City of Franklin

Mailing Address:
109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, April 24, 2025 | **7:00 PM** | **Williamson County Auditorium**

LOCATION
Williamson County Auditorium
1320 West Main Street

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.franklintn.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 the meeting or by emailing planningintake@franklintn.gov before noon on the day of 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 27, 2025, 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 3-14 And Items 20-22 On The Consent Agenda

Sponsors:

SITE PLAN SURETIES

3. 508 Duke Drive Subdivision, Site Plan, Lot 4 (TPS Office Development); Extend The Performance Agreement For Landscaping Improvement to April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

4. 508 Duke Drive Subdivision, Site Plan, Section 1; Extend The Performance Agreement For Green Infrastructure, Landscaping, Sewer, Sidewalks And Streets Improvements To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Andover Park PUD Subdivision, Final Plat; Extend The Performance Agreement For Green Infrastructure Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. Berry Farms Town Center PUD Subdivision, Final Plat, Section 1, Revision 2, Resub Of Lots 65 And 107; Extend The Performance Agreement For Drainage Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

7. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Drainage Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

8. Centennial Business Park Subdivision, Final Plat, Lot 9, Revision 8; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

9. Cool Springs East Subdivision, Site Plan, Section 36, Revision 3, Lot 702; Accept The Drainage, Green Infrastructure And Streets Improvements, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

10. McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 303 And 304 (Block C); Extend The Performance Agreement For Sidewalks Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

11. October Park PUD Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To April 23, 2026. (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 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

13. Williamson Square Subdivision, Final Plat, Section 1, Revision 5; Extend The Performance Agreement For Drainage Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

14. Wynfield Village Subdivision, Site Plan, Extend The Performance Agreement For ITS Element, Landscaping And Sidewalks Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

PLANS OF SERVICES/ANNEXATIONS/ZONINGS

15. Consideration Of Resolution 2025-24, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located West Of Hillview Lane And North Of Coleman Road, At 1247 Hillview Lane By The City Of Franklin, Tennessee.

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

16. Consideration Of Resolution 2025-25, A Resolution To Annex One Property, Consisting Of 311.21 Acres, Located West Of Hillview Lane And North Of Coleman Road At 1247 Hillview Lane, And Not Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

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

17. Consideration Of Ordinance 2025-06, An Ordinance To Zone 311.21 Acres To Planned (PD 0.78/32,000/80) District, And Hillside Hillcrest Overlay (HHO) District, For The Property Located West Of Hillview Land And North Of Coleman Road At 1247 Hillview Lane (Harlin PUD Subdivision).

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

REZONINGS/DEVELOPMENT PLANS

18. Consideration Of Resolution 2025-26, A Resolution Approving A Development Plan For Harlin PUD Subdivision With 15 Modifications Of Development Standards (Building Elements, Parking, Glazing, Open Space) For The Property Located West Of Hillview Lane And North Of Coleman Road, At 1247 Hillview Lane.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

19. Magnolia Green Subdivision, Preliminary Plat, Creating 59 Single Family Residential Lots And 8 Open Space Lots, On 69.0 Acres, Located South Of Murfreesboro Road And East Of Watercress Drive, At 806 Murfreesboro Road.

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

20. Medcore Medical Building Subdivision, Final Plat, Revision 2, Creating 1 New Lot, Extending An Access Easement, And Creating A Water Quality Easement, On 7.8 Acres, Located At 1000 Physicians Way. (CONSENT AGENDA)

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

21. Southvale PUD Subdivision, Final Plat, Section 1, Revision 1 (Lots 21-25 and 37-38), Creating 16 New Residential Lots And 1 Open Space Lot, On 5.61 Acres, Located on Lewisburg Pike, South Of Goose Creek Bypass. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Ariella Stanford

22. Southvale PUD Subdivision, Final Plat, Section 2, Creating 43 Residential Lots And 5 Open Space Lots And Dedicating Right Of Way, On 33.042 Acres, Located on Lewisburg Pike, South Of Goose Creek Bypass. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Ariella Stanford

ANY OTHER BUSINESS

ADJOURN

City of Franklin

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

Meeting Minutes

Franklin Municipal Planning Commission

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CALL TO ORDER

Chair Lindsey called the meeting to order at 7:04 PM.

Commissioners Present: Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Nick Mann, Alma McLemore, Michael Orr, Alderman Ann Petersen, and Jennifer Williamson

Commissioners Absent: None

Staff Present: Emily Wright, Amy Diaz-Barriga, Shauna Billingsley, Chelsea Randolph, Jimmy Wiseman, Joseph Bryan, and Tia Holden

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.)

Chair Lindsey asked for citizen comments. There were none.

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APPROVAL OF MINUTES

1. Consideration Of Approval Of The February 27, 2025, FMPC Minutes

Sponsors:

Attachments: 1. FINAL February 27 2025 FMPC Minutes

A motion was made by Alderman Petersen, seconded by Commissioner Orr to Approve the Minutes from the February 27, 2025 meeting. The motion carried 8-0 (Commissioner Harrison abstained).

ANNOUNCEMENTS

Ms. Wright addressed the Commissioners, kindly reminding them to request recognition before speaking, ensuring that the microphones were properly activated.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-12, Item 20, And Item 23 On The Consent Agenda

Sponsors:

Attachments: None

A motion was made by Commissioner Allen, seconded by Commissioner Harrison to approve Items 3-12, Item 20, and Item 23 as presented on the Consent Agenda. The motion carried 9-0.

SITE PLAN SURETIES

3. Aerial Adventure Subdivision, Final Plat; Extend The Maintenance Agreement For Green Infrastructure Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. Berry Farms Reams-Fleming Tract PUD Subdivision, Site Plan, Infrastructure; Extend The Performance Agreement For Drainage And Streets Improvements To March 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Carothers Crossing East PUD Subdivision, Site Plan, Lot 1; Extend The Performance Agreement For Streets Improvements To March 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Centennial Business Park Subdivision, Final Plat, Lot 9, Revision 8; Extend The Performance Agreement For Drainage And Green Infrastructure Improvements to March 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

7. Chickasaw PUD Subdivision, Final Plat; Extend The Performance Agreement For Access And Sidewalks Improvements To September 25, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

8. Creekstone Commons PUD Subdivision, Site Plan, Section 1, Revision 1, Lot 2 (Venture Office Building); Release The Maintenance Agreement For Green Infrastructure Improvement. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: 1. Creekstone Commons - green infrastructure inspection punch list

The item was Approved on Consent Agenda.

9. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 18; Extend The Performance Agreement For Drainage Improvement To March 26, 2026; Extend The Performance Agreement For Streets Improvement To September 25, 2025; Accept The Sidewalks Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

10. McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 302 (Block B); Extend The Performance Agreement For Streets Improvement To March 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

11. Nissan North America Subdivision, Site Plan, Revision 2 (Parking Addition); Extend The Performance Agreement For Drainage Improvement To March 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

12. Stream Valley PUD Subdivision, Site Plan, Section 13; Extend The Performance Agreement For Drainage Improvement To March 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

PLANS OF SERVICES/ANNEXATIONS

13. Consideration Of Resolution 2025-12, A Resolution Adopting A Plan Of Services For The Annexation Of 4356 South Carothers Road, By The City Of Franklin, Tennessee.

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

Attachments:
1. MAP 4356 S. Carothers Road, Annexation and Plan of Service Request
2. RES_2025-12_4356SCarothersRdPOS_Combined_LawApproved
3. 4356 S Carothers Road, Annexation Request and Plan of Service_Exhibit1
4. Colletta Park Applicant Presentation

Staff: Chelsea Randolph. The applicant is requesting a Plan of Services for a property located at 4356 South Carothers Road. Resolution 2025-12 is a City of Franklin drafted Plan of Services for property being considered as part of the proposed request for annexation, Resolution 2025–11. The property is located within the Milcrofton service area. Water availability will be approved and provided through Milcrofton prior to annexation. The property is located within the Goose Creek Basin service area. This basin is identified as a short-term annexation capability area due to its proximity to existing city limits, future land uses, and existing and planned investments in infrastructure. The Draft Plan of Services details no major concerns in providing infrastructure and services to the property. All access points shall comply with the City of Franklin Transportation & Street Technical Standards. No additional personnel or equipment will be necessary for either Fire or Police Protection, but the Sanitation & Environmental Services Department requires additional personnel and equipment to serve the annexation soon as this area is experiencing rapid growth. The Plan of Services and Annexation request includes one parcel. However, the rezoning and development plan includes an existing PUD (Colletta Park) which is already within the City limits.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-12.

Citizen Comments: None

Applicant: Matt Huff, Gamble Design Collective. Mr. Huff noted, referring to the current and proposed map, that the area to the north remains unchanged. The plan calls for a minimum 80-foot tree buffer with large lots along the entire western edge of the property, like the areas along Cross Creek Drive. Also, part of the original development plan and the Williamson County Highway Commission's decision to approve emergency access to northern connections at Stanford Drive and a twelve-foot pedestrian path to Beacon Drive on the eastern side has not changed. Mr. Huff read the condition of approval included as part of the original plan. Due to this condition, the development will be restricted to a maximum of 138 platted lots prior to the development plan or preliminary plat approval of a second access road. The addition of the five-acre property between the southern end of Colleta Park Road and Carothers Road provides the second point of access as required by the special condition. The southern end of Colleta Park where the new connection would be located will be in alignment with the mixed residential policy of Envision Franklin. This mixed residential area has developed at a higher density than the single-family residential areas to the north. Given the redesign of the southern end of Colleta Park, there is a more natural and gradual transition of densities (.84 per acre/north to 4.59 units per acre/south). The revision increases the size of Colletta Park to 204.8 acres and a new total unit count of 259 homes and a second access point as required with the special condition of approval.

Motion

Commissioner Franks motioned to recommend approval of Resolution 2025-12, A Resolution Adopting A Plan Of Services

For The Annexation Of 4356 South Carothers Road, By The City Of Franklin, Tennessee to the Board of Mayor and Aldermen, seconded by Commissioner Harrison.

Discussion: None

The motion carried 9-0.

14. Consideration Of Resolution 2025-11, A Resolution To Annex One Property, Consisting Of 5.86 Acres, Located At 4356 South Carothers Road And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB).

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

Attachments:
1. MAP 4356 S. Carothers Road, Annexation and Plan of Service Request
2. RES_2025-11_4356SCarothersRdAnnex_Combined_LawApproved
3. 4356 S Carothers Road, Annexation Request and Plan of Service_Exhibit1

Staff: Chelsea Randolph. The property being considered for annexation is located east of South Carothers Road and south of Murfreesboro Road. It is contiguous to the City limits and is within the eastern limits of the City's Urban Growth Boundary (UGB). The subject properties requesting annexation are within the Mixed Residential Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to develop the property into townhome residential lots. A rezoning and development plan for the subject property are also included on this agenda.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-11.

Citizen Comments:
Janet Curtis, 3665 North Chapel Road. Ms. Curtis stated as a county resident and as the city annexes property into the city limits, she has concerns about her taxes going up. Considering the 550-home development of Poplar Farms, Creekside, and Trinity Elementary are nearing capacity. “Where will these kids go to school?” The addition of 60 homes on 5 acres will only contribute to the city’s two most problematic intersections, Highway 96 and Royal Oaks and I-65 and Highway 96. Ms. Curtis urged the city to step back and consider whether the infrastructure in this area can handle more development. Ms. Curtis ended by stating that she doesn’t want to absorb the cost of the new development.

Susan Caplen, 1991 Beacon Hill Road. Ms. Caplen stated that she would like to know the timelines for each phase of the project as she lives north of the development area. A few months ago, adjacent residents were told construction would begin anywhere from eighteen months to three years. Currently, there are bulldozers and other heavy machinery generating noise and dirt. Ms. Caplen stated that she understands development will happen but would like to understand what and when development will begin.

Applicant: Matt Huff, Gamble Design Collective. Mr. Huff stated that he cannot state the timelines but will meet with Ms. Caplen to answer her questions.

Motion
Commissioner Harrison motioned to recommend approval of Of Resolution 2025-11, A Resolution To Annex One Property, Consisting Of 5.86 Acres, Located At 4356 South Carothers Road And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB) to the Board of Mayor and Aldermen, seconded by Commissioner McLemore.

Commissioner Allen asked staff to weigh in on traffic improvements in this area, including Highway 96 & Royal Oaks and I-65 and Highway 96.

Mr. Wiseman stated that city staff pressed TDOT to study this corridor more intensively for possible improvements from a restriping perspective. By restriping so that there are three eastbound through lanes and four westbound through lanes, improvements for pm travel times goes from 1800 seconds down to 600 seconds. With this significant improvement, the city plans to move forward with restriping this corridor when the median is added to the west side of I-65.

Chair Lindsey asked if the city or TDOT would be responsible for the restriping.

Mr. Wiseman stated that the city would handle the restriping with assistance from a consultant. TDOT needed proof that an improvement would occur, and the city provided that.

Commissioner Williamson asked if there was a projected start time for the project.

Mr. Wiseman stated that the city is planning to begin the work and improvements this summer.

The motion carried 9-0.

REZONINGS/DEVELOPMENT PLANS

15. Consideration Of Ordinance 2025-03, An Ordinance To Rezone 204.86 Acres From Planned (PD 1.0) District To Planned (PD 1.26) District For The Property Located South Of Murfreesboro Road And East Of South Carothers Road, Including 4356 South Carothers Road. (Colletta Park PUD Subdivision)

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

Attachments:
1. MAP Colletta Park PUD Subdivision, Rezoning and Development Plan Revision 1
2. ORD_2025-03_CollettaParkPUDRez_Combined_LawApproved04 (2)
3. 2025-03-06 Colletta Park Rezoning Set -Resubmittal
4. Colletta Park Applicant Presentation

Staff: Chelsea Randolph. The applicant is requesting a zone change from Planned (PD 1.0) District to Planned (PD 1.26) District. A separate Resolution 2025-13 accompanies this rezoning for the corresponding Development Plan. Envision Franklin recommends the Single-Family Residential Design Concept for most of the project within the city limits, and a smaller portion of the existing Development Plan, along with the proposed annexed parcel of 4356 South Carothers Road, recommends the Mixed Residential Design Concept. Envision Franklin's Single Family Residential design concept states, "The Single-Family Residential design concept consists of single-family residential neighborhoods, which provide a range of single-family dwellings and lot sizes." The plan as proposed incorporates the recommendations and guiding principles of the Single-Family Residential design concept by providing 5 different lot sizes within the plan to provide the range of single-family homes as suggested within Envision Franklin. The newly added parcel (4356 South Carothers Road) lies within the Mixed Residential design concept, which states, "The Mixed Residential design concept contains residential neighborhoods with a combination of single-family dwellings, duplexes, multiplexes, and townhouses. The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods." The plan is proposing townhomes on this parcel to add to the existing single-family development. They are achieving a transition by providing open spaces between the newly proposed townhomes and the adjacent neighborhoods. Colletta Park PUD is currently approved with 199 single-family lots on 199 acres. The proposed revision amounts to 204.89 acres with 232 single-family lots and 27 townhome units. The accompanying Development Plan along with the proposed rezoning meets the intent of Envision Franklin.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2025-03.

Citizen Comments: None

Applicant: Matt Huff, Gamble Design Collective. Mr. Huff did not have any additional information to add but stated he would be happy to answer questions.

Motion
Commissioner Harrison motioned to recommend approval of Ordinance 2025-03, An Ordinance To Rezone 204.86 Acres From Planned (PD 1.0) District To Planned (PD 1.26) District For The Property Located South Of Murfreesboro Road And East Of South Carothers Road, Including 4356 South Carothers Road (Colletta Park PUD Subdivision) to the Board of Mayor and Aldermen, seconded by Commissioner Orr.

Discussion: None

The motion carried 9-0.

16. Consideration Of Resolution 2025-13, A Resolution Approving A Revised Development Plan For Colletta Park PUD Subdivision, For The Property Located South Of Murfreesboro Road And East Of South Carothers Road, Including 4356 South Carothers Road.

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

Attachments:
1. MAP Colletta Park PUD Subdivision, Rezoning and Development Plan Revision 1
2. RES_2025-13_CollettaParkPUDDevPlan_Combined_LawApproved04
3. COF 8691 Colletta Park PUD Subdivision, Development Plan, Revision 1 Conditions of Approval_01
4. DEVELOPMENT PLAN Colletta Park PUD Development Plan, Revision 1
5. 1-6 Pages from 2025-03-06 Colletta Park PUD Development Plan Revision 1 - Resubmittal Set
6. 7-12 Pages from 2025-03-06 Colletta Park PUD Development Plan Revision 1 - Resubmittal Set-2
7. 13-18 Pages from 2025-03-06 Colletta Park PUD Development Plan Revision 1 - Resubmittal Set-3
8. 19-24 Pages from 2025-03-06 Colletta Park PUD Development Plan Revision 1 - Resubmittal Set-4
9. 25-30 Pages from 2025-03-06 Colletta Park PUD Development Plan Revision 1 - Resubmittal Set-5
10. Colletta Park Applicant Presentation

Staff: Chelsea Randolph. Colletta Park PUD is currently approved with 199 single-family lots on 199 acres. The proposed revision amounts to 204.89 acres with 232 single-family lots and 27 townhome units. The proposed revision is to add a parcel along South Carothers addressed as 4356 South Carothers Road. This parcel is the subject of the associated annexation and plan of service. The applicant has proposed a subdivision of single-family residential homes of varying lot sizes as well as townhome units. The applicant is exceeding the required open space and tree save calculations on the plan. The accompanying rezoning along with this proposed development plan meets the intent of Envision Franklin. Ms. Randolph made a note of the history about vesting rights of this project. Colletta Park PUD was approved on December 12, 2017, with two modifications of standards (SWCO-3 Standards and Cul-de-sac length). The applicant requested a vesting extension in 2021, which was granted, and then again in 2023, which was again granted. This development plan is not requesting to establish new vesting but requesting to keep their current vesting for the entirety of the development, including the addition of 4356 South Carothers Road.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-13, with conditions.

Citizen Comments:
Rick Combs, 504 Biltmore Court. Mr. Combs stated that as a resident of Cross Creek, his concerns revolve around the quality of life in Franklin with respect to traffic and water availability. It appears the city considers new developments individually without regard to the cumulative effects of additional traffic and water supply demands. Allowing existing developments to become denser is not encouraging for the quality of life in Franklin.

Applicant: Matt Huff, Gamble Design Collective. Mr. Huff did not have any additional information to add but stated he would be happy to answer questions.

Motion
Commissioner Franks motioned to recommend approval of Of Resolution 2025-13, A Resolution Approving A Revised Development Plan For Colletta Park PUD Subdivision, For The Property Located South Of Murfreesboro Road And East Of South Carothers Road, Including 4356 South Carothers Road with conditions to the Board of Mayor and Aldermen, seconded by Commissioner Orr.

Commissioner Mann stated, regarding traffic concerns, that he can support the project because it is an addition of 60 homes on top of what was already approved, along with a developer who is willing to help the city with road improvements. To consider the entire project for approval would be a different consideration. Greater improvements would be necessary before moving forward. Commissioner Mann stated that he shares the same traffic concerns and, after hearing the most recent development report about the stacking of projects with some projects not even coming out of the ground yet, a

higher level of consideration will be given to these concerns.

The motion carried 9-0.

17. Consideration Of Ordinance 2025-05, An Ordinance To Rezone 0.89 Acres From General Office (GO) District To Planned (PD 6,900) District For The Property Located For The Property Located East Of Jordan Road And North Of Murfreesboro Road, Located At 903 Murfreesboro Road. (Cook PUD Subdivision)

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

Attachments:
1. MAP Cook PUD Subdivision, Rezoning and Development Plan
2. 8709 Cook PUD Subdivision, Rezoning DRT Corrections Notice_01
3. REZONING Cook PUD Subdivision, Rezoning Sheet Set

Staff: Chelsea Randolph. The applicant has submitted a rezoning request for the .89 acres located east of Jordan Road and north of Murfreesboro Road at 903 Murfreesboro Road. The applicant is requesting to rezone from General Office (GO) District to Planned (PD 6,900) District to accommodate the proposed Cook PUD Subdivision which houses the non-profit business, Show Hope. The development shows an existing 6,900-square-foot building of nonresidential space and there are no proposed changes to the site with the associated development plan, only a modification of standard for signage. The development is within the Regional Commerce design concept and this design concept states, "Regional Commerce should transition in intensity and scale across this design concept. Higher-intensity uses should be located closer to the I-65 interchanges and major thoroughfares, with less-intensive uses transitioning to established residential areas." The existing development establishes the transition that Envision Franklin refers to between higher-intensity uses and residential, meeting the guiding principles of the design concept of Envision Franklin for this area.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2025-05.

Citizen Comments: None

Applicant: Greg Gamble, representing Show Hope. Show Hope is a nonprofit organization that focuses on the foundation and support for families who adopt. The proposal involves a request for rezoning and a development plan addressing the halo sign on the building that is not permitted by the zoning ordinance. Included in the development plan is a modification of standards to maintain the halo sign on the building. The halo sign, when lit, will be a white light equipped with a dimmer to reduce the brightness, if necessary.

Motion
Commissioner Allen motioned to recommend approval of Ordinance 2025-05, An Ordinance To Rezone 0.89 Acres From General Office (GO) District To Planned (PD 6,900) District For The Property Located For The Property Located East Of Jordan Road And North Of Murfreesboro Road, Located At 903 Murfreesboro Road to the Board of Mayor and Aldermen, seconded by Commissioner McLemore.

Discussion: None

The motion carried 9-0.

18. Consideration Of Resolution 2025-23, A Resolution Approving A Development Plan For Cook PUD Subdivision With 1 Modification Of Development Standards (Signs), For The Property East Of Jordan Road And North Of Murfreesboro Road, Located At 903 Murfreesboro Road.

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

Attachments:
1. MAP Cook PUD Subdivision, Rezoning and Development Plan
2. RES_2025-23_CookPUDDevPlan_Combined_LawApproved
3. 8710 Cook PUD Subdivision, Development Plan (Show Hope) DRT Corrections Notice_01

4. DEVELOPMENT PLAN Cook PUD Subdivision, Development Plan Sheet Set

Staff: Chelsea Randolph. The applicant has submitted a development plan for the Cook PUD Subdivision, which includes one 6,900-square-foot building that houses the non-profit business, Show Hope. The proposed development plan does not contemplate any changes to the existing structure or site. The applicant has requested a development plan and the associated zoning to request a modification of standards to allow for the existing halo sign. The existing development establishes the transition that Envision Franklin refers to between higher intensity uses and residential meeting the guiding principles of the design concept of Envision Franklin for this area. The site exceeds the parking requirement and does not meet the minimum standards to require open space.

Modification of Standards: There is 1 Modification of Standards request for this plan.

1. MOS #1: Request to allow halo lighting for a wall sign on the elevation of the existing building. Chapter 15.1.6 of the zoning ordinance states, "Internal illumination of signs shall be limited to light emanating only through the letters, numbers, logos, and accent lines. The remainder of the sign area shall not be illuminated and shall be opaque to prohibit light penetration. "The lighting source should not flash, move, change color, be overly bright, or create a nuisance." The applicant is requesting to allow the existing halo sign to remain. Halo lighting has been requested in other developments and was approved by BOMA most recently with the Goose Creek Bypass PUD Subdivision (In-N-Out). Staff finds that halo signage, with some regulations, is generally appropriate in many areas of Franklin. As such, staff is exploring a Zoning Ordinance Amendment to permit and regulate halo signage. This topic is planned to be on an upcoming Joint Conceptual Workshop agenda for discussion. Staff recommends approval MOS #1 to the Board of Mayor and Alderman.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-23, with conditions.

Citizen Comments: None

Applicant: Greg Gamble, representing Show Hope. Mr. Gamble stated that his client agrees with staff conditions of approval and is happy to answer any questions.

Motion (Main)
Commissioner Williamson motioned to recommend approval of Resolution 2025-23, A Resolution Approving A Development Plan For Cook PUD Subdivision With 1 Modification Of Development Standards (Signs), For The Property East Of Jordan Road And North Of Murfreesboro Road, Located At 903 Murfreesboro Road with conditions to the Board of Mayor and Alderman, seconded by Commissioner McLemore.

Motion (Modification of Standards) MOS #1: Request to allow halo lighting for a wall sign on the elevation of the existing building.
Commissioner Allen motioned to recommend approval of (Modification of Standards) MOS #1: Request to allow halo lighting for a wall sign on the elevation of the existing building to the Board of Mayor and Aldermen, seconded by Commissioner Harrison.

Discussion: None

The motion for MOS 1 carried 9-0.

The main motion with MOS 1 carried 9-0.

19. Consideration Of Resolution 2025-22, A Resolution Approving A Revised Development Plan For Huffines Ridge PUD Subdivision, For The Property Located South Of East McEwen Drive And West Of Carothers Parkway, Located At 1343 Huffines Ridge Drive.

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

Attachments:
1. MAP Huffines Ridge PUD Subdivision, Development Plan, Revision 2
2. RES_2025-22_HuffinesRidgePUDDevPlan_Combined_LawApproved
3. COF 8708 Huffines Ridge PUD Subdivision, Development Plan, Revision 2 Conditions of Approval_01
4. OVERALL DEVELOPMENT PLAN Huffines Ridge PUD Subdivision, Revision 2
5. 1-6 Pages from 2025-03-06 Huffines Ridge - DP Revision 2 - Technical Sheets
6. 7-12 Pages from 2025-03-06 Huffines Ridge - DP Revision 2 - Technical Sheets-2

Staff: Chelsea Randolph. The applicant has submitted a development plan for the Huffines Ridge PUD Subdivision located at 1343 Huffines Ridge Drive. The applicant is proposing a reduction in the height of the commercial and office uses from a 6-story to a 3-story maximum. The proposed revision also includes a reduction of commercial square footage from 150,000 square-feet to 47,000 square-feet with the removal of hotel as a use. The development plan is vested in the July 1, 2018, zoning ordinance. The proposed plan attempts to meet our ordinance today and exceeds the requirements of its vested ordinance. The multifamily portion of the plan has been completed, and a parking utilization study was submitted to provide support for a reduction in the overall parking requirements on the basis of the reduction in nonresidential square footage, removal of hotel, and that the completed multifamily is able to meet their parking requirements independent of the nonresidential development. Per Chapter 2.4.2(11)(b), this development plan only requires a Planning Commission level review and action. In addition, since the proposed changes are reductions to what was originally entitled, they do not need a rezoning.

Recommendation: Staff recommends that the Planning Commission approve Huffines Ridge PUD Subdivision, Revision 2, with conditions.

Citizen Comments: None

Applicant: Jeff Rosiak. Mr. Rosiak stated he would be happy to answer any questions.

Motion
Commissioner Harrison motioned to approve Resolution 2025-22, A Resolution Approving A Revised Development Plan For Huffines Ridge PUD Subdivision, For The Property Located South Of East McEwen Drive And West Of Carothers Parkway, Located At 1343 Huffines Ridge Drive with conditions, seconded by Commissioner McLemore.

Discussion: None

The motion carried 9-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

20. Cool Springs East Subdivision, Final Plat, Section 17, Revision 2, Creating 1 New Lot, And Dedicating A Sewer Easement, On 9.53 Acres, Located At 801 Crescent Centre Drive And 840 Crescent Centre Drive. (CONSENT AGENDA)

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

Attachments:
1. MAP Cool Springs East Subdivision, Final Plat, Section 17, Revision 2
2. COF 8693 Cool Springs East Subdivision, Final Plat, Section 17, Revision 2 Conditions of Approval_01
3. COF8693_Cool Springs East Subdivison_Final Plat_Section 17, Revision 2

The item was Approved on Consent Agenda.

21. Franklin City Hall, Site Plan, Developing 103,156 Square Feet Of Office Space And 4,444 Square Feet Of Commercial Space, On 4.27 Acres, Located at 109 3rd Avenue South.

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

Attachments:

1. MAP Franklin City Hall, Site Plan
2. 8705 Franklin City Hall SP_Conditions of Approval_01
3. 1-8 Pages from 2025_03_06_FCH_SitePlanResubmittal
4. 9-16 Pages from 2025_03_06_FCH_SitePlanResubmittal-2
5. 17-24 Pages from 2025_03_06_FCH_SitePlanResubmittal-3
6. 25-32 Pages from 2025_03_06_FCH_SitePlanResubmittal-4
7. 33-40 Pages from 2025_03_06_FCH_SitePlanResubmittal-5
8. 41-48 Pages from 2025_03_06_FCH_SitePlanResubmittal-6
9. 49-56 Pages from 2025_03_06_FCH_SitePlanResubmittal-7
10. 57-64 Pages from 2025_03_06_FCH_SitePlanResubmittal-8
11. 65-72 Pages from 2025_03_06_FCH_SitePlanResubmittal-9
12. 73-80 Pages from 2025_03_06_FCH_SitePlanResubmittal-10
13. COA 109 3rd Ave. S. Demolition and New Construction (Principal, Accessory) and Site, COF#8684, 1.13.25

Staff: Joseph Bryan. The applicant has submitted a site plan for a new building located at 109 3rd Avenue South that will feature 103,156 square feet of office space and 4,444 square feet of commercial space. The plan also includes subterranean parking and a public park. The property is zoned Downtown District (DD) and consists of 4.27 acres. The new building will serve as the new Franklin City Hall and replace the former facility. The DD Zoning District permits both civic and commercial uses. The property is within the Historic Preservation Overlay and the applicant has received a Certificate of Appropriateness from the Historic Zoning Commission for the design of the building.

Recommendation: Staff recommends approval, with conditions, of the Franklin City Hall Site Plan.

Citizen Comments: None

Applicant: Anna Ruth Kimbro. Ms. Kimbro stated that the scope of the project expands well beyond the city hall building and includes a three-story City Hall building on the square with enhanced meeting rooms and several small commercial tenants along Third Avenue South. Also, an underground parking garage with parking spaces for 200 cars, an enlarged plaza on the square and expanded and improved public restrooms to serve the area along with new handicap accessibility for the site. Lastly, a one-acre public park on the corner of Church and Third Avenue South. Included in the project is streetscape improvements on both sides of Third Avenue South and much needed infrastructure replacement and upgrades. The project has received a certificate of appropriateness from the Historic Zoning Commission, meets the requirements of the zoning ordinances and is ready for site plan approval.

Motion

Commissioner Orr motioned to approve the Franklin City Hall, Site Plan, Developing 103,156 Square Feet Of Office Space And 4,444 Square Feet Of Commercial Space, On 4.27 Acres, Located at 109 3rd Avenue South with conditions, seconded by Commissioner McLemore.

Alderman Petersen stated that many years ago there were problems with the water table levels in downtown and asked if anyone had information on the water levels.

Ms. Kimbro stated that an initial geotechnical study was completed and there are currently ongoing geotechnical studies for water recharge rate. The project will have under slab drainage to alleviate any upheaval and any subsurface flooding issues.

Alderman Petersen explained that the bank building had a below grade level that had problems with water leaks. Eventually, the underground level of the building was closed due to ongoing water leaks and damage.

Ms. Kimbro stated that should a flood event ever happen there is a redundant pump system that could accommodate any flooding issues. The building has been over designed to address any water problems.

Commissioner Franks asked where the water would be pumped to if a flood event occurred.

Ms. Kimbro explained that the water would be pumped into the storm water drainage system. Also, on the site, is a storm water detention area along with a water cistern collection system as an alternative water collection method.

The motion carried 9-0.

22. Margin District Subdivison, Site Plan, Developing 25 Residential Units And 117,060 Square Feet Of Nonresidential Space, On 2.02 Acres, Located At 713, 717, 735, 805, 811, 813 Columbia Avenue And 314 Cummins Street.

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

Attachments:
1. MAP Margin District Subdivision, Site Plan
2. 8584 Margin District Sub SP_Conditions of Approval_01
3. 1-8 Pages from Margin District_Site Plan Civil Plans_3-6-25
4. 9-16 Pages from Margin District_Site Plan Civil Plans_3-6-25-2
5. 17-24 Pages from Margin District_Site Plan Civil Plans_3-6-25-3
6. 25-32 Pages from Margin District_Site Plan Civil Plans_3-6-25-4
7. 33-40 Pages from Margin District_Site Plan Civil Plans_3-6-25-5
8. 41-48 Pages from Margin District_Site Plan Civil Plans_3-6-25-6
9. 49-56 Pages from Margin District_Site Plan Civil Plans_3-6-25-7
10. 57-64 Pages from Margin District_Site Plan Civil Plans_3-6-25-8
11. 65-72 Pages from Margin District_Site Plan Civil Plans_3-6-25-9
12. 73-80 Pages from Margin District_Site Plan Civil Plans_3-6-25-10
13. 81-88 Pages from Margin District_Site Plan Civil Plans_3-6-25-11
14. 89-96 Pages from Margin District_Site Plan Civil Plans_3-6-25-12
15. 97-104 Pages from Margin District_Site Plan Civil Plans_3-6-25-13
16. 105-106 Pages from Margin District_Site Plan Civil Plans_3-6-25
17. Margin District_Site Plan Arch Elevations_3-6-25

Staff: Joseph Bryan. The applicant has submitted a site plan for a new development that consists of six buildings with 25 residential units and 117,060 square feet of nonresidential space. The property consists of 2.02 acres and is within the Central Commercial Zoning District. The property is also within the Columbia Avenue Overlay 1- Urban Commercial Development Sub-District (CAO1). The CAO1 District extends from Five Points to Fowlkes Street. For new construction at this location, buildings may be up to three-and-one-half stories when the upper one-and-one-half story is stepped back at least ten feet from the first and second stories. The upper one-half story may have either a pitched or flat roof. The plan as presented meets these height requirements. The work on the site generally meets City development standards, and staff have provided conditions of approval for where the project will need to make revisions prior to obtaining City approval for permitting purposes. Some of the required work will also be reviewed and approved through utility/grading-specific plans approved by the Engineering department that will not be reviewed by the Planning Commission, which will be required to be approved prior to major work in the surrounding area.

Recommendation: Staff recommends approval, with conditions, of the Margin District Subdivision Site Plan.

Citizen Comments: None

Applicant: Adam Sieger. Mr. Sieger stated that they agree with staff comments and conditions and would be happy to answer any questions.

Motion
Commissioner Harrison motioned to approve the Margin District Subdivision, Site Plan, Developing 25 Residential Units And 117,060 Square Feet Of Nonresidential Space, On 2.02 Acres, Located At 713, 717, 735, 805, 811, 813 Columbia Avenue And 314 Cummins Street with conditions, seconded by Commissioner Orr.

Discussion: None

The motion carried 9-0.

23. Westhaven PUD Subdivision, Final Plat, Section 66, Creating 26 Residential Lots And 1 Open Space Lot, Dedicating Public Right Of Way, And Dedicating Easements, On 19.56 Acres, Located South Of New Highway 96 West And West Of Drummond Street. (CONSENT AGENDA).

Sponsors: Emily Wright, Amy Diaz-Barriga, Ariella Stanford

Attachments:
1. MAP Westhaven PUD Subdivision, Final Plat, Section 66
2. COF8713_Westhaven PUD Subdivision_Final Plat_Section 66
3. Conditions of Approval_Westhaven PUD Subdivision_Final Plat_Section 66

The item was Approved on Consent Agenda.

NON-AGENDA ITEMS

Chair Lindsey asked if there were any non-agenda items to be presented. There were none.

ANY OTHER BUSINESS

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

ADJOURN

A motion was made by Commissioner Harrison, seconded by Commissioner Orr to Adjourn. The motion carried 9-0.

There being no further business, the meeting adjourned at 8:00 PM.

_____ _____

Chair Date

Docusign Envelope ID: 29BB1888-98C5-472E-A593-58CAFC7810FC

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC FRANKLIN 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

02-03-2025
Date Submitted

Complete name of project – indicate whether site plan or final plat.
Where applicable, include subdivision, section, revision, lot number and name of building

THE MALLORY BUILDING C.O.F PROJOECT #6512 - 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: Signed by: Wesley Shutt F9C9D0022FB94AD...
Developer or Representative

If requesting reduction, indicate amount complete:
100 ***%***
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 or Landscape Architect – 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: **MICHAEL CAMPBELL, P.E.** ***(Engineer or Landscape Architect – print name)*** affirms that **WESLEY BAXTER** 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)**

MICHAEL S. CAMPBELL REGISTERED ENGINEER STATE OF TENNESSEE

02/03/2025

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

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 24, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

CENTENNIAL BUSINESS PARK SUBDIVISION, FINAL PLAT, LOT 9, REVISION 8 – COF 6511

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$319,000.00
Current Amount:	$79,7500.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	4/3/2025
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

COOL SPRINGS EAST SUBDIVISION, SITE PLAN, SECTION 36, REVISION 3, LOT 702 (BUFFALO WINGS AND RINGS) – COF 6006

Improvement:	Green infrastructure
Surety Type:	Performance
Original Amount:	$28,000.00
Current Amount:	$28,000.00
Request:	
Recommendation:	RELEASE NO MA PER INSPECTOR
Date of Inspection:	4/2/2025
Inspector:	Ellen Moore
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

COOL SPRINGS EAST SUBDIVISION, SITE PLAN, SECTION 36, REVISION 3, LOT 702 (BUFFALO WINGS AND RINGS) – COF 6006

Improvement:	Streets
Surety Type:	Performance
Original Amount:	$3,000.00
Current Amount:	$3,000.00
Request:	RELEASE NO MA PER INSPECTOR
Recommendation:	Release no maintenance
Date of Inspection:	6-March-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

TO: Jerry Hatcher, Director, Streets Department
Michelle Hatcher, Director, Water / Wastewater Department

FROM: Melodie Brady, Surety Coordinator

Casey Chrisman

Digitally signed by Casey Chrisman
DN: C=US, E=casey.chrisman@franklintn.gov, O=City of Franklin, OU=Streets department/Stormwater, CN=Casey Chrisman
Date: 2025.04.09 08:04:28-05'00'

DATE: March 4, 2025

SUBJECT: **INSPECTIONS FOR IN-HOUSE AND FMPC SURETY REVIEW**

Attached are the lists of inspections needed in order to release, reduce, or extend performance and maintenance agreements / sureties, with in-house action to be taken on Thursday, April 17, 2025. **Please have your written recommendations in my office on or before Thursday, April 3, 2025.**

For the new improvement, green infrastructure, projects approved prior to July 2014 will not have a separate green infrastructure surety, as those features were included in drainage. For the newer projects, I have searched each project and made a notation that will show on your inspection list, indicating whether there is a separate drainage and / or green infrastructure item for that project. Due to space limitations, the notes are abbreviated, and a few have no spaces between words. I am confident these new notes will allow you to know when inspecting whether you have only one improvement or both, even if both are not on that same agenda.

Most of the older projects will not have these notations, since green infrastructure was not considered a separate improvement until July 2014. There is a very small possibility that one or a few that should have notations may be missing them. If you have any questions about whether there is or isn't one or both improvements on a project, feel free to call me and I can look it up for you when are in the field, or before you complete your recommendations.

Thank you.
Attachments

AdminAction/FMPC Inspections needed for Apr17/Apr24,25

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
508 Duke Drive	SP	section 1	P	sewer	$92,000.00	$92,000.00	4/14/2022		6298	
508 Duke Drive	SP	section 1	P	streets [public]	$20,000.00	$20,000.00	4/14/2022		6298	Extend 1 yr.
508 Duke Drive	SP	section 1	P	sidewalks [public]	$9,000.00	$9,000.00	4/14/2022		6298	Extend 1 yr.
508 Duke Drive	SP	section 1	P	green infrastructure [no drg]	$76,000.00	$76,000.00	4/14/2022		6298	Extend 1 year
517 Cummins Street	SP		P	green infrastructure [no drg]	$42,000.00	$42,000.00	12/3/2021		7059	Extend 1 year
Andover Park PUD	FP		P	green infrastructure [has drg]	$13,000.00	$3,250.00			5789	Extend 1 year

CC DB

		REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
17	X	Aspen Grove PUD	SP	section A, revision 1 (clubhouse)	P	green infrastructure	$20,000.00	$20,000.00		RELEASE TO MA	8042	Ellen to complete
18	X	Aspen Grove PUD	SP	section A, revision 2 (golf team facility)	P	green infrastructure	$71,000.00	$71,000.00		RELEASE TO MA	8041	Ellen to complete
19		Aspen Grove PUD	SP	section A, revision 2 (golf team facility)	P	access	$10,000.00	$10,000.00		RELEASE NO MA	8041	Hold / Deny extend 6 mo see street inspection
20		Aspen Grove PUD	SP	section A, revision 2 (golf team facility)	P	streets	$29,000.00	$29,000.00		RELEASE TO MA	8041	Hold / Deny extend 6mo Old access not removed
		Berry Farms Town Center PUD	FP	section 1, revision 2, resub of lots 65 and 107	P	drainage	$171,000.00	$42,750.00	3/18/2022		2662	Extend 1 year
		Berry Farms Town Center PUD	FP	section 11	P	drainage [has grn]	$248,000.00	$62,000.00	4/14/2022		7033	Extend 1 year

DB

CC

		REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
		Berry Farms Town Center PUD	FP	section 4	P	drainage [no grn]	$761,000.00	$380,500.00	0/15/2021		2959	Extend 1 year
21		Berry Farms Town Center PUD	SP	section 4, lot 198 [Panda]	M	green infrastructure [has drg]	$6,500.00	$6,500.00			7079	Ellen to complete
22		Bushnell Farm PUD	FP		P	sidewalks	$129,000.00	$32,250.00	8/19/2022	RELEASE TO MA	6881	Release to maintenance
		Church of the City	SP		P	green infrastructure	$664,000.00	$664,000.00	2/31/2024		8237	Extend 1 year
		Church of the City	SP		P	drainage	$1,225,000.00	1,225,000.00	2/31/2024		8237	Extend 1 year
25	XX	Cool Springs East	FP	section 17, revision 1	P	drainage	$185,000.00	$185,000.00		REDUCE 75% EXTEND 5 MONTHS (9/19/25)	8130	Reduce 50% extend 1 year

Maximum reduction is 50%

CC DB

		REQUEST	SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
27		Cool Springs East	FP	section 17, revision 1		P	access	$10,000.00	$10,000.00		REDUCE 75% EXTEND 5 MONTHS (9/19/25)	8130	Hold access cannot be reduced
28		Cool Springs East	FP	section 17, revision 1		P	green infrastructure	$498,000.00	$498,000.00		REDUCE 75% EXTEND 5 MONTHS (9/19/25)	8130	Ellen to complete
26		Cool Springs East	FP	section 17, revision 1		P	private streets	$71,000.00	$71,000.00		REDUCE 75% EXTEND 5 MONTHS (9/19/25)	8130	Hold / Deny extend 6 months work not 75% complete
		Cool Springs East	FP	section 17, revision 1		P	sewer	$155,000.00	$155,000.00		REDUCE 75% EXTEND 5 MONTHS (9/19/25)	8130	
24		Cool Springs East	FP	section 17, revision 1		P	traffic signals	$154,000.00	$154,000.00		REDUCE 75% EXTEND 5 MONTHS (9/19/25)	8130	Hold / Deny extend 6 months work not 75% complete
23		Cool Springs East	FP	section 17, revision 1		P	sidewalk	$48,000.00	$48,000.00		REDUCE 75% EXTEND 5 MONTHS (9/19/25)	8130	Hold / Deny extend 6 months work not 75% complete
51	XX	Centennial Business Park	FP	Lot 9 Rev 8		P	Draiange	$319,000	$79,750		Release		Release to maintenance

CC DB

	REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
29	Cool Springs East	SP	section 36, revision 3, lot 702 (Buffalo Wings and Rings)	P	streets [private shared access drive]	$3,000.00	$3,000.00	1/21/2022	RELEASE NO MA PER INSPECTOR	6006	Release no maintenance
	Cool Springs East	SP	section 36, revision 3, lot 702 (Buffalo Wings and Rings)	P	green infrastructure [has drg]	$28,000.00	$28,000.00	1/21/2022		6006	Extend 1 year
	Cool Springs East	SP	section 36, revision 3, lot 702 (Buffalo Wings and Rings)	P	drainage [has grn]	$28,000.00	$28,000.00	1/21/2022		6006	Release no maintenance
	FSSD Poplar Grove School	SP	(Performing Arts Center and Gymnasium Addition)	P	drainage [has grn]	$98,000.00	$24,500.00	7/15/2022		7240	Extend 1 year
	FSSD Poplar Grove School	SP	(Performing Arts Center and Gymnasium Addition)	P	green infrastructure [has drg]	$347,000.00	$347,000.00	7/15/2022		7240	Extend 1 year
	Galleria Commercial Complex	SP	lot 54 (Raising Canes)	P	streets private	$40,000.00	$40,000.00			8294	Extend 1 yr.

CC DB

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Galleria Commercial Complex	SP	lot 54 (Raising Canes)	P	streets city	$34,000.00	$34,000.00			8294	Extend 1 yr.
Galleria Commercial Complex	SP	lot 54 (Raising Canes)	P	sidewalk	$28,000.00	$28,000.00			8294	Extend 1 yr.
Galleria Commercial Complex	SP	lot 54 (Raising Canes)	P	green infrastructure	$149,000.00	$149,000.00			8294	Extend 1 year
Galleria Commercial Complex	SP	lot 54 (Raising Canes)	P	access	$40,000.00	$40,000.00			8294	Extend 1 yr.
Laguna	FP	(formerly Tavistock Subdivision)	P	sidewalk	$56,000.00	$56,000.00	11/1/2025		8443	Extend 1 yr.
Laguna	FP	(formerly Tavistock Subdivision)	P	access	$10,000.00	$10,000.00	11/1/2025		8443	Extend 1 yr.

CC DB

		REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
		Laguna	FP	(formerly Tavistock Subdivision)	P	green infrastructure	$45,000.00	$45,000.00	11/1/2025		8443	Extend 1 year
		Liberty Industrial Park	SP	lot 1 (FSSD office complex)	P	water	$82,000.00	$82,000.00		REDUCE 75% EXTEND 4 MONTHS (8/15/25)	7915	
34	XX	Liberty Industrial Park	SP	lot 1 (FSSD office complex)	P	drainage	$149,000.00	$149,000.00 74,500		REDUCE 75% EXTEND 4 MONTHS (8/15/25)	7915	Reduce 50% extend 1 year
							Maximum reduction is 50%					
31		Liberty Industrial Park	SP	lot 1 (FSSD office complex)	P	sidewalk	$337,000.00	$337,000.00		RELEASE TO MA	7915	Release to maintenance
30		Liberty Industrial Park	SP	lot 1 (FSSD office complex)	P	access	$40,000.00	$40,000.00		RELEASE NO MA	7915	Release no ma.
32		Liberty Industrial Park	SP	lot 1 (FSSD office complex)	P	green infrastructure	$964,000.00	$964,000.00		REDUCE 75% EXTEND 4 MONTHS (8/15/25)	7915	Ellen to complete

CC DB

	REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
33	Liberty Industrial Park	SP	lot 1 (FSSD office complex)	P	streets	$75,000.00	$75,000.00		RELEASE TO MA	7915	Release to maintenance
	Lockwood Glen PUD [formerly Nichols Bend PUD]	FP	section 15	P	green infrastructure [has drg]	$79,000.00	$79,000.00			7348	Ellen to complete
	McEwen Place PUD	SP	section 3, lot 303 and 304 (Block C)	P	sidewalks [public]	$139,000.00	$139,000.00	4/14/2022		6308	Extend 1 yr
36	McEwen Place Town Center PUD	SP	section 3, lot 305 (Blocks F&G Apartments)	P	sidewalk	$14,000.00	$14,000.00		RELEASE TO MA	7421	Repairs not complete grass strip not complete
35	McEwen Place Town Center PUD	SP	section 3, lot 305 (Blocks F&G Apartments)	P	green infrastructure [has drg]	$139,000.00	$139,000.00		RELEASE TO MA	7421	Ellen to complete
38	McEwen Place Town Center PUD	SP	section 3, lot 305 (Blocks F&G Apartments)	P	access [inc. 2 emerg fire access Jordan Rd]	$40,000.00	$40,000.00		RELEASE NO MA	7421	Hold extend 6 months stripping not complete

CC DB

	REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
37	McEwen Place Town Center PUD	SP	section 3, lot 305 (Blocks F&G Apartments)	P	streets private	$190,000.00	$190,000.00		RELEASE TO MA	7421	Hold extend 6 months half of the street is in very poor condition needs repair/replace
39	McEwen Place Town Center PUD	SP	section 3, lot 310 (Block A)	M	streets private	$20,600.00	$20,600.00	4/14/2022		6719	Release
	Poplar Farms PUD	SP	section 1	P	green infrastructure	$208,000.00	$208,000.00	5/1/2025		7854	Extend 1 year
	Poplar Farms PUD	SP	section 1	P	access	$20,000.00	$20,000.00	5/1/2025		7854	Extend 1 yr.
	Poplar Farms PUD	SP	section 1	P	sewer (line F to sec 3)	$180,000.00	$180,000.00	5/1/2025		7854	
	Poplar Farms PUD	SP	section 1	P	temporary turnaround	$10,000.00	$10,000.00	5/1/2025		7854	Extend 1 yr.

CC DB

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Poplar Farms PUD	SP	section 1	P	sidewalk	$643,000.00	$643,000.00	5/1/2025		7854	Extend 1 yr.
Redemption City Church	SP	sanitary sewer extension	P	sewer	$254,000.00	$254,000.00	4/4/2025		7379	
Resource Centre PUD	FP		P	traffic signal and warrant study	$350,000.00	$350,000.00			2545	Extend 1 yr
~~Riverbluff PUD~~	~~SP~~	~~section 1~~	~~M~~	~~landscaping [for sec 1 & 2]~~	~~$40,500.00~~	~~$40,500.00~~	~~5/20/2022~~		4660	
South Park	SP	Lot 17	P	drainage	$81,000.00	$81,000.00			7614	Extend 1 year
South Park	SP	Lot 17	P	water	$7,000.00	$7,000.00			7614	

CC DB

	REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
	South Park	SP	Lot 17	P	sidewalk	$6,000.00	$6,000.00			7614	Extend 1 yr.
	South Park	SP	Lot 17	P	access	$10,000.00	$10,000.00			7614	Extend 1 yr.
	South Park	SP	Lot 17	P	green Infrastructure	$47,000.00	$47,000.00			7614	Extend 1 year
	South Park	SP	Lot 17	P	streets	$27,000.00	$27,000.00			7614	Extend 1 yr.
40	Vintage at Watson Glen PUD	SP	lot 1	M	sidewalk	$24,900.00	$24,900.00			7474	Hold/extend 6 months outstanding sight distance issues per Paul Holzen
41	Vintage at Watson Glen PUD	SP	lot 1	M	streets	$27,300.00	$27,300.00			7474	Hold/extend 6 months outstanding sight distance issues per Paul Holzen

CC

		REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
42		Vintage at Watson Glen PUD	SP	Offsite Improvement Plans	M	streets	$6,900.00	$6,900.00			7473	Hold/extend 6 months outstanding sight distance issues per Paul Holzen
43	X	Westhaven PUD	FP	section 34	M	drainage	$15,800.00	$15,800.00	3/18/2022		2387	Ellen to complete
44		Westhaven PUD	FP	section 52	M	streets	$115,800.00	$115,800.00	0/15/2021		7197	Release
		Westhaven PUD	FP	section 58	M	sewer	$61,200.00	$61,200.00		PUNCH LIST COMPLETE	7545	
45		Westhaven PUD	FP	section 59	M	streets	$53,400.00	$53,400.00			7546	Release
46	X	Westhaven PUD	SP	section 57, revision 1	M	drainage [no grn]	$9,500.00	$9,500.00			7529	Ellen to complete

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REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Westhaven PUD	SP	section 64	P	streets city	$224,000.00	$56,000.00	1/1/2025		8241	Extend 1 yr.
Westhaven PUD	SP	section 64	P	drainage	$404,000.00	$202,000.00	1/1/2025		8241	Extend 1 year
Westhaven PUD	SP	section 66	P	drainage	$348,000.00	$348,000.00	5/1/2025		8363	Extend 1 year
Westhaven PUD	SP	section 66	P	access	$30,000.00	$30,000.00	5/1/2025		8363	Extend 1 yr.
Westhaven PUD	SP	section 66	P	sewer	$301,000.00	$301,000.00	5/1/2025		8363	
Westhaven PUD	SP	section 66	P	sidewalk	$308,000.00	$308,000.00	5/1/2025		8363	Extend 1 yr.

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		REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
		Westhaven PUD	SP	section 66	P	streets	$755,000.00	$755,000.00	5/1/2025		8363	Extend 1 yr.
		Westhaven PUD	SP	section Jewell 1, revision 1	P	sewer	$797,000.00	$199,250.00		RELEASE TO MA	8103	
		Williamson County Medical Center	SP	revision 3	P	green infrastructure	$28,000.00	$28,000.00			7684	Extend 1 year
		Williamson County Medical Center	SP	revision 3	P	water	$17,000.00	$17,000.00			7684	
		Williamson County Medical Center	SP	revision 3	P	drainage	$77,000.00	$77,000.00			7684	Extend 1 year
47	XX	Williamson Square [see Township sp COF 6414]	FP	section 1, revision 5	P	drainage [has grn]	$65,000.00	$16,250.00	0/15/2021		6390	Extend 1 year

CC DB

		REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
48	X	Willis E. Henson [sp is Ivybrook Academy Sub]	FP	revision 1, lot 1 (Ivybrook Academy)	P	green infrastructure [inc.riparian buffer] [no drg]	$11,000.00	$11,000.00		RELEASE TO MA	7803	Ellen to complete
50	X	Willow Plunge	SP	lot 6, Mid South Mulch	P	green infrastrcture [no drg]	$33,000.00	$33,000.00		RELEASE TO MA	7119	Ellen to complete
49		Willow Plunge	SP	lot 6, Mid South Mulch	P	access	$10,000.00	$10,000.00		RELEASE NO MA	7119	Release no maintenance
		Woodlands	FP	revision 10, lot 21	M	sewer	$2,500.00	$2,500.00			7219	
		Wynfield Village	SP		P	sidewalks	$84,000.00	$84,000.00	4/14/2022		6170	Extend 1 yr.
		Wynfield Village	SP		P	ITS elements	$7,000.00	$7,000.00	4/14/2022		6170	Extend 1 yr.
		Hamilton PUD Sp			P	Old Charlotte off site	$340,000				7763	Reduce 60% to $136,000 extend 1 yr
		Hamilton PUD Sp			P	Temp turn around	$11,000				7763	Red 75% to $2750 Extend 1 yr

CC DB

		Hamilton PUD SP			P	Streets City	$1,051,000				7763	Reduce 75% to $262,750 Extend 1 yr

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

ASPEN GROVE PUD SUBDIVISION, SITE PLAN, SECTION A, REVISION 1 (CLUBHOUSE) – COF 8042

Improvement:	Green infrastructure
Surety Type:	Performance
Original Amount:	$20,000.00
Current Amount:	$20,000.00
Request:	RELEASE TO MA
Recommendation:	
Date of Inspection:	
Inspector:	
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

ASPEN GROVE PUD SUBDIVISION, SITE PLAN, SECTION A, REVISION 2 (GOLF TEAM FACILITY) – COF 8041

Improvement:	Green infrastructure
Surety Type:	Performance
Original Amount:	$71,000.00
Current Amount:	$71,000.00
Request:	RELEASE TO MA
Recommendation:	
Date of Inspection:	
Inspector:	
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

ASPEN GROVE PUD SUBDIVISION, SITE PLAN, SECTION A, REVISION 2 (GOLF TEAM FACILITY) – COF 8041

Improvement:	Access
Surety Type:	Performance
Original Amount:	$10,000.00
Current Amount:	$10,000.00
Request:	RELEASE NO MA
Recommendation:	Hold / Deny extend 6 months
Date of Inspection:	6-March-2025
Inspector:	Daniel Brady
Staff Comments:	associated with street request

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

ASPEN GROVE PUD SUBDIVISION, SITE PLAN, SECTION A, REVISION 2 (GOLF TEAM FACILITY) – COF 8041

Improvement:	Streets
Surety Type:	Performance
Original Amount:	$29,000.00
Current Amount:	$29,000.00
Request:	RELEASE TO MA
Recommendation:	Hold / Deny extend 6 months
Date of Inspection:	6-March-2025
Inspector:	Daniel Brady
Staff Comments:	Old access driveway has not been removed per plan

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

BERRY FARMS TOWN CENTER PUD SUBDIVISION, SITE PLAN, SECTION 4, LOT 198 – COF 7079

Improvement:	Green infrastructure
Surety Type:	Maintenance
Original Amount:	$6,500.00
Current Amount:	$6,500.00
Request:	
Recommendation:	
Date of Inspection:	
Inspector:	
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

BUSHNELL FARM PUD SUBDIVISION, FINAL PLAT – COF 6881

Improvement:	Sidewalks
Surety Type:	Performance
Original Amount:	$129,000.00
Current Amount:	$32,250.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	28-March-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 24, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

COOL SPRINGS EAST SUBDIVISION, FINAL PLAT, SECTION 17, REVISION 1 – COF 8130

Improvement:	Sidewalk
Surety Type:	Performance
Original Amount:	$48,000.00
Current Amount:	$48,000.00
Request:	REDUCE 75% EXTEND 5 MONTHS (9/19/25)
Recommendation:	Hold / Deny extend 6 months
Date of Inspection:	6-March-2025
Inspector:	Daniel Brady
Staff Comments:	Work is not 75% complete

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 24, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

COOL SPRINGS EAST SUBDIVISION, FINAL PLAT, SECTION 17, REVISION 1 – COF 8130

Improvement:	Traffic signals
Surety Type:	Performance
Original Amount:	$154,000.00
Current Amount:	$154,000.00
Request:	REDUCE 75% EXTEND 5 MONTHS (9/19/25)
Recommendation:	Hold / Deny extend 6 months
Date of Inspection:	6-March-2025
Inspector:	Daniel Brady
Staff Comments:	Work is not 75% complete (has not started at all)

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 24, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

COOL SPRINGS EAST SUBDIVISION, FINAL PLAT, SECTION 17, REVISION 1 – COF 8130

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$185,000.00
Current Amount:	$185,000.00
Request:	REDUCE 75% EXTEND 5 MONTHS (9/19/25)
Recommendation:	Reduce 75% extend 1 year
Date of Inspection:	3/14/2025
Inspector:	Casey Chrisman/Tommy Parker
Staff Comments:	

A review of this project revealed the following deficiency*:

Maximum reduction is 50%

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 24, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

COOL SPRINGS EAST SUBDIVISION, FINAL PLAT, SECTION 17, REVISION 1 – COF 8130

Improvement:	Private streets
Surety Type:	Performance
Original Amount:	$71,000.00
Current Amount:	$71,000.00
Request:	REDUCE 75% EXTEND 5 MONTHS (9/19/25)
Recommendation:	Hold / Deny extend 6 months
Date of Inspection:	6-March-2025
Inspector:	Daniel Brady
Staff Comments:	Work is not 75% complete (has not started at all)

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 24, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

COOL SPRINGS EAST SUBDIVISION, FINAL PLAT, SECTION 17, REVISION 1 – COF 8130

Improvement:	Access
Surety Type:	Performance
Original Amount:	$10,000.00
Current Amount:	$10,000.00
Request:	REDUCE 75% EXTEND 5 MONTHS (9/19/25)
Recommendation:	Hold / Deny extend 6 months
Date of Inspection:	6-March-2025
Inspector:	Daniel Brady
Staff Comments:	Access cannot be reduced

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 24, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

COOL SPRINGS EASTS SUBDIVISION, FINAL PLAT, SECTION 17, REVISION 1 – COF 8130

Improvement:	Green infrastructure
Surety Type:	Performance
Original Amount:	$498,000.00
Current Amount:	$498,000.00
Request:	REDUCE 75% EXTEND 5 MONTHS (9/19/25)
Recommendation:	
Date of Inspection:	
Inspector:	
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

COOL SPRINGS EAST SUBDIVISION, SITE PLAN, SECTION 36, REVISION 3, LOT 702 (BUFFALO WINGS AND RINGS) – COF 6006

Improvement:	Streets
Surety Type:	Performance
Original Amount:	$3,000.00
Current Amount:	$3,000.00
Request:	RELEASE NO MA PER INSPECTOR
Recommendation:	Release no maintenance
Date of Inspection:	6-March-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

LIBERTY INDUSTRIAL PARK SUBDIVISION, SITE PLAN, LOT 1 (FSSD OFFICE COMPLEX) – COF 7915

Improvement:	Access
Surety Type:	Performance
Original Amount:	$40,000.00
Current Amount:	$40,000.00
Request:	RELEASE NO MA
Recommendation:	Release
Date of Inspection:	28-March-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

LIBERTY INDUSTRIAL PARK SUBDIVISION, SITE PLAN, LOT 1 (FSSD OFFICE COMPLEX) – COF 7915

Improvement:	Sidewalk
Surety Type:	Performance
Original Amount:	$337,000.00
Current Amount:	$337,000.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	28-March-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

LIBERTY INDUSTRIAL PARK SUBDIVISION, SITE PLAN, LOT 1 (FSSD OFFICE COMPLEX) – COF 7915

Improvement:	Green infrastructure
Surety Type:	Performance
Original Amount:	$964,000.00
Current Amount:	$964,000.00
Request:	REDUCE 75% EXTEND 4 MONTHS (8/15/25)*
Recommendation:	
Date of Inspection:	
Inspector:	
Staff Comments:	

A review of this project revealed the following deficiency*:

*Waiting on as-builts from contractor

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

LIBERTY INDUSTRIAL PARK SUBDIVISION, SITE PLAN, LOT 1 (FSSD OFFICE COMPLEX) – COF 7915

Improvement:	Streets
Surety Type:	Performance
Original Amount:	$75,000.00
Current Amount:	$75,000.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	28-March-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

LIBERTY INDUSTRIAL PARK SUBDIVISION, SITE PLAN, LOT 1 (FSSD OFFICE COMPLEX) – COF 7915

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$149,000.00
Current Amount:	$149,000.00
Request:	REDUCE 75% EXTEND 4 MONTHS (8/15/25)*
Recommendation:	Reduce 50% extend 1 year
Date of Inspection:	3/14/2025
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

*Waiting on as-builts from contractor

Maximum reduction is 50%

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

MCEWEN PLACE TOWN CENTER PUD SUBDIVISION, SITE PLAN, SECTION 3, LOT 305 (BLOCKS F&G APARTMENTS) – COF 7421

Improvement:	Green infrastructure
Surety Type:	Performance
Original Amount:	$139,000.00
Current Amount:	$139,000.00
Request:	RELEASE TO MA
Recommendation:	
Date of Inspection:	
Inspector:	
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

MCEWEN PLACE TOWN CENTER PUD SUBDIVISION, SITE PLAN, SECTION 3, LOT 305 (BLOCKS F&G APARTMENTS) – COF 7421

Improvement:	Sidewalk
Surety Type:	Performance
Original Amount:	$14,000.00
Current Amount:	$14,000.00
Request:	RELEASE TO MA
Recommendation:	Hold/ deny extend 6 months
Date of Inspection:	28-March-2025
Inspector:	Daniel Brady
Staff Comments:	Sidewalk still has a few broken panels to be repaired, grass strip not cleaned up in multiple areas.

A review of this project revealed the following deficiency*:

I am more than happy to walk the site with someone to identify the outstanding issues
Daniel Brady 615-714-8846

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

MCEWEN PLACE TOWN CENTER PUD SUBDIVISION, SITE PLAN, SECTION 3, LOT 305 (BLOCKS F&G APARTMENTS) – COF 7421

Improvement:	Streets private
Surety Type:	Performance
Original Amount:	$190,000.00
Current Amount:	$190,000.00
Request:	RELEAE TO MA
Recommendation:	Hold / extend 6 months
Date of Inspection:	28-March-2025
Inspector:	Daniel Brady
Staff Comments:	There is nearly half of the private street that needs replaced/repaired it is in very poor condition.

A review of this project revealed the following deficiency*:

I am happy to meet on site to discuss the issues outstanding, Daniel Brady 615-714-8846

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

MCEWEN PLACE TOWN CENTER PUD SUBDIVISION, SITE PLAN, SECTION 3, LOT 305 (BLOCKS F&G APARTMENTS) – COF 7421

Improvement:	Access
Surety Type:	Performance
Original Amount:	$40,000.00
Current Amount:	$40,000.00
Request:	RELEASE NO MA
Recommendation:	Hold / extend 6 months
Date of Inspection:	28-March-2025
Inspector:	Daniel Brady
Staff Comments:	Stripping not complete

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

MCEWEN PLACE TOWN CENTER PUD SUBDIVISION, SITE PLAN, SECTION 3, LOT 310 (BLOCK A) – COF 6719

Improvement:	Streets private
Surety Type:	Maintenance
Original Amount:	$20,600.00
Current Amount:	$20,600.00
Request:	
Recommendation:	Release
Date of Inspection:	28-March-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

VINTAGE AT WATSON GLEN PUD SUBDIVISION, SITE PLAN, LOT 1 – COF 7474

Improvement:	Sidewalk
Surety Type:	Maintenance
Original Amount:	$24,900.00
Current Amount:	$24,900.00
Request:	
Recommendation:	Hold /Extend 6 months
Date of Inspection:	28-March-2025
Inspector:	Daniel Brady
Staff Comments:	Due to outstanding sight distance issues per Paul Holzen

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

VINTAGE AT WATSON GLEN PUD SUBDIVISION, SITE PLAN, LOT 1 – COF 7474

Improvement:	Streets
Surety Type:	Maintenance
Original Amount:	$27,300.00
Current Amount:	$27,300.00
Request:	
Recommendation:	Hold /Extend 6 months
Date of Inspection:	28-March-2025
Inspector:	Daniel Brady
Staff Comments:	Due to outstanding sight distance issues per Paul Holzen

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

VINTAGE AT WATSON GLEN PUD SUBDIVISION, SITE PLAN, OFFISITE IMPROVEMENTS PLANS – COF 7473

Improvement:	Streets
Surety Type:	Maintenance
Original Amount:	$6,900.00
Current Amount:	$6,900.00
Request:	
Recommendation:	Hold /Extend 6 months
Date of Inspection:	28-March-2025
Inspector:	Daniel Brady
Staff Comments:	Due to outstanding sight distance issues per Paul Holzen

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: 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:	Maintenance
Original Amount:	$15,800.00
Current Amount:	$15,800.00
Request:	
Recommendation:	
Date of Inspection:	
Inspector:	
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 52 – COF 7197

Improvement:	Streets
Surety Type:	Maintenance
Original Amount:	$115,800.00
Current Amount:	$115,800.00
Request:	
Recommendation:	Release
Date of Inspection:	28-March-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 59 – COF 7546

Improvement:	Streets
Surety Type:	Maintenance
Original Amount:	$53,400.00
Current Amount:	$53,400.00
Request:	
Recommendation:	Release
Date of Inspection:	28-March-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, SITE PLAN, SECTION 57, REVISION 1 – COF 7529

Improvement:	Drainage
Surety Type:	Maintenance
Original Amount:	$9,500.00
Current Amount:	$9,500.00
Request:	
Recommendation:	
Date of Inspection:	
Inspector:	
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 24, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WILLIAMSON SQUARE SUBDIVISION, FINAL PLAT, SECTION 1, REVISION 5 – COF 6390

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$65,000.00
Current Amount:	$16,250.00
Request:	RELEASE NO MA PER INSPECTOR
Recommendation:	Deny release extend 1 year
Date of Inspection:	3/25/2025
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

As-builts required
Site is not complete. Detention pond outfall need to be upgraded to what is shown on the plans.

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WILLIS E HENSON SUBDIVISION, FINAL PLAT, REVISION 1, LOT 1 (IVYBROOK ACADEMY) – COF 7803

Improvement:	Green infrastructure
Surety Type:	Performance
Original Amount:	$11,000.00
Current Amount:	$,000.00
Request:	RELEASE TO MA
Recommendation:	
Date of Inspection:	
Inspector:	
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WILLOW PLUNGE SUBDIVISION, SITE PLAN, LOT 6, MID SOUTH MULCH – COF 7119

Improvement:	Access
Surety Type:	Performance
Original Amount:	$10,000.00
Current Amount:	$10,000.00
Request:	RELEASE NO MA
Recommendation:	Release no maintenance
Date of Inspection:	24-March-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WILLOW PLUNGE SUBDIVISION, SITE PLAN, LOT 6, MID SOUTH MULCH – COF 7119

Improvement:	Green infrastructure
Surety Type:	Performance
Original Amount:	$33,000.00
Current Amount:	$33,000.00
Request:	RELEASE TO MA
Recommendation:	
Date of Inspection:	
Inspector:	
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 24, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

CENTENNIAL BUSINESS PARK SUBDIVISION, FINAL PLAT, LOT 9, REVISION 8 – COF 6511

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$319,000.00
Current Amount:	$79,7500.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	4/3/2025
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

HAMILTON PUD SUBDIVISION, SITE PLAN – COF 7763

Improvement:	Old Charlotte Pike off-site improvements
Surety Type:	Performance
Original Amount:	$340,000.00
Current Amount:	$340,000.00
Request:	REDUCE 60% EXTEND 1 YEAR
Recommendation:	Reduce 60 % to $136,000 extend 1 yr
Date of Inspection:	7-April-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

HAMILTON PUD SUBDIVISION, SITE PLAN – COF 7763

Improvement:	Temporary turnarounds
Surety Type:	Performance
Original Amount:	$11,000.00
Current Amount:	$11,000.00
Request:	REDUCE 75% EXTEND 1 YEAR
Recommendation:	Reduce 75 % to $2750 extend 1 yr
Date of Inspection:	7-April-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

HAMILTON PUD SUBDIVISION, SITE PLAN – COF 7763

Improvement:	Streets city
Surety Type:	Performance
Original Amount:	$1,051,000.00
Current Amount:	$1,051,000.00
Request:	REDUCE 75% EXTEND 1 YEAR
Recommendation:	Reduce 75 % to $262,750 extend 1 yr
Date of Inspection:	7-April-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: April 24, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

COOL SPRINGS EAST PUD SUBDIVISION, SITE PLAN, SECTION 36, REVISION 1, LOT 702 (BUFFALO WINGS AND RINGS) – COF 6006

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$28,000.00
Current Amount:	$28,000.00
Request:	
Recommendation:	Release no maintenance
Date of Inspection:	4/9/2025
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

File #: 21-0472

DATE: April 9, 2025

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 Resolution 2025-24, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located West Of Hillview Lane And North Of Coleman Road, At 1247 Hillview Lane By The City Of Franklin, Tennessee.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8702
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Harlin John Asbury Bacon Rev Living Trust, John Harlin, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant is requesting a Plan of Services for property located at 1247 Hillview Lane. Resolution 2025-24 is a City of Franklin drafted plan of services for property being considered as part of the proposed request for annexation, Resolution 2025-25. The Plan of Services outlines how infrastructure will need to be provided to serve the property of 311.21 acres. The property is noncontinuous to City limits, but is within the southern portion of the Franklin Urban Growth Boundary (UGB).

The property includes one parcel, and lies within the SW1 Basin as defined in the City of Franklin Sanitary Sewer Basin Study. This Basin is identified as a mid-term annexation capability area due to the developable acreage being severely limited and the area's ability to be served by water and sewer. Water availability will be provided by HB&TS. The Draft Plan of Services details no major concerns in providing infrastructure and services to the property. No additional personnel or equipment will be necessary for either Fire, Police Protection, or Sanitation.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-24.

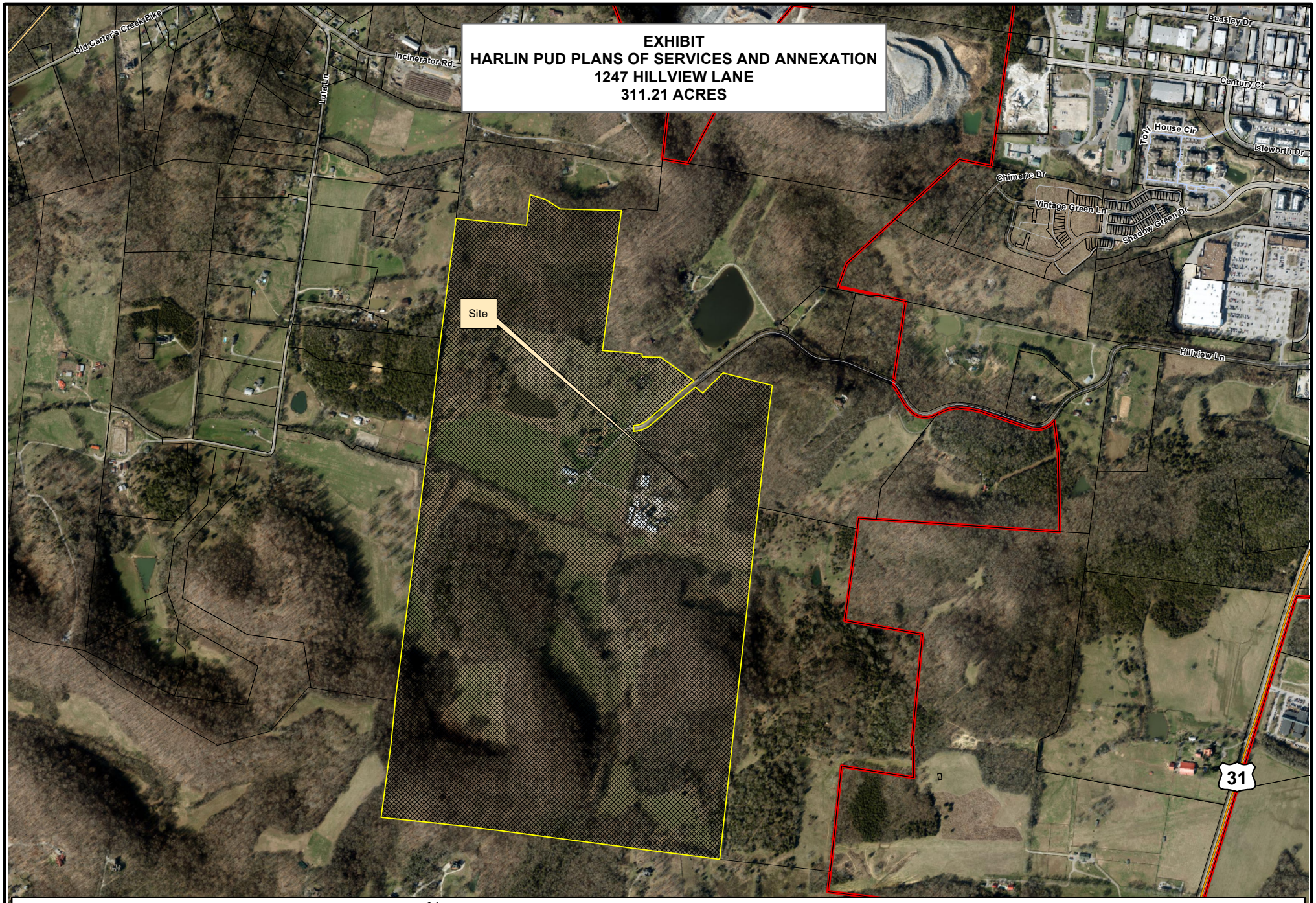
EXHIBIT
HARLIN PUD PLANS OF SERVICES AND ANNEXATION
1247 HILLVIEW LANE
311.21 ACRES
Old Carters Creek Pike
Incinerator Rd
Lutes Ln
Beasley Dr
Century Ct
Troll House Cir
Isleworth Dr
Chimerle Dr
Vintage Green Ln
Shadow Green Dr
Site
Hillview Ln
31
Legend
1247 Hillview Lane
City Limits
N
0
250
500
1,000
Feet
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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HARLIN PUD SUBDIVISION

ANNEXATION REQUEST - PD(0.78 / 32,000 / 80)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
	SURVEY
	SURVEY
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS
C1.3	EXISTING CONDITIONS
C1.4	EXISTING CONDITIONS
C1.5	EXISTING CONDITIONS
C1.6	EXISTING CONDITIONS
C1.7	EXISTING CONDITIONS
C1.8	EXISTING CONDITIONS
C1.9	EXISTING CONDITIONS
C1.10	EXISTING CONDITIONS
C1.11	EXISTING CONDITIONS
C1.12	EXISTING CONDITIONS
C1.13	EXISTING CONDITIONS
C1.14	EXISTING CONDITIONS

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
GREG.GAMBLE@GDC-TN.COM

LANDSCAPE ARCHITECT:
DESIGN STUDIO
JASON GODDARD
615-218-8118
JGODDARD@DESIGNSTUDIOPLAN.COM

ENGINEER:
KIMLEY-HORN
RYAN MCMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
RYAN.MCMASTER@KIMLEY-HORN.COM

DEVELOPER/OWNER REP:
BOYLE INVESTMENT COMPANY
ADAM BALLASH
2000 MERIDIAN BLVD, SUITE 250
FRANKLIN, TN 37067
615-550-5583
ABALLASH@BOYLE.COM

ARCHITECT:
HISTORICAL CONCEPTS
CHRISTOPHER CARRIGAN
1133 BROADWAY, SUITE 720
NEW YORK, NY 10010
646-657-0315
CHRIS.CARRIGAN@HISTORICALCONCEPTS.COM

BRANDING:
SDCO PARTNERS
LYDIA TONEY
121 WENTWORTH ST
CHARLESTON, SC 29401
LYDIA@STITCHDESIGNCO.COM

BRANDING:
SHERIDAN PUBLIC RELATIONS, LLC
JAY SHERIDAN
709 WEST MAIN ST
FRANKLIN, TN 37064
JAY@SHERIDANPR.COM



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

WATER
WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO AN SEWER EXTENSION IN HILLVIEW LANE.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

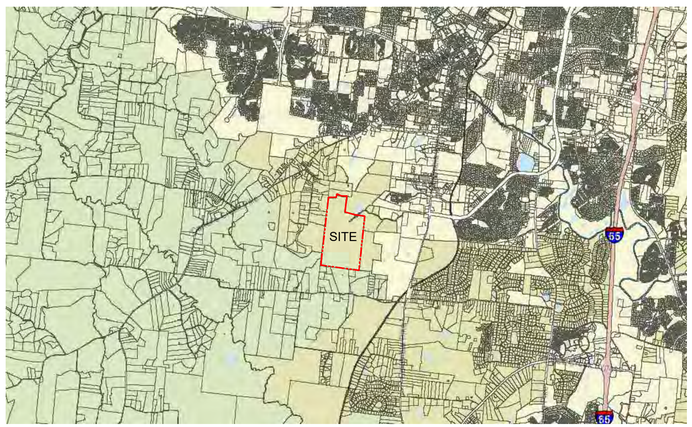
GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

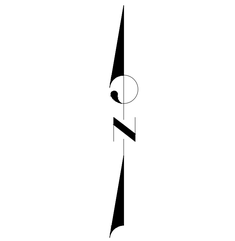
STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

VICINITY MAP



NOT TO SCALE



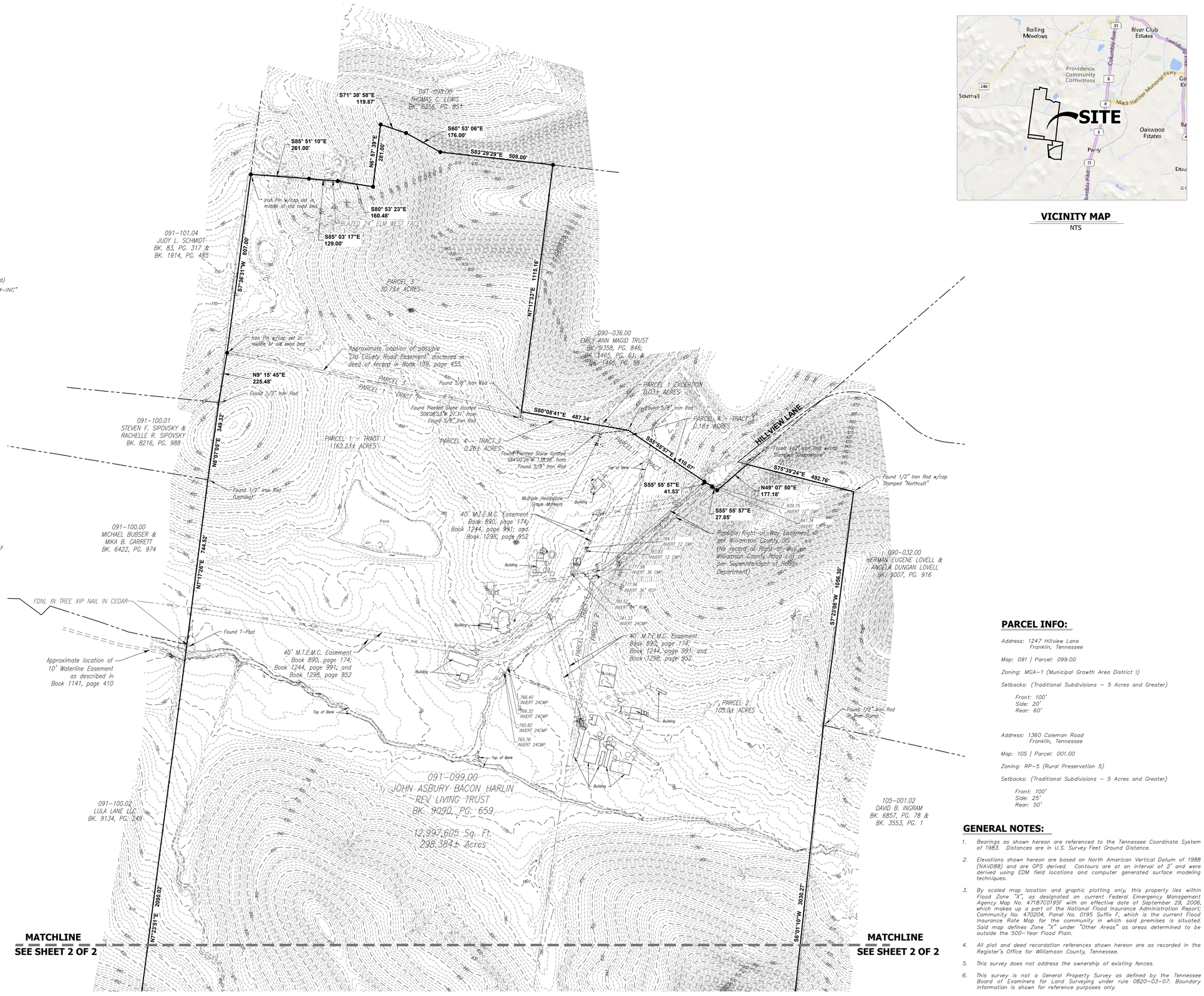


(See Note 1)

GRAPHIC SCALE (IN FEET)
300 150 0 150 300 600
1 inch = 300 ft.

LEGEND

- Found Boundary Monument (As Noted)
- Iron Pin Set with Cap Stamped "TWM-INC"
- Septic Lid
- Storm Area Inlet
- Water Meter
- Water Valve
- Fire Hydrant
- Site Benchmark
- Utility Pole
- Guy Anchor
- Electric Panel
- Sanitary Cleanout
- Gas Meter
- Telecommunications Pedestal
- Deciduous Tree
- Coniferous Tree
- Well
- —OHE— Overhead Electric Line
- —SAN— Sanitary Sewer Line
- —STM— Storm Sewer Line
- — G — Gas Line
- — X — Fence Line
- CONC. Concrete
- FFE Finished Floor Elevation
- R.O.W.C. Register's Office for Williamson County
- M.B.S.L. Minimum Building Setback Line
- P.U.D.E. Public Utility and Drainage Easement
- Existing Contour Minor
- Existing Contour Major
- Easement Line (as noted)
- Building Set-back Line



VICINITY MAP
NTS

GPS SURVEY NOTES

The Grid Coordinates of the Fixed Station(s) shown were obtained using Real-time Kinematic GPS observations on 11/21/2024 and were derived using the TDOT GNSS Reference Network and are referenced to the Tennessee State Plane Coordinate System of 1983, NAD83 (2011) (Epoch 2010), Geoid 18.

Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed:
H 0.08', V 0.12' at 1-sigma.

GPS Control Point # 561
Northing: 562,286.04
Easting: 1,702,618.97
Elevation: 699.87
Combined Scale Factor: 1.0000836726

SPECIAL UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON 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) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

MATCHLINE
SEE SHEET 2 OF 2

MATCHLINE
SEE SHEET 2 OF 2

PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District 1)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

Address: 1360 Coleman Road
Franklin, Tennessee

Map: 105 | Parcel: 001.00

Zoning: RP-5 (Rural Preservation 5)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 25'
Rear: 50'

GENERAL NOTES:

1. *Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983. Distances are in U.S. Survey Feet Ground Distance.*
2. *Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) and are GPS derived. Contours are at an interval of 2' and were derived using EDM field locations and computer generated surface modeling techniques.*
3. *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. 47187C0195F with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470204, Panel No. 0195 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 areas determined to be outside the 500-Year Flood Plain.*
4. *All plat and deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.*
5. *This survey does not address the ownership of existing fences.*
6. *This survey is not a General Property Survey as defined by the Tennessee Board of Examiners for Land Surveying under rule 0820-03-07. Boundary information is shown for reference purposes only.*

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
TEL: (615) 814-7414
EMAIL: kshreeve@twm-inc.com

TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

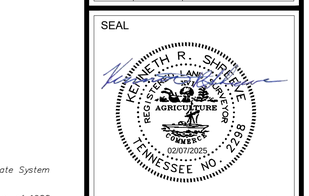
MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

SEAL



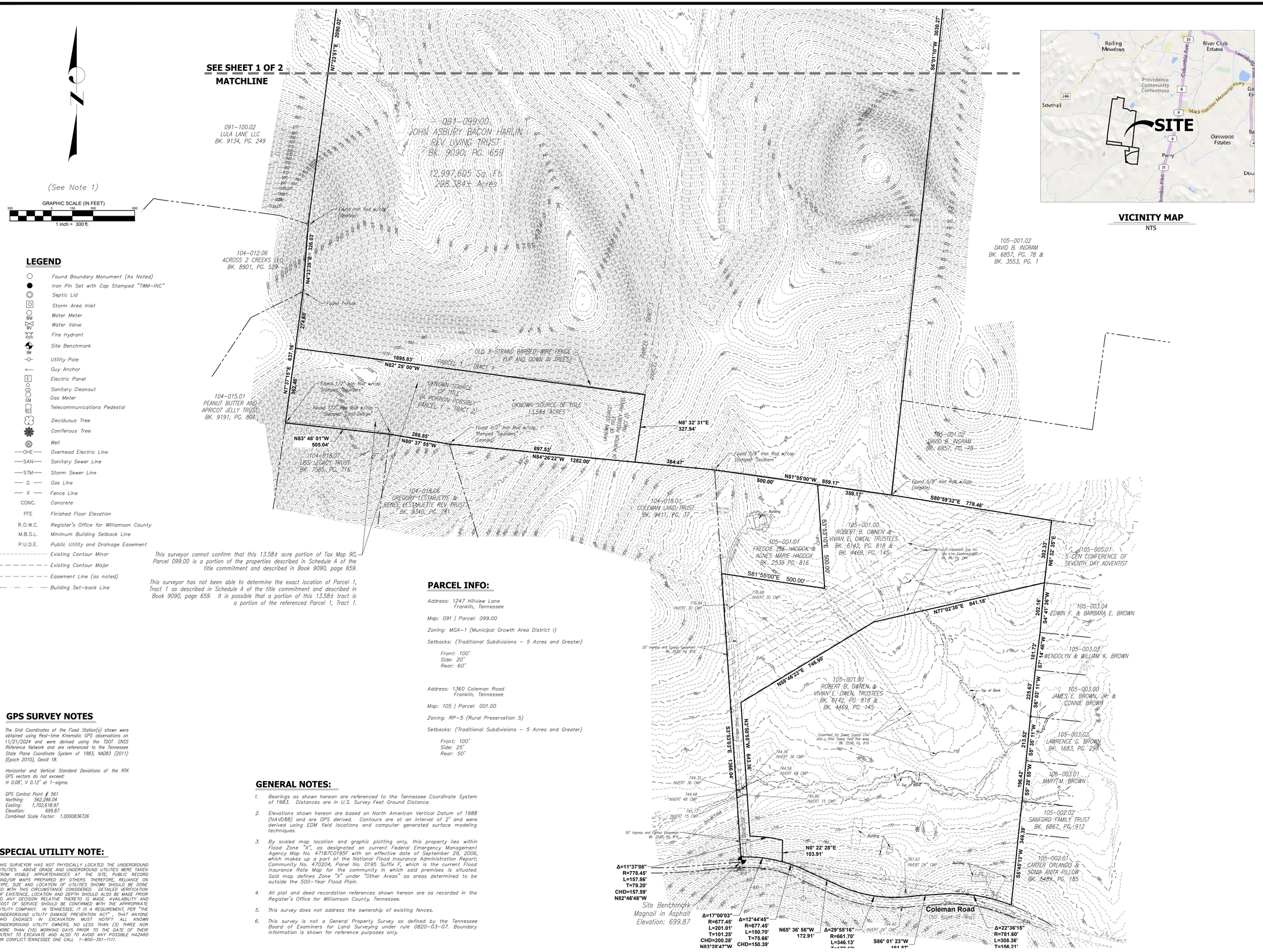
Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

1 OF 2

U:\2023\231539\4 CADD - DWG\4.6 Surv\231539 - Harlin Farms Expanded Topographic Survey.dwg Plotted By: kshreeve



LEGEND

- Found Boundary Monument (As Noted)
- Iron Pin Set with Cap Stamped "TWM-INC"
- Septic Lid
- Storm Area Inlet
- Water Meter
- Water Valve
- Fire Hydrant
- Site Benchmark
- Utility Pole
- Guy Anchor
- Electric Panel
- Sanitary Cleanout
- Gas Meter
- Telecommunications Pedestal
- Deciduous Tree
- Coniferous Tree
- Well
- OHE — Overhead Electric Line
- SAN — Sanitary Sewer Line
- STM — Storm Sewer Line
- G — Gas Line
- X — Fence Line
- CONC. — Concrete
- FFE — Finished Floor Elevation
- R.O.W.C. — Register's Office for Williamson County
- M.B.S.L. — Minimum Building Setback Line
- P.U.D.E. — Public Utility and Drainage Easement
- Existing Contour Minor
- Existing Contour Major
- Easement Line (as noted)
- Building Set-back Line

This surveyor cannot confirm that this 13.58± acre portion of Tax Map 90, Parcel 099.00 is a portion of the properties described in Schedule A of the title commitment and described in Book 9090, page 659.

This surveyor has not been able to determine the exact location of Parcel 1, Tract 1 as described in Schedule A of the title commitment and described in Book 9090, page 659. It is possible that a portion of this 13.58± tract is a portion of the referenced Parcel 1, Tract 1.

PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District I)

Setbacks: (Traditional Subdivisions – 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

Address: 1360 Coleman Road
Franklin, Tennessee

Map: 105 | Parcel: 001.00

Zoning: RP-5 (Rural Preservation 5)

Setbacks: (Traditional Subdivisions – 5 Acres and Greater)

Front: 100'
Side: 25'
Rear: 50'

GPS SURVEY NOTES

The Grid Coordinates of the Fixed Station(s) shown were obtained using Real-time Kinematic GPS observations on 11/21/2024 and were derived using the TDOT GNSS Reference Network and are referenced to the Tennessee State Plane Coordinate System of 1983, NAD83 (2011) (Epoch 2010), Geoid 18.

Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed:
H 0.08', V 0.12' at 1-sigma.

GPS Control Point # 561
Northing: 562,286.04
Easting: 1,702,618.97
Elevation: 699.87
Combined Scale Factor: 1.0000836726

SPECIAL UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON 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) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

GENERAL NOTES:

1. *Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983. Distances are in U.S. Survey Feet Ground Distance.*
2. *Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) and are GPS derived. Contours are at an interval of 2' and were derived using EDM field locations and computer generated surface modeling techniques.*
3. *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. 47187C0195F with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470204, Panel No. 0195 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 areas determined to be outside the 500-Year Flood Plain.*
4. *All plat and deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.*
5. *This survey does not address the ownership of existing fences.*
6. *This survey is not a General Property Survey as defined by the Tennessee Board of Examiners for Land Surveying under rule 0820-03-07. Boundary information is shown for reference purposes only.*

VICINITY MAP
NTS

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
TEL: (615) 814-7414
EMAIL: kshreeve@twm-inc.com

TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

SEAL

KENNETH R. SHREEVE
REGISTERED LAND SURVEYOR
AGRICULTURE
CERTIFICATE NUMBER
02/07/2025
TENNESSEE NO. 2298

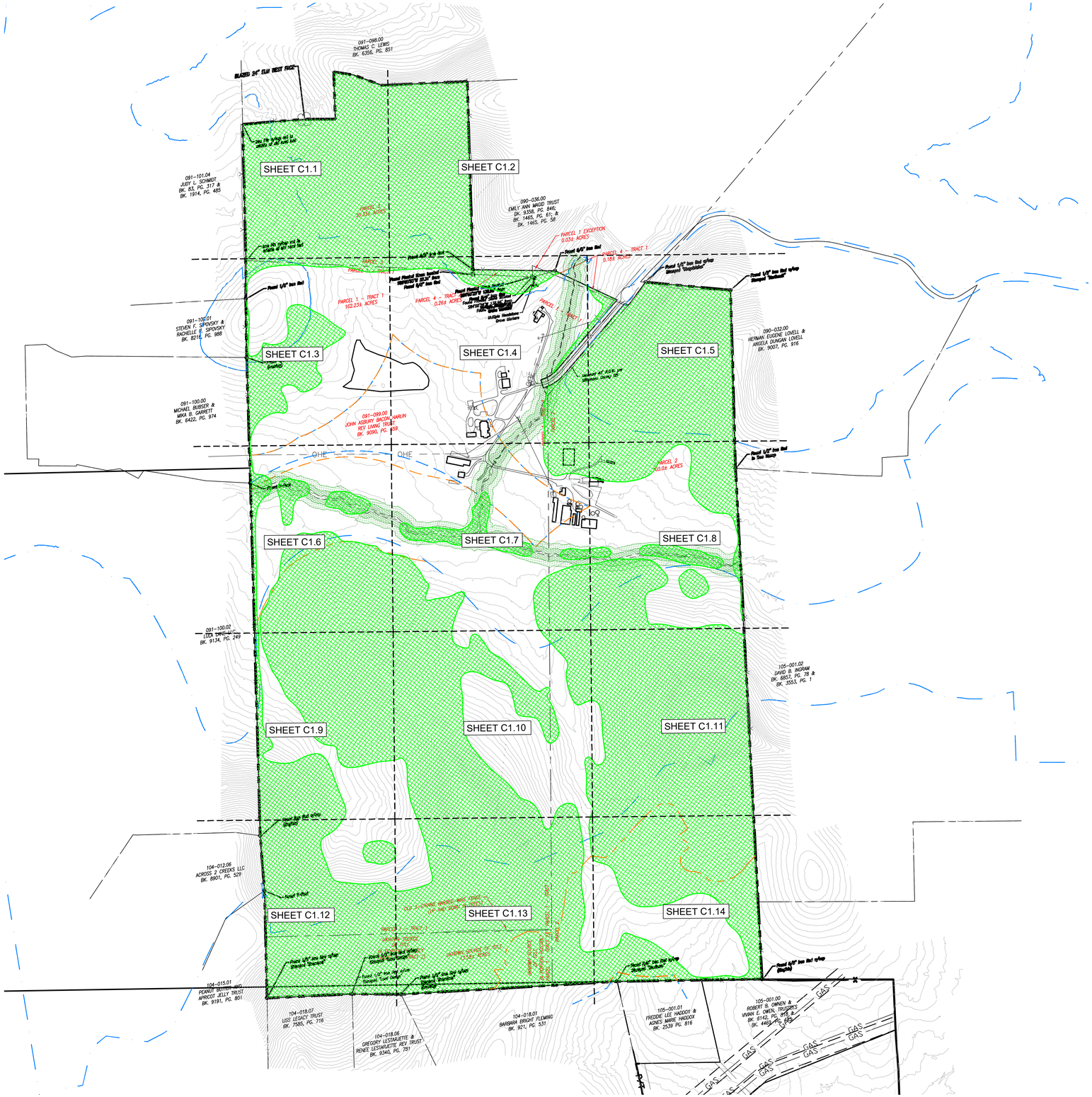
Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

2 OF 2

U:\2023\231539\4 CADD - DWG\4.6 Surv\231539 - Harlin Farms Expanded Topographic Survey.dwg Plotted By: kshreeve



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

WATER
WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

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RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

ELECTRICITY
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GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
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KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

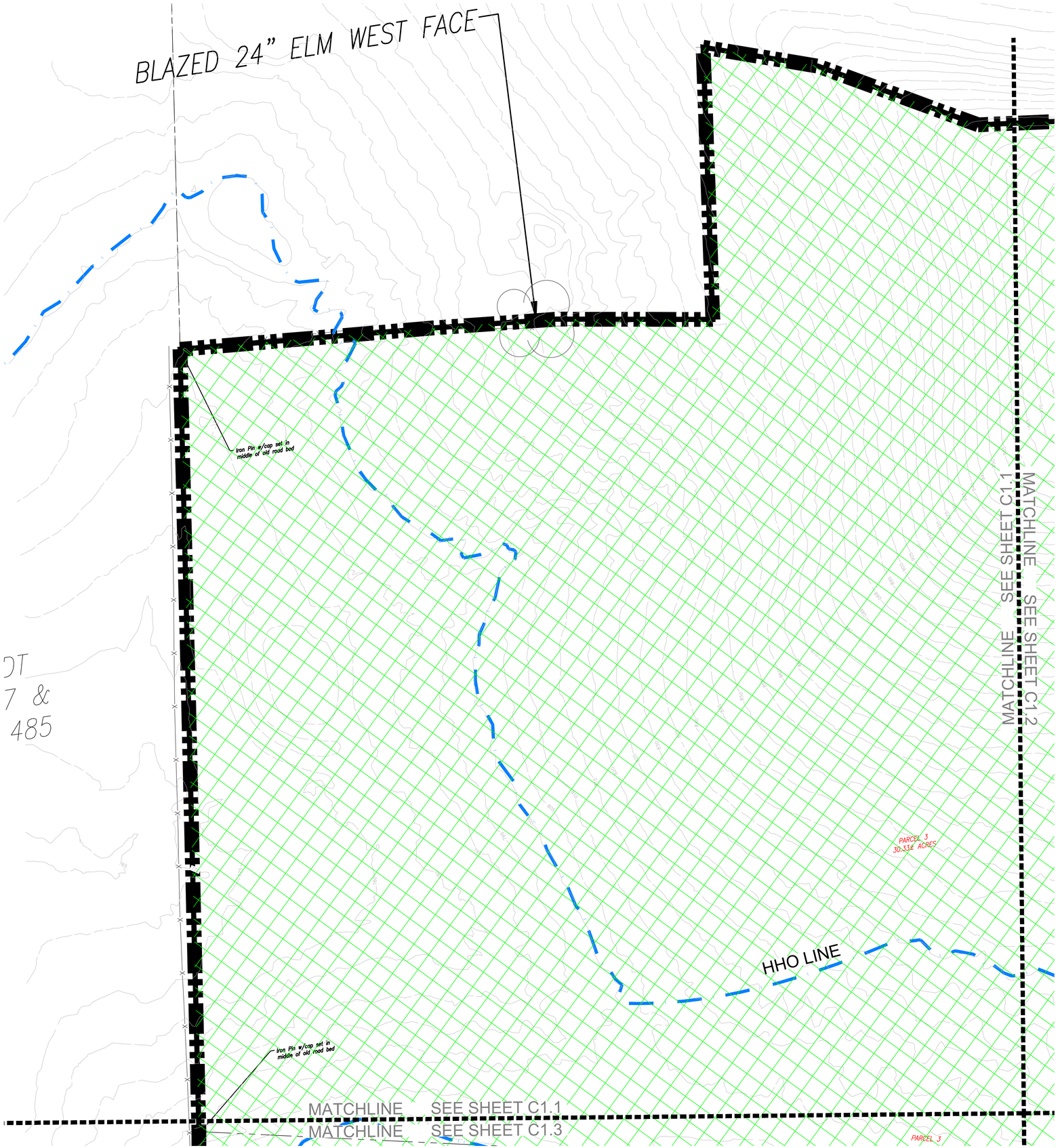
JEFFREY A. ROSAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT 1325

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF # ----



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ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

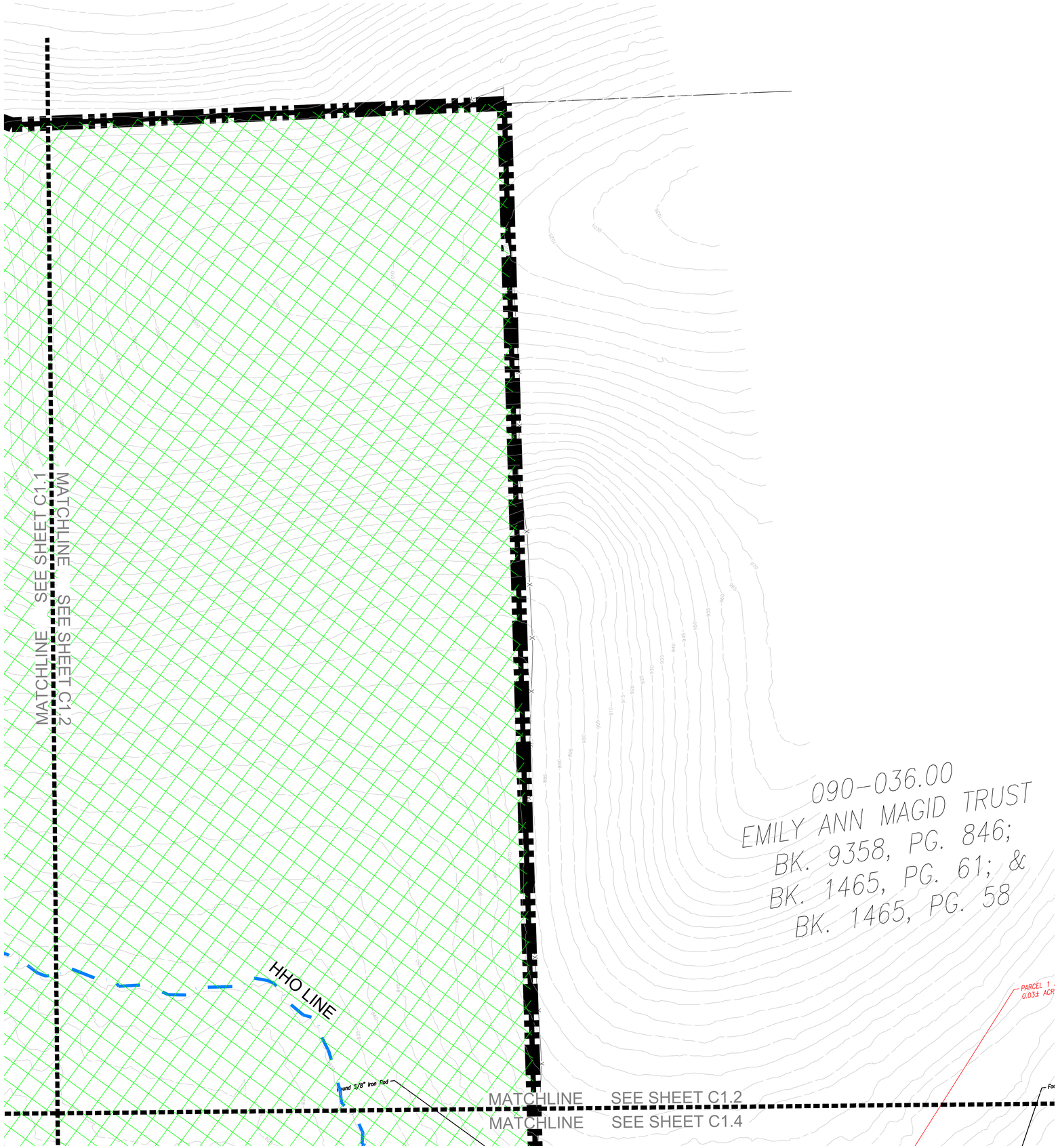
JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
09/05/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.1

COF # ----



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HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

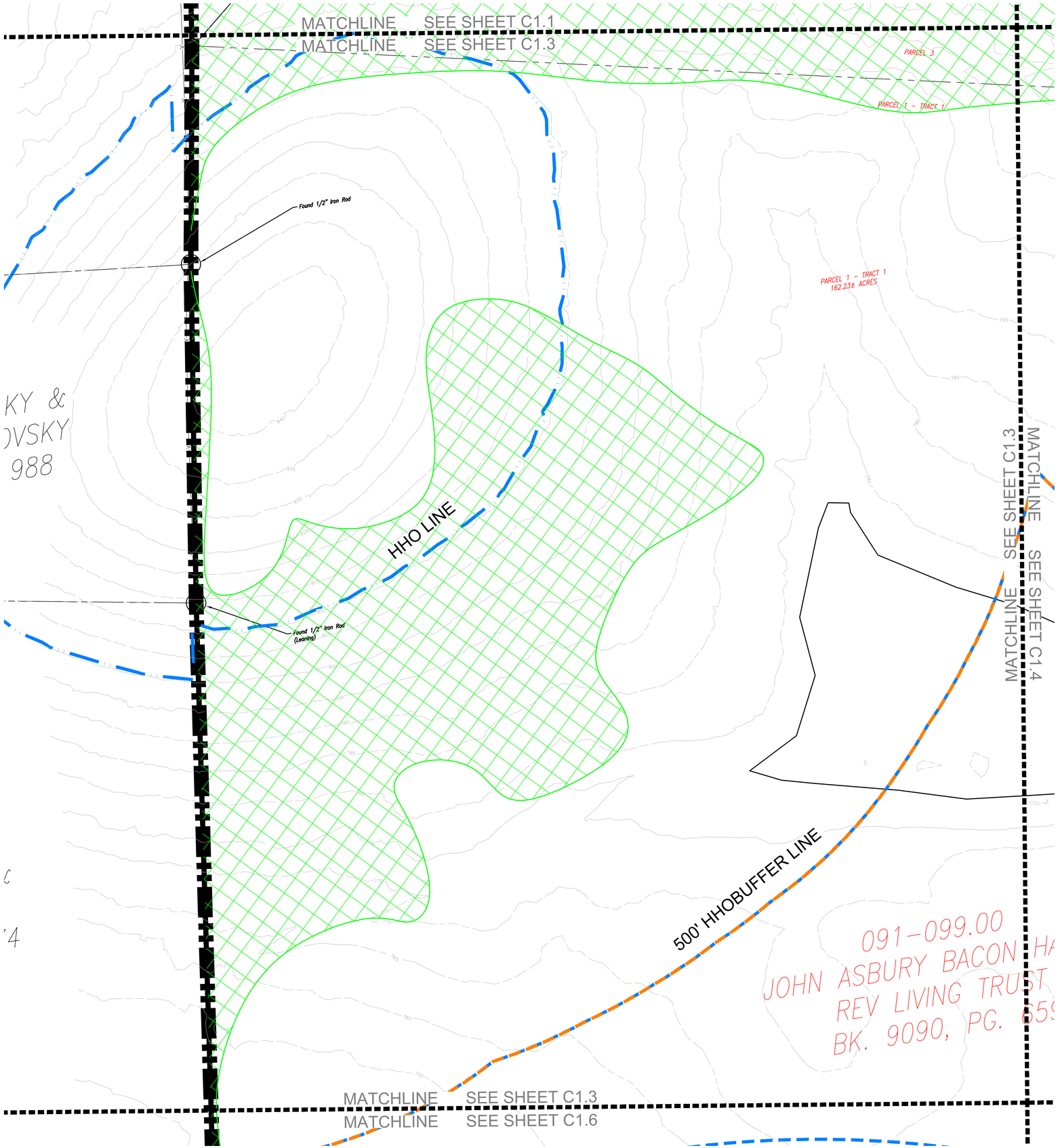
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
09/05/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.2

COF # ----



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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

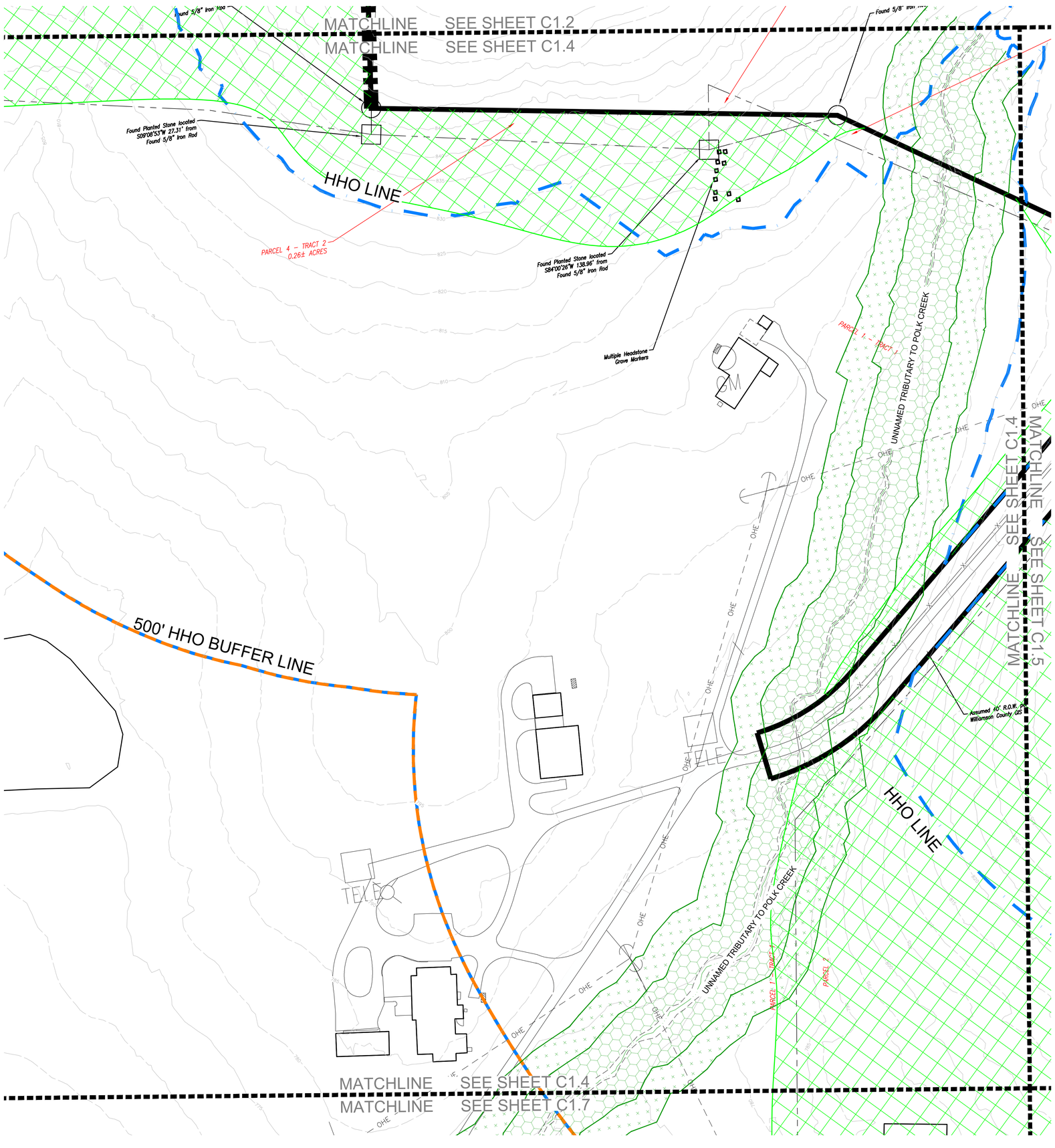
JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET C1.3

COF # ----



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HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

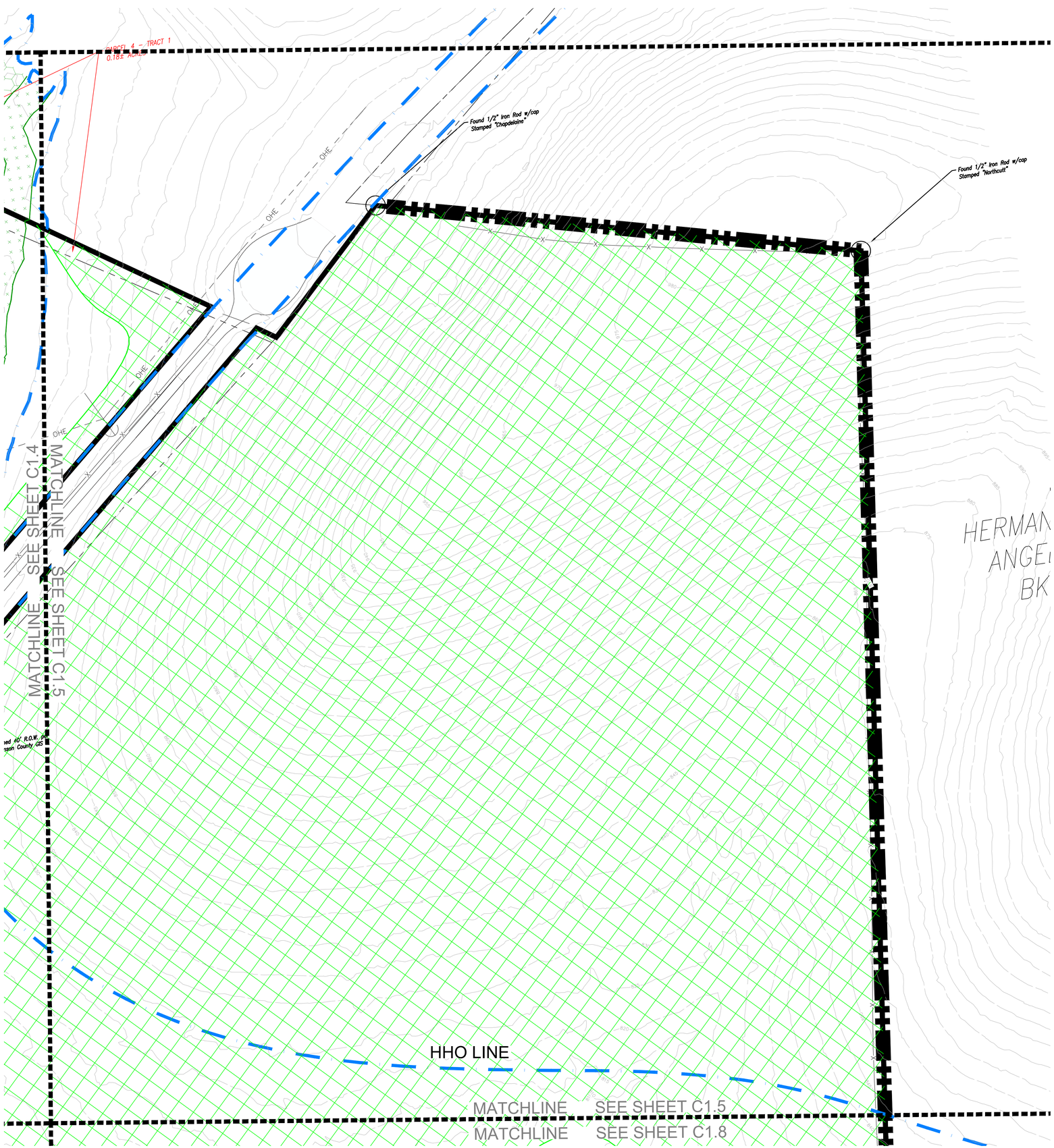
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1732 STATE OF TENNESSEE 10/25

Revision Date
1 _____
2 _____
3 _____
4 _____

EXISTING CONDITIONS

SHEET
C1.4

COF # ----



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BOYLE
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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

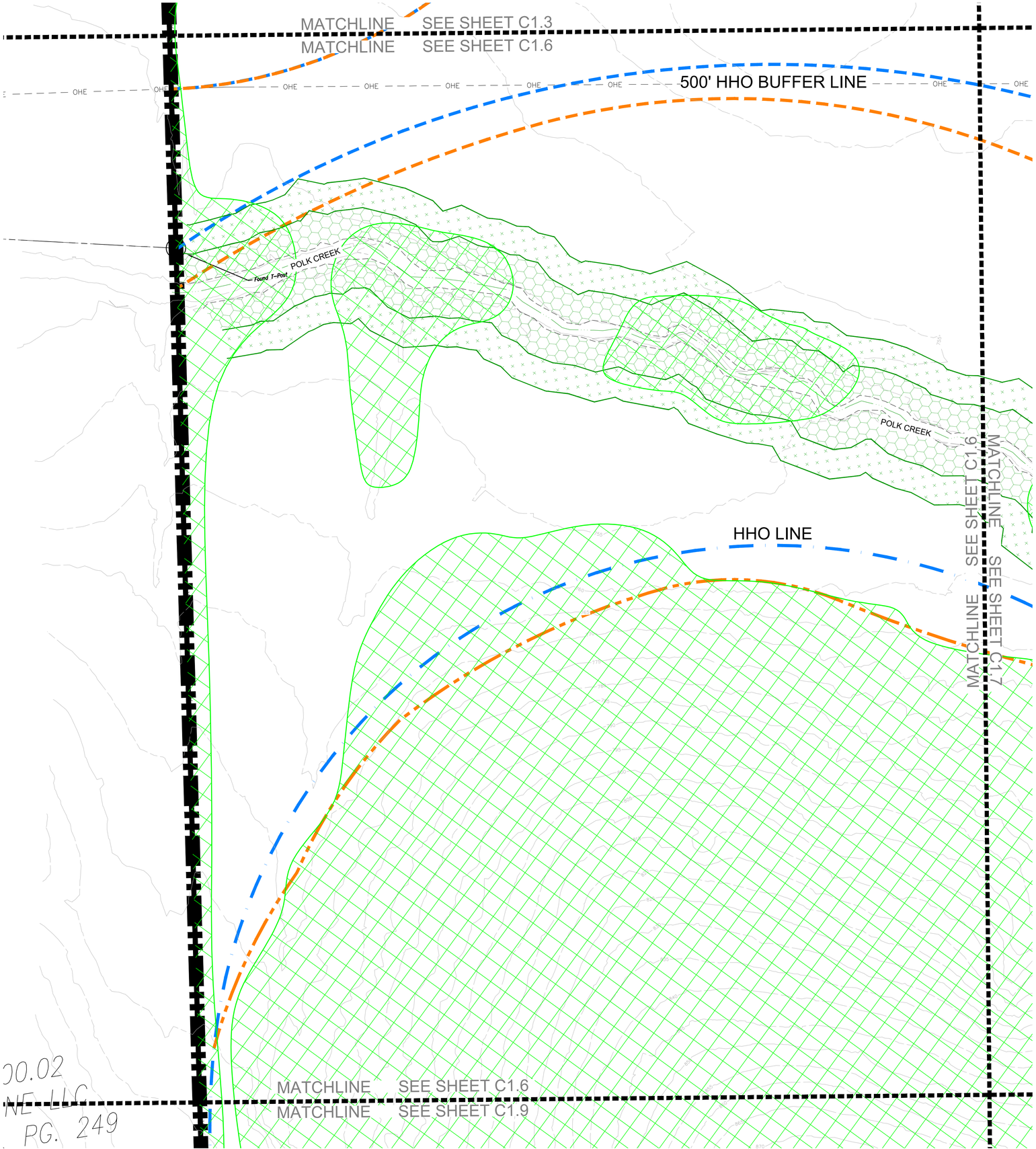
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE LANDSCAPE ARCHITECT
09/05/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.5

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

WATER
WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO AN SEWER EXTENSION IN HILLVIEW LANE.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Franklin, Williamson County, Tennessee

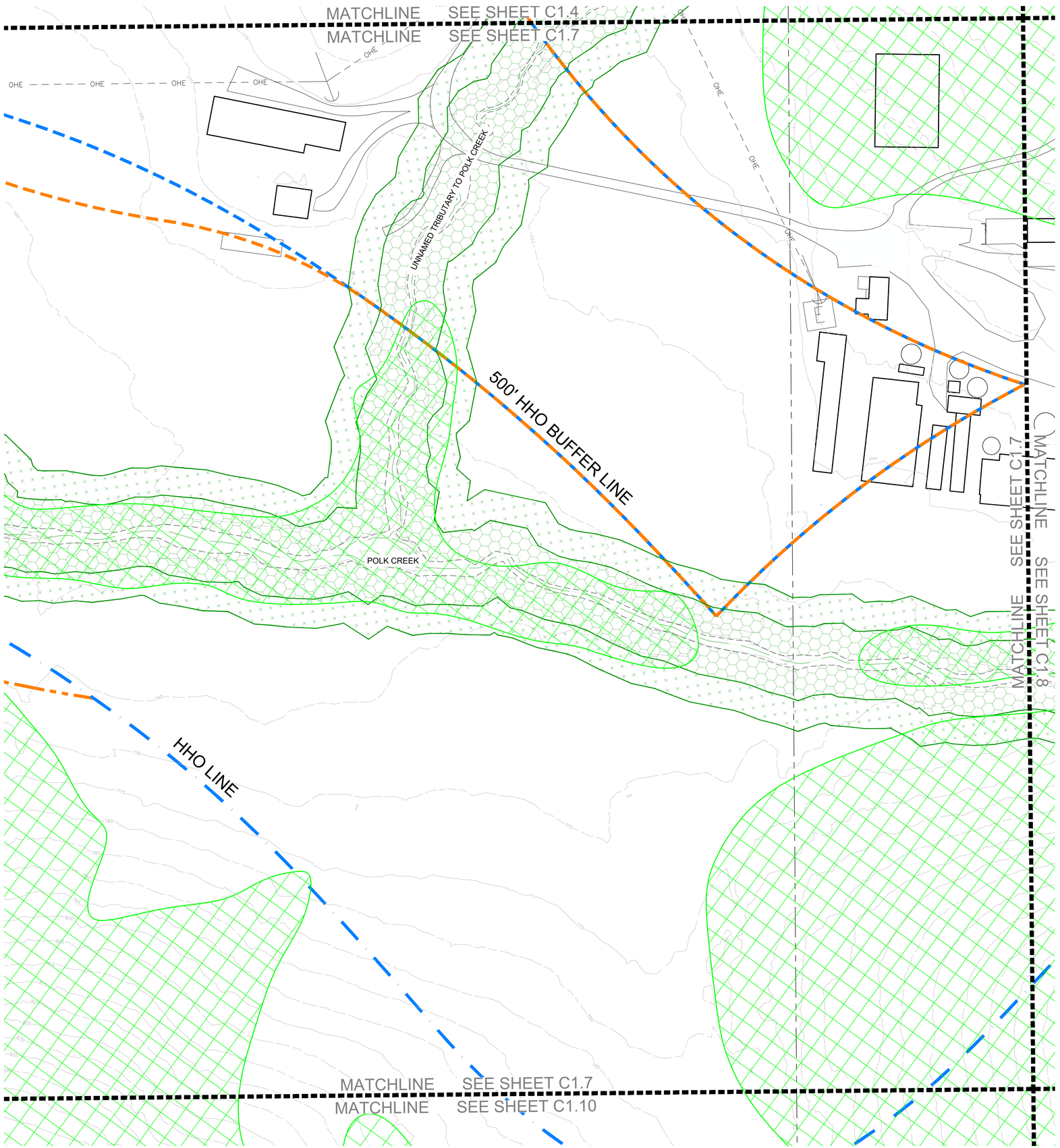
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
01/05/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.6

COF # ----



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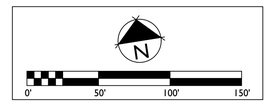

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE PROFESSIONAL LANDSCAPE ARCHITECT

Revision Date
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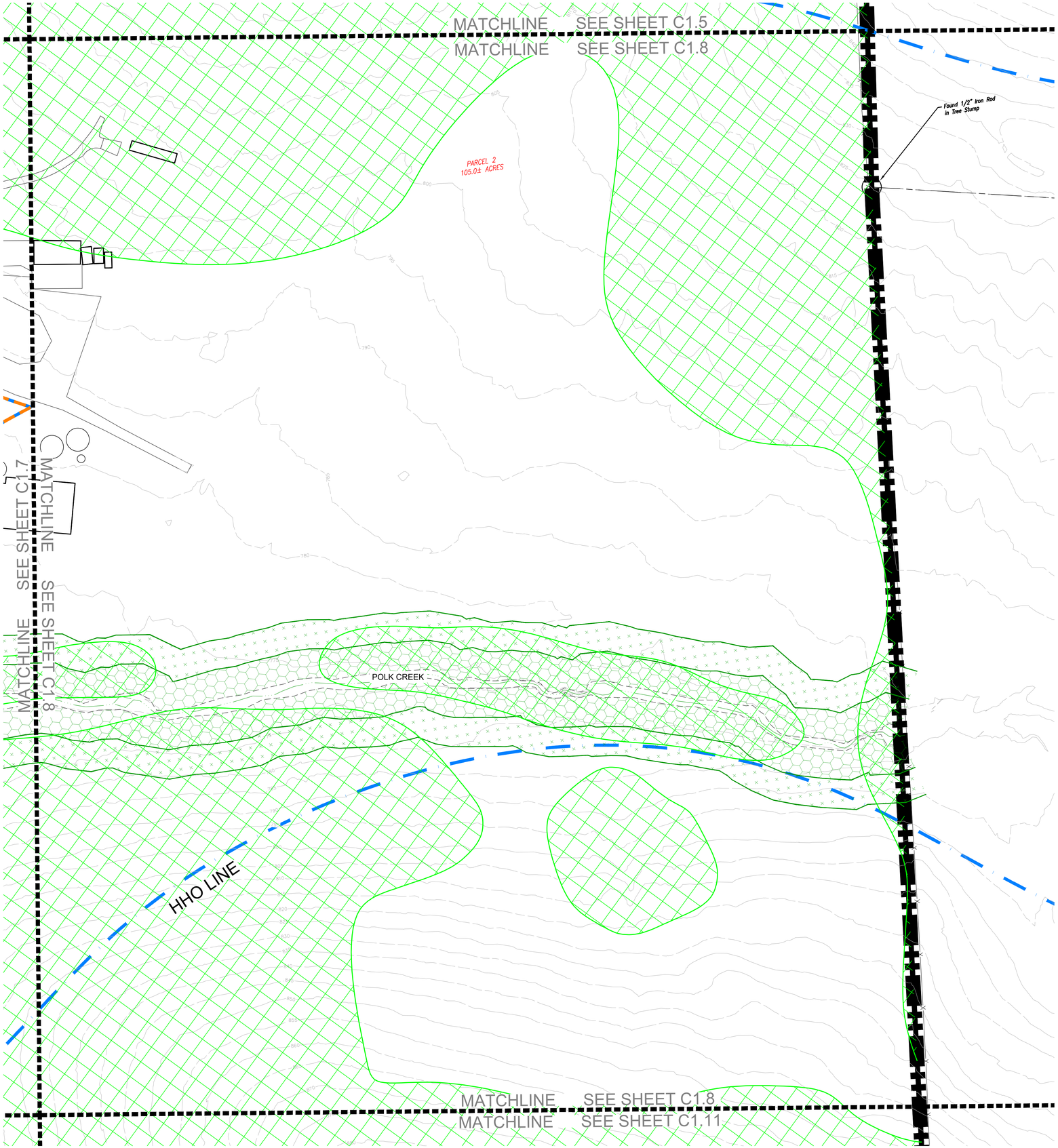
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.7

COF # ----



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HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

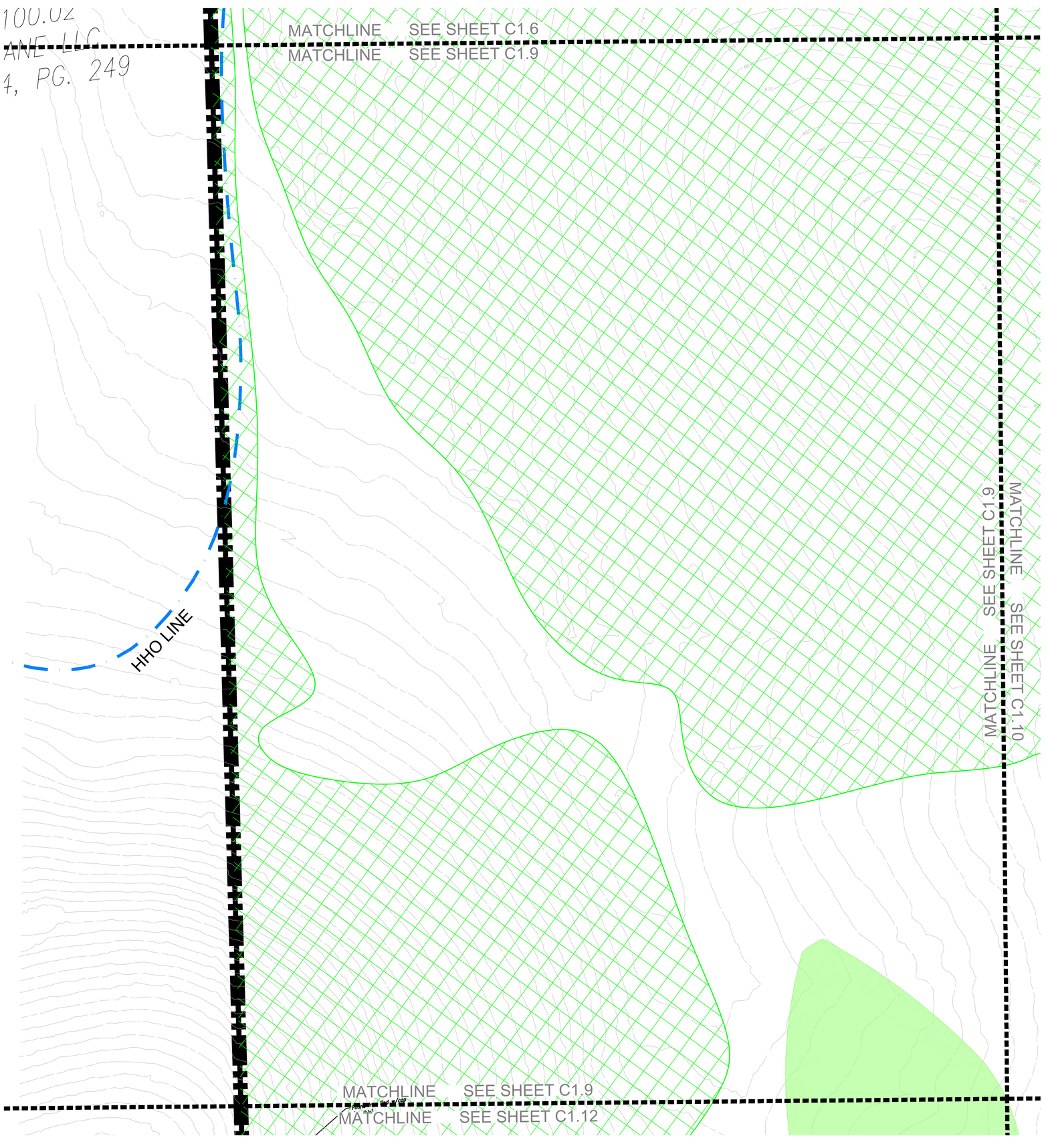
JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.8

COF # ----



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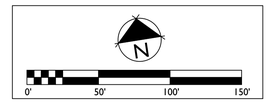

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

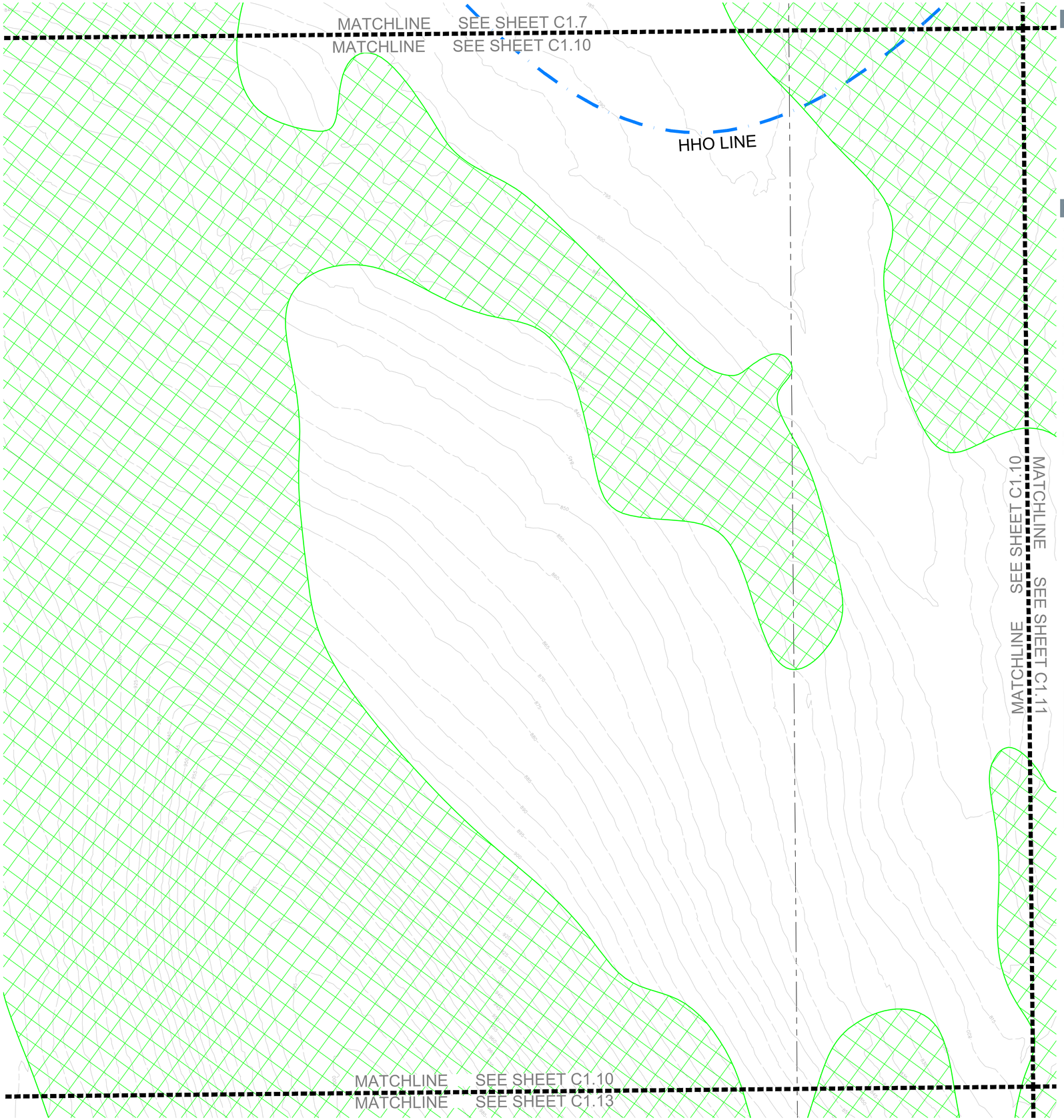
JEFFREY A. ROSAK REGISTERED LANDSCAPE ARCHITECT 1732 STATE OF TENNESSEE 12/31/25

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.9

COF # ----



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TENNESSEE LANDSCAPE ARCHITECT
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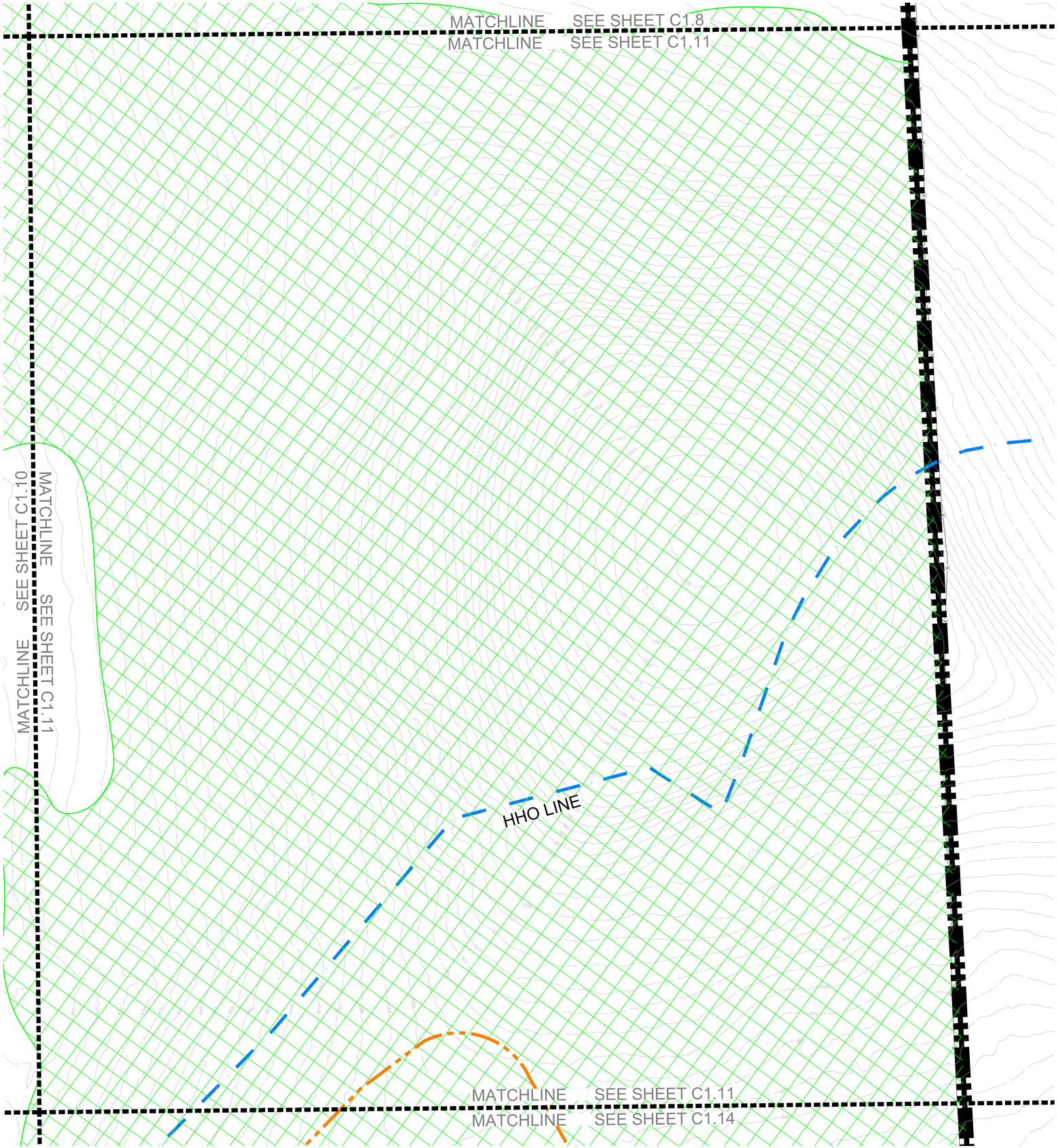

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C1.11

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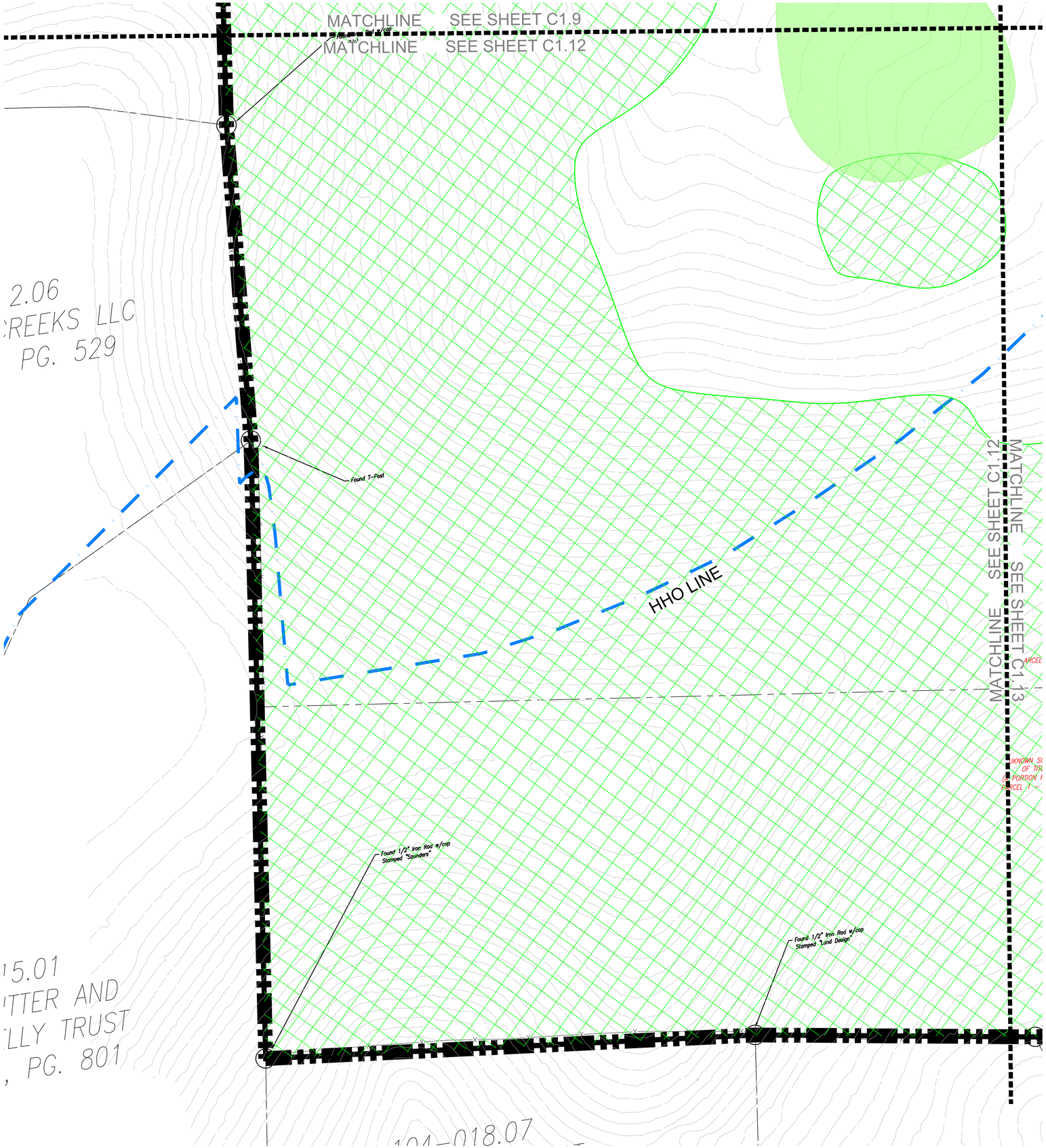

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KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N
0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

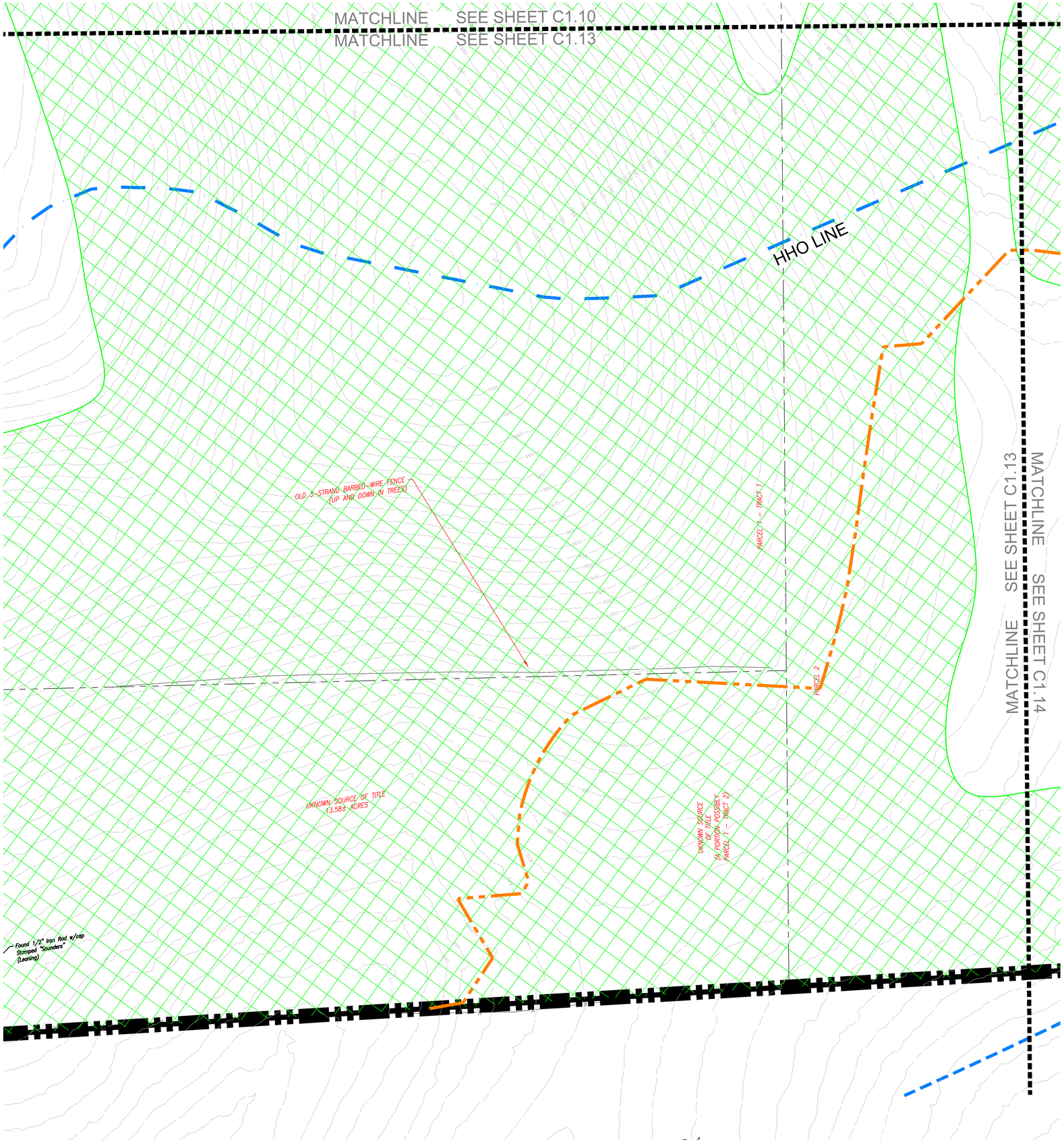
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.12

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

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HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

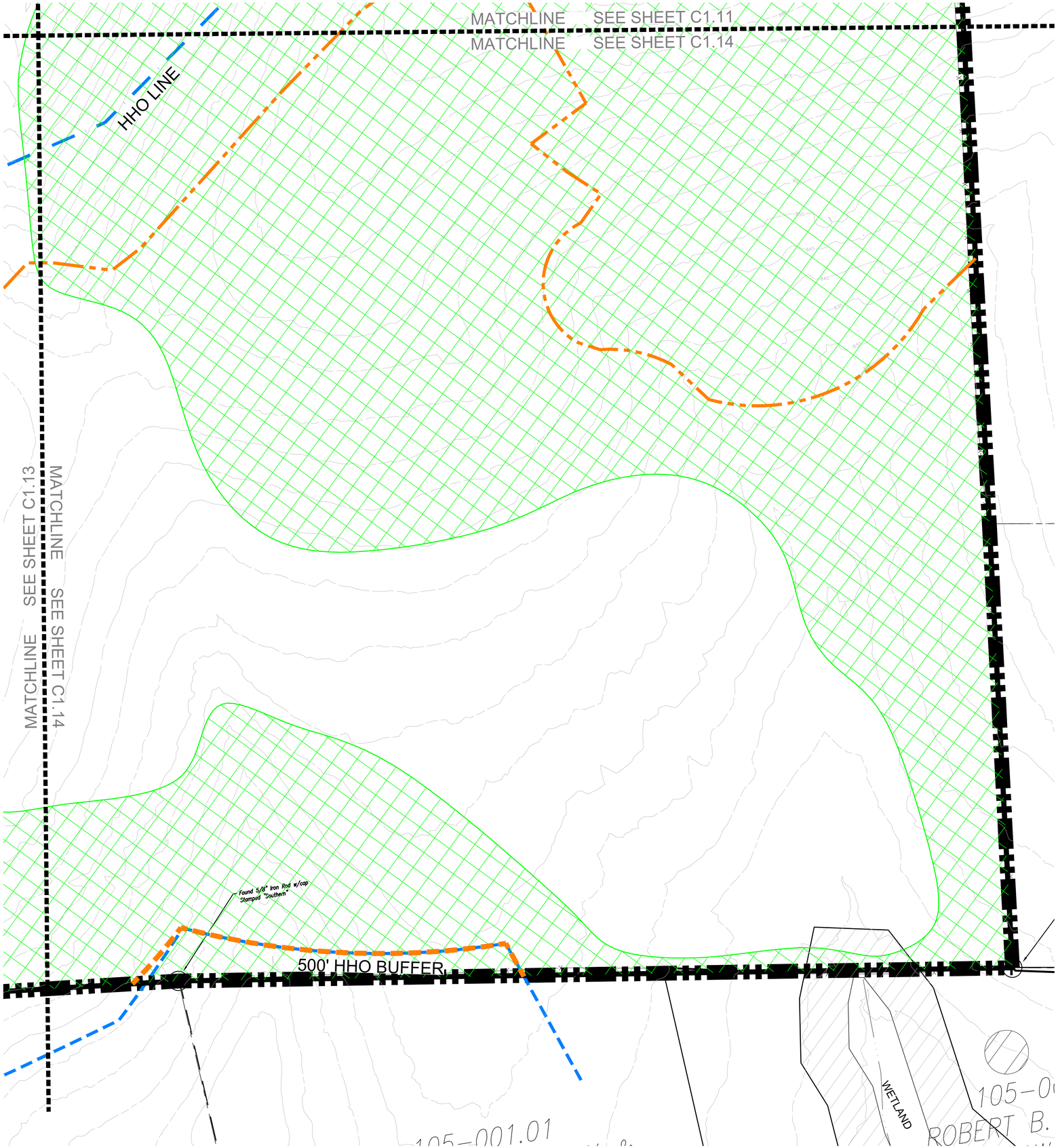
JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.13

COF # ----



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Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.14

COF # ----

RESOLUTION 2025-24

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF PROPERTY LOCATED WEST OF HILLVIEW LANE AND NORTH OF COLEMAN ROAD, AT 1247 HILLVIEW LANE BY THE CITY OF FRANKLIN, TENNESSEE

WHEREAS, *Tennessee Code Annotated* (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

WHEREAS, John Asbury Bacon Harlin, Trustee of the John Asbury Bacon Harlin Revocable Living Trust, (Owner) of property located at 1247 Hillview Lane (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex the Property noncontiguous the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Property is located at 1247 Hillview Lane, noncontiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
091 – 99.00	311.21
Total	311.21

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the Plan of Services has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, a public hearing was held following public notice as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

WHEREAS, this resolution shall not bind the City to later annex the Property.

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

SECTION I. Pursuant to the provisions of T.C.A. § 6-51-102, as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

A. Water

1. The Property is located within the HB&TS service area.
2. Water availability shall be approved and provided through the City of Franklin prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, a greater than 1,000-foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

1. The Property lies within the SW1 Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to construct a mixed use community.
3. The Owner shall be required to construct a sanitary sewer lift station and approximately 7,500 feet of force main, as well as gravity interceptors and mains within the property, to provide service to the Property. Final alignment of the force main must be approved by the Water Management Department.
4. The City of Franklin Sanitary Sewer System Basin Plans show this as an 8-inch sanitary sewer interceptor.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
7. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Coleman Road and Hillview Lane.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.
5. The City of Franklin and Williamson County shall consider an Interlocal Agreement for the maintenance of roads and bridges for interceding properties along the primary route to the area to be annexed.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation. The current response will primarily be from Fire Station 5, 215 Noah Drive.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.
3. The property must have a fire flow of 1,500 GPM @ 20 PSI for adequate fire protection services.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin places this property in the Village Green Design Concept. Village Green is intended to provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space. Desirable natural features should be identified first and set aside as part of the require 70 percent open space.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.

2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated 2021-22 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

SECTION II. This Resolution shall take effect from and after its adoption.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2025.

ATTEST:

BY:_____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

BY: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____

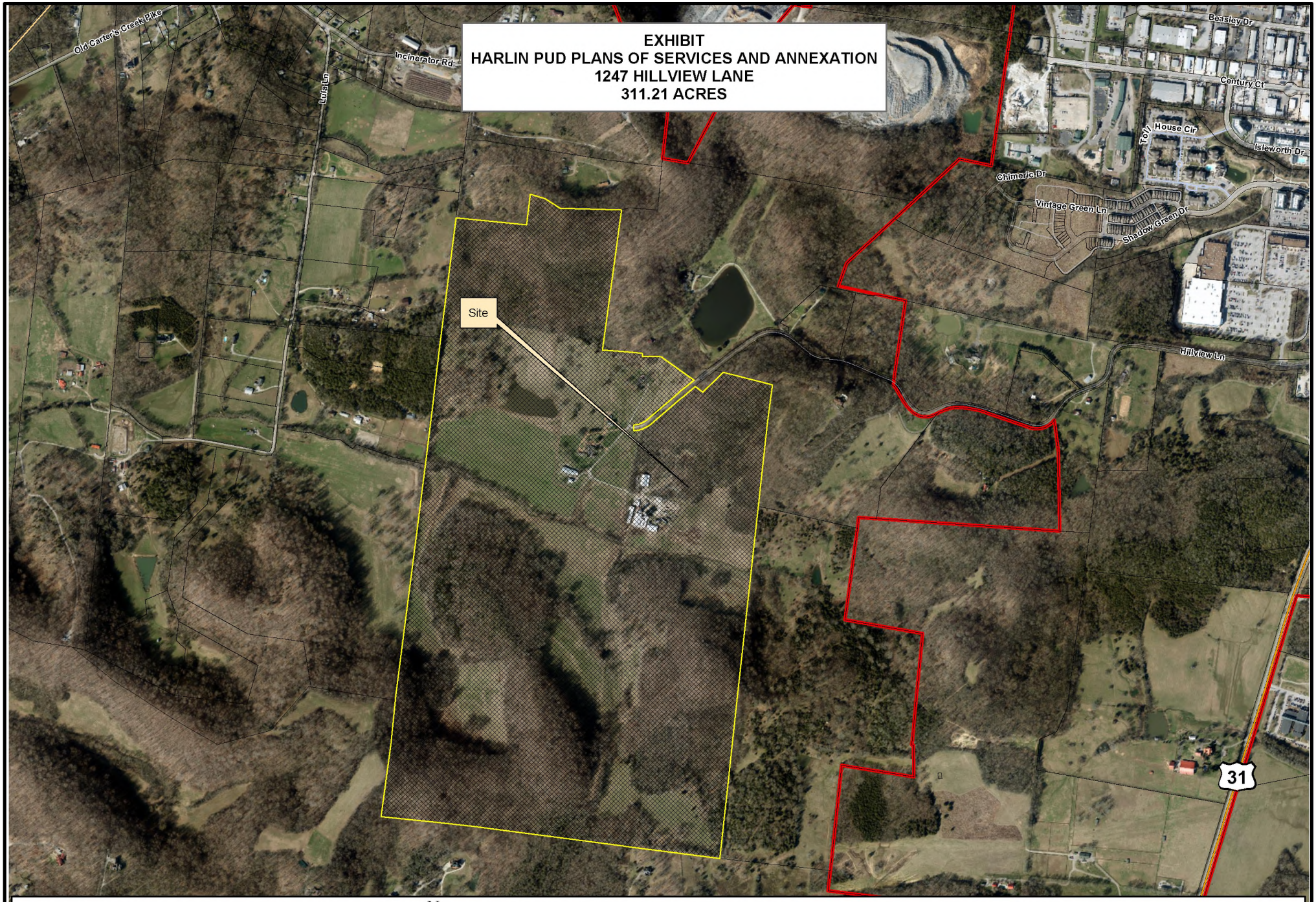
EXHIBIT
HARLIN PUD PLANS OF SERVICES AND ANNEXATION
1247 HILLVIEW LANE
311.21 ACRES
Old Carter's Creek Pike
Incinerator Rd
Livia Ln
Beasley Dr
Century Ct
Toll House Cir
Isleworth Dr
Chimeric Dr
Vintage Green Ln
Shadow Green Dr
Site
Hillview Ln
31
Legend
1247 Hillview Lane
City Limits
N
0
250
500
1,000
Feet
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.
All data and materials (c) copyright 2022. All rights reserved.

HARLIN PUD SUBDIVISION

ANNEXATION REQUEST - PD(0.78 / 32,000 / 80)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
	SURVEY
	SURVEY
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS
C1.3	EXISTING CONDITIONS
C1.4	EXISTING CONDITIONS
C1.5	EXISTING CONDITIONS
C1.6	EXISTING CONDITIONS
C1.7	EXISTING CONDITIONS
C1.8	EXISTING CONDITIONS
C1.9	EXISTING CONDITIONS
C1.10	EXISTING CONDITIONS
C1.11	EXISTING CONDITIONS
C1.12	EXISTING CONDITIONS
C1.13	EXISTING CONDITIONS
C1.14	EXISTING CONDITIONS

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
GREG.GAMBLE@GDC-TN.COM

LANDSCAPE ARCHITECT:

DESIGN STUDIO
JASON GODDARD
615-218-8118
JGODDARD@DESIGNSTUDIOPLAN.COM

ENGINEER:

KIMLEY-HORN
RYAN MCMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
RYAN.MCMASTER@KIMLEY-HORN.COM

DEVELOPER/OWNER REP:

BOYLE INVESTMENT COMPANY
ADAM BALLASH
2000 MERIDIAN BLVD, SUITE 250
FRANKLIN, TN 37067
615-550-5583
ABALLASH@BOYLE.COM

ARCHITECT:

HISTORICAL CONCEPTS
CHRISTOPHER CARRIGAN
1133 BROADWAY, SUITE 720
NEW YORK, NY 10010
646-657-0315
CHRIS.CARRIGAN@HISTORICALCONCEPTS.COM

BRANDING:

SDCO PARTNERS
LYDIA TONEY
121 WENTWORTH ST
CHARLESTON, SC 29401
LYDIA@STITCHDESIGNCO.COM

BRANDING:

SHERIDAN PUBLIC RELATIONS, LLC
JAY SHERIDAN
709 WEST MAIN ST
FRANKLIN, TN 37064
JAY@SHERIDANPR.COM



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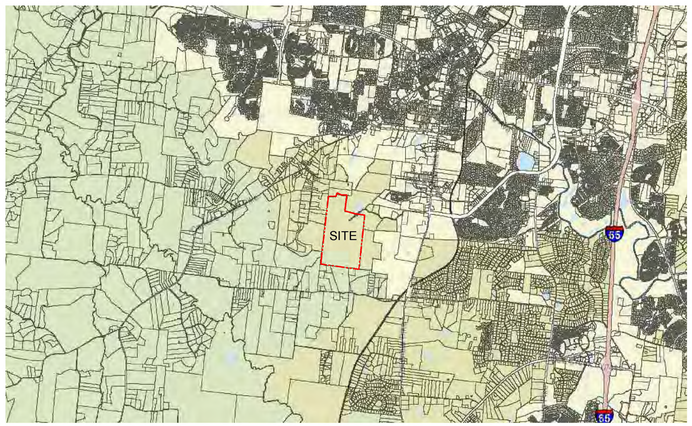
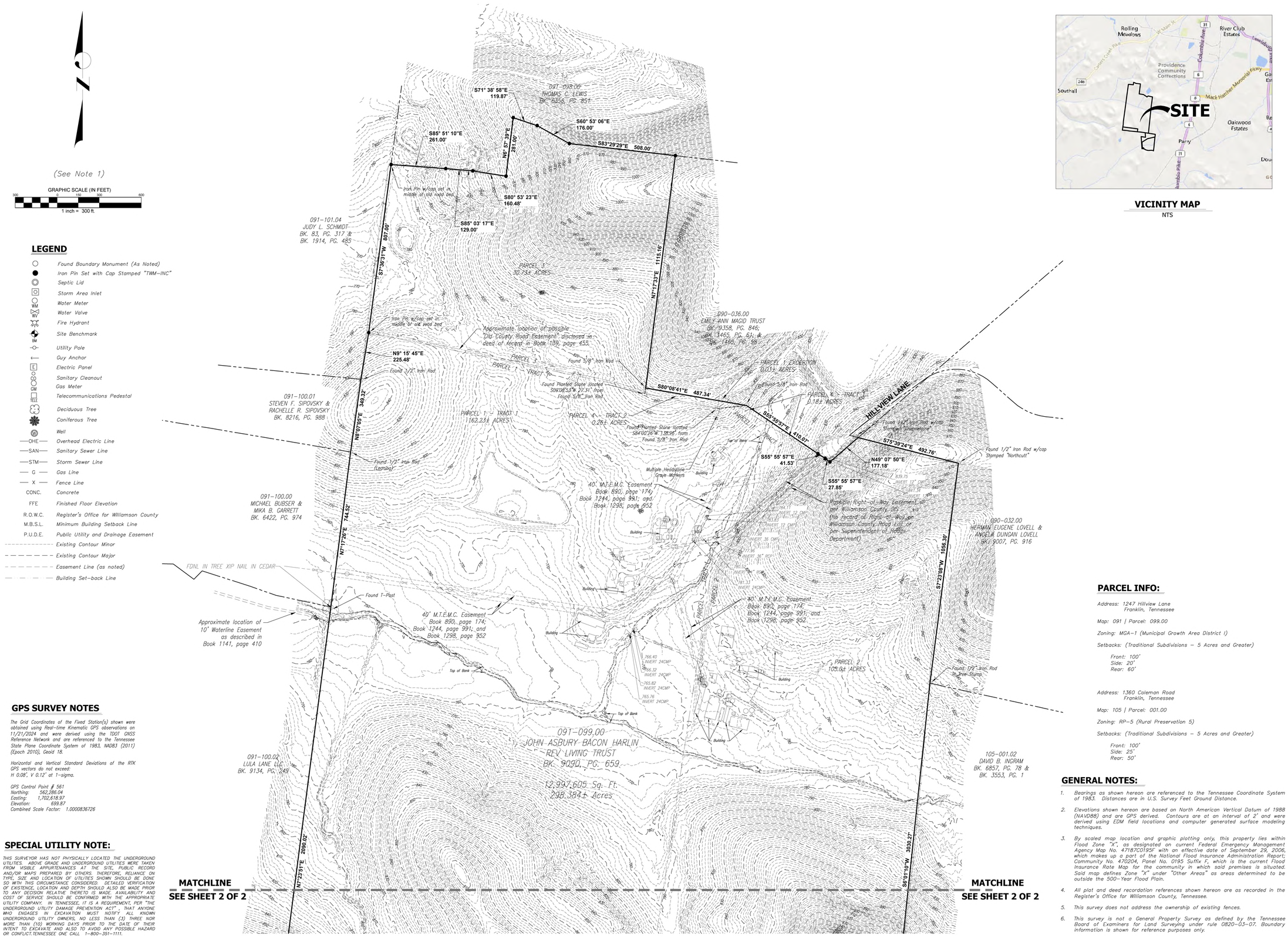
VICINITY MAP



NOT TO SCALE





VICINITY MAP
NTS

GPS SURVEY NOTES

The Grid Coordinates of the Fixed Station(s) shown were obtained using Real-time Kinematic GPS observations on 11/21/2024 and were derived using the TDOT GNSS Reference Network and are referenced to the Tennessee State Plane Coordinate System of 1983, NAD83 (2011) (Epoch 2010), Geoid 18.

Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed: H 0.08', V 0.12' at 1-sigma.

GPS Control Point # 561
Northing: 562,286.04
Easting: 1,702,618.97
Elevation: 639.87
Combined Scale Factor: 1.0000836726

SPECIAL UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON 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) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District 1)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

Address: 1360 Coleman Road
Franklin, Tennessee

Map: 105 | Parcel: 001.00

Zoning: RP-5 (Rural Preservation 5)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 25'
Rear: 50'

GENERAL NOTES:

1. *Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983. Distances are in U.S. Survey Feet Ground Distance.*
2. *Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) and are GPS derived. Contours are at an interval of 2' and were derived using EDM field locations and computer generated surface modeling techniques.*
3. *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. 47187C0195F with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470204, Panel No. 0195 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 areas determined to be outside the 500-Year Flood Plain.*
4. *All plat and deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.*
5. *This survey does not address the ownership of existing fences.*
6. *This survey is not a General Property Survey as defined by the Tennessee Board of Examiners for Land Surveying under rule 0820-03-07. Boundary information is shown for reference purposes only.*

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
TEL: (615) 814-7414
EMAIL: kshreeve@twm-inc.com

TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION

SEAL



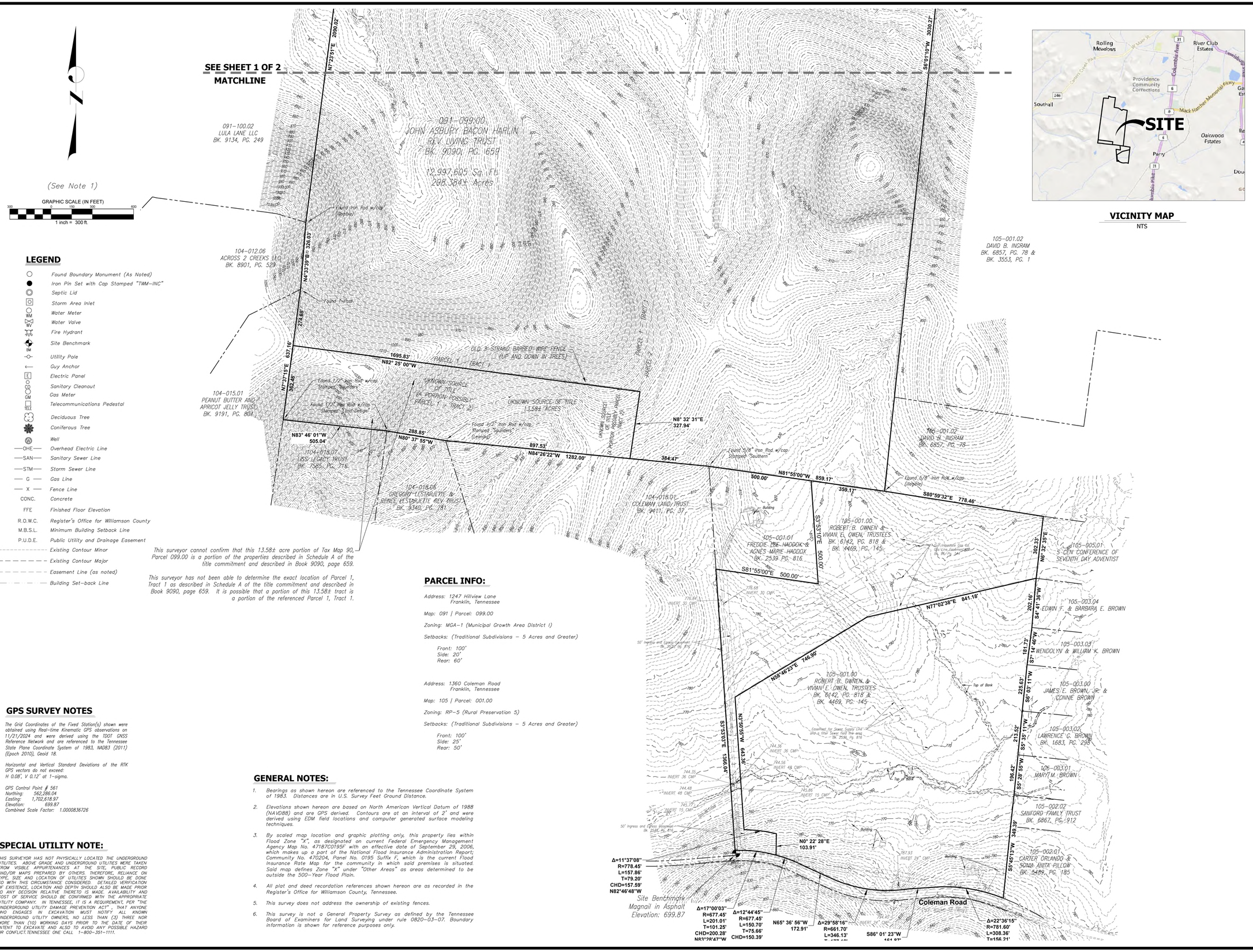
Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

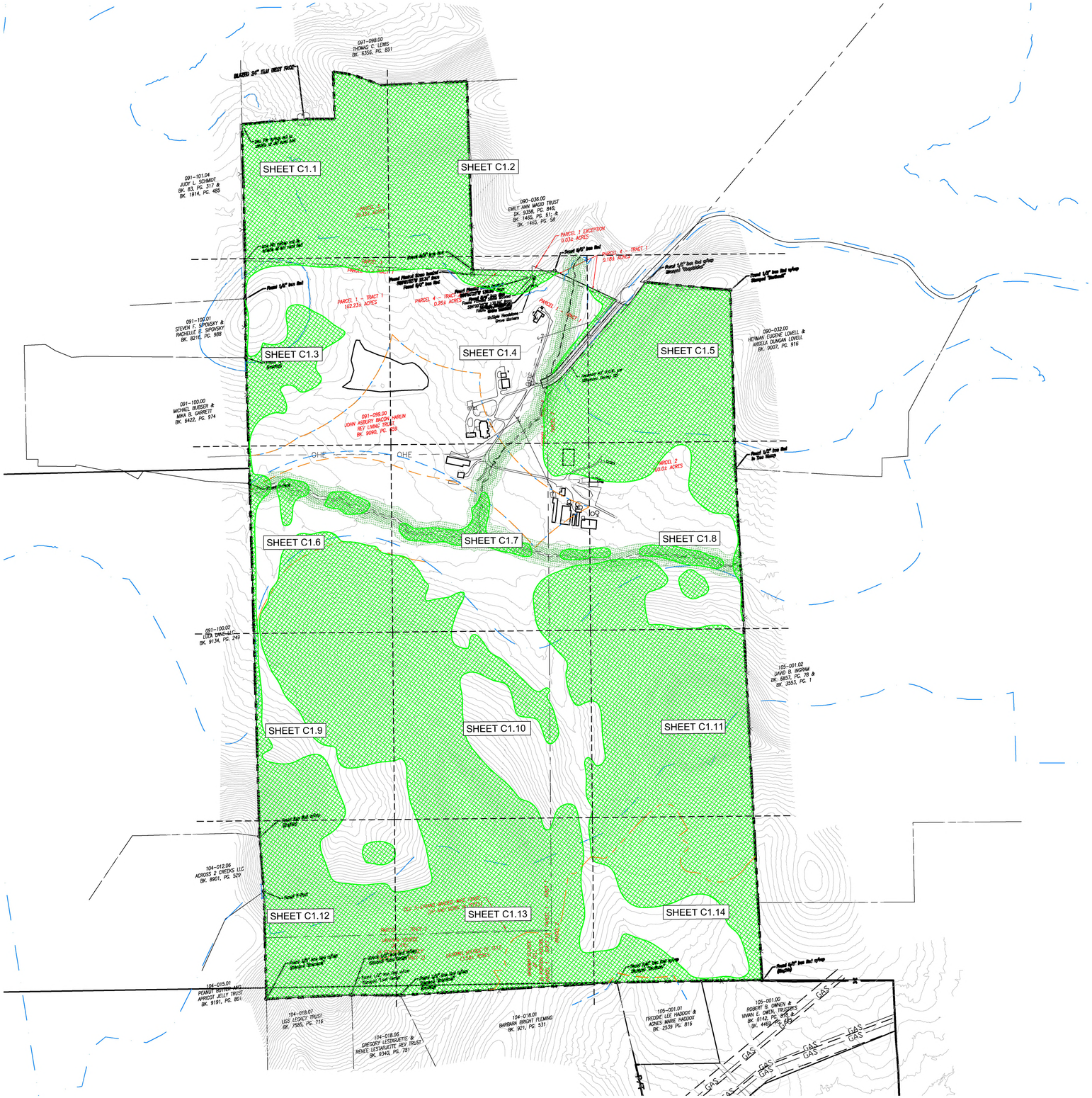
PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

1 OF 2

L:\2023\231539\4 CADD - DWG\4.6 Surv\231539 - Harlin Farms Expanded Topographic Survey.dwg Plotted By: kshreeve


SEE SHEET 1 OF 2
MATCHLINE
(See Note 1)
GRAPHIC SCALE (IN FEET)
300 0 150 300 600
1 inch = 300 ft.
091-099.00
JOHN ASBURY BACON HARLIN REV. LIVING TRUST
BK. 9090, PG. 659
12,997,605 Sq. Ft
298.384± Acres
091-100.02
LULA LANE LLC
BK. 9134, PG. 249
104-012.06
ACROSS 2 CREEKS LLC
BK. 8901, PG. 529
104-015.01
PEANUT BUTTER AND APRICOT JELLY TRUST
BK. 9191, PG. 801
104-019.07
LSS LEGACY TRUST
BK. 7585, PG. 716
104-018.06
GREGORY LESTARJETTE & PERCE LESTARJETTE REV TRUST
BK. 9340, PG. 781
104-018.01
COLEMAN LAND TRUST
BK. 9411, PG. 37
105-001.02
DAVID B. INGRAM
BK. 6857, PG. 78 & BK. 3553, PG. 1
105-001.01
DAVID B. INGRAM
BK. 6857, PG. 78
105-001.00
ROBERT B. OWNEN & VIVIAN EL OWEN, TRUSTEES
BK. 6142, PG. 818 & BK. 4469, PG. 145
105-001.01
FREDDIE LEE HADDOX & AGNES MARIE HADDOX
BK. 2539 PG. 816
105-005.01
S CEN CONFERENCE OF SEVENTH DAY ADVENTIST
105-003.04
EDWIN F. & BARBARA E. BROWN
105-003.03
WENDOLYN & WILLIAM K. BROWN
105-003.00
JAMES E. BROWN, JR. & CONNIE BROWN
105-003.02
LAWRENCE C. BROWN
BK. 1683, PG. 298
105-003.01
MARY M. BROWN
105-002.02
SANFORD FAMILY TRUST
BK. 6867, PG. 912
105-002.01
CARTER ORLANDO & SONIA ANITA PILLOW
BK. 5489, PG. 185
Coleman Road
N7°23'51"E 2090.02'
S8°01'10"W 3030.27'
N4°33'9"E 326.03'
N7°37'15"E 637.16'
274.68'
302.48'
1695.83'
N82° 25' 00"W
OLD 3-STRAND BARBED WIRE FENCE (UP AND DOWN IN TREES)
PARCEL 1 TRACT 1
PARCEL 1 TRACT 2
UNKNOWN SOURCE OF TITLE (A PORTION POSSIBLY PARCEL 1 - TRACT 2)
UNKNOWN SOURCE OF TITLE 1.159± ACRES
N8° 32' 31"E 327.94'
N83° 46' 01"W 505.04'
N80° 37' 55"W 288.85'
N84°26'22"W 1282.00'
897.53'
384.47'
N81°55'00"W 859.17'
359.17'
S80°59'32"E 778.46'
S81°55'00"E 500.00'
500.00'
N77°02'38"E 841.18'
N58°46'23"E 746.90'
N3°50'55"W 643.36'
S3°53'03"E 1366.04'
N6° 32' 35"E 302.33'
S4° 41' 36"W 202.16'
S7° 14' 46"W 181.73'
S6° 03' 11"W 225.63'
S5° 35' 11"W 213.32'
S5° 28' 35"W 196.42'
S5° 45' 13"W 349.39'
N0° 22' 28"E 103.91'
Δ=11°37'08"
R=778.45'
L=157.86'
T=79.20'
CHD=157.59'
N82°46'48"W
Δ=17°00'03"
R=677.45'
L=201.01'
T=101.25'
CHD=200.28'
N83°58'47"W
Δ=12°44'45"
R=677.45'
L=150.70'
T=75.66'
CHD=150.39'
N65° 36' 56"W
172.91'
Δ=29°58'16"
R=661.70'
L=346.13'
S86° 01' 23"W
Δ=22°36'15"
R=781.60'
L=308.36'
T=156.21'
Found Iron Rod w/cap (illegible)
Found 1/2" Iron Rod
Found 1/2" Iron Rod w/cap Stamped "Saunders"
Found 1/2" Iron Rod w/cap Stamped "Linch Design"
Found 1/2" Iron Rod w/cap Stamped "Saunders" (Leaning)
Found 5/8" Iron Rod w/cap Stamped "Southern"
Found 5/8" Iron Rod w/cap (illegible)
Found 1/2" Iron Rod w/cap
Found 5/8" Iron Rod w/cap
Found 1/2" Iron Rod
Found 1/2" Iron Rod w/cap
Found 1/2" Iron Rod w/cap
Found 1/2" Iron Rod w/cap


SHEET C1.1
SHEET C1.2
SHEET C1.3
SHEET C1.4
SHEET C1.5
SHEET C1.6
SHEET C1.7
SHEET C1.8
SHEET C1.9
SHEET C1.10
SHEET C1.11
SHEET C1.12
SHEET C1.13
SHEET C1.14
091-098.00 THOMAS C. LEWIS BK. 6356, PG. 851
091-101.04 JUDY L. SCHMIDT BK. 63, PG. 317 & BK. 1914, PG. 485
091-100.01 STEVEN F. SIPOSKY & RACHELLE E. SIPOSKY BK. 8216, PG. 988
091-100.00 MICHAEL BUSSER & MIKA B. GARRETT BK. 6422, PG. 974
091-099.00 JOHN ASBURY BROWN, MARLIN REY LIVING TRUST BK. 9090, PG. 859
090-036.00 EMILY ANN MAGID TRUST BK. 9358, PG. 846; BK. 1465, PG. 51; & BK. 1465, PG. 58
090-032.00 HERMAN EUGENE LOVELL & ANGELA DUNCAN LOVELL BK. 9007, PG. 916
091-100.02 LIZA DANE-LLC BK. 9134, PG. 249
105-001.02 LAVID B. INGRAM BK. 6857, PG. 79 & BK. 3553, PG. 1
104-012.06 ACROSS 2 CREEKS LLC BK. 8901, PG. 329
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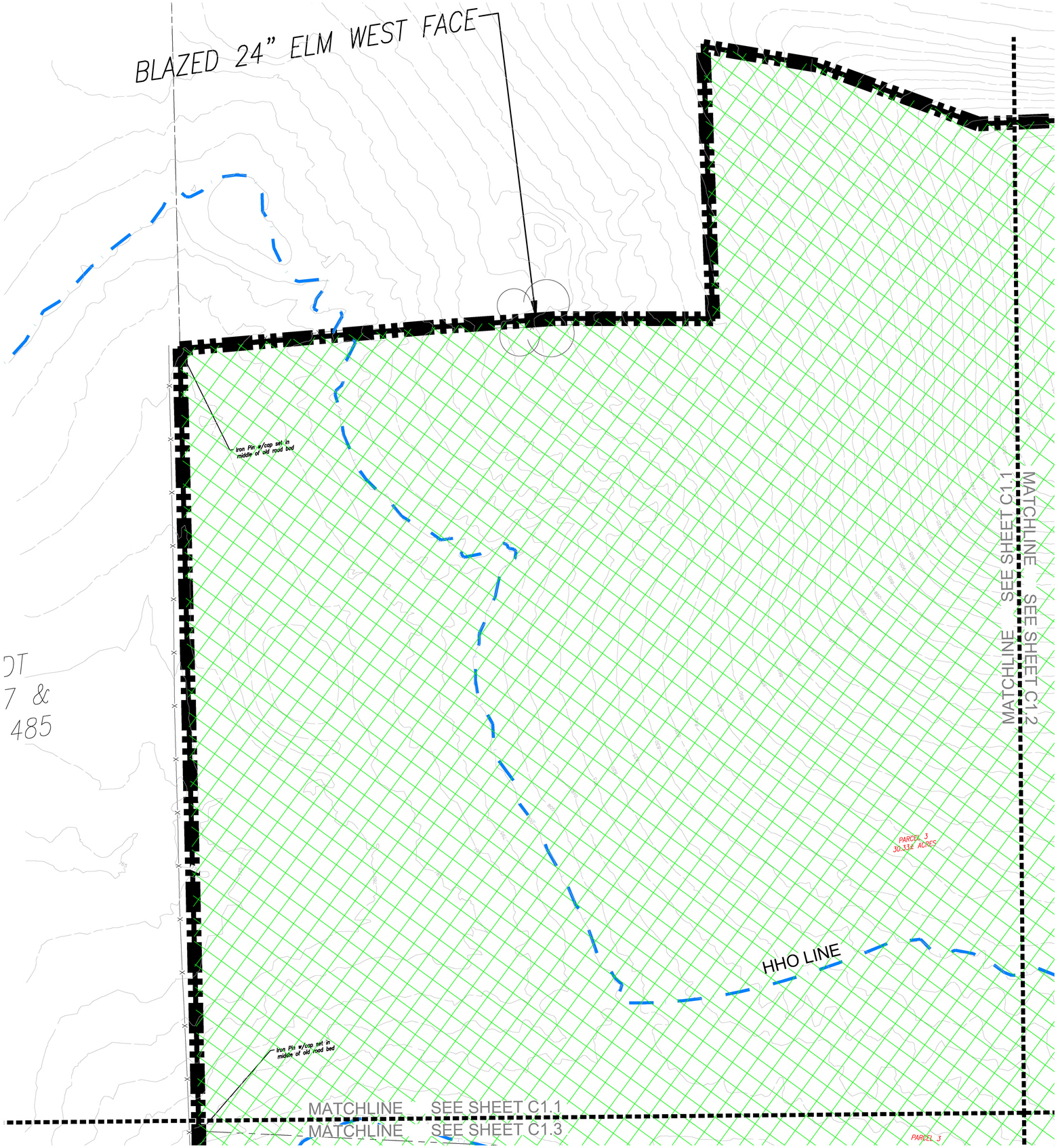
104-018.06 GREGORY LESTAVUETTE & RENEE LESTAVUETTE REV TRUST BK. 8340, PG. 751
104-018.01 BARBARA BRIGHT FLEMING BK. 921, PG. 531
105-001.01 FREDDIE LEE HADDOX & AGNES MARIE HADDOX BK. 2539 PG. 816
105-001.00 ROBERT B. OWNEN & VIVIAN E. OWEN, TRUSTEES BK. 8142, PG. 905 & BK. 4469, PG. 882
PARCEL 1 - TRACT 1 102.23± ACRES
PARCEL 2 43.0± ACRES
PARCEL 3 0.26± ACRES
PARCEL 4 - TRACT 1 0.18± ACRES
PARCEL 1 EXCEPTION 0.03± ACRES
OHE
GAS
Found 1/4" Iron Rod
Found 1/2" Iron Rod w/Cap "Stewart Engineering"
Found 5/8" Iron Rod w/Cap "Stewart Engineering"
Found 1/2" Iron Rod w/Cap "Stewart Surveying"
Found 1/2" Iron Rod w/Cap "Stewart Surveying" Bent
Found 1/2" Iron Rod w/Cap "Stewart Surveying" Bent Down
Found 1/2" Iron Rod w/Cap "Stewart Surveying" Bent Up



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

WATER
WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO AN SEWER EXTENSION IN HILLVIEW LANE.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N
0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

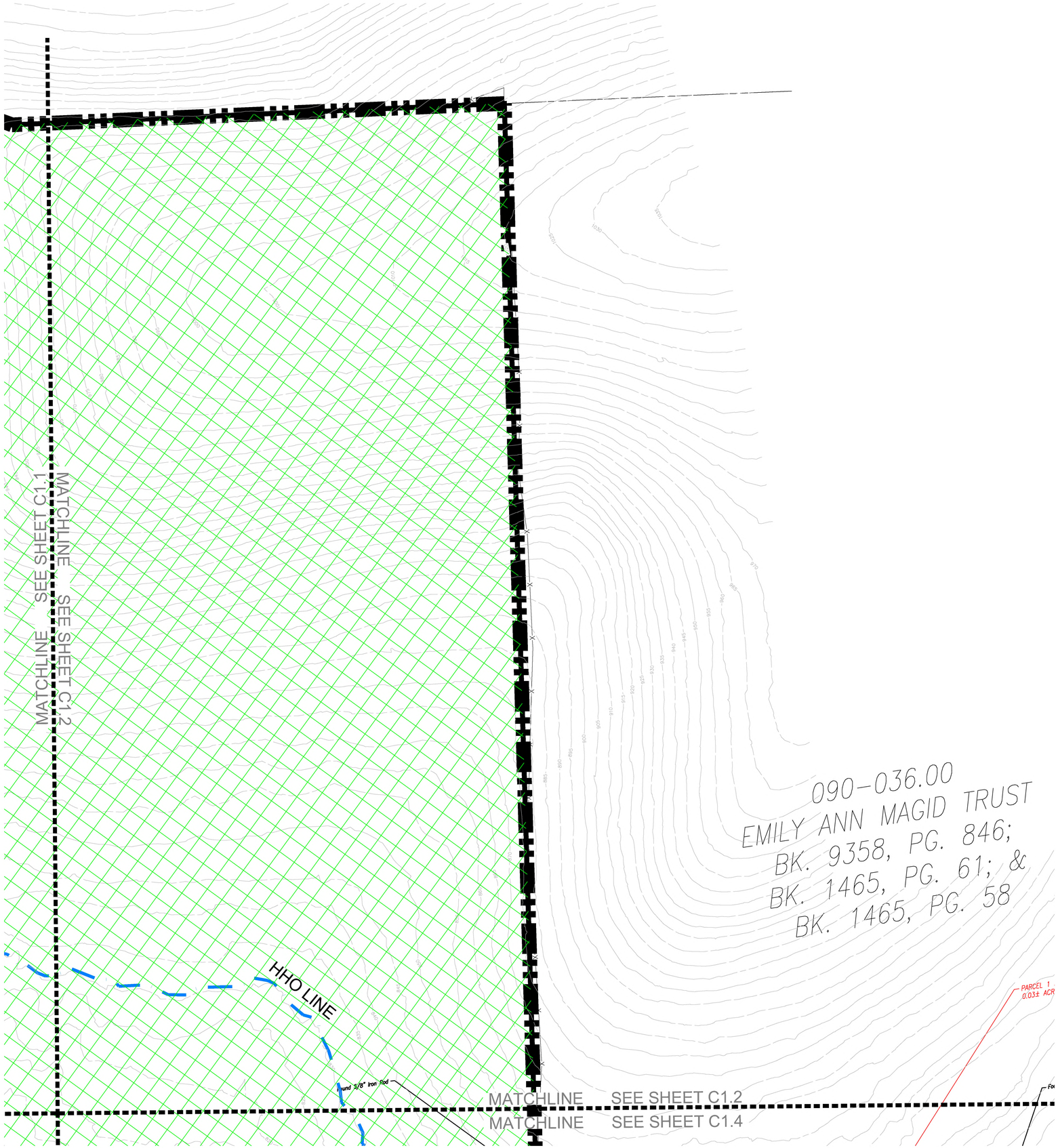
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE LANDSCAPE ARCHITECT
#1525

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.1

COF # ----



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N

0' 50' 100' 150'

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Building community since 1933.

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sdco PARTNERS

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HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

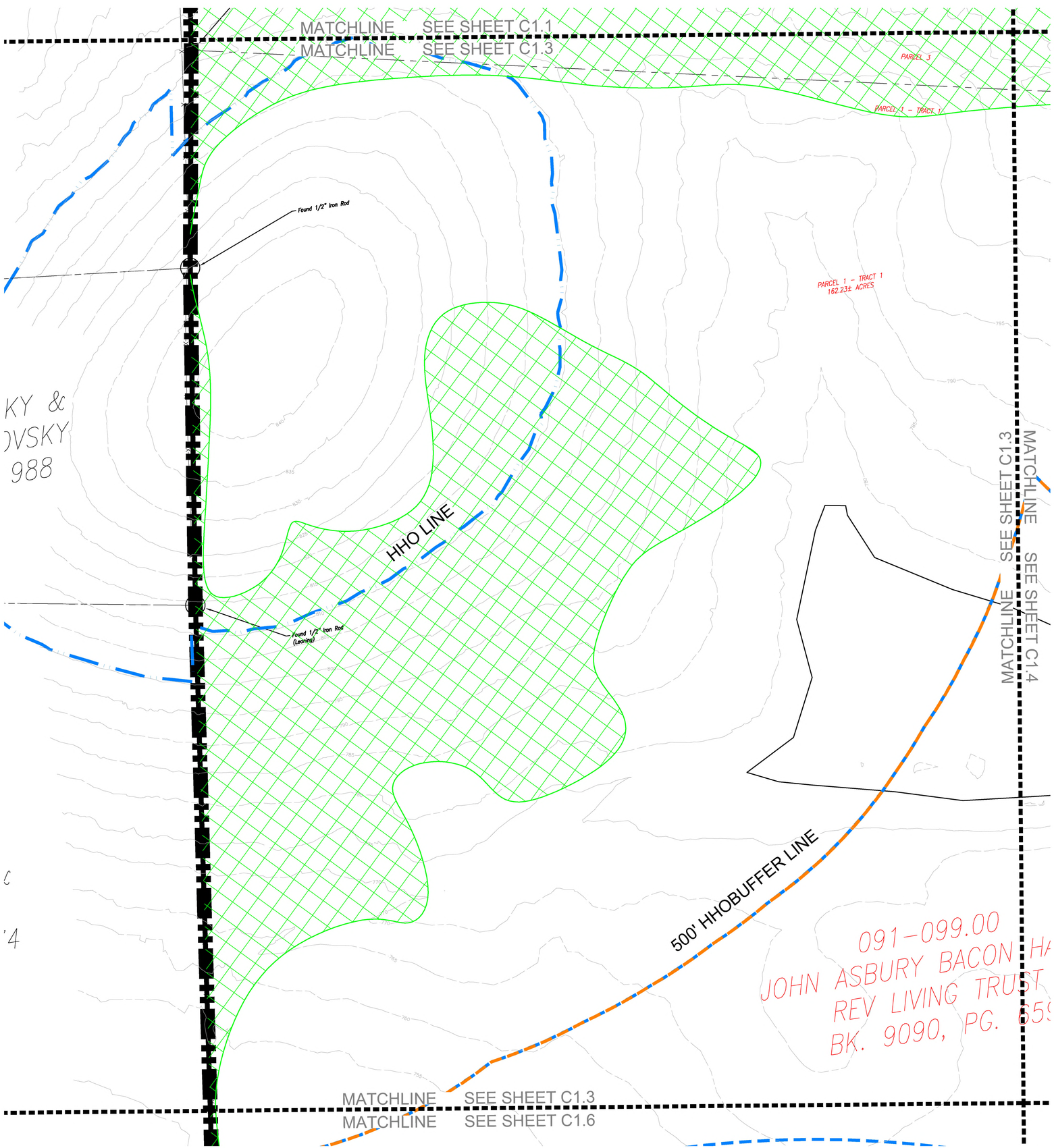
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
01/05/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.2

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

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- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

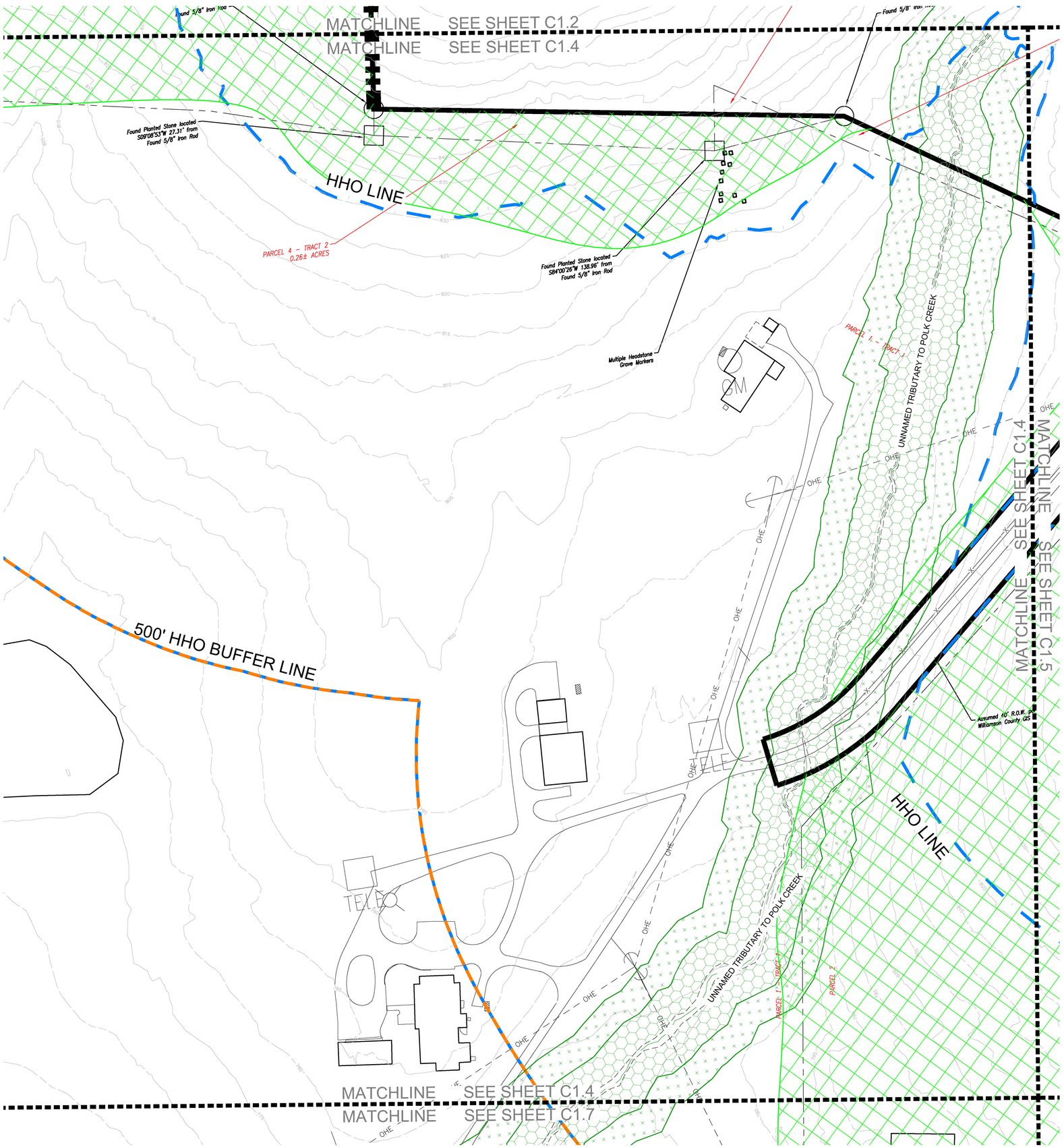
JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.3

COF # ----



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ENVISION FRANKLIN:	VILLAGE GREEN

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0' 50' 100' 150'

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HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

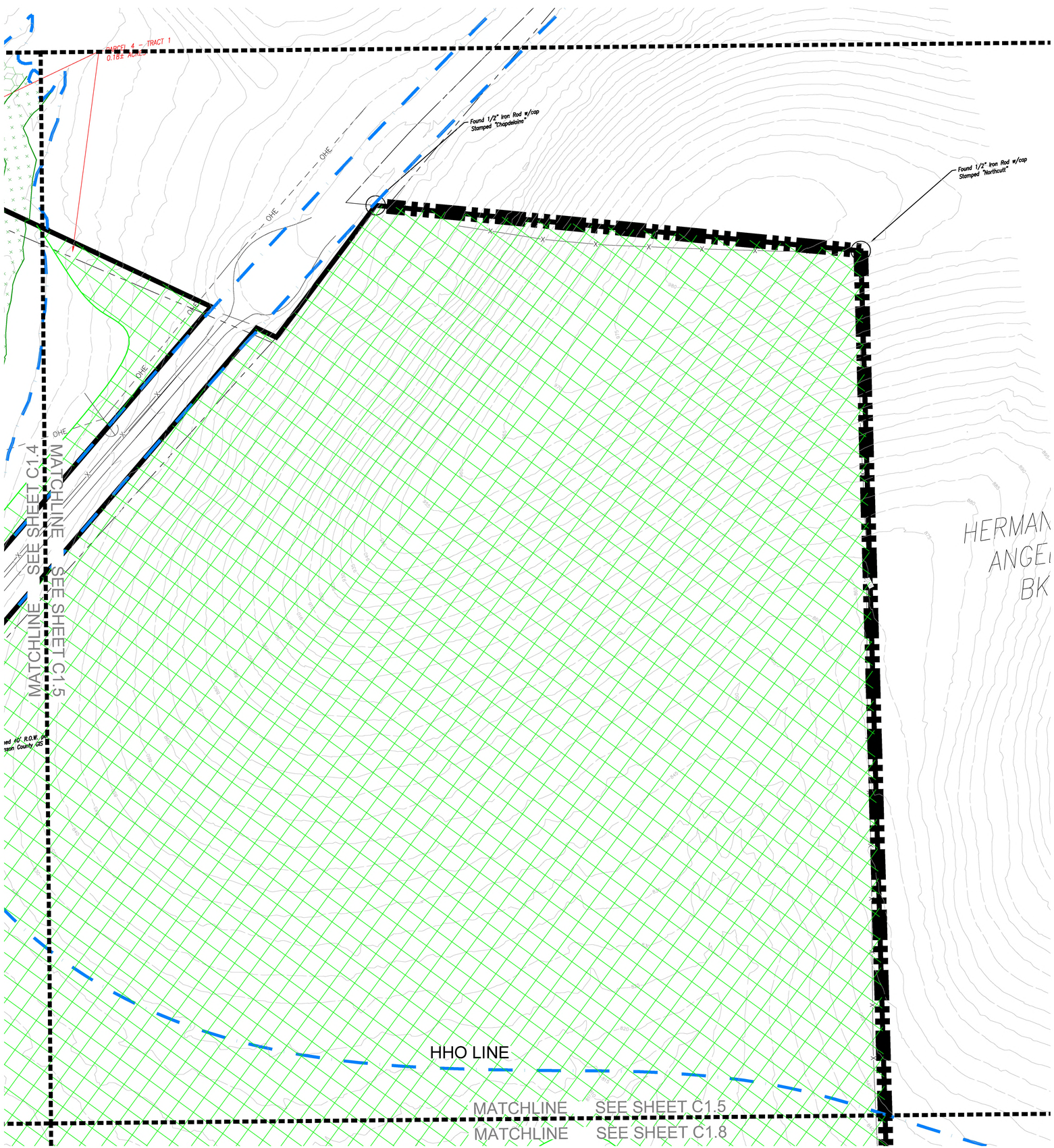
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.4

COF # ----



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EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

WATER
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RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

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KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

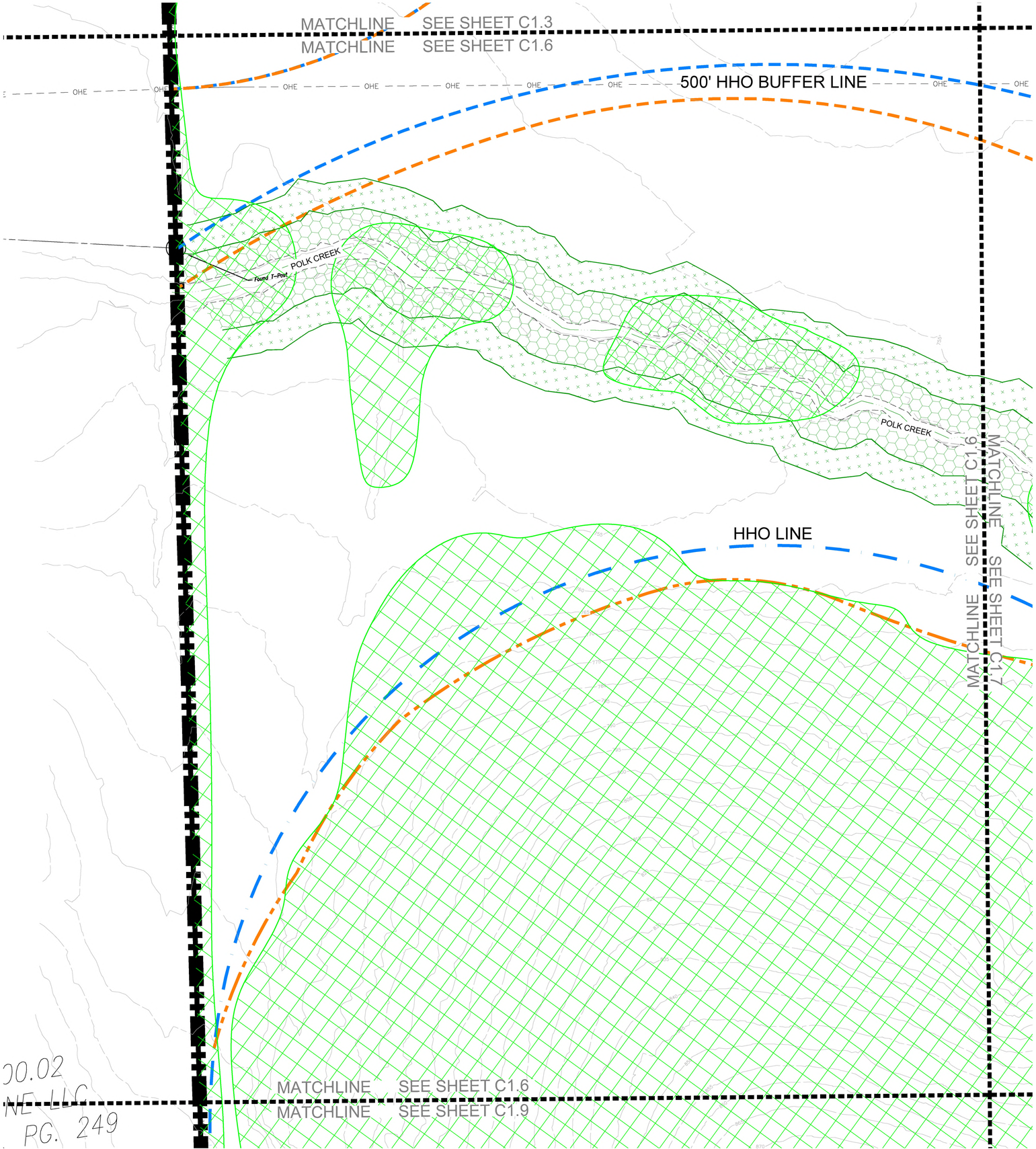
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
04/03/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.5

COF # ----



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ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

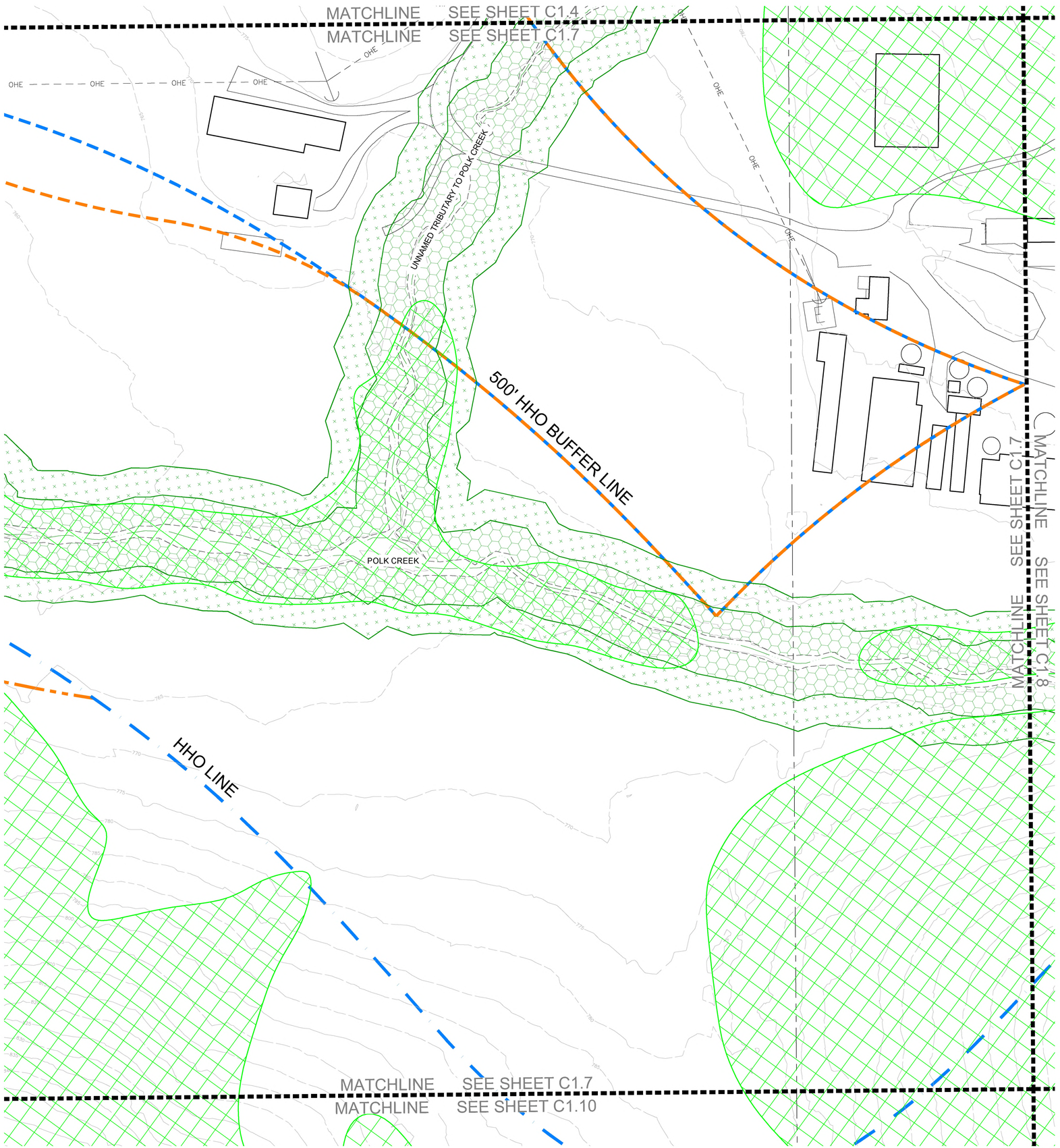
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
09/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.6

COF # ----



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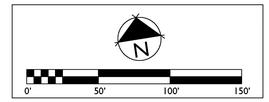

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN
PUBLIC RELATIONS LLC

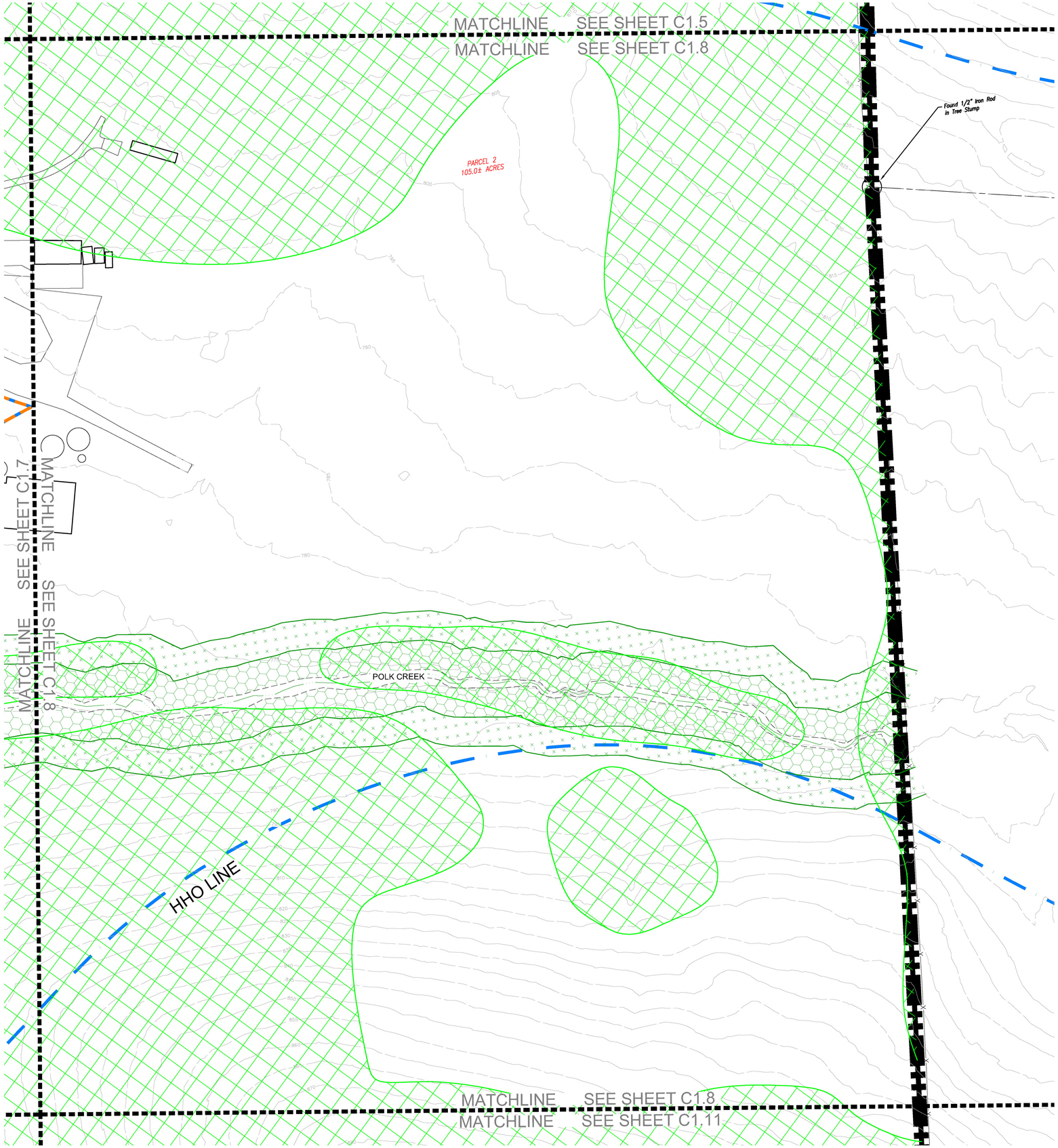
HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
CN0525

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.7
COF # ----



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HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

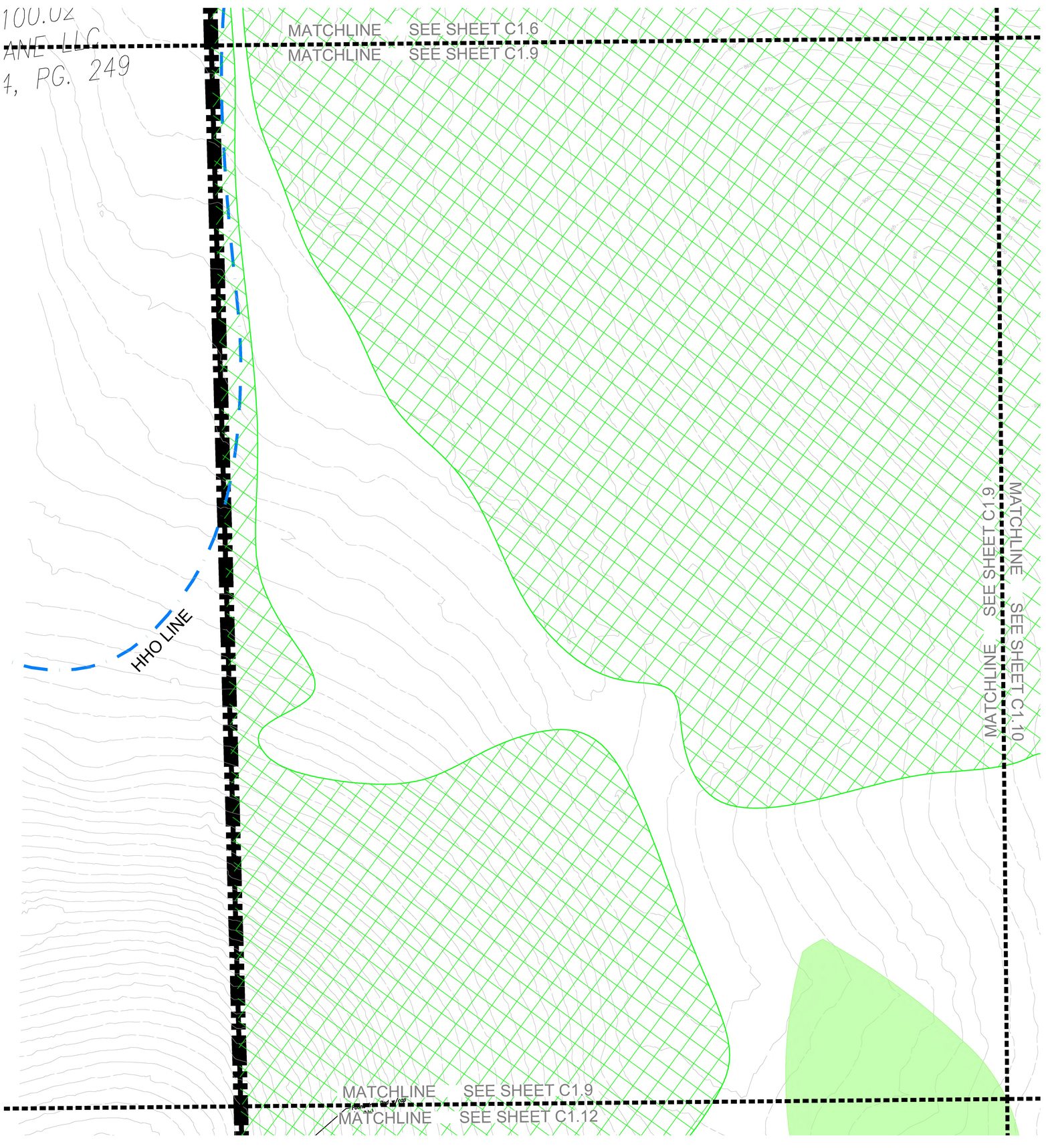
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE ARCHITECT
LANDSCAPE ARCHITECT
09/05/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.8

COF # ----



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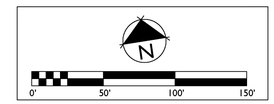

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

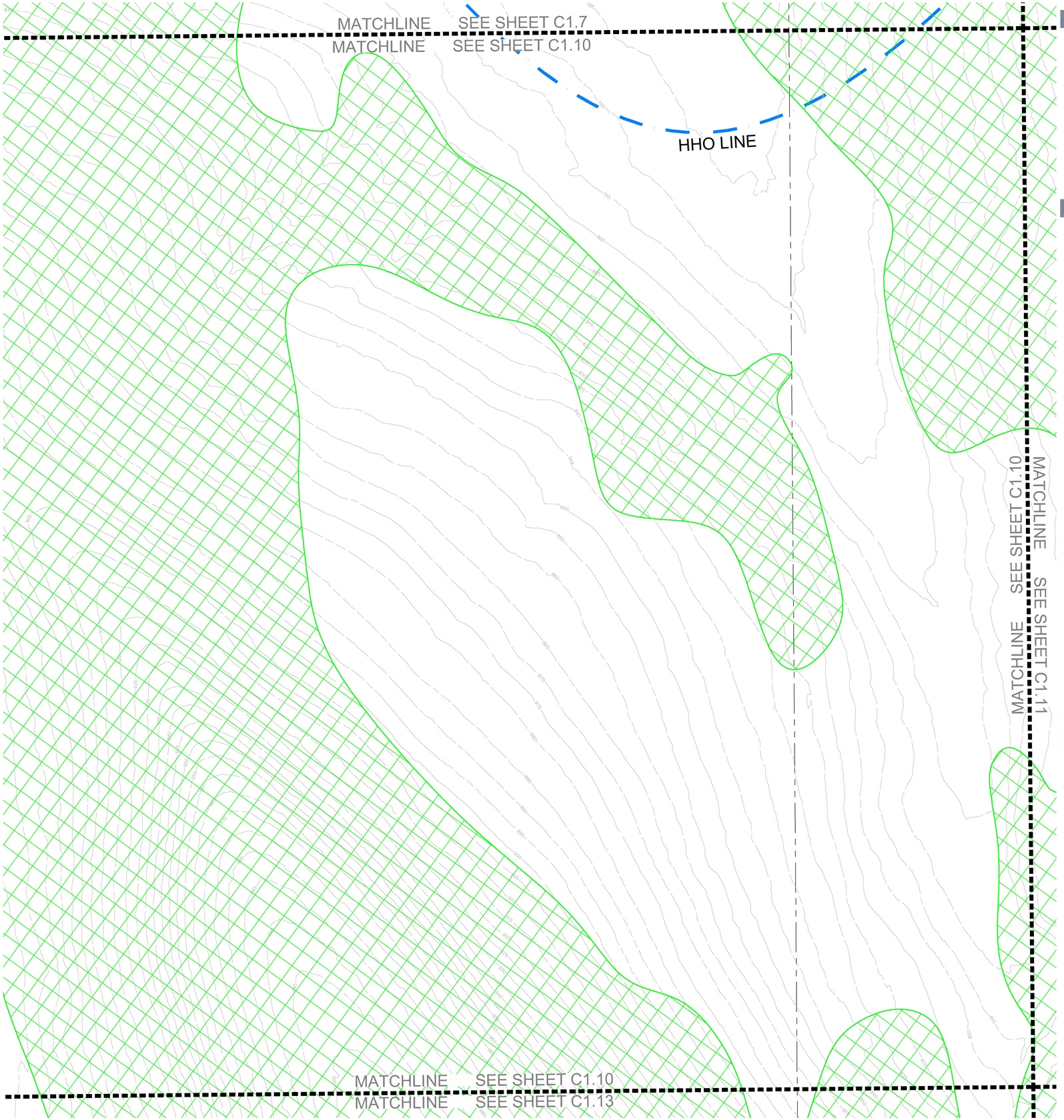
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1725 STATE OF TENNESSEE 3/31/25

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.9

COF # ----



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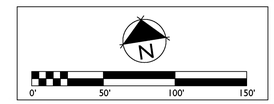

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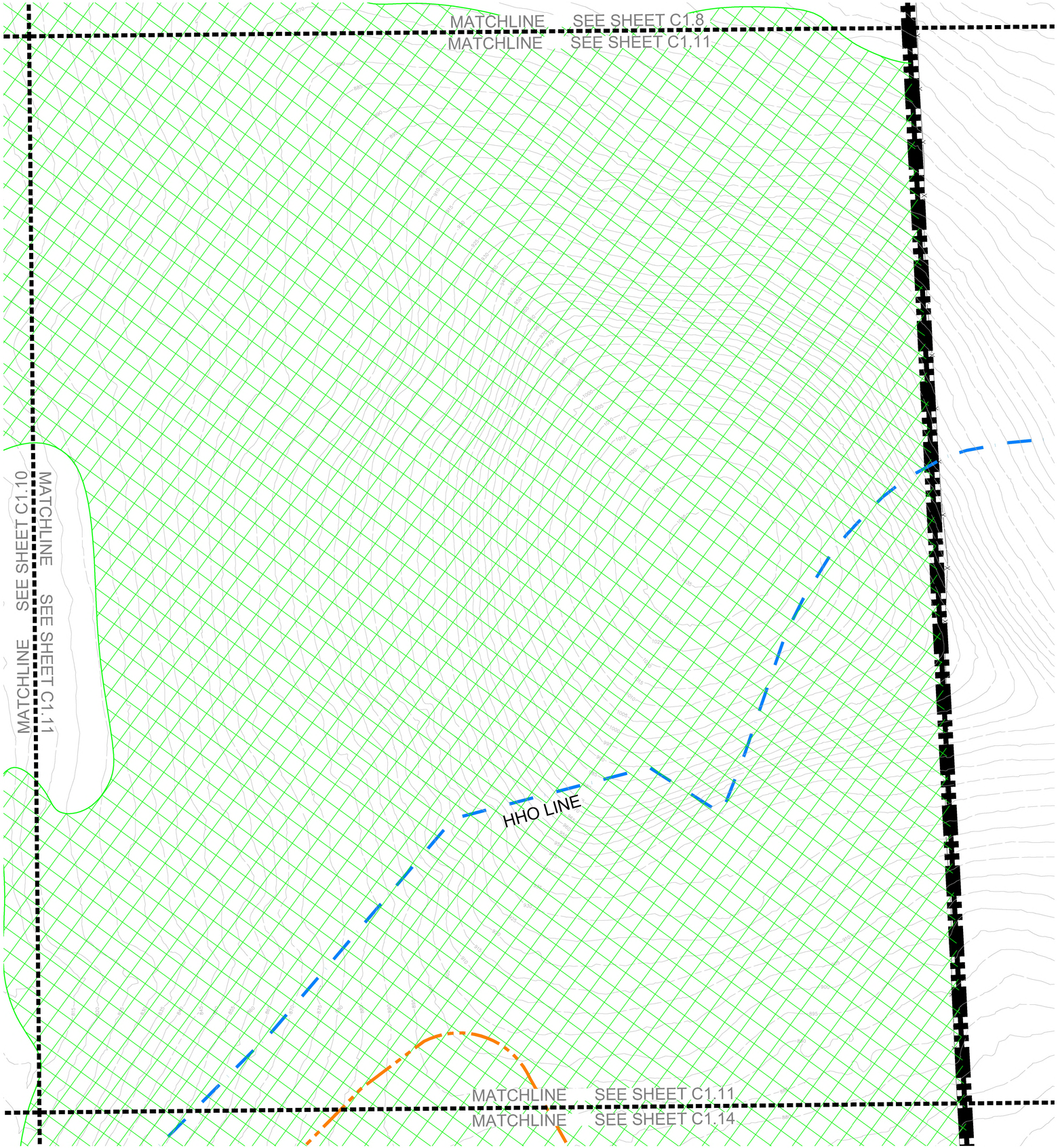

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KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

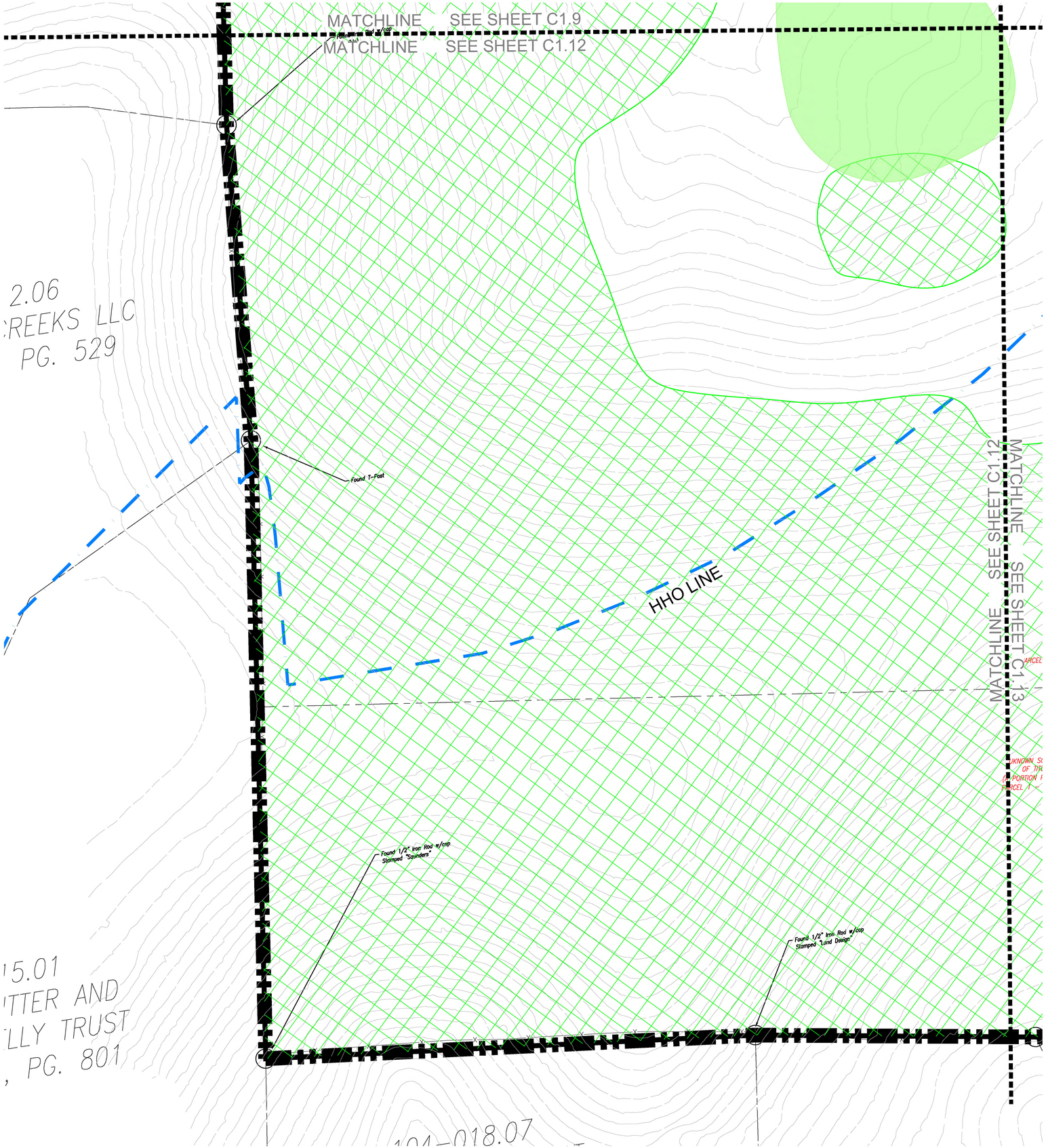
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.11

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

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JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

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SHEET
C1.12

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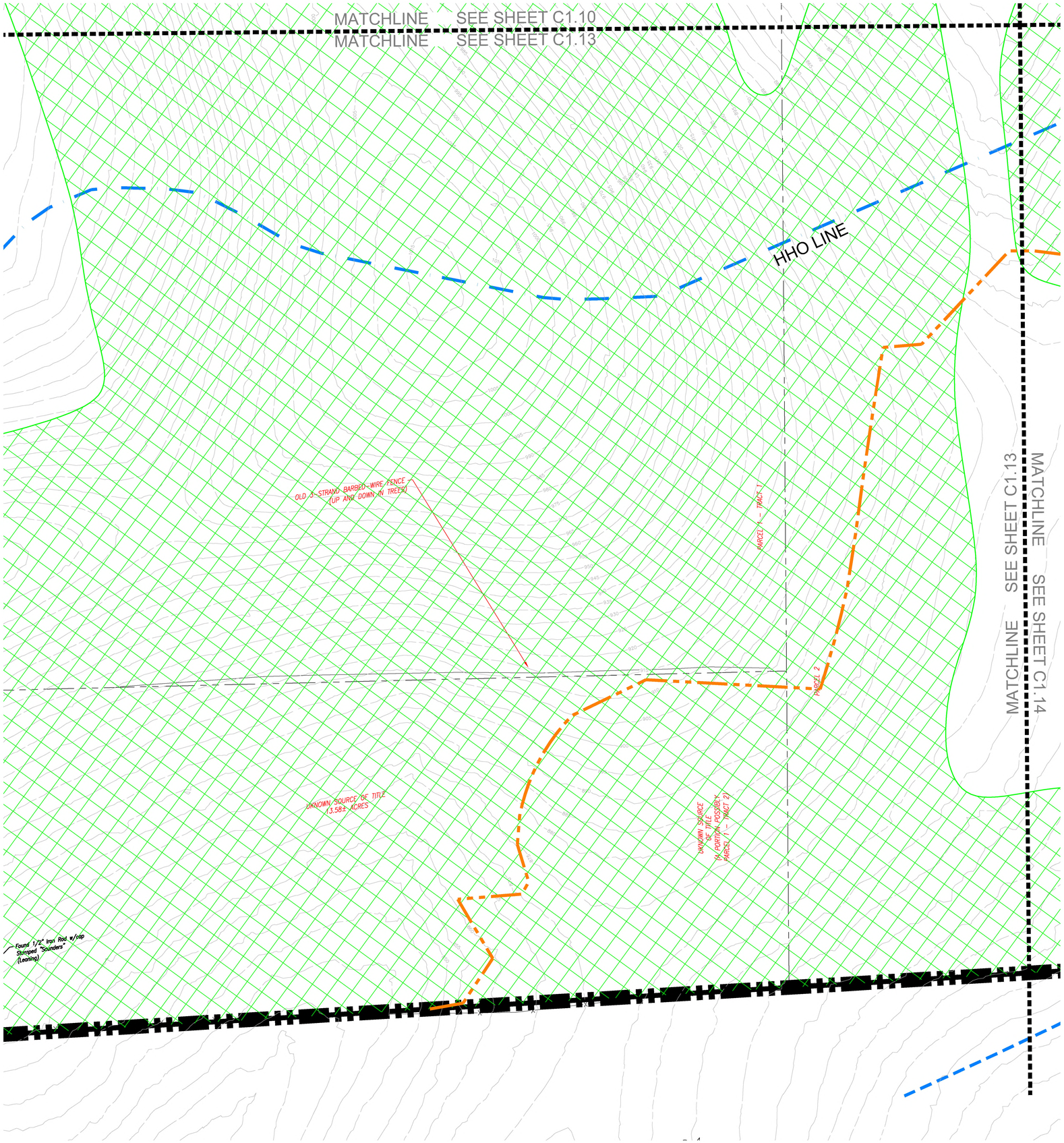

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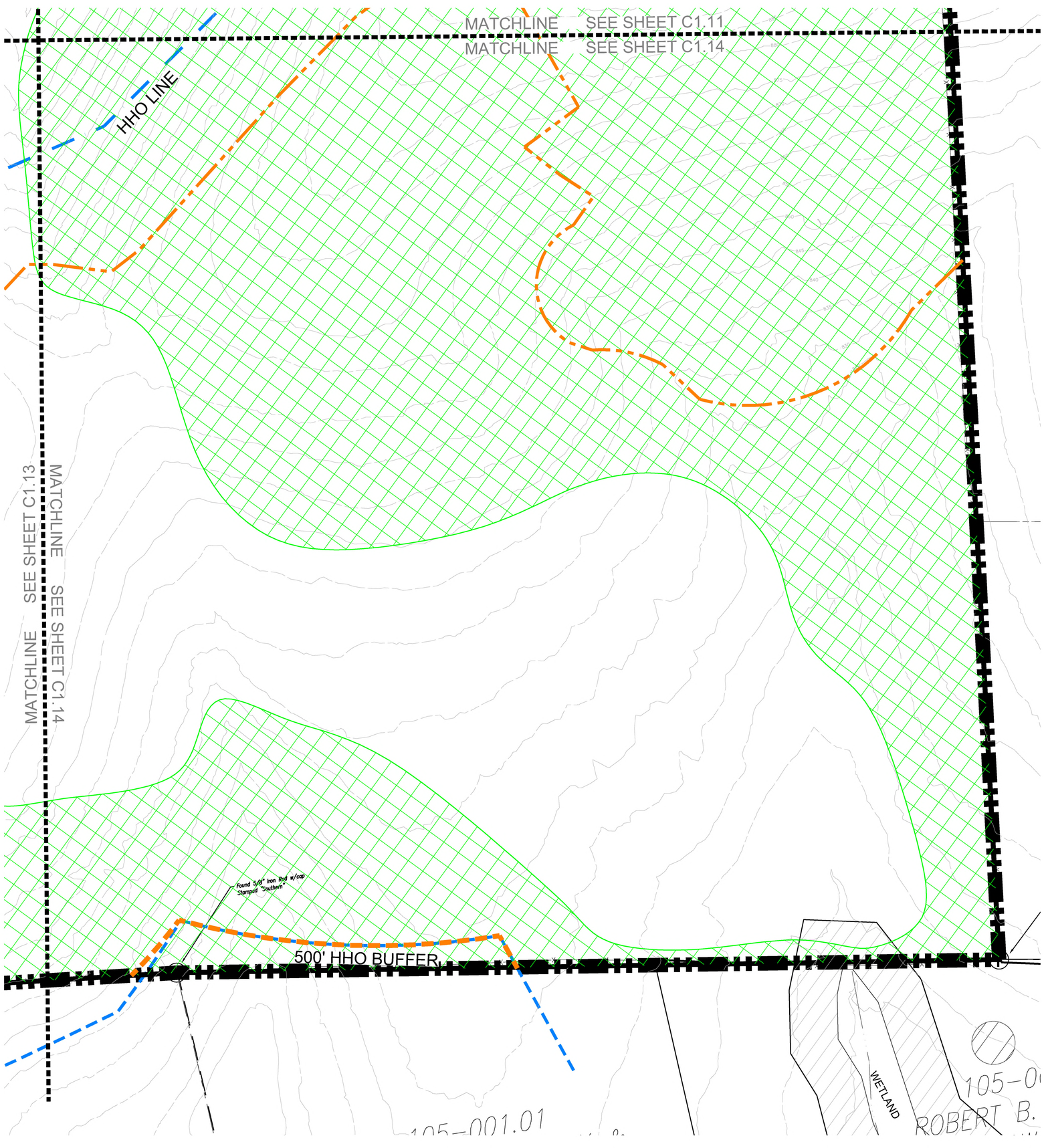

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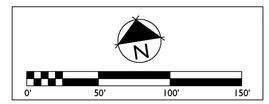

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
- △ _____
- △ _____
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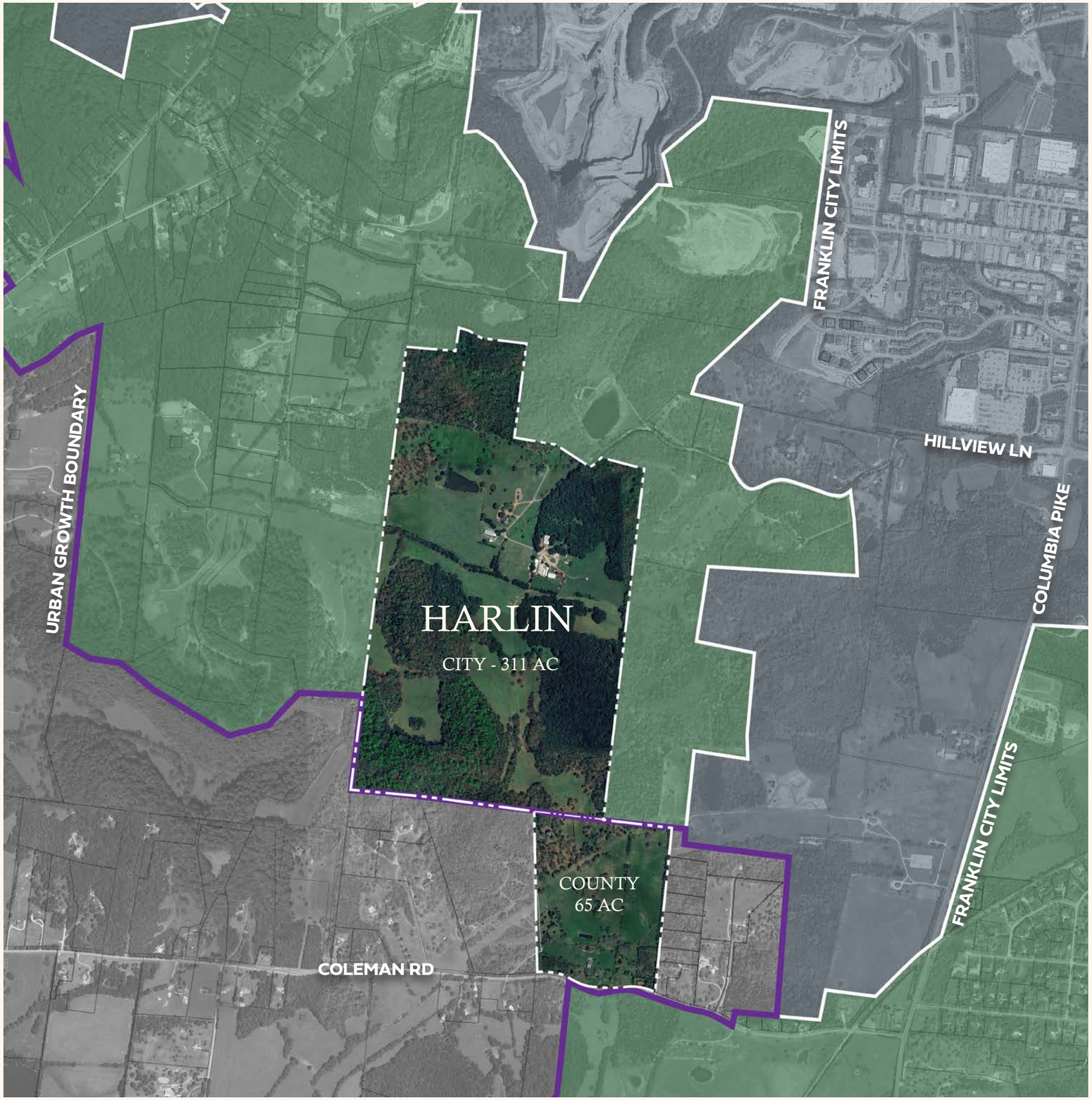
EXISTING CONDITIONS

SHEET
C1.14

COF # ----


HARLIN
PLANNING COMMISSION - 04/24/2025
BOYLE
Building community since 1933.
sdco
PARTNERS
Kimley»Horn
GAMBLE DESIGN
COLLABORATIVE
SHERIDAN
PUBLIC RELATIONS LLC
HISTORICAL
CONCEPTS
ARCHITECTURE & PLANNING
DesignStudio
© Zanetta Illustration



Village Green:
Preservation and Progress

To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

- BOYLE

- Unique experience living in a small village community surrounded by an abundance of nature
- Transition from high density to rural character
- Diverse Residential and Commercial uses
- Preservation of over 70% of land.
- Preservation of rural character
- Clustered village with thoughtful development footprint





COLEMAN ROAD PROPERTY ENLARGEMENT

**Master plan is conceptual in nature*





TOWN CENTER

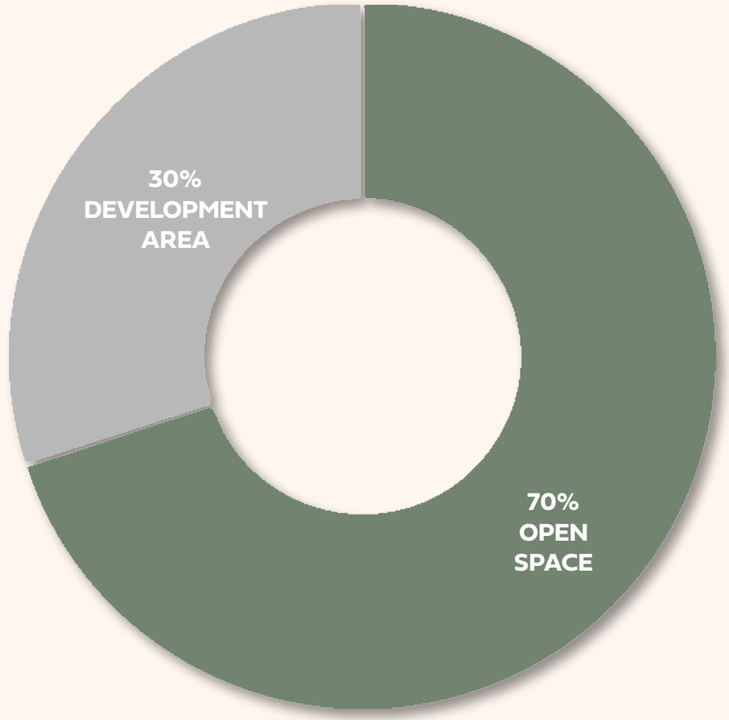
A. NEIGHBORHOOD AMENITY
B. BOUTIQUE INN & COTTAGES
C. COMMUNITY POST OFFICE
D. MIXED USE
E. CHAPEL/TOWN HALL
F. MIXED USE
G. HISTORIC HOME
H. COMMERCIAL
I. MIXED USE
J. MIXED USE
K. NEIGHBORHOOD AMENITY

**Master plan is conceptual in nature*


© Zanetta Illustration

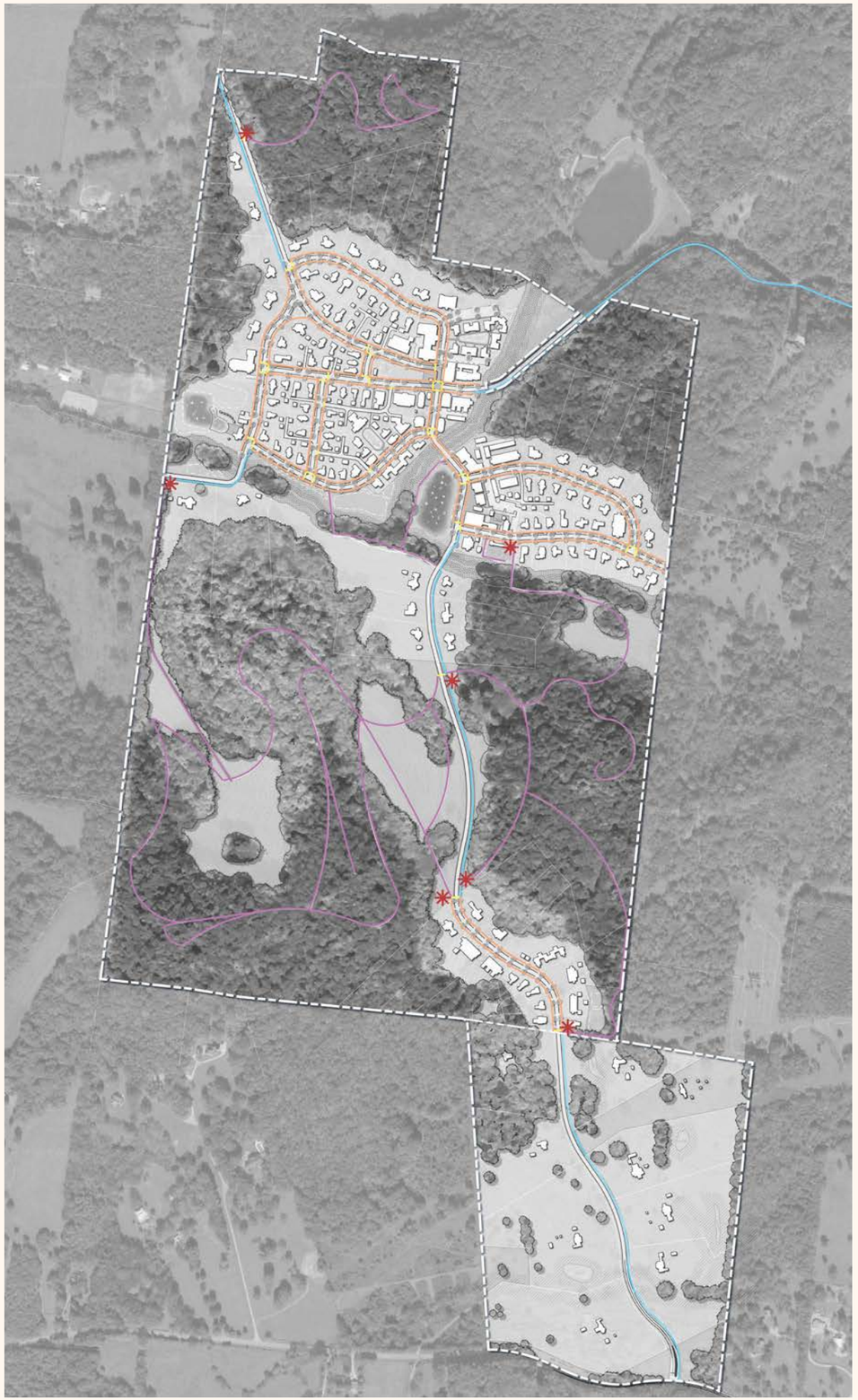

© Zanetta Illustration





To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

- Design oriented around preservation of open space.
- Extensive trail system to connect people with open space.
- Amenities meant to highlight and engage the community within the expansive preserved land.



PEDESTRIAN NETWORK

- SIDEWALK
- MULTI-USE PATH (2.5 MILES OF GREENWAY/BIKEWAY)
- CROSSWALK
- TRAILS (4 MILES OF TRAILS; PARKLAND DEDICATION)
- TRAILHEAD

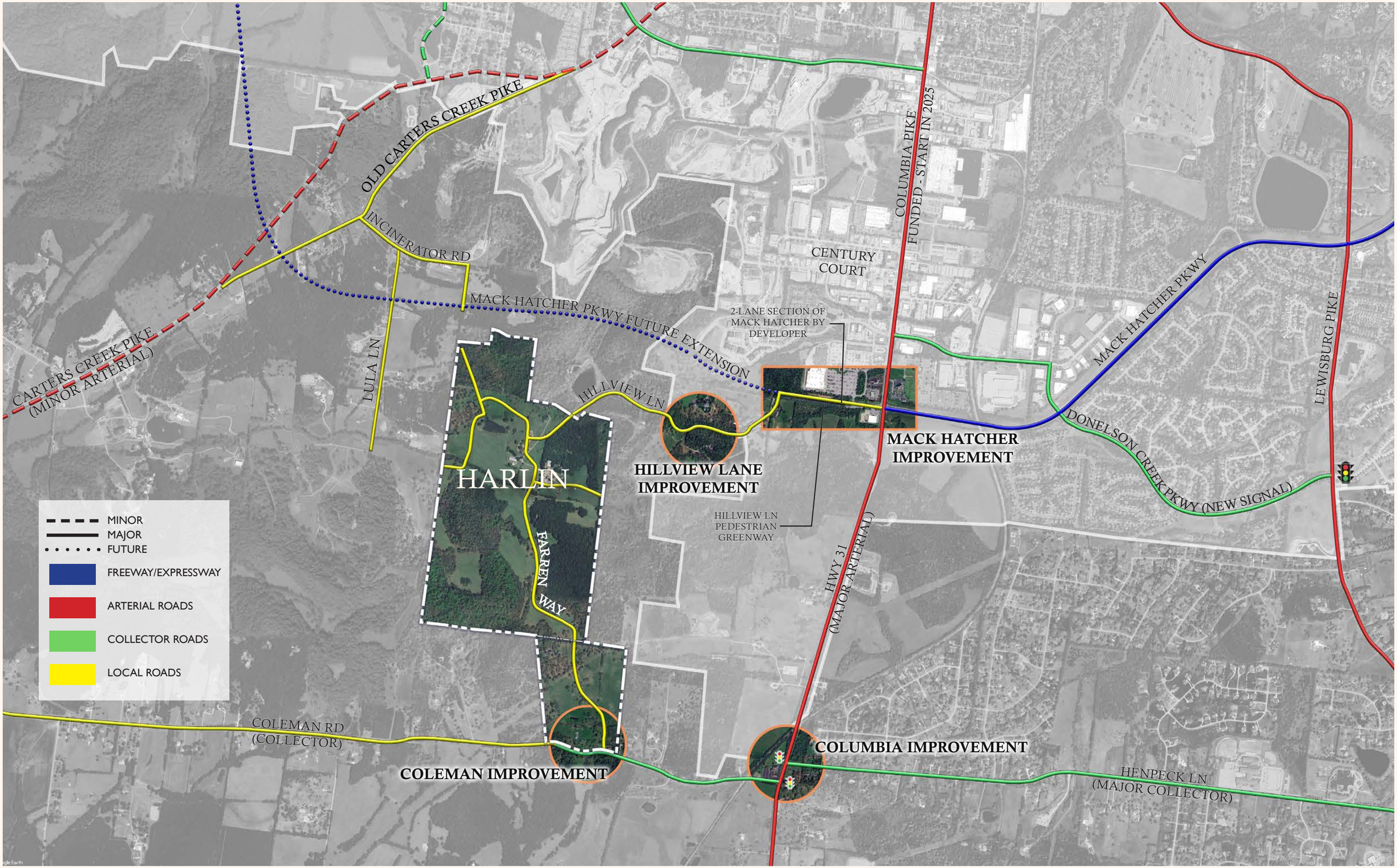
To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

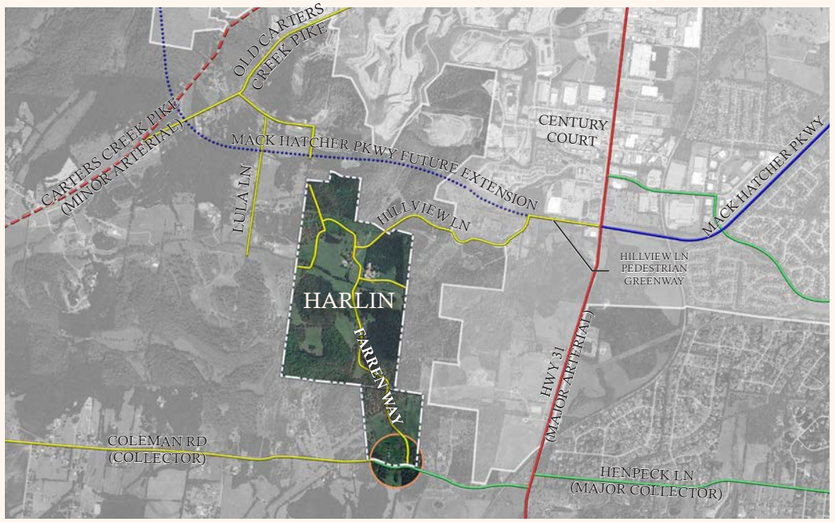


HHO REVISION

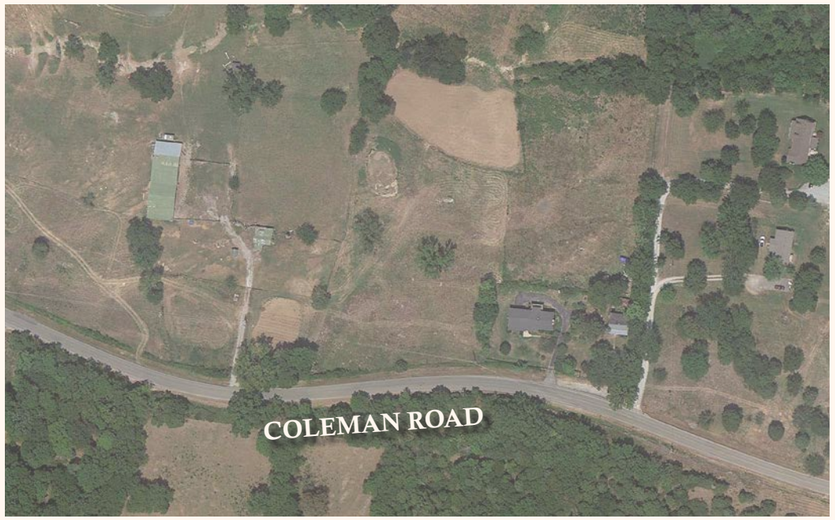
HHO LINE

PROPOSED HHO REVISION


OLD CARTERS CREEK PIKE
INCINERATOR RD
CARTERS CREEK PIKE
(MINOR ARTERIAL)
LULA LN
MACK HATCHER PKWY FUTURE EXTENSION
HILLVIEW LN
HARLIN
FARREN WAY
HILLVIEW LANE
IMPROVEMENT
CENTURY
COURT
2-LANE SECTION OF
MACK HATCHER BY
DEVELOPER
HILLVIEW LN
PEDESTRIAN
GREENWAY
COLUMBIA PIKE
FUNDED - START IN 2025
MACK HATCHER
IMPROVEMENT
MACK HATCHER PKWY
LEWISBURG PIKE
DONELSON CREEK PKWY (NEW SIGNAL)
HWY 31
(MAJOR ARTERIAL)
MINOR
MAJOR
FUTURE
FREEWAY/EXPRESSWAY
ARTERIAL ROADS
COLLECTOR ROADS
LOCAL ROADS
COLEMAN RD
(COLLECTOR)
COLEMAN IMPROVEMENT
COLUMBIA IMPROVEMENT
HENPECK LN
(MAJOR COLLECTOR)



Location Key



Existing Conditions

Coleman Road and Farren Way (Site Access - Southbound Approach)					
		Farren (Site Access) SB		Coleman EB Left Turn	
		AM	PM	AM	PM
2024	Existing	--	--	--	--
2029	Projected Unimproved	B (10.7)	B (11.4)	A (0.0)	A (0.0)
2032	Projected Unimproved	B (11.3)	B (12.2)	A (0.0)	A (0.0)
2037	Projected Unimproved	B (11.9)	B (13.2)	A (0.0)	A (0.0)



Proposed Improvements



Location Key



Existing Conditions



Proposed Improvements

Columbia Avenue at Coleman Road / Henpeck Lane						
Am Peak Hour						
	Existing 2024 Unsignalized		Background 2032 Unsignalized		Coordinated Signals 2032	
	Coleman	Henpeck	Coleman	Henpeck	Coleman	Henpeck
EB Left	F 54.8 (182')		F 1132.5 (3049')		D 48.9 (181')	
EB Right	D 34.0 (182')		F 1054.7 (3049')		A 8.8 (103')	
WB Left		F 54.0 (203')		F 572.2 (1654')		E 58.0 (138')
WB Right		E 40.4 (203')		F 613.7 (1664')		C 23.5 (86')
Overall Intersection	B 10.5	A 9.9	F 174.2	F 78.0	B 14.5	B 12.8
PM Peak Hour						
EB Left	F 217.1 (568')		F 2455.4 (4244')		F 99.0 (205')	
EB Right	F 205.8 (568')		F 2503.8 (4244')		D 39.0 (168')	
WB Left		F 110.5 (248')		F 2243.1 (3738')		E 61.6 (123')
WB Right		F 53.4 (248')		F 2255.0 (3738')		A 9.1 (90')
Overall Intersection	C 22.2	C 19.2	F 336.4	F 283.1	C 22.8	D 49.4

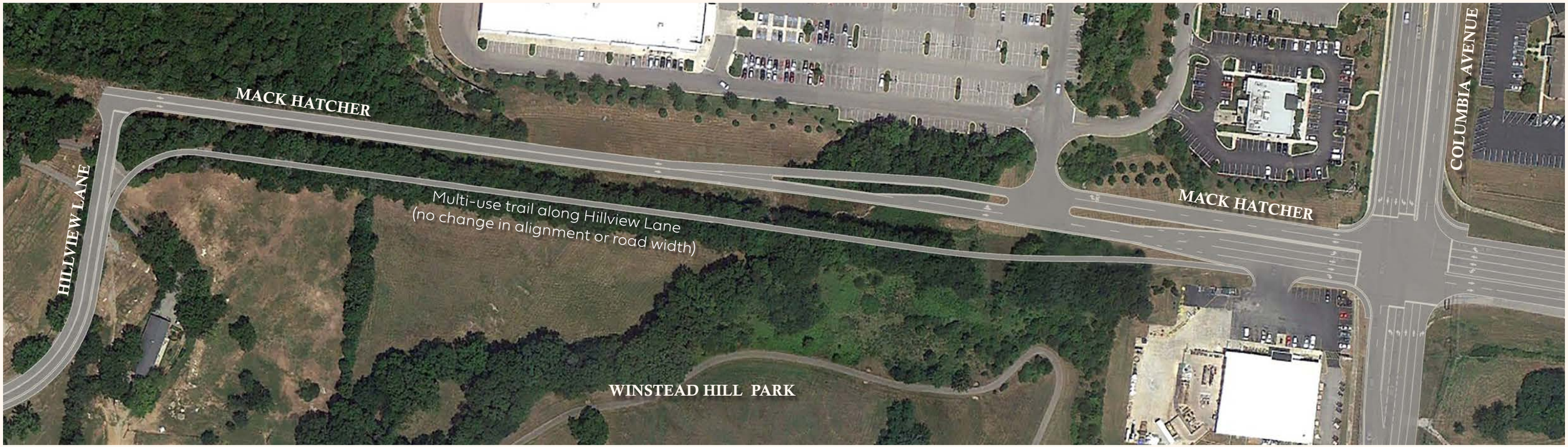


Location Key



Existing Conditions

Columbia Avenue and Mack Hatcher Parkway/Hillview Lane (Signalized)			
		AM	PM
2024	**Existing**	**D (37.4)**	**D (43.4)**
2029	Background	D (40.5)	D (47.1)
	Projected and Improved	**D (39.7)**	**D (47.3)**
2032	Background	D (34.8)	D (38.6)
	Projected and Improved	**D (37.0)**	**D (39.8)**
2037	Background	D (37.7)	D (42.1)
	Projected and Improved	**D (39.2)**	**D (42.7)**



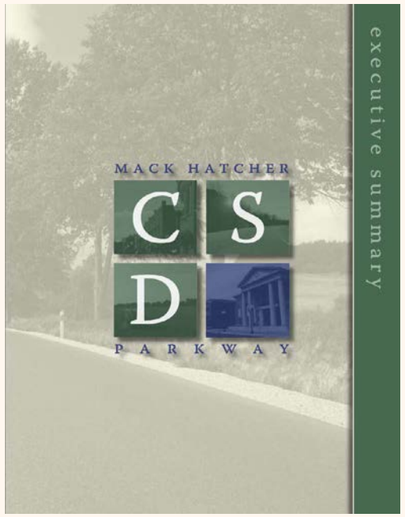
Proposed Improvements

Figure 4-f
Before



Figure 4-f
After









Statement of Consensus

We, the members of the Mack Hatcher Parkway Context Sensitive Citizen Design Team, request that the Tennessee Department of Transportation accept and carry forward the recommendations described in this document for the improvement of the existing section of Mack Hatcher Parkway (State Route 397) and the proposed extension of Mack Hatcher Parkway. We have reached consensus on design features noted herein and submit this set of recommendations to TDOT. We appreciate the opportunity provided by TDOT to participate in this CSD process, and we further recommend that the department continue to utilize local participation in this project as it moves forward through subsequent engineering and construction phases.

Existing Conditions

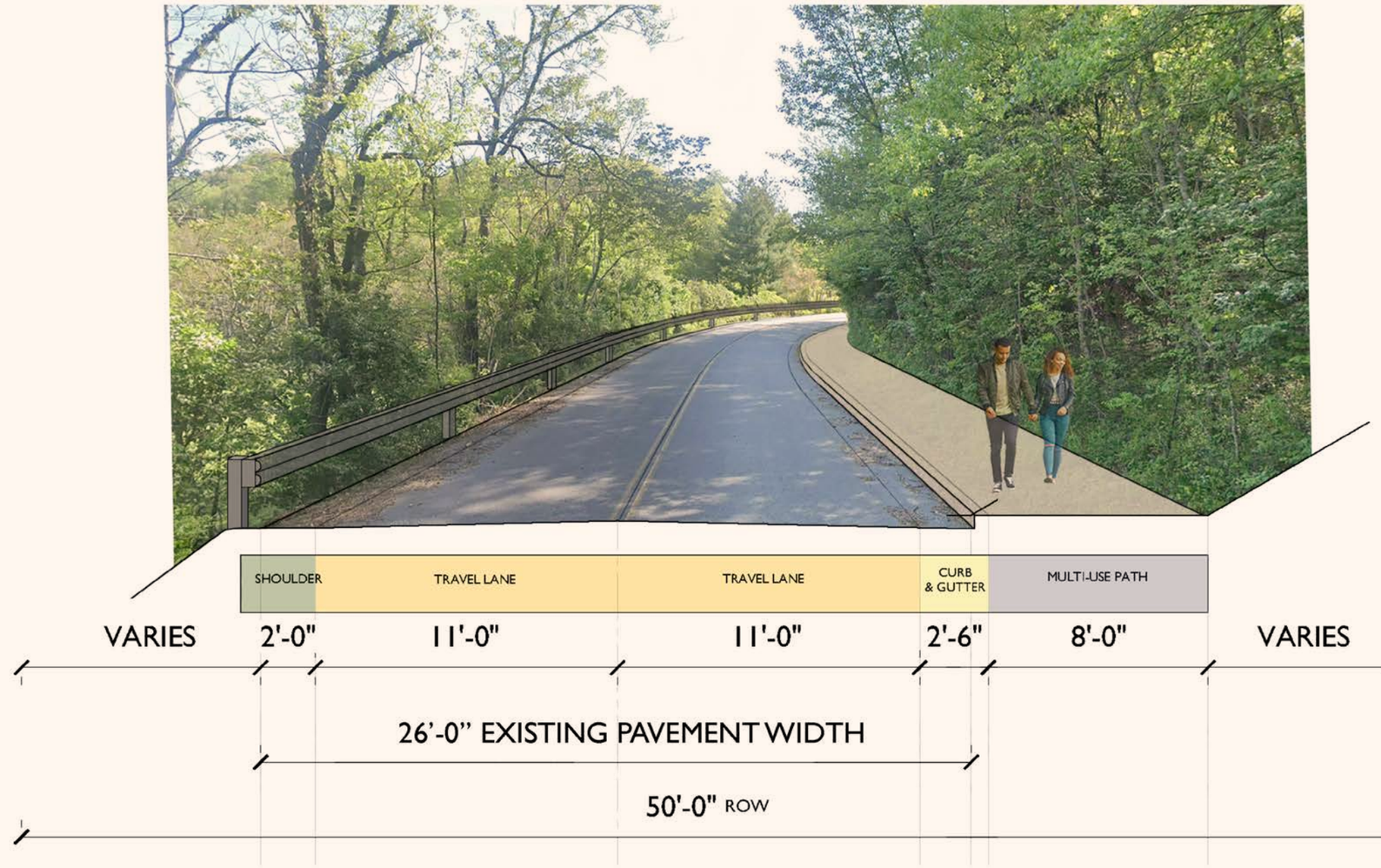




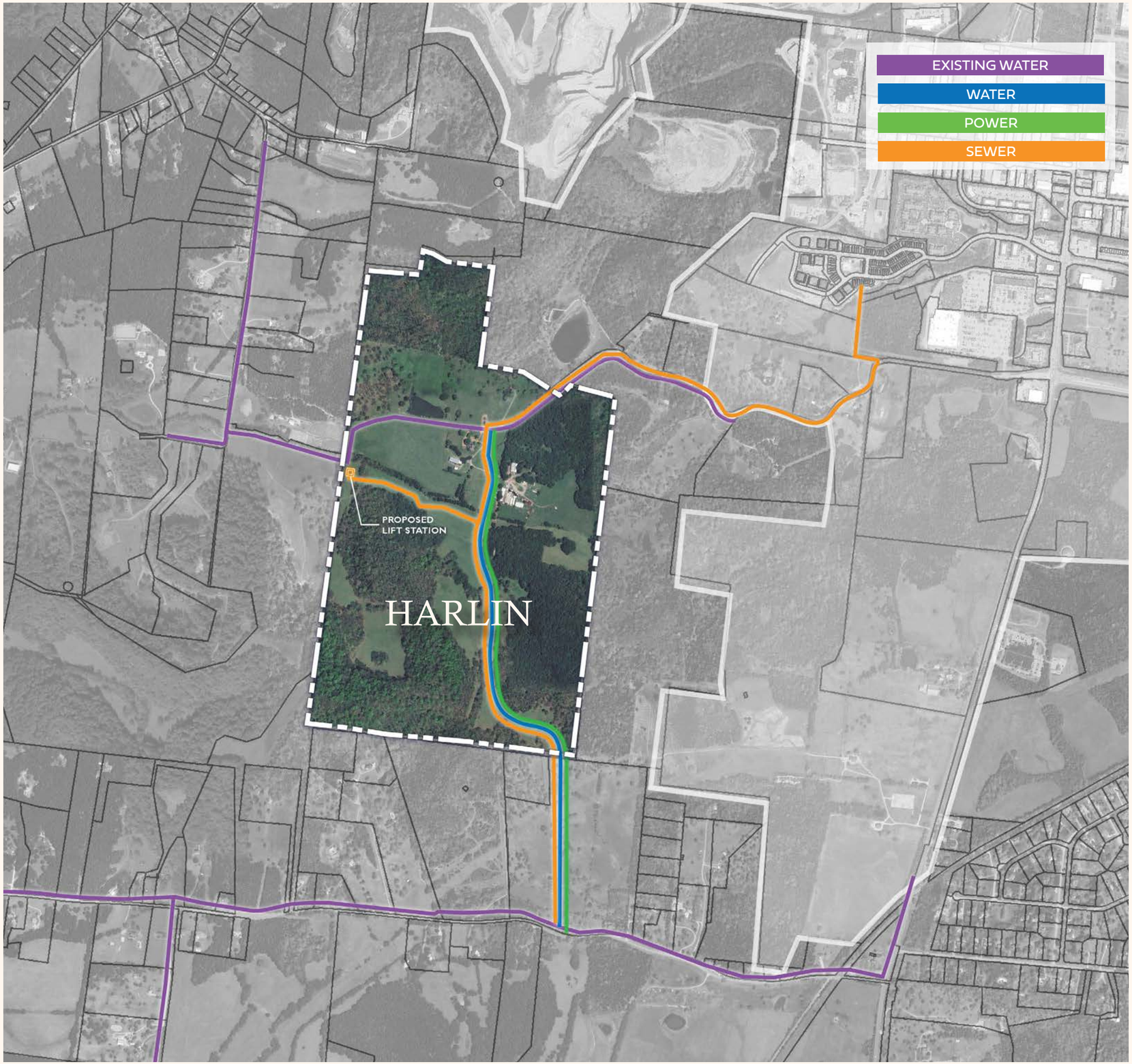
Location Key



Existing Conditions



Proposed Improvements to Hillview Lane



Is there adequate utility infrastructure?

Sewer: City of Franklin
Installation of a new pump station and approximately 5100 LF of force main and 2800 LF of gravity

Water: HB&TS
10,600 LF of 12-inch water will be extended from the intersection of Coleman Road and Kittrell Road.

Power: MTEMC
MTEMC and telecommunications have provided input on the proposed improvements to serve the site for electricity and telecommunications.

Requested Modifications of Standards

1. **MOS - Chapter 6 – Building Types – House/Duplex/ Multiplex/Townhouse/Multifamily – Alley Loading Garages – Garage Setback**
   - Standard: At least 22 feet from a mews right-of-way, when facing a mews the rear façade shall have a pedestrian door.
   - Modification: Request to allow a 5 feet or 22 feet minimum setback from a Mews ROW when lots front public streets (specifically lots 84-86 and 92-105); when facing a mews the rear façade or property line shall have either a pedestrian door, 4 foot clear path to the principal building, or gate.



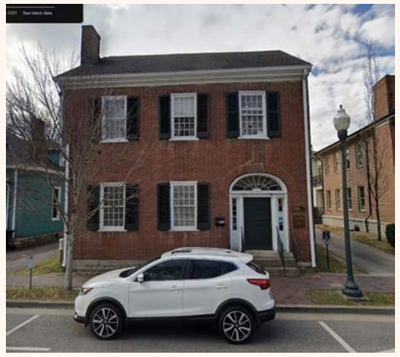
MINIMUM 22' SETBACK

5' OR 22' MINIMUM SETBACK

MEWS COURTYARD

LOTS WHICH FRONT AN OPEN SPACE AND SERVED OFF A MEWS ALLEY ARE TO BE SPRINKLERED. THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90,AND 91.

2. **MOS - Section 6.6 – Building Types – House – Building Orientation and Entry – Entry Features**
   - Standard: Shall have a covered porch, covered stoop, or balcony over the entrance.
   - Modification: Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.







3. **MOS - Section 6.6 – Building Types – Townhouse – Façade Standards for Each Unit – Entry Features**
   - Standard: The front façade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance.
   - Modification: Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.





Requested Modifications of Standards

4. **MOS - Section 6.6 – Building Types – Townhouse – Foundations, Porches, and Stoops – Finished Floor Elevation:**
   - Standard: Minimum 18 inches above grade at front façade.
   - Modification: Request to reduce this requirement to no minimum when a home office is on the first floor within Live Work units to comply with necessary ADA requirements.



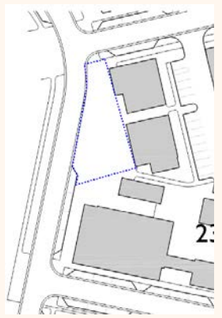
5. **MOS - Section 6.8 – Building Types – Multifamily – Building Orientation and Entry - Entrances:**
   - Standard: Facades along a street or internal drive shall have individual entrances to all publicly accessed ground floor uses and all ground floor dwelling units.
   - Modification: MOS to allow a maximum of two ground floor unit on the street facing façade to share a single street facing entry door, not requiring individual entrances for each of the two units.





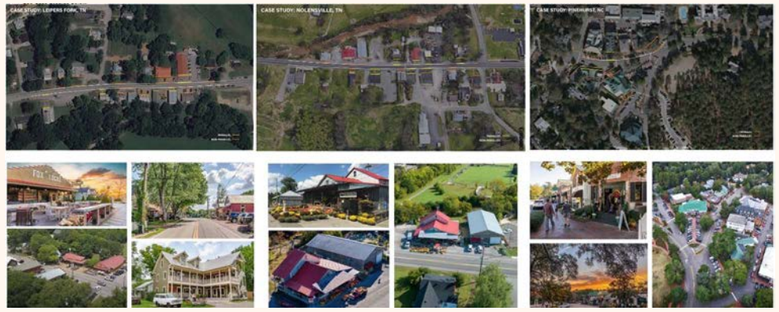


6. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Orientation and Entry – Façade Location:**
   - Standard: The building shall parallel the frontage
   - Modification: Request to allow buildings within the Neighborhood Village portions of the project to be at an angle from the frontage to create more interest along the streetscape and abilities to have more open space in front of a building. This request is limited to buildings at Lot 23 only.









Requested Modifications of Standards

7. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Windows – Glazing on Retail Storefronts:**
   - Standard: 50 to 85 percent of the ground floor, measured between two feet and ten feet from the ground. 20 to 65 percent of upper floors
   - Modification: Request to charge upper floors max from 65 percent to 85 percent.



8. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Elements – Retail Storefronts:**
   - Standard: Any storefront shall have display windows, transom windows, knee walls of between 18 and 24 inches tall, and other architectural elements such as bulkheads, trim, and cornice detailing
   - Modification: Request to remove the transom requirement above storefront display windows, but not doorways, to allow for larger storefront options.











9. **MOS - Section 9.7.1. Sidewalks – General:**
   - Standard: Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
   - Modification: Request to allow revision of this requirement to comply with the MOES and corresponding approved street sections that allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.

Requested Modifications of Standards

10. MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:

- Standard: City of Franklin Minimum Parking Standards
- Modification: Request to utilize COF ZO Minimum Parking guidelines as identified for uses within the Central Franklin Overlay (CFO) guidelines

11. MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:

- Standard: City of Franklin Minimum Parking Standards - Multifamily
- Modification: Request to establish Minimum Parking Guidelines for Small Scale Multifamily use based on Franklin Zoning Ordinance requirements for Multiplex use which dedicate 2 off street parking stalls per residential unit.

12. MOS - Section 11.5 – Open Space - Neighborhood Amenity – Stormwater:

- Standard: Stormwater management features shall not be counted as open space
- Modification: At lot 79, Stormwater Management features may occupy up to 60% of the neighborhood amenity when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features.









Requested Modifications of Standards

13. MOS - Section 11.6 – Open Space - Pocket Park – Stormwater:

- Standard: Stormwater management features may occupy up to 40% of the pocket park when treated as a site amenity and designed pursuant to section 17.5 Stormwater Management Features.
- Modification: At lot 159, Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features. Lot 159 will have pedestrian and public activation around the entirety of the stormwater feature.









14. MOS - Section 11.6 - Open Space - Pocket Park - Features:

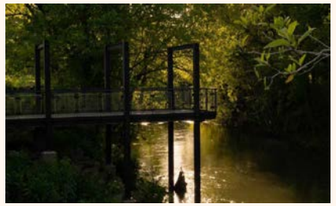
- Standard: Four of the following features are required:
- Modification: Amend/add additional features more consistent with the Vision of the development:

A. Seating Elements
B. Pedestrian Shelter such as Canopies, Gazebos, Trellises, Arbors, or Transit Shelters
C. Furnishings such as Planters, Waste Receptacles, Bicycle Racks, Drinking Fountains, Informational Signage, or Hammock Areas
D. Fountains, Sculptures, or Art
E. Playgrounds or Nature-Based Play Areas
F. Gathering Spaces such as fire pits, picnic areas, outdoor dining areas
G. Outdoor game areas for yard games such as Bocce, Croquet, Cornhole
H. On lot 159, Engagement of streams and ponds such as Pedestrian Bridges and Overlooks













15. MOS - Section 15.1.3 – Signs – General Provisions – Proportion & Shape:

- Standard: Signs shall not be irregularly shaped.
- Modification: Permit one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.













SITE DATA

ZONING: MGA-1

242 HOMES, 0.78 DU/AC

27,000 SF COMMERCIAL SPACE

80 HOTEL ROOMS

2-3 STORY BUILDINGS

70% OF TREE CANOPY RETAINED

70% OF SITE IS OPEN SPACE




© Zanetta Illustration

City of Franklin

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

File #: 21-0477

DATE: April 9, 2025

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 Resolution 2025-25, A Resolution To Annex One Property, Consisting Of 311.21 Acres, Located West Of Hillview Lane And North Of Coleman Road At 1247 Hillview Lane, And Not Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8702
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Harlin John Asbury Bacon Rev Living Trust, John Harlin, Rep.

BACKGROUND/STAFF COMMENTS:
The property being considered for annexation is located west of Hillview Lane and north of Coleman Road. It is noncontiguous to the City limits and is within the southern limits of the City of Franklin's Urban Growth Boundary (UGB). This property falls into the SW1 basin, which has been identified as a mid-term annexation capability area due to the developable acreage being severely limited and the area's ability to be served by water and sewer. The ability to serve the property with utilities and services has been addressed in the Plan of Services. The subject property requesting annexation is within the Village green Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to develop the property into a mixed-use neighborhood with a variety of housing options, commercial space and a hotel. The plan also includes 220 acres of open space. A zoning (ORD 2025-06) and development plan (RES 2025-26) for the subject property are also included on this agenda.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-25.

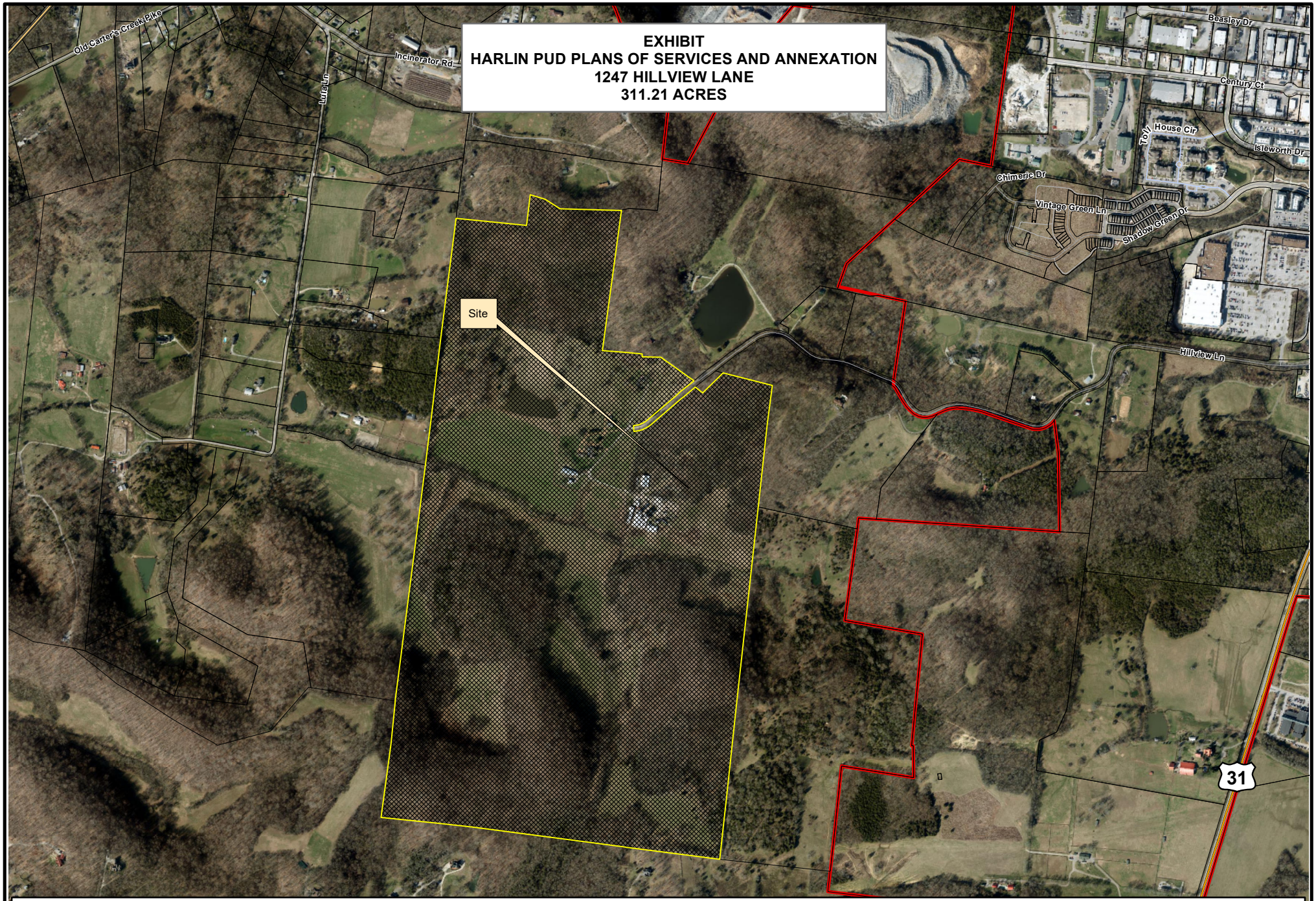


EXHIBIT
HARLIN PUD PLANS OF SERVICES AND ANNEXATION
1247 HILLVIEW LANE
311.21 ACRES
Old Carters Creek Pike
Incinerator Rd
Lutz Ln
Beasley Dr
Century Ct
Troll House Cir
Isleworth Dr
Chimerle Dr
Vintage Green Ln
Shadow Green Dr
Site
Hillview Ln
31
Legend
1247 Hillview Lane
City Limits
N
0
250
500
1,000
Feet
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.
All data and materials (c) copyright 2022. All rights reserved.

RESOLUTION 2025-25

A RESOLUTION TO ANNEX ONE PROPERTY, CONSISTING OF 311.21 ACRES, LOCATED WEST OF HILLVIEW LANE AND NORTH OF COLEMAN ROAD AT 1247 HILLVIEW LANE, AND NOT ADJOINING THE CITY LIMITS WITHIN THE SOUTHERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB)

WHEREAS, John Asbury Bacon Harlin, Trustee of the John Asbury Bacon Harlin Revocable Living Trust, (Owner) of property located at 1247 Hillview Lane (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex Property noncontiguous the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Plan of Services and annexation request has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by *Tennessee Code Annotated* (T.C.A.) § 6-51-102, as amended; and

WHEREAS, a public hearing was held following public notice as required by T.C.A Title 6, Chapter 51, as amended; and

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2025-24; and

WHEREAS, the BOMA has determined that it is in the best interest of its existing residents to annex the Property described herein and that failure to annex said property will inhibit the prosperity of the City and endanger the health, safety and welfare of its inhabitants.

NOW, THEREFORE, BE IT RESOLVED 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, annexed in and to the corporate limits of the City of Franklin, Tennessee:

PREMISES CONSIDERED

Map-Parcel	Acres
091 – 99.00	311.21
Total	311.21

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

SECTION III: That the annexed Property shall become part of Aldermanic Ward 4.

SECTION IV. **BE IT FINALLY RESOLVED** by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution 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 RESOLVED AND DONE on this ____ day of _____, 20**25**.

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

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: _____

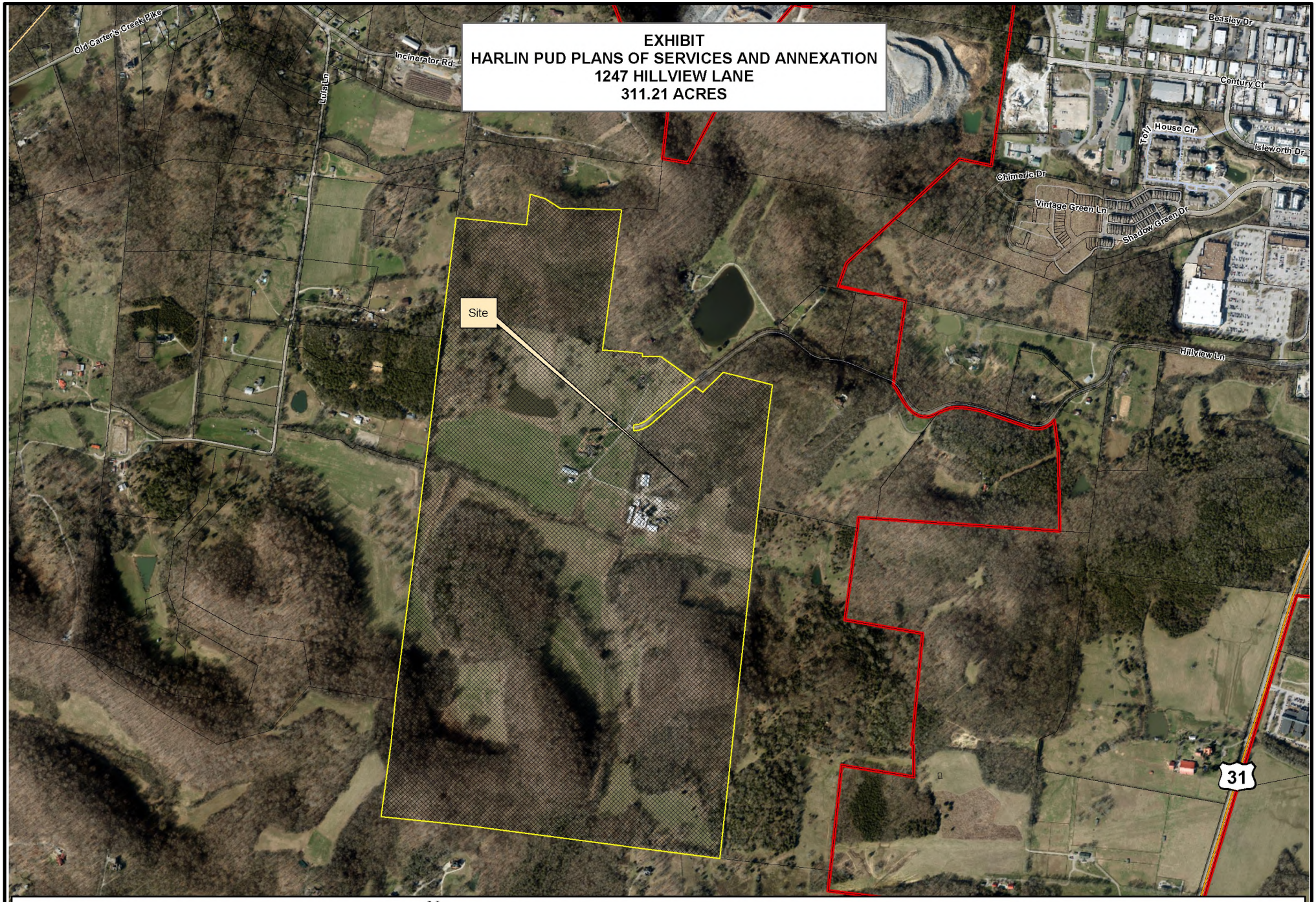


EXHIBIT
HARLIN PUD PLANS OF SERVICES AND ANNEXATION
1247 HILLVIEW LANE
311.21 ACRES
Site
Old Carters Creek Pike
Incinerator Rd
Livia Ln
Beasley Dr
Century Ct
Toll House Cir
Isleworth Dr
Chimeric Dr
Vintage Green Ln
Shadow Green Dr
Hillview Ln
31
Legend
1247 Hillview Lane
City Limits
N
0
250
500
1,000
Feet
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HARLIN PUD SUBDIVISION

ANNEXATION REQUEST - PD(0.78 / 32,000 / 80)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
	SURVEY
	SURVEY
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS
C1.3	EXISTING CONDITIONS
C1.4	EXISTING CONDITIONS
C1.5	EXISTING CONDITIONS
C1.6	EXISTING CONDITIONS
C1.7	EXISTING CONDITIONS
C1.8	EXISTING CONDITIONS
C1.9	EXISTING CONDITIONS
C1.10	EXISTING CONDITIONS
C1.11	EXISTING CONDITIONS
C1.12	EXISTING CONDITIONS
C1.13	EXISTING CONDITIONS
C1.14	EXISTING CONDITIONS

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
GREG.GAMBLE@GDC-TN.COM

LANDSCAPE ARCHITECT:

DESIGN STUDIO
JASON GODDARD
615-218-8118
JGODDARD@DESIGNSTUDIOPLAN.COM

ENGINEER:

KIMLEY-HORN
RYAN MCMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
RYAN.MCMASTER@KIMLEY-HORN.COM

DEVELOPER/OWNER REP:

BOYLE INVESTMENT COMPANY
ADAM BALLASH
2000 MERIDIAN BLVD, SUITE 250
FRANKLIN, TN 37067
615-550-5583
ABALLASH@BOYLE.COM

ARCHITECT:

HISTORICAL CONCEPTS
CHRISTOPHER CARRIGAN
1133 BROADWAY, SUITE 720
NEW YORK, NY 10010
646-657-0315
CHRIS.CARRIGAN@HISTORICALCONCEPTS.COM

BRANDING:

SDCO PARTNERS
LYDIA TONEY
121 WENTWORTH ST
CHARLESTON, SC 29401
LYDIA@STITCHDESIGNCO.COM

BRANDING:

SHERIDAN PUBLIC RELATIONS, LLC
JAY SHERIDAN
709 WEST MAIN ST
FRANKLIN, TN 37064
JAY@SHERIDANPR.COM



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

WATER
WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO AN SEWER EXTENSION IN HILLVIEW LANE.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

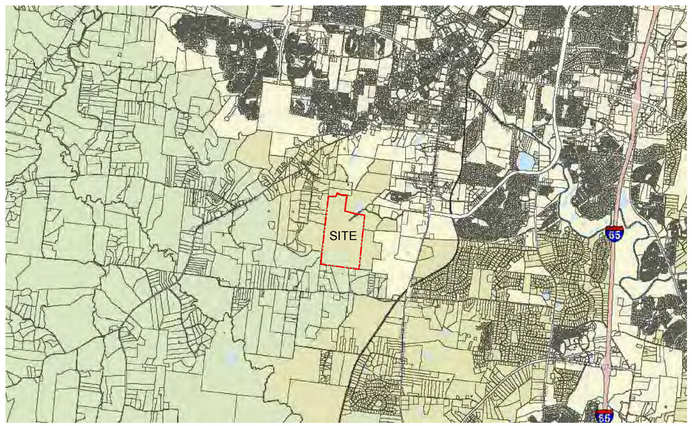
GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

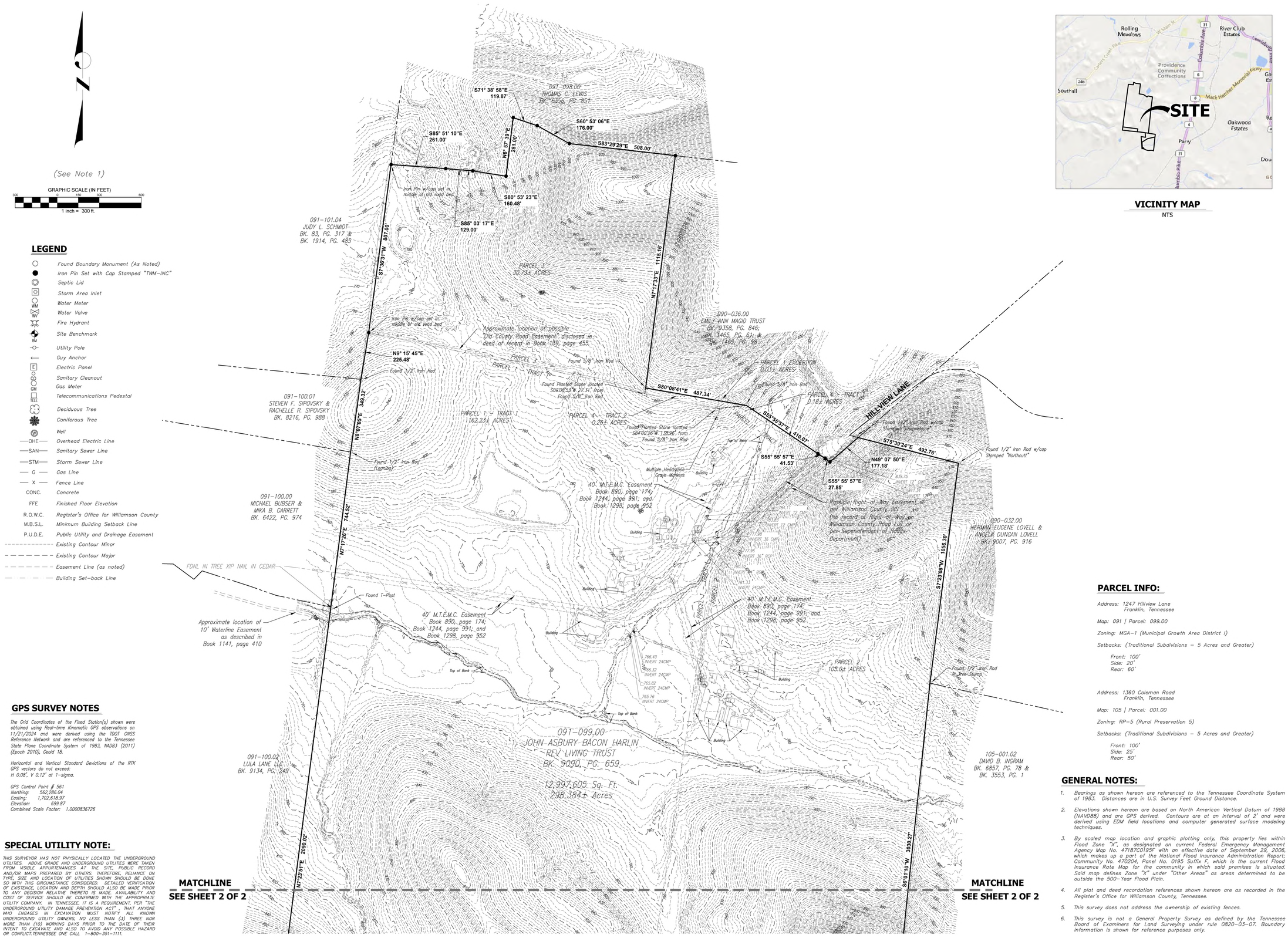
STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

VICINITY MAP



NOT TO SCALE





VICINITY MAP
NTS

GPS SURVEY NOTES

The Grid Coordinates of the Fixed Station(s) shown were obtained using Real-time Kinematic GPS observations on 11/21/2024 and were derived using the TDOT GNSS Reference Network and are referenced to the Tennessee State Plane Coordinate System of 1983, NAD83 (2011) (Epoch 2010), Geoid 18.

Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed:
H 0.08', V 0.12' at 1-sigma.

GPS Control Point # 561
Northing: 562,286.04
Easting: 1,702,618.97
Elevation: 639.87
Combined Scale Factor: 1.0000836726

SPECIAL UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON 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) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District 1)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

Address: 1360 Coleman Road
Franklin, Tennessee

Map: 105 | Parcel: 001.00

Zoning: RP-5 (Rural Preservation 5)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 25'
Rear: 50'

GENERAL NOTES:

1. *Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983. Distances are in U.S. Survey Feet Ground Distance.*
2. *Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) and are GPS derived. Contours are at an interval of 2' and were derived using EDM field locations and computer generated surface modeling techniques.*
3. *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. 47187C0195F with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470204, Panel No. 0195 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 areas determined to be outside the 500-Year Flood Plain.*
4. *All plat and deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.*
5. *This survey does not address the ownership of existing fences.*
6. *This survey is not a General Property Survey as defined by the Tennessee Board of Examiners for Land Surveying under rule 0820-03-07. Boundary information is shown for reference purposes only.*

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
TEL: (615) 814-7414
EMAIL: kshreeve@twm-inc.com

TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION

SEAL



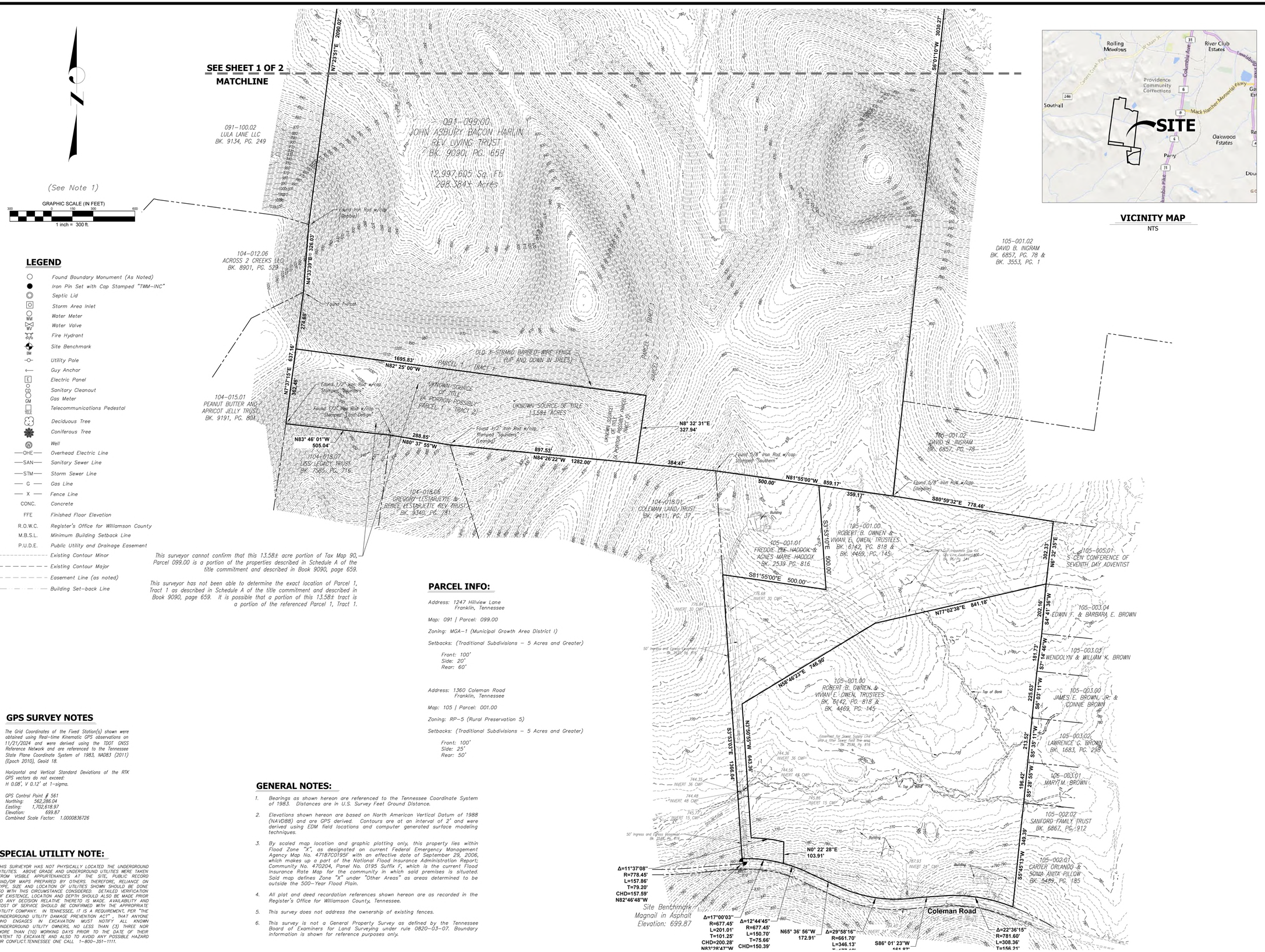
Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

1 OF 2

U:\2023\231539\4 CADD - DWG\4.6 Surv\231539 - Harlin Farms Expanded Topographic Survey.dwg Plotted By: kshreeve



VICINITY MAP
NTS

LEGEND

- Found Boundary Monument (As Noted)
- Iron Pin Set with Cap Stamped "TWM-INC"
- Septic Lid
- Storm Area Inlet
- Water Meter
- Water Valve
- Fire Hydrant
- Site Benchmark
- Utility Pole
- Guy Anchor
- Electric Panel
- Sanitary Cleanout
- Gas Meter
- Telecommunications Pedestal
- Deciduous Tree
- Coniferous Tree
- Well
- —OHE— Overhead Electric Line
- —SAN— Sanitary Sewer Line
- —STM— Storm Sewer Line
- — G — Gas Line
- — X — Fence Line
- CONC. Concrete
- FFE Finished Floor Elevation
- R.O.W.C. Register's Office for Williamson County
- M.B.S.L. Minimum Building Setback Line
- P.U.D.E. Public Utility and Drainage Easement
- Existing Contour Minor
- Existing Contour Major
- Easement Line (as noted)
- Building Set-back Line

This surveyor cannot confirm that this 13.58± acre portion of Tax Map 90, Parcel 099.00 is a portion of the properties described in Schedule A of the title commitment and described in Book 9090, page 659.

This surveyor has not been able to determine the exact location of Parcel 1, Tract 1 as described in Schedule A of the title commitment and described in Book 9090, page 659. It is possible that a portion of this 13.58± tract is a portion of the referenced Parcel 1, Tract 1.

PARCEL INFO:

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Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District I)

Setbacks: (Traditional Subdivisions – 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

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Franklin, Tennessee

Map: 105 | Parcel: 001.00

Zoning: RP-5 (Rural Preservation 5)

Setbacks: (Traditional Subdivisions – 5 Acres and Greater)

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Side: 25'
Rear: 50'

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4. *All plat and deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.*
5. *This survey does not address the ownership of existing fences.*
6. *This survey is not a General Property Survey as defined by the Tennessee Board of Examiners for Land Surveying under rule 0820-03-07. Boundary information is shown for reference purposes only.*

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
TEL: (615) 814-7414
EMAIL: kshreeve@twm-inc.com

TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

SEAL

KENNETH R. SHREEVE
REGISTERED LAND SURVEYOR
AGRICULTURE
STATE OF TENNESSEE
02/07/2025
TENNESSEE NO. 2298

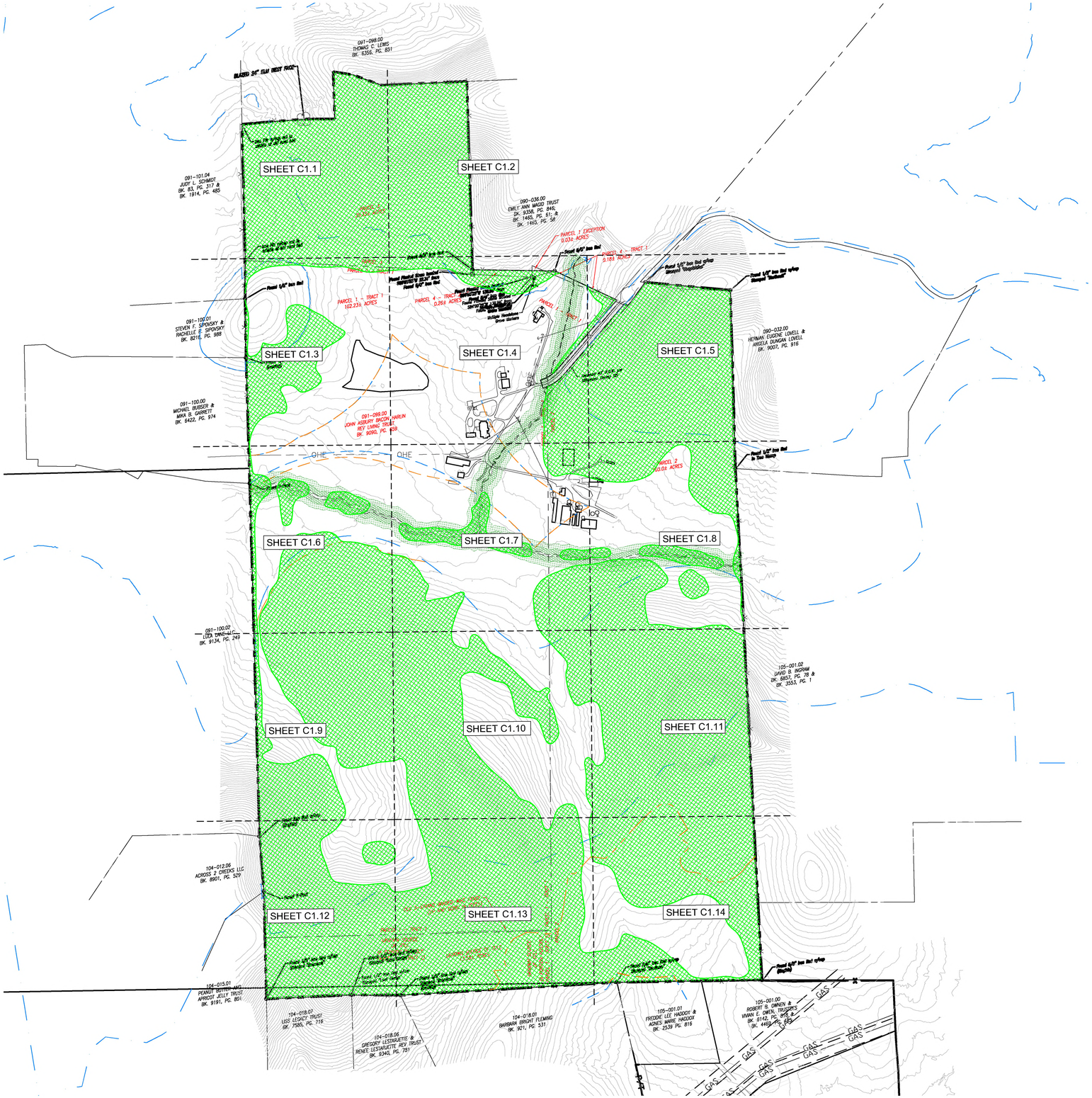
Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

2 OF 2

U:\2023\231539\4 CADD - DWG\4.6 Surv\231539 - Harlin Farms Expanded Topographic Survey.dwg Plotted By: kshreeve


SHEET C1.1
SHEET C1.2
SHEET C1.3
SHEET C1.4
SHEET C1.5
SHEET C1.6
SHEET C1.7
SHEET C1.8
SHEET C1.9
SHEET C1.10
SHEET C1.11
SHEET C1.12
SHEET C1.13
SHEET C1.14
091-098.00 THOMAS C. LEWIS BK. 6356, PG. 851
091-101.04 JUDY L. SCHMIDT BK. 63, PG. 317 & BK. 1914, PG. 485
091-100.01 STEVEN F. SIPOSKY & RACHELLE E. SIPOSKY BK. 8216, PG. 988
091-100.00 MICHAEL BUSSER & MIKA B. GARRETT BK. 6422, PG. 974
091-099.00 JOHN ASBURY BROWN, MARLIN REY LIVING TRUST BK. 9090, PG. 859
090-036.00 EMILY ANN MAGID TRUST BK. 9358, PG. 846; BK. 1465, PG. 51; & BK. 1465, PG. 58
090-032.00 HERMAN EUGENE LOVELL & ANGELA DUNCAN LOVELL BK. 9007, PG. 916
091-100.02 LIZA DANE-LLC BK. 9134, PG. 249
105-001.02 DAVID B. INGRAM BK. 6857, PG. 79 & BK. 3553, PG. 1
104-012.06 ACROSS 2 CREEKS LLC BK. 8901, PG. 329
104-015.01 PEANUT BUTTER AND APRICOT JELLY TRUST BK. 9191, PG. 801
104-018.07 LISS LEGACY TRUST BK. 7585, PG. 716
104-018.06 GREGORY LESTAVUETTE & RENEE LESTAVUETTE REV TRUST BK. 8340, PG. 751
104-018.01 BARBARA BRIGHT FLEMING BK. 921, PG. 531
105-001.01 FREDDIE LEE HADDOX & AGNES MARIE HADDOX BK. 2539 PG. 816
105-001.00 ROBERT B. OWNEN & VIVIAN E. OWEN, TRUSTEES BK. 8142, PG. 905 & BK. 4469, PG. 882
PARCEL 1 - TRACT 1 102.233± ACRES
PARCEL 2 49.06± ACRES
PARCEL 3 0.26± ACRES
PARCEL 4 - TRACT 1 0.183 ACRES
PARCEL 1 EXCEPTION 0.034± ACRES
OHE
GAS
Pond 1/4" Iron Rod
Pond 1/2" Iron Rod w/cap "Diamond Engineering"
Pond 1/2" Iron Rod w/cap "Diamond Surveying"
Pond 1/2" Iron Rod w/cap "Kimley-Horn"
Pond 1/2" Iron Rod w/cap "Gamble"
Pond 1/2" Iron Rod w/cap "Boyle"
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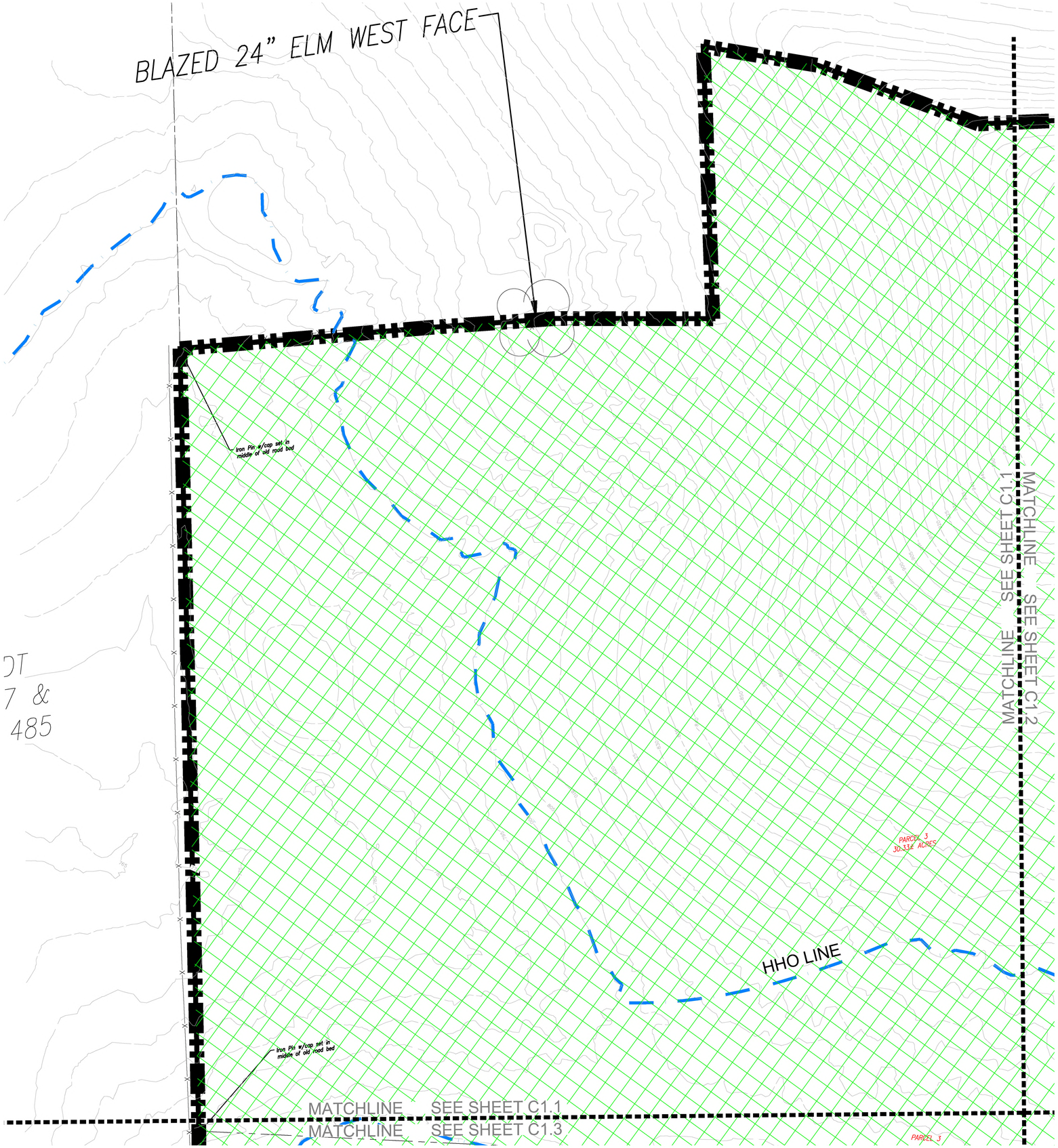

SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

WATER
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RECLAIMED WATER LINE
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REFUSE COLLECTION
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KEY

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- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
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- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N
0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT 1135

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.1

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn
DesignStudio

sdco
PARTNERS

SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

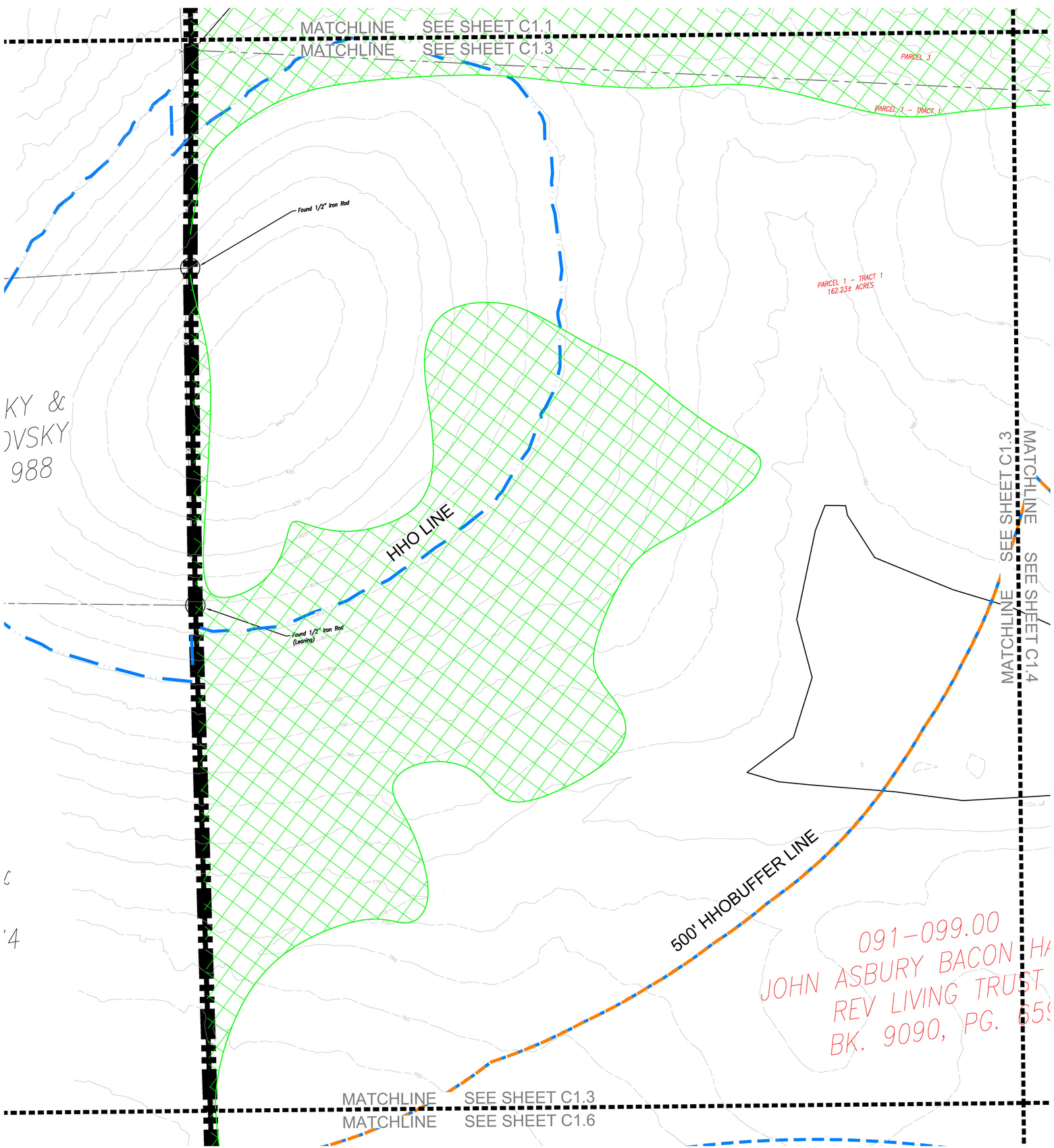
JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
103525

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.2

COF # ----



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SHERIDAN PUBLIC RELATIONS LLC

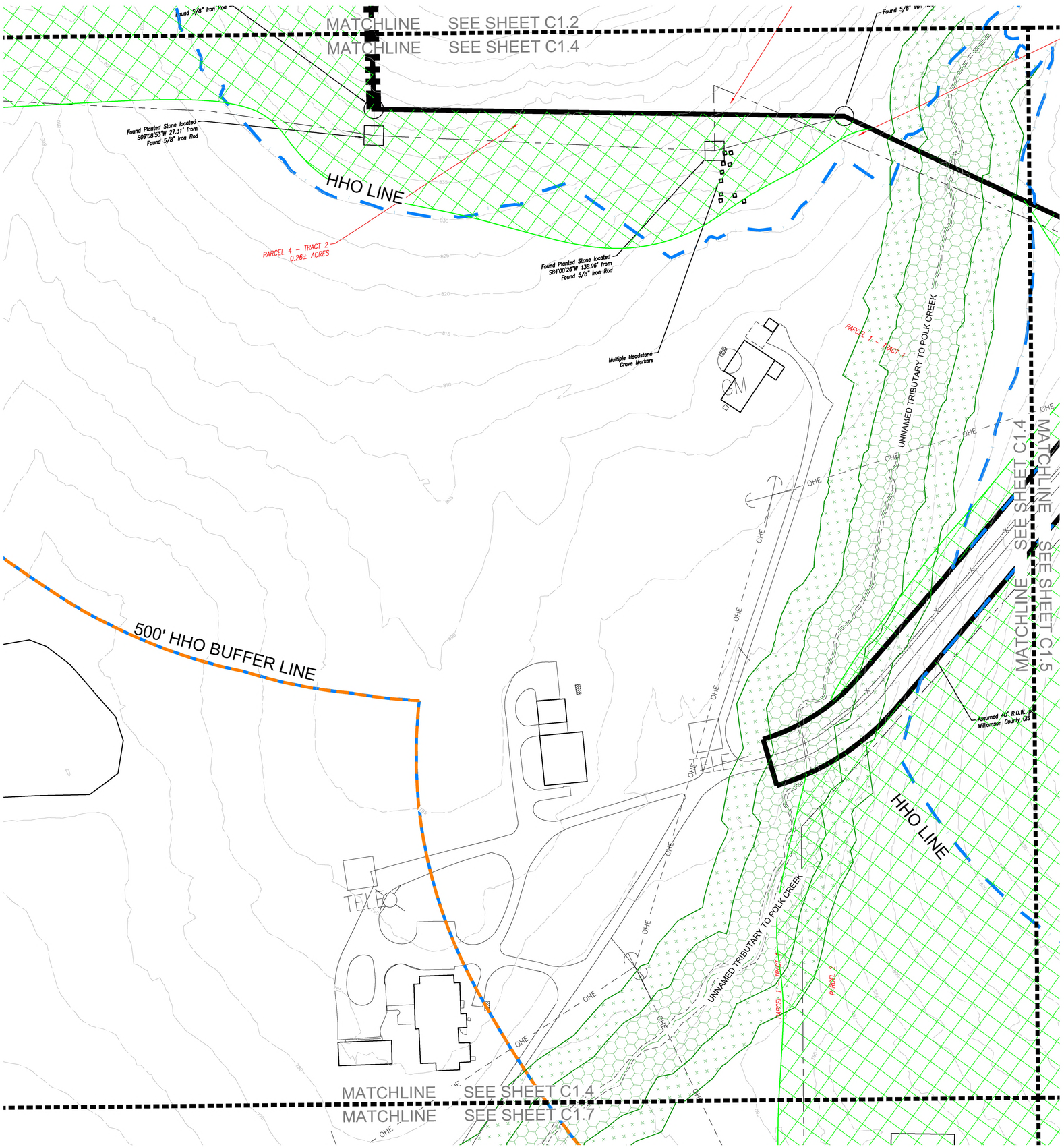
HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.3
COF # ----



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HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
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△ _____
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EXISTING CONDITIONS

SHEET
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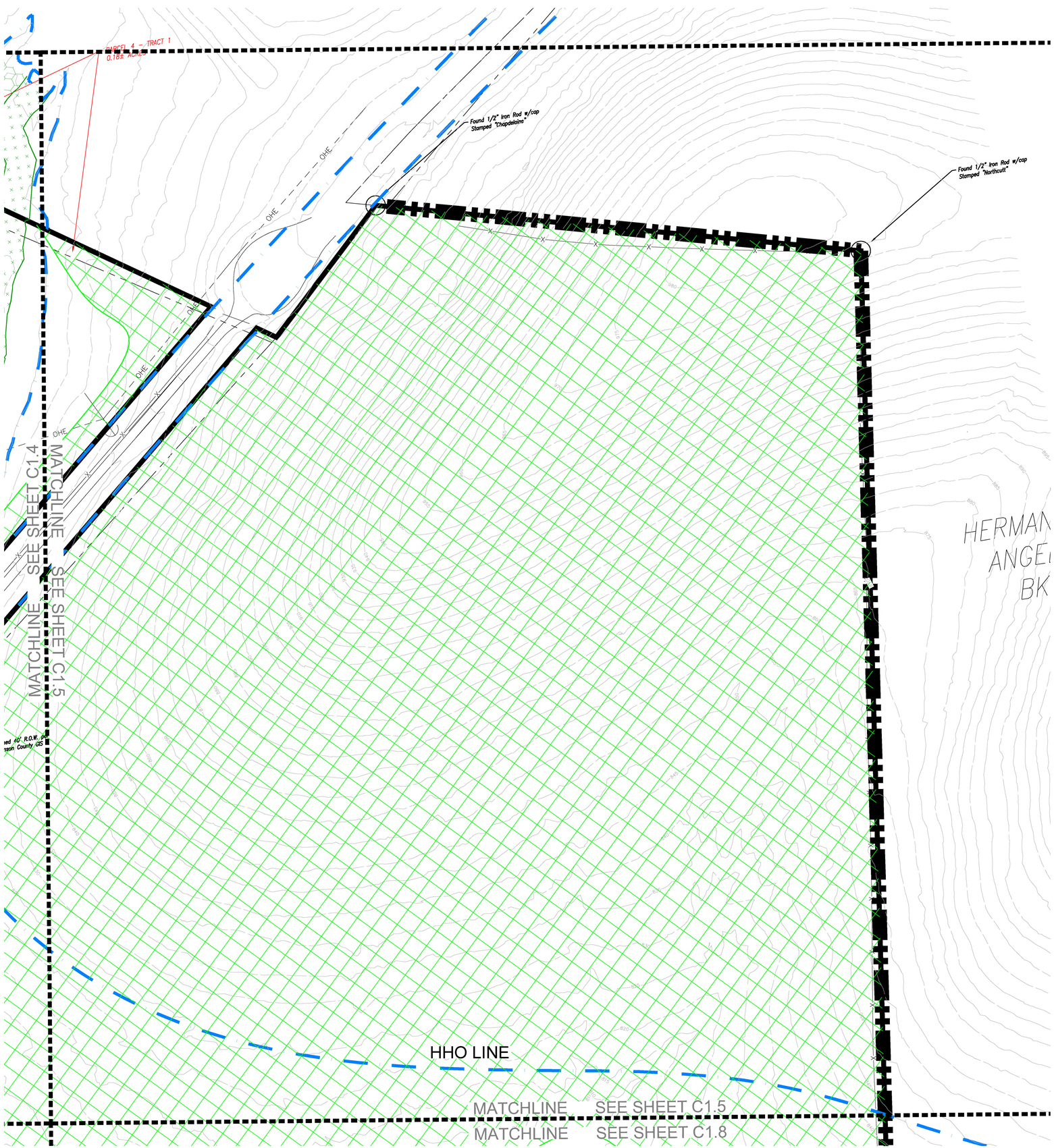
COF # ----



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HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE PROFESSIONAL LANDSCAPE ARCHITECT 119525

Revision Date
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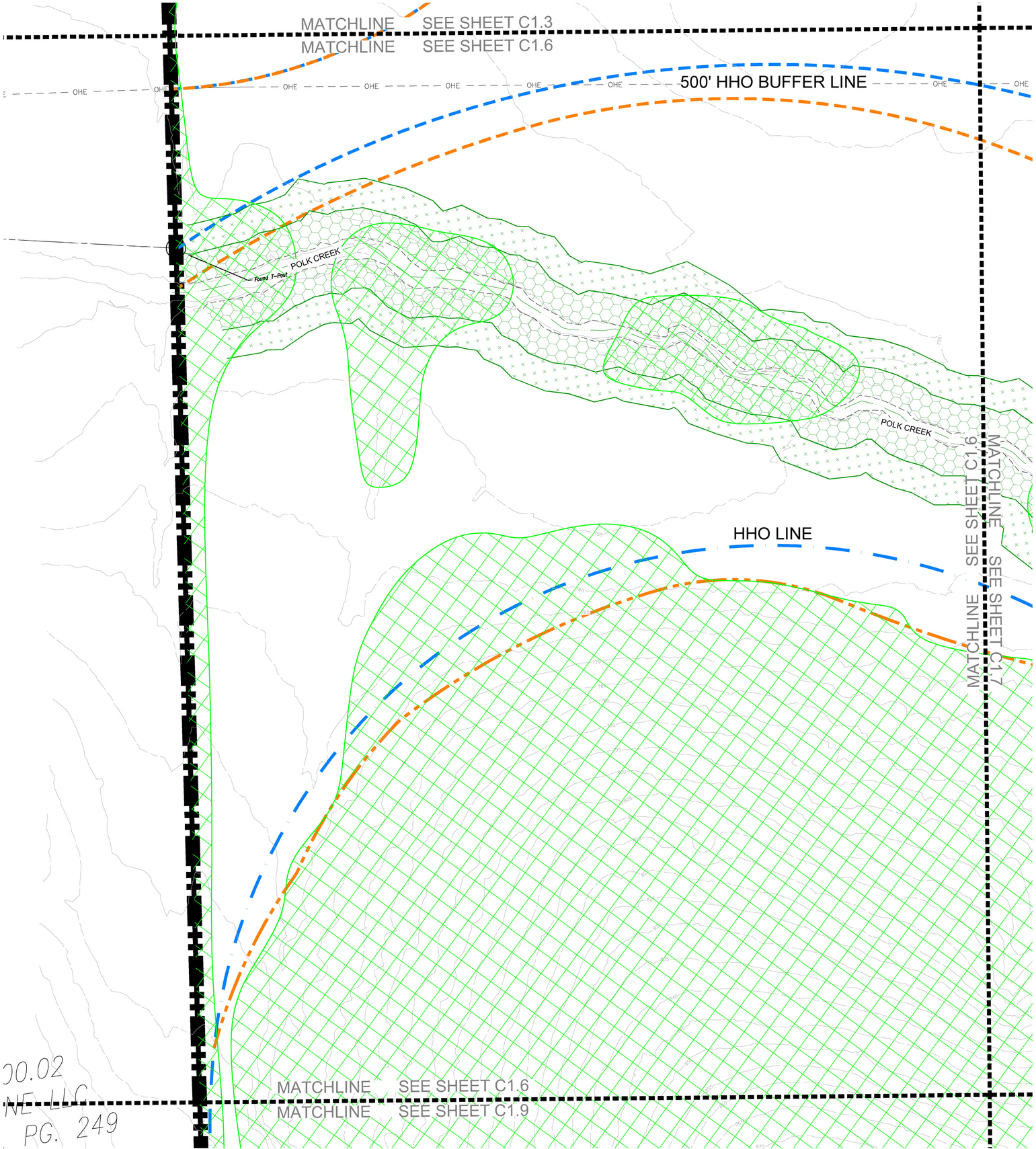
EXISTING CONDITIONS

SHEET
C1.5

COF # ----



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A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

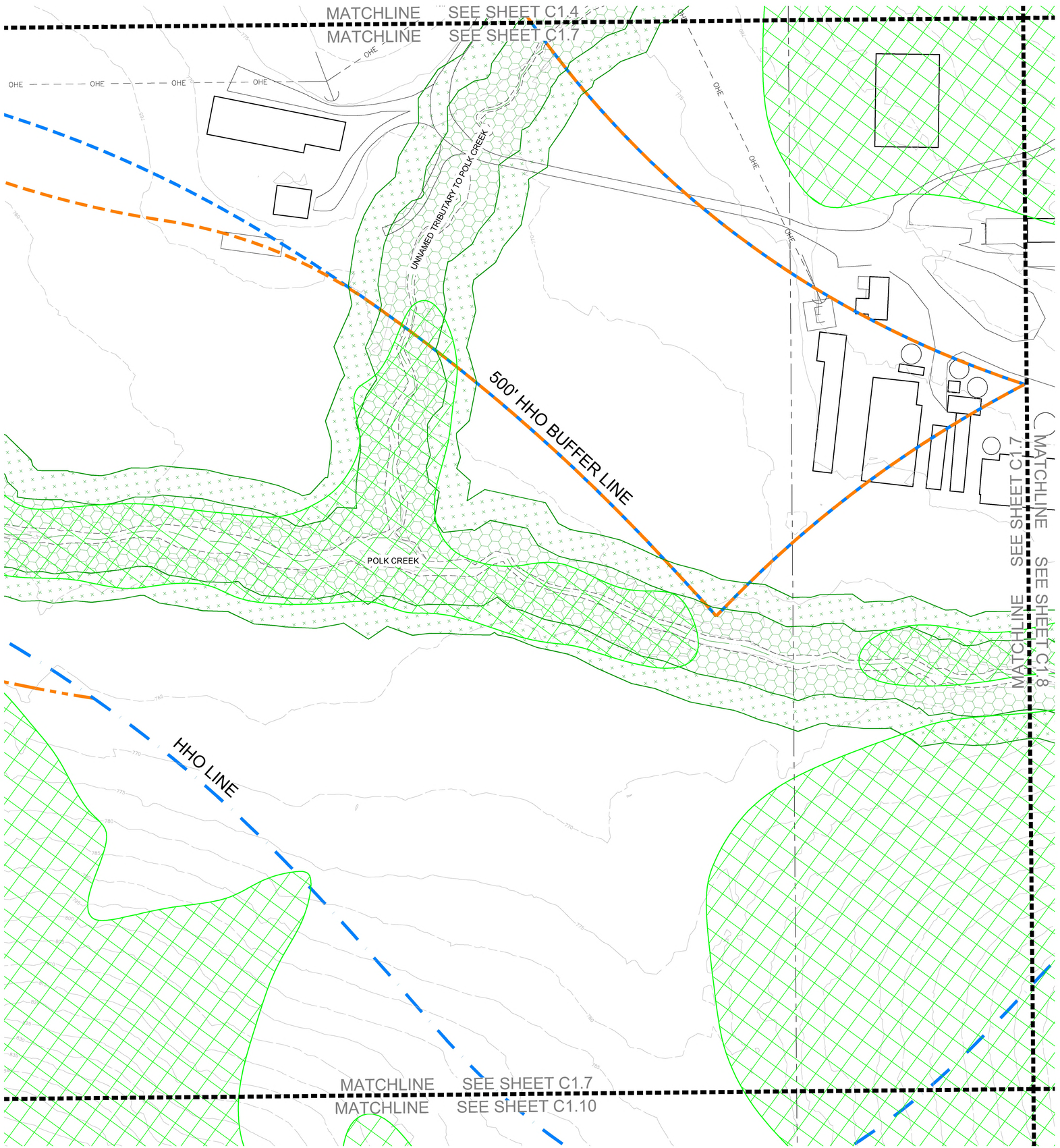
HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 330525

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.6
COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

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RECLAIMED WATER LINE
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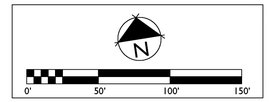

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

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sdco PARTNERS

SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
CN0525

Revision Date
△ _____
△ _____
△ _____
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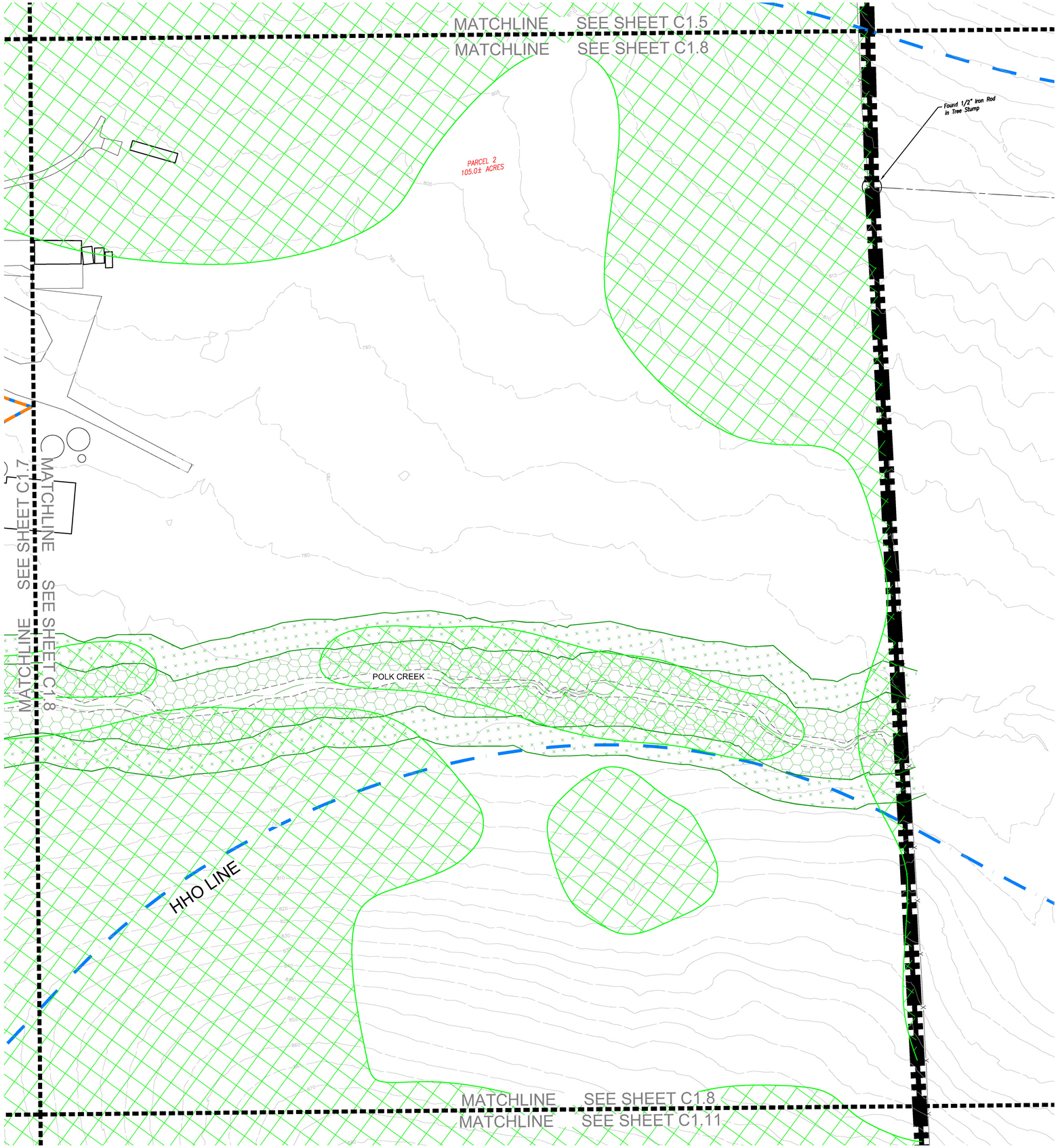
EXISTING CONDITIONS

SHEET
C1.7
COF # ----



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Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

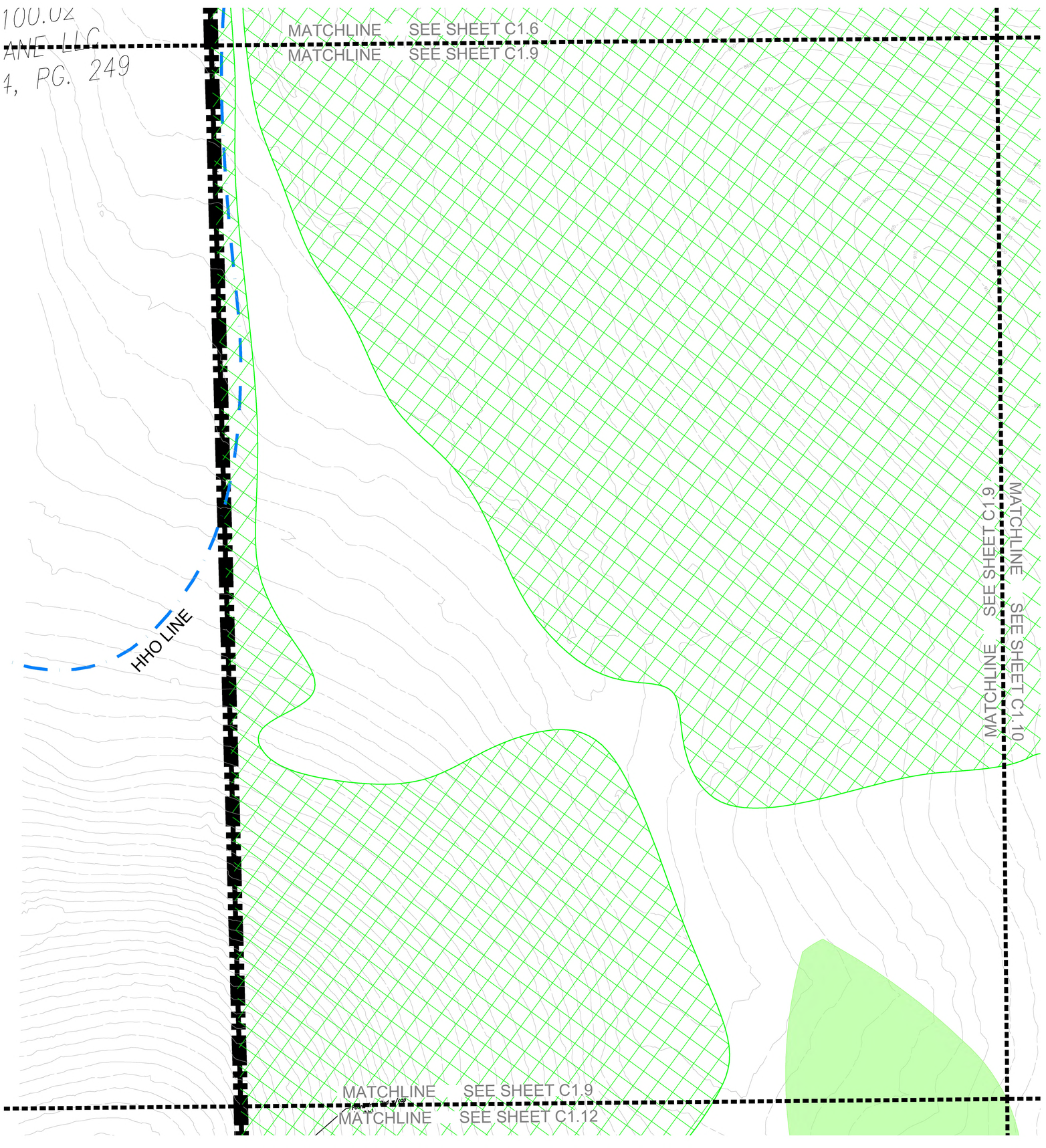
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE LANDSCAPE ARCHITECT
09/05/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.8

COF # ----



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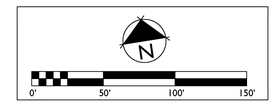

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 7578 STATE OF TENNESSEE

Revision Date
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△ _____
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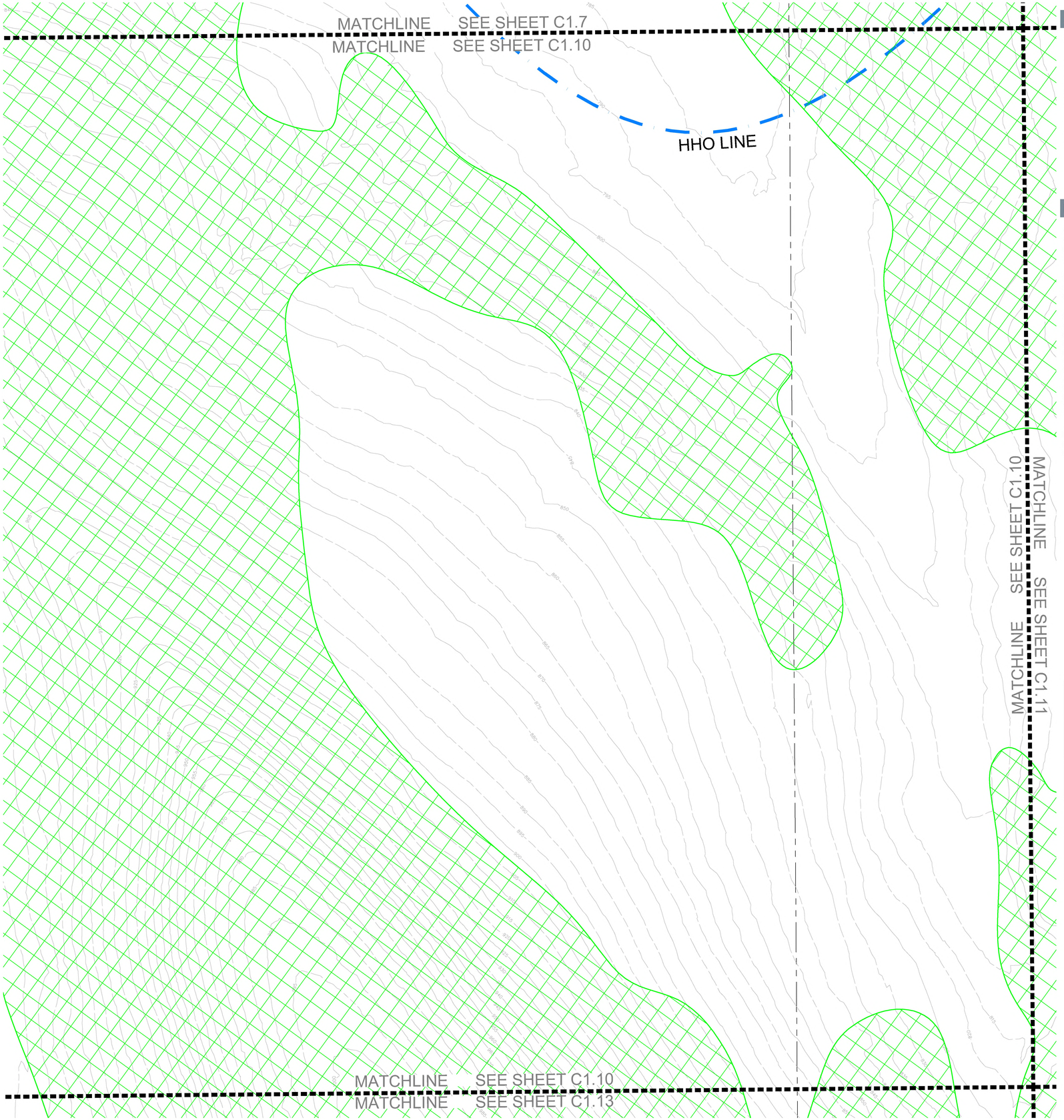
EXISTING CONDITIONS

SHEET
C1.9

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

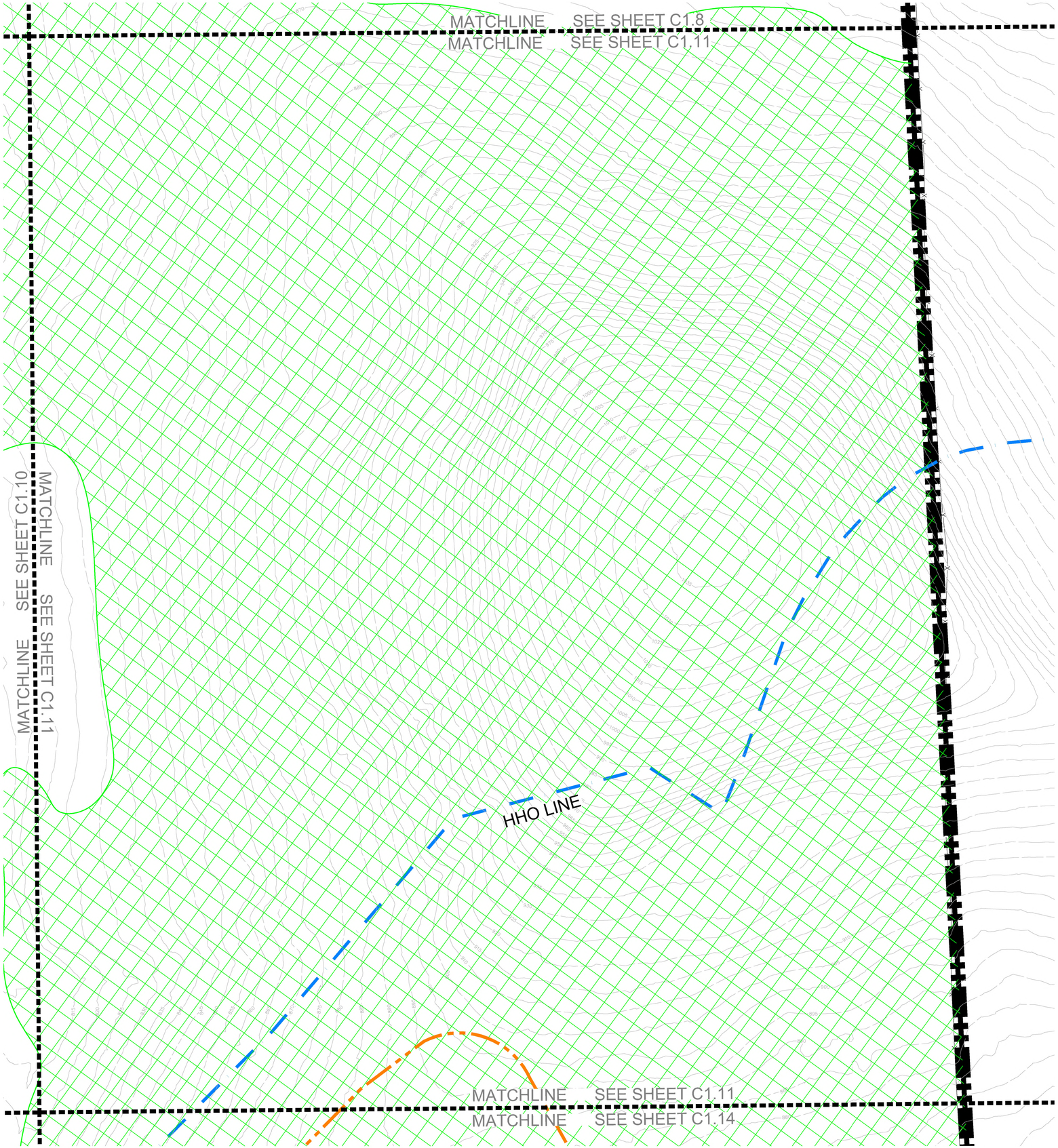
JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
119525

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.10

COF # ----



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HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

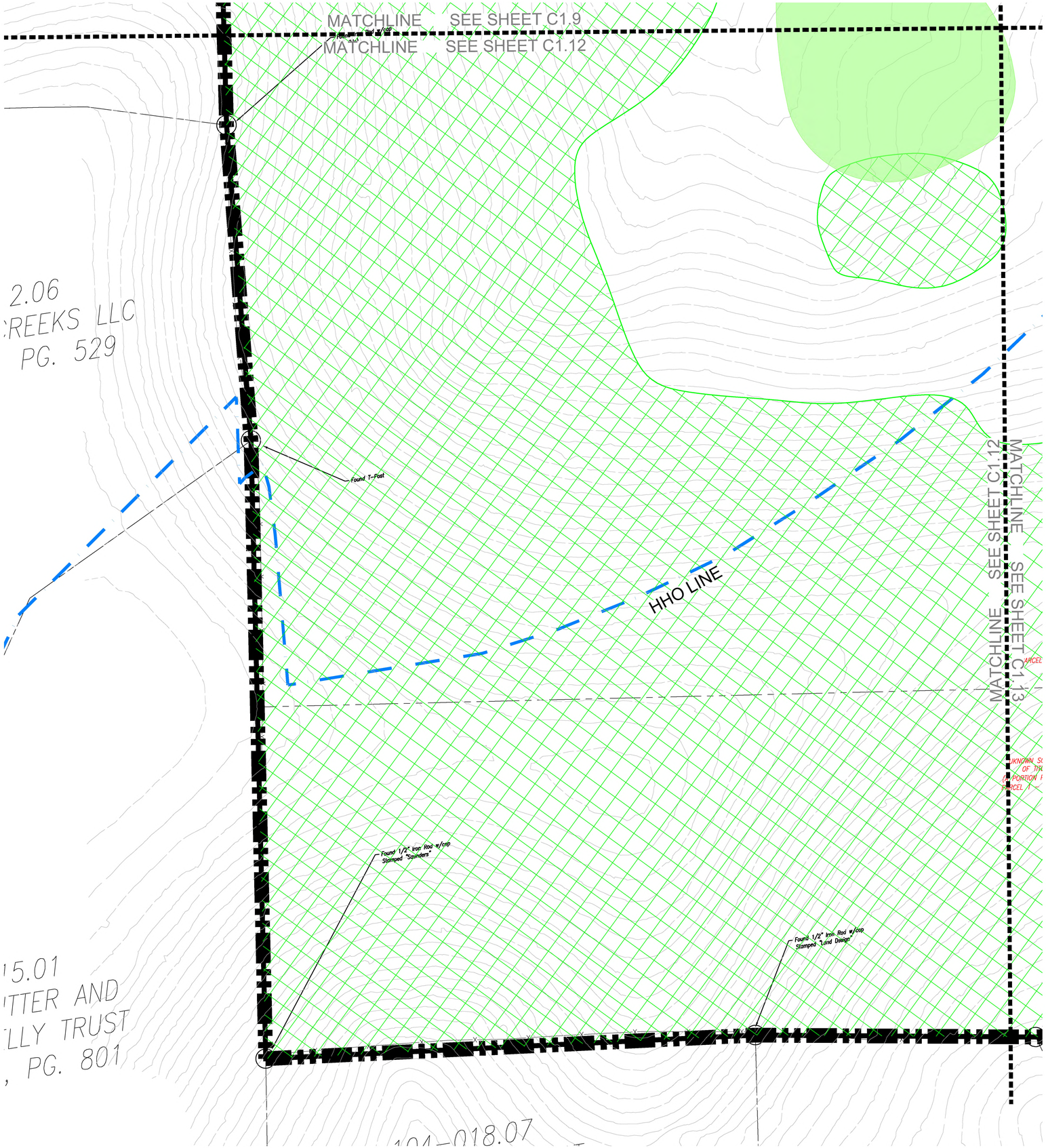
JEFFREY A. ROSIAK REGISTERED AGRICULTURE ENGINEER TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.11

COF # ----



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Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

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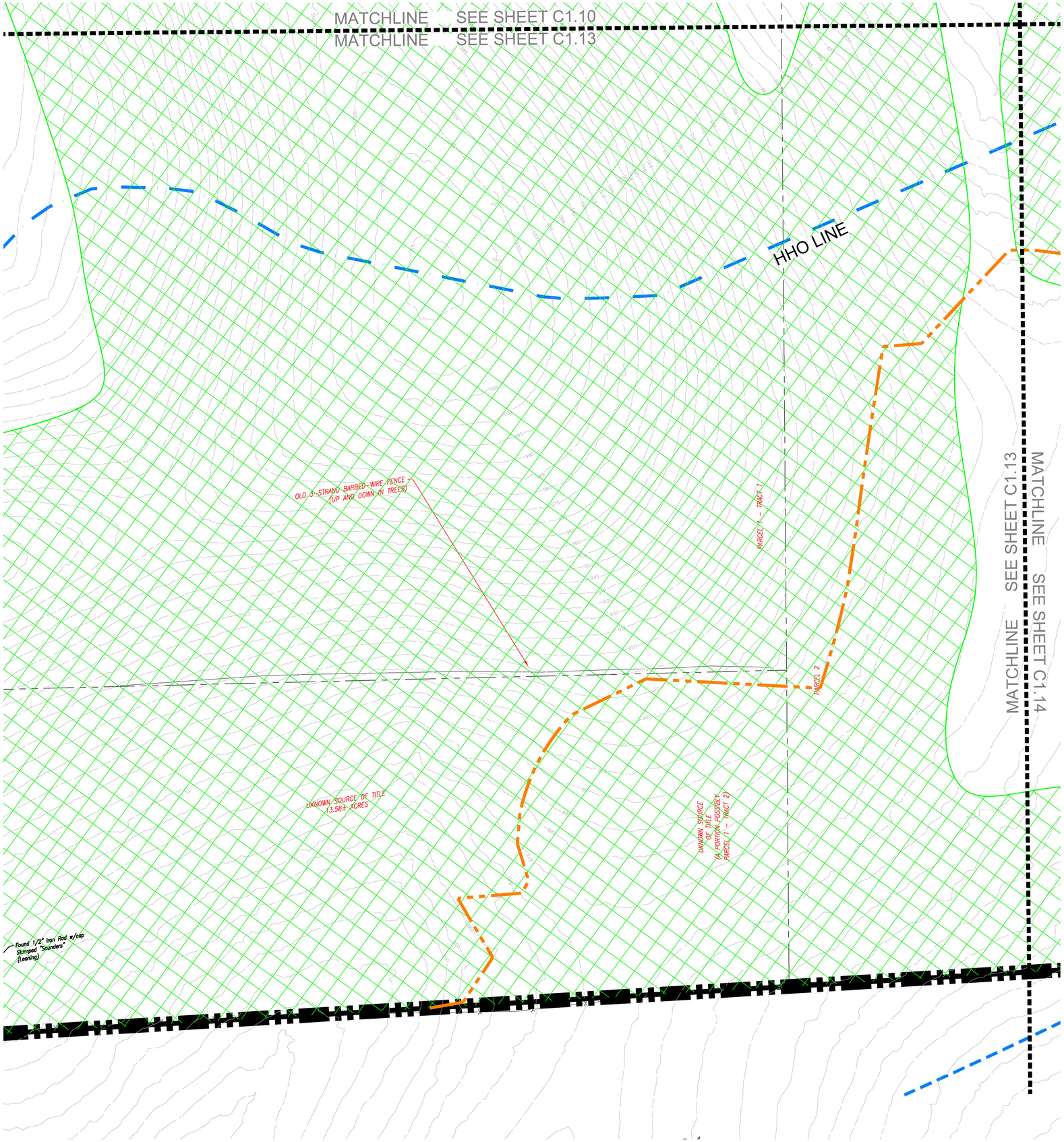
EXISTING CONDITIONS

SHEET
C1.12

COF # ----



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KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

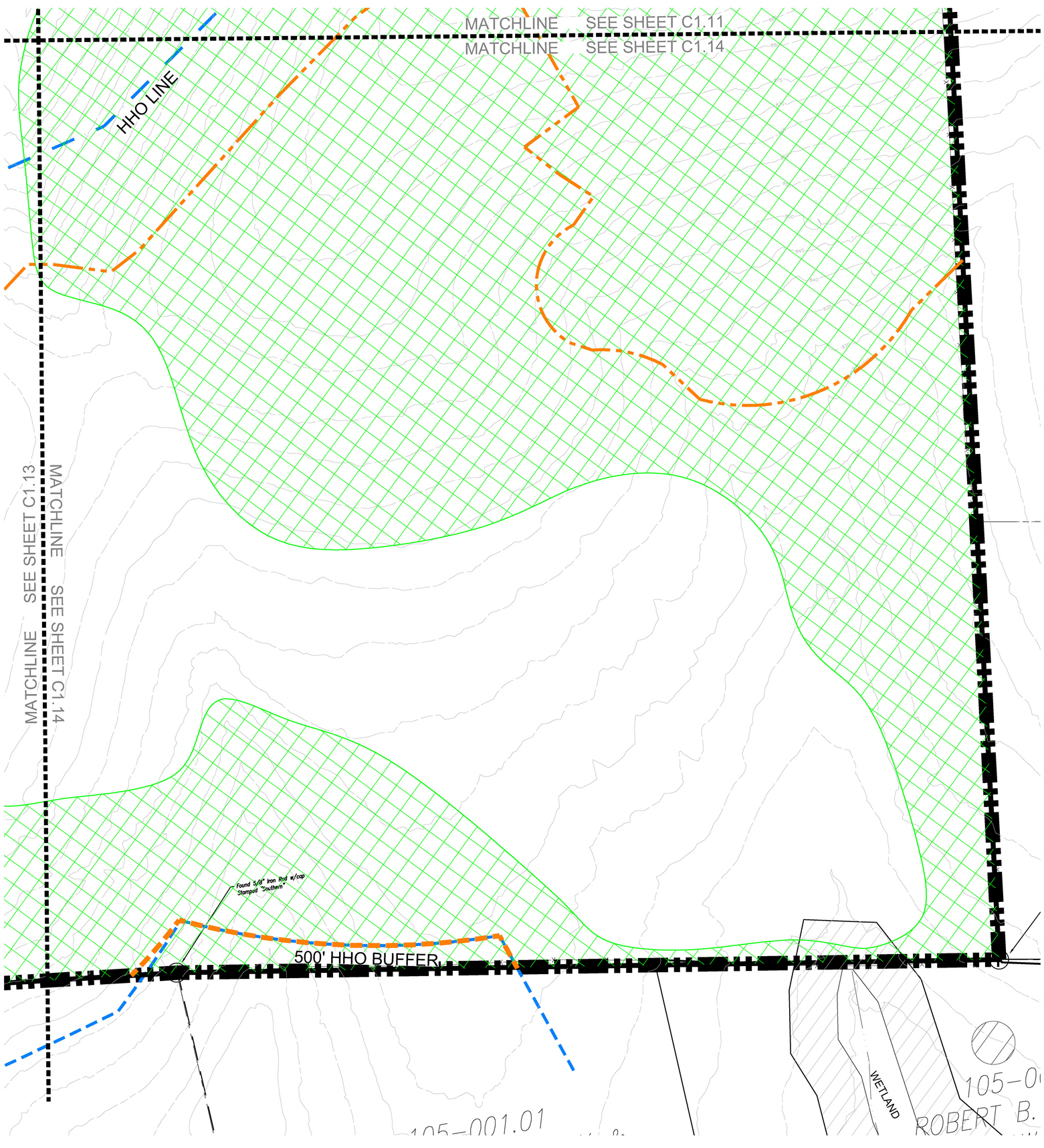
JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.13

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

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ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.14
COF # ----

HARLIN PUD SUBDIVISION

ANNEXATION REQUEST - PD(0.78 / 32,000 / 80)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
	SURVEY
	SURVEY
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS
C1.3	EXISTING CONDITIONS
C1.4	EXISTING CONDITIONS
C1.5	EXISTING CONDITIONS
C1.6	EXISTING CONDITIONS
C1.7	EXISTING CONDITIONS
C1.8	EXISTING CONDITIONS
C1.9	EXISTING CONDITIONS
C1.10	EXISTING CONDITIONS
C1.11	EXISTING CONDITIONS
C1.12	EXISTING CONDITIONS
C1.13	EXISTING CONDITIONS
C1.14	EXISTING CONDITIONS

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
GREG.GAMBLE@GDC-TN.COM

LANDSCAPE ARCHITECT:
DESIGN STUDIO
JASON GODDARD
615-218-8118
JGODDARD@DESIGNSTUDIOPLAN.COM

ENGINEER:
KIMLEY-HORN
RYAN MCMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
RYAN.MCMASTER@KIMLEY-HORN.COM

DEVELOPER/OWNER REP:
BOYLE INVESTMENT COMPANY
ADAM BALLASH
2000 MERIDIAN BLVD, SUITE 250
FRANKLIN, TN 37067
615-550-5583
ABALLASH@BOYLE.COM

ARCHITECT:
HISTORICAL CONCEPTS
CHRISTOPHER CARRIGAN
1133 BROADWAY, SUITE 720
NEW YORK, NY 10010
646-657-0315
CHRIS.CARRIGAN@HISTORICALCONCEPTS.COM

BRANDING:
SDCO PARTNERS
LYDIA TONEY
121 WENTWORTH ST
CHARLESTON, SC 29401
LYDIA@STITCHDESIGNCO.COM

BRANDING:
SHERIDAN PUBLIC RELATIONS, LLC
JAY SHERIDAN
709 WEST MAIN ST
FRANKLIN, TN 37064
JAY@SHERIDANPR.COM



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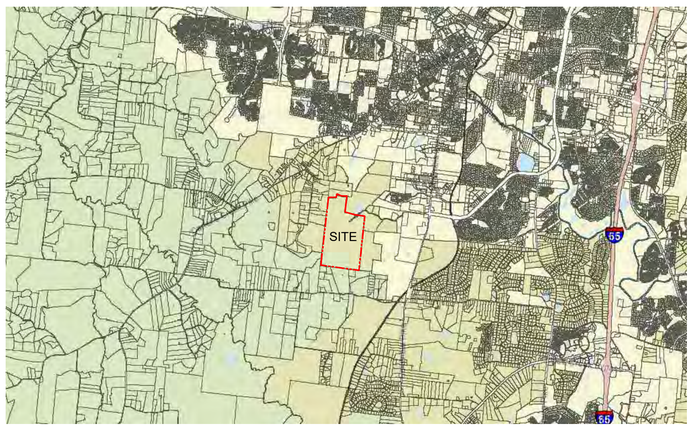
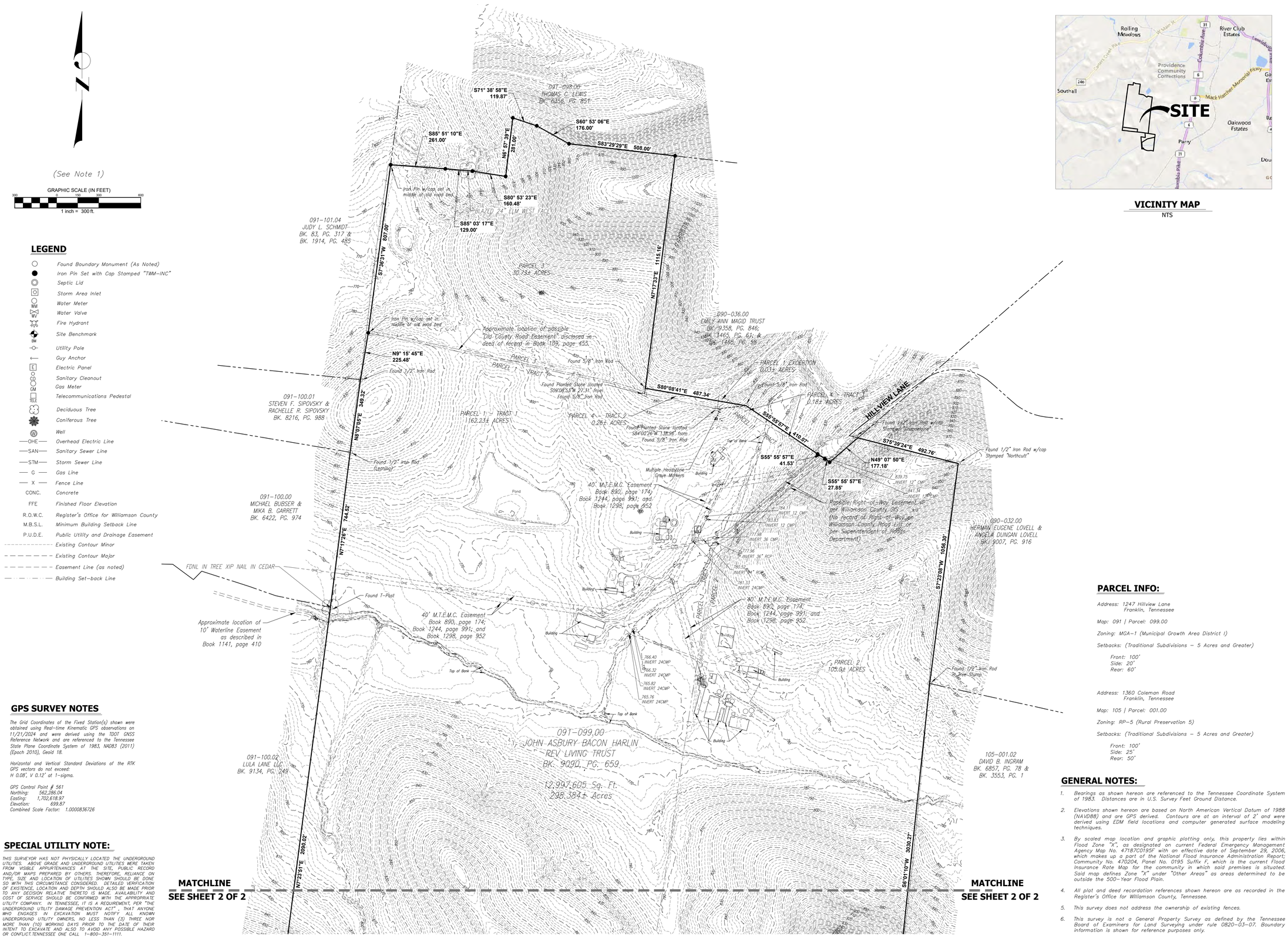
VICINITY MAP



NOT TO SCALE





VICINITY MAP
NTS

LEGEND

- Found Boundary Monument (As Noted)
- Iron Pin Set with Cap Stamped "TWM-INC"
- Septic Lid
- Storm Area Inlet
- Water Meter
- Water Valve
- Fire Hydrant
- Site Benchmark
- Utility Pole
- Guy Anchor
- Electric Panel
- Sanitary Cleanout
- Gas Meter
- Telecommunications Pedestal
- Deciduous Tree
- Coniferous Tree
- Well
- OHE — Overhead Electric Line
- SAN — Sanitary Sewer Line
- STM — Storm Sewer Line
- G — Gas Line
- X — Fence Line
- CONC. — Concrete
- FFE — Finished Floor Elevation
- R.O.W.C. — Register's Office for Williamson County
- M.B.S.L. — Minimum Building Setback Line
- P.U.D.E. — Public Utility and Drainage Easement
- Existing Contour Minor
- Existing Contour Major
- Easement Line (as noted)
- Building Set-back Line

GPS SURVEY NOTES

The Grid Coordinates of the Fixed Station(s) shown were obtained using Real-time Kinematic GPS observations on 11/21/2024 and were derived using the TDOT GNSS Reference Network and are referenced to the Tennessee State Plane Coordinate System of 1983, NAD83 (2011) (Epoch 2010), Geoid 18.

Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed:
H 0.08', V 0.12' at 1-sigma.

GPS Control Point # 561
Northing: 562,286.04
Easting: 1,702,618.97
Elevation: 699.87
Combined Scale Factor: 1.0000836726

SPECIAL UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON 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) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District 1)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

Address: 1360 Coleman Road
Franklin, Tennessee

Map: 105 | Parcel: 001.00

Zoning: RP-5 (Rural Preservation 5)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 25'
Rear: 50'

GENERAL NOTES:

1. *Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983. Distances are in U.S. Survey Feet Ground Distance.*
2. *Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) and are GPS derived. Contours are at an interval of 2' and were derived using EDM field locations and computer generated surface modeling techniques.*
3. *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. 47187C0195F with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470204, Panel No. 0195 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 areas determined to be outside the 500-Year Flood Plain.*
4. *All plat and deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.*
5. *This survey does not address the ownership of existing fences.*
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TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
TEL: (615) 814-7414
EMAIL: kshreeve@twm-inc.com

TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

SEAL

KENNETH R. SHREEVE
LICENSED LAND SURVEYOR
AGRICULTURE
STATE OF TENNESSEE
COMMERCE
12/07/2025
TENNESSEE NO. 2398

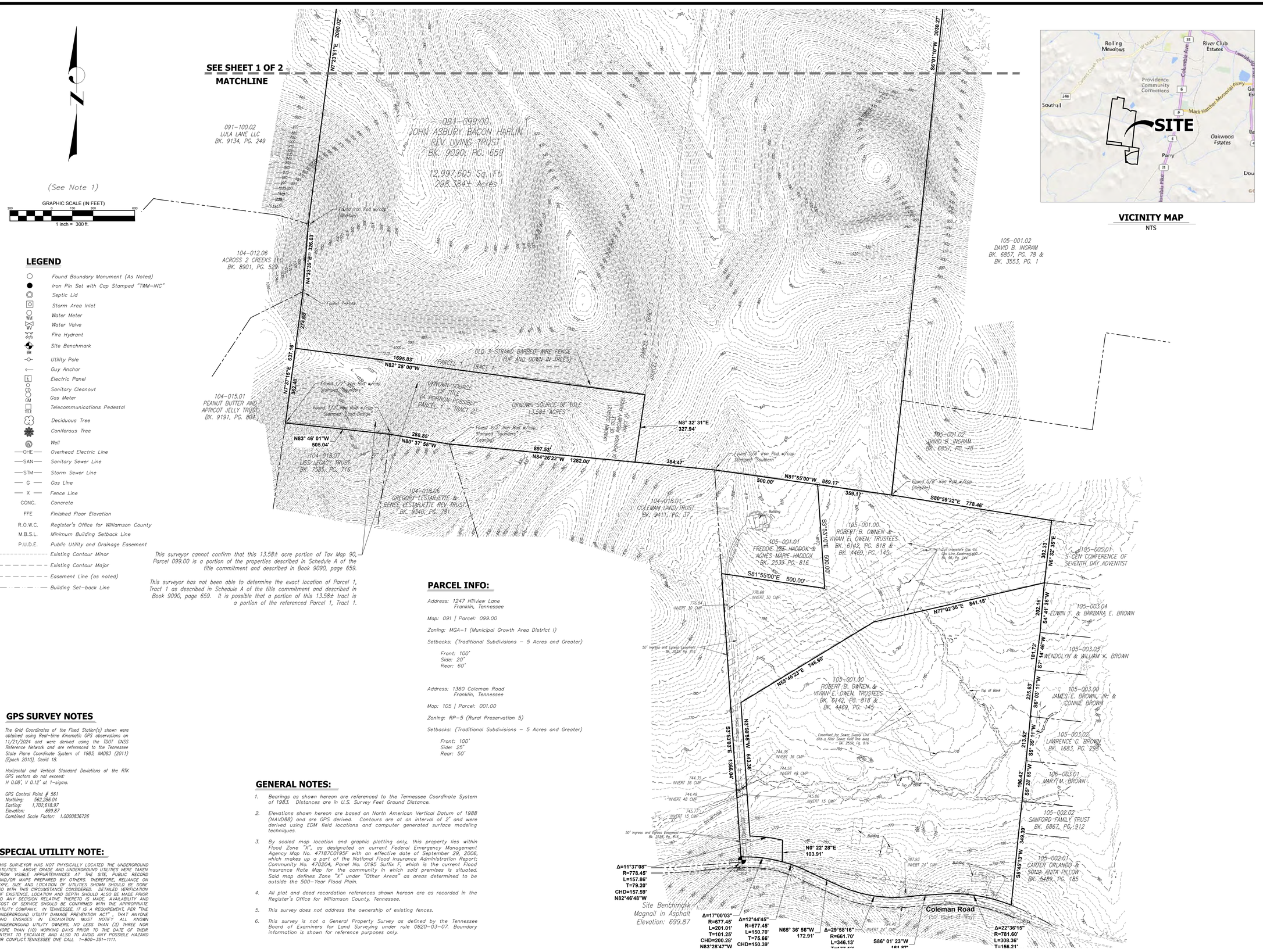
Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

1 OF 2

U:\2023\231539\4 CADD - DWG\4.6 Surv\231539 - Harlin Farms Expanded Topographic Survey.dwg Plotted By: kshreeve



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This surveyor cannot confirm that this 13.58± acre portion of Tax Map 90, Parcel 099.00 is a portion of the properties described in Schedule A of the title commitment and described in Book 9090, page 659.

This surveyor has not been able to determine the exact location of Parcel 1, Tract 1 as described in Schedule A of the title commitment and described in Book 9090, page 659. It is possible that a portion of this 13.58± tract is a portion of the referenced Parcel 1, Tract 1.

PARCEL INFO:

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MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION
△		
△		
△		
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SEAL

KENNETH R. SHREEVE
REGISTERED LAND SURVEYOR
AGRICULTURE
CERTIFICATE NUMBER
02/07/2025
TENNESSEE NO. 2298

Kenneth R. Shreeve, PLS, CFS
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PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

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2 OF 2

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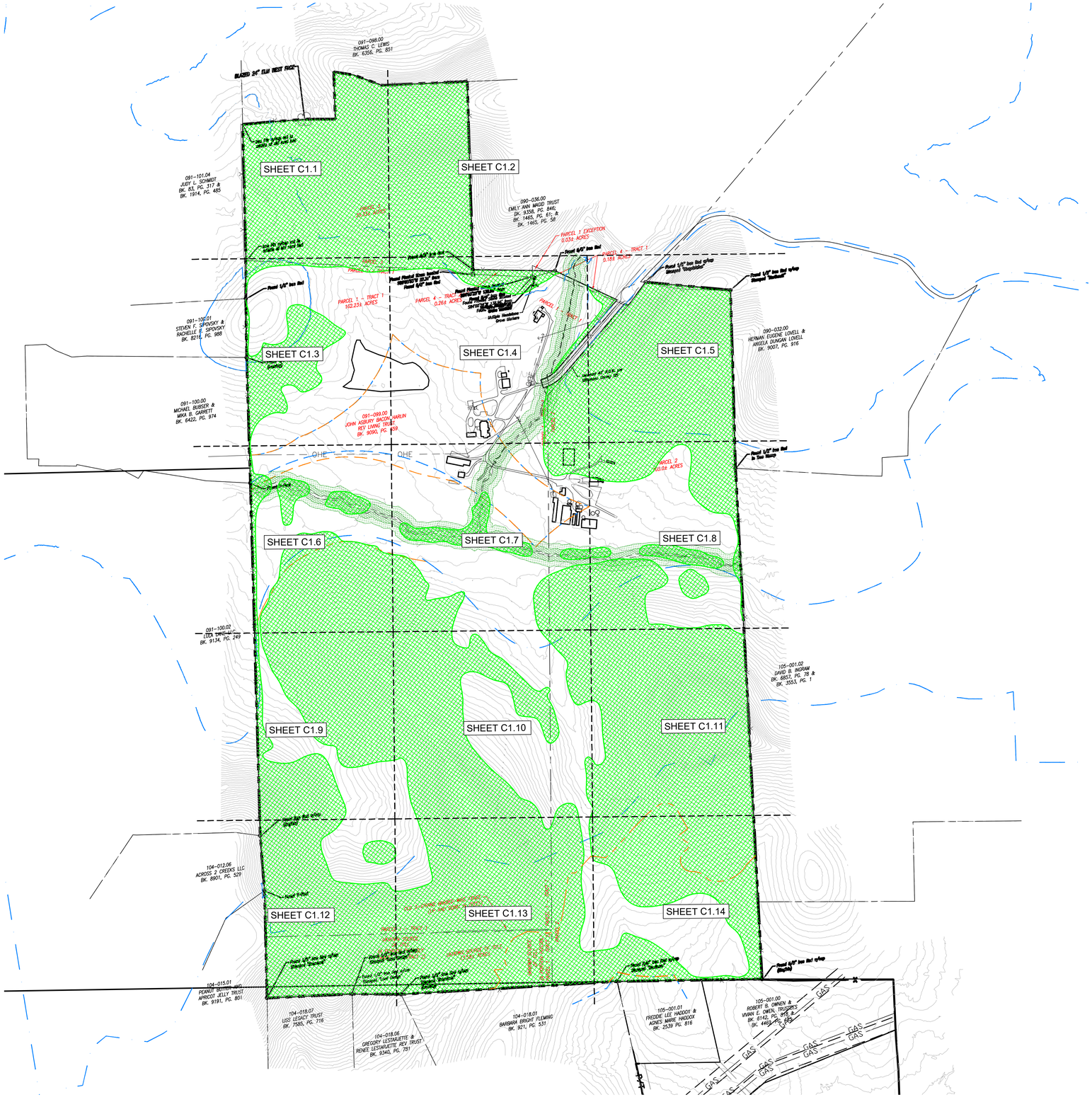
SHEET C1.1
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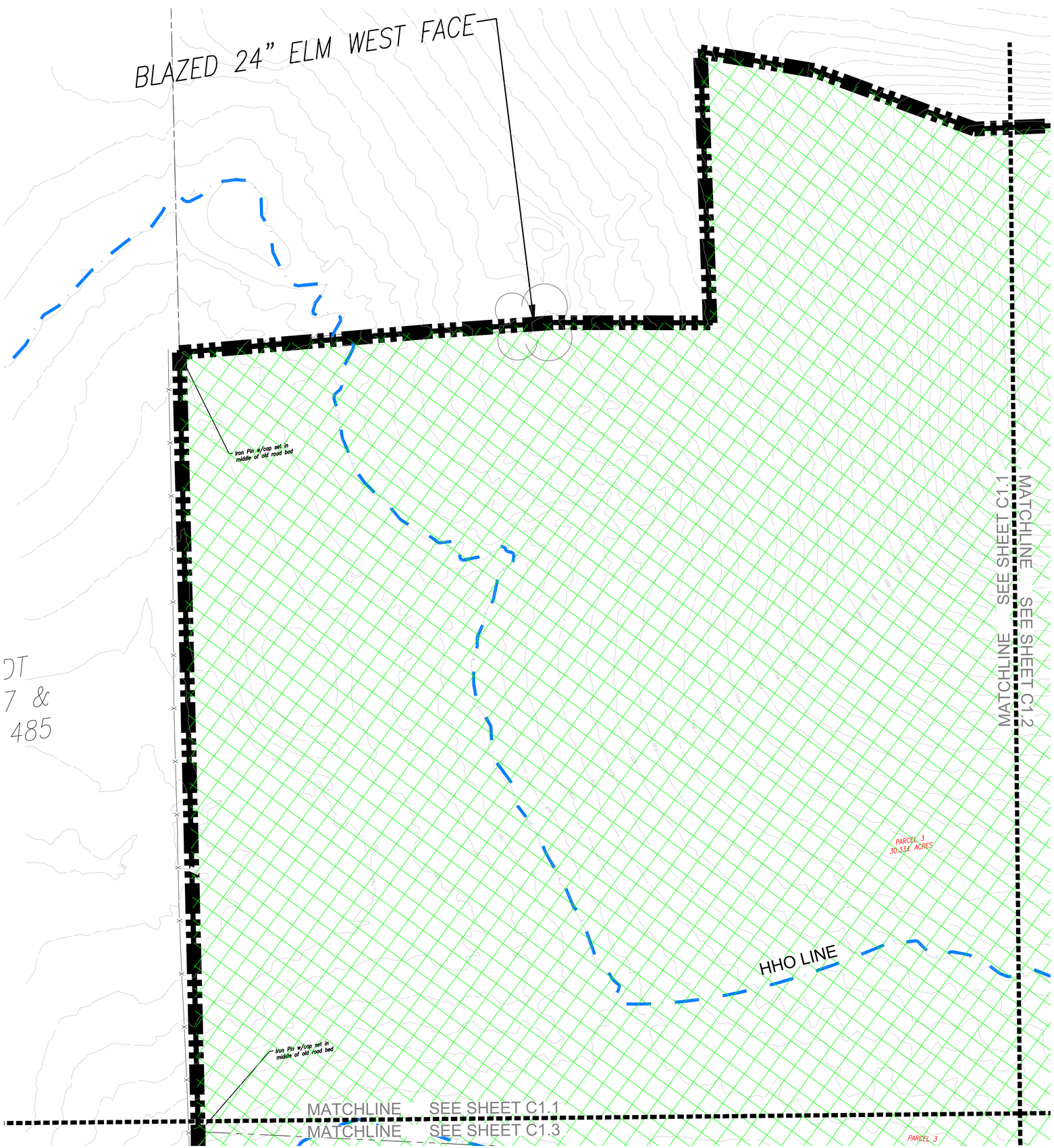
SHEET C1.8
SHEET C1.9
SHEET C1.10
SHEET C1.11
SHEET C1.12
SHEET C1.13
SHEET C1.14
091-098.00 THOMAS C. LEMIS BK. 6356, PG. 851
091-101.04 JUDY L. SCHMIDT BK. 63, PG. 317 & BK. 1914, PG. 485
090-036.00 EMILY ANN MAGID TRUST BK. 9358, PG. 846; BK. 1465, PG. 61; & BK. 1465, PG. 58
091-100.01 STEVEN F. SIPOVSKY & RACHELLE E. SIPOVSKY BK. 8216, PG. 988
090-032.00 HERMAN EUGENE LOVELL & ANGELA DUNCAN LOVELL BK. 9007, PG. 916
091-100.00 MICHAEL BUBSER & MIKA B. GARRETT BK. 6422, PG. 974
091-099.00 JOHN ASBURY BACON, MARLIN REY LIVING TRUST BK. 9090, PG. 459
091-100.02 LTDA DANS-4JC BK. 9134, PG. 249
105-001.02 DAVID B. INGRAM BK. 6857, PG. 79 & BK. 3553, PG. 1
104-012.06 ACROSS 2 CREEKS LLC BK. 8901, PG. 329
104-015.01 PEANUT BUTTER AND APRICOT JELLY TRUST BK. 9191, PG. 801
104-018.07 LISS LEGACY TRUST BK. 7585, PG. 716
104-018.06 GREGORY LESTARUETTE & RENEE LESTARUETTE REV TRUST BK. 9340, PG. 751
104-018.01 BARBARA BRIGHT FLEMING BK. 921, PG. 531
105-001.01 FREDDIE LEE HADDOX & AGNES MARIE HADDOX BK. 2539 PG. 816
105-001.00 ROBERT B. OWNEN & VIVIAN E. OWEN, TRUSTEES BK. 8142, PG. 915 & BK. 4463, PG. 982
PARCEL 1 - TRACT 1 162.23± ACRES
PARCEL 2 10.05± ACRES
PARCEL 4 - TRACT 1 0.26± ACRES
PARCEL 1 EXCEPTION 0.03± ACRES
PARCEL 4 - TRACT 1 0.18± ACRES
PARCEL 2 10.05± ACRES
OHE
GAS
Pond 1/4" Iron Rod
Pond 1/2" Iron Rod w/Yellow Stamped "Gresham"
Pond 1/2" Iron Rod w/Yellow Stamped "Gresham Smith"
Pond 1/2" Iron Rod w/Yellow Stamped "Gresham Smith & Partners



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
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OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

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GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

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- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

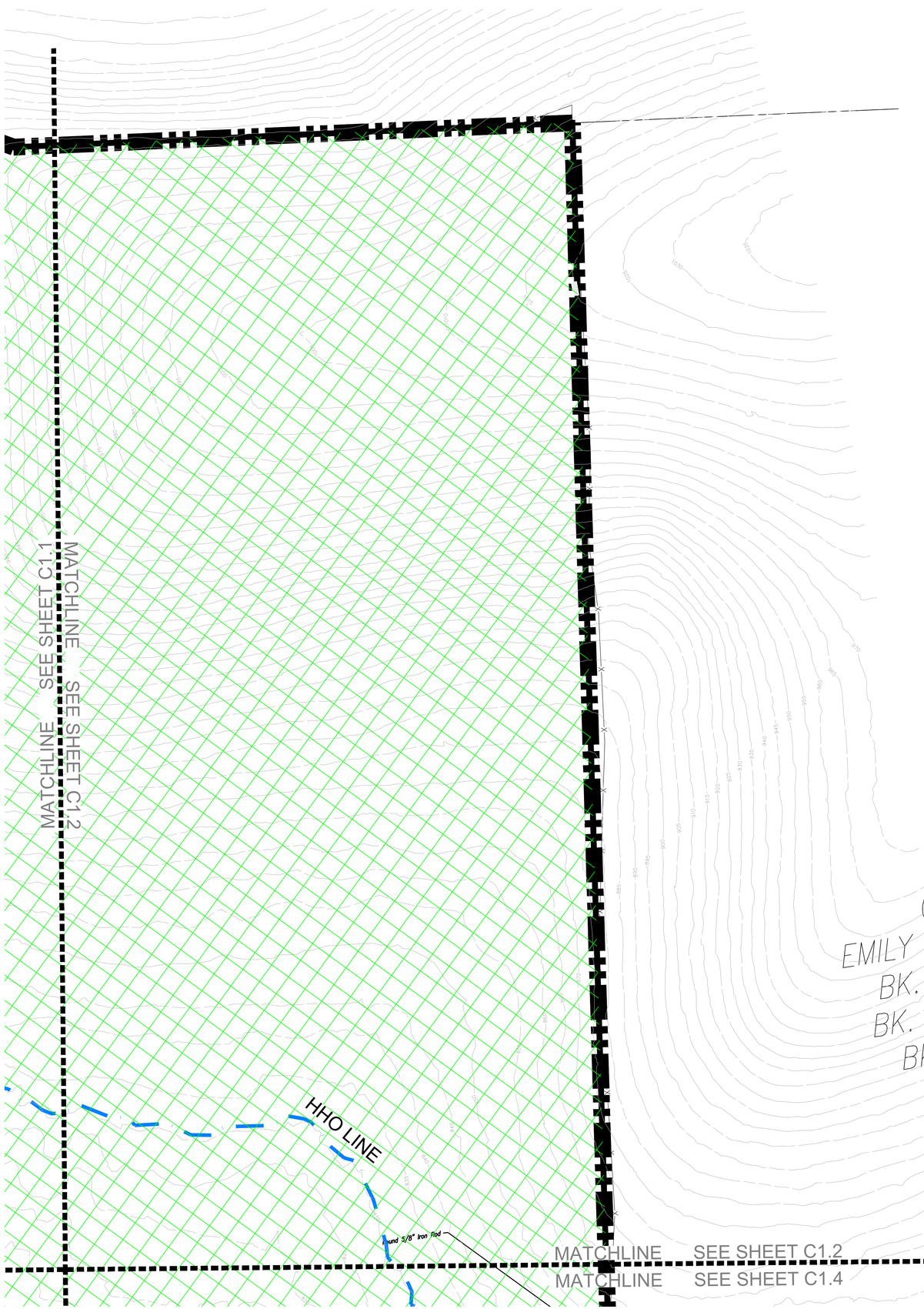
JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET C1.1

COF # ----



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PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

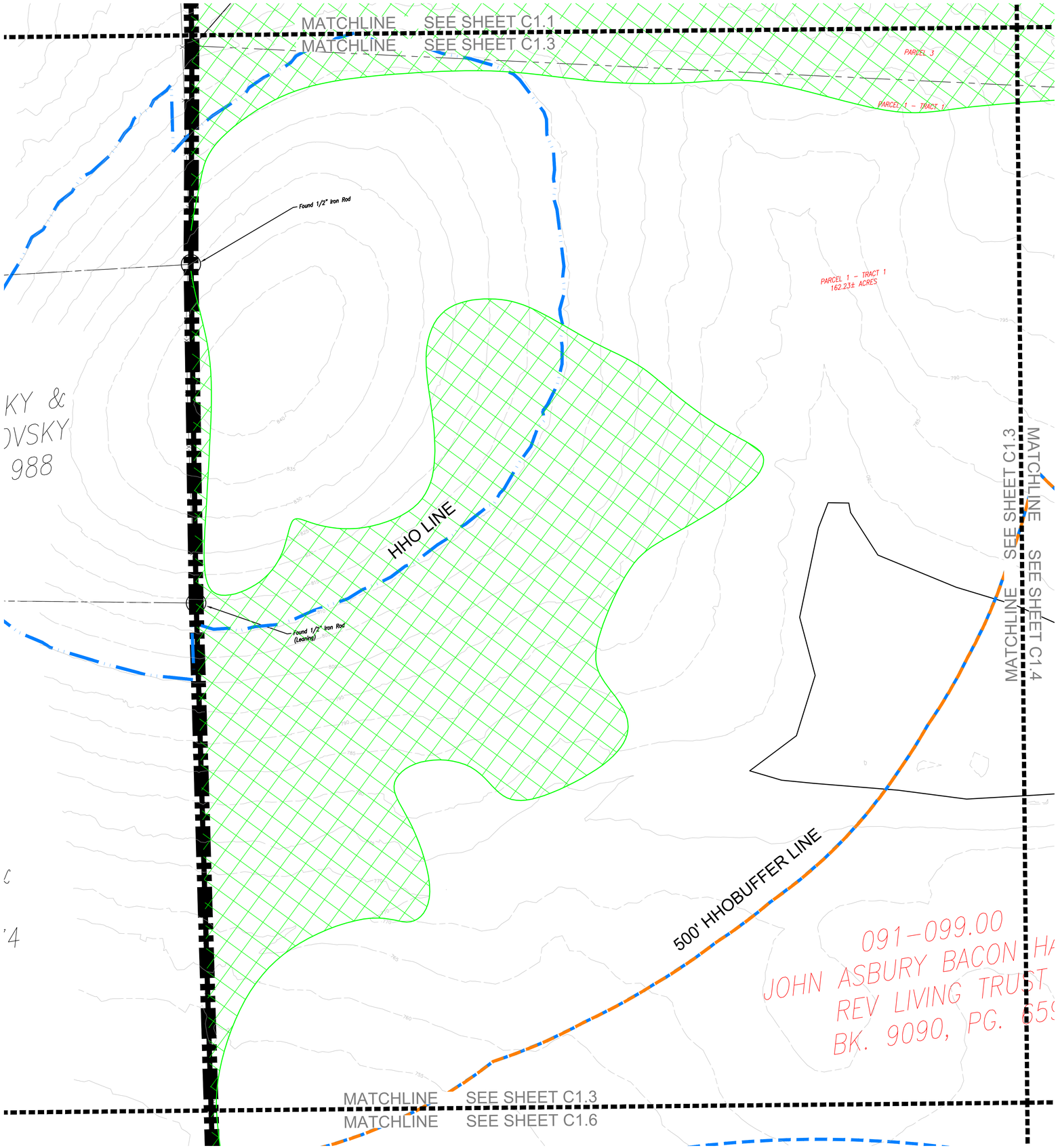
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 115525

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.2

COF # ----



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HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

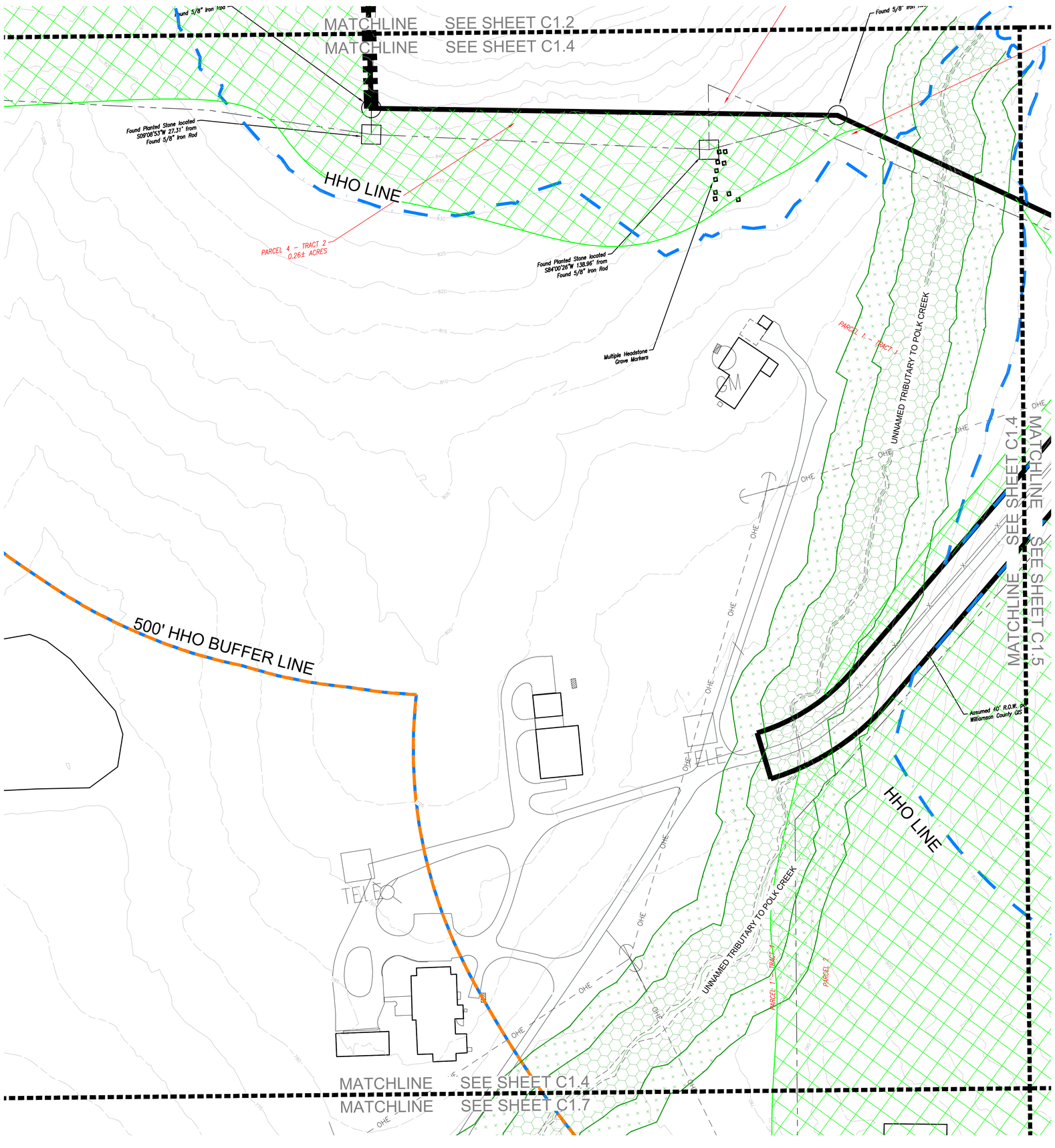
JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET C1.3

COF # ----



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HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

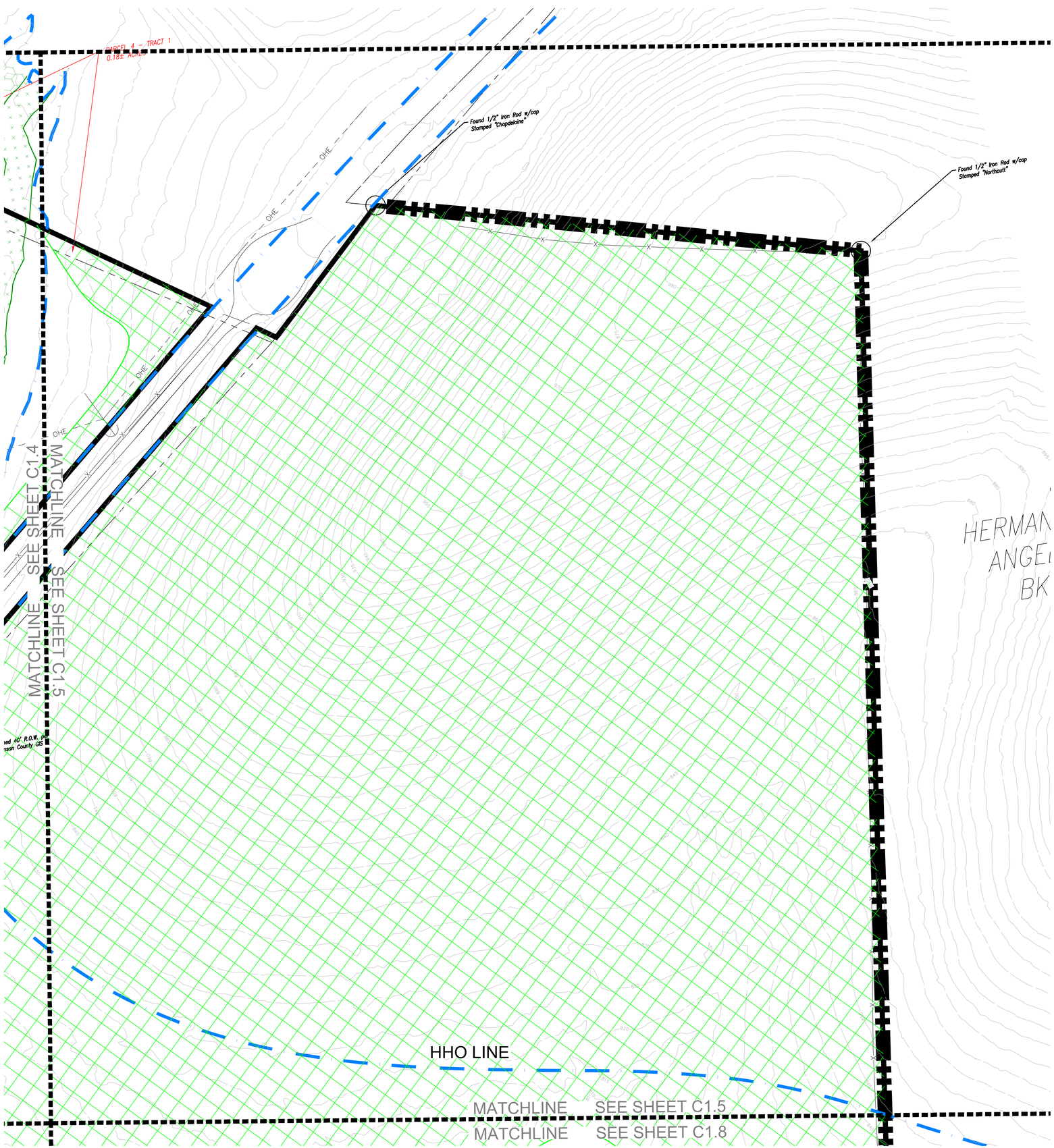
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE LANDSCAPE ARCHITECT
09/05/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.4

COF # ----



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C1.5

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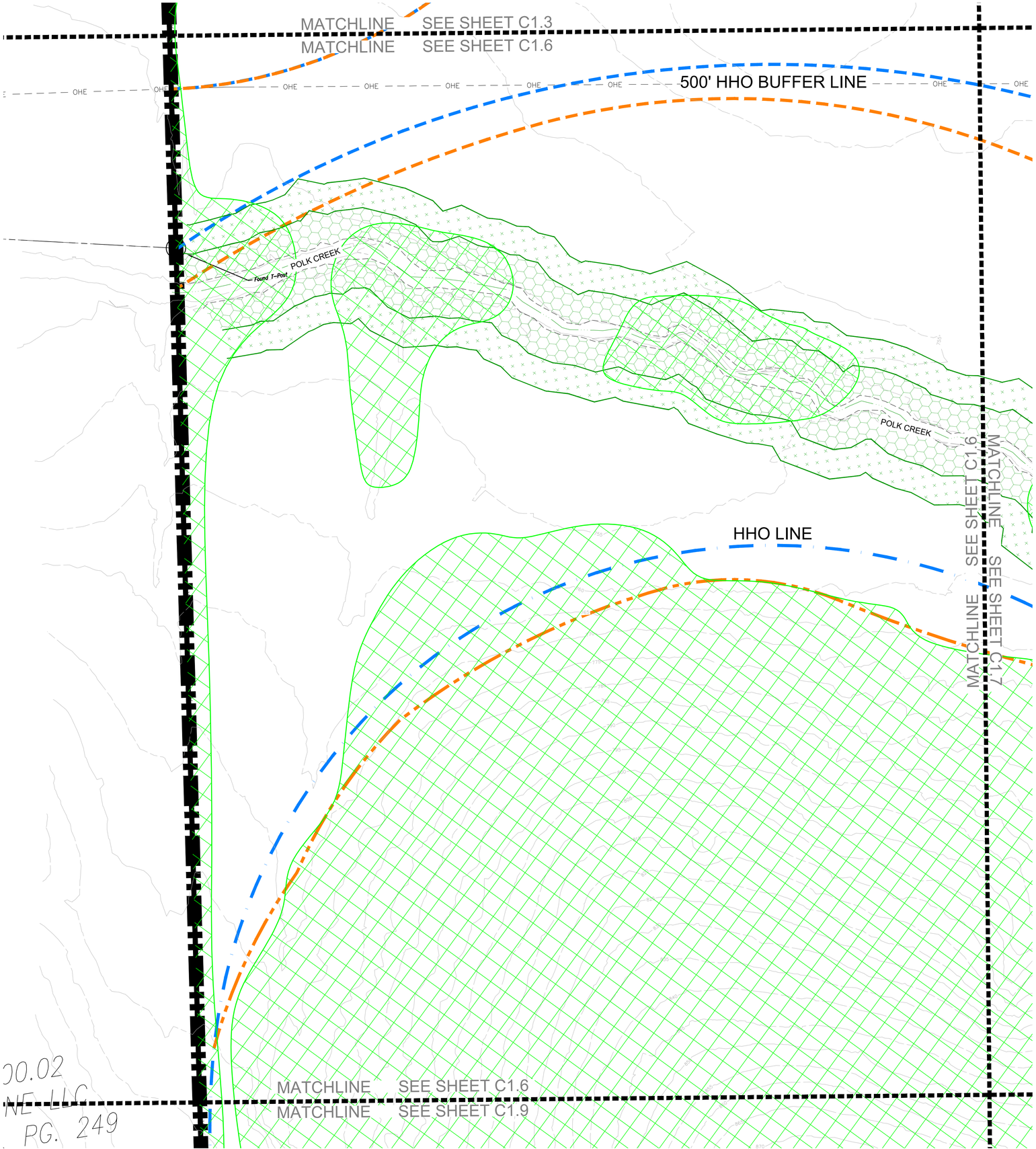

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01/05/25

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SHEET
C1.6

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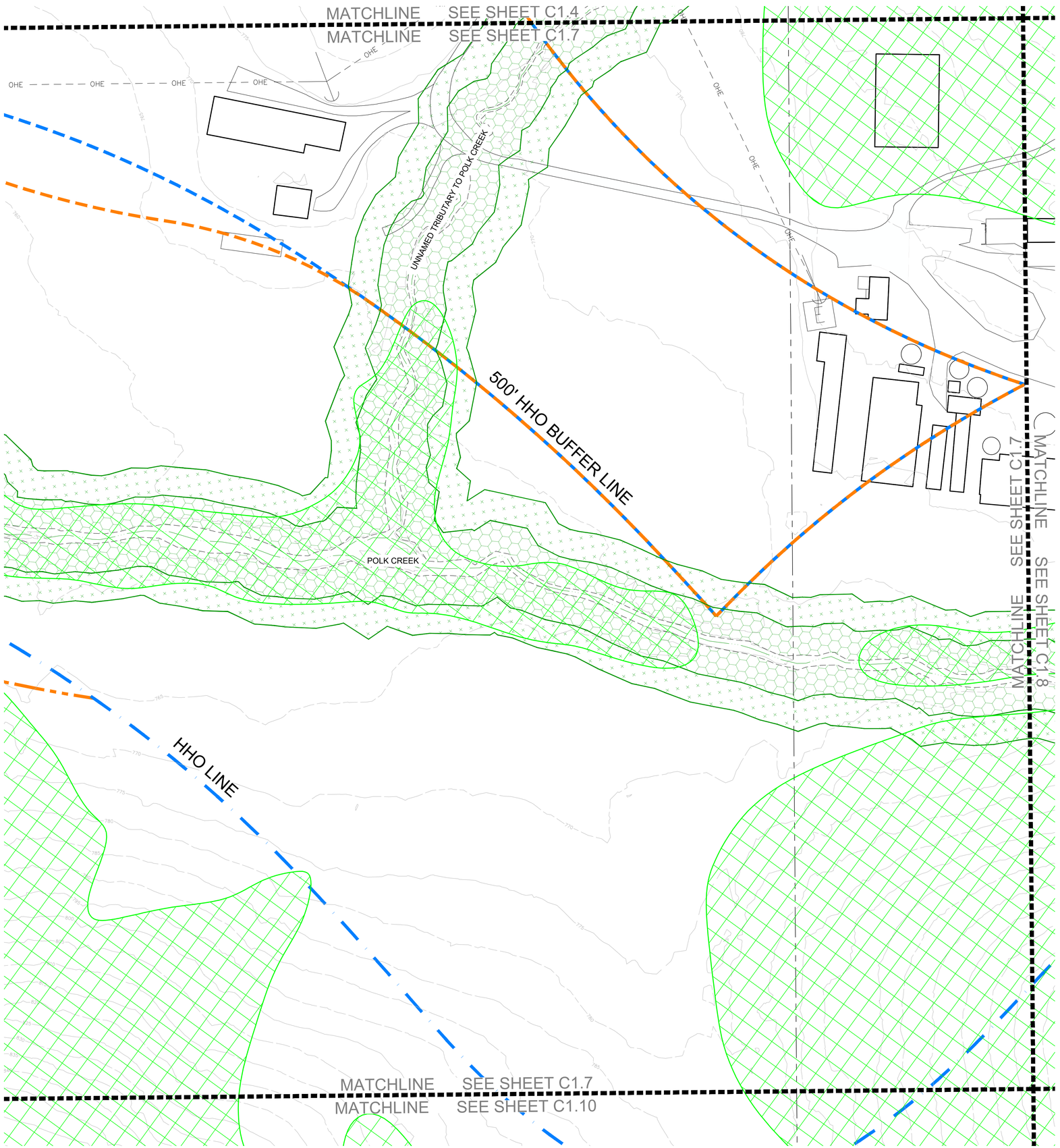

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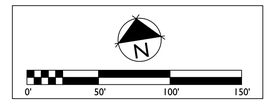
KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

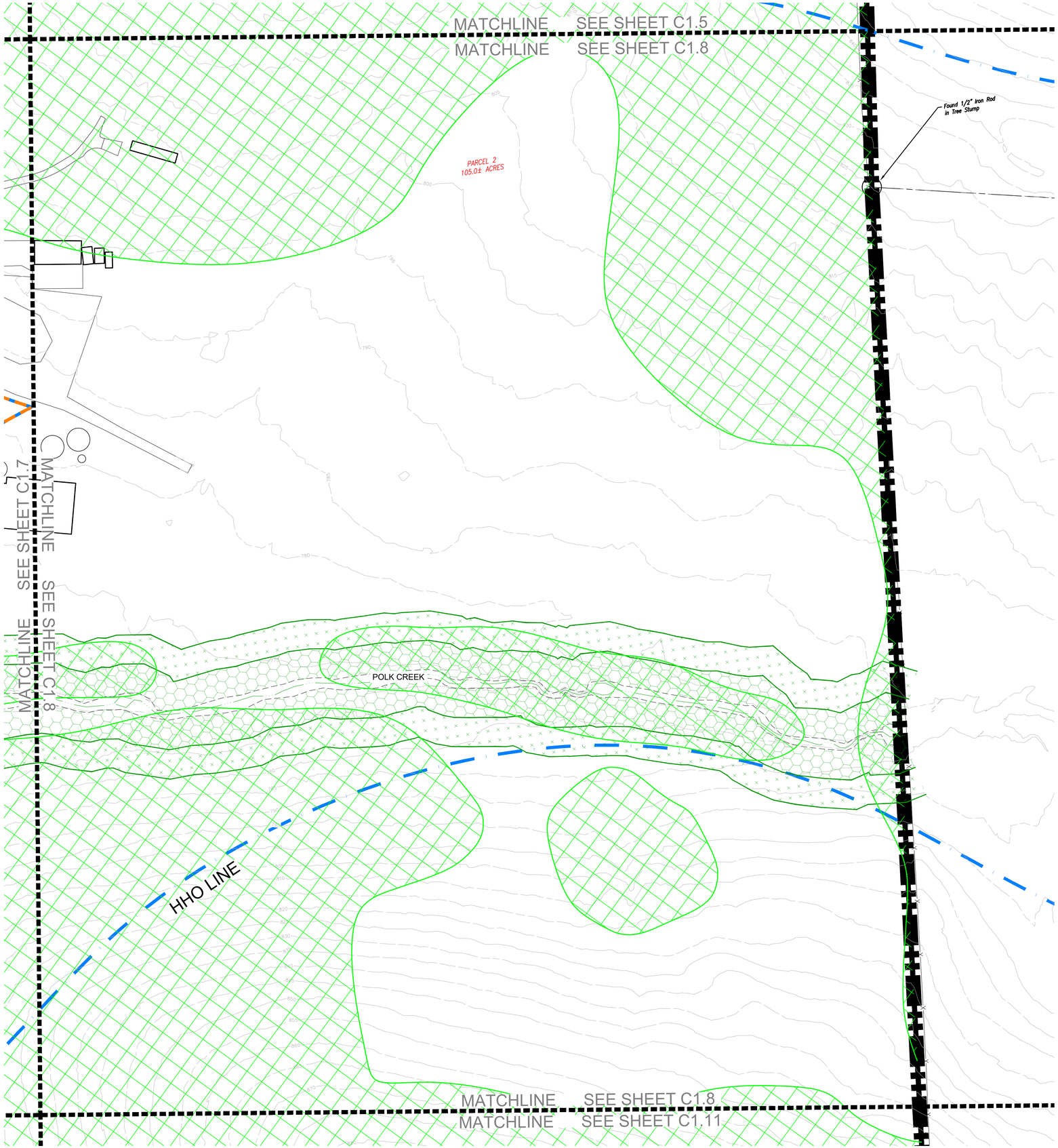
JEFFREY A. ROSIAK REGISTERED AGRICULTURE PROFESSIONAL LANDSCAPE ARCHITECT

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.7

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

WATER
WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

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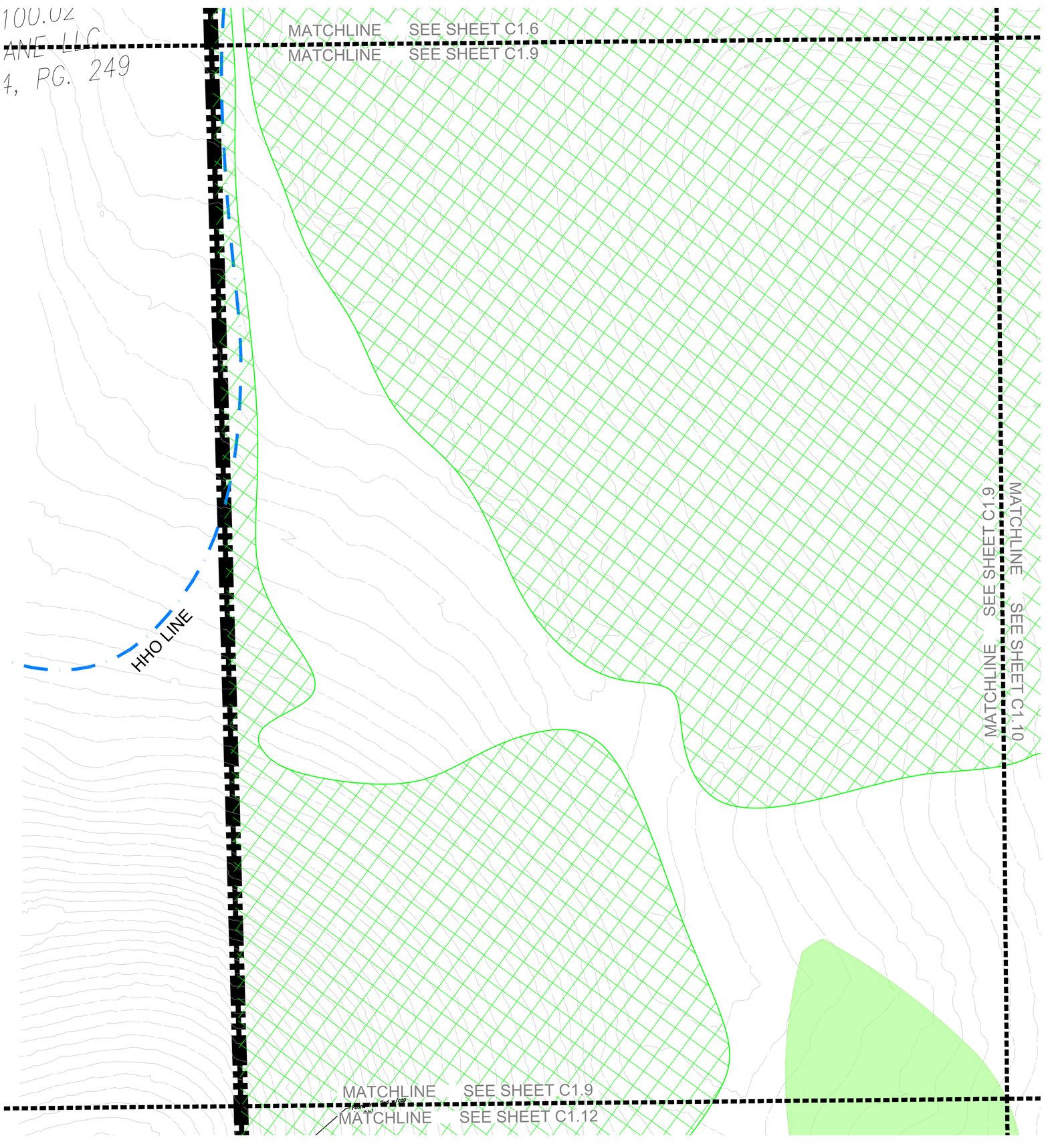
EXISTING CONDITIONS

SHEET
C1.8

COF # ----



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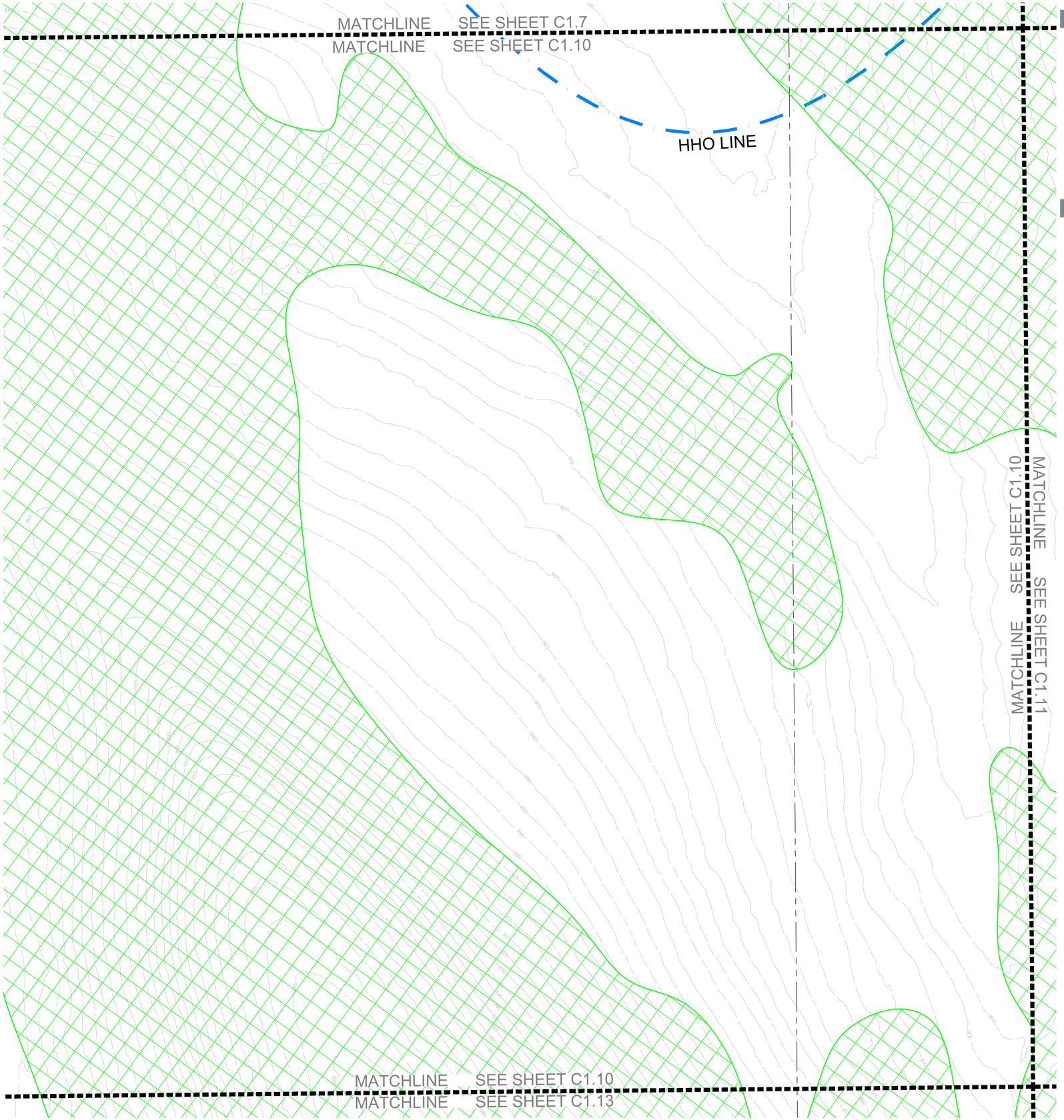

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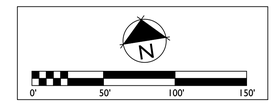

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PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee



Revision Date
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- △ _____
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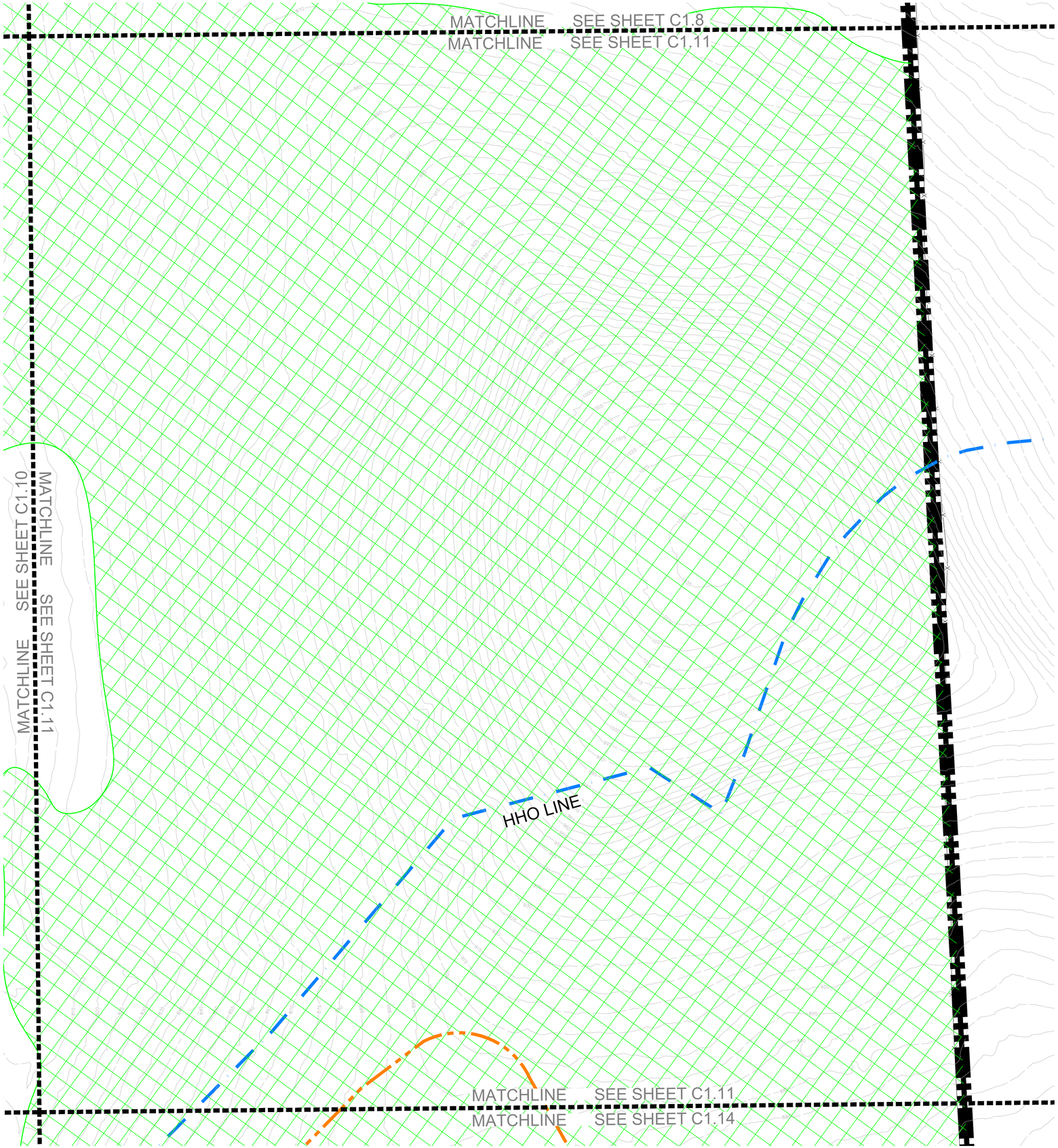
EXISTING CONDITIONS

SHEET
C1.10

COF # ----



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

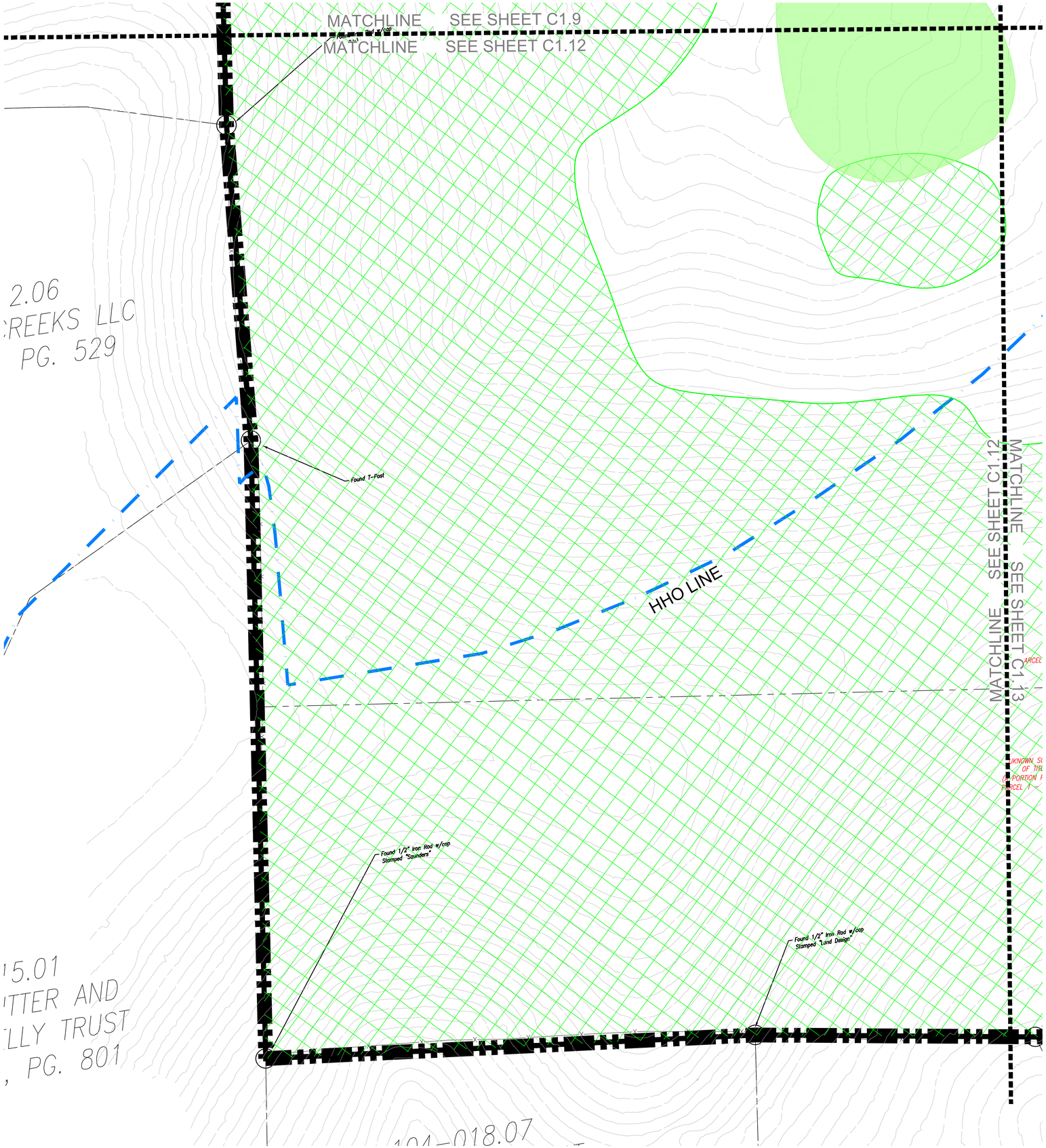
JEFFREY A. ROSIAK REGISTERED AGRICULTURE ENGINEER TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.11

COF # ----



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TENNESSEE
LA.0000325

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SHEET
C1.12

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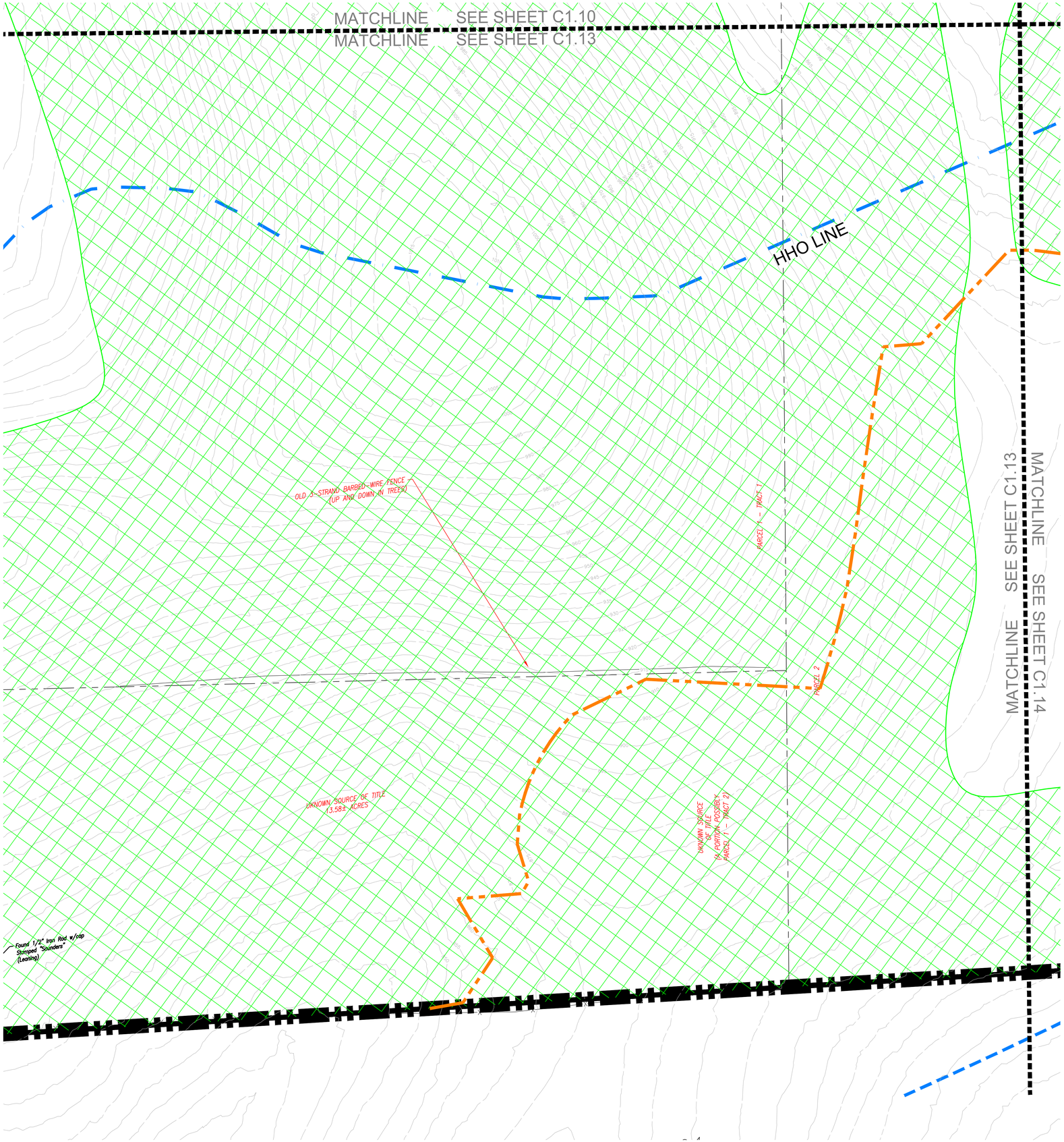

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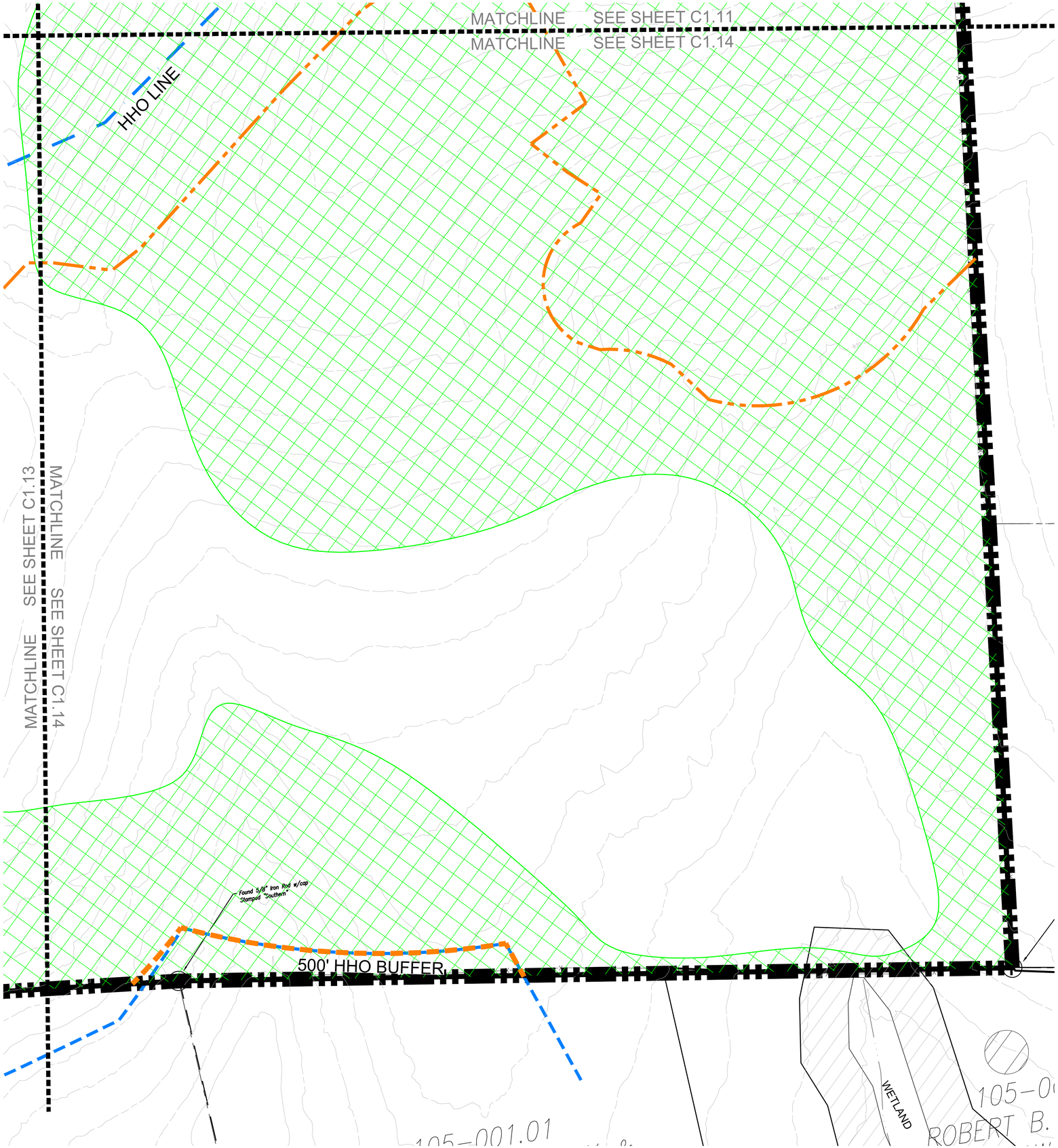

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STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.14

COF # ----


HARLIN
PLANNING COMMISSION - 04/24/2025
BOYLE
Building community since 1933.
sdco
PARTNERS
Kimley»Horn
GAMBLE DESIGN
COLLABORATIVE
SHERIDAN
PUBLIC RELATIONS LLC
HISTORICAL
CONCEPTS
ARCHITECTURE & PLANNING
DesignStudio
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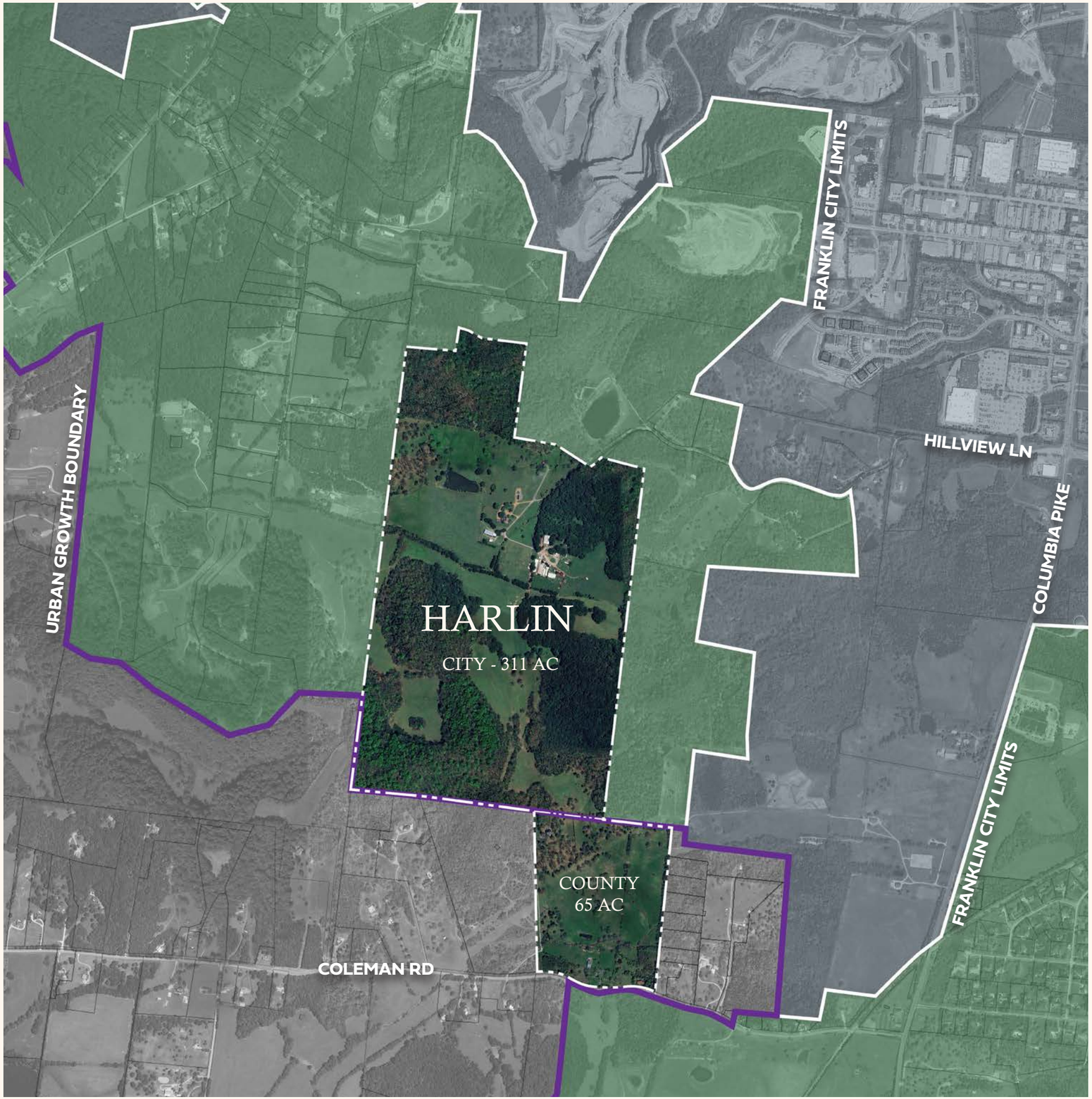


Village Green:
Preservation and Progress

To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

- BOYLE

- Unique experience living in a small village community surrounded by an abundance of nature
- Transition from high density to rural character
- Diverse Residential and Commercial uses
- Preservation of over 70% of land.
- Preservation of rural character
- Clustered village with thoughtful development footprint

HARLIN | LOCATION MAP





COLEMAN ROAD PROPERTY ENLARGEMENT

**Master plan is conceptual in nature*





TOWN CENTER

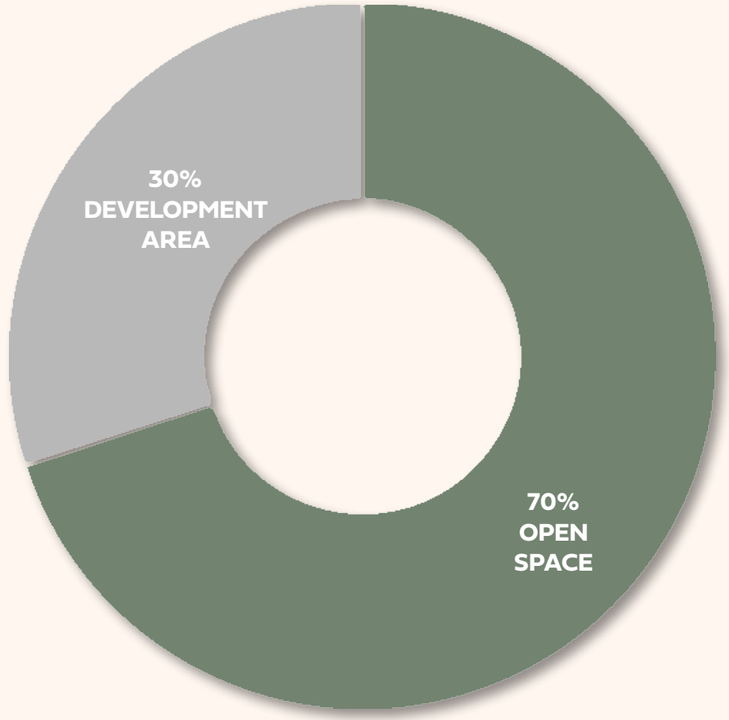
A. NEIGHBORHOOD AMENITY
B. BOUTIQUE INN & COTTAGES
C. COMMUNITY POST OFFICE
D. MIXED USE
E. CHAPEL/TOWN HALL
F. MIXED USE
G. HISTORIC HOME
H. COMMERCIAL
I. MIXED USE
J. MIXED USE
K. NEIGHBORHOOD AMENITY

**Master plan is conceptual in nature*


© Zanetta Illustration

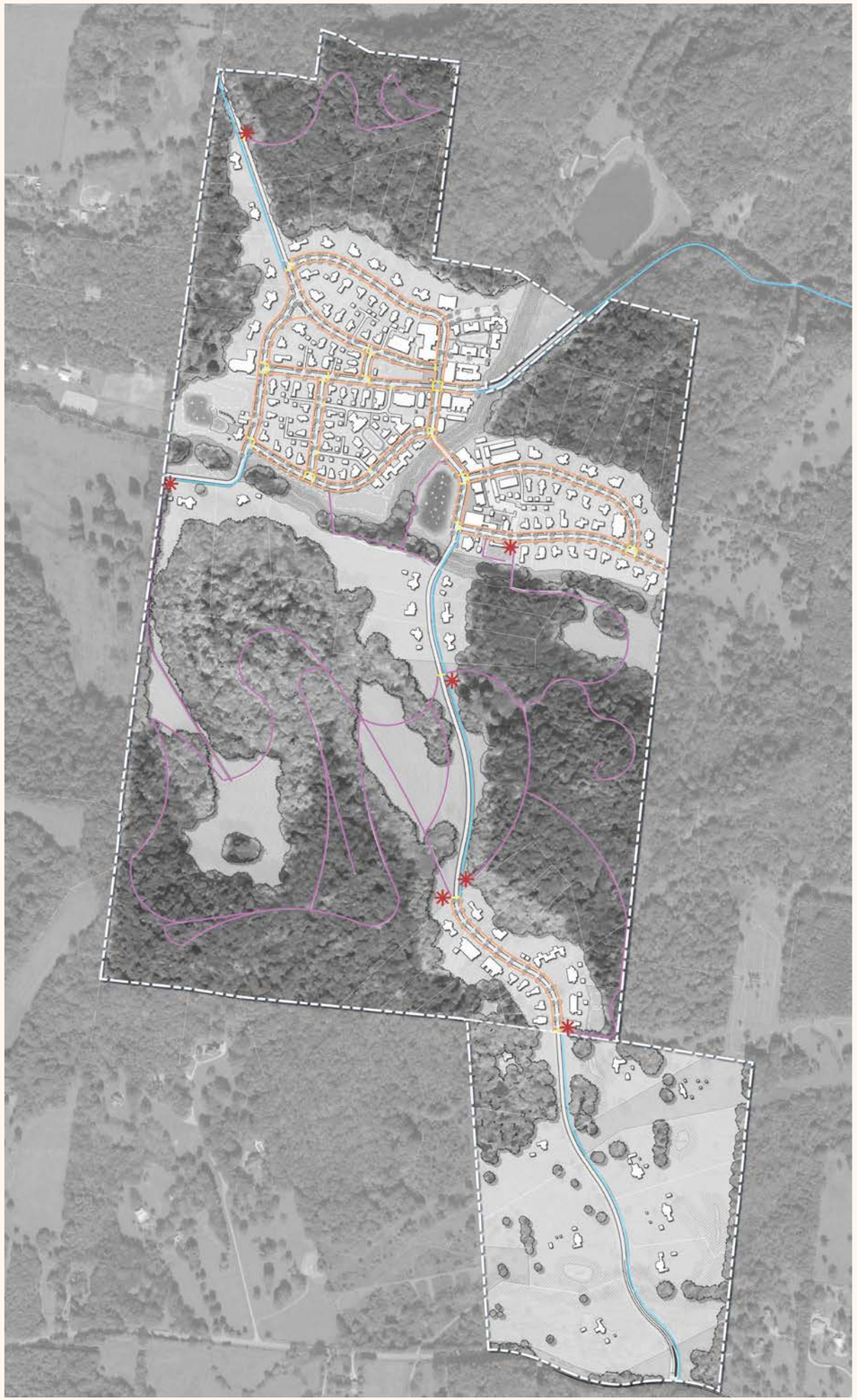

© Zanetta Illustration





To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

- Design oriented around preservation of open space.
- Extensive trail system to connect people with open space.
- Amenities meant to highlight and engage the community within the expansive preserved land.



PEDESTRIAN NETWORK

- SIDEWALK
- MULTI-USE PATH (2.5 MILES OF GREENWAY/BIKEWAY)
- CROSSWALK
- TRAILS (4 MILES OF TRAILS; PARKLAND DEDICATION)
- TRAILHEAD

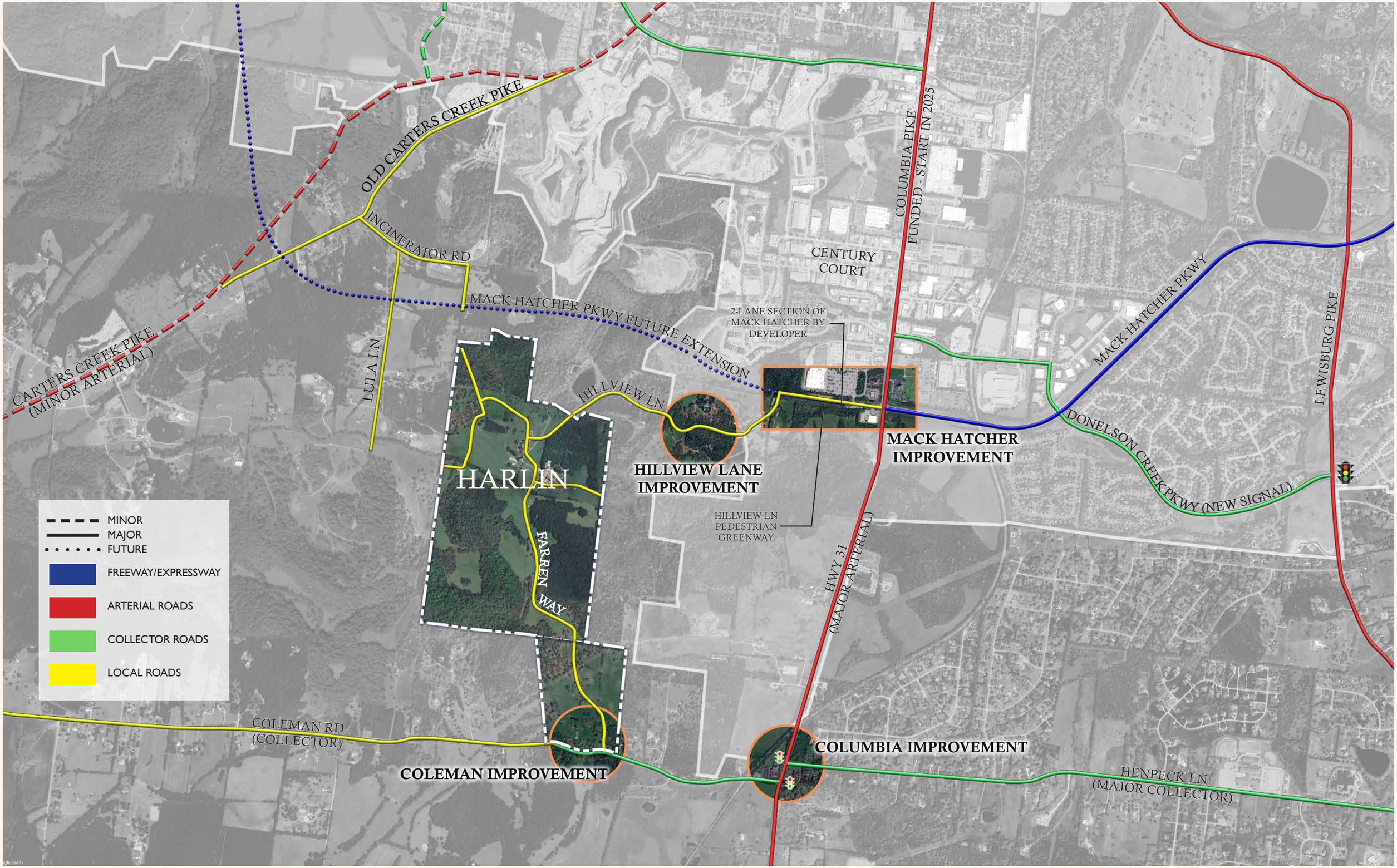
To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

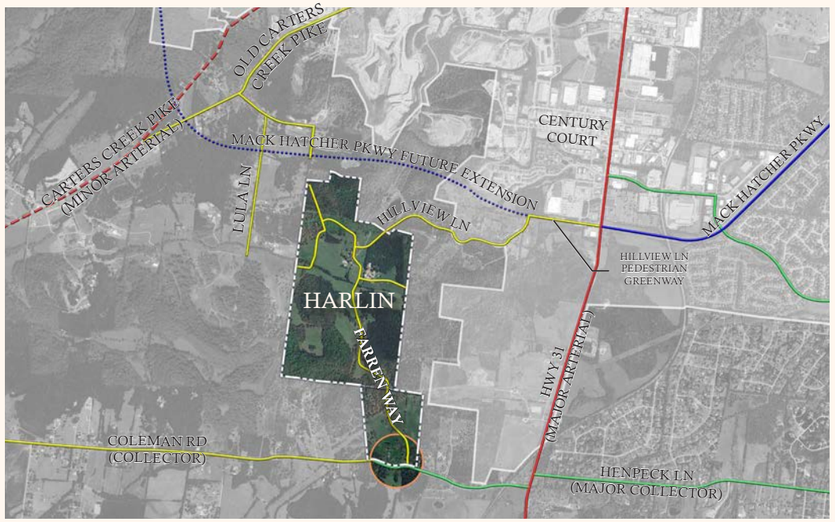


HHO REVISION

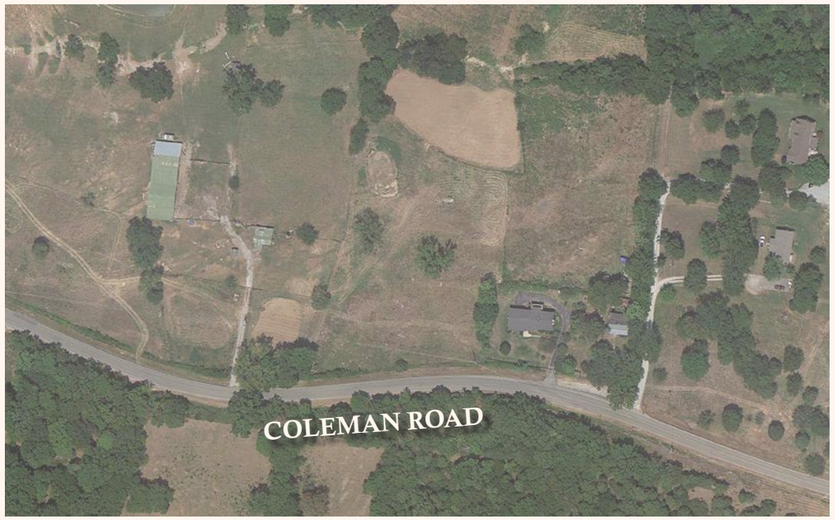
HHO LINE

PROPOSED HHO REVISION


OLD CARTERS CREEK PIKE
INCINERATOR RD
CARTERS CREEK PIKE
(MINOR ARTERIAL)
LULA LN
MACK HATCHER PKWY FUTURE EXTENSION
HILLVIEW LN
HARLIN
FARREN WAY
HILLVIEW LANE
IMPROVEMENT
CENTURY
COURT
2-LANE SECTION OF
MACK HATCHER BY
DEVELOPER
HILLVIEW LN
PEDESTRIAN
GREENWAY
COLUMBIA PIKE
FUNDED - START IN 2025
MACK HATCHER
IMPROVEMENT
MACK HATCHER PKWY
LEWISBURG PIKE
DONELSON CREEK PKWY (NEW SIGNAL)
HWY 31
(MAJOR ARTERIAL)
MINOR
MAJOR
FUTURE
FREEWAY/EXPRESSWAY
ARTERIAL ROADS
COLLECTOR ROADS
LOCAL ROADS
COLEMAN RD
(COLLECTOR)
COLEMAN IMPROVEMENT
COLUMBIA IMPROVEMENT
HENPECK LN
(MAJOR COLLECTOR)



Location Key



Existing Conditions

Coleman Road and Farren Way (Site Access - Southbound Approach)					
		Farren (Site Access) SB		Coleman EB Left Turn	
		AM	PM	AM	PM
2024	Existing	--	--	--	--
2029	Projected Unimproved	B (10.7)	B (11.4)	A (0.0)	A (0.0)
2032	Projected Unimproved	B (11.3)	B (12.2)	A (0.0)	A (0.0)
2037	Projected Unimproved	B (11.9)	B (13.2)	A (0.0)	A (0.0)



Proposed Improvements



Location Key



Existing Conditions



Proposed Improvements

Columbia Avenue at Coleman Road / Henpeck Lane						
Am Peak Hour						
	Existing 2024 Unsignalized		Background 2032 Unsignalized		Coordinated Signals 2032	
	Coleman	Henpeck	Coleman	Henpeck	Coleman	Henpeck
EB Left	F 54.8 (182')		F 1132.5 (3049')		D 48.9 (181')	
EB Right	D 34.0 (182')		F 1054.7 (3049')		A 8.8 (103')	
WB Left		F 54.0 (203')		F 572.2 (1654')		E 58.0 (138')
WB Right		E 40.4 (203')		F 613.7 (1664')		C 23.5 (86')
Overall Intersection	B 10.5	A 9.9	F 174.2	F 78.0	B 14.5	B 12.8
PM Peak Hour						
EB Left	F 217.1 (568')		F 2455.4 (4244')		F 99.0 (205')	
EB Right	F 205.8 (568')		F 2503.8 (4244')		D 39.0 (168')	
WB Left		F 110.5 (248')		F 2243.1 (3738')		E 61.6 (123')
WB Right		F 53.4 (248')		F 2255.0 (3738')		A 9.1 (90')
Overall Intersection	C 22.2	C 19.2	F 336.4	F 283.1	C 22.8	D 49.4

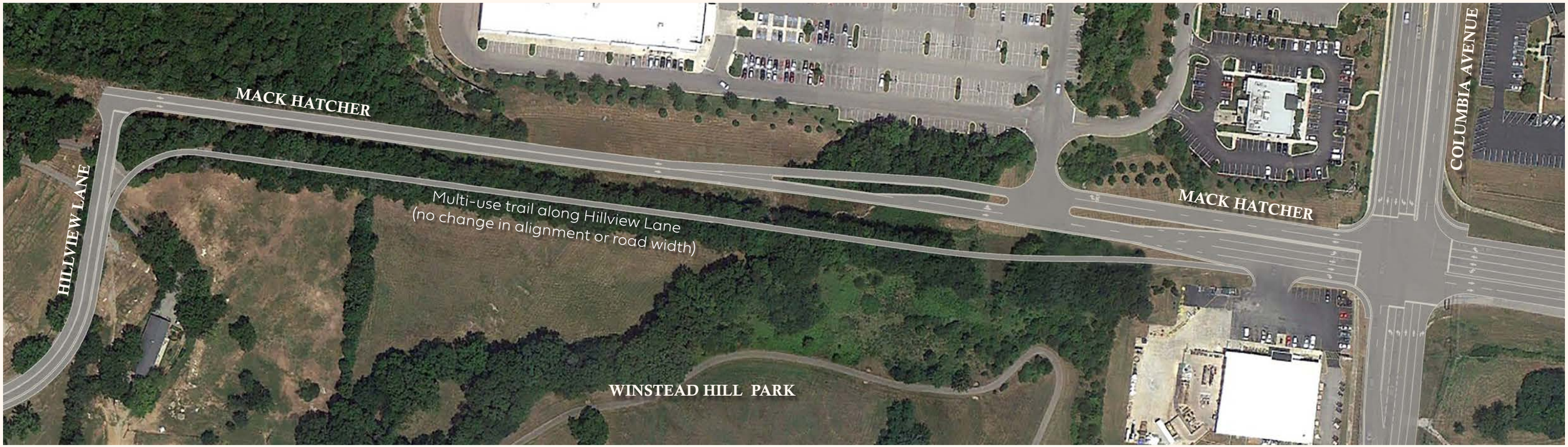


Location Key



Existing Conditions

Columbia Avenue and Mack Hatcher Parkway/Hillview Lane (Signalized)			
		AM	PM
2024	**Existing**	**D (37.4)**	**D (43.4)**
2029	Background	D (40.5)	D (47.1)
	Projected and Improved	**D (39.7)**	**D (47.3)**
2032	Background	D (34.8)	D (38.6)
	Projected and Improved	**D (37.0)**	**D (39.8)**
2037	Background	D (37.7)	D (42.1)
	Projected and Improved	**D (39.2)**	**D (42.7)**



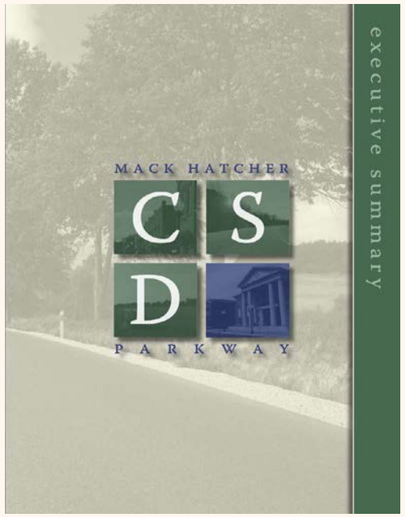
Proposed Improvements

Figure 4-f
Before



Figure 4-f
After









STATEMENT OF CONSENSUS

We, the members of the Mack Hatcher Parkway Context Sensitive Citizen Design Team, request that the Tennessee Department of Transportation accept and carry forward the recommendations described in this document for the improvement of the existing section of Mack Hatcher Parkway (State Route 397) and the proposed extension of Mack Hatcher Parkway. We have reached consensus on design features noted herein and submit this set of recommendations to TDOT. We appreciate the opportunity provided by TDOT to participate in this CSD process, and we further recommend that the department continue to utilize local participation in this project as it moves forward through subsequent engineering and construction phases.

Existing Conditions

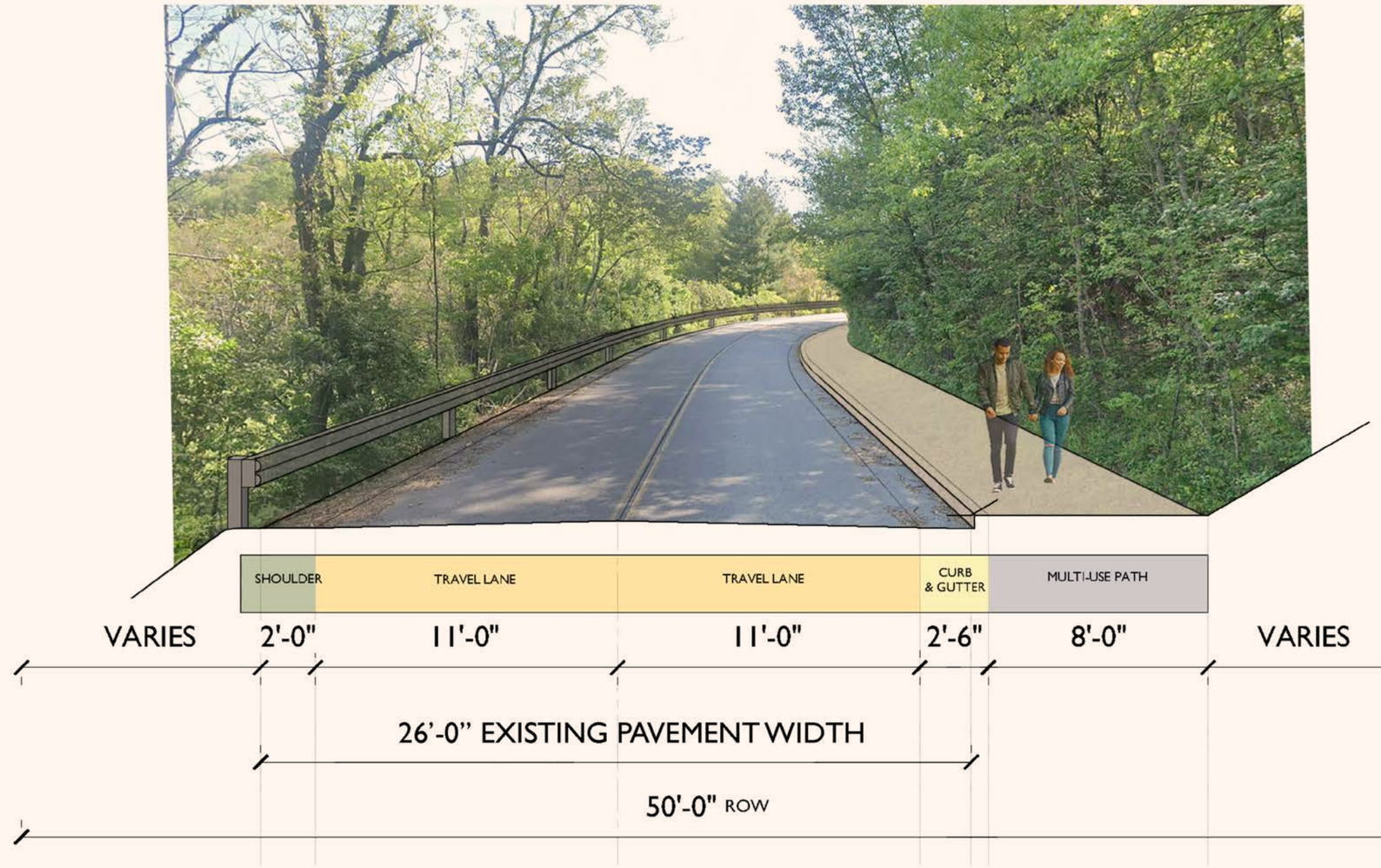




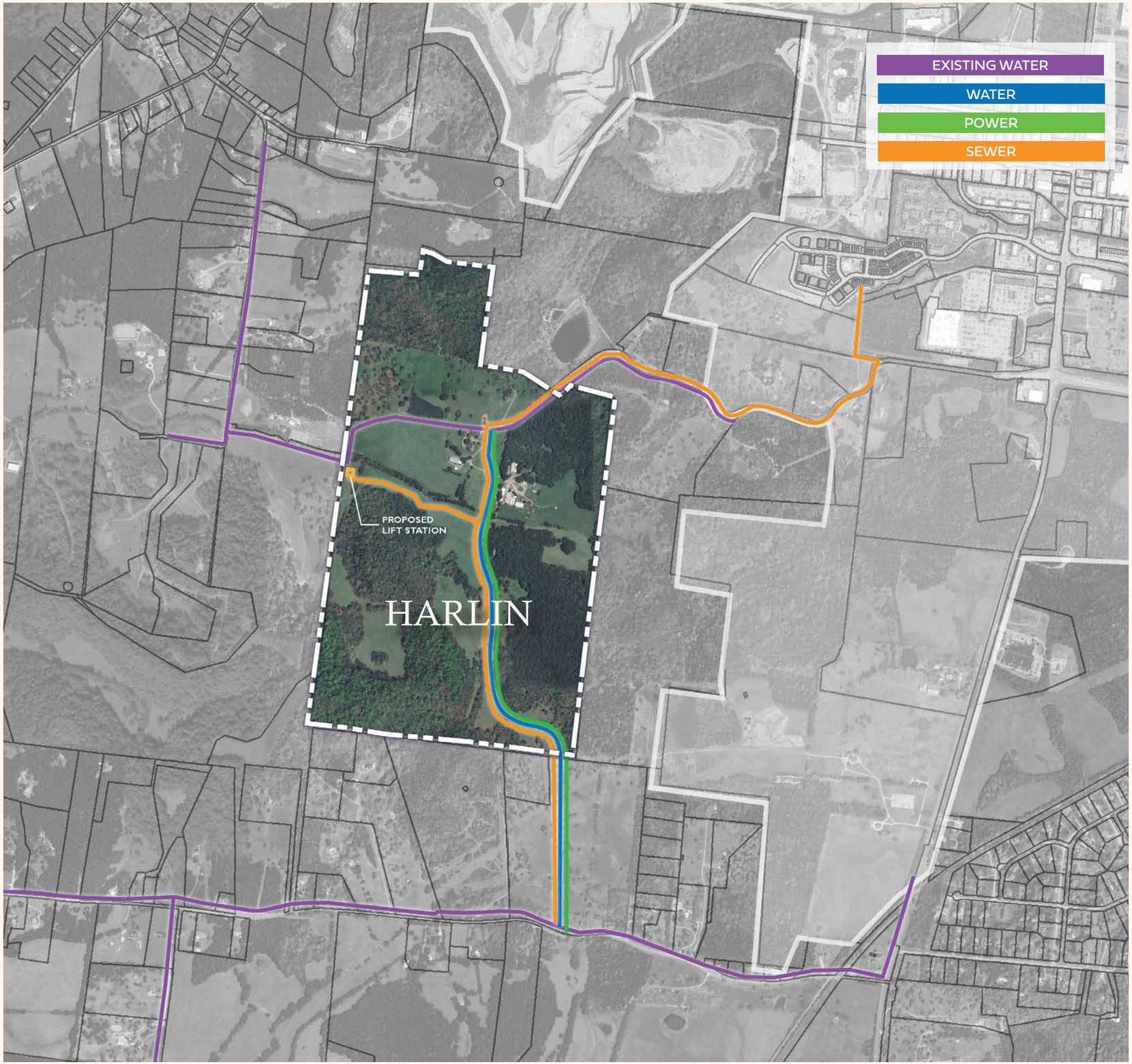
Location Key



Existing Conditions



Proposed Improvements to Hillview Lane



Is there adequate utility infrastructure?

Sewer: City of Franklin
Installation of a new pump station and approximately 5100 LF of force main and 2800 LF of gravity

Water: HB&TS
10,600 LF of 12-inch water will be extended from the intersection of Coleman Road and Kittrell Road.

Power: MTEMC
MTEMC and telecommunications have provided input on the proposed improvements to serve the site for electricity and telecommunications.

Requested Modifications of Standards

1. **MOS - Chapter 6 – Building Types – House/Duplex/ Multiplex/Townhouse/Multifamily – Alley Loading Garages – Garage Setback**
   - Standard: At least 22 feet from a mews right-of-way, when facing a mews the rear façade shall have a pedestrian door.
   - Modification: Request to allow a 5 feet or 22 feet minimum setback from a Mews ROW when lots front public streets (specifically lots 84-86 and 92-105); when facing a mews the rear façade or property line shall have either a pedestrian door, 4 foot clear path to the principal building, or gate.



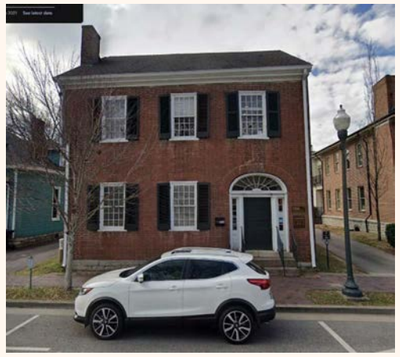
MINIMUM 22' SETBACK

5' OR 22' MINIMUM SETBACK

MEWS COURTYARD

LOTS WHICH FRONT AN OPEN SPACE AND SERVED OFF A MEWS ALLEY ARE TO BE SPRINKLERED. THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90,AND 91.

2. **MOS - Section 6.6 – Building Types – House – Building Orientation and Entry – Entry Features**
   - Standard: Shall have a covered porch, covered stoop, or balcony over the entrance.
   - Modification: Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.







3. **MOS - Section 6.6 – Building Types – Townhouse – Façade Standards for Each Unit – Entry Features**
   - Standard: The front façade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance.
   - Modification: Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.





Requested Modifications of Standards

4. **MOS - Section 6.6 – Building Types – Townhouse – Foundations, Porches, and Stoops – Finished Floor Elevation:**
   - Standard: Minimum 18 inches above grade at front façade.
   - Modification: Request to reduce this requirement to no minimum when a home office is on the first floor within Live Work units to comply with necessary ADA requirements.



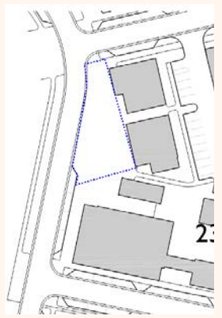
5. **MOS - Section 6.8 – Building Types – Multifamily – Building Orientation and Entry - Entrances:**
   - Standard: Facades along a street or internal drive shall have individual entrances to all publicly accessed ground floor uses and all ground floor dwelling units.
   - Modification: MOS to allow a maximum of two ground floor unit on the street facing façade to share a single street facing entry door, not requiring individual entrances for each of the two units.





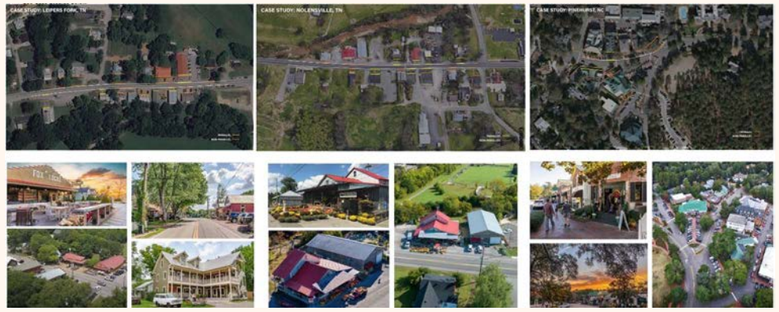


6. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Orientation and Entry – Façade Location:**
   - Standard: The building shall parallel the frontage
   - Modification: Request to allow buildings within the Neighborhood Village portions of the project to be at an angle from the frontage to create more interest along the streetscape and abilities to have more open space in front of a building. This request is limited to buildings at Lot 23 only.









Requested Modifications of Standards

7. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Windows – Glazing on Retail Storefronts:**
   - Standard: 50 to 85 percent of the ground floor, measured between two feet and ten feet from the ground. 20 to 65 percent of upper floors
   - Modification: Request to charge upper floors max from 65 percent to 85 percent.



8. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Elements – Retail Storefronts:**
   - Standard: Any storefront shall have display windows, transom windows, knee walls of between 18 and 24 inches tall, and other architectural elements such as bulkheads, trim, and cornice detailing
   - Modification: Request to remove the transom requirement above storefront display windows, but not doorways, to allow for larger storefront options.











9. **MOS - Section 9.7.1. Sidewalks – General:**
   - Standard: Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
   - Modification: Request to allow revision of this requirement to comply with the MOES and corresponding approved street sections that allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.

Requested Modifications of Standards

10. MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:

- Standard: City of Franklin Minimum Parking Standards
- Modification: Request to utilize COF ZO Minimum Parking guidelines as identified for uses within the Central Franklin Overlay (CFO) guidelines

11. MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:

- Standard: City of Franklin Minimum Parking Standards - Multifamily
- Modification: Request to establish Minimum Parking Guidelines for Small Scale Multifamily use based on Franklin Zoning Ordinance requirements for Multiplex use which dedicate 2 off street parking stalls per residential unit.

12. MOS - Section 11.5 – Open Space - Neighborhood Amenity – Stormwater:

- Standard: Stormwater management features shall not be counted as open space
- Modification: At lot 79, Stormwater Management features may occupy up to 60% of the neighborhood amenity when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features.









Requested Modifications of Standards

13. MOS - Section 11.6 – Open Space - Pocket Park – Stormwater:

- Standard: Stormwater management features may occupy up to 40% of the pocket park when treated as a site amenity and designed pursuant to section 17.5 Stormwater Management Features.
- Modification: At lot 159, Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features. Lot 159 will have pedestrian and public activation around the entirety of the stormwater feature.









14. MOS - Section 11.6 - Open Space - Pocket Park - Features:

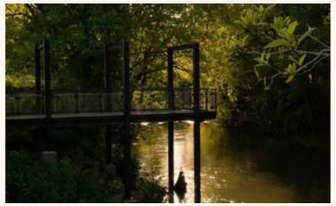
- Standard: Four of the following features are required:
- Modification: Amend/add additional features more consistent with the Vision of the development:

A. Seating Elements
B. Pedestrian Shelter such as Canopies, Gazebos, Trellises, Arbors, or Transit Shelters
C. Furnishings such as Planters, Waste Receptacles, Bicycle Racks, Drinking Fountains, Informational Signage, or Hammock Areas
D. Fountains, Sculptures, or Art
E. Playgrounds or Nature-Based Play Areas
F. Gathering Spaces such as fire pits, picnic areas, outdoor dining areas
G. Outdoor game areas for yard games such as Bocce, Croquet, Cornhole
H. On lot 159, Engagement of streams and ponds such as Pedestrian Bridges and Overlooks







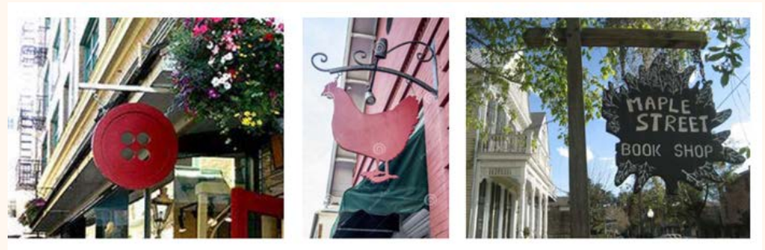






15. MOS - Section 15.1.3 – Signs – General Provisions – Proportion & Shape:

- Standard: Signs shall not be irregularly shaped.
- Modification: Permit one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.







SITE DATA

ZONING: MGA-1

242 HOMES, 0.78 DU/AC

27,000 SF COMMERCIAL SPACE

80 HOTEL ROOMS

2-3 STORY BUILDINGS

70% OF TREE CANOPY RETAINED

70% OF SITE IS OPEN SPACE




© Zanetta Illustration

City of Franklin

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

File #: 21-0457

DATE: April 9, 2025

TO: Franklin Municipal Planning Commission

FROM: Emily Huffer, Preservation Planner
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Ordinance 2025-06, An Ordinance To Zone 311.21 Acres To Planned (PD 0.78/32,000/80) District, And Hillside Hillcrest Overlay (HHO) District, For The Property Located West Of Hillview Land And North Of Coleman Road At 1247 Hillview Lane (Harlin PUD Subdivision).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8703
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Harlin John Asbury Bacon Rev Living Trust, John Harlin, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to zone the property at 1247 Hillview Lane Planned (PD 0.78/32,000/80), should the Plan of Services, RES 2025-24, and Annexation, RES 2025-25, be approved by BOMA. The subject property consists of 311.21 acres and is currently zoned MGA-1 (County). Envision Franklin places this parcel into the Village Green Design Concept, which states that these areas, "provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space. Desirable natural features should be identified first and set aside as part of the required 70 percent open space," and that, "commercial uses within Village Green should serve the Village and surrounding areas but should not generate significant regional traffic." For this property, Envision Franklin provides a special consideration regarding hospitality uses. It states that, "Hospitality uses are appropriate as a Secondary Use within Village Green if sized appropriately and the building massing is in keeping with the location and design as indicated on the Development Plan" and have a maximum of 80 keys. The accompanying development plan proposes 242 residential units in a variety of housing types, 32,000 square feet of nonresidential space, and 80 hotel keys. The zoning as proposed is consistent with the recommendations of Envision Franklin.

The applicant is also requesting to modify the Hillside Hillcrest Overlay (HHO) line on the property as part of this zoning request. The applicant has supplied visuals of the proposed HHO boundaries against the existing contours and treeline of the property. The existing boundaries derive from a combination of protecting steep slopes, existing tree canopy, and the bases of existing hillsides. The

proposed revision to the HHO line southwest of the creek is minimal and maintains the same form of the existing boundary, adjusting to steep slope data in the area. The HHO revision on the southern property line follows that same slope criteria and preserves more of the hillside than the existing boundary. Based on the rationale and existing conditions of the property, Staff is supportive of the proposed HHO boundary revisions.

PROCEDURAL REQUIREMENTS:

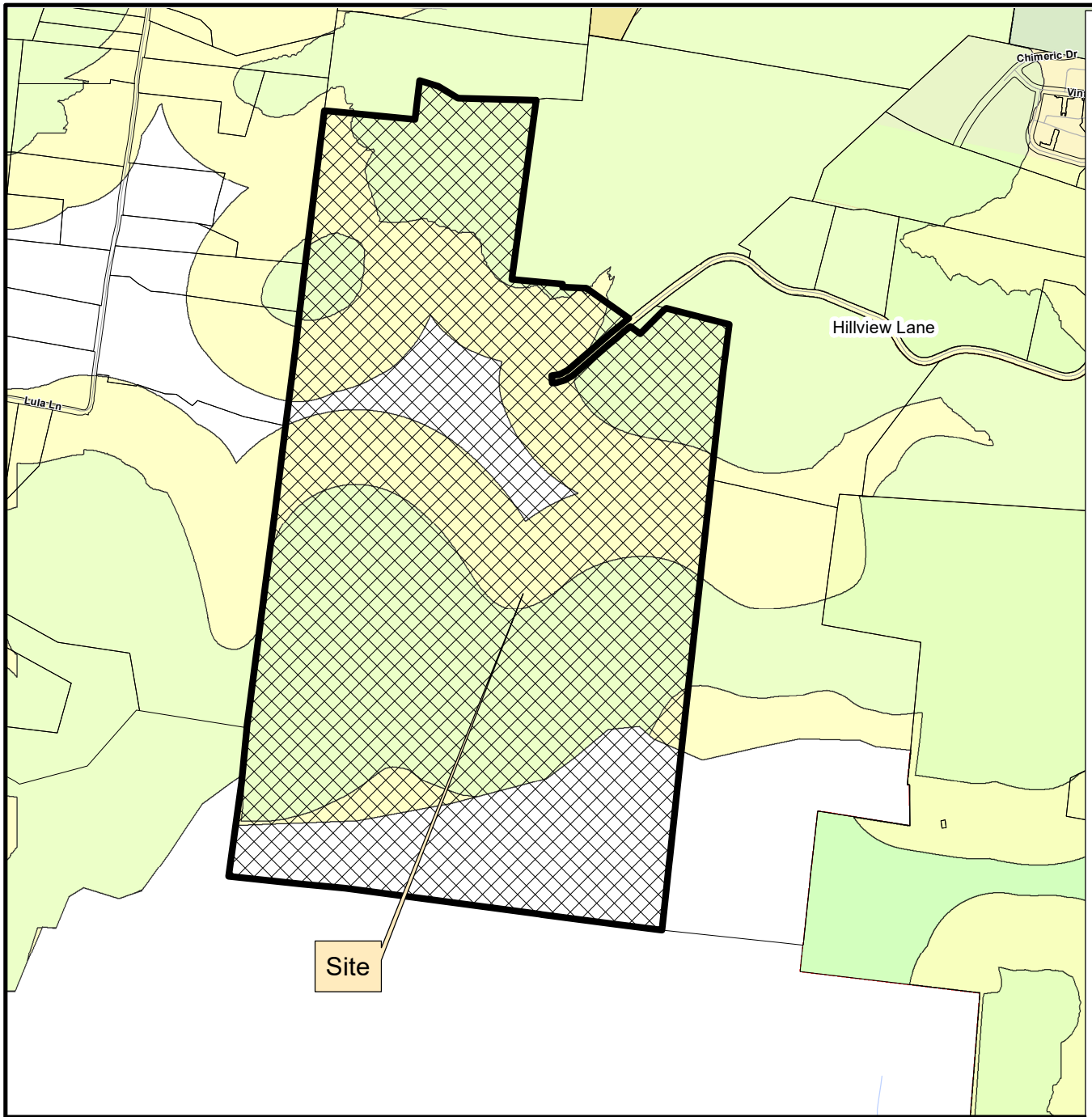
1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2025-06.



HARLIN PUD SUBDIVISION
ORDINANCE 2025-06
RESOLUTION 2025-26

Project Information
Existing Zoning: County
Proposed Zoning: PD (0.78 / 32,000 / 80)
Overlay Districts: HHO, 500' Buffer of Hillside
Site Acreage: 311.21 acres
Proposed Number of Dwelling Units: 242
Proposed Nonresidential Square Footage: 32,000 SF
Hotel Keys: 80

Legend

- Harlin PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- 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 District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 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

ORDINANCE 2025-06

AN ORDINANCE TO ZONE 311.21 ACRES TO PLANNED (PD 0.78/32,000/80) DISTRICT, AND HILLSIDE HILLCREST OVERLAY (HHO) DISTRICT, FOR THE PROPERTY LOCATED WEST OF HILLVIEW LAND AND NORTH OF COLEMAN ROAD AT 1247 HILLVIEW LANE (HARLIN PUD SUBDIVISION)

WHEREAS, John Asbury Bacon Harlin, Trustee of the John Asbury Bacon Harlin Revocable Living Trust, (Owner) of property located at 1247 Hillview Lane (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the property as described in Resolution 2025-24 and Resolution 2025-25; and

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

WHEREAS, the Planned (PD 0.78/32,000/80) District, and the Hillside Hillcrest Overlay (HHO) District, provide zoning for land uses compatible with both the Franklin Land Use Plan and the surrounding development; and

WHEREAS, the BOMA adopted Resolution 2025-26, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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 the following: Planned (PD 0.78/32,000/80) District, and the Hillside Hillcrest Overlay (HHO) District:

PREMISES CONSIDERED

Map-Parcel	Acres
091 – 99.00	311.21
Total	311.21

SECTION II: That the attached Location Map (Exhibit A) and Hillside Hillcrest Survey (Exhibit B) 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 RESOLVED AND DONE on this ____ day of _____, 2025.

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

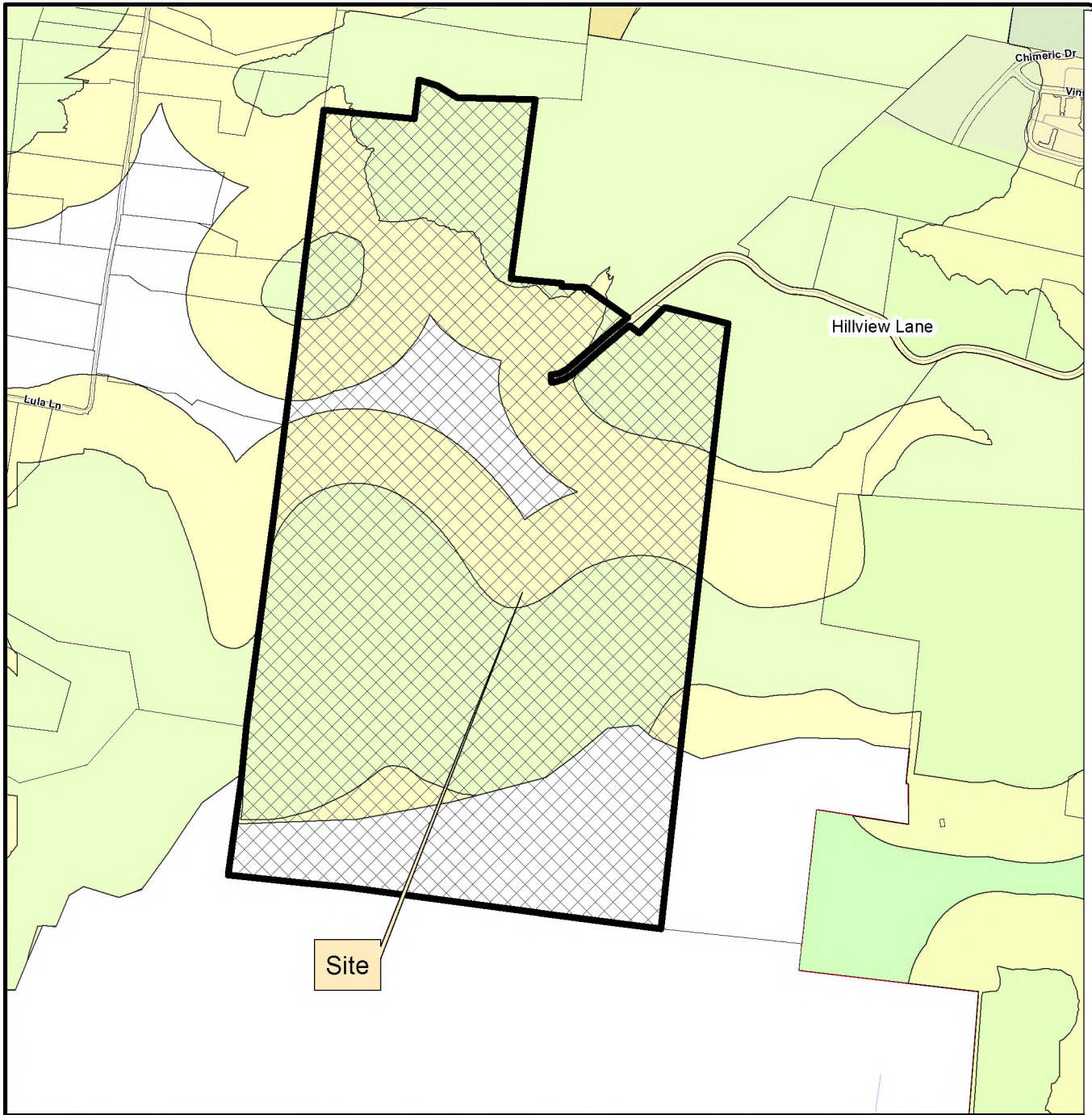
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



HARLIN PUD SUBDIVISION
ORDINANCE 2025-06
RESOLUTION 2025-26

Project Information
Existing Zoning: County
Proposed Zoning: PD (0.78 / 32,000 / 80)
Overlay Districts: HHO, 500' Buffer of Hillside
Site Acreage: 311.21 acres
Proposed Number of Dwelling Units: 242
Proposed Nonresidential Square Footage: 32,000 SF
Hotel Keys: 80

Legend

- Harlin PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- 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 District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 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.
All data and materials (c) copyright 2025. All rights reserved.

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

HARLIN PUD SUBDIVISION

REZONING REQUEST - PD(0.78 / 32,000 / 80)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
	SURVEY
	SURVEY
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS
C1.3	EXISTING CONDITIONS
C1.4	EXISTING CONDITIONS
C1.5	EXISTING CONDITIONS
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C1.8	EXISTING CONDITIONS
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C1.10	EXISTING CONDITIONS
C1.11	EXISTING CONDITIONS
C1.12	EXISTING CONDITIONS
C1.13	EXISTING CONDITIONS
C1.14	EXISTING CONDITIONS
C2.0	HHO REVISION
C2.1	HHO REVISION ENLARGEMENTS

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
GREG.GAMBLE@GDC-TN.COM

LANDSCAPE ARCHITECT:

DESIGN STUDIO
JASON GODDARD
615-218-8118
JGODDARD@DESIGNSTUDIOPLAN.COM

ENGINEER:

KIMLEY-HORN
RYAN MCMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
RYAN.MCMASTER@KIMLEY-HORN.COM

DEVELOPER/OWNER REP:

BOYLE INVESTMENT COMPANY
ADAM BALLASH
2000 MERIDIAN BLVD, SUITE 250
FRANKLIN, TN 37067
615-550-5583
ABALLASH@BOYLE.COM

ARCHITECT:

HISTORICAL CONCEPTS
CHRISTOPHER CARRIGAN
1133 BROADWAY, SUITE 720
NEW YORK, NY 10010
646-657-0315
CHRIS.CARRIGAN@HISTORICALCONCEPTS.COM

BRANDING:

SDCO PARTNERS
LYDIA TONEY
121 WENTWORTH ST
CHARLESTON, SC 29401
LYDIA@STITCHDESIGNCO.COM

PUBLIC RELATIONS:

SHERIDAN PUBLIC RELATIONS, LLC
JAY SHERIDAN
709 WEST MAIN ST
FRANKLIN, TN 37064
JAY@SHERIDANPR.COM

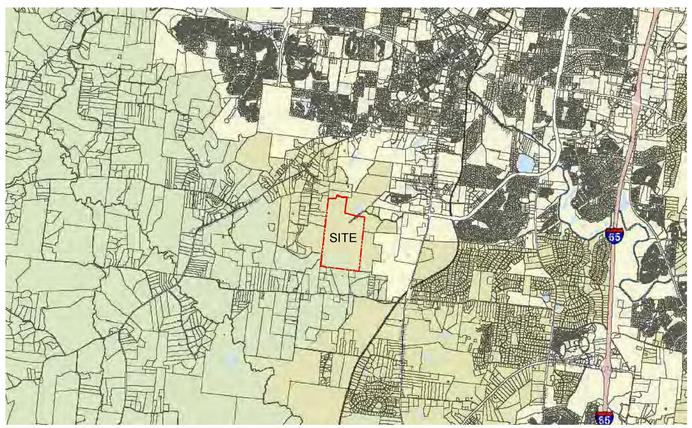


SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

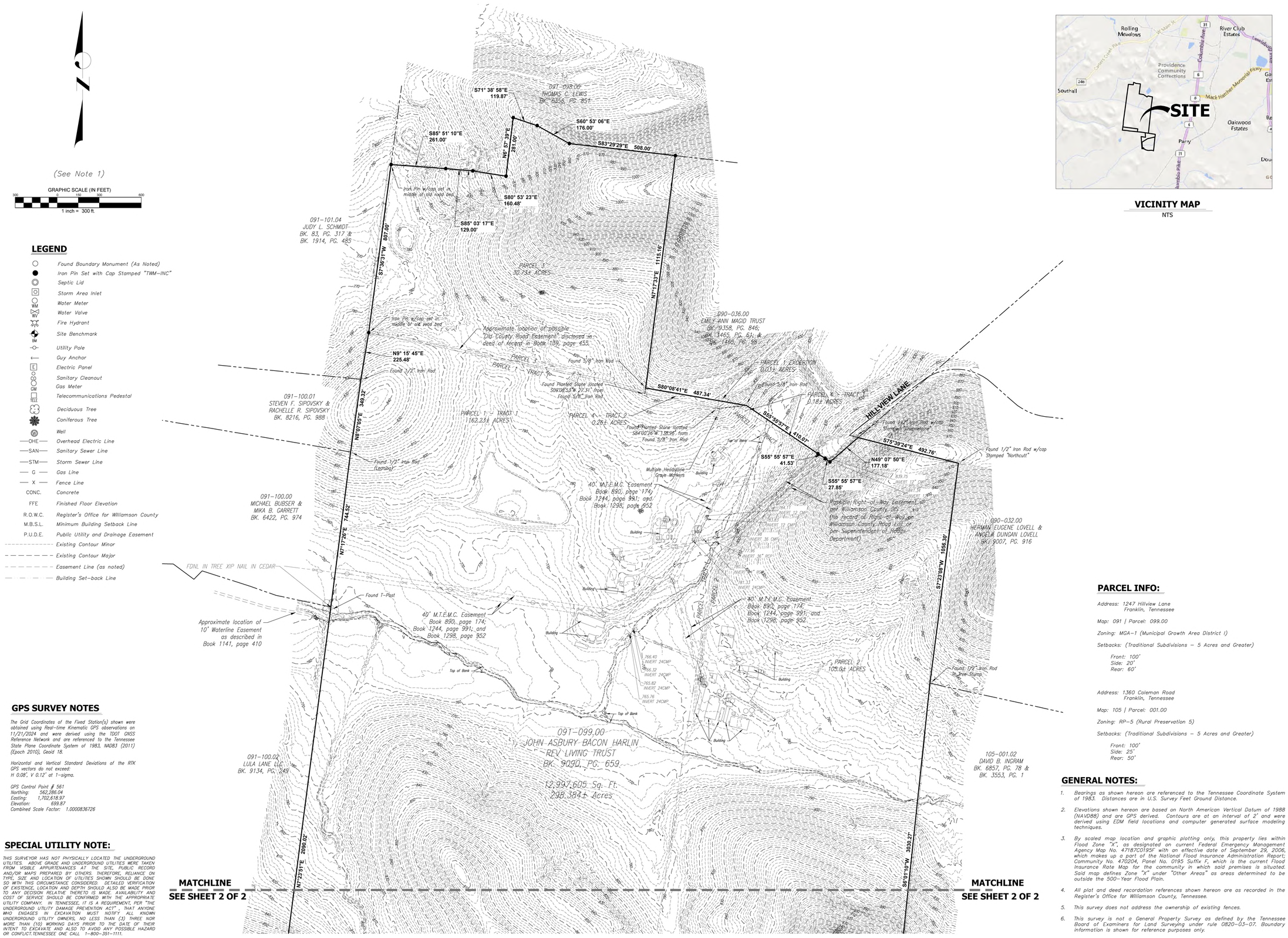
COF PROJECT NUMBER:	8703
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 32000, 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

VICINITY MAP



NOT TO SCALE





VICINITY MAP
NTS

LEGEND

- Found Boundary Monument (As Noted)
- Iron Pin Set with Cap Stamped "TWM-INC"
- Septic Lid
- Storm Area Inlet
- Water Meter
- Water Valve
- Fire Hydrant
- Site Benchmark
- Utility Pole
- Guy Anchor
- Electric Panel
- Sanitary Cleanout
- Gas Meter
- Telecommunications Pedestal
- Deciduous Tree
- Coniferous Tree
- Well
- —OHE— Overhead Electric Line
- —SAN— Sanitary Sewer Line
- —STM— Storm Sewer Line
- — G — Gas Line
- — X — Fence Line
- CONC. Concrete
- FFE Finished Floor Elevation
- R.O.W.C. Register's Office for Williamson County
- M.B.S.L. Minimum Building Setback Line
- P.U.D.E. Public Utility and Drainage Easement
- Existing Contour Minor
- Existing Contour Major
- Easement Line (as noted)
- Building Set-back Line

GPS SURVEY NOTES

The Grid Coordinates of the Fixed Station(s) shown were obtained using Real-time Kinematic GPS observations on 11/21/2024 and were derived using the TDOT GNSS Reference Network and are referenced to the Tennessee State Plane Coordinate System of 1983, NAD83 (2011) (Epoch 2010), Geoid 18.

Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed: H 0.08', V 0.12' at 1-sigma.

GPS Control Point # 561
Northing: 562,286.04
Easting: 1,702,618.97
Elevation: 639.87
Combined Scale Factor: 1.0000836726

SPECIAL UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON 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) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District 1)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

Address: 1360 Coleman Road
Franklin, Tennessee

Map: 105 | Parcel: 001.00

Zoning: RP-5 (Rural Preservation 5)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 25'
Rear: 50'

GENERAL NOTES:

1. *Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983. Distances are in U.S. Survey Feet Ground Distance.*
2. *Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) and are GPS derived. Contours are at an interval of 2' and were derived using EDM field locations and computer generated surface modeling techniques.*
3. *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. 47187C0195F with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470204, Panel No. 0195 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 areas determined to be outside the 500-Year Flood Plain.*
4. *All plat and deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.*
5. *This survey does not address the ownership of existing fences.*
6. *This survey is not a General Property Survey as defined by the Tennessee Board of Examiners for Land Surveying under rule 0820-03-07. Boundary information is shown for reference purposes only.*

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
TEL: (615) 814-7414
EMAIL: kshreeve@twm-inc.com

TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION

SEAL



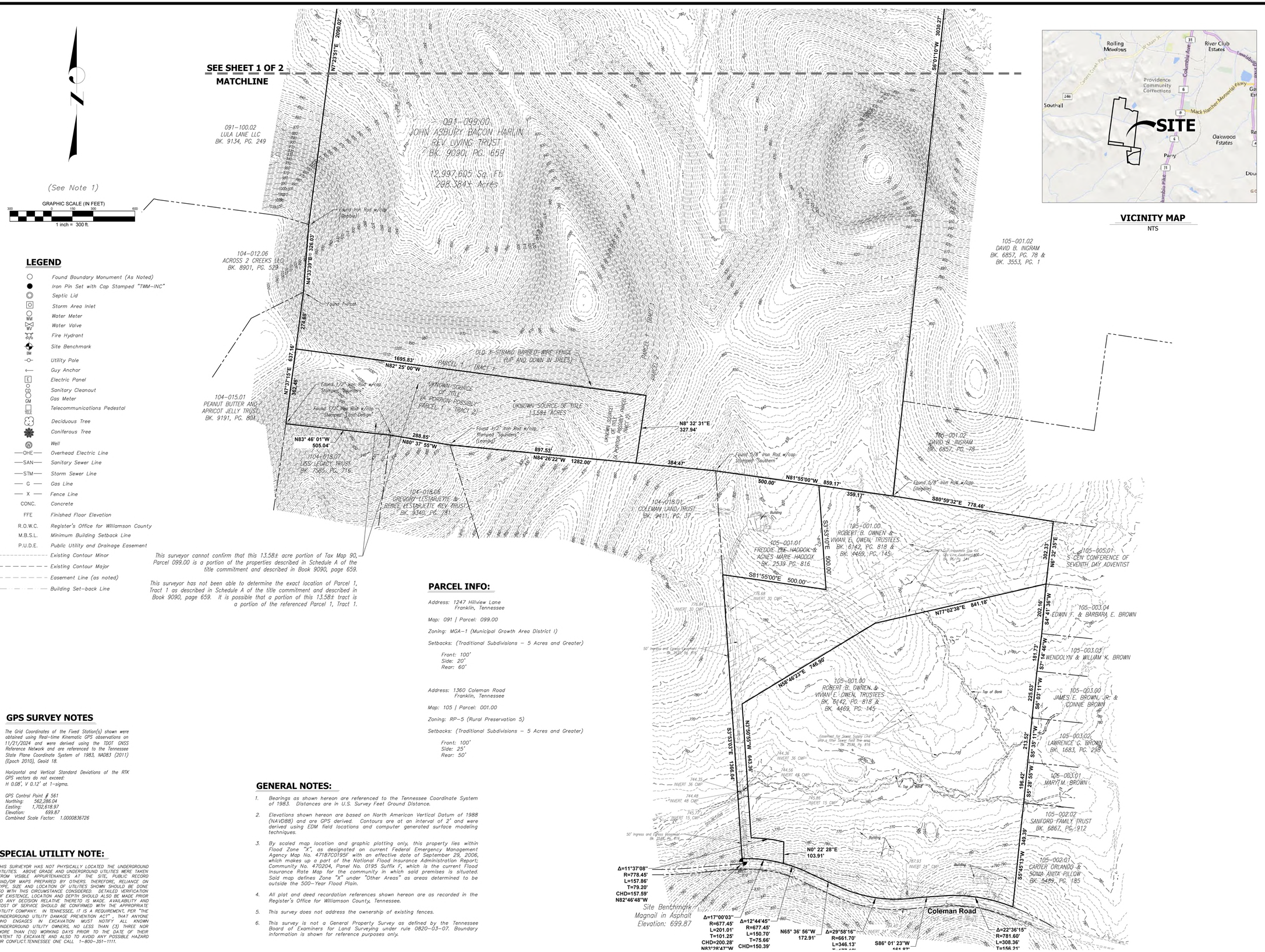
Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

1 OF 2

L:\2023\231539\4 CADD - DWG\4.6 Surv\231539 - Harlin Farms Expanded Topographic Survey.dwg Plotted By: kshreeve



VICINITY MAP
NTS

LEGEND

- Found Boundary Monument (As Noted)
- Iron Pin Set with Cap Stamped "TWM-INC"
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- P.U.D.E. Public Utility and Drainage Easement
- Existing Contour Minor
- Existing Contour Major
- Easement Line (as noted)
- Building Set-back Line

This surveyor cannot confirm that this 13.58± acre portion of Tax Map 90, Parcel 099.00 is a portion of the properties described in Schedule A of the title commitment and described in Book 9090, page 659.

This surveyor has not been able to determine the exact location of Parcel 1, Tract 1 as described in Schedule A of the title commitment and described in Book 9090, page 659. It is possible that a portion of this 13.58± tract is a portion of the referenced Parcel 1, Tract 1.

PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District I)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

Address: 1360 Coleman Road
Franklin, Tennessee

Map: 105 | Parcel: 001.00

Zoning: RP-5 (Rural Preservation 5)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
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GPS Control Point # 561
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Elevation: 699.87
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TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION

SEAL

KENNETH R. SHREEVE
REGISTERED LAND SURVEYOR
AGRICULTURE
2198
TENNESSEE NO.
02/07/2025

Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

2 OF 2

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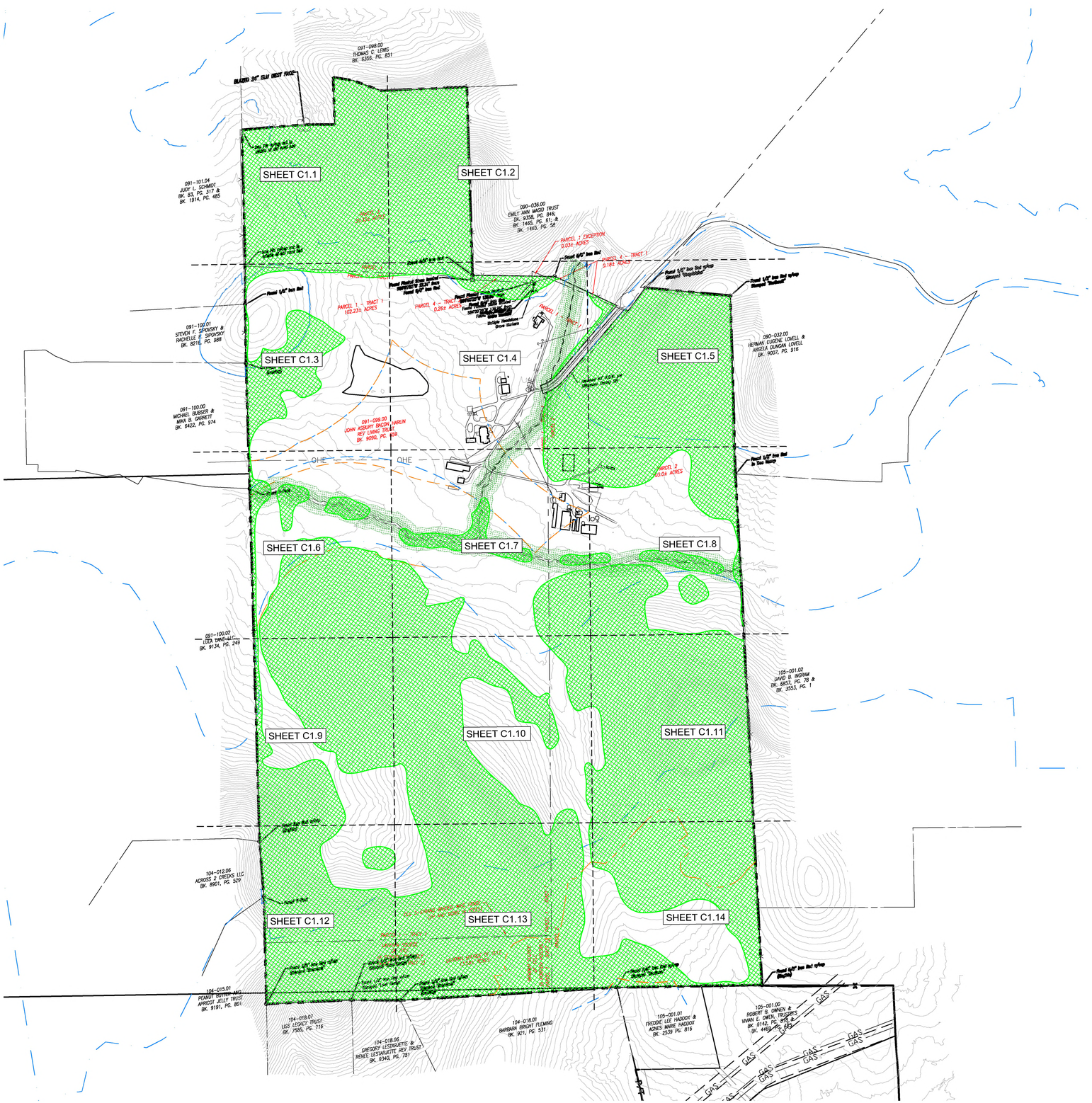
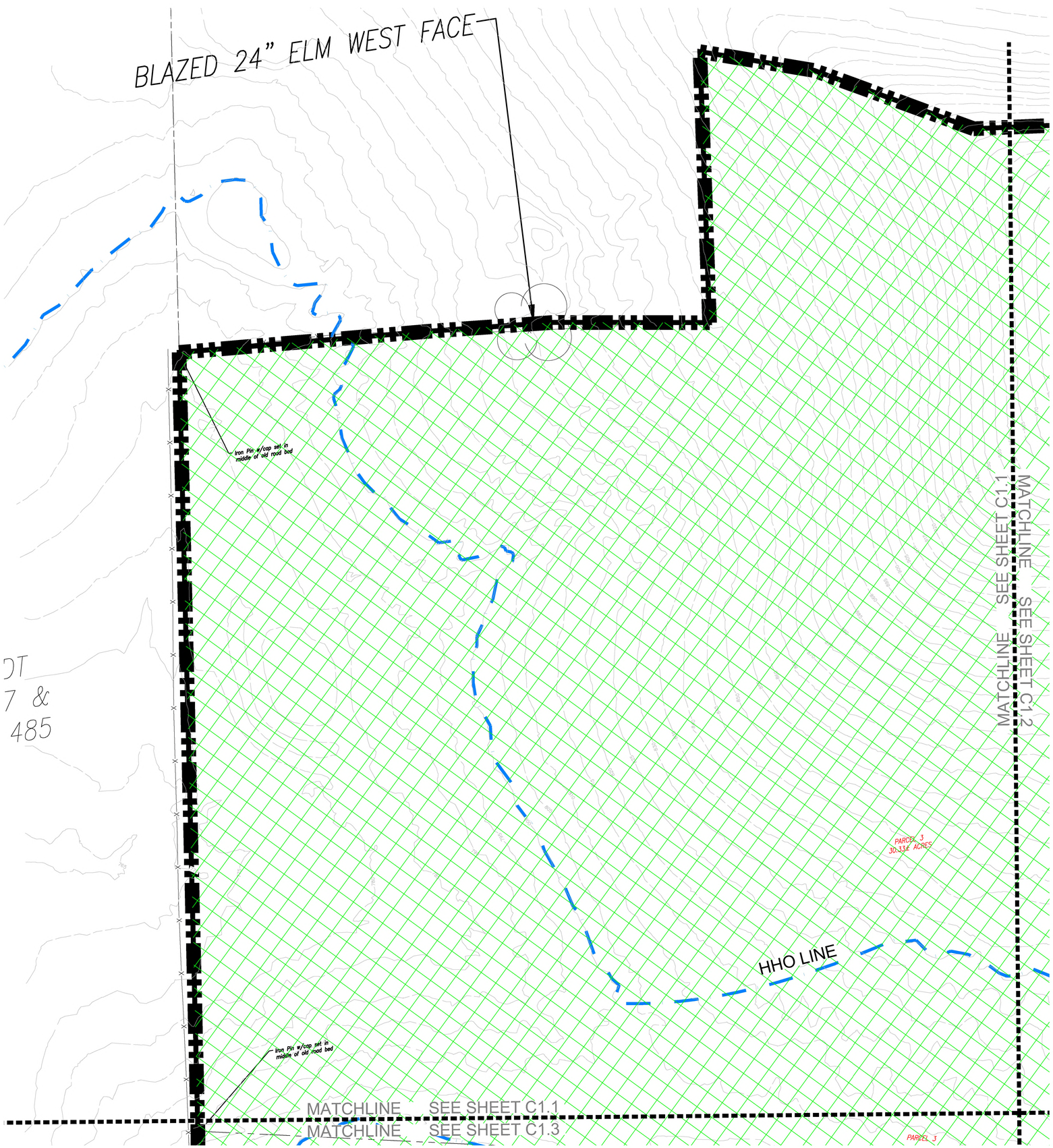

SHEET C1.1
SHEET C1.2
SHEET C1.3
SHEET C1.4
SHEET C1.5
SHEET C1.6
SHEET C1.7
SHEET C1.8
SHEET C1.9
SHEET C1.10
SHEET C1.11
SHEET C1.12
SHEET C1.13
SHEET C1.14
091-098.00 THOMAS C. LEWIS BK. 6356, PG. 851
091-101.04 JUDY L. SCHMIDT BK. 63, PG. 317 & BK. 1914, PG. 485
090-036.00 EMILY ANN MAGID TRUST BK. 9358, PG. 845; BK. 1465, PG. 51; & BK. 1465, PG. 58
091-100.01 STEVEN F. SIPOVSKY & RACHELLE E. SIPOVSKY BK. 8216, PG. 988
090-032.00 HERMAN EUGENE LOVELL & ANGELA DUNCAN LOVELL BK. 9007, PG. 916
091-100.00 MICHAEL BUBSER & MIKA B. GARRETT BK. 6422, PG. 974
091-099.00 JOHN ASBURY BROWN HARLIN REV LIVING TRUST BK. 9090, PG. 459
091-100.02 LIZA DANE-LLC BK. 9134, PG. 249
105-001.02 DAVID B. INGRAM BK. 6857, PG. 79 & BK. 3553, PG. 1
104-012.06 ACROSS 2 CREEKS LLC BK. 8901, PG. 329
104-015.01 PEANUT BUTTER AND APRICOT JELLY TRUST BK. 9191, PG. 801
104-018.07 LISS LEGACY TRUST BK. 7585, PG. 716
104-018.06 GREGORY LESTAVUETTE & RENEE LESTAVUETTE REV TRUST BK. 8340, PG. 751
104-018.01 BARBARA BRIGHT FLEMING BK. 921, PG. 531
105-001.01 FREDDIE LEE HADDOX & AGNES MARIE HADDOX BK. 2539 PG. 816
105-001.00 ROBERT B. OWEN & VIVIAN E. OWEN, TRUSTEES BK. 8142, PG. 905 & BK. 4462, PG. 682
PARCEL 1 - TRACT 1 102.23± ACRES
PARCEL 4 - TRACT 1 0.26± ACRES
PARCEL 1 EXCEPTION 0.03± ACRES
PARCEL 4 - TRACT 1 0.18± ACRES
PARCEL 2 49.0± ACRES
OHE
GAS
Found 1/2" Iron Rod
Found 1/2" Iron Rod w/cap "Stansell Engineering"
Found 1/2" Iron Rod w/cap "Stansell Surveying"
Found 1/2" Iron Rod w/cap "Stansell Surveying" (Bent)
Found 1/2" Iron Rod w/cap "Stansell Surveying" (Illegible)
Found 1/2" Iron Rod w/cap "Stansell Surveying" (Buried)
Found 1/2" Iron Rod w/cap "Stansell Surveying" (Bent & Buried)
Found 1/2" Iron Rod w/cap "Stansell Surveying" (Buried & Illegible)
Found 1/2" Iron Rod w/cap "Stansell Surveying" (Bent & Illegible)
Found 1/2" Iron Rod w/cap "Stansell Surveying" (Bent, Buried



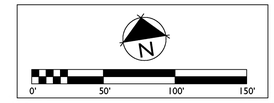
SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8703
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 32000, 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

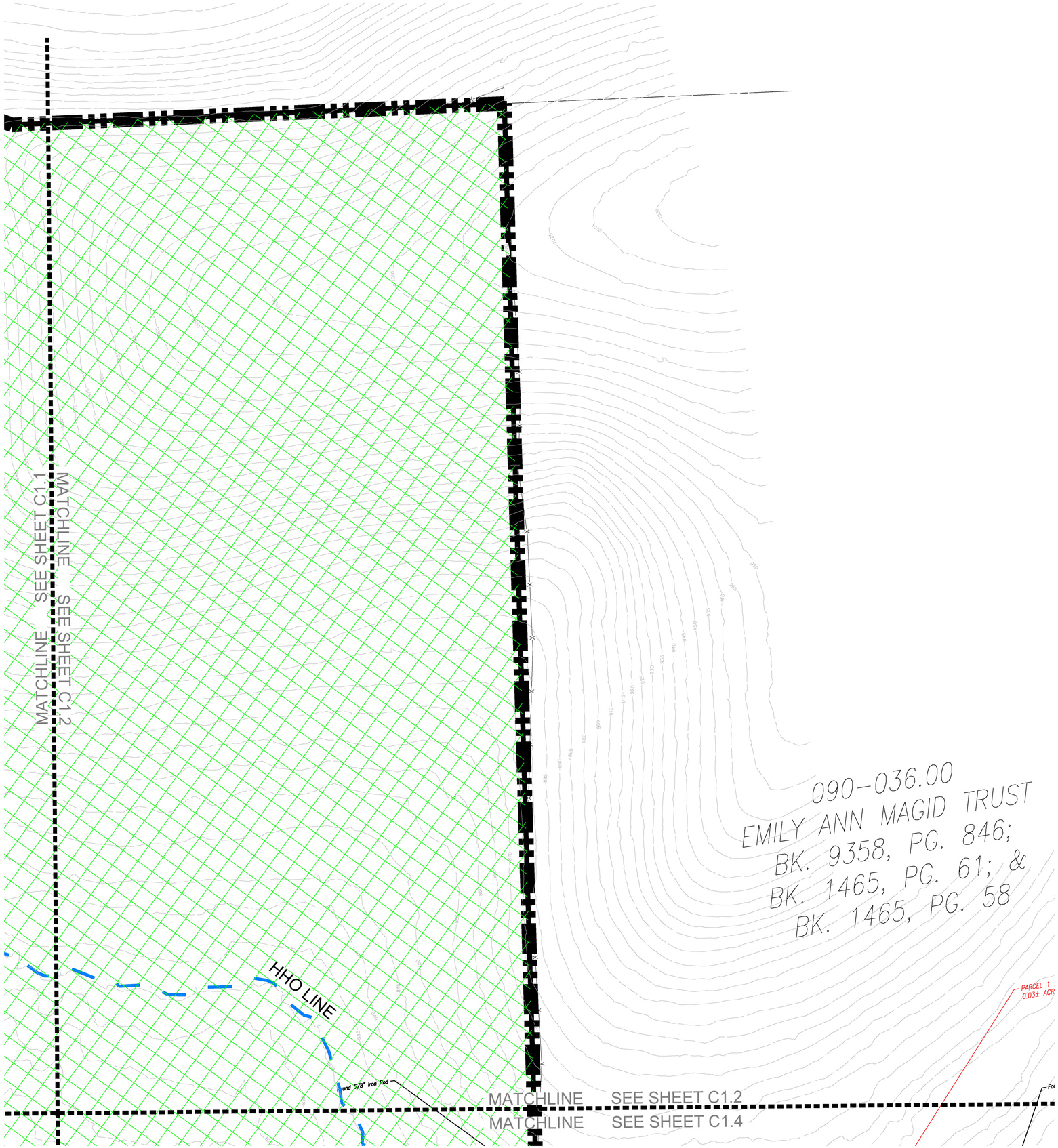
HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED AGRICULTURE LANDSCAPE ARCHITECT
TENNESSEE
#1525

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.1
COF #8703



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HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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ENVISION FRANKLIN:	VILLAGE GREEN

KEY

- EXISTING CANOPY
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- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

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sdco PARTNERS

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HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

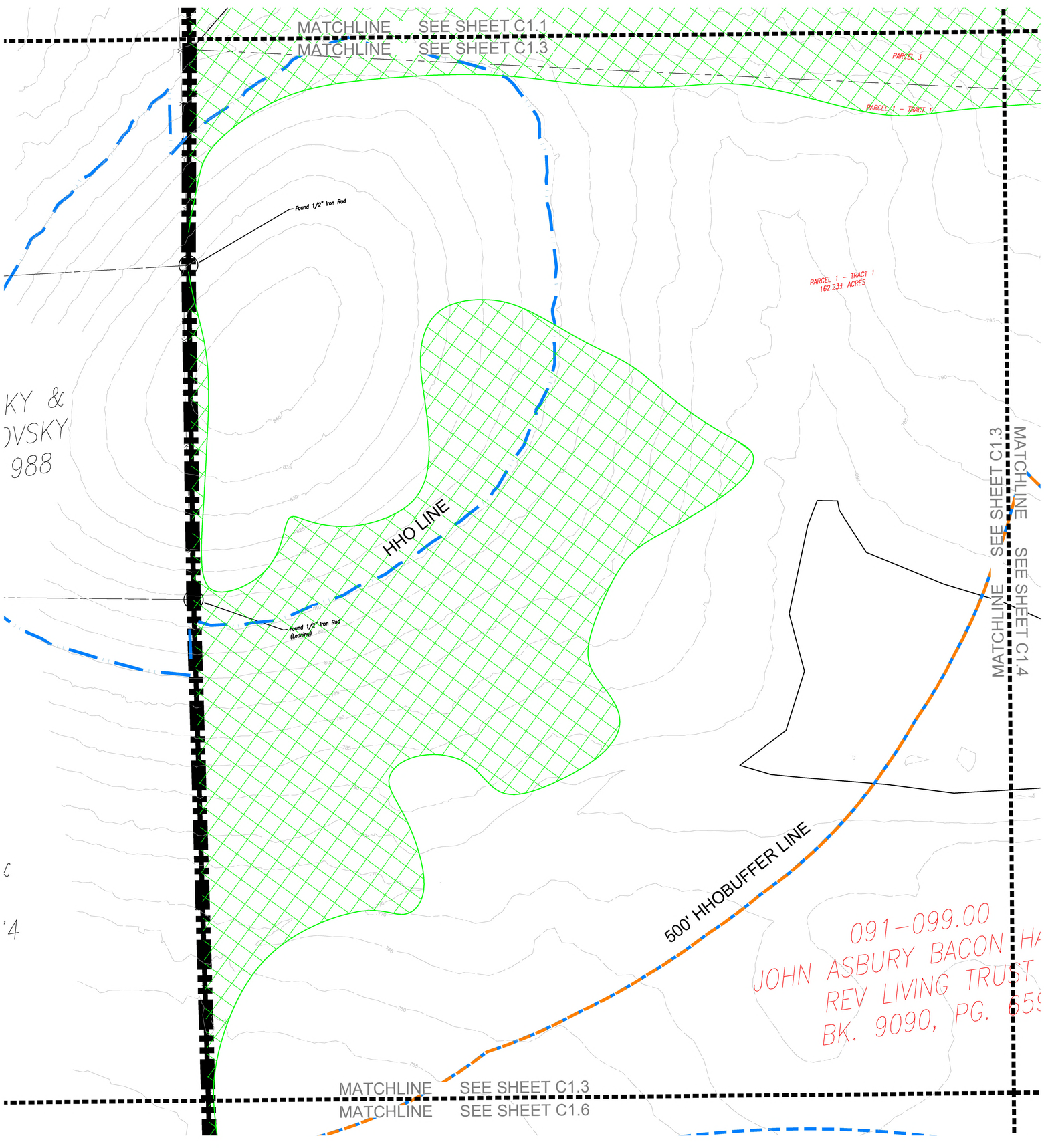
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
01/05/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.2

COF #8703



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8703
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 32000, 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

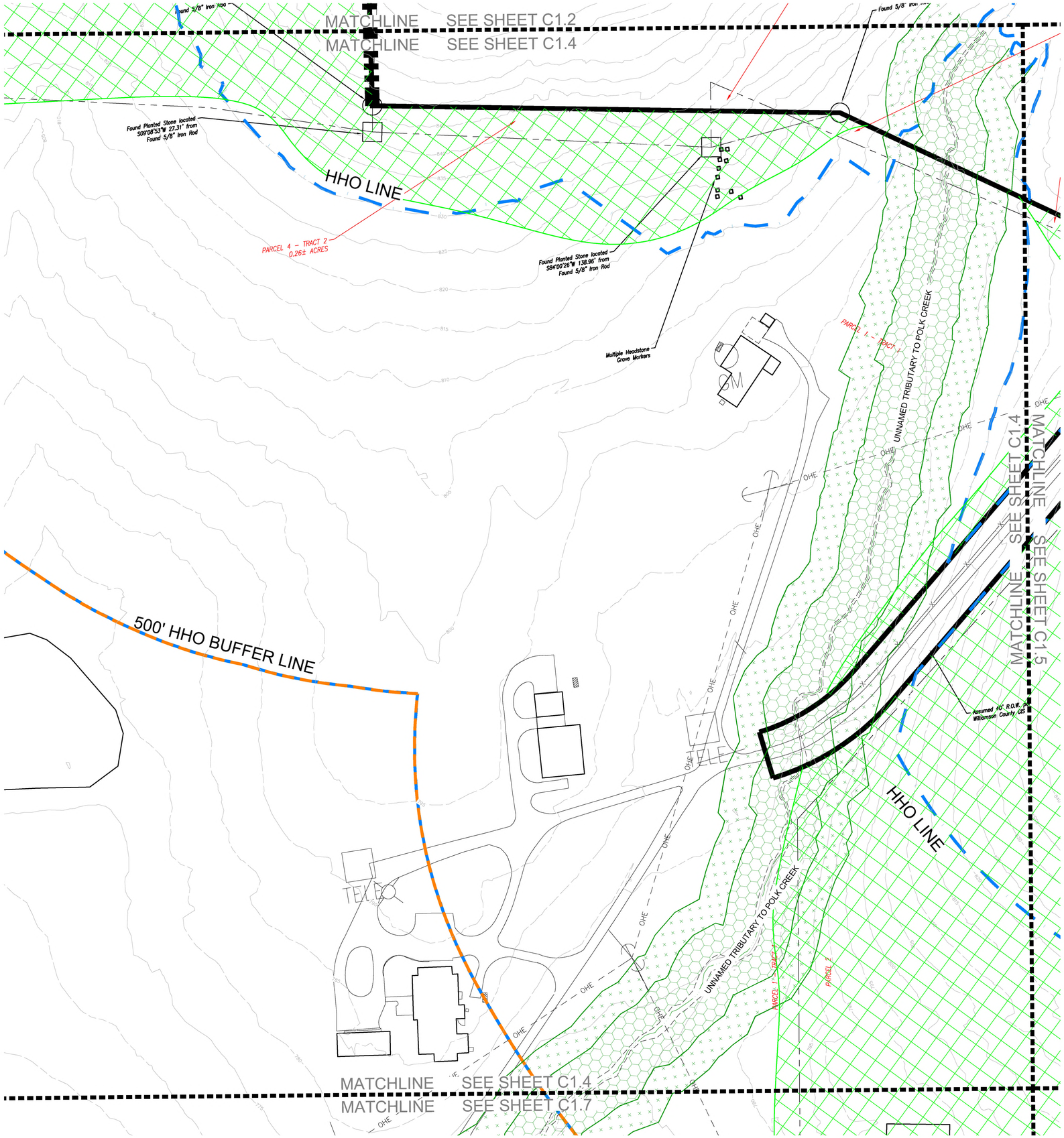
HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.3
COF #8703



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HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

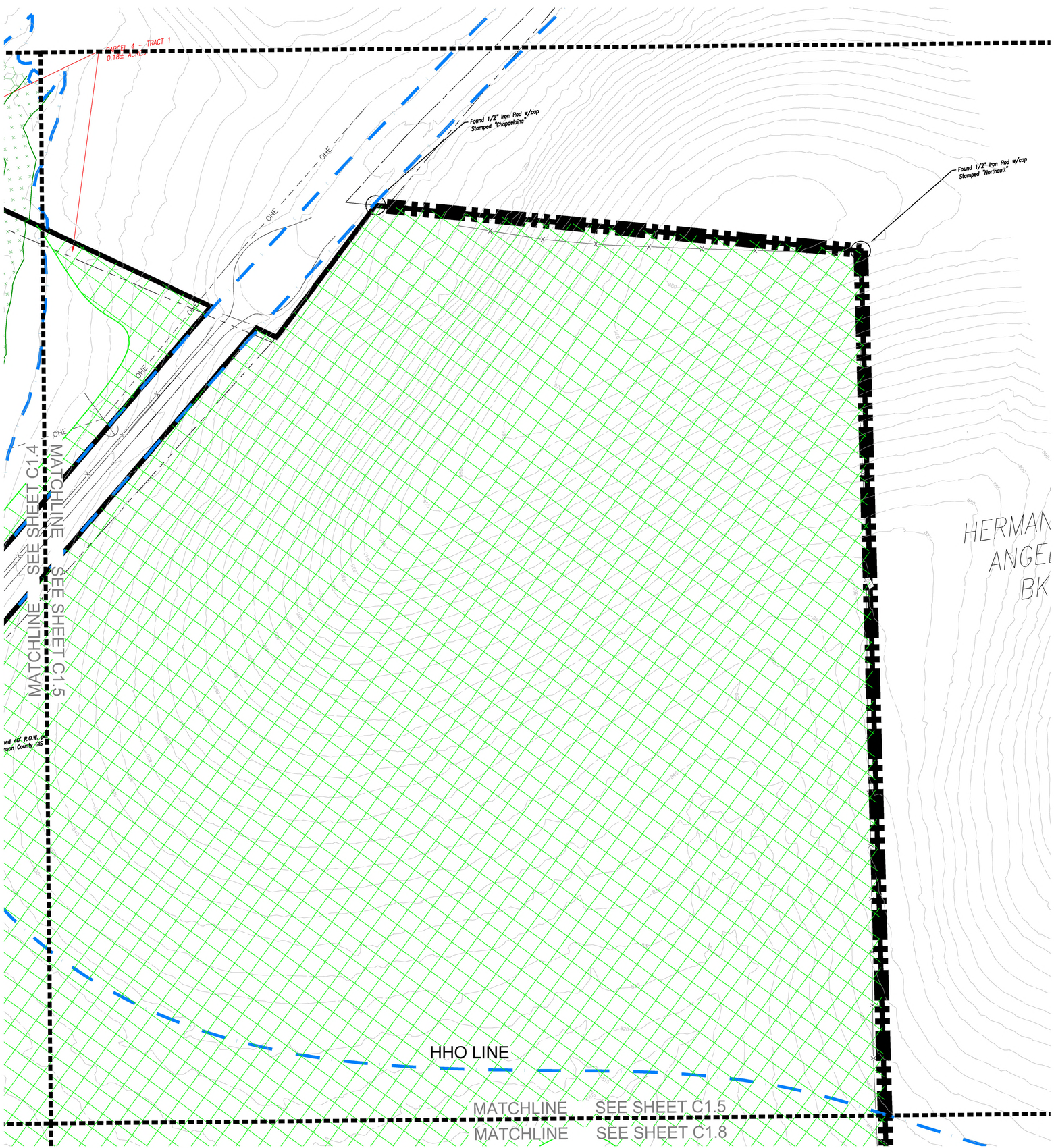
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
09/05/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.4

COF #8703



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

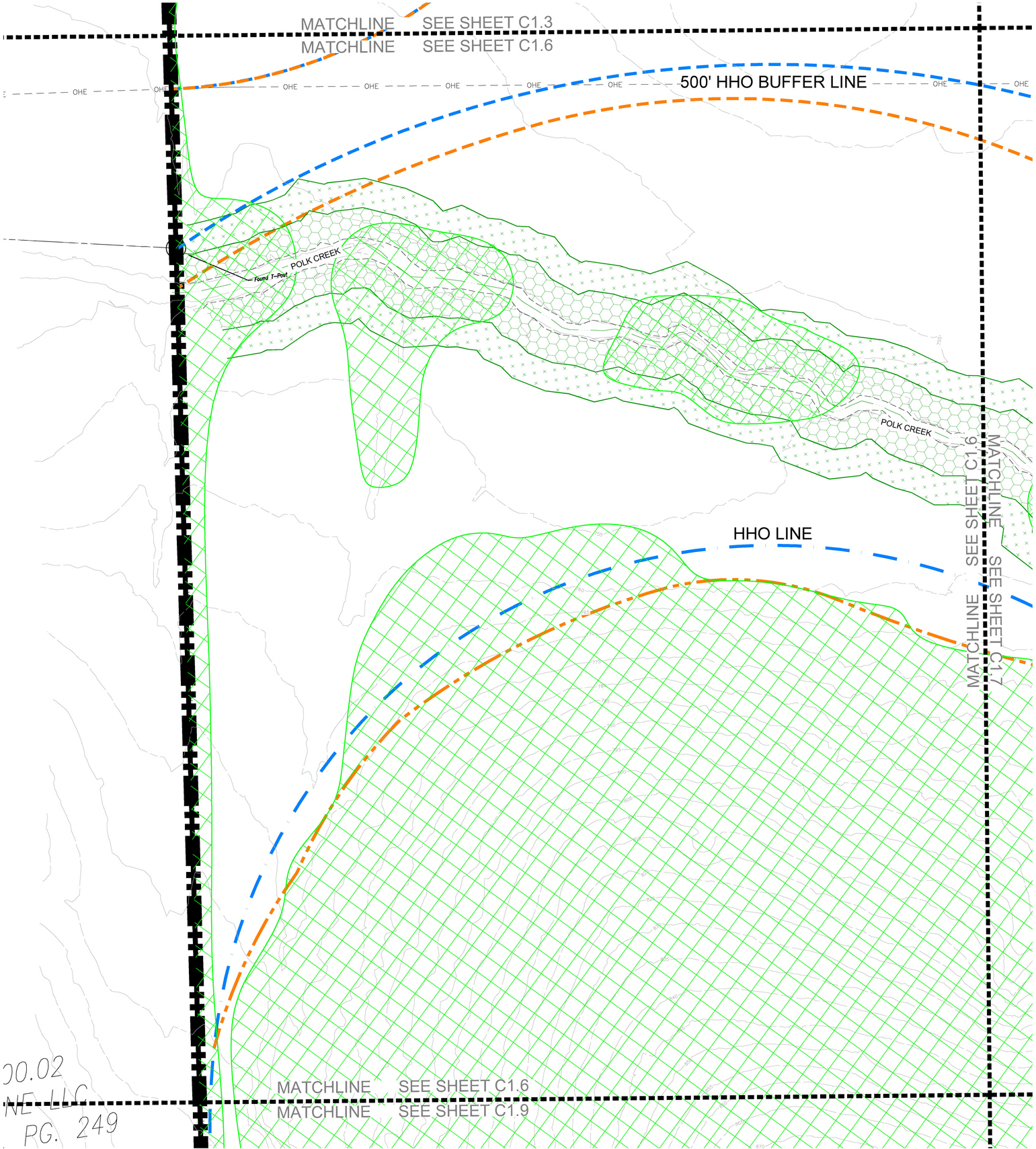
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
09/05/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.5

COF #8703



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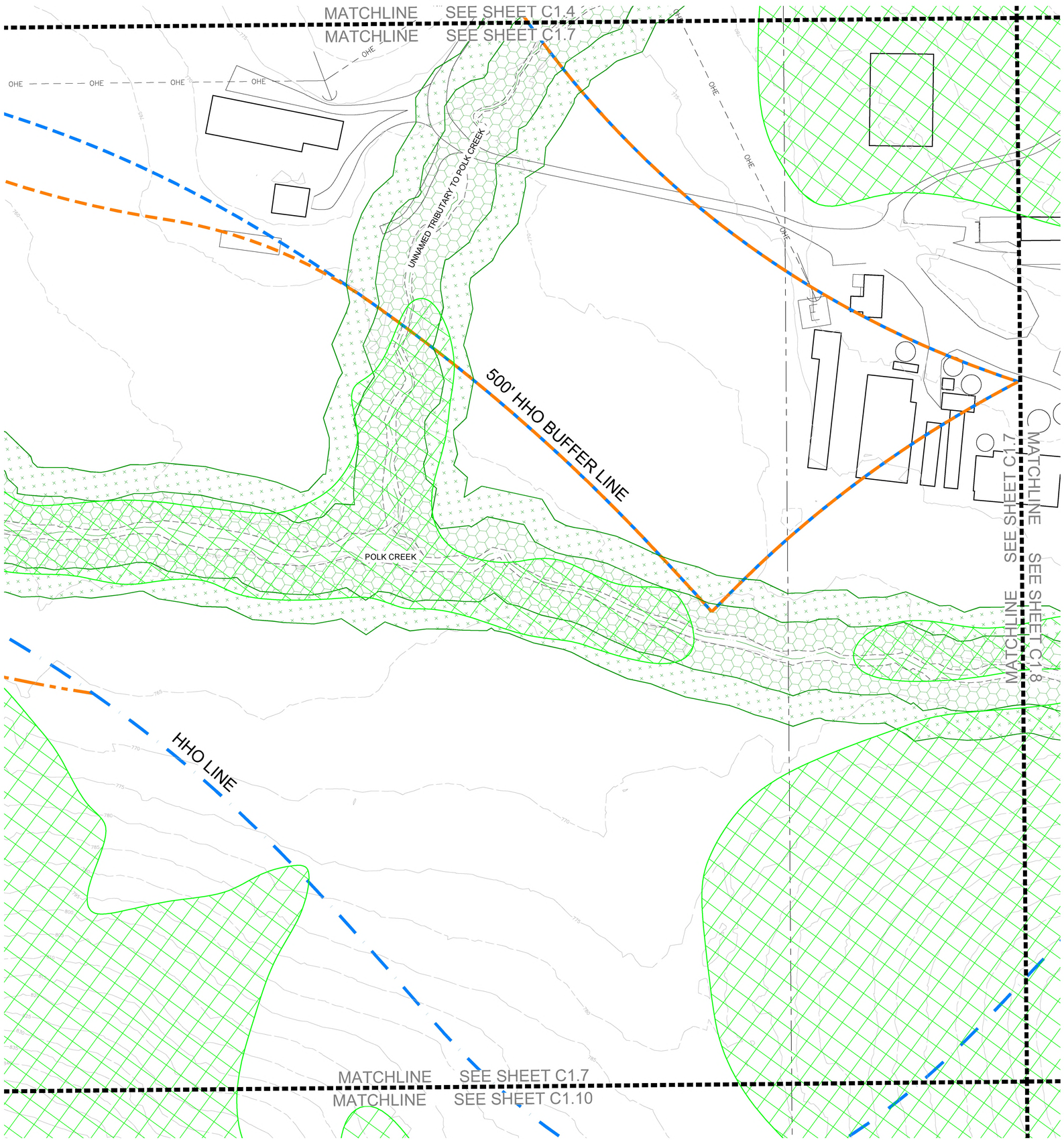
HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 329525

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.6
COF #8703



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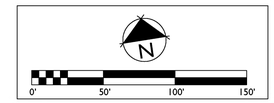

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SHERIDAN PUBLIC RELATIONS LLC

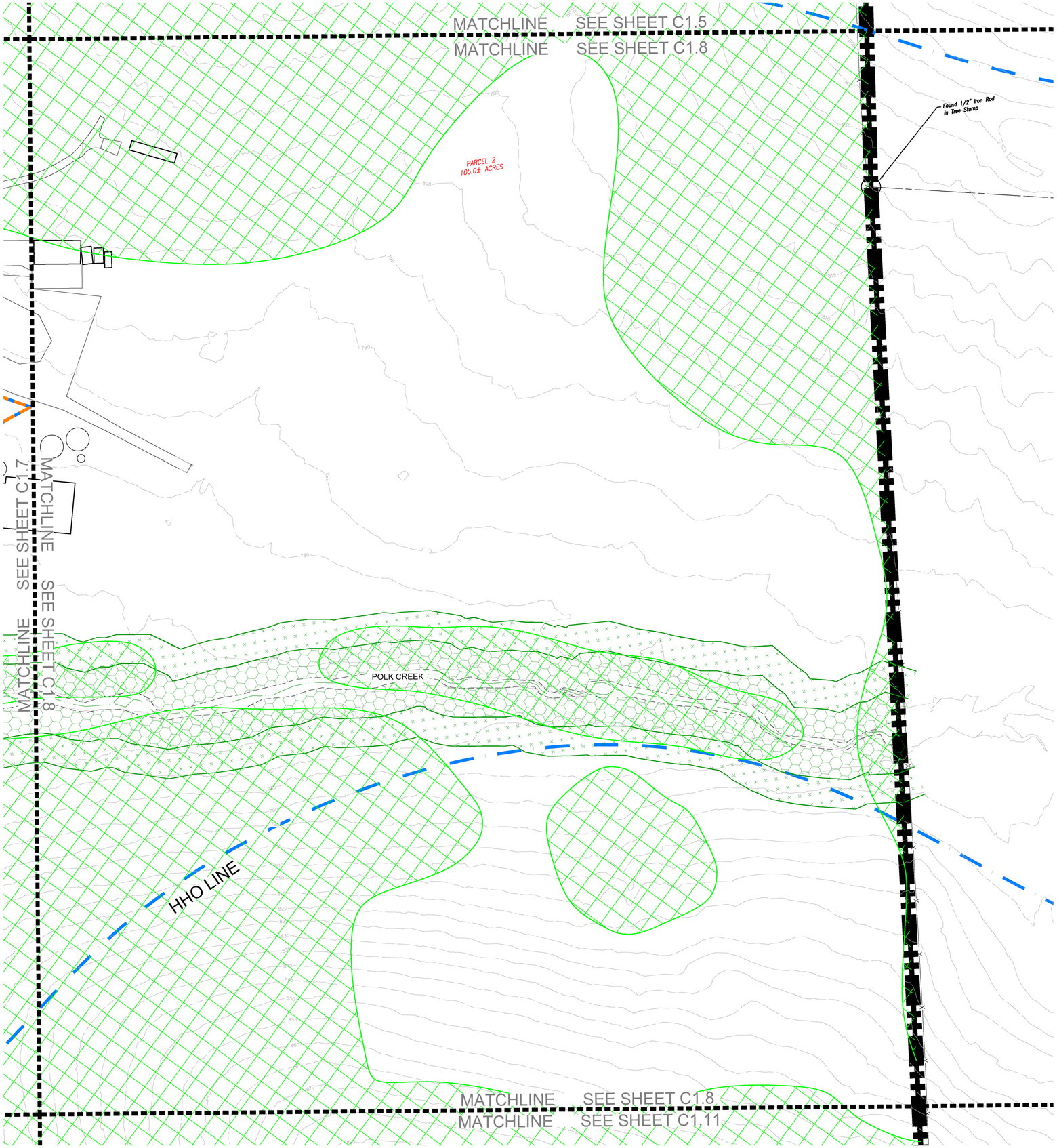
HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1725 STATE OF TENNESSEE AGRICULTURE 11525

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.7
COF #8703



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HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

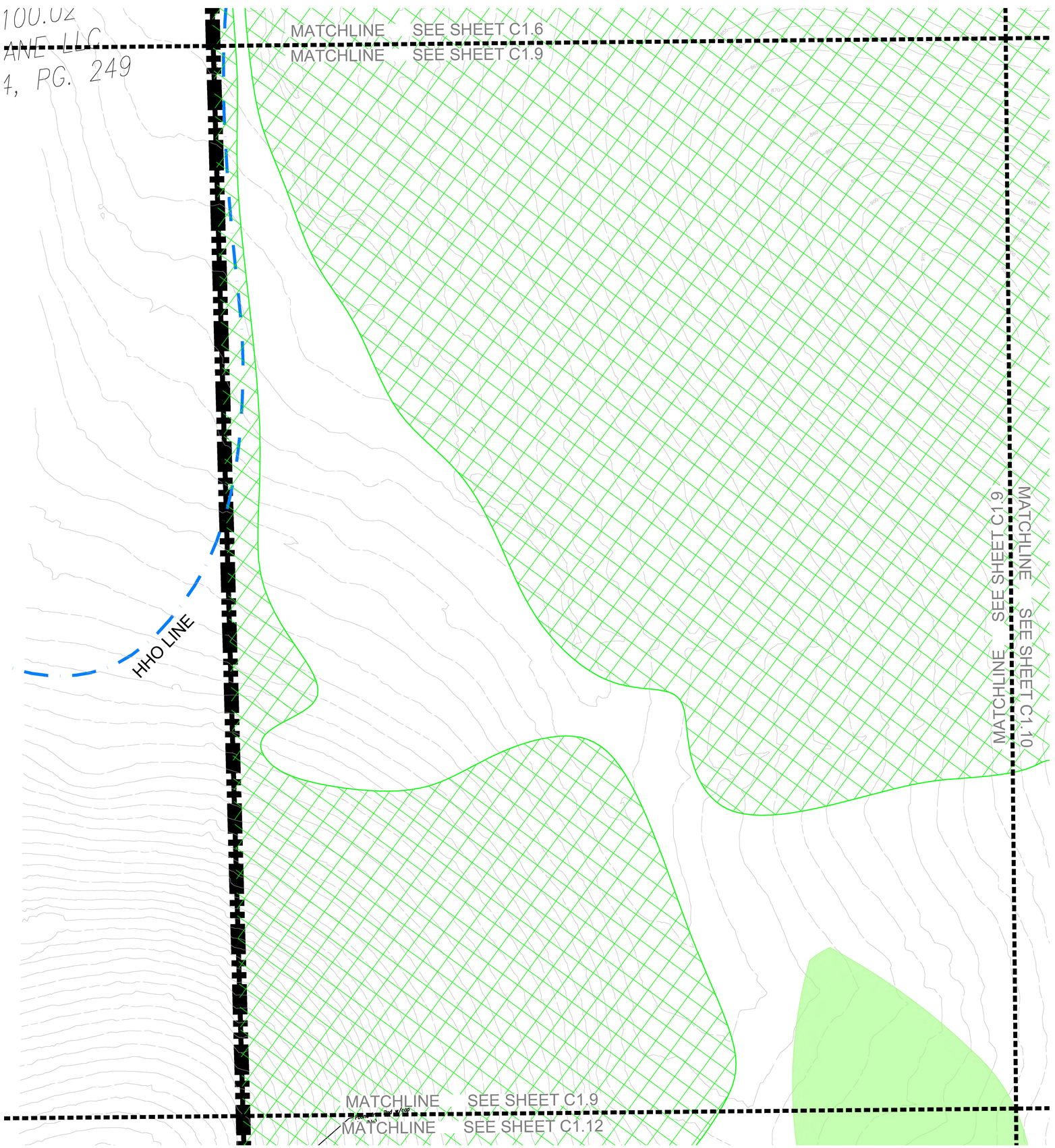
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE AGRICULTURE LANDSCAPE ARCHITECT
04/15/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.8

COF #8703



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HARLIN PUD SUBDIVISION

REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

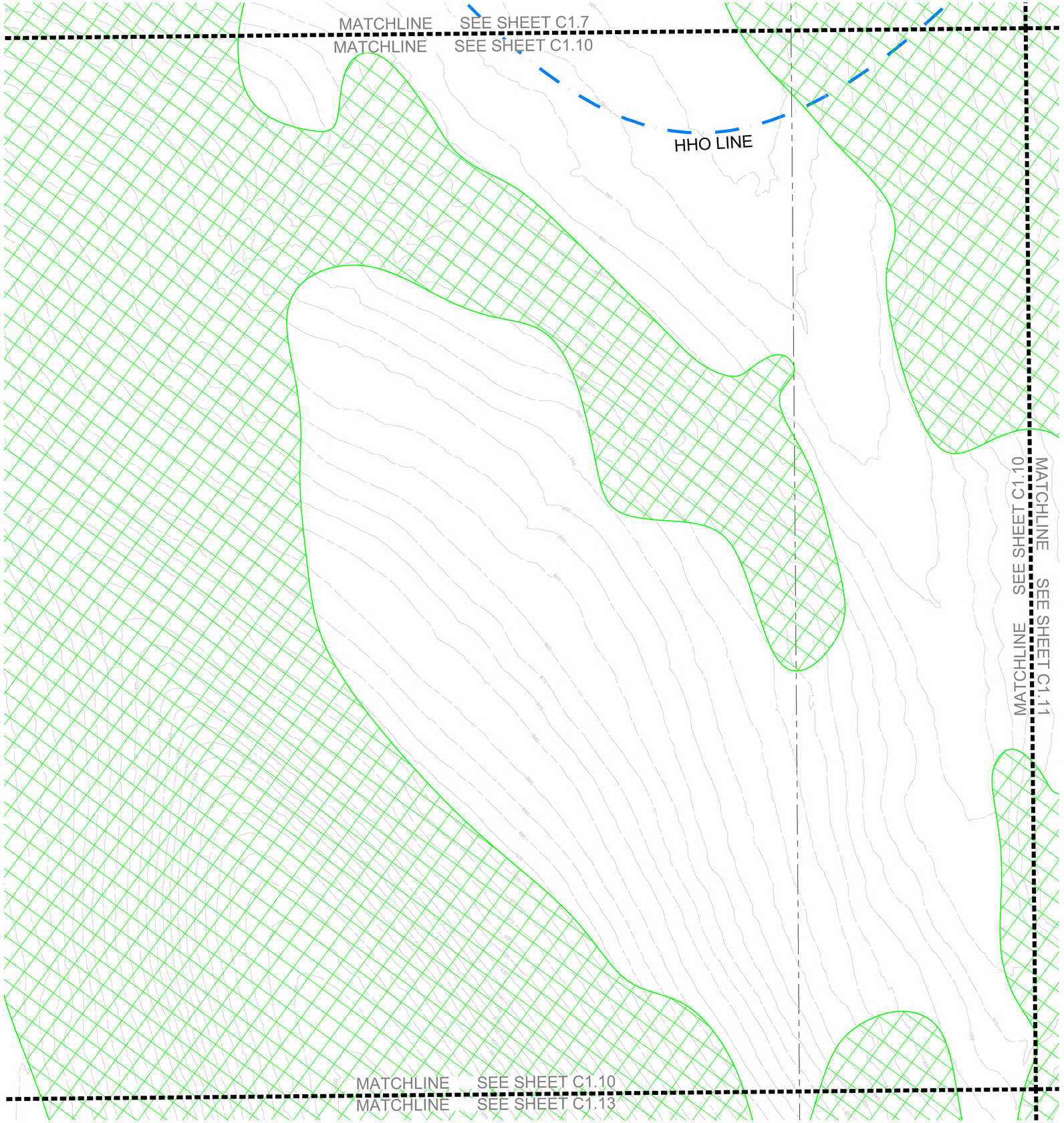
Revision Date

EXISTING CONDITIONS

SHEET

C1.9

COF #8703



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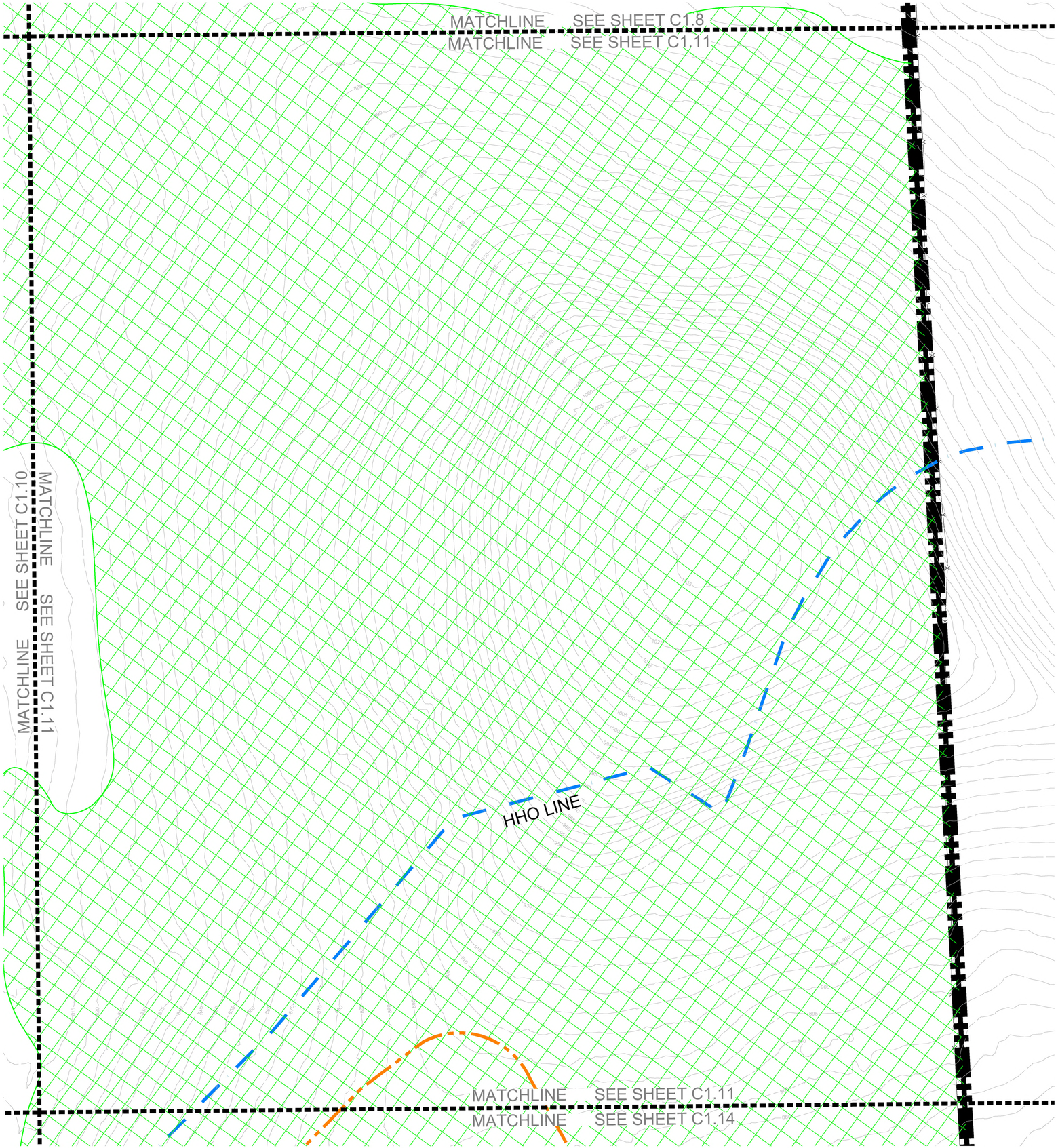
HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 103525

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.10
COF #8703



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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

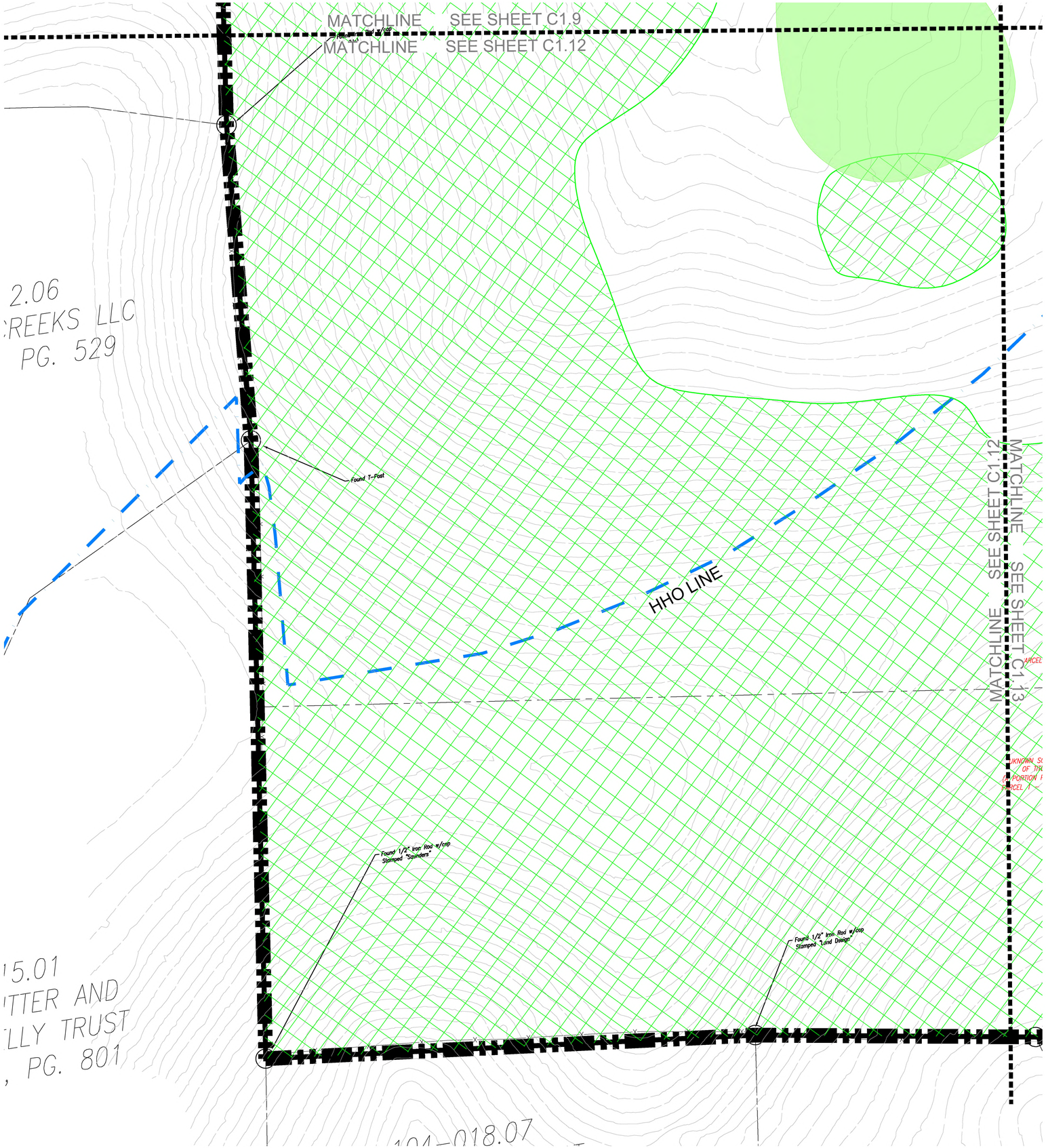
JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.11

COF #8703



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HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT

Revision Date
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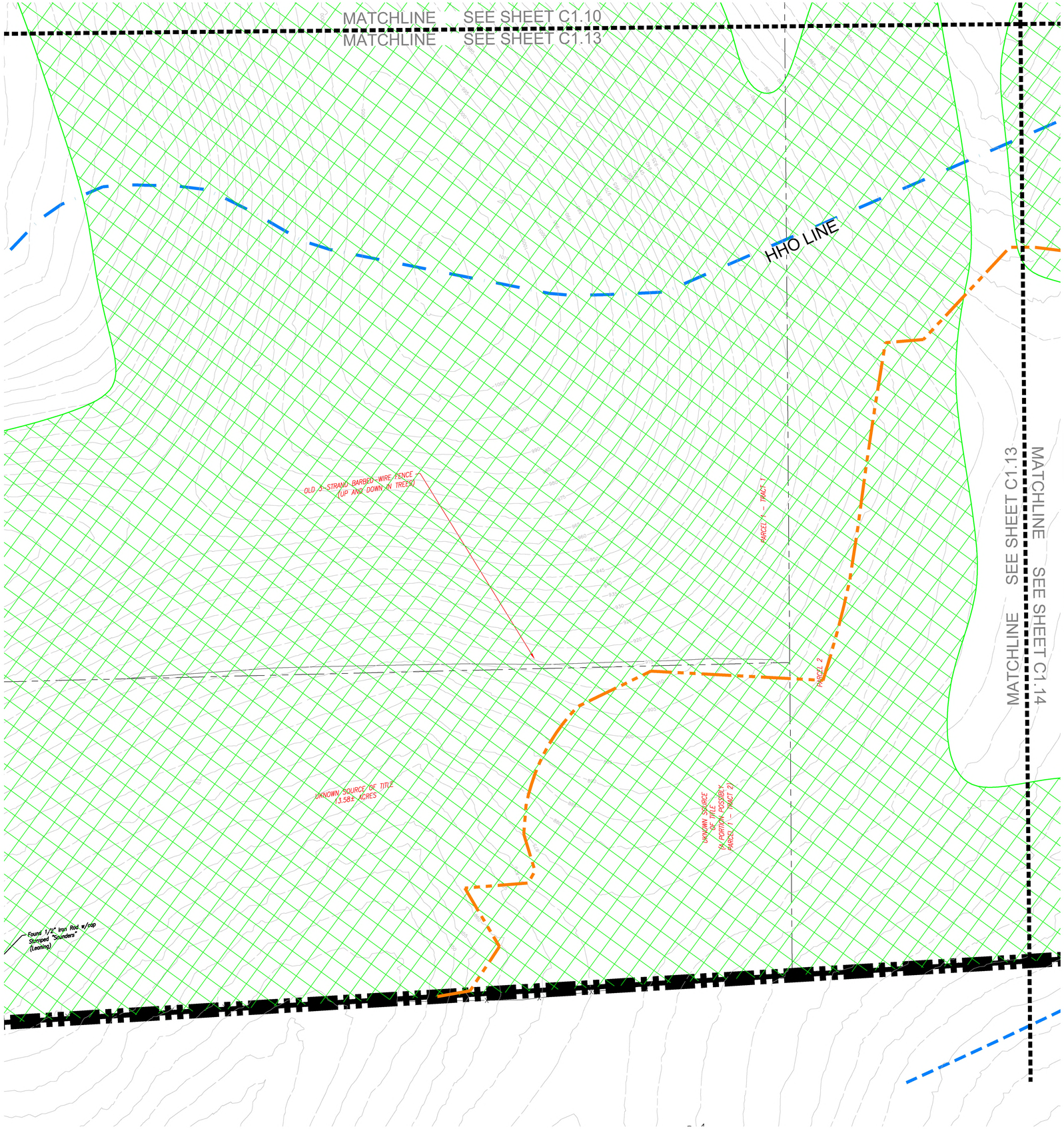
EXISTING CONDITIONS

SHEET
C1.12
COF #8703



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HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 3707 AGRICULTURE THE STATE OF TENNESSEE 10/15/25

Revision Date
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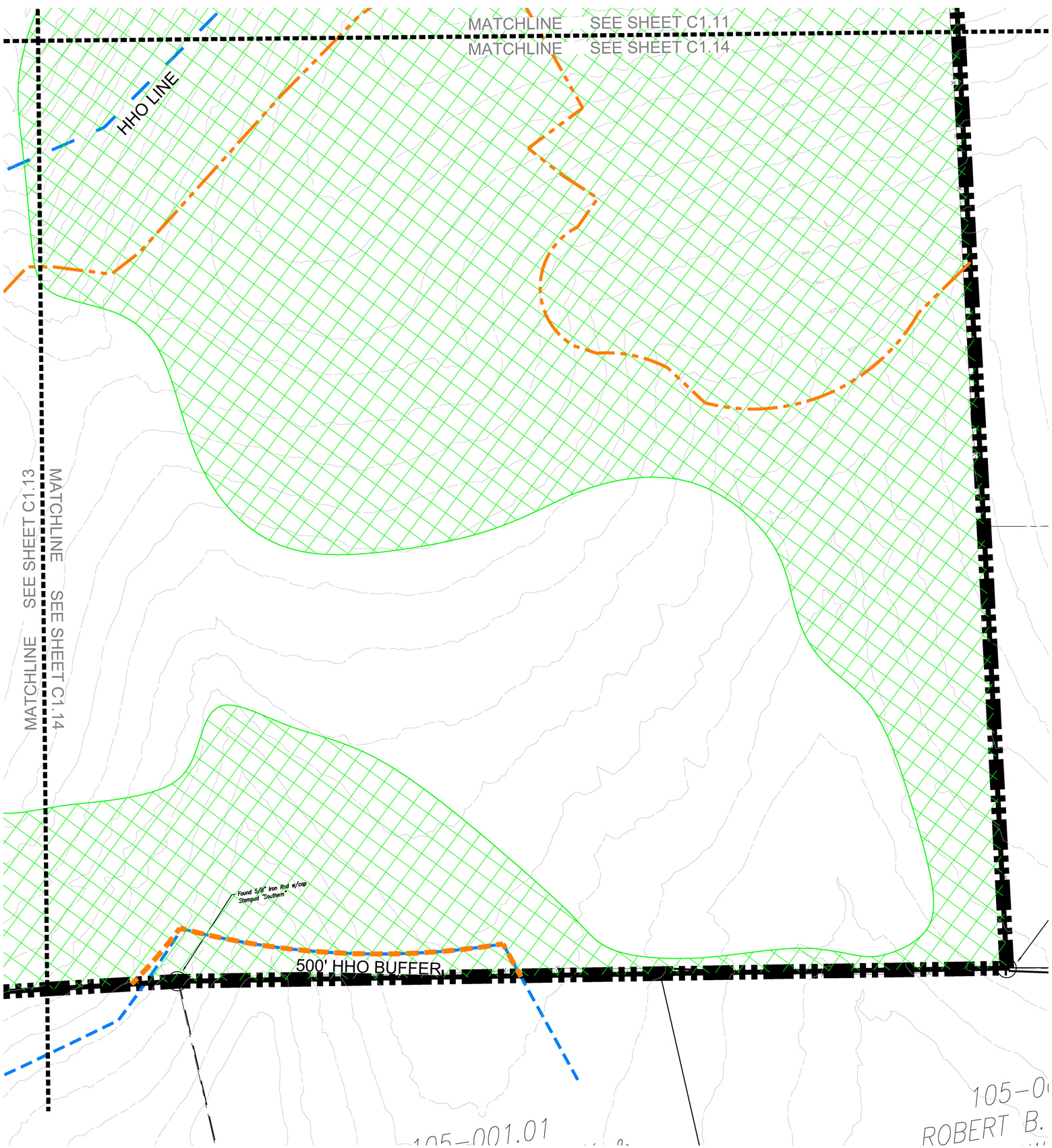
EXISTING CONDITIONS

SHEET
C1.13
COF #8703



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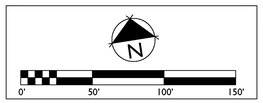

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Franklin, Williamson County, Tennessee

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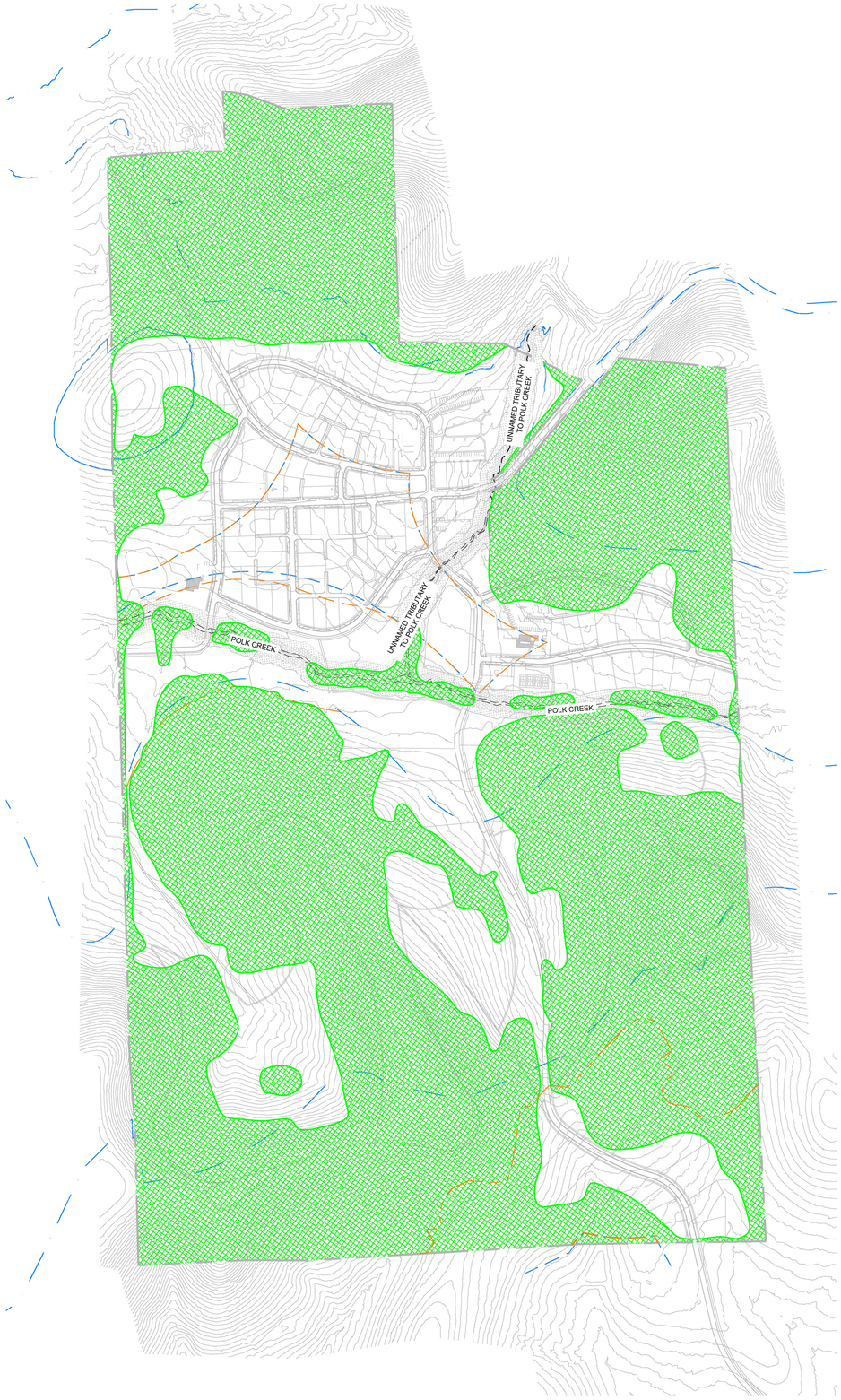
EXISTING CONDITIONS

SHEET
C1.14
COF #8703



KEY - HHO BUFFER

- PROPOSED HHO
- HHO
- PROPOSED 500' HHO BUFFER
- 500' HHO BUFFER

HHO REVISION STATEMENT

OUR REQUEST:

WITH THIS APPLICATION AND THE REZONING PACKAGE. THE APPLICANT IS REQUESTING TWO ACTIONS REGARDING THE HILLSIDE HILLCREST OVERLAY (HHO) AND THE ASSOCIATED 500' HHO BUFFER. THE FIRST REQUEST IS A REVISION TO AN EXISTING HHO BOUNDARY AND ASSOCIATED 500' HHO BUFFER ON SITE. THE SECOND REQUEST IS TO ESTABLISH THE HHO AND 500' HHO BUFFER ON THE HARLIN PROPERTY IN AN AREA PREVIOUSLY NOT CONTEMPLATED IN THE CITY OF FRANKLIN'S MAP.

FIRST REQUEST: REVISION TO AN ESTABLISHED HHO BOUNDARY AND ASSOCIATED 500' HHO BUFFER
OUR REQUEST INCLUDES THE HHO LINE SOUTH OF THE STREAM. THE REVISED HHO BOUNDARY AND ASSOCIATED 500' HHO BUFFER WILL BETTER ALIGN WITH STEEP SLOPES, VIEWSHEDS, EXISTING TOPOGRAPHY, AND EXISTING TREE CANOPY. THE REVISION IS BASED ON ON-SITE VIEWSHED REVIEW, FIELD RUN SURVEY INFORMATION, AND AERIAL PHOTOGRAPHY.

SECOND REQUEST: ESTABLISHMENT OF HHO BOUNDARY AND ASSOCIATED 500' HHO BUFFER
UNTIL RECENTLY THE SOUTHERN PART OF THE HARLIN PROPERTY WAS NOT WITHIN THE CITY OF FRANKLIN URBAN GROWTH BOUNDARY. THIS CAUSES THE HHO IN THE SOUTHERN SECTION TO STOP ABRUPTLY ALONG THE PREVIOUS GIS LINE FOR THE URBAN GROWTH BOUNDARY. OUR TEAM SEEKS TO DEFINE THE HHO AND HHO BUFFER IN THAT AREA TO BETTER FOLLOW THE DEFINITION IN THE CITY OF FRANKLIN ZONING ORDINANCE.

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HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

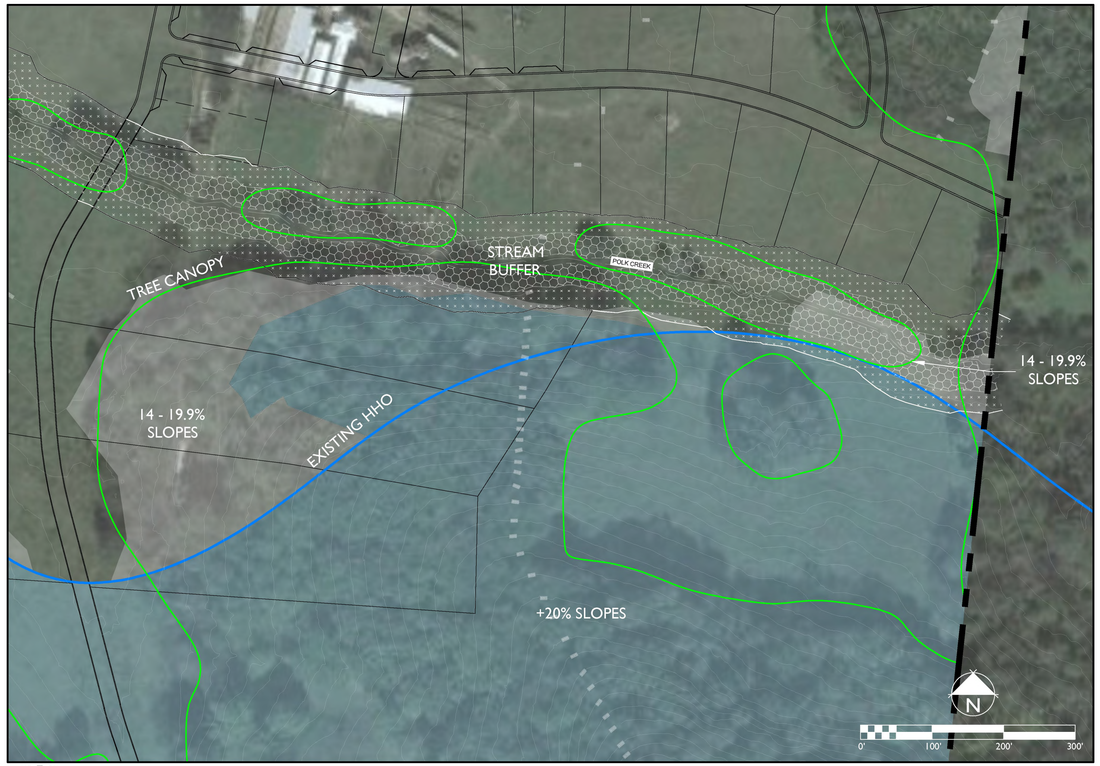
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE LANDSCAPE ARCHITECT
04/03/25

Revision Date
△
△
△
△

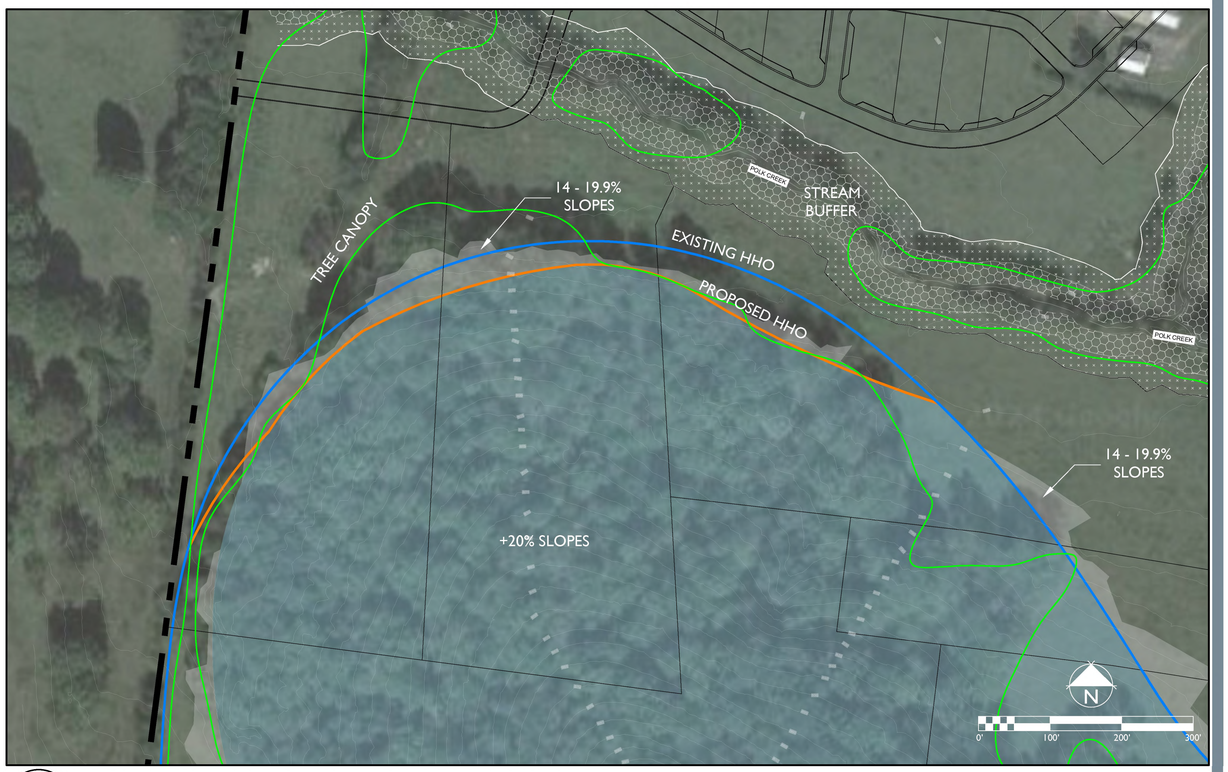
HHO REVISION

SHEET
C2.0

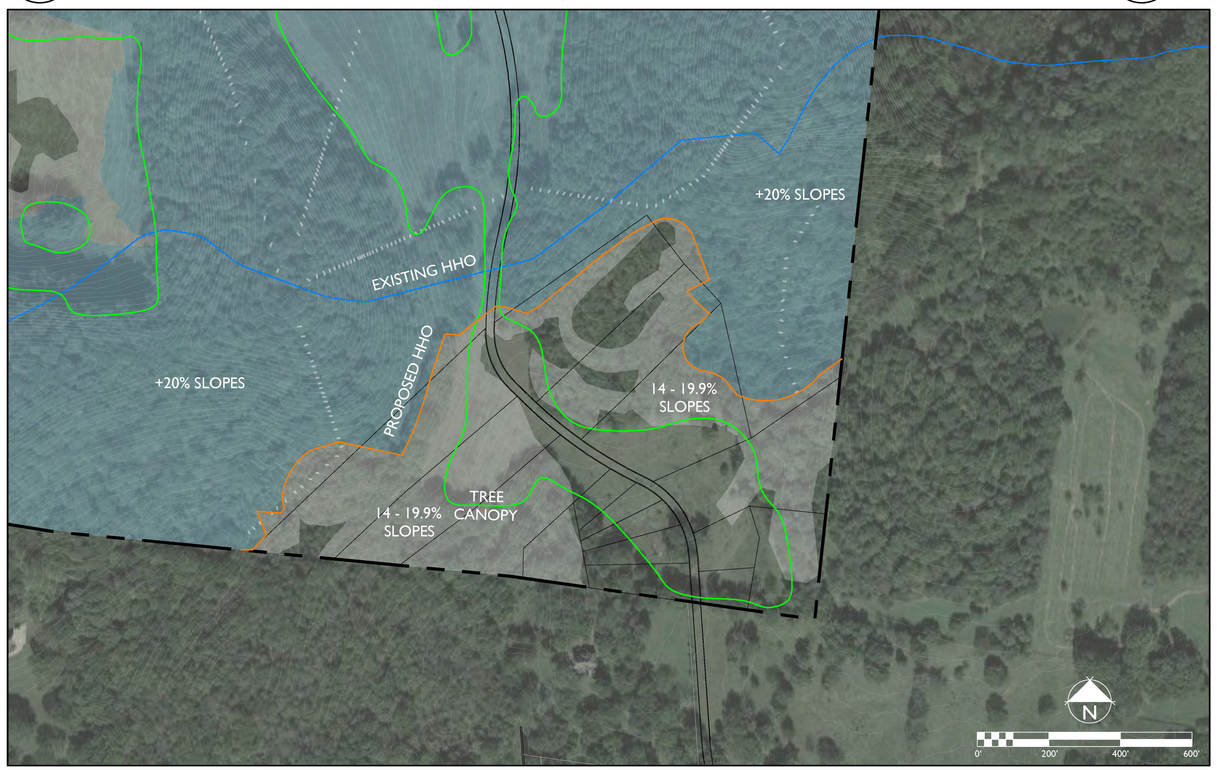
COF #8703



1 C2.1 EXISTING HHO SOUTH EAST OF CREEK (NO REVISION)



2 C2.1 PROPOSED REVISION OF HHO SOUTH WEST OF CREEK



3 C2.1 PROPOSED REVISION OF HHO SOUTHERN PROPERTY LINE

JUSTIFICATION

ENLARGEMENT 1: THE DESIGN TEAM STUDIED THE EXISTING HHO LINES FOR GUIDANCE ON HOW THE HHO LINES HAD BEEN PREVIOUSLY ESTABLISHED. IN IMAGE 1, THE EXISTING HHO SOUTH OF THE CREEK AND EAST OF PROPOSED FARREN WAY WAS REVIEWED. THE HHO IN THIS AREA MOSTLY FOLLOWS THE LINE BETWEEN THE 14-19.9% SLOPES AND THE +20% SLOPES, BUT IT SOME CASES THE HHO LINE CROSSES INTO AREAS OF +20% SLOPES OR THROUGH AREAS OF EXISTING TREE CANOPY. TREE CANOPY DOES NOT APPEAR TO HAVE BEEN A FACTOR IN ESTABLISHING THE HHO IN THIS AREA.

ENLARGEMENT 2: IMAGE 2 SHOWS A MODIFICATION OF THE HHO SOUTH OF THE CREEK AND WEST OF THE PROPOSED FARREN WAY. HERE, THE PROPOSED HHO REVISION ADOPTS THE PRECEDENT STUDIED IN IMAGE 1, HUGGING THE TOE OF THE SLOPE WHILE FOLLOWING THE LINE DISTINGUISHING BETWEEN 14-19.9% AND +20% SLOPES.

ENLARGMENT 3: IMAGE 3 SHOWS MODIFYING THE SOUTHERN AREA OF THE PROPERTY APPLYING THE SAME LOGIC. HERE THE SLOPE ANALYSIS HAS BEEN STUDIED IN GREATER DETAIL AND THE PROPOSED HHO LINE FOLLOWS THE LINE BETWEEN 14-19.9% AND +20% SLOPES

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
H
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DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 357 AGRICULTURE 12-25 CHECKED 11-25

Revision Date
△ _____
△ _____
△ _____
△ _____

HHO REVISION ENLARGEMENTS

SHEET
C2.1

COF #8703

HARLIN PUD SUBDIVISION

REZONING REQUEST - PD(0.78 / 32,000 / 80)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
	SURVEY
	SURVEY
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS
C1.3	EXISTING CONDITIONS
C1.4	EXISTING CONDITIONS
C1.5	EXISTING CONDITIONS
C1.6	EXISTING CONDITIONS
C1.7	EXISTING CONDITIONS
C1.8	EXISTING CONDITIONS
C1.9	EXISTING CONDITIONS
C1.10	EXISTING CONDITIONS
C1.11	EXISTING CONDITIONS
C1.12	EXISTING CONDITIONS
C1.13	EXISTING CONDITIONS
C1.14	EXISTING CONDITIONS
C2.0	HHO REVISION
C2.1	HHO REVISION ENLARGEMENTS

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
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DEVELOPER/OWNER REP:
BOYLE INVESTMENT COMPANY
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BRANDING:
SDCO PARTNERS
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CHARLESTON, SC 29401
LYDIA@STITCHDESIGNCO.COM

PUBLIC RELATIONS:
SHERIDAN PUBLIC RELATIONS, LLC
JAY SHERIDAN
709 WEST MAIN ST
FRANKLIN, TN 37064
JAY@SHERIDANPR.COM

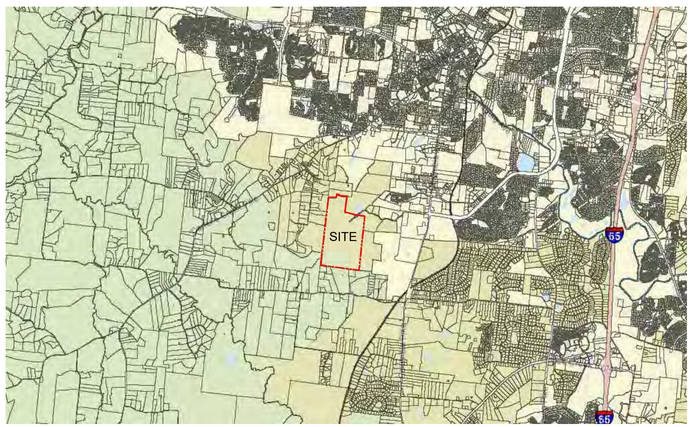


SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

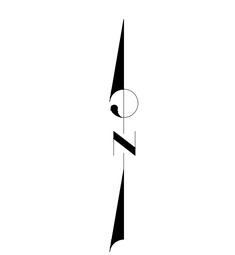
COF PROJECT NUMBER:	8703
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 32000, 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

VICINITY MAP



NOT TO SCALE



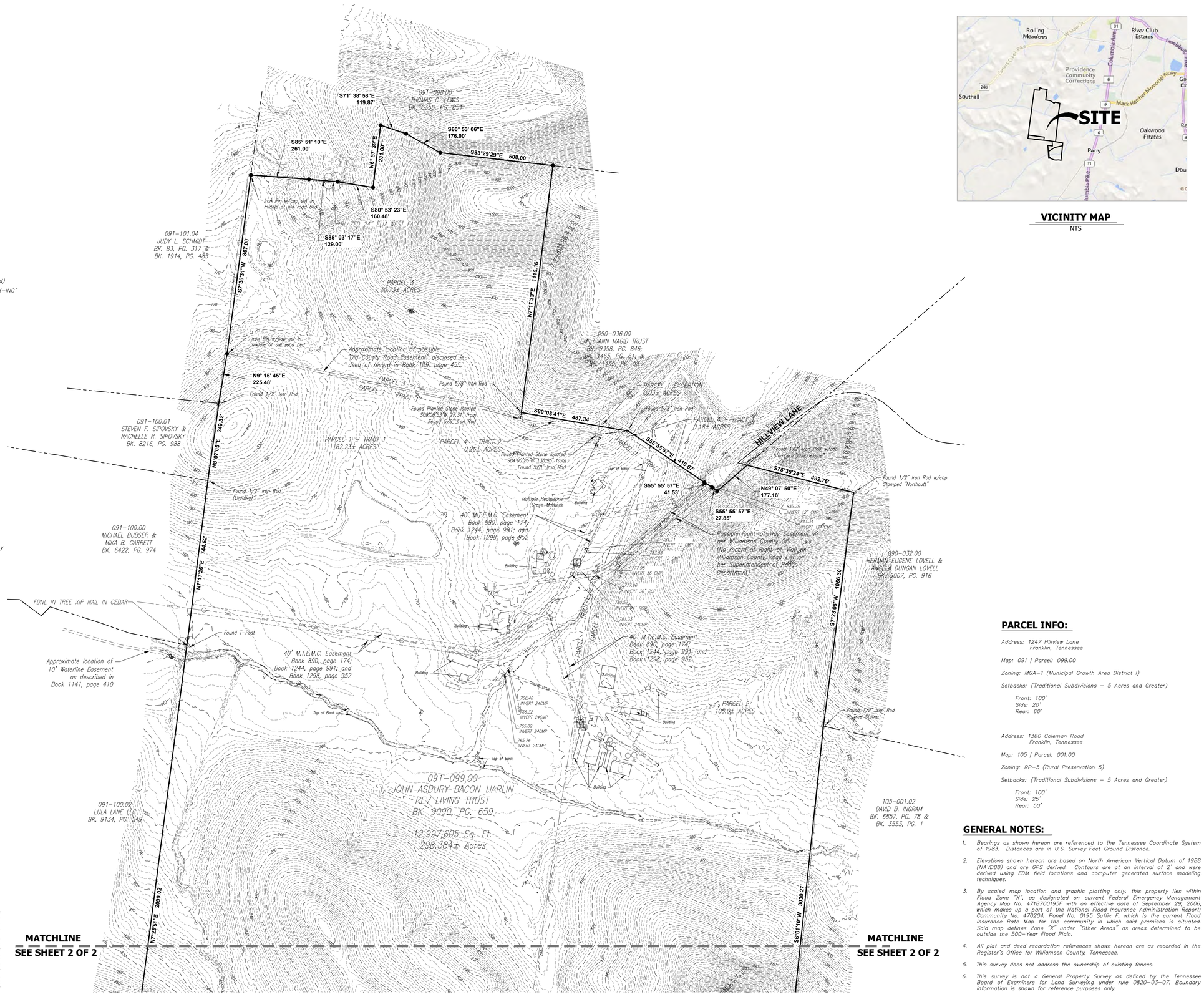


(See Note 1)

GRAPHIC SCALE (IN FEET)
300 0 150 300 600
1 inch = 300 ft.

LEGEND

- Found Boundary Monument (As Noted)
- Iron Pin Set with Cap Stamped "TWM-INC"
- Septic Lid
- Storm Area Inlet
- Water Meter
- Water Valve
- Fire Hydrant
- Site Benchmark
- Utility Pole
- Guy Anchor
- Electric Panel
- Sanitary Cleanout
- Gas Meter
- Telecommunications Pedestal
- Deciduous Tree
- Coniferous Tree
- Well
- —OHE— Overhead Electric Line
- —SAN— Sanitary Sewer Line
- —STM— Storm Sewer Line
- — G — Gas Line
- — X — Fence Line
- CONC. Concrete
- FFE Finished Floor Elevation
- R.O.W.C. Register's Office for Williamson County
- M.B.S.L. Minimum Building Setback Line
- P.U.D.E. Public Utility and Drainage Easement
- Existing Contour Minor
- Existing Contour Major
- Easement Line (as noted)
- Building Set-back Line



MATCHLINE
SEE SHEET 2 OF 2

MATCHLINE
SEE SHEET 2 OF 2

VICINITY MAP
NTS

GPS SURVEY NOTES

The Grid Coordinates of the Fixed Station(s) shown were obtained using Real-time Kinematic GPS observations on 11/21/2024 and were derived using the TDOT GNSS Reference Network and are referenced to the Tennessee State Plane Coordinate System of 1983, NAD83 (2011) (Epoch 2010), Geoid 18.

Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed:
H 0.08', V 0.12' at 1-sigma.

GPS Control Point # 561
Northing: 562,286.04
Easting: 1,702,618.97
Elevation: 699.87
Combined Scale Factor: 1.0000836726

SPECIAL UTILITY NOTE:

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PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District 1)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

Address: 1360 Coleman Road
Franklin, Tennessee

Map: 105 | Parcel: 001.00

Zoning: RP-5 (Rural Preservation 5)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 25'
Rear: 50'

GENERAL NOTES:

1. *Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983. Distances are in U.S. Survey Feet Ground Distance.*
2. *Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) and are GPS derived. Contours are at an interval of 2' and were derived using EDM field locations and computer generated surface modeling techniques.*
3. *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. 47187C0195F with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470204, Panel No. 0195 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 areas determined to be outside the 500-Year Flood Plain.*
4. *All plat and deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.*
5. *This survey does not address the ownership of existing fences.*
6. *This survey is not a General Property Survey as defined by the Tennessee Board of Examiners for Land Surveying under rule 0820-03-07. Boundary information is shown for reference purposes only.*

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
TEL: (615) 814-7414
EMAIL: kshreeve@twm-inc.com

TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

SEAL



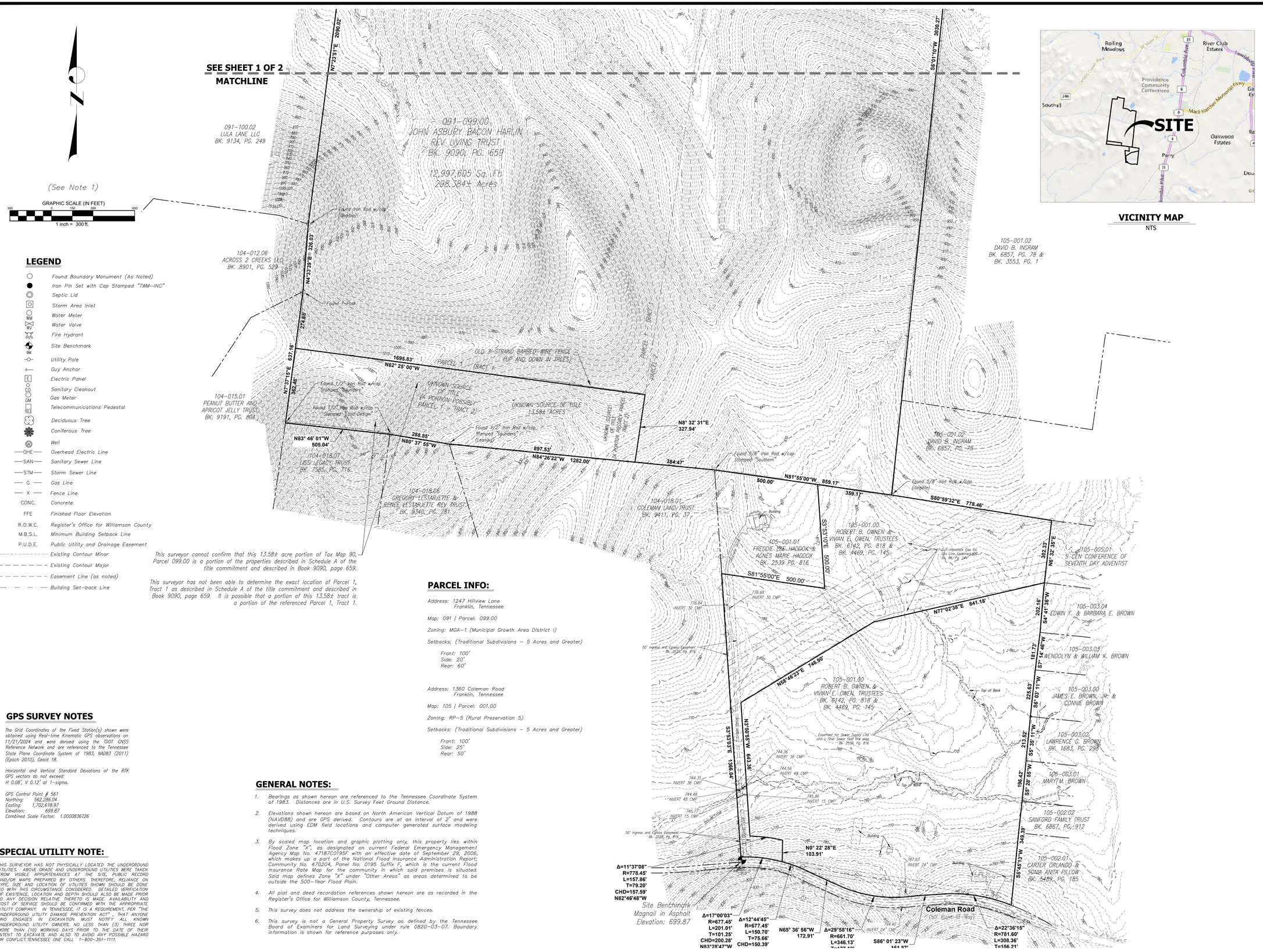
Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

1 OF 2

U:\2023\231539\4 CADD - DWG\4.6 Surv\231539 - Harlin Farms Expanded Topographic Survey.dwg Plotted By: kshreeve



LEGEND

- Found Boundary Monument (As Noted)
- Iron Pin Set with Cap Stamped "TWM-INC"
- Septic Lid
- Storm Area Inlet
- Water Meter
- Water Valve
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- P.U.D.E. — Public Utility and Drainage Easement
- Existing Contour Minor
- Existing Contour Major
- Easement Line (as noted)
- Building Set-back Line

This surveyor cannot confirm that this 13.58± acre portion of Tax Map 90, Parcel 099.00 is a portion of the properties described in Schedule A of the title commitment and described in Book 9090, page 659.

This surveyor has not been able to determine the exact location of Parcel 1, Tract 1 as described in Schedule A of the title commitment and described in Book 9090, page 659. It is possible that a portion of this 13.58± tract is a portion of the referenced Parcel 1, Tract 1.

PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District I)

Setbacks: (Traditional Subdivisions – 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

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Franklin, Tennessee

Map: 105 | Parcel: 001.00

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TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

SEAL

KENNETH R. SHREEVE
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMISSION EXPIRES
02/07/2025
TENNESSEE NO. 2298

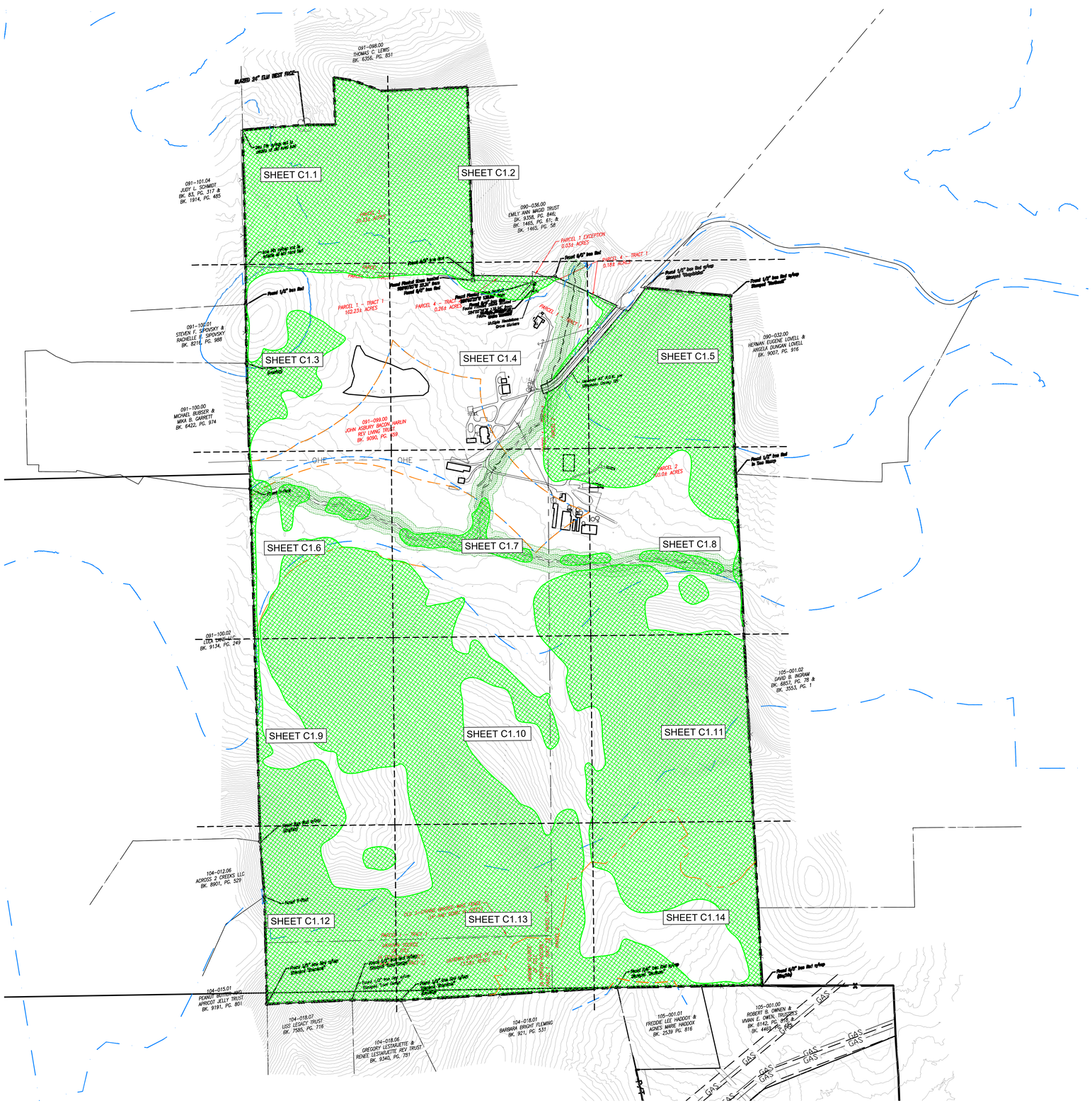
Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

2 OF 2

U:\2023\231539\4 CADD - DWG\4.6 Surv\231539 - Harlin Farms Expanded Topographic Survey.dwg Plotted By: kshreeve



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8703
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 32000, 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

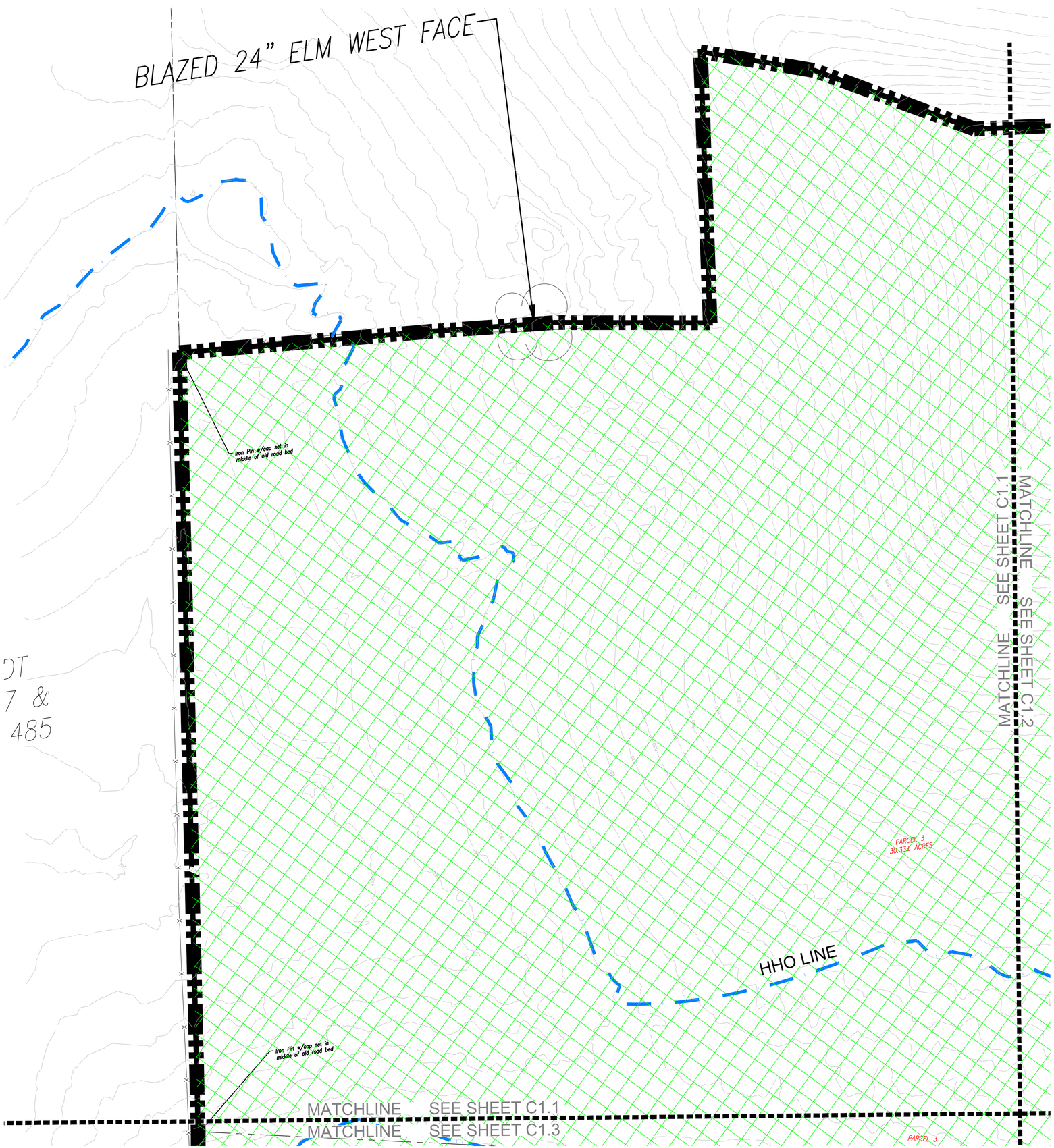
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1325

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF #8703



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HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

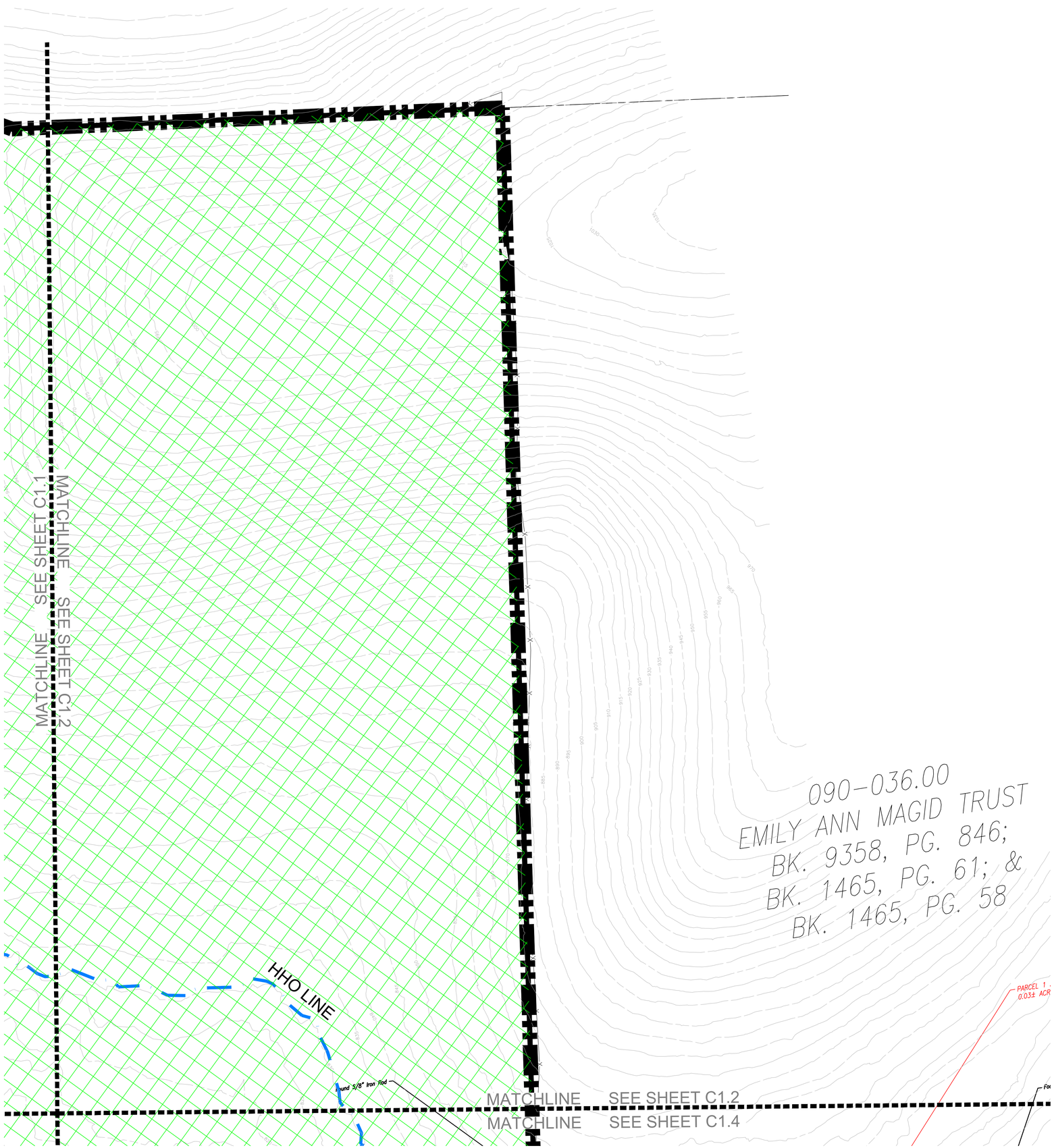
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 339 AGRICULTURE CENTER DRIVE SUITE 205 MURFREESBORO, TN 37129 615.895.7805 CERTIFICATE NO. 339 EXPIRES 3/31/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.1

COF #8703



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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION

REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

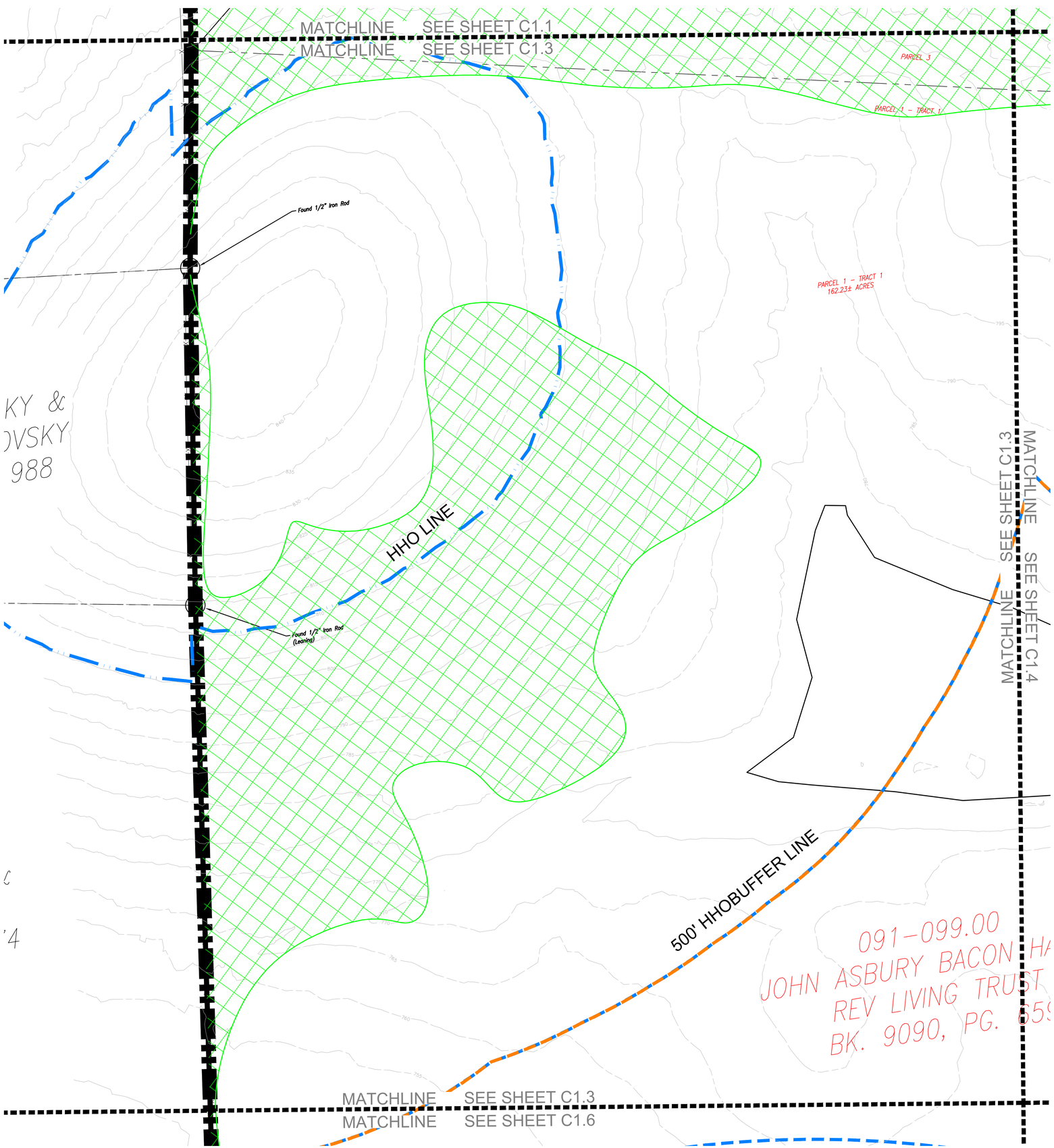
Revision Date

EXISTING CONDITIONS

SHEET

C1.2

COF #8703



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Franklin, Williamson County, Tennessee

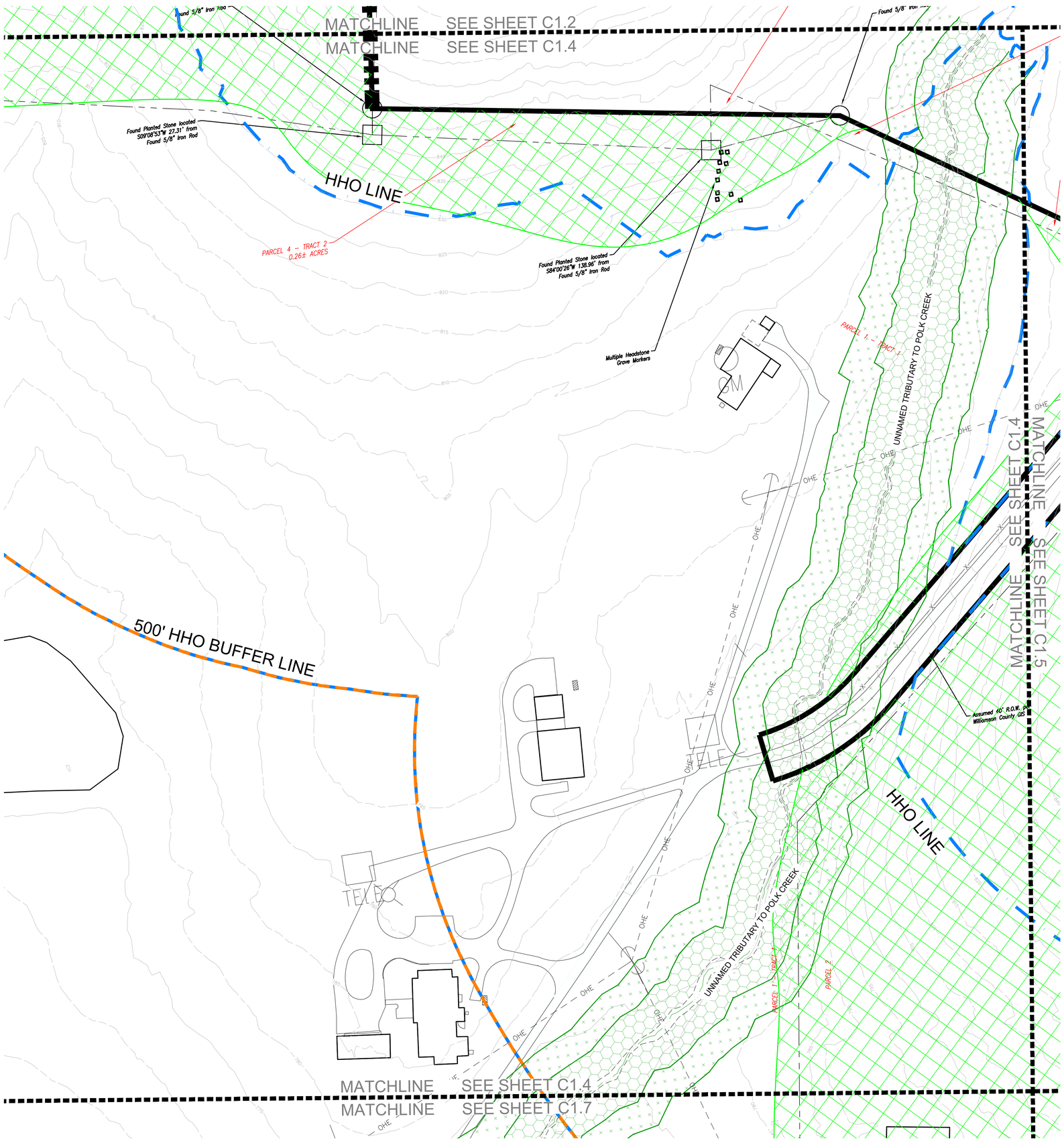
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE ARCHITECT
LANDSCAPE ARCHITECT
09/05/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.3

COF #8703



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8703
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OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
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TENNESSEE
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09/05/25

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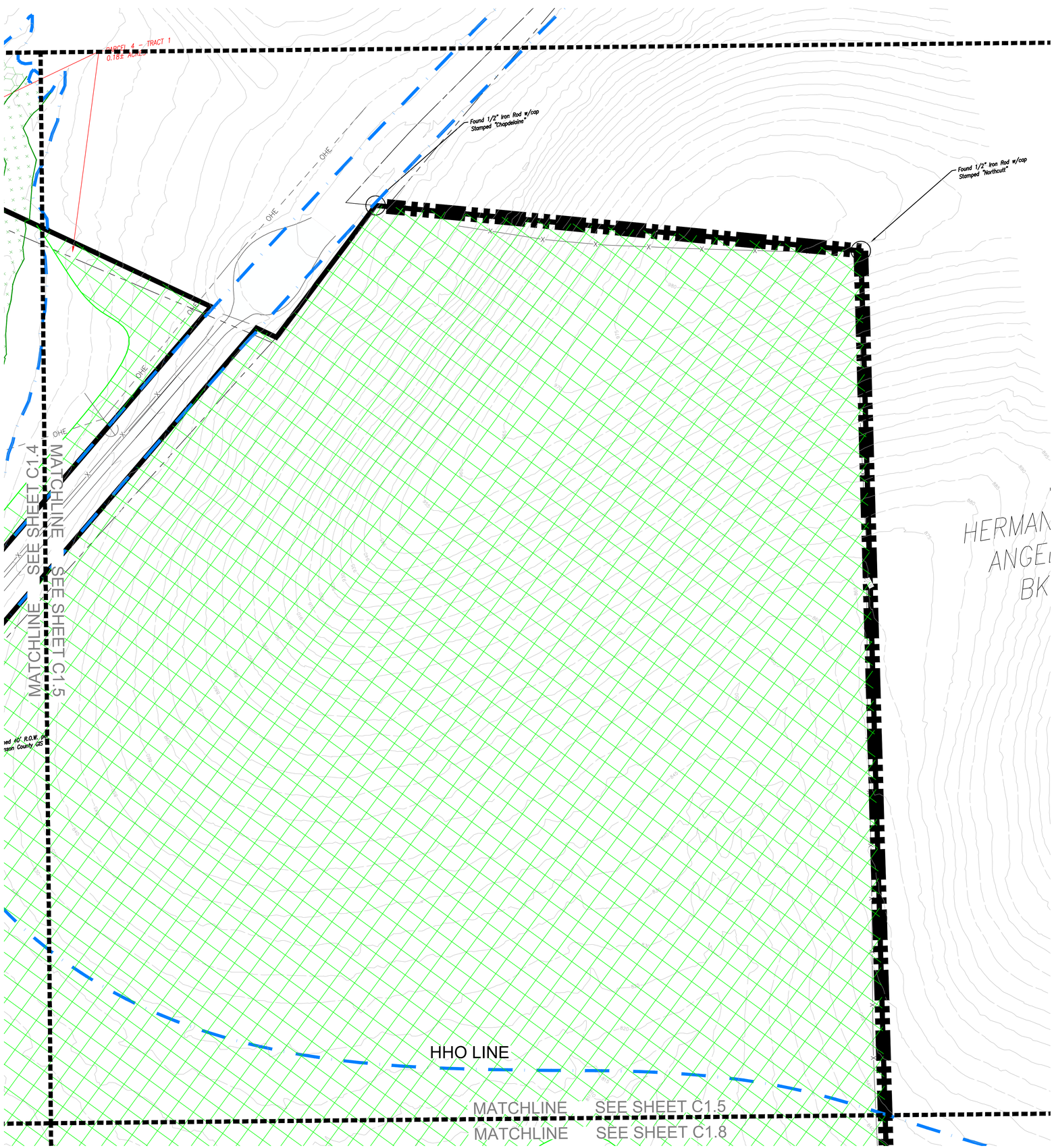
EXISTING CONDITIONS

SHEET
C1.4

COF #8703



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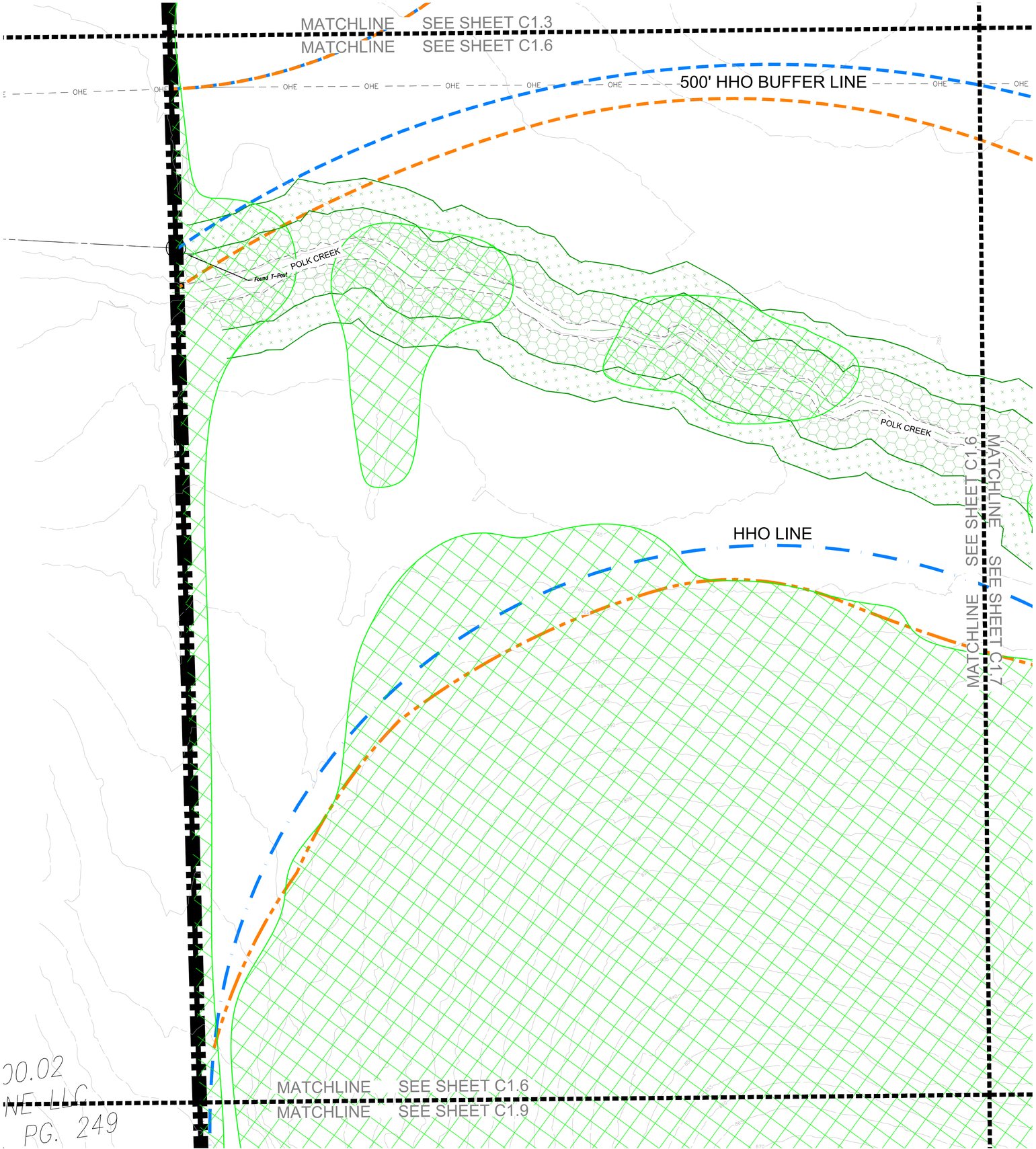
Revision Date

EXISTING CONDITIONS

SHEET
C1.5
COF #8703



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Franklin, Williamson County, Tennessee

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TENNESSEE
LANDSCAPE ARCHITECT
09/05/25

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EXISTING CONDITIONS

SHEET
C1.6

COF #8703

MATCHLINE SEE SHEET C1.4
MATCHLINE SEE SHEET C1.7

OHE

UNNAMED TRIBUTARY TO POLK CREEK

500' HHO BUFFER LINE

POLK CREEK

HHO LINE

MATCHLINE SEE SHEET C1.7
MATCHLINE SEE SHEET C1.8

MATCHLINE SEE SHEET C1.7
MATCHLINE SEE SHEET C1.10

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REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
No. 325

Revision Date
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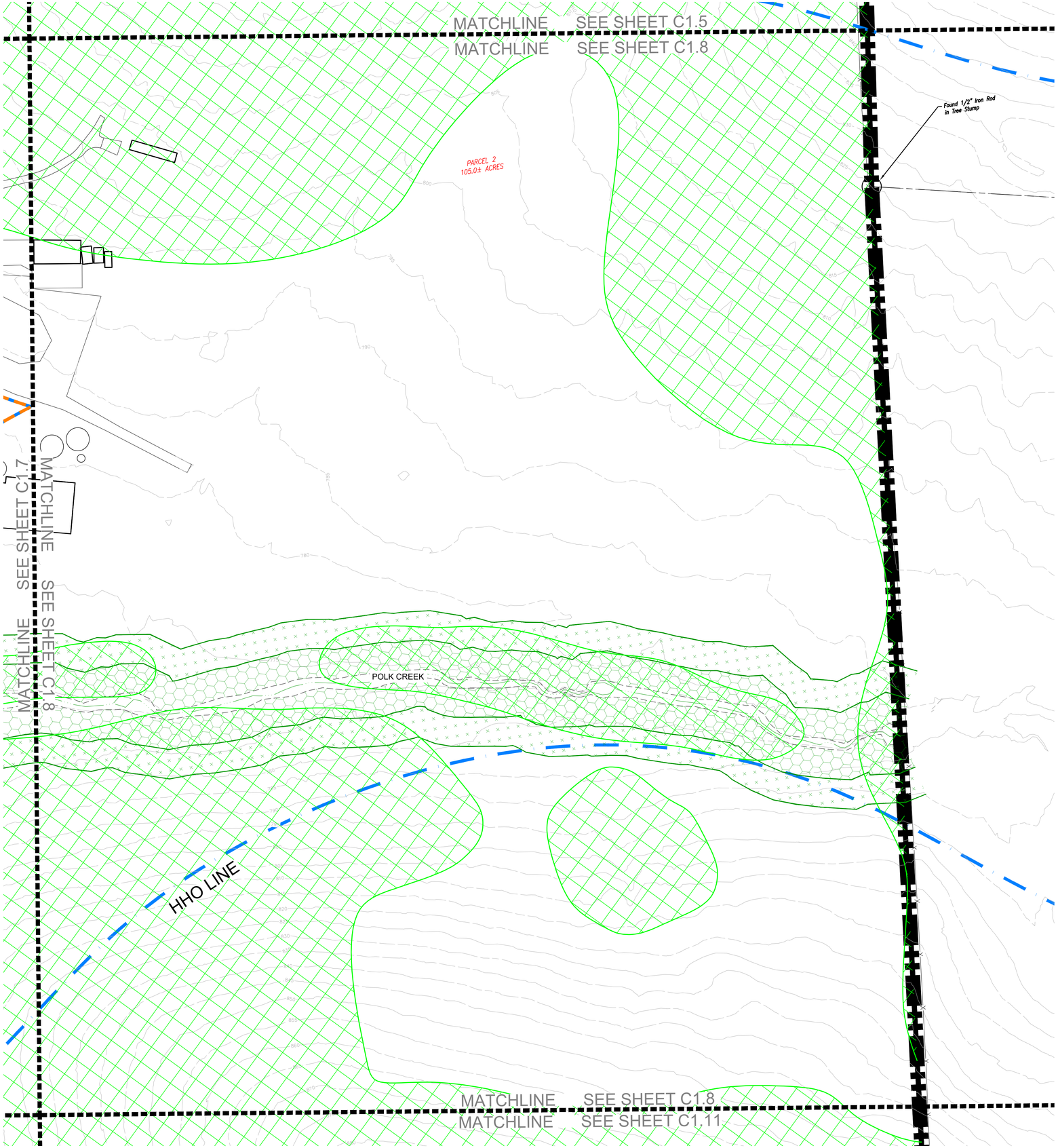
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.7
COF #8703



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HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

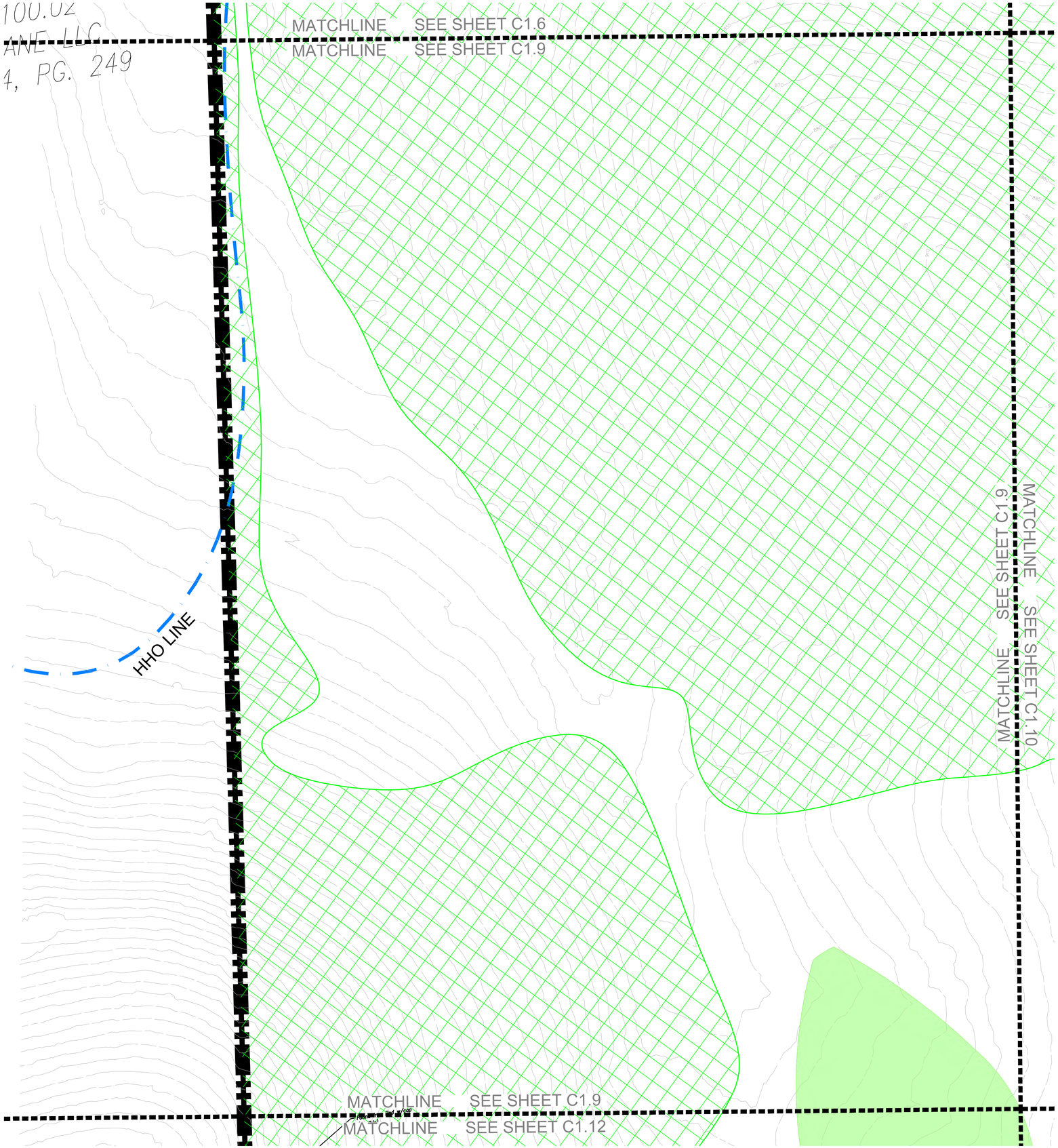
JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.8

COF #8703



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Revision Date

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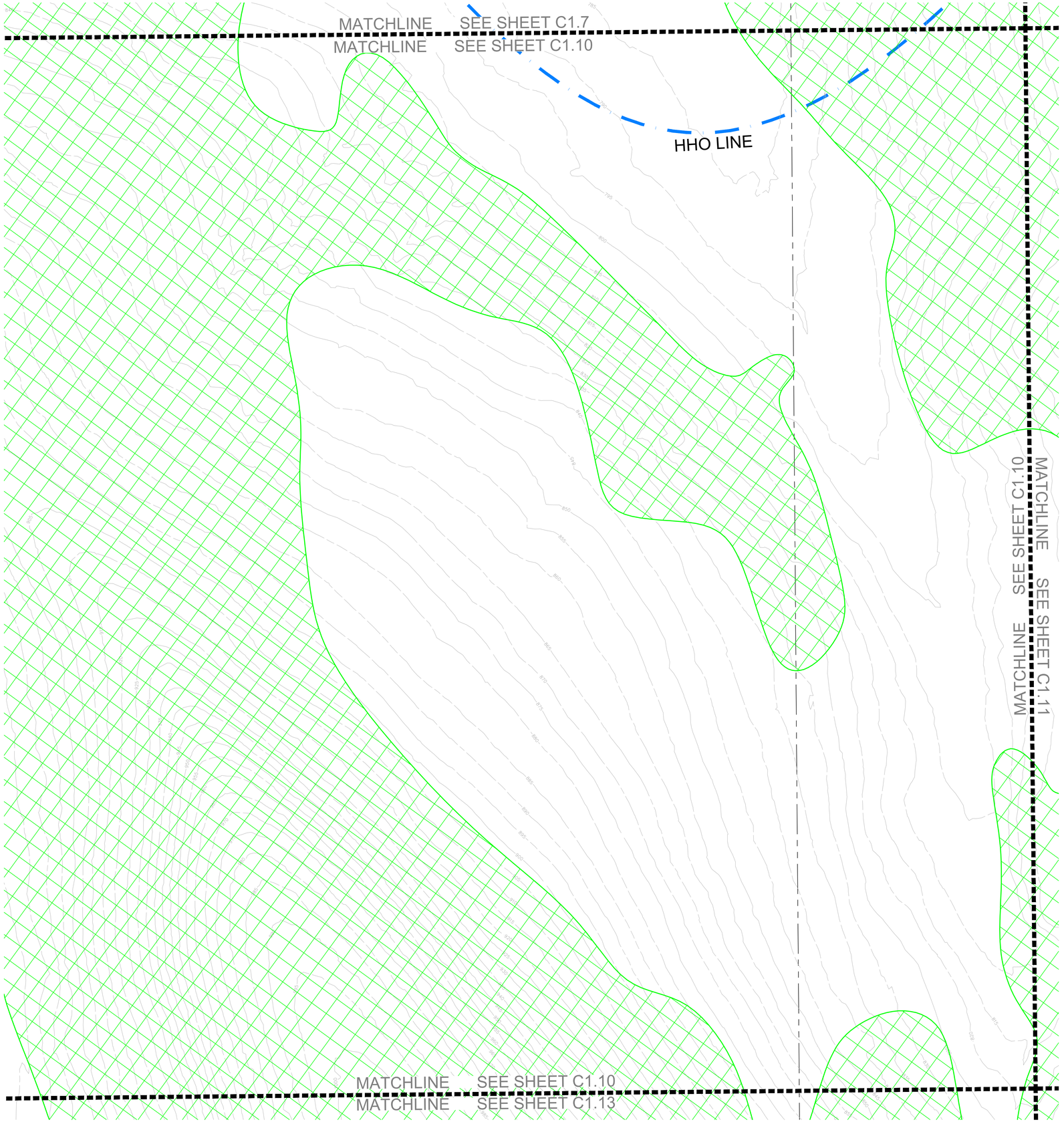
SHEET
C1.9

COF #8703



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Franklin, Williamson County, Tennessee

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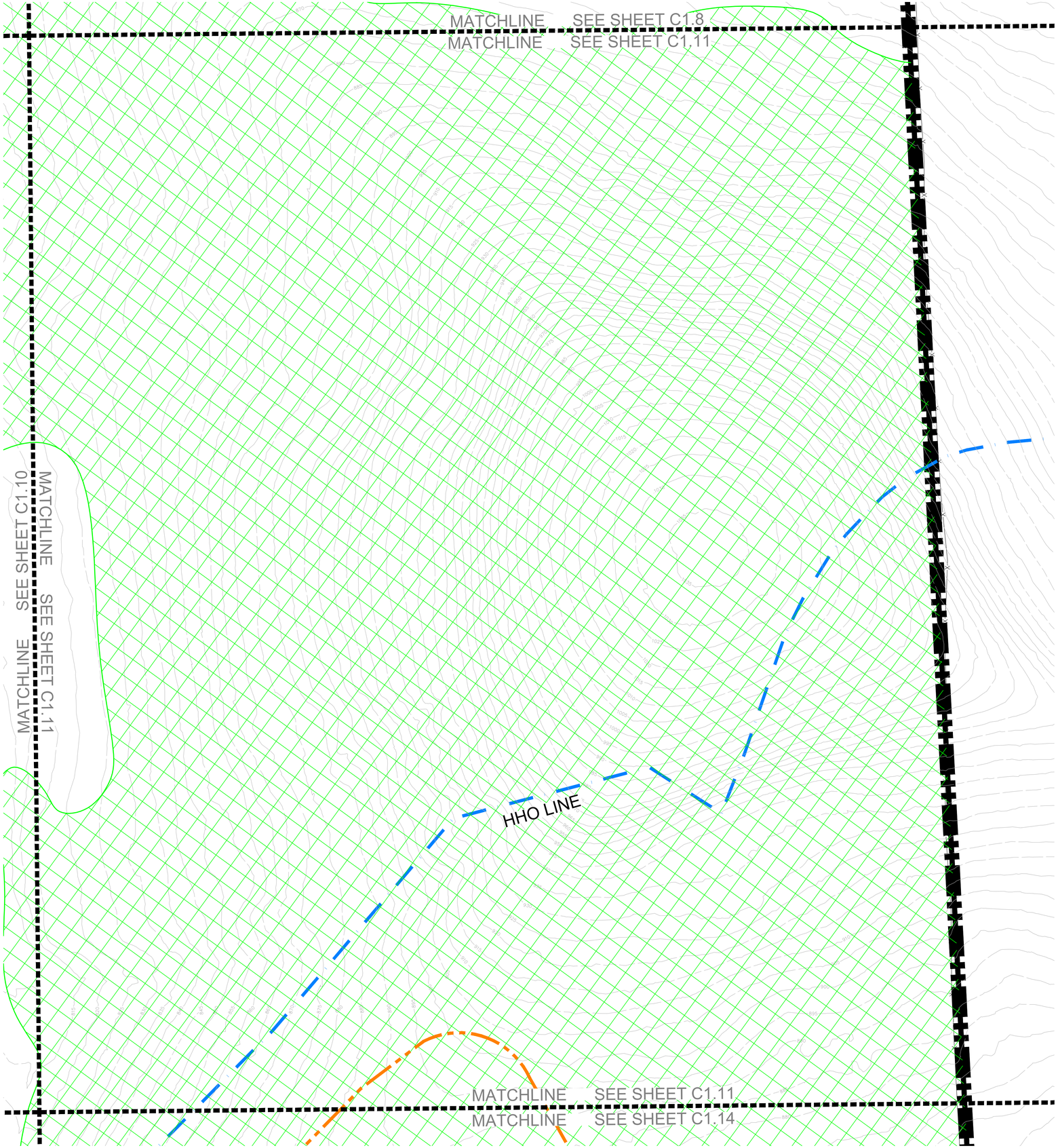
Revision Date

EXISTING CONDITIONS

SHEET
C1.10

COF #8703



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GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

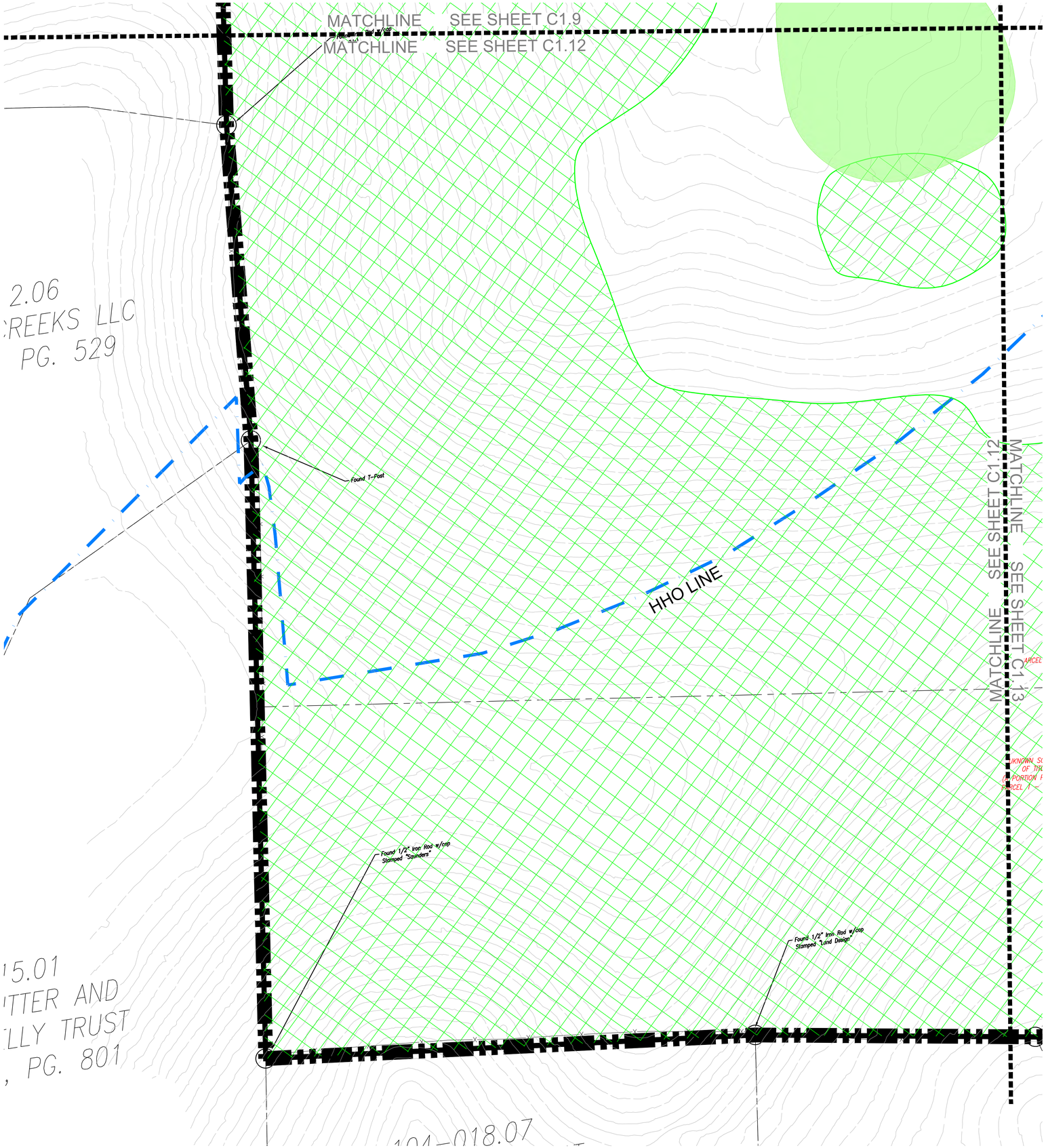
JEFFREY A. ROSIAK REGISTERED AGRICULTURE ENGINEER TENNESSEE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.11

COF #8703



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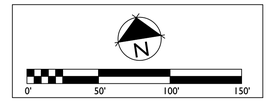

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REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT

Revision Date
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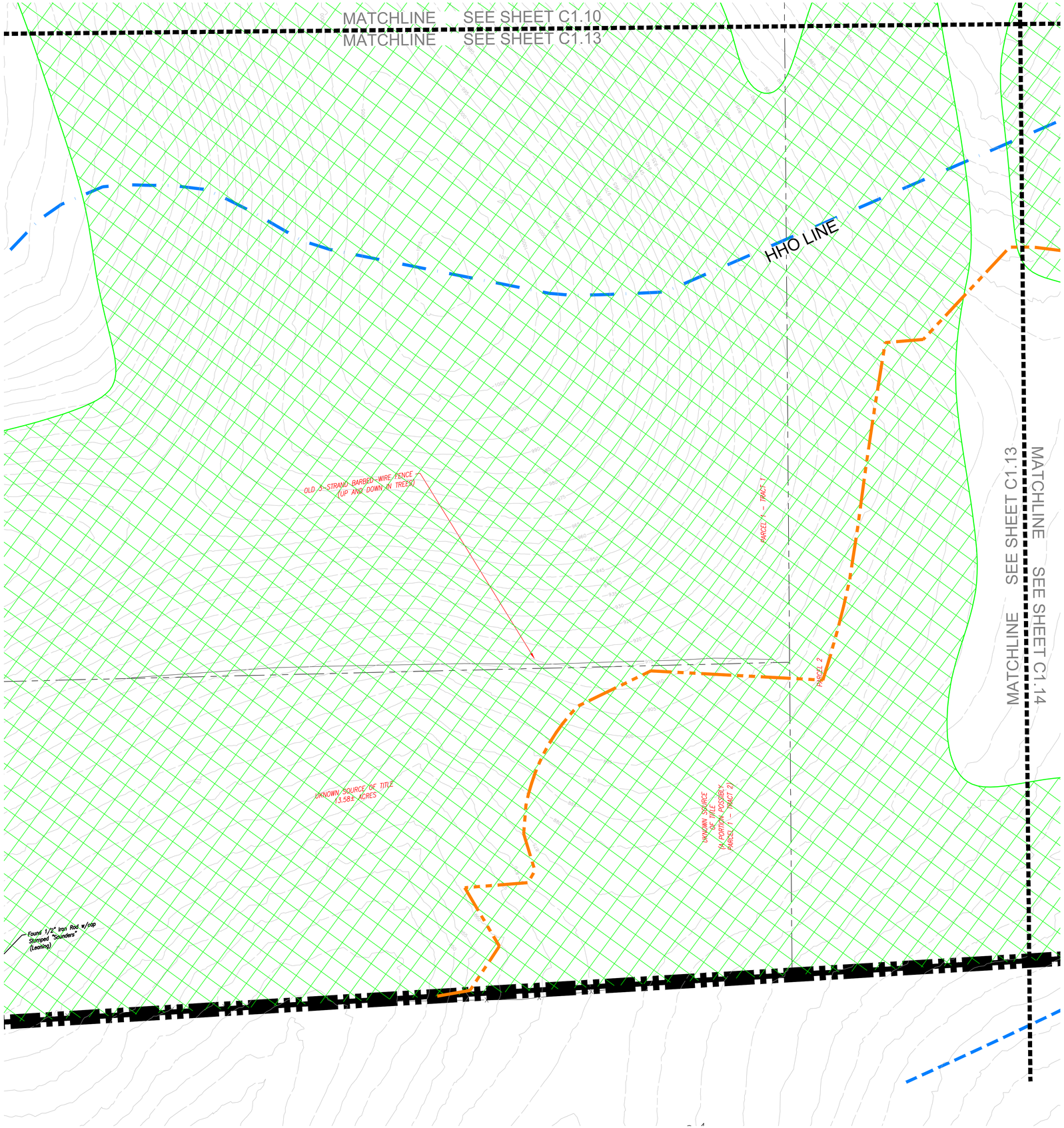
EXISTING CONDITIONS

SHEET
C1.12
COF #8703



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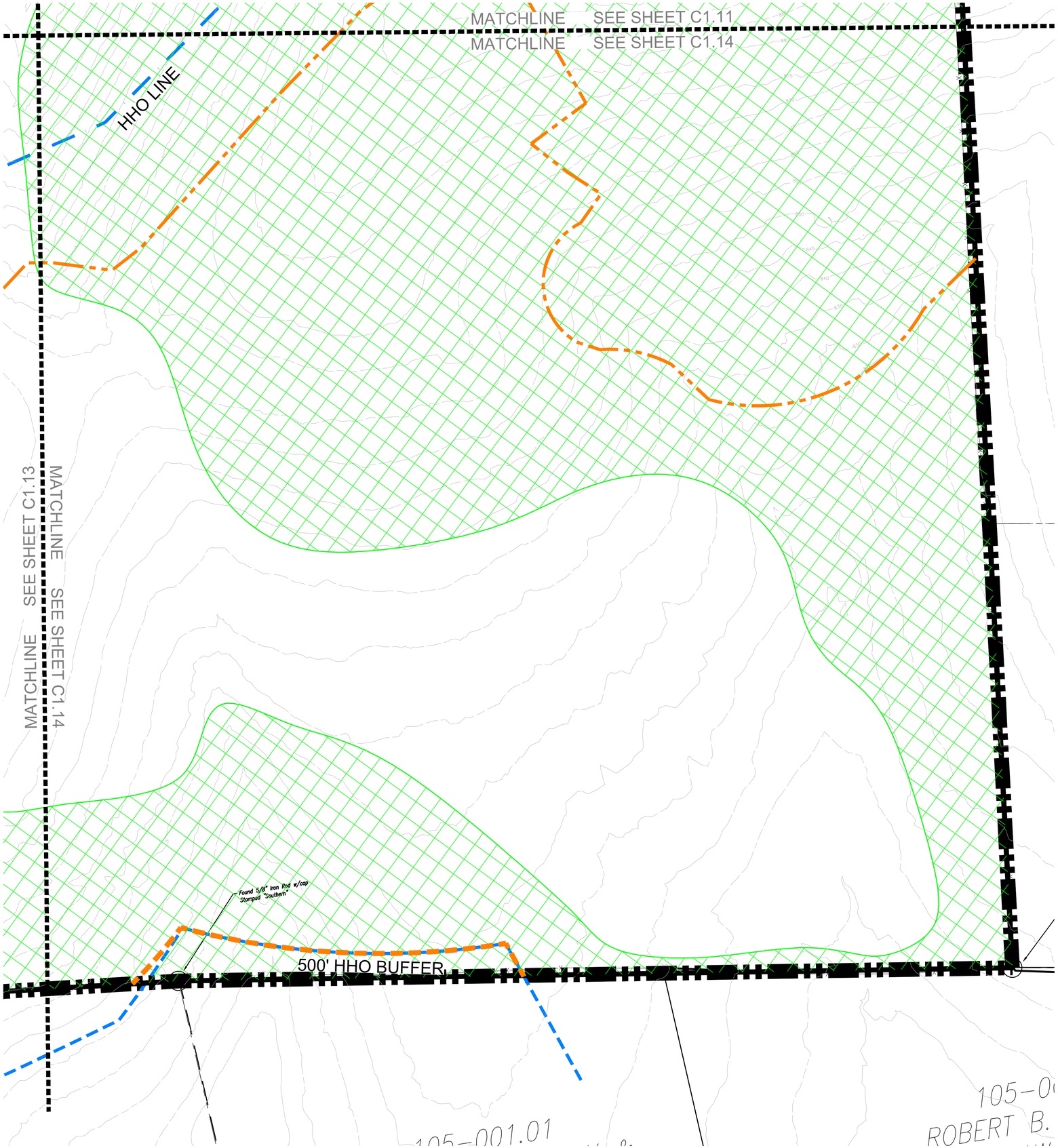

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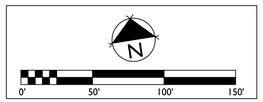

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C1.14
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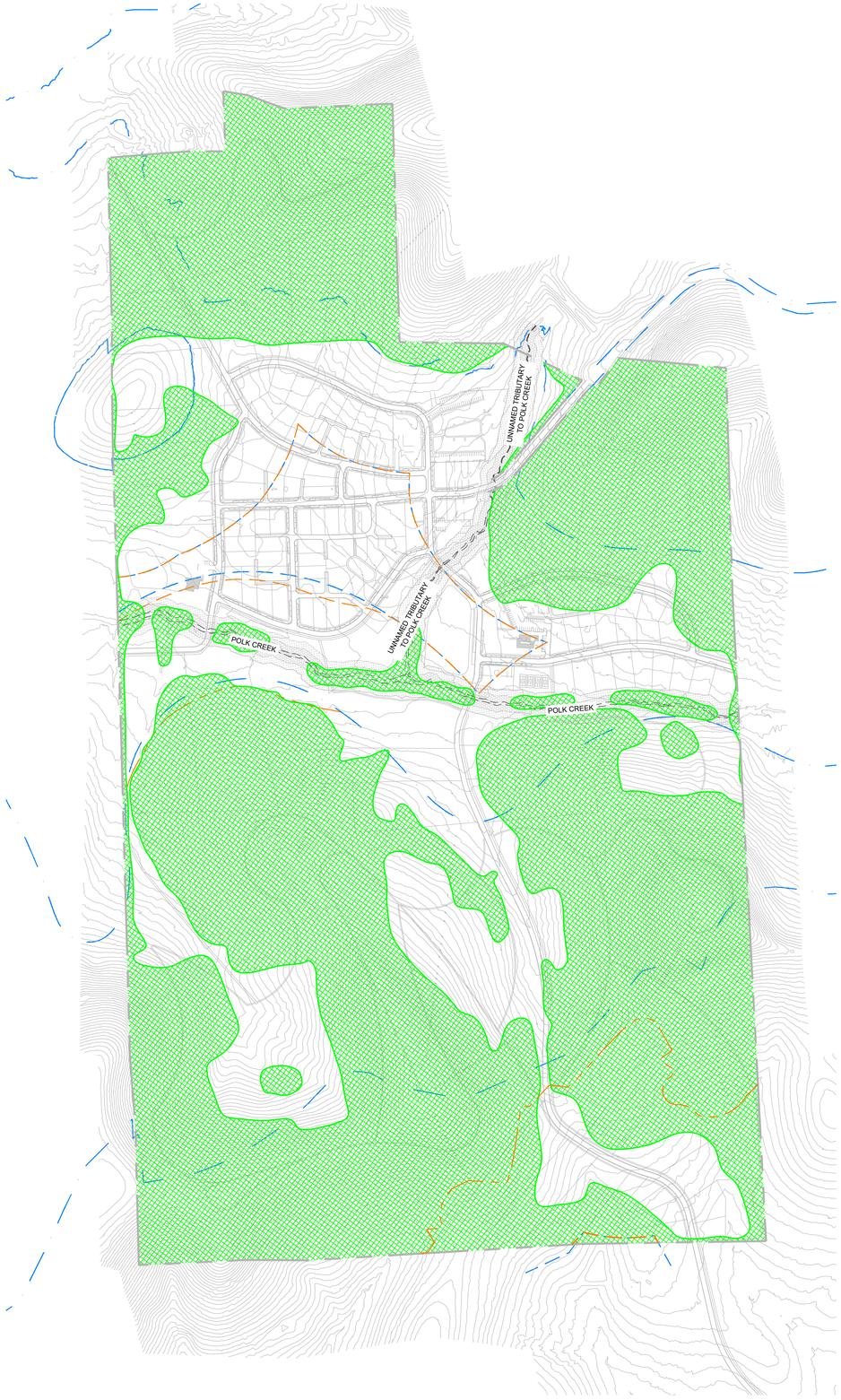

KEY - HHO BUFFER

- PROPOSED HHO
- HHO
- PROPOSED 500' HHO BUFFER
- 500' HHO BUFFER

HHO REVISION STATEMENT

OUR REQUEST:

WITH THIS APPLICATION AND THE REZONING PACKAGE. THE APPLICANT IS REQUESTING TWO ACTIONS REGARDING THE HILLSIDE HILLCREST OVERLAY (HHO) AND THE ASSOCIATED 500' HHO BUFFER. THE FIRST REQUEST IS A REVISION TO AN EXISTING HHO BOUNDARY AND ASSOCIATED 500' HHO BUFFER ON SITE. THE SECOND REQUEST IS TO ESTABLISH THE HHO AND 500' HHO BUFFER ON THE HARLIN PROPERTY IN AN AREA PREVIOUSLY NOT CONTEMPLATED IN THE CITY OF FRANKLIN'S MAP.

FIRST REQUEST: REVISION TO AN ESTABLISHED HHO BOUNDARY AND ASSOCIATED 500' HHO BUFFER
OUR REQUEST INCLUDES THE HHO LINE SOUTH OF THE STREAM. THE REVISED HHO BOUNDARY AND ASSOCIATED 500' HHO BUFFER WILL BETTER ALIGN WITH STEEP SLOPES, VIEWSHEDS, EXISTING TOPOGRAPHY, AND EXISTING TREE CANOPY. THE REVISION IS BASED ON ON-SITE VIEWSHED REVIEW, FIELD RUN SURVEY INFORMATION, AND AERIAL PHOTOGRAPHY.

SECOND REQUEST: ESTABLISHMENT OF HHO BOUNDARY AND ASSOCIATED 500' HHO BUFFER
UNTIL RECENTLY THE SOUTHERN PART OF THE HARLIN PROPERTY WAS NOT WITHIN THE CITY OF FRANKLIN URBAN GROWTH BOUNDARY. THIS CAUSES THE HHO IN THE SOUTHERN SECTION TO STOP ABRUPTLY ALONG THE PREVIOUS GIS LINE FOR THE URBAN GROWTH BOUNDARY. OUR TEAM SEEKS TO DEFINE THE HHO AND HHO BUFFER IN THAT AREA TO BETTER FOLLOW THE DEFINITION IN THE CITY OF FRANKLIN ZONING ORDINANCE.

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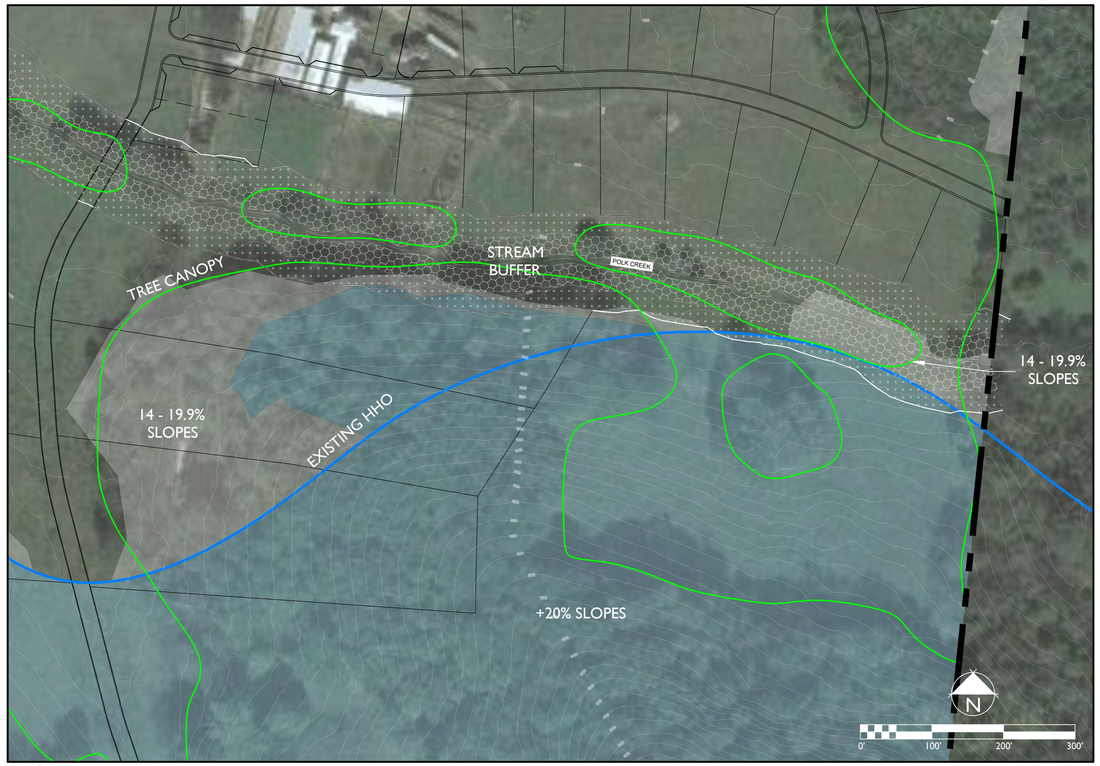
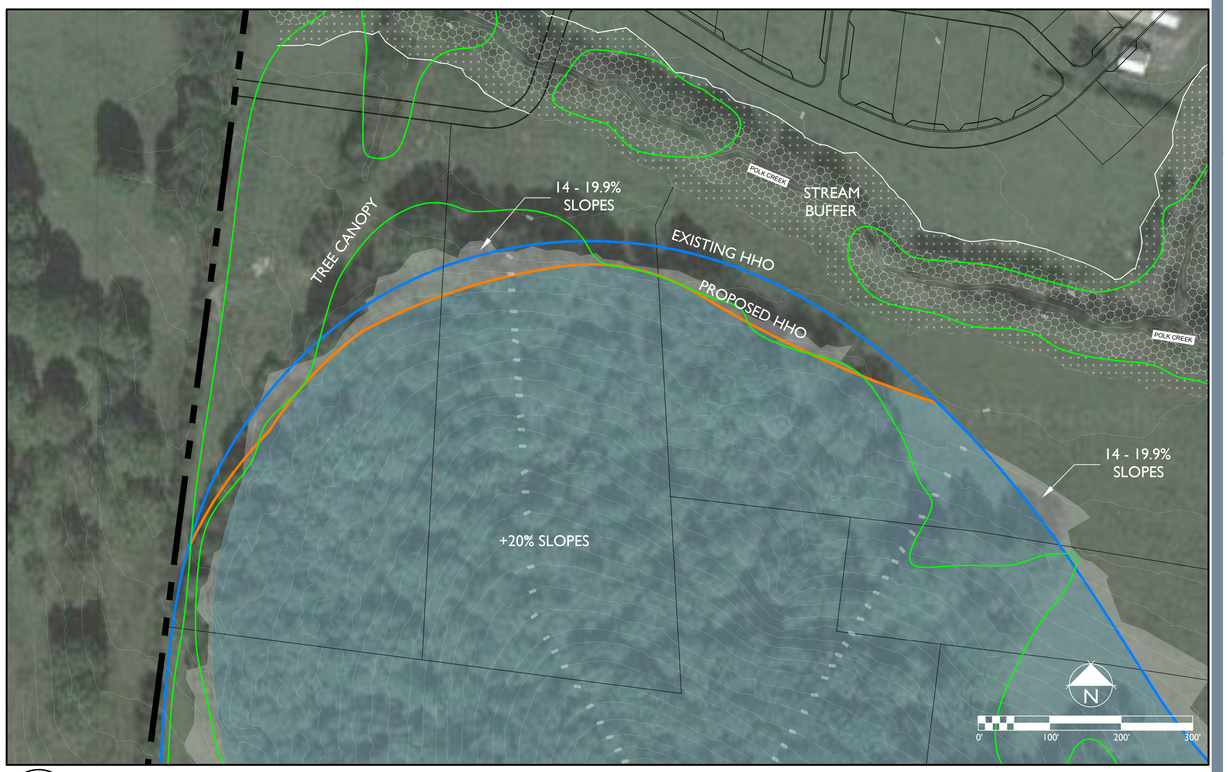
HHO REVISION

SHEET
C2.0

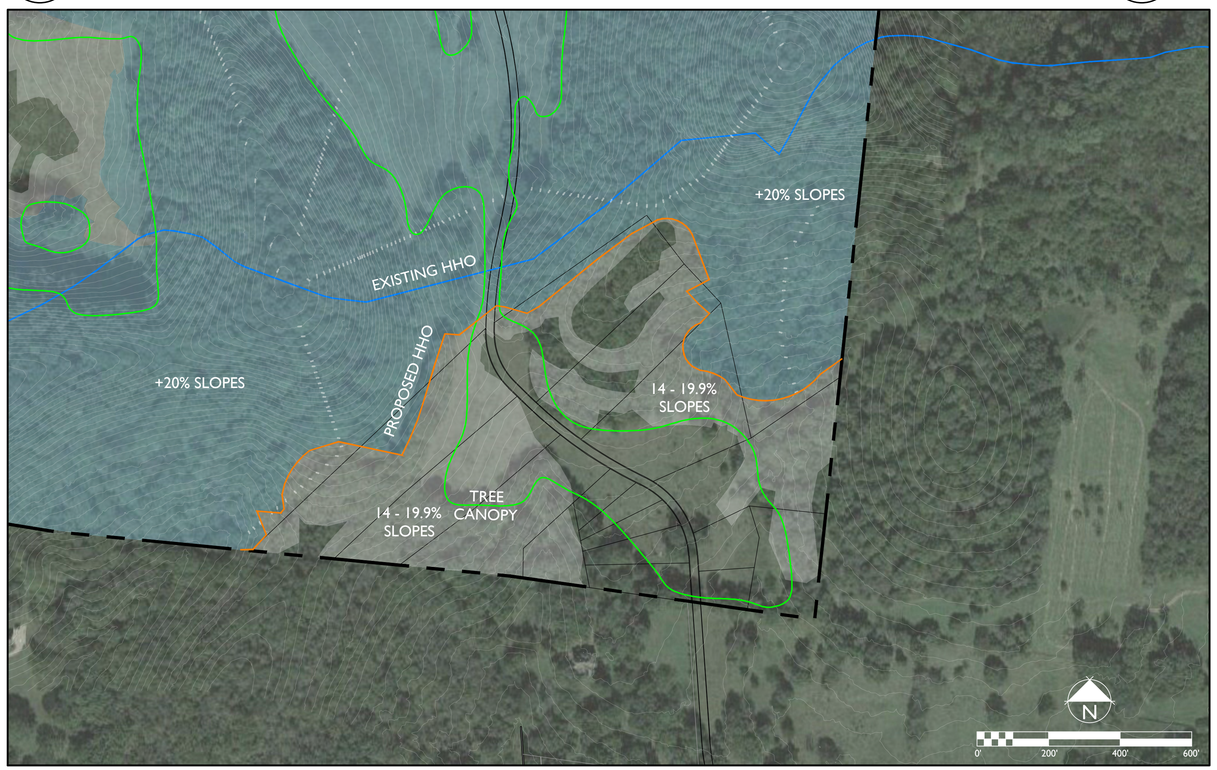
COF #8703



1 C2.1 EXISTING HHO SOUTH EAST OF CREEK (NO REVISION)



2 C2.1 PROPOSED REVISION OF HHO SOUTH WEST OF CREEK



3 C2.1 PROPOSED REVISION OF HHO SOUTHERN PROPERTY LINE

JUSTIFICATION

ENLARGEMENT 1: THE DESIGN TEAM STUDIED THE EXISTING HHO LINES FOR GUIDANCE ON HOW THE HHO LINES HAD BEEN PREVIOUSLY ESTABLISHED. IN IMAGE 1, THE EXISTING HHO SOUTH OF THE CREEK AND EAST OF PROPOSED FARREN WAY WAS REVIEWED. THE HHO IN THIS AREA MOSTLY FOLLOWS THE LINE BETWEEN THE 14-19.9% SLOPES AND THE +20% SLOPES, BUT IT SOME CASES THE HHO LINE CROSSES INTO AREAS OF +20% SLOPES OR THROUGH AREAS OF EXISTING TREE CANOPY. TREE CANOPY DOES NOT APPEAR TO HAVE BEEN A FACTOR IN ESTABLISHING THE HHO IN THIS AREA.

ENLARGEMENT 2: IMAGE 2 SHOWS A MODIFICATION OF THE HHO SOUTH OF THE CREEK AND WEST OF THE PROPOSED FARREN WAY. HERE, THE PROPOSED HHO REVISION ADOPTS THE PRECEDENT STUDIED IN IMAGE 1, HUGGING THE TOE OF THE SLOPE WHILE FOLLOWING THE LINE DISTINGUISHING BETWEEN 14-19.9% AND +20% SLOPES.

ENLARGMENT 3: IMAGE 3 SHOWS MODIFYING THE SOUTHERN AREA OF THE PROPERTY APPLYING THE SAME LOGIC. HERE THE SLOPE ANALYSIS HAS BEEN STUDIED IN GREATER DETAIL AND THE PROPOSED HHO LINE FOLLOWS THE LINE BETWEEN 14-19.9% AND +20% SLOPES

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
04/03/25

Revision Date

HHO REVISION ENLARGEMENTS
SHEET
C2.1
COF #8703


HARLIN
PLANNING COMMISSION - 04/24/2025
BOYLE
Building community since 1933.
sdco
PARTNERS
Kimley»Horn
GAMBLE DESIGN
COLLABORATIVE
SHERIDAN
PUBLIC RELATIONS LLC
HISTORICAL
·CONCEPTS·
ARCHITECTURE & PLANNING
DesignStudio
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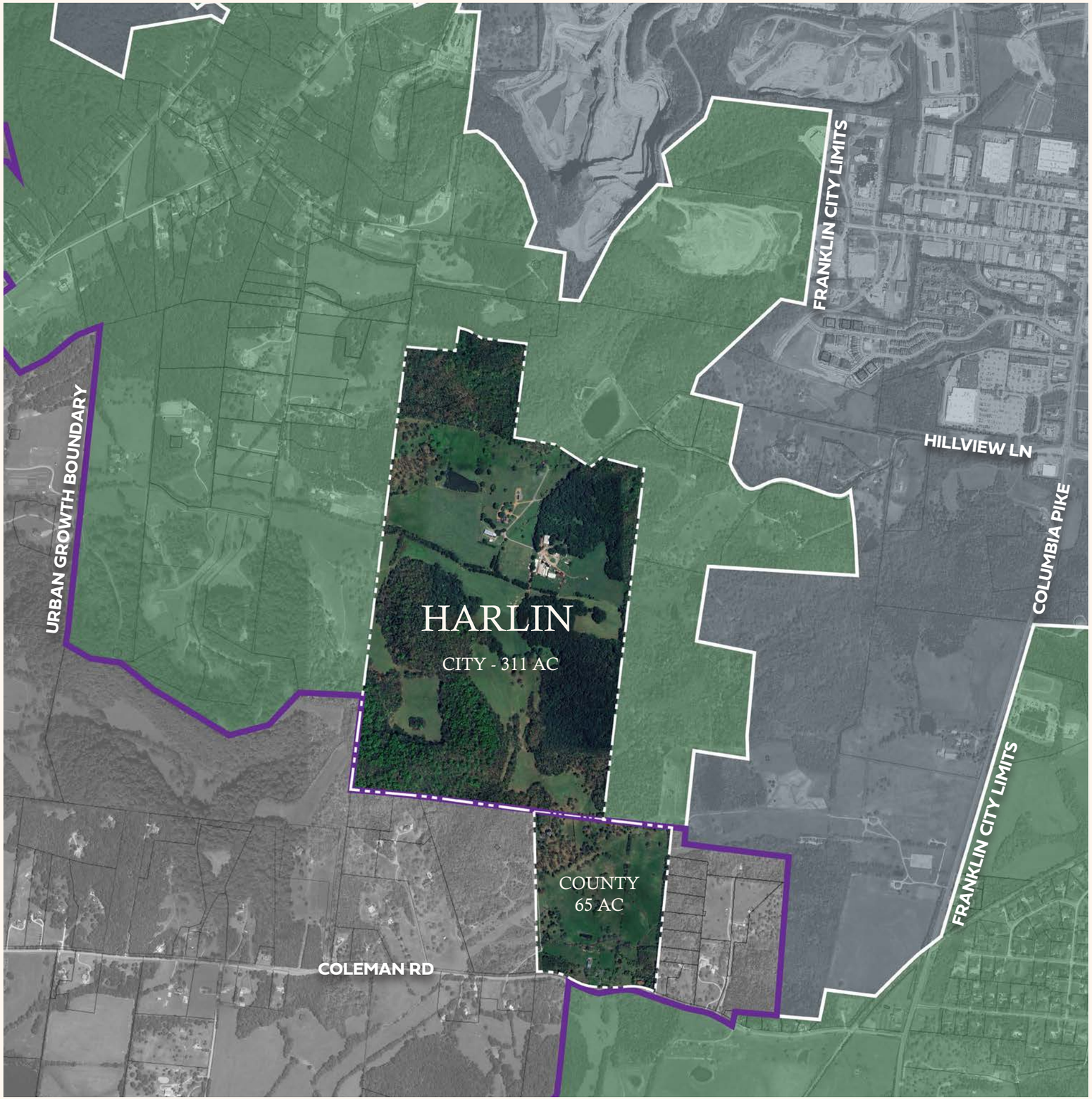

Village Green:
Preservation and Progress

To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

- BOYLE

- Unique experience living in a small village community surrounded by an abundance of nature
- Transition from high density to rural character
- Diverse Residential and Commercial uses
- Preservation of over 70% of land.
- Preservation of rural character
- Clustered village with thoughtful development footprint





COLEMAN ROAD PROPERTY ENLARGEMENT

**Master plan is conceptual in nature*





TOWN CENTER

A. NEIGHBORHOOD AMENITY
B. BOUTIQUE INN & COTTAGES
C. COMMUNITY POST OFFICE
D. MIXED USE
E. CHAPEL/TOWN HALL
F. MIXED USE
G. HISTORIC HOME
H. COMMERCIAL
I. MIXED USE
J. MIXED USE
K. NEIGHBORHOOD AMENITY

**Master plan is conceptual in nature*


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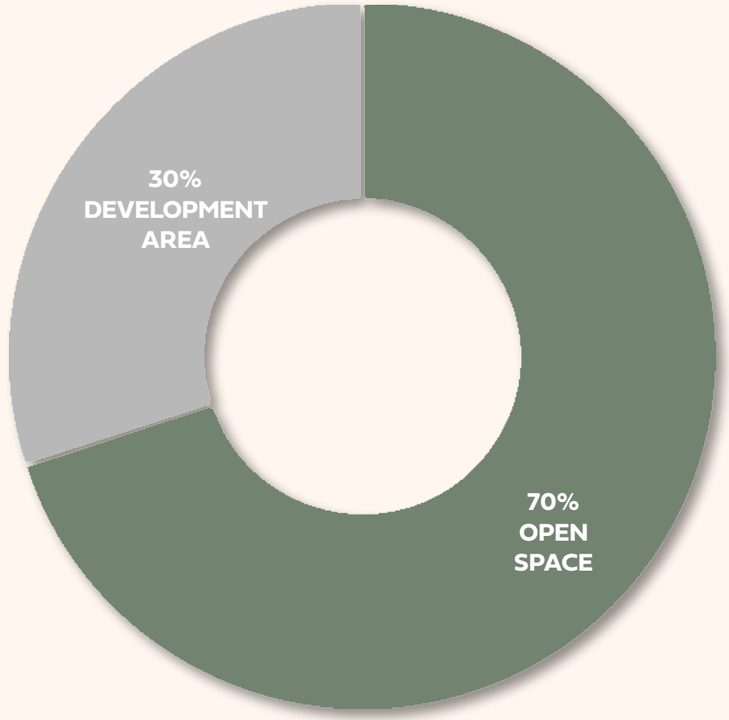
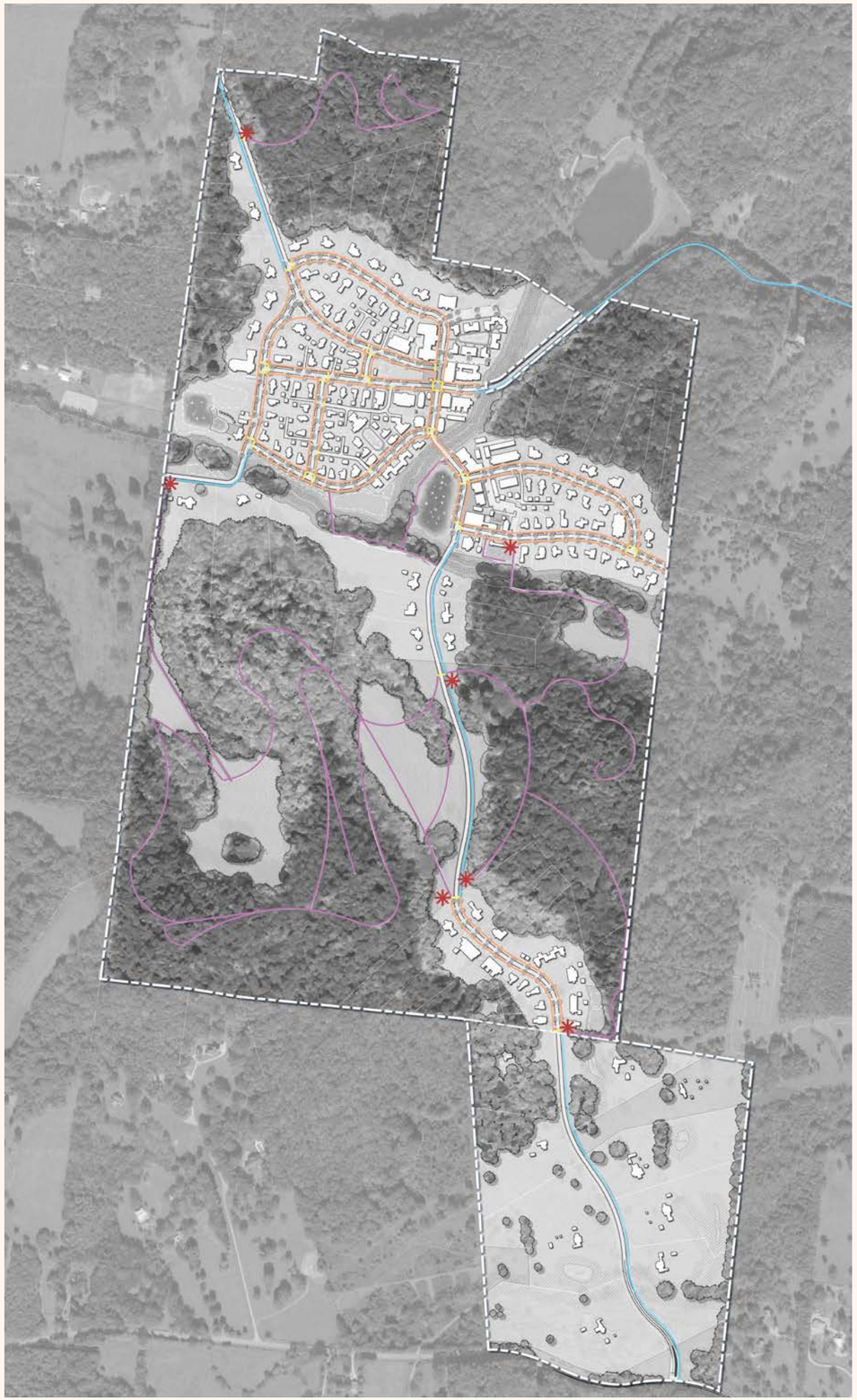


To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

- Design oriented around preservation of open space.
- Extensive trail system to connect people with open space.
- Amenities meant to highlight and engage the community within the expansive preserved land.



PEDESTRIAN NETWORK

- SIDEWALK
- MULTI-USE PATH (2.5 MILES OF GREENWAY/BIKEWAY)
- CROSSWALK
- TRAILS (4 MILES OF TRAILS; PARKLAND DEDICATION)
- TRAILHEAD

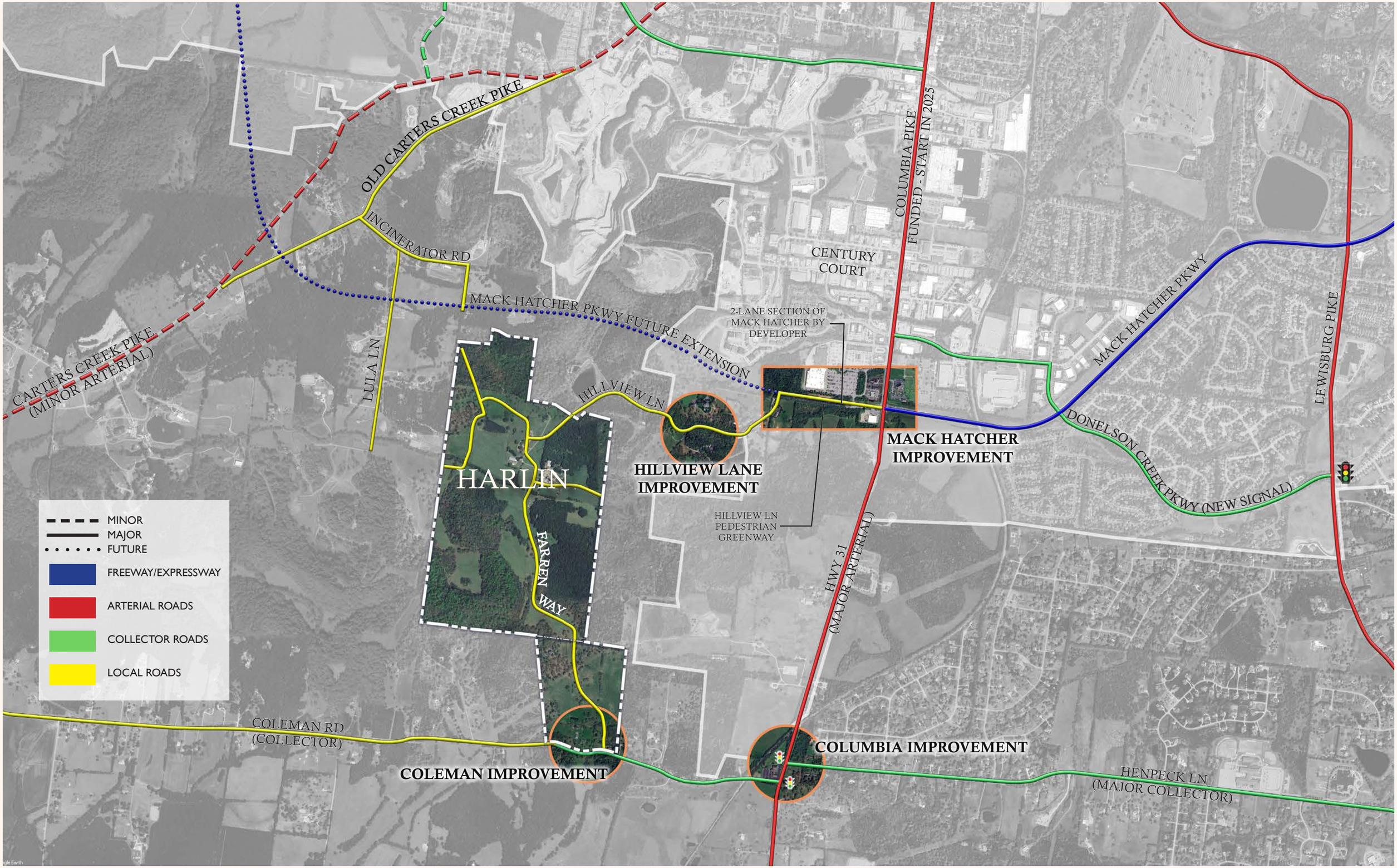
To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

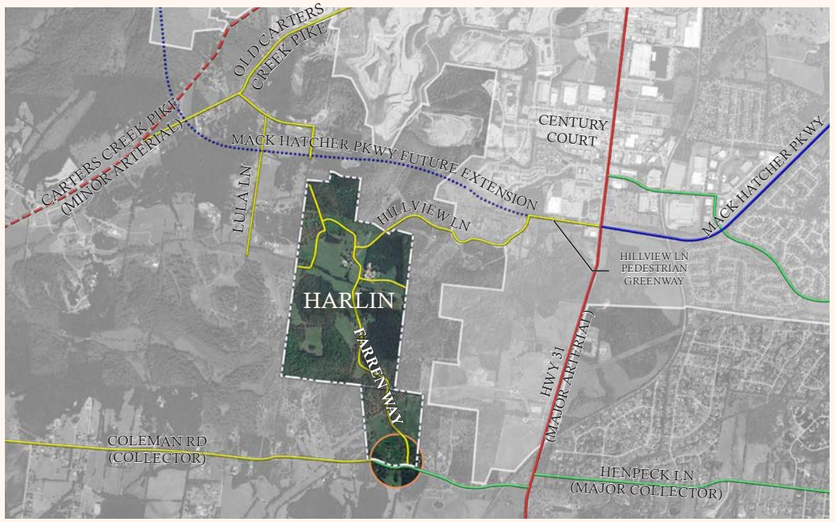


HHO REVISION

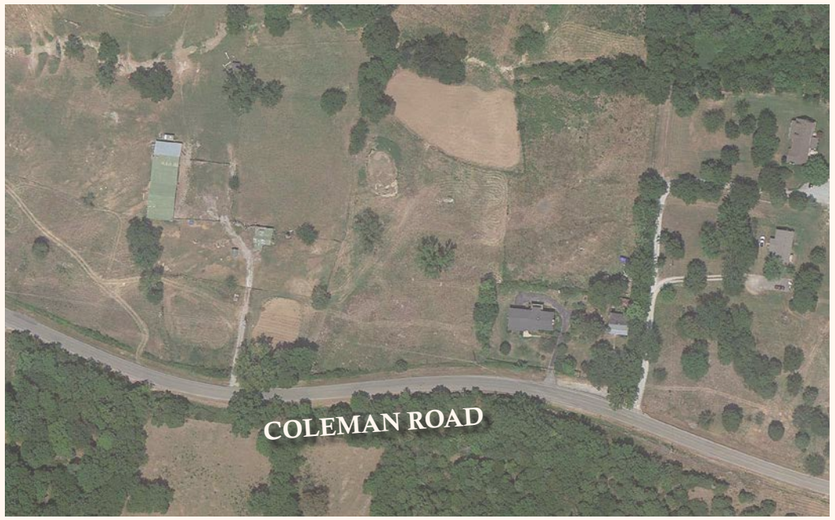
HHO LINE

PROPOSED HHO REVISION


OLD CARTERS CREEK PIKE
INCINERATOR RD
CARTERS CREEK PIKE
(MINOR ARTERIAL)
LULA LN
MACK HATCHER PKWY FUTURE EXTENSION
HILLVIEW LN
HARLIN
FARREN WAY
HILLVIEW LANE
IMPROVEMENT
CENTURY
COURT
2-LANE SECTION OF
MACK HATCHER BY
DEVELOPER
HILLVIEW LN
PEDESTRIAN
GREENWAY
COLUMBIA PIKE
FUNDED - START IN 2025
MACK HATCHER
IMPROVEMENT
MACK HATCHER PKWY
LEWISBURG PIKE
DONELSON CREEK PKWY (NEW SIGNAL)
HWY 31
(MAJOR ARTERIAL)
MINOR
MAJOR
FUTURE
FREEWAY/EXPRESSWAY
ARTERIAL ROADS
COLLECTOR ROADS
LOCAL ROADS
COLEMAN RD
(COLLECTOR)
COLEMAN IMPROVEMENT
COLUMBIA IMPROVEMENT
HENPECK LN
(MAJOR COLLECTOR)



Location Key



Existing Conditions

Coleman Road and Farren Way (Site Access - Southbound Approach)					
		Farren (Site Access) SB		Coleman EB Left Turn	
		AM	PM	AM	PM
2024	Existing	--	--	--	--
2029	Projected Unimproved	B (10.7)	B (11.4)	A (0.0)	A (0.0)
2032	Projected Unimproved	B (11.3)	B (12.2)	A (0.0)	A (0.0)
2037	Projected Unimproved	B (11.9)	B (13.2)	A (0.0)	A (0.0)



Proposed Improvements



Location Key



Existing Conditions



Proposed Improvements

Columbia Avenue at Coleman Road / Henpeck Lane						
Am Peak Hour						
	Existing 2024 Unsignalized		Background 2032 Unsignalized		Coordinated Signals 2032	
	Coleman	Henpeck	Coleman	Henpeck	Coleman	Henpeck
EB Left	F 54.8 (182')		F 1132.5 (3049')		D 48.9 (181')	
EB Right	D 34.0 (182')		F 1054.7 (3049')		A 8.8 (103')	
WB Left		F 54.0 (203')		F 572.2 (1654')		E 58.0 (138')
WB Right		E 40.4 (203')		F 613.7 (1664')		C 23.5 (86')
Overall Intersection	B 10.5	A 9.9	F 174.2	F 78.0	B 14.5	B 12.8
PM Peak Hour						
EB Left	F 217.1 (568')		F 2455.4 (4244')		F 99.0 (205')	
EB Right	F 205.8 (568')		F 2503.8 (4244')		D 39.0 (168')	
WB Left		F 110.5 (248')		F 2243.1 (3738')		E 61.6 (123')
WB Right		F 53.4 (248')		F 2255.0 (3738')		A 9.1 (90')
Overall Intersection	C 22.2	C 19.2	F 336.4	F 283.1	C 22.8	D 49.4

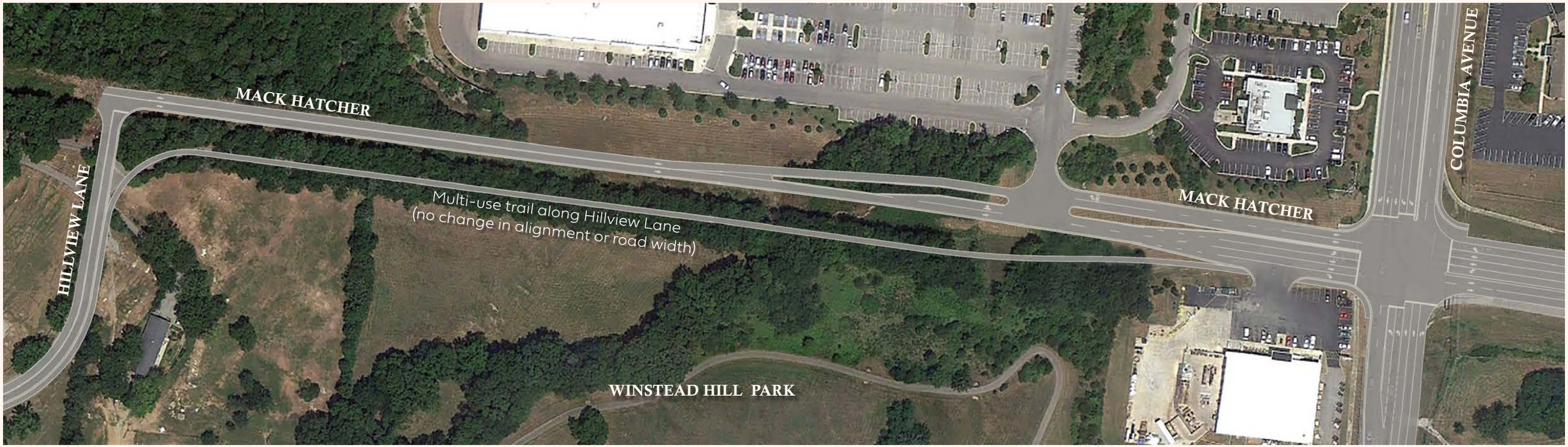


Location Key



Existing Conditions

Columbia Avenue and Mack Hatcher Parkway/Hillview Lane (Signalized)			
		AM	PM
2024	**Existing**	**D (37.4)**	**D (43.4)**
2029	Background	D (40.5)	D (47.1)
	Projected and Improved	**D (39.7)**	**D (47.3)**
2032	Background	D (34.8)	D (38.6)
	Projected and Improved	**D (37.0)**	**D (39.8)**
2037	Background	D (37.7)	D (42.1)
	Projected and Improved	**D (39.2)**	**D (42.7)**



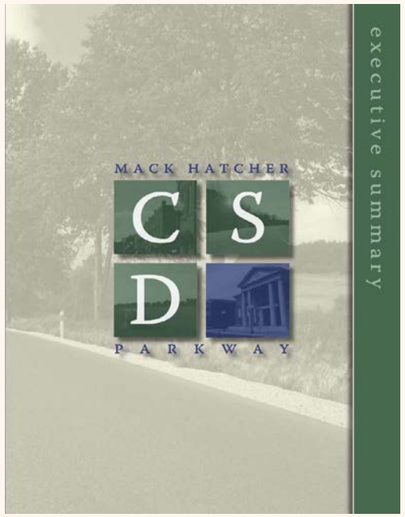
Proposed Improvements

Figure 4-f
Before



Figure 4-f
After









STATEMENT OF CONSENSUS

We, the members of the Mack Hatcher Parkway Context Sensitive Citizen Design Team, request that the Tennessee Department of Transportation accept and carry forward the recommendations described in this document for the improvement of the existing section of Mack Hatcher Parkway (State Route 397) and the proposed extension of Mack Hatcher Parkway. We have reached consensus on design features noted herein and submit this set of recommendations to TDOT. We appreciate the opportunity provided by TDOT to participate in this CSD process, and we further recommend that the department continue to utilize local participation in this project as it moves forward through subsequent engineering and construction phases.

Existing Conditions

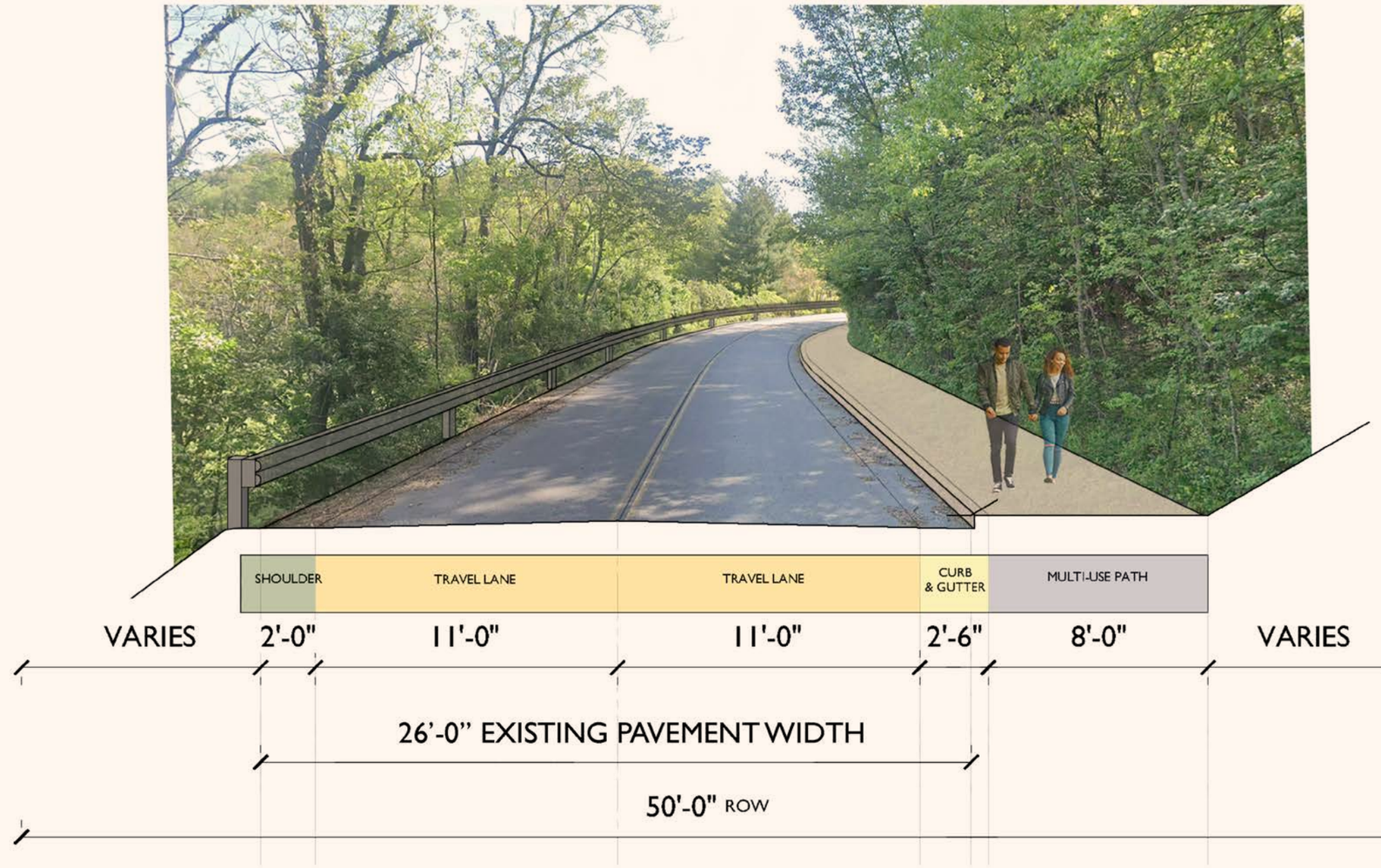




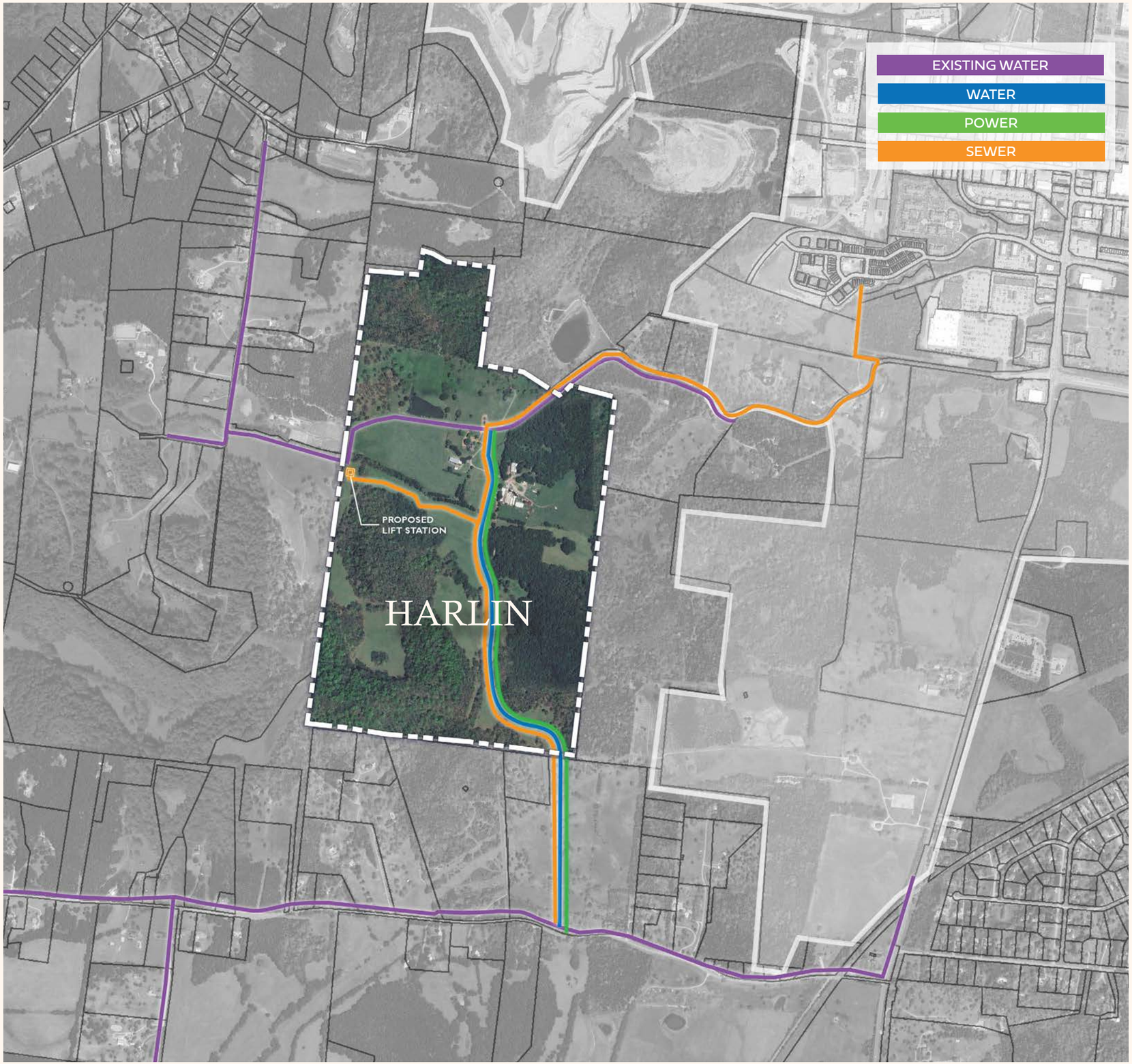
Location Key



Existing Conditions



Proposed Improvements to Hillview Lane



Is there adequate utility infrastructure?

Sewer: City of Franklin
Installation of a new pump station and approximately 5100 LF of force main and 2800 LF of gravity

Water: HB&TS
10,600 LF of 12-inch water will be extended from the intersection of Coleman Road and Kittrell Road.

Power: MTEMC
MTEMC and telecommunications have provided input on the proposed improvements to serve the site for electricity and telecommunications.

Requested Modifications of Standards

1. **MOS - Chapter 6 – Building Types – House/Duplex/ Multiplex/Townhouse/Multifamily – Alley Loading Garages – Garage Setback**
   - Standard: At least 22 feet from a mews right-of-way, when facing a mews the rear façade shall have a pedestrian door.
   - Modification: Request to allow a 5 feet or 22 feet minimum setback from a Mews ROW when lots front public streets (specifically lots 84-86 and 92-105); when facing a mews the rear façade or property line shall have either a pedestrian door, 4 foot clear path to the principal building, or gate.



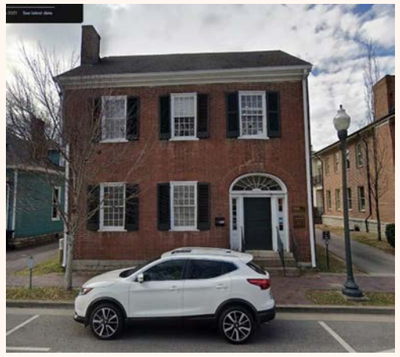
MINIMUM 22' SETBACK

5' OR 22' MINIMUM SETBACK

MEWS COURTYARD

LOTS WHICH FRONT AN OPEN SPACE AND SERVED OFF A MEWS ALLEY ARE TO BE SPRINKLERED. THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90,AND 91.

2. **MOS - Section 6.6 – Building Types – House – Building Orientation and Entry – Entry Features**
   - Standard: Shall have a covered porch, covered stoop, or balcony over the entrance.
   - Modification: Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.







3. **MOS - Section 6.6 – Building Types – Townhouse – Façade Standards for Each Unit – Entry Features**
   - Standard: The front façade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance.
   - Modification: Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.





Requested Modifications of Standards

4. **MOS - Section 6.6 – Building Types – Townhouse – Foundations, Porches, and Stoops – Finished Floor Elevation:**
   - Standard: Minimum 18 inches above grade at front façade.
   - Modification: Request to reduce this requirement to no minimum when a home office is on the first floor within Live Work units to comply with necessary ADA requirements.



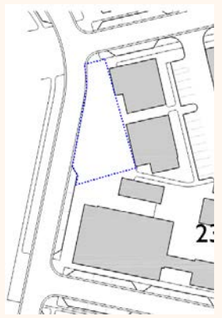
5. **MOS - Section 6.8 – Building Types – Multifamily – Building Orientation and Entry - Entrances:**
   - Standard: Facades along a street or internal drive shall have individual entrances to all publicly accessed ground floor uses and all ground floor dwelling units.
   - Modification: MOS to allow a maximum of two ground floor unit on the street facing façade to share a single street facing entry door, not requiring individual entrances for each of the two units.





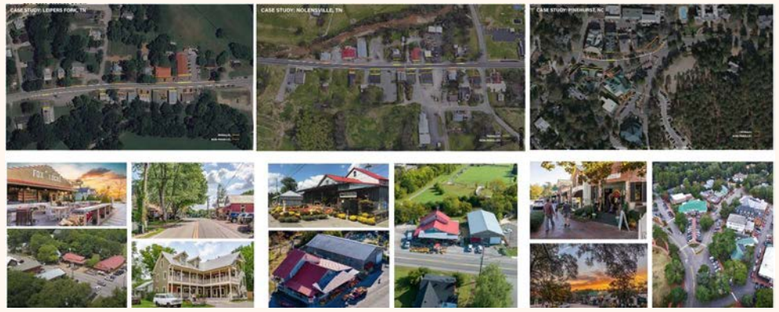


6. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Orientation and Entry – Façade Location:**
   - Standard: The building shall parallel the frontage
   - Modification: Request to allow buildings within the Neighborhood Village portions of the project to be at an angle from the frontage to create more interest along the streetscape and abilities to have more open space in front of a building. This request is limited to buildings at Lot 23 only.









Requested Modifications of Standards

7. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Windows – Glazing on Retail Storefronts:**
   - Standard: 50 to 85 percent of the ground floor, measured between two feet and ten feet from the ground. 20 to 65 percent of upper floors
   - Modification: Request to charge upper floors max from 65 percent to 85 percent.



8. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Elements – Retail Storefronts:**
   - Standard: Any storefront shall have display windows, transom windows, knee walls of between 18 and 24 inches tall, and other architectural elements such as bulkheads, trim, and cornice detailing
   - Modification: Request to remove the transom requirement above storefront display windows, but not doorways, to allow for larger storefront options.











9. **MOS - Section 9.7.1. Sidewalks – General:**
   - Standard: Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
   - Modification: Request to allow revision of this requirement to comply with the MOES and corresponding approved street sections that allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.

Requested Modifications of Standards

10. MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:

- Standard: City of Franklin Minimum Parking Standards
- Modification: Request to utilize COF ZO Minimum Parking guidelines as identified for uses within the Central Franklin Overlay (CFO) guidelines

11. MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:

- Standard: City of Franklin Minimum Parking Standards - Multifamily
- Modification: Request to establish Minimum Parking Guidelines for Small Scale Multifamily use based on Franklin Zoning Ordinance requirements for Multiplex use which dedicate 2 off street parking stalls per residential unit.

12. MOS - Section 11.5 – Open Space - Neighborhood Amenity – Stormwater:

- Standard: Stormwater management features shall not be counted as open space
- Modification: At lot 79, Stormwater Management features may occupy up to 60% of the neighborhood amenity when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features.









Requested Modifications of Standards

13. MOS - Section 11.6 – Open Space - Pocket Park – Stormwater:

- Standard: Stormwater management features may occupy up to 40% of the pocket park when treated as a site amenity and designed pursuant to section 17.5 Stormwater Management Features.
- Modification: At lot 159, Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features. Lot 159 will have pedestrian and public activation around the entirety of the stormwater feature.









14. MOS - Section 11.6 - Open Space - Pocket Park - Features:

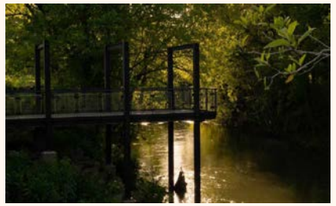
- Standard: Four of the following features are required:
- Modification: Amend/add additional features more consistent with the Vision of the development:

A. Seating Elements
B. Pedestrian Shelter such as Canopies, Gazebos, Trellises, Arbors, or Transit Shelters
C. Furnishings such as Planters, Waste Receptacles, Bicycle Racks, Drinking Fountains, Informational Signage, or Hammock Areas
D. Fountains, Sculptures, or Art
E. Playgrounds or Nature-Based Play Areas
F. Gathering Spaces such as fire pits, picnic areas, outdoor dining areas
G. Outdoor game areas for yard games such as Bocce, Croquet, Cornhole
H. On lot 159, Engagement of streams and ponds such as Pedestrian Bridges and Overlooks







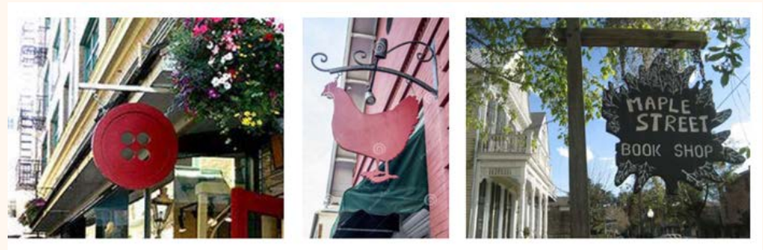






15. MOS - Section 15.1.3 – Signs – General Provisions – Proportion & Shape:

- Standard: Signs shall not be irregularly shaped.
- Modification: Permit one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.







SITE DATA

ZONING: MGA-1

242 HOMES, 0.78 DU/AC

27,000 SF COMMERCIAL SPACE

80 HOTEL ROOMS

2-3 STORY BUILDINGS

70% OF TREE CANOPY RETAINED

70% OF SITE IS OPEN SPACE




© Zanetta Illustration

File #: 21-0458

DATE: April 9, 2025

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 Resolution 2025-26, A Resolution Approving A Development Plan For Harlin PUD Subdivision With 15 Modifications Of Development Standards (Building Elements, Parking, Glazing, Open Space) For The Property Located West Of Hillview Lane And North Of Coleman Road, At 1247 Hillview Lane.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8704
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Harlin John Asbury Bacon Rev Living Trust, John Harlin, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a development plan for the Harlin PUD Subdivision that includes 242 residential units, 32,000 square feet of nonresidential space, and 80 hotel keys. The buildings range from 1 to 3 stories in height. Envision Franklin places this parcel into the Village Green Design Concept, which states that these areas, "provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space. Desirable natural features should be identified first and set aside as part of the required 70 percent open space," and that, "commercial uses within Village Green should serve the Village and surrounding areas but should not generate significant regional traffic." The plan includes a variety of housing types including single family, townhouse, duplex, and small-scale multifamily with a maximum of 12 units per building. Also included is more than 200 acres of open space and a variety of both active and passive uses of this preserved area.

For Village Green, Envision Franklin also recommends that, "Commercial Areas are intended to be comprised of neighborhood-scale uses as well as boutique uses that are complementary to the neighborhood. Neighborhood-scale commercial is encouraged to utilize residential above the commercial to activate and support the retail environment. Small-Scale Multifamily Buildings and Townhomes within the neighborhood village may be up to three stories in height." The plan proposes what they are calling North and South Villages that offers a tight cluster of commercial options

adjacent to public gathering spaces that create unique live-work-play experiences. The height, scale, and massing of the proposed villages are in keeping with the vision of Village Green.

For this property, Envision Franklin provides a special consideration regarding hospitality uses. It states that, "Hospitality uses are appropriate as a Secondary Use within Village Green if sized appropriately and the building massing is in keeping with the location and design as indicated on the Development Plan." A boutique hotel may include traditional hotel suites and rooms within an inn, or could include stand-alone cottages (cottages could be a single unit or could include up to 4 suites per building) for a total of up to 80 keys. The hotel complex is located in the central part of the development and meets the recommendations for this special consideration for the property.

Due to the location and state of the existing road network, the development will be capped at 30 residential units until two connections are constructed and accepted by the Franklin Fire Department. The development will then be capped at 50 units until the roadway improvements to Columbia Avenue, Henpeck Lane, and Coleman Road are completed and accepted by both the City and TDOT. The plan also includes an extension of Mack Hatcher and a rerouting of Hillview Lane in order to preserve the treelined section on the eastern end of Hilliview.

MODIFICATION OF STANDARDS:

There are fifteen Modification of Standards requests in this plan that address building elements, open spaces, signage, parking, and sidewalks. The following is the list of MOS requests included in the application and staff's recommendations for each, should the development plan be approved.

MOS #1: Request to allow a 5-foot or a 22-foot minimum setback from a Mews ROW-specific to Lots 84-86 and 92-105; when facing a mews the rear façade or property line shall have either a pedestrian door, 4-foot clear path to the principal building, or gate.

For alley loaded garages, Chapter 6 of the Zoning Ordinance requires at least 22 feet from a mews right-of-way, when facing a mews, the rear façade shall have a pedestrian door. Staff has several concerns about this MOS request, with the primary concern centering on emergency access. The mews alley serves as the only fire apparatus and emergency services access route to Lots 87-91. Allowing structures (garages) to be built just 5 feet from this critical accessway significantly increases the risk of obstruction. A 5-foot setback effectively creates a small parking pad directly adjacent to the mews alley. Experience shows this configuration strongly encourages residents or guests to park vehicles partially or wholly within the mews ROW, especially if the mews is perceived as wider than necessary. The standard 22-foot mews width and the 22-foot garage setback are intentionally designed to discourage such parking and maintain absolutely clear passage. If the mews alley becomes blocked for any reason, particularly by illegally parked vehicles facilitated by these minimal setbacks, our ability to access homes during a fire or medical emergency is severely compromised or eliminated entirely. The fact that these lots front a public street does not mitigate this risk, as the access is required for effective emergency operations.

Staff recommends disapproval of MOS #1.

MOS #2: Request to allow decorative door surrounds with enhanced architectural details as an alternative to porches, stoops and balconies for the House building type.

Section 6.3 of the Zoning Ordinance requires that front facade of each dwelling shall have a covered porch, covered stoop, or balcony over the main entrance. This requirement is to ensure that both people and deliveries have some form of shelter from the elements while entering and exiting the unit.

Staff recommends disapproval of MOS #2.

MOS #3: Request to allow decorative door surrounds with enhanced architectural details as an alternative to porches, stoops and balconies for the townhouse building type.

Section 6.3 of the Zoning Ordinance requires that front facade of each dwelling shall have a covered porch, covered stoop, or balcony over the main entrance. This requirement is to ensure that both people and deliveries have some form of shelter from the elements while entering and exiting the unit.

Staff recommends disapproval of MOS #3.

MOS #4: Request to reduce the finished floor elevation to no minimum when a home office in Live/Work conditions.

Section 6.6 of the Zoning Ordinance require townhouses to have a minimum 18-inch foundation above grade at the front facade. In order to meet ADA requirements for any worker or potential visitor with mobility issues, Staff supports the MOS request.

Staff recommends approval of MOS #4.

MOS #5: Request to allow for two ground floor units to be ganged off of a shared entry and not require a direct individual ground floor entrances. Three to four ground floor units on the street facing façade require a minimum of two entries, either shared or to an individual unit.

Section 6.8 of the Zoning Ordinance requires multifamily buildings with facades along a street or internal drive shall have individual entrances to all publicly-accessed ground floor uses and all ground floor dwelling units. Due to the small-scale nature of the multifamily buildings in the development, and the limited number of units on the ground floor, Staff can support the request. However, per Condition 103, the applicant must revise the language to "allow for a maximum of two ground floor units on the street facing façade to be ganged off a shared entry and not require individual entrances," to remove redundant language and clarify the maximum number of entrances on the street fronting facade.

Staff recommends approval with conditions of MOS #5.

MOS #6: Request to allow Neighborhood Village buildings to be at an angle from the frontage, limited to Lot 23 only.

Section 6.9 of the Zoning Ordinance requires that the building shall be parallel to the frontage. Because the request is limited to Lot 23 and the curvature of the road the lot fronts onto, Staff can support this MOS request.

Staff recommends approval of MOS #6.

MOS #7: Request to change maximum glazing for upper floors to 85%.

Section 6.9 of the Zoning Ordinance requires that upper floors of commercial/mixed-use buildings shall have 20-65% glazing. The applicant's request to increase the maximum to 85% allows for more creative building design and a variety of tenant options.

Staff recommends approval of MOS #7.

MOS #8: Request to remove the transom requirement above storefront display windows.

Section 6.9.1 of the Zoning Ordinance requires storefronts to have transoms above ground floor windows. The applicant has provided several examples of storefronts in historic downtown Franklin that do not have transoms above the storefront windows. With this added context and historical precedence, Staff is supportive of this request.

Staff recommends approval of MOS #8.

MOS #9: Request to allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.

Section 9.7.1 of the Zoning Ordinance requires that sidewalks and curb be required on both sides of public and private streets and internal drives. The applicant has made this request to allow for a more rural pattern of development. The MOS limits the request to those paths that are shown on Sheets C2.16, C4.30 and C4.31. Due to the limited nature of the request and the applicant's desire to create a rural setting that is still pedestrian friendly, Staff can support this request.

Staff recommends approval with conditions of MOS #9.

MOS #10: Request to utilize Central Franklin Overlay (CFO) parking requirements.

Section 10.2.3 of the Zoning Ordinance establishes the minimum parking standards for the various allowable uses within the City. Certain uses have a reduced minimum within the Central Franklin Overlay due to the shared parking nature and overall reduction of trips for those traveling to the downtown area. The applicant is creating a similar environment in the north and south villages and because of this shared parking nature of the development, Staff can support this request.

Staff recommends approval of MOS #10.

MOS #11: Request to establish Minimum Parking Guidelines for Small Scale Multifamily of 2 off street parking stalls per residential unit.

Section 10.2.3 of the Zoning Ordinance establishes the minimum parking standards for the various allowable uses within the City. For multifamily, the City requires 1.25 spaces per studio unit, 1.25 spaces per 1-bedroom unit, and 2.25 spaces per 2+-bedroom unit. The applicant is requesting to modify these requirements to 2 off-street space per unit, regardless of number of bedrooms. Because those required spaces are off-street and less than 10 parking spaces would be effected, Staff can support this request.

Staff recommends approval of MOS #11.

MOS #12: Request for Stormwater Management features may occupy up to 85% of the neighborhood amenity when treated as a site amenity and designed pursuant to Section 17.5, specific to Lot 79.

Section 11.5 of the Zoning Ordinance dictates that stormwater management features shall not be counted as open space. The applicant is requesting to allow such features to occupy up to 85% of the neighborhood amenity. After review, Staff is supportive of the request with the modified language that stormwater management features only occupy a maximum of 60% of the neighborhood amenity. Additonally, the open space must have pedestrian and public activation around the entirety of the

stormwater feature to properly activate for public use.

Staff recommends approval with conditions of MOS #12.

MOS #13: Request for Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to Section 17.5, specific to Lot 159.

Section 11.6 of the Zoning Ordinance dictates that stormwater management features may occupy up to 40% of the pocket park when treated as a site amenity. After review of the request, Staff can support this MOS provided that the applicant provide the illustration in Condition 161 to show how Lot 159 will provide public and pedestrian activation around the entirety of the stormwater feature.

Staff recommends approval with conditions of MOS #13.

MOS #14: Request to add additional elements among the required features of a pocket park including: trellises, arbors, informational signage, hammock areas, nature-based play areas, gathering spaces, outdoor gaming areas, pedestrian bridges and overlooks.

Section 11.6 of the Zoning Ordinance requires Pocket Park to offer four of the five following features: A. Seating elements, B. Canopies or gazebos to shield pedestrians, C. Furnishings, such as planters, waste receptacles, bicycle racks, drinking fountains, or transit shelters, D. Fountains, sculptures, or art, and E. Playgrounds. Staff has reviewed the request and understands the applicant's desire to offer different an unique features within the various pocket parks, however some of the requested features are redundant to what is already allowed within pocket parks. Staff supports this MOS provided that the applicant modify the language and remove references to informational signage, and all features listed in the proposed Section F as they are redundant to those listed in Section C.

Staff recommends approval with conditions of MOS #14.

MOS #15: Requesting to allow for irregular shaped signage.

Section 15.1.3 of the Zoning Ordinance states, "signs shall not be irregularly shaped." Irregularly shaped signs have been approved with previous MOS requests so Staff can support this request.

Staff recommends approval of MOS #15.

PROCEDURAL REQUIREMENTS:

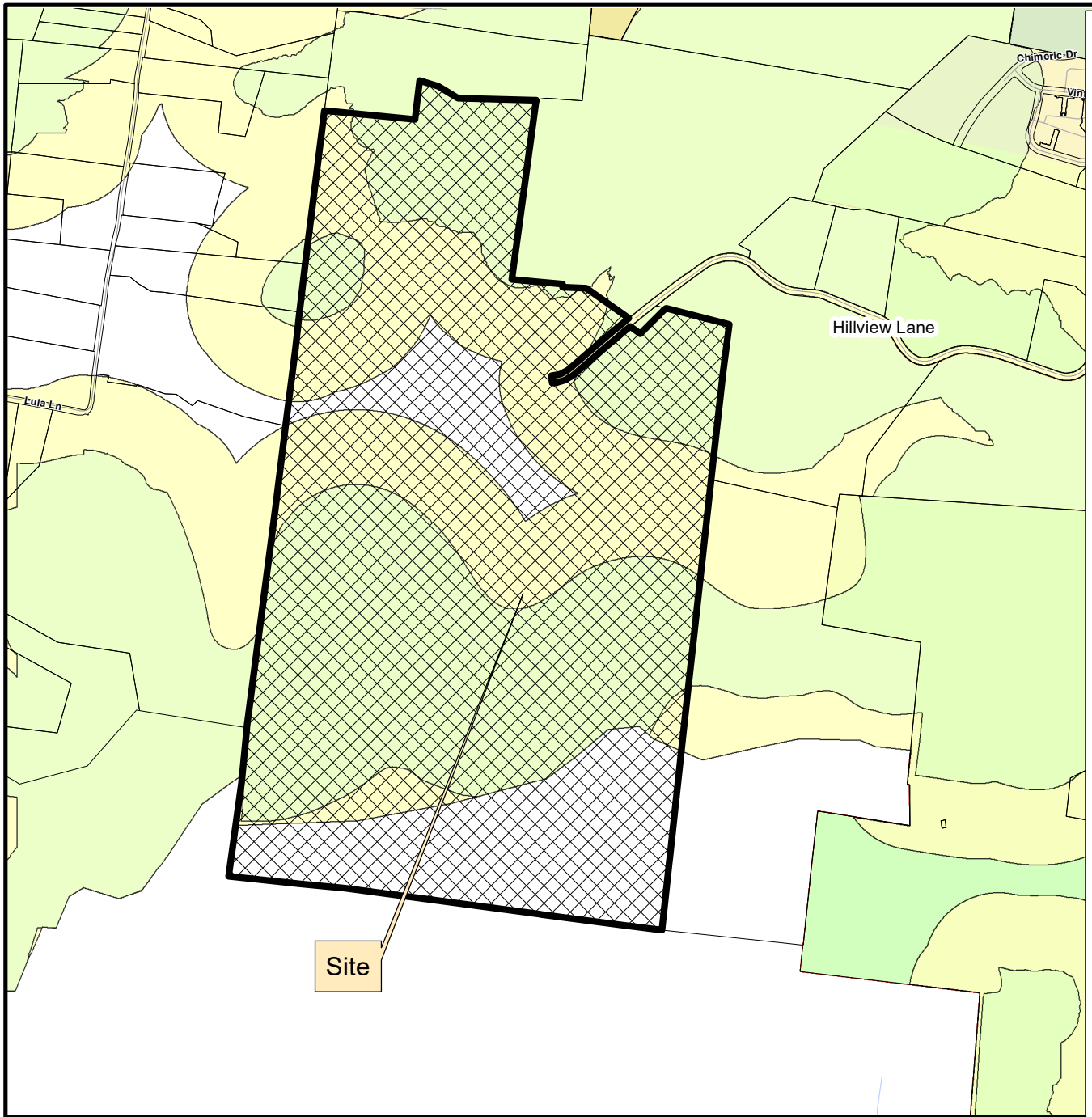
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. 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 that the Planning Commission recommend to the Board of Mayor and Aldermen to approve with conditions Resolution 2025-26.



HARLIN PUD SUBDIVISION
ORDINANCE 2025-06
RESOLUTION 2025-26

Project Information
Existing Zoning: County
Proposed Zoning: PD (0.78 / 32,000 / 80)
Overlay Districts: HHO, 500' Buffer of Hillside
Site Acreage: 311.21 acres
Proposed Number of Dwelling Units: 242
Proposed Nonresidential Square Footage: 32,000 SF
Hotel Keys: 80

Legend

- Harlin PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- 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 District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 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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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8704

CONDITIONS OF APPROVAL:

Open Issues: 35 These issues are currently being filtered

Engineering - Checklist

General Issues

4. Development Plan

kevin.long@franklintn.gov	***This is an advisory comment and does not hinder the approval of this development plan.*** At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

20. Streets

kevin.long@franklintn.gov	At the site plan stage, all curb and curb & gutter in public right-of-way or easements shall comply with appropriate City standards with the exception of the ribbon curbs shown in the development plan set, which shall be 1' in width as depicted in the plan set.

23. Modification of Engineering Standards

jimmy.wiseman@franklintn.gov	Staff has reviewed the Modification of Engineering Standards letter and the following notes/edits shall be added prior to One Stop. • All on-street parking and sidewalks outside of the public right-of-way shall meet Public Right Of Way Accessibility Standards unless otherwise approved by the United States Access Board. • Ribbon curbs are shown on the plan as 1' width. Staff requires them to remain 1'. • Any alley section that is wider than 16' of pavement shall be a normal crown. The City paving contractor is unable to pave a wider section in one pass which will create a seam in the center adding maintenance issues for the City long term.

29. Traffic Impact Analysis

jimmy.wiseman@franklintn.gov	This comment shall remain open as a condition of approval and as a reminder to Staff at the Site Plan stage. All offsite improvements shown on the Development Plan shall meet City of Franklin standards and match the Major Thoroughfare Plan where applicable. The Mack Hatcher improvements shall be coordinated with the Columbia Avenue Improvements.

30. Offsite Improvements

jimmy.wiseman@franklintn.gov	The offsite improvements shall be designed with the first site plan. The Columbia improvements shall be constructed during the first phase of the development. It is up to the applicant to secure the right-of-way needed for these improvements. Specific details of right-of-way acquisition will be spelled out in an agreement if needed. Unless otherwise required by the Fire Department, an emergency access gate shall be placed at the southern connection to Coleman Road and the Development shall be capped at 50 units until the Columbia/Henpeck/Coleman Road improvements are completed and accepted by the City/TDOT. The emergency gate may only be removed once the improvements are fully completed. At no time shall construction traffic use the Coleman Road access unless the improvements are fully completed. The turn lanes on Coleman Road and the site access shall be constructed and accept prior to opening this connection to the public. Any improvements on Columbia and Hillview Lane/Mack Hatcher Parkway Extension shall be completed and accepted prior to the first certificate of occupancy for the development. Any additional requirements identified in the Traffic Impact Analysis shall also be a condition of approval.

53. Stormwater Management

lance.fittro@franklintn.gov	**The previous comment to be addressed with the future site plan(s):** *Applicant shall locate all permanent stormwater BMPs and Green Infrastructure in open space lots (residential) or Exclusive Green Infrastructure Easements (commercial). All water resource buffers shall also be placed in open space lots or conservation easements. Inclusion of on-lot stormwater practices as outlined in the Single Family Stormwater Manual may be considered on a case-by-case basis for the large (2 ac+) residential critical lots only for peak control purposes only, not as on-lot treatment of stormwater runoff, to be determined at Site Plan. Large residential lots identified on the development plan as "Attached Residential HHO Estate" lots shall not qualify for Single Family Stormwater consideration. All areas proposed for development shall comply with Green Infrastructure - Runoff Reduction requirements as outlined in Municipal Code Title 23.*  ATTACHED* RESIDENTIAL HHO ESTATE (CRITICAL LOT) *ATTACHED RESIDENTIAL IS CATEGORY THAT COULD CONTAIN THE FOLLOWING BUILDING TYPES: DUPLEX, TOWNHOME, SMALL SCALE MULTI-FAMILY, MIXED USE CONDO. (I.E. ANY RESIDENTIAL BUILDING TYPE THAT IS ALLOWABLE WITHIN VILLAGE GREEN BUT NOT DEFINED AS SINGLE-FAMILY)

153. 30 Unit Cap

jimmy.wiseman@franklintn.gov	This comment shall remain open as a condition of approval and a reminder to staff. Per the Street Standards and the Fire Code, the development shall be capped at 30 units until 2 connections are constructed and accepted by the Franklin Fire Department. An emergency only connection to the south may be acceptable if approved by the Franklin Fire Chief or designee.

Engineering - Development Plan Checklist

General Issues

143. Dead-end Streets

joe.marlo@franklintn.gov	*Comment to remain open as a Condition of Approval.* Dead-end streets or alleys without cul-de-sacs are prohibited. Temporary dead-end street and alley 'stubs' shall not be longer than one residential lot. *[COF Streets 2.3.7(3)]*

165. Vesting Standard Date - Street Standards

joe.marlo@franklintn.gov	Applicant shall revise the vesting standard date for the Transportation & Street Technical Standards to be 07-01-2024 (Cover Sheet).

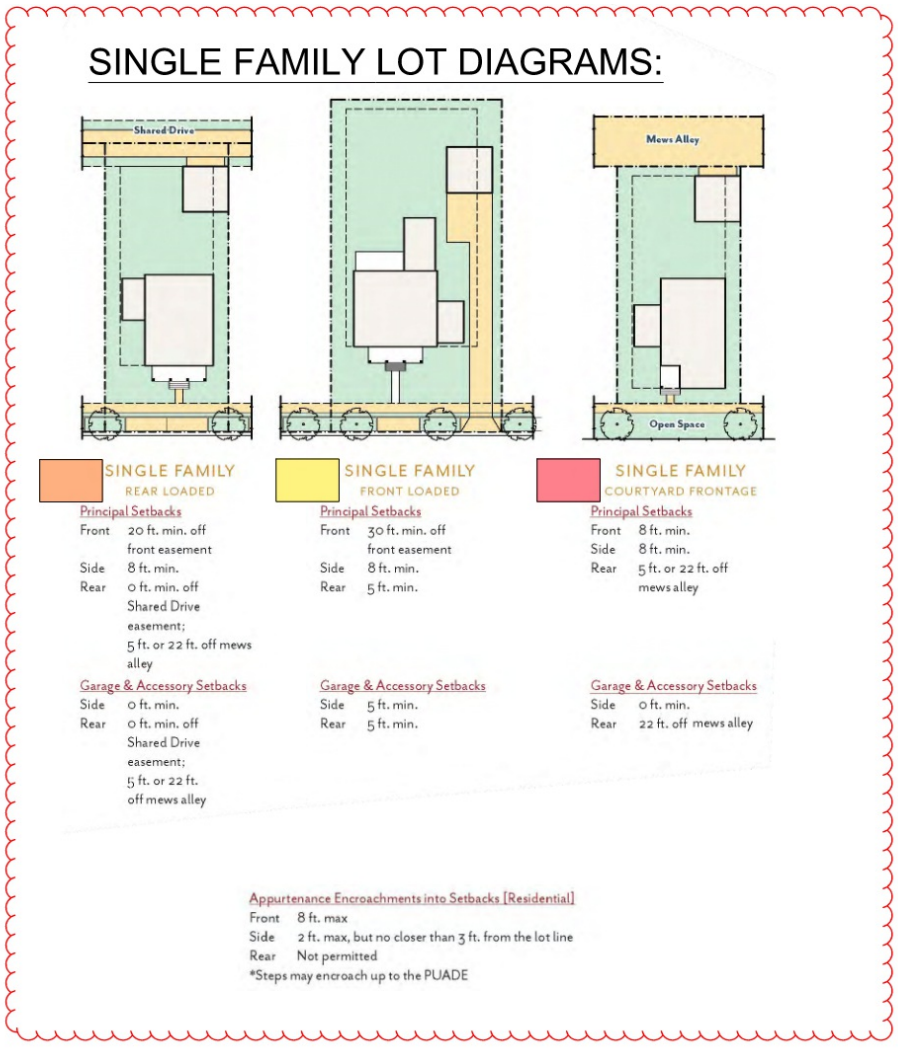
FIRE--Planning--DRT

General Issues

115. Shared Drive & Mews

stephen.otero@Franklintn.gov	

Fire strongly recommends denying the modification request for the 5-foot setback and maintaining the standard 22-foot garage setback from the mews ROW for all applicable lots to ensure critical life safety access.



[Edited By Stephen Otero]

Parks

General Issues

15. Parkland Impact Fee

kevinl@franklintn.gov	The Parkland agreement was received and submitted to Law for review on 4-2-25. The applicant shall list Parkland information on the plan set. [Edited By Kevin Lindsey]

Planning

General Issues

8. Envision Franklin

eric.conner@franklintn.gov	Applicant shall list maximum Hotel height as 2.5 stories on sheets C2.0A and C2.0B to reflect the height maximum supported by Envision Franklin until such time that Envision Franklin no longer limits Hotels in Village Green to 2.5 stories.
eric.conner@franklintn.gov	Due to lack of information provided in Development Plan for hotel massing, applicant shall coordinate with staff at Site Plan stage to ensure that proposed Hotel massing complies with all applicable Envision Franklin standards.

84. Building height

joseph.bryan@franklintn.gov	Lots 23, 56, and 60 have heights listed as “2-3” stories. According to Envision Franklin, 3 stories is appropriate if the mixed-use structures contain ground-floor commercial and small-scale multifamily uses above. Envision Franklin defines “small-scale multifamily” as 5-12 units. Based on sheets 2.0A, 2.0B, and 2.0C, the total number of units in those mixed-use structures is: Lot 60: 2 Lot 56: 4 Lot 23: 4 By current EF definition, that means none of these lots have “small-scale multifamily” and therefore are limited to 2.5 stories. Applicant shall move the units from Lot 65 them to these 3 lots in order to get above 5 units and allow for 3 stories. See Condition 164 for more information. [Edited By Joseph Bryan]

100. Modification of Standards

joseph.bryan@franklintn.gov	Due to concerns from the Fire Department, see comment 115 for more info, Staff is recommending disapproval of MOS #1. If this MOS is disapproved by BOMA, applicant shall remove it from the plan set at One Stop. [Edited By Joseph Bryan]

101. Modification of Standards

joseph.bryan@franklintn.gov MOS 2 and 3 - Entry Features

The purpose of this regulation is to give visual prominence to the front entry AND provide an area of shelter for visitors and deliveries. The MOS as proposed meets the first criteria but not the second. As written Staff is not supportive of this MOS.

If these MOSs are disapproved by BOMA, applicant shall remove it from the plan set at One Stop.
[Edited By Joseph Bryan]

103. Modification of Standards

joseph.bryan@franklintn.gov MOS 5

Applicant shall revise the language of the MOS request to state ”MOS to allow a maximum of two ground floor unit on the street facing façade to share a single street facing entry door, not requiring individual entrances for each of the two units.”

Staff is support of this MOS request with the revised language.
[Edited By Joseph Bryan]

107. Modification of Standards

joseph.bryan@franklintn.gov MOS 9

Staff is supportive of the MOS request, but the applicant is limited to the rural paths that have been designated on Sheets C2.16, C4.30, and C4.31.

110. Modification of Standards

joseph.bryan@franklintn.gov MOS 12

Applicant shall update the language of MOS 12 for lot 79 to state that stormwater management feature to occupy up to 60% of the neighborhood amenity with the One Stop submission and that the stormwater feature will be pedestrian and publicly activated around the entirety of its perimeter.

Staff is supportive of this MOS with the revised language.
[Edited By Joseph Bryan]

111. Modification of Standards

joseph.bryan@franklintn.gov MOS 14

Applicant shall remove references to informational signage, and all features listed in Section F as they are redundant to those listed in Section C. With this revised language, Staff is supportive of MOS 14.
[Edited By Joseph Bryan]

155. Parking Matrix

joseph.bryan@franklintn.gov Applicant shall remove the parking matrix from the plans as it doesn’t completely align with the ZO parking chart for uses in the CFO (and with their MOS request)

156. Lot 107

joseph.bryan@franklintn.gov	Applicant shall remove the option for lot 107 to convert to 4 single family lots from the chart on sheet C2.0, (as this is a trigger for a FMPC level revision) and the 4 residential units be incorporated into one of the mixed-use buildings at one stop.

157. Mixed Use Condo

joseph.bryan@franklintn.gov	Applicant shall remove reference to "mixed use condo" in the key chart on Sheet C2.0C. [Edited By Joseph Bryan]

158. HHO Lots

joseph.bryan@franklintn.gov	Applicant shall put the HHO in a conservation easement, and specify on the future plats that there is to be no tree removal, grading or development of any sort within the conservation easement area. All lots with HHO on them shall be critical lots for grading permitting.

159. Envision Franklin

eric.conner@franklintn.gov	Applicant shall list maximum Club Room Facility height as 2.5 stories on sheets C2.0A and C2.0B to reflect the height maximum supported by Envision Franklin.

163. Parking

joseph.bryan@franklintn.gov	Applicant shall update all sheets to show employee parking counts on parking charts, and show that an additional underground parking level will be included to capture the necessary parking, per the email correspondence on April 7, 2025. Include all parking ratio rationale, including those for employee parking for hotel, restaurant, etc, and chapel parking, with the development plan's resubmittal at one stop. [Edited By Joseph Bryan]

164. Lot 65

joseph.bryan@franklintn.gov	Applicant shall remove multifamily references from the chart on sheet C2.0C for Lot 65 per Condition 84. The overall unit count can remain, but must be redistributed to mixed-use lots within the Village Core. Any change from Hotel to Residential on Lot 65 will require a building type change, thus requiring a FMPC-level Development Plan Revision. [Edited By Joseph Bryan]

166. Modification of Standards

joseph.bryan@franklintn.gov	MOS 13 Applicant shall revise the language of the MOS to include that "Lot 159 will have pedestrian and public activation around the entirety of the stormwater feature." The applicant shall also include the illustration referenced in Condition 161 as a visual reference with the MOS. [Edited By Joseph Bryan]

167. HHO Line

joseph.bryan@franklintn.gov	Should the revised HHO line be approved by BOMA, applicant shall submit a .dwg file of the revised HHO lines at one stop.

Planning (Landscape)

General Issues

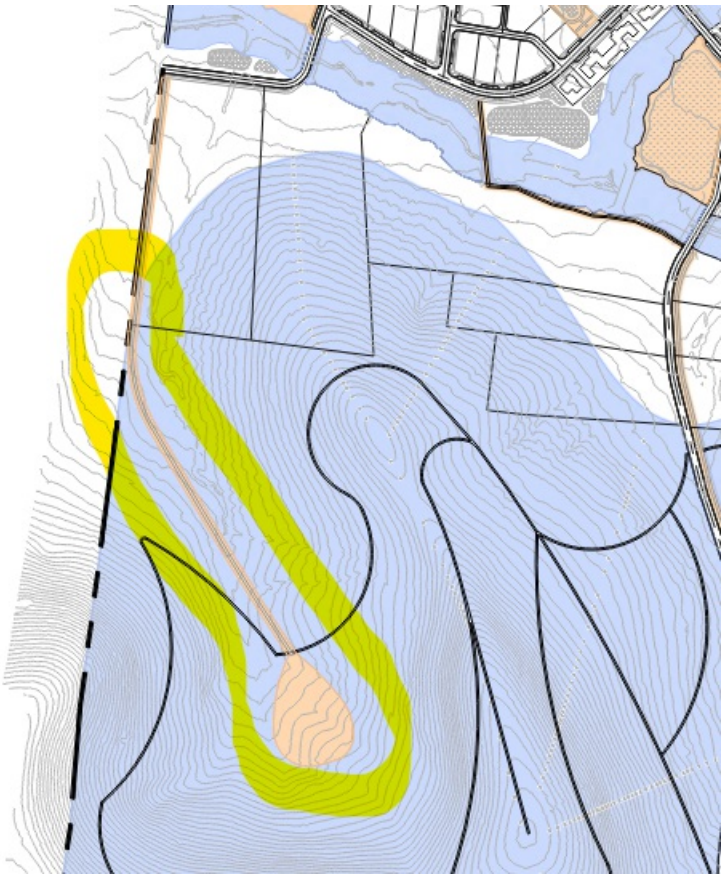
93. Neighborhood Amenity

jason.arnold@franklintn.gov

Applicant shall remove the Greenway Open Space leading to passive park in the HHO with the One Stop submission.

Applicant shall add the following notes to the Neighborhood Amenity / Passive Park notes; no grading, no tree removal, no features that will require a building permit and features must not be a commercial use
with the One Stop submission

Applicant shall remove the highlighted area below from Improved OP with the One Stop submission



[Edited By Jason Arnold]

160. MOS 12

jason.arnold@franklintn.gov

Applicant shall update MOS 12 for lot 79, stormwater management feature to occupy up to 60% of the neighborhood amenity with the One Stop submission. For COF staff to support this MOS, the open space must have pedestrian and public activation around the entirety of the stormwater feature.

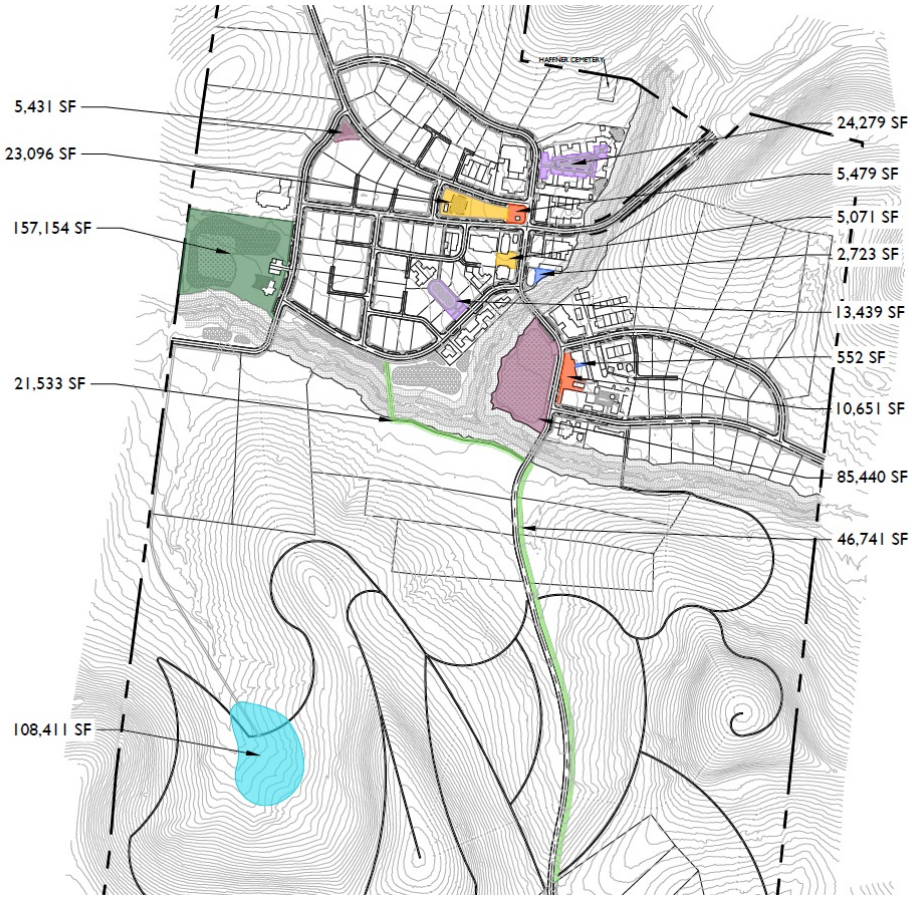
161. MOS 13

jason.arnold@franklintn.gov Applicant shall include the pond illustration below, with the One Stop submission. For COF staff to support this MOS, the open space must have pedestrian and public activation around the entirety of the stormwater feature as demonstrated in the referenced illustration.



162. Open Space Break Down SF

jason.arnold@franklintn.gov Applicant shall update the Open Space Break Down to show open space square footages, as below, with the Open Stop submission.



Stormwater

General Issues

69. Riparian Buffer

jeff.willoughby@franklintn.gov	This comment will serve as an advisory comment and not hinder development plan approval. The general conditions of the buffer management plan have been agreed to by the owner and City staff as set by the City's Stormwater Coordinator in an email dated April 7, 2025 sent to the owners representative Drake Reeder at Gamble Design Collaborative on April 7, 2021. A buffer management plan shall be submitted to the City's Stormwater Coordinator showing ANY and all encroachments in the riparian buffers. This includes but is not limited to: Mowing, tree removal, clearing, grading, construction, storage, buildings, roads, parking lots, stormwater infrastructure, utilities, easements, walking trails, view corridors, floodplain cut/fill, etc. The Buffer Management Plan shall contain the following: • Encroachment areas labeled and hatched red with square footage of each encroachment area provided • Mitigation areas labeled and hatched green with square footage of each mitigation area provided • Buffer enhancement plan • Total buffer square footage onsite (existing conditions) • Justification for all encroachments and why the impacts are unavoidable, and not self-created. Staff shall review and determine if approval can be given at the staff level or if a variance shall be required to be submitted to the City Engineer and/or Stormwater Appeals Board. Further comments may be forthcoming that require modification to site layout to avoid unnecessary impacts. It is highly encouraged that this be submitted as early in the plan review process as possible. This can be submitted by email to jeff.willoughby@franklintn.gov for preliminary review. Failure to do so may cause delays in project plan review and approval. If any additional or modifications to encroachments occur in future submittals, then it shall be the applicant's responsibility to make Staff aware and resubmit the buffer management plan for further review. Failure to do so shall result in plan approval or stormwater permits revoked. [Edited By Jeff Willoughby]

RESOLUTION 2025-26

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR HARLIN PUD SUBDIVISION WITH 15 MODIFICATIONS OF DEVELOPMENT STANDARDS (BUILDING ELEMENTS, PARKING, GLAZING, SIDEWALKS, OPEN SPACE) FOR THE PROPERTY LOCATED WEST OF HILLVIEW LANE AND NORTH OF COLEMAN ROAD, AT 1247 HILLVIEW LANE

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2025-06; and

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by Tennessee Code Annotated § 13-4-310, as amended, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

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

SECTION I. That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
091 – 99.00	311.21
Total	311.21

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

SECTION III. That the overall entitlements for the Harlin PUD Subdivision are as follows:

Entitlements	Harlin PUD
Base Zone District	PD (0.78/32,000/80)
Other Zoning Overlays	HHO, HHO Buffer
Number of Dwelling Units	242
Number of Nonresidential Square Footage	32,000
Number of Hotel Rooms	80
Open Space Requirements	70%
Number of Phases in Development	2

SECTION IV. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and BOMA shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V. That the following Modifications of Development Standards (MOS) were requested and acted upon by BOMA after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: **Request to allow a 5-foot or a 22-foot minimum setback from a Mews ROW-specific to Lots 84-86 and 92-105; when facing a mews the rear façade or property line shall have either a pedestrian door, 4-foot clear path to the principal building, or gate.** Approved: _____ Denied: _____	6.3 House, 6.4 Duplex, 6.6 Townhouse, 6.8 Multifamily – Alley Loaded Garages At least 22 feet from a mews right-of-way, when facing a mews the rear façade shall have a pedestrian door. *Staff recommended disapproval.*
MOS 2: **Request to decorative door surrounds with enhanced architectural details as an alternative to porches, stoops and balconies.**	6.6 House-Entry Features The front facade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance. *Staff recommended disapproval.*

Approved: _____ Denied: _____	
MOS 3: **Request to decorative door surrounds with enhanced architectural details as an alternative to porches, stoops and balconies.** Approved: _____ Denied: _____	6.6 Townhouse-Entry Features The front facade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance. *Staff recommended disapproval.*
MOS 4: **Request to reduce FFE to no minimum when a home office in Live/Work conditions** Approved: _____ Denied: _____	6.6 Townhouse-Foundations, Porches, And Stoops Minimum 18 inches above grade at front facade. *Staff recommended approval.*
MOS 5: **Request to allow for two ground floor units to be ganged off of a shared entry and not require a direct individual ground floor entrances. Three to four ground floor units on the street facing façade require a minimum of two entries, either shared or to an individual unit.** Approved: _____ Denied: _____	6.8 Multifamily – Building Orientation and Entry Facades along a street or internal drive shall have individual entrances to all publicly-accessed ground floor uses and all ground floor dwelling units. *Staff recommended approval, with conditions.*
MOS 6: **Request to allow Neighborhood Village buildings to be at an angle from the frontage, limited to Lot 23 only.** Approved: _____ Denied: _____	6.9 Commercial/Mixed-Use - Building Orientation and Entry The building shall parallel the frontage. *Staff recommended approval.*
MOS 7: **Request to change maximum glazing for upper floors to 85%.** Approved: _____	6.9 Commercial/Mixed-Use – Windows – Glazing On Retail Storefront 20 to 65 percent glazing of upper

Denied: _____	floors. *Staff recommended approval.*
MOS 8: **Request to remove the transom requirement above storefront display windows.** Approved: _____ Denied: _____	6.9.1 Commercial/Mixed-Use - Facade Articulation for Buildings with Two-Stories or More Transom windows above storefront windows are required. *Staff recommended approval.*
MOS 9: **Request to allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.** Approved: _____ Denied: _____	9.7.1 - Sidewalks Sidewalks and curb shall be required on both sides of public and private streets and internal drives. *Staff recommended approval.*
MOS 10: **Request to utilize Central Franklin Overlay (CFO) parking guidelines.** Approved: _____ Denied: _____	10.2.3 Minimum Parking Reference 10.2.3 Parking Chart for reduced parking minimums for CFO. *Staff recommended approval.*
MOS 11: **Request to establish Minimum Parking Guidelines for Small Scale Multifamily of 2 off street parking stalls per residential unit.** Approved: _____ Denied: _____	10.2.3 Minimum Parking - Multifamily Studio- 1.25 spaces 1-BR unit- 1.25 spaces 2+ BR unit- 2.25 spaces *Staff recommended approval.*
MOS 12: **Request for Stormwater Management features may occupy up to 85% of the neighborhood amenity when treated as a site amenity and designed pursuant to Section 17.5, specific to Lot 79.** Approved: _____	11.5 Neighborhood Amenities - Stormwater Stormwater management features shall not be counted as open space. *Staff recommended approval, with conditions.*

Denied: _____	
MOS 13: **Request for Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to Section 17.5, specific to Lot 159** Approved: _____ Denied: _____	11.6 Pocket Park - Stormwater Stormwater management features may occupy up to 40% of the pocket park when treated as site amenity. *Staff recommended approval, with conditions.*
MOS 14: **Request to add additional elements among the required features of a pocket park including: trellises, arbors, informational signage, hammock areas, nature-based play areas, gathering spaces, outdoor gaming areas, pedestrian bridges and overlooks.** Approved: _____ Denied: _____	11.6 Pocket Park-Features Four of the following features are required: A. Seating elements B. Canopies or gazebos to shield pedestrians C. Furnishings, such as planters, waste receptacles, bicycle racks, drinking fountains, or transit shelters D. Fountains, sculptures, or art E. Playgrounds *Staff recommended approval, with conditions.*
MOS 15: **Request to one irregularly shaped Hanging Sign per business.** Approved: _____ Denied: _____	15.1.3 Proportion and Shape Signs shall not be irregularly shaped *Staff recommended approval.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2025-06, on third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2025.

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By:_____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

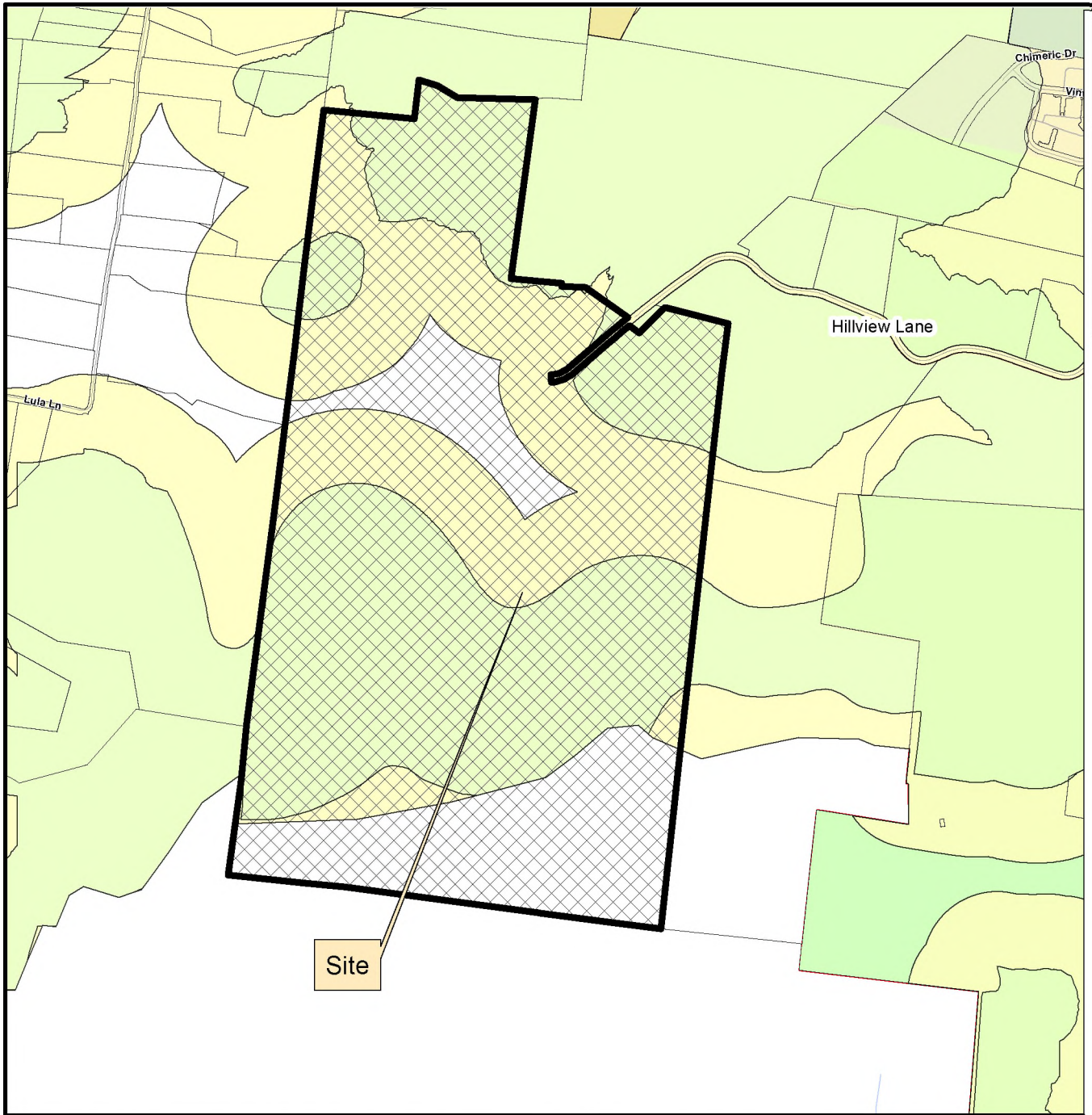
PREAPPLICATION CONFERENCE: _____2/4/25_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____2/27/25_____

NEIGHBORHOOD MEETING: _____2/5/25_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____



HARLIN PUD SUBDIVISION
ORDINANCE 2025-06
RESOLUTION 2025-26

Project Information

Existing Zoning: County
Proposed Zoning: PD (0.78 / 32,000 / 80)
Overlay Districts: HHO, 500' Buffer of Hillside
Site Acreage: 311.21 acres
Proposed Number of Dwelling Units: 242
Proposed Nonresidential Square Footage: 32,000 SF
Hotel Keys: 80

Legend

- Harlin PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- 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 District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 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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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

HARLIN PUD SUBDIVISION

DEVELOPMENT PLAN - PD(0.78 / 32,000 / 80)

Franklin, Williamson County, Tennessee

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DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:
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GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
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BRANDING:
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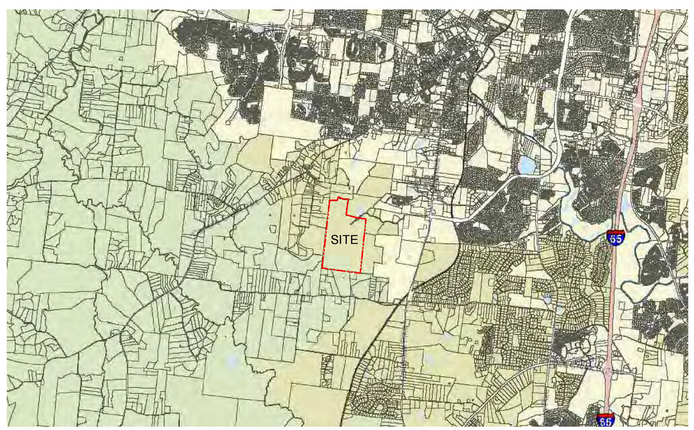
JAY SHERIDAN
709 WEST MAIN ST
FRANKLIN, TN 37064
JAY@SHERIDANPR.COM

VICINITY MAP



NOT TO SCALE



SUMMARY MODIFICATION OF STANDARDS

FOR LIST OF MODIFICATIONS OF STANDARDS SEE SHEETS C0.7-C0.8

1. **MOS - Chapter 6 – Building Types – House/Duplex/Multiplex/Townhouse/Multifamily – Alley Loading Garages – Garage Setback**
   - ***Modification:*** Request to allow a rear setback of 5 feet or a 22 feet minimum setback from a Mews ROW when facing a street; when facing a mews the rear façade or property line shall have either a pedestrian door, 4-foot clear path to the principal building, or gate.
2. **MOS - Section 6.6 – Building Types – House – Building Orientation and Entry – Entry Features**
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
3. **MOS - Section 6.6 – Building Types – Townhouse – Façade Standards for Each Unit – Entry Features**
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
4. **MOS - Section 6.6 – Building Types – Townhouse – Foundations, Porches, and Stoops – Finished Floor Elevation**
   - ***Modification:*** Request to reduce this requirement to no minimum when a home office is on the first floor within Live Work units to comply with necessary ADA requirements.
5. **MOS - Section 6.8 – Building Types – Multifamily – Building Orientation and Entry - Entrances:**
   - ***Modification:*** To allow for two ground floor units on the façade facing a street to be ganged off a shared entry and not require a direct individual entrance to the ground floor units. Three to four ground floor units on the façade facing a street would require a minimum of two entries, either shared or to an individual unit.
6. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Orientation and Entry – Façade Location:**
   - ***Modification:*** At lot 23, request Neighborhood Village buildings to be allowed at an angle from the frontage.
7. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Windows – Glazing on Retail Storefronts:**
   - ***Modification:*** Request to raise maximum glazing to 85% on upper floors.
8. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Elements – Retail Storefronts:**
   - ***Modification:*** Request to remove the transom requirement above storefront display windows.
9. **MOS - Section 9.7.1. Sidewalks – General:**
   - ***Modification:*** Request to allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road in specific areas.
10. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Modification:*** Request to utilize Central Franklin Overlay (CFO) parking guidelines.
11. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Modification:*** Request to establish Minimum Parking Guidelines for Small Scale Multifamily of 2 off street parking stalls per residential unit.
12. **MOS - Section 11.5 – Open Space – Neighborhood Amenity - Stormwater:**
    - ***Modification:*** Request to allow 85% of neighborhood park as stormwater Management features.
13. **MOS - Section 11.6 – Open Space - Pocket Park – Features:**
    - ***Modification:*** Request to allow 85% of pocket park as stormwater Management features.
14. **MOS - Section 11.6 – Open Space - Pocket Park – Features:**
    - ***Modification:*** Request to allow additional elements among the required features of a pocket park including: Seating Elements, Pedestrian Shelter (such as Canopies, Gazebos, Trellises, Arbors, or Transit Shelters) Site Furnishings (such as Planters, Waste Receptacles, Bicycle Racks, Drinking Fountains, Informational Signage, or Hammock Areas), Fountains, Sculptures, or Art, Playgrounds or Nature-Based Play Areas, Gathering Spaces (such as firepits, picnic areas, outdoor dining areas), Outdoor game areas for yard games (such as Bocce, Croquet, Cornhole), or, at lot 159, pedestrian bridges and overlooks.
15. **MOS - Section 15.1.3 - Signs - General Provisions - Proportion & Shape**
    - ***Modification:*** Request to allow one irregularly shaped Hanging Sign per business.

SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8704
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78 / 32,000 / 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	PERMITTED USES ON SHEET C2.0
BUILDING HEIGHT RANGE:	SEE SHEET C2.0C

REGULATIONS

BUILDING TYPES APPLIED:
HOUSE, TOWNHOUSE, DUPLEX, MULTIFAMILY (SMALL-SCALE), COMMERCIAL/MIXED-USE

FRONTAGE TYPES APPLIED: YARD, LANDSCAPE

CONSTRUCTION TYPE: TYPE IV OR TYPE V

BUILDING HEIGHT:
SEE SHEET C2.0B FOR HEIGHT BREAKDOWN FOR BUILDINGS

MINIMUM LSA: 0.20

HISTORICAL RESOURCE TREATMENT: N/A

DWELLING UNIT COUNT, BY TYPE:
SEE TABLE BREAKDOWN ON SHEET C2.0B FOR DWELLING UNIT COUNT BY TYPE

PARKING REQUIRED: SEE CHART ON SHEET C2.0A
PARKING PROVIDED: SEE CHART ON SHEET C2.0A

SETBACKS:
SEE SHEETS C2.0C AND C2.0D FOR LOT SETBACKS

COMMERCIAL SF:
MIXED USE COMMERCIAL: 32,000 SF
HOTEL: 80 KEYS

PERMITTED USES
SEE SHEETS C2.0

TREE CANOPY RETENTION

OVERALL SITE AREA:	13,556,105 SF; 311.2 AC
TOTAL EXISTING TREE CANOPY:	63.1% OF SITE: (8,549,881 SF; 196.3 AC)
REQUIRED PRESERVATION:	18% OF EXISTING: (1,538,979 SF; 35.3 AC)
PROVIDED PRESERVATION:	70% OF EXISTING: (5,900,000 SF; 135.45 AC)

OPEN SPACE SET-ASIDE REQUIREMENT:

TOTAL SITE ACREAGE:	311.21 AC (13,556,105.1 SF)
SINGLE FAMILY LOT ACREAGE: *(OVER 30,000 SF)*	77.17 AC (3,361,790.0 SF)
ADJUSTED SITE ACREAGE:	234.0 AC (10,194,315.1 SF)
OPEN SPACE REQUIREMENT*:	
REQUIRED	5.0% OF ADJUSTED SITE AC: 11.70 AC (509,715.8 SF)
PROVIDED:	5.0% OF ADJUSTED SITE AC: 11.71 AC (510,194.5 SF)

**10% NATURAL AREA NOT REQUIRED FOR MIXED-USE PUDS*

OPEN SPACE VILLAGE GREEN REQUIREMENT:

MINIMUM OPEN SPACE REQUIREMENT:	70% OF SITE: (9,489,274 SF; 217.8 AC)
PROVIDED:	71.0% OF SITE: (9,618,970.4 SF; 220.8 AC)

IMPACT STATEMENT

WATER
WATER WILL BE CIRCULATED THROUGH THE SITE BY CONNECTING THE EXISTING HB&TS WATERLINES IN HILLVIEW LANE TO THE EAST AND LULA LANE TO THE WEST. AN ADDITIONAL WATER MAIN WILL BE BROUGHT FROM THE EXISTING HB&TS LINE AT COLEMAN ROAD TO THE SOUTH. WATER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH HB&TS

SANITARY SEWER
SANITARY SEWER SERVICE WILL CIRCULATE THROUGH THE SITE AND GRAVITY FLOW TO A PROPOSED LIFT STATION ON THE EAST SIDE OF THE SITE. A FORCE MAIN WILL DIVERT FLOW NORTHEAST THROUGH HILLVIEW LANE. THE FORCE MAIN ENDS NEAR THE MACK HATCHER CONNECTION, AND EFFLUENT WILL THEN GRAVITY FLOW TO AN EXISTING SEWER MANHOLE ALONG SAW MILL CREEK. A SECOND FORCE MAIN IS PROPOSED TO COLLECT THE LOTS ON THE SOUTHEAST SIDE OF THE SITE WITH A LIFT STATION PROPOSED ON THE COUNTY LOT ALONG COLEMAN ROAD. THIS FLOW WILL TIE TO THE GRAVITY LINE THAT IS THEN PUMPED TO HILLVIEW LANE. SANITARY SEWER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH THE CITY OF FRANKLIN.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION BY A COMBINATION OF CITY OF FRANKLIN COLLECTION SERVICES AND PRIVATE COLLECTION SERVICES

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

OFFSITE CONNECTIONS
WHERE STUB-OUTS TO OFFSITE CONNECTIONS ARE SHOWN A TEMPORARY TURN-AROUND WILL BE SHOWN AT SITE PLAN.

VESTING STANDARDS

ZONING ORDINANCE	01-01-2025
SUBDIVISION REGULATIONS	01-01-2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	07-01-2021
STORMWATER BMP MANUAL	07-01-2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10-13-2020
MUNICIPAL CODE	09-10-2024
HISTORIC DISTRICT GUIDELINES	05-30-2022

About the Harlin Farm

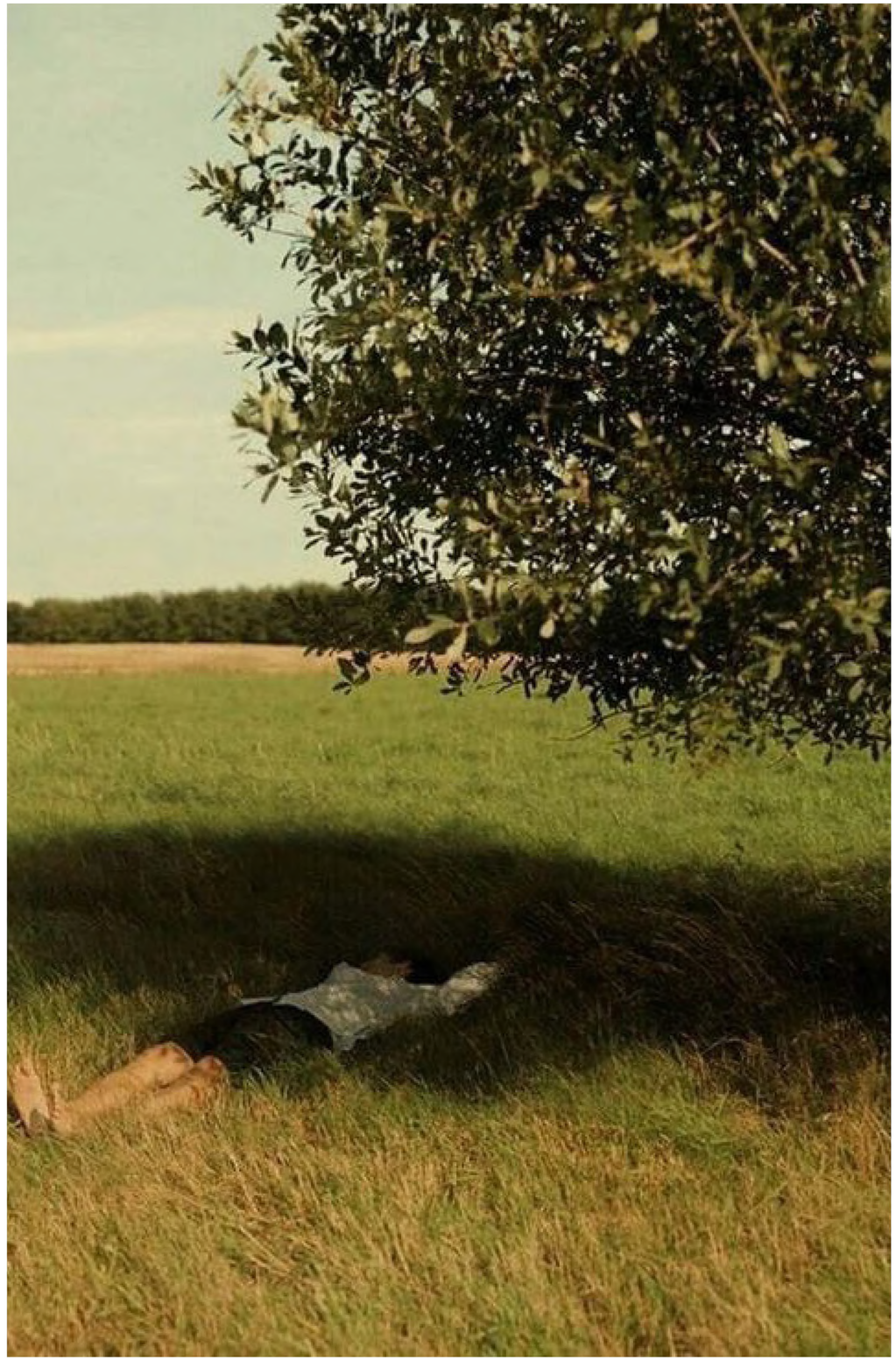
The topography of southern Williamson County is as diverse as anywhere in Middle Tennessee, with dramatic elevation changes marking the leading edge of the Highland Rim. Tucked in below Winstead Hill at the end of Franklin's city limits is the 311-acre Harlin farm. Forested hills ring an enclave that Ezekiel Polk — paternal grandfather of United States President James K. Polk — first acquired by land grant in the 1820s.

Through two centuries, the grassy basin bisected by Polk Creek with the long western views has been home to a number of notable families; a cemetery on the northern edge of the farm includes Campbells, Critzes and Haffners, but for nearly 70 years, the Harlin family has occupied this hidden valley.

Tom Harlin bought the farm with the objective to establish a dairy in the 1960s. In the apparel industry by trade, Tom was also a partner with his brother Bill in the legendary Harlinsdale Farm. But Tom saw great potential in the Holstein breed, starting with 30 cows and ultimately managing more than 400 head that produced milk on three shifts. Tanker truck loads of milk came in and out of Hillview Lane, headed for Purity Dairy in Nashville or a regional co-op in Florida, which would then refill the tanks with orange juice.

It took far more than 300 acres to sustain the operation — before Mack Hatcher Bypass cut through and stubbed into Hillview Lane, alfalfa hay and corn silage were grown everywhere below Winstead Hill. The Harlins leased and farmed hundreds of acres where Polk Place and Dallas Downs subdivisions now stand, where Target, Kroger and Chick-Fil-a operate, and as far north as the old Werthan farm on Columbia Avenue, where Taco Bell and self storage now exist. The Harlins' dairy ceased operation 20 years ago, another piece of Williamson County's agricultural legacy left to the history books.

Now the Harlin family has chosen Boyle Investment Company to shape the next generation of their land into a pastoral neighborhood that showcases the potential of Franklin's new Village Green design guideline adopted by Envision Franklin in 2024. Village Green was developed in direct response to feedback provided by citizens across the community — let's balance preservation with progress (per the City's mission statement), require more open space, create limited mixed-use that mitigates vehicular traffic, and offer a diversity of housing and amenities that reflects the "Missing Middle" that Franklin residents have so long asked for.



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE LANDSCAPE ARCHITECT
04/15/25

Revision Date

HISTORICAL CONTEXT
SHEET
C0.1
COF # 8704

In terms of housing product, there will be a mixture of town and country offerings. The town element will focus on the creation of a walkable hamlet with a blend of single-family homes reminiscent of Downtown Franklin and an array of attached residential offerings, from stately brownstones to well-appointed condominium flats with elevator access. The hamlet will be surrounded by much larger lots that balance the neighboring farms and estates, offering a relaxed country feel of two to five-acre lots.











GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
H
Kimley»Horn
DesignStudio
sdco
PARTNERS
SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
△ _____
△ _____
△ _____
△ _____

HISTORICAL CONTEXT
SHEET
C0.2
COF # 8704

Village Green

According to Envision Franklin, "The Village Green design concept is intended to provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space. Desirable natural features should be identified first and set aside as part of the required 70 percent open space.

"Diverse options for residential and commercial uses are encouraged within Village Green developments to create a truly unique experience of living in a small village community surrounded by nature, while still being located within Franklin city limits. Commercial uses within Village Green should serve the village and surrounding areas, but should not generate significant regional traffic. Mixed-use buildings incorporating small-scale multifamily residential above first floor commercial uses are appropriate.

"Preserved open space is a valued amenity and should be the focal point of this design concept by clustering residential and commercial uses around preserved environmental features and identified open spaces. A network of trails should be located throughout the open spaces to provide access and encourage use of these areas. Multi-use trails should also connect to the broader community-wide system of sidewalks and multi-use trails. Access for the public is encouraged."





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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE

Revision Date
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HISTORICAL CONTEXT
SHEET
C0.3
COF # 8704

Purpose

To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

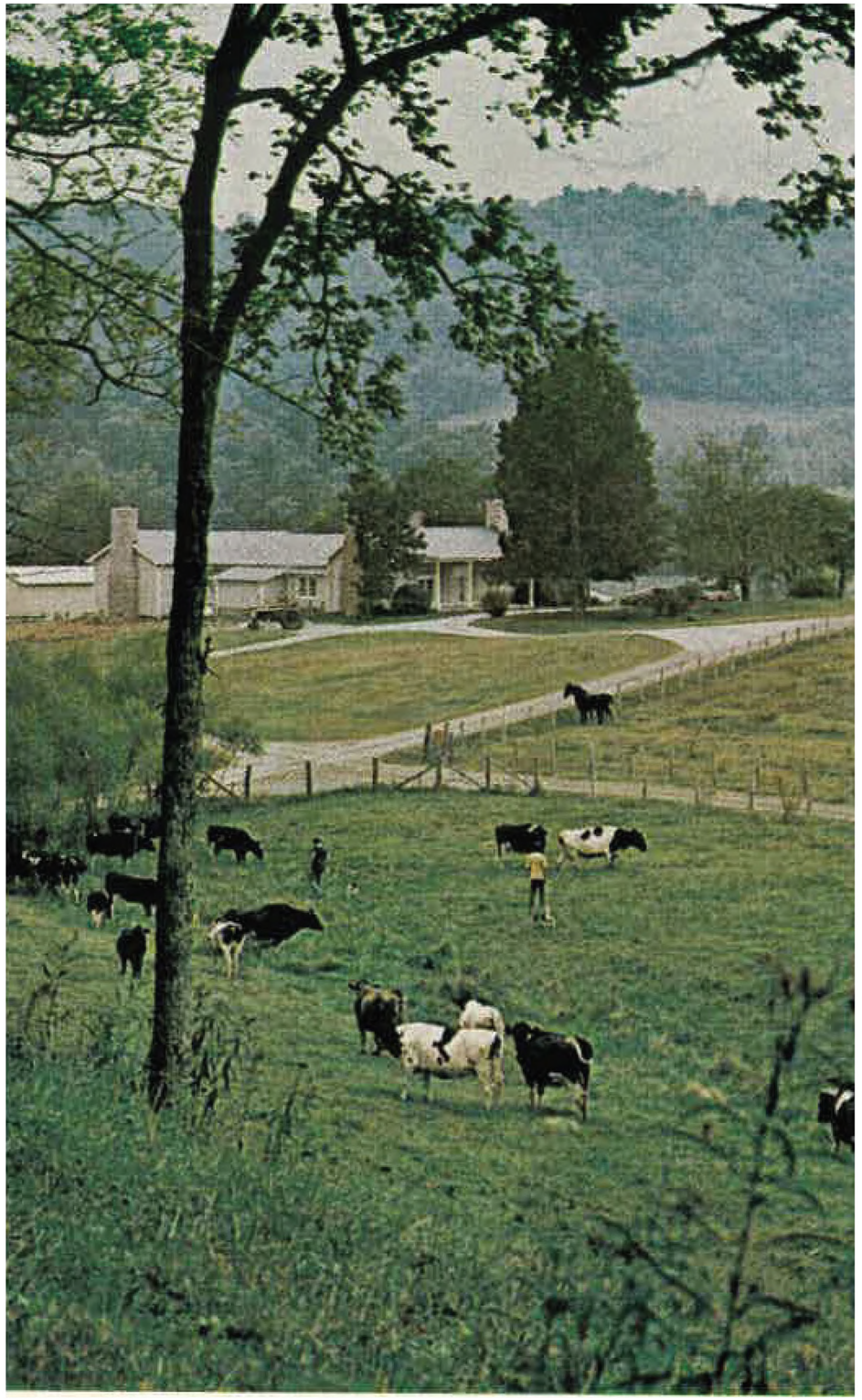
Conscientiously Designed: In addition to preserving 70% of the farmland, we are active stewards, mindful of our impact, and creating abundant opportunities for people to be immersed in and connect with the natural world.

Nature: In its undulating topography, flora, and breathtaking views, Harlin is a first of its kind property in Franklin. Our mission is to celebrate and champion it, create amenities, activities, and events to connect to it, and nurture a love for it among our residents, guests, and community.

Room To Roam: An abundance of preserved lands, nature-inspired amenities, events, and community-centered ethos invite a pace of life where inner and outer explorations: a woods walk with a friend or solo birdwatching are simple, everyday pleasures.

Hospitality: The Harlin family, and especially Barbara Graham Harlin, their matriarch, is our north star. We're intentionally creating a community - through architecture, landscape design, interior design, and land planning - with genuine warmth and care for people at its center.

Unhurried Joy: In a world that feels like it's endlessly spinning and we with it, we're designing spaces and experiences that reset and realign us with nature's rhythms: like trees swaying gently in a breeze, corn growing tall over sultry summer days, a ladybug landing on your hand, a backyard barbecue with friends. This is a place - and a call - to slow life down and savor its gifts.



Harlin Farm, Southern Living, 1974

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Key Attributes

01 **Inviting**

Like the gracious, close-knit family who called this land home for generations, we're creating homes, gathering spaces, and experiences that are genuinely warm and welcoming, that nurture a caring, vibrant community, and cultivate the kind of camaraderie we're made for.

02 **Rooted**

Trees remind us that we all - people, the natural world, our community - are inextricable connected, our roots and stories forever intertwined. We understand that the wellbeing and vitality of one is essential to the wellbeing and vitality of all. Those insights keep us present, open, and focused on creating community with generations in mind.

03 **Thoughtful**

We strive to do what's right for people and the land. To us, that means celebrating the unique character of the landscape by preserving 70% of it. It means homes and public spaces designed in harmony with sunlight, breezes, and breathtaking views. It means naturally inviting gathering spaces for conversation, play, and everyday occasions. And it means everywhere you look, amenities, events, and endless opportunities to connect with nature and each other.

04 **Captivating**

While our setting is serene and easeful, we're also cultivating a convivial, captivating energy through a curated collection of specialty shops, a boutique inn, experiential public art, gathering spaces, intimate events - and the daily sights, sounds, scenes, and delights of a truly connected neighborhood.







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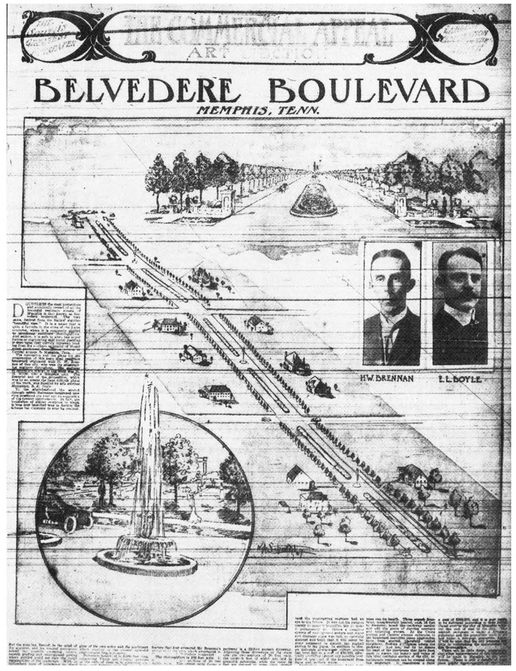
More About Boyle Investment Co.

Founded nearly a century ago in Memphis, Boyle has been building community in Tennessee since 1933. The company launched in Memphis in the middle of the Great Depression to aid large insurance companies in managing their distressed real estate portfolios. The principals were descendants of Nashville settler John Overton, who founded the city of Memphis with Andrew Jackson, and the Boyle family has maintained ownership and oversight of the company for 92 years, through wars and recessions, the quadrupling of interest rates, and the advent of double digit inflation, as well as the emergence and disappearance of countless real estate fads.

Boyle seeks out properties with intrinsic value, based on location and unique features, and then leans on their team's expertise to enhance that value in the long term with a focus on excellence. Boyle's visionary mindset and transformative approach has kept them on the forfront of the industry the last 100 years. You see it in some of Memphis oldest and most desirable neighborhoods, such as ca. 1907 Belvedere in Midtown or Ridgeway Center, the 1960s-era mixed-use pioneer often cited as the most significant development in the history of the city. And you see it in some of Franklin's most iconic new mixed-use districts, such as McEwen Northside and Berry Farms. These are not cookie-cutter developments placed onto an available piece of ground — they are distinctive destinations that are uniquely "of the place."









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COF # 8704

1. **MOS - Chapter 6 – Building Types – House/Duplex/Townhouse/Multifamily – Alley Loading Garages – Garage Setback**
   - ***Standard:*** At least 22 feet from a mews right-of-way, when facing a mews the rear façade shall have a pedestrian door
   - ***Modification:*** Request to allow a 5 feet or 22 feet minimum setback from a Mews ROW when lots front public streets (specifically lots 84-86 and 92-105); when facing a mews the rear façade or property line shall have either a pedestrian door, 4 foot clear path to the principal building, or gate.
   - ***Justification:*** This clarification would allow for lots that front a public street to follow standards similar to an alley while also benefiting because the mews is wider than a typical alley. Lots 84-86 and 92-105 would also be addressed from the public streets they front. This change would not impact fire access. Lots 87-91 would not have a MOS for rear setbacks. Lots 87-91 will be sprinkled and keep the mews alley setback of at least 22 feet.



Lots which front an open space and served off a MEWS alley are to be sprinklered. This condition applies specifically to lots 87,88,89,90,and 91.

2. **MOS - Section 6.6 – Building Types – House – Building Orientation and Entry – Entry Features**
   - ***Standard:*** Shall have a covered porch, covered stoop, or balcony over the entrance.
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
   - ***Justification:*** We would like to add variety to single family home entrances within Harlin to differentiate from homes in Westhaven, Berry Farms, & nearby Shadow Green, while also providing depth. A high-quality decorative door surround at the front door is consistent with high quality historic homes, including homes found in Downtown Franklin and historic homes such as the Carter House and Meeting of the Waters which have a basis in classic Federal and Georgian architecture.

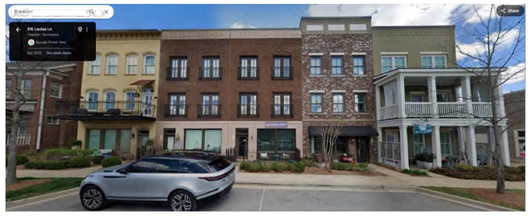




3. **MOS - Section 6.6 – Building Types – Townhouse – Façade Standards for Each Unit – Entry Features**
   - ***Standard:*** The front façade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance.
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
   - ***Justification:*** We would like to add variety to townhome entrances within Harlin to differentiate it from the townhomes in Westhaven, Berry Farms, & nearby Shadow Green, while also providing depth. A high-quality decorative door surround at the front door is consistent with high quality historic townhomes, including a few in Downtown Franklin which have a basis in classic Federal and Georgian architecture.




4. **MOS - Section 6.6 – Building Types – Townhouse – Foundations, Porches, and Stoops – Finished Floor Elevation**
   - ***Standard:*** Minimum 18 inches above grade at front façade
   - ***Modification:*** Request to reduce this requirement to no minimum when a home office is on the first floor within Live Work units to comply with necessary ADA requirements.
   - ***Justification:*** This will allow for a visitable entry into the unit similar to a commercial or mixed-use building that must comply with ADA criteria.



5. **MOS - Section 6.8 – Building Types – Multifamily – Building Orientation and Entry - Entrances:**
   - ***Standard:*** Facades along a street or internal drive shall have individual entrances to all publicly accessed ground floor uses and all ground floor dwelling units.
   - ***Modification:*** To allow for two ground floor units on the façade facing a street to be ganged off a shared entry and not require a direct individual entrance to the ground floor units. Three to four ground floor units on the façade facing a street would require a minimum of two entries, either shared or to an individual unit. Shared entry will face the street.
   - ***Justification:*** We would like to have the option to allow for only shared controlled entrances to the building when the ground floor contains up to four units. This is consistent with the COF ZO requirements for Multiplex units and brings similar architectural controls to Small Scale Multifamily buildings that are not further defined in the ZO. A building with only shared entrances is consistent with high quality historic pre-war multi-family buildings. This would allow narrower frontage multifamily to have a single shared entrance, which would prevent doors from being too close to one another. Wider multifamily frontage would have a minimum of two entries.

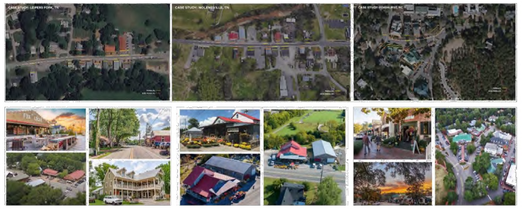




6. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Orientation and Entry – Façade Location:**
   - ***Standard:*** The building shall parallel the frontage
   - ***Modification:*** Request to allow buildings within the Neighborhood Village portions of the project to be at an angle from the frontage to create more interest along the streetscape and abilities to have more open space in front of a building. This request is limited to buildings at Lot 23 only.
   - ***Justification:*** Allowing buildings to angle back from a street can create dynamic spaces and allow you to mitigate angle and curved streets which are many times needed due to topography or road circulation patterns. This brings the wedge-shaped space in the rear or side of the lot to the front to enhance the public realm and is consistent with other rural towns in the region including downtown Franklin (see case studies below).







7. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Windows – Glazing on Retail Storefronts:**
   - ***Standard:*** 50 to 85 percent of the ground floor, measured between two feet and ten feet from the ground. 20 to 65 percent of upper floors
   - ***Modification:*** Request to charge upper floors max from 65 percent to 85 percent.
   - ***Justification:*** This will allow for several groups of ganged windows with each window vertically proportioned similar to what you would find in a traditional sunroom or filled in porch. The photo below illustrates a similar building with the upper floor glazing measured at 83%.



8. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Elements – Retail Storefronts:**
   - ***Standard:*** Any storefront shall have display windows, transom windows, knee walls of between 18 and 24 inches tall, and other architectural elements such as bulkheads, trim, and cornice detailing
   - ***Modification:*** Request to remove the transom requirement above storefront display windows, but not doorways, to allow for larger storefront options. [*Note: removed MOS for lowering knee wall to 12 inches*]
   - ***Justification:*** This will allow for larger storefront windows in cases where a transom would result in a horizontally proportioned storefront window below it, and is similar to existing conditions and alternatives found in Downtown Franklin










9. **MOS - Section 9.7.1. Sidewalks – General:**
   - ***Standard:*** Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
   - ***Modification:*** Request to allow revision of this requirement to comply with the MOES and corresponding approved street sections that allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.
   - ***Justification:*** Allows for a more rural pattern of development while still providing a complete pedestrian network and a variety of pedestrian trail options. See corresponding MOES and street sections for justification. Areas where this standard could apply are designated on C2.16, C4.30, and C4.31.

10. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Standard:*** City of Franklin Minimum Parking Standards
    - ***Modification:*** Request to utilize COF ZO Minimum Parking guidelines as identified for uses within the Central Franklin Overlay (CFO) guidelines.
    - ***Justification:*** The Central Franklin Overlay recognizes the unique qualities and mixed-use character of Franklin's oldest neighborhood and scale of development and context as identified in Envision Franklin. The Village Green characteristics and mixture of uses with corresponding land conservation goals offers a comparable mix of uses and development patterns and should therefore offer similar parking designations.

11. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Standard:*** City of Franklin Minimum Parking Standards - Multifamily
    - ***Modification:*** Request to establish Minimum Parking Guidelines for Small Scale Multifamily use based on Franklin Zoning Ordinance requirements for Multiplex use which dedicate 2 off street parking stalls per residential unit.
    - ***Justification:*** Small Scale Multifamily is a residential use as defined in Envision Franklin, but there is no corresponding parking definition for this use for a Multifamily building up to 12 residential units. Given the "small scale" nature of the building the parking guidelines for Multiplex are more appropriate.

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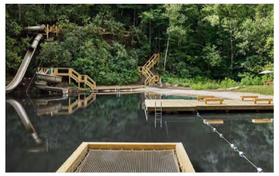
12. MOS - Section 11.5 – Open Space – Neighborhood Amenity - Stormwater:

- ***Standard:*** Stormwater management features shall not be counted as open space
- ***Modification:*** At lot 79, Stormwater Management features may occupy up to 85% of the neighborhood amenity when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features.
- ***Justification:*** Allows for the integration of wet stormwater management ponds and heavily landscape bioretention areas into neighborhood amenities such that a retention pond, a swimming pond, or natural pools may appear to flow into wet stormwater management ponds or may appear as natural ponds. Ponds and pools should be activated with recreation opportunities such as fishing piers, swimming platforms, boardwalks, or fountains, while integrating trails and benches located all around the stormwater management area such that these ponds function as part of the neighborhood amenity.









13. MOS - Section 11.6 – Open Space – Pocket Park - Stormwater:

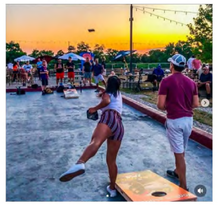
a. ***Standard:*** Stormwater management features may occupy up to 40% of the pocket park when treated as a site amenity and designed pursuant to section 17.5 Stormwater Management Features.
b. ***Modification:*** At lot 159, Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features.
c. ***Justification:*** Allows for the integration of wet stormwater management ponds into pocket parks such that a planned, wet retention pond at lot 159 and areas of heavily landscaped bioretention may be integrated into an activated pond with recreation opportunities such as fishing piers, swimming platforms, boardwalks, canoe/kayak launch, or fountains, while integrating trails and benches located all around the stormwater management areas and integrating the pond as a recreation opportunity within the pocket park.

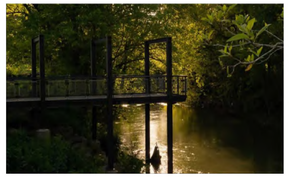




14. MOS - Section 11.6 – Open Space - Pocket Park – Features:

- ***Standard:*** Four of the following features are required:
- ***Modification:*** Amend/add additional features more consistent with the Vision of the development:
  A. Seating Elements
  B. Pedestrian Shelter such as Canopies, Gazebos, Trellises, Arbors, or Transit Shelters
  C. Furnishings such as Planters, Waste Receptacles, Bicycle Racks, Drinking Fountains, Informational Signage, or Hammock Areas
  D. Fountains, Sculptures, or Art
  E. Playgrounds or Nature-Based Play Areas
  F. Gathering Spaces such as firepits, picnic areas, outdoor dining areas
  G. Outdoor game areas for yard games such as Bocce, Croquet, Cornhole
  H. On lot 159, Engagement of streams and ponds such as Pedestrian Bridges and Overlooks
- ***Justification:*** This MOS allows a wider variety of open space options specifically curated to the Vision of the Harlin development while still providing a robust, amenitized living experience.






15. MOS - Section 15.1.3 - Signs - General Provisions - Proportion & Shape

- ***Standard:*** *Signs shall not be irregularly shaped.*
- ***Modification:*** Permit one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.
- ***Justification:*** Allows for a diversity of signage typical of a historic hamlet or village appropriate in the Village Green Design Concept.





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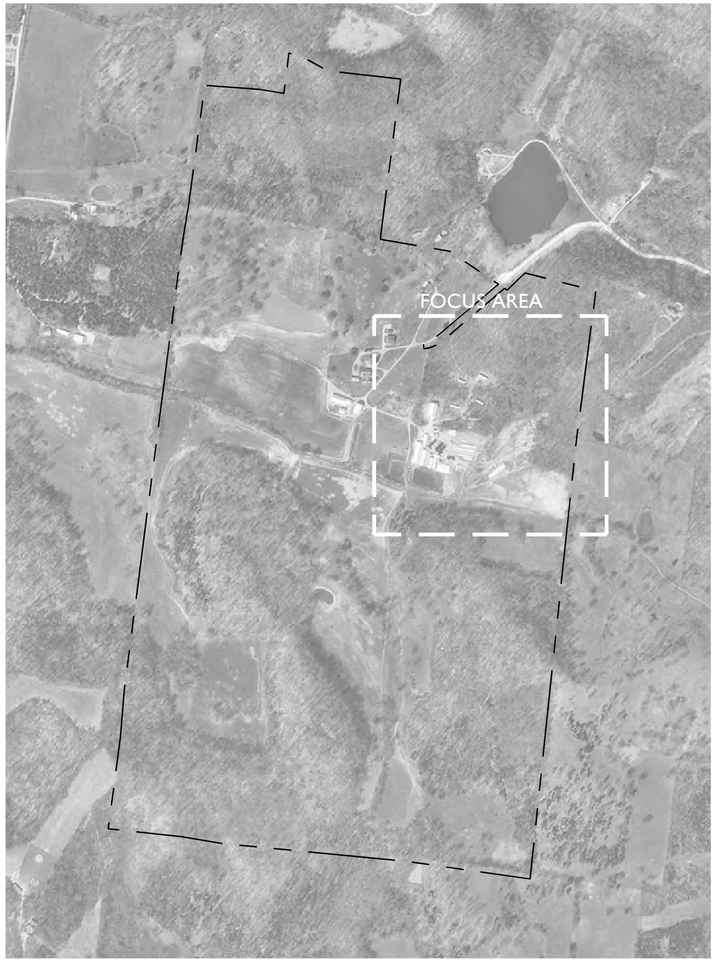
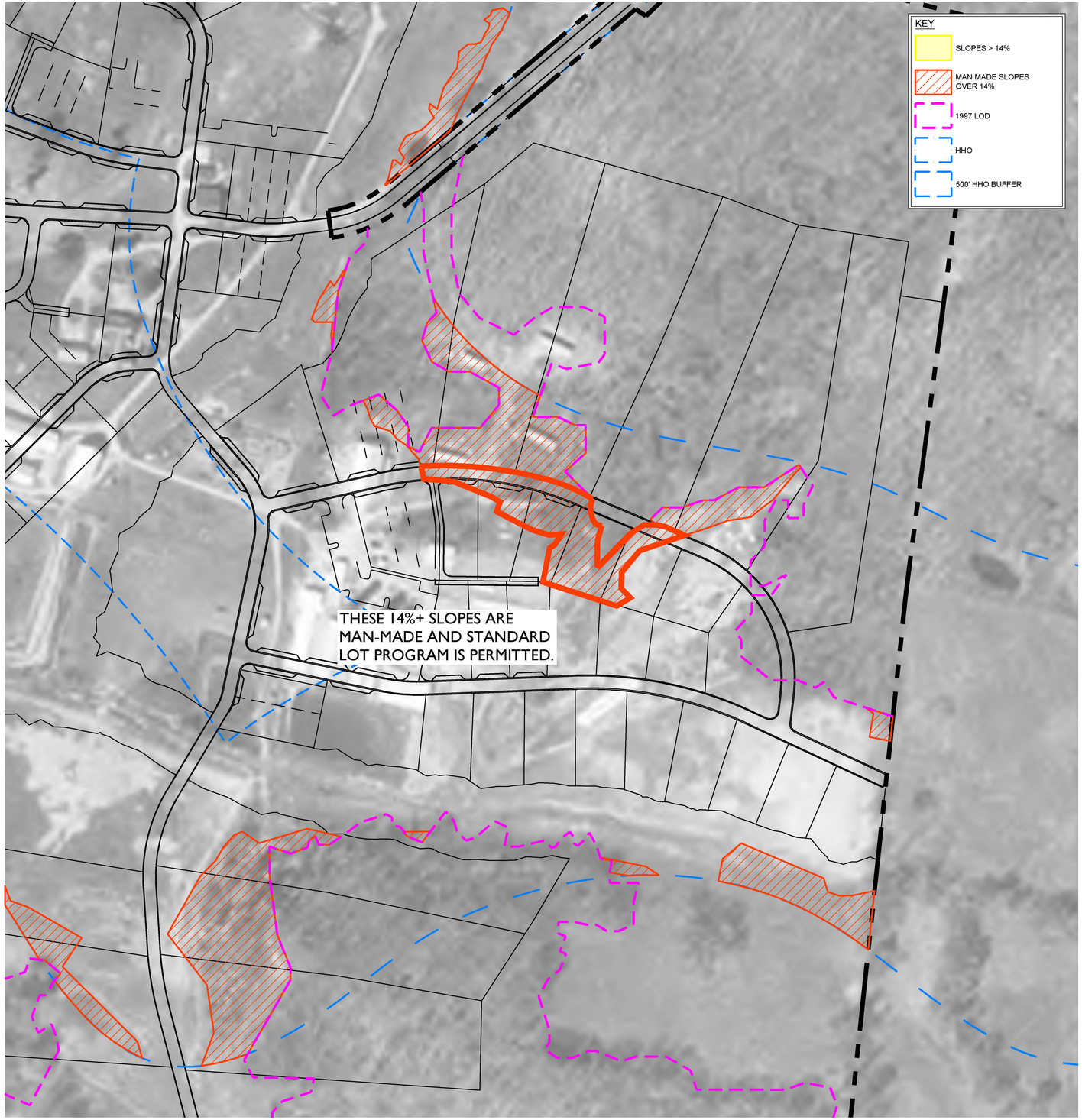
HISTORICAL IMAGERY INDICATING AREAS OF MAN-MADE SLOPE MANIPULATION



1997 AERIAL
INTRODUCTION OF MAN-MADE SLOPES ON SITE

N.T.S

APPLICANT REQUEST:
AERIAL IMAGERY HAS BEEN PROVIDED TO ILLUSTRATE HISTORICAL MODIFICATIONS TO THE SITE'S TOPOGRAPHY OVER TIME. THESE MAN-MADE ALTERATIONS HAVE RESULTED IN ENGINEERED SLOPES EXCEEDING 14% AS THE AGRICULTURAL OPERATION EXPANDED. AS PART OF THIS SUBMITTAL, THE APPLICANT FORMALLY REQUESTS THAT THESE SPECIFIC AREAS OF 14% OR GREATER SLOPES WITHIN THE 500' HHO BUFFER BE CLASSIFIED AS MAN-MADE SLOPES, THEREBY EXEMPTING THEM FROM PRESERVATION REQUIREMENTS UNDER THE ZONING ORDINANCE.



FOCUS AREA - SLOPE OVERLAY IN 1997 AERIAL

0' 100' 200' 300'

N

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SHEET
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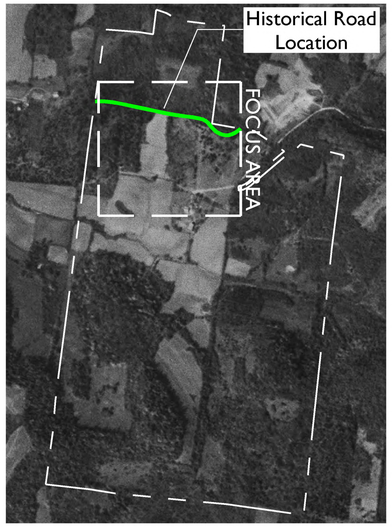
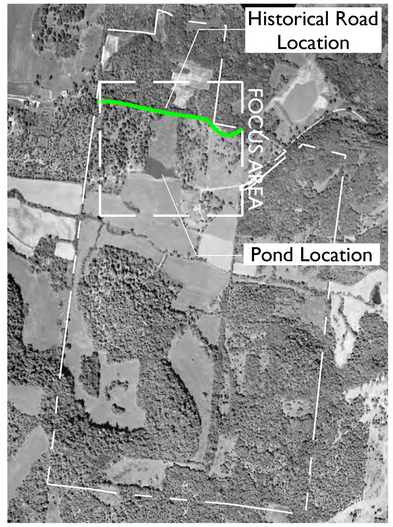
COF # 8704

HISTORICAL IMAGERY INDICATING AREAS OF MAN-MADE SLOPE MANIPULATION



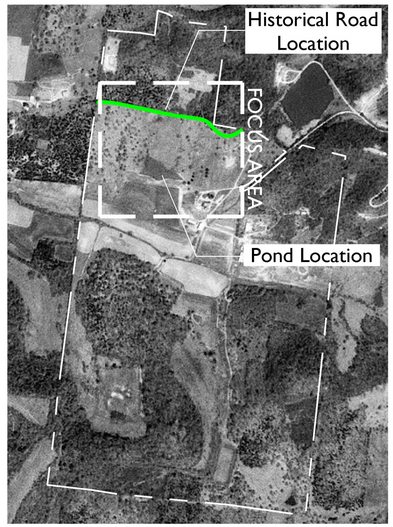
1953 AERIAL
BEFORE POND CONSTRUCTION



1963 AERIAL
AFTER POND CONSTRUCTION



1967 QUADRANGLE
HISTORIC ROAD LOCATION



1975 AERIAL
CLEARING AND GRADING SOUTH OF HISTORIC ROAD LOCATION, CHANNELIZING DRAINAGE TO FEED CONSTRUCTED POND

APPLICANT REQUEST:
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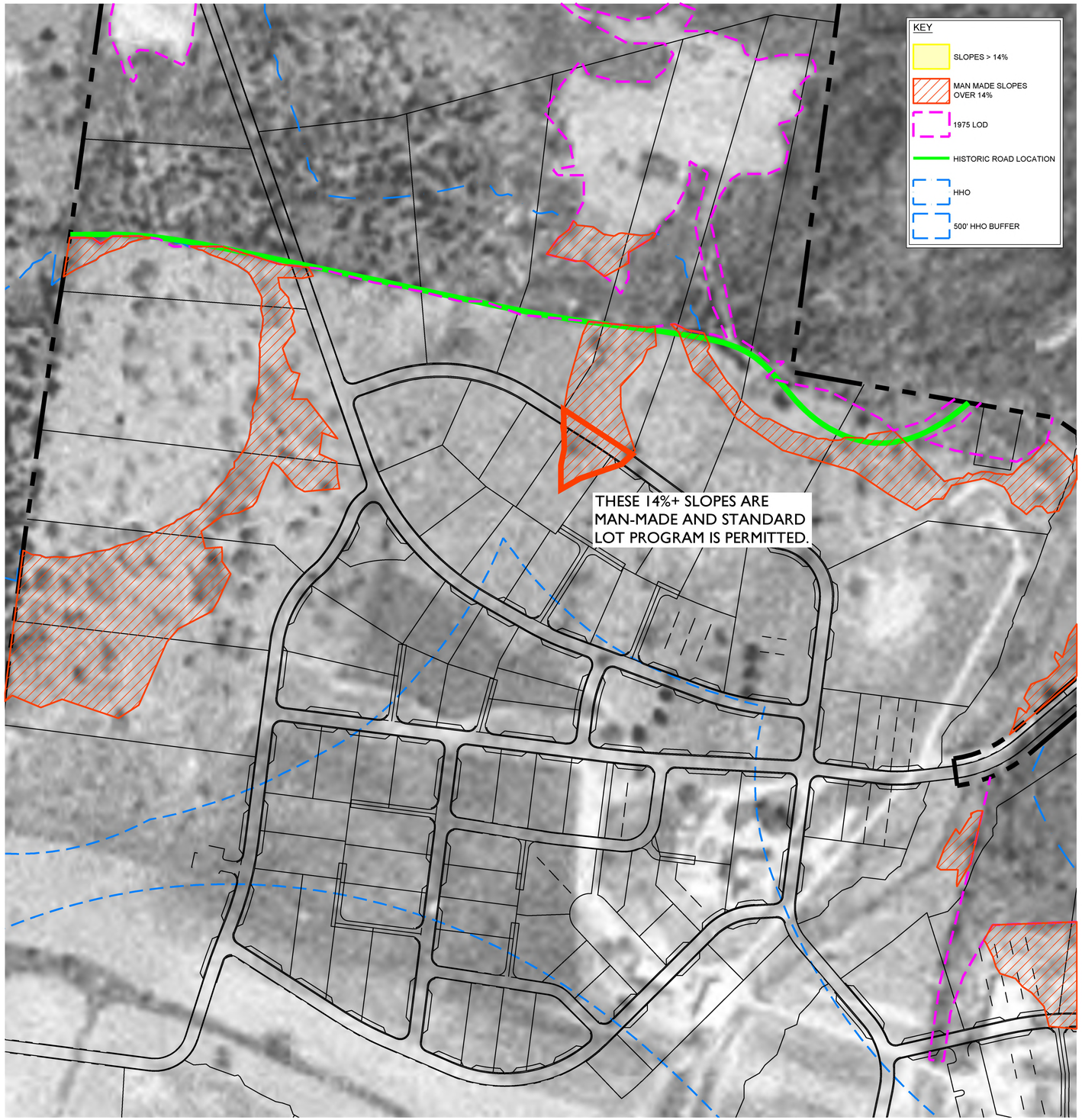

FOCUS AREA - SLOPE OVERLAY IN 1975 AERIAL

0' 100' 200' 300'

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HISTORICAL MAN MADE SLOPES
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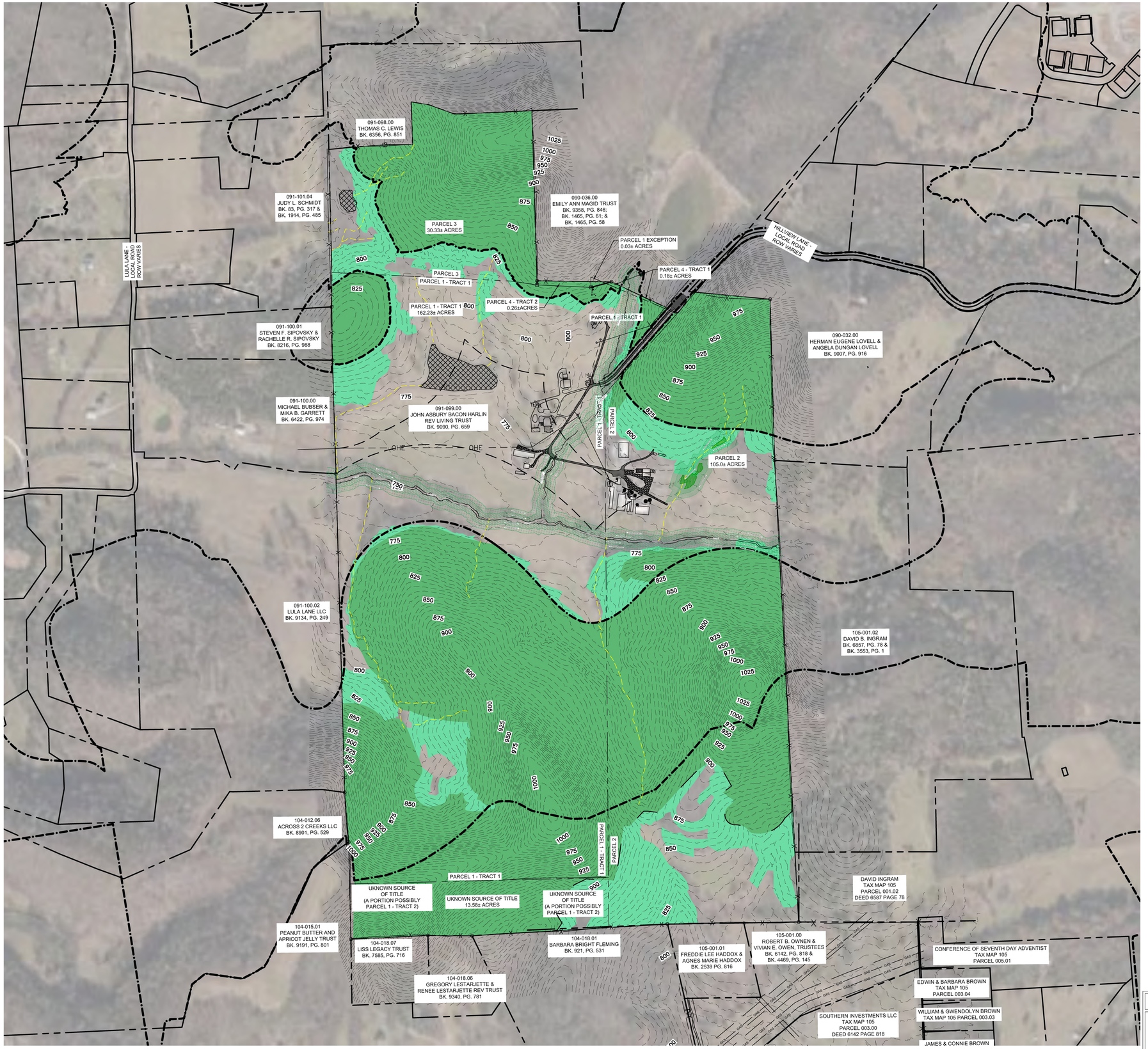
COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
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EXISTING STORMWATER NARRATIVE

THE EXISTING SITE IS AGRICULTURAL LAND WITH SIGNIFICANT HILLS AROUND THE SITE PERIMETER. STORMWATER RUNOFF FOR THIS SITE GENERALLY FLOWS FROM THE HILLS INTO THE TRIBUTARY STREAM IN THE MIDDLE OF THE SITE AND THEN OUTFLOWS TO THE WEST.

A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
H
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

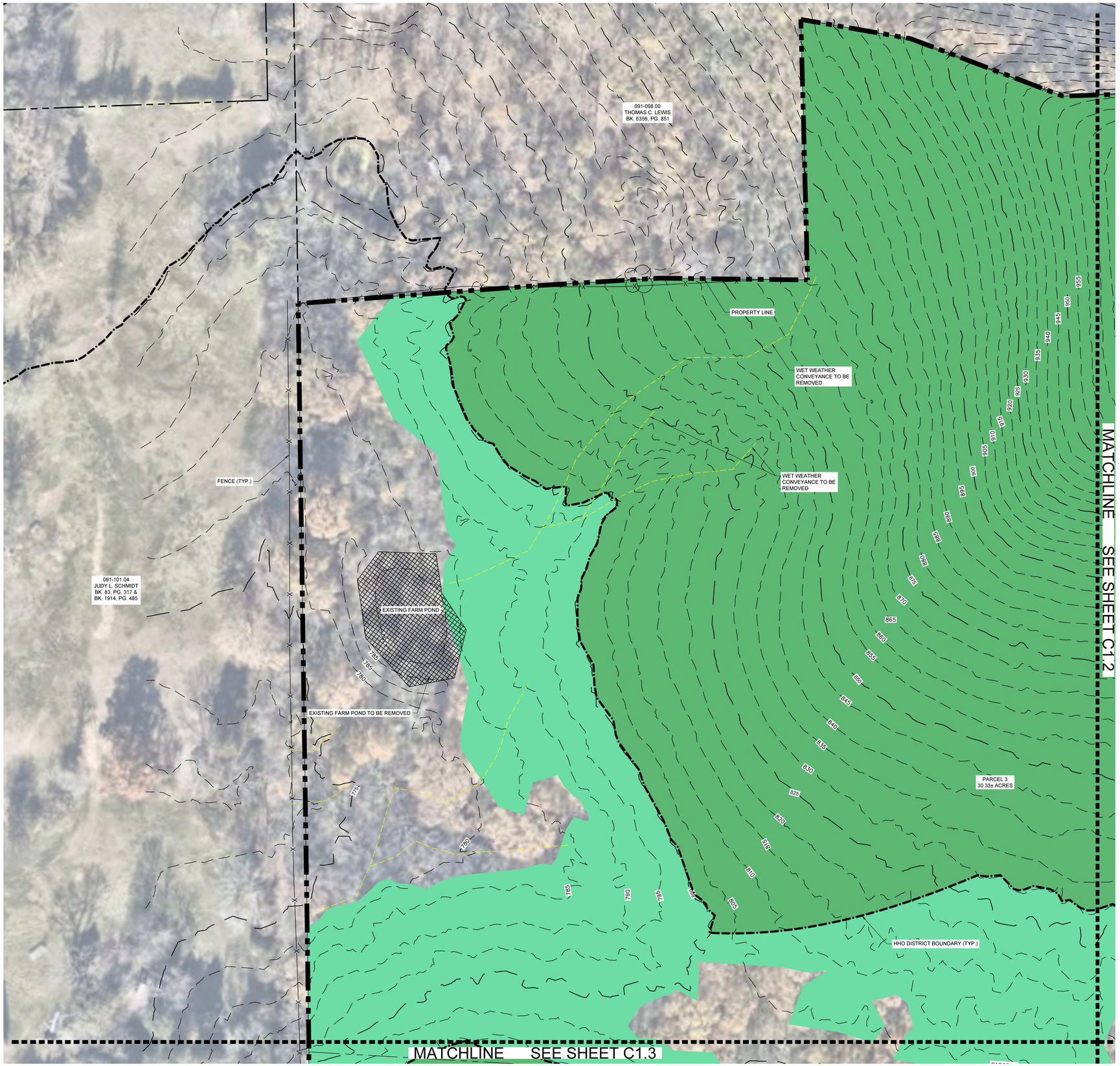
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
STATE OF TENNESSEE
No. 121320
2025

Revision Date

OVERALL EXISTING CONDITIONS

SHEET
C1.0
COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

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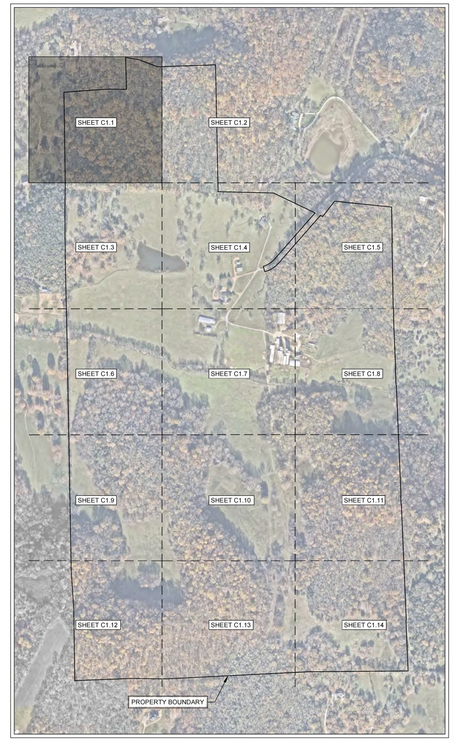

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

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Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121320
STATE OF TENNESSEE
2025

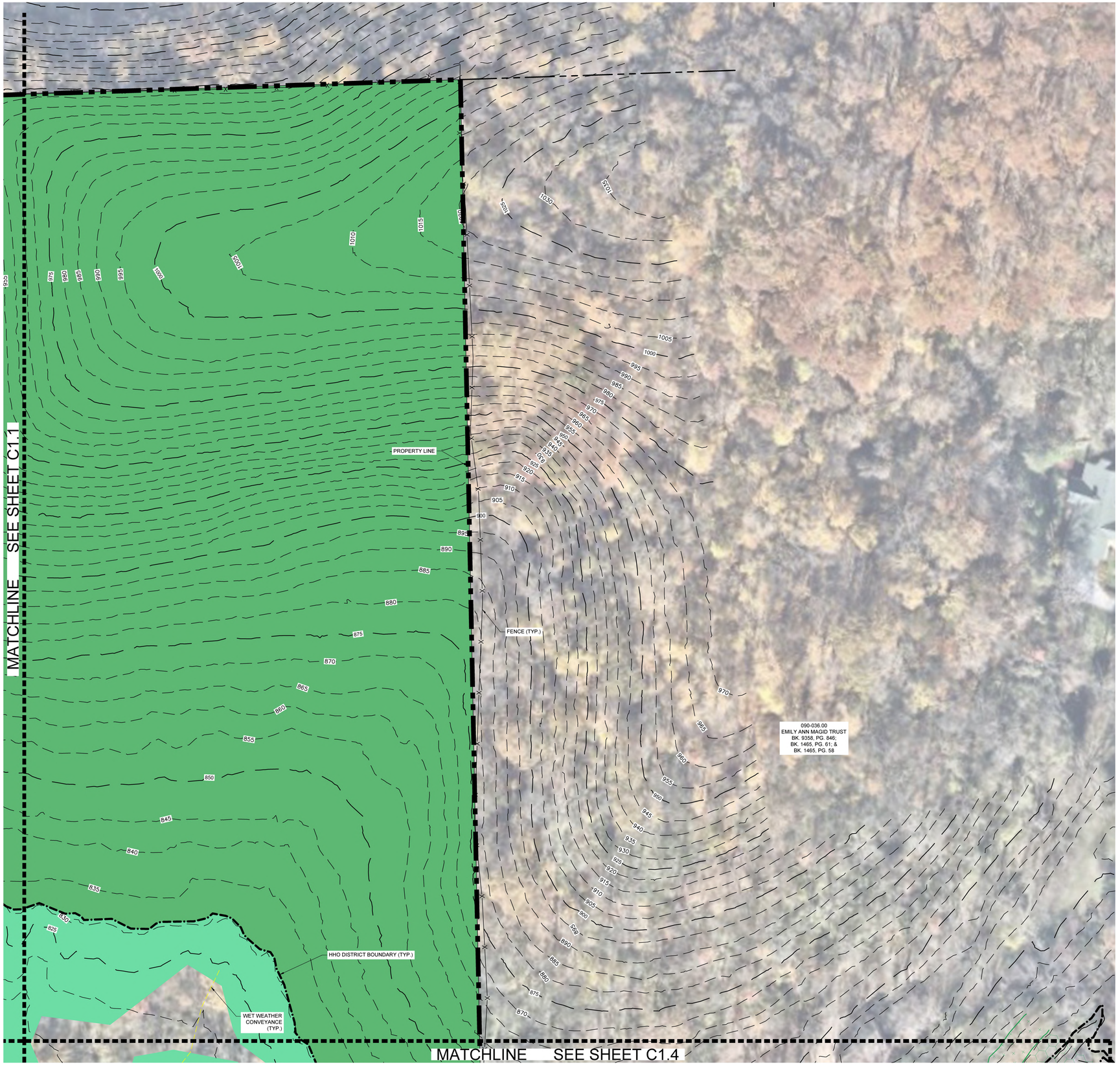
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.1

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
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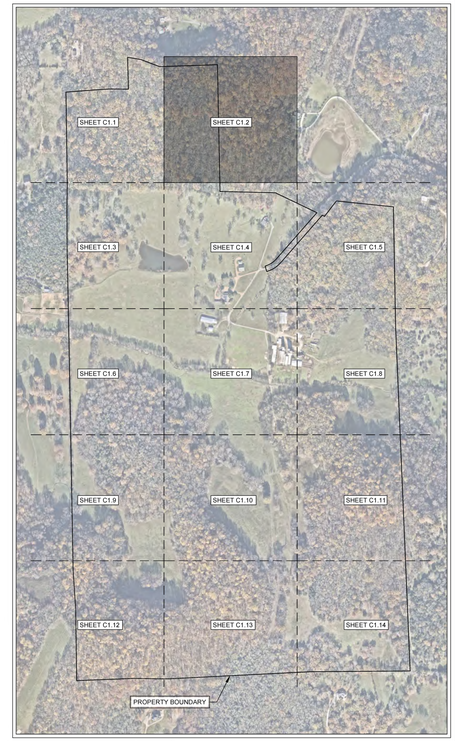

SITE SLOPE TABLE

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

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HARLIN PUD SUBDIVISION
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Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121320
STATE OF TENNESSEE
2025

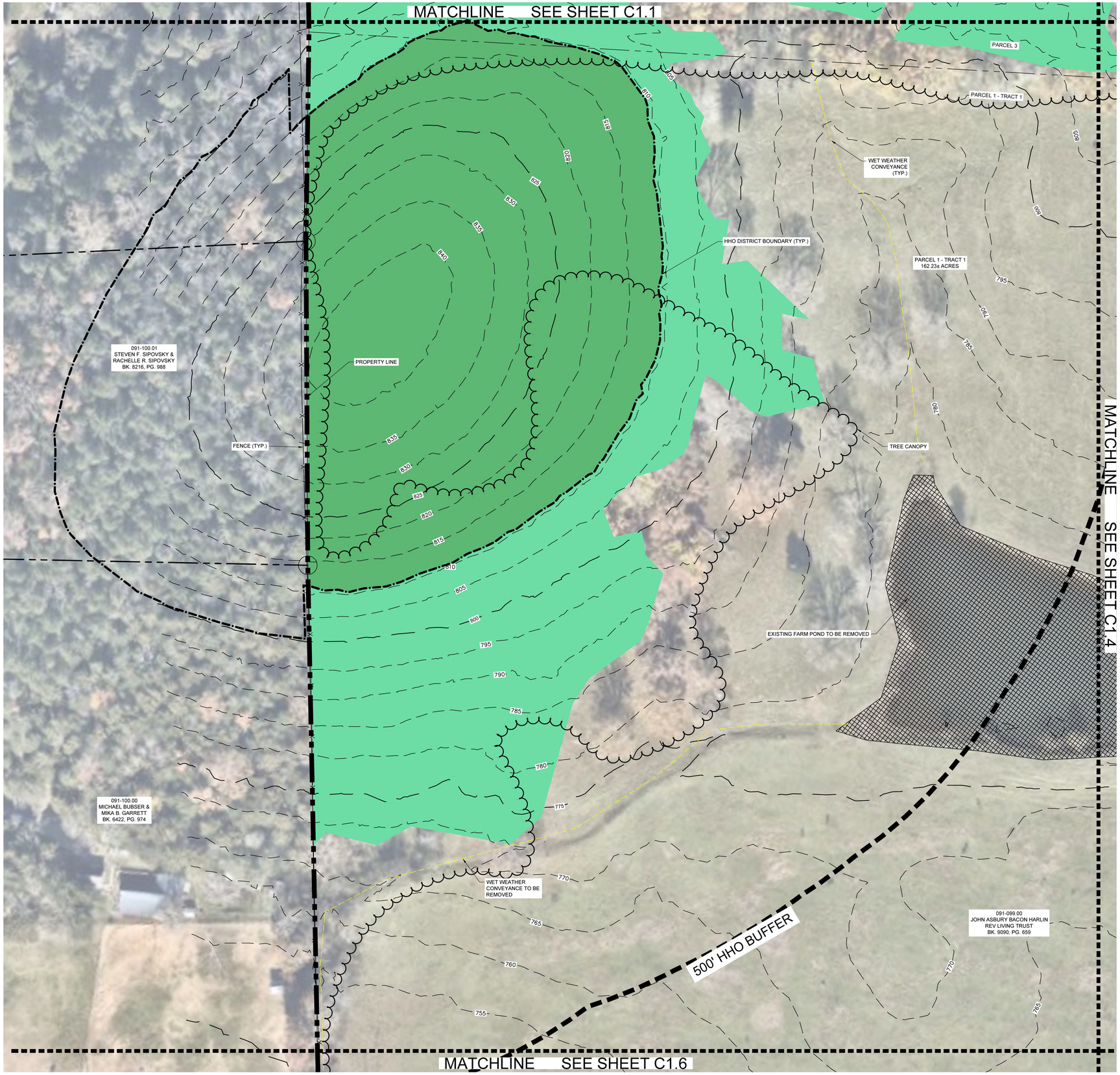
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.2

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

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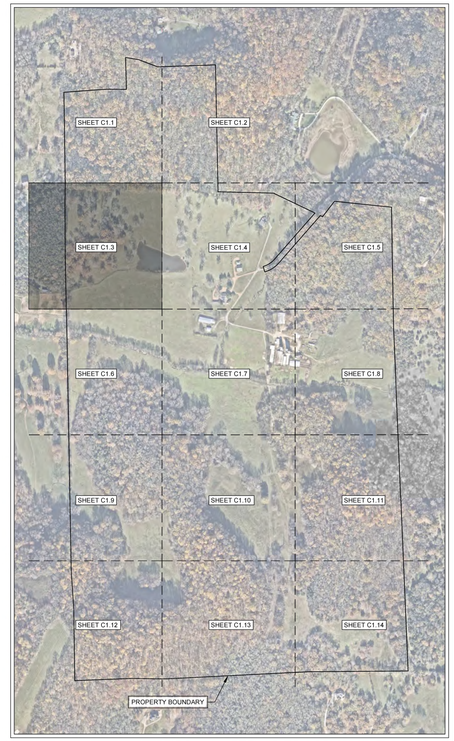

SITE SLOPE TABLE

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GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121320
STATE OF TENNESSEE
2025

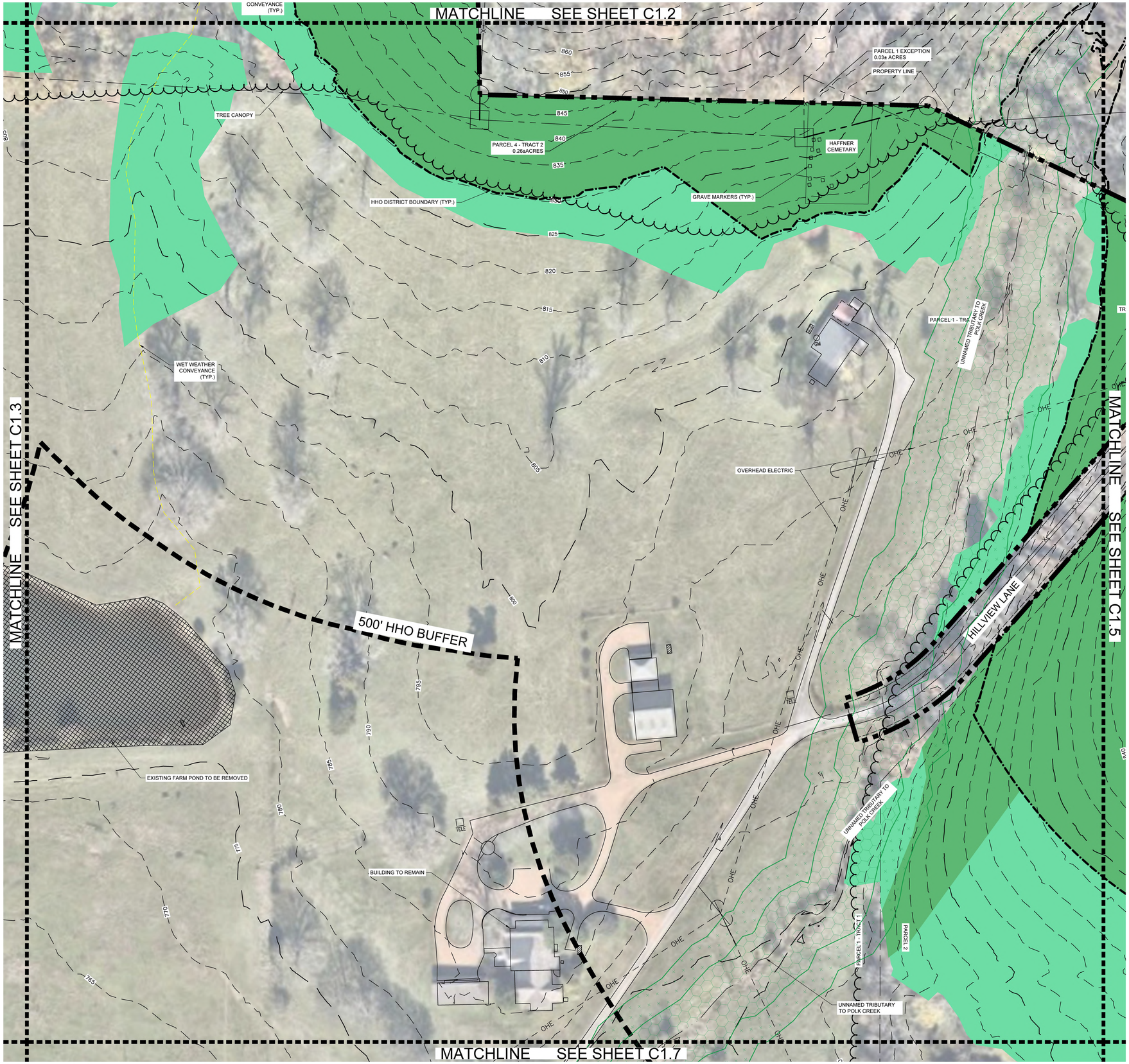
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.3

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
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- TOP OF BANK

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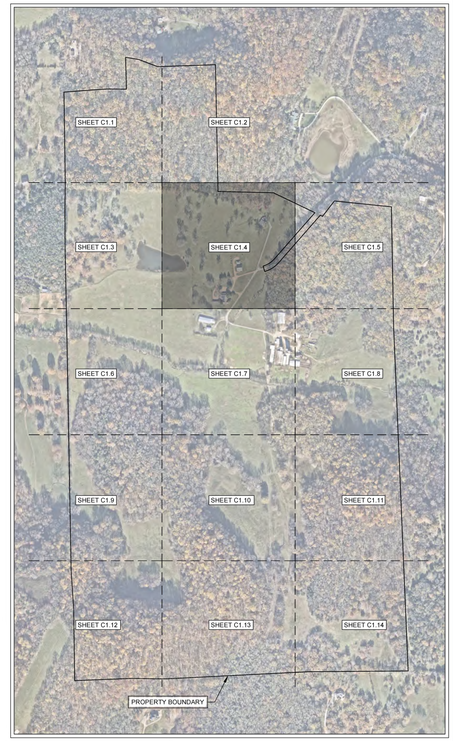

SITE SLOPE TABLE

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- 20% and above

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE COMMERCE No. 121320 STATE OF TENNESSEE

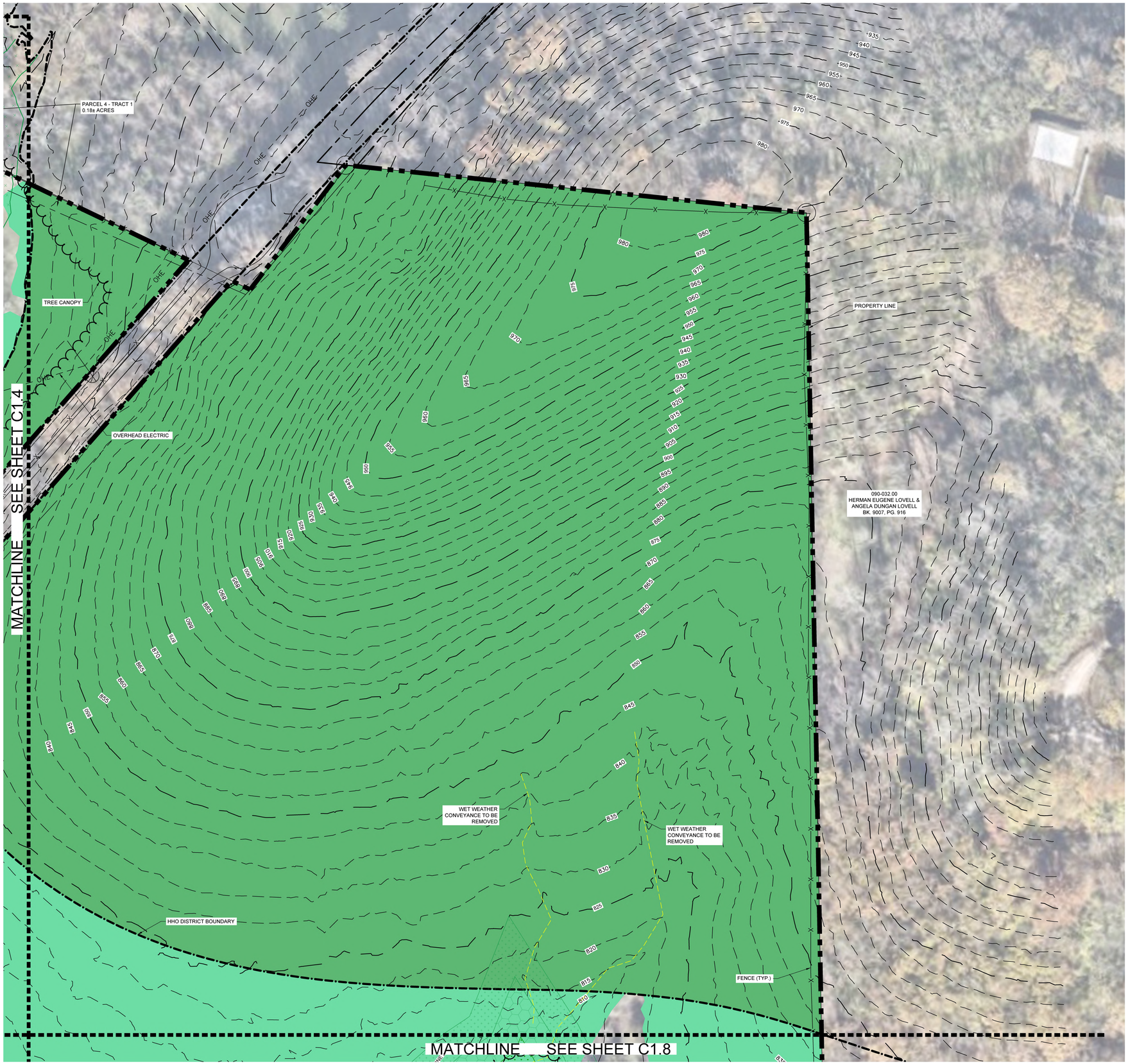
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.4

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
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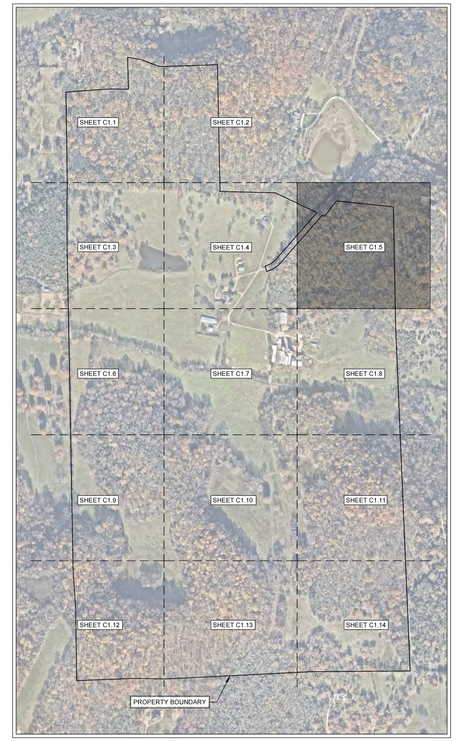

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121320
STATE OF TENNESSEE
2025

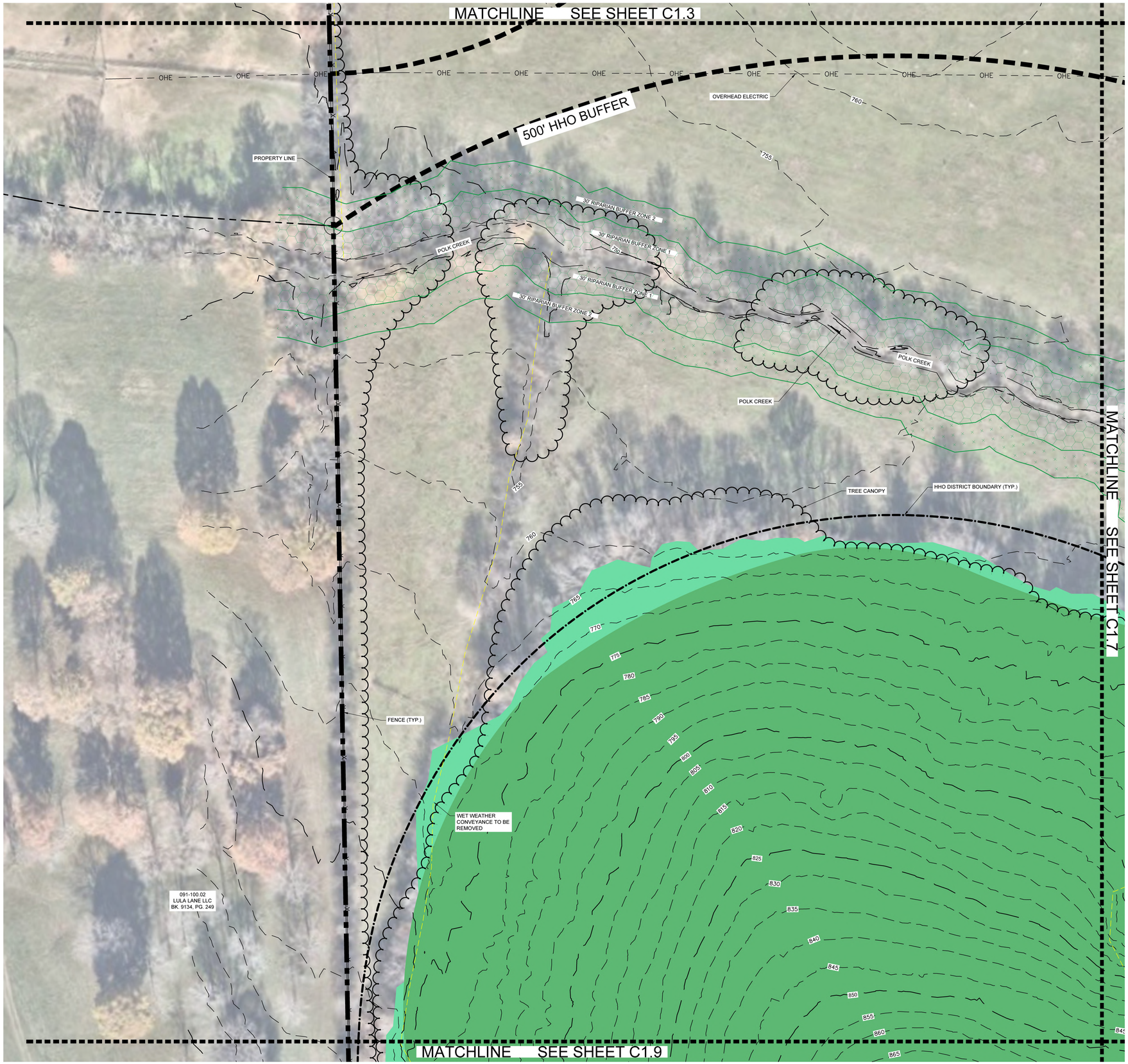
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.5

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
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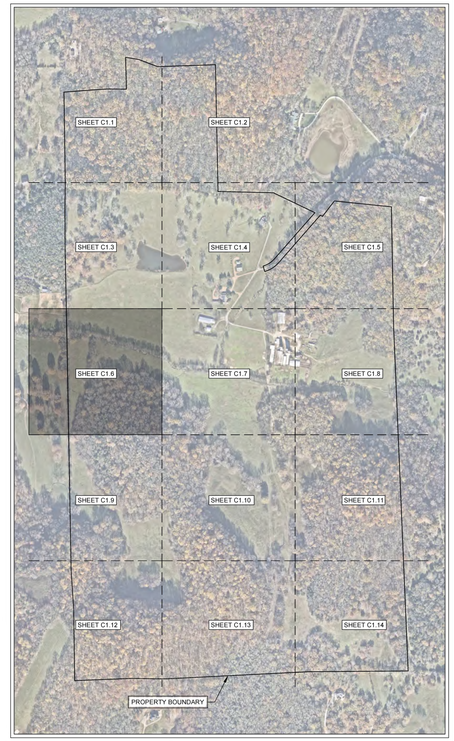

SITE SLOPE TABLE

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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Building community since 1933.
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DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

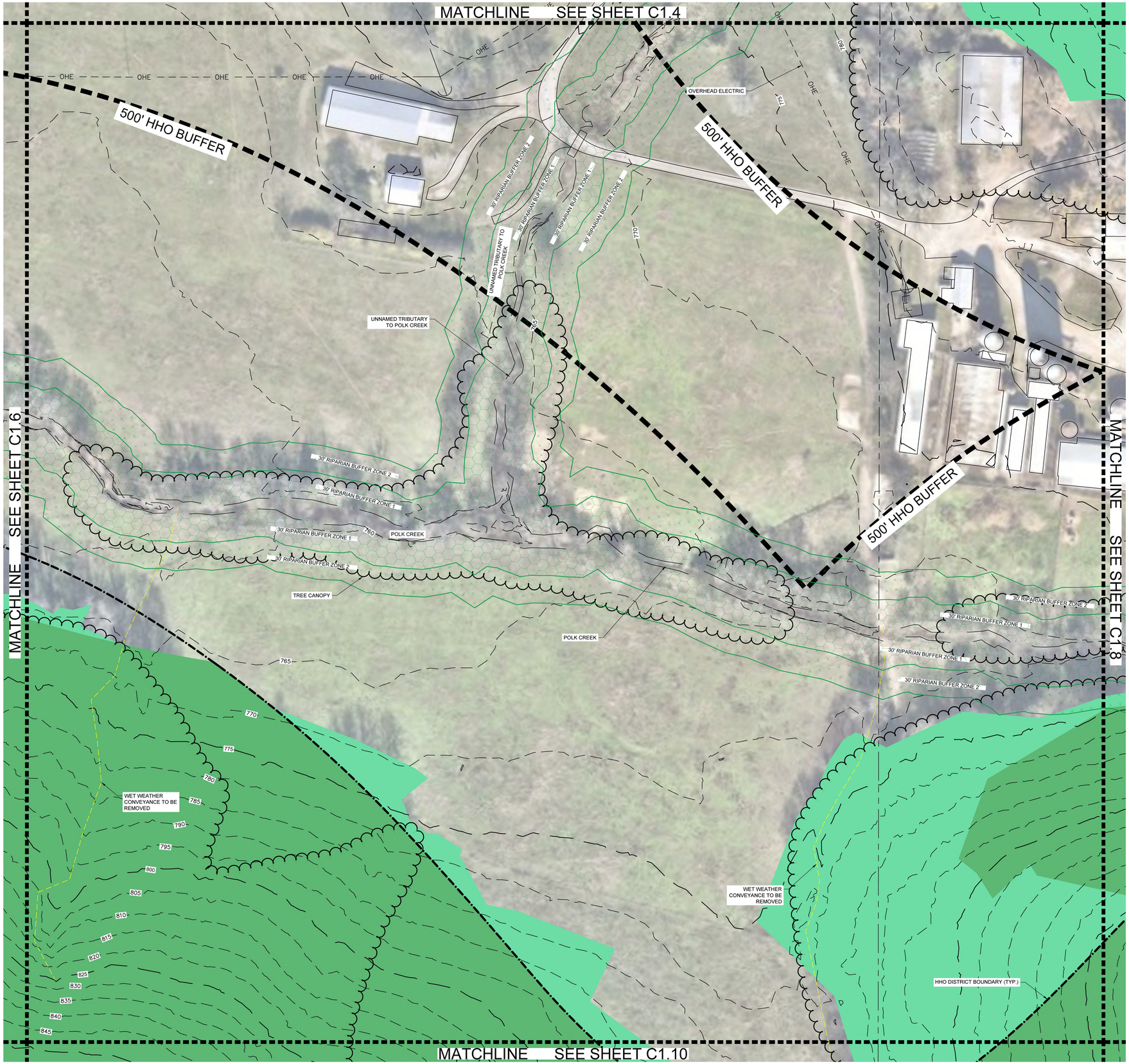
MARY McGOWAN LEE
REGISTERED ENGINEER
AGRICULTURE
POWER & 123730
STATE OF TENNESSEE
2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.6

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
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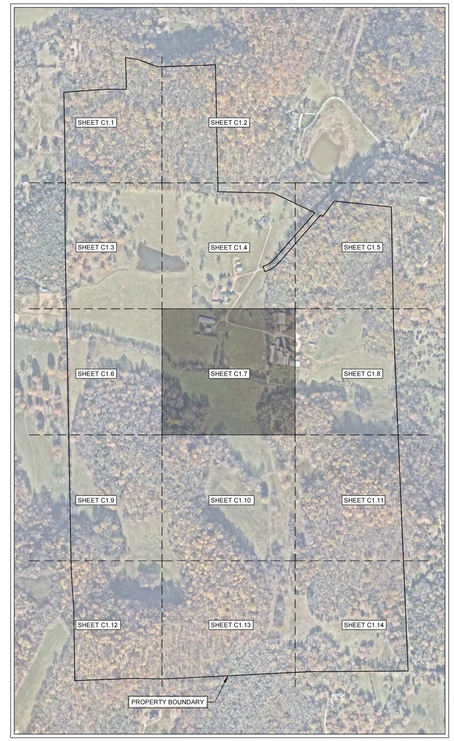

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Kimley»Horn

DesignStudio

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121320
STATE OF TENNESSEE
11 Feb 2025

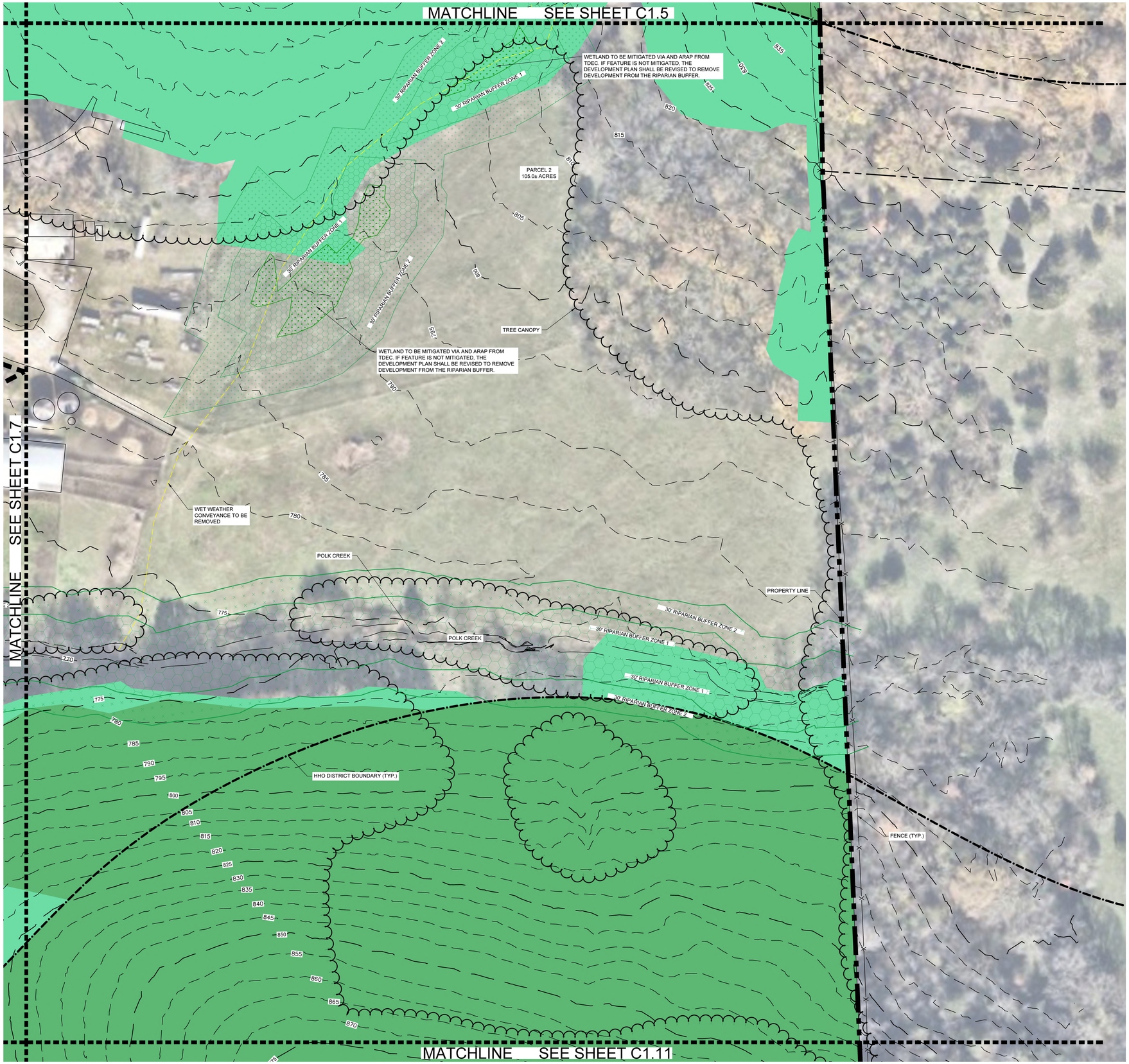
Revision Date

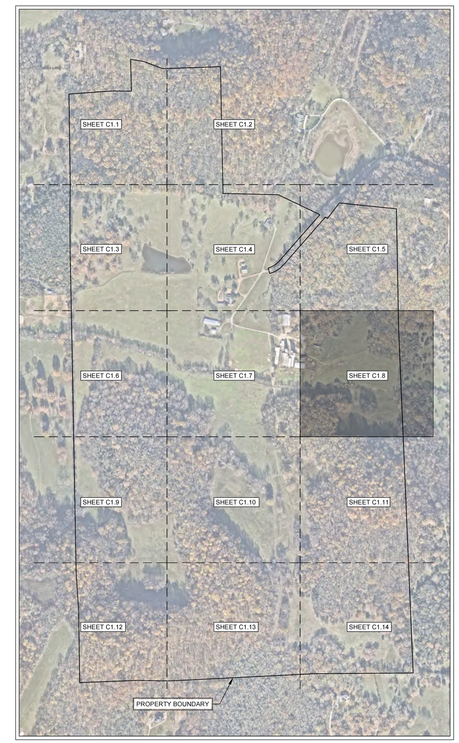
ENLARGED EXISTING CONDITIONS

SHEET

C1.7

COF # 8704





LEGEND

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EXISTING STORMWATER NARRATIVE

THE EXISTING SITE IS AGRICULTURAL LAND WITH SIGNIFICANT HILLS AROUND THE SITE PERIMETER. STORMWATER RUNOFF FOR THIS SITE GENERALLY FLOWS FROM THE HILLS INTO THE TRIBUTARY STREAM IN THE MIDDLE OF THE SITE AND THEN OUTFLOWS TO THE WEST.

A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

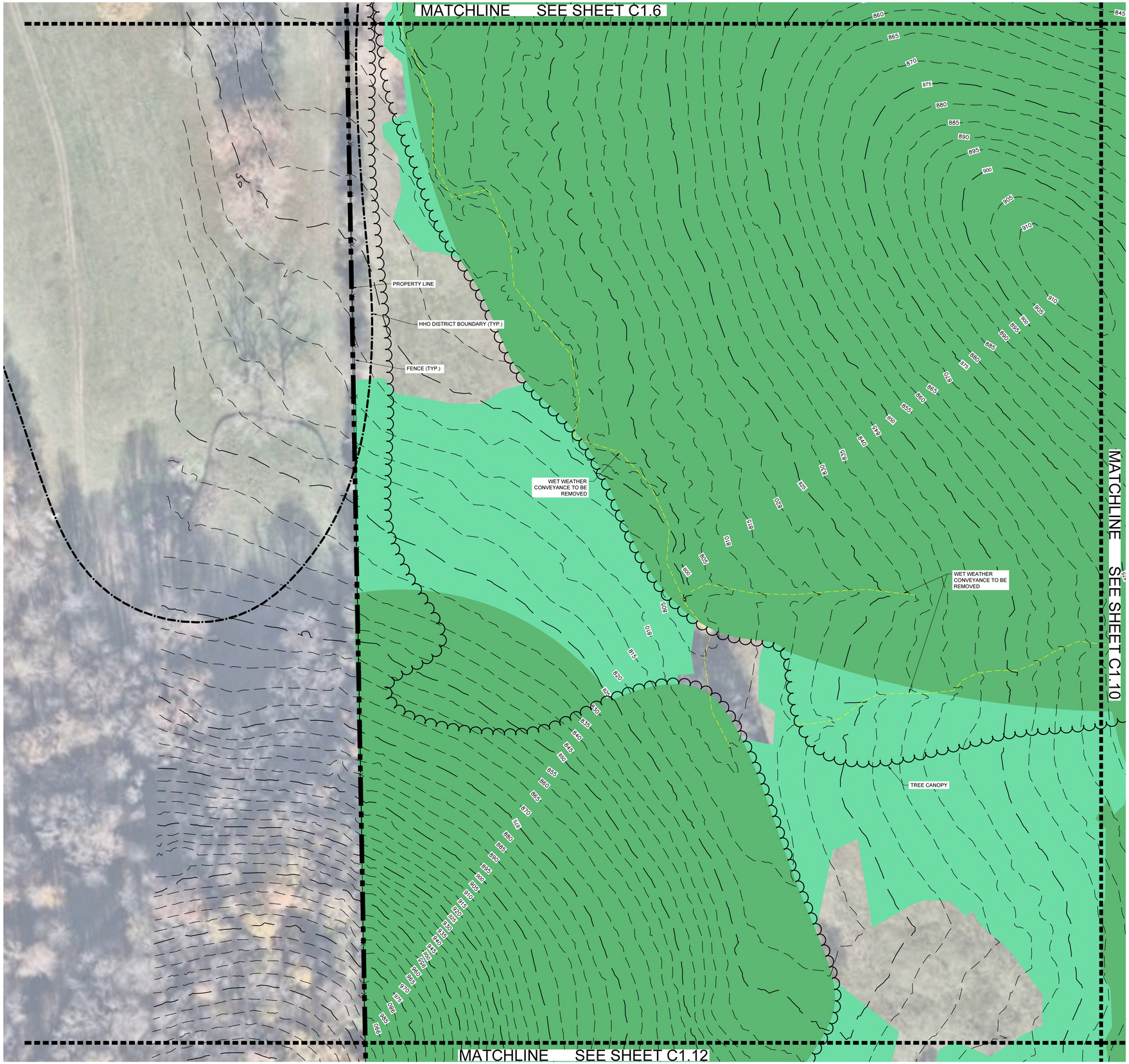
MARY McGOWAN REGISTERED ENGINEER AGRICULTURE No. 121190 STATE OF TENNESSEE
7/11/2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.8

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

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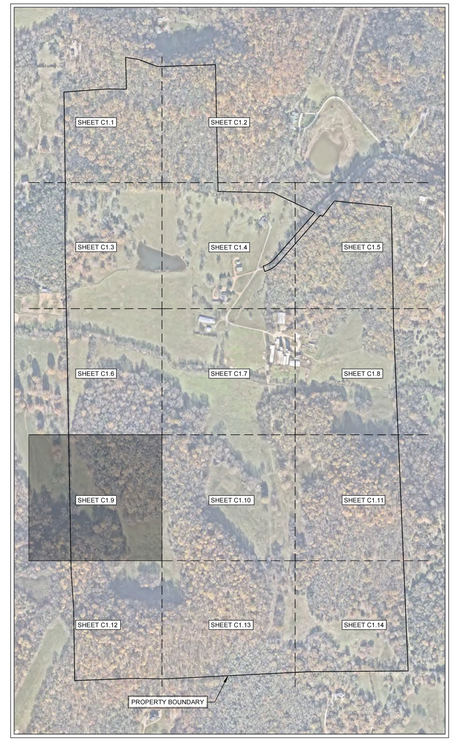

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 AGRICULTURE 2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.9

COF # 8704

MATCHLINE SEE SHEET C1.7

HHO DISTRICT BOUNDARY (TYP.)

WET WEATHER CONVEYANCE TO BE REMOVED

TREE CANOPY

MATCHLINE SEE SHEET C1.9

MATCHLINE SEE SHEET C1.11

MATCHLINE SEE SHEET C1.13

LEGEND

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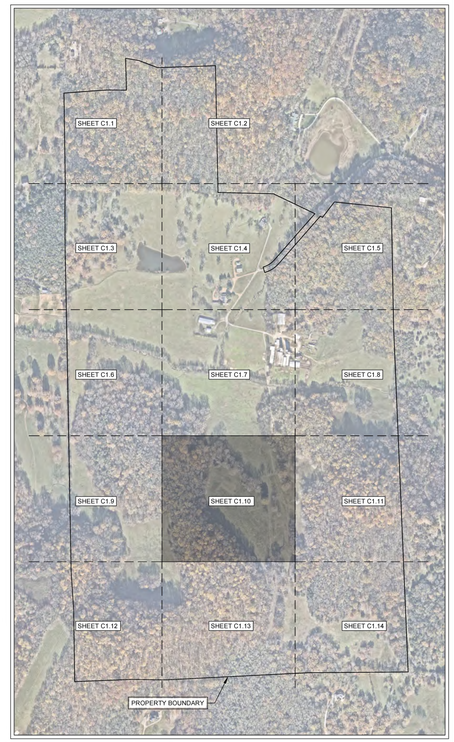

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Building community since 1933.

Kimley»Horn

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURAL — No. 121950 — STATE OF TENNESSEE
15 April 2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.10

COF # 8704

MATCHLINE SEE SHEET C1.8

MATCHLINE SEE SHEET C1.10

MATCHLINE SEE SHEET C1.14

105-001.02
DAVID B. INGRAM
BK. 6857, PG. 78 &
BK. 3553, PG. 1

TREE CANOPY

HHO DISTRICT BOUNDARY (TYP.)

PROPERTY LINE

FENCE (TYP.)

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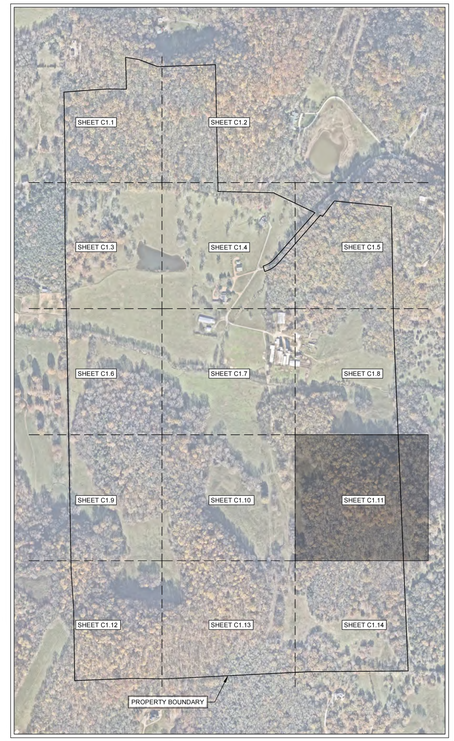

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sdco PARTNERS

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

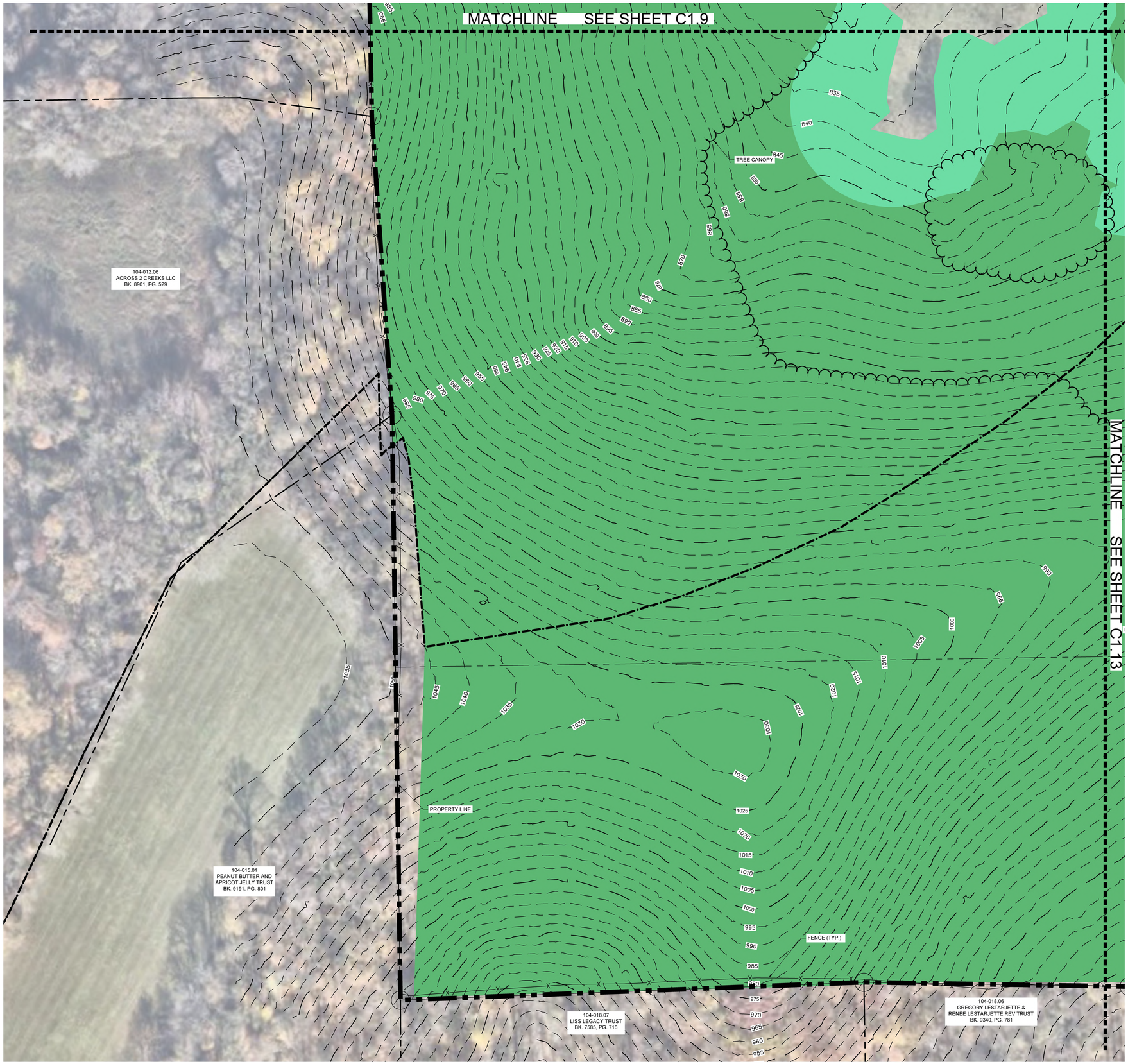
MARY McGOWAN REGISTERED AGRICULTURAL ENGINEER No. 12135 STATE OF TENNESSEE
7/11/2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.11

COF # 8704



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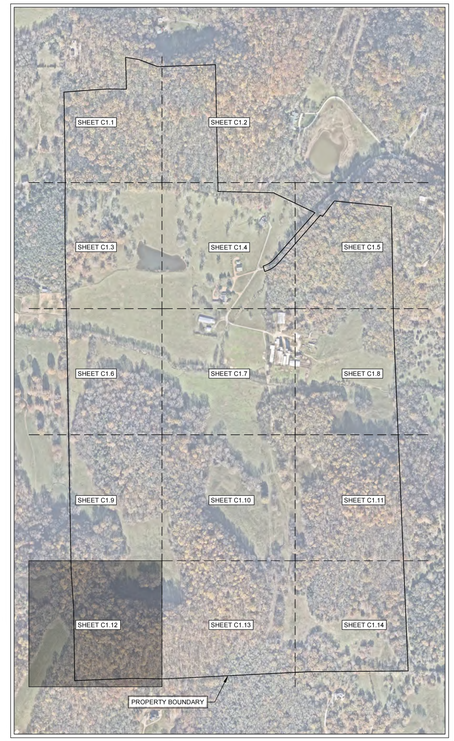

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MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121320
STATE OF TENNESSEE
2025

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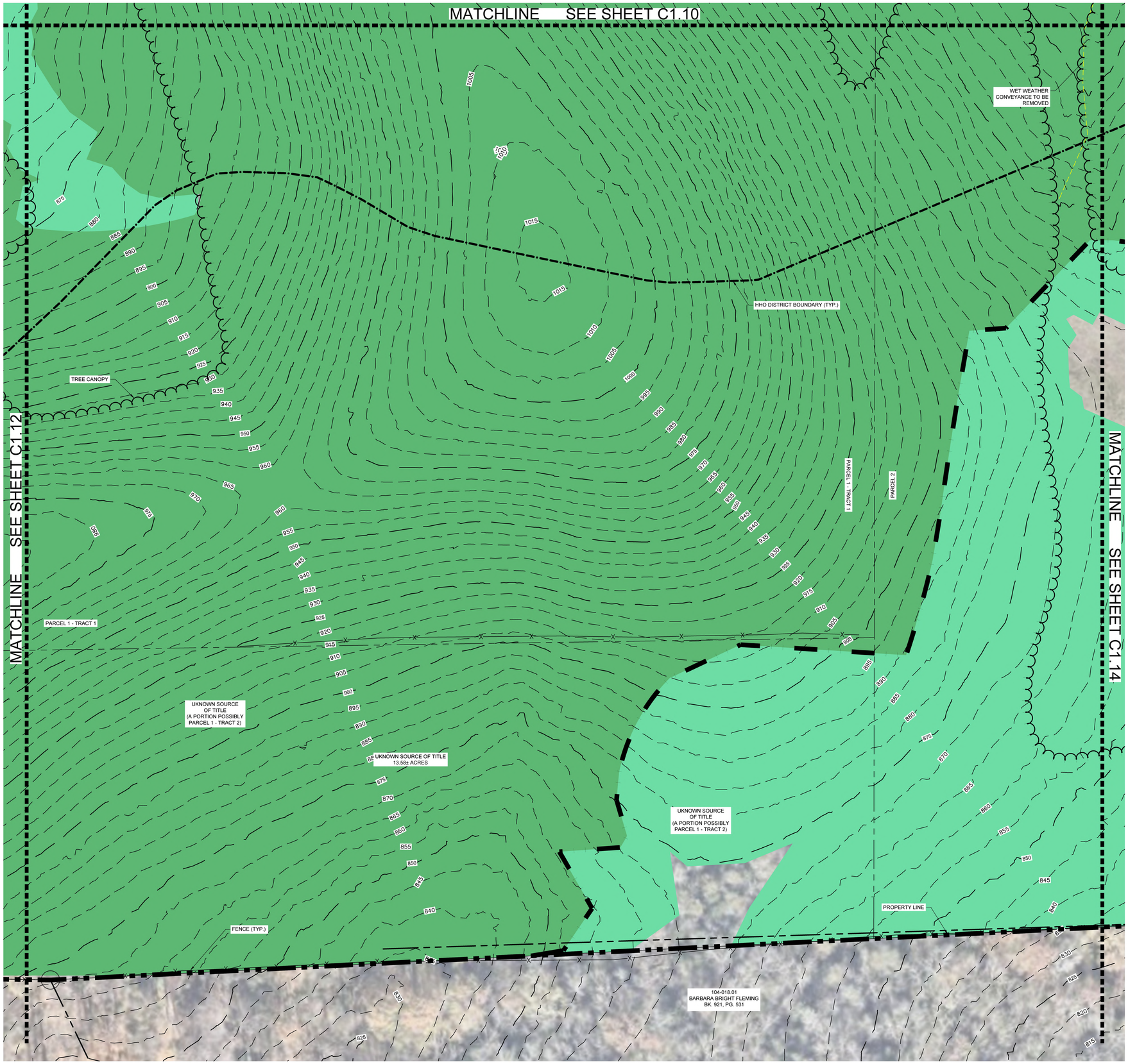
SHEET

C1.12

COF # 8704



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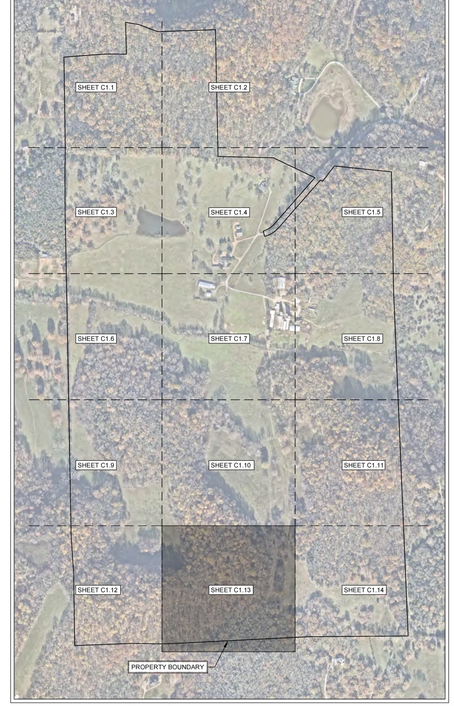

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE 121320 2025

Revision Date

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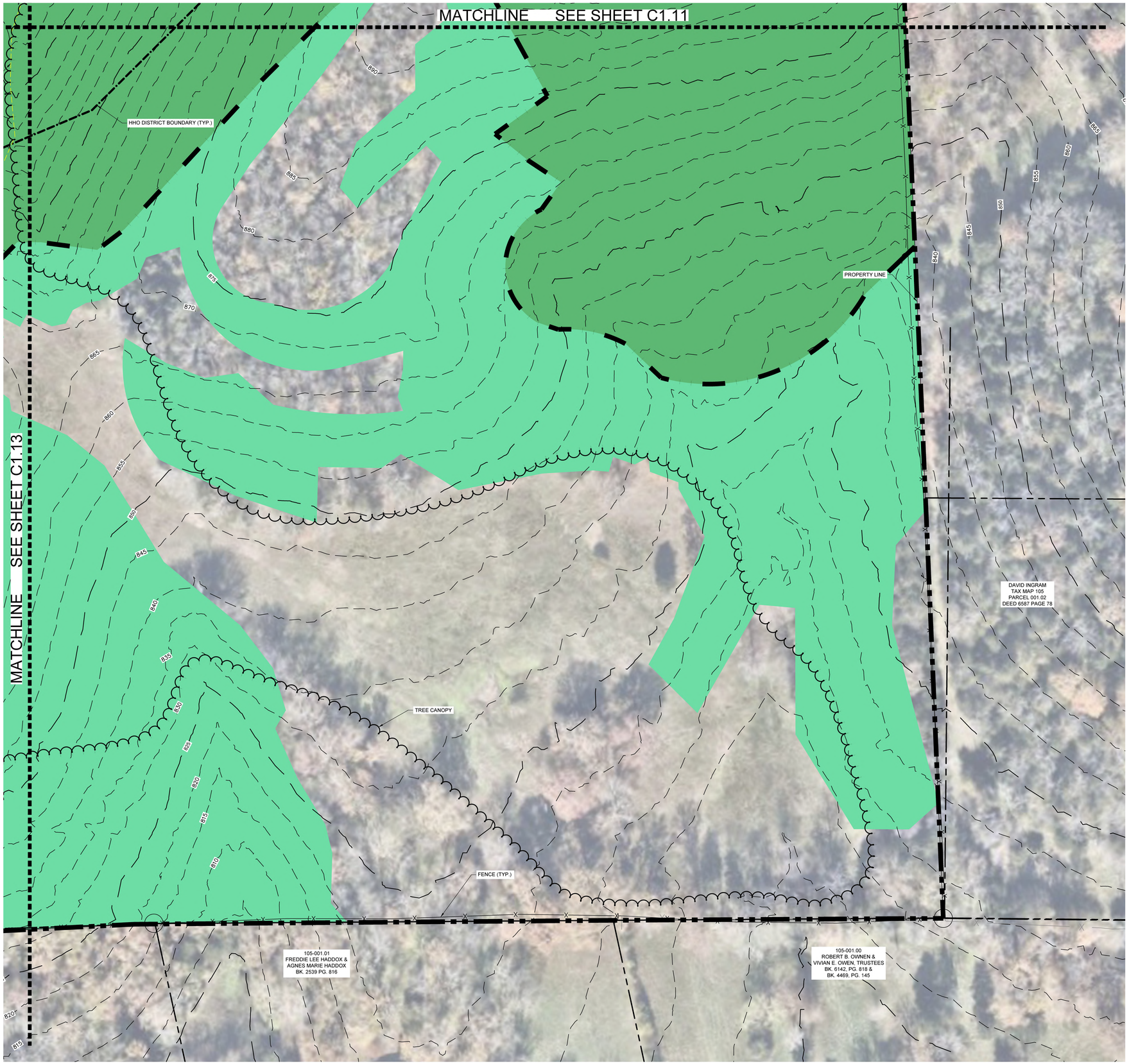
SHEET
C1.13

COF # 8704



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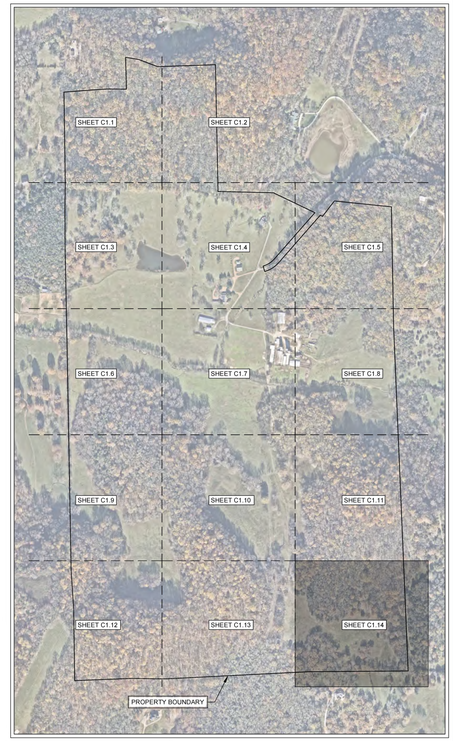

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SHEET
C1.14

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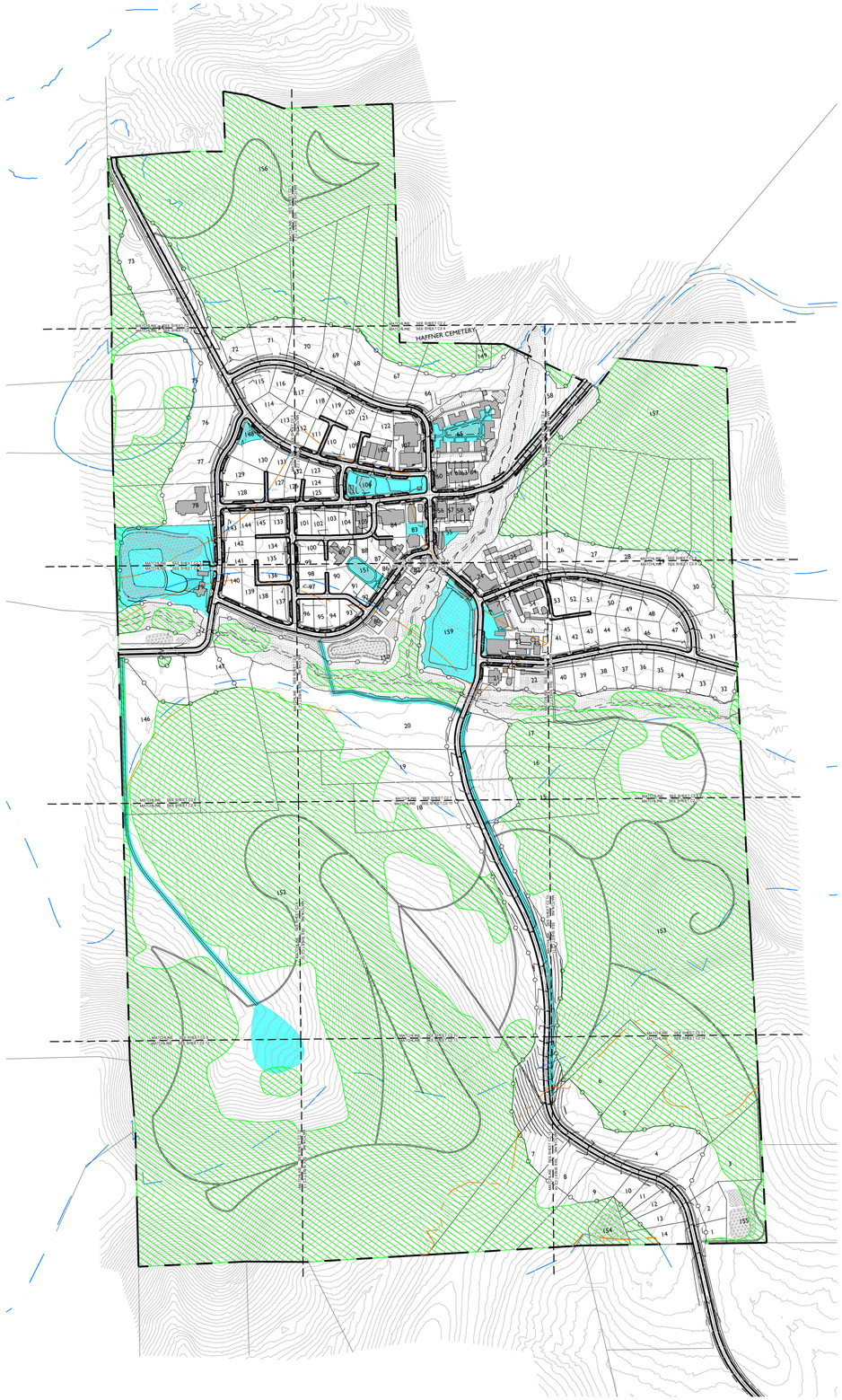

PERMITTED USES

AGRICULTURE USES:
Agricultural Uses
Community Gardens

RESIDENTIAL USES:
Duplexes
Live/Work Units
Multifamily Residential (small multifamily up to 12 units)
Single-Family Residential
Townhouses

RECREATION USES:
Active Recreation
Commercial Recreation
Neighborhood Amenities
Passive Parks and Open Space

CIVIC AND INSTITUTIONAL USES:
Places of Public Assembly

COMMERCIAL USES:
Event Venues
Hotels
Offices
Personal Services
Restaurants
Retail
Rural Retreats

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION

SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8704
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78 / 32,000 / 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	PERMITTED USES ON SHEET C2.0
BUILDING HEIGHT RANGE:	SEE SHEET C2.0C

REGULATIONS

BUILDING TYPES APPLIED:
HOUSE, TOWNHOUSE, DUPLEX, MULTIFAMILY (SMALL-SCALE), COMMERCIAL/MIXED-USE

FRONTAGE TYPES APPLIED: YARD, LANDSCAPE

CONSTRUCTION TYPE: TYPE IV OR TYPE V

BUILDING HEIGHT:
SEE SHEET C2.0B FOR HEIGHT BREAKDOWN FOR BUILDINGS

MINIMUM LSA: 0.20

HISTORICAL RESOURCE TREATMENT: N/A

DWELLING UNIT COUNT, BY TYPE:
SEE TABLE BREAKDOWN ON SHEET C2.0B FOR DWELLING UNIT COUNT BY TYPE

PARKING REQUIRED: SEE CHART ON SHEET C2.0A
PARKING PROVIDED: SEE CHART ON SHEET C2.0A

SETBACKS:
SEE SHEETS C2.0C AND C2.0D FOR LOT SETBACKS

COMMERCIAL SF:
MIXED USE COMMERCIAL: 32,000 SF
HOTEL: 80 KEYS

PERMITTED USES
SEE SHEETS C2.0

TREE CANOPY RETENTION

OVERALL SITE AREA:	13,556,105 SF; 311.2 AC
TOTAL EXISTING TREE CANOPY:	63.1% OF SITE: (8,549,881 SF; 196.3 AC)
REQUIRED PRESERVATION:	18% OF EXISTING: (1,538,979 SF; 35.3 AC)
PROVIDED PRESERVATION:	70% OF EXISTING: (5,900,000 SF; 135.45 AC)

OPEN SPACE SET-ASIDE REQUIREMENT:

TOTAL SITE ACREAGE:	311.21 AC (13,556,105.1 SF)
SINGLE FAMILY LOT ACREAGE: *(OVER 30,000 SF)*	77.17 AC (3,361,790.0 SF)
ADJUSTED SITE ACREAGE:	234.0 AC (10,194,315.1 SF)
OPEN SPACE REQUIREMENT*: REQUIRED	5.0% OF ADJUSTED SITE AC: 11.70 AC (509,715.8 SF)
PROVIDED:	5.0% OF ADJUSTED SITE AC: 11.71 AC (510,194.5 SF)

**10% NATURAL AREA NOT REQUIRED FOR MIXED-USE PUDS*

OPEN SPACE VILLAGE GREEN REQUIREMENT:

MINIMUM OPEN SPACE REQUIREMENT:	70% OF SITE: (9,489,274 SF; 217.8 AC)
PROVIDED:	71.0% OF SITE: (9,618,970.4 SF; 220.8 AC)

IMPACT STATEMENT

WATER
WATER WILL BE CIRCULATED THROUGH THE SITE BY CONNECTING THE EXISTING HB&TS WATERLINES IN HILLVIEW LANE TO THE EAST AND LULA LANE TO THE WEST. AN ADDITIONAL WATER MAIN WILL BE BROUGHT FROM THE EXISTING HB&TS LINE AT COLEMAN ROAD TO THE SOUTH. WATER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH HB&TS

SANITARY SEWER
SANITARY SEWER SERVICE WILL CIRCULATE THROUGH THE SITE AND GRAVITY FLOW TO A PROPOSED LIFT STATION ON THE EAST SIDE OF THE SITE. A FORCE MAIN WILL DIVERT FLOW NORTHEAST THROUGH HILLVIEW LANE. THE FORCE MAIN ENDS NEAR THE MACK HATCHER CONNECTION, AND EFFLUENT WILL THEN GRAVITY FLOW TO AN EXISTING SEWER MANHOLE ALONG SAW MILL CREEK. A SECOND FORCE MAIN IS PROPOSED TO COLLECT THE LOTS ON THE SOUTHEAST SIDE OF THE SITE WITH A LIFT STATION PROPOSED ON THE COUNTY LOT ALONG COLEMAN ROAD. THIS FLOW WILL TIE TO THE GRAVITY LINE THAT IS THEN PUMPED TO HILLVIEW LANE. SANITARY SEWER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH THE CITY OF FRANKLIN.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION BY A COMBINATION OF CITY OF FRANKLIN COLLECTION SERVICES AND PRIVATE COLLECTION SERVICES

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

OFFSITE CONNECTIONS
WHERE STUB-OUTS TO OFFSITE CONNECTIONS ARE SHOWN A TEMPORARY TURN-AROUND WILL BE SHOWN AT SITE PLAN.

N
0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT TENNESSEE

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF # 8704



1 C2.0A MIXED-USE ENLARGEMENT | NORTH VILLAGE

Commercial & Mixed-Uses

North Village

		Development Plan Heights	Hotel (keys)	Office (sf)	Retail (sf)	Restaurant (sf)	Civic (patrons)	Outdoor Patio (sf)	Residential (units)	Hotel	Office	Retail	Restaurant	Civic	Outdoor Patio	Residential	Total	Parking Provided	
			Entitlements							Required Parking								Parking Provided	
1	Hotel*	2-3	80	0	2,000	0	0	0		80	0	5	0	0	4	0	89	Surface	75
2	MU Building North	2-3	0	0	0	5,000	0	500	2	0	0	0	38	0	4	4	46	Parallel	85
3	MU Building South	2-3	0	0	4,000	0	0	0	4	0	0	10	0	0	0	8	18	Structured	29
4	Wine Bar / Liquor Store	1	0	0	3,000	0	0	500		0	0	8	0	0	4	0	12	Garage	12
5	Chapel / Town Hall (2,500 SF)	1	0	0	0	0	100	0		0	0	0	0	34	0	0	34		
6	Mail Room / Community	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
7	Historic Home / Sales Center	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
**	Jewel Box	1	0	0	0	500	0	0		0	0	0	4	0	0	0	4		
	SUBTOTAL		80	0	9,000	5,500	100	1,000	6								199		201

South Village

		Development Plan Heights	Hotel (keys)	Office (sf)	Retail (sf)	Restaurant (sf)	Civic (sf)	Outdoor Patio (sf)	Residential (units)	Hotel	Retail	Retail	Restaurant	Civic	Outdoor Patio	Residential	Total	Parking Provided	
			Entitlements							Required Parking								Parking Provided	
A	MU Building Corner	2-3	0	5,000	2,500	0	0	0	8	0	15	7	0	0	0	16	38	Surface	48
B	MU Building Twin 1	2-3	0	0	0	2,500	0	500	2	0	0	0	19	0	4	4	27	Parallel	42
C	MU Building Twin 2	2-3	0	0	0	2,500	0	500	2	0	0	0	19	0	4	4	27	Structured	0
D	Jewel Box 1	1	0	0	1,000	0	0	0		0	0	3	0	0	0	0	3	Garage	24
E	Club Room Facility	2-3	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
F	Jewel Box 2	1	0	0	1,500	0	0	0		0	0	4	0	0	0	0	4		
G	Pickle Ball Clubhouse	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
	SUBTOTAL		0	5,000	5,000	5,000	0	1,000	12								99		114
	TOTALS		80	5,000	14,000	10,500	100	2,000	18								298		315

Notes:
* - Hotel may include spa, bar, restaurant or meeting space.
* - In addition to the Hospitality / Mixed Use the "Inn" parcel may be single family and the "Cottages" may be multifamily.
** - A "Jewel Box" for Commercial , or as a Neighborhood Amenity, uses shall be dashed in at the North Village Plaza. This use would fall within the PUD entitlements listed.
Outdoor Patio does not count towards entitlements, but only parking ratios.

Parking Matrix

	Minimum Parking Rate	
	Rate	Ratio
Residential*	Unit	2.00
Civic**	Occupant	0.33
Hotel	Guest Room	1.00
Retail	Per 1,000 sf	2.50
Office	Per 1,000 sf	2.85
Restaurant	Per 1,000 sf	7.50
Outdoor Dining	Per 1,000 sf	7.50

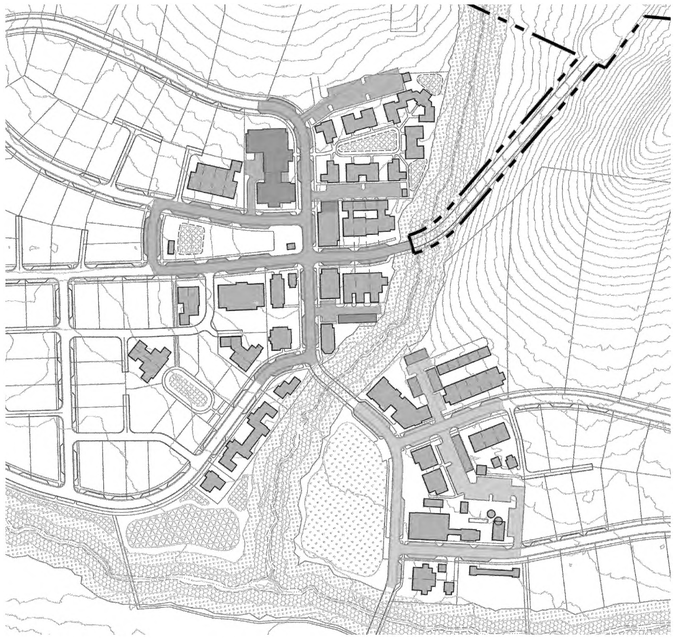
Notes:
* - All Residential unit types shall park at 2 stalls per unit and be provided off street.
** - Civic parking rates shall vary, but this listing is for assembly hall parking ratio.

Overall Parking Provided

	Counts
Surface	123
Parallel	261
Structured	29
Garage	36
TOTAL	449

MOS NOTE:
A MODIFICATION OF STANDARDS REQUEST IS INCLUDED IN THIS SUBMITTAL WHICH REQUESTS TO UTILIZE CFO PARKING MINIMUMS PER THE CITY OF FRANKLIN ZONING ORDINANCE.

ALSO INCLUDED IS MODIFICATION OF STANDARDS REQUEST TO DEFINE SMALL SCALE MULTIFAMILY PARKING REQUIREMENTS AS 2 SPACES PER UNIT.



PARKING DISTRIBUTION N.T.S

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 103525

Revision Date
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△ _____
△ _____
△ _____

MIXED USE ENLARGEMENT
SHEET
C2.0A
COF # 8704



1 C2.0B MIXED-USE ENLARGEMENT | SOUTH VILLAGE

✳ LIVE-WORK UNITS

Commercial & Mixed-Uses

North Village

		Development Plan Heights	Hotel (keys)	Office (sf)	Retail (sf)	Restaurant (sf)	Civic (patrons)	Outdoor Patio (sf)	Residential (units)	Hotel	Office	Retail	Restaurant	Civic	Outdoor Patio	Residential	Total	Parking Provided	
			Entitlements							Required Parking									
1	Hotel*	2-3	80	0	2,000	0	0	0		80	0	5	0	0	4	0	89	Surface	75
2	MU Building North	2-3	0	0	0	5,000	0	500	2	0	0	0	38	0	4	4	46	Parallel	85
3	MU Building South	2-3	0	0	4,000	0	0	0	4	0	0	10	0	0	0	8	18	Structured	29
4	Wine Bar / Liquor Store	1	0	0	3,000	0	0	500		0	0	8	0	0	4	0	12	Garage	12
5	Chapel / Town Hall (2,500 SF)	1	0	0	0	0	100	0		0	0	0	0	34	0	0	34		
6	Mail Room / Community	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
7	Historic Home / Sales Center	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
**	Jewel Box	1	0	0	0	500	0	0		0	0	0	4	0	0	0	4		
	SUBTOTAL		80	0	9,000	5,500	100	1,000	6								199		201

South Village

		Development Plan Heights	Hotel (keys)	Office (sf)	Retail (sf)	Restaurant (sf)	Civic (sf)	Outdoor Patio (sf)	Residential (units)	Hotel	Retail	Retail	Restaurant	Civic	Outdoor Patio	Residential	Total	Parking Provided	
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C	MU Building Twin 2	2-3	0	0	0	2,500	0	500	2	0	0	0	19	0	4	4	27	Structured	0
D	Jewel Box 1	1	0	0	1,000	0	0	0		0	0	3	0	0	0	0	3	Garage	24
E	Club Room Facility	2-3	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
F	Jewel Box 2	1	0	0	1,500	0	0	0		0	0	4	0	0	0	0	4		
G	Pickle Ball Clubhouse	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
	SUBTOTAL		0	5,000	5,000	5,000	0	1,000	12								99		114
	TOTALS		80	5,000	14,000	10,500	100	2,000	18								298		315

Notes:
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* - In addition to the Hospitality / Mixed Use the "Inn" parcel may be single family and the "Cottages" may be multifamily.
** - A "Jewel Box" for Commercial , or as a Neighborhood Amenity, uses shall be dashed in at the North Village Plaza. This use would fall within the PUD entitlements listed.
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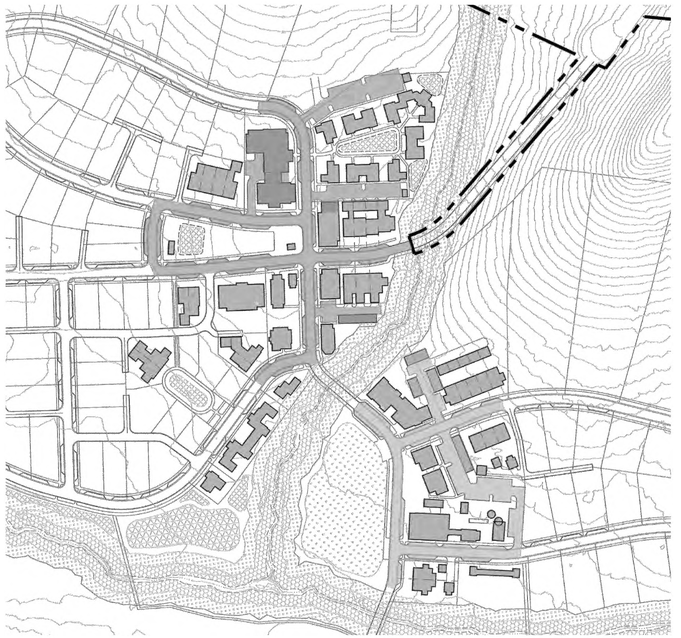
ALSO INCLUDED IS MODIFICATION OF STANDARDS REQUEST TO DEFINE SMALL SCALE MULTIFAMILY PARKING REQUIREMENTS AS 2 SPACES PER UNIT (SIMILAR TO MULTIPLEX IN THE ZONING ORDINANCE).



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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 1039

Revision Date
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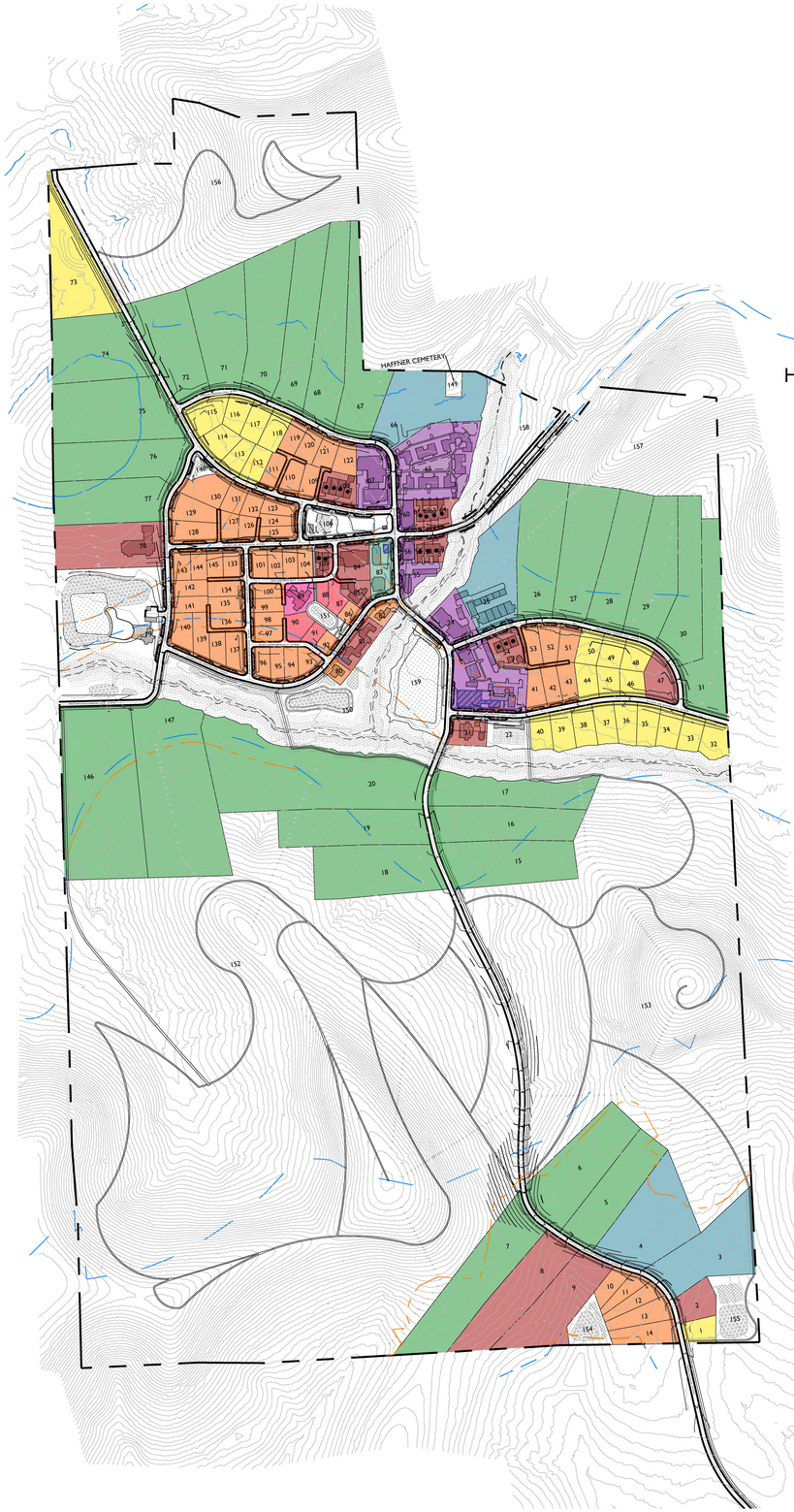
MIXED USE ENLARGEMENT
SHEET
C2.0B
COF # 8704



KEY

- PROPOSED HHO
- HHO
- PROPOSED 500' HHO BUFFER
- 500' HHO BUFFER
- SINGLE FAMILY HHO ESTATE (CRITICAL LOT)
- ATTACHED* RESIDENTIAL
- ATTACHED* RESIDENTIAL HHO ESTATE (CRITICAL LOT)
- SINGLE FAMILY (REAR /SIDE FACING GARAGE)
- COMMERCIAL / MIXED-USE
- SINGLE FAMILY COURTYARD
- CIVIC SPACES
- SINGLE FAMILY FRONT LOADED
- ATTACHED* RESIDENTIAL COURTYARD
- LIVE-WORK UNITS

*ATTACHED RESIDENTIAL IS CATEGORY THAT COULD CONTAIN THE FOLLOWING BUILDING TYPES: DUPLEX, TOWNHOME, SMALL SCALE MULTI-FAMILY, MIXED USE CONDO. (I.E. ANY RESIDENTIAL BUILDING TYPE THAT IS ALLOWABLE WITHIN VILLAGE GREEN BUT NOT DEFINED AS SINGLE-FAMILY)

N

0' 300' 600' 900'

Lot Takedown Chart

Lot Number	Use	Lot Type	Unit Count	SF	Keys	Height (stories)	Multifamily* Type	Commercial Type	Lot Pricing Category
1	Residential - SF	Front Load	1						Front Load (90')
2	Residential - MF	Multifamily*	3			2-2.5	Townhouses		Townhouse
3	Residential - MF	HHO Lot - Multifamily*	2			2-2.5	Duplex		Townhouse
4	Residential - MF	HHO Lot - Multifamily*	4			2-2.5	Townhouses		Townhouse
5	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
6	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
7	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
8	Residential - MF	HHO Lot - Multifamily*	4			2-2.5	Townhouses		Townhouse
9	Residential - MF	HHO Lot - Multifamily*	3			2-2.5	Townhouses		Townhouse
10	Residential - SF	Rear Load** **	1						Rear Load** ** (70')
11	Residential - SF	Rear Load** **	1						Rear Load** ** (70')
12	Residential - SF	Rear Load** **	1						Rear Load** ** (70')
13	Residential - SF	Rear Load** **	1						Rear Load** ** (70')
14	Residential - SF	Rear Load** **	1						Rear Load** ** (70')
15	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
16	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
17	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
18	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
19	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
20	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (5 acre)
21	Residential - MF	Multi Family*	2			2-2.5	Duplex		Townhouse
22	Community Amenity		0			1			No Land Basis
23	Mixed Use / Civic / Commercial	Mixed Use	4	7,500			Mixed Use	See Commercial & Mixed Use Summary Tab	Mixed Use Condos
24	Mixed Use	Mixed Use	8	7,500			Mixed Use	See Commercial & Mixed Use Summary Tab	Condo Flats
25	Residential - MF	HHO Lot - Multi Family*	5			2-3	Townhouses		Townhouse
26	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
27	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
28	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
29	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
30	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
31	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
32	Residential - SF	Front Load	1						Front Load (90')
33	Residential - SF	Front Load	1						Front Load (90')
34	Residential - SF	Front Load	1						Front Load (90')
35	Residential - SF	Front Load	1						Front Load (90')
36	Residential - SF	Front Load	1						Front Load (90')
37	Residential - SF	Front Load	1						Front Load (90')
38	Residential - SF	Front Load	1						Front Load (90')
39	Residential - SF	Front Load	1						Front Load (90')
40	Residential - SF	Front Load	1						Front Load (90')
41	Residential - SF	Rear Load**	1						Rear Load** ** (70')
42	Residential - SF	Rear Load**	1						Rear Load** (70')
43	Residential - SF	Rear Load**	1						Rear Load** (70')
44	Residential - SF	Front Load	1						Front Load (90')
45	Residential - SF	Front Load	1						Front Load (90')
46	Residential - SF	Front Load	1						Front Load (90')
47	Residential - MF/ SF	HHO Lot - Multi Family*	12			2-2.5	Small Scale Multifamily		Condo Flats
48	Residential - SF	Front Load	1						Front Load (90')
49	Residential - SF	Front Load	1						Front Load (90')
50	Residential - SF	Front Load	1						Front Load (90')
51	Residential - SF	Rear Load**	1						Rear Load** (70')
52	Residential - SF	Rear Load**	1						Rear Load** (70')
53	Residential - SF	Rear Load**	1						Rear Load** (70')
54	Residential - MF	Multi Family*	3			2-3	Townhouses		Townhouse
55	Commercial	Commercial	0	3,000		1-2		See Commercial & Mixed Use Summary Tab	No Land Basis
56	Mixed Use	Mixed Use	4	4,000		2-3	Mixed Use	See Commercial & Mixed Use Summary Tab	Mixed Use Condos
57	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
58	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
59	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
60	Mixed Use	Mixed Use	2	5,000		2-3	Mixed Use	See Commercial & Mixed Use Summary Tab	Mixed Use Condos
61	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
62	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
63	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
64	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
65	Hospitality / Mixed Use / Residential - MF	Multi Family* - Courtyard	13		Keys***	1-2	Duplex/ Townhouses/ Small Scale Multifamily		Townhouse
66	Residential - MF/ SF	HHO Lot - Multi Family*	12			2-2.5	Small Scale Multifamily		Condo Flats
67	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
68	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
69	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
70	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
71	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
72	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
73	Residential - SF	Front Load	1						HHO - Single Family (2 acre)
74	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
75	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
76	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
77	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
78	Residential - MF/ SF	HHO Lot - Multi Family*	12			2-2.5	Small Scale Multifamily		Condo Flats
79	Community Amenity		0			1-2			No Land Basis
80	Residential - SF	Rear Load**	1						Rear Load** (70')
81	Residential - SF	Multi Family*	4			2-2.5	Townhouses		Townhouse
82	Residential - SF	Rear Load**	1					See Commercial & Mixed Use Summary Tab	Rear Load** (70')
83	Civic / Commercial	Civic	0	2,500		1-2			No Land Basis
84	Residential - MF / Mixed Use	Multi Family*	12			2-3	Small Scale Multifamily		
85	Residential - MF	Multi Family*	2			2-2.5	Duplex		Townhouse
86	Residential - SF	Rear Load**	1						Rear Load** (70')
87	Residential - SF	Rear Load** - Courtyard	1						Rear Load** (70')
88	Residential - SF	Rear Load** - Courtyard	1						Rear Load** (70')
89	Residential - MF	Multi Family* - Courtyard	2			2-2.5	Duplex		Townhouse
90	Residential - SF	Rear Load** - Courtyard	1						Rear Load** (70')
91	Residential - SF	Rear Load** - Courtyard	1						Rear Load** (70')
92	Residential - SF	Rear Load**	1						Rear Load** (70')
93	Residential - SF	Rear Load**	1						Rear Load** (70')
94	Residential - SF	Rear Load**	1						Rear Load** (70')
95	Residential - SF	Rear Load**	1						Rear Load** (70')
96	Residential - SF	Rear Load**	1						Rear Load** (70')
97	Residential - SF	Rear Load**	1						Rear Load** (70')
98	Residential - SF	Rear Load**	1						Rear Load** (70')
99	Residential - SF	Rear Load**	1						Rear Load** (70')
100	Residential - SF	Rear Load**	1						Rear Load** (70')
101	Residential - SF	Rear Load**	1						Rear Load** (70')
102	Residential - SF	Rear Load**	1						Rear Load** (70')
103	Residential - SF	Rear Load**	1						Rear Load** (70')
104	Residential - SF	Rear Load**	1						Rear Load** (70')
105	Residential - MF	Multi Family*	2			2-2.5	Duplex		Rear Load** (70')
106	Civic / Commercial	Civic	0	500		1		See Commercial & Mixed Use Summary Tab	No Land Basis
107	Hospitality / Mixed Use / Residential - SF	Hospitality	4	2,000	Keys***	2.5		See Commercial & Mixed Use Summary Tab	Hotel Key
108	Residential - MF	Multi Family*	4			2-3	Townhouses		Townhouse
109	Residential - SF	Rear Load**	1						Rear Load** (70')
110	Residential - SF	Rear Load**	1						Rear Load** (70')
111	Residential - SF	Rear Load**	1						Rear Load** (70')
112	Residential - SF	Front Load	1						Front Load (90')
113	Residential - SF	Front Load	1						Front Load (90')
114	Residential - SF	Front Load	1						Front Load (90')
115	Residential - SF	Front Load	1						Front Load (90')
116	Residential - SF	Front Load	1						Front Load (90')
117	Residential - SF	Front Load	1						Front Load (90')
118	Residential - SF	Front Load	1						Front Load (90')
119	Residential - SF	Rear Load**	1						Rear Load** (70')
120	Residential - SF	Rear Load**	1						Rear Load** (70')
121	Residential - SF	Rear Load**	1						Rear Load** (70')
122	Residential - SF	Rear Load**	1						Rear Load** (70')
123	Residential - SF	Rear Load**	1						Rear Load** (70')
124	Residential - SF	Rear Load**	1						Rear Load** (70')
125	Residential - SF	Rear Load**	1						Rear Load** (70')
126	Residential - SF	Rear Load**	1						Rear Load** (70')
127	Residential - SF	Rear Load**	1						Rear Load** (70')
128	Residential - SF	Rear Load**	1						Rear Load** (70')
129	Residential - SF	Rear Load**	1						Rear Load** (70')
130	Residential - SF	Rear Load**	1						Rear Load** (70')
131	Residential - SF	Rear Load**	1						Rear Load** (70')
132	Residential - SF	Rear Load**	1						Rear Load** (70')
133	Residential - SF	Rear Load**	1						Rear Load** (70')
134	Residential - SF	Rear Load**	1						Rear Load** (70')
135	Residential - SF	Rear Load**	1						Rear Load** (70')
136	Residential - SF	Rear Load**	1						Rear Load** (70')
137	Residential - SF	Rear Load**	1						Rear Load** (70')
138	Residential - SF	Rear Load**	1						Rear Load** (70')
139	Residential - SF	Rear Load**	1						Rear Load** (70')
140	Residential - SF	Rear Load**	1						Rear Load** (70')
141	Residential - SF	Rear Load**	1						Rear Load** (70')
142	Residential - SF	Rear Load**	1						Rear Load** (70')
143	Residential - SF	Rear Load**	1						Rear Load** (70')
144	Residential - SF	Rear Load**	1						Rear Load** (70')
145	Residential - SF	Rear Load**	1						Rear Load** (70')
146	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (5 acre)
147	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (5 acre)
148	Open Space								No Land Basis
149	Open Space								
150	Open Space								
151	Open Space								
152	Open Space								
153	Open Space								
154	Open Space								
155	Open Space								
156	Open Space								
157	Open Space								
158	Open Space								
159	Open Space								
Total			242	32,000	80				

NOTE:
* "Multifamily" shall mean any form of attached residential buildings including Duplex, Townhouse, Farmstead Residential, or Small Scale Multifamily up to 12 attached residential dwelling units.
** Rear Load refers to Single Family Lots that have a side or rear facing garage accessed via a shared driveway easement
*** No more than 80 total hotel keys

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

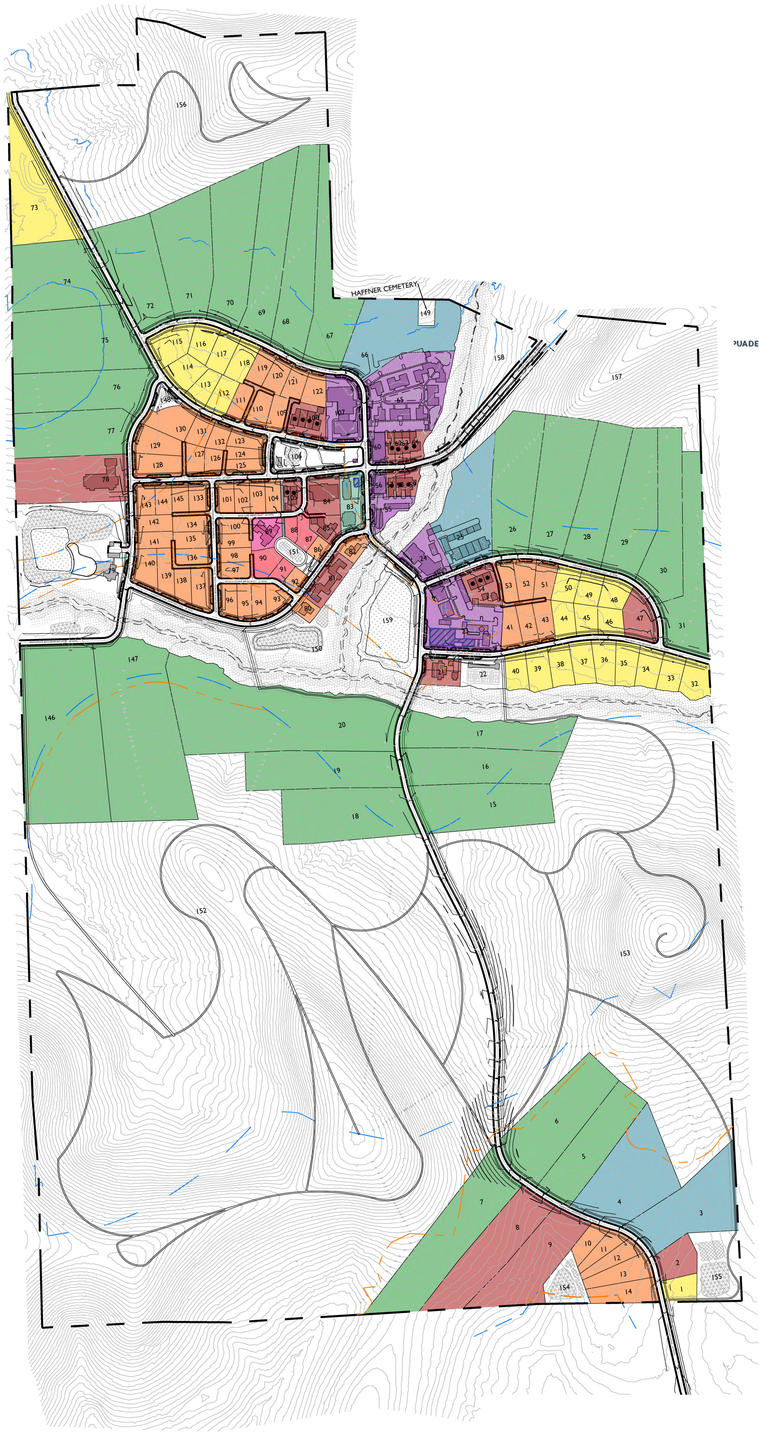
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 103525

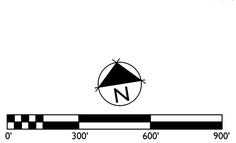
Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

SITE LAYOUT

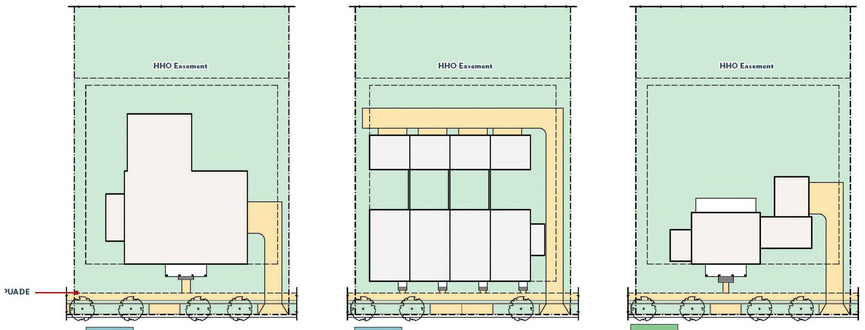
SHEET
C2.0C

COF # 8704





HHO ESTATE LOT DIAGRAMS:



MULTI-FAMILY
HHO ESTATE

Principal Setbacks
Front 20 ft. min. off PUADE
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

Garage & Accessory Setbacks
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

*Critical Lots

TOWNHOUSE
HHO ESTATE

Principal Setbacks
Front 8 ft. min. off PUADE
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

Garage & Accessory Setbacks
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

*Critical Lots

SINGLE FAMILY
HHO ESTATE

Principal Setbacks
Front 20 ft. min. off PUADE
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

Garage & Accessory Setbacks
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

*Critical Lots

KEY

- PROPOSED HHO
- HHO
- PROPOSED 500' HHO BUFFER
- 500' HHO BUFFER
- SINGLE FAMILY HHO ESTATE (CRITICAL LOT)
- ATTACHED* RESIDENTIAL
- ATTACHED* RESIDENTIAL HHO ESTATE (CRITICAL LOT)
- SINGLE FAMILY (REAR /SIDE FACING GARAGE)
- COMMERCIAL / MIXED-USE
- SINGLE FAMILY COURTYARD
- CIVIC SPACES
- SINGLE FAMILY FRONT LOADED
- ATTACHED* RESIDENTIAL COURTYARD
- LIVE-WORK UNITS

*ATTACHED RESIDENTIAL IS CATEGORY THAT COULD CONTAIN THE FOLLOWING BUILDING TYPES: DUPLEX, TOWNHOME, SMALL SCALE MULTI-FAMILY, MIXED USE CONDO. (I.E. ANY RESIDENTIAL BUILDING TYPE THAT IS ALLOWABLE WITHIN VILLAGE GREEN BUT NOT DEFINED AS SINGLE-FAMILY)

MIXED-USE, CIVIC, & COMMERCIAL:



COMMERCIAL /MIXED-USE

Principal Setbacks
Front 7 ft. min. off PUADE
Side 0 ft. min.
Rear 0 ft. min. or 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

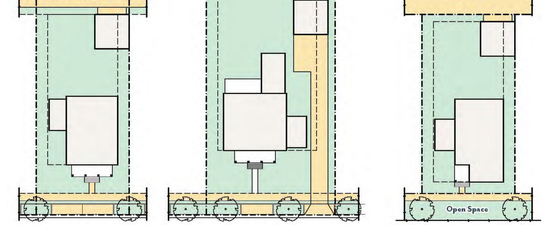
CIVIC

Principal Setbacks
Front 7 ft. min. off PUADE
Side 0 ft. min.
Rear 0 ft. min. or 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

Appurtenance Encroachments into Setbacks & PUADE[Commercial/Mixed Use & Civic]
Front May encroach up to the PUADE
*Arcades, porticos, and awnings may extend into the PUADE, but no closer than 2 ft. from the face of curb
Side May encroach up to the PUADE
*Arcades, porticos, and awnings may extend into the PUADE, but no closer than 2 ft. from the face of curb
Rear Not permitted
*Steps may encroach up to the PUADE

SINGLE FAMILY LOT DIAGRAMS:



SINGLE FAMILY
REAR LOADED

Principal Setbacks
Front 20 ft. min. off front easement
Side 8 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

SINGLE FAMILY
FRONT LOADED

Principal Setbacks
Front 30 ft. min. off front easement
Side 8 ft. min.
Rear 5 ft. min.

Garage & Accessory Setbacks
Side 5 ft. min.
Rear 5 ft. min.

SINGLE FAMILY
COURTYARD FRONTAGE

Principal Setbacks
Front 8 ft. min.
Side 8 ft. min.
Rear 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 22 ft. off mews alley

Appurtenance Encroachments into Setbacks [Residential]
Front 8 ft. max
Side 2 ft. max, but no closer than 3 ft. from the lot line
Rear Not permitted
*Steps may encroach up to the PUADE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Kimley»Horn

DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

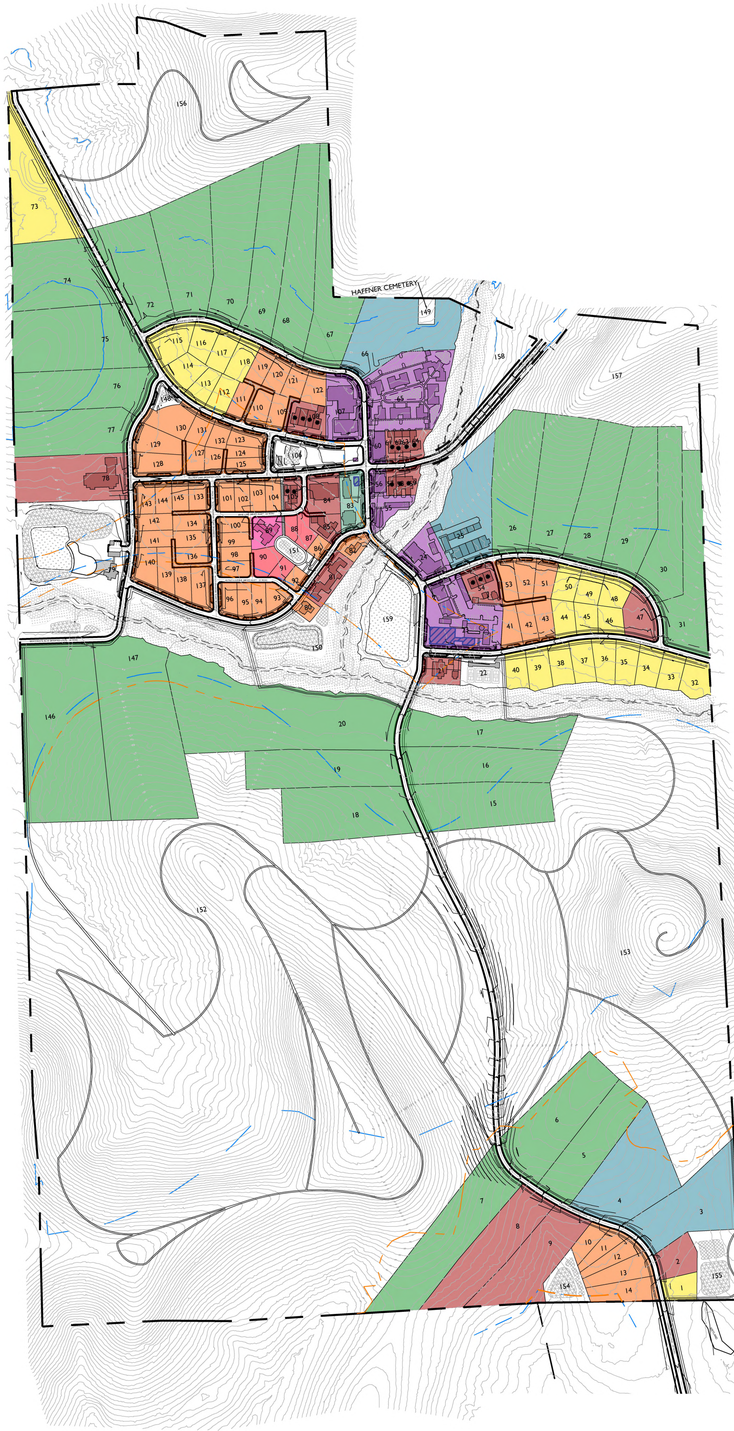
JEFFREY A. ROSATI REGISTERED AGRICULTURE LANDSCAPE ARCHITECT 1325

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

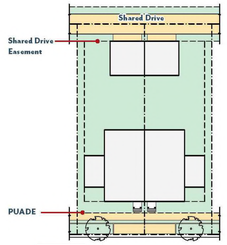
TYPICAL LOT BREAKDOWN

SHEET
C2.0D

COF # 8704



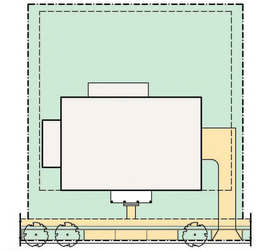
ATTACHED RESIDENTIAL LOT DIAGRAMS:



DUPLEX

Principal Setbacks
Front 8 ft. min. off PUADE
Side 5 ft. min. off lot line or PUADE
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

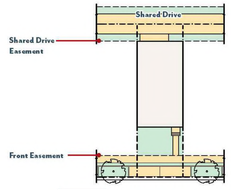
Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley



MULTI-FAMILY

Principal Setbacks
Front 15 ft. min. off PUADE
Side 5 ft. min.
Rear 5 ft. min. or 5 ft. min. off Shared Drive easement or 5 ft. or 22 ft. off mews alley

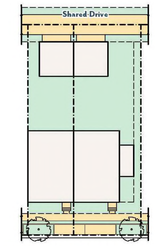
Garage & Accessory Setbacks
Side 5 ft. min.
Rear 5 ft. min. or 0 ft. min. off Shared Drive easement or 5 ft. or 22 ft. off mews alley



TOWNHOUSE
GARAGE UNDER

Principal Setbacks
Front 20 ft. min. off front easement
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

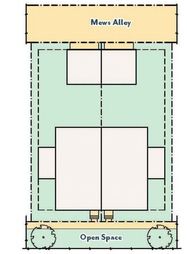
Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement



TOWNHOUSE

Principal Setbacks
Front 8 ft. min. off front easement
Side 0 ft. min. 5 ft. min. off lot line or side street easement for end cap units
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley



DUPLEX
COURTYARD FRONTAGE

Principal Setbacks
Front 8 ft. min.
Side 5 ft. min.
Rear 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 22 ft. off mews alley

Appurtenance Encroachments into Setbacks [Residential]
Front 8 ft. max
Side 2 ft. max, but no closer than 3 ft. from the lot line
Rear Not permitted
*Steps may encroach up to the PUADE

KEY

- PROPOSED HHO
- HHO
- PROPOSED 500' HHO BUFFER
- 500' HHO BUFFER
- SINGLE FAMILY HHO ESTATE (CRITICAL LOT)
- ATTACHED* RESIDENTIAL
- ATTACHED* RESIDENTIAL HHO ESTATE (CRITICAL LOT)
- SINGLE FAMILY (REAR /SIDE FACING GARAGE)
- COMMERCIAL / MIXED-USE
- SINGLE FAMILY COURTYARD
- CIVIC SPACES
- SINGLE FAMILY FRONT LOADED
- ATTACHED* RESIDENTIAL COURTYARD
- LIVE-WORK UNITS

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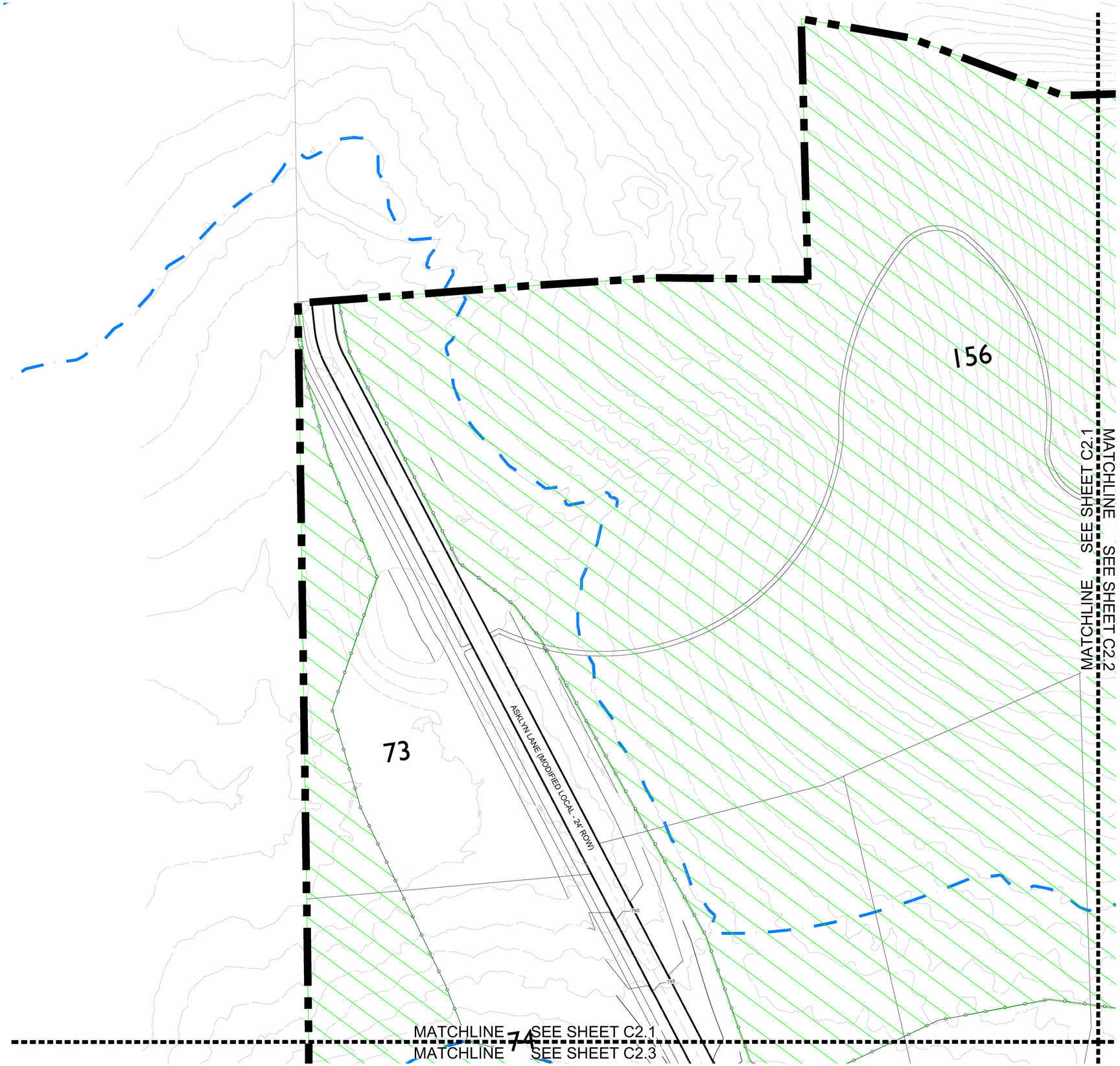
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE LANDSCAPE ARCHITECT
04/05/25

Revision Date

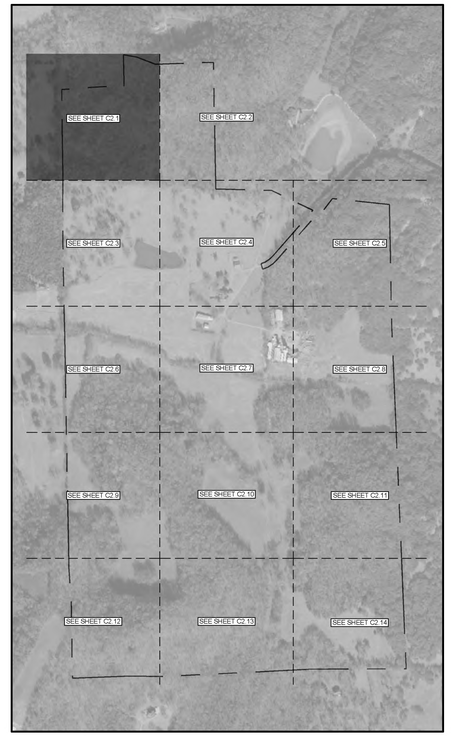
TYPICAL LOT BREAKDOWN
SHEET
C2.0E
COF # 8704



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

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Kimley»Horn

DesignStudio

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HARLIN PUD SUBDIVISION

DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

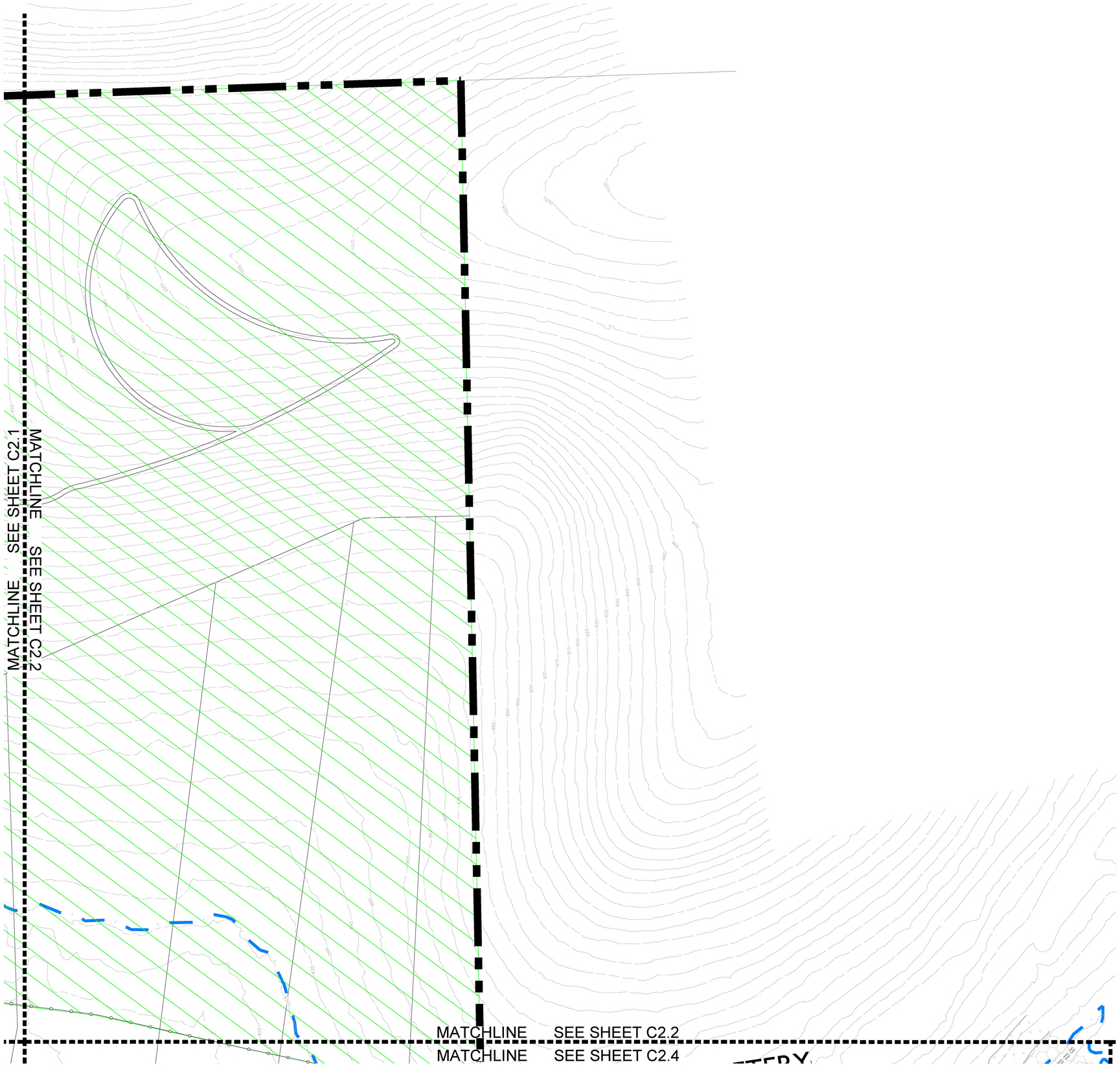
Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.1

COF # 8704



KEY

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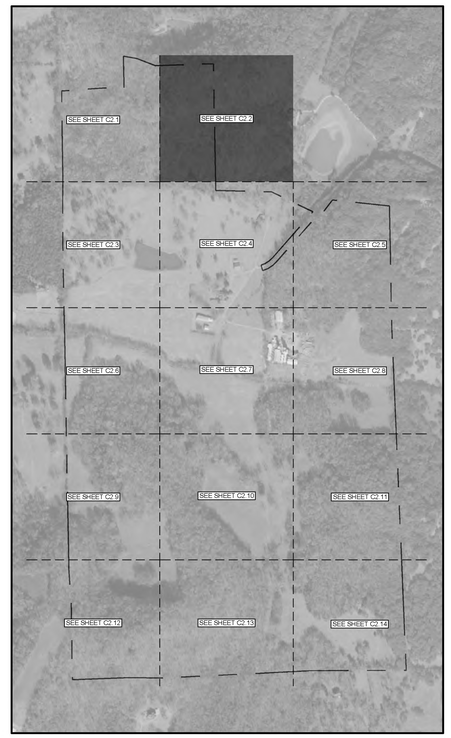
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

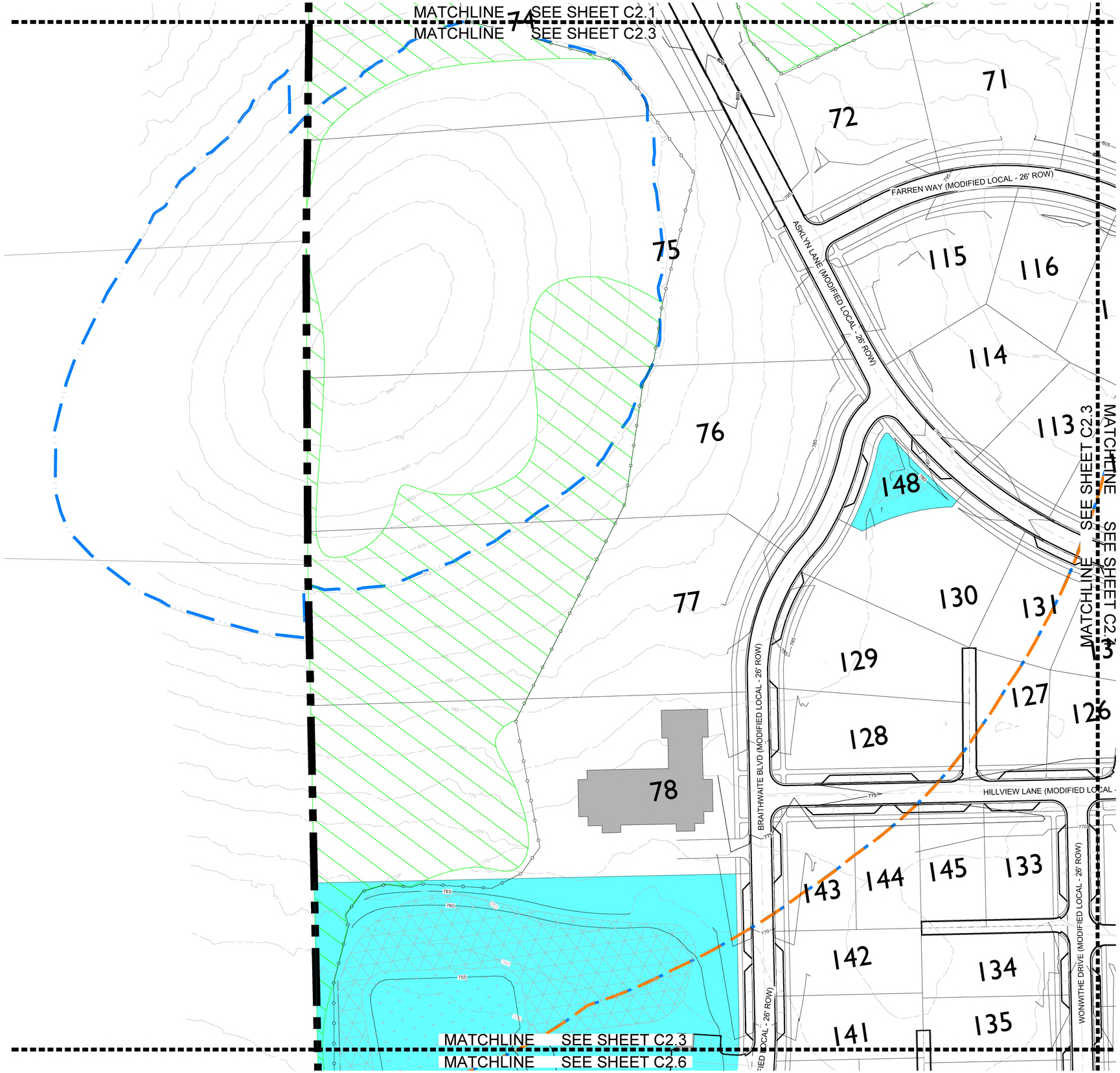
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE LANDSCAPE ARCHITECT
09/19/25

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.2

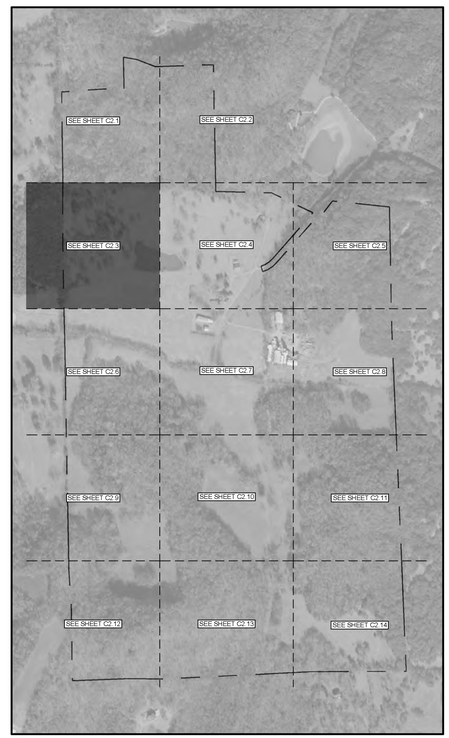
COF # 8704



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

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HARLIN PUD SUBDIVISION

DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.3

COF # 8704

MATCHLINE SEE SHEET C2.2
MATCHLINE SEE SHEET C2.4

HAFFNER CEMETERY

70 69 68 67 66 65 149

117 118 119 120 121 122

12 111 110 109 108 107

123 124 125 126

106

60 61 62 63 64

56 57 58 59

101 102 103 104 105

84 83 55

100 89 88 85 87 25

99

FARREN WAY (MODIFIED LOCAL - 26' ROW)

ASKLYN LANE (MODIFIED LOCAL - 26' ROW)

WILLETH DRIVE (MODIFIED LOCAL - 26' ROW)

HILLVIEW LANE (MODIFIED LOCAL - 26' ROW)

BRAE LANE (MEWS ALLEY - 22' ROW)

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

UNNAMED TRIBUTARY TO POLK CREEK

UNNAMED TRIBUTARY TO POLK CREEK

MATCHLINE SEE SHEET C2.3

MATCHLINE SEE SHEET C2.5

MATCHLINE SEE SHEET C2.4

MATCHLINE SEE SHEET C2.7

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
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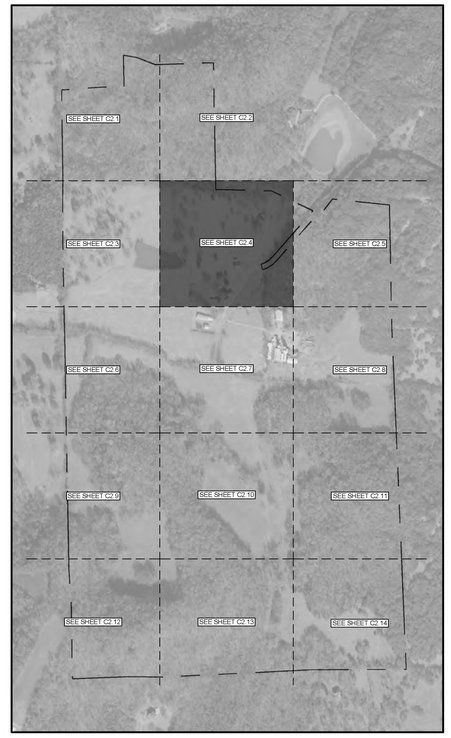
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

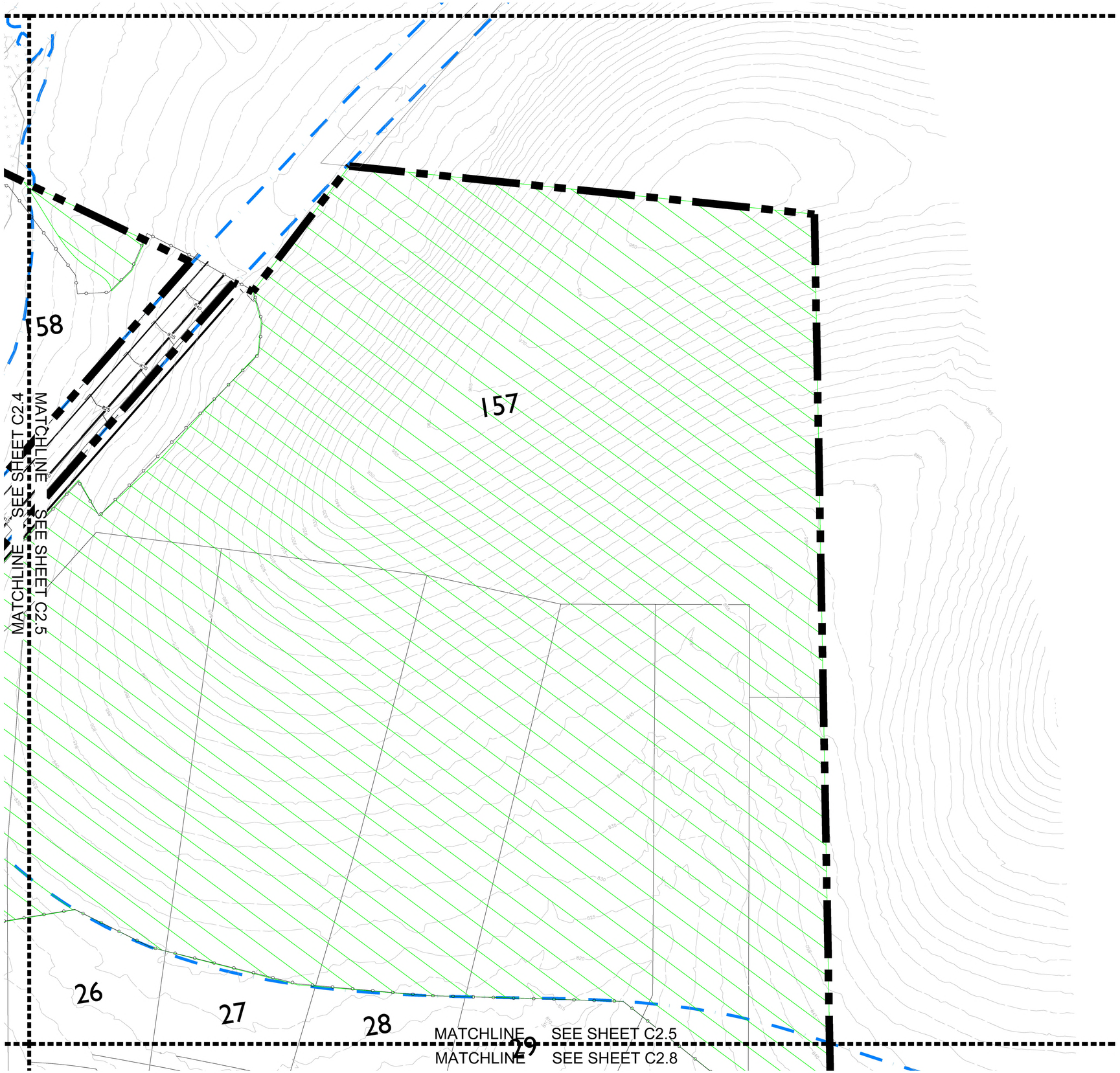
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1732 STATE OF TENNESSEE 7/15/25

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.4

COF # 8704



KEY

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- 30' RIPARIAN BUFFER ZONE 2
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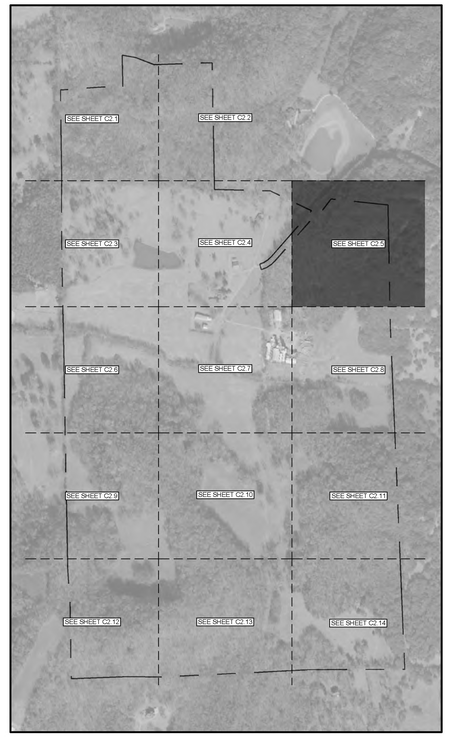
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

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HARLIN PUD SUBDIVISION

DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.5

COF # 8704

MATCHLINE SEE SHEET C2.3

MATCHLINE SEE SHEET C2.6

BRAITHWAITE BLVD (MODIFIED LOCAL - 50' ROW)

WOODNOTE LANE (MODIFIED LOCAL - 25' ROW)

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

BRAITHWAITE BLVD (MODIFIED LOCAL - 24' ROW)

POLK CREEK

141

136

140

79

139

138

137

147

146

MATCHLINE SEE SHEET C2.7

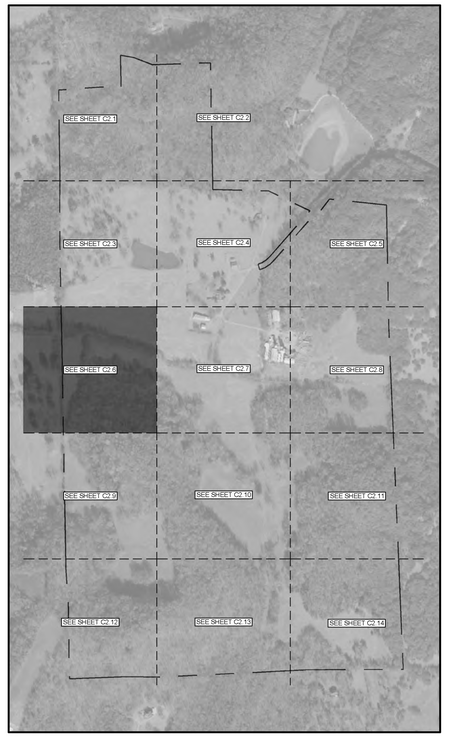
MATCHLINE SEE SHEET C2.6

MATCHLINE SEE SHEET C2.9

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

Building community since 1933.

Kimley»Horn

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

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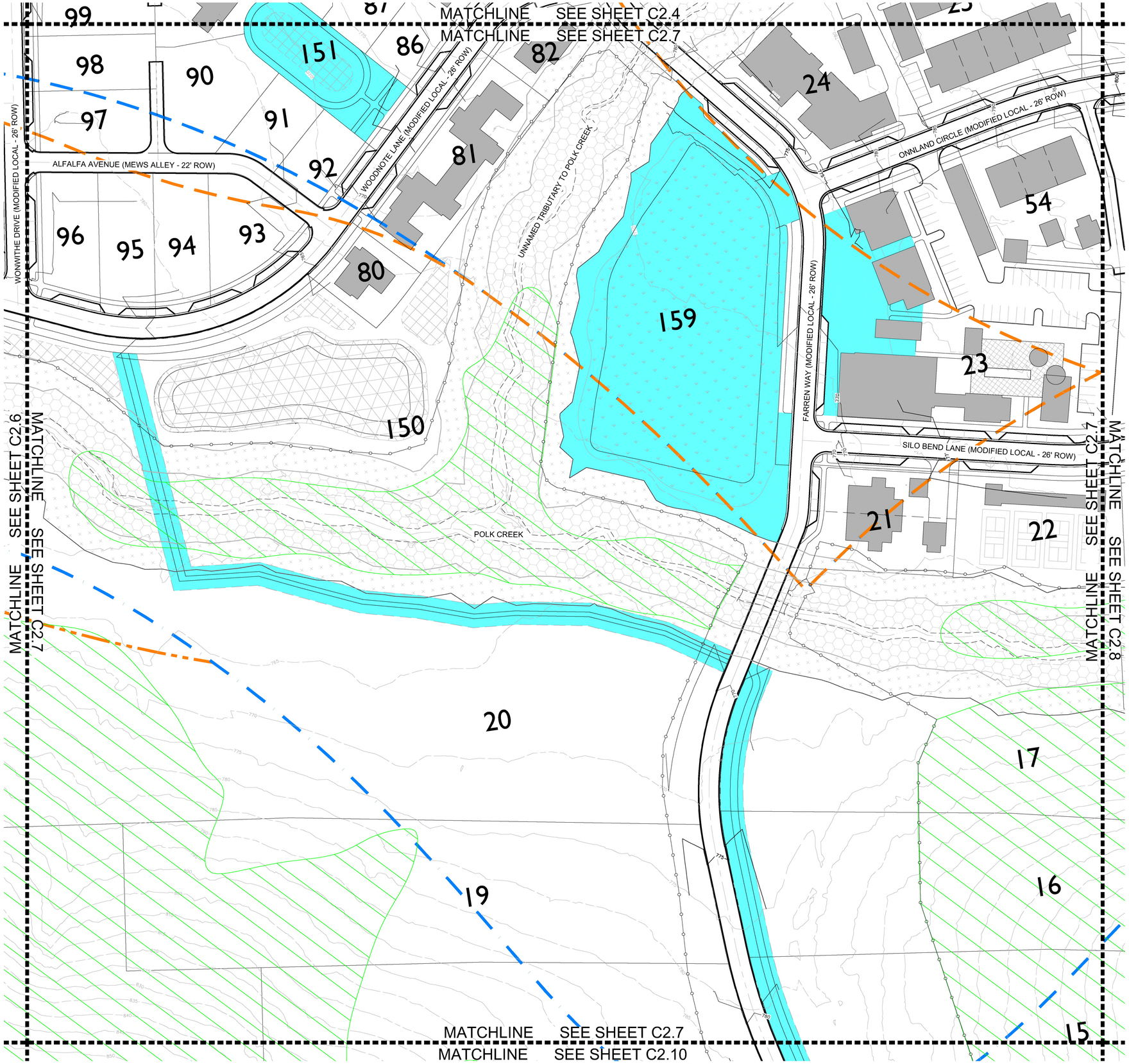
DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.6

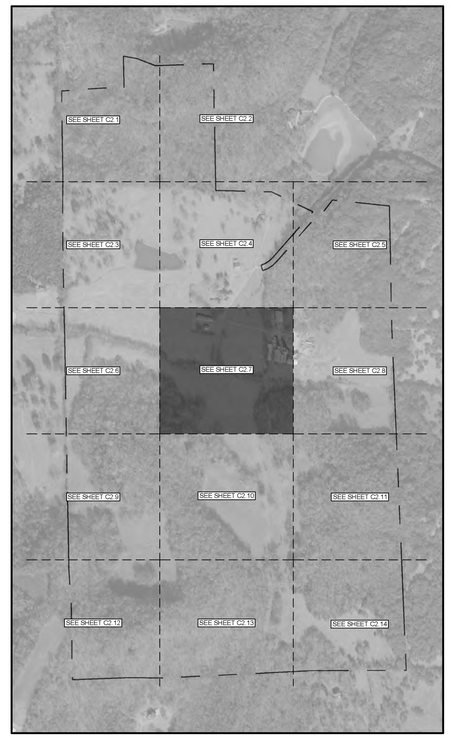
COF # 8704



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



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DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.7

COF # 8704

MATCHLINE SEE SHEET C2.5
MATCHLINE SEE SHEET C2.8

ONNLAND CIRCLE (MODIFIED LOCAL - 26' ROW)

SILO BEND LANE (MODIFIED LOCAL - 26' ROW)

POLK CREEK

MATCHLINE SEE SHEET C2.7

MATCHLINE SEE SHEET C2.8

MATCHLINE SEE SHEET C2.8
MATCHLINE SEE SHEET C2.11

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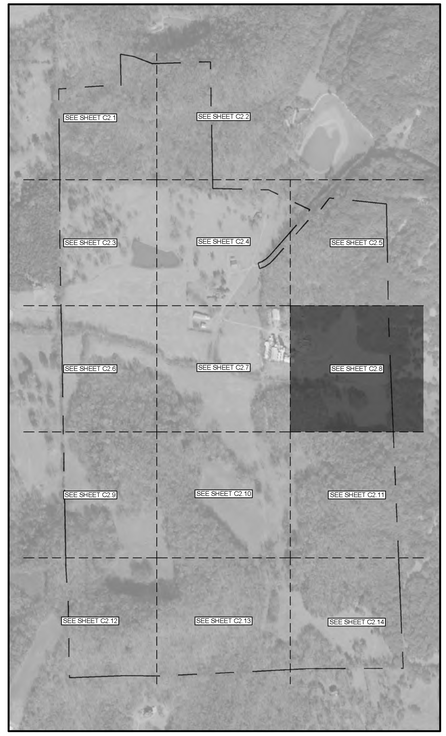

0' 50' 100' 150'

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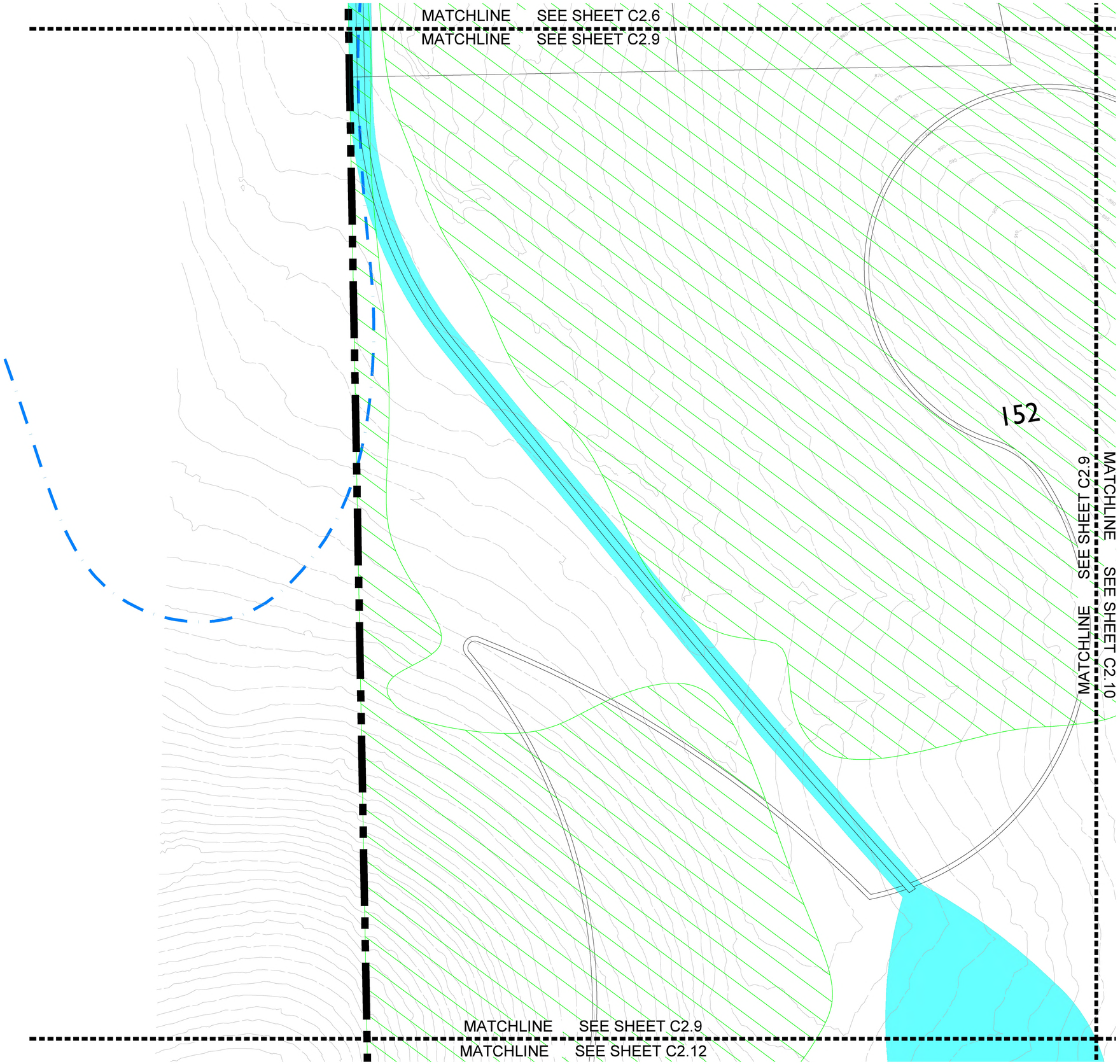
- △ _____
- △ _____
- △ _____
- △ _____

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.8

COF # 8704



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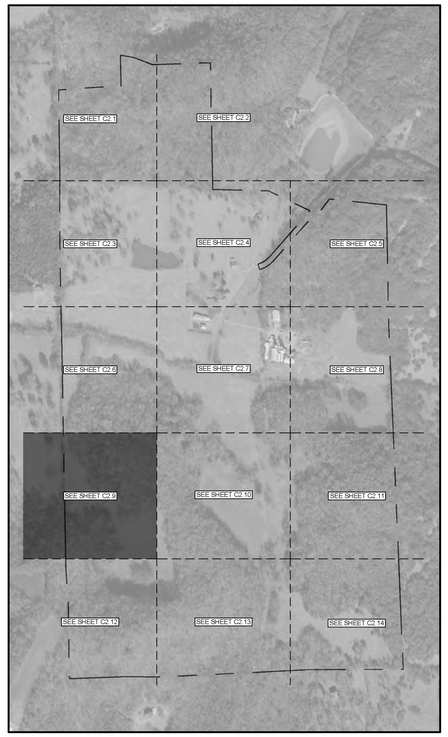

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Franklin, Williamson County, Tennessee

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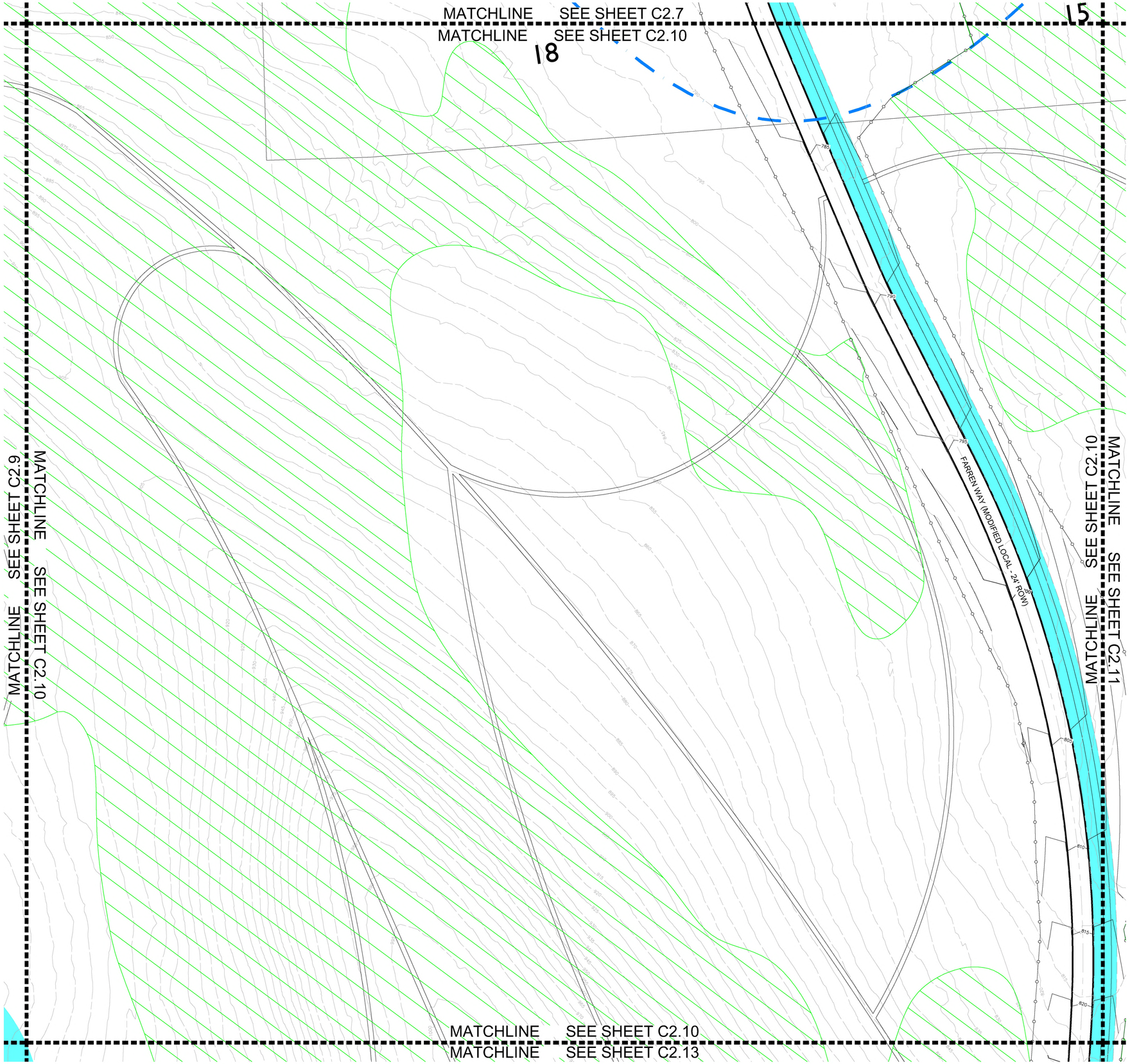
DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.9

COF # 8704



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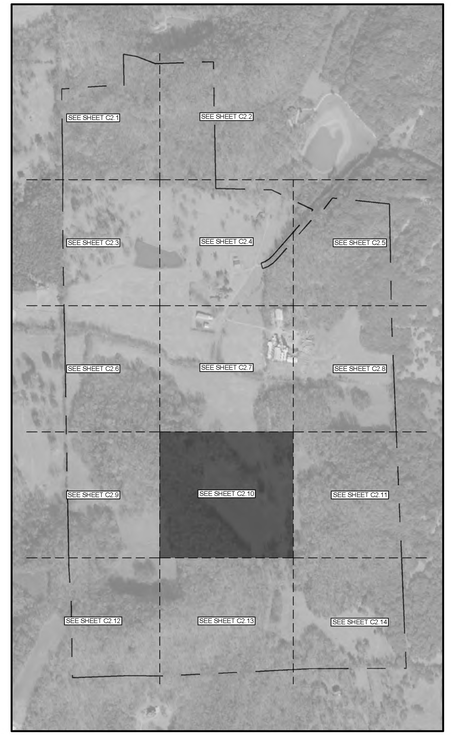

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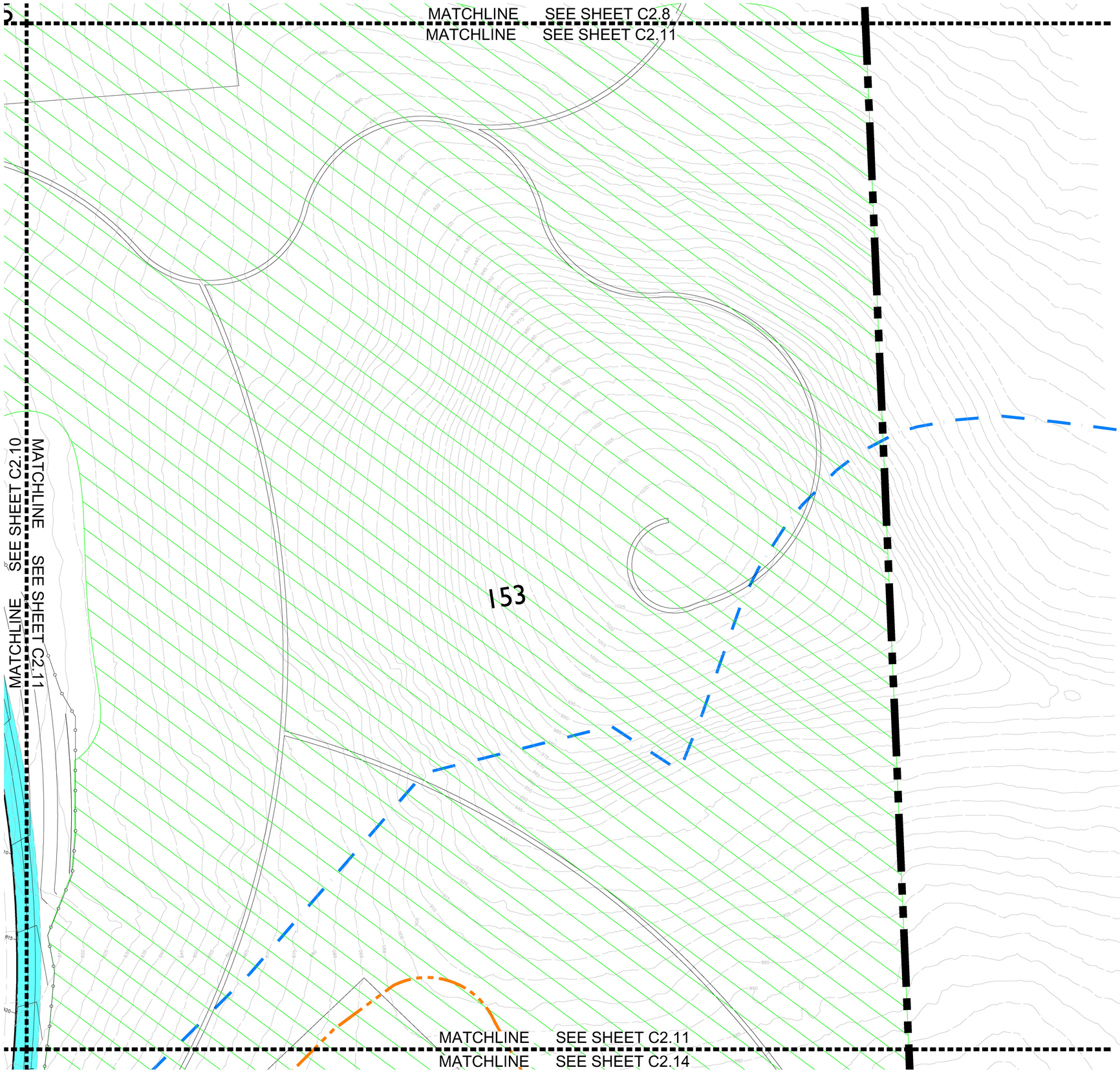
SHEET

C2.10

COF # 8704



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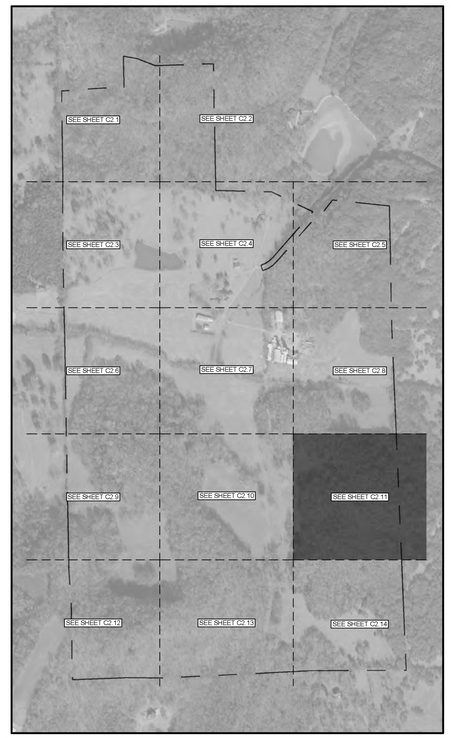

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Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
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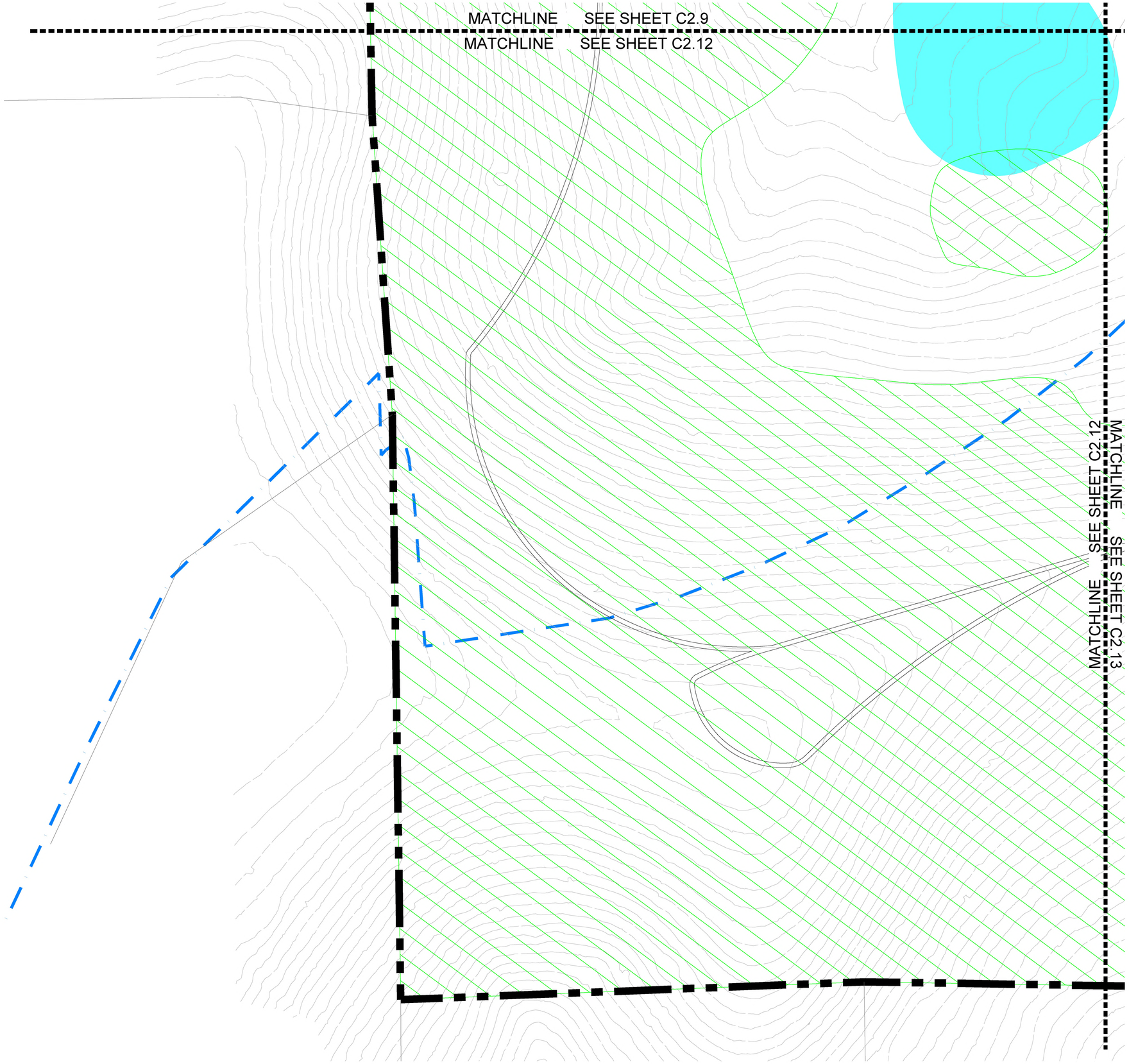
TENNESSEE
LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.11

COF # 8704



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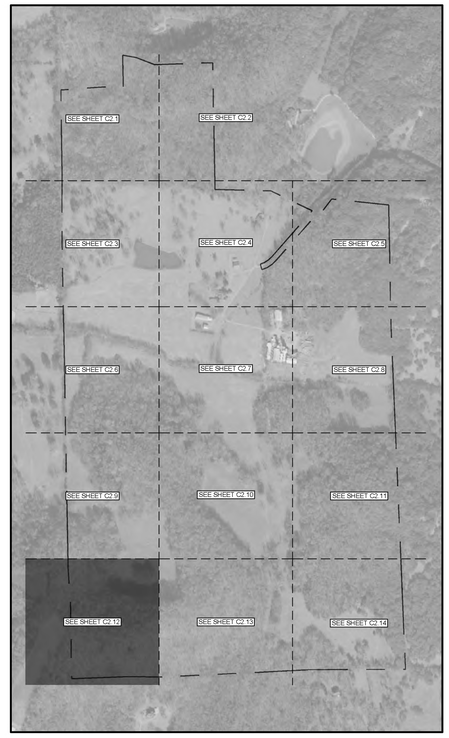

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DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.12

COF # 8704

MATCHLINE SEE SHEET C2.10

MATCHLINE SEE SHEET C2.13

MATCHLINE SEE SHEET C2.12

MATCHLINE SEE SHEET C2.13

MATCHLINE SEE SHEET C2.13

MATCHLINE SEE SHEET C2.14

7

KEY

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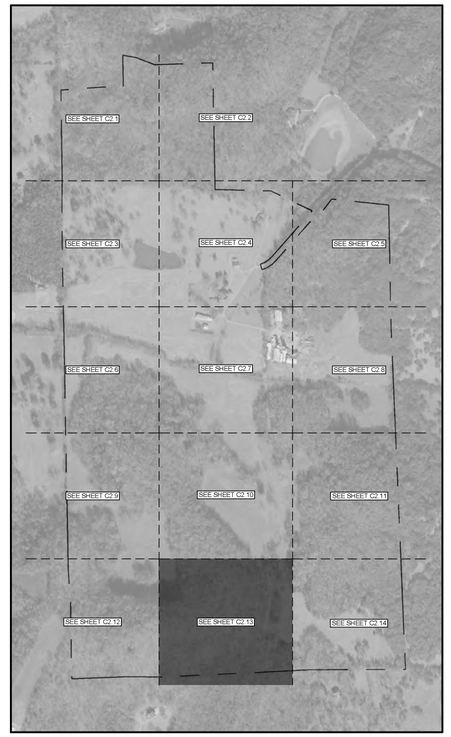

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Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

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DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.13

COF # 8704

MATCHLINE SEE SHEET C2.11

MATCHLINE SEE SHEET C2.14

MATCHLINE SEE SHEET C2.13

MATCHLINE SEE SHEET C2.14

FARREN WAY (MODIFIED LOCAL - 26' ROW)

FARREN WAY (

6

5

4

3

2

1

155

154

8

9

10

11

12

13

14

KEY

- PRESERVED TREE CANOPY
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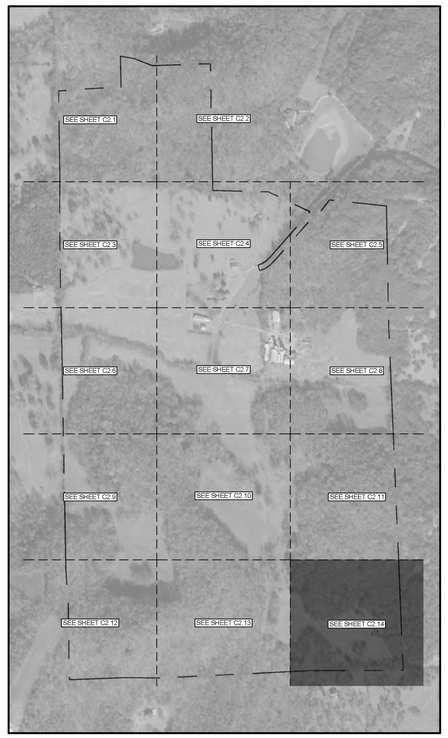

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Franklin, Williamson County, Tennessee

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DEVELOPMENT PLAN ENLARGEMENT

SHEET

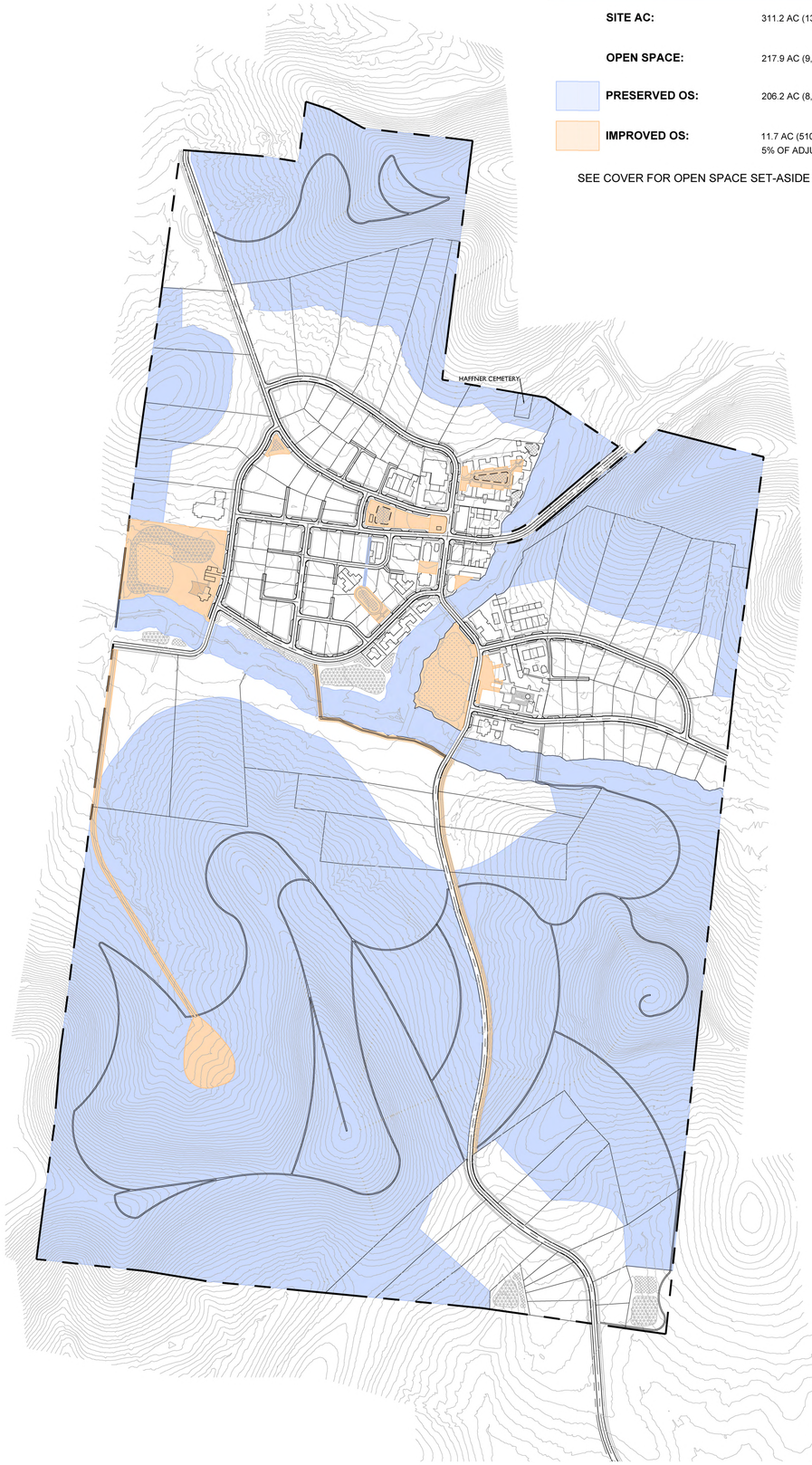
C2.14

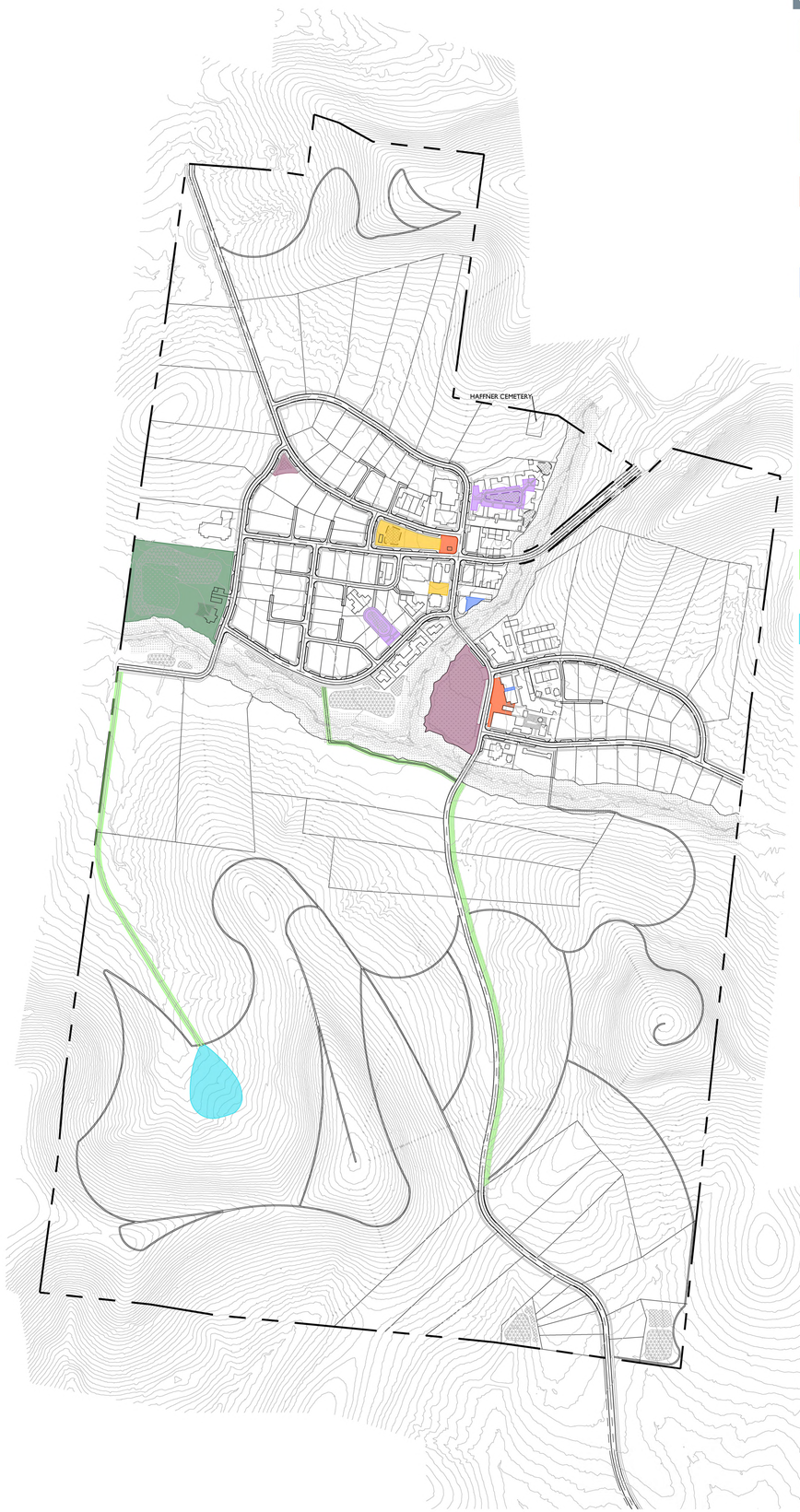
COF # 8704

OPEN SPACE

SITE AC:	311.2 AC (13,556,105 SF)
OPEN SPACE:	217.9 AC (9,489,372 SF; 70.0%)
PRESERVED OS:	206.2 AC (8,980,731 SF; 66.2%)
IMPROVED OS:	11.7 AC (510,194 SF; 3.8%; 5% OF ADJUSTED ACREAGE)

SEE COVER FOR OPEN SPACE SET-ASIDE REQUIREMENT





OPEN SPACE DESIGNATIONS

COURTYARD
- TRAILS
- BENCHES
- ENHANCED LANDSCAPE
- OPEN LAWN
- FIRE PIT / FOUNTAIN / SCULPTURE

SQUARE
- OPEN LAWN
- COMMUNITY BUILDING
- POST OFFICE

PLAZA
- HARDSCAPE SEATING / EVENT SPACE
- OPEN LAWN
- ENHANCED LANDSCAPE
- BENCHES
- GAZEBO / COMMUNITY BUILDING

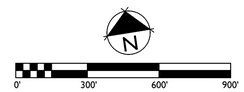
OUTDOOR DINING
- TABLES
- CHAIRS
- BENCHES
- PLANTERS

NEIGHBORHOOD AMENITY
- KIDS ZONE
- POOL
- FORMAL LAWN
- ENHANCED LANDSCAPE
- BENCHES
- RACKET SPORTS
- CLUBHOUSE

POCKET PACK
- TRAILS
- PEDESTRIAN BRIDGES
- BENCHES
- FIRE PIT / FOUNTAIN
- PONDS

GREENWAY
- TRAILS
- PEDESTRIAN BRIDGES
- BENCHES

NEIGHBORHOOD AMENITY / PASSIVE PARK
- PICNIC TABLES
- TREE HOUSE
- BENCHES
- LOW ROPES COURSE
- ZIP LINE
- GAGA BALL
- GARDEN SHED / TRELLIS / GATHERING SPACE
- NATURAL PLAY AREAS



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Franklin, Williamson County, Tennessee



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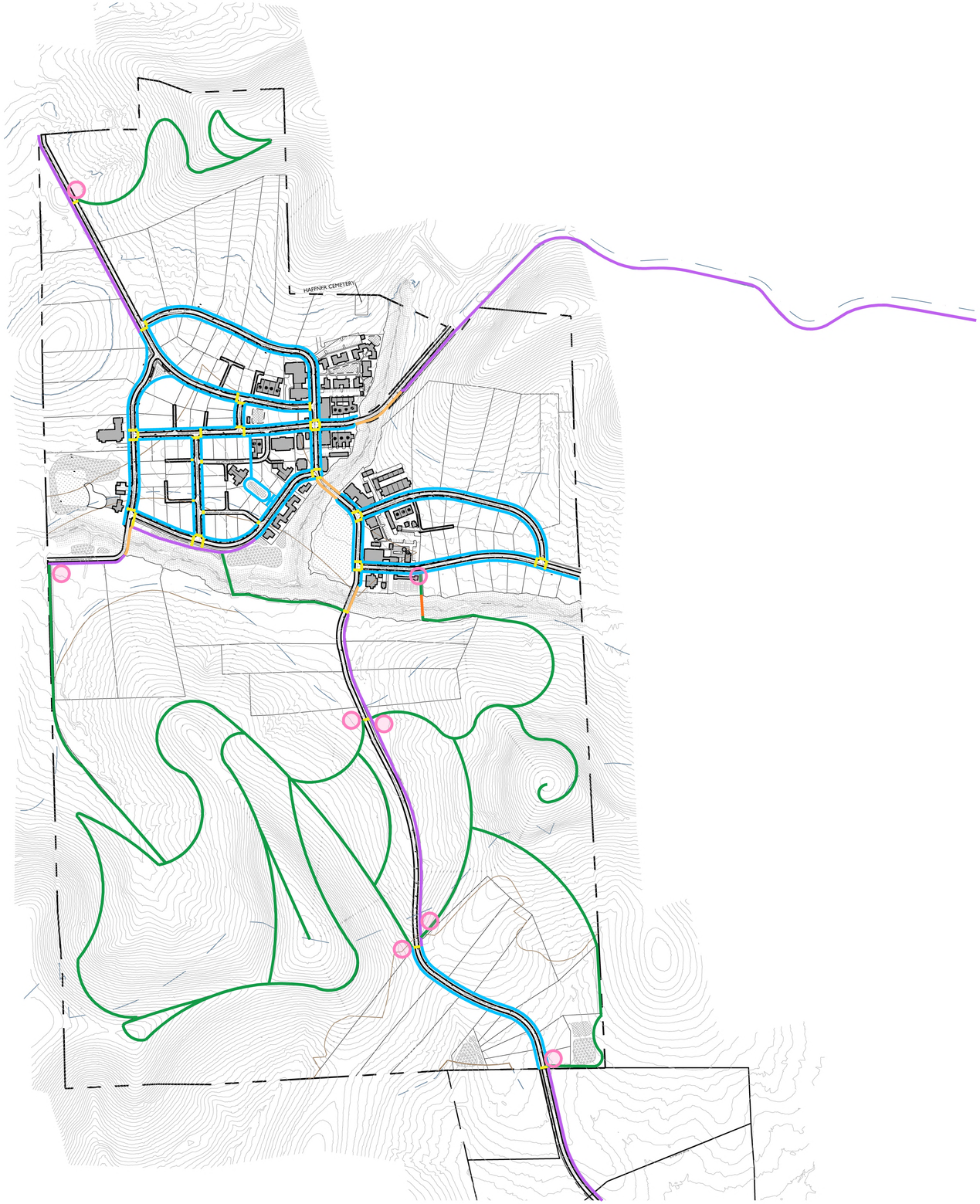
OPEN SPACE BREAKDOWN

SHEET
C2.15

COF # 8704



KEY

PROPOSED HHO	SIDEWALK
PROPOSED 500' HHO BUFFER	CROSSWALK
HHO	SHARED BRIDGE
500' HHO BUFFER	PEDESTRIAN BRIDGE
PRIVATE TRAIL, OPEN TO THE PUBLIC	TRAILHEAD
MULTI-USE PATH / RURAL PATH	

N

0' 300' 600' 900'

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Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

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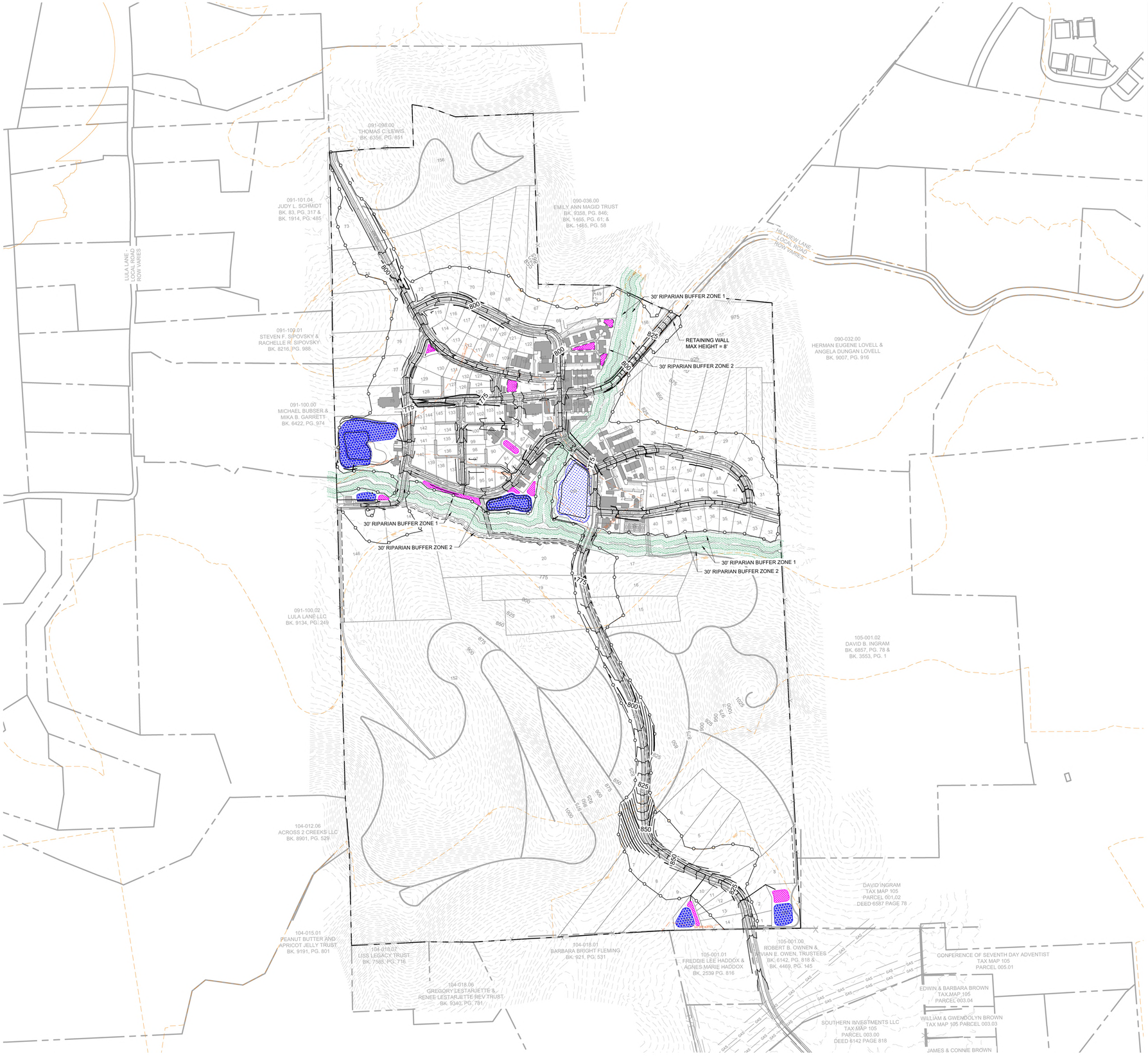
PEDESTRIAN NETWORK

SHEET

C2.16

COF # 8704



COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TREE PROTECTION FENCE

RIPARIAN BUFFER NOTE

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

SITE AREA TABLE

TOTAL SITE AREA =	+/-311 ACRES
TOTAL IMPERVIOUS AREA =	+/- 56 ACRES

STORMWATER NARRATIVE

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES.

OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

STATEMENT OF IMPACTS

THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE.

STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 DEPARTMENT OF AGRICULTURE 2025

Revision Date
- △ _____
- △ _____
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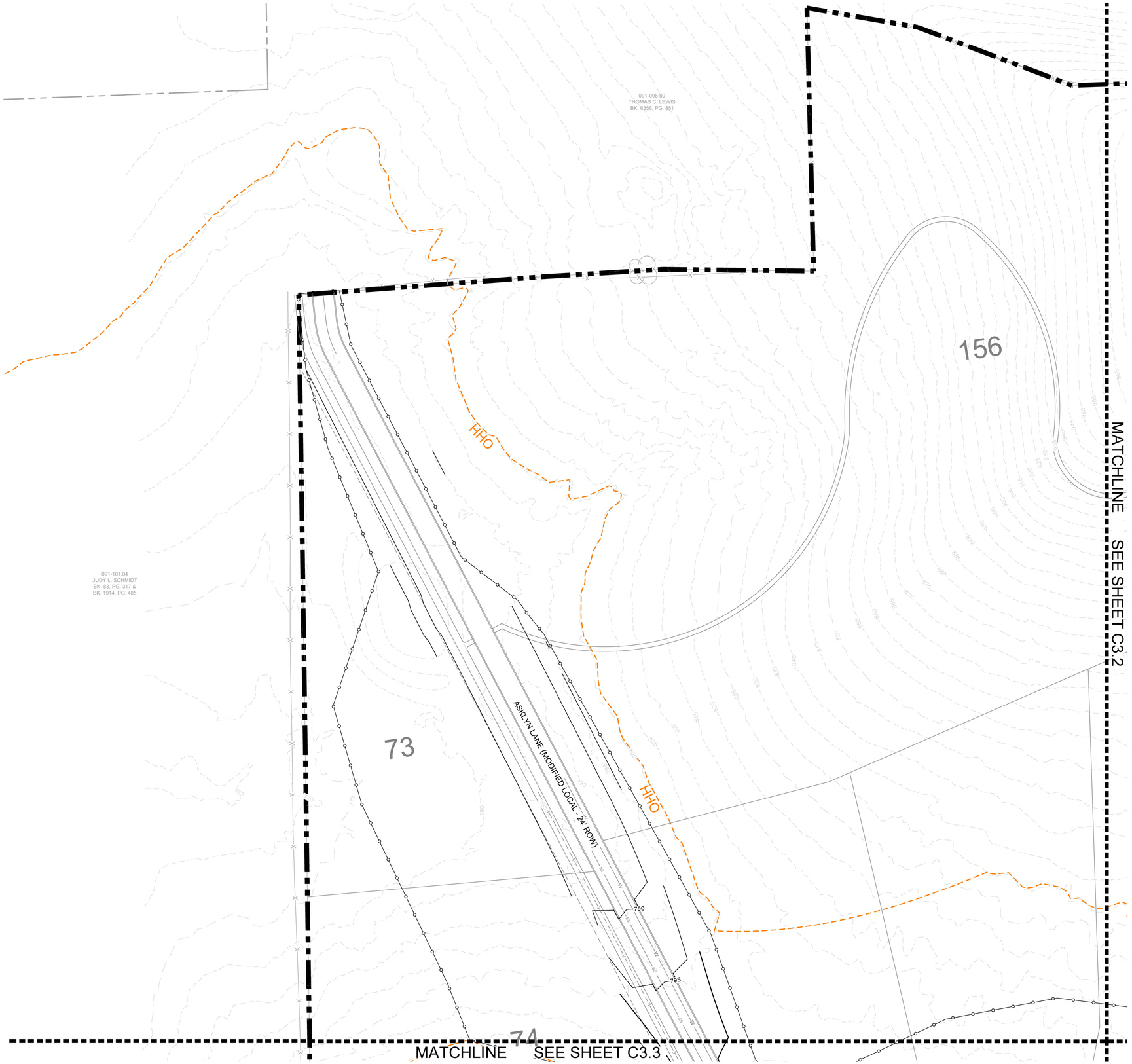
- △ _____

OVERALL GRADING AND DRAINAGE PLAN

SHEET
C3.0
COF # 8704



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- WATER QUALITY
- DRY DETENTION
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- 500' HHO BUFFER
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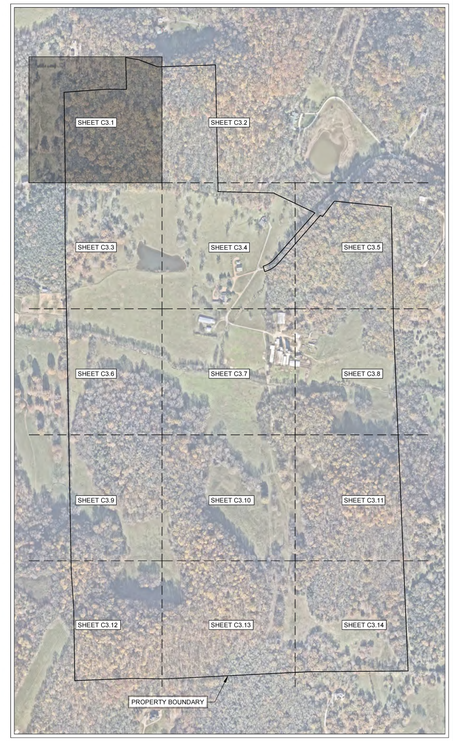

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE 121320 STATE OF TENNESSEE 2025

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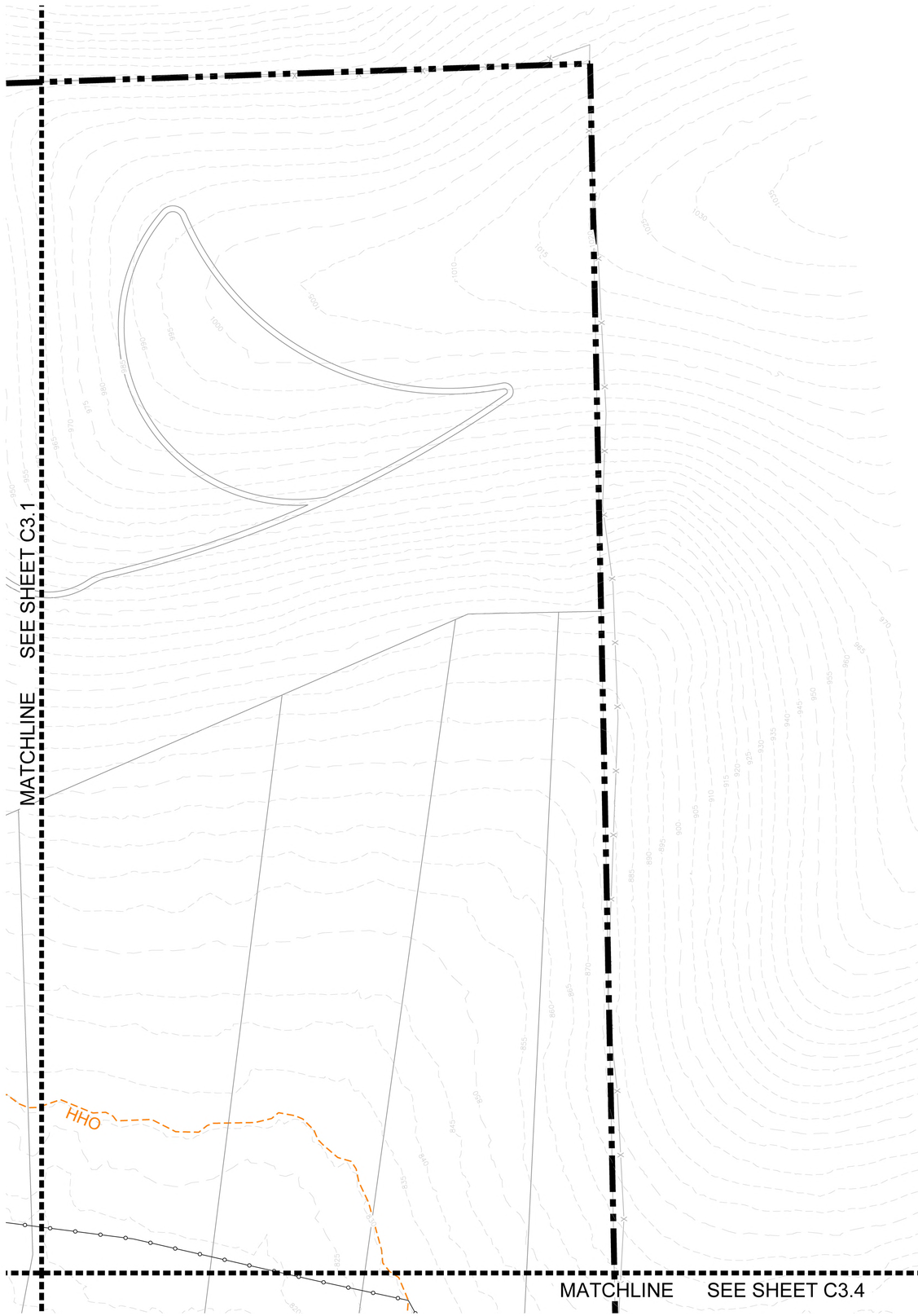
ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.1

COF # 8704



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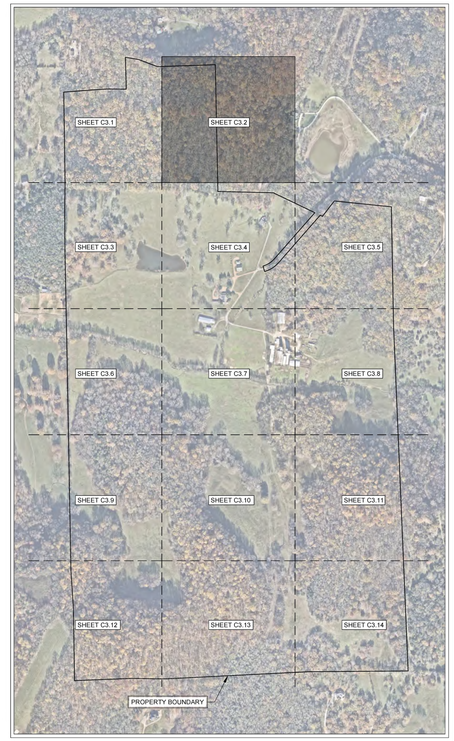

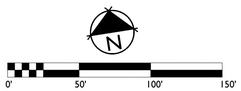

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET

C3.2

COF # 8704

MATCHLINE SEE SHEET C3.1

MATCHLINE SEE SHEET C3.4

MATCHLINE SEE SHEET C3.6

HHO

500' HHO BUFFER

ASKLYN LANE (MODIFIED LOCAL - 26' ROW)

BRAITHWAITE BLVD (MODIFIED LOCAL - 26' ROW)

HILLVIEW LANE (MODIFIED LOCAL -

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

091-100.01
STEVEN F. SIPOVSKY &
RACHELLE R. SIPOVSKY
BK. 8216, PG. 988

091-100.00
MICHAEL BUBSER &
MIKA B. GARRETT
BK. 6422, PG. 974

71 72 75 76 77 78 113 114 115 116 126 127 128 129 130 131 133 134 135 141 142 143 144 145 148

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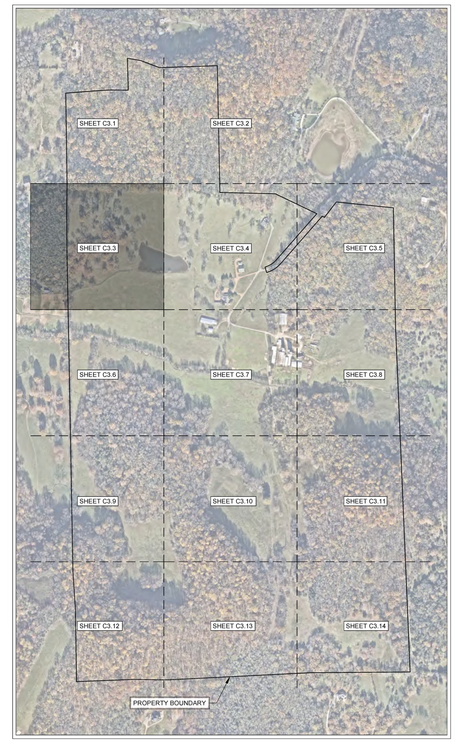

N

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

Revision Date
- △ _____
- △ _____
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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.3

COF # 8704

MATCHLINE SEE SHEET C3.2

MATCHLINE SEE SHEET C3.3

MATCHLINE SEE SHEET C3.5

MATCHLINE SEE SHEET C3.7

FARREN WAY (MODIFIED LOCAL - 26' ROW)

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HAFFNER CEMETARY

GREEN INFRASTRUCTURE EASEMENT

HHO

HHO BUFFER

UNNAMED TRIBUTARY TO POLK CREEK

EXISTING STREAM CROSSING

PROPERTY BOUNDARY

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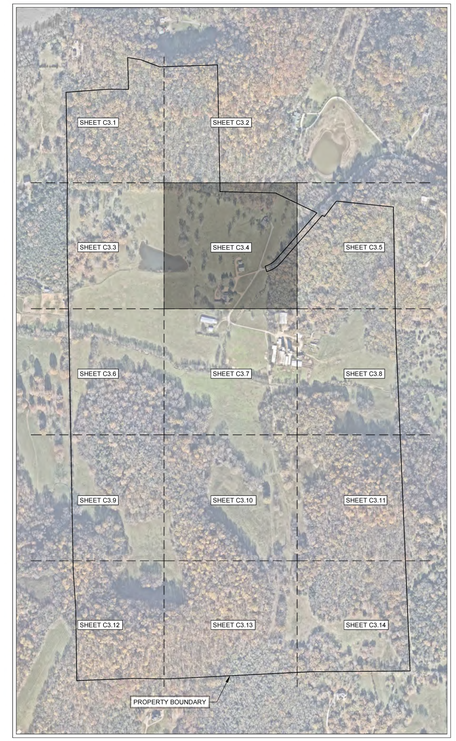

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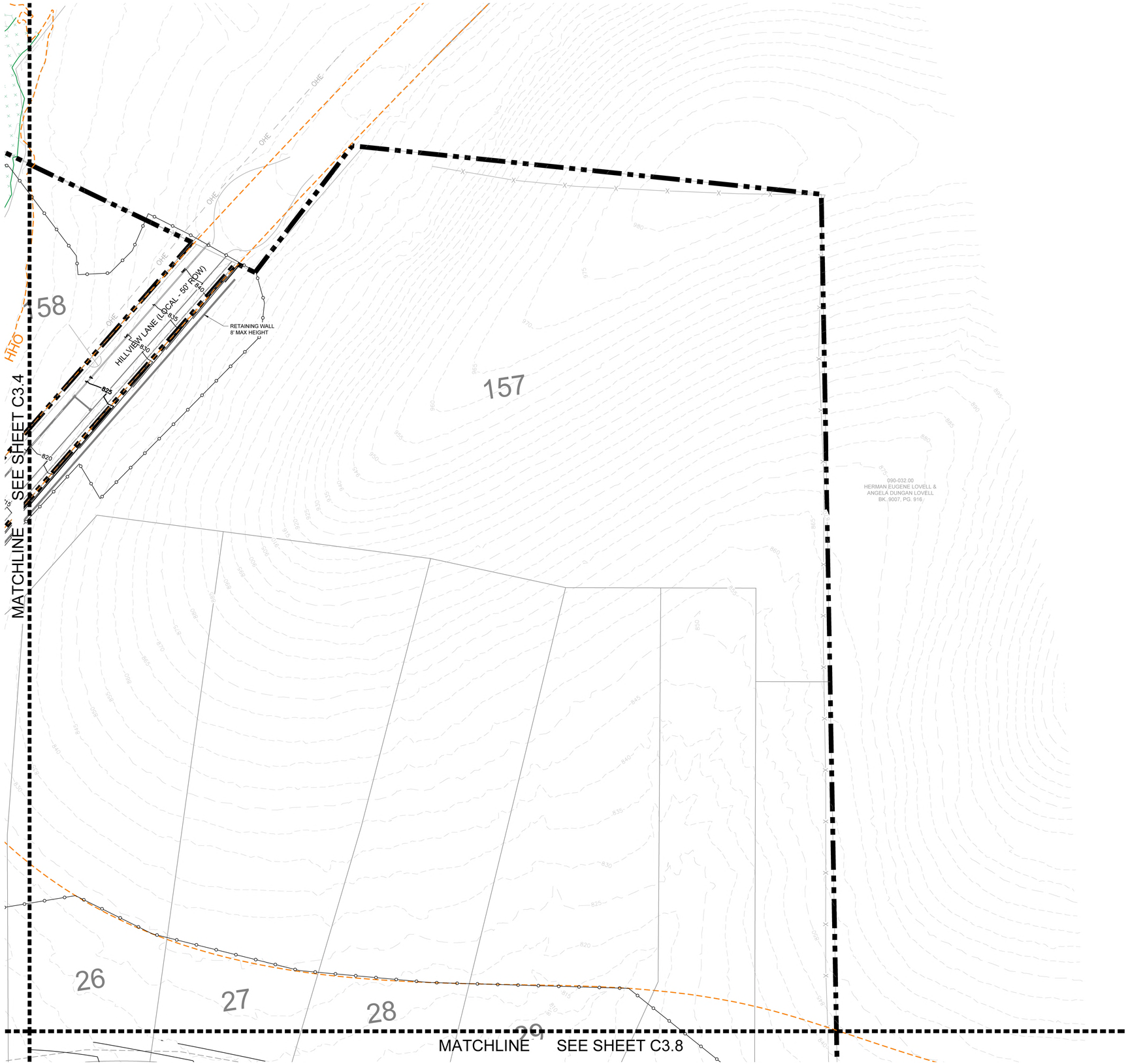

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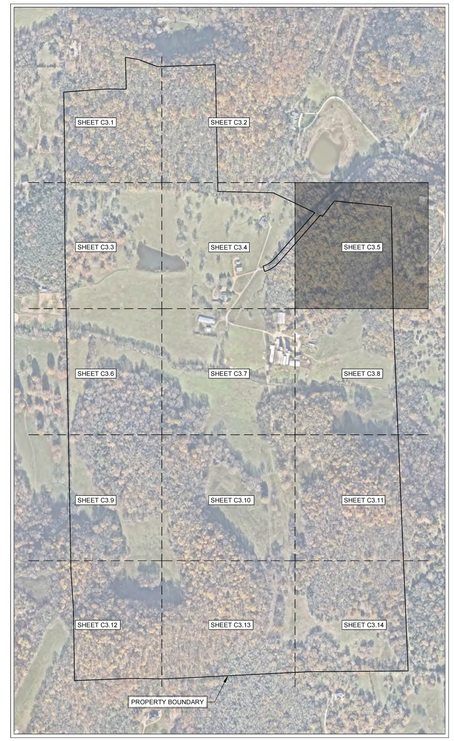

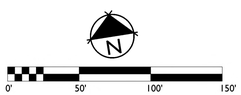

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

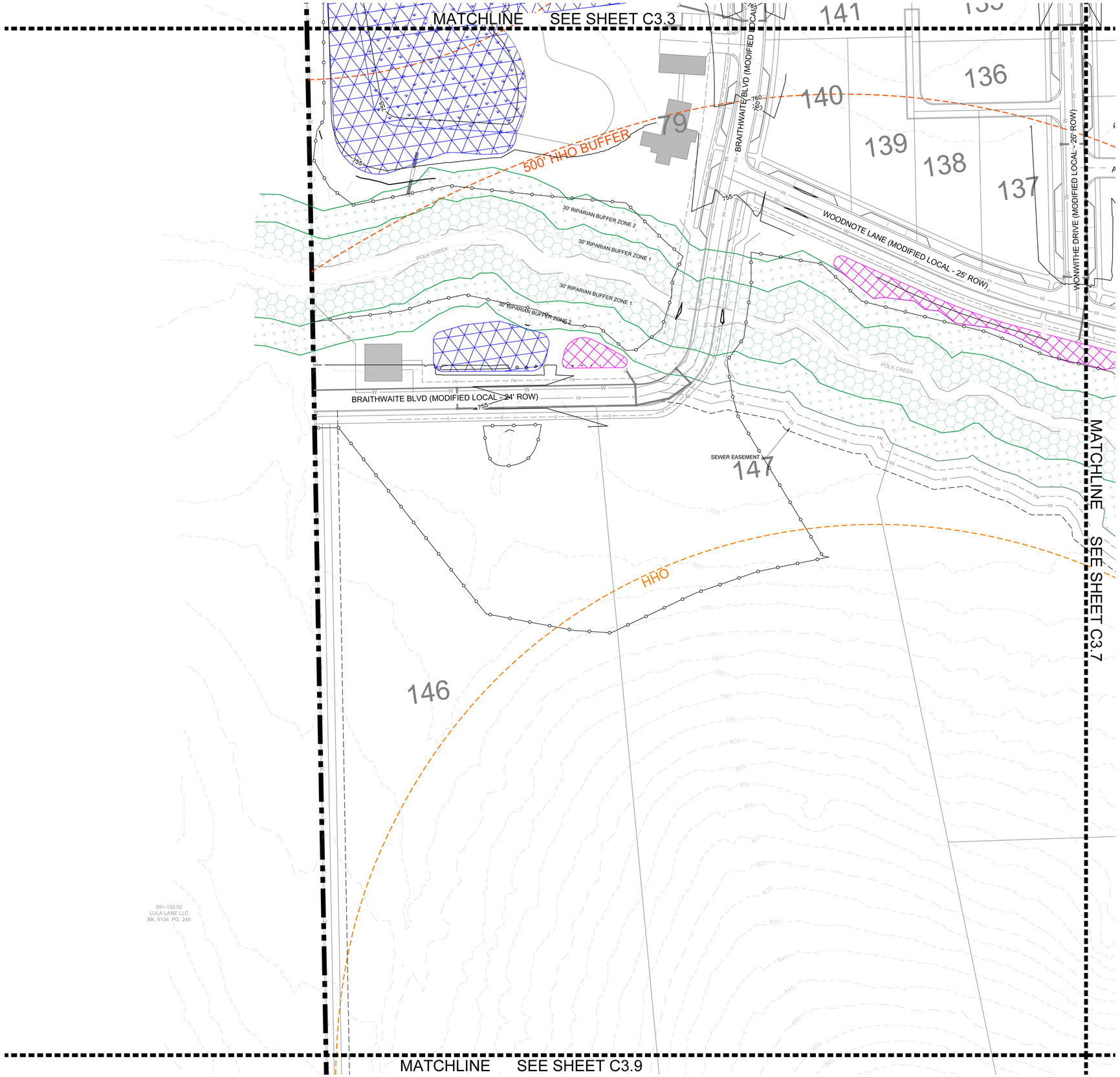
MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
12/12/25
2025

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.5

COF # 8704



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LEGEND

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- DRY DETENTION
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- RIPARIAN ZONE 1 BUFFER
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- HHO
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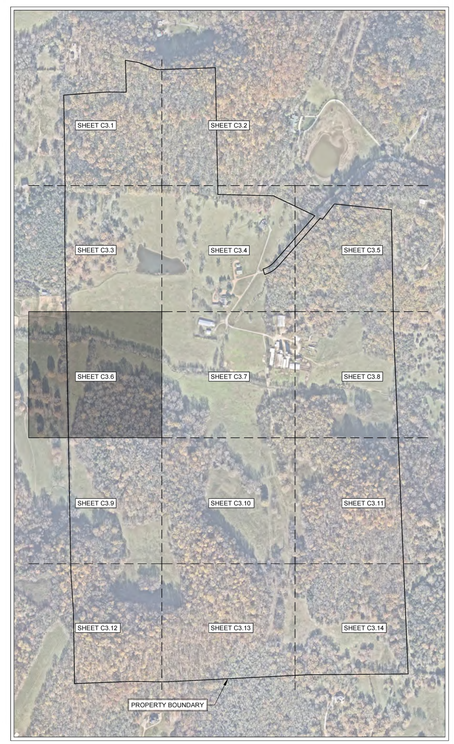

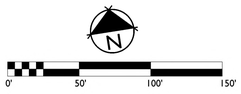

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MARY McGOWAN REGISTERED ENGINEER AGRICULTURE & ENVIRONMENT 121320 STATE OF TENNESSEE 2025

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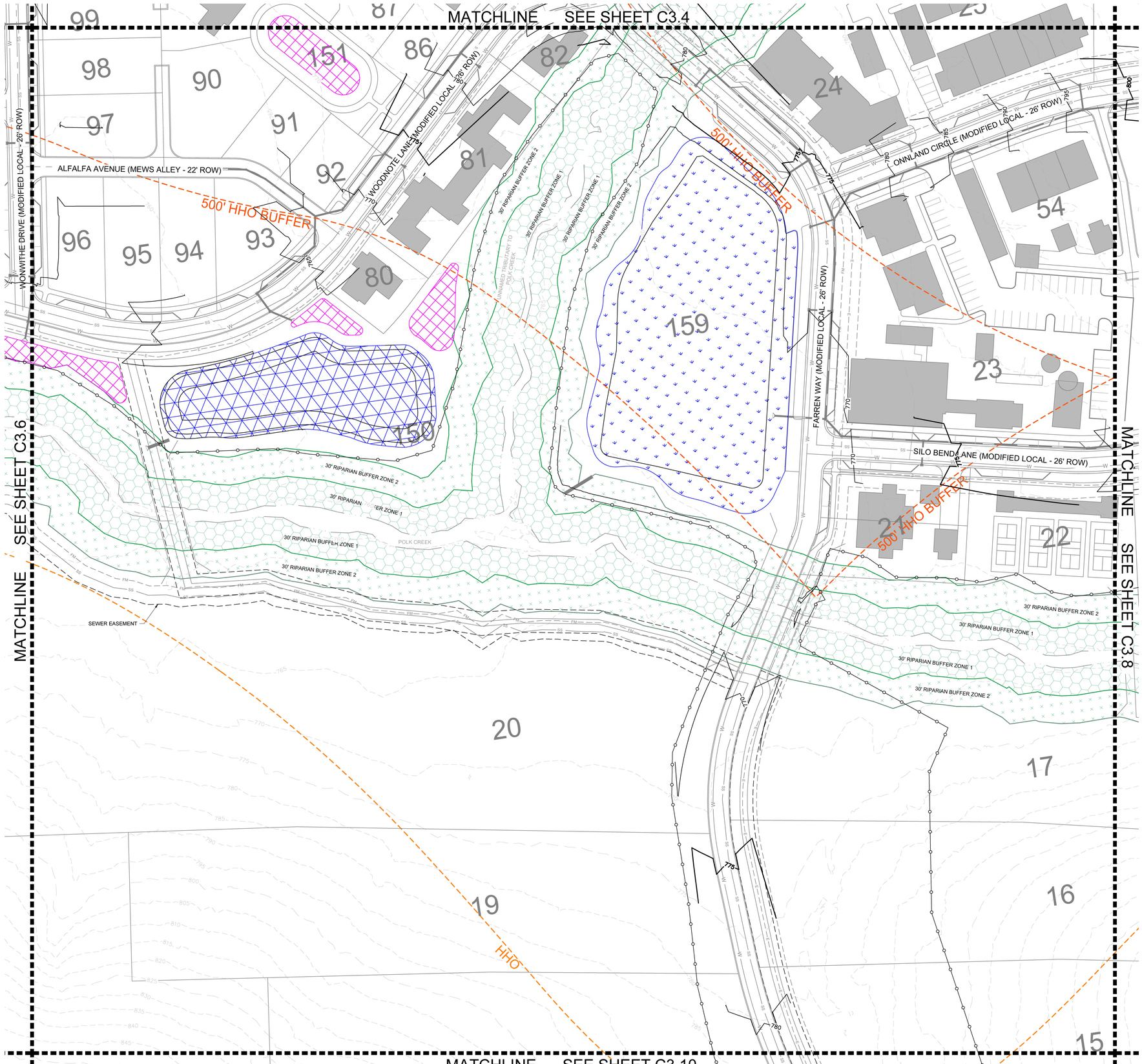
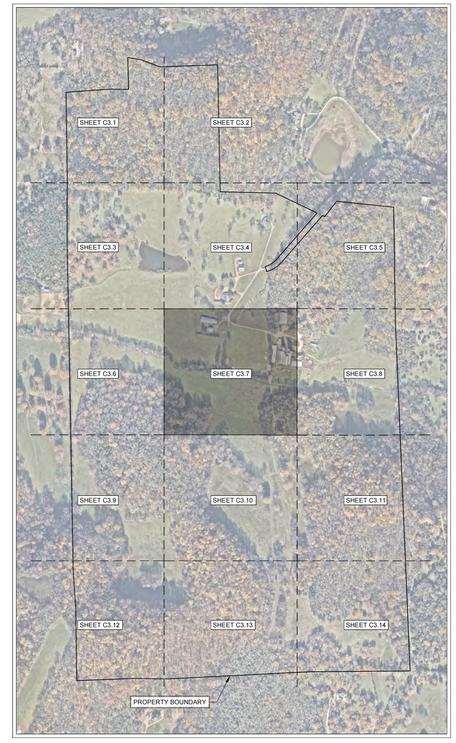
ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.6
COF # 8704





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Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE 2025

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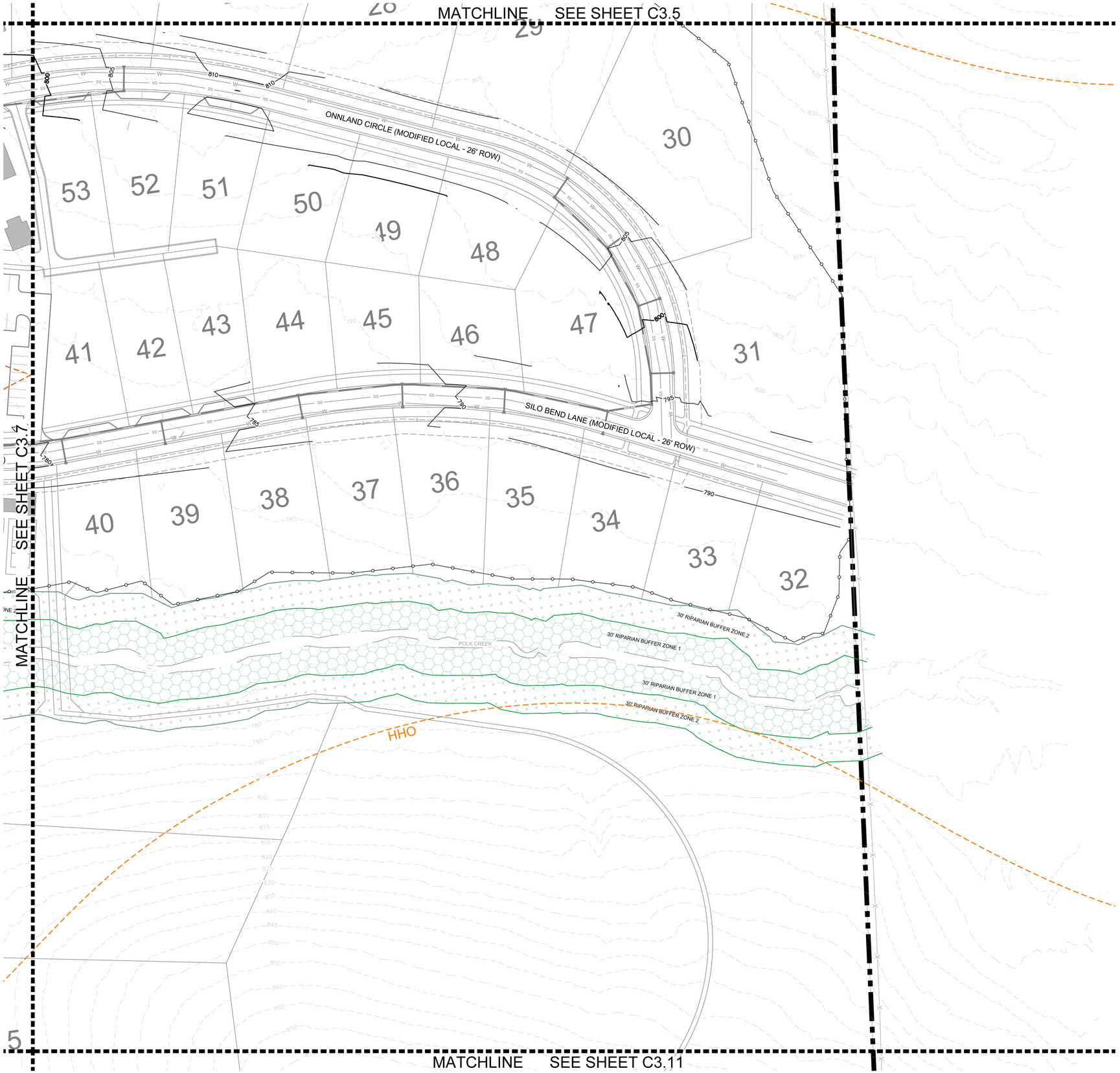
1 _____
2 _____
3 _____
4 _____

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.7
COF # 8704



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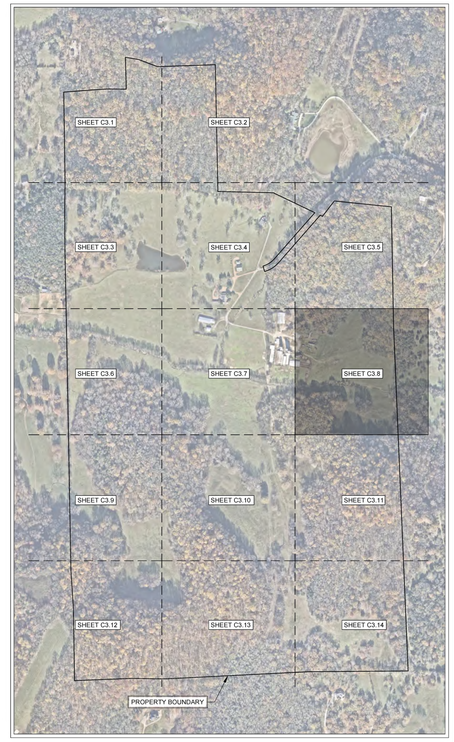

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Franklin, Williamson County, Tennessee

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ENLARGED GRADING AND DRAINAGE PLAN

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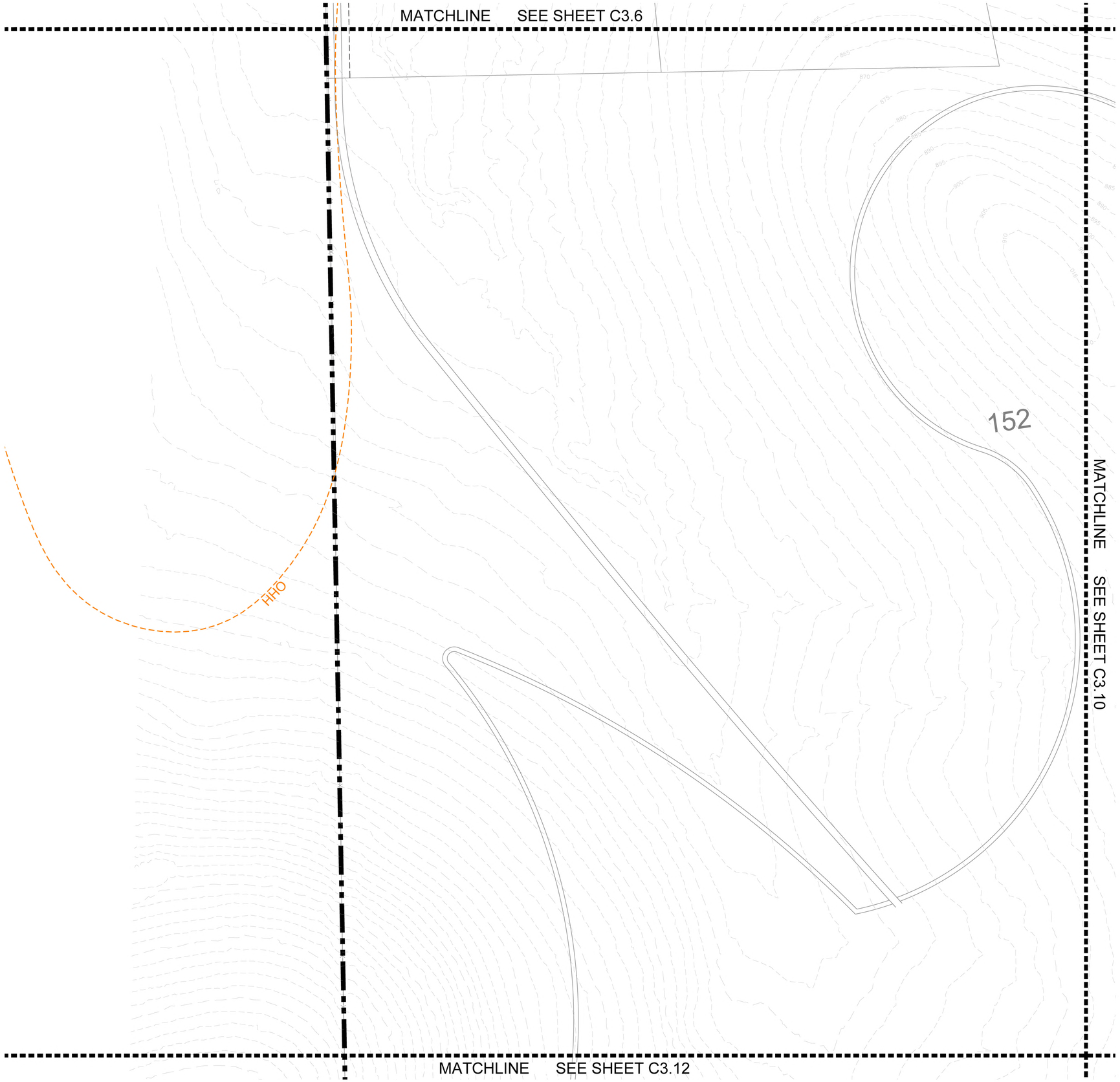

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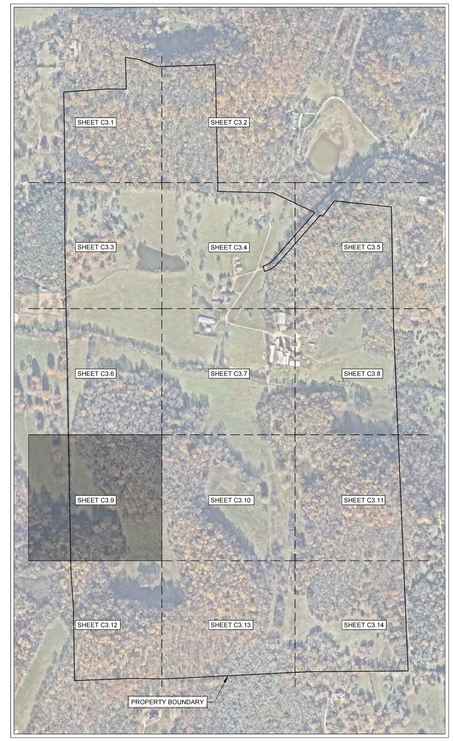

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SHEET
C3.9
COF # 8704

MATCHLINE SEE SHEET C3.7

MATCHLINE SEE SHEET C3.9

MATCHLINE SEE SHEET C3.11

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18

15

FARREN WAY (MODIFIED LOCAL - 24' ROW)

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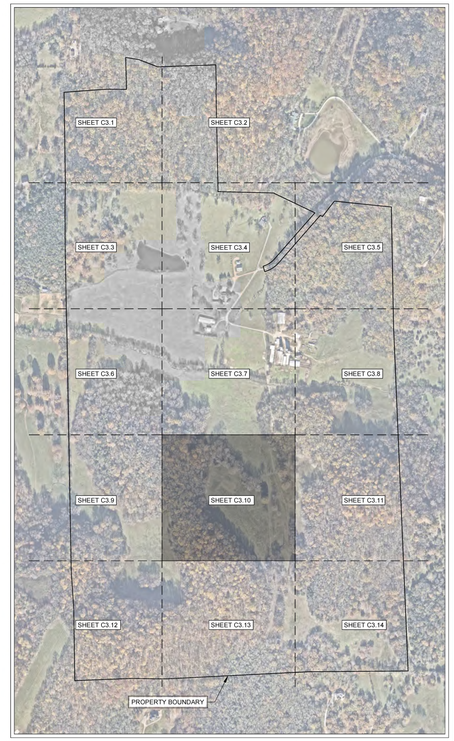

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

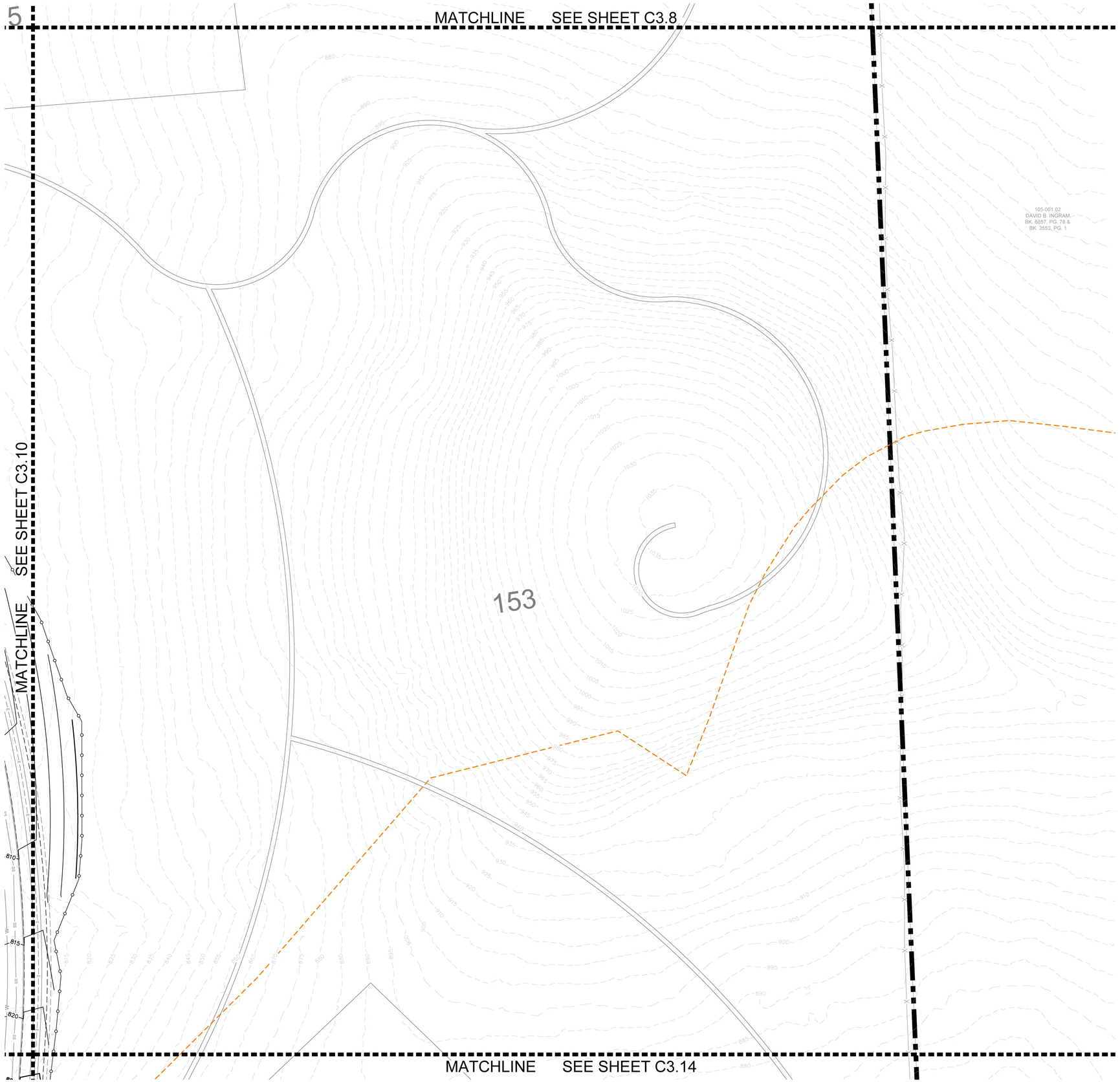
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN WARE
REGISTERED ENGINEER
STATE OF TENNESSEE
2025

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.10
COF # 8704



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- WET DETENTION
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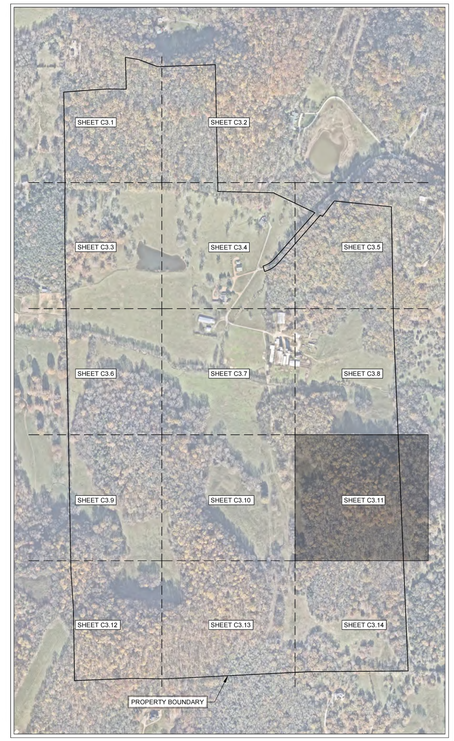

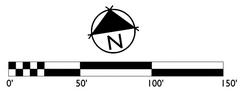

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- △ _____
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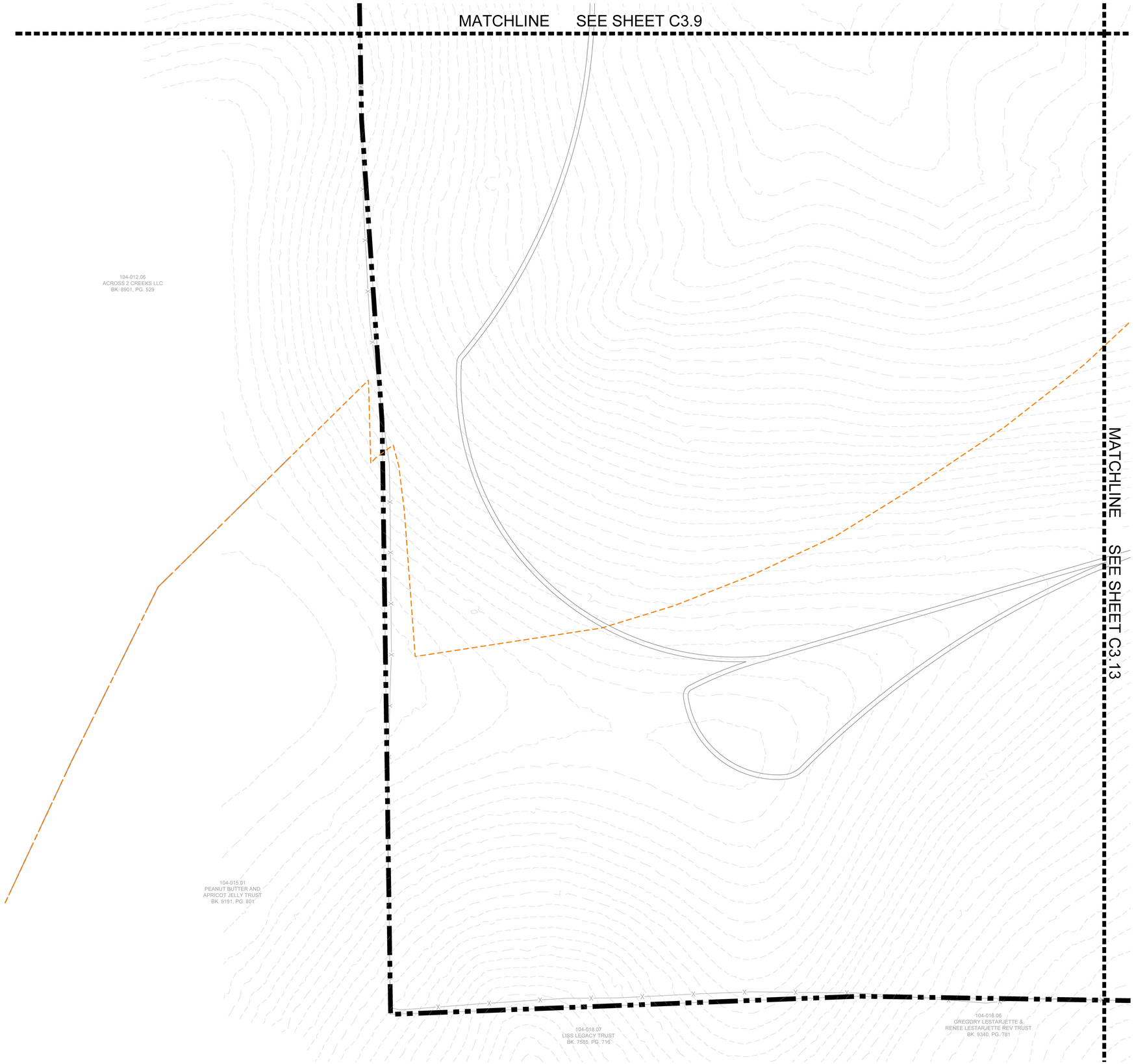
ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.11

COF # 8704



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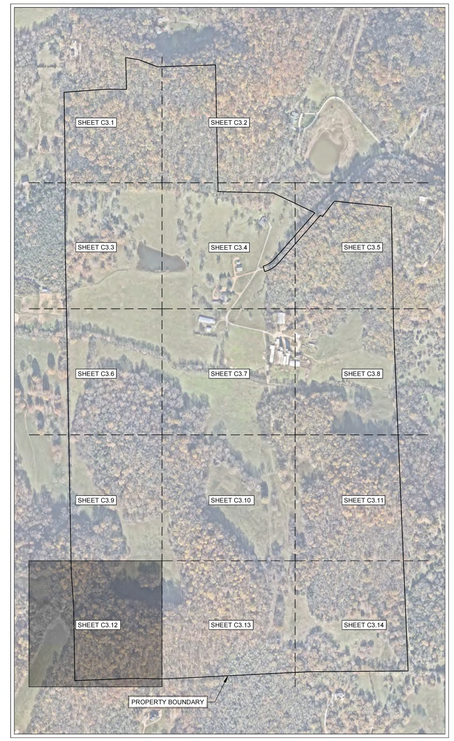



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Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 AGRICULTURE COMMERCE
12/19/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.12

COF # 8704

MATCHLINE SEE SHEET C3.10

MATCHLINE SEE SHEET C3.12

MATCHLINE SEE SHEET C3.14

HHO

HHO

825

830

835

840

845

850

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BARBARA BRIGHT FLEMING
BK. 921, PG. 531

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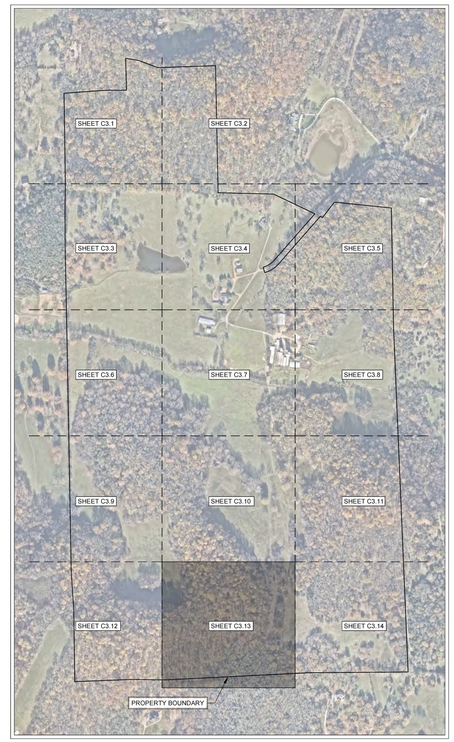

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SHEET
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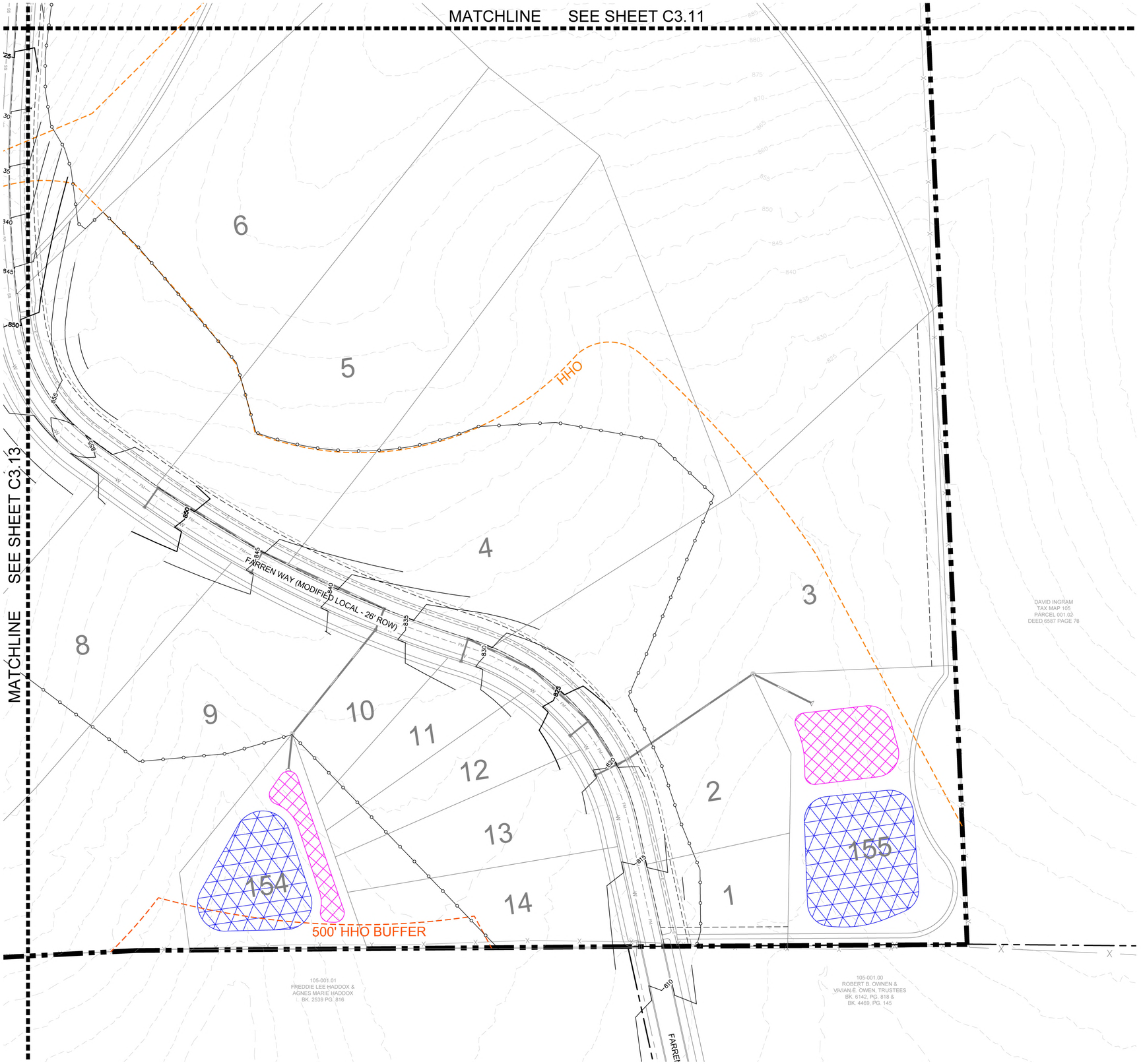
COF # 8704



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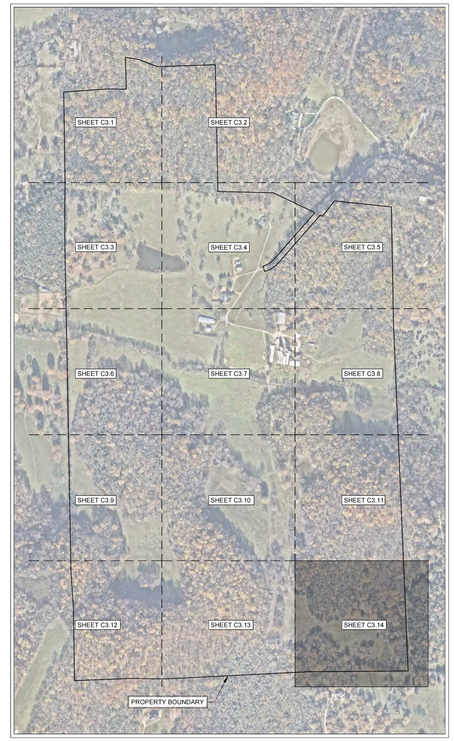



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C3.14

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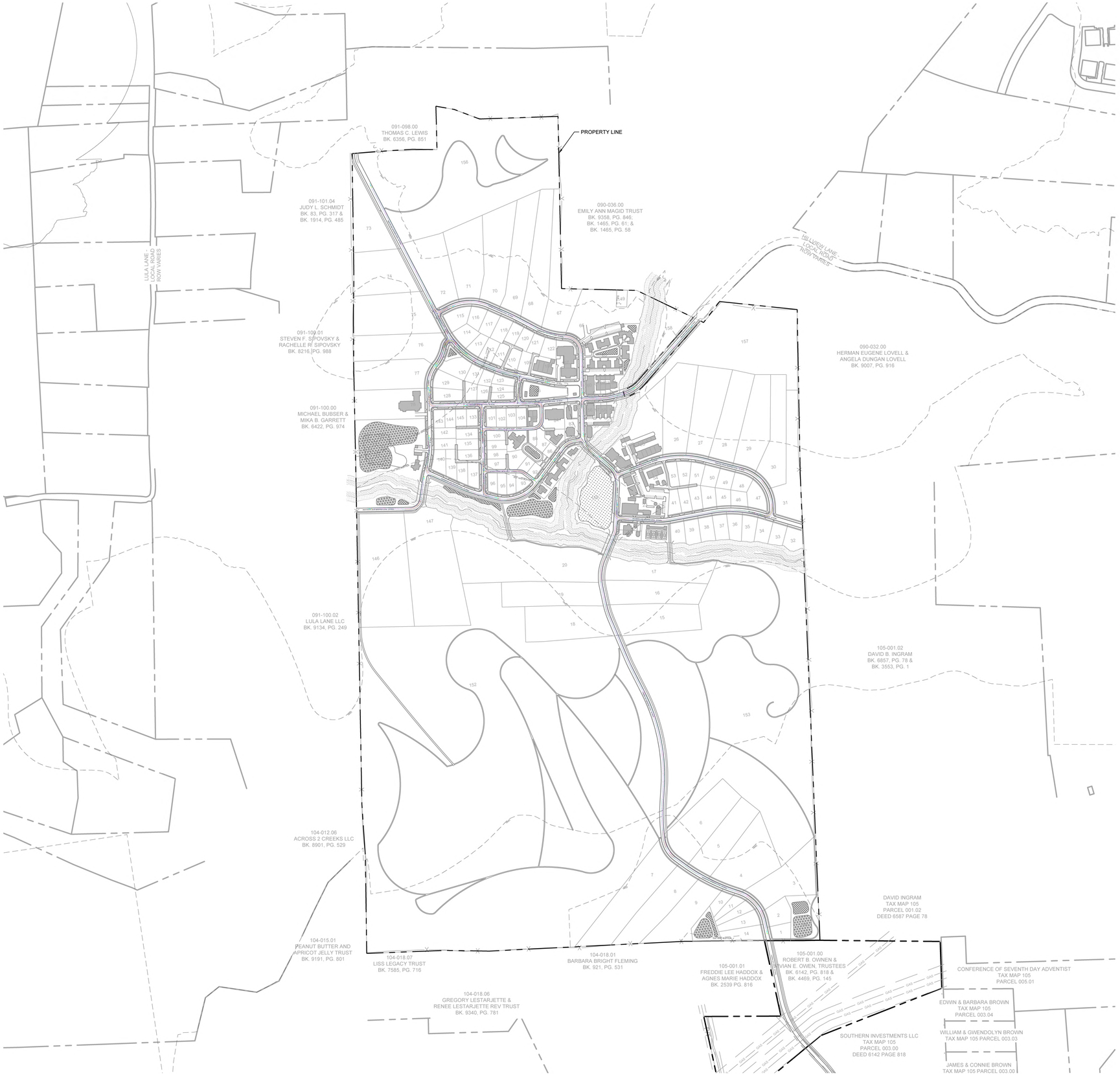

ROW & ACCESS GENERAL NOTES

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3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
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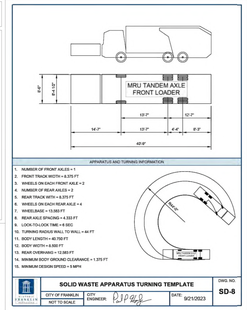
LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

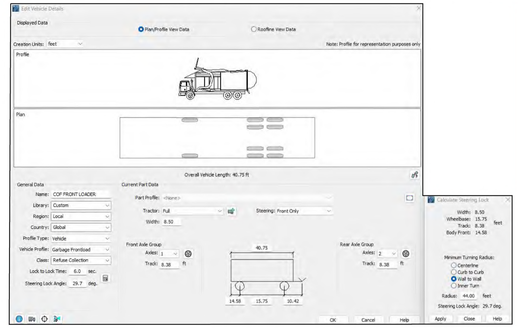


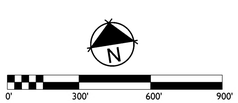
STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS ALONG LEWISBURG PIKE WILL BE REQUIRED BASED ON THE PROJECTED TRIPS.

VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH





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HARLIN PUD SUBDIVISION
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Franklin, Williamson County, Tennessee



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OVERALL TRASH ROW AND ACCESS PLAN

SHEET
C4.0

COF # 8704

091-098.00
THOMAS C. LEWIS
BK. 6356, PG. 851

091-101.04
JUDY L. SCHMIDT
BK. 83, PG. 317 &
BK. 1914, PG. 485

156

73

74

HHO

HHO

ASKLYN LANE (MODIFIED LOCAL - 24' ROW)

MATCHLINE SEE SHEET C4.3

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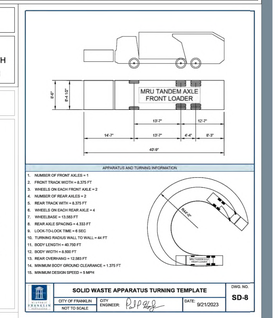

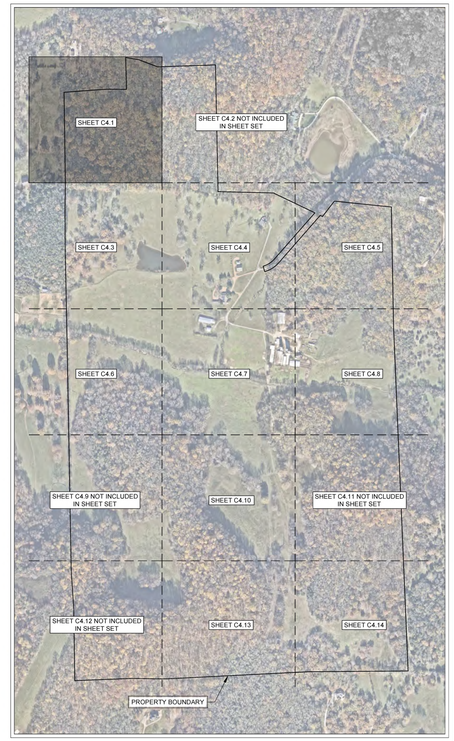

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0' 50' 100' 150'

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Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCIAL
RESIDENTIAL
121325
STATE OF TENNESSEE
9/21/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.1

COF # 8704

MATCHLINE SEE SHEET C4.1

MATCHLINE SEE SHEET C4.6

091-100.01
STEVEN F. SIPOVSKY &
RACHELLE R. SIPOVSKY
BK. 8216, PG. 988

091-100.00
MICHAEL BUBSER &
MIKA B. GARRETT
BK. 6422, PG. 974

ASKLYN LANE (MODIFIED LOCAL - 26' ROW)

BRAITHWAITE BLVD (MODIFIED LOCAL - 26' ROW)

HILLVIEW LANE (MODIFIED LOCAL - 2

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

HHO

500' HHO BUFFER

71 72 75 76 77 78 115 116 114 113 148 130 131 129 127 126 128 143 144 145 133 142 134 141 135

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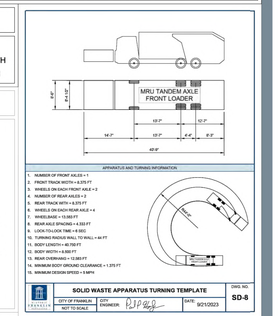

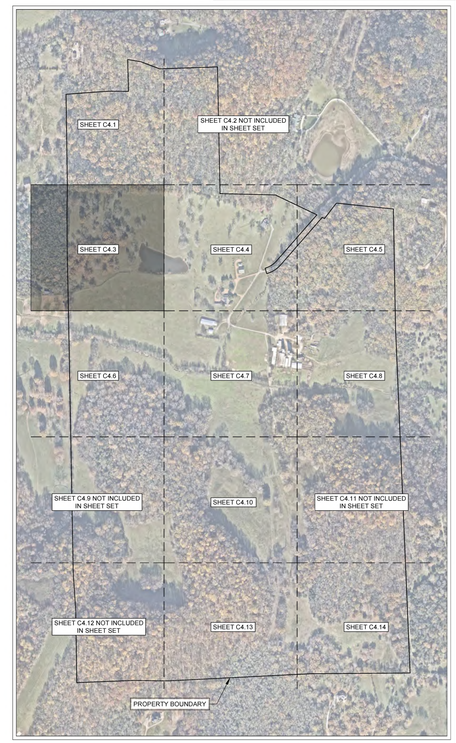

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Franklin, Williamson County, Tennessee

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REGISTERED ENGINEER
AGRICULTURE
26 121320
STATE OF TENNESSEE
2025

Revision Date
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△ _____
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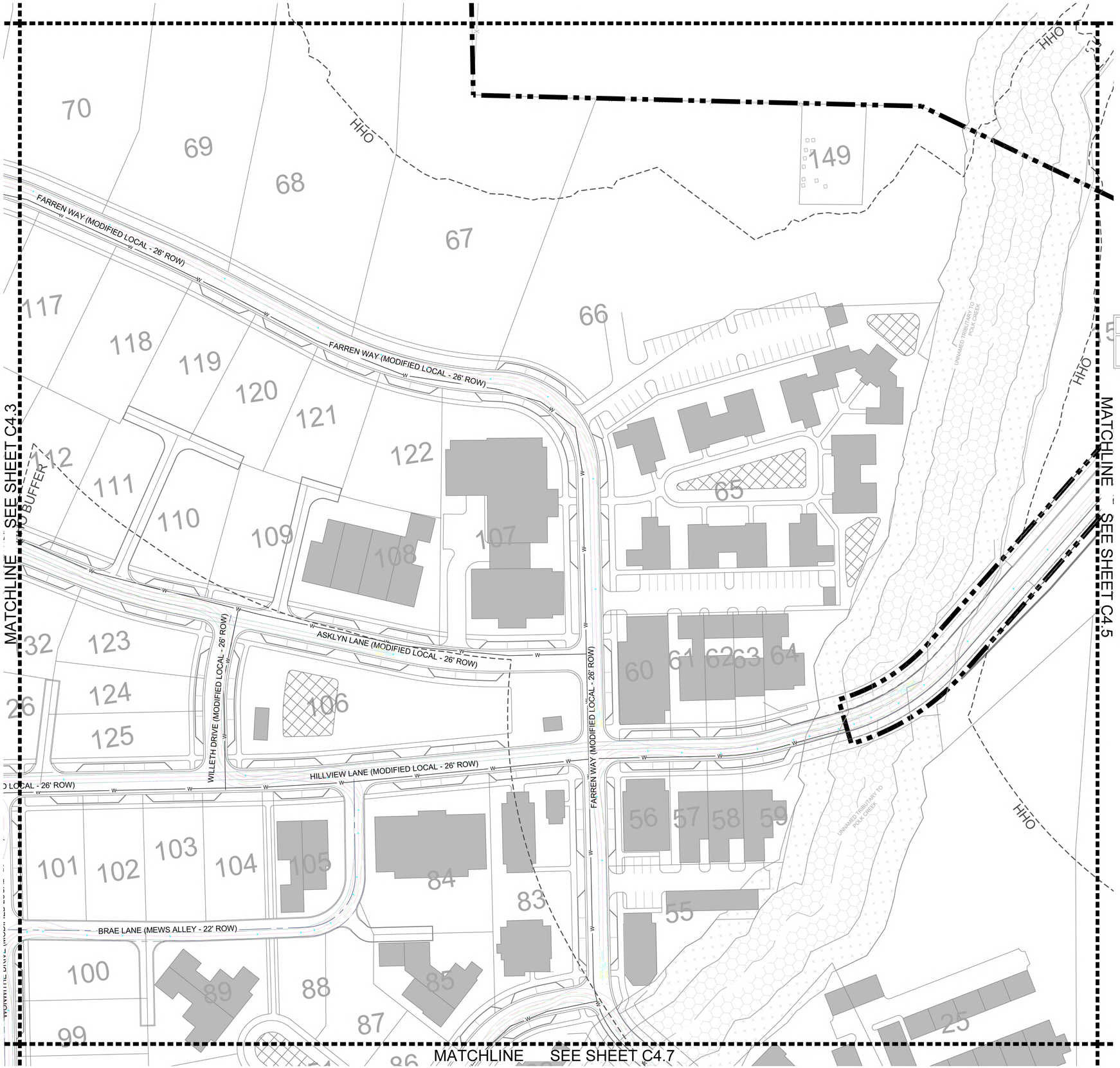
ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.3

COF # 8704



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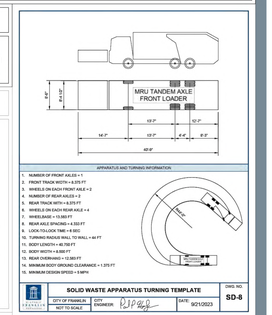

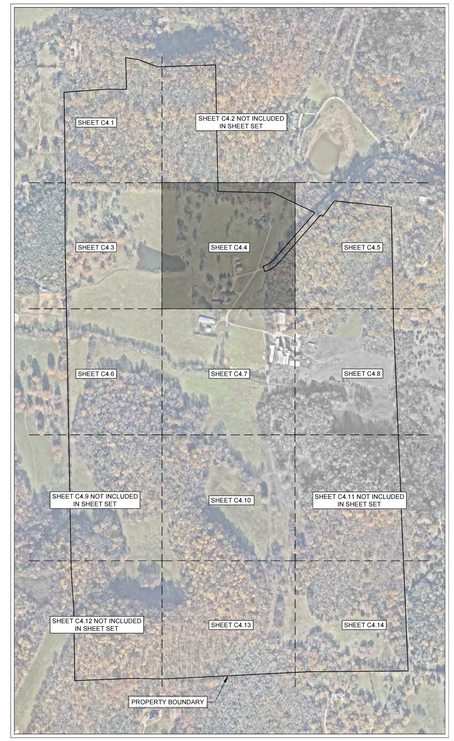

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MARY McGOWAN — REGISTERED ENGINEER — STATE OF TENNESSEE — No. 121330 — 2025

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ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
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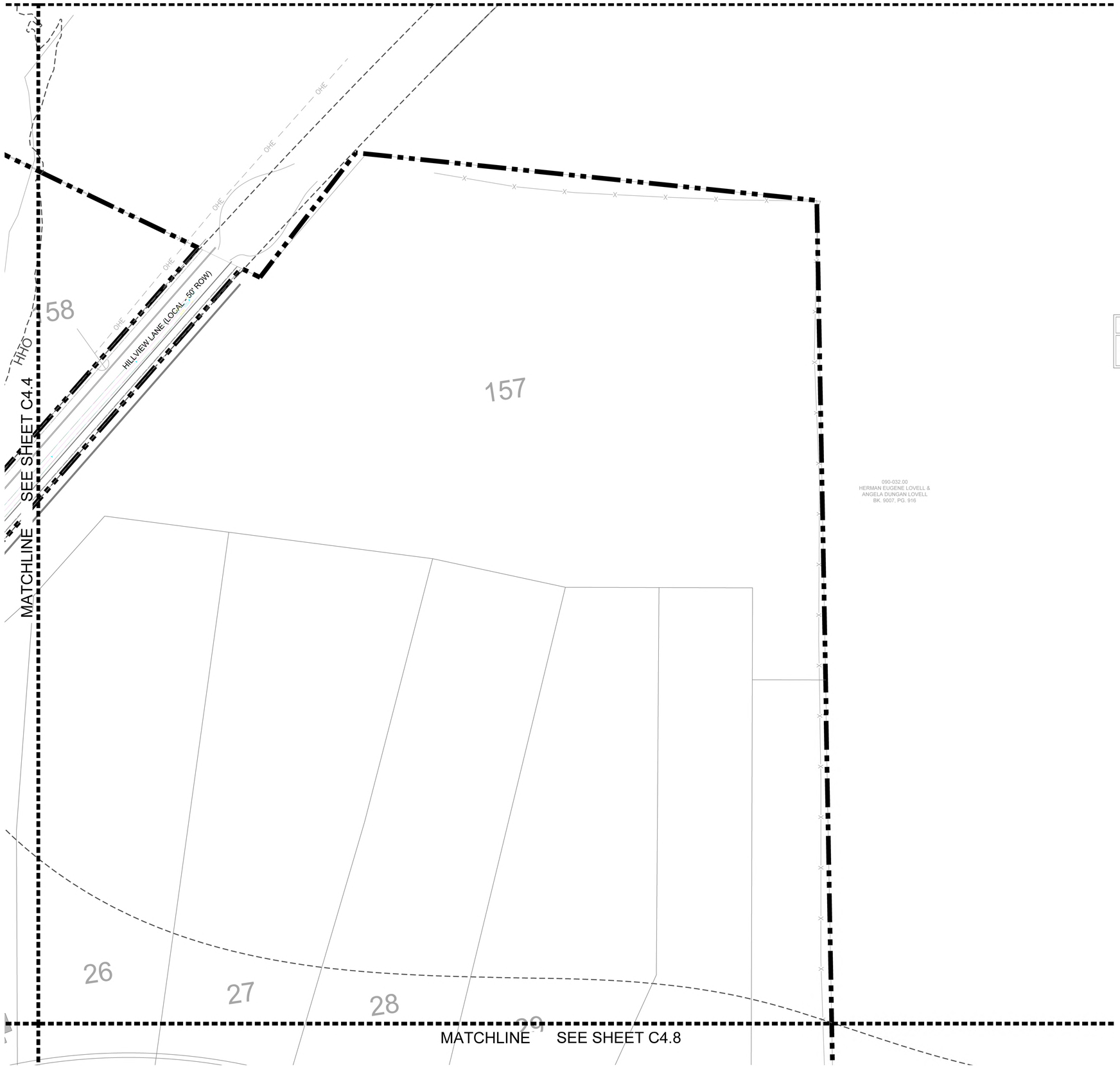
COF # 8704



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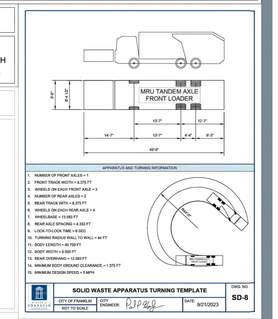

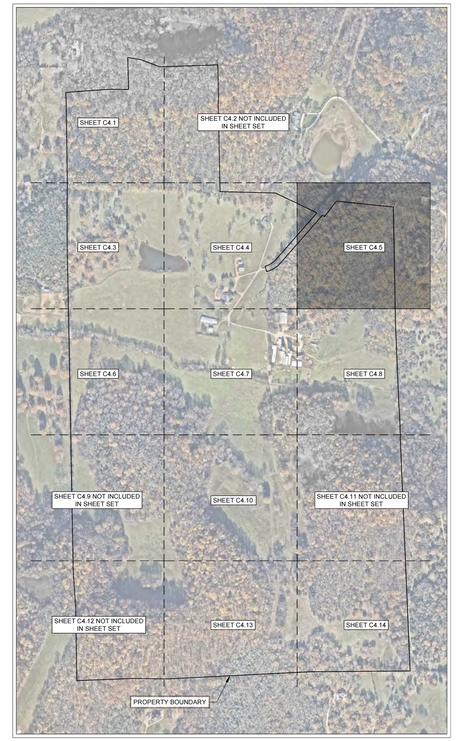

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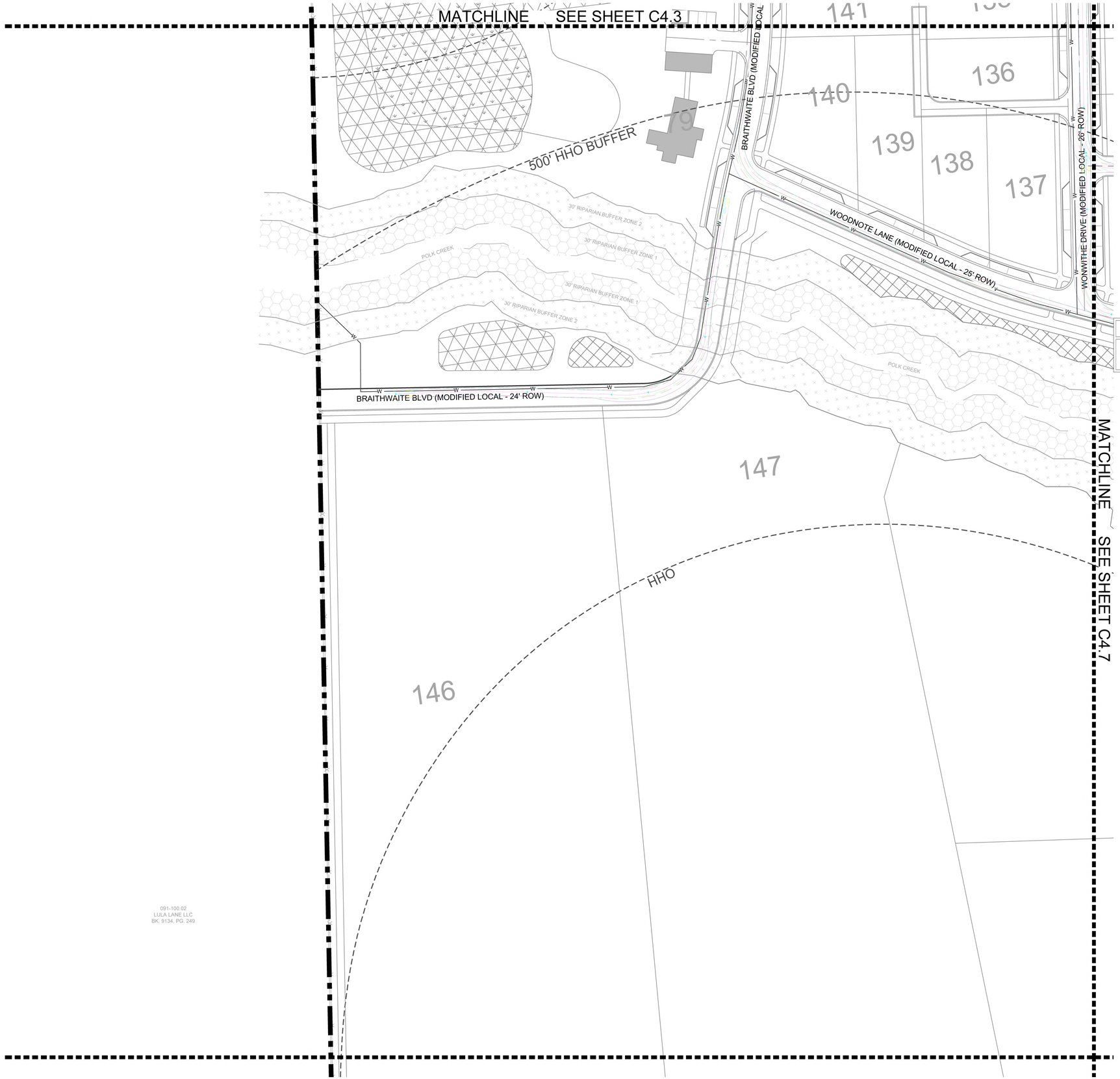
C4.5

COF # 8704



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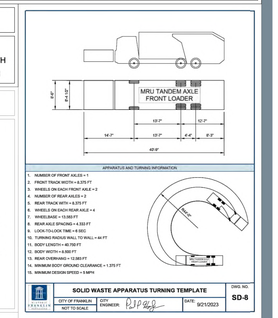
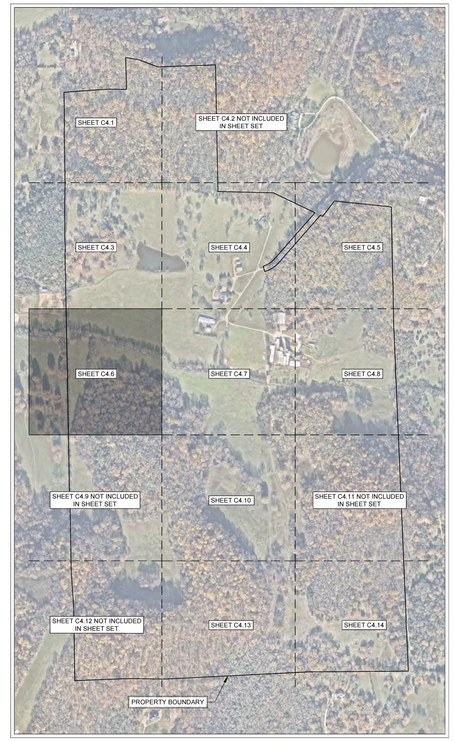
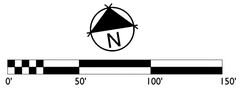
- VEHICLE REAR WHEEL PATH

LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER







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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGONAGILL REGISTERED ENGINEER AGRICULTURE 121320 STATE OF TENNESSEE 2025

Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.6

COF # 8704

MATCHLINE SEE SHEET C4.4

MATCHLINE SEE SHEET C4.6

MATCHLINE SEE SHEET C4.8

MATCHLINE SEE SHEET C4.10

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

ALFALFA AVENUE (MEWS ALLEY - 22' ROW)

WOODNOTE LANE (MODIFIED LOCAL - 26' ROW)

ONNLAND CIRCLE (MODIFIED LOCAL - 26' ROW)

FARREN WAY (MODIFIED LOCAL - 26' ROW)

SILO BEND LANE (MODIFIED LOCAL - 26' ROW)

500' HHO BUFFER

HHO

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

UNNAMED TRIBUTARY TO POLK CREEK

POLK CREEK

99 98 97 96 95 94 93 92 91 90 87 86 151 82 81 80 159 150 24 54 23 22 20 19 17 16 15

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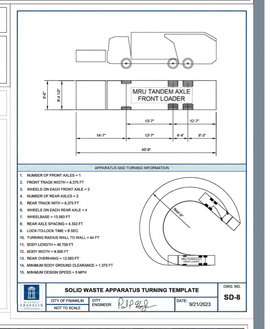

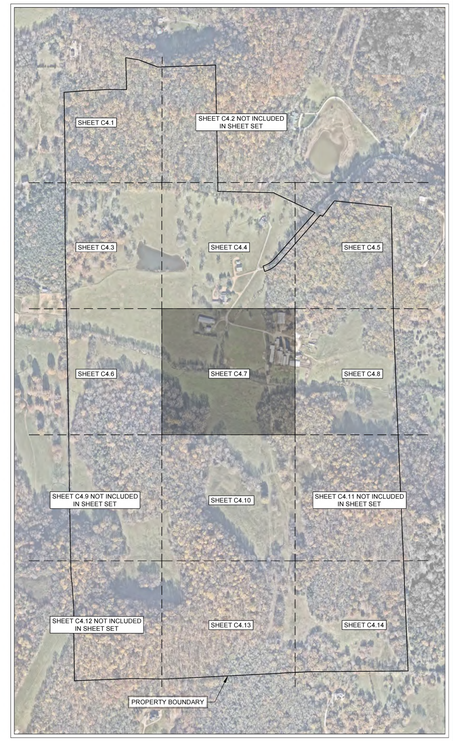

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0' 50' 100' 150'

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOVAN — LICENSED LANDSCAPE ARCHITECT — STATE OF TENNESSEE — No. 121350 — 2025

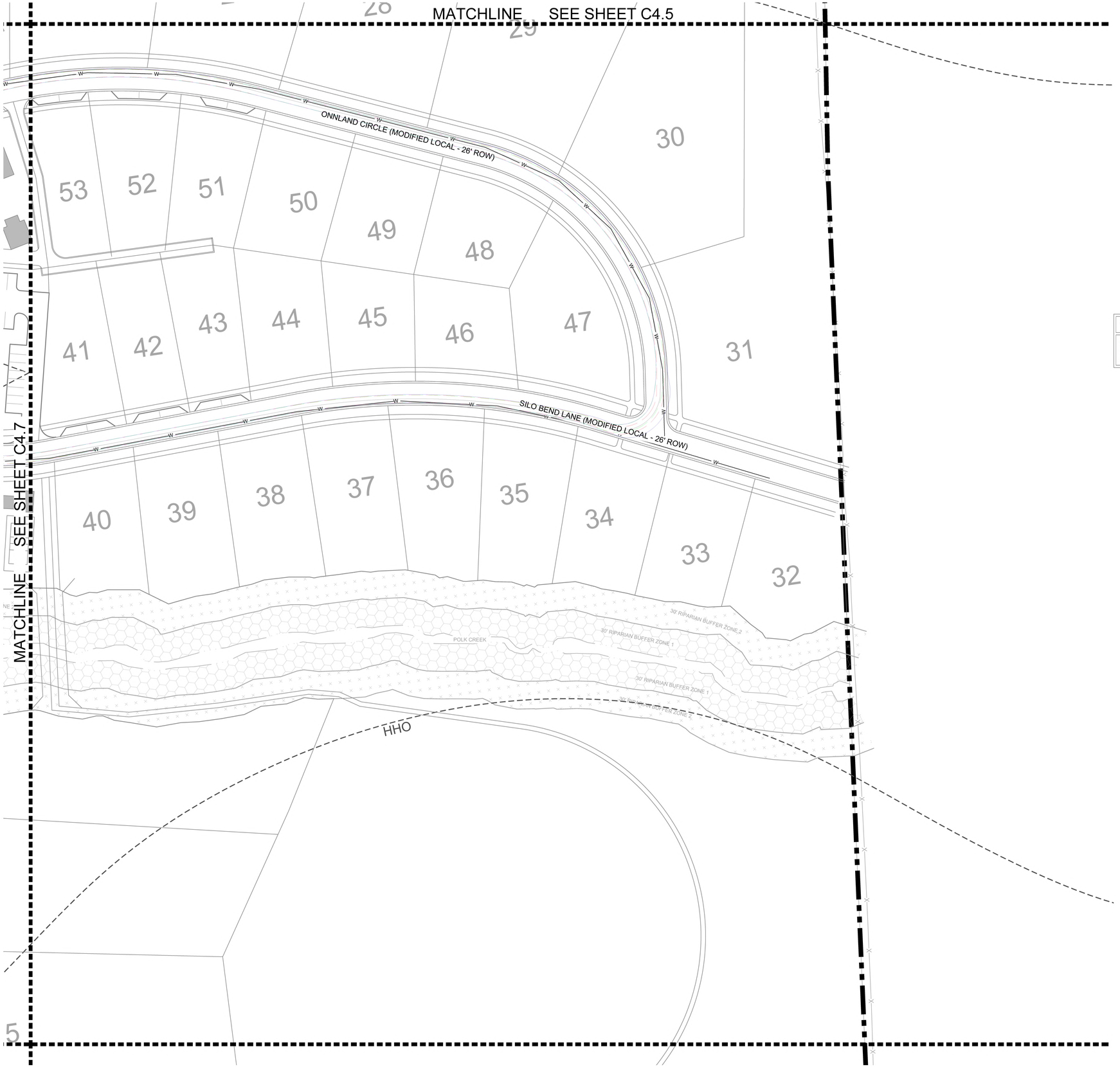
Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET

C4.7

COF # 8704



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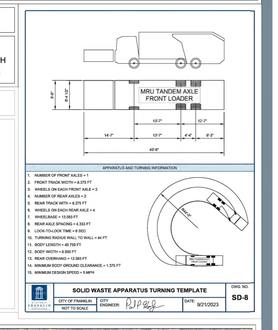

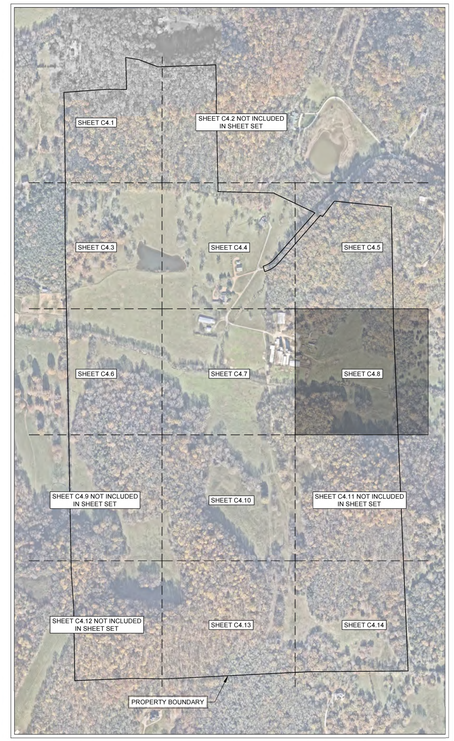

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Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE No. 121320 STATE OF TENNESSEE
9/21/2025

Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET

C4.8

COF # 8704

MATCHLINE SÈE SHEET C4.7

18

15

W

FARREN WAY (MODIFIED LOCAL - 24' ROW)

MATCHLINE SEE SHEET C4.13

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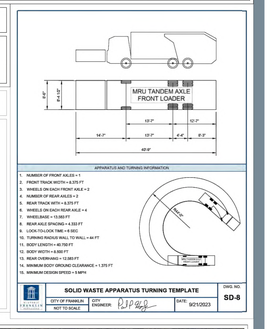

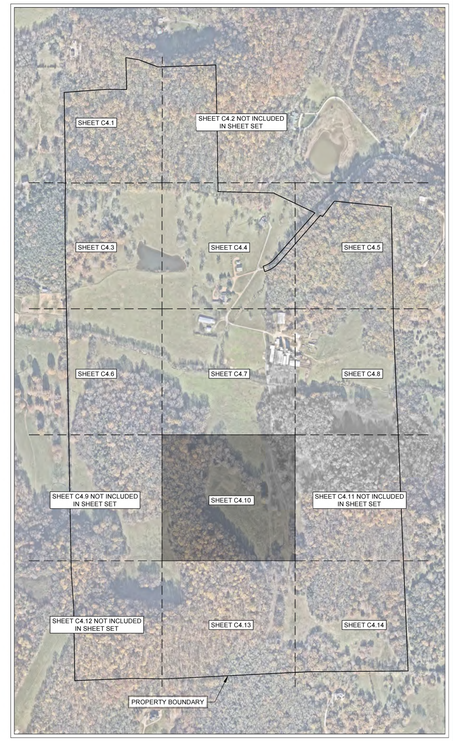

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ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.10

COF # 8704

MATCHLINE SEE SHEET C4.10

HHO

HHO

MATCHLINE SEE SHEET C4.14

104-018.01
BARBARA BRIGHT FLEMING
BK. 921, PG. 531

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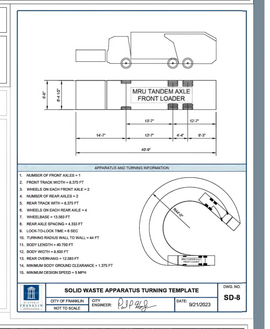
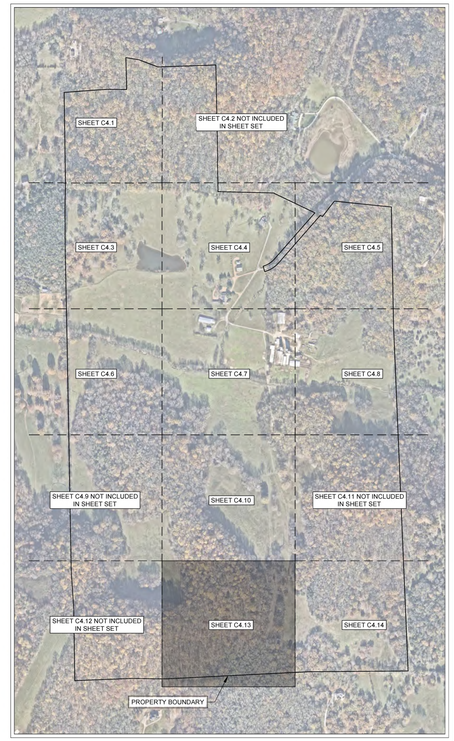
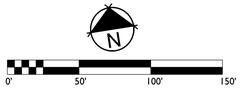






7

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

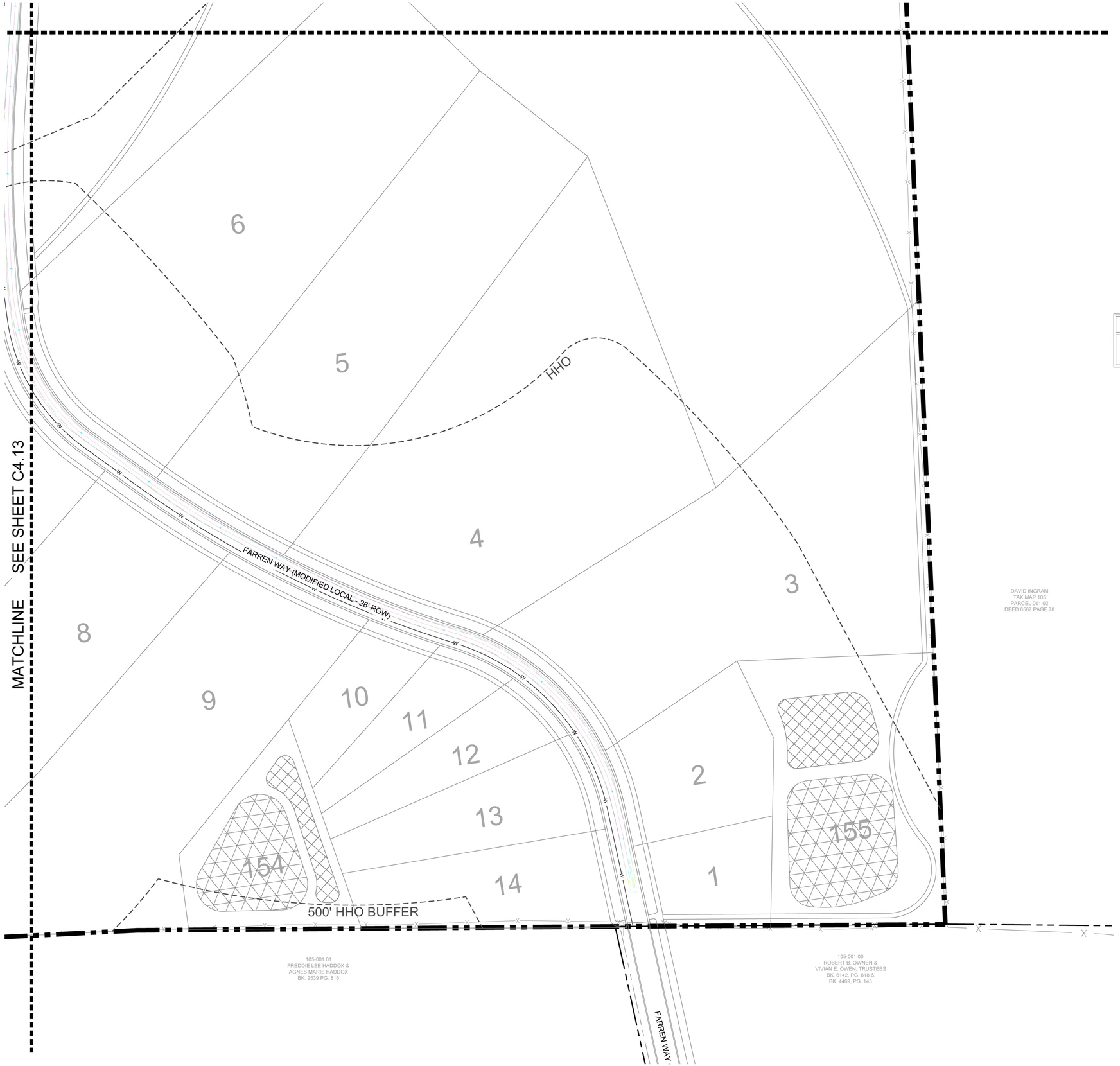
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOVAN REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE No. 121430 2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.13
COF # 8704



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VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
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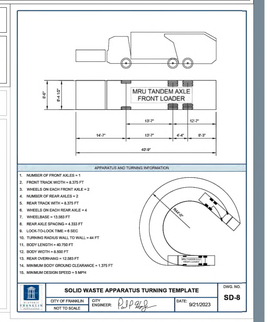

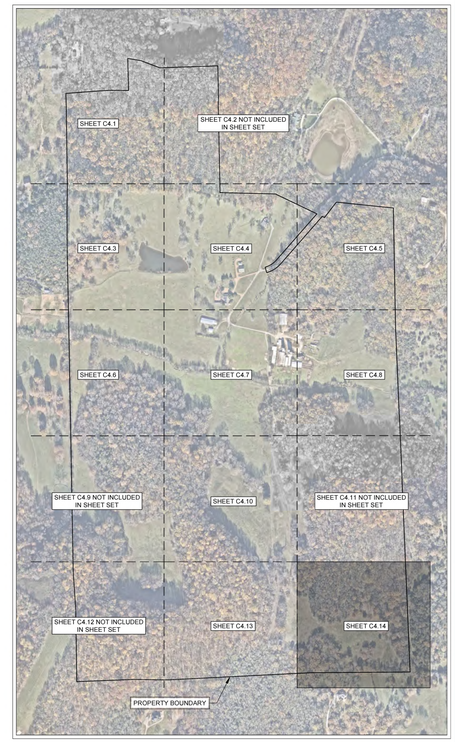

N

0' 50' 100' 150'

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
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Franklin, Williamson County, Tennessee

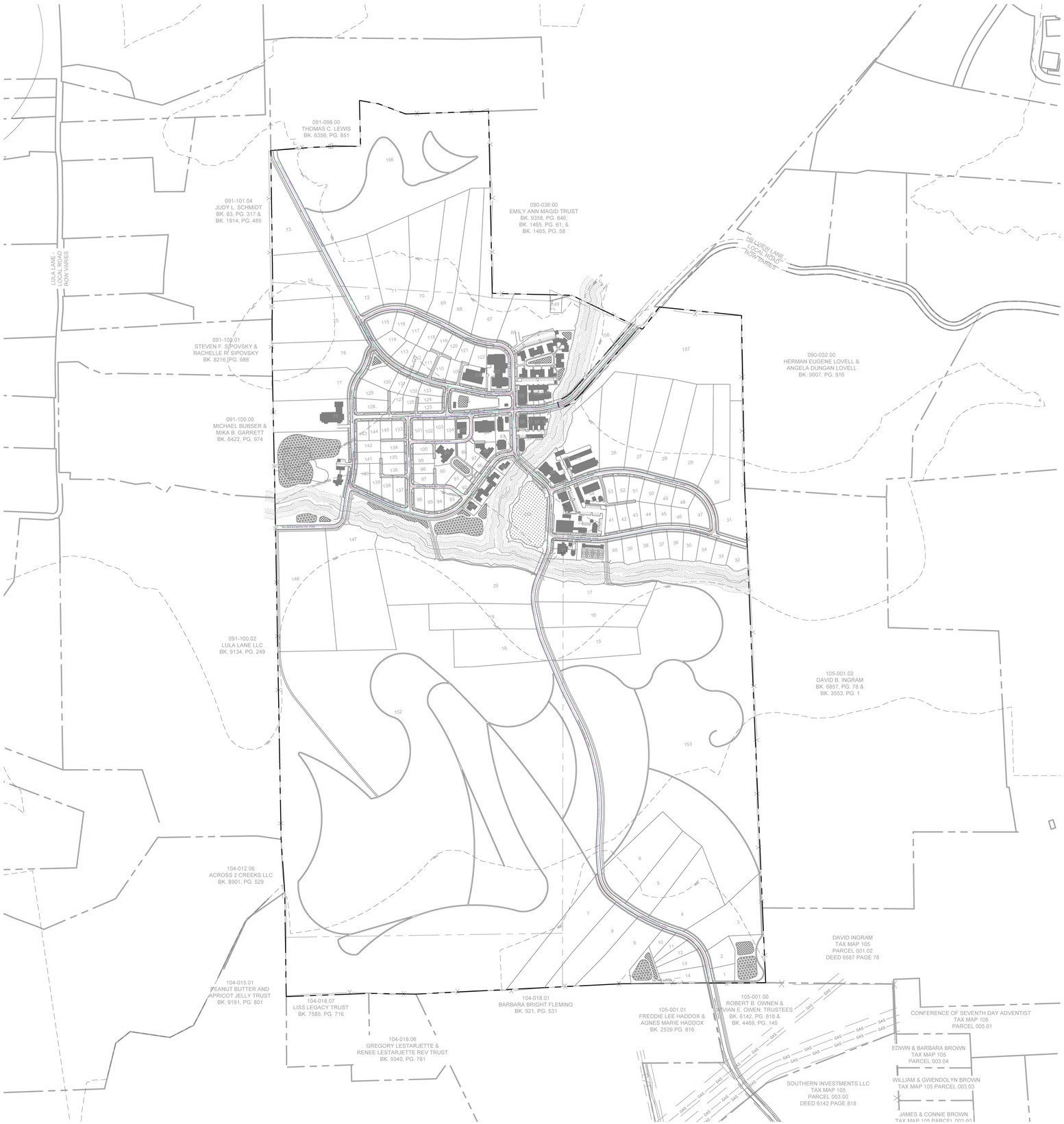
MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
COMMONWEALTH OF TENNESSEE
No. 121320
STATE OF TENNESSEE
2025

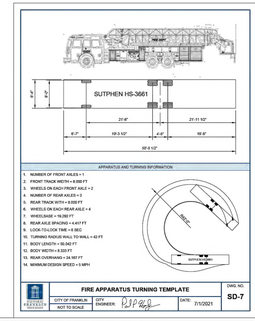
Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.14

COF # 8704





STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS ALONG COLEMAN ROAD AND HILLVIEW LANE WILL BE REQUIRED BASED ON THE PROJECTED TRIPS.

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STATIC PRESSURE: 80 psi
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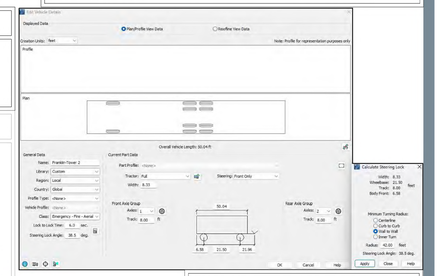
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS



LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

NOTE

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SPRINKLER NOTE

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THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

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sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
No. 121320
STATE OF TENNESSEE
AGRICULTURE
1/17/2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OVERALL FIRE ROW AND ACCESS PLAN

SHEET
C4.15

COF # 8704

091-098.00
THOMAS C. LEWIS
BK. 6356, PG. 851

091-101.04
JUDY L. SCHMIDT
BK. 83, PG. 317 &
BK. 1914, PG. 485

156

73

74

HHO

HHO

ASKLYN LANE (MODIFIED LOCAL - 24' ROW)

MATCHLINE SEE SHEET C4.18

NOTE

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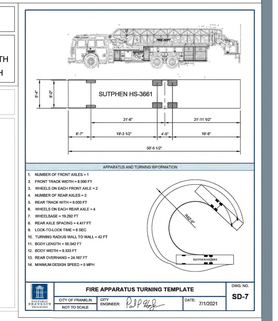

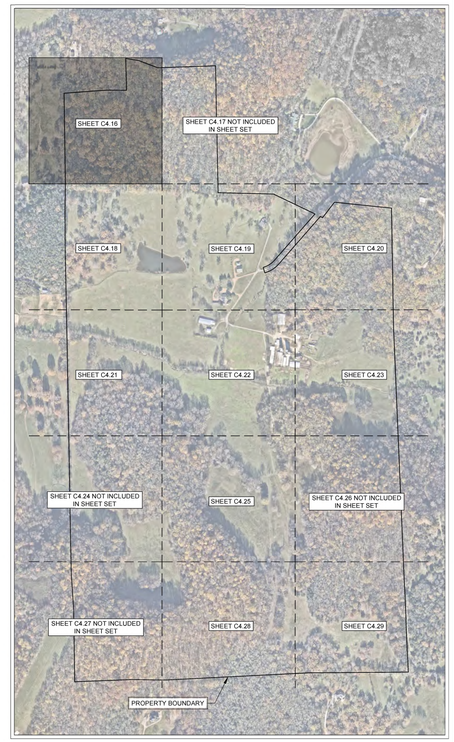

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TESTED BY TIM BYRAM AT HB&TS

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0' 50' 100' 150'

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BOYLE
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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER No. 121320 STATE OF TENNESSEE
12/19/2025

Revision Date
△ _____
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△ _____

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.16

COF # 8704



NOTE

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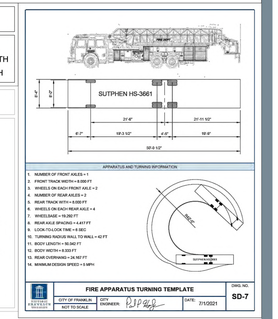

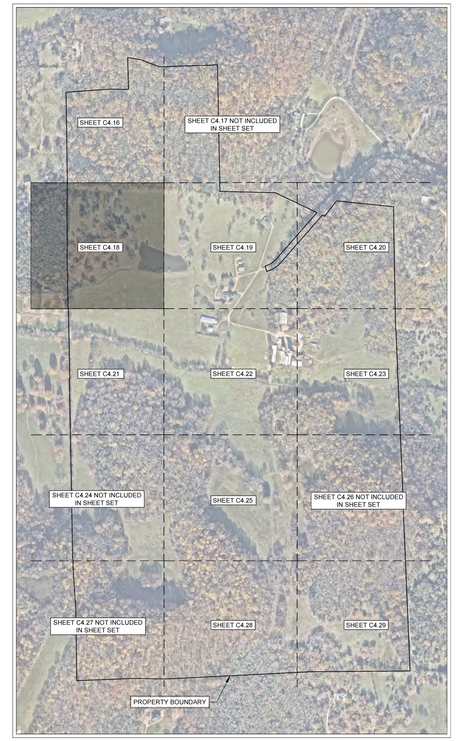

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MARY McGOWAN LICENSED PROFESSIONAL ENGINEER AGRICULTURE STATE OF TENNESSEE No. 121320 REGISTERED 2025

Revision Date
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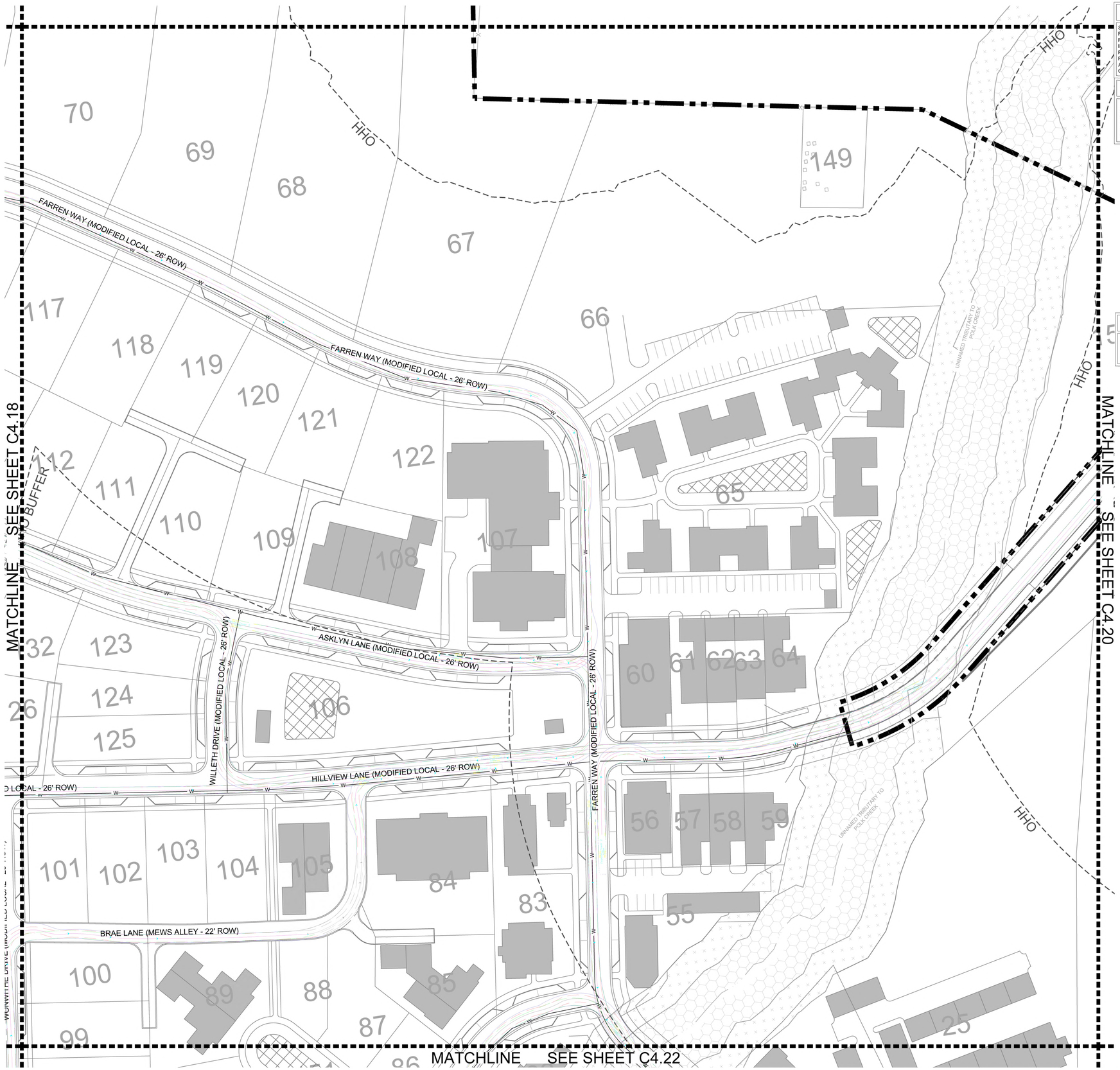

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LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
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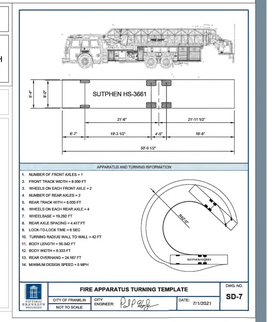
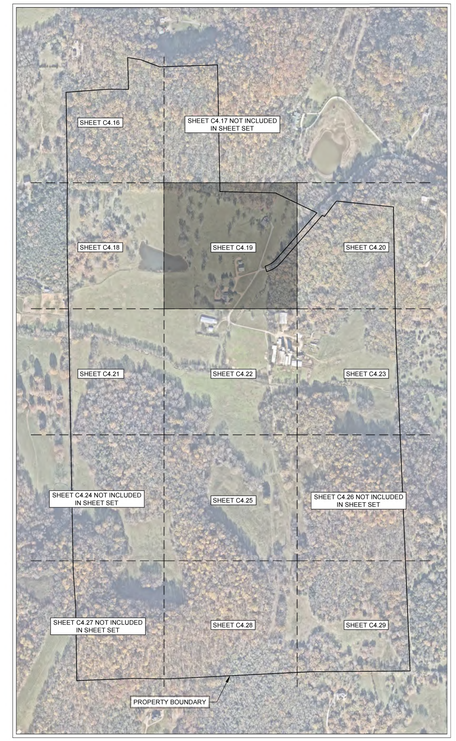
- HHO
- 500' HHO BUFFER





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TESTED BY TIM BYRAM AT HB&TS

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURE — STATE OF TENNESSEE — 26.121320 — 2025

Revision Date
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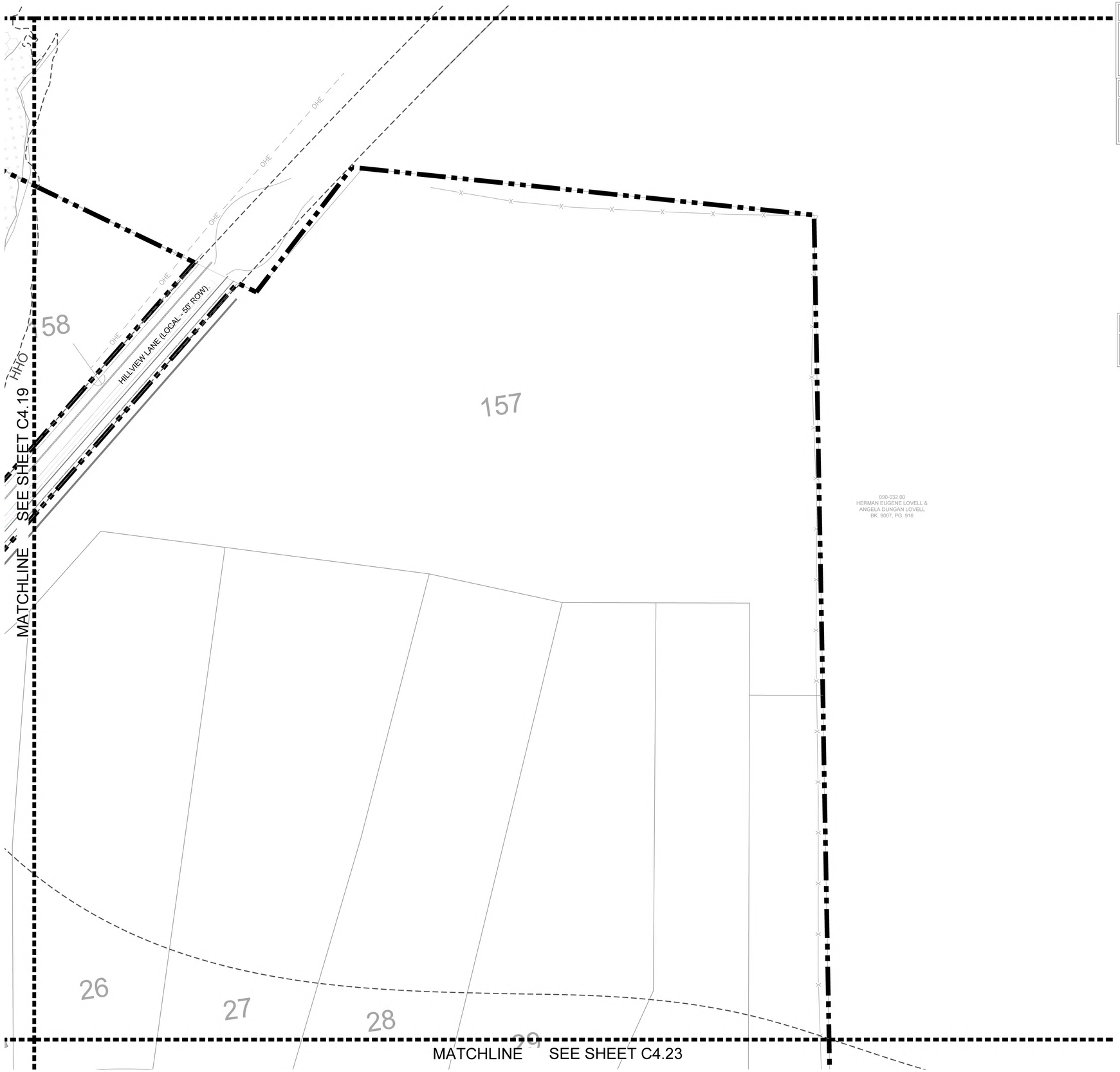
ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.19

COF # 8704



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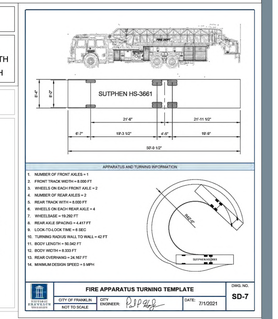

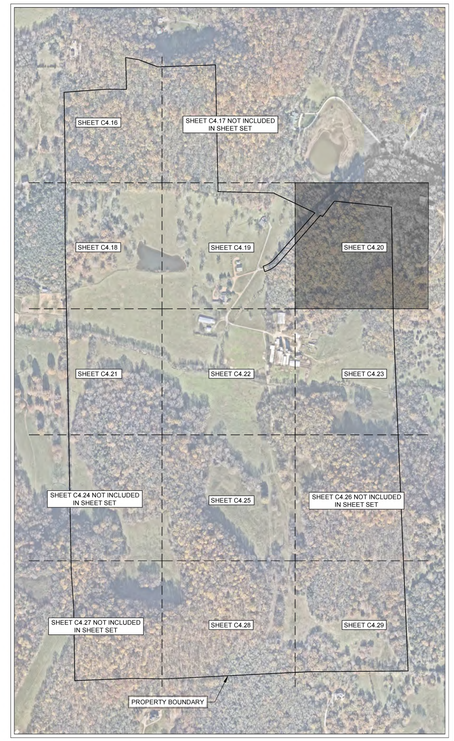

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Franklin, Williamson County, Tennessee

MARY McGOVAN REGISTERED ENGINEER AGRICULTURE No. 121330 STATE OF TENNESSEE
12/31/2025

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ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.20
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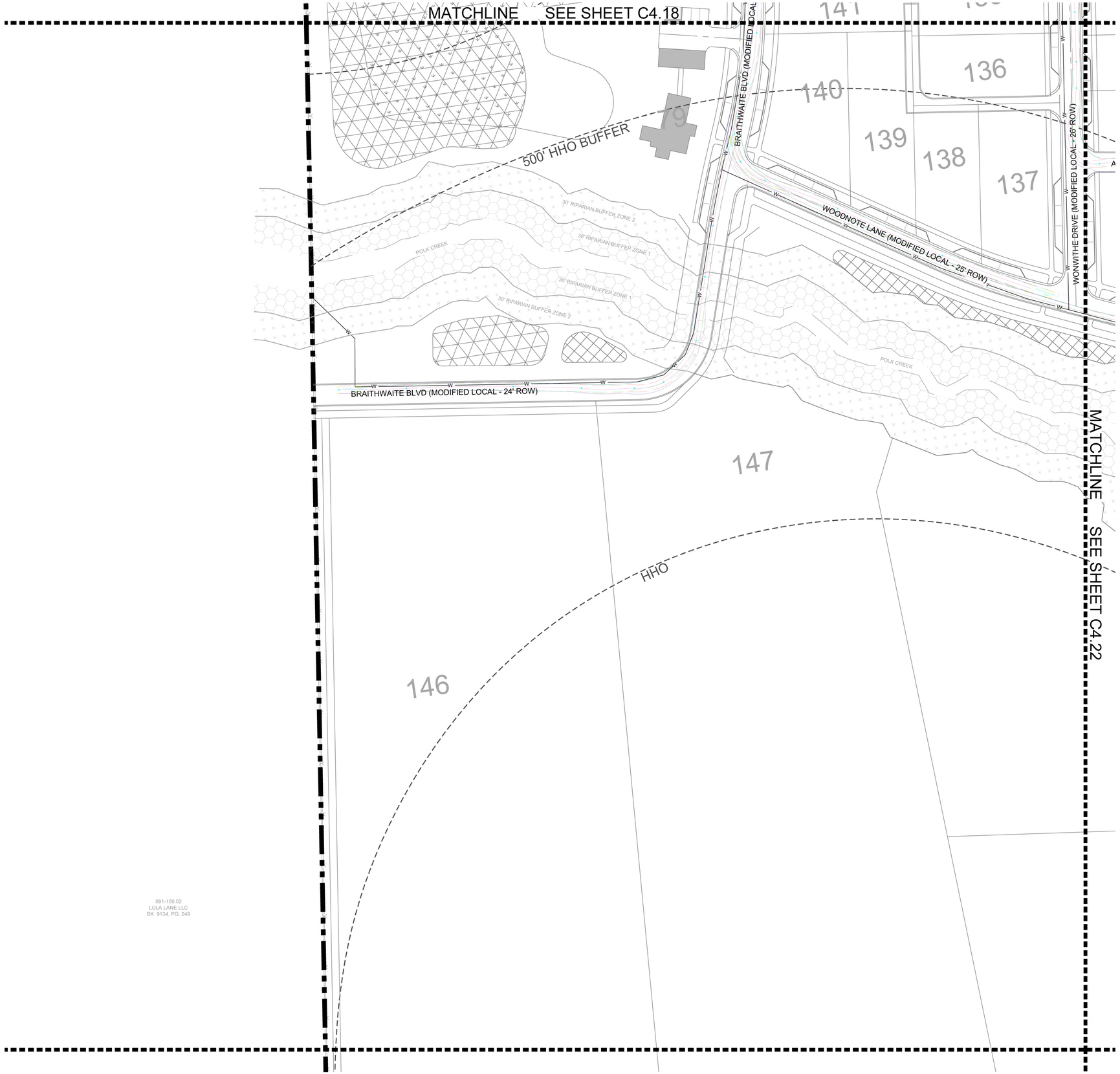

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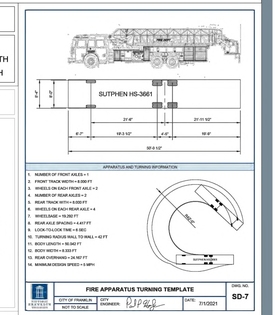

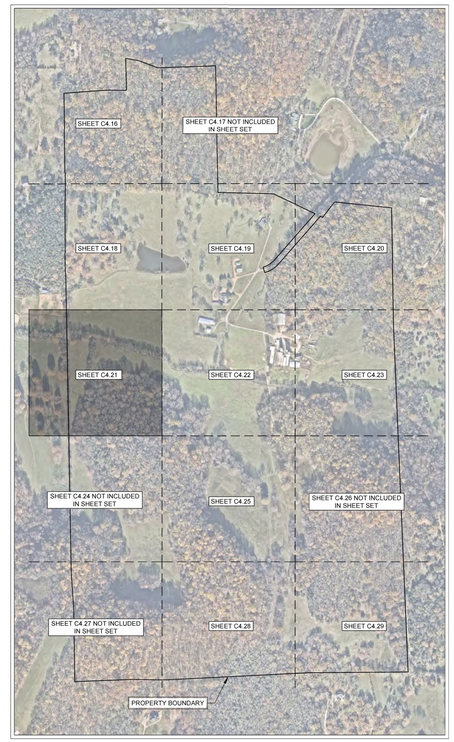

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ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.21

COF # 8704

MATCHLINE SEE SHEET C4.19

MATCHLINE SEE SHEET C4.21

MATCHLINE SEE SHEET C4.23

MATCHLINE SEE SHEET C4.25

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

ALFALFA AVENUE (MEWS ALLEY - 22' ROW)

WOODNOTE LANE (MODIFIED LOCAL - 26' ROW)

ONNLAND CIRCLE (MODIFIED LOCAL - 26' ROW)

FARREN WAY (MODIFIED LOCAL - 26' ROW)

SILO BEND LANE (MODIFIED LOCAL - 26' ROW)

500' HHO BUFFER

HHO

UNNAMED TRIBUTARY TO POLK CREEK

POLK CREEK

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

99 98 97 96 95 94 93 92 91 90 87 86 82 81 80 151 150 159 24 54 23 22 20 19 17 16 15

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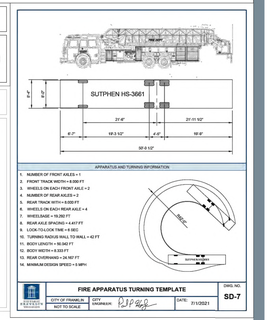

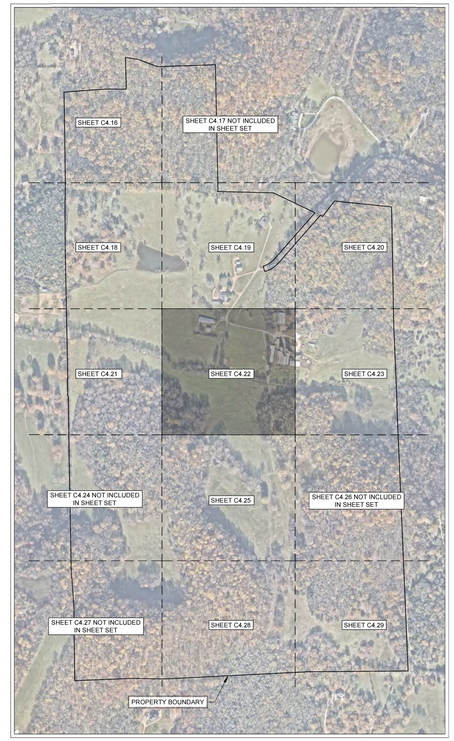

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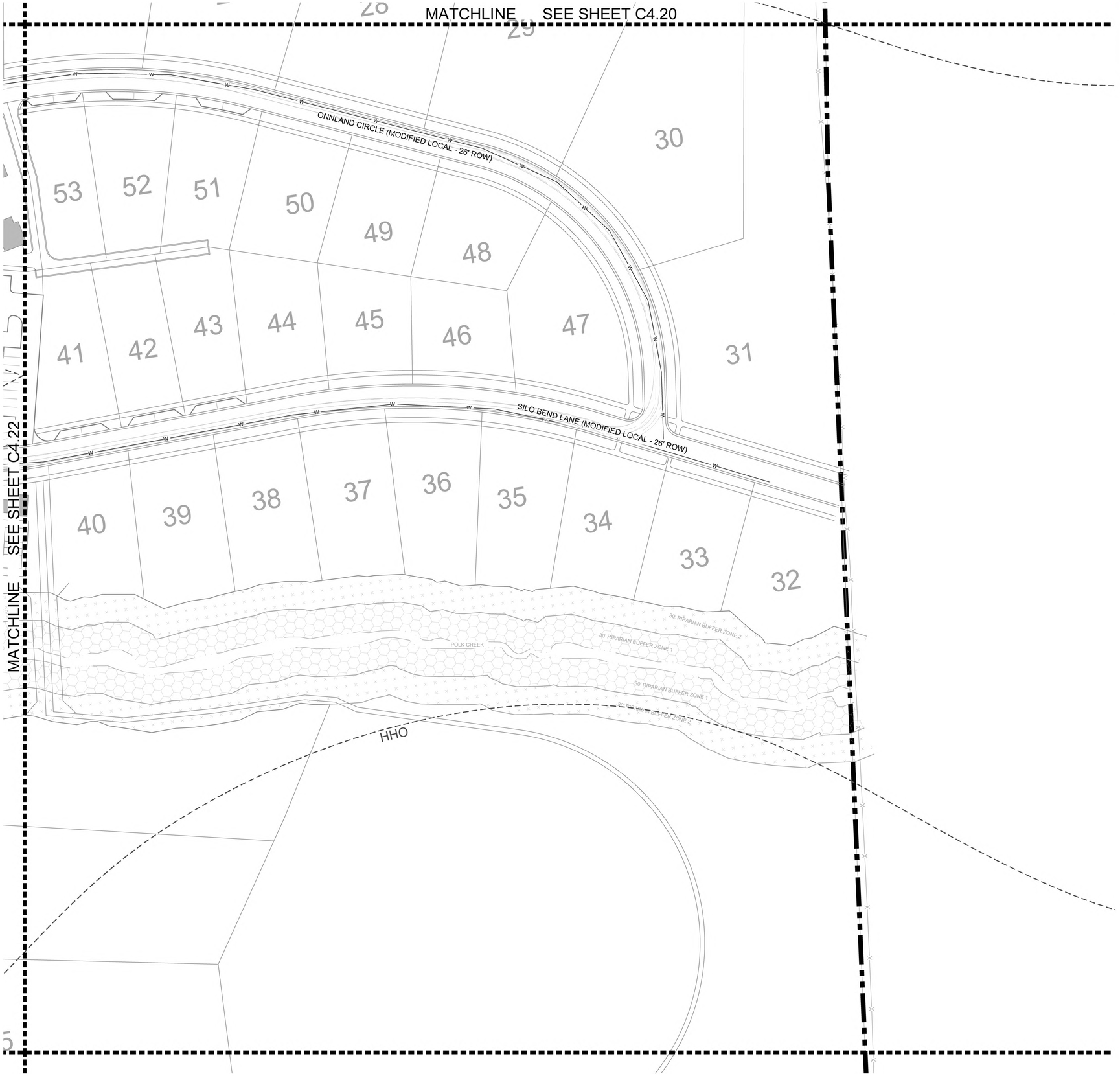

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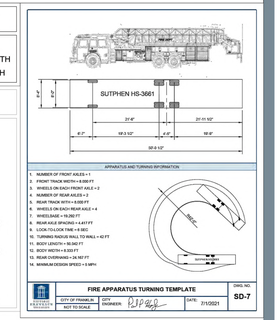
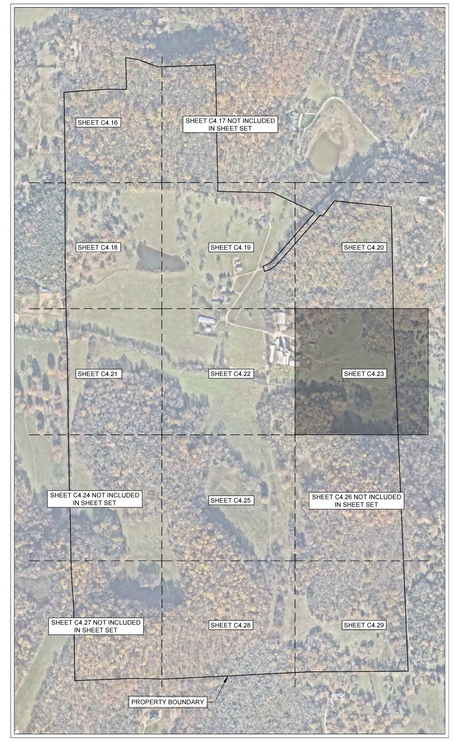
VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER





FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 26121 AGRICULTURE
12/12/2025

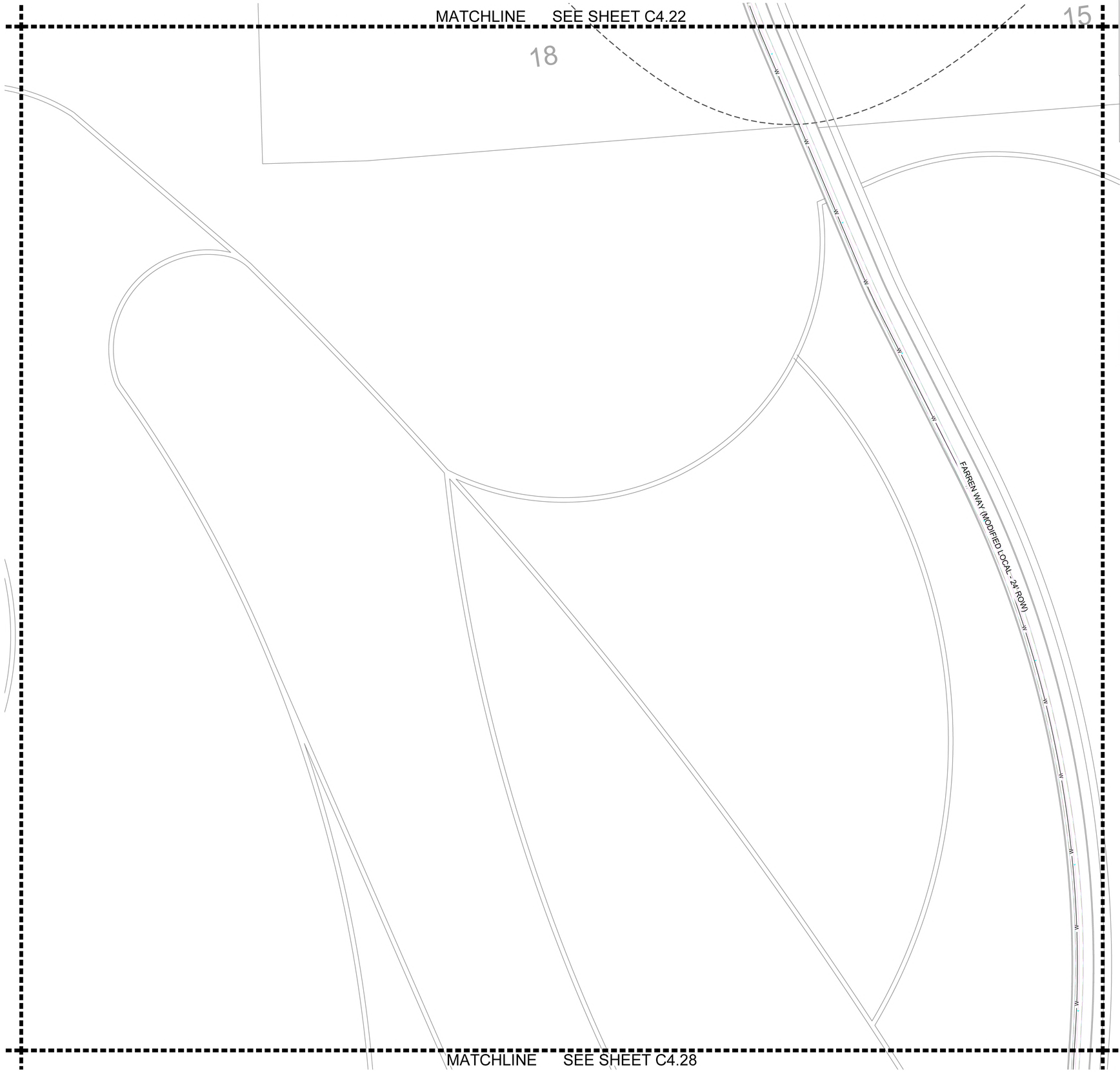
Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.23

COF # 8704

MATCHLINE SEE SHEET C4.22



MATCHLINE SEE SHEET C4.28

NOTE

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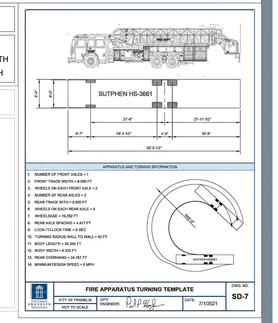

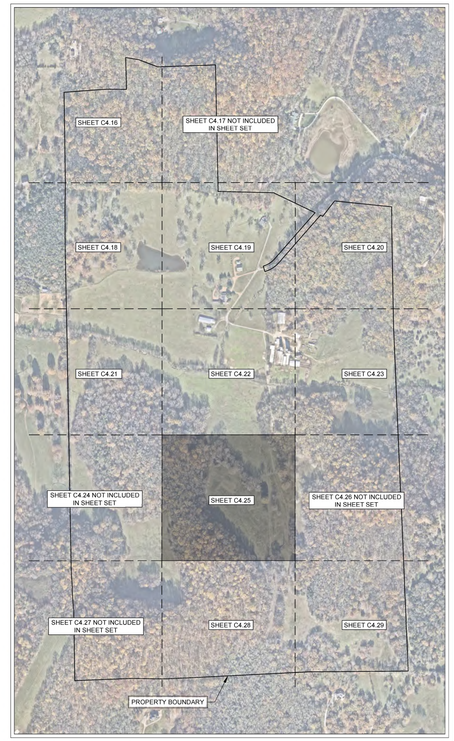

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE 121320 2025

Revision Date
△
△
△
△

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.25

COF # 8704

MATCHLINE SEE SHEET C4.25

HHO

HHO

MATCHLINE SEE SHEET C4.29

7

104-018.01
BARBARA BRIGHT FLEMING
BK. 921, PG. 531

NOTE

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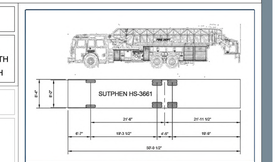

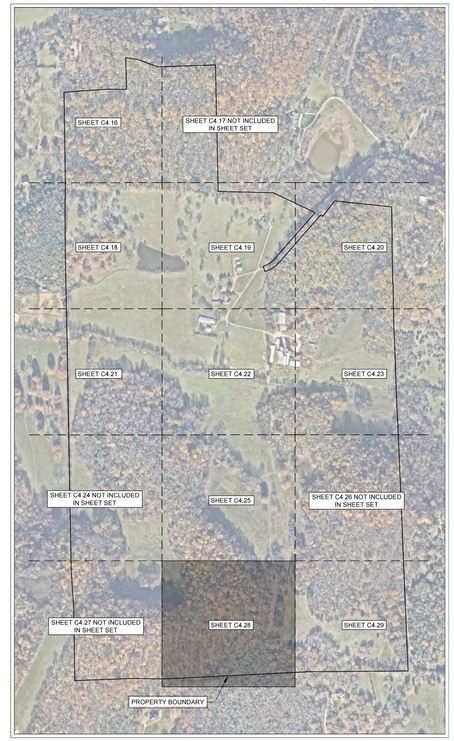

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TESTED BY TIM BYRAM AT HB&TS

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GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOVAN REGISTERED ENGINEER IN AGRICULTURE No. 121320 STATE OF TENNESSEE 2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.28
COF # 8704



NOTE

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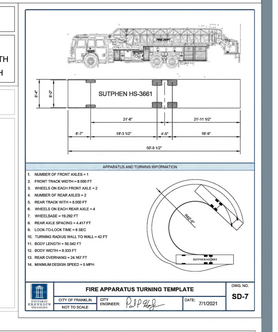

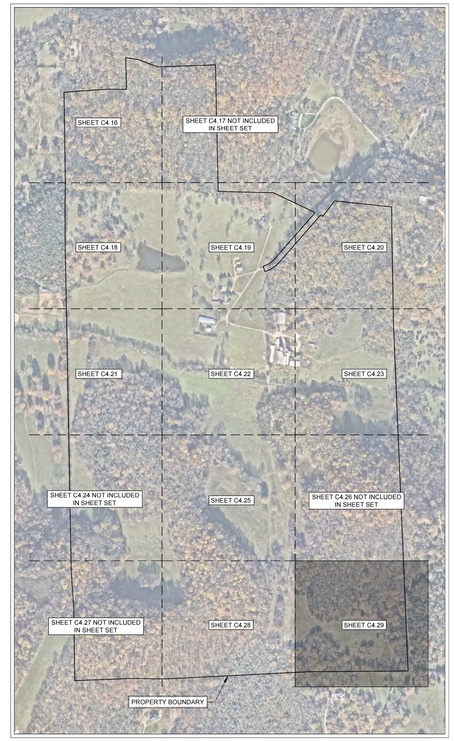

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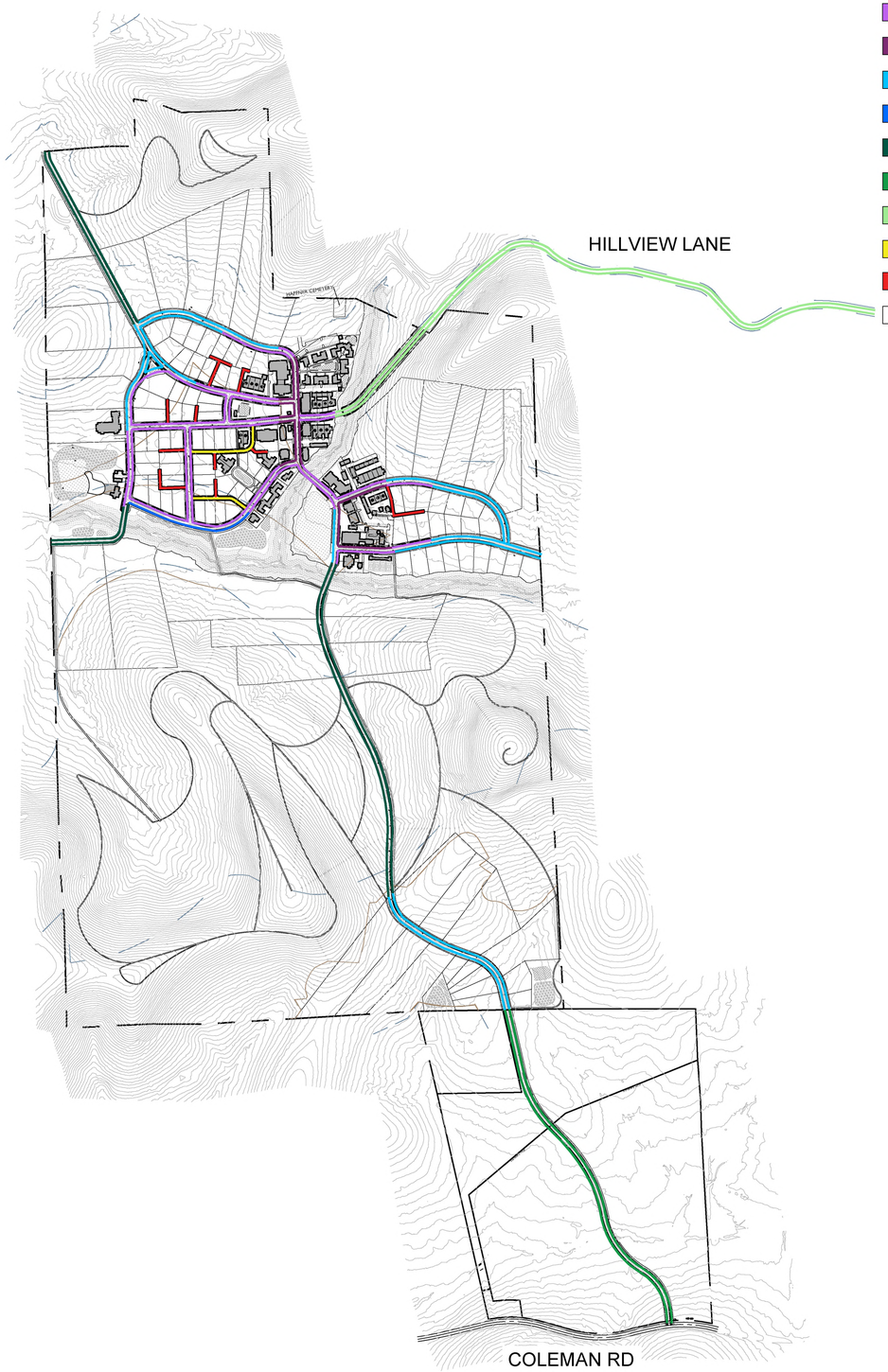
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

Revision Date

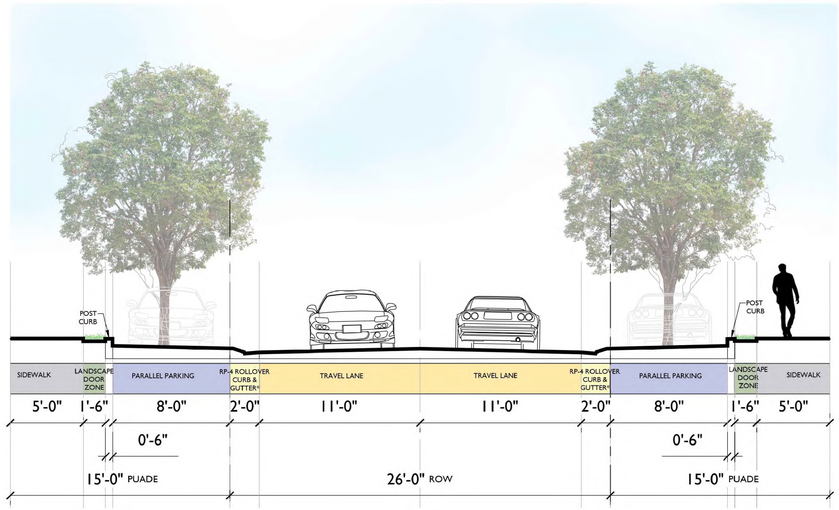
ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.29
COF # 8704



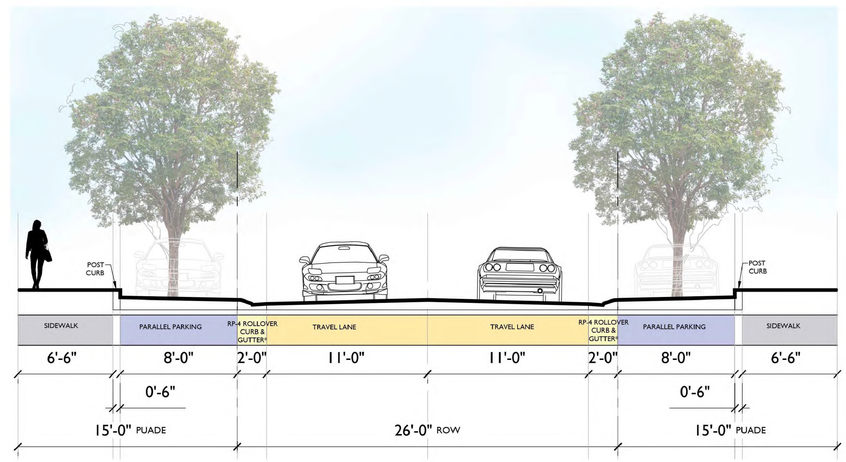
- TOWN CENTER STREET
- TOWN CENTER STREET (ALTERNATE)
- TOWN CENTER STREET (w/o PARALLELS)
- STREAM SIDE ROAD
- COUNTRY ROAD
- COUNTY ROAD
- HILLVIEW LANE
- MEWS ALLEY
- SHARED DRIVEWAY EASEMENT
- ALLEY (NOT CURRENTLY USED)

TOWN CENTER STREET



*THIS DETAIL IS FROM CITY OF FRANKLIN TECHNICAL STANDARDS: RP-4 LOCAL STREET ROLLOVER CURB AND GUTTER

TOWN CENTER STREET (ALTERNATE)



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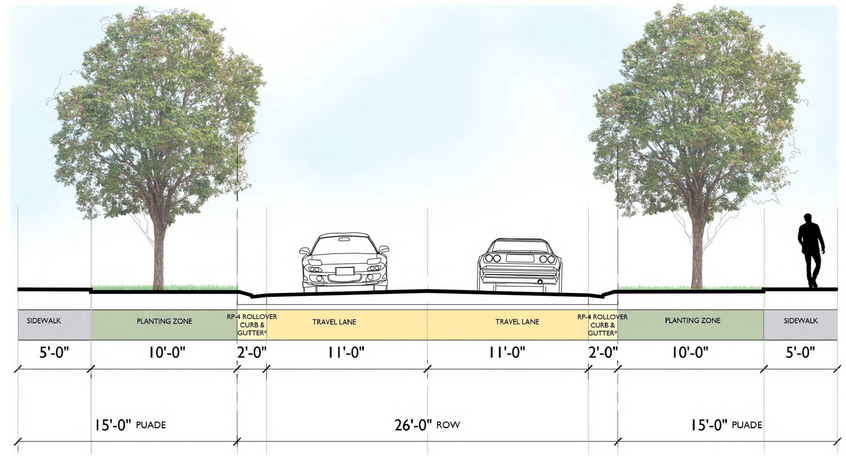
TOWN CENTER STREET (w/o PARALLELS)



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N

0' 400' 800' 1,200'

0' 5' 10' 15'

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

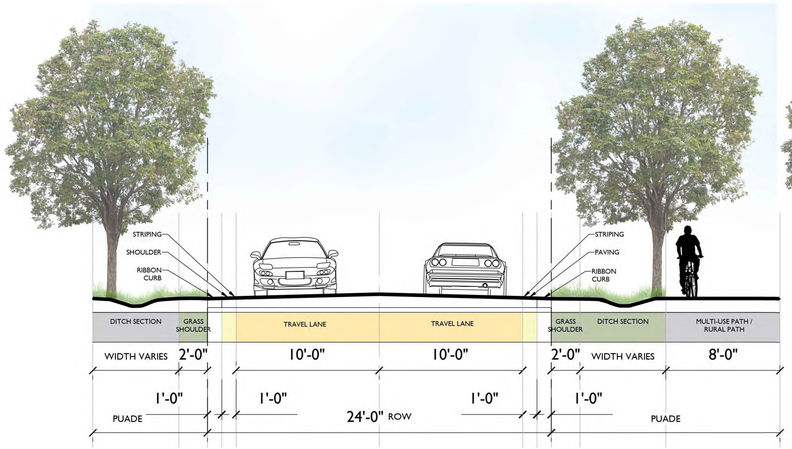
Revision Date

STREET NETWORK PLAN AND SECTIONS

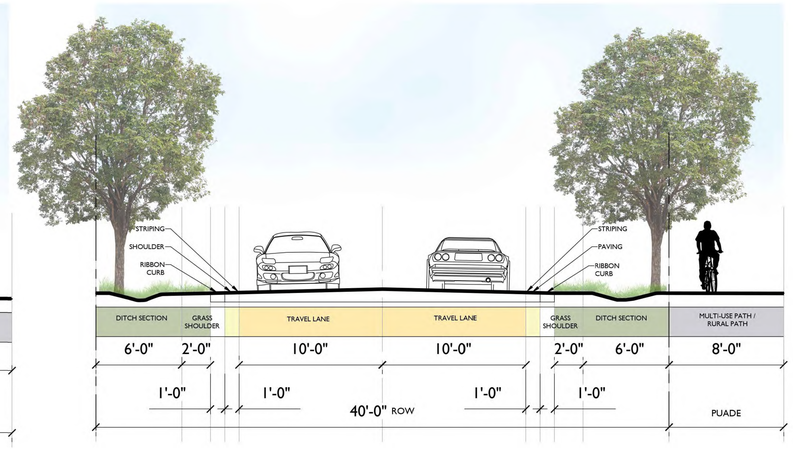
SHEET
C4.30

COF # 8704

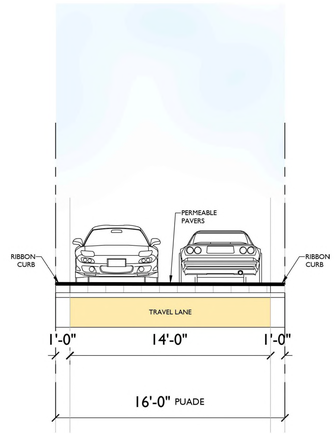
COUNTRY ROAD



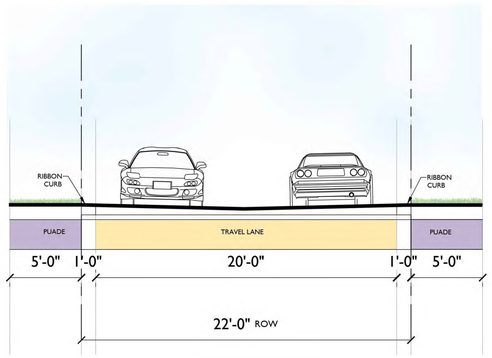
COUNTY ROAD



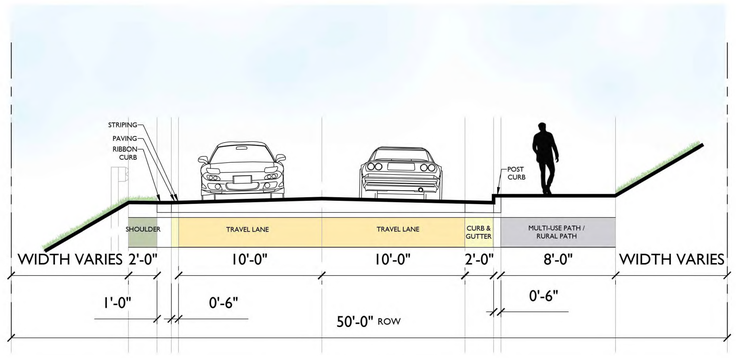
SHARED DRIVEWAY EASEMENT



MEWS ALLEY



HILLVIEW LANE



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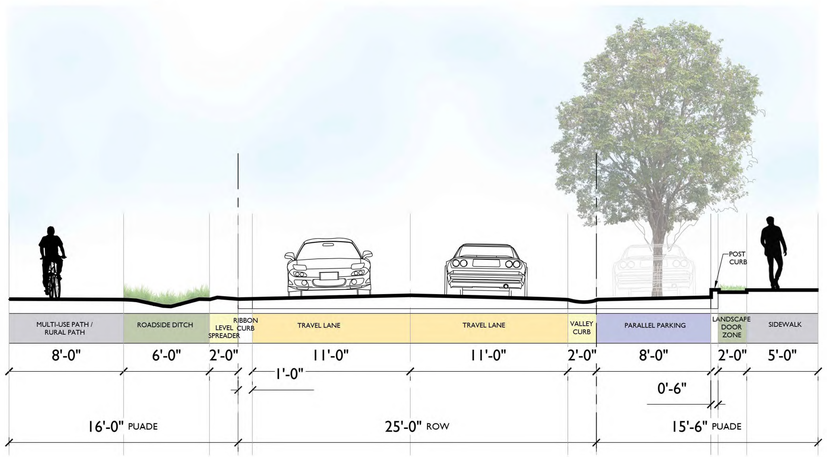
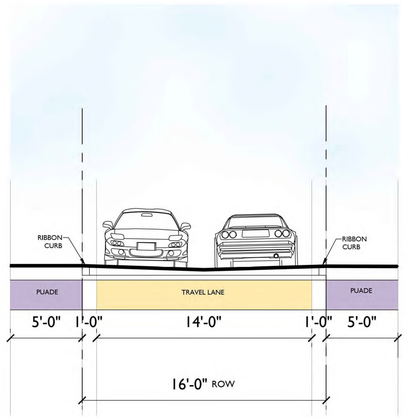


ALLEY (NOT CURRENTLY USED)



0' 5' 10' 15'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

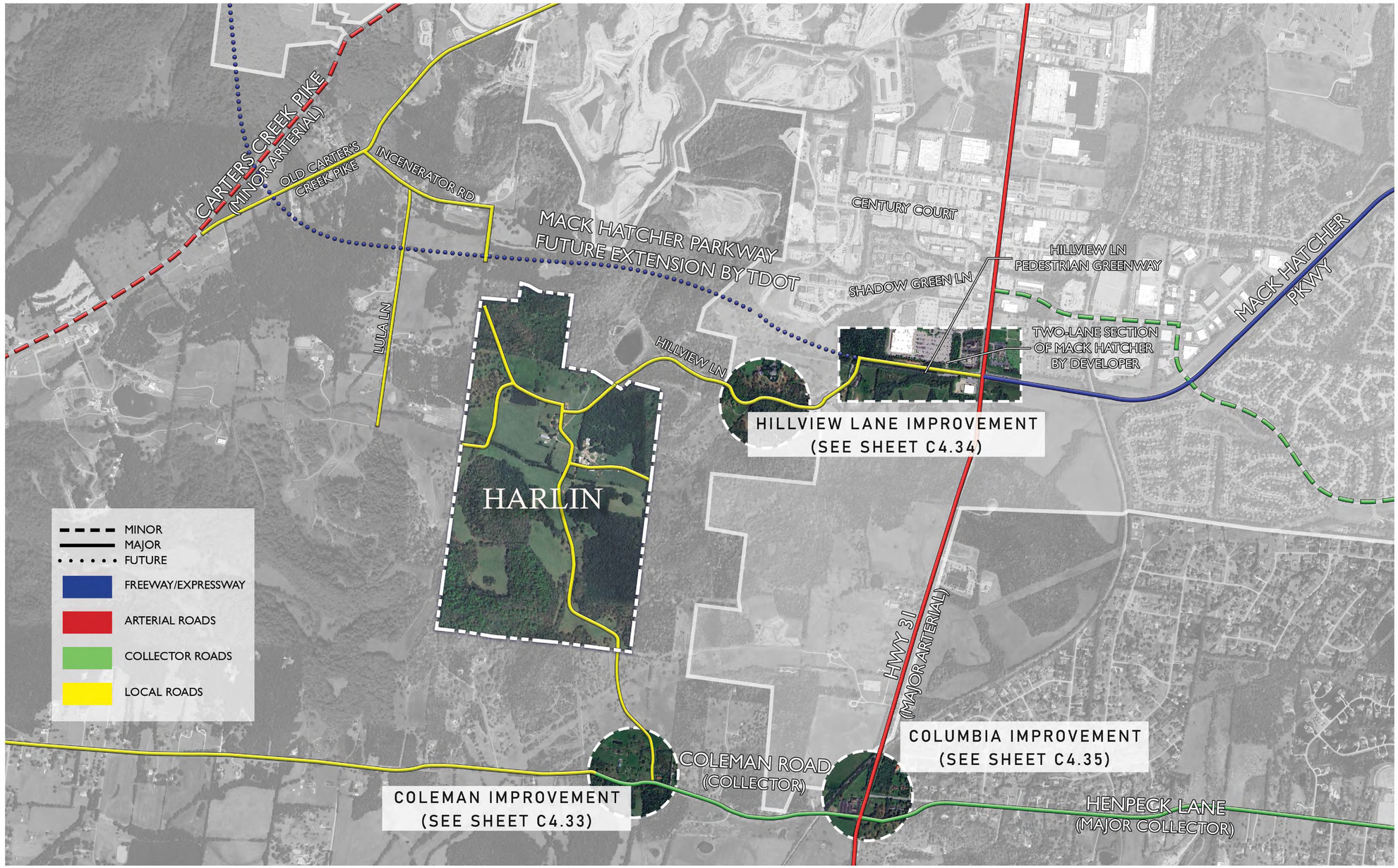
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE LANDSCAPE ARCHITECT
01-13-25

Revision Date

STREET SECTIONS

SHEET
C4.31

COF # 8704



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
2025

Revision Date
△ _____
△ _____
△ _____
△ _____

OFFSITE ROAD IMPROVEMENTS

SHEET
C4.32

COF # 8704

COLEMAN ROAD IMPROVEMENT



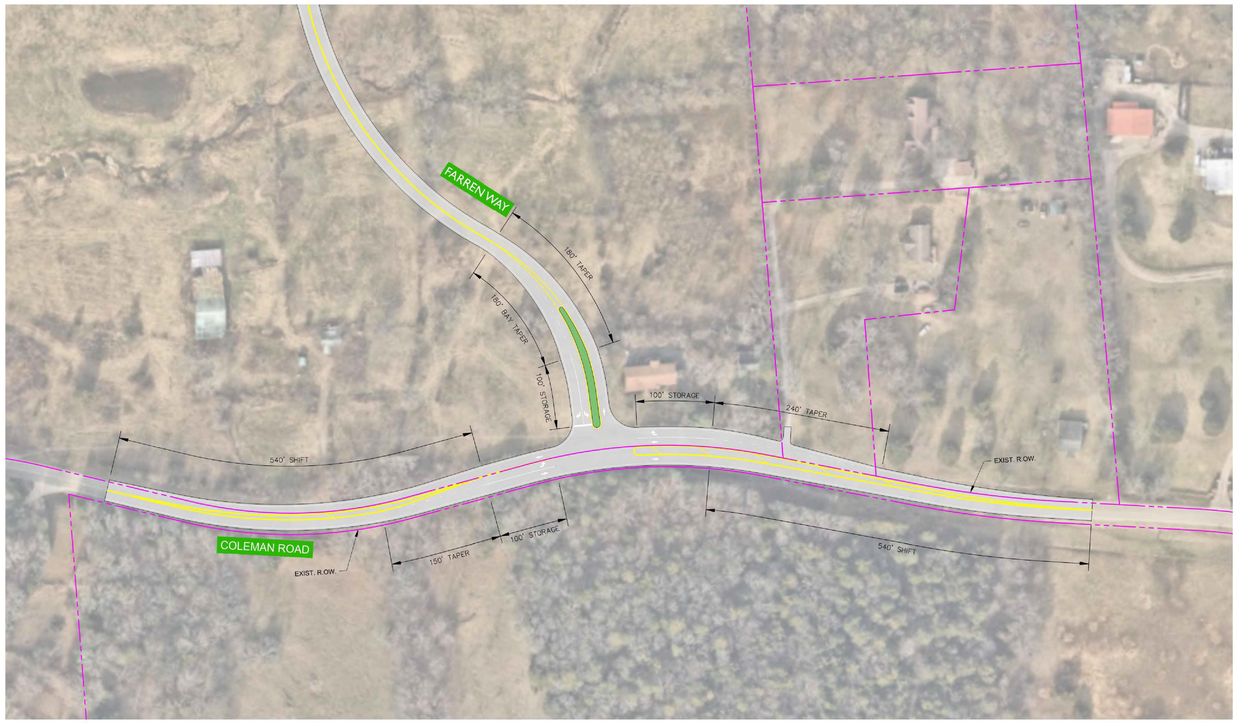
Location Key



Existing Conditions



Proposed Improvements



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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
10525

Revision Date
△ _____
△ _____
△ _____
△ _____

OFFSITE ROAD IMPROVEMENTS

SHEET
C4.33

COF # 8704

HILLVIEW LANE & MACK HATCHER IMPROVEMENT

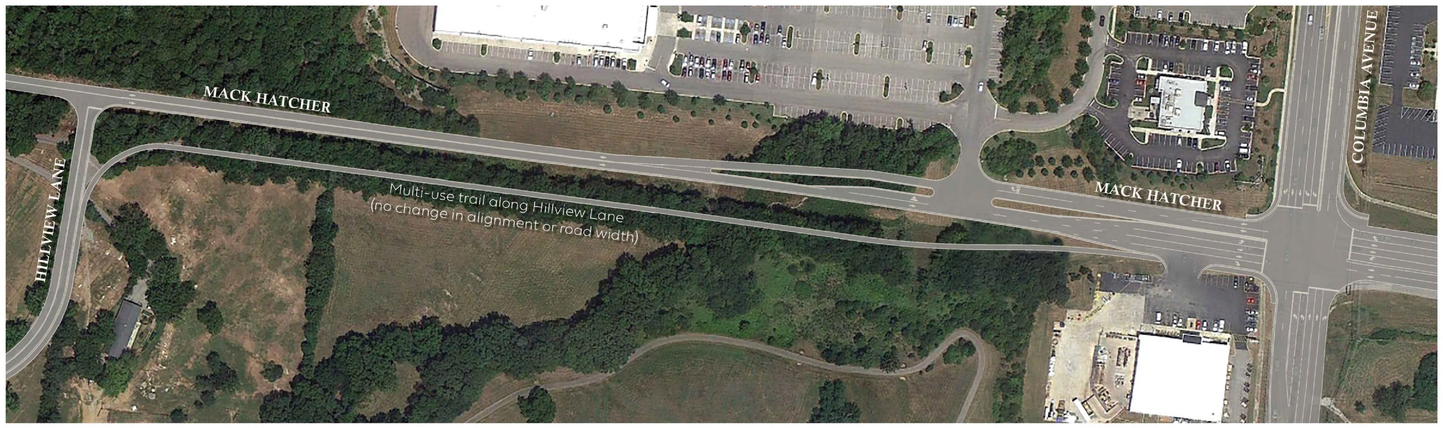




Location Key



Existing Conditions



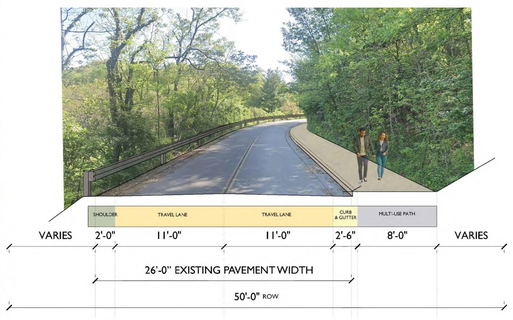
Proposed Improvements



Location Key



Existing Conditions



Proposed Improvements to Hillview Lane

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
04/15/25

Revision Date

OFFSITE ROAD IMPROVEMENTS

SHEET
C4.34

COF # 8704

COLEMAN ROAD & COLUMBIA PIKE IMPROVEMENT



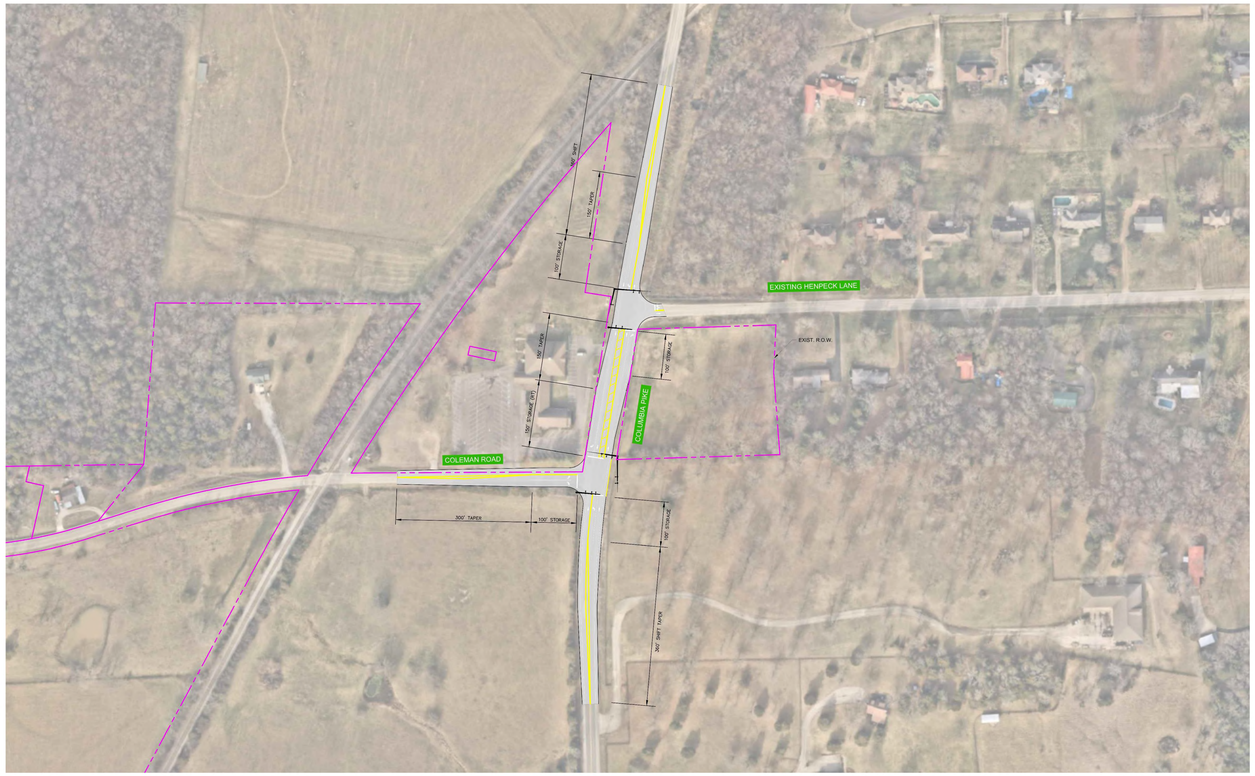
Location Key



Existing Conditions



Proposed Improvements



GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

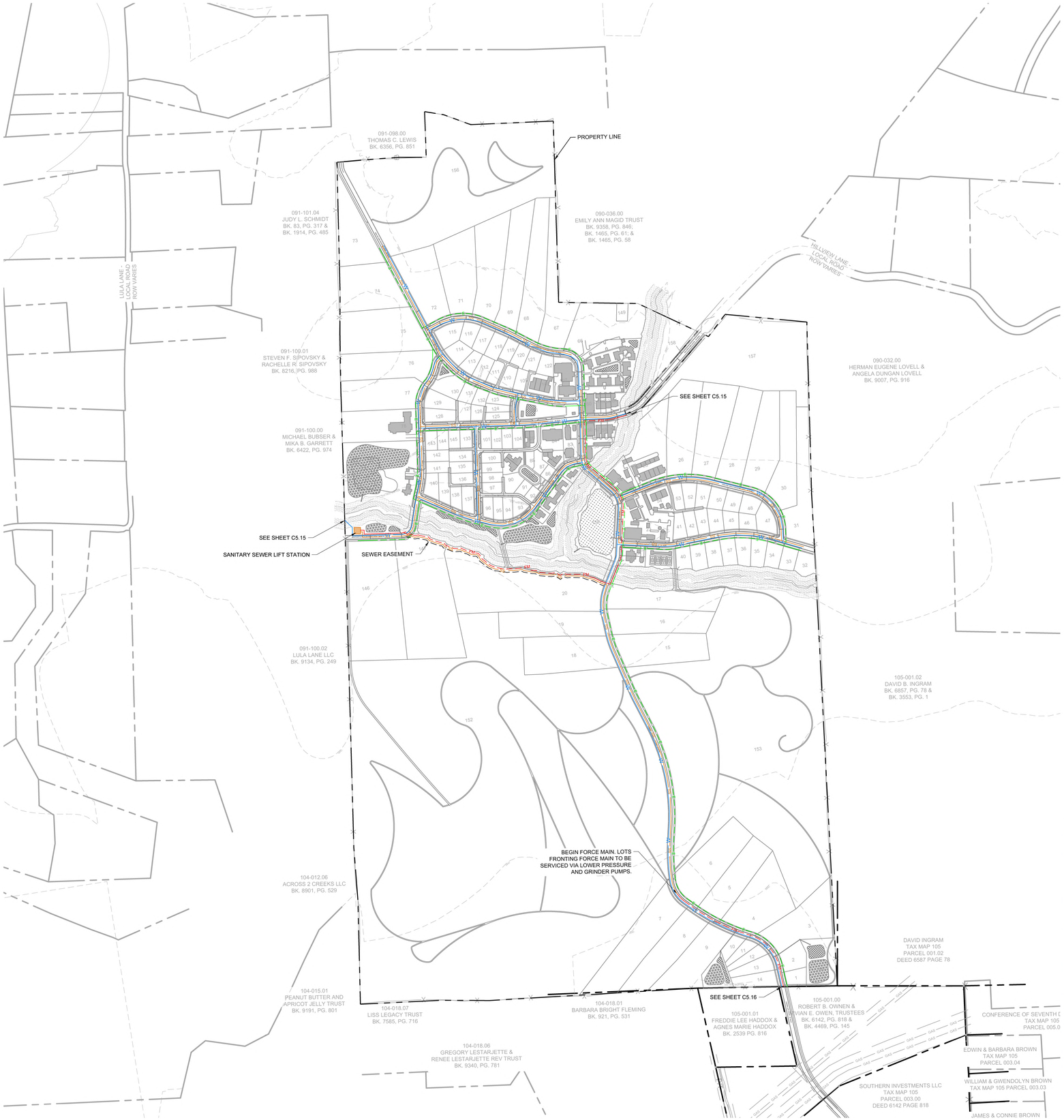
JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OFFSITE ROAD IMPROVEMENTS

SHEET
C4.35

COF # 8704



SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.

SITE LEGEND

- STORM PIPE
- W — WATER MAIN BY HB&TS
- G — GRAVITY SEWER LINE
- FM — FORCE MAIN SEWER LINE
- E — PROPOSED ELECTRICAL

SANITARY SEWER NOTE

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FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

STATEMENT OF IMPACTS

WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO A SEWER EXTENSION IN HILLVIEW LANE.

UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
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   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
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8. UTILITIES LAYOUTS SHOWN IN THIS PLAN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. UTILITY LAYOUTS ARE NOT APPROVED WITH APPROVAL OF THIS DEVELOPMENT PLAN, AND SHOULD BE COORDINATED WITH THE PRESIDING ENTITY.

AGENCY CONTACTS

WATER
HB & TS
505 DOWNS BLVD
FRANKLIN, TN 37064
PHONE: (615) 794-7796
CONTACT: CODY LOVETT

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-2596
CONTACT: BLAKE DAVIS

CITY OF FRANKLIN
109 3rd AVENUE SOUTH, FRANKLIN, TN 37067
CONTACT:
PLANNING : EMILY WRIGHT (615) 550-6739
ENGINEERING : LANCE FITTRO (615) 550-6676

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-4554
CONTACT: BEN MCNEIL

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DRIVE
FRANKLIN, TENNESSEE 37067
PHONE: (615) 800-4004
CONTACT: MARY McGOWAN, P.E.

CABLE
COMCAST
2501 McGAVOCK PK,
SUITE 1206
NASHVILLE, TN 37214
PHONE: (615) 550-6855
CONTACT: PAULA BROOKS

TELEPHONE
AT&T
PHONE: (615) 595-7816
CONTACT: DAVID TUTTEROW

SURVEYOR
TWM INC.
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
PHONE: (615) 814-7414

LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

LOCATION OF FLOWED HYDRANT



SCALE: 1" = 100'

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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SHERIDAN PUBLIC RELATIONS LLC

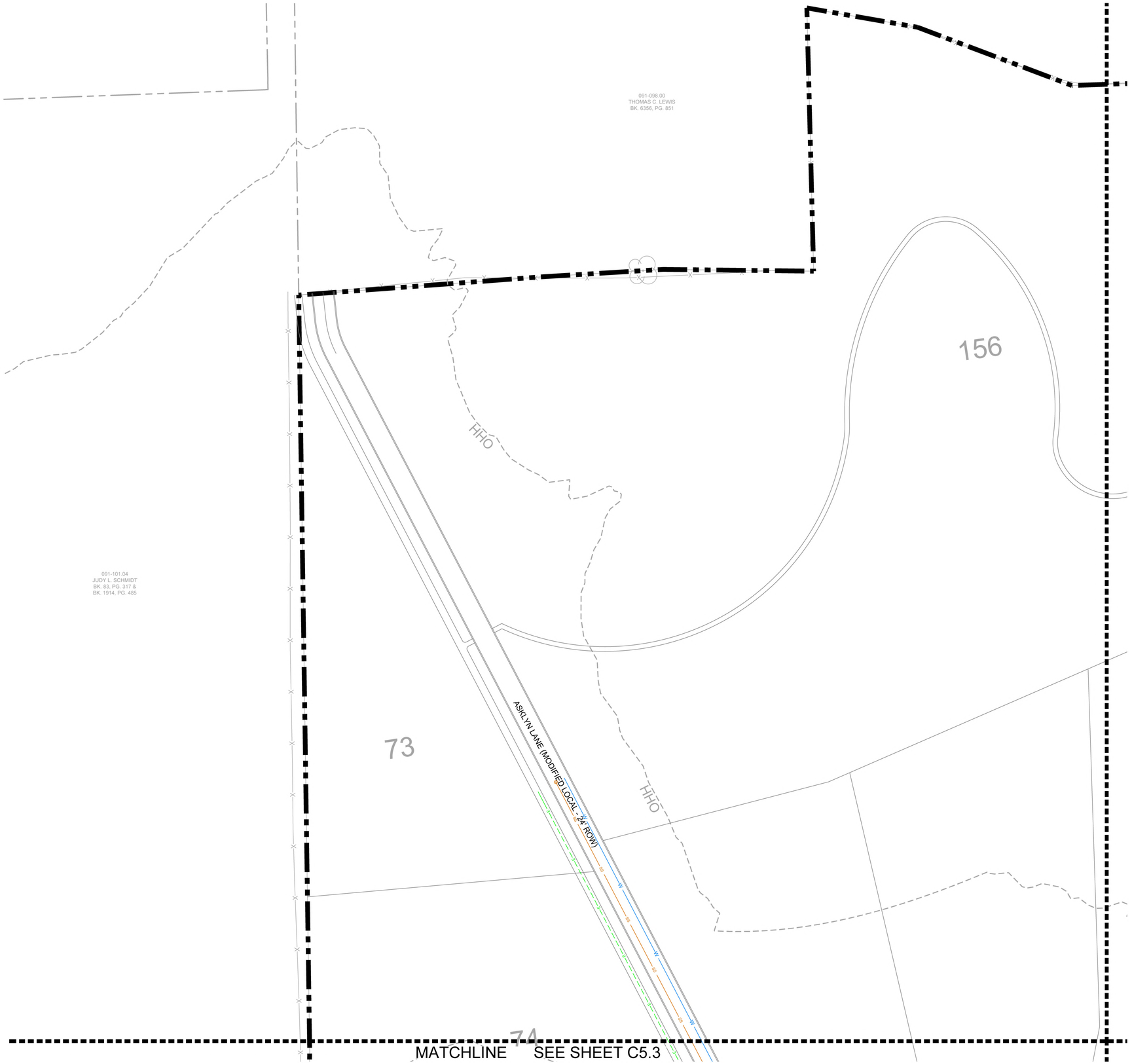
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
STATE OF TENNESSEE
No. 121320
12/31/2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OVERALL UTILITY PLAN

SHEET
C5.0
COF # 8704



SANITARY SEWER NOTE

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SITE LEGEND

- STORM PIPE
- W — WATER MAIN BY HB&TS
- SS — GRAVITY SEWER LINE
- FM — FORCE MAIN SEWER LINE
- E — PROPOSED ELECTRICAL

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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

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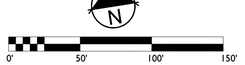

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

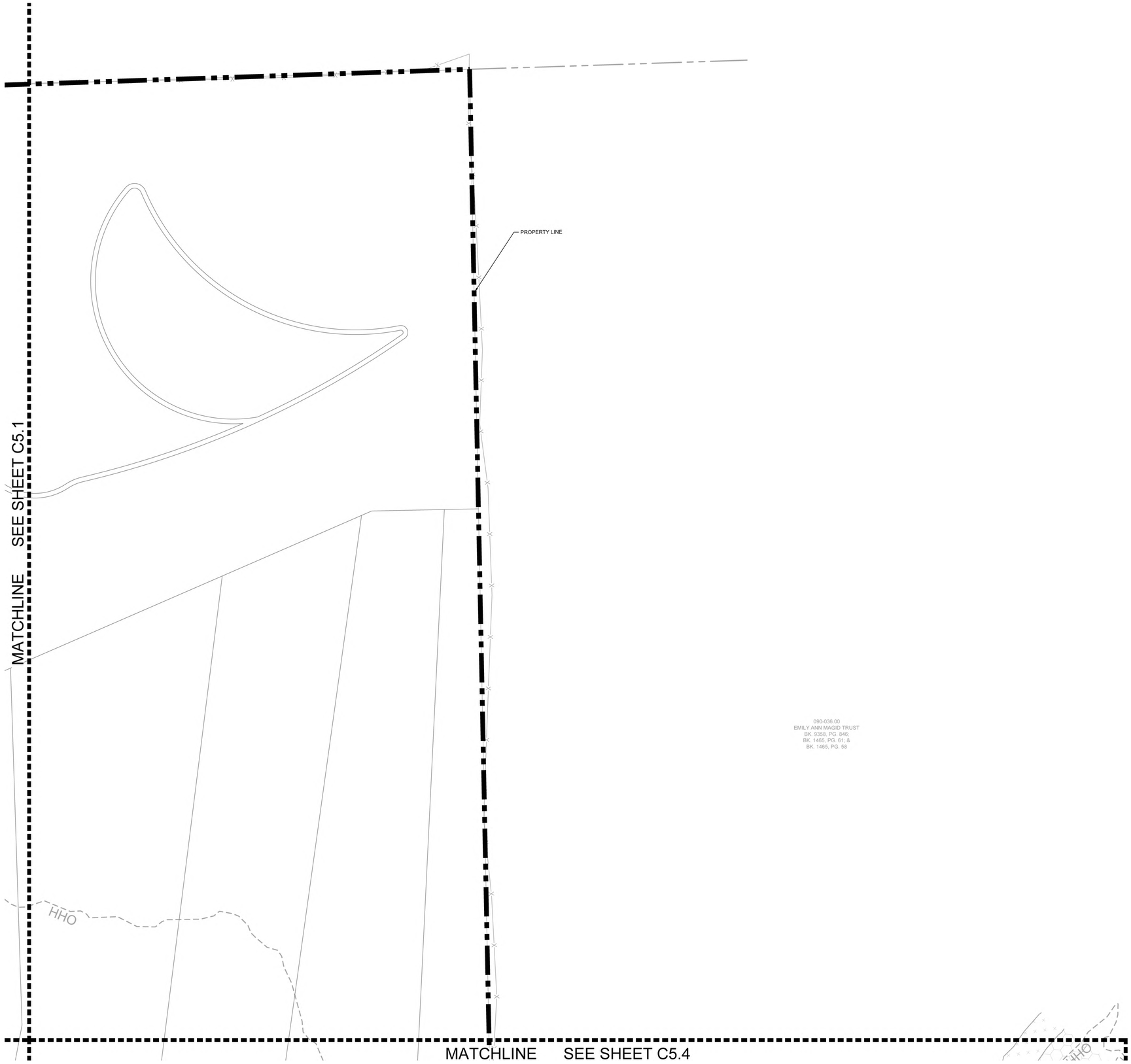
MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURE — No. 121320 — STATE OF TENNESSEE — 2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.1

COF # 8704



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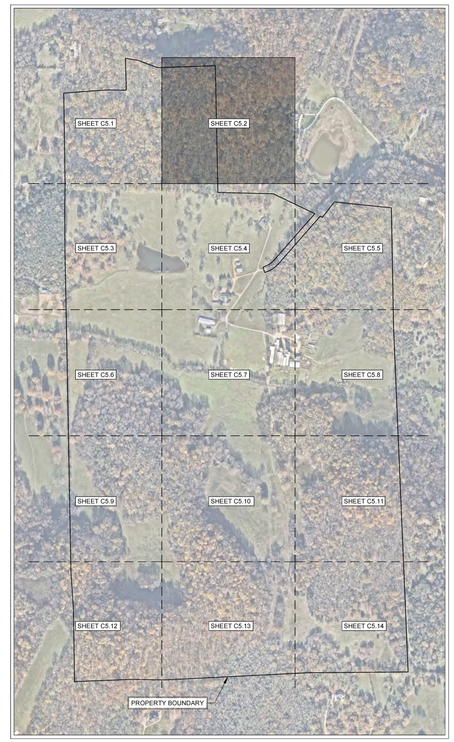

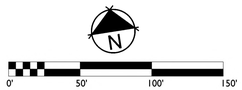

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

Revision Date
- △ _____
- △ _____
- △ _____
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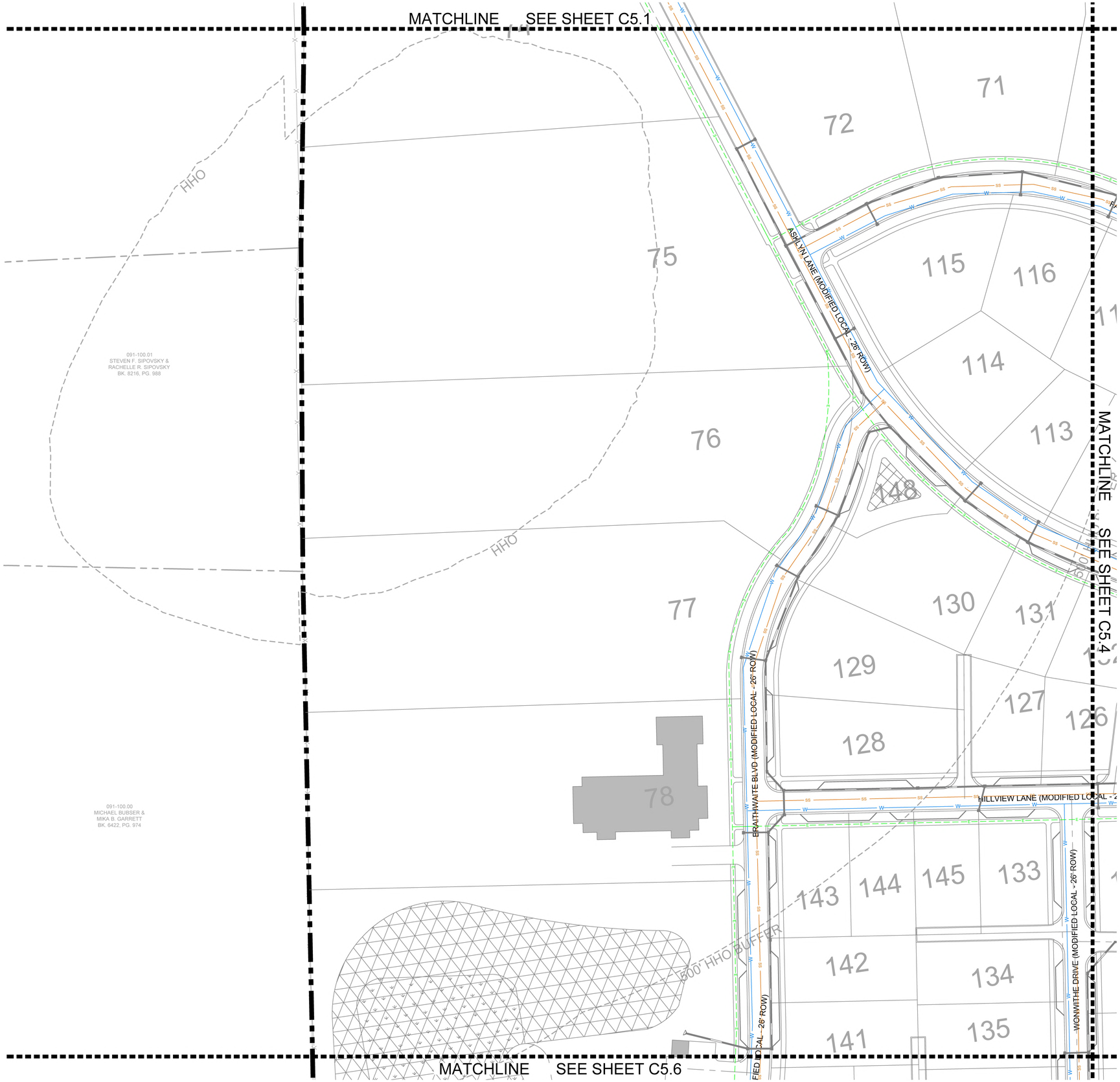
ENLARGED UTILITY PLAN

SHEET
C5.2
COF # 8704



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SITE LEGEND

- STORM PIPE
- WATER MAIN BY HB&TS
- GRAVITY SEWER LINE
- FORCE MAIN SEWER LINE
- PROPOSED ELECTRICAL

UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
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RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

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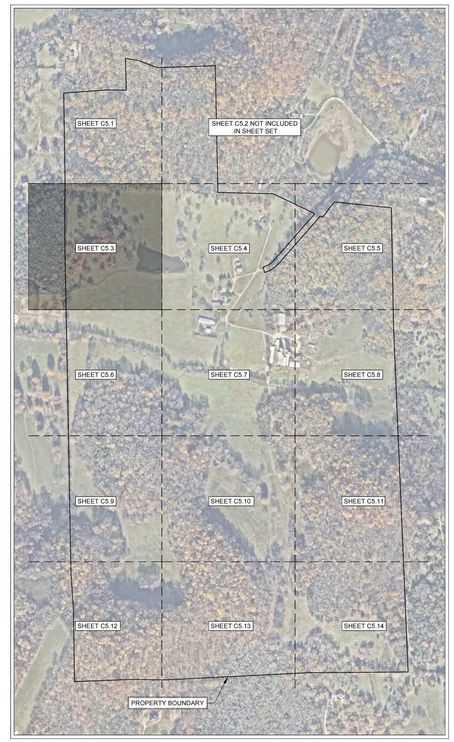


0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

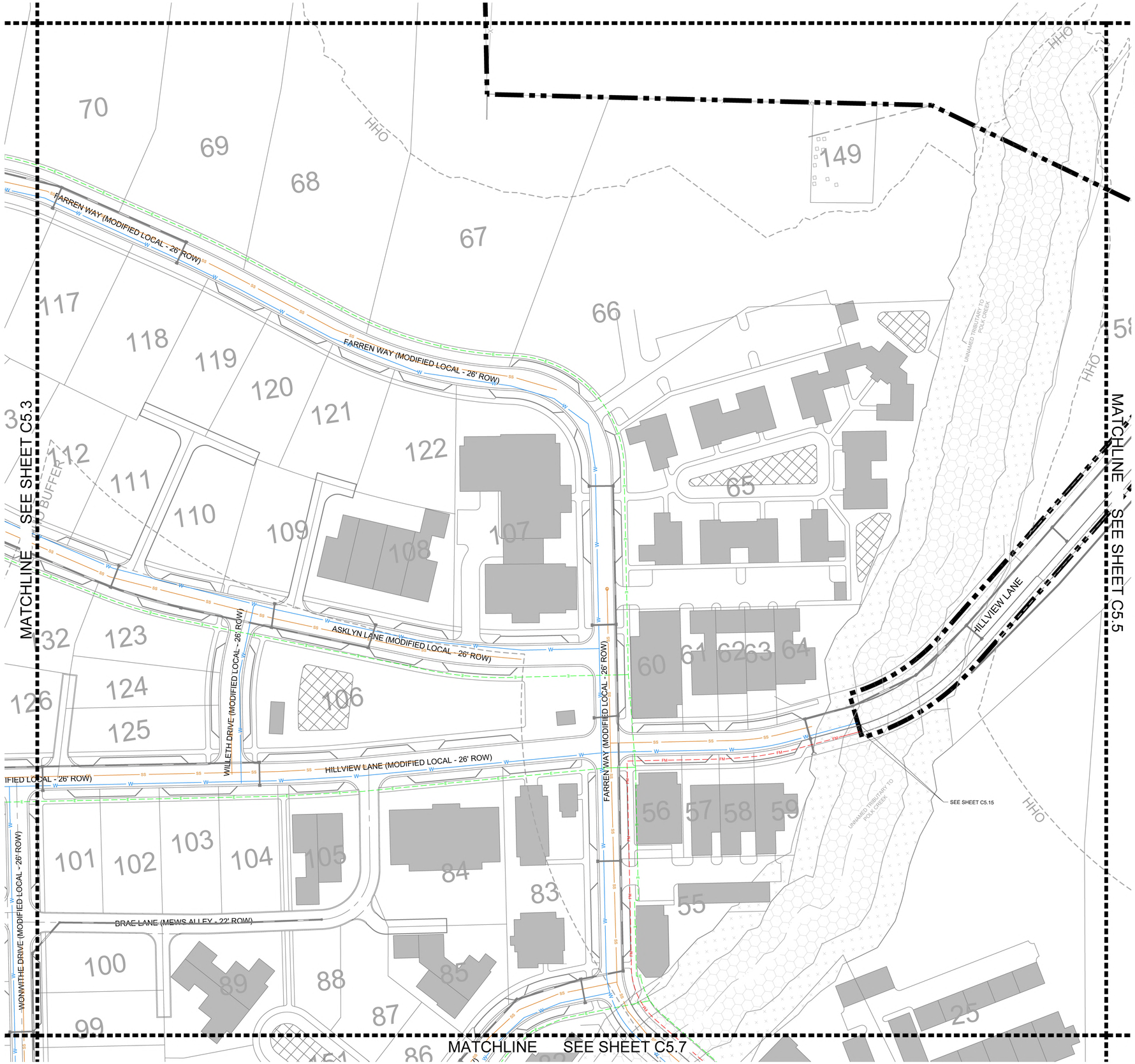
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121370 2025

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.3
COF # 8704



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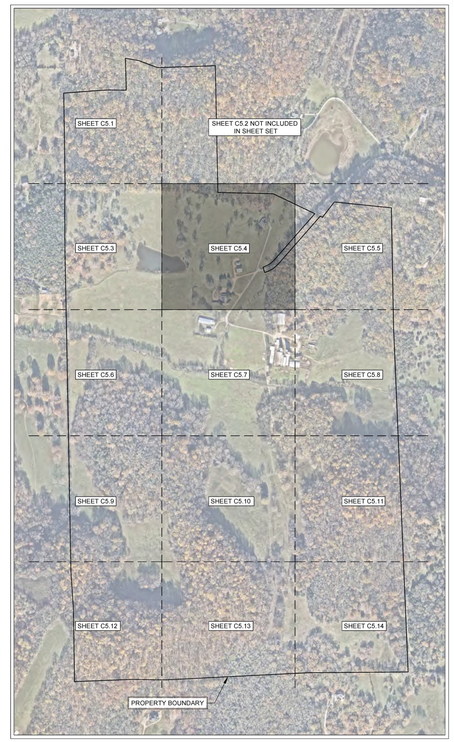

N

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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Kimley»Horn
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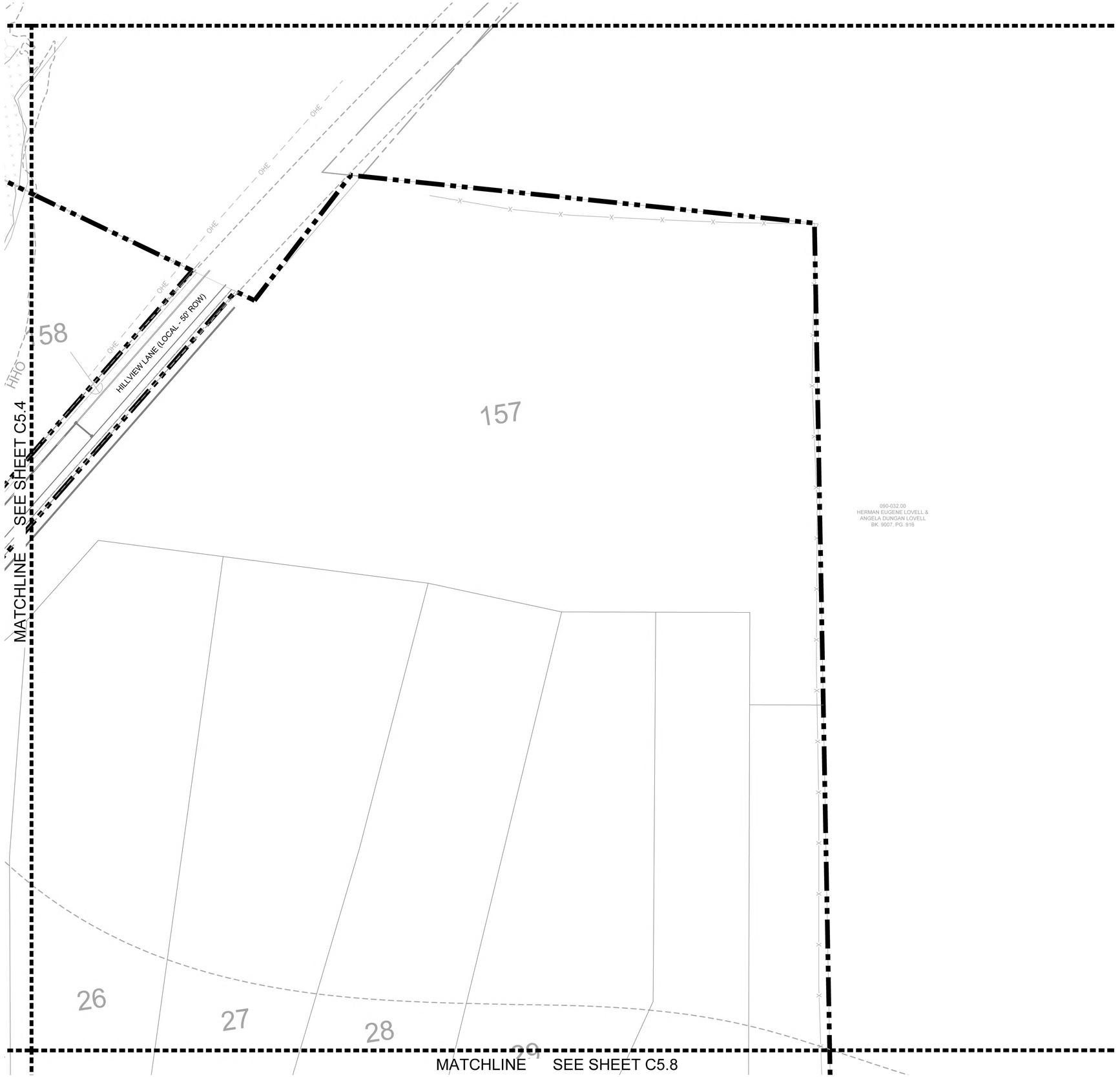
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGONAGILL — LICENSED PROFESSIONAL ENGINEER — AGRICULTURAL — STATE OF TENNESSEE — 121324 — REGISTERED — 2025

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.4
COF # 8704



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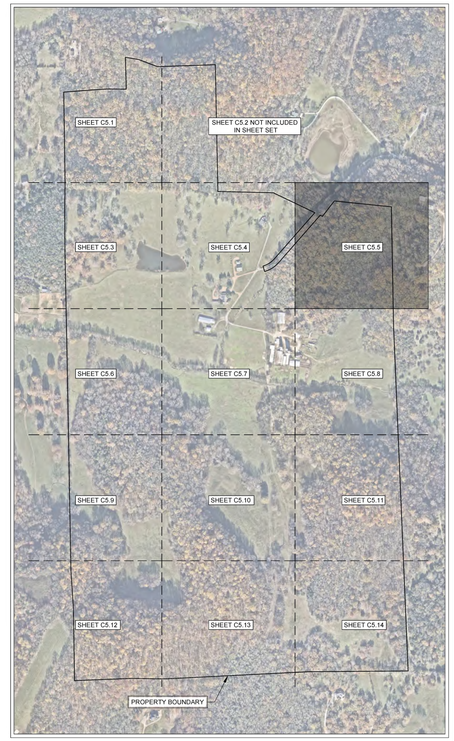

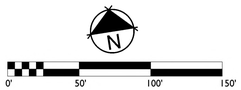

GAMBLE DESIGN COLLABORATIVE
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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
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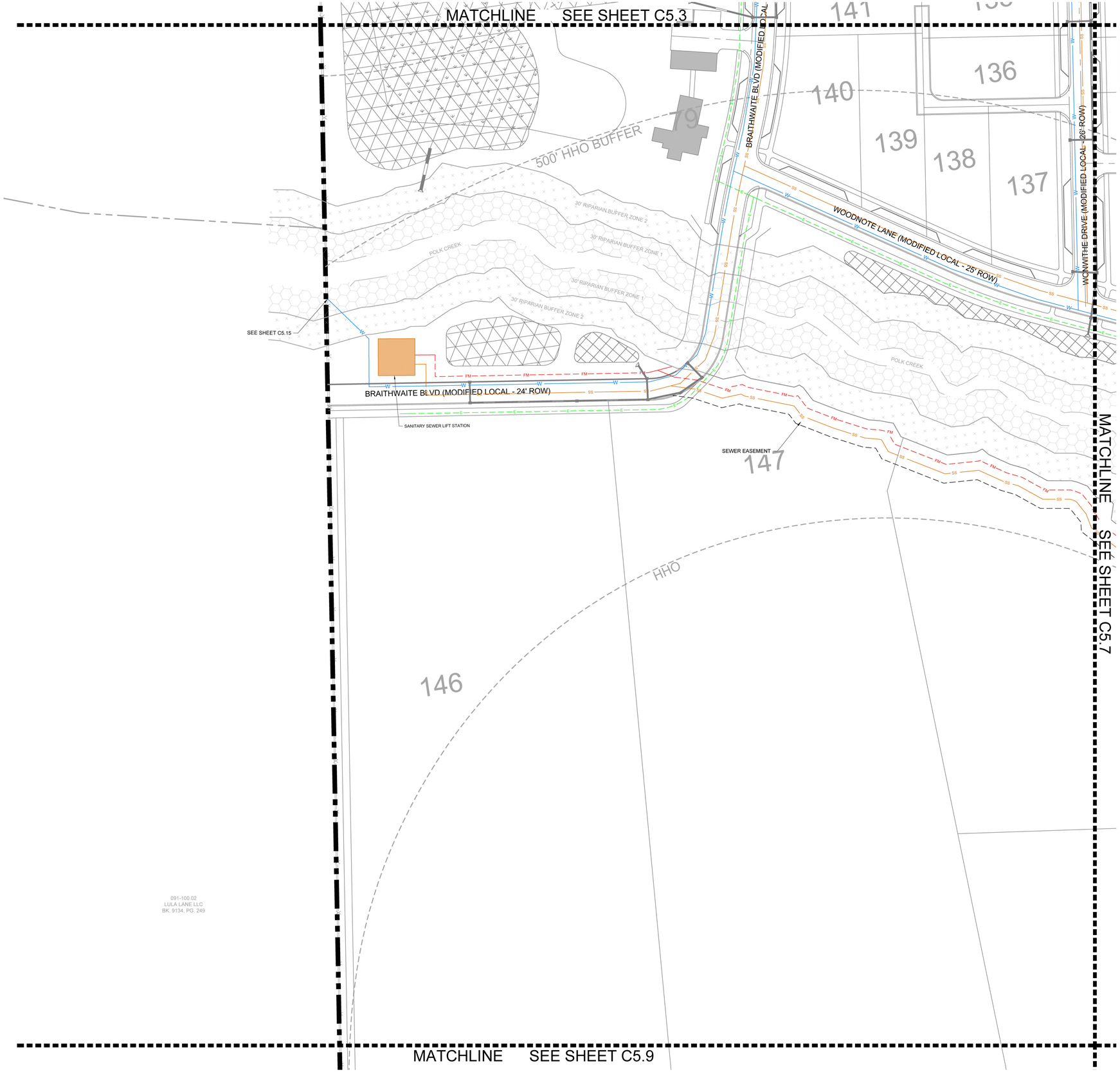
ENLARGED UTILITY PLAN

SHEET
C5.5
COF # 8704



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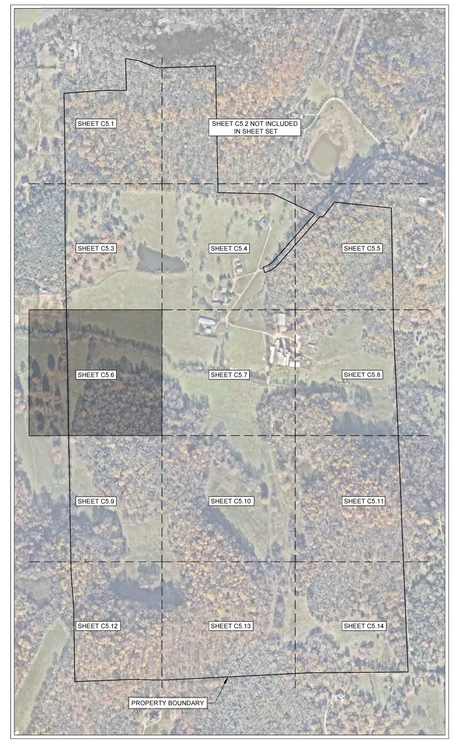

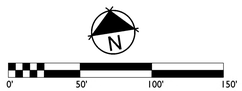

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2025

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ENLARGED UTILITY PLAN

SHEET
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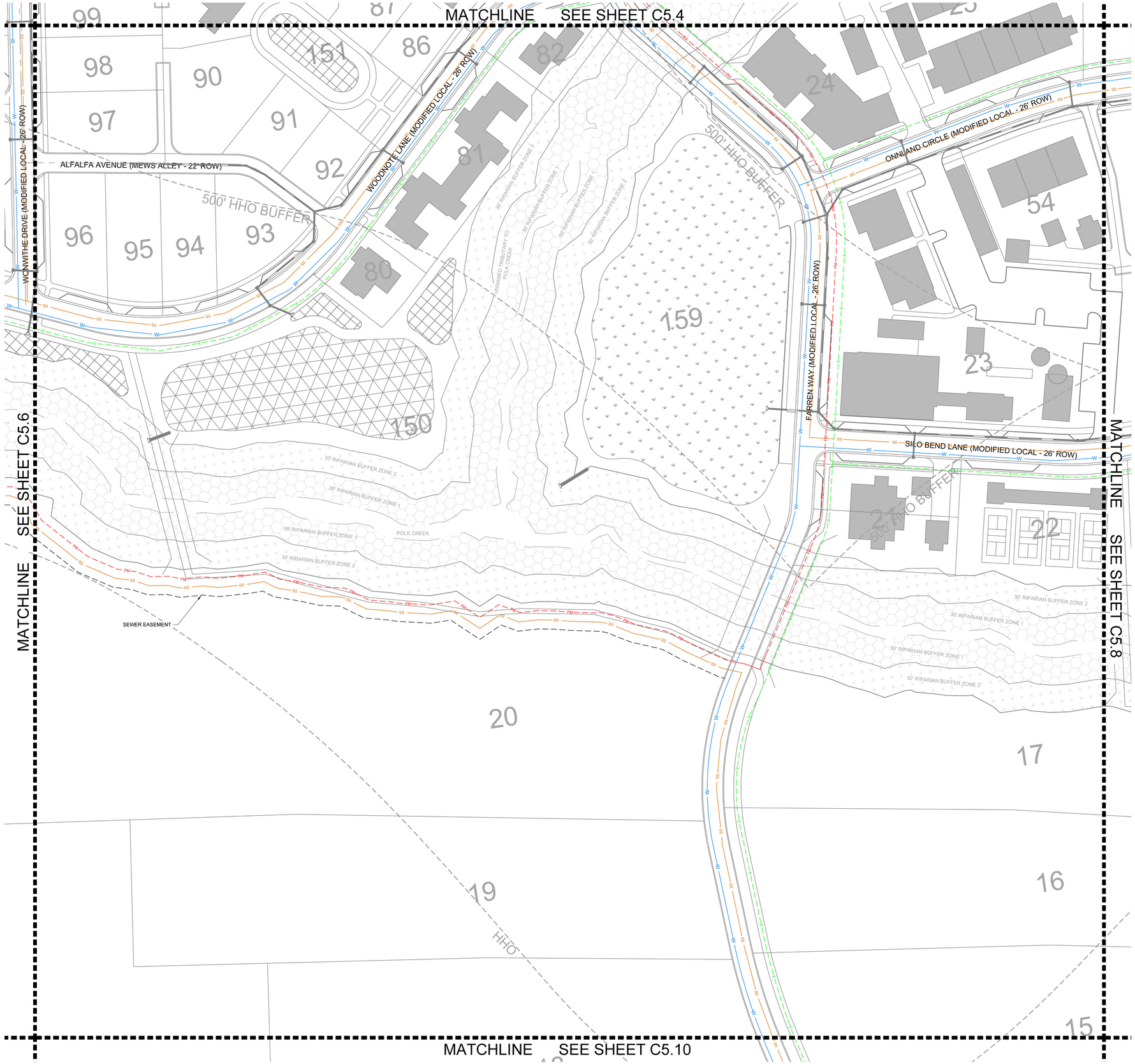

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7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

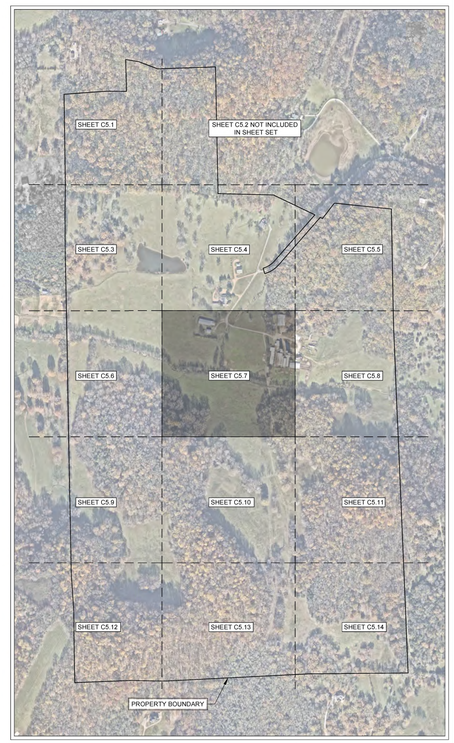
FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

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DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

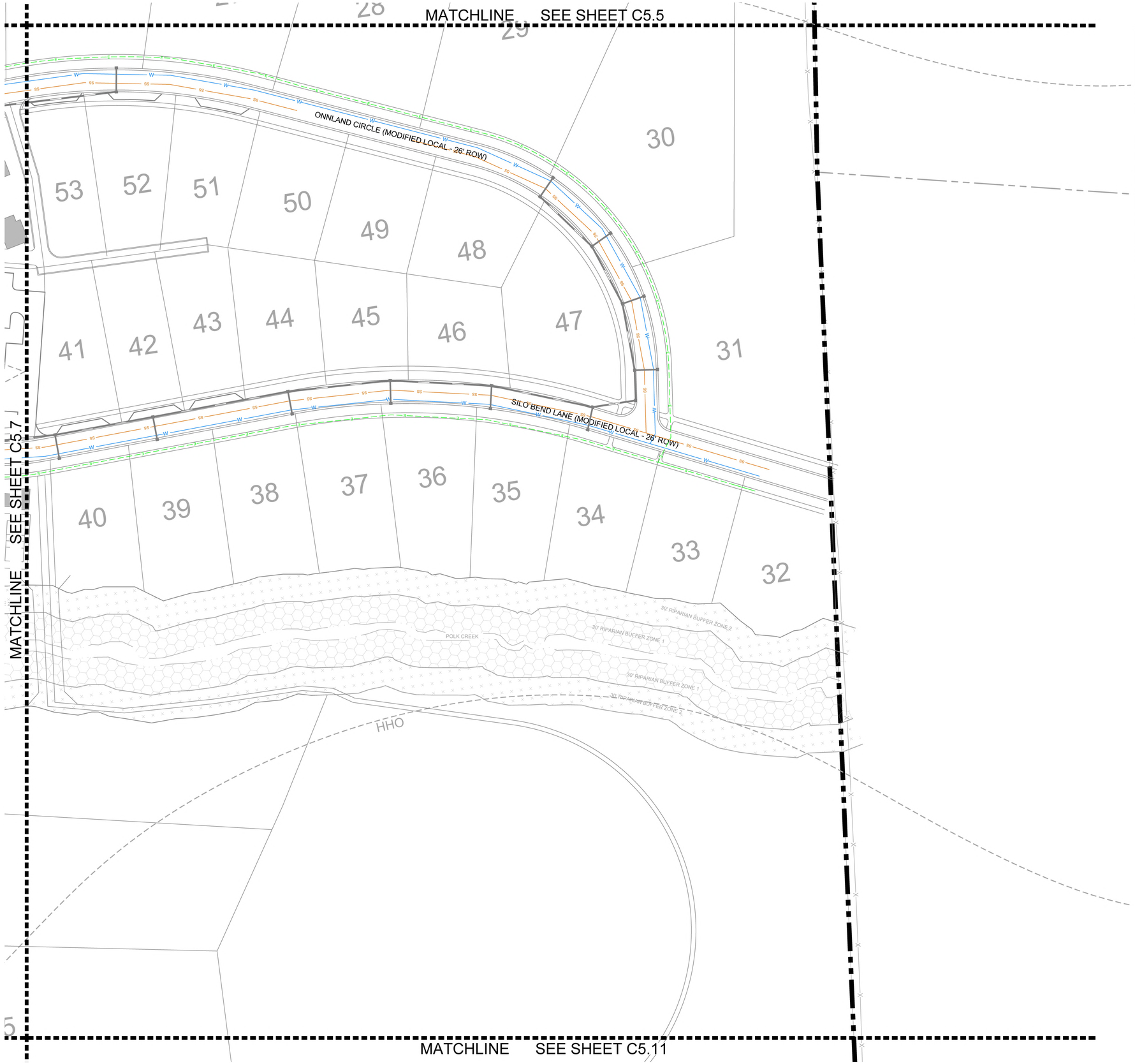
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 AGRICULTURE 2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED UTILITY PLAN

SHEET
C5.7
COF # 8704



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SITE LEGEND

- STORM PIPE
- WATER MAIN BY HB&TS
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- FORCE MAIN SEWER LINE
- PROPOSED ELECTRICAL

UTILITY NOTES

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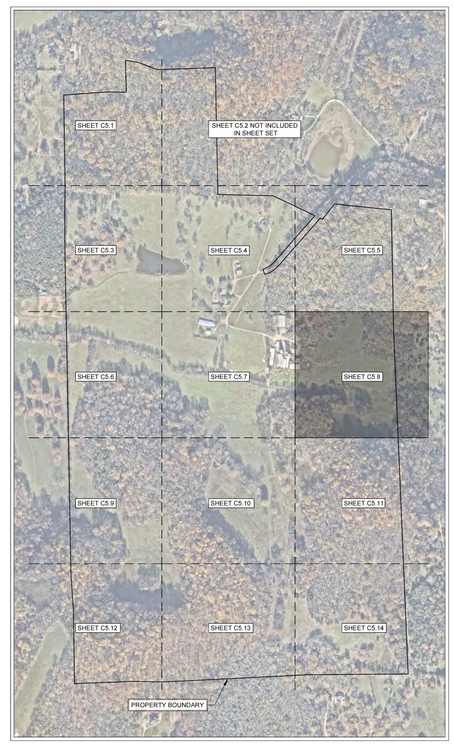

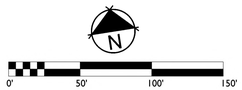

GAMBLE DESIGN COLLABORATIVE
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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.8
COF # 8704

MATCHLINE SEE SHEET C5.6

MATCHLINE SEE SHEET C5.10

MATCHLINE SEE SHEET C5.12

152

HHO

SANITARY SEWER NOTE

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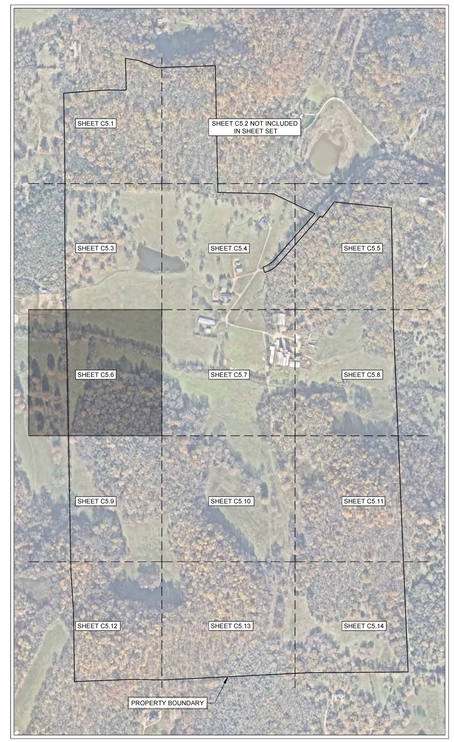

N

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.9

COF # 8704

MATCHLINE SEE SHEET C5.7

MATCHLINE SEE SHEET C5.9

MATCHLINE SEE SHEET C5.11

MATCHLINE SEE SHEET C5.13

18

15

FARREN WAY (MODIFIED LOCAL - 24' ROW)

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SITE LEGEND

- STORM PIPE
- WATER MAIN BY HB&TS
- GRAVITY SEWER LINE
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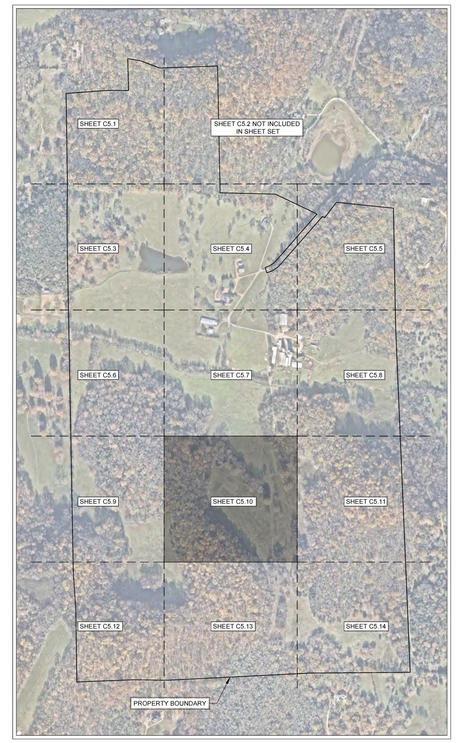

N

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GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE 2025

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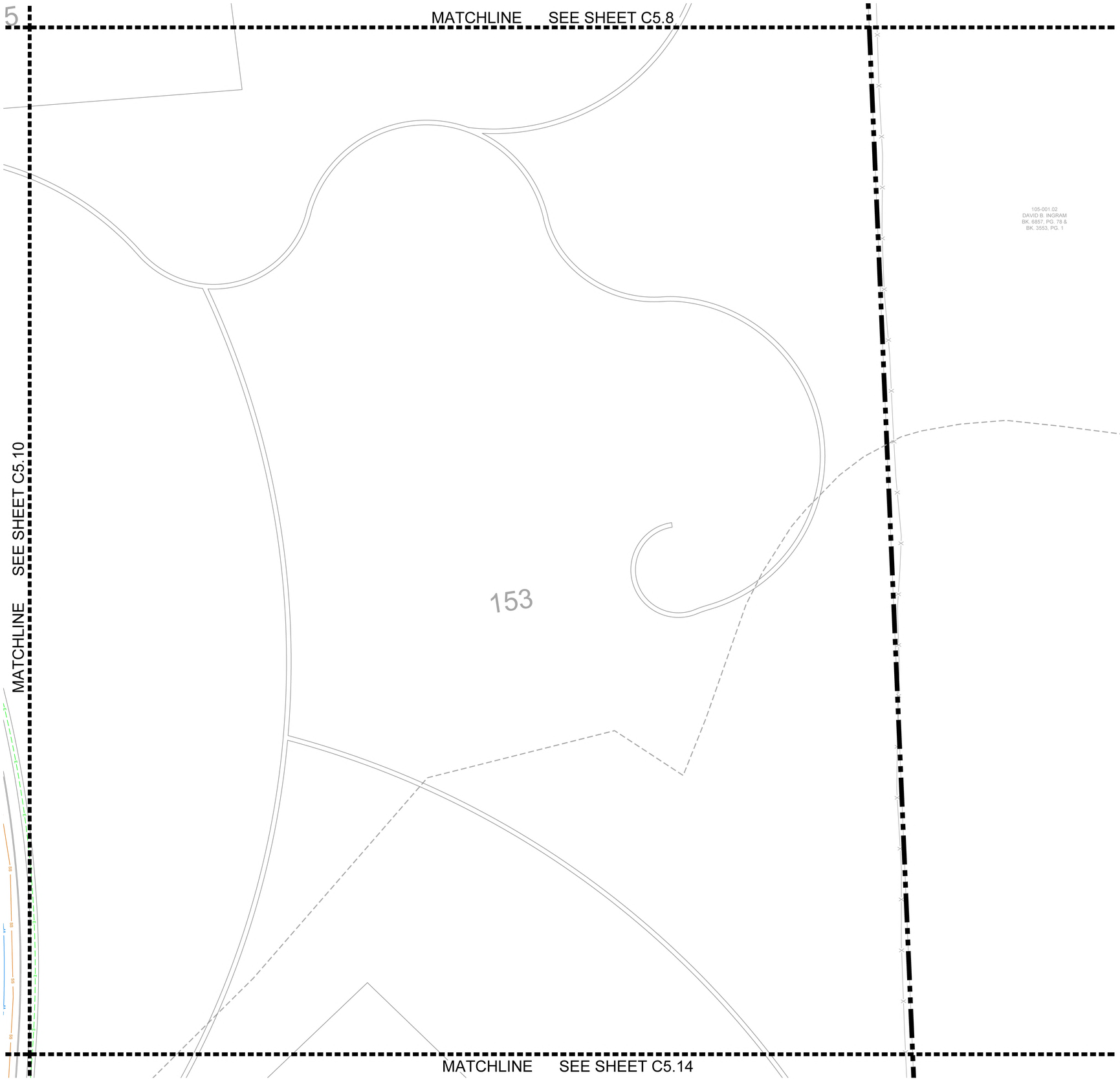
ENLARGED UTILITY PLAN

SHEET
C5.10
COF # 8704



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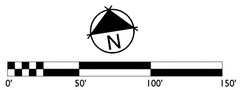

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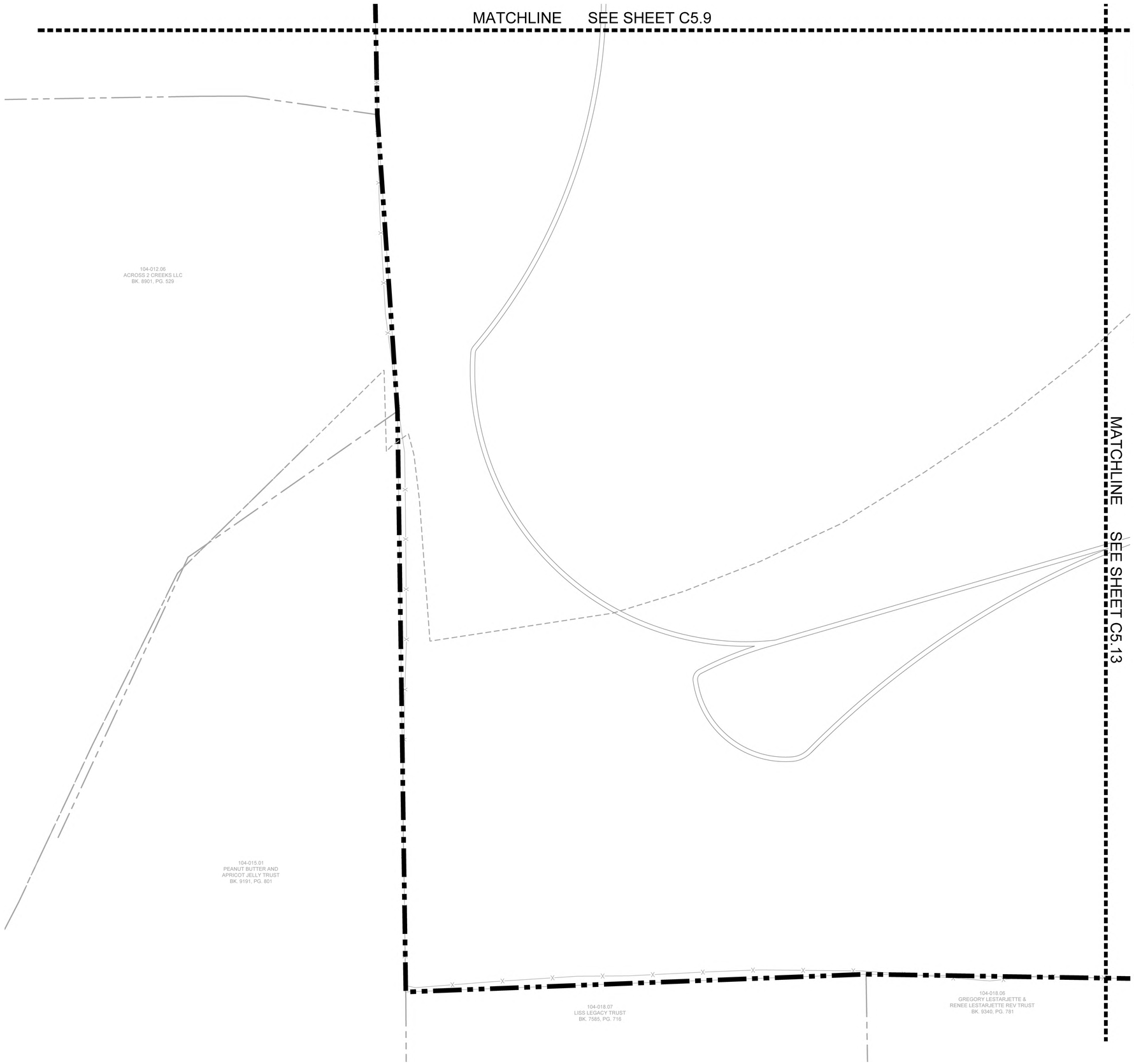
ENLARGED UTILITY PLAN

SHEET
C5.11

COF # 8704



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- E — PROPOSED ELECTRICAL

UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
8. UTILITIES LAYOUTS SHOWN IN THIS PLAN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. UTILITY LAYOUTS ARE NOT APPROVED WITH APPROVAL OF THIS DEVELOPMENT PLAN, AND SHOULD BE COORDINATED WITH THE PRESIDING ENTITY.

LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

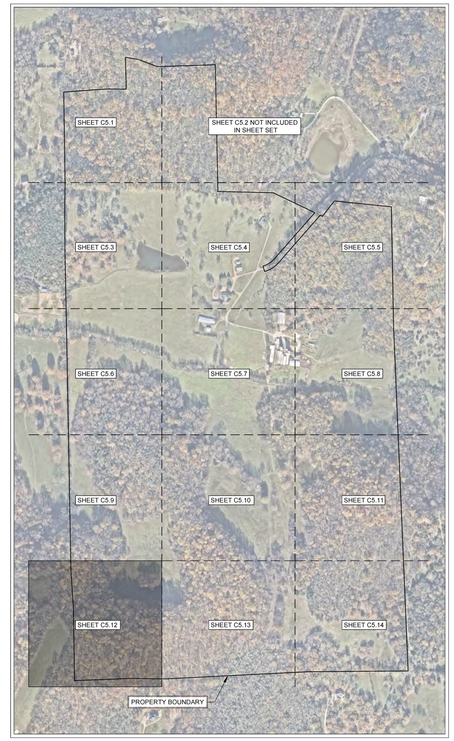
FIRE FLOW TEST

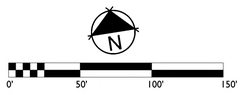
FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.





GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

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DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.12
COF # 8704

MATCHLINE SEE SHEET C5.10

MATCHLINE SEE SHEET C5.12

MATCHLINE SEE SHEET C5.14

HHO

HHO

7

104-018.01
BARBARA BRIGHT FLEMING
BK. 921, PG. 531

SANITARY SEWER NOTE

ALL ON-SITE AND OFF-SITE SANITARY SEWER ALIGNMENT IS CONCEPTUAL ONLY AND NOT APPROVED WITH THE DEVELOPMENT PLAN. FINAL ALIGNMENT WILL BE DETERMINED AT SITE PLAN.

SITE LEGEND

- STORM PIPE
- WATER MAIN BY HB&TS
- GRAVITY SEWER LINE
- FORCE MAIN SEWER LINE
- PROPOSED ELECTRICAL

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- DRY DETENTION
- WET DETENTION
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- RIPARIAN ZONE 2 BUFFER
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FIRE FLOW TEST

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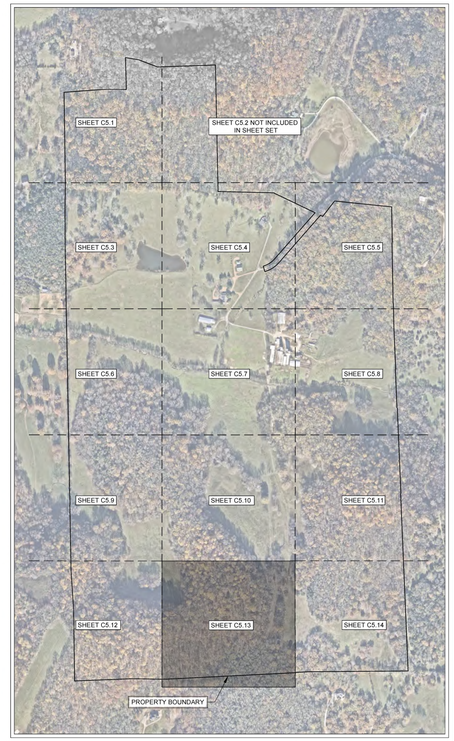

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN LEE
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED UTILITY PLAN

SHEET
C5.13
COF # 8704

MATCHLINE SEE SHEET C5.11

MATCHLINE SEE SHEET C5.13

BEGIN FORCE MAIN. LOTS FRONTING FORCE MAIN TO BE SERVICED VIA LOWER PRESSURE SYSTEM AND GRINDER PUMPS.

FARREN WAY (MODIFIED LOCAL - 26' ROW)

500' HHO BUFFER

SEE SHEET C5.16

FARREN WAY (L

DAVID INGRAM
TAX MAP 105
PARCEL 001.02
DEED 6587 PAGE 78

105-001.01
FREDDIE LEE HADDOX &
AGNES MARIE HADDOX
BK. 2539 PG. 816

105-001.00
ROBERT B. OWNEN &
VIVIAN E. OWEN, TRUSTEES
BK. 6142, PG. 818 &
BK. 4469, PG. 145

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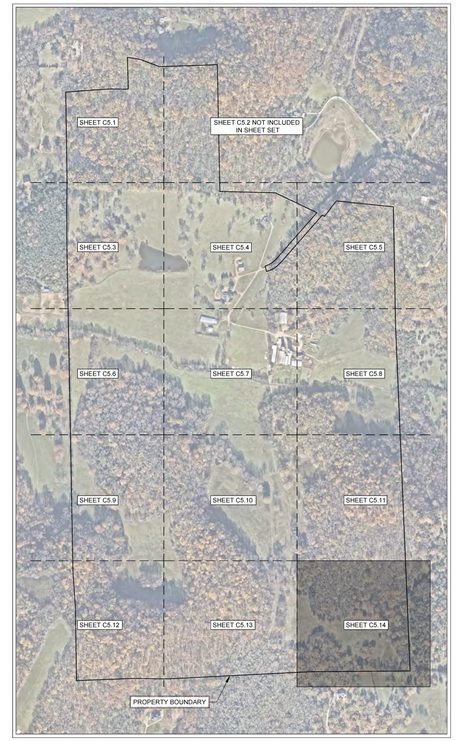

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURE — No. 126.121320 — STATE OF TENNESSEE
12/19/2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.14
COF # 8704



SANITARY SEWER NOTE

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N

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121320
STATE OF TENNESSEE
07/18/2025

Revision Date

HILLVIEW LANE CONCEPTUAL OFFSITE UTILITIES

SHEET

C5.15

COF # 8704



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HARLIN PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

Revision Date

△ _____

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△ _____

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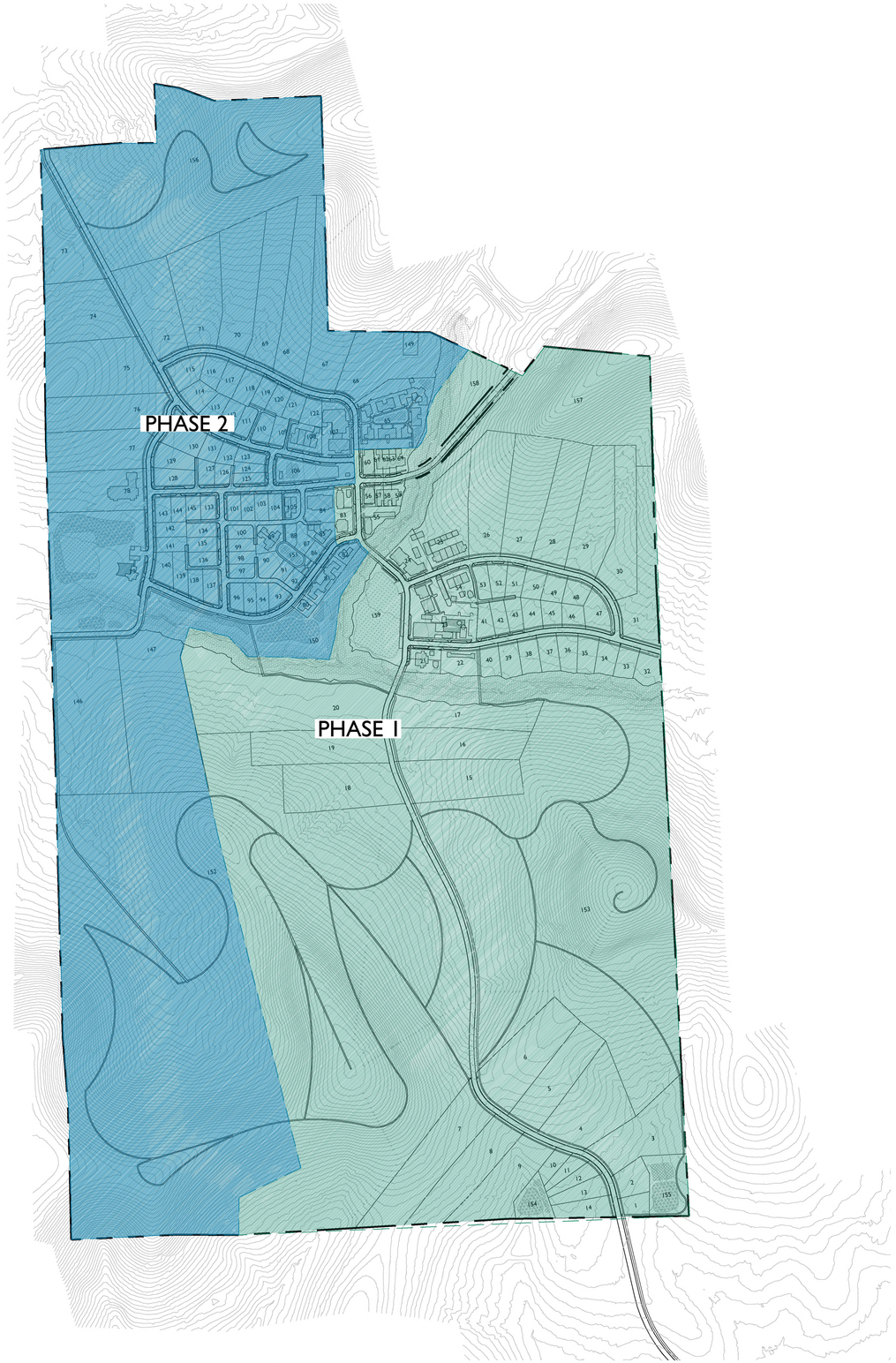
COLEMAN ROAD CONCEPTUAL OFFSITE UTILITIES

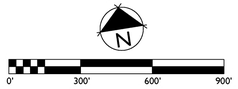
SHEET

C5.16

COF # 8704



***NOTE:** SANITARY SEWER LIFT STATIONS WEST OF PHASE 1 MAY BE INCLUDED IN PHASE 1.



GAMBLE DESIGN COLLABORATIVE
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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
04/03/25

Revision Date

PHASING PLAN

SHEET
C6.0

COF # 8704



KEY

- REMOVED
- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- PROPOSED HHO
- PROPOSED 500' HHO BUFFER
- HHO
- 500' HHO BUFFER

TREE CANOPY RETENTION

OVERALL SITE AREA:	13,615,834 SF; 312.8 AC
TOTAL EXISTING TREE CANOPY:	62.8% OF SITE: (8,555,082 SF; 196.4 AC)
REQUIRED PRESERVATION:	18% OF EXISTING: (1,539,915 SF; 35.4 AC)
PROVIDED PRESERVATION:	70.0% OF EXISTING: (5,988,557.4 SF; 137.5 AC)

N

0' 300' 600' 900'

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE ARCHITECT TENNESSEE LANDSCAPE ARCHITECT

Revision Date

TREE PRESERVATION PLAN

SHEET
L1.0

COF # 8704



KEY

- AREAS OF PROPOSED RIPARIAN BUFFER IMPACTS - CROSSINGS
- AREAS OF PROPOSED RIPARIAN BUFFER IMPACTS - GENERAL
- PRESERVED TREE CANOPY
- 30' ZONE 1 RIPARIAN BUFFER
- 30' ZONE 2 RIPARIAN BUFFER

RIPARIAN BUFFER VARIANCE REQUEST

OVERALL SITE AREA:		312.8 AC
30' ZONE 1 RIPARIAN BUFFER (TOTAL SF):		300,290 SF
30' ZONE 2 RIPARIAN BUFFER (TOTAL SF):		293,691 SF
TOTAL:	593,981 SF	
PROPOSED RIPARIAN BUFFER ENCROACHMENT		
	CROSSING:	34,442 SF
	GENERAL:	12,000 SF
TOTAL:	46,442 SF	

PROPOSED COMPARABLE WATER QUALITY IMPROVEMENTS

THE APPLICANT PROPOSES TO MITIGATE ENCROACHED BUFFER AREAS WITH COMPARABLE IMPROVEMENTS. THE FOLLOWING DESCRIBES THE METHODS OF MITIGATION BY MEANS OF CATTLE CROSSING REMEDIATION, BUFFER AVERAGING, AND STREAM BANK EROSION REMEDIATION:

CATTLE CROSSING REMEDIATION:

EACH CATTLE CROSSING HAS A VARYING DEGREE OF DAMAGE, AND WILL REQUIRE VARYING DEGREES OF IMPROVEMENT

EACH CROSSING WILL BE INDIVIDUALLY ASSESSED. THE FOLLOWING GENERAL METHODS SHALL BE USED AS NECESSARY IN ORDER TO STABILIZE AND RESTORE THE STREAM BANKS:

- INSTALL EROSION BLANKETS/MATTING
- ADD SOIL TO TRENCHES CREATED BY EROSION
- INCORPORATE ROCKS AND BOULDERS TO DISPERSE WATER ENTERING THE BANK
- RE-ESTABLISH NATIVE PLANTINGS

STREAM IMPACT ON-SITE OBSERVATIONS:

FLOW OBSTRUCTION REMOVAL: AREAS OF OBSTRUCTION WILL ASSESSED AND BEST METHODS FOR REMOVAL WILL BE DETERMINED BASED ON THE LEAST AMOUNT OF IMPACT TO THE STREAMS AND BUFFERS.

THE GENERAL METHODS SHALL BE USED:

- INSTALL EROSION BLANKETS/MATTING ON ANY DISTURBED AREAS
- REMOVE OBSTRUCTION & HAUL OFF / RE-PURPOSED ON SITE

STREAM BANK EROSION REMEDIATION:

- STREAM BANK EROSION TO BE ASSESSED ON-SITE, GENERAL METHODS APPLIED:
  - INSTALL EROSION BLANKETS/MATTING
  - ADD SOIL TO TRENCHES CREATED BY EROSION
  - INCORPORATE ROCKS AND BOULDERS TO DISPERSE WATER ENTERING THE BANK
  - RE-ESTABLISH NATIVE PLANTINGS

BUFFER AVERAGING:

BUFFER AVERAGING WOULD CONSIST OF SETTING ASIDE AREAS OF NON-DISTURBED LAND ADJACENT TO STREAM BUFFERS TO ACCOUNT FOR A PORTION OF THE SQUARE FOOTAGE OF THE IMPACTS.

STREAM BUFFER NOTE:

ANY WORK SHALL BE COORDINATED WITH THE COF STORM WATER COORDINATOR AND WILL BE DEFINED FURTHER IN SITE PLAN SUBMITTAL DOCUMENTS. AT SITE PLAN, A SCHEDULE FOR URBAN RIPARIAN BUFFER ZONE ENHANCEMENT WILL BE APPLIED TO THIS AREA.

N

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
09/05/25

Revision Date

STREAM BUFFER VARIANCE REQUEST

SHEET
L2.0

COF # 8704



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REGISTERED AGRICULTURE
TENNESSEE LANDSCAPE ARCHITECT
04/15/25

Revision Date

STREAM BUFFER VARIANCE REQUEST ENLARGEMENT

SHEET
L2.1

COF # 8704



1 A1.0 CHAPEL NODE



2 A1.0 SOUTHERN NODE



3 A1.0 SILO NODE

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 115325

Revision Date
△ _____
△ _____
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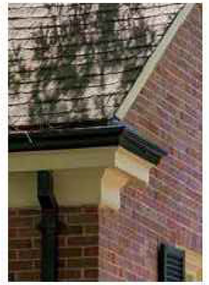
TYPICAL ARCHITECTURE

SHEET
A1.0

COF # 8704












SINGLE FAMILY PRECEDENT

GAMBLE DESIGN COLLABORATIVE
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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
△
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TYPICAL ARCHITECTURE SHEET
AI.1
COF # 8704



TOWNHOUSE AND MULTI-FAMILY PRECEDENT

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
09/05/25

Revision Date

TYPICAL ARCHITECTURE
SHEET
A1.2
COF # 8704


















NEIGHBORHOOD CENTER PRECEDENT

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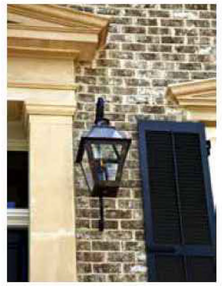
COF # 8704





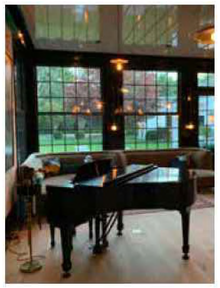
















HOTEL PRECEDENT

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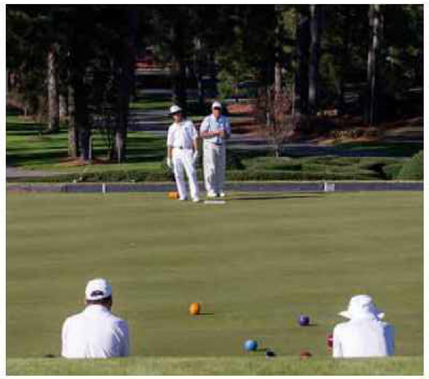


AMENITIES PRECEDENT

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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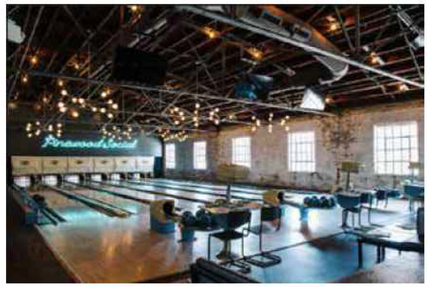
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date

TYPICAL ARCHITECTURE
SHEET
A1.5
COF # 8704



















AMENITIES PRECEDENT

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 109525

Revision Date
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TYPICAL ARCHITECTURE
SHEET
A1.6
COF # 8704

HARLIN PUD SUBDIVISION

DEVELOPMENT PLAN - PD(0.78 / 32,000 / 80)

Franklin, Williamson County, Tennessee

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A1.6	TYPICAL ARCHITECTURE

DEVELOPMENT TEAM

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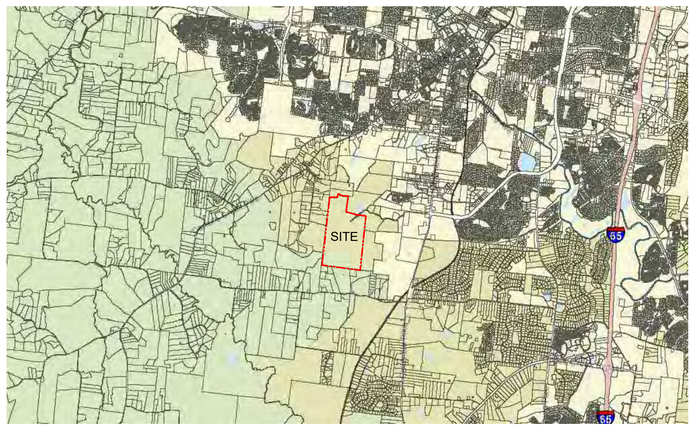
VICINITY MAP



NOT TO SCALE



SUMMARY MODIFICATION OF STANDARDS

FOR LIST OF MODIFICATIONS OF STANDARDS SEE SHEETS C0.7-C0.8

1. **MOS - Chapter 6 – Building Types – House/Duplex/Multiplex/Townhouse/Multifamily – Alley Loading Garages – Garage Setback**
   - ***Modification:*** Request to allow a rear setback of 5 feet or a 22 feet minimum setback from a Mews ROW when facing a street; when facing a mews the rear façade or property line shall have either a pedestrian door, 4-foot clear path to the principal building, or gate.
2. **MOS - Section 6.6 – Building Types – House – Building Orientation and Entry – Entry Features**
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
3. **MOS - Section 6.6 – Building Types – Townhouse – Façade Standards for Each Unit – Entry Features**
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
4. **MOS - Section 6.6 – Building Types – Townhouse – Foundations, Porches, and Stoops – Finished Floor Elevation**
   - ***Modification:*** Request to reduce this requirement to no minimum when a home office is on the first floor within Live Work units to comply with necessary ADA requirements.
5. **MOS - Section 6.8 – Building Types – Multifamily – Building Orientation and Entry - Entrances:**
   - ***Modification:*** To allow for two ground floor units on the façade facing a street to be ganged off a shared entry and not require a direct individual entrance to the ground floor units. Three to four ground floor units on the façade facing a street would require a minimum of two entries, either shared or to an individual unit.
6. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Orientation and Entry – Façade Location:**
   - ***Modification:*** At lot 23, request Neighborhood Village buildings to be allowed at an angle from the frontage.
7. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Windows – Glazing on Retail Storefronts:**
   - ***Modification:*** Request to raise maximum glazing to 85% on upper floors.
8. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Elements – Retail Storefronts:**
   - ***Modification:*** Request to remove the transom requirement above storefront display windows.
9. **MOS - Section 9.7.1. Sidewalks – General:**
   - ***Modification:*** Request to allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road in specific areas.
10. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Modification:*** Request to utilize Central Franklin Overlay (CFO) parking guidelines.
11. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Modification:*** Request to establish Minimum Parking Guidelines for Small Scale Multifamily of 2 off street parking stalls per residential unit.
12. **MOS - Section 11.5 – Open Space – Neighborhood Amenity - Stormwater:**
    - ***Modification:*** Request to allow 85% of neighborhood park as stormwater Management features.
13. **MOS - Section 11.6 – Open Space - Pocket Park – Features:**
    - ***Modification:*** Request to allow 85% of pocket park as stormwater Management features.
14. **MOS - Section 11.6 – Open Space - Pocket Park – Features:**
    - ***Modification:*** Request to allow additional elements among the required features of a pocket park including: Seating Elements, Pedestrian Shelter (such as Canopies, Gazebos, Trellises, Arbors, or Transit Shelters) Site Furnishings (such as Planters, Waste Receptacles, Bicycle Racks, Drinking Fountains, Informational Signage, or Hammock Areas), Fountains, Sculptures, or Art, Playgrounds or Nature-Based Play Areas, Gathering Spaces (such as firepits, picnic areas, outdoor dining areas), Outdoor game areas for yard games (such as Bocce, Croquet, Cornhole), or, at lot 159, pedestrian bridges and overlooks.
15. **MOS - Section 15.1.3 - Signs - General Provisions - Proportion & Shape**
    - ***Modification:*** Request to allow one irregularly shaped Hanging Sign per business.

SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8704
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78 / 32,000 / 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	PERMITTED USES ON SHEET C2.0
BUILDING HEIGHT RANGE:	SEE SHEET C2.0C

REGULATIONS

BUILDING TYPES APPLIED:
HOUSE, TOWNHOUSE, DUPLEX, MULTIFAMILY (SMALL-SCALE), COMMERCIAL/MIXED-USE

FRONTAGE TYPES APPLIED: YARD, LANDSCAPE

CONSTRUCTION TYPE: TYPE IV OR TYPE V

BUILDING HEIGHT:
SEE SHEET C2.0B FOR HEIGHT BREAKDOWN FOR BUILDINGS

MINIMUM LSA: 0.20

HISTORICAL RESOURCE TREATMENT: N/A

DWELLING UNIT COUNT, BY TYPE:
SEE TABLE BREAKDOWN ON SHEET C2.0B FOR DWELLING UNIT COUNT BY TYPE

PARKING REQUIRED: SEE CHART ON SHEET C2.0A
PARKING PROVIDED: SEE CHART ON SHEET C2.0A

SETBACKS:
SEE SHEETS C2.0C AND C2.0D FOR LOT SETBACKS

COMMERCIAL SF:
MIXED USE COMMERCIAL: 32,000 SF
HOTEL: 80 KEYS

PERMITTED USES
SEE SHEETS C2.0

TREE CANOPY RETENTION
OVERALL SITE AREA: 13,556,105 SF; 311.2 AC
TOTAL EXISTING TREE CANOPY: 63.1% OF SITE: (8,549,881 SF; 196.3 AC)
REQUIRED PRESERVATION: 18% OF EXISTING: (1,538,979 SF; 35.3 AC)
PROVIDED PRESERVATION: 70% OF EXISTING: (5,900,000 SF; 135.45 AC)

OPEN SPACE SET-ASIDE REQUIREMENT:
TOTAL SITE ACREAGE: 311.21 AC (13,556,105.1 SF)
SINGLE FAMILY LOT ACREAGE *(OVER 30,000 SF)*: 77.17 AC (3,361,790.0 SF)
ADJUSTED SITE ACREAGE: 234.0 AC (10,194,315.1 SF)
OPEN SPACE REQUIREMENT*:
REQUIRED 5.0% OF ADJUSTED SITE AC: 11.70 AC (509,715.8 SF)
PROVIDED: 5.0% OF ADJUSTED SITE AC: 11.71 AC (510,194.5 SF)

**10% NATURAL AREA NOT REQUIRED FOR MIXED-USE PUDS*

OPEN SPACE VILLAGE GREEN REQUIREMENT:
MINIMUM OPEN SPACE REQUIREMENT: 70% OF SITE: (9,489,274 SF; 217.8 AC)
PROVIDED: 71.0% OF SITE: (9,618,970.4 SF; 220.8 AC)

IMPACT STATEMENT

WATER
WATER WILL BE CIRCULATED THROUGH THE SITE BY CONNECTING THE EXISTING HB&TS WATERLINES IN HILLVIEW LANE TO THE EAST AND LULA LANE TO THE WEST. AN ADDITIONAL WATER MAIN WILL BE BROUGHT FROM THE EXISTING HB&TS LINE AT COLEMAN ROAD TO THE SOUTH. WATER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH HB&TS

SANITARY SEWER
SANITARY SEWER SERVICE WILL CIRCULATE THROUGH THE SITE AND GRAVITY FLOW TO A PROPOSED LIFT STATION ON THE EAST SIDE OF THE SITE. A FORCE MAIN WILL DIVERT FLOW NORTHEAST THROUGH HILLVIEW LANE. THE FORCE MAIN ENDS NEAR THE MACK HATCHER CONNECTION, AND EFFLUENT WILL THEN GRAVITY FLOW TO AN EXISTING SEWER MANHOLE ALONG SAW MILL CREEK. A SECOND FORCE MAIN IS PROPOSED TO COLLECT THE LOTS ON THE SOUTHEAST SIDE OF THE SITE WITH A LIFT STATION PROPOSED ON THE COUNTY LOT ALONG COLEMAN ROAD. THIS FLOW WILL TIE TO THE GRAVITY LINE THAT IS THEN PUMPED TO HILLVIEW LANE. SANITARY SEWER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH THE CITY OF FRANKLIN.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION BY A COMBINATION OF CITY OF FRANKLIN COLLECTION SERVICES AND PRIVATE COLLECTION SERVICES

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

OFFSITE CONNECTIONS
WHERE STUB-OUTS TO OFFSITE CONNECTIONS ARE SHOWN A TEMPORARY TURN-AROUND WILL BE SHOWN AT SITE PLAN.

VESTING STANDARDS

ZONING ORDINANCE	01-01-2025
SUBDIVISION REGULATIONS	01-01-2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	07-01-2021
STORMWATER BMP MANUAL	07-01-2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10-13-2020
MUNICIPAL CODE	09-10-2024
HISTORIC DISTRICT GUIDELINES	05-30-2022

About the Harlin Farm

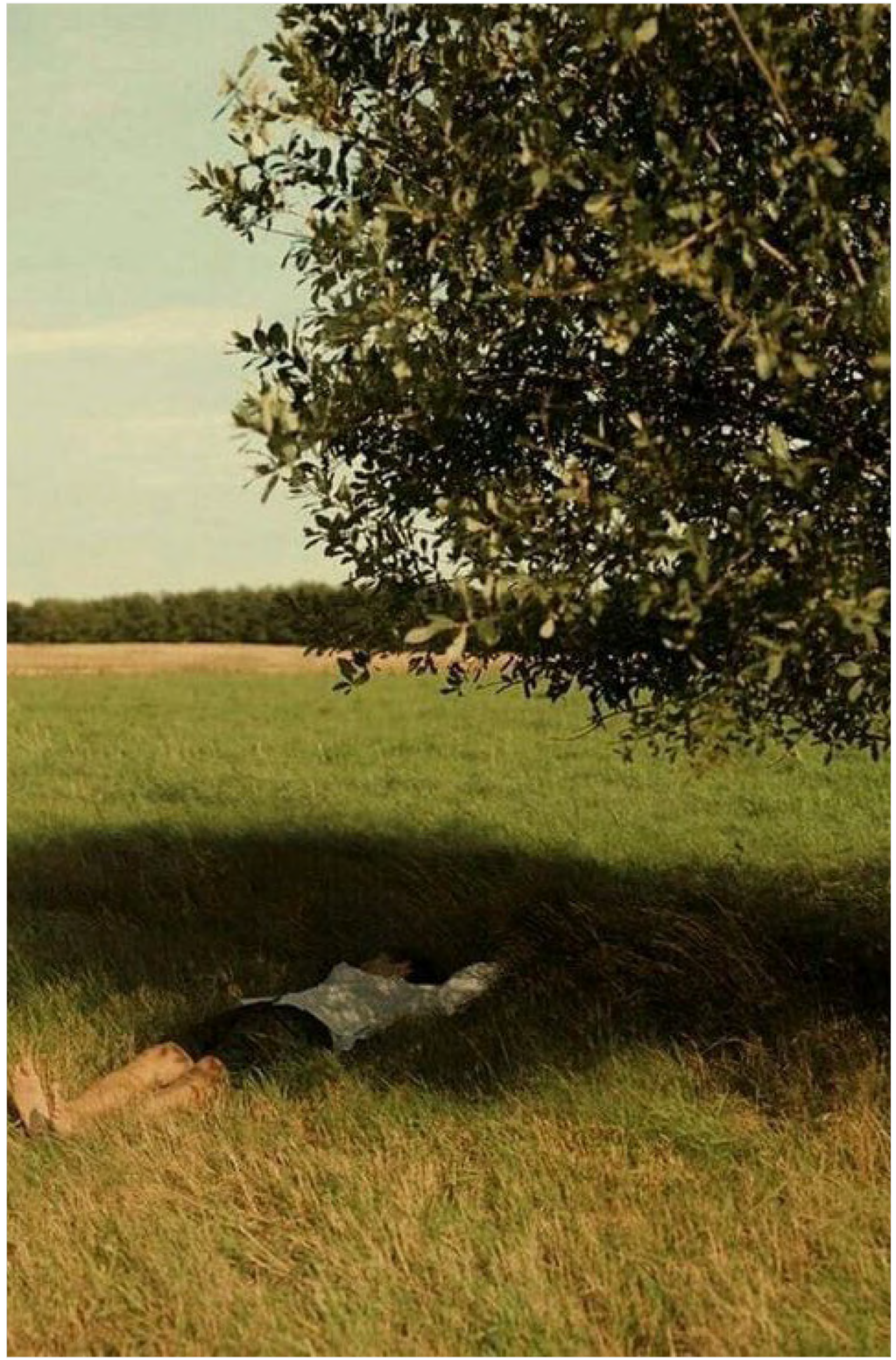
The topography of southern Williamson County is as diverse as anywhere in Middle Tennessee, with dramatic elevation changes marking the leading edge of the Highland Rim. Tucked in below Winstead Hill at the end of Franklin's city limits is the 311-acre Harlin farm. Forested hills ring an enclave that Ezekiel Polk — paternal grandfather of United States President James K. Polk — first acquired by land grant in the 1820s.

Through two centuries, the grassy basin bisected by Polk Creek with the long western views has been home to a number of notable families; a cemetery on the northern edge of the farm includes Campbells, Critzes and Haffners, but for nearly 70 years, the Harlin family has occupied this hidden valley.

Tom Harlin bought the farm with the objective to establish a dairy in the 1960s. In the apparel industry by trade, Tom was also a partner with his brother Bill in the legendary Harlinsdale Farm. But Tom saw great potential in the Holstein breed, starting with 30 cows and ultimately managing more than 400 head that produced milk on three shifts. Tanker truck loads of milk came in and out of Hillview Lane, headed for Purity Dairy in Nashville or a regional co-op in Florida, which would then refill the tanks with orange juice.

It took far more than 300 acres to sustain the operation — before Mack Hatcher Bypass cut through and stubbed into Hillview Lane, alfalfa hay and corn silage were grown everywhere below Winstead Hill. The Harlins leased and farmed hundreds of acres where Polk Place and Dallas Downs subdivisions now stand, where Target, Kroger and Chick-Fil-a operate, and as far north as the old Werthan farm on Columbia Avenue, where Taco Bell and self storage now exist. The Harlins' dairy ceased operation 20 years ago, another piece of Williamson County's agricultural legacy left to the history books.

Now the Harlin family has chosen Boyle Investment Company to shape the next generation of their land into a pastoral neighborhood that showcases the potential of Franklin's new Village Green design guideline adopted by Envision Franklin in 2024. Village Green was developed in direct response to feedback provided by citizens across the community — let's balance preservation with progress (per the City's mission statement), require more open space, create limited mixed-use that mitigates vehicular traffic, and offer a diversity of housing and amenities that reflects the "Missing Middle" that Franklin residents have so long asked for.



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Building community since 1933.
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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT 339525

Revision Date
△
△
△
△

HISTORICAL CONTEXT
SHEET
C0.1
COF # 8704

In terms of housing product, there will be a mixture of town and country offerings. The town element will focus on the creation of a walkable hamlet with a blend of single-family homes reminiscent of Downtown Franklin and an array of attached residential offerings, from stately brownstones to well-appointed condominium flats with elevator access. The hamlet will be surrounded by much larger lots that balance the neighboring farms and estates, offering a relaxed country feel of two to five-acre lots.











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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
09/05/25

Revision Date

HISTORICAL CONTEXT SHEET
C0.2
COF # 8704

Village Green

According to Envision Franklin, "The Village Green design concept is intended to provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space. Desirable natural features should be identified first and set aside as part of the required 70 percent open space.

"Diverse options for residential and commercial uses are encouraged within Village Green developments to create a truly unique experience of living in a small village community surrounded by nature, while still being located within Franklin city limits. Commercial uses within Village Green should serve the village and surrounding areas, but should not generate significant regional traffic. Mixed-use buildings incorporating small-scale multifamily residential above first floor commercial uses are appropriate.

"Preserved open space is a valued amenity and should be the focal point of this design concept by clustering residential and commercial uses around preserved environmental features and identified open spaces. A network of trails should be located throughout the open spaces to provide access and encourage use of these areas. Multi-use trails should also connect to the broader community-wide system of sidewalks and multi-use trails. Access for the public is encouraged."





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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Franklin, Williamson County, Tennessee

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HISTORICAL CONTEXT

SHEET

C0.3

COF # 8704

Purpose

To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

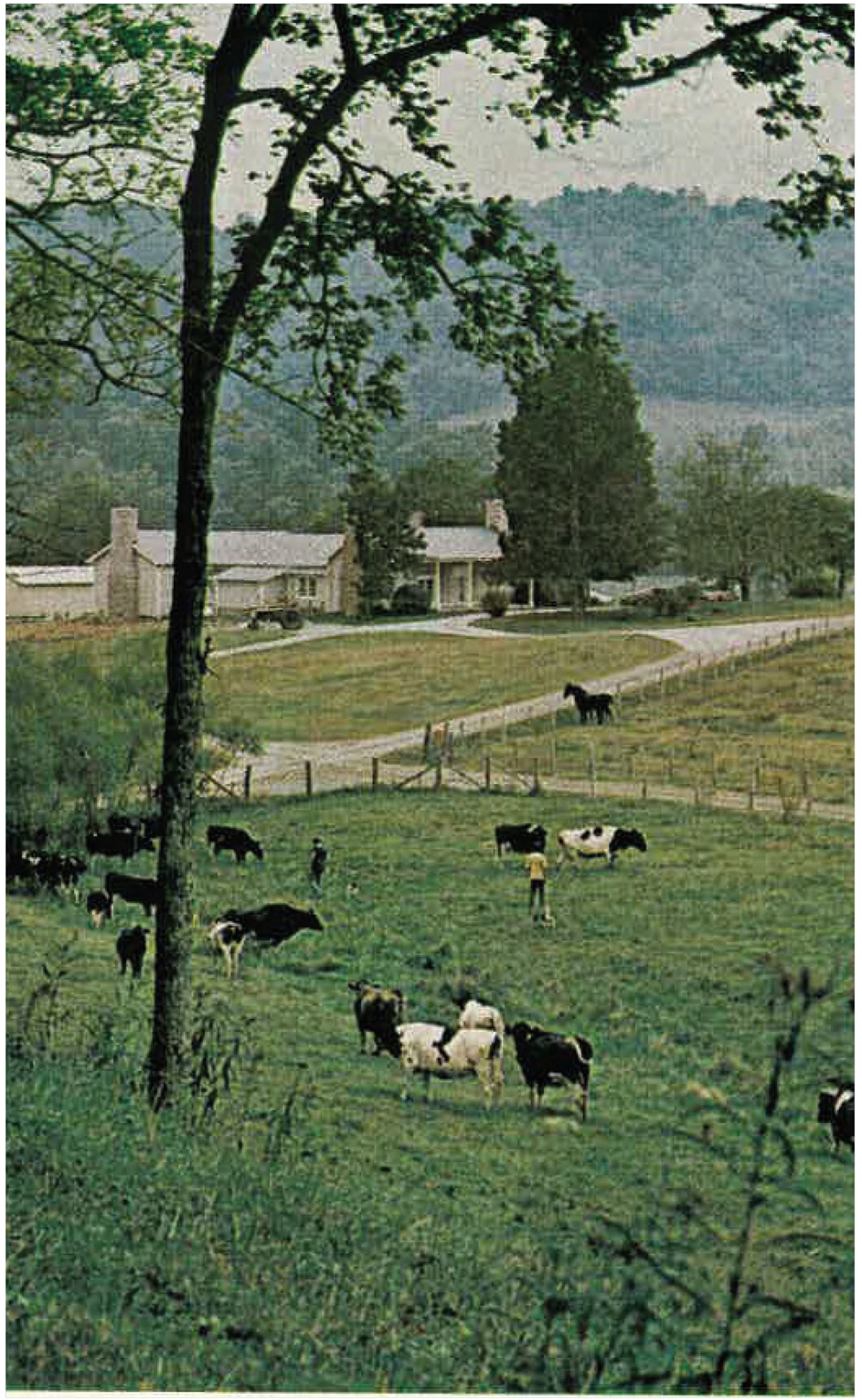
Conscientiously Designed: In addition to preserving 70% of the farmland, we are active stewards, mindful of our impact, and creating abundant opportunities for people to be immersed in and connect with the natural world.

Nature: In its undulating topography, flora, and breathtaking views, Harlin is a first of its kind property in Franklin. Our mission is to celebrate and champion it, create amenities, activities, and events to connect to it, and nurture a love for it among our residents, guests, and community.

Room To Roam: An abundance of preserved lands, nature-inspired amenities, events, and community-centered ethos invite a pace of life where inner and outer explorations: a woods walk with a friend or solo birdwatching are simple, everyday pleasures.

Hospitality: The Harlin family, and especially Barbara Graham Harlin, their matriarch, is our north star. We're intentionally creating a community - through architecture, landscape design, interior design, and land planning - with genuine warmth and care for people at its center.

Unhurried Joy: In a world that feels like it's endlessly spinning and we with it, we're designing spaces and experiences that reset and realign us with nature's rhythms: like trees swaying gently in a breeze, corn growing tall over sultry summer days, a ladybug landing on your hand, a backyard barbecue with friends. This is a place - and a call - to slow life down and savor its gifts.



Harlin Farm, Southern Living, 1974

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C0.4
COF # 8704

Key Attributes

01 Inviting

Like the gracious, close-knit family who called this land home for generations, we're creating homes, gathering spaces, and experiences that are genuinely warm and welcoming, that nurture a caring, vibrant community, and cultivate the kind of camaraderie we're made for.

02 Rooted

Trees remind us that we all - people, the natural world, our community - are inextricable connected, our roots and stories forever intertwined. We understand that the wellbeing and vitality of one is essential to the wellbeing and vitality of all. Those insights keep us present, open, and focused on creating community with generations in mind.

03 Thoughtful

We strive to do what's right for people and the land. To us, that means celebrating the unique character of the landscape by preserving 70% of it. It means homes and public spaces designed in harmony with sunlight, breezes, and breathtaking views. It means naturally inviting gathering spaces for conversation, play, and everyday occasions. And it means everywhere you look, amenities, events, and endless opportunities to connect with nature and each other.

04 Captivating

While our setting is serene and easeful, we're also cultivating a convivial, captivating energy through a curated collection of specialty shops, a boutique inn, experiential public art, gathering spaces, intimate events - and the daily sights, sounds, scenes, and delights of a truly connected neighborhood.







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Franklin, Williamson County, Tennessee

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TENNESSEE LANDSCAPE ARCHITECT
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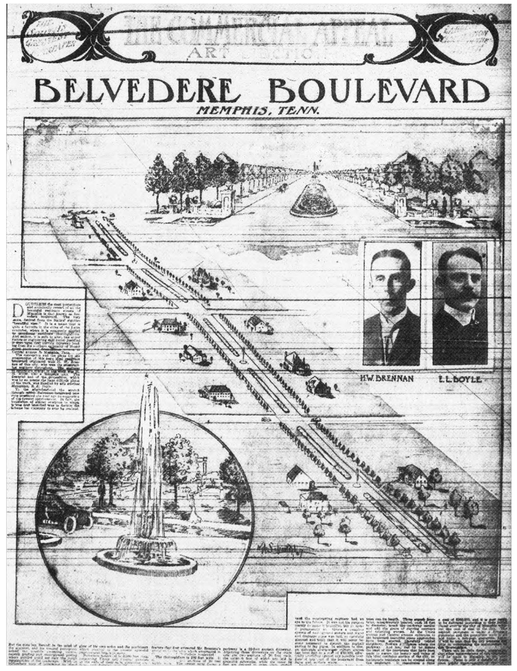
SHEET
C0.5
COF # 8704

More About Boyle Investment Co.

Founded nearly a century ago in Memphis, Boyle has been building community in Tennessee since 1933. The company launched in Memphis in the middle of the Great Depression to aid large insurance companies in managing their distressed real estate portfolios. The principals were descendants of Nashville settler John Overton, who founded the city of Memphis with Andrew Jackson, and the Boyle family has maintained ownership and oversight of the company for 92 years, through wars and recessions, the quadrupling of interest rates, and the advent of double digit inflation, as well as the emergence and disappearance of countless real estate fads.

Boyle seeks out properties with intrinsic value, based on location and unique features, and then leans on their team's expertise to enhance that value in the long term with a focus on excellence. Boyle's visionary mindset and transformative approach has kept them on the forfront of the industry the last 100 years. You see it in some of Memphis oldest and most desirable neighborhoods, such as ca. 1907 Belvedere in Midtown or Ridgeway Center, the 1960s-era mixed-use pioneer often cited as the most significant development in the history of the city. And you see it in some of Franklin's most iconic new mixed-use districts, such as McEwen Northside and Berry Farms. These are not cookie-cutter developments placed onto an available piece of ground — they are distinctive destinations that are uniquely "of the place."









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10325

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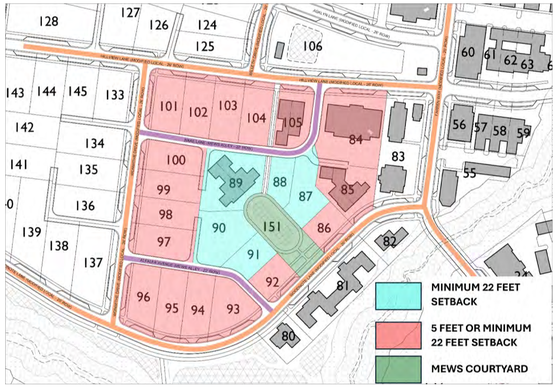
HISTORICAL CONTEXT
SHEET
C0.6
COF # 8704

1. **MOS - Chapter 6 – Building Types – House/Duplex/Townhouse/Multifamily – Alley Loading Garages – Garage Setback**
   - ***Standard:*** At least 22 feet from a mews right-of-way, when facing a mews the rear façade shall have a pedestrian door
   - ***Modification:*** Request to allow a 5 feet or 22 feet minimum setback from a Mews ROW when lots front public streets (specifically lots 84-86 and 92-105); when facing a mews the rear façade or property line shall have either a pedestrian door, 4 foot clear path to the principal building, or gate.
   - ***Justification:*** This clarification would allow for lots that front a public street to follow standards similar to an alley while also benefiting because the mews is wider than a typical alley. Lots 84-86 and 92-105 would also be addressed from the public streets they front. This change would not impact fire access. Lots 87-91 would not have a MOS for rear setbacks. Lots 87-91 will be sprinkled and keep the mews alley setback of at least 22 feet.



Lots which front an open space and served off a MEWS alley are to be sprinklered. This condition applies specifically to lots 87,88,89,90,and 91.

2. **MOS - Section 6.6 – Building Types – House – Building Orientation and Entry – Entry Features**
   - ***Standard:*** Shall have a covered porch, covered stoop, or balcony over the entrance.
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
   - ***Justification:*** We would like to add variety to single family home entrances within Harlin to differentiate from homes in Westhaven, Berry Farms, & nearby Shadow Green, while also providing depth. A high-quality decorative door surround at the front door is consistent with high quality historic homes, including homes found in Downtown Franklin and historic homes such as the Carter House and Meeting of the Waters which have a basis in classic Federal and Georgian architecture.

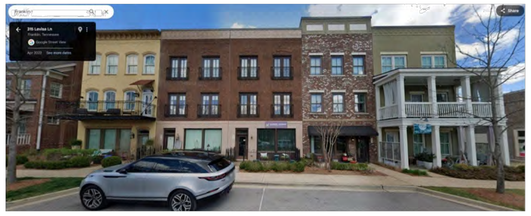




3. **MOS - Section 6.6 – Building Types – Townhouse – Façade Standards for Each Unit – Entry Features**
   - ***Standard:*** The front façade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance.
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
   - ***Justification:*** We would like to add variety to townhome entrances within Harlin to differentiate it from the townhomes in Westhaven, Berry Farms, & nearby Shadow Green, while also providing depth. A high-quality decorative door surround at the front door is consistent with high quality historic townhomes, including a few in Downtown Franklin which have a basis in classic Federal and Georgian architecture.




4. **MOS - Section 6.6 – Building Types – Townhouse – Foundations, Porches, and Stoops – Finished Floor Elevation**
   - ***Standard:*** Minimum 18 inches above grade at front façade
   - ***Modification:*** Request to reduce this requirement to no minimum when a home office is on the first floor within Live Work units to comply with necessary ADA requirements.
   - ***Justification:*** This will allow for a visitable entry into the unit similar to a commercial or mixed-use building that must comply with ADA criteria.



5. **MOS - Section 6.8 – Building Types – Multifamily – Building Orientation and Entry - Entrances:**
   - ***Standard:*** Facades along a street or internal drive shall have individual entrances to all publicly accessed ground floor uses and all ground floor dwelling units.
   - ***Modification:*** To allow for two ground floor units on the façade facing a street to be ganged off a shared entry and not require a direct individual entrance to the ground floor units. Three to four ground floor units on the façade facing a street would require a minimum of two entries, either shared or to an individual unit. Shared entry will face the street.
   - ***Justification:*** We would like to have the option to allow for only shared controlled entrances to the building when the ground floor contains up to four units. This is consistent with the COF ZO requirements for Multiplex units and brings similar architectural controls to Small Scale Multifamily buildings that are not further defined in the ZO. A building with only shared entrances is consistent with high quality historic pre-war multi-family buildings. This would allow narrower frontage multifamily to have a single shared entrance, which would prevent doors from being too close to one another. Wider multifamily frontage would have a minimum of two entries.

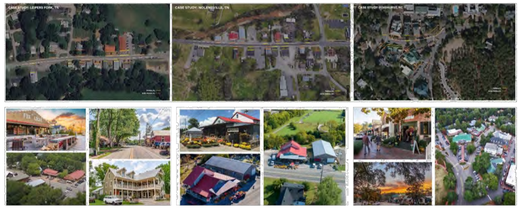




6. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Orientation and Entry – Façade Location:**
   - ***Standard:*** The building shall parallel the frontage
   - ***Modification:*** Request to allow buildings within the Neighborhood Village portions of the project to be at an angle from the frontage to create more interest along the streetscape and abilities to have more open space in front of a building. This request is limited to buildings at Lot 23 only.
   - ***Justification:*** Allowing buildings to angle back from a street can create dynamic spaces and allow you to mitigate angle and curved streets which are many times needed due to topography or road circulation patterns. This brings the wedge-shaped space in the rear or side of the lot to the front to enhance the public realm and is consistent with other rural towns in the region including downtown Franklin (see case studies below).







7. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Windows – Glazing on Retail Storefronts:**
   - ***Standard:*** 50 to 85 percent of the ground floor, measured between two feet and ten feet from the ground. 20 to 65 percent of upper floors
   - ***Modification:*** Request to charge upper floors max from 65 percent to 85 percent.
   - ***Justification:*** This will allow for several groups of ganged windows with each window vertically proportioned similar to what you would find in a traditional sunroom or filled in porch. The photo below illustrates a similar building with the upper floor glazing measured at 83%.



8. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Elements – Retail Storefronts:**
   - ***Standard:*** Any storefront shall have display windows, transom windows, knee walls of between 18 and 24 inches tall, and other architectural elements such as bulkheads, trim, and cornice detailing
   - ***Modification:*** Request to remove the transom requirement above storefront display windows, but not doorways, to allow for larger storefront options. [*Note: removed MOS for lowering knee wall to 12 inches*]
   - ***Justification:*** This will allow for larger storefront windows in cases where a transom would result in a horizontally proportioned storefront window below it, and is similar to existing conditions and alternatives found in Downtown Franklin










9. **MOS - Section 9.7.1. Sidewalks – General:**
   - ***Standard:*** Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
   - ***Modification:*** Request to allow revision of this requirement to comply with the MOES and corresponding approved street sections that allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.
   - ***Justification:*** Allows for a more rural pattern of development while still providing a complete pedestrian network and a variety of pedestrian trail options. See corresponding MOES and street sections for justification. Areas where this standard could apply are designated on C2.16, C4.30, and C4.31.

10. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Standard:*** City of Franklin Minimum Parking Standards
    - ***Modification:*** Request to utilize COF ZO Minimum Parking guidelines as identified for uses within the Central Franklin Overlay (CFO) guidelines.
    - ***Justification:*** The Central Franklin Overlay recognizes the unique qualities and mixed-use character of Franklin's oldest neighborhood and scale of development and context as identified in Envision Franklin. The Village Green characteristics and mixture of uses with corresponding land conservation goals offers a comparable mix of uses and development patterns and should therefore offer similar parking designations.

11. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Standard:*** City of Franklin Minimum Parking Standards - Multifamily
    - ***Modification:*** Request to establish Minimum Parking Guidelines for Small Scale Multifamily use based on Franklin Zoning Ordinance requirements for Multiplex use which dedicate 2 off street parking stalls per residential unit.
    - ***Justification:*** Small Scale Multifamily is a residential use as defined in Envision Franklin, but there is no corresponding parking definition for this use for a Multifamily building up to 12 residential units. Given the "small scale" nature of the building the parking guidelines for Multiplex are more appropriate.

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JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1325

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MODIFICATION OF STANDARDS
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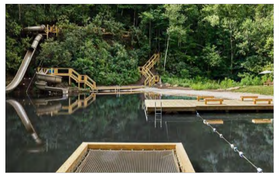
12. MOS - Section 11.5 – Open Space – Neighborhood Amenity - Stormwater:

- ***Standard:*** Stormwater management features shall not be counted as open space
- ***Modification:*** At lot 79, Stormwater Management features may occupy up to 85% of the neighborhood amenity when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features.
- ***Justification:*** Allows for the integration of wet stormwater management ponds and heavily landscape bioretention areas into neighborhood amenities such that a retention pond, a swimming pond, or natural pools may appear to flow into wet stormwater management ponds or may appear as natural ponds. Ponds and pools should be activated with recreation opportunities such as fishing piers, swimming platforms, boardwalks, or fountains, while integrating trails and benches located all around the stormwater management area such that these ponds function as part of the neighborhood amenity.









13. MOS - Section 11.6 – Open Space – Pocket Park - Stormwater:

a. ***Standard:*** Stormwater management features may occupy up to 40% of the pocket park when treated as a site amenity and designed pursuant to section 17.5 Stormwater Management Features.

b. ***Modification:*** At lot 159, Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features.

c. ***Justification:*** Allows for the integration of wet stormwater management ponds into pocket parks such that a planned, wet retention pond at lot 159 and areas of heavily landscaped bioretention may be integrated into an activated pond with recreation opportunities such as fishing piers, swimming platforms, boardwalks, canoe/kayak launch, or fountains, while integrating trails and benches located all around the stormwater management areas and integrating the pond as a recreation opportunity within the pocket park.

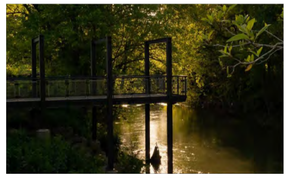




14. MOS - Section 11.6 – Open Space - Pocket Park – Features:

- ***Standard:*** Four of the following features are required:
- ***Modification:*** Amend/add additional features more consistent with the Vision of the development:
  - A. Seating Elements
  - B. Pedestrian Shelter such as Canopies, Gazebos, Trellises, Arbors, or Transit Shelters
  - C. Furnishings such as Planters, Waste Receptacles, Bicycle Racks, Drinking Fountains, Informational Signage, or Hammock Areas
  - D. Fountains, Sculptures, or Art
  - E. Playgrounds or Nature-Based Play Areas
  - F. Gathering Spaces such as firepits, picnic areas, outdoor dining areas
  - G. Outdoor game areas for yard games such as Bocce, Croquet, Cornhole
  - H. On lot 159, Engagement of streams and ponds such as Pedestrian Bridges and Overlooks
- ***Justification:*** This MOS allows a wider variety of open space options specifically curated to the Vision of the Harlin development while still providing a robust, amenitized living experience.





15. MOS - Section 15.1.3 - Signs - General Provisions - Proportion & Shape

- ***Standard:*** *Signs shall not be irregularly shaped.*
- ***Modification:*** Permit one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.
- ***Justification:*** Allows for a diversity of signage typical of a historic hamlet or village appropriate in the Village Green Design Concept.









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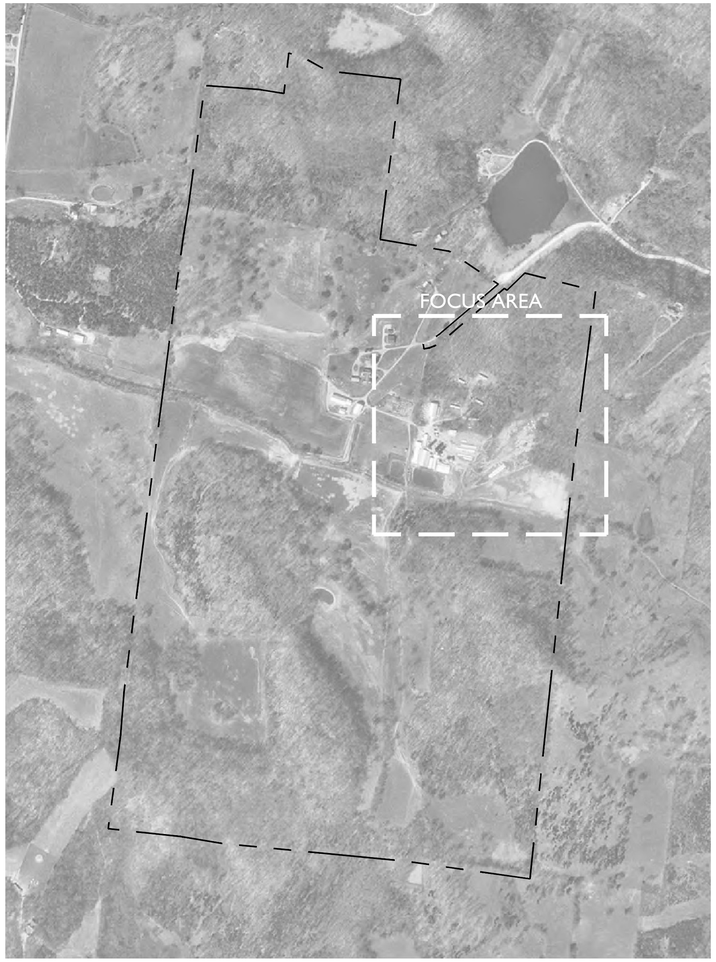
HISTORICAL IMAGERY INDICATING AREAS OF MAN-MADE SLOPE MANIPULATION



1997 AERIAL
INTRODUCTION OF MAN-MADE SLOPES ON SITE

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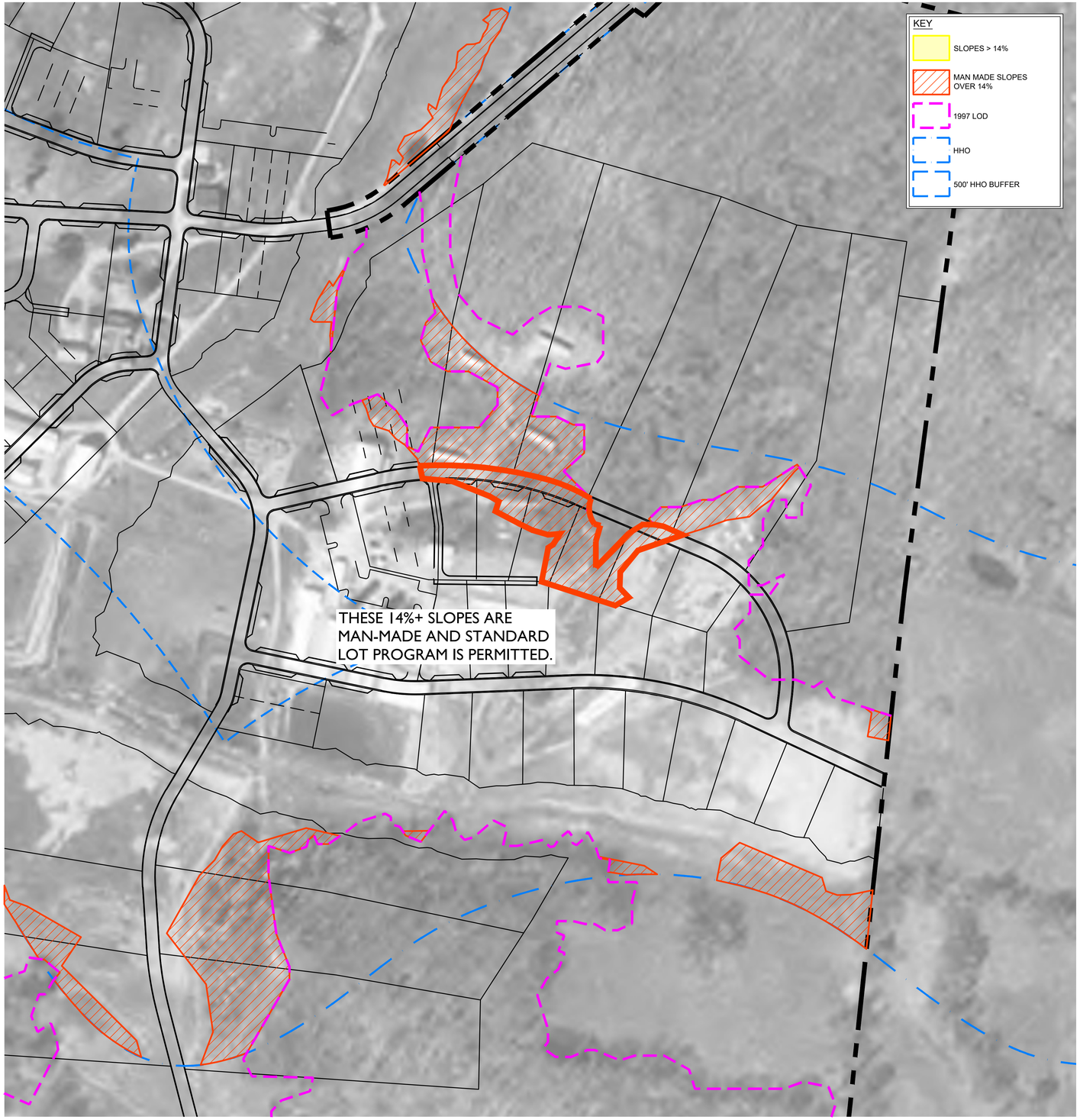

FOCUS AREA - SLOPE OVERLAY IN 1997 AERIAL

APPLICANT REQUEST:
AERIAL IMAGERY HAS BEEN PROVIDED TO ILLUSTRATE HISTORICAL MODIFICATIONS TO THE SITE'S TOPOGRAPHY OVER TIME. THESE MAN-MADE ALTERATIONS HAVE RESULTED IN ENGINEERED SLOPES EXCEEDING 14% AS THE AGRICULTURAL OPERATION EXPANDED. AS PART OF THIS SUBMITTAL, THE APPLICANT FORMALLY REQUESTS THAT THESE SPECIFIC AREAS OF 14% OR GREATER SLOPES WITHIN THE 500' HHO BUFFER BE CLASSIFIED AS MAN-MADE SLOPES, THEREBY EXEMPTING THEM FROM PRESERVATION REQUIREMENTS UNDER THE ZONING ORDINANCE.

0' 100' 200' 300'

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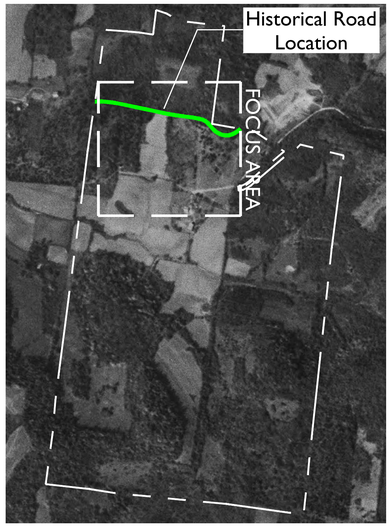
HISTORICAL MAN MADE SLOPES

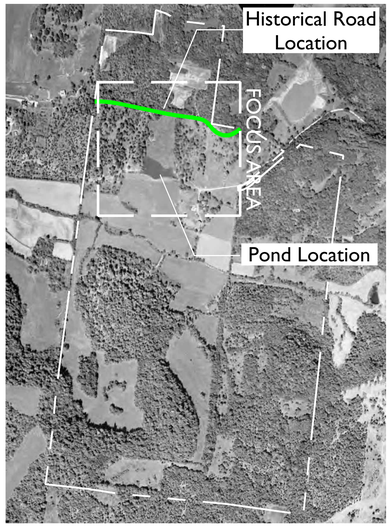
SHEET
C0.9

COF # 8704

HISTORICAL IMAGERY INDICATING AREAS OF MAN-MADE SLOPE MANIPULATION



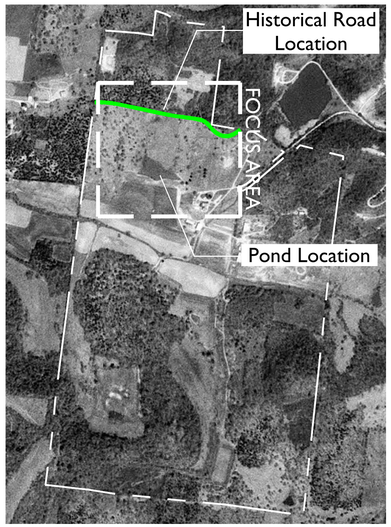
1953 AERIAL
BEFORE POND CONSTRUCTION



1963 AERIAL
AFTER POND CONSTRUCTION



1967 QUADRANGLE
HISTORIC ROAD LOCATION



1975 AERIAL
CLEARING AND GRADING SOUTH OF HISTORIC ROAD LOCATION, CHANNELIZING DRAINAGE TO FEED CONSTRUCTED POND

APPLICANT REQUEST:
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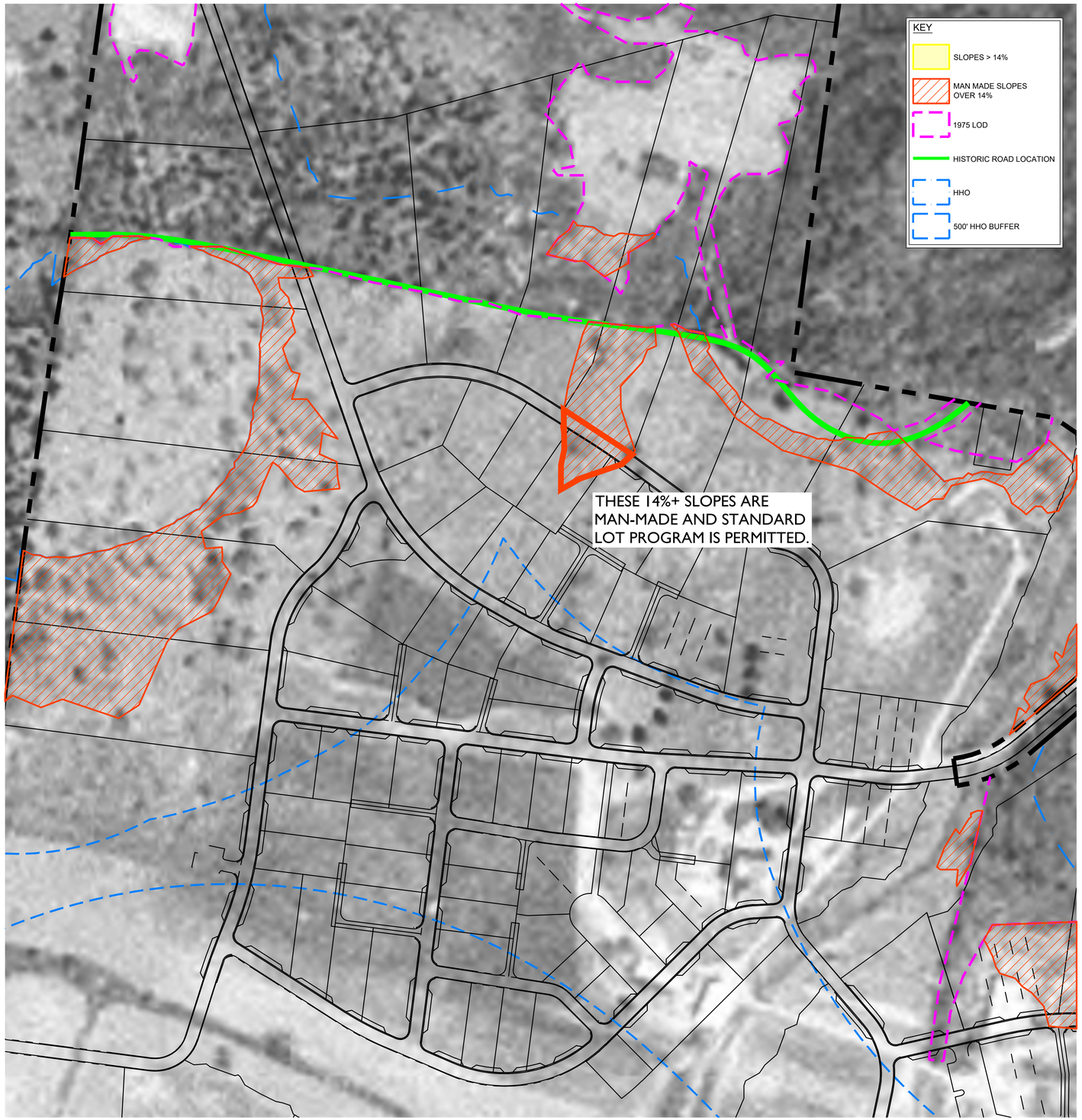

FOCUS AREA - SLOPE OVERLAY IN 1975 AERIAL

0' 100' 200' 300'

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HISTORICAL MAN MADE SLOPES
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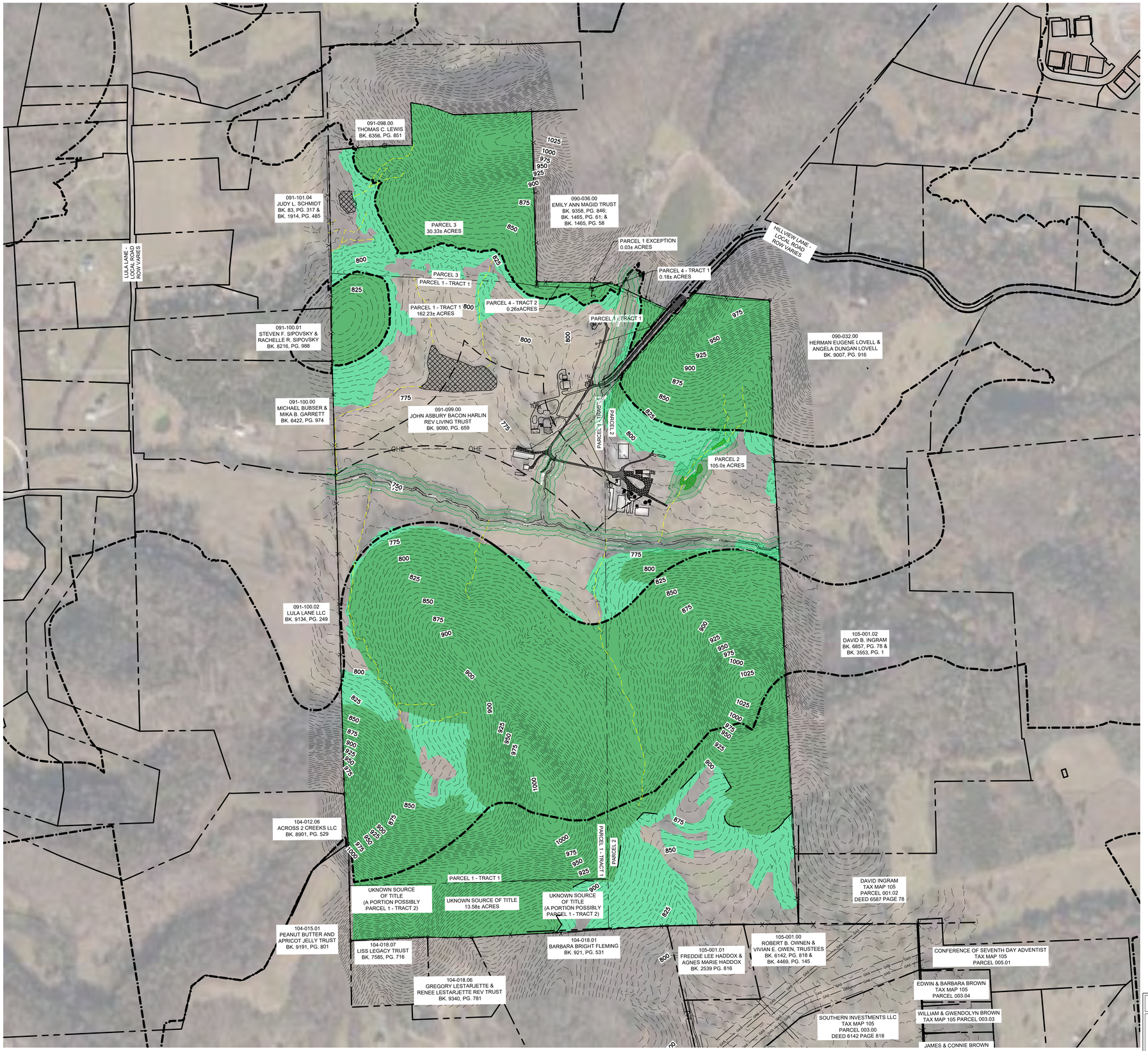

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
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5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 470204, PANEL NUMBER 0195 SUFFIX F; 47187C0195F, DATED SEPTEMBER 29, 2006.

EXISTING STORMWATER NARRATIVE

THE EXISTING SITE IS AGRICULTURAL LAND WITH SIGNIFICANT HILLS AROUND THE SITE PERIMETER. STORMWATER RUNOFF FOR THIS SITE GENERALLY FLOWS FROM THE HILLS INTO THE TRIBUTARY STREAM IN THE MIDDLE OF THE SITE AND THEN OUTFLOWS TO THE WEST.

A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

N

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

H

Kimley»Horn

DesignStudio

sdco
PARTNERS

SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121320
STATE OF TENNESSEE
APRIL 2025

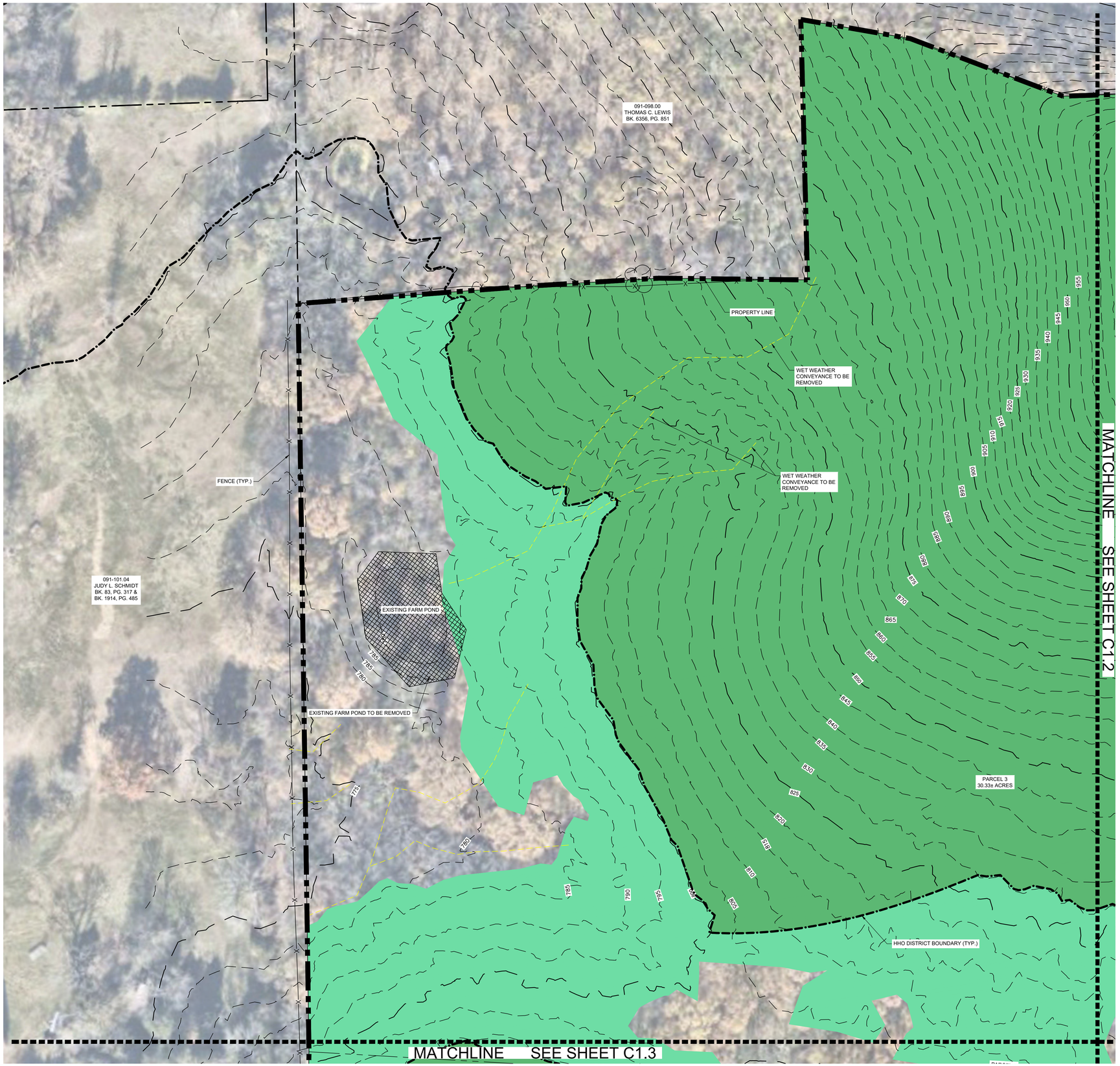
Revision Date

OVERALL EXISTING CONDITIONS

SHEET

C1.0

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

SURVEY NOTES

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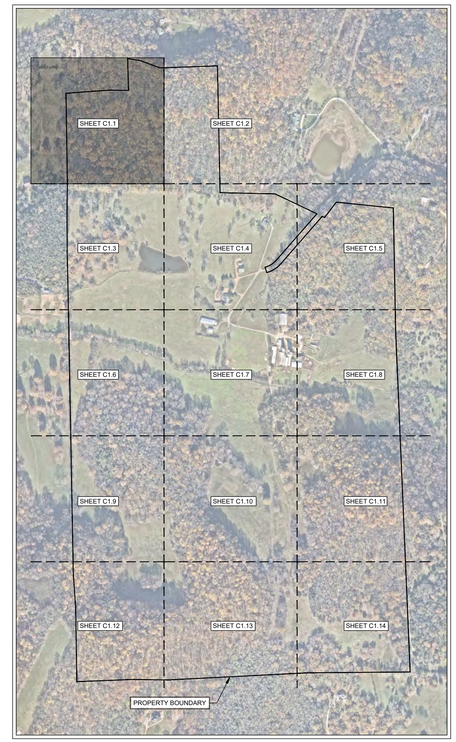


SITE SLOPE TABLE

	14% - 19.99%
	20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOVERN REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE 2025

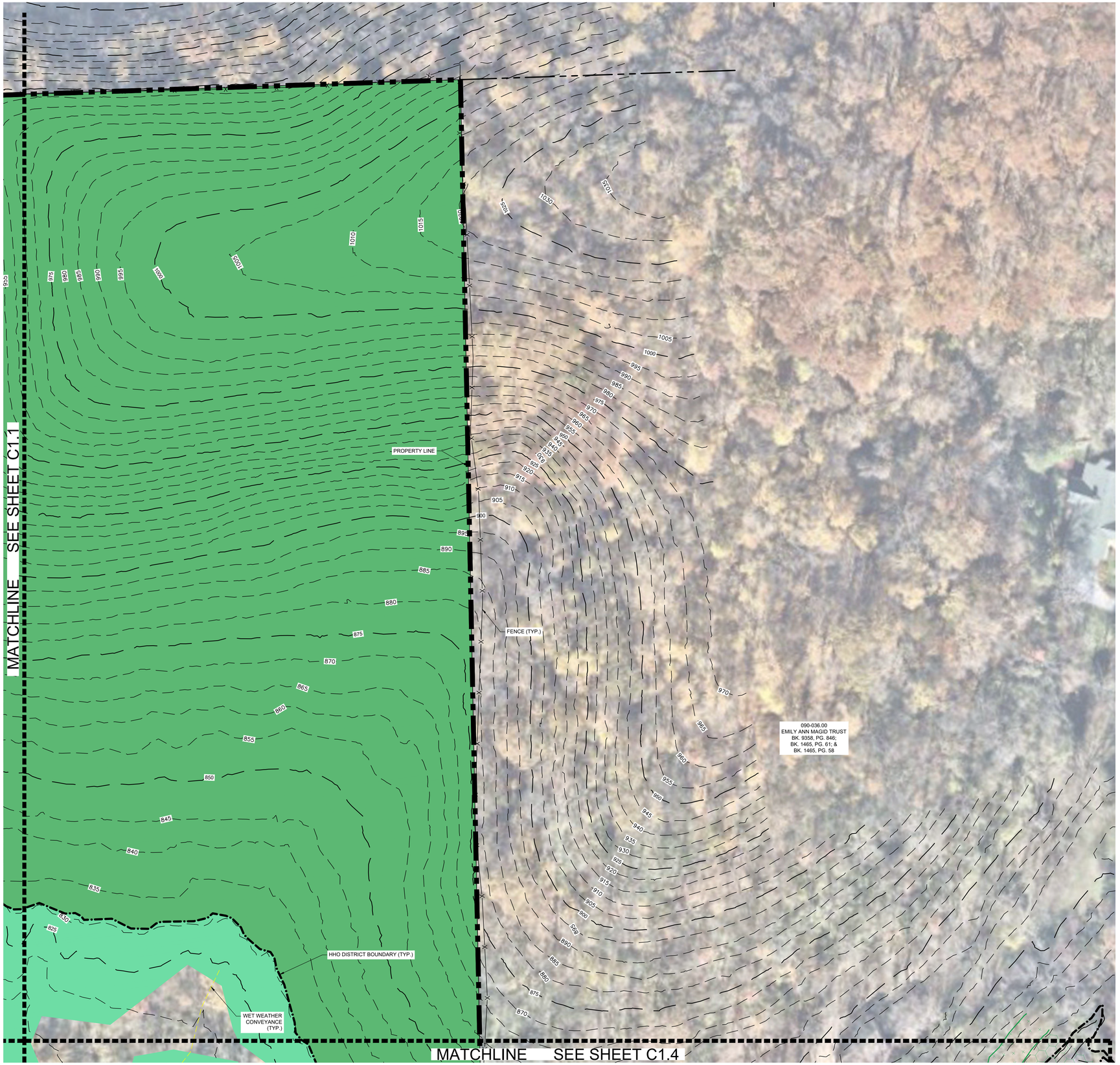
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.1

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

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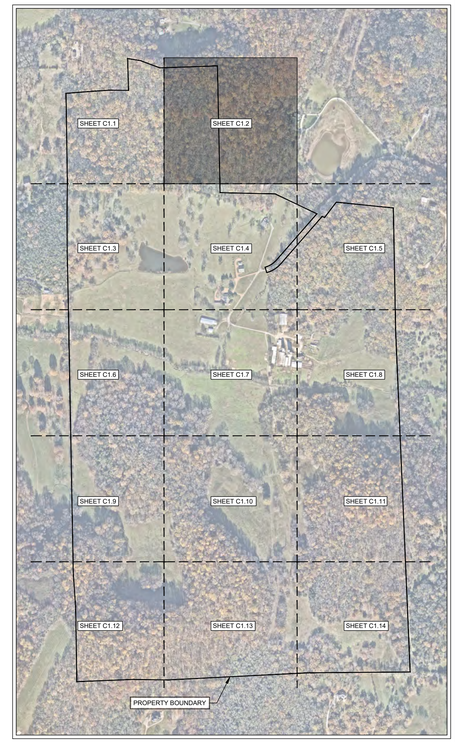

SITE SLOPE TABLE

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Kimley»Horn

DesignStudio

sdco PARTNERS

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE COMMERCE No. 121320 STATE OF TENNESSEE
07/18/2025

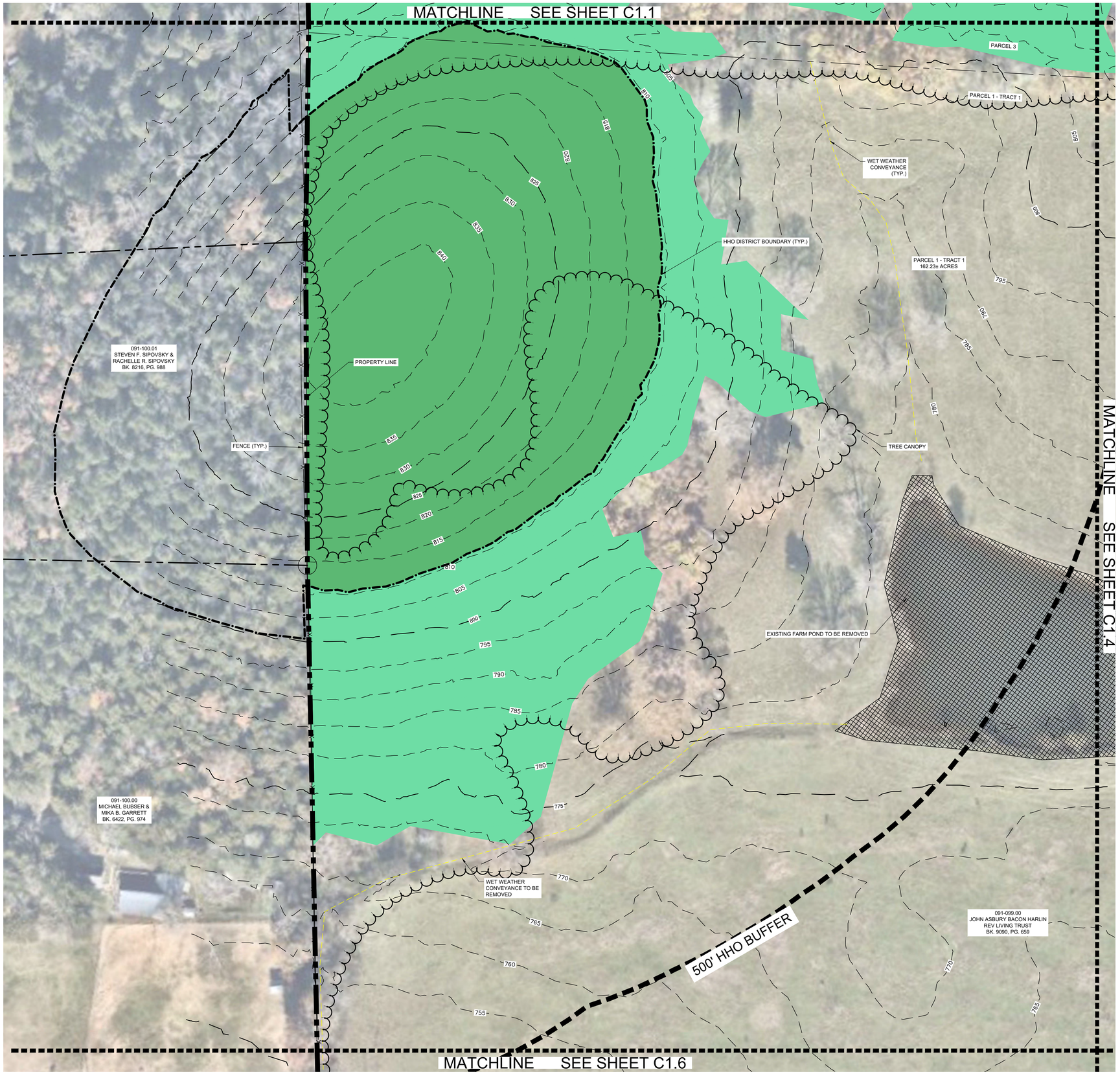
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.2

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

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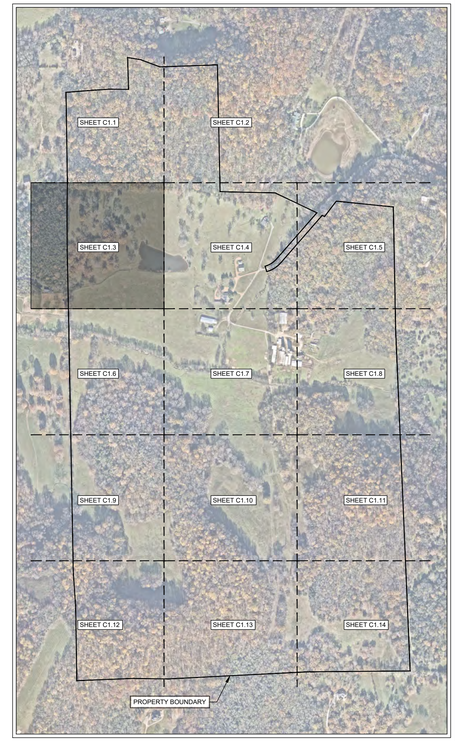

SITE SLOPE TABLE

- 14% - 19.99%
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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121320
STATE OF TENNESSEE
11/13/2025

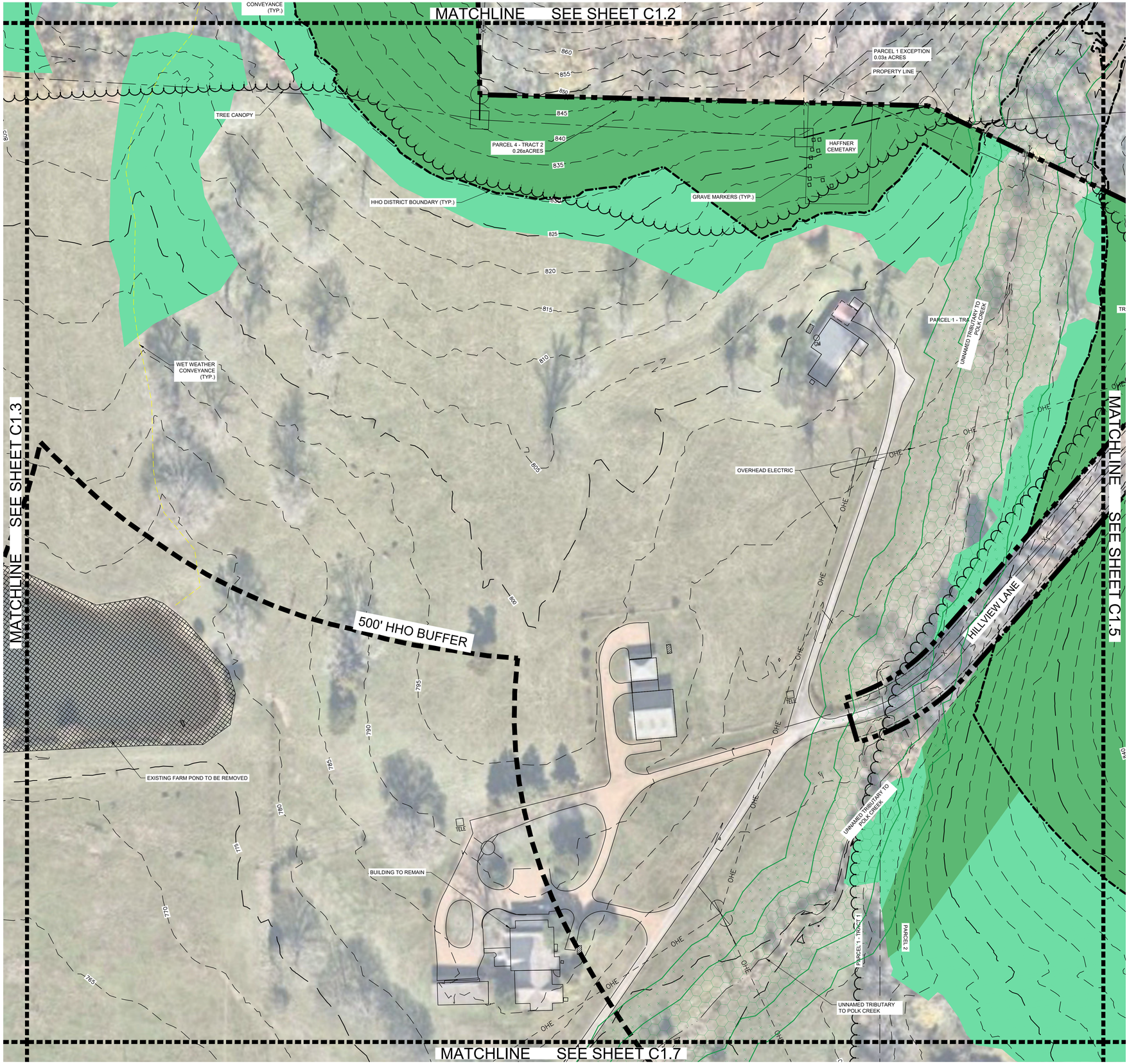
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.3

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

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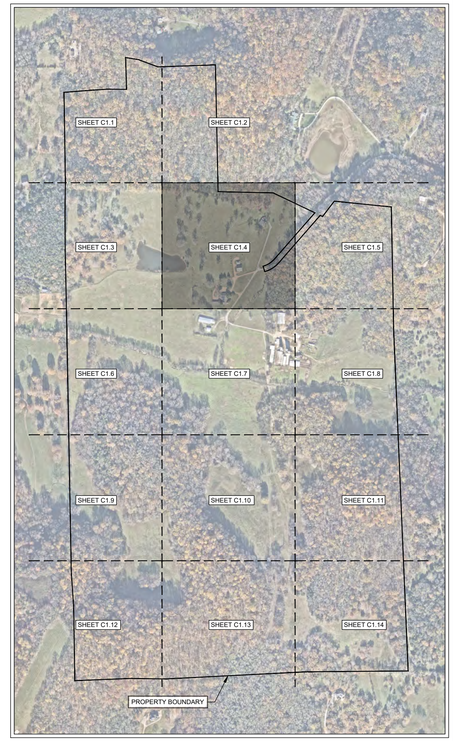

SITE SLOPE TABLE

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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE COMMERCE No. 121320 STATE OF TENNESSEE

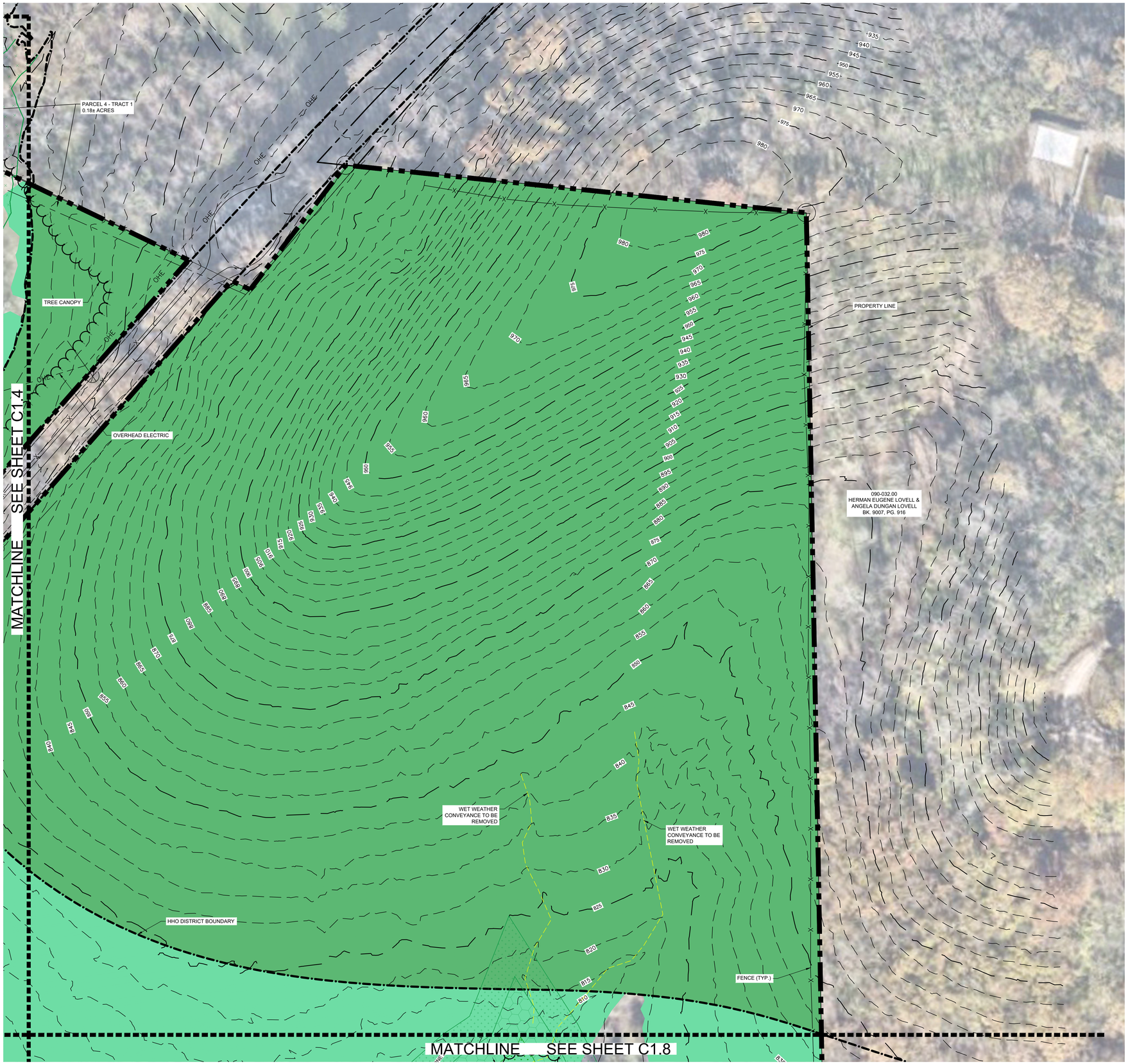
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.4

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

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EXISTING STORMWATER NARRATIVE

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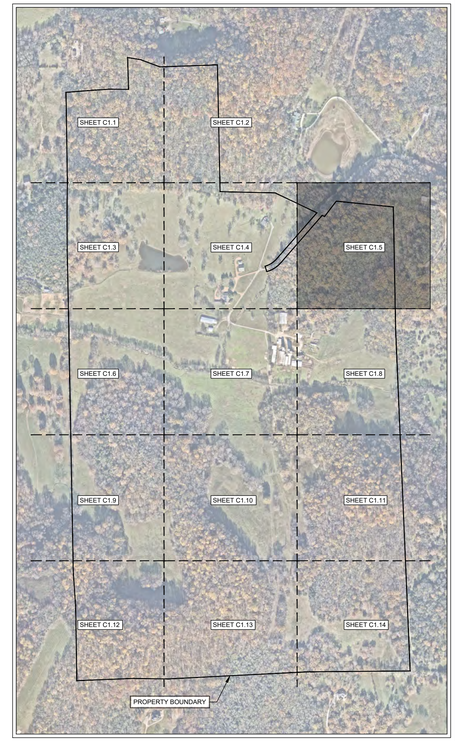

SITE SLOPE TABLE

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GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121320
STATE OF TENNESSEE
2025

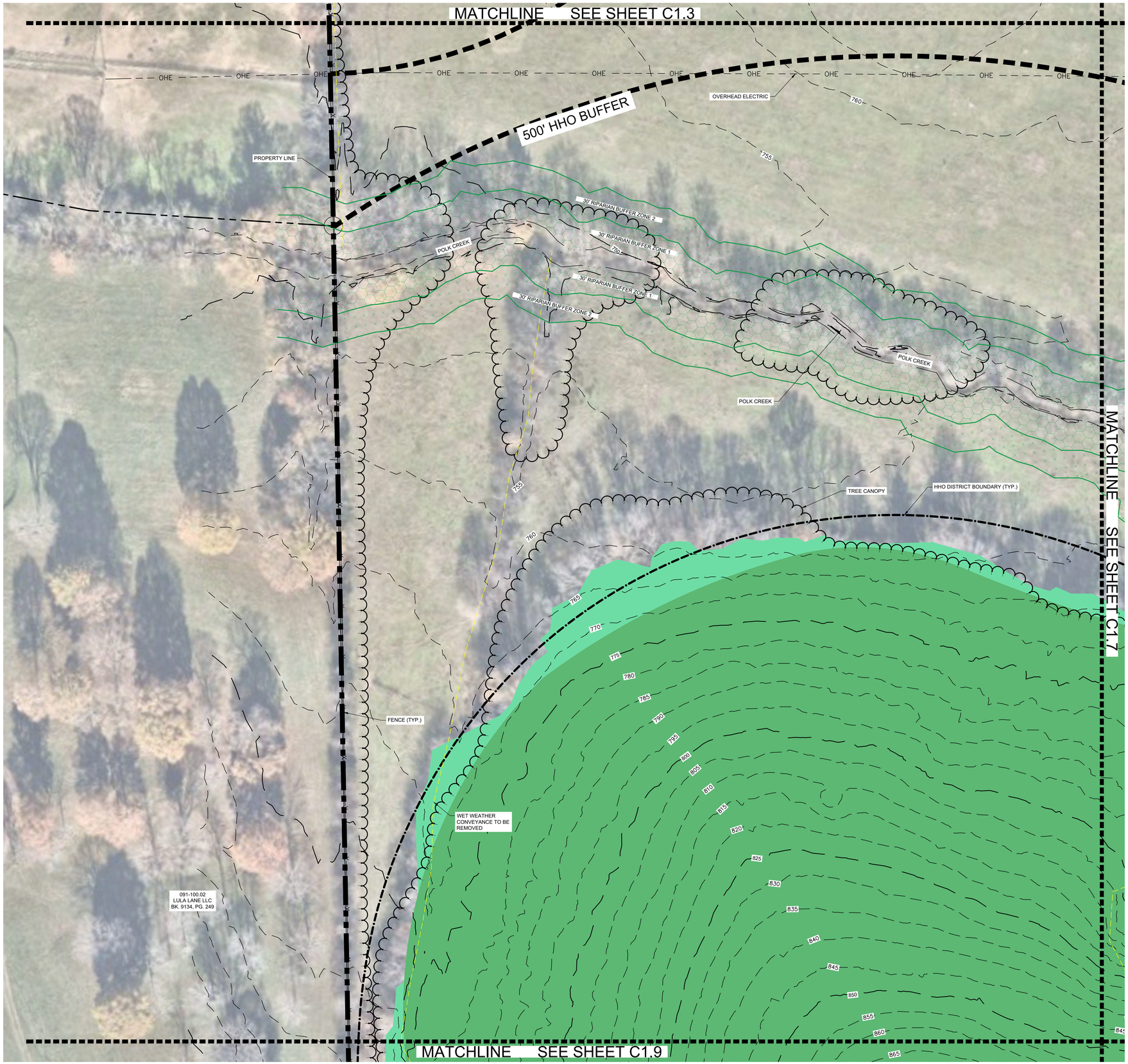
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.5

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
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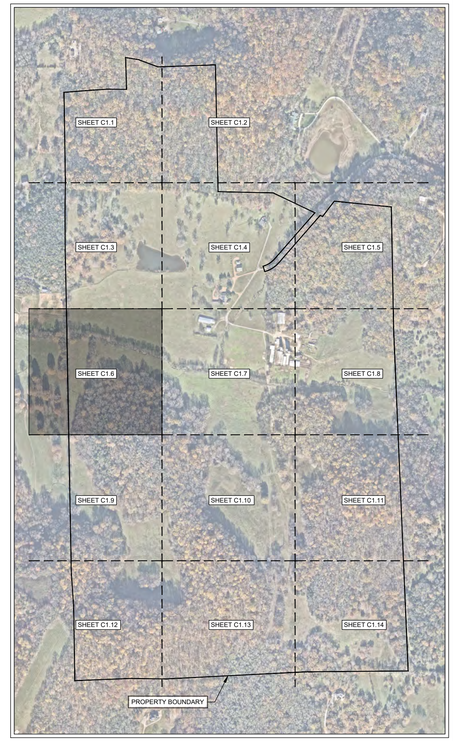

SITE SLOPE TABLE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE COMMERCE No. 121320 STATE OF TENNESSEE
11/13/2025

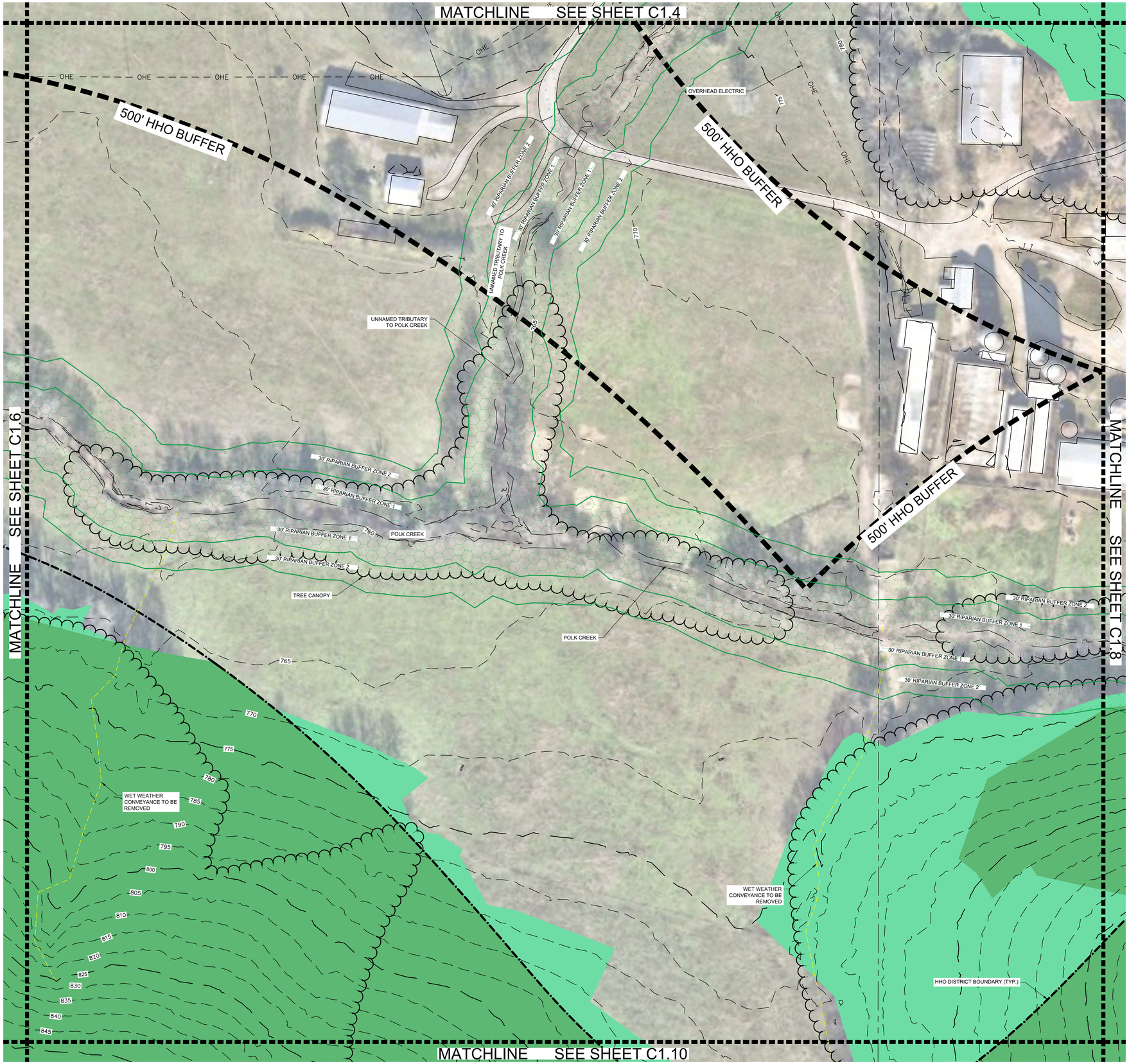
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.6

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
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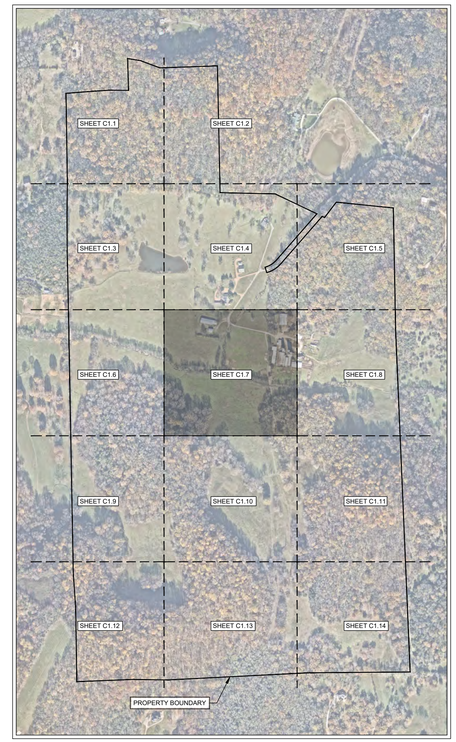

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
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No. 121320
STATE OF TENNESSEE
11 Feb 2025

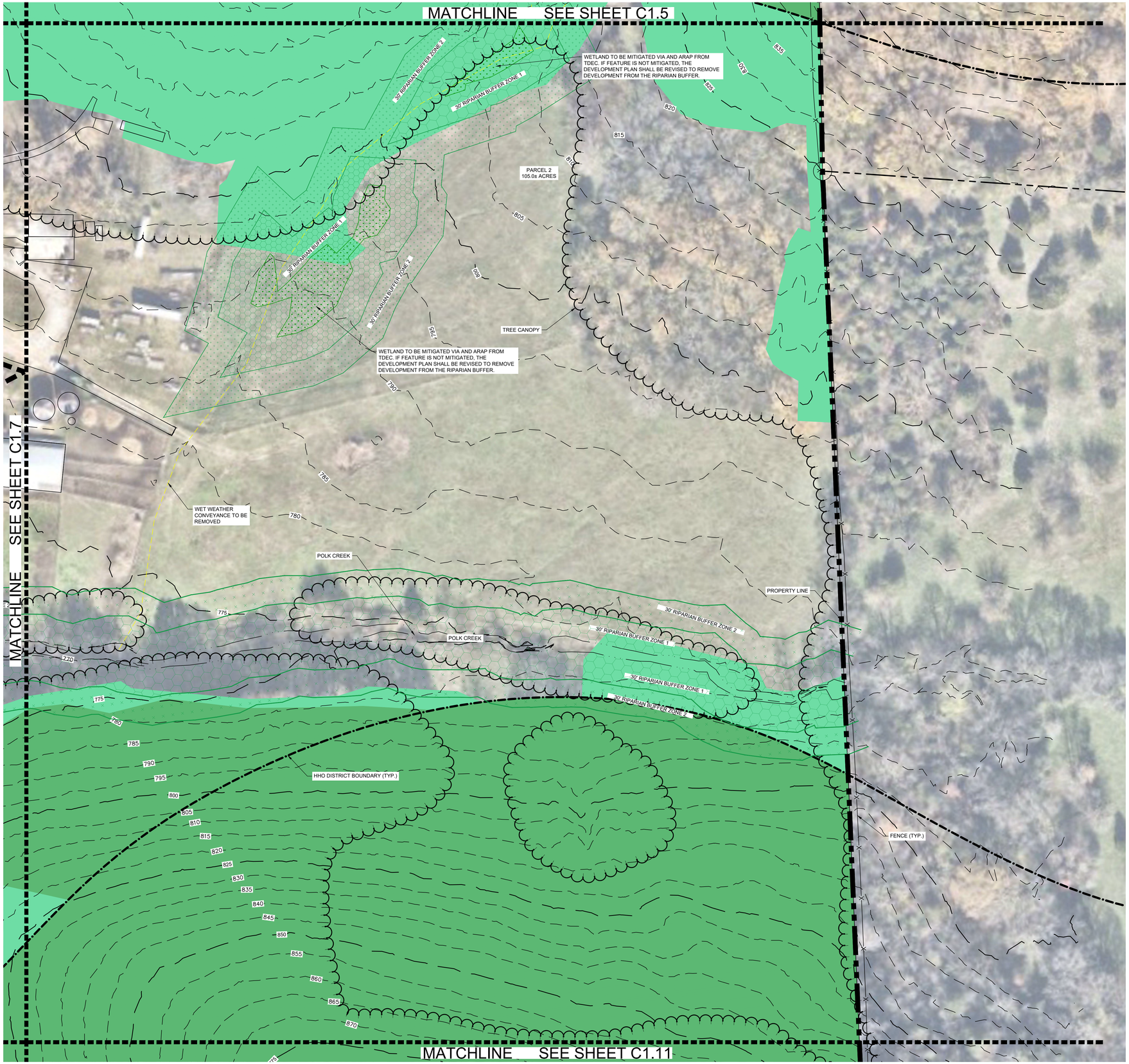
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.7

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

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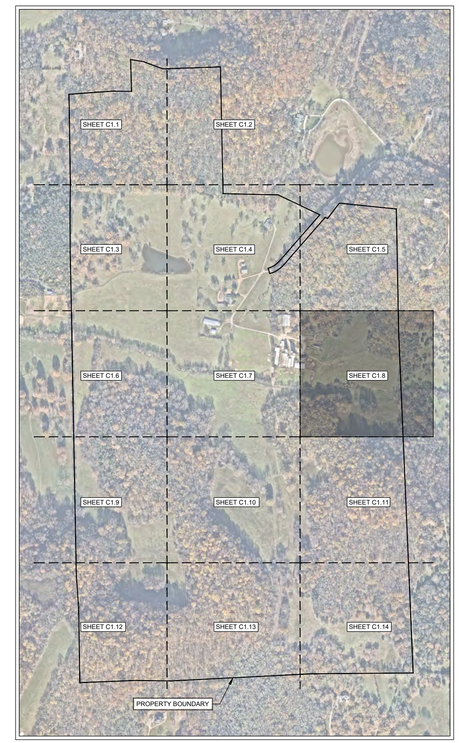
A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121320
STATE OF TENNESSEE
2025

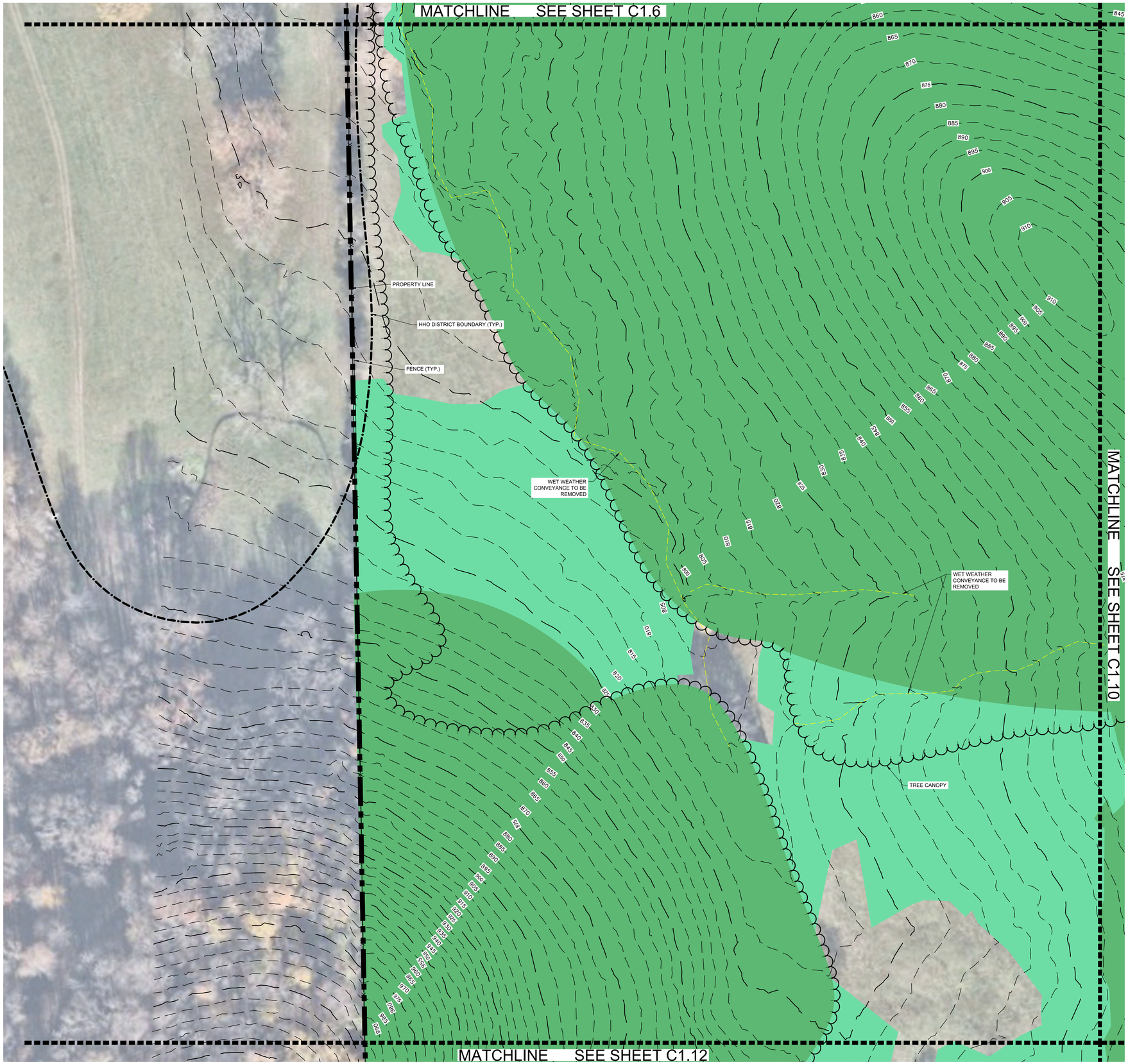
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.8

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

SURVEY NOTES

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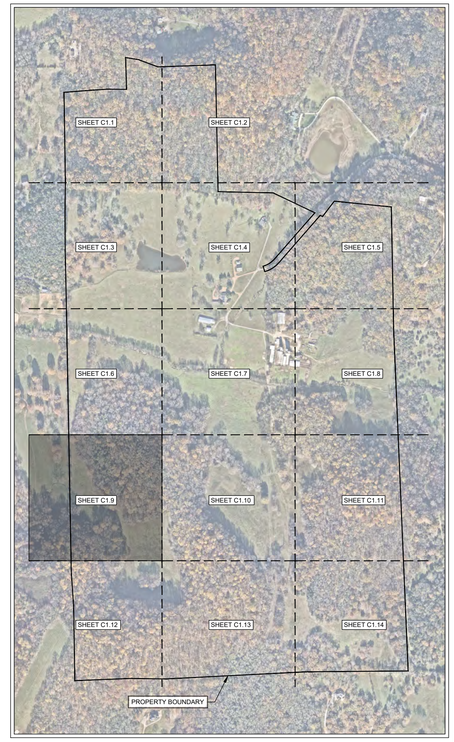

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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DesignStudio
sdco PARTNERS
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HARLIN PUD SUBDIVISION
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Franklin, Williamson County, Tennessee

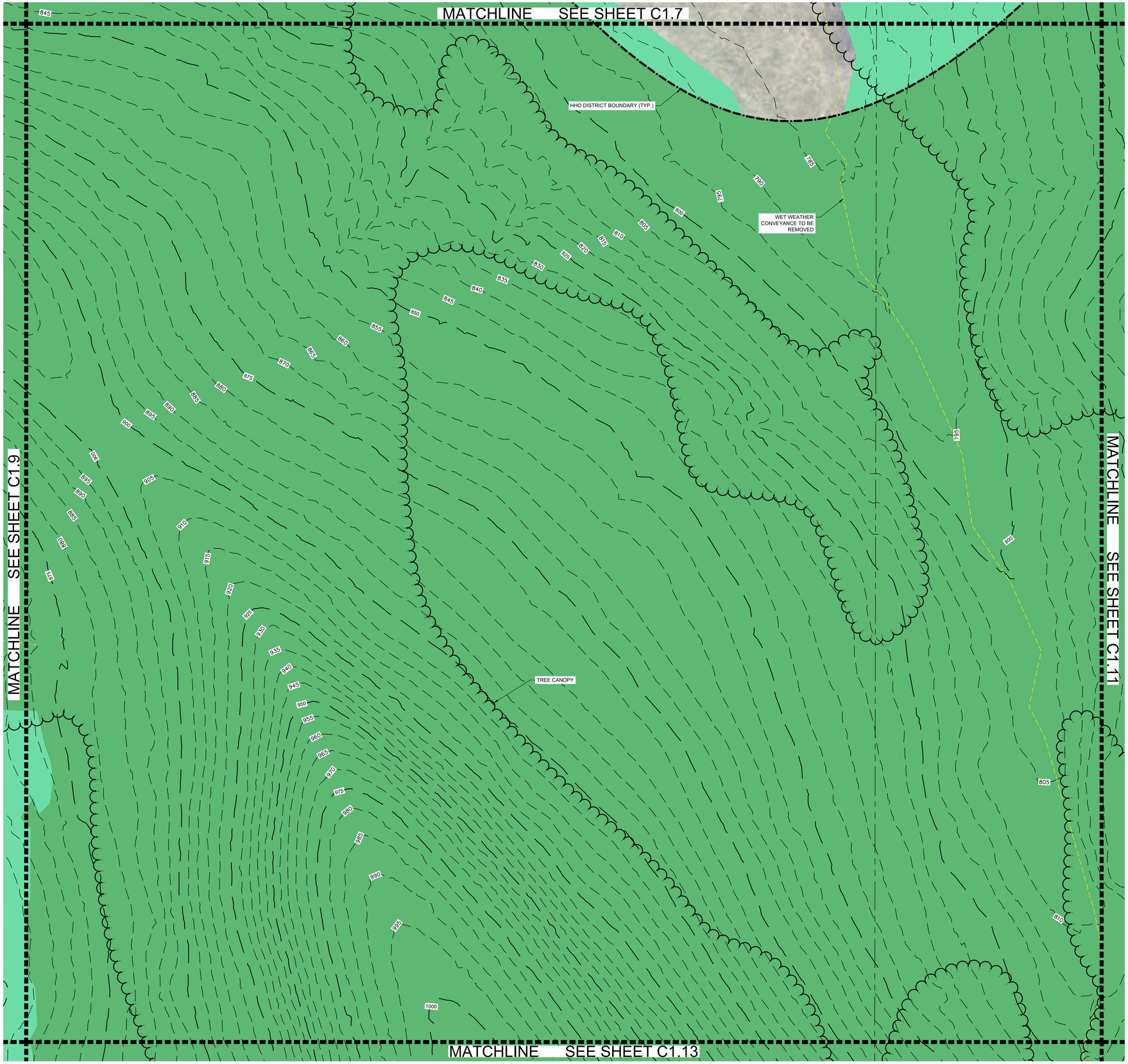
MARY McGOWAN REGISTERED ENGINEER No. 121320 STATE OF TENNESSEE 2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.9

COF # 8704



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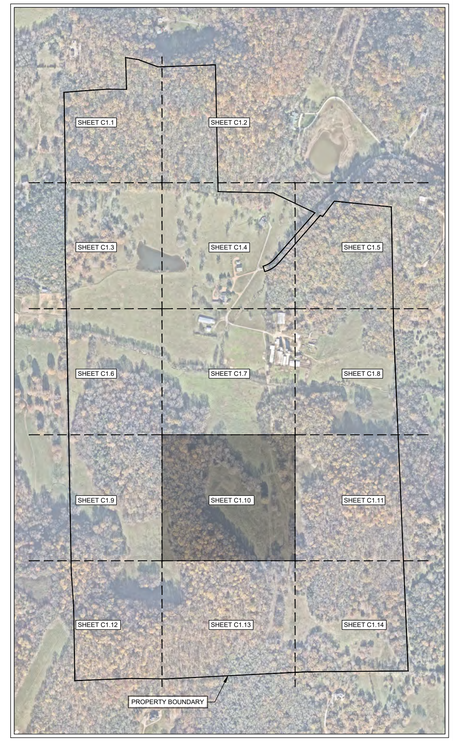

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07/18/2025

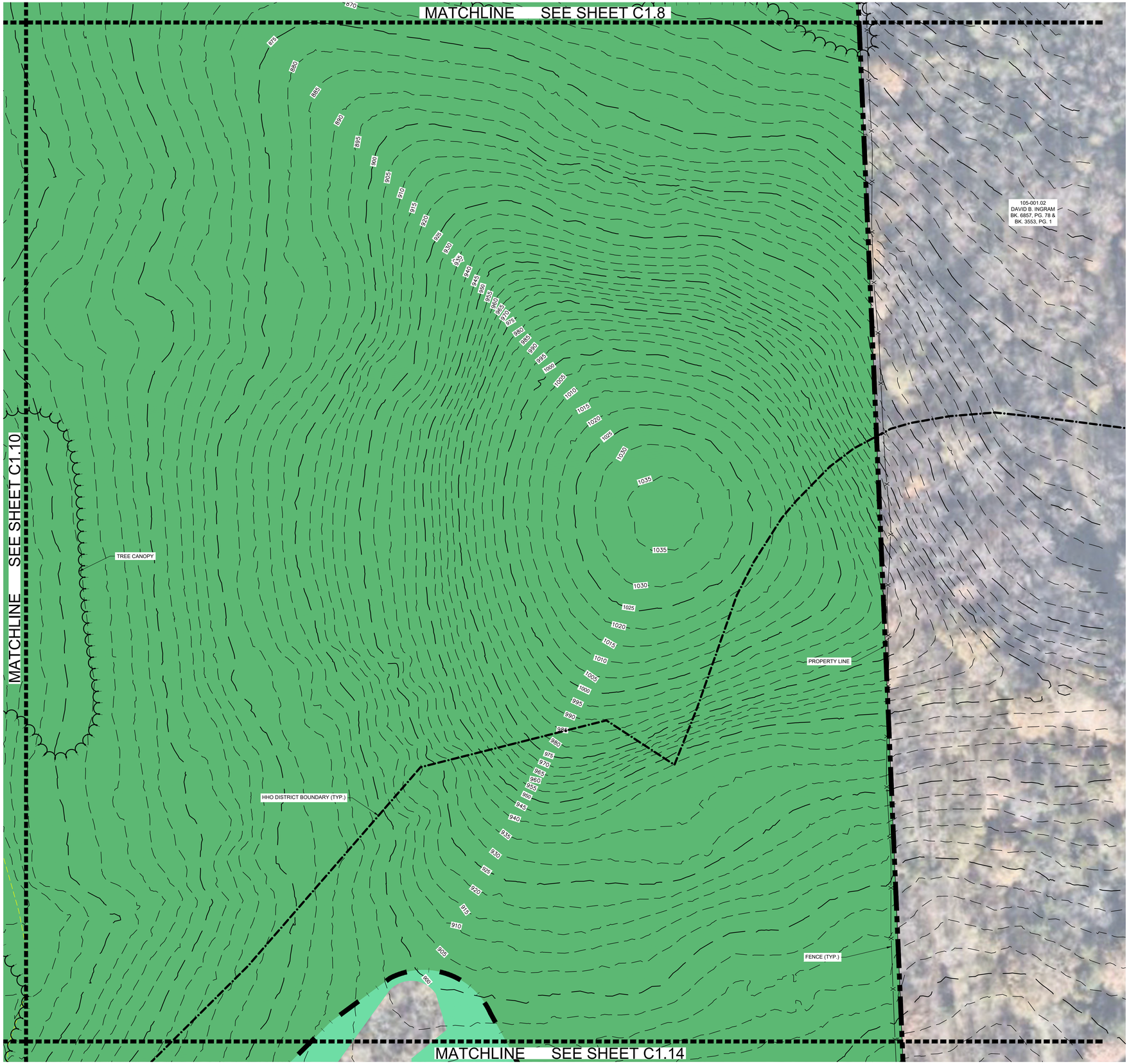
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.10

COF # 8704



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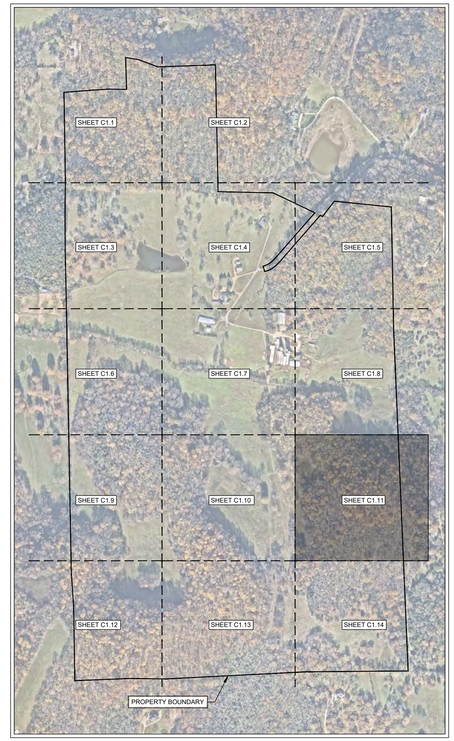

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Revision Date

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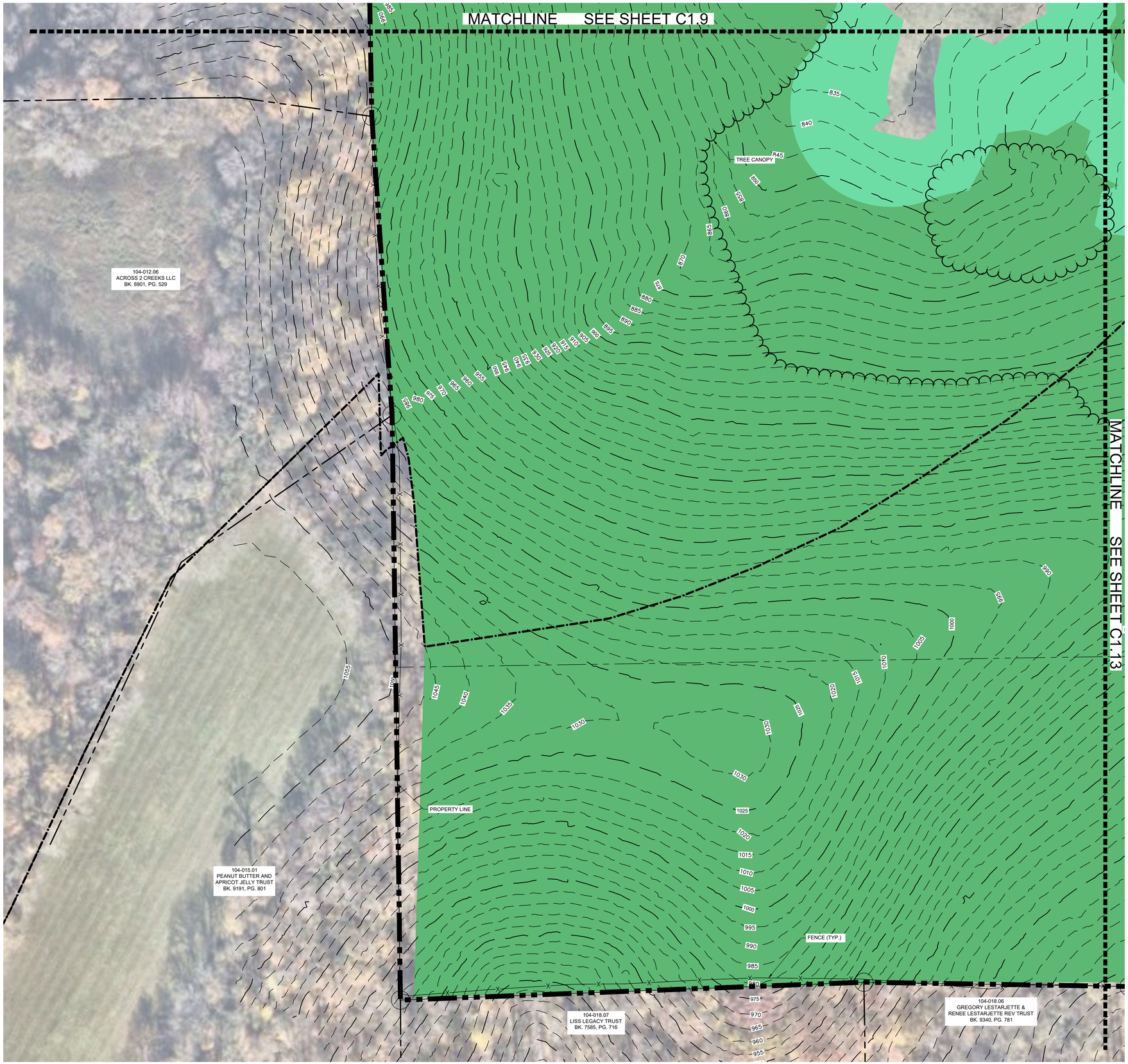
SHEET

C1.11

COF # 8704



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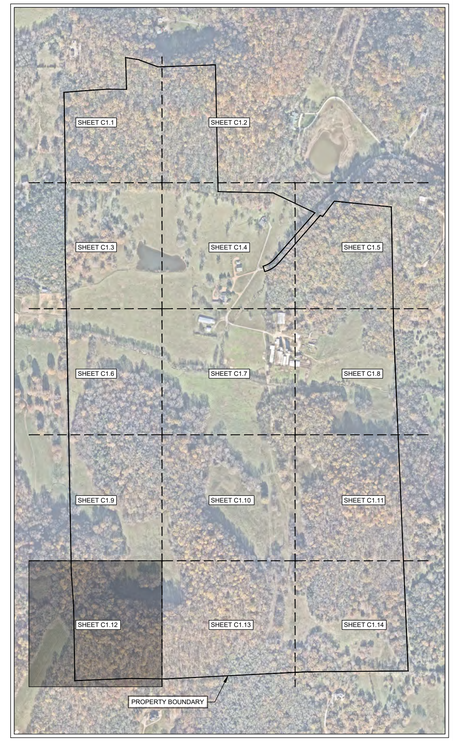

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ENLARGED EXISTING CONDITIONS

SHEET

C1.12

COF # 8704

MATCHLINE SEE SHEET C1.10

SEE SHEET C1.12 MATCHLINE

SEE SHEET C1.14

WET WEATHER CONVEYANCE TO BE REMOVED

HHO DISTRICT BOUNDARY (TYP.)

TREE CANOPY

PARCEL 1 - TRACT 1

PARCEL 1 - TRACT 1

PARCEL 2

UKNOWN SOURCE OF TITLE (A PORTION POSSIBLY PARCEL 1 - TRACT 2)

UKNOWN SOURCE OF TITLE 13.58± ACRES

UKNOWN SOURCE OF TITLE (A PORTION POSSIBLY PARCEL 1 - TRACT 2)

PROPERTY LINE

FENCE (TYP.)

104-018.01
BARBARA BRIGHT FLEMING
BK. 921, PG. 531

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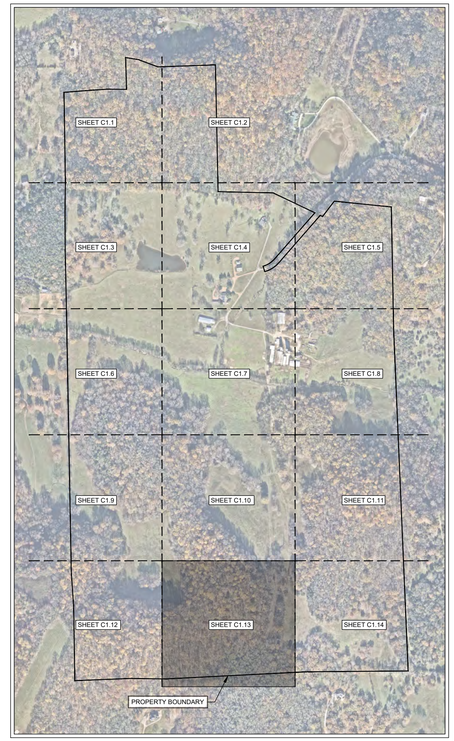

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SHEET
C1.13

COF # 8704

MATCHLINE SEE SHEET C1.11

MATCHLINE SEE SHEET C1.13

HHO DISTRICT BOUNDARY (TYP.)

PROPERTY LINE

DAVID INGRAM
TAX MAP 105
PARCEL 001.02
DEED 6587 PAGE 78

TREE CANOPY

FENCE (TYP.)

105-001.01
FREDDIE LEE HADDOX &
AGNES MARIE HADDOX
BK. 2539 PG. 816

105-001.00
ROBERT B. OWNEN &
VIVIAN E. OWEN, TRUSTEES
BK. 6142; PG. 818 &
BK. 4469, PG. 145

LEGEND

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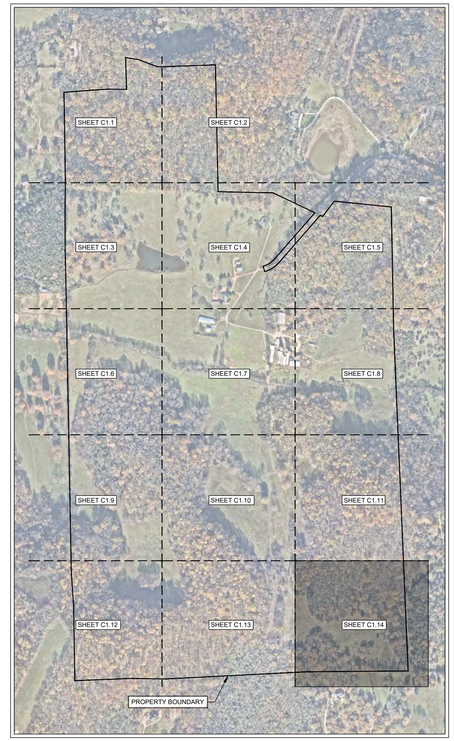

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12/31/25
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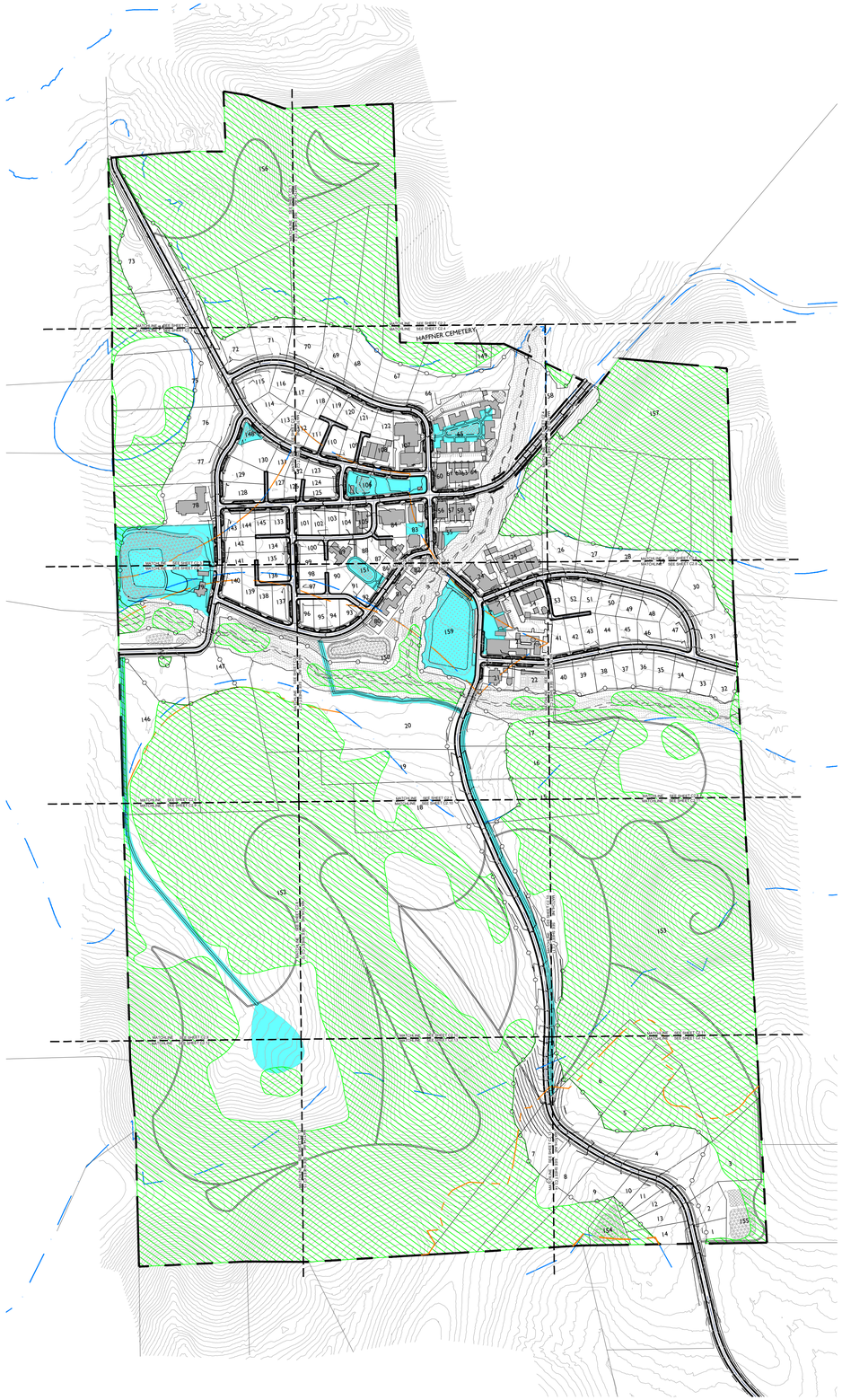
SHEET
C1.14

COF # 8704



PERMITTED USES

AGRICULTURE USES:
Agricultural Uses
Community Gardens

RESIDENTIAL USES:
Duplexes
Live/Work Units
Multifamily Residential (small multifamily up to 12 units)
Single-Family Residential
Townhouses

RECREATION USES:
Active Recreation
Commercial Recreation
Neighborhood Amenities
Passive Parks and Open Space

CIVIC AND INSTITUTIONAL USES:
Places of Public Assembly

COMMERCIAL USES:
Event Venues
Hotels
Offices
Personal Services
Restaurants
Retail
Rural Retreats

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION

SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8704
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78 / 32,000 / 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	PERMITTED USES ON SHEET C2.0
BUILDING HEIGHT RANGE:	SEE SHEET C2.0C

REGULATIONS

BUILDING TYPES APPLIED:
HOUSE, TOWNHOUSE, DUPLEX, MULTIFAMILY (SMALL-SCALE), COMMERCIAL/MIXED-USE

FRONTAGE TYPES APPLIED: YARD, LANDSCAPE

CONSTRUCTION TYPE: TYPE IV OR TYPE V

BUILDING HEIGHT:
SEE SHEET C2.0B FOR HEIGHT BREAKDOWN FOR BUILDINGS

MINIMUM LSA: 0.20

HISTORICAL RESOURCE TREATMENT: N/A

DWELLING UNIT COUNT, BY TYPE:
SEE TABLE BREAKDOWN ON SHEET C2.0B FOR DWELLING UNIT COUNT BY TYPE

PARKING REQUIRED: SEE CHART ON SHEET C2.0A
PARKING PROVIDED: SEE CHART ON SHEET C2.0A

SETBACKS:
SEE SHEETS C2.0C AND C2.0D FOR LOT SETBACKS

COMMERCIAL SF:
MIXED USE COMMERCIAL: 32,000 SF
HOTEL: 80 KEYS

PERMITTED USES
SEE SHEETS C2.0

TREE CANOPY RETENTION
OVERALL SITE AREA: 13,556,105 SF; 311.2 AC
TOTAL EXISTING TREE CANOPY: 63.1% OF SITE: (8,549,881 SF; 196.3 AC)
REQUIRED PRESERVATION: 18% OF EXISTING: (1,538,979 SF; 35.3 AC)
PROVIDED PRESERVATION: 70% OF EXISTING: (5,900,000 SF; 135.45 AC)

OPEN SPACE SET-ASIDE REQUIREMENT:
TOTAL SITE ACREAGE: 311.21 AC (13,556,105.1 SF)
SINGLE FAMILY LOT ACREAGE *(OVER 30,000 SF)*: 77.17 AC (3,361,790.0 SF)
ADJUSTED SITE ACREAGE: 234.0 AC (10,194,315.1 SF)
OPEN SPACE REQUIREMENT*: REQUIRED: 5.0% OF ADJUSTED SITE AC: 11.70 AC (509,715.8 SF)
PROVIDED: 5.0% OF ADJUSTED SITE AC: 11.71 AC (510,194.5 SF)

**10% NATURAL AREA NOT REQUIRED FOR MIXED-USE PUDS*

OPEN SPACE VILLAGE GREEN REQUIREMENT:
MINIMUM OPEN SPACE REQUIREMENT: 70% OF SITE: (9,489,274 SF; 217.8 AC)
PROVIDED: 71.0% OF SITE: (9,618,970.4 SF; 220.8 AC)

IMPACT STATEMENT

WATER
WATER WILL BE CIRCULATED THROUGH THE SITE BY CONNECTING THE EXISTING HB&TS WATERLINES IN HILLVIEW LANE TO THE EAST AND LULA LANE TO THE WEST. AN ADDITIONAL WATER MAIN WILL BE BROUGHT FROM THE EXISTING HB&TS LINE AT COLEMAN ROAD TO THE SOUTH. WATER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH HB&TS

SANITARY SEWER
SANITARY SEWER SERVICE WILL CIRCULATE THROUGH THE SITE AND GRAVITY FLOW TO A PROPOSED LIFT STATION ON THE EAST SIDE OF THE SITE. A FORCE MAIN WILL DIVERT FLOW NORTHEAST THROUGH HILLVIEW LANE. THE FORCE MAIN ENDS NEAR THE MACK HATCHER CONNECTION, AND EFFLUENT WILL THEN GRAVITY FLOW TO AN EXISTING SEWER MANHOLE ALONG SAW MILL CREEK. A SECOND FORCE MAIN IS PROPOSED TO COLLECT THE LOTS ON THE SOUTHEAST SIDE OF THE SITE WITH A LIFT STATION PROPOSED ON THE COUNTY LOT ALONG COLEMAN ROAD. THIS FLOW WILL TIE TO THE GRAVITY LINE THAT IS THEN PUMPED TO HILLVIEW LANE. SANITARY SEWER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH THE CITY OF FRANKLIN.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION BY A COMBINATION OF CITY OF FRANKLIN COLLECTION SERVICES AND PRIVATE COLLECTION SERVICES

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

OFFSITE CONNECTIONS
WHERE STUB-OUTS TO OFFSITE CONNECTIONS ARE SHOWN A TEMPORARY TURN-AROUND WILL BE SHOWN AT SITE PLAN.

N
0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF # 8704



1 C2.0A MIXED-USE ENLARGEMENT | NORTH VILLAGE

N

0' 50' 100' 150'

✳ LIVE-WORK UNITS

Commercial & Mixed-Uses

North Village

		Development Plan Heights	Hotel (keys)	Office (sf)	Retail (sf)	Restaurant (sf)	Civic (patrons)	Outdoor Patio (sf)	Residential (units)	Hotel	Office	Retail	Restaurant	Civic	Outdoor Patio	Residential	Total	Parking Provided	
										Required Parking									
1	Hotel*	2-3	80	0	2,000	0	0	0		80	0	5	0	0	4	0	89	Surface	75
2	MU Building North	2-3	0	0	0	5,000	0	500	2	0	0	0	38	0	4	4	46	Parallel	85
3	MU Building South	2-3	0	0	4,000	0	0	0	4	0	0	10	0	0	0	8	18	Structured	29
4	Wine Bar / Liquor Store	1	0	0	3,000	0	0	500		0	0	8	0	0	4	0	12	Garage	12
5	Chapel / Town Hall (2,500 SF)	1	0	0	0	0	100	0		0	0	0	0	34	0	0	34		
6	Mail Room / Community	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
7	Historic Home / Sales Center	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
**	Jewel Box	1	0	0	0	500	0	0		0	0	0	4	0	0	0	4		
	SUBTOTAL		80	0	9,000	5,500	100	1,000	6								199		201

South Village

		Development Plan Heights	Hotel (keys)	Office (sf)	Retail (sf)	Restaurant (sf)	Civic (sf)	Outdoor Patio (sf)	Residential (units)	Hotel	Retail	Retail	Restaurant	Civic	Outdoor Patio	Residential	Total	Parking Provided	
										Required Parking									
A	MU Building Corner	2-3	0	5,000	2,500	0	0	0	8	0	15	7	0	0	0	16	38	Surface	48
B	MU Building Twin 1	2-3	0	0	0	2,500	0	500	2	0	0	0	19	0	4	4	27	Parallel	42
C	MU Building Twin 2	2-3	0	0	0	2,500	0	500	2	0	0	0	19	0	4	4	27	Structured	0
D	Jewel Box 1	1	0	0	1,000	0	0	0		0	0	3	0	0	0	0	3	Garage	24
E	Club Room Facility	2-3	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
F	Jewel Box 2	1	0	0	1,500	0	0	0		0	0	4	0	0	0	0	4		
G	Pickle Ball Clubhouse	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
	SUBTOTAL		0	5,000	5,000	5,000	0	1,000	12								99		114
	TOTALS		80	5,000	14,000	10,500	100	2,000	18								298		315

Notes:
* - Hotel may include spa, bar, restaurant or meeting space.
* - In addition to the Hospitality / Mixed Use the "Inn" parcel may be single family and the "Cottages" may be multifamily.
** - A "Jewel Box" for Commercial , or as a Neighborhood Amenity, uses shall be dashed in at the North Village Plaza. This use would fall within the PUD entitlements listed.
Outdoor Patio does not count towards entitlements, but only parking ratios.

Parking Matrix

	Minimum Parking Rate	
	Rate	Ratio
Residential*	Unit	2.00
Civic**	Occupant	0.33
Hotel	Guest Room	1.00
Retail	Per 1,000 sf	2.50
Office	Per 1,000 sf	2.85
Restaurant	Per 1,000 sf	7.50
Outdoor Dining	Per 1,000 sf	7.50

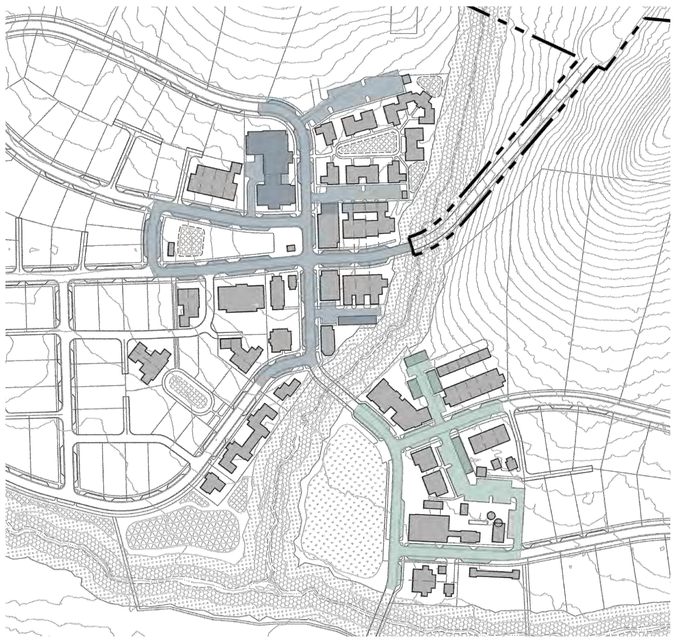
Notes:
* - All Residential unit types shall park at 2 stalls per unit and be provided off street.
** - Civic parking rates shall vary, but this listing is for assembly hall parking ratio.

Overall Parking Provided

	Counts
Surface	123
Parallel	261
Structured	29
Garage	36
TOTAL	449

MOS NOTE:
A MODIFICATION OF STANDARDS REQUEST IS INCLUDED IN THIS SUBMITTAL WHICH REQUESTS TO UTILIZE CFO PARKING MINIMUMS PER THE CITY OF FRANKLIN ZONING ORDINANCE.

ALSO INCLUDED IS MODIFICATION OF STANDARDS REQUEST TO DEFINE SMALL SCALE MULTIFAMILY PARKING REQUIREMENTS AS 2 SPACES PER UNIT.



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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 000525

Revision Date
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MIXED USE ENLARGEMENT
SHEET
C2.0A
COF # 8704



I C2.0B MIXED-USE ENLARGEMENT | SOUTH VILLAGE

✳ LIVE-WORK UNITS

Commercial & Mixed-Uses

North Village

		Development Plan Heights	Hotel (keys)	Office (sf)	Retail (sf)	Restaurant (sf)	Civic (patrons)	Outdoor Patio (sf)	Residential (units)	Hotel	Office	Retail	Restaurant	Civic	Outdoor Patio	Residential	Total	Parking Provided	
			Entitlements							Required Parking									
1	Hotel*	2-3	80	0	2,000	0	0	0		80	0	5	0	0	4	0	89	Surface	75
2	MU Building North	2-3	0	0	0	5,000	0	500	2	0	0	0	38	0	4	4	46	Parallel	85
3	MU Building South	2-3	0	0	4,000	0	0	0	4	0	0	10	0	0	0	8	18	Structured	29
4	Wine Bar / Liquor Store	1	0	0	3,000	0	0	500		0	0	8	0	0	4	0	12	Garage	12
5	Chapel / Town Hall (2,500 SF)	1	0	0	0	0	100	0		0	0	0	0	34	0	0	34		
6	Mail Room / Community	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
7	Historic Home / Sales Center	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
**	Jewel Box	1	0	0	0	500	0	0		0	0	0	4	0	0	0	4		
	SUBTOTAL		80	0	9,000	5,500	100	1,000	6								199		201

South Village

		Development Plan Heights	Hotel (keys)	Office (sf)	Retail (sf)	Restaurant (sf)	Civic (sf)	Outdoor Patio (sf)	Residential (units)	Hotel	Retail	Retail	Restaurant	Civic	Outdoor Patio	Residential	Total	Parking Provided	
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C	MU Building Twin 2	2-3	0	0	0	2,500	0	500	2	0	0	0	19	0	4	4	27	Structured	0
D	Jewel Box 1	1	0	0	1,000	0	0	0		0	0	3	0	0	0	0	3	Garage	24
E	Club Room Facility	2-3	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
F	Jewel Box 2	1	0	0	1,500	0	0	0		0	0	4	0	0	0	0	4		
G	Pickle Ball Clubhouse	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
	SUBTOTAL		0	5,000	5,000	5,000	0	1,000	12								99		114
	TOTALS		80	5,000	14,000	10,500	100	2,000	18								298		315

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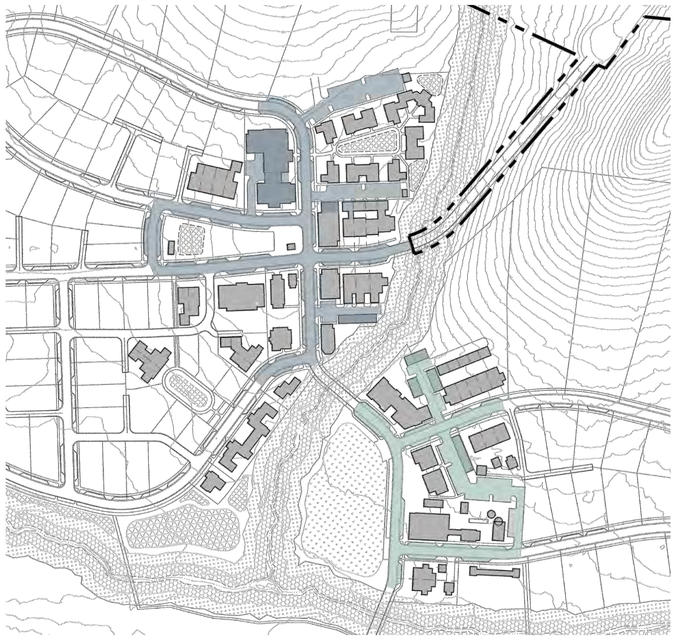
ALSO INCLUDED IS MODIFICATION OF STANDARDS REQUEST TO DEFINE SMALL SCALE MULTIFAMILY PARKING REQUIREMENTS AS 2 SPACES PER UNIT (SIMILAR TO MULTIPLEX IN THE ZONING ORDINANCE).



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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 000525

Revision Date
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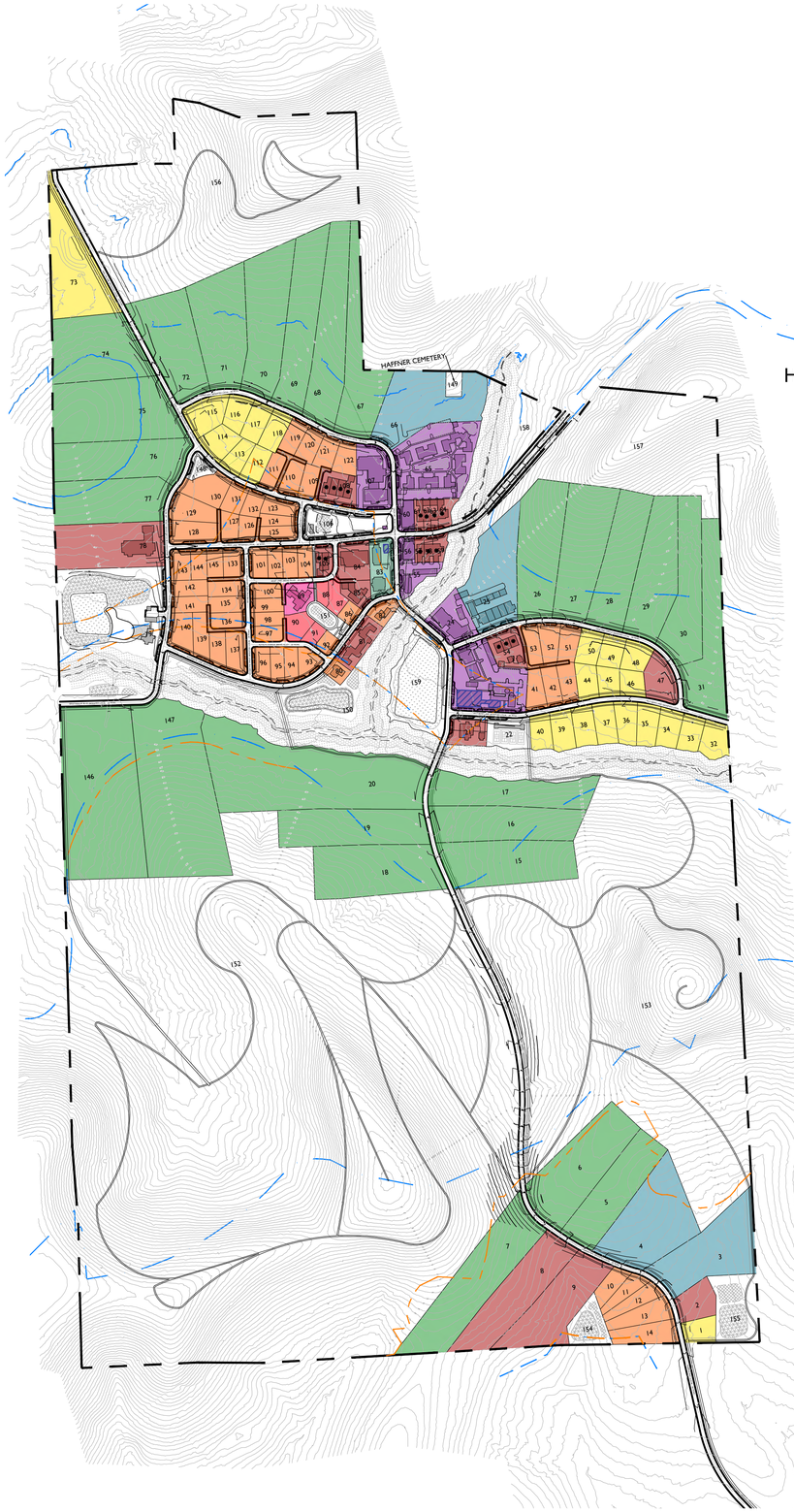
MIXED USE ENLARGEMENT
SHEET
C2.0B
COF # 8704



KEY

- PROPOSED HHO
- HHO
- PROPOSED 500' HHO BUFFER
- 500' HHO BUFFER
- SINGLE FAMILY HHO ESTATE (CRITICAL LOT)
- ATTACHED* RESIDENTIAL
- ATTACHED* RESIDENTIAL HHO ESTATE (CRITICAL LOT)
- SINGLE FAMILY (REAR /SIDE FACING GARAGE)
- COMMERCIAL / MIXED-USE
- SINGLE FAMILY COURTYARD
- CIVIC SPACES
- SINGLE FAMILY FRONT LOADED
- ATTACHED* RESIDENTIAL COURTYARD
- LIVE-WORK UNITS

*ATTACHED RESIDENTIAL IS CATEGORY THAT COULD CONTAIN THE FOLLOWING BUILDING TYPES: DUPLEX, TOWNHOME, SMALL SCALE MULTI-FAMILY, MIXED USE CONDO. (I.E. ANY RESIDENTIAL BUILDING TYPE THAT IS ALLOWABLE WITHIN VILLAGE GREEN BUT NOT DEFINED AS SINGLE-FAMILY)

Lot Takedown Chart

Lot Number	Use	Lot Type	Unit Count	SF	Keys	Height (stories)	Multifamily* Type	Commercial Type	Lot Pricing Category
1	Residential - SF	Front Load	1						Front Load (90')
2	Residential - MF	Multifamily*	3			2-2.5	Townhouses		Townhouse
3	Residential - MF	HHO Lot - Multifamily*	2			2-2.5	Duplex		Townhouse
4	Residential - MF	HHO Lot - Multifamily*	4			2-2.5	Townhouses		Townhouse
5	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
6	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
7	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
8	Residential - MF	HHO Lot - Multifamily*	4			2-2.5	Townhouses		Townhouse
9	Residential - MF	HHO Lot - Multifamily*	3			2-2.5	Townhouses		Townhouse
10	Residential - SF	Rear Load**	1						Rear Load**** (70')
11	Residential - SF	Rear Load**	1						Rear Load**** (70')
12	Residential - SF	Rear Load**	1						Rear Load**** (70')
13	Residential - SF	Rear Load**	1						Rear Load**** (70')
14	Residential - SF	Rear Load**	1						Rear Load**** (70')
15	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
16	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
17	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
18	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
19	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
20	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (5 acre)
21	Residential - MF	Multi Family*	2			2-2.5	Duplex		Townhouse
22	Community Amenity		0			1			No Land Basis
23	Mixed Use/ Civic/ Commercial	Mixed Use	4	7,500			Mixed Use	See Commercial & Mixed Use Summary Tab	Mixed Use Condos
24	Mixed Use	Mixed Use	8	7,500			Mixed Use	See Commercial & Mixed Use Summary Tab	Condo Flats
25	Residential - MF	HHO Lot - Multi Family*	5			2-3	Townhouses		Townhouse
26	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
27	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
28	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
29	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
30	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
31	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
32	Residential - SF	Front Load	1						Front Load (90')
33	Residential - SF	Front Load	1						Front Load (90')
34	Residential - SF	Front Load	1						Front Load (90')
35	Residential - SF	Front Load	1						Front Load (90')
36	Residential - SF	Front Load	1						Front Load (90')
37	Residential - SF	Front Load	1						Front Load (90')
38	Residential - SF	Front Load	1						Front Load (90')
39	Residential - SF	Front Load	1						Front Load (90')
40	Residential - SF	Front Load	1						Front Load (90')
41	Residential - SF	Rear Load**	1						Rear Load**** (70')
42	Residential - SF	Rear Load**	1						Rear Load** (70')
43	Residential - SF	Rear Load**	1						Rear Load** (70')
44	Residential - SF	Front Load	1						Front Load (90')
45	Residential - SF	Front Load	1						Front Load (90')
46	Residential - SF	Front Load	1						Front Load (90')
47	Residential - MF/ SF	HHO Lot - Multi Family*	12			2-2.5	Small Scale Multifamily		Condo Flats
48	Residential - SF	Front Load	1						Front Load (90')
49	Residential - SF	Front Load	1						Front Load (90')
50	Residential - SF	Front Load	1						Front Load (90')
51	Residential - SF	Rear Load**	1						Rear Load** (70')
52	Residential - SF	Rear Load**	1						Rear Load** (70')
53	Residential - SF	Rear Load**	1						Rear Load** (70')
54	Residential - MF	Multi Family*	3			2-3	Townhouses		Townhouse
55	Commercial	Commercial	0	3,000		1-2		See Commercial & Mixed Use Summary Tab	No Land Basis
56	Mixed Use	Mixed Use	4	4,000		2-3	Mixed Use	See Commercial & Mixed Use Summary Tab	Mixed Use Condos
57	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
58	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
59	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
60	Mixed Use	Mixed Use	2	5,000		2-3	Mixed Use	See Commercial & Mixed Use Summary Tab	Mixed Use Condos
61	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
62	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
63	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
64	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
65	Hospitality / Mixed Use/ Residential - MF	Multi Family* - Courtyard	13		Keys***	1-2	Duplex/Townhouses/Small Scale Multifamily		Townhouse
66	Residential - MF/ SF	HHO Lot - Multi Family*	12			2-2.5	Small Scale Multifamily		Condo Flats
67	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
68	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
69	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
70	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
71	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
72	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
73	Residential - SF	Front Load	1						HHO - Single Family (2 acre)
74	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
75	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
76	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
77	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
78	Residential - MF/ SF	HHO Lot - Multi Family*	12			2-2.5	Small Scale Multifamily		Condo Flats
79	Community Amenity		0			1-2			No Land Basis
80	Residential - SF	Rear Load**	1						Rear Load** (70')
81	Residential - SF	Multi Family*	4			2-2.5	Townhouses		Townhouse
82	Residential - SF	Rear Load**	1					See Commercial & Mixed Use Summary Tab	Rear Load** (70')
83	Civic / Commercial	Civic	0	2,500		1-2			No Land Basis
84	Residential - MF/ Mixed Use	Multi Family*	12			2-3	Small Scale Multifamily		
85	Residential - MF	Multi Family	2			2-2.5	Duplex		Townhouse
86	Residential - SF	Rear Load**	1						Rear Load** (70')
87	Residential - SF	Rear Load** - Courtyard	1						Rear Load** (70')
88	Residential - SF	Rear Load** - Courtyard	1						Rear Load** (70')
89	Residential - MF	Multi Family* - Courtyard	2			2-2.5	Duplex		Townhouse
90	Residential - SF	Rear Load** - Courtyard	1						Rear Load** (70')
91	Residential - SF	Rear Load** - Courtyard	1						Rear Load** (70')
92	Residential - SF	Rear Load**	1						Rear Load** (70')
93	Residential - SF	Rear Load**	1						Rear Load** (70')
94	Residential - SF	Rear Load**	1						Rear Load** (70')
95	Residential - SF	Rear Load**	1						Rear Load** (70')
96	Residential - SF	Rear Load**	1						Rear Load** (70')
97	Residential - SF	Rear Load**	1						Rear Load** (70')
98	Residential - SF	Rear Load**	1						Rear Load** (70')
99	Residential - SF	Rear Load**	1						Rear Load** (70')
100	Residential - SF	Rear Load**	1						Rear Load** (70')
101	Residential - SF	Rear Load**	1						Rear Load** (70')
102	Residential - SF	Rear Load**	1						Rear Load** (70')
103	Residential - SF	Rear Load**	1						Rear Load** (70')
104	Residential - SF	Rear Load**	1						Rear Load** (70')
105	Residential - MF	Multi Family*	2			2-2.5	Duplex		Rear Load** (70')
106	Civic / Commercial	Civic	0	500		1		See Commercial & Mixed Use Summary Tab	No Land Basis
107	Hospitality / Mixed Use / Residential - SF	Hospitality	4	2,000	Keys***	2.5		See Commercial & Mixed Use Summary Tab	Hotel Key
108	Residential - MF	Multi Family*	4			2-3	Townhouses		Townhouse
109	Residential - SF	Rear Load**	1						Rear Load** (70')
110	Residential - SF	Rear Load**	1						Rear Load** (70')
111	Residential - SF	Rear Load**	1						Rear Load** (70')
112	Residential - SF	Front Load	1						Front Load (90')
113	Residential - SF	Front Load	1						Front Load (90')
114	Residential - SF	Front Load	1						Front Load (90')
115	Residential - SF	Front Load	1						Front Load (90')
116	Residential - SF	Front Load	1						Front Load (90')
117	Residential - SF	Front Load	1						Front Load (90')
118	Residential - SF	Front Load	1						Front Load (90')
119	Residential - SF	Rear Load**	1						Rear Load** (70')
120	Residential - SF	Rear Load**	1						Rear Load** (70')
121	Residential - SF	Rear Load**	1						Rear Load** (70')
122	Residential - SF	Rear Load**	1						Rear Load** (70')
123	Residential - SF	Rear Load**	1						Rear Load** (70')
124	Residential - SF	Rear Load**	1						Rear Load** (70')
125	Residential - SF	Rear Load**	1						Rear Load** (70')
126	Residential - SF	Rear Load**	1						Rear Load** (70')
127	Residential - SF	Rear Load**	1						Rear Load** (70')
128	Residential - SF	Rear Load**	1						Rear Load** (70')
129	Residential - SF	Rear Load**	1						Rear Load** (70')
130	Residential - SF	Rear Load**	1						Rear Load** (70')
131	Residential - SF	Rear Load**	1						Rear Load** (70')
132	Residential - SF	Rear Load**	1						Rear Load** (70')
133	Residential - SF	Rear Load**	1						Rear Load** (70')
134	Residential - SF	Rear Load**	1						Rear Load** (70')
135	Residential - SF	Rear Load**	1						Rear Load** (70')
136	Residential - SF	Rear Load**	1						Rear Load** (70')
137	Residential - SF	Rear Load**	1						Rear Load** (70')
138	Residential - SF	Rear Load**	1						Rear Load** (70')
139	Residential - SF	Rear Load**	1						Rear Load** (70')
140	Residential - SF	Rear Load**	1						Rear Load** (70')
141	Residential - SF	Rear Load**	1						Rear Load** (70')
142	Residential - SF	Rear Load**	1						Rear Load** (70')
143	Residential - SF	Rear Load**	1						Rear Load** (70')
144	Residential - SF	Rear Load**	1						Rear Load** (70')
145	Residential - SF	Rear Load**	1						Rear Load** (70')
146	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (5 acre)
147	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (5 acre)
148	Open Space								No Land Basis
149	Open Space								
150	Open Space								
151	Open Space								
152	Open Space								
153	Open Space								
154	Open Space								
155	Open Space								
156	Open Space								
157	Open Space								
158	Open Space								
159	Open Space								
Total			242	32,000	80				

NOTE:
* "Multifamily" shall mean any form of attached residential buildings including Duplex, Townhouse, Farmstead Residential, or Small Scale Multifamily up to 12 attached residential dwelling units.
** Rear Load refers to Single Family Lots that have a side or rear facing garage accessed via a shared driveway easement
*** No more than 80 total hotel keys

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DesignStudio
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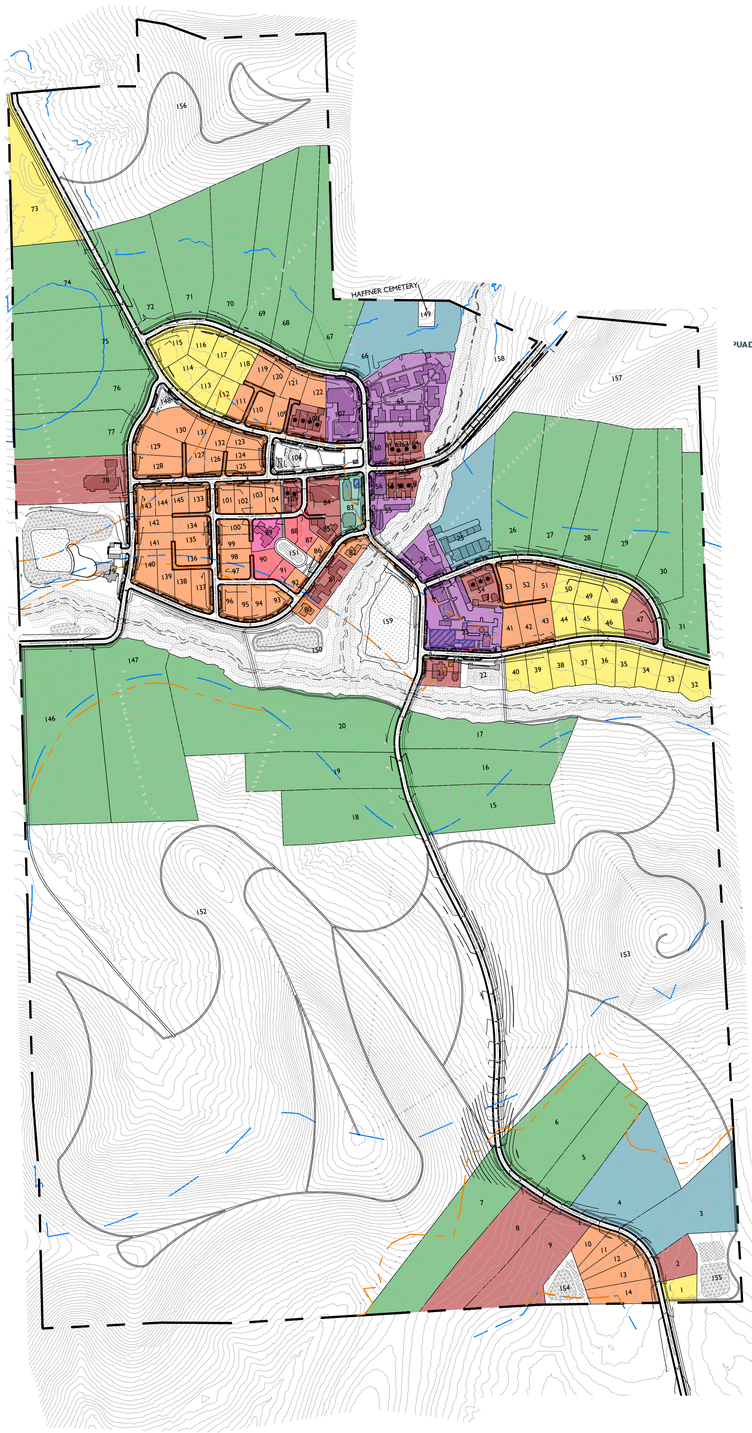
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 370 AGRICULTURE 1325

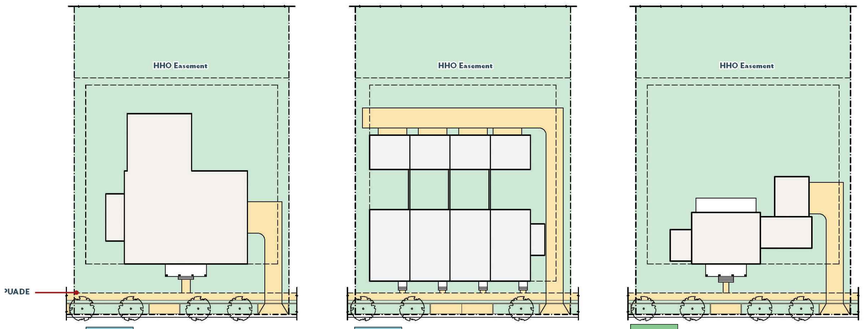
Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

SITE LAYOUT

SHEET
C2.0C
COF # 8704



HHO ESTATE LOT DIAGRAMS:



MULTI-FAMILY
HHO ESTATE

Principal Setbacks
Front 20 ft. min. off PUADE
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

Garage & Accessory Setbacks
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

*Critical Lots

TOWNHOUSE
HHO ESTATE

Principal Setbacks
Front 8 ft. min. off PUADE
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

Garage & Accessory Setbacks
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

*Critical Lots

SINGLE FAMILY
HHO ESTATE

Principal Setbacks
Front 20 ft. min. off PUADE
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

Garage & Accessory Setbacks
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

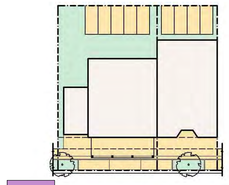
*Critical Lots

KEY

- PROPOSED HHO
- HHO
- PROPOSED 500' HHO BUFFER
- 500' HHO BUFFER
- SINGLE FAMILY HHO ESTATE (CRITICAL LOT)
- ATTACHED* RESIDENTIAL
- ATTACHED* RESIDENTIAL HHO ESTATE (CRITICAL LOT)
- SINGLE FAMILY (REAR /SIDE FACING GARAGE)
- COMMERCIAL / MIXED-USE
- SINGLE FAMILY COURTYARD
- CIVIC SPACES
- SINGLE FAMILY FRONT LOADED
- ATTACHED* RESIDENTIAL COURTYARD
- LIVE-WORK UNITS

*ATTACHED RESIDENTIAL IS CATEGORY THAT COULD CONTAIN THE FOLLOWING BUILDING TYPES: DUPLEX, TOWNHOME, SMALL SCALE MULTI-FAMILY, MIXED USE CONDO. (I.E. ANY RESIDENTIAL BUILDING TYPE THAT IS ALLOWABLE WITHIN VILLAGE GREEN BUT NOT DEFINED AS SINGLE-FAMILY)

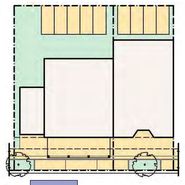
MIXED-USE, CIVIC, & COMMERCIAL:



COMMERCIAL /MIXED-USE

Principal Setbacks
Front 7 ft. min. off PUADE
Side 0 ft. min.
Rear 0 ft. min. or 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley



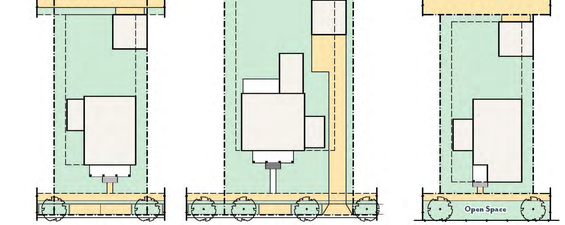
CIVIC

Principal Setbacks
Front 7 ft. min. off PUADE
Side 0 ft. min.
Rear 0 ft. min. or 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

Appurtenance Encroachments into Setbacks & PUADE[Commercial/Mixed Use & Civic]
Front May encroach up to the PUADE
*Arcades, porticos, and awnings may extend into the PUADE, but no closer than 2 ft. from the face of curb
Side May encroach up to the PUADE
*Arcades, porticos, and awnings may extend into the PUADE, but no closer than 2 ft. from the face of curb
Rear Not permitted
*Steps may encroach up to the PUADE

SINGLE FAMILY LOT DIAGRAMS:



SINGLE FAMILY
REAR LOADED

Principal Setbacks
Front 20 ft. min. off front easement
Side 8 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

SINGLE FAMILY
FRONT LOADED

Principal Setbacks
Front 30 ft. min. off front easement
Side 8 ft. min.
Rear 5 ft. min.

Garage & Accessory Setbacks
Side 5 ft. min.
Rear 5 ft. min.

SINGLE FAMILY
COURTYARD FRONTAGE

Principal Setbacks
Front 8 ft. min.
Side 8 ft. min.
Rear 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 22 ft. off mews alley

Appurtenance Encroachments into Setbacks [Residential]
Front 8 ft. max
Side 2 ft. max, but no closer than 3 ft. from the lot line
Rear Not permitted
*Steps may encroach up to the PUADE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

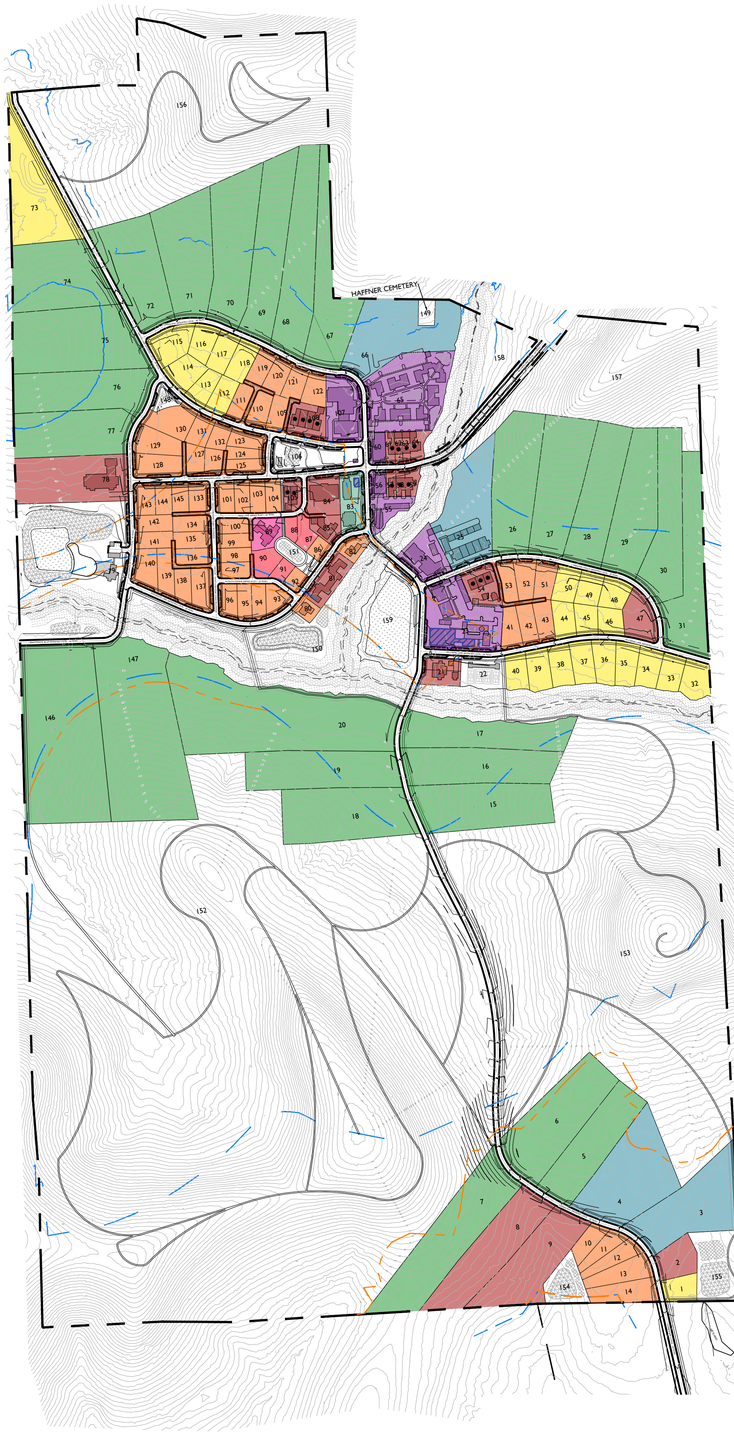
JEFFREY A. ROSATI REGISTERED AGRICULTURE LANDSCAPE ARCHITECT 1325

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

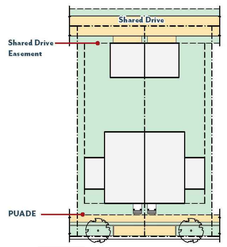
TYPICAL LOT BREAKDOWN

SHEET
C2.0D

COF # 8704



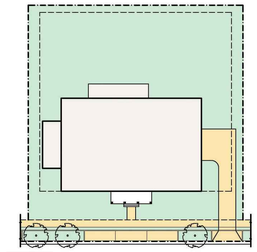
ATTACHED RESIDENTIAL LOT DIAGRAMS:



DUPLEX

Principal Setbacks
Front 8 ft. min. off PUADE
Side 5 ft. min. off lot line or PUADE
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

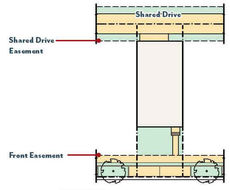
Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley



MULTI-FAMILY

Principal Setbacks
Front 15 ft. min. off PUADE
Side 5 ft. min.
Rear 5 ft. min. or 5 ft. min. off Shared Drive easement or 5 ft. or 22 ft. off mews alley

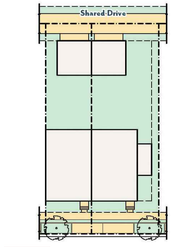
Garage & Accessory Setbacks
Side 5 ft. min.
Rear 5 ft. min. or 0 ft. min. off Shared Drive easement or 5 ft. or 22 ft. off mews alley



TOWNHOUSE
GARAGE UNDER

Principal Setbacks
Front 20 ft. min. off front easement
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

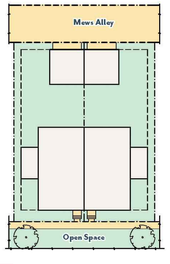
Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement



TOWNHOUSE

Principal Setbacks
Front 8 ft. min. off front easement
Side 0 ft. min. 5 ft. min. off lot line or side street easement for end cap units
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley



DUPLEX
COURTYARD FRONTAGE

Principal Setbacks
Front 8 ft. min.
Side 5 ft. min.
Rear 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 22 ft. off mews alley

Appurtenance Encroachments into Setbacks [Residential]
Front 8 ft. max
Side 2 ft. max, but no closer than 3 ft. from the lot line
Rear Not permitted
*Steps may encroach up to the PUADE

KEY

- PROPOSED HHO
- HHO
- PROPOSED 500' HHO BUFFER
- 500' HHO BUFFER
- SINGLE FAMILY HHO ESTATE (CRITICAL LOT)
- ATTACHED* RESIDENTIAL
- ATTACHED* RESIDENTIAL HHO ESTATE (CRITICAL LOT)
- SINGLE FAMILY (REAR /SIDE FACING GARAGE)
- COMMERCIAL / MIXED-USE
- SINGLE FAMILY COURTYARD
- CIVIC SPACES
- SINGLE FAMILY FRONT LOADED
- ATTACHED* RESIDENTIAL COURTYARD
- LIVE-WORK UNITS

*ATTACHED RESIDENTIAL IS CATEGORY THAT COULD CONTAIN THE FOLLOWING BUILDING TYPES: DUPLEX, TOWNHOME, SMALL SCALE MULTI-FAMILY, MIXED USE CONDO. (I.E. ANY RESIDENTIAL BUILDING TYPE THAT IS ALLOWABLE WITHIN VILLAGE GREEN BUT NOT DEFINED AS SINGLE-FAMILY)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

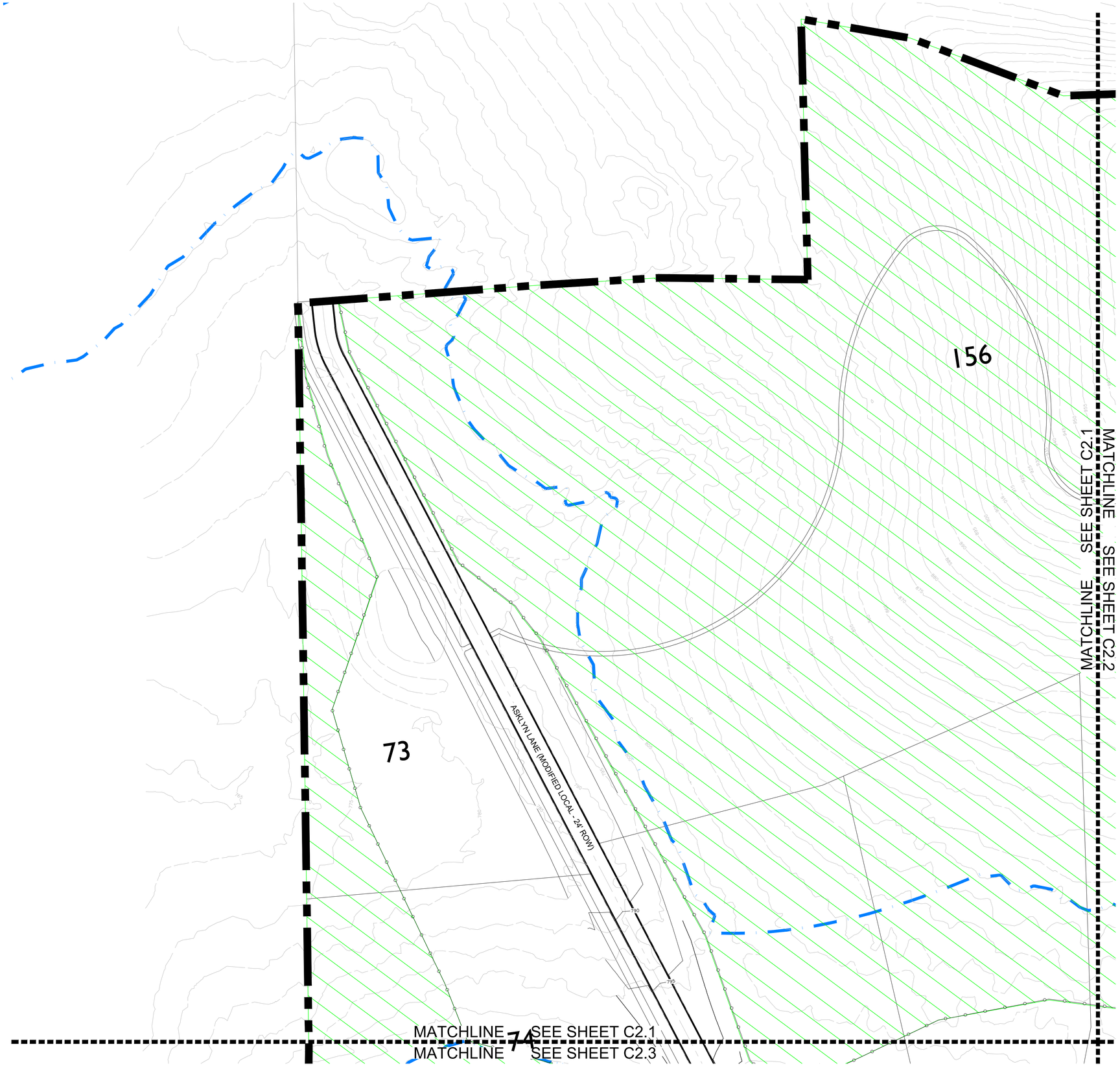
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 1325

Revision Date
△ _____
△ _____
△ _____
△ _____

TYPICAL LOT BREAKDOWN

SHEET
C2.0E

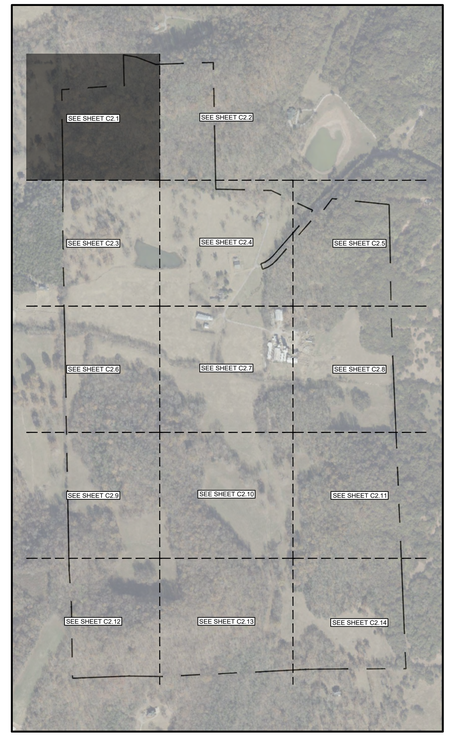
COF # 8704



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

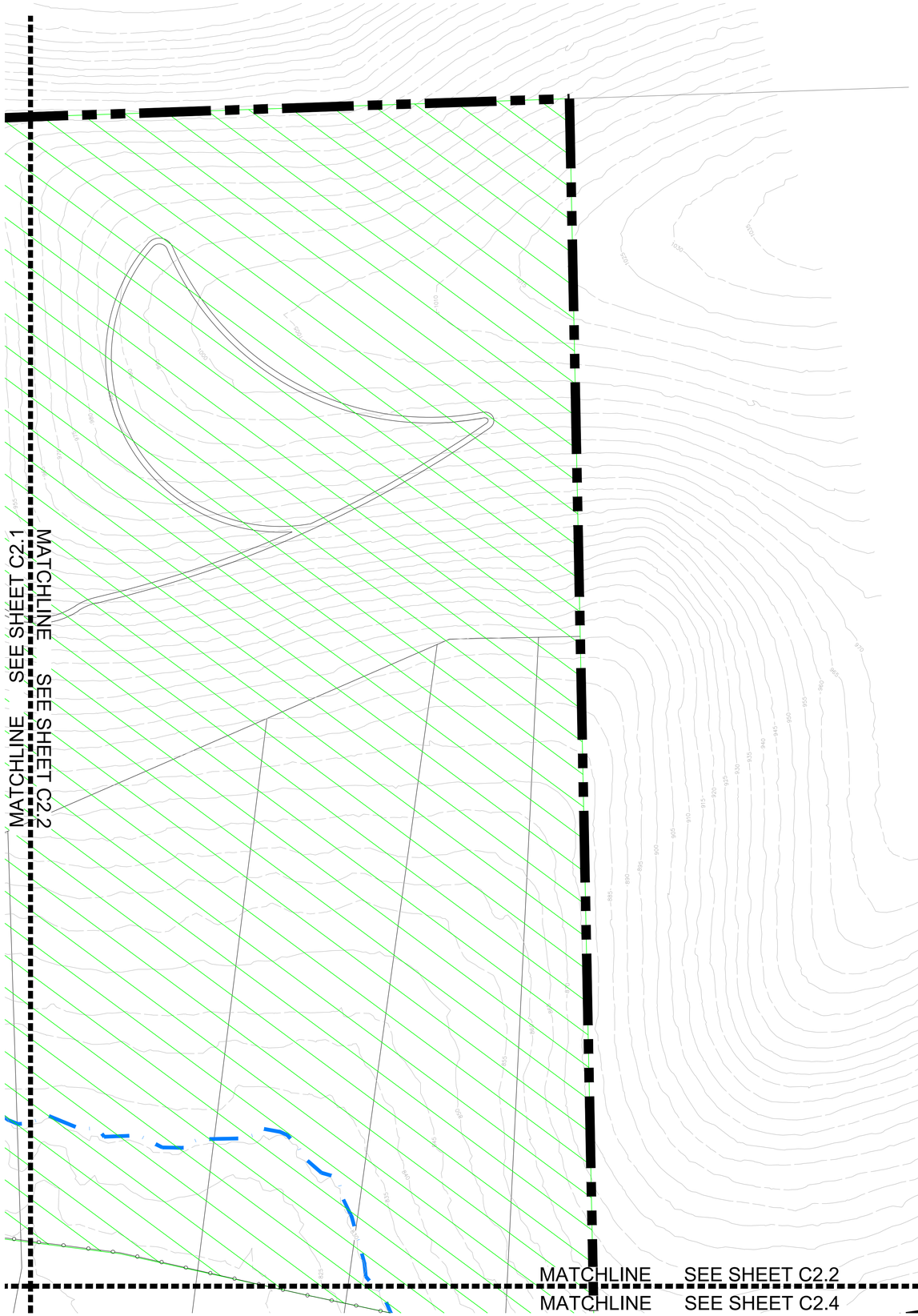
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
01/05/25

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.1

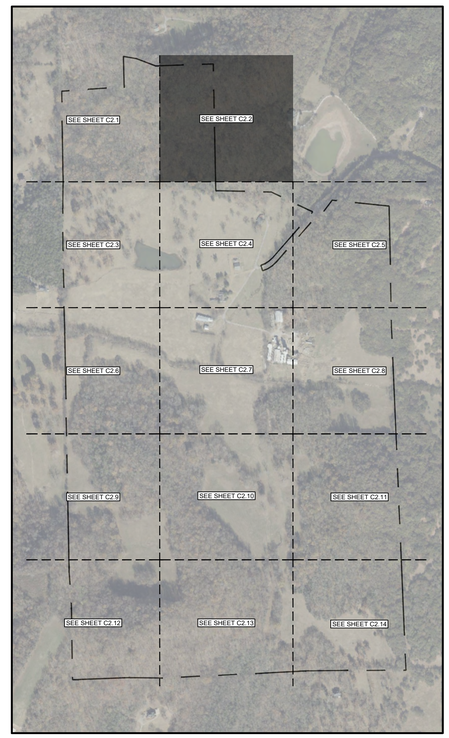
COF # 8704



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.2

COF # 8704

MATCHLINE SEE SHEET C2.1
MATCHLINE SEE SHEET C2.3

74

71

72

75

FARREN WAY (MODIFIED LOCAL - 26' ROW)

ASKLYN LANE (MODIFIED LOCAL - 26' ROW)

115

116

114

113

148

76

MATCHLINE SEE SHEET C2.3

77

130

131

129

127

126

128

78

BRAITHWAITE BLVD (MODIFIED LOCAL - 26' ROW)

HILLVIEW LANE (MODIFIED LOCAL -

143

144

145

133

142

134

141

135

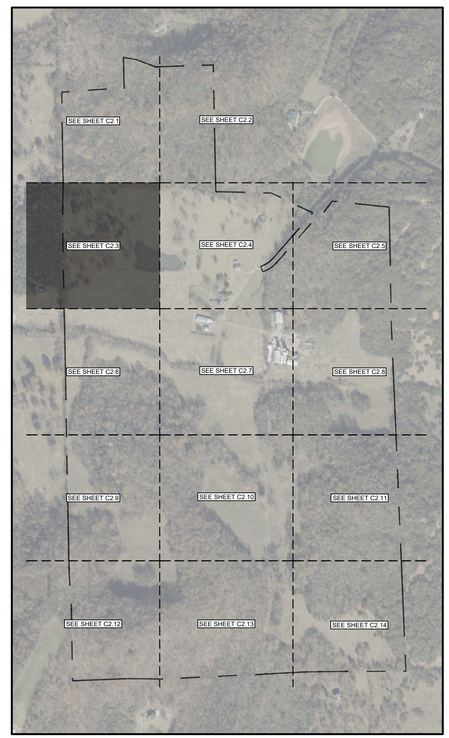
WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

MATCHLINE SEE SHEET C2.3
MATCHLINE SEE SHEET C2.6

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

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Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURAL ENGINEER

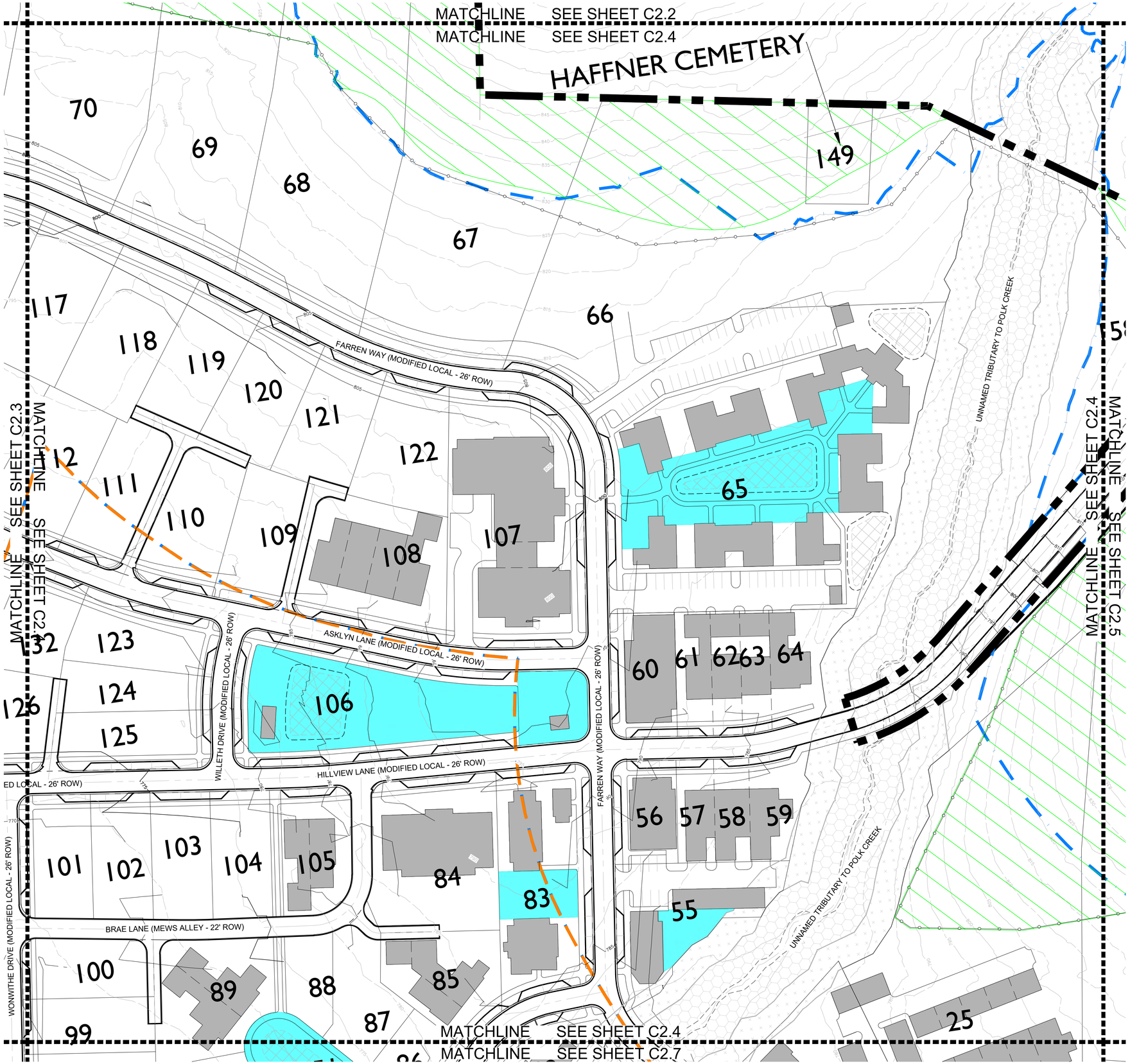
Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.3

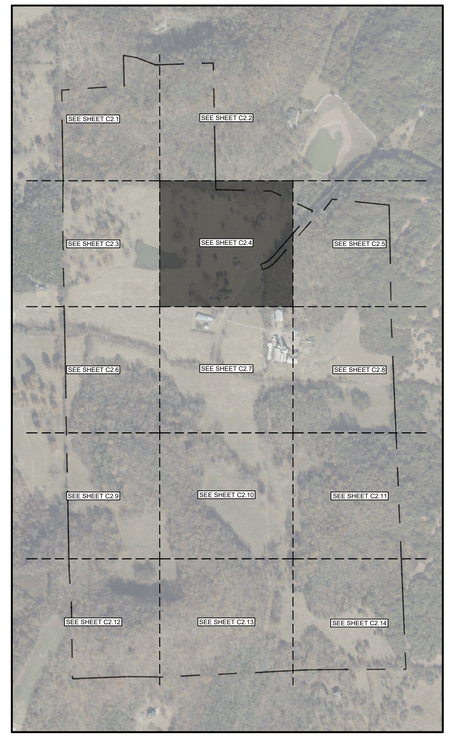
COF # 8704



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

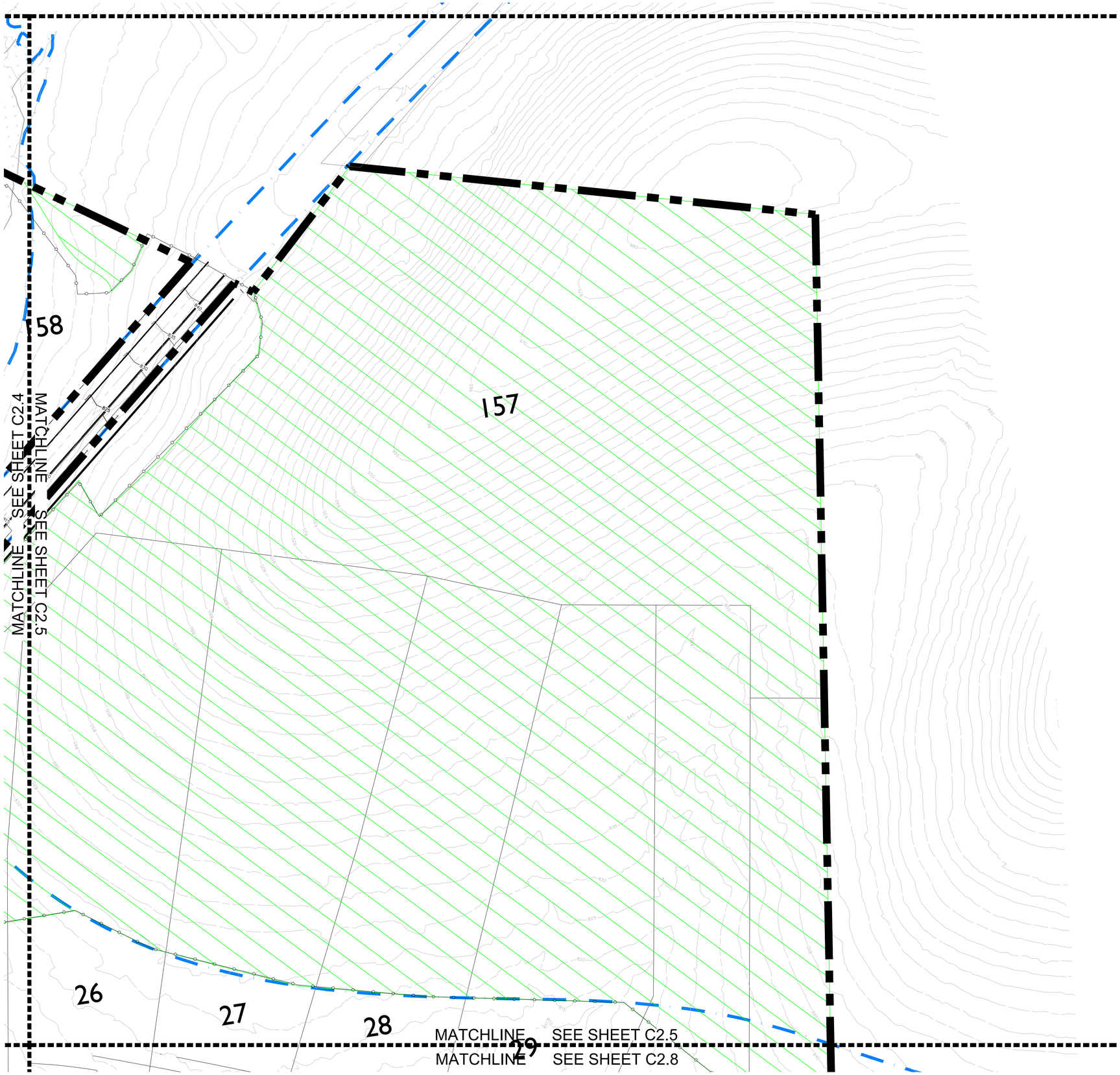
JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE LANDSCAPE ARCHITECT
09/05/25

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.4

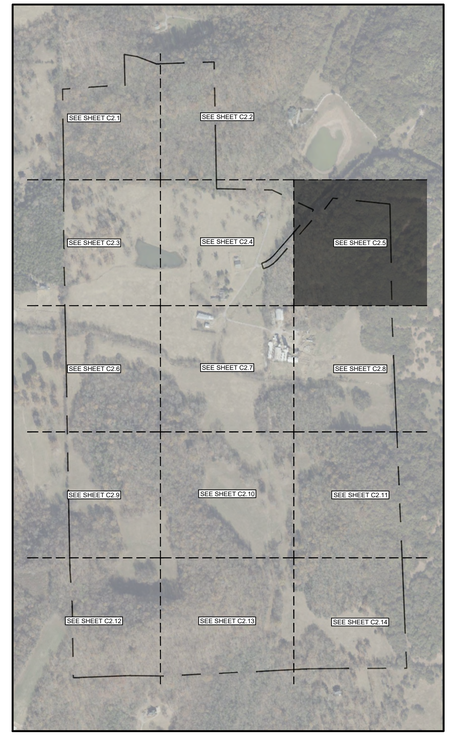
COF # 8704



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.5

COF # 8704

MATCHLINE SEE SHEET C2.3

MATCHLINE SEE SHEET C2.6

BRAITHWAITE BLVD (MODIFIED LOCAL - 24' ROW)

WOODNOTE LANE (MODIFIED LOCAL - 25' ROW)

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

POLK CREEK

79

136

140

139

138

137

141

147

146

MATCHLINE SEE SHEET C2.7

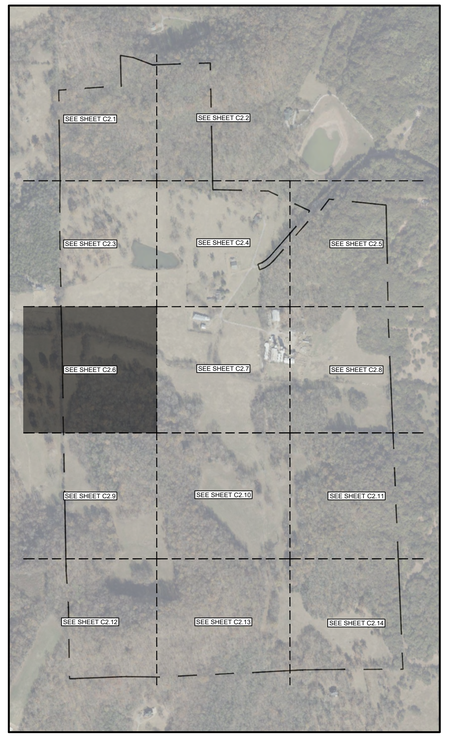
MATCHLINE SEE SHEET C2.6

MATCHLINE SEE SHEET C2.9

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

Building community since 1933.

Kimley»Horn

DesignStudio

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HARLIN PUD SUBDIVISION

DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date

- △ _____
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- △ _____
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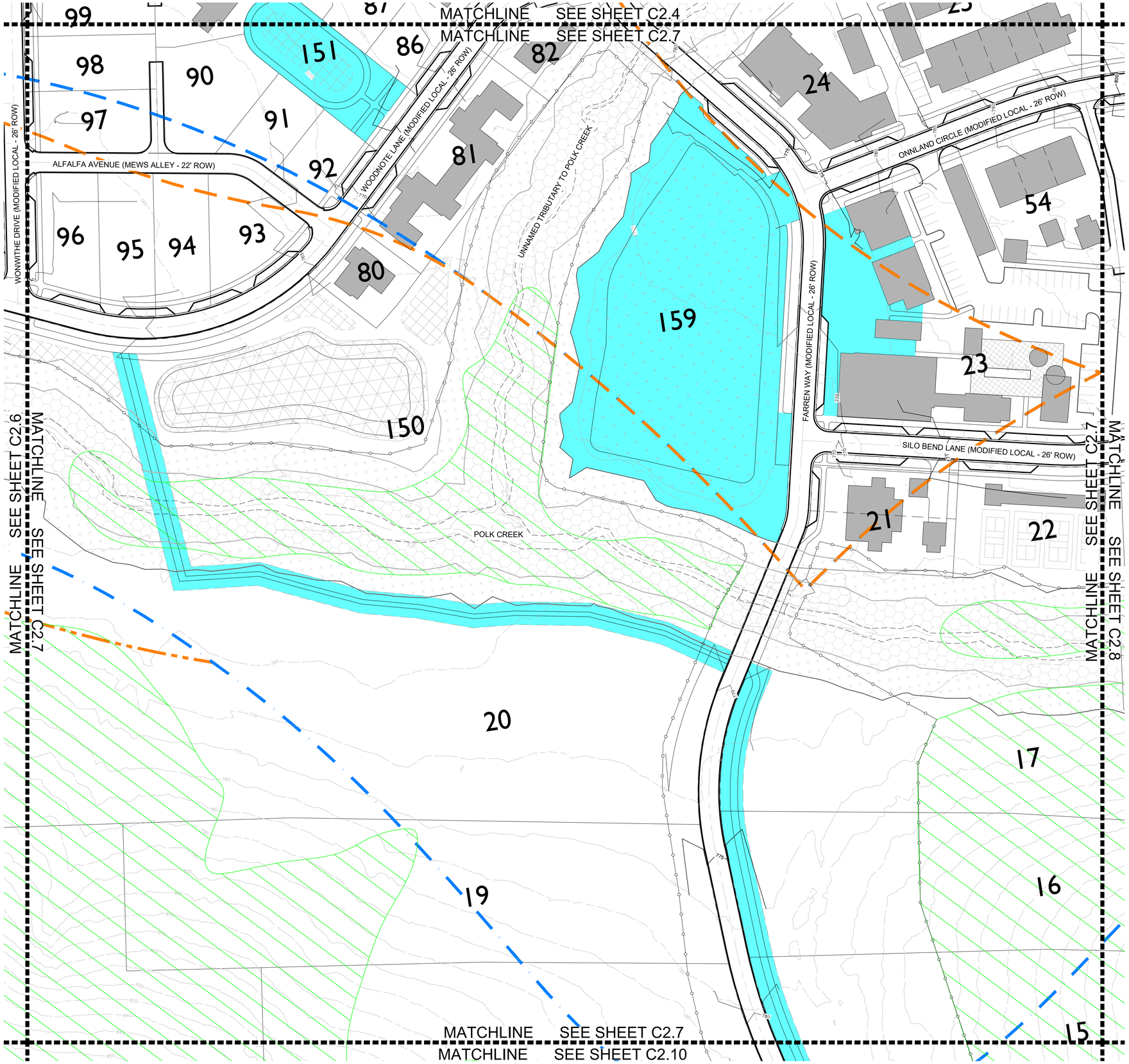
DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.6

COF # 8704



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
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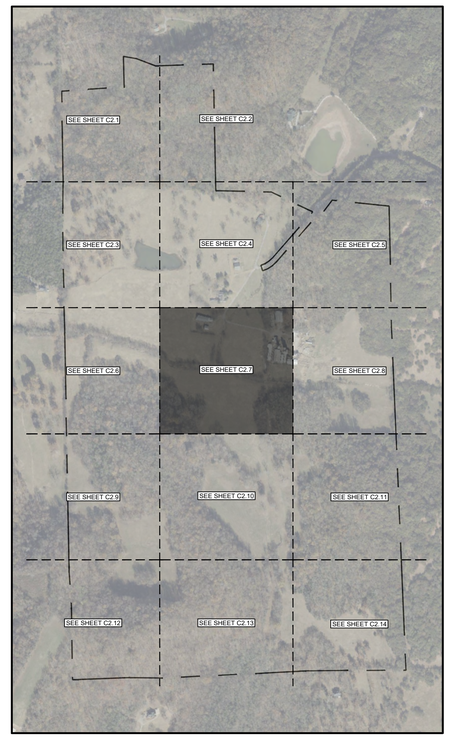

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Franklin, Williamson County, Tennessee

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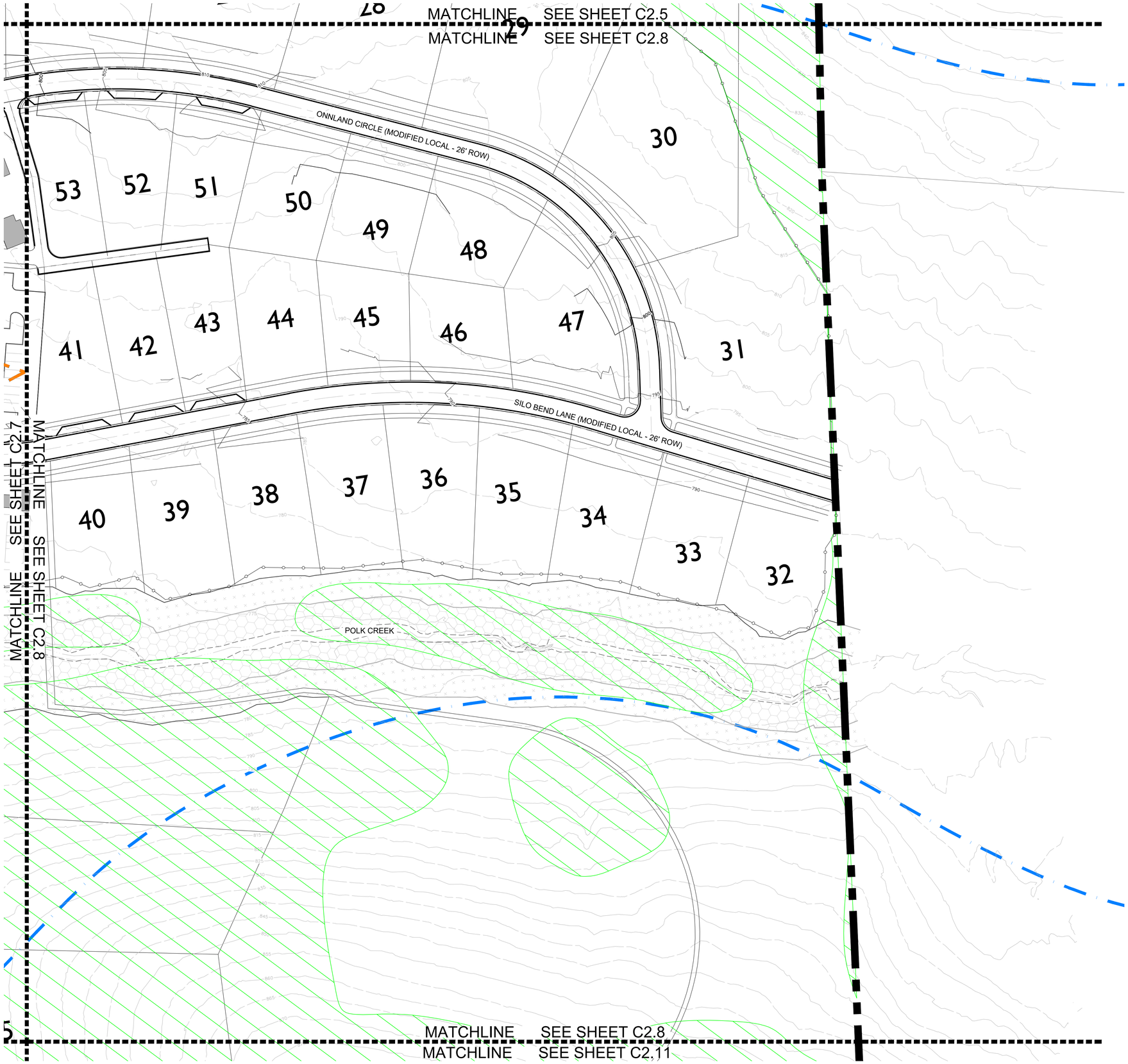
Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.7

COF # 8704



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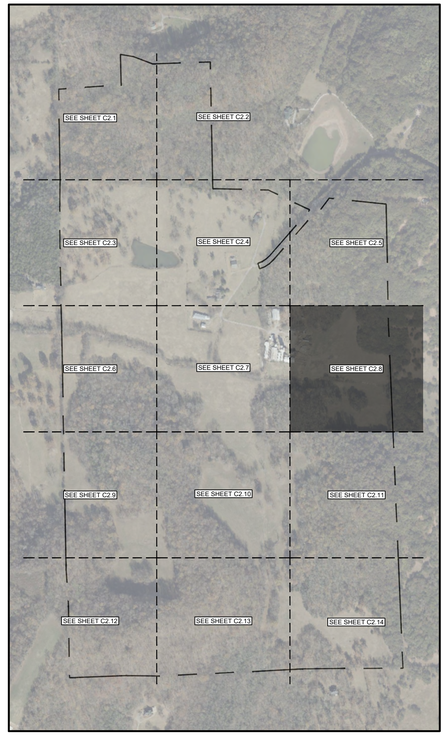

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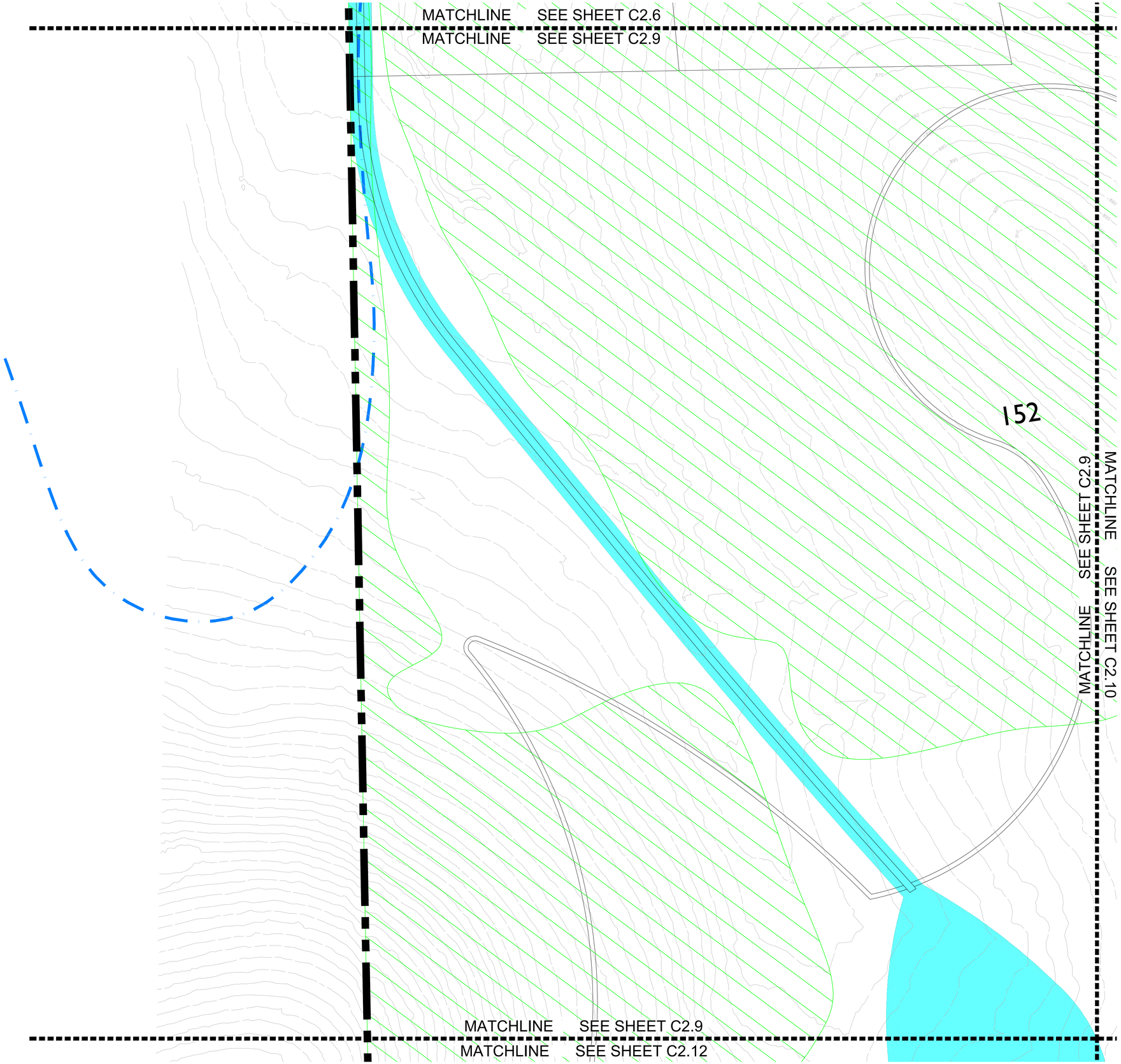
Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.8

COF # 8704



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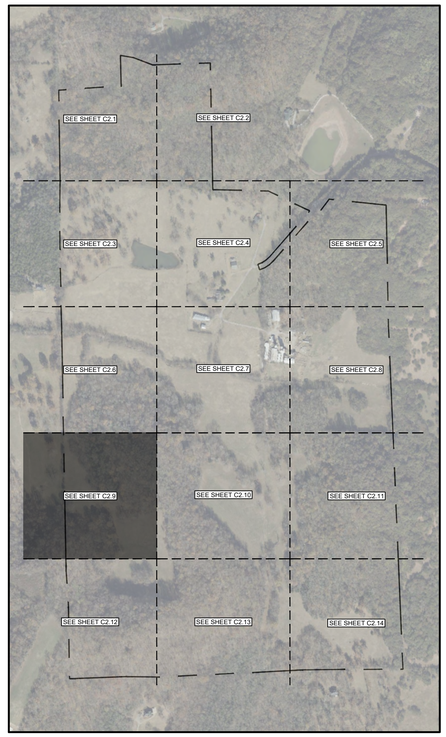

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
09/05/25

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.9

COF # 8704

MATCHLINE SEE SHEET C2.7

MATCHLINE SEE SHEET C2.10

18

15

MATCHLINE SEE SHEET C2.9

MATCHLINE SEE SHEET C2.10

MATCHLINE SEE SHEET C2.10

MATCHLINE SEE SHEET C2.11

FARREN WAY (MODIFIED LOCAL - 24' ROW)

MATCHLINE SEE SHEET C2.10

MATCHLINE SEE SHEET C2.13

KEY

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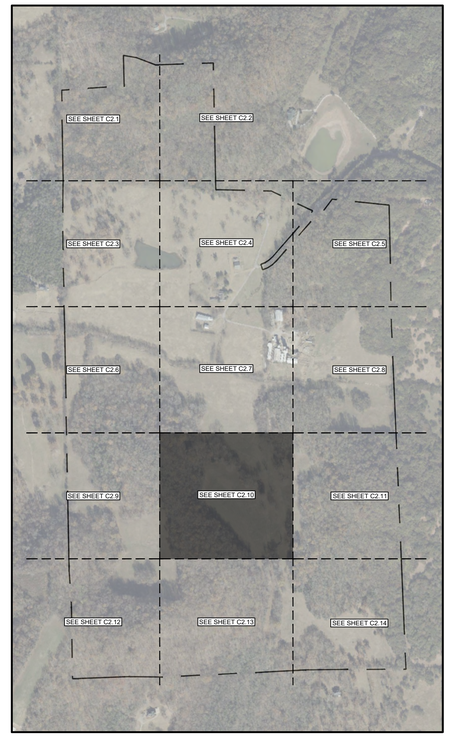

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 1995

Revision Date

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- △ _____
- △ _____
- △ _____

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.10

COF # 8704

MATCHLINE SEE SHEET C2.8
MATCHLINE SEE SHEET C2.11

MATCHLINE SEE SHEET C2.10
MATCHLINE SEE SHEET C2.11

153

MATCHLINE SEE SHEET C2.11
MATCHLINE SEE SHEET C2.14

KEY

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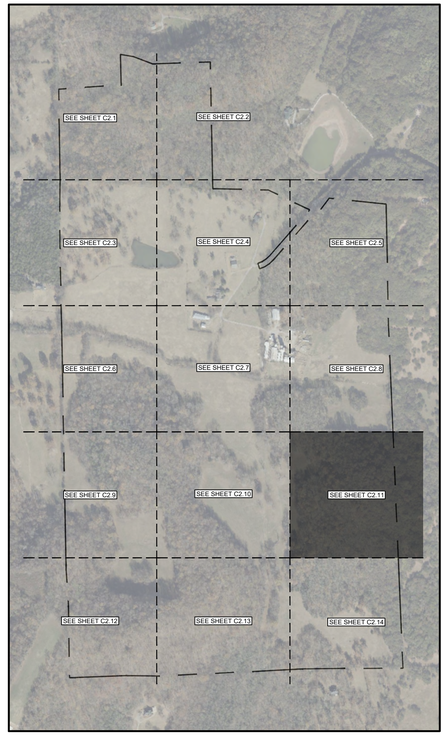

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
3525

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.11

COF # 8704

MATCHLINE SEE SHEET C2.9

MATCHLINE SEE SHEET C2.12

MATCHLINE SEE SHEET C2.13

MATCHLINE SEE SHEET C2.11

KEY

- PRESERVED TREE CANOPY
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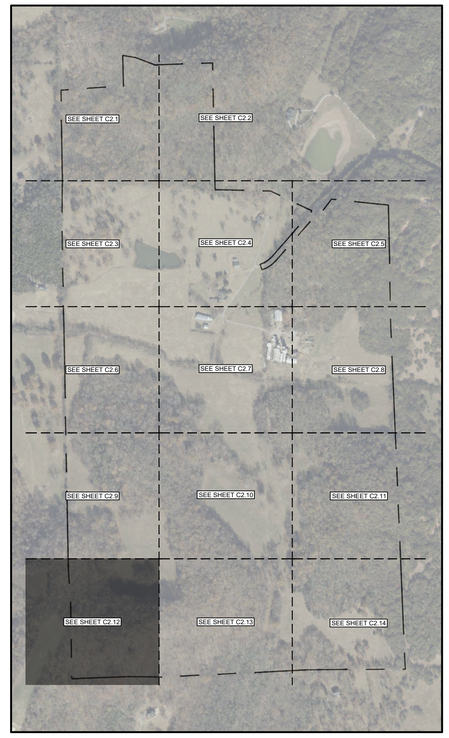

0' 50' 100' 150'

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT

Revision Date

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- △ _____
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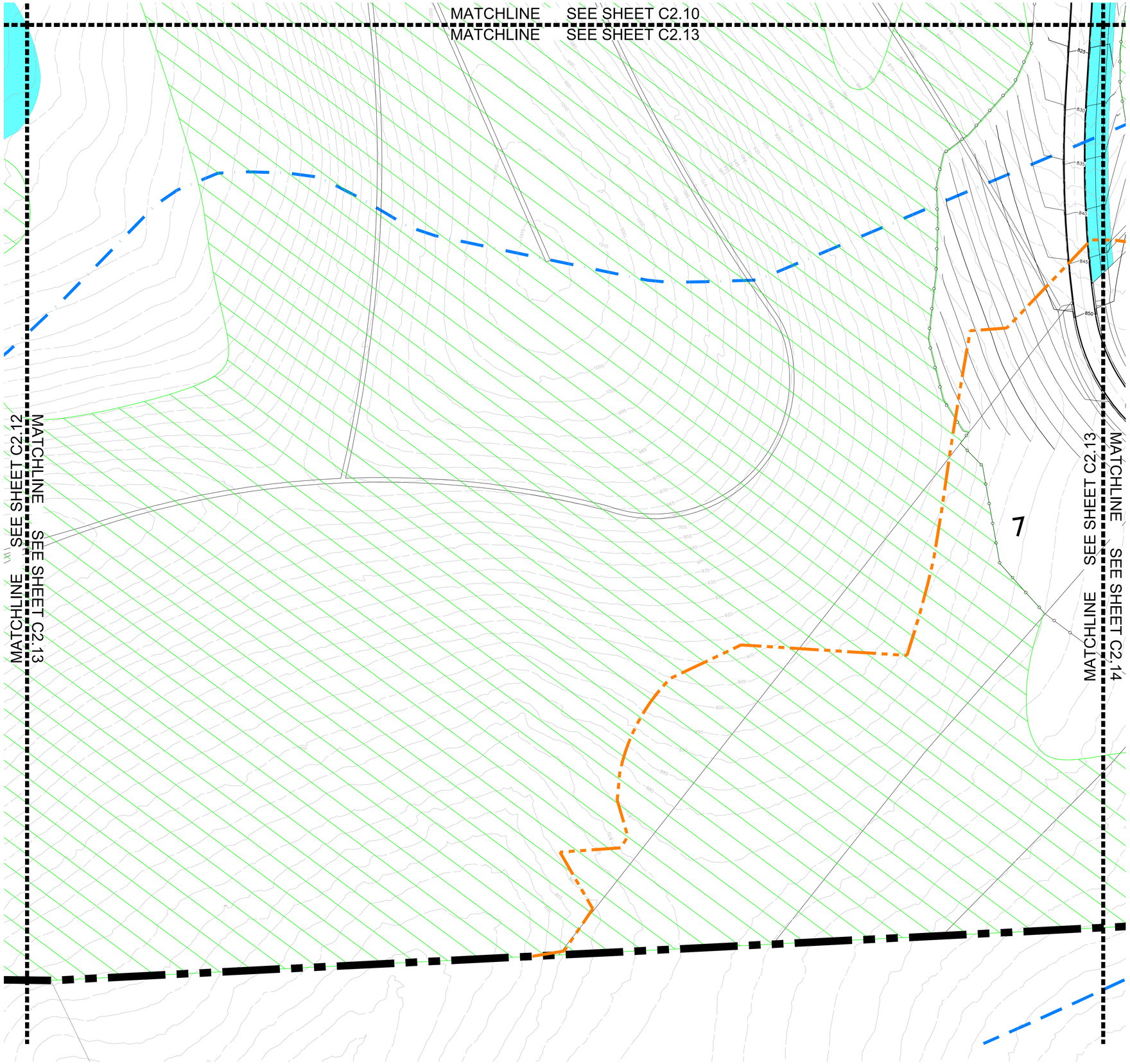
DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.12

COF # 8704



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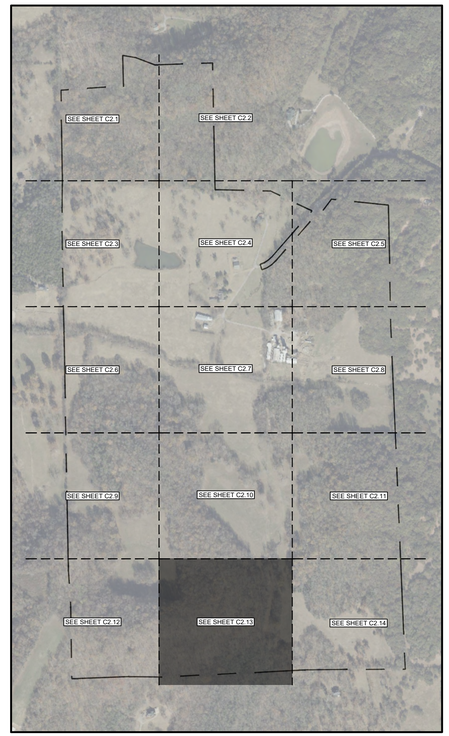

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0' 50' 100' 150'

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.13

COF # 8704

MATCHLINE SEE SHEET C2.11

MATCHLINE SEE SHEET C2.14

MATCHLINE SEE SHEET C2.13

MATCHLINE SEE SHEET C2.14

FARREN WAY (MODIFIED LOCAL - 26' ROW)

FARREN WAY (

6

5

4

3

2

1

155

154

8

9

10

11

12

13

14

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
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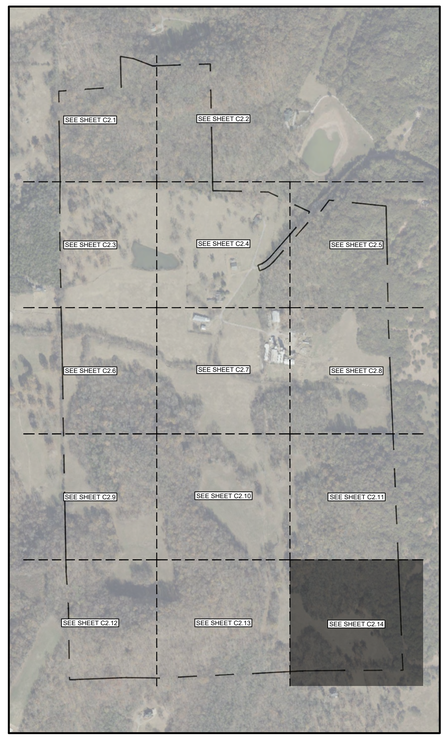

0' 50' 100' 150'

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT 1103525

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

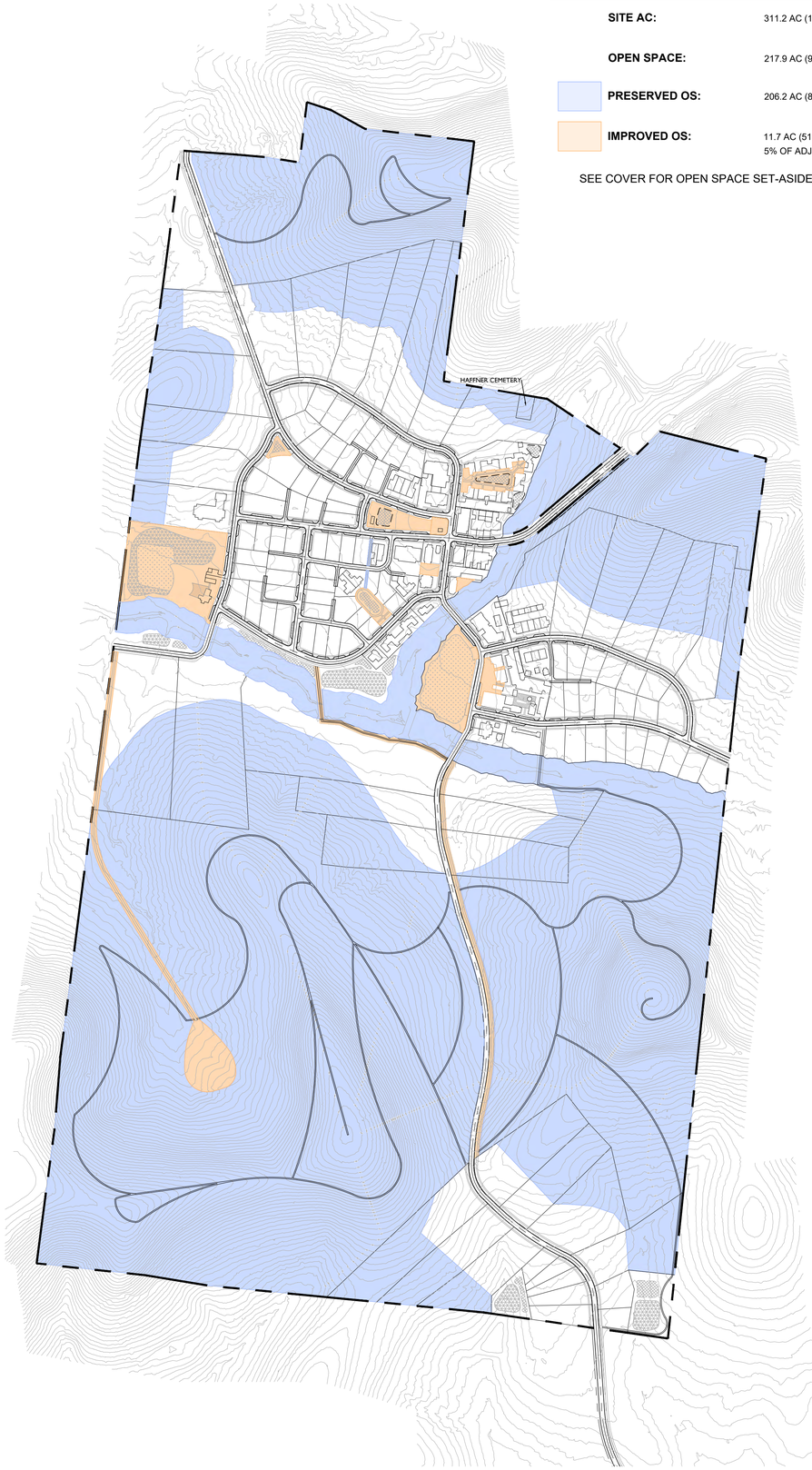
C2.14

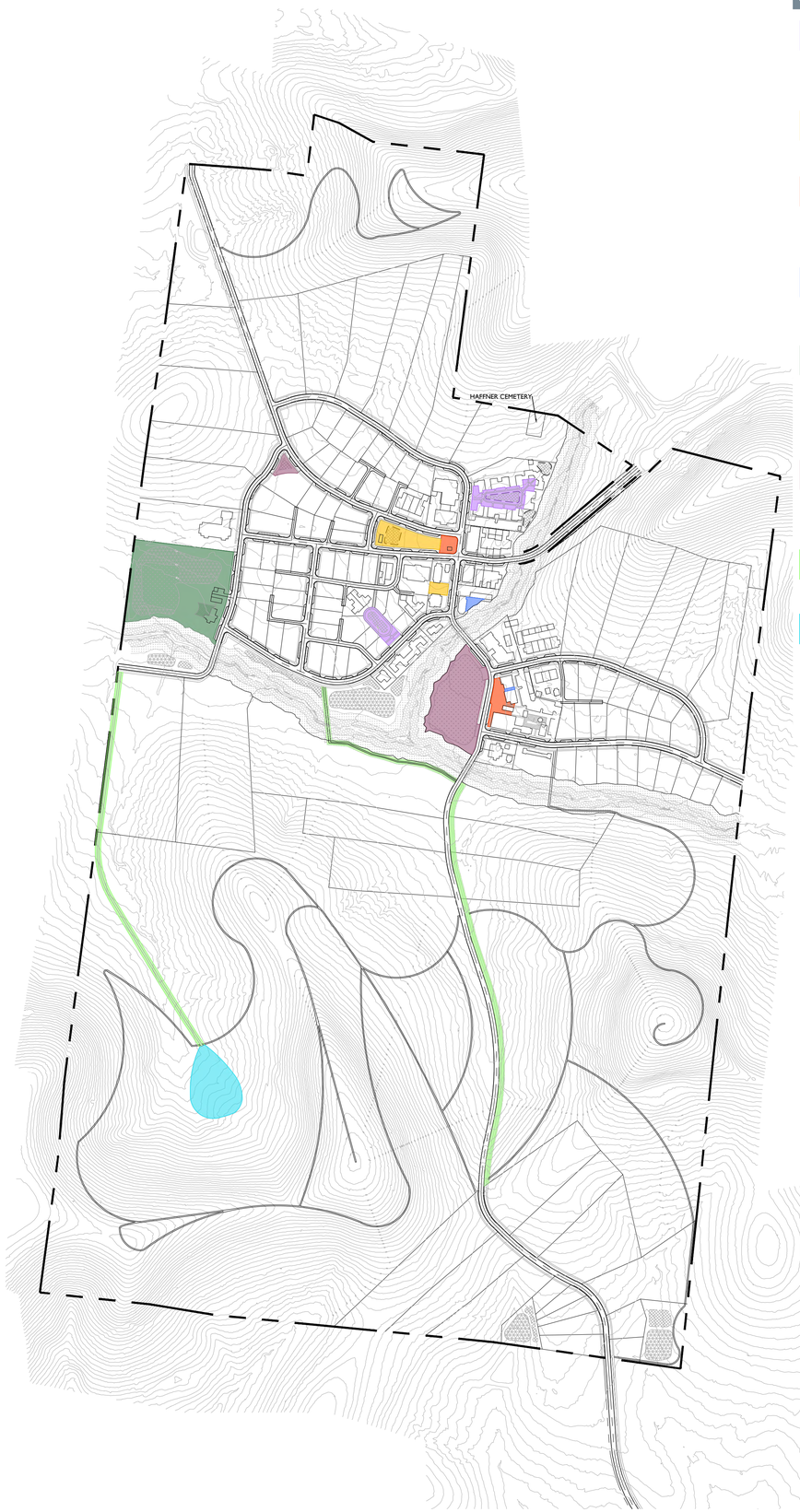
COF # 8704

OPEN SPACE

SITE AC:	311.2 AC (13,556,105 SF)
OPEN SPACE:	217.9 AC (9,489,372 SF; 70.0%)
PRESERVED OS:	206.2 AC (8,980,731 SF; 66.2%)
IMPROVED OS:	11.7 AC (510,194 SF; 3.8%; 5% OF ADJUSTED ACREAGE)

SEE COVER FOR OPEN SPACE SET-ASIDE REQUIREMENT





OPEN SPACE DESIGNATIONS

COURTYARD
- TRAILS
- BENCHES
- ENHANCED LANDSCAPE
- OPEN LAWN
- FIRE PIT / FOUNTAIN / SCULPTURE

SQUARE
- OPEN LAWN
- COMMUNITY BUILDING
- POST OFFICE

PLAZA
- HARDSCAPE SEATING / EVENT SPACE
- OPEN LAWN
- ENHANCED LANDSCAPE
- BENCHES
- GAZEBO / COMMUNITY BUILDING

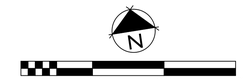
OUTDOOR DINING
- TABLES
- CHAIRS
- BENCHES
- PLANTERS

NEIGHBORHOOD AMENITY
- KIDS ZONE
- POOL
- FORMAL LAWN
- ENHANCED LANDSCAPE
- BENCHES
- RACKET SPORTS
- CLUBHOUSE

POCKET PACK
- TRAILS
- PEDESTRIAN BRIDGES
- BENCHES
- FIRE PIT / FOUNTAIN
- PONDS

GREENWAY
- TRAILS
- PEDESTRIAN BRIDGES
- BENCHES

NEIGHBORHOOD AMENITY / PASSIVE PARK
- PICNIC TABLES
- TREE HOUSE
- BENCHES
- LOW ROPES COURSE
- ZIP LINE
- GAGA BALL
- GARDEN SHED / TRELLIS / GATHERING SPACE
- NATURAL PLAY AREAS



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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



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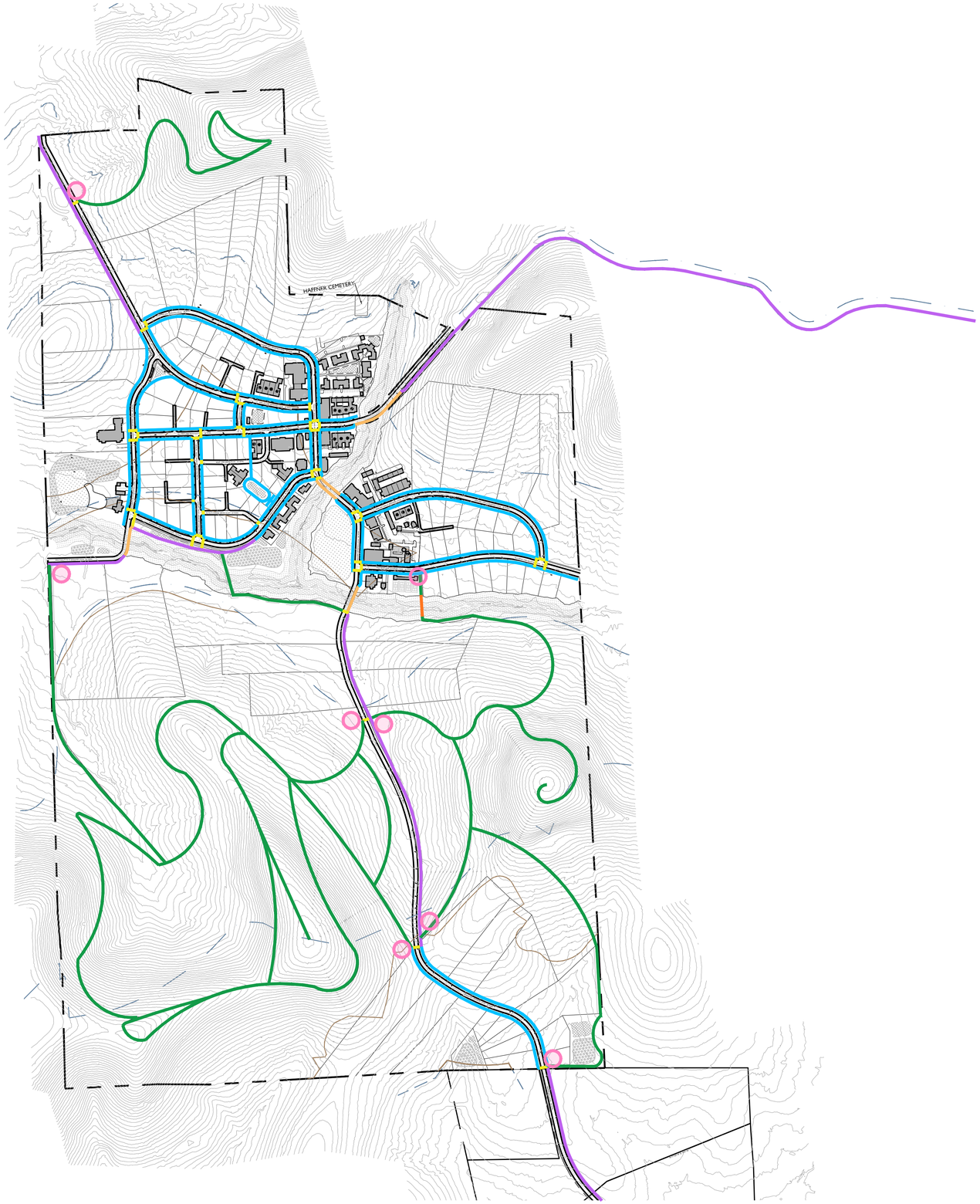
OPEN SPACE BREAKDOWN

SHEET
C2.15

COF # 8704



KEY

- PROPOSED HHO
- PROPOSED 500' HHO BUFFER
- HHO
- 500' HHO BUFFER
- PRIVATE TRAIL, OPEN TO THE PUBLIC
- MULTI-USE PATH / RURAL PATH
- SIDEWALK
- CROSSWALK
- SHARED BRIDGE
- PEDESTRIAN BRIDGE
- TRAILHEAD

N

0' 300' 600' 900'

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Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

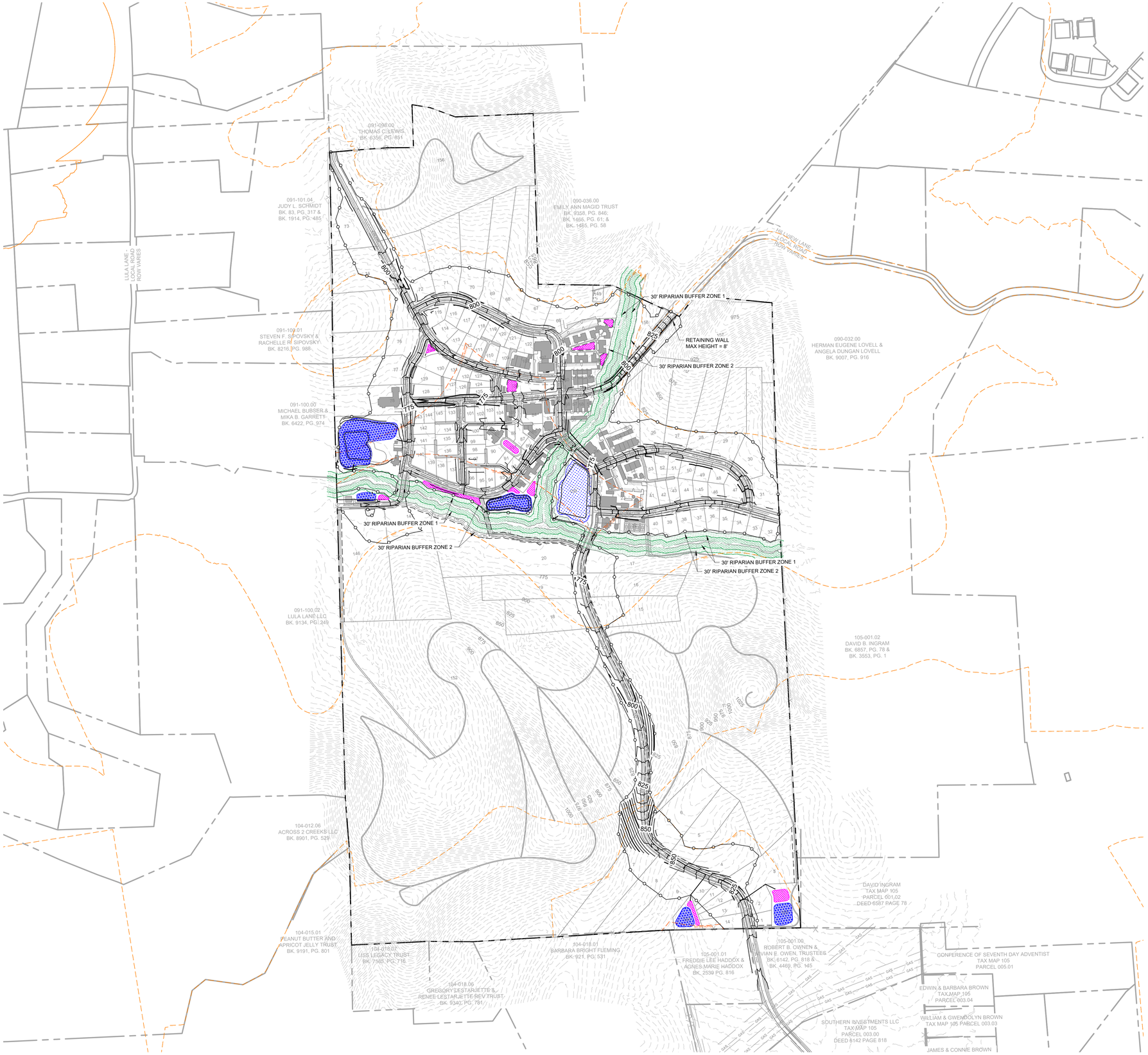
Revision Date

PEDESTRIAN NETWORK

SHEET

C2.16

COF # 8704



COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TREE PROTECTION FENCE

RIPARIAN BUFFER NOTE

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

SITE AREA TABLE

TOTAL SITE AREA =	+/-311 ACRES
TOTAL IMPERVIOUS AREA =	+/- 56 ACRES

STORMWATER NARRATIVE

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES.

OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

STATEMENT OF IMPACTS

THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE.

STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

N

0' 300' 600' 900'

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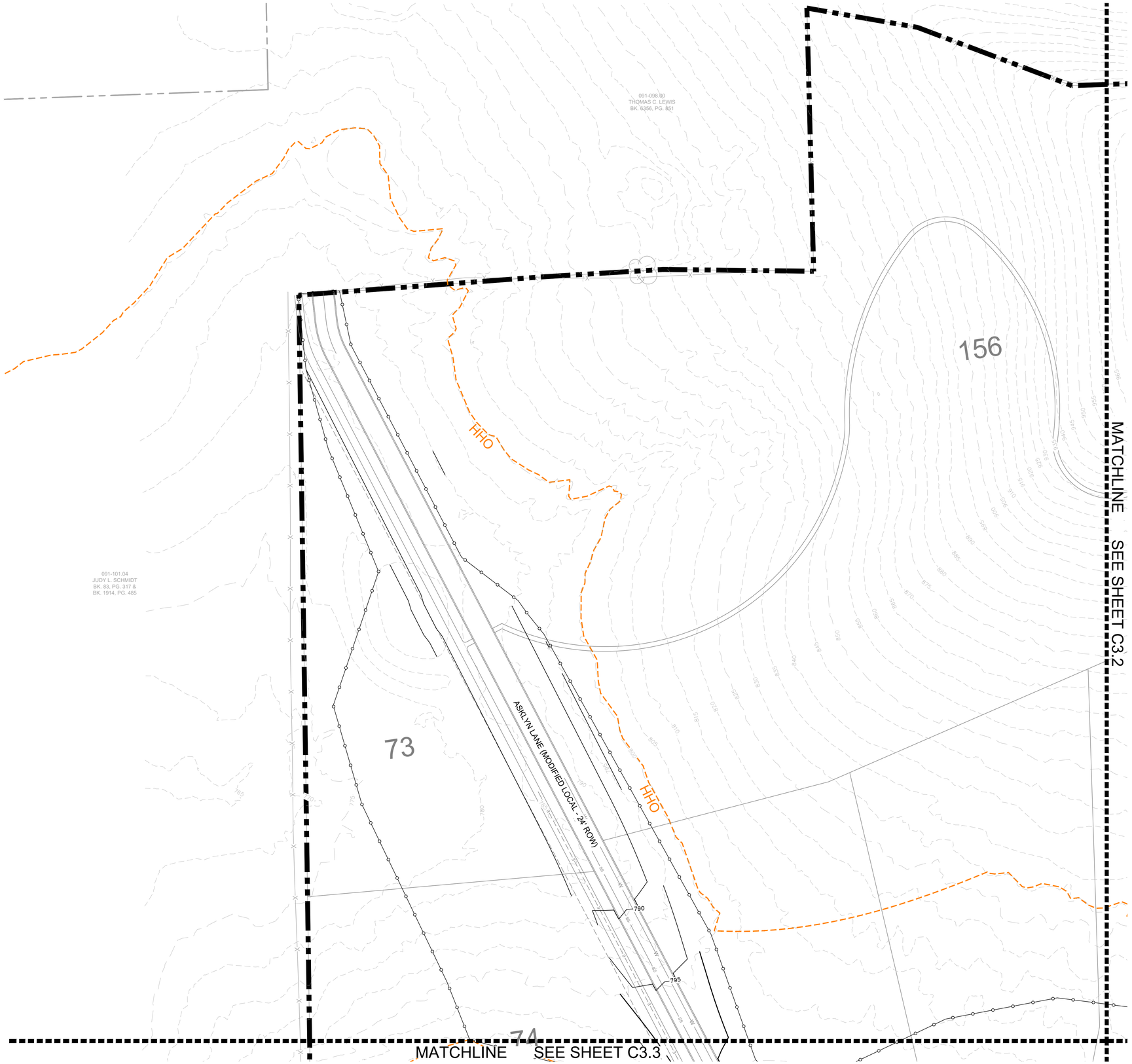
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
No. 121320
2025

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL GRADING AND DRAINAGE PLAN

SHEET
C3.0
COF # 8704



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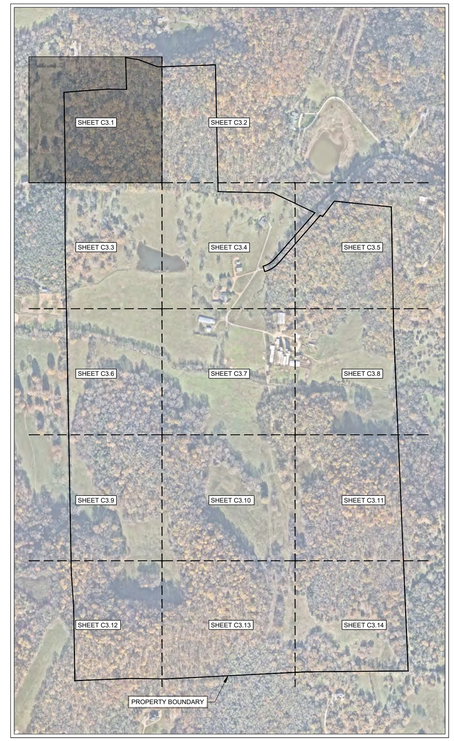

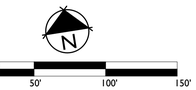

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
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Franklin, Williamson County, Tennessee

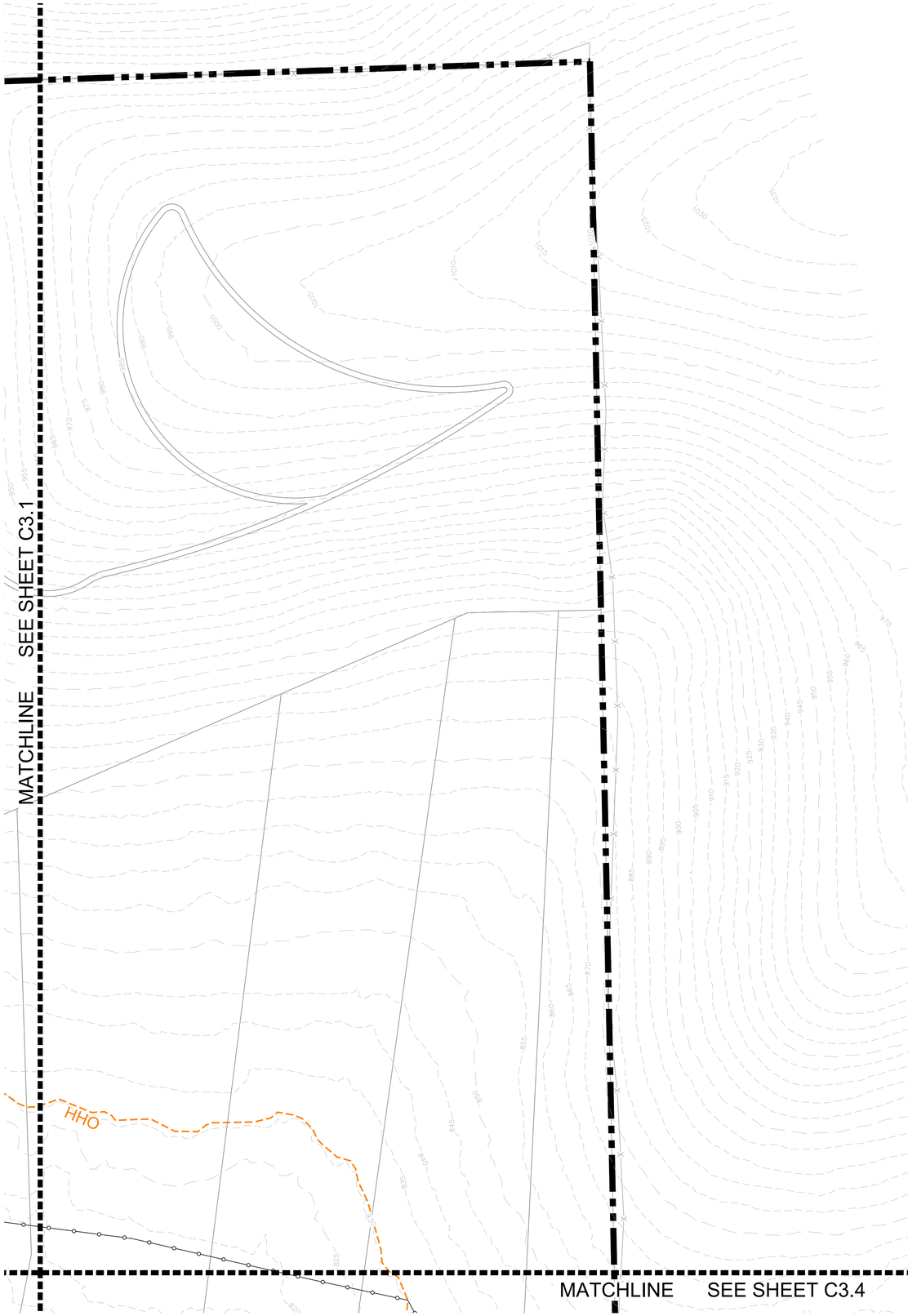
MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 AGRICULTURE CHEMICAL ENGINEER 2025

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.1

COF # 8704



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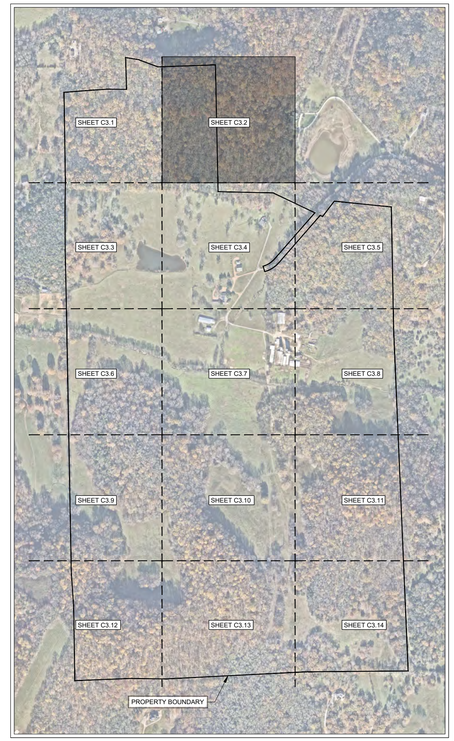

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Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE No. 121330 2025

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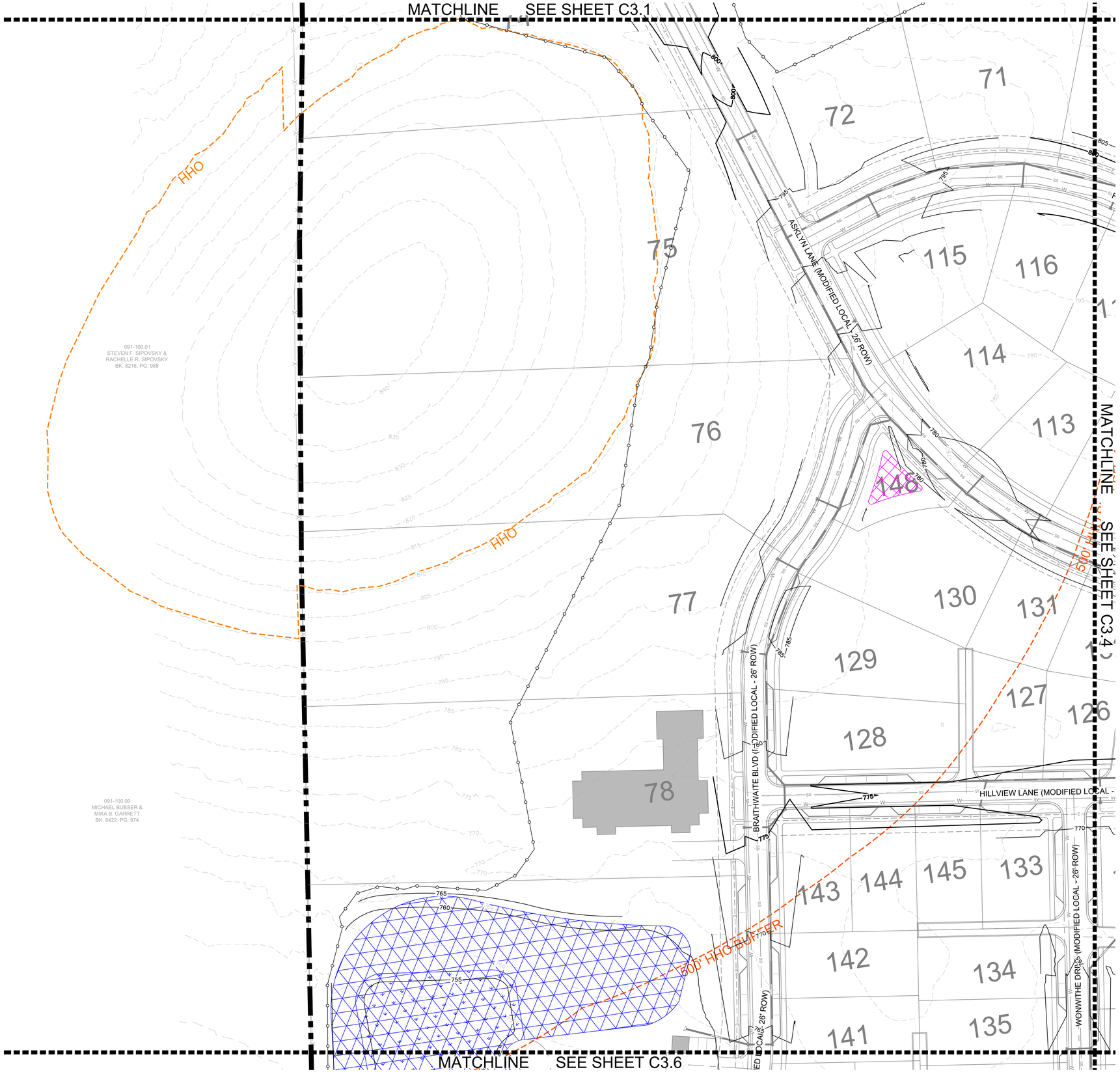
ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.2

COF # 8704



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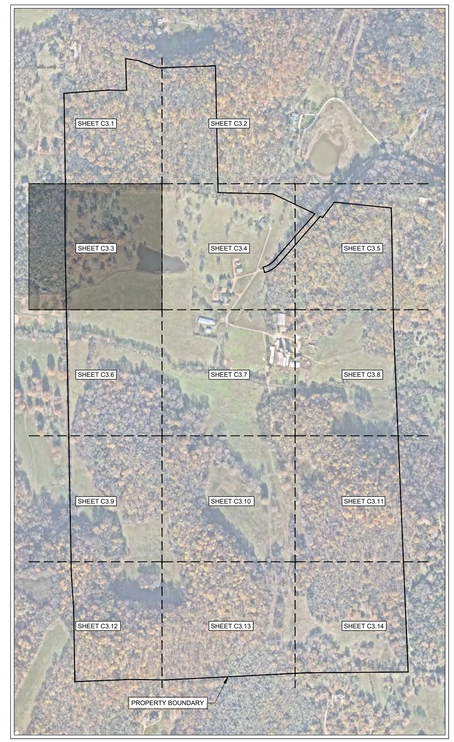

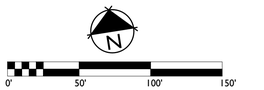

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER PLANNING & AGRICULTURE No. 121320 STATE OF TENNESSEE 2025

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.3

COF # 8704

MATCHLINE SEE SHEET C3.2

MATCHLINE SEE SHEET C3.3

MATCHLINE SEE SHEET C3.5

MATCHLINE SEE SHEET C3.7

HHO

HAFFNER CEMETARY

FARREN WAY (MODIFIED LOCAL - 26' ROW)

HILLVIEW LANE (MODIFIED LOCAL - 26' ROW)

ASKLYN LANE (MODIFIED LOCAL - 26' ROW)

WILLETH DRIVE (MODIFIED LOCAL - 26' ROW)

BRAE LANE (MEWS ALLEY - 22' ROW)

GREEN INFRASTRUCTURE EASEMENT

UNNAMED TRIBUTARY TO POLK CREEK

EXISTING STREAM CROSSING

PROPERTY BOUNDARY

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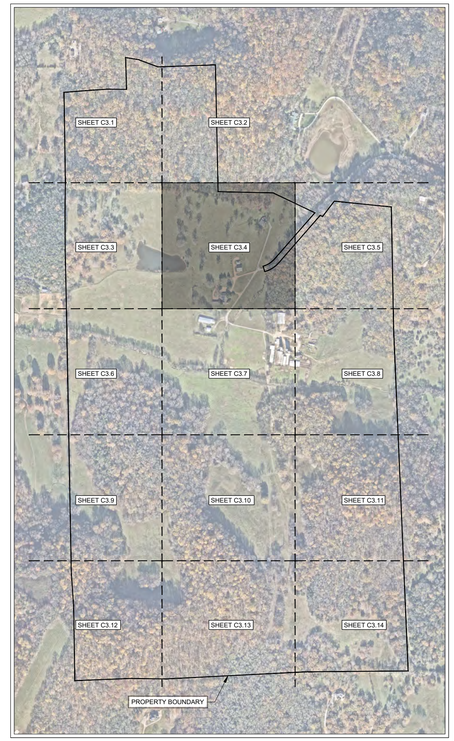

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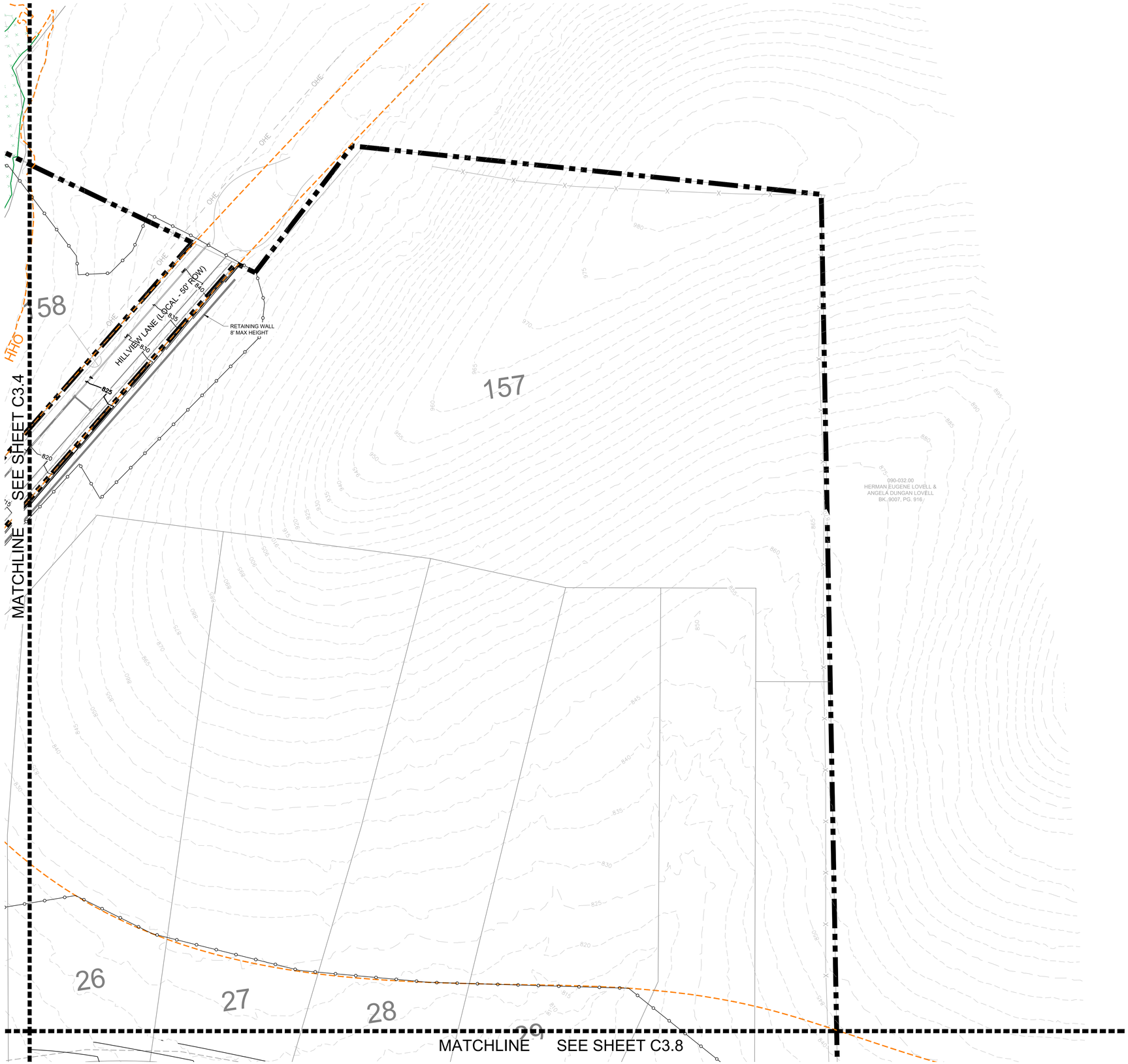

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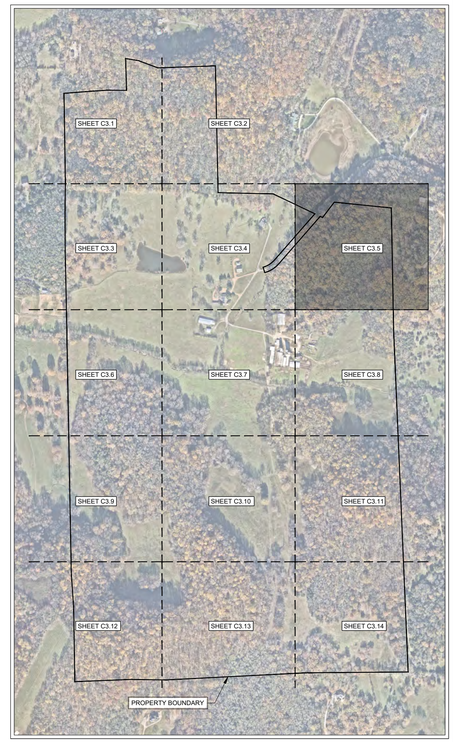
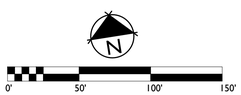




GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

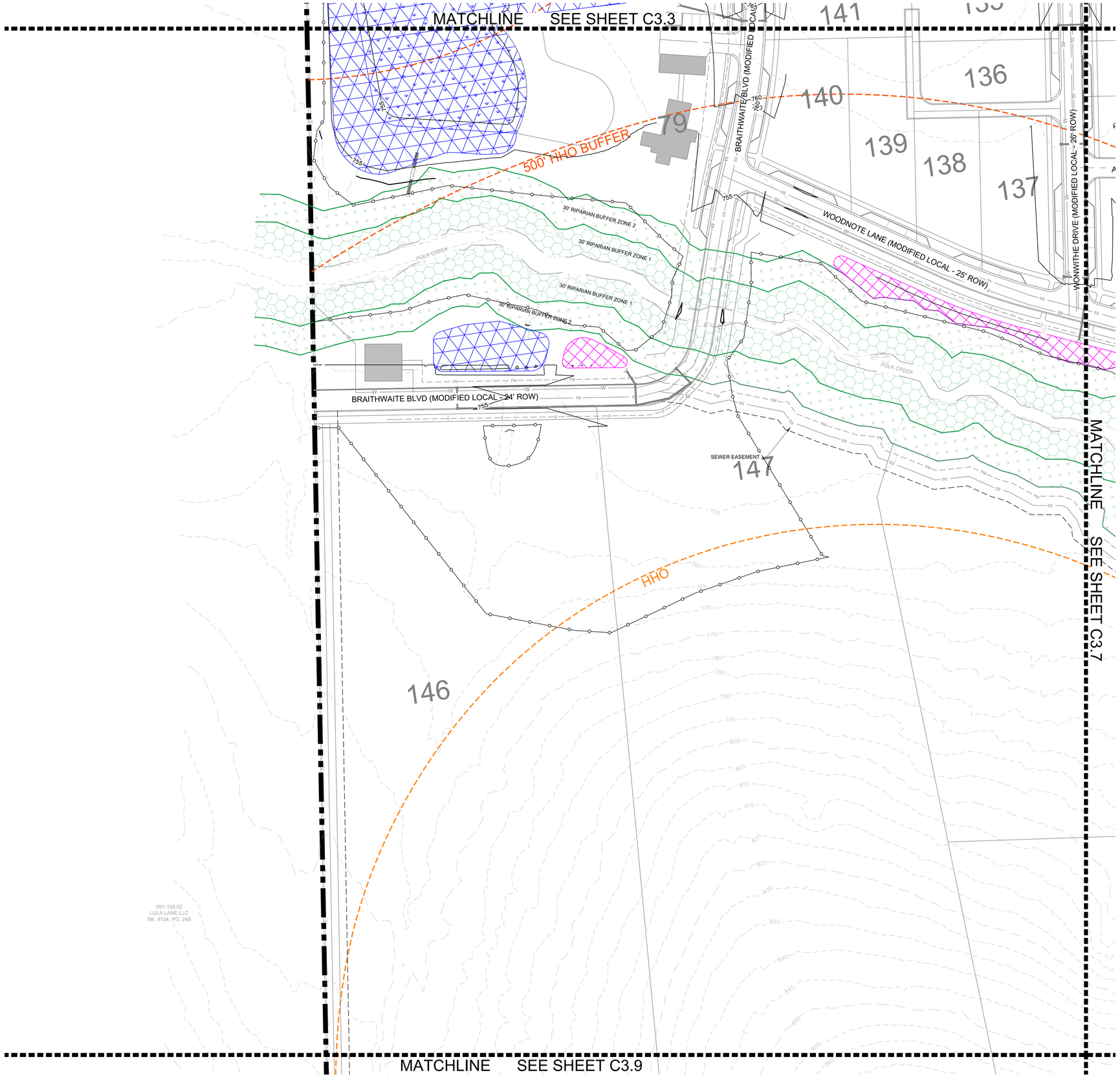


Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.5

COF # 8704



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LEGEND

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- DRY DETENTION
- WET DETENTION
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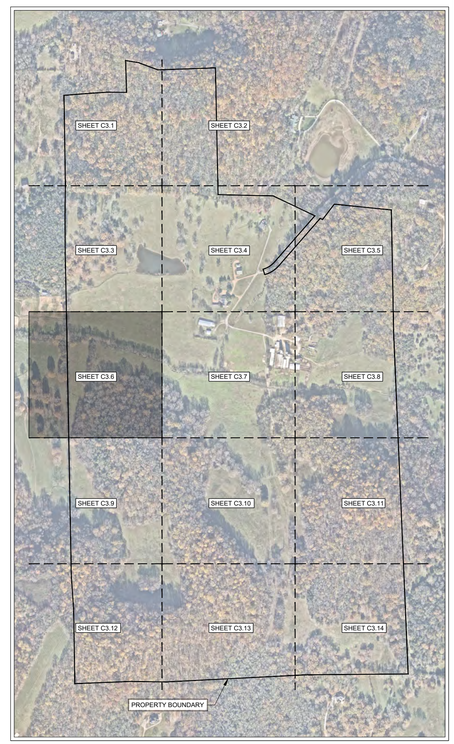

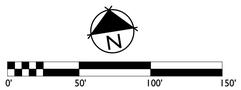

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Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
No. 121320
STATE OF TENNESSEE
2025

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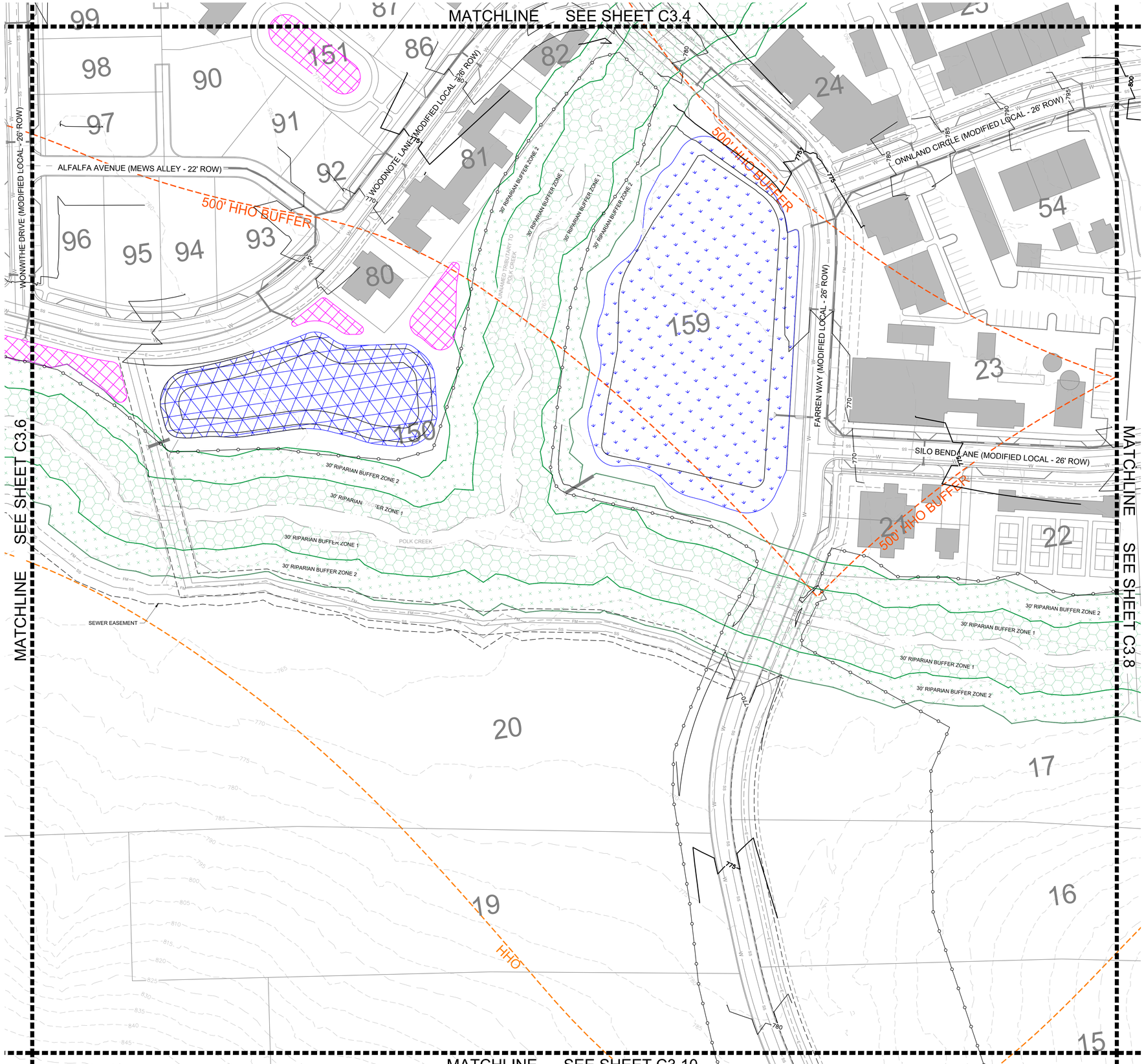
ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.6

COF # 8704



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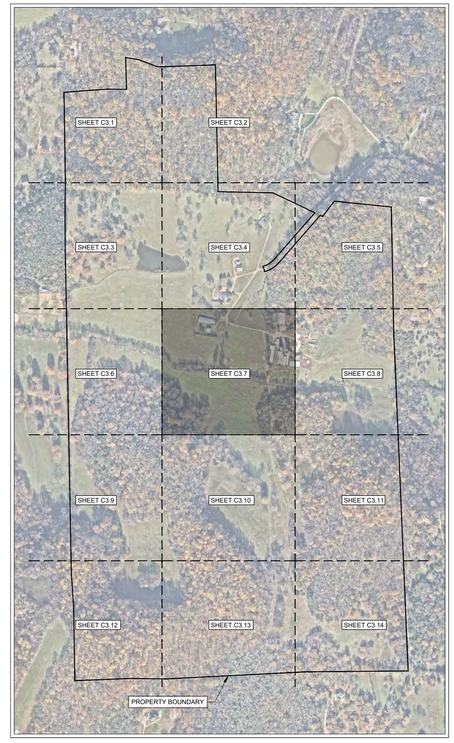

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — STATE OF TENNESSEE — 2025

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.7
COF # 8704

MATCHLINE SEE SHEET C3.5

MATCHLINE SEE SHEET C3.7

MATCHLINE SEE SHEET C3.11

ONNLAND CIRCLE (MODIFIED LOCAL - 26' ROW)

SILO BEND LANE (MODIFIED LOCAL - 26' ROW)

POLK CREEK

30' RIPARIAN BUFFER ZONE 2

30' RIPARIAN BUFFER ZONE 1

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HHO

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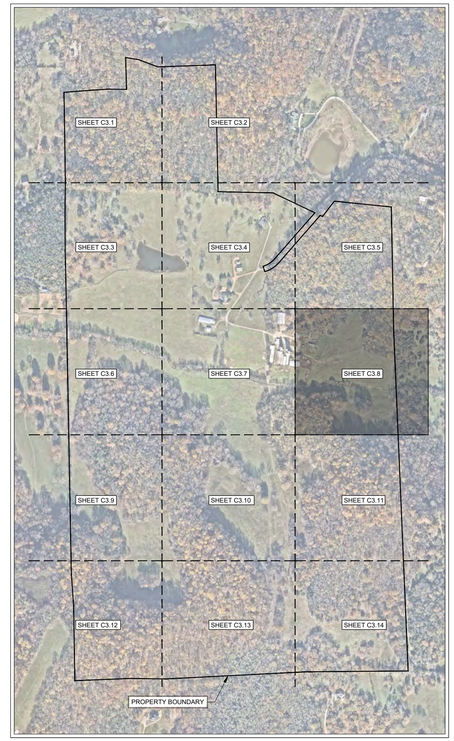

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MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 AGRICULTURE 2025

Revision Date

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SHEET

C3.8

COF # 8704

MATCHLINE SEE SHEET C3.6

MATCHLINE SEE SHEET C3.10

MATCHLINE SEE SHEET C3.12

HHO

152

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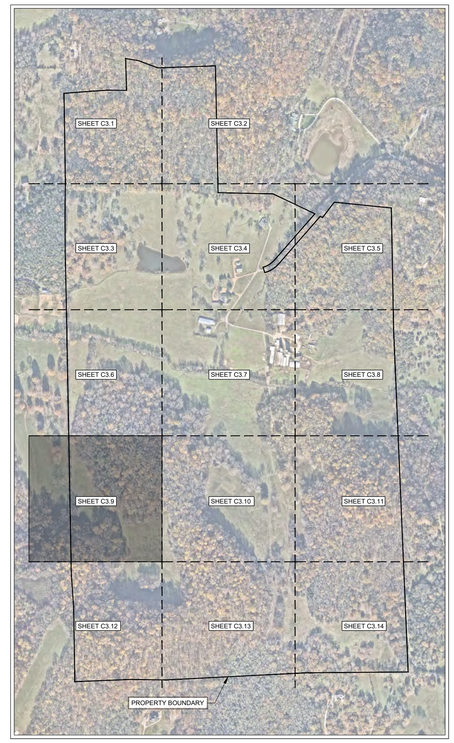

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SHEET

C3.9

COF # 8704

MATCHLINE SEE SHEET C3.7

MATCHLINE SEE SHEET C3.9

MATCHLINE SEE SHEET C3.11

MATCHLINE SEE SHEET C3.13

18

15

785

790

795

805

810

815

820

FARREN WAY (MODIFIED LOCAL - 24' ROW)

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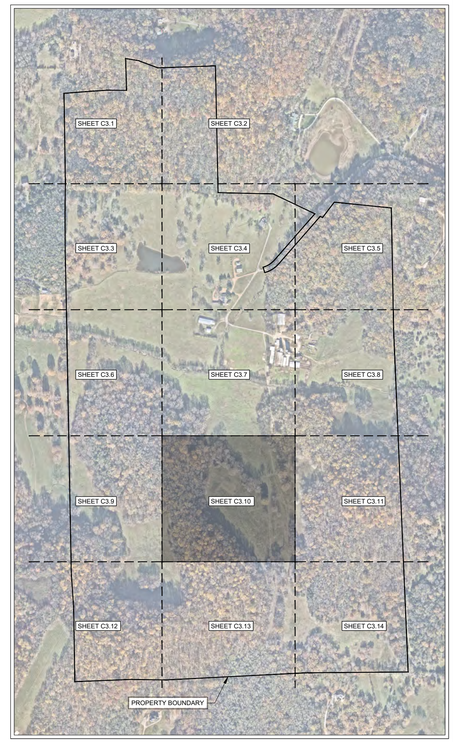

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
2025

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.10
COF # 8704

5

MATCHLINE SEE SHEET C3.8

MATCHLINE SEE SHEET C3.10

MATCHLINE SEE SHEET C3.14

105-001.02
DAVID B. INGRAM
BK. 8857, PG. 78 &
BK. 3553, PG. 1

153

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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
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- 500' HHO BUFFER
- TREE PROTECTION FENCE

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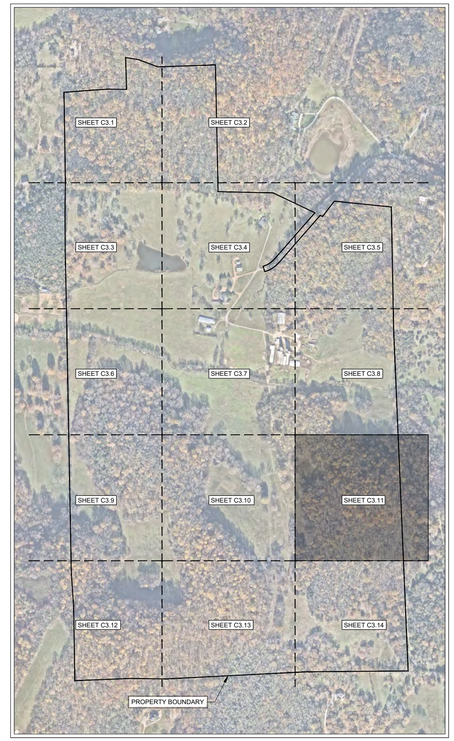

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 AGRICULTURE & BIOSYSTEMS ENGINEERING 2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.11

COF # 8704

MATCHLINE SEE SHEET C3.9

MATCHLINE SEE SHEET C3.13

104-012.06
ACROSS 2 CREEKS LLC
BK. 8901, PG. 529

104-015.01
PEANUT BUTTER AND
APRICOT JELLY TRUST
BK. 9191, PG. 801

104-018.07
DSS LEGACY TRUST
BK. 7585, PG. 716

104-018.06
GREGORY LESTARJETTE &
RENEE LESTARJETTE REV TRUST
BK. 9340, PG. 781

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

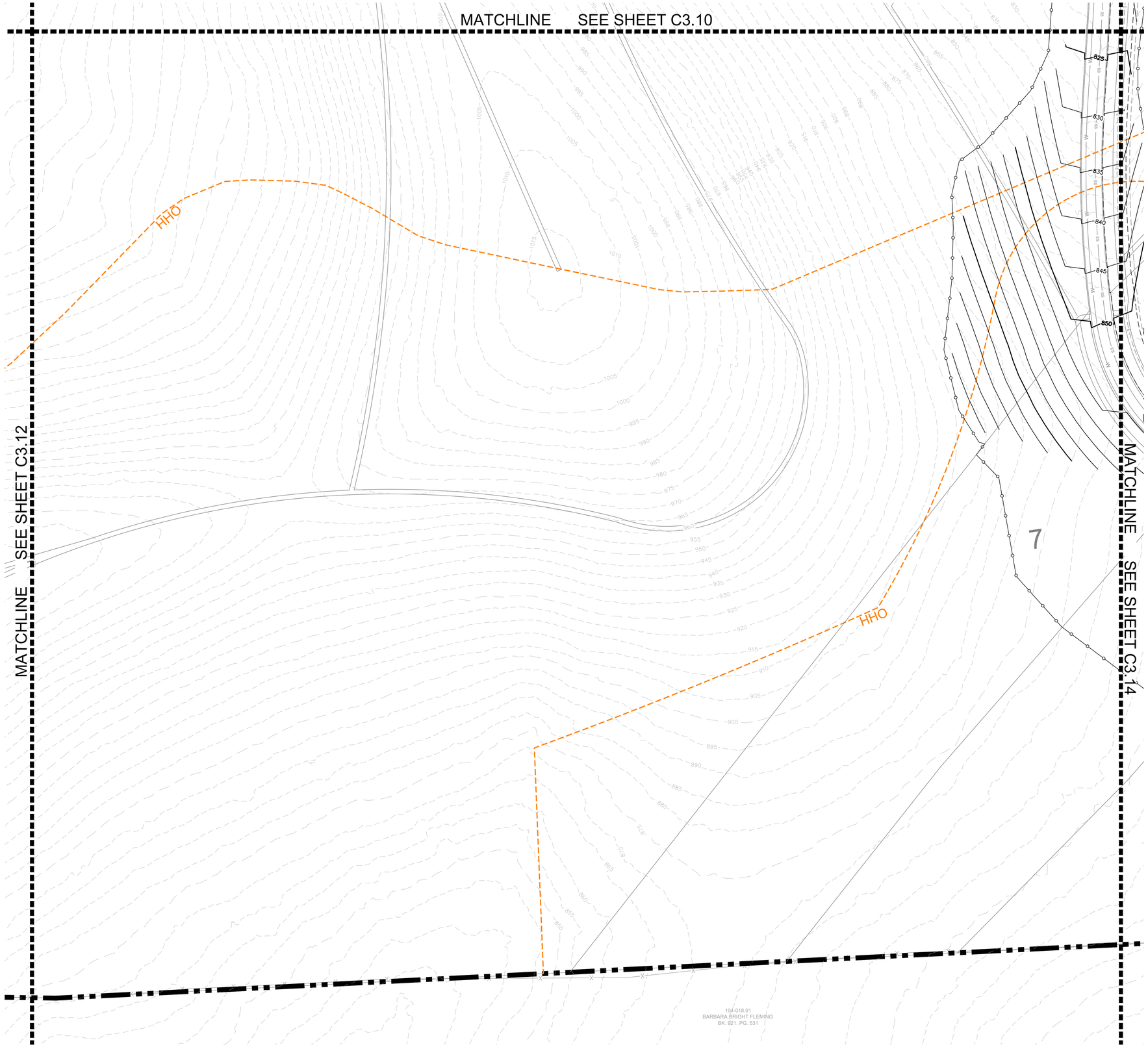
MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
121320
STATE OF TENNESSEE
2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.12

COF # 8704



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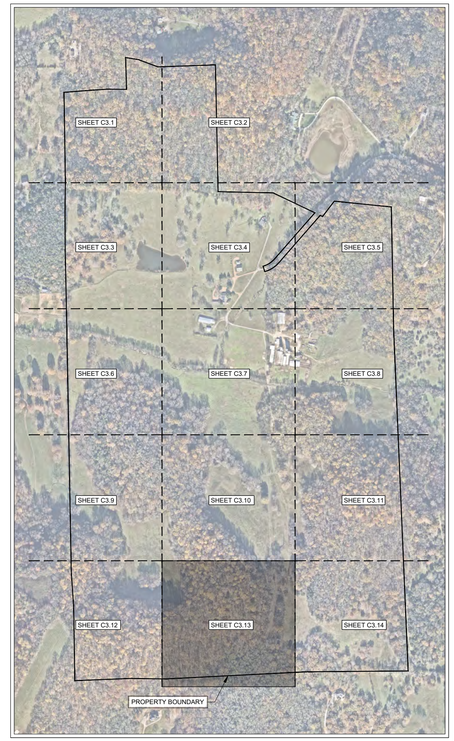

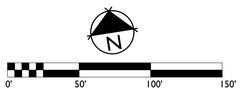

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121370 2025

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET

C3.13

COF # 8704

MATCHLINE SEE SHEET C3.11

MATCHLINE SEE SHEET C3.13

FARREN WAY (MODIFIED LOCAL - 26' ROW)

HHO

500' HHO BUFFER

154

155

DAVID INGRAM
TAX MAP 105
PARCEL 001.02
DEED 6587 PAGE 78

105-001.01
FREDDIE LEE HADDOX &
AGNES MARIE HADDOX
BK. 2539 PG. 816

105-001.00
ROBERT B. OWNEN &
VIVIAN E. OWEN, TRUSTEES
BK. 6142, PG. 818 &
BK. 4469, PG. 145

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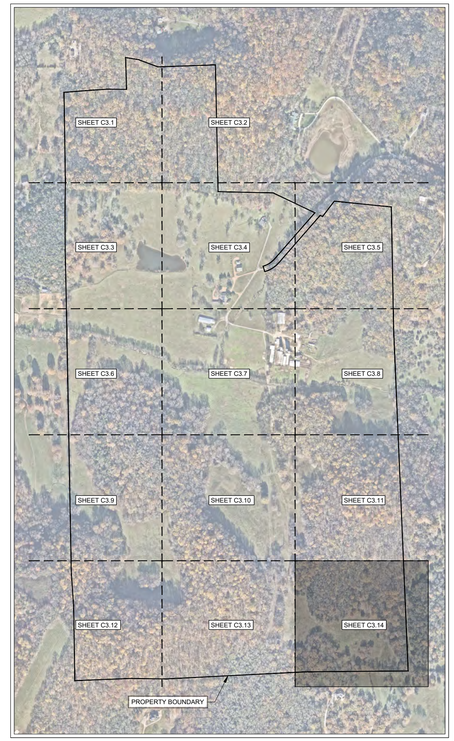

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MARY McGOWAN LICENSED PROFESSIONAL ENGINEER AGRICULTURE 121320 STATE OF TENNESSEE 2025

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SHEET
C3.14
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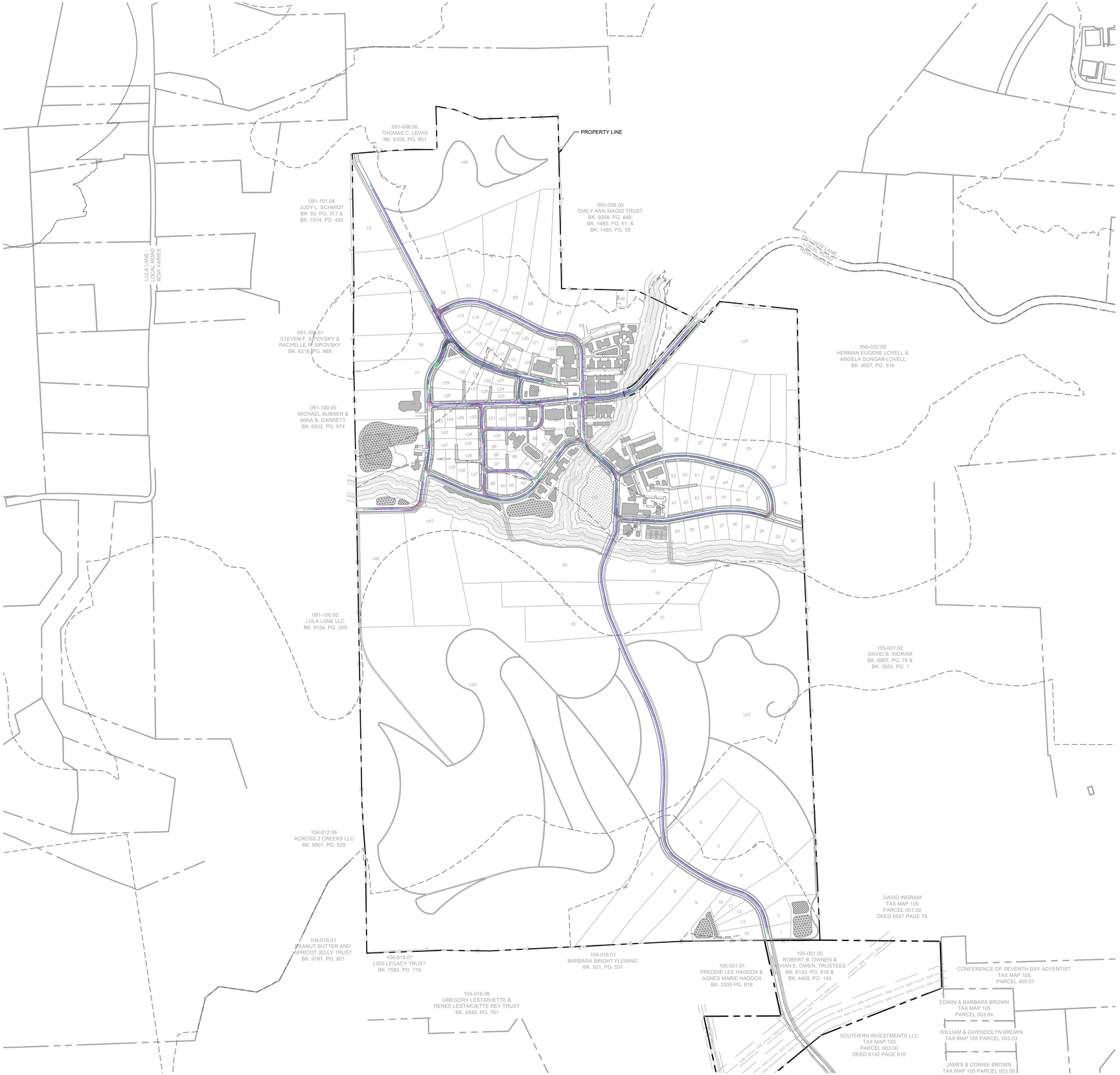

ROW & ACCESS GENERAL NOTES

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2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OFWAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
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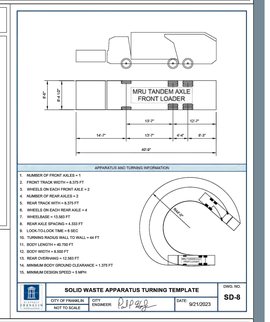
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

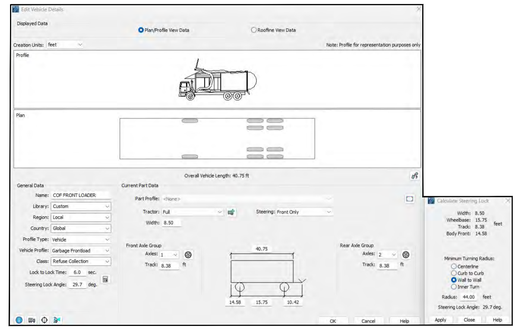


STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS ALONG LEWISBURG PIKE WILL BE REQUIRED BASED ON THE PROJECTED TRIPS.

VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH



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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date

OVERALL TRASH ROW AND ACCESS PLAN

SHEET

C4.0

COF # 8704

091-098.00
THOMAS C. LEWIS
BK. 6356, PG. 851

091-101.04
JUDY L. SCHMIDT
BK. 83, PG. 317 &
BK. 1914, PG. 485

156

73

74

HHO

HHO

HHO

ASHCLYN LANE (MODIFIED LOCAL - 24' ROW)

MATCHLINE SEE SHEET C4.3

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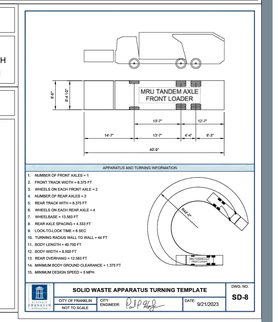

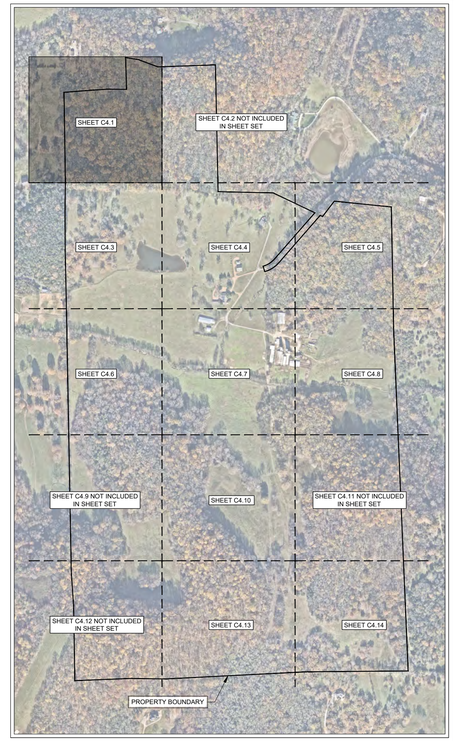

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0' 50' 100' 150'

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Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE 121320 STATE OF TENNESSEE 2025

Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.1

COF # 8704

MATCHLINE SEE SHEET C4.1

MATCHLINE SEE SHEET C4.3

MATCHLINE SEE SHEET C4.6

091-100.01
STEVEN F. SIPOVSKY &
RACHELLE R. SIPOVSKY
BK. 8216, PG. 988

091-100.00
MICHAEL BUBSER &
MIKA B. GARRETT
BK. 6422, PG. 974

ASKLYN LANE (MODIFIED LOCAL - 26' ROW)

BRAITHWAITE BLVD (MODIFIED LOCAL - 26' ROW)

HILLVIEW LANE (MODIFIED LOCAL - 26' ROW)

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

500' HHO BUFFER

HHO

71 72 75 76 77 78 111 114 115 116 113 148 130 131 129 127 126 128 143 144 145 133 142 134 141 135

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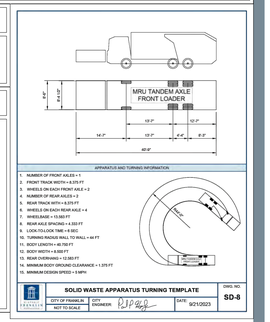

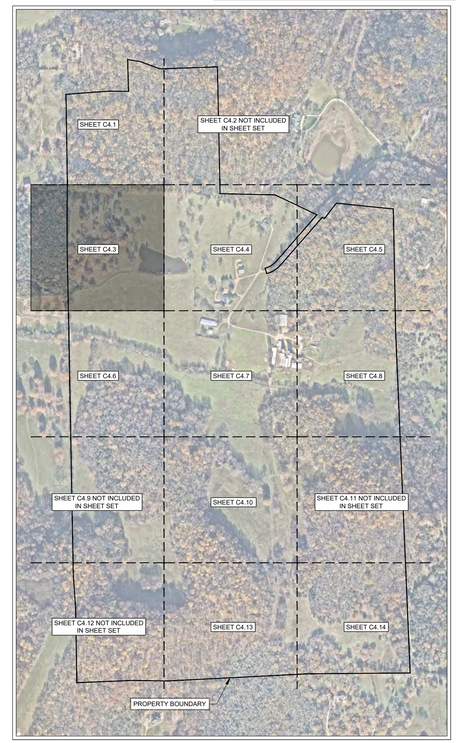

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Franklin, Williamson County, Tennessee

MARY McGOVERN REGISTERED ENGINEER STATE OF TENNESSEE 121320 AGRICULTURE 2025

Revision Date
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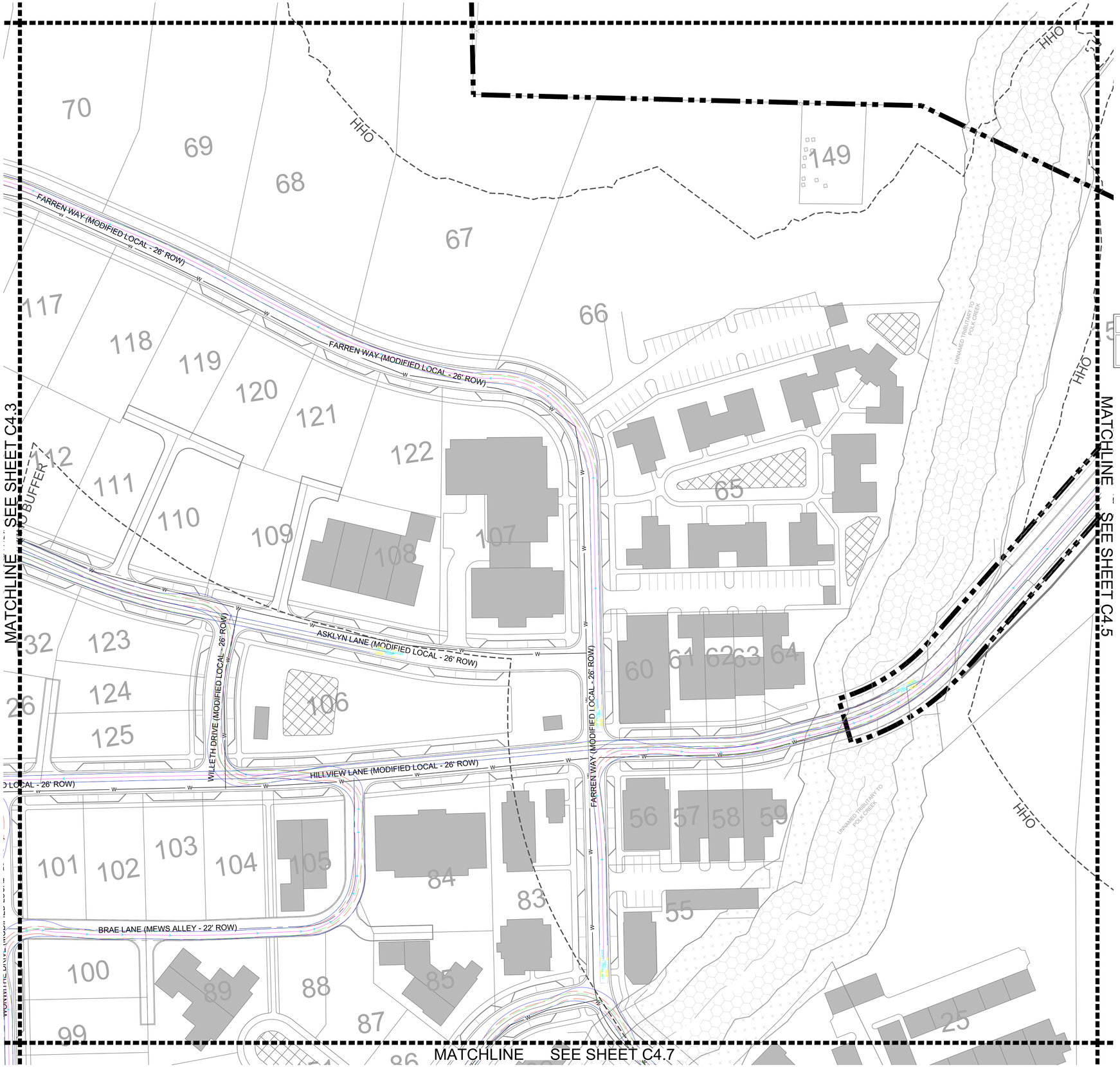
ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.3

COF # 8704



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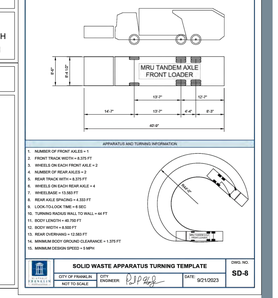

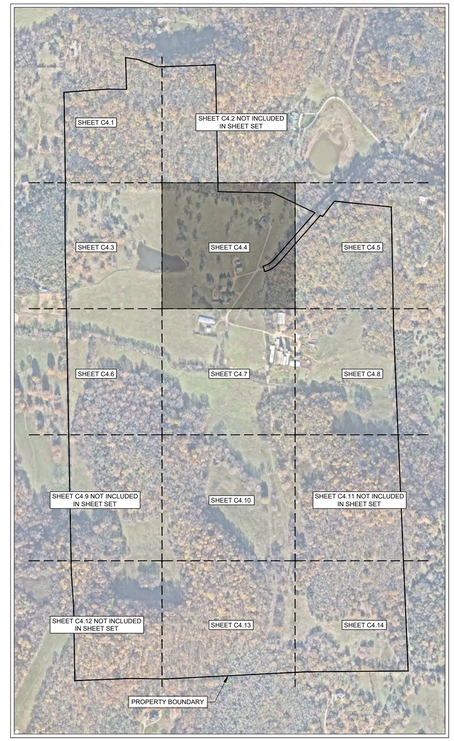

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STATE OF TENNESSEE · MARY McGOWAN · REGISTERED ENGINEER · AGRICULTURAL · 121320 · 26 JUNE 2025

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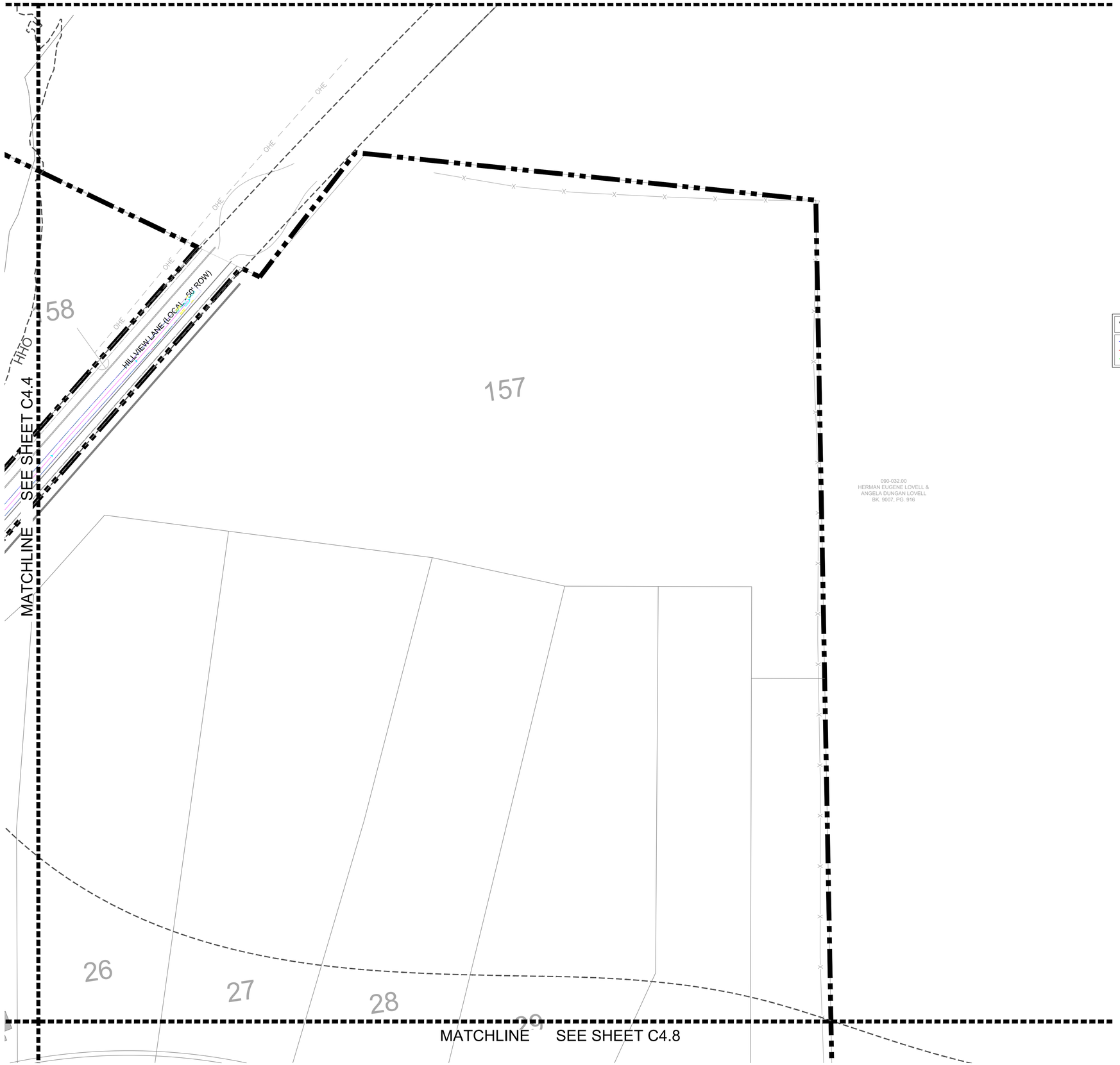
ENLARGED TRASH ROW AND ACCESS PLAN

SHEET

C4.4

COF # 8704



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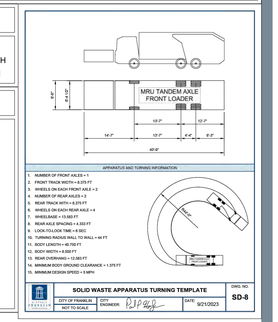

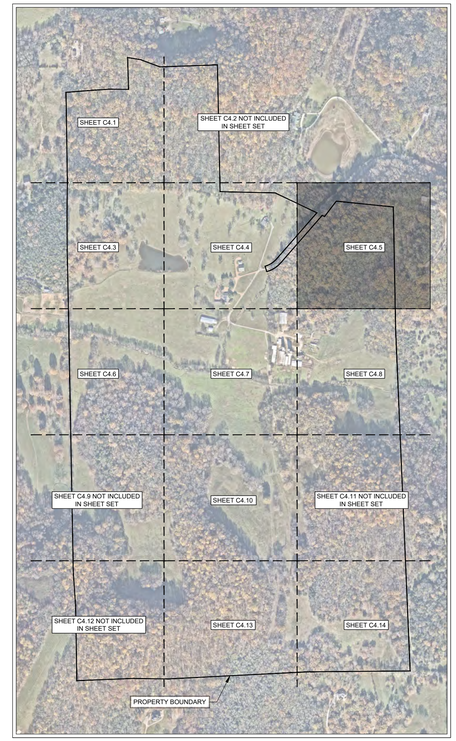

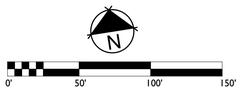

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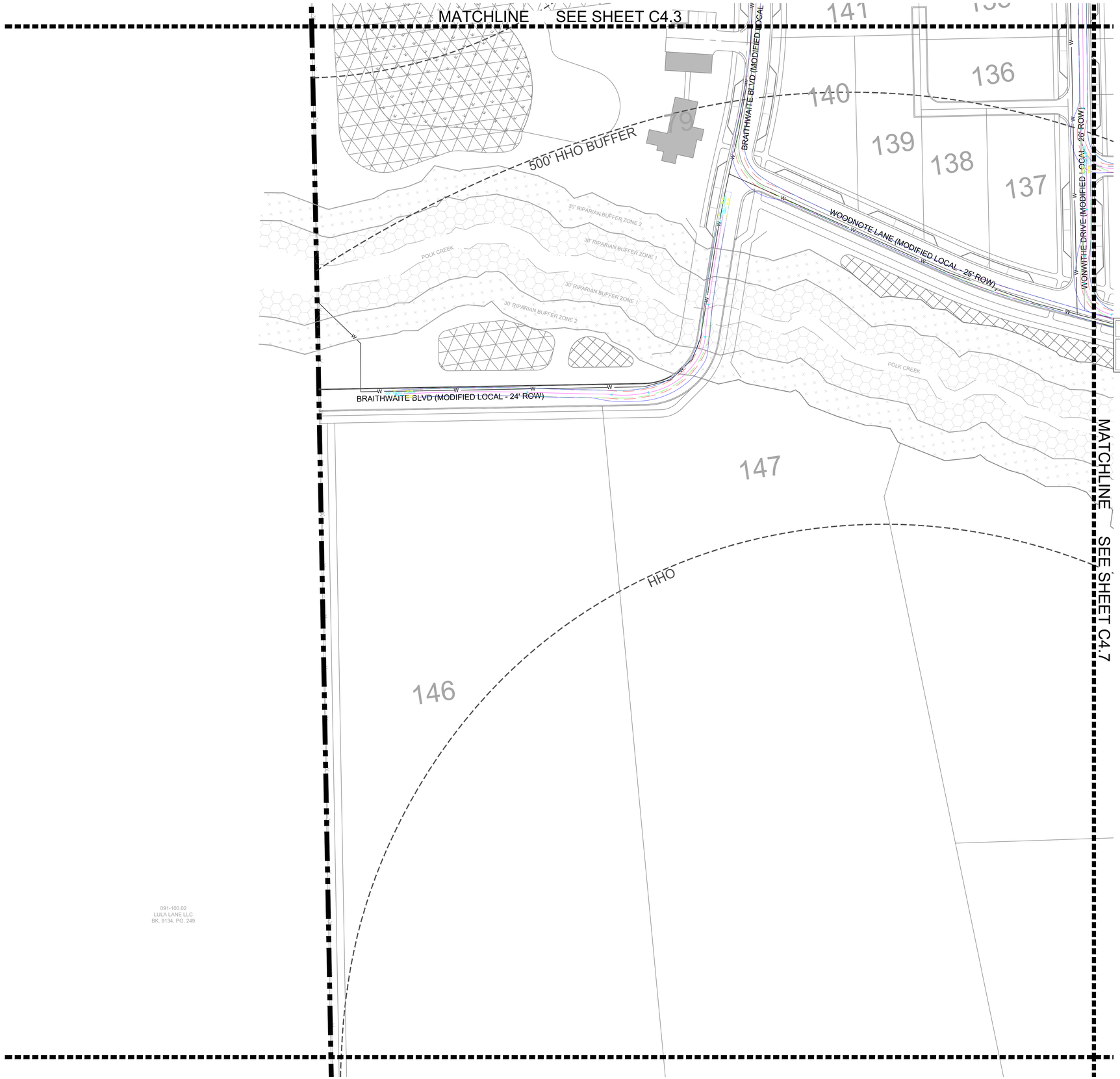

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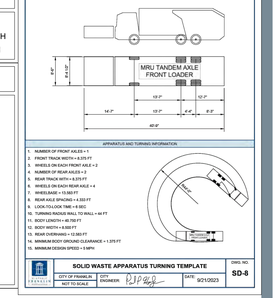
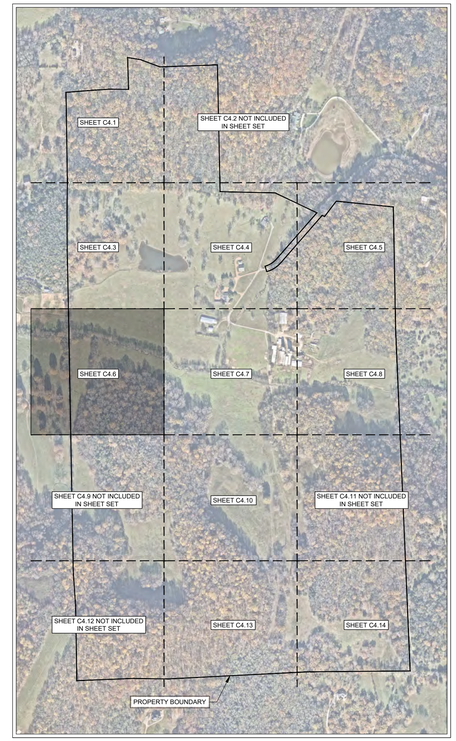
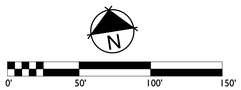
- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER







GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGONAGAN
REGISTERED ENGINEER
AGRICULTURE
121343
STATE OF TENNESSEE
9/21/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.6

COF # 8704

MATCHLINE SEE SHEET C4.4

MATCHLINE SEE SHEET C4.6

MATCHLINE SEE SHEET C4.8

MATCHLINE SEE SHEET C4.10

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

ALFALFA AVENUE (MEWS ALLEY - 22' ROW)

WOODNOTE LANE (MODIFIED LOCAL - 26' ROW)

ONNLAND CIRCLE (MODIFIED LOCAL - 26' ROW)

FARREN WAY (MODIFIED LOCAL - 26' ROW)

SILO BEND LANE (MODIFIED LOCAL - 26' ROW)

500' HHO BUFFER

HHO

UNNAMED TRIBUTARY TO POLK CREEK

POLK CREEK

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

99 98 97 96 95 94 93 92 91 90 87 86 151 82 81 80 159 150 24 54 23 22 20 19 17 16 15

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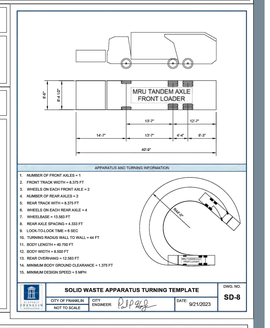

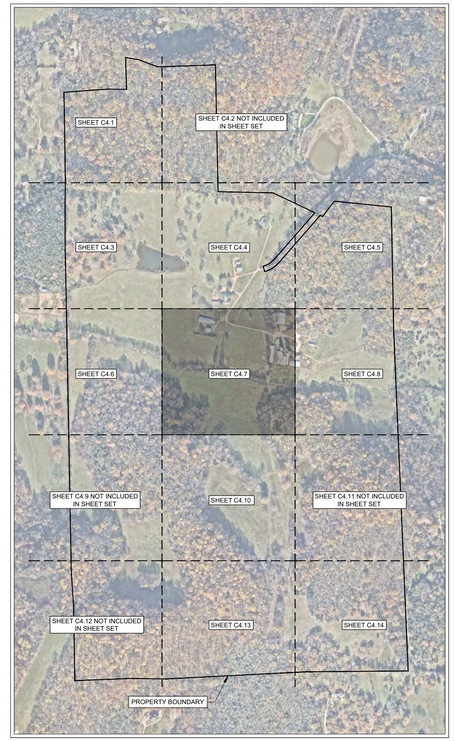

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE No. 121330 2025

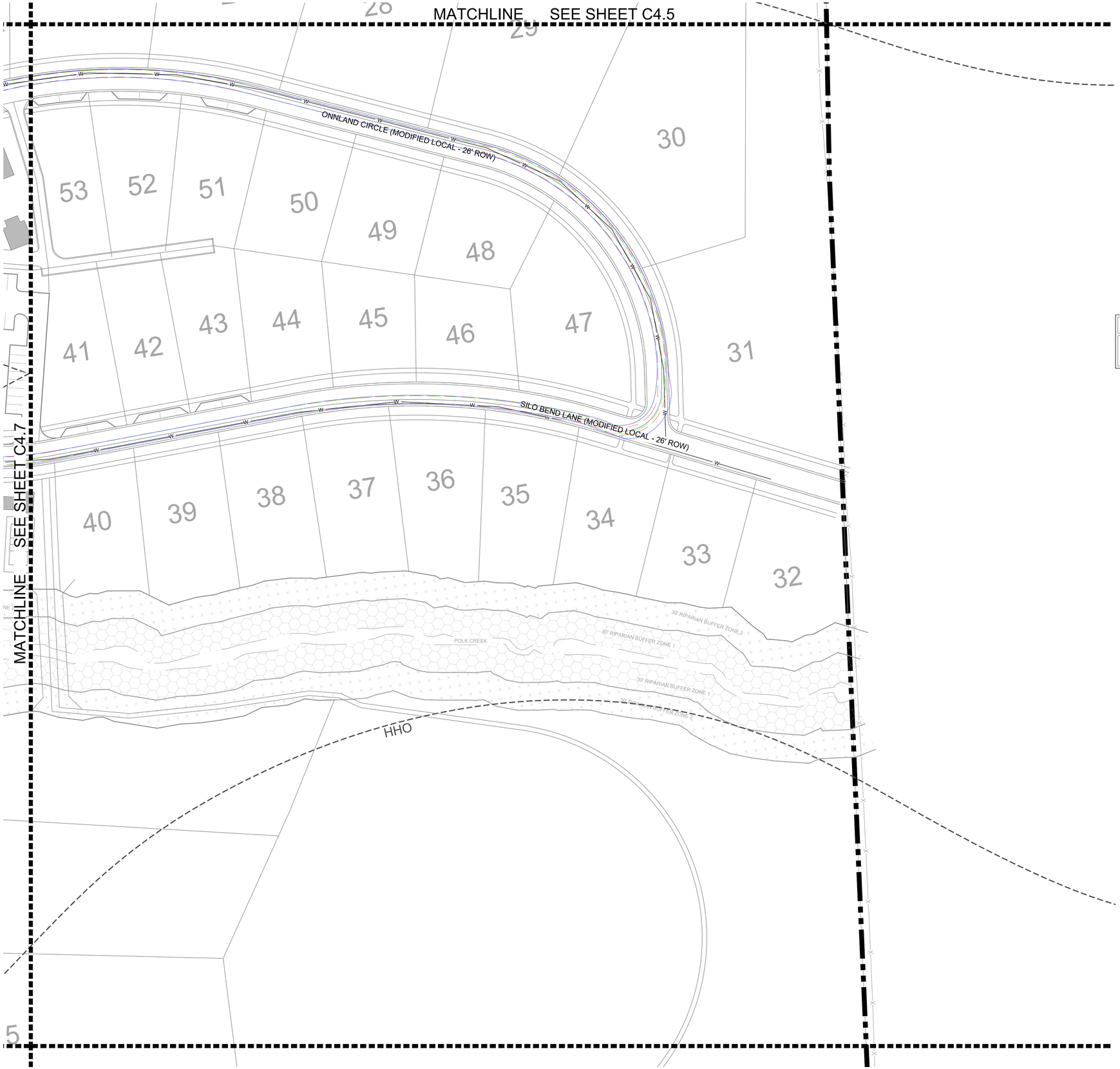
Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET

C4.7

COF # 8704



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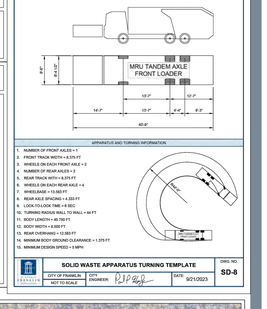

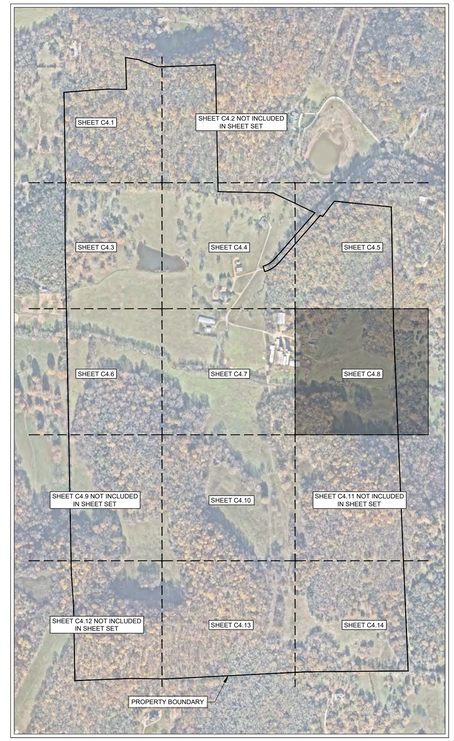

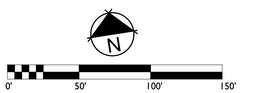

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 PROFESSIONAL ENGINEER
2025

Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET

C4.8

COF # 8704

MATCHLINE SÈE SHEET C4.7

18

15

FARREN WAY (MODIFIED LOCAL - 24' ROW)

MATCHLINE SEE SHEET C4.13

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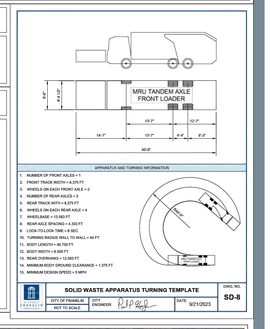

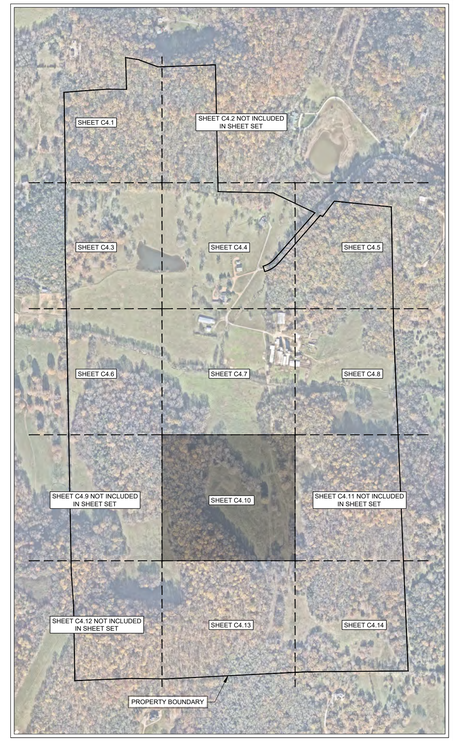

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11/7/2025

Revision Date

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SHEET

C4.10

COF # 8704

MATCHLINE SEE SHEET C4.10

HHO

HHO

MATCHLINE SEE SHEET C4.14

104-018.01
BARBARA BRIGHT FLEMING
BK. 921, PG. 531

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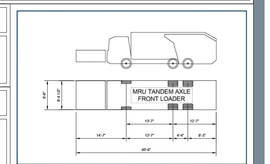
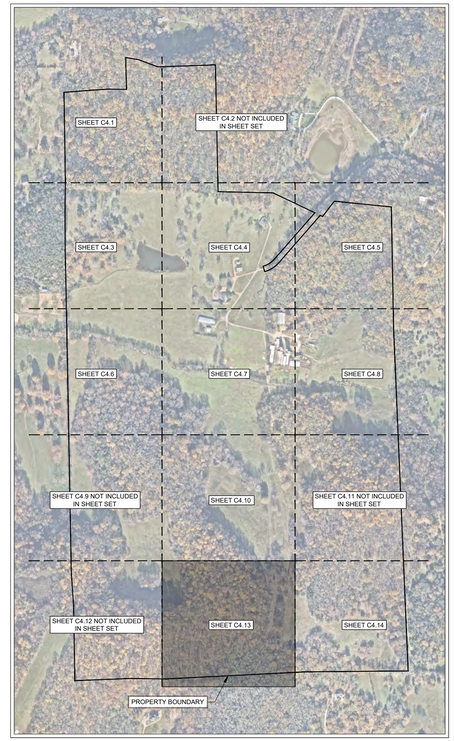
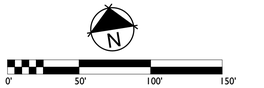






GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

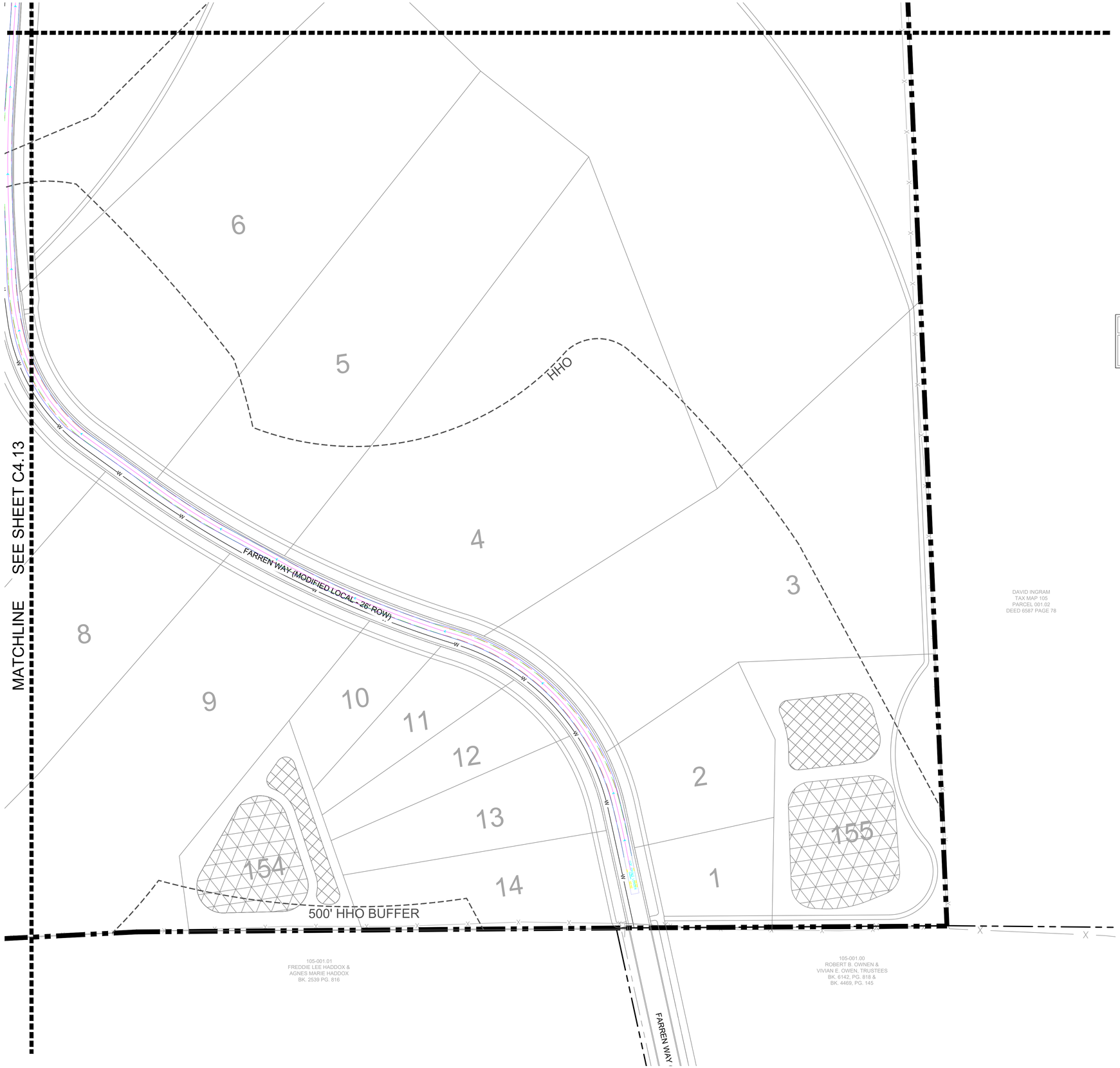
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE No. 121320 AGRICULTURE
9/21/2025

Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.13
COF # 8704



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- WATER QUALITY
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- RIPARIAN ZONE 1 BUFFER
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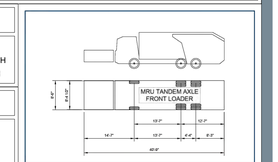

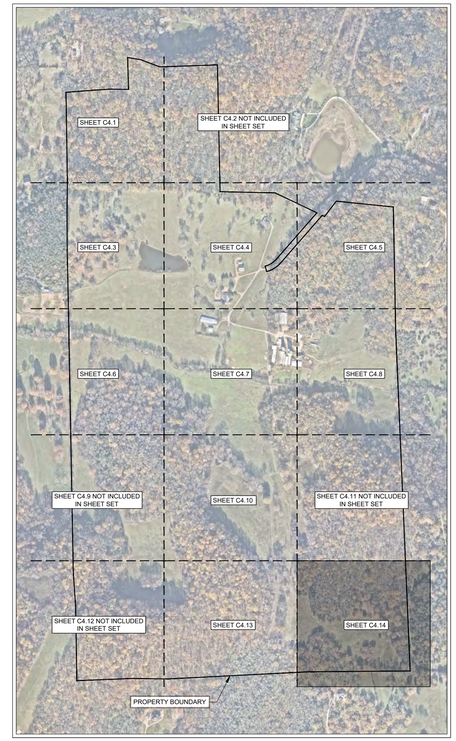

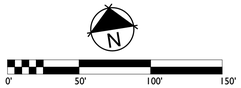

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Franklin, Williamson County, Tennessee

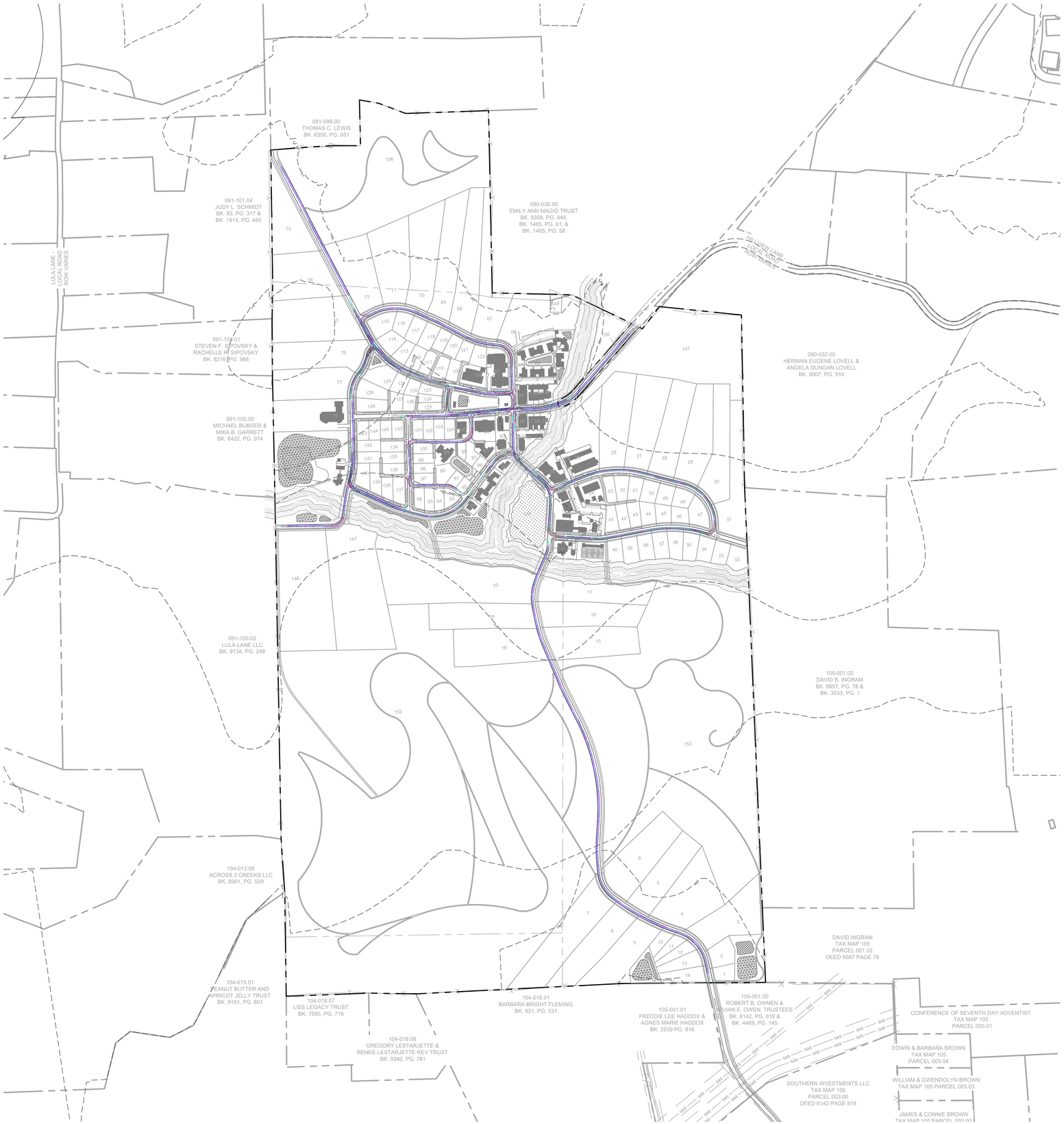
MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURE — No. 121320 — STATE OF TENNESSEE — 2025

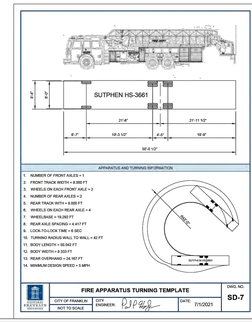
Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.14

COF # 8704





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STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS ALONG COLEMAN ROAD AND HILLVIEW LANE WILL BE REQUIRED BASED ON THE PROJECTED TRIPS.

VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
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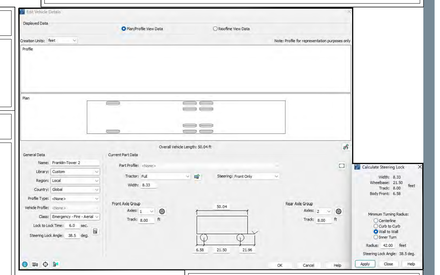

NOTE

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SPRINKLER NOTE

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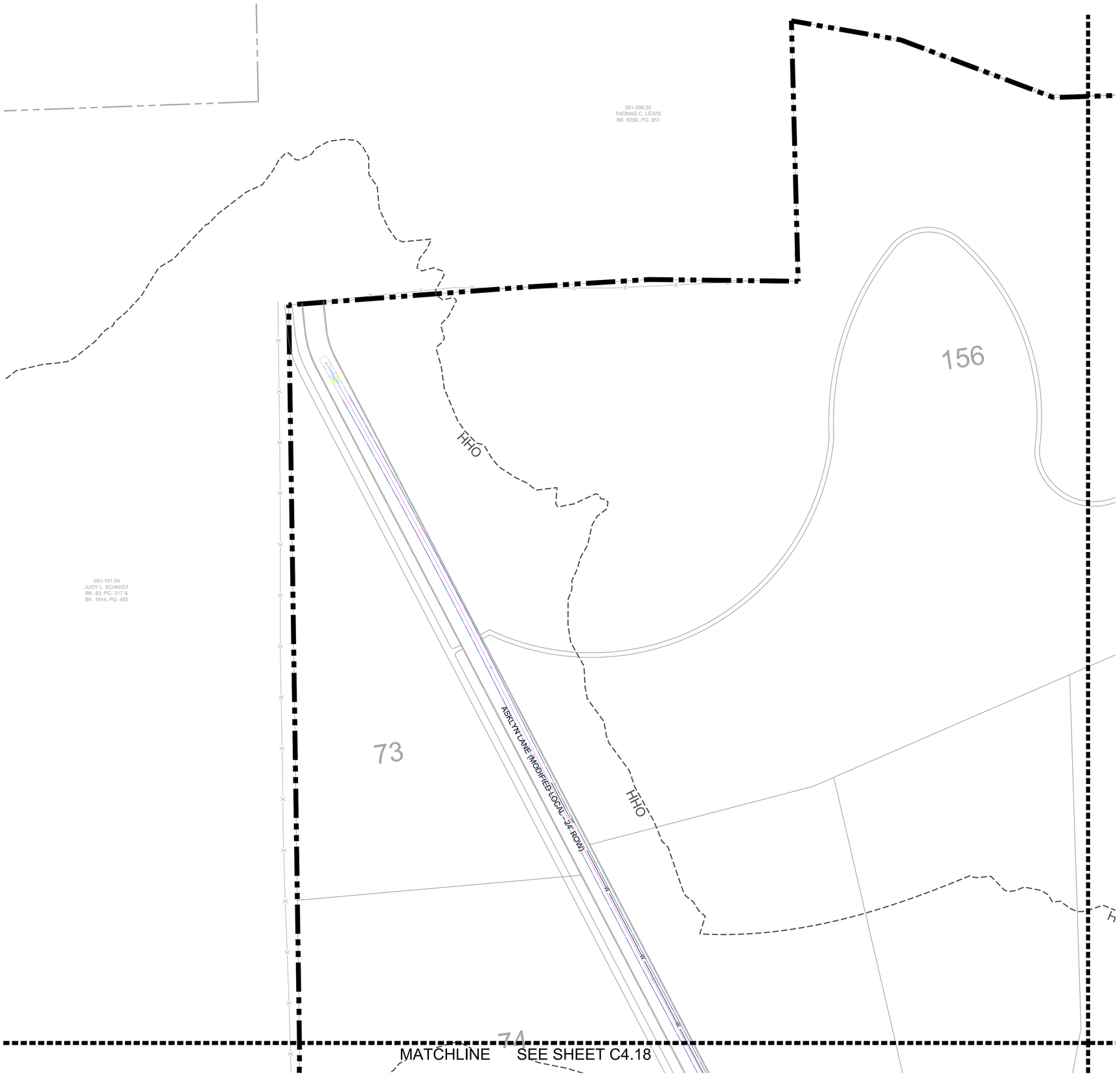
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
No. 121320
STATE OF TENNESSEE
7/11/2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OVERALL FIRE ROW AND ACCESS PLAN

SHEET
C4.15
COF # 8704



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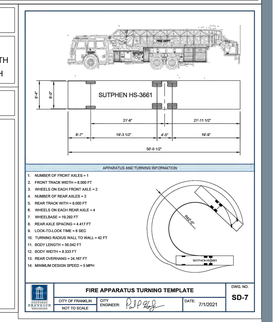

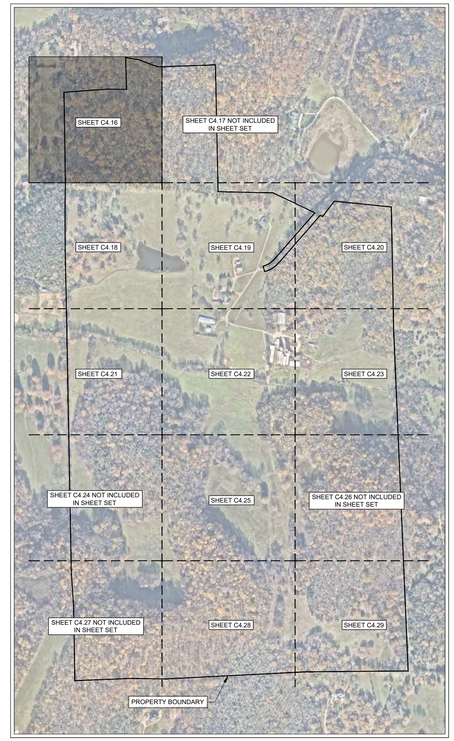

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FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

N
0' 50' 100' 150'

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE No. 121320 PROFESSIONAL ENGINEER 2025

Revision Date
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- △ _____
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ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.16

COF # 8704

MATCHLINE SEE SHEET C4.16

MATCHLINE SEE SHEET C4.19

MATCHLINE SEE SHEET C4.21

ASKLYN LANE (MODIFIED LOCAL - 26' ROW)

BRAITHWAITE BLVD (MODIFIED LOCAL - 26' ROW)

HILLVIEW LANE (MODIFIED LOCAL - 26

WONWYTHE DRIVE (MODIFIED LOCAL - 26' ROW)

500' HHO BUFFER

HHO

091-100.01
STEVEN F. SIPOVSKY &
RACHELLE R. SIPOVSKY
BK. 8216, PG. 988

091-100.00
MICHAEL BUBSER &
MIKA B. GARRETT
BK. 6422, PG. 974

71 72 75 76 77 78 114 115 116 113 129 130 131 127 128 126 143 144 145 133 142 134 141 135 148

NOTE

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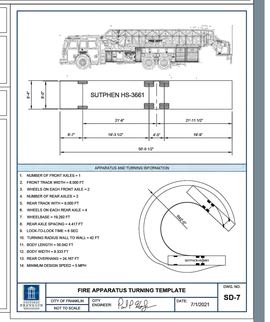

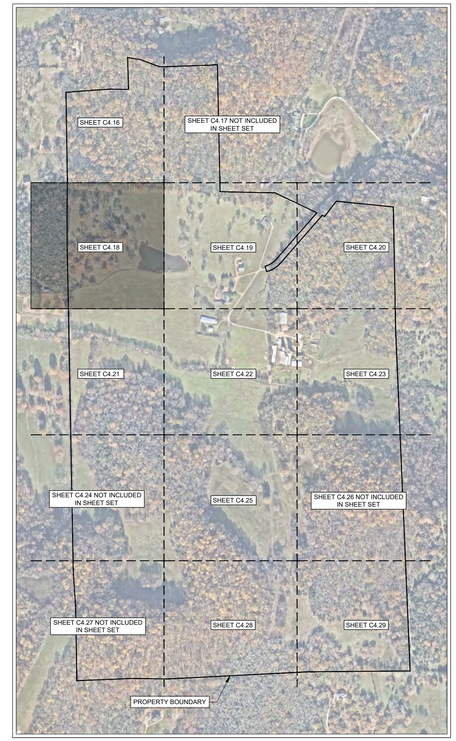

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Franklin, Williamson County, Tennessee

MARY McGOWAN — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — STATE OF TENNESSEE — 121320 — REGISTERED — 7/11/2025

Revision Date
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- △ _____
- △ _____
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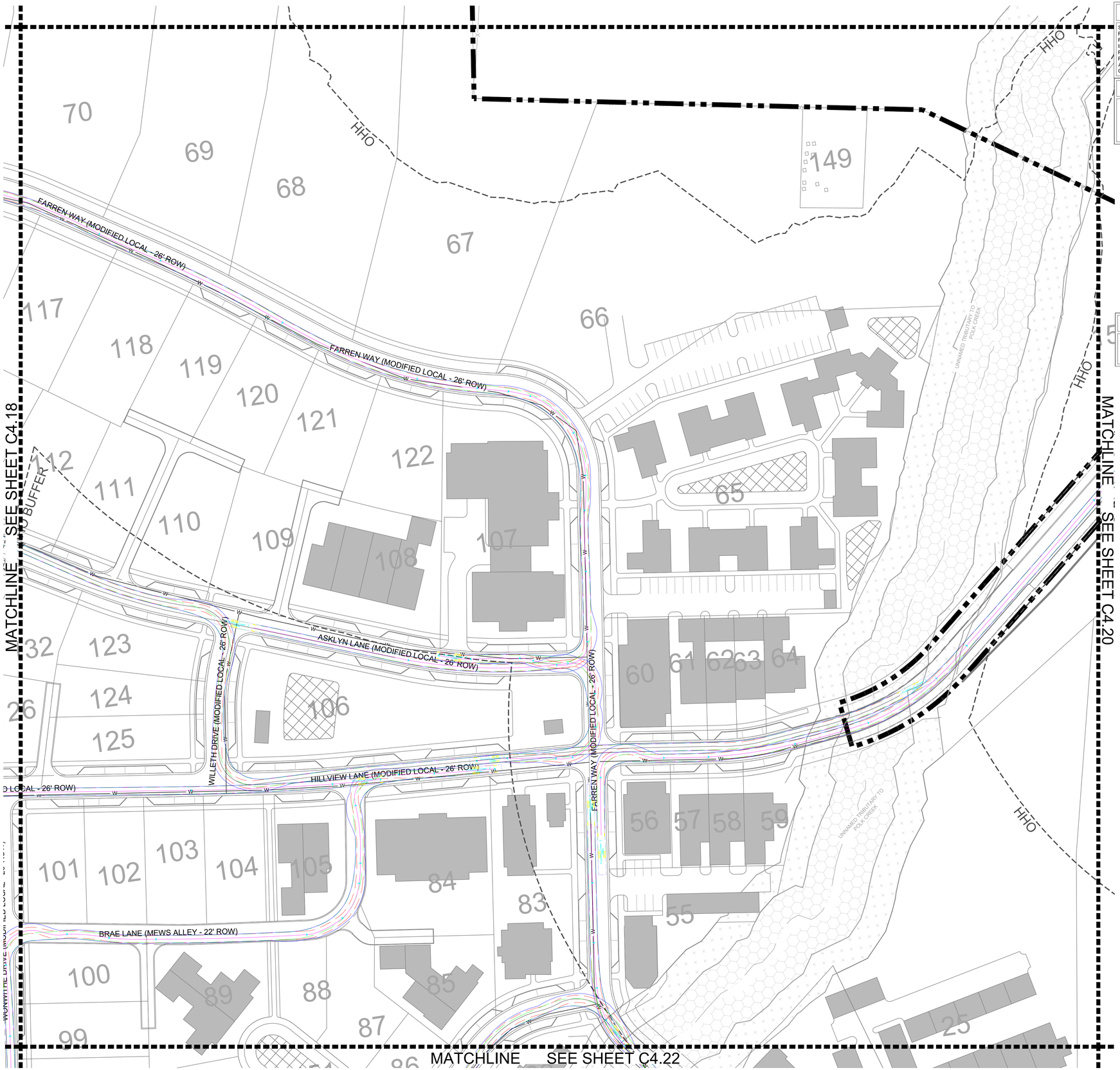
SHEET
C4.18

COF # 8704



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- DETENTION
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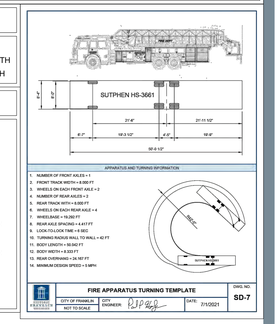

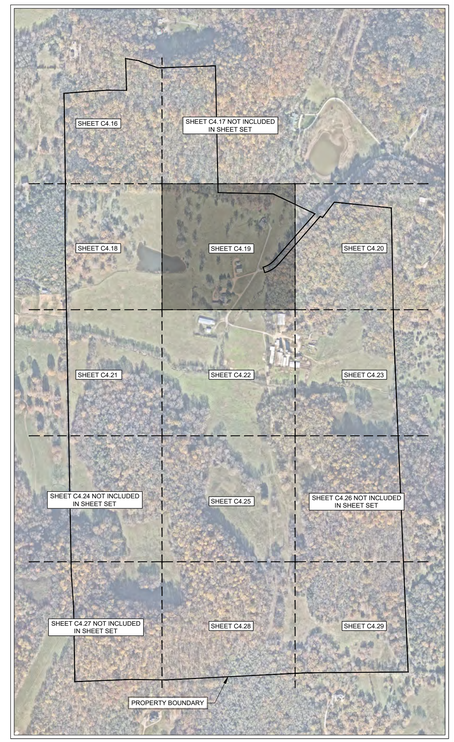

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TESTED BY TIM BYRAM AT HB&TS

0' 50' 100' 150'

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

STATE OF TENNESSEE · MARY McGOWAN · REGISTERED ENGINEER · AGRICULTURE · 121320 · 26 · 2025

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△ _____
△ _____
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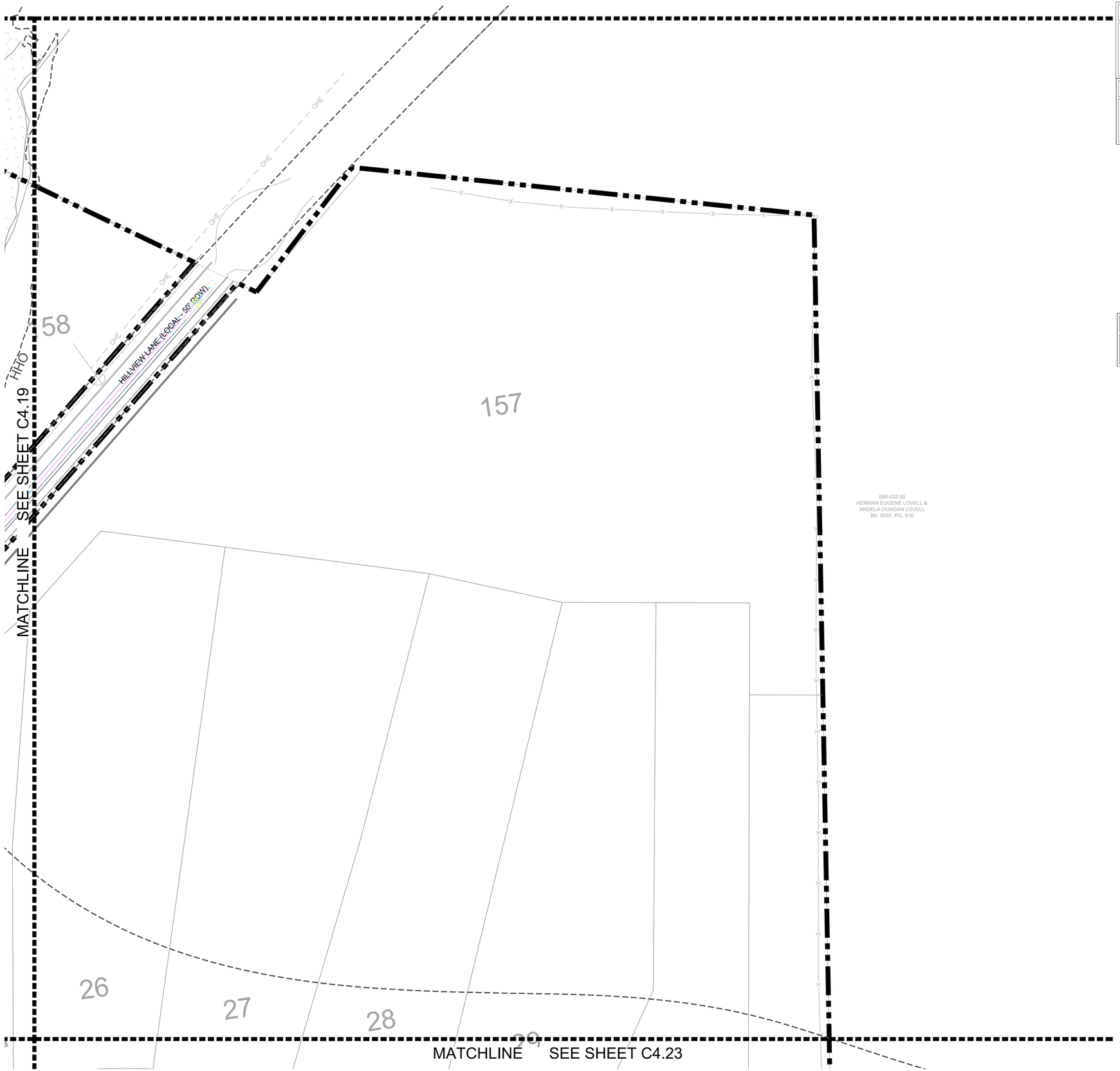
ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.19
COF # 8704



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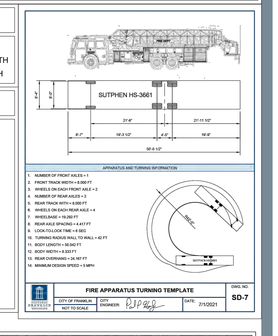

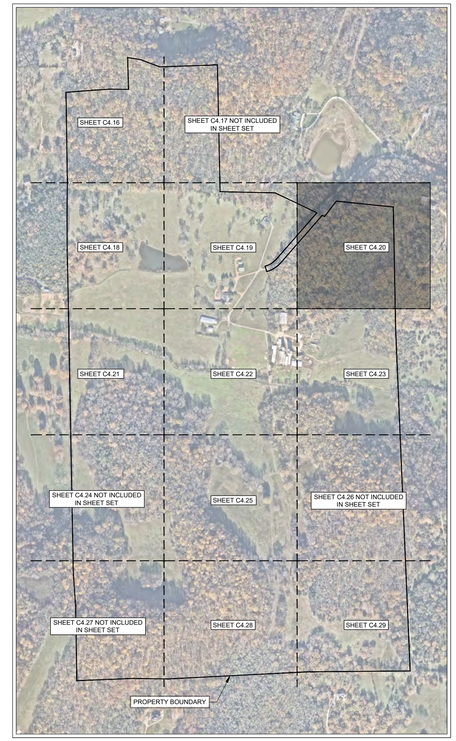

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MARY McGOWAN REGISTERED ENGINEER AGRICULTURE No. 121320 STATE OF TENNESSEE
11/7/2025

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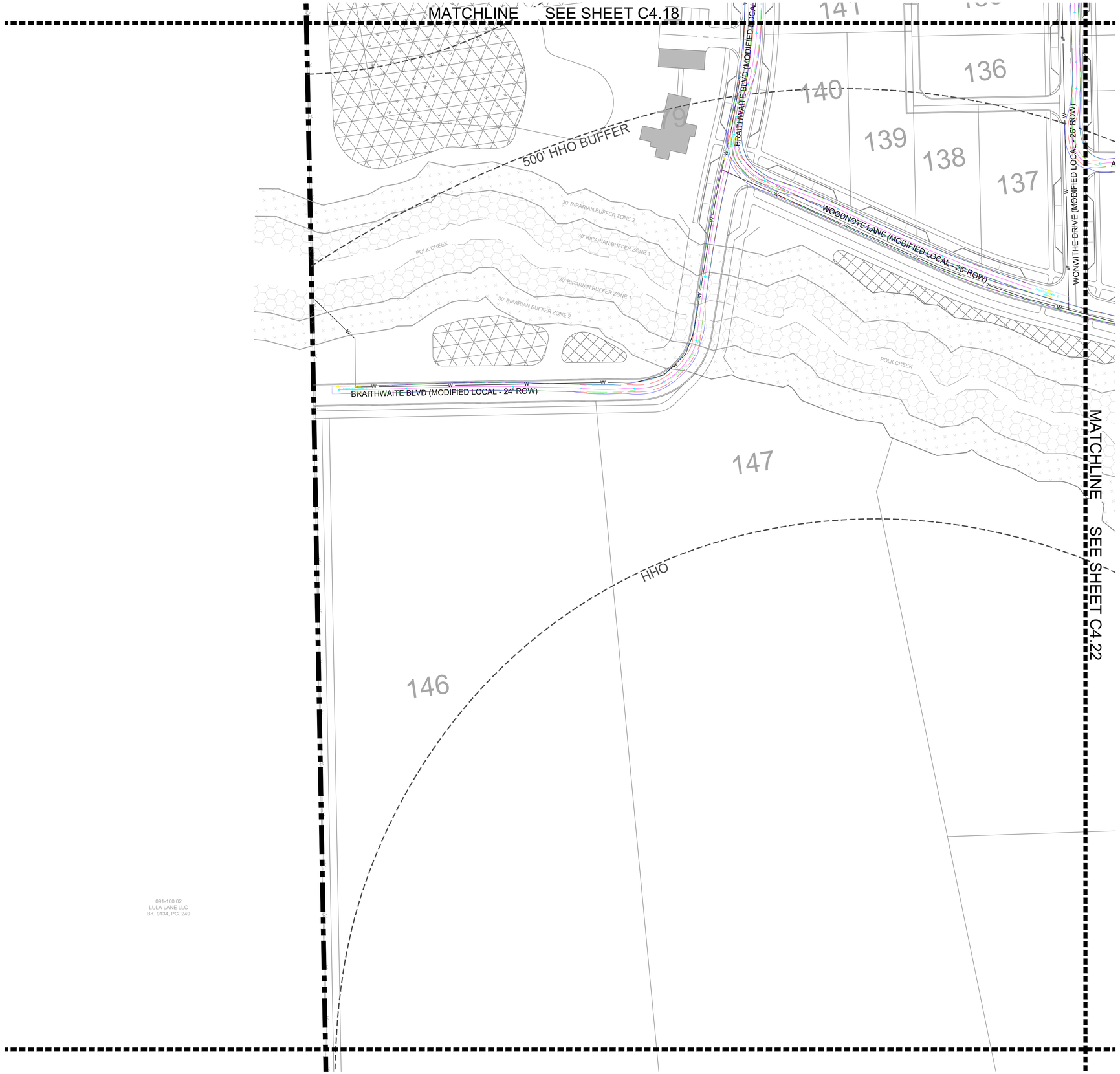
ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.20
COF # 8704



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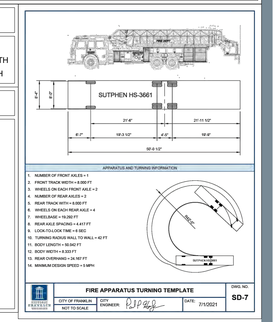

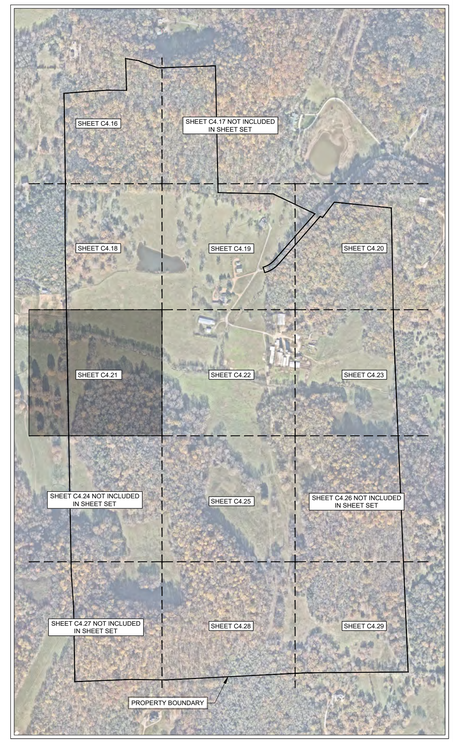

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MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121520 2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.21

COF # 8704

MATCHLINE SEE SHEET C4.19

MATCHLINE SEE SHEET C4.21

MATCHLINE SEE SHEET C4.23

MATCHLINE SEE SHEET C4.25

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

ALFALFA AVENUE (MEWS ALLEY - 22' ROW)

WOODNOTE LANE (MODIFIED LOCAL - 26' ROW)

ONNLAND CIRCLE (MODIFIED LOCAL - 26' ROW)

FARREN WAY (MODIFIED LOCAL - 26' ROW)

SILO BEND LANE (MODIFIED LOCAL - 26' ROW)

500' HHO BUFFER

HHO

UNNAMED TRIBUTARY TO POLK CREEK

POLK CREEK

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

99 98 97 96 95 94 93 92 91 90 87 86 151 82 81 80 159 150 24 54 23 22 20 19 17 16 15

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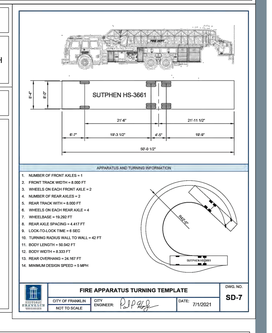

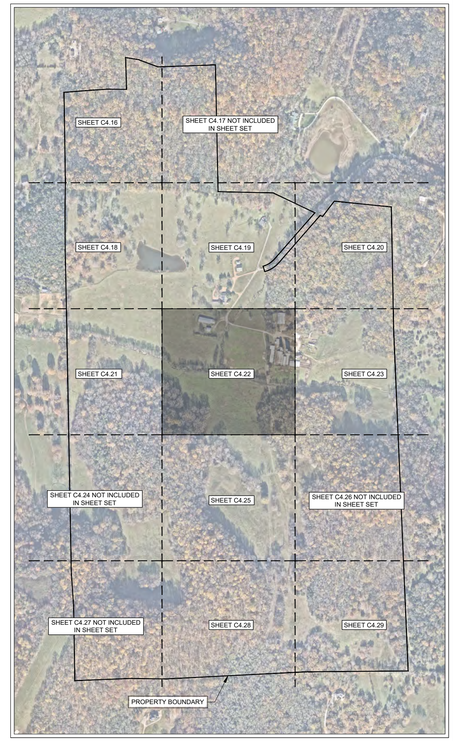

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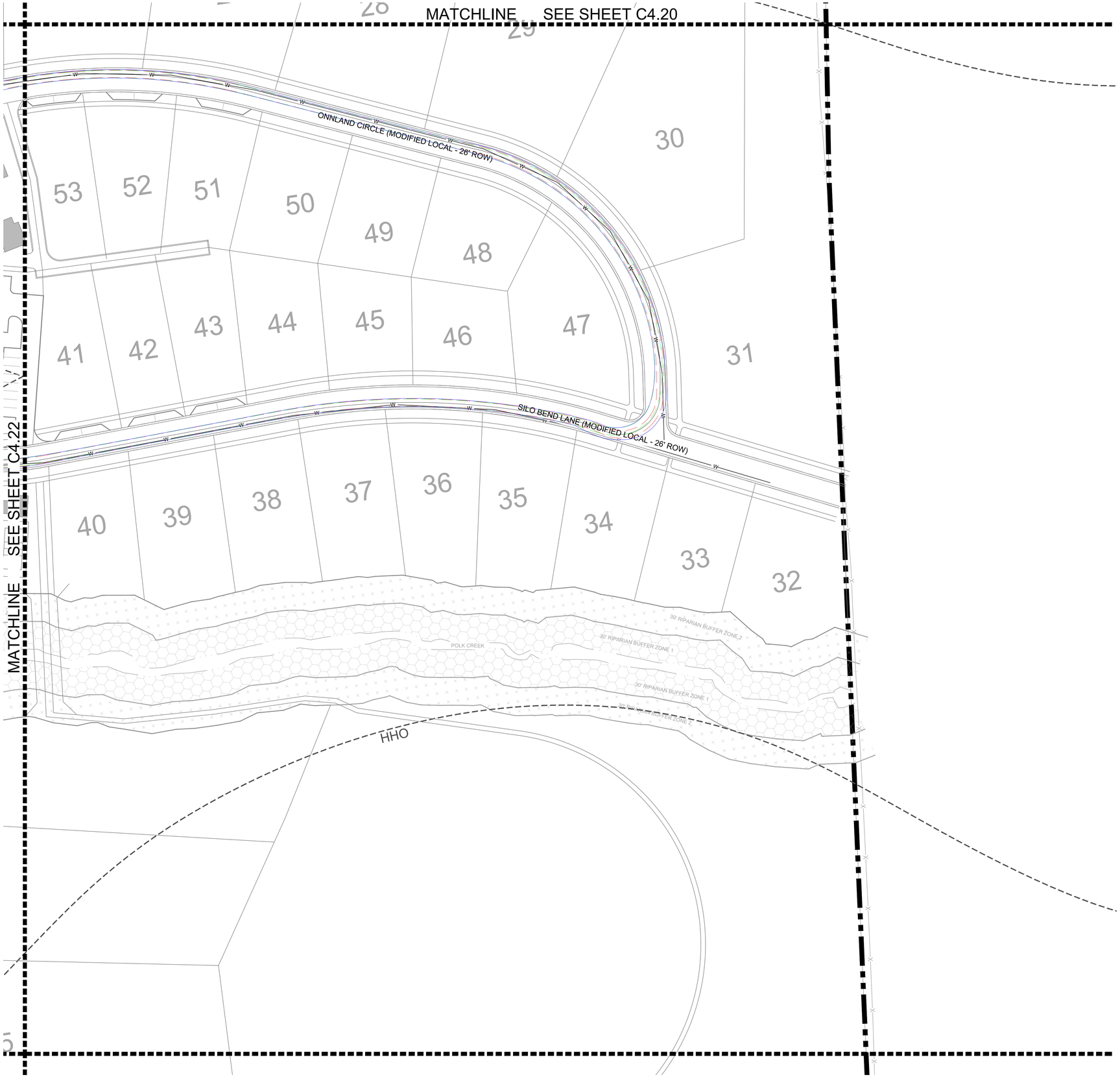

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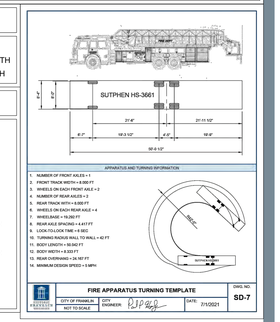
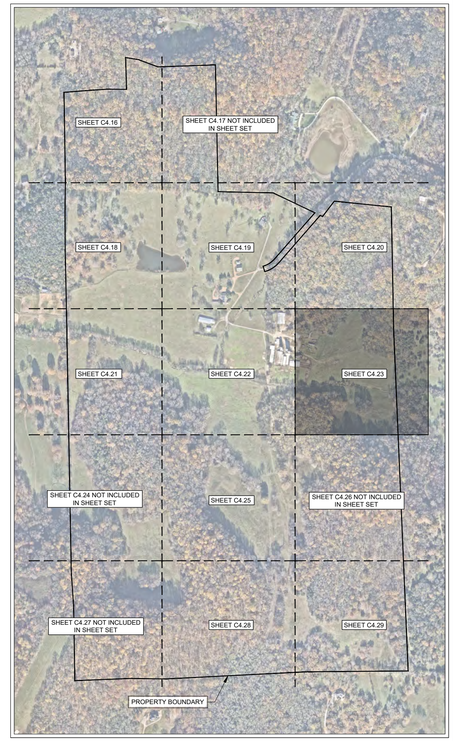
VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER





FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 126.121320 PROFESSIONAL ENGINEER AGRICULTURE
12/31/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.23

COF # 8704

MATCHLINE SEE SHEET C4.22

18

15

FARREN WAY (MODIFIED LOCAL - 24' ROW)

MATCHLINE SEE SHEET C4.28

NOTE

SITE TO COMPLY TO REGULATIONS AND REQUIREMENTS OF THE 2018 INTERNATIONAL FIRE CODE. REQUIRED FLOWS AND PRESSURES FOR FIRE FLOW ARE TO BE MET. DESIGN TO BE COORDINATED WITH HB&TS.

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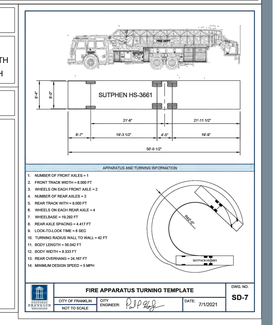

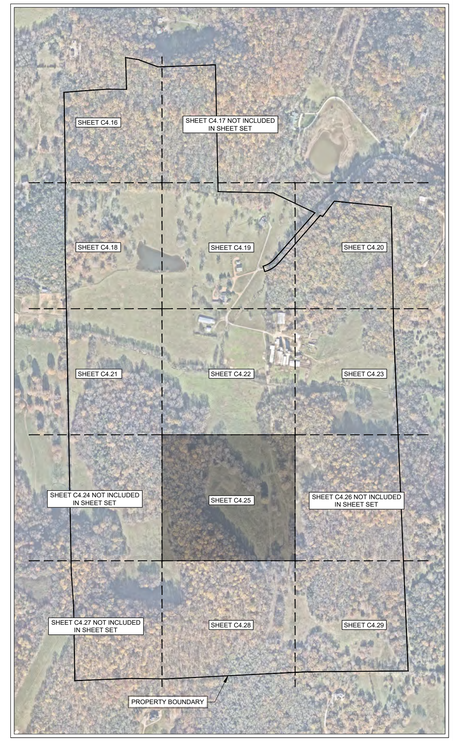

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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE 121324 2025

Revision Date

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.25

COF # 8704

MATCHLINE SEE SHEET C4.25

HHO

HHO

MATCHLINE SEE SHEET C4.29

7

104-018.01
BARBARA BRIGHT FLEMING
BK. 921, PG. 531

NOTE

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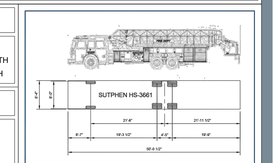

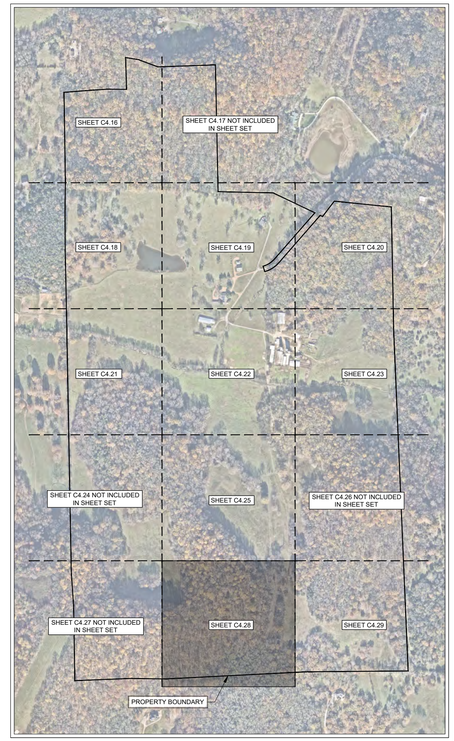

FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
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FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

N
0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE No. 121320
11/11/2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.28
COF # 8704



NOTE

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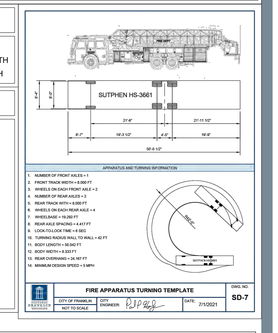

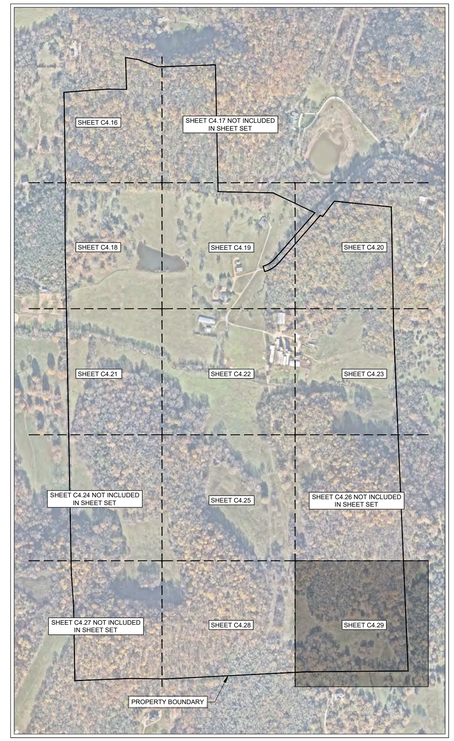

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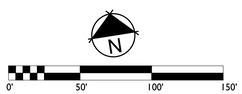

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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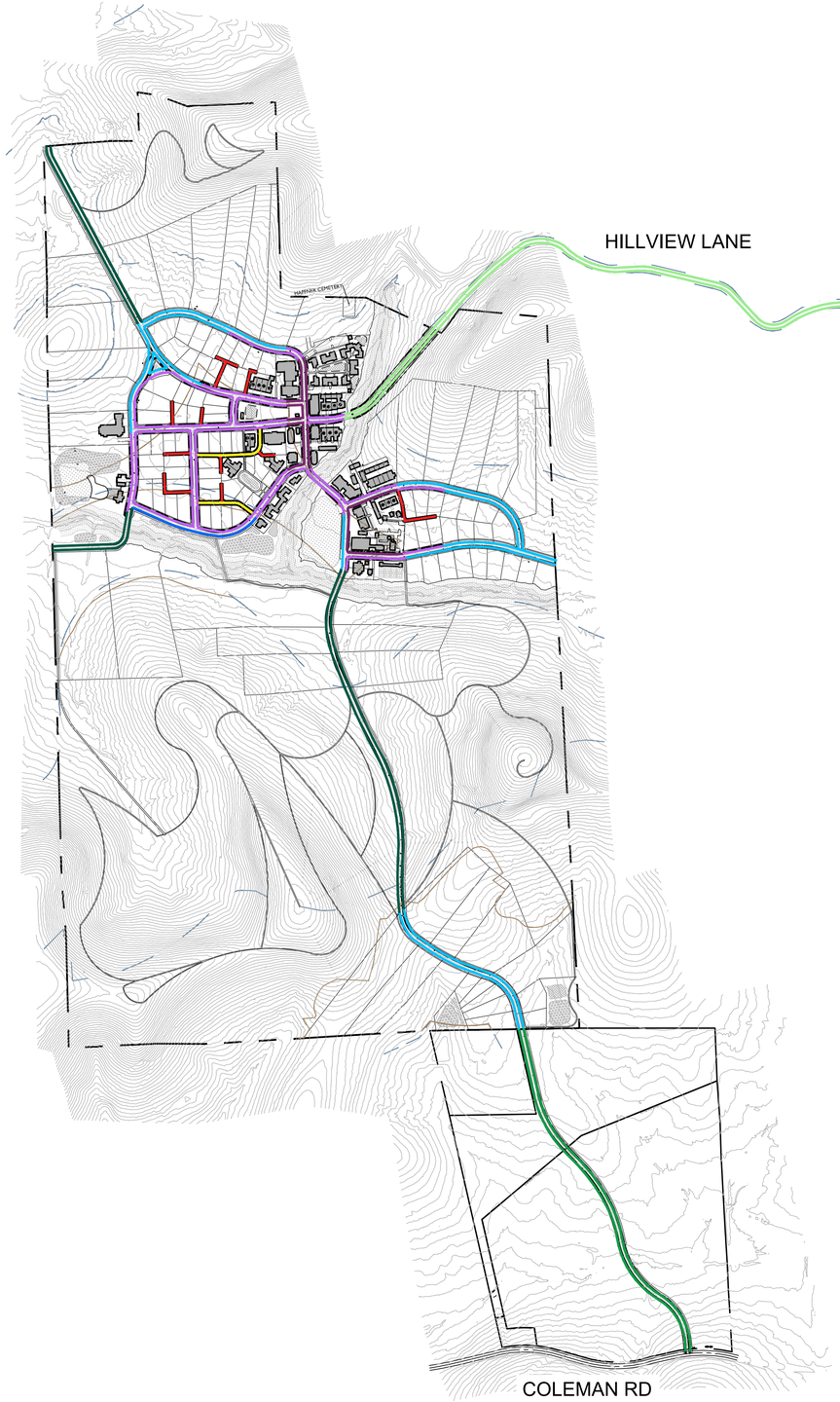
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — RESIDENTIAL — No. 121320 — STATE OF TENNESSEE — 2025

Revision Date

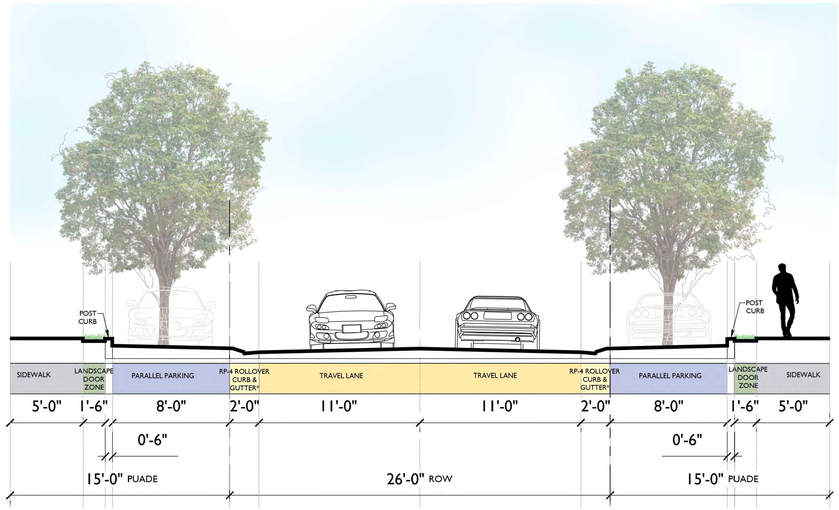
ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.29
COF # 8704



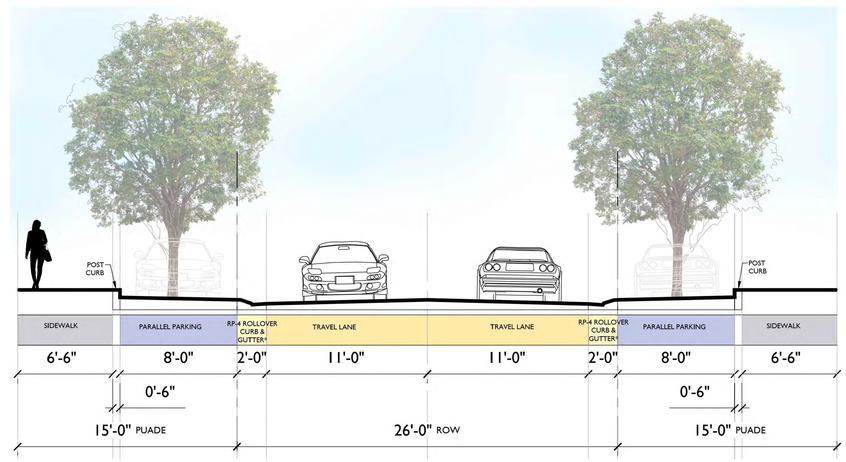
- TOWN CENTER STREET
- TOWN CENTER STREET (ALTERNATE)
- TOWN CENTER STREET (w/o PARALLELS)
- STREAM SIDE ROAD
- COUNTRY ROAD
- COUNTY ROAD
- HILLVIEW LANE
- MEWS ALLEY
- SHARED DRIVEWAY EASEMENT
- ALLEY (NOT CURRENTLY USED)

TOWN CENTER STREET



*THIS DETAIL IS FROM CITY OF FRANKLIN TECHNICAL STANDARDS: RP-4 LOCAL STREET ROLLOVER CURB AND GUTTER

TOWN CENTER STREET (ALTERNATE)



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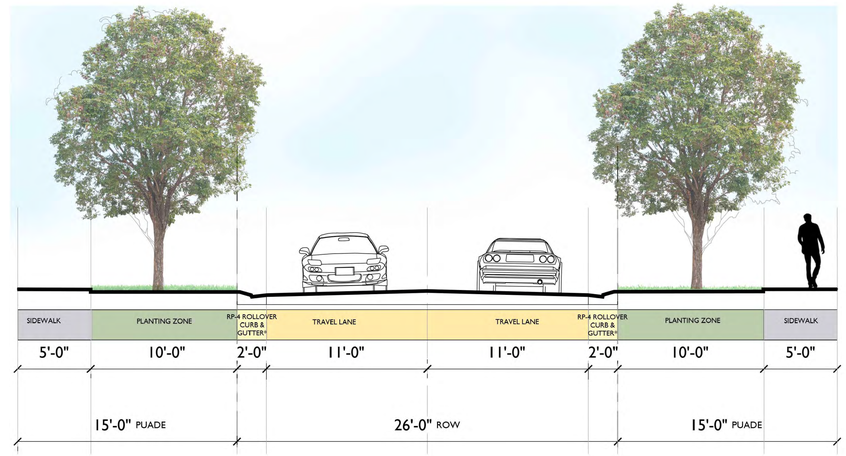
TOWN CENTER STREET (w/o PARALLELS)



*THIS DETAIL IS FROM CITY OF FRANKLIN TECHNICAL STANDARDS: RP-4 LOCAL STREET ROLLOVER CURB AND GUTTER

N

0' 400' 800' 1,200'

0' 5' 10' 15'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

Kimley»Horn

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sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
09/05/25

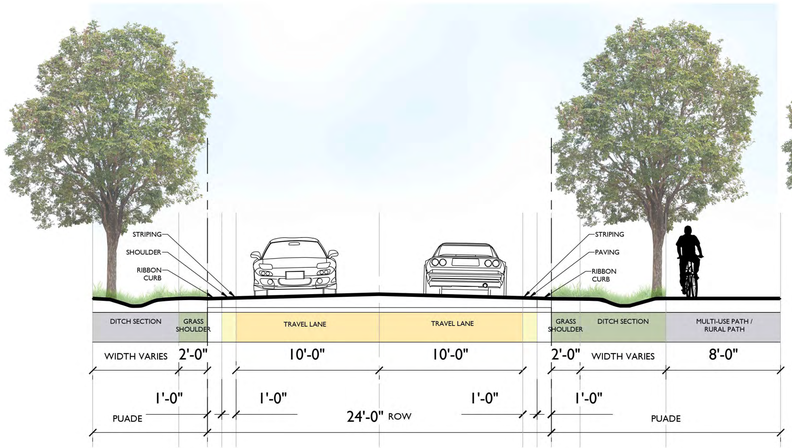
Revision Date

STREET NETWORK PLAN AND SECTIONS

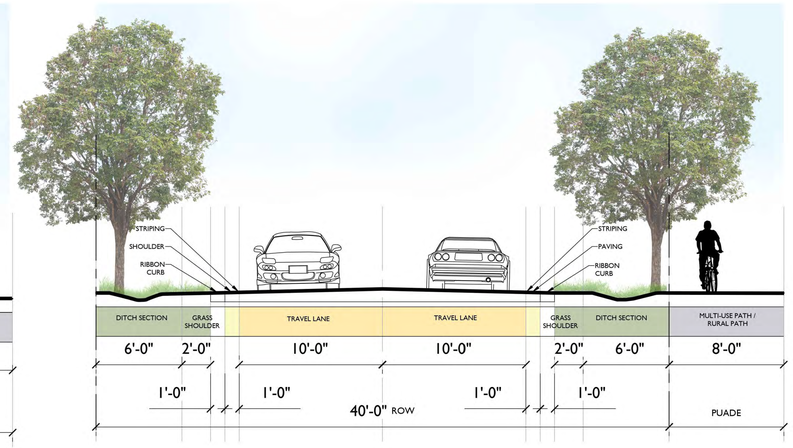
SHEET
C4.30

COF # 8704

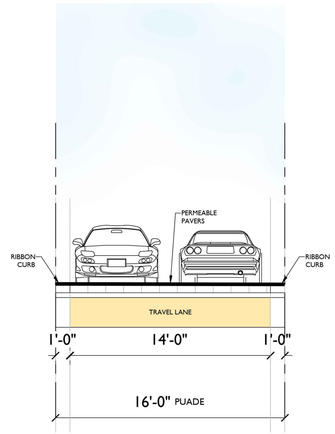
COUNTRY ROAD



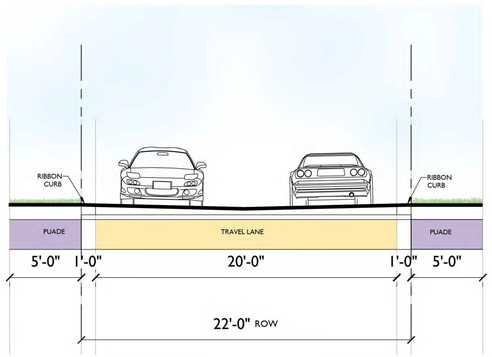
COUNTY ROAD



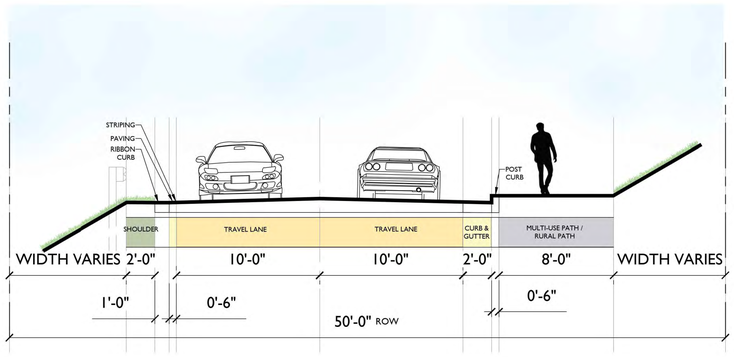
SHARED DRIVEWAY EASEMENT



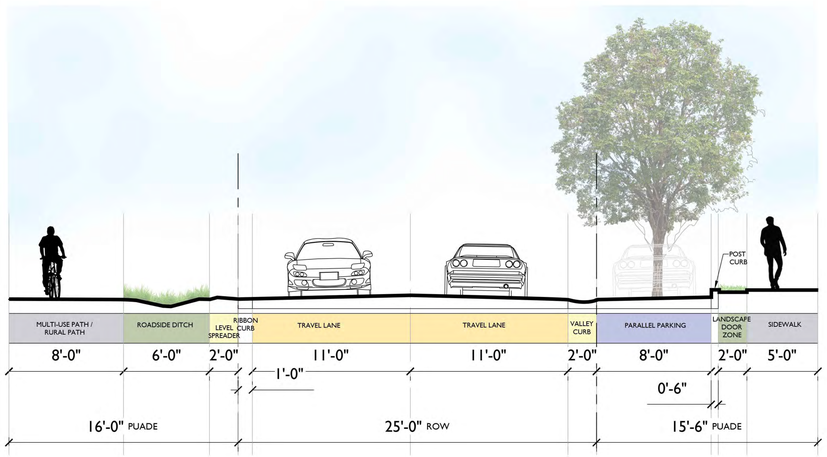
MEWS ALLEY



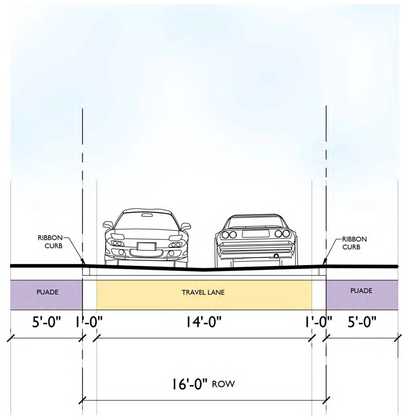
HILLVIEW LANE



STREAM SIDE ROAD



ALLEY (NOT CURRENTLY USED)



0' 5' 10' 15'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

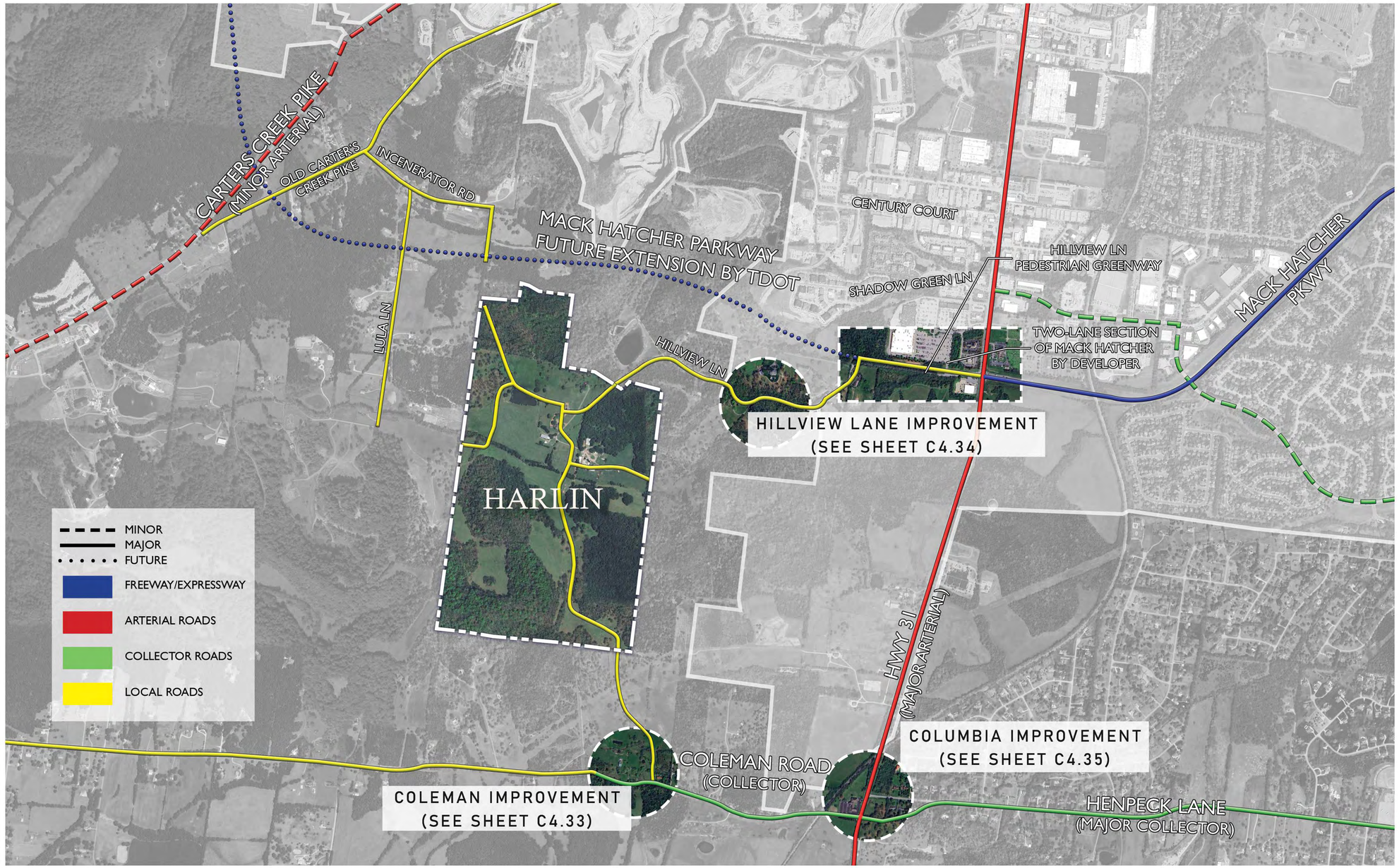
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 103525

Revision Date

STREET SECTIONS

SHEET
C4.31
COF # 8704



GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
1325

Revision Date
△ _____
△ _____
△ _____
△ _____

OFFSITE ROAD IMPROVEMENTS

SHEET
C4.32

COF # 8704

COLEMAN ROAD IMPROVEMENT



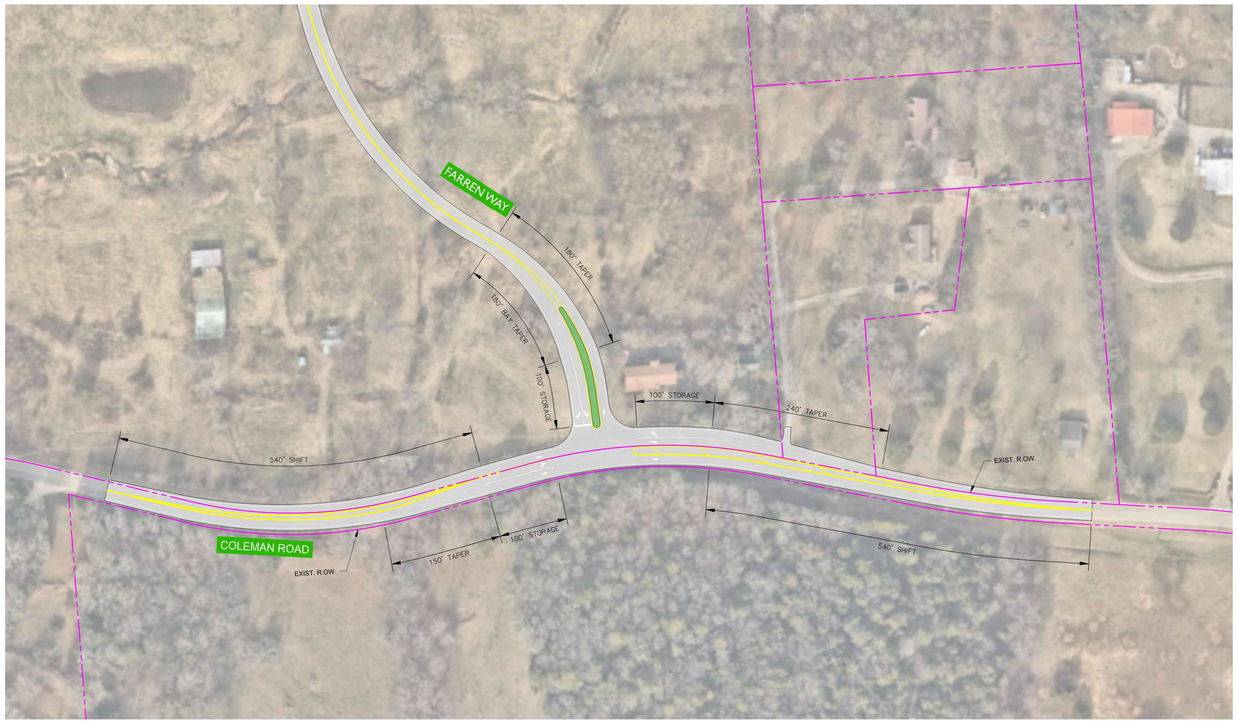
Location Key



Existing Conditions



Proposed Improvements



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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date

OFFSITE ROAD IMPROVEMENTS

SHEET

C4.33

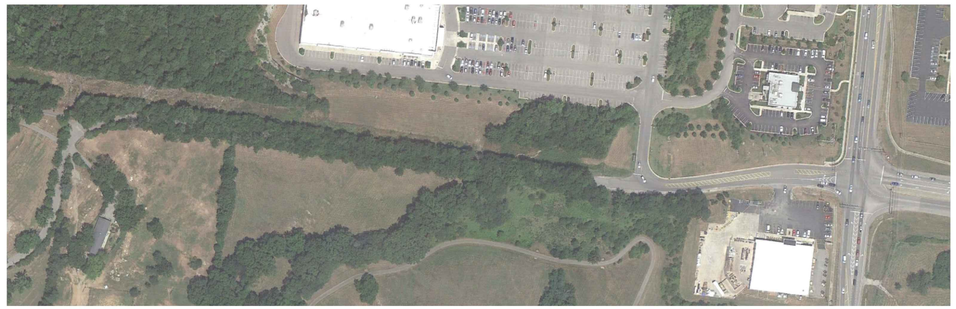
COF # 8704

HILLVIEW LANE & MACK HATCHER IMPROVEMENT

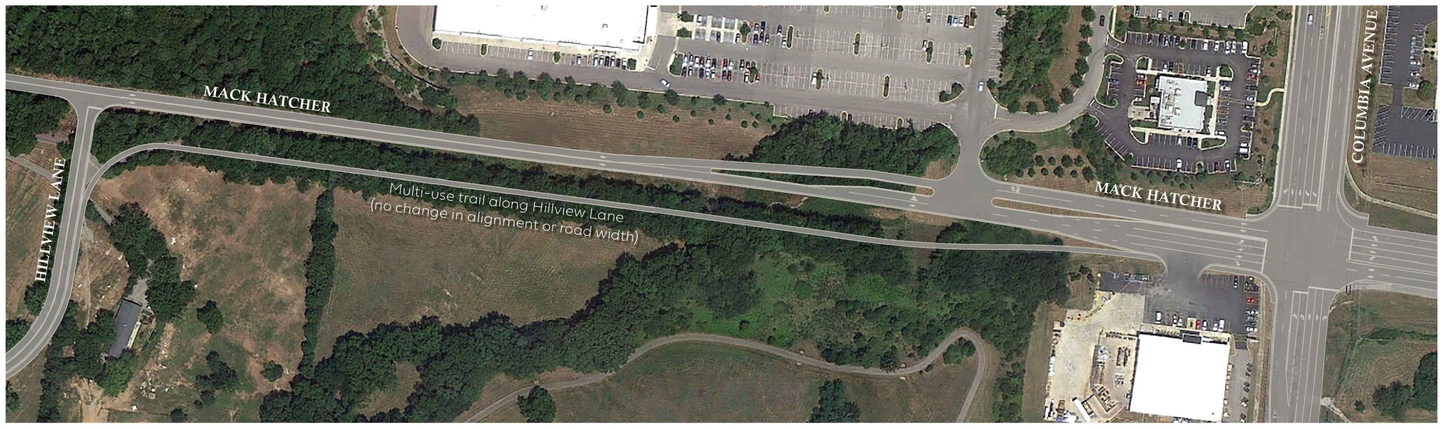




Location Key



Existing Conditions



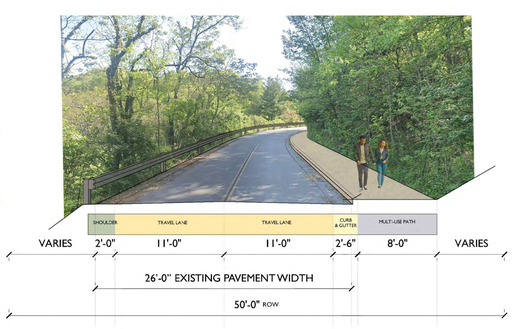
Proposed Improvements



Location Key



Existing Conditions



Proposed Improvements to Hillview Lane

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
04/15/25

Revision Date

OFFSITE ROAD IMPROVEMENTS

SHEET
C4.34

COF # 8704

COLEMAN ROAD & COLUMBIA PIKE IMPROVEMENT



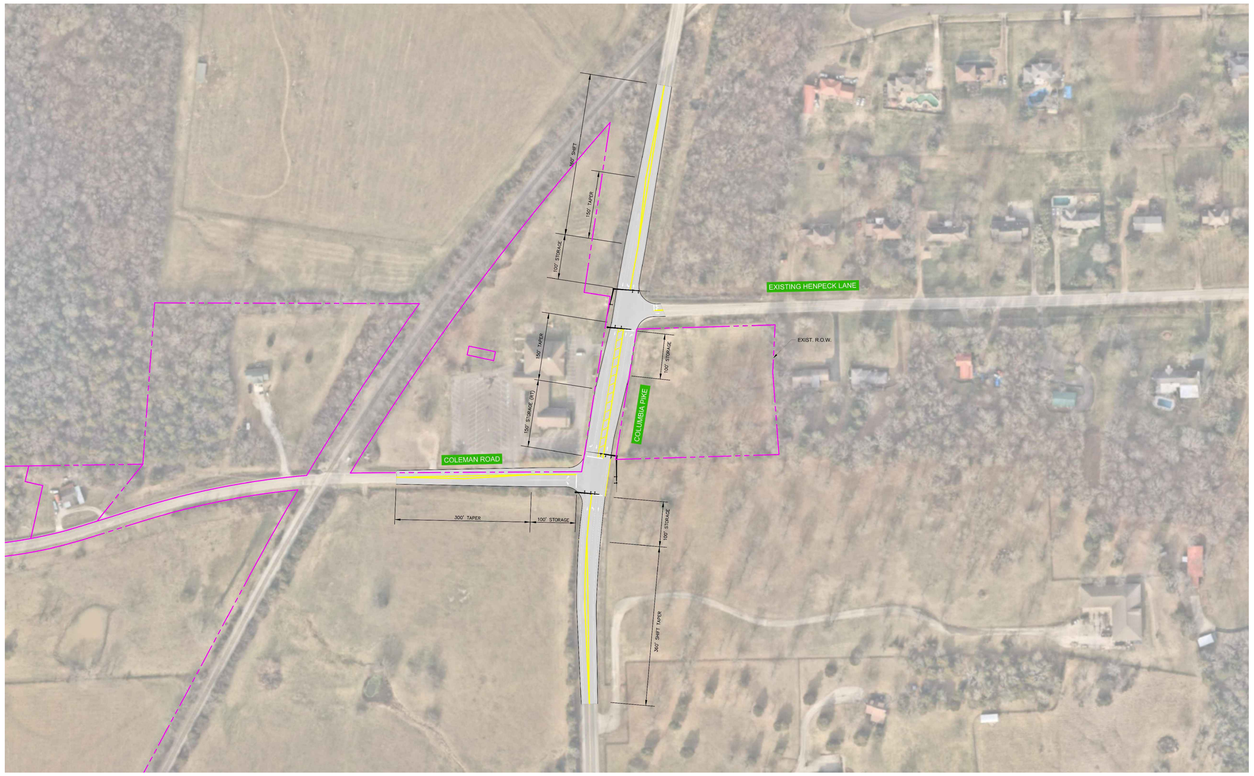
Location Key



Existing Conditions



Proposed Improvements



GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

Building community since 1933.

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT 12/31/25

Revision Date

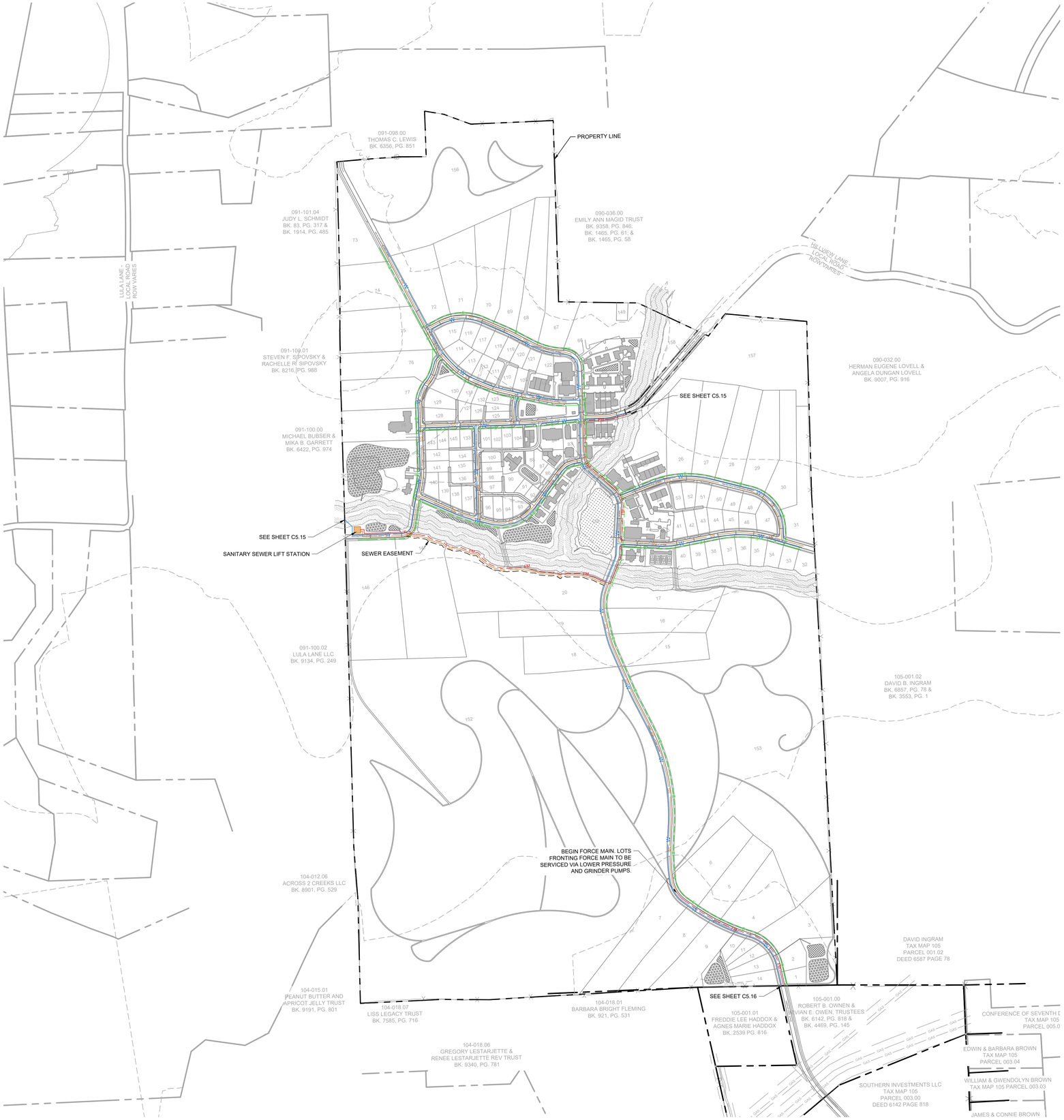
△ _____
△ _____
△ _____
△ _____

OFFSITE ROAD IMPROVEMENTS

SHEET

C4.35

COF # 8704



SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.

SITE LEGEND

- STORM PIPE
- W — WATER MAIN BY HB&TS
- SS — GRAVITY SEWER LINE
- FM — FORCE MAIN SEWER LINE
- E — PROPOSED ELECTRICAL

SANITARY SEWER NOTE

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FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

STATEMENT OF IMPACTS

WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO A SEWER EXTENSION IN HILLVIEW LANE.

UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
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   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
8. UTILITIES LAYOUTS SHOWN IN THIS PLAN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. UTILITY LAYOUTS ARE NOT APPROVED WITH APPROVAL OF THIS DEVELOPMENT PLAN, AND SHOULD BE COORDINATED WITH THE PRESIDING ENTITY.

AGENCY CONTACTS

WATER
HB & TS
505 DOWNS BLVD
FRANKLIN, TN 37064
PHONE: (615) 794-7796
CONTACT: CODY LOVETT

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-2596
CONTACT: BLAKE DAVIS

CITY OF FRANKLIN
109 3rd AVENUE SOUTH, FRANKLIN, TN 37067
CONTACT:
PLANNING : EMILY WRIGHT (615) 550-6739
ENGINEERING : LANCE FITTRO (615) 550-6676

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-4554
CONTACT: BEN MCNEIL

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DRIVE
FRANKLIN, TENNESSEE 37067
PHONE: (615) 800-4004
CONTACT: MARY McGOWAN, P.E.

CABLE
COMCAST
2501 McGAVOCK PK,
SUITE 1206
NASHVILLE, TN 37214
PHONE: (615) 550-6855
CONTACT: PAULA BROOKS

TELEPHONE
AT&T
PHONE: (615) 595-7816
CONTACT: DAVID TUTTEROW

SURVEYOR
TWM INC.
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
PHONE: (615) 814-7414

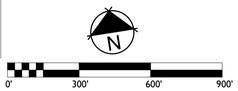
LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

LOCATION OF FLOWED HYDRANT



SCALE: 1" = 100'



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

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SHERIDAN PUBLIC RELATIONS LLC

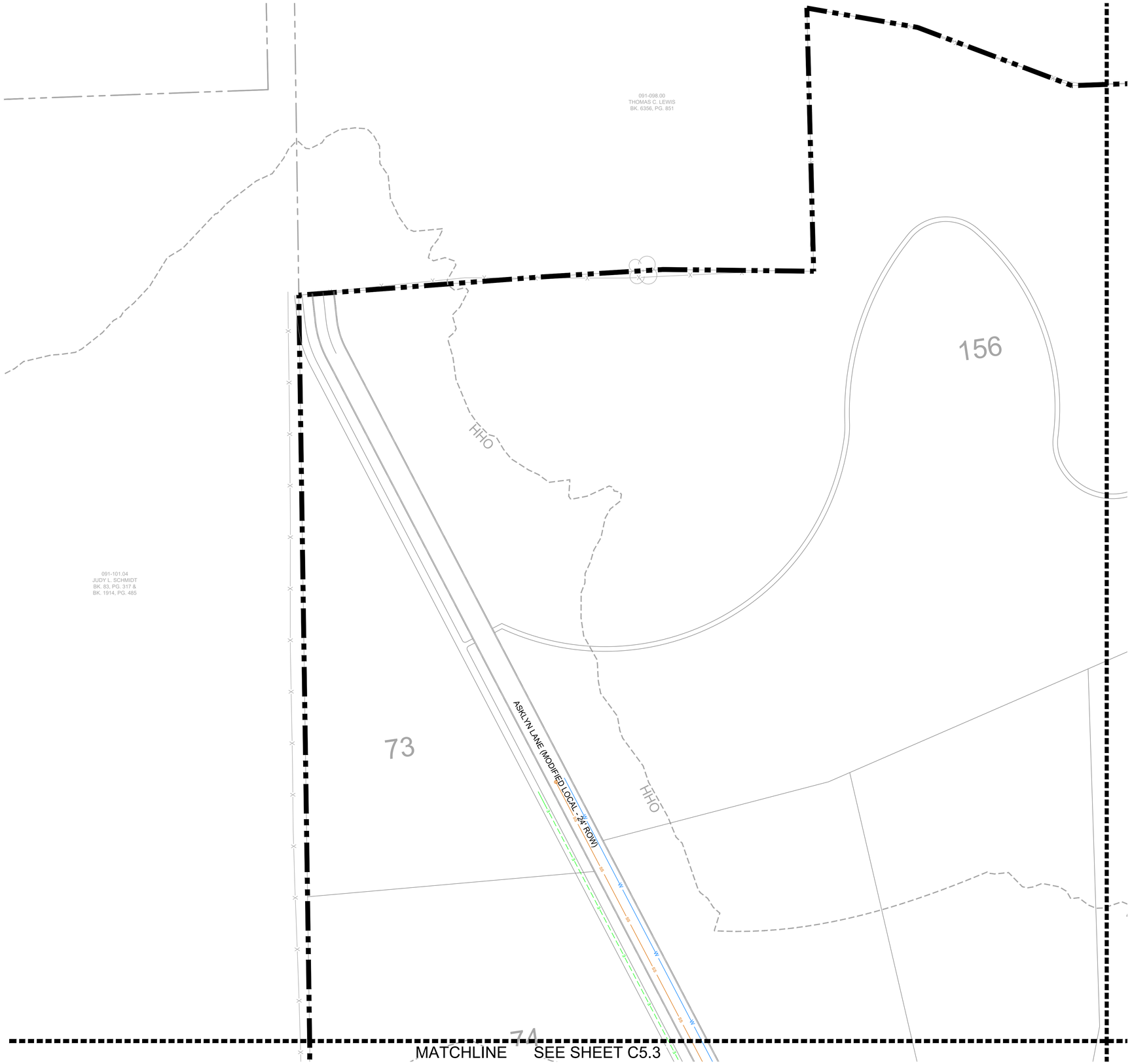
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — No. 121320 — AGRICULTURE — 2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OVERALL UTILITY PLAN

SHEET
C5.0
COF # 8704



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SITE LEGEND

- STORM PIPE
- W — WATER MAIN BY HB&TS
- GRAVITY SEWER LINE
- FM — FORCE MAIN SEWER LINE
- E — PROPOSED ELECTRICAL

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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
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TESTED BY TIM BYRAM AT HB&TS

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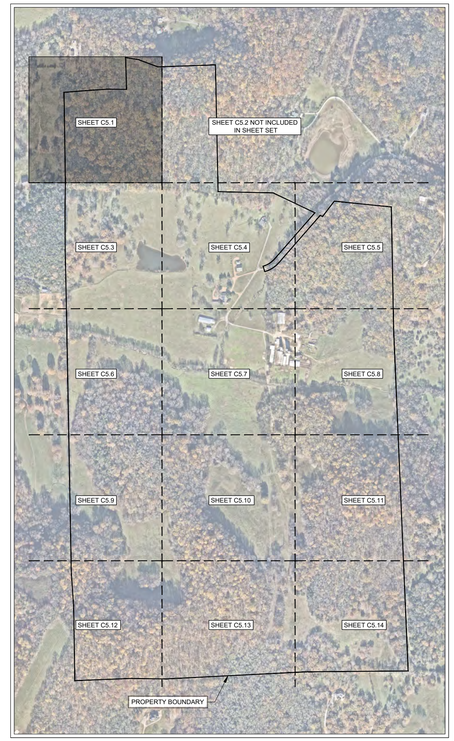



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

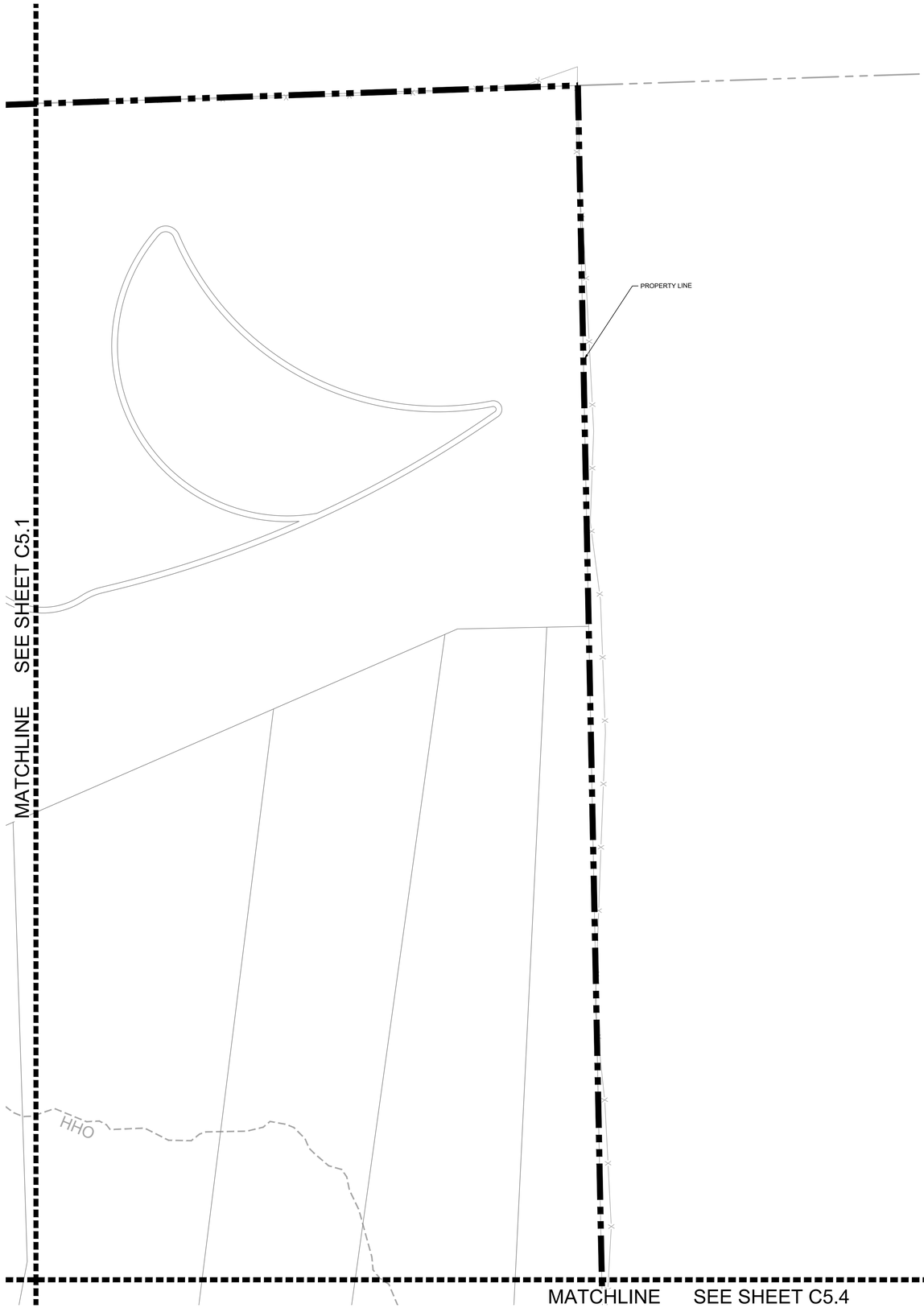
MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — 126121320 — STATE OF TENNESSEE — 2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.1

COF # 8704



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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

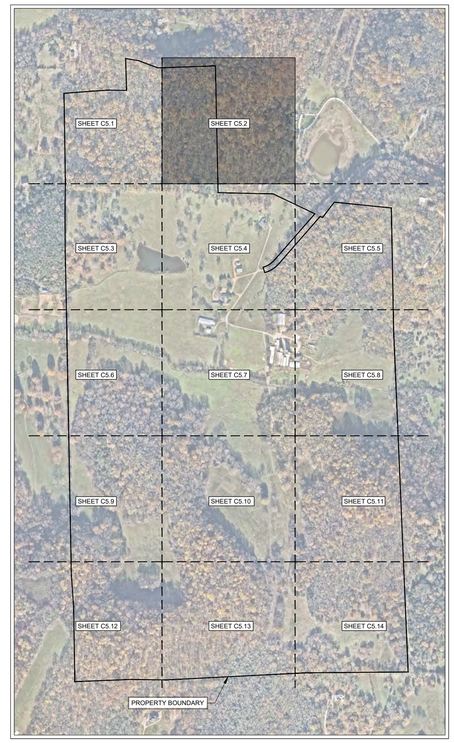
FIRE FLOW TEST

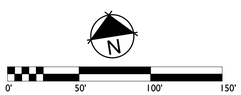
FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.





GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

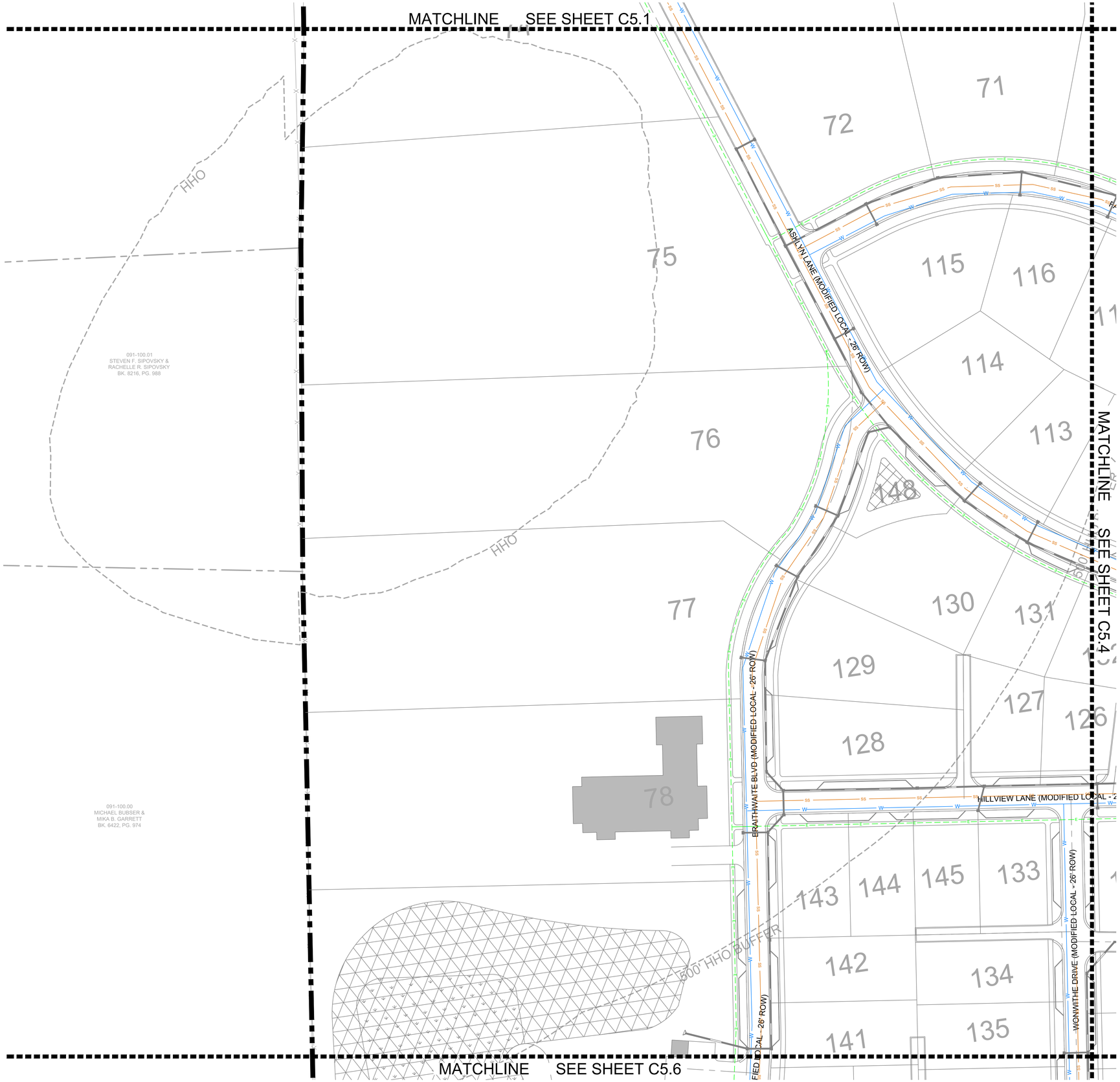
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121520 2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.2
COF # 8704



SANITARY SEWER NOTE

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SITE LEGEND

- STORM PIPE
- W — WATER MAIN BY HB&TS
- SS — GRAVITY SEWER LINE
- FM — FORCE MAIN SEWER LINE
- E — PROPOSED ELECTRICAL

UTILITY NOTES

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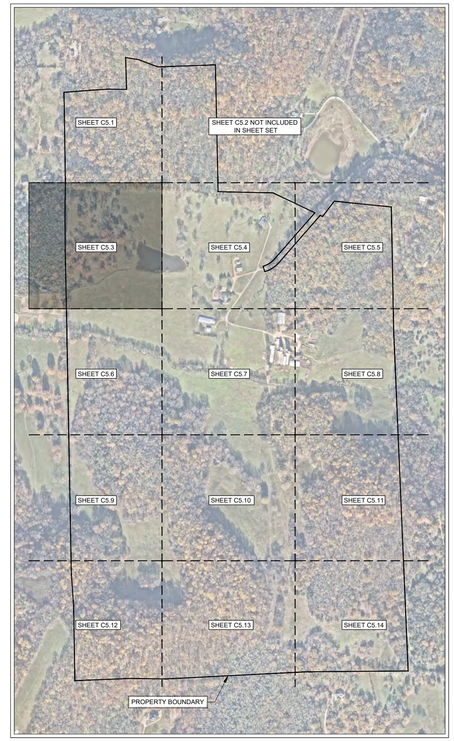

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0' 50' 100' 150'

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Kimley»Horn

DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

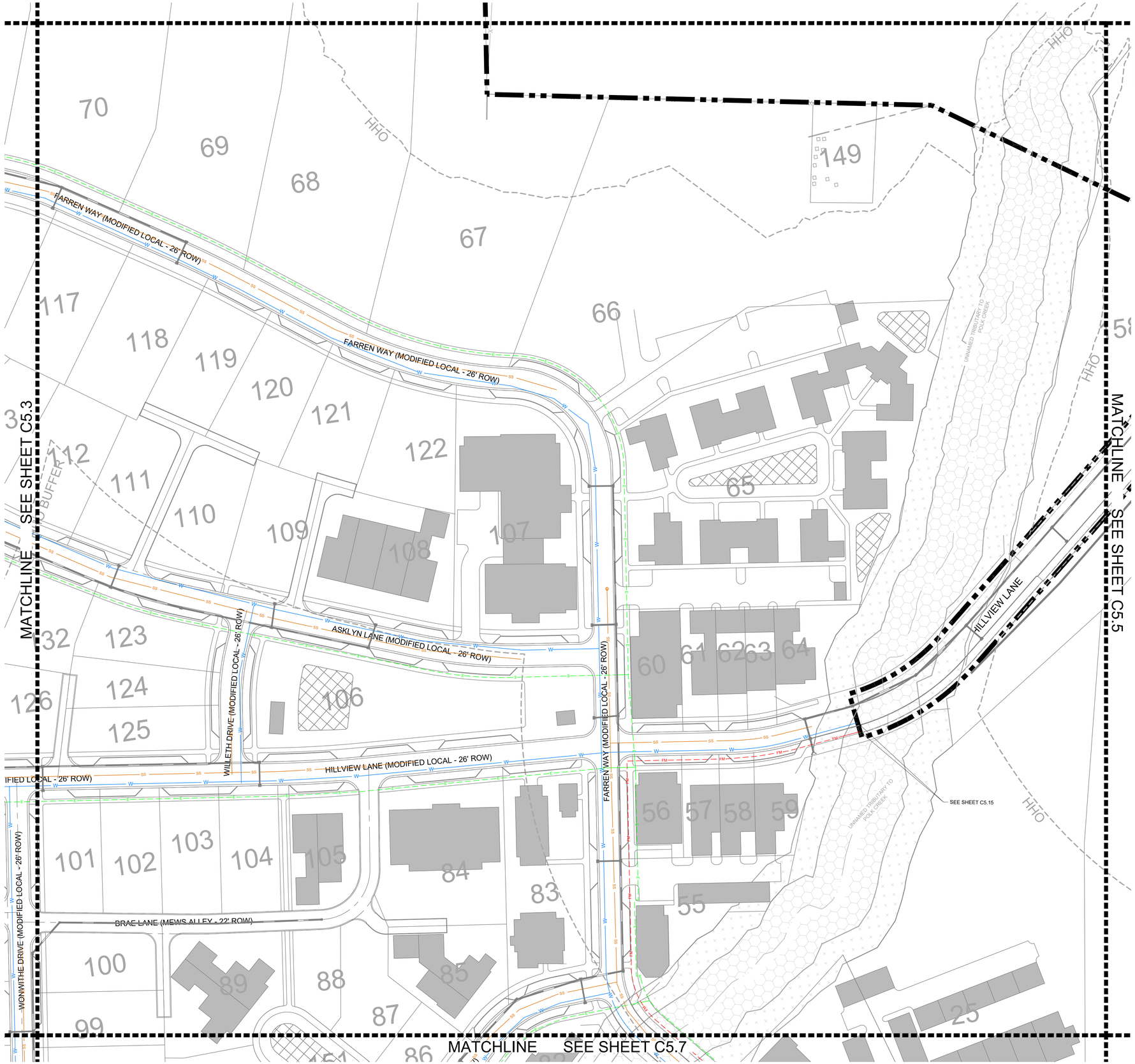
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN LEE
REGISTERED ENGINEER
DEPARTMENT OF AGRICULTURE
STATE OF TENNESSEE
12/31/25
2025

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.3
COF # 8704



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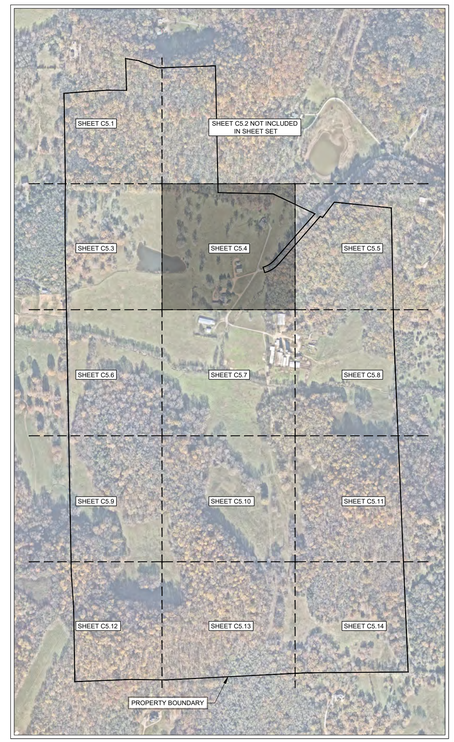

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GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

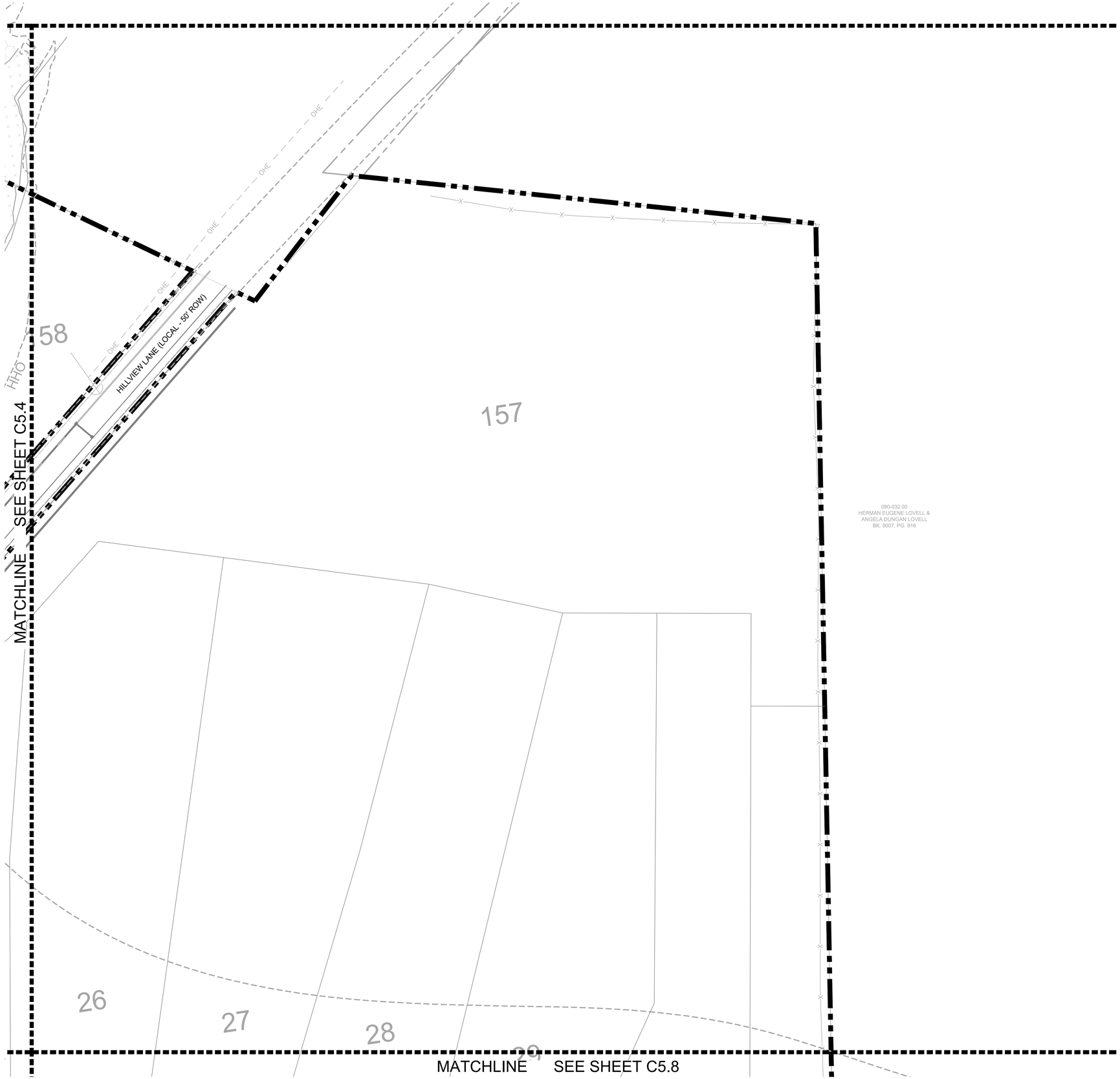
MARY McGOWAN — LICENSED REGISTERED ENGINEER — AGRICULTURE — STATE OF TENNESSEE — 2025

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.4

COF # 8704



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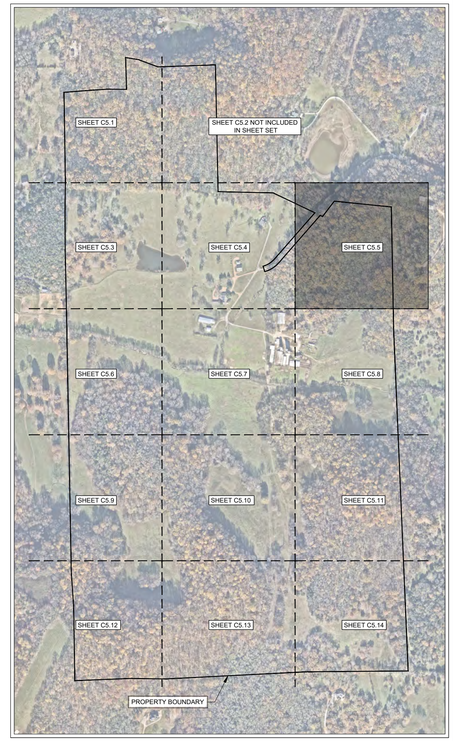

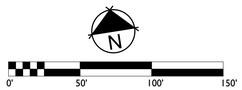

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN — REGISTERED ENGINEER — STATE OF TENNESSEE — 121320 — AGRICULTURE & BIOSYSTEMS — 12/19/2025

Revision Date
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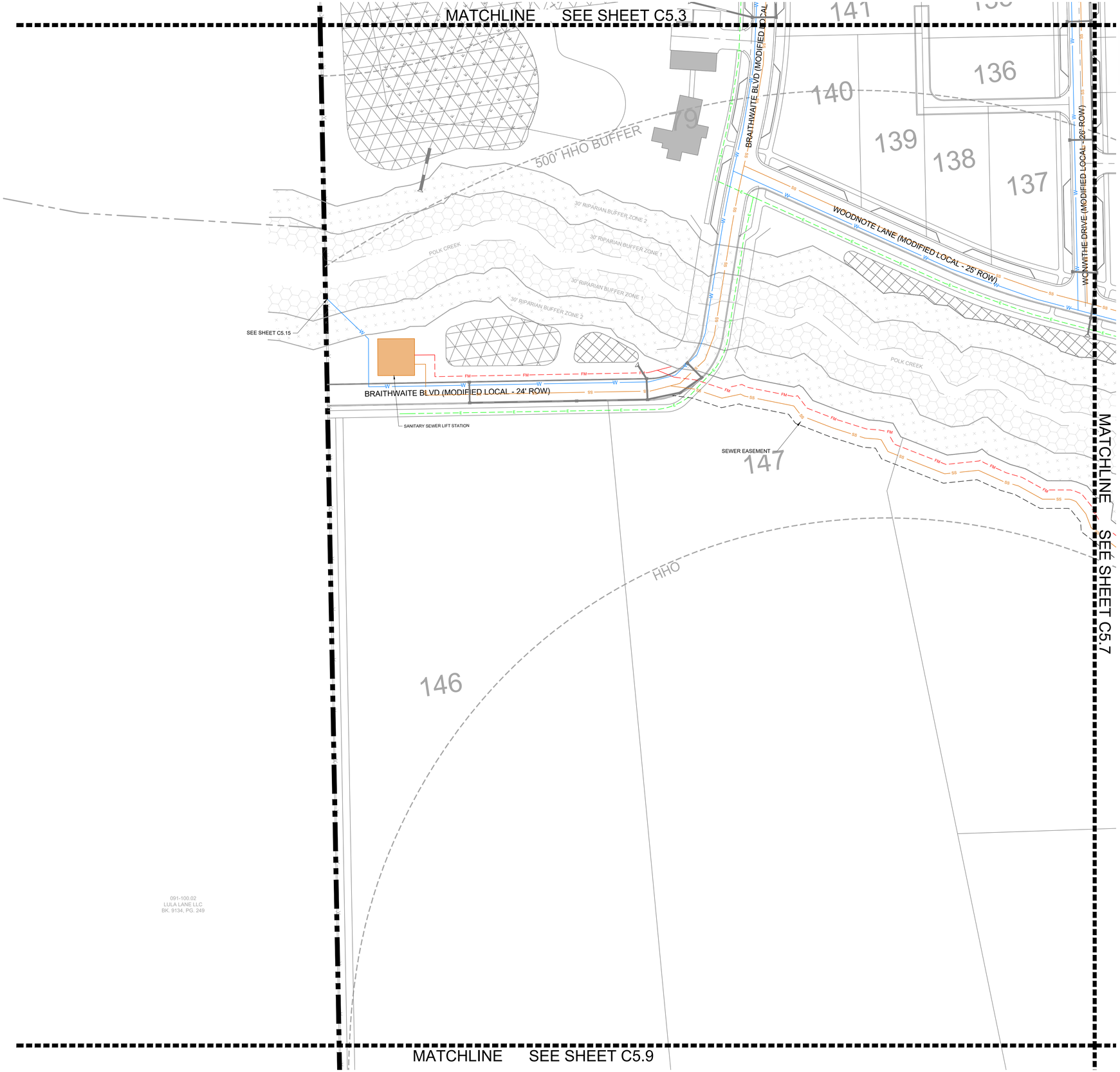
ENLARGED UTILITY PLAN

SHEET
C5.5
COF # 8704



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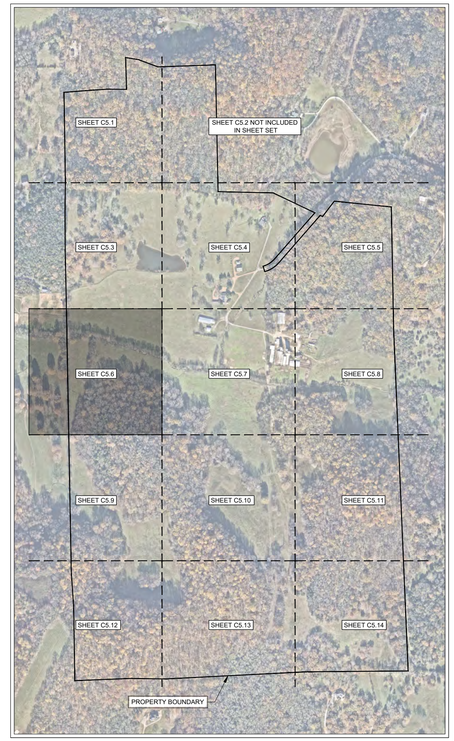

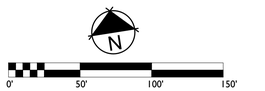

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Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE No. 121320 AGRICULTURE
2025

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ENLARGED UTILITY PLAN

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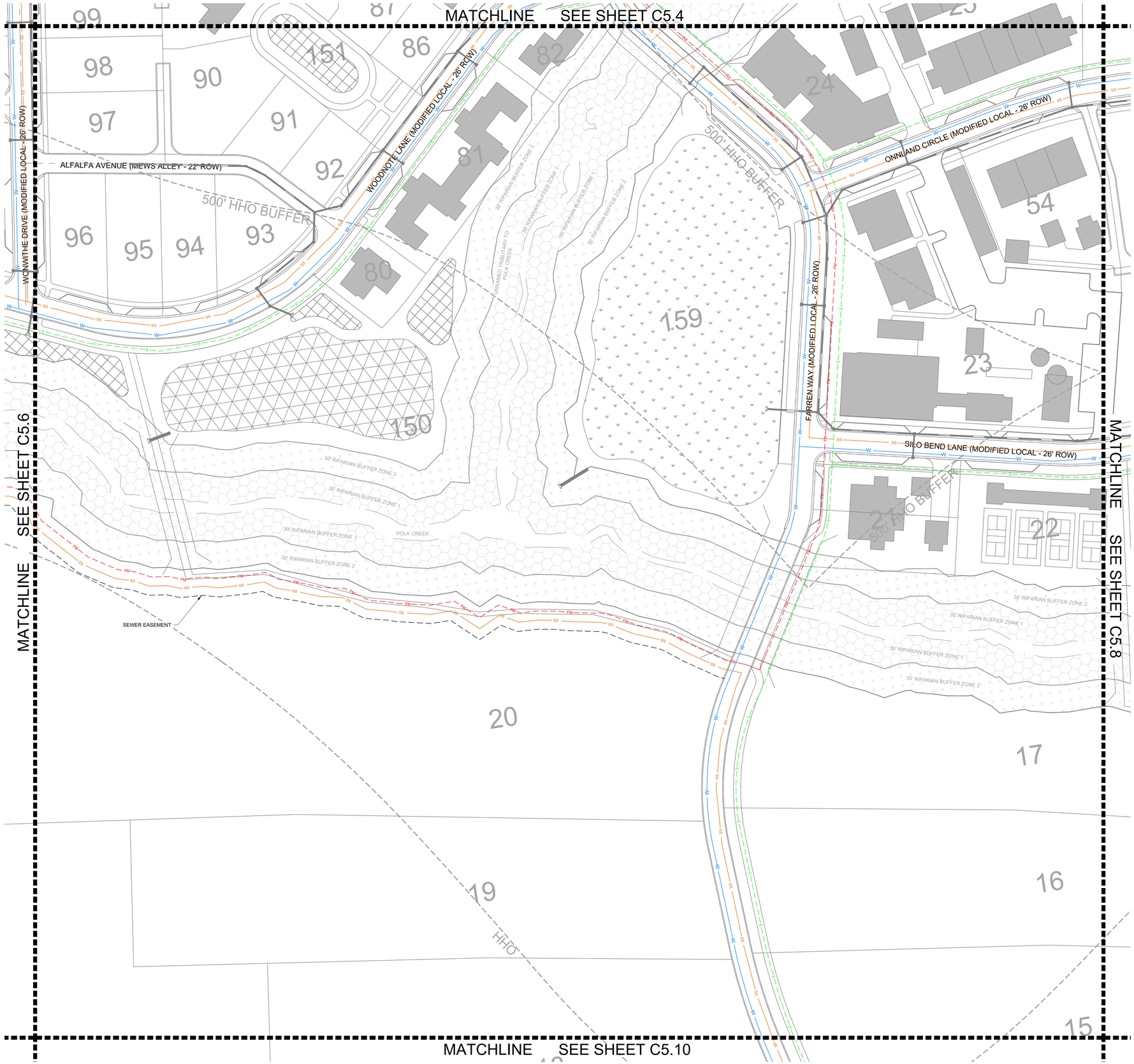

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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

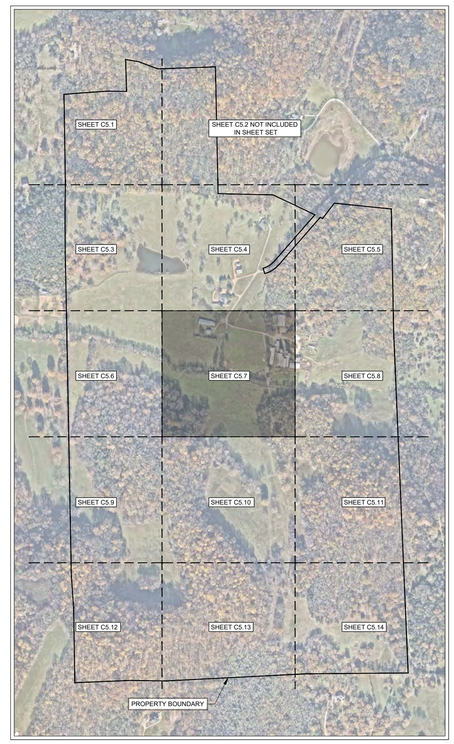
FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

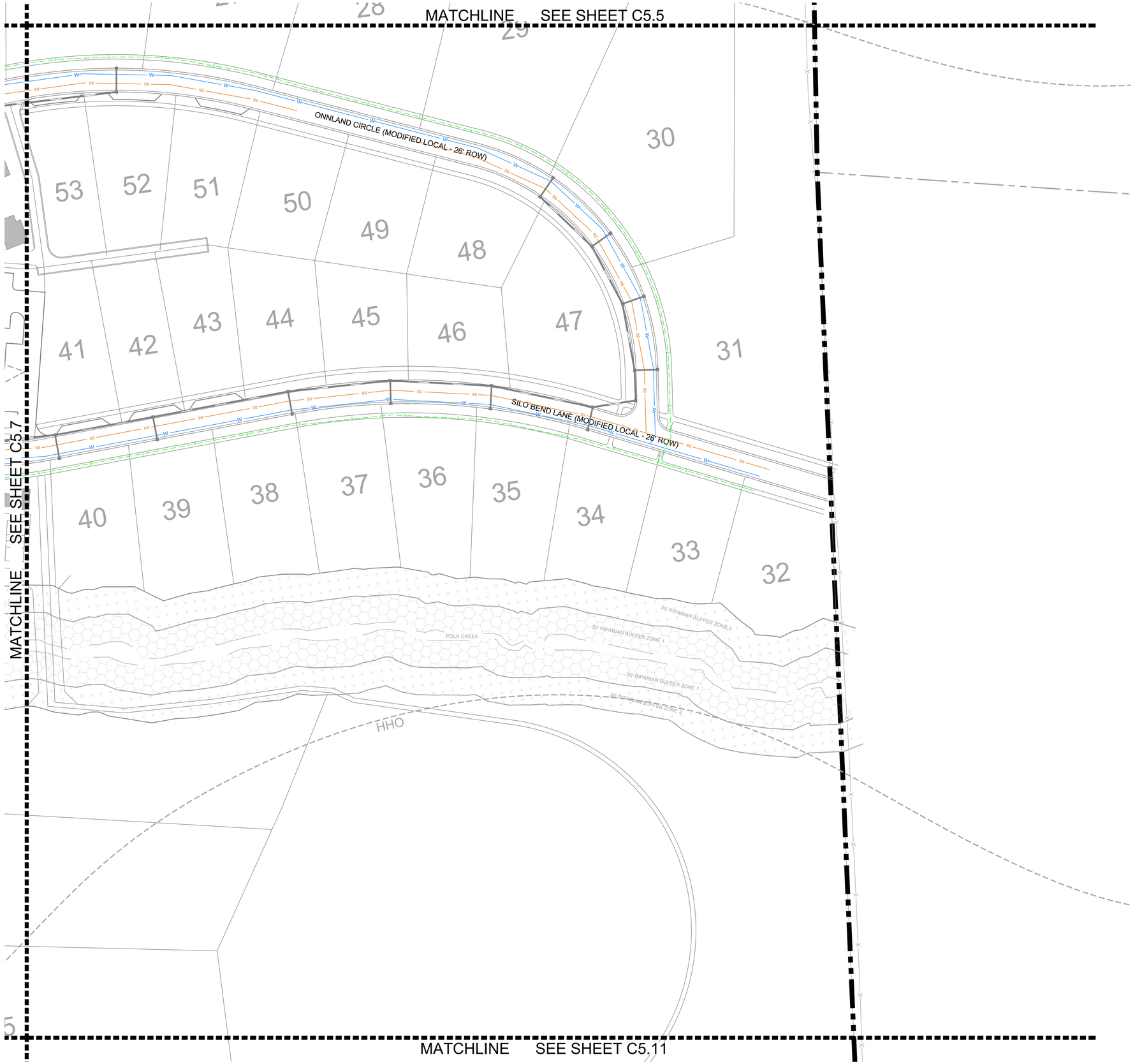
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 AGRICULTURE 2025

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.7
COF # 8704



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- FORCE MAIN SEWER LINE
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- DRY DETENTION
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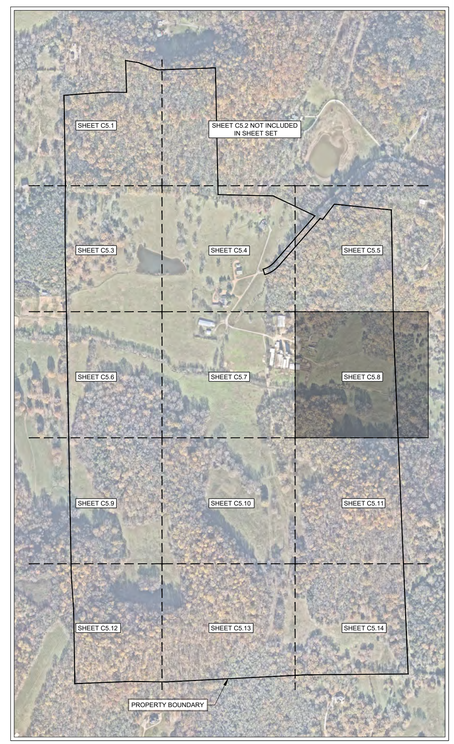

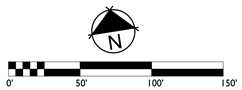

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE No. 121320 STATE OF TENNESSEE 2025

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.8
COF # 8704

MATCHLINE SEE SHEET C5.6

MATCHLINE SEE SHEET C5.10

MATCHLINE SEE SHEET C5.12

152

HHO

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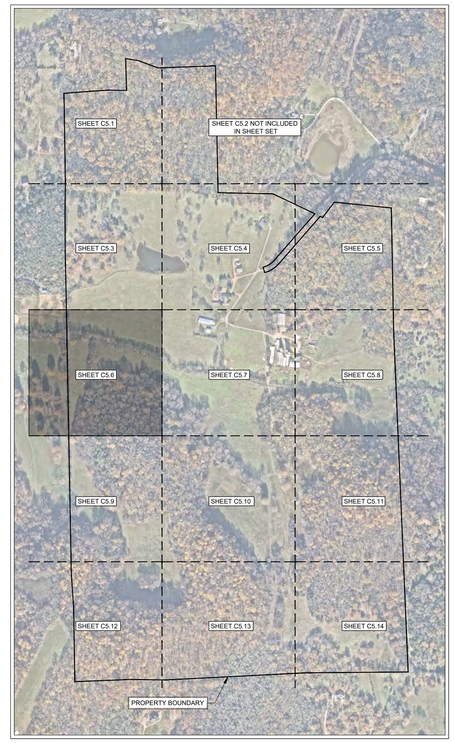

N

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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SHERIDAN PUBLIC RELATIONS LLC

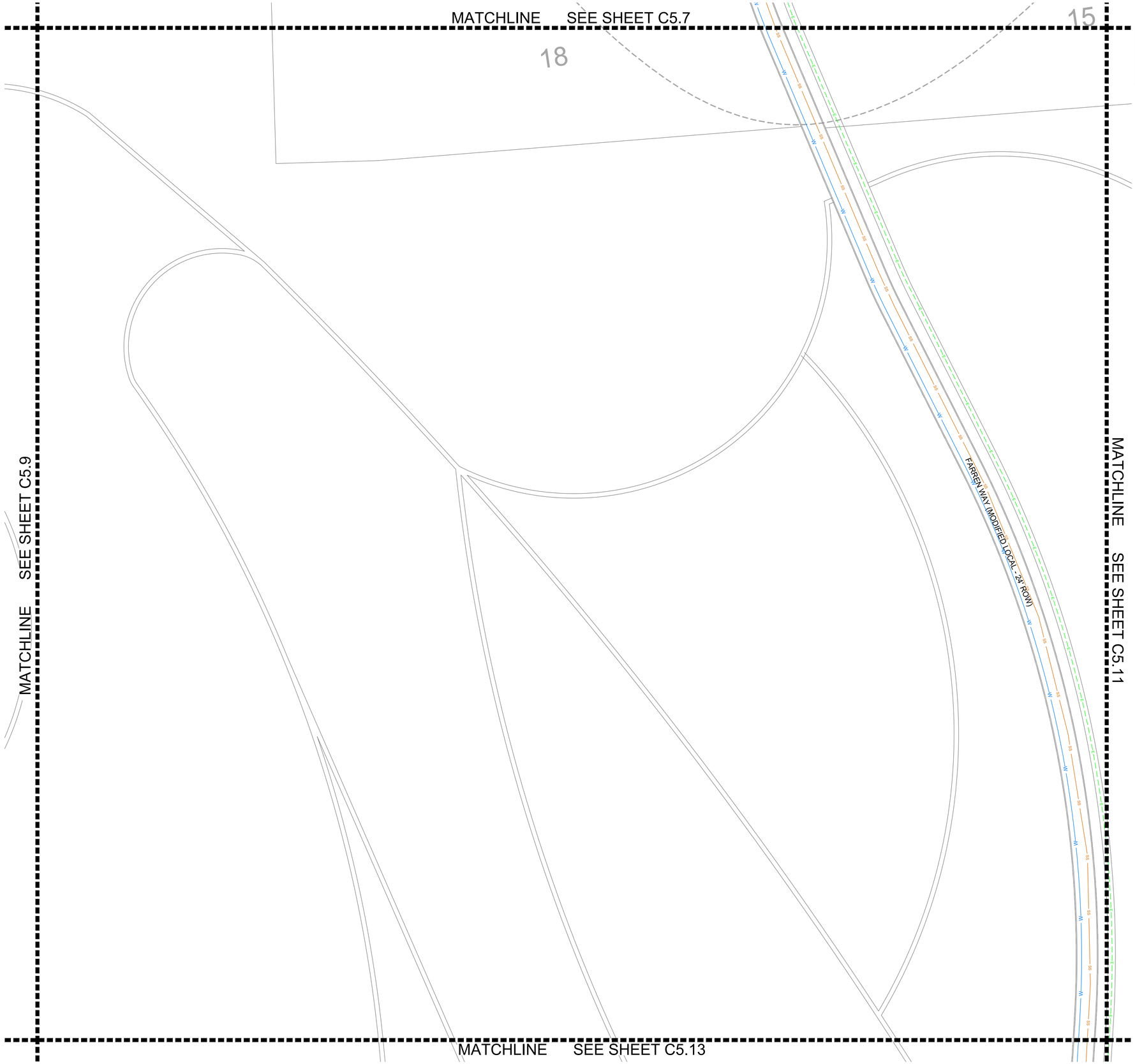
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121520 2025

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.9
COF # 8704



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- STORM PIPE
- WATER MAIN BY HB&TS
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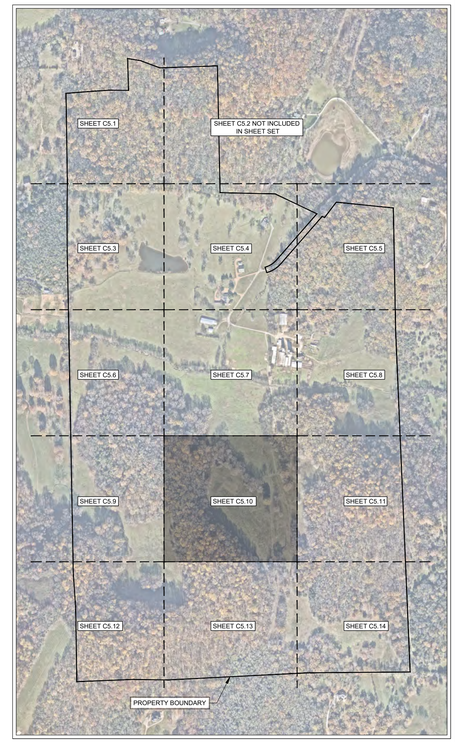

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MARY McGOWAN REGISTERED ENGINEER DEPARTMENT OF AGRICULTURE STATE OF TENNESSEE 12/31/2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.10
COF # 8704

5

MATCHLINE SEE SHEET C5.8

MATCHLINE SEE SHEET C5.10

105-001.02
DAVID B. INGRAM
BK. 6857, PG. 76 &
BK. 3553, PG. 1

153

MATCHLINE SEE SHEET C5.14

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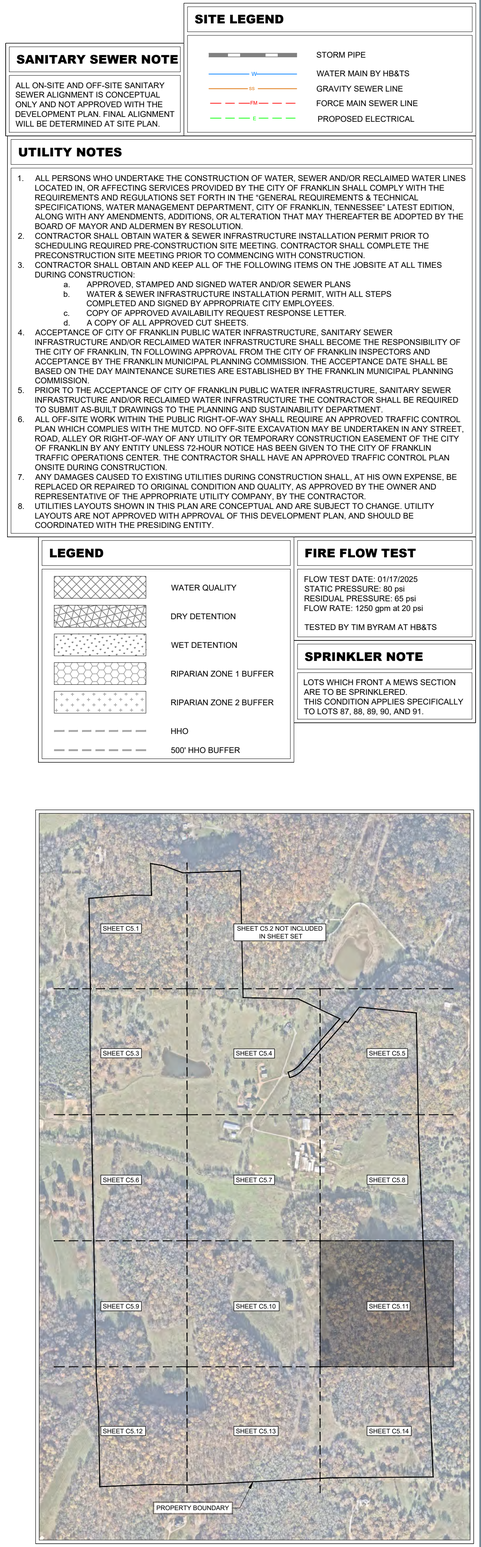

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

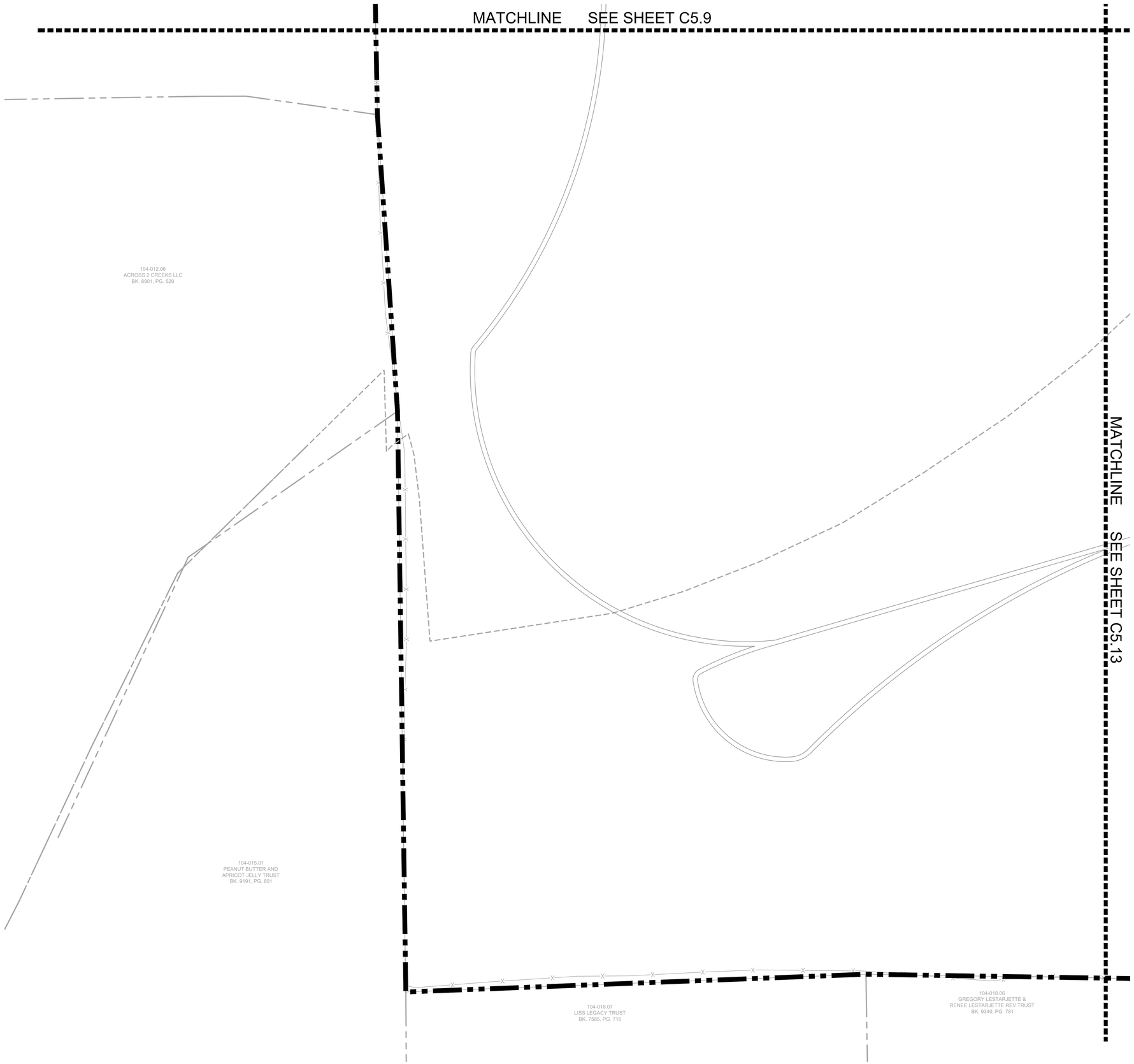
MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 AGRICULTURE 2025

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.11

COF # 8704



SANITARY SEWER NOTE

ALL ON-SITE AND OFF-SITE SANITARY SEWER ALIGNMENT IS CONCEPTUAL ONLY AND NOT APPROVED WITH THE DEVELOPMENT PLAN. FINAL ALIGNMENT WILL BE DETERMINED AT SITE PLAN.

SITE LEGEND

- STORM PIPE
- W — WATER MAIN BY HB&TS
- SS — GRAVITY SEWER LINE
- FM — FORCE MAIN SEWER LINE
- E — PROPOSED ELECTRICAL

UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
8. UTILITIES LAYOUTS SHOWN IN THIS PLAN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. UTILITY LAYOUTS ARE NOT APPROVED WITH APPROVAL OF THIS DEVELOPMENT PLAN, AND SHOULD BE COORDINATED WITH THE PRESIDING ENTITY.

LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

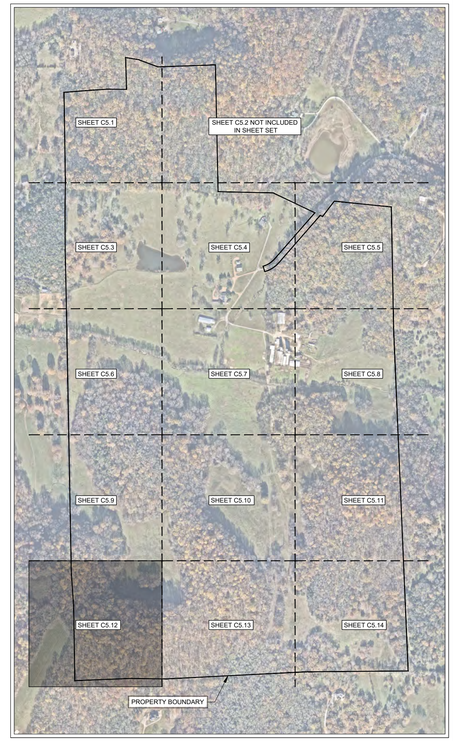
FIRE FLOW TEST

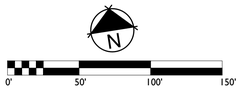
FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.





GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.12
COF # 8704

MATCHLINE SEE SHEET C5.10

MATCHLINE SEE SHEET C5.12

MATCHLINE SEE SHEET C5.14

HHO

HHO

7

104-018.01
BARBARA BRIGHT FLEMING
BK. 921, PG. 531

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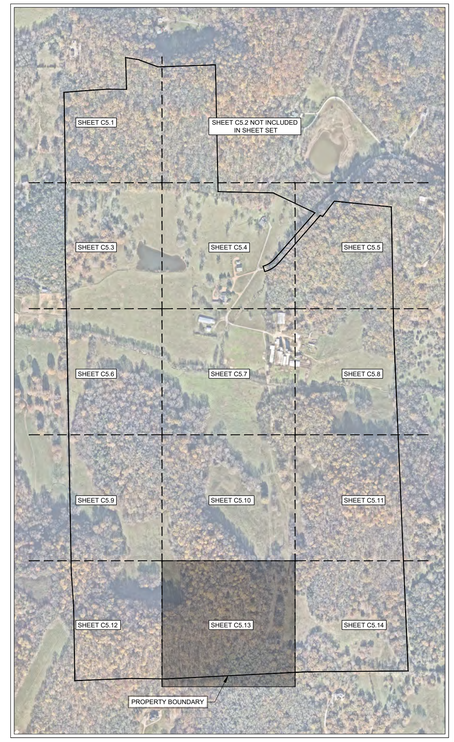

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN LEE
REGISTERED ENGINEER
STATE OF TENNESSEE
2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED UTILITY PLAN

SHEET
C5.13
COF # 8704

MATCHLINE SEE SHEET C5.11

MATCHLINE SEE SHEET C5.13

BEGIN FORCE MAIN. LOTS FRONTING FORCE MAIN TO BE SERVICED VIA LOWER PRESSURE SYSTEM AND GRINDER PUMPS.

FARREN WAY (MODIFIED LOCAL - 26' ROW)

6
5
4
3
2
1
8
9
10
11
12
13
14
154
155

HHO

500' HHO BUFFER

SEE SHEET C5.16

DAVID INGRAM
TAX MAP 105
PARCEL 001.02
DEED 6587 PAGE 78

105-001.01
FREDDIE LEE HADDOX &
AGNES MARIE HADDOX
BK. 2539 PG. 816

105-001.00
ROBERT B. OWNEN &
VIVIAN E. OWEN, TRUSTEES
BK. 6142, PG. 818 &
BK. 4469, PG. 145

FARREN WAY (L

SITE LEGEND

- STORM PIPE
- WATER MAIN BY HB&TS
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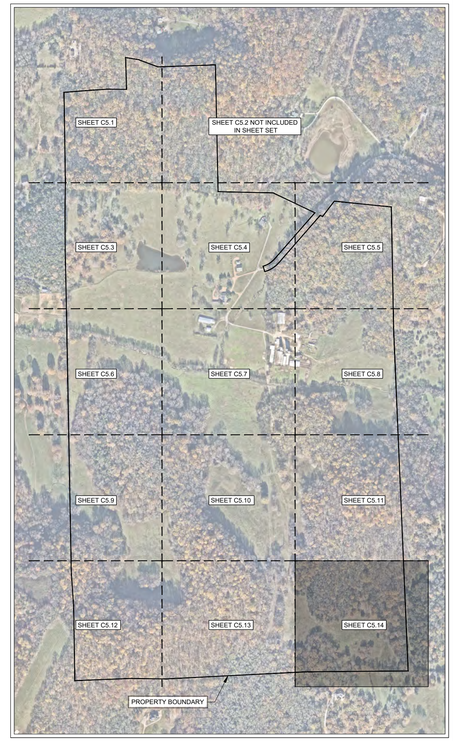

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER 126.121320 STATE OF TENNESSEE
12/19/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED UTILITY PLAN

SHEET
C5.14
COF # 8704



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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date

HILLVIEW LANE CONCEPTUAL OFFSITE UTILITIES

SHEET

C5.15

COF # 8704



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N

0' 300' 600' 900'

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HARLIN PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

Revision Date

- △ _____
- △ _____
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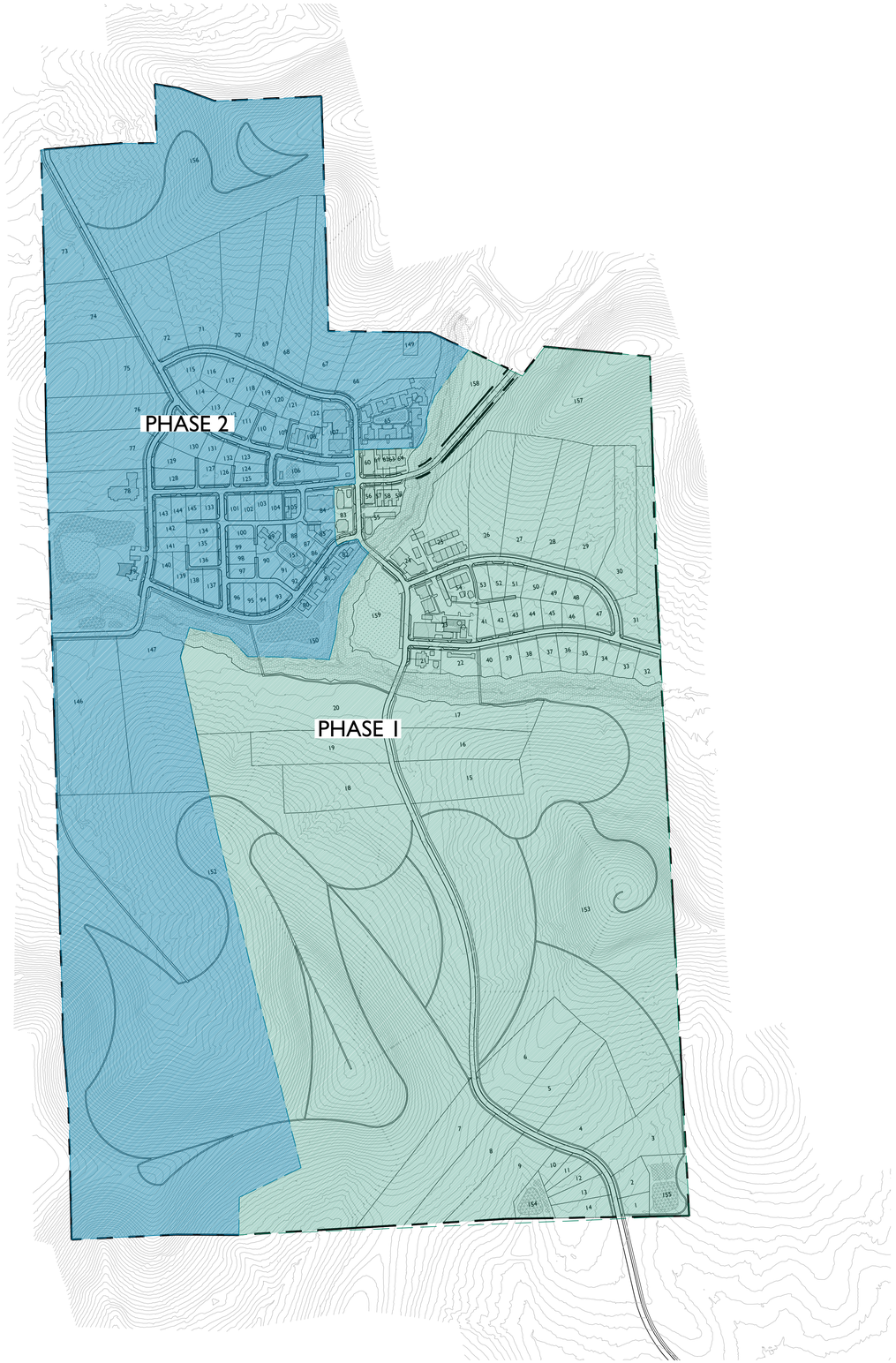
- △ _____

COLEMAN ROAD CONCEPTUAL OFFSITE UTILITIES

SHEET

C5.16

COF # 8704



***NOTE:** SANITARY SEWER LIFT STATIONS WEST OF PHASE 1 MAY BE INCLUDED IN PHASE 1.

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1325

Revision Date
△ _____
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PHASING PLAN

SHEET
C6.0
COF # 8704

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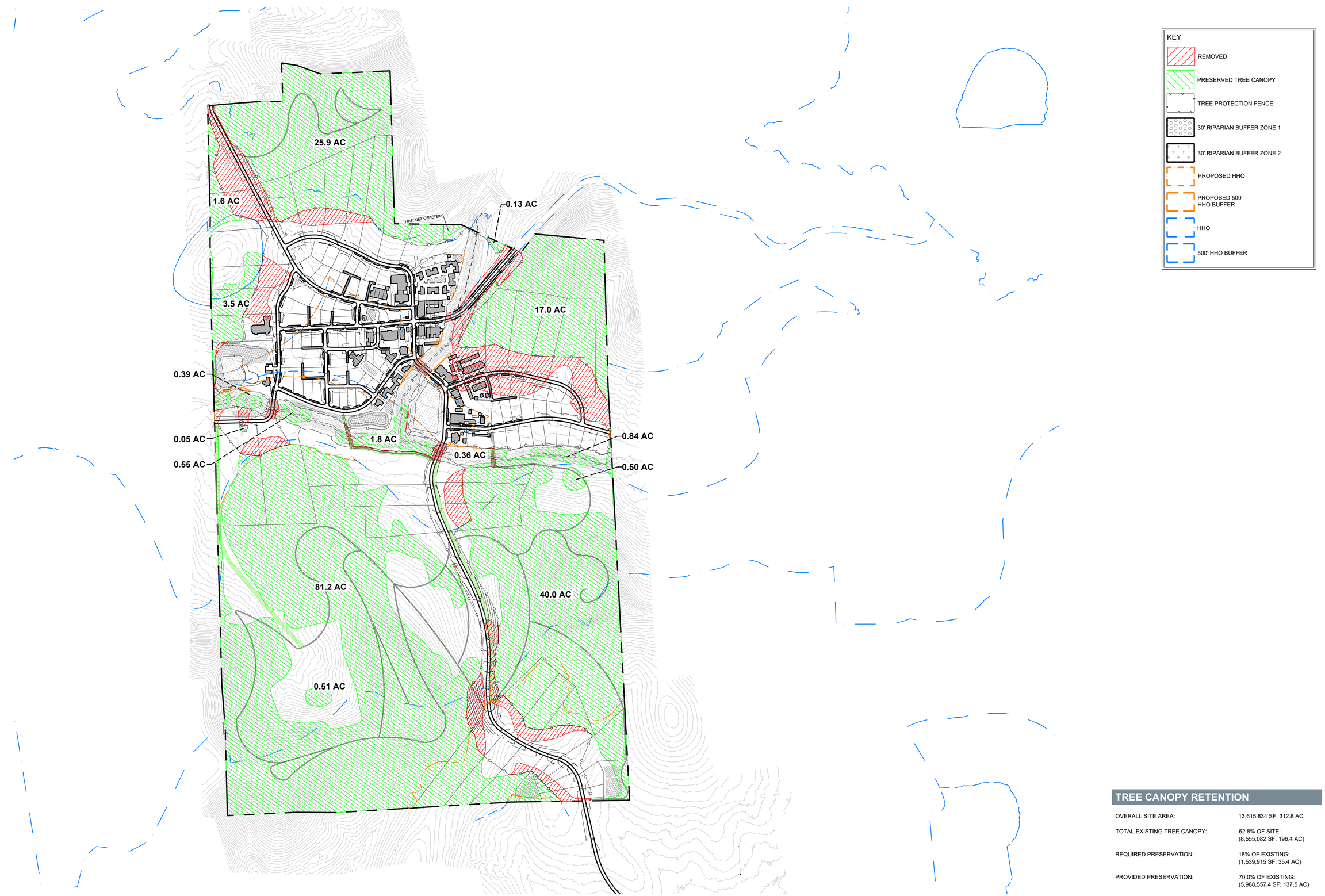
0' 300' 600' 900'



TREE CANOPY RETENTION

OVERALL SITE AREA:	13,615,834 SF; 312.8 AC
TOTAL EXISTING TREE CANOPY:	62.8% OF SITE: (8,555,082 SF; 196.4 AC)
REQUIRED PRESERVATION:	18% OF EXISTING: (1,539,915 SF; 35.4 AC)
PROVIDED PRESERVATION:	70.0% OF EXISTING: (5,988,557.4 SF; 137.5 AC)

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
09/05/25

Revision Date

TREE PRESERVATION PLAN

SHEET
L1.0

COF # 8704



KEY

- AREAS OF PROPOSED RIPARIAN BUFFER IMPACTS - CROSSINGS
- AREAS OF PROPOSED RIPARIAN BUFFER IMPACTS - GENERAL
- PRESERVED TREE CANOPY
- 30' ZONE 1 RIPARIAN BUFFER
- 30' ZONE 2 RIPARIAN BUFFER

N

0' 300' 600' 900'

RIPARIAN BUFFER VARIANCE REQUEST

OVERALL SITE AREA:	312.8 AC
30' ZONE 1 RIPARIAN BUFFER (TOTAL SF):	300,290 SF
30' ZONE 2 RIPARIAN BUFFER (TOTAL SF):	293,691 SF
TOTAL: 593,981 SF	
PROPOSED RIPARIAN BUFFER ENCROACHMENT	
CROSSING:	34,442 SF
GENERAL:	12,000 SF
TOTAL: 46,442 SF	

PROPOSED COMPARABLE WATER QUALITY IMPROVEMENTS

THE APPLICANT PROPOSES TO MITIGATE ENCROACHED BUFFER AREAS WITH COMPARABLE IMPROVEMENTS. THE FOLLOWING DESCRIBES THE METHODS OF MITIGATION BY MEANS OF CATTLE CROSSING REMEDIATION, BUFFER AVERAGING, AND STREAM BANK EROSION REMEDIATION:

CATTLE CROSSING REMEDIATION:

EACH CATTLE CROSSING HAS A VARYING DEGREE OF DAMAGE, AND WILL REQUIRE VARYING DEGREES OF IMPROVEMENT

EACH CROSSING WILL BE INDIVIDUALLY ASSESSED. THE FOLLOWING GENERAL METHODS SHALL BE USED AS NECESSARY IN ORDER TO STABILIZE AND RESTORE THE STREAM BANKS:

- INSTALL EROSION BLANKETS/MATTING
- ADD SOIL TO TRENCHES CREATED BY EROSION
- INCORPORATE ROCKS AND BOULDERS TO DISPERSE WATER ENTERING THE BANK
- RE-ESTABLISH NATIVE PLANTINGS

STREAM IMPACT ON-SITE OBSERVATIONS:

FLOW OBSTRUCTION REMOVAL: AREAS OF OBSTRUCTION WILL ASSESSED AND BEST METHODS FOR REMOVAL WILL BE DETERMINED BASED ON THE LEAST AMOUNT OF IMPACT TO THE STREAMS AND BUFFERS.

THE GENERAL METHODS SHALL BE USED:

- INSTALL EROSION BLANKETS/MATTING ON ANY DISTURBED AREAS
- REMOVE OBSTRUCTION & HAUL OFF / RE-PURPOSED ON SITE

STREAM BANK EROSION REMEDIATION:

- STREAM BANK EROSION TO BE ASSESSED ON-SITE, GENERAL METHODS APPLIED:
  - INSTALL EROSION BLANKETS/MATTING
  - ADD SOIL TO TRENCHES CREATED BY EROSION
  - INCORPORATE ROCKS AND BOULDERS TO DISPERSE WATER ENTERING THE BANK
  - RE-ESTABLISH NATIVE PLANTINGS

BUFFER AVERAGING:

BUFFER AVERAGING WOULD CONSIST OF SETTING ASIDE AREAS OF NON-DISTURBED LAND ADJACENT TO STREAM BUFFERS TO ACCOUNT FOR A PORTION OF THE SQUARE FOOTAGE OF THE IMPACTS.

STREAM BUFFER NOTE:
ANY WORK SHALL BE COORDINATED WITH THE COF STORM WATER COORDINATOR AND WILL BE DEFINED FURTHER IN SITE PLAN SUBMITTAL DOCUMENTS, AT SITE PLAN, A SCHEDULE FOR URBAN RIPARIAN BUFFER ZONE ENHANCEMENT WILL BE APPLIED TO THIS AREA.

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SHERIDAN PUBLIC RELATIONS LLC

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
10525

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STREAM BUFFER VARIANCE REQUEST

SHEET
L2.0

COF # 8704



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Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
09/05/25

Revision Date

STREAM BUFFER VARIANCE REQUEST ENLARGEMENT

SHEET
L2.1

COF # 8704



1 A1.0 CHAPEL NODE



2 A1.0 SOUTHERN NODE



3 A1.0 SILO NODE

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT

Revision Date

TYPICAL ARCHITECTURE
SHEET
A1.0
COF # 8704















SINGLE FAMILY PRECEDENT

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
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△
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△

TYPICAL ARCHITECTURE SHEET
AI.1
COF # 8704



















TOWNHOUSE AND MULTI-FAMILY PRECEDENT

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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Kimley»Horn

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
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TYPICAL ARCHITECTURE
SHEET
A1.2
COF # 8704

















NEIGHBORHOOD CENTER PRECEDENT

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
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TYPICAL ARCHITECTURE
SHEET
A1.3
COF # 8704





















HOTEL PRECEDENT

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

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TYPICAL ARCHITECTURE
SHEET
A1.4
COF # 8704










AMENITIES PRECEDENT

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

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TYPICAL ARCHITECTURE
SHEET
A1.5
COF # 8704











AMENITIES PRECEDENT

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

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DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
09/05/25

Revision Date

TYPICAL ARCHITECTURE
SHEET
A1.6
COF # 8704


HARLIN
PLANNING COMMISSION - 04/24/2025
BOYLE
Building community since 1933.
sdco
PARTNERS
Kimley»Horn
GAMBLE DESIGN
COLLABORATIVE
SHERIDAN
PUBLIC RELATIONS LLC
HISTORICAL
CONCEPTS
ARCHITECTURE & PLANNING
DesignStudio
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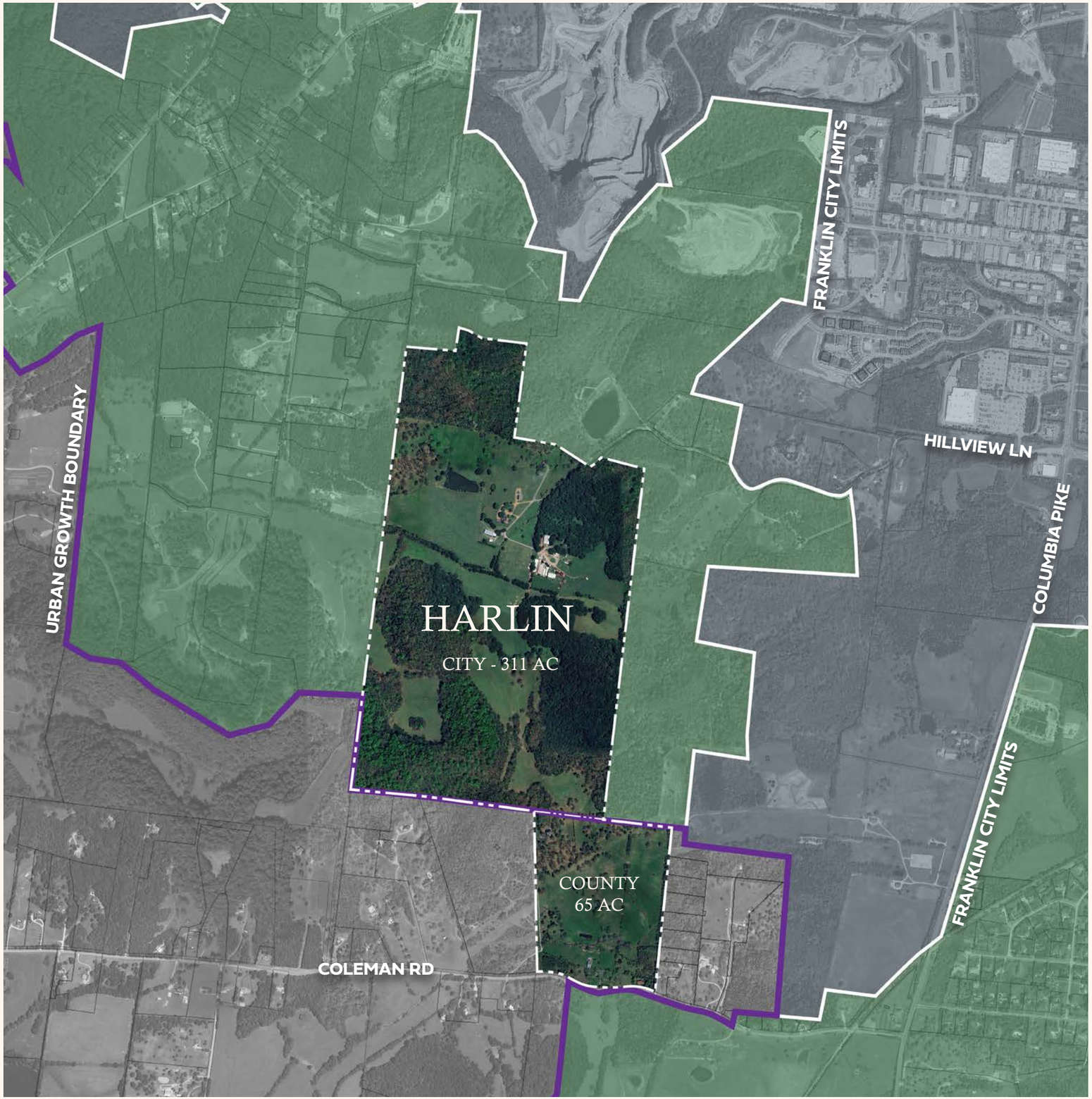


Village Green:
Preservation and Progress

To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

- BOYLE

- Unique experience living in a small village community surrounded by an abundance of nature
- Transition from high density to rural character
- Diverse Residential and Commercial uses
- Preservation of over 70% of land.
- Preservation of rural character
- Clustered village with thoughtful development footprint

HARLIN | LOCATION MAP





COLEMAN ROAD PROPERTY ENLARGEMENT

**Master plan is conceptual in nature*





TOWN CENTER

A. NEIGHBORHOOD AMENITY
B. BOUTIQUE INN & COTTAGES
C. COMMUNITY POST OFFICE
D. MIXED USE
E. CHAPEL/TOWN HALL
F. MIXED USE
G. HISTORIC HOME
H. COMMERCIAL
I. MIXED USE
J. MIXED USE
K. NEIGHBORHOOD AMENITY

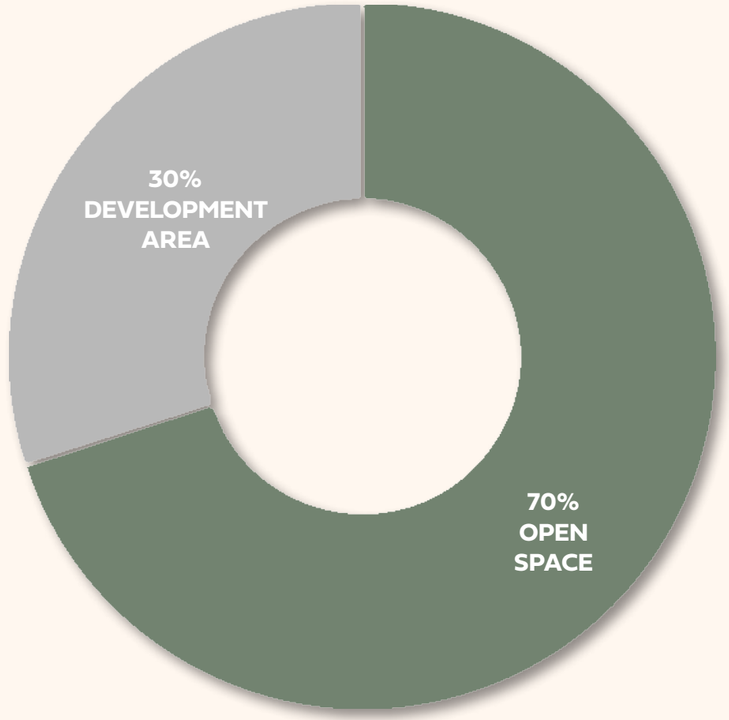
**Master plan is conceptual in nature*



HARLIN | ARCHITECTURE CHARACTER - PLAZA LOOKING TOWARD CHAPEL

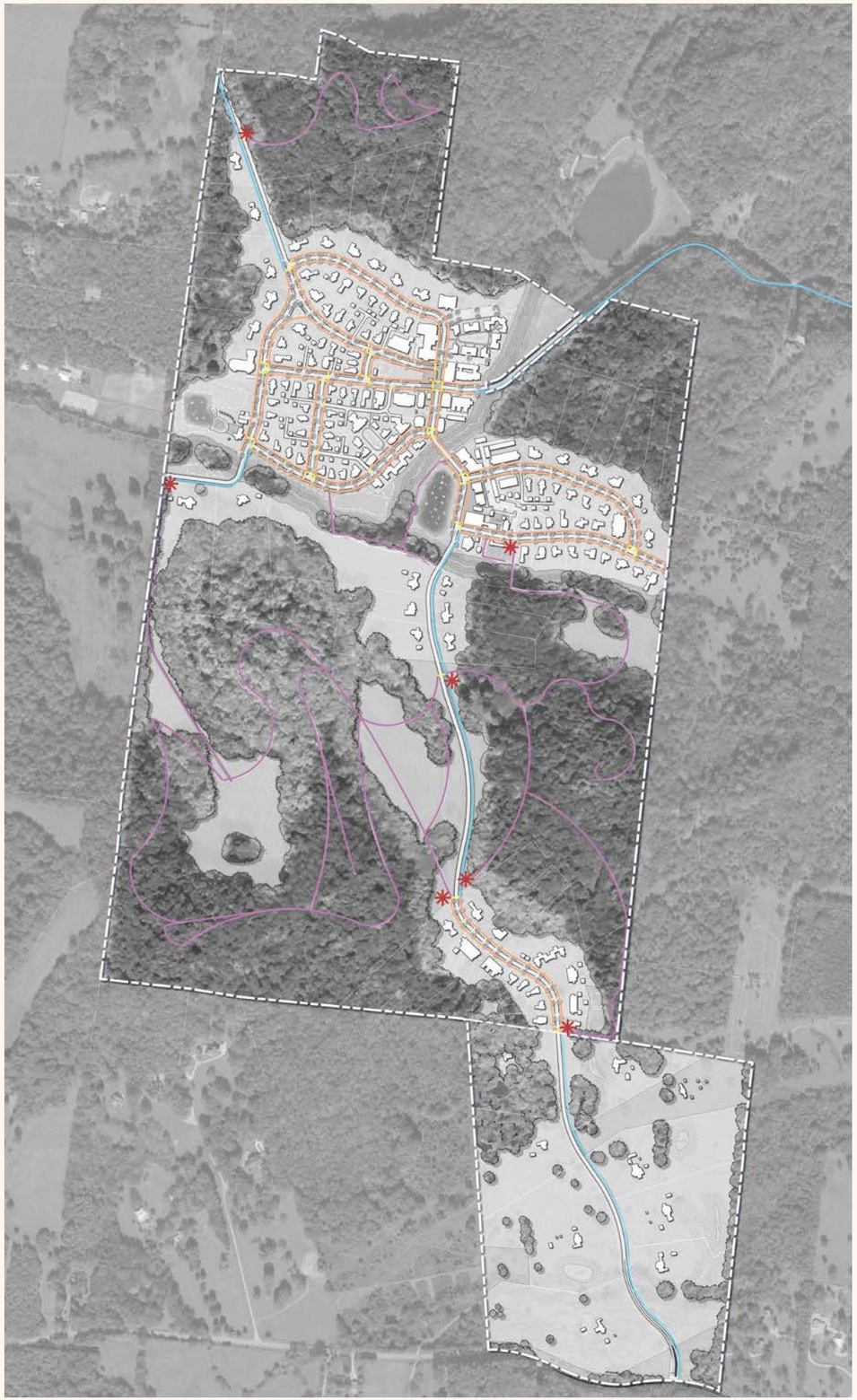

© Zanetta Illustration





To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

- Design oriented around preservation of open space.
- Extensive trail system to connect people with open space.
- Amenities meant to highlight and engage the community within the expansive preserved land.



PEDESTRIAN NETWORK

- SIDEWALK
- MULTI-USE PATH (2.5 MILES OF GREENWAY/BIKEWAY)
- CROSSWALK
- TRAILS (4 MILES OF TRAILS; PARKLAND DEDICATION)
- TRAILHEAD

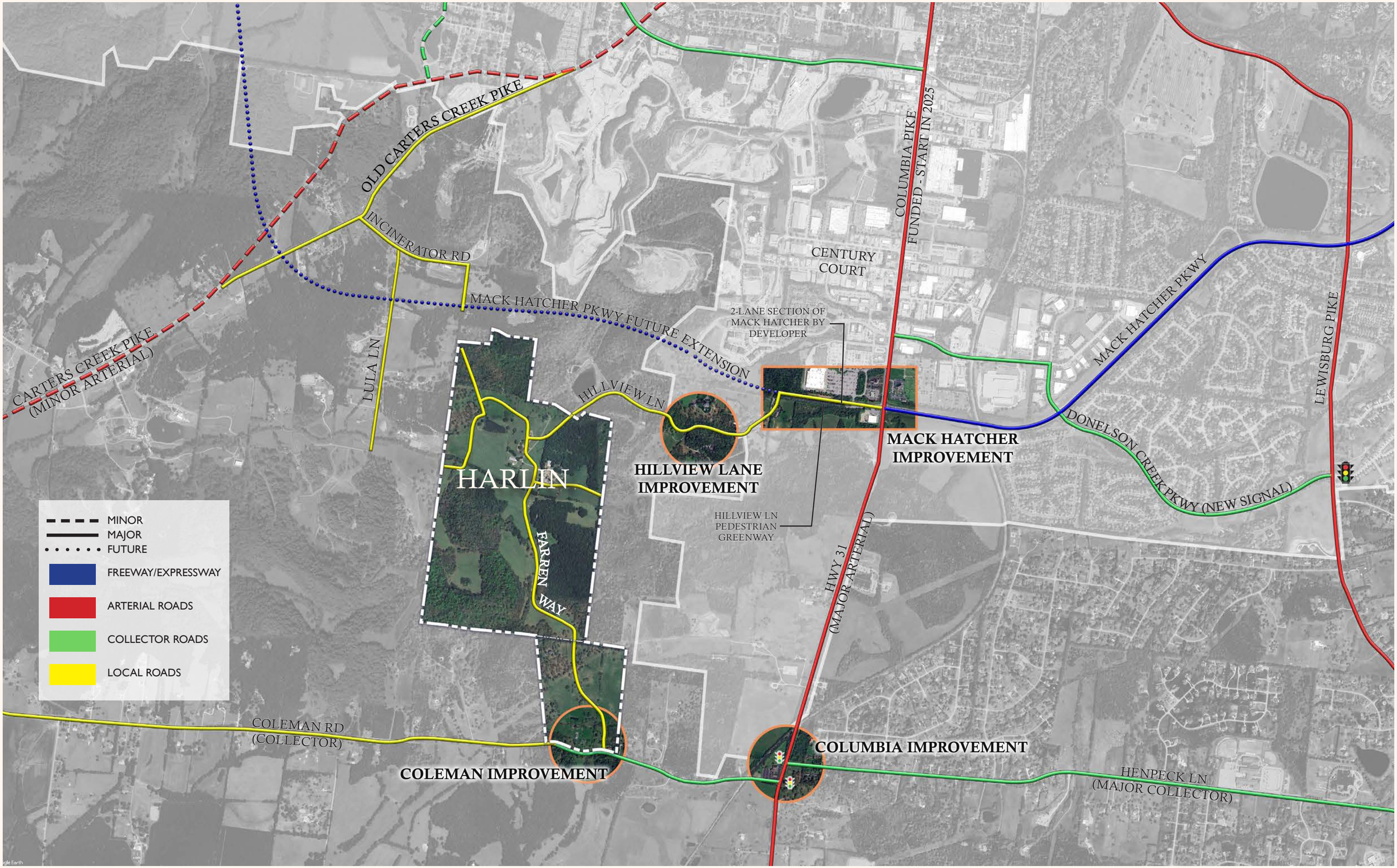
To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

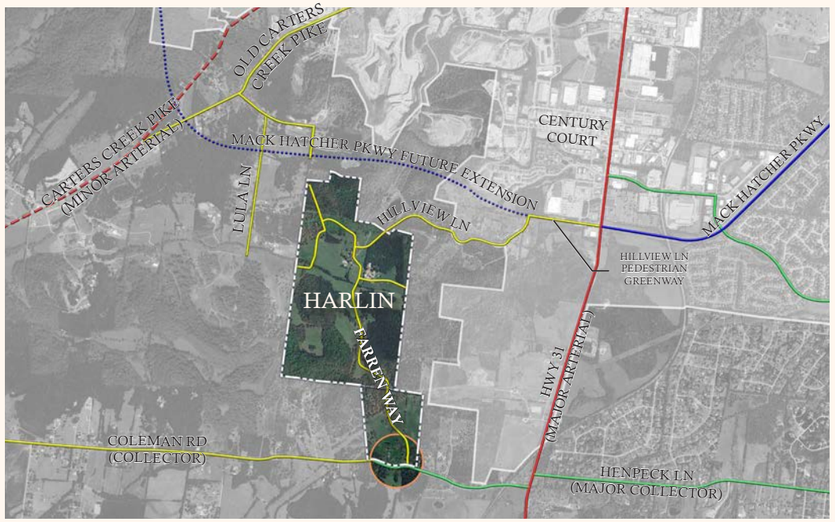


HHO REVISION

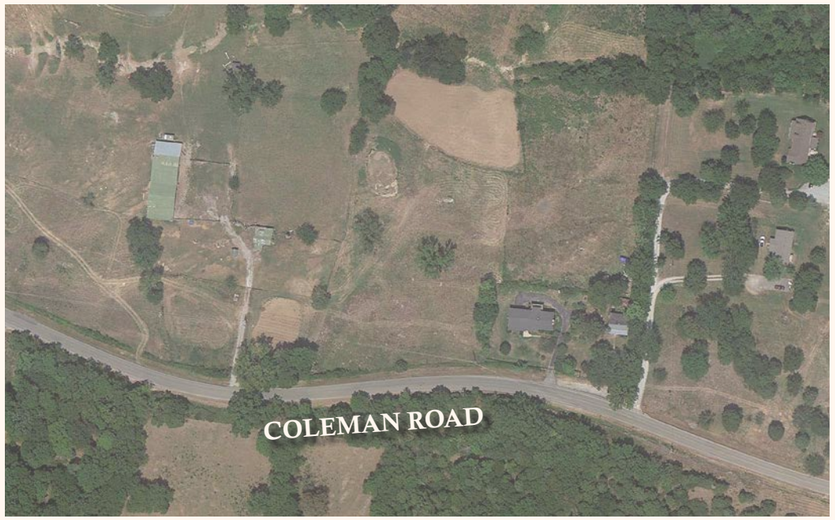
HHO LINE

PROPOSED HHO REVISION


OLD CARTERS CREEK PIKE
INCINERATOR RD
CARTERS CREEK PIKE
(MINOR ARTERIAL)
LULA LN
MACK HATCHER PKWY FUTURE EXTENSION
HILLVIEW LN
HARLIN
FARREN WAY
HILLVIEW LANE
IMPROVEMENT
CENTURY
COURT
2-LANE SECTION OF
MACK HATCHER BY
DEVELOPER
HILLVIEW LN
PEDESTRIAN
GREENWAY
COLUMBIA PIKE
FUNDED - START IN 2025
MACK HATCHER
IMPROVEMENT
MACK HATCHER PKWY
DONELSON CREEK PKWY (NEW SIGNAL)
LEWISBURG PIKE
HWY 31
(MAJOR ARTERIAL)
MINOR
MAJOR
FUTURE
FREEWAY/EXPRESSWAY
ARTERIAL ROADS
COLLECTOR ROADS
LOCAL ROADS
COLEMAN RD
(COLLECTOR)
COLEMAN IMPROVEMENT
COLUMBIA IMPROVEMENT
HENPECK LN
(MAJOR COLLECTOR)



Location Key



Existing Conditions

Coleman Road and Farren Way (Site Access - Southbound Approach)					
		Farren (Site Access) SB		Coleman EB Left Turn	
		AM	PM	AM	PM
2024	Existing	--	--	--	--
2029	Projected Unimproved	B (10.7)	B (11.4)	A (0.0)	A (0.0)
2032	Projected Unimproved	B (11.3)	B (12.2)	A (0.0)	A (0.0)
2037	Projected Unimproved	B (11.9)	B (13.2)	A (0.0)	A (0.0)



Proposed Improvements



Location Key



Existing Conditions



Proposed Improvements

Columbia Avenue at Coleman Road / Henpeck Lane						
Am Peak Hour						
	Existing 2024 Unsignalized		Background 2032 Unsignalized		Coordinated Signals 2032	
	Coleman	Henpeck	Coleman	Henpeck	Coleman	Henpeck
EB Left	F 54.8 (182')		F 1132.5 (3049')		D 48.9 (181')	
EB Right	D 34.0 (182')		F 1054.7 (3049')		A 8.8 (103')	
WB Left		F 54.0 (203')		F 572.2 (1654')		E 58.0 (138')
WB Right		E 40.4 (203')		F 613.7 (1664')		C 23.5 (86')
Overall Intersection	B 10.5	A 9.9	F 174.2	F 78.0	B 14.5	B 12.8
PM Peak Hour						
EB Left	F 217.1 (568')		F 2455.4 (4244')		F 99.0 (205')	
EB Right	F 205.8 (568')		F 2503.8 (4244')		D 39.0 (168')	
WB Left		F 110.5 (248')		F 2243.1 (3738')		E 61.6 (123')
WB Right		F 53.4 (248')		F 2255.0 (3738')		A 9.1 (90')
Overall Intersection	C 22.2	C 19.2	F 336.4	F 283.1	C 22.8	D 49.4

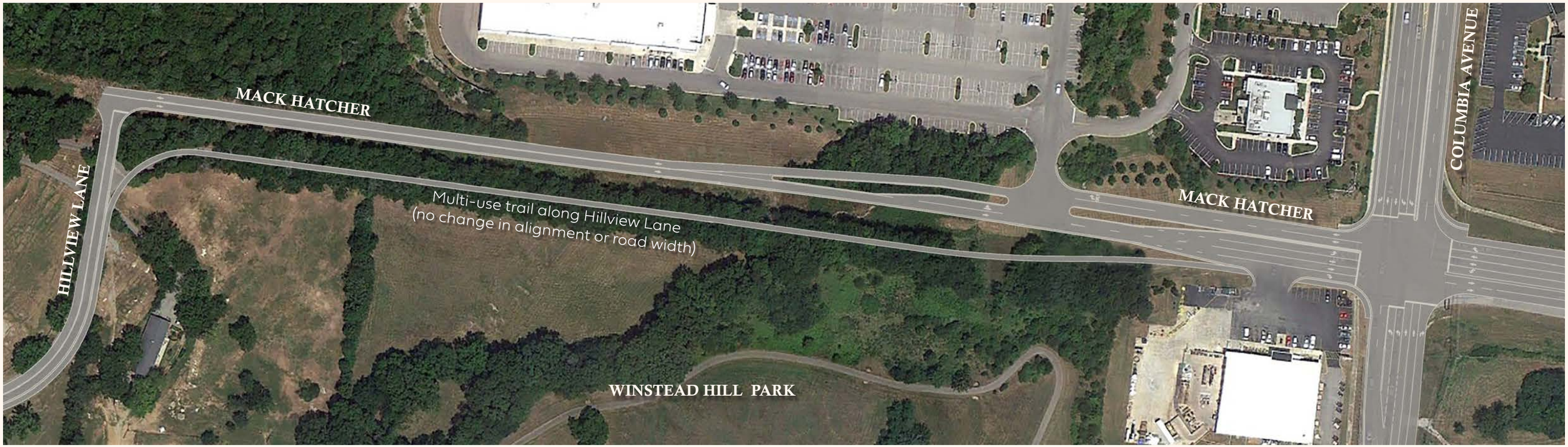


Location Key



Existing Conditions

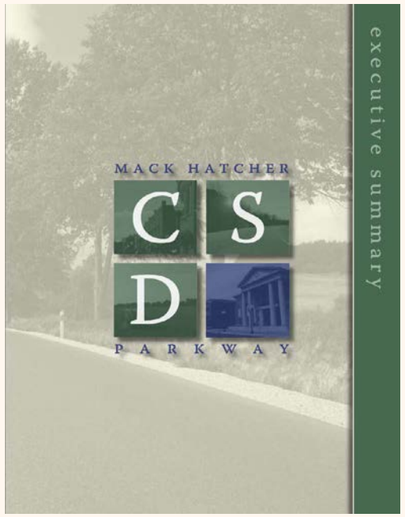
Columbia Avenue and Mack Hatcher Parkway/Hillview Lane (Signalized)			
		AM	PM
2024	**Existing**	**D (37.4)**	**D (43.4)**
2029	Background	D (40.5)	D (47.1)
	Projected and Improved	**D (39.7)**	**D (47.3)**
2032	Background	D (34.8)	D (38.6)
	Projected and Improved	**D (37.0)**	**D (39.8)**
2037	Background	D (37.7)	D (42.1)
	Projected and Improved	**D (39.2)**	**D (42.7)**



Proposed Improvements











Statement of Consensus

We, the members of the Mack Hatcher Parkway Context Sensitive Citizen Design Team, request that the Tennessee Department of Transportation accept and carry forward the recommendations described in this document for the improvement of the existing section of Mack Hatcher Parkway (State Route 397) and the proposed extension of Mack Hatcher Parkway. We have reached consensus on design features noted herein and submit this set of recommendations to TDOT. We appreciate the opportunity provided by TDOT to participate in this CSD process, and we further recommend that the department continue to utilize local participation in this project as it moves forward through subsequent engineering and construction phases.

Existing Conditions

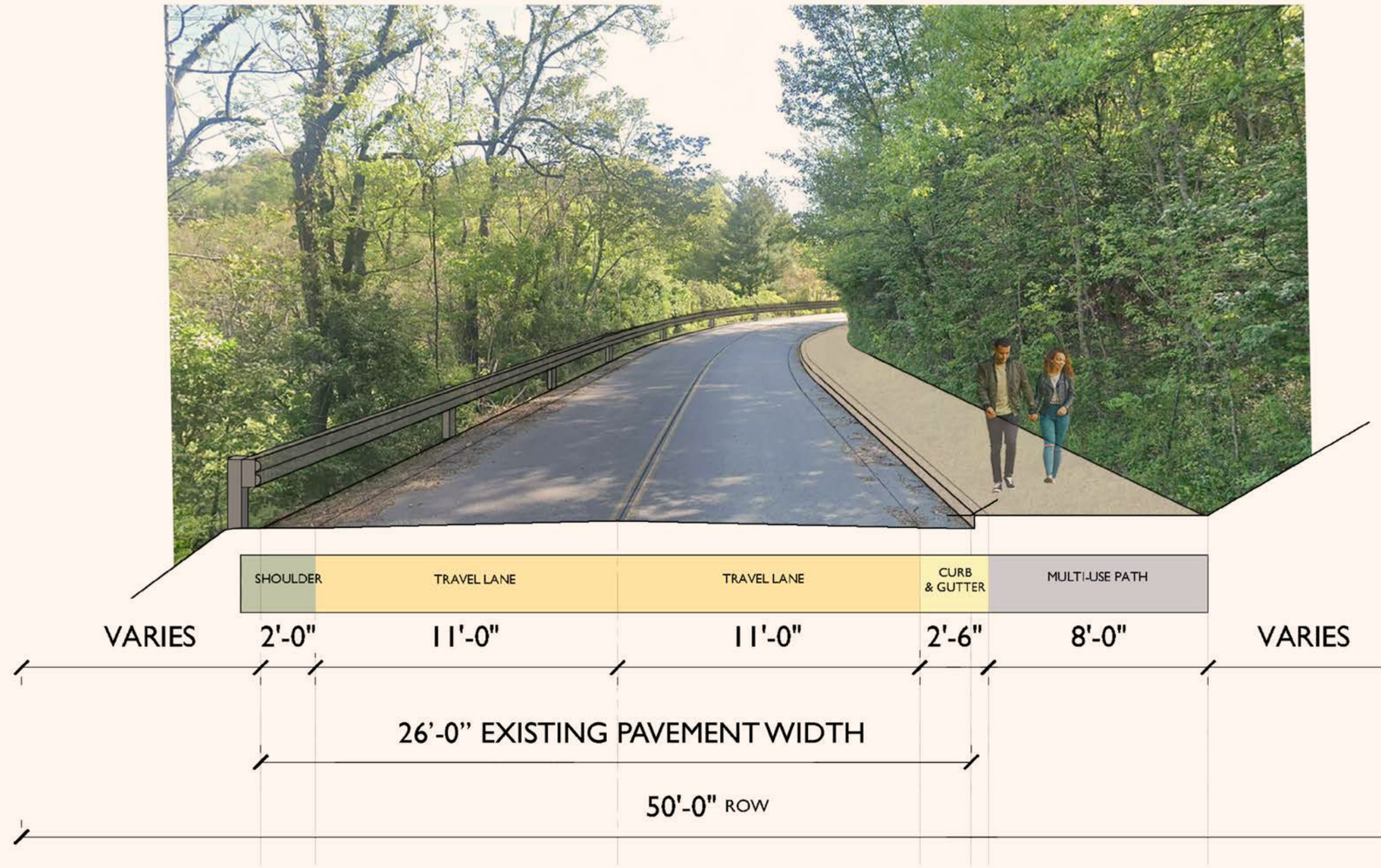




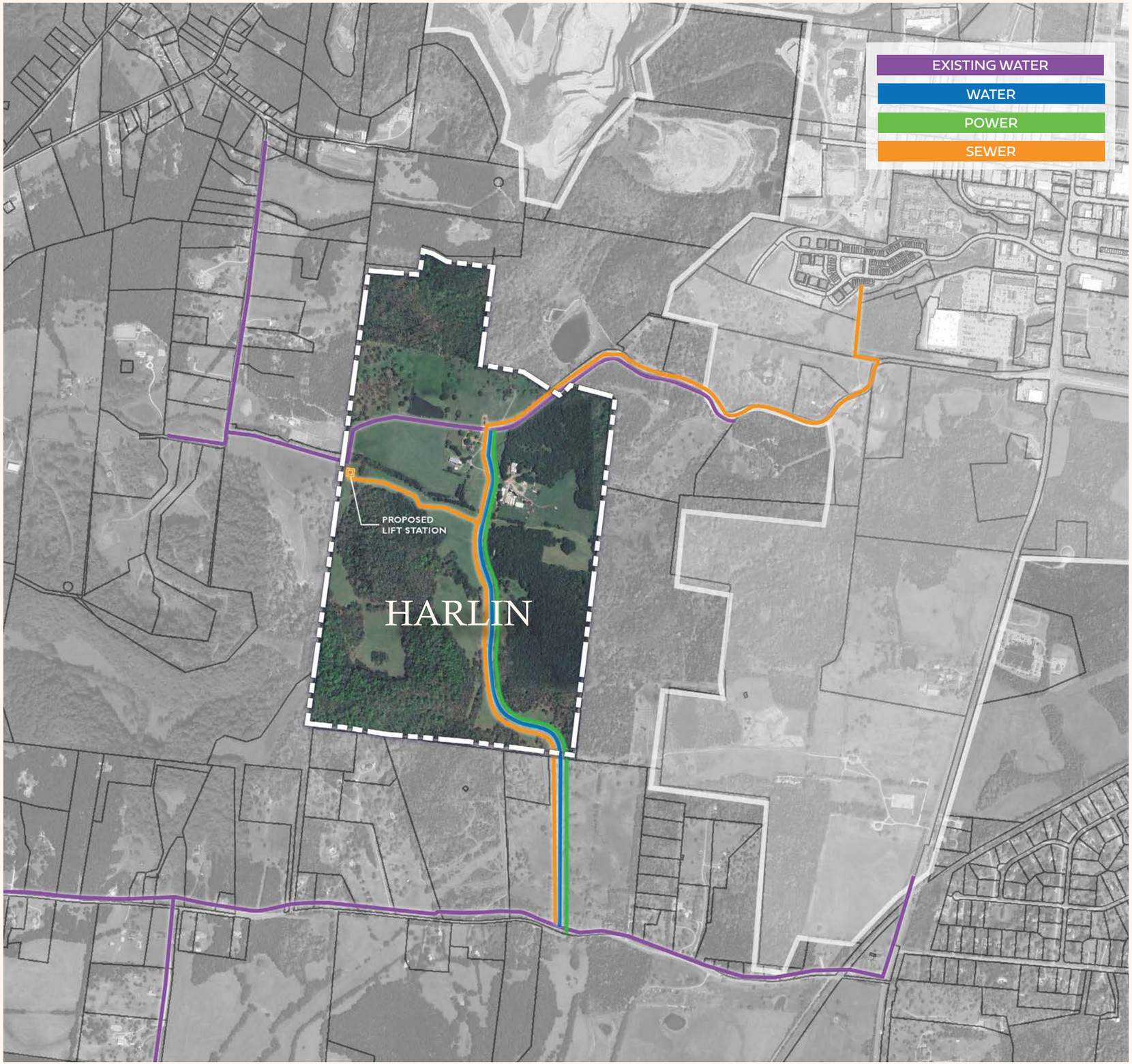
Location Key



Existing Conditions



Proposed Improvements to Hillview Lane



Is there adequate utility infrastructure?

Sewer: City of Franklin
Installation of a new pump station and approximately 5100 LF of force main and 2800 LF of gravity

Water: HB&TS
10,600 LF of 12-inch water will be extended from the intersection of Coleman Road and Kittrell Road.

Power: MTEMC
MTEMC and telecommunications have provided input on the proposed improvements to serve the site for electricity and telecommunications.

Requested Modifications of Standards

1. **MOS - Chapter 6 – Building Types – House/Duplex/ Multiplex/Townhouse/Multifamily – Alley Loading Garages – Garage Setback**
   - Standard: At least 22 feet from a mews right-of-way, when facing a mews the rear façade shall have a pedestrian door.
   - Modification: Request to allow a 5 feet or 22 feet minimum setback from a Mews ROW when lots front public streets (specifically lots 84-86 and 92-105); when facing a mews the rear façade or property line shall have either a pedestrian door, 4 foot clear path to the principal building, or gate.



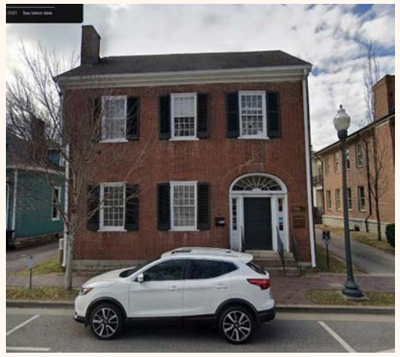
MINIMUM 22' SETBACK

5' OR 22' MINIMUM SETBACK

MEWS COURTYARD

LOTS WHICH FRONT AN OPEN SPACE AND SERVED OFF A MEWS ALLEY ARE TO BE SPRINKLERED. THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90,AND 91.

2. **MOS - Section 6.6 – Building Types – House – Building Orientation and Entry – Entry Features**
   - Standard: Shall have a covered porch, covered stoop, or balcony over the entrance.
   - Modification: Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.







3. **MOS - Section 6.6 – Building Types – Townhouse – Façade Standards for Each Unit – Entry Features**
   - Standard: The front façade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance.
   - Modification: Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.





Requested Modifications of Standards

4. **MOS - Section 6.6 – Building Types – Townhouse – Foundations, Porches, and Stoops – Finished Floor Elevation:**
   - Standard: Minimum 18 inches above grade at front façade.
   - Modification: Request to reduce this requirement to no minimum when a home office is on the first floor within Live Work units to comply with necessary ADA requirements.



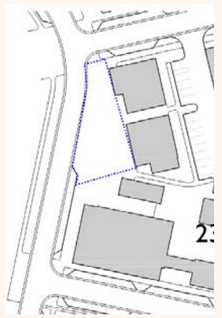
5. **MOS - Section 6.8 – Building Types – Multifamily – Building Orientation and Entry - Entrances:**
   - Standard: Facades along a street or internal drive shall have individual entrances to all publicly accessed ground floor uses and all ground floor dwelling units.
   - Modification: MOS to allow a maximum of two ground floor unit on the street facing façade to share a single street facing entry door, not requiring individual entrances for each of the two units.





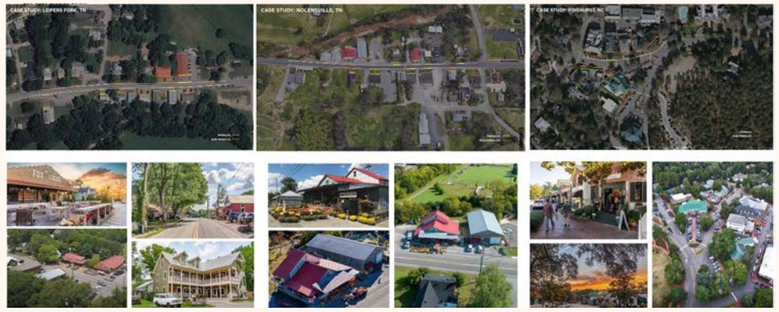


6. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Orientation and Entry – Façade Location:**
   - Standard: The building shall parallel the frontage
   - Modification: Request to allow buildings within the Neighborhood Village portions of the project to be at an angle from the frontage to create more interest along the streetscape and abilities to have more open space in front of a building. This request is limited to buildings at Lot 23 only.









Requested Modifications of Standards

7. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Windows – Glazing on Retail Storefronts:**
   - Standard: 50 to 85 percent of the ground floor, measured between two feet and ten feet from the ground. 20 to 65 percent of upper floors
   - Modification: Request to charge upper floors max from 65 percent to 85 percent.



8. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Elements – Retail Storefronts:**
   - Standard: Any storefront shall have display windows, transom windows, knee walls of between 18 and 24 inches tall, and other architectural elements such as bulkheads, trim, and cornice detailing
   - Modification: Request to remove the transom requirement above storefront display windows, but not doorways, to allow for larger storefront options.











9. **MOS - Section 9.7.1. Sidewalks – General:**
   - Standard: Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
   - Modification: Request to allow revision of this requirement to comply with the MOES and corresponding approved street sections that allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.

Requested Modifications of Standards

10. MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:

- Standard: City of Franklin Minimum Parking Standards
- Modification: Request to utilize COF ZO Minimum Parking guidelines as identified for uses within the Central Franklin Overlay (CFO) guidelines

11. MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:

- Standard: City of Franklin Minimum Parking Standards - Multifamily
- Modification: Request to establish Minimum Parking Guidelines for Small Scale Multifamily use based on Franklin Zoning Ordinance requirements for Multiplex use which dedicate 2 off street parking stalls per residential unit.

12. MOS - Section 11.5 – Open Space - Neighborhood Amenity – Stormwater:

- Standard: Stormwater management features shall not be counted as open space
- Modification: At lot 79, Stormwater Management features may occupy up to 60% of the neighborhood amenity when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features.









Requested Modifications of Standards

13. MOS - Section 11.6 – Open Space - Pocket Park – Stormwater:

- Standard: Stormwater management features may occupy up to 40% of the pocket park when treated as a site amenity and designed pursuant to section 17.5 Stormwater Management Features.
- Modification: At lot 159, Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features. Lot 159 will have pedestrian and public activation around the entirety of the stormwater feature.









14. MOS - Section 11.6 - Open Space - Pocket Park - Features:

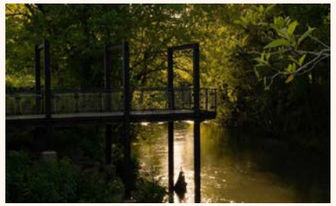
- Standard: Four of the following features are required:
- Modification: Amend/add additional features more consistent with the Vision of the development:

A. Seating Elements
B. Pedestrian Shelter such as Canopies, Gazebos, Trellises, Arbors, or Transit Shelters
C. Furnishings such as Planters, Waste Receptacles, Bicycle Racks, Drinking Fountains, Informational Signage, or Hammock Areas
D. Fountains, Sculptures, or Art
E. Playgrounds or Nature-Based Play Areas
F. Gathering Spaces such as fire pits, picnic areas, outdoor dining areas
G. Outdoor game areas for yard games such as Bocce, Croquet, Cornhole
H. On lot 159, Engagement of streams and ponds such as Pedestrian Bridges and Overlooks







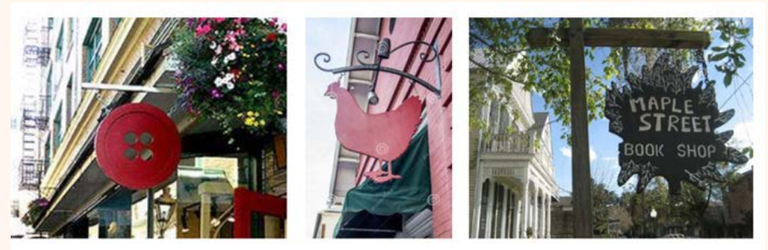






15. MOS - Section 15.1.3 – Signs – General Provisions – Proportion & Shape:

- Standard: Signs shall not be irregularly shaped.
- Modification: Permit one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.







SITE DATA

ZONING: MGA-1

242 HOMES, 0.78 DU/AC

27,000 SF COMMERCIAL SPACE

80 HOTEL ROOMS

2-3 STORY BUILDINGS

70% OF TREE CANOPY RETAINED

70% OF SITE IS OPEN SPACE




© Zanetta Illustration

City of Franklin

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

File #: 21-0463

DATE: April 9, 2025

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:

Magnolia Green Subdivision, Preliminary Plat, Creating 59 Single Family Residential Lots And 8 Open Space Lots, On 69.0 Acres, Located South Of Murfreesboro Road And East Of Watercress Drive, At 806 Murfreesboro Road.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8730
Applicant: Gray Harrison, Kimley-Horn
Owner: Toll Southeast LP Company, INC., Michael Burton, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a preliminary plat for the Magnolia Green Subdivision that consists of 59 single family residential lots and 8 open space lots. The property is zoned R2 and consists of 69.0 acres. The R2 district is intended to provide for single-family residential with lot sizes of at least 15,000 square feet, designed with walkable, well-connected street systems, and designed around natural features as accessible community amenities. All proposed lots meet the standards of the R2 Zoning District and the site layout provides substantial open space of the property.

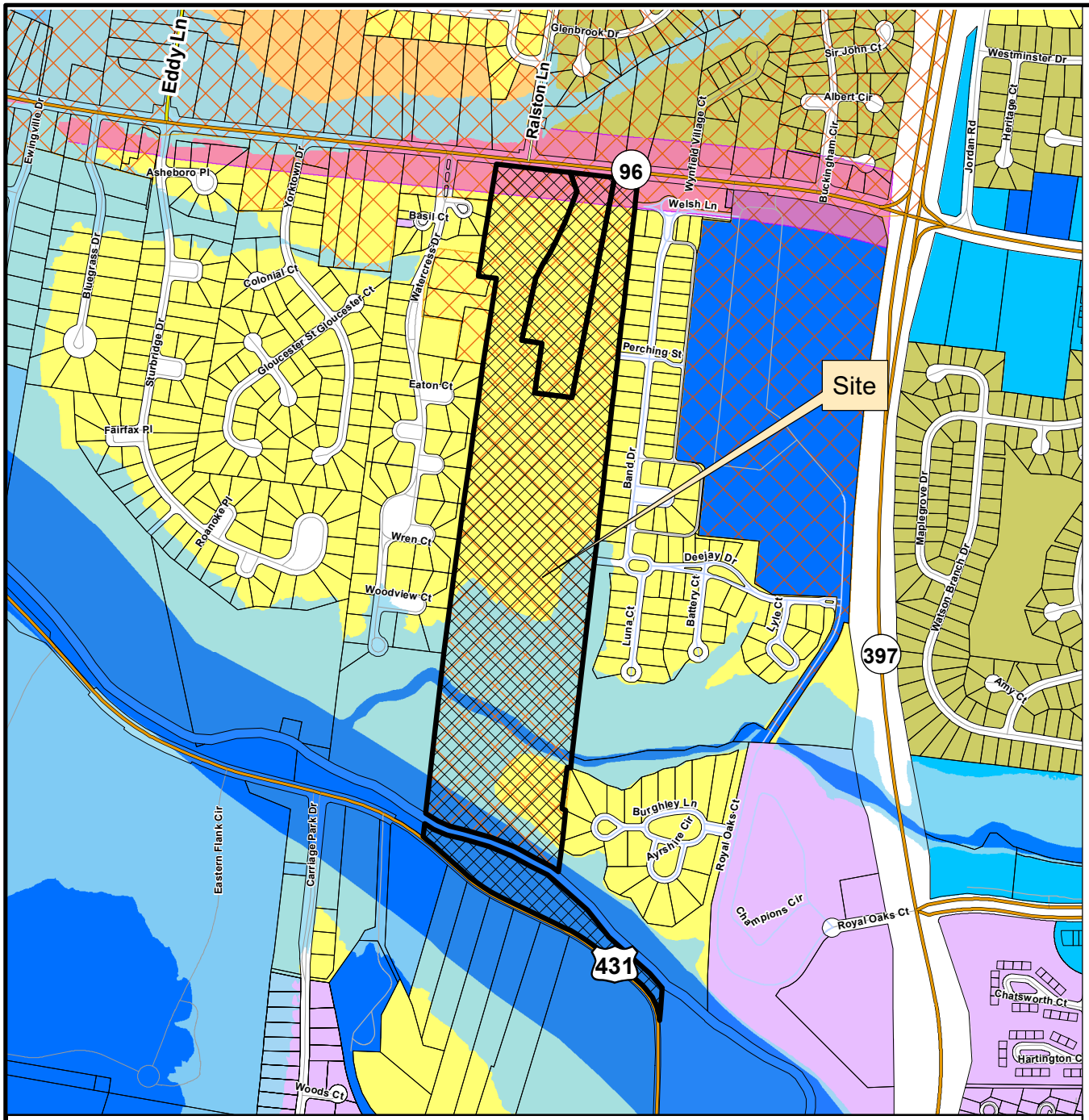
PROCEDURAL REQUIREMENTS:
1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. 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 recommendsthat the Franklin Municipal Planning Commission approve the Magnolia Green Subdivision, Preliminary Plat, with conditions.



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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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N

0 250 500 1,000

Feet

MAGNOLIA FARM SUBDIVISION
PRELIMINARY PLAT

Project Information

Existing Zoning: R-2 Residential
Overlay Districts: CFO, SCO, FFO, FWO
Site Acreage: 69.0 acres
Total Number of Lots: 66

Legend

- Magnolia Green Subdivision
- Central Franklin Overlay
- Floodway Fringe Overlay
- Floodway Overlay
- Scenic Corridor 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 District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

HISTORIC FRANKLIN TENNESSEE

COF no: 8730

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Addressing

General Issues

68. Addressing

nathan.hollingsworth@franklintn.gov	Please contact Nathan Hollingsworth at Nathan.Hollingsworth@franklintn.gov to receive addresses. All addresses are required to be on plats.

Engineering - Checklist

General Issues

7. Streets

kevin.long@franklintn.gov

Per the submitted TIA, The following improvements are to be completed by the Green Farm development:

Intersection 2 – Murfreesboro Road at Ralston Lane/Site Driveway

- Construct eastbound right-turn lane for entry into the site.
- Restripe westbound approach to incorporate separate left-turn lane for entry into the site.
- Construct one (1) ingress lane and three (3) egress lanes (one left-turn lane, one thru lane, and one right-turn lane).
- o Reconstruct signal to accommodate improvements listed above.

Intersection 3 – Murfreesboro Road at Mack Hatcher Parkway

- Restripe existing pavement on eastbound movement to incorporate one left-turn lane, two thru lanes, and one right-turn lane.
- Optimize signal splits once improvements are completed.

13. Development Plan

kevin.long@franklintn.gov

This is an advisory comment and does not hinder the approval of this development plan.

At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

Planning

General Issues

59. Project number

joseph.bryan@franklintn.gov	Comment not fully addressed. Applicant shall include project number on pages 2-8

Stormwater

General Issues

47. Riparian Buffer

Doug.Noonan@franklintn.gov	Comment not addressed, "All Riparian Buffers shall be located in a open space lot." Riparian buffer still shown on lots 18 and 62. If the buffer is being mitigated/removed from lots it shall be shown that as removed on C2.1 and C2.2. Lot 18 is not included on the buffer management plan

55. Riparian Buffer

jeff.willoughby@franklintn.gov	Zone 2 riparian buffers do not apply on Watson Branch since it is over 1 sq mile drainage. • Where the average slope of the land within the riparian buffer is between fifteen percent (15%) and twenty-five percent (25%), an additional twenty (20) feet shall be added to the zone 1 minimum buffer width. • Where the average slope of the land within the riparian buffer is greater than twenty-five percent (25%), an additional fifty (50) feet shall be added to the zone 1 minimum buffer width. [Edited By Jeff Willoughby]

58. Riparian Buffer

jeff.willoughby@franklintn.gov	Encroachment shall be removed from lots 18 and 62 and be reflected on all sheets.



PRELIMINARY PLAT

MAGNOLIA GREEN SUBDIVISION

FRANKLIN, TENNESSEE

COF PROJECT #8730

SITE DATA TABLE

PROJECT NAME:	GREEN FARM PRELIMINARY PLAT
COF PROJECT #:	#8730
MAP: PARCEL #:	# 078 # 09203
ADDRESS: CITY: COUNTY: STATE: CIVIL DISTRICT:	806 MURFREESBORO ROAD FRANKLIN WILLIAMSON TENNESSEE 9TH CIVIL DISTRICT
EXISTING ZONING: OVERLAY ZONING DISTRICTS:	R-2 RESIDENTIAL CENTRAL FRANKLIN OVERLAY SCENIC CORRIDOR OVERLAY FLOOD FRINGE OVERLAY FLOODWAY OVERLAY
TOTAL ACREAGE OF SITE: TOTAL SQUARE FOOTAGE OF SITE:	± 69.0 ACRES ± 3,006,539 SF
DEVELOPER: ADDRESS: PHONE: EMAIL: CONTACT NAME:	TOLL SOUTHEAST LP COMPANY, INC. 725 COOL SPRINGS BLVD., SUITE 220 FRANKLIN, TN 37067 571-330-2860 MBURTON@TOLLBROTHERS.COM MICHAEL BURTON
APPLICANT: ADDRESS: OWNERS: EMAIL: CONTACT NAME:	KIMLEY-HORN & ASSOCIATES 4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067 615-564-2701 GRAY.HARRISON@KIMLEY-HORN.COM GRAY HARRISON, P.E.
BUILDING SETBACKS:	20' FRONT 10' SIDE 40' REAR
FRONTAGE TYPES APPLIED: DWELLING COUNT: BUILDING HEIGHT:	YARD FRONTAGE 59 SINGLE-FAMILY UNITS 2.5 STORY

NOTES:

1. 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.
2. THIS PRELIMINARY PLAT HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED PRELIMINARY PLAT UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
4. ALTA SURVEY INFORMATION WAS TAKEN FROM KIMLEY-HORN AND ASSOCIATES, INC. DATED 12/09/2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0211H, DATED DECEMBER 20, 2024.

NOTES

1. COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS PRELIMINARY PLAT DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER AND UTILITY ELEMENTS SHOWN ON THE PRELIMINARY PLAT. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF THE SAID STANDARD.
2. PARKLAND REQUIREMENTS:
   59 X $4,304 = $253,936
   25% OF FEES OR $63,484 IS DUE AT FIRST FINAL PLAT PLUS THE NUMBER OF UNITS REQUESTED WITH SAID PLAT AT $3,228 EACH.
   75% OR $190,452 WILL BE COLLECTED AT THE PRO-RATED PRICE OF $3,228 AS PLATS ARE SUBMITTED.
   QUAD 2

UTILITY AGENCIES CONTACT LIST

WATER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-4554
CONTACT: MICHELLE M. HATCHER, P.E.

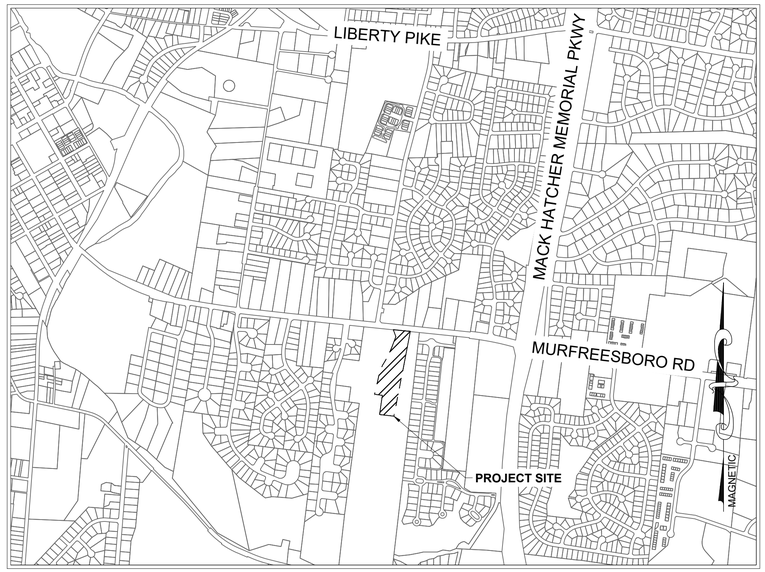
GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (629) 248-2445
CONTACT: BLAKE DAVIS

TELEPHONE
AT&T
904 S HIGH STREET
COLUMBIA, TN 38401
PHONE: (615) 513-6885
CONTACT: STEPHEN SAVINO
SS817C@ATT.COM

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: (615) 595-4669
CONTACT: ERIK HALE

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-4554
CONTACT: MICHELLE M. HATCHER, P.E.

CABLE
COMCAST
2501 McGAVOCK PIKE,
SUITE 1206
NASHVILLE, TN 37214
PHONE: (615)440-2920
CONTACT: PAULA BROOKS



VICINITY MAP
1" = 1000'

DEVELOPER:

Toll Brothers

PREPARED BY:

Kimley»Horn

4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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GAMBLE DESIGN COLLABORATIVE

PROJECT DESIGN TEAM

SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
10 LEA AVE, SUITE 400
NASHVILLE, TN 37210
PHONE: (615) 564-2701
CONTACT: SAM BILLINGSLEY

LANDSCAPE ARCHITECT
GAMBLE DESIGN COLLABORATIVE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37064
PHONE: (615) 975-5765
CONTACT: GREG GAMBLE

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TN 37067
PHONE: (615) 564-2701
CONTACT: GRAY HARRISON, P.E.

OWNER/DEVELOPER
TOLL SOUTHEAST LP COMPANY, INC
725 COOL SPRINGS BLVD, SUITE 220
FRANKLIN, TN 37067
PHONE: (571) 330-2860
CONTACT: MICHAEL BURTON

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	SURVEY BY OTHERS
C0.2	SURVEY BY OTHERS
C0.3	SURVEY BY OTHERS
C0.4	SURVEY BY OTHERS
C0.5	SURVEY BY OTHERS
C0.6	SURVEY BY OTHERS
C0.7	SURVEY BY OTHERS
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C1.2	ENLARGED EXISTING CONDITIONS
C1.3	ENLARGED EXISTING CONDITIONS
C1.4	ENLARGED EXISTING CONDITIONS
C2.0	OVERALL PRELIMINARY PLAT
C2.1	ENLARGED PRELIMINARY PLAT
C2.2	ENLARGED PRELIMINARY PLAT
C2.3	ENLARGED PRELIMINARY PLAT
C2.4	ENLARGED PRELIMINARY PLAT
C2.5	TABULAR DATA
L1.0	EXISTING LANDSCAPE CONDITIONS
L1.1	EXISTING LANDSCAPE CONDITIONS
L1.2	EXISTING LANDSCAPE CONDITIONS
L2.0	OVERALL BUFFER MITIGATION PLAN
L2.1	BUFFER MITIGATION ENLARGEMENT PLAN
L2.2	BUFFER MITIGATION ENLARGEMENT PLAN

VESTING DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	7/1/2024
SUBDIVISION REGULATIONS	1/1/2023
HISTORIC DISTRICT DESIGN GUIDELINES	5/30/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2023
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	9/10/2024

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGENT OF RECORD — STATE OF TENNESSEE — No. 127919

Tennessee811

PLAN REVISIONS

REVISION NO.	DATE	REMARKS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118665008	C0.0	22

Drawing name: K:\FRA_LDEV\118665008 - green property\4-CADD\prelim plat\plansheets\C0.0 COVER SHEET.dwg C0.0 COVER SHEET Apr 03, 2025 3:58pm by: sophia.close

LEGAL DESCRIPTIONS AS SHOWN ON:

EXHIBIT "A"

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: NAS-TN-240405-COM DATED **10-08-2024**

TRACT 1:

THAT CERTAIN TRACT OF LAND LOCATED IN THE NINTH (9TH) CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN FOUND (IPF) AT THE NORTHWESTERLY CORNER OF HENLEY SUBDIVISION, SECTION 2, AS RECORDED IN PLAT BOOK 45, PAGE 92, REGISTER'S OFFICE OF WILLIAMSON COUNTY (R.O.W.C.), SAID PIN BEING ON THE SOUTHERLY RIGHT OF WAY OF MURFREESBORO ROAD (HWY 96); THENCE, LEAVING THE ROAD AND WITH SAID HENLEY SUBDIVISION AND WITH HENLEY SUBDIVISION OPEN SPACE, AS RECORDED IN PLAT BOOK 45, PAGE 91, R.O.W.C., SOUTH 06° 32'16" WEST, A DISTANCE OF 3121.58 FEET TO A POINT IN THE CENTERLINE OF WATSON BRANCH, SAID POINT BEING THE NORTHWESTERLY CORNER OF BURGHLEY PLACE SUBDIVISION, REVISION 1, AS RECORDED IN PLAT BOOK 37, PAGE 108, R.O.W.C.; THENCE, WITH SAID SUBDIVISION, THE FOLLOWING CALLS: SOUTH 06° 34'14" WEST, A DISTANCE OF 657.83 FEET TO A POINT IN THE CENTERLINE OF THE HARPETH RIVER; THENCE, CONTINUING WITH THE RIVER AND SAID BURGHLEY SUBDIVISION, THE FOLLOWING CALLS: SOUTH 47° 57'32" EAST, A DISTANCE OF 236.10 FEET TO A POINT; SOUTH 38° 24'31" EAST, A DISTANCE OF 182.66 FEET TO A POINT; SOUTH 48° 18'52" EAST, A DISTANCE OF 297 .12 FEET TO A POINT; SOUTH 41 ° 20' 16" EAST, A DISTANCE OF 110.07 FEET TO A POINT; SOUTH 58° 33'04" EAST, A DISTANCE OF 73.05 FEET TO A POINT IN THE NORTHERLY LINE OF DAVID CROUCH, AS RECORDED IN DEED BOOK 1395, PAGE 23, R.O.W.C.; THENCE, LEAVING THE RIVER, AND WITH CROUCH, SOUTH 59° 40'56" WEST, A DISTANCE OF 123.27 FEET TO AN IRON PIN SET (IPS) ON THE NORTHERLY RIGHT OF WAY OF LEWISBURG PIKE; THENCE, WITH SAID RIGHT OF WAY, THE FOLLOWING CALLS: NORTH 26° 56'49" WEST, A DISTANCE OF 61.21 FEET TO A POINT; NORTH 38° 25'07" WEST, A DISTANCE OF 50.75 FEET TO A POINT; NORTH 47° 52'04" WEST, A DISTANCE OF 124.49 FEET TO A POINT; NORTH 51° 30'38" WEST, A DISTANCE OF 269.80 FEET TO A POINT; NORTH 57° 36'55" WEST, A DISTANCE OF 100.43 FEET TO A POINT; NORTH 64° 11'18" WEST, A DISTANCE OF 364.94 FEET TO A POINT; NORTH 62° 18'44" WEST, A DISTANCE OF 152.55 FEET TO A POINT; NORTH 55° 24'40" WEST, A DISTANCE OF 78.57 FEET TO A POINT; NORTH 50° 44'13" WEST, A DISTANCE OF 75.23 FEET TO A POINT; NORTH 48° 06'13" WEST, A DISTANCE OF 229.37 FEET TO A POINT; NORTH 51 ° 19'36" WEST, A DISTANCE OF 101.24 FEET TO AN IPS AT THE SOUTHEASTERLY CORNER OF CITY OF FRANKLIN PROPERTY, AS RECORDED IN DEED BOOK 6408, PAGE 654, R.O.W.C.; THENCE, LEAVING THE ROAD AND WITH THE EASTERLY LINE OF CITY OF FRANKLIN PROPERTY, AND WITH THE EASTERLY LINE OF CHARLTON GREEN, SECTION 3, AS RECORDED IN PLAT BOOK 7, PAGE 3, AND CHARLTON GREEN, SECTION 2, AS RECORDED IN PLAT BOOK 6, PAGE 15, R.O.W.C., NORTH 07° 43'16" EAST, A DISTANCE OF 2530.56 FEET TO AN IRON PIN FOUND AT THE NORTHEASTERLY CORNER OF LOT 3 OF SAID SECTION 2, SAID PIN ALSO BEING THE SOUTHEASTERLY CORNER OF LEONORA GREEN CLIFFORD, AS RECORDED IN DEED BOOK 7946, PAGE 4, R.O.W.C.; THENCE, LEAVING CHARLTON GREEN SUBDIVISION AND WITH CLIFFORD, THE FOLLOWING CALLS: NORTH 07° 47'54" EAST, A DISTANCE OF 464.89 FEET TO A FENCE CORNER POST; NORTH 81 ° 06'45" WEST, A DISTANCE OF 75.89 FEET TO AN IPS; NORTH 10° 33'09" WEST, A DISTANCE OF 71.00 FEET TO AN IPF AT THE SOUTHEAST CORNER OF CHARLTON GREEN, SECTION 1, AS RECORDED IN PLAT BOOK 4, PAGE 37, R.O.W.C.; THENCE, LEAVING CLIFFORD AND WITH CHARLTON GREEN, NORTH 09° 39'30" EAST, A DISTANCE OF 539.71 FEET TO AN IPF ON THE SOUTHERLY RIGHT OF WAY OF SAID MURFREESBORO ROAD; THENCE, WITH SAID RIGHT OF WAY, SOUTH 83° 49'58" EAST, A DISTANCE OF 407.84 FEET TO AN IPS; THENCE, WITH A NEW LINE SEVERING THE PROPERTY OF JOHN M. GREEN, JR. , AS RECORDED IN DEED BOOK 378, PAGE 780, R.O.W.C., THE FOLLOWING CALLS: SOUTH 19° 00'00" EAST, A DISTANCE OF 107.35 FEET TO AN IPS; SOUTH 21 ° 17'51" WEST, A DISTANCE OF 177.67 FEET TO AN IPS; SOUTH 25° 07'46" WEST, A DISTANCE OF 121.10 FEET TO AN IPS; SOUTH 28° 11'29" WEST, A DISTANCE OF 65.22 FEET TO AN IPS; SOUTH 31° 53'45" WEST, A DISTANCE OF 66.10 FEET TO AN IPS; SOUTH 26° 09'19" WEST, A DISTANCE OF 87.53 FEET TO AN IPS; SOUTH 12° 53'10" WEST, A DISTANCE OF 343.15 FEET TO AN IPS; SOUTH 81° 17'48" EAST, A DISTANCE OF 109.46 FEET TO AN IPS; SOUTH 08° 26'40" WEST, A DISTANCE OF 269.62 FEET TO AN IPS; SOUTH 83° 10'41" EAST, A DISTANCE OF 202.20 FEET TO AN IPS; NORTH 10° 58'55" EAST, A DISTANCE OF 1207.07 FEET TO AN IPS ON THE SOUTHERLY RIGHT OF WAY OF MURFREESBORO ROAD; THENCE, WITH SAID RIGHT OF WAY, SOUTH 83° 49'58" EAST, A DISTANCE OF 127.49 FEET TO THE POINT OF BEGINNING. CONTAINING 61.04 ACRES, MORE OR LESS, AS SURVEYED BY ARROWHEAD SURVEY, J. MARK CANTRELL, TN PLS# 1859, ON THE 3RD DAY OF MAY, 2021.

BEING A PORTION OF THE PROPERTY CONVEYED TO JOHN M. GREEN, JR. AND WIFE, LOUISE N. GREEN, BY QUITCLAIM DEED OF WALTER R. GREEN OF RECORD IN BOOK 378, PAGE 780, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE. ALSO BEING ALL OF THAT PROPERTY CONVEYED TO JOHN M. GREEN, JR. AND WIFE, LOUISE N. GREEN, BY WARRANTY DEED OF C. K. MCLEMORE, TRUSTEE, OF RECORD IN BOOK 226, PAGE 188, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE. LOUISE N. GREEN DIED APRIL 23, 2018 AND SAID PROPERTY VESTED IN JOHN M. GREEN, JR., BY OPERATION OF LAW AS THE SURVIVING TENANT BY THE ENTIRETY.

TRACT 2:

PARCEL #1:

THAT CERTAIN TRACT OF LAND LOCATED IN WILLIAMSON COUNTY, TENNESSEE, BOUND IN GENERAL BY CHARLTON GREEN, SECTION 1 AND JOHN GREEN ON THE NORTH, BY JOHN GREEN AND YATES ON THE EAST, BY YATES ON THE SOUTH, AND BY WATERCRESS DRIVE ON THE WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EAST MARGIN OF WATERCRESS DRIVE AT THE SOUTHWEST CORNER OF CHARLTON GREEN, SECTION I SUBDIVISION; THENCE WITH THE SOUTH LINE OF CHARLTON GREEN, SECTION I S 80 DEG. 12' E 239.76 FEET TO AN IRON POST IN JOHN GREEN'S WEST FENCE LINE; THENCE WITH HIS SAID WEST FENCE LINE S 8 DEG. 17' 16" E 71.0 FEET TO AN IRON POST IN GREEN'S SOUTHWEST CORNER; THENCE WITH HIS SOUTH FENCE LINE S 81 DEG. 53' E 70 FEET TO AN IRON POST; THENCE TWO NEW LINES; SOUTHERLY 52 FEET TO AN IRON POST AND S 12 DEG. W 51 FEET TO AN IRON POST IN A FENCE; THENCE WITH SAID FENCE LINE N 80 DEG. 27' 50" W 315 FEET TO AN IRON PIN IN THE EAST MARGIN OF WATERCRESS DRIVE; THENCE WITH SAID EAST MARGIN N 16 DEG. 49' 52" E 170.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.10 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOHN MERRITT GREEN JR. AND WIFE, LOUISE NUNNELLY GREEN, BY WARRANTY DEED OF J. LARRY READ AND WIFE, RUTH HICKMAN READ, AS TENANTS BY THE ENTIRETY, AS TO A ONE-HALF UNDIVIDED INTEREST, AND JAMES G. MARTIN, III AND WIFE, SALLY FRAN ROSS MARTIN, AS TENANTS BY THE ENTIRETY, AS TO A ONE-HALF UNDIVIDED INTEREST, THE SAID ONE HALF UNDIVIDED INTERESTS BEING HELD AS TENANTS IN COMMON, DATED AUGUST 26, 1978 AND OF RECORD IN BOOK 320, PAGE 973, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE. LOUISE NUNNELLY GREEN DIED APRIL 3, 2018 AND SAID PROPERTY VESTED IN JOHN MERRITT GREEN, JR. (ONE AND THE SAME PERSON AS JOHN M. GREEN, JR.) BY OPERATION OF LAW AS THE SURVIVING TENANT BY THE ENTIRETY.

PARCEL #2:

THAT CERTAIN TRACT OF LAND LOCATED IN THE CITY OF FRANKLIN, NINTH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE AND BOUND IN GENERAL BY GREEN ON THE EAST AND NORTH, CHARLTON GREEN, SECTION II, REVISION I AND YATES ON THE SOUTH, WATERCREST DRIVE AND YATES ON THE WEST, AND IS KNOWN AS LOT NO. 2 ON THE PLAN OF THE YATES SUBDIVISION, PLAT OF WHICH IS OF RECORD IN PLAT BOOK 7, PAGE 114, ROWC, TENNESSEE.

THAT CERTAIN TRACT OF LAND LOCATED IN THE CITY OF FRANKLIN, NINTH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE AND BOUND IN GENERAL BY GREEN ON THE EAST AND NORTH, CHARLTON GREEN, SECTION II, REVISION I AND YATES ON THE SOUTH, WATERCREST DRIVE AND YATES ON THE WEST, AND IS KNOWN AS LOT NO. 2 ON THE PLAN OF THE YATES SUBDIVISION, PLAT OF WHICH IS OF RECORD IN PLAT BOOK 7, PAGE 114, ROWC, TENNESSEE. BEGINNING AT AN IRON PIN IN THE NORTH MARGIN OF LOT 2, SECTION 2, REVISION I, CHARLTON GREEN AS RECORDED IN PLAT BOOK 6, PAGE 15, ROWC, (SAID PIN BEING NORTH 82 DEGREES 13 MINUTES 44 SECONDS WEST 210 FEET FROM A CONCRETE MONUMENT, THE NORTHWEST CORNER OF LOT 1 AND IN THE EAST MARGIN OF WATERCRESS DRIVE), THENCE WITH THE NORTH MARGIN OF SAID SUBDIVISION, SOUTH 82 DEGREES 13 MINUTES 44 SECONDS EAST 147.94 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF LOT 3 AND IN MRS. EWING GREEN'S WEST FENCE LINE, THENCE WITH HER WEST LINE, NORTH 07 DEGREES 48 MINUTES 10 SECONDS EAST 466.4 FEET, AN INTERIOR CORNER, THENCE NORTH 81 DEGREES 53 MINUTES WEST 29.95 FEET TO AN IRON PIN, THE NORTHEAST CORNER OF THE JOHN M. GREEN JR. TRACT AS DESCRIBED IN' BOOK 320, PAGE 973 ROWC, THENCE WITH THE FOLLOWING TWO CALLS ALONG HIS EAST LINE, SOUTH 19 DEGREES 43 MINUTES 28 SECONDS WEST 53.64 FEET TO AN IRON POST, SOUTH 12 DEGREES 00 MINUTES WEST 51.0 FEET TO AN IRON POST, THE SOUTHEAST CORNER OF JOHN M. GREEN JR., THENCE WITH HIS SOUTH LINE, NORTH 81 DEGREES 40 MINUTES 19 SECONDS WEST 315.0 FEET TO A CONCRETE MONUMENT IN THE EAST MARGIN OF WATERCREST DRIVE, THENCE WITH SAID EAST MARGIN, SOUTH 07 DEGREES 31 MINUTES 10 SECONDS WEST 156.30 FEET TO AN IRON PIN, THENCE THE FOLLOWING TWO NEW LINES, SOUTH 82 DEGREES 13 MINUTES 44 SECONDS EAST 210.0 FEET TO A POINT, THENCE SOUTH 07 DEGREES 31 MINUTES 10 SECONDS WEST 210.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.08 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOHN MERRITT GREEN, JR., AND WIFE, LOUISE N. GREEN BY WARRANTY DEED OF WILLIAM M. YATES AND WIFE, PEGGY DIXON YATES, DATED OCTOBER 14, 1980 AND OF RECORD IN BOOK 375, PAGE 412, ROWC, TENNESSEE. LOUISE NUNNELLY GREEN DIED APRIL 3, 2018 AND SAID PROPERTY VESTED IN JOHN MERRITT GREEN, JR. (ONE AND THE SAME PERSON AS JOHN M. GREEN, JR.) BY OPERATION OF LAW AS THE SURVIVING TENANT BY THE ENTIRETY.

TRACT 3:

THAT CERTAIN TRACT OF LAND LOCATED IN THE NINTH (9TH) CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND (IPF) AT THE NORTHWESTERLY CORNER OF HENLEY SUBDIVISION, SECTION 2, AS RECORDED IN PLAT BOOK 45, PAGE 92, REGISTER'S OFFICE OF WILLIAMSON COUNTY (R.O.W.C.), SAID PIN BEING ON THE SOUTHERLY RIGHT OF WAY OF MURFREESBORO ROAD (HWY 96); THENCE, LEAVING HENLEY SUBDIVISION AND WITH SAID RIGHT OF WAY, NORTH 83°49'58" WEST, A DISTANCE OF 127.49 FEET TO AN IRON PIN SET (IPS) AT THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE, WITH A NEW LINE SEVERING THE PROPERTY OF JOHN N. GREEN, JR., AS RECORDED IN DEED BOOK 378, PAGE 780, R.O.W.C., THE FOLLOWING CALLS: SOUTH 10° 58'55" WEST, A DISTANCE OF 1207.07 FEET TO AN IPS; NORTH 83° 10'41" WEST, A DISTANCE OF 202.20 FEET TO AN IPS; NORTH 08° 26'40" EAST, A DISTANCE OF 269.62 FEET TO AN IPS; NORTH 81° 17'48" WEST, A DISTANCE OF 109.46 FEET TO AN IPS; NORTH 12° 53'1O" EAST, A DISTANCE OF 343.15 FEET TO AN IPS; NORTH 26° 09'19" EAST, A DISTANCE OF 87.53 FEET TO AN IPS; NORTH 31° 53'45" EAST, A DISTANCE OF 66.10 FEET TO AN IPS; NORTH 28° 11 '29" EAST, A DISTANCE OF 65.22 FEET TO AN IPS; NORTH 25° 07'46" EAST, A DISTANCE OF 121.10 FEET TO AN IPS; NORTH 21° 17'51" EAST, A DISTANCE OF 177.67 FEET TO AN IPS; NORTH 19° 00'00" WEST, A DISTANCE OF 107.35 FEET TO AN IPS ON THE SOUTHERLY RIGHT OF WAY OF MURFREESBORO ROAD; THENCE, WITH SAID RIGHT OF WAY, SOUTH 83° 49'58" EAST, A DISTANCE OF 238.85 FEET TO THE POINT OF BEGINNING. CONTAINING 6.99 ACRES, MORE OR LESS, AS SURVEYED BY ARROWHEAD SURVEY, J. MARK CANTRELL, TN PLS# 1859, ON THE 3RD DAY OF MAY, 2021.

BEING A PORTION OF THE PROPERTY CONVEYED TO JOHN M. GREEN, JR. AND WIFE, LOUISE N. GREEN, BY QUITCLAIM DEED OF WALTER R. GREEN OF RECORD IN BOOK 378, PAGE 780, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE. LOUISE N. GREEN DIED APRIL 23, 2018 AND SAID PROPERTY VESTED IN JOHN M. GREEN, JR., BY OPERATION OF LAW AS THE SURVIVING TENANT BY THE ENTIRETY.

NOTE: THE FOREGOING PROPERTY DOES NOT INCLUDE ANY PORTION OF PARCEL 078E D 01000, WHICH IS OWNED BY CHARLTON GREEN HOMEOWNERS ASSOCIATION, AND IS INCLUDED ON THE SITE PLAN LABELED "24-08-22 - TOLL BROS - GREEN PROPERTY MASTER PLAN A.PDF".

ZONE X

FLOODWAY AREAS IN ZONE AE

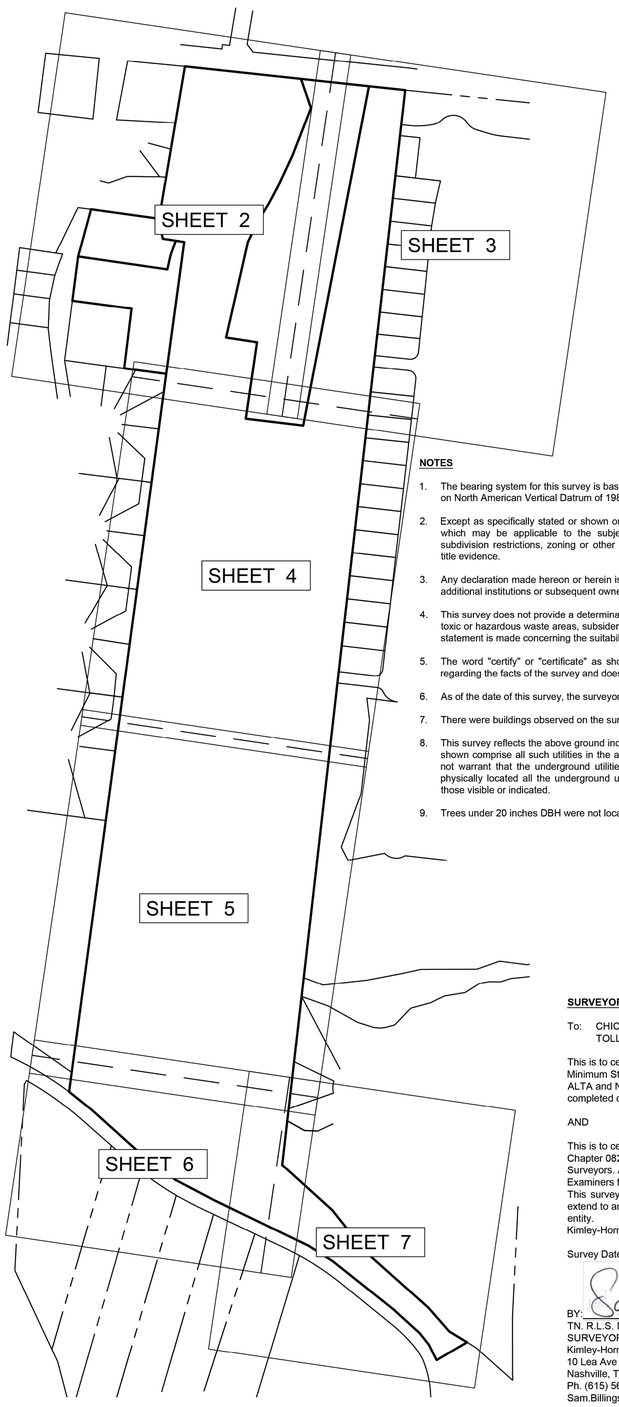
REGULATORY FLOODWAY IN ZONE AE

FLOOD STATEMENT

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 47187C0211H, for WILLIAMSON County, Tennessee and incorporated areas, dated 12/20/2024, this property is located within zones X and AE

Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"

Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"



NORTH

GRID NORTH
NAD83

GRAPHIC SCALE IN FEET
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1" = 250' @ 24X36

HORIZONTAL DATUM: NAD83 TN USFT (FIPS 4100)
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GPS
TRIMBLE R12 GNSS UNITS IN BASE / ROVER CONFIGURATION FOR LOCAL RTK CORRECTIONS.

PARCEL ACREAGE
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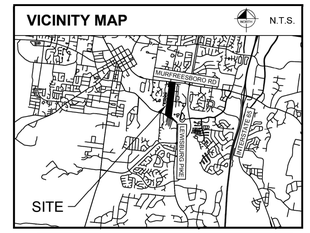

LEGEND

	BOX OR PEDESTAL	C	COMMUNICATIONS
	HANDHOLE	E	ELECTRIC OR POWER
	MANHOLE	F	FIBER OPTIC
	MARKER SIGN	G	NATURAL GAS
	METER	P	PETROLEUM OR PIPELINE
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	POLE	S	SAN. SEWER OR WASTEWATER
	STORAGE TANK	D	STORM SEWER
	VALVE (EXCEPT WATER)	T	TELEPHONE
	VAULT	TR	TRAFFIC
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9. Trees under 20 inches DBH were not located.

SURVEYOR'S CERTIFICATION

To: CHICAGO TITLE INSURANCE COMPANY;
TOLL BROS. INC., A PENNSYLVANIA CORPORATION:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 11(a), 13 and 16 of Table A thereof. The field work was completed on November 16, 2024.

AND

This is to certify that this map or plat and the survey upon which it is based were made in accordance with Chapter 0820-03, Standards of Practice as adopted by the Tennessee State Board of Examiners for Land Surveyors. As per Chapter 0820-03-05, Standards of Practice as adopted by the Tennessee State Board of Examiners for Land Surveyors, this survey meets or exceeds the standards set forth for a Category I Survey. This survey was prepared for the exclusive use of the person or entity named in the certificate and does not extend to any unnamed person or entity without an express re-certification by the surveyor naming said person or entity.
Kimley-Horn Associates

Survey Date: November 16, 2024

BY:
TN. R.L.S. NO. 2652
SURVEYOR'S PRINTED NAME: SAM BILLINGSLEY
Kimley-Horn and Associates, Inc.
10 Lea Ave Suite 400
Nashville, TN 37210
Ph. (615) 564-2701
Sam.Billingsley@kimley-horn.com

SAM BILLINGSLEY REGISTERED LANDSCAPE ARCHITECT AGRICULTURE COMMERCE TENNESSEE NO. 2652

SCHEDULE B, PART II - EXCEPTIONS:
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: NAS-TN-240405-COM DATED **10-08-2024**

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3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. **NONE OBSERVED.**
4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. **NONE OBSERVED.**
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. **NOT A SURVEY MATTER.**
6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. **NOT A SURVEY MATTER.**
7. IF IMPROVEMENTS ARE COMPLETED AFTER JANUARY 1 OF ANY YEAR, AND THE LAW, PURSUANT TO TCA 67-5-509 AND TCA 67-5-603, REQUIRES SUPPLEMENTAL ASSESSMENT FOR THE YEAR IN WHICH IMPROVEMENTS ARE COMPLETED, THE COMPANY ASSUMES NO LIABILITY FOR TAXES ASSESSED BY CORRECTION OR SUPPLEMENTAL ASSESSMENT. **NOT A SURVEY MATTER.**
8. ALL TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE, AND ANY ADDITIONAL TAXES FOR THE CURRENT YEAR OR ANY PRIOR YEARS RESULTING FROM A REASSESSMENT, AMENDMENT OR RE-BILLING OF CITY OR COUNTY TAXES SUBSEQUENT TO THE EFFECTIVE DATE. **NOT A SURVEY MATTER.**
9. THIS POLICY DOES NOT INSURE THE EXACT AMOUNT OF ACREAGE CONTAINED WITHIN THE LAND. **AREA VALUES ARE CORRECTLY SHOWN.**
10. ALL MATTERS PERTAINING TO THE PROPERTY AS SHOWN ON PLAT RECORDED IN PLAT BOOK 7, PAGE 114, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE. **AFFECTS SURVEYED PROPERTY, BUT IS NOT PLOTTABLE.**
11. ALL MATTERS PERTAINING TO THE PROPERTY AS SHOWN ON PLAT RECORDED IN PLAT BOOK 6, PAGE 47, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSE. **AFFECTS SURVEYED PROPERTY, BUT IS NOT PLOTTABLE.**
12. RIGHTS OF OTHERS ALONG WITH AN EASEMENT FOR WATER LINE TO SPRING LOCATED ON PROPERTY RECORDED IN BOOK 149, PAGE 509, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSE. **DOES NOT AFFECT SURVEYED PROPERTY AS SHOWN.**
13. UNDERGROUND ELECTRIC LINE EASEMENT RECORDED IN BOOK 293, PAGE 138, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSE. **NOT DOCUMENTS PROVIDED OR FOUND.**
14. AGREEMENT FOR DEDICATION OF EASEMENT DATED NOVEMBER 27, 2001 RECORDED IN BOOK 2437, PAGE 847, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE. **AFFECTS SURVEYED PROPERTY AS SHOWN.**

ALTA/NSPS LAND TITLE SURVEY
LANDS NOW OR FORMERLY OF
GREEN FARM
PER DB.8547-PG.160 & 163
PARCEL ID: 078 09203 00009078
806 MURFREESBORO RD
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Kimley»Horn
10 Lea Ave Suite 400
Nashville, Tennessee 37210
Tel. No. (615) 564-2701
www.kimley-horn.com

Drawn by	Checked by	Date	Project No.	Sheet No.
BDH	SCB	Apr. 1, 2025	118665008	1 OF 7

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4/1/2025 4:52 PM Copyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved.
DWG NAME: V:\NSH_SURVEY\PROJECTS\118665008 (GREEN FARM)\CAD\118665008 (GREEN FARM)_ALTA.TOPO_2024\209K(MK).DWG PLOTTED BY:HOWARD, BRETT 4/1/2025 4:53 PM LAST SAVED

NORTH

GRID NORTH
NAD83

GRAPHIC SCALE IN FEET
50 0 25 50 100
1" = 50' @ 24X36

HORIZONTAL DATUM: NAD83 TN USFT (FIPS 4100)
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GPS

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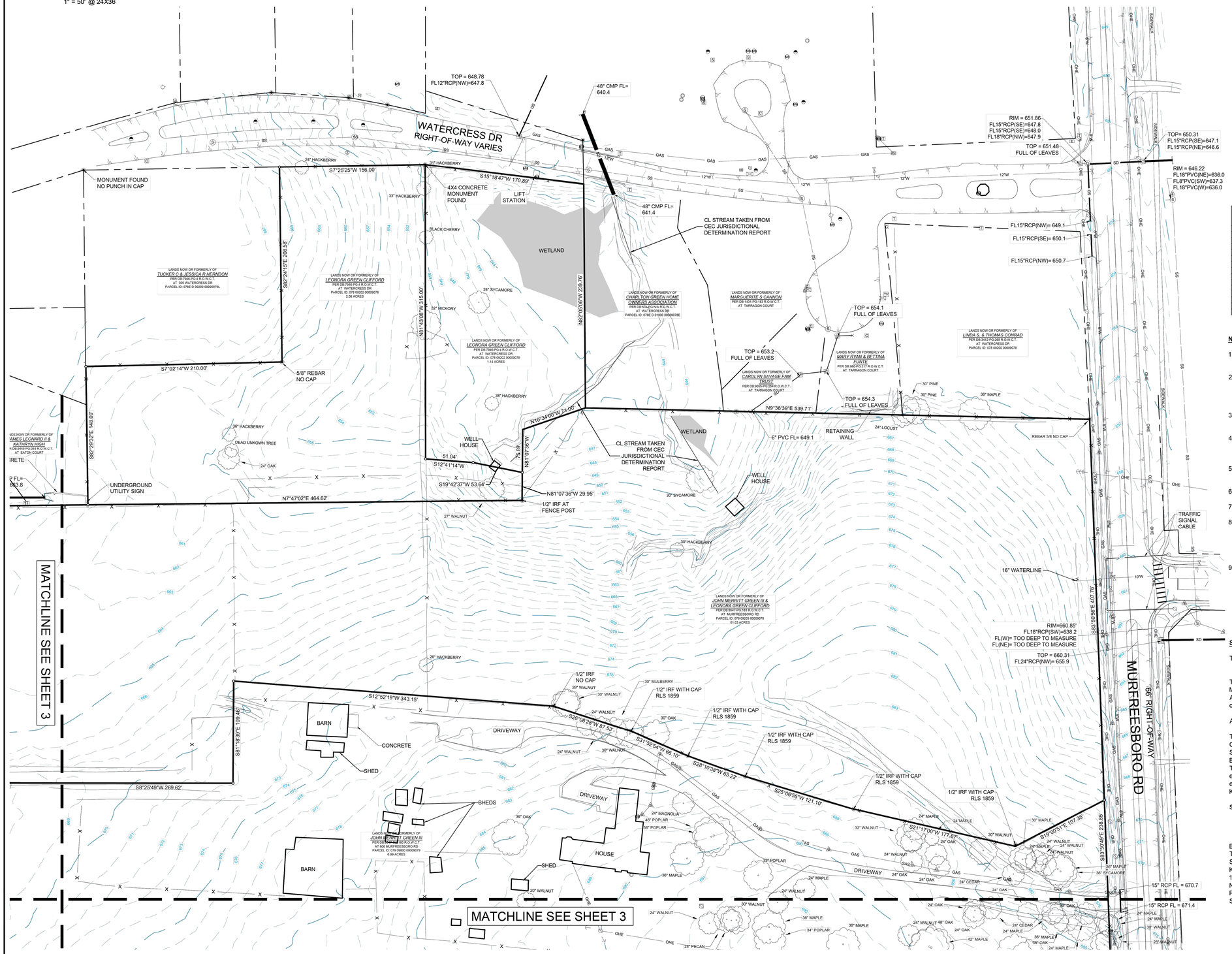

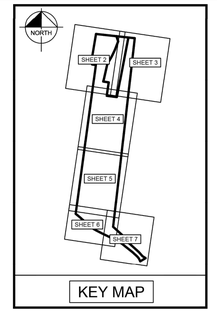

KEY MAP

PARCEL ACREAGE

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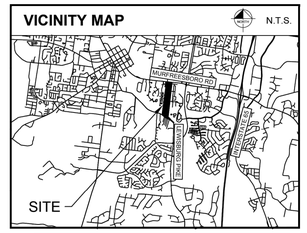
N.T.S.



LEGEND

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SAM BILLINGSLEY
REGISTERED LAND SURVEYOR
AGRICULTURE & COMMERCE
TENNESSEE NO. 2652

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Kimley-Horn Associates

Survey Date: November 16, 2024

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SURVEYOR'S PRINTED NAME: SAM BILLINGSLEY
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Ph. (615) 564-2701
Sam.Billingsley@kimley-horn.com

ALTA/NSPS LAND TITLE SURVEY
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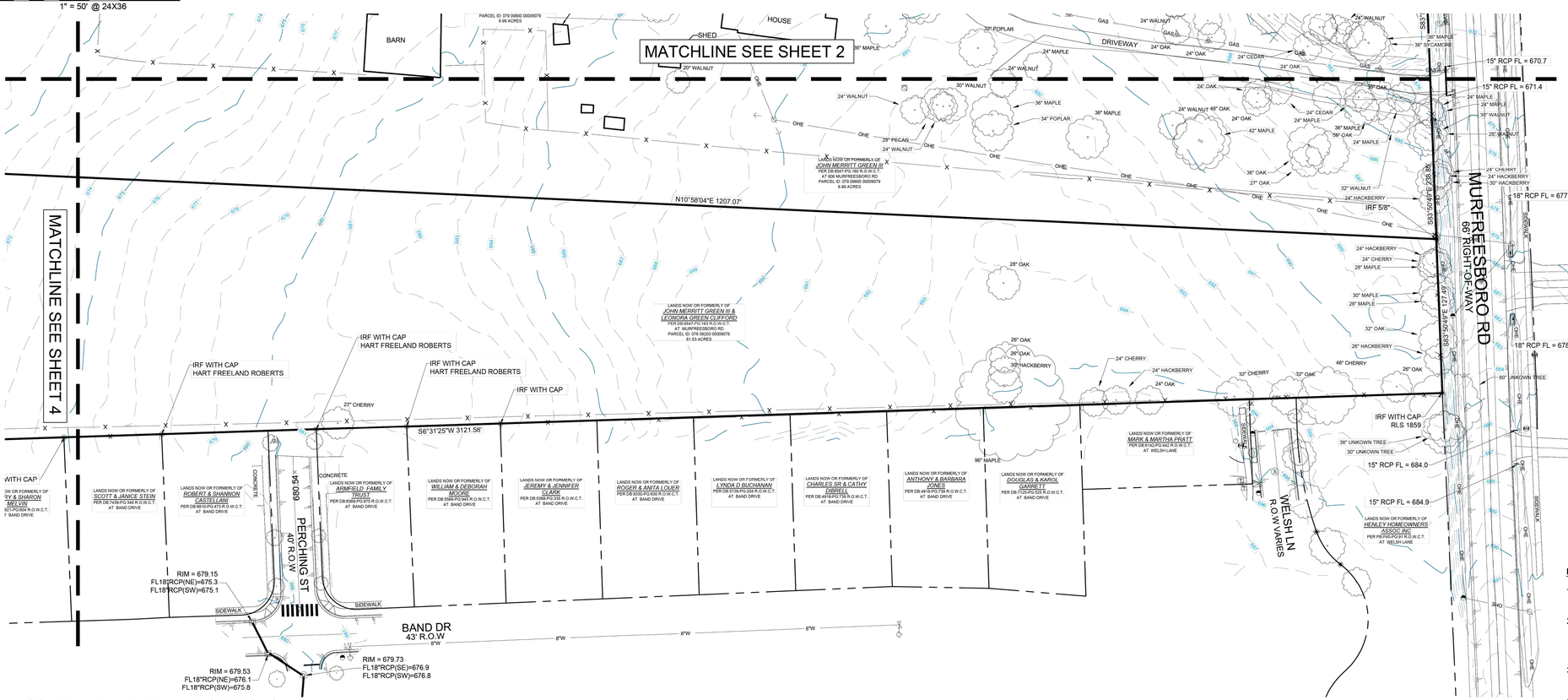

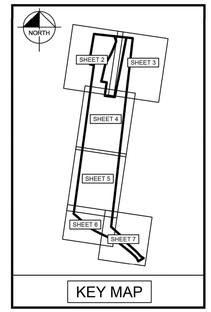

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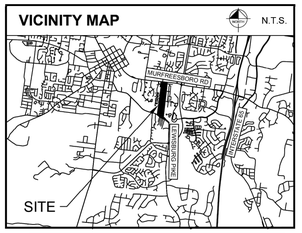

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6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. **NOT A SURVEY MATTER.**
7. IF IMPROVEMENTS ARE COMPLETED AFTER JANUARY 1 OF ANY YEAR, AND THE LAW, PURSUANT TO TCA 67-5-509 AND TCA 67-5-603, REQUIRES SUPPLEMENTAL ASSESSMENT FOR THE YEAR IN WHICH IMPROVEMENTS ARE COMPLETED, THE COMPANY ASSUMES NO LIABILITY FOR TAXES ASSESSED BY CORRECTION OR SUPPLEMENTAL ASSESSMENT. **NOT A SURVEY MATTER.**
8. ALL TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE, AND ANY ADDITIONAL TAXES FOR THE CURRENT YEAR OR ANY PRIOR YEARS RESULTING FROM A REASSESSMENT, AMENDMENT OR RE-BILLING OF CITY OR COUNTY TAXES SUBSEQUENT TO THE EFFECTIVE DATE. **NOT A SURVEY MATTER.**
9. THIS POLICY DOES NOT INSURE THE EXACT AMOUNT OF ACREAGE CONTAINED WITHIN THE LAND. **AREA VALUES ARE CORRECTLY SHOWN.**
10. ALL MATTERS PERTAINING TO THE PROPERTY AS SHOWN ON PLAT RECORDED IN PLAT BOOK 7, PAGE 114, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE. **AFFECTS SURVEYED PROPERTY, BUT IS NOT PLOTTABLE.**
11. ALL MATTERS PERTAINING TO THE PROPERTY AS SHOWN ON PLAT RECORDED IN PLAT BOOK 6, PAGE 47, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE. **AFFECTS SURVEYED PROPERTY, BUT IS NOT PLOTTABLE.**
12. RIGHTS OF OTHERS ALONG WITH AN EASEMENT FOR WATER LINE TO SPRING LOCATED ON PROPERTY RECORDED IN BOOK 149, PAGE 509, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE. **DOES NOT AFFECT SURVEYED PROPERTY AS SHOWN.**
13. UNDERGROUND ELECTRIC LINE EASEMENT RECORDED IN BOOK 293, PAGE 138, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE. **NOT DOCUMENTS PROVIDED OR FOUND.**
14. AGREEMENT FOR DEDICATION OF EASEMENT DATED NOVEMBER 27, 2001 RECORDED IN BOOK 2437, PAGE 847, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE. **AFFECTS SURVEYED PROPERTY AS SHOWN.**

SURVEYOR'S CERTIFICATION

To: CHICAGO TITLE INSURANCE COMPANY;
TOLL BROS. INC., A PENNSYLVANIA CORPORATION:

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Kimley-Horn Associates

Survey Date: November 16, 2024

BY: _____
TN. R.L.S. NO. *2652*
SURVEYOR'S PRINTED NAME: SAM BILLINGSLEY
Kimley-Horn and Associates, Inc.
10 Lea Ave Suite 400
Nashville, TN 37210
Ph. (615) 564-2701
Sam.Billingsley@kimley-horn.com

SAM BILLINGSLEY
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2652

ALTA/NSPS LAND TITLE SURVEY
LANDS NOW OR FORMERLY OF
GREEN FARM
PER DB.8547-PG.160 & 163
PARCEL ID: 078 09203 00009078
806 MURFREESBORO RD
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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10 Lea Ave Suite 400
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Drawn by	Checked by	Date	Project No.	Sheet No.
BDH	SCB	Apr. 1, 2025	118665008	3 OF 7

DWG NAME: V:\NSH_SURVEY\PROJECTS\118665008 (GREEN FARM)\ICAD\118665008 (GREEN FARM)_ALTA-TOPO_20241209(KJM).DWG PLOTTED BY:HOWARD, BRETT 4/1/2025 4:53 PM LAST SAVED: 4/1/2025 4:52 PM Copyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved.

NORTH

GRID NORTH
NAD83

GRAPHIC SCALE IN FEET

50 0 25 50 100

1" = 50' @ 24X36

HORIZONTAL DATUM: NAD83 TN USFT (FIPS 4100)
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TRIMBLE R12 GNSS UNITS IN BASE / ROVER CONFIGURATION
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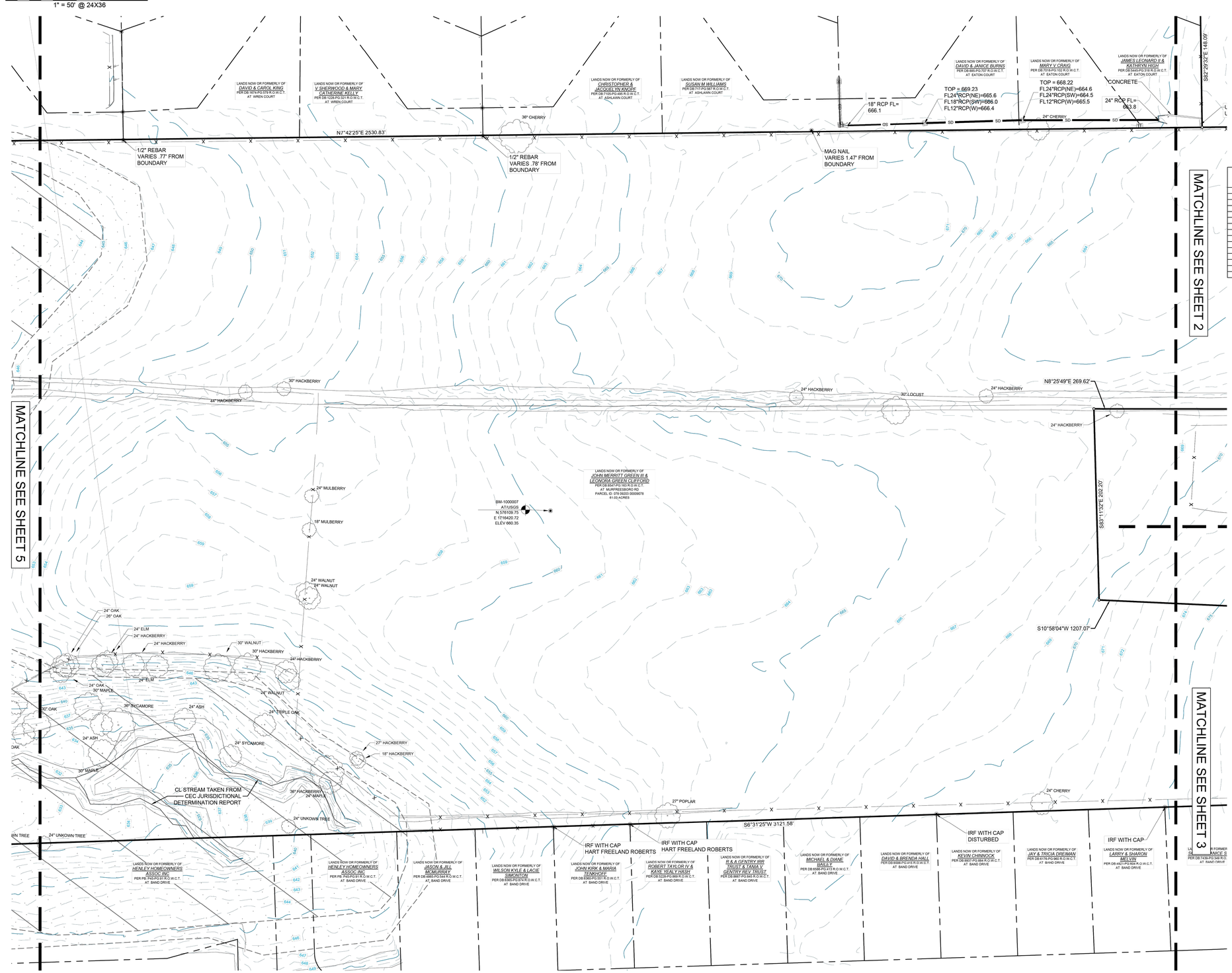

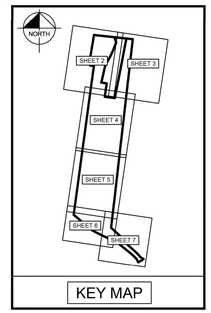

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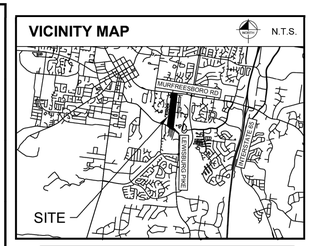

PARCEL ACREAGE

078 09203: 61.03 AC
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Kimley-Horn Associates

Survey Date: November 16, 2024

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TN. R.L.S. NO. 2652
SURVEYOR'S PRINTED NAME: SAM BILLINGSLEY
Kimley-Horn and Associates, Inc.
10 Lea Ave Suite 400
Nashville, TN 37210
Ph. (615) 564-2701
Sam.Billingsley@kimley-horn.com

SAM BILLINGSLEY REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 2652

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BDH	SCB	Apr. 1, 2025	118665008	4 OF 7

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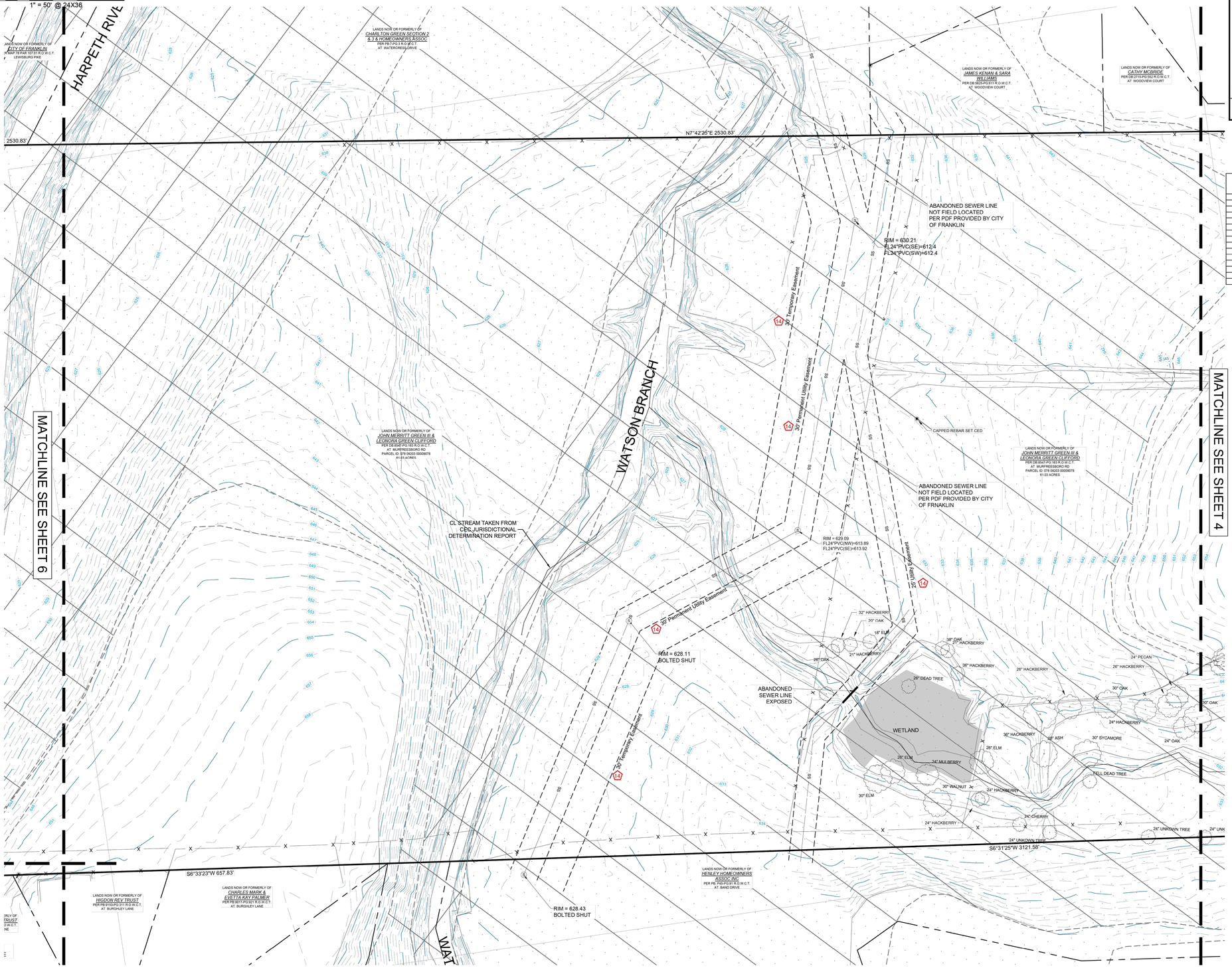

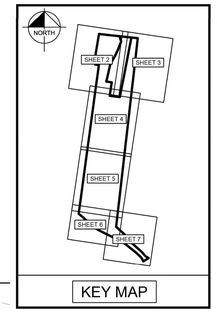

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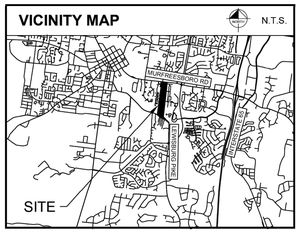

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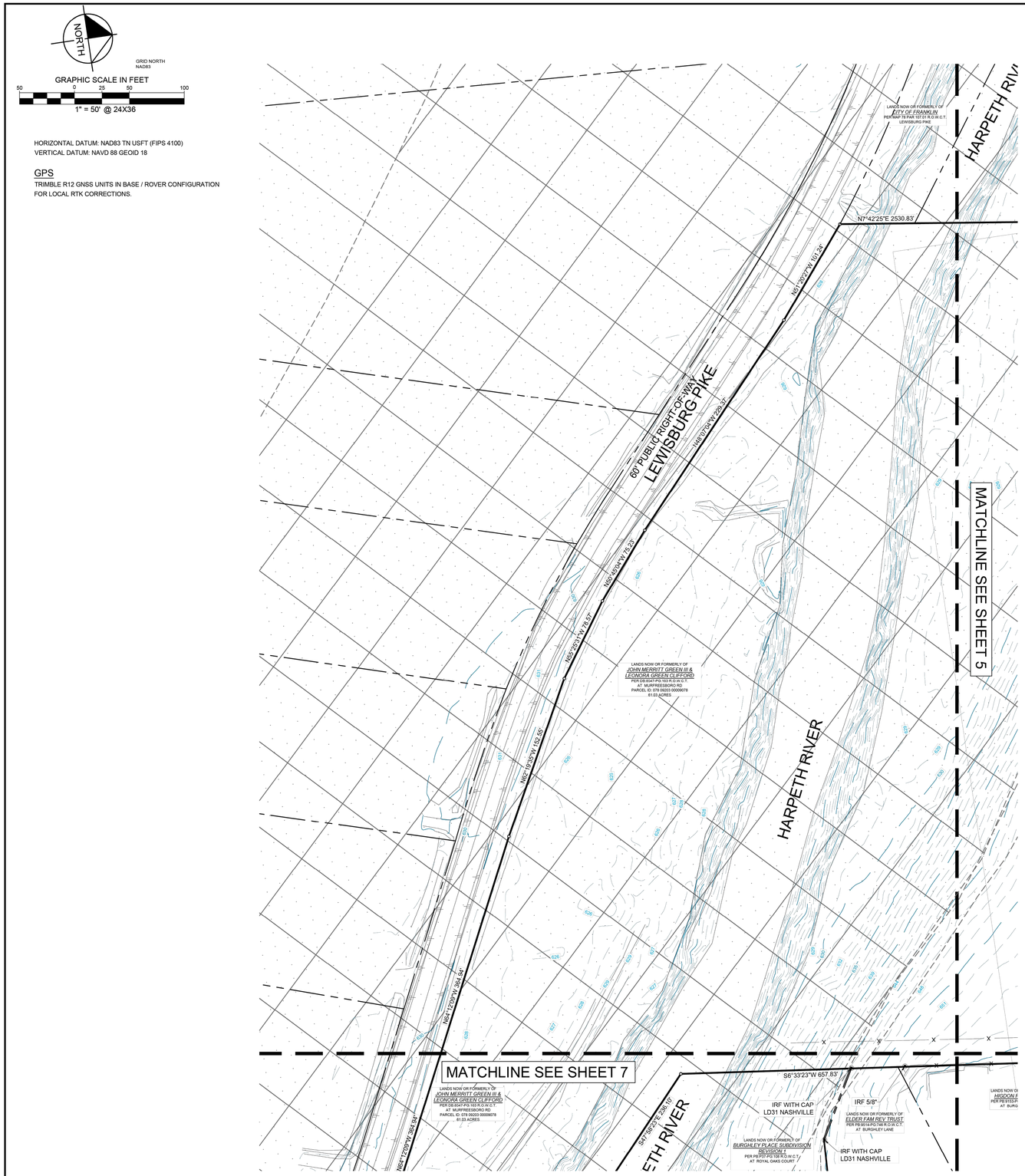

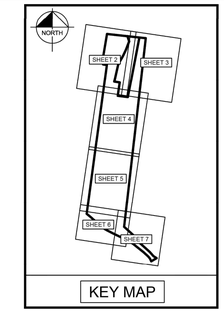

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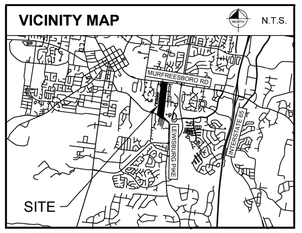

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This is to certify that this map or plat and the survey upon which it is based were made in accordance with Chapter 0820-03, Standards of Practice as adopted by the Tennessee State Board of Examiners for Land Surveyors. As per Chapter 0820-03-05, Standards of Practice as adopted by the Tennessee State Board of Examiners for Land Surveyors, this survey meets or exceeds the standards set forth for a Category I Survey. This survey was prepared for the exclusive use of the person or entity named in the certificate and does not extend to any unnamed person or entity without an express re-certification by the surveyor naming said person or entity.
Kimley-Horn Associates

Survey Date: November 16, 2024

BY:
TN. R.L.S. NO. 2652
SURVEYOR'S PRINTED NAME: SAM BILLINGSLEY
Kimley-Horn and Associates, Inc.
10 Lea Ave Suite 400
Nashville, TN 37210
Ph. (615) 564-2701
Sam.Billingsley@kimley-horn.com

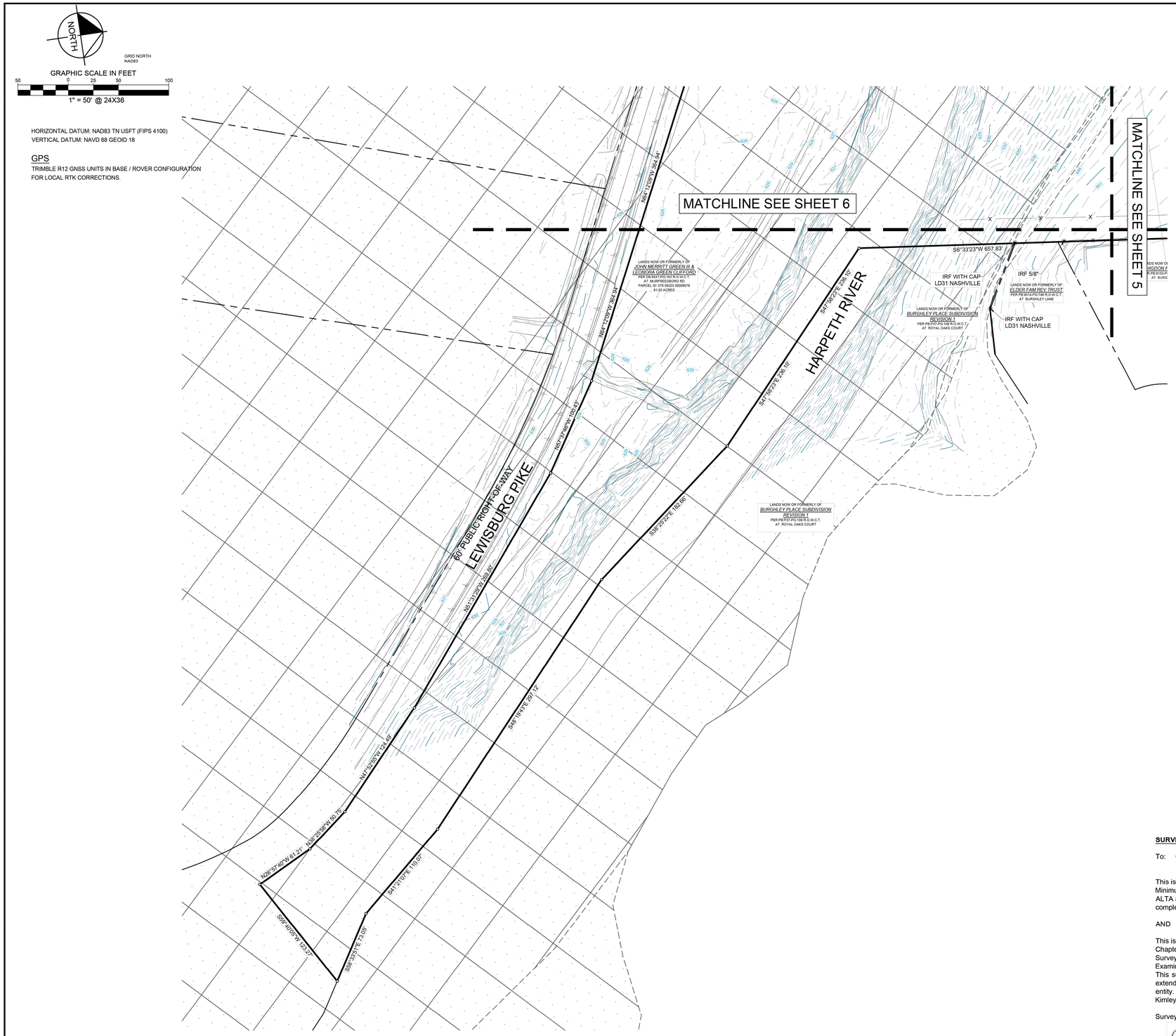
SAM BILLINGSLEY
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2652

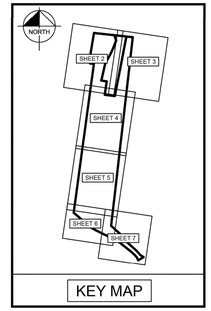
ALTA/NSPS LAND TITLE SURVEY
LANDS NOW OR FORMERLY OF
GREEN FARM
PER DB.8547-PG.160 & 163
PARCEL ID: 078 09203 00009078
806 MURFREESBORO RD
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Kimley»Horn
10 Lea Ave Suite 400
Nashville, Tennessee 37210
Tel. No. (615) 564-2701
www.kimley-horn.com

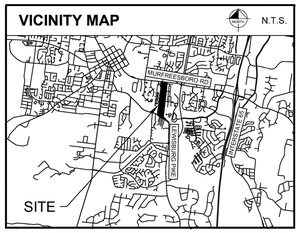
Drawn by	Checked by	Date	Project No.	Sheet No.
BDH	SCB	Apr. 1, 2025	118665008	6 OF 7

4/1/2025 4:52 PM Copyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved.
DWG NAME: V:\NSH_SURVEY\PROJECTS\118665008 (GREEN FARM)\CAD\118665008 (GREEN FARM)_ALTA-TOPO_20241209(KMV).DWG PLOTTED BY:HOWARD, BRETT 4/1/2025 4:54 PM LAST SAVED





KEY MAP



PARCEL ACREAGE
078 09203: 61.03 AC
078 09800: 6.99 AC
078 09202: 3.22 AC

LEGEND

	BOX OR PEDESTAL	C	COMMUNICATIONS
	HANDHOLE	E	ELECTRIC OR POWER
	MANHOLE	F	FIBER OPTIC
	MARKER SIGN	G	NATURAL GAS
	METER	P	PETROLEUM OR PIPELINE
	MARKER PINFLAG	R	RAILROAD
	POLE	S	SAN. SEWER OR WASTEWATER
	STORAGE TANK	D	STORM SEWER
	VALVE (EXCEPT WATER)	T	TELEPHONE
	VAULT	TR	TRAFFIC
	WELL	U	UNIDENTIFIED
TV	CABLE TV	W	WATER
	FIRE SPRINKLER CONNECTION		SANITARY SEWER CLEAN OUT
	FIRE HYDRANT		SANITARY SEWER LIFT STATION
	WATER VALVE		STORM SEWER DRAIN
	WATER WELL		MONITORING WELL
	TRAFFIC BARRIER	FU	FUEL TANK
	TRAFFIC BOLLARD		ELECTRIC SWITCH
	TRAFFIC CAMERA		ELECTRIC TRANSFORMER
TM	TRAFFIC SENSOR		RAILROAD SIGNAL
	TRAFFIC SIGNAL		RAILROAD SIGN
	PARKING METER		SIGN
	ROOF DRAIN		MARQUEE/BILLBOARD
	GOAL POST		TRASH BIN
GT	GREASE TRAP		TREE
	IRRIGATION VALVE		HANDICAPPED PARKING
	SECURITY CAMERA		FLAG POLE / MONUMENT
	MAIL BOX		BORE LOCATION
	A/C UNIT		ELEVATION BENCHMARK
	BASKET BALL GOAL	IRF	IRON ROD FOUND
	LAMP	IRFC	IRON ROD WITH CAP FOUND
	FLOOD LIGHT	MNF	MAG NAIL FOUND
	GUY ANCHOR	CMF	CONCRETE MONUMENT FOUND
	GUY ANCHOR POLE	ADF	ALUMINUM DISK FOUND
	UTILITY POLE	XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
P.O.C.	POINT OF COMMENCING	MNS	MAG NAIL SET

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
CBL	UNDERGROUND CABLE LINE
	FENCE
	BUILDING OUTLINE
	ASPHALT PAVEMENT

HORIZONTAL DATUM: NAD83 TN USFT (FIPS 4100)
VERTICAL DATUM: NAVD 88 GEOID 18

GPS
TRIMBLE R12 GNSS UNITS IN BASE / ROVER CONFIGURATION FOR LOCAL RTK CORRECTIONS.

NOTES

1. The bearing system for this survey is based on the Tennessee Coordinate System of 1983, vertical relief based on North American Vertical Datrum of 1988 GEOID18.
2. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, agreements, lease agreements and ownership title evidence.
3. Any declaration made hereon or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
4. This survey does not provide a determination or opinion concerning the location of existing wetlands, fault lines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
5. The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
6. As of the date of this survey, the surveyor has not been provided with a zoning report.
7. There were buildings observed on the surveyed property.
8. This survey reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Furthermore, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located all the underground utilities, or other buried features, but has made an attempt to locate those visible or indicated.
9. Trees under 20 inches DBH were not located.

SURVEYOR'S CERTIFICATION

To: CHICAGO TITLE INSURANCE COMPANY:
TOLL BROS. INC., A PENNSYLVANIA CORPORATION:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 11(a), 13 and 16 of Table A thereof. The field work was completed on November 16, 2024.

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Kimley-Horn Associates

Survey Date: November 16, 2024

BY: _____
TN. R.L.S. NO. 2652
SURVEYOR'S PRINTED NAME: SAM BILLINGSLEY
Kimley-Horn and Associates, Inc.
10 Lea Ave Suite 400
Nashville, TN 37210
Ph. (615) 564-2701
Sam.Billingsley@kimley-horn.com

SAM BILLINGSLEY
REGISTERED LAND SURVEYOR
AGRICULTURE
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TENNESSEE NO. 2652

ALTA/NSPS LAND TITLE SURVEY
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Drawn by	Checked by	Date	Project No.	Sheet No.
BDH	SCB	Apr. 1, 2025	118665008	7 OF 7

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DWG NAME: V:\NSH_SURVEY\PROJECTS\118665008 (GREEN FARM)\CAD\118665008 (GREEN FARM)_ALTA TOPO_20241209(KJM).DWG PLOTTED BY:HOWARD, BRETT 4/1/2025 4:54 PM LAST SAVED:

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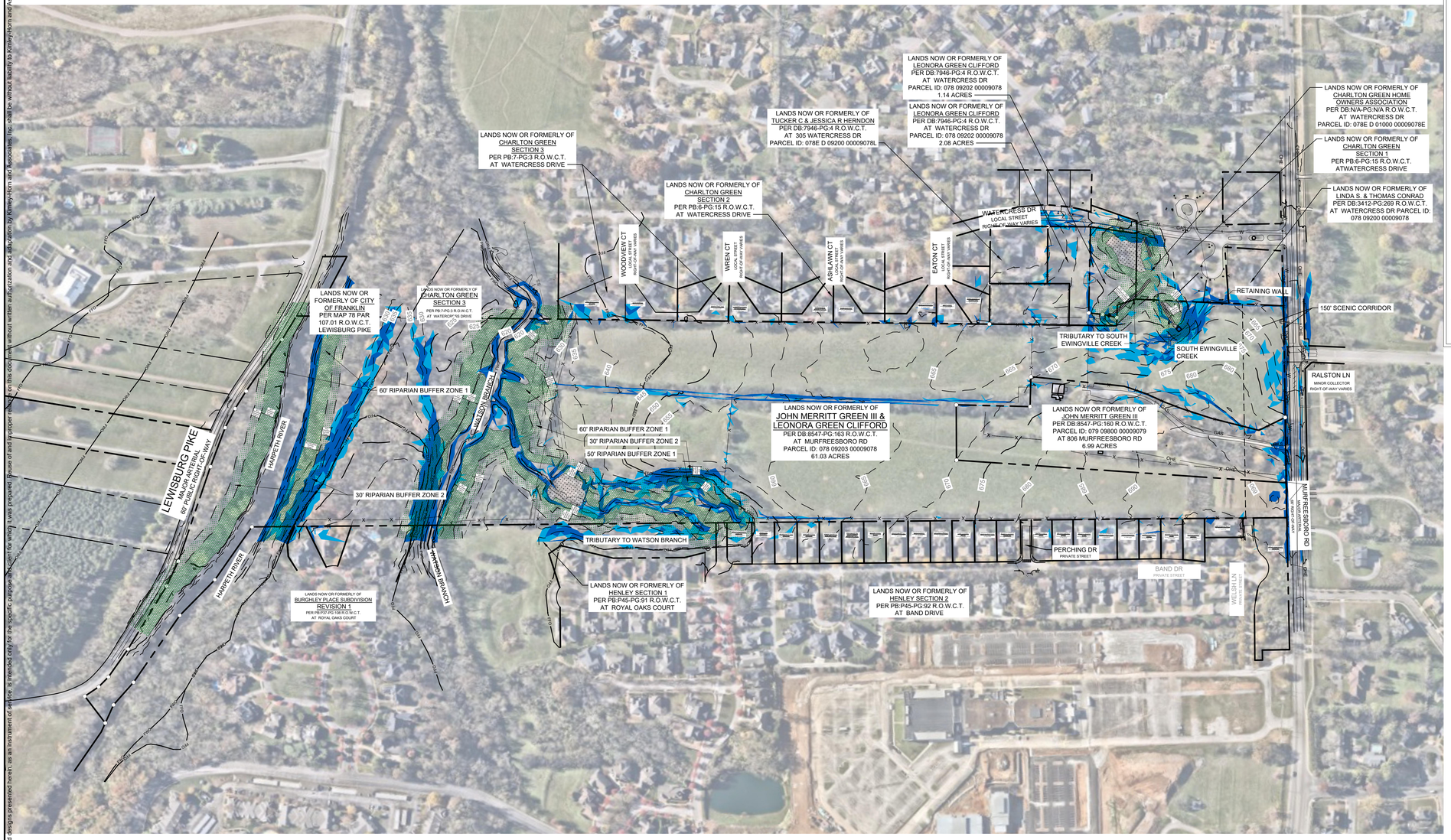

SITE DATA TABLE

PROJECT NAME:	GREEN FARM PRELIMINARY PLAT
COF PROJECT #:	#8730
MAP: PARCEL #:	# 078 # 09203
ADDRESS: CITY: COUNTY: STATE: CIVIL DISTRICT:	806 MURFREESBORO ROAD FRANKLIN WILLIAMSON TENNESSEE 9TH CIVIL DISTRICT
EXISTING ZONING: OVERLAY ZONING DISTRICTS:	R-2 RESIDENTIAL CENTRAL FRANKLIN OVERLAY SCENIC CORRIDOR OVERLAY FLOOD FRINGE OVERLAY FLOODWAY OVERLAY
TOTAL ACREAGE OF SITE: TOTAL SQUARE FOOTAGE OF SITE:	± 69.0 ACRES ± 3,006,539 SF
DEVELOPER: ADDRESS: PHONE: EMAIL: CONTACT NAME:	TOLL SOUTHEAST LP COMPANY, INC. 725 COOL SPRINGS BLVD., SUITE 220 FRANKLIN, TN 37067 571-330-2860 MBURTON@TOLLBROTHERS.COM MICHAEL BURTON
APPLICANT: ADDRESS: OWNERS: EMAIL: CONTACT NAME:	KIMLEY-HORN & ASSOCIATES 4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067 AT 615-564.2701 GRAY.HARRISON@KIMLEY-HORN.COM GRAY HARRISON, P.E.
BUILDING SETBACKS:	20' FRONT 10' SIDE 40' REAR
FRONTAGE TYPES APPLIED: DWELLING COUNT: BUILDING HEIGHT:	YARD FRONTAGE 59 SINGLE-FAMILY UNITS 2.5 STORY

NOTES:
1. 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.
2. THIS PRELIMINARY PLAT HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED PRELIMINARY PLAT UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
4. ALTA SURVEY INFORMATION WAS TAKEN FROM KIMLEY-HORN AND ASSOCIATES, INC. DATED 12/09/2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0211H, DATED DECEMBER 20, 2024.

STATEMENT OF OWNERSHIP OF MINERAL RIGHTS

MINERAL RIGHTS ASSOCIATED WITH THIS PARCEL SHALL BE HELD BY OWNER.

RIPARIAN BUFFER NOTE

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

SURVEY NOTE

BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY BY KIMLEY-HORN AND ASSOCIATES, INC., DATED DECEMBER 09, 2024. ALL INFORMATION PROVIDED HEREIN SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.

STORMWATER NARRATIVE

THE SITE'S EXISTING LAND COVER CONSISTS OF PASTURE GRASS, ALONG WITH EXISTING STRUCTURES. ACCORDING TO THE USDA NRCS SOIL SURVEY, THE PREDOMINANT SOIL TYPES INCLUDE ARMOUR SILT LOAM, STIVERSVILLE SILT LOAM, CAPTINA SILT LOAM, HUNTINGTON SILT LOAM, MAURY SILT LOAM, MELVIN SILT LOAM, AND ROCKLAND.

UNDER PRE-DEVELOPMENT CONDITIONS, STORMWATER RUNOFF FLOWS FROM THE NORTH PORTION OF THE SITE TOWARDS THE SOUTH AND INTO THE WATSON BRANCH.

LEGEND

- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- ZONE AE - FLOODWAY
- FFO — FLOOD FRINGE OVERLAY
- FWO — FLOOD WAY OVERLAY

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 100 200 400

NORTH

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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MAGNOLIA GREEN SUBDIVISION PRELIMINARY PLAT
FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURAL — No. 121919 — COMMERCE — STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	KOG
DRAWN BY:	KOG
CHECKED BY:	SAC
DATE:	

KIMLEY-HORN PROJECT NO. 118665008

OVERALL EXISTING CONDITIONS

SHEET NUMBER
C1.0

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MATCHLINE SEE SHEET C1.2

N7°02'14"E 209.91'
S7°02'14"W 210.00'
N7°02'14"E 81.09'
5' PUBLIC DRAINAGE EASEMENT PER SEC. 23-106(2)(F) OF THE STORM WATER ORDINANCE
LANDS NOW OR FORMERLY OF JAMES L. LEONARD II & KATHLEEN LEIGH PER DB:5446-PG:708 R.O.W.C.T. AT 1141 COURT
S82°29'32"E 148.09'
S82°12'58"E 151.85'
UNDERGROUND UTILITY SIGN
CONCRETE
24" RCP FL= 663.8
N7°47'02"E 290.27'
N7°47'02"E 464.82'
N7°47'02"E 174.35'
N81°43'06"W
N82°05'06"W
LANDS NOW OR FORMERLY OF LEONORA GREEN CLIFFORD PER DB:7946-PG:4 R.O.W.C.T. AT WATERCRESS DR PARCEL ID: 078 09202 00009078 1.14 ACRES
CHARLTON GREEN HOME OWNERS ASSOCIATION PER DB:N/A-PG:N/A R.O.W.C.T. AT WATERCRESS DR PARCEL ID: 078E D 01000 00009078E
30.0' RIPARIAN BUFFER ZONE 2
30.0' RIPARIAN BUFFER ZONE 1
SPRING HOUSE
S1.04'
S12°41'14"W
S19°42'37"W 53.64'
N81°07'36"W 29.95'
TOP = 653.2 FULL OF LEAVES
TOP = 654.1 FULL OF LEAVES
TOP = 654.3 FULL OF LEAVES
RETAINING WALL
LANDS NOW OR FORMERLY OF LINDA S. & THOMAS CONRAD PER DB:3413-PG:269 R.O.W.C.T. AT WATERCRESS DR PARCEL ID: 078 08200 00009078
N9°38'39"E 539.71'
6" PVC FL= 649.1
WETLAND
SOUTH ENNISVILLE CREEK
TRIBUTARY TO SOUTH ENNISVILLE CREEK
150' SCENIC CORRIDOR
TRAFFIC SIGNAL CABLE
RALSTON LN
MINOR COLLECTOR
RIGHT-OF-WAY VARIES
EXISTING 8" WATERLINE
S83°39'54"E 407.78'
APPROXIMATE LOCATION OF EXISTING 16" WATERLINE. LOCATION AND SIZE TO BE CONFIRMED VIA SURVEY PRIOR TO SITE PLAN SUBMITTAL.
S12°52'19"W 343.15'
S11°18'39"E 109.46'
S8°25'49"W 269.62'
BARN
CONCRETE
SHED
DRIVEWAY
LANDS NOW OR FORMERLY OF JOHN MERRITT GREEN III PER DB:8547-PG:160 R.O.W.C.T. PARCEL ID: 079 09800 00009079 AT 806 MURFREESBORO RD 6.99 ACRES
SHEDS
HOUSE
S26°06'28"W 67.53'
S31°32'54"W 66.10'
S26°10'38"W 65.22'
S26°06'58"W 121.10'
S21°17'00"W 177.67'
S19°05'51"E 107.35'
S83°59'04"E 238.85'
S83°59'04"E 127.49'
GAS
OHE
COF 8" CAST IRON WATER MAIN
15" RCP FL = 670.7
15" RCP FL = 671.4
MURFREESBORO RD
MAJOR ARTERIAL
RIGHT-OF-WAY VARIES
N10°58'04"E 1207.07'
LANDS NOW OR FORMERLY OF TRY & SHARON MELVIN PER DB:7436-PG:908 R.O.W.C.T. AT BAND DRIVE
LANDS NOW OR FORMERLY OF SCOTT & JANICE STEIN PER DB:7436-PG:268 R.O.W.C.T. AT BAND DRIVE
LANDS NOW OR FORMERLY OF ROBERT & SHANNON CASTELLANI PER DB:7870-PG:473 R.O.W.C.T. AT BAND DRIVE
LANDS NOW OR FORMERLY OF ARMFIELD FAMILY TRUST PER DB:9369-PG:975 R.O.W.C.T. AT BAND DRIVE
LANDS NOW OR FORMERLY OF WILLIAM & DEBORAH MOORE PER DB:9368-PG:945 R.O.W.C.T. AT BAND DRIVE
LANDS NOW OR FORMERLY OF JEREMY & JENNIFER CLARK PER DB:9369-PG:335 R.O.W.C.T. AT BAND DRIVE
LANDS NOW OR FORMERLY OF ROGER & ANITA LOUER PER DB:9369-PG:830 R.O.W.C.T. AT BAND DRIVE
LANDS NOW OR FORMERLY OF LYNDA D BUCHANAN PER DB:5738-PG:224 R.O.W.C.T. AT BAND DRIVE
LANDS NOW OR FORMERLY OF CHARLES SR & CATHY SIBRELL PER DB:4818-PG:739 R.O.W.C.T. AT BAND DRIVE
LANDS NOW OR FORMERLY OF ANTHONY & BARBARA JONES PER DB:4818-PG:739 R.O.W.C.T. AT BAND DRIVE
LANDS NOW OR FORMERLY OF DOUGLAS & KAROL GARRETT PER DB:7703-PG:2525 R.O.W.C.T. AT BAND DRIVE
LANDS NOW OR FORMERLY OF MARK & MARTHA PRATT PER DB:6162-PG:143 R.O.W.C.T. AT WELSH LANE
LANDS NOW OR FORMERLY OF HENLEY HOMEOWNERS ASSOC INC PER PB:P&S-PG:170 R.O.W.C.T. AT WELSH LANE
APPROXIMATE LOCATION OF EXISTING 8" WATERLINE. LOCATION AND SIZE TO BE CONFIRMED VIA SURVEY PRIOR TO SITE PLAN SUBMITTAL.
BAND DR
PRIVATE STREET
WELSH LN
PRIVATE STREET
LANDS NOW OR FORMERLY OF HENLEY SECTION 2 PER PB:P&S-PG:92 R.O.W.C.T. AT BAND DRIVE
RIM = 679.53
FL18"RCP(NE)=676.1
FL18"RCP(SW)=675.8

SITE DATA TABLE

PROJECT NAME:	GREEN FARM PRELIMINARY PLAT
COF PROJECT #:	#8730
MAP:	# 078
PARCEL #:	# 09203
ADDRESS:	806 MURFREESBORO ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	R-2 RESIDENTIAL
OVERLAY ZONING DISTRICTS:	CENTRAL FRANKLIN OVERLAY SCENIC CORRIDOR OVERLAY FLOOD FRINGE OVERLAY FLOODWAY OVERLAY
TOTAL ACREAGE OF SITE:	± 69.0 ACRES
TOTAL SQUARE FOOTAGE OF SITE:	± 3,006,539 SF
DEVELOPER:	TOLL SOUTHEAST LP COMPANY, INC.
ADDRESS:	725 COOL SPRINGS BLVD., SUITE 220 FRANKLIN, TN 37067
PHONE:	571-330-2860
EMAIL:	MBURTON@TOLLBROTHERS.COM
CONTACT NAME:	MICHAEL BURTON
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
OWNERS:	615-564-2701
EMAIL:	GRAY.HARRISON@KIMLEY-HORN.COM
CONTACT NAME:	GRAY HARRISON, P.E.
BUILDING SETBACKS:	20' FRONT 10' SIDE 40' REAR YARD FRONTAGE
FRONTAGE TYPES APPLIED:	59 SINGLE-FAMILY UNITS
DWELLING COUNT:	2.5 STORY
BUILDING HEIGHT:	

NOTES:
1. 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.
2. THIS PRELIMINARY PLAT HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED PRELIMINARY PLAT UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
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5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0211H, DATED DECEMBER 20, 2024.

STATEMENT OF OWNERSHIP OF MINERAL RIGHTS

MINERAL RIGHTS ASSOCIATED WITH THIS PARCEL SHALL BE HELD BY OWNER.

RIPARIAN BUFFER NOTE

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

SURVEY NOTE

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STORMWATER NARRATIVE

THE SITE'S EXISTING LAND COVER CONSISTS OF PASTURE GRASS, ALONG WITH EXISTING STRUCTURES.

UNDER PRE-DEVELOPMENT CONDITIONS, STORMWATER RUNOFF FLOWS FROM THE NORTH PORTION OF THE SITE TOWARDS THE SOUTH AND INTO THE WATSON BRANCH.

LEGEND

- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- ZONE AE - FLOODWAY
- FFO — FLOOD FRINGE OVERLAY
- FWO — FLOOD WAY OVERLAY

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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MAGNOLIA GREEN SUBDIVISION PRELIMINARY PLAT

FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE & COMMERCE — No. 127919 — STATE OF TENNESSEE — 04/03/2025

No.	DATE	REVISIONS	BY
1			
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9			
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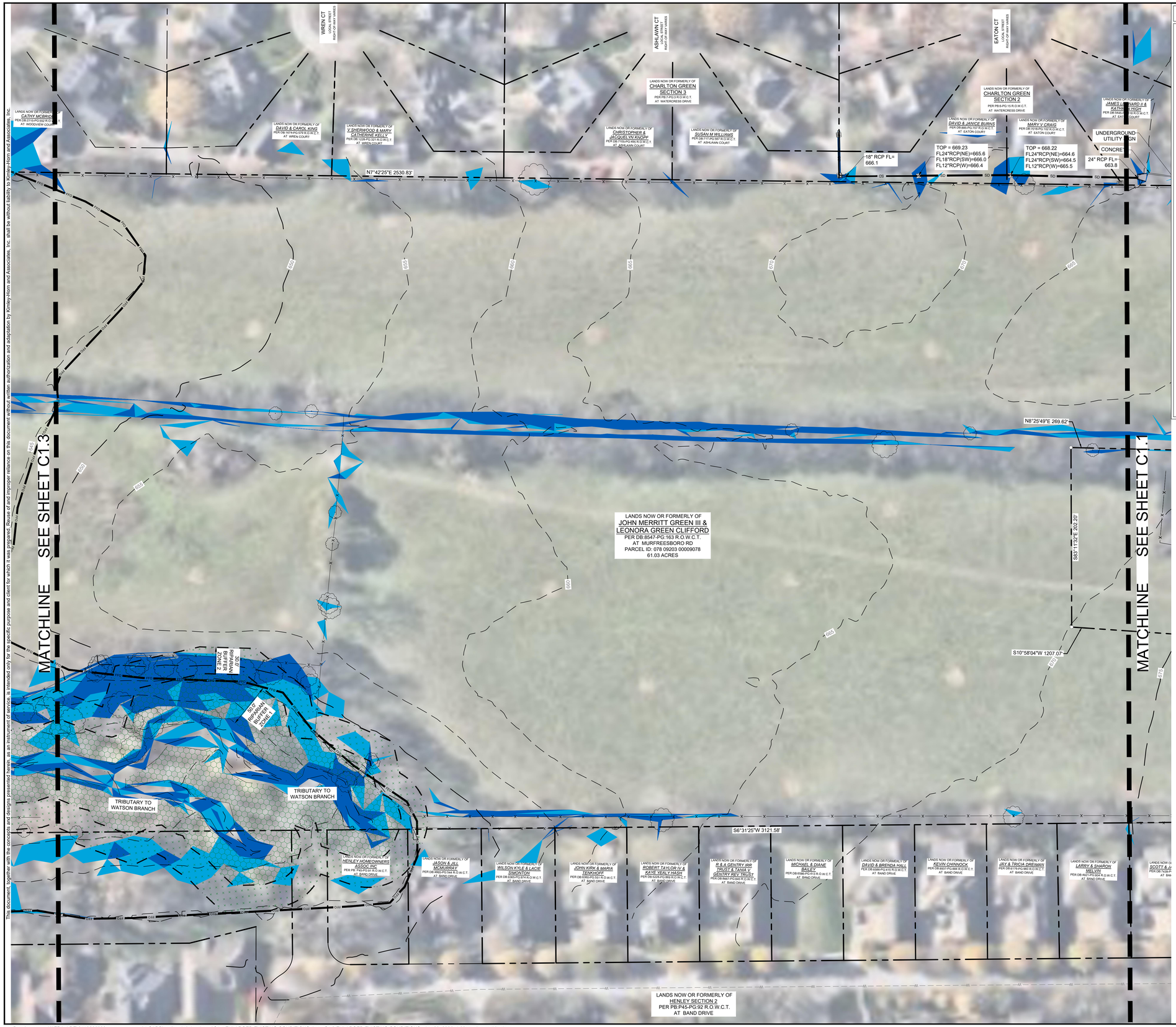
DESIGNED BY:	KOG
DRAWN BY:	SAC
CHECKED BY:	KOG
DATE:	

KIMLEY-HORN PROJECT NO. 118665008

ENLARGED EXISTING CONDITIONS

SHEET NUMBER
C1.1



SITE DATA TABLE

PROJECT NAME:	GREEN FARM PRELIMINARY PLAT
COF PROJECT #:	#8730
MAP: PARCEL #:	# 078 # 09203
ADDRESS: CITY: COUNTY: STATE: CIVIL DISTRICT:	806 MURFREESBORO ROAD FRANKLIN WILLIAMSON TENNESSEE 9TH CIVIL DISTRICT
EXISTING ZONING: OVERLAY ZONING DISTRICTS:	R-2 RESIDENTIAL CENTRAL FRANKLIN OVERLAY SCENIC CORRIDOR OVERLAY FLOOD FRINGE OVERLAY FLOODWAY OVERLAY
TOTAL ACREAGE OF SITE: TOTAL SQUARE FOOTAGE OF SITE:	± 69.0 ACRES ± 3,006,539 SF
DEVELOPER: ADDRESS: PHONE: EMAIL: CONTACT NAME:	TOLL SOUTHEAST LP COMPANY, INC. 725 COOL SPRINGS BLVD., SUITE 220 FRANKLIN, TN 37067 571-330-2860 MBURTON@TOLLBROTHERS.COM MICHAEL BURTON
APPLICANT: ADDRESS: OWNERS: EMAIL: CONTACT NAME:	KIMLEY-HORN & ASSOCIATES 4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067 615-564-2701 GRAY.HARRISON@KIMLEY-HORN.COM GRAY HARRISON, P.E.
BUILDING SETBACKS:	20' FRONT 10' SIDE 40' REAR
FRONTAGE TYPES APPLIED: DWELLING COUNT: BUILDING HEIGHT:	YARD FRONTAGE 59 SINGLE-FAMILY UNITS 2.5 STORY

NOTES:

1. 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.
2. THIS PRELIMINARY PLAT HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED PRELIMINARY PLAT UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
4. ALTA SURVEY INFORMATION WAS TAKEN FROM KIMLEY-HORN AND ASSOCIATES, INC. DATED 12/09/2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0211H, DATED DECEMBER 20, 2024.

STATEMENT OF OWNERSHIP OF MINERAL RIGHTS

MINERAL RIGHTS ASSOCIATED WITH THIS PARCEL SHALL BE HELD BY OWNER.

RIPARIAN BUFFER NOTE

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

SURVEY NOTE

BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY BY KIMLEY-HORN AND ASSOCIATES, INC., DATED DECEMBER 09, 2024. ALL INFORMATION PROVIDED HEREIN SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.

STORMWATER NARRATIVE

THE SITE'S EXISTING LAND COVER CONSISTS OF PASTURE GRASS, ALONG WITH EXISTING STRUCTURES.

UNDER PRE-DEVELOPMENT CONDITIONS, STORMWATER RUNOFF FLOWS FROM THE NORTH PORTION OF THE SITE TOWARDS THE SOUTH AND INTO THE WATSON BRANCH.

LEGEND

- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- ZONE AE - FLOODWAY
- FPO — FLOOD FRINGE OVERLAY
- FWO — FLOOD WAY OVERLAY

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com

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MAGNOLIA GREEN SUBDIVISION PRELIMINARY PLAT

FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE
OFFICIAL SEAL

No	DATE	REVISIONS	BY
1			
2			
3			
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7			
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9			
10			

DESIGNED BY:	KOG
DRAWN BY:	SAC
CHECKED BY:	KOG
DATE:	
KIMLEY-HORN PROJECT NO.	118665008

ENLARGED EXISTING CONDITIONS

SHEET NUMBER
C1.2

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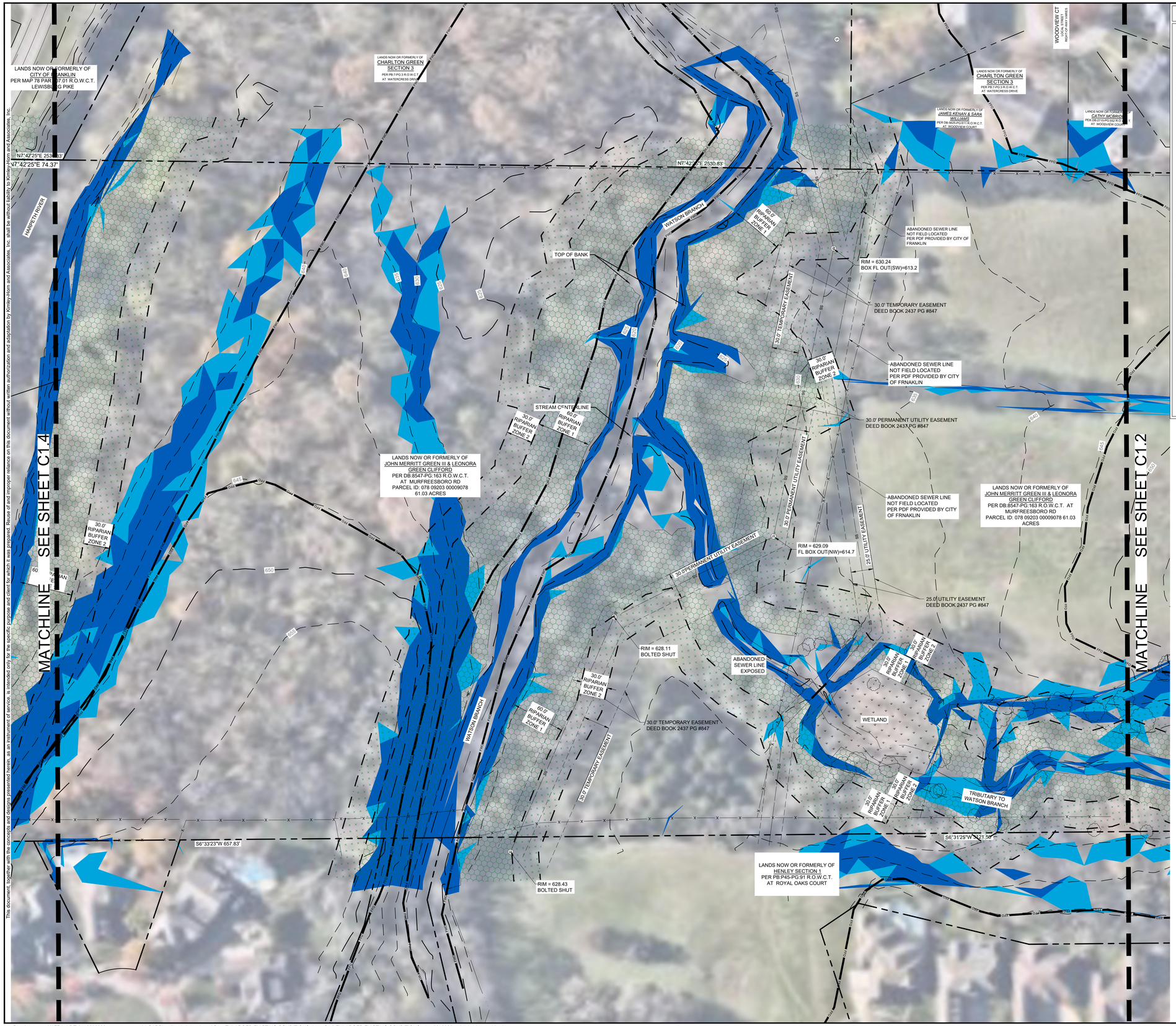

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- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

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PRELIMINARY PLAT
FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127918
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1			
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5			
6			
7			
8			
9			
10			

DESIGNED BY:	KOG
DRAWN BY:	SAC
CHECKED BY:	KOG
DATE:	

KIMLEY-HORN PROJECT NO. 118665008

ENLARGED EXISTING CONDITIONS

SHEET NUMBER
C1.3

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MATCHLINE SEE PLAN VIEW THIS SHEET

LEWISBURG PIKE
MAJOR ARTERIAL
60' PUBLIC RIGHT-OF-WAY

N51°17'47"W 109.62'
N51°17'47"W 109.62'
S38°42'52"E 49.78'
S38°42'52"E 49.78'
N51°17'47"W 209.90'
S38°19'43"E 397.12'
S41°42'17"E 110.07'
N41°42'17"W 49.75'
N51°42'52"W 174.55'
N38°25'39"W 50.75'
N28°57'40"W 61.21'
S59°40'05"W 123.27'
S41°42'17"E 49.75'
S59°40'05"E 123.27'

NORTH

LANDS NOW OR FORMERLY OF
CITY OF FRANKLIN
PER MAP 78 PART 07.01 R.O.W.C.T.
LEWISBURG PIKE

N7°42'25"E 253.03'
N7°42'25"E 74.37'
N61°20'27"W 101.24'
HARPETH RIVER
N48°10'24"W 229.37'
LEWISBURG PIKE
MAJOR ARTERIAL
60' PUBLIC RIGHT-OF-WAY
N55°25'31"W 78.57'
N52°45'04"W 75.23'
TOP OF BANK
30.0' RIPARIAN BUFFER ZONE 2
60.0' RIPARIAN BUFFER ZONE 1
LANDS NOW OR FORMERLY OF
JOHN MERRITT GREEN III &
LEONORA GREEN CLIFFORD
PER DB 8587-PG 183 R.O.W.C.T.
AT MURFREESBORO RD
PARCEL ID: 078 09203 00009078
61.03 ACRES
N2°19'35"W 162.55'
HARPETH RIVER
SEE SHEET C1.3
MATCHLINE
S6°33'23"W 65.83'
N64°12'09"W 264.94'
N11°12'09"W 66.94'
S47°58'23"E 236.10'
S8°58'23"E 236.10'
N10°37'40"W 100.45'

MATCHLINE SEE PLAN VIEW THIS SHEET

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NOTES:
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- ZONE 2 BUFFER
- ZONE AE - FLOODWAY
- FFO — FLOOD FRINGE OVERLAY
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SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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MAGNOLIA GREEN SUBDIVISION
PRELIMINARY PLAT
FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 132919
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:	KOG
DRAWN BY:	SAC
CHECKED BY:	KOG
DATE:	

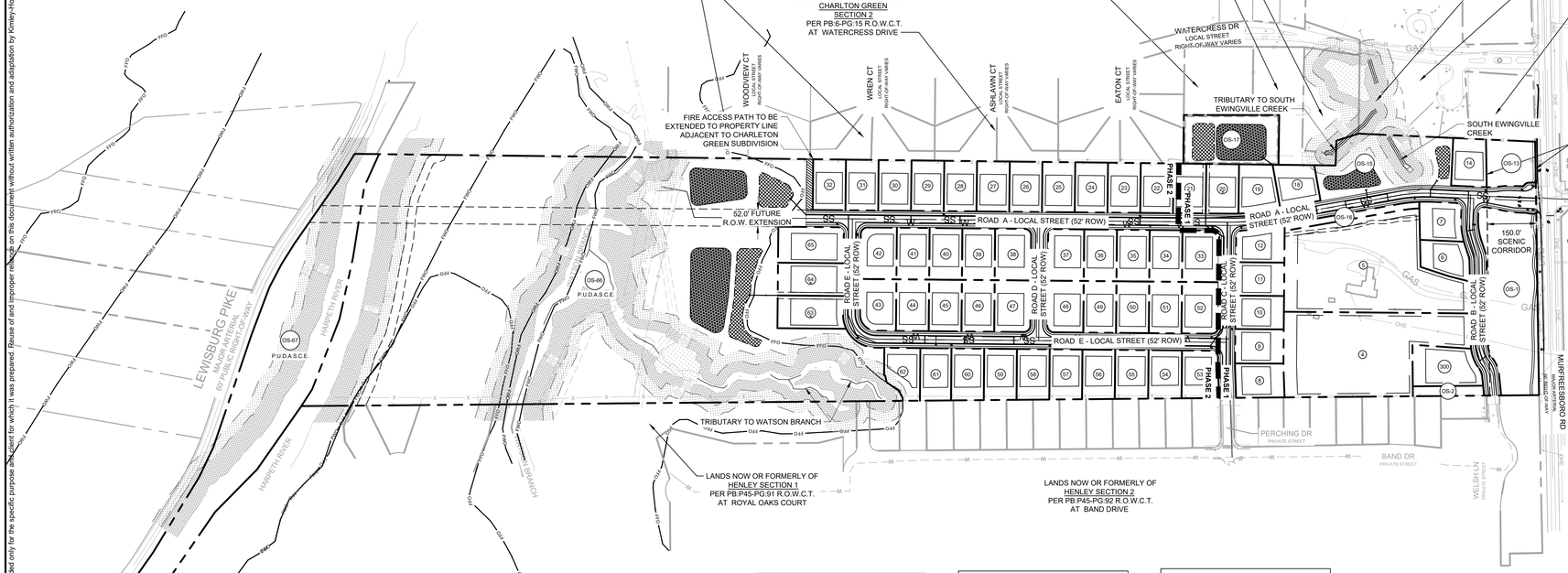
KIMLEY-HORN PROJECT NO.
118665008

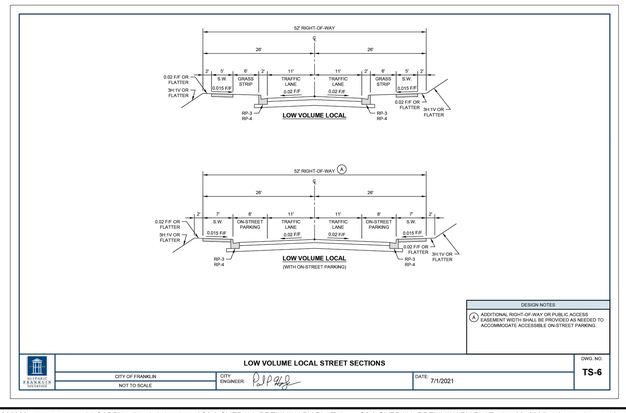
ENLARGED EXISTING CONDITIONS

SHEET NUMBER
C1.4

OPEN SPACE REQUIREMENT CHART	
MINIMUM OPEN SPACE REQUIREMENT:	15% (5% OPEN SPACE, 10% NATURAL AREA)
TOTAL SITE AREA:	71.25 AC
OPEN SPACE REQUIRED:	10.69 AC (3.56 AC OPEN SPACE, 7.13 AC NATURAL AREA)
OPEN SPACE PROVIDED:	33.92 AC (3.85 AC OPEN SPACE, 30.07 AC NATURAL AREA)

OPEN SPACE PROVIED				
KEY	TYPE	FEATURES	AREA OF OPEN SPACE	
1000	GREENWAY		105,974 SF	2.43 AC
1001	POCKET PARK	PEDESTRIAN SHELTER, SEATING, RECEPTACLES	8,339 SF	0.19 AC
1002	POCKET PARK	PEDESTRIAN SHELTER, SEATING, MAIL KIOSK, RECEPTACLES	33,101 SF	0.76 AC
1003	GREENWAY		20,583 SF	0.47 AC
TOTAL O.S. ACRES PROVIDED:			167,997 SF	3.85 AC
1004	NATURAL AREA		1,310,031 SF	30.07 AC
TOTAL NATURAL AREA ACRES PROVIDED:			1,310,031 SF	30.07 AC





FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025 TIME: 1:23 PM
STATIC PRESSURE: 83 PSI
RESIDUAL: 74 PSI
FLOW: 2962 GPM AT 20 PSI

TESTED BY ALLEN TROUTT AND BEN HOLT OF IIS ENGINEERING & UTILITIES, INC.

IMPROVEMENTS NOTE

OFFSITE IMPROVEMENTS TO BE DESIGNED AT SITE PLAN PER THE APPROVED TRAFFIC IMPACT STUDY

CRITICAL LOTS

CRITICAL LOTS ARE DESIGNATED BY AN ASTERISK "*"

ALL OPEN SPACE LOTS ARE TO BE PLACED IN PUDAE.

SITE DATA TABLE

PROJECT NAME:	GREEN FARM PRELIMINARY PLAT
COF PROJECT #:	#8730
MAP:	# 078
PARCEL #:	# 09203
ADDRESS:	806 MURFREESBORO ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	R-2 RESIDENTIAL
OVERLAY ZONING DISTRICTS:	CENTRAL FRANKLIN OVERLAY SCENIC CORRIDOR OVERLAY FLOOD FRINGE OVERLAY FLOODWAY OVERLAY
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ADDRESS:	725 COOL SPRINGS BLVD., SUITE 220 FRANKLIN, TN 37067
PHONE:	571-330-2860
EMAIL:	MBURTON@TOLLBROTHERS.COM
CONTACT NAME:	MICHAEL BURTON
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
OWNERS:	615-564-2701
EMAIL:	GRAY.HARRISON@KIMLEY-HORN.COM
CONTACT NAME:	GRAY HARRISON, P.E.
BUILDING SETBACKS:	20' FRONT 10' SIDE 40' REAR
FRONTAGE TYPES APPLIED:	YARD FRONTAGE
DWELLING COUNT:	59 SINGLE-FAMILY UNITS
BUILDING HEIGHT:	2.5 STORY

NOTES:
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NOTE

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE / UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE: HTTPS://FRANKLINTN.GEOCIVIX.COM/SECURE/
PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.

INTERSECTION NOTE

INTERSECTION OF MURFEESBORO ROAD AND RALSTON LANE TO BE IMPROVED WITH THIS DEVELOPMENT. IMPROVEMENTS SHALL INCLUDE SIGNAL POLES AND LIGHTING MEETING CITY OF FRANKLIN STANDARDS AND UPDATED PEDESTRIAN CROSSINGS MEETING PROWAG STANDARDS.

LOT AREA TABLE

Parcel #	Area (ac)	Area (SF)
OS- 1	1.97	85779.97
OS- 2	0.15	6344.80
4	2.75	119713.41
5	3.13	136136.98
6	0.35	15047.10
7	0.34	15007.56
8	0.35	15440.94
9	0.36	15496.24
10	0.35	15095.55
11	0.35	15095.55
12	0.35	15426.32
OS- 13	0.48	20879.44
14	0.35	15201.55
OS- 15	1.45	63356.49
OS- 16	0.19	8338.73
OS- 17	1.00	43588.22
18	0.35	15198.23
19	0.38	16493.99
20	0.35	15134.09
21	0.35	15187.65
22	0.35	15207.41
23	0.35	15235.01
24	0.35	15262.58

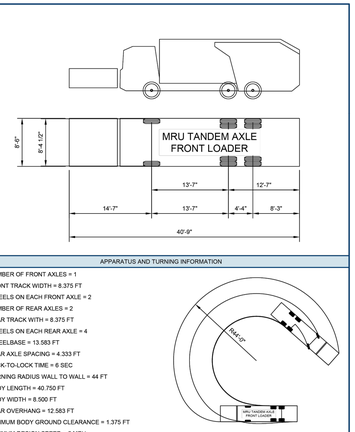
LOT AREA TABLE

Parcel #	Area (ac)	Area (SF)
25	0.35	15313.84
26	0.35	15293.82
27	0.35	15345.28
28	0.35	15372.84
29	0.35	15400.41
30	0.35	15452.25
31	0.35	15455.59
32	0.36	15483.15
33	0.40	17557.18
34	0.36	15750.00
35	0.36	15750.00
36	0.36	15750.00
37	0.40	17239.16
38	0.40	17239.16
39	0.36	15750.00
40	0.36	15750.00
41	0.36	15750.00
42	0.40	17239.16
43	0.39	16809.74
44	0.36	15750.00
45	0.36	15750.00
46	0.36	15750.00
47	0.40	17239.16

LOT AREA TABLE

Parcel #	Area (ac)	Area (SF)
48	0.40	17239.16
49	0.36	15750.00
50	0.36	15750.00
51	0.36	15750.00
52	0.40	17557.18
53	0.37	16096.71
54	0.34	15011.32
55	0.35	15197.54
56	0.35	15080.33
57	0.35	15259.32
58	0.35	15438.31
59	0.36	15617.30
60	0.36	15796.29
61	0.35	15172.27
62	0.35	15314.99
63	0.46	20144.87
64	0.46	20000.00
65	0.50	21914.16
OS-66	25.04	1090698.07
OS-67	5.58	243058.24
300	0.55	23912.75

ALL OPEN SPACE LOTS TO BE WITHIN A P.U.D.A.E. UNLESS OTHERWISE COORDINATED



GRAPHIC SCALE IN FEET
0 100 200 400

NORTH

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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MAGNOLIA GREEN SUBDIVISION PRELIMINARY PLAT
FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE MECHANICAL ENGINEERING COMMERCE — No. 127919 — STATE OF TENNESSEE — 07/31/2026

No.	DATE	BY	REVISIONS
1			
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9			
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DESIGNED BY: TLL
DRAWN BY: TLL
CHECKED BY: MMc
DATE:

KIMLEY-HORN PROJECT NO. 118665008

OVERALL PRELIMINARY PLAT

SHEET NUMBER
C2.0

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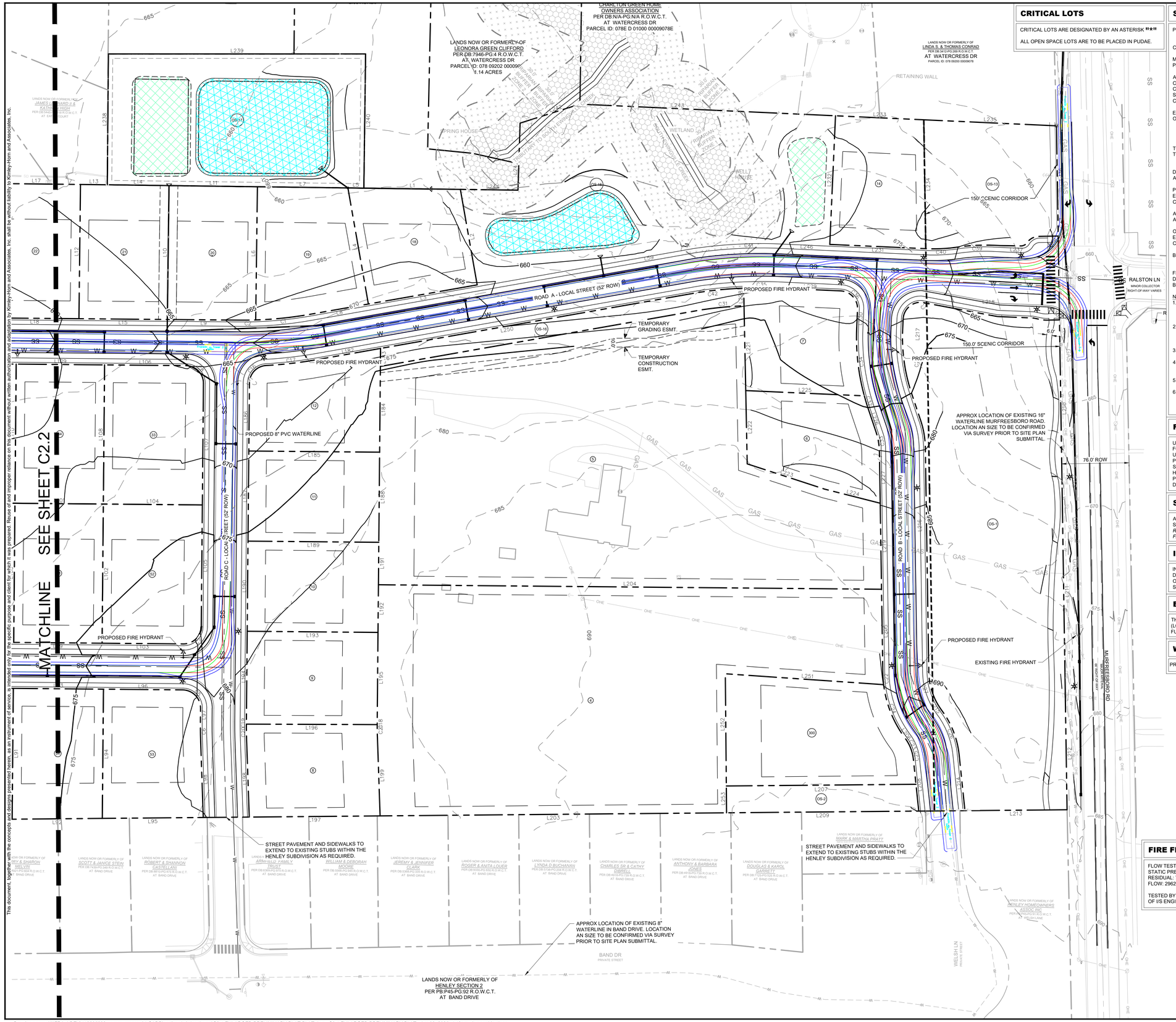


CRITICAL LOTS

CRITICAL LOTS ARE DESIGNATED BY AN ASTERISK **"*"**

ALL OPEN SPACE LOTS ARE TO BE PLACED IN PUDAE.

SITE DATA TABLE

PROJECT NAME:	GREEN FARM PRELIMINARY PLAT
COF PROJECT #:	#8730
MAP: PARCEL #:	# 078 # 09203
ADDRESS: CITY: COUNTY: STATE: CIVIL DISTRICT:	806 MURFREESBORO ROAD FRANKLIN WILLIAMSON TENNESSEE 9TH CIVIL DISTRICT
EXISTING ZONING: OVERLAY ZONING DISTRICTS:	R-2 RESIDENTIAL CENTRAL FRANKLIN OVERLAY SCENIC CORRIDOR OVERLAY FLOOD FRINGE OVERLAY FLOODWAY OVERLAY
TOTAL ACREAGE OF SITE: TOTAL SQUARE FOOTAGE OF SITE:	± 69.0 ACRES ± 3,006,539 SF
DEVELOPER: ADDRESS: PHONE: EMAIL: CONTACT NAME:	TOLL SOUTHEAST LP COMPANY, INC. 725 COOL SPRINGS BLVD., SUITE 220 FRANKLIN, TN 37067 571-330-2860 MBURTON@TOLLBROTHERS.COM MICHAEL BURTON
APPLICANT: ADDRESS: OWNERS: EMAIL: CONTACT NAME:	KIMLEY-HORN & ASSOCIATES 4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067 615-564-2701 GRAY.HARRISON@KIMLEY-HORN.COM GRAY HARRISON, P.E.
BUILDING SETBACKS:	20' FRONT 10' SIDE 40' REAR
FRONTAGE TYPES APPLIED: DWELLING COUNT: BUILDING HEIGHT:	YARD FRONTAGE 59 SINGLE-FAMILY UNITS 2.5 STORY

NOTES:

1. 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.
2. THIS PRELIMINARY PLAT HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED PRELIMINARY PLAT UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
4. ALTA SURVEY INFORMATION WAS TAKEN FROM KIMLEY-HORN AND ASSOCIATES, INC. DATED 12/09/2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0211H, DATED DECEMBER 20, 2024.

FIRE SHOP DRAWING NOTE

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE / UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE: HTTPS://FRANKLINTN.GEOCIVIX.COM/SECURE
PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.

STEET LIGHTING NOTE

ALL STREET LIGHTS TO HAVE AN LED LIGHT SOURCE.
STREET LIGHTING ALONG MURFREESBORO ROAD TO MEET REQUIREMENTS IN THE *RECOMMENDED PRACTICE FOR DESIGN AND MAINTENANCE OF ROADWAY AND PARKING FACILITY LIGHTING (ANSI / IES RP-8).*

INTERSECTION NOTE

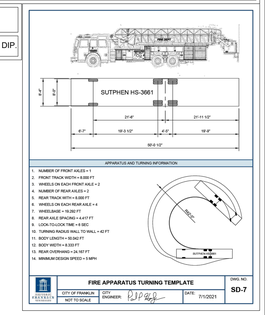
INTERSECTION OF MURFEESBORO ROAD AND RALSTON LANE TO BE IMPROVED WITH THIS DEVELOPMENT. IMPROVEMENTS SHALL INCLUDE SIGNAL POLES AND LIGHTING MEETING CITY OF FRANKLIN STANDARDS AND UPDATED PEDESTRIAN CROSSINGS MEETING PROWAG STANDARDS.

EXISTING SEWER SERVICE NOTE

THE EXISTING SEWER SERVICE SERVING THE HOME LOCATED AT 806 MURFREESBORO ROAD (LOT 60) IS TO BE REMOVED/ABANDONED WITH THE DEVELOPMENT OF THIS PROPERTY. THE FUTURE LOT 60 IS TO BE SERVED BY THE PROPOSED SEWER IN ROAD B

WATER NOTE

PROPOSED WATER LINES TO BE 8" DIP



FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025 TIME: 1:23 PM
STATIC PRESSURE: 83 PSI
RESIDUAL: 74 PSI
FLOW: 2962 GPM AT 20 PSI

TESTED BY ALLEN TROUTT AND BEN HOLT OF IJS ENGINEERING & UTILITIES, INC.

TRUCK TURN LEGEND

- FRONT TIRES
- BACK TIRES
- VEHICLE FENDER PATH
- MINIMUM DESIGN SPEED IS 5-MPH

HATCH LEGEND

WATER QUALITY	
DETENTION	

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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Main: 615.564.2701 | www.kimley-horn.com
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MAGNOLIA GREEN SUBDIVISION PRELIMINARY PLAT

FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & ENVIRONMENTAL
No. 127918
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY: TLL
DRAWN BY: TLL
CHECKED BY: MMc
DATE:
KIMLEY-HORN PROJECT NO. 118665008

ENLARGED PRELIMINARY PLAT

SHEET NUMBER
C2.1



SITE DATA TABLE

PROJECT NAME:	GREEN FARM PRELIMINARY PLAT
COF PROJECT #:	#8730
MAP: PARCEL #:	# 078 # 09203
ADDRESS: CITY: COUNTY: STATE: CIVIL DISTRICT:	806 MURFREESBORO ROAD FRANKLIN WILLIAMSON TENNESSEE 9TH CIVIL DISTRICT
EXISTING ZONING: OVERLAY ZONING DISTRICTS:	R-2 RESIDENTIAL CENTRAL FRANKLIN OVERLAY SCENIC CORRIDOR OVERLAY FLOOD FRINGE OVERLAY FLOODWAY OVERLAY
TOTAL ACREAGE OF SITE: TOTAL SQUARE FOOTAGE OF SITE:	± 69.0 ACRES ± 3,006,539 SF
DEVELOPER: ADDRESS: PHONE: EMAIL: CONTACT NAME:	TOLL SOUTHEAST LP COMPANY, INC. 725 COOL SPRINGS BLVD., SUITE 220 FRANKLIN, TN 37067 571-330-2860 MBURTON@TOLLBROTHERS.COM MICHAEL BURTON
APPLICANT: ADDRESS: OWNERS: EMAIL: CONTACT NAME:	KIMLEY-HORN & ASSOCIATES 4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067 615-564.2701 GRAY.HARRISON@KIMLEY-HORN.COM GRAY HARRISON, P.E.
BUILDING SETBACKS:	20' FRONT 10' SIDE 40' REAR
FRONTAGE TYPES APPLIED:	YARD FRONTAGE
DWELLING COUNT:	59 SINGLE-FAMILY UNITS
BUILDING HEIGHT:	2.5 STORY

NOTES:
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6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0211H, DATED DECEMBER 20, 2024.

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HTTPS://FRANKLINTN.GEOCIVIX.COM/SECURE
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STREET LIGHTING ALONG MURFREESBORO ROAD TO MEET REQUIREMENTS IN THE *RECOMMENDED PRACTICE FOR DESIGN AND MAINTENANCE OF ROADWAY AND PARKING FACILITY LIGHTING (ANSI / IES RP-8).*

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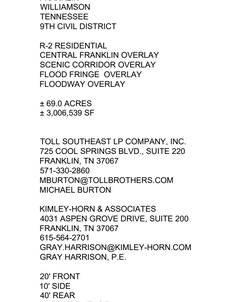
WATER NOTE

PROPOSED WATER LINES TO BE 8" DIP.



CRITICAL LOTS

CRITICAL LOTS ARE DESIGNATED BY AN ASTERISK "*"

ALL OPEN SPACE LOTS ARE TO BE PLACED IN PUDAE.

TRUCK TURN LEGEND

- FRONT TIRES
- BACK TIRES
- VEHICLE FENDER PATH
- MINIMUM DESIGN SPEED IS 5-MPH

HATCH LEGEND

WATER QUALITY	
DETENTION	

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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Main: 615.564.2701 | www.kimley-horn.com

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MAGNOLIA GREEN SUBDIVISION
PRELIMINARY PLAT
FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
ENVIRONMENT
COMMERCE
No. 137878
STATE OF TENNESSEE
07/02/2025

No.	DATE	BY
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REVISIONS

DESIGNED BY:	KOG
DRAWN BY:	KOG
CHECKED BY:	SAC
DATE:	

KIMLEY-HORN PROJECT NO.
118665008

ENLARGED PRELIMINARY PLAT

SHEET NUMBER
C2.2

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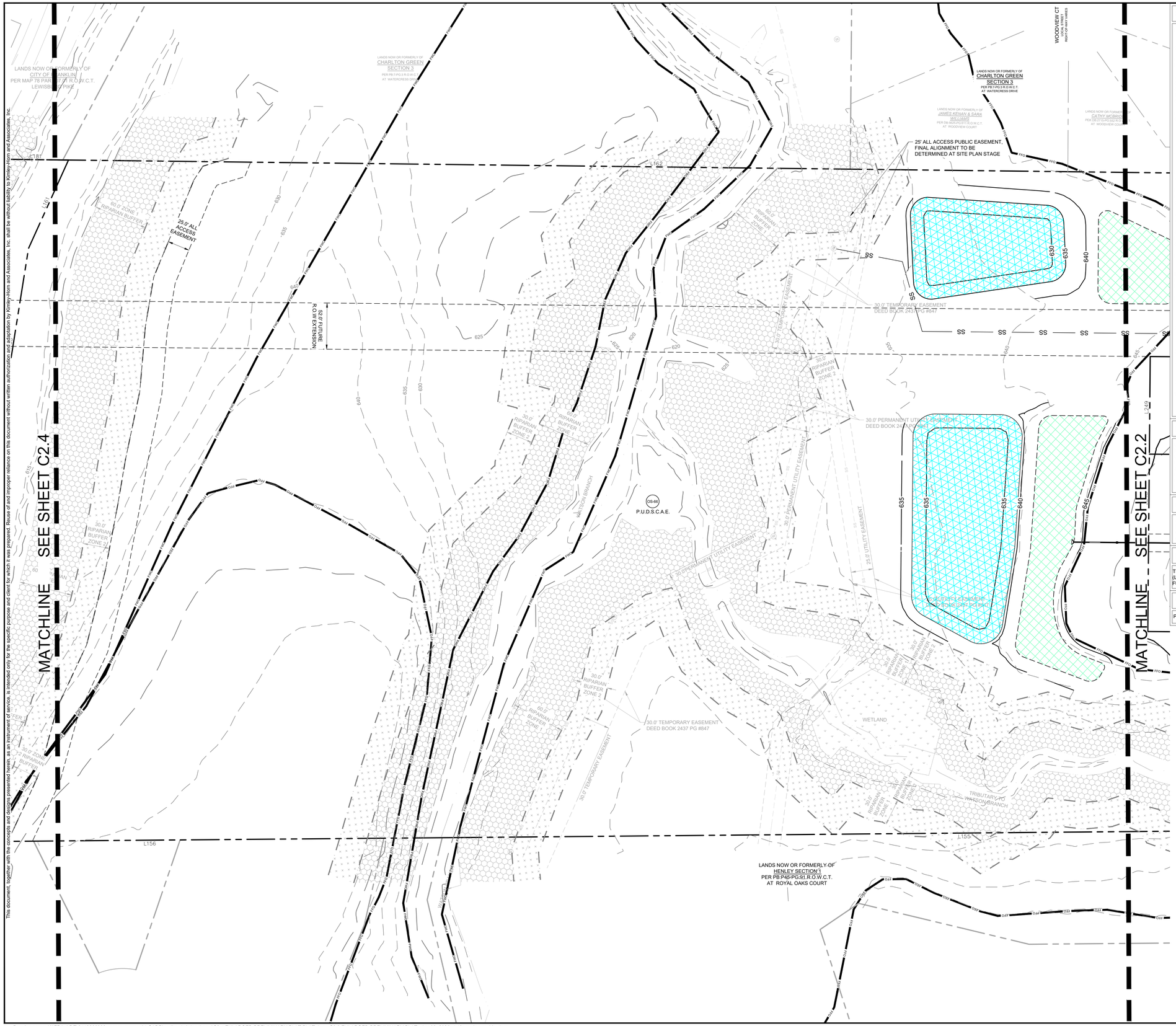

SITE DATA TABLE

PROJECT NAME:	GREEN FARM PRELIMINARY PLAT
COF PROJECT #:	#8730
MAP: PARCEL #:	# 078 # 09203
ADDRESS: CITY: COUNTY: STATE: CIVIL DISTRICT:	806 MURFREESBORO ROAD FRANKLIN WILLIAMSON TENNESSEE 9TH CIVIL DISTRICT
EXISTING ZONING: OVERLAY ZONING DISTRICTS:	R-2 RESIDENTIAL CENTRAL FRANKLIN OVERLAY SCENIC CORRIDOR OVERLAY FLOOD FRINGE OVERLAY FLOODWAY OVERLAY
TOTAL ACREAGE OF SITE: TOTAL SQUARE FOOTAGE OF SITE:	± 69.0 ACRES ± 3,006,539 SF
DEVELOPER: ADDRESS: PHONE: EMAIL: CONTACT NAME:	TOLL SOUTHEAST LP COMPANY, INC. 725 COOL SPRINGS BLVD., SUITE 220 FRANKLIN, TN 37067 571-330-2860 MBURTON@TOLLBROTHERS.COM MICHAEL BURTON
APPLICANT: ADDRESS: OWNERS: EMAIL: CONTACT NAME:	KIMLEY-HORN & ASSOCIATES 4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067 615-564-2701 GRAY.HARRISON@KIMLEY-HORN.COM GRAY HARRISON, P.E.
BUILDING SETBACKS:	20' FRONT 10' SIDE 40' REAR
FRONTAGE TYPES APPLIED: DWELLING COUNT: BUILDING HEIGHT:	YARD FRONTAGE 59 SINGLE-FAMILY UNITS 2.5 STORY

NOTES:
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WATER NOTE

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TRUCK TURN LEGEND

- FRONT TIRES
- BACK TIRES
- VEHICLE FENDER PATH
- MINIMUM DESIGN SPEED IS 5-MPH

HATCH LEGEND

WATER QUALITY	
DETENTION	

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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MAGNOLIA GREEN SUBDIVISION
PRELIMINARY PLAT
FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE & COMMERCE No. 137918 STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1			
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DESIGNED BY:	KOG
DRAWN BY:	KOG
CHECKED BY:	SAC
DATE:	

KIMLEY-HORN PROJECT NO. 118665008

ENLARGED PRELIMINARY PLAT

SHEET NUMBER
C2.3

MATCHLINE SEE PLAN VIEW THIS SHEET

LEWISBURG PIKE
MAJOR ARTERIAL
80' PUBLIC RIGHT-OF-WAY

LANDS NOW OR FORMERLY OF
CITY OF FRANKLIN
PER MAP 78 PARCEL 27.01 R.O.W.C.T.
LEWISBURG PIKE

SEE SHEET C2.3

MATCHLINE SEE PLAN VIEW THIS SHEET

HARPETH RIVER

P.U.D.S.C.A.E.

30.0' RIPARIAN BUFFER ZONE

60.0' RIPARIAN BUFFER ZONE

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

SITE DATA TABLE

PROJECT NAME:	GREEN FARM PRELIMINARY PLAT
COF PROJECT #:	#8730
MAP: PARCEL #:	# 078 # 09203
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BUILDING SETBACKS:	20' FRONT 10' SIDE 40' REAR
FRONTAGE TYPES APPLIED: DWELLING COUNT: BUILDING HEIGHT:	YARD FRONTAGE 59 SINGLE-FAMILY UNITS 2.5 STORY

NOTES:
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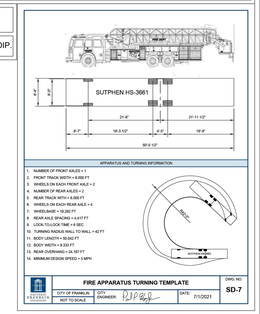
STREET LIGHTING ALONG MURFREESBORO ROAD TO MEET REQUIREMENTS IN THE *RECOMMENDED PRACTICE FOR DESIGN AND MAINTENANCE OF ROADWAY AND PARKING FACILITY LIGHTING (ANSI / IES RP-8).*

EXISTING SEWER SERVICE NOTE

THE EXISTING SEWER SERVICE SERVING THE HOME LOCATED AT 806 MURFREESBORO ROAD (LOT 60) IS TO BE REMOVED/ABANDONED WITH THE DEVELOPMENT OF THIS PROPERTY. THE FUTURE LOT 60 IS TO BE SERVED BY THE PROPOSED SEWER IN ROAD B

WATER NOTE

PROPOSED WATER LINES TO BE 8" DIP.



TRUCK TURN LEGEND

- FRONT TIRES
- BACK TIRES
- VEHICLE FENDER PATH
- MINIMUM DESIGN SPEED IS 5-MPH

HATCH LEGEND

WATER QUALITY	
DETENTION	

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com

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MAGNOLIA GREEN SUBDIVISION PRELIMINARY PLAT

FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127978
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	KOG
DRAWN BY:	KOG
CHECKED BY:	SAC
DATE:	

KIMLEY-HORN PROJECT NO.
118665008

ENLARGED PRELIMINARY PLAT

SHEET NUMBER
C2.4

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LINE TABLE		
LINE	LENGTH	BEARING
L1	109.17	N7°47'02.24"E
L2	109.73	N87°02'35.41"E
L3	125.00	S2°57'24.59"E
L4	133.44	S87°02'35.41"W
L5	18.06	N7°47'02.24"E
L6	150.79	N82°12'57.76"W
L7	102.36	N7°47'02.24"E
L8	67.45	S2°57'24.59"E
L9	82.31	S7°32'56.52"W
L10	151.57	N82°12'57.76"W
L11	100.00	N7°47'02.24"E
L12	151.94	N82°17'34.88"W
L13	30.32	N7°42'25.12"E
L14	69.85	N7°47'02.24"E
L15	99.97	S7°32'56.52"W
L16	152.21	N82°17'34.88"W
L17	100.00	N7°42'25.11"E
L18	100.00	S7°32'56.52"W
L19	152.49	N82°17'34.88"W
L20	100.00	N7°42'25.12"E
L21	100.00	S7°32'56.52"W

LINE TABLE		
LINE	LENGTH	BEARING
L22	100.00	S7°32'56.52"W
L23	152.76	N82°17'34.88"W
L24	100.00	N7°42'25.12"E
L25	153.04	N82°27'03.48"W
L26	100.37	N7°42'25.12"E
L27	99.94	S7°32'56.52"W
L28	153.31	N82°17'34.88"W
L29	99.63	N7°42'25.12"E
L30	100.06	S7°32'56.52"W
L31	100.00	S7°32'56.52"W
L32	153.59	N82°17'34.88"W
L33	100.00	N7°42'25.12"E
L34	100.00	S7°32'56.52"W
L35	153.87	N82°17'34.88"W
L36	100.00	N7°42'25.12"E
L37	100.00	S7°32'56.52"W
L38	154.14	N82°17'34.88"W
L39	100.00	N7°42'25.12"E
L40	99.94	S7°32'56.52"W
L41	154.42	N82°27'03.48"W
L42	100.37	N7°42'25.12"E

LINE TABLE		
LINE	LENGTH	BEARING
L43	100.00	S7°32'56.52"W
L44	154.69	N82°27'03.48"W
L45	100.00	N7°42'25.12"E
L46	100.00	S7°32'56.52"W
L47	154.97	N82°27'03.48"W
L48	100.00	N7°42'25.12"E
L50	84.57	N7°32'56.52"E
L51	95.43	N7°32'56.52"E
L52	90.00	S82°27'03.48"E
L53	200.00	S7°32'56.52"W
L55	100.00	S82°27'03.48"E
L56	200.00	S7°32'56.52"W
L58	100.00	S82°27'03.48"E
L59	246.77	S2°59'09.68"E
L61	56.00	S82°27'03.48"E
L62	23.12	S7°32'56.52"W
L63	186.97	S7°32'56.52"W
L64	52.71	S6°31'24.96"W
L65	8.97	N83°46'47.64"W
L66	24.64	S69°45'05.99"W
L67	44.86	S41°11'18.42"W

LINE TABLE		
LINE	LENGTH	BEARING
L68	21.25	S84°34'20.66"W
L69	110.00	N7°32'56.52"E
L70	160.56	S82°27'03.48"E
L71	95.02	S6°31'24.96"W
L72	95.00	N7°32'56.52"E
L73	158.86	S82°27'03.48"E
L74	100.02	S6°31'24.96"W
L75	100.00	N7°32'56.52"E
L76	157.07	S82°27'03.48"E
L77	100.02	S6°31'24.96"W
L78	100.00	N7°32'56.52"E
L79	155.28	S82°27'03.48"E
L80	153.49	S82°27'03.48"E
L81	100.02	S6°31'24.96"W
L82	100.00	N7°32'56.52"E
L83	100.02	S6°31'24.96"W
L84	100.00	N7°32'56.52"E
L85	151.70	S82°27'03.48"E
L86	100.02	S6°31'24.96"W
L87	100.00	N7°32'56.52"E
L88	149.91	S82°27'03.48"E

LINE TABLE		
LINE	LENGTH	BEARING
L89	102.02	S6°31'24.96"W
L90	102.00	N7°32'56.52"E
L91	148.08	S82°27'03.48"E
L92	102.02	S6°31'24.96"W
L93	102.00	N7°32'56.52"E
L94	146.26	S82°27'03.48"E
L95	114.22	S6°31'24.96"W
L96	89.51	N7°32'56.52"E
L97	15.05	S82°27'03.48"E
L98	86.16	S84°54'42.76"E
L99	100.00	S7°32'56.52"W
L100	157.50	N82°27'03.48"W
L101	100.00	N7°32'56.52"E
L102	157.50	S82°27'03.48"E
L103	92.02	S7°32'56.52"W
L104	112.02	N7°32'56.52"E
L105	137.50	S82°27'03.48"E
L106	92.02	N7°32'56.52"E
L107	137.50	S82°27'03.48"E
L108	157.50	N82°27'03.48"W
L109	100.00	N7°32'56.52"E

LINE TABLE		
LINE	LENGTH	BEARING
L110	157.50	N82°27'03.48"W
L111	100.00	N7°32'56.52"E
L112	100.00	S7°32'56.52"W
L113	157.50	N82°27'03.48"W
L114	100.00	N7°32'56.52"E
L115	100.00	S7°32'56.52"W
L116	157.50	N82°27'03.48"W
L117	90.00	N7°32'56.52"E
L118	110.00	S7°32'56.52"W
L119	137.50	N82°27'03.48"W
L120	137.50	N82°27'03.48"W
L121	157.50	S82°27'03.48"E
L122	90.00	S7°32'56.52"W
L123	100.00	S7°32'56.52"W
L124	157.50	S82°27'03.48"E
L125	100.00	S7°32'56.52"W
L126	90.00	S7°32'56.52"W
L127	157.50	N82°27'03.48"W
L128	110.00	N7°32'56.52"E
L129	137.50	S82°27'03.48"E
L130	100.00	S7°32'56.52"W

LINE TABLE		
LINE	LENGTH	BEARING
L131	157.50	N82°27'03.48"W
L132	100.00	N7°32'56.52"E
L133	100.00	S7°32'56.52"W
L134	157.50	N82°27'03.48"W
L135	100.00	N7°32'56.52"E
L136	100.00	S7°32'56.52"W
L137	157.50	N82°27'03.48"W
L138	100.00	N7°32'56.52"E
L139	108.50	N82°27'03.48"W
L140	110.00	N7°32'56.52"E
L141	61.00	S7°32'56.52"W
L142	90.00	N7°32'56.52"E
L143	157.50	S82°27'03.48"E
L144	137.50	N82°27'03.48"W
L145	100.00	N7°32'56.52"E
L146	157.50	S82°27'03.48"E
L147	100.00	N7°32'56.52"E
L148	157.50	S82°27'03.48"E
L149	100.00	N7°32'56.52"E
L150	157.50	S82°27'03.48"E
L151	137.50	S82°27'03.48"E

LINE TABLE		
LINE	LENGTH	BEARING
L152	90.00	N7°32'56.52"E
L153	52.00	S82°27'03.48"E
L154	26.00	N7°32'56.52"E
L155	1178.26	S6°31'24.96"W
L156	657.83	S6°33'22.96"W
L157	61.27	N50°15'35.70"W
L158	229.42	N61°41'53.90"W
L159	192.47	N70°33'37.43"W
L160	219.30	N73°55'12.80"W
L161	109.34	N58°37'14.56"W
L162	1325.77	N7°42'25.12"E
L163	20.00	S7°32'56.52"W
L164	236.10	S47°58'23.04"E
L165	182.66	S38°25'22.04"E
L166	297.12	S48°19'43.04"E
L167	110.07	S41°21'07.04"E
L168	73.05	S58°33'51.44"E
L169	123.27	S59°40'04.96"W
L170	61.21	N26°57'40.04"W
L171	50.75	N38°25'58.04"W
L172	124.49	N47°52'55.04"W

LINE TABLE		
LINE	LENGTH	BEARING
L173	269.80	N51°31'29.04"W
L174	100.43	N57°37'46.04"W
L175	364.94	N64°12'09.04"W
L176	152.55	N62°19'35.04"W
L177	78.57	N55°25'31.04"W
L178	75.23	N50°45'04.04"W
L179	229.37	N48°07'04.04"W
L180	101.24	N51°20'27.04"W
L181	74.37	N7°42'25.12"E
L182	73.66	N2°57'24.59"W
L183	20.34	S82°27'03.48"E
L184	97.08	S82°27'03.48"E
L185	148.00	S7°32'56.52"W
L186	76.99	N82°27'03.48"W
L187	102.00	N82°27'03.48"W
L188	102.00	S82°27'03.48"E
L189	148.00	S7°32'56.52"W
L190	102.00	N82°27'03.48"W
L191	48.05	S82°27'03.48"E
L192	53.95	S82°27'03.48"E
L193	148.00	S7°32'56.52"W

LINE TABLE		
LINE	LENGTH	BEARING
L194	102.54	N82°27'03.48"W
L195	102.45	S82°27'03.48"E
L196	148.00	S7°14'18.98"W
L197	148.05	S6°31'24.96"W
L198	87.46	N84°54'42.76"W
L199	91.35	S84°54'42.76"E
L203	391.99	S6°31'24.96"W
L204	569.20	N7°32'56.52"E
L205	94.77	S83°50'47.58"E
L206	8.14	N61°43'16.89"E
L207	214.65	S6°31'23.09"W
L208	29.50	S88°52'44.29"E
L209	217.43	S6°31'24.96"W
L210	175.74	S83°50'56.09"E
L211	238.85	S83°50'42.67"E
L212	127.49	S83°50'49.04"E
L213	115.55	S6°31'24.96"W
L214	63.60	N88°52'44.29"W
L215	18.17	S61°43'16.89"W
L216	339.01	N84°06'40.98"W
L217	32.54	N80°25'12.15"W

LINE TABLE		
LINE	LENGTH	BEARING
L218	109.72	N9°34'47.85"E
L219	97.35	S83°50'47.58"E
L220	369.67	N2°57'24.59"W
L221	96.01	S84°06'40.98"E
L222	82.95	S84°06'40.98"E
L223	92.11	N25°06'54.96"E
L224	64.91	N21°16'59.96"E
L225	134.27	N9°34'47.85"E
L226	28.36	N78°28'30.63"E
L227	58.31	S83°50'47.58"E
L228	20.00	N84°06'40.98"W
L229	69.37	N9°34'47.85"E
L230	20.84	S80°25'12.15"E
L231	108.72	S9°34'47.85"W
L232	145.72	N80°25'12.15"W
L233	100.00	N9°38'38.96"E
L234	145.87	S83°50'50.79"E
L235	150.28	N9°38'38.96"E
L236	109.82	S83°50'56.09"E
L237	37.20	S9°34'47.85"W
L238	148.09	N82°29'32.32"W

LINE TABLE		
LINE	LENGTH	BEARING
L239	291.00	N7°02'13.80"E
L240	150.30	S82°12'57.88"E
L241	75.89	N81°07'36.04"W
L242	71.00	N10°34'00.04"W
L243	289.43	N9°38'38.96"E
L244	65.18	N7°47'02.24"E
L246	46.47	S9°30'20.20"W
L247	100.00	N82°27'03.48"W
L248	100.00	N82°27'03.48"W
L249	110.00	N82°27'03.48"W
L250	366.23	S2°57'24.59"E
L251	179.52	N10°58'03.96"E
L252	128.00	N83°28'36.91"W
L253	29.37	N83°28'36.91"W
L254	83.70	N82°27'03.48"W

CURVE TABLE		
CURVE	RADIUS	LENGTH
C1	431.50'	61.42'
C2	431.50'	17.70'
C3	20.00'	31.42'
C4	101.00'	45.53'
C5	20.50'	32.20'
C6	526.00'	22.59'
C7	20.00'	31.42'
C8	20.00'	31.42'
C9	20.00'	31.42'
C10	20.00'	31.42'
C11	20.00'	31.42'
C12	49.00'	76.97'
C13	20.00'	31.42'
C14	20.00'	31.42'
C15	101.00'	113.12'
C16	20.00'	30.16'
C17	476.00'	57.29'
C18	324.00'	1.86'
C19	474.00'	2.57'
C20	474.00'	17.79'
C21	324.00'	12.06'

CURVE TABLE		
CURVE	RADIUS	LENGTH
C22	126.61'	13.24'
C23	49.02'	24.83'
C24	126.61'	58.95'
C25	49.02'	24.83'
C26	101.00'	51.83'
C27	49.00'	29.22'
C28	474.00'	30.54'
C29	20.00'	31.42'
C30	27.00'	40.80'
C31	454.00'	47.58'
C32	251.00'	14.56'
C33	74.00'	22.83'
C34	251.00'	77.90'
C35	474.00'	40.43'
C36	20.00'	31.42'
C37	30.19'	0.00'
C38	27.00'	44.03'
C39	215.00'	37.80'
C40	185.00'	32.52'
C41	525.99'	109.78'
C42	473.99'	50.39'

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MAGNOLIA GREEN SUBDIVISION PRELIMINARY PLAT

FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 127919
STATE OF TENNESSEE
04/03/2025

No.	REVISIONS	DATE	BY
1			
2			
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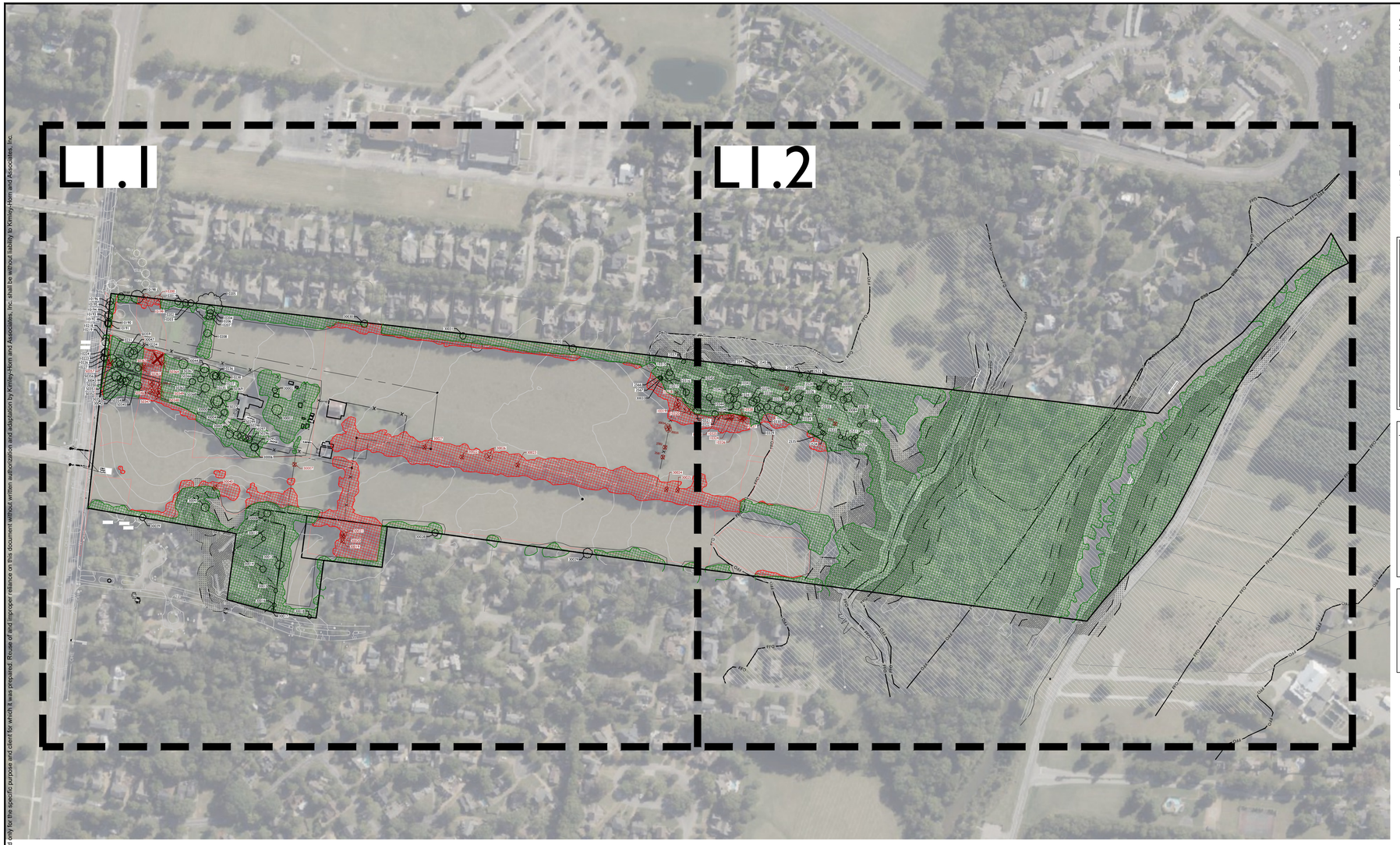
7			
8			
9			
10			

DESIGNED BY:	KOG
DRAWN BY:	KOG
CHECKED BY:	SAC
DATE:	
KIMLEY-HORN PROJECT NO. 118665008	

TABULAR DATA

SHEET NUMBER
C2.5

Drawing name: K:\FRA_LDEV\118665008 - green property\4-CADD\prelim plat\plansheets\C2.5 TABULAR DATA.dwg C2.5 TABULAR DATA Apr 03, 2025 4:02pm by: sophia.close



SITE DATA CHART

SITE INFORMATION:

PROJECT NAME:	GREEN FARM SUBDIVISION
PROJECT NUMBER:	8730
ADDRESS:	600 & 806 MURFREESBORO ROAD FRANKLIN, WILLIAMSON COUNTY, TN
PARCEL(S):	079 09800 00009079 078 09203 00009078 078 09202 00009078
ACREAGE / SF OF SITE:	71.25 AC (3,103,585 SF)
BASE ZONING:	RESIDENTAL 2 (R-2)
ZONING OVERLAY:	SCENIC CORRIDO OVERLAY (SCO) CENTRAL FRANKLIN OVERLAY (CFO) FLOODWAY OVERLAY (FWO) FLOOD FRINGE OVERLAY (FFO)

KEY

- PRESERVED TREE CANOPY
- REMOVED TREE CANOPY
- 30' ZONE 1 RIPARIAN BUFFER
- 30' ZONE 2 RIPARIAN BUFFER
- SPECIMEN TREES PRESERVED
- SPECIMEN TREES REMOVED
- TREE PROTECTION FENCE
- WETLAND

TREE CANOPY RETENTION

BASED ON AERIAL PHOTOGRAPHY OF THE PROPERTY'S EXISTING TREE CANOPY

OVERALL SITE AREA = 71.25 AC (3,103,585 SF)

TREE AREA:	EXISTING TREE CANOPY	PRESERVED TREE CANOPY
	1,567,976 SF (36 AC)	1,317,352 SF (30.24 AC)

TREE CANOPY DATA:

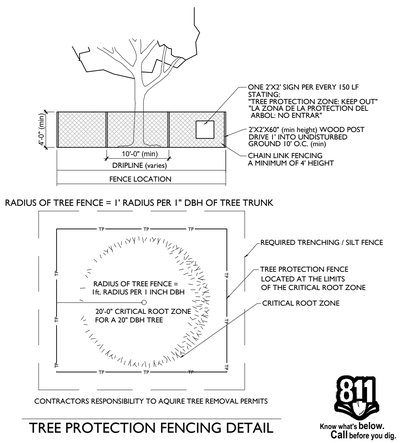
TOTAL EXISTING TREE CANOPY:	1,567,976 SF; 36 AC (51% OF SITE)
REQUIRED CANOPY PRESERVATION:	45% (705,589 SF; 16.2 AC)
PROVIDED CANOPY PRESERVATION:	84% (1,317,352 SF; 30.24 AC)

SPECIMEN TREES

Total Inches On-Site	4530
Total Healthy Inches Removed On-Site	820
Total Inches to be Replaced	**1640**

Specimen Tree Data Chart

Tree Number	Size (In.)	Species	Removed (Y/N)
2522		FELL DEAD TREE	Y
2523	24	CHERRY	N
2524	24	HACKBERRY	N
2525	24	HACKBERRY	N
2527		UNKNOWN	N
2528	26	OAK	N
2529	32	HACKBERRY	N
2530	20	OAK	N
2531	18	ELM	N
2532	21	HACKBERRY	N
2533	26	DEAD TREE	Y
2534	38	OAK	N
2535	21	HACKBERRY	N
2536	36	HACKBERRY	N
2538	24	UNKNOWN	N
2545	24	UNKNOWN	N
2547	24	UNKNOWN	N
2557	24	UNKNOWN	N
2566	18	HACKBERRY	N
2567		UNKNOWN	N
2581	24	MULBERRY	Y
2582	18	MULBERRY	Y
10190	28	MAPLE	N
10191	24	CHERRY	N
10192	24	HACKBERRY	N
10193	30	MAPLE	N
10194	28	MAPLE	N
10195	32	OAK	N
10196	26	HACKBERRY	N
10197	26	OAK	N
10198	48	CHERRY	N
10199	32	OAK	N
10200	32	CHERRY	N
10201	24	OAK	N
10202	24	HACKBERRY	N
10203	24	CHERRY	N
10204	30	HACKBERRY	N
10205	96	MAPLE	N
10206	26	OAK	N
10207	26	OAK	N
10208	28	OAK	N
10209	28	UNKNOWN	OFF-SITE
10210	30	UNKNOWN	OFF-SITE
10211	30	UNKNOWN	OFF-SITE
10212	24	UNKNOWN	OFF-SITE
10213	36	UNKNOWN	OFF-SITE
10214	30	UNKNOWN	OFF-SITE
10215	60	UNKNOWN	OFF-SITE
10218	24	HACKBERRY	N
10219	30	HACKBERRY	N
10221	24	HACKBERRY	OFF-SITE
10222	24	CHERRY	OFF-SITE
10223	30	WALNUT	N
10224	28	WALNUT	N
10226	24	MAPLE	N
10227	24	MAPLE	N
10231	32	WALNUT	N
10232	36	OAK	N
10233	30	OAK	N
10234	36	OAK	N
10235	30	WALNUT	N
10236	24	WALNUT	N
10237	28	PECAN	N
10238	24	WALNUT	N
10315	24	MAPLE	N
10316	36	HACKBERRY	N
10317	24	TRIPLE OAK	N
10318	24	WALNUT	Y
10319	24	HACKBERRY	Y
10320	30	HACKBERRY	Y
10321	30	WALNUT	N
10322	24	ELM	N
10323	24	HACKBERRY	Y
10324	24	ELM	Y
10325	26	HACKBERRY	Y
10326	26	OAK	Y
10327	24	OAK	Y
10328	24	OAK	Y
10329	24	PECAN	N
10330	26	HACKBERRY	N
10331	24	HACKBERRY	N
10332	30	OAK	N
10333	26	HACKBERRY	N
10334	36	HACKBERRY	N
10335	26	ELM	N
10336	28	ASH	N
10337	30	SYCAMORE	N
10338	24	OAK	N
10339	30	OAK	N
10340	30	MAPLE	N
10341	24	ASH	N
10342	30	MAPLE	N
10343	36	SYCAMORE	N
10344	24	ASH	N
10345	24	SYCAMORE	N
30000	46	POPLAR	N
30002	20	WALNUT	N
30003	39	OAK	N
30004	24	MAGNOLIA	N
30005	30	OAK	N
30006	29	WALNUT	N
30007	26	HACKBERRY	Y
30008	27	WALNUT	N
30012	38	HACKBERRY	N
30013	32	HICKORY	N
30014	24	SYCAMORE	N
30015	0	BLACK CHERRY	N
30016	33	HACKBERRY	N
30017	31	HACKBERRY	N
30018	24	HACKBERRY	N
30019	36	HACKBERRY - DEAD	Y
30020	30	UNKNOWN - DEAD	Y
30021	24	OAK - DEAD	Y
30022	24	HACKBERRY	N
30023	24	HACKBERRY	Y
30024	30	HACKBERRY	Y
30025	44	HACKBERRY	Y
30026	30	LOCUST	Y
30027	24	HACKBERRY	Y
30028	24	CHERRY	N
30029	36	CHERRY	N
30030	27	CHERRY	N
30031	24	CHERRY	N
30032	27	POPLAR	N
30033	27	HACKBERRY	N
30034	24	WALNUT	Y
30035	24	WALNUT	Y
30036	36	MAPLE	OFF-SITE
30037	30	PINE	OFF-SITE
30038	30	PINE	OFF-SITE
30039	24	LOCUST	N
30040	30	HACKBERRY	Y
30041	30	SYCAMORE	N
30042	24	MAPLE	N
30043	36	SYCAMORE	N
30044	34	POPLAR	N
30045	36	MAPLE	N
30046	24	MAPLE	Y
30047	27	OAK	N
30083	30	ELM	N
30084	26	ELM	N
30085	24	MULBERRY	N
30086	30	WALNUT	N
50295	30	WALNUT	N
50296	24	WALNUT	N
50297	24	WALNUT	N
50298	30	MULBERRY	N
50299	30	WALNUT	N
50342	24	OAK	Y
50343	24	OAK	Y
50344	24	OAK	Y
50345	30	WALNUT	N
50346	24	MAPLE	Y
50347	24	MAPLE	Y
50348	32	WALNUT	Y
50349	24	WALNUT	N
50350	36	MAPLE	N
50351	24	WALNUT	N
50352	25	WALNUT	N
50353	26	WALNUT	N
50354	30	MAPLE	N
50355	24	CEDAR	N
50356	24	MAPLE	Y
50357	24	MAPLE	N
50358	24	OAK	N
50359	36	MAPLE	N
50360	24	CEDAR	N
50361	24	OAK	Y
50362	24	OAK	Y
50363	42	MAPLE	Y
50364	24	WALNUT	Y
50365	24	MAPLE	N
50366	24	WALNUT	N
50367	36	MAPLE	N
50368	32	POPLAR	N
50369	36	MAPLE	N
50370	36	POPLAR	N



TREE PROTECTION FENCING DETAIL

811 Know what's below. Call before you dig.

TREE PROTECTION NOTES:

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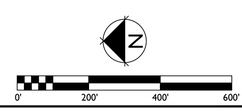

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GAMBLE DESIGN COLLABORATIVE

MAGNOLIA GREEN SUBDIVISION
PRELIMINARY PLAT
FRANKLIN, TENNESSEE

JEFFREY A. ROSS REGISTERED LANDSCAPE ARCHITECT TENNESSEE 329 MARCH 25

No	DATE	BY
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REVISIONS

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE:
KIMLEY-HORN PROJECT NO. 118665008

OVERALL TREE PRESERVATION PLAN

SHEET NUMBER
L1.0

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Drawing name: Z:\!GDC\!development\Toll Brothers - Green Property\04 Preliminary Plat\CAD\Toll Brothers - Green Farm PDP Sheets.dwg L1.0 Apr 03, 2025 3:16pm by: nbevis



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SITE DATA CHART

SITE INFORMATION:

PROJECT NAME:	GREEN FARM SUBDIVISION
PROJECT NUMBER:	8730
ADDRESS:	600 & 806 MURFREESBORO ROAD FRANKLIN, WILLIAMSON COUNTY, TN
PARCEL(S):	079 09800 00009079 078 09203 00009078 078 09202 00009078
ACREAGE / SF OF SITE:	71.25 AC (3,103,585 SF)
BASE ZONING:	RESIDENTAL 2 (R-2)
ZONING OVERLAY:	SCENIC CORRIDO OVERLAY (SCO) CENTRAL FRANKLIN OVERLAY (CFO) FLOODWAY OVERLAY (FWO) FLOOD FRINGE OVERLAY (FFO)

KEY

- PRESERVED TREE CANOPY
- REMOVED TREE CANOPY
- 30' ZONE 1 RIPARIAN BUFFER
- 30' ZONE 2 RIPARIAN BUFFER
- SPECIMEN TREES PRESERVED
- SPECIMEN TREES REMOVED
- TREE PROTECTION FENCE
- WETLAND

TREE CANOPY RETENTION

BASED ON AERIAL PHOTOGRAPHY OF THE PROPERTY'S EXISTING TREE CANOPY

OVERALL SITE AREA = 71.25 AC (3,103,585 SF)

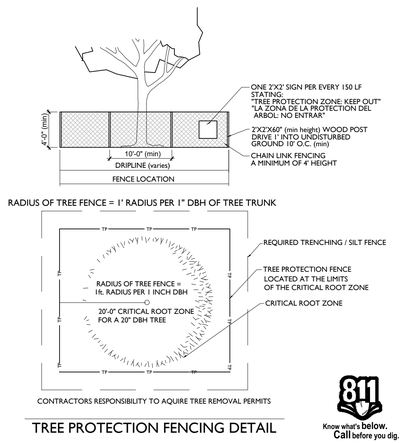
TREE AREA:	EXISTING TREE CANOPY	PRESERVED TREE CANOPY
	1,567,976 SF (36 AC)	1,317,352 SF (30.24 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	1,567,976 SF; 36 AC (51% OF SITE)
REQUIRED CANOPY PRESERVATION:	45% (705,589 SF; 16.2 AC)
PROVIDED CANOPY PRESERVATION:	84% (1,317,352 SF; 30.24 AC)

SPECIMEN TREES

Total Inches On-Site	4530
Total Healthy Inches Removed On-Site	820
Total Inches to be Replaced	**1640**



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0' 100' 200' 300'

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GAMBLE DESIGN COLLABORATIVE

MAGNOLIA GREEN SUBDIVISION PRELIMINARY PLAT

FRANKLIN, TENNESSEE

JEFFREY A. ROSEN REGISTERED LANDSCAPE ARCHITECT

No.	REVISIONS	DATE	BY
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DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE:
KIMLEY-HORN PROJECT NO. 118665008

TREE PRESERVATION ENLARGEMENT PLAN

SHEET NUMBER
L1.1

Drawing name: Z:\!GDC!\development\Toll Brothers - Green Property\04 Preliminary Plat\CAD\Toll Brothers - Green Farm PDP Sheets.dwg L1.1 Apr 03, 2025 3:16pm by: nbevis

MATCHLINE L1.1
MATCHLINE L1.2



SITE DATA CHART

SITE INFORMATION:

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PROJECT NUMBER:	8730
ADDRESS:	600 & 806 MURFREESBORO ROAD FRANKLIN, WILLIAMSON COUNTY, TN
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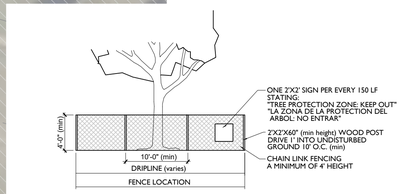
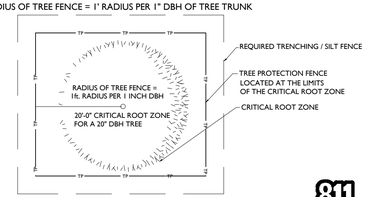


RADIUS OF TREE FENCE = 1' RADIUS PER 1" DBH OF TREE TRUNK



CONTRACTORS RESPONSIBILITY TO AQUIRE TREE REMOVAL PERMITS

TREE PROTECTION FENCING DETAIL

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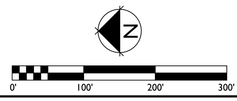

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GAMBLE DESIGN COLLABORATIVE

MAGNOLIA GREEN SUBDIVISION PRELIMINARY PLAT

FRANKLIN, TENNESSEE

JEFFREY A. ROSS REGISTERED LANDSCAPE ARCHITECT 328625

No.	REVISIONS	DATE	BY
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DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE:
KIMLEY-HORN PROJECT NO. 118665008

TREE PRESERVATION ENLARGEMENT PLAN

SHEET NUMBER
LI.2

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SITE DATA CHART

SITE INFORMATION:

PROJECT NAME:	GREEN FARM SUBDIVISION
PROJECT NUMBER:	8730
ADDRESS:	600 & 806 MURFREESBORO ROAD FRANKLIN, WILLIAMSON COUNTY, TN
PARCEL(S):	079 09800 00009079 078 09203 00009078 078 09202 00009078
ACREAGE / SF OF SITE:	71.25 AC (3,103,585 SF)
BASE ZONING:	RESIDENTAL 2 (R-2)
ZONING OVERLAY:	SCENIC CORRIDO OVERLAY (SCO) CENTRAL FRANKLIN OVERLAY (CFO) FLOODWAY OVERLAY (FWO) FLOOD FRINGE OVERLAY (FFO)

KEY

- PRESERVED TREE CANOPY
- SPECIMEN TREES PRESERVED
- 30' ZONE 1 RIPARIAN BUFFER
- TREE PROTECTION FENCE
- 30' ZONE 2 RIPARIAN BUFFER
- WETLAND
- REMOVED RIPARIAN BUFFER (3,672 SF)
- MITIGATED RIPARIAN BUFFER (3,677 SF)

BUFFER PRESERVATION

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER OR HIS DESIGNEE.

BUFFER BOUNDARIES SHALL BE MARKED WITH SIGNS THAT PERSIST BEFORE, DURING, AND AFTER CONSTRUCTION. SIGNAGE SHALL BE POSTED AT THE EDGE OF THE BUFFER ZONE, EACH LOT LINE, AND AT A MAXIMUM SPACING OF ONE HUNDRED FIFTY (150) FEET.

RIPARIAN ZONE BUFFER MANAGEMENT PLAN

RIPARIAN BUFFERS ON ALL WATER RESOURCES SHALL BE ENHANCED. ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY, SHRUBS AND A MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY.

ZONE 1 AND ZONE 2 RIPARIAN BUFFERS OCCUR ON THIS SITE.

AFTER THE REMOVAL OF EXOTIC INVASIVE PLANT MATERIAL IS COMPLETE, IT WILL BE DETERMINED TO WHAT EXTENT THE RIPARIAN BUFFER ZONES SHALL BE ENHANCED WITH NATIVE SPECIES PLANTINGS. A LANDSCAPE PLAN AND PLANTING SCHEDULE WILL BE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE REVIEWED FOR APPROVAL. THE LA SHALL REFER TO THE URBAN RIPARIAN HANDBOOK FOR SPECIES SELECTION, QUANTITIES AND SIZING. IF PLANTINGS ARE DETERMINED TO BE ADDED, A NATIVE MILKWEED SPECIES SHALL BE INCORPORATED AND REPRESENT A MINIMUM OF 10% OF THE BUFFER PLANTINGS.

RIPARIAN BUFFER NOTES:

1. INVASIVE SPECIES SHALL BE REMOVED BY CONTRACTOR BY MEANS OF HAND REMOVING THE PLANT AND LARGE ROOTS. CONTRACTOR ALSO SHALL APPLY WEED SUPPRESSANT, SUCH AS ROUND-UP, FOLLOWING MANUFACTURE'S LABELS UNTIL TO ADEQUATELY SUPPRESS REEMERGENCE. IT IS RECOMMENDED TO APPLY IN EITHER LATE FALL/EARLY WINTER OR EARLY SPRING WHEN NATIVE SPECIES ARE DORMANT BUT INVASIVE SPECIES STILL HAVE LEAVES. CONTRACTOR TO FOLLOW TENNESSEE'S GUIDELINES FOR LIST OF INVASIVE PLANT SPECIES TO REMOVE; LIST MAY BE FOUND AT: http://www.tnipc.org/revised-list-of-invasive-plants/
2. TRACTORS ARE NOT TO BE UTILIZED WITHIN THE LIMITS OF THE RIPARIAN BUFFER.
3. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

LANDSCAPE CONTRACTOR NOTE:
LANDSCAPE CONTRACTOR SHALL COORDINATE ALL RIPARIAN BUFFER ENHANCEMENT EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THE SITE. THE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE RIPARIAN BUFFERS. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH FINAL STABILIZATION. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING.

0' 200' 400' 600'

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GAMBLE DESIGN COLLABORATIVE

MAGNOLIA GREEN SUBDIVISION
PRELIMINARY PLAT
FRANKLIN, TENNESSEE

JEFFREY A. ROSA REGISTERED LANDSCAPE ARCHITECT 4/3/25

No	REVISIONS	DATE	BY
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DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE:
KIMLEY-HORN PROJECT NO. 118665008

OVERALL BUFFER MITIGATION PLAN

SHEET NUMBER
L2.0

RIPARIAN ZONE BUFFER MANAGEMENT PLAN

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PROJECT NUMBER:	8730
ADDRESS:	600 & 806 MURFREESBORO ROAD FRANKLIN, WILLIAMSON COUNTY, TN
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BUFFER PRESERVATION

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER OR HIS DESIGNEE.

BUFFER BOUNDARIES SHALL BE MARKED WITH SIGNS THAT PERSIST BEFORE, DURING, AND AFTER CONSTRUCTION. SIGNAGE SHALL BE POSTED AT THE EDGE OF THE BUFFER ZONE, EACH LOT LINE, AND AT A MAXIMUM SPACING OF ONE HUNDRED FIFTY (150) FEET.

OS 1000

OS 1001

OS 1002

REMOVED ZONE 2 RIPARIAN BUFFER 2,682 SF

MITIGATED ZONE 2 RIPARIAN BUFFER 2,685 SF

WELL HOUSE

SPRING HOUSE

MATCHLINE L2.1

MATCHLINE L2.2

0' 50' 100' 150'

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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GAMBLE DESIGN COLLABORATIVE

MAGNOLIA GREEN SUBDIVISION PRELIMINARY PLAT

FRANKLIN, TENNESSEE

JEFFREY A. ROSS REGISTERED LANDSCAPE ARCHITECT

No	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

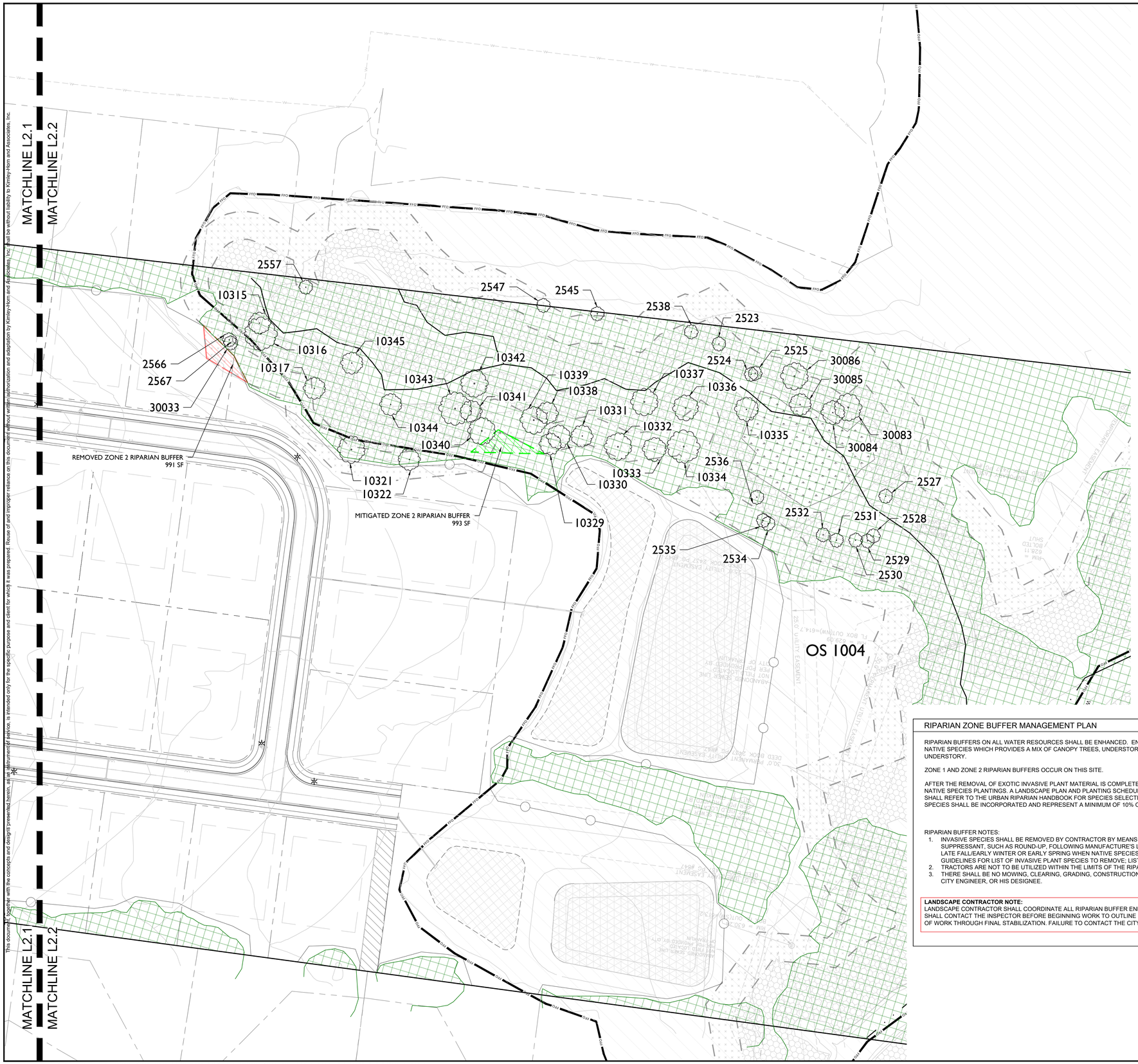
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE:
KIMLEY-HORN PROJECT NO. 118665008

BUFFER MITIGATION ENLARGEMENT PLAN

SHEET NUMBER
L2.1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: Z:\!GDC\!development\Toll Brothers - Green Property\04 Preliminary Plat\CAD\Toll Brothers - Green Farm PDP Sheets.dwg L2.1 Apr 03, 2025 3:16pm by: nbevis



SITE DATA CHART

SITE INFORMATION:

PROJECT NAME:	GREEN FARM SUBDIVISION
PROJECT NUMBER:	8730
ADDRESS:	600 & 806 MURFREESBORO ROAD FRANKLIN, WILLIAMSON COUNTY, TN
PARCEL(S):	079 09800 00009079 078 09203 00009078 078 09202 00009078
ACREAGE / SF OF SITE:	71.25 AC (3,103,585 SF)
BASE ZONING:	RESIDENTAL 2 (R-2)
ZONING OVERLAY:	SCENIC CORRIDO OVERLAY (SCO) CENTRAL FRANKLIN OVERLAY (CFO) FLOODWAY OVERLAY (FWO) FLOOD FRINGE OVERLAY (FFO)

KEY

- PRESERVED TREE CANOPY
- SPECIMEN TREES PRESERVED
- 30' ZONE 1 RIPARIAN BUFFER
- TREE PROTECTION FENCE
- 30' ZONE 2 RIPARIAN BUFFER
- WETLAND
- REMOVED RIPARIAN BUFFER (3,672 SF)
- MITIGATED RIPARIAN BUFFER (3,677 SF)

BUFFER PRESERVATION

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER OR HIS DESIGNEE.

BUFFER BOUNDARIES SHALL BE MARKED WITH SIGNS THAT PERSIST BEFORE, DURING, AND AFTER CONSTRUCTION. SIGNAGE SHALL BE POSTED AT THE EDGE OF THE BUFFER ZONE, EACH LOT LINE, AND AT A MAXIMUM SPACING OF ONE HUNDRED FIFTY (150) FEET.

RIPARIAN ZONE BUFFER MANAGEMENT PLAN

RIPARIAN BUFFERS ON ALL WATER RESOURCES SHALL BE ENHANCED. ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY, SHRUBS AND A MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY.

ZONE 1 AND ZONE 2 RIPARIAN BUFFERS OCCUR ON THIS SITE.

AFTER THE REMOVAL OF EXOTIC INVASIVE PLANT MATERIAL IS COMPLETE, IT WILL BE DETERMINED TO WHAT EXTENT THE RIPARIAN BUFFER ZONES SHALL BE ENHANCED WITH NATIVE SPECIES PLANTINGS. A LANDSCAPE PLAN AND PLANTING SCHEDULE WILL BE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE REVIEWED FOR APPROVAL. THE LA SHALL REFER TO THE URBAN RIPARIAN HANDBOOK FOR SPECIES SELECTION, QUANTITIES AND SIZING. IF PLANTINGS ARE DETERMINED TO BE ADDED, A NATIVE MILKWEED SPECIES SHALL BE INCORPORATED AND REPRESENT A MINIMUM OF 10% OF THE BUFFER PLANTINGS.

RIPARIAN BUFFER NOTES:

1. INVASIVE SPECIES SHALL BE REMOVED BY CONTRACTOR BY MEANS OF HAND REMOVING THE PLANT AND LARGE ROOTS. CONTRACTOR ALSO SHALL APPLY WEED SUPPRESSANT, SUCH AS ROUND-UP, FOLLOWING MANUFACTURE'S LABELS UNTIL TO ADEQUATELY SUPPRESS REEMERGENCE. IT IS RECOMMENDED TO APPLY IN EITHER LATE FALL/EARLY WINTER OR EARLY SPRING WHEN NATIVE SPECIES ARE DORMANT BUT INVASIVE SPECIES STILL HAVE LEAVES. CONTRACTOR TO FOLLOW TENNESSEE'S GUIDELINES FOR LIST OF INVASIVE PLANT SPECIES TO REMOVE; LIST MAY BE FOUND AT: http://www.tnipc.org/revised-list-of-invasive-plants/
2. TRACTORS ARE NOT TO BE UTILIZED WITHIN THE LIMITS OF THE RIPARIAN BUFFER.
3. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

LANDSCAPE CONTRACTOR NOTE:
LANDSCAPE CONTRACTOR SHALL COORDINATE ALL RIPARIAN BUFFER ENHANCEMENT EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THE SITE. THE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE RIPARIAN BUFFERS. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH FINAL STABILIZATION. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING.

N

0' 50' 100' 150'

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GAMBLE DESIGN COLLABORATIVE

MAGNOLIA GREEN SUBDIVISION PRELIMINARY PLAT

FRANKLIN, TENNESSEE

JEFFREY A. ROSS REGISTERED LANDSCAPE ARCHITECT 328

No	REVISIONS	DATE	BY
1			
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10			

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE:
KIMLEY-HORN PROJECT NO. 118665008

BUFFER MITIGATION ENLARGEMENT PLAN

SHEET NUMBER
L2.2

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FMPC Meeting | 04-24-2025

MAGNOLIA GREEN

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

Kimley»Horn

GAMBLE DESIGN COLLABORATIVE

MASTER PLAN

SITE DATA

Acreage:	69 AC
Density:	.83 DUA
Unit Count:	57 Units



LOT DIAGRAMS

3.5.5 Dimensional Standards

The following dimensional standards are required:

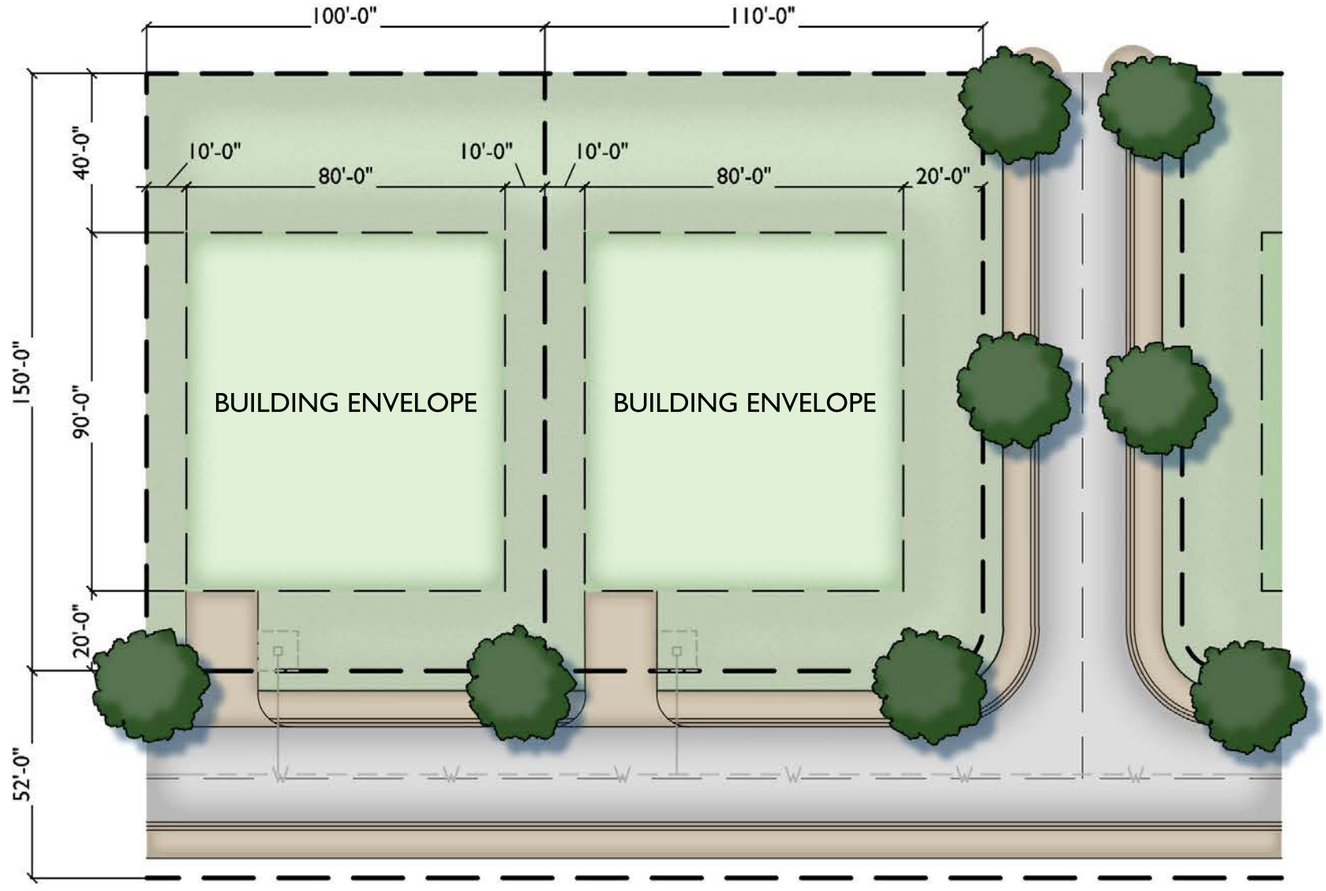
Lot Standards	Minimum
Lot Size	15,000 square feet
Lot Width	75 feet
Front Lot Line	60 feet, but may be reduced to 30 feet when on a turning radius of a cul-de-sac
Number of Buildings	**Maximum**
Principal Building	1 per lot
Accessory Structure	1 per lot
Minor Accessory Structure	1 per lot
Principal Building Setbacks	**Minimum**
Front Yard	20 feet
Side Yard	10 feet
Rear Yard	40 feet
Appurtenance Encroachments into Setbacks	
Front Yard	6 feet max
Side Yard	5 feet max, but no closer than 5 feet from lot line
Rear Yard	15 feet max, but no closer than 20 feet from lot line
Steps may encroach up to the front lot line, but no closer than 5 feet from a side or rear lot line	
Accessory Structure Setbacks	
Location	At least 5 feet behind the principal building At least 5 feet from any lot line

Building Height	Maximum
Principal Building	2 ½ stories
Accessory Structure	2 stories, but shall not exceed the height of the principal building
Minor Accessory Structure	1 Story
Landscape	**Minimum**
Landscape Surface Area	40%
Alternate Standards	

For lots in recorded subdivisions, if there are different dimensional standards on the final plat, then those standards on the final plat shall govern. When there are platted front yard setbacks but no side or rear yard setbacks, then 10-foot side and 25-foot rear yard setbacks shall apply

3.5.6 Additional Standards

Chapter References	
Building Types	Chapter 6
Frontage Types	Chapter 7
Transitional Features	Chapter 8
Streetscape and Circulation	Chapter 9
Parking and Transit	Chapter 10
Open Space	Chapter 11
Landscape	Chapter 12
Fences, Walls, and Screening	Chapter 13
Lighting	Chapter 14
Signs	Chapter 15
Utilities	Chapter 16
Natural Resources	Chapter 17
Historic Resources	Chapter 18

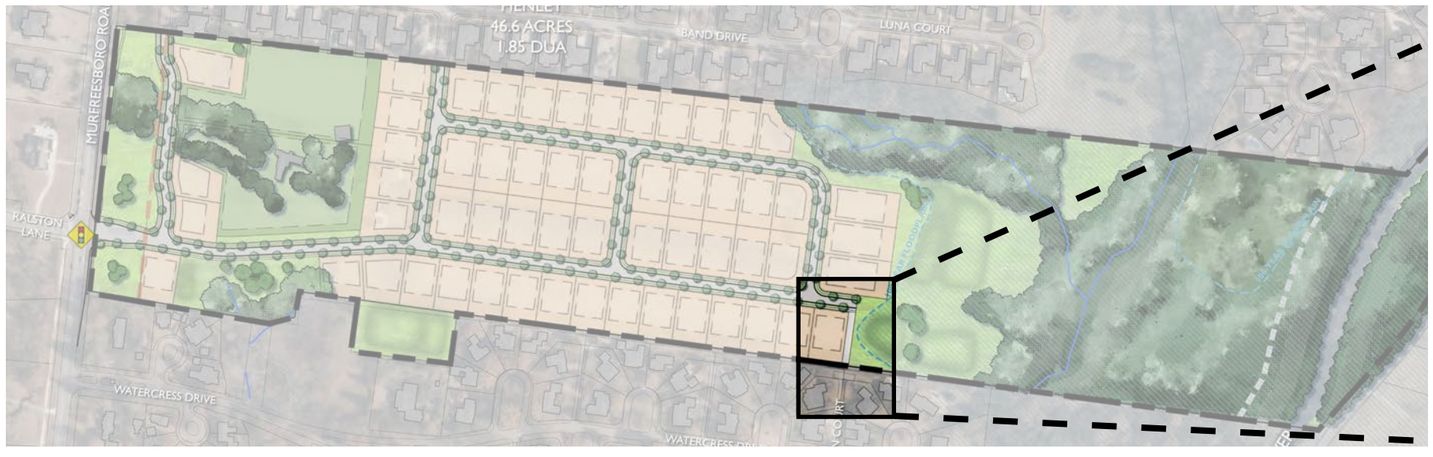


100’ Lots
(min 15,000 sf)

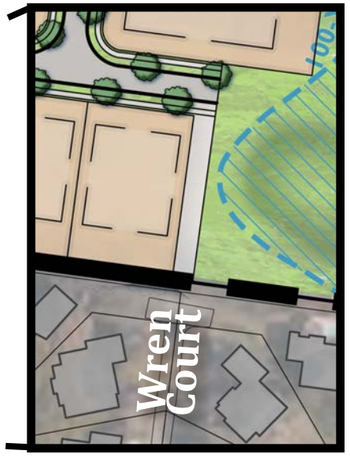
Setbacks:

Front Yard: 20’
Side Yard: 10’
Rear Yard: 40’

EMERGENCY GATE



Location Map



12’ Emergency Path



Existing Conditions



Character Image

MASTER PLAN

SITE DATA

Acreage: 69 AC
Density: .83 DUA
Unit Count: 57 Units



From:	Mary Pearce
To:	Planning Intake
Cc:	Patrick Baggett; Ken Moore
Subject:	Charlton Green and Green Farm Development interface
Date:	Monday, April 21, 2025 12:39:00 PM

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.

Dear Planning Commissioners,

I am writing you regarding the Fire Marshall's recommendation for an emergency lane on land that Harris and I and our neighbors individually own and that is privately maintained in Charlton Green in the rear of Woodview Court.

This land is our shared driveway/alley into the rear entrance of our homes and the land is part of our lots. We pay to keep this area maintained.

Thursday night the planning commission will be asked to recommend this drive be an emergency lane for emergency vehicles in case of disasters. This is a narrow drive and there is a necessary drainage area between Charlton Green and the Green Farm that will need work for emergency vehicles. The alley/driveways do not meet today's City standards and are not maintained by the City.
I believe more of our very small back yards would need to be taken for firetrucks to negotiate in and out.

We as the owners of the land only found out about this plan being considered to use our land when the Toll Brothers had workers on our property measuring and a neighbor happen to see them and inquire.

We ask you to deny our back drive as an emergency access.

A second issue is the present design does not comply with the language in Envision Franklin. The design of the houses backing up to existing Charlton Green houses needs further study before going forward to insure it does not negatively impact existing houses.

Thank you and feel free to call me 615-300-7218.

Your service and consideration is appreciated.

Respectfully,
Mary Pearce
103 Woodview Court
Franklin,TN 37064

From: Susan Williams
To: Planning Intake
Subject: Comments on Green farm development
Date: Wednesday, April 23, 2025 7:50:37 AM

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.

To the members of the Franklin Planning Commission:

For 44 years, my husband and I have been owners and residents of 105 Ashlawn Court in Charlton Green which borders on the Green farm.

We are asking you to reject the Magnolia Green preliminary plan in order that it can be revised to address some potential problems.

Lack of notice: The Franklin Planning Commission has scheduled a meeting on April 24, 2025 to consider an application to develop a 57 residence subdivision called Magnolia Green on the Green farm property. This new subdivision borders Charlton Green, a subdivision developed 50 years ago. The plans for this application were posted on noon of April 16, 2025, a mere 8 days before the meeting. We believe that the residents of Charlton Green need and deserve more time to consider how the development will impact their existing neighborhood.

Traffic on Highway 96: According to the Traffic Information Study (TIS) report for this development, weekend traffic and traffic on side roads that do not have traffic lights were not studied for this proposed development. With a large church nearby and numerous festivals and concerts weekend traffic should be studied. Watercress Drive, the exit from Charlton Green, does not have a traffic light but traffic for 61 homes use this exit. Current traffic on 96 already makes it difficult to exit the neighborhood. A Ralston Lane exit of the new development would be utilized by the 57 houses of Magnolia Green as well as some residents of Henley Place making traffic worse for everyone on or near 96. Highway 96 should be widened from the railway tracks to Mack Hatcher, not just an extra turn lane as proposed. Further study needs to be done before a Ralston Lane exit from Magnolia Green is approved.

Density and open space: The density of the new neighborhood barely meets the minimum square footage required for R-2 zoning for most of their lots. The open space requirement for R-2 in the proposed neighborhood relies on the inclusion of a flood plain and retention ponds. While the open space in the plan may meet the minimum requirement, most of it is located in a flood plain along the Lewisburg Pike side of the property with all the houses crammed together closer to the Murfreesboro, Highway 96 side. The developers plan may meet minimums but it is far from the ideals described in Envision Franklin. It does not meet the idea of an open space which is “readily accessible and useable for all residents" and placed so that it is within a 5 minute walk. (2025 Franklin Zoning Ordinance, pg 207) “Open space development should not be designated as an afterthought based on land that is left over.”

(Envision Franklin, pg 111) “Charlton Green should be used as an example for desirable site use design and usable open space." (Envision Franklin pg 112). Open space in Charlton Green is spread throughout the subdivision. The Green farm is some of the last undeveloped space in this area. It deserves a plan based on the ideas in Envision Franklin and not the maximum allowable density. The proposed plan should be scrapped and a less dense plan with open space throughout should be developed.

Emergency exit: The plan includes an alley which the Fire Department would iike to use as an emergency exit. This exit will cross over into Charlton Green and utilize a privately owned alley that has been maintained by the residents for almost 50 years. These residents strongly object to this use as the alley was not designed for this traffic and will be dangerous and negatively impact property values. Other nearby subdivisions (Yorktown, Sturbridge, Burghley, Wynfield Village), do not have emergency exits. We do to know of any problem that this has caused in the existing subdivisions. This emergency exit should be eliminated or located elsewhere.

Long Range Planning: An extension of Ralston Lane through the Green farm was considered when the Envision Franklin ideas were being drawn up. If is ever to become a reality, consideration should be given to what the arterial connector road might require. Depending on these requirements, future construction of a Ralston Lane extension could be made difficult or impossible if the wrong designs of Magnolia Green were approved. A delay to study the requirements of such an extension should be undertaken before approving the plan.

Thank you for your consideration of these requests. Please feel free to call us at 615-364-7787. We plan to be at Thursday night’s meeting if you would like to ask us questions there, Thank you for all you do to make Franklin such a desirable place to live and own property.

Respectfully,
Susan and Fred Williams

From: Cathy McBride
To: Planning Intake
Subject: Dear Planning Commissioners,
Date: Monday, April 21, 2025 3:27:08 PM

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.

Dear Planning Commissioners,

My name is Cathy McBride. I live at 107 Woodview Ct. in Charlton Green.

It has only recently been brought to my attention that an emergency exit for the new development of Magnolia Green is intended at the end of the driveway I share with my neighbors. Our driveway is private property. Those of us who live on and share this driveway pay for its upkeep through our annual homeowner dues.

We have lived in this neighborhood without an emergency exit for many years.

We share fence lines and common ground with both Yorktown and Sturbridge without emergency exits between.

The suggestion that Magnolia Green needs an emergency exit from their subdivision through our private property seems like an unnecessary intrusion. It is my hope the plan for this emergency exit is denied, and an alternative plan for Magnolia Green devised. Thank you.

Sincerely,
Cathy McBride

From:	Tim Engle
To:	Planning Intake
Cc:	Tim Engle; Maryanne Locke; Norma Jean Austin; Joe Bunting; Carmen Benick; Joseph D"Apollonio
Subject:	Henley Questions for Magnolia Green Development
Date:	Wednesday, April 23, 2025 10:12:22 AM
Attachments:	Magnolia Green Development Questions - Henley Residents.docx

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.

To the Planning Commission and Staff,
For the past several years the residents of Henley have endured an enormous amount of construction disruption with the Church of the City Project. To say that there is some level of construction fatigue would be an understatement.

Obviously with the announcement of the Green property being developed, many of our owners have questions relating to the project. As President of the Board for Henley HOA, I have been asked, on behalf of our board, and at the instruction of the owners to provide the attached list of questions for the commission and staff to address. If the meeting allows for public comment, I would assume there would be some residents that will also use that forum to state their concerns.

As a note, the board has been in ongoing communication with Toll Brothers, who have been responsive to our concerns. This list of questions is to ensure that the City of Franklin is made aware of our concerns, and, where possible, address them either through a response or as part of the ongoing permitting process with Toll Brothers. We will continue to maintain our dialog with them as well.

Thank you in advance for your consideration in this matter.

Tim Engle
President, Henley HOA

From: bobc@specialtycellars.com
To: Planning Intake
Cc: Shannon Castellani
Subject: Magnolia Green - comments/questions for planning meeting 04/24/25
Date: Wednesday, April 23, 2025 9:41:05 AM

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.

Please see below for our questions/comments concerning the Magnolia Green development. We live in the Henley development on Band Drive.

1) What traffic studies have been done? Can 59 new homes with 100+ new autos be accommodated on already super busy 96/Murfreesboro in the mornings & evenings?
2) What water studies have been done to accommodate 59 new homes to prevent runoff to the surrounding areas?
3) How will the added homes impact the water supply and pressure in the existing neighborhoods of Charlton Green and Henley?
4) Are the trees that the border the Green farm going to be kept? If so, what is being done to ensure they are not damaged?
5) Will the fence that borders the Green property on the Henley and Charlton Green neighborhoods be kept?
6) Will Perching St remained closed on both ends? Will the current landscaping remain in place?
7) Are there building height restrictions on the new homes in Magnolia Green? If so, what are they?
8) Are there home size restrictions? Minimums or maximum home size for each lot?
9) Are there lot size restrictions? Min lot sizes?
10) Can we see the city street plans for the area from 3 and 5 years ago? We purchased our house thinking Perching St would remain a closed off street and opening may negatively impact the value of the property

We certainly appreciate all the planning commission of Franklin is doing to help manage the growth of our wonderful community. Look forward to the meeting on Thurs. evening.

All the best,
Bob

Bob Castellani
310.344.4753 cell

From: Millard Jefferson
To: Planning Intake
Subject: Magnolia Green
Date: Tuesday, April 22, 2025 10:01:17 PM

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.

My name is Millard Jefferson and I live at 111 Ashlawn Ct. in Charlton Green. I very much disagree with the decision to make the emergency access at the end of the Woodview and Wren Ct. Alleyway. These alleys are our driveways and are owned and maintained by our HOA. We are responsible for their maintenance by our personal HOA dues. There is a vacant lot that belonged to the Green farm that would be a much better location for this access. If there was a street there joining the two subdivisions it would not only add another inlet and outlet to the two subdivisions but could also provide Charlton Green with access to the traffic light at Ralston Lane and Murfreesboro Rd. It is hard and dangerous as it is now to get in and out of our subdivision entrance. Please look at this option before making your decision. Thank you, Millard Jefferson
Sent from my iPhone

Regarding Magnolia Green Development
Questions and Comments
Henley Homeowners Association
April 23, 2025

1. Given the current construction on the COTC campus and changes to potable water demand, with the Magnolia development, what accommodations will be made by the City or Developer to ensure that potable water pressure for the residents of Henley will not be negatively impacted?
2. We have been told by the Franklin Planning and Sustainability Department that due to creek and water issues, the developer would not need to connect their streets to Pershing. Is that correct?
3. Given that many of the homes will be immediately backing up to Henley homes on Band Drive, does the City plan to require any restrictions to current tree removal or expanding the privacy buffer? Can the line of trees between the two properties be designated by the city as a greenway to ensure it is not removed by the developer or future residents?
4. Residents adjacent to the Henley common area along Luna have noticed trees being marked. Clearly this is in relation to the proposed construction. What is this about?
5. Are there maximum height requirements to the homes? For example, does the City restrict maximum height to ensure 3 story homes are not constructed on the property?
6. Was a traffic study performed and can residents obtain a copy of that study?

From: Jake Monroe
To: Planning Intake
Subject: Magnolia Green Planning- Map 079
Date: Monday, April 21, 2025 5:25:59 PM

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.

Hi!

This is Jake Monroe, I reside in Charlton Green and am the HOA president. I am sure you have already heard from some of the residents from Charlton Green.
I wanted to voice three requests I have been getting from our neighbors to be considered with the construction of Magnolia Green.

1. The residents that own the alley where the proposed emergency exit is (referred to as the alley at Wren Ct.) have voiced concerns with the connecting path and the gate. They have all asked there be no emergency exit there, but if there is no way around it, they asked specifically for a black painted wooden gate to separate the the neighborhoods and that no trees or current fence be moved or torn down.

2. Many residents (including myself) have wanted to propose that Toll Brothers add a side walk or path connecting the entrance of our neighborhood to the entrance of Magnolia Green where the new crosswalk is to be installed at Ralston Ln. so we can safely use that to cross HWY 96. Currently families have to essentially play Frogger to get across 96 in order to walk to Pinkerton or downtown Franklin and is incredibly unsafe. This would be an added bonus for safety for all at Charlton Green.

3. All residents have requested that Toll Brothers create a landscape buffer between Charlton Green and Magnolia green along the property line connecting our two subdivisions. There is currently no proposed landscape buffer. All of the homeowners on the east side of Charlton Green are worried for their property values as Toll Brother's design has placed the backs of their builds facing directly into the back of our homes on the east bordering Magnolia Green decreasing the appeal of our homes and potentially decreasing the value of said lots. A landscape buffer will minimize this.

Thank you for taking the time to consider these requests. We know that a neighborhood would one day be neighboring us and we want it to be mutually beneficial to Toll Brothers and our residents at Charlton Green who are mostly long time Franklin residents who have owned homes in Charlton Green for decades.

Sincerely,

Jake Monroe
615.945.5744
HOA President
Charlton Green

From: davidhkinglaw@gmail.com
To: Planning Intake
Date: Wednesday, April 23, 2025 11:57:24 AM

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.

I request that Magnolia Green(MG) open space, house-placemen, and window-placement bring a win-win result for both Charlton Green and Magnolia Green.

Both subdivisions have homes that are built or proposed to be built very close to each other. I respectfully ask that you further study the preliminary plat in order to better reflect the desired product of Envision Franklin. The MG preliminary plat uses the Green family name but the word "Green" should also denote open space including "green grass", " green trees" and "green fields."

The words "meet minimum standards" do not fully define anything that is reflected in Envision Franklin.

I urge Toll Brothers and the Planning Commission to enable the MG development to be a win-win result for the neighbors who must live so closely together. We do not wish to look into each others' windows or invade our neighbors' privacy. We genuinely wish for open, peaceful and respectful neighborhoods.

David H. King
Gwen King
107 Wren Court
Franklin, TN 37064
davidhkinglaw@gmail.com

From:	MICHAEL MULLINS
To:	Planning Intake
Cc:	Betty Mullins
Subject:	No emergency access of the privately owned driveway of Wren Court in Charlton Green to the proposed Magnolia Green subdivision
Date:	Wednesday, April 23, 2025 11:31:56 AM

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1). No homeowner that uses the privately owned driveway of Wren Court wants this as an emergency access. The driveway is used by 8 homeowners.
2). The proposed access road from Magnolia Green is in the 500 year flood plain
3). There is a significant drainage culvert on Charlton Green property that overflows in a heavy rain. A bridge would need to be built over it for a heavy fire truck to pass.
4). There would be foot traffic from Magnolia Green using this access
5). Charlton Green is 50 years old and all homeowners have lived with and accepted our one entrance by way of Watercress Drive.
6). The turn from Watercress Drive to the emergency access driveway would not be adequate for a fire truck.
6). Is the city of Franklin going to condemn the private Wren Court driveway and maintain it?

Mike Mullins
101 Woodview Ct (Charlton Green)
Frankln101@aol.com
615.604.5350

Sent from my iPad

From: MICHAEL MULLINS
To: Planning Intake
Subject: No Magnolia Green Development As Planned
Date: Wednesday, April 23, 2025 11:01:56 AM

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.

Charlton Green, Sturbridge and Henley Place have set a standard for housing development and quality construction in Franklin.
There is no green space distributed throughout the Magnolia Green development. The green space is mostly in the flood plain and in the retention ponds.
The planning commission has adopted Envision Franklin and the standards are not being followed. Toll Brothers circumvented Envision Franklin by not having the property rezoned.
Toll Brothers is not a local company and has no reason to be concerned for the appearance of Franklin.
Trust Pilot rates Toll Brothers 1.8 out of 5. Multiple complaints include major substandard construction (not quality construction), does not value customer relationships, not responsive to warranty issues, lack of communication, and expensive.
I am asking the planning commission not approve a substandard housing development between two quality subdivisions like Charlton Green and Henley Place

Mike Mullins
101 Woodview Court
Frankln101@aol.com

Sent from my iPad

From:	Betty Mullins
To:	Planning Intake
Subject:	Request removal of proposed emergency access from a Magnolia Green public road onto Charlton Green private property
Date:	Wednesday, April 23, 2025 10:26:53 AM

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.

The preliminary Toll Brothers' proposal for development of the Green property(Magnolia Green) includes an emergency access to a property (driveway/alley) which I own. The plan presented in the winter to the Charlton Green residents did not indicate access to our subdivision. We were not made aware of this change by the developer, City planners, or the City Fire Marshall. I feel as though I have been blindsided considering this is a major use of my private property. I have concerns regarding the necessity and lack of specific design features of this access. There is no assurance that a tree, brick wall, wooden fence already on our properties will not fall onto our driveways, therefore, denying this access. Our driveway/alley is too narrow and emergency use of it will cause damage. When fire trucks reach the end of this driveway and need to turn onto Watercress Drive then they will need to run over my side yard or a neighbor's. I have not been advised by the City or developer that this is a concern. For the last 42 years I have contributed through my HOA dues to the maintenance of my driveway access. These monies are kept in a separate account and are not included in our general budget. I have spoken to a principal City planner who stated to his knowledge there has never been an incident where a public road has connected to privately owned property for the use of this kind. For these reasons I am requesting that the Planning Commission remove this emergency access from Magnolia Green proper development.

Also the Magnolia Green plan lacks any resemblance to Charlton Green. According to Envision Franklin the concept of the development of the Green property was to take its inspiration from our design(green space/courts). There is almost no green space facing homes as the developer has chosen to use flood plain as their open space. This property has the potential to be a showcase for Franklin and instead as proposed it lacks very little in the way of quality design. I am therefore requesting that this proposal as presented be deferred until the developer can reconcile their design to be in more alliance with its neighbors. Please contact me if there are any questions.

Sincerely,

Betty Dale Mullins
101 Woodview Ct
Franklin, TN 37064
615 289-5303
Bdb885@aol.com
Sent from my iPhone

City of Franklin

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

File #: 21-0461

DATE: April 9, 2025

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:

Medcore Medical Building Subdivision, Final Plat, Revision 2, Creating 1 New Lot, Extending An Access Easement, And Creating A Water Quality Easement, On 7.8 Acres, Located At 1000 Physicians Way. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8734
Applicant: Andrew Wiseman, Catalyst Design Group
Owner: Anne Healy, Encompass Health Corporation

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create 1 new lot, extend an access easement, and create a water quality easement. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission. The corresponding site plan is on the April 2025 administrative agenda. The final plat is consistent with the site plan.

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)

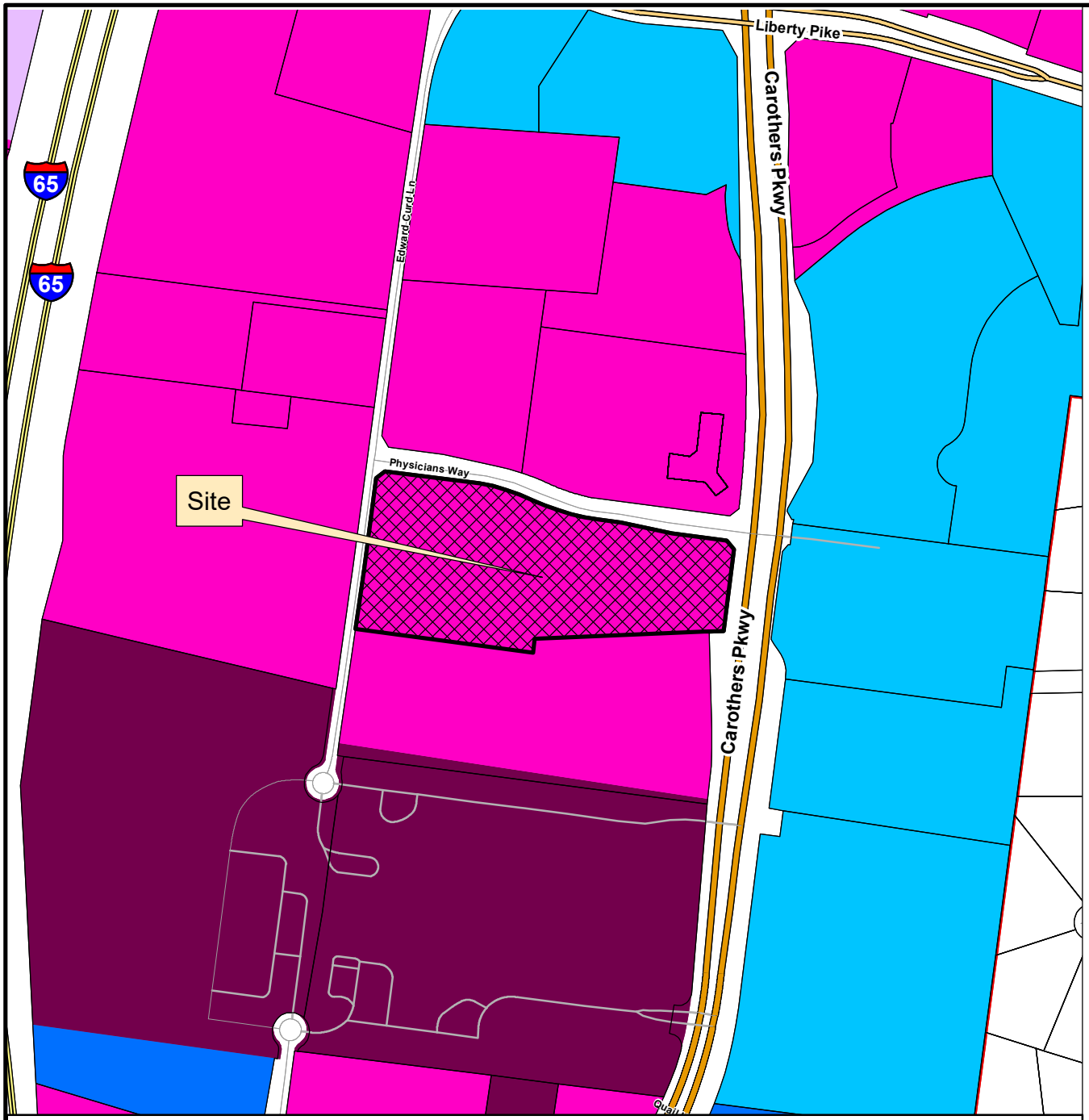
in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unkinown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve the Medcore Medical Building Subdivision, Final Plat, Revision 2, with conditions.



MEDCORE MEDICAL BUILDING SUBDIVISION
FINAL PLAT, REVISION 2

Project Information
Existing Zoning: Regional Commerce 6
Overlay Districts: None
Site Acreage: 7.80 acres
Total Number of Lots: 2

Legend

- Medcore Medical Building 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 District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 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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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8734

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

11. Final Plat Shall Match Site Plan

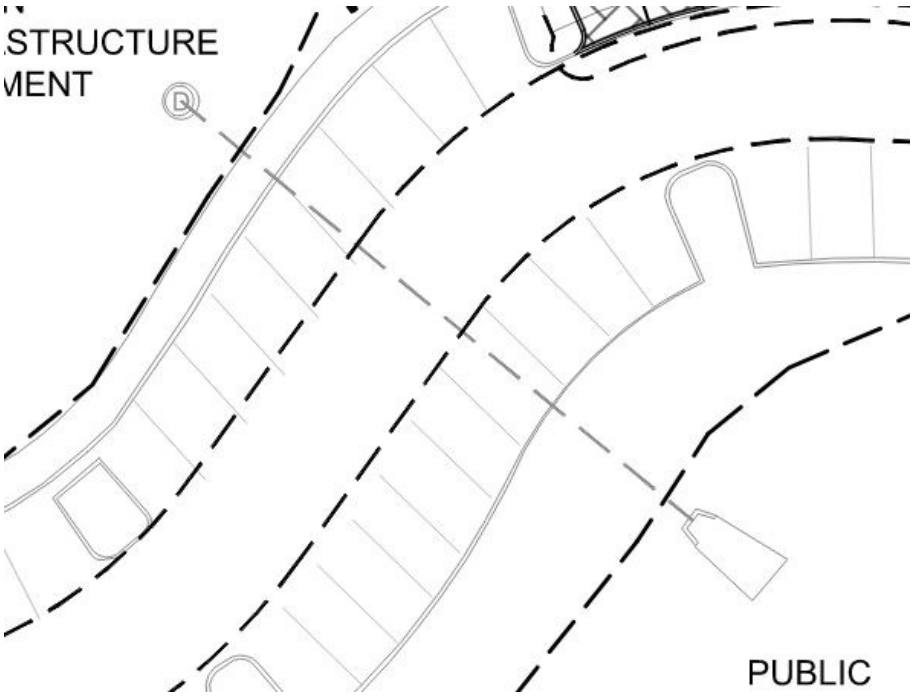
joe.marlo@franklintn.gov Applicant shall ensure that any modifications to the Site Plan (COF 8733), which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

27. C. Final Plat

lance.fittro@franklintn.gov This is a new comment due to changes made to the plat with this submittal:

Applicant shall provide all "black" line work on the plat to facilitate reproduction from the recorded mylar. Grayscale, "screened," or color line work becomes muddy and does not duplicate well when reproduced from the recorded mylar, which results in a lack of clarity and loss of information when the plat is reprinted.

Use line thickness (bold / thin) and hatching to differentiate areas instead of grayscale or color. Where additional clarity is needed in crowded areas of line work, blow-ups or breaking the plat into multiple sheets with match lines is preferable to screened line work for legibility.



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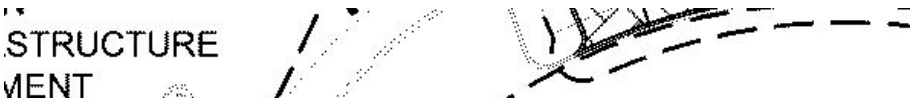
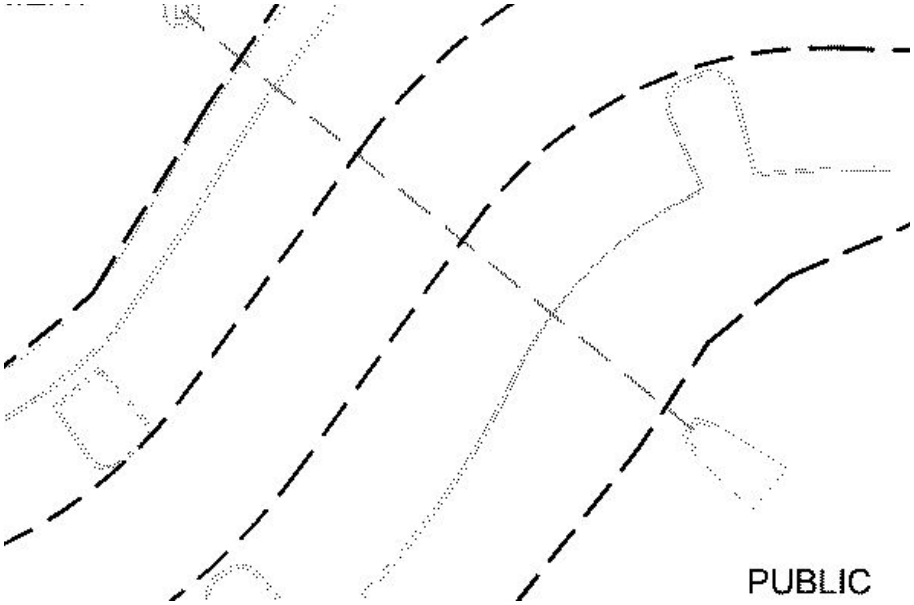




Performance Agreement and Surety

General Issues

7. Engineering Sureties

kevin.long@franklintn.gov

All sureties associated with this development from site plan:
COF #8733 (Medcore Medical Building Subdivision, Site Plan, Revision 1)
are hereby transferred to this final plat.

Applicant shall post sureties in the following amounts:

I. CITY WATER	
II. CITY SEWER	
III. PUBLIC SIDEWALK:	
IV. CITY STREETS	
V. PRIVATE STREETS (INCLUDING SHARED ACCESS)	
VI. STREET ACCESS	
VII. TEMPORARY TURNAROUNDS	
VIII. TRAFFIC SIGNALS	
IX. I.T.S. ELEMENTS	
X. STORMWATER DRAINAGE	
XI. GREEN INFRASTRUCTURE	**$ 229,000.00**

NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. ***Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety.*** *A 25% contingency is applied to each surety category. EPSC is based on a flat $7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

Line Items (For Reference Only:)	**Quantity**
PERMEABLE PAVEMENT/PAVERS	4310 SF
BIORETENTION/RAIN GARDEN (Total Water Quality Treatment Volume)	4075 CF

[Edited By Kevin Long]

25. 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?

5) Need a contact name and email address for all correspondence from the City of Franklin about this project.

Please contact Melodie Brady at 615-550-6736 or melodie.brady@franklintn.gov with any questions.

26. Surety Requirement

melodie.brady@franklintn.gov ***Advisory Comment:***

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 ninety (90) 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).”

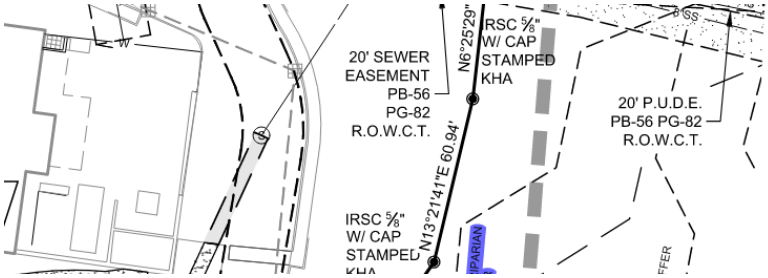
Please contact Melodie Brady at 615-550-6736 or melodie.brady@franklintn.gov with any questions.

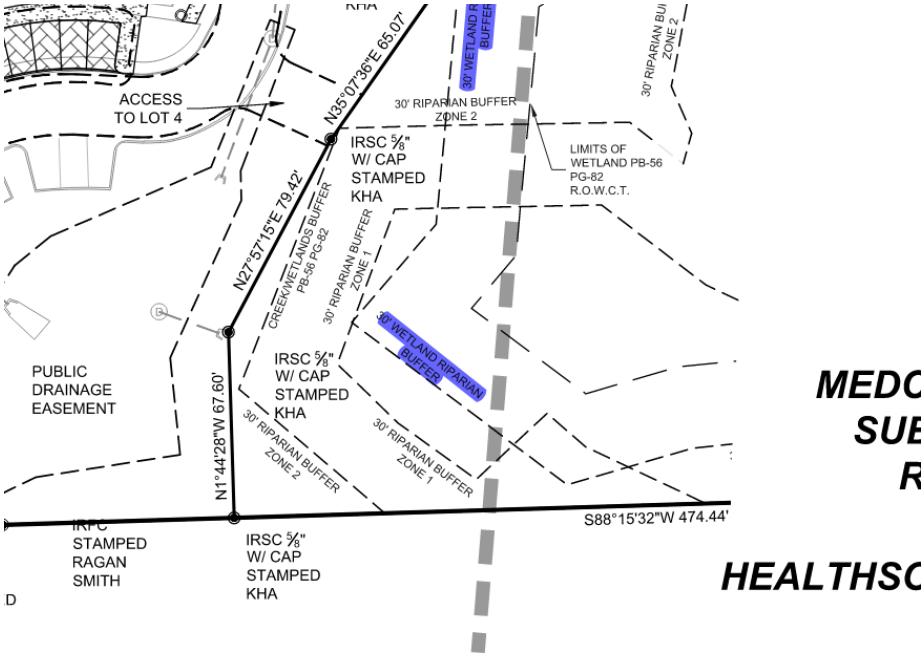
Stormwater

General Issues

14. Plats

jeff.willoughby@franklintn.gov Why is there a 30' wetland riparian buffer line? Are there overlapping features? If so then it should be labeled as stated above.





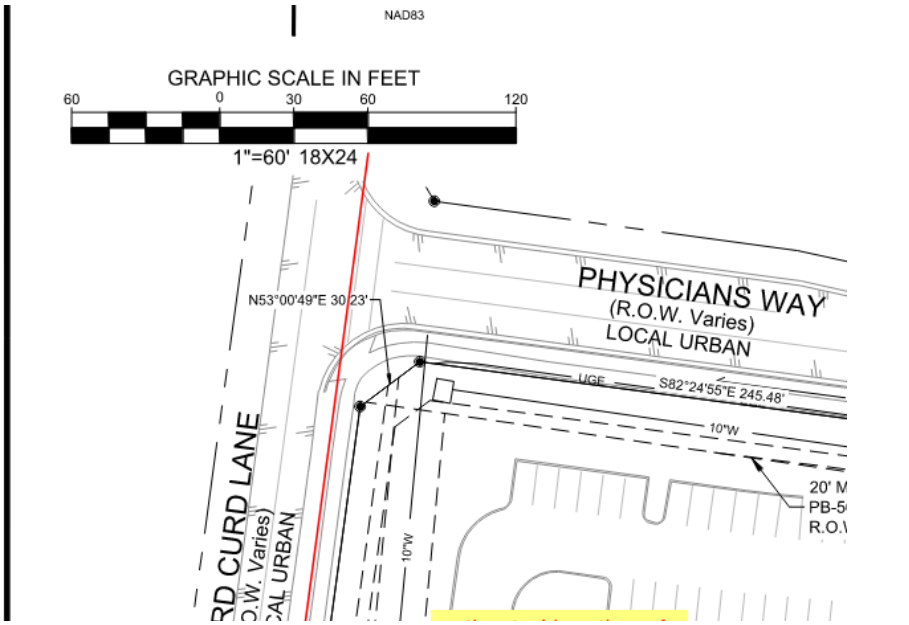
Water/Sewer

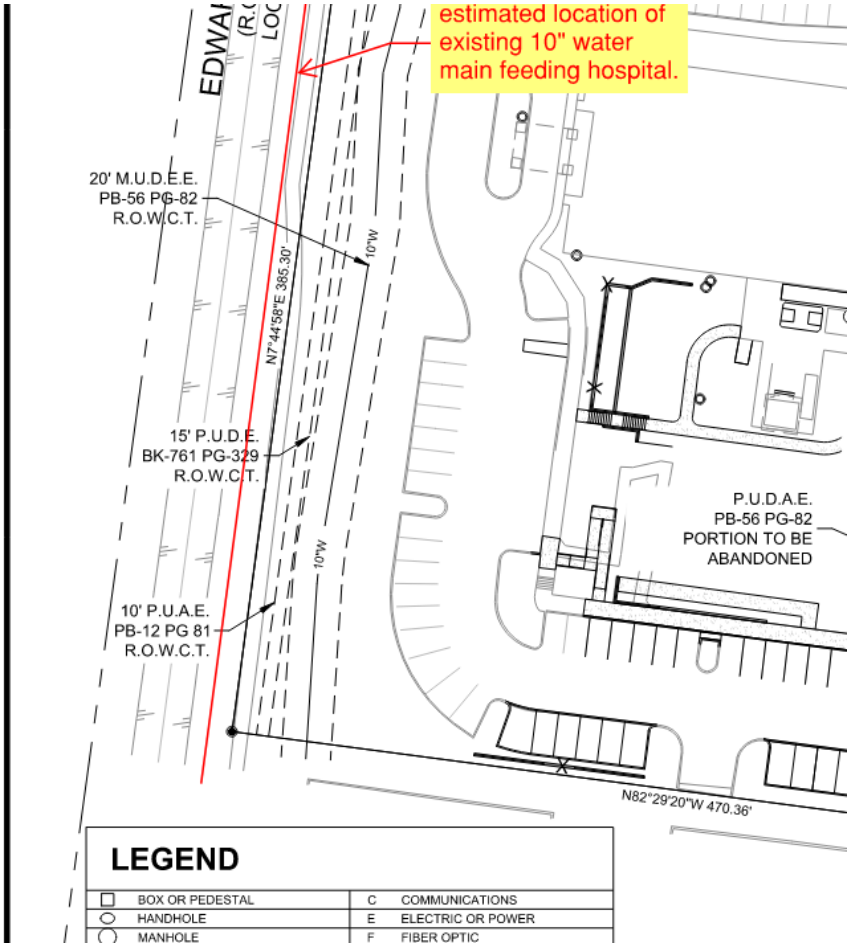
General Issues

24. Existing Franklin Water main alignment

ben.mcneil@franklintn.gov This is a new comment that has been brought to our attention by the service department. There is an existing 10" Franklin Water main extending along the eastern side of Edward Curd Ln that is not shown on the final plat, the water main may encroach into the property just outside of the ROW for the property, the applicant shall provide the existing water location along Edward Curd Ln to ensure no easement is required for this segment of water line.

If the waterline lies within 10' of the existing ROW line, the applicant shall provide the portion of easement required to ensure the maintenance can be performed on the water main serving the Williamson County hospital.


NAD83
GRAPHIC SCALE IN FEET
60
0
30
60
120
1"=60' 18X24
PHYSICIANS WAY
(R.O.W. Varies)
LOCAL URBAN
N53°00'49"E 30.23'
UGE
S82°24'55"E 245.48'
10"W
10"W
RD CURD LANE
O.W. Varies)
CAL URBAN


estimated location of existing 10" water main feeding hospital.
20' M.U.D.E.E.
PB-56 PG-82
R.O.W.C.T.
10"W
N7°44'58"E 385.30'
15' P.U.D.E.
BK-761 PG-329
R.O.W.C.T.
10"W
10' P.U.A.E.
PB-12 PG 81
R.O.W.C.T.
P.U.D.A.E.
PB-56 PG-82
PORTION TO BE
ABANDONED
N82°29'20"W 470.36'
LEGEND
BOX OR PEDESTAL
HANDHOLE
MANHOLE
C COMMUNICATIONS
E ELECTRIC OR POWER
F FIBER OPTIC

NORTH

GRID NORTH
NAD83

GRAPHIC SCALE IN FEET
80 0 40 80 160
1" = 80' @ 24X36

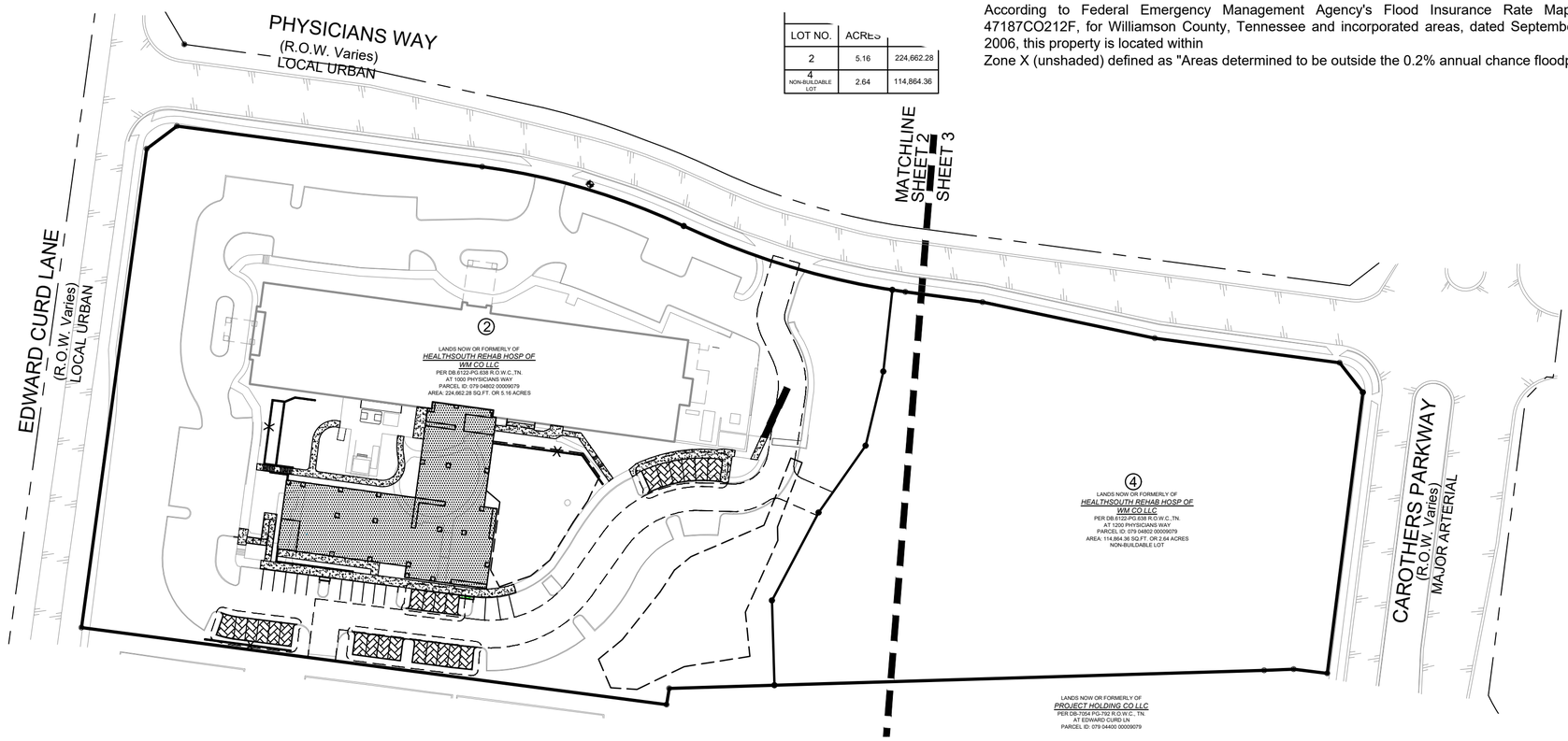
SURVEYOR:
KIMLEY-HORN ASSOCIATES, INC.
SAM BILLINGSLEY
10 LEA AVE SUITE 400
NASHVILLE, TN. 37210
615-564-2701

OWNER/DEVELOPER:
ENCOMPASS HEALTH CORPORATION
THOMAS H. BOYLE, SENIOR VICE PRESIDENT
9001 LIBERTY PARKWAY
205-916-8609

FLOOD STATEMENT

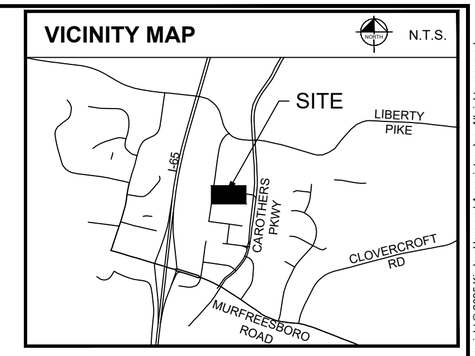
According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 47187CO212F, for Williamson County, Tennessee and incorporated areas, dated September 29, 2006, this property is located within
Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

LOT NO.	ACRES	
2	5.16	224,662.28
4 NON-BUILDABLE LOT	2.64	114,864.36



VICINITY MAP

N.T.S.



NOTES

1. The purpose of this plat is to subdivide Lot 2 into 2 lots, extend the 22' Access Easement, and create a Water Quality Easement.
2. The recording of this plat voids, vacates, and supersedes the recording of Lot 2 of as shown on the Final Plat Medcore Medical Building Subdivision Final Plat Revision Two as recorded in Plat Book P56, Page 82b, Register's Office for Williamson County, Tennessee.
3. The bearing system for this survey is based on the Tennessee Coordinate System of 1983, vertical relief based on North American Vertical Datum of 1988 Geoid18 USFT., based on observations made on January 9, 2025.
4. This survey does not provide a determination or opinion concerning the location of existing wetlands, fault lines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
5. The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
6. Maintenance of all stormwater management features, including lot line swales, shall be the responsibility of the property owner(s) or the HOA. Details of these requirements are outlined in the Inspection and Maintenance Agreement of the Private Stormwater Management facilities recorded with the Williamson County Register of Deeds Office
7. Sidewalks & trails outside of public right-of-way shall be Public Access Easements and shall be maintained by the property owner(s) or the HOA.
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. There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer or his designee.
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 television, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground.
11. 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 of 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.
12. 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 as to policy on geometric design of highways and streets.
13. Lot 2 shall have access to Physicians Way as shown hereon. Lot 4 shall be accessed solely from lot 2 via access shown hereon. There shall be no direct access to Physicians Way from Lot 4.
14. The ALTA/NSPS Land Title Survey by Kimley-Horn & Associates certifies the survey to be a Category I and was conducted in accordance with rule 0820-03.11 (Global Position Systems Surveys) according to the current Tennessee State Board of Examiners for Land Surveyors. The survey was conducted with dual-frequency RTK GPS equipment based on TDOT C.O.R.S network with a positional accuracy of 0.08'.
15. 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 Malignance Agreement, shall be strictly prohibited without the written consent of the City Engineer or his designee
16. There was no evidence found in the records of the Williamson County Register of Deeds to indicate that the mineral rights have been severed from the surface rights of the surveyed parcel(s).
17. All Milcrofton Utility Easements are exclusive easements. No excavation, building structure, or obstruction of any kind will be constructed or permitted within these easements except for the installation of pavement for private or public driveways which cross and easement. No trees or shrubbery will be planted within these easements.
18. No Lots shall have access to Carothers Parkway.
19. The property is zoned Regional Commerce 6 District (RC6).
Collector/ Local Drive: Front setback 5' min - Side setback 15' - Rear setback 25'.
Arterial Drive: Front setback 20' min - Side setback 15' - Rear setback 25'
20. A minimum of 1.1 acres of tree canopy is required to remain in perpetuity per the City of Franklin project #2254.

APPROVAL FOR 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

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 REGULATION, 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 CORP. — DATE

CERTIFICATION OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN HERE-ON AS OF RECORD IN DB.6122-PG.638 R.O.W.C., TN., AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATED ALL 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. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY.

THOMAS H BOYLE, ENCOMPASS HEALTH COPORATION — DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(A) THE SEWER SYSTEMS DESIGNATED IN MEDICORE MEDICAL BUILDING SUBDIVISION FINAL PLAT, REVISION 2, LOT 2, HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS, OR
(B) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE THE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR WATER MANAGEMENT DEPARTMENT — DATE
CITY OF FRANKLIN, TENNESSEE

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 REGISTERS OFFICE OF WILLIAMSON COUNTY.

SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION — DATE

CERTIFICATE OF SURVEY

I 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. COMPOSITE SURVEY DATES AS NOTED.

04/02/2025

SAM BILLINGSLEY TN. REG. NO. 2652 — DATE

SAM BILLINGSLEY REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 2652

CERTIFICATE OF APPROVAL OF WATER

I HEREBY CERTIFY THAT:
(A) THE WATER SYSTEMS DESIGNATED OUTLINED OR INDICATED ON THE RIGHT OF WAY PLAT ENTITLED MEDICORE MEDICAL BUILDING SUBDIVISION FINAL PLAT, REVISION 2, LOT 2 HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS, OR SURETY IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH MILCROFTON UTILITY DISTRICT TO ASSURE THE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT

MILCROFTON UTILITY DISTRICT — DATE

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

I HEREBY CERTIFY THAT:
A.THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE IN "MEDICORE MEDICAL BUILDING SUBDIVISION FINAL PLAT, REVISION 2, LOT 2" HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
B. A PERFORMANCE AGREEMENT AND A SURETY BOND IN THE AMOUNT OF $_____ 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

COF #8734

MEDCORE MEDICAL BUILDING SUBDIVISION, FINAL PLAT, REVISION TWO (LOT 2)

PER PB P56 PG 82B

LANDS NOW OR FORMERLY OF

HEALTHSOUTH REHAB HOSP OF WM CO LLC

PER DB.6122-PG.638
PARCEL ID: 079 04802 00009079
1000 PHYSICIANS WAY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Kimley»Horn
10 Lea Ave Suite 400
Nashville, Tennessee 37210
Tel. No. (615) 564-2701
www.kimley-horn.com

Drawn by	Checked by	Date	Project No.	Sheet No.
DDB	SCB	Apr. 3, 2025	20250403-	1 OF 4

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BRILEY, DAVID 4/3/2025 4:22 PM
DWG NAME: V:\NSH_SURVEY\PROJECTS\01445017 (1000 PHYSICIANS WAY - ENCOMPASS EXPANSION FRANKLIN)\PROCESSING\PLAT\20250212 PLAT\20250402 3RD SUBMITTAL\SAVESAFELY-20250403\20250403-014445017 PLAT.DWG PLOTTED BY

NORTH

GRID NORTH
NAD83

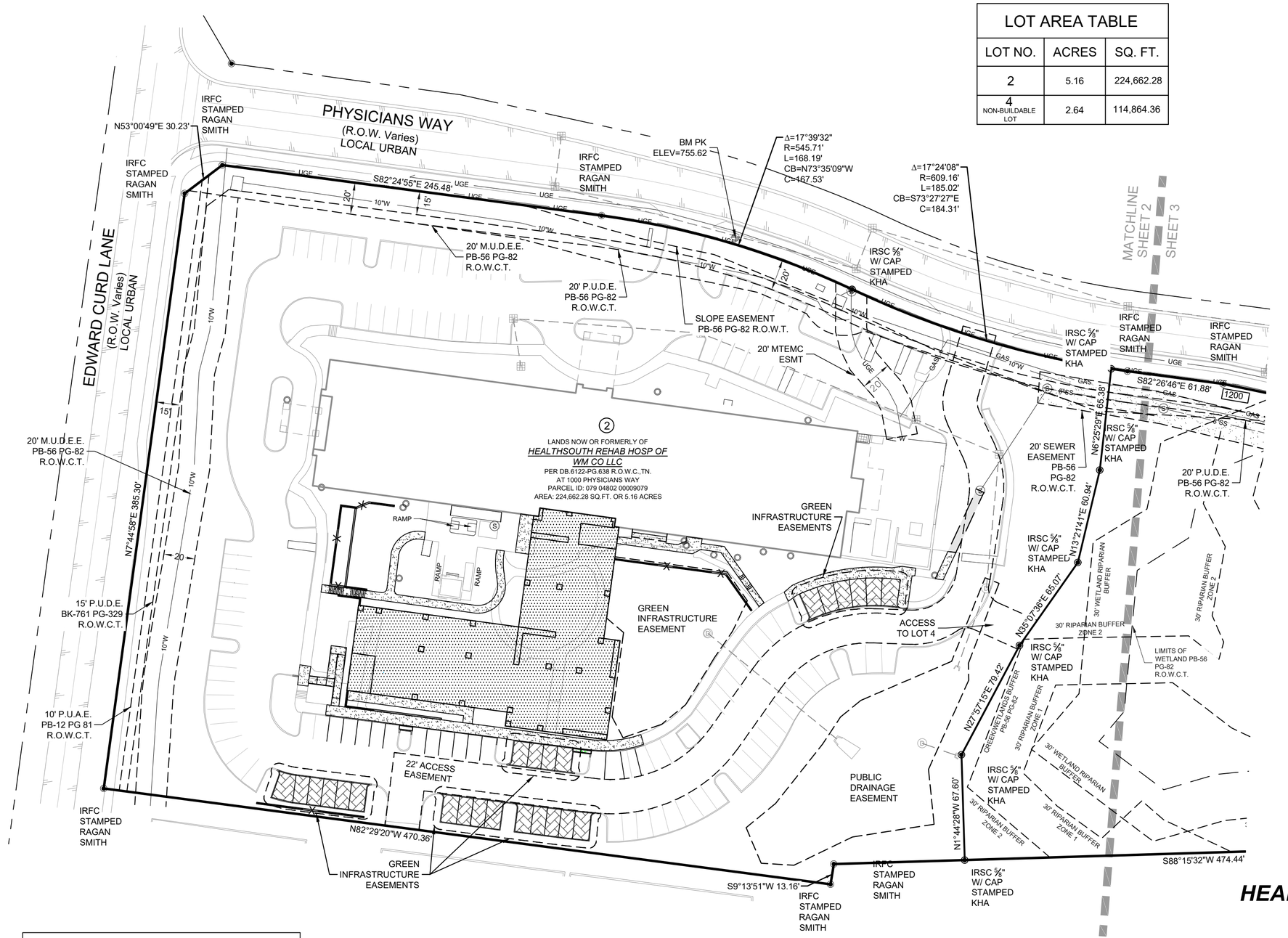
GRAPHIC SCALE IN FEET
50 0 25 50 100
1" = 50' @ 24X36

SURVEYOR:
KIMLEY-HORN ASSOCIATES, INC.
SAM BILLINGSLEY
10 LEA AVE SUITE 400
NASHVILLE, TN. 37210
615-564-2701

OWNER/DEVELOPER:
ENCOMPASS HEALTH CORPORATION
THOMAS H. BOYLE, SENIOR VICE PRESIDENT
9001 LIBERTY PARKWAY
205-916-8609

LOT AREA TABLE

LOT NO.	ACRES	SQ. FT.
2	5.16	224,662.28
4 NON-BUILDABLE LOT	2.64	114,864.36

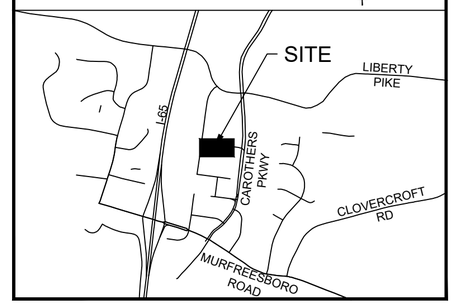


LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
CBL	UNDERGROUND CABLE LINE
	FENCE
	BUILDING OUTLINE
	ASPHALT PAVEMENT

VICINITY MAP

N.T.S.



LEGEND

	BOX OR PEDESTAL	C	COMMUNICATIONS
	HANDHOLE	E	ELECTRIC OR POWER
	MANHOLE	F	FIBER OPTIC
	MARKER SIGN	G	NATURAL GAS
	METER	P	PETROLEUM OR PIPELINE
	MARKER PINFLAG	R	RAILROAD
	POLE	S	SAN. SEWER OR WASTEWATER
	STORAGE TANK	D	STORM SEWER
	VALVE (EXCEPT WATER)	T	TELEPHONE
	VAULT	TR	TRAFFIC
	WELL	U	UNIDENTIFIED
TV	CABLE TV	W	WATER
	FIRE SPRINKLER CONNECTION		SANITARY SEWER CLEAN OUT
	FIRE HYDRANT		SANITARY SEWER LIFT STATION
	WATER VALVE		STORM SEWER DRAIN
	WATER WELL		MONITORING WELL
	TRAFFIC BARRIER		FUEL TANK
	TRAFFIC BOLLARD		ELECTRIC SWITCH
	TRAFFIC CAMERA	T	ELECTRIC TRANSFORMER
	TRAFFIC SENSOR		RAILROAD SIGNAL
	TRAFFIC SIGNAL		RAILROAD SIGN
	PARKING METER		SIGN
	ROOF DRAIN		MARQUEE/BILLBOARD
	GOAL POST		TRASH BIN
GT	GREASE TRAP		TREE
	IRRIGATION VALVE		HANDICAPPED PARKING
	SECURITY CAMERA		FLAG POLE / MONUMENT
	MAIL BOX		BORE LOCATION
	A/C UNIT		ELEVATION BENCHMARK
	BASKET BALL GOAL	IRF	IRON ROD FOUND
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R.O.W.C.TN	REGISTERS OFFICE OF WILLIAMSON COUNTY TENNESSEE		
P.U.A.E.	PUBLIC UTILITY ACCESS EASEMENT		
P.U.D.E.	PUBLIC UTILITY DRAINAGE EASEMENT		
M.U.D.E.E.	MILCROFTON UTILITY DISTRICT EXCLUSIVE EASEMENT		
XXXX	LOT ADDRESS		

SAM BILLINGSLEY
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2652

04/02/2025

MEDCORE MEDICAL BUILDING SUBDIVISION, FINAL PLAT, REVISION TWO (LOT 2)

PER PB P56 PG 82B
LANDS NOW OR FORMERLY OF
HEALTHSOUTH REHAB HOSP OF WM CO LLC
PER DB.6122-PG.638
PARCEL ID: 079 04802 00009079
1000 PHYSICIANS WAY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

COF #8734

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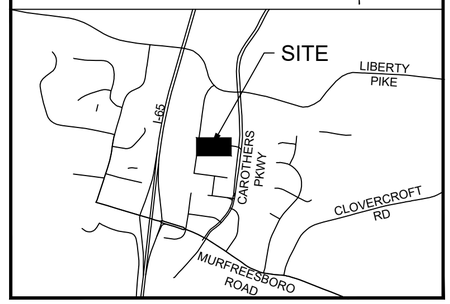

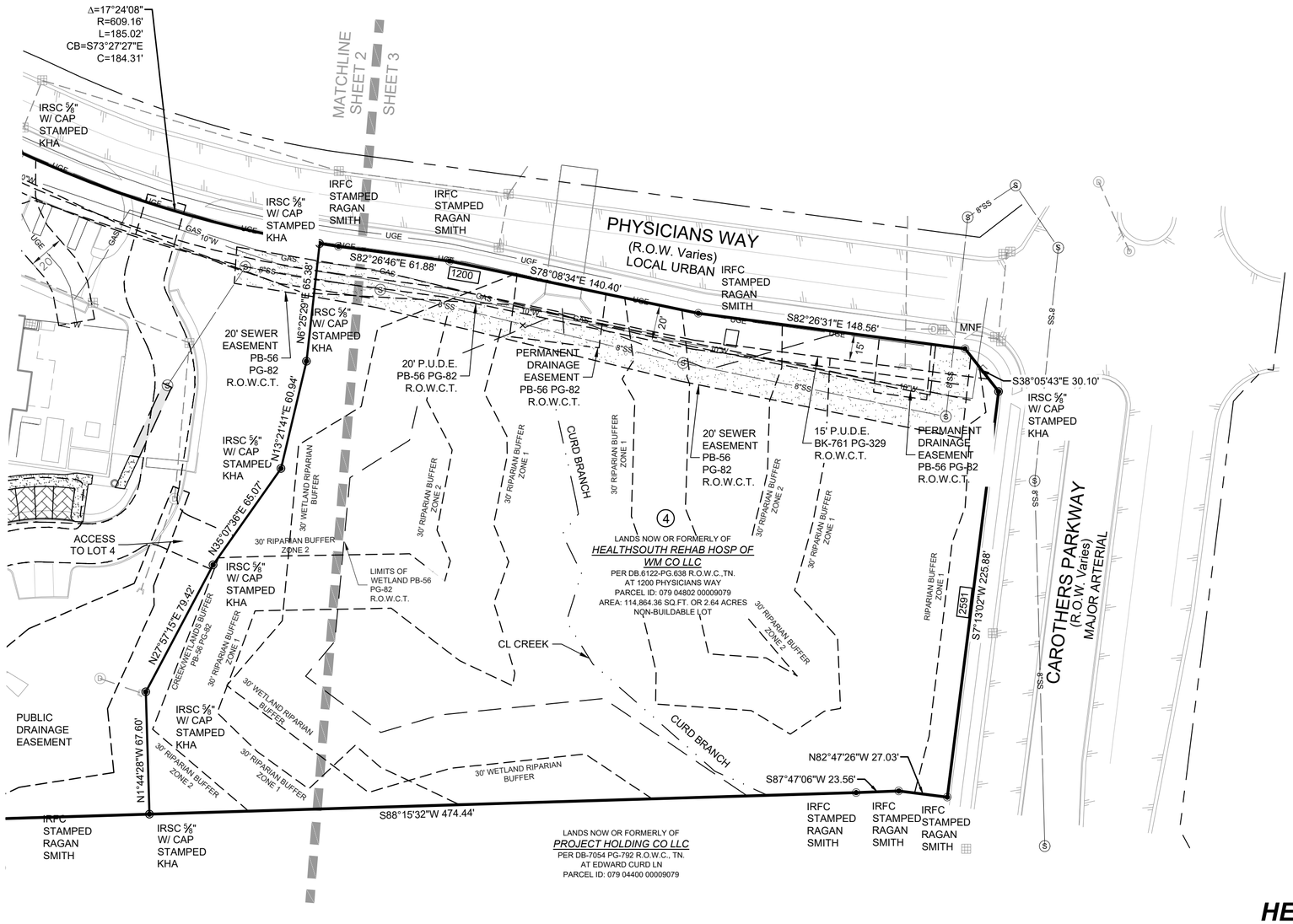

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1"=60' 18X24

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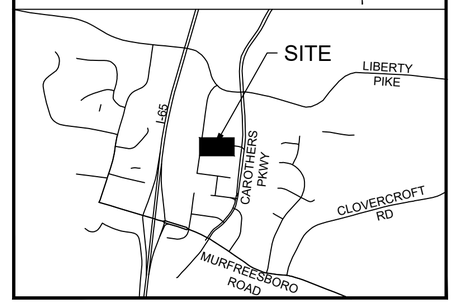

PHYSICIANS WAY
(R.O.W. Varies)
LOCAL URBAN

EDWARD CURD LANE
(R.O.W. Varies)
LOCAL URBAN

CAROTHERS PARKWAY
(R.O.W. Varies)
MAJOR ARTERIAL

N53°00'49"E 30.23'
S82°24'55"E 245.48'
Δ=17°39'32"
R=545.71'
L=168.19'
CB=N73°35'09"W
C=167.53'
Δ=17°24'08"
R=609.16'
L=185.02'
CB=S73°27'27"E
C=184.31'
S82°26'46"E 61.88'
S78°08'34"E 140.40'
S82°26'31"E 148.56'
S38°05'43"E 30.10'
N7°44'58"E 386.30'
N6°25'20"E 65.38'
N13°21'41"E 60.94'
N85°07'39"E 65.07'
N27°57'15"E 79.42'
N1°44'28"W 67.60'
N82°29'20"W 470.36'
51°W 13.16'
S88°15'32"W 474.44'
N82°47'26"W 27.03'
S87°47'06"W 23.56'
S7°13'02"W 225.88'

20' M.U.D.E.E.
PB-56 PG-82
R.O.W.C.T.

20' P.U.D.E.
PB-56 PG-82
R.O.W.C.T.

SLOPE EASEMENT
PB-56 PG-82 R.O.W.T.

20' MTEMC
ESMT

LANDS NOW OR FORMERLY OF
HEALTHSOUTH REHAB HOSP OF WM CO LLC
PER DB.6122-PG.638 R.O.W.C.,TN.
AT 1000 PHYSICIANS WAY
PARCEL ID: 079 04802 00009079
AREA: 224,662.28 SQ.FT. OR 5.16 AC

PORTION TO BE ABANDONED 20' SEWER EASEMENT PB-56 PG-82 R.O.W.C.T.

ABANDONED PREVIOUS 22' ACCESS EASEMENT TO TERMINATION AT PHYSICIANS WAY PB-56 PG-82 R.O.W.C.T.

20' SEWER EASEMENT PB-56 PG-82 R.O.W.C.T.

20' P.U.D.E. PB-56 PG-82 R.O.W.C.T.

PERMANENT DRAINAGE EASEMENT PB-56 PG-82 R.O.W.C.T.

20' SEWER EASEMENT PB-56 PG-82 R.O.W.C.T.

15' P.U.D.E. BK-761 PG-329 R.O.W.C.T.

PERMANENT DRAINAGE EASEMENT PB-56 PG-82 R.O.W.C.T.

15' P.U.D.E.
BK-761 PG-329
R.O.W.C.T.

P.U.D.A.E.
PB-56 PG-82
PORTION TO BE ABANDONED

P.U.D.A.E.
PB-56 PG-82
PORTION TO BE ABANDONED

10' P.U.A.E.
PB-12 PG 81
R.O.W.C.T.

P.U.D.A.E.
PB-56 PG-82
PORTION TO BE ABANDONED

PUBLIC DRAINAGE AND ACCESS EASEMENT PB-56 PG-82

ABANDONED PREVIOUS 22' ACCESS EASEMENT TO TERMINATION AT PHYSICIANS WAY PB-56 PG-82 R.O.W.C.T.

LANDS NOW OR FORMERLY OF
PROJECT HOLDING CO LLC
PER DB-7054 PG-792 R.O.W.C., TN.
AT EDWARD CURD LN
PARCEL ID: 079 04400 00009079

LANDS NOW OR FORMERLY OF
HEALTHSOUTH REHAB HOSP OF WM CO LLC
PER DB.6122-PG.638 R.O.W.C.,TN.
AT 1200 PHYSICIANS WAY
PARCEL ID: 079 04802 00009079
AREA: 114,864.36 SQ.FT. OR 2.64 ACRES
NON-BUILDABLE LOT

LANDS NOW OR FORMERLY OF
PROJECT HOLDING CO LLC
PER DB-7054 PG-792 R.O.W.C., TN.
AT EDWARD CURD LN
PARCEL ID: 079 04400 00009079

30' RIPARIAN BUFFER ZONE 2
30' WETLAND RIPARIAN BUFFER
30' RIPARIAN BUFFER ZONE 1
30' WETLAND BUFFER
GREEN/WETLANDS BUFFER PB-56 PG-82
RIPARIAN BUFFER ZONE 1
25' RIPARIAN BUFFER ZONE 1

LEGEND

□	BOX OR PEDESTAL	C	COMMUNICATIONS
⬭	HANDHOLE	E	ELECTRIC OR POWER
◯	MANHOLE	F	FIBER OPTIC
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⋈	WATER VALVE	▦	STORM SEWER DRAIN
W	WATER WELL	▽	MONITORING WELL
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●	TRAFFIC BOLLARD	⚑	ELECTRIC SWITCH
CAM	TRAFFIC CAMERA	T	ELECTRIC TRANSFORMER
TRF	TRAFFIC SENSOR	R	RAILROAD SIGNAL
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City of Franklin

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

File #: 21-0480

DATE: April 11, 2025

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:

Southvale PUD Subdivision, Final Plat, Section 1, Revision 1 (Lots 21-25 and 37-38), Creating 16 New Residential Lots And 1 Open Space Lot, On 5.61 Acres, Located on Lewisburg Pike, South Of Goose Creek Bypass. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8741
Applicant: Abigail Overstreet
Owner: Southvale LLC, Mike Ford (representative)

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create 16 new residential lots (subdividing 7 existing multiplex lots into 23 townhome lots) and 1 open space lot. These lots are creating the townhome lots recently approved with the Development Plan Revision, as approved by FMPC at the January 23, 2025 meeting. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission. The corresponding site plan is on the April 2025 administrative agenda. The final plat is consistent with the site plan.

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

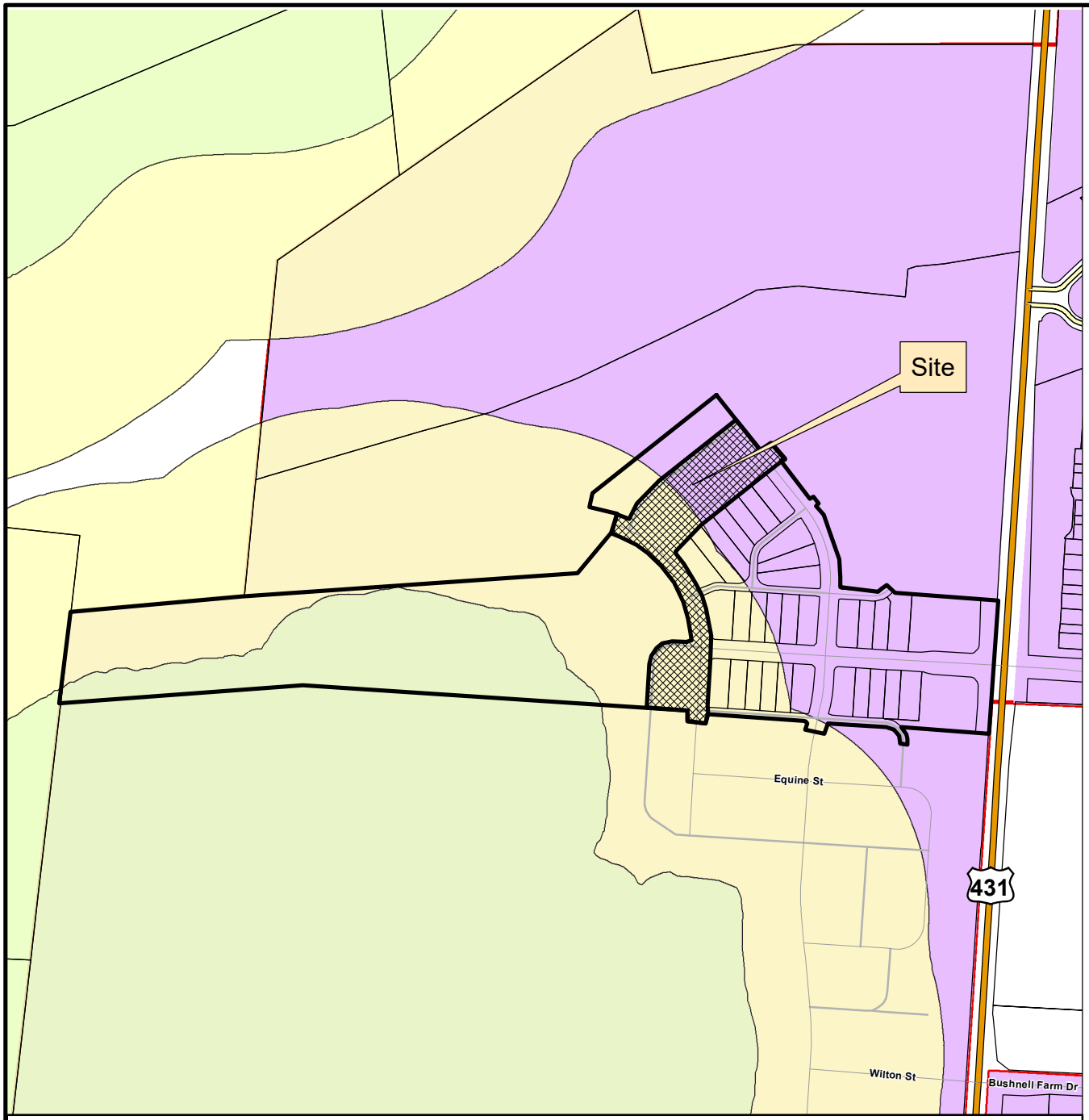
department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve the Southvale PUD Subdivision, Final Plat, Section 1, Revision 1 (Lots 21-25 and 37-38), with conditions.



SOUTHVALE PUD SUBDIVISION, SECTION 1
(LOTS 21-25 AND 37-38)
FINAL PLAT, REVISION 1

Project Information
Existing Zoning: PD Planned District
Overlay Districts: 500' Buffer of Hillside Overlay
Section 1 Site Acreage: 5.61 acres
Total Number of Lots: 23

Legend

- Southvale PUD Subdivision, Section 1 (Lots 21-25 and 37-38)
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- 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 District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 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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N

0 250 500 1,000
Feet

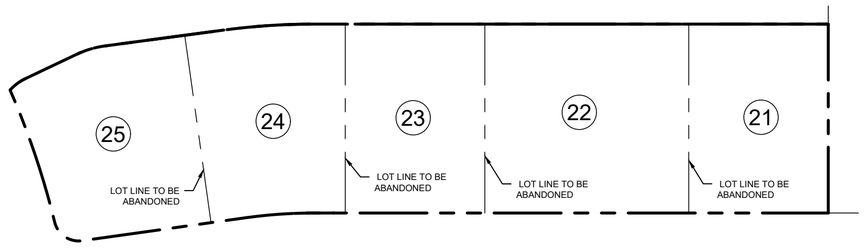
HISTORIC FRANKLIN TENNESSEE

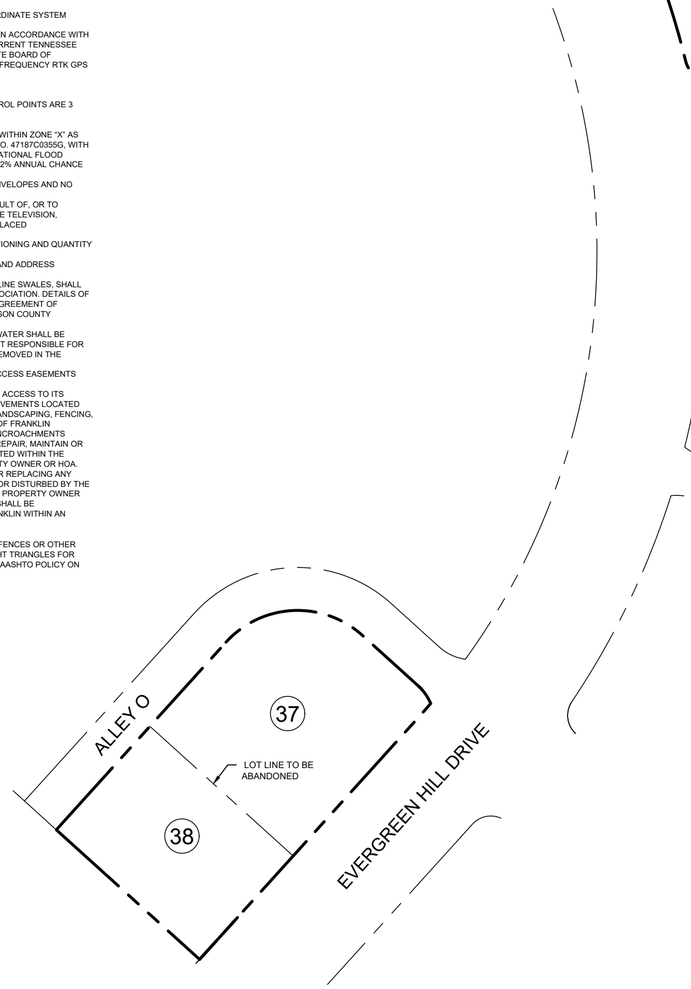
LEGEND

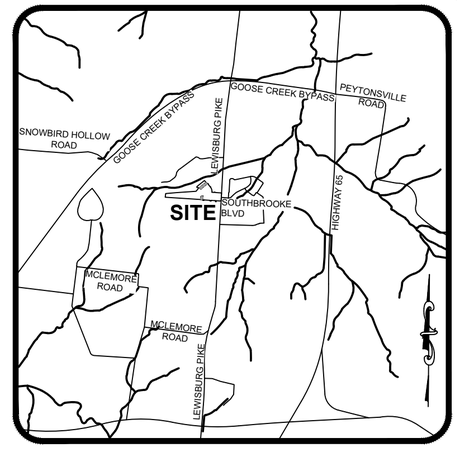
IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY	
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		ADDRESSES	1234	CENTERLINE	
CONC. MON. FOUND		SANITARY SEWER CO	SS	COMMUNICATION BOX	C	HANDICAP SPACE		FENCE	X
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	SANITARY SEWER	8" SA	WATER FEATURE	
CONTROL POINT FOUND		CURB INLET		GAS METER	G	WATER	4" W	TREE LINE	
CONTROL POINT SET		STORM MH	ST	GAS VALVE		UNDERGROUND ELEC	UGE	GREEN INFRA. ESMT.	
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE		OVERHEAD ELEC	OHE	POND	
WATER METER	W	ELECTRIC MH	E	SIDEWALK		GAS	4" G	R.O.W.	RIGHT OF WAY
WATER VALVE		LIGHT POLE		MIN. BUIDLING SETBACK	M.B.S.L	COMMUNICATIONS	COM	PVMT.	EDGE OF PAVEMENT

PLAT NOTES:

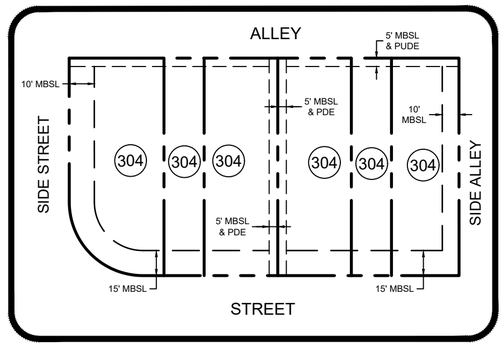
1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOTS 21-25 AND 37-38 INTO 23 RESIDENTIAL LOTS AND 1 OPEN SPACE.
2. SUBJECT PROPERTY IS IDENTIFIED AS PORTIONS OF PARCEL 14.00 ON PROPERTY TAX MAP 117 AND PARCEL 49.00 ON PROPERTY TAX MAP 118. SAID PARCELS ARE FURTHER IDENTIFIED AS A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 8923, PAGE 148 AND DEED BOOK 8954, PAGE 907, RESPECTIVELY, IN REGISTERS OFFICE OF WILLIAMSON COUNTY TENNESSEE.
3. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS RECORDING OF SOUTHVALE SHOWN ON THE FINAL PLAT ENTITLED "SOUTHVALE PUD SUBDIVISION SECTION 1 FINAL SUBDIVISION PLAT" AS RECORDED IN PLAT BOOK P82, PAGE 174, R.O.W.C.
4. ZONING: (PD) PLANNED DISTRICT.
   BUILDING TYPES — ALLEY LOADED TOWNHOUSE LOT (LOTS 21-25, 37, 38, 135-150)
   LOT WIDTHS — 18', 21', & 24'
   SETBACKS
   FRONT — 15'
   REAR — 5' (22' FOR PARKING)
   SIDE — 0'
   STREET SIDE: — 10'
   ALLEY SIDE: — 10'
5. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
6. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK.
   a. POSITIONAL ACCURACY: 0.07'
   b. DATE OF SURVEY: 05/29/2019
   c. DATUM/EPOCH: TENNESSEE STATE PLANE (NAD83). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
   d. GEOID 3, ZONE 7 REVISED NO COMBINED GRID FACTORS WERE USED.
7. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0355G, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2024, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
8. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
9. 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 TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
10. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
11. PROPERTY NUMBERS ARE INDICATED AS SUCH: LOT NUMBERS ARE ENCIRCLED AND ADDRESS NUMBERS ARE ENCLOSED BY RECTANGULAR SHAPE.
12. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOME OWNER'S ASSOCIATION. DETAILS OF THESE REQUIREMENTS ARE OUTLINED IN THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITES RECORDED WITH THE WILLIAMSON COUNTY REGISTER OF DEEDS OFFICE.
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. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
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. MINERAL RIGHTS ARE TO BE HELD BY SOUTHVALE, LLC.
17. 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.
18. 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.
19. ALL OPEN SPACES SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
21. THE REMAINING UNITS SHALL BE COLLECTED AT THE PRO=RATED AMOUNT UNTIL THE FULL OBLIGATION HAS BEEN PAID AS PERMITTING PROCEEDS. 16 UNITS X $3,228 = $ 51,648.
    TOTAL 512 UNITS X $4,304 = $2,203,648
22. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
23. WATER METERS, GAS METERS, AND SEWER LATERALS ARE INDICATIVE ONLY.







VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT- ALLEY LOADED
(TOWNHOMES LOTS, LOTS 21-25, 37, 38, 135-150)
N.T.S.

OWNER: SOUTHVALE, LLC
MIKE FORD - GENERAL PARTNER
554 FRANKLIN RD, #300
FRANKLIN, TN 37069

ENGINEER: KIMLEY HORN
4031 ASPEN GROVE DRIVE,
SUITE 200
FRANKLIN, TN 37067
615-564-2701
WWW.KIMLEY-HORN.COM

SURVEYOR: WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
JOEY C. WILSON II, PE, RLS
(615)794-2275
JWILSON@WILSONPC.COM

50 0 25 50 100
GRAPHIC SCALE: 1" = 50'

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN SOUTHVALE PUD SUBDIVISION, SECTION 1 REVISION, HAS 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 HB&TS UTILITY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEM

HB&TS UTILITY DISTRICT — DATE

CERTIFICATE OF APPROVAL OF SUBDIVISIION 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, TENNESSEE — DATE

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PORTIONS OF THE PROPERTIES SHOWN HEREON AS OF DEED BOOK 8923, PAGE 148 AND DEED BOOK 8954, PAGE 907, 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 RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: N/A

OWNER — DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE & SIDEWALKS

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN SOUTHVALE PUD SUBDIVISION, SECTION 1 REVISION, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, AND $_____ FOR SIDEWALKS 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 SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE SEWER SYSTEM DESIGNATED IN SOUTHVALE PUD SUBDIVISION, SECTION 1 REVISION, HAS 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 ELECTRICAL SYSTEMS

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

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 28TH DAY OF MAY, 2021

JOEY C. WILSON II, TENNESSEE RLS NO. 2089
WILSON & ASSOCIATES, P.C.
ENGINEERING/SURVEYING/ENVIRONMENTAL
108 BEASLEY DRIVE, FRANKLIN, TN 37064
OFFICE: 615.794.2275 FAX 615.794.2176
JWILSON@WILSONPC.COM

JOEY C. WILSON II — REGISTERED LAND SURVEYOR — XVI — AGRICULTURE — COMMERCE — TENNESSEE NO. 2089

WILSON & ASSOCIATES, P.C. — Engineering/Surveying/Environmental

CERTIFICATE OF APPROVAL OF 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, TENNESSEE.

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION — DATE

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

SOUTHVALE

PUD SUBDIVISION, FINAL PLAT SECTION 1, REVISION 1 (LOTS 21-25 AND 37-38)

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

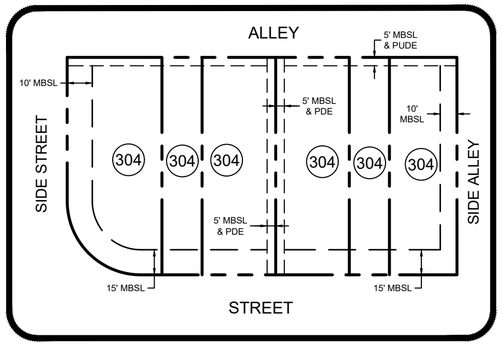
TOTAL ACRES:	1.071	TOTAL NO. OF LOTS:	23
ACRES NEW RD/ST:	0.000 (ROW)	L.F. OF NEW RD/ST:	0000.00
ACRES OPEN SPACE:	0.030	CIVIL DISTRICT:	2ND
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	04/02/2025

WA PROJECT NO. 18-1022 COF NO. 8741 SHEET 1 0F 2

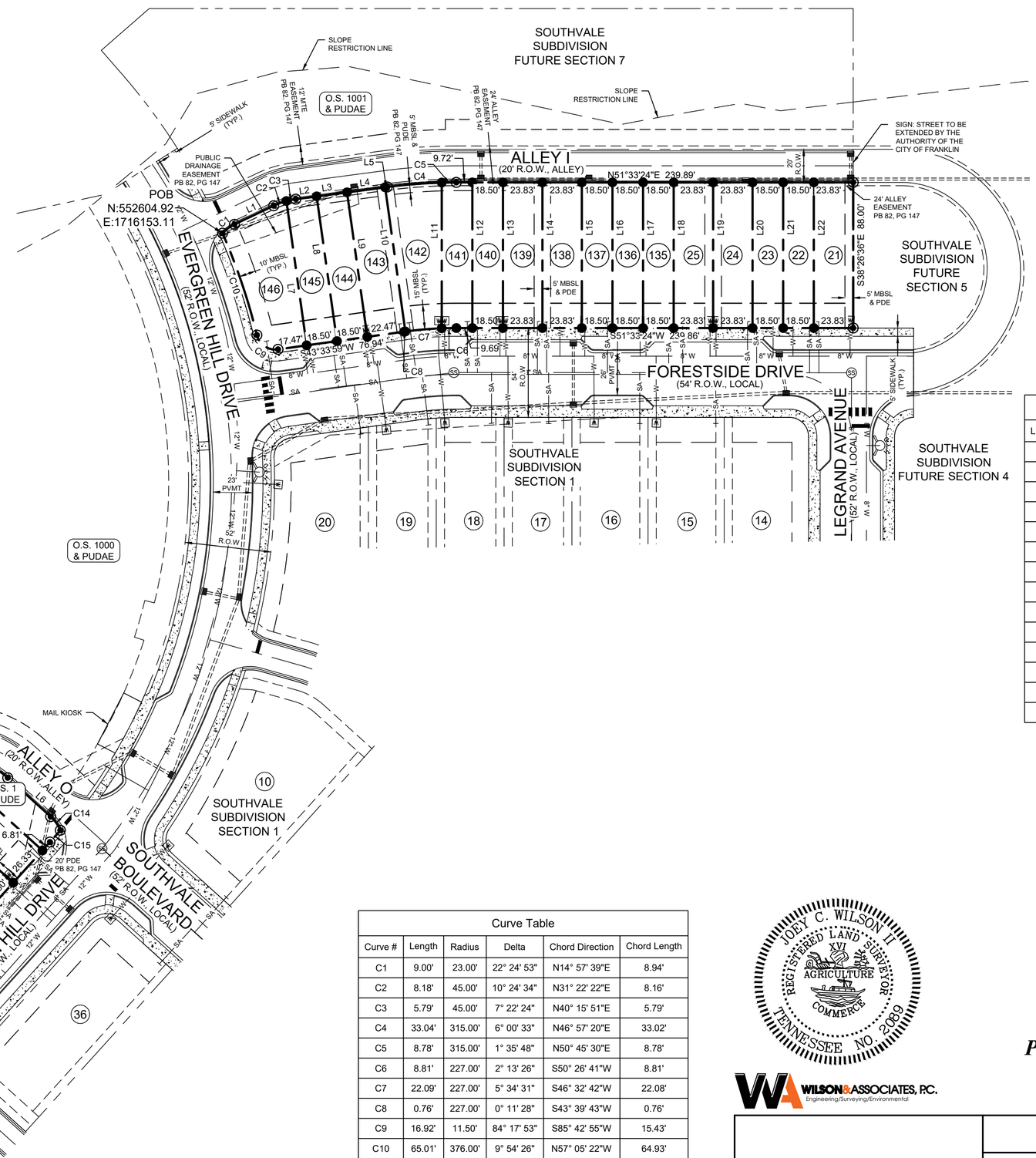
Lot Area Table		
Lot #	Area (SF)	Area (AC)
21	2097.33'	0.048
22	1628.00'	0.037
23	1628.00'	0.037
24	2097.33'	0.048
25	2097.33'	0.048
37	2296.82'	0.053
38	1755.00'	0.040
135	1628.00'	0.037
136	1628.00'	0.037
137	1628.00'	0.037
138	2097.33'	0.048
139	2097.33'	0.048

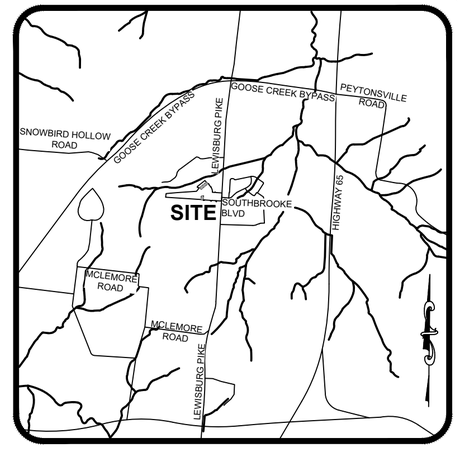
Lot Area Table		
Lot #	Area (SF)	Area (AC)
140	1628.00'	0.037
141	1628.15'	0.037
142	2483.88'	0.057
143	2046.21'	0.047
144	1632.15'	0.037
145	1633.73'	0.038
146	2769.27'	0.064
147	2369.97'	0.054
148	2369.97'	0.054
149	1755.00'	0.040
150	2369.97'	0.054

Open Space Area Table		
Parcel #	Area (SF)	Area (AC)
O.S. 1	1294.66'	0.030



TYPICAL LOT LAYOUT- ALLEY LOADED
(TOWNHOMES LOTS, LOTS 21-25, 37, 38, 135-150)
N.T.S.



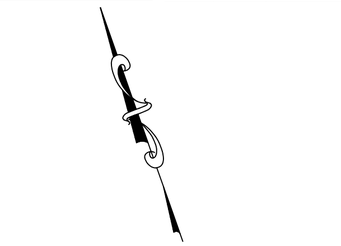


VICINITY MAP
NOT TO SCALE

Line Table		
Line #	Length	Direction
L1	26.29'	N26°10'06"E
L2	12.72'	N43°57'03"E
L3	18.50'	N43°57'03"E
L4	23.23'	N43°57'03"E
L5	1.32'	N43°57'03"E
L6	35.00'	S86°18'48"E
L7	88.04'	S46°26'01"E
L8	88.29'	S46°26'01"E
L9	88.16'	S46°26'01"E
L10	88.01'	S46°26'01"E
L11	88.05'	S38°26'36"E
L12	88.00'	S38°26'36"E
L13	88.00'	S38°26'36"E
L14	88.00'	S38°26'36"E

Line Table		
Line #	Length	Direction
L15	88.00'	S38°26'36"E
L16	88.00'	S38°26'36"E
L17	88.00'	S38°26'36"E
L18	88.00'	S38°26'36"E
L19	88.00'	S38°26'36"E
L20	88.00'	S38°26'36"E
L21	88.00'	S38°26'36"E
L22	88.00'	S38°26'36"E
L23	90.00'	S86°18'48"E
L24	90.00'	S86°18'48"E
L25	90.00'	N86°18'48"W
L26	90.00'	S86°18'48"E
L27	90.00'	S86°18'48"E
L28	81.36'	S86°18'48"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	9.00'	23.00'	22° 24' 53"	N14° 57' 39"E	8.94'
C2	8.18'	45.00'	10° 24' 34"	N31° 22' 22"E	8.16'
C3	5.79'	45.00'	7° 22' 24"	N40° 15' 51"E	5.79'
C4	33.04'	315.00'	6° 00' 33"	N46° 57' 20"E	33.02'
C5	8.78'	315.00'	1° 35' 48"	N50° 45' 30"E	8.78'
C6	8.81'	227.00'	2° 13' 26"	S50° 26' 41"W	8.81'
C7	22.09'	227.00'	5° 34' 31"	S46° 32' 42"W	22.08'
C8	0.76'	227.00'	0° 11' 28"	S43° 39' 43"W	0.76'
C9	16.92'	11.50'	84° 17' 53"	S85° 42' 55"W	15.43'
C10	65.01'	376.00'	9° 54' 26"	N57° 05' 22"W	64.93'
C11	28.17'	45.00'	35° 52' 08"	N21° 50' 54"E	27.71'
C12	28.17'	45.00'	35° 52' 08"	N21° 50' 54"E	27.71'
C13	42.34'	45.00'	53° 54' 14"	N66° 44' 05"E	40.79'
C14	10.19'	23.00'	25° 23' 25"	S73° 37' 06"E	10.11'
C15	9.46'	324.00'	1° 40' 21"	S2° 51' 01"W	9.46'



GRAPHIC SCALE: 1" = 50'

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2089

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

SOUTHVALE

PUD SUBDIVISION, FINAL PLAT SECTION 1, REVISION 1 (LOTS 21-25 AND 37-38)

RECORDING STAMP HERE

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FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

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ACRES NEW RD/ST:	0.000 (ROW)	L.F. OF NEW RD/ST:	0000.00
ACRES OPEN SPACE:	0.030	CIVIL DISTRICT:	2ND
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	04/02/2025

WA PROJECT NO. 18-1022 COF NO. 8741 SHEET 2 0F 2

COF no: 8741

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Addressing

General Issues

1. Addressing

nathan.hollingsworth@franklintn.gov Addresses were provided on 4/7 and shall be shown on the plat.

Engineering - Final Plat Checklist

General Issues

9. 0. General Information

lance.fittro@franklintn.gov Applicant shall ensure that any modifications to the site plan [COF #8739] are reflected on the final plat. The final 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

7. Parkland information

kevinl@franklintn.gov The new invoice is attached in the Parkland Information folder in IDT.

The Parkland Fees are due at the final plat.

Until these fees are collected, "*Conditional Approval*" will be the comment, and the plat cannot be recorded. It will be held at One Stop 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@franklintn.gov 615-721-9103

(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 the requirements of the IDT system.)

16. Parkland information

kevinl@franklintn.gov Parks: A revision was executed on 1-3-25, which lowered desnisty from 512 to 450 units. Correct note #21 that the total number of units is now at 450u's x $4,304=$1,936,800

18. 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.
19. ALL OPEN SPACES SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
21. THE REMAINING UNITS SHALL BE COLLECTED AT THE PRO=RATED AMOUNT UNTIL THE FULL OBLIGATION HAS BEEN PAID AS PERMITTING PROCEEDS. 16 UNITS X $3,228 = $ 51,648. TOTAL 512 UNITS X $4,304 = $2,203,648
22. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
23. WATER METERS, GAS METERS, AND SEWER LATERALS ARE INDICATIVE ONLY.

[Edited By Kevin Lindsey]

Performance Agreement and Surety

General Issues

15. Engineering Sureties

kevin.long@franklintn.gov **No sureties are associated with this Final Plat.** This Final Plat is a revision of COF # 8275 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.)

City of Franklin

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

File #: 21-0465

DATE: April 9, 2025

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:

Southvale PUD Subdivision, Final Plat, Section 2, Creating 43 Residential Lots And 5 Open Space Lots And Dedicating Right Of Way, On 33.042 Acres, Located on Lewisburg Pike, South Of Goose Creek Bypass. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8740
Applicant: Abigail Overstreet
Owner: Southvale LLC, Mike Ford (representative)

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create 43 residential lots and 5 open space lots and dedicate right of way. These lots include creating the townhome lots recently approved with the Development Plan Revision, as approved by FMPC at the January 23, 2025 meeting. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission. The corresponding site plan is on the April 2025 administrative agenda. The final plat is consistent with the site plan.

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.

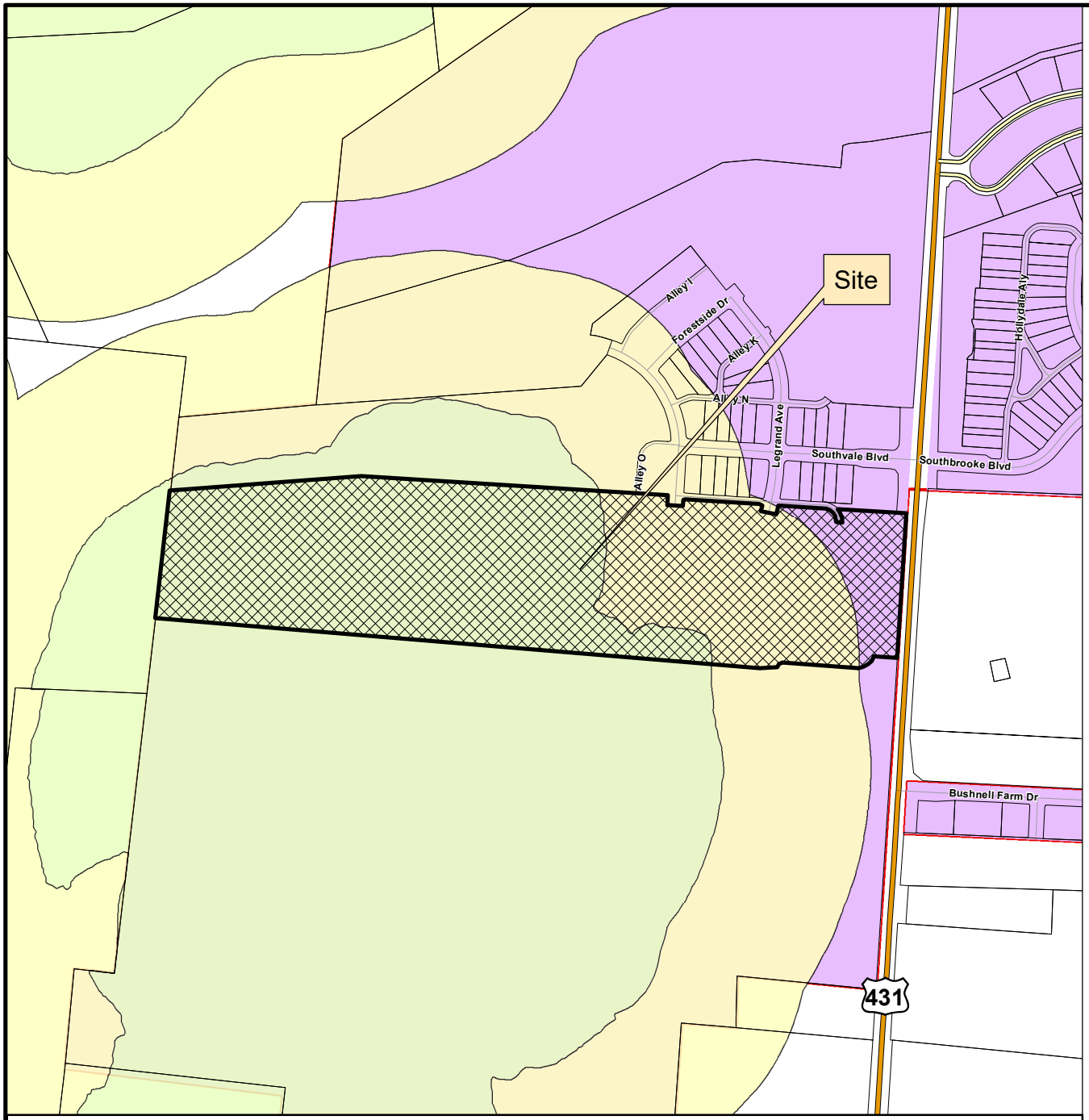
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve the Southvale PUD Subdivision, Final Plat, Section 2, with conditions.



SOUTHVALE PUD SUBDIVISION, SECTION 2
FINAL PLAT

Project Information
Existing Zoning: PD Planned District
Overlay Districts: HHO, 500' Buffer of Hillside
Site Acreage: 33.04 acres
Total Number of Lots: 48

Legend

- Southvale PUD Subdivision, Section 2
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- 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 District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 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.
All data and materials (c) copyright 2025. All rights reserved.

N

0 250 500 1,000
Feet

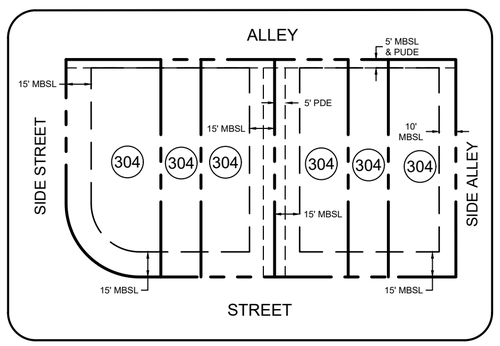
HISTORIC FRANKLIN TENNESSEE

LEGEND

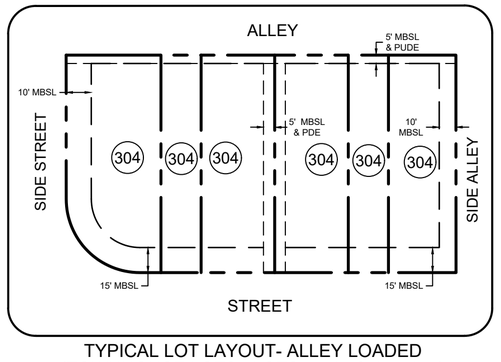
IRON PIN FOUND	FIRE HYDRANT	UTILITY POLE	PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY	
IRON PIN SET	SANITARY SEWER MH	GUY ANCHOR	ADDRESSES	1234	CENTERLINE	
CONC. MON. FOUND	SANITARY SEWER CO	COMMUNICATION BOX	HANDICAP SPACE		FENCE	X
CONC. MON. SET	AREA DRAIN	COMMUNICATION MH	SANITARY SEWER	8" SA	WATER FEATURE	
CONTROL POINT FOUND	CURB INLET	GAS METER	WATER	4" W	TREE LINE	
CONTROL POINT SET	STORM MH	GAS VALVE	UNDERGROUND ELEC	UGE	GREEN INFRA. ESMT.	
BENCH MARK	ELECTRIC METER-BOX	EVERGREEN TREE	OVERHEAD ELEC	OHE	POND	
WATER METER	ELECTRIC MH	SIDEWALK	GAS	4" G	R.O.W.	RIGHT OF WAY
WATER VALVE	LIGHT POLE	MIN. BUILDING SETBACK M.B.S.L	COMMUNICATIONS	COM	PVMT.	EDGE OF PAVEMENT

PLAT NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 43 RESIDENTIAL LOTS AND 5 OPEN SPACES, AND DEDICATE RIGHT OF WAY.
2. SUBJECT PROPERTY IS IDENTIFIED AS A PORTION OF PARCEL 14.00 ON PROPERTY TAX MAP 117. SAID PARCEL IS FURTHER IDENTIFIED AS A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 8923, PAGE 148, IN REGISTERS OFFICE OF WILLIAMSON COUNTY TENNESSEE.
3. ZONING: (PD) PLANNED DISTRICT.
   BUILDING TYPES — ALLEY LOADED (SINGLE-FAMILY LOTS, LOTS 43-62)
   LOT WIDTHS — 34', 41', 46', & 51'
   SETBACKS
   FRONT — 15'
   REAR — 5'
   SIDE — 5'
   STREET SIDE: — 10'
   ALLEY SIDE: — 10'
   BUILDING TYPES — ALLEY LOADED (TOWNHOUSE LOTS, LOTS 39-42, 150-155)
   LOT WIDTHS — 18', 21', 24'
   SETBACKS
   FRONT — 15'
   REAR — 5' (22' FOR PARKING)
   SIDE — 0' WHERE ATTACHED, 5' AT END UNITS
   STREET SIDE: — 10'
   ALLEY SIDE: — 10'
   BUILDING TYPES — ALLEY LOADED (MULTIPLEX LOTS, LOTS 63-78)
   LOT WIDTHS — 24', 29.5', 39', & 44'
   SETBACKS
   FRONT — 15'
   REAR — 5' (18' FOR PARKING)
   SIDE — 0' WHERE ATTACHED, 15' AT END UNITS
   STREET SIDE: — 15'
   ALLEY SIDE: — 10'
4. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
5. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK.
   a. POSITIONAL ACCURACY: 0.07'
   b. DATE OF SURVEY: 02/12/21
   c. DATUM/EPOCH: TENNESSEE STATE PLANE (NAD83). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
   d. GEOID 3, ZONE 7 REVISED NO COMBINED GRID FACTORS WERE USED.
6. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN OTHER AREAS ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0355G, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2024, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
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 TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
9. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
10. PROPERTY NUMBERS ARE INDICATED AS SUCH: LOT NUMBERS ARE ENCIRCLED AND ADDRESS NUMBERS ARE ENCLOSED BY RECTANGULAR SHAPE.
11. AT ALL TEMPORARY TURNAROUNDS AND STREET STUBS, A SIGN SHALL BE PLACED STATING, "STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF FRANKLIN."
12. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOME OWNER'S'S ASSOCIATION. DETAILS OF THESE REQUIREMENTS ARE OUTLINED IN THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITES RECORDED WITH THE WILLIAMSON COUNTY REGISTER OF DEEDS OFFICE.
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. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
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. MINERAL RIGHTS ARE TO BE HELD BY SOUTHVALE, LLC.
17. 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.
18. 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.
19. ALL OPEN SPACES SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
20. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
21. THE REMAINING UNITS SHALL BE COLLECTED AT THE PRO=RATED AMOUNT UNTIL THE FULL OBLIGATION HAS BEEN PAID AS PERMITTING PROCEEDS.
    42 UNITS X $1,076 = $ 45,192. TOTAL 450 UNITS X $1,076 = $484,200.
22. WATER METERS, GAS METERS, AND SEWER LATERALS ARE INDICATIVE ONLY.



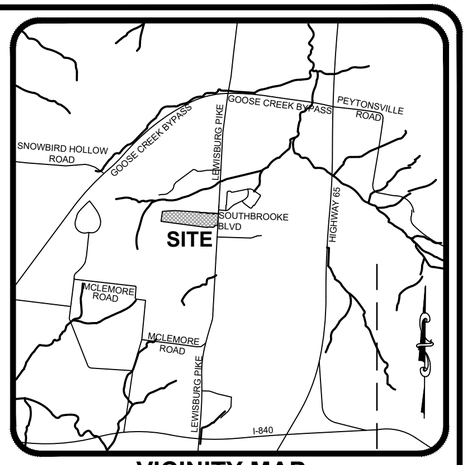
TYPICAL LOT LAYOUT- ALLEY LOADED
(MULTIPLEX LOTS , LOTS 63-74)
N.T.S.



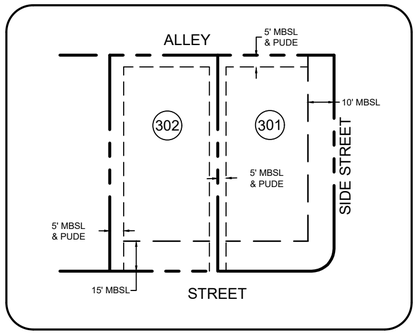
TYPICAL LOT LAYOUT- ALLEY LOADED
(TOWNHOUSE LOTS , LOTS 39-42 & 150-155)
N.T.S.

Lot Area Table		
Lot #	Area (SF)	Area (AC)
39	2369.97'	0.054
40	1755.00'	0.040
41	1755.00'	0.040
42	2369.97'	0.054
43	7277.43'	0.167
44	6210.00'	0.143
45	5535.00'	0.127
46	5535.00'	0.127
47	6885.00'	0.158
48	7704.96'	0.177
49	5535.00'	0.127
50	5535.00'	0.127
51	8995.99'	0.207
52	7090.02'	0.163
53	5330.00'	0.122
54	5330.00'	0.122
55	5330.00'	0.122
56	5330.00'	0.122
57	8171.07'	0.188
58	6630.00'	0.152
59	5330.00'	0.122
60	5330.00'	0.122

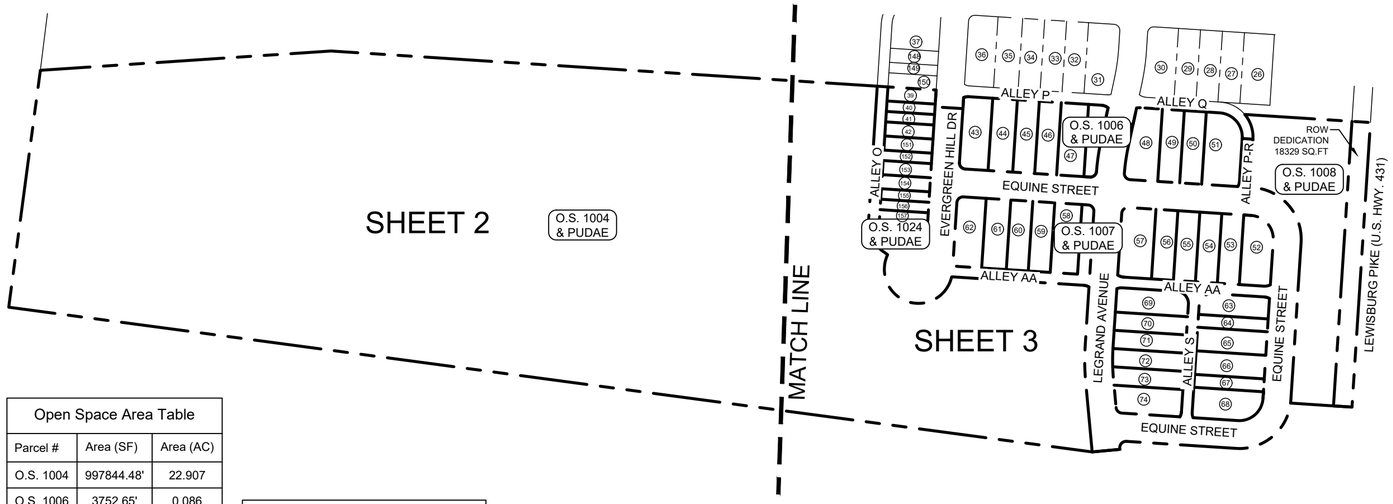
Lot Area Table		
Lot #	Area (SF)	Area (AC)
61	5980.00'	0.137
62	6984.54'	0.160
63	5125.77'	0.118
64	3120.00'	0.072
65	5720.00'	0.131
66	5720.00'	0.131
67	3120.00'	0.072
68	6940.78'	0.159
69	6088.92'	0.140
70	4590.00'	0.105
71	4590.00'	0.105
72	4569.76'	0.105
73	4459.46'	0.102
74	6327.39'	0.145
151	2369.97'	0.054
152	1755.00'	0.040
153	2369.97'	0.054
154	2369.97'	0.054
155	1755.00'	0.040
156	1755.00'	0.040
157	2369.72'	0.054



VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT- ALLEY LOADED
(SINGLE-FAMILY LOTS , LOTS 43-62)
N.T.S.



Open Space Area Table		
Parcel #	Area (SF)	Area (AC)
O.S. 1004	997844.48'	22.907
O.S. 1006	3752.65'	0.086
O.S. 1007	2931.58'	0.067
O.S. 1008	58500.64'	1.343
O.S. 1024	2103.33'	0.048

ROW Dedication Area Table		
Parcel #	Area (SF)	Area (AC)
ROW Dedication	18329.45'	0.421

OWNER: SOUTHVALE, LLC
MIKE FORD - GENERAL PARTNER
554 FRANKLIN RD, #300
FRANKLIN, TN 37069
ENGINEER: KIMLEY HORN
4031 ASPEN GROVE DRIVE,
SUITE 200
FRANKLIN, TN 37067
615-564-2701
WWW.KIMLEY-HORN.COM
SURVEYOR: WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
JOEY C. WILSON II, PE, RLS
(615)794-2275
JWILSON@WILSONPC.COM

200 0 100 200 400
GRAPHIC SCALE: 1" = 200'

SOUTHVALE

PUD SUBDIVISION SECTION 2

CERTIFICATE OF APPROVAL OF SUBDIVISIION 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, TENNESSEE — DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN SOUTHVALE PUD SUBDIVISION, SECTION 2, HAS 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 HB&TS UTILITY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEM

HB&TS UTILITY DISTRICT — DATE

CERTIFICATE OF APPROVAL OF ELECTRICAL SYSTEMS

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

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 12TH DAY OF FEBRUARY, 2021.

JOEY C. WILSON II, TENNESSEE RLS NO. 2089
WILSON & ASSOCIATES, P.C.
ENGINEERING/SURVEYING/ENVIRONMENTAL
108 BEASLEY DRIVE, FRANKLIN, TN 37064
OFFICE: 615.794.2275 FAX 615.794.2176
JWILSON@WILSONPC.COM

JOEY C. WILSON II REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 2089

WILSON & ASSOCIATES, P.C. Engineering/Surveying/Environmental

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PORTION OF THE PROPERTIE SHOWN HEREON AS OF DEED BOOK 8923, PAGE 148 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 RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: N/A

OWNER — DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE & SIDEWALKS

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN SOUTHVALE PUD SUBDIVISION, SECTION 2, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, AND $_____ FOR SIDEWALKS 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 SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE SEWER SYSTEM DESIGNATED IN SOUTHVALE PUD SUBDIVISION, SECTION 2, HAS 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 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, TENNESSEE.

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION — DATE

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	33.042	TOTAL NO. OF LOTS:	43
ACRES NEW RD/ST:	3.781 (ROW)	L.F. OF NEW RD/ST:	3731.9230
ACRES OPEN SPACE:	24.451	CIVIL DISTRICT:	2ND
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 200'	DATE:	04/02/2025

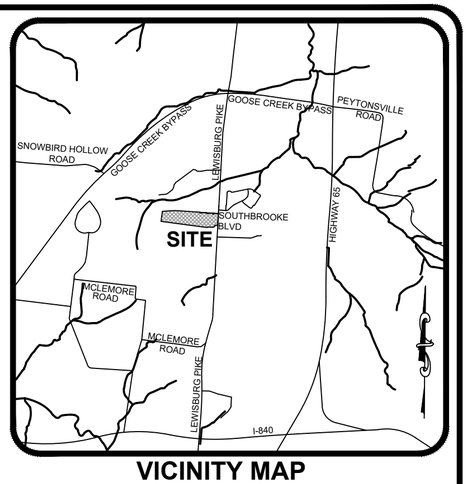
WA PROJECT NO. 18-1022 COF NO. 8740 SHEET 1 0F 5

LEGEND

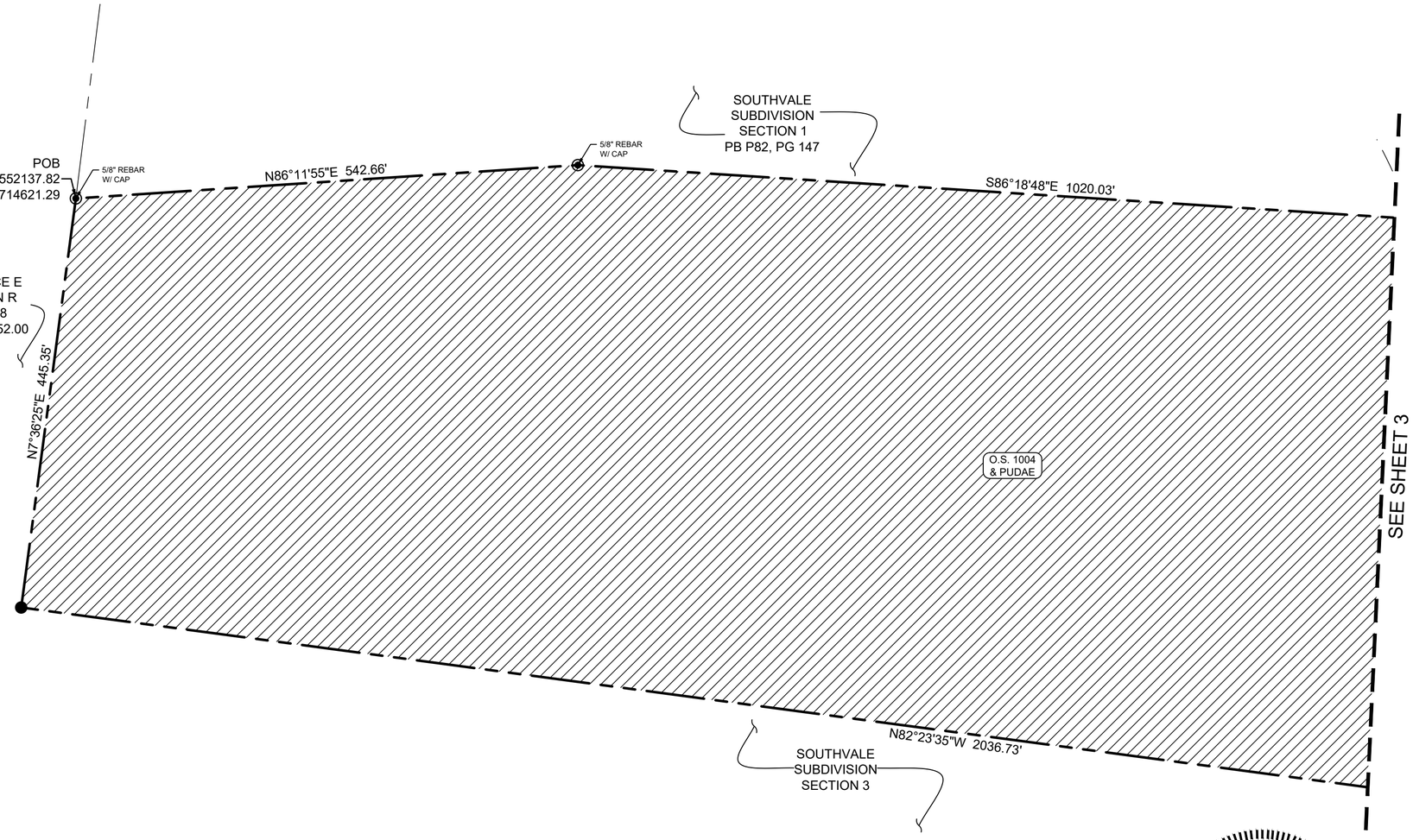
IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.		BOUNDARY		
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		ADDRESSES	1234		CENTERLINE		
CONC. MON. FOUND		SANITARY SEWER CO	SS	COMMUNICATION BOX	C	HANDICAP SPACE			FENCE	X	
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	SANITARY SEWER	8" SA		WATER FEATURE		
CONTROL POINT FOUND		CURB INLET		GAS METER	G	WATER	4" W		TREE LINE		
CONTROL POINT SET		STORM MH	ST	GAS VALVE		UNDERGROUND ELEC	UGE		GREEN INFRA. ESMT.		
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE		OVERHEAD ELEC	OHE		POND		
WATER METER	W	ELECTRIC MH	E	SIDEWALK		GAS	4" G		R.O.W.	RIGHT OF WAY	
WATER VALVE		LIGHT POLE		MIN. BUILDING SETBACK	M.B.S.L	COMMUNICATIONS	COM		PVMT.	EDGE OF PAVEMENT	

HATCH LEGEND

CONSERVATION EASEMENT



VICINITY MAP
NOT TO SCALE



JOEY C. WILSON II
REGISTERED LAND SURVEYOR
AGRICULTURE XVI COMMERCE
TENNESSEE NO. 2089

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

100 0 50 100 200

GRAPHIC SCALE: 1" = 100'

SOUTHVALE

PUD SUBDIVISION SECTION 2

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FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	33.042	TOTAL NO. OF LOTS:	43
ACRES NEW RD/ST:	3.781 (ROW)	L.F. OF NEW RD/ST:	3731.9230
ACRES OPEN SPACE:	24.451	CIVIL DISTRICT:	2ND
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 100'	DATE:	04/02/2025

WA PROJECT NO. 18-1022 COF NO. 8740 SHEET 2 0F 5

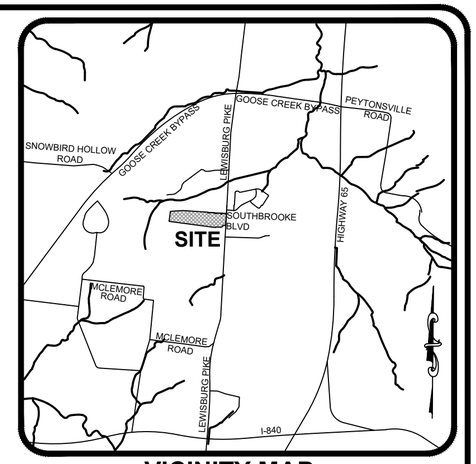
LEGEND

IRON PIN FOUND	FIRE HYDRANT	UTILITY POLE	PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY		
IRON PIN SET	SANITARY SEWER MH	GUY ANCHOR	ADDRESSES	1234	CENTERLINE		
CONC. MON. FOUND	SANITARY SEWER CO	COMMUNICATION BOX	HANDICAP SPACE		FENCE	X	
CONC. MON. SET	AREA DRAIN	COMMUNICATION MH	SANITARY SEWER	8" SA	WATER FEATURE		
CONTROL POINT FOUND	CURB INLET	GAS METER	WATER	4" W	TREE LINE		
CONTROL POINT SET	STORM MH	GAS VALVE	UNDERGROUND ELEC	UGE	GREEN INFRA. ESMT.		
BENCH MARK	ELECTRIC METER-BOX	EVERGREEN TREE	OVERHEAD ELEC	OHE	POND		
WATER METER	ELECTRIC MH	SIDEWALK	GAS	4" G	R.O.W.	RIGHT OF WAY	
WATER VALVE	LIGHT POLE	MIN. BUILDING SETBACK M.B.S.L	COMMUNICATIONS	COM	PVMT.	EDGE OF PAVEMENT	

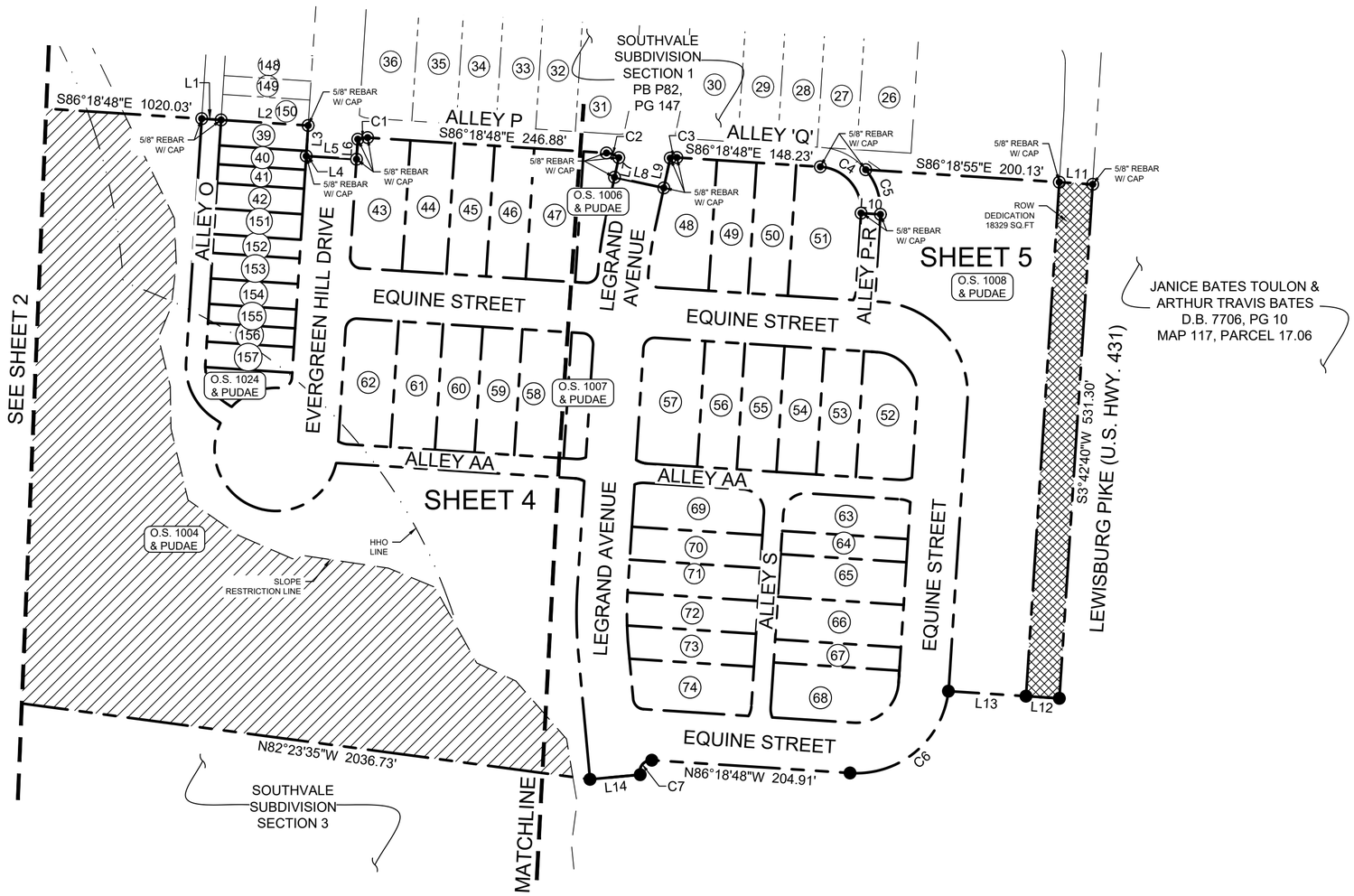
HATCH LEGEND

CONSERVATION EASEMENT

ROW DEDICATION

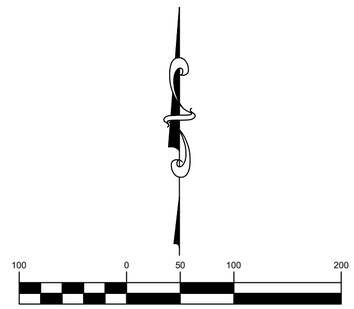


VICINITY MAP
NOT TO SCALE



Line Table		
Line #	Length	Direction
L1	20.00'	S86°18'48"E
L2	90.00'	S86°18'48"E
L3	26.33'	S3°41'12"W
L5	52.00'	S86°18'48"E
L6	20.71'	N3°41'12"E
L7	20.71'	S12°10'28"W
L8	52.00'	S77°49'32"E
L9	31.46'	N12°10'28"E
L10	20.00'	S86°18'48"E
L11	34.50'	S86°18'55"E
L12	34.50'	N86°17'07"W
L13	80.14'	N86°17'07"W
L14	52.00'	S84°43'03"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	10.34'	23.00'	25° 46' 01"	N80° 48' 11"E	10.26'
C2	13.75'	23.00'	34° 15' 33"	S69° 11' 01"E	13.55'
C3	6.94'	23.00'	17° 17' 01"	N85° 02' 41"E	6.91'
C4	70.69'	45.00'	90° 00' 00"	S41° 18' 48"E	63.64'
C5	49.70'	65.00'	43° 48' 47"	N18° 13' 12"W	48.50'
C6	145.69'	95.67'	87° 14' 52"	S50° 14' 57"W	132.01'
C7	22.33'	11.80'	108° 27' 05"	S38° 42' 02"W	19.14'



GRAPHIC SCALE: 1" = 100'



WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

SOUTHVALE

PUD SUBDIVISION SECTION 2

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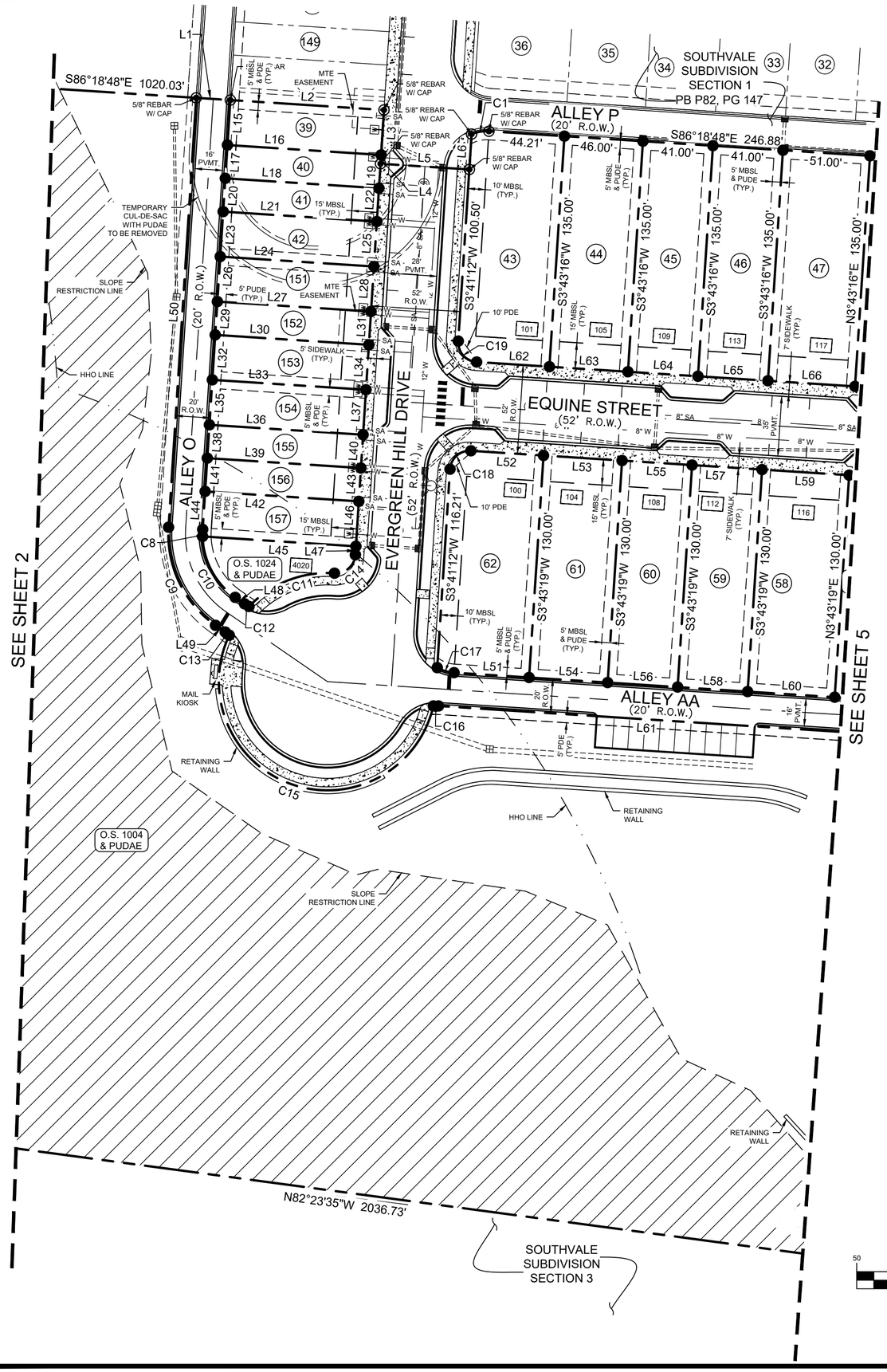
FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	33.042	TOTAL NO. OF LOTS:	43
ACRES NEW RD/ST:	3.781 (ROW)	L.F. OF NEW RD/ST:	3731.9230
ACRES OPEN SPACE:	24.451	CIVIL DISTRICT:	2ND
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 100'	DATE:	04/02/2025

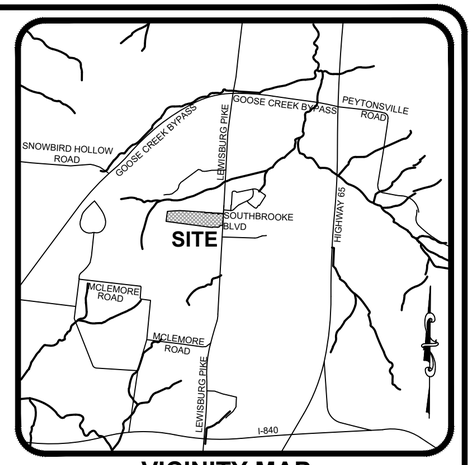
WA PROJECT NO. 18-1022 COF NO. 8740 SHEET 3 0F 5



Line Table		
Line #	Length	Direction
L1	20.00'	S86°18'48"E
L2	90.00'	S86°18'48"E
L3	26.33'	S3°41'12"W
L4	5.16'	S3°41'12"W
L5	52.00'	S86°18'48"E
L6	20.71'	N3°41'12"E
L15	26.33'	N3°41'12"E
L16	90.00'	S86°18'48"E
L17	19.50'	N3°41'12"E
L18	90.00'	S86°18'48"E
L19	14.34'	S3°41'12"W
L20	19.50'	N3°41'12"E
L21	90.00'	S86°18'48"E
L22	19.50'	S3°41'12"W
L23	26.33'	N3°41'12"E
L24	90.00'	S86°18'48"E
L25	26.33'	S3°41'12"W
L26	26.33'	N3°41'12"E
L27	90.00'	N86°18'48"W
L28	26.33'	S3°41'12"W

Line Table		
Line #	Length	Direction
L29	19.50'	N3°41'12"E
L30	90.00'	S86°18'48"E
L31	19.50'	S3°41'12"W
L32	26.33'	N3°41'12"E
L33	90.00'	S86°18'48"E
L34	26.33'	S3°41'12"W
L35	26.33'	N3°41'12"E
L36	90.00'	N86°18'48"W
L37	26.33'	S3°41'12"W
L38	19.50'	N3°41'12"E
L39	90.00'	S86°18'48"E
L40	19.50'	S3°41'12"W
L41	19.50'	N3°41'12"E
L42	90.00'	S86°18'48"E
L43	19.50'	S3°41'12"W
L44	22.26'	N3°41'12"E
L45	89.82'	N86°18'48"W
L46	26.33'	S3°41'12"W
L47	4.99'	S3°41'12"W
L48	6.69'	N55°28'14"W

Line Table		
Line #	Length	Direction
L49	6.88'	S55°27'46"E
L50	251.42'	S3°41'12"W
L51	43.96'	S86°18'48"E
L52	42.54'	N86°18'48"W
L53	46.00'	N86°18'48"W
L54	46.00'	S86°18'48"E
L55	41.00'	N86°18'48"W
L56	41.00'	S86°18'48"E
L57	41.00'	N86°18'48"W
L58	41.00'	S86°18'48"E
L59	51.00'	N86°18'48"W
L60	51.00'	S86°18'48"E
L61	243.61'	S86°18'48"E
L62	42.63'	S86°18'48"E
L63	46.00'	S86°18'48"E
L64	41.00'	S86°18'48"E
L65	41.00'	S86°18'48"E
L66	51.00'	S86°18'48"E



VICINITY MAP
NOT TO SCALE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	10.34'	23.00'	25° 46' 01"	N80° 48' 11"E	10.26'
C8	4.08'	45.00'	5° 11' 40"	N1° 05' 22"E	4.08'
C9	66.42'	65.00'	58° 32' 37"	S25° 35' 07"E	63.56'
C10	41.88'	45.00'	53° 19' 34"	N28° 10' 15"W	40.39'
C11	55.32'	63.50'	49° 54' 47"	S68° 43' 48"W	53.59'
C12	3.01'	23.00'	7° 29' 35"	N59° 12' 47"W	3.01'
C13	3.01'	23.00'	7° 29' 36"	S51° 43' 12"E	3.01'
C14	18.06'	11.50'	90° 00' 00"	S48° 41' 12"W	16.26'
C15	213.20'	63.50'	192° 21' 59"	S70° 53' 24"E	126.26'
C16	3.01'	23.00'	7° 29' 35"	N89° 56' 25"E	3.01'
C17	10.35'	23.00'	25° 46' 17"	S73° 25' 39"E	10.26'
C18	18.06'	11.50'	90° 00' 00"	S48° 41' 12"W	16.26'
C19	18.06'	11.50'	90° 00' 00"	S41° 18' 48"E	16.26'

LEGEND

PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY	
ADDRESSES	1234	CENTERLINE	
HANDICAP SPACE		FENCE	x
SANITARY SEWER	8" SA	WATER FEATURE	
WATER	4" W	TREE LINE	
UNDERGROUND ELEC	UGE	GREEN INFRA. ESMT.	
OVERHEAD ELEC	OHE	POND	
GAS	4" G	R.O.W.	RIGHT OF WAY
COMMUNICATIONS	COM	PVMT.	EDGE OF PAVEMENT

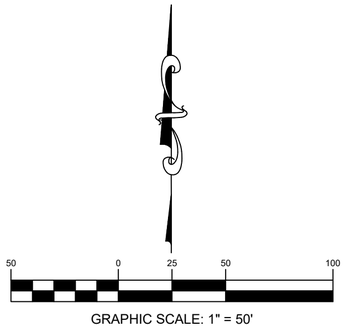
LEGEND

IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE	
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR	
CONC. MON. FOUND		SANITARY SEWER CO	SW	COMMUNICATION BOX	C
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C
CONTROL POINT FOUND		CURB INLET		GAS METER	G
CONTROL POINT SET		STORM MH	ST	GAS VALVE	
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE	
WATER METER	W	ELECTRIC MH	E	SIDEWALK	
WATER VALVE		LIGHT POLE		MIN. BUILDING SETBACK	M.B.S.L

HATCH LEGEND

CONSERVATION EASEMENT

ROW DEDICATION



GRAPHIC SCALE: 1" = 50'

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2089

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

SOUTHVALE

PUD SUBDIVISION SECTION 2

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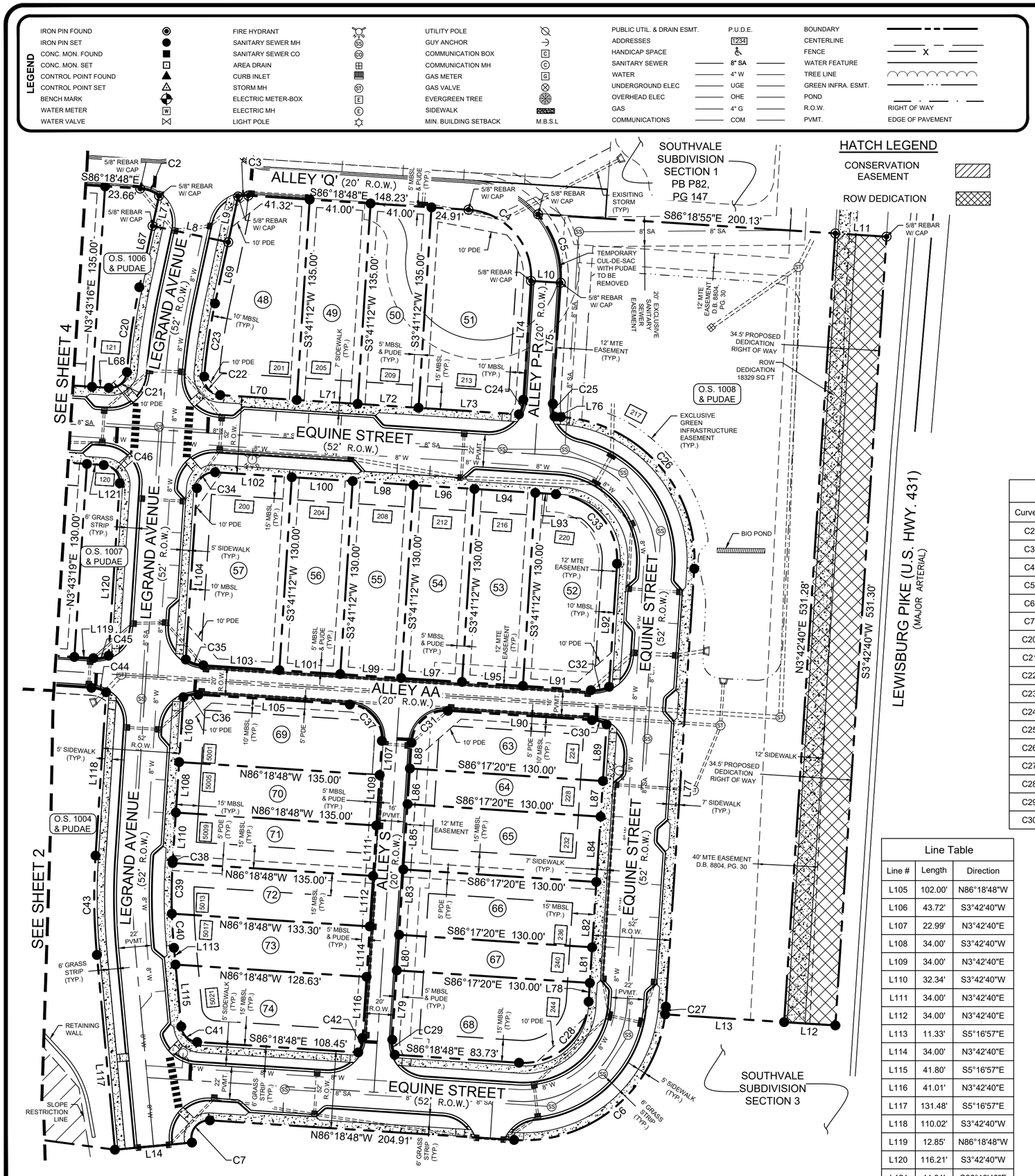
FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

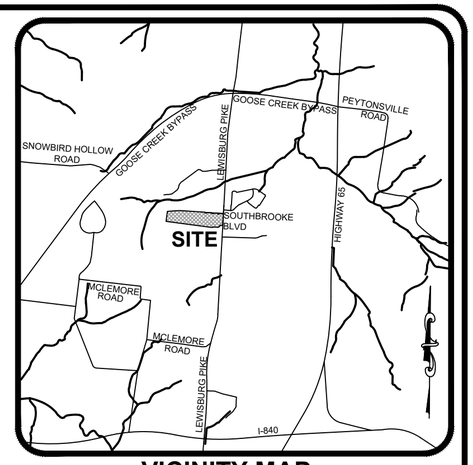
TOTAL ACRES:	33.042	TOTAL NO. OF LOTS:	43
ACRES NEW RD/ST:	3.781 (ROW)	L.F. OF NEW RD/ST:	3731.9230
ACRES OPEN SPACE:	24.451	CIVIL DISTRICT:	2ND
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	04/02/2025

WA PROJECT NO. 18-1022 COF NO. 8740 SHEET 4 0F 5



Line Table		
Line #	Length	Direction
L7	20.71'	S12°10'28"W
L8	52.00'	S77°49'32"E
L9	31.46'	N12°10'28"E
L10	20.00'	S86°18'48"E
L12	34.50'	N86°17'07"W
L13	80.14'	N86°17'07"W
L14	52.00'	S84°43'03"W
L67	42.13'	S12°10'28"W
L68	11.28'	N86°18'48"W
L69	42.13'	S12°10'28"W
L70	51.57'	S86°18'48"E
L71	41.00'	S86°18'48"E
L72	41.00'	S86°18'48"E
L73	67.62'	S86°18'48"E
L74	80.00'	N3°41'12"E
L75	81.38'	N3°41'12"E
L76	4.26'	N86°18'48"W
L77	295.00'	N3°42'40"E
L78	12.63'	N3°42'40"E
L79	46.66'	S3°42'40"W
L80	24.00'	S3°42'40"W
L81	24.00'	N3°42'40"E
L82	44.00'	N3°42'40"E

Line Table		
Line #	Length	Direction
L83	44.00'	S3°42'40"W
L84	44.00'	N3°42'40"E
L85	44.00'	S3°42'40"W
L86	24.00'	S3°42'40"W
L87	24.00'	N3°42'40"E
L88	17.34'	S3°42'40"W
L89	38.09'	N3°42'40"E
L90	97.00'	N86°18'48"W
L91	45.82'	S86°18'48"E
L92	82.92'	N3°42'40"E
L93	13.84'	N86°18'48"W
L94	41.00'	N86°18'48"W
L95	41.00'	S86°18'48"E
L96	41.00'	N86°18'48"W
L97	41.00'	S86°18'48"E
L98	41.00'	N86°18'48"W
L99	41.00'	S86°18'48"E
L100	41.00'	N86°18'48"W
L101	41.00'	S86°18'48"E
L102	51.64'	N86°18'48"W
L103	51.18'	S86°18'48"E
L104	115.43'	S3°42'40"W



VICINITY MAP
NOT TO SCALE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	13.75'	23.00'	34° 15' 33"	S69° 11' 01"E	13.55'
C3	6.94'	23.00'	17° 17' 01"	N85° 02' 41"E	6.91'
C4	70.69'	45.00'	90° 00' 00"	S41° 18' 48"E	63.64'
C5	49.70'	65.00'	43° 48' 47"	N18° 13' 12"W	48.50'
C6	145.69'	95.67'	87° 14' 52"	S50° 14' 57"W	132.01'
C7	22.33'	11.80'	108° 27' 05"	S38° 42' 02"W	19.14'
C20	57.73'	426.00'	7° 45' 51"	S8° 17' 32"W	57.68'
C21	17.92'	11.50'	89° 16' 35"	S49° 02' 54"W	16.16'
C22	18.24'	11.50'	90° 52' 24"	S40° 52' 36"E	16.39'
C23	49.70'	374.00'	7° 36' 52"	S8° 22' 02"W	49.67'
C24	10.35'	23.00'	25° 46' 19"	N16° 34' 20"E	10.26'
C25	8.83'	23.00'	22° 00' 09"	N7° 18' 52"W	8.78'
C26	150.84'	96.00'	90° 01' 28"	N41° 18' 04"W	135.79'
C27	5.19'	96.00'	3° 06' 02"	N5° 15' 41"E	5.19'
C28	69.10'	44.00'	89° 58' 32"	N48° 41' 56"E	62.21'
C29	10.36'	23.00'	25° 47' 45"	S9° 11' 13"E	10.27'
C30	10.36'	23.00'	25° 47' 45"	N73° 24' 56"W	10.27'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C31	36.12'	23.00'	89° 58' 32"	S48° 41' 56"W	32.52'
C32	12.48'	27.77'	25° 44' 50"	N79° 21' 22"E	12.38'
C33	69.13'	44.00'	90° 01' 28"	N41° 18' 04"W	62.24'
C34	18.06'	11.50'	89° 58' 32"	S48° 41' 56"W	16.26'
C35	12.52'	25.40'	28° 15' 12"	S71° 57' 30"E	12.40'
C36	10.34'	23.00'	25° 44' 50"	S80° 48' 47"W	10.25'
C37	36.14'	23.00'	90° 01' 28"	N41° 18' 04"W	32.53'
C38	1.66'	374.00'	0° 15' 16"	S3° 35' 01"W	1.66'
C39	34.05'	374.00'	5° 13' 01"	S0° 50' 53"W	34.04'
C40	22.99'	374.00'	3° 31' 20"	S3° 31' 18"E	22.99'
C41	16.26'	11.50'	81° 01' 51"	S45° 47' 53"E	14.94'
C42	10.34'	23.00'	25° 44' 50"	N16° 35' 04"E	10.25'
C43	66.87'	426.00'	8° 59' 37"	S0° 47' 09"E	66.80'
C44	10.36'	23.00'	25° 47' 45"	S73° 24' 56"E	10.27'
C45	10.34'	23.00'	25° 44' 50"	S80° 48' 47"W	10.25'
C46	18.07'	11.50'	90° 01' 28"	S41° 18' 04"E	16.27'

Line Table		
Line #	Length	Direction
L105	102.00'	N86°18'48"W
L106	43.72'	S3°42'40"W
L107	22.99'	N3°42'40"E
L108	34.00'	S3°42'40"W
L109	34.00'	N3°42'40"E
L110	32.34'	S3°42'40"W
L111	34.00'	N3°42'40"E
L112	34.00'	N3°42'40"E
L113	11.33'	S5°16'57"E
L114	34.00'	N3°42'40"E
L115	41.80'	S5°16'57"E
L116	41.01'	N3°42'40"E
L117	131.48'	S5°16'57"E
L118	110.02'	S3°42'40"W
L119	12.85'	N86°18'48"W
L120	116.21'	S3°42'40"W
L121	11.31'	S86°18'48"E

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2089

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

50 0 25 50 100
GRAPHIC SCALE: 1" = 50'

SOUTHVALE

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FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

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WA PROJECT NO. 18-1022 COF NO. 8740 SHEET 5 0F 5

COF no: 8740

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Addressing

General Issues

1. Addressing

nathan.hollingsworth@franklintn.gov Addresses were provided on 4/7 and shall be shown on the plat.

Engineering - Final Plat Checklist

General Issues

3. 0. General Information

lance.fittro@franklintn.gov Applicant shall ensure that any modifications to the site plans [COF #8551 with modified lot layout per COF #8738] are reflected on the final plat. The final plat shall match the site plans. This comment to remain as a condition of approval in the event the site plans are modified prior to One Stop submittal of the final plat.

Parks

General Issues

13. Parkland information

kevinl@franklintn.gov Parks- Note 21 is not accurate and must be corrected.

42u's x $3,228=$135,576 Total 450u's x 4,304=$1,936,800

21. THE REMAINING UNITS SHALL BE COLLECTED AT THE PRO=RATED AMOUNT UNTIL THE FULL OBLIGATION HAS BEEN PAID AS PERMITTING PROCEEDS.
42 UNITS X $1,076 = $ 45,192. TOTAL 450 UNITS X $1,076 = $484,200.

[Edited By Kevin Lindsey]

Performance Agreement and Surety

General Issues

12. Engineering Sureties

melodie.brady@franklintn.gov Any unposted sureties associated with this development from site plan:
COF #8551 (Southvale PUD Subdivision, Site Plan, Section 2, 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.)

Sureties for COF 8551 have not been posted