, APPLY GOOD QUALITY STRAW OR HAY AT A RATE OF 2 BALES/1000 SQ. FT. OTHER COMMERCIALY AVAILABLE MULCHES CAN BE USED.

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS: STEEL EITHER T OR U TYPE.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE: WOVEN WIRE, 14 GA. 6" MAX. MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH: FILTER X, MIRAFI 100X' STABILUNKA T140N OR APPROVED EQUAL.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE. PREFABRICATED UNIT: GEOFAB, ENVIROFENCE OR APPROVED EQUAL.
5. ALL SILT FENCE MATERIALS MUST BE LISTED ON THE CURRENT STATES, D.O.T. QUALIFIED PRODUCTS LIST.

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No. Essential Revision App'd Date
Drawn: WA Date: 04/04/2024
Designed: Date
Checked: Date

Project Number 23120677

Project Title
COF 8432
US-TN-5428
FRANKLIN SOUTH BUSINESS
PARK SUBDIVISION SITE
PLAN, LOT 106, REVISION 1
404A FRANKLIN SOUTH COURT
FRANKLIN, TN 37064
T-MOBILE SITE ID: 9N4V4707C

Engineer Stamp
DANIEL P. GRUBB
REGISTERED ENGINEER
STATE OF TENNESSEE
04/04/2024

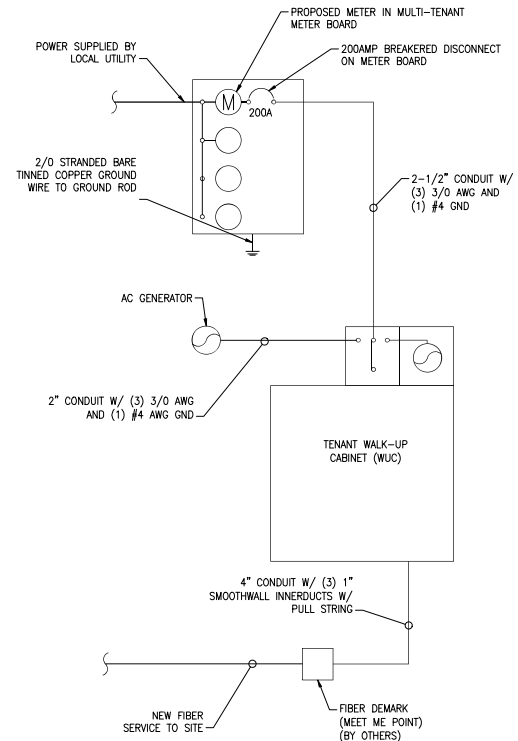
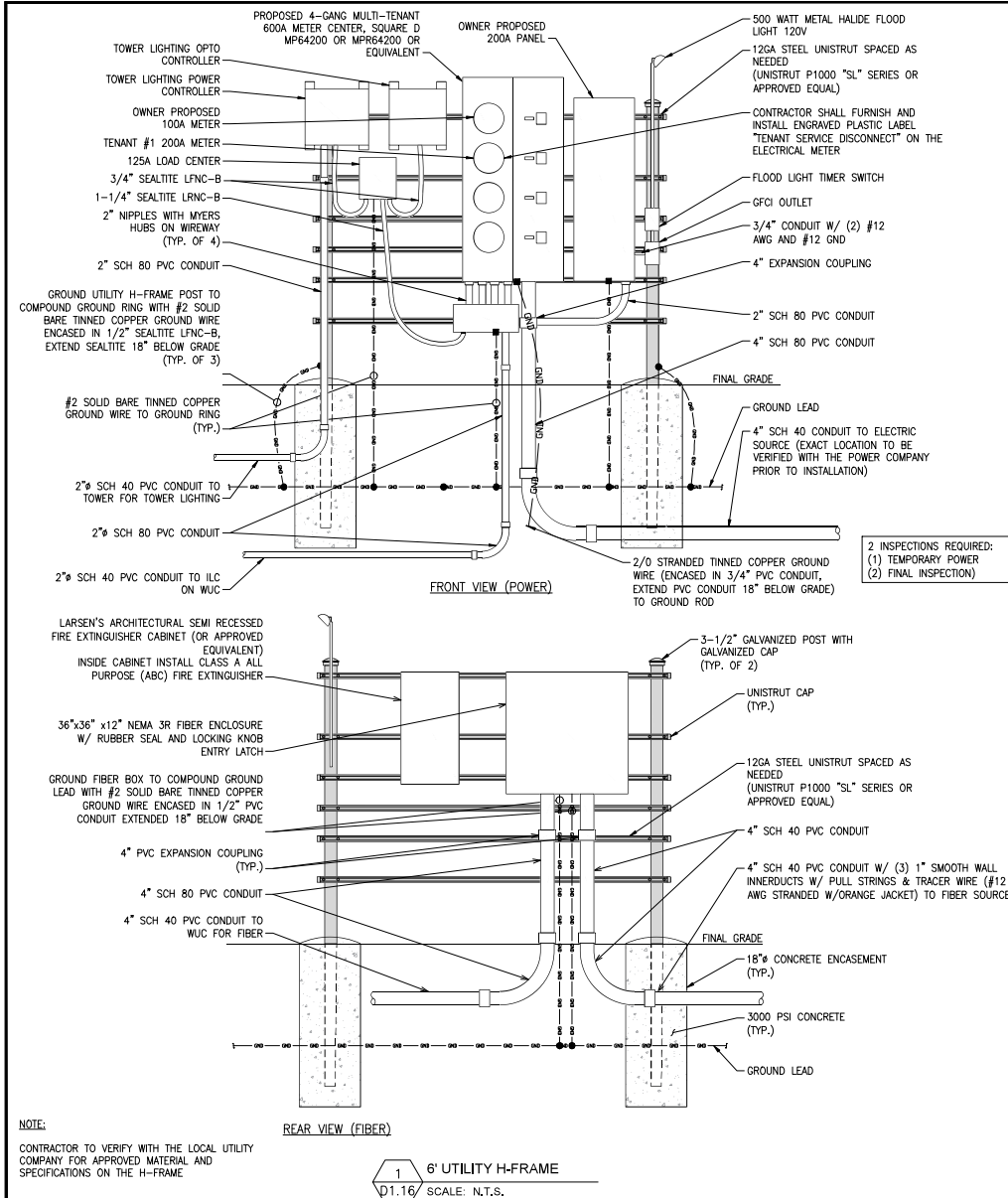
Drawing Title
EQUIPMENT
SPECIFICATIONS

Drawing Scale:
AS NOTED
Date:
04/04/2024
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Drawing Number

D1.15



2 ELECTRICAL AND FIBER ONE LINE DIAGRAM
D1.16 SCALE: N.T.S.

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Rev	Description	By	Date
0	CONSTRUCTION	VA	04/04/2024
1	Submittal Revision	APRD	Date

Drawn: VA Date: 04/04/2024
Designed: Date:
Checked: Date:

Project Number: 23120677

Project Title: **COP 8432 US-TN-5428**
FRANKLIN SOUTH BUSINESS PARK SUBDIVISION SITE PLAN, LOT 106, REVISION 1
4404A FRANKLIN SOUTH COURT
FRANKLIN, TN 37064
T-MOBILE SITE ID: 9N4V4707C

Engineer Stamp: **DANIEL P. GRUEN**
REGISTERED ENGINEER
STATE OF TENNESSEE
04/04/2024

Drawing Title: **UTILITY DETAILS**

Drawing Scale: **AS NOTED**

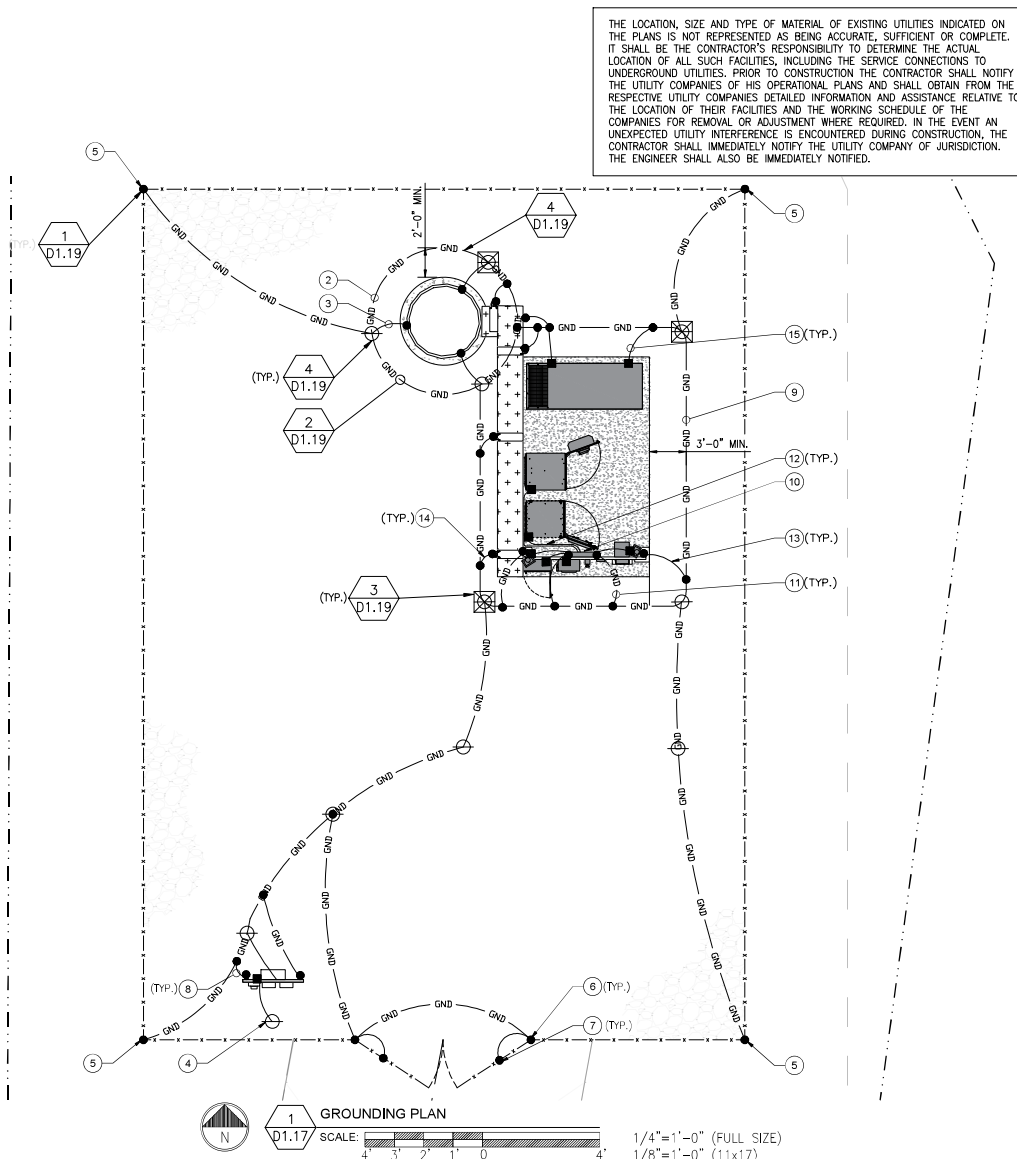
Date: **04/04/2024**

Drawing Number: **D1.16**

- KEY**
- DESCRIPTION**
- ① SYSTEM GROUND RESISTANCE SHALL NOT EXCEED 10 OHMS. A THREE POINT SYSTEM RESISTANCE TEST SHALL BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH VERTICAL BRIDGE SPECIFICATIONS.
 - A. PERFORM THREE TESTS AT EACH SITE.
 - B. CONTRACTOR SHALL PROVIDE A WRITTEN REPORT CONSISTING OF THE FOLLOWING: SITE NAME, ADDRESS AND IDENTIFICATION NUMBER, DESCRIPTION OF SITE SOIL AND MOISTURE CONDITION, DESCRIPTION OF WEATHER, MODEL NUMBER OF TESTING EQUIPMENT, DATE OF LAST CALIBRATION, SITE SKETCH SHOWING LOCATION OF TEST PROBES AND ALL FIELD DATA COLLECTED (READINGS, RANGE, TEST, MILLIAMPS, ETC.)
 - C. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF THERE ARE ANY DIFFICULTIES PERFORMING SYSTEM RESISTANCE TESTS OR IF MEASUREMENTS ARE ABOVE 10 OHMS. THE CONSTRUCTION MANAGER SHALL PROVIDE INSTRUCTION TO THE CONTRACTOR TO INSTALL ADDITIONAL GROUNDING MEASURES TO MEET THE 10 OHM REQUIREMENT.
 - ② PROPOSED TOWER GROUND RING BURIED TO A DEPTH OF 30" OR 6" BELOW THE FROST LINE, WHICHEVER IS GREATER.
 - ③ BOND PROPOSED TOWER TO TOWER GROUND RING (3 PLACES TOTAL).
 - ④ SERVICE ENTRANCE GROUND ROD.
 - ⑤ BOND GROUND RING(S) TO SITE CORNER POST (TYP. x 4).
 - ⑥ BOND GATE POST TO PROPOSED GROUND RING (TYP. x 2).
 - ⑦ BOND FLEXIBLE JUMPER TO GATE (TYP. x 2).
 - ⑧ BOND PROPOSED H-FRAME TO GROUND RING (TYP. x 2).
 - ⑨ PROPOSED EQUIPMENT GROUND RING BURIED TO A DEPTH OF 30" OR 6" BELOW THE FROST LINE, WHICHEVER IS GREATER.
 - ⑩ EQUIPMENT PAD GROUND BAR
 - ⑪ GROUND EQUIPMENT PAD GROUND BAR TO EQUIPMENT GROUND RING (2 PLACES TOTAL).
 - ⑫ BOND EQUIPMENT TO CONCRETE PAD GROUND BAR. (5 PLACES TOTAL).
 - ⑬ BOND H-FRAME POST TO EQUIPMENT GROUND RING (2 PLACES TOTAL).
 - ⑭ BOND ICE BRIDGE POST TO EQUIPMENT GROUND RING (5 PLACES TOTAL).
 - ⑮ BOND GENERATOR TO EQUIPMENT BOND RING (2 PLACES TOTAL).

EXTERIOR GROUNDING NOTES:

1. GROUNDING SHALL CONFORM WITH VERTICAL BRIDGE STANDARDS AND PER FEDERAL, STATE AND LOCAL CODES. IN THE EVENT OF A CONFLICT, MEET THE MOST STRINGENT REQUIREMENT.
2. GROUND RODS PAST METER SHALL BE COPPER CLAD STEEL 5/8" INCH DIAMETER X 10 FEET IN LENGTH (MIN.).
3. ALL GROUND CONDUCTORS PAST METER SHALL BE #2 AWG SOLID BARE TINNED COPPER. MINIMUM BEND RADIUS FOR CONDUCTOR SHALL BE 8" INCHES.
4. GROUND RODS SHALL BE SPACED NOT MORE THAN 16'-0" AND NOT LESS THAN 6'-0" APART EXCEPT FOR THE TOWER GROUND RING WHICH SHALL COMPLY WITH TIA/EIA 222 (REV G).
5. CONTRACTOR SHALL ADD ADDITIONAL RODS AND CONDUCTORS OR APPROVED GROUND ENHANCING MATERIAL TO ACHIEVE LESS THAN 10 OHMS RESISTANCE TO GROUND.
6. MAINTAIN 2'-0" (TOWER) AND 3'-0" (SHELTER) BETWEEN GROUND RINGS AND FOUNDATIONS.
7. ALL GROUNDING INSTALLATIONS SHALL BE INSPECTED AND APPROVED BY ANY JURISDICTION HAVING INSPECTION & APPROVAL AUTHORITY (IF REQUIRED) AND VERTICAL BRIDGE BEFORE PLACING ANY BACKFILL.
8. ALL GROUNDING SPLICES AND CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS (CADWELD OR EQUIVALENT). COAT ALL WELDS WITH A ZINC RICH PAINT.



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No.	Revised	By	Date
1	CONSTRUCTION	VA	04/04/2024
2	Submittal	Revision	Apr 04

Drawn: VA Date: 04/04/2024
Designed: Date:
Checked: Date:

Project Number: 23120677

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PARK SUBDIVISION SITE
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FRANKLIN, TN 37064
T-MOBILE SITE ID: 9N4707C

Engineer Stamp

04/04/2024

Drawing Title:
GROUNDING PLAN

Drawing Scale:
AS NOTED
CD
Date: 04/04/2024

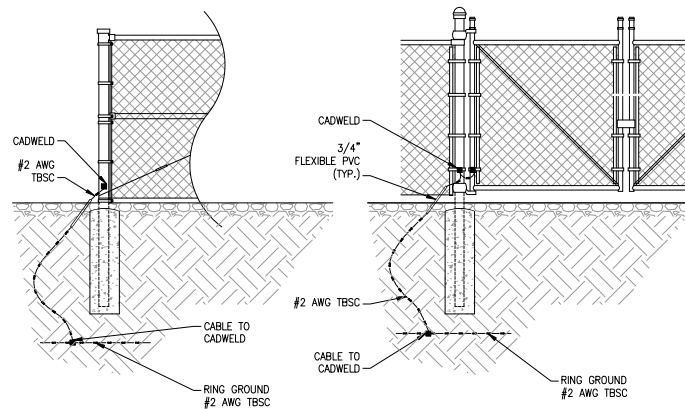
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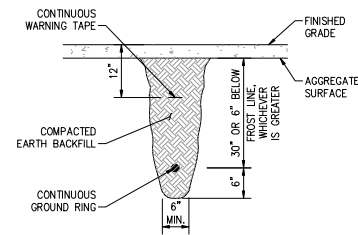
1. ALL GROUND CABLE IN CONCRETE OR THROUGH WALL SHALL BE IN 3/4" PVC CONDUIT. NO METALLIC CONDUIT SHALL BE USED FOR GROUNDING CONDUCTOR SLEEVES.
2. GROUND ALL EXPOSED METALLIC OBJECTS USING A TWO-HOLE NEMA DRILLED CONNECTOR SUCH AS THOMAS & BETTS #37207 OR APPROVED EQUAL.
3. THE CONTRACTOR SHALL NOTIFY THE VERTICAL BRIDGE REPRESENTATIVE WHEN THE GROUND RING IS INSTALLED SO THAT THE REPRESENTATIVE CAN INSPECT GROUND RING BEFORE IT IS CONCEALED.
4. ALL EXTERIOR GROUND CONDUCTORS INCLUDING GROUND RING SHALL BE #2 AWG SOLID BARE TINNED COPPER. MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. AVOID SHARP BENDS. THE RADIUS OF ANY BEND SHALL NOT BE LESSER THAN 6" AND THE INCLUSIVE ANGLE OF ANY BEND SHALL NOT EXCEED 90°. GROUNDING CONDUCTORS SHALL BE ROUTED DOWNWARD TOWARD THE BURIED GROUND RING.
5. ALL BELOW GROUND EXTERNAL CONNECTIONS SHALL BE EXOTHERMICALLY WELDED. ALL EXOTHERMIC WELDS TO BURIED GROUND RING SHALL BE THE PARALLEL. EXCEPT FOR THE GROUND RINGS WHICH ARE TIE-TYPE EXOTHERMIC WELDS. REPAIR ALL GALVANIZED SURFACES THAT HAVE BEEN DAMAGED BY EXOTHERMIC WELDING. USE SPRAY GALVANIZED SUCH AS HOUER LECTROSOAL #15-501.
6. WHERE MECHANICAL CONNECTORS (TWO-HOLE OR CLAMP) ARE USED, APPLY A LUBRICANT PROTECTIVE COATING OF A CONDUCTIVE ANTI-OXIDE COMPOUND ON ALL CONNECTORS. PROTECT ALL STEEL WELDS ON STEEL WELDS ON STEEL WELDS ON STEEL WELDS. STEEL HARDWARE THROUGHOUT. THOROUGHLY REMOVE ALL PAINT AND CLEAN ALL DIRT FROM SURFACES REQUIRING GROUND CONNECTIONS, REPAINT TO MATCH EXISTING AFTER CONNECTION IS MADE TO MAINTAIN CORROSION RESISTANCE. ALL GROUND CONNECTIONS SHALL BE APPROVED FOR THE TYPES OF METALS BEING ATTACHED TO.
7. THE CONTRACTOR SHALL COORDINATE AS REQUIRED TO HAVE UTILITY COMPANY REPRESENTATIVE AT THE SITE TO DISCONNECT THE UTILITY NEUTRAL FROM GROUNDING SYSTEM DURING FINAL INSPECTION SO THAT REQUIRED TESTING ON THE GROUND SYSTEM CAN BE PERFORMED. THE CONTRACTOR SHALL PROVIDE NOTICE TO THE VERTICAL BRIDGE REPRESENTATIVE (TWO DAYS PRIOR TO FINAL TESTING. IF THE CONTRACTOR FAILS TO MAKE UTILITY COMPANY REPRESENTATIVE AVAILABLE DURING THE FINAL TESTING, THE CONTRACTOR SHALL PAY THE COST FOR AN INDEPENDENT GROUNDING CONSULTANT TO PERFORM THE GROUND RESISTANCE TEST. GROUNDING CONSULTANT SHALL BE SELECTED BY THE VERTICAL BRIDGE REPRESENTATIVE. IF THE UTILITY COMPANY REPRESENTATIVE FAILS TO APPEAR DUE TO NO FAULT OF THE CONTRACTOR, NO PENALTY APPLY.

8. ALL MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
9. THE GROUND CONDUCTORS SHALL BE RUN STRAIGHT FOR MINIMUM INDUCTANCE AND VOLTAGE DROP. SINCE CABLE BENDS INCREASE INDUCTANCE, THE MINIMUM REQUIRED BENDING RADIUS IS 8 INCHES WHEN BENDS ARE UNAVOIDABLE. ALL METAL WORK WITHIN 10 FEET OF THE GROUND RING SHALL BE DIRECTLY BONDED TO THIS GROUND SYSTEM, WITHOUT USING SERIES OR Daisy CHAIN CONNECTION ARRANGEMENTS.
10. PAINT, ENAMEL, LACQUER AND OTHER ELECTRICALLY NON-CONDUCTIVE COATINGS SHALL BE REMOVED FROM THREADS AND SURFACE AREAS WHERE CONNECTIONS ARE MADE TO ENSURE GOOD ELECTRICAL CONTINUITY.
11. CONNECTIONS BETWEEN DISSIMILAR METALS SHALL NOT BE MADE UNLESS THE CONDUCTORS ARE SEPARATED BY AN INSULATING MATERIAL THAT IS A PART OF THE ATTACHMENT DEVICE LISTED AND APPROVED FOR USE WITH THE SPECIFIC DISSIMILAR METALS MAY BE USED FOR THE PURPOSE.
12. ALL BELOW GRADE GROUND SYSTEM CONDUCTORS SHALL BE A MINIMUM DEPTH OF 30" (OR 6" BELOW THE FROST LINE, WHICHEVER IS GREATER).
13. CONTRACTOR TO COORDINATE WITH TOWER CONTRACTOR TO PROVIDE, RUN AND TERMINATE POWER & CONTROL WIRING WITHIN CONDUITS FROM LIGHTING CONTROLLER TO ELECTRICAL AND CONTROL PANELS.
14. INTERMEDIATE COAX GROUNDING TO BE INSTALLED ON VERTICAL RINGS, THAT EXCEED 200 FEET IN LENGTH. CONTRACTOR SHALL COORDINATE WITH VERTICAL CONSTRUCTION MANAGER ON LOCATION OF INTERMEDIATE GROUNDING LOCATION.

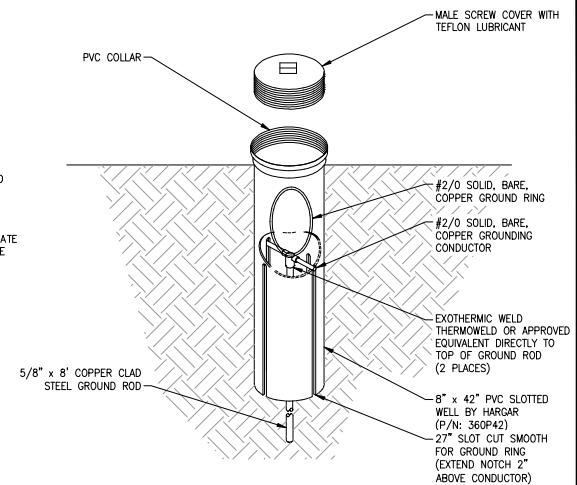




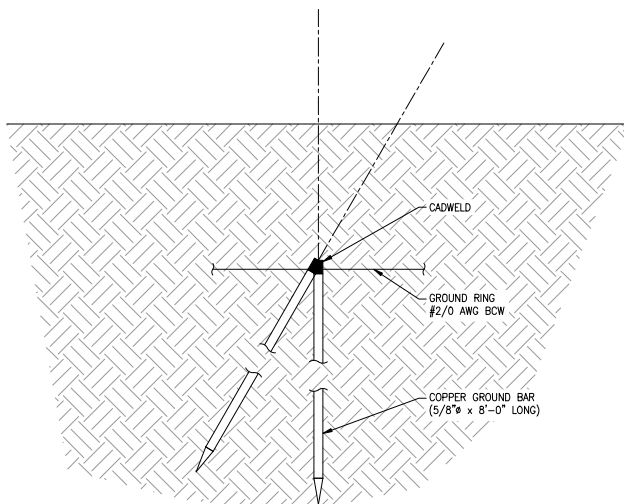
1 POST AND GATE GROUNDING DETAIL
D1.19 SCALE: N.T.S.



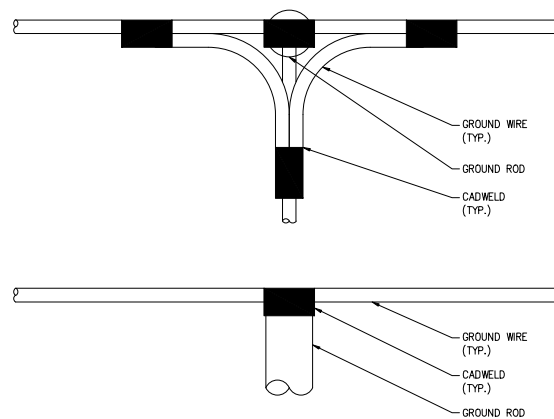
2 TRENCH DETAIL FOR GROUND RING
D1.19 SCALE: N.T.S.



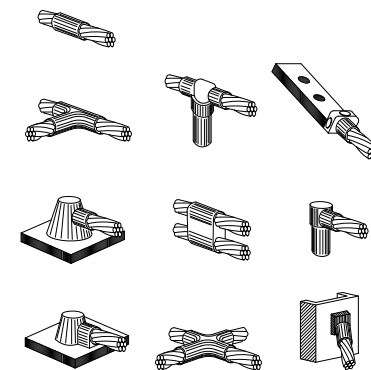
3 GROUND TEST WELL DETAIL
D1.19 SCALE: N.T.S.



4 GROUND ROD DETAIL
D1.19 SCALE: N.T.S.



5 GROUND CONDUCTOR CONNECTION
D1.19 SCALE: N.T.S.



6 EXOTHERMIC WELD DETAILS
D1.19 SCALE: N.T.S.

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Drawing Title
GROUNDING
DETAILS

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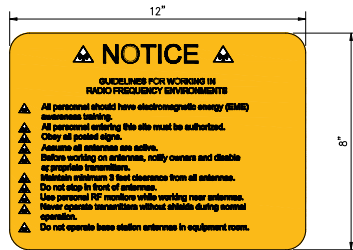
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D1.19



WHITE BACKGROUND W/ BLACK LETTERING
QUANTITY: (4 TYPICAL)
(SEE DETAIL 8)

1 NO TRESSPASSING - 10" x 14"
D1.20 SCALE: N.T.S.



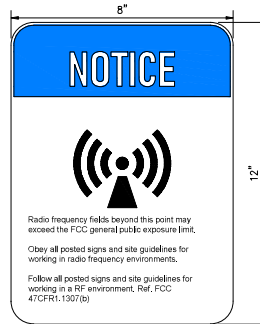
YELLOW BACKGROUND W/ BLACK LETTERING
QUANTITY: (1)
(TO BE MOUNTED AT EYE LEVEL IN EQUIPMENT BUILDING USING
ADHESIVE BACKING OR DOUBLE SIDED TAPE)
(SEE DETAIL 8)

4 RF GUIDELINES - 8" x 12"
D1.20 SCALE: N.T.S.



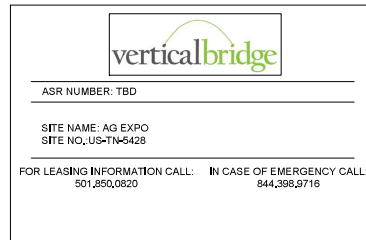
WHITE BACKGROUND W/ BLACK LETTERING
QUANTITY: (1 TYPICAL)
(TO BE MOUNTED NEXT TO ALL GATES PROVIDING ACCESS
TO THE SITE)
(SEE DETAIL 8)
(SEE BUILDING IDENTIFICATION NOTES)

7 BUILDING NUMBER
D1.19 SCALE: N.T.S.



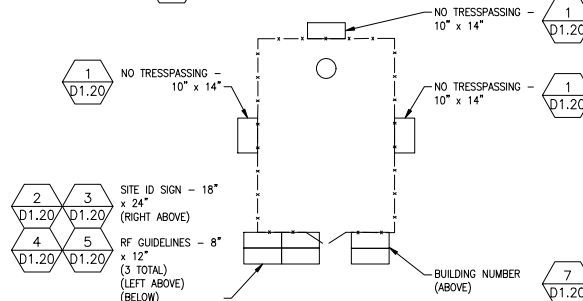
WHITE / BLUE BACKGROUND W/ BLACK LETTERING
QUANTITY: (1)
(TO BE MOUNTED NEXT TO ALL GATES PROVIDING
ACCESS TO THE SITE)
(SEE DETAIL 8)

2 RF GUIDELINES = 8" x 12"
D1.20 SCALE: N.T.S.

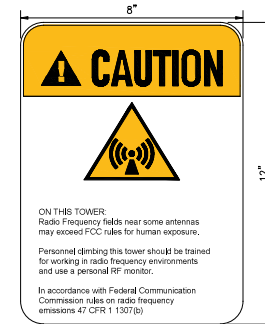


WHITE BACKGROUND W/ BLACK LETTERING
QUANTITY: (1)
(TO BE MOUNTED NEXT TO ALL GATES PROVIDING ACCESS TO THE SITE)
(USE MAILBOX-STYLE NUMBERS AND LETTERS TO ADD SITE INFORMATION)
(SEE DETAIL 8)

5 SITE ID SIGN - 18" x 24"
D1.20 SCALE: N.T.S.

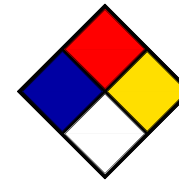


8 SIGN LAYOUT
D1.19 SCALE: N.T.S.



WHITE / YELLOW BACKGROUND W/ BLACK LETTERING
QUANTITY: (1)
(TO BE MOUNTED AT EYE LEVEL ON TOWER NEAR SAFETY CLIMB)
(SEE DETAIL 8)

3 RF GUIDELINES = 8" x 12"
D1.20 SCALE: N.T.S.



(TO BE MOUNTED ON ENTRY GATE IDENTIFYING FLAMMABLE/COMBUSTIBLE GAS FOR GENERATOR)
INSTALLED BY CARRIER AT TIME OF GENERATOR INSTALLATION

6 NFPA 704 PLACARD
D1.20 SCALE: N.T.S.

BUILDING IDENTIFICATION NOTES:

- ADDRESSES SHALL BE IN ACCORDANCE WITH THE FRANKLIN ADDRESSING MANUAL.
- ADDRESSES SHALL BE APPROVED BY THE PLANNING AND SUSTAINABILITY DEPARTMENT AND THE FMPC.
- BUILDING ADDRESS NUMBERS SHALL BE CLEARLY VISIBLE FROM THE STREET. THEY SHALL BE INSTALLED HIGH ENOUGH TO BE VISIBLE FROM THE STREET.
- BUILDING ADDRESS NUMBERS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
- BUILDING ADDRESS NUMBERS SHALL BE INSTALLED ON THE ENTRY GATE.
- WHERE THE MAIN ENTRANCE DOES NOT FACE THE STREET, ADDITIONAL BUILDING ADDRESS NUMBERS ARE REQUIRED ON THE SIDE OF THE BUILDING FACING THE STREET.
- BUILDING ADDRESSES MAY BE INSTALLED ON MONUMENT SIGNS, BUT ADDRESSES MUST ALSO BE INSTALLED ON THE BUILDING.
- THE BUILDING ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
- THE BUILDING ADDRESS NUMBERS SHALL BE IN ARABIC NUMERALS.
- BUILDING ADDRESS NUMBERS SHALL BE SIZED AS FOLLOWS.
 - THE HEIGHT OF THE NUMBERS SHALL BE 2-INCHES TALLER THAN 1/10 THE SETBACK DISTANCE FROM THE CENTERLINE OF THE STREET MEASURED IN FEET BUT EXPRESSED IN INCHES.
 - THE WIDTH OF THE NUMBER, EXCEPT FOR THE NUMBER 1, SHALL BE 1/2 ITS HEIGHT.
 - THE BRUSH STROKE SHALL BE 1/10 THE HEIGHT.
 - MINIMUM HEIGHT IS 4-INCHES.

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0 CONSTRUCTION VA 04/04/2024

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Drawing Title

SITE SIGNAGE

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Date: 04/04/2024

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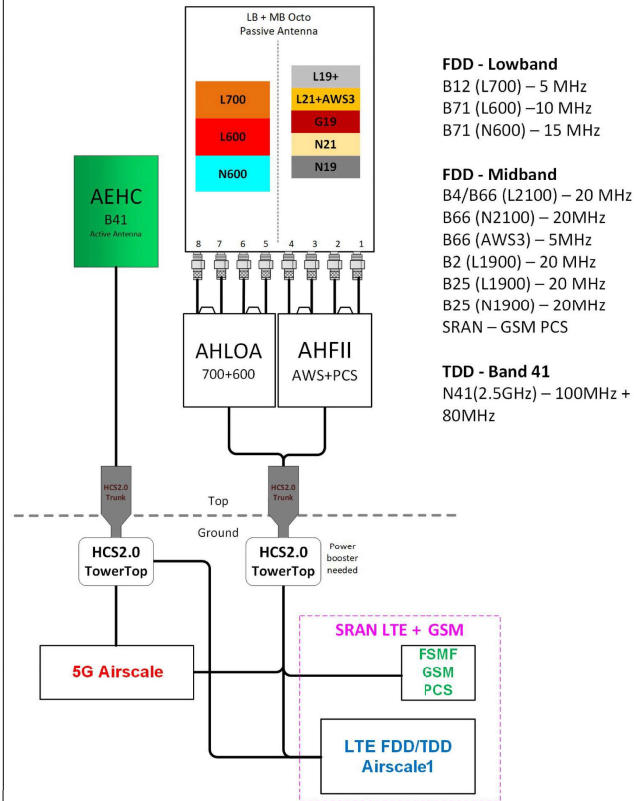
D1.20

Section 3 - Proposed Template Images

56790EAH_SR_T.jpg

Configuration 56790EAH_SR_T

* For 5G and LTE Airscale BB dimensioning refer to Fiber Port matrices.
(Alpha, Beta & Gamma)



<https://rfeapp-rfd-ui-prd01.geo.mesh-1-mobile.com/datasheet/printout/bbfccdc-00ct-4d79-9181-c279fb1dc0cb/efa81d11-fb1d-41cc-b8b8-c9aeb38dc...> 2/7

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RF SHEET

Drawing Scale

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RF1

GENERAL PROJECT NOTES

1. THE ENGINEER SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT ON A ONE TIME BASIS.
2. THE CONTRACTOR SHALL TOPSOIL AND SEED ALL DISTURBED AREAS.
3. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE-GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN OR MAY NOT BE SHOWN; AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL 811.
4. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ENGINEER.
5. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
6. THE CONTRACTOR SHALL RESTORE ALL PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD OF CONDITION AS BEFORE DISTURBED AS DETERMINED BY THE ENGINEER.
7. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC.
9. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF THE STATE LICENSED LAND SURVEYOR.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
11. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE JURISDICTIONS STATE CODE AND OSHA REGULATIONS FOR CONSTRUCTION.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
13. ALL UTILITY WORK INVOLVING CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE ENGINEER AND THE UTILITY OWNER. NOTIFY THE ENGINEER AND THE UTILITY OWNER 24 HOURS BEFORE EACH AND EVERY CONNECTION TO EXISTING SYSTEMS IS MADE.
14. MAINTAIN FLOW FOR ALL EXISTING UTILITIES.
15. ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
16. CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE COMPOUND AND THE TOWER.
17. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS-BUILT PLANS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES, AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADMISSIONS TO THE SATISFACTION OF THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED. AS-BUILTS SHALL INCLUDE ALL POWER, TELEPHONE, GROUNDING, ETC.
18. TOWER FOOTING DIMENSIONS SHALL BE VERIFIED WITH THE TOWER MANUFACTURER AND THE TOWER PLANS.

GENERAL CONSTRUCTION NOTES

1. GENERAL
- A. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
- B. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE UNDERGROUND UTILITIES.
- C. INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH ACTION SHALL REQUIRE APPROVAL.
- D. EACH CONTRACTOR SHALL COOPERATE WITH THE OWNER'S REPRESENTATIVE, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
- E. PAINT ALL ANTENNAS, MOUNTING HARDWARE, CABLES, CABLE TRAYS, ETC. TO MATCH EXISTING STRUCTURE PER OWNER REQUIREMENTS. OWNER SHALL APPROVE COLOR.
- F. ALL DAMAGED, MARRED, SCRAPPED, ABRADED, ETC. AREAS OF EXISTING PAINT SHALL BE REPAIRED PER OWNERS REQUIREMENTS. OWNER SHALL APPROVE COLOR.

GENERAL CONSTRUCTION NOTES CONT.

2. EXCAVATIONS/FOUNDATION
- A. FOUNDATION EXCAVATION SHALL BE HAND-TRIMMED TO REMOVE LOOSE MATERIALS.
- B. EXTERIOR FOUNDATION BACKFILL SHALL BE SELECTED GRANULAR FILL.
- C. ALL STRUCTURAL BACKFILL AND SUBBASE UNDER SLABS-ON-GRADE AND FOOTINGS SHALL BE "SW" OR BETTER PER ASTM D-2487 COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY PER ASTM D 698.
- D. DO NOT PLACE FOOTINGS IN WATER OR ON FROZEN GROUND.
- E. SOIL BEARING SURFACES, PREVIOUSLY ACCEPTED BY GEOTECHNICAL ENGINEER, WHICH ARE ALLOWED TO BECOME SATURATED, FROZEN OR DISTURBED SHALL BE REWORKED TO SATISFACTION OF GEOTECHNICAL ENGINEER.
- F. DO NOT ALLOW GROUND BENEATH FOOTINGS TO FREEZE.
- G. FOOTING EXCAVATIONS SHALL BE CUT NEAT.
3. CONCRETE
- A. DESIGN AND CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING APPLICABLE CODES: ACI 301 "SPECIFICATIONS FOR STRUCTURE CONCRETE FOR BUILDINGS"; ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- B. MIX DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLACING CONCRETE.
- C. CONCRETE SHALL BE NORMAL WEIGHT, 6% AIR ENTRAINED ($\pm 1.5\%$) WITH A MAXIMUM 4" SLUMP, AND HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI UNLESS OTHERWISE NOTED.
- D. MAXIMUM AGGREGATE SIZE SHALL BE 1".
- E. THE FOLLOWING MATERIALS SHALL BE USED:

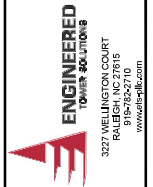
PORTLAND CEMENT:	ASTM C 150, TYPE I
REINFORCEMENT:	ASTM A 615, GRADE 60
NORMAL WEIGHT AGGREGATE:	ASTM C 33
WATER:	DRINKABLE
AD MIXTURES:	NON-CHLORIDE CONTAINING
- F. REINFORCING SHALL CONFORM TO ASTM A-615 WITH SUPPLEMENT. MINIMUM YIELD STRENGTH $F_y = 60$ KSI. REINFORCING DETAILS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315.
- G. CONCRETE COVER AROUND REINFORCING BARS (U.N.O.) SHALL BE:

1. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED EARTH.....	3"
2. CONCRETE EXPOSED TO EARTH, WEATHER.....	2"
3. SLABS.....	3/4"
4. ALL OTHER CONCRETE.....	1 1/2"
- H. UNLESS INDICATED OTHERWISE ON THE DRAWINGS, REINFORCEMENT SPLICES SHALL MEET CLASS B, TENSION LAP REQUIREMENTS IN ACCORDANCE WITH ALL PROVISIONS OF ACI 318 LATEST EDITION, UNLESS NOTED OTHERWISE.
- I. CURING COMPOUNDS SHALL CONFORM TO ASTM C-309.
- J. ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN ACI-301.
- K. DO NOT WELD OR TACKWELD REINFORCING STEEL.
- L. ALL DOWELS, ANCHOR BOLTS, EMBEDDED STEEL, ELECTRICAL CONDUITS, PIPE SLEEVES, PIPING, WATERSTOPS, INSERTS, GROUNDS AND ALL OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.
- M. LOCATE ADDITIONAL CONSTRUCTION JOINTS REQUIRED TO FACILITATE CONSTRUCTION AS ACCEPTABLE TO ENGINEER. PLACE REINFORCEMENT CONTINUOUSLY THROUGH JOINT.
- N. REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.
- O. PLACE CONCRETE IN A UNIFORM MANNER TO PREVENT THE FORMATION OF COLD JOINTS AND OTHER PLANES OF WEAKNESS. VIBRATE THE CONCRETE TO FULLY EMBED REINFORCING. DO NOT USE VIBRATORS TO TRANSPORT CONCRETE THROUGH CHUTES OR FORMWORK.
- P. DO NOT PLACE CONCRETE IN WATER, ICE, OR ON FROZEN GROUND.
- Q. DO NOT ALLOW CONCRETE SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD, OR FOR A MINIMUM OF 14 DAYS AFTER PLACEMENT.
- R. FOR COLD-WEATHER AND HOT-WEATHER CONCRETE PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS. IN EITHER CASE, MATERIALS CONTAINING CHLORIDE, CALCIUM, SALTS, ETC. SHALL NOT BE USED. PROTECT FRESH CONCRETE FROM WEATHER FOR 7 DAYS MINIMUM.
- S. PROVIDE A STEEL TROWEL FINISH TO THE SLAB.

GENERAL CONSTRUCTION NOTES CONT.

4. ANTENNA SUPPORT BRACKET NOTES (IF APPLICABLE)
- A. DESIGN RESPONSIBILITY OF ANTENNA MOUNTING BRACKETS AND POLES AND ALL COMPONENTS THERE OF AND ATTACHMENT THERE TO SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER. MFR SHALL PROVIDE TO THE ENGINEER FOR APPROVAL, DRAWINGS DETAILING ALL COMPONENTS OF THE ASSEMBLY, INCLUDING CONNECTIONS, DESIGN LOADS, AND ALL OTHER PERTINENT DATA.
- B. BRACKETS SHALL BE DESIGNED TO SUPPORT CURRENT AND FUTURE PANEL ANTENNAS AND COAXIAL CABLES AS SHOWN.
5. STRUCTURAL STEEL NOTES
- A. STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
- B. STEEL ANGLES, BASE PLATES, BEARING PLATES AND MISC. FABRICATION SHALL BE MADE FROM STEEL MEETING THE REQUIREMENTS OF ASTM-A36 WITH A MINIMUM YIELD STRESS OF 36 KSI. ALL STEEL TUBES AND PIPES SHALL BE A500 STEEL MINIMUM.
- C. ALL DINGS, SCRAPES, MARS, AND WELDS IN THE FINISHED AREAS SHALL BE REPAIRED BY FIELD TOUCH-UP PRIOR TO COMPLETION OF THE WORK.
- D. ALL EXTERIOR STRUCTURAL STEEL SHALL BE, WHEN DELIVERED, HOT-DIP GALVANIZED ACCORDING TO ASTM A123. TOUCH-UP FIELD WELDS AND ABRADED AREAS W/2 COATS OF GALVANIZED PAINT, ZRC COLD GALVANIZING COMPOUND OR APPROVED EQUAL.
- E. DO NOT PLACE HOLES THROUGH STRUCTURAL STEEL MEMBERS EXCEPT AS SHOWN AND DETAILED ON STRUCTURAL DRAWINGS.
- F. CONNECTIONS:
1. BOLTED CONNECTIONS SHALL USE BEARING TYPE GALVANIZED ASTM A325 BOLTS AND SHALL HAVE A MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
2. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. GALVANIZED ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
- G. SAFETY NOTES:
1. THE CONTRACTOR WILL ADHERE TO ALL SAFETY REGULATIONS, LOCAL, STATE AND FEDERAL.
2. THE CONTRACTOR WILL CONDUCT DAILY SAFETY TAILGATE MEETINGS IN ADDITION TO WEEKLY SAFETY MEETINGS. THESE REPORTS WILL BE MADE AVAILABLE TO THE OWNER UPON REQUEST.
3. ALL WORKERS & VISITORS TO THE SITE SHALL WEAR HARD HATS & ANY OTHER SAFETY EQUIPMENT REQUIRED BY THE WORK BEING PERFORMED ON THE SITE.

verticalbridge



0	CONSTRUCTION	VA	04/04/2024
1	Essential Revision	April	Date
Drawn	WA	Date	04/04/2024
Designed		Date	
Checked		Date	

Project Number 23120677

Project Title
COF 8432
US-TN-5428
FRANKLIN SOUTH BUSINESS
PARK SUBDIVISION, SITE
PLAN, LOT 108, REVISION 1
4404A FRANKLIN SOUTH COURT
FRANKLIN, TN 37064
T-MOBILE SITE ID: 9N4707C



Drawing Title
GENERAL NOTES

Drawing Scale:
AS NOTED
CD
Date: 04/04/2024

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TO THIS DOCUMENT IS A VIOLATION OF
APPLICABLE STATE AND/OR LOCAL LAWS

Drawing Number

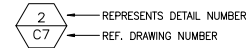
GN1

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITY COMPANY OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
8. TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET ANSI/EIA/TIA 222-G REQUIREMENTS.
9. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
10. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
11. IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE THEM AND CONTACT THE APPLICANT AND OWNER'S REPRESENTATIVE.
12. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY TWICE A MONTH.
13. PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION TO THE EXISTING STRUCTURE, A STRUCTURAL ANALYSIS SHALL BE PERFORMED BY THE OWNER'S AGENT TO CERTIFY THAT THE EXISTING/PROPOSED COMMUNICATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, COAXIAL CABLES AND OTHER APPURTENANCES.
14. PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY.
15. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
16. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORM WATER RUNOFF. THEREFORE NO DRAINAGE STRUCTURES ARE PROPOSED.
17. NO SIGNIFICANT NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS FACILITY.
18. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS IS REQUIRED).
19. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
20. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.

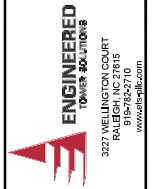
EXISTING		PROPOSED
X	FENCE	X
UGP	UNDERGROUND ELECTRIC	UGP
UGF	UNDERGROUND TELEPHONE	UGF
DPH	OVERHEAD TELEPHONE	DPH
DPH	OVERHEAD ELECTRIC	DPH
5' OR 10' CONTOUR LINE		5' OR 10' CONTOUR LINE
1' OR 2' CONTOUR LINE		1' OR 2' CONTOUR LINE
SPOT ELEVATION		SPOT ELEVATION
PRIMARY PROPERTY OR R.O.W.		PRIMARY PROPERTY OR R.O.W.
LEASE LINE		LEASE LINE
EASEMENT		EASEMENT
UTILITY POLE		UTILITY POLE
TELEPHONE PEDESTAL		TELEPHONE PEDESTAL
CURB		CURB
ASPHALT PAVEMENT		ASPHALT PAVEMENT
BUILDING		BUILDING

 GROUND ROD
 GROUND ROD W/TEST WELL
 MECHANICAL CONNECTION
 CADWELD CONNECTION
 #2 BTCW GROUNDING WIRE (U.N.O.)

	RECEPTACLE
	BURIED RACEWAY
	TOWER LIGHT SYSTEM
	INDICATES DISCONNECT SWITCH



CIGBE	COAX ISOLATED GROUND BAR EXTERNAL
MIGB	MASTER ISOLATED GROUND BAR
SST	SELF SUPPORTING TOWER
GPS	GLOBAL POSITIONING SYSTEM
TPV	TYPICAL
DWG	DRAWING
BCW	BARE COPPER WIRE
BFG	BELOW FINISH GRADE
W/	WITH
PVC	POLYVINYL CHLORIDE
CAB	CABINET
C	CONDUIT
SS	STAINLESS STEEL
G	GROUND
AWG	AMERICAN WIRE GAUGE
RGs	RIGID GALVANIZED STEEL
ALL	AUTHORITY HAVING JURISDICTION
TLTN	TOWER TOP LOW NOISE AMPLIFIER
UNO	UNLESS NOTED OTHERWISE
EMT	ELECTRICAL METALLIC TUBING



0	CONSTRUCTION	VA	04/04/2024
No.	Submittal / Revision	App'd	Date
Drawn: <u>VA</u> Date: <u>04/04/2024</u> Designed: _____ Date: _____ Checked: _____ Date: _____			

Project Number	23120677
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Project Title
COF 8432
US-TN-5428
FRANKLIN SOUTH BUSINESS
PARK SUBDIVISION, SITE
PLAN, LOT 106, REVISION 1
4404A FRANKLIN SOUTH COURT
FRANKLIN, TN 37064
T-MOBILE SITE ID: 9NV4707C

Engineer Stamp



04/04/2024

Drawing Title

GENERAL NOTES
AND LEGEND

Drawing Scale: <u>AS NOTED</u> Date: 04/04/2024	CD
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APPLICABLE STATE AND/OR LOCAL LAWS

Drawing Number

GN2

CONDITIONS OF APPROVAL:

Open Issues: 9 These issues are currently being filtered

Engineering - Checklist

General Issues

12. Final Plat

dustin.walcott@franklin.tn.gov As final plats follow the FMPC review cycle, the Applicant is encouraged to start the final plat process as soon as possible.

*Comment to remain open as a Condition of Approval, but **does not hinder approval of the Site Plan.***

Prior to issuance of a Building Permit, a revised final plat shall be approved and recorded to dedicate right-of-way, modify/abandon existing easements on the property and create new easements as necessary for the proposed site development. The final plat shall reference the Instrument Number where the Long Term Maintenance Plan (LTMP) agreement and attachments are recorded. This condition does not apply to building permits for site retaining walls not associated with the building(s), which may be issued with the grading permit.

Engineering - Site Plan Checklist

General Issues

25. J. Stormwater Management Plan

lance.fittro@franklin.tn.gov For the Grading & Drainage Data Chart now shown on sheet C3.0, Applicant shall clarify that the 4967 sf impervious area is new impervious area (as stated in the previous comment), and list the existing impervious area on site.

GRADING & DRAINAGE DATA CHART	
SITE AREA:	1.03 AC (45,052
IMPERVIOUS AREA:	0.11 AC (4,967 SQ FT)
DISTURBED AREA:	0.228 AC (9,950.99 SQ FT)

35. V. Site Permits

amanda.ray@franklin.tn.gov Because the amount of disturbance is less than 10,000 SF, and amount of additional impervious SF is less than 5,000 SF - no Stormwater/Grading Permit is required.

Upon plan approval & stamping, Owner/Contractor shall:

- Install and maintain:
 - EPSC Measures
 - Tree Protection
 - Construction Entrance
 - Buffer Signs
- Contact COF Stormwater dept. to schedule a pre-con.
 - All items listed above will be inspected
 - If installed correctly inspector will grant permission to start grading work.
 - Any identified issues at the pre-con must be addressed prior and a pre-con re-inspection will be required before starting grading.

Assigned Stormwater Inspector will be provided when plans approved and stamped.

IMPORTANT NOTE: During construction, or with any subsequent plan revisions:

- Additional disturbance, or increased added impervious SF that results in totals above 10,000 SF of disturbed or 5,000 SF of additional Impervious surface shall trigger the permit requirements.
- Owner/Contractor must contact Engineering Dept to obtain applicable permit(s).
 - Failure to obtain permits if/when triggered shall result in enforcement actions per FMC-23-111

Performance Agreement and Surety

General Issues

29. Engineering Sureties

kevin.long@franklin.tn.gov **No sureties are associated with this site plan.** Any infrastructure items (drainage, utilities, green infrastructure, etc.) associated with this site plan are insufficient to require sureties.

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

36. Landscape

jason.arnold@franklin.tn.gov Landscape surety \$8,000

37. Performance Agreement

melodie.brady@franklintn.gov **Advisory Comment:**

Performance Agreement

In order to get the Performance Agreement ready, the following information is needed:

- 1) Will the sureties be posted with a letter of credit or cash/cashier's check?
- 2) What is the name of the company that is to be on the performance agreement?
- 3) What type of company? Example: a Tennessee LLC, a Georgia Corporation, etc
- 4) What is the mailing address for that company?

Please contact Melodie Brady at 615-550-6736 or melodie.brady@franklintn.gov with any questions.

38. Surety Requirement

Surety Requirement

Cash / cashier's check

If using cash or cashier's check to post sureties, the check is to be made out to City of Franklin. Check must be brought to _____, and the City cannot accept a check until the performance agreement has been signed and accepted. If a performance agreement has not yet been accepted at time of check delivery, check will be returned.

If using a letter of credit to post sureties, ensure that the letter of credit includes the following:

1. A clause that states the letter of credit renews automatically;
2. A statement that a minimum of sixty (60) days notice shall be sent from the issuing bank to the City by a receipted means, should the bank elect not to renew the letter of credit;
3. Proof of issuance by a financial institution located in the United States, organized and operating under the laws of the State of Tennessee or the United States, whose deposits are insured by either the Federal Deposit Insurance Corporation (FDIC) or the National Credit Union Administration (NCUA);
4. Identification of a presentation location within the physical limits of Williamson and/or Davidson County (or as permitted in the Performance Agreements section of the Zoning Ordinance) with the statement that documents calling for payment may be made at said location.
5. The following statement shall be included verbatim "This letter of credit may be called upon certification by an official of the City of Franklin that ABC Company (correct company that is also on the Performance Agreement) has failed to complete and/or maintain the public improvements for XXXX (complete name of this project), as outlined in the executed performance agreement dated XXXX (date the performance agreement is signed and notarized)."

Please contact Melodie Brady at 615-550-6736 or melodie.brady@franklintn.gov with any questions.

Water/Sewer

General Issues

4. Removal of septic system

ben.mcneil@franklintn.gov It is understood that Collective Solutions LLC understands the requirements for removal of septic system under Williamson county guidelines, there is not any notes found on the utility plan that informs the contractor as to how the septic is to be removed. The applicant must provide the notes on the utility plan to ensure the contractor follows requirements for decommissioning the septic tank. The plan will not be approved until the notes have been added to the utility plan.



File #: 21-017

DATE: April 2, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Laguna Subdivision, Final Plat (formerly Tavistock Subdivision), Changing The Subdivision Name, And Recreating 6 Single-Family Residential Lots And 2 Open Space Lots, On 7.43 Acres, Located At 4060 Clovercroft Road. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8443
Applicant: Jeff Dobson, Ragan Smith Associates
Owner: Nicky Wells, Turnberry Homes L.L.C.

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to change the name of the subdivision formerly known as Tavistock subdivision to Laguna subdivision. In doing so, this plat reestablishes 6 single-family residential lots and 2 open space lots. The proposal of a new subdivision name requires approval by the Franklin Municipal Planning Commission. The preliminary plat was approved by FMPC on August 4, 2021 and the site plan was approved administratively in July 2022. The final plat was originally recorded on May 1, 2023 in plat book 80, page 98. No building permits have been issued for any of the lots. The updated final plat is consistent with both the site plan and the preliminary plat.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.

2. The City's project identification number shall be included in all correspondence with any City department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Laguna Subdivision, Final Plat (formerly Tavistock Subdivision) with conditions.

LAGUNA SUBDIVISION FINAL PLAT

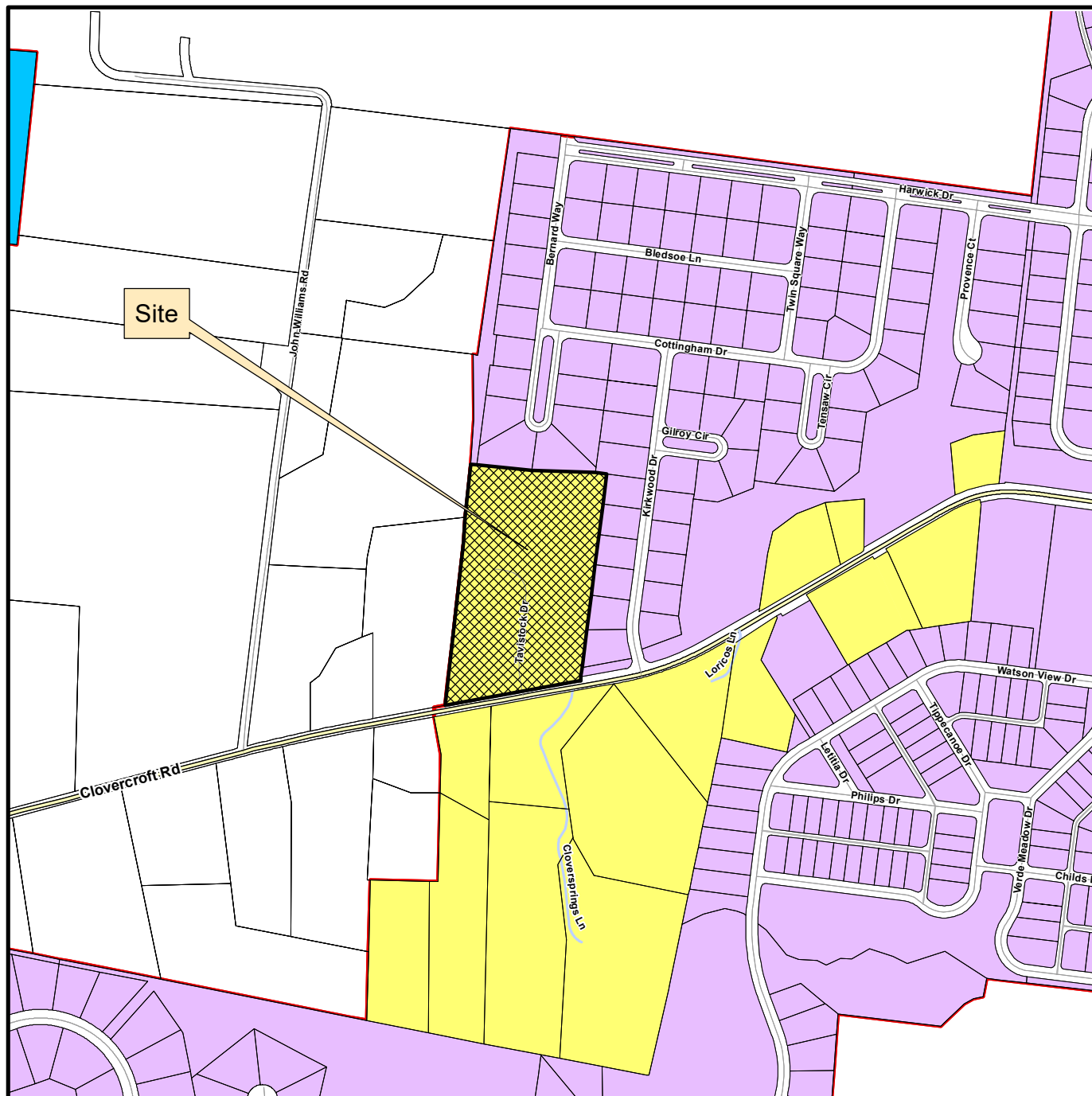
Project Information

Existing Zoning: R-2 Residential

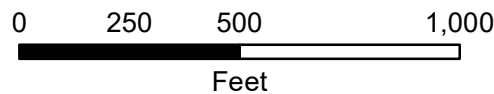
Site Acreage: 7.43 acres

Legend

-  Tavistock Subdivision
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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HISTORIC
FRANKLIN
TENNESSEE

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

7. C. Final Plat

lance.fittro@franklin.tn.gov Prior to submitting the final plat to One Stop, the Applicant shall revise and resubmit the site plan for Tavistock Subdivision and any associated development and offset agreements so that they consistently reflect the revised subdivision name.

The revised final plat shall be recorded prior to issuance of building permits.

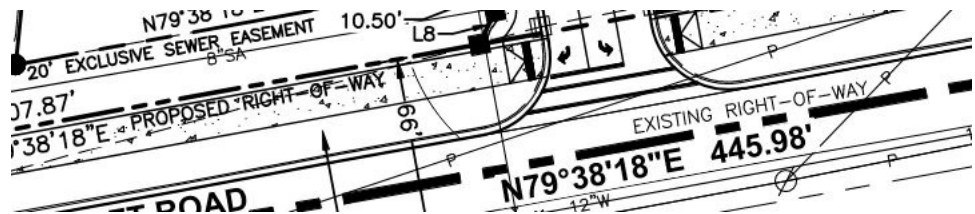
8. C. Final Plat

lance.fittro@franklin.tn.gov Applicant shall provide reference on the plat to the deed book and page number where the revised Long Term Maintenance Plan (LTMP) agreement and attachments for the subject property are recorded.

Note that, as with other development agreements tied to the Tavistock Subdivision name being sought to change, the Long Term Maintenance Agreement shall likewise be revised and re-recorded to reflect the development name change.

9. C. Final Plat

lance.fittro@franklin.tn.gov Applicant shall revise the "Proposed Right-of-Way" boundary shown on the plat as the existing right-of-way boundary, the ROW dedication having already been made with the recorded plat.



10. Typo

lance.fittro@franklin.tn.gov Applicant shall correct the highlighted spelling error to "recording"

2. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE **RECODING** OF THE PLAT ENTITLED "TAVISTOCK SUBDIVISION" OF RECORD IN PLAT BOOK P80, PAGE 98, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

Performance Agreement and Surety

General Issues

6. Engineering Sureties

kevin.long@franklin.tn.gov **No sureties are associated with this Final Plat.** This Final Plat is a revision of COF # 8000 and any sureties were posted with the original Final Plat.

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

Planning

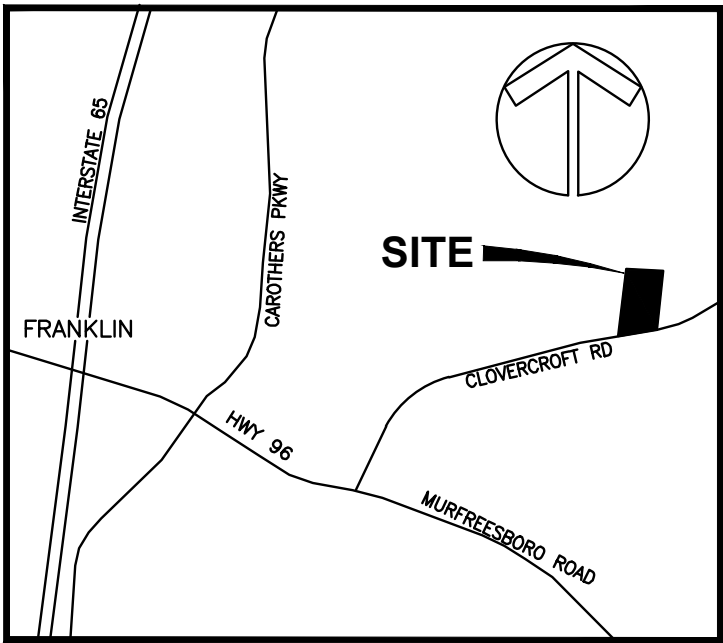
2. Name Change

amy.diaz-barriga@franklintn.gov Issue re-opened

chelsea.randolph@franklintn.gov **Condition to remain open until completed:** Applicant shall resubmit the corresponding documents using the "Laguna" name, including but not limited to the site plan, sureties, long term maintenance agreement and Parkland Dedication Agreement, to ensure that the name is correct across all submitted items. This must be done prior to the filing of the plat at One Stop.

11. Void and Vacate note

amy.diaz-barriga@franklintn.gov Update the void and vacate note to read: "The recording of this plat void, vacates, and supersedes the recording of Lots 1-8, as shown on the final plat of Tavistock Subdivision as of record in plat book 80, page 98, register's office for Williamson County, Tennessee."



VICINITY MAP GENERAL NOTES (N.T.S.)

1. THE PURPOSE OF THIS PLAT IS TO CHANGE THE NAME OF THE SUBDIVISION AND ITS ROAD.
2. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECODING OF THE PLAT ENTITLED "TAVISTOCK SUBDIVISION" OF RECORD IN PLAT BOOK P80, PAGE 98, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983, NAD 83 DATUM, ZONE 5301, FIPS ZONE 4100.
4. THIS PROPERTY IS CURRENTLY ZONED: R-2 (RESIDENTIAL 2 DISTRICT). MINIMUM BUILDING SETBACKS: FRONT= 20'; REAR= 40'; SIDE = 10'.
5. SUBJECT PROPERTY IS SHOWN AS PARCELS 1.00, 2.00, 3.00, 4.00, 5.00, 6.00, 7.00, AND 8.00 ON WILLIAMSON COUNTY PROPERTY MAP 801, GROUP "E".
6. THE SURVEY SHOWS, BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THAT THE PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0220F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470206, PANEL NO. 0220, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
7. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
8. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
9. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
10. MAINTENANCE OF ALL PEDESTRIAN EASEMENTS AND OPEN SPACES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
11. PARKLAND: 6 TOTAL UNITS WITH ONE EXISTING FOR A COUNT OF 5 UNITS X \$4,304= \$21,520. FEES SHALL BE PAID AT FINAL PLAT.
12. TOTAL LENGTH OF LAGUNA DRIVE IS 486.52 FEET.
13. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
14. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
15. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
16. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEM.
17. GREEN INFRASTRUCTURE EASEMENTS ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
18. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
19. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AD NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGNS OF HIGHWAYS AND STREETS.
20. NO LOTS SHALL HAVE DIRECT ACCESS TO CLOVERCROFT ROAD.
21. ALL MILCROFTON UTILITY DISTRICT (MUD) EASEMENTS ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE, OR OBSTRUCTION OF ANY KIND MAY BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS, EXCEPT PAVEMENT FOR A DRIVEWAY THAT CROSSES AN EASEMENT. NO TREES OR SHRUBBERY MAY BE PLANTED WITHIN THE EASEMENTS. MUD WILL HAVE UNRESTRICTED ACCESS TO ALL OF ITS LINES, METERS, VALVES, VAULTS, AND OTHER WATER SYSTEM FACILITIES WITHIN THE EASEMENTS WITHOUT SEEKING ANY FURTHER PERMISSION. MUD HAS THE RIGHT TO DISTURB OR REMOVE ANY IMPERMISSIBLE ITEMS WITHIN THE EASEMENTS. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY SUCH ITEMS AT THE PROPERTY OWNER'S EXPENSE.
22. ANY/ALL MIDDLE TENNESSEE ELECTRIC (MTE) EASEMENTS TO BE 20' OFF CENTER OF EACH SIDE OF MTE LINE.
23. THIS PROPERTY IS SUBJECT TO THE LONG TERM MAINTENANCE PLAN AGREEMENT OF RECORD IN BOOK 9282, PAGE 200, R.O.W.C.T.

TOTAL AREA =
323,679 SQUARE FEET
OR 7.43 ACRES±

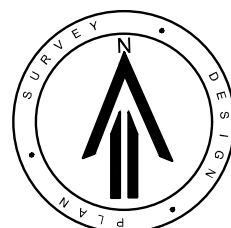
LEGEND

- IRON ROD (NEW)
- IRON ROD (OLD)
- 4" Diameter Aluminum Disc w/ 5/8" Iron Rod Marked Ragan-Smith Associates
- *** PARCEL NUMBER
- EXISTING FIRE HYDRANT
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- CATCH BASIN
- FENCE LINE

- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- G.I.E. GREEN INFRASTRUCTURE EASEMENT
- STREET ADDRESS
- REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
- STORM DRAIN
- PROPOSED FIRE HYDRANT

- W- WATER LINE
- SA- SANITARY SEWER
- G- GAS LINE
- UGT- UNDERGROUND TELEPHONE LINE
- INDICATES CRITICAL LOT FOR GRADING
- PROPOSED STREET LIGHTING

- P.U.D.A.E. PUBLIC UTILITY DRAINAGE AND ACCESS EASEMENT
- G.I.E. GREEN INFRASTRUCTURE EASEMENT
- G- GAS LINE
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- P- OVERHEAD POWER LINE
- M.U.D.E.E. MILCROFTON UTILITY DISTRICT EXCLUSIVE EASEMENT



SEE NOTE 1.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N82°40'21"W	36.81'
L2	N46°09'26"W	11.71'
L3	N10°21'42"W	42.48'
L4	N84°12'59"W	45.13'
L5	S84°12'59"E	45.73'
L6	S19°38'18"W	20.33'
L7	S10°21'42"E	37.83'
L8	S24°42'39"W	11.61'
L9	N06°16'37"E	34.60'
L10	N75°52'28"E	15.12'

LOT AREA TABLE

LOT	SQ. FT.±	ACRES±
1	16,272	0.37
2	17,888	0.41
3	15,154	0.35
4	15,819	0.36
5	21,606	0.50
6	132,815	3.05

OPEN SPACE AREA TABLE

LOT	SQ. FT.±	ACRES±
LOT 7 OPEN SPACE 2	32,657	0.75
LOT 8 OPEN SPACE 1	17,184	0.39

RECORDER'S INFORMATION

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	44.00'	12.36'	16°05'47"	6.22	12.32'	N02°18'48"W
C2	101.00'	132.40'	75°06'35"	77.65	123.12'	N31°49'12"W
C3	10.00'	8.67'	49°39'24"	4.63	8.40'	N44°32'48"W
C4	65.00'	148.53'	130°55'33"	142.39	118.26'	N85°10'53"W
C5	65.00'	137.81'	121°28'29"	116.01	113.41'	S78°32'17"E
C6	10.00'	15.67'	89°47'28"	9.96	14.12'	N85°37'12"E
C7	49.00'	47.22'	55°13'09"	25.63	45.42'	S21°52'29"E
C8	35.00'	8.49'	13°54'13"	4.27	8.47'	S12°41'12"W
C9	40.00'	20.94'	30°00'00"	10.72	20.71'	S04°38'18"W

CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 3382, PAGE 303, R.O.W.C.T. TENNESSEE. I ALSO IN DEED BOOK 9245, PAGE 682, R.O.W.C.T. TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RE-SUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED, UNLESS OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK 3382, PAGE 303, R.O.W.C.T. TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: _____ PAGE _____ R.O.W.C.T. TENNESSEE.

KENNETH AND LAURA JOYNER,
TURNBERRY HOMES, LLC (AUTHORIZED REPRESENTATIVE)

BY: _____ DATE _____

BY: _____ DATE _____

BY: _____ DATE _____

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THE SUBDIVISION PLAT CORRECTLY REPRESENTS THE SURVEY MADE UNDER MY SUPERVISION ON THE 28TH DAY OF JANUARY, 2024. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.
DATE 04/03/2024

TED STEVENSON, TN PLS NO. 2136

DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT (1) THE WATER SYSTEM DESIGNATED IN LAGUNA SUBDIVISION, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

MILCROFTON UTILITY DISTRICT

DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT (1) THE SEWER SYSTEM DESIGNATED IN LAGUNA SUBDIVISION, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT

DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT (1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN LAGUNA SUBDIVISION, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE STREETS, DRAINAGE AND SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT

DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY
MANAGEMENT AGENCY E911

DATE

CITY OF FRANKLIN

DATE

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR DRAMATIC AND \$ _____ OF THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY, FRANKLIN MUNICIPAL
PLANNING COMMISSION

DATE

CERTIFICATE OF APPROVAL OF MTEM

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEM) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEM AS DEFINED IN THE RULES AND REGULATIONS, BYLINES, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEM, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST AND TREE PLANTING GUIDE. THE CITY OF FRANKLIN HAS REVIEWED THE MTEM WEBSITE AT WWW.MTEM.COM (COLLECTIVELY THE "REQUIREMENTS"), NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEM'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEM. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEM'S REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC
MEMBERSHIP CORPORATION

DATE

FINAL PLAT

LAGUNA SUBDIVISION (FORMERLY TAVISTOCK SUBDIVISION)

4060 CLOVERCROFT ROAD,
NINTH CIVIL DISTRICT, FRANKLIN, WILLIAMSON
COUNTY, TENNESSEE

COF NUMBER 8443

DECEMBER 13, 2023

SCALE 1" = 60'

JOB NO. 21-0156

SHEET 1 of 1

OWNER

KENNETH AND LAURA JOYNER
4060 CLOVERCROFT ROAD FRANKLIN,
TN 37067, 615-794-6269

TURNBERRY HOMES, LLC

210 JAMESTOWN PARK ROAD, SUITE 102
BRENTWOOD, TN 37027

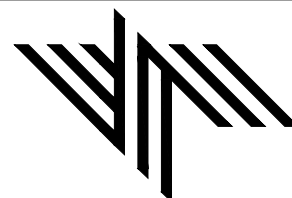
DEVELOPER

TURNBERRY HOMES, LLC
210 JAMESTOWN PARK ROAD, SUITE 102
BRENTWOOD, TN 37027

MR. NICKY WELLS

615-376-7001

nick.wells@turnberryhomes.com



RaganSmith

Nashville - Murfreesboro - Chattanooga

ragansmith.com

315 Woodland Street, Nashville,

Tennessee 37206

615.244.8591; t.stevenson@ragansmith.com

Ted Stevenson



File #: 21-059

DATE: April 8, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Shawnee PUD Subdivision, Final Plat, Creating 1 Multifamily Residential Lot, 2 Open Space Lots, And Establishing Easements, On 2.24 Acres, Located At 1101 Shawnee Drive. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8440

Applicant: Jamie Gillespie, James + Associates Engineers and Planners, Inc.

Owner: Franklin Housing Authority, Derwin Jackson, Rep.

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to create one multifamily residential lot and 2 open lots on 2.24 acres for the property located at 1101 Shawnee Drive. The plat correlates with the approved Shawnee PUD Subdivision. The development plan for the Shawnee PUD received final approval in March 2022 and the most recent version of site plan received administrative conditional approval in March of this year. The applicant shall not record the plat until the site plan Shawnee PUD Subdivision has received final approval.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City's project identification number shall be included in all correspondence with any City

department relative to this project.

3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the Shawnee PUD Subdivision, Final Plat. The conditions of approval are attached.

SHAWNEE PUD SUBDIVISION FINAL PLAT

Project Information

Existing Zoning: PD Planned District (11.61)
 Overlay Districts: None
 Site Acreage: 2.24 acres
 Total Number of Lots: 1

Legend

-  Shawnee PUD Subdivision
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
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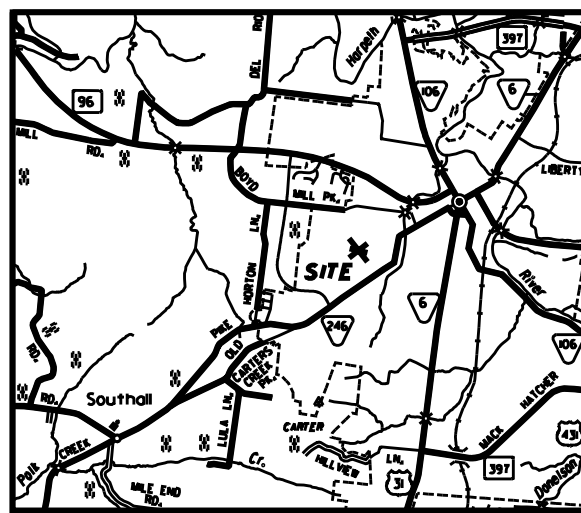
This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained herein.
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0 250 500 1,000
 Feet



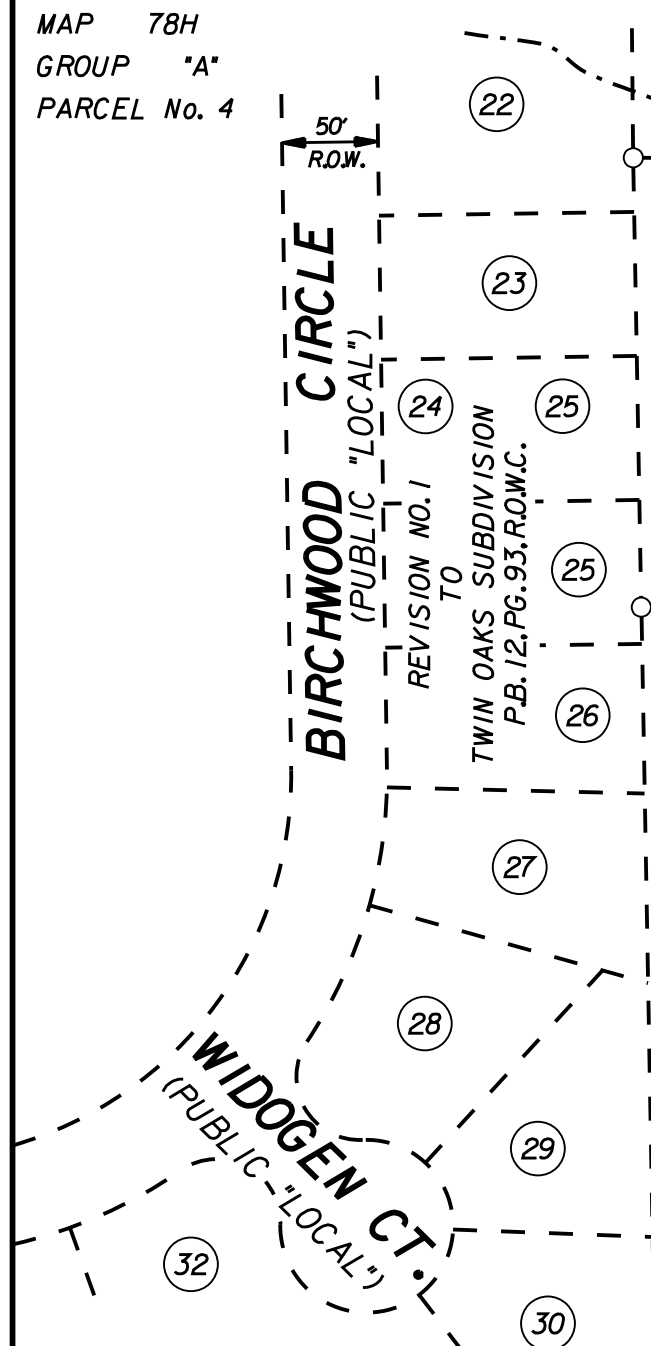
HISTORIC
 FRANKLIN
 TENNESSEE



VICINITY MAP
NOT TO SCALE

TAX REFERENCE

MAP 78H
GROUP "A"
PARCEL No. 4



LOT NO.	AREA S.F.	AREA AC.
1	97,532	2.24
RD.-RW	0	0
TOTAL	97,532	2.24

SURVEYOR
JAMES + ASSOCIATES
ONE VANTAGE WAY
SUITE E220
NASHVILLE, TN. 37228
PHONE: (615) 726-4848
CONTACT: JOHN DUFFER
EMAIL: john.duffer@jamesplus.net

PROPERTY ADDRESS

1101 SHAWNEE DRIVE
FRANKLIN, TN 37064

OWNER AND DEVELOPER

FRANKLIN HOUSING AUTHORITY
200 SPRING STREET
FRANKLIN, TN. 37064
PHONE: (615) 794-1247
CONTACT: DOUG JOHNS
EMAIL: djohns@franklinhousingauthority.com

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE PREVIOUS RECORDING OF THAT PORTION OF LOT 2 LYING EAST OF SHAWNEE DRIVE AS SHOWN ON THE FINAL PLAT ENTITLED "CHICKASAW PUD SUBDIVISION" AS RECORDED IN PLAT BOOK P69, PAGE 40, R.O.W.C.

PARKLAND IMPACT FEE:
26 UNITS ENTITLED W/ DEVELOPMENT PLAN 16 EXISTING WITH AN INCREASE OF 10 UNITS
10 UNITS x \$4,304 = \$43,040

12 UNITS PROPOSED W/ REVISION 1
A DECREASE OF 14 UNITS FROM PREVIOUS FEE ADJUSTMENT TO BE DETERMINED BY COF

EDGEWOOD BLVD

CERTIFICATE OF SURVEY

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 20th day of December, 2021.

John M. Duffer
Surveyor Tenn. License No. 1431
Date: 09/12/22

MTEMC CERTIFICATE OF APPROVAL FOR ELECTRIC SERVICE

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation
Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

Subdivision name and street names approved by the Williamson County Emergency Management Agency and the City of Franklin.

Williamson County Emergency Management Agency
Date

City of Franklin
Date

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
A. The water and sewer systems designated in Subdivision have been installed in accordance with City specifications, or
B. A performance agreement and surety in the amount of \$ for the water system and \$ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management Department
City of Franklin, Tennessee
Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE

I hereby certify that:
A. The streets, drainage, sidewalks, and green infrastructure designated in Subdivision have been installed in accordance with City specifications, or
B. A performance agreement and surety in the amount of \$ for streets, \$ for drainage, \$ for sidewalks, and \$ for green infrastructure has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee
Date

SHEET 1 NOTES, SHEET INDEX
SHEET 2 EASEMENTS & PROPERTY DATA
SHEET 3 PUBLIC ACCESS PLAN

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the day of , and this plan has been approved for recording in the Register's Office of Williamson County.

Secretary
Franklin Municipal Planning Commission
Date

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT, AS WELL AS TO CREATE, MODIFY AND ABANDON EASEMENTS AS NECESSARY FOR PROPOSED DEVELOPMENT OF SITE.
2. OWNER OF RECORD IS FRANKLIN HOUSING AUTHORITY, NO ASSIGNMENT OF MINERAL RIGHTS TO OTHERS FOUND BY THIS SURVEYOR.
3. SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD INSURANCE RATE MAP) COMMUNITY PANEL No. 47187C0192G DATED DECEMBER 22, 2006.
4. CURRENT ZONING IS PD 1161, PLANNED DISTRICT FRONT YARD SETBACK 5' FROM BACK OF CURB SIDE & REAR YARD SETBACKS 10'
5. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR THE HOA.
6. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOA.
7. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF OR TO PROVIDE SERVICE TO THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
8. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
9. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
10. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR THE HOA.
11. GREEN INFRASTRUCTURE EASEMENTS ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES, ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
12. CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNERS SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
13. ALL WATER AND SEWER EASEMENTS SHOWN HEREON SHALL BE EXCLUSIVE.
14. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
15. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
16. THERE SHALL BE NO DIRECT ACCESS TO LOT 1 FROM NORTH PETWAY STREET OR CULBERSON BOULEVARD. ACCESS TO LOT 1 SHALL BE PROVIDED FROM SHAWNEE DRIVE ONLY AT THE LOCATION OF THE ACCESS EASEMENTS SHOWN HEREON.

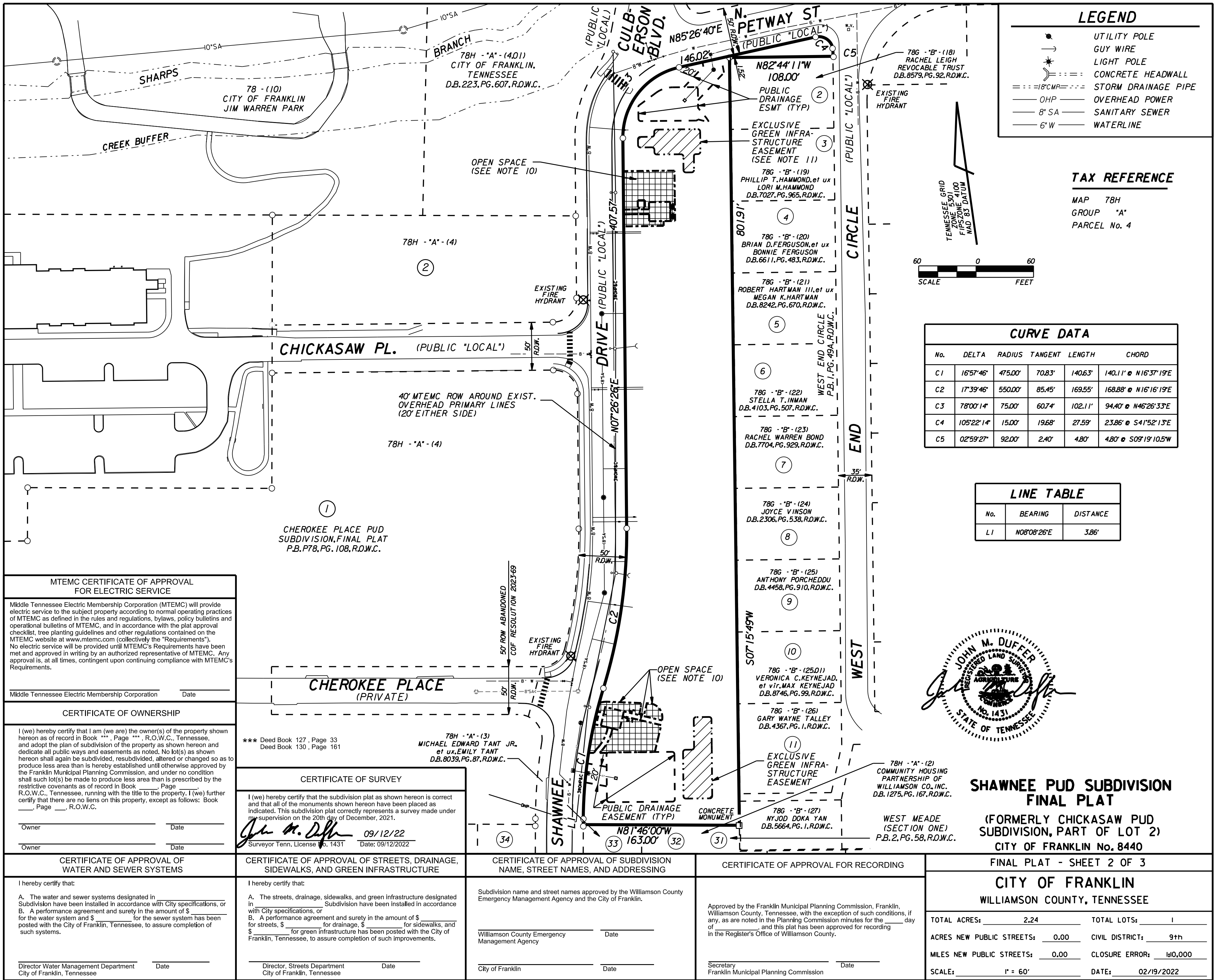
SHAWNEE PUD SUBDIVISION
FINAL PLAT

(FORMERLY CHICKASAW PUD
SUBDIVISION, PART OF LOT 2)
CITY OF FRANKLIN No. 8440

FINAL PLAT - SHEET 1 OF 3

CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

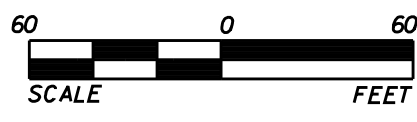
TOTAL ACRES:	2.24	TOTAL LOTS:	1
ACRES NEW PUBLIC STREETS:	0.00	CIVIL DISTRICT:	9th
MILES NEW PUBLIC STREETS:	0.00	CLOSURE ERROR:	1/10,000
SCALE:	1" = 100'	DATE:	02/19/2024



LEGEND	
	UTILITY POLE
	GUY WIRE
	LIGHT POLE
	CONCRETE HEADWALL
	STORM DRAINAGE PIPE
	OVERHEAD POWER
	SANITARY SEWER
	WATERLINE

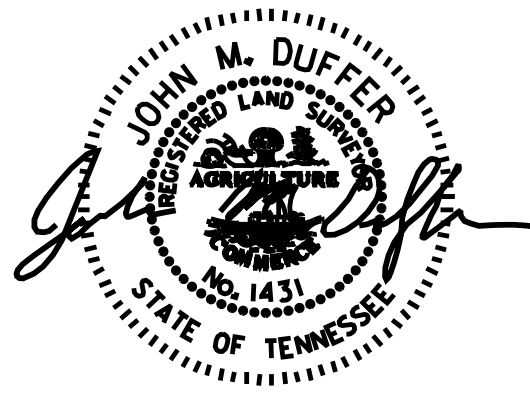
TAX REFERENCE

MAP 78H
GROUP "A"
PARCEL No. 4



CURVE DATA					
No.	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	16°57'46"	475.00'	70.83'	140.63'	140.11' @ N16°37'19"E
C2	17°39'46"	550.00'	85.45'	169.55'	168.88' @ N16°16'19"E
C3	78°00'14"	75.00'	60.74'	102.11'	94.40' @ N46°26'33"E
C4	105°22'14"	15.00'	19.68'	27.59'	23.86' @ S41°52'13"E
C5	02°59'27"	92.00'	2.40'	4.80'	4.80' @ S09°19'10.5"W

LINE TABLE		
No.	BEARING	DISTANCE
L1	N08°08'26"E	3.86'



SHAWNEE PUD SUBDIVISION
FINAL PLAT

(FORMERLY CHICKASAW PUD
SUBDIVISION, PART OF LOT 2)
CITY OF FRANKLIN No. 8440

FINAL PLAT - SHEET 2 OF 3

CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	2.24	TOTAL LOTS:	1
ACRES NEW PUBLIC STREETS:	0.00	CIVIL DISTRICT:	9th
MILES NEW PUBLIC STREETS:	0.00	CLOSURE ERROR:	1/10,000
SCALE:	1" = 60'	DATE:	02/19/2022

MTEMC CERTIFICATE OF APPROVAL
FOR ELECTRIC SERVICE

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation Date

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book *** , Page *** , R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Owner _____ Date _____
Owner _____ Date _____

CERTIFICATE OF APPROVAL OF
WATER AND SEWER SYSTEMS

I hereby certify that:

A. The water and sewer systems designated in _____ Subdivision have been installed in accordance with City specifications, or
B. A performance agreement and surety in the amount of \$ _____ for the water system and \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management Department Date
City of Franklin, Tennessee

CERTIFICATE OF SURVEY

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 20th day of December, 2021.

Surveyor Tenn. License No. 1431 Date: 09/12/22

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE,
SIDEWALKS, AND GREEN INFRASTRUCTURE

I hereby certify that:

A. The streets, drainage, sidewalks, and green infrastructure designated in _____ Subdivision have been installed in accordance with City specifications, or
B. A performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for drainage, \$ _____ for sidewalks, and \$ _____ for green infrastructure has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department Date
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF SUBDIVISION
NAME, STREET NAMES, AND ADDRESSING

Subdivision name and street names approved by the Williamson County Emergency Management Agency and the City of Franklin.

Williamson County Emergency Management Agency Date

City of Franklin Date

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary Date
Franklin Municipal Planning Commission

CERTIFICATE OF APPROVAL OF SUBDIVISION
NAME, STREET NAMES, AND ADDRESSING

Subdivision name and street names approved by the Williamson County Emergency Management Agency and the City of Franklin.

Williamson County Emergency Management Agency Date

City of Franklin Date

CERTIFICATE OF APPROVAL FOR RECORDING

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Secretary Date
Franklin Municipal Planning Commission

CERTIFICATE OF APPROVAL OF SUBDIVISION
NAME, STREET NAMES, AND ADDRESSING

Subdivision name and street names approved by the Williamson County Emergency Management Agency and the City of Franklin.

Williamson County Emergency Management Agency Date

City of Franklin Date

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary Date
Franklin Municipal Planning Commission

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

3. C. Final Plat

lance.fittro@franklintn.gov Applicant shall ensure that any changes to Site Plan COF #8404, which is being reviewed concurrently with this Final Plat, are reflected on the Final Plat. The Plat shall match the Site Plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

Performance Agreement and Surety

General Issues

7. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan: [COF #8404 \(Shawnee PUD Subdivision, Site Plan, Revision 1\)](#) shall be transferred to this final plat as a condition of approval.

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

Planning

General Issues

10. purpose note

joseph.bryan@franklintn.gov Applicant shall add the number of open space lots being created with this plat to the purpose note.

Zoning

General Issues

11. Address

william.holcomb@franklintn.gov The plat currently reads "Building addresses north to south..." it should be noted which two of those addresses are not buildings, but open space lots. 1103 and 1113 are open space lots.



File #: 21-016

DATE: April 2, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Westhaven PUD Subdivision, Final Plat, Section 64, Creating 21 Single-Family Lots, 1 Open Space Lot, And Dedicating Public Right-Of-Way And Easements, On Acres 6.388, Located Near The Intersection Of Championship Boulevard And Congress Drive. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8445
Applicant: Abigail Overstreet, Wilson and Associates
Owner: Tim Downey, Southern Land

BACKGROUND/STAFF COMMENTS:

This final plat creates 21 single-family lots, 1 open space lot, and dedicates right-of-way and easements within the Westhaven PUD Subdivision. The corresponding site plan was approved on the December 2023 Administrative agenda, and both the final plat and the site plan are consistent with the development plan. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City's project identification number shall be included in all correspondence with any City department relative to this project.

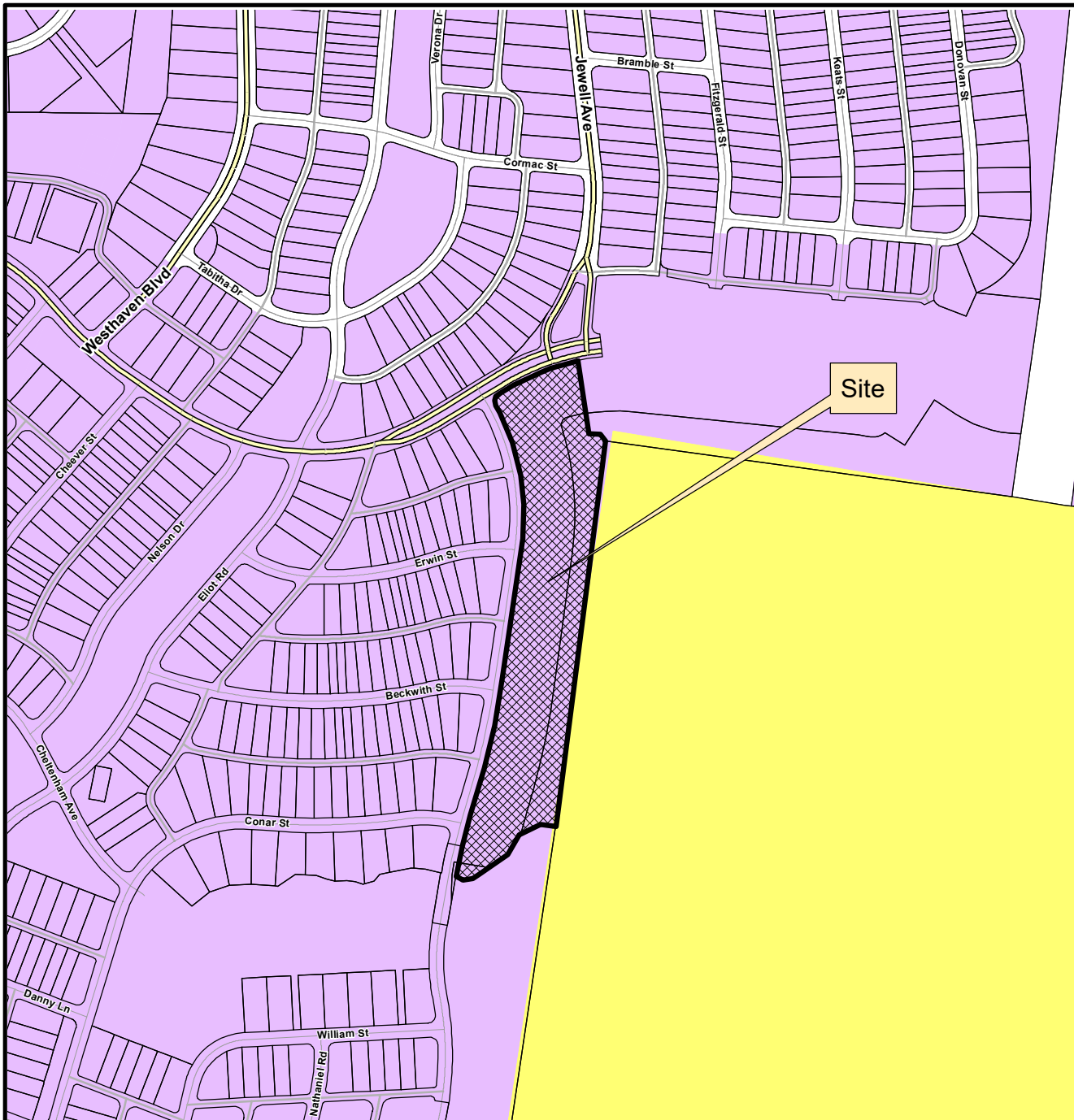
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Westhaven PUD Subdivision, Final Plat, Section 64. The conditions of approval are attached.



WESTHAVEN PUD SUBDIVISION, SECTION 64 FINAL PLAT

Project Information

Existing Zoning: PD Planned District (2.26)

Overlay Districts: None

Site Acreage: 6.388 acres

Total Number of Lots: 22

Legend

-  Westhaven PUD Subdivision, Section 64
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
All data and materials (c) copyright 2024. All rights reserved.



0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

CONDITIONS OF APPROVAL:

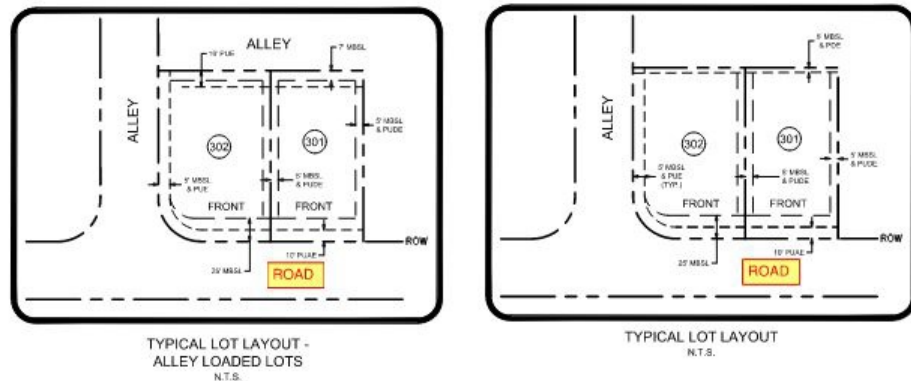
Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

6. C. Final Plat

lance.fittro@franklin.tn.gov For the Typical Lot Diagrams shown on the plat, the designation of the side vehicular travel way has been changed to be "Alley" as requested (thank you), but Applicant shall keep the "Road" designation for the street in front of the lots it was shown previously (i.e. it should have only been changed to "Alley" on the sides).



8. C. Final Plat

lance.fittro@franklin.tn.gov Applicant shall ensure that any changes to Site Plan COF #8241 are reflected on the Final Plat. The Plat shall match the Site Plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

Performance Agreement and Surety

General Issues

4. Engineering Sureties

kevin.long@franklin.tn.gov **No sureties associated with this final plat.** All sureties associated with this development from site plan [COF# 8241 \(Westhaven PUD Subdivision, Site Plan, Section 64\)](#) were previously posted with the site plan.

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

Stormwater

General Issues

10. Plats

jeff.willoughby@franklin.tn.gov Specify that the mitigation area is riparian buffer not just buffer mitigation since we have different types of buffers.

LEGEND

IRON PIN FOUND

IRON PIN SET

CONC. MON. FOUND

CONC. MON. SET

CONTROL POINT FOUND

CONTROL POINT SET

BENCH MARK

WATER METER

WATER VALVE

●

■

▲

△

⊙

⊞

⊞

FIRE HYDRANT

SANITARY SEWER MH

SANITARY SEWER CO

AREA DRAIN

CURB INLET

STORM MH

ELECTRIC METER-BOX

ELECTRIC MH

LIGHT POLE

⊙

⊞

⊞

⊞

⊞

⊞

⊞

⊞

⊞

UTILITY POLE

GUY ANCHOR

COMMUNICATION BOX

COMMUNICATION MH

GAS METER

GAS VALVE

EVERGREEN TREE

SIDEWALK

MIN. BUILDING SETBACK

⊙

⊞

⊞

⊞

⊞

⊞

⊞

⊞

⊞

PUBLIC UTIL. & DRAIN ESMT.

ADDRESSES

HANDICAP SPACE

SANITARY SEWER

WATER

UNDERGROUND ELEC

OVERHEAD ELEC

GAS

COMMUNICATIONS

⊙

⊞

⊞

⊞

⊞

⊞

⊞

⊞

⊞

P.U.D.E.

1234

8" SA

4" W

UGE

OHE

4" G

COM

BOUNDARY

CENTERLINE

BUFFER

WATER FEATURE

TREE LINE

R.O.W.

PVMT.

PUDE

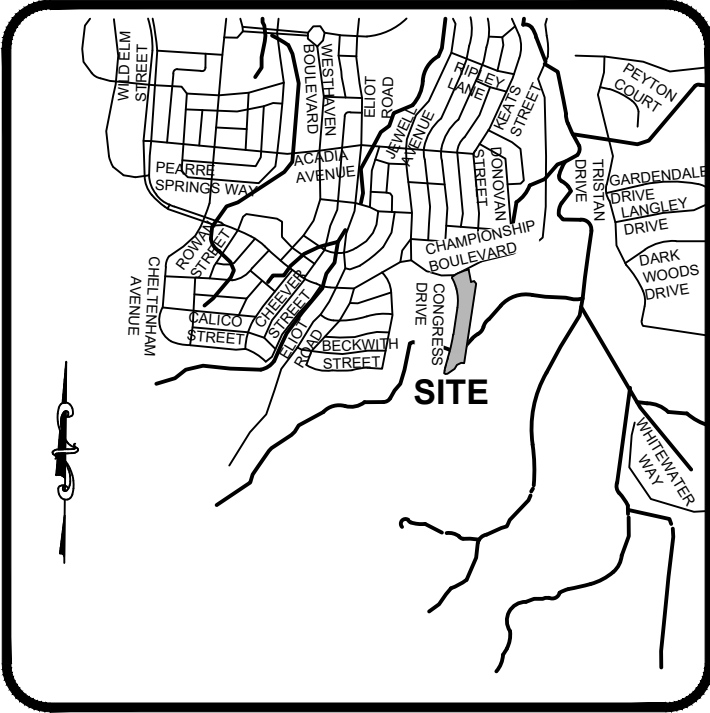
G.I.E.

RIGHT OF WAY

EDGE OF PAVEMENT

PUBLIC UTILITY AND DRAINAGE EASEMENT

GREEN INFRASTRUCTURE EASEMENT



VICINITY MAP
NOT TO SCALE

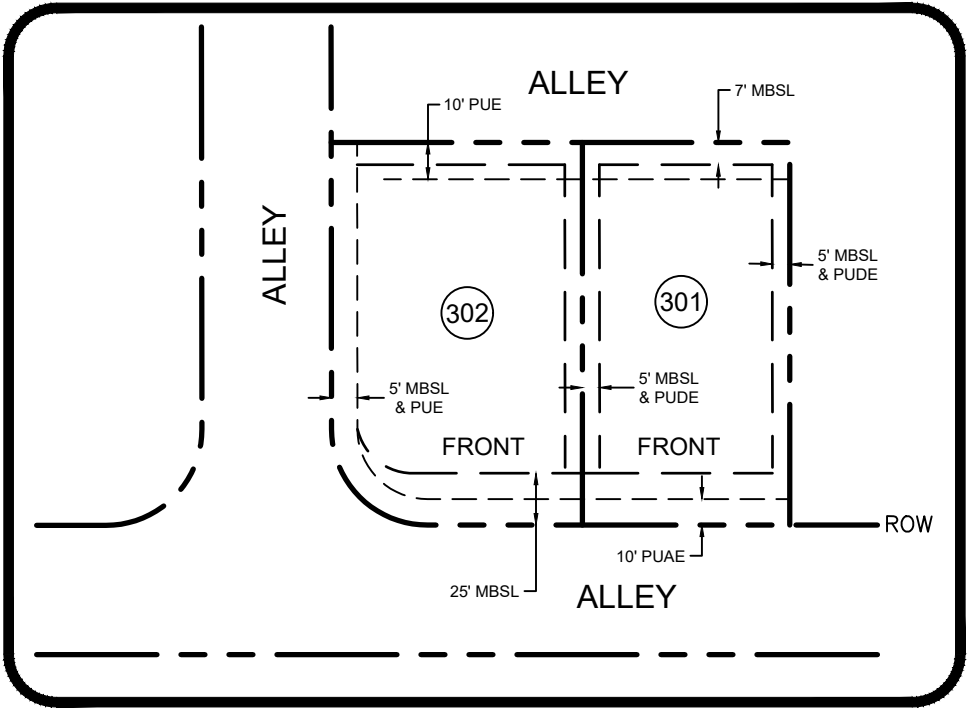
Lot Line Table		
Line #	Length	Direction
L1	22.03'	S11°32'02"E
L2	41.09'	S40°37'16"E
L3	40.33'	N84°11'37"W
L4	62.54'	S64°09'15"W
L5	62.97'	S31°31'22"W
L6	22.00'	S55°33'45"W

Lot Line Table		
Line #	Length	Direction
L7	89.74'	S55°33'01"W
L8	26.46'	S80°47'08"W
L9	21.63'	N61°11'30"W
L10	34.48'	N10°05'27"E
L11	21.62'	N14°12'22"E
L12	23.87'	N58°24'50"E

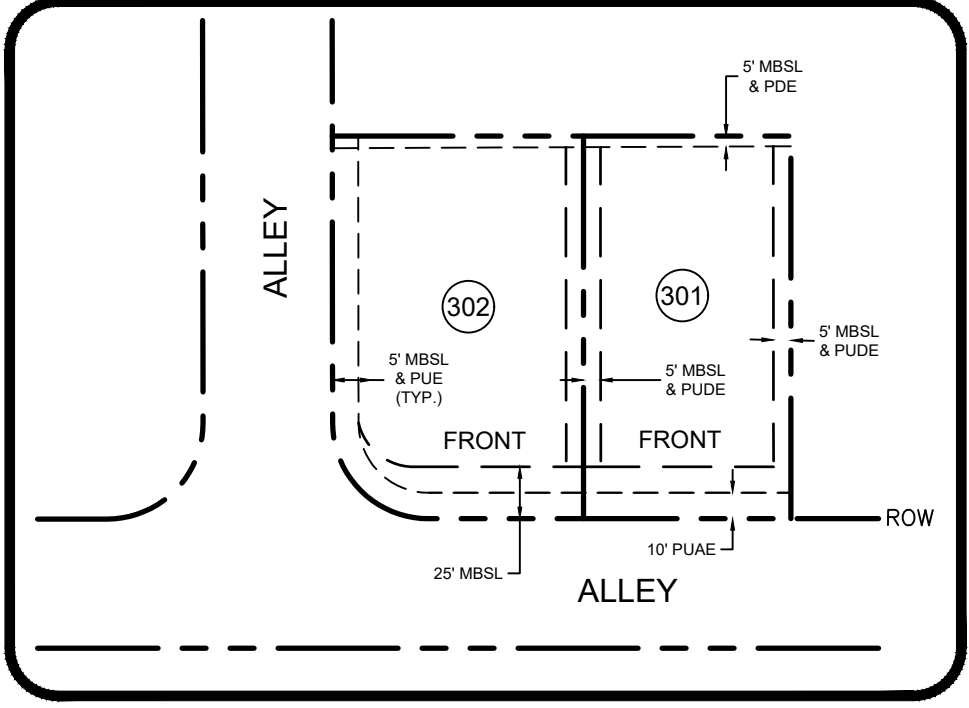
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	43.20'	388.57'	6° 22' 10"	N78° 32' 58"E	43.17'
C2	45.21'	630.75'	4° 06' 23"	N12° 07' 30"E	45.20'
C3	92.96'	1980.75'	2° 41' 21"	N15° 49' 53"E	92.95'
C4	13.96'	1141.47'	0° 42' 03"	N17° 22' 40"E	13.96'
C5	84.92'	2019.25'	2° 24' 34"	N16° 22' 30"E	84.91'
C6	234.69'	2019.25'	6° 39' 34"	N11° 50' 26"E	234.56'
C7	403.41'	619.25'	37° 19' 32"	N10° 09' 06"W	396.32'
C8	30.45'	20.00'	87° 13' 42"	N14° 47' 59"E	27.59'
C9	206.92'	620.00'	19° 07' 21"	N67° 58' 31"E	205.97'

Open Space Area Table		
Parcel #	Area (SF)	Area (AC)
O.S. 5122	96635.68'	2.218

Lot Area Table		
Parcel #	Area (SF)	Area (AC)
2703	11326.09'	0.260
2704	8911.72'	0.205
2705	8519.01'	0.196
2706	8289.30'	0.190
2707	8135.97'	0.187
2708	8118.92'	0.186
2709	8072.28'	0.185
2710	6080.45'	0.140
2711	5535.00'	0.127
2712	5535.00'	0.127
2713	6209.50'	0.143
2714	6479.59'	0.149
2715	6725.28'	0.154
2716	6725.28'	0.154
2717	6725.28'	0.154
2718	8188.00'	0.188
2719	8316.68'	0.191
2720	10104.60'	0.232
2721	8550.61'	0.196
2722	7580.95'	0.174
2723	7286.75'	0.167



TYPICAL LOT LAYOUT -
ALLEY LOADED LOTS
N.T.S.



TYPICAL LOT LAYOUT
N.T.S.



SOUTHERN LAND
COMPANY
WESTHAVEN
PUD SUBDIVISION,
FINAL PLAT, SECTION 64

RECORDING STAMP HERE IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY	FINAL SUBDIVISION PLAT	
	FRANKLIN - WILLIAMSON COUNTY - TENNESSEE	
	TOTAL ACRES: 6.388 ACRES NEW RD/ST: 0.464(ROW) ACRES OPEN SPACE: 2.218 DRAWN BY: AS SCALE:	TOTAL NO. OF LOTS: 21 L.F. OF NEW RD/ST: 928.78 CIVIL DISTRICT: 5TH CLOSURE ERROR: SEE NOTE DATE: 04/04/2024
	WA PROJECT NO. 20-1478 COF PROJECT NO. 8445 SHEET 2 OF 4	

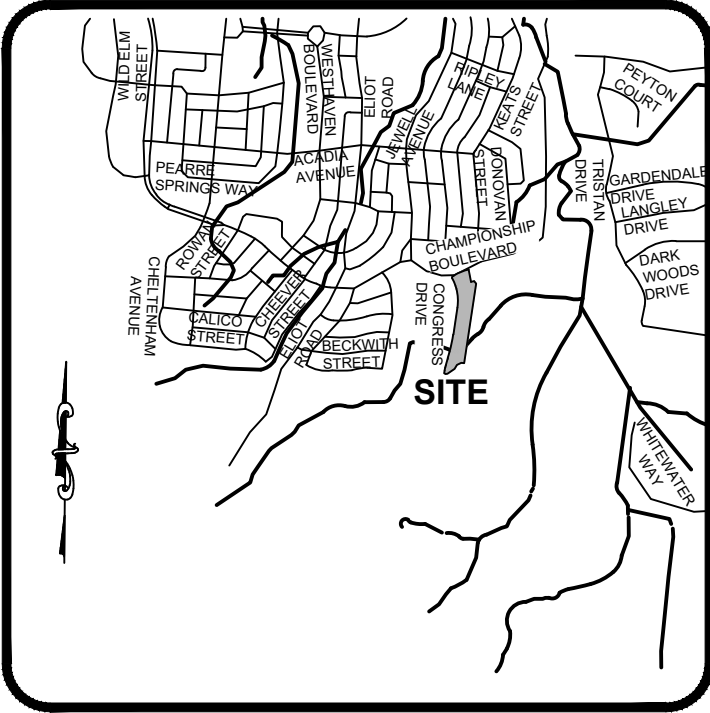
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	43.20'	388.57'	6° 22' 10"	N78° 32' 58"E	43.17'
C12	23.49'	619.25'	2° 10' 25"	N7° 25' 27"E	23.49'
C13	44.92'	619.25'	4° 09' 22"	N4° 15' 34"E	44.91'
C14	44.92'	619.25'	4° 09' 22"	N0° 06' 11"E	44.91'
C15	44.92'	619.25'	4° 09' 22"	N4° 03' 11"W	44.91'
C16	54.69'	619.25'	5° 03' 37"	N8° 39' 41"W	54.67'
C17	21.01'	619.25'	1° 56' 37"	N12° 09' 48"W	21.00'
C18	16.77'	619.25'	1° 33' 05"	N13° 54' 38"W	16.77'
C19	41.86'	619.25'	3° 52' 24"	N16° 37' 23"W	41.85'
C20	9.75'	619.25'	0° 54' 07"	N19° 00' 38"W	9.75'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	101.09'	619.25'	9° 21' 11"	N24° 08' 17"W	100.97'
C22	30.45'	20.00'	87° 13' 42"	N14° 47' 59"E	27.59'
C23	28.45'	620.00'	2° 37' 46"	N59° 43' 43"E	28.45'
C24	60.68'	620.00'	5° 36' 26"	N63° 50' 49"E	60.65'
C25	61.17'	620.00'	5° 39' 09"	N69° 28' 37"E	61.14'
C26	56.63'	620.00'	5° 14' 00"	N74° 55' 11"E	56.61'
C27	43.58'	411.00'	6° 04' 32"	N72° 29' 51"E	43.56'
C28	36.84'	411.00'	5° 08' 10"	N66° 53' 30"E	36.83'
C29	16.95'	10.00'	97° 07' 00"	S67° 07' 05"E	14.99'
C30	13.79'	10.00'	79° 00' 27"	S24° 49' 12"W	12.72'

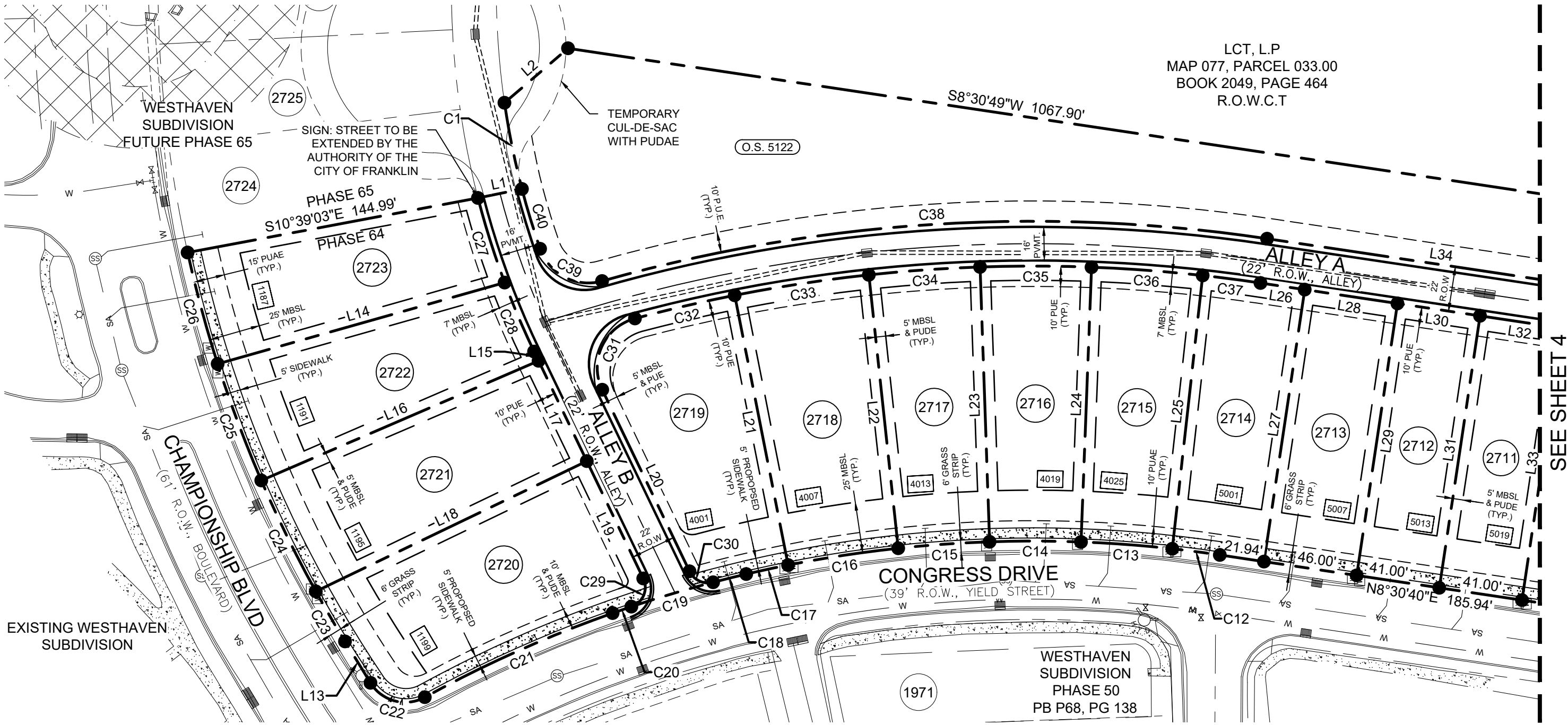
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C31	43.92'	25.00'	100° 39' 54"	N65° 20' 38"W	38.49'
C32	50.29'	754.25'	3° 49' 12"	N13° 06' 05"W	50.28'
C33	66.61'	754.25'	5° 03' 37"	N8° 39' 41"W	66.59'
C34	54.71'	754.25'	4° 09' 22"	N4° 03' 11"W	54.70'
C35	54.71'	754.25'	4° 09' 22"	N0° 06' 11"E	54.70'
C36	54.71'	754.25'	4° 09' 22"	N4° 15' 34"E	54.70'
C37	28.61'	754.25'	2° 10' 25"	N7° 25' 27"E	28.61'
C38	329.48'	776.25'	24° 19' 10"	N3° 38' 55"W	327.01'
C39	37.81'	25.00'	86° 39' 28"	N27° 31' 14"E	34.31'
C40	30.69'	396.02'	4° 26' 22"	N73° 06' 41"E	30.68'

HATCH LEGEND

- ROW DEDICATION
- MITIGATION AREA
- RIPARIAN BUFFER

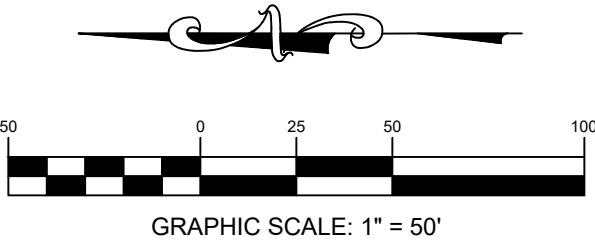


VICINITY MAP
NOT TO SCALE



Lot Line Table		
Line #	Length	Direction
L1	22.03'	S11°32'02"E
L2	41.09'	S40°37'16"E
L13	23.87'	N58°24'50"E
L14	146.41'	S15°49'13"E
L15	5.06'	N64°19'25"E
L16	148.21'	S23°20'58"E
L17	54.63'	N64°19'25"E
L18	147.58'	S25°40'35"E
L19	63.93'	N64°19'25"E
L20	98.94'	S64°19'25"W
L21	135.00'	N78°48'31"E
L22	135.00'	N83°52'07"E

Lot Line Table		
Line #	Length	Direction
L23	135.00'	N88°01'30"E
L24	135.00'	S87°49'08"E
L25	135.00'	S83°39'45"E
L26	21.95'	N8°30'40"E
L27	135.00'	S81°29'02"E
L28	45.99'	N8°30'40"E
L29	135.00'	S81°29'20"E
L30	41.00'	N8°30'40"E
L31	135.00'	S81°29'20"E
L32	41.00'	N8°30'40"E
L33	135.00'	S81°29'20"E
L34	171.72'	N8°30'40"E



SOUTHERN LAND
COMPANY
WESTHAVEN
PUD SUBDIVISION,
FINAL PLAT, SECTION 64



RECORDING STAMP
HERE

IF YOU CAN READ THIS
YOU ARE HOLDING AN
UNRECORDED COPY

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	6.388	TOTAL NO. OF LOTS:	21
ACRES NEW RD/ST:	0.464(ROW)	L.F. OF NEW RD/ST:	928.78
ACRES OPEN SPACE:	2.218	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	04/04/2024

WA PROJECT NO. 20-1478 COF PROJECT NO. 8445 SHEET 3 OF 4

