City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, August 28, 2025 | **7:00 PM** | **Williamson County Auditorium**

MEETING 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 before the meeting. Emailed comments will be

provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The July 24, 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 4-6 And 8-13 On The Consent Agenda.

SITE PLAN SURETIES

3. Andover Park PUD Subdivision, Final Plat; Declare The Agreement To Be In Default, Authorizing The Release Of 50% Of Surety And The Calling Of The Other 50% Of The Surety For The Green Infrastructure Improvement.

Sponsors: Melodie Brady

4. Gateway Village PUD Subdivision, Final Plat, Section 3, Lot 136, Revision 6; Extend The Performance Agreement For Green Infrastructure Improvement To August 27, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 18; Accept The Streets Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. Highland At Ladd Park PUD Subdivision, Final Plat, Section 37; Extend The Performance Agreement For Green Infrastructure Improvement To August 27, 2026; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

7. Lakeview Commercial Park Subdivision, Site Plan, Lot 20, Revision 1; Declare The Agreement To Be In Default, Authorizing The Calling Of the Surety For The Green Infrastructure Improvement.

Sponsors: Melodie Brady

8. Westhaven PUD Subdivision, Final Plat, Section 15, Lots 4032 And 4034-4040; Accept The Drainage Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

9. Westhaven PUD Subdivision, Site Plan, Section 25; Accept The Drainage Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

10. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For Streets Improvement To August 27, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. Westhaven PUD Subdivision, Final Plat, Section 67, Creating 72 Single-Family Lots, 3 Open Space Lots, Dedicating Public Right-Of-Way, Granting Easements, And Abandoning Lot 5098 And Any Associated Easements Within it, On 29.24 Acres, Located Near The Intersection Of Fairmore Court And Drummond Street. (CONSENT AGENDA)

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

12. Franktown Open Hearts Center Subdivision, Site Plan, Developing 15,800 Square Feet Of Institutional Space, On 1.28 Acres, Located At 215 Granbury Street. (CONSENT AGENDA)

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

13. The Factory At Franklin PUD Subdivision, Final Plat, Revision 1, Creating 2 Commercial Lots, Revising And Adding Easements, And Dedicating Right-Of-Way, On 20.15 Acres, Located At 230 Franklin Road. (CONSENT AGENDA)

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

ZONING ORDINANCE TEXT AMENDMENTS

14. Ordinance 2025-25, An Ordinance To Amend As Part Of An Annual Update Various Chapters Of The Franklin Zoning Ordinance Text, Including Signage, Uses, Streetlights, Performance Agreements, Floodplain Regulations, State Law Changes, And To Amend The Zoning Map, Including Rezoning Of 171 Hillhaven Lane and 370 Franklin Road To The Civic Institutional District And 171 Hillhaven Lane And The Parcel Southwest of Mack Hatcher Parkway And Aldersgate Way To The Historic Preservation Overlay District.

Sponsors: Emily Wright, Kelly Dannenfelser

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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4. *Motion / discussion / vote*

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CALL TO ORDER

Chair Lindsey called the meeting to order at 07:02 PM

Board Members Present: Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey (Chair), Michael Orr, Alma McLemore, Jenny Williamson, Ann Petersen

Board Members Absent: Nick Mann

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 Roger Lindsey asked for citizen comments. There were none.

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APPROVAL OF MINUTES

1. Consideration Of Approval Of The June 26, 2025, FMPC Minutes.

Sponsors:

Attachments: 1. DRAFT FMPC minutes June 26 2025
2. Citizen handouts Item #27

A motion was made by Commissioner Allen, seconded by Commissioner Harrison to approve the Minutes from the June 26, 2025, meeting. The motion carried 8-0.

ANNOUNCEMENTS

Ms. Wright recognized Officer Ryan Schuman and announced that Officer Schuman will be retiring from the police department with his last day being July 31, 2025. Officer Schuman has been present at the Planning Commission meetings over the years, keeping everyone safe. Ms. Wright congratulated and thanked Officer Schuman for his service to the city and the Planning Commission.

Secondly, Ms. Wright announced that October is "Planning Month." Chelsea Randolph will be heading up several activities throughout the month focused on engaging local officials in the community. An email will be sent with dates and times of the events. Ms. Wright asked the Commissioners to go ahead and put October 1, 2025, on their calendar for an event at Eastern Flank Event Facility from 8 am to 12 pm. The event is called Urban Plan Workshop and will be led by the Urban Land Institute. The workshop is an interactive fictional case study focused on gaining more understanding into the nature of Land-Use decisions, the tradeoffs and the private and public roles with the purpose of creating a better community. Also, the workshop would count towards the Planning Commission's four required continuing education credit hours. The workshop is available to the Board of Mayor and Aldermen and the Planning Commission with more information about registration to follow in an email.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-8 And 13 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore to approve items 3-8 and 13 as presented on the Consent Agenda. The motion carried 8-0.

SITE PLAN SURETIES

3. Amelia Park PUD Subdivision, Final Plat, Section 5; Accept The Sidewalks Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement; Extend The Performance Agreement For Streets Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: 1. Action request - 7-2025 sidewalk
2. 07-2025 - Street Department 20

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 Sidewalks Improvements To July 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Carothers Development Property Subdivision, Final Plat, Revision 1; Accept The Acces, Sidewalks And Streets Improvements, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:
1. Action request - 7-2025
2. 07-2025 - Street Department 25
3. 07-2025 - Street Department 26
4. 07-2025 - Street Department 27

The item was Approved on Consent Agenda.

6. Harts Landmark Subdivision; Extend The Maintenance Agreement For Water Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Longview Subdivision, Final Plat, Revision 1, Lots 11 and 12; Extend The Performance Agreement For Green Infrastructure Improvement To July 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

8. Quail Hollow Subdivision, Site Plan, Section 2, Lot 11 (O'Reilly Auto Parts); Extend The Performance Agreement For Drainage Improvement To July 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

REZONINGS/DEVELOPMENT PLANS

9. Consideration of Ordinance 2025-22: An Ordinance To Rezone 27.19 Acres Planned (PD 21.8/850,000/700) District To Planned (PD 33.1/245,460/300) District For The Property Located South Of McEwen Drive And West Of Carothers Parkway (Aureum PUD Subdivision).

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

Attachments:
1. MAP Aureum PUD Subdivision, Rezoning and Development Plan Revision 3
2. ORD_2025-22_AureumPUDSubRez_Combined_LawApproved
3. REZONING Aureum PUD Subdivision
4. Applicant Presentation FMPC Aureum

Staff Presentation: Chelsea Randolph. Ms. Randolph stated that the applicant is requesting to rezone 27.19 Acres located south of McEwen Drive and west of Carothers Parkway, also known as Aureum PUD Subdivision from Planned District PD 21.8 – 850,000 square feet of nonresidential, 700 hotel keys to Planned District PD33.1 – 245,460 square feet of nonresidential and 300 hotel keys. The development plan has been submitted concurrently. Envision Franklin places this property in the Regional Commerce Design Concept which should contain high-intensity activity that attracts large numbers of people and employers from both within and outside the city. These areas include major employment and revenue generators that are valuable community resources. Envision Franklin's Regional Commerce Design Concept also states that, "New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor. The proposed mix of uses (Multifamily Residential, Office, and Commercial) as outlined in the Aureum PUD Development Plan (Resolution 2025-53) meets the intent of the Regional Commerce Design Concept by providing activated streetscapes and comprehensive site planning.
RECOMMENDATION: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2025-22.

Public Comments: None

Applicant: Glen McGee, Southstar. Mr. McGee stated that the project was originally approved in 2019 with work set to begin in 2020, then COVID hit. Since then, the economy has changed along with the goals for this property. The project was heavy on office space in the beginning, and since then, the team has spent several years envisioning the best use of the property. The residential portion, Phase I, began a couple of years ago and is underway with extensive off site improvements already complete. Mr. McGee thanked Reagan Smith, Gamble Design Collaborative and Nelson architectural from Atlanta for a unique, executable, and financially solid plan appropriate for the property and the Franklin community.

Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that he will be presenting a new master plan for consideration that includes 900 homes, 400 hotel rooms, 92,860 square feet of restaurant and retail and 153,600 square feet of office space. A key aspect of the master plan includes a change in traffic impacts by a significant portion. A reduction of 4,000 average daily trips through the McEwen and Carothers corridors, which is down 110 trips during the am peak hours and down 333 trips during the pm peak hours.

MOTION
Commissioner McLemore motioned to recommend approval of Ordinance 2025-22: An Ordinance To Rezone 27.19 Acres Planned (PD21.8/850,000/700) District To Planned (PD 33.1/245,460/300) District For The Property Located South Of McEwen Drive And West Of Carothers Parkway (Aureum PUD Subdivision) to the Board Of Mayor and Aldermen, seconded by Commissioner Franks. Without discussion, the motion carried by a vote of 8-0.

10. Consideration Of Resolution 2025-53, A Resolution Approving A Revised Development Plan For Aureum PUD Subdivision With 4 Modifications Of Development Standards (Roof Forms And Signs) For The Property Located South Of East McEwen Drive And West Of Carothers Parkway.

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

Attachments:
1. MAP Aureum PUD Subdivision, Rezoning and Development Plan Revision 3
2. RES_2025-53_AureumPUDSubDevPlan_Combined_LawApproved03
3. COF 8851 Aureum PUD Subdivision, Development Plan, Revision 3 Conditions of Approval_01
4. OVERALL DEVELOPMENT PLAN Aureum PUD Subdivision
5. MOS EXHIBIT Aureum PUD Subdivision
6. 1-8 Pages from 2025-07-03 Aureum PUD - COF 8851
7. 9-16 Pages from 2025-07-03 Aureum PUD - COF 8851-2
8. 17-24 Pages from 2025-07-03 Aureum PUD - COF 8851-3
9. 25-30 Pages from 2025-07-03 Aureum PUD - COF 8851-4
10. Applicant Presentation FMPC Aureum

Staff Presentation: Chelsea Randolph. The applicant has submitted a development plan revision for Aureum PUD Subdivision, a multi-phase, mixed-use development located south of East McEwen Drive and west of Carothers Parkway. The applicant is proposing 900 multifamily dwelling units, 245,460 square feet of non-residential space, and 300 hotel

rooms. The proposed development plan is vested and has been reviewed under the July 2018 Zoning Ordinance. As detailed in the associated rezoning, Envision Franklin places these parcels within the Regional Commerce Design concept. The proposed mix of uses in the development plan meets the intent and guiding principles of the Regional Commerce design concept. A parking study has been submitted that analyzes the parking needs throughout the development in comparison to the requirements of the vested zoning ordinance. The applicant has incorporated shared parking that will be utilized. The shared parking study meets the requirements of Chapter 5.9.11(2), which outlines that an alternative parking plan may be utilized with the justification that "includes information on the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover, and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces. Staff support the proposed shared parking analysis, based on National Parking publications. The shared parking utilization will support parking efficiency over convenience but does provide for a small surplus during the allocated peak utilization timeframe. The residential uses are part of the proposed share factor and are not assigned dedicated spaces. The traffic impact analysis has been submitted and reviewed, and Staff agrees with all proposed improvements. The parkland agreement will be executed and will coincide with this development plan when the development plan is considered by the BOMA.

MODIFICATION OF STANDARDS:
Ms. Randolph explained that there are four Modification of Standards (MOS) requests for this plan. This plan also has an existing MOS that was previously approved by BOMA on June 11, 2019, with the original Aureum PUD Subdivision Development Plan. Ms. Randolph noted that she prepared a “cheat sheet” for the Commissioners covering the Modification of Standards. Green indicates that staff recommend approval and red indicates a recommendation of disapproval.

MOS #1: Requesting a modification of standards to allow pitched or gabled roofs in addition to flat or low-pitched roofs for non-residential and mixed-use structures. Pitched roofs are requested in the Village Center zone as designated within the development plan and the MOS exhibit (attached to staff report).

Chapter 5.3.6(9)(c) states, "Flat or low-pitched roofs with parapet walls are encouraged within traditional areas; however, sloped roofs are permitted as necessary as a transitional feature, as allowed in Subsection 5.3.4, Transitional Features." The zoning ordinance has more recently been updated to allow for pitched or gabled roofs, so this request is now consistent with the intent of the zoning ordinance. Staff recommend approval of MOS #1.

MOS #2: Requesting a modification of standards to allow a maximum of (3) digital, interactive wayfinding screen panels in the designated zones within the Village Center as designated within the development plan and the MOS exhibit (attached to staff report).

Chapter 5.12.9(5) states, "The following signs are prohibited in all zoning districts: Moving signs" as well as, Chapter 5.12.5(6)(c) states, "Exposed neon and LED that are visible are prohibited for signs and shall not be incorporated into the design of a principal or accessory structure." Moving signs of any kind and LED and exposed neon are not allowed per the current ordinance and have been prohibited since the last major update to the signage standards. We are not able to regulate the content of signs and moving digital signs opens up the possibility for scrolling ads, or some other information not related to business names, directory information, etc. The request to allow prohibited moving signs for digital, interactive screen panels is not consistent with the purpose and intent of not only the vested zoning ordinance but also the current zoning ordinance. Staff recommends disapproval of MOS #2.

MOS #3: Requesting a modification of standards to allow for neon lighting, LED lighting to be used as internal illumination when the sign has a 3-dimensional depth (within a channel or when used to reinforce the design of the sign), or when used as back-lighting to create halo lighting effect.

Chapter 5.12.5(6)(c) states, "Exposed neon and LED that are visible are prohibited for signs and shall not be incorporated into the design of a principal or accessory structure. " The current zoning ordinance also prohibits these types of illumination. The request to allow prohibited sign illumination is not consistent with the purpose and intent of not only the vested zoning ordinance but also the current zoning ordinance. Staff recommends disapproval of MOS #3.

MOS #4: Requesting a modification of standards to allow string lighting as an appropriate lighting solution in pedestrian-oriented areas, dining areas, and amenity spaces within the development. String lights will be permitted in designated zones within the development plan and the MOS exhibits (attached to staff report). There shall be no string lights or other hanging obstructions within the public ROW or spanning fire access lanes.

Chapter 5.12.9(13) states, "Signs Prohibited in All Base Districts - The following signs shall be prohibited and may neither be erected nor maintained: String Lights." The zoning ordinance has more recently been updated to allow string lights. The request to allow string lights is now consistent with the intent of the zoning ordinance. Staff recommends approval of MOS #4.

Ms. Randolph noted, as a project consideration, the vested and approved development plan utilizes the Conventional Design Standards as opposed to the Traditional Design Standards. The zoning ordinance that this plan is vested in allowed for this property to use either Traditional or Conventional Design Standards. The Traditional and Conventional Design Standards are outlined in the staff report. This change is notable only primarily because it reduces the parking requirements as well as the open space requirement from 5% to 3%.

RECOMMENDATION: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-53, with conditions.

Public Comments: None

Applicant: Greg Gamble, Gamble Design Collaborative. Mr. Gamble began by discussing the area on the corner of McEwen Drive and Carothers Parkway that many have asked about. This area will have a small pond water feature with a rock-lined edge. In the background, there will be a hotel along with an office building with retail restaurants on the bottom floor. Mr. Gamble presented a large board rendering, not part of the submittal documents, showing the park-like setting of the pond with the office building in the background. The uses of this building include office space over ground floor restaurants and retail space that enclose the area between the pond and the building for a unique park-like gathering space. The intent of the project for the Regional Commerce design concept, as suggested by Envision Franklin, is to create areas where people can live, work and play. The first phase of the project has been approved, building permits pulled with construction set to begin soon. The second phase in the middle block includes retail, restaurant, residential and the park area. The third phase in the north section of the development will have a special focus on storm water management as drainage runs from south to north. Off-site road improvements to be completed during Phase II of the project include the addition of a second lane to the south side of McEwen Drive from I-65 to Aureum Drive and the addition of two turn lanes, westbound along McEwen Drive to access Hume Drive. Secondly, as the middle block is constructed, road improvements will include two right-turn lanes turning onto Carothers Parkway extending all the way to the right-in, right-out. Two new turn lanes will be added to Carothers Parkway, northbound, with a left turn onto Ovation Parkway. Mr. Gamble referenced a rendering of the Central Park area and stated that the goal is to attract and accommodate all age groups to the outdoor space that will have ground floor outdoor dining along with rooftop dining. To attract and activate the retail areas surrounding the park, inviting streetscapes and landscaping along with pedestrian connectivity will encourage easy movement in and around the buildings. Aureum is playing a role in creating a mountain bike park and hiking trail system in the middle of Cool Springs that will connect to the bike trails associated with Columbia State and will eventually connect to the trails at Liberty Park. The Aureum development was approved in 2019 and is vested in the zoning ordinances in place in 2019. Some of the modifications of standards being requested are now included in the updated zoning ordinances. For example, the MOS requests for festival lights and pitched roofs or gables are now included and allowed within the current zoning ordinances. Regarding the MOS relating to signage and wayfinding, the proposed interactive signs are new and unique. For the development of this size, a modern, updated way-finding package is necessary. The team identified three areas on the master plan where signage would be needed, within the park space around the restaurant, retail areas, and shops. The proposed type of signage would provide for better wayfinding within the master plan. The team is hoping for special opportunities to handle signage in a fun and different way as this project moves forward.

MOTION (Main Motion)
Commissioner Allen motioned to recommend approval of Resolution 2025-53, A Resolution Approving A Revised Development Plan For Aureum PUD Subdivision With 4 Modifications Of Development Standards (Roof Forms And Signs) For The Property Located South Of East McEwen Drive And West Of Carothers Parkway with conditions to the Board of Mayor and Aldermen, seconded by Commissioner Orr.

MOS MOTIONS

MOS #1. A request to allow pitched or gabled roofs in addition to flat or low-pitched roofs for non-residential and mixed-use structures. Pitched roofs are requested in the Village Center zone as designated within the development plan and the MOS exhibit (attached to staff report).

Commissioner Orr motioned to recommend approval of MOS #1 relating to pitched or gabled roofs in the Village Center zone to the Board of Mayor and Aldermen, seconded by Commissioner McLemore. The motion carried by a vote of 8-0.

MOS #2. A request to allow a maximum of (3) digital, interactive wayfinding screen panels in the designated zones within the Village Center as designated within the development plan and the MOS exhibit (attached to staff report).

Commissioner Franks motioned to recommend approval of MOS #2 to allow use of three digital/interactive signs in designated zones within the Village Center to the Board of Mayor and Aldermen, seconded by Commissioner Harrison.

Commissioner Allen stated that she would not vote against staff's recommendation even though a precedent has been set through previous signage approvals. Commissioner Allen suggested that if the Commission is going to approve signage by going against the zoning requirements, the sign ordinance may need to be changed. Otherwise, the Commission will continue to see signage Modification of Standards requests and staff will continue to recommend against those requests.

There being no further discussion, the motion carried by a vote of 6-2 (Commissioners Allen and Williamson voting against).

MOS #3. A request to allow for neon lighting, LED lighting to be used as internal illumination when the sign has a 3-dimensional depth (within a channel or when used to reinforce the design of the sign), or when used as back-lighting to create halo lighting effect.

Commissioner Franks motioned to recommend approval of MOS #3, a request to use neon/LED lighting for internal illumination for 3-dimensional sign depth or when used as back-lighting to create a halo lighting effect, to the Board of Mayor and Aldermen, seconded by Commissioner McLemore.

Commissioner Williamson stated that she could not support a recommendation to BOMA for neon or LED lighting for internal illumination. Halo lighting is one thing but exposed open channels of neon or LED illumination is another.

There being no further discussion, the motion carried by a vote of 6-2 (Commissioners Allen and Williamson voting against).

MOS #4. A request to allow string lighting as an appropriate lighting solution in pedestrian-oriented areas, dining areas, and amenity spaces within the development. String lights will be permitted in designated zones within the development plan and the MOS exhibits (attached to staff report). There shall be no string lights or other hanging obstructions within the public ROW or spanning fire access lanes.

Commissioner McLemore motioned to recommend approval of MOS #4, a request to allow string lighting as proposed to the Board of Mayor and Aldermen, seconded by Commissioner Harrison. The motion carried by a vote of 8-0.

There being no further discussion, the main motion carried by a vote of 8-0.

11. Consideration of Ordinance 2025-20, An Ordinance To Rezone 103.93 Acres From Planned (PD 12.23/480,000/450) District To (PD 15.34/1,655,000/350) District For The Property Located At The Southeast Corner Of East McEwen Drive And Carothers Parkway (Ovation PUD Subdivision).

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

Attachments:
1. MAP Ovation PUD Subdivision, Rezoning and Development Plan
2. ORD_2025-20_OvationPUDSubRez_Combined_LawApproved
3. REZONING EXHIBITS Ovation PUD Subdivision
4. Ovation Rezoned Parcel Exhibit
5. Applicant Presentation

Staff Presentation: Chelsea Randolph. Ms. Randolph stated that along with the rezoning request a development plan has been submitted concurrently. Envision Franklin places this property in the Regional Commerce Design Concept. The Regional Commerce Design concept states that these areas "contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and

revenue generators that are valuable community resources." Envision Franklin's Regional Commerce Design Concept also states that, "New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor." A separate development plan is being considered with this rezoning. The proposed mix of uses (Attached Residential, Office, and Commercial) as outlined in the Ovation PUD Development Plan (Resolution 2025-52) meets the intent of the Regional Commerce Design Concept by providing activated streetscapes and comprehensive site planning.

RECOMMENDATION: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2025-20

Public Comments: None

Applicant: Alex Chambers, Highwoods Realty. Mr. Chambers thanked the Commission for their time and thanked staff for their help navigating through the process.

Greg Gamble, Gamble Design Collaborative. Mr. Gamble explained that although the vesting has expired for the development plan, the development plan is approved and could be developed as it exists today. Ovation Boulevard has been constructed. Originally, the community plan consisted of 77.7 acres. The development plan in front of the Board proposes 104.5 acres and includes Regional Commerce 12. As part of the original development plan, a traffic study was prepared for 1.4 million square feet of office space. The results indicated that there would be 32,000 daily trips associated with the plan in 2014. Mr. Gamble noted that it is important for the new plan to stay within the original parameters as the new road improvements to McEwen and Carothers are all tied to the original 2014 study. Highwoods and Centercal would like to avoid a stand-alone block of office space, instead an integration of office space into the overall master plan. The mixture of office and residential uses characteristic of the Regional Commerce concept will be what sustains Ovation and Cool Springs long-term. The restaurants associated with Ovation will thrive at lunch because of the office traffic and thrive in the evening because of the residential component. The new plan will have an increase in 1100 trips per day while staying within the parameters of the 2014 study. Mr. Gamble stated that more information regarding the development plan will be presented during the next item.

MOTION

Commissioner Franks motioned to recommend approval of Ordinance 2025-20, An Ordinance To Rezone 103.93 Acres From Planned (PD 12.23/480,000/450) District To (PD 15.34/1,655,000/350) District For The Property Located At The Southeast Corner Of East McEwen Drive And Carothers Parkway (Ovation PUD Subdivision) to the Board of Mayor and Aldermen, seconded by Commissioner Harrison. The motion carried by a vote of 8-0.

12. Consideration Of Resolution 2025-52, A Resolution Approving A Revised Development Plan For Ovation PUD Subdivision With 8 Modifications Of Development Standards (Building Type, Retaining Wall Height, And Parking Structures), For The Property Located At The Southeast Corner Of East McEwen Drive And Carothers Parkway.

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

Attachments:
1. MAP Ovation PUD Subdivision, Rezoning and Development Plan
2. RES_2025-52_OvationPUDSubDevPlan_Combined_LawApproved02.pdf (1)
3. COF 8849 Ovation PUD Subdivision, Development Plan, Revision 2 Conditions of Approval_01
4. OVERALL DEVELOPMENT PLAN Ovation PUD Subdivision
5. MOS REQUEST EXHIBIT Ovation PUD Subdivision 5
6. 33-40 Pages from 2025-07-03 Ovation DP Rev 2-5
7. 41-18 Pages from 2025-07-03 Ovation DP Rev 2-6
8. 49-56 Pages from 2025-07-03 Ovation DP Rev 2-7
9. 57-64 Pages from 2025-07-03 Ovation DP Rev 2-8
10. 65-67 Pages from 2025-07-03 Ovation DP Rev 2-9
11. 1-8 Pages from 2025-07-08 Ovation DP Rev2
12. 9-16 Pages from 2025-07-08 Ovation DP Rev2
13. 17-24 Pages from 2025-07-03 Ovation DP Rev 2-3

14. 25-32 Pages from 2025-07-03 Ovation DP Rev 2-4
15. 2025-07-02_Ovation Shared Parking Study_Revised_FINAL
16. Applicant Presentation

Staff Presentation: Chelsea Randolph. Ms. Randolph stated that The applicant has submitted a development plan for Ovation PUD Subdivision, a multiphase, mixed- use development. The plan proposes 1525 multifamily dwelling units, 69 townhouse dwelling units, 1,655,000 square feet of nonresidential space, and 350 hotel rooms for a site that is composed of 103.93 acres. As detailed in the associated rezoning, Envision Franklin places these parcels within the Regional Commerce Design concept and the proposed mix of uses meet the intent and guiding principles of the Regional Commerce design concept. A shared parking study has been submitted that analyzes the parking needs inside the Ovation Parkway loop in comparison to the requirements of the vested zoning ordinance and, in this case, it would be the 2025 Zoning Ordinance. The applicant has incorporated shared parking that will be utilized. The shared parking study meets the requirements of chapter 10.4.1, allowing the reduction of 2339 spaces inside the Ovation Parkway loop. Any uses outside the Ovation Parkway loop will individually meet the parking requirements within the zoning ordinance without the utilization of a shared parking plan. The traffic impact analysis has been submitted and reviewed, and the staff agrees with all proposed improvements. The parkland agreement will be executed and will coincide with this development plan when the development plan is considered by the BOMA at the next work session.

MODIFICATION OF STANDARDS: Ms. Randolph stated that there are 8 modifications of standards request for this plan.

MOS #1: Requesting a modification of standards to allow a maximum block length of 3,600 LF for the block encompassing the Wetland Park and stormwater management area.

Chapter 3.6.5 (Internal Street Network) states, "Block length perimeter shall not exceed a maximum of 2,400 feet, except the DRT may approve a block length perimeter up to 3,200 feet in cases:
1. Where environmental or topographic constraints exist;
2. Where the street classification prevents a connection; or
3. Where a proposal includes an internal parking structure."
The proposed block length is 3, 598 linear feet, which is nearly 400 linear feet more than what can be approved administratively. With that said, the block encompasses an existing wetland area which includes two sections of protected stream and stream buffer area as well as an existing stormwater management area. This block includes two parking structures and a fire lane, which provides emergency and pedestrian access through the block. This request meets the standards laid out for staff within the zoning ordinance but exceeds the amount allowable to be approved administratively. The request also does not threaten the purpose and intent of the zoning ordinance. Staff recommend approval of MOS #1.

MOS #2: Requesting a modification of standards to allow flat roofs with parapets for the Townhouse Building Type.

Chapter 6.6 states the roof element's pitch, "3:12 to 12:12, excluding small roof sections over porches, entryways, or similar features". Staff can support this request based on the proposed urban, mixed-use context and the precedent set by the approval of a similar MOS for the adjacent development (Aureum PUD). Staff recommend approval of MOS #2.

MOS #3: Requesting a modification of standards to allow up to 50% of Retail Storefronts on Commercial / Mixed-Use building types to not have transom windows and to allow up to 50% of Retail Storefronts on Commercial/Mixed-Use building types to not have knee walls.

Chapter 6.9 (Building Elements - Retail Storefronts) states, "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 details." This request is not consistent with the intent of the zoning ordinance. Knee walls provide a base which is required for facade composition by our zoning ordinance. Both knee walls and transoms define a more traditional, classic design which is prioritized in this building type. In addition, the request results in practical difficulties in enforcement and tracking of the 50% allowance. Staff recommend disapproval of MOS #3.

MOS #4: Requesting a modification of standards to allow up to three of the following as primary materials on a facade: Brick, natural stone, cultured stone, or pre-cast concrete as primary material on a facade for a large-scale office building type.

Chapter 6.10 states, "Primary Materials on Facade: Up to three of the following: brick, natural stone, or cultured stone." Staff requested more information addressing why pre-cast is suitable and advised the applicant to provide some explanation as to how the addition of pre-cast concrete would enhance the design of the development more than if the standards were strictly adhered to, and adequate explanation was not provided. Limited example photos were provided, with the majority of the examples being from other locations. There are no specifications related to the application of the proposed pre-cast concrete material in terms of scoring or facade variation, as discussed at the Joint Conceptual Workshop. This request is not consistent with the purpose and intent of the zoning ordinance. Staff recommend disapproval of MOS #4.

MOS #5: Requesting a modification of standards to allow up to three of the following: Brick, natural stone, cultured stone, smooth wood siding, fiber cement siding, or pre-cast concrete as primary material on a facade for a commercial/mixed-use building type.

Chapter 6.9 states, "Primary Materials on Facade: Up to two of the following: brick, natural stone, cultured stone, smooth wood siding, or fiber cement siding." Staff requested more information addressing why pre-cast is suitable and advised the applicant to provide some explanation as to how the addition of pre-cast concrete would enhance the design of the development more than if the standards were strictly adhered to and adequate explanation was not provided. Staff does not support the addition of pre-cast concrete. Limited example photos were provided, with the majority of the examples being from other locations. There are no specifications related to the application of the proposed pre-cast concrete material in terms of scoring or facade variation, as discussed at the Joint Conceptual Workshop. This request is not consistent with the purpose and intent of the zoning ordinance. Staff recommend disapproval of MOS #5.

MOS #6: Requesting a modification of standards to eliminate the requirement for planting at the base of the retaining wall behind building J, as shown in the development plan.

Chapter 13.2.5.A (Retaining Walls for Multifamily, Nonresidential, and Mixed Uses) states, "Each retaining wall shall have a single row of evergreen shrubs, planted every five feet on center, at the base of the wall to soften its appearance. Shrubs shall be a minimum of 30 inches in height at the time of planting. Evergreen trees or ground covers may be permitted as an alternative, subject to the approval of the Department of Planning and Sustainability." The existence of the established riparian buffer meets the intent of the screening of retaining walls. Therefore, the request does not threaten the purpose and intent of the zoning ordinance. Staff recommends approval of MOS #6.

MOS #7: Requesting a modification of standards to increase the maximum retaining wall height to a maximum height of 22 feet for one wall, located behind building J; and to increase the maximum retaining wall height to a maximum of 16' adjacent to Brook Meadow Lane. Locations are shown in the development plan.

Chapter 13.2.5 states, "Maximum Height of Retaining Walls: 10 feet". The applicant is purposing to exceed the height allowance within Chapter 13 in two places on the site. Both walls could be reduced if the density of the site overall was reduced. The applicant has not provided any exhibits that detail that the height of these walls would enhance the design of the site. This request is contradictory to the purpose and intent of this section of the zoning ordinance. Staff recommend disapproval of MOS #7.

MOS #8: Requesting a modification of standards to place a parking structure parallel to the Carothers Parkway and the McEwen Drive Right of Ways, as shown in the development plan.

Chapter 10.5.2.A (Parking Structures) states, "Outside of the CFO and CAO, where along an arterial or collector street, parking structures shall be screened by buildings at least as tall as the parking structures." The zoning ordinance clearly requires that where along an arterial or collector street, at-or-above grade parking structures shall be screened by buildings at least as tall as the parking structures. The proposed MOS does not enhance the design of the development more than if the standards were strictly adhered to. The conditions upon which the request is based do not seem unique to the design intent for the development and seem to be applicable generally to other properties, and the modification is not consistent with Envision Franklin or the intent of the Zoning Ordinance. In addition, the adjacent development (Aureum) was able to locate their parking structures internally to the site and meet the requirements of the zoning ordinance. Staff advises the same for this site.

The request for the parking structure along McEwen Drive right-of-way is about 390 feet from the right-of-way. Staff was

clear on the importance of showing the view from McEwen Drive of the proposed parking structure. While a few graphics were provided to show the distance from McEwen Drive and the topography/natural features between McEwen and the parking structure, there were no graphics or exhibits provided to ensure that the parking structure wouldn't be viewed from the right-of way. The graphics provided seem to only shed light on how much of this structure will be seen from McEwen and while there is a large amount of space between the parking structure and McEwen, there appears to be only a small portion of the structure that will be screened from view. These requests threaten the purpose and intent of the zoning ordinance and are not consistent with the level of design expected within the City of Franklin.

Staff recommends disapproval of MOS #8 unless the following conditions are achieved with the purpose of meeting a greater public benefit for the overall transportation system in a high priority regional transit corridor that could justify the placement of a parking structure along a major arterial street against Zoning Ordinance requirements:
(1) A regional and/or local transit ticket office with possible ancillary amenities is located on the first floor of the parking structure along Carothers to activate the ground floor facing the street;
(2) A transit stop (perhaps with a designated pull-off area) is located on Carothers Parkway adjacent to the parking structure, and pedestrian connections are provided directly from the parking structure to the transit stop;
(3) A specified amount of park and ride parking spaces, as determined by the City of Franklin and regional and local transit providers, are provided within the Carothers Parkway parking structure;
(4) The shared parking study is updated at One-Stop to reflect the park and ride spaces, as staff anticipates there to be minimal impact to the development's parking demand at the peak times; and
(5) Elevated architectural detailing is provided on the facades of both parking structures to make the appearance of the parking structures mimic other buildings in the development.

Furthermore, the city of Franklin, the applicant and representatives with regional transit partners have recently begun discussions about the possibility of a future park-and-ride location within this proposed development. The development's location is a high-priority regional transit corridor and the inclusion of transit accommodations along with park and ride spaces could justify the placement of a parking structure along a major arterial street against typical zoning ordinance requirements and an effort to achieve a greater public benefit for the overall transportation system.

Ms. Randolph provided a final summary of the applicant’s request, staff recommendations, and other options for the FMPC to consider as a motion for MOS #8:

1) Approval of parking structures as proposed, and the elevations of the parking structures meet the basic requirements of the zoning ordinance.
2) Approval with conditions (applicants request). The location of the parking structures are recommended to be approved as proposed, and that the elevations of the parking structures meet conditions provided by the applicant, for the applicant to explain.
3) Disapproval – This would mean that the location of the parking structures along the arterial streets are recommended to be disapproved, unless the zoning ordinance requirements for parking structures, to be screened by buildings-at least as tall as the parking structure, are met.
4) Disapproval with staff comments. This option would include staff’s recommendation that the location of the parking structures along the arterial streets are recommended to be disapproved, unless the zoning ordinance requirement for parking structures, to be screened by buildings at least as tall as the parking structure, is met, or the plan provides the conditions with staff’s recommendation.

RECOMMENDATION: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-52, with conditions.

Ms. Wright added a quick note about the Commissioner’s cheat sheet regarding MOS #6 and #7. Modification of Standards #7 is listed as #6 and MOS #6 is listed as #7.

Public Comments: None

Applicant: Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that there will be multiple entrances to Ovation with the goal of having a Central Park area as the main gathering area where you would find outdoor dining, a food hall, programmed events, an outdoor movie screen and a grand lawn. This central area can be accessed from McEwen, Carothers and from Ovation Parkway. The pink buildings noted in the application documents are mixed use with ground floor retail,

restaurant, personal services and are part of the 400,000 square feet of commercial space. The blue buildings are intended to be office buildings with a coffee shop or café on the ground floor. Mr. Gamble explained that the office buildings could be built during any phase of development depending on market demand as Highwoods has intentionally planned. The first phase of development will be the area around Central Park moving down Live Oak Lane. The orange buildings on the other side of the street on Ovation Parkway are condos and for-sale townhomes. The master plan includes a 29-acre mountain bike park, an 11-acre wetland park with boardwalks and educational signage and biodiversity that one would anticipate seeing in an urban wetland. Staff suggested a traffic study combining Aureum and Ovation looking at both updated developments at the same time. The results include a new eastbound lane on the south side of McEwen, creating a three-lane section with additional turn lanes. Also, a new westbound lane on the north side of McEwen adds more capacity to access I-65. One of the concerns from the joint conceptual workshop was the building height on the corner of McEwen and Carothers. A self-imposed restriction for a maximum of eight stories has been determined for this corner. In the development plan, the building is given a range of 4-8 stories in height. Also, self-imposed restrictions of a 10-story maximum on the office building along Carothers Parkway. While Envision Franklin, RC 12, allows for a maximum of 12 stories, Mr. Gamble stated that the expected height would be somewhere between 6 and 10 stories. The only buildings that would be upwards of 12 stories would be predominantly office buildings that are internal to the development, buildings S and P. Mr. Gamble shared information from a massing study to provide a perspective of the buildings. There might be one 12-story building but the other would need to be capped at 6 or 7 stories as indicated in the development plan. There are several aspects Highwoods and CenterCal have designed allowing flexibility as the plan develops over time along with restrictions that cap how intense the development can be as it's being built out.
Regarding the modification of standards not supported by staff, the team has gathered additional information. To accommodate grade changes going down Ovation Parkway, knee walls would help transition the grades going down the sidewalks. Transom windows will be part of the design of storefront shops for restaurants and retailers and the team would like to have the opportunity to have special situations where the glass goes down to the sidewalk or where glass goes to the ceiling. The team agrees that it would be very difficult to monitor 50/50 percentages of knee walls and transoms, over time, despite good intentions. Mr. Gamble asked the Commission to consider the MOS without the monitored 50/50 percentages, recognizing the ability not to have transom windows and not have any walls. Regarding retaining wall height, MOS #7, Mr. Gamble explained that the first retaining wall is directly off McEwen Drive. There is a small section of the wall that is 22 feet high transitioning to 15 feet on each side and then to 10 feet. This section is a valley where stormwater comes out into the channel of the stream. The section is very small with the wall being 586 feet from McEwen and screened by the protected tree area and stream buffer. In the master plan, there are two fixed points of access into Ovation, one from a right-in-right-out at McEwen that cannot move. That right-in-right-out cannot be closer to Caruthers Parkway. It cannot be further to the right because of environmental protections. There's another right-in-right-out off Carothers Parkway that's in a fixed location making very little room for adjustments in this block area. The second retaining wall is 16 feet in height right off Ovation Parkway and Brick Meadow Lane. Mr. Gamble stated that he's asked the engineers to go back to the drawing board and see if this wall can be designed without a modification of the standards. Mr. Gamble asked in the motion regarding retaining walls to not include the retaining wall on Brook Meadow Lane and to remove the wall from being part of the modification of standards.

Chuck Gannaway, Hastings Architecture. Mr. Gannaway provided additional information regarding the MOS for the use of precast material. Mr. Gannaway explained that he has used precast as a primary building material for 25 years. It is more of an architectural precast that provides a variety of shapes, textures, colors, profiles, finishes and is long-lasting and very durable. Mr. Gannaway stated that the architectural precast is a high-quality material that he would place in the same family as brick or stone.

Mr. Gamble added that the architectural precast material is proposed to be used for the hotel and the large-scale office buildings.

Mr. Gamble addressed the MOS relating to the parking garage by referring to a rendering that shows how the parking garages can be designed in such a way that they look and feel like a building. An elevated architectural design for the garage can be achieved, where it fits and makes sense, by adding a cap, middle and base to the building along with breaking up the structure so that it looks like a collection of buildings. The garage is 100 feet from Carothers Parkway Right Of Way and 67 feet at the closest point. Landscaping can be added where there is a lot of depth, separating the parking deck from Carothers. The second parking garage, deck R, is aligned with the Mars parking garage and as you drive down McEwen, one does not feel the presence of a parking garage right on the road. Pushing the garage back further becomes problematic for the overall master plan and design as the drive alignment would not match up with the Mars garage across the street. Mr. Gamble highlighted the wetland areas that do not meet the block parameters for informational purposes. Lastly, Mr.

Gamble suggested that if the Commission is inclined to support MOS #8 (parking garages), please include the self-imposed restrictions as part of the motion.

Ms. Wright noted that Ms. Randolph added the language of Mr. Gamble's conditions for MOS #8 at the end of the staff report.

Commissioner Allen asked about the regional transit plan and at what stage of planning the project is in.

Mr. Wiseman stated that the transit plan discussions have been very encouraging with meetings as recently as this week. With the passage of the referendum in Nashville, additional funds have been freed up to be used elsewhere.

Mr. Chambers explained that meetings with Franklin Transit and WeGo have begun, but it is very early in the process. Discussions with Gray Line about providing parking have also been ongoing until WeGo is up and running or until the City or County comes up with a better system.

Chair Lindsey asked what role WeGo would have in the transit plan.

Mr. Chambers stated that WeGo would provide motor coaches that would pick up in Franklin and drop off in Nashville and/or the airport. Franklin would serve as a transfer station and tie in with the Franklin Transit system, providing smaller shuttles throughout Franklin. Additional funds are available if Franklin can serve as a transit stop along with a transfer station. There is a great opportunity for a slip line off Carothers, but until more information is known about the grants, it's difficult to know the direction of the plan. Everyone is at the table for discussion with meetings with Aureum and Franklin Transit working out how all the components will work together.

MAIN MOTION

Commissioner Allen motioned to recommend approval of Resolution 2025-52, A Resolution Approving A Revised Development Plan For Ovation PUD Subdivision With 8 Modifications Of Development Standards (Building Type, Retaining Wall Height, And Parking Structures), For The Property Located At The Southeast Corner Of East McEwen Drive And Carothers Parkway to the Board of Mayor and Aldermen with conditions, seconded by Commissioner Harrison.

Chair Lindsey stated that the Modification of Standards requests are very confusing and if a Commissioner chooses to make a recommendation or move to send the applicant back to staff for additional work, that would be acceptable. There was a lot of jumping around from one MOS to the other along with a separate cheat sheet. The Commission will handle the easy MOS and, if necessary, the difficult or unclear MOS requests can regroup or go back to the drawing board with staff and try again. The suggestion that the Commission should not consider one part of a MOS request is vague and unclear.

Commissioners Franks and Orr encouraged and agreed that the Commission can sort out the unclear MOS requests one by one.

MOS MOTIONS

MOS #1. A request for a modification of standards to allow a maximum block length of 3,600 LF for the block encompassing the Wetland Park and stormwater management area.

Commissioner Orr motioned to recommend approval of MOS #1, to allow a maximum block length of 3,600 LF block encompassing the Wetland Park and stormwater management area, seconded by Commissioner McLemore. The motion carried by a vote of 8-0.

MOS #2. A request for a modification of standards to allow flat roofs with parapets for the Townhouse Building Type.

Commissioner Orr motioned to recommend approval of MOS #2, to allow flat roofs with parapets for the Townhouse Building Type, seconded by Commissioner Harrison. The motion carried by a vote of 8-0.

MOS #3. A request for a modification of standards to allow up to 50% of Retail Storefronts on Commercial / Mixed-Use building types to not have transom windows and to allow up to 50% of Retail Storefronts on Commercial/Mixed-Use

building types to not have knee walls.

Commissioner Orr motioned to recommend approval of MOS #3 with the text that says up to 50% of transoms and knee walls in two locations be omitted, seconded by Commissioner Williamson.

Commissioner Williamson stated that in downtown Franklin, the Registry and Ruby Sunshine have storefronts that go down to the ground, adding the historical component that makes this MOS appropriate. Also, the North McEwen area is a similar caliber project to this one, making the storefront (down to the ground) suitable. Commissioner Williamson also recommended a variety of storefronts, not all the same.

Commissioner Allen stated that she can support the motion because of the change in the numbers, as she had concerns about staff's ability to monitor the storefronts over time.
There being no further discussion, the motion carried by a vote of 8-0.

MOS #4. A request for a modification of standards to allow up to three of the following as primary materials on a facade: Brick, natural stone, cultured stone, or pre-cast concrete as primary material on a facade for a large-scale office building type.

Commissioner Franks motioned to recommend approval of MOS #4 to allow up to three of the following as primary materials on a facade: Brick, natural stone, cultured stone, or pre-cast concrete as primary material on a facade for a large-scale office building type, seconded by Commissioner Orr.

Commissioner Williamson asked if there were any requirements or recommendations for secondary building materials.

Ms. Diaz-Barriga explained that there is not a requirement for secondary material, but accent materials are permitted but cannot be used on more than 25% of the building. There is no requirement beyond the primaries if the building is constructed using at least one of the primary materials or a combination of three primary materials is acceptable. Other limitations such as building type will affect the building material. Every so many feet the building must change in mass and form. This could be a color change or material change. Depending on the length of the building, it won't be one solid mass of a single material.

Commissioner Williamson stated that she can support the architectural precast material but has concerns about setting a precedent for future projects and how the precast material is used.

Ms. Diaz-Barriga explained that they are asking for the use of precast concrete, which there are no parameters in the zoning ordinance regarding precast, so it is difficult to regulate. If this MOS is approved, this is the only project that could use precast material until the next project requests precast use through a MOS or until the zoning ordinance is changed to allow use of precast material.

Commissioner Allen stated that she has concerns about the use of this material because initially staff had requested more information. Commissioner Allen stated that she cannot support the MOS because of the lack of information such as photos and details about the concrete being stamped or not stamped.

Commissioner Franks stated that precast material adds a historical feel, and it is a high-quality material. Looking at the application documents, the light color helps blend and balance the buildings in the community. It would be nice for the applicant to expand and provide more information for educational purposes or possibly defer the MOS.

Ms. Billingsley stated that if you defer one MOS, you defer the entire application back to the next FMPC voting meeting or whatever meeting is decided upon.

Commissioner Franks asked if the deferral would delay the project going before BOMA.

Ms. Diaz-Barriga stated that until the application is voted on by the FMPC, the application will not be on the BOMA schedule.
There being no further discussion, the motion carried by a vote of 7-1 (Commissioner Allen voting against).

MOS #5. A request for a modification of standards to allow up to three of the following: Brick, natural stone, cultured stone, smooth wood siding, fiber cement siding, or pre-cast concrete as primary material on a facade for a commercial/mixed-use building type.

Commissioner Franks motioned to recommend approval of MOS #5 to allow up to three of the following: Brick, natural stone, cultured stone, smooth wood siding, fiber cement siding, or pre-cast concrete as primary material on a facade for a commercial/mixed-use building type, seconded by Commissioner Orr. The motion carried by a vote of 7-1 (Commissioner Allen voting against).

MOS #6. A request to eliminate the requirement for planting at the base of the retaining wall behind building J, as shown in the development plan.

Commissioner Harrison motioned to recommend approval of MOS #6, to eliminate the requirement for planting at the base of the retaining wall behind building J, as shown in the development plan, seconded by Commissioner McLemore. The motion carried by a vote of 8-0.

MOS #7. A request to increase the maximum retaining wall height to a maximum height of 22 feet for one wall, located behind building J; and to increase the maximum retaining wall height to a maximum of 16' adjacent to Brook Meadow Lane. Locations are shown in the development plan.

Ms. Wright reminded the Commission that at the request of the applicant, the second retaining wall request in MOS #7 is to be removed (to increase the maximum retaining wall height to a maximum of 16' adjacent to Brook Meadow Lane).

Commissioner Franks motioned to recommend approval of MOS #7 A request to increase the maximum retaining wall height to a maximum height of 22 feet for one wall, located behind building J only, seconded by Commissioner Harrison.

Commissioner Allen stated that she will support this MOS because of the physical constraints of the property and because the 22-foot height wall is for a small section and not the full length of the retaining wall. There being no further discussion, the motion carried by a vote of 8-0.

MOS #8. A request to place a parking structure parallel to the Carothers Parkway and the McEwen Drive Right of Ways, as shown in the development plan.

Commissioner Harrison motioned to recommend approval of MOS #8, option #2 - Approval with conditions (conditions: the building include a base, middle and cap, a minimum of three different building facades applied along the facade facing the arterial road, unless it's a shorter distance of less than 150ft, then only two facades would be required pedestrian access, face entry facing the arterial road and foundation landscape plan to be provided along the base of the parking structure), per the applicants request, seconded by Commissioner Orr.

Commissioner Allen stated that she feels strongly about the regional ramifications of this project and, if this is approved, recommends staff’s comments on number 4, A-E, be adopted by the property owner. The staff’s recommendations are for the betterment of the whole area and will benefit everyone.

Commissioner Williamson agreed with Commissioner Allen and stated that although the transit plan is in early talks, when the time comes, if the applicant could adopt staff’s recommendations, it would be beneficial to the entire region.

Commissioner McLemore also echoed Commissioners Allen and Williamson’s statements and stated that this is the first time this type of plan has been presented to FMPC, and she will strongly support it when the time comes.

Commissioner McLemore asked if the handout should be noted.

Ms. Wright stated that the Commission's choice will be noted in the minutes. Staff recommended disapproval with staff comments (#4) regarding the transit system and the overall transportation improvements. Staff applauds the applicant’s efforts to enhance the architecture through number two, although staff would not have conditions related to the transportation and transit piece. This would not preclude the applicant from moving forward with WeGo and Franklin Transit, it would be at their own discretion and timeline. Ms. Wright stated the conditions are that the building include a

base, middle and cap, a minimum of three different building facades they apply along the facade facing the arterial road, unless it's a shorter distance of less than 150ft (then only two facades would be required pedestrian access), face an entry facing the arterial road, and foundation landscape plan to be provided along the base of the parking structure.

Commissioners Franks and McLemore made statements but they were unclear as their microphones were not turned on.

Commissioner Orr stated that unless a decision is made on the parking garage MOS #8, the transit piece may not matter.

Mr. Gamble stated that CenterCal is financially incentivized by financial contributions to be provided by WeGo in federal grants to participate in this program so that the parking garage can be paid for, making their overhead cost less. CenterCal is excited about exploring the opportunities and will continue to do so with 100% energy to see if the transit plan will work. There are a lot of reasons that this is a good idea.

Commissioner Williamson stated that one thing to avoid is the appearance of concrete slabs of the garage parking decks. The applicant appears to have addressed this issue in the proposal.

There being no further discussion of MOS #8, the motion carried by a vote of 8-0.

Chair Lindsey reviewed the MOS approvals - MOS #1 for block length, MOS #2 for roof elements, MOS #3 with modified language, MOS #4 for material/large scale office building, MOS #5 for material and commercial mixed-use building type, MOS # 6 for planting and retaining walls, MOS #7 approval with the removal of the 16-foot wall section adjacent to Brook Meadow Lane and MOS #8 – as discussed.

There being no further discussion of the main motion, the motion carried by a vote of 8-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

13. Tuck Away PUD Subdivision, Site Plan, Developing 31,607 Square Feet Of Institutional Space, On 25.64 Acres, Located At 1192 Lewisburg Pike. (CONSENT AGENDA)

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

Attachments:
1. MAP Tuck Away PUD Subdivision, Site Plan
2. 8764 Tuck Away PUD SP_Conditions of Approval_01
3. 20250703- Tuck Away PUD Subdivision - Plans

The item was Approved on Consent Agenda.

ANY OTHER BUSINESS

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

ADJOURN

There being no further business, a motion to adjourn was made by Commissioner Orr, seconded by Commissioner Allen. The meeting adjourned at 09:06 p.m.

_____ _____

Chair Date

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-01000

DATE: August 6, 2025

TO: Franklin Municipal Planning Commission

FROM:

SUBJECT:

Consideration Of Approval Of Items 4-6 And 8-13 On The Consent Agenda.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning

BACKGROUND/STAFF COMMENTS:
(Brief description of the history and supporting information regarding the item, including an explanation of why staff is recommending the action.)

FINANCIAL IMPACT:

(Include the cost of the item, how the item will be funded, which fund it will come from, if there are grants or loans involved and whether the item is included in the current approved budget.)

RECOMMENDATION:

Staff recommends

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-01023

DATE: August 12, 2025

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Andover Park PUD Subdivision, Final Plat; Declare The Agreement To Be In Default, Authorizing The Release Of 50% Of Surety And The Calling Of The Other 50% Of The Surety For The Green Infrastructure Improvement.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission concerning green infrastructure improvements related to Andover Park PUD Subdivision approved in early 2015.

BACKGROUND/STAFF COMMENTS:

In 2015, the Board of Mayor and Alderman approved Andover Park PUD subdivision. The five homes were subsequently constructed shortly thereafter. All the required site improvements have been satisfactory completed except for a portion of the green infrastructure. While the green infrastructure improvement amount was reduced by 75% in 2016, attempts by the developer, Tennessee Valley Homes and staff to complete the green infrastructure improvement resulted in the residents modifying some of these improvements that were previously installed.

Based on the age of this subdivision and that minimal stormwater from this site enters the Liberty Hills pond across the street to the south, which the city will be restoring, staff recommends that 50% of the $3,250.00 cash performance surety ($1,625.00) be returned to the developer and 50% be deposited in the City's Stormwater Fund for use on the Liberty Hills pond restoration project that will be getting underway soon. This recommendation is based on the Andover Park stormwater presently funneling into the Liberty Hills pond. Releasing 50% of the surety and calling the remainder of surety will allow the City to close out this project, avoid further disruption to the property owners (some of which may not be the original owners), and utilize funds towards needed stormwater improvement in the immediate area.

FINANCIAL IMPACT:

Negligible, if any.

RECOMMENDATION:

Staff recommends that the FMPC declare the agreement to be in default, release 50% of the $3,250.00 cash performance surety ($1,625.00), and call the remainder of the surety ($1,625.00) due to modifications to the originally approved green infrastructure improvements and resulting stormwater flows to the Libery Hills pond, which will be improved and restored by the City project in the near future.

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PERFORMANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That **OLD SOUTH CONSTRUCTION, LLC,** a Tennessee limited liability company (hereinafter "Principal"), is indebted and firmly bound unto the CITY OF FRANKLIN, TENNESSEE for the use and benefit of the Franklin Municipal Planning Commission of Franklin, Tennessee, and for the use and benefit of all future lot owners within that certain site known as **Andover Park PUD Subdivision, Final Plat, Project 5789,** in the penal sum of **SEVENTY EIGHT THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS ($78,250.00)** good and lawful money of the United States of America, for securing the performance of certain improvements and works, as hereinafter set forth, and for the payment of which sum well and truly to be made the undersigned does hereby bind itself, its heirs, executors, administrators, successors and assigns, firmly by these presents, and in support thereof represents, acknowledges and agrees as follows:

Recitals

1. That **OLD SOUTH CONSTRUCTION, LLC,** is a Tennessee limited liability company, having a mailing address of 245 Noah Drive, Franklin, Tennessee, 37064.

2. The Principal has submitted a Final Plat of Andover Park PUD Subdivision, Final Plat, Project 5789, a site located in the 9th Civil District of Williamson County, Tennessee, and situated within the corporate limits of the City of Franklin, Tennessee, said final plat prepared by Doyle Elkins, RLS, dated December 19, 2014.

3. The approval of the Franklin Municipal Planning Commission is a condition precedent to the right of the Principal to receive necessary construction permits.

4. The Franklin Municipal Planning Commission will not approve the final plat of the subdivision for issuance of necessary permits until all grading, ditching, storm streets/alleys, sanitary sewers, water lines and street improvements, street

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

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

6. It is estimated that the cost of completing all improvements to: **drainage** is **FIVE THOUSAND AND NO/100 DOLLARS ($5,000.00);** to **green infrastructure** is **THIRTEEN THOUSAND AND NO/100 ($13,000.00);** to **streets** is **THIRTY THREE THOUSAND AND NO/100 ($33,000.00);** to **sidewalks** is **FOURTEEN THOUSAND AND NO/100 ($14,000.00);** to **water (maintenance)** is **TWO THOUSAND FIVE HUNDRED AND NO/100 ($2,500.00);** and to **sewer** is **TEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 ($10,750.00).**

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

8. To secure installation of the aforesaid improvements and works, and to induce the Franklin Municipal Planning Commission and the City of Franklin to allow issuance of necessary building permits prior to completion of the required improvements and works, Principal provides this Performance Agreement and an irrevocable letter of credit, issued by **a financial institution meeting the requirements of the City of Franklin Zoning Ordinance, containing an automatic renewal feature**

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with no expiration date, callable within the physical limits of Williamson and/or Davidson County, Tennessee, the proceeds of which are payable to the City of Franklin, Tennessee and/or the Franklin Municipal Planning Commission in an amount equal to SEVENTY EIGHT THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS ($78,250.00).

9. The Franklin Municipal Planning Commission and the City of Franklin are willing to authorize the issuance of necessary permits upon the execution of this agreement by the Principal and providing of the surety, understanding that this agreement is subject to the condition that the Principal will, prior to March 26, 2016, complete the construction of all required improvements and works, as herein set forth, and obtain their inspection, approval and acceptance by the Franklin Municipal Planning Commission and the City of Franklin.

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

NOW THEREFORE,

In the event said Principal shall, on or before March 26, 2016, fully comply with all the terms hereof, and shall construct, install and complete all of the required improvements and works, as hereinafter enumerated, and as are shown on the approved final plat prepared by Doyle Elkins, RLS, which final plat was reviewed and approved by the Franklin Municipal Planning Commission, and which final plat was reviewed and approved by the Superintendents of Streets, Water/ Wastewater, and Engineer of the City of Franklin, and as also stated herein, which installation and completion shall be in accordance with the regulations of the City of Franklin, Tennessee, and also in accordance with the regulations and requirements of the Franklin Municipal Planning Commission, and in accordance with all conditions

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established by the Franklin Municipal Planning Commission as set forth in the minutes of its meetings, and do all of said work in a proper and workmanlike manner to the satisfaction of the City of Franklin, Tennessee, then this obligation shall be void. In the event that any of the required improvements and works are not completed on or before March 26, 2016, and in accordance with each of the aforesaid rules, regulations and requirements, then the entire penal sum of $78,250.00, or so much thereof as is necessary to complete the improvements in question, shall be forfeited and paid to the Franklin Municipal Planning Commission and the City of Franklin by Principal and/or Surety as liquidated damages for such default. The Franklin Municipal Planning Commission and/or the City of Franklin shall then use said funds to pay for completion of the required improvements and works, refunding any unused portion of said funds. Action by the City of Franklin and/or the Franklin Municipal Planning Commission through the City Attorney in calling on the letter of credit to pay $78,250.00, or such lesser amount as is necessary, pursuant to the terms of this Performance Agreement shall not be deemed a release of Principal for any liability hereunder. The Principal acknowledges that it is liable for all obligations under this Performance Agreement.

Witness my hand this the 27th day of May, 2015.

OLD SOUTH CONSTRUCTION, LLC
A Tennessee limited liability company

BY: _____

TITLE: Member

STATE OF TN)

COUNTY OF Williamson)

Personally appeared before me, Lauraine J Cash, a Notary Public of said County and State, James Franks, with whom I am person-

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ally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged (her)himself to be the Member of **OLD SOUTH CONSTRUCTION, LLC,** a Tennessee limited liability company, and that (s)he as such Member, being authorized so to do, executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal this the 27 day of May, 2015.

Lorraine J Cash
NOTARY PUBLIC

My Commission Expires: 5-22-17

LORRAINE J. CASH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: MAY 22, 2017

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

7/1/2025
Date Submitted

Highlands at Ladd Park PUD Subvidision, Final Plat, Section 18 - Streets

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

Streets

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:

X Release

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

_____ Extend to _____ *(not less than six mos)*

SIGNED:
_____
Developer or Representative

If requesting reduction, indicate amount complete:
_____%
Note in margin-How did you arrive at this percentage?
If requesting reduction and less than 90% complete,
estimate remaining amount to complete this improvement:
$ _____
*Reductions shall not exceed 75%, or minimum maintenance amount.

***See new guidelines for details related to reductions at http://www.franklintn.gov/home/showdocument?id=288**

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

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

A: Adam Crunk, PE _____ ***(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: _____ ***(Engineer or Landscape Architect – print name)*** affirms that _____ 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:

ADAM WILSON CRUNK
REGISTERED ENGINEER
DEPARTMENT OF AGRICULTURE
COMMERCE
No. 114180
STATE OF TENNESSEE

_____
Engineer or Landscape Architect **(Sign and date on seal)**

7/1/2025

Forward completed request to COF Planning Dept., ATTN: Melodie Bra[illegible] melodie.brady@franklintn.gov or fax to 615-791-3257

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

HISTORIC FRANKLIN TENNESSEE

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

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: 2025.07.30 10:40:34-05'00'

Daniel Brady

Digitally signed by Daniel Brady
DN: C=US, E=daniel.brady@franklintn.gov, O=City Of Franklin, OU=Streets Dept, CN=Daniel Brady
Date: 2025.07.22 08:15:04-05'00'

MEMORANDUM

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

FROM: Melodie Brady, Surety Coordinator

DATE: July 2, 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 Friday, August 15, 2025. **Please have your written recommendations in my office on or before Friday, August 1, 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 Aug15/Aug28,2

	REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
	Amelia Park PUD	FP	section 1	M	sidewalks	$14,700.00	$14,700.00	1/21/2022		2892	Release
	Berry Farms Reams-Fleming Tract PUD	SP	lot 9 (EMF)	M	sidewalk	$23,700.00	$23,700.00			7823	Release
	Berry Farms Reams-Fleming Tract PUD	SP	lot 9 (EMF)	M	streets	$4,000.00	$4,000.00			7823	Release
XX	Carothers Crossing West PUD	SP	section 2, revision 1, lots 2 and 6	P	drainage [has grn]	$100,000.00	$100,000.00		RELEASE TO MA	7320	Release to maintenance
					As-builts approved						
	Chickasaw PUD	FP		M	green infrastructure [no drg]	$3,000.00	$3,000.00	6/17/2022		6616	
	Cool Springs East	FP	section 17, revision 1	P	private streets	$71,000.00	$71,000.00		RELEASE TO MA	8130	go to maintenance

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REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Cool Springs East	FP	section 17, revision 1	P	sidewalk	$48,000.00	$48,000.00		RELEASE TO MA	8130	go to maintenance
Cool Springs East	FP	section 17, revision 1	P	access	$10,000.00	$10,000.00		RELEASE NO MA	8130	Release
Cool Springs East	FP	section 17, revision 1	P	traffic signals	$154,000.00	$154,000.00		RELEASE TO MA	8130	Go to Maintenance
Cool Springs East	FP	section 17, revision 1	P	green infrastructure	$498,000.00	$498,000.00		RELEASE TO MA	8130	
Cool Springs East	FP	section 17, revision 1	P	sewer	$155,000.00	$77,500.00		RELEASE TO MA	8130	
Everbright	FP	revision 3 (resub of lots 23, 24, and 25)	P	sewer	$60,000.00	$60,000.00			7550	

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REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Everbright	FP	revision 3 (resub of lots 23, 24, and 25)	P	streets	$76,000.00	$76,000.00			7550	Extend 1 yr
Gateway Village PUD	FP	section 3, lot 136, revision 6	P	green infrastructure [no drg]	$144,000.00	$144,000.00	8/19/2022		6436	
Highlands at Ladd Park PUD	FP	section 18	P	streets [public]	$317,000.00	$79,250.00	9/16/2022	RELEASE TO MA	6049	Go to Maintenance
XX Highlands at Ladd Park PUD	FP	section 37	P	drainage [has grn]	$609,000.00	$152,250.00	6/17/2022	RELEASE TO MA	6581	Release to maintenance
					As-builts approved					
Highlands at Ladd Park PUD	FP	section 37	P	green infrastructure [has drg]	$66,000.00	$66,000.00	5/20/2022	RELEASE TO MA	6581	
XX Highlands at Ladd Park PUD	FP	section 42	M	drainage [has grn]	$2,900.00	$2,900.00			7675	Release maintenance

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REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Lakeview Commercial Park	SP	lot 20, revision 1	M	green infrastructure [has drg]	$2,500.00	$2,500.00		If not able to release 8/2025 then call	7149	
Liberty Industrial Park	SP	lot 1 (FSSD office complex)	P	green infrastructure	$964,000.00	$964,000.00			7915	
Liberty Industrial Park	SP	lot 1 (FSSD office complex)	P	water	$82,000.00	$41,000.00			7915	
Longpoint Centre	FP		P	access	$20,000.00	$20,000.00		REDUCE 50% EXTEND 6 MONTHS (2/20/26)	7245	release
Longpoint Centre	FP		P	sidewalk	$17,000.00	$17,000.00		REDUCE 50% EXTEND 6 MONTHS	7245	reduce 50% to $8,500 extend 6 months
Longpoint Centre	FP		P	streets private	$32,000.00	$32,000.00		REDUCE 50% EXTEND 6 MONTHS (2/20/26)	7245	Reduce 50% to $16,000 extend 6 months

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REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Longpoint Centre	FP		P	streets	$69,000.00	$69,000.00		RELEASE TO MA	7245	Go to Maintenance
McEwen Place PUD	SP	section 3, lot 306 (Block E)	P	streets private	$302,000.00	$302,000.00		RELEASE TO MA	7994	Hold extend 1 yr, not built to plan
McEwen Place PUD	SP	section 3, lot 306 (Block E)	P	streets city	$5,000.00	$5,000.00		RELEASE TO MA	7994	Hold extend 1 yr repairs not complete
McEwen Place PUD	SP	section 3, lot 306 (Block E)	P	access	$30,000.00	$30,000.00		RELEASE NO MA	7994	Release
McEwen Place PUD	SP	section 3, lot 306 (Block E)	P	sidewalk	$74,000.00	$74,000.00		RELEASE TO MA	7994	Hold extend 1 yr, not all installed per plan
Silver Grace PUD	SP	section 3	P	green infrastructure [no drg]	$10,000.00	$10,000.00		EXTEND 1 YEAR	7499	

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REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Silver Grace PUD	SP	section 3	P	sewer	$89,000.00	$89,000.00		EXTEND 1 YEAR	7499	
Simmons Ridge PUD	SP	(Offsite Roadway Improvements - South Carothers)	P	sidewalk	$185,000.00	$185,000.00			7229	Extend 1 yr
XX Simmons Ridge PUD	SP	(Offsite Roadway Improvements - South Carothers)	P	drainage [no grn]	$206,000.00	$206,000.00		EXTEND 6 MONTHS	7229	Extend 6 months
Simmons Ridge PUD	SP	(Offsite Roadway Improvements - South Carothers)	P	streets	$1,126,000.00	1,126,000.00			7229	Extend 1 yr
The Factory at Franklin PUD	SP	revision 2	P	drainage	$46,000.00	$46,000.00			8045	Extend 1 year
The Factory at Franklin PUD	SP	revision 2	P	green infrastructure	$61,000.00	$61,000.00			8045	

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SUBDIVISION		REQUEST	TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
The Factory at Franklin PUD	SP	revision 2	P	streets	$133,000.00	$133,000.00			8045	Extend 1 yr
Township PUD	SP	section 2	M	water	$9,300.00	$9,300.00			7216	
Township PUD	SP	section 2	M	streets private	$26,100.00	$26,100.00			7216	Release
Township PUD	SP	section 2	P	drainage	$87,000.00	$87,000.00			7216	Extend 1 year
Township PUD	SP	section 2	P	sewer	$30,000.00	$30,000.00			7216	
Vintage at Watson Glen PUD	SP	lot 1	M	streets	$27,300.00	$27,300.00		PUNCH LIST COMPLETE	7474	Release

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REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Vintage at Watson Glen PUD	SP	lot 1	M	sidewalk	$24,900.00	$24,900.00		PUNCH LIST COMPLETE	7474	Release
Vintage at Watson Glen PUD	SP	Offsite Improvement Plans	M	streets	$6,900.00	$6,900.00		PUNCH LIST COMPLETE	7473	Release
XX Westhaven PUD	FP	section 15, lots 4032 and 4034-4040	P	drainage	$19,000.00	$4,750.00	0/15/2021	RELEASE TO MA	2455	Release fully, no maintenance
Westhaven PUD	FP	section 57	P	drainage [no grn]	$315,000.00	$78,750.00	5/20/2022		7347	Extend 1 year
XX Westhaven PUD	FP	section 58	M	drainage [has grn]	$49,000.00	$49,000.00			7545	Release maintenance
Westhaven PUD	FP	section 58	P	green infrastructure [has drg]	$149,000.00	$149,000.00			7545	

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	REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
	Westhaven PUD	FP	section 60, revision 1	P	sidewalks	$218,000.00	$218,000.00		REDUCE 75% EXTEND 1 YEAR	7680	Reduce 50% to $109,000 extend 1 yr
	Westhaven PUD	FP	section 61	P	sidewalk	$299,000.00	$299,000.00		REDUCE 75% EXTEND 1 YEAR	7681	Reduce 50% to $149,500 extend 1 yr
	Westhaven PUD	FP	section 62 (Blakeford) (and Westhaven PUD Subdivision,	P	access	$20,000.00	$20,000.00	10/1/2024		8266	Extend 1 yr
	Westhaven PUD	FP	section 62 (Blakeford) (and Westhaven PUD Subdivision,	P	sewer	$559,000.00	$279,500.00	10/1/2024	RELEASE TO MA	8266	
XX	Westhaven PUD	SP	section 25	P	drainage	$33,000.00	$8,250.00	8/25/2022	RELEASE TO MA	1807	Release fully, no maintenance
	Westhaven PUD	SP	section 33, revision 1	P	drainage [has grn]	$12,000.00	$12,000.00			7283	Extend 1 year

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	REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
XX	Westhaven PUD	SP	section 54	M	drainage [no grn]	$9,400.00	$9,400.00	9/16/2022		6748	Release maintenance
	Westhaven PUD	SP	section 57, revision 1	M	sewer	$4,100.00	$4,100.00			7529	
	Westhaven PUD	SP	section Jewell 1, revision 1	P	sidewalk	$302,000.00	$151,000.00			8103	Extend 1 yr
XX	Westhaven PUD	SP	section Jewell 1, revision 1	P	drainage	$839,000.00	$209,750.00		RELEASE TO MA	8103	Deny release
						Video files not complete.					
	Wild Duck Realty PUD	SP	revision 12 (lot 10 - Darrell Waltrip Subaru)	P	green infrastructure	$47,000.00	$47,000.00			8461	
	Williamson Medical Center PUD	SP	section 1, revision 1	M	green infrastructure [has drg]	$216,300.00	$216,300.00	8/19/2022		6513	

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REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Woodlands	FP	revision 10, lot 21	M	sidewalk	$2,500.00	$2,500.00			7219	Release
Wynfield Village	SP		P	streets [public]	$278,000.00	$69,500.00	8/19/2022		6170	Extend 1 yr

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INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

AMELIA PARK PUD SUBDIVISION, FINAL PLAT, SECTION 1 – COF 2892

Improvement:	Sidewalks
Surety Type:	Maintenance
Original Amount:	$14,700.00
Current Amount:	$14,700.00
Request:	Release
Recommendation:	17-July-2025
Date of Inspection:	Daniel Brady
Inspector:	
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

BERRY FARMS REAMS-FLEMING TRACT PUD SUBDIVISION, SITE PLAN, LOT 9 (EMF) – COF 7823

Improvement:	Sidewalk
Surety Type:	Maintenance
Original Amount:	$23,700.00
Current Amount:	$23,700.00
Request:	
Recommendation:	Release
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

BERRY FARMS REAMS-FLEMING TRACT PUD SUBDIVISION, SITE PLAN, LOT 9 (EMF) – COF 7823

Improvement:	Streets
Surety Type:	Maintenance
Original Amount:	$4,000.00
Current Amount:	$4,000.00
Request:	
Recommendation:	Release
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

CAROTHERS CROSSING WEST PUD SUBDIVISION, SITE PLAN, SECTION 2, REVISION 1, LOTS 2 AND 6 – COF 7320

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$100,000.00
Current Amount:	$100,000.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	7/7/2025
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

As-builts approved

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 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:	RELEASE NO MA
Recommendation:	Release
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 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:	RELEASE TO MA
Recommendation:	Go to Maintenance
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 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:	RELEASE TO MA
Recommendation:	Go to Maintenance
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 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:	RELEASE TO MA
Recommendation:	Go to Maintenance
Date of Inspection:	21-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 28, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, SECTION 18 – COF 6049

Improvement:	Streets
Surety Type:	Performance
Original Amount:	$317,000.00
Current Amount:	$79,250.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	18-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 28, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, SECTION 37 – COF 6581

Improvement:	~~Sidewalks~~ Drainage
Surety Type:	Performance
Original Amount:	$609,000.00
Current Amount:	$152,250.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	7/7/2025
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

As-builts approved

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, SECTION 42 – COF 7675

Improvement:	Drainage
Surety Type:	Maintenance
Original Amount:	$2,900.00
Current Amount:	$2,900.00
Request:	
Recommendation:	Release maintenance
Date of Inspection:	7/19/2025
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

LONGPOINT CENTRE SUBDIVISION, FINAL PLAT – COF 7245

Improvement:	Access
Surety Type:	Performance
Original Amount:	$20,000.00
Current Amount:	$20,000.00
Request:	REDUCE 50% EXTEND 6 MONTHS (2/20/26)
Recommendation:	Release
Date of Inspection:	21-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

LONGPOINT CENTRE SUBDIVISION, FINAL PLAT – COF 7245

Improvement:	Sidewalk
Surety Type:	Performance
Original Amount:	$17,000.00
Current Amount:	$17,000.00
Request:	REDUCE 50% EXTEND 6 MONTHS (2/20/26)
Recommendation:	Reduce 50% to $8,500 extend 6 months
Date of Inspection:	21-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

LONGPOINT CENTRE SUBDIVISION, FINAL PLAT – COF 7245

Improvement:	Streets
Surety Type:	Performance
Original Amount:	$69,000.00
Current Amount:	$69,000.00
Request:	RELEASE TO MA
Recommendation:	Go to Maintenance
Date of Inspection:	21-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

LONGPOINT CENTRE SUBDIVISION, FINAL PLAT – COF 7245

Improvement:	Streets private
Surety Type:	Performance
Original Amount:	$32,000.00
Current Amount:	$32,000.00
Request:	REDUCE 50% EXTEND 6 MONTHS (2/20/26)
Recommendation:	Reduce 50% to $16,000 extend 6 months
Date of Inspection:	21-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

MCEWEN PLACE PUD SUBDIVISION, SITE PLAN, SECTION 3, LOT 306 (BLOCK E) – COF 7994

Improvement:	Access
Surety Type:	Performance
Original Amount:	$30,000.00
Current Amount:	$30,000.00
Request:	RELEASE NO MA
Recommendation:	Release
Date of Inspection:	18-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

MCEWEN PLACE PUD SUBDIVISION, SITE PLAN, SECTION 3, LOT 306 (BLOCK E) – COF 7994

Improvement:	Sidewalk
Surety Type:	Performance
Original Amount:	$74,000.00
Current Amount:	$74,000.00
Request:	RELEASE TO MA
Recommendation:	Hold/ extend 1 year
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	all sidewalks not installed

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

MCEWEN PLACE PUD SUBDIVISION, SITE PLAN, SECTION 3, LOT 306 (BLOCK E) – COF 7994

Improvement:	Streets city
Surety Type:	Performance
Original Amount:	$5,000.00
Current Amount:	$5,000.00
Request:	RELEASE TO MA
Recommendation:	Hold/ extend 1 year
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	repairs not complete

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

MCEWEN PLACE PUD SUBDIVISION, SITE PLAN, SECTION 3, LOT 306 (BLOCK E) – COF 7994

Improvement:	Streets private
Surety Type:	Performance
Original Amount:	$302,000.00
Current Amount:	$302,000.00
Request:	RELEASE TO MA
Recommendation:	Hold/ extend 1 year
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	Not built per plan / shows pavers not installed

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

SIMMONS RIDGE PUD SUBDIVISION, SITE PLAN (OFFSITE ROADWAY IMPROVEMENTS – SOUTH CAROTHERS) – COF 7229

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$206,000.00
Current Amount:	$206,000.00
Request:	EXTEND 6 MONTHS (2/20/2026)
Recommendation:	Extend 6 months
Date of Inspection:	NA
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

TOWNSHIP PUD SUBDIVISION, SITE PLAN, SECTION 2 – COF 7216

Improvement:	Streets private
Surety Type:	Maintenance
Original Amount:	$26,100.00
Current Amount:	$26,100.00
Request:	
Recommendation:	Release
Date of Inspection:	18-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 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:	PUNCH LIST COMPLETE
Recommendation:	Release
Date of Inspection:	18-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 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:	PUNCH LIST COMPLETE
Recommendation:	Release
Date of Inspection:	18-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

VINTAGE AT WATSON GLEN PUD SUBDIVISION, SITE PLAN, OFFSITE IMPROVEMENT PLANS – COF 7473

Improvement:	Streets
Surety Type:	Maintenance
Original Amount:	$6,900.00
Current Amount:	$6,900.00
Request:	PUNCH LIST COMPLETE
Recommendation:	Release
Date of Inspection:	18-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 28, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 15, LOTS 4032 AND 4034-4040 – COF 2455

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$19,000.00
Current Amount:	$4,7500.00
Request:	RELEASE TO MA
Recommendation:	Release fully no maintenance
Date of Inspection:	7/30/2025
Inspector:	Ellen Moore/Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 28, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, SITE PLAN, SECTION 25 – COF 1807

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$33,000.00
Current Amount:	$8,250.00
Request:	RELEASE TO MA
Recommendation:	Release fully no maintenance
Date of Inspection:	7/30/2025
Inspector:	Ellen Moore/Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, SITE PLAN, SECTION 54 – COF 6748

Improvement:	Drainage
Surety Type:	Maintenance
Original Amount:	$9,400.00
Current Amount:	$9,400.00
Request:	
Recommendation:	Release maintenance
Date of Inspection:	7/22/2025
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 58 – COF 7545

Improvement:	Drainage
Surety Type:	Maintenance
Original Amount:	$49,000.00
Current Amount:	$49,000.00
Request:	
Recommendation:	Release maintenance
Date of Inspection:	7/25/2025
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 60, REVISION 1 – COF 7680

Improvement:	Sidewalk
Surety Type:	Performance
Original Amount:	$218,000.00
Current Amount:	$218,000.00
Request:	REDUCE 75% EXTEND 1 YEAR
Recommendation:	Reduce 50% to $109,000 extend 1 yr
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 61 – COF 7681

Improvement:	Sidewalks
Surety Type:	Performance
Original Amount:	$299,000.00
Current Amount:	$299,000.00
Request:	REDUCE 75% EXTEND 1 YEAR
Recommendation:	Reduce 50% to $149,500 extend 1 yr
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, SITE PLAN, SECTION JEWELL 1, REVISION 1 – COF 8103

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$839,000.00
Current Amount:	$209,750.00
Request:	RELEASE TO MA
Recommendation:	Deny release
Date of Inspection:	7/30/2025
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

Video files not complete.

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WOODLANDS SUBDIVISION, FINAL PLAT, REVISION 10, LOT 21 – COF 7219

Improvement:	Sidewalk
Surety Type:	Maintenance
Original Amount:	$2,500.00
Current Amount:	$2,500.00
Request:	
Recommendation:	Release
Date of Inspection:	18-July-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

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

June 24, 2025
Date Submitted

The Highlands at Ladd Park Subdivision / Section 37 - Site Plan

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

GREEN INFRASTRUCTURE
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:

X Release to Maintenance	*If requesting reduction, indicate amount complete: _____%
_____ *Reduce and extend to _____ *(not less than six mos)*	*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: $ _____
_____ Extend to _____ *(not less than six mos)*	*Reductions shall not exceed 75%, or minimum maintenance amount.
SIGNED: Julie M Ellis _____ Developer or Representative	

***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: Richard Sullivan, PE *(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: _____ *(Engineer or Landscape Architect – print name)* affirms that _____ 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:

6-24-25

_____
Engineer or Landscape Architect **(Sign and date on seal)**

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

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 28, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, SECTION 37 – COF 6581

Improvement:	Green infrastructure
Surety Type:	Performance
Original Amount:	$66,000.00
Current Amount:	$66,000.00
Request:	RELEASE TO MA
Recommendation:	Fail; Extend 1 year
Date of Inspection:	6/29/2025
Inspector:	Ellen Moore
Staff Comments:	

A review of this project revealed the following deficiency*:

As-builts not approved. Pre-treatment not installed per the approved plan. Steep slopes around bioretention area shall be fixed. Required plant species and quantities not installed. Contact Jeff Willoughby for landscaping questions within the stormwater features.

City of Franklin

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

File #: 21-0980

DATE: August 4, 2025

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Lakeview Commercial Park Subdivision, Site Plan, Lot 20, Revision 1; Declare The Agreement To Be In Default, Authorizing The Calling Of the Surety For The Green Infrastructure Improvement.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission concerning failure to complete improvements related to the Lakeview Commercial Park Subdivision.

BACKGROUND/STAFF COMMENTS:

Lakeview Commercial Park Subdivision was approved with conditions on February 19, 2020. The performance was signed on June 5, 2020. The cashier's check was issued on June 5, 2020. The City received an action request for May 21, 2021, asking to be released from performance and establish a one-year maintenance agreement. The request was granted, and the surety was reduced from $11,000.00 to $2,500.00. Every year since 2021 the green infrastructure improvement has been inspected, but release of the maintenance agreement has been denied because of deficiencies. On the May 16, 2025 agenda, the inspector could not release the maintenance agreement because of deficiencies, and the developer was given three months to correct the issue, or the surety would be recommended to be called by the FMPC. A letter was mailed, and an email was sent to Dan Brazzell with Master Plans, LLC, with no response.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the FMPC declare the performance agreement for Lakeview Commercial Park Subdivision, Site Plan, lot 20, revision 1 to be in default and authorize the calling of the agreement and surety for the completion of the improvement.

RECEIVED
JUN - 5 2020
BY: .....

PERFORMANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That **MASTER PLANS, LLC** (hereinafter "Principal"), a Tennessee Limited Liability Company, qualified to do business in Tennessee, (hereinafter "Principal"), is indebted and firmly bound unto the CITY OF FRANKLIN, TENNESSEE for the use and benefit of the Franklin Municipal Planning Commission of Franklin, Tennessee, and for the use and benefit of all future lot owners within that certain site known as **Lakeview Commercial Park Subdivision, Site Plan, Lot 20, Revision 1, Project 7149,** in the penal sum of **THIRTY FIVE THOUSAND AND NO/100 DOLLARS ($35,000.00)** good and lawful money of the United States of America, for securing the performance of certain improvements and works, as hereinafter set forth, and for the payment of which sum well and truly to be made the undersigned does hereby bind itself, its heirs, executors, administrators, successors and assigns, firmly by these presents, and in support thereof represents, acknowledges and agrees as follows:

Recitals

1. That **MASTER PLANS, LLC,** is a Tennessee Limited Liability Company, qualified to do business in Tennessee, having a mailing address of 101 Windsor Way, Franklin, Tennessee, 37069.

2. The Principal has submitted a Site Plan of Lakeview Commercial Park Subdivision, Site Plan, Lot 20, Revision 1, Project 7149, a site located in the 9th Civil District of Williamson County, Tennessee, and situated within the corporate limits of the City of Franklin, Tennessee, said Site Plan prepared by Chazen Engineering Consultants, LLC, dated January 17, 2020.

3. The approval of the Franklin Municipal Planning Commission is a condition precedent to the right of the Principal to receive necessary construction permits.

4. The Franklin Municipal Planning Commission will not approve the Site Plan of the subdivision for issuance of necessary permits until all grading, ditching, storm drainage, sanitary sewers, water lines and street improvements, street lights, landscaping and other improvements are completed and installed in accordance with the regulations and specifications of the City of Franklin and the conditions estab-

lished by the Franklin Municipal Planning Commission, or until a satisfactory Performance Agreement with sufficient surety is furnished.

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

6. It is estimated that the cost of completing all improvements to **landscaping** is **SEVEN THOUSAND AND NO/100 ($7,000.00);** to **access** is **TEN THOUSAND AND NO/100 ($10,000.00);** to **drainage** is **SEVEN THOUSAND AND NO/100 ($7,000.00);** and to **green infrastructure** is **ELEVEN THOUSAND AND NO/100 ($11,000.00).**

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

8. To secure installation of the aforesaid improvements and works, and to induce the Franklin Municipal Planning Commission and the City of Franklin to allow issuance of necessary building permits prior to completion of the required improvements and works, Principal provides this Performance Agreement and THIRTY FIVE THOUSAND AND NO/100 DOLLARS ($35,000.00) cash to be deposited into an escrow account by the City of Franklin.

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

their inspection approval and acceptance by the Franklin Municipal Planning Commission and the City of Franklin as required by the City of Franklin, but no less often than annually.

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

NOW THEREFORE,

In the event said Principal shall fully comply with all the terms hereof, and shall construct, install and complete all of the required improvements and works, as hereinafter enumerated, and as are shown on the approved Site Plan prepared by Chazen Engineering Consultants, LLC, which Site Plan was reviewed and approved by the Franklin Municipal Planning Commission, and which Site Plan was reviewed and approved by the Superintendents of Streets, Water/Wastewater, and Engineer of the City of Franklin, and as also stated herein, which installation and completion shall be in accordance with the regulations of the City of Franklin, Tennessee, and also in accordance with the regulations and requirements of the Franklin Municipal Planning Commission, and in accordance with all conditions established by the Franklin Municipal Planning Commission as set forth in the minutes of its meetings, and do all of said work in a proper and workmanlike manner to the satisfaction of the City of Franklin, Tennessee, then this obligation shall be void. In the event that any of the required improvements and works are not completed in accordance with each of the aforesaid rules, regulations and requirements, then the entire penal sum of $35,000.00, with respect to that improvement, shall be forfeited and paid to the Franklin Municipal Planning Commission and the City of Franklin by Principal and/or Surety as liquidated damages for such default. The Franklin Municipal Planning Commission and/or the City of Franklin shall then use said funds to pay for completion of the required improvements and works, refunding any unused portion of

said funds. Action by the City of Franklin and/or the Franklin Municipal Planning Commission through the City Attorney in withdrawing the $35,000.00 cash, or such lesser amount as is necessary, pursuant to the terms of this Performance Agreement shall not be deemed a release of Principal for any liability hereunder. The Principal acknowledges that it is liable for all obligations under this Performance Agreement.

Witness my hand this the 5th day of June, 2020.

MASTER PLANS, LLC
a Tennessee Limited Liability Company,
qualified to do business in Tennessee

BY: _____

TITLE: President

STATE OF Tennessee)

COUNTY OF Williamson)

Personally appeared before me, Paula J. Korias, a Notary Public of said County and State, Dan Brazzell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged (her) himself to be the President of **MASTER PLANS, LLC,** a Tennessee Limited Liability Company, qualified to do business in Tennessee, and that (s)he as such President, being authorized so to do, executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal, this the 5 day of June, 2020.

PAULA J. KORIAS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 12/30/2023

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

May 19, 2025

Dan Brazzell
Master Plans, LLC
101 Windsor Way
Franklin, TN 37069

Re: LAKEVIEW COMMERCIAL PARK SUBDIVISION, SITE PLAN, LOT 20, REVISION 1

Dear Dan Brazzell,

On May 16, 2025, the City of Franklin elected to extend the maintenance agreement for green infrastructure improvement to August 15, 2025, with the enclosed inspection punch list.

Since the surety for this improvement is cash, no further action is required on your part at this time. Thank you.

Sincerely,

Melodie Brady

Melodie Brady
Surety Coordinator

Enclosure: inspection punch list

INSPECTION PUNCH LIST

INSPECTION CYCLE: May 16, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

LAKEVIEW COMMERCIAL PARK SUBDIVISION, SITE PLAN, LOT 20, REVISION 1 – COF 7149

Improvement:	Green infrastructure
Surety Type:	Maintenance
Original Amount:	$2,500.00
Current Amount:	$2,500.00
Request:	
Recommendation:	FAIL EXTEND 3 MONTHS
Date of Inspection:	4/29/2025
Inspector:	Ellen Moore
Staff Comments:	

A review of this project revealed the following deficiency*:

If noted deficiencies are not completed in 3 months, the remaining surety will be called. The bioretention areas shall be cleaned of weedsRequired species and quantities not installed. Contact Jeff Willoughby for details Jeff.Willoughby@Franklintn.gov. The forebay shall be cleaned out.

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

LAKEVIEW COMMERCIAL PARK SUBDIVISION, SITE PLAN, LOT 20, REVISION 1 – COF 7149

Improvement:	Green infrastructure
Surety Type:	Maintenance
Original Amount:	$2,500.00
Current Amount:	$2,500.00
Request:	
Recommendation:	Call Surety
Date of Inspection:	6/29/2025
Inspector:	Ellen Moore
Staff Comments:	

A review of this project revealed the following deficiency*:

Required landscaping not installed correctly. Erosion in and around the bioretention area shall be fixed. Sediment shall be removed.

IF NOT ABLE TO RELEASE THEN WE NEED TO CALL THIS SURETY

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

07/01/25
Date Submitted

Westhaven - Section 15 (Site Plan) COF# 2455

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

Drainage

TYPE OF IMPROVEMENT
A separate action request must be submitted for each improvement

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

X Release

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

_____ Extend to _____ *(not less than six mos)*

SIGNED: Matthew Shallcross Digitally signed by Matthew Shallcross DN: C=US, E=matt.shallcross@southernland.com, O=Southern Land Company, OU=Project Engineer, CN=Matthew Shallcross Date: 2025.06.30 08:27:31-05'00'

Developer or Representative

If requesting reduction, indicate amount complete:
_____***%***
Note in margin-How did you arrive at this percentage?
If requesting reduction and less than 90% complete,
estimate remaining amount
to complete this improvement:
$ _____
*Reductions shall not exceed 75%, or minimum maintenance amount.

***See new guidelines for details related to reductions at http://www.franklintn.gov/home/showdocument?id=288**

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

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

A: Wes Magill ***(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: _____ ***(Engineer or Landscape Architect – print name)*** affirms that _____ 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:

June 28, 2025

Engineer or Landscape Architect **(Sign and date on seal)**

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

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

HISTORIC FRANKLIN TENNESSEE

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

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: 2025.07.30 10:40:34-05'00'

Daniel Brady

Digitally signed by Daniel Brady
DN: C=US, E=daniel.brady@franklintn.gov, O=City Of Franklin, OU=Streets Dept, CN=Daniel Brady
Date: 2025.07.22 08:15:04-05'00'

MEMORANDUM

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

FROM: Melodie Brady, Surety Coordinator

DATE: July 2, 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 Friday, August 15, 2025. **Please have your written recommendations in my office on or before Friday, August 1, 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 Aug15/Aug28,2

	REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
	Amelia Park PUD	FP	section 1	M	sidewalks	$14,700.00	$14,700.00	1/21/2022		2892	Release
	Berry Farms Reams-Fleming Tract PUD	SP	lot 9 (EMF)	M	sidewalk	$23,700.00	$23,700.00			7823	Release
	Berry Farms Reams-Fleming Tract PUD	SP	lot 9 (EMF)	M	streets	$4,000.00	$4,000.00			7823	Release
XX	Carothers Crossing West PUD	SP	section 2, revision 1, lots 2 and 6	P	drainage [has grn]	$100,000.00	$100,000.00		RELEASE TO MA	7320	Release to maintenance
					As-builts approved						
	Chickasaw PUD	FP		M	green infrastructure [no drg]	$3,000.00	$3,000.00	6/17/2022		6616	
	Cool Springs East	FP	section 17, revision 1	P	private streets	$71,000.00	$71,000.00		RELEASE TO MA	8130	go to maintenance

CC DB

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Cool Springs East	FP	section 17, revision 1	P	sidewalk	$48,000.00	$48,000.00		RELEASE TO MA	8130	go to maintenance
Cool Springs East	FP	section 17, revision 1	P	access	$10,000.00	$10,000.00		RELEASE NO MA	8130	Release
Cool Springs East	FP	section 17, revision 1	P	traffic signals	$154,000.00	$154,000.00		RELEASE TO MA	8130	Go to Maintenance
Cool Springs East	FP	section 17, revision 1	P	green infrastructure	$498,000.00	$498,000.00		RELEASE TO MA	8130	
Cool Springs East	FP	section 17, revision 1	P	sewer	$155,000.00	$77,500.00		RELEASE TO MA	8130	
Everbright	FP	revision 3 (resub of lots 23, 24, and 25)	P	sewer	$60,000.00	$60,000.00			7550	

CC DB

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Everbright	FP	revision 3 (resub of lots 23, 24, and 25)	P	streets	$76,000.00	$76,000.00			7550	Extend 1 yr
Gateway Village PUD	FP	section 3, lot 136, revision 6	P	green infrastructure [no drg]	$144,000.00	$144,000.00	8/19/2022		6436	
Highlands at Ladd Park PUD	FP	section 18	P	streets [public]	$317,000.00	$79,250.00	9/16/2022	RELEASE TO MA	6049	Go to Maintenance
XX Highlands at Ladd Park PUD	FP	section 37	P	drainage [has grn]	$609,000.00	$152,250.00	6/17/2022	RELEASE TO MA	6581	Release to maintenance
					As-builts approved					
Highlands at Ladd Park PUD	FP	section 37	P	green infrastructure [has drg]	$66,000.00	$66,000.00	5/20/2022	RELEASE TO MA	6581	
XX Highlands at Ladd Park PUD	FP	section 42	M	drainage [has grn]	$2,900.00	$2,900.00			7675	Release maintenance

CC DB

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Lakeview Commercial Park	SP	lot 20, revision 1	M	green infrastructure [has drg]	$2,500.00	$2,500.00		If not able to release 8/2025 then call	7149	
Liberty Industrial Park	SP	lot 1 (FSSD office complex)	P	green infrastructure	$964,000.00	$964,000.00			7915	
Liberty Industrial Park	SP	lot 1 (FSSD office complex)	P	water	$82,000.00	$41,000.00			7915	
Longpoint Centre	FP		P	access	$20,000.00	$20,000.00		REDUCE 50% EXTEND 6 MONTHS (2/20/26)	7245	release
Longpoint Centre	FP		P	sidewalk	$17,000.00	$17,000.00		REDUCE 50% EXTEND 6 MONTHS	7245	reduce 50% to $8,500 extend 6 months
Longpoint Centre	FP		P	streets private	$32,000.00	$32,000.00		REDUCE 50% EXTEND 6 MONTHS (2/20/26)	7245	Reduce 50% to $16,000 extend 6 months

CC DB

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Longpoint Centre	FP		P	streets	$69,000.00	$69,000.00		RELEASE TO MA	7245	Go to Maintenance
McEwen Place PUD	SP	section 3, lot 306 (Block E)	P	streets private	$302,000.00	$302,000.00		RELEASE TO MA	7994	Hold extend 1 yr, not built to plan
McEwen Place PUD	SP	section 3, lot 306 (Block E)	P	streets city	$5,000.00	$5,000.00		RELEASE TO MA	7994	Hold extend 1 yr repairs not complete
McEwen Place PUD	SP	section 3, lot 306 (Block E)	P	access	$30,000.00	$30,000.00		RELEASE NO MA	7994	Release
McEwen Place PUD	SP	section 3, lot 306 (Block E)	P	sidewalk	$74,000.00	$74,000.00		RELEASE TO MA	7994	Hold extend 1 yr, not all installed per plan
Silver Grace PUD	SP	section 3	P	green infrastructure [no drg]	$10,000.00	$10,000.00		EXTEND 1 YEAR	7499	

CC DB

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Silver Grace PUD	SP	section 3	P	sewer	$89,000.00	$89,000.00		EXTEND 1 YEAR	7499	
Simmons Ridge PUD	SP	(Offsite Roadway Improvements - South Carothers)	P	sidewalk	$185,000.00	$185,000.00			7229	Extend 1 yr
XX Simmons Ridge PUD	SP	(Offsite Roadway Improvements - South Carothers)	P	drainage [no grn]	$206,000.00	$206,000.00		EXTEND 6 MONTHS	7229	Extend 6 months
Simmons Ridge PUD	SP	(Offsite Roadway Improvements - South Carothers)	P	streets	$1,126,000.00	1,126,000.00			7229	Extend 1 yr
The Factory at Franklin PUD	SP	revision 2	P	drainage	$46,000.00	$46,000.00			8045	Extend 1 year
The Factory at Franklin PUD	SP	revision 2	P	green infrastructure	$61,000.00	$61,000.00			8045	

CC DB

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
The Factory at Franklin PUD	SP	revision 2	P	streets	$133,000.00	$133,000.00			8045	Extend 1 yr
Township PUD	SP	section 2	M	water	$9,300.00	$9,300.00			7216	
Township PUD	SP	section 2	M	streets private	$26,100.00	$26,100.00			7216	Release
Township PUD	SP	section 2	P	drainage	$87,000.00	$87,000.00			7216	Extend 1 year
Township PUD	SP	section 2	P	sewer	$30,000.00	$30,000.00			7216	
Vintage at Watson Glen PUD	SP	lot 1	M	streets	$27,300.00	$27,300.00		PUNCH LIST COMPLETE	7474	Release

DB

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REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Vintage at Watson Glen PUD	SP	lot 1	M	sidewalk	$24,900.00	$24,900.00		PUNCH LIST COMPLETE	7474	Release
Vintage at Watson Glen PUD	SP	Offsite Improvement Plans	M	streets	$6,900.00	$6,900.00		PUNCH LIST COMPLETE	7473	Release
XX Westhaven PUD	FP	section 15, lots 4032 and 4034-4040	P	drainage	$19,000.00	$4,750.00	0/15/2021	RELEASE TO MA	2455	Release fully, no maintenance
Westhaven PUD	FP	section 57	P	drainage [no grn]	$315,000.00	$78,750.00	5/20/2022		7347	Extend 1 year
XX Westhaven PUD	FP	section 58	M	drainage [has grn]	$49,000.00	$49,000.00			7545	Release maintenance
Westhaven PUD	FP	section 58	P	green infrastructure [has drg]	$149,000.00	$149,000.00			7545	

CC DB

	REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
	Westhaven PUD	FP	section 60, revision 1	P	sidewalks	$218,000.00	$218,000.00		REDUCE 75% EXTEND 1 YEAR	7680	Reduce 50% to $109,000 extend 1 yr
	Westhaven PUD	FP	section 61	P	sidewalk	$299,000.00	$299,000.00		REDUCE 75% EXTEND 1 YEAR	7681	Reduce 50% to $149,500 extend 1 yr
	Westhaven PUD	FP	section 62 (Blakeford) (and Westhaven PUD Subdivision,	P	access	$20,000.00	$20,000.00	10/1/2024		8266	Extend 1 yr
	Westhaven PUD	FP	section 62 (Blakeford) (and Westhaven PUD Subdivision,	P	sewer	$559,000.00	$279,500.00	10/1/2024	RELEASE TO MA	8266	
XX	Westhaven PUD	SP	section 25	P	drainage	$33,000.00	$8,250.00	8/25/2022	RELEASE TO MA	1807	Release fully, no maintenance
	Westhaven PUD	SP	section 33, revision 1	P	drainage [has grn]	$12,000.00	$12,000.00			7283	Extend 1 year

CC DB

	REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
XX	Westhaven PUD	SP	section 54	M	drainage [no grn]	$9,400.00	$9,400.00	9/16/2022		6748	Release maintenance
	Westhaven PUD	SP	section 57, revision 1	M	sewer	$4,100.00	$4,100.00			7529	
	Westhaven PUD	SP	section Jewell 1, revision 1	P	sidewalk	$302,000.00	$151,000.00			8103	Extend 1 yr
XX	Westhaven PUD	SP	section Jewell 1, revision 1	P	drainage	$839,000.00	$209,750.00		RELEASE TO MA	8103	Deny release
						Video files not complete.					
	Wild Duck Realty PUD	SP	revision 12 (lot 10 - Darrell Waltrip Subaru)	P	green infrastructure	$47,000.00	$47,000.00			8461	
	Williamson Medical Center PUD	SP	section 1, revision 1	M	green infrastructure [has drg]	$216,300.00	$216,300.00	8/19/2022		6513	

CC DB

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Woodlands	FP	revision 10, lot 21	M	sidewalk	$2,500.00	$2,500.00			7219	Release
Wynfield Village	SP		P	streets [public]	$278,000.00	$69,500.00	8/19/2022		6170	Extend 1 yr

DB

CC

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

AMELIA PARK PUD SUBDIVISION, FINAL PLAT, SECTION 1 – COF 2892

Improvement:	Sidewalks
Surety Type:	Maintenance
Original Amount:	$14,700.00
Current Amount:	$14,700.00
Request:	Release
Recommendation:	17-July-2025
Date of Inspection:	Daniel Brady
Inspector:	
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

BERRY FARMS REAMS-FLEMING TRACT PUD SUBDIVISION, SITE PLAN, LOT 9 (EMF) – COF 7823

Improvement:	Sidewalk
Surety Type:	Maintenance
Original Amount:	$23,700.00
Current Amount:	$23,700.00
Request:	
Recommendation:	Release
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

BERRY FARMS REAMS-FLEMING TRACT PUD SUBDIVISION, SITE PLAN, LOT 9 (EMF) – COF 7823

Improvement:	Streets
Surety Type:	Maintenance
Original Amount:	$4,000.00
Current Amount:	$4,000.00
Request:	
Recommendation:	Release
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

CAROTHERS CROSSING WEST PUD SUBDIVISION, SITE PLAN, SECTION 2, REVISION 1, LOTS 2 AND 6 – COF 7320

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$100,000.00
Current Amount:	$100,000.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	7/7/2025
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

As-builts approved

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 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:	RELEASE NO MA
Recommendation:	Release
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 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:	RELEASE TO MA
Recommendation:	Go to Maintenance
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 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:	RELEASE TO MA
Recommendation:	Go to Maintenance
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 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:	RELEASE TO MA
Recommendation:	Go to Maintenance
Date of Inspection:	21-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 28, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, SECTION 18 – COF 6049

Improvement:	Streets
Surety Type:	Performance
Original Amount:	$317,000.00
Current Amount:	$79,250.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	18-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 28, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, SECTION 37 – COF 6581

Improvement:	~~Sidewalks~~ - Drainage
Surety Type:	Performance
Original Amount:	$609,000.00
Current Amount:	$152,250.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	7/7/2025
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

As-builts approved

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, SECTION 42 – COF 7675

Improvement:	Drainage
Surety Type:	Maintenance
Original Amount:	$2,900.00
Current Amount:	$2,900.00
Request:	
Recommendation:	Release maintenance
Date of Inspection:	7/19/2025
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

LONGPOINT CENTRE SUBDIVISION, FINAL PLAT – COF 7245

Improvement:	Access
Surety Type:	Performance
Original Amount:	$20,000.00
Current Amount:	$20,000.00
Request:	REDUCE 50% EXTEND 6 MONTHS (2/20/26)
Recommendation:	Release
Date of Inspection:	21-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

LONGPOINT CENTRE SUBDIVISION, FINAL PLAT – COF 7245

Improvement:	Sidewalk
Surety Type:	Performance
Original Amount:	$17,000.00
Current Amount:	$17,000.00
Request:	REDUCE 50% EXTEND 6 MONTHS (2/20/26)
Recommendation:	Reduce 50% to $8,500 extend 6 months
Date of Inspection:	21-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

LONGPOINT CENTRE SUBDIVISION, FINAL PLAT – COF 7245

Improvement:	Streets
Surety Type:	Performance
Original Amount:	$69,000.00
Current Amount:	$69,000.00
Request:	RELEASE TO MA
Recommendation:	Go to Maintenance
Date of Inspection:	21-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

LONGPOINT CENTRE SUBDIVISION, FINAL PLAT – COF 7245

Improvement:	Streets private
Surety Type:	Performance
Original Amount:	$32,000.00
Current Amount:	$32,000.00
Request:	REDUCE 50% EXTEND 6 MONTHS (2/20/26)
Recommendation:	Reduce 50% to $16,000 extend 6 months
Date of Inspection:	21-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

MCEWEN PLACE PUD SUBDIVISION, SITE PLAN, SECTION 3, LOT 306 (BLOCK E) – COF 7994

Improvement:	Access
Surety Type:	Performance
Original Amount:	$30,000.00
Current Amount:	$30,000.00
Request:	RELEASE NO MA
Recommendation:	Release
Date of Inspection:	18-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

MCEWEN PLACE PUD SUBDIVISION, SITE PLAN, SECTION 3, LOT 306 (BLOCK E) – COF 7994

Improvement:	Sidewalk
Surety Type:	Performance
Original Amount:	$74,000.00
Current Amount:	$74,000.00
Request:	RELEASE TO MA
Recommendation:	Hold/ extend 1 year
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	all sidewalks not installed

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

MCEWEN PLACE PUD SUBDIVISION, SITE PLAN, SECTION 3, LOT 306 (BLOCK E) – COF 7994

Improvement:	Streets city
Surety Type:	Performance
Original Amount:	$5,000.00
Current Amount:	$5,000.00
Request:	RELEASE TO MA
Recommendation:	Hold/ extend 1 year
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	repairs not complete

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

MCEWEN PLACE PUD SUBDIVISION, SITE PLAN, SECTION 3, LOT 306 (BLOCK E) – COF 7994

Improvement:	Streets private
Surety Type:	Performance
Original Amount:	$302,000.00
Current Amount:	$302,000.00
Request:	RELEASE TO MA
Recommendation:	Hold/ extend 1 year
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	Not built per plan / shows pavers not installed

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

SIMMONS RIDGE PUD SUBDIVISION, SITE PLAN (OFFSITE ROADWAY IMPROVEMENTS – SOUTH CAROTHERS) – COF 7229

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$206,000.00
Current Amount:	$206,000.00
Request:	EXTEND 6 MONTHS (2/20/2026)
Recommendation:	Extend 6 months
Date of Inspection:	NA
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

TOWNSHIP PUD SUBDIVISION, SITE PLAN, SECTION 2 – COF 7216

Improvement:	Streets private
Surety Type:	Maintenance
Original Amount:	$26,100.00
Current Amount:	$26,100.00
Request:	
Recommendation:	Release
Date of Inspection:	18-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 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:	PUNCH LIST COMPLETE
Recommendation:	Release
Date of Inspection:	18-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 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:	PUNCH LIST COMPLETE
Recommendation:	Release
Date of Inspection:	18-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

VINTAGE AT WATSON GLEN PUD SUBDIVISION, SITE PLAN, OFFSITE IMPROVEMENT PLANS – COF 7473

Improvement:	Streets
Surety Type:	Maintenance
Original Amount:	$6,900.00
Current Amount:	$6,900.00
Request:	PUNCH LIST COMPLETE
Recommendation:	Release
Date of Inspection:	18-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 28, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 15, LOTS 4032 AND 4034-4040 – COF 2455

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$19,000.00
Current Amount:	$4,7500.00
Request:	RELEASE TO MA
Recommendation:	Release fully no maintenance
Date of Inspection:	7/30/2025
Inspector:	Ellen Moore/Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 28, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, SITE PLAN, SECTION 25 – COF 1807

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$33,000.00
Current Amount:	$8,250.00
Request:	RELEASE TO MA
Recommendation:	Release fully no maintenance
Date of Inspection:	7/30/2025
Inspector:	Ellen Moore/Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, SITE PLAN, SECTION 54 – COF 6748

Improvement:	Drainage
Surety Type:	Maintenance
Original Amount:	$9,400.00
Current Amount:	$9,400.00
Request:	
Recommendation:	Release maintenance
Date of Inspection:	7/22/2025
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 58 – COF 7545

Improvement:	Drainage
Surety Type:	Maintenance
Original Amount:	$49,000.00
Current Amount:	$49,000.00
Request:	
Recommendation:	Release maintenance
Date of Inspection:	7/25/2025
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 60, REVISION 1 – COF 7680

Improvement:	Sidewalk
Surety Type:	Performance
Original Amount:	$218,000.00
Current Amount:	$218,000.00
Request:	REDUCE 75% EXTEND 1 YEAR
Recommendation:	Reduce 50% to $109,000 extend 1 yr
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 61 – COF 7681

Improvement:	Sidewalks
Surety Type:	Performance
Original Amount:	$299,000.00
Current Amount:	$299,000.00
Request:	REDUCE 75% EXTEND 1 YEAR
Recommendation:	Reduce 50% to $149,500 extend 1 yr
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, SITE PLAN, SECTION JEWELL 1, REVISION 1 – COF 8103

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$839,000.00
Current Amount:	$209,750.00
Request:	RELEASE TO MA
Recommendation:	Deny release
Date of Inspection:	7/30/2025
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

Video files not complete.

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WOODLANDS SUBDIVISION, FINAL PLAT, REVISION 10, LOT 21 – COF 7219

Improvement:	Sidewalk
Surety Type:	Maintenance
Original Amount:	$2,500.00
Current Amount:	$2,500.00
Request:	
Recommendation:	Release
Date of Inspection:	18-July-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

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

07/01/25
Date Submitted

Westhaven - Section 25 (Site Plan) COF# 1807

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

Drainage

TYPE OF IMPROVEMENT
A separate action request must be submitted for each improvement

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

_X_ Release

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

_____ Extend to _____ *(not less than six mos)*

SIGNED: Matthew Shallcross Digitally signed by Matthew Shallcross DN: C=US, E=matt.shallcross@southernland.com, O=Southern Land Company, OU=Project Engineer, CN=Matthew Shallcross Date: 2025.06.30 08:27:44-05'00'

_____
Developer or Representative

If requesting reduction, indicate amount complete:
_____***%***
Note in margin-How did you arrive at this percentage?
If requesting reduction and less than 90% complete,
estimate remaining amount to complete this improvement:
$ _____
*Reductions shall not exceed 75%, or minimum maintenance amount.

***See new guidelines for details related to reductions at http://www.franklintn.gov/home/showdocument?id=288**

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

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

A: Wes Magill ***(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: _____ ***(Engineer or Landscape Architect – print name)*** affirms that _____ 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:

June 28, 2025
Engineer or Landscape Architect **(Sign and date on seal)**

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

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

HISTORIC FRANKLIN TENNESSEE

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

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: 2025.07.30 10:40:34-05'00'

Daniel Brady

Digitally signed by Daniel Brady
DN: C=US, E=daniel.brady@franklintn.gov, O=City Of Franklin, OU=Streets Dept, CN=Daniel Brady
Date: 2025.07.22 08:15:04-05'00'

MEMORANDUM

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

FROM: Melodie Brady, Surety Coordinator

DATE: July 2, 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 Friday, August 15, 2025. **Please have your written recommendations in my office on or before Friday, August 1, 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 Aug15/Aug28,2

	SUBDIVISION		REQUEST	TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
	Amelia Park PUD	FP	section 1	M	sidewalks	$14,700.00	$14,700.00	1/21/2022		2892	Release
	Berry Farms Reams-Fleming Tract PUD	SP	lot 9 (EMF)	M	sidewalk	$23,700.00	$23,700.00			7823	Release
	Berry Farms Reams-Fleming Tract PUD	SP	lot 9 (EMF)	M	streets	$4,000.00	$4,000.00			7823	Release
XX	Carothers Crossing West PUD	SP	section 2, revision 1, lots 2 and 6	P	drainage [has grn]	$100,000.00	$100,000.00		RELEASE TO MA	7320	Release to maintenance
					As-builts approved						
	Chickasaw PUD	FP		M	green infrastructure [no drg]	$3,000.00	$3,000.00	6/17/2022		6616	
	Cool Springs East	FP	section 17, revision 1	P	private streets	$71,000.00	$71,000.00		RELEASE TO MA	8130	go to maintenance

CC DB

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Cool Springs East	FP	section 17, revision 1	P	sidewalk	$48,000.00	$48,000.00		RELEASE TO MA	8130	go to maintenance
Cool Springs East	FP	section 17, revision 1	P	access	$10,000.00	$10,000.00		RELEASE NO MA	8130	Release
Cool Springs East	FP	section 17, revision 1	P	traffic signals	$154,000.00	$154,000.00		RELEASE TO MA	8130	Go to Maintenance
Cool Springs East	FP	section 17, revision 1	P	green infrastructure	$498,000.00	$498,000.00		RELEASE TO MA	8130	
Cool Springs East	FP	section 17, revision 1	P	sewer	$155,000.00	$77,500.00		RELEASE TO MA	8130	
Everbright	FP	revision 3 (resub of lots 23, 24, and 25)	P	sewer	$60,000.00	$60,000.00			7550	

CC DB

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
	Everbright	FP	revision 3 (resub of lots 23, 24, and 25)	P	streets	$76,000.00	$76,000.00			7550	Extend 1 yr
	Gateway Village PUD	FP	section 3, lot 136, revision 6	P	green infrastructure [no drg]	$144,000.00	$144,000.00	8/19/2022		6436	
	Highlands at Ladd Park PUD	FP	section 18	P	streets [public]	$317,000.00	$79,250.00	9/16/2022	RELEASE TO MA	6049	Go to Maintenance
XX	Highlands at Ladd Park PUD	FP	section 37	P	drainage [has grn]	$609,000.00	$152,250.00	6/17/2022	RELEASE TO MA	6581	Release to maintenance
						As-builts approved					
	Highlands at Ladd Park PUD	FP	section 37	P	green infrastructure [has drg]	$66,000.00	$66,000.00	5/20/2022	RELEASE TO MA	6581	
XX	Highlands at Ladd Park PUD	FP	section 42	M	drainage [has grn]	$2,900.00	$2,900.00			7675	Release maintenance

CC DB

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Lakeview Commercial Park	SP	lot 20, revision 1	M	green infrastructure [has drg]	$2,500.00	$2,500.00		If not able to release 8/2025 then call	7149	
Liberty Industrial Park	SP	lot 1 (FSSD office complex)	P	green infrastructure	$964,000.00	$964,000.00			7915	
Liberty Industrial Park	SP	lot 1 (FSSD office complex)	P	water	$82,000.00	$41,000.00			7915	
Longpoint Centre	FP		P	access	$20,000.00	$20,000.00		REDUCE 50% EXTEND 6 MONTHS (2/20/26)	7245	release
Longpoint Centre	FP		P	sidewalk	$17,000.00	$17,000.00		REDUCE 50% EXTEND 6 MONTHS	7245	reduce 50% to $8,500 extend 6 months
Longpoint Centre	FP		P	streets private	$32,000.00	$32,000.00		REDUCE 50% EXTEND 6 MONTHS (2/20/26)	7245	Reduce 50% to $16,000 extend 6 months

CC DB

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Longpoint Centre	FP		P	streets	$69,000.00	$69,000.00		RELEASE TO MA	7245	Go to Maintenance
McEwen Place PUD	SP	section 3, lot 306 (Block E)	P	streets private	$302,000.00	$302,000.00		RELEASE TO MA	7994	Hold extend 1 yr, not built to plan
McEwen Place PUD	SP	section 3, lot 306 (Block E)	P	streets city	$5,000.00	$5,000.00		RELEASE TO MA	7994	Hold extend 1 yr repairs not complete
McEwen Place PUD	SP	section 3, lot 306 (Block E)	P	access	$30,000.00	$30,000.00		RELEASE NO MA	7994	Release
McEwen Place PUD	SP	section 3, lot 306 (Block E)	P	sidewalk	$74,000.00	$74,000.00		RELEASE TO MA	7994	Hold extend 1 yr, not all installed per plan
Silver Grace PUD	SP	section 3	P	green infrastructure [no drg]	$10,000.00	$10,000.00		EXTEND 1 YEAR	7499	

CC DB

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Silver Grace PUD	SP	section 3	P	sewer	$89,000.00	$89,000.00		EXTEND 1 YEAR	7499	
Simmons Ridge PUD	SP	(Offsite Roadway Improvements - South Carothers)	P	sidewalk	$185,000.00	$185,000.00			7229	Extend 1 yr
XX Simmons Ridge PUD	SP	(Offsite Roadway Improvements - South Carothers)	P	drainage [no grn]	$206,000.00	$206,000.00		EXTEND 6 MONTHS	7229	Extend 6 months
Simmons Ridge PUD	SP	(Offsite Roadway Improvements - South Carothers)	P	streets	$1,126,000.00	1,126,000.00			7229	Extend 1 yr
The Factory at Franklin PUD	SP	revision 2	P	drainage	$46,000.00	$46,000.00			8045	Extend 1 year
The Factory at Franklin PUD	SP	revision 2	P	green infrastructure	$61,000.00	$61,000.00			8045	

CC DB

SUBDIVISION		REQUEST	TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
The Factory at Franklin PUD	SP	revision 2	P	streets	$133,000.00	$133,000.00			8045	Extend 1 yr
Township PUD	SP	section 2	M	water	$9,300.00	$9,300.00			7216	
Township PUD	SP	section 2	M	streets private	$26,100.00	$26,100.00			7216	Release
Township PUD	SP	section 2	P	drainage	$87,000.00	$87,000.00			7216	Extend 1 year
Township PUD	SP	section 2	P	sewer	$30,000.00	$30,000.00			7216	
Vintage at Watson Glen PUD	SP	lot 1	M	streets	$27,300.00	$27,300.00		PUNCH LIST COMPLETE	7474	Release

DB

CC

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Vintage at Watson Glen PUD	SP	lot 1	M	sidewalk	$24,900.00	$24,900.00		PUNCH LIST COMPLETE	7474	Release
Vintage at Watson Glen PUD	SP	Offsite Improvement Plans	M	streets	$6,900.00	$6,900.00		PUNCH LIST COMPLETE	7473	Release
XX Westhaven PUD	FP	section 15, lots 4032 and 4034-4040	P	drainage	$19,000.00	$4,750.00	0/15/2021	RELEASE TO MA	2455	Release fully, no maintenance
Westhaven PUD	FP	section 57	P	drainage [no grn]	$315,000.00	$78,750.00	5/20/2022		7347	Extend 1 year
XX Westhaven PUD	FP	section 58	M	drainage [has grn]	$49,000.00	$49,000.00			7545	Release maintenance
Westhaven PUD	FP	section 58	P	green infrastructure [has drg]	$149,000.00	$149,000.00			7545	

CC DB

	REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
	Westhaven PUD	FP	section 60, revision 1	P	sidewalks	$218,000.00	$218,000.00		REDUCE 75% EXTEND 1 YEAR	7680	Reduce 50% to $109,000 extend 1 yr
	Westhaven PUD	FP	section 61	P	sidewalk	$299,000.00	$299,000.00		REDUCE 75% EXTEND 1 YEAR	7681	Reduce 50% to $149,500 extend 1 yr
	Westhaven PUD	FP	section 62 (Blakeford) (and Westhaven PUD Subdivision,	P	access	$20,000.00	$20,000.00	10/1/2024		8266	Extend 1 yr
	Westhaven PUD	FP	section 62 (Blakeford) (and Westhaven PUD Subdivision,	P	sewer	$559,000.00	$279,500.00	10/1/2024	RELEASE TO MA	8266	
XX	Westhaven PUD	SP	section 25	P	drainage	$33,000.00	$8,250.00	8/25/2022	RELEASE TO MA	1807	Release fully, no maintenance
	Westhaven PUD	SP	section 33, revision 1	P	drainage [has grn]	$12,000.00	$12,000.00			7283	Extend 1 year

CC DB

	REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
XX	Westhaven PUD	SP	section 54	M	drainage [no grn]	$9,400.00	$9,400.00	9/16/2022		6748	Release maintenance
	Westhaven PUD	SP	section 57, revision 1	M	sewer	$4,100.00	$4,100.00			7529	
	Westhaven PUD	SP	section Jewell 1, revision 1	P	sidewalk	$302,000.00	$151,000.00			8103	Extend 1 yr
XX	Westhaven PUD	SP	section Jewell 1, revision 1	P	drainage	$839,000.00	$209,750.00		RELEASE TO MA	8103	Deny release
						Video files not complete.					
	Wild Duck Realty PUD	SP	revision 12 (lot 10 - Darrell Waltrip Subaru)	P	green infrastructure	$47,000.00	$47,000.00			8461	
	Williamson Medical Center PUD	SP	section 1, revision 1	M	green infrastructure [has drg]	$216,300.00	$216,300.00	8/19/2022		6513	

CC DB

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Woodlands	FP	revision 10, lot 21	M	sidewalk	$2,500.00	$2,500.00			7219	Release
Wynfield Village	SP		P	streets [public]	$278,000.00	$69,500.00	8/19/2022		6170	Extend 1 yr

DB

CC

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

AMELIA PARK PUD SUBDIVISION, FINAL PLAT, SECTION 1 – COF 2892

Improvement:	Sidewalks
Surety Type:	Maintenance
Original Amount:	$14,700.00
Current Amount:	$14,700.00
Request:	Release
Recommendation:	17-July-2025
Date of Inspection:	Daniel Brady
Inspector:	
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

BERRY FARMS REAMS-FLEMING TRACT PUD SUBDIVISION, SITE PLAN, LOT 9 (EMF) – COF 7823

Improvement:	Sidewalk
Surety Type:	Maintenance
Original Amount:	$23,700.00
Current Amount:	$23,700.00
Request:	
Recommendation:	Release
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

BERRY FARMS REAMS-FLEMING TRACT PUD SUBDIVISION, SITE PLAN, LOT 9 (EMF) – COF 7823

Improvement:	Streets
Surety Type:	Maintenance
Original Amount:	$4,000.00
Current Amount:	$4,000.00
Request:	
Recommendation:	Release
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

CAROTHERS CROSSING WEST PUD SUBDIVISION, SITE PLAN, SECTION 2, REVISION 1, LOTS 2 AND 6 – COF 7320

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$100,000.00
Current Amount:	$100,000.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	7/7/2025
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

As-builts approved

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 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:	RELEASE NO MA
Recommendation:	Release
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 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:	RELEASE TO MA
Recommendation:	Go to Maintenance
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 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:	RELEASE TO MA
Recommendation:	Go to Maintenance
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 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:	RELEASE TO MA
Recommendation:	Go to Maintenance
Date of Inspection:	21-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 28, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, SECTION 18 – COF 6049

Improvement:	Streets
Surety Type:	Performance
Original Amount:	$317,000.00
Current Amount:	$79,250.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	18-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 28, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, SECTION 37 – COF 6581

Improvement:	~~Sidewalks~~ Drainage
Surety Type:	Performance
Original Amount:	$609,000.00
Current Amount:	$152,250.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	7/7/2025
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

As-builts approved

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, SECTION 42 – COF 7675

Improvement:	Drainage
Surety Type:	Maintenance
Original Amount:	$2,900.00
Current Amount:	$2,900.00
Request:	
Recommendation:	Release maintenance
Date of Inspection:	7/19/2025
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

LONGPOINT CENTRE SUBDIVISION, FINAL PLAT – COF 7245

Improvement:	Access
Surety Type:	Performance
Original Amount:	$20,000.00
Current Amount:	$20,000.00
Request:	REDUCE 50% EXTEND 6 MONTHS (2/20/26)
Recommendation:	Release
Date of Inspection:	21-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

LONGPOINT CENTRE SUBDIVISION, FINAL PLAT – COF 7245

Improvement:	Sidewalk
Surety Type:	Performance
Original Amount:	$17,000.00
Current Amount:	$17,000.00
Request:	REDUCE 50% EXTEND 6 MONTHS (2/20/26)
Recommendation:	Reduce 50% to $8,500 extend 6 months
Date of Inspection:	21-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

LONGPOINT CENTRE SUBDIVISION, FINAL PLAT – COF 7245

Improvement:	Streets
Surety Type:	Performance
Original Amount:	$69,000.00
Current Amount:	$69,000.00
Request:	RELEASE TO MA
Recommendation:	Go to Maintenance
Date of Inspection:	21-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

LONGPOINT CENTRE SUBDIVISION, FINAL PLAT – COF 7245

Improvement:	Streets private
Surety Type:	Performance
Original Amount:	$32,000.00
Current Amount:	$32,000.00
Request:	REDUCE 50% EXTEND 6 MONTHS (2/20/26)
Recommendation:	Reduce 50% to $16,000 extend 6 months
Date of Inspection:	21-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

MCEWEN PLACE PUD SUBDIVISION, SITE PLAN, SECTION 3, LOT 306 (BLOCK E) – COF 7994

Improvement:	Access
Surety Type:	Performance
Original Amount:	$30,000.00
Current Amount:	$30,000.00
Request:	RELEASE NO MA
Recommendation:	Release
Date of Inspection:	18-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

MCEWEN PLACE PUD SUBDIVISION, SITE PLAN, SECTION 3, LOT 306 (BLOCK E) – COF 7994

Improvement:	Sidewalk
Surety Type:	Performance
Original Amount:	$74,000.00
Current Amount:	$74,000.00
Request:	RELEASE TO MA
Recommendation:	Hold/ extend 1 year
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	all sidewalks not installed

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

MCEWEN PLACE PUD SUBDIVISION, SITE PLAN, SECTION 3, LOT 306 (BLOCK E) – COF 7994

Improvement:	Streets city
Surety Type:	Performance
Original Amount:	$5,000.00
Current Amount:	$5,000.00
Request:	RELEASE TO MA
Recommendation:	Hold/ extend 1 year
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	repairs not complete

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

MCEWEN PLACE PUD SUBDIVISION, SITE PLAN, SECTION 3, LOT 306 (BLOCK E) – COF 7994

Improvement:	Streets private
Surety Type:	Performance
Original Amount:	$302,000.00
Current Amount:	$302,000.00
Request:	RELEASE TO MA
Recommendation:	Hold/ extend 1 year
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	Not built per plan / shows pavers not installed

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

SIMMONS RIDGE PUD SUBDIVISION, SITE PLAN (OFFSITE ROADWAY IMPROVEMENTS – SOUTH CAROTHERS) – COF 7229

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$206,000.00
Current Amount:	$206,000.00
Request:	EXTEND 6 MONTHS (2/20/2026)
Recommendation:	Extend 6 months
Date of Inspection:	NA
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

TOWNSHIP PUD SUBDIVISION, SITE PLAN, SECTION 2 – COF 7216

Improvement:	Streets private
Surety Type:	Maintenance
Original Amount:	$26,100.00
Current Amount:	$26,100.00
Request:	
Recommendation:	Release
Date of Inspection:	18-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 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:	PUNCH LIST COMPLETE
Recommendation:	Release
Date of Inspection:	18-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 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:	PUNCH LIST COMPLETE
Recommendation:	Release
Date of Inspection:	18-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

VINTAGE AT WATSON GLEN PUD SUBDIVISION, SITE PLAN, OFFSITE IMPROVEMENT PLANS – COF 7473

Improvement:	Streets
Surety Type:	Maintenance
Original Amount:	$6,900.00
Current Amount:	$6,900.00
Request:	PUNCH LIST COMPLETE
Recommendation:	Release
Date of Inspection:	18-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 28, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 15, LOTS 4032 AND 4034-4040 – COF 2455

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$19,000.00
Current Amount:	$4,7500.00
Request:	RELEASE TO MA
Recommendation:	Release fully no maintenance
Date of Inspection:	7/30/2025
Inspector:	Ellen Moore/Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 28, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, SITE PLAN, SECTION 25 – COF 1807

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$33,000.00
Current Amount:	$8,250.00
Request:	RELEASE TO MA
Recommendation:	Release fully no maintenance
Date of Inspection:	7/30/2025
Inspector:	Ellen Moore/Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, SITE PLAN, SECTION 54 – COF 6748

Improvement:	Drainage
Surety Type:	Maintenance
Original Amount:	$9,400.00
Current Amount:	$9,400.00
Request:	
Recommendation:	Release maintenance
Date of Inspection:	7/22/2025
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 58 – COF 7545

Improvement:	Drainage
Surety Type:	Maintenance
Original Amount:	$49,000.00
Current Amount:	$49,000.00
Request:	
Recommendation:	Release maintenance
Date of Inspection:	7/25/2025
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 60, REVISION 1 – COF 7680

Improvement:	Sidewalk
Surety Type:	Performance
Original Amount:	$218,000.00
Current Amount:	$218,000.00
Request:	REDUCE 75% EXTEND 1 YEAR
Recommendation:	Reduce 50% to $109,000 extend 1 yr
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 61 – COF 7681

Improvement:	Sidewalks
Surety Type:	Performance
Original Amount:	$299,000.00
Current Amount:	$299,000.00
Request:	REDUCE 75% EXTEND 1 YEAR
Recommendation:	Reduce 50% to $149,500 extend 1 yr
Date of Inspection:	17-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, SITE PLAN, SECTION JEWELL 1, REVISION 1 – COF 8103

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$839,000.00
Current Amount:	$209,750.00
Request:	RELEASE TO MA
Recommendation:	Deny release
Date of Inspection:	7/30/2025
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

Video files not complete.

INSPECTION PUNCH LIST

INSPECTION CYCLE: August 15, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WOODLANDS SUBDIVISION, FINAL PLAT, REVISION 10, LOT 21 – COF 7219

Improvement:	Sidewalk
Surety Type:	Maintenance
Original Amount:	$2,500.00
Current Amount:	$2,500.00
Request:	
Recommendation:	Release
Date of Inspection:	18-July-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

City of Franklin

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

File #: 21-01007

DATE: August 11, 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:

Westhaven PUD Subdivision, Final Plat, Section 67, Creating 72 Single-Family Lots, 3 Open Space Lots, Dedicating Public Right-Of-Way, Granting Easements, And Abandoning Lot 5098 And Any Associated Easements Within it, On 29.24 Acres, Located Near The Intersection Of Fairmore Court And Drummond Street. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8882
Applicant: Benjamin Hron, Skyline Land Surveying, LLC
Owner: John Jacoby, Westhaven Owner, LP

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create 72 single-family lots, 3 open-space lots, dedicating public right-of-way, granting easements, and abandoning Lot 5098 and any associated easements within it. 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

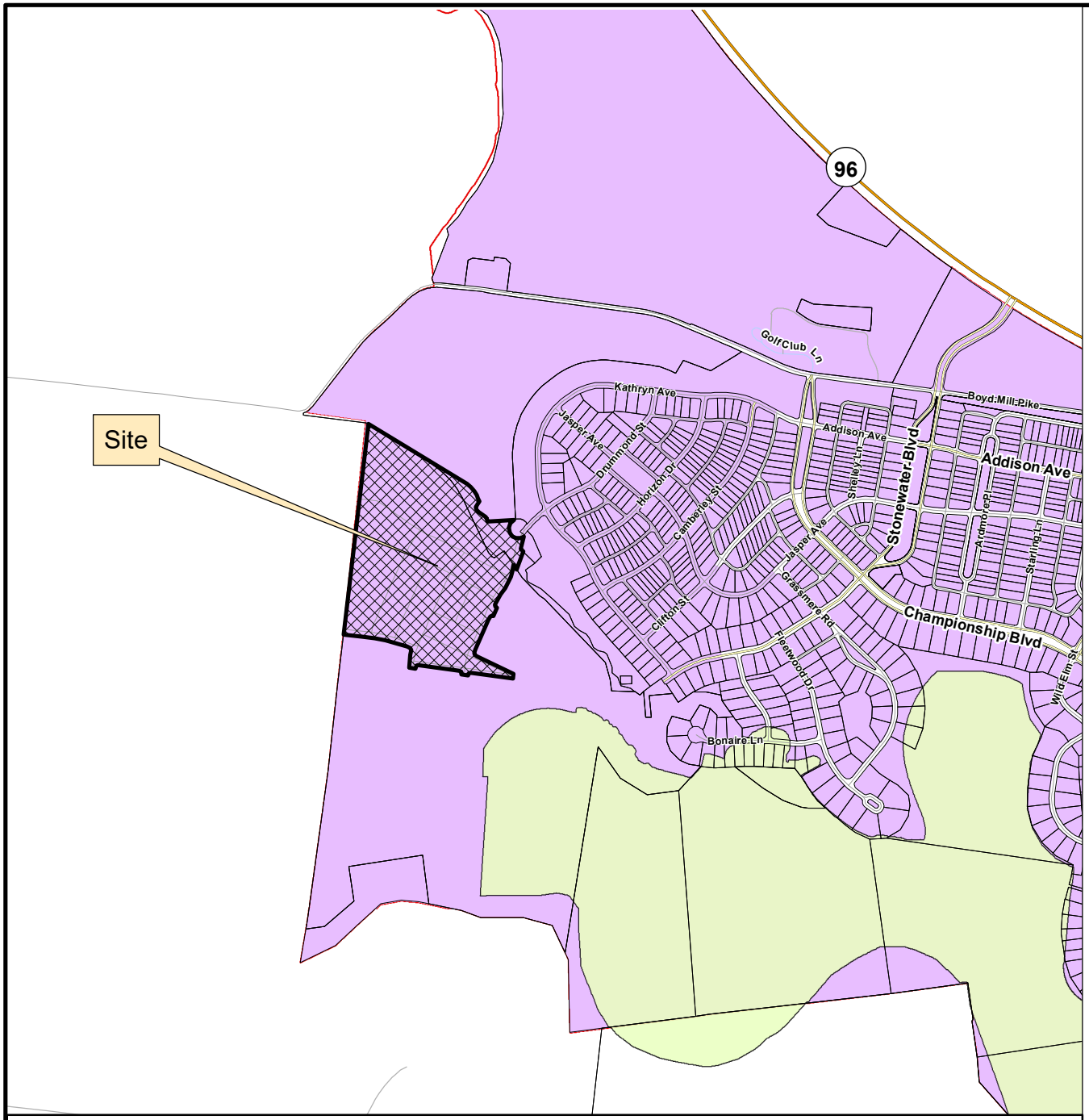
department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve the Westhaven PUD Subdivision, Final Plat, Section 67, with conditions.



WESTHAVEN PUD SUBDIVISION, SECTION 67
FINAL PLAT

Project Information
Existing Zoning: Planned (PD 2.26) District
Overlay Districts: None
Site Acreage: 29.24 acres
Total Number of Lots: 75

Legend

- Westhaven PUD Subdivision, Section 67
- Hillside/Hillcrest 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

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: 8882

CONDITIONS OF APPROVAL:

Open Issues: 13 These issues are currently being filtered

Addressing

General Issues

8. Lot Numbers

nathan.hollingsworth@franklintn.gov Lot numbers must be corrected as lot 2832 is shown twice on sheet 2 and 4.
[Edited By Nathan Hollingsworth]

Engineering - Final Plat Checklist

General Issues

11. C. Final Plat

lance.fittro@franklintn.gov Applicant shall provide standard Certificate of Survey as given in the Subdivision Regulations to indicate corner monuments have been set as required per the Franklin Subdivision Regulations prior to recording of the plat.

5.3 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 _____ day of _____, 20____.

_____ _____

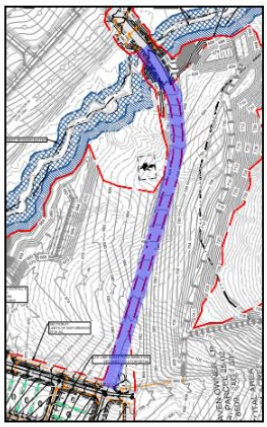
Surveyor Date

12. 0. General Information

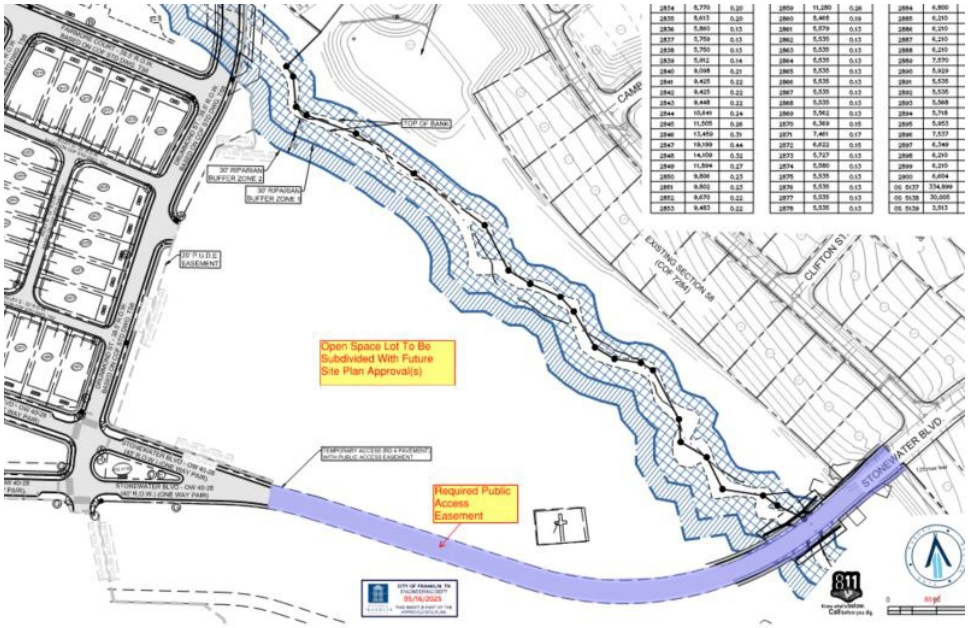
lance.fittro@franklintn.gov The previous comment has not been fully-addressed. Applicant shall ensure that any modifications to the site plan [COF #8697] are reflected on the final plat. The final plat shall match the site plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

Applicant shall reflect the public access easement for the temporary access connecting the stubs of Stonewater Blvd, as shown on the approved Site Plan below, for the Final Plat. Note that as indicated in the Site Plan review comment copied below, this will require the mass grading area, or some portion thereof, to be platted as open space for this final plat. The open space area may be subdivided and easements adjusted or abandoned as necessary upon approval of the future section of development and submittal of the associated plat revision.

City of Franklin Joe Marlo joe.marlo@franklintn.gov 2/20/25 1:45 PM 3 - DRT Review	*Easement not shown.* Pease provide a Public Access Easement over the temporary connection that can be abandoned when ROW is provided. If the adjacent section is included as an Open Space Lot on this Site Plan, this easement can be included on the same final plat as for Section 67. This area would then be revised with the Final Plat for the future section when it is ready to be developed.



Ragan Smith Associates Caleb Pearson cpearson@ragansmith.com 3/6/25 2:47 PM 3 - DRT Review	A public access easement has been provided around the temporary secondary access that will become dedicated ROW in future phases.



?

20. Lot Numbers

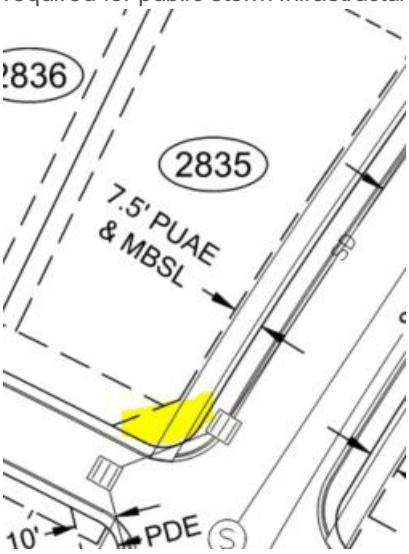
lance.fittro@franklintn.gov The previous comment, "*Lot numbers belowappear to be labeled in error. This list is from a cursory examination of the plat, and may not be an exhaustive list of all such errors. Please correct and double-check your lot numbers and addresses for the plat*" has not been fully-addressed.

Applicant shall correct the following:
Sheet 2
Lot 2831

Sheet 4
Lot 2831

22. C. Final Plat

lance.fittro@franklintn.gov The previous comment has not been fully-addressed. Applicant shall show and label the 10' dimension easements below as Public Drainage Easements on the plat, as required for public storm infrastructure.



24. C. Final Plat

lance.fittro@franklintn.gov Where the required Public Drainage Easement (PDE) is now shown between lots (thank you), Applicant shall extend PDE to the property line as necessary for continuation of lot-line drainage to the public ROW. One example of many where the PDE should be extended is highlighted below.

30. C. Final Plat

lance.fittro@franklintn.gov **NOTE TO STAFF (does not hinder plat approval)**:
Upon recording of the plat, Lots 2847 through 2859 should be noted in Infor as:

Critical Lot for Grading
Requires a critical lot site plan to be submitted with the building permit submittal for COF Engineering review.

Lots 2841 through 2846 should be noted in Infor as:

Critical Lot
Requires COF Engineering review of the building permit submittal. Plot plan does not require engineer's seal.

32. C. Final Plat

lance.fittro@franklintn.gov At all temporary turnarounds and stub streets, Applicant shall show a sign to be installed stating, *"Street to be extended by authority of City of Franklin."* This includes those located

at the end of Fairmore Court

and at the end of Winborne Way

Parks

General Issues

9. Parkland Impact Fee

kevinl@franklintn.gov

Parks-
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 received.

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

The invoice has been uploaded in IDT for review

Performance Agreement and Surety

General Issues

17. Engineering Sureties

kevin.long@franklintn.gov

Any unposted sureties associated with this development from site plan:
COF #8697 (Westhaven PUD Subdivision, Site Plan, Section 67)
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 have not been posted for COF 8697

Planning

General Issues

15. Update Zoning

chelsea.randolph@franklintn.gov	Applicant shall remove note number 4 seeing as the plat does not include lots within the Scenic Corridor Overlay (SCO).

Stormwater

General Issues

18. Plats

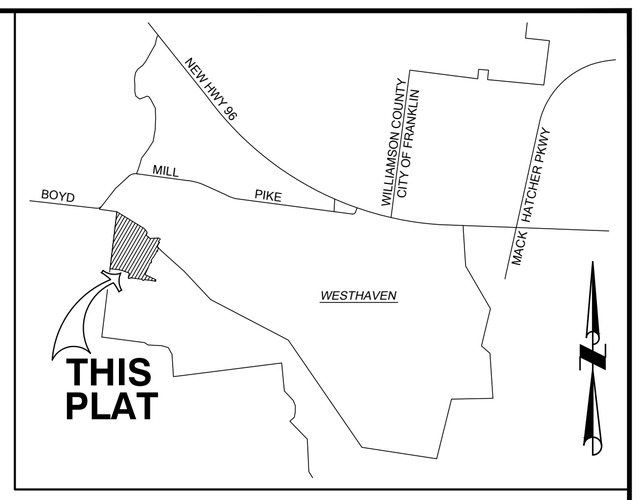
jeff.willoughby@franklintn.gov	Boyd Mill Branch Label the stream name and top of bank [Edited By Jeff Willoughby]

Water/Sewer

General Issues

33. Sanitary sewer

ben.mcneil@franklintn.gov	The comment is not asking for an easement on the City of Franklin property as "we" the city of Franklin own this property and will own the sewer mains. As the ROW is to be platted to the public, the ROW shall not encroach into the sanitary sewer easement. If the ROW does encroach into the sanitary sewer easement, as shown on the plat, the area shall be noted for only sanitary sewer to be installed within this area. This must be clear on the proposed plat or Franklin Water will not sign off on plat approvals. [Edited By Ben McNeil]



VICINITY MAP
SCALE: 1" = 1/2 MILE

PLAT NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 72 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, DEDICATE PUBLIC RIGHT OF WAY, GRANT EASEMENTS, AND ABANDONED LOT 5098 AND ANY ASSOCIATED EASEMENTS WITHIN IT.

2. SUBJECT PROPERTY IS IDENTIFIED BY THE WILLIAMSON COUNTY TAX ASSESSOR'S OFFICE AS A PORTION OF MAP 64, PARCELS 23.00 & 25.02 .

3. ZONING: PLANNED DEVELOPMENT, DENSITY 2.26.

4. THIS PROPERTY IS WITHIN THE SCENIC CORRIDOR (SCO).

5. LOTS IN SECTION 67 FALL WITHIN THE T3 AND T4 TRANSECT ZONES AS DEFINED IN THE WESTHAVEN CONCEPT PLAN (REVISION 4) AND PATTERN BOOK, REVISED 05/08/07.

   MINIMUM SETBACK REQUIREMENTS:

   TRANSECT ZONE T3
   FRONT SETBACK: 40' (MAY BE REDUCED TO 25', SEE NOTE 6)
   SIDE SETBACK: 5' (MINIMUM 10' BETWEEN BUILDINGS)
   SIDE SETBACK FOR ROW HOUSES OR SIDEYARD HOUSES: 0'
   CORNER SIDE SETBACK: 10'

   REAR YARD / ALLEY SETBACK: 7' (MINIMUM 18' WIDE X 22' DEEP PARKING APRON IS REQUIRED FROM THE FRONT OF THE APRON TO THE FACE OF ALLEY CURB) EXCEPT ON STREET CORNER LOTS AND LOTS THAT PROVIDE GARAGES WITH A STORAGE AREA OF 50 SQUARE FEET OR GREATER.

   REAR YARD / NON-ALLEY SETBACK: 5' MINIMUM TO THE PROPERTY LINE; 10' MINIMUM BETWEEN BUILDINGS (FOR THE MAIN, BACK, AND ANCILLARY BUILDINGS)/

   TRANSECT ZONE T4
   FRONT SETBACK: 25'-35' (MAY BE REDUCED TO 10', SEE NOTE 6)
   SIDE SETBACK: 5' (MINIMUM 10' BETWEEN BUILDINGS)
   SIDE SETBACK FOR ROW HOUSES OR SIDEYARD HOUSES: 0'
   CORNER SIDE SETBACK: 10'
   REAR SETBACK: 5'

   NOTE: PROJECTIONS SHALL NOTE EXTEND TO A POINT CLOSER THAN 4 FEET FROM THE PROPERTY LINE. ANY PROJECTIONS (INCLUDING SOFFITS) INTO THE 5' SIDEYARD SETBACK SHALL HAVE A ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE UNDERSIDE. REFER TO THE 2004 IRC SUPPLEMENT R302.1 EXTERIOR WALLS FOR FURTHER EXPLANATION.

6. FRONT SETBACK MAY BE REDUCED TO MATCH THE FRONT ENCROACHMENT ZONE WHEN AN ARCHITECTURAL DEVIATION HAS BEEN REVIEWED AND APPROVED BY THE WESTHAVEN DESIGN REVIEW COMMITTEE.

   T3 REDUCED SETBACK: 25'
   T4 REDUCED SETBACK: 10'

7. SECTION 67 INCLUDES THE FOLLOWING BUILDING TYPES AND SIZES: SIDE YARD HOUSES, COTTAGES, HOUSES, AND COURTYARD HOUSES.

   DWELLING UNITS LIVING AREAS: EXCLUSIVE OF OPEN PORCHES, GARAGES, AND ANCILLARY
   APARTMENTS:
   MINIMUM: 1,000 SQUARE FEET
   MAXIMUM: 10,000 SQUARE FEET
   MAXIMUM BUILDING HEIGHTS: 3 STORIES

8. BASIS OF BEARINGS FOR THIS SURVEY IS TENNESSEE STATE PLANE, NAD83, EPOCH 2011, COMPUTED THIS SURVEY BY GPS METHODS, EXPRESSED IN U.S. SURVEY FEET.

9. THE SUBJECT PROPERTY IS WITHIN "ZONE X", DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) F.I.R.M. MAP 47187C0190, REVISED SEPTEMBER 29, 2006 AND F.I.R.M. MAP 47187C0195F, REVISED SEPTEMBER 29, 2006.

10. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.

11. ALL STREETS AND ALLEYS ARE DESIGNATED AS PUBLIC RIGHT-OF-WAY; THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY EXERCISING ITS EASEMENT RIGHTS.

12. STREETS, DRAINAGE EASEMENTS, STRUCTURES, AND CULVERTS SHALL BE MAINTAINED BY THE CITY OF FRANKLIN. DETENTION PONDS AND OUTLET STRUCTURES WITHIN PUBLIC DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE WESTHAVEN HOMEOWNERS ASSOCIATION.

13. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.

14. OPEN SPACE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKE PATHS, SIDEWALKS OUTSIDE OF RIGHT-OF-WAYS, TRAINS AND DETENTION FACILITIES SHALL BE MAINTAINED BY THE WESTHAVEN HOME OWNERS ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

15. BUILDING ELEMENTS: PORCHES, STOOPS, CHIMNEYS, BAY WINDOWS, AND BALCONIES MAY ENCROACH INTO THE FRONT YARD SETBACKS. CHIMNEYS MAY ENCROACH UP TO 1'-0" FROM THE PROPERTY LINE WITHIN THE SIDEYARD SETBACKS. WHERE CHIMNEYS ENCROACH INTO THE SIDEYARD SETBACK, THE MINIMUM SEPARATION BETWEEN DWELLINGS SHALL BE REDUCED BY THE DISTANCE OF THE ENCROACHMENT ONLY AT THE WIDTH OF THE FIREPLACE. THE REMAINDER OF THE SIDEYARD SETBACK SHALL BE THE STATED MINIMUM. CHIMNEYS THAT ENCROACH CLOSER THAN 5'-0" TO A PROPERTY LINE MUST MEET THE FIRE RATING REQUIREMENTS OF THE CITY OF FRANKLIN BUILDING CODES.

16. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE CONSTRUCTION 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.

17. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.

18. MINERAL RIGHTS ARE TO BE HELD BY WESTHAVEN OWNER, LP.

19. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING 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 PRIVATE STORMWATER MANAGEMENT FACILITIES RECORDED IN BOOK 9756, PAGE 63 WITH THE WILLIAMSON COUNTY REGISTER OF DEEDS OFFICE.

20. 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.

21. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.

22. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCES OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

23. 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/ORE 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.

24. GREEN INFRASTRUCTURE EASEMENTS ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY OR 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 OR 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.

25. 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.

26. PARKLAND INFORMATION:
    691 UNITS X $4,304 = $2,974,064.
    25% OF $2,974,064 IS $743,516 AND WAS PAID AT THE RECORDING OF THE PLAT OF WESTHAVEN, SECTION 66 (PLAT BOOK P85, PAGE 56).
    LOTS #2829 THRU #2900 WILL BE DUE AT THIS PLAT AT A PRORATED AMOUNT OF $3,228 PER LOT.
    TOTAL DUE THIS PLAT IS 72 LOTS X $3,228 = $232,416.

27. THIS SUBDIVISION IS SUBJECT TO A LONG TERM MAINTENANCE PLAN, RECORDED IN BOOK 9756, PAGE 63.

28. DECORATIVE RAILINGS, COLUMNS, PLANTERS, STONE CAPS, AND ASSOCIATED APPURTENANCES BOTH INSIDE AND OUTSIDE OF PUBLIC RIGHT OF WAY ALONG DRUMMOND STREET AND STONEWATER BOULEVARD SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

29. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE PREVIOUS RECORDING OF LOT 5098, SHOWN ON THE FINAL PLAT OF WESTHAVEN P.U.D. SUBDIVISION, SECTION 58, RECORDED IN PLAT BOOK 76, PAGE 141, R.O.W.C.

30. A SIGN SHALL BE INSTALLED AT TEMPORARY TURNAROUNDS AND STUB STREETS READING "STREET TO BE EXTENDED BY AUTHORITY OF CITY OF FRANKLIN".

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 8509, PAGE 336, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____ REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY.

BRIAN SEWELL

PRESIDENT

WESTHAVEN OWNER, LP
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215

CERTIFICATE OF SURVEY

I CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN OR WILL BE PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON MAY 19, 2025. THE SUBDIVISION BOUNDARY HAS AN ACTUAL LINEAR CLOSURE OF 1:736,436, WHICH IS GREATER THAN 1:10,000 AND THEREFORE IS CLASSIFIED AS A CLASS 1 SURVEY.

FOR REVIEW

8-7-25

BENJAMIN J. HRON — DATE
TENNESSEE REGISTERED LAND SURVEYOR
LICENSE NO. 3384

BENJAMIN J. HRON REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE 8.7.25 TENNESSEE NO. 3384

FOR REVIEW

APPROVALS

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

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

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY — DATE

CITY OF FRANKLIN — DATE

CERTIFICATE OF APPROVAL FOR 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 APPROVAL FOR RECORDING

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

SECRETARY — DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT:

(1) THE SEWER SYSTEM DESIGNATED IN WESTHAVEN P.U.D. SUBDIVISION, SECTION 67 HAS BEEN INSTALLED IN ACCORDANCE WITH THE CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM AND $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT — DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN WESTHAVEN P.U.D. SUBDIVISION, SECTION 67 HAVE BEEN INSTALLED IN ACCORDANCE WITH THE CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM AND $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

HB&TS UTILITY DISTRICT — DATE

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

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN WESTHAVEN P.U.D. SUBDIVISION, SECTION 67, HAVE BEEN INSTALLED IN ACCORDANCE WITH THE CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, $_____ FOR SIDEWALKS, AND $_____ FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR STREETS DEPARTMENT — DATE
CITY OF FRANKLIN, TENNESSEE

PREPARED FOR:
SOUTHERN LAND COMPANY
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215

PLAT INDEX

SHEET 1: CERTIFICATES, APPROVALS, PLAT NOTES
SHEET 2: SUBDIVISION BOUNDARY, EASEMENTS AND SETBACK
SHEET 3: SUBDIVISION
SHEET 4: PROPOSED PUBLIC INFRASTRUCTURE

PREPARED BY:
SKYLINE LAND SURVEYING, LLC
188 FRONT STREET, SUITE 116-92
FRANKLIN, TN 37064
PH. (615)-730-3349
BEN@SKYLINELANDSURVEYING.COM

SKYLINE LAND SURVEYING LLC — PRACTICING SINCE 2003

DRAWN BY: BJH
CHECKED BY: REH
DATE: AUGUST 7, 2025
SKYLINE PROJECT NO: 2512
COF NO. 8882

SHEET 1 OF 4
CERTIFICATES, APPROVALS, PLAT NOTES

FINAL PLAT OF:

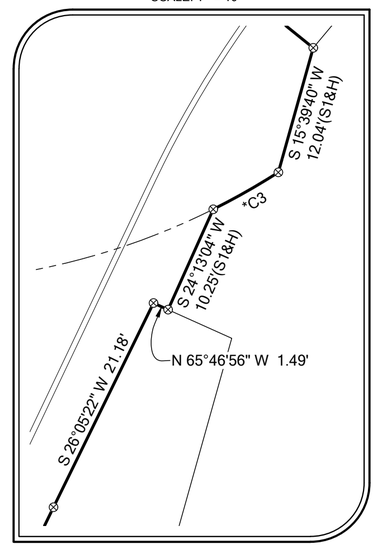
WESTHAVEN
P.U.D. SUBDIVISION, SECTION 67

A SUBDIVISION OF A PORTION OF:
MAP 64, PARCELS 23.00 & 25.02; BOOK 8509, PAGE 336 AND
MAP 64P I, PARCEL 42.00; PLAT BOOK P76, PAGE 141 (LOT 5098)
LOCATED IN:
CITY OF FRANKLIN, 5TH CIVIL DISTRICT, WILLIAMSON COUNTY
TENNESSEE
ZONING: PD - PLANNED DEVELOPMENT
CONTAINING ±29.24 ACRES
DEDICATING ±5.93 ACRES FOR PUBLIC RIGHT OF WAY
7,467.79 LINEAR FEET OF PUBLIC RIGHT OF WAY CENTERLINE
CREATING 72 RESIDENTIAL LOTS (2829-2900), ±12.25 ACRES
CREATING 3 OPEN SPACE LOTS (5137-5139), ±11.06 ACRES

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 52°34'03" E	14.11'
(S2)	S 52°30'31" E	14.11'
L2	S 40°00' 39" E	38.03'
(S2)	S 39°57'07" E	38.03'
L3	S 35°52' 02" E	14.32'
(S2)	S 35°48'30" E	14.32'
L4	S 38°35' 34" E	7.17'
(S2)	S 38°32'02" E	7.17'
L5	S 39°16' 21" E	22.21'
(S2)	S 39°12'49" E	22.21'
L6	S 31°13' 44" E	13.72'
(S2)	S 31°10'12" E	13.72'
L7	S 14°19' 14" E	11.47'
(S2)	S 14°15'42" E	11.47'
L8	S 12°36' 59" E	5.40'
(S2)	S 12°33'27" E	5.40'
L9	S 38°52' 11" E	4.15'
(S2)	S 38°48'39" E	4.15'
L10	S 30°15' 34" E	4.35'
(S2)	S 30°12'02" E	4.35'
L11	S 02°27'18" E	4.90'
(S2)	S 02°23'46" E	4.90'
L12	S 17°04' 46" W	10.98'
(S2)	S 17°08'18" W	10.98'
L13	S 26°08' 48" W	12.55'
(S2)	S 26°12'20" W	12.55'
L14	S 26°14' 10" W	20.79'
(S2)	S 26°17'42" W	20.79'
L15	S 12°20' 15" W	11.09'
(S2)	S 12°23'47" W	11.09'
L16	S 15°17' 13" E	11.71'
(S2)	S 15°13'41" E	11.71'
L17	S 38°01' 59" E	10.28'
(S2)	S 37°58'27" E	10.28'
L18	S 49°30' 45" E	13.81'
(S2)	S 49°27'31" E	13.81'
L19	S 60°30' 19" E	27.47'
(S2)	S 60°26'47" E	27.47'
L20	S 55°45' 24" E	16.54'
(S2)	S 55°41'52" E	16.54'
L21	S 47°47' 42" E	14.13'
(S2)	S 47°44'10" E	14.13'
L22	S 28°59' 57" E	11.63'
(S2)	S 28°56'25" E	11.63'
L23	S 20°33' 11" E	16.09'
(S2)	S 20°29'39" E	16.09'

CURVE TABLE - SUBDIVISION BOUNDARY				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
*C1(S3&H)	88.31'	65.00'	77°50'31"	S 70°44'18" E 81.67'
*C2(S1&H)	69.37'	1026.42'	3°52'20"	S 40°54'49" W 69.36'
*C3	6.97'	65.00'	6°08'49"	S 60°24'49" W 6.97'
(S1)	6.97'	65.00'	6°08'36"	S 60°24'49" W 6.97'
*C4	80.86'	295.27'	15°41'28"	S 18°14'38" W 80.61'
*C5	117.31'	354.00'	18°59'11"	S 25°02'07" W 116.77'
*C6	72.67'	580.75'	7°10'09"	S 31°11'07" W 72.62'
*C7	32.75'	20.00'	93°48'43"	S 19°18'19" E 29.21'
*C8	31.40'	20.00'	89°57'30"	S 68°55'19" W 28.27'
*C9	31.05'	20.00'	88°56'41"	S 20°31'46" E 28.02'
*C10	76.44'	500.00'	8°45'35"	N 77°59'49" W 76.37'
*C11	34.15'	20.00'	97°49'49"	S 48°42'29" W 30.15'
*C12	29.17'	20.00'	83°34'38"	N 40°35'17" W 26.66'
*C13	31.84'	20.00'	91°13'18"	S 52°00'44" W 28.58'
*C14	112.86'	649.27'	9°57'33"	N 11°22'52" E 112.72'
*C15	30.24'	20.00'	86°38'14"	N 26°57'29" W 27.44'
*C16	163.84'	730.75'	12°50'46"	N 76°41'58" W 163.49'

DETAIL A
SCALE: 1 " = 10'



RE-MONUMENTED FOUND FENCE POST

25' WATER LINE EASMENT PER BK. 2789, PG. 683

S 58°23'35" E 779.35'(S2)
S 58°27'07" E 779.71'
629.71'

490.99'

38.50'

N 06°52'27" E 1411.17'

843.18'

WESTHAVEN GOLF CLUB, LLC
MAP 64, PARCEL 23.08
BK. 4664, PG. 64
WESTHAVEN P.U.D. SUBDIVISION, SECTION 20, REVISION 2
(GOLF CLUB)
PLAT BK. P85, PG. 41
LOT 5025

ROBERT M. BOULT AND WIFE JENNIFER BOULT
MAP 65, PARCEL 44.00
BOOK 2398, PAGE 326

N 06°52'27" E 1794.62'
N 00°07'08" E 1795.74'(D1)
N 06°52'36" E 1794.59'(D2)

N 06°52'27" E 383.45'

FOUND 1/2" IRON ROD IN STONE WALL

PDE
5' PDE & MBSL
10' PUDE & MBSL
10' PUAE
5' PUDE & MBSL
25' MBSL (TYP.)
5' PDE & MBSL (TYP.)
5' PUDE
10' PUDE
5' PUE & MBSL
7.5' PUAE & MBSL
10' PUE & MBSL
20' PUDE
7' MBSL (TYP.)

EXCLUSIVE GREEN INFRASTRUCTURE EASEMENT

DETENTION POND 1
DETENTION POND 2
BIORETENTION POND 1A
BIORETENTION POND 1B
BIORETENTION POND 1C
BIORETENTION POND 1D

150.00'
30' RIPARIAN BUFFER ZONE 1
30' RIPARIAN BUFFER ZONE 2
25' PERMAENT RIPARIAN BUFFER

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23

N 87°20'07" E 187.65'(S2)
N 87°16'35" E 187.65'
137.65'
50.00'

5/8" IRON ROD WITH RED PLASTIC CAP "SKYLINE PLS 3384" PER (S3)

WESTHAVEN OWNER, LP
MAP 64P K,
PARCEL 27.00
WESTHAVEN P.U.D.
SUBDIVISION
SECTION 66
PLAT BK. P85,
PG. 56
LOT 5125

*C1
*C2
MAG NAIL
DRUMMOND STREET
YIELD STREET, 26.5' R/W
PER PLAT BK. P76, PG. 141

S 51°01'31" E
34.00'

TO BE ABANDONED BY THE RECORDING OF THIS PLAT (SEE NOTE 1, SHEET 1)

SEE DETAIL A

CITY OF FRANKLIN, TENNESSEE
MAP 64P I, PARCEL 41.0
BK. 9668, PG. 294
WESTHAVEN P.U.D
SUBDIVISION, SECTION 5
PLAT BK. P76, PG. 141
LOT 5095

*C4
S 42°57'44" E
26.39'

S 09°15'21" W 89.94'
N 47°39'35" W
25.42'

*C5
S 34°46'11" W 85.95'
*C6
*C7
S 25°44'38" W
38.52'
*C8
S 23°56'35" W 282.88'
*C9
S 65°00'07" E 277.05'

BOULEVARD
OS 5139
VARIED WIDTH PUDE
OS 5137
OS 5138
20' PUDE

FAIRMORE COURT
ALLEY G
ALLEY A
ALLEY B
ALLEY E
GRAHAM STREET
LAW DRIVE
DRUMMOND STREET
WINBORNE WAY
STONEWATER

2834 2835 2836 2837 2838 2839 2840
2841 2842 2843 2844 2845 2846
2829 2830 2832 2833 2834
2867 2868 2869 2870 2871
2872 2873 2874 2875 2876 2877 2878 2879 2880 2881 2882 2883
2884 2885 2886 2887 2888 2889
2890 2891 2892 2893 2894 2895
2896 2897 2898 2899 2900
**2847 **2848 **2849 **2850 **2851 **2852 **2853 **2854 **2855 **2856 **2857 **2858 **2859 **2860 **2861 **2862 **2863 **2864 **2865 **2866

*C11 *C12 *C13 *C14 *C15 *C16

N 83°07'21" W 183.06'
N 70°16'36" W 124.85'
N 82°22'36" W 269.49'
N 83°35'55" W 38.50'
N 75°12'06" W 39.73'
N 82°22'36" W 192.63'
S 11°21'22" W 40.65'

WESTHAVEN OWNER, LP
PORTION OF TAX MAP 57, PARCELS 23.00 & 25.02
BK. 8509, PG. 336

LEGEND

- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE / RIGHT-OF-WAY LINE, SEE SHEET 3
- ADJACENT PARCEL / RIGHT OF WAY LINE (INFORMATIONAL)
- EASEMENT OF RECORD AS NOTED
- EASEMENT GRANTED BY THIS PLAT (GTP)
- LOT LINE ABANDONED BY THIS PLAT, SEE PLAT NOTE 1, SHEET 1
- RIPARIAN BUFFER AS NOTED
- TOP OF BANK, SEE SURVEYOR'S NARRATIVE
- BASIS OF COORDINATES, SEE SURVEY NOTES 1 & 2.
- RECOVERED MONUMENT AS NOTED
- SET 5/8" IRON ROD WITH RED PLASTIC CAP "SKYLINE PLS 3384" OR NAIL IN DRILL HOLE WITH WASHER "SKYLINE PLS 3384"
- COMPUTED CORNER, NOT MONUMENTED
- (#) RESIDENTIAL LOT NUMBER
- (*#) RESIDENTIAL LOT NUMBER, CRITICAL LOT
- (**#) RESIDENTIAL LOT NUMBER, CRITICAL LOT FOR GRADING
- (OS #) OPEN SPACE LOT NUMBER
- R/W PUBLIC RIGHT OF WAY
- *C# SUBDIVISION BOUNDARY CURVE NUMBER, SEE TABLE
- (S#) RECORD PER RECORD SURVEY REFERENCE
- (D#) RECORD PER RECORD DEED REFERENCE
- (H) HELD
- MBSL MINIMUM BUILDING SETBACK LINE
- PDE PUBLIC DRAINAGE EASEMENT, GRANTED THIS PLAT
- PDUE PUBLIC DRAINAGE & UTILITY EASEMENT, GRANTED THIS PLAT
- PUE PUBLIC UTILITY EASEMENT, GRANTED THIS PLAT
- PUAE PUBLIC UTILITY & ACCESS EASEMENT, GRANTED THIS PLAT

WESTHAVEN OWNER, LP
PORTION OF TAX MAP 57, PARCELS 23.00 & 25.02
BK. 8509, PG. 336

SURVEYOR'S NARRATIVE

WE WERE RETAINED BY SOUTHERN LAND COMPANY TO PREPARE AND MONUMENT THIS PLAT OF WESTHAVEN, P.U.D. SUBDIVISION, SECTION 67.

THIS PLAT CONSISTS OF A PORTION OF THE LANDS VESTED IN WESTHAVEN OWNER, LP AND DESCRIBED IN THE CURRENT VESTING DEED, A QUIT CLAIM DEED, RECORDED APRIL 9, 2021 IN BOOK 8509, PAGE 336; AND LOT 5098, WESTHAVEN P.U.D. SUBDIVISION, SECTION 58, RECORDED IN PLAT BOOK P76, PAGE 141.

THE PROPOSED PUBLIC INFRASTRUCTURE IS PER APPROVED ENGINEERING PLANS BY RAGAN SMITH, CERTIFIED BY ENGINEER ON MAY 5, 2025 AND APPROVED ON MAY 16, 2025.

THE TOP OF BANK WAS SURVEYED BY WILSON & ASSOCIATES, AS EVIDENCE BY THAT BOUNDARY & TOPOGRAPHIC SURVEY, BY JAMES E. CAMPBELL OF WILSON AND ASSOCIATES, DATED 2-22-23. MR. CAMPBELL'S SURVEY CONTROL WAS RECOVERED BY SKYLINE AND UTILIZED AS OUR BASIS OF COORDINATES FOR THIS PLAT AS NOTED BELOW. THE CORRESPONDING TOP OF BANK REPORTED HEREON IS ALSO PER MR. CAMPBELL'S SURVEY.

SURVEY NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS TENNESSEE STATE PLANE, NAD 83, EPOCH 2011, COMPUTED THIS SURVEY BY GPS METHODS.
2. THE BASIS OF COORDINATES IS CONTROL STATION 1000, A 5/8" IRON ROD WITH ORANGE PLASTIC CAP, STAMPED "CONTROL POINT", REPORTED ON THAT BOUNDARY & TOPOGRAPHIC SURVEY, BY JAMES E. CAMPBELL OF WILSON AND ASSOCIATES, DATED 2-22-23 TO HAVE THE FOLLOWING COORDINATES:

N) 582,355.35
E) 1,689354.24

3. DISTANCES AND COORDINATES REPORTED HEREON ARE EXPRESSED IN U.S. SURVEY FEET.

RECORD SURVEY REFERENCES

(S1) WESTHAVEN P.U.D. SUBDIVISION, SECTION 58: BY JOEY C. WILSON II; RECORDED 08-24-2021 IN PLAT BOOK P76, PAGE 141.

(S3) WESTHAVEN P.U.D. SUBDIVISION, SECTION 66: BY BENJAMIN J. HRON; RECORDED 04-23-2025 IN PLAT BOOK P85, PAGE 56.

(S2) WESTHAVEN PUD SUBDIVISION, SECTION 20, REVISION 2 (GOLF COURSE): BY SEAN ALAN MCGOWAN; RECORDED 04-07-2025 IN PLAT BOOK P85, PAGE 41.

RECORD DEED REFERENCES

(D1) GENERAL WARRANTY DEED: RECORDED 03-01-2002 IN BOOK 2398, PAGE 326.

(D2) QUITCLAIM DEED: RECORDED 04-09-2021 IN BOOK 8509, PAGE 336.

SCALE IN FEET
0 60 120

PREPARED FOR:
SOUTHERN LAND COMPANY
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215

BENJAMIN J. HRON
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 3384
8.7.25
FOR REVIEW

PREPARED BY:
SKYLINE LAND SURVEYING, LLC
188 FRONT STREET, SUITE 116-92
FRANKLIN, TN 37064
PH. (615)-730-3349
BEN@SKYLINELANDSURVEYING.COM

SKYLINE LAND SURVEYING LLC
PRACTICING SINCE 2003

DRAWN BY:	BJH
CHECKED BY:	REH
DATE:	AUGUST 7, 2025
SKYLINE PROJECT NO:	2512
COF NO.	8882

SHEET 2 OF 4
SUBDIVISION BOUNDARY, EASEMENTS, AND SETBACKS

FINAL PLAT OF:
WESTHAVEN P.U.D. SUBDIVISION, SECTION 67
A SUBDIVISION OF A PORTION OF:
MAP 64, PARCELS 23.00 & 25.02; BOOK 8509, PAGE 336 AND
MAP 64P I, PARCEL 42.00; PLAT BOOK P76, PAGE 141 (LOT 5098)
LOCATED IN:
CITY OF FRANKLIN, 5TH CIVIL DISTRICT, WILLIAMSON COUNTY
TENNESSEE
ZONING: PD - PLANNED DEVELOPMENT
CONTAINING ±29.24 ACRES
DEDICATING ±5.93 ACRES FOR PUBLIC RIGHT OF WAY
7,467.79 LINEAR FEET OF PUBLIC RIGHT OF WAY CENTERLINE
CREATING 72 RESIDENTIAL LOTS (2829-2900), ±12.25 ACRES
CREATING 3 OPEN SPACE LOTS (5137-5139), ±11.06 ACRES

LEGEND

- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE / RIGHT-OF-WAY LINE, SEE SHEET 3
- ADJACENT PARCEL / RIGHT OF WAY LINE (INFORMATIONAL)
- EASEMENT OF RECORD AS NOTED
- EASEMENT GRANTED BY THIS PLAT (GTP), SEE SHEET 2
- TOP OF BANK, SEE SURVEYOR'S NARRATIVE
- RIPARIAN BUFFER AS NOTED
- ⊗ SET 5/8" IRON ROD WITH RED PLASTIC CAP "SKYLINE PLS 3384" OR NAIL IN DRILL HOLE WITH WASHER "SKYLINE PLS 3384"
- ○ COMPUTED CORNER, NOT MONUMENTED
- (#) RESIDENTIAL LOT NUMBER
- (*#) RESIDENTIAL LOT NUMBER, CRITICAL LOT
- (**#) RESIDENTIAL LOT NUMBER, CRITICAL LOT FOR GRADING
- (OS #) OPEN SPACE LOT NUMBER
- [#] STREET ADDRESS NUMBER
- R/W PUBLIC RIGHT OF WAY
- *C# SUBDIVISION BOUNDARY CURVE NUMBER, SEE TABLE, SHEET 2
- C# CURVE NUMBER, SEE TABLES THIS SHEET
- (DTP) DEDICATED THIS PLAT
- *## NOMINAL WIDTH R/W (*11' = 11.00')

INTERIOR SUBDIVISION - CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C36	64.21'	1030.92'	3°34'07"	S 41°19'01" W 64.20'
C37	31.09'	132.50'	13°26'35"	S 32°48'39" W 31.02'
C38	63.60'	333.77'	10°55'04"	S 20°37'50" W 63.50'
C39	49.72'	315.50'	9°01'48"	S 16°27'59" W 49.67'
C40	34.08'	20.00'	97°37'58"	S 69°47'52" W 30.10'
C41	104.54'	1519.25'	3°56'34"	N 63°21'26" W 104.52'
C42	128.79'	730.75'	10°05'54"	N 60°16'46" W 128.63'
C43	20.40'	20.00'	58°26'38"	N 26°00'30" W 19.53'
C44	144.30'	55.00'	150°19'07"	N 71°56'44" W 106.33'
C45	11.04'	10.00'	63°15'23"	S 64°31'24" W 10.49'
C46	11.04'	10.00'	63°15'23"	S 52°13'13" E 10.49'
C47	89.35'	55.00'	93°04'55"	S 67°07'59" E 79.85'
C48	20.40'	20.00'	58°26'38"	S 84°27'08" E 19.53'
C49	6.95'	769.25'	0°31'03"	S 55°29'20" E 6.95'
C50	31.53'	20.00'	90°18'59"	S 10°35'22" E 28.36'
C51	237.43'	1280.25'	10°37'33"	S 29°15'21" W 237.09'
C52	56.23'	980.25'	3°17'11"	S 22°17'59" W 56.22'
C53	33.26'	25.00'	76°13'15"	S 58°46'01" W 30.86'
C54	35.30'	20.00'	101°06'53"	N 29°02'31" W 30.89'
C55	39.90'	941.75'	2°25'39"	N 22°43'45" E 39.90'
C56	80.27'	1241.75'	3°42'14"	N 25°47'41" E 80.26'
C57	16.05'	10.00'	91°56'03"	N 73°36'50" E 14.38'
C58	79.79'	931.25'	4°54'34"	N 62°52'26" W 79.77'
C59	44.24'	27.50'	92°10'18"	S 19°14'34" E 39.62'
C60	56.02'	1106.75'	2°54'01"	S 25°23'35" W 56.01'
C61	30.84'	806.75'	2°11'26"	S 22°50'52" W 30.84'
C62	15.06'	10.00'	86°17'41"	S 64°53'59" W 13.68'
C63	102.66'	769.25'	7°38'48"	N 75°46'34" W 102.59'
C64	16.09'	10.00'	92°09'49"	N 24°11'41" W 14.41'
C65	28.16'	784.75'	2°03'21"	N 22°54'54" E 28.16'
C66	57.41'	1084.75'	3°01'57"	N 25°27'33" E 57.40'
C67	42.86'	28.00'	87°41'46"	N 70°49'24" E 38.79'
C68	67.59'	1318.75'	2°56'12"	N 63°51'37" W 67.58'
C69	15.81'	10.00'	90°34'25"	S 17°06'18" E 14.21'
C70	70.26'	949.75'	4°14'19"	S 26°03'44" W 70.25'
C71	9.75'	649.27'	0°51'38"	S 23°30'54" W 9.75'
C72	30.24'	20.00'	86°38'19"	S 66°24'15" W 27.44'
C73	15.70'	10.00'	89°58'31"	N 15°23'13" W 14.14'
C74	112.09'	1241.75'	5°10'19"	N 32°11'12" E 112.05'
C75	29.24'	20.00'	83°46'09"	N 76°39'26" E 26.71'
C76	51.96'	769.25'	3°52'13"	S 63°23'36" E 51.95'
C77	78.56'	1480.75'	3°02'24"	S 63°48'31" E 78.55'
C78	33.88'	20.00'	97°03'31"	S 13°45'34" E 29.97'
C79	67.62'	949.75'	4°04'46"	S 32°43'49" W 67.61'
C80	15.18'	10.00'	86°58'28"	S 74°10'40" W 13.76'
C81	70.05'	1340.75'	2°59'37"	N 63°49'54" W 70.04'
C82	78.62'	909.25'	4°57'15"	N 62°51'05" W 78.59'
C83	16.10'	10.00'	92°13'39"	N 15°16'39" W 14.41'
C84	62.56'	911.25'	3°56'01"	N 32°48'11" E 62.55'
C85	29.27'	20.00'	83°50'39"	N 76°41'31" E 26.72'
C86	33.56'	20.00'	96°09'21"	S 13°18'29" E 29.76'
C87	32.10'	619.25'	2°58'12"	S 33°17'06" W 32.10'
C88	15.15'	10.00'	86°48'32"	S 75°12'16" W 13.74'
C89	15.79'	10.00'	90°26'36"	N 73°23'14" E 14.20'
C90	43.87'	28.50'	88°11'10"	S 17°17'53" E 39.66'
C91	38.64'	776.25'	2°51'07"	S 25°22'08" W 38.64'
C92	39.73'	25.00'	91°03'19"	S 69°28'14" W 35.68'
C93	15.52'	10.00'	88°56'41"	N 20°31'46" W 14.01'
C94	67.16'	911.25'	4°13'22"	N 26°03'15" E 67.14'
C95	45.77'	28.50'	92°00'41"	N 72°36'12" E 41.01'
C96	15.60'	10.00'	89°21'54"	S 16°42'31" E 14.06'
C97	43.57'	619.25'	4°01'52"	S 25°57'31" W 43.56'
C98	15.89'	10.00'	91°03'19"	S 69°28'14" W 14.27'
C99	38.81'	25.00'	88°56'41"	N 20°31'46" W 35.03'
C100	34.94'	754.25'	2°39'16"	N 25°16'13" E 34.94'
C101	15.89'	10.00'	91°03'19"	N 69°28'14" E 14.27'
C102	15.52'	10.00'	88°56'41"	N 20°31'46" E 14.01'
C103	31.78'	20.00'	91°03'19"	S 69°28'14" W 28.54'
C104	31.05'	20.00'	88°56'41"	N 20°31'46" W 28.02'
C105	31.79'	20.00'	91°04'04"	N 69°27'51" E 28.55'
C106	27.74'	20.00'	79°28'46"	S 25°15'44" E 25.57'
C107	20.55'	418.69'	2°48'42"	S 13°04'19" W 20.54'
C108	30.00'	20.00'	85°57'26"	S 54°38'41" W 27.27'
C109	33.70'	20.00'	96°33'05"	N 34°06'04" W 29.85'
C110	104.00'	610.77'	9°45'21"	N 19°03'09" E 103.87'
C111	33.11'	18.50'	102°33'04"	N 63°43'21" E 28.87'
C112	7.10'	2.50'	162°37'30"	S 16°18'38" W 4.94'
C113	30.57'	18.50'	94°40'01"	N 35°02'36" W 27.21'
C114	1.04'	380.19'	0°09'25"	N 12°22'07" E 1.04'
C115	269.32'	1425.25'	10°49'37"	N 29°21'23" E 268.92'
C116	289.24'	200.00'	82°51'44"	S 61°52'17" E 264.69'

CENTERLINE - CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C17	21.02'	113.25'	10°38'12"	S 31°24'28" W 20.99'
C18	115.47'	314.52'	21°02'09"	S 15°34'17" W 114.83'
C19	172.17'	334.75'	29°28'05"	S 19°47'15" W 170.28'
C20	113.38'	600.00'	10°49'37"	S 29°21'23" W 113.21'
C21	163.27'	399.44'	23°25'10"	S 12°14'29" W 162.13'
C22	77.74'	520.00'	8°33'58"	N 78°05'38" W 77.67'
C23	103.22'	1500.00'	3°56'34"	N 63°21'26" W 103.20'
C24	132.19'	750.00'	10°05'54"	N 60°16'46" W 132.02'
C25	238.28'	1261.00'	10°49'37"	S 29°21'23" W 237.93'
C26	89.69'	961.00'	5°20'50"	S 21°16'10" W 89.65'
C27	168.15'	750.00'	12°50'46"	N 76°41'58" W 167.80'
C28	58.61'	795.75'	4°13'11"	S 21°49'59" W 58.59'
C29	95.49'	1095.75'	4°59'35"	S 26°26'22" W 95.46'
C30	175.83'	930.50'	10°49'37"	S 29°21'23" W 175.57'
C31	76.35'	765.25'	5°42'59"	S 26°48'04" W 76.32'
C32	39.86'	650.00'	3°30'48"	N 64°23'46" W 39.85'
C33	192.91'	630.02'	17°32'38"	S 15°10'24" W 192.16'
C34	97.85'	1329.75'	4°12'58"	N 63°13'13" W 97.83'
C35	108.65'	920.25'	6°45'52"	N 61°56'47" W 108.58'

OPEN SPACE LOT AREA TABLE

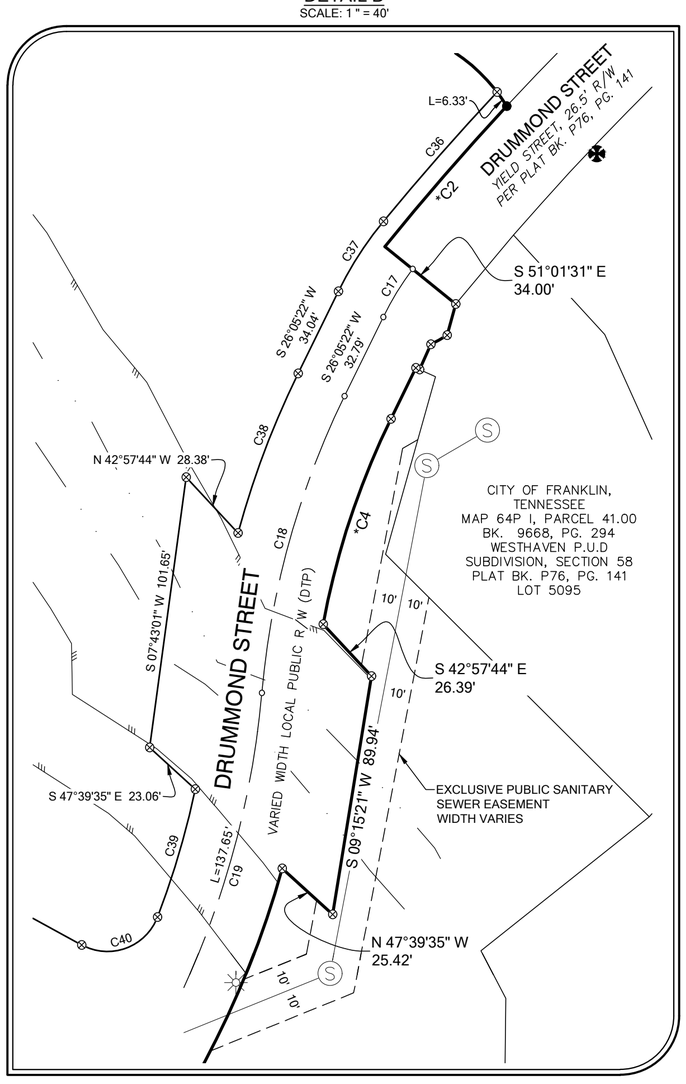
LOT	SQUARE FEET	±ACRES
OS5137	448,704	10.30
OS5138	30,004	0.69
OS5139	2,938	0.07
TOTAL	481,646	11.06

RESIDENTIAL LOT AREA TABLE

LOT	SQUARE FEET	±ACRES	LOT	SQUARE FEET	±ACRES	LOT	SQUARE FEET	±ACRES
2829	8,416	0.19	2853	9,484	0.22	2877	5,535	0.13
2830	6,440	0.15	2854	9,425	0.22	2878	5,535	0.13
2831	5,740	0.13	2855	9,425	0.22	2879	5,535	0.13
2832	5,740	0.13	2856	9,425	0.22	2880	5,535	0.13
2833	5,740	0.13	2857	9,425	0.22	2881	5,535	0.13
2834	8,770	0.20	2858	9,550	0.22	2882	5,535	0.13
2835	8,614	0.20	2859	11,280	0.26	2883	7,306	0.17
2836	5,861	0.13	2860	8,467	0.19	2884	6,801	0.16
2837	5,760	0.13	2861	5,580	0.13	2885	6,210	0.14
2838	5,751	0.13	2862	5,535	0.13	2886	6,210	0.14
2839	5,913	0.14	2863	5,535	0.13	2887	6,210	0.14
2840	9,098	0.21	2864	5,535	0.13	2888	6,210	0.14
2841	9,424	0.22	2865	5,535	0.13	2889	7,571	0.17
2842	9,425	0.22	2866	5,535	0.13	2890	5,929	0.14
2843	9,449	0.22	2867	5,535	0.13	2891	5,535	0.13
2844	10,642	0.24	2868	5,535	0.13	2892	5,535	0.13
2845	11,505	0.26	2869	5,562	0.13	2893	5,568	0.13
2846	13,459	0.31	2870	6,369	0.15	2894	5,717	0.13
2847	19,199	0.44	2871	7,305	0.17	2895	5,807	0.13
2848	14,109	0.32	2872	6,491	0.15	2896	7,376	0.17
2849	9,806	0.23	2873	5,728	0.13	2897	6,349	0.15
2850	9,802	0.23	2874	5,581	0.13	2898	6,210	0.14
2851	9,802	0.23	2875	5,535	0.13	2899	6,210	0.14
2852	9,670	0.22	2876	5,535	0.13	2900	6,604	0.15

TOTAL: 533,615 SQUARE FEET, OR ±12.25 ACRES

DETAIL B
SCALE: 1 " = 40'



BENJAMIN J. HRON — REGISTERED LAND SURVEYOR — AGRICULTURE — COMMERCE — 8.7.25 — TENNESSEE NO. 3384

FOR REVIEW

SCALE IN FEET
0 60 120

PREPARED FOR:
SOUTHERN LAND COMPANY
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215

PREPARED BY:
SKYLINE LAND SURVEYING, LLC
188 FRONT STREET, SUITE 116-92
FRANKLIN, TN 37064
PH. (615)-730-3349
BEN@SKYLINELANDSURVEYING.COM

DRAWN BY:	BJH
CHECKED BY:	REH
DATE:	AUGUST 7, 2025
SKYLINE PROJECT NO:	2512
COF NO.	8882

SKYLINE LAND SURVEYING LLC — PRACTICING SINCE 2003

SHEET 3 OF 4
SUBDIVISION

FINAL PLAT OF:
WESTHAVEN
P.U.D. SUBDIVISION, SECTION 67
A SUBDIVISION OF A PORTION OF:
MAP 64, PARCELS 23.00 & 25.02; BOOK 8509, PAGE 336 AND
MAP 64P I, PARCEL 42.00; PLAT BOOK P76, PAGE 141 (LOT 5098)
LOCATED IN:
CITY OF FRANKLIN, 5TH CIVIL DISTRICT, WILLIAMSON COUNTY
TENNESSEE
ZONING: PD - PLANNED DEVELOPMENT
CONTAINING ±29.24 ACRES
DEDICATING ±5.93 ACRES FOR PUBLIC RIGHT OF WAY
7,467.79 LINEAR FEET OF PUBLIC RIGHT OF WAY CENTERLINE
CREATING 72 RESIDENTIAL LOTS (2829-2900), ±12.25 ACRES
CREATING 3 OPEN SPACE LOTS (5137-5139), ±11.06 ACRES

WESTHAVEN GOLF CLUB, LLC
MAP 64, PARCEL 23.08
BK. 4664, PG. 64
WESTHAVEN P.U.D. SUBDIVISION, SECTION 20, REVISION 2
(GOLF CLUB)
PLAT BK. P85, PG. 41
LOT 5025

WESTHAVEN
OWNER, LP
MAP 64P K,
PARCEL 27.00
WESTHAVEN P.U.D.
SUBDIVISION
SECTION 66
PLAT BK. P85,
PG. 56
LOT 5125

CITY OF FRANKLIN,
TENNESSEE
MAP 64P I, PARCEL 41.00
BK. 9668, PG. 294
WESTHAVEN P.U.D
SUBDIVISION, SECTION 58
PLAT BK. P76, PG. 141
LOT 5095

ROBERT M. BOULT AND WIFE JENNIFER BOULT
MAP 65, PARCEL 44.00
BOOK 2398, PAGE 326

WESTHAVEN OWNER, LP
PORTION OF TAX MAP 57, PARCELS 23.00 & 25.02
BK. 8509, PG. 336

WESTHAVEN OWNER, LP
PORTION OF TAX MAP 57, PARCELS 23.00 & 25.02
BK. 8509, PG. 336

LEGEND

	SUBDIVISION BOUNDARY
	INTERIOR LOT LINE / RIGHT-OF-WAY LINE, SEE SHEET 3
	ADJACENT PARCEL / RIGHT OF WAY LINE (INFORMATIONAL)
	EASEMENT OF RECORD AS NOTED
	EASEMENT GRANTED BY THIS PLAT, SEE SHEET 3
	RIPARIAN BUFFER AS NOTED
	TOP OF BANK, SEE SURVEYOR'S NARRATIVE, SHEET 2
W	UNDERGROUND WATER LINE
8"W	PROPOSED 8" UNDERGROUND WATER LINE
12"W	PROPOSED 12" UNDERGROUND WATER LINE
8"S	PROPOSED SANITARY SEWER LINE
SD	PROPOSED STORM DRAIN LINE
#	RESIDENTIAL LOT NUMBER
*#	RESIDENTIAL LOT NUMBER, CRITICAL LOT
**#	RESIDENTIAL LOT NUMBER, CRITICAL LOT FOR GRADING
OS #	OPEN SPACE LOT NUMBER
Ⓢ	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM DRAIN STRUCTURE
	PROPOSED CYLINDRICAL STORM DRAIN STRUCTURE
	PROPOSED HEAD WALL
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
PDE	PUBLIC DRAINAGE EASEMENT, GRANTED THIS PLAT
PDUE	PUBLIC DRAINAGE & UTILITY EASEMENT, GRANTED THIS PLAT
PUE	PUBLIC UTILITY EASEMENT, GRANTED THIS PLAT
PUAE	PUBLIC UTILITY & ACCESS EASEMENT, GRANTED THIS PLAT

SCALE IN FEET
0 60 120

PREPARED FOR:
SOUTHERN LAND COMPANY
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215

PREPARED BY:
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8.7.25

FOR REVIEW

SKYLINE LAND SURVEYING LLC — PRACTICING SINCE 2003

SHEET 4 OF 4
PROPOSED PUBLIC INFRASTRUCTURE

FINAL PLAT OF:
WESTHAVEN
P.U.D. SUBDIVISION, SECTION 67
A SUBDIVISION OF A PORTION OF:
MAP 64, PARCELS 23.00 & 25.02; BOOK 8509, PAGE 336 AND
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LOCATED IN:
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7,467.79 LINEAR FEET OF PUBLIC RIGHT OF WAY CENTERLINE
CREATING 72 RESIDENTIAL LOTS (2829-2900), ±12.25 ACRES
CREATING 3 OPEN SPACE LOTS (5137-5139), ±11.06 ACRES

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-01028

DATE: August 13, 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:

Franktown Open Hearts Center Subdivision, Site Plan, Developing 15,800 Square Feet Of Institutional Space, On 1.28 Acres, Located At 215 Granbury Street. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8890
Applicant: Chris Barnhill, Franktown Open Hearts
Owner: Williamson County

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a site plan for the Franktown Open Hearts subdivision, which includes the construction of a nonresidential building. The property consists of 1.28 acres and is zoned Civic Institutional (CI). The plan as submitted meets the regulations for the CI District and will house the Franktown Open Hearts non-profit organization.

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

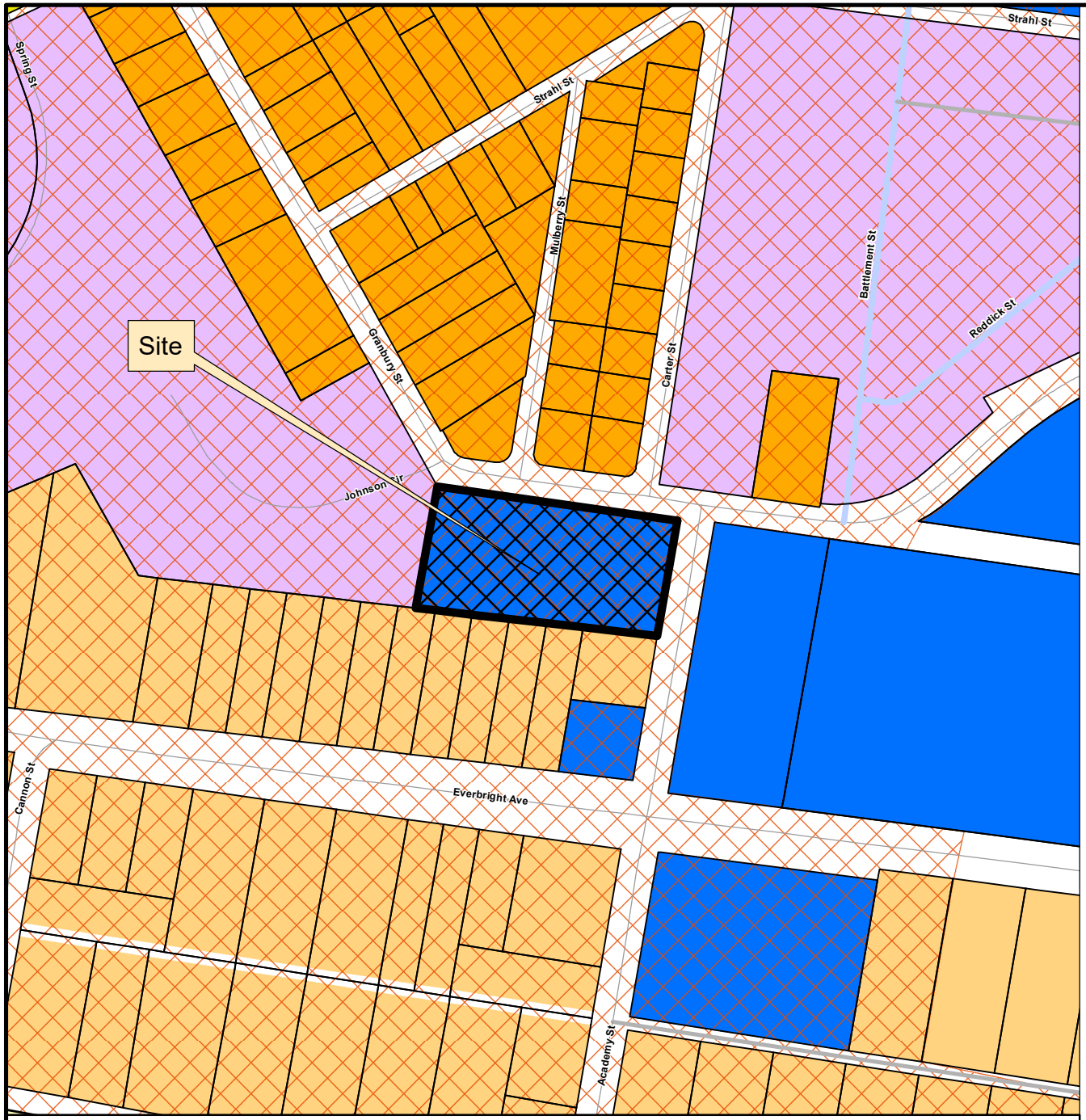
5. Prior to the start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The City's project identification number shall be included in all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of the Franktown Open Hearts Center Subdivision Site Plan, with conditions.



FRANKTOWN OPEN HEARTS CENTER SUBDIVISION SITE PLAN

Project Information

Existing Zoning: CI Civic and Institutional
Overlay Districts: CFO
Site Acreage: 1.28 acres
Proposed Number of Dwelling Units: None
Proposed Nonresidential Square Footage: 15,800 SF

Legend

- Franktown Open Hearts Center Subdivision
- Central Franklin Overlay
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial 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: 8890

CONDITIONS OF APPROVAL:

Open Issues: 24 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

1. Final Plat

joe.marlo@franklintn.gov *As final plats followthe FMPC reviewcycle, the Applicant is encouraged to start the final plat process as soon as possible.*

*Comment to remain open as a Condition of Approval, but **does not hinder approval of the Site Plan.***

Prior to issuance of a Building Permit, a revised final plat shall be approved and recorded to dedicate right-of-way, modify/abandon existing easements on the property and create new easements as necessary for the proposed site development. This condition does not apply to building permits for site retaining walls not associated with the building(s), which may be issued with the grading permit.

37. Offsite Work

joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval.*

The proposed site plan indicates offsite work to be performed on adjacent properties and/or right-of-way.

Prior to One Stop approval, Applicant shall provide documentation sent to the adjacent property owner(s) showing the work proposed on their properties.

- This condition applies to all offsite work, including that shown on the Housing Authority property.
- Prior to One Stop Approval, Applicant shall also provide documentation that the owner of the lot on which the sewer connection is proposed has been notified of the work proposed.

Prior to the first issuance of a Building Permit, Applicant shall provide documentation that offsite right-of-way dedication and all offsite easements, including both City and non-City utility easements, have been obtained, unless otherwise required by the City Engineer or his designee. Easement acquisition shall be the responsibility of the developer.

Prior to the first issuance of a Certificate of Occupancy, the offsite improvements required with this Site Plan shall be constructed by the developer and accepted by the City of Franklin.

45. Demolition

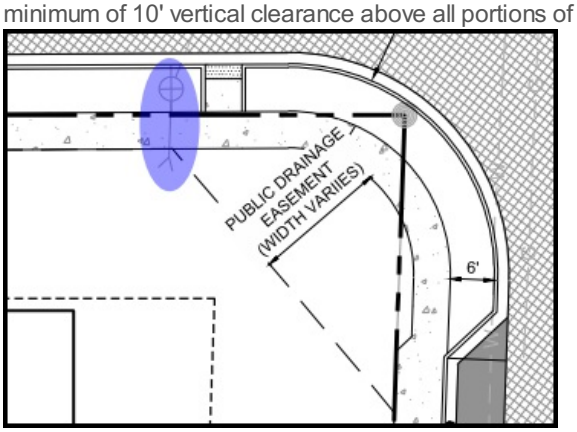
joe.marlo@franklintn.gov *Elements shown to be demolished and relocated, however allowable relocated positions for some utility pole and guy elements are uncertain.*

Prior to One Stop approval, applicant shall verify proposed utility pole and guy relocations with the utility owner. Recommend inviting COF Staff (joe.marlo@franklintn.gov) to meetings with utility owners.

48. Demolition

joe.marlo@franklintn.gov *Guy wire shown relocated 90 degrees, which is likely not feasible due to the forces they resist. Comment to remain open until Comment #45 is complete.*

Applicant shall show the existing utility pole / guy wires below to be revised to provide a minimum of 10' vertical clearance above all portions of the sidewalk now proposed.



55. Johnson Circle ROW Dedication

lance.fittro@franklintn.gov The proposed dedication of ROW and revision of easements related to the offsite drainage work in Johnson Circle shall be recorded by revised final plat. This should be a separate plat revision from that for the building site, and **shall be recorded prior to issuance of the building permit** unless otherwise determined by the City Engineer.

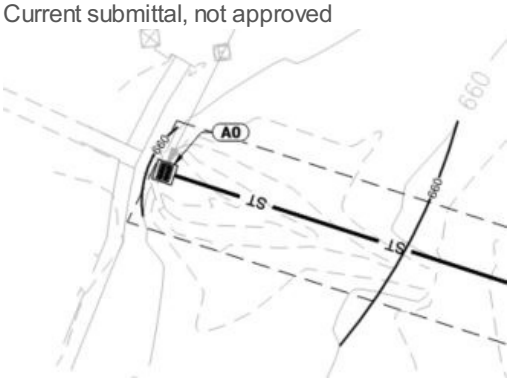
62. I. Grading Plan

lance.fittro@franklintn.gov This is a new comment due to changes made with this submittal:

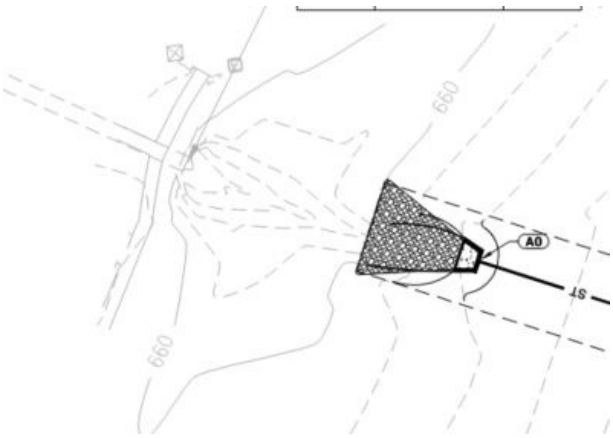
The proposed replacement of the existing headwall into the 40" culvert with a catch basin and area drain is not approved. Applicant shall show the existing headwall and upstream channel to remain, as previously shown on the plans and as necessary for maintenance and

conveyance of the large drainage area to this outfall.

Current submittal, not approved

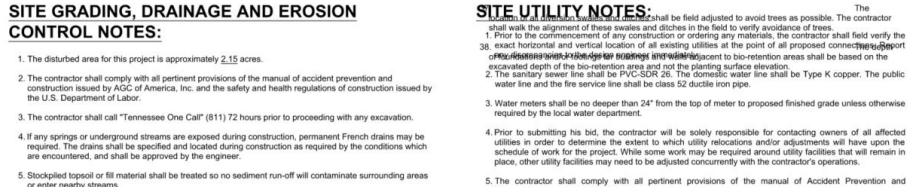


Previous submittal



63. Formatting of Notes

lance.fittro@franklintn.gov Formatting of Site Grading Notes with this submittal has shifted text that now overlaps and obscures Site Utility Notes. Please correct.



SITE GRADING, DRAINAGE AND EROSION CONTROL NOTES:

1. The disturbed area for this project is approximately 2.15 acres.
2. The contractor shall comply with all pertinent provisions of the manual of accident prevention and construction issued by AGC of America, Inc. and the safety and health regulations of construction issued by the U.S. Department of Labor.
3. The contractor shall call "Tennessee One Call" (811) 72 hours prior to proceeding with any excavation.
4. If any springs or underground streams are exposed during construction, permanent French drains may be required. The drains shall be specified and located during construction as required by the conditions which are encountered, and shall be approved by the engineer.
5. Stockpiled topsoil or fill material shall be treated so no sediment run-off will contaminate surrounding areas or enter nearby streams.

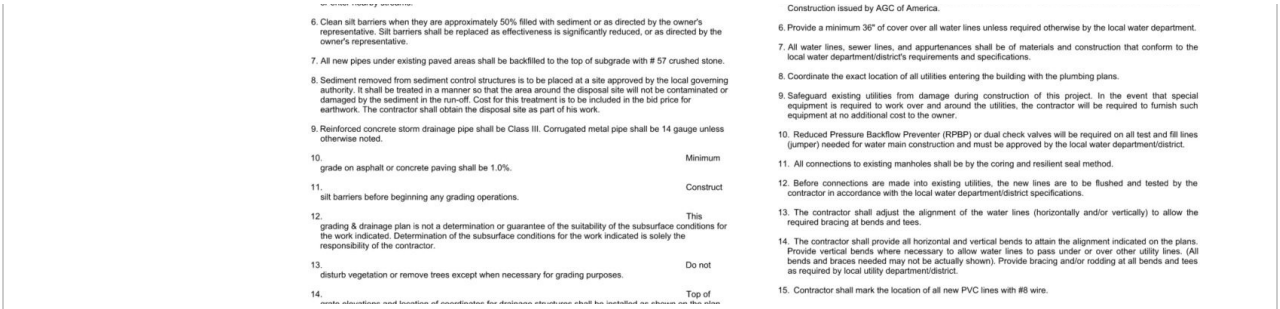
SITE UTILITY NOTES:

shall be field adjusted to avoid trees as possible. The contractor shall walk the alignment of these swales and ditches in the field to verify avoidance of trees.

1. Prior to the commencement of any construction or ordering any materials, the contractor shall field verify the exact horizontal and vertical location of all existing utilities at the point of all proposed connections. Report

excavated depth of the bio-retention area and not the planting surface elevation.

2. The sanitary sewer line shall be PVC-SDR 26. The domestic water line shall be Type K copper. The public water line and the fire service line shall be class 52 ductile iron pipe.
3. Water meters shall be no deeper than 24" from the top of meter to proposed finished grade unless otherwise required by the local water department.
4. Prior to submitting his bid, the contractor will be solely responsible for contacting owners of all affected utilities in order to determine the extent to which utility relocations and/or adjustments will have upon the schedule of work for the project. While some work may be required around utility facilities that will remain in place, other utility facilities may need to be adjusted concurrently with the contractor's operations.
5. The contractor shall comply with all pertinent provisions of the manual of Accident Prevention and



6. Clean silt barriers when they are approximately 50% filled with sediment or as directed by the owner's representative. Silt barriers shall be replaced as effectiveness is significantly reduced, or as directed by the owner's representative.

7. All new pipes under existing paved areas shall be backfilled to the top of subgrade with # 57 crushed stone.

8. Sediment removed from sediment control structures is to be placed at a site approved by the local governing authority. It shall be treated in a manner so that the area around the disposal site will not be contaminated or damaged by the sediment in the run-off. Cost for this treatment is to be included in the bid price for earthwork. The contractor shall obtain the disposal site as part of his work.

9. Reinforced concrete storm drainage pipe shall be Class III. Corrugated metal pipe shall be 14 gauge unless otherwise noted.

10. Minimum grade on asphalt or concrete paving shall be 1.0%.

11. Construct silt barriers before beginning any grading operations.

12. This grading & drainage plan is not a determination or guarantee of the suitability of the subsurface conditions for the work indicated. Determination of the subsurface conditions for the work indicated is solely the responsibility of the contractor.

13. Do not disturb vegetation or remove trees except when necessary for grading purposes.

14. Top of

Construction issued by AGC of America.

6. Provide a minimum 36" of cover over all water lines unless required otherwise by the local water department.

7. All water lines, sewer lines, and appurtenances shall be of materials and construction that conform to the local water department/district's requirements and specifications.

8. Coordinate the exact location of all utilities entering the building with the plumbing plans.

9. Safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over and around the utilities, the contractor will be required to furnish such equipment at no additional cost to the owner.

10. Reduced Pressure Backflow Preventer (RPBP) or dual check valves will be required on all test and fill lines (jumper) needed for water main construction and must be approved by the local water department/district.

11. All connections to existing manholes shall be by the coring and resilient seal method.

12. Before connections are made into existing utilities, the new lines are to be flushed and tested by the contractor in accordance with the local water department/district specifications.

13. The contractor shall adjust the alignment of the water lines (horizontally and/or vertically) to allow the required bracing at bends and tees.

14. The contractor shall provide all horizontal and vertical bends to attain the alignment indicated on the plans. Provide vertical bends where necessary to allow water lines to pass under or over other utility lines. (All bends and braces needed may not be actually shown). Provide bracing and/or rodding at all bends and tees as required by local utility department/district.

15. Contractor shall mark the location of all new PVC lines with #8 wire.

Multi-Modal

Academy Park II Subdivision_Site Plan_08072025.pdf

64. Sidewalks

max.baker@franklintn.gov Sidewalk ramp at northeast corner of Granbury St and Academy St should allow for crossing of Academy instead of Granbury.

Performance Agreement and Surety

General Issues

35. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
I. CITY WATER	
II. CITY SEWER	
III. PUBLIC SIDEWALK:	**$ 46,000.00**
IV. CITY STREETS	**$ 108,000.00**
V. PRIVATE STREETS (INCLUDING SHARED ACCESS)	
VI. STREET ACCESS	**$ 20,000.00**
VII. TEMPORARY TURNAROUNDS	
VIII. TRAFFIC SIGNALS	

VIII. TRAFFIC SIGNALS	
IX. I.T.S. ELEMENTS	
X. STORMWATER DRAINAGE	**$ 295,000.00**
XI. GREEN INFRASTRUCTURE	**$ 442,000.00**

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
CONCRETE SIDEWALK (4" CLASS A, 4" BASE)	2423 SF
HANDICAP RAMP AND DETECTABLE WARNING	5 EA
LOCAL AND ALLEY PAVEMENT (1.5", 3", 8")	494 SY
MILL & OVERLAY EXISTING PAVEMENT	1845 SY
CONCRETE CURB AND GUTTER	502 LF
SIGNS/STRIPING/ETC	
NEW OR MODIFIED STREET CONNECTIONS	2 EA
15" RCP CULVERT	15 LF
18" RCP CULVERT	769 LF
24" RCP CULVERT	309 LF
ENDWALLS / HEADWALLS	2 EA
SINGLE INLET / JUNCTION BOX	14 EA
DOUBLE INLET	2 EA
BIORETENTION/RAIN GARDEN (Total Water Quality Treatment Volume)	17338 CF

59. Landscape

jason.arnold@franklintn.gov Landscape surety $27,000

60. Landscape Green Infrastructure

jason.arnold@franklintn.gov Landscape Green Infrastructure $19,000

65. 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.

66. 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

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.

Planning

General Issues

56. FMPC Approval

joseph.bryan@franklintn.gov Advisory comment, because this property is zoned Civic Institutional, it must be approved by the FMPC.

57. Project name

joseph.bryan@franklintn.gov Revise to "Franktown Open Hearts Center Subdivision, Site Plan"

Applicant shall revise all sheets to reflect the revised name in the title bar.

58. vesting

joseph.bryan@franklintn.gov Update the effective date for the Zoning Ordinance to 1-1-2025

61. Building Type

joseph.bryan@franklintn.gov Applicant shall add "Building Type: Civic" to the Site Data Chart.

Planning (Landscape)

General Issues

26. Trees on Property line

jason.arnold@franklintn.gov Comment to remain open and not hinder approval.

Trees on a Property Line are shared with adjacent owner. Written approval from the owner is required before tree removal is allowed.

34. Tree Bank Payment

jason.arnold@franklintn.gov **Franktown Open Hearts Center Subdivision, Site Plan COF NO. 8890**

$6,600 cash contribution to the Tree Bank. 44 caliper inch shortage of specimen tree replacements on the site, **Franktown Open Hearts Center Subdivision**, for the purpose of non-profit building. Due to the limited space on the lot the applicant is requesting to compensate for the removal of the specimen tree by use of the Tree Bank. Therefore, the applicant shall provide a cash contribution to the Tree Bank in the amount of $6,600 in the form of a cashier's check payable to *City of Franklin* to remedy the 44 caliper inches of specimen tree. Funds shall be utilized by the *City of Franklin*, to remedy the public areas elsewhere in the City at an unknown future date. By submitting the aforementioned cash contribution, the applicant acknowledges and agrees that there is no expectation of

reimbursement of any of the funds stipulated in this condition of approval, nor any expectation of any payment interest. Applicant shall submit the cashier's check, payable to *City of Franklin*, to the attention of the Planning and Sustainability Department.

Stormwater

General Issues

12. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov

Comment partially addressed, "Applicant shall address the issues/deficiencies noted on the NOI/SWPPP checklist that has been uploaded.

Site will not be eligible for one-stop, nor will final site plan approval be granted until deficiencies have been addressed."

Receiving waters is West Main Branch. West Main Branch is part of the Sharps Branch assessment and it is unavailable due to siltation/sedimentation and alterations to stream side or littoral vegetative cover. SWPPP shall be updated. The assessment status on the NOI re: the receiving waters shall be updated or removed.

30. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov

QLP fee of $250.00 is due prior to permitting. This comment shall remain open as a reminder to applicant/staff.

- Checks shall be made out to City of Franklin, submitted to the City of Franklin Engineering Department, and reference the COF# & QLP-NOI fee.
- Fee will be included on the Permit Fee Worksheet and may be paid with the permit fees or separately.
- Fee may be paid over the phone with a credit card by calling our BNS Department (615-794-7012).

Zoning

General Issues

44. Wall Mounted Lights

shanna.mccoy@franklintn.gov

Staff did not find fixture details that verify that the wall lights are a permitted type. The photometrics meet requirements but please provide fixture details.

Building-mounted lights shall be ornamental sconces, cutoff fixtures, or other fixtures that are screened by the building's architectural features.

SITE PLAN
ACADEMY PARK II SUBDIVISION, LOT 1
FRANKTOWN OPEN HEARTS CENTER

215 GRANBURY STREET
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
MAP 078J & PARCEL 24.00, B
CIVIL AND INSTITUTIONAL (CI)
COF #8890

Site Data:

Project Name:	Academy Park II Subdivision, Lot 1
Address:	215 Granbury Street Franklin, TN
Civil District:	9th
Map, Parcels:	78J, 24.00, B
Owner/Developer:	412 Cummins Street Franklin, TN 37064 Contact: Chris Barnhill Phone: 615.807.0782 Phone: 615.400.7777
Site Area:	±1.28 ac
Disturbed Area:	±2.15 ac
Impervious Area:	±0.73 ac
Required Open Space:	5.00%
Proposed Open Space:	42.6%
Existing Zoning:	Civic and Institutional (CI)
Proposed Zoning:	Civic and Institutional (CI)
Building Occupancy:	Assembly (A-3), Business and Education
Building Use:	Civic and Institutional (CI)
Building Maximum Height:	2 Stories
Building Construction Type:	Type IIB
Prop. Building Area:	±15,800 SF
Prop. Building Height:	30' - 0"
Overlay Zoning:	Central Franklin Overlay
Receiving Waters:	West Main Branch (assessment status: unavailable)
Existing Structures:	None
Building Setbacks:	Front: 25' Side: 25' Rear: 25'
Min. Landscape Surface Ratio:	0.40
Proposed LSR:	0.54
Bike Parking Required:	1 space per 10 students 150 students x (1 space/ 10 students) = 15 spaces
Bike Parking Provided:	15 spaces
Parking Required:	2 Spaces/Employee x 14 Employees = 28 Spaces Required
Parking Provided:	28
Accessible Parking Required:	1
Accessible Parking Provided:	2

Vesting Development Standards

Development Standard	Version/Date
Zoning Ordinance	1/1/2023
Subdivision Regulations	1/1/2022
Historic District Design Guidelines	5/30/2022
Transportation & Street Technical Standards	7/1/2021
Stormwater BMP Manual	7/1/2021
Technical Specifications for Utility Installation	10/13/2020
Municipal Code	12/12/2022

PROJECT CONTACTS

OWNER | DEVELOPER
CHRIS BARNHILL

412 CUMMINS STREET
FRANKLIN, TN 37064
PH: 615.807.0782
PH: 615.400.7777

ENGINEER
CSDG

CONTACT: KATE MCDONALD, PE
2305 KLINE AVE, STE 300
NASHVILLE, TN 37211
PH: 615.248.9999
E-MAIL: katem@csdgtn.com

LANDSCAPE ARCHITECT
CSDG

CONTACT: KYLE JACOBSON, PLA
2305 KLINE AVE, STE 300
NASHVILLE, TN 37211
PH: 615.248.9999
E-MAIL: kylej@csdgtn.com

ARCHITECT
906 STUDIO

CONTACT: BRANDON PRIDDY, AIA
143 FIFTH AVENUE SOUTH
FRANKLIN, TN 37064
PH: 615.988.9065
E-MAIL: brandon.priddy@906studio.com

Sheet List Table

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C4.00	CIVIL DETAILS
C4.01	CIVIL DETAILS
C4.02	CIVIL DETAILS

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906studio.com

CSDG
Planning | Engineering
Landscape Architecture
2305 Kline Avenue, Suite 300
Nashville, TN 37211 | 615.248.9999

PROJECT NO.: 17-105-02

ACADEMY PARK II SUBDIVISION, LOT 1, FRANKTOWN OPEN HEARTS CENTER COF #8890

ACADEMY PARK II SUBDIVISION, LOT 1
215 GRANBURY STREET, FRANKLIN, TN

CATHERINE A. MCDONALD — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE & ENVIRONMENTAL SYSTEMS — STATE OF TENNESSEE
08/07/2025

2022. 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
	PRE-APPLICATION	6/27/2025
	INITIAL SUBMITTAL	7/14/2025
	RESUBMITTAL	8/7/2025

Project Number
21.1104

COVER SHEET

C0.00

SITE DEMOLITION NOTES:

1. Base Information was taken from a survey prepared by Donlon Land Surveying, LLC, dated December 6, 2023. Civil Site Design Group, P.L.L.C. and any of their consultants shall not be held responsible for the accuracy and/or completeness of that information shown hereon or any errors or omissions resulting from such.
2. The contractor shall call Tennessee One Call (811) 72 hours prior to proceeding with any excavation.
3. The contractor shall field verify the limits of demolition with the owner's representative prior to commencement of work.
4. The contractor shall conform to local codes, obtain all permits and give all notices required for execution of the work.
5. Cavities left by structure removal shall be suitably backfilled and compacted in accordance with these plans and specifications.
6. The contractor is responsible for all demolition and removal necessary to accomplish the proposed improvements shown on these plans.
7. The contractor is responsible for locating all charted and uncharted utilities. Take care to protect utilities that are to remain. Repair any damage caused by local standards and at the contractor's expense. Coordinate all construction with the appropriate utility company.
8. In areas where existing pavement, walks, or curbs are to be removed, saw cut to provide a clean edge. Coordinate extent of pavement demolition with the limit of new improvements on the site layout plan.
9. All materials being removed and not relocated under the new construction, including trees and shrubs, signs, utility structures, etc., shall be first offered to the owner's representative and if not accepted shall then be properly disposed of by the contractor.
10. The contractor shall use water sprinkling and other suitable methods as necessary to control dust and dirt caused by the demolition work.
11. The contractor shall preserve and protect survey control points and shall be responsible for replacement of any disturbed control points.
12. No utility or storm sewer lines shall be demolished until the new lines have been installed and are placed into operation.
13. Contractor shall coordinate phasing of the demolition with the owner's representative and local governing agency prior to beginning work. Disruption of existing utility services and traffic patterns shall be minimized to the extent possible and initiated only after approval by the local governing agency and the utility companies.
14. Where water line and sewer line abandonment is planned, the contractor may abandon water lines and sewer lines in place where they occur at least 24" (to top of the pipe) below final subgrade elevations. All utility lines being abandoned in place shall have all ends permanently closed using a concreted plug. Existing lines within the proposed building footprint (and 10 feet beyond the building footprint) shall be removed.
15. Existing lights and poles being removed shall be first offered to the owner's representative prior to disposing of them. Coordinate Lighting demolition and layout with the electrical drawings.
16. Existing trees to be preserved are to be barricaded before beginning construction. In accordance with the tree preservation notes and detail on the landscape plan.
17. The contractor shall incorporate into his work any isolation valves or temporary plugs required to construct new utility lines and demolish existing utility lines.
18. Existing irrigation lines lie within the area affected by the proposed construction. The contractor shall rework the existing irrigation systems in accordance with directives noted on the landscape plan. Service shall be maintained during construction to the landscaped areas currently irrigated.
19. Relocation of existing plant materials shall be coordinated with the owner and relocated to a designated area on the site.
20. Selective clearing consisting of removal of vines, saplings under 1" diameter and underbrush shall be performed in tree preservation areas internal to the project and noted on plans.

GENERAL NOTES:

1. Base information was taken from a survey prepared by Donland Land Surveying, LLC, dated December 6, 2023.
2. Provide a smooth transition between existing pavement and new pavement. Slight field adjustment of final grades may be necessary.
3. All roadway, driveway, sidewalk, and curb construction shall conform to the requirements and specifications of the local municipality codes and requirements.
4. Concrete for curbs and sidewalks shall be 3500 PSI concrete unless required otherwise by local codes.
5. The site layout is based on control points as noted.
6. The contractor shall conform to all local codes and receive approval where necessary before commencement of any construction.
7. All site related construction materials and installation shall conform to local governing agency regulations and specifications.
8. Handicap ramps shall have a maximum slope of 1:12.
9. All pavement materials and construction shall conform to the local governing agency and state D.O.T. standards and specifications.
10. The contractor shall check all existing conditions, (i.e. inverts, utility routings, utility crossings, and dimensions) in the field prior to commencement of any utility work. Report any discrepancies to the owner's representative. The contractor shall repair any damage caused during construction to existing features (i.e. pavement, sidewalks, curbs, utilities, etc.), at his own expense, to the standards of the preconstruction condition or better.
11. Dimensions are to face of curb and/or exterior face of building unless otherwise noted.
12. Curbs shall be parallel to the centerline of drives. The curb shall be placed only after having all break points (PC & PT of curves) located at the face of curb or at a consistent offset by a land surveyor.
13. Any work unacceptable to the owner's representative or to the local governing authority shall be repaired or replaced by the contractor at no additional expense to the owner.
14. Existing pavement of private or public roadways/drives shall be patched in accordance with the local governing authority's standards wherever utility installation requires removal of the existing pavement. Coordinate pavement trenching locations with site civil, plumbing and electrical plans.
15. The contractor shall comply with all pertinent provisions of the "manual of accident prevention in construction" issued by AGC of America, Inc. and the "Safety and Health Regulations for Construction" issued by the U.S. Department of Public Works.
16. Contractor shall give all necessary notices and obtain all permits prior to commencement of any construction.
17. In the event of any discrepancies and/or errors found in these site drawings, or if problems are encountered during construction, the contractor shall be required to notify the engineer before proceeding with the work.
18. The general contractor is particularly cautioned that the location and/or elevation of the existing utilities shown hereon is based on utility company records, and where possible, field measurements. The contractor shall not rely on this information as being exact or complete. The contractor shall call the appropriate utility company at least 72 hours prior to any excavation and request field verification of utility locations. It shall be the contractor's responsibility to relocated existing utilities conflicting with improvements shown hereon in accordance with all local, state, and federal regulations governing such operations.
19. Contractor shall exercise extreme caution in the use of equipment in and around overhead and underground electrical wires and services. If at any time in the pursuit of this work the contractor must work in the close proximity of the above-noted wires, the electric company shall be contacted prior to such work and the proper safety measures taken. A thorough examination of the overhead and underground wires in the project area should be made by the contractor prior to the initiation of construction.
20. The owner and engineer do not assume responsibility for the possibility that, during construction, utilities other than those shown may be encountered or that actual locations of those shown may be different from locations designated on the contract drawings. In areas where it is necessary that exact locations be known of underground utilities, the contractor shall, at his own expense, furnish all labor and tools necessary to either verify and substantiate or definitely establish the position of underground utility lines.
21. Do not scale this drawing as it is a reproduction and subject to distortion.
22. These plans, prepared by Civil Site Design Group, do not extend to or include systems pertaining to the safety of the construction contractor or its employees, agents or representatives in the performance of the work. The seal of the engineering services registered professional engineer hereon does not extend to any such safety systems that may now or hereafter be incorporated into these plans. The construction contractor shall prepare or obtain the appropriate safety systems which may be required by U.S. Occupational Safety and Health Administration (OSHA) and/or local regulations.
23. In the case of conflict between this drawing and any other drawing and/or the specifications, the engineer shall be immediately notified for clarification.

SITE GRADING, DRAINAGE AND EROSION CONTROL NOTES:

1. The disturbed area for this project is approximately 2.15 acres.
2. The contractor shall comply with all pertinent provisions of the manual of accident prevention and construction issued by AGC of America, Inc. and the safety and health regulations of construction issued by the U.S. Department of Labor.
3. The contractor shall call "Tennessee One Call" (811) 72 hours prior to proceeding with any excavation.
4. If any springs or underground streams are exposed during construction, permanent French drains may be required. The drains shall be specified and located during construction as required by the conditions which are encountered, and shall be approved by the engineer.
5. Stockpiled topsoil or fill material shall be treated so no sediment run-off will contaminate surrounding areas or enter nearby streams.
6. Clean silt barriers when they are approximately 50% filled with sediment or as directed by the owner's representative. Silt barriers shall be replaced as effectiveness is significantly reduced, or as directed by the owner's representative.
7. All new pipes under existing paved areas shall be backfilled to the top of subgrade with # 57 crushed stone.
8. Sediment removed from sediment control structures is to be placed at a site approved by the local governing authority. It shall be treated in a manner so that the area around the disposal site will not be contaminated or damaged by the sediment in the run-off. Cost for this treatment is to be included in the bid price for earthwork. The contractor shall obtain the disposal site as part of his work.
9. Reinforced concrete storm drainage pipe shall be Class III. Corrugated metal pipe shall be 14 gauge unless otherwise noted.
10. Minimum grade on asphalt or concrete paving shall be 1.0%.
11. Construct silt barriers before beginning any grading operations.
12. This grading & drainage plan is not a determination or guarantee of the suitability of the subsurface conditions for the work indicated. Determination of the subsurface conditions for the work indicated is solely the responsibility of the contractor.
13. Do not disturb vegetation or remove trees except when necessary for grading purposes.
14. Top of grate elevations and location of coordinates for drainage structures shall be installed as shown on the plan unless otherwise noted. The grates shall slope longitudinally with the pavement grades. Coordinates provided are for the center of the grate (at the face of curb where applicable).
15. Any site used for disposal and/or stockpile of any material shall be properly permitted for such activity. It is the responsibility of the contractor to see that all required permits are secured for each property utilized. A copy of the approved permit must be provided to the inspector prior to commencement of work on any property. Failure to do so may result in the contractor removing any illegally placed material at his own expense.
16. Respread topsoil (6 inch minimum thickness), seed, and straw all disturbed areas as soon as possible after final grading is completed, unless otherwise indicated. Contractor shall take whatever means necessary to establish permanent soil stabilization.
17. Proposed contour lines and spot elevations are the result of an engineered grading design and reflect a planned intent with regard to drainage and movement of materials. Should the contractor have any question of the intent or any problem with the continuity of grades, the engineer shall be contacted immediately.
18. All cut and fill slopes shall be 3 horizontal to 1 vertical or flatter unless otherwise indicated on plans.
19. Positive drainage shall be established as the first order of work and shall be maintained at all times during and after construction. Soil softened by perched water in foundation and pavement areas must be undercut and replaced with suitable fill materials.
20. Remove sediment from all drainage structures before acceptance by local governing agency, or as directed by the owner's representative.
21. Contractor shall conform to all applicable codes and obtain approval as necessary before beginning construction.
22. Remove the temporary erosion and water pollution control devices only after a solid stand of grass has been established on graded areas and when in the opinion of the owner's representative, they are no longer needed.
23. Provide temporary construction access(es) at the point(s) where construction vehicles exit the construction area. Maintain public roadways free of tracked mud and dirt.
24. All earthwork, including the excavated subgrade and each layer of fill, shall be monitored and approved by a qualified geotechnical engineer, or his representative.
25. All fill material on this project shall be approved by the geotechnical engineer prior to placement. This material shall be placed in lifts and compacted as directed by the geotechnical engineer, The contractor shall be responsible for employing a geotechnical engineer if one is not provided by the owner.
26. All drainage construction materials and installation shall conform to the requirements and specifications of the local governing agency.
27. It shall be the contractor's responsibility to waste excess earth material off site at no additional cost to the owner. The contractor shall first offer the excess material to the owner. If not accepted by the owner, the contractor shall dispose of earth material off site. It shall also be the contractor's responsibility to import suitable material (at no additional cost to the owner) for earthwork operations if sufficient amounts of earth material are not available on site.
28. The contractor shall check all existing grades and dimensions in the field prior to beginning work and report any discrepancies to the engineer. Commencement of any grading work constitutes the contractor's acceptance of the existing grade as matching those shown on the plans.
29. Strip topsoil from all cut and fill areas and stockpile. Upon completion of general grading respread the topsoil over all disturbed areas, to a minimum depth of 6". Contractor shall supply additional topsoil if insufficient quantities exist on site. Remove any excess topsoil from site.
30. The contractor shall take special care to compact fill sufficiently around and over all pipes, structures, valve stems, etc., inside the proposed paved areas to avoid settlement. Any settlement during the warranty period shall be restored by the contractor at no additional cost to the owner.
31. In no case shall slope height, slope inclination, or excavation depth, including trench construction, exceed those specified in local, state and federal regulations, specifically the current OSHA Health and Safety Standards for Excavations (29 CRF Part 1926) shall be followed.
32. All fill slopes and cut slopes on this project shall be reviewed by the owner's geotechnical engineer during construction to confirm that the slopes are (will be) stable. It is the contractor's responsibility to have this confirmation in writing from the geotechnical engineer.
33. All fill on this project shall be installed and compacted in accordance with the owner's geotechnical engineer's recommendation. The owner's geotechnical engineer shall review all filling operations to confirm the earthwork is properly installed and compacted. It is the contractor's responsibility to have this conformation in writing from the geotechnical engineer.
34. Relocation of existing plant materials shall be coordinated with the owner and relocated to a designated area on site.
35. All horizontal and vertical information of proposed culverts shown hereon which accept/discharge flows to/from existing channels are approximate utilizing topographic drawings. The final horizontal and vertical alignments shall be field located by the contractor prior to the ordering of materials or commencement of construction and shall notify the engineer of any discrepancies to what was designed.
36. The contractor shall coordinate the exact location of the storm drain connections at the building with the plumbing plans.

SITE UTILITY NOTES:

The contractor shall walk the alignment of the sewers and shall be field adjusted to avoid trees as possible. The contractor shall walk the alignment of these swales and ditches in the field to verify avoidance of trees.

1. Prior to the commencement of any construction or ordering any materials, the contractor shall field verify the exact horizontal and vertical location of all existing utilities at the point of all proposed connections to the existing utilities. Any discrepancies in the design engineer and reported.
2. The sanitary sewer line shall be PVC-SDR 26. The domestic water line shall be Type K copper. The public water line and the fire service line shall be class 52 ductile iron pipe.
3. Water meters shall be no deeper than 24" from the top of meter to proposed finished grade unless otherwise required by the local water department.
4. Prior to submitting his bid, the contractor will be solely responsible for contacting owners of all affected utilities in order to determine the extent to which utility relocations and/or adjustments will have upon the schedule of work for the project. While some work may be required around utility facilities that will remain in place, other utility facilities may need to be adjusted concurrently with the contractor's operations.
5. The contractor shall comply with all pertinent provisions of the manual of Accident Prevention and Construction issued by AGC of America.
6. Provide a minimum 36" of cover over all water lines unless required otherwise by the local water department.
7. All water lines, sewer lines, and appurtenances shall be of materials and construction that conform to the local water department/district's requirements and specifications.
8. Coordinate the exact location of all utilities entering the building with the plumbing plans.
9. Safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over and around the utilities, the contractor will be required to furnish such equipment at no additional cost to the owner.
10. Reduced Pressure Backflow Preventer (RPBP) or dual check valves will be required on all test and fill lines (jumper) needed for water main construction and must be approved by the local water department/district.
11. All connections to existing manholes shall be by the coring and resilient seal method.
12. Before connections are made into existing utilities, the new lines are to be flushed and tested by the contractor in accordance with the local water department/district specifications.
13. The contractor shall adjust the alignment of the water lines (horizontally and/or vertically) to allow the required bracing at bends and tees.
14. The contractor shall provide all horizontal and vertical bends to attain the alignment indicated on the plans. Provide vertical bends where necessary to allow water lines to pass under or over other utility lines. (All bends and braces needed may not be actually shown). Provide bracing and/or rodding at all bends and tees as required by local utility department/district.
15. Contractor shall mark the location of all new PVC lines with #8 wire.
16. The location of existing utilities shown on these plans are approximate only. The contractor shall notify each individual utility owner of his plan of operation in the area of the utilities. Prior to commencing work, the contractor shall contact the utility owners and request them to properly locate their respective utility on the ground in the area of the private utility lines. The contractor shall have an underground locator mark the location of the existing lines. This notification shall be given at least three (3) business days prior to commencement of operations around the utility.
17. Fire hydrant assemblies include the appropriate sized tee (with kicker), 6" line to hydrant, 6" gate valve (with valve box), and fire hydrant (with kicker). Hydrants shall be installed at locations within 7 feet of the curb, (minimum of 2 feet behind curb).
18. Where drainage or utility lines occur in proposed fill areas, the fill material shall be placed and compacted in accordance with the specifications and the Geotechnical Engineer recommendations prior to installation of drainage or utility lines. Fill is to be inspected by a professional Geotechnical Engineer testing firm employed by the owner. Results of the test shall be furnished to the owner's representative. Contractor shall pay for any retesting.
19. The contractor shall field verify the exact horizontal and vertical location of existing manholes, sanitary sewer lines, and water lines at the point of connection prior to the commencement of construction or ordering materials, report any discrepancies to the engineer immediately.
20. Repair existing pavement, curbs, walks, landscaping, etc. that are damaged by construction activities to a like new condition at no additional cost to the owner.
21. Sanitary sewer services shall be 6" diameter PVC (SDR 26) at a minimum slope of 1.0% unless shown otherwise on the drawings. Lines shall start 5' beyond the buildings. Coordinate connection points with the building plumbing drawings. Provide a minimum 30" of cover over all sewer services in grass areas and 48" of cover in paved areas.
22. Some utilities can be located by call the "Tennessee One Call" System, Inc. The contractor shall call "Tennessee One Call" (1-800-351-1111) 72 hours prior to proceeding with any excavation.
23. The concrete caps and encasements on water and sewer lines shall be a minimum of 6" thick. Use 3000 PSI concrete.
24. The contractor shall be responsible for coordinating the sequencing of construction for all utility lines so that water lines do not conflict with sanitary sewers, sanitary sewer services, storm sewers, or any other utility or structure, existing or proposed.
25. All trenches cut in existing roads or drives shall utilize a clean saw cut and shall be backfilled (100%) to final sub grade with #57 stone. Repair pavement in accordance with the local governing agency requirements.
26. Existing manholes located in fill/cut areas shall be adjusted to ensure that the top of casting is flush with the finished grade.
27. The contractor shall maintain 10 feet horizontal separation between sanitary sewer lines and water lines. Where these criteria cannot be met, the contractor shall maintain 18" vertical separation between water and sewer lines.
28. The fire line shall be installed by a sprinkler contractor licensed in the State of Tennessee. The fire line shall be flushed and tested in accordance with NFPA requirements.
29. The proposed gas line construction and installation shall be coordinated with the local gas by the contractor.
30. The proposed electric line construction and installation shall be coordinated with the local electric company by the contractor.
31. The proposed telephone line construction and installation shall be coordinated with the local telephone company by the contractor.
32. Siamese stand pipe to be galvanized steel.

CITY OF FRANKLIN 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.

CITY OF FRANKLIN EPSC GENERAL NOTES:

1. Sediment shall be removed from silt fence when reaches 1/3 the height of the fence; sediment shall be removed from all other EPSC measures and control as recommended in the TNEPSC Handbook, and must be removed when design capacity has been reduced by 50%.
2. EPSC's shall be implemented before earth moving begins.
3. Areas where construction has temporarily/permanently ceased shall be stabilized within 14 days (7 days for ≥35% slopes).
4. Inspections of outfalls/EPSC measures shall be conducted at least twice weekly and at least 72 hours apart.
5. Vegetation, EPSC's and other protective measures shall be repaired, replaced, or modified within 7 days of being notified of an issue.
6. Construction shall be phased for activities that will disturb >50 acres.
7. EPSC's shall be designed to control the rainfall and runoff from a 2-year, 24-hour return interval storm; be designed to control the rainfall and runoff from a 5-year, 24-hour return interval storm.
8. Temporary sediment basin(s) shall be provided for on-site outfalls that receive drainage from ≥10 acres; ≥5 acres fro sites that discharge to impaired or exceptional TN waters.
9. Green infrastructure BMP's shall be protected during site work, with silt fence, to prevent sedimentation and compaction.

CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

1. Prior to beginning any construction, the Developer and/or Contractor, shall obtain all necessary permits as required by law. Such permits may include, but are not limited to, those required by State of Tennessee, Williamson County and other City of Franklin agencies.
2. 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.
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.
4. 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.
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. All temporary striping shall conform to "Standard Specifications for Road and Bridge Construction," published by TDOT, the latest revision except as herein amended. When approved, temporary striping shall be required prior to the opening of a street for travel where pavement and/or permanent striping cannot be completed due to weather and/or time constraints.
7. Thermoplastic pavement markings should be used on all public and private City street projects. Thermoplastic traffic striping and pavement markings shall conform to Section 716.03 "Thermoplastic Pavement Markings", of the Tennessee Department of Transportation Specifications (TDOT), and to the City of Franklin Transportation & Street Technical Standards.

GENERAL LINETYPES

(EX. = EXISTING)

- EX. FORCEMAIN — — — FM — — —
- EX. GAS — — — G — — —
- EX. OVERHEAD ELECTRIC — — — OHE — — —
- EX. UNERGROUND ELECTRIC — — — UGE — — —
- EX. SANITARY SEWER — — — SA — — —
- EX. STORM SEWER — — — ST — — —
- EX. FIRE — — — F — — —
- EX. WATER — — — W — — —
- BOUNDARY
- LOT
- EASEMENT
- DITCH
- FENCE — X — X —
- ROAD CENTERLINE — — —
- WATER FEATURES
- FORCEMAIN — FM —
- GAS — G —
- OVERHEAD ELECTRIC — OHE —
- UNERGROUND ELECTRIC — UGE —
- SANITARY SEWER — SA —
- STORM SEWER — ST —
- FIRE LINE — F —
- WATER — W —

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER — 00
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
- STORM MANHOLE
- STORM AREA DRAIN
- STORM CURB INLET

GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

PROJECT BENCHMARK:

BM #1
DESC: MAG NAIL SET FLUSH IN CONCRETE WALL
ELEV: 699.20' (NAVD88)
NORTHING: 576,346.23
EASTING: 1,709,045.54
TN STATE PLANE NAD83

BM #2
DESC: MAG NAIL SET FLUSH
ELEV: 660.68' (NAVD88)
NORTHING: 577,072.32
EASTING: 1,707,845.92
TN STATE PLANE NAD83

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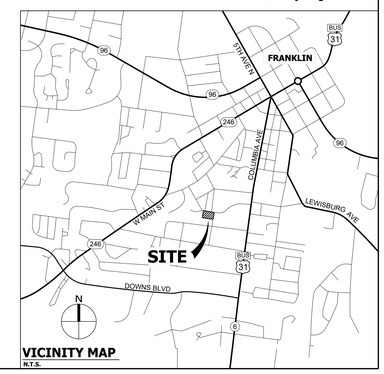

VICINITY MAP
N.T.S.

SHEET INDEX

C0.00	COVER SHEET
C0.01	GENERAL NOTES AND INDEX
C1.00	OVERALL EXISTING CONDITIONS PLAN
C1.01	EXISTING CONDITIONS PLAN
C1.02	EXISTING CONDITIONS PLAN
C2.00	OVERALL SITE LAYOUT PLAN
C2.01	SITE LAYOUT PLAN
C2.02	SITE LAYOUT PLAN
C2.03	UTILITY PLAN
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C2.05	VEHICLE TRACKING PLAN
C2.06	VEHICLE TRACKING PLAN
C2.07	TRAFFIC CONTROL PLAN
C2.08	TRAFFIC CONTROL PLAN
C3.00	GRADING AND DRAINAGE PLAN
C3.01	GRADING AND DRAINAGE PLAN
C3.02	SWPPP STAGE 1 PLAN
C3.03	SWPPP STAGE 1 PLAN
C3.04	SWPPP STAGE 2 PLAN
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C3.07	SWPPP STAGE 3 PLAN
C4.00	CIVIL DETAILS
C4.01	CIVIL DETAILS
C4.02	CIVIL DETAILS

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CSDG
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2305 Kline Avenue, Suite 300
Nashville, TN 37211 | 615.248.9999

PROJECT NO.: 17-105-02

ACADEMY PARK II SUBDIVISION, LOT 1, FRANKTOWN OPEN HEARTS CENTER COF #8890

ACADEMY PARK II SUBDIVISION, LOT 1
215 GRANBURY STREET, FRANKLIN, TN

CATHERINE A. MCWILLIAMS — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE
08/07/2025

2022, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
	PRE-APPLICATION	6/27/2025
	INITIAL SUBMITTAL	7/14/2025
	RESUBMITTAL	8/7/2025

Project Number
21.1104

GENERAL NOTES AND INDEX

C0.01

Site Area:	±1.28 ac
Disturbed Area:	±2.15 ac
Impervious Area:	±0.73 ac
Required Open Space:	5.00%
Proposed Open Space:	42.6%
Existing Zoning:	Civic and Institutional (CI)
Proposed Zoning:	Civic and Institutional (CI)
Building Occupancy:	Assembly (A-3), Business and Education
Building Use:	Civic and Institutional (CI)
Building Maximum Height:	2 Stories
Building Construction Type:	Type IIB
Prop. Building Area:	±15,800 SF
Prop. Building Height:	30' - 0"
Overlay Zoning:	Central Franklin Overlay
Receiving Waters:	West Main Branch (assessment status: unavailable)
Existing Structures:	None
Building Setbacks:	Front: 25'
	Side: 25'
	Rear: 25'
Min. Landscape Surface Ratio:	0.40
Proposed LSR:	0.54
Bike Parking Required:	1 space per 10 students
	150 students x (1 space/ 10 students) = 15 spaces
Bike Parking Provided:	15 spaces
Parking Required:	2 Spaces/Employee x 14 Employees
	= 28 Spaces Required
Parking Provided:	28
Accessible Parking Required:	1
Accessible Parking Provided:	2

Notes:

1. The project site is located at 215 Granbury Street in Franklin, TN and is located within the 9th Civil District. The property is referenced as Map 78J, Parcel 24.00 on the Williamson County tax maps.
2. Survey information provided by Donlon Land Surveying, LLC.
3. Fire hydrant flow for the hydrant located 216 Granbury Street in Franklin, TN 37064 (test date 08/06/25)
   - Static Pressure: 80 psi
   - Residual Pressure: 72 psi
   - Flow: 1424 gpm
   - Predicted flow at 20 psi: 4228 gpm
4. The acreage of this development is ±1.28 ac.
5. There are no individual list National Registered historic structures within 500' of the property.
6. No mineral rights are known to be held by parties outside of the property owner.
7. Based on graphic plotting of FEMA FIRM map 47187C0192H dated 12/20/2024, the site is located in Zone X, which is determined to be outside the 0.2% annual chance floodplain.
8. All public improvements shall be located within an easement or public right of way.
9. Contractor is responsible for obtaining a current copy of a geotechnical report, if available, for information on site specific conditions and recommendations.
10. All signs, markings, signals, and other traffic control devices used on public and private streets complies with the MUTCD latest edition.
11. Contractor shall coordinate relocation of onsite power poles with MTEMC.
12. Contractor shall notify Atmos Energy contact to verify ownership and abandonment of gas line before proceeding with removal.
13. Minimum width for standard 90° surface parking spaces adjacent to parking islands or green space shall be 10'.
14. Gates will have 20 ft. of clear width with two means of automatic opening. This will be accomplished through a siren operated sensor and key box for emergency access
15. Williamson County solid waste will collect refuse at this location from curbside containers.

EXISTING GRADING & DRAINAGE DATA CHART

Basin Area:	1.28 ac	
Impervious Area:	0.00 ac	
Disturbed Area:	0.00 ac	
Rv Value:	0.112	
Peak Runoff:	2yr	0.011 cfs
	5yr	0.204 cfs
	10yr	0.576 cfs
	25yr	1.240 cfs
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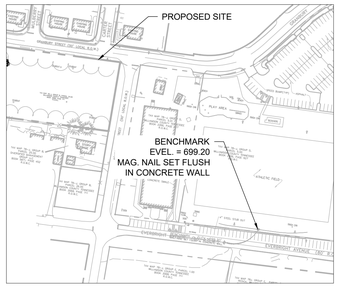
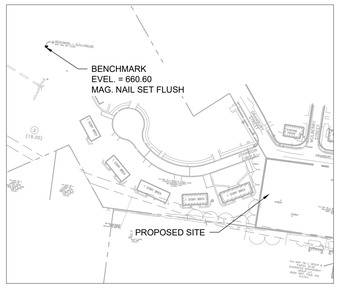


BENCHMARK #1 INSET
SCALE: 1"=150'



BENCHMARK #2 INSET
SCALE: 1"=150'

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Hu	Huntington silt loam, phosphatic	0.0	2.4%
MbB	Maury silt loam, 2 to 5 percent slopes,	1.5	94.5%
MbC2	Maury silt loam, 5 to 12 percent slopes, eroded	0.0	3.1%
Totals for Area of Interest		**1.6**	**100.0%**

BASED ON GRAPHIC PLOTTING OF FEMA FIRM MAP 47187C0192H DATED 12/20/2024, THIS SITE IS LOCATED WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY DONLON LAND SURVEYING, LLC, DATED DECEMBER 6, 2023. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

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PROJECT NO.: 17-105-02

ACADEMY PARK II SUBDIVISION, LOT 1, FRANKTOWN OPEN HEARTS CENTER COF #8890

ACADEMY PARK II SUBDIVISION, LOT 1
215 GRANBURY STREET, FRANKLIN, TN

CATHERINE A. MCWILLIAMS
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
ENGINEERING
STATE OF TENNESSEE
Preliminary 08/07/2025

2022, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
	PRE-APPLICATION	6/27/2025
	INITIAL SUBMITTAL	7/14/2025
	RESUBMITTAL	8/7/2025

Project Number
21.1104

OVERALL EXISTING CONDITIONS PLAN

C1.00

Site Area:	±1.28 ac
Disturbed Area:	±2.15 ac
Impervious Area:	±0.73 ac
Required Open Space:	5.00%
Proposed Open Space:	42.6%
Existing Zoning:	Civic and Institutional (CI)
Proposed Zoning:	Civic and Institutional (CI)
Building Occupancy:	Assembly (A-3), Business and Education
Building Use:	Civic and Institutional (CI)
Building Maximum Height:	2 Stories
Building Construction Type:	Type IIB
Prop. Building Area:	±15,800 SF
Prop. Building Height:	30' - 0"
Overlay Zoning:	Central Franklin Overlay
Receiving Waters:	West Main Branch (assessment status: unavailable)
Existing Structures:	None
Building Setbacks:	Front: 25'
	Side: 25'
	Rear: 25'
Min. Landscape Surface Ratio:	0.40
Proposed LSR:	0.54
Bike Parking Required:	1 space per 10 students 150 students x (1 space/ 10 students) = 15 spaces
Bike Parking Provided:	15 spaces
Parking Required:	2 Spaces/Employee x 14 Employees = 28 Spaces Required
Parking Provided:	28
Accessible Parking Required:	1
Accessible Parking Provided:	2

Notes:

1. The project site is located at 215 Granbury Street in Franklin, TN and is located within the 9th Civil District. The property is referenced as Map 78J, Parcel 24.00 on the Williamson County tax maps.
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6. No mineral rights are known to be held by parties outside of the property owner.
7. Based on graphic plotting of FEMA FIRM map 47187C0192H dated 12/20/2024, the site is located in Zone X, which is determined to be outside the 0.2% annual chance floodplain.
8. All public improvements shall be located within an easement or public right of way.
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EXISTING GRADING & DRAINAGE DATA CHART

Basin Area:	1.28 ac	
Impervious Area:	0.00 ac	
Disturbed Area:	0.00 ac	
Rv Value:	0.112	
Peak Runoff:	2yr	0.011 cfs
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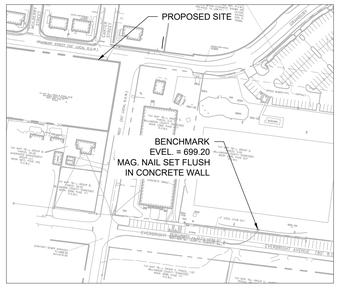
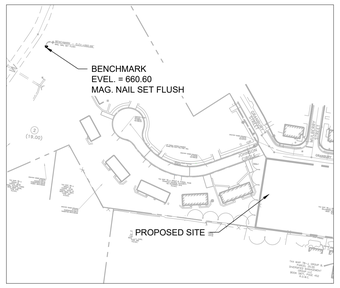


BENCHMARK #1 INSET
SCALE: 1"=150'



BENCHMARK #2 INSET
SCALE: 1"=150'

Tennessee811
Know what's below.
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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Hu	Huntington silt loam, phosphatic	0.0	2.4%
MbB	Maury silt loam, 2 to 5 percent slopes,	1.5	94.5%
MbC2	Maury silt loam, 5 to 12 percent slopes, eroded	0.0	3.1%
Totals for Area of Interest		**1.6**	**100.0%**

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MAP 78J PARCEL 24.00

PROJECT BENCHMARK:
BM #1
DESCRIPTION: MAG NAIL SET FLUSH IN CONCRETE WALL
ELEVATION: 699.20'
BM #2
DESCRIPTION: MAG NAIL SET FLUSH
ELEVATION: 660.66'

N

0 20 40
SCALE: 1"=20'

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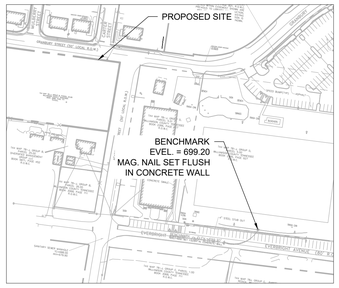
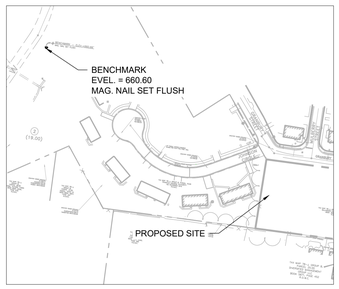


BENCHMARK #1 INSET
SCALE: 1"=150'



BENCHMARK #2 INSET
SCALE: 1"=150'

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Totals for Area of Interest		**1.6**	**100.0%**

BASED ON GRAPHIC PLOTTING OF FEMA FIRM MAP 47187C0192H DATED 12/20/2024, THIS SITE IS LOCATED WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY DONLON LAND SURVEYING, LLC, DATED DECEMBER 6, 2023. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

906 STUDIO
ARCHITECTS +INTERIORS
143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
906studio.com

CSDG
Planning | Engineering
Landscape Architecture
2305 Kline Avenue, Suite 300
Nashville, TN 37211 | 615.248.9999

PROJECT NO.: 17-105-02

ACADEMY PARK II SUBDIVISION, LOT 1, FRANKTOWN OPEN HEARTS CENTER COF #8890

ACADEMY PARK II SUBDIVISION, LOT 1
215 GRANBURY STREET, FRANKLIN, TN

CATHERINE A. MCWILLIAMS
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE & COMMERCE
No. 328421
STATE OF TENNESSEE
08/07/2025

2022, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
	PRE-APPLICATION	6/27/2025
	INITIAL SUBMITTAL	7/14/2025
	RESUBMITTAL	8/7/2025

Project Number
21.1104

EXISTING CONDITIONS PLAN

C1.02

CITY OF FRANKLIN STREET CUT NOTES:

1. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND TRAFFIC CONTROL PLAN APPROVED BY THE STREET DEPARTMENT.
2. TRENCH BACKFILL AND STREET REPAIR SHALL BE MADE IN ACCORDANCE WITH CITY OF FRANKLIN STREET STANDARD DRAWING RD-6 (LOCAL) OR RD-7 (COLLECTOR OR ARTERIAL).
3. AT STREET CUTS, TRENCH EXCAVATION SHALL BE MILLED AND OVERLAID A MINIMUM OF 100 FEET CENTERED ON THE TRENCH.

Within new developments and for off-site lines contracted 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 waterlines shall be placed underground. Light industrial and heavy industrial districts shall be permitted to have their off-site overhead. Changes shall not be made to the lines approved site plan unless approved by either the relevant department superintendent or the planning commission.

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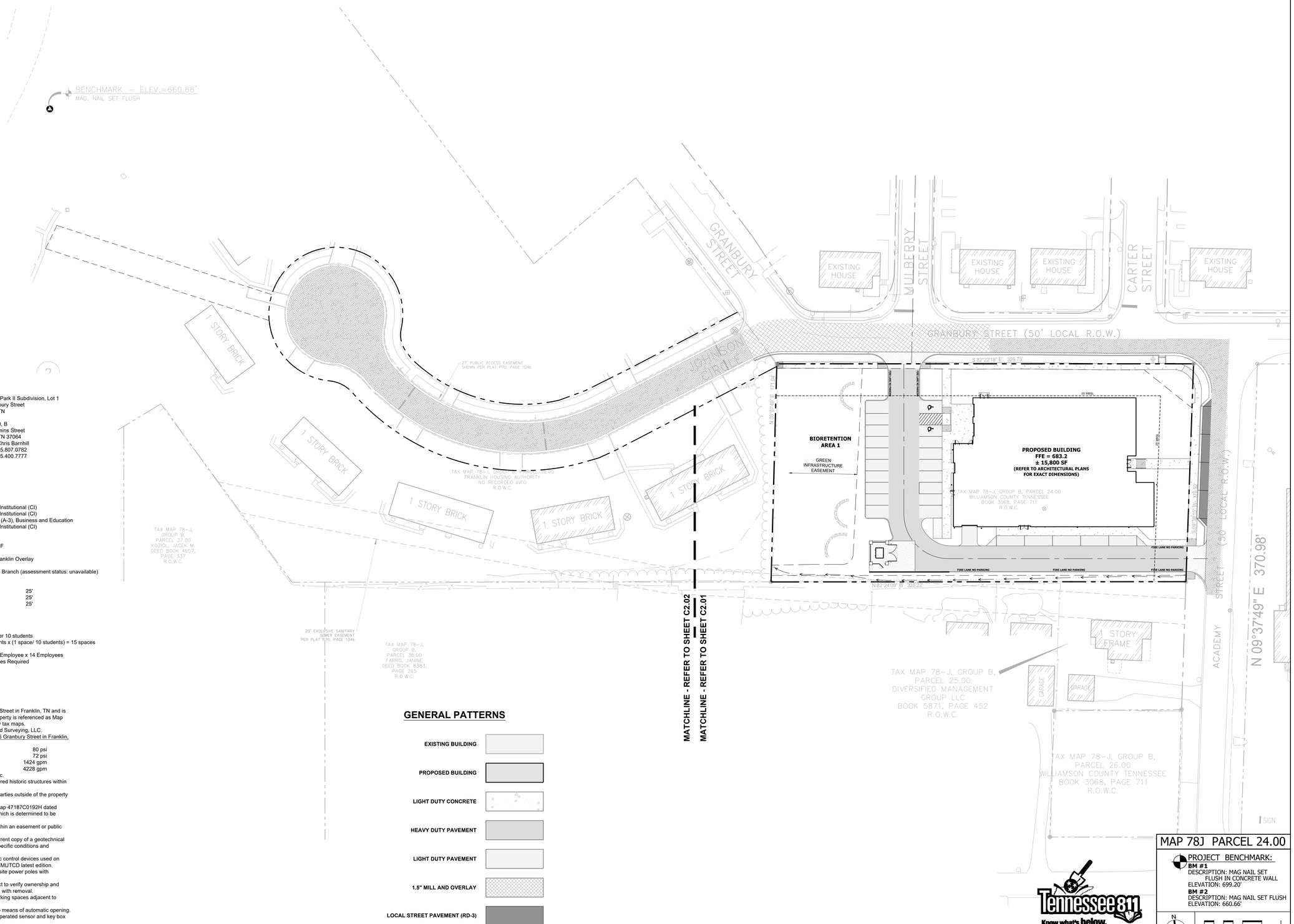

Site Data:

Project Name:	Academy Park II Subdivision, Lot 1
Address:	215 Granbury Street Franklin, TN
Civil District:	9th
Map, Parcels:	78J, 24.00, B
Owner/Developer:	412 Cummins Street Franklin, TN 37064 Contact: Chris Barnhill Phone: 615.807.0782 Phone: 615.400.7777
Site Area:	±1.28 ac
Disturbed Area:	±2.15 ac
Impervious Area:	±0.73 ac
Required Open Space:	5.00%
Proposed Open Space:	42.6%
Existing Zoning:	Civic and Institutional (CI)
Proposed Zoning:	Civic and Institutional (CI)
Building Occupancy:	Assembly (A-3), Business and Education
Building Use:	Civic and Institutional (CI)
Building Maximum Height:	2 Stories
Building Construction Type:	Type IIB
Prop. Building Area:	±15,800 SF
Prop. Building Height:	30' - 0"
Overlay Zoning:	Central Franklin Overlay
Receiving Waters:	West Main Branch (assessment status: unavailable)
Existing Structures:	None
Building Setbacks:	Front: 25' Side: 25' Rear: 25'
Min. Landscape Surface Ratio:	0.40
Proposed LSR:	0.54
Bike Parking Required:	1 space per 10 students 150 students x (1 space/ 10 students) = 15 spaces
Bike Parking Provided:	15 spaces
Parking Required:	2 Spaces/Employee x 14 Employees = 28 Spaces Required
Parking Provided:	28
Accessible Parking Required:	1
Accessible Parking Provided:	2

Notes:

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   - Residual Pressure: 72 psi
   - Flow: 1424 gpm
   - Predicted flow at 20 psi: 4228 gpm
4. The acreage of this development is ±1.28 ac.
5. There are no individual list National Registered historic structures within 500' of the property.
6. No mineral rights are known to be held by parties outside of the property owner.
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9. Contractor is responsible for obtaining a current copy of a geotechnical report, if available, for information on site specific conditions and recommendations.
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15. Williamson County solid waste will collect refuse at this location from curbside containers.

GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- 1.5" MILL AND OVERLAY
- LOCAL STREET PAVEMENT (RD-3)

Tennessee 811 Know what's below. Call before you dig.

MAP 78J PARCEL 24.00

PROJECT BENCHMARK:

BM #1
DESCRIPTION: MAG NAIL SET FLUSH IN CONCRETE WALL
ELEVATION: 699.20'

BM #2
DESCRIPTION: MAG NAIL SET FLUSH
ELEVATION: 660.66'

N

0 30 60
SCALE: 1"=30'

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PROJECT NO.: 17-105-02

ACADEMY PARK II SUBDIVISION, LOT 1, FRANKTOWN OPEN HEARTS CENTER COF #8890

ACADEMY PARK II SUBDIVISION, LOT 1
215 GRANBURY STREET, FRANKLIN, TN

CATHERINE A. MOORE LICENSED LANDSCAPE ARCHITECT REGISTERED No. 328 STATE OF TENNESSEE
Catherine A. Moore 08/07/2025

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NO.	DESCRIPTION	DATE
	PRE-APPLICATION	6/27/2025
	INITIAL SUBMITTAL	7/14/2025
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Project Number
21.1104

OVERALL SITE LAYOUT PLAN

C2.00

Site Data:

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Civil District:	9th
Map, Parcels:	78J, 24.00, B
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Proposed Zoning:	Civic and Institutional (CI)
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Prop. Building Height:	30' - 0"
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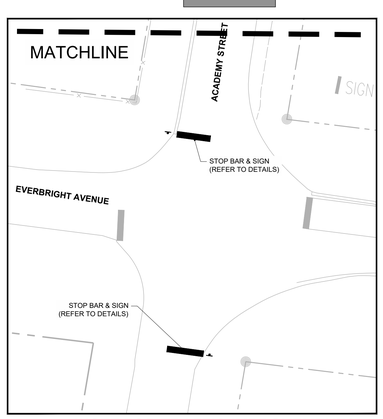
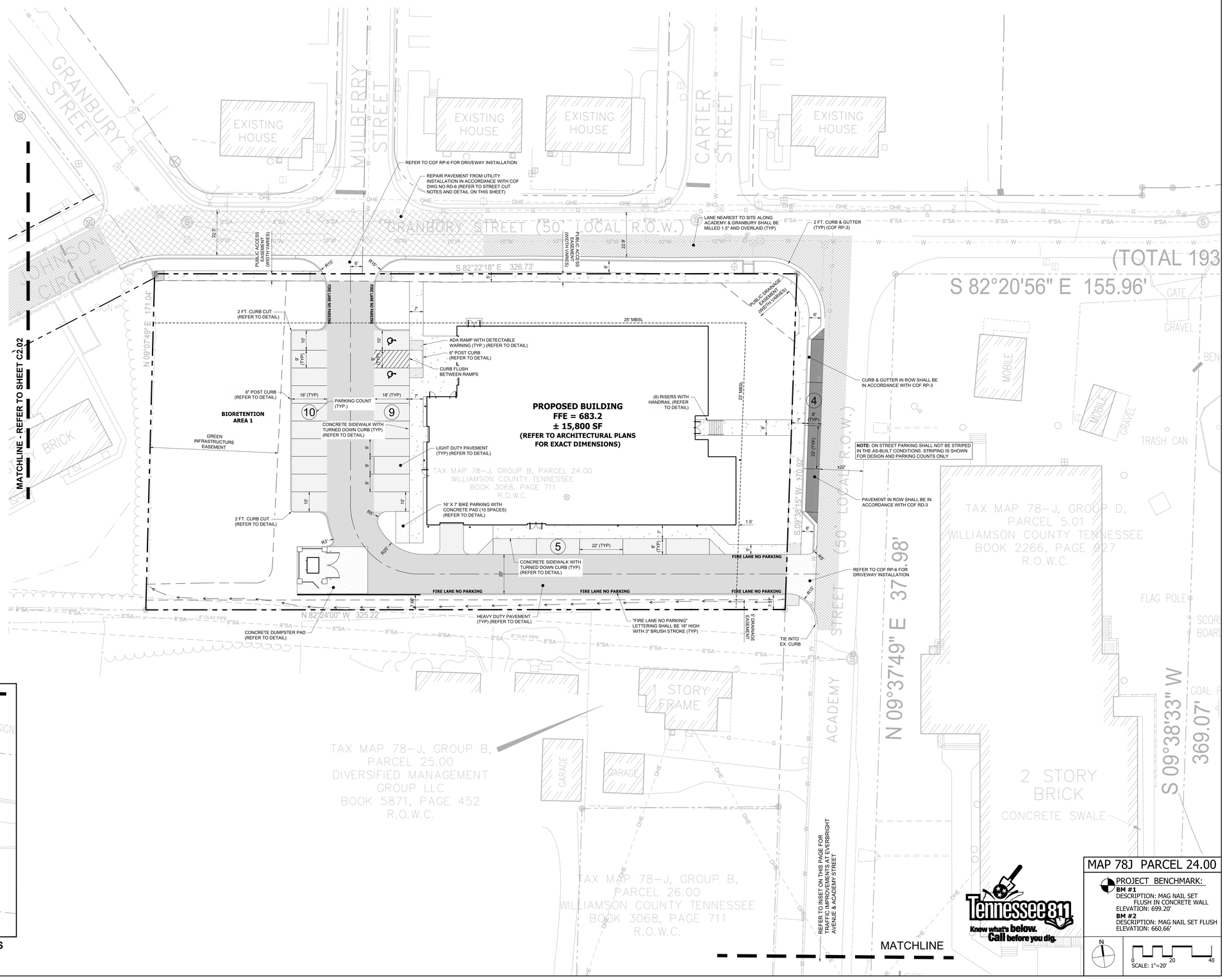


INSET FOR TRAFFIC IMPROVEMENTS AT EVERBRIGHT & ACADEMY
SCALE: 1" = 20'



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PROJECT NO.: 17-105-02

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215 GRANBURY STREET,
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CATHERINE A. MORALES
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
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SITE LAYOUT PLAN

C2.01

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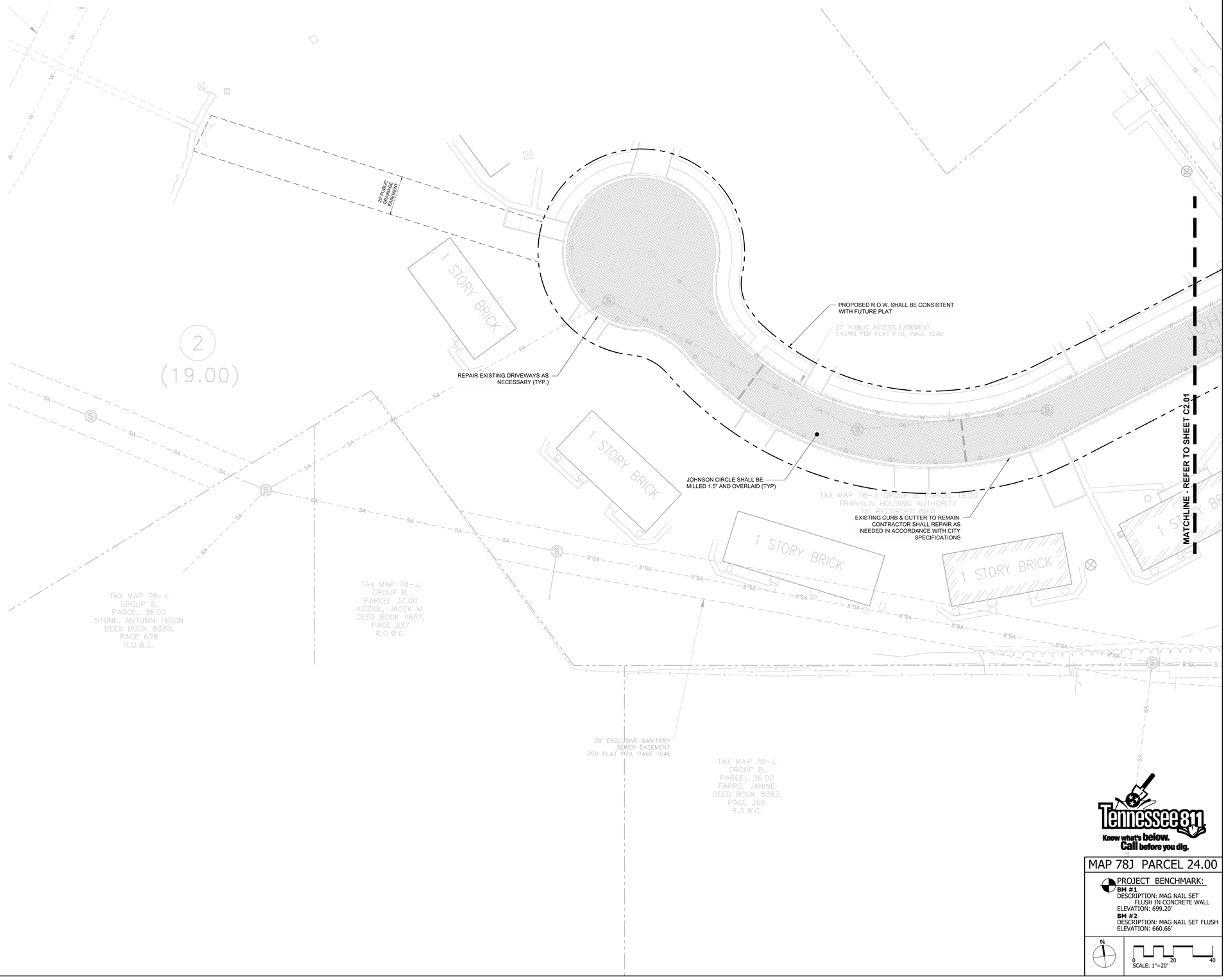

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CATHERINE A. MCDONALD REGISTERED LANDSCAPE ARCHITECT AGRICULTURE COMMERCE 328-001 STATE OF TENNESSEE
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SITE LAYOUT PLAN

C2.02

Site Data:

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CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
ATTN: BEN MCNEIL
PH: 615-794-4554

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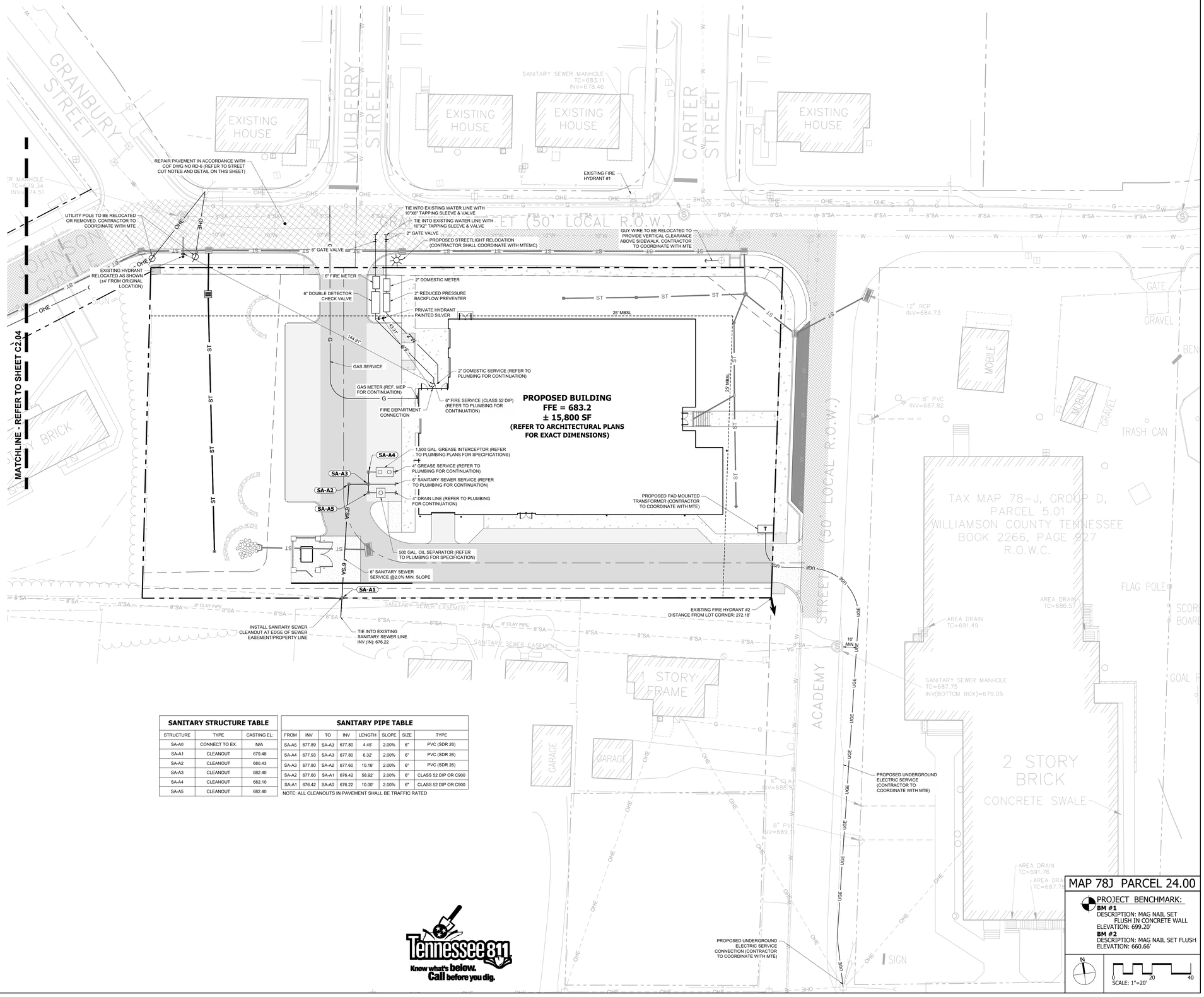
UTILITY NOTES
1. CONTRACTOR SHALL MAKE EFFORTS TO LOCATE AND UTILIZE EXISTING SANITARY SEWER SERVICE TO THE SITE. IF NO SERVICE CAN BE FOUND OR IF LOCATION AND/OR CONDITION OF SERVICE IS UNACCEPTABLE, CONTRACTOR SHALL INSTALL NEW SERVICE PER PLAN.
2. CLEANOUTS IN ASPHALT AND CONCRETE SHALL BE TRAFFIC RATED
3. REFER TO FRANKLIN WATER MANAGEMENT DETAILS AND SPECIFICATIONS FOR CURRENT WATER & SEWER INSTALLATION REQUIREMENTS.

UNDERGROUND SHOP DRAWING NOTE
1. 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 IDT ELECTRONIC PLAN REVIEW SITE. HTTPS://FRANKLIN.IDTPLANS.COM/SECURE/ PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.



SANITARY STRUCTURE TABLE

STRUCTURE	TYPE	CASTING EL:
SA-A0	CONNECT TO EX.	N/A
SA-A1	CLEANOUT	679.48
SA-A2	CLEANOUT	680.43
SA-A3	CLEANOUT	682.40
SA-A4	CLEANOUT	682.10
SA-A5	CLEANOUT	682.40

SANITARY PIPE TABLE

FROM	INV	TO	INV	LENGTH	SLOPE	SIZE	TYPE
SA-A5	677.89	SA-A3	677.80	4.45'	2.00%	6"	PVC (SDR 26)
SA-A4	677.93	SA-A3	677.80	6.32'	2.00%	6"	PVC (SDR 26)
SA-A3	677.80	SA-A2	677.60	10.16'	2.00%	6"	PVC (SDR 26)
SA-A2	677.60	SA-A1	676.42	58.92'	2.00%	6"	CLASS 52 DIP OR C900
SA-A1	676.42	SA-A0	676.22	10.00'	2.00%	6"	CLASS 52 DIP OR C900

NOTE: ALL CLEANOUTS IN PAVEMENT SHALL BE TRAFFIC RATED

Tennessee 811 Know what's below. Call before you dig.

MAP 78J PARCEL 24.00

PROJECT BENCHMARK:
BM #1
DESCRIPTION: MAG NAIL SET FLUSH IN CONCRETE WALL
ELEVATION: 699.20'
BM #2
DESCRIPTION: MAG NAIL SET FLUSH
ELEVATION: 660.66'

N
SCALE: 1"=20'
0 20 40

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615.988.9065
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Landscape Architecture
2305 Kline Avenue, Suite 300
Nashville, TN 37211 | 615.248.9999

PROJECT NO.: 17-105-02

ACADEMY PARK II SUBDIVISION, LOT 1, FRANKTOWN OPEN HEARTS CENTER COF #8890

ACADEMY PARK II SUBDIVISION, LOT 1
215 GRANBURY STREET, FRANKLIN, TN

CATHERINE A. MCNEILL
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURAL & BIOSYSTEMS ENGINEER
STATE OF TENNESSEE
08/07/2025

2022, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
	PRE-APPLICATION	6/27/2025
	INITIAL SUBMITTAL	7/14/2025
	RESUBMITTAL	8/7/2025

Project Number
21.1104

UTILITY PLAN

C2.03

Site Data:

Project Name:	Academy Park II Subdivision, Lot 1
Address:	215 Granbury Street Franklin, TN
Civil District:	9th
Map, Parcels:	78J, 24.00, B
Owner/Developer:	412 Cummins Street Franklin, TN 37064 Contact: Chris Barnhill Phontact: 615.807.0782 Phone: 615.400.7777
Site Area:	±1.28 ac
Disturbed Area:	±2.15 ac
Impervious Area:	±0.73 ac
Required Open Space:	5.00%
Proposed Open Space:	42.6%
Existing Zoning:	Civic and Institutional (CI)
Proposed Zoning:	Civic and Institutional (CI)
Building Occupancy:	Assembly (A-3), Business and Education
Building Use:	Civic and Institutional (CI)
Building Maximum Height:	2 Stories
Building Construction Type:	Type IIB
Prop. Building Area:	±15,800 SF
Prop. Building Height:	30' - 0"
Overlay Zoning:	Central Franklin Overlay
Receiving Waters:	West Main Branch (assessment status: unavailable)
Existing Structures:	None
Building Setbacks:	Front: 25' Side: 25' Rear: 25'
Min. Landscape Surface Ratio:	0.40
Proposed LSR:	0.54
Bike Parking Required:	1 space per 10 students 150 students x (1 space/ 10 students) = 15 spaces
Bike Parking Provided:	15 spaces
Parking Required:	2 Spaces/Employee x 14 Employees = 28 Spaces Required
Parking Provided:	28
Accessible Parking Required:	1
Accessible Parking Provided:	2

Notes:

1. The project site is located at 215 Granbury Street in Franklin, TN and is located within the 9th Civil District. The property is referenced as Map 78J, Parcel 24.00 on the Williamson County tax maps.
2. Survey information provided by Donlon Land Surveying, LLC.
3. Fire hydrant flow for the hydrant located 216 Granbury Street in Franklin, TN 37064 (test date 08/06/25)
   - Static Pressure: 80 psi
   - Residual Pressure: 72 psi
   - Flow: 1424 gpm
   - Predicted flow at 20 psi: 4228 gpm
4. The acreage of this development is ±1.28 ac.
5. There are no individual list National Registered historic structures within 500' of the property.
6. No mineral rights are known to be held by parties outside of the property owner.
7. Based on graphic plotting of FEMA FIRM map 47187C0192H dated 12/20/2024, the site is located in Zone X, which is determined to be outside the 0.2% annual chance floodplain.
8. All public improvements shall be located within an easement or public right of way.
9. Contractor is responsible for obtaining a current copy of a geotechnical report, if available, for information on site specific conditions and recommendations.
10. All signs, markings, signals, and other traffic control devices used on public and private streets complies with the MUTCD latest edition.
11. Contractor shall coordinate relocation of onsite power poles with MTEMC.
12. Contractor shall notify Atmos Energy contact to verify ownership and abandonment of gas line before proceeding with removal.
13. Minimum width for standard 90° surface parking spaces adjacent to parking islands or green space shall be 10'.
14. Gates will have 20 ft. of clear width with two means of automatic opening. This will be accomplished through a siren operated sensor and key box for emergency access
15. Williamson County solid waste will collect refuse at this location from curbside containers.

CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
ATTN: BEN MCNEIL
PH: 615-794-4554

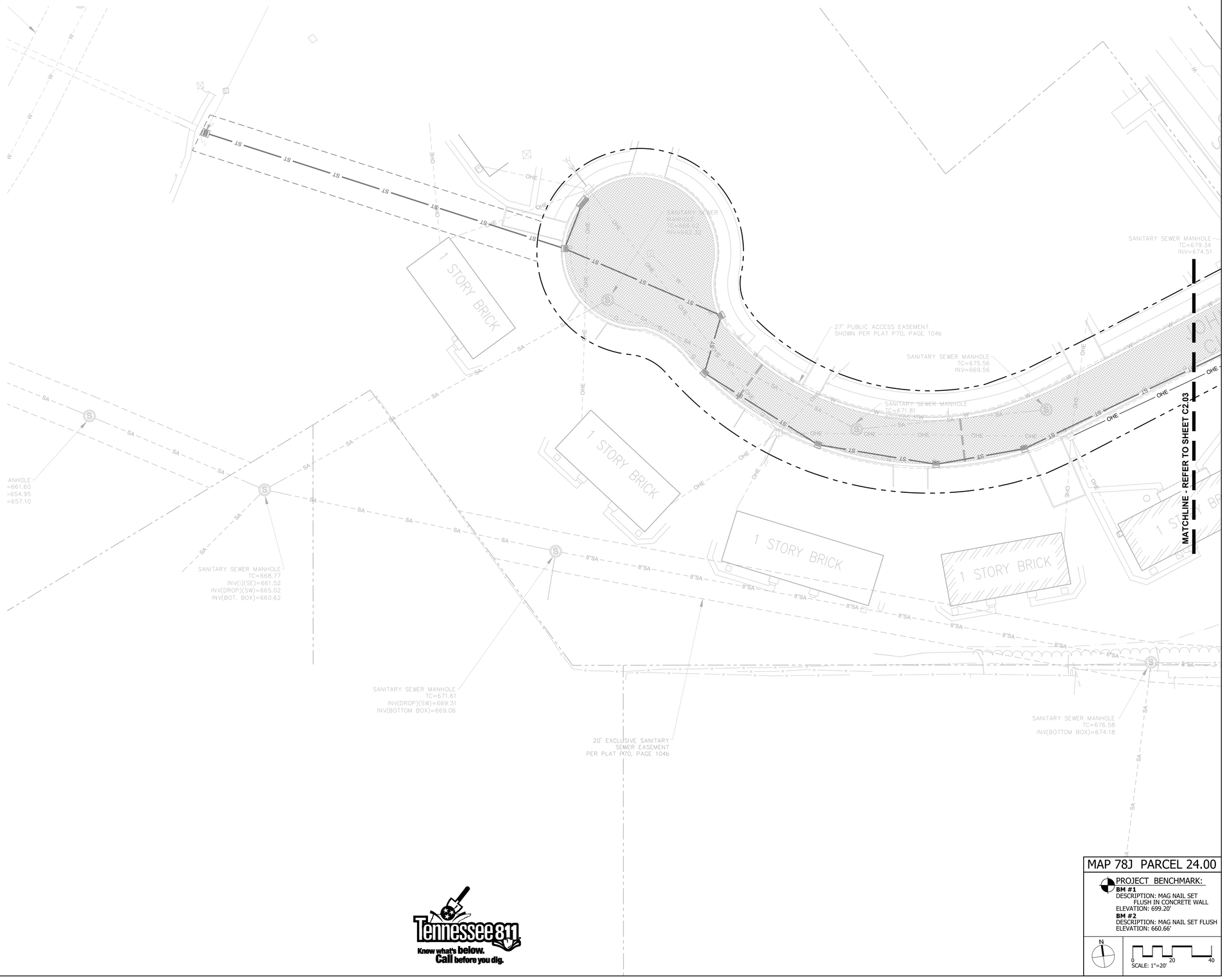
Within new developments and for off-site lines contracted as a result of, or to provide service to, the new development, all utilities such as cable television, electrical (excluding transformers), gas, sewer, telephone and waterlines shall be placed underground. Light industrial and heavy industrial districts shall be permitted to have their off-site overhead. Changes shall not be made to the lines approved site plan unless approved by either the relevant department superintendent or the planning commission.

This site plan has been designed to meet the City of Franklin standards and the approval of the planning commission, changes shall not be made to the approved site plan unless approved by either the relevant department superintendent or the planning commission.

CITY OF FRANKLIN STREET CUT NOTES:
1. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND TRAFFIC CONTROL PLAN APPROVED BY THE STREET DEPARTMENT.
2. TRENCH BACKFILL AND STREET REPAIR SHALL BE MADE IN ACCORDANCE WITH CITY OF FRANKLIN STREET STANDARD DRAWING RD-6 (LOCAL) OR RD-7 (COLLECTOR OR ARTERIAL).
3. AT STREET CUTS, TRENCH EXCAVATION SHALL BE MILLED AND OVERLAID A MINIMUM OF 100 FEET CENTERED ON THE TRENCH.

UTILITY NOTES
1. CONTRACTOR SHALL MAKE EFFORTS TO LOCATE AND UTILIZE EXISTING SANITARY SEWER SERVICE TO THE SITE. IF NO SERVICE CAN BE FOUND OR IF LOCATION AND/OR CONDITION OF SERVICE IS UNACCEPTABLE, CONTRACTOR SHALL INSTALL NEW SERVICE PER PLAN.
2. CLEANOUTS IN ASPHALT AND CONCRETE SHALL BE TRAFFIC RATED
3. REFER TO FRANKLIN WATER MANAGEMENT DETAILS AND SPECIFICATIONS FOR CURRENT WATER & SEWER INSTALLATION REQUIREMENTS.

UNDERGROUND SHOP DRAWING NOTE
1. 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 IDT ELECTRONIC PLAN REVIEW SITE. HTTPS://FRANKLIN.IDTPLANS.COM/SECURE/ PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.



MAP 78J PARCEL 24.00

PROJECT BENCHMARK:
BM #1
DESCRIPTION: MAG NAIL SET FLUSH IN CONCRETE WALL
ELEVATION: 699.20'
BM #2
DESCRIPTION: MAG NAIL SET FLUSH
ELEVATION: 660.66'

N
SCALE: 1"=20'
0 20 40

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Nashville, TN 37211 | 615.248.9999

PROJECT NO.: 17-105-02

ACADEMY PARK II SUBDIVISION, LOT 1, FRANKTOWN OPEN HEARTS CENTER COF #8890

ACADEMY PARK II SUBDIVISION, LOT 1
215 GRANBURY STREET, FRANKLIN, TN

CATHERINE A. MCNEILL
REGISTERED
LICENSED PROFESSIONAL
AGRICULTURE
COMMERCIAL
123.000
STATE OF TENNESSEE
08/07/2025

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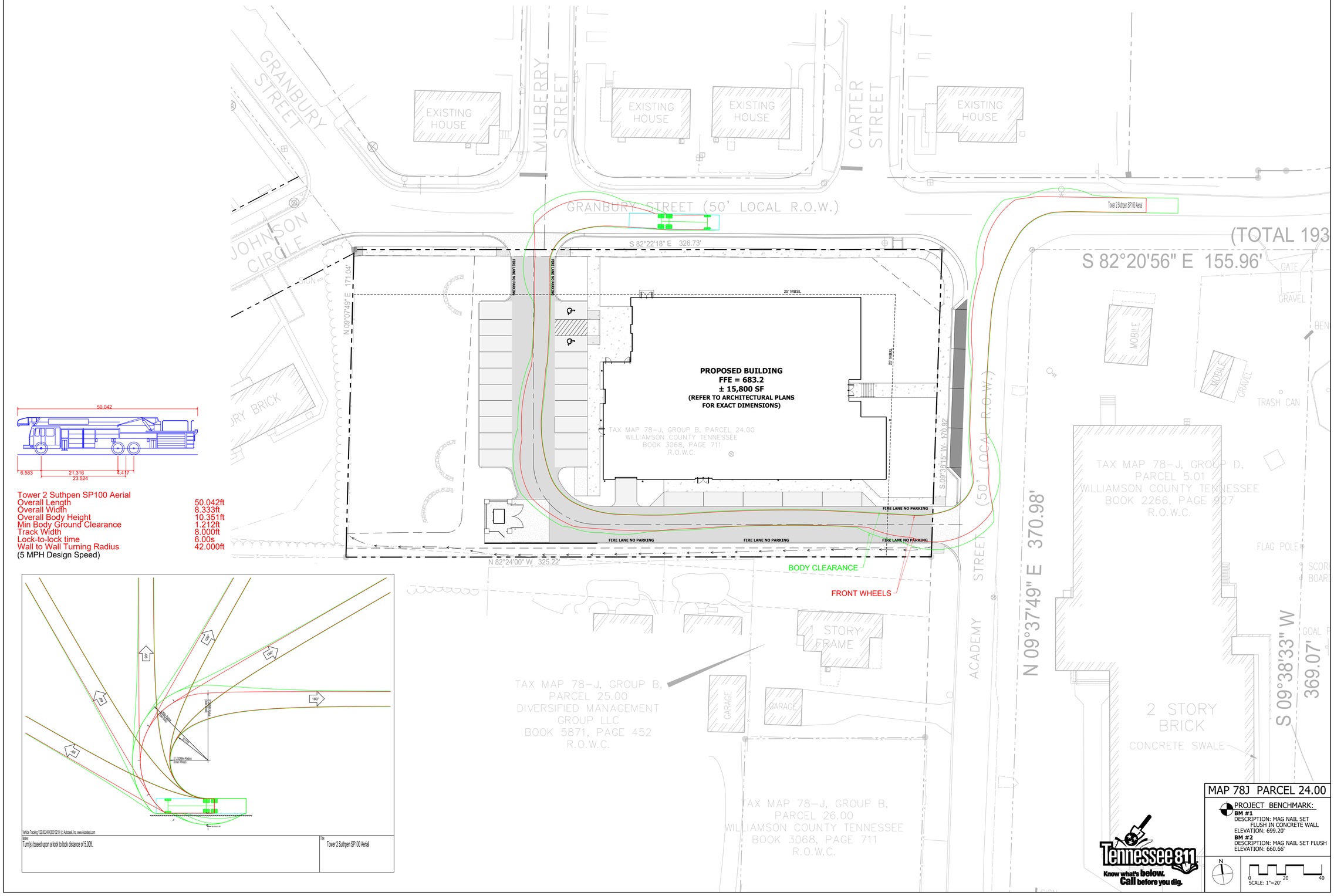
NO.	DESCRIPTION	DATE
	PRE-APPLICATION	6/27/2025
	INITIAL SUBMITTAL	7/14/2025
	RESUBMITTAL	8/7/2025

Project Number
21.1104

UTILITY PLAN

C2.04



Tower 2 Suthpen SP100 Aerial	
Overall Length	50.042ft
Overall Width	8.333ft
Overall Body Height	10.351ft
Min Body Ground Clearance	1.212ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42.000ft
(5 MPH Design Speed)	

MAP 78J PARCEL 24.00

PROJECT BENCHMARK:

BM #1
DESCRIPTION: MAG NAIL SET
FLUSH IN CONCRETE WALL
ELEVATION: 699.20'

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DESCRIPTION: MAG NAIL SET FLUSH
ELEVATION: 660.66'

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0 20 40
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PROJECT NO.: 17-105-02

ACADEMY PARK II SUBDIVISION, LOT 1, FRANKTOWN OPEN HEARTS CENTER COF #8890

ACADEMY PARK II
SUBDIVISION, LOT 1
215 GRANBURY STREET,
FRANKLIN, TN

CATHERINE A. MOSLEY
REGISTERED
LANDSCAPE
ARCHITECT
AGRICULTURE
COMMERCE
AND
123 24 1
STATE OF TENNESSEE
08/07/2025

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	PRE-APPLICATION	6/27/2025
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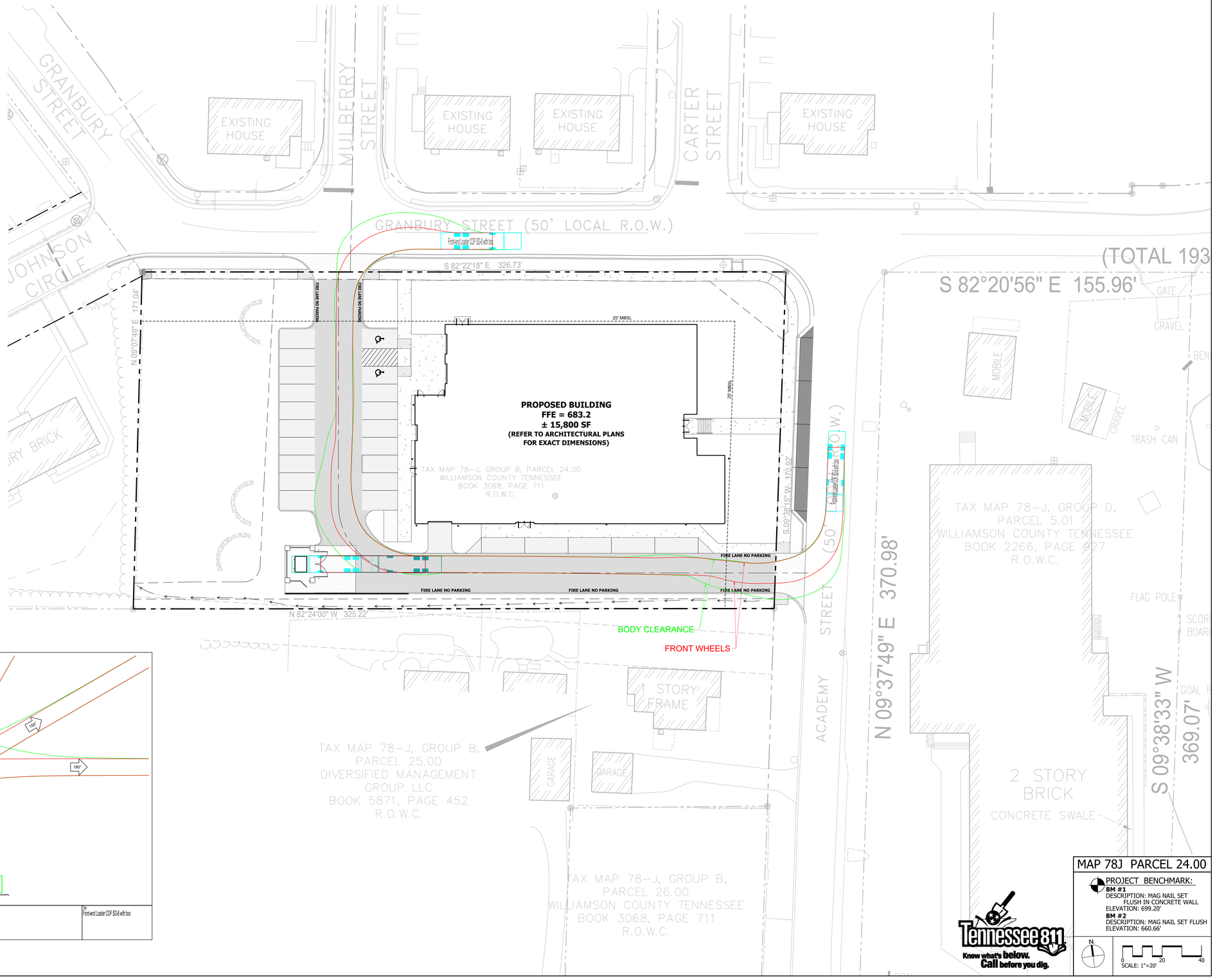
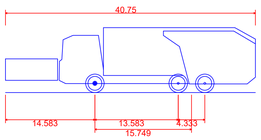
	RESUBMITTAL	8/7/2025

Project Number
21.1104

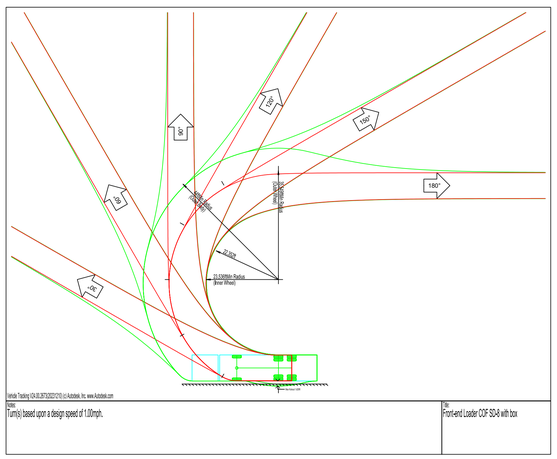
VEHICLE TRACKING PLAN

C2.05





Front-end Loader COF SD-8 with box	
Overall Length	40.750ft
Overall Width	8.500ft
Overall Body Height	10.581ft
Min Body Ground Clearance	1.411ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	44.000ft
(5 MPH Design Speed)	



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PROJECT NO.: 17-105-02

ACADEMY PARK II SUBDIVISION, LOT 1, FRANKTOWN OPEN HEARTS CENTER COF #8890

ACADEMY PARK II SUBDIVISION, LOT 1
215 GRANBURY STREET, FRANKLIN, TN

CATHERINE A. MOORE
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE 08/07/2025
COMMERCIAL
123.21
STATE OF TENNESSEE

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NO.	DESCRIPTION	DATE
	PRE-APPLICATION	6/27/2025
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	RESUBMITTAL	8/7/2025

MAP 78J PARCEL 24.00

PROJECT BENCHMARK:
BM #1
DESCRIPTION: MAG NAIL SET FLUSH IN CONCRETE WALL
ELEVATION: 699.20'
BM #2
DESCRIPTION: MAG NAIL SET FLUSH
ELEVATION: 660.66'

Tennessee811 Know what's below. Call before you dig.

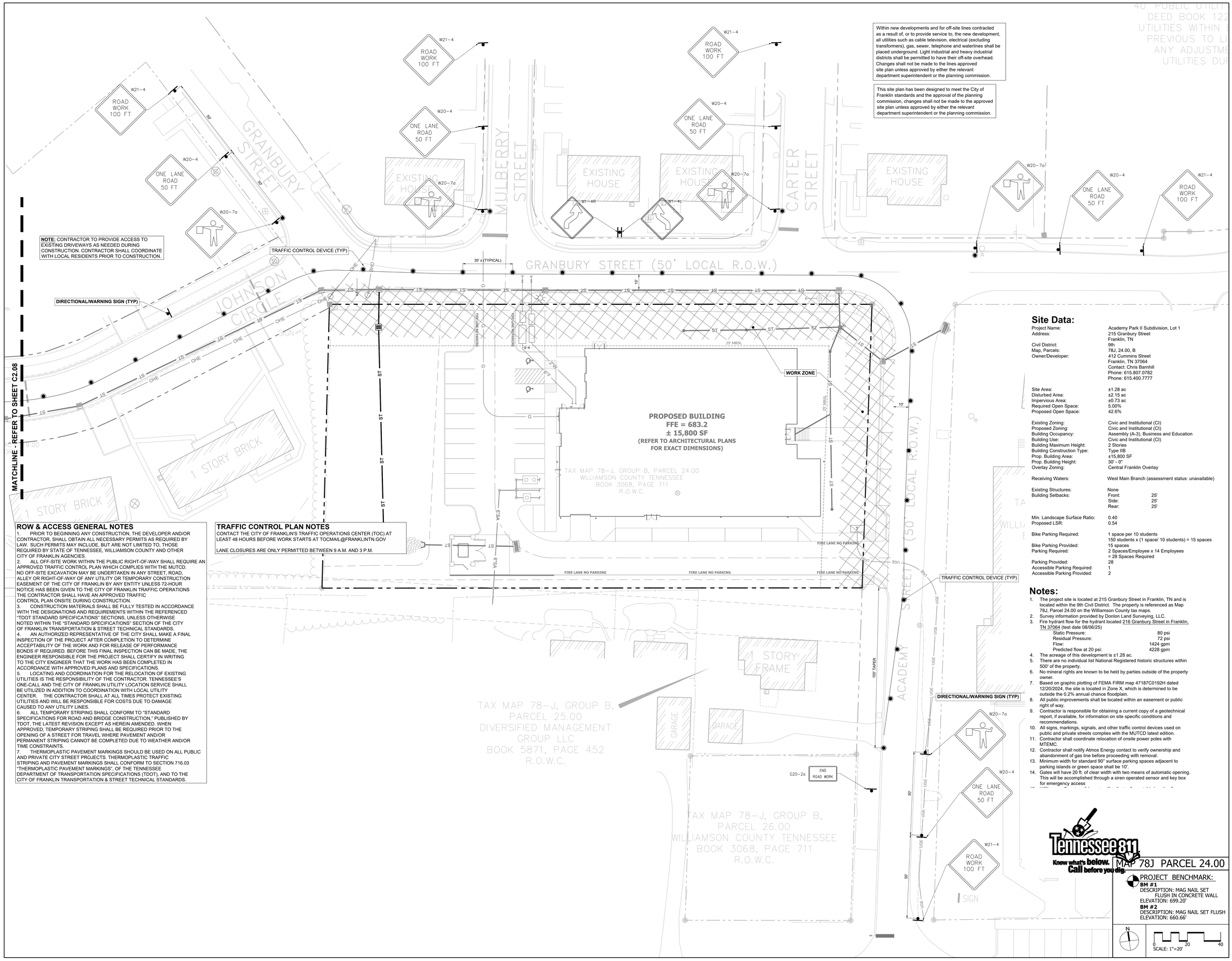
N

0 20 40
SCALE: 1"=20'

Project Number
21.1104

VEHICLE TRACKING PLAN

C2.06



NOTE: CONTRACTOR TO PROVIDE ACCESS TO EXISTING DRIVEWAYS AS NEEDED DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH LOCAL RESIDENTS PRIOR TO CONSTRUCTION.

Within new developments and for off-site lines contracted 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 waterlines shall be placed underground. Light industrial and heavy industrial districts shall be permitted to have their off-site overhead. Changes shall not be made to the lines approved site plan unless approved by either the relevant department superintendent or the planning commission.

This site plan has been designed to meet the City of Franklin standards and the approval of the planning commission, changes shall not be made to the approved site plan unless approved by either the relevant department superintendent or the planning commission.

Site Data:

Project Name:	Academy Park II Subdivision, Lot 1
Address:	215 Granbury Street Franklin, TN
Civil District:	9th
Map, Parcels:	78J, 24.00, B
Owner/Developer:	412 Cummins Street Franklin, TN 37064 Contact: Chris Barnhill Phone: 615.807.0782 Phone: 615.400.7777
Site Area:	±1.28 ac
Disturbed Area:	±2.15 ac
Impervious Area:	±0.73 ac
Required Open Space:	5.00%
Proposed Open Space:	42.6%
Existing Zoning:	Civic and Institutional (CI)
Proposed Zoning:	Civic and Institutional (CI)
Building Occupancy:	Assembly (A-3), Business and Education
Building Use:	Civic and Institutional (CI)
Building Maximum Height:	2 Stories
Building Construction Type:	Type IIB
Prop. Building Area:	±15,800 SF
Prop. Building Height:	30' - 0"
Overlay Zoning:	Central Franklin Overlay
Receiving Waters:	West Main Branch (assessment status: unavailable)
Existing Structures:	None
Building Setbacks:	Front: 25' Side: 25' Rear: 25'
Min. Landscape Surface Ratio:	0.40
Proposed LSR:	0.54
Bike Parking Required:	1 space per 10 students 150 students x (1 space/ 10 students) = 15 spaces
Bike Parking Provided:	15 spaces
Parking Required:	2 Spaces/Employee x 14 Employees = 28 Spaces Required
Parking Provided:	28
Accessible Parking Required:	1
Accessible Parking Provided:	2

Notes:

1. The project site is located at 215 Granbury Street in Franklin, TN and is located within the 9th Civil District. The property is referenced as Map 78J, Parcel 24.00 on the Williamson County tax maps.
2. Survey information provided by Donlon Land Surveying, LLC.
3. Fire hydrant flow for the hydrant located 216 Granbury Street in Franklin, TN 37064 (test date 08/06/25)

Static Pressure:	80 psi
Residual Pressure:	72 psi
Flow:	1424 gpm
Predicted flow at 20 psi:	4228 gpm

4. The acreage of this development is ±1.28 ac.
5. There are no individual list National Registered historic structures within 500' of the property.
6. No mineral rights are known to be held by parties outside of the property owner.
7. Based on graphic plotting of FEMA FIRM map 47187C0192H dated 12/20/2024, the site is located in Zone X, which is determined to be outside the 0.2% annual chance floodplain.
8. All public improvements shall be located within an easement or public right of way.
9. Contractor is responsible for obtaining a current copy of a geotechnical report, if available, for information on site specific conditions and recommendations.
10. All signs, markings, signals, and other traffic control devices used on public and private streets complies with the MUTCD latest edition.
11. Contractor shall coordinate relocation of onsite power poles with MTEMC.
12. Contractor shall notify Atmos Energy contact to verify ownership and abandonment of gas line before proceeding with removal.
13. Minimum width for standard 90° surface parking spaces adjacent to parking islands or green space shall be 10'.
14. Gates will have 20 ft. of clear width with two means of automatic opening. This will be accomplished through a siren operated sensor and key box for emergency access

ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. 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 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.
4. 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.
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 CENTER. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

TRAFFIC CONTROL PLAN NOTES

CONTACT THE CITY OF FRANKLIN'S TRAFFIC OPERATIONS CENTER (TOC) AT LEAST 48 HOURS BEFORE WORK STARTS AT TOCMAIL@FRANKLINTN.GOV

LANE CLOSURES ARE ONLY PERMITTED BETWEEN 9 A.M. AND 3 P.M.

Tennessee811 Know what's below. Call before you dig.

MAP 78J PARCEL 24.00

PROJECT BENCHMARK:

BM #1
DESCRIPTION: MAG NAIL SET FLUSH IN CONCRETE WALL
ELEVATION: 699.20'

BM #2
DESCRIPTION: MAG NAIL SET FLUSH
ELEVATION: 660.66'

N

0 20 40
SCALE: 1"=20'

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PROJECT NO.: 17-105-02

ACADEMY PARK II SUBDIVISION, LOT 1, FRANKTOWN OPEN HEARTS CENTER COF #8890

ACADEMY PARK II SUBDIVISION, LOT 1
215 GRANBURY STREET, FRANKLIN, TN

CATHERINE A. MCWILLIAMS
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
Preliminary Plans
08/07/2025

2022, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
	PRE-APPLICATION	6/27/2025
	INITIAL SUBMITTAL	7/14/2025
	RESUBMITTAL	8/7/2025

Project Number
21.1104

TRAFFIC CONTROL PLAN

C2.07

Site Data:

Project Name:	Academy Park II Subdivision, Lot 1
Address:	215 Granbury Street Franklin, TN
Civil District:	9th
Map, Parcels:	78J, 24.00, B
Owner/Developer:	412 Cummins Street Franklin, TN 37064 Contact: Chris Barnhill Phone: 615.807.0782 Phone: 615.400.7777
Site Area:	±1.28 ac
Disturbed Area:	±2.15 ac
Impervious Area:	±0.73 ac
Required Open Space:	5.00%
Proposed Open Space:	42.6%
Existing Zoning:	Civic and Institutional (CI)
Proposed Zoning:	Civic and Institutional (CI)
Building Occupancy:	Assembly (A-3), Business and Education
Building Use:	Civic and Institutional (CI)
Building Maximum Height:	2 Stories
Building Construction Type:	Type IIB
Prop. Building Area:	±15,800 SF
Prop. Building Height:	30' - 0"
Overlay Zoning:	Central Franklin Overlay
Receiving Waters:	West Main Branch (assessment status: unavailable)
Existing Structures:	None
Building Setbacks:	Front: 25' Side: 25' Rear: 25'
Min. Landscape Surface Ratio:	0.40
Proposed LSR:	0.54
Bike Parking Required:	1 space per 10 students 150 students x (1 space/ 10 students) = 15 spaces
Bike Parking Provided:	15 spaces
Parking Required:	2 Spaces/Employee x 14 Employees = 28 Spaces Required
Parking Provided:	28
Accessible Parking Required:	1
Accessible Parking Provided:	2

Notes:

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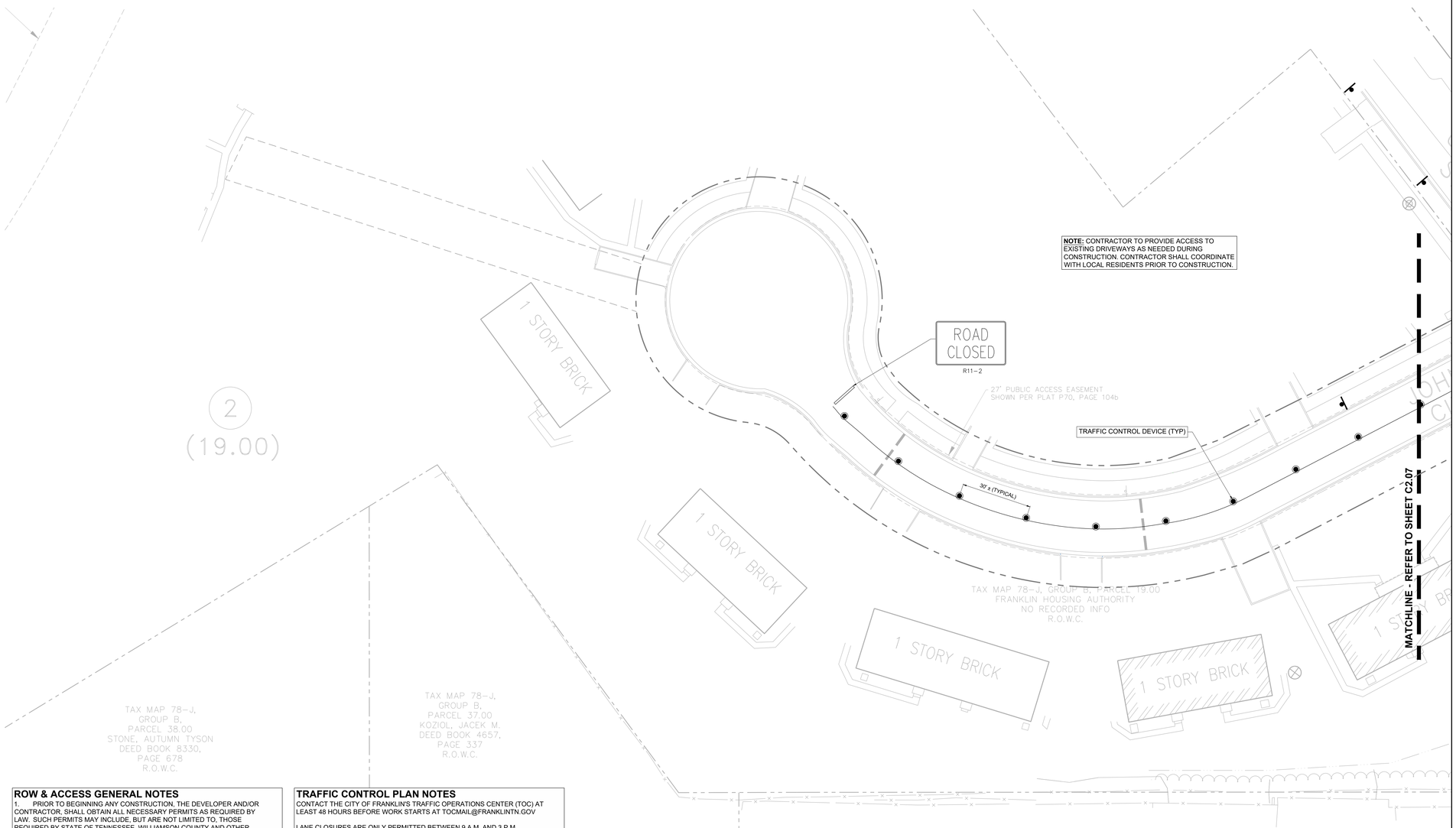
CITY OF FRANKLIN STREET CUT NOTES:
1. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND TRAFFIC CONTROL PLAN APPROVED BY THE STREET DEPARTMENT.
2. TRENCH BACKFILL AND STREET REPAIR SHALL BE MADE IN ACCORDANCE WITH CITY OF FRANKLIN STREET STANDARD DRAWING RD-6 (LOCAL) OR RD-7 (COLLECTOR OR ARTERIAL).
3. AT STREET CUTS, TRENCH EXCAVATION SHALL BE MILLED AND OVERLAID A MINIMUM OF 100 FEET CENTERED ON THE TRENCH.

NOTE: CONTRACTOR TO PROVIDE ACCESS TO EXISTING DRIVEWAYS AS NEEDED DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH LOCAL RESIDENTS PRIOR TO CONSTRUCTION.



ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. 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 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.
4. 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.
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 CENTER. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

TRAFFIC CONTROL PLAN NOTES

CONTACT THE CITY OF FRANKLIN'S TRAFFIC OPERATIONS CENTER (TOC) AT LEAST 48 HOURS BEFORE WORK STARTS AT TOCMAIL@FRANKLINTN.GOV

LANE CLOSURES ARE ONLY PERMITTED BETWEEN 9 A.M. AND 3 P.M.

Tennessee 811 Know what's below. Call before you dig.

MAP 78J PARCEL 24.00

PROJECT BENCHMARK:

BM #1
DESCRIPTION: MAG NAIL SET FLUSH IN CONCRETE WALL
ELEVATION: 699.20'

BM #2
DESCRIPTION: MAG NAIL SET FLUSH
ELEVATION: 660.66'

N

0 20 40
SCALE: 1"=20'

906 STUDIO
ARCHITECTS +INTERIORS
143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
906studio.com

CSDG
Planning | Engineering
Landscape Architecture
2305 Kline Avenue, Suite 300
Nashville, TN 37211 | 615.248.9999

PROJECT NO.: 17-105-02

ACADEMY PARK II SUBDIVISION, LOT 1, FRANKTOWN OPEN HEARTS CENTER COF #8890

ACADEMY PARK II SUBDIVISION, LOT 1
215 GRANBURY STREET, FRANKLIN, TN

CATHERINE A. MCNEILL REGISTERED LANDSCAPE ARCHITECT AGRICULTURE COMMERCE NO. 123431 STATE OF TENNESSEE
Electronically Signed 08/07/2025

2022, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
	PRE-APPLICATION	6/27/2025
	INITIAL SUBMITTAL	7/14/2025
	RESUBMITTAL	8/7/2025

Project Number
21.1104

TRAFFIC CONTROL PLAN

C2.08

Site Area:	±1.28 ac
Disturbed Area:	±2.15 ac
Impervious Area:	±0.73 ac
Required Open Space:	5.00%
Proposed Open Space:	42.6%
Existing Zoning:	Civic and Institutional (CI)
Proposed Zoning:	Civic and Institutional (CI)
Building Occupancy:	Assembly (A-3), Business and Education
Building Use:	Civic and Institutional (CI)
Building Maximum Height:	2 Stories
Building Construction Type:	Type IIB
Prop. Building Area:	±15,800 SF
Prop. Building Height:	30' - 0"
Overlay Zoning:	Central Franklin Overlay
Receiving Waters:	West Main Branch (assessment status: unavailable)
Existing Structures:	None
Building Setbacks:	Front: 25'
	Side: 25'
	Rear: 25'
Min. Landscape Surface Ratio:	0.40
Proposed LSR:	0.54
Bike Parking Required:	1 space per 10 students 150 students x (1 space/ 10 students) = 15 spaces
Bike Parking Provided:	15 spaces
Parking Required:	2 Spaces/Employee x 14 Employees = 28 Spaces Required
Parking Provided:	28
Accessible Parking Required:	1
Accessible Parking Provided:	2

Notes:

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15. Williamson County solid waste will collect refuse at this location from curbside containers.

EXISTING GRADING & DRAINAGE DATA CHART

Basin Area:	1.28 ac
Impervious Area:	0.00 ac
Disturbed Area:	0.00 ac
Rv Value:	0.112
Peak Runoff: 2yr	0.011 cfs
5yr	0.204 cfs
10yr	0.576 cfs
25yr	1.240 cfs
50yr	1.856 cfs
100yr	2.519 cfs

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STORM STRUCTURE TABLE

STRUCTURE	TYPE	CASTING EL:
A0	CATCH BASIN	659.20
A1	SINGLE CURB INLET	665.21
A2	DOUBLE CURB INLET	663.93
A3	SINGLE CURB INLET	667.92
A4	SINGLE CURB INLET	668.76
A5	SINGLE CURB INLET	670.78
A6	SINGLE CURB INLET	672.84
A7	SINGLE CURB INLET	674.51
A8	SINGLE CURB INLET	678.25
A9	SINGLE CURB INLET	680.06
A10	SINGLE CURB INLET	680.75
A11	SINGLE CURB INLET	684.00
A12	MANHOLE	683.54
A12.1	YARD INLET	681.70
A12.2	YARD INLET	681.70
A13	SINGLE CURB INLET	685.32
A14	THROATED INLET	685.50
A15	YARD INLET	681.90
A16	CLEANOUT	686.00
A17	TRENCH DRAIN	683.40
A18	YARD INLET	682.80
B0	CATCH BASIN	680.00
B1	CLEANOUT	679.00
C0	HEADWALL	N/A
C1	DOUBLE CATCH BASIN	681.50

STORM PIPE TABLE

FROM	INV	TO	INV	LENGTH	SLOPE	SIZE	TYPE	MIN. COVER
C1	679.28	C0	679.00	54.93'	0.51%	12"	RCP	N/A
B1	675.42	B0	674.75	133.07'	0.50%	6"	PERF. PVC	3.06
B0	674.75	A9	674.63	22.65'	0.53%	18"	RCP	2.54
A18	679.50	A16	679.21	57.33'	0.51%	8"	PVC	2.62
A17	680.48	A16	680.21	24.43'	1.11%	6"	PVC	2.66
A16	679.11	A15	678.89	37.82'	0.58%	8"	PVC	2.32
A15	678.56	A12	678.41	15.76'	0.95%	12"	PVC	2.32
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A13	678.91	A12	678.51	33.05'	1.21%	18"	RCP	2.02
A12.2	679.62	A12.1	679.43	37.62'	0.51%	8"	PVC	1.39
A12.1	679.33	A12	679.04	56.41'	0.51%	8"	PVC	1.68
A12	678.31	A11	678.09	22.20'	0.99%	18"	RCP	3.35
A11	677.99	A10	676.20	176.74'	1.01%	18"	RCP	2.85
A10	676.10	A9	674.63	100.06'	1.47%	18"	RCP	2.95
A9	674.53	A8	673.55	34.80'	2.82%	18"	RCP	2.99
A8	673.45	A7	669.90	161.42'	2.20%	18"	RCP	2.52
A7	669.80	A6	668.19	45.55'	3.53%	18"	RCP	2.98
A6	668.09	A5	666.47	60.81'	2.66%	18"	RCP	2.63
A5	666.37	A4	663.55	68.30'	4.13%	18"	RCP	2.76
A4	659.98	A3	659.82	30.43'	0.53%	24"	RCP	5.86
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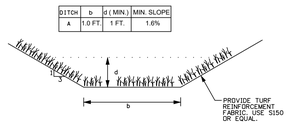
A1	659.16	A0	654.93	191.61'	2.21%	24"	RCP	1.49

ROOF DRAIN NOTE:
ROOF DRAINS SHALL SPILL AT GRADE AND SHEET FLOW TO BIORETENTION AREA.



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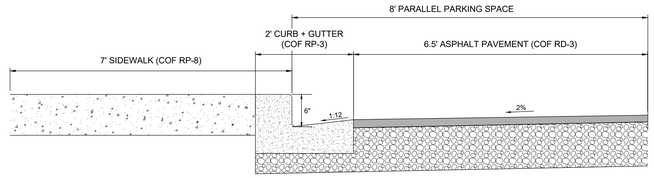
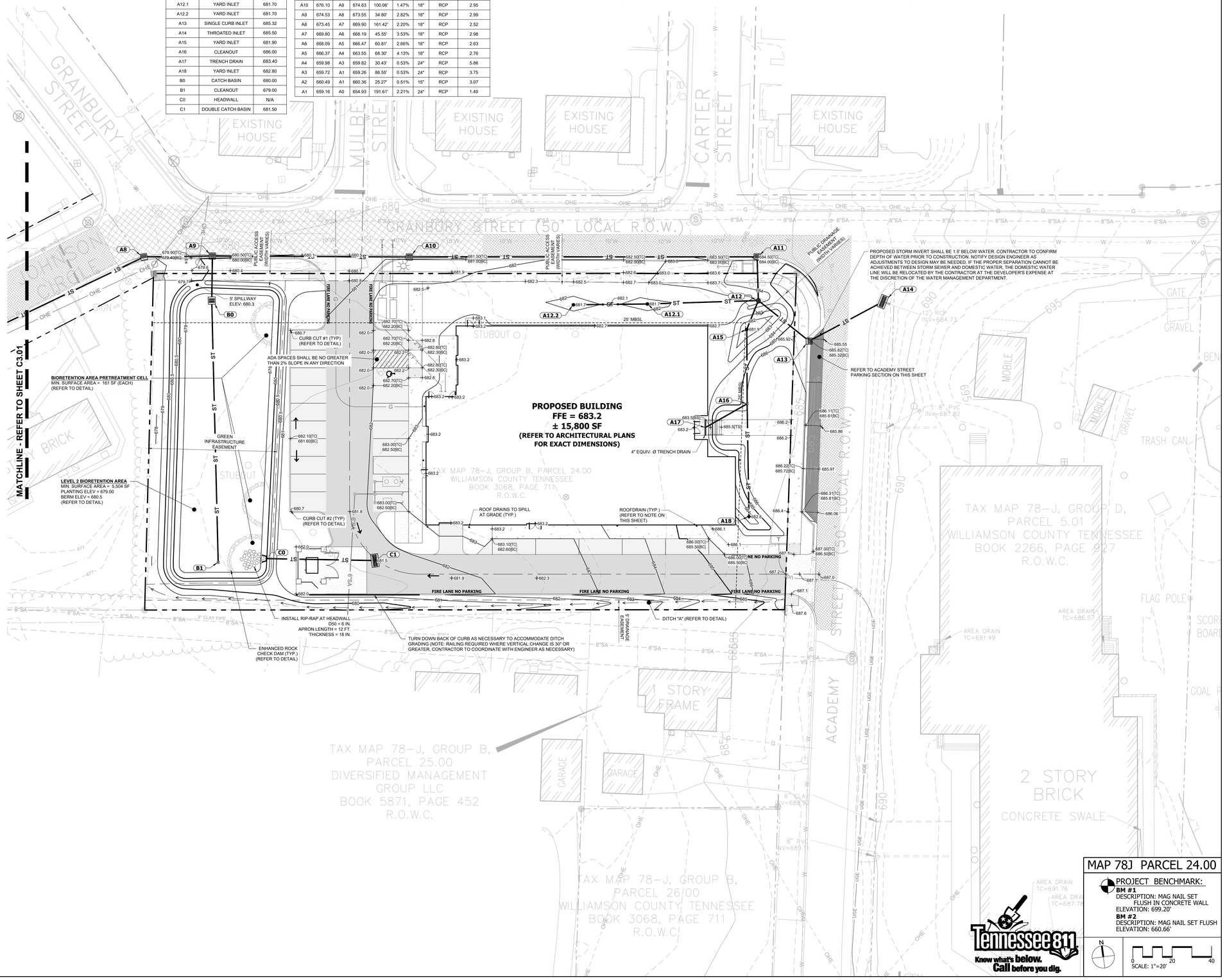
N.T.S.



ACADEMY ST ON-STREET PARKING SECTION
N.T.S.



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CSDG
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CATHERINE A. MCCULLOUGH
REGISTERED ENGINEER
AGRICULTURE
12341
STATE OF TENNESSEE
Electronically Signed
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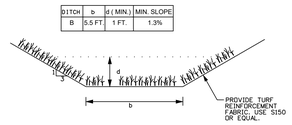
DITCH	b	d (MIN.)	MIN. SLOPE
B	5.5 FT.	1 FT.	1.3%



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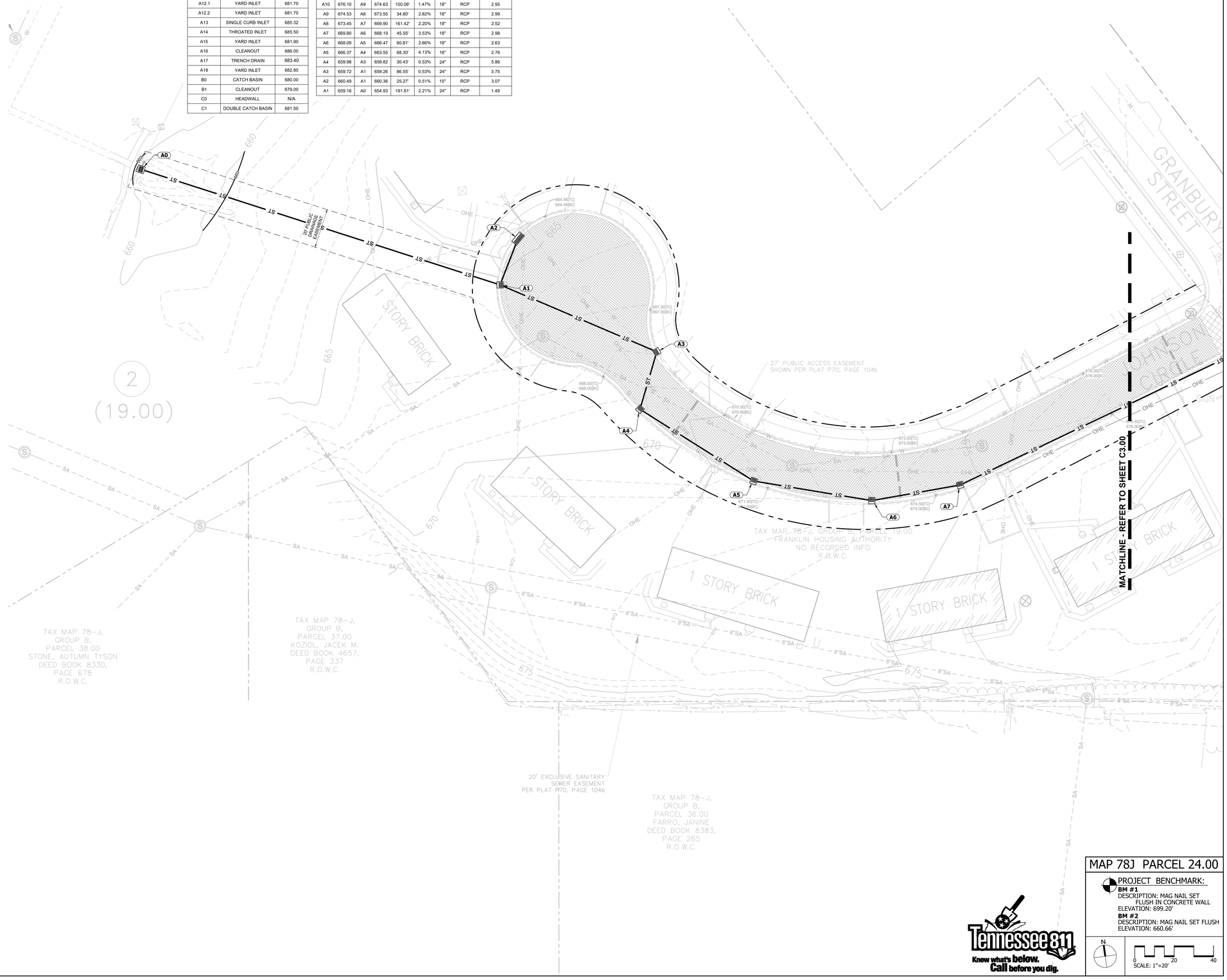

Tennessee 811 Know what's below. Call before you dig.

MAP 78J PARCEL 24.00

PROJECT BENCHMARK:
BM #1
DESCRIPTION: MAG NAIL SET FLUSH IN CONCRETE WALL
ELEVATION: 699.20'
BM #2
DESCRIPTION: MAG NAIL SET FLUSH
ELEVATION: 660.66'

N

0 20 40
SCALE: 1"=20'

906 STUDIO
ARCHITECTS +INTERIORS
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906studio.com

CSDG
Planning | Engineering
Landscape Architecture
2305 Kline Avenue, Suite 300
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PROJECT NO.: 17-105-02

ACADEMY PARK II SUBDIVISION, LOT 1, FRANKTOWN OPEN HEARTS CENTER COF #8890

ACADEMY PARK II SUBDIVISION, LOT 1
215 GRANBURY STREET, FRANKLIN, TN

CATHERINE A. MCVAY WILLIS
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCIAL
No. 123241
STATE OF TENNESSEE
08/07/2025

2022, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
	PRE-APPLICATION	6/27/2025
	INITIAL SUBMITTAL	7/14/2025
	RESUBMITTAL	8/7/2025

Project Number
21.1104

GRADING AND DRAINAGE PLAN

C3.01

Site Area:	±1.28 ac
Disturbed Area:	±2.15 ac
Impervious Area:	±0.73 ac
Required Open Space:	5.00%
Proposed Open Space:	42.6%
Existing Zoning:	Civic and Institutional (CI)
Proposed Zoning:	Civic and Institutional (CI)
Building Occupancy:	Assembly (A-3), Business and Education
Building Use:	Civic and Institutional (CI)
Building Maximum Height:	2 Stories
Building Construction Type:	Type IIB
Prop. Building Area:	±15,800 SF
Prop. Building Height:	30' - 0"
Overlay Zoning:	Central Franklin Overlay
Receiving Waters:	West Main Branch (assessment status: unavailable)
Existing Structures:	None
Building Setbacks:	Front: 25'
	Side: 25'
	Rear: 25'
Min. Landscape Surface Ratio:	0.40
Proposed LSR:	0.54
Bike Parking Required:	1 space per 10 students
	150 students x (1 space/ 10 students) = 15 spaces
Bike Parking Provided:	15 spaces
Parking Required:	2 Spaces/Employee x 14 Employees
	= 28 Spaces Required
Parking Provided:	28
Accessible Parking Required:	1
Accessible Parking Provided:	2

Within new developments and for off-site lines contracted 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 waterlines shall be placed underground. Light industrial and heavy industrial districts shall be permitted to have their off-site overhead. Changes shall not be made to the lines approved site plan unless approved by either the relevant department superintendent or the planning commission.

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SWPPP LEGEND

- **CW** CONCRETE WASHOUT
- **CE** CONSTRUCTION ENTRANCE
- **SF** SILT FENCE
- **RR** RIPRAP
- **EE** EROSION EEL
- **DB** DROP BAG (OR APPROVED EQUAL INLET PROTECTION)

Concrete Washdown Note:

Contractor to provide an area for concrete wash down and equipment fueling. Contractor to coordinate exact location with City of Franklin during pre-construction meeting. Grading Permittee to include BMP's designed to control site wastes such as discarded building materials, chemicals, litter, and sanitary wastes that may cause adverse impacts to water quality. The location of and / or notes referring to said BMP's shall be shown on the EPSC Plan.

All sediment & erosion control measures have been designed for the 5-year, 24-hour storm event.

Receiving waters is the West Main Branch and the assessment status is unavailable.

All stormwater BMPs have been designed in accordance with the city's best management practices stormwater management manual.

Installation of water quality BMPs shall follow all installation guidelines set forth in the city of Franklin BMP manual.

Water quality (bioretention) areas shall not be used as sediment basins during construction in order to minimize compaction and sediment accumulation during construction.

1. IN ORDER TO PREVENT SEDIMENT FROM ENTERING PROPOSED WATER QUALITY BMPS, THE BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION.
2. WATER QUALITY BMPS SHALL BE INSTALLED BASED ON THE GUIDELINES SET FORTH IN THE CURRENT EDITION OF THE CITY OF FRANKLIN BMP MANUAL.

Notes:

1. The project site is located at 215 Granbury Street in Franklin, TN and is located within the 9th Civil District. The property is referenced as Map 78J, Parcel 24.00 on the Williamson County tax maps.
2. Survey information provided by Donlon Land Surveying, LLC.
3. Fire hydrant flow for the hydrant located 216 Granbury Street in Franklin, TN 37064 (test date 08/06/25)
   - Static Pressure: 80 psi
   - Residual Pressure: 72 psi
   - Flow: 1424 gpm
   - Predicted flow at 20 psi: 4228 gpm
4. The acreage of this development is ±1.28 ac.
5. There are no individual list National Registered historic structures within 500' of the property.
6. No mineral rights are known to be held by parties outside of the property owner.
7. Based on graphic plotting of FEMA FIRM map 47187C0192H dated 12/20/2024, the site is located in Zone X, which is determined to be outside the 0.2% annual chance floodplain.
8. All public improvements shall be located within an easement or public right of way.
9. Contractor is responsible for obtaining a current copy of a geotechnical report, if available, for information on site specific conditions and recommendations.
10. All signs, markings, signals, and other traffic control devices used on public and private streets complies with the MUTCD latest edition.
11. Contractor shall coordinate relocation of onsite power poles with MTEMC.
12. Contractor shall notify Atmos Energy contact to verify ownership and abandonment of gas line before proceeding with removal.
13. Minimum width for standard 90° surface parking spaces adjacent to parking islands or green space shall be 10'.
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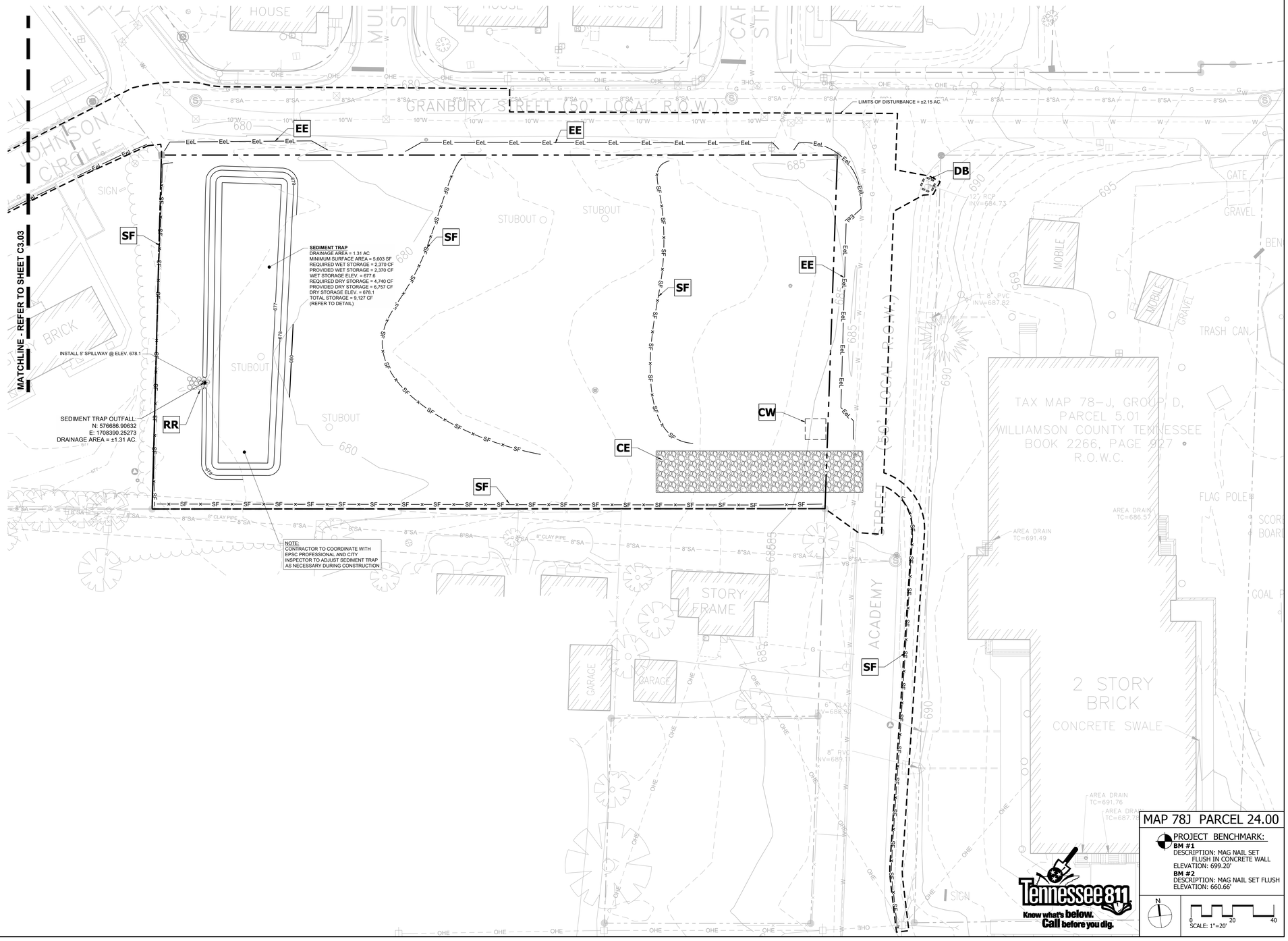

N.O.C. Certification

Tennessee Construction General Permit Notice of Coverage (NOC) Certification:

Please fill out and sign/date one of the following two statements:

1. The project associated with these submitted plans is covered under Tennessee Construction General Permit _____. The Total Distrubed Area is: 2.15 acres.

Check all that apply: This site discharges into waters identified by TDEC as:
☐ Impaired for siltation ☐ Impaired for habitat alteration ☐ Exceptional

Catherine McDonald — 08/07/2025
Signature — Date

Circle one: Developer (Project Engineer) Other _____

Please attach a copy of the Notice of Coverage under the Construction General Permit.

NOTE: A project will not be scheduled for a Pre-Construction Meeting until the State Construction General Permit NOC letter is submitted.

2. I hereby certify that this project does not require coverage under a Tennessee Construction General Permit. The Total Disturbed Area is: ___ acres.

Check all that apply: This site discharges into waters identified by TDEC as:
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_____ _____
Signature Date

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(If you are unsure whether your particular project requires coverage under a Tennessee General Storm Water permit, please call the Tennessee Division of Water Pollution Control at (615) 687-7000).

DISTURBED AREA: ±2.15 ACRES

MAP 78J PARCEL 24.00

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DESCRIPTION: MAG NAIL SET FLUSH IN CONCRETE WALL
ELEVATION: 699.20'
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DESCRIPTION: MAG NAIL SET FLUSH
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SCALE: 1"=20' (0, 20, 40)

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PROJECT NO.: 17-105-02

ACADEMY PARK II SUBDIVISION, LOT 1, FRANKTOWN OPEN HEARTS CENTER COF #8890

ACADEMY PARK II SUBDIVISION, LOT 1
215 GRANBURY STREET, FRANKLIN, TN

CATHERINE A. MCDONALD — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURAL — 124211 — STATE OF TENNESSEE
Catherine McDonald — 08/07/2025

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NO.	DESCRIPTION	DATE
	PRE-APPLICATION	6/27/2025
	INITIAL SUBMITTAL	7/14/2025
	RESUBMITTAL	8/7/2025

Project Number
21.1104

SWPPP STAGE 1 PLAN

C3.02

Site Area:	±1.28 ac
Disturbed Area:	±2.15 ac
Impervious Area:	±0.73 ac
Required Open Space:	5.00%
Proposed Open Space:	42.6%
Existing Zoning:	Civic and Institutional (CI)
Proposed Zoning:	Civic and Institutional (CI)
Building Occupancy:	Assembly (A-3), Business and Education
Building Use:	Civic and Institutional (CI)
Building Maximum Height:	2 Stories
Building Construction Type:	Type IIB
Prop. Building Area:	±15,800 SF
Prop. Building Height:	30' - 0"
Overlay Zoning:	Central Franklin Overlay
Receiving Waters:	West Main Branch (assessment status: unavailable)
Existing Structures:	None
Building Setbacks:	Front: 25'
	Side: 25'
	Rear: 25'
Min. Landscape Surface Ratio:	0.40
Proposed LSR:	0.54
Bike Parking Required:	1 space per 10 students 150 students x (1 space/ 10 students) = 15 spaces
Bike Parking Provided:	15 spaces
Parking Required:	2 Spaces/Employee x 14 Employees = 28 Spaces Required
Parking Provided:	28
Accessible Parking Required:	1
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   - Flow: 1424 gpm
   - Predicted flow at 20 psi: 4228 gpm
4. The acreage of this development is ±1.28 ac.
5. There are no individual list National Registered historic structures within 500' of the property.
6. No mineral rights are known to be held by parties outside of the property owner.
7. Based on graphic plotting of FEMA FIRM map 47187C0192H dated 12/20/2024, the site is located in Zone X, which is determined to be outside the 0.2% annual chance floodplain.
8. All public improvements shall be located within an easement or public right of way.
9. Contractor is responsible for obtaining a current copy of a geotechnical report, if available, for information on site specific conditions and recommendations.
10. All signs, markings, signals, and other traffic control devices used on public and private streets complies with the MUTCD latest edition.
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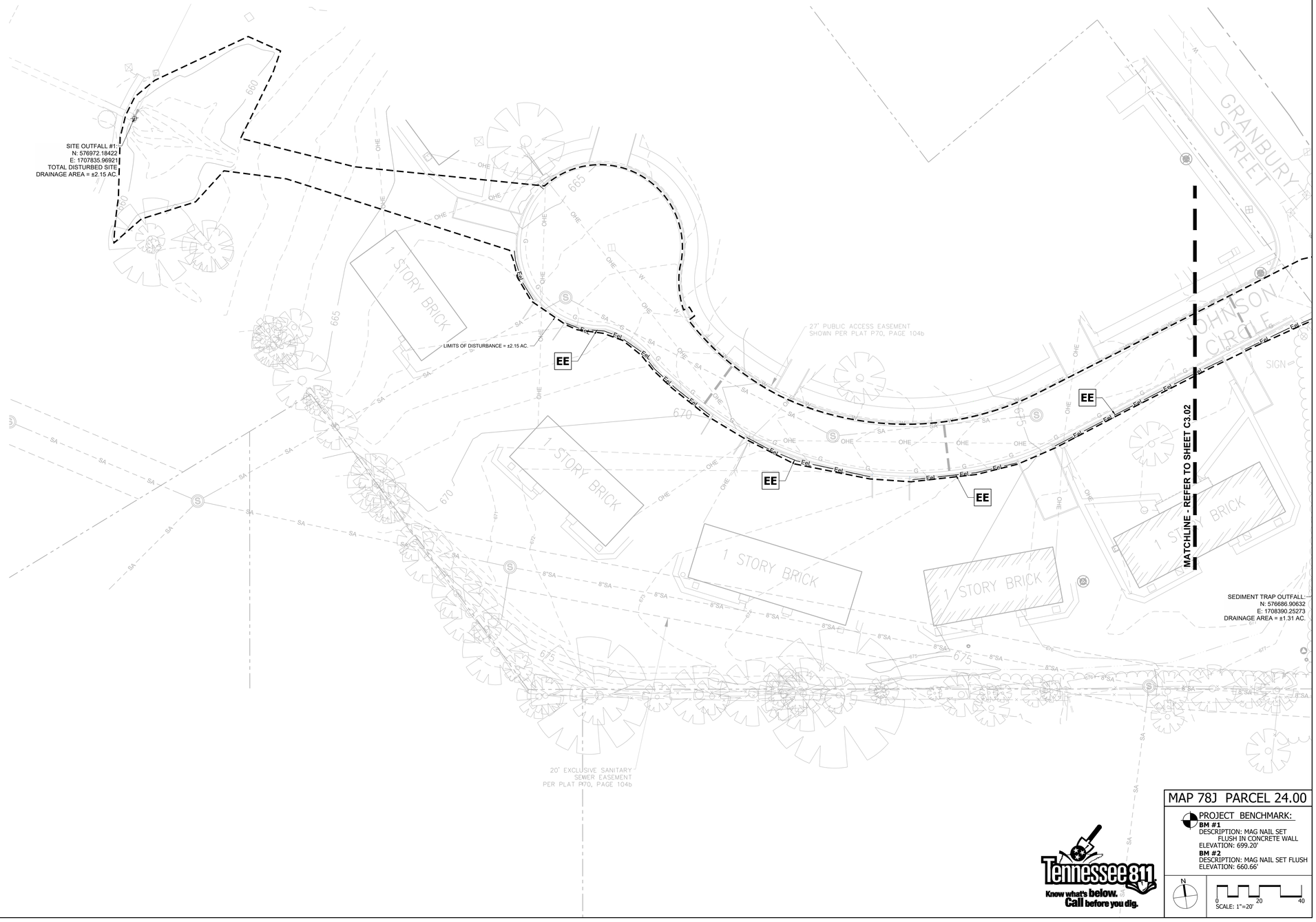

N.O.C. Certification

Tennessee Construction General Permit Notice of Coverage (NOC) Certification:

Please fill out and sign/date one of the following two statements:

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Check all that apply: This site discharges into waters identified by TDEC as:
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Catherine McDonald — 08/07/2025
Signature — Date

Circle one: Developer (Project Engineer) Other _____

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DISTURBED AREA: ±2.15 ACRES

MAP 78J PARCEL 24.00

PROJECT BENCHMARK:
BM #1
DESCRIPTION: MAG NAIL SET FLUSH IN CONCRETE WALL
ELEVATION: 699.20'
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ACADEMY PARK II SUBDIVISION, LOT 1
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NO.	DESCRIPTION	DATE
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	INITIAL SUBMITTAL	7/14/2025
	RESUBMITTAL	8/7/2025

Project Number
21.1104

SWPPP STAGE 1 PLAN

C3.03

Site Area:	±1.28 ac
Disturbed Area:	±2.15 ac
Impervious Area:	±0.73 ac
Required Open Space:	5.00%
Proposed Open Space:	42.6%
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Proposed Zoning:	Civic and Institutional (CI)
Building Occupancy:	Assembly (A-3), Business and Education
Building Use:	Civic and Institutional (CI)
Building Maximum Height:	2 Stories
Building Construction Type:	Type IIB
Prop. Building Area:	±15,800 SF
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Overlay Zoning:	Central Franklin Overlay
Receiving Waters:	West Main Branch (assessment status: unavailable)
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Min. Landscape Surface Ratio:	0.40
Proposed LSR:	0.54
Bike Parking Required:	1 space per 10 students
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Bike Parking Provided:	15 spaces
Parking Required:	2 Spaces/Employee x 14 Employees
	= 28 Spaces Required
Parking Provided:	28
Accessible Parking Required:	1
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SWPPP LEGEND

- SF — SILT FENCE
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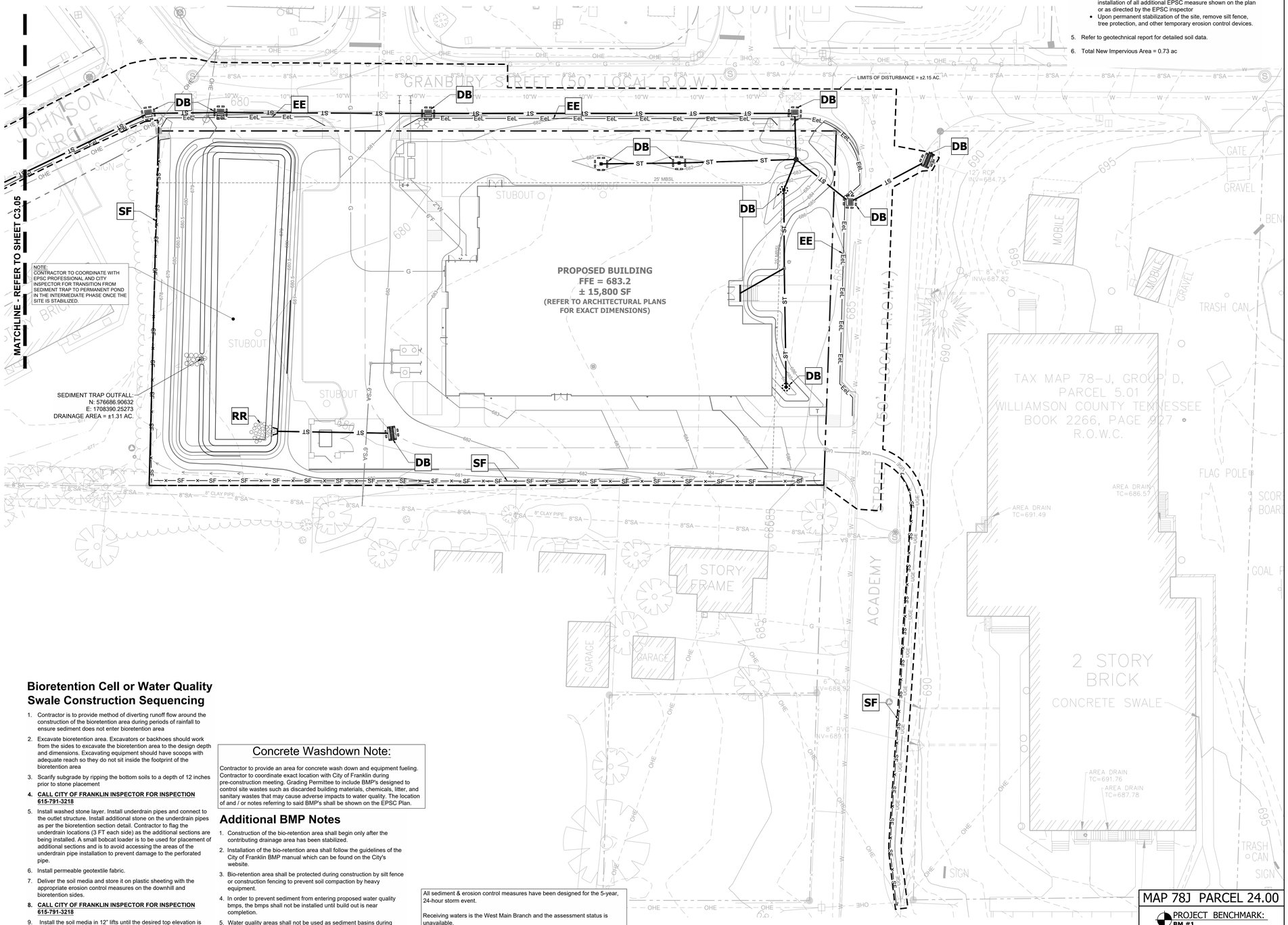

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Check all that apply: This site discharges into waters identified by TDEC as:
☐ Impaired for siltation ☐ Impaired for habitat alteration ☐ Exceptional

Signature — Date: 08/07/2025

Circle one: Developer (Project Engineer) Other _____

Please attach a copy of the Notice of Coverage under the Construction General Permit.

NOTE: A project will not be scheduled for a Pre-Construction Meeting until the State Construction General Permit NOC letter is submitted.

2. I hereby certify that this project does not require coverage under a Tennessee Construction General Permit. The Total Disturbed Area is: ___ acres.

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Signature — Date

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(If you are unsure whether your particular project requires coverage under a Tennessee General Storm Water permit, please call the Tennessee Division of Water Pollution Control at (615) 687-7000).

DISTURBED AREA: ±2.15 ACRES

Bioretention Cell or Water Quality Swale Construction Sequencing

1. Contractor is to provide method of diverting runoff flow around the construction of the bioretention area during periods of rainfall to ensure sediment does not enter bioretention area
2. Excavate bioretention area. Excavators or backhoes should work from the sides to excavate the bioretention area to the design depth and dimensions. Excavating equipment should have scoops with adequate reach so they do not sit inside the footprint of the bioretention area
3. Scarify subgrade by ripping the bottom soils to a depth of 12 inches prior to stone placement
4. **CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218**
5. Install washed stone layer. Install underdrain pipes and connect to the outlet structure. Install additional stone on the underdrain pipes as per the bioretention section detail. Contractor to flag the underdrain locations (3 FT each side) as the additional sections are being installed. A small bobcat loader is to be used for placement of additional sections and is to avoid accessing the areas of the underdrain pipe installation to prevent damage to the perforated pipe.
6. Install permeable geotextile fabric.
7. Deliver the soil media and store it on plastic sheeting with the appropriate erosion control measures on the downhill and bioretention sides.
8. **CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218**
9. Install the soil media in 12" lifts until the desired top elevation is achieved. Wait a few days to check for settlement and add additional media as needed to achieve the design elevations. DO NOT COMPACT WITH EQUIPMENT.
10. Prepare planting holes for any trees and shrubs, install the vegetation and water accordingly
11. Install specified groundcover in bottom of bioretention area
12. Sod slopes
13. Contractor to flag limits of bioretention basin for survey to locate and show on AS-BUILT plans.

Concrete Washdown Note:

Contractor to provide an area for concrete wash down and equipment fueling. Contractor to coordinate exact location with City of Franklin during pre-construction meeting. Grading Permittee to include BMP's designed to control site wastes such as discarded building materials, chemicals, litter, and sanitary wastes that may cause adverse impacts to water quality. The location of and / or notes referring to said BMP's shall be shown on the EPSC Plan.

Additional BMP Notes

1. Construction of the bio-retention area shall begin only after the contributing drainage area has been stabilized.
2. Installation of the bio-retention area shall follow the guidelines of the City of Franklin BMP manual which can be found on the City's website.
3. Bio-retention area shall be protected during construction by silt fence or construction fencing to prevent soil compaction by heavy equipment.
4. In order to prevent sediment from entering proposed water quality bmps, the bmps shall not be installed until build out is near completion.
5. Water quality areas shall not be used as sediment basins during construction.
6. Water quality BMP's shall be installed based on the guidelines set forth in the current edition of the city of Franklin BMP manual.
7. Water Quality signs shall be placed within the water quality areas. The signs, materials, and labor to install will be provided by City staff.
8. Rip-rap shall not be installed until bio-retention construction has finished.
9. Temporary grading easement shall be permanently stabilized after work has finished.

All sediment & erosion control measures have been designed for the 5-year, 24-hour storm event.

Receiving waters is the West Main Branch and the assessment status is unavailable.

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1. IN ORDER TO PREVENT SEDIMENT FROM ENTERING PROPOSED WATER QUALITY BMPS, THE BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION.
2. WATER QUALITY BMPS SHALL BE INSTALLED BASED ON THE GUIDELINES SET FORTH IN THE CURRENT EDITION OF THE CITY OF FRANKLIN BMP MANUAL.
3. EPSC MEASURES SHALL BE PROVIDED AROUND THE BUILDINGS, ALONG SIDEWALKS, AND/OR BEHIND CURBS TO PREVENT SEDIMENT FROM MIGRATING/DISCHARGING ONTO PAVED SURFACES.

Tennessee 811 — Know what's below. Call before you dig.

Stormwater Management

1. The project site is located at 215 Granbury Street in Franklin, TN. and is located within the 9th Civil District. The property is referenced as Map 78J, Parcel 24.00 on the Williamson County tax maps
2. Total site area is ±1.28 ac of which ±2.15 ac will be disturbed as part of this development.
3. Approximate Construction Time Table:
   Begin Construction - September 25, 2025
   Complete Construction - March 25, 2027
4. Construction Sequence:
   - Install construction entrance
   - Install erosion prevention and sediment control measures
   - Install sediment trap
   - Contact City of Franklin - Storm Water Management Section to obtain Storm Water Management and Grading
   - Contact City of Franklin - Streets Department for inspection of erosion prevention and sediment control devices and to obtain a full grading permit
   - Clear, grub, and grade site
   - Construct remainder of site per approved plans including the installation of all additional EPSC measure shown on the plan or as directed by the EPSC inspector
   - Upon permanent stabilization of the site, remove silt fence, tree protection, and other temporary erosion control devices.
5. Refer to geotechnical report for detailed soil data.
6. Total New Impervious Area = 0.73 ac

MAP 78J PARCEL 24.00

PROJECT BENCHMARK:
BM #1
DESCRIPTION: MAG NAIL SET FLUSH IN CONCRETE WALL
ELEVATION: 699.20'
BM #2
DESCRIPTION: MAG NAIL SET FLUSH
ELEVATION: 660.66'

N

SCALE: 1"=20' (0, 20, 40)

906 STUDIO ARCHITECTS +INTERIORS
143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
906studio.com

CSDG Planning | Engineering Landscape Architecture
2305 Kline Avenue, Suite 300
Nashville, TN 37211 | 615.248.9999

PROJECT NO.: 17-105-02

ACADEMY PARK II SUBDIVISION, LOT 1, FRANKTOWN OPEN HEARTS CENTER COF #8890

ACADEMY PARK II SUBDIVISION, LOT 1
215 GRANBURY STREET,
FRANKLIN, TN

CATHERINE A. MCDONALD — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — 08/07/2025 — NUMBER 123241 — STATE OF TENNESSEE

2022, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
	PRE-APPLICATION	6/27/2025
	INITIAL SUBMITTAL	7/14/2025
	RESUBMITTAL	8/7/2025

Project Number
21.1104

SWPPP STAGE 2 PLAN

C3.04

Site Area:	±1.28 ac
Disturbed Area:	±2.15 ac
Impervious Area:	±0.73 ac
Required Open Space:	5.00%
Proposed Open Space:	42.6%
Existing Zoning:	Civic and Institutional (CI)
Proposed Zoning:	Civic and Institutional (CI)
Building Occupancy:	Assembly (A-3), Business and Education
Building Use:	Civic and Institutional (CI)
Building Maximum Height:	2 Stories
Building Construction Type:	Type IIB
Prop. Building Area:	±15,800 SF
Prop. Building Height:	30' - 0"
Overlay Zoning:	Central Franklin Overlay
Receiving Waters:	West Main Branch (assessment status: unavailable)
Existing Structures:	None
Building Setbacks:	Front: 25'
	Side: 25'
	Rear: 25'
Min. Landscape Surface Ratio:	0.40
Proposed LSR:	0.54
Bike Parking Required:	1 space per 10 students
	150 students x (1 space/ 10 students) = 15 spaces
Bike Parking Provided:	15 spaces
Parking Required:	2 Spaces/Employee x 14 Employees
	= 28 Spaces Required
Parking Provided:	28
Accessible Parking Required:	1
Accessible Parking Provided:	2

Within new developments and for off-site lines contracted 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 waterlines shall be placed underground. Light industrial and heavy industrial districts shall be permitted to have their off-site overhead. Changes shall not be made to the lines approved site plan unless approved by either the relevant department superintendent or the planning commission.

This site plan has been designed to meet the City of Franklin standards and the approval of the planning commission, changes shall not be made to the approved site plan unless approved by either the relevant department superintendent or the planning commission.

SWPPP LEGEND

- **SF** SILT FENCE
- **DB** DROP BAG (OR APPROVED EQUAL INLET PROTECTION)
- **RR** RIPRAP
- **EE** EROSION EEL

Stormwater Management

1. The project site is located at 215 Granbury Street in Franklin, TN. and is located within the 9th Civil District. The property is referenced as Map 78J, Parcel 24.00 on the Williamson County tax maps
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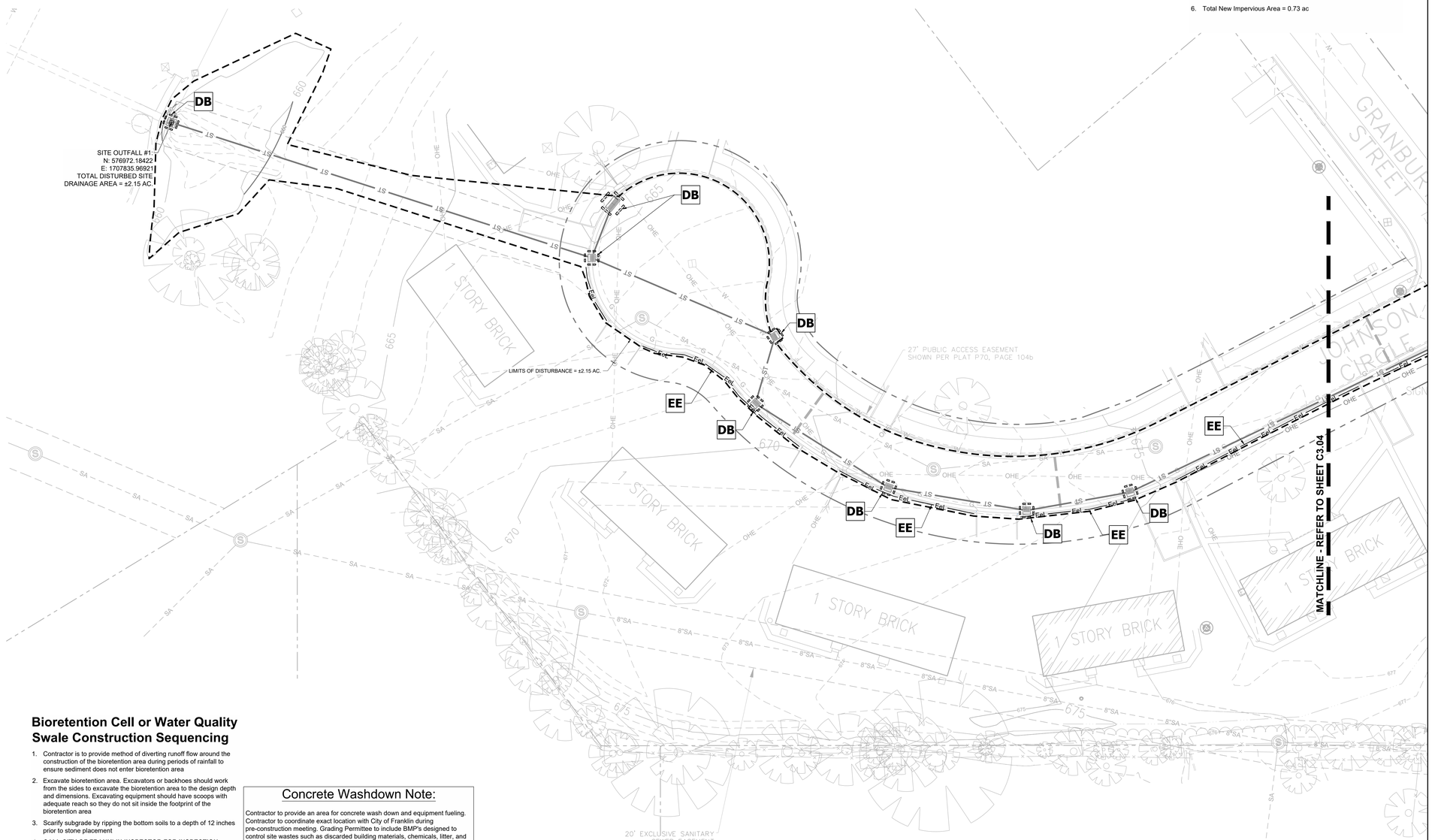
   - Install sediment trap
   - Contact City of Franklin - Storm Water Management Section to obtain Storm Water Management and Grading
   - Contact City of Franklin - Streets Department for inspection of erosion prevention and sediment control devices and to obtain a full grading permit
   - Clear, grub, and grade site
   - Construct remainder of site per approved plans including the installation of all additional EPSC measure shown on the plan or as directed by the EPSC inspector
   - Upon permanent stabilization of the site, remove silt fence, tree protection, and other temporary erosion control devices.
5. Refer to geotechnical report for detailed soil data.
6. Total New Impervious Area = 0.73 ac

Notes:

1. The project site is located at 215 Granbury Street in Franklin, TN and is located within the 9th Civil District. The property is referenced as Map 78J, Parcel 24.00 on the Williamson County tax maps.
2. Survey information provided by Donlon Land Surveying, LLC.
3. Fire hydrant flow for the hydrant located 216 Granbury Street in Franklin, TN 37064 (test date 08/06/25)
   Static Pressure: 80 psi
   Residual Pressure: 72 psi
   Flow: 1424 gpm
   Predicted flow at 20 psi: 4228 gpm
4. The acreage of this development is ±1.28 ac.
5. There are no individual list National Registered historic structures within 500' of the property.
6. No mineral rights are known to be held by parties outside of the property owner.
7. Based on graphic plotting of FEMA FIRM map 47187C0192H dated 12/20/2024, the site is located in Zone X, which is determined to be outside the 0.2% annual chance floodplain.
8. All public improvements shall be located within an easement or public right of way.
9. Contractor is responsible for obtaining a current copy of a geotechnical report, if available, for information on site specific conditions and recommendations.
10. All signs, markings, signals, and other traffic control devices used on public and private streets complies with the MUTCD latest edition.
11. Contractor shall coordinate relocation of onsite power poles with MTEMC.
12. Contractor shall notify Atmos Energy contact to verify ownership and abandonment of gas line before proceeding with removal.
13. Minimum width for standard 90° surface parking spaces adjacent to parking islands or green space shall be 10'.
14. Gates will have 20 ft. of clear width with two means of automatic opening. This will be accomplished through a siren operated sensor and key box for emergency access
15. Williamson County solid waste will collect refuse at this location from curbside containers.



N.O.C. Certification

Tennessee Construction General Permit Notice of Coverage (NOC) Certification:

Please fill out and sign/date one of the following two statements:

1. The project associated with these submitted plans is covered under Tennessee Construction General Permit _____. The Total Distrubed Area is: 2.15 acres.

Check all that apply: This site discharges into waters identified by TDEC as:
☐ Impaired for siltation ☐ Impaired for habitat alteration ☐ Exceptional

Signature _____ Date 08/07/2025

Circle one: Developer (Project Engineer) Other _____

Please attach a copy of the Notice of Coverage under the Construction General Permit.

NOTE: A project will not be scheduled for a Pre-Construction Meeting until the State Construction General Permit NOC letter is submitted.

2. I hereby certify that this project does not require coverage under a Tennessee Construction General Permit. The Total Disturbed Area is: ___ acres.

Check all that apply: This site discharges into waters identified by TDEC as:
☐ Impaired for siltation ☐ Impaired for habitat alteration ☐ Exceptional

Signature _____ Date _____

Circle one: Developer Project Engineer Other _____

Note: Projects of one (1) or more acres require State permit coverage, while projects of less than one (1) acre do not require State permit coverage. Also, projects of less than one (1) acre that are part of a total development project of one (1) or more acres require State permit coverage.

(If you are unsure whether your particular project requires coverage under a Tennessee General Storm Water permit, please call the Tennessee Division of Water Pollution Control at (615) 687-7000).

DISTURBED AREA: ±2.15 ACRES

Bioretention Cell or Water Quality Swale Construction Sequencing

1. Contractor is to provide method of diverting runoff flow around the construction of the bioretention area during periods of rainfall to ensure sediment does not enter bioretention area
2. Excavate bioretention area. Excavators or backhoes should work from the sides to excavate the bioretention area to the design depth and dimensions. Excavating equipment should have scoops with adequate reach so they do not sit inside the footprint of the bioretention area
3. Scarify subgrade by ripping the bottom soils to a depth of 12 inches prior to stone placement
4. **CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218**
5. Install washed stone layer. Install underdrain pipes and connect to the outlet structure. Install additional stone on the underdrain pipes as per the bioretention section detail. Contractor to flag the underdrain locations (3 FT each side) as the additional sections are being installed. A small bobcat loader is to be used for placement of additional sections and is to avoid accessing the areas of the underdrain pipe installation to prevent damage to the perforated pipe.
6. Install permeable geotextile fabric.
7. Deliver the soil media and store it on plastic sheeting with the appropriate erosion control measures on the downhill and bioretention sides.
8. **CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218**
9. Install the soil media in 12" lifts until the desired top elevation is achieved. Wait a few days to check for settlement and add additional media as needed to achieve the design elevations. DO NOT COMPACT WITH EQUIPMENT.
10. Prepare planting holes for any trees and shrubs, install the vegetation and water accordingly
11. Install specified groundcover in bottom of bioretention area
12. Sod slopes
13. Contractor to flag limits of bioretention basin for survey to locate and show on AS-BUILT plans.

Concrete Washdown Note:

Contractor to provide an area for concrete wash down and equipment fueling. Contractor to coordinate exact location with City of Franklin during pre-construction meeting. Grading Permittee to include BMP's designed to control site wastes such as discarded building materials, chemicals, litter, and sanitary wastes that may cause adverse impacts to water quality. The location of and / or notes referring to said BMP's shall be shown on the EPSC Plan.

Additional BMP Notes

1. Construction of the bio-retention area shall begin only after the contributing drainage area has been stabilized.
2. Installation of the bio-retention area shall follow the guidelines of the City of Franklin BMP manual which can be found on the City's website.
3. Bio-retention area shall be protected during construction by silt fence or construction fencing to prevent soil compaction by heavy equipment.
4. In order to prevent sediment from entering proposed water quality bmps, the bmps shall not be installed until build out is near completion.
5. Water quality areas shall not be used as sediment basins during construction.
6. Water quality BMP's shall be installed based on the guidelines set forth in the current edition of the city of Franklin BMP manual.
7. Water Quality signs shall be placed within the water quality areas. The signs, materials, and labor to install will be provided by City staff.
8. Rip-rap shall not be installed until bio-retention construction has finished.
9. Temporary grading easement shall be permanently stabilized after work has finished.

All sediment & erosion control measures have been designed for the 5-year, 24-hour storm event.

Receiving waters is the West Main Branch and the assessment status is unavailable.

All stormwater BMPs have been designed in accordance with the city's best management practices stormwater management manual.

Installation of water quality BMPs shall follow all installation guidelines set forth in the city of Franklin BMP manual.

Water quality (bioretention) areas shall not be used as sediment basins during construction in order to minimize compaction and sediment accumulation during construction.

1. IN ORDER TO PREVENT SEDIMENT FROM ENTERING PROPOSED WATER QUALITY BMPS, THE BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION.
2. WATER QUALITY BMPS SHALL BE INSTALLED BASED ON THE GUIDELINES SET FORTH IN THE CURRENT EDITION OF THE CITY OF FRANKLIN BMP MANUAL.
3. EPSC MEASURES SHALL BE PROVIDED AROUND THE BUILDINGS, ALONG SIDEWALKS, AND/OR BEHIND CURBS TO PREVENT SEDIMENT FROM MIGRATING/DISCHARGING ONTO PAVED SURFACES.

Tennessee 811 Know what's below. Call before you dig.

MAP 78J PARCEL 24.00

PROJECT BENCHMARK:
BM #1
DESCRIPTION: MAG NAIL SET FLUSH IN CONCRETE WALL
ELEVATION: 699.20'
BM #2
DESCRIPTION: MAG NAIL SET FLUSH
ELEVATION: 660.66'

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PROJECT NO.: 17-105-02

ACADEMY PARK II SUBDIVISION, LOT 1, FRANKTOWN OPEN HEARTS CENTER COF #8890

ACADEMY PARK II SUBDIVISION, LOT 1
215 GRANBURY STREET, FRANKLIN, TN

CATHERINE A. MCDONALD LICENSED PROFESSIONAL ENGINEER AGRICULTURE COMMERCE 120241 STATE OF TENNESSEE
08/07/2025

2022, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
	PRE-APPLICATION	6/27/2025
	INITIAL SUBMITTAL	7/14/2025
	RESUBMITTAL	8/7/2025

Project Number
21.1104

SWPPP STAGE 2 PLAN

C3.05

Site Area:	±1.28 ac
Disturbed Area:	±2.15 ac
Impervious Area:	±0.73 ac
Required Open Space:	5.00%
Proposed Open Space:	42.6%
Existing Zoning:	Civic and Institutional (CI)
Proposed Zoning:	Civic and Institutional (CI)
Building Occupancy:	Assembly (A-3), Business and Education
Building Use:	Civic and Institutional (CI)
Building Maximum Height:	2 Stories
Building Construction Type:	Type IIB
Prop. Building Area:	±15,800 SF
Prop. Building Height:	30' - 0"
Overlay Zoning:	Central Franklin Overlay
Receiving Waters:	West Main Branch (assessment status: unavailable)
Existing Structures:	None
Building Setbacks:	Front: 25'
	Side: 25'
	Rear: 25'
Min. Landscape Surface Ratio:	0.40
Proposed LSR:	0.54
Bike Parking Required:	1 space per 10 students
	150 students x (1 space/ 10 students) = 15 spaces
Bike Parking Provided:	15 spaces
Parking Required:	2 Spaces/Employee x 14 Employees
	= 28 Spaces Required
Parking Provided:	28
Accessible Parking Required:	1
Accessible Parking Provided:	2

Notes:

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SWPPP LEGEND

EM EROSION MATTING

RR RIPRAP

ALL STORMWATER MANAGEMENT FEATURES FOR A SITE/SECTION SHALL BE INSTALLED WITHIN NINETY (90) DAYS OF ISSUANCE OF A TEMPORARY CERTIFICATE OF USE AND OCCUPANCY (TCUO)/TEMPORARY CERTIFICATE OF COMPLETION (TCOC) AND/OR WHEN A STORWATER MANAGEMENT FEATURES CONTRIBUTING DRAINAGE AREA IS BUILT OUT AND/OR STABILIZED (AS DETERMINED BY THE SITES STORMWATER INSPECTOR). FURTHERMORE, STORMWATER CONTROL MEASURES (SCM'S) SHALL BE INSPECTED BY A LICENSED PROFESSIONAL ENGINEER DOCUMENTING THE SCM'S HAVE BEEN INSTALLED PER THE APPROVED SITE PLAN. AN INSPECTION REPORT DOCUMENTING THIS SHALL BE REQUIRED TO BE SUBMITTED TO THE CITY'S ENGINEERING DEPARTMENT WITHIN (90) DAYS OF THE SCM'S COMPLETION.

Stormwater Management

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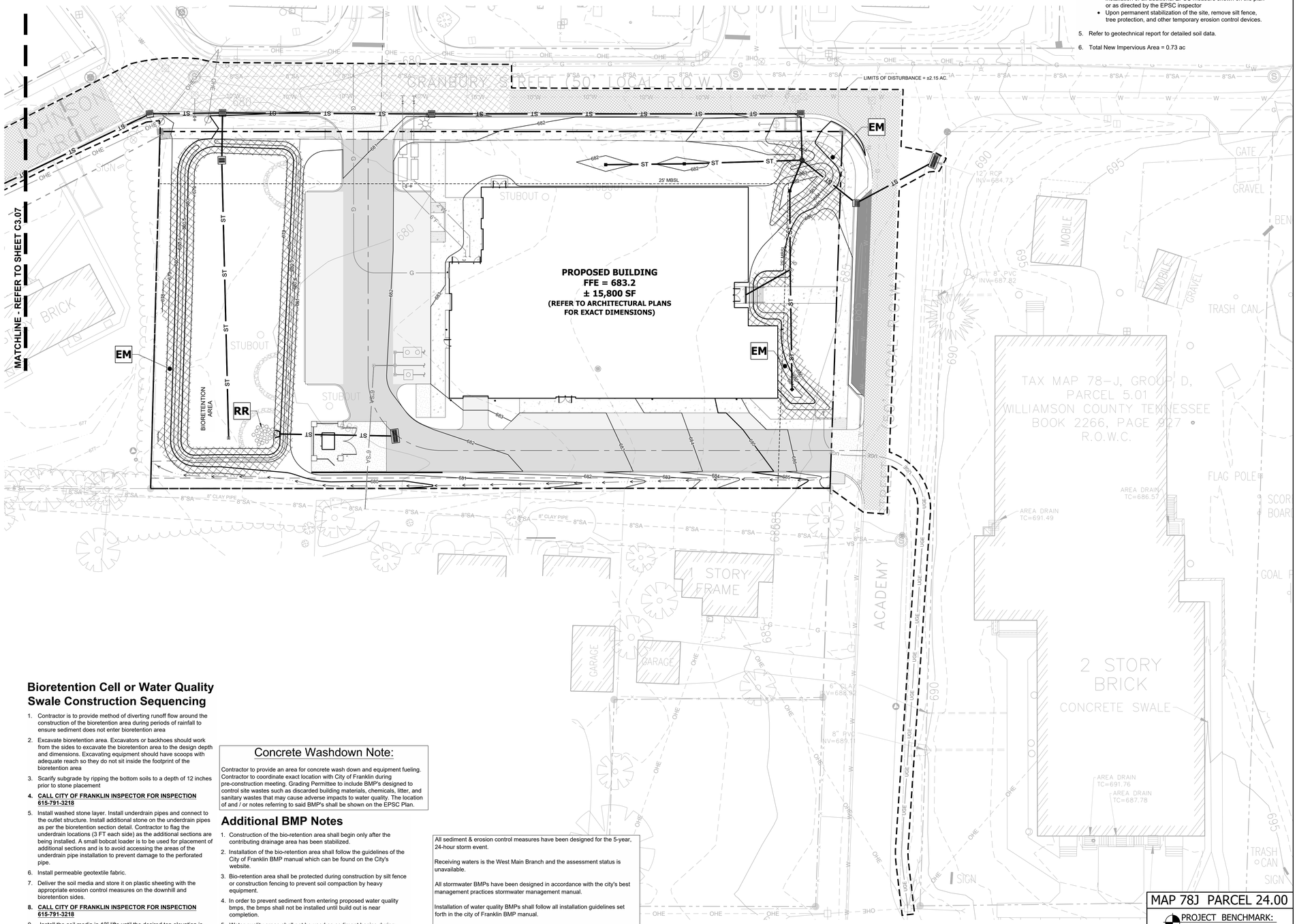

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Check all that apply: This site discharges into waters identified by TDEC as:
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Catherine M. Donald — 08/07/2025
Signature — Date

Circle one: Developer (Project Engineer) Other _____

Please attach a copy of the Notice of Coverage under the Construction General Permit.

NOTE: A project will not be scheduled for a Pre-Construction Meeting until the State Construction General Permit NOC letter is submitted.

2. I hereby certify that this project does not require coverage under a Tennessee Construction General Permit. The Total Disturbed Area is: ___ acres.

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_____ — _____
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Tennessee 811 — Know what's below. Call before you dig.

MAP 78J PARCEL 24.00

PROJECT BENCHMARK:
BM #1
DESCRIPTION: MAG NAIL SET FLUSH IN CONCRETE WALL
ELEVATION: 699.20'
BM #2
DESCRIPTION: MAG NAIL SET FLUSH
ELEVATION: 660.66'

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2305 Kline Avenue, Suite 300
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PROJECT NO.: 17-105-02

ACADEMY PARK II SUBDIVISION, LOT 1, FRANKTOWN OPEN HEARTS CENTER COF #8890

ACADEMY PARK II SUBDIVISION, LOT 1
215 GRANBURY STREET,
FRANKLIN, TN

CATHERINE A. MCDONALD — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURAL — COMMERCIAL — AND — STATE OF TENNESSEE
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NO.	DESCRIPTION	DATE
	PRE-APPLICATION	6/27/2025
	INITIAL SUBMITTAL	7/14/2025
	RESUBMITTAL	8/7/2025

Project Number
21.1104

SWPPP STAGE 3 PLAN

C3.06

Site Area:	±1.28 ac
Disturbed Area:	±2.15 ac
Impervious Area:	±0.73 ac
Required Open Space:	5.00%
Proposed Open Space:	42.6%
Existing Zoning:	Civic and Institutional (CI)
Proposed Zoning:	Civic and Institutional (CI)
Building Occupancy:	Assembly (A-3), Business and Education
Building Use:	Civic and Institutional (CI)
Building Maximum Height:	2 Stories
Building Construction Type:	Type IIB
Prop. Building Area:	±15,800 SF
Prop. Building Height:	30' - 0"
Overlay Zoning:	Central Franklin Overlay
Receiving Waters:	West Main Branch (assessment status: unavailable)
Existing Structures:	None
Building Setbacks:	Front: 25'
	Side: 25'
	Rear: 25'
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Proposed LSR:	0.54
Bike Parking Required:	1 space per 10 students
	150 students x (1 space/ 10 students) = 15 spaces
Bike Parking Provided:	15 spaces
Parking Required:	2 Spaces/Employee x 14 Employees
	= 28 Spaces Required
Parking Provided:	28
Accessible Parking Required:	1
Accessible Parking Provided:	2

Notes:

1. The project site is located at 215 Granbury Street in Franklin, TN and is located within the 9th Civil District. The property is referenced as Map 78J, Parcel 24.00 on the Williamson County tax maps.
2. Survey information provided by Donlon Land Surveying, LLC.
3. Fire hydrant flow for the hydrant located 216 Granbury Street in Franklin, TN 37064 (test date 08/06/25)
   - Static Pressure: 80 psi
   - Residual Pressure: 72 psi
   - Flow: 1424 gpm
   - Predicted flow at 20 psi: 4228 gpm
4. The acreage of this development is ±1.28 ac.
5. There are no individual list National Registered historic structures within 500' of the property.
6. No mineral rights are known to be held by parties outside of the property owner.
7. Based on graphic plotting of FEMA FIRM map 47187C0192H dated 12/20/2024, the site is located in Zone X, which is determined to be outside the 0.2% annual chance floodplain.
8. All public improvements shall be located within an easement or public right of way.
9. Contractor is responsible for obtaining a current copy of a geotechnical report, if available, for information on site specific conditions and recommendations.
10. All signs, markings, signals, and other traffic control devices used on public and private streets complies with the MUTCD latest edition.
11. Contractor shall coordinate relocation of onsite power poles with MTEMC.
12. Contractor shall notify Atmos Energy contact to verify ownership and abandonment of gas line before proceeding with removal.
13. Minimum width for standard 90° surface parking spaces adjacent to parking islands or green space shall be 10'.
14. Gates will have 20 ft. of clear width with two means of automatic opening. This will be accomplished through a siren operated sensor and key box for emergency access
15. Williamson County solid waste will collect refuse at this location from curbside containers.

Within new developments and for off-site lines contracted 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 waterlines shall be placed underground. Light industrial and heavy industrial districts shall be permitted to have their off-site overhead. Changes shall not be made to the lines approved site plan unless approved by either the relevant department superintendent or the planning commission.

This site plan has been designed to meet the City of Franklin standards and the approval of the planning commission, changes shall not be made to the approved site plan unless approved by either the relevant department superintendent or the planning commission.

SWPPP LEGEND

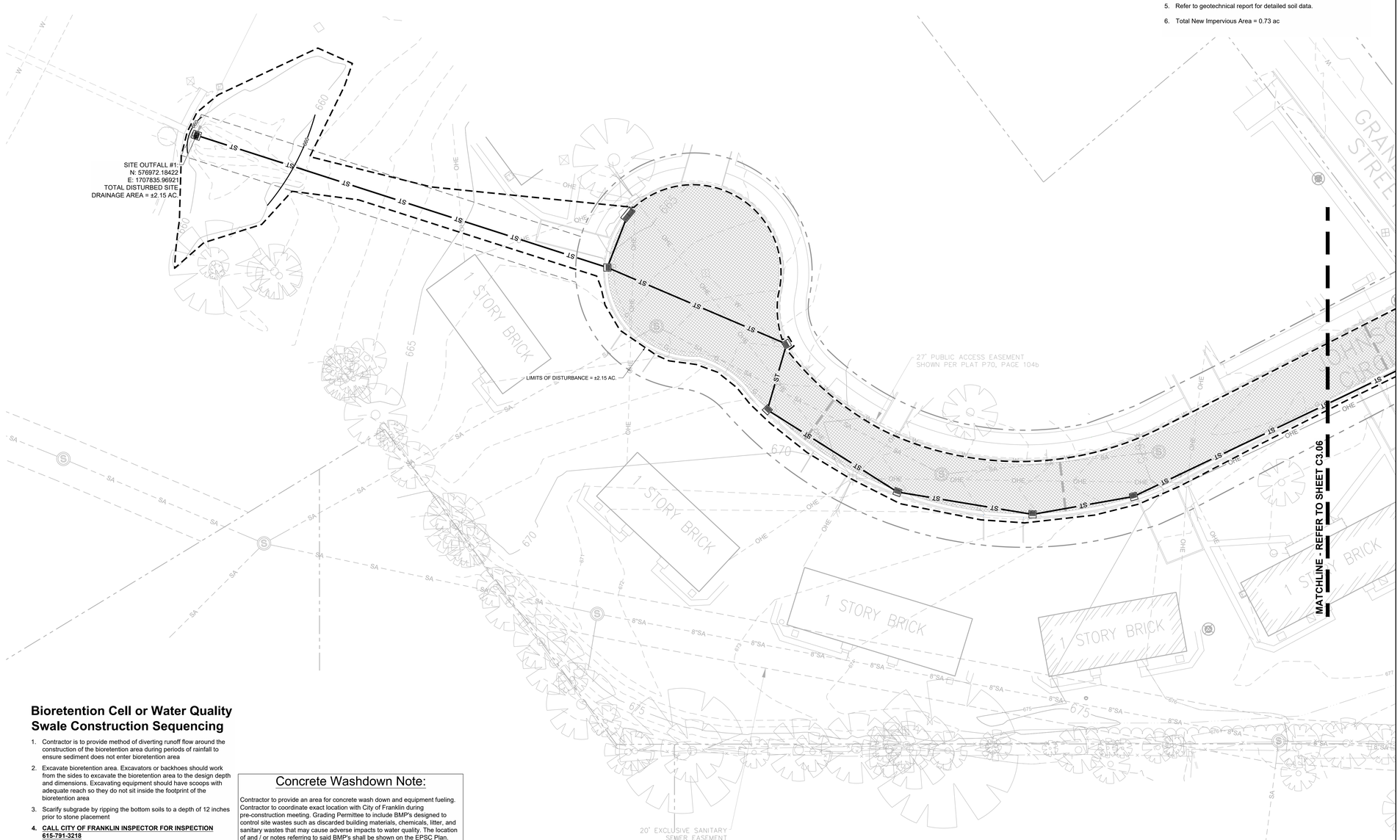
EM EROSION MATTING

RR RIPRAP

ALL STORMWATER MANAGEMENT FEATURES FOR A SITE/SECTION SHALL BE INSTALLED WITHIN NINETY (90) DAYS OF ISSUANCE OF A TEMPORARY CERTIFICATE OF USE AND OCCUPANCY (TCUO)/TEMPORARY CERTIFICATE OF COMPLETION (TCOC) AND/OR WHEN A STORWATER MANAGEMENT FEATURES CONTRIBUTING DRAINAGE AREA IS BUILT OUT AND/OR STABILIZED (AS DETERMINED BY THE SITES STORMWATER INSPECTOR). FURTHERMORE, STORMWATER CONTROL MEASURES (SCM'S) SHALL BE INSPECTED BY A LICENSED PROFESSIONAL ENGINEER DOCUMENTING THE SCM'S HAVE BEEN INSTALLED PER THE APPROVED SITE PLAN. AN INSPECTION REPORT DOCUMENTING THIS SHALL BE REQUIRED TO BE SUBMITTED TO THE CITY'S ENGINEERING DEPARTMENT WITHIN (90) DAYS OF THE SCM'S COMPLETION.

Stormwater Management

1. The project site is located at 215 Granbury Street in Franklin, TN. and is located within the 9th Civil District. The property is referenced as Map 78J, Parcel 24.00 on the Williamson County tax maps
2. Total site area is ±1.28 ac of which ±2.15 ac will be disturbed as part of this development.
3. Approximate Construction Time Table:
   Begin Construction - September 25, 2025
   Complete Construction - March 25, 2027
4. Construction Sequence:
   - Install construction entrance
   - Install erosion prevention and sediment control measures
   - Install sediment trap
   - Contact City of Franklin - Storm Water Management Section to obtain Storm Water Management and Grading
   - Contact City of Franklin - Streets Department for inspection of erosion prevention and sediment control devices and to obtain a full grading permit
   - Clear, grub, and grade site
   - Construct remainder of site per approved plans including the installation of all additional EPSC measure shown on the plan or as directed by the EPSC inspector
   - Upon permanent stabilization of the site, remove silt fence, tree protection, and other temporary erosion control devices.
5. Refer to geotechnical report for detailed soil data.
6. Total New Impervious Area = 0.73 ac



N.O.C. Certification

Tennessee Construction General Permit Notice of Coverage (NOC) Certification:

Please fill out and sign/date one of the following two statements:

1, The project associated with these submitted plans is covered under Tennessee Construction General Permit _____. The Total Distrubed Area is: 2.15 acres.

Check all that apply: This site discharges into waters identified by TDEC as:
☐ Impaired for siltation ☐ Impaired for habitat alteration ☐ Exceptional

Catherine A. McDonald — 08/07/2025
Signature Date

Circle one: Developer (Project Engineer) Other _____

Please attach a copy of the Notice of Coverage under the Construction General Permit.

NOTE: A project will not be scheduled for a Pre-Construction Meeting until the State Construction General Permit NOC letter is submitted.

2, I hereby certify that this project does not require coverage under a Tennessee Construction General Permit. The Total Disturbed Area is: ___ acres.

Check all that apply: This site discharges into waters identified by TDEC as:
☐ Impaired for siltation ☐ Impaired for habitat alteration ☐ Exceptional

_____ _____
Signature Date

Circle one: Developer Project Engineer Other _____

Note: Projects of one (1) or more acres require State permit coverage, while projects of less than one (1) acre do not require State permit coverage. Also, projects of less than one (1) acre that are part of a total development project of one (1) or more acres require State permit coverage.

(If you are unsure whether your particular project requires coverage under a Tennessee General Storm Water permit, please call the Tennessee Division of Water Pollution Control at (615) 687-7000).

DISTURBED AREA: ±2.15 ACRES

Bioretention Cell or Water Quality Swale Construction Sequencing

1. Contractor is to provide method of diverting runoff flow around the construction of the bioretention area during periods of rainfall to ensure sediment does not enter bioretention area
2. Excavate bioretention area. Excavators or backhoes should work from the sides to excavate the bioretention area to the design depth and dimensions. Excavating equipment should have scoops with adequate reach so they do not sit inside the footprint of the bioretention area
3. Scarify subgrade by ripping the bottom soils to a depth of 12 inches prior to stone placement
4. **CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218**
5. Install washed stone layer. Install underdrain pipes and connect to the outlet structure. Install additional stone on the underdrain pipes as per the bioretention section detail. Contractor to flag the underdrain locations (3 FT each side) as the additional sections are being installed. A small bobcat loader is to be used for placement of additional sections and is to avoid accessing the areas of the underdrain pipe installation to prevent damage to the perforated pipe.
6. Install permeable geotextile fabric.
7. Deliver the soil media and store it on plastic sheeting with the appropriate erosion control measures on the downhill and bioretention sides.
8. **CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218**
9. Install the soil media in 12" lifts until the desired top elevation is achieved. Wait a few days to check for settlement and add additional media as needed to achieve the design elevations. DO NOT COMPACT WITH EQUIPMENT.
10. Prepare planting holes for any trees and shrubs, install the vegetation and water accordingly
11. Install specified groundcover in bottom of bioretention area
12. Sod slopes
13. Contractor to flag limits of bioretention basin for survey to locate and show on AS-BUILT plans.

Concrete Washdown Note:

Contractor to provide an area for concrete wash down and equipment fueling. Contractor to coordinate exact location with City of Franklin during pre-construction meeting. Grading Permittee to include BMP's designed to control site wastes such as discarded building materials, chemicals, litter, and sanitary wastes that may cause adverse impacts to water quality. The location of and / or notes referring to said BMP's shall be shown on the EPSC Plan.

Additional BMP Notes

1. Construction of the bio-retention area shall begin only after the contributing drainage area has been stabilized.
2. Installation of the bio-retention area shall follow the guidelines of the City of Franklin BMP manual which can be found on the City's website.
3. Bio-retention area shall be protected during construction by silt fence or construction fencing to prevent soil compaction by heavy equipment.
4. In order to prevent sediment from entering proposed water quality bmps, the bmps shall not be installed until build out is near completion.
5. Water quality areas shall not be used as sediment basins during construction.
6. Water quality BMP's shall be installed based on the guidelines set forth in the current edition of the city of Franklin BMP manual.
7. Water Quality signs shall be placed within the water quality areas. The signs, materials, and labor to install will be provided by City staff.
8. Rip-rap shall not be installed until bio-retention construction has finished.
9. Temporary grading easement shall be permanently stabilized after work has finished.

All sediment & erosion control measures have been designed for the 5-year, 24-hour storm event.

Receiving waters is the West Main Branch and the assessment status is unavailable.

All stormwater BMPs have been designed in accordance with the city's best management practices stormwater management manual.

Installation of water quality BMPs shall follow all installation guidelines set forth in the city of Franklin BMP manual.

Water quality (bioretention) areas shall not be used as sediment basins during construction in order to minimize compaction and sediment accumulation during construction.

1. IN ORDER TO PREVENT SEDIMENT FROM ENTERING PROPOSED WATER QUALITY BMPS, THE BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION.
2. WATER QUALITY BMPS SHALL BE INSTALLED BASED ON THE GUIDELINES SET FORTH IN THE CURRENT EDITION OF THE CITY OF FRANKLIN BMP MANUAL.

Tennessee811 Know what's below. Call before you dig.

MAP 78J PARCEL 24.00

PROJECT BENCHMARK:
BM #1
DESCRIPTION: MAG NAIL SET FLUSH IN CONCRETE WALL
ELEVATION: 699.20'
BM #2
DESCRIPTION: MAG NAIL SET FLUSH
ELEVATION: 660.66'

N

SCALE: 1"=20' (0, 20, 40)

906 STUDIO ARCHITECTS +INTERIORS
143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
906studio.com

CSDG Planning | Engineering Landscape Architecture
2305 Kline Avenue, Suite 300
Nashville, TN 37211 | 615.248.9999

PROJECT NO.: 17-105-02

ACADEMY PARK II SUBDIVISION, LOT 1, FRANKTOWN OPEN HEARTS CENTER COF #8890

ACADEMY PARK II SUBDIVISION, LOT 1
215 GRANBURY STREET, FRANKLIN, TN

CATHERINE A. McDONALD — REGISTERED AGRICULTURAL ENGINEER — STATE OF TENNESSEE — 08/07/2025

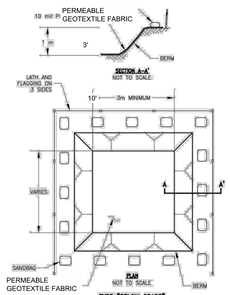
2022, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
	PRE-APPLICATION	6/27/2025
	INITIAL SUBMITTAL	7/14/2025
	RESUBMITTAL	8/7/2025

Project Number
21.1104

SWPPP STAGE 3 PLAN

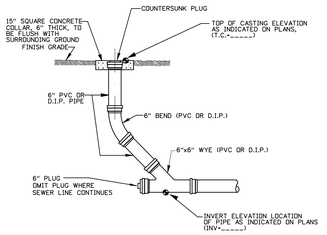
C3.07



TYPE "BELOW GRADE"

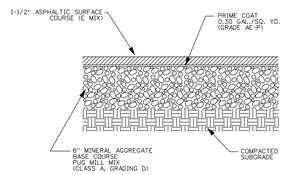
NOTES:
1. CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN IN ACCORDANCE WITH FRANKLIN CP-10
2. ACTUAL LAYOUT DETERMINED IN FIELD
3. CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY
4. MINIMUM FREEBOARD OF 12"
5. WASHOUT FACILITY SHALL BE CLEAN OR NEW FACILITY CONSTRUCTED ONCE THE WASHOUT IS 75% FULL

CONCRETE WASHOUT FACILITY
N.T.S.



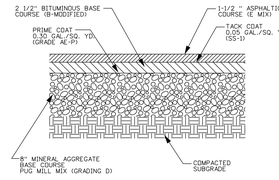
CLEANOUT
N.T.S.

**CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR SITE SPECIFIC DESIGN CONSIDERATIONS

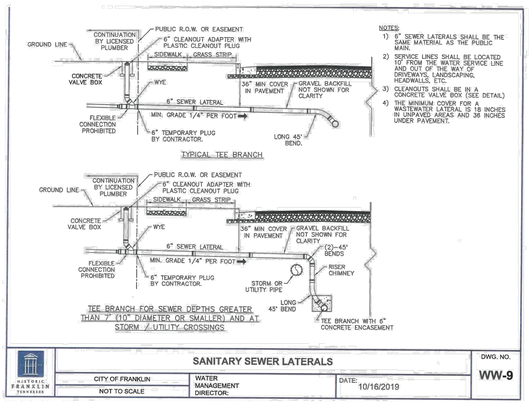


LIGHT DUTY PAVEMENT SECTION
N.T.S.

**CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR SITE SPECIFIC DESIGN CONSIDERATIONS

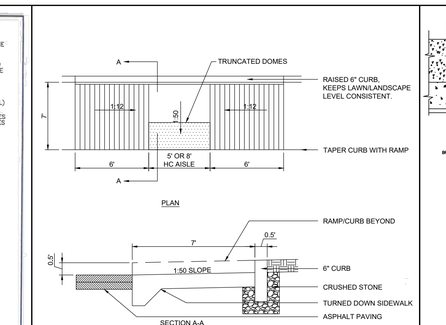


HEAVY DUTY PAVEMENT SECTION
N.T.S.

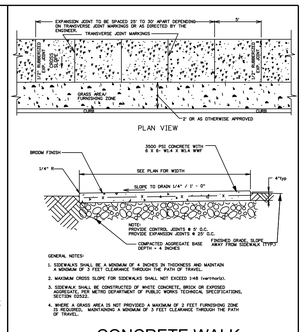


NOTES:
1) 6" SEWER LATERALS SHALL BE THE SAME MATERIAL AS THE PUBLIC MAIN.
2) SERVICE LINES SHALL BE LOCATED 10' FROM THE WATER SERVICE LINE AND OUT OF THE WAY OF DRIVEWAYS, LANDSCAPING, HEADWALLS, ETC.
3) CLEANOUTS SHALL BE IN A CONCRETE VALVE BOX (SEE DETAIL)
4) THE MINIMUM COVER FOR A WASTEWATER LATERAL IS 18 INCHES IN UNPAVED AREAS AND 36 INCHES UNDER PAVEMENT.

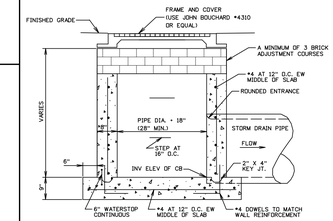
HISTORIC FRANKLIN TENNESSEE	SANITARY SEWER LATERALS		DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	WW-9
NOT TO SCALE			



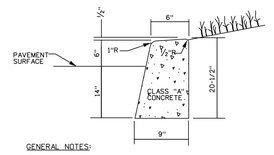
SIDEWALK RAMP
N.T.S.



CONCRETE WALK
N.T.S.



CATCH BASIN
N.T.S.



GENERAL NOTES:

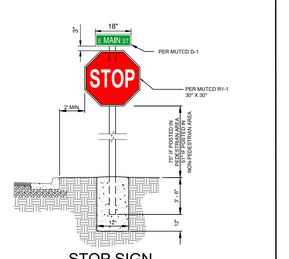
1. EXPANSION JOINTS TO BE SPACED A MAXIMUM OF 100 FEET APART OR AS DIRECTED BY THE ENGINEER.

2. EXPANSION JOINTS WILL ALSO BE REQUIRED AT TANGENT POINTS, RAMPS, AND INLETS.

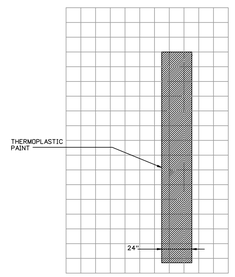
3. CONTRACTION JOINTS ARE TO BE CUT INTO CURB EVERY 10 FEET TO A DEPTH OF D/4, WHERE D EQUALS THE THICKNESS OF THE SECTION. THE SPACING OF 10 FEET MAY BE REDUCED AT CLOSURES BUT NO SECTION OF CURB SHALL BE LESS THAN 6 FEET.

4. USE 3500 P.S.I. CONCRETE.

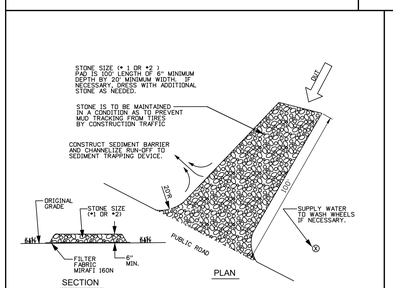
POST CURB
N.T.S.



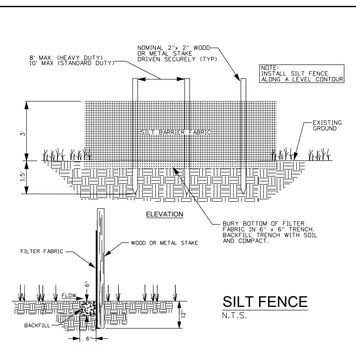
STOP SIGN
N.T.S.



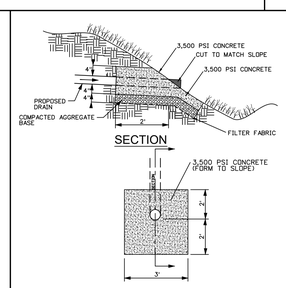
STOP BAR
N.T.S.



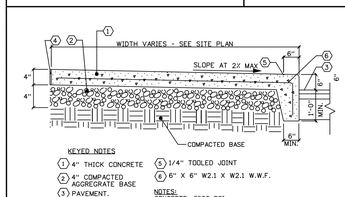
TEMPORARY CONSTRUCTION ENTRANCE
N.T.S.



SILT FENCE
N.T.S.

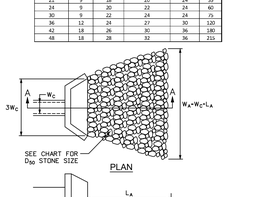


SLOPE HEADWALL
N.T.S.



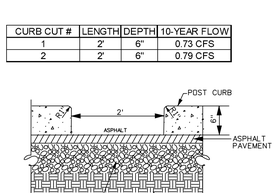
SIDEWALK WITH TURNED DOWN CURB
N.T.S.

W_{cc} Culvert Diameter (inches)	D_{50} Rock Size (inches)	L_A Apron Length (feet)	W_A Downstream Width (feet)	D_{rr} Thickness (inches)	Rock Qty. (tons)
12	6	12	13	18	15
18	9	14	18	24	20
21	9	16	18	24	20
24	9	18	20	24	35
30	9	20	22	24	60
36	12	22	24	24	75
42	18	24	27	30	120
48	18	26	30	36	180
68	18	28	32	36	215

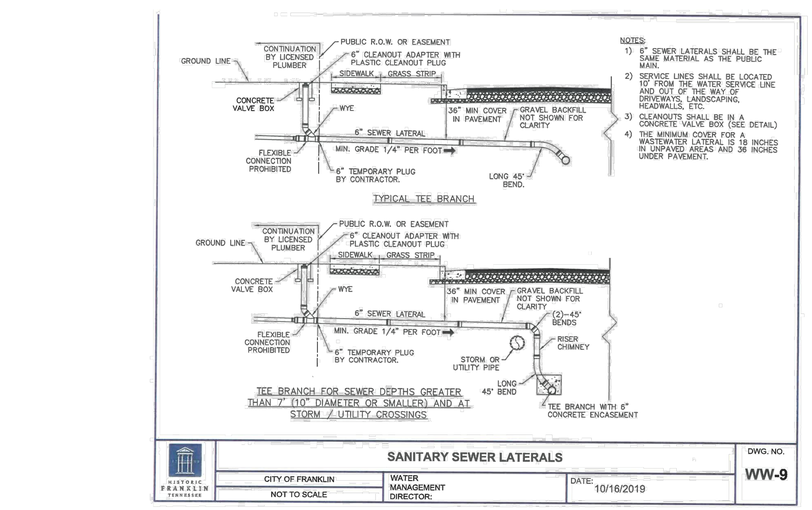


RIPRAP AT HEADWALL
N.T.S. TOP-20Volume 4 Nashville Storm Management Manual)

CURB CUT #	LENGTH	DEPTH	10-YEAR FLOW
1	2'	6"	0.73 CFS
2	2'	6"	0.79 CFS



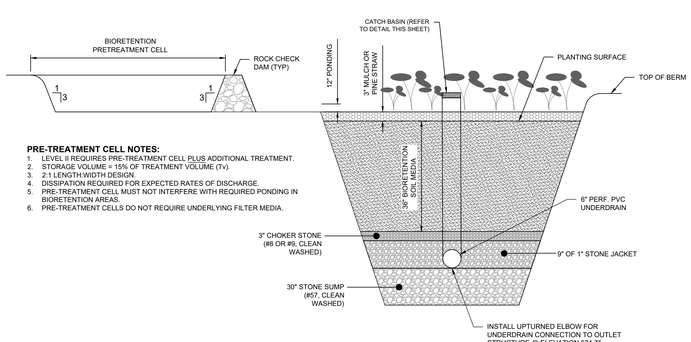
CURB CUT
N.T.S.



NOTES:
1) 6" SEWER LATERALS SHALL BE THE SAME MATERIAL AS THE PUBLIC MAIN.
2) SERVICE LINES SHALL BE LOCATED 10' FROM THE WATER SERVICE LINE AND OUT OF THE WAY OF DRIVEWAYS, LANDSCAPING, HEADWALLS, ETC.
3) CLEANOUTS SHALL BE IN A CONCRETE VALVE BOX (SEE DETAIL)
4) THE MINIMUM COVER FOR A WASTEWATER LATERAL IS 18 INCHES IN UNPAVED AREAS AND 36 INCHES UNDER PAVEMENT.

HISTORIC FRANKLIN TENNESSEE	SANITARY SEWER LATERALS		DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	WW-9
NOT TO SCALE			

Bioretention Area	Planting Surface Elevation	Subgrade Elevation	Top of Stone Elevation	Underdrain Invert Elevation	Top of Soil Elevation	Berm Elevation	Top of Casting of the Outfall Structure	Spillway Elevation	Treatment Volume (ft.³)	Min. Planting Surface Area (ft.²)
1	679	672.25	675.75	674.75	678.75	680.5	680.0	680.3	17,337.60	5,504



PRE-TREATMENT CELL NOTES:
1. LEVEL II REQUIRES PRE-TREATMENT CELL PLUS ADDITIONAL TREATMENT.
2. STORAGE VOLUME = 15% OF TREATMENT VOLUME (Tv).
3. 2:1 LENGTH:WIDTH DESIGN.
4. DISSIPATION REQUIRED FOR EXPECTED RATES OF DISCHARGE.
5. PRE-TREATMENT CELL MUST NOT INTERFERE WITH REQUIRED PONDING IN BIORETENTION AREAS.
6. PRE-TREATMENT CELLS DO NOT REQUIRE UNDERLYING FILTER MEDIA.

NOTES:
1. EXCAVATORS SHALL BE EQUIPPED IN ORDER TO WORK FROM THE OUTSIDE THE GIP FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION, MOIST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SMEARING OCCURS, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
3. DURING CONSTRUCTION PHASE, CONTRACTOR SHALL DIVERT RUNOFF FLOW AROUND THE GIP AREAS TO ENSURE SEDIMENT DOES NOT ENTER.
4. RECYCLED MATERIAL IS NOT AN APPROVED FOR USE IN GIP FACILITIES.
5. UTILITIES, INCLUDING IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT.
6. WATER QUALITY SIGNS SHALL BE INSTALLED IN ALL WATER QUALITY AREAS.

CONSTRUCTION SEQUENCE:
1. CONSTRUCT STORMWATER RUNOFF DIVERSIONS.
2. EXCAVATE GIP AREAS.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615)791-3218.
5. INSTALL PERMEABLE GEOTEXTILE FABRIC.
6. INSTALL STONE LAYER, UNDERDRAIN PIPES, CONNECT TO OUTLET STRUCTURE.
7. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615)791-3218.
8. INSTALL ADDITIONAL STONE ON AND FLAG THE UNDERDRAIN (3 FT. EACH SIDE).
9. A SMALL BOBCAT LOADER MAY TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AVOIDING THE UNDERDRAIN PIPE INSTALLATIONS.
10. DELIVER AND STORE SOIL MEDIA ON PLASTIC SHEETING WITH APPROPRIATE EROSION CONTROL MEASURES.
11. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615)791-3218.
12. ALLOW 48 HOURS SETTLEMENT. DO NOT COMPACT WITH EQUIPMENT.
13. ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS.
14. INSTALL VEGETATION, AND WATER ACCORDINGLY. PERMANENT IRRIGATION IS PROHIBITED IN GIP.
15. INSTALL SPECIFIED GROUNDCOVER.
16. FLAG LIMITS OF GIP FOR SURVEY LOCATE AND SHOW ON AS-BUILT PLANS.
17. AFTER BIORETENTION AREA CONSTRUCTION, THE DEVELOPER SHALL HAVE AN AS-BUILT CERTIFICATION OF THE BIORETENTION AREA CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER. CONTRACTOR SHALL SUPPLY ENGINEER WITH AS-BUILT INFORMATION AND PICTURES OF BIORETENTION CONSTRUCTION.
18. WHERE BEDROCK IS ENCOUNTERED DURING THE EXCAVATION OF THE BIORETENTION AREA AN ADDITIONAL 2' OF BEDROCK SHALL BE REMOVED BELOW THE PROPOSED STONE SUMP OF THE BIORETENTION POND AND BACKFILLED WITH #57 STONE

LEVEL 2 BIORETENTION AREA
N.T.S.

906 STUDIO
ARCHITECTS +INTERIORS
143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
906studio.com

CSDG
Planning | Engineering
Landscape Architecture
2305 Kline Avenue, Suite 300
Nashville, TN 37211 | 615.248.9999

PROJECT NO.: 17-105-02

ACADEMY PARK II SUBDIVISION, LOT 1, FRANKTOWN OPEN HEARTS CENTER COF #8890

ACADEMY PARK II SUBDIVISION, LOT 1
215 GRANBURY STREET,
FRANKLIN, TN

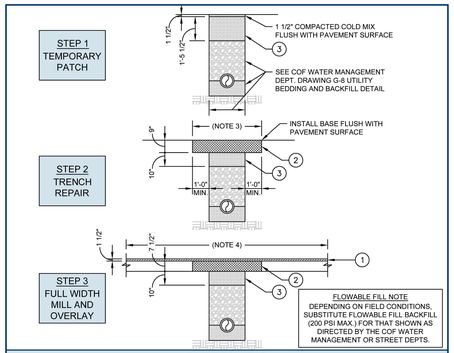
2022, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
	PRE-APPLICATION	6/27/2025
	INITIAL SUBMITTAL	7/14/2025
	RESUBMITTAL	8/7/2025

Project Number
21.1104

CIVIL DETAILS

C4.00



PAVEMENT SCHEDULE

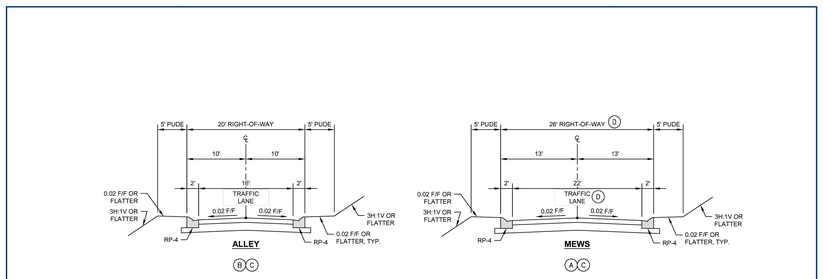
1. 1.5" - BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX (PG 64-22) GRADING E RDWY
2. BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
3. MINERAL AGGREGATE BASE (PLACED IN LIFTS NOT EXCEEDING 6")
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

TACK AND PRIME COATS NOT SHOWN FOR CLARITY. SEE DRAWING RD-3.

NOTES

1. CONTRACTOR SHALL COORD. TRENCH, BACKFILL, AND PAVEMENT INSPECTIONS WITH THE COF STREET DEPARTMENT.
2. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND APPROVED TRAFFIC CONTROL PLAN.
3. SAWCUT EXISTING PAVEMENTS, BASES, CURB AND GUTTER, AND SIDEWALKS (CUT JOINT TO JOINT) IN NEAT LINES.
4. AT PERPENDICULAR STREET CUTS, MILL AND OVERLAY SHALL EXTEND A MINIMUM OF 100 FEET CENTERED ON THE TRENCH. AT PARALLEL STREET CUTS, MILL AND OVERLAY SHALL EXTEND A MINIMUM DISTANCE FROM THE EDGE OF PAVEMENT TO THE CENTERLINE OF STREET. FINAL LIMITS SHALL BE DETERMINED BY THE CITY ENGINEER.

HISTORIC FRANKLIN TENNESSEE	ASPHALT PAVEMENT TRENCH REPAIR LOCAL STREET			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2020	RD-6
	NOT TO SCALE			



GENERAL NOTES

1. UTILITY SEPARATIONS SHALL MEET WATER MANAGEMENT DEPARTMENT GENERAL REQUIREMENTS AND TECHNICAL SPECIFICATIONS.
2. 'PUDE' DENOTES A PUBLIC UTILITY AND DRAINAGE EASEMENT

SIGNAGE

	ALLEY	MEWS
NO PARKING SIGNS (EACH SIDE)	YES	YES
STOP SIGN AT INTERSECTION	NO	YES
STREET NAME SIGN AT INTERSECTION	NO	YES

DESIGN NOTES

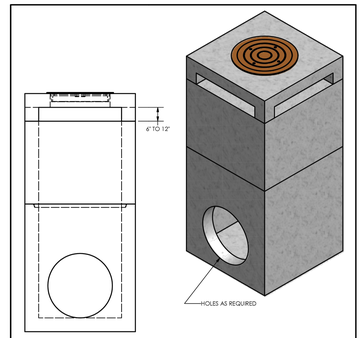
(A) NO UTILITIES OTHER THAN STORM, WATER, AND SANITARY SEWER PERMITTED WITHIN MEWS R.O.W.

(B) NO UTILITIES OTHER THAN STORM AND EITHER WATER OR SANITARY SEWER PERMITTED WITHIN ALLEY R.O.W.

(C) MAXIMUM SANITARY SEWER DEPTH WITHIN MEWS AND ALLEY R.O.W. MAY BE LIMITED BASED ON SURROUNDING CONDITIONS. COORDINATE WITH WATER MANAGEMENT DEPARTMENT.

(D) WHERE AN APPROVED AUTOMATIC SPRINKLER SYSTEM IS PROVIDED TO ALL HOMES SERVED BY THE MEWS, THE MEWS TRAFFIC LANE MAY BE REDUCED TO 18 FEET AND MEWS ROW MAY BE REDUCED TO 22 FEET.

HISTORIC FRANKLIN TENNESSEE	ALLEY AND MEWS SECTIONS			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021	TS-7
	NOT TO SCALE			

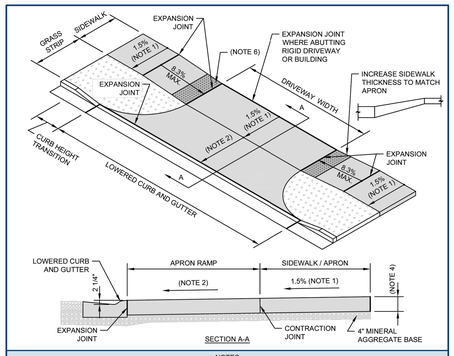


THROATED INLET (A8)

MATERIALS:
CONCRETE: 4,000 PSI, TYPE I/II CEMENT MANUFACTURED TO ASTM C-913

4'-0"L x 4'-0"W x 6"THICK PEDESTAL TOP,(4" PEDESTALS) WITH 1033
3'-0"L x 3'-0"W x 3'-0"H 6"WALL RISER
3'-0"L x 3'-0"W x 4'-0"H 6"WALL 6"THICK BASE WITH Ø28" HOLE

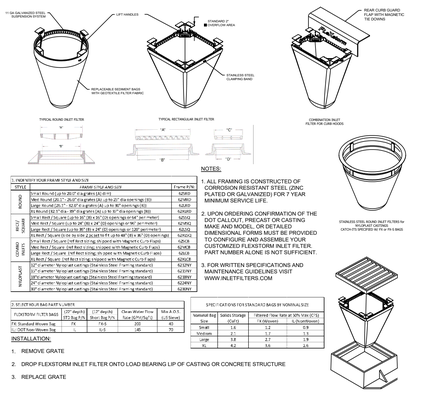
PRODUCTS FOLEY COMPANY	BOX	2.2
	PEDESTAL TOPS	



NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. APRON RAMP SLOPE:
   A. 8% MAX., 1.5% MIN. AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY RESIDENTIAL
   B. 6% MAX., 1.5% MIN. AT ALL OTHER DRIVEWAYS
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER (3 LB/CY, MASTERFIBER MAC OR APPROVED EQUAL)
   A. 6" MIN. THICK AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY
   B. 8" MIN. THICK AT NONRESIDENTIAL, MIXED-USE, AND MULTI-FAMILY RESIDENTIAL DRIVEWAYS
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
6. DETECTABLE WARNING: YELLOW (EXCEPT PER SECTION 2.4.8), CAST-IN-PLACE (ADA SOLUTIONS OR APPROVED EQUAL)
   A. PROVIDE AT DRIVEWAYS WITH YIELD OR STOP CONTROL ONLY

HISTORIC FRANKLIN TENNESSEE	LOWERED CONCRETE DRIVEWAY APRON WITH GRASS STRIP			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2025	RP-6
	NOT TO SCALE			



STYLE		FRAME H/W/D	Frame #/Pc
ROUND	Drive Thru Hd Lg (to 20.5" D x 8"H) (30 #/Pc)	24"W/D	NJW0
	Large Vault Lite (to 20.5" D x 8"H) (30 #/Pc)	24"W/D	NJW1
	Large Vault Lite 21"... 30.5" D x 8"H (30 #/Pc)	24"W/D	NJW2
	Flo Thru Hd (30.5" D x 8"H) (30 #/Pc)	24"W/D	NJW3
RECT & SQ	Drive Thru Hd (16 with Lip) (to 30" (W) x 30" (L) x 8"H)	36"W/L	NJV0-J
	Mini Thru Hd (16 with Lip) (to 30" (W) x 30" (L) x 8"H)	36"W/L	NJV0-J
	Large Thru Hd (16 with Lip) (to 30" (W) x 30" (L) x 8"H)	36"W/L	NJV0-J
	Flo Thru Hd (16 with Lip) (to 30" (W) x 30" (L) x 8"H)	36"W/L	NJV0-J
CURVED CURB	Drive Thru Hd (16 with Lip) (to 30" (W) x 30" (L) x 8"H)	36"W/L	NJV0-J
	Mini Thru Hd (16 with Lip) (to 30" (W) x 30" (L) x 8"H)	36"W/L	NJV0-J
	Large Vault (16 with Lip) (to 30" (W) x 30" (L) x 8"H)	36"W/L	NJV0-J
VAULT/GRATE	Flo Thru Hd (30.5" D x 8"H) (30 #/Pc)	24"W/D	NJW3
	12" Diameter Top (cut cast top) (Use Cross Bars if Spanning Standards)		NJV0V
	15" Diameter Top (cut cast top) (Use Cross Bars if Spanning Standards)		NJV1V
	20" Diameter Top (cut cast top) (Use Cross Bars if Spanning Standards)		NJW0V
	24" Diameter Top (cut cast top) (Use Cross Bars if Spanning Standards)		NJW1V
	30" Diameter Top (cut cast top) (Use Cross Bars if Spanning Standards)		NJW2V

FLOWSTORM ® FLEXSTORM	13" deep Std. Bag	13" deep Hvy. Duty Bag	Clean Water Flow	Max A.D.T.
	17" Bag	17" Bag	Low (GPM/Sq.Ft.)	(1,0 Sieve)
FX Standard Woven Bag	7X	7 H D	200	40
Curb Type Woven Bag	n/a	n/a	180	70

INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

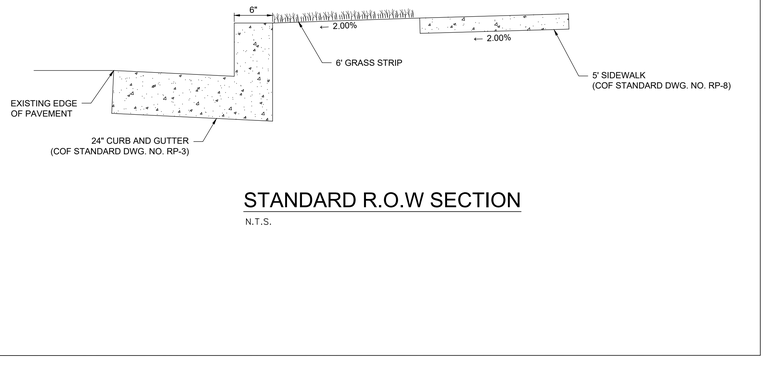
STEC = CATCH IT FOR STRUCTURES BAGS BY HOWMEDICA, LLC	
National Bag Size	Debris Storage (Cu Ft)
Small	1.6
Medium	3.1
Large	4.2
XL	4.2

NOTES:

1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

** FLEXSTORM OR APPROVED EQUAL

DROP BAG DETAIL
N.T.S.



STANDARD R.O.W SECTION
N.T.S.

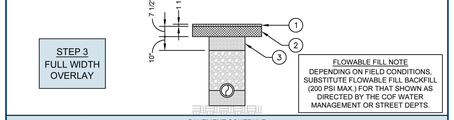
DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS, AND ENDWALLS

TYPE	TDOT STANDARD DRAWINGS
CATCH BASINS	TDOT CATCH BASINS 10, 12, 13, 14, 16, AND 17 TYPE (SEE NOTE 3)
CATCH BASIN GRATES	SEE CITY OF FRANKLIN DRAWINGS RP-1 THRU RP-4
AREA DRAINS - 1 GRATE	D-CB-42 SERIES
AREA DRAINS - 2 GRATES	D-CB-43 SERIES
AREA DRAIN GRATES	D-CBB-42
JUNCTION BOX	D-JBS-1 THRU D-JBS-5
MANHOLES	D-MH-2 THRU DRF-1
TRENCH DRAINS	D-TD-1
PROTECTED ENDWALLS	D-PE-1 THRU D-PE-9F
SAFETY CROSS DRAIN ENDWALLS	D-PE-15A THRU D-PE-48A, AND D-PE-99
SAFETY SIDE DRAIN ENDWALLS	D-SEW-1A
PIPE CULVERTS AND FLUMES	D-FLU-1, D-PB-1 THRU D-PB-3
PIPE CULVERT INSTALLATION	D-PB-1, D-PB-2

NOTES

1. STRUCTURES NOTED IN TABLE ABOVE TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION.
3. MODIFY TDOT STRUCTURES ABOVE AS NEEDED TO PROVIDE FULL BEARING FOR INLET CASTINGS NOTED ON CITY OF FRANKLIN DRAWINGS RP-1 THRU RP-4.

HISTORIC FRANKLIN TENNESSEE	DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS AND END WALLS			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021	D-1
	NOT TO SCALE			



PAVEMENT SCHEDULE

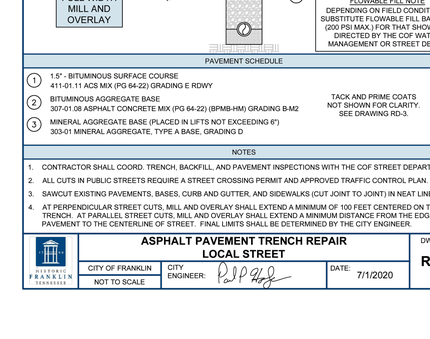
1. 1.5" - BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX (PG 64-22) GRADING E RDWY
2. BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
3. MINERAL AGGREGATE BASE (PLACED IN LIFTS NOT EXCEEDING 6")
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

TACK AND PRIME COATS NOT SHOWN FOR CLARITY. SEE DRAWING RD-3.

NOTES

1. CONTRACTOR SHALL COORD. TRENCH, BACKFILL, AND PAVEMENT INSPECTIONS WITH THE COF STREET DEPARTMENT.
2. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND APPROVED TRAFFIC CONTROL PLAN.
3. SAWCUT EXISTING PAVEMENTS, BASES, CURB AND GUTTER, AND SIDEWALKS (CUT JOINT TO JOINT) IN NEAT LINES.
4. REPAIR OF ASPHALT PARKING LOTS AND DRIVE AISLES SHOWN. REPAIR OF CONCRETE SURFACES SHALL USE IN-KIND CONCRETE SURFACE COURSE (6" MIN. THICK, 3,000 PSI MIN.) INSTEAD OF BITUMINOUS MATERIALS SHOWN.

HISTORIC FRANKLIN TENNESSEE	ASPHALT PAVEMENT TRENCH REPAIR PARKING LOT AND DRIVE AISLE			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021	RD-5
	NOT TO SCALE			

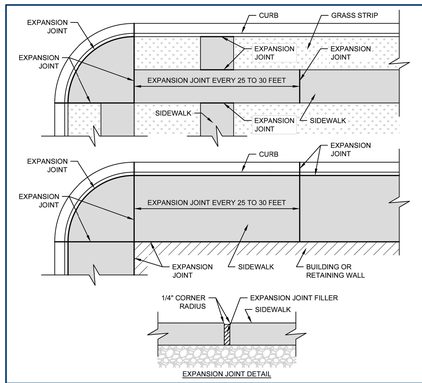


SECTION A-A

NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
3. CONCRETE: 4" MIN. THICK CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT, BROOM FINISH
4. EXPANSION JOINTS: SEE DRAWING RP-10
5. PROVIDE TRANSVERSE JOINTS FORMING BLOCKS AS NEARLY TO SQUARE AS PRACTICAL
6. PROVIDE A LONGITUDINAL JOINT CENTERED ON WALK WHERE SIDEWALK WIDTH IS 8'-0" OR GREATER

HISTORIC FRANKLIN TENNESSEE	CONCRETE SIDEWALK			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021	RP-8
	NOT TO SCALE			

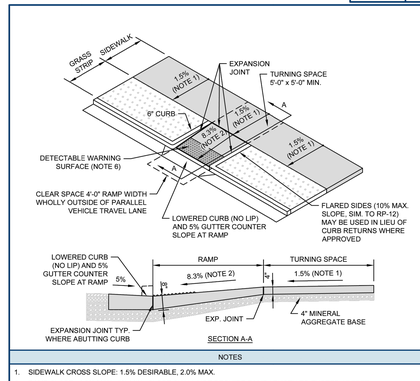


EXPANSION JOINT DETAIL

NOTES

1. EXPANSION JOINTS:
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
2. 1/2" THICK EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
   A. TRANSVERSE TO SIDEWALK AT 25 TO 30 FEET APART DEPENDING ON TRANSVERSE JOINT MARKINGS
   B. TRANSVERSE TO SIDEWALK AT CURB EXPANSION JOINTS WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB
   C. BETWEEN CURB AND SIDEWALK WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB
   D. AT ABUTTING RIGID DRIVEWAYS OR OTHER SIDEWALKS
   E. AT CHANGES IN SIDEWALK DIRECTION, INCLUDING AT STREET CORNERS AND AT CURVED SECTIONS
   F. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
3. 1" THICK EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALK ABUTS CIRCULAR CURBS, BUILDINGS, AND WALLS.

HISTORIC FRANKLIN TENNESSEE	SIDEWALK EXPANSION JOINT			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021	RP-10
	NOT TO SCALE			



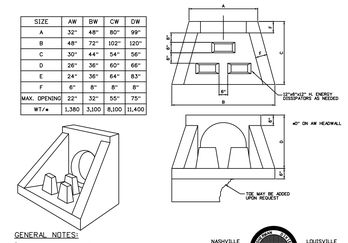
SECTION A-A

NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. RAMP SLOPE: 8.3% MAX., 5% MIN. SLOPE SHALL NOT REQUIRE RAMP LENGTH TO EXCEED 15 FEET.
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT
   A. 8" MIN. THICK AT RAMP CONNECTION TO STREET.
   B. 4" MIN. THICK AWAY FROM RAMP CONNECTION TO STREET. TAPER THICKNESS ACCORDINGLY.
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
6. DETECTABLE WARNING: YELLOW (EXCEPT PER SECTION 2.4.8), CAST-IN-PLACE (ADA SOLUTIONS OR APPROVED EQUAL)
   A. EXTEND SURFACE FULL WIDTH OF RAMP (EXCLUDING FLARED SIDES) AND 2'-0" IN THE DIRECTION OF TRAVEL
7. RAMP FINISH: COARSE BROOM FINISH TRANSVERSE TO SLOPE
8. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS, AND MID-BLOCK CROSSINGS AND COMPLY WITH THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY.
9. POSITIVE DRAINAGE SHALL BE PROVIDED ACROSS ALL ELEMENTS SUCH THAT WATER DOES NOT ACCUMULATE.

HISTORIC FRANKLIN TENNESSEE	PERPENDICULAR CURB RAMP			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021	RP-11
	NOT TO SCALE			

SIZE	AW	BW	CW	DW
A	32"	48"	80"	99"
B	48"	72"	102"	120"
C	30"	44"	54"	56"
D	26"	36"	60"	66"
E	24"	36"	64"	83"
F	6"	8"	8"	8"
MAX. OPENING	22"	32"	55"	75"
WT/ea	1,360	3,200	8,100	11,400



GENERAL NOTES:

1. MINIMUM REINFORCING WIRE REINFORCEMENT = 6"x6" W7.0/W7.0.
2. f'c - 4,500 PSI.
3. fy - 60KSI.

1-800-737-0707

DWG. No. ET-003

WINGED HEADWALL WITH ENERGY DISSIPATORS
N.T.S.

906 STUDIO
ARCHITECTS +INTERIORS
143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
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CSDG
Planning | Engineering
Landscape Architecture
2305 Kline Avenue, Suite 300
Nashville, TN 37211 | 615.248.9999

PROJECT NO.: 17-105-02

ACADEMY PARK II SUBDIVISION, LOT 1, FRANKTOWN OPEN HEARTS CENTER COF #8890

ACADEMY PARK II SUBDIVISION, LOT 1
215 GRANBURY STREET, FRANKLIN, TN

CATHERINE A. MCCULLOUGH
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
123241
MEMBER
STATE OF TENNESSEE
08/07/2025

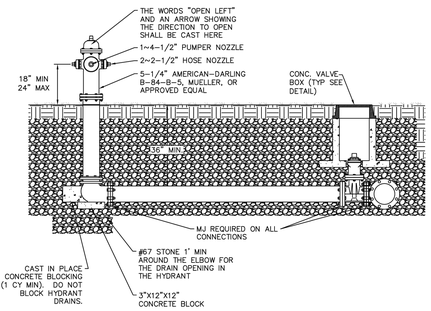
2022, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
	PRE-APPLICATION	6/27/2025
	INITIAL SUBMITTAL	7/14/2025
	RESUBMITTAL	8/7/2025

Project Number
21.1104

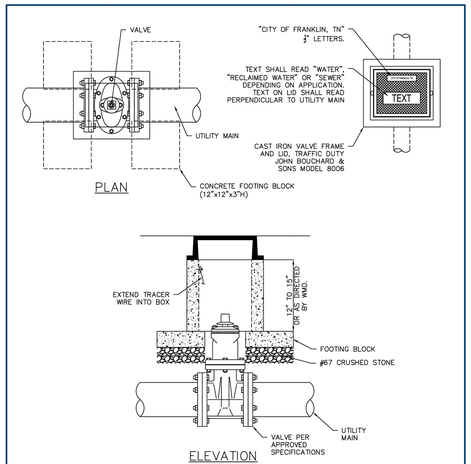
CIVIL DETAILS

C4.01



NOTES:
1) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.

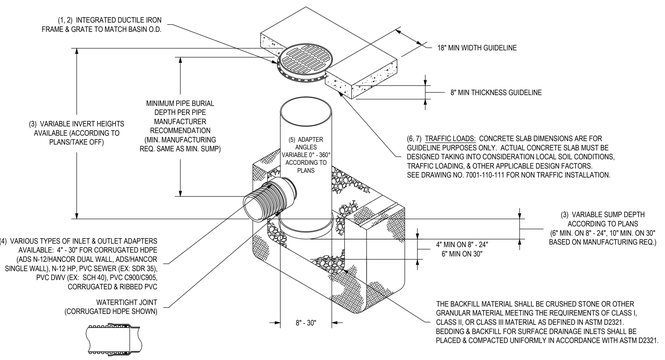
HISTORIC FRANKLIN TENNESSEE	**FIRE HYDRANT SETTING**		DWG. NO. **W-9**
CITY OF FRANKLIN NOT TO SCALE	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	



NOTES:
1) FOUR (4) CONCRETE BLOCKS ARE TO BE PLACED UNDER EACH CORNER OF THE VALVE BOX AS SHOWN.
2) CONCRETE SHALL BE 4,000 PSI @ 28 DAYS REINFORCED WITH WELDED WIRE MESH.
3) STRUCTURE SHALL CONFORM TO ASTM C858.

HISTORIC FRANKLIN TENNESSEE	**CONCRETE VALVE BOX**		DWG. NO. **G-2**
CITY OF FRANKLIN NOT TO SCALE	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	

NYLOPLAST DRAIN BASIN WITH STANDARD GRATE



1 - 8" - 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" STANDARD GRATES FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 30" STANDARD GRATES SHALL MEET H-20 LOAD RATING.
7 - 8" & 10" STANDARD GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

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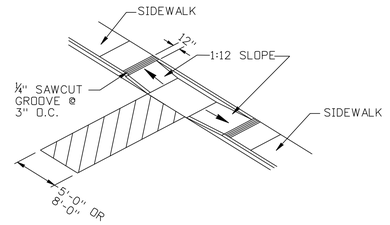
DRAWN BY	EBC	MATERIAL	
DATE	1-23-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

Nyloplast — 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

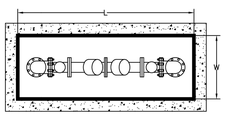
TITLE: DRAIN BASIN WITH STANDARD GRATE QUICK SPEC INSTALLATION DETAIL

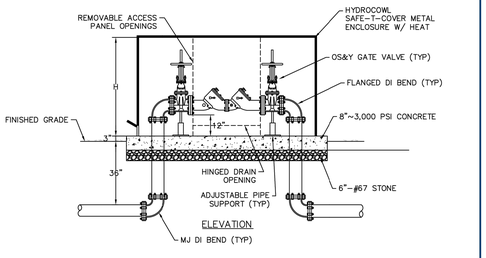
DWG NO. 7001-110-144 REV H



NOTE
ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY WITH THE PERTINENT PROVISIONS OF THE "ADA", (AMERICANS WITH DISABILITIES ACT) - ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES," ISSUED BY THE U.S. ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD.

PARALLEL HANDICAP RAMP
N.T.S.

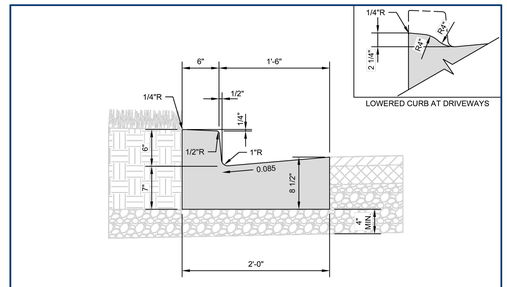




BACKFLOW PREVENTER SIZE	SAFE-T-COVER ENCLOSURE MODEL	ENCLOSURE SIZE W(IN)	L (IN)	H (IN)	CONC PAD (W"XL")
4"	400-AL	26"	86"	44"	3'-4"X8'-4"
6"	600-AL	36"	100"	56"	4'-3"X9'-6"
8"	800T-AL	38"	120"	80"	4'-4"X11'-3"

NOTES:
1) BACKFLOW PREVENTER MODELS SHALL BE PER THE APPROVED COF WATER MANAGEMENT LIST.
2) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.
3) BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
4) BACKFLOW ASSEMBLY SHOULD BE DRAINED DURING FREEZING WEATHER OR ENCLOSED IN INSULATED ENCLOSURE.

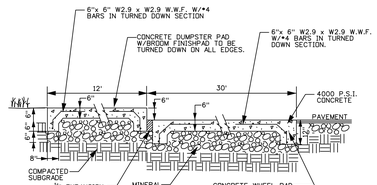
HISTORIC FRANKLIN TENNESSEE	**BACKFLOW PREVENTER FOR 4"-8" LINES**		DWG. NO. **W-8**
CITY OF FRANKLIN NOT TO SCALE	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	



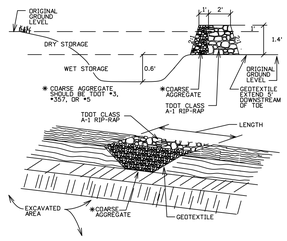
NOTES
1. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER, AND COMBINED CURB AND GUTTER
2. THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE. NO CHORD SECTIONS WILL BE PERMITTED.
3. CONCRETE: CLASS A (3,000 PSI, 6% AIR)
4. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
5. EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
   A. AT TANGENT POINTS OF CIRCULAR CURBS
   B. BETWEEN CURBS AND ABUTTING RIGID OBJECTS
   C. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
   D. TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
   E. AT A MAXIMUM SPACING OF 100 FEET
6. CONTRACTION JOINTS: SPACED AT 10 FEET. SPACING MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.
7. INLET CASTING: JBS 3080-V OR APPROVED EQUAL WITH DIRECTIONAL VANE GRATES AND SURFACE MOUNT ENVIRONOTICE PLATES STATING "DUMP NO WASTE DRAINS TO RIVER". MODIFY TDOT STRUCTURES AS NEEDED TO PROVIDE FULL BEARING AT CASTING.

HISTORIC FRANKLIN TENNESSEE	**LOCAL STREET CURB AND GUTTER**		DWG. NO. **RP-3**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER:	DATE: 7/1/2021	

NOTES :
1) WIDTH OF DUMPSTER PAD AND WHEEL PAD SHALL BE 12'.
2) USE 4000 P.S.I. CONCRETE.
3) USE GRADE 60 STEEL.
4) PROVIDE EXPANSION JOINTS WHERE CONCRETE PAD ABUTS RIGID MATERIAL.

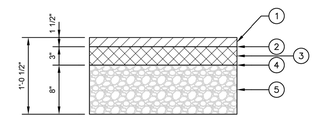


DUMPSTER PAD
N.T.S.



SEDIMENT TRAP DETAIL
N.T.S.

HISTORIC FRANKLIN TENNESSEE	**LOCAL, ALLEY, AND MEWS PAVEMENT SECTION**		DWG. NO. **RD-3**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER:	DATE: 7/1/2021	

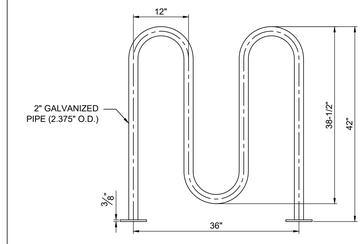


PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX (PG 64-22) GRADING E RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3. 3" - BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
4. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
5. 8" - MINERAL AGGREGATE BASE
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

NOTES

1. THICKNESSES SHOWN ARE MINIMUMS. FINAL DESIGN THICKNESS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION

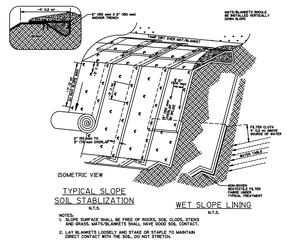


TRENCH DRAIN
N.T.S.

LOOPS	BIKE CAPACITY
3	5
5	7
7	9

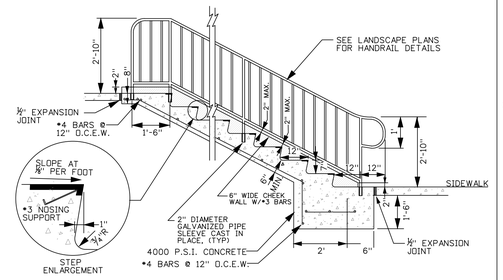
- COLOR AND FINISH SHALL BE DETERMINED BY OWNER
- SURFACE MOUNT IS SHOWN. OWNER SHALL DETERMINE MOUNTING TYPE (SURFACE, EMBEDDED, BENT BASE)

BIKE RACK DETAIL
N.T.S.

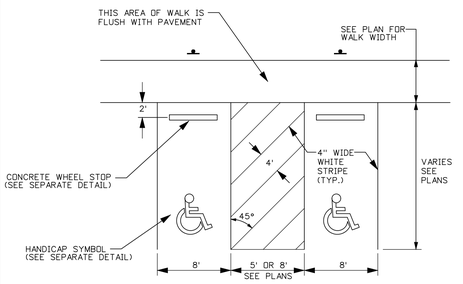


EROSION CONTROL MATTING ON SLOPE
N.T.S.

1) PROVIDE 1½" DIAMETER (O.D.) HANDRAIL, WITH ½"x½"x14 GAUGE PICKETS. MAXIMUM SPACING BETWEEN VERTICAL RAILS SHALL BE 3⅝".
2) VARIATIONS IN HANDRAIL WILL NOT BE ALLOWED UNLESS APPROVED BY THE ENGINEER.
3) MAXIMUM CLEARANCE BETWEEN BOTTOM RAIL AND CONCRETE SHALL BE 2".
4) HANDRAIL AND PICKETS SHALL BE PAINTED WITH TWO COATS OF ENAMEL IN COLOR AS SELECTED BY THE ARCHITECT.



CONCRETE STAIR WITH HANDRAIL
N.T.S.



NOTE:
2% MAXIMUM SLOPE IN ANY DIRECTION WITHIN H/C PARKING SPACES

HANDICAP PARKING
N.T.S.

906 STUDIO
ARCHITECTS + INTERIORS
143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
906studio.com

CSDG
Planning | Engineering
Landscape Architecture
2305 Kline Avenue, Suite 300
Nashville, TN 37211 | 615.248.9999

PROJECT NO.: 17-105-02

ACADEMY PARK II SUBDIVISION, LOT 1, FRANKTOWN OPEN HEARTS CENTER COF #8890

ACADEMY PARK II SUBDIVISION, LOT 1
215 GRANBURY STREET, FRANKLIN, TN

CATHERINE A. MCVAY LICENSED PROFESSIONAL ENGINEER AGRICULTURE NO. 123241 STATE OF TENNESSEE
08/07/2025

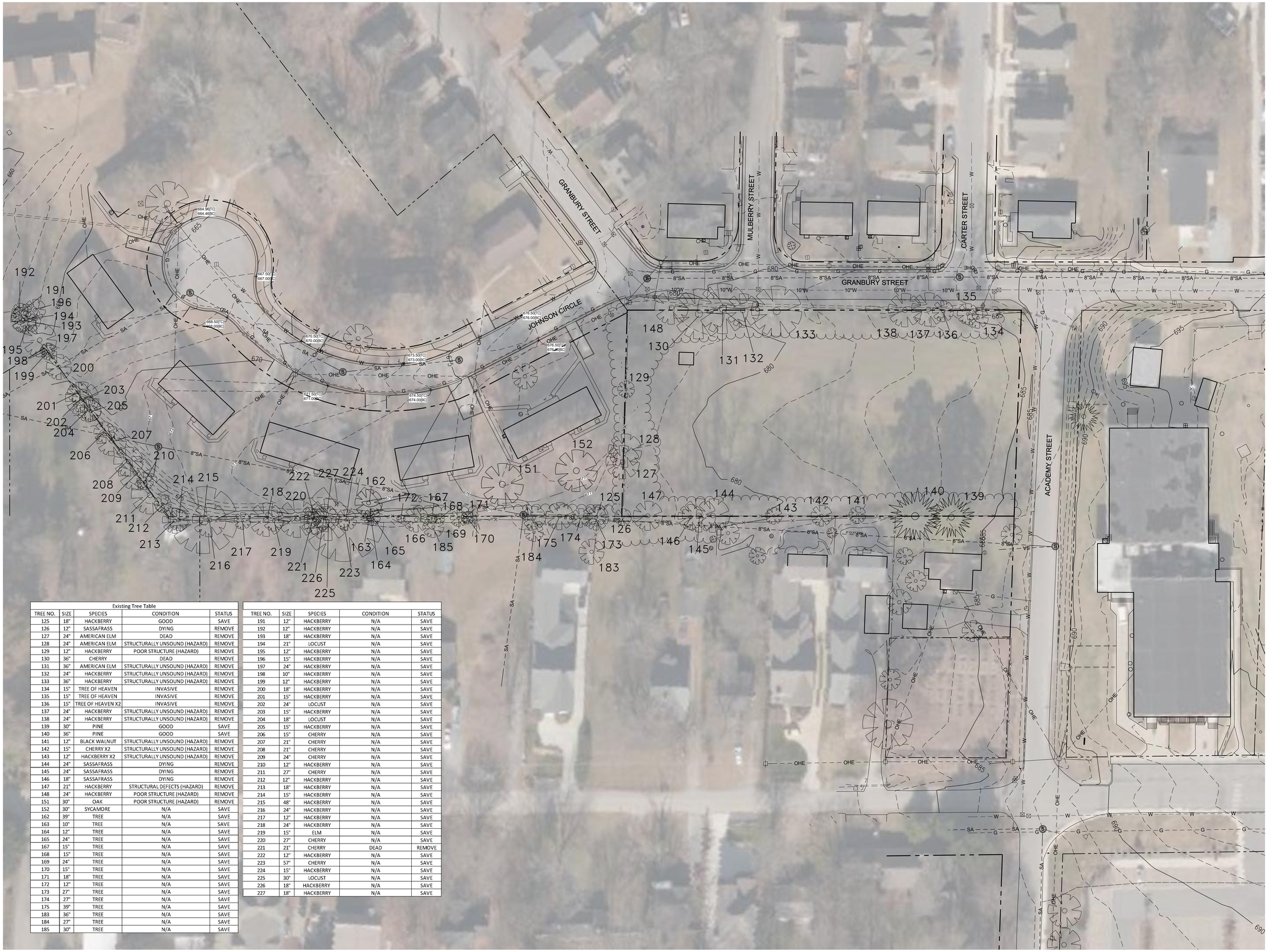
2022, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
	PRE-APPLICATION	6/27/2025
	INITIAL SUBMITTAL	7/14/2025
	RESUBMITTAL	8/7/2025

Project Number
21.1104

CIVIL DETAILS

C4.02



Existing Tree Table				
TREE NO.	SIZE	SPECIES	CONDITION	STATUS
125	18"	HACKBERRY	GOOD	SAVE
126	12"	SASSAFRASS	DYING	REMOVE
127	24"	AMERICAN ELM	DEAD	REMOVE
128	24"	AMERICAN ELM	STRUCTURALLY UNSOUND (HAZARD)	REMOVE
129	12"	HACKBERRY	POOR STRUCTURE (HAZARD)	REMOVE
130	36"	CHERRY	DEAD	REMOVE
131	36"	AMERICAN ELM	STRUCTURALLY UNSOUND (HAZARD)	REMOVE
132	24"	HACKBERRY	STRUCTURALLY UNSOUND (HAZARD)	REMOVE
133	36"	HACKBERRY	STRUCTURALLY UNSOUND (HAZARD)	REMOVE
134	15"	TREE OF HEAVEN	INVASIVE	REMOVE
135	15"	TREE OF HEAVEN	INVASIVE	REMOVE
136	15"	TREE OF HEAVEN X2	INVASIVE	REMOVE
137	24"	HACKBERRY	STRUCTURALLY UNSOUND (HAZARD)	REMOVE
138	24"	HACKBERRY	STRUCTURALLY UNSOUND (HAZARD)	REMOVE
139	30"	PINE	GOOD	SAVE
140	36"	PINE	GOOD	SAVE
141	12"	BLACK WALNUT	STRUCTURALLY UNSOUND (HAZARD)	REMOVE
142	15"	CHERRY X2	STRUCTURALLY UNSOUND (HAZARD)	REMOVE
143	12"	HACKBERRY X2	STRUCTURALLY UNSOUND (HAZARD)	REMOVE
144	24"	SASSAFRASS	DYING	REMOVE
145	24"	SASSAFRASS	DYING	REMOVE
146	18"	SASSAFRASS	DYING	REMOVE
147	21"	HACKBERRY	STRUCTURAL DEFECTS (HAZARD)	REMOVE
148	24"	HACKBERRY	POOR STRUCTURE (HAZARD)	REMOVE
151	30"	OAK	POOR STRUCTURE (HAZARD)	REMOVE
152	30"	SYCAMORE	N/A	SAVE
162	39"	TREE	N/A	SAVE
163	10"	TREE	N/A	SAVE
164	12"	TREE	N/A	SAVE
165	24"	TREE	N/A	SAVE
167	15"	TREE	N/A	SAVE
168	15"	TREE	N/A	SAVE
169	24"	TREE	N/A	SAVE
170	15"	TREE	N/A	SAVE
171	18"	TREE	N/A	SAVE
172	12"	TREE	N/A	SAVE
173	27"	TREE	N/A	SAVE
174	27"	TREE	N/A	SAVE
175	39"	TREE	N/A	SAVE
183	36"	TREE	N/A	SAVE
184	27"	TREE	N/A	SAVE
185	30"	TREE	N/A	SAVE

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191	12"	HACKBERRY	N/A	SAVE
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193	18"	HACKBERRY	N/A	SAVE
194	21"	LOCUST	N/A	SAVE
195	12"	HACKBERRY	N/A	SAVE
196	15"	HACKBERRY	N/A	SAVE
197	24"	HACKBERRY	N/A	SAVE
198	10"	HACKBERRY	N/A	SAVE
199	12"	HACKBERRY	N/A	SAVE
200	18"	HACKBERRY	N/A	SAVE
201	15"	HACKBERRY	N/A	SAVE
202	24"	LOCUST	N/A	SAVE
203	15"	HACKBERRY	N/A	SAVE
204	18"	LOCUST	N/A	SAVE
205	15"	HACKBERRY	N/A	SAVE
206	15"	CHERRY	N/A	SAVE
207	21"	CHERRY	N/A	SAVE
208	21"	CHERRY	N/A	SAVE
209	24"	CHERRY	N/A	SAVE
210	12"	HACKBERRY	N/A	SAVE
211	27"	CHERRY	N/A	SAVE
212	12"	HACKBERRY	N/A	SAVE
213	18"	HACKBERRY	N/A	SAVE
214	15"	HACKBERRY	N/A	SAVE
215	48"	HACKBERRY	N/A	SAVE
216	24"	HACKBERRY	N/A	SAVE
217	12"	HACKBERRY	N/A	SAVE
218	24"	HACKBERRY	N/A	SAVE
219	15"	ELM	N/A	SAVE
220	27"	CHERRY	N/A	SAVE
221	21"	CHERRY	DEAD	REMOVE
222	12"	HACKBERRY	N/A	SAVE
223	57"	CHERRY	N/A	SAVE
224	15"	HACKBERRY	N/A	SAVE
225	30"	LOCUST	N/A	SAVE
226	18"	HACKBERRY	N/A	SAVE
227	18"	HACKBERRY	N/A	SAVE

1 **EXISTING CONDITIONS PLAN**

N

SCALE: 1"=20'

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143 Fifth Avenue South
Franklin, TN 37064
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ACADEMY PARK II SUBDIVISION, LOT 1
215 GRANBURY STREET, FRANKLIN, TN

KYLE A. JACOBSON
TENNESSEE NO. 349
REGISTERED
LANDSCAPE ARCHITECT
08/07/2025

2022, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
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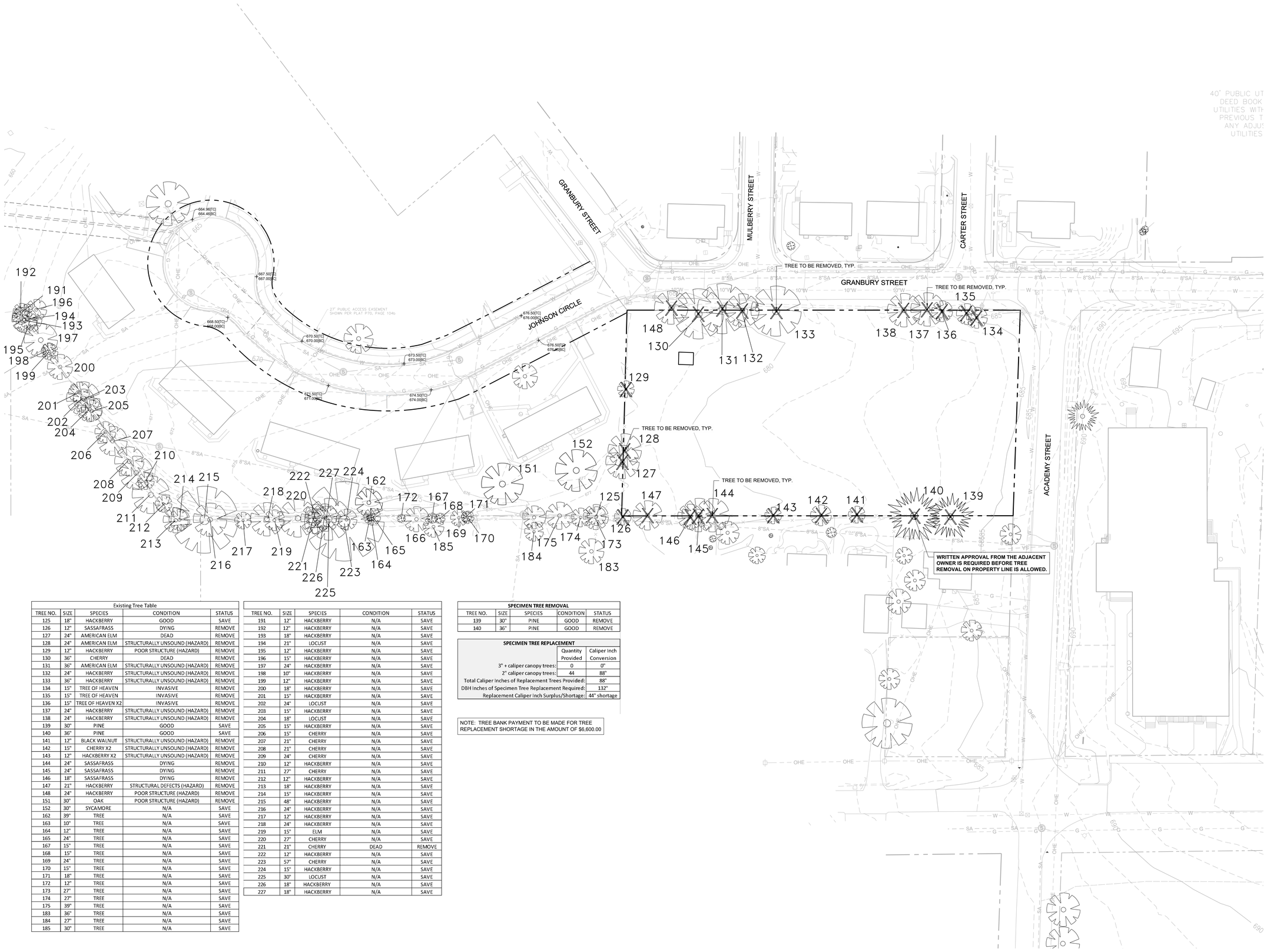
	INITIAL SUBMITTAL	7/14/2025
	RESUBMITTAL	8/7/2025

Project Number
21.1104

EXISTING CONDITIONS PLAN

LO0.01



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205	15"	HACKBERRY	N/A	SAVE
206	15"	CHERRY	N/A	SAVE
207	21"	CHERRY	N/A	SAVE
208	21"	CHERRY	N/A	SAVE
209	24"	CHERRY	N/A	SAVE
210	12"	HACKBERRY	N/A	SAVE
211	27"	CHERRY	N/A	SAVE
212	12"	HACKBERRY	N/A	SAVE
213	18"	HACKBERRY	N/A	SAVE
214	15"	HACKBERRY	N/A	SAVE
215	48"	HACKBERRY	N/A	SAVE
216	24"	HACKBERRY	N/A	SAVE
217	12"	HACKBERRY	N/A	SAVE
218	24"	HACKBERRY	N/A	SAVE
219	15"	ELM	N/A	SAVE
220	27"	CHERRY	N/A	SAVE
221	21"	CHERRY	DEAD	REMOVE
222	12"	HACKBERRY	N/A	SAVE
223	57"	CHERRY	N/A	SAVE
224	15"	HACKBERRY	N/A	SAVE
225	30"	LOCUST	N/A	SAVE
226	18"	HACKBERRY	N/A	SAVE
227	18"	HACKBERRY	N/A	SAVE

SPECIMEN TREE REMOVAL

TREE NO.	SIZE	SPECIES	CONDITION	STATUS
139	30"	PINE	GOOD	REMOVE
140	36"	PINE	GOOD	REMOVE

SPECIMEN TREE REPLACEMENT

	Quantity Provided	Caliper inch Conversion
3" + caliper canopy trees:	0	0"
2" caliper canopy trees:	44	88"
Total Caliper Inches of Replacement Trees Provided:		88"
DBH Inches of Specimen Tree Replacement Required:		132"
Replacement Caliper Inch Surplus/Shortage:		44" shortage

NOTE: TREE BANK PAYMENT TO BE MADE FOR TREE REPLACEMENT SHORTAGE IN THE AMOUNT OF $6,600.00

1 **TREE REMOVAL PLAN**

SCALE: 1"=30'

906 STUDIO
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143 Fifth Avenue South
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PROJECT NO.: 17-105-02

ACADEMY PARK II SUBDIVISION, LOT 1, FRANKTOWN OPEN HEARTS CENTER COF #8890

ACADEMY PARK II SUBDIVISION, LOT 1
215 GRANBURY STREET, FRANKLIN, TN

KYLE A. JACKSON
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE NO. 1005
06/07/25
LANDSCAPE ARCHITECT

2022. 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
	PRE-APPLICATION	6/27/2025
	INITIAL SUBMITTAL	7/14/2025
	RESUBMITTAL	8/7/2025

Project Number
21.1104

TREE REMOVAL PLAN

LO0.02

Landscape Requirements: (ACI)				
LSA MINIMUM: .50 Acres LSA PROVIDED: .55 Acres	Quantity Provided			Inches Provided
	Existing Trees	Proposed	Total Provided	Caliper Inches
Existing Trees > 14"	19	0	0	0"
Existing Trees < 14"(See Tree Inventory)	4	0	0	0"
5" + caliper canopy trees	0	0	0	0"
3" caliper canopy trees	0	0	0	0"
2" caliper canopy trees	0	44	44	88"
Aggregate Canopy Caliper Inches Provided:				88"
Aggregate Canopy Caliper Inches Required (.55 x 82)				45"
Existing Understory Trees (See Tree Inventory)	0	0	0	0"
2" caliper understory trees	0	7	7	14"
1.5" caliper understory trees	0	0	0	0"
Aggregate Understory Caliper Inches Provided:				14"
Aggregate Understory Caliper Inches Required (.55 x 21)				12"
Min 18" Height Shrubs			N/A	
Min 30" Height Shrubs			N/A	
Total Shrubs Provided			388	
Total Shrubs Required			53	

LANDSCAPE DATA

Site Acreage: 1.28 acres
Site Zoning District and applicable Overlays: Civic & Institutional (CI)
Minimum Required Landscape Surface Area (Ratio and Acreage): 40% (22,302.72 SF, .5 acres)
Provided Landscape Surface Area (Ratio and Acreage): 43% (23,958 SF, .55 acres)
Percent and Acreage of Original Canopy Cover: .07 acres (5.5% of site)
Percent and Acreage Tree Canopy Required: .02 acres (26% of existing cover)
Percent and Acreage of Existing Canopy Cover Provided: .07 acres (5.5% of site)
Number and DBH of Specimen Trees Removed: 2 trees (66 cal. inches total)
Open Space Required: 5%
Open Space Provided: 46%

LANDSCAPE REQUIREMENTS

BIORETENTION POND - ORNAMENTAL PLANTING TEMPLATE

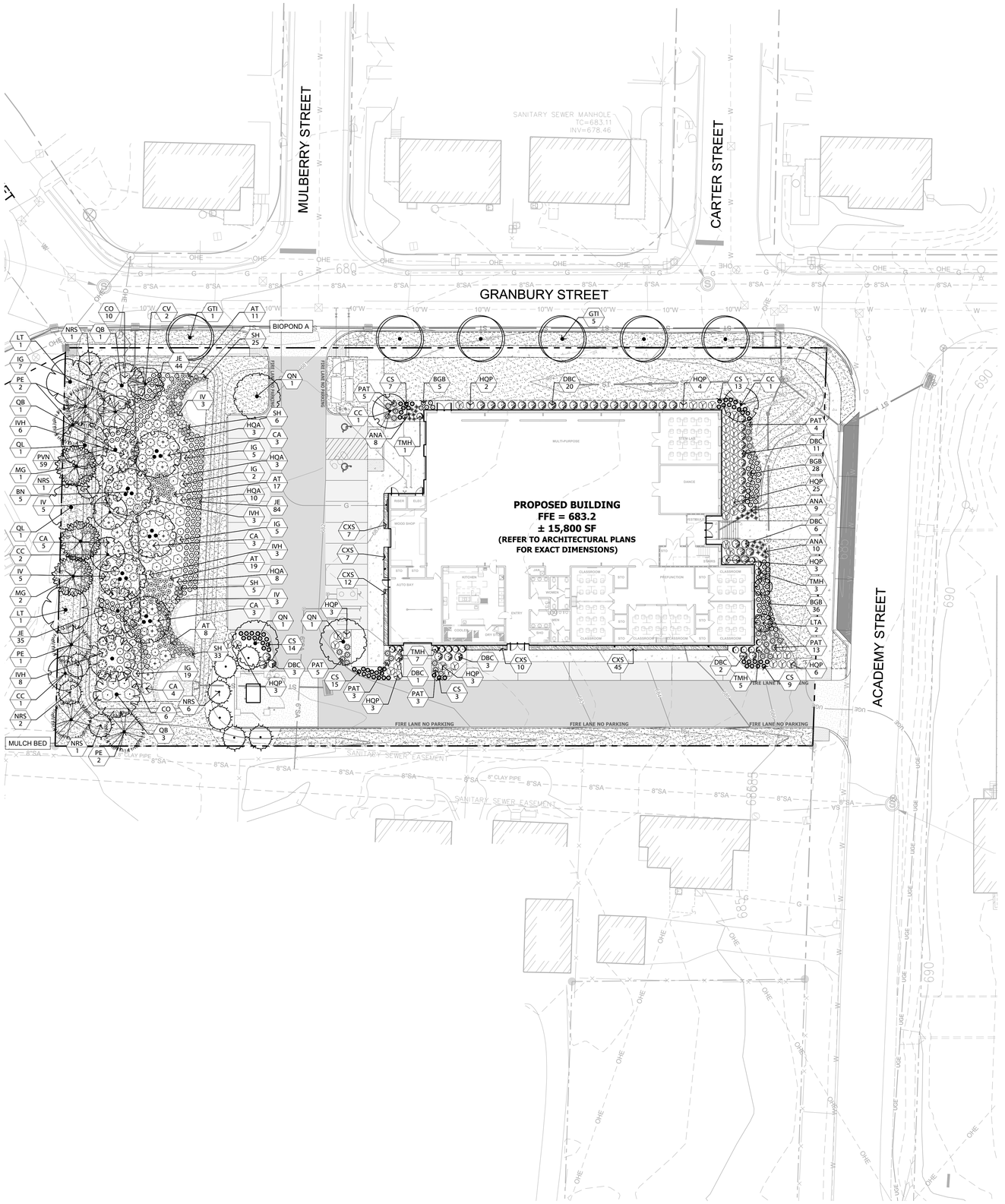
POND A (Level 2) - 5,504 SF (1 tree/400 SF)
=4,128 SF **required** coverage | 4,244 SF **proposed** coverage
=13.76 **required** trees | 14 **proposed** trees

NOTE:
LANDSCAPE INSTALLERS SHALL NOT MAKE SUBSTITUTIONS OF PLANT SPECIES OR ADJUSTMENT TO QUANTITIES. PLANT SPECIES AND QUANTITY SUBSTITUTION REQUEST SHALL BE SUBMITTED BY THE LANDSCAPE ARCHITECT OF RECORD AND MUST BE SUBMITTED TO THE CITY'S STORMWATER COORDINATOR FOR APPROVAL BEFORE SUBSTITUTIONS ARE MADE ONSITE. FAILURE TO DO SO SHALL RESULT IN GI BOND WITHHOLDINGS.

NOTE: IF ANY TREES ON THE PROPERTY LINE ARE DAMAGED OR DIE DUE TO CONSTRUCTION, THEY ARE SUBJECT TO REPLACEMENT. TREES UNDER 24" CALIPER WILL REQUIRE A ONE TO ONE REPLACEMENT AND TREES OVER 24" CALIPER WILL REQUIRE A TWO TO ONE REPLACEMENT.

TREE SAFETY PRECAUTIONS IN ADDITION TO TREE PROTECTION FENCING:

-- Added nutrition: Apply organic compost 360 degrees around the tree approx 20' out
-- Compaction and Water Retention: Apply natural mulch approx 5" thick 360 degrees around the tree approx 20' out; do not apply mulch directly against the trunk leaving 2-3" between the trunk and mulch ring.
-- Watering: In periods of low rain water the tree



1 **LANDSCAPE ORDINANCE PLAN**

N

0 20 40
SCALE: 1"=20'

PLANT LEGEND

SYMBOL	CODE	QTY	COMMON NAME
TREES			
	BN	5	DURAHEAT RIVER BIRCH
	GTI	6	THORNLESS HONEY LOCUST
	LT	2	TULIP TREE
	LTA	2	ARNOLD TULIP POPLAR
	QB	5	SWAMP WHITE OAK
	QL	2	OVERCUP OAK
	QN	3	HIGHPOINT NUTTALL OAK
EVERGREEN TREES			
	NRS	11	NELLIE STEVENS HOLLY
	MG	3	SOUTHERN MAGNOLIA
	PE	5	SHORT LEAF PINE
UNDERSTORY TREES			
	CC	5	EASTERN REDBUD
	CV	2	WHITE FRINGETREE
ANNUALS/PERENNIALS			
	AT	55	BUTTERFLY MILKWEED
	ANA	27	ALMA POTSCHKE NEW ENGLAND ASTER
DECIDUOUS SHRUBS			
	CA	18	AMERICAN BEAUTYBERRY
	CO	16	BUTTONBUSH
	HQA	24	ALICE OAKLEAF HYDRANGEA
	HQP	52	OAKLEAF HYDRANGEA
	IV	16	WINTERBERRY
	IVH	20	HENRY`S GARNET SWEETSPIRE
	PAT	33	RUSSIAN SAGE
EVERGREEN SHRUBS			
	DBC	46	BLUE CASCADE DISTYLIUM
	IG	38	INKBERRY HOLLY
	TMH	16	HICKS YEW
GRASSES			
	BGB	69	BLUE GRAMA
	CS	61	TUSSOCK SEDGE
	JE	163	SOFT RUSH
	PVN	59	NORTHWIND SWITCH GRASS
	SH	69	PRAIRIE DROPSEED
SHRUB AREAS			
	CXS	81	TUSSOCK SEDGE
SOD/SEED			
	SOD	16,644	KENTUCKY TALL FESCUE
	MULCH NON-FLOATABLE CYPRESS MULCH, FREE OF DYE		5,319 SF

NOTES:
1. CONTRACTOR TO VERIFY LOCATIONS OF ALL EXISTING AND PROPOSED WET AND DRY UTILITIES PRIOR TO START OF WORK.
2. ALL PLANT MATERIAL TO BE IRRIGATED BY AUTOMATIC IRRIGATION SYSTEM. IRRIGATION DRAWINGS BY OTHERS
3. ALL DISTURBED AREAS NOT SHOWN TO BE SODDED TO BE SEEDED AND STRAWED PER OWNERSHIP DIRECTION

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KYLE A. JACKSON
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE NO. 1301
07/07/25
LANDSCAPE ARCHITECT

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Project Number
21.1104

LANDSCAPE ORDINANCE PLAN

LO1.01

GENERAL NOTES:

1. THIS PROPERTY IS LOCATED WITHIN FRANKLIN, TENNESSEE. CONTRACTOR SHALL CONFORM TO ALL NECESSARY REQUIREMENTS OUTLINED BY THE STANDARDS OF THE CITY OF FRANKLIN.
2. ALL WORK SHALL BE PERFORMED BY FULLY QUALIFIED PLANTSMEN. USE GOOD HORTICULTURAL PRACTICES TO KEEP ALL PLANTS AND PLANT MATERIAL INSTALLED IN A LIVING, HEALTHY CONDITION UP TO THE DATE OF TERMINATION OF THE CONTRACTOR'S RESPONSIBILITY FOR CARE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING FULLY BOTH THE SITE AND THE BID DOCUMENTS. DISCREPANCIES IN THE DOCUMENTS OR THE ACTUAL SITE CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IN WRITING AT THE TIME OF BIDDING OR DISCOVERY. NO ACCOUNT SHALL BE MADE AFTER CONTRACT COMPLETION FOR FAILURE TO REPORT SUCH CONDITION, OR FOR ERRORS ON THE PART OF THE CONTRACTOR AT THE TIME OF BIDDING.
4. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO EXISTING UTILITIES DURING THE COURSE OF THE WORK.
5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC., RESULTING FROM LANDSCAPE CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY APPLICABLE PERMITS AND LICENSES TO PERFORM THE WORK SET FORTH ON THIS PLAN SET AND THE SPECIFICATIONS.
7. THE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
8. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
9. THE PLANTS DELIVERED TO THE PROJECT SITE SHALL BE PLANTED AS SOON AS SITE CONDITIONS PERMIT. CONTRACTOR SHALL TAKE CARE IN SCHEDULING PLANT DELIVERIES AND THE SIZE OF THE DELIVERIES SO THAT LONG PERIODS OF STORAGE ARE AVOIDED. ADEQUATELY PROTECT PLANTS PLACED IN TEMPORARY STORAGE FROM THE SUN AND WIND; WATER PLANTS SO AS TO MAINTAIN THEIR APPEARANCE AND HEALTH. PLANTS THAT HAVE NOT BEEN PROPERLY MAINTAINED DURING TEMPORARY STORAGE MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
10. SHOULD THE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEM OF UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE/SHE MUST ADVISE THE OWNER'S REPRESENTATIVE IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE CONTRACTOR WARRANTS THAT THE LANDSCAPE AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANT MATERIAL TO BE INSTALLED AND CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL OF LANDSCAPE MIX AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE OUT WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED, OR THE LANDSCAPE RELOCATED TO AN AREA APPROVED BY THE OWNER'S REPRESENTATIVE.
12. PRIOR TO INSTALLATION OF PLANT MATERIALS, THE WIDTH AND LENGTH OF ALL PARKING LOT LANDSCAPE ISLAND AND MEDIAN AREAS ARE TO BE EXCAVATED TO A DEPTH OF 24 INCHES BELOW THE PROPOSED TOP OF PAVEMENT ELEVATION. EXCAVATED MATERIALS IS TO BE REMOVED FROM THE LANDSCAPE AREAS AND DISPOSED OF OFF SITE OR IN AN AREA APPROVED BY THE PROJECT ENGINEER. NO ASPHALTIC CONSTRUCTION TRASH AND/OR MATERIALS ARE TO BE LEFT IN THE TOPSOIL AND LANDSCAPE MIX BACKFILL AND/OR SUBGRADE OF ANY PROPOSED PARKING AREA ISLANDS AND/OR LANDSCAPE MEDIANS AND STRIPS. PARKING LOT ISLANDS AND MEDIANS ARE TO BE BACKFILLED WITH SIFTED TOPSOIL AS PER PROJECT SPECIFICATIONS AND TO THE ELEVATIONS INDICATED ON THE GRADING PLANS.
13. ALL SHRUB AND GROUND COVER BEDS NOT IN PARKING LOT ISLANDS OR MEDIAN STRIPS ARE TO BE EXCAVATED TO A DEPTH OF 12 INCHES AND DISPOSED OF OFF SITE OR IN AN AREA APPROVED BY THE PROJECT ENGINEER. TREES IN THESE BED AREAS SHALL BE INSTALLED PER THE TREE LANDSCAPE DETAIL. THE BED AREA IS TO BE BACKFILLED WITH SIFTED TOPSOIL TO THE ELEVATIONS INDICATED ON THE GRADING PLANS AS PER THE SPECIFICATIONS.
14. THE OPTIMUM TIME FOR LANDSCAPE IS FROM OCTOBER 1 TO APRIL 1. SCHEDULING FOR LANDSCAPE AT OTHER TIMES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
15. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
16. NEW TREE LANDSCAPES ARE TO BE STAKED PER LANDSCAPE DETAILS. TREES THAT ARE NOT STAKED ACCORDING TO DETAIL WILL BE REJECTED.
17. ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE 4' MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
18. THE CONTRACTOR SHALL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. THE CONTRACTOR SHALL HAVE THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
19. ALL PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES QUANTITY AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS AT NO EXPENSE TO THE OWNER.
20. THE CONTRACTOR SHALL GRADE LANDSCAPE BEDS, AS REQUIRED, TO PROVIDE POSITIVE DRAINAGE AND PROMOTE OPTIMUM PLANT GROWTH.
21. CHEMICAL WEED CONTROL (PRE-EMERGENT, I.E. TREFLAN) SHALL BE APPLIED TO ALL LANDSCAPE AREAS PRIOR TO ANY PLANT INSTALLATION.
22. ALL LANDSCAPE AREAS SHALL RECEIVE A 3 INCH LAYER OF SHREDDED HARDWOOD BARK MULCH, WHICH IS TO BE WATERED-IN AFTER INSTALLATION.
23. ALL PLANTS SHALL BE VIGOROUS, HEALTHY MATERIAL, FREE OF PESTS AND DISEASE.
24. ALL PLANTS AND TREES MUST MEET ALL REQUIREMENTS SPECIFIED IN THE PLANT LIST, DETAILS, AND NOTES.
25. THE STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL. ALL PLANTS MUST MEET MINIMUM SIZE NOTED ON THE MATERIAL SCHEDULE. TREES SHALL BE NO. 1 GRADE SPECIMEN AND SHRUBS SHALL BE HEAVY WELL SHAPED SPECIMENS AS WELL.
26. DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH A.N.S.I. Z60 "AMERICAN STANDARD FOR NURSERY STOCK " (CURRENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
27. ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIAL SCHEDULE.
28. EXISTING SOD SHALL BE REMOVED AS NECESSARY TO ACCOMMODATE NEW LANDSCAPES.
29. ANY EXISTING SOD AREAS THAT ARE UNNECESSARILY DISTURBED DURING THE LANDSCAPE INSTALLATION SHALL BE RESODDED TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.
30. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, OF ALL LANDSCAPE AREAS AND LAWNS PER PROJECT SPECIFICATIONS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE OWNER.
31. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE.
32. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COLLECTION, REMOVAL, AND PROPER DISPOSAL OF ANY AND ALL DEBRIS GENERATED DURING THE INSTALLATION OF THIS PROJECT.
34. ATTENTION OWNER/ INSTALLER: THIS LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF THE CITY OF FRANKLIN ZONING ORDINANCE, THE APPROVAL OF THE PLANNING COMMISSION, AND PLANNING DEPARTMENT POLICY. RELOCATING, SUBSTITUTING, RESIZING, REDUCING OR DELETING MATERIAL MAY CAUSE THE SITE TO NO LONGER CONFORM TO THE REQUIREMENTS; THUS PROBLEMS MAY ARISE WITH RELEASING THE PERFORMANCE / MAINTENANCE BOND FOR LANDSCAPING. DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL NOT BE MADE WITHOUT FIRST CONSULTING CIVIL SITE DESIGN GROUP AND THEN OBTAINING APPROVAL FROM EITHER THE CITY OF FRANKLIN PLANNING COMMISSION OR THE PLANNING DEPARTMENT.
35. PRIOR TO INSTALLING ANY PLANT MATERIAL IN THE R.O.W., THE CONTRACTOR SHALL CONTACT THE CITY OF FRANKLIN AT (615) 862 - 6488 FOR A PERMIT TO PLANT IN THE R.O.W. ANY TREES INSTALLED IN THE CITY OF FRANKLIN'S R.O.W. MUST BE INSPECTED BY THE PLANNING DEPARTMENT AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS NOT INSPECTED PRIOR TO INSTALLATION ARE SUBJECT TO REMOVAL AT THE CONTRACTOR'S EXPENSE.
36. TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS: MATCHED BRANCHING HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL SHAPE.
37. ALL ON-SITE UTILITY PROVIDERS SHALL BE CONTACTED TO LOCATE ALL ABOVE GROUND STRUCTURES. ONCE LOCATED, THESE UTILITY STRUCTURES SHALL BE SCREENED FROM THE PUBLIC R.O.W. ON THREE SIDES.
38. ALL DISTURBED AREAS TO BE LANDSCAPED, SODDED, OR SEED AND STRAWED.

LANDSCAPE NOTES:

1. ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY BY THE LANDSCAPE ARCHITECT. ANY PLANTS MISARRANGED WILL BE RELOCATED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER. TREES SHALL BE PLACED ON-CENTER WHEN POSSIBLE UNLESS NOTED OTHERWISE ON PLANS.
2. SOIL USED IN BACKFILLING LANDSCAPE PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME, EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (SOIL HAVING A PH LESS THAN 6) SHALL BE MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACID REACTION (A PH OF 6.0 TO 6.5). 10-10-10 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUND PER CUBIC YARD SHALL BE ADDED. BOTH FERTILIZER AND PEAT SHALL BE THOROUGHLY MIXED BY HAND OR ROTARY TILLER.
3. SOIL USED IN BACKFILLING ERICACEOUS PLANTS SHALL BE TOPSOIL MIXED WITH 50% PEAT BY VOLUME, 5-10-5 COMMERCIAL FERTILIZER AT THE RATE OF 5 POUNDS PER CUBIC YARD SHALL BE ADDED. BOTH FERTILIZER AND PEAT SHALL BE THOROUGHLY MIXED BY HAND OR ROTARY TILLER.
4. UPON SECURING PLANT MATERIAL, AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FOR A PRE-INSTALLATION INSPECTION IN ORDER TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATIONS. TREES OF SAME SPECIES SHALL BE MATCHED IN GROWTH CHARACTER AND UNIFORMITY.
5. HERBICIDE (TREFLAN OR EQUIVALENT) SHALL BE APPLIED TO ALL LANDSCAPE BEDS PRIOR TO LANDSCAPE FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
6. CONTRACTOR SHALL SUBMIT A 10 OUNCE SAMPLE OF THE TOPSOIL PROPOSED TO A TESTING LABORATORY FOR ANALYSIS. TEST RESULTS, WITH RECOMMENDATIONS FOR SUITABILITY, SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
7. PLANTS SHALL BE ORIENTED VERTICALLY AND ORIENTED FOR BEST APPEARANCE. ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED AND DISPOSED OF OFF SITE.
8. TREE BRANCHES SHALL BE SELECTIVELY TRIMMED BY 25%, MAINTAINING NATURAL SHAPE. ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS SHALL ALSO BE PRUNED. REMOVE TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIAL, AND REMOVE FROM PROJECT SITE.
9. SCARIFY SUBSOIL IN LANDSCAPE BEDS TO A DEPTH OF 3 INCHES. ALL LANDSCAPE BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL.
10. CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
11. ALL LANDSCAPE BEDS TO HAVE A MINIMUM OF 3 INCH DEEP SHREDDED HARDWOOD BARK MULCH.
12. DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY & SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH A.N.S.I. Z60 "AMERICAN STANDARD FOR NURSERY STOCK" (CURRENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
13. THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE LANDSCAPE PLAN WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
14. CONTRACTOR SHALL WARRANTY ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.

SODDING NOTES:

1. AREAS INDICATED FOR SOD SHALL BE 'TIF 419' BERMUDA GRASS, MINIMUM AGE SHALL BE 18 MONTHS, WITH ROOT DEVELOPMENT THAT WILL SUPPORT ITS OWN WEIGHT WITHOUT TEARING WHEN SUSPENDED VERTICALLY BY HOLDING THE UPPER TWO CORNERS.
2. CONTRACTOR SHALL SUBMIT SOD CERTIFICATION FOR GRASS SPECIES AND LOCATION OF SOD SOURCE. CONTRACTOR SHALL INCLUDE CERTIFICATION THAT SOD IS FREE OF DISEASE, NEMATODES, UNDESIRABLE INSECTS, AND QUARANTINE RESTRICTIONS.
3. SOD SHALL BE DELIVERED ON PALLETS. PRIOR TO INSTALLATION, SOD SHALL BE STORED AT A LOCATION THAT IS PROTECTED FROM DAMAGING EFFECTS OF SUN AND WIND.
4. 6-12-12 COMMERCIAL TYPE FERTILIZER, WITH 50% OF THE ELEMENT DERIVED FROM ORGANIC SOURCES, SHALL BE APPLIED AT A RATE RECOMMENDED BY THE MANUFACTURER. APPLY AFTER SMOOTH RAKING OF TOPSOIL AND NO MORE THAN 48 HOURS BEFORE LAYING SOD. MIX THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL AND LIGHTLY WATER TO AID BREAKDOWN.
5. AREAS TO RECEIVE SOD SHALL BE LIGHTLY MOISTENED IMMEDIATELY PRIOR TO LAYING SOD.
6. LAY SOD TIGHTLY WITH NO OPEN JOINTS VISIBLE AND NOT OVERLAPPING. STAGGER END JOINTS A MINIMUM OF 12 INCHES AND DO NOT STRETCH SOD PIECES.
7. ON SLOPES 6 INCHES PER FOOT AND STEEPER, LAY SOD PERPENDICULAR TO SLOPE AND SECURE EVERY ROW WITH WOODEN PEGS AT A MAXIMUM 2 FEET ON-CENTER. DRIVE PEGS FLUSH WITH SOD PORTION OF SOD.
8. PRIOR TO PLACING SOD ON SLOPES OF 8 INCHES PER FOOT AND STEEPER, PLACE JUTE EROSION CONTROL MESH OVER TOPSOIL. SECURELY ANCHOR SOD IN PLACE WITH PEGS SUNK FIRMLY INTO THE GROUND. CONTRACTOR SHALL SUBMIT 12" X 12" SAMPLES OF JUTE MESH FOR REVIEW TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
9. IMMEDIATELY AFTER INSTALLATION, WATER SODDED AREAS TO A DEPTH OF 4 INCHES.
10. AFTER SOD AND SOIL HAVE DRIED, ROLL SODDED AREAS TO ENSURE A GOOD BOND BETWEEN SOIL AND SOD. ROLLER SHALL NOT EXCEED 150 POUNDS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING (MOWING, TRIMMING, WATERING) THE SOD UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
12. THE CONTRACTOR SHALL REPLACE SOD AREAS THAT SHOW DETERIORATION FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE INSTALLATION. DETERIORATED MATERIAL SHALL BE REPLACED WITH SOD OF EQUAL QUALITY ORIGINALLY SPECIFIED AT NO EXPENSE TO THE OWNER.
13. CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF WELL DRAINED TOPSOIL BELOW SOD.

SEEDING NOTES:

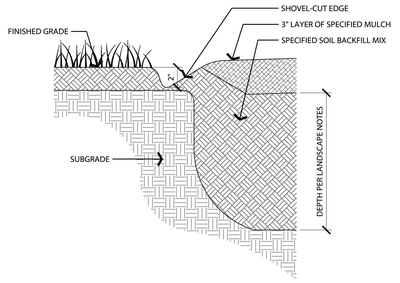
1. ALL DISTURBED AREAS TO BE SEEDED WITH 'TIF 419' BERMUDA GRASS AT THE RATE OF 5 POUNDS PER 1,000 SQUARE FEET. ALL SEED TO BE 98% PURE WITH 85% GERMINATION AND CONFORM TO ALL STATE REQUIREMENTS FOR GRASS SEED. THE FERTILIZER SHALL BE 6-12-12 COMMERCIAL TYPE WITH 50% OF ITS ELEMENTS DERIVED FROM ORGANIC SOURCES.
2. STRAW MULCH SHALL BE PLACED UPON SEEDED AREAS. STRAW SHALL BE OATS OR WHEAT STRAW, FREE FROM WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY. HAY OR CHOPPED CORNSTALKS AN NOT ACCEPTABLE.
3. CONTRACTOR SHALL VERIFY THAT THE PREPARED SOIL BASE IS READY TO RECEIVE WORK. THE TOPSOIL SHALL BE CULTIVATED TO A DEPTH OF 4 INCHES WITH A MECHANICAL TILLER AND SUBSEQUENTLY RAKED UNTIL SMOOTH. FOREIGN MATERIALS COLLECTED DURING CULTIVATION AND RAKING OPERATIONS SHALL BE REMOVED FROM THE PROJECT SITE.
4. FERTILIZER SHALL BE APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS. LIMESTONE MAY BE APPLIED WITH THE FERTILIZER. FERTILIZER SHALL BE APPLIED AFTER SMOOTH RAKING AND PRIOR TO ROLLER COMPACTION AND IT SHALL BE MIXED THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL.
5. SEED SHALL BE APPLIED EVENLY IN TWO INTERSECTING DIRECTIONS AND RAKED IN LIGHTLY. THE TOPSOIL SHALL BE LIGHTLY WATERED PRIOR TO APPLYING SEED. DO NOT SEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON THE SAME DAY.
6. ROLL SEEDED AREA WITH ROLLER NOT EXCEEDING ONE AND ONE HALF POUNDS.
7. IMMEDIATELY FOLLOWING SEEDING AND COMPACTING, APPLY STRAW MULCH AT THE RATE OF ONE AND ONE HALF BALE PER 1,000 SQUARE FEET. IMMEDIATELY AFTER MULCHING, APPLY WATER WITH A FINE SPRAY AND SATURATE THE GROUND TO A DEPTH OF 4 INCHES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING SEEDED AREAS TO PREVENT GRASS AND SOIL FROM DRYING OUT UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR RESEEDING BARE SPOTS FOR A PERIOD OR ONE YEAR AFTER ACCEPTANCE OF INSTALLATION AT NO EXPENSE TO THE OWNER.

CITY OF FRANKLIN LANDSCAPE MINIMUM PLANT QUALITY AND SIZE STANDARDS:

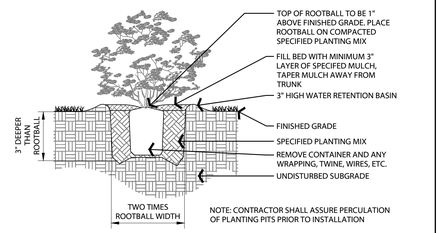
1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.1)
2. ALL TYPE 1, 2 AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:
   - 2.1. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE;
   - 2.1.A. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
   - 2.1.B. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE;
   - 2.1.C. ONE FORK IS LESS THAN TWO-THIRDS THE DIAMETER OF THE FORK; AND
   - 2.2. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING;
   - 2.3. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH
   - 2.4. SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT;
   - 2.5. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL, AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK; AND
   - 2.6. BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THAN ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.

CITY OF FRANKLIN LANDSCAPE NOTES:

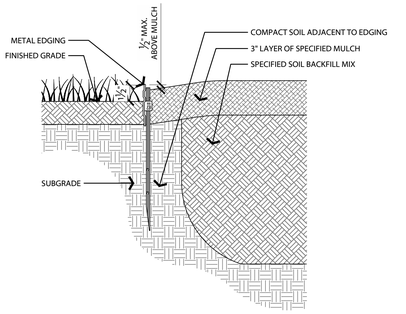
1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICHEVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
2. TREES SHALL MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.
3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.
5. TREE TOPPING IS NOT PERMITTED.
6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.
7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE DEPARTMENT OF BUILDING AND NEIGHBORHOOD SERVICES PRIOR TO LAND DISTURBING ACTIVITIES.
8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANTING MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVED PRIOR TO THE LANDSCAPE INSTALLATION.
9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.
10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE
11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.
12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.
13. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING
14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.
15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT MATERIAL.



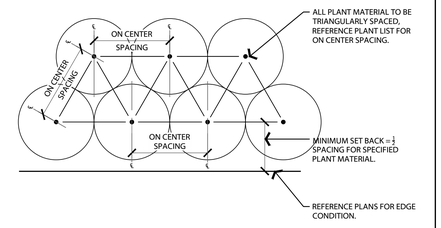
8 SHOVEL EDGE AT PLANTING
NOT TO SCALE



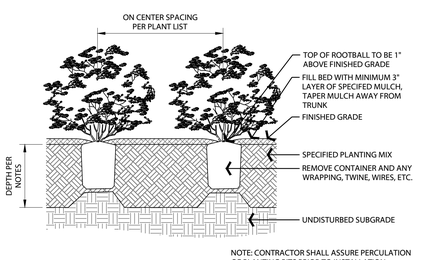
4 SHRUB PIT PLANTING
NOT TO SCALE



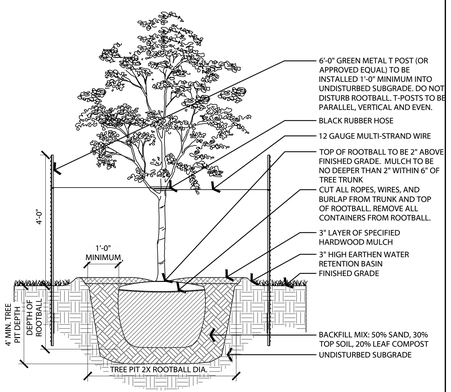
7 METAL EDGING AT PLANTING AND LAWN
NOT TO SCALE



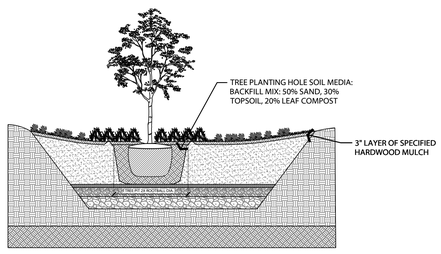
3 TYPICAL PLANT SPACING
NOT TO SCALE



6 SHRUB BED PLANTING
NOT TO SCALE



2 TREE PLANTING - W/ VERTICAL STAKING (FRANKLIN)
NOT TO SCALE


TREE PLANTING HOLE SOIL MEDIA: BACKFILL MIX: 50% SAND, 30% TOPSOIL, 20% LEAF COMPOST
3" LAYER OF SPECIFIED HARDWOOD M

BIOPOND A - PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPACING
TREES							
	BN	5	BETULA NIGRA `DURAHEAT` / DURAHEAT RIVER BIRCH	B & B	2"CAL	10` - 12` H	
	QB	5	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2"CAL	10` - 12` H	
UNDERSTORY TREES							
	CC	2	CERCIS CANADENSIS / EASTERN REDBUD	B & B	2"CAL	6` - 8` H	
	CV	2	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	B & B	2"CAL	6` - 8` H	
ANNUALS/PERENNIALS							
	AT	55	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED	3 GAL	18" - 24" H		24" o.c.
DECIDUOUS SHRUBS							
	CA	18	CALLICARPA AMERICANA / AMERICAN BEAUTYBERRY	3 GAL	18" - 24" H		60" o.c.
	CO	16	CEPHALANTHUS OCCIDENTALIS / BUTTONBUSH	3 GAL	18" - 24" H		60" o.c.
	HQA	24	HYDRANGEA QUERCIFOLIA `ALICE` / ALICE OAKLEAF HYDRANGEA	3 GAL	18" - 24" H		48" o.c.
	IV	16	ILEX VERTICILLATA / WINTERBERRY	3 GAL	18" - 24" H		48" o.c.
	IVH	20	ITEA VIRGINICA `HENRY`S GARNET` / HENRY`S GARNET SWEETSPIRE	3 GAL	18" - 24" H		48" o.c.
EVERGREEN SHRUBS							
	IG	38	ILEX GLABRA / INKBERRY HOLLY	3 GAL	18" - 24" H		36" o.c.
GRASSES							
	JE	163	JUNCUS EFFUSUS / SOFT RUSH	3 GAL	18" - 24" H		24" o.c.
	PVN	59	PANICUM VIRGATUM `NORTH WIND` / NORTHWIND SWITCH GRASS	3 GAL	18" - 24" H		48" o.c.
	SH	69	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	3 GAL	18" - 24" H		24" o.c.

OVERALL PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPACING
TREES							
	BN	5	BETULA NIGRA `DURAHEAT` / DURAHEAT RIVER BIRCH	B & B	2"CAL	10` - 12` H	
	GTI	6	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST	B & B	2"CAL	10` - 12` H	
	LT	2	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	2"CAL	10` - 12` H	
	LTA	2	LIRIODENDRON TULIPIFERA `ARNOLD` / ARNOLD TULIP POPLAR	B & B	2"CAL	6` - 8` H	
	QB	5	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2"CAL	10` - 12` H	
	QL	2	QUERCUS LYRATA / OVERCUP OAK	B & B	2"CAL	10` - 12` H	
	QN	3	QUERCUS NUTTALLII `QNFTA` / HIGHPOINT NUTTALL OAK	B & B	2"CAL	10` - 12` H	
EVERGREEN TREES							
	NRS	11	ILEX X `NELLIE R STEVENS` / NELLIE STEVENS HOLLY	B & B	2"CAL	6` - 8` H	
	MG	3	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	B & B	2"CAL	8` - 10` H	
	PE	5	PINUS ECHINATA / SHORT LEAF PINE	B & B	2"CAL	6` - 8` H	
UNDERSTORY TREES							
	CC	5	CERCIS CANADENSIS / EASTERN REDBUD	B & B	2"CAL	6` - 8` H	
	CV	2	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	B & B	2"CAL	6` - 8` H	
ANNUALS/PERENNIALS							
	AT	55	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED	3 GAL	18" - 24" H		24" o.c.
	ANA	27	ASTER NOVAE-ANGLIAE `ALMA POTSCHKE` / ALMA POTSCHKE NEW ENGLAND ASTER	3 GAL	18" - 24" H		24" o.c.
DECIDUOUS SHRUBS							
	CA	18	CALLICARPA AMERICANA / AMERICAN BEAUTYBERRY	3 GAL	18" - 24" H		60" o.c.
	CO	16	CEPHALANTHUS OCCIDENTALIS / BUTTONBUSH	3 GAL	18" - 24" H		60" o.c.
	HQA	24	HYDRANGEA QUERCIFOLIA `ALICE` / ALICE OAKLEAF HYDRANGEA	3 GAL	18" - 24" H		48" o.c.
	HQP	52	HYDRANGEA QUERCIFOLIA `PEE WEE` / OAKLEAF HYDRANGEA	3 GAL	18" - 24" H		42" o.c.
	IV	16	ILEX VERTICILLATA / WINTERBERRY	3 GAL	18" - 24" H		48" o.c.
	IVH	20	ITEA VIRGINICA `HENRY`S GARNET` / HENRY`S GARNET SWEETSPIRE	3 GAL	18" - 24" H		48" o.c.
	PAT	33	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	3 GAL	18" - 24" H		36" o.c.
EVERGREEN SHRUBS							
	DBC	46	DISTYLIUM X 'PIIDIST-II' TM / BLUE CASCADE DISTYLIUM	3 GAL	18" - 24" H		42" o.c.
	IG	38	ILEX GLABRA / INKBERRY HOLLY	3 GAL	18" - 24" H		36" o.c.
	TMH	16	TAXUS X MEDIA `HICKSII` / HICKS YEW	3 GAL	18" - 24" H		36" o.c.
GRASSES							
	BGB	69	BOUTELOUA GRACILIS `BLONDE AMBITION` / BLUE GRAMA	3 GAL	18" - 24" H		24" o.c.
	CS	61	CAREX STRICTA / TUSSOCK SEDGE	3 GAL	18" - 24" H		24" o.c.
	JE	163	JUNCUS EFFUSUS / SOFT RUSH	3 GAL	18" - 24" H		24" o.c.
	PVN	59	PANICUM VIRGATUM `NORTH WIND` / NORTHWIND SWITCH GRASS	3 GAL	18" - 24" H		48" o.c.
	SH	69	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	3 GAL	18" - 24" H		24" o.c.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
SHRUB AREAS					
	CXS	81	CAREX STRICTA / TUSSOCK SEDGE	1 GAL	24" o.c.
SOD/SEED					
	SOD	16,644	FESTUCA ARUNDINACEA `KENTUCKY 31` / KENTUCKY TALL FESCUE	SOD	12" o.c.

MULCH 5,319 SF
NON-FLOATABLE CYPRESS MULCH, FREE OF DYE

NOTES
1. OVERALL SCHEDULE INCLUDES ALL PLANTS FROM BIORETENTION PONDS AND BUFFER PLANTINGS.
2. ALL PLANTINGS TO RECEIVE IRRIGATION FROM AN AUTOMATIC SYSTEM, DESIGN BY OTHERS.
3. ALL MULTI TRUNK TREES TO HAVE AT LEAST ONE CANE GREATER THAN OR EQUAL TO 2" CAPLIPER.

906 STUDIO
ARCHITECTS +INTERIORS
143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
906studio.com

CSDG
Planning | Engineering
Landscape Architecture
2305 Kline Avenue, Suite 300
Nashville, TN 37211 | 615.248.9999

PROJECT NO.: 17-105-02

ACADEMY PARK II SUBDIVISION, LOT 1, FRANKTOWN OPEN HEARTS CENTER COF #8890

ACADEMY PARK II
SUBDIVISION, LOT 1
215 GRANBURY STREET,
FRANKLIN, TN

KYLE A. JACKSON
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1022
06/07/25

2022, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
	PRE-APPLICATION	6/27/2025
	INITIAL SUBMITTAL	7/14/2025
	RESUBMITTAL	8/7/2025

Project Number
21.1104

LANDSCAPE SCHEDULES

LO2.02

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-01029

DATE: August 13, 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:

The Factory At Franklin PUD Subdivision, Final Plat, Revision 1, Creating 2 Commercial Lots, Revising And Adding Easements, And Dedicating Right-Of-Way, On 20.15 Acres, Located At 230 Franklin Road. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8885
Applicant: Logan McCraw, TTL, INC.
Owner: Factory Partners LLC, Benton Smothers, Rep.

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to subdivide the existing commercial lot at 230 Franklin Road into two commercial lots. The property is part of The Factory at Franklin PUD Subdivision and is zoned Planned (PD) District. The revised development plan for the Factory at Franklin PUD was approved in May 2025 and the accompanying site plan is tracking concurrently with the plat through the same review period. The two lot subdivision will accommodate the proposed hotel, parking garage, and new parking layout.

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

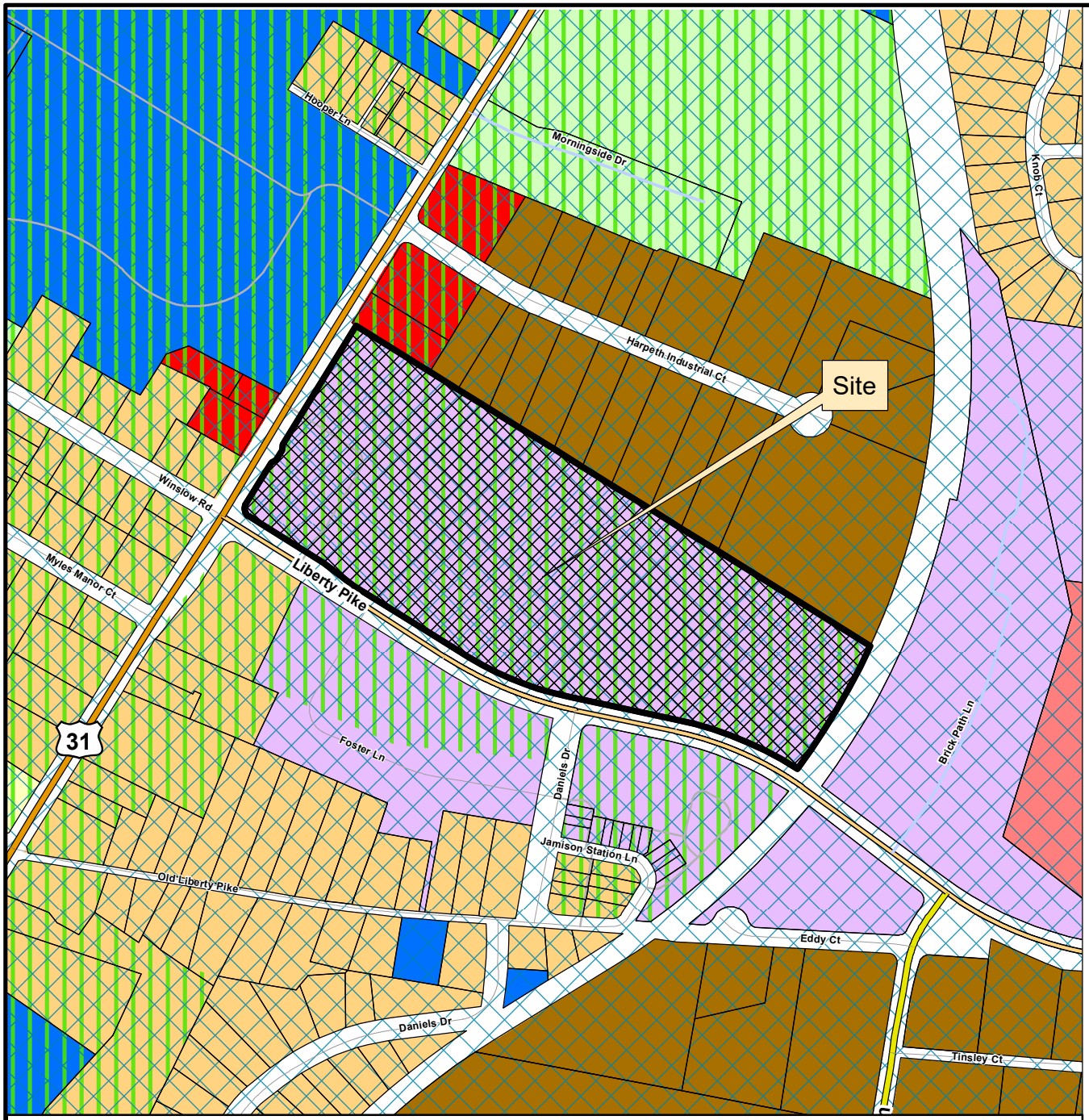
department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of the Factory At Franklin PUD Subdivision Final Plat, with conditions.



THE FACTORY AT FRANKLIN PUD SUBDIVISION FINAL PLAT, REVISION 1

Project Information
Existing Zoning: Planned (PD) District
Overlay Districts: CFO, HPO
Site Acreage: 20.14 acres
Total Number of Lots: 2

Legend

- The Factory at Franklin PUD Subdivision
- Central Franklin Overlay
- Historic Preservation Overlay
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial 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: 8885

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - Final Plat Checklist

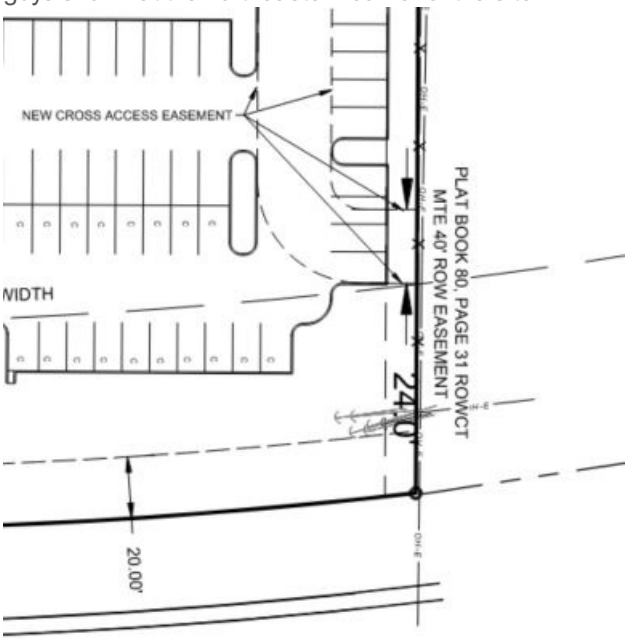
General Issues

8. 0. General Information

lance.fittro@franklintn.gov Applicant shall ensure that any modifications to the site plan [COF #8807] 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.

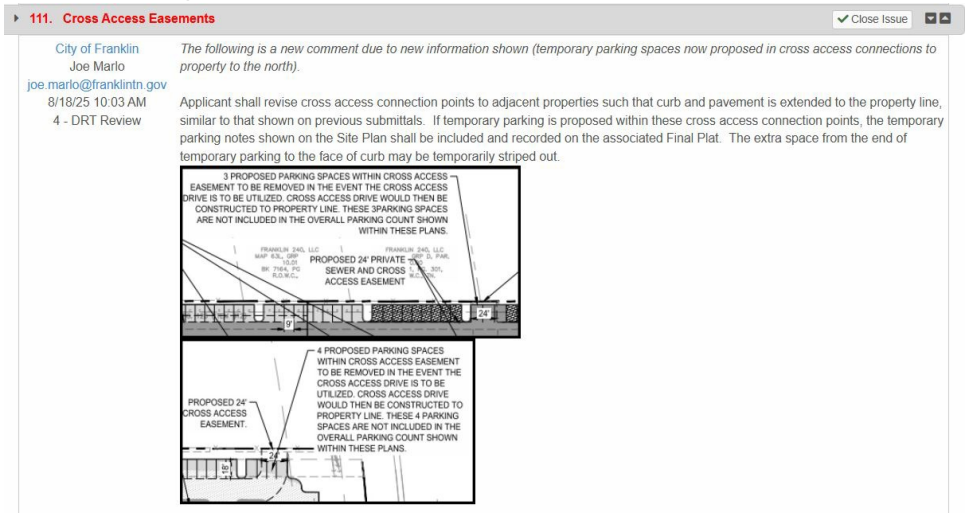
14. C. Final Plat

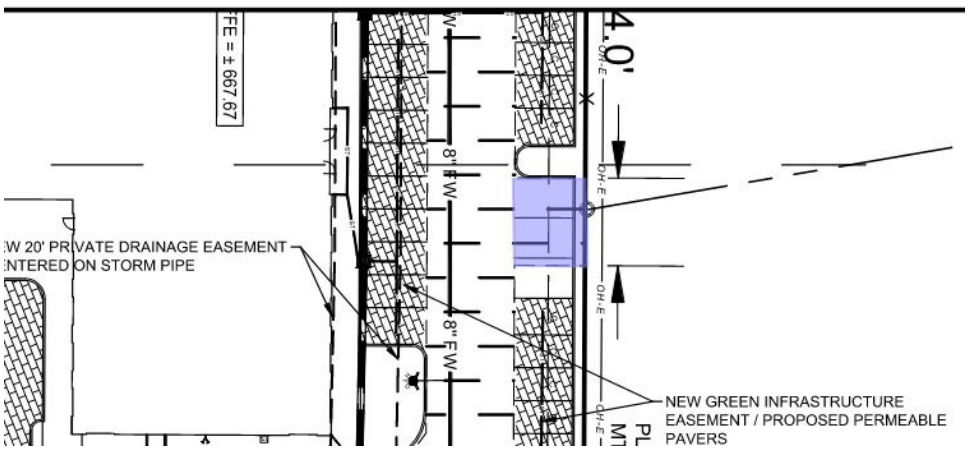
lance.fittro@franklintn.gov The previous comment has been mostly addressed, with the exception of the MTE guys shown at the northeastern corner of the site.



21. Note To Be Added

lance.fittro@franklintn.gov For the comment below, which was raised on the site plan COF # being reviewed concurrently with this revised final plat, Applicant shall add the required note to the final plat. Coordinate with the site designer for finalized wording of the note, to be verified with the One Stop submittal.





Performance Agreement and Surety

General Issues

3. Engineering Sureties

kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan: **COF #8807 (The Factory at Franklin PUD Subdivision, Site Plan, Revision 3)** 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 have not been posted for COF 8807***

Planning

General Issues

18. buildings

joseph.bryan@franklintn.gov	Show only the footprint of existing buildings and parking layout. Future buildouts shall not be shown on the plat.

19. Setbacks

joseph.bryan@franklintn.gov	Minimum setbacks shall be listed in the Notes and shall not be shown on the lot layout. "per zoning" is not acceptable for the setbacks.

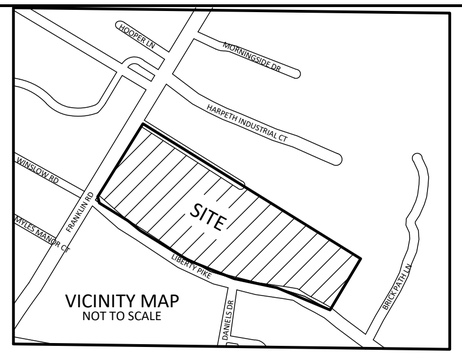
20. Notary Block

joseph.bryan@franklintn.gov	Remove the notary signature block from the plat.

Curve Table					
Curve #	Chord Bearing	Chord Distance	Length	Radius	Delta
C1	N67° 18' 38"W	371.76'	373.98'	989.93'	021°38'44"
C2	N68° 10' 08"W	318.36'	319.97'	919.93'	019°55'42"
C3	N13° 12' 17"W	42.43'	47.12'	30.00'	090°00'00"
C9	S56° 03' 14"E	11.05'	11.06'	77.84'	008°08'28"
C10	S39° 47' 38"E	4.79'	4.87'	7.57'	036°52'25"
C11	S47° 52' 49"W	24.72'	30.61'	13.81'	127°01'40"
C12	N66° 12' 24"W	120.51'	120.60'	920.33'	007°30'29"
C13	N03° 51' 05"E	32.39'	38.04'	19.68'	110°46'01"
C14	N65° 27' 29"E	11.14'	11.22'	26.74'	024°02'43"
C15	N87° 35' 04"E	19.93'	21.16'	17.75'	068°17'53"
C16	S76° 51' 31"W	24.04'	26.70'	17.00'	090°00'00"
C17	N13° 14' 01"W	24.02'	26.68'	17.00'	089°54'17"
C18	S77° 15' 19"W	18.23'	19.96'	13.65'	083°47'46"
C19	N31° 19' 51"W	9.29'	9.52'	12.60'	043°16'24"
C20	N76° 26' 35"E	17.82'	19.79'	12.60'	090°00'00"
C21	S13° 04' 23"E	17.82'	19.79'	12.60'	089°59'50"

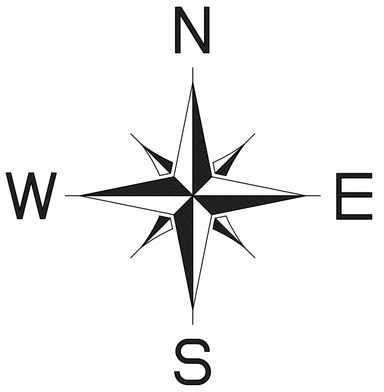
NOTES

1. Purpose of this plat is to revise and add public utility, drainage and access easements, add green infrastructure easements, dedicate right of way and to create 2 lots.
2. The recording of this plat voids, vacates, and supercedes the previous recording of Lot(s) 1 shown on the Final Plat entitled "The Factory At Franklin PUD Subdivision, Final Plat" as recorded in Plat Book 80, Page 31 R.O.W.C.
3. Maintenance of all stormwater management features shall be the responsibility of the property owner (s) or the HOA.
4. 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.
5. 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.
6. 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 my 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.
7. Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities (including cable television, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground.
8. It will be the responsibility of the subdivider or the owner to include the above referenced easements as an integral part of the subdivision in such a manner that said areas will be owned and maintained by the present owner or by a prospective property owner unless otherwise noted.
9. The deed to the property shown does not address mineral rights, an accurate title search and/or commitment can confirm the ownership of said mineral rights.
10. A title commitment/ search was not furnished at time of survey, therefore this survey is subject to an accurate title commitment/ search.
11. Bearings and distances take precedence over scale.
12. Setbacks are as per zoning,
13. Property is subject to covenants, easements, rights of way and restrictions of record and not of record.
14. This survey does not address the existence or non-existence of wetlands areas.
15. Some parking and hardscape features on the property are based on proposed plans and are subject to change.
16. Cross Access Easements shall provide perpetual, non-exclusive access for the purposes of vehicular and pedestrian ingress and egress across the Cross Access Easement. Property Owner(s) shall maintain and keep the Cross Access Easement within their development in a commercially reasonable condition and state of repair.
17. All utilities located in the right of way are marked public per the local utility office. the utilities located inside of the site are considered private.
18. All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC.
19. This tract does not lay within a Special Flood Hazard Area of the Federal Emergency Management Agency according to the Flood Insurance Rate Map (47187 C 0211G Zone X) of the City of Franklin, Williamson County, Tennessee, Dated: Dec. 22, 2016, unless otherwise noted on survey.
20. All waterlines on the subject property are private lines with the exception of the 12" waterline running along the south side of Franklin Road shown on page 5 of this plat.
21. The 40' MTE ROW easement shown is centered on the existing overhead primary electric lines with 20' on each side.
22. All fire hydrants internal to the site through the fire line meter are to be owned and maintained by the property owners.
23. Bio-retention, parking, proposed buildings and other related features shown are based on the current proposed site plan.
24. Dedication of a new green infrastructure easement coincides with the location of new proposed permeable pavers shown on this plat and the site plan.
25. A proposed 10" waterline and sanitary sewer line in Liberty Pike has been shown and approved on subsequent COF site plan number 8807.

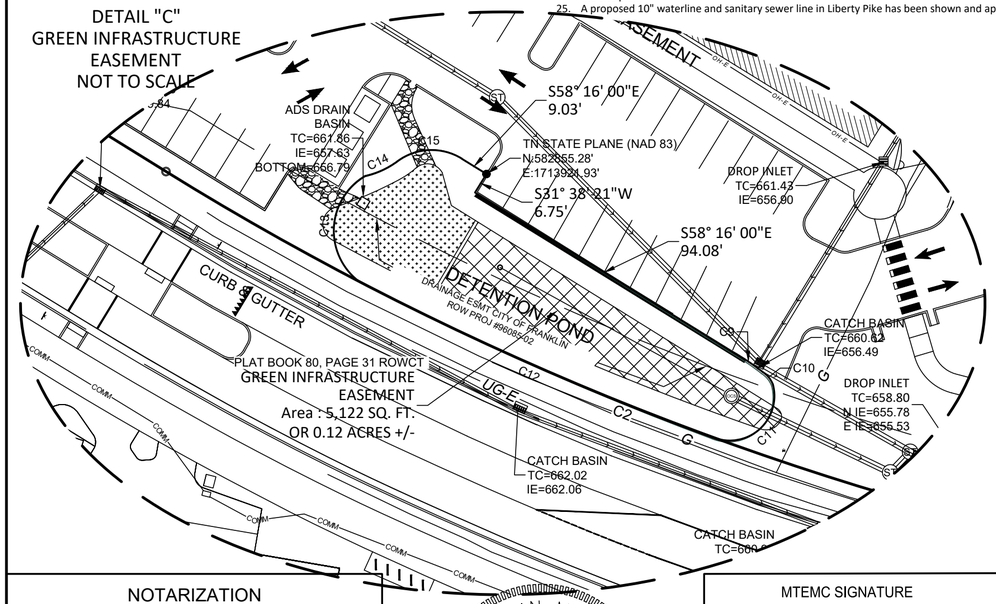


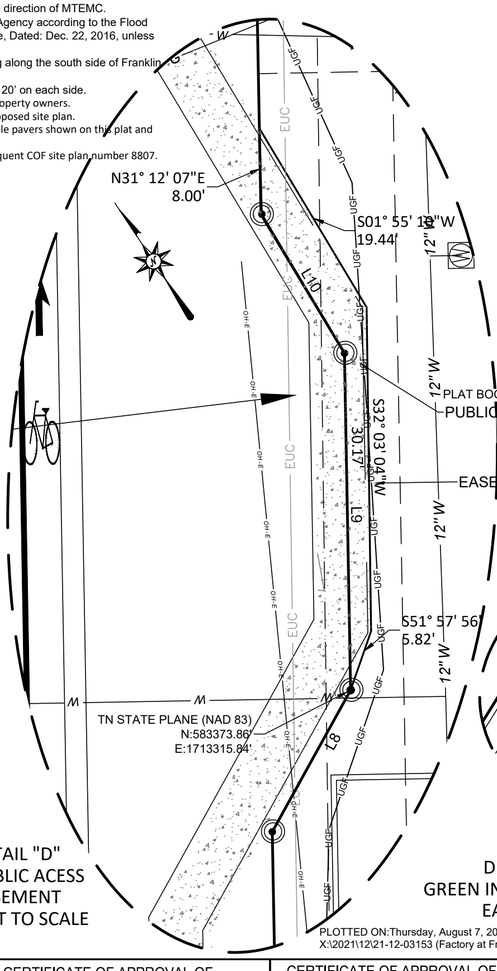
SEE LINE TABLE ON PAGE 6

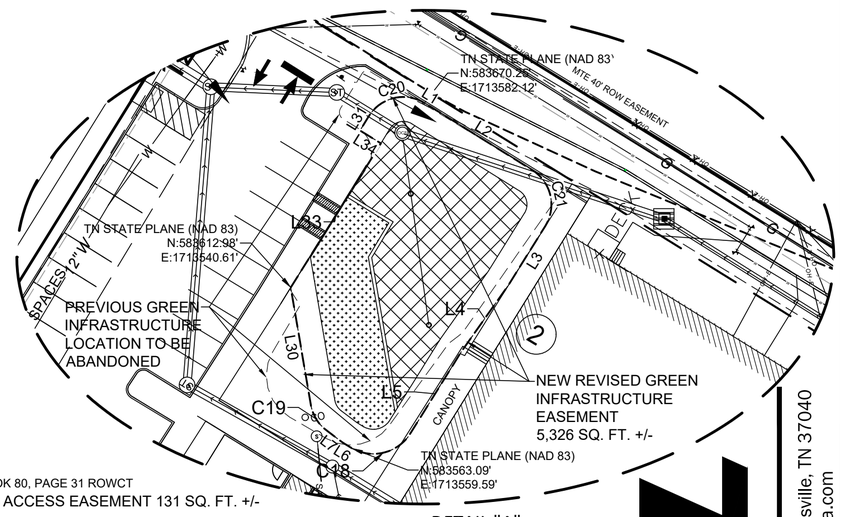
Line Table		
Line #	Direction	Length
L1	S58°33'25"E	0.40'
L3	S31°55'32"W	21.49'
L5	S31°54'54"W	30.37'
L6	N58°11'00"W	3.32'
L7	N52°58'03"W	6.41'
L8	N61°47'43"E	15.08'
L9	N31°47'43"E	31.40'
L10	N01°47'43"E	15.08'
L30	N09°41'39"W	36.88'
L31	N31°26'35"E	5.15'
L33	N32°02'05"E	52.75'

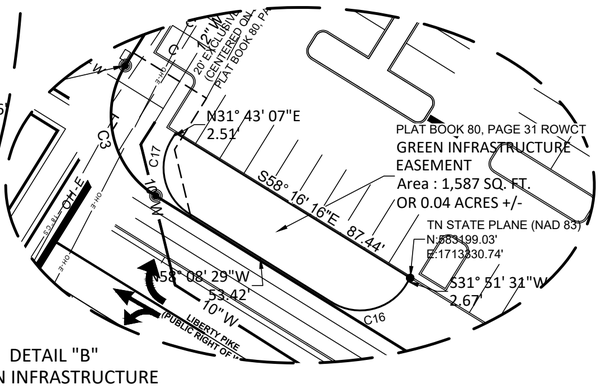


NORTH BASED UPON TENNESSEE STATE PLANE COORDINATE SYSTEM N.A.D./83









2971 International Blvd., Ste. C | Clarksville, TN 37040
931.647.6959 | www.ttlusa.com

NOTARIZATION

STATE OF TENNESSEE , MONTGOMERY COUNTY
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,

_____

THE WITHIN NAMED BARGAINOR(S), WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.

_____ MY COMMISSION EXPIRES

_____ _____
NOTARY PUBLIC 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 10th DAY OF JULY,2025.

W. LOGAN MCCRAW REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 2887

2025.08.07 12:41:20-05'00'

_____ 8-7-2025
SURVEYOR DATE

MTEMC SIGNATURE

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.

_____ _____
DATE MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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

I HEREBY CERTIFY THAT:

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

_____ _____
DIRECTOR, STREETS DEPARTMENT DATE DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:

A. THE WATER AND SEWER SYSTEMS DESIGNATED IN _____ HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

B. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____FOR THE WATER SYSTEM AND $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

_____ _____ _____
DIRECTOR WATER MANAGEMENT DEPARTMENT DATE:
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

_____ _____
WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

_____ _____
CITY OF FRANKLIN DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____ _____
SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

CERTIFICATE OF OWNERSHIP

I / WE HEREBY CERTIFY THAT I AM / WE ARE OWNER(S) OF THE PROPERTY SHOWN , AS EVIDENCED IN BOOK NUMBER, 8750 PAGE, 749 R.O.W.C., 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 THEN 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 THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE_____, R.O.W.C. TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY.I (WE) FURTHER CERTIFY THAT THERE AR NO LIENS ON THIS PROPERTY EXCEPT AS FOLLOWS: BOOK_____, PAGE _____R.O.W.C. TENNESSEE.

_____ _____
OWNER(S) DATE

PLOTTED ON:Thursday, August 7, 2025 12:33:46 PM
X:\2021\12\21-12-03153 (Factory at Franklin Topo)\Survey\2025 Plat\The Factory Final 2025.dwg

WILLIAMSON COUNTY, TENNESSEE
SITE PLAN COF # 8807
PLAT COF PROJECT # 8885

FIELD CREW: CM,JC,JJ,JL
DRAWN BY: MW
CHECKED BY: WLM

SHEET 1 OF 6

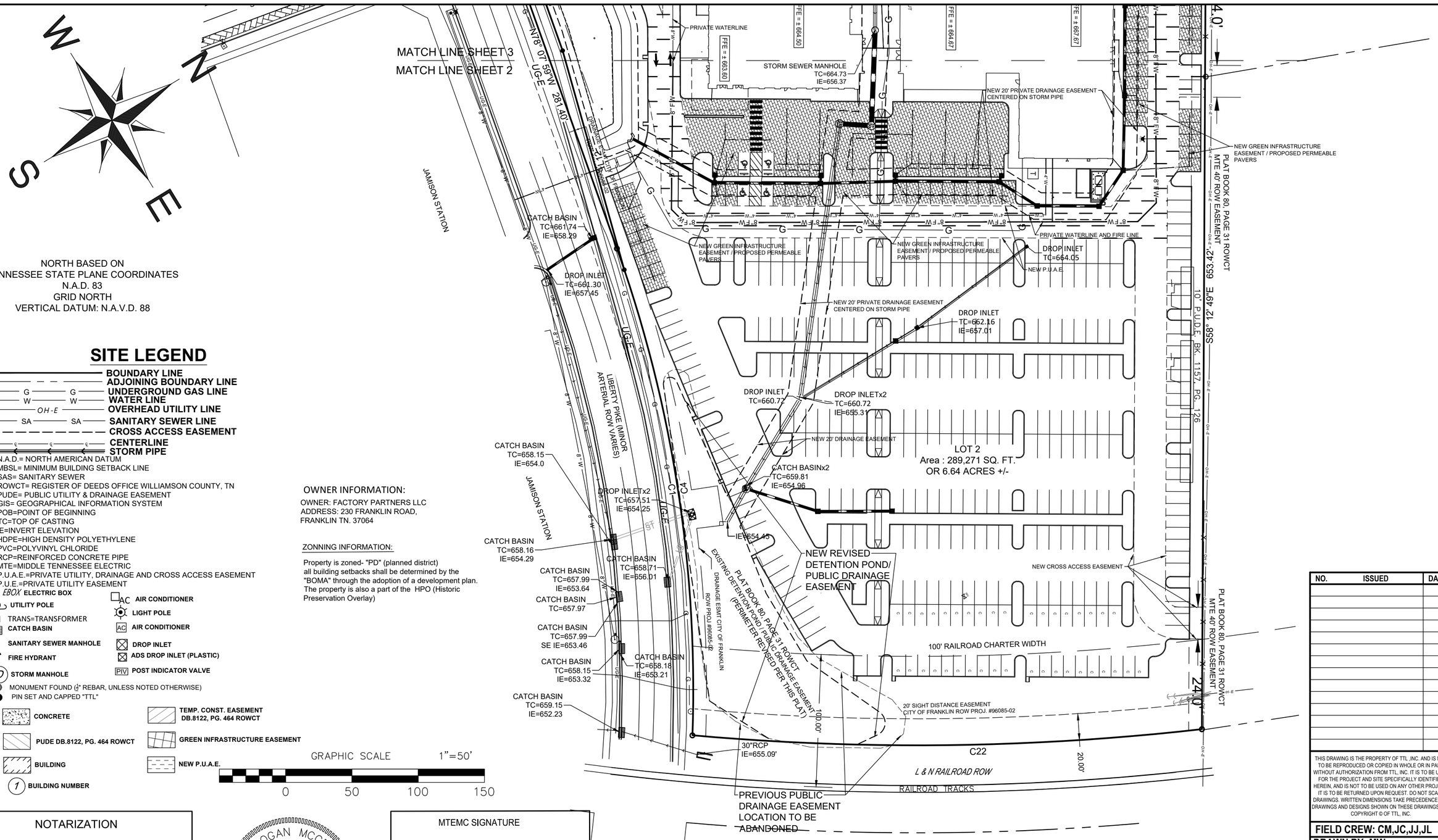
PROJECT NUMBER 21-12-03153

The Factory At Franklin PUD Subdivision, Final Plat, Revision 1

FINAL PLAT 7-10-2025 DATE

230 FRANKLIN ROAD,
FRANKLIN TN. 37064
MAP 063M, GROUP A, PARCEL 21
BK. 8750 PAGE 749 , R.O.W.C.T.

TOTAL ACRES 20.143 ACRES
TOTAL LOTS 2
ACRES NEW ROAD 0
MILES NEW ROAD 0
OWNER FACTORY PARTNERS LLC
CIVIL DISTRICT 263



NORTH BASED ON
TENNESSEE STATE PLANE COORDINATES
N.A.D. 83
GRID NORTH
VERTICAL DATUM: N.A.V.D. 88

SITE LEGEND

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- G — G — UNDERGROUND GAS LINE
- W — W — WATER LINE
- OH-E — OVERHEAD UTILITY LINE
- SA — SA — SANITARY SEWER LINE
- CROSS ACCESS EASEMENT
- S — S — S — CENTERLINE
- STORM PIPE

N.A.D.= NORTH AMERICAN DATUM
MBSL= MINIMUM BUILDING SETBACK LINE
SAS= SANITARY SEWER
ROWCT= REGISTER OF DEEDS OFFICE WILLIAMSON COUNTY, TN
PUDE= PUBLIC UTILITY & DRAINAGE EASEMENT
GIS= GEOGRAPHICAL INFORMATION SYSTEM
POB=POINT OF BEGINNING
TC=TOP OF CASTING
IE=INVERT ELEVATION
HDPE=HIGH DENSITY POLYETHYLENE
PVC=POLYVINYL CHLORIDE
RCP=REINFORCED CONCRETE PIPE
MTE=MIDDLE TENNESSEE ELECTRIC
P.U.A.E.=PRIVATE UTILITY, DRAINAGE AND CROSS ACCESS EASEMENT
P.U.E.=PRIVATE UTILITY EASEMENT

- EBOX ELECTRIC BOX
- UTILITY POLE
- TRANS=TRANSFORMER
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- STORM MANHOLE
- AC AIR CONDITIONER
- LIGHT POLE
- AC AIR CONDITIONER
- DROP INLET
- ADS DROP INLET (PLASTIC)
- PIV POST INDICATOR VALVE
- MONUMENT FOUND (½" REBAR, UNLESS NOTED OTHERWISE)
- PIN SET AND CAPPED "TTL"
- CONCRETE
- PUDE DB.8122, PG. 464 ROWCT
- BUILDING
- 1 BUILDING NUMBER
- TEMP. CONST. EASEMENT DB.8122, PG. 464 ROWCT
- GREEN INFRASTRUCTURE EASEMENT
- NEW P.U.A.E.

GRAPHIC SCALE 1"=50'
0 50 100 150

OWNER INFORMATION:

OWNER: FACTORY PARTNERS LLC
ADDRESS: 230 FRANKLIN ROAD,
FRANKLIN TN. 37064

ZONNING INFORMATION:

Property is zoned- "PD" (planned district)
all building setbacks shall be determined by the "BOMA" through the adoption of a development plan.
The property is also a part of the HPO (Historic Preservation Overlay)

NO.	ISSUED	DATE

THIS DRAWING IS THE PROPERTY OF TTL ,INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT AUTHORIZATION FROM TTL, INC. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN, AND IS NOT TO BE USED ON ANY OTHER PROJECT. IT IS TO BE RETURNED UPON REQUEST. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. ALL DRAWINGS AND DESIGNS SHOWN ON THESE DRAWINGS ARE COPYRIGHT © OF TTL, INC.

FIELD CREW: CM,JC,JJ,JL
DRAWN BY: MW
CHECKED BY: WLM

SHEET
2 OF 6

PROJECT NUMBER 21-12-03153

NOTARIZATION

STATE OF TENNESSEE , MONTGOMERY COUNTY
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,

THE WITHIN NAMED BARGAINOR(S), WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.

MY COMMISSION EXPIRES

NOTARY PUBLIC DATE DATE

W. LOGAN MCCRAW REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 2887

8-7-2025

MTEMC SIGNATURE

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.

DATE MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATIO

GPS Certification:

For boundary aspects of this survey, RTK GPS positional data was observed on/between the dates of 8-24-22 and 7-10-2025 utilizing a Carlson BRx7 dual frequency receiver with on site Base and Rover. The grid coordinates of the Fixed Station(s) shown were derived using an existing control provided, referenced to NAD 83 (2011) (Epoch 2010) Geoid 18 (Conus).

Positional accuracy of the GPS vectors does not exceed: H 0.05', V 0.07'

Combined Grid Factor: 0.99992264

WILLIAMSON COUNTY, TENNESSEE
SITE PLAN COF # 8807
PLAT COF PROJECT # 8885

TTL

2971 International Blvd., Ste. C | Clarksville, TN 37040
931.647.6959 | www.ttlusa.com

CERTIFICATE OF OWNERSHIP

I / WE HEREBY CERTIFY THAT I AM / WE ARE OWNER(S) OF THE PROPERTY SHOWN . AS EVIDENCED IN BOOK NUMBER, 8750 PAGE, 749 R.O.W.C., 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 THEN 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 THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C, TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY.I (WE) FURTHER CERTIFY THAT THERE AR NO LIENS ON THIS PROPERTY EXCEPT AS FOLLOWS: BOOK_____, PAGE _____,R.O.W.C. TENNESSEE.

OWNER(S) DATE

CERTIFICATE OF SURVEY

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SURVEYOR 8-7-2025 DATE

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

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

DIRECTOR, STREETS DEPARTMENT DATE DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
A. THE WATER AND SEWER SYSTEMS DESIGNATED IN _____ HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
B. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____FOR THE WATER SYSTEM AND $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE:
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE
CITY OF FRANKLIN DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

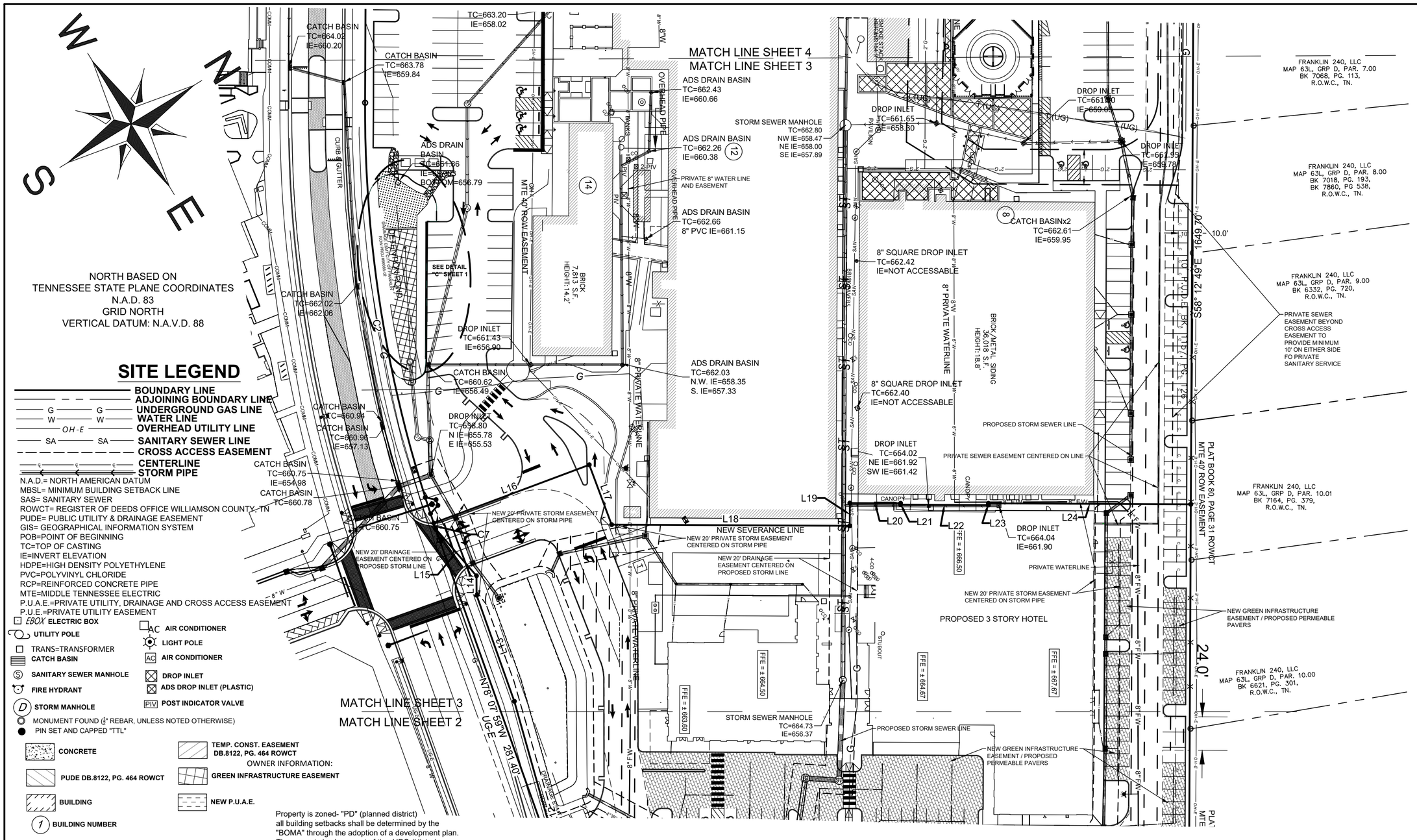
The Factory At Franklin PUD Subdivision, Final Plat, Revision 1

FINAL PLAT 7-10-2025 DATE

230 FRANKLIN ROAD,
FRANKLIN TN. 37064
MAP 063M, GROUP A, PARCEL 21
BK. 8750 PAGE 749 , R.O.W.C.T.

TOTAL ACRES 20.143 ACRES
TOTAL LOTS 2
ACRES NEW ROAD 0
MILES NEW ROAD 0
OWNER FACTORY PARTNERS LLC
CIVIL DISTRICT 263

PLOTTED ON:Thursday, August 7, 2025 12:33:40 PM
X:\2021\21-12-03153 (Factory at Franklin Tooy)\Survey\2025 Plat\The Factory Final 2025.dwg


MATCH LINE SHEET 4
MATCH LINE SHEET 3
MATCH LINE SHEET 3
MATCH LINE SHEET 2
CATCH BASIN TC=664.02 IE=660.20
CATCH BASIN TC=663.78 IE=659.84
TC=663.20 IE=658.02
ADS DRAIN BASIN TC=662.43 IE=660.66
ADS DRAIN BASIN TC=662.26 IE=660.38
ADS DRAIN BASIN TC=662.66 8" PVC IE=661.15
ADS DRAIN BASIN TC=662.03 N.W. IE=658.35 S. IE=657.33
STORM SEWER MANHOLE TC=662.80 NW IE=658.47 NE IE=658.00 SE IE=657.89
DROP INLET TC=661.65 IE=658.30
DROP INLET TC=661.80 IE=659.65
DROP INLET TC=662.95 IE=659.78
CATCH BASINx2 TC=662.61 IE=659.95
8" SQUARE DROP INLET TC=662.42 IE=NOT ACCESSABLE
8" SQUARE DROP INLET TC=662.40 IE=NOT ACCESSABLE
DROP INLET TC=664.02 NE IE=661.92 SW IE=661.42
DROP INLET TC=664.04 IE=661.90
CATCH BASIN TC=662.02 IE=662.06
DROP INLET TC=661.43 IE=656.90
CATCH BASIN TC=660.62 IE=656.49
DROP INLET TC=658.80 N IE=655.78 E IE=655.53
CATCH BASIN TC=660.94
CATCH BASIN TC=660.96 IE=657.13
CATCH BASIN TC=660.75 IE=654.98
CATCH BASIN TC=660.78
CATCH BASIN TC=660.75
STORM SEWER MANHOLE TC=664.73 IE=656.37
SEE DETAIL "C" SHEET 1
BRICK 7,813 S.F. HEIGHT:14.2'
BRICK/METAL SIDING 5,000 S.F. HEIGHT: 18.8'
PROPOSED 3 STORY HOTEL
8" PRIVATE WATERLINE
PROPOSED STORM SEWER LINE
PRIVATE SEWER EASEMENT CENTERED ON LINE
PRIVATE WATERLINE
NEW 20' PRIVATE STORM EASEMENT CENTERED ON STORM PIPE
NEW 20' DRAINAGE EASEMENT CENTERED ON PROPOSED STORM LINE
NEW SEVERANCE LINE
NEW GREEN INFRASTRUCTURE EASEMENT / PROPOSED PERMEABLE PAVERS
OVERHEAD PIPE
PRIVATE 8" WATER LINE AND EASEMENT
MTE 40' ROW EASEMENT
PLAT BOOK 80, PAGE 31 ROW
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 7.00 BK 7068, PG. 113, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 8.00 BK 7018, PG. 193, BK 7860, PG 538, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 9.00 BK 6332, PG. 720, R.O.W.C., TN.
PRIVATE SEWER EASEMENT BEYOND CROSS ACCESS EASEMENT TO PROVIDE MINIMUM 10' ON EITHER SIDE FO PRIVATE SANITARY SERVICE
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 10.01 BK 7164, PG. 379, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 10.00 BK 6621, PG. 301, R.O.W.C., TN.
S58° 12' 49"E 1649.70'
10.0'
24.0'
N78° 07' 59"W 281.40'
FFE = ± 665.80
FFE = ± 666.50
FFE = ± 666.67
FFE = ± 667.67
L15
L16
L17
L18
L19
L20
L21
L22
L23
L24
C7
C8
C9
C10
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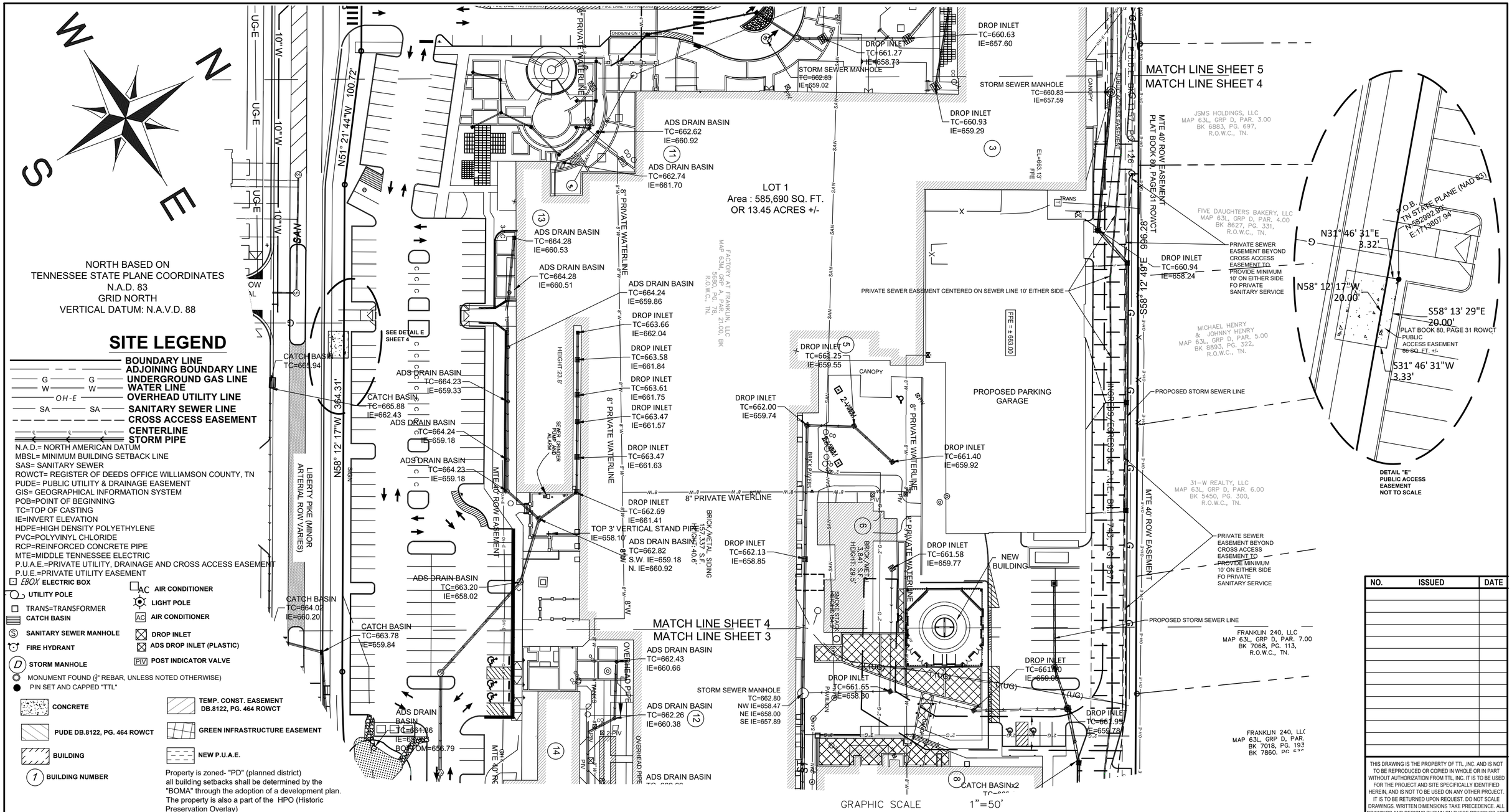
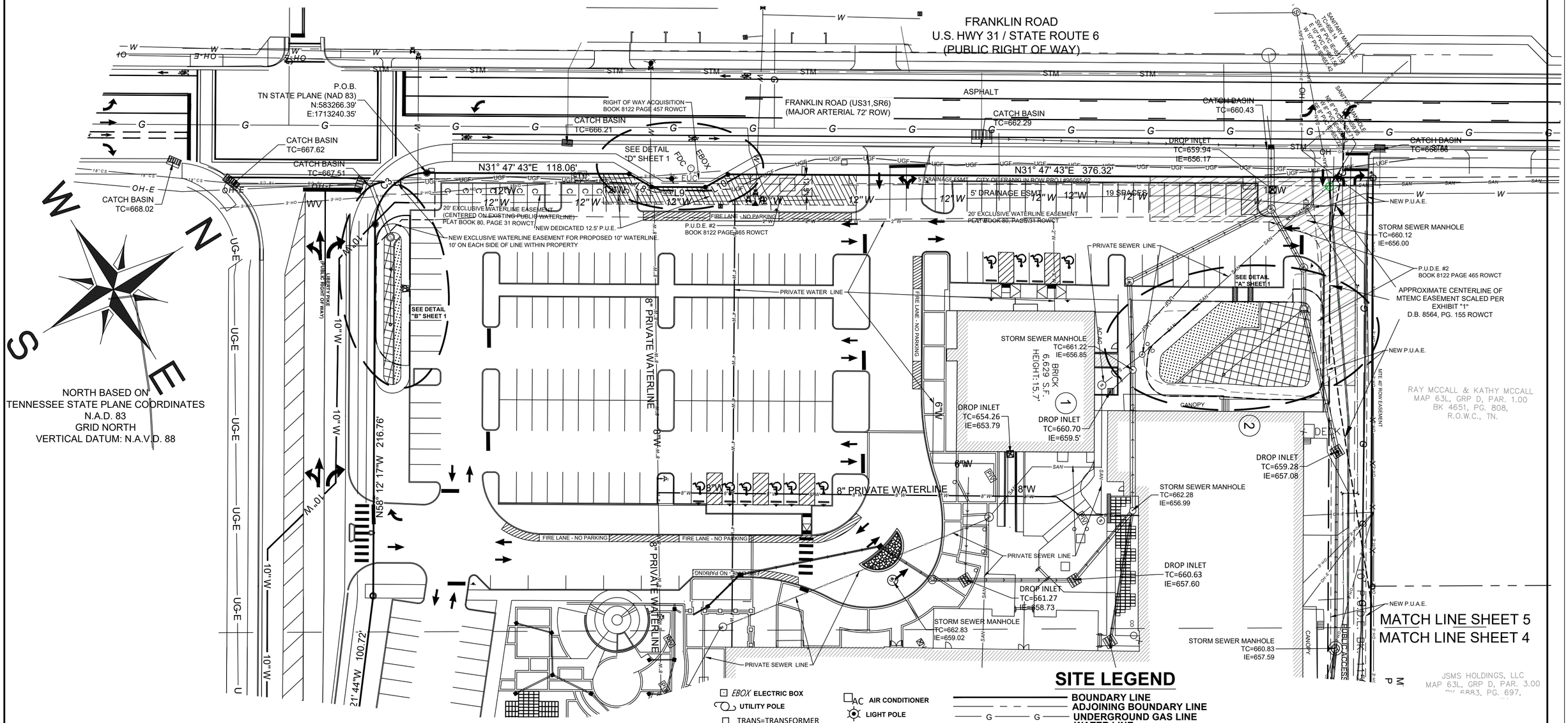
C44
C45
C46


LOT 1
Area : 585,690 SQ. FT.
OR 13.45 ACRES +/-
MATCH LINE SHEET 5
MATCH LINE SHEET 4
MATCH LINE SHEET 4
MATCH LINE SHEET 3
PROPOSED PARKING GARAGE
NEW BUILDING
PRIVATE SEWER EASEMENT CENTERED ON SEWER LINE 10' EITHER SIDE
MTE 40' ROW EASEMENT PLAT BOOK 80, PAGE 31 ROWCT
MTE 40' ROW EASEMENT
PROPOSED STORM SEWER LINE
PRIVATE SEWER EASEMENT BEYOND CROSS ACCESS EASEMENT TO PROVIDE MINIMUM 10' ON EITHER SIDE FO PRIVATE SANITARY SERVICE
JSMS HOLDINGS, LLC MAP 63L, GRP D, PAR. 3.00 BK 6883, PG. 697, R.O.W.C., TN.
FIVE DAUGHTERS BAKERY, LLC MAP 63L, GRP D, PAR. 4.00 BK 8627, PG. 331, R.O.W.C., TN.
MICHAEL HENRY & JOHNNY HENRY MAP 63L, GRP D, PAR. 5.00 BK 8893, PG. 322, R.O.W.C., TN.
31-W REALTY, LLC MAP 63L, GRP D, PAR. 6.00 BK 5450, PG. 300, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 7.00 BK 7068, PG. 113, R.O.W.C., TN.
FACTORY AT FRANKLIN, LLC MAP 63M, GRP A, PAR. 21.00, BK 5680, PG. 78, R.O.W.C., TN.
P.O.B TN STATE PLANE (NAD 83) N:682992.09 E:1713607.94
N31° 46' 31"E 3.32'
N58° 12' 17"W 20.00'
S58° 13' 29"E 20.00'
S31° 46' 31"W 3.33'
PLAT BOOK 80, PAGE 31 ROWCT PUBLIC ACCESS EASEMENT 65 SQ. FT. +/-
DETAIL "E" PUBLIC ACCESS EASEMENT NOT TO SCALE
N51° 21' 44"W 100.72'
N58° 12' 17"W 364.31'
S58° 12' 49"E 982.96'
LIBERTY PIKE (MINOR ARTERIAL ROW VARIES)
SEE DETAIL E SHEET 4
CATCH BASIN TC=665.94
CATCH BASIN TC=665.88 IE=662.43
CATCH BASIN TC=664.02 IE=660.20
CATCH BASIN TC=663.78 IE=659.84
ADS DRAIN BASIN TC=664.23 IE=659.33
ADS DRAIN BASIN TC=664.24 IE=659.18
ADS DRAIN BASIN TC=664.23 IE=659.18
ADS DRAIN BASIN TC=663.20 IE=658.02
ADS DRAIN BASIN TC=662.62 IE=660.92
ADS DRAIN BASIN TC=662.74 IE=661.70
ADS DRAIN BASIN TC=664.28 IE=660.53
ADS DRAIN BASIN TC=664.28 IE=660.51
ADS DRAIN BASIN TC=664.24 IE=659.86
ADS DRAIN BASIN TC=662.82 S.W. IE=659.18 N. IE=660.92
ADS DRAIN BASIN TC=662.43 IE=660.66
ADS DRAIN BASIN TC=662.26 IE=660.38
ADS DRAIN BASIN TC=661.36 IE=656.95 BOTTOM=656.79
DROP INLET TC=663.66 IE=662.04
DROP INLET TC=663.58 IE=661.84
DROP INLET TC=663.61 IE=661.75
DROP INLET TC=663.47 IE=661.57
DROP INLET TC=663.47 IE=661.63
DROP INLET TC=662.69 IE=661.41
TOP 3' VERTICAL STAND PIPE IE=658.10'
DROP INLET TC=662.63 IE=657.60
DROP INLET TC=661.27 IE=658.73
STORM SEWER MANHOLE TC=662.83 IE=659.02
DROP INLET TC=660.93 IE=659.29
STORM SEWER MANHOLE TC=660.83 IE=657.59
DROP INLET TC=660.94 IE=658.24
DROP INLET TC=661.25 IE=659.55
DROP INLET TC=662.00 IE=659.74
DROP INLET TC=661.40 IE=659.92
DROP INLET TC=661.58 IE=659.77
DROP INLET TC=661.65 IE=658.80
DROP INLET TC=661.95 IE=659.78
STORM SEWER MANHOLE TC=662.80 NW IE=658.47 NE IE=658.00 SE IE=657.89
CATCH BASINx2
8" PRIVATE WATERLINE
8" PRIVATE WATERLINE
8" PRIVATE WATERLINE



SITE LEGEND

- EBOX ELECTRIC BOX
- UTILITY POLE
- TRANS=TRANSFORMER
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- POINT
- MONUMENT FOUND (½" REBAR, UNLESS NOTED OTHERWISE)
- AC AIR CONDITIONER
- LIGHT POLE
- AC AIR CONDITIONER
- DROP INLET
- ADS DROP INLET (PLASTIC)
- PIV POST INDICATOR VALVE
- TEMP. CONST. EASEMENT DB.8122, PG. 464 ROWCT
- GREEN INFRASTRUCTURE EASEMENT
- CONCRETE
- PUDE DB.8122, PG. 464 ROWCT
- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- UNDERGROUND GAS LINE
- WATER LINE
- OVERHEAD UTILITY LINE
- SANITARY SEWER LINE
- CROSS ACCESS EASEMENT
- CENTERLINE
- STORM PIPE

N.A.D.= NORTH AMERICAN DATUM
MBSL= MINIMUM BUILDING SETBACK LINE
SAS= SANITARY SEWER
ROWCT= REGISTER OF DEEDS OFFICE WILLIAMSON COUNTY, TN
P.U.D.E.= PUBLIC UTILITY & DRAINAGE EASEMENT
P.U.D.=PUBLIC UTILITY EASEMENT
GIS= GEOGRAPHICAL INFORMATION SYSTEM
POB=POINT OF BEGINNING
TC=TOP OF CASTING
IE=INVERT ELEVATION
HDPE=HIGH DENSITY POLYETHYLENE
PVC=POLYEVINYL CHLORIDE
RCP=REINFORCED CONCRETE PIPE

GPS Certification:

For boundary aspects of this survey, RTK GPS positional data was observed on/between the dates of 8-24-22 and 7-10-2025 utilizing a Carlson BRx7 dual frequency receiver with on site Base and Rover. The grid coordinates of the Fixed Station(s) shown were derived using an existing control provided, referenced to NAD 83 (2011) (Epoch 2010) Geoid 18 (Conus).

Positional accuracy of the GPS vectors does not exceed: H 0.05', V 0.07'

Combined Grid Factor: 0.99992264

OWNER INFORMATION:
OWNER: FACTORY PARTNERS LLC
ADDRESS: 230 FRANKLIN ROAD,
FRANKLIN TN. 37064

Property is zoned- "PD" (planned district)
all building setbacks shall be determined by the
"BOMA" through the adoption of a development plan.
The property is also a part of the HPO (Historic
Preservation Overlay)

WILLIAMSON COUNTY, TENNESSEE
SITE PLAN COF # 8807
PLAT COF PROJECT # 8885

THIS DRAWING IS THE PROPERTY OF TTL ,INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT AUTHORIZATION FROM TTL, INC. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN, AND IS NOT TO BE USED ON ANY OTHER PROJECT. IT IS TO BE RETURNED UPON REQUEST. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. ALL DRAWINGS AND DESIGNS SHOWN ON THESE DRAWINGS ARE COPYRIGHT © OF TTL, INC.

FIELD CREW: CM,JC,JJ,JL
DRAWN BY: MW
CHECKED BY: WLM

SHEET
5 OF 6

PROJECT NUMBER 21-12-03153

TTL
2971 International Blvd., Ste. C | Clarksville, TN 37040
931.647.6959 | www.ttlusa.com

NOTARIZATION

STATE OF TENNESSEE , MONTGOMERY COUNTY
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,

THE WITHIN NAMED BARGAINOR(S), WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.

NOTARY PUBLIC _____ DATE _____ MY COMMISSION EXPIRES _____ DATE

CERTIFICATE OF OWNERSHIP

I / WE HEREBY CERTIFY THAT I AM / WE ARE OWNER(S) OF THE PROPERTY SHOWN . AS EVIDENCED IN BOOK NUMBER, 8750 PAGE, 749 R.O.W.C., 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 THEN 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 THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C. TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY.I (WE) FURTHER CERTIFY THAT THERE AR NO LIENS ON THIS PROPERTY EXCEPT AS FOLLOWS: BOOK_____, PAGE _____R.O.W.C. TENNESSEE.

OWNER(S) _____ DATE _____

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 10th DAY OF JULY,2025.

W. LOGAN MCCRAW
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2887

SURVEYOR _____ 8-7-2025 DATE

MTEMC SIGNATURE

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.

DATE _____ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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

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

DIRECTOR, STREETS DEPARTMENT DATE _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
A. THE WATER AND SEWER SYSTEMS DESIGNATED IN _____ HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
B. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____FOR THE WATER SYSTEM AND $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT _____ DATE: _____
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY _____ DATE _____
CITY OF FRANKLIN _____ DATE _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION _____ DATE _____

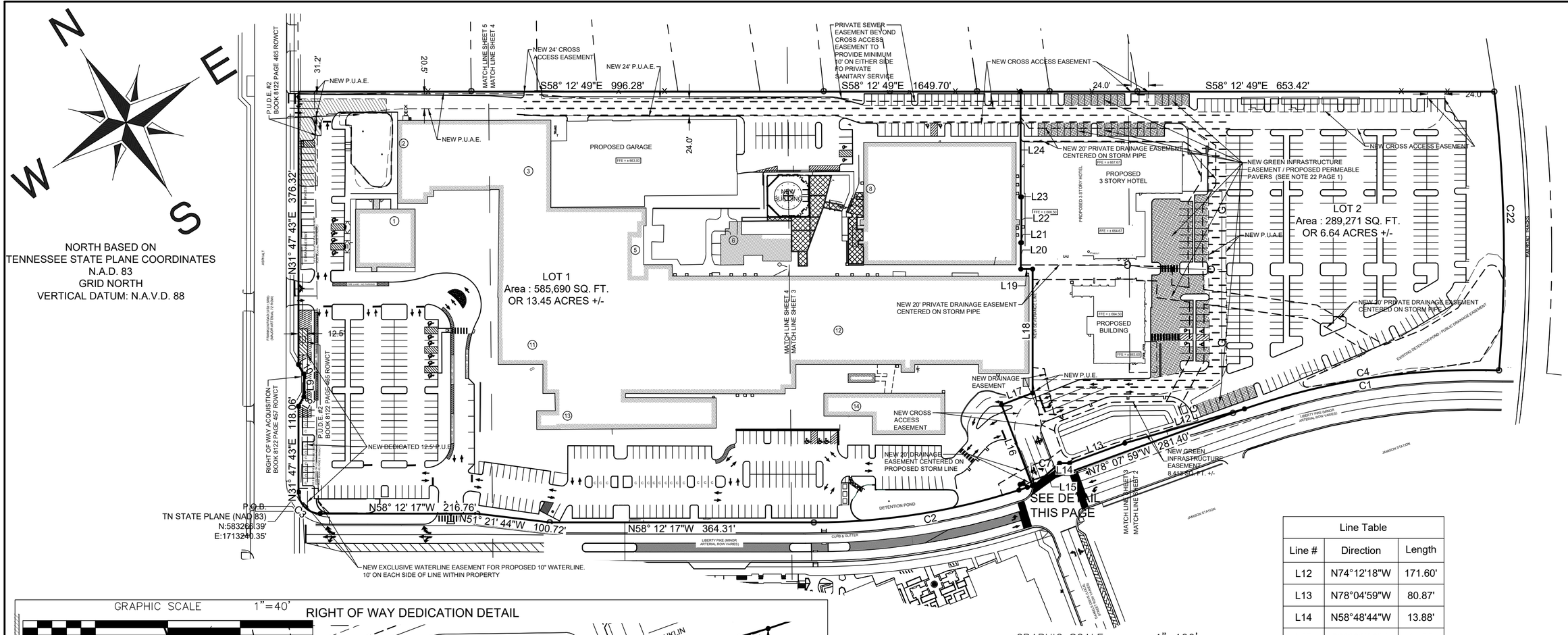
The Factory At Franklin PUD Subdivision, Final Plat, Revision 1

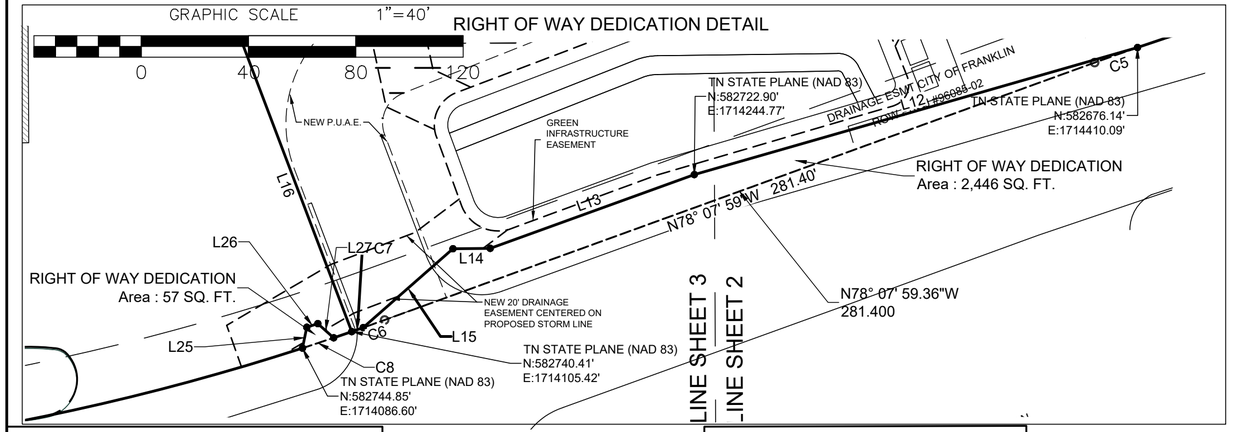
FINAL PLAT 7-10-2025 DATE

230 FRANKLIN ROAD,
FRANKLIN TN. 37064
MAP 063M, GROUP A, PARCEL 21
BK. 8750 PAGE 749 , R.O.W.C.T.

TOTAL ACRES 20.143 ACRES
TOTAL LOTS 2
ACRES NEW ROAD 0
MILES NEW ROAD 0
OWNER FACTORY PARTNERS LLC
CIVIL DISTRICT 263

PLOTTED ON:Thursday, August 7, 2025 12:33:48 PM
X:\2021\21-12-03153 (Factory at Franklin Topo)\Survey\2025 Plat\The Factory Final 2025.dwg





Line Table		
Line #	Direction	Length
L12	N74°12'18"W	171.60'
L13	N78°04'59"W	80.87'
L14	N58°48'44"W	13.88'
L15	S80°29'36"W	44.55'
L16	N11°00'25"E	119.21'
L17	S78°59'35"E	45.84'
L18	N31°47'17"E	170.89'
L19	N58°12'42"W	16.34'
L20	N31°47'18"E	36.37'
L21	S58°12'42"E	0.93'
L22	N31°47'18"E	63.03'
L23	N58°12'42"W	1.19'
L24	N31°47'18"E	145.29'
L25	N43°29'07"E	7.94'
L26	S76°30'53"E	4.31'
L27	S16°30'53"E	7.94'

Curve Table					
Curve #	Chord Bearing	Chord Distance	Length	Radius	Delta
C4	N66° 49' 29"W	355.26'	357.20'	989.93'	020°40'27"
C5	N77° 38' 51"W	16.78'	16.78'	989.93'	000°58'17"
C6	N77° 52' 09"W	8.48'	8.48'	919.93'	000°31'41"
C7	N77° 27' 53"W	4.51'	4.51'	919.93'	000°16'50"
C8	N76° 30' 04"W	12.25'	12.25'	919.93'	000°45'46"
C22	S30° 49' 10"W	384.37'	385.03'	1898.28'	011°37'17"

NOTARIZATION

STATE OF TENNESSEE , MONTGOMERY COUNTY
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,

THE WITHIN NAMED BARGAINOR(S), WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.

MY COMMISSION EXPIRES

NOTARY PUBLIC DATE DATE

W. LOGAN MCCRAW REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 2887

8-7-2025

MTEMC SIGNATURE

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.

DATE MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

OWNER INFORMATION:

OWNER: FACTORY PARTNERS LLC
ADDRESS: 230 FRANKLIN ROAD,
FRANKLIN TN. 37064

Property is zoned- "PD" (planned district)
all building setbacks shall be determined by the "BOMA" through the adoption of a development plan.
The property is also a part of the HPO (Historic Preservation Overlay)

WILLIAMSON COUNTY, TENNESSEE
SITE PLAN COF # 8807
PLAT COF PROJECT # 8885

TTL

2971 International Blvd., Ste. C | Clarksville, TN 37040
931.647.6959 | www.ttlusa.com

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FIELD CREW: CM,JC,JJ,JL
DRAWN BY: MW
CHECKED BY: WLM

SHEET
6 OF 6

PROJECT NUMBER 21-12-03153

CERTIFICATE OF OWNERSHIP

I / WE HEREBY CERTIFY THAT I AM / WE ARE OWNER(S) OF THE PROPERTY SHOWN . AS EVIDENCED IN BOOK NUMBER, 8750 PAGE, 749 R.O.W.C., 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 THEN 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 THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE_____, R.O.W.C. TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY.I (WE) FURTHER CERTIFY THAT THERE AR NO LIENS ON THIS PROPERTY EXCEPT AS FOLLOWS: BOOK_____, PAGE _____R.O.W.C. TENNESSEE.

OWNER(S) DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED, THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 10th DAY OF JULY,2025.

8-7-2025

SURVEYOR DATE

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

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

DIRECTOR, STREETS DEPARTMENT DATE DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
A. THE WATER AND SEWER SYSTEMS DESIGNATED IN _____ HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
B. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____FOR THE WATER SYSTEM AND $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE:
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE
CITY OF FRANKLIN DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

The Factory At Franklin PUD Subdivision, Final Plat, Revision 1

FINAL PLAT 7-10-2025 DATE

230 FRANKLIN ROAD,
FRANKLIN TN. 37064
MAP 063M, GROUP A, PARCEL 21
BK. 8750 PAGE 749 , R.O.W.C.T.

TOTAL ACRES 20.143 ACRES
TOTAL LOTS 2
ACRES NEW ROAD 0
MILES NEW ROAD 0
OWNER FACTORY PARTNERS LLC
CIVIL DISTRICT 263

PLOTTED ON:Thursday, August 7, 2025 12:33:48 PM
X:\2021\21-12-03153 (Factory at Franklin Topo)\Survey\2025 Plat\The Factory Final 2025.dwg

City of Franklin

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

File #: 21-01044

DATE: August 18, 2025

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Kelly Dannenfelser, Asst. Director of Planning

SUBJECT:

Ordinance 2025-25, An Ordinance To Amend As Part Of An Annual Update Various Chapters Of The Franklin Zoning Ordinance Text, Including Signage, Uses, Streetlights, Performance Agreements, Floodplain Regulations, State Law Changes, And To Amend The Zoning Map, Including Rezoning Of 171 Hillhaven Lane and 370 Franklin Road To The Civic Institutional District And 171 Hillhaven Lane And The Parcel Southwest of Mack Hatcher Parkway And Aldersgate Way To The Historic Preservation Overlay District.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the annual Zoning Ordinance update.

BACKGROUND/STAFF COMMENTS:

Each year, the City undertakes a Zoning Ordinance update to maintain the City's development standards and reflect changing conditions. This year's update includes some updates to various Chapters, including the following:

- Signage updates, such as adding halo illumination as a lighting option, allowing canopy signs above the canopy, allowing irregular shapes for hanging/projecting arm signs, and allowing additional flexibility for flags on residential lots.
- A use change to allow for wrecker service in the Light Industrial (LI) district.
- Adding performance bonds as an option in addition to letters of credit and cashier's checks to secure the surety for improvements related to the performance agreements for development project.
- Adding preferred streetlights to reduce light pollution for residential streetlights maintained by Middle Tennessee Electric.
- Revisions related to State law changes regarding the Board of Zoning Appeals and Vesting.
- A change to the cumulative timeframe from 5 years to 1 year for substantial improvement and substantial damage in the floodplain.

This year's update also includes several rezonings, including two City-owned properties in and adjacent to the Franklin Road Historic District and one owned by Franklin's Charge that will transferred to City ownership in the future as part of the park at Roper's Knob.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends a favorable recommendation of Ordinance 2025-25 to the BOMA.

ORDINANCE 2025-25

AN ORDINANCE TO AMEND AS PART OF AN ANNUAL UPDATE VARIOUS CHAPTERS OF THE FRANKLIN ZONING ORDINANCE TEXT, INCLUDING SIGNAGE, USES, STREETLIGHTS, PERFORMANCE AGREEMENTS, FLOODPLAIN REGULATIONS, STATE LAW CHANGES, AND TO AMEND THE ZONING MAP, INCLUDING REZONING OF 171 HILLHAVEN LANE AND 370 FRANKLIN ROAD TO THE CIVIC INSTITUTIONAL DISTRICT AND 171 HILLHAVEN LANE AND THE PARCEL SOUTHWEST OF MACK HATCHER PARKWAY AND ALDERSGATE WAY TO THE HISTORIC PRESERVATION OVERLAY DISTRICT.

WHEREAS, Envision Franklin is the City's long-range plan that guides growth and development in the City; and

WHEREAS, the Franklin Zoning Ordinance regulates uses and sets community development standards for development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) adopted a comprehensive Zoning Ordinance update on December 31, 2019; and

WHEREAS, the City strives to keep the Zoning Ordinance up to date and completes an annual review and ordinance update; and

WHEREAS, this Ordinance includes a text and zoning map amendment, which is in the best interest of the public health, safety, and welfare of the citizens of Franklin, Tennessee.

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

SECTION I. That Chapter 1, Introductory Provisions, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

1.1.3 Effective Date

This Ordinance was adopted by the Board of Mayor and Aldermen (BOMA) and it became effective on January 1, 202**6** by Ordinance **2025-25**.

…

1.1.6.**R. Uphold Franklin's community character, avoid visual clutter, and protect property values;**

…

1.2.1 Pending Applications

All applications submitted on or after January 1, **2026**~~5~~ shall comply with this Ordinance, including applications submitted for the **March 26, 2026** ~~27, 2025~~ FMPC or administrative agenda.

…

SECTION II. That Chapter 2, Nonconformities, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…
2.3.3.A. The nonconforming structure shall not be enlarged, expanded, or altered in a way that increases the degree of nonconformity. Any proposed expansion must conform to all other applicable standards of this Ordinance. For example:
1. For a building that is located five feet from a side lot line, where this Ordinance requires a ten foot minimum side yard setback, any building addition or increase in building height must comply with the ten-foot setback; ~~and~~
2. For a building that is entirely within a required front yard setback, any building addition must occur only to the rear of the building**; and**~~.~~
3. For a lot where there are two accessory structures and both exceed the maximum size of a minor accessory structure, then the smaller of the two accessory structures shall be considered the nonconforming minor accessory structure and shall not be enlarged or expanded.
…

SECTION III. That Chapter 4, Overlay Zoning Districts, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:
…
4.7.4.C.1.**c Townhouse**
…

SECTION IV. That Chapter 5, Use Regulations, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:
…
The Zoning Ordinance is hereby amended for Subsection 5.1.3, Permitted Principal Uses by Zoning District to add a half moon, Permitted with Additional Use Regulations per Subsection 5.1.4 for wrecker service in LI.
…
5.1.4.AD Wrecker Service
In the LI district, a wrecker service is permitted only when the following is met:
1. **Any outdoor parking or storage of wrecked vehicles shall comply with Subsection 13.3.6, Outdoor Storage Areas; and**
2. **Where abutting an existing residential lot or land zoned for any residential use, an opaque screen shall be provided along the periphery of the site that includes a fence or wall of eight feet in height, in addition to any requirements of Chapter 8, Transitional Features.**

…
5.2.7.G Home Occupations
The following home occupations are permitted:
a. Artistic and creative professions, such as artist, author, baker, caterer, event planner, graphic designer, interior designer, recording artist, sewist, songwriter, tailor, or like profession, where business conducted shall be limited to ~~one on-site client at a time.~~ **up to two individuals or one family on-site at a time**. All other client and business contact shall be via phone/internet or off-site;
b. Counseling services that do not provide services to more than two ~~clients~~ **individuals or one family on-site** at a time; ~~however, this shall not preclude a family counseling session, provided that all other provisions of Paragraph 5.2.7.G are followed~~;

c. Office for mobile service provider, such as dog grooming, auto detailing or maintenance, courier service, mobile food vendor, or office for like mobile service, where business conducted shall be limited to ~~one on-site client~~ **no more than two individuals or one family on-site** at a time. All other client and business contact shall be via phone/internet or off site;

…

f. Photography **and videography** services, where services conducted shall be limited to **no more than two individuals or one family** ~~one~~ on-site ~~client~~ at a time.

g. Professional services, such as accountant, architect, attorney, contractor (office only), data entry clerk, engineer, planner, draftsman, Information Technology consultant, management or financial consultant, real estate agent, insurance agent, or like profession, where business conducted shall be limited to **two individuals or one family** ~~one~~ on-site ~~client~~ at a time. All other client and business contact shall be via phone/internet
or off-site;

…

5.2.7.G.3.iv. employ no more than one person **on the premises** who does not reside on the premises;

…

SECTION V. That Chapter 6, Building Types, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

6.3 House

Window Shape and Alignment	Vertically proportioned and symmetrically aligned, but exceptions may be approved for particular architectural style**,** e.g. prairie style **or transom windows**

…

The Zoning Ordinance is hereby amended to Sections 6.4, Duplex; 6.5, Multiplex; 6.6, Townhouse;

Window Shape and Alignment	Vertically proportioned and symmetrically aligned**, but exceptions may be approved for transom windows**

…

6.7 Farmstead Residential

Window Shape and Alignment	Vertically proportioned and symmetrically aligned, with proportions similar to those of a historic farmhouse**, but exceptions may be approved for transom windows**

…

6.8 Multifamily Windows…

Window Orientation	Vertically proportioned**, but exceptions may be approved for transom windows**

…

6.9 Commercial/Mixed-Use Building

Window Orientation and Arrangement	Vertically proportioned**, with exceptions for transom windows,** ~~and~~ **symmetrically** ~~vertically~~ aligned

…

6.10 Large-Scale Office Building

Window Orientation	Vertically proportioned**, but exceptions may be approved for transom windows**

…

6.11 Large-Scale Retail Building

Window Orientation **and Arrangement**	Vertically proportioned**, but exceptions may be approved for transom windows,** and symmetrically aligned
~~Window Alignment~~	~~Upper floor windows shall be aligned with those of ground floor~~

…

6.12 Civic Building

Window Orientation	Vertically proportioned**, but exceptions may be approved for transom windows**

…

6.13 Flex Building

Window Orientation **and Arrangement**	Vertically proportioned**, but exceptions may be approved for transom windows,** and symmetrically aligned

…

SECTION VI. That Chapter 11, Open Space, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

The Zoning Ordinance is hereby amended to add the following for 11.5 Neighborhood Amenities, 11.6, Pocket Parks, 11.8 Square or Green in the Features category:

Playgrounds **or outdoor games, e.g. chess, checkers, toss the ring**

…

SECTION VII. That Chapter 14, Lighting, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

14.3.8.B Street lighting shall be designed in accordance with the Transportation and Street Technical Standards and be of a type approved by Middle Tennessee Electric. **When streetlights will be owned and maintained by Middle Tennessee Electric, the City prefers the following street light fixtures for residential streets in order to reduce the amount of light pollution:**

1. Arlington;
2. Granville Post Top with Full Cover;
3. Plan Granville with Lunar Optics; and
4. Town and Country.

…

SECTION VIII. That Chapter 15, Signs, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

15.1.3 Proportion and Shape

Signs shall not be irregularly shaped**, except for small hanging/projecting signs**.

…

15.1.7 Halo Illumination

A. Halo illumination of signs shall be limited to light emanating from behind the individual letters, numbers, logos, or accent elements, where the light source is concealed and directed only toward the background surface of the sign to create a soft, backlit "halo" effect. The face of all illuminated elements shall be opaque to prevent light from shining through. When halo illumination is used, no other internal or external illumination of the sign is permitted.

B. Halo illumination shall be used only as an accent and shall not increase the sign area by more than 10 percent.

C. The lighting shall be limited to a warm white color and shall not flash, move, change color, be overly bright, or create a nuisance.

D. The sign or light source shall not produce glare or illumination that could distract or interfere with the vision of drivers, cyclists, pedestrians, adjacent property owners, or the general public. Illumination shall be shielded in such as a manner that no direct glare can be seen from any angle.

E. In the CAO1, halo illuminated signs attached to buildings shall only be allowed on the façade facing Columbia Avenue.

F. In the CAO2 and DD districts, halo illuminated signs are prohibited.

G. Any electrical lights or fixtures shall be installed in accordance with Article 600 of the National Electrical Code.

...

15.1.**8**~~7~~ Maintenance

…

15.1.**10**~~9~~ Prohibited Signs

…

The Zoning Ordinance is hereby amended for lighting in Sections 15.4, Band Sign, and 15.10, Monument Sign, as follows:

Lighting	External**,** ~~or~~ internal**, or halo** illumination **subject to Section 15.2, General Provisions**

…

15.2 Overview of Sign Types

Canopy Sign:	A sign that is attached to ~~the front face of~~ a canopy **on** ~~attached to~~ a **multifamily, commercial/mixed-use, or nonresidential** building

…

15.5 Canopy Sign

Description	A sign that is attached to ~~the front face of~~ a canopy **on** ~~attached to~~ a **multifamily, commercial/mixed-use, or nonresidential** building

…

Placement	**Shall be placed on the front face of the canopy and outside of the HPO, the sign may be placed above the canopy when channel cut letters are used** Shall not project ~~above or~~ below the canopy or be located above the building roof line

…

15.7 Development Entrance Sign

…

Sign Structure	**Shall have a solid base that fully extends from the ground to the bottom of the sign area along the entire length of the sign structure**

…

15.9 Flag

…

Quantity	Maximum of three per lot
Sign Area	**For ground-mounted and rooftop flagpoles, the m**~~M~~aximum width of the flag shall not exceed one-fourth the height of the pole (e.g. 40-foot pole = maximum width of 10 feet **For wall-mounted flagpoles, the maximum flag size shall be 5 x 8 feet**
Placement	**For ground-mounted and rooftop flagpoles, the minimum setback shall be 10 feet from a property line** **For wall-mounted flagpoles, the m**~~M~~inimum setback **shall be** at the property line
Flagp~~P~~ole Height	Maximum of 40 feet **for ground-mounted flagpoles** or 20 feet for rooftop **flag**poles
Materials	…
Lighting	…

Exemptions in AG, ER, R1, R2, R3, R4, R6, MR Districts and in PD on Residential Lots

For up to 90 days per calendar year, flags up to 40 square feet in size shall be exempt from quantity and placement requirements

…

15.10 Monument Sign

…

Sign Structure	**Shall have a solid base that fully extends from the ground to the bottom of the sign area along the entire length of the sign structure**

…

The Zoning Ordinance is hereby amended for lighting in Sections 15.14, Vertical Blade Sign, and 15.15, Wall Sign, as follows:

Lighting	**External, internal, or halo illumination subject to Section 15.2, General Provisions** ~~External illumination, subject to 15.1.5, External Illumination or internal illumination, subject to Subsection 15.1.6, Internal Illumination~~

…

SECTION IX. That Chapter 17, Natural Resources, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

17.6.5.A.2 Variances may be issued **by the BZA** for the repair or rehabilitation of historic structures ~~upon~~ **following** a determination **by the HZC** that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary deviation from the requirements of this Section to preserve the historic character and design of the structure;

…

SECTION X. That Chapter 18, Historic Resources, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

18.7.1 Description

~~A.~~ The corridor context edge treatment preserves the setting of the historic resource ~~along a scenic corridor in the SCO~~ where development is proposed across a street from and within view of a historic building.~~;~~

~~B. New buildings within view of the historic resource are designed to be similar in scale and architectural character with the historic building.~~

18.7.2 Standards

A. Any new buildings across the street from the historic resource property shall be designed:

1. To be similar in scale and shall not be more than one story taller than the historic building;

2. To have traditional architectural character; and

3. To utilize traditional materials and design that are contextual and complementary to the historic resource without mimicking the historic resource.

B. Where the historic resource property is at least two acres **and located within the SCO**, any new lot fronting an arterial or collector street across from the historic resource property shall be at least two acres, to lessen the potential adverse impact and intensity of the new development. The new lot may be an open space lot or contain up to one principal building.

…

SECTION XI. That Chapter 19, Review Bodies, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

19.5 Historic Zoning Commission (HZC)

19.5.1 Specific Review Authority

Within the HPO, the HZC is responsible for **preliminary HZC recommendations** ~~the review and recommendation~~ to the FMPC and the BOMA, as applicable, of~~:~~

1~~A~~. Development plans;

…

19.5.2 Specific Approval **and Interpretation** Authority

A. The HZC is responsible for review and final approval of certificates of appropriateness within the HPO.

B. The HZC is the final authority on the interpretation of the Historic District Design Guidelines.

19.5.3 Additional Authority

The following shall also be the duty of the HZC:

A. To regularly maintain and update the following documents:

1. Historic Preservation Plan;

2. Historic Resources Survey; and

3. Historic District Design Guidelines.
B. To nominate properties for inclusion in the HPO; ~~and~~
C. To review nominations for the National Register of Historic Places~~;~~.
D. To make determinations on whether a building, structure, or resource is contributing to the local historic district (HPO), regardless of federal or state listing status;
E. To provide HZC determinations to the BZA for variance requests from the requirements of Section 17.6, Floodplain Protection related to historic structures in the FWO or FFO; and
F. To provide recommendations on public art proposals to the Franklin Public Arts Commission and the BOMA.
…
19.8 Department of Building and Neighborhood Services
19.8.1 General Authority
The Department of Building and Neighborhood Services is authorized by the BOMA to interpret, enforce, and administer this Ordinance, except for those duties delegated or conferred upon the Department of Planning and Sustainability. The Department of Building and Neighborhood Services shall have the following authority and duties under this Ordinance:
A. To render interpretations of all provisions of this Ordinance and confer with the Department of Planning and Sustainability and other City departments as needed; and
B. To make initial rulings on the interpretations of zoning map boundaries based on the following criteria:
1. The Department of Building and Neighborhood Services shall use the best available data to make an interpretation of the zoning map boundary.
2. The City has received an approved Letter of Map Revision from FEMA.
3. The Department of Building and Neighborhood Services shall make the initial ruling within 120 days of submission of a complete application. An applicant may consent to waive the deadline. An application is deemed to be approved if the Department of Building and Neighborhood Services fails to approve, deny, or extend with consent the application within the required time period; and
C~~B~~. To enforce the provisions of this Ordinance.
…

SECTION XII. That Chapter 20, Procedures, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:
…
20.6 Preliminary HZC Recommendation
20.6.1 Purpose
The purpose of a preliminary HZC recommendation is to provide ~~other review bodies with~~ recommendations **from the HZC to the FMPC and BOMA** related to the Historic District Design Guidelines on development applications in the HPO early in the approval process where certain contextually sensitive design features become entitled prior to the certificate of appropriateness review. **The HZC uses these Guidelines to consider exterior alterations that may affect the historic integrity and context of properties within the HPO.**

The HZC reviews the proposals in light of the Design Guidelines for consistency with the historic district and potential impact to historic resources. Considerations include building locations, the rhythm of buildings along streetscapes, lot widths and sizes, setbacks, historic resource edge treatments, as well as building types, height, massing, and scale. Locations of proposed parking, drive aisles, landscaping,

hardscape features, grading of the earth, and other site alterations are also reviewed. Modifications of standards that are impactful to the historic district or are related to any Design Guidelines recommendations are also considered as part of the preliminary HZC recommendation.

~~D. Development plan applications shall be reviewed for consistency with the Historic District Design Guidelines regarding conceptual elevations, height, massing, scale, setbacks, type of historic resource edge treatment, and lot or building site sizes.~~
~~E. Preliminary plat and final plat applications shall be reviewed for consistency with the Historic District Design Guidelines regarding types of edge treatment, setbacks, and lot or building site sizes.~~
…
20.8.8.A The applicant shall submit a development plan application in accordance with Section 20.2, Common Review Procedures. **The submittal shall be within four initial submittal deadlines of the pre-application meeting. See the submittal deadlines for the scheduled meetings of the applicable review body posted on the City website.**
…
20.8.16 **Review of Revisions to an Approved Development Plan** ~~Revisions to an Approved Development Plan~~
An approved development plan may be revised subject to approval by the BOMA, FMPC, or the Department of Planning and Sustainability, depending on the degree and scope of change requested. ~~Review of requests for revisions to an approved development plan are subject to one of the~~ **The** three **approval** processes are described in Paragraphs 20.8.16.A through C below:
A. Revision by BOMA Resolution
The following revisions trigger the entire review procedures and public notification, including neighborhood meeting**,** and joint conceptual workshop**, and FMPC review and recommendation**, as required for the original development plan approval, with final action by BOMA resolution:…
…
20.8.17 Effect of an Approved Development Plan Revision
When a revised development plan is approved by the applicable final review body, the revised development plan becomes the approved development plan of record. Any subsequent revisions are compared against the latest approved development plan of record.

20.8.18 Expiration of a Development Plan Revision ~~Revisions to an Approved Development Plan~~
Revisions to an approved development plan are still subject to the expiration date of the original approval of the development plan in Subsection 20.8.15, Expiration of a Development Plan. As such, revisions to development plans approved after a project has commenced construction will also not "restart" the clock on expiration timelines.

20.8.19 Denial of a Development Plan Revision
Revisions to an approved development plan that are denied by the applicable review body may affect the vesting property rights, per Section 20.19, Vesting.

20.8.20 Rezoning Triggers for a Development Plan Revision
A rezoning is required when a development plan revision includes an entitlement increase that exceeds the originally rezoned entitlements and original approved development plan. A rezoning is not required when a revised development plan is submitted that reduces entitlements.
…

20.12.4.B. Plans for nonresidential additions that do not exceed **50** ~~ten~~ percent of the square footage of the building and do not require a stormwater permit or grading permit, pursuant to Section 23-102 of the Municipal Code;

…

20.12.6 Application Submittal

A. The applicant shall submit a site plan application in accordance with Section 20.2, Common Review Procedures. The submittal shall be within **four initial submittal deadlines** ~~120 days~~ of the pre-application meeting, if applicable. **See the submittal deadlines for the scheduled meetings of the applicable review body posted on the City website.**

B. The Department of Planning and Sustainability may choose to forward an administrative site plan application to the FMPC for review, pursuant to the applicable application requirements.

~~B.~~**C.** Applications for buildings…

…

20.14 Grading Permit

See the **Municipal Code Title 23,** Stormwater Management**,** ~~Ordinance~~ **and Chapter 13, Local Rules Applicable to Construction**. All proposed development shall be shown on an approved development plan or site plan prior to grading.

…

20.18.1.B For **final** interpretations of the zoning map when there are ~~disputed questions of lot lines or~~ **disputed initial rulings of zoning map boundaries** ~~district boundary lines~~ as they arise in the administration of the zoning regulations.

...

20.18.5 BZA Final Action

The BZA shall review the application at a public meeting, hold a public hearing, and vote:

A. To uphold or reverse the administrative decision for an appeal where it is alleged by the applicant that there is error in an administrative decision;

20.18.5.B To make a final interpretation on a **disputed** boundary of the zoning map. **This decision shall be made within 120 days of the filing of an appeal. An applicant may consent to waive the deadline. An application is deemed to be approved if the Board of Zoning Appeals fails to approve, deny, or extend with consent the application within the required time period.**

…

20.19.1 **Establishment** ~~Initiation~~ of Vesting

A. In accordance with T.C.A. § 13-4-310, and subject to the exceptions set forth in said statute, vesting shall be **established** ~~initiated~~ by the **submittal** ~~approval~~ of a plan listed below on or after January 1, 2015~~, by the applicable review body~~ **when the plan substantially complies with the requirements of local development ordinances and regulations.**

1. Development plan;
2. Preliminary plat;
3. Site plan that is not associated with an approved development plan or preliminary plat; or
4. A revision to a development plan, site plan, or preliminary plat that was originally approved prior to January 1, 2015 and receives approval by the original review body.

B. Substantial compliance of the submittal shall be determined by the following:

1. The submittal complies with any applicable use related requirements of Chapter 5, Use Regulations;

2. There are no pending variance or modifications of standards requests associated with the submittal;

3. The DRT reviews have been completed with a staff recommendation of approval or approval with conditions to the applicable final review body; and

4. The applicable final review body makes the final determination on whether the submittal is in substantial compliance through its action of approval or approval with conditions.

C.~~B.~~ For the remainder of this Section, these ~~approved~~ applications **with established vested rights** shall be referred to as "vested plans".

…

20.19.2 Vesting Periods

A. ~~The approval of a plan in accordance with~~ **The establishment of a vested plan per** Subsection 20.19.1, **Establishment** ~~Initiation~~ of Vesting, will initiate a vesting period, during which the development standards adopted by the City and in effect on the date ~~of~~ **the submittal is determined to substantially comply** ~~approval~~ shall remain the applicable standards to the vested plan during its vesting period.

B. The vesting period applicable to a vested plan shall be a period of three years and begins on the date ~~of~~ **the submittal is determined to substantially comply** ~~approval~~ by the applicable review body**, but the period cannot expire before either:**

1. The date on which an appeal period for challenging such approval has expired; or

2. The date on which all appeals of such approval have been exhausted.

~~, which is either:~~

~~1. The effective date of the BOMA resolution approving the development plan;~~

~~2. The meeting date of the FMPC meeting approving the preliminary plat or site plan (not associated with an approved development plan or preliminary plat); or~~

~~3. The date of the administrative agenda approving the preliminary plat or site plan (not associated with an approved development plan or preliminary plat.~~

C. To keep a vested plan vested, an applicant must:…

…

20.19.2.**F**~~E~~. If construction commences, the vesting period shall be extended for a total of ten years from the date ~~of approval~~ **the submittal is determined to substantially comply** ~~of the vested plan~~, provided that the applicant maintains any necessary permits during the ten-year period.

20.19.2.**H**~~G~~. In the case of developments which proceed in two or more sections or phases as described on the vested plan, there shall be a separate vesting period applicable to each section or phase. The development standards which are in effect on the date ~~of approval~~ **the submittal is determined to substantially comply** ~~of the vested plan~~ for the first section or phase shall remain the development standards applicable to all subsequent sections or phases of the development; provided, that the total vesting period for all phases shall not exceed 15 years from the date ~~of approval~~ **the submittal is determined to substantially comply** ~~of the vested plan~~ for the first section or phase, provided that the applicant maintains any necessary permits during the 15-year period.

…

20.19.4.A. 1. Whether the proposed revision is consistent with all standards of the Ordinance and other applicable development standards in effect ~~on~~ **when** the original ~~approval~~ **submittal is determined to substantially comply** ~~date of the vested plan~~; and…

…

The Zoning Ordinance is hereby amended to change Figure 20.19.2.A, Vesting Flowchart, related to approval of a plan initiating vesting to submittal of a plan that substantially complies to initiating vesting to comply with applicable sections of T.C.A 13-4-310.

…

SECTION XIII. That Chapter 21, Performance Agreements, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

21.2.2 Surety Requirements

A. A performance agreement shall be secured by one of the following:
1. An irrevocable standby letter of credit with an automatically renewable feature, often called an "evergreen" letter of credit;
2. A cashier's check, payable to City of Franklin; ~~or~~
3. A performance bond, with an automatically renewable feature; or
4~~3~~. Other method of surety deemed adequate by the Department of Planning and Sustainability.
B. The beneficiary of the surety shall be the City of Franklin.
C. Letters of credit **or performance bonds** shall be issued by a financial institution **or agency** located within the United States of America, ~~organized and operating~~ **licensed and registered** under the laws of the State of Tennessee**.** ~~or the United States of America, and whose~~
D. A financial institutions's deposits ~~are~~ **must be** insured by either the Federal Deposit Insurance Corporation or National Credit Union Administration.
E. Bonding agencies must have an "A" rating from AM Best Rating System.
F. The means for communicating when a letter of credit or performance bond is in default must be included within the language of the surety document.
~~D. The financial institution shall permit the letter of credit to be presented for collection at a place physically located within Williamson or Davidson County, Tennessee. Alternatively, the financial institution may choose to provide a means for facsimile presentation, under the following conditions:~~
~~1. The financial institution must operate a minimum of one branch or office open to the public, located in Williamson or Davidson County, Tennessee;~~
~~2. Presentation of draw documents by the beneficiary shall also be permitted via overnight courier service to the financial institution's department where issuance of letters of credit transpires;~~
~~3. Facsimile numbers for presentation shall be printed in the letter of credit, with a statement that modifications to, or discontinuation of, facsimile numbers shall be provided the beneficiary via amendment; and~~
~~4. A means of backup shall be provided in the letter of credit, for an occasion when the facsimile number is inoperable for any reason. Backup information in the letter of credit shall include either:~~
~~a. A physical location address in Williamson or Davidson County, Tennessee, to be accessed only if the facsimile number is inoperable for any reason; or~~
~~b. The financial institution shall print in the letter of credit that if for any reason the facsimile number noted in the letter of credit is inoperable at a time when the beneficiary is attempting to present draw documents, then draw documents shall be considered timely when the financial institution is presented with a facsimile machine transmittal showing an attempted presentation by the beneficiary, along with satisfactory draw documents.~~
…
21.~~2.34~~ Monitoring **and Documenting** Improvements
A. The applicant shall have a registered professional engineer or landscape architect, depending on the type of improvements, involved in the installation or construction phase of the project, to monitor construction and determine conformity with approved plans and specifications.
B. After the completion of all water and sewer public infrastructure improvements associated with an approved site plan, the registered professional engineer or landscape architect described in Paragraph 21.4.A above shall submit as-built drawings to the Water Management Department detailing all constructed improvements, including the pipe locations, depth sizes, fittings, etc. The as-built drawings shall be submitted at least 30 days prior to submittal of:
1. The application for the first building permit for a residential building other than multifamily residential; or

2. A request for the first final certificate of use and occupancy for a multifamily, commercial/mixed-use, or nonresidential building.

C. The as-built drawings and required improvements must be reviewed and inspected by the appropriate City department and determined to be satisfactorily completed in accordance with approved plans prior to:

1. The issuance of the first building permit for a residential building other than multifamily residential; or

2. The issuance of the first final certificate of use and occupancy for a multifamily, commercial/mixed-use, or nonresidential building.

…

21.4**5** Extension, Reduction, or Release of Improvements

…

21.~~5~~**6** Procedure for Reduction or Release of Improvements

…

21.~~6~~**7** Maintenance Agreement

…

21.~~6~~**7**.2 Calculation of Maintenance Agreement Amounts

The maintenance agreement shall be in an amount satisfactory to the appropriate City departments; however:

A. Landscape improve ments shall be no less than 25 percent of the original amount, rounded up to the nearest thousand, or $~~3~~ **10**,000.00, whichever is greater;

B. All other improvements shall be no less than ten percent of the original amount or $~~2,5~~ **10,**00.00, whichever is greater.

…

SECTION XIV. That Chapter 23, Definitions and Interpretations, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

Commercial Recreation

An establishment primarily engaged in providing participatory athletic, recreational, or physical fitness services to the public for a fee, such as fitness and recreational sports centers, health and fitness studios, bowling centers, miniature golf courses, paintball or lasertag arenas, recreational day camps, **art workshop spaces,** and other recreational activities. This definition does not include golf courses, which are defined separately in this Ordinance.

…

Substantial Damage

Damage of any origin sustained by a structure, whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. The market value is determined either by the assessed value of the structure per the Williamson County Property Assessor, plus an additional 15 percent of that assessed value, or by independent appraisal by a State of Tennessee licensed or certified real estate appraiser. In calculating the substantial damage, construction improvement costs are tracked cumulatively over a **one** ~~five~~ year period.

Substantial Improvement

For the purposes of Section 17.6, Floodplain Regulations, any reconstruction, rehabilitation, addition, alteration, or other improvement of a structure in which the cost equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the initial improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The market value is determined either by the assessed value of the structure per the Williamson County Property Assessor, plus an additional 15 percent of that assessed value, or by independent appraisal by a State of Tennessee licensed or certified real estate appraiser. In calculating the substantial improvement, construction improvement costs are tracked cumulatively over a **one** ~~five~~ year period….

…

Transom Window

A small window directly above a door or larger window that does not exceed the width of the window or door immediately below. Transom windows are not located below windows on the same story.

…

SECTION XV. That the Department of Planning and Sustainability is authorized to make administrative clerical revisions to the zoning text so long as the changes are not substantive, such as cleaning up tables, clerical word corrections, typographical errors, table of contents adjustments, header and footer adjustments, font adjustments, amending graphics and supporting explanations based on approved zoning text, and adding or correcting references.

SECTION XVI. That the following described properties shall be, and are hereby, rezoned from its existing zoning classification to the proposed zoning district:

Premises Considered

Zoning District Changes				
Address/Site	Map-Parcel	Acres	Existing Zoning District	Proposed Zoning District
171 Hillhaven Lane	062 00100 00009062	13.81	PD	CI
370 Franklin Road	063 02400 00008063	3.84	ER	CI

Overlay Zoning District Changes		
Location	Acres	Proposed Overlay Zoning District
Southwest of Mack Hatcher Parkway and Aldersgate Way	53.52	HPO
171 Hillhaven Lane	13.81	HPO

SECTION XVI. That the attached Location Maps shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION XVIII. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee that this Ordinance shall take effect on January 1, 2024, pending its passage on third and final reading, the public health, safety, and welfare requiring it.

ATTEST:

BY: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

BY: _____
Dr. Ken Moore
Mayor

Approved as to Form:

_____
Shauna R. Billingsley, City Attorney

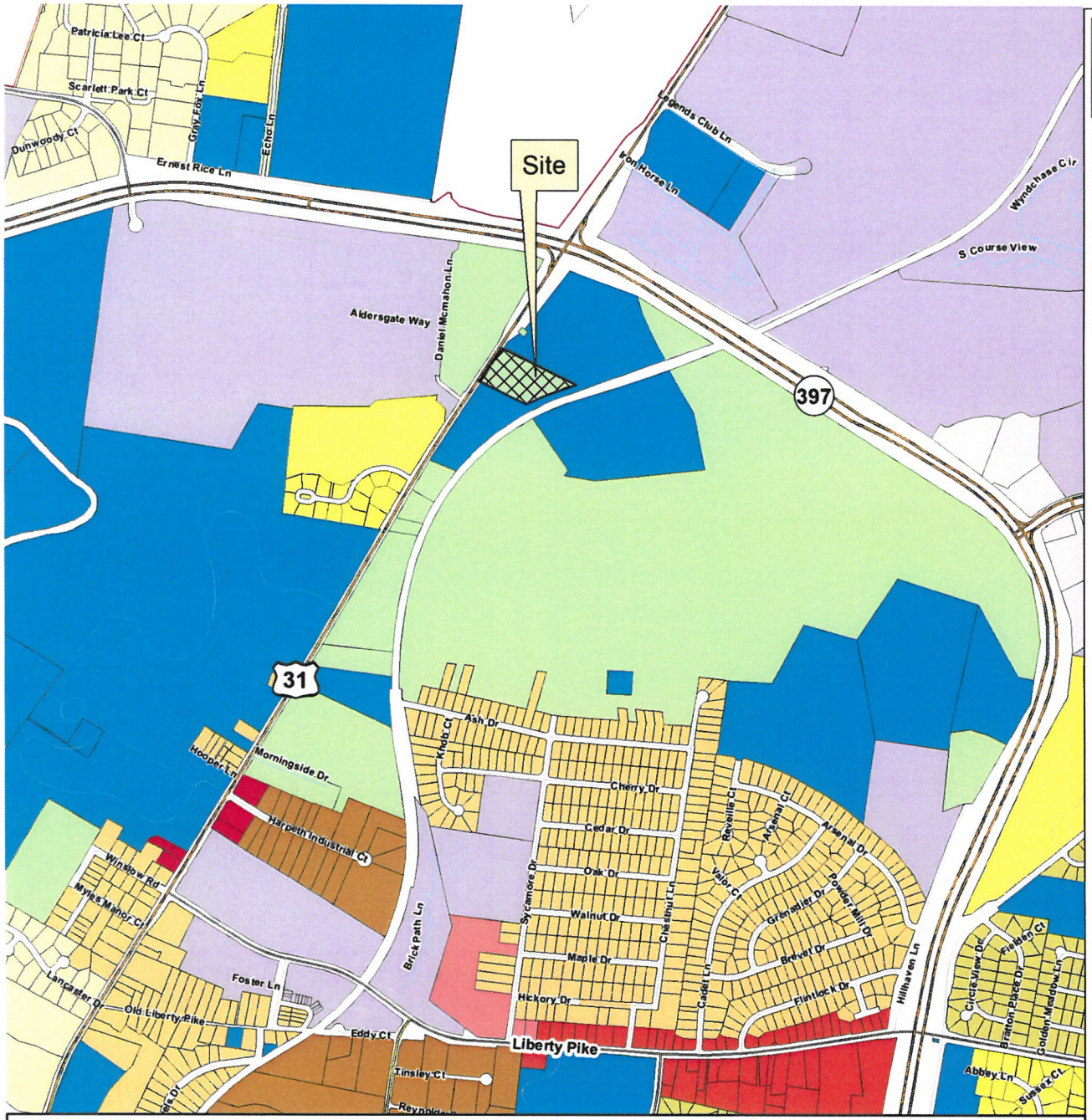
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



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N

0 1,500 3,000 Feet

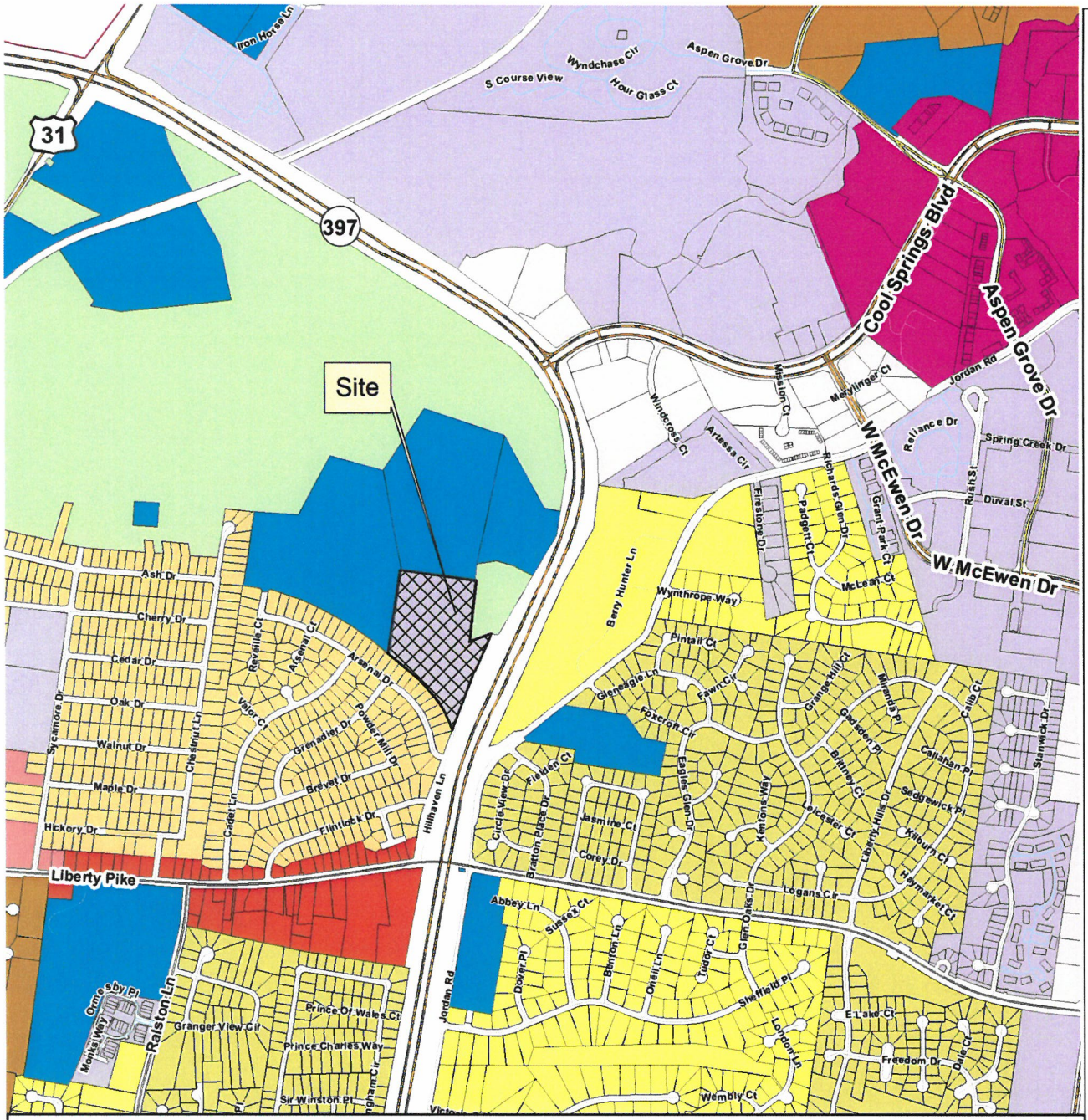
ZONING ORDINANCE ANNUAL UPDATE REZONING
370 Franklin Rd
ORDINANCE 2025-25

Project Information
Existing Zoning: ER, CFO, SCO, HPO
Proposed Zoning: CI, CFO, SCO, HPO
Site Acreage: 3.84 acres
Owner: City of Franklin
Parcel ID: 063 02400 00008063

Legend

- Subject Parcel
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- MR Mixed Residential District
- PD Planned District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- RC4 Regional Commerce 4 District
- LI Light Industrial District

HISTORIC FRANKLIN TENNESSEE



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N

0 1,250 2,500 Feet

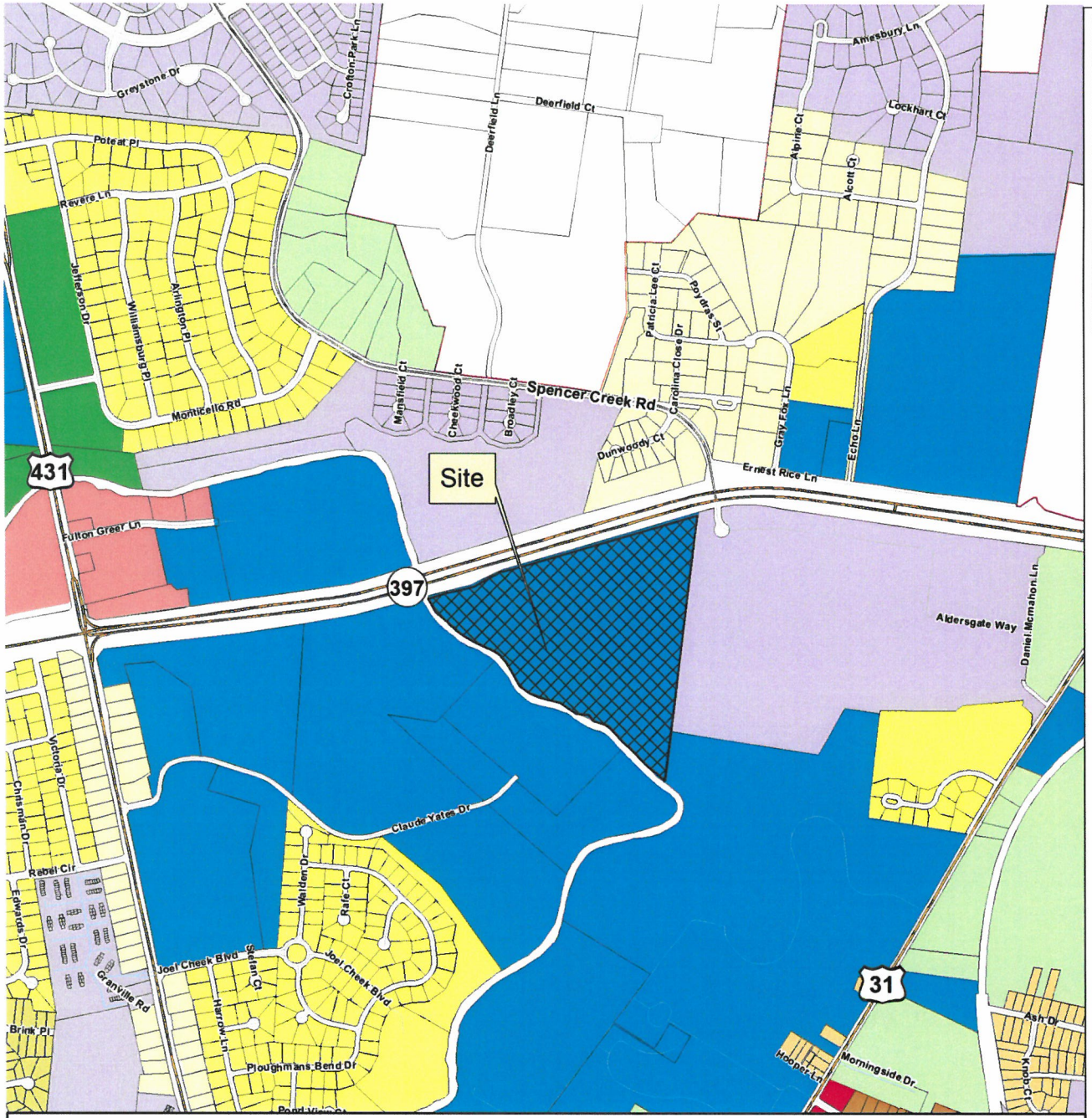
ZONING ORDINANCE ANNUAL UPDATE REZONING
171 Hillhaven Ln
ORDINANCE 2025-25

Project Information
Existing Zoning: PD, CFO, SCO
Proposed Zoning: CI, CFO, SCO, HPO
Site Acreage: 13.81 acres
Owner: City of Franklin
Parcel ID: 062 00100 00009062

Legend

- Subject Parcel
- ER Estate Residential District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District

HISTORIC FRANKLIN TENNESSEE



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ZONING ORDINANCE ANNUAL UPDATE REZONING
Map 063 Parcel 02101
ORDINANCE 2025-25

Project Information
Existing Zoning: CI, CFO, SCO, FFO, FWO
Proposed Zoning: CI, CFO, SCO, FFO, FWO, HPO
Site Acreage: 53.52 acres
Owner: City of Franklin
Parcel ID: 063 02101 00008063

Legend

- Subject Parcel
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- PD Planned District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- LI Light Industrial District

HISTORIC FRANKLIN TENNESSEE

Franklin Municipal Planning Commission

August 28, 2025

Annual Zoning Ordinance Update

Signs: Halo Illumination

Add halo illumination: soft backlit lighting as an accent in a warm white color

Canopy Sign Placement

Allow above the canopy

Hanging/Projecting Arm Signs

Allow for irregular shapes

Flags

Create an exemption in Residential Districts and on Residential Lots in the PD District:

For up to 90 days per calendar year, flags up to 40 square feet in size shall be exempt from quantity and placement requirements

Minimum setback for ground-mounted flagpoles of 10 feet
Maximum size for wall-mounted flagpoles of 5 x 8 feet

Use Change

- Allow for wrecker service in the Light Industrial (LI) District

Performance Bonds

- Allow for performance bonds as an option in addition to letters of credit and cashier's checks to secure the surety for improvements related to a development project

Streetlights

When streetlights will be owned and maintained by Middle Tennessee Electric, the City prefers the following street light fixtures for residential streets in order to reduce the amount of light pollution:

1. **Arlington;**
2. **Granville Post Top with Full Cover;**
3. **Plain Granville with Lunar Optics; and**
4. **Town and Country.**

Arlington

Town and Country (Dark Sky)

Granville with Full Cover

Plain Granville with Lunar Optics

Internal metal plate preventing uplighting

State Law Changes

- Board of Zoning Appeal Changes
  - Allows staff to have an initial ruling on the interpretation of zoning district boundaries
    - E.g. FEMA approved Letters of Map Revision no longer need BZA approval

- When Vesting Takes Effect
  - Was "Approved plan"
  - Now when "the plan is submitted and determined to substantially comply with local development ordinances and regulations"

Floodplain Standards

Reduce the Cumulative Timeframe for Substantial Improvement and Substantial Damage from 5 years to 1 year.

Background

- Request from an Alderman to address routine maintenance in the floodplain, such as roof replacement, painting, etc.
- Based on the information received from FEMA and the State, creating exemptions would be a violation of the NFIP.
- The only solution staff can identify to address regular maintenance is to change the SI/SD cumulative timeframe from 5 years to 1 year.

What Are Substantial Damage & Substantial Improvement?

Substantial Damage: Damage ≥ 50% of a structure's market value.

Substantial Improvement: Renovation or addition ≥ 50% of market value.

If triggered, requires buildings to be brought into compliance with current **floodplain regulations**.

Overall policy goal is to gain compliance and have safer, more sustainable buildings.

Why Is This Important?

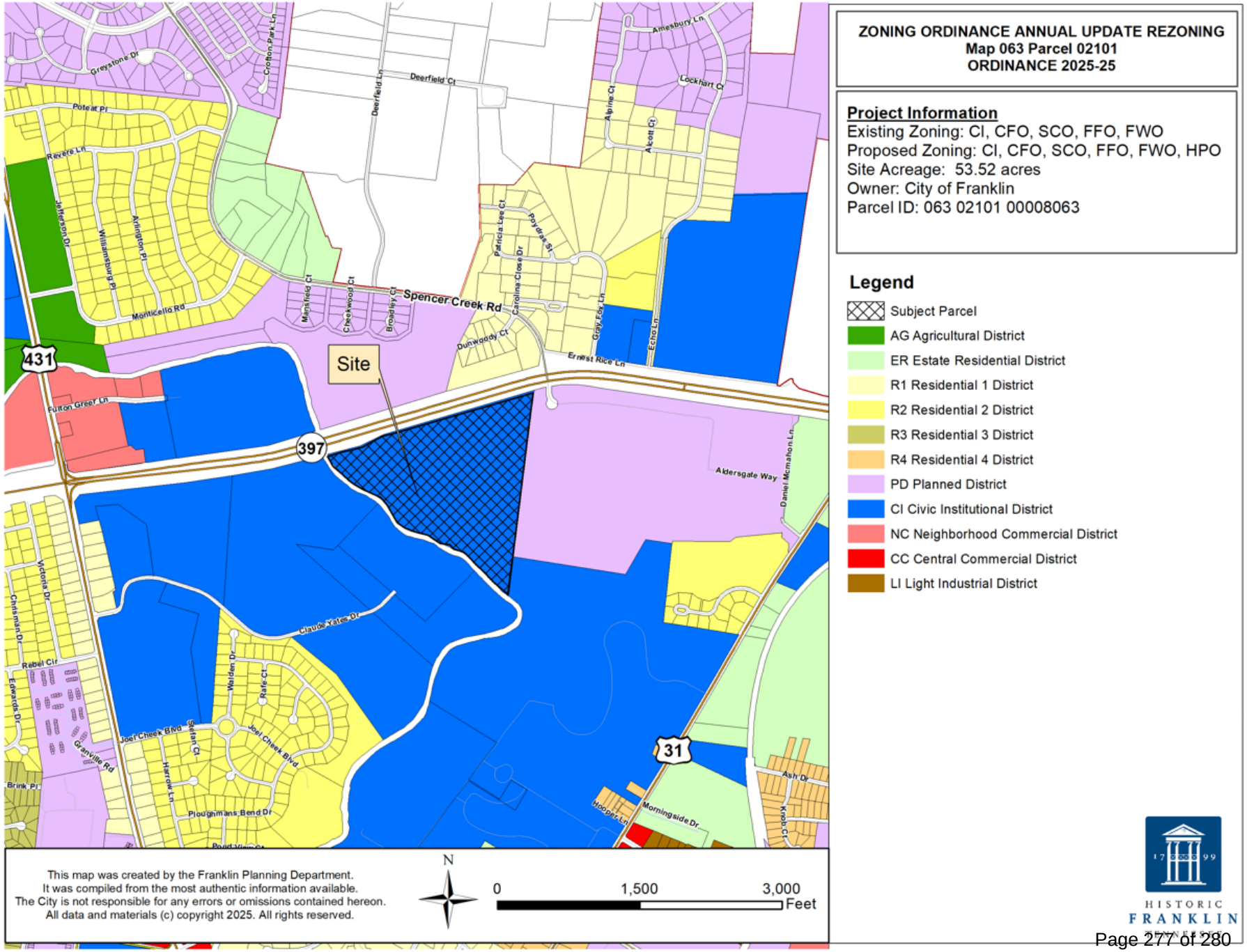
- Promoting Safer Structures by Reducing Injury, Loss of Life, and Property Damage.
- Reducing Future Flood Risk by Preventing Repeat Losses
- Controlling Long-Term Costs by Saving Money Over Time for Property Owners and the Public
- Ensuring Fair, Consistent Enforcement with Equal Treatment Across Properties
- Maintaining NFIP Participation for Access to Flood Insurance and Aid
- Encouraging Resilient Rebuilding with Stronger Structures After Disasters

Recommendation

- Substantial Damage & Improvement rules are crucial tools to gaining compliance and having safer structures in the floodplain.
- The timeframe was previously 10 years based on a recommendation by the State. It was reduced to 5 years in 2020.
- Further reducing the timeframe takes us to a place that's seen as against best practice.
- The CRS rating wouldn't change regardless of the decision on this.
- The State of TN is looking to update the State's Model Ordinance within the next 2 years and expects that the new State model will be a 5-year cumulative.
- Staff recommends keeping the 5-year cumulative timeframe until the State model is updated and released, although this ordinance update has the Alderman requested reduction to one year in it.

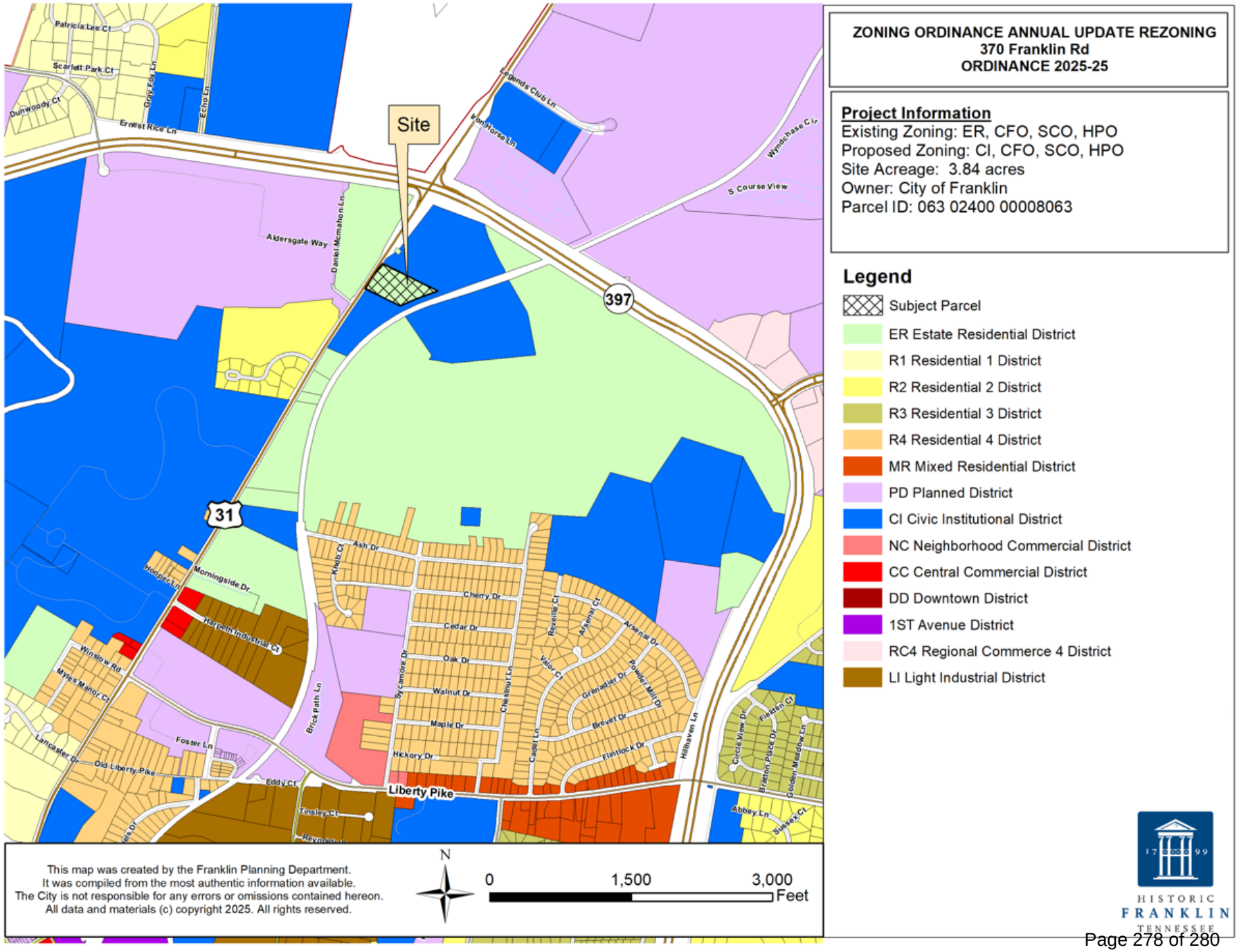
Rezonings

- To rezone into the Historic Preservation Overlay District (HPO)
- City-owned property
- Adjacent to the Franklin Road Historic District and the Park at Harlinsdale Farm
- HZC recommended favorably due to its proximity to historic resources



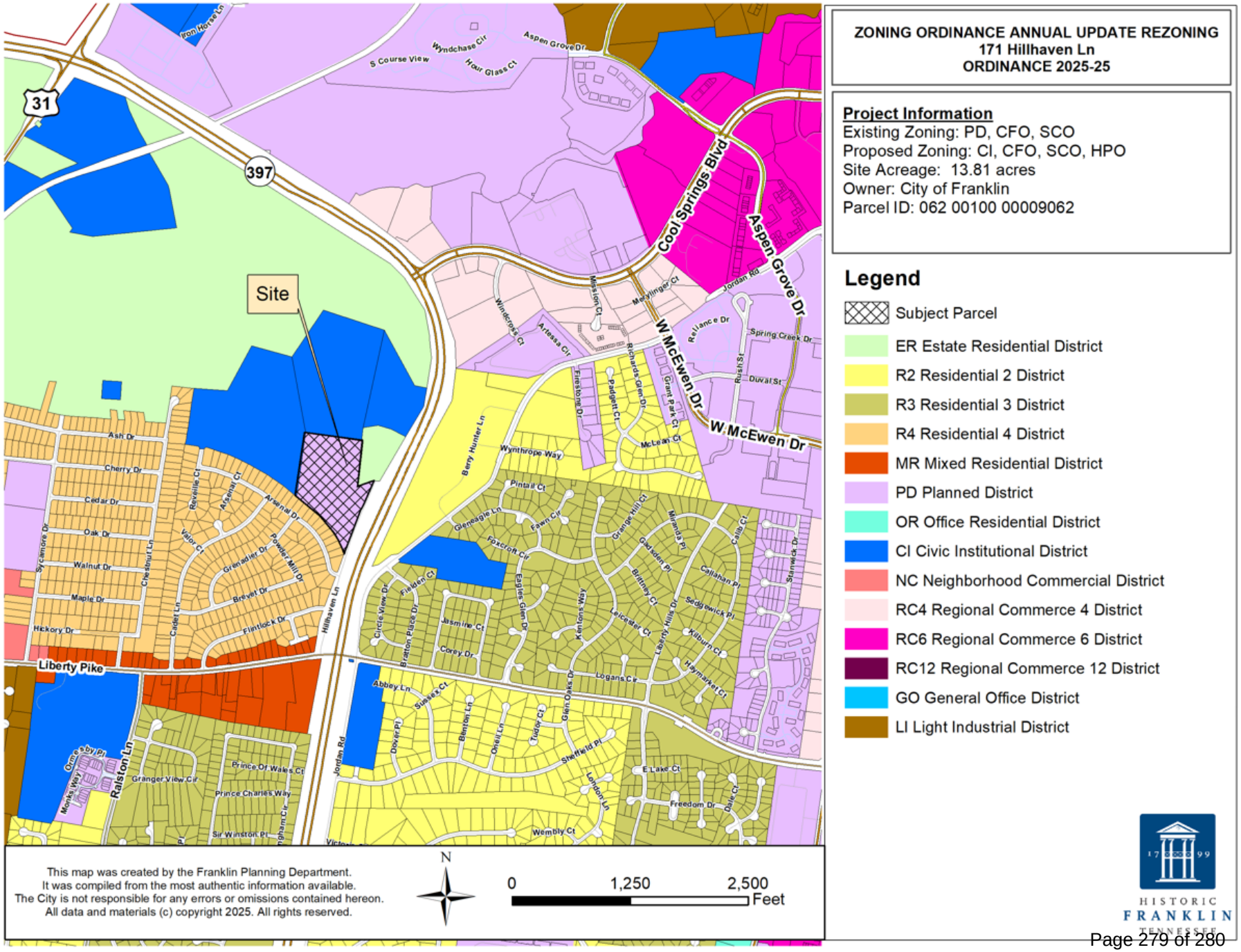
Rezonings

- To rezone to the Civic Institutional (CI) District
- Creekside house and buildings (Thomas Shute House) already in the HPO and the National Register
- City-owned property intended as part of a larger future park



Rezonings

- To rezone to the CI and HPO Districts
- Owned by Franklin's Charge and will become City Property
- Future trailhead for the park at Roper's Knob
- HZC recommended favorably as it adjacent to the Civil War fortifications at Roper's Knob



Anticipated Timeline

• HZC HPO Nomination (Ropers Knob, Mack Hatcher)	August 11
• FMPC Recommendation	August 28
• BOMA Work Session	September 9
• BOMA 1st Reading	September 23
• FMPC review if required	October 23
• BOMA 2nd Reading and Public Hearing	November 11
• BOMA 3rd Reading	November 25