HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, December 11, 2025 | **7:00 PM** | **Eastern Flank Event Facility**

MEETING LOCATION
1368 Eastern Flank Circle
Franklin, TN 37064

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 October 23, 2025, FMPC Minutes.

ANNOUNCEMENTS

CONSENT AGENDA

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

2. Consideration Of Approval Of Items 3-4, 6-9, And 13-18 On The Consent Agenda.

SITE PLAN SURETIES

3. Cottages At 509 Hill Drive PUD Subdivision, Final Plat; Extend The Performance Agreement For Drainage, Green Infrastructure, Sewer And Streets Improvements To December 10, 2026. (CONSENT AGENDA)

   Sponsors: Melodie Brady

4. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Extend The Performance Agreement For Drainage Improvement To December 10, 2026. (CONSENT AGENDA)

   Sponsors: Melodie Brady

5. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 19; Call On Letter Of Credit For Performance Agreement For Green Infrastructure Improvement; Call On Letter Of Credit For Maintenance Agreement For Sewer Improvement.

   Sponsors: Melodie Brady

6. Highlands At Ladd Park PUD Subdivision, Site Plan, Section 19; Extend The Performance Agreement For Landscaping Improvement To March 26, 2026. (CONSENT AGENDA)

   Sponsors: Melodie Brady

7. Natures Landing Subdivision, Site Plan, Revision 1; Extend The Performance Agreement For Landscaping Improvement To December 10, 2026. (CONSENT AGENDA)

   Sponsors: Melodie Brady

8. Resource Centre PUD Subdivision, Final Plat; Accept The Traffic Signal And Warrant Study Improvement, Release The Performance Agreement. (CONSENT AGENDA)

   Sponsors: Melodie Brady

9. Water's Edge PUD Subdivision, Final Plat, Section 2; Accept The Green Infrastructure Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

VESTED RIGHTS/SITE PLAN EXTENSION

10. Consideration Of Resolution 2025-93, A Resolution Amending The Madison At Franklin PUD Subdivision To Extend The Vested Rights, For The Property Located North Of Del Rio Pike And East Of Brink Place, Located At 801 Del Rio Pike.

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

REZONINGS/DEVELOPMENT PLANS

11. Consideration Of Ordinance 2025-51, An Ordinance To Rezone 16.81 Acres From General Office (GO) District To Regional Commerce 4 (RC4) District For The Property Located South Of Liberty Pike And East Of Carothers Parkway, Located At 1211 And 1217 Liberty Pike.

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

12. Consideration Of Ordinance 2025-50, An Ordinance To Rezone 7.01 Acres From Estate Residential (ER) District To Office Residential (OR) District For The Property Located South Of Long Lane And West Of Carothers Road, Located At 4325 Long Lane.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

13. Academy Park II Subdivision, Final Plat, Creating 1 Civic Institutional Lot, On 1.28 Acres, Located At 1308 Academy Street. (CONSENT AGENDA)

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

14. Century Industrial Park Subdivision, Site Plan, Developing 255,543 Square Feet Of Civic Space, On 11.53 Acres, Located At 408 Century Court. (CONSENT AGENDA)

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

15. Century Industrial Park Subdivision, Final Plat, Section 1, Revision 9, Lot 13, Consolidating Lots And Parcels Into 1 Civic Lot And Establishing Easements, On 26.25 Acres, Located At 408 Century Court. (CONSENT AGENDA)

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

16. Galleria Commercial Complex Subdivision, Final Plat, Revision 41, Creating 1 Commercial Lot On 5.34 Acres, Located At 1800 Galleria Boulevard. (CONSENT AGENDA)

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

17. Margin District Subdivision, Final Plat, Creating 1 Mixed-Use Lot, On 2.02 Acres, Located At 314 Cummins Street And 713, 717, 735, 805, 811, And 813 Columbia Avenue. (CONSENT AGENDA)

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

18. Quail Hollow Business Park, Site Plan Section 2, Lot 7 (Rolling Hills Hospital Expansion), Adding 16,000 Square Feet Of Civic And Institutional Space To An Existing Building, On 16.43 Acres, Located At 2010 And 2012 Quail Hollow Circle. (CONSENT AGENDA)

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

SUBDIVISION REGULATIONS TEXT AMENDMENTS

19. Consideration Of Resolution 2025-89, A Resolution By The Franklin Municipal Planning Commission To Amend The Franklin Subdivision Regulations.

Sponsors: Emily Wright, Amy Diaz-Barriga

ZONING ORDINANCE TEXT AMENDMENTS

20. Consideration Of Ordinance 2025-25, AS AMENDED, An Ordinance To Amend As Part Of An Annual Update Various Chapters Of The Franklin Zoning Ordinance Text, Including Overlay Districts, 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 To The Historic Preservation Overlay District.
    FMPC 8/28/25, 7-0 (as amended); 10/23/25 9-0 (as amended)
    WS 9/9/25; 11/11/25
    BOMA 9/24/25, 7-1 (as amended); 11/11/25, 8-0 (as amended); 11/25/25, 6-2 (deferred to 1/13/26)
    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

Thursday, October 23, 2025 | **7:00 PM** | **Williamson County Auditorium**

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*

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CALL TO ORDER

Chair Lindsey called the meeting to order at 7 pm.

Commissioners Present: Roger Lindsey(Chair), Scott Harrison, Alma McLemore, Alderman Ann Peterson, Michael Orr, Jimmy Franks, Jenny Williamson, Marcia Allen, Nick Mann

Commissioners Absent: none

Staff Members Present: Amy Diaz-Barriga, Emily Wright, Kelly Dannenfelser, Chelsea Randolph, Bill Squires

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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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 September 25, 2025, FMPC Minutes.

Sponsors:

Attachments: 1. DRAFT FMPC Minutes September 25 2025

A motion was made by Commissioner Allen, seconded by Commissioner McLemore to approve the Minutes from the September 25, 2025 meeting. The motion carried 9-0.

ANNOUNCEMENTS

Ms. Wright reminded the Board that there will not be a November FMPC meeting and the December Meeting will be held on December 11, 2025.

CONSENT AGENDA

2. Consideration Of Approval Of Item 3-19 And 21-24 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Harrison, seconded by Commissioner Allen to approve items 3-19 and 21-24 as presented on the Consent Agenda. The motion carried 9-0.

SITE PLAN SURETIES

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. Anand Subdivision, Site Plan, Revision 1, Lot 4 (Darrell Waltrip Volvo); Extend The Performance Agreement For Sidewalks And Streets Private Improvements To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7; Extend The Performance Agreement For Drainage Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Franklin Industrial Park Subdivision, Site Plan (APCOM); Extend The Maintenance Agreement For Landscaping Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

7. Grace Pointe Church Subdivision, Site Plan; Extend The Performance Agreement for Landscaping Phase B Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

8. Hart's Landmark Subdivision; Extend The Maintenance Agreement For Water Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

9. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Stormwater Drainage/Detention Area 2 Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

10. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Accept The Sidewalks Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments:
1. Highlands at Ladd Park sec 17, rev 1 - punch list
2. Highlands at Ladd Park sec 17, rev 1 - action request sidewalks

The item was Approved on Consent Agenda.

11. Highlands At Ladd Park PUD Subdivision, Site Plan, Section 18; Extend The Performance Agreement For Landscaping Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

12. McEwen Town Center PUD Subdivision, Site Plan, Section 3 (Infrastructure); Extend The Performance Agreement For Drainage, Green Infrastructure And Streets Improvements To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

13. Ovation Subdivision, Site Plan (Infrastructure); Extend The Performance Agreement For Landscaping Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

15. Rizer Point PUD Subdivision, Site Plan, Section 1; Extend The Performance Agreement For Drainage Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda..

16. Simmons Ridge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement To January 22, 2026; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments:
1. Simmons Ridge FP, sec 1 - punch list
2. Simmons Ridge FP, sec 1 - action request drainage

The item was Approved on Consent Agenda.

17. Simmons Ridge PUD Subdivision, Final Plat, Section 2; Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments:
1. Simmons Ridge FP, sec 2 - punch list

2. Simmons Ridge FP, sec 2 - action request green infrastructure

The item was Approved on Consent Agenda.

18. Stream Valley PUD Subdivision, Site Plan, Section 13; Extend The Performance Agreement For Landscaping Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

19. Water's Edge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement to April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

REZONINGS/DEVELOPMENT PLANS

20. Consideration Of Resolution 2025-84, A Resolution Approving A Revised Development Plan For West Franklin Park PUD Subdivision, With One Modification of Development Standards (Parking), For The Property Located North Of McEwen Drive And East Of Interstate 65, At 6100 And 6700 Tower Circle.

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

Attachments:
1. MAP West Franklin Park PUD Subdivision, Development Plan, Revision 1
2. RES_2025-84_WFranklinParkPUDDevPlan_Combined_LawApproved02
3. COF 8932 West Franklin Park PUD Subdivision, Development Plan, Revision 1 Conditions of Approval
4. DEVELOPMENT PLAN West Franklin Park PUD Subdivision, Development Plan, Revision 1
5. DEVELOPMENT PLAN SET West Franklin Park PUD Subdivision, Development Plan, Revision 1

Staff Presentation: Chelsea Randolph. Ms. Randolph stated that the proposed West Franklin Park PUD Subdivision is a development consisting of 32.43 acres located north of McEwen Drive and east of Interstate 65, addressed as 6100 and 6700 Tower Circle. The proposed revision has one request for a modification of standards for parking with no other new requests. This modification of standards request is to align with the current zoning ordinance's parking minimums but maintain their vesting regarding all other development standards. The development plan does include minor revisions to match the approved site plan (COF #8525). The parking reductions requested only impact the parking garages at the lowest levels, which does not impact the site layout, on-street parking, or exterior architecture of the plan. There are no proposed changes to the plan's approved 555 multifamily dwelling units or 320,116 commercial square feet, so there is no associated rezoning.

MODIFICATION OF STANDARD:
There is one modification of standards request for this plan.

MOS #1: Requesting a modification of standards requests a modification in base parking rates to align with the parking rates matching the approved January 1, 2025, Franklin Zoning Ordinance. The reduction of parking rates can be supported with no changes to the design included with the development plan.

The minimum parking requirements of the project's vested zoning ordinance (December 8, 2020) are in chapter 10.1.6 (Minimum Parking) and they require, "1.5 parking stalls for studio and 1- bedroom multifamily units, 2.5 parking stalls for 2-bedroom multifamily units, 3 parking stalls for 3-bedroom multifamily units, and

4 parking stalls per 1,000 SF of office space." The modification of standards is to apply the current zoning ordinance (January 1, 2025) parking minimums in chapter
10.2.3 (Minimum Parking) which require, "1.25 parking stalls for studio and 1-bedroom multifamily units, 2.25 parking stalls for 2-bedroom and 3-bedroom multifamily units, and 3 parking stalls per 1,000 SF of office space." The parking reduction of 384 stalls only impact the parking garages at the lowest levels. This request aligns with the current zoning ordinance and is consistent with Envision Franklin. Staff recommend approval of MOS #1.

RECOMMENDATION:
Staff recommends that Resolution 2025-84 be recommended to the Board of Mayor and Aldermen for approval with conditions.

Citizen Comments: None

Applicant Presentation: Gary Vogrin, Kiser & Vogrin Design. Mr. Vogrin stated that he agrees with staff's recommendation and conditions and asked the Board for a favorable recommendation.

MOTION (Main Motion)

Commissioner Harrison motioned to provide a favorable recommendation to the Board of Mayor and Aldermen for Resolution 2025-84, A Resolution Approving A Revised Development Plan For West Franklin Park PUD Subdivision, With One Modification of Development Standards (Parking), For The Property Located North Of McEwen Drive And East Of Interstate 65, At 6100 And 6700 Tower Circle, seconded by Commissioner Franks.

MOTION (Modification of Standards)

Commissioner Harrison motioned to recommend approval of the Request for a modification of standards in base parking rates to align with the parking rates matching the approved January 1, 2025, Franklin Zoning Ordinance, seconded by Commissioner Orr. The motion carried by a vote of 9-0.

There being no further discussion, the main motion carried by a vote of 9-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

21. Christ Fellowship Church Subdivision, Site Plan, Developing 2,645 Square Feet Of Institutional Space, On 1.96 Acres, Located At 104 Chestnut Lane. (CONSENT AGENDA)

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

Attachments:
1. MAP Christ Fellowship Church Subdivision, Site Plan
2. 8914 Christ Fellowship Church Sub SP_Conditions of Approval_01
3. 8914 - Christ Fellowship Church - Site Plan 10022025

The item was Approved on Consent Agenda.

22. Colletta Park PUD Subdivision, Final Plat, Section 1, Creating 36 Residential Lots And 7 Open Space Lots And Dedicating Right Of Way And Easements, On 43.05 Acres, Located At S. Carothers Road And Copley Road (CONSENT AGENDA).

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

Attachments:
1. MAP Colletta Park PUD Subdivision, Final Plat, Section 1
2. Conditions of Approval_Colletta Park PUD Subdivision, Final Plat, Section 1
3. Final Plat_Colletta Park PUD Subdivision, Section 1

The item was Approved on Consent Agenda.

23. Tuck Away PUD Subdivision, Final Plat, Creating 1 Nonresidential Lot, On 25.64 Acres, Located At 1190 Lewisburg Pike. (CONSENT AGENDA)

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

Attachments:
1. MAP Tuck Away PUD Subdivision, Final Plat
2. 25-2453 Lewisburg Pike (Tuck Away) - Final Plat - CLIENT 2025-10-02
3. 8928 Tuck Away PUD FP_Conditions of Approval_01

The item was Approved on Consent Agenda.

24. Westhaven PUD Subdivision, Final Plat, Section 63, Revision 1 (Lot 2913), Creating 1 Single-Family Lot, On .322 Acres, Located Near The Intersection Of Eliot Road And Conar Street. (CONSENT AGENDA)

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

Attachments:
1. MAP Westhaven PUD Subdivision, Final Plat, Section 63, Revision 1
2. FINAL PLAT COF 8931 Westhaven PUD Subdivision, Final Plat, Section 63, Revision 1 (Lot 2913)
3. COF 8931 Westhaven PUD Subdivision, Final Plat, Section 63, Revision 1 Conditions of Approval_01

The item was Approved on Consent Agenda.

MASTER PLANS OF CITY-OWNED PROPERTY

25. Consideration Of Resolution 2025-69, A Resolution Endorsing The Creekside Master Plan And Supporting The Preservation, Interpretation, And Connectivity Of The Thomas Shute House Surrounding Property.

Sponsors: Lisa Clayton, Heather Eusebio

Attachments:
1. RES_2025-69_CreeksideMasterPlan_Combined_LawApproved
2. 20250723 - Creekside Property Master Plan

Staff Presentation: Emily Wright. Ms. Wright explained that this is a City application as presented at the Joint Conceptual workshop the month prior, and they are requesting approval of this Parks plan.

Citizen Comments: None.

MOTION
Commissioner Allen motioned to provide a favorable recommendation to the Board of Mayor and Alderman for Resolution 2025-69, A Resolution Endorsing The Creekside Master Plan And Supporting The Preservation, Interpretation, And Connectivity Of The Thomas Shute House Surrounding Property, seconded by Commissioner McLemore. The motion carried by a vote of 9-0.

ZONING ORDINANCE TEXT AMENDMENTS

26. Consideration Of Ordinance 2025-25, AS AMENDED, 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 To The Historic Preservation Overlay District.

Sponsors: Emily Wright, Kelly Dannenfelser

Attachments:
1. ORD_2025-25_AmendZO_Combined_LawApproved04
2. FMPC 2025 08 28 ZO Update Presentation

Staff Presentation: Kelly Dannenfelser. Ms. Dannenfelser stated that at the August FMPC meeting, a favorable recommendation was provided to BOMA for ordinance 2025-25. The Board of Mayor and Aldermen included an amendment that will require a recommendation from the Planning Commission back to BOMA. That

amendment from BOMA is to not include the 54 acre utility district of city owned property (the parcel southwest of Mack Hatcher Parkway and Aldersgate Way) in the HPO at this time. The required recommendation can be made through a main motion to BOMA. Ms. Dannenfelser stated that the Commissioners also have a sheet of potential amendments written in motion form should the Commissioners choose to include the potential amendments.

Potential Amendments

1. An amendment to increase the maximum building height for the HG Hill site on Columbia Avenue to three stories with the third story being stepped back. The amendment is needed so that the Columbia Avenue Overlay subdistrict 1 of the zoning ordinance matches the Envision Franklin recommendations that have been previously approved.
2. Vape Shops: Ms. Dannenfelser explained that the next series of potential amendments relate to the regulation of vape shops as discussed earlier in the Joint Conceptional Workshop, should the Planning Commission choose to regulate vape shops. The information provides the definition of a vape shop along with two potential amendments listed below the definition.
    1. An amendment to regulate vape shops similar to adult-oriented establishments limiting the shops to heavy industrial districts and creating a 500-foot distance requirement from churches, schools and daycares. Ms. Dannenfelser explained that this is the most restrictive option as it limits the vape shops to areas along Columbia Avenue zoned as heavy industrial districts.
    2. The second potential amendment would allow vape shops everywhere retail is permitted, including downtown, public square, and our regional commerce areas along I-65. A spatial distance requirement of 1000 feet from schools, churches, and daycares, etc. would be required.

Citizen Comments: None

MOTION (Main)

Commissioner Franks motioned to recommend approval to BOMA, Ordinance 2025-25, AS AMENDED, 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 To The Historic Preservation Overlay District, seconded by Commissioner Orr.

Amendment #1 (HG Hill Site)
Commissioner McLemore amended the motion based on recent plan amendment approval at the August 2025, FMPC meeting, to the Columbia Avenue Overlay district, CAO1, paragraph 4.7.4. Dimensional Standards, Building height. The following language will be added to the building height table: buildings along the west side of Columbia Avenue, south of Plaza Street and north of West Fowlkes Street may be up to 3 stories when the 3rd story is stepped back 10 feet from the lower stories, seconded by Commissioner Franks. The amendment carried by a vote of 9-0.

Amendment #2 (Definition of Vape Shop)
Commissioner Mann amended the motion to include the definition for "Vape Shops" to Section 23.4, Defined Terms in the Zoning Ordinance and proposes a store that A: receives 50% of gross sales from, or B: A store that devotes at least 25% of its floor area to the display, sale, distribution, delivery, offering, furnishing, or marketing of products intended for recreational/ non-prescription use including but not limited to cigarettes, smokeless tobacco, pipe tobacco, vapes, products made from cannabinoid derivative plants (e.g., CBD or THC products), or other nicotine or cannabinoid delivery devices, components, products, liquid nicotine or cannabinoids, or liquid nicotine or cannabinoid containers., seconded by Commissioner Orr. The amendment carried by a vote of 9-0.

Amendment #3 (Vape Shop Regulation)
Commissioner Petersen amended the motion to include; Section 5.1, Principal Uses, to allow Vape Shops as a Permitted Use with Additional Use Regulations only in the Heavy Industrial District. The Additional Use Regulations are as follows:
Vape shops shall not be permitted on any lot within 500 feet of any lot containing the following:
a. Any use in the civic and institutional use classification or property zoned CI;
b. Any dwelling or residential lot;

c. Any use in the recreation use classification;
d. A day care center;
e. A funeral home;
f. A packaged liquor store; or
g. Another vape shop.
2. A vape shop lawfully operating as a conforming use shall not be rendered a nonconforming use by the location subsequent to the commencement of operations of said establishment, of a use listed above., seconded by Commissioner Franks.

Commissioner McLemore stated that there are already enough vape shops with 11+ locations, and she would not support the motion.

There being no additional discussion, the motion to amend carried by a vote of 8-1 with Commissioner McLemore voting against.

Amendment #4 (Floodplain Substantial Damages/Substantial Improvements)
Commissioner Allen amended the motion to keep the timeframe at one year and strike five years for Substantial Damages/Substantial Improvements for cumulative timeframes for the floodplain, seconded by Commissioner Orr.

Commissioner Allen stated that extensive discussions with pertinent information came before FMPC. One piece of information was that the state will be adjusting their timeframes and, at that time, FMPC voted to keep the timeframe at 5 years. BOMA voted to reverse the recommendation and keep the timeframe at one year. Commissioner Allen explained that it is important enough for BOMA to have a second look at the timeframe and have adequate time for a proper discussion.

The amendment carried by a vote of 9-0.

There being no further discussion, the Main Motion as Amended carried by a vote of 9-0.

ANY OTHER BUSINESS

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

ADJOURN

There being no further business, Commissioner Orr motioned to adjourn the meeting, seconded by Commissioner Allen. The motion carried by a vote of 9-0 and the meeting adjourned at 7:34 pm.

_____ _____
Chair Date

City of Franklin

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

File #: 21-01544

DATE: 12/11/2025

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Highlands At Ladd Park PUD Subdivision, Final Plat, Section 19; Call On Letter Of Credit For Performance Agreement For Green Infrastructure Improvement; Call On Letter Of Credit For Maintenance Agreement For Sewer Improvement.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission concerning two outstanding improvements within the Highlands at Ladd Park PUD Subdivision, Section 19.

BACKGROUND/STAFF COMMENTS:

Two improvements within Section 19 of the Highlands at Ladd Park Subdivision have been extended for over eight years, and at this time staff is recommending that the Planning Commission call on these Letters of Credit to allow the City to oversee the completion of these improvements. The key factors leading staff to make this recommendation include the following:

- The final plat for Section 19 was approved with conditions on **July 23, 2015**.
- The performance agreement was executed on **June 17, 2016**, and the associated Irrevocable Standby Letter of Credit was issued on **January 25, 2021**.
- In accordance with City procedure, staff has annually provided action requests to Boulevard Building Group, LLC offering the option for the developer to request the release of the improvement to maintenance, request a 75% reduction in the agreement amount, or request a one-year extension.
- The sewer improvement was accepted and released to maintenance in **December 2022**.
- On **March 6, 2024**, staff contacted Matthew Beata regarding the required green infrastructure improvement. Mr. Beata responded that the work would occur in the spring and that he would

contact the City to schedule an inspection; however, **no further communication was received**.

- On **August 21, 2025**, staff sent both an email and mailed letter to Mr. Beata notifying him that unless the performance agreement could be released to maintenance or the maintenance period could be released, the City would proceed with calling the letter of credit at the **December 11, 2025 FMPC meeting**.
- To date, the applicant has **not completed the remaining improvements** and has **not provided any response** to the City's most recent notices.
- The surety amount for **green infrastructure improvement** is **$83,000.00** and the amount for **sewer improvement** is **$8,900.00**.

Given the age of the subdivision approval, the outstanding required improvements, the applicant's lack of response, and the City's obligation to ensure completion of public improvements, staff feels that continuing to extend this performance and maintenance agreement will not be in the best interests of the City or the residents of this subdivision.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the FMPC declare the performance agreement and maintenance agreement to be in default and authorize the calling of the agreements and sureties, for the completion of the improvements under the supervision of the City.

From:	Melodie Brady
To:	Matthew Beata; Luke A. Beata
Cc:	Casey Chrisman; Adam Crunk; Jason Arnold; Dustin Harper; Doug Noonan; Amy Diaz-Barriga; Vernon Gerth; Ben McNeil
Subject:	ACTION REQUESTED: Highlands at Ladd Park section 19
Date:	Thursday, August 21, 2025 9:11:00 AM
Attachments:	image001.png Highlands at Ladd Park FP, sec 19 - green infrastructure.doc Highlands at Ladd Park SP, sec 19 - landscaping.doc
Importance:	High

This is a final reminder that the performance agreement for the green infrastructure and landscaping improvement on the referenced final plat and site plan are set to expire. The City of Franklin will review this matter on **Thursday, December 11, 2025**.

To have your letter of credit released to maintenance agreement, you must:

- Complete and return the enclosed **Action Request** form, and
- Submit the green infrastructure as-builts into the review portal

Deadline: Wednesday, October 1, 2025

If we do not receive your completed form by the deadline, or if the below improvements cannot be released from performance to maintenance, the following will occur:

- The improvement will be in default
- At the December 11 FMPC meeting, staff will recommend calling your letters of credit with Pinnacle Bank for $215,000.00
    - Green infrastructure = $83,000.00
    - Landscaping = $43,000.00
    - Sewer = $8,900.00
- If your surety is called, it may jeopardize the ability to pull permits with the city in the future.

The last communication was the email below from March 2024 stating that you were waiting on Springtime to handle the planting and the other associated items with the bioretention pond.

No forms will be accepted after October 1, 2025.

Thank you,

Melodie Brady
Surety Coordinator
City of Franklin
Phone: 615-550-6736

Mailing Address: 109 Third Avenue South | Franklin, TN 37064

From: Matthew Beata <matt@blvdhomes.com>
Sent: Thursday, March 7, 2024 11:39 AM
To: Melodie Brady <melodie.brady@franklintn.gov>; Doug Noonan <doug.noonan@franklintn.gov>
Cc: Casey Chrisman <casey.chrisman@franklintn.gov>; Luke A. Beata <Luke@blvdhomes.com>; Adam Crunk <adam@crunkeng.com>
Subject: Re: Highlands at Ladd Park Section 19

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

Thank you everyone!

Regards,

Matt Beata
President, Boulevard Building Group, LLC.
www.blvdhomes.com

From: Melodie Brady <melodie.brady@franklintn.gov>
Date: Thursday, March 7, 2024 at 10:59 AM
To: Doug Noonan <doug.noonan@franklintn.gov>, Matthew Beata <matt@blvdhomes.com>
Cc: Casey Chrisman <casey.chrisman@franklintn.gov>, Luke A. Beata <Luke@blvdhomes.com>, Adam Crunk <adam@crunkeng.com>
Subject: RE: Highlands at Ladd Park Section 19

Green infrastructure was extended to December 6, 2024. An action request can be completed and sent in, and the improvement will be put on the next available agenda.

Thank you,

Melodie Brady
Surety Coordinator

City of Franklin

109 3rd Avenue South, Suite 133
Franklin, TN 37064

Phone: 615-550-6736

From: Doug Noonan <doug.noonan@franklintn.gov>
Sent: Thursday, March 7, 2024 10:53 AM
To: Matthew Beata <matt@blvdhomes.com>
Cc: Melodie Brady <melodie.brady@franklintn.gov>; Casey Chrisman <casey.chrisman@franklintn.gov>; Luke A. Beata <Luke@blvdhomes.com>; Adam Crunk <adam@crunkeng.com>
Subject: RE: Highlands at Ladd Park Section 19

Thanks for the quick response. Hopefully we can get this one released to maintenance soon. Please let me know if you have any questions.

Melodie – Can you please tell us when this one was extended to last time?

Doug Noonan
Water Quality Specialist
City of Franklin Engineering Dept.
109 Third Avenue South
Franklin, TN 37064
Office: 615-791-3218
Cell: 615-626-7702

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

From: Matthew Beata <matt@blvdhomes.com>
Sent: Thursday, March 7, 2024 8:12 AM
To: Doug Noonan <doug.noonan@franklintn.gov>
Cc: Melodie Brady <melodie.brady@franklintn.gov>; Casey Chrisman <casey.chrisman@franklintn.gov>; Luke A. Beata <Luke@blvdhomes.com>; Adam Crunk <adam@crunkeng.com>
Subject: Re: Highlands at Ladd Park Section 19

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

Good morning,

Thanks for reaching out. We have been waiting for springtime to handle the planting and the other associated items with the bioretention pond. We will be in contact once these items are ready for inspection. I've also included my engineer, so we can follow up on the as-builts and other items on this list.

Have a great day.

Thank you,

Matt Beata
President, Boulevard Building Group, LLC.
www.blvdhomes.com

From: Doug Noonan <doug.noonan@franklintn.gov>
Date: Wednesday, March 6, 2024 at 8:25 AM
To: Matthew Beata <matt@blvdhomes.com>
Cc: Melodie Brady <melodie.brady@franklintn.gov>, Casey Chrisman <casey.chrisman@franklintn.gov>
Subject: Highlands at Ladd Park Section 19

Matt,

I wanted to touch base regarding the green infrastructure surety and bioretention areas out at section 19. There is still some work that needs to be done before we can release the surety. When do you intend on completing the bioretention areas and landscaping? I have included an inspection report from the last time a request was received.

Doug Noonan
Water Quality Specialist
City of Franklin Engineering Dept.
109 Third Avenue South
Franklin, TN 37064
Office: 615-791-3218
Cell: 615-626-7702

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

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

HISTORIC FRANKLIN TENNESSEE

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

September 2, 2025

Matthew Beata
Boulevard Building Group, LLC
7117 Donald Wilson Dr.
Fairview, TN 37062

Re: HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 19; EXPIRING IMPROVEMENT

Dear Matthew Beata,

This is a final reminder that the performance agreement for the green infrastructure and landscaping improvement on the referenced final plat and site plan are set to expire. The City of Franklin will review this matter on Thursday, December 11, 2025.

To have your letter of credit released to maintenance agreement, you must:

- Complete and return the enclosed Action Request form, and
- Submit the green infrastructure as-builts into the review portal

Deadline: Wednesday, October 1, 2025

If we do not receive your completed form by the deadline, or if the below improvements cannot be released from performance to maintenance, the following will occur:

- The improvement will be in default
- At the December 11 FMPC meeting, staff will recommend calling your letters of credit with Pinnacle Bank for $215,000.00
  - Green infrastructure = $83,000.00
  - Landscaping = $43,000.00
  - Sewer = $8,900.00
- If your surety is called, it may jeopardize the ability to pull permits with the city in the future.

HISTORIC
FRANKLIN
TENNESSEE

The last communication was an email from you dated March 2024 stating that you were waiting on Springtime to handle the planting and the other associated items with the bioretention pond.

No forms will be accepted after October 1, 2025.

Sincerely,

Melodie Brady

Melodie Brady
Surety Coordinator

CC: matt@blvdhomes.com; luke@blvdhomes.com; adam@crunkeng.com

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INSPECTION PUNCH LIST

INSPECTION CYCLE: December 11, 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 19 – COF 5863

Improvement:	Green infrastructure
Surety Type:	Performance
Original Amount:	$83,000.00
Current Amount:	$83,000.00
Request:	RELEASE TO MA
Recommendation:	
Date of Inspection:	Fail; Call Surety
Inspector:	11/4/2025
Staff Comments:	Doug Noonan

A review of this project revealed the following deficiency*:

•Spillways not protected with NAG-350.
•Bioretention surface not level.
•Level spreaders in need maintenance. They are full vegetation/debris. The western level spreader is overgrown. The stone has been removed from the eastern level spreader.
•Additional stabilization around the bioretention area is needed in some areas.
•The overgrown vegetation that was cut needs to be removed, it is still at the top of the hill.
•The stone at the bioretention inlets needs to be lower than the pipe.

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 11, 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 19 – COF 5863

Improvement:	Sewer
Surety Type:	Maintenance
Original Amount:	$8,900.00
Current Amount:	$8,900.00
Request:	
Recommendation:	Call Letter of Credit
Date of Inspection:	11/3/25
Inspector:	Ben Conner
Staff Comments:	

A review of this project revealed the following deficiency*:

- If this improvement cannot be released to maintenance then this will be called on 12/11/2025 FMPC meeting.

No change from previous punch list.

RECEIVED
JUL - 1 2015
BY:

PERFORMANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That **BOULEVARD BUILDING GROUP, 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 **Highlands at Ladd Park PUD Subdivision, Final Plat, Section 19, Project 5863,** in the penal sum of **SEVEN HUNDRED NINE THOUSAND AND NO/100 DOLLARS ($709,000.00)** 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 **BOULEVARD BUILDING GROUP, LLC,** is a Tennessee limited liability company, having a mailing address of 7117 Donald Wilson Drive, Fairview, Tennessee, 37062.

2. The Principal has submitted a Final Plat of Highlands at Ladd Park PUD Subdivision, Final Plat, Section 19, Project 5863, 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 HFR Design, dated June 8, 2015.

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

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

RECEIVED
JUL - 1 2019
BY:

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 **ONE HUNDRED TWENTY FOUR THOUSAND AND NO/100 DOLLARS ($124,000.00);** to **green infrastructure** is **EIGHTY THREE THOUSAND AND NO/100 ($83,000.00);** to **streets** is **TWO HUNDRED EIGHTY EIGHT THOUSAND AND NO/100 ($288,000.00);** to **sidewalks** is **ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100 ($125,000.00);** and to **sewer** is **EIGHTY NINE THOUSAND AND NO/100 ($89,000.00).**

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

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

JUL - 1 2016

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 SEVEN HUNDRED NINE THOUSAND AND NO/100 DOLLARS ($709,000.00).

9. The Franklin Municipal Planning Commission and the City of Franklin are willing to authorize the issuance of necessary permits upon the execution of this agreement by the Principal and providing of the surety, understanding that this agreement is subject to the condition that the Principal will, prior to July 23, 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 July 23, 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 HFR Design, 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

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 July 23, 2016, and in accordance with each of the aforesaid rules, regulations and requirements, then the entire penal sum of $709,000.00, or so much thereof as is necessary to complete the improvements in question, shall be forfeited and paid to the Franklin Municipal Planning Commission and the City of Franklin by Principal and/or Surety as liquidated damages for such default. The Franklin Municipal Planning Commission and/or the City of Franklin shall then use said funds to pay for completion of the required improvements and works, refunding any unused portion of said funds. Action by the City of Franklin and/or the Franklin Municipal Planning Commission through the City Attorney in calling on the letter of credit to pay $709,000.00, or such lesser amount as is necessary, pursuant to the terms of this Performance Agreement shall not be deemed a release of Principal for any liability hereunder. The Principal acknowledges that it is liable for all obligations under this Performance Agreement.

Witness my hand this the 17th day of June, 2016.

BOULEVARD BUILDING GROUP, LLC
A Tennessee limited liability company

BY: _____

TITLE: Managing member

STATE OF Tennessee)

COUNTY OF Williamson)

Personally appeared before me, Bryan Blake, a Notary Public of said County and State, Matthew Beata, 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 Managing Member of

JUL - 1

BOULEVARD BUILDING GROUP, LLC, a Tennessee limited liability company, and that (s)he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal this the 17th day of June, 2016.

BRYAN A BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 3-6-18

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

10/1/25
Date Submitted

Resource Centre P.U.D. Subd, Final Plat, COF #2545
Complete name of project – indicate whether site plan or final plat.
Where applicable, include subdivision, section, revision, lot number and name of building

Traffic Signal and Warrant Study
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	**If requesting reduction, indicate amount complete:*
_____*Reduce and extend to _____ *(not less than six mos)*	_____%
_____ Extend to _____ *(not less than six mos)*	***Note in margin-How did you arrive at this percentage?***
SIGNED: _____	***If requesting reduction and less than 90% complete,*** estimate remaining amount to complete this improvement: $ _____
Developer or Representative	*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: Ryan McMaster *(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/STAMPED PROFESSIONAL SEAL:

RYAN McMASTER REGISTERED ENGINEER No. 109982 STATE OF TENNESSEE

_____ 10/1/25
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

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 11, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

RESOURCE CENTRE PUD SUBDIVISION, FINAL PLAT – COF 2545

Improvement:	Traffic signal and warrant study
Surety Type:	Performance
Original Amount:	$350,000.00
Current Amount:	$350,000.00
Request:	RELEASE TO MA
Recommendation:	Release No Maintenance
Date of Inspection:	21-October-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

10/1/2025
Date Submitted

WATER'S EDGE PUD SUBDIVISION, FINAL PLAT, SECTION 2
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

Section 6 design removed the need for this work and associated surety

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

✓ Release ~~to Maintenance~~ SEE NOTE IN MARGIN

_____ *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:
$ 0
*Reductions shall not exceed 50%, 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: Lynn Ealey ***(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 sufficient to inspect, and is under my direct supervision. I further affirm that the improvements have been completed in accordance with the plans approved by the Franklin Municipal Planning Commission/City of Franklin.

SIGNED/DATED/PROFESSIONAL SEAL:

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

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

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC FRANKLIN TENNESSEE

MEMORANDUM

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

FROM: Melodie Brady, Surety Coordinator

DATE: October 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, December 5, 2025. **Please have your written recommendations in my office on or before Tuesday, November 11, 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 Dec5/Dec11,25

	REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
	1416 Lewisburg Pike	SP	right-turn lane	P	drainage	$34,000.00	$34,000.00		RELEASE TO MA	8585	
Bristol-As-builts submitted	Arlington at West Main PUD	FP		P	green infrastructure [no drg]	$11,000.00	$11,000.00	9/16/2022	RELEASE TO MA	6766	Release
	Berry Farms Reams-Fleming Tract PUD	SP	Mass Grading and Erosion Control	P	green infrastructure [has drg]	$144,000.00	$144,000.00			7304	Extend 1 year
	Berry Farms Reams-Fleming Tract PUD	SP	Mass Grading and Erosion Control	P	drainage [has grn]	$438,000.00	$438,000.00			7304	
Ellen	Berry Farms Town Center PUD	FP	section 10, revision 2, resub of lot 1001	M	green infrastructure [has drg]	$25,900.00	$25,900.00	7/15/2022		7030	Fail; Extend 1 year
	Berry Farms Town Center PUD	FP	section 10, revision 2, resub of lot 1001	M	streets private	$11,500.00	$11,500.00	7/15/2022		7030	

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER
Berry Farms Town Center PUD	FP	section 4	M	streets	$30,300.00	$30,300.00	12/3/2021		2959
Berry Farms Town Center PUD	FP	section 4, revision 5, lot 201 (Regions)	P	sidewalk	$21,000.00	$21,000.00		RELEASE TO MA	7824
Berry Farms Town Center PUD	FP	section 4, revision 5, lot 201 (Regions)	P	access	$10,000.00	$10,000.00		RELEASE NO MA	7824
Carothers Crossing East	SP	lot 5 (Self-Storage)	M	drainage [has grn]	$20,500.00	$20,500.00	7/15/2022		6380
Carothers Crossing East PUD	SP	lot 1	M	drainage [has grn]	$83,500.00	$83,500.00	6/17/2022		6071
Carothers Crossing West PUD	SP	section 2, revision 1, lots 2 and 6	M	streets	$2,500.00	$2,500.00			7320

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER
Carothers Crossing West PUD	SP	section 3	M	sidewalk	$2,500.00	$2,500.00			7148
Carothers Crossing West PUD	SP	section 3	M	streets private	$3,400.00	$3,400.00			7148
Carothers Crossing West PUD	SP	section 3, revision 1	M	streets	$5,500.00	$5,500.00	9/16/2022		7524
Carothers Crossing West PUD	SP	section 3, revision 1	M	streets private	$3,900.00	$3,900.00	9/16/2022		7524
Centennial Business Park	FP	lot 9, revision 8	M	streets private	$4,500.00	$4,500.00	9/16/2022		6511
Church of the City	SP		P	access	$20,000.00	$20,000.00	2/31/2024	RELEASE NO MA	8237

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Church of the City	SP		P	sidewalk	$45,000.00	$45,000.00	2/31/2024	RELEASE TO MA	8237	
Cool Springs East	FP	section 17, revision 1	P	sewer	$155,000.00	$77,500.00		RELEASE TO MA	8130	
Cottages at 509 Hill Drive PUD	FP		P	streets [public]	$10,000.00	$10,000.00	4/14/2022		6232	
Cottages at 509 Hill Drive PUD	FP		P	green infrastructure [has drg]	$85,000.00	$85,000.00	4/14/2022		6232	Extend 1 year
Cottages at 509 Hill Drive PUD	FP		P	drainage [has grn]	$10,000.00	$10,000.00	4/14/2022		6232	
Cottages at 509 Hill Drive PUD	FP		P	sewer	$14,000.00	$14,000.00	4/14/2022		6232	

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Creekstone Commons PUD	FP	section 1, revision 2	M	drainage	$43,400.00	$43,400.00	3/18/2022		2130	
Goose Creek Bypass PUD	FP	(In-N-Out)	P	traffic signals	$250,000.00	$250,000.00	2/11/2025		8548	
Goose Creek Bypass PUD	FP	(In-N-Out)	P	access	$20,000.00	$20,000.00	2/11/2025		8548	
Goose Creek Bypass PUD	FP	(In-N-Out)	P	drainage	$773,000.00	$773,000.00	2/11/2025		8548	
Goose Creek Bypass PUD	FP	(In-N-Out)	P	green infrastructure	$393,000.00	$393,000.00	2/11/2025		8548	Extend 1 year
Goose Creek Bypass PUD	FP	(In-N-Out)	P	sewer	$160,000.00	$160,000.00	2/11/2025		8548	

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER
Goose Creek Bypass PUD	FP	(In-N-Out)	P	sidewalk	$157,000.00	$157,000.00	2/11/2025		8548
Goose Creek Bypass PUD	FP	(In-N-Out)	P	streets private	$364,000.00	$364,000.00	2/11/2025		8548
Goosecreek Partnership Limited	FP	revision 2 (formerly MAPCO Subdivision, Lot 1A)	P	sewer	$52,000.00	$52,000.00			7914
Goosecreek Partnership Limited	FP	revision 2 (formerly MAPCO Subdivision, Lot 1A)	P	access	$30,000.00	$30,000.00			7914
Goosecreek Partnership Limited	FP	revision 2 (formerly MAPCO Subdivision, Lot 1A)	P	sidewalk	$65,000.00	$65,000.00			7914
Goosecreek Partnership Limited	FP	revision 2 (formerly MAPCO Subdivision, Lot 1A)	P	streets	$20,000.00	$20,000.00			7914

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Goosecreek Partnership Limited	FP	revision 2 (formerly MAPCO Subdivision, Lot 1A)	P	green infrastructure	$51,000.00	$51,000.00			7914	Extend 1 year
Goosecreek Partnership Limited	FP	revision 2 (formerly MAPCO Subdivision, Lot 1A)	P	drainage	$6,000.00	$6,000.00			7914	
Hamilton PUD	SP		P	green infrastructure	$207,000.00	$207,000.00			7763	Extend 1 year
Hamilton PUD	SP		P	sidewalk	$580,000.00	$580,000.00			7763	
Hamilton PUD	SP		P	access	$20,000.00	$20,000.00		REDUCE 50% EXTEND 1 YEAR	7763	
Highlands at Ladd Park PUD	FP	section 17, revision 1	P	drainage [no grn]	$173,000.00	$43,250.00	6/17/2022		4695	Fail; Call Surety

	REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
	Highlands at Ladd Park PUD	FP	section 19	M	sewer	$8,900.00	$8,900.00	12/3/2021	IF NOT RELEASED IN DEC THEN CALL	5863	
Doug	Highlands at Ladd Park PUD	FP	section 19	P	green infrastructure [has drg]	$83,000.00	$83,000.00	12/3/2021	RELEASE TO MA	5863	Fail; Call Surety
Ellen	Highlands at Ladd Park PUD	FP	section 42	M	green infrastructure [has drg]	$27,300.00	$27,300.00			7675	Fail; Extend 1 year
	Historic Magnolia Hall PUD	SP		P	streets city	$290,000.00	$72,500.00	1/28/2024		7799	
	Historic Magnolia Hall PUD	SP		P	drainage	$380,000.00	$95,000.00	1/28/2024		7799	
	Historic Magnolia Hall PUD	SP		P	streets private	$31,000.00	$7,750.00	1/28/2024		7799	

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Historic Magnolia Hall PUD	SP		P	access	$20,000.00	$20,000.00	1/28/2024		7799	
Huffines Ridge PUD	SP	section 2 (historic home site)	P	sidewalk	$31,000.00	$31,000.00			7700	
Liberty Station	FP		P	green infrastructure [has drg]	$105,000.00	$105,000.00	9/16/2022	RELEASE TO MA	6593	Release to MA
Lockwood Glen PUD [formerly Nichols Bend PUD]	FP	section 16	P	drainage [has grn]	$222,000.00	$55,500.00			7448	
Lockwood Glen PUD [formerly Nichols Bend PUD]	FP	section 17	P	drainage [no grn]	$78,000.00	$19,500.00	0/15/2024		8164	
Longpoint Centre	FP		P	sewer	$135,000.00	$33,750.00			7245	

Ellen-as-builts approved

	REQUEST SUBDIVISION	TYPE		IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
	Longpoint Centre	FP	P	drainage [has grn]	$204,000.00	$51,000.00		RELEASE TO MA	7245	
	McEwen Town Center PUD	SP section 3 (Infrastructure)	P	Spring Creek Drive	$206,000.00	$51,500.00	12/3/2021		6247	
Ellen	Moss Property PUD	FP	M	green infrastructure [has drg]	$3,700.00	$3,700.00	6/17/2022	PUNCH LIST COMPLETE	6860	Fail; Extend 6 months
	Natures Landing	FP	P	green infrastructure [has drg]	$109,000.00	$109,000.00	5/20/2022	EXTEND 9 MONTHS (9/18/26)	6583	Extend 9 months
	Natures Landing	FP	P	drainage [has grn]	$293,000.00	$73,250.00	3/18/2022	EXTEND 9 MONTHS (9/18/26)	6583	
	Natures Landing	FP	P	streets	$616,000.00	$154,000.00	3/18/2022	EXTEND 9 MONTHS (9/18/26)	6583	

	REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
	Natures Landing	FP		P	sidewalks	$262,000.00	$65,500.00	5/20/2022	RELEASE TO MA	6583	
	New Hope Academy	SP	revision 1	M	drainage	$2,500.00	$2,500.00			7696	
Ellen	New Hope Academy	SP	revision 1	M	green infrastructure	$2,500.00	$2,500.00			7696	Release
	October Park PUD	FP		P	access	$10,000.00	$10,000.00	4/14/2022	RELEASE NO MA	6618	
	October Park PUD	FP		P	drainage [has grn]	$183,000.00	$183,000.00	4/14/2022		6618	
	October Park PUD	FP		P	streets	$433,000.00	$150,000.00	4/14/2022	RELEASE TO MA	6618	

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER
October Park PUD	FP		P	sidewalks	$161,000.00	$161,000.00	4/14/2022	RELEASE TO MA	6618
Peytonsville Road and McBride Lane	SP	Intersection Improvements	M	sidewalk	$12,700.00	$12,700.00			8050
Peytonsville Road and McBride Lane	SP	Intersection Improvements	M	drainage	$3,000.00	$3,000.00			8050
Peytonsville Road and McBride Lane	SP	Intersection Improvements	M	streets	$70,700.00	$70,700.00			8050
Poplar Farms PUD	SP	section 1	P	streets	$2,584,000.00	$646,000.00	5/1/2025		7854
Poplar Farms PUD	SP	section 3	P	access	$30,000.00	$30,000.00	2/13/2025		8098

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Poplar Farms PUD	SP	section 3	P	drainage	$442,000.00	$442,000.00	2/13/2025		8098	
Poplar Farms PUD	SP	section 3	P	temporary turnaround	$10,000.00	$10,000.00	2/13/2025		8098	
Poplar Farms PUD	SP	section 3	P	green infrastructure	$124,000.00	$124,000.00	2/13/2025		8098	Extend 1 year
Poplar Farms PUD	SP	section 3	P	sidewalk	$191,000.00	$191,000.00	2/13/2025		8098	
Resource Centre PUD	FP		P	traffic signal and warrant study	$350,000.00	$350,000.00		RELEASE TO MA	2545	
Rosenwald School Relocation	SP	(Franklin Grove)	P	access	$10,000.00	$10,000.00			8053	

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Shadow Green PUD	FP	section 2	P	green infrastructure [has drg]	$353,000.00	$353,000.00	12/3/2021		7083	Extend 1 year
Simmons Ridge PUD	FP	section 4	M	green infrastructure	$6,100.00	$6,100.00	0/15/2021		6744	Fail; Extend 6 months
Simmons Ridge PUD	FP	section 7	M	drainage	$8,500.00	$8,500.00			7782	
Simmons Ridge PUD	FP	section 7	M	sidewalk	$7,200.00	$7,200.00			7782	
Simmons Ridge PUD	FP	section 7	M	streets city	$16,900.00	$16,900.00			7782	
Simmons Ridge PUD	FP	section 7	M	sewer	$11,000.00	$11,000.00			7782	

Ellen

REQUEST	SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
	Stream Valley PUD	SP	section 18, revision 1	M	drainage	$17,000.00	$17,000.00			7679	
	Stream Valley PUD	SP	section 18, revision 1	M	sidewalk	$10,300.00	$10,300.00			7679	
	Stream Valley PUD	SP	section 18, revision 1	M	streets	$33,700.00	$33,700.00			7679	
Ellen	Tap Root Hills PUD	FP	section 1	M	green infrastructure [has drg]	$12,800.00	$12,800.00	7/15/2022	PUNCH LIST COMPLETE	6081	Release
Ellen	Tap Root Hills PUD	FP	section 4	M	green infrastructure [has drg]	$14,300.00	$14,300.00	5/20/2022	PUNCH LIST COMPLETE	6904	Release
Ellen	Tap Root Hills PUD	FP	section 5	M	green infrastructure [has drg]	$2,600.00	$2,600.00	6/17/2022		7174	Release

REQUEST	SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
	The Optima Franklin PUD	SP	section 1	P	streets private	$981,000.00	$981,000.00			8185	
	The Optima Franklin PUD	SP	section 1	P	sewer	$92,000.00	$92,000.00			8185	
	The Optima Franklin PUD	SP	section 1	P	green infrastructure	$2,841,000.00	2,841,000.00			8185	Extend 1 year
Ellen	Travel Centers of America	SP		M	green infrastructure [no drg]	$2,500.00	$2,500.00			4637	Fail; extend 1 year
Bristol	Water's Edge PUD	FP	section 2	P	green infrastructure [has drg]	$143,000.00	$143,000.00	12/3/2021	RELEASE NO MA	6150	Release No MA
Bristol-as-builts submitted	Water's Edge PUD	FP	section 4	P	green infrastructure	$343,000.00	$343,000.00	1/21/2022	RELEASE TO MA	6691	fail; Extend 6 months

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Water's Edge PUD	SP	section 7	P	green infrastructure [has drg]	$349,000.00	$349,000.00			7195	Extend 1 year
Water's Edge PUD	SP	section 7	P	drainage [has grn]	$64,000.00	$64,000.00			7195	
Water's Edge PUD	SP	section 7	P	access	$60,000.00	$60,000.00			7195	
Water's Edge PUD	SP	section 7	P	streets	$759,000.00	$759,000.00			7195	
Water's Edge PUD	SP	section 7	P	sidewalk	$493,000.00	$493,000.00			7195	
Water's Edge PUD	SP	section 7	P	sewer	$297,000.00	$297,000.00			7195	

REQUEST SUBDIVISION			TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Westhaven PUD	FP	(Townsend Boulevard Extension)	M	sidewalk	$11,100.00	$11,100.00			7594	
Westhaven PUD	FP	section 27, revision 1	M	drainage	$8,900.00	$8,900.00	1/21/2022		2836	
Westhaven PUD	FP	section 40	M	drainage [no grn]	$39,400.00	$39,400.00	9/16/2022		4548	
Ellen Westhaven PUD	SP	Golf Green Improvements	M	green infrastructure	$21,800.00	$21,800.00			7218	Fail; Extend 6 months
Westhaven PUD	SP	section 57, revision 1	M	sewer	$4,100.00	$4,100.00		PUNCH LIST COMPLETE	7529	
Westhaven PUD	SP	section 64	P	streets city	$224,000.00	$56,000.00	1/1/2025	RELEASE TO MA	8241	

REQUEST	SUBDIVISION	TYPE	IMPROVEMENT	ORIGINAL AMOUNT	CURRENT AMOUNT	EXP DATE	REQUEST	PROJECT NUMBER	
Ellen	Wynfield Village	SP	M green infrastructure [has drg]	$9,000.00	$9,000.00	4/14/2022		6170	Fail; Extend 1 year

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 5, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

ARLINGTON AT WEST MAIN PUD SUBDIVISION, FINAL PLAT – COF 6766

Improvement:	Green infrastructure
Surety Type:	Performance
Original Amount:	$11,000.00
Current Amount:	$11,000.00
Request:	RELEASE TO MA
Recommendation:	Release to MA
Date of Inspection:	11/11/2025
Inspector:	Bristol Snider
Staff Comments:	

A review of this project revealed the following deficiency*:

- If this improvement cannot be released to maintenance then this will be called on 12/11/2025 FMPC meeting.

Continue to maintain the site per the recoded Long Term Maintenance Plan.

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 5, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

BERRY FARMS TOWN CENTER PUD SUBDIVISION, FINAL PLAT, SECTION 10, REVISION 2, RESUB OF LOT 1001 – COF 7030

Improvement:	Green infrastructure
Surety Type:	Maintenance
Original Amount:	$25,900.00
Current Amount:	$25,900.00
Request:	
Recommendation:	Fail; Extend 1 year
Date of Inspection:	11/4/2025
Inspector:	Ellen Moore
Staff Comments:	

A review of this project revealed the following deficiency*:

Material accumulated within the bioretention areas shall be removed. Required species and quantities in Urban Bios 5,6,7 not present. Contact Jeff Willoughby for details Jeff.Willoughby@Franklintn.gov

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 11, 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 19 – COF 5863

Improvement:	Green infrastructure
Surety Type:	Performance
Original Amount:	$83,000.00
Current Amount:	$83,000.00
Request:	RELEASE TO MA
Recommendation:	
Date of Inspection:	Fail; Call Surety
Inspector:	11/4/2025
Staff Comments:	Doug Noonan

A review of this project revealed the following deficiency*:

•Spillways not protected with NAG-350.
•Bioretention surface not level.
•Level spreaders in need maintenance. They are full vegetation/debris. The western level spreader is overgrown. The stone has been removed from the eastern level spreader.
•Additional stabilization around the bioretention area is needed in some areas.
•The overgrown vegetation that was cut needs to be removed, it is still at the top of the hill.
•The stone at the bioretention inlets needs to be lower than the pipe.

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 5, 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:	Green infrastructure
Surety Type:	Maintenance
Original Amount:	$27,300.00
Current Amount:	$27,300.00
Request:	
Recommendation:	Fail; Extend 1 year
Date of Inspection:	11/10/2025
Inspector:	Ellen Moore
Staff Comments:	

A review of this project revealed the following deficiency*:

Cattails in the micropool area shall be removed. Erosion in the swales shall be fixed. Low flow orifices shall be cleaned. Areas where it appears stormwater flow is going subsurface (pond to the right of Alfred Ladd) shall be fixed. . Required species and quantities not installed. Contact Jeff Willoughby for details Jeff.Willoughby@Franklintn.gov

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 5, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

LIBERTY STATION SUBDIVISION, FINAL PLAT – COF 6593

Improvement:	Green infrastructure
Surety Type:	Performance
Original Amount:	$105,000.00
Current Amount:	$105,000.00
Request:	RELEASE TO MA
Recommendation:	Release
Date of Inspection:	11/4/2025
Inspector:	Ellen Moore
Staff Comments:	

A review of this project revealed the following deficiency*:

Continue to maintain the site per the recoded Long Term Maintenance Plan. Erosion in the forebays shall be fixed and mulch shall be replaced before the maintenance surety can be released.

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 5, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

MOSS PROPERTY PUD SUBDIVISION, FINAL PLAT – COF 6860

Improvement:	Green infrastructure
Surety Type:	Maintenance
Original Amount:	$3,700.00
Current Amount:	$3,700.00
Request:	PUNCH LIST COMPLETE
Recommendation:	Fail; Extend 6 months
Date of Inspection:	11/4/2025
Inspector:	Ellen Moore
Staff Comments:	

A review of this project revealed the following deficiency*:

Mulch shall be placed within the bioretention area. Weeds shall be removed.

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 5, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

NATURES LANDING SUBDIVISION, FINAL PLAT – COF 6583

Improvement:	Green infrastructure
Surety Type:	Performance
Original Amount:	$109,000.00
Current Amount:	$109,000.00
Request:	EXTEND 9 MONTHS (9/18/2026)
Recommendation:	Extend 9 Months
Date of Inspection:	11/4/2025
Inspector:	Ellen Moore
Staff Comments:	

A review of this project revealed the following deficiency*:

Site work not completed.

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 5, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

NEW HOPE ACADEMY SUBDIVISION, SITE PLA, REVISION 1 – COF 7696

Improvement:	Green infrastructure
Surety Type:	Maintenance
Original Amount:	$2,500.00
Current Amount:	$2,500.00
Request:	
Recommendation:	Release
Date of Inspection:	11/10/2025
Inspector:	Ellen Moore
Staff Comments:	

A review of this project revealed the following deficiency*:

Continue to maintain the site per the recorded Long Term Maintenance Plan.

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 5, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

SIMMONS RIDGE PUD SUBDIVISION, FINAL PLAT, SECTION 4 – COF 6744

Improvement:	Green infrastructure
Surety Type:	Maintenance
Original Amount:	$6,100.00
Current Amount:	$6,100.00
Request:	
Recommendation:	Fail; Extend 6 months
Date of Inspection:	11/10/2025
Inspector:	Ellen Moore
Staff Comments:	

A review of this project revealed the following deficiency*:

Erosion in the forebay shall be fixed. The gravel check dam shall be cleaned. The rip rap apron shall be cleaned of vegetation.

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 5, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

TAP ROOT HILLS PUD SUBDIVISION, FINAL PLAT, SECTION 1 – COF 6081

Improvement:	Green infrastructure
Surety Type:	Maintenance
Original Amount:	$12,800.00
Current Amount:	$12,800.00
Request:	PUNCH LIST COMPELTE
Recommendation:	Release
Date of Inspection:	11/4/2025
Inspector:	Jeff Willoughby
Staff Comments:	

A review of this project revealed the following deficiency*:

Continue to maintain the site per the recorded Long Term Maintenance Plan.

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 5, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

TAP ROOT HILLS PUD SUBDIVISION, FINAL PLAT, SECTION 4 – COF 6904

Improvement:	Green infrastructure
Surety Type:	Maintenance
Original Amount:	$14,300.00
Current Amount:	$14,300.00
Request:	PUNCH LSIT COMPLETE
Recommendation:	Release
Date of Inspection:	11/4/2025
Inspector:	Jeff Willoughby
Staff Comments:	

A review of this project revealed the following deficiency*:

Continue to maintain the site per the recorded Long Term Maintenance Plan.

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 5, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

TAP ROOT HILLS PUD SUBDIVISION, FINAL PLAT, SECTION 5 – COF 7174

Improvement:	Green infrastructure
Surety Type:	Maintenance
Original Amount:	$2,600.00
Current Amount:	$2,600.00
Request:	
Recommendation:	Release
Date of Inspection:	11/4/2025
Inspector:	Ellen Moore
Staff Comments:	

A review of this project revealed the following deficiency*:

Continue to maintain the site per the recorded Long Term Maintenance Plan.

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 5, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

TRAVEL CENTERS OF AMERICA SUBDIVISION, SITE PLAN – COF 4637

Improvement:	Green infrastructure
Surety Type:	Maintenance
Original Amount:	$2,500.00
Current Amount:	$2,500.00
Request:	
Recommendation:	Fail; Extend 1 year
Date of Inspection:	11/4/2025
Inspector:	Ellen Moore
Staff Comments:	

A review of this project revealed the following deficiency*:

. Required species and quantities not installed. Contact Jeff Willoughby for details Jeff.Willoughby@Franklintn.gov.
Erosion shall be fixed within the bioretention areas.

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 11, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WATER'S EDGE PUD SUBDIVISION, FINAL PLAT, SECTION 2 – COF 6150

Improvement:	Green infrastructure
Surety Type:	Performance
Original Amount:	$143,000.00
Current Amount:	$143,000.00
Request:	RELEASE TO MA
Recommendation:	Release no MA
Date of Inspection:	11/10/2025
Inspector:	Bristol Snider
Staff Comments:	

A review of this project revealed the following deficiency*:

Continue to maintain the site per the recorded Long Term Maintenance Plan.

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 5, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WATER'S EDGE PUD SUBDIVISION, FINAL PLAT, SECTION 4 – COF 6691

Improvement:	Green infrastructure
Surety Type:	Performance
Original Amount:	$343,000.00
Current Amount:	$343,000.00
Request:	RELEASE TO MA
Recommendation:	Fail; Extend 6 months
Date of Inspection:	11/10/2025
Inspector:	Bristol Snider
Staff Comments:	

A review of this project revealed the following deficiency*:

-landscaping is not complete
- areas around bioretention 2 and detention E need stabilization
- washout is occurring in media around cleanouts in bioretention 2
- erosion around outfall of detention E needs to be maintained
Required species and quantities not installed. Contact Jeff Willoughby for details Jeff.Willoughby@Franklintn.gov

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 5, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, SITE PLAN, GOLF GREEN IMPROVEMENTS – COF 7218

Improvement:	Green infrastructure
Surety Type:	Maintenance
Original Amount:	$21,800.00
Current Amount:	$21,800.00
Request:	
Recommendation:	Fail; Extend 6 months
Date of Inspection:	11/10/2025
Inspector:	Ellen Moore
Staff Comments:	

A review of this project revealed the following deficiency*:

Plants have not been replaced. Extend 6 months for replanting timeline.

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 5, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WYNFIELD VILLAGE SUBDIVISION, SITE PLAN – COF 6170

Improvement:	Green infrastructure
Surety Type:	Maintenance
Original Amount:	$9,000.00
Current Amount:	$9,000.00
Request:	
Recommendation:	Fail; Extend 1 year
Date of Inspection:	11/10/2025
Inspector:	Ellen Moore
Staff Comments:	

A review of this project revealed the following deficiency*:

Weeds and other unwanted plants within the bioretention area shall be removed. A full count of the plants within the bioretention area was not performed due to the overgrowth.

File #: 21-01621

DATE: 12/11/2025

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2025-93, A Resolution Amending The Madison At Franklin PUD Subdivision To Extend The Vested Rights, For The Property Located North Of Del Rio Pike And East Of Brink Place, Located At 801 Del Rio Pike.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) and Board of Mayor and Aldermen (BOMA) concerning a vesting extension request for the The Madison at Franklin PUD Subdivision.

BACKGROUND/STAFF COMMENTS:

VESTED PROPERTY RIGHTS INFORMATION

State Law establishes vested property rights. It states that a vested property right is established with the approval of an entitling document (in this case a Development Plan), and during a defined vesting period, the locally adopted development standards which are in effect on the date of approval shall remain the development standards applicable to that property during the vesting period.

The law describes the vesting period as beginning with a three-year time frame during which an applicant must secure final approval of the plan (in this case a site plan), secure any necessary permits, and begin site preparation. Should the project meet these three requirements, the vesting period is extended for an additional two years. Within these two years, an applicant must begin construction and maintain any necessary permits. If a project gets to this point, and begins construction on at least one building, the vesting period is extended by a total of 10 years for single-phase projects or 15 years for multi-phase projects. This 10-15-year time period is measured from the original approval date of the entitling document, which in this case is the date the BOMA approved the Development Plan.

THE REQUEST

The request is to extend the vesting period by 36 months, from March 10, 2026, until March 10,

2029, to allow the applicant to secure any necessary permits and commence site preparation.

APPROVAL HISTORY AND PROJECT DESCRIPTION
The development plan for the Madison PUD was approved by BOMA on March 10, 2020. The plan includes the existing Madison multifamily complex, and proposes the demolition of one existing building and the construction of three additional multifamily buildings. The proposed development increases the unit count by 64 units, to 254 units. The project had two Modifications of Standards, detailed below. Staff recommended approval, with conditions, of the Development Plan.

The Modification of Standards (MOS) requests were as follows:
MOS #1: Reduce the width of the Class C Buffer along the western property line to exclude the existing parking area from the buffer and utilize only existing vegetation within the buffer. Approved by BOMA with an 8-0 vote.

MOS #2: Reduce the width of the Class C Buffer along the eastern property line by 12.5 feet to exclude any existing structures or patios from the buffer. Approved by BOMA with an 8-0 vote.

CURRENT STATUS
A previous 3-year vesting extension was granted in July 2022. A site plan for the Madison at Franklin Road PUD was approved in December 2023, however no building permits have been secured for the site. The applicant is committed to constructing these additional units once financing has been secured.

VESTING IMPACTS
If the vesting period is not extended, the project entitlements would cease to exist, and stop work orders would be issued, if applicable. A new development would need to be approved and would be reviewed against the current local development standards.

In reviewing the plan against the current City regulations, the current plan generally complies. The biggest challenge this plan may have, if it is required to meet current development standards, is meeting the frontage requirements for new buildings. The site layout and locations of buildings and parking lots within the existing development limit the location of new buildings and parking lots. All new buildings would be required to face an internal drive, which is defined as two ten-foot drive aisles with parallel parking on each side. Reducing the type of parking in front of new buildings to parallel parking, while promoting the pedestrian experience in both aesthetics and safety, limits parking placement for the required spaces needed. It is unknown if the same density could be met under current development standards, and allowable density would be highly dependent upon a new design for the site that complies with the Zoning Ordinance. However, since the site is already an existing development, application of the frontage standards to only the new buildings may require changes that are easily accommodated in a new plan. Alternatively, if development was allowed to continue under it's current plans, the proposed building and parking placements would be consistent with the 17 other buildings on the site.

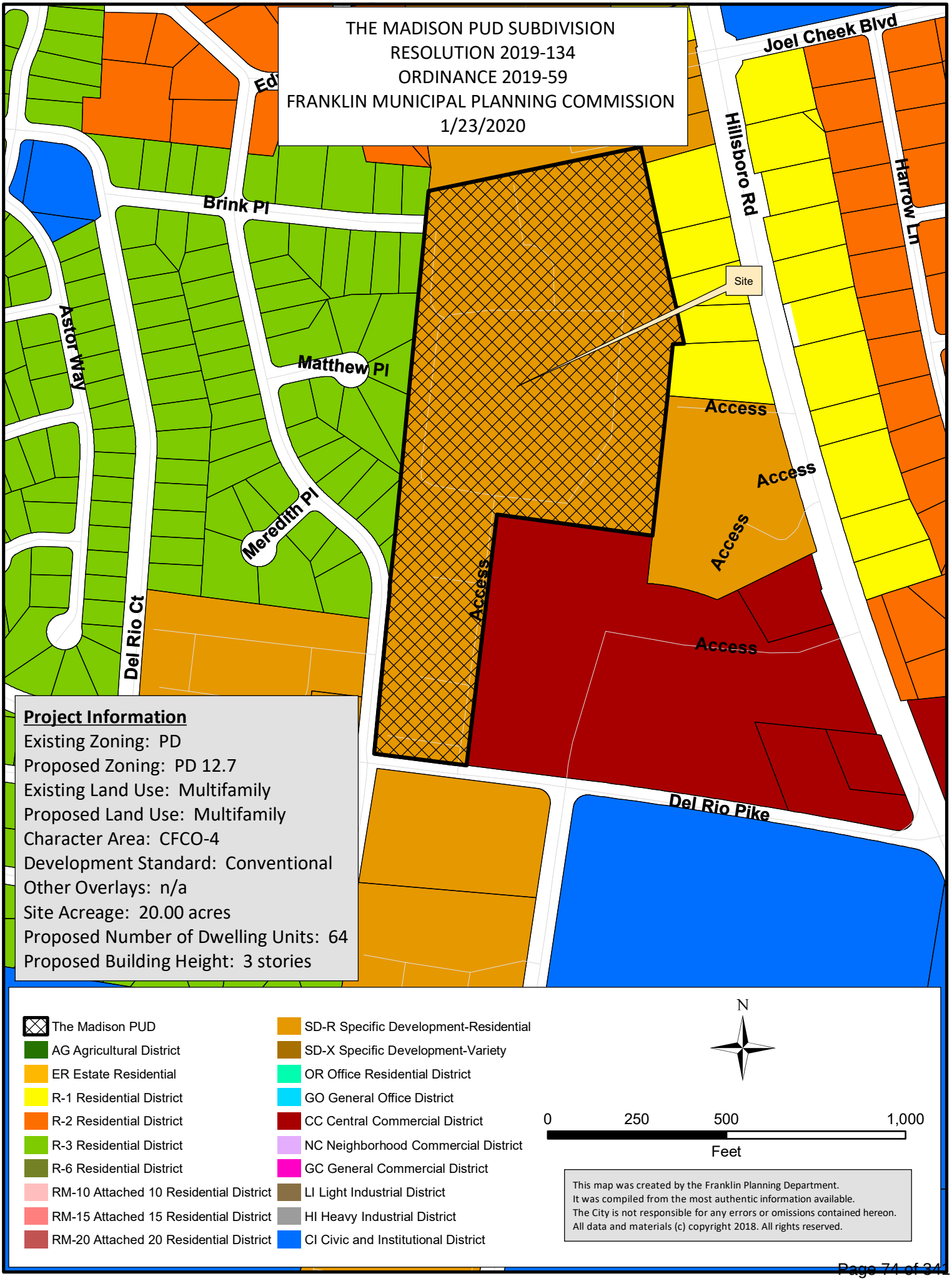
Staff would continue to support full access to Brink Place for better connectivity for the area, and any condition to reduce full connectivity would have to be granted by the BOMA. A Modification of Standards for Buffer requirements would likely not be required along the entire perimeter of the development, and would be limited to where new development was adjacent to existing single-family lots. Based on the current layout, the requirements for Transition Zones would not limit development potential. Lastly, stormwater drainage issues would still need to be resolved, and would need to comply with the current BMP manual.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen approve Resolution 2025-93 should they determine that the continuation of vested rights is in the best interest of the community.


THE MADISON PUD SUBDIVISION
RESOLUTION 2019-134
ORDINANCE 2019-59
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/23/2020
Joel Cheek Blvd
Hillsboro Rd
Harrow Ln
Brink Pl
Astor Way
Matthew Pl
Meredith Pl
Del Rio Ct
Del Rio Pike
Site
Access
Access
Access
Access
Access
Project Information
Existing Zoning: PD
Proposed Zoning: PD 12.7
Existing Land Use: Multifamily
Proposed Land Use: Multifamily
Character Area: CFCO-4
Development Standard: Conventional
Other Overlays: n/a
Site Acreage: 20.00 acres
Proposed Number of Dwelling Units: 64
Proposed Building Height: 3 stories
The Madison PUD
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
250
500
1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2025-93

A RESOLUTION AMENDING THE MADISON AT FRANKLIN PUD SUBDIVISION TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED NORTH OF DEL RIO PIKE AND EAST OF BRINK PLACE, LOCATED AT 801 DEL RIO PIKE

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the zoning for the property as part of Ordinance 2019-59; and

WHEREAS, BOMA has approved the Planned Unit Development for the property as part of Resolution 2019-134; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* (T.C.A.)§ 13-4-310, as amended, the approval of the Development Plan by the BOMA initiates a vesting period during which the development standards adopted by the City and in effect on the date of approval; and

WHEREAS, T.C.A. § 13-4-310 (d) (1) states that the vesting period applicable to a development plan shall be a period of three (3) years, beginning on the date of the local government's approval of the preliminary development plan; provided, that the applicant obtains local government secures any necessary permits and commences site preparation within the vesting period; and

WHEREAS, the Madison at Franklin PUD vesting period began on March 10, 2020 and is set to expire on March 10, 2026, and the applicant has not yet obtained an approved site plan or permitting for site prep; and

WHEREAS, T.C.A. § 13-4-310 (h) states that an amendment to an approved development plan by the developer must be approved by the local government to retain the protections of the vested property right, and a vested property right shall not terminate if the local government determines, in writing, that it is in the best interest of the community to allow the development to proceed under the amended plan without terminating the vested property right;

WHEREAS, the *Franklin Zoning Ordinance* § 2.4.2 (16) states that upon the expiration of a vesting period for a Development Plan, construction may not proceed unless a new Development Plan is approved by the BOMA that meets all development standards in effect at the time of approval for portions of the project not already constructed or under construction or, alternatively, the BOMA may grant an extension of the vesting period if it determines, in writing, that it is in the best interest of the community to allow the development to proceed without terminating the vested property right; and

WHEREAS, the applicant has requested an extension of the vesting period for 3 years, until March 10, 2029.

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

SECTION I. That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
063 – 11.00	20.0
Total	20.0

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

SECTION III. That the overall entitlements for The Madison At Franklin District PUD Subdivision, as outlined below and through Exhibit A, are as follows:

Entitlements	The Madison at Franklin PUD
Base Zone District	Planned (PD 12.7)
Character Area Overlay	CFCO-4
Development Standard	Conventional
Other Zoning Overlays	n/a
Number of Dwelling Units	64
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Open Space Requirements	15%
Number of Phases in Development	1

SECTION IV. That the following Modifications of Development Standards (MOS) with the attached supplemental packet were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: Reduce the width of the Class C Buffer along the western property line to exclude the existing parking area from the buffer and utilize only existing vegetation within the buffer. Approved: __X___ Denied: _____	5.4.6(4)-Table 5-5: A Class C Buffer requires a 50-foot buffer width. *Staff recommended approval.*
MOS 2: Reduce the width of the Class C Buffer along the eastern property line by 12.5 feet to exclude any existing structures or patios from the buffer.	5.4.6(4)-Table 5-5: A Class C Buffer requires a 50-foot buffer width. *Staff recommended approval.*

Approved: __X___ Denied: _____	

SECTION V. That the original vesting period was initiated on March 10, 2020 and was set to expire on March 10, 2026. The amended development plan will now have until March 10, 2029 to obtain an approved site plan and permitting for site prep.

SECTION VI. That the total vesting period of three years shall not be extended. If construction commences during this extended vesting period, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed ten years from the date of the original approval of the preliminary development plan on March 10, 2020 and shall remain at March 10, 2030.

SECTION VII. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the originally Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

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

IT IS SO RESOLVED AND DONE on this ____day of _____, 2026.

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

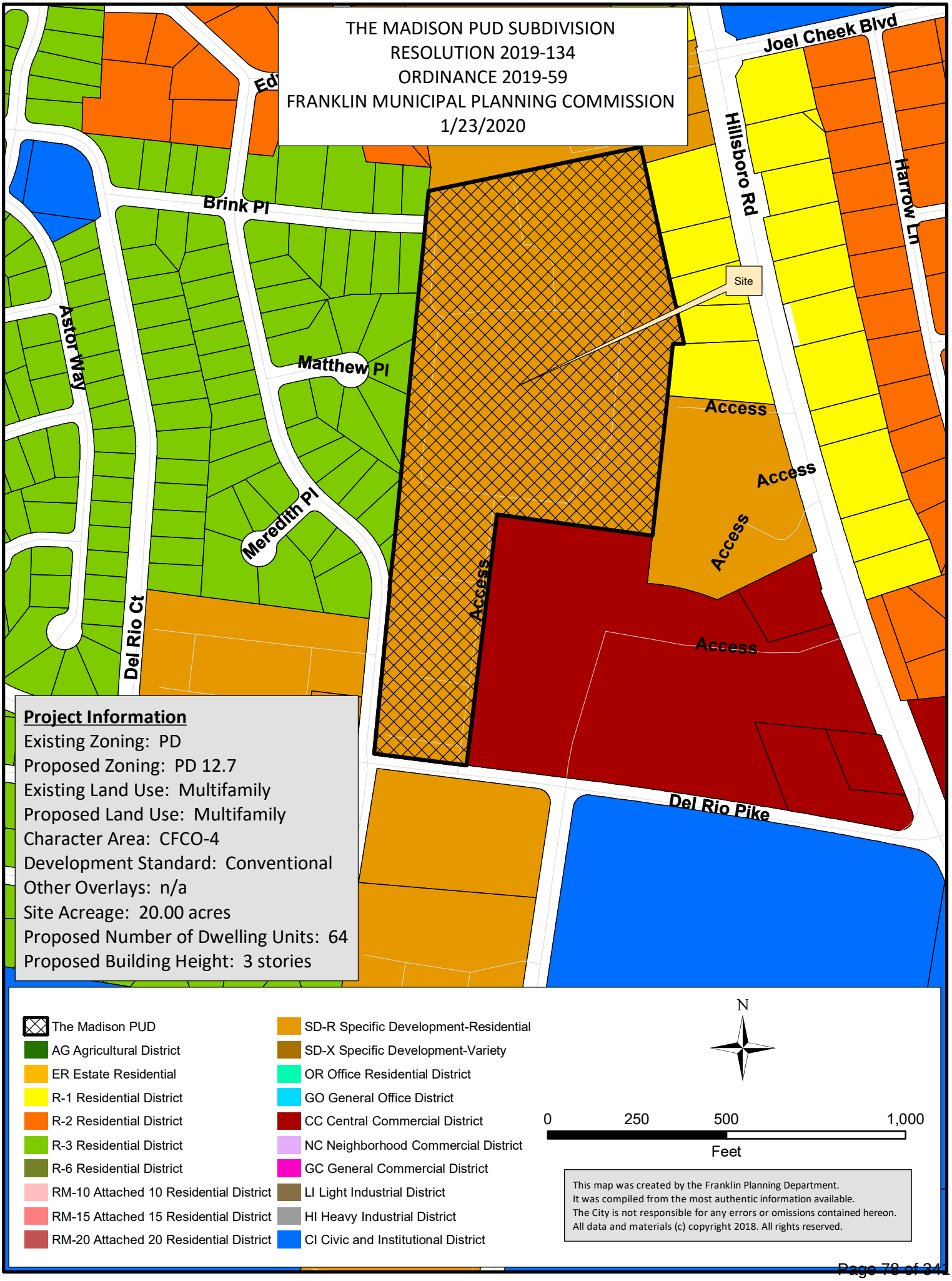
By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____


THE MADISON PUD SUBDIVISION
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Site
Access
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R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
250
500
1,000
Feet
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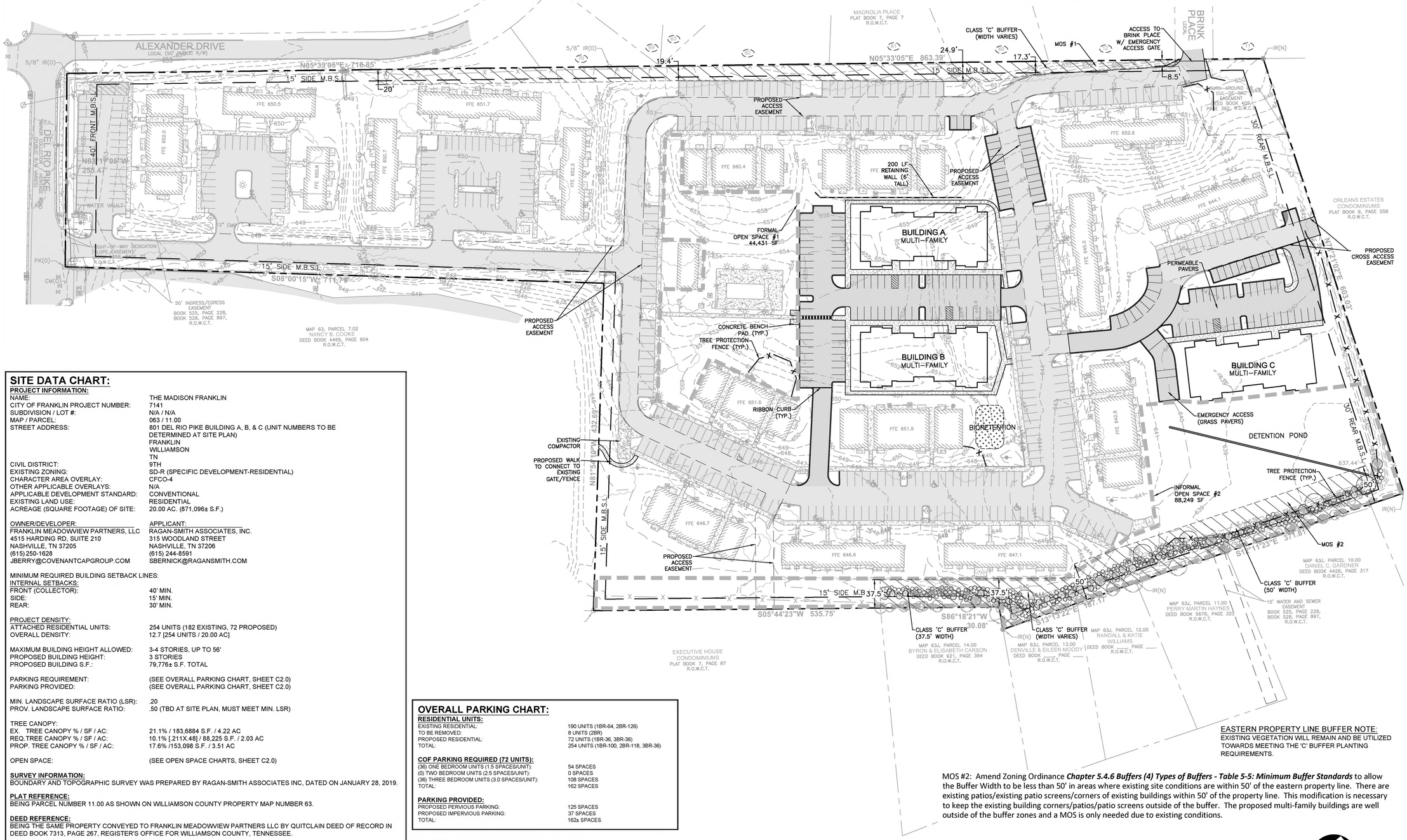
WESTERN PROPERTY LINE BUFFER NOTE:
EXISTING VEGETATION WILL REMAIN AND BE UTILIZED TOWARDS MEETING THE 'C' BUFFER PLANTING REQUIREMENTS IN LIEU OF REMOVING/INSTALLING NEW PLANTING MATERIAL. EXISTING VEGETATION WILL BE REMOVED FOR ANY REQUIRED VEHICULAR/PEDESTRIAN ACCESS CONNECTIONS.

MOS #1: Amend Zoning Ordinance ***Chapter 5.4.6 Buffers (4) Types of Buffers - Table 5-5: Minimum Buffer Standards*** to allow the Buffer Width to vary and be less than 50' based on existing site conditions along the western property line adjacent to the detached residential use and to utilize existing vegetation in lieu of required plantings/types shown in the table. This modification is necessary due to existing conditions regarding the width between the existing parking lot's back of curb and the property line. The existing vegetation consisting of both dense mature shrubs/trees along the western property line provides a significant screen and is recommended to remain in place in lieu of removal and new plantings. The proposed multi-family buildings are interior to the site and opposite this western property line and a MOS is only needed due to existing conditions.



SITE DATA CHART:

PROJECT INFORMATION:

NAME:	THE MADISON FRANKLIN
CITY OF FRANKLIN PROJECT NUMBER:	7141
SUBDIVISION / LOT #:	N/A / N/A
MAP / PARCEL:	063 / 11.00
STREET ADDRESS:	801 DEL RIO PIKE BUILDING A, B, & C (UNIT NUMBERS TO BE DETERMINED AT SITE PLAN) FRANKLIN WILLIAMSON TN
CIVIL DISTRICT:	9TH
EXISTING ZONING:	SD-R (SPECIFIC DEVELOPMENT-RESIDENTIAL)
CHARACTER AREA OVERLAY:	CFCO-4
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
EXISTING LAND USE:	RESIDENTIAL
ACREAGE (SQUARE FOOTAGE) OF SITE:	20.00 AC. (871,096± S.F.)

OWNER/DEVELOPER:	APPLICANT:
FRANKLIN MEADOWVIEW PARTNERS, LLC	RAGAN-SMITH ASSOCIATES, INC.
4515 HARDING RD, SUITE 210	315 WOODLAND STREET
NASHVILLE, TN 37205	NASHVILLE, TN 37206
(615) 250-1628	(615) 244-8591
JBERRY@COVENANTCAPGROUP.COM	SBERNICK@RAGANSMITH.COM

MINIMUM REQUIRED BUILDING SETBACK LINES:

INTERNAL SETBACKS:	
FRONT (COLLECTOR):	40' MIN.
SIDE:	15' MIN.
REAR:	30' MIN.

PROJECT DENSITY:	
ATTACHED RESIDENTIAL UNITS:	254 UNITS (182 EXISTING, 72 PROPOSED)
OVERALL DENSITY:	12.7 [254 UNITS / 20.00 AC]
MAXIMUM BUILDING HEIGHT ALLOWED:	3-4 STORIES, UP TO 56'
PROPOSED BUILDING HEIGHT:	3 STORIES
PROPOSED BUILDING S.F.:	79,776± S.F. TOTAL
PARKING REQUIREMENT:	(SEE OVERALL PARKING CHART, SHEET C2.0)
PARKING PROVIDED:	(SEE OVERALL PARKING CHART, SHEET C2.0)
MIN. LANDSCAPE SURFACE RATIO (LSR):	.20
PROV. LANDSCAPE SURFACE RATIO:	.50 (TBD AT SITE PLAN, MUST MEET MIN. LSR)

TREE CANOPY:	
EX. TREE CANOPY % / SF / AC:	21.1% / 183,6884 S.F. / 4.22 AC
REQ.TREE CANOPY % / SF / AC:	10.1% [.211X.48] / 88,225 S.F. / 2.03 AC
PROP. TREE CANOPY % / SF / AC:	17.6% /153,098 S.F. / 3.51 AC
OPEN SPACE:	(SEE OPEN SPACE CHARTS, SHEET C2.0)

SURVEY INFORMATION:
BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED BY RAGAN-SMITH ASSOCIATES INC, DATED ON JANUARY 28, 2019.

PLAT REFERENCE:
BEING PARCEL NUMBER 11.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 63.

DEED REFERENCE:
BEING THE SAME PROPERTY CONVEYED TO FRANKLIN MEADOWVIEW PARTNERS LLC BY QUITCLAIN DEED OF RECORD IN DEED BOOK 7313, PAGE 267, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

MINERAL RIGHTS INFORMATION:
AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

FLOOD INFORMATION:
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0192G WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT; COMMUNITY No. 47206, PANEL NO. 0192, SUFFIX G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DEVELOPMENT PHASING:
DEVELOPMENT TO BE COMPLETED IN ONE PHASE. WORK TO COMMENCE FROM SUMMER 2020 TO SUMMER 2021.

OVERALL PARKING CHART:

RESIDENTIAL UNITS:

EXISTING RESIDENTIAL:	190 UNITS (1BR-64, 2BR-126)
TO BE REMOVED:	8 UNITS (2BR)
PROPOSED RESIDENTIAL:	72 UNITS (1BR-36, 3BR-36)
TOTAL:	254 UNITS (1BR-100, 2BR-118, 3BR-36)

COF PARKING REQUIRED (72 UNITS):

(36) ONE BEDROOM UNITS (1.5 SPACES/UNIT):	54 SPACES
(0) TWO BEDROOM UNITS (2.5 SPACES/UNIT):	0 SPACES
(36) THREE BEDROOM UNITS (3.0 SPACES/UNIT):	108 SPACES
TOTAL:	162 SPACES

PARKING PROVIDED:

PROPOSED PERVIOUS PARKING:	125 SPACES
PROPOSED IMPERVIOUS PARKING:	37 SPACES
TOTAL:	162± SPACES

OPEN SPACE REQUIREMENT CHART

Minimum Open Space Requirement: 15 % Required
Site Acreage: 20.00 Acres Open Space Acreage Required: 3.00 Acres
Formal Open Space (34% of gross development area): 44,431 square feet
Informal Open Space (66% of gross development area;) 86,249 square feet

Formal Open Space Provided:

Key	Classification	Type	Area of Open Space	Paved Area	Percent Paved Impervious
Area 1	Formal	TBD	44,431 s.f.	5,813 s.f.	13%(25% Permitted)
Area 2	Informal	TBD	86,249 s.f.	0 s.f.	0%(25% Permitted)

Total Provided: 130,680 s.f.

STATEMENT OF IMPACT:
POLICE, FIRE, & REC FACILITIES: - THE SITE IS LOCATED 1.3 MILES FROM THE DOWNTOWN FRANKLIN POLICE HEADQUARTERS AND APPROXIMATELY 0.8 MILE FROM FIRE STATION #1 LOCATED AT 500 NEW HWY 96 W. THE SITE IS 0.7 MILES FROM BICENTENNIAL PARK, 1.1 MILES TO JIM WARREN PARK. EXISTING TRASH COLLECTION AND RECYCLING FACIILTIES ARE SHOWN ON PUD PLAN AND WILL BE UTILIZED BY THE NEW MULTI-FAMILY BUILDINGS. REFUSE COLLECTION FOR THE MULTI-FAMILY WILL BE PRIVATE.

ENVISION FRANKLIN COMPLIANCE
CONSISTENT WITH THE MAJOR OBJECTIVES OF ENVISION FRANKLIN, THE MADISON FRANKLIN IS INTENDED TO REVITALIZE AN EXISTING DEVELOPMENT WITHIN THE CENTRAL FRANKLIN CHARACTER AREA. THE MADISON FRANKLIN WILL ATTRACT THOSE SEEKING TO LIVE CLOSE TO DOWNTOWN FRANKLIN BY PROVIDING AN INFILL OPPORTUNITY WITHIN AN EXISTING RESIDENTIAL COMMUNITY. THE MADISON FRANKLIN IS LOCATED NORTHWEST OF DOWNTOWN FRANKLIN ON DEL RIO PIKE, CLOSE TO THE HILLSBORO ROAD INTERSECTION.

THE MADISON FRANKLIN SITE IS CURRENTLY COMPRISED OF MULTI-FAMILY RESIDENTIAL UNITS SURROUNDED BY ATTACHED AND DETACHED RESIDENTIAL UNITS. THE PROPOSED RESIDENTIAL INFILL WILL SEEK TO MAXIMIZE THE SITE'S LAND USE POTENTIAL BY FEATURING NEW MID-RISE RESIDENTIAL HOUSING.

EASTERN PROPERTY LINE BUFFER NOTE:
EXISTING VEGETATION WILL REMAIN AND BE UTILIZED TOWARDS MEETING THE 'C' BUFFER PLANTING REQUIREMENTS.

MOS #2: Amend Zoning Ordinance ***Chapter 5.4.6 Buffers (4) Types of Buffers - Table 5-5: Minimum Buffer Standards*** to allow the Buffer Width to be less than 50' in areas where existing site conditions are within 50' of the eastern property line. There are existing patios/existing patio screens/corners of existing buildings within 50' of the property line. This modification is necessary to keep the existing building corners/patios/patio screens outside of the buffer. The proposed multi-family buildings are well outside of the buffer zones and a MOS is only needed due to existing conditions.

0 60 120 180

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-499-9408
Nashville 615-244-8591
Murfreesboro 615-546-6605
ragansmith.com

SCOTT MICHAEL BERNICK REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE NO. 3061

THE MADISON FRANKLIN

FOR

FRANKLIN MEADOWVIEW PARTNERS, LLC

CITY OF FRANKLIN #7141

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV #	DATE:	DESCRIPTION
1	2020.01.02	PER STAFF COMMENTS

JOB NO.	18-162
WK. ORDER	1299
DESIGNED:	S. BERNICK
DRAWN:	K.CHOI
SCALE:	1"=60'
DATE:	DECEMBER 09, 2019

OVERALL DEVELOPMENT PLAN

C2.0

G:\18\162-DWG\CIVIL ENGINEERING\A-PUD SHEETS\06 PUD LAYOUT.DWG
PLOTTED BY KATE CHOI ON 1/2/2020 12:02 PM LAST UPDATED BY KCHOI ON 1/2/2020 12:00 PM

WELDENFIELD DEVELOPMENT, LLC

P O Box 55465
Birmingham, Alabama 35255

October 13, 2025

Ms. Amy Diaz-Barriga
City of Franklin Department of Planning and Sustainability
109 3rd Avenue South
Franklin, TN, 37064
615-550-6732
Amy.diaz-barriga@franklintn.gov

Re: The Madison PUD Subdivision

Dear Amy Diaz- Barriga,

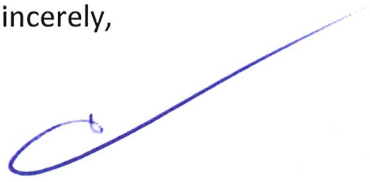
Investment VII-Madison, LLC acquired The Madison April 15, 2021. The long-term investment strategy for the property included improvements to the existing units and the addition of new units. To date, we have completed several capital improvement projects associated with the existing units including roof replacements and exterior paint but we have not started the development of the additional units as approved by the Board of Mayor and Aldermen on March 10, 2020. Per Tennessee Code Annotated 13-4-310, the vesting of the associated entitlements is set to expire on March 10, 2026. Investment VII-Madison, LLC is requesting an extension of the second Development Plan milestone, whereby the property owner/developer must obtain approval of a site plan, obtain approval of a necessary permit, and commence site preparation within a period of three years. Since the first extension of the vesting period, the owners spent approximately $350,000 furthering plans and working with a local general contractor to price the project and develop a detailed phasing plan to minimize the disruption to existing residents.

Investment VII-Madison, LLC is requesting an extension of the second vesting period to March 10, 2029 to meet the various milestones.

We intend to develop this property to bring additional housing units to Franklin as soon as the market dynamics allow us to do so. We know Franklin needs more housing in the long term to support its economy, but we have run into four major issues that are affecting our ability to obtain investor committee approval and financing for this project:

1. Market Vacancy – Over the past three years, vacancy in the Franklin has averaged roughly 10%. We typically need to see vacancy no higher than 7% to underwrite a new development opportunity.
2. Market Rent Growth – Market rent growth has been largely stagnant over the past three years, while expenses have continued to rise. We typically need to see rent growth no lower than 2.5% to underwrite a new development opportunity.
3. Financing – Interest rates and liquidity in the debt markets are still putting pressure on new development opportunities. We expect to see both of these to improve over the next three years.
4. Construction Pricing- Based on the City requirements for materials and other code issues such as impervious requirements, it is difficult in the current pricing environment to add new units to an existing project that requires large quantities of new infrastructure to meet current code requirements while minimizing the impact to existing residents.

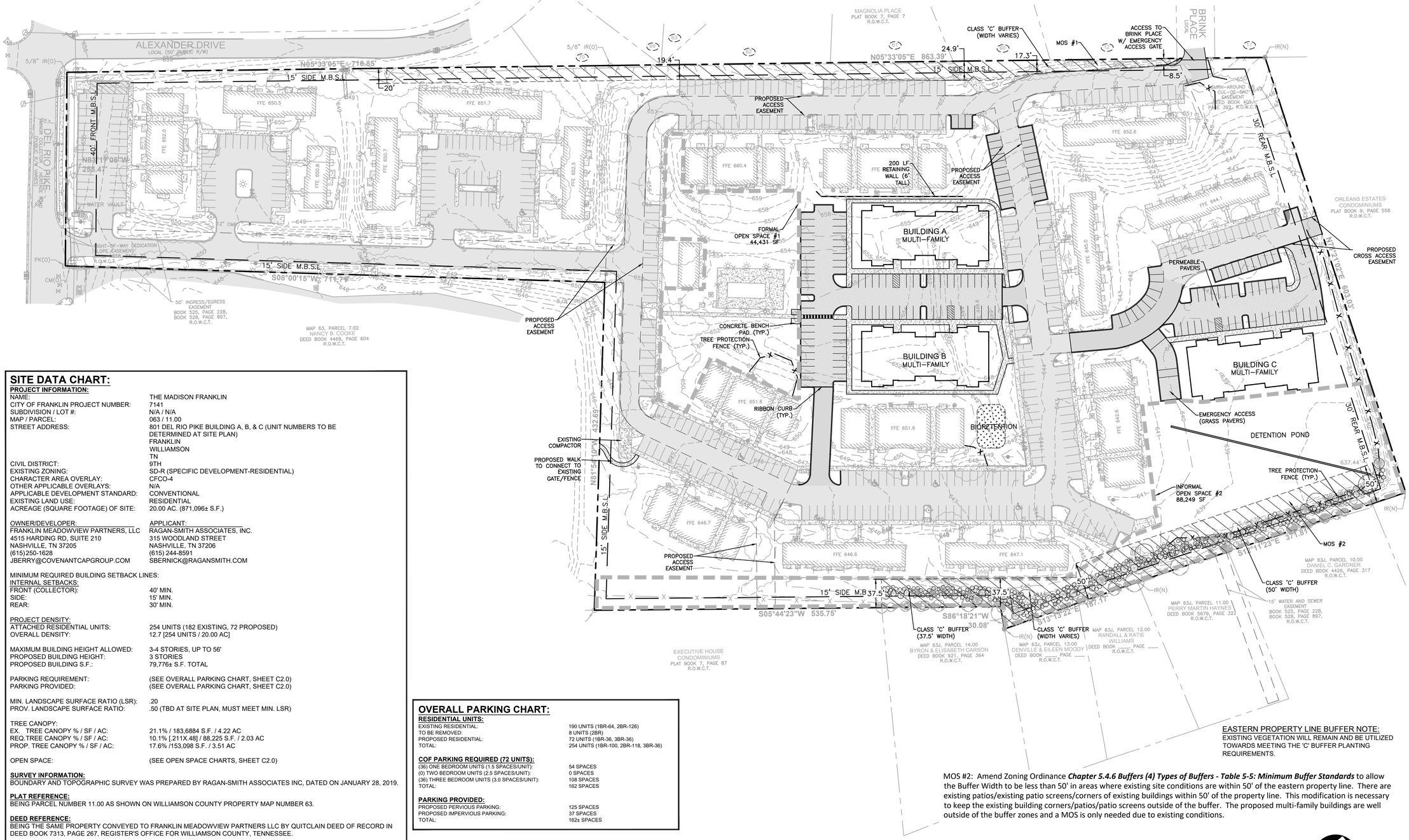
Sincerely,



Charles V. Welden III

WESTERN PROPERTY LINE BUFFER NOTE:
EXISTING VEGETATION WILL REMAIN AND BE UTILIZED TOWARDS MEETING THE 'C' BUFFER PLANTING REQUIREMENTS IN LIEU OF REMOVING/INSTALLING NEW PLANTING MATERIAL. EXISTING VEGETATION WILL BE REMOVED FOR ANY REQUIRED VEHICULAR/PEDESTRIAN ACCESS CONNECTIONS.

MOS #1: Amend Zoning Ordinance ***Chapter 5.4.6 Buffers (4) Types of Buffers - Table 5-5: Minimum Buffer Standards*** to allow the Buffer Width to vary and be less than 50' based on existing site conditions along the western property line adjacent to the detached residential use and to utilize existing vegetation in lieu of required plantings/types shown in the table. This modification is necessary due to existing conditions regarding the width between the existing parking lot's back of curb and the property line. The existing vegetation consisting of both dense mature shrubs/trees along the western property line provides a significant screen and is recommended to remain in place in lieu of removal and new plantings. The proposed multi-family buildings are interior to the site and opposite this western property line and a MOS is only needed due to existing conditions.



SITE DATA CHART:

PROJECT INFORMATION:

NAME:	THE MADISON FRANKLIN
CITY OF FRANKLIN PROJECT NUMBER:	7141
SUBDIVISION / LOT #:	N/A / N/A
MAP / PARCEL:	063 / 11.00
STREET ADDRESS:	801 DEL RIO PIKE BUILDING A, B, & C (UNIT NUMBERS TO BE DETERMINED AT SITE PLAN) FRANKLIN WILLIAMSON TN
CIVIL DISTRICT:	9TH
EXISTING ZONING:	SD-R (SPECIFIC DEVELOPMENT-RESIDENTIAL)
CHARACTER AREA OVERLAY:	CFCO-4
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
EXISTING LAND USE:	RESIDENTIAL
ACREAGE (SQUARE FOOTAGE) OF SITE:	20.00 AC. (871,096± S.F.)

OWNER/DEVELOPER:	APPLICANT:
FRANKLIN MEADOWVIEW PARTNERS, LLC	RAGAN-SMITH ASSOCIATES, INC.
4515 HARDING RD, SUITE 210	315 WOODLAND STREET
NASHVILLE, TN 37205	NASHVILLE, TN 37206
(615)250-1628	(615) 244-8591
JBERRY@COVENANTCAPGROUP.COM	SBERNICK@RAGANSMITH.COM

MINIMUM REQUIRED BUILDING SETBACK LINES:

INTERNAL SETBACKS:	
FRONT (COLLECTOR):	40' MIN.
SIDE:	15' MIN.
REAR:	30' MIN.

PROJECT DENSITY:	
ATTACHED RESIDENTIAL UNITS:	254 UNITS (182 EXISTING, 72 PROPOSED)
OVERALL DENSITY:	12.7 [254 UNITS / 20.00 AC]
MAXIMUM BUILDING HEIGHT ALLOWED:	3-4 STORIES, UP TO 56'
PROPOSED BUILDING HEIGHT:	3 STORIES
PROPOSED BUILDING S.F.:	79,776± S.F. TOTAL
PARKING REQUIREMENT:	(SEE OVERALL PARKING CHART, SHEET C2.0)
PARKING PROVIDED:	(SEE OVERALL PARKING CHART, SHEET C2.0)
MIN. LANDSCAPE SURFACE RATIO (LSR):	.20
PROV. LANDSCAPE SURFACE RATIO:	.50 (TBD AT SITE PLAN, MUST MEET MIN. LSR)
TREE CANOPY:	
EX. TREE CANOPY % / SF / AC:	21.1% / 183,6884 S.F. / 4.22 AC
REQ.TREE CANOPY % / SF / AC:	10.1% [.211X.48] / 88,225 S.F. / 2.03 AC
PROP. TREE CANOPY % / SF / AC:	17.6% /153,098 S.F. / 3.51 AC
OPEN SPACE:	(SEE OPEN SPACE CHARTS, SHEET C2.0)

SURVEY INFORMATION:
BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED BY RAGAN-SMITH ASSOCIATES INC, DATED ON JANUARY 28, 2019.

PLAT REFERENCE:
BEING PARCEL NUMBER 11.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 63.

DEED REFERENCE:
BEING THE SAME PROPERTY CONVEYED TO FRANKLIN MEADOWVIEW PARTNERS LLC BY QUITCLAIN DEED OF RECORD IN DEED BOOK 7313, PAGE 267, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

MINERAL RIGHTS INFORMATION:
AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

FLOOD INFORMATION:
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0192G WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT; COMMUNITY No. 47206, PANEL NO. 0192, SUFFIX G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DEVELOPMENT PHASING:
DEVELOPMENT TO BE COMPLETED IN ONE PHASE. WORK TO COMMENCE FROM SUMMER 2020 TO SUMMER 2021.

OVERALL PARKING CHART:

RESIDENTIAL UNITS:

EXISTING RESIDENTIAL:	190 UNITS (1BR-64, 2BR-126)
TO BE REMOVED:	8 UNITS (2BR)
PROPOSED RESIDENTIAL:	72 UNITS (1BR-36, 3BR-36)
TOTAL:	254 UNITS (1BR-100, 2BR-118, 3BR-36)

COF PARKING REQUIRED (72 UNITS):

(36) ONE BEDROOM UNITS (1.5 SPACES/UNIT):	54 SPACES
(0) TWO BEDROOM UNITS (2.5 SPACES/UNIT):	0 SPACES
(36) THREE BEDROOM UNITS (3.0 SPACES/UNIT):	108 SPACES
TOTAL:	162 SPACES

PARKING PROVIDED:

PROPOSED PERVIOUS PARKING:	125 SPACES
PROPOSED IMPERVIOUS PARKING:	37 SPACES
TOTAL:	162± SPACES

OPEN SPACE REQUIREMENT CHART

Minimum Open Space Requirement: 15 % Required
Site Acreage: 20.00 Acres Open Space Acreage Required: 3.00 Acres
Formal Open Space (34% of gross development area): 44,431 square feet
Informal Open Space (66% of gross development area;) 86,249 square feet

Formal Open Space Provided:

Key	Classification	Type	Area of Open Space	Paved Area	Percent Paved Impervious
Area 1	Formal	TBD	44,431 s.f.	5,813 s.f.	13%(25% Permitted)
Area 2	Informal	TBD	86,249 s.f.	0 s.f.	0%(25% Permitted)

Total Provided: 130,680 s.f.

STATEMENT OF IMPACT:
POLICE, FIRE, & REC FACILITIES: - THE SITE IS LOCATED 1.3 MILES FROM THE DOWNTOWN FRANKLIN POLICE HEADQUARTERS AND APPROXIMATELY 0.8 MILE FROM FIRE STATION #1 LOCATED AT 500 NEW HWY 96 W. THE SITE IS 0.7 MILES FROM BICENTENNIAL PARK, 1.1 MILES TO JIM WARREN PARK. EXISTING TRASH COLLECTION AND RECYCLING FACIILTIES ARE SHOWN ON PUD PLAN AND WILL BE UTILIZED BY THE NEW MULTI-FAMILY BUILDINGS. REFUSE COLLECTION FOR THE MULTI-FAMILY WILL BE PRIVATE.

ENVISION FRANKLIN COMPLIANCE
CONSISTENT WITH THE MAJOR OBJECTIVES OF ENVISION FRANKLIN, THE MADISON FRANKLIN IS INTENDED TO REVITALIZE AN EXISTING DEVELOPMENT WITHIN THE CENTRAL FRANKLIN CHARACTER AREA. THE MADISON FRANKLIN WILL ATTRACT THOSE SEEKING TO LIVE CLOSE TO DOWNTOWN FRANKLIN BY PROVIDING AN INFILL OPPORTUNITY WITHIN AN EXISTING RESIDENTIAL COMMUNITY. THE MADISON FRANKLIN IS LOCATED NORTHWEST OF DOWNTOWN FRANKLIN ON DEL RIO PIKE, CLOSE TO THE HILLSBORO ROAD INTERSECTION.

THE MADISON FRANKLIN SITE IS CURRENTLY COMPRISED OF MULTI-FAMILY RESIDENTIAL UNITS SURROUNDED BY ATTACHED AND DETACHED RESIDENTIAL UNITS. THE PROPOSED RESIDENTIAL INFILL WILL SEEK TO MAXIMIZE THE SITE'S LAND USE POTENTIAL BY FEATURING NEW MID-RISE RESIDENTIAL HOUSING.

EASTERN PROPERTY LINE BUFFER NOTE:
EXISTING VEGETATION WILL REMAIN AND BE UTILIZED TOWARDS MEETING THE 'C' BUFFER PLANTING REQUIREMENTS.

MOS #2: Amend Zoning Ordinance ***Chapter 5.4.6 Buffers (4) Types of Buffers - Table 5-5: Minimum Buffer Standards*** to allow the Buffer Width to be less than 50' in areas where existing site conditions are within 50' of the eastern property line. There are existing patios/existing patio screens/corners of existing buildings within 50' of the property line. This modification is necessary to keep the existing building corners/patios/patio screens outside of the buffer. The proposed multi-family buildings are well outside of the buffer zones and a MOS is only needed due to existing conditions.

0 60 120 180

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-499-9480
Murfreesboro 615-546-9555
Nashville 615-244-8591
ragansmith.com

SCOTT MICHAEL BERNICK
REGISTERED
TENNESSEE NO. 3081
LANDSCAPE ARCHITECT

THE MADISON FRANKLIN
FOR
FRANKLIN MEADOWVIEW PARTNERS, LLC
CITY OF FRANKLIN #7141
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV. #	DATE:	DESCRIPTION:
1	2020.01.02	PER STAFF COMMENTS

JOB NO.	18-162
WK. ORDER	1299
DESIGNED:	S.BERNICK
DRAWN:	K.CHOI
SCALE:	1"=60'
DATE:	DECEMBER 09, 2019

OVERALL DEVELOPMENT PLAN

C2.0

G:\18-162 (CIVIL ENGINEERING)\PLANS\PUD SHEETS\18-162 PUD LAYOUT.DWG
PLOTTED BY KATE CHOI ON: 1/2/2020 12:32 PM LAST UPDATED BY KCHOI ON: 1/2/2020 12:60 PM

City of Franklin

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

File #: 21-01515

DATE: 12/11/2025

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:

Consideration Of Ordinance 2025-51, An Ordinance To Rezone 16.81 Acres From General Office (GO) District To Regional Commerce 4 (RC4) District For The Property Located South Of Liberty Pike And East Of Carothers Parkway, Located At 1211 And 1217 Liberty Pike.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8962
Applicant: Adam Crunk, Crunk Engineering
Owner: E. Ray Morris

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone properties at 1211 and 1217 Liberty Pike from General Office (GO) District to Regional Commerce 4 (RC4) District. These properties are two separate lots comprising 16.81 acres, both of which are currently vacant. These parcels were specifically zoned General Office (GO) District many years ago to implement a transition from intensive commercial uses along the I-65 corridor to adjacent single-family residential uses. Envision Franklin places both lots within the Regional Commerce Design Concept. Envision Franklin's height map recommends a maximum height of three stories for the property at 1217 Liberty Pike to help transition away from the Liberty Pike and Carothers Parkway intersection to the residential areas to the south. This request would not accommodate the recommendations of Envision Franklin for this property. Envision Franklin allows for six stories in height for 1211 Liberty Pike, assuming all the zoning requirements can be met. Envision Franklin could support the rezoning of 1211 Liberty Pike due to the guidance of the height map. Due to the request for rezoning only partially meeting the intent of Envision Franklin staff can't support the rezoning request for 1211 and 1217 Liberty Pike.

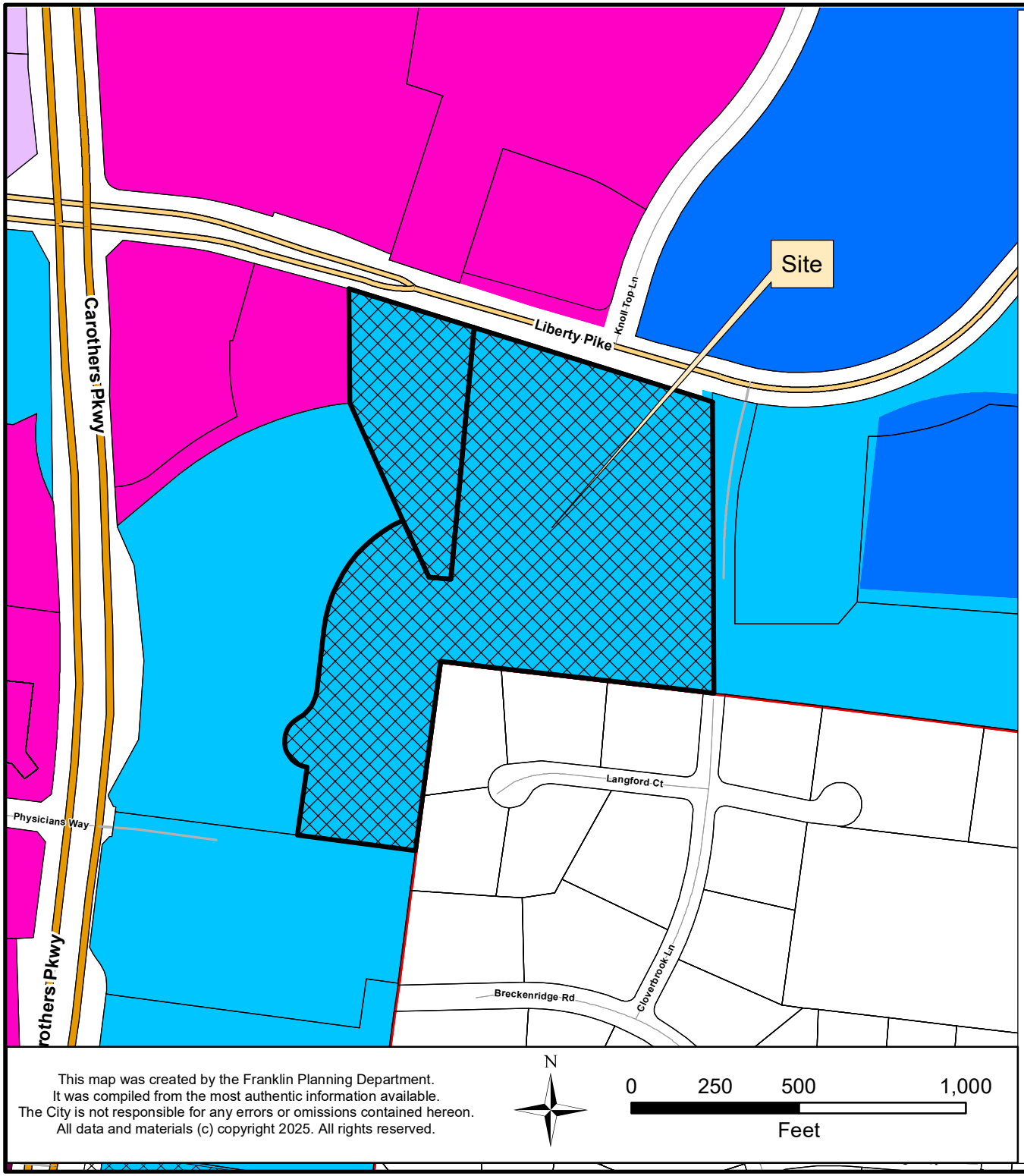
PROCEDURAL REQUIREMENTS:
1. The City’s project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to disapprove Ordinance 2025-51.



1211 AND 1217 LIBERTY PIKE
ORDINANCE 2025-51

Project Information
Existing Zoning: GO General Office District
Proposed Zoning: RC4 Regional Commerce 4
Overlay Districts: None
Site Acreage: 16.81 acres

Legend

- 1211 and 1217 Liberty Pike
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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

ORDINANCE 2025-51

AN ORDINANCE TO REZONE 16.81 ACRES FROM GENERAL OFFICE (GO) DISTRICT TO REGIONAL COMMERCE 4 (RC4) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF LIBERTY PIKE AND EAST OF CAROTHERS PARKWAY, LOCATED AT 1211 AND 1217 LIBERTY PIKE.

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

WHEREAS, the Regional Commerce 4 (RC4) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of General Office (GO) District to Regional Commerce 4 (RC4) District:

PREMISES CONSIDERED

Map-Parcel	Acres
079-040.10	13.96
079-040.18	2.85
Total	16.81

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

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

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

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

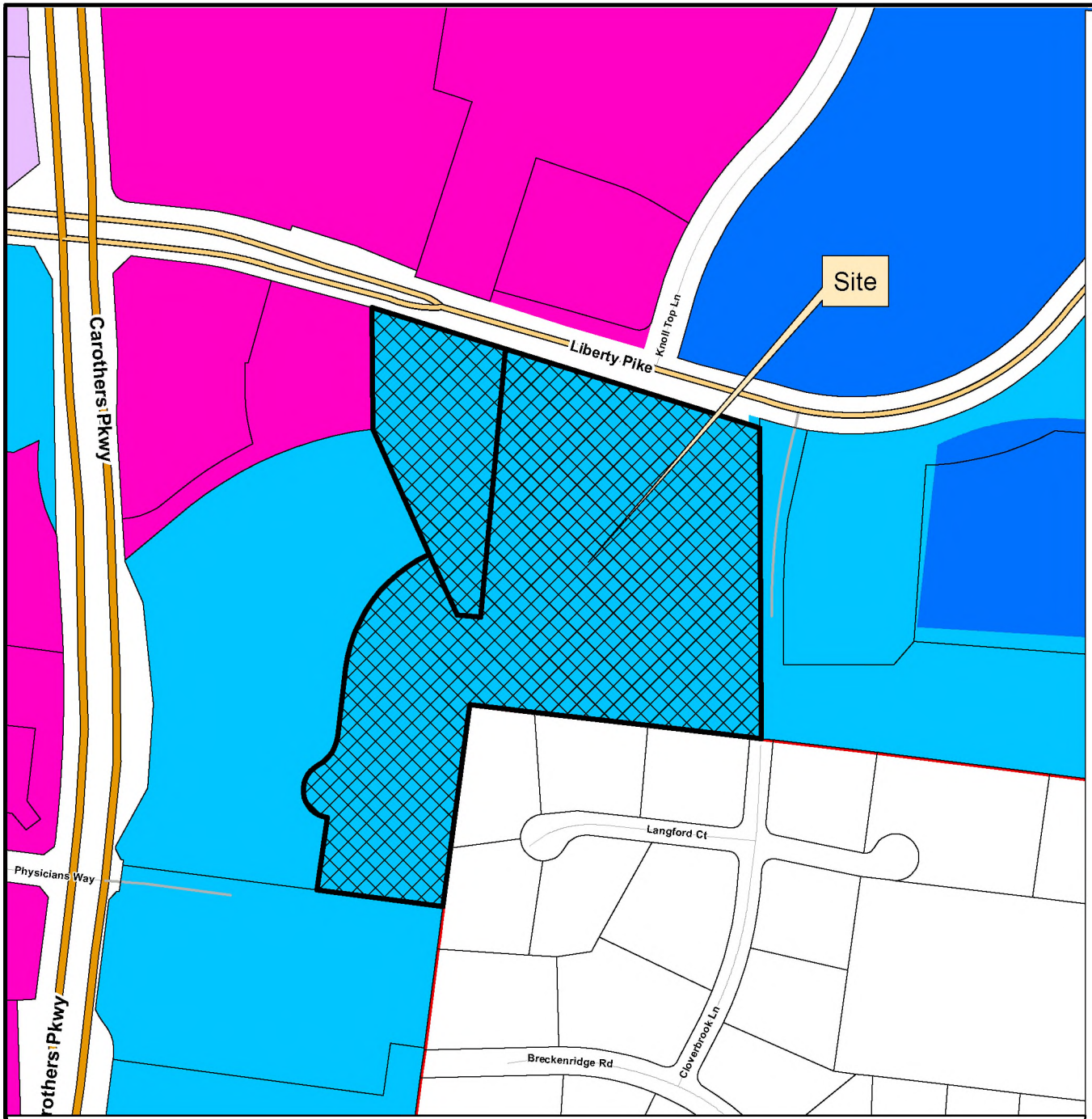
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



1211 AND 1217 LIBERTY PIKE
ORDINANCE 2025-51

Project Information
Existing Zoning: GO General Office District
Proposed Zoning: RC4 Regional Commerce 4
Overlay Districts: None
Site Acreage: 16.81 acres

Legend

- 1211 and 1217 Liberty Pike
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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The City is not responsible for any errors or omissions contained hereon.
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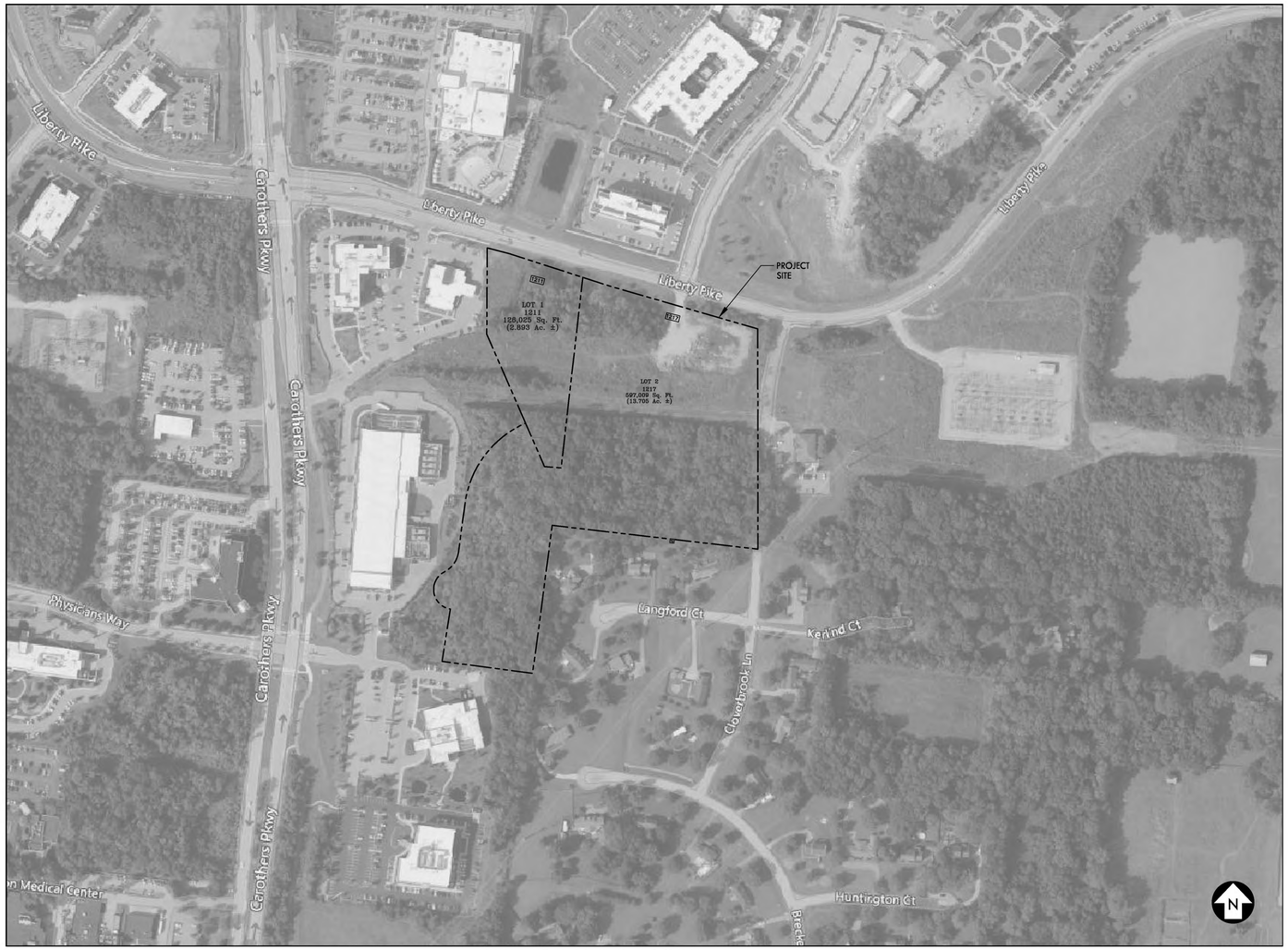
N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

1211 & 1217 LIBERTY PIKE, REZONING

1211 & 1217 LIBERTY PIKE, FRANKLIN, TENNESSEE 37067
(WILLIAMSON COUNTY)



LOCATION MAP
1" = 100'

SITE DATA TABLE

PROPERTY ADDRESS:	1211 & 1217 LIBERTY PIKE FRANKLIN TN, 37067
PARCEL ID:	079 040.10 & 079 040.18
PROPERTY ACREAGE:	13.96 AC + 2.85 AC TOTAL = 16.81 AC
DESIGN PROFESSIONAL:	Crunk Engineering LLC 7112 Crossroads Boulevard, Suite 201 Brentwood, TN 37027 Contact: Adam Crunk, PE Phone: 615.873.1795 Email: adam@crunkeng.com
OWNER:	MORRIS E. RAY 5660 PEACHTREE INDUSTRIAL BLVD Norcross, GA
ENVISION FRANKLIN DESIGN CONCEPT	REGIONAL COMMERCE
PROPOSED REZONING REQUESTED	RC-4

PURPOSE STATEMENT:

Rezoning is being requested to adapt to current market conditions. The uses allowed under GO zoning are too restrictive for current market demand.

STATEMENT OF IMPACTS:

The proposed rezoning would change the current zoning designation of the property from GO to RC4. This change would primarily allow for commercial uses that are not allowed in the GO zone. The intended uses for this property are not know at this time. For the purposes of this statement, the following density has been assumed for the RC4 zone based on limited interest to develop the property in the past:

Medical Office	- 45,000sf
Retail (Shopping Center)	- 15,000 sf
Restaurant	- 6,000 sf
Assisted Living or Skilled Nursing	- 200 units

Traffic:
Trips would be generated on Liberty Pike, which is a Minor Arterial. The majority of trips would be expected to head west toward Carothers Parkway, which is the nearest major intersection. The total combined peak hour trips per the ITE manual would be 266 AM peak hour trips, and 453 PM peak hour trips.

Water:
This property is served by Milcrofton Utility District, and there would be no impact on the City of Franklin Water System. That being said, the water useage is estimated to be 27,120 gpd.

Sewer:
This property is served by City of Franklin sewer, with an existing main along the south side of Liberty Pike. The estimated sewer demand would be 27,120 gpd.

Reclaimed Water:
There is no access to reclaimed water at this time.

Stormwater:
The primary drainage point to the property is the southern boundary line, discharging onto neighboring single family county property. There will be a compbination of bio-retention and pervious pavement provided for stormwater treatment, as well as stormwater detention to reduced peak flows. Similarly, there would be treatment and detention provided for the southwest leg of the property in a similar manner.

Comparison to Existing Zoning:
If the property were developed into an office corporate center under the current zoning, the maximum density would be approximately 250,000 sf of office space. This would yield 399 AM peak hour trips and 359 am peak hour trips. The water and sewer demand would be 25,000 gpd, and the stormwater impact would be very similar to that stated above.

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

ENGINEERING CRUNK

ADAM WILSON CRUNK
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
11/6/25
COMMERCIAL
114180
STATE OF TENNESSEE

1211 & 1217 LIBERTY PIKE, REZONING

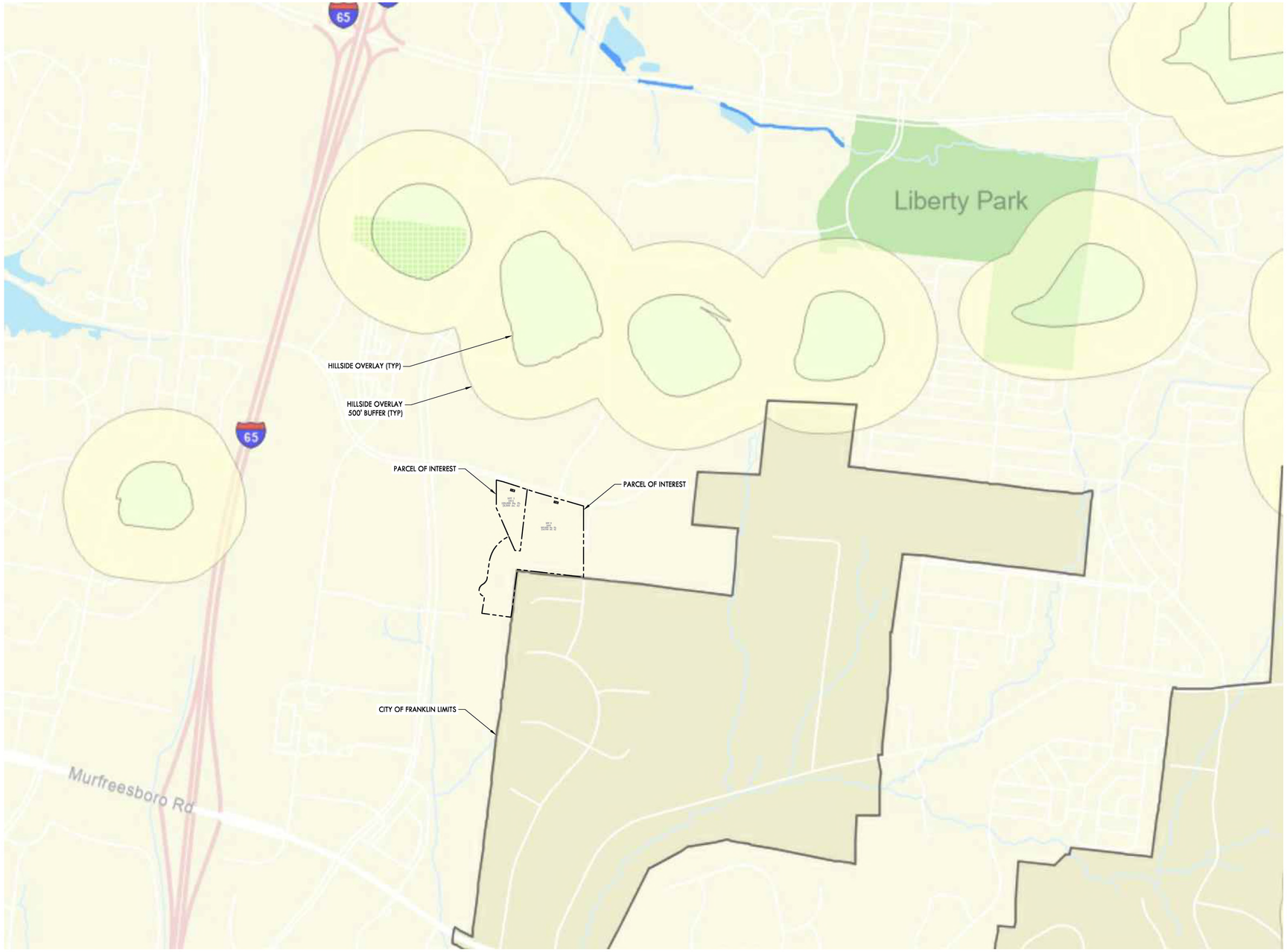
LIBERTY PIKE, FRANKLIN, TENNESSEE 37067

REVISIONS	
No.	DATE
	11/06/2025

09/11/2025 25092

1.0
REZONING INITIATION

Drawing Path: P:\2025\25092 - 1211 & 1217 Liberty Pike Rezone\Dwg\Construction\C1.0 100.dwg



0 50 100 200
GRAPHIC SCALE
1"=100'

N

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

ADAM WILSON CRUNK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 114180
11/6/25
STATE OF TENNESSEE

1211 & 1217 LIBERTY PIKE, REZONING

LIBERTY PIKE, FRANKLIN, TENNESSEE 37067

REVISIONS	
No.	DATE
	11/06/2025

09/11/2025 25092

2.0

REZONING INITIATION

Drawing Path: P:\2025\25092 - 1211 & 1217 Liberty Pike Rezone\Dwg\Construction\C5.0 LAY.dwg



1211 LIBERTY PIKE
LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING WHOLLY WITHIN THE 4TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND BEING A PORTION OF PARCEL 40.18, TAX MAP 79 OF THE WILLIAMSON COUNTY TAX ASSESSORS OFFICE OF DEED BOOK 6167, PAGE 74.

1217 LIBERTY PIKE
LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING WHOLLY WITHIN THE 4TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND BEING A PORTION OF PARCEL 40.10, TAX MAP 79 OF THE WILLIAMSON COUNTY TAX ASSESSORS OFFICE OF DEED BOOK 6207, PAGE 653

0 50 100 150 300
GRAPHIC SCALE
1"=150'

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

ENGINEERING CRUNK

ANDREW WILSON CRUNK
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
HOME
11/6/25
STATE OF TENNESSEE

1211 & 1217 LIBERTY PIKE, REZONING

LIBERTY PIKE, FRANKLIN, TENNESSEE 37067

REVISIONS

No.	DATE
	11/06/2025

09/11/2025 25092

3.0
REZONING INITIATION

Drawing Path: P:\2025\25092 - 1211 & 1217 Liberty Pike Rezone\Dwg\Construction\C3.0 LAY.dwg

1211 & 1217 LIBERTY PIKE, REZONING

1211 & 1217 LIBERTY PIKE, FRANKLIN, TENNESSEE 37067
(WILLIAMSON COUNTY)



LOCATION MAP
1" = 100'

SITE DATA TABLE

PROPERTY ADDRESS:	1211 & 1217 LIBERTY PIKE FRANKLIN TN, 37067
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DESIGN PROFESSIONAL:	Crunk Engineering LLC 7112 Crossroads Boulevard, Suite 201 Brentwood, TN 37027 Contact: Adam Crunk, PE Phone: 615.873.1795 Email: adam@crunkeng.com
OWNER:	MORRIS E. RAY 5660 PEACHTREE INDUSTRIAL BLVD Norcross, GA
ENVISION FRANKLIN DESIGN CONCEPT	REGIONAL COMMERCE
PROPOSED REZONING REQUESTED	RC-4

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Rezoning is being requested to adapt to current market conditions. The uses allowed under GO zoning are too restrictive for current market demand.

STATEMENT OF IMPACTS:

The proposed rezoning would change the current zoning designation of the property from GO to RC4. This change would primarily allow for commercial uses that are not allowed in the GO zone. The intended uses for this property are not know at this time. For the purposes of this statement, the following density has been assumed for the RC4 zone based on limited interest to develop the property in the past:

Medical Office	- 45,000sf
Retail (Shopping Center)	- 15,000 sf
Restaurant	- 6,000 sf
Assisted Living or Skilled Nursing	- 200 units

Traffic:
Trips would be generated on Liberty Pike, which is a Minor Arterial. The majority of trips would be expected to head west toward Carothers Parkway, which is the nearest major intersection. The total combined peak hour trips per the ITE manual would be 266 AM peak hour trips, and 453 PM peak hour trips.

Water:
This property is served by Milcrofton Utility District, and there would be no impact on the City of Franklin Water System. That being said, the water useage is estimated to be 27,120 gpd.

Sewer:
This property is served by City of Franklin sewer, with an existing main along the south side of Liberty Pike. The estimated sewer demand would be 27,120 gpd.

Reclaimed Water:
There is no access to reclaimed water at this time.

Stormwater:
The primary drainage point to the property is the southern boundary line, discharging onto neighboring single family county property. There will be a compbination of bio-retention and pervious pavement provided for stormwater treatment, as well as stormwater detention to reduced peak flows. Similarly, there would be treatment and detention provided for the southwest leg of the property in a similar manner.

Comparison to Existing Zoning:
If the property were developed into an office corporate center under the current zoning, the maximum density would be approximately 250,000 sf of office space. This would yield 399 AM peak hour trips and 359 am peak hour trips. The water and sewer demand would be 25,000 gpd, and the stormwater impact would be very similar to that stated above.

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

ADAM WILSON CRUNK
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
11/6/25
COMMERCIAL LIABILITY
STATE OF TENNESSEE

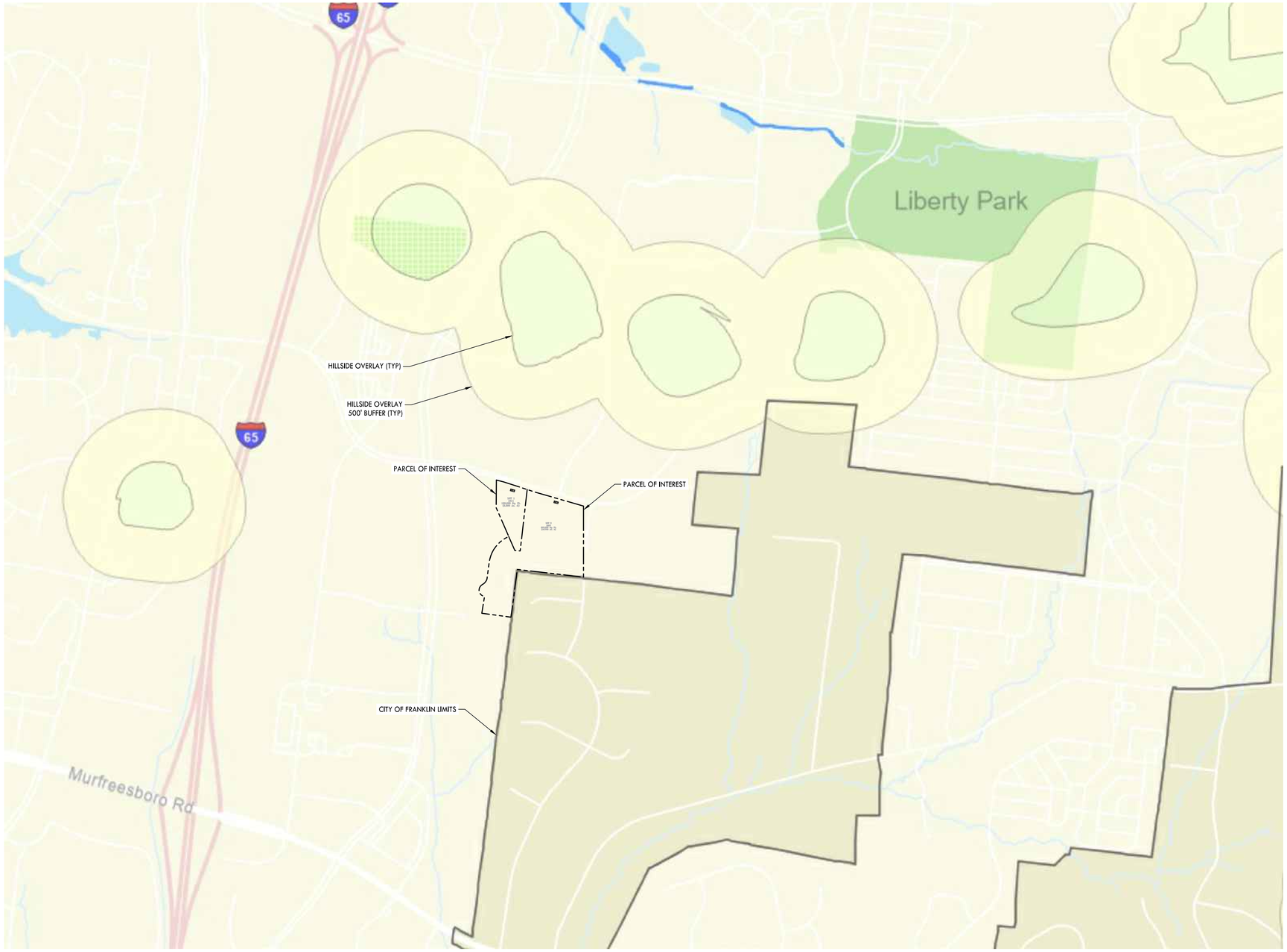
1211 & 1217 LIBERTY PIKE, REZONING
LIBERTY PIKE, FRANKLIN, TENNESSEE 37067

REVISIONS	
No.	DATE
	11/06/2025

09/11/2025 25092

1.0
REZONING INITIATION

Drawing Path: P:\2025\25092 - 1211 & 1217 Liberty Pike Rezone\Dwg\Construction\C1.0.00.dwg



0 50 100 200
GRAPHIC SCALE
1"=100'

N

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

ENGINEERING CRUNK

ANDREW WILSON CANNON
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
11/6/25
COMMERCIAL
STATE OF TENNESSEE

1211 & 1217 LIBERTY PIKE, REZONING

LIBERTY PIKE, FRANKLIN, TENNESSEE 37067

REVISIONS	
No.	DATE
	11/06/2025

09/11/2025 25092

2.0

REZONING INITIATION

Drawing Path: P:\2025\25092 - 1211 & 1217 Liberty Pike Rezone\Dwg\Construction\CS-5.1.dwg



1211 LIBERTY PIKE
LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING WHOLLY WITHIN THE 4TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND BEING A PORTION OF PARCEL 40.18, TAX MAP 79 OF THE WILLIAMSON COUNTY TAX ASSESSORS OFFICE OF DEED BOOK 6167, PAGE 74.

1217 LIBERTY PIKE
LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING WHOLLY WITHIN THE 4TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND BEING A PORTION OF PARCEL 40.10, TAX MAP 79 OF THE WILLIAMSON COUNTY TAX ASSESSORS OFFICE OF DEED BOOK 6207, PAGE 653

0 50 100 150 300
GRAPHIC SCALE
1"=150'

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

ENGINEERING CRUNK

ANDREW WILSON CANNON
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
11/6/25
COMMERCIAL
STATE OF TENNESSEE

1211 & 1217 LIBERTY PIKE, REZONING

LIBERTY PIKE, FRANKLIN, TENNESSEE 37067

REVISIONS	
No.	DATE
	11/06/2025

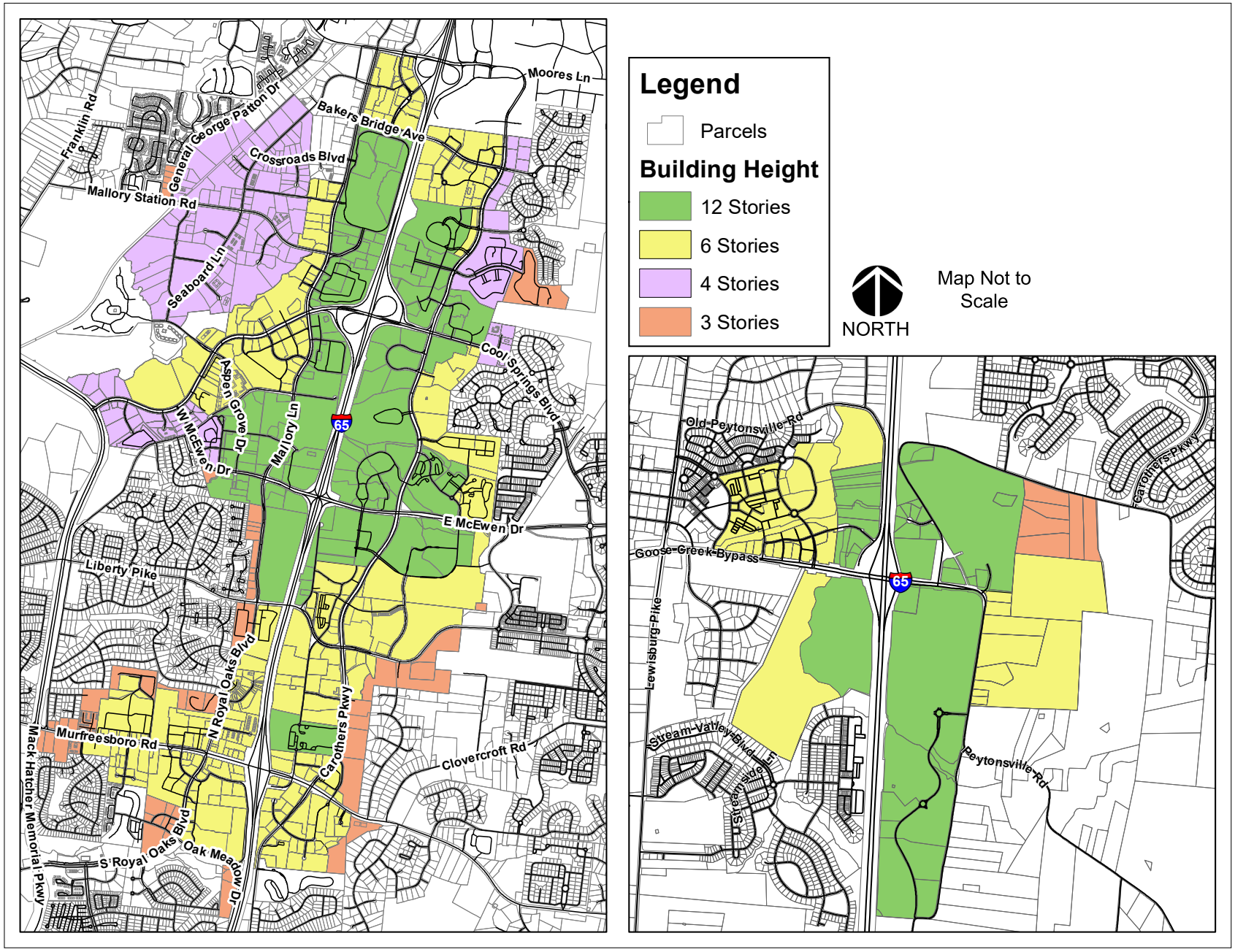
09/11/2025 25092

3.0
REZONING INITIATION

Drawing Path: P:\2025\25092 - 1211 & 1217 Liberty Pike Rezone\Dwg\Construction\CS-LAY.dwg

APPENDIX E: INTERSTATE CORRIDOR BUILDING HEIGHTS

FIGURE.1: INTERSTATE CORRIDOR BUILDING HEIGHT MAP



City of Franklin

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

File #: 21-01561

DATE: 12/11/2025

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Ordinance 2025-50, An Ordinance To Rezone 7.01 Acres From Estate Residential (ER) District To Office Residential (OR) District For The Property Located South Of Long Lane And West Of Carothers Road, Located At 4325 Long Lane.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8961
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Family Holdings, LLC, Keith Baker, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone the property at 4325 Long Lane from Estate Residential (ER) District to Office Residential (OR) District. The property consists of 7.01 acres. It is the applicant's intent to utilize the existing building as office and administration space for the neighboring Refuge Center complex. Envision Franklin places this property in the Regional Commerce Design Concept. Regional Commerce supports a variety of uses including retail, office, restaurant, hotel and institutional, with higher, more intense uses being located closer to the Interstate-65 corridor. Envision Franklin supports the proposed rezoning as it supports the office use and requires minimal changes to the existing site. Any further development or additional uses on the property may require a new rezoning to a district that would support those changes.

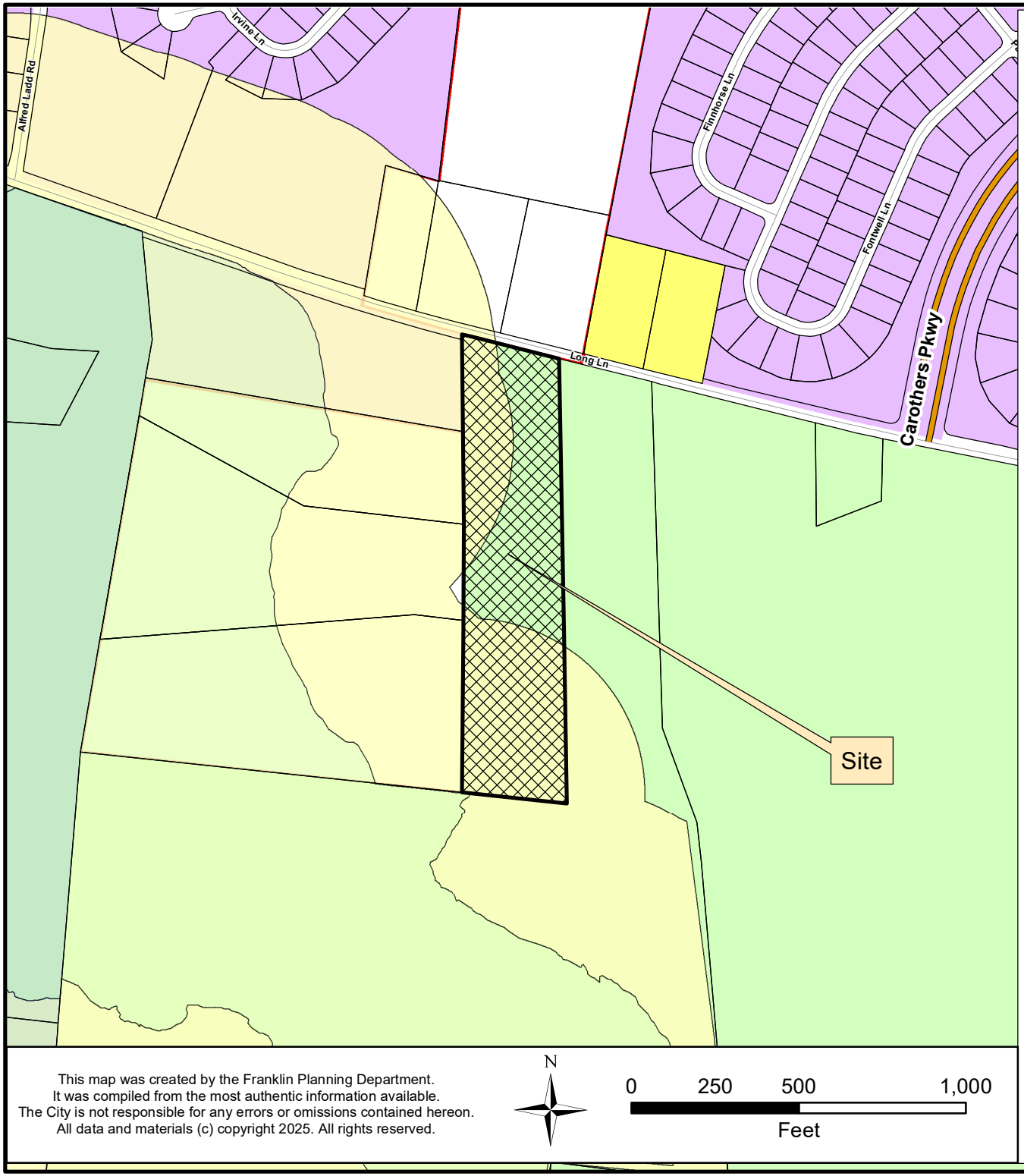
PROCEDURAL REQUIREMENTS:
1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2025-50.



4325 LONG LANE, REZONING
ORDINANCE 2025-50

Project Information
Existing Zoning: ER Estate Residential
Proposed Zoning: OR Office Residential
Overlay Districts: 500' Buffer of Hillside
Site Acreage: 7.01 acres

Legend

- 4325 Long Lane
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

ORDINANCE 2025-50

AN ORDINANCE TO REZONE 7.01 ACRES FROM ESTATE RESIDENTIAL (ER) DISTRICT TO OFFICE RESIDENTIAL (OR) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF LONG LANE AND WEST OF CAROTHERS ROAD, LOCATED AT 4325 LONG LANE

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

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

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
106 – 179.03	7.01
Total	7.01

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

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

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

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____

Shauna R. Billingsley
City Attorney

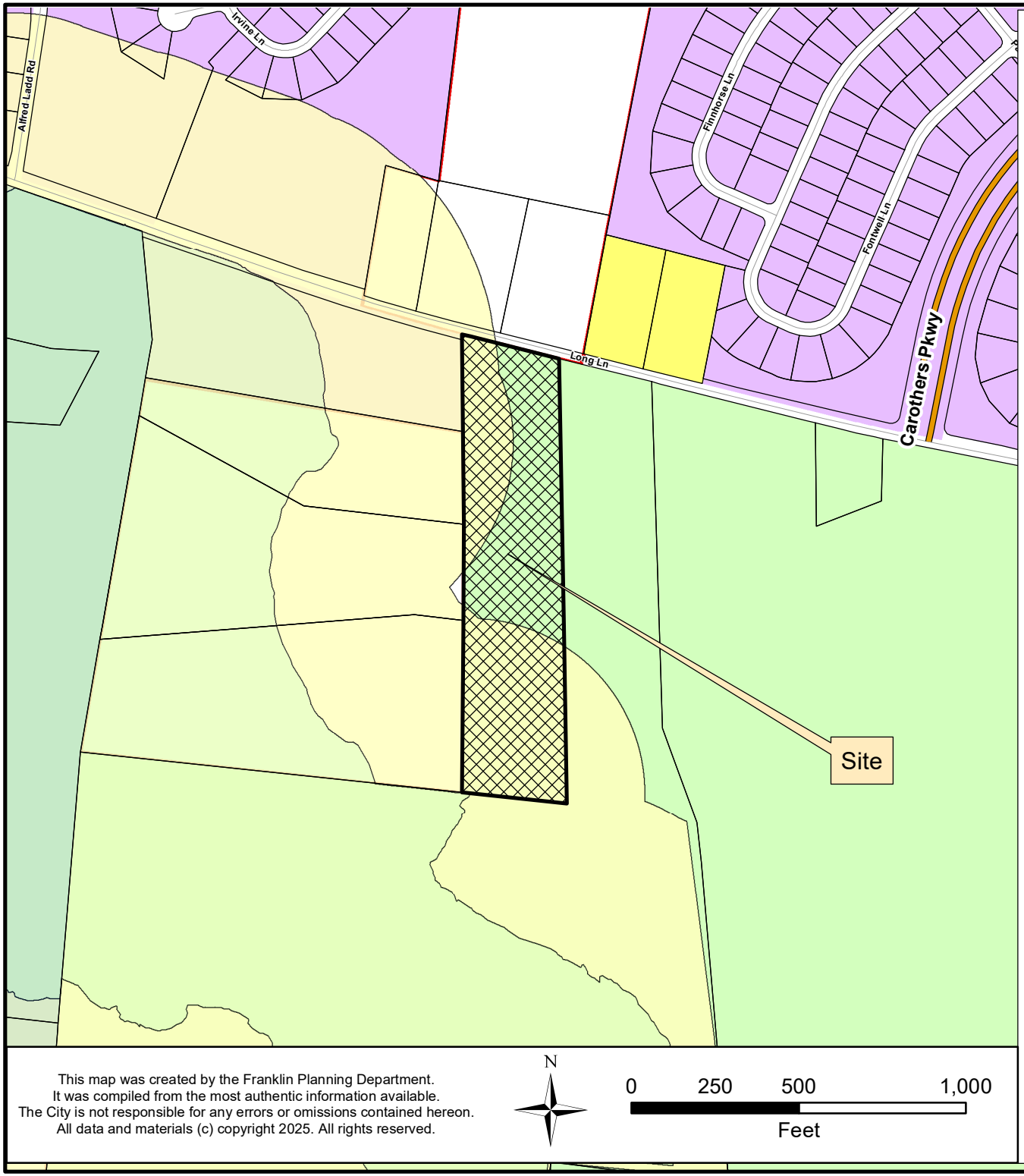
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



4325 LONG LANE, REZONING
ORDINANCE 2025-50

Project Information
Existing Zoning: ER Estate Residential
Proposed Zoning: OR Office Residential
Overlay Districts: 500' Buffer of Hillside
Site Acreage: 7.01 acres

Legend

- 4325 Long Lane
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

This map was created by the Franklin Planning Department.
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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

4325 LONG LANE

REZONING REQUEST
OFFICE RESIDENTIAL

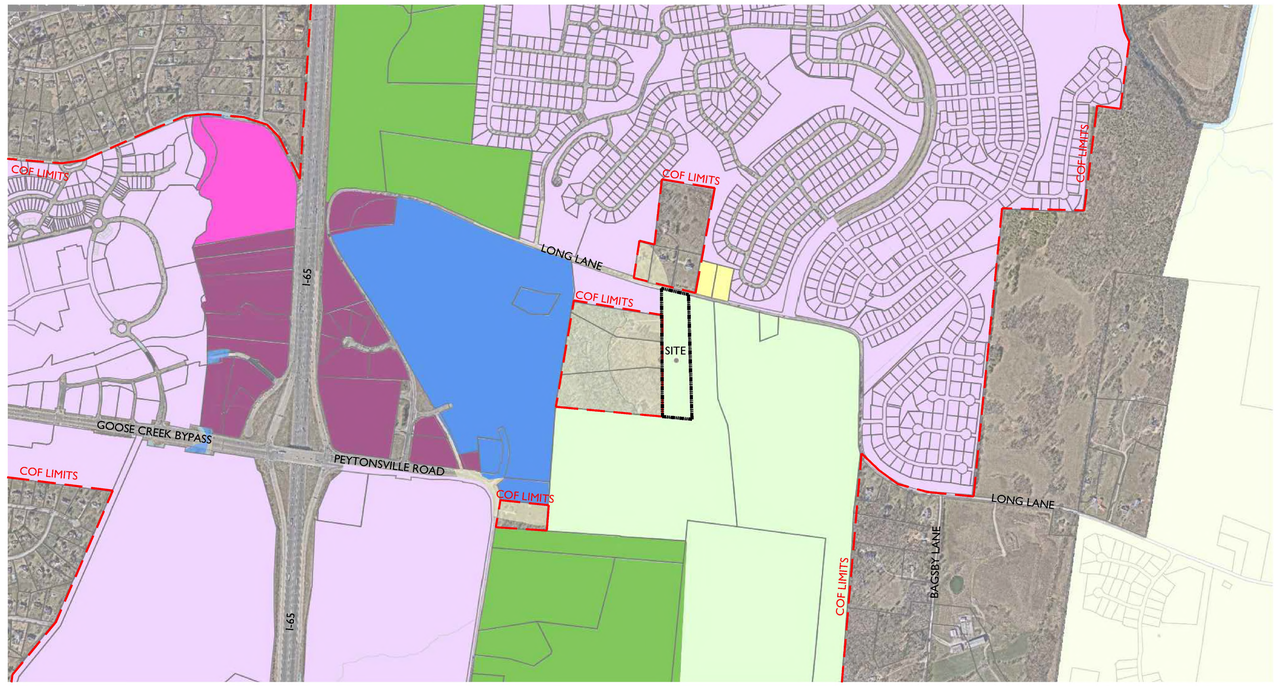
Franklin, Williamson, Tennessee

SHEET INDEX

C0.0 COVER SHEET
C1.0 EXISTING CONDITIONS & SITE SURVEY
C1.1 ENLARGED EXISTING CONDITIONS

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE SUITE 201 FRANKLIN, TN 37069
615-975-5765
greg.gamble@gdc-tn.com

OWNER:
KEITH BAKER
BAKER FAMILY HOLDING, LLC
112 VILLAGE STREET
SLIDELL, LA 70458



NOT TO SCALE

4325 LONG LANE

SITE DATA

SUBDIVISION/DEVELOPMENT:	4325 LONG LANE
COF PROJECT NUMBER:	8961
TAX MAP & PARCELS:	MAP 106, PARCEL 17903
ADDRESS	4325 LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10
SITE ACREAGE:	7.01 AC
EXISTING ZONING:	ER - ESTATE RESIDENTIAL
PROPOSED ZONING:	OR - OFFICE RESIDENTIAL
OTHER APPLICABLE OVERLAYS:	500' HHO BUFFER
ENVISION FRANKLIN:	REGIONAL COMMERCE

LEGAL DESCRIPTION
FOR
TRACT 2 OF THE MOSS PROPERTY
SITUATED IN THE TENTH (10TH) CIVIL DISTRICT
MAP 106, PARCEL 179.03
IN WILLIAMSON COUNTY, TN.

A TRACT OF LAND SITUATED IN THE TENTH (10TH) CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE. BEING THE SAME LAND AS FURTHER DESCRIBED AS TRACT 2 OF THE MOSS PROPERTY SUBDIVISION AS REFERENCED IN THE ORIGINAL DEED FOR THIS PROPERTY AND AS RECORDED IN DEED BOOK 1566 AT PAGE 145 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (ROWC). SAID TRACT 2 ALSO BEING A PORTION OF THE SAME PROPERTY CONVEYED TO WILLIAM R. MOSS, JR., AND WIFE BLANCHE C. MOSS BY INSTRUMENT OF RECORD IN BOOK 93 PAGE 514 IN THE WILLIAMSON COUNTY, TENNESSEE REGISTER OF DEED OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON ROD AND CAP (RLS 2039) IN THE NORTHERLY LINE OF TRACT 2 OF CHAPTER 2 INVESTMENTS LLC, (DB 6991 PG 585), THE SOUTHWEST CORNER OF TRACT 1 OF CHAPTER 2 INVESTMENTS LLC, (DB 6991 PG 585), AND ALSO BEING THE SOUTHEASTERN CORNER OF THIS HEREINAFTER DESCRIBED TRACT OF LAND; THENCE, LEAVING SAID TRACT 1 AND WITH SAID TRACT 2 OF SAID CHAPTER 2 INVESTMENTS LLC, NORTH 85°06'46" WEST, A DISTANCE OF 251.08 FEET TO A FOUND IRON ROD AND CAP AT THE SOUTHEAST CORNER OF THE DAN & BOBBI JO OSWALD TRACT OF LAND
(DB 6224 PG 955); THENCE LEAVING THE NORTH LINE OF THE LANDS OF CHAPTER 2 INVESTMENTS AND WITH THE EAST LINE OF SAID OSWALD LANDS, NORTH 00°06'25" WEST, A DISTANCE OF 577.51 FEET TO THE NORTHEAST CORNER OF SAID OSWALD LANDS AND THE SOUTHEAST CORNER OF DWAINE M & RITA M. ALLISON (DB 1670 PG 545); THENCE LEAVING OSWALD LANDS AND WITH THE EASTERN LINE OF SAID ALLISON LANDS, NORTH 00°06'25" WEST, A DISTANCE OF 322.29 FEET TO A FOUND TPOST AT THE SOUTHEAST CORNER OF THE IMMANUEL COMMUNITY BAPTIST CHURCH (DB 3563 PG 424); THENCE LEAVING SAID ALLISON LANDS AND WITH THE EASTERLY LINE OF SAID IMMANUEL COMMUNITY BAPTIST CHURCH, NORTH 00°08'51" WEST, A DISTANCE OF 266.13 FEET TO A FOUND IRON ROD AND CAP AT THE SOUTHEAST CORNER OF THE LANDS OF THE REFUGE CENTER FOR COUNSELING INC. (DB 7708 PG 535). THENCE WITH THE EASTERN LINE OF SAID REFUGE CENTER FOR COUNSELING INC., NORTH 00°08'51" WEST, A DISTANCE OF 260.49 FEET TO THE SOUTHERN RIGHT OF WAY (50' IN WIDTH) OF LONG LANE AND PASSING A FOUND IRON ROD AT 257.68' ; THENCE WITH SAID LONG LANE (50') R.O.W. SOUTH 75°36'50" EAST, A DISTANCE OF 224.80 FEET TO A FOUND IRON ROD; THENCE LEAVING SAID R.O.W. AND WITH THE WEST LINE OF THE PREVIOUSLY MENTIONED OF TRACT 1 OF CHAPTER 2 INVESTMENTS LLC, SOUTH 01°33'49" EAST, A DISTANCE OF 1292.44 FEET TO THE POINT OF BEGINNING.

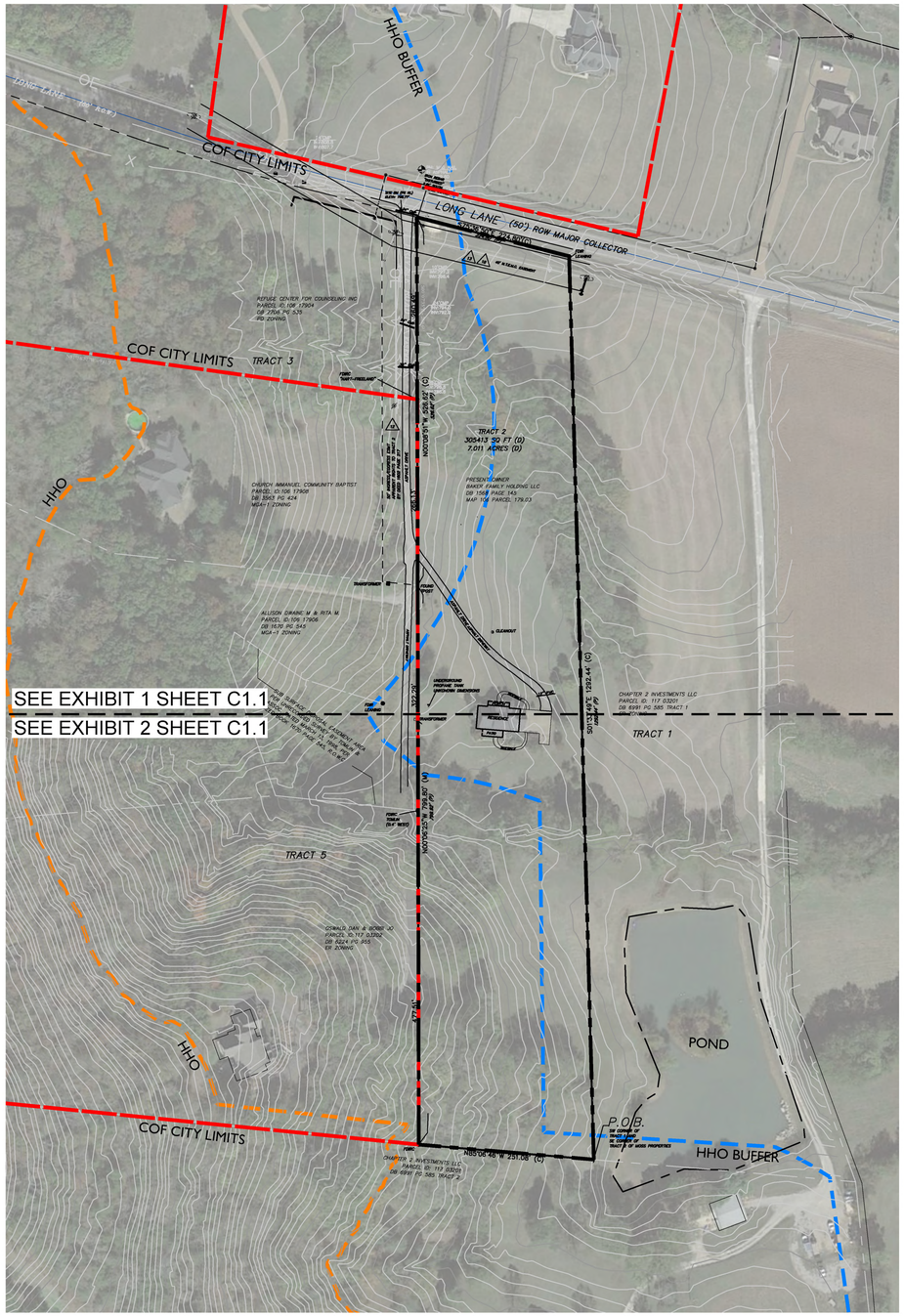
CONTAINING 7.011 ACRES, MORE OR LESS.

ACCORDING TO THE SURVEY OF ROGER H. HARRAH, RLS 2039

JEFFREY A. ROBAK
REGISTERED
AGRICULTURAL
LANDSCAPE ARCHITECT
TENNESSEE

SUBMITTAL: OCTOBER 13, 2025
RESUBMITTAL: NOVEMBER 6, 2025
COF #: 8961

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

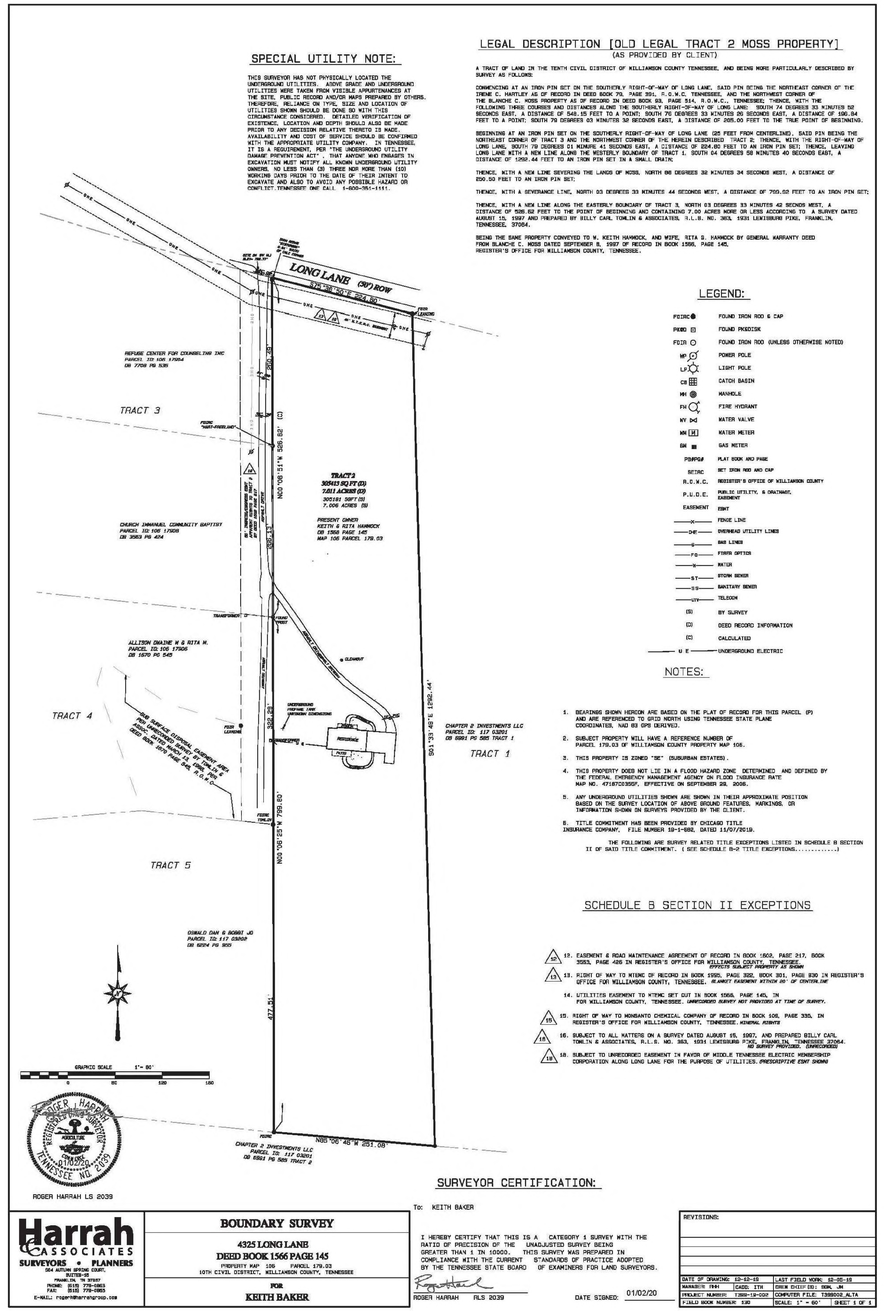


KEY

- HHO
- 500' HHO BUFFER
- COF CITY LIMITS

1 C1.0 OVERALL EXISTING CONDITIONS

0' 100' 200' 300'



SPECIAL UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION CONTACT THE UTILITIES PROTECTION CENTER (NOTIFICATION TO LESS THAN OR THREE HOUR MORE THAN TWO FULL WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

LEGAL DESCRIPTION [OLD LEGAL TRACT 2 MOSS PROPERTY]

(AS PROVIDED BY CLIENT)

A TRACT OF LAND IN THE TENTH CIVIL DISTRICT OF WILLIAMSON COUNTY TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED BY SURVEY AS FOLLOWS:

COMMENCING AT AN IRON PIN SET ON THE SOUTHERLY RIGHT-OF-WAY OF LONG LANE, SAID PIN BEING THE NORTHEAST CORNER OF THE IRENE C. HARTLEY AS OF RECORD IN DEED BOOK 79, PAGE 351, R.O.W.C. TENNESSEE, AND THE NORTHWEST CORNER OF THE BLANCHE C. MOSS PROPERTY AS OF RECORD IN DEED BOOK 93, PAGE 514, R.O.W.C., TENNESSEE; THENCE, WITH THE FOLLOWING THREE COURSES AND DISTANCES ALONG THE SOUTHERLY RIGHT-OF-WAY OF LONG LANE: SOUTH 74 DEGREES 33 MINUTES 52 SECONDS EAST, A DISTANCE OF 548.15 FEET TO A POINT; SOUTH 76 DEGREES 33 MINUTES 05 SECONDS EAST, A DISTANCE OF 590.84 FEET TO A POINT; SOUTH 79 DEGREES 03 MINUTES 58 SECONDS EAST, A DISTANCE OF 205.00 FEET TO THE TRUE POINT OF BEGINNING.

BEGINNING AT AN IRON PIN SET ON THE SOUTHERLY RIGHT-OF-WAY OF LONG LANE 025 FEET FROM CENTERLINE), SAID PIN BEING THE NORTHEAST CORNER OF TRACT 3 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT 2; THENCE, WITH THE RIGHT-OF-WAY OF LONG LANE, SOUTH 79 DEGREES 01 MINUTE 41 SECONDS EAST, A DISTANCE OF 204.00 FEET TO AN IRON PIN SET; THENCE, LEAVING LONG LANE WITH A NEW LINE ALONG THE WESTERLY BOUNDARY OF TRACT 1, SOUTH 04 DEGREES 58 MINUTES 40 SECONDS EAST, A DISTANCE OF 1252.44 FEET TO AN IRON PIN SET IN A SMALL DRAIN;

THENCE, WITH A NEW LINE DEVIDING THE LANDS OF MOSS, NORTH 86 DEGREES 32 MINUTES 34 SECONDS WEST, A DISTANCE OF 850.50 FEET TO AN IRON PIN SET;

THENCE, WITH A SEVERANCE LINE, NORTH 03 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 750.52 FEET TO AN IRON PIN SET;

THENCE, WITH A NEW LINE ALONG THE EASTERLY BOUNDARY OF TRACT 3, NORTH 03 DEGREES 33 MINUTES 42 SECNDS WEST, A DISTANCE OF 526.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.00 ACRES MORE OR LESS ACCORDING TO A SURVEY DATED AUGUST 30, 1997 AND PREPARED BY BILLY CAR, TOMLIN & ASSOCIATES, R.L.S. NO. 363, 1051 LEWISBURG PIKE, FRANKLIN, TENNESSEE, 37064.

BEING THE SAME PROPERTY CONVEYED TO W. KEITH HAMMOCK, AND WIFE, RITA S. HAMMOCK BY GENERAL WARRANTY DEED FROM BLANCHE C. MOSS DATED SEPTEMBER 8, 1997 OF RECORD IN BOOK 1566, PAGE 145, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

LEGEND:

FDIRC●	FOUND IRON ROD & CAP
FKDD ⊟	FOUND PK&DISK
FDIR ○	FOUND IRON ROD (UNLESS OTHERWISE NOTED)
PP	POWER POLE
LP	LIGHT POLE
CB	CATCH BASIN
MH	MANHOLE
FH	FIRE HYDRANT
WV ⋈	WATER VALVE
WM	WATER METER
GM	GAS METER
PB#PG#	PLAT BOOK AND PAGE
SETIRC	SET IRON ROD AND CAP
R.O.W.C.	REGISTER'S OFFICE OF WILLIAMSON COUNTY
P.U.D.E. EASEMENT	PUBLIC UTILITY, & DRAINAGE, EASEMENT
ESMT	ESMT
-x-	FENCE LINE
-UE-	OVERHEAD UTILITY LINES
-g-	GAS LINES
-FO-	FIBER OPTICS
-w-	WATER
-ST-	STORM SEWER
-SS-	SANITARY SEWER
-UT-	TELECOM
(B)	BY SURVEY
(D)	DEED RECORD INFORMATION
(C)	CALCULATED
U E	UNDERGROUND ELECTRIC

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF RECORD FOR THIS PARCEL (P) AND ARE REFERENCED TO GRID NORTH USING TENNESSEE STATE PLANE COORDINATES, NAD 83 GPS DERIVED.
2. SUBJECT PROPERTY WILL HAVE A REFERENCE NUMBER OF PARCEL 170.03 OF WILLIAMSON COUNTY PROPERTY MAP 106.
3. THIS PROPERTY IS ZONED "SE" (SUBURBAN ESTATES).
4. THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD ZONE DETERMINED AND DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 47187C0395F, EFFECTIVE ON SEPTEMBER 29, 2006.
5. ANY UNDERGROUND UTILITIES SHOWN ARE SHOWN IN THEIR APPROXIMATE POSITION BASED ON THE SURVEY LOCATION OF ABOVE GROUND FEATURES. MARKINGS, OR INFORMATION SHOWN ON SURVEYS PROVIDED BY THE CLIENT.
6. TITLE COMMITMENT HAS BEEN PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER 19-1-692, DATED 11/07/2019.

THE FOLLOWING ARE SURVEY RELATED TITLE EXCEPTIONS LISTED IN SCHEDULE B SECTION II OF SAID TITLE COMMITMENT. (SEE SCHEDULE B-2 TITLE EXCEPTIONS.....)

SCHEDULE B SECTION II EXCEPTIONS

19. EASEMENT & ROAD MAINTENANCE AGREEMENT OF RECORD IN BOOK 1602, PAGE 217, BOOK 3553, PAGE 426 IN REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. *AFFECTS SUBJECT PROPERTY AS SHOWN*
13. RIGHT OF WAY TO MINE OF RECORD IN BOOK 1985, PAGE 322, BOOK 301, PAGE 830 IN REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. *BLANKET EASEMENT WITHIN 80' OF CENTERLINE*
14. UTILITIES EASEMENT TO MTMC SET OUT IN BOOK 1566, PAGE 145, IN FOR WILLIAMSON COUNTY, TENNESSEE. *UNRECORDED SURVEY NOT PROVIDED AT TIME OF SURVEY.*
15. RIGHT OF WAY TO MONSANTO CHEMICAL COMPANY OF RECORD IN BOOK 508, PAGE 330, IN REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. *MINERAL RIGHTS*
16. SUBJECT TO ALL MATTERS ON A SURVEY DATED AUGUST 05, 1997, AND PREPARED BILLY CARL TOMLIN & ASSOCIATES, R.L.S. NO. 363, 1051 LEWISBURG PIKE, FRANKLIN, TENNESSEE 37064. *NO SURVEY PROVIDED, UNRECORDED*
18. SUBJECT TO UNRECORDED EASEMENT IN FAVOR OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION ALONG LONG LANE FOR THE PURPOSE OF UTILITIES. *APPROXIMATE ESMT SHOWN*

SURVEYOR CERTIFICATION:

ROGER I. HARRAH LS 2039

To: KEITH BAKER

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY WITH THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY BEING GREATER THAN 1 IN 10000. THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT STANDARDS OF PRACTICE ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

ROGER HARRAH RLS 2039 DATE SIGNED: 01/02/20

Harrah & Associates
SURVEYORS • PLANNERS
564 AUTUMN SPRING COURT, SUITE 100
FRANKLIN, TN 37067
PHONE: (615) 778-0863
FAX: (615) 778-0863
E-MAIL: roger@harrahgroup.com

BOUNDARY SURVEY

4325 LONG LANE

DEED BOOK 1566 PAGE 145

PROPERTY MAP 106 PARCEL 170.02
10TH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE

FOR

KEITH BAKER

REVISIONS:

DATE OF DRAWING:	12-12-19
LAST FIELD WORK:	12-10-19
MANAGER:	TMH
CADD:	ITR
CHECK DIST/ DBI:	RGH, JJH
PROJECT MANAGER:	(865)-719-0301
COMPUTER FILE:	7386SUR_ALTA
FIELD BOOK NUMBER:	330
SCALE:	1" = 80'
SHEET:	1 OF 1

2 C1.0 SITE SURVEY

N.T.S

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4325 LONG LANE
REZONING REQUEST
OFFICE RESIDENTIAL
Franklin, Williamson County, Tennessee

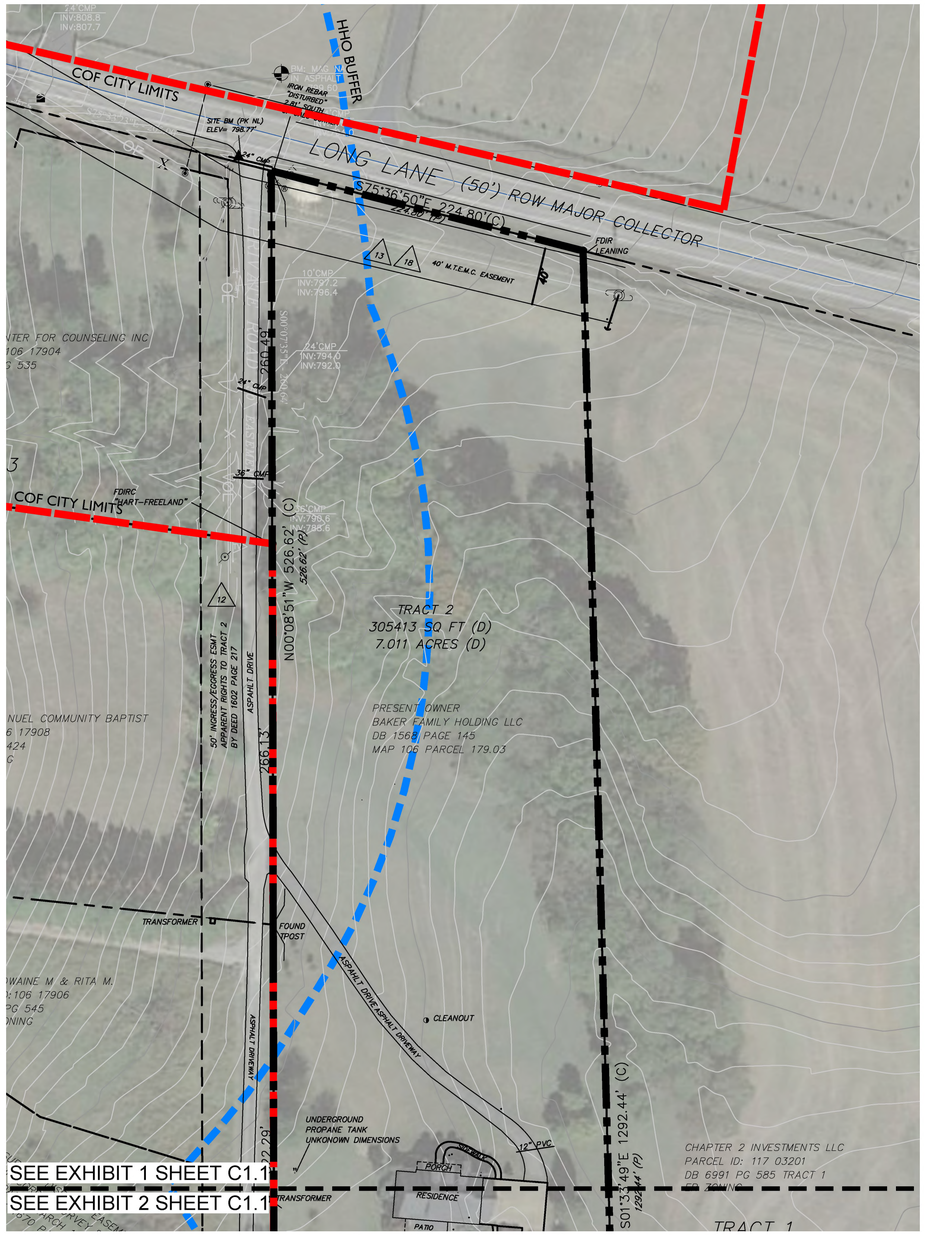
JEFFREY A. ROSAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329

Revision Date
1 October 13, 2025
2 November 6,2025

EXISTING CONDITIONS AND SITE SURVEY

SHEET
C1.0

COF #: 8961

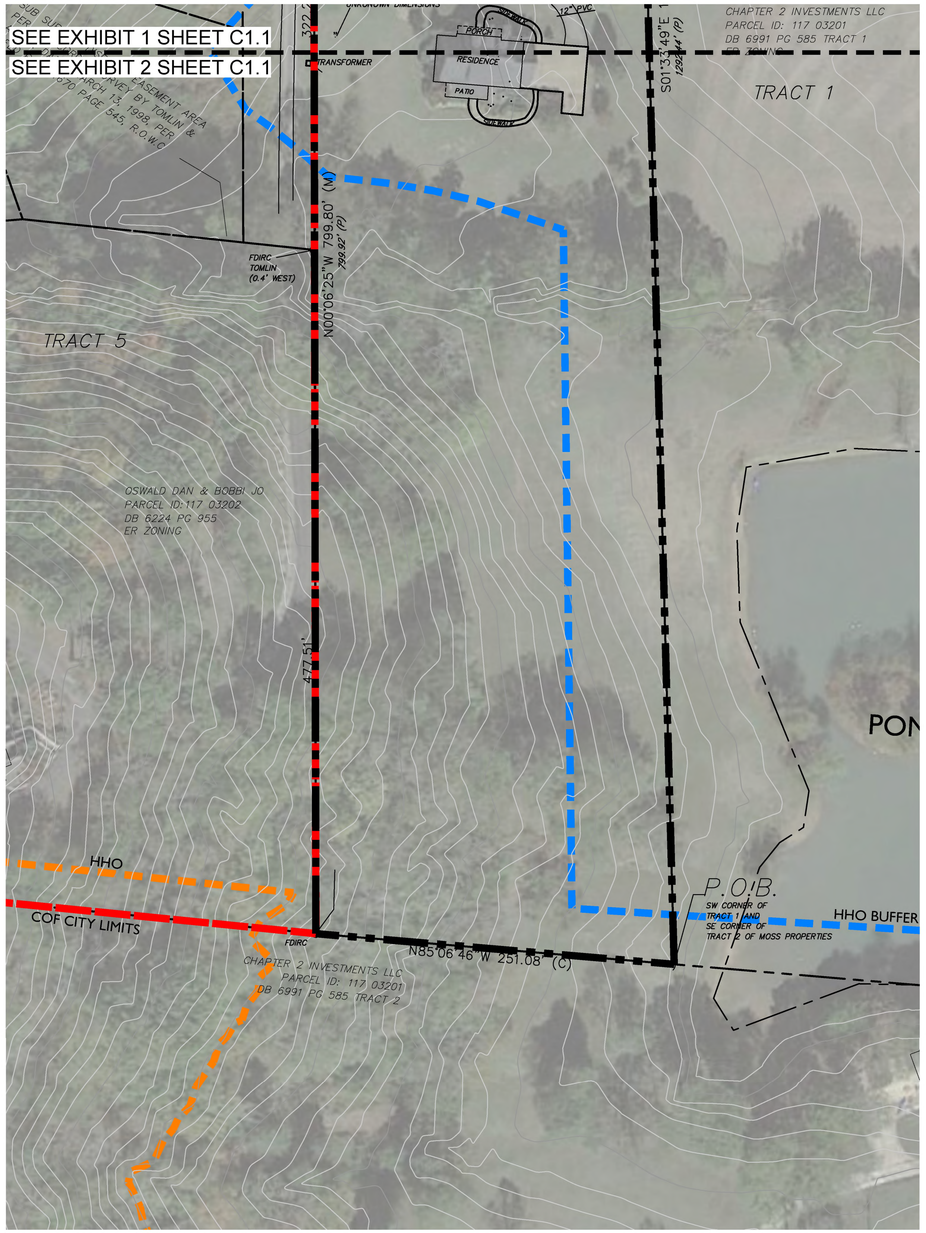


1 C1.1 EXISTING CONDITIONS ENLARGEMENT

0' 50' 100' 150'

KEY

- HHO
- 500' HHO BUFFER
- COF CITY LIMITS



2 C1.1 EXISTING CONDITIONS ENLARGEMENT

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4325 LONG LANE
REZONING REQUEST
OFFICE RESIDENTIAL

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED AGRICULTURAL LANDSCAPE ARCHITECT
TENNESSEE

Revision Date
1 October 13, 2025
2 November 6,2025

ENLARGED EXISTING CONDITIONS

SHEET
C1.1

COF #: 8961

4325 LONG LANE

REZONING REQUEST
OFFICE RESIDENTIAL

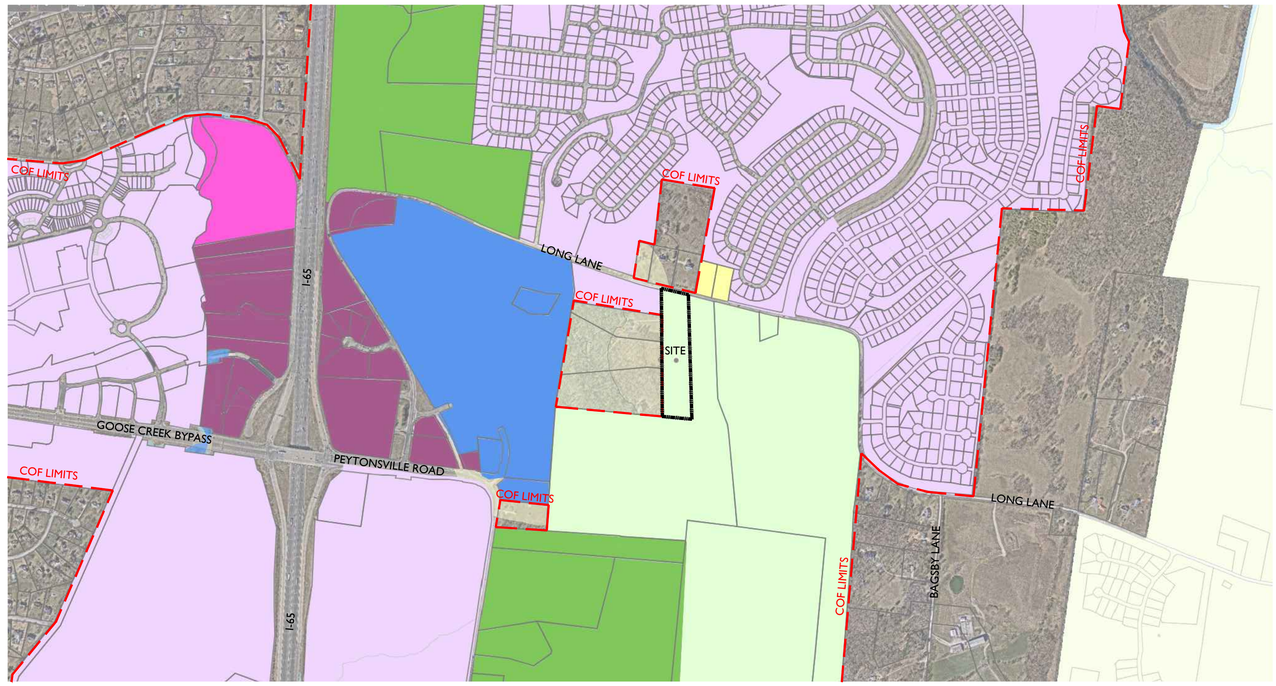
Franklin, Williamson, Tennessee

SHEET INDEX

C0.0 COVER SHEET
C1.0 EXISTING CONDITIONS & SITE SURVEY
C1.1 ENLARGED EXISTING CONDITIONS

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE SUITE 201 FRANKLIN, TN 37069
615-975-5765
greg.gamble@gdc-tn.com

OWNER:
KEITH BAKER
BAKER FAMILY HOLDING, LLC
112 VILLAGE STREET
SLIDELL, LA 70458



NOT TO SCALE

4325 LONG LANE

SITE DATA

SUBDIVISION/DEVELOPMENT:	4325 LONG LANE
COF PROJECT NUMBER:	8961
TAX MAP & PARCELS:	MAP 106, PARCEL 17903
ADDRESS	4325 LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10
SITE ACREAGE:	7.01 AC
EXISTING ZONING:	ER - ESTATE RESIDENTIAL
PROPOSED ZONING:	OR - OFFICE RESIDENTIAL
OTHER APPLICABLE OVERLAYS:	500' HHO BUFFER
ENVISION FRANKLIN:	REGIONAL COMMERCE

LEGAL DESCRIPTION
FOR
TRACT 2 OF THE MOSS PROPERTY
SITUATED IN THE TENTH (10TH) CIVIL DISTRICT
MAP 106, PARCEL 179.03
IN WILLIAMSON COUNTY, TN.

A TRACT OF LAND SITUATED IN THE TENTH (10TH) CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE. BEING THE SAME LAND AS FURTHER DESCRIBED AS TRACT 2 OF THE MOSS PROPERTY SUBDIVISION AS REFERENCED IN THE ORIGINAL DEED FOR THIS PROPERTY AND AS RECORDED IN DEED BOOK 1566 AT PAGE 145 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (ROWC). SAID TRACT 2 ALSO BEING A PORTION OF THE SAME PROPERTY CONVEYED TO WILLIAM R. MOSS, JR., AND WIFE BLANCHE C. MOSS BY INSTRUMENT OF RECORD IN BOOK 93 PAGE 514 IN THE WILLIAMSON COUNTY, TENNESSEE REGISTER OF DEED OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON ROD AND CAP (RLS 2039) IN THE NORTHERLY LINE OF TRACT 2 OF CHAPTER 2 INVESTMENTS LLC, (DB 6991 PG 585), THE SOUTHWEST CORNER OF TRACT 1 OF CHAPTER 2 INVESTMENTS LLC, (DB 6991 PG 585), AND ALSO BEING THE SOUTHEASTERN CORNER OF THIS HEREINAFTER DESCRIBED TRACT OF LAND; THENCE, LEAVING SAID TRACT 1 AND WITH SAID TRACT 2 OF SAID CHAPTER 2 INVESTMENTS LLC, NORTH 85°06'46" WEST, A DISTANCE OF 251.08 FEET TO A FOUND IRON ROD AND CAP AT THE SOUTHEAST CORNER OF THE DAN & BOBBI JO OSWALD TRACT OF LAND
(DB 6224 PG 955); THENCE LEAVING THE NORTH LINE OF THE LANDS OF CHAPTER 2 INVESTMENTS AND WITH THE EAST LINE OF SAID OSWALD LANDS, NORTH 00°06'25" WEST, A DISTANCE OF 577.51 FEET TO THE NORTHEAST CORNER OF SAID OSWALD LANDS AND THE SOUTHEAST CORNER OF DWAINE M & RITA M. ALLISON (DB 1670 PG 545); THENCE LEAVING OSWALD LANDS AND WITH THE EASTERN LINE OF SAID ALLISON LANDS, NORTH 00°06'25" WEST, A DISTANCE OF 322.29 FEET TO A FOUND TPOST AT THE SOUTHEAST CORNER OF THE IMMANUEL COMMUNITY BAPTIST CHURCH (DB 3563 PG 424); THENCE LEAVING SAID ALLISON LANDS AND WITH THE EASTERLY LINE OF SAID IMMANUEL COMMUNITY BAPTIST CHURCH, NORTH 00°08'51" WEST, A DISTANCE OF 266.13 FEET TO A FOUND IRON ROD AND CAP AT THE SOUTHEAST CORNER OF THE LANDS OF THE REFUGE CENTER FOR COUNSELING INC. (DB 7708 PG 535). THENCE WITH THE EASTERN LINE OF SAID REFUGE CENTER FOR COUNSELING INC., NORTH 00°08'51" WEST, A DISTANCE OF 260.49 FEET TO THE SOUTHERN RIGHT OF WAY (50' IN WIDTH) OF LONG LANE AND PASSING A FOUND IRON ROD AT 257.68' ; THENCE WITH SAID LONG LANE (50') R.O.W. SOUTH 75°36'50" EAST, A DISTANCE OF 224.80 FEET TO A FOUND IRON ROD; THENCE LEAVING SAID R.O.W. AND WITH THE WEST LINE OF THE PREVIOUSLY MENTIONED OF TRACT 1 OF CHAPTER 2 INVESTMENTS LLC, SOUTH 01°33'49" EAST, A DISTANCE OF 1292.44 FEET TO THE POINT OF BEGINNING.

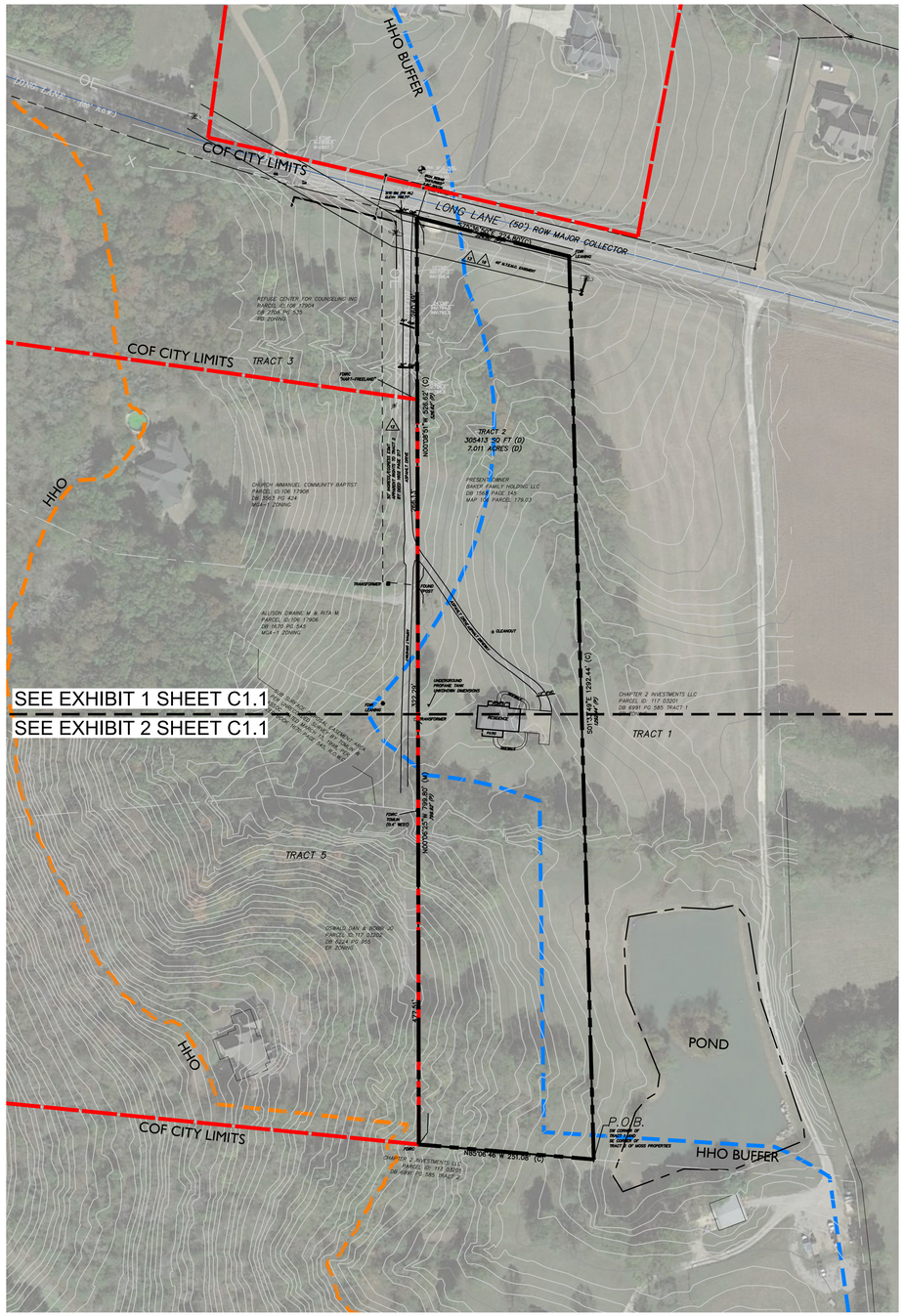
CONTAINING 7.011 ACRES, MORE OR LESS.

ACCORDING TO THE SURVEY OF ROGER H. HARRAH, RLS 2039

JEFFREY A. ROSAK
REGISTERED
AGRICULTURAL
LAND SURVEYOR
TENNESSEE

SUBMITTAL: OCTOBER 13, 2025
RESUBMITTAL: NOVEMBER 6, 2025
COF #: 8961

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

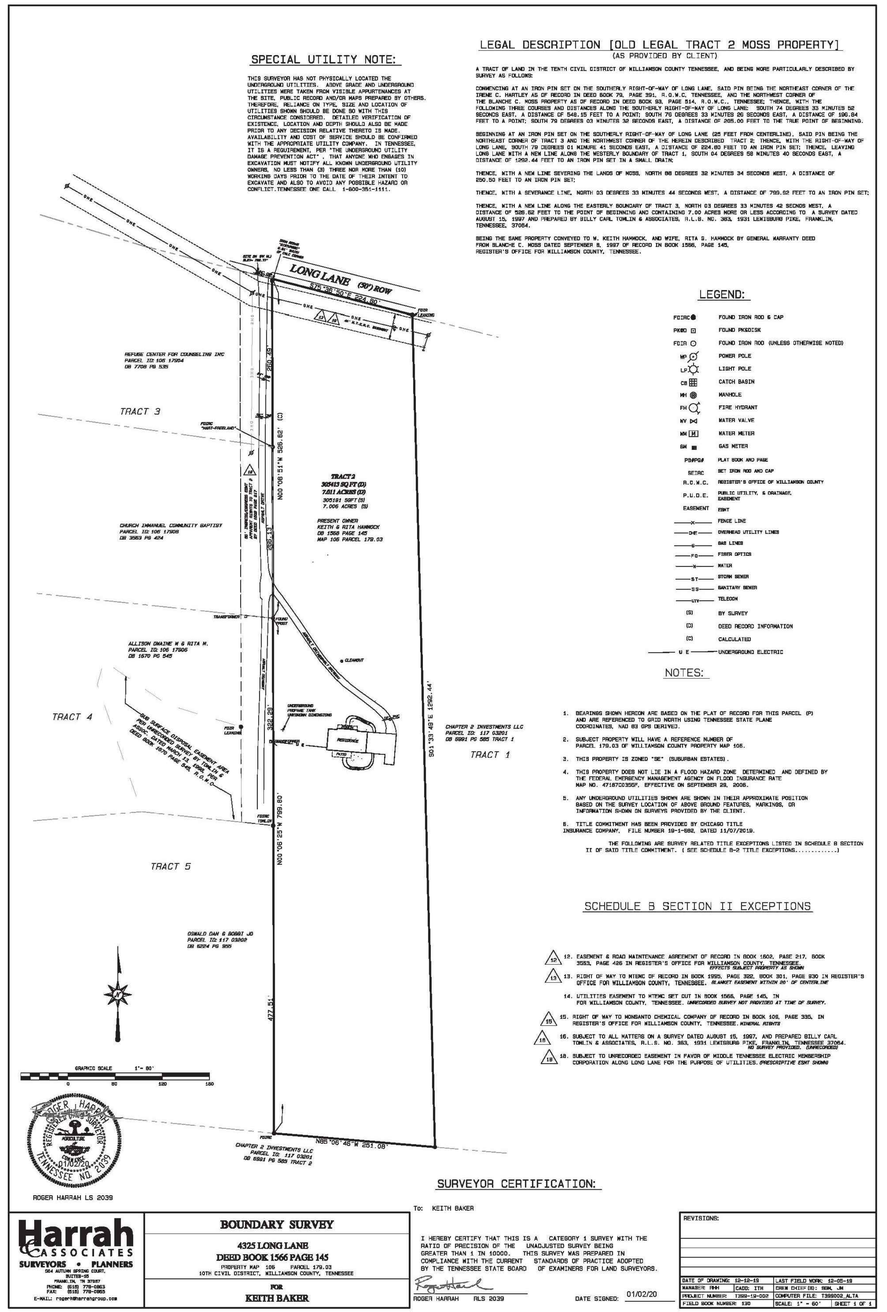


KEY

- HHO
- 500' HHO BUFFER
- COF CITY LIMITS

1 C1.0 OVERALL EXISTING CONDITIONS

0' 100' 200' 300'



SPECIAL UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION CONTACT THE TENNESSEE ONE-CALL UTILITY OWNERS, NO LESS THAN OR THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

LEGAL DESCRIPTION [OLD LEGAL TRACT 2 MOSS PROPERTY]

(AS PROVIDED BY CLIENT)

A TRACT OF LAND IN THE TENTH CIVIL DISTRICT OF WILLIAMSON COUNTY TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED BY SURVEY AS FOLLOWS:

COMMENCING AT AN IRON PIN SET ON THE SOUTHERLY RIGHT-OF-WAY OF LONG LANE, SAID PIN BEING THE NORTHEAST CORNER OF THE IRENE C. HARTLEY AS OF RECORD IN DEED BOOK 79, PAGE 391, R.O.W.C. TENNESSEE, AND THE NORTHWEST CORNER OF THE BLANCHE C. MOSS PROPERTY AS OF RECORD IN DEED BOOK 93, PAGE 514, R.O.W.C., TENNESSEE; THENCE, WITH THE FOLLOWING THREE COURSES AND DISTANCES ALONG THE SOUTHERLY RIGHT-OF-WAY OF LONG LANE: SOUTH 74 DEGREES 33 MINUTES 52 SECONDS EAST, A DISTANCE OF 548.15 FEET TO A POINT; SOUTH 76 DEGREES 33 MINUTES 26 SECONDS EAST, A DISTANCE OF 199.84 FEET TO A POINT; SOUTH 76 DEGREES 03 MINUTES 58 SECONDS EAST, A DISTANCE OF 205.00 FEET TO THE TRUE POINT OF BEGINNING.

BEGINNING AT AN IRON PIN SET ON THE SOUTHERLY RIGHT-OF-WAY OF LONG LANE (25 FEET FROM CENTERLINE), SAID PIN BEING THE NORTHEAST CORNER OF TRACT 3 AND THE NORTHWEST CORNER OF THE HEIRLIN DESCRIBED TRACT 2; THENCE, WITH THE RIGHT-OF-WAY OF LONG LANE, SOUTH 79 DEGREES 01 MINUTE 41 SECONDS EAST, A DISTANCE OF 224.00 FEET TO AN IRON PIN SET; THENCE, LEAVING LONG LANE WITH A NEW LINE ALONG THE WESTERLY BOUNDARY OF TRACT 1, SOUTH 04 DEGREES 58 MINUTES 40 SECONDS EAST, A DISTANCE OF 1252.44 FEET TO AN IRON PIN SET IN A SMALL DRAIN;

THENCE, WITH A NEW LINE DEVIDING THE LANDS OF MOSS, NORTH 88 DEGREES 32 MINUTES 34 SECONDS WEST, A DISTANCE OF 850.50 FEET TO AN IRON PIN SET;

THENCE, WITH A SEVERANCE LINE, NORTH 03 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 799.52 FEET TO AN IRON PIN SET;

THENCE, WITH A NEW LINE ALONG THE EASTERLY BOUNDARY OF TRACT 3, NORTH 03 DEGREES 33 MINUTES 42 SECONDS WEST, A DISTANCE OF 526.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.00 ACRES MORE OR LESS ACCORDING TO A SURVEY DATED AUGUST 10, 1997 AND PREPARED BY BILLY CAR, TORLIN & ASSOCIATES, R.L.S. NO. 383, 1031 LEWISBURG PIKE, FRANKLIN, TENNESSEE, 37064.

BEING THE SAME PROPERTY CONVEYED TO W. KEITH HAMMOCK, AND WIFE, RITA S. HAMMOCK BY GENERAL WARRANTY DEED FROM BLANCHE C. MOSS DATED SEPTEMBER 5, 1997 OF RECORD IN BOOK 1566, PAGE 145, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

LEGEND:

FCIRC●	FOUND IRON ROD & CAP
FKBD ⊡	FOUND PK&DISK
FCIR ○	FOUND IRON ROD (UNLESS OTHERWISE NOTED)
WP	POWER POLE
LP	LIGHT POLE
CB	CATCH BASIN
MH	MANHOLE
FH	FIRE HYDRANT
WV ⋈	WATER VALVE
WM [M]	WATER METER
GM	GAS METER
PB#PG#	PLAT BOOK AND PAGE
SETIRC	SET IRON ROD AND CAP
R.O.W.C.	REGISTER'S OFFICE OF WILLIAMSON COUNTY
P.U.D.E. EASEMENT	PUBLIC UTILITY, & DRAINAGE, EASEMENT
FENCE	FENCE LINE
OHP	OVERHEAD UTILITY LINES
G	GAS LINES
FO	FIBER OPTICS
W	WATER
ST	STORM SEWER
SS	SANITARY SEWER
UT	TELECOM
(S)	BY SURVEY
(D)	DEED RECORD INFORMATION
(C)	CALCULATED
U E	UNDERGROUND ELECTRIC

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF RECORD FOR THIS PARCEL (P) AND ARE REFERENCED TO GRID NORTH USING TENNESSEE STATE PLANE COORDINATES, NAD 83 GPS DERIVED.
2. SUBJECT PROPERTY WILL HAVE A REFERENCE NUMBER OF PARCEL 170.03 OF WILLIAMSON COUNTY PROPERTY MAP 106.
3. THIS PROPERTY IS ZONED "SE" (SUBURBAN ESTATES).
4. THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD ZONE DETERMINED AND DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 47187C0350F, EFFECTIVE ON SEPTEMBER 29, 2006.
5. ANY UNDERGROUND UTILITIES SHOWN ARE SHOWN IN THEIR APPROXIMATE POSITION BASED ON THE SURVEY LOCATION OF ABOVE GROUND FEATURES, MARKINGS, OR INFORMATION SHOWN ON SURVEYS PROVIDED BY THE CLIENT.
6. TITLE COMMITMENT HAS BEEN PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER 19-1-686, DATED 11/07/2019.

THE FOLLOWING ARE SURVEY RELATED TITLE EXCEPTIONS LISTED IN SCHEDULE B SECTION II OF SAID TITLE COMMITMENT. (SEE SCHEDULE B-2 TITLE EXCEPTIONS.....)

SCHEDULE B SECTION II EXCEPTIONS

12. EASEMENT & ROAD MAINTENANCE AGREEMENT OF RECORD IN BOOK 1602, PAGE 217, BOOK 3053, PAGE 426 IN REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. *AFFECTS SUBJECT PROPERTY AS SHOWN*
13. RIGHT OF WAY TO MTEMC OF RECORD IN BOOK 1985, PAGE 302, BOOK 301, PAGE 830 IN REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. *BLANKET EASEMENT WITHIN 30' OF CENTERLINE*
14. UTILITIES EASEMENT TO MTEMC SET OUT IN BOOK 1566, PAGE 145, IN FOR WILLIAMSON COUNTY, TENNESSEE. *UNRECORDED SURVEY NOT PROVIDED AT TIME OF SURVEY.*
15. RIGHT OF WAY TO MONSANTO CHEMICAL COMPANY OF RECORD IN BOOK 408, PAGE 330, IN REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. *MINERAL RIGHTS*
16. SUBJECT TO ALL MATTERS ON A SURVEY DATED AUGUST 05, 1997, AND PREPARED BILLY CARL TORLIN & ASSOCIATES, R.L.S. NO. 383, 1031 LEWISBURG PIKE, FRANKLIN, TENNESSEE 37064. *NO SURVEY PROVIDED, UNRECORDED*
18. SUBJECT TO UNRECORDED EASEMENT IN FAVOR OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION ALONG LONG LANE FOR THE PURPOSE OF UTILITIES. *APPROXIMATE EXHIBIT SHOWN*

ROGER HARRAH LS 2039

SURVEYOR CERTIFICATION:

To: KEITH BAKER

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY WITH THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY BEING GREATER THAN 1 IN 10000. THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT STANDARDS OF PRACTICE ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

ROGER HARRAH RLS 2039 DATE SIGNED: 01/02/20

Harrah & Associates
SURVEYORS • PLANNERS
564 AUTUMN SPRING COURT, SUITE 100
FRANKLIN, TN 37067
PHONE: (615) 778-0863
FAX: (615) 778-0865
E-MAIL: roger@harrahgroup.com

BOUNDARY SURVEY

4325 LONG LANE

DEED BOOK 1566 PAGE 145

PROPERTY MAP 106 PARCEL 170.02
10TH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE

FOR

KEITH BAKER

REVISIONS:

DATE OF DRAWING:	12-12-19
LAST FIELD WORK:	12-05-19
MANAGER:	TRH
CADD:	ITH
CHECK DESCRIBE:	RHH, JLM
PROJECT NUMBER:	1960-19-005
COMPUTER FILE:	TSSSSSS_ALTA
FIELD BOOK NUMBER:	330
SCALE:	1" = 80'
SHEET:	1 OF 1

2 C1.0 SITE SURVEY

N.T.S

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4325 LONG LANE
REZONING REQUEST
OFFICE RESIDENTIAL
Franklin, Williamson County, Tennessee

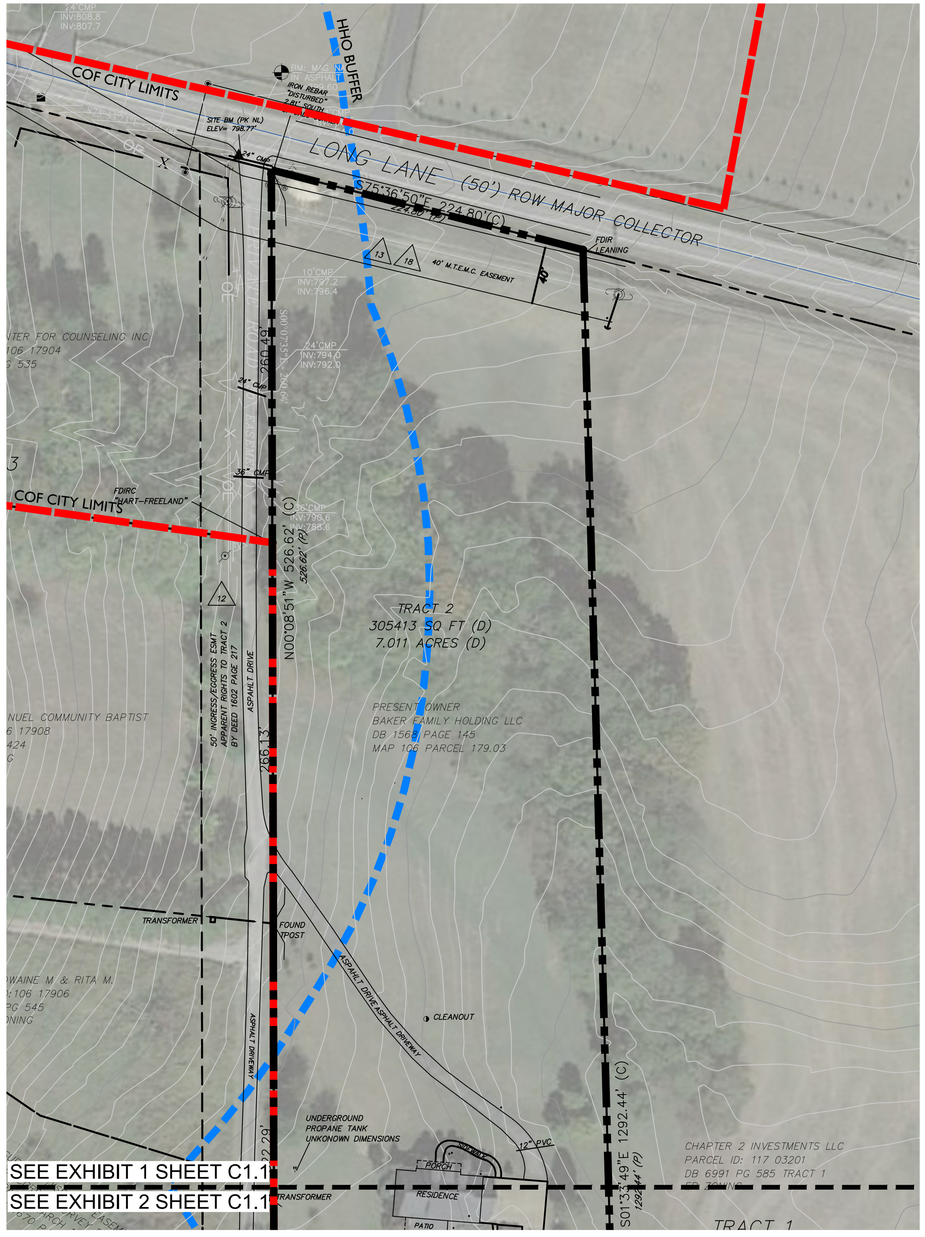
JEFFREY A. ROSAK REGISTERED LANDSCAPE ARCHITECT 2552 AGRICULTURE

Revision Date
1. October 13, 2025
2. November 6,2025
3.
4.

EXISTING CONDITIONS AND SITE SURVEY

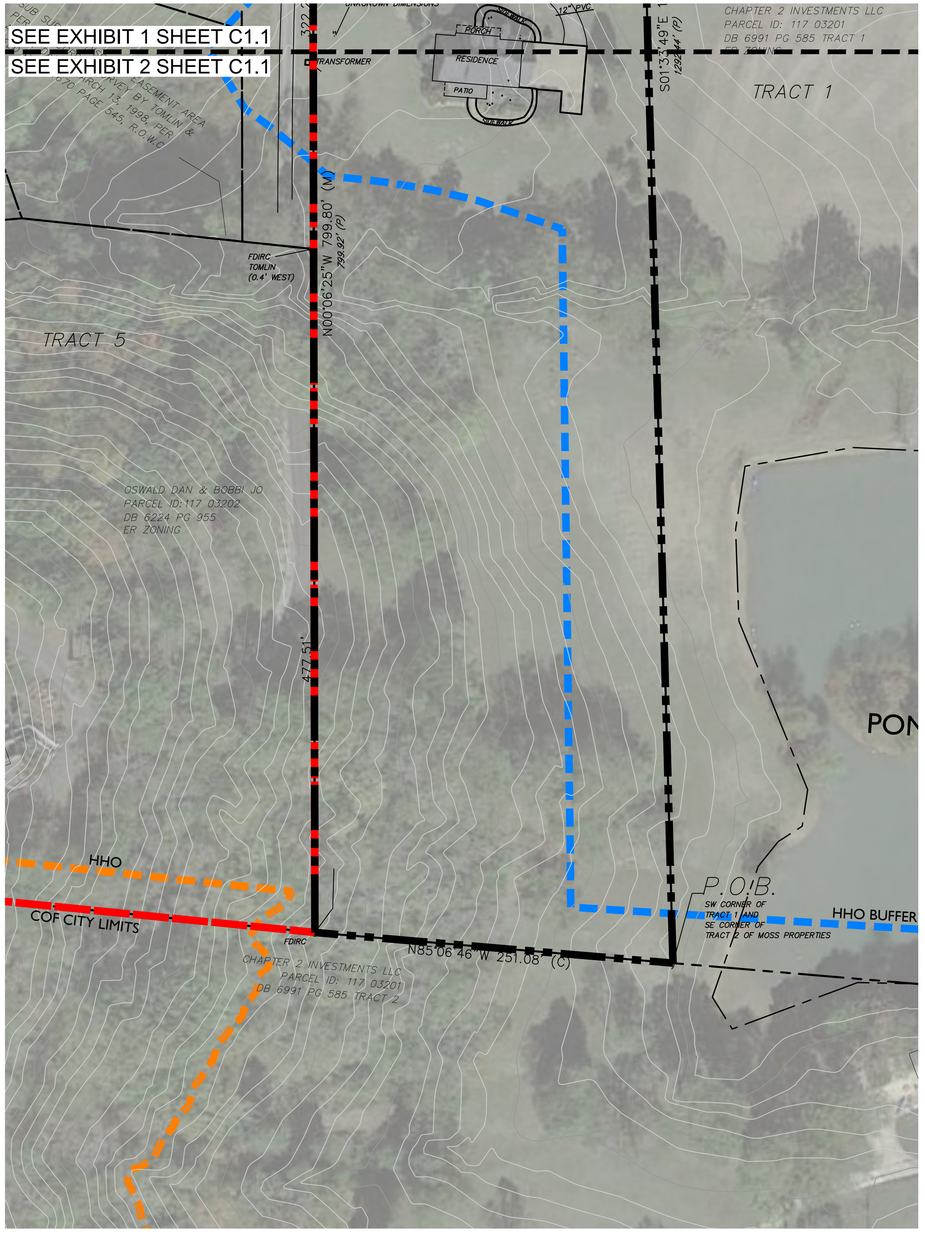
SHEET
C1.0

COF #: 8961



KEY

- HHO
- 500' HHO BUFFER
- COF CITY LIMITS



1 C1.1 EXISTING CONDITIONS ENLARGEMENT

0' 50' 100' 150'

2 C1.1 EXISTING CONDITIONS ENLARGEMENT

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4325 LONG LANE
REZONING REQUEST
OFFICE RESIDENTIAL

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE

Revision Date
1. October 13, 2025
2. November 6,2025

ENLARGED EXISTING CONDITIONS

SHEET
C1.1

COF #: 8961

File #: 21-01664

DATE: 12/11/2025

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

Academy Park II Subdivision, Final Plat, Creating 1 Civic Institutional Lot, On 1.28 Acres, Located At 1308 Academy Street. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8971
Applicant: Kate McDonald, CSDG
Owner: Williamson County, Rogers Anderson, Rep.

BACKGROUND/STAFF COMMENTS:
This final plat creates one civic institutional lot located at 1308 Academy Street. The corresponding site plan (Franktown Open Hearts Center Subdivision, Site Plan) was approved on the FMPC consent agenda for the August 2025 FMPC meeting, and the final plat is consistent with the site plan. The creation of a new lot on this final plat requires approval by the Franklin Municipal Planning Commission.

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

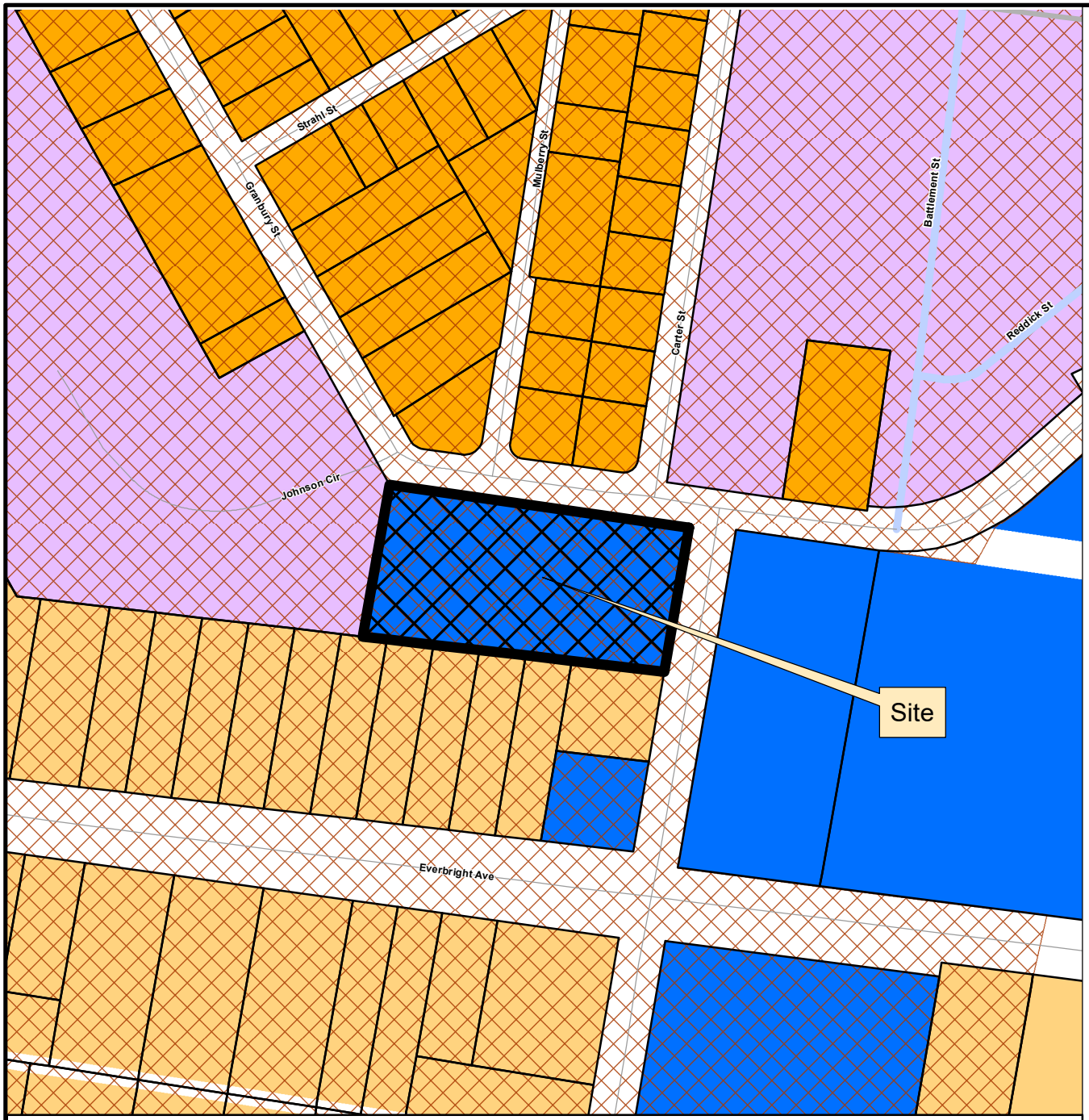
department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of the Academy Park II Subdivision Final Plat, with conditions. The conditions of approval are attached.



ACADEMY PARK II SUBDIVISION
FINAL PLAT

Project Information
Existing Zoning: CI Civic and Institutional District
Overlay Districts: Central Franklin Overlay
Site Acreage: 1.28 acres
Total Number of Lots: 1

Legend

- Academy Park II 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: 8971

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat

General Issues

15. 0. General Information

lance.fittro@franklintn.gov Applicant shall ensure that any modifications to the site plan [COF #8890] 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.

Performance Agreement and Surety

General Issues

24. Engineering Sureties

kevin.long@franklintn.gov **No sureties are associated with this final plat.**
All sureties associated with this development from site plan:
COF #8890 (Franktown Open Hearts Center Subdivision, Site Plan)
were previously posted with the site plan.

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

Planning

General Issues

4. Subdivision name

ariella.stanford@franklintn.gov Applicant shall add "subdivision" to the plat title so that the plat reflects the approved subdivision name:

Academy Park II Subdivision

5. Owner affidavit

ariella.stanford@franklintn.gov Comment not fully addressed, see issue 1 as listed above:

1. If the owner of the property is a LLC or company, a representative must be listed, as well as the LLC or company (ex: "_____ LLC, John Smith (Representative)")
    - A representative signed the owner affidavit on behalf of Williamson County Government. The applicant shall also list that representative on the first line.

NOTES

1) THE PURPOSE OF THIS PLAT IS TO CREATE A BUILDABLE LOT AND ESTABLISH NEW EASEMENTS.
2) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND /OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE BEFORE ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAT THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.
3) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
6) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
7) BASIS OF BEARING TAKEN FROM GLOBALLY POSITIONED SATELLITE MONUMENTS AND TRANSLATED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 AS ESTABLISHED FOR THIS SURVEY.
8) PARCEL NUMBERS SHOWN THUS (00) REFER TO COUNTY TAX MAP 78J.
9) 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.
10) MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. DETAILS OF THESE REQUIREMENTS ARE OUTLINED IN THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES RECORDED WITH THE WILLIAMSON COUNTY REGISTER OF DEEDS OFFICE.
11) NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDED 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.
12) THE EXISTING STUBS ASSOCIATED WITH WATER AND SEWER ON THE PROPOSED PLAT MUST BE TERMINATED AT THE MAIN LINE. THIS IS THE PROPERTY OWNER'S FINANCIAL RESPONSIBILITY.

NOTES (CONTINUED)

13) 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.
14) 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.
15) THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE IT INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
16) 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 UNDERGROUND.
17) ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
18) WILLIAMSON COUNTY OWNS THE MINERAL RIGHTS ON THE PROPERTY.
19) PROPERTY SETBACKS:
FRONT = 25 FEET
REAR = 25 FEET
SIDE = 25 FEET

TENNESSEE STATE PLANE

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS OF RECORD IN DEED BOOK 3068, PAGE 711, REGISTER'S OFFICE OF 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 ____, R.O.W.C. TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY.

NAME:_____ Date:_____
WILLIAMSON COUNTY C/O MAYOR ROGERS ANDERSON

CERTIFICATE OF APPROVAL OF STREETS DRAINAGE AND SIDEWALKS & GREEN INFRASTRUCTURE:

I HEREBY CERTIFY THAT:
A. THE STREETS, DRAINAGE, SIDEWALKS AND GREEN INFRASTRUCTURE DESIGNATED IN ACADEMY II HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS OR
B. 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.

NAME:_____ Date:_____
DIRECTOR STREETS DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEMS:

I HEREBY CERTIFY THAT:
(1) THE SEWER SYSTEMS DESIGNATED IN ACADEMY PARK II, FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
(2) A PERFORMANCE BOND IN THE AMOUNT OF $ FOR THE WATER SYSTEM AND $ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DATE:_____ NAME:_____
DIRECTOR OF WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL SUBDIVISION NAME, STREETS AND ADDRESSING:

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

NAME:_____ DATE:_____
WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY

NAME:_____ DATE:_____
CITY OF FRANKLIN

CERTIFICATE OF APPROVAL FOR MTEMC

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINES IN THE RULES AND REGULATIONS, BYLAWS, POLICY 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.

NAME:_____ Date:_____
REPRESENTATIVE OF MTEMC

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 10TH DAY OF SEPTEMBER 2025. STANDARDS OF PRACTICE, THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAT 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

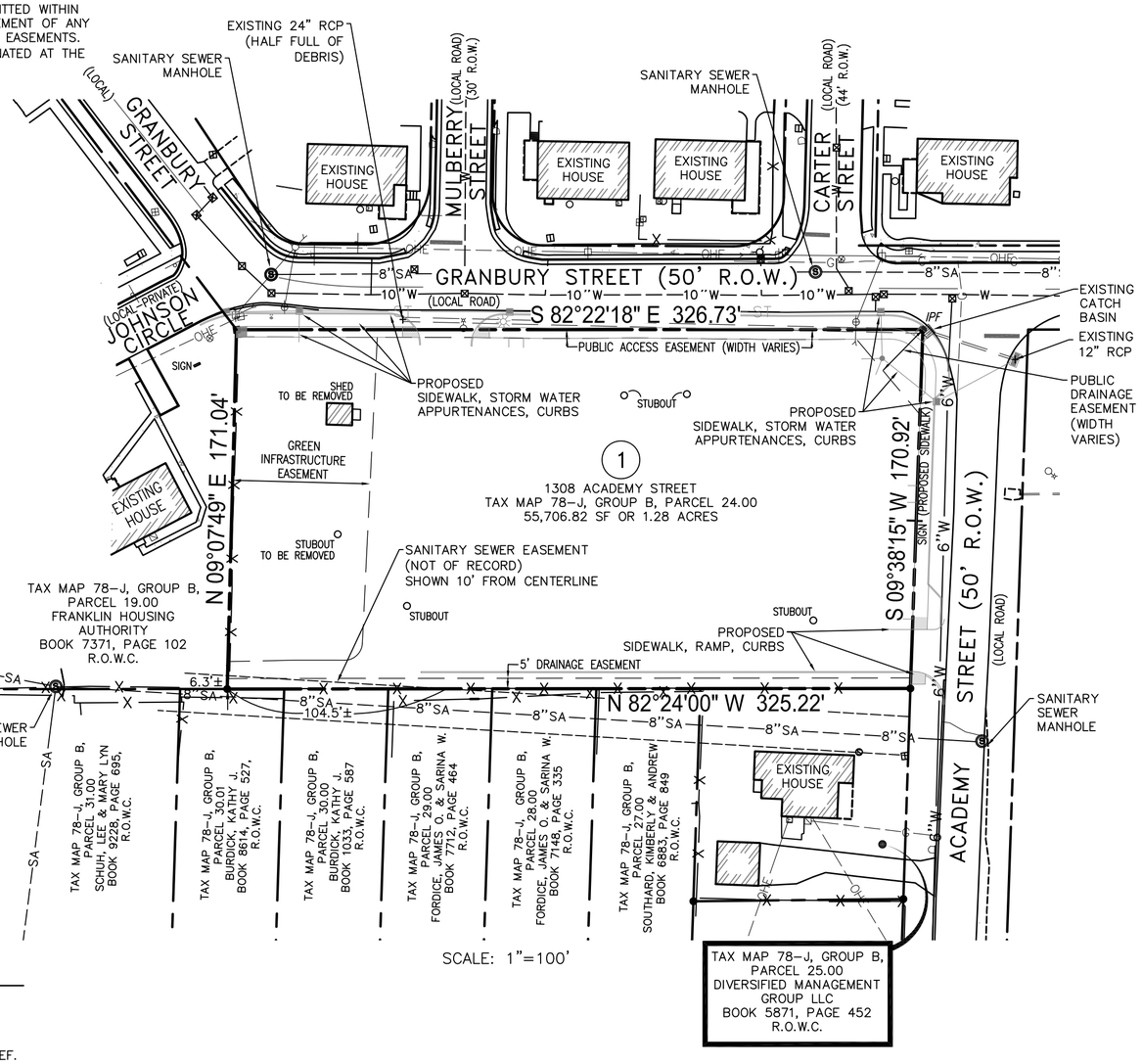
NAME:_____ DATE:_____

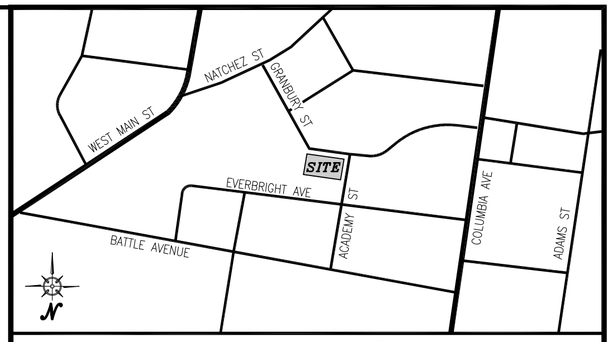
TENN. REGISTERED SURVEYOR NO. 2297

PREPARED BY:
DONLON LAND SURVEYING, LLC
TIMOTHY MARK DONLON

153B BELLE FOREST CIRCLE
NASHVILLE, TN 37221
TEL. (615) 673-9116, FAX (615) 673-9117
MarkD@donlonlandsurveying.com
http://www.DonlonLandSurveying.com/

TIMOTHY MARK DONLON REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE No. 2297





VICINITY MAP
NOT TO SCALE

DEVELOPMENT SUMMARY DATA

- OWNERS OF RECORD: WILLIAMSON COUNTY, 1320 W MAIN STREET #125, FRANKLIN, TN 37064
- ADDRESS OF RECORD: 1308 ACADEMY STREET, FRANKLIN, TN 37064
- ZONED: CI-CIVIC INSTITUTIONAL DISTRICT & CFO-CENTRAL FRANKLIN OVERLAY DISTRICT
- TAX MAP 78J, GROUP B, PARCEL 24.00
- PLAN/PLAT PREPARATION DATE: SEPTEMBER 15, 2025
- SHEET 1 OF 1
- UPON REVIEWING FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, 47187C0192H, DATED DECEMBER 20, 2024. IT HAS BEEN DETERMINED THE LIMITS OF THE DETAIL STUDY DO NOT REACH THE SUBJECT PROPERTY (FLOOD ZONE "X").

LEGEND:

	POWER POLE
	LIGHT POLE
	GUY WIRE
	STORM CURB INLET
	STORM CATCH BASIN
	GAS METER
	GAS VALVE
	ELECTRIC METER
S	SANITARY SEWER MANHOLE
OCO	SANITARY SEWER CLEAN OUT
	SIGN
	MAILBOX
	WATER METER
	WATER VALVE
	FIRE HYDRANT
CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND
IPS	IRON PIN SET
OHE	OVERHEAD ELECTRIC
	STORM DRAINAGE PIPE
	PROPERTY ADJOINER
	RIGHT OF WAY LINE
	PROPERTY LINE
W	WATER LINE
SA	SANITARY SEWER LINE
G	GAS LINE
X	FENCE
	EDGE OF GRAVEL
	EDGE OF CONCRETE

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_____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

DATE:_____ NAME:_____
SECRETARY, FRANKLIN PLANNING COMMISSION

ACADEMY PARK II

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
TOTAL ACRES = 1.28
TOTAL LOTS = 1
CIVIL DISTRICT: 9TH
NEW STREETS: 0 FEET

COF 8971
SHEET 1 OF 1

File #: 21-01625

DATE: 12/11/2025

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:

Century Industrial Park Subdivision, Site Plan, Developing 255,543 Square Feet Of Civic Space, On 11.53 Acres, Located At 408 Century Court. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8939
Applicant: Amber Henson, Gresham Smith
Owner: Williamson County, Rogers Anderson, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a site plan for the development of 255,543 square feet of civic space for the property located at 408 Century Court. This site plan is for the new Williamson County Justice Center campus for the construction of a new detention center and gun range for the Williamson County Sheriffs Office. The property is zoned Heavy Industrial (HI) District, which supports the proposed uses.

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.

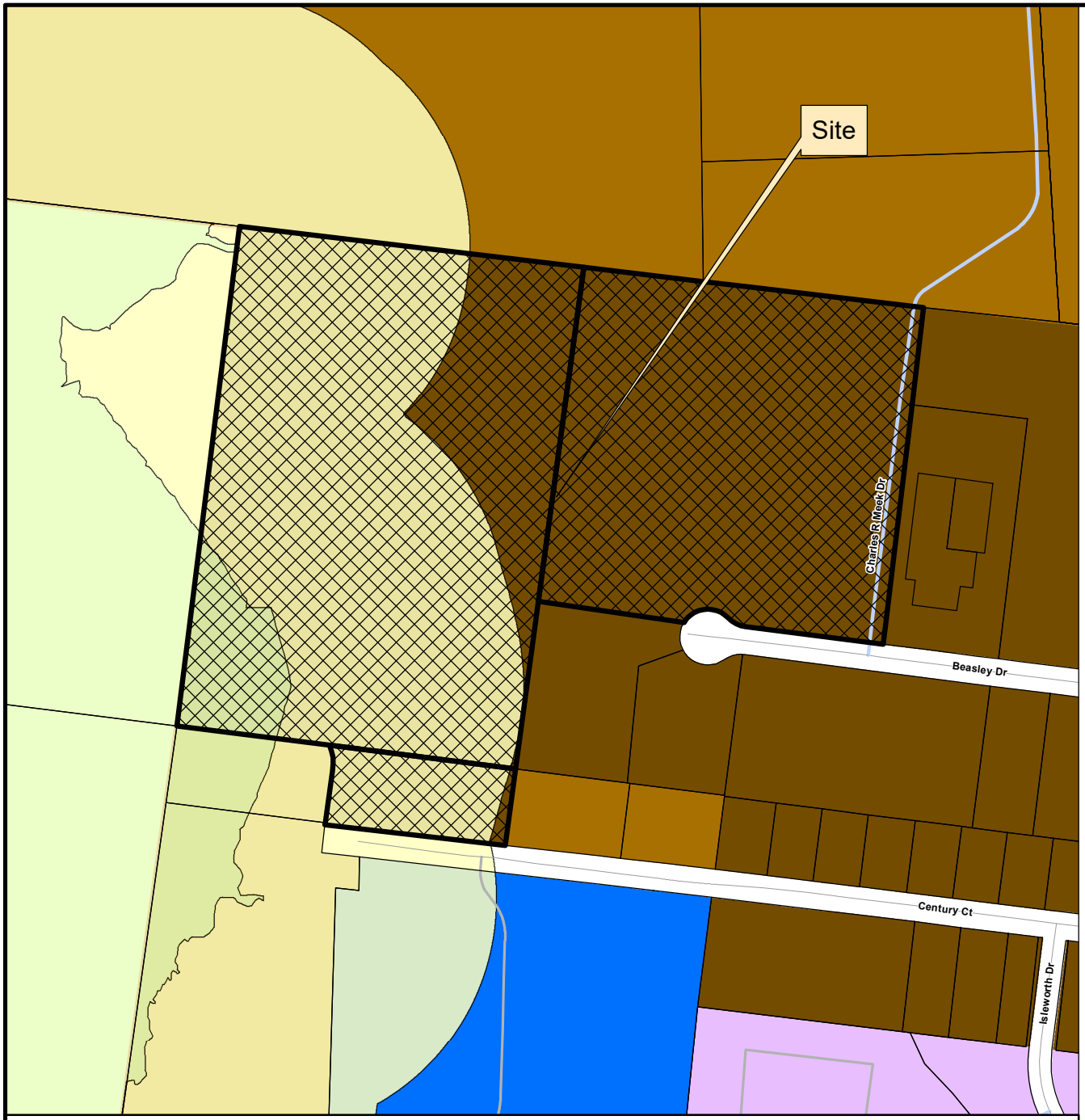
4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to the start of any excavation work, the developer and/or 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 Century Industrial Park Subdivision Site Plan, with conditions. The conditions of approval are attached.



CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN

Project Information

Existing Zoning: HI Heavy Industrial District
Overlay Districts: HHO, 500' Buffer of Hillside
Site Acreage: 11.53 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 255,543 SF

Legend

- Century Industrial Park Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8939

CONDITIONS OF APPROVAL:

Open Issues: 25 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

66. 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.

68. Sidewalk

joe.marlo@franklintn.gov *The following is a requirement of the City of Franklin Zoning Ordinance, and shall remain open as a Condition of Site Plan Approval (i.e. One Stop Approval) unless otherwise waived by the BOMA or Williamson County Commission.*

Applicant shall provide a sidewalk and curb/gutter complying with the Street Technical Standards along frontage with Century Court, including:

1. 5-foot sidewalk
2. 6-foot grass strip
3. 24-inch curb and gutter
4. Associated storm infrastructure and grading as necessary to meet drainage requirements

[COF Zoning Ordinance 9.7.3]

69. Sidewalk

joe.marlo@franklintn.gov *The following is a requirement of the City of Franklin Zoning Ordinance, and shall remain open as a Condition of Site Plan Approval (i.e. One Stop Approval) unless otherwise waived by the BOMA or Williamson County Commission.*

Applicant shall provide an ADA accessible sidewalk connection from the building to the street. *[COF Zoning Ordinance 9.8.1]*

Performance Agreement and Surety

General Issues

101. Engineering Sureties

kevin.long@franklintn.gov Sureties waived, this project is owned by Williamson County government and no sureties would be collected by mutual agreement between City of Franklin and Williamson County.

(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.)

105. Landscape

jason.arnold@franklintn.gov Landscape surety is waived.

106. Landscape Green Infrastructure

jason.arnold@franklintn.gov Landscape Green Infrastructure surety is waived.

Stormwater

General Issues

28. EPSC

Doug.Noonan@franklintn.gov Comment not addressed, elevations have changed. Per the TDEC's EPSC Handbook the following is required of sediment basin's:

- A wet pond/pool that is a minimum depth of 3'."

Sediment basin 4-2 only has a has a wet storage depth of 1.95'.

Pond Bottom Elev.	Wet Storage Elev.
699.00	702.00
721.00	722.95

38. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov	Comment not 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." Revised checklist uploaded. • Receiving waters are Swanson Branch and Toll House Branch, these shall be listed on the NOI. • NOI shows 17.52 acres disturbed, plans show 17.57 [Edited By Doug Noonan]

39. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov	QLP fee of $3,000 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).

Water/Sewer

General Issues

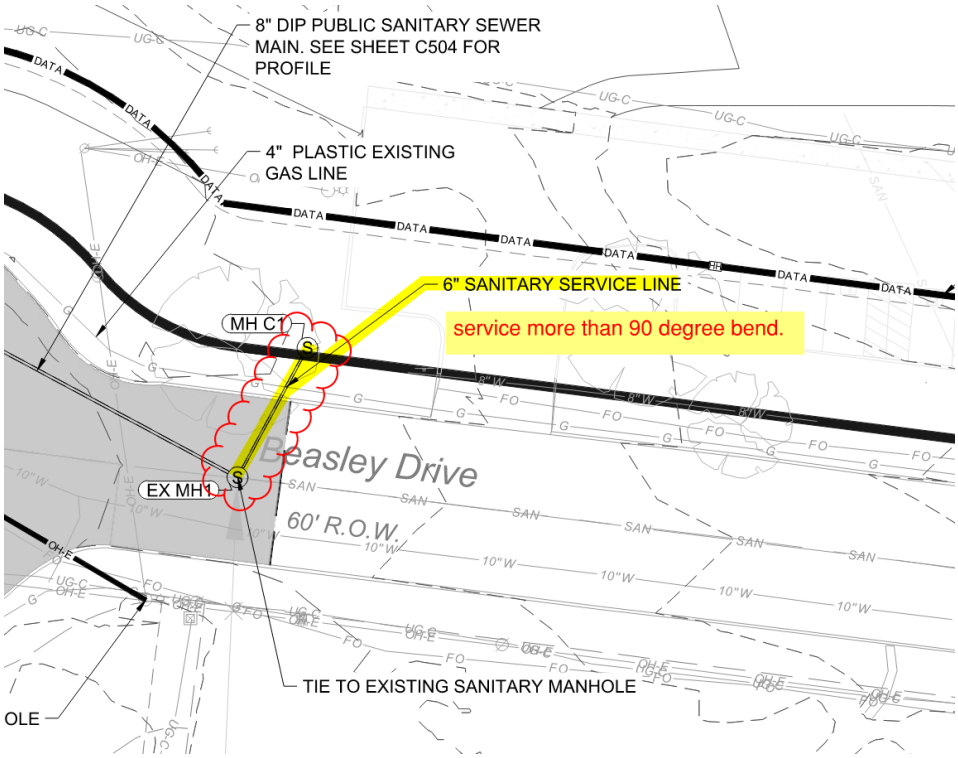
2. Sanitary sewer

ben.mcneil@franklintn.gov	Its unclear as to why the sanitary sewer lines shown on public and private has labels referencing both DIP and PVC. The SDR 26 is designed for the depths shown, DI is only driving the cost of the sewer install significantly higher. The applicant shall review all leaders pointing to sanitary and ensure they match. Numerous sheets have leaders stating PVC and DI. Public portion of sanitary sewer shall be labeled as SDR 26, private portions will be permitted as DI, but not required.

3. Future JJC sanitary sewer

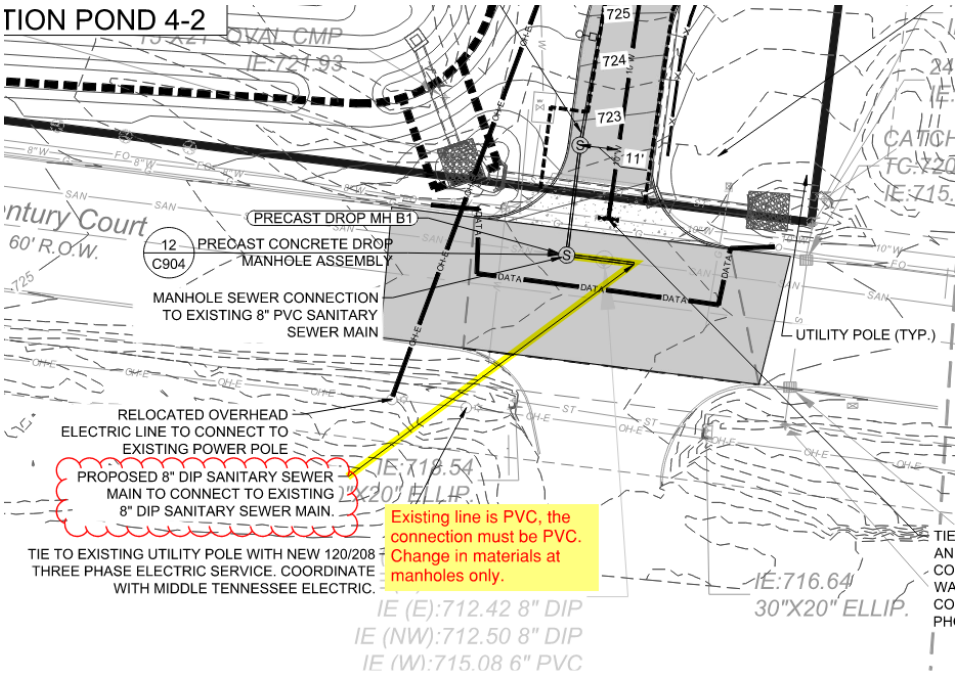
ben.mcneil@franklintn.gov The applicant failed to address the issue of the sewer service connecting to sewer at greater than a 90 degree angle. The applicant shall revise the service into manhole to be no greater than a 90 degree turn. In addition, the minimum slope for 6" service line is 2%, the applicant shall revise slope.

In discussion with the applicant, there may be an issue with the 2% slope, if this is the case, the applicant must provide calculations showing the velocities are met for 6" service at requested slope.



4. Sanitary sewer MH EX-2

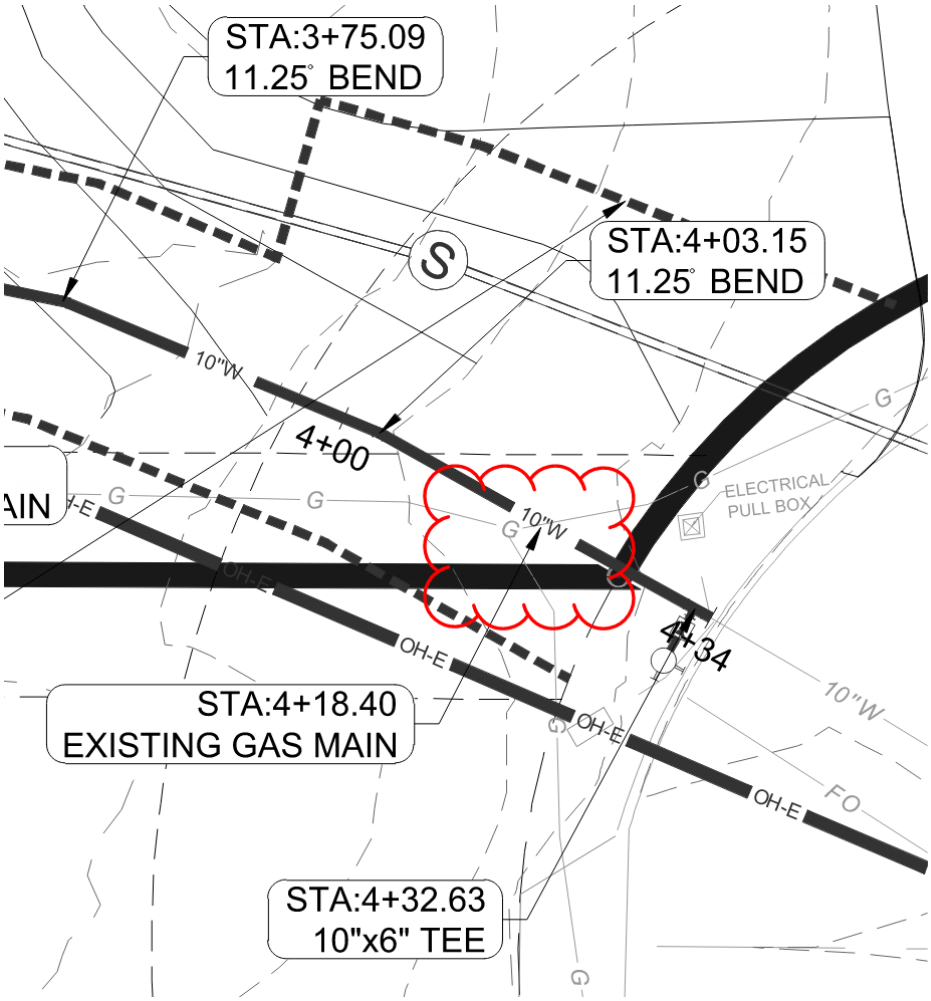
ben.mcneil@franklintn.gov The applicant revised the manhole below to be pre-cast as required, the records for this line indicate the existing line is PVC. The applicant shall field verify the existing line verifying the DIP. Pipe shall match the existing material in field.



10. Gas/ water conflict

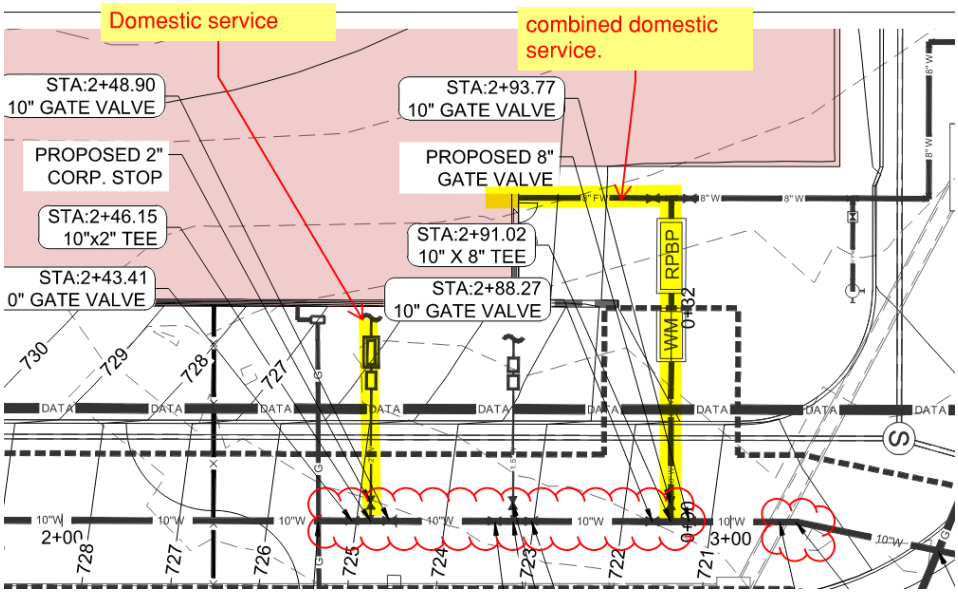
ben.mcneil@franklintn.gov The gas/ water conflict at Beasley has not been resolved, 4" gas and 2" steel is an issue for excavation of water during maintenance. Separation has not been provided allowing excavation. Additionally, steel gas lines require cathodic protection for water main. The gas or water at the location below must be relocated to allow separation for maintenance of both utilities.

No information has been labeled on the plan for the gas, so its unclear what direction i can give at this point.



15. fire meter

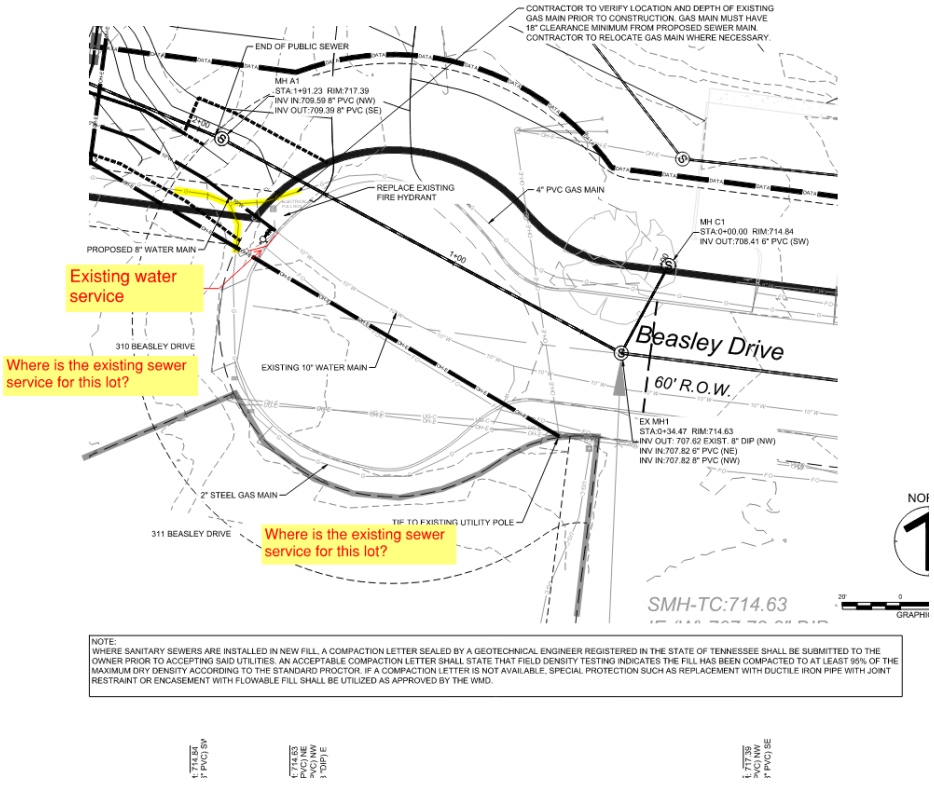
ben.mcneil@franklintn.gov I don't believe the previous comment was understood. The 2" water service referenced is the one showing below into main building, this could be served from the combined fire/ domestic loop internal to the building. This would utilize more water through the fire line allowing water turnover and clean water to the gun range. As the design stands, the water turnover at the gun range could experience poor water quality if the 8" is not utilized more.



63. Sanitary sewer

ben.mcneil@franklintn.gov The applicant failed to address this issue of the water service directly beside the existing fire hydrant. Existing backflow box is shown in existing conditions directly behind the meter.

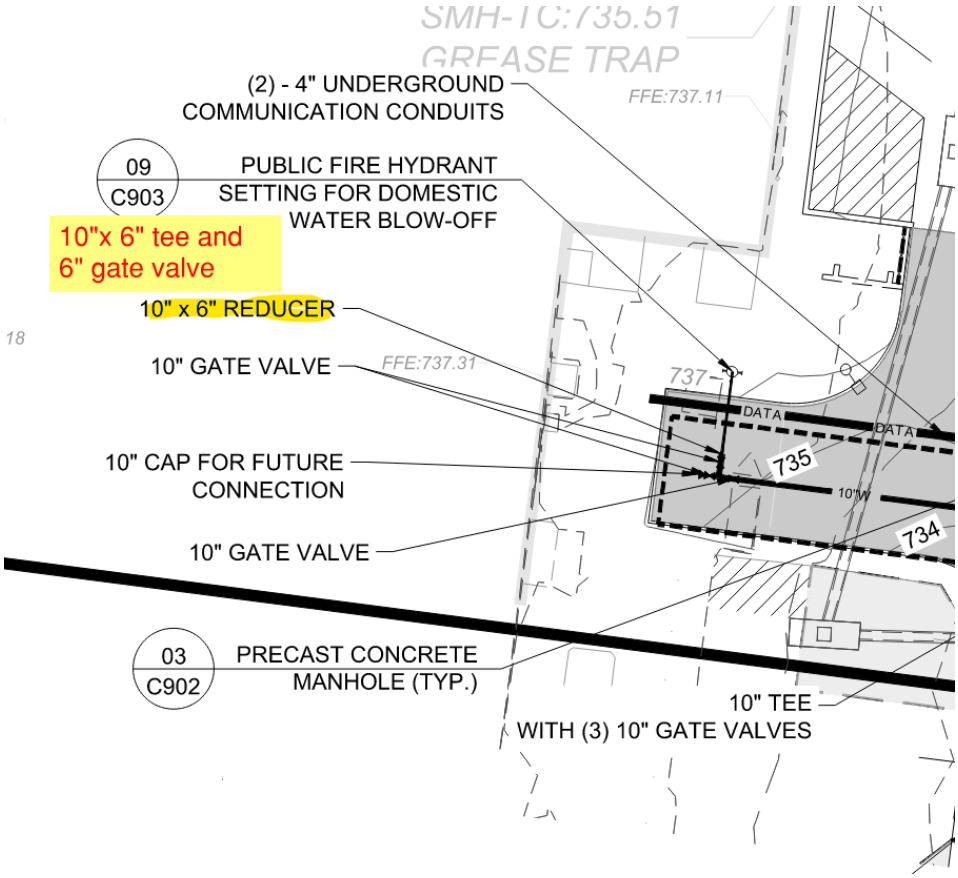
Additionally, the lots facing the culdesac at 310 and 311 Beasley Drive do not show services, the services must be reconnected to main when the new line is extended. Our information indicates the service extended approximately 12' from dead end manhole and splits to serve the 2 addresses above. This must be shown in the sanitary sewer plan of the extension to ensure sewer service is maintained to existing lots.



[Edited By Ben McNeil]

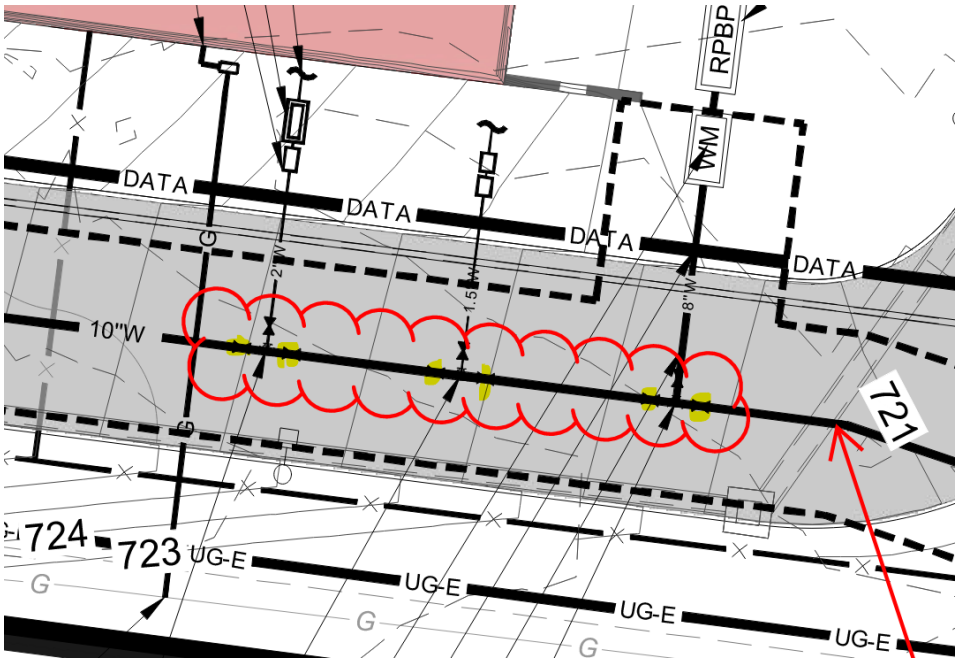
84. Water

ben.mcneil@franklintn.gov The applicant shall revise the label below, the tee shall be a 10" x 6" with a 6" valve to hydrant. Reducer is cast in the 10" x 6" tee.



86. Label Irrigation

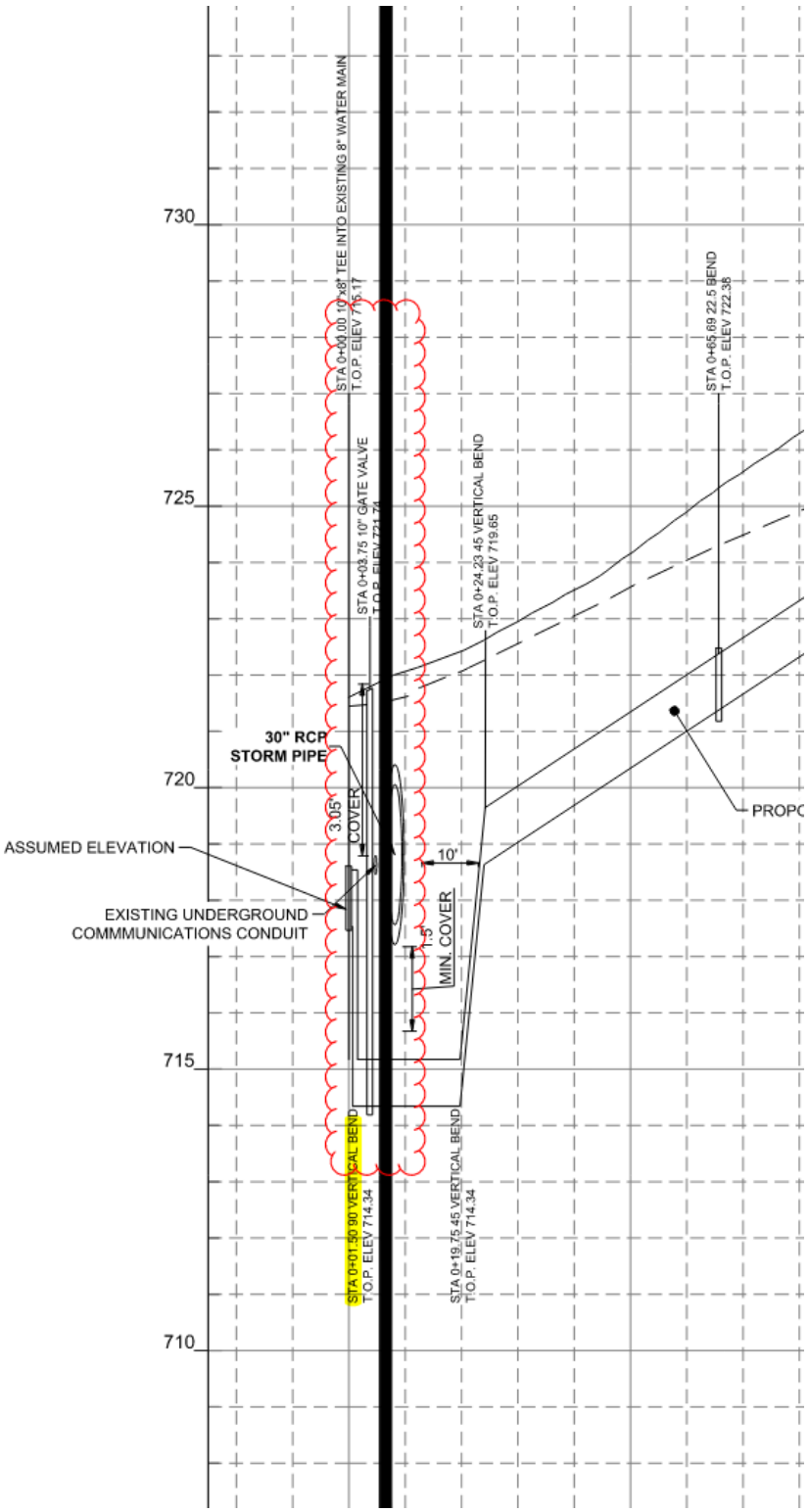
ben.mcneil@franklintn.gov It appears that the applicant has shown three way tee and valves for each service connection, this is not necessary, the only valve requirements at taps is on the tap itself. The applicant may remove additional 10" valves.



89. Existing 10" water Century

ben.mcneil@franklintn.gov The applicant has attempted a 90 degree bend from the tee to the valve, this is not permitted. Based on the proximity of the proposed 30" storm there is not sufficient room to make tee connection, add valve and fitting to get under the proposed storm. The assumed elevations of the existing water and up-size of the storm is causing an issue. Based on whats shown, there is no way to make the connection to the 10" at this location.

The applicant shall revise the storm outfall or look to relocate the existing water for tee connection.

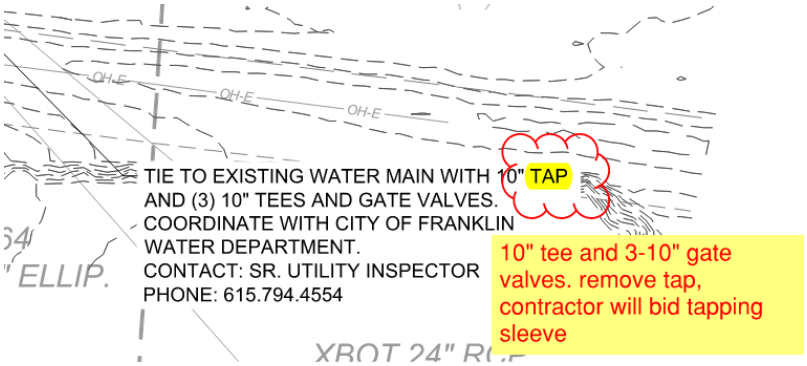


100. Additional comments

ben.mcneil@franklintn.gov	The applicant has made corrections, but several issues remain outstanding. Due to the issues, a meeting is required with Franklin Water, Engineering and the applicant prior to submitting to one stop. The applicant shall reach out to staff and schedule meeting with available time to make any necessary changes prior to submitting to one stop submittal. Contact Ben McNeil 615-794-4554

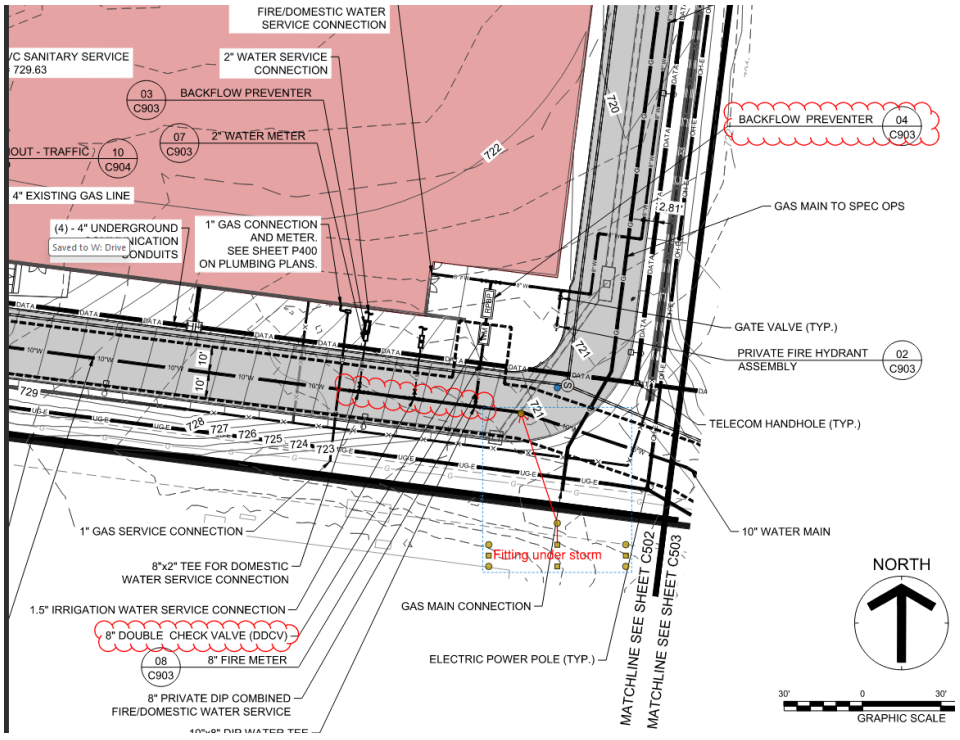
108. Sheet C501 language

ben.mcneil@franklintn.gov The applicant shall revise the language in the note below, this seems that a tapping sleeve could be approved for the location. The contractor will see this and request a tapping sleeve, tapping sleeve will not be permitted.



109. Combined Domestic and fire service

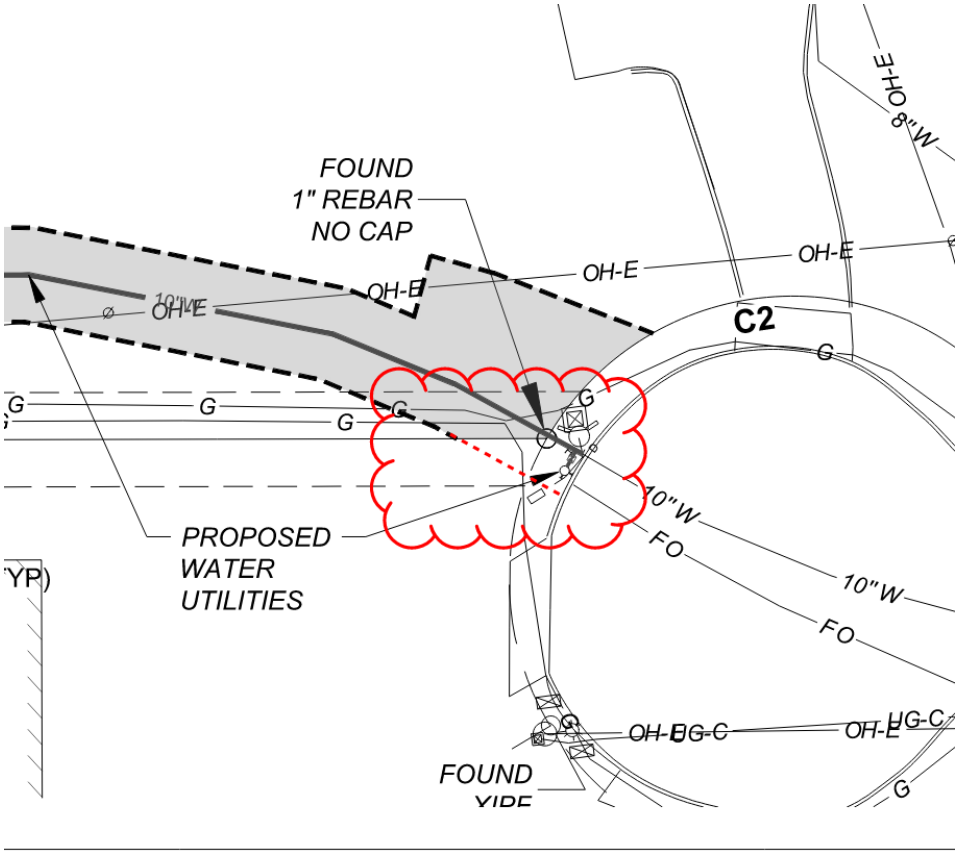
ben.mcneil@franklintn.gov The applicant shall correct the labels below as the 8" double check valve is not to be installed. The 8" shall be a combined water meter and RPBP. This note will confuse fire sprinkler contractor.



110. Water easement

ben.mcneil@franklintn.gov The applicant shall provide water easement for line shown outside of ROW and easement area outside of Williamson county property. Easement must be obtained prior to grading permit.

See below from Plat



Zoning

General Issues

35. Retaining Wall

shanna.mccoy@franklintn.gov Comment to remain open as a reminder but does not hinder site plan approval.

Any proposed retaining wall greater than 48" in height as measured from the bottom of the footing shall be a separate submittal to Building & Neighborhood Services for review, approval and permitting.

53. Materials

shanna.mccoy@franklintn.gov	*The following is a requirement of the City of Franklin Zoning Ordinance, and shall remain open as a Condition of Site Plan Approval unless otherwise waived by the BOMA or Williamson County Commission.* City of Franklin Zoning Ordinance Section 6.13 Flex Building **Materials** Architectural metals or any primary material not used as a primary material on the building is limited to 25% of the net facade.

SITE DEVELOPMENT PLANS FOR

CENTURY INDUSTRIAL PARK SUBDIVISION SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)

0 & 408 CENTURY COURT, 306 BEASLEY DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37064

CITY OF FRANKLIN PROJECT NO. 8939
GRESHAM SMITH PROJECT NO. 49222.01

Development Standard	Version/Date
Zoning Ordinance	1/1/2025
Subdivision Regulations	1/1/2022
Historic District Design Guidelines	5/30/2022
Transportation & Street Technical Standards	7/1/2025
Williamson County Stormwater Management	9/11/2023
Technical Specifications for Utility Installation	10/13/2020
Municipal Code	8/19/2025

SITE DATA

PROPERTY	
PROJECT NAME	CENTURY INDUSTRIAL PARK SUBDIVISION SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)
PROJECT NUMBER	8939
ADDRESS	0 & 408 CENTURY COURT, 306 BEASLEY DRIVE
PARCEL	090 00401 00009090, 090 003020005090 AND 090G C 01700 00009090B
CITY	FRANKLIN
COUNTY	WILLIAMSON
STATE	TENNESSEE
CIVIL DISTRICT	5TH
MAP	090 AND 090G
PARCEL	00401 AND 01700
SUBDIVISION	N/A
LOT AREA	32.23 ACRES (TOTAL)
PROJECT AREA	11.53 ACRES

ZONING	
BASE ZONING	HI-HEAVY INDUSTRIAL ZONE
OVERLAY ZONING	HHO HILLSIDE HILLCREAST OVERLAY
PROPOSED USE	CORRECTIONAL FACILITY
YARD FRONTING ON LOCAL STREET	30 FT
SIDE YARD	15 FT
REAR YARD	25 FT
BUILDING HEIGHT	69 FT

IMPACT STATEMENT

THE PROPOSED DEVELOPMENT IS A PORTION OF AN NEW FACILITY PREVIOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMAN. THE IMPACT ON CITY RESOURCES SUCH AS POLICE, FIRE, SOLID WASTE, PUBLIC RECREATIONAL FACILITIES, ETC AS A RESULT OF THE PROPOSED REVISION DOES NOT HAVE ANY KNOWN ADVERSE IMPACT BEYOND THE ORIGINAL APPROVAL.

BUILDING		
	ADULT DETENTION CENTER (ADC)	GUN RANGE
BUILDING TYPE APPLIED	TYPE I	ASSEMBLY (A-2), ASSEMBLY (A-3) BUSINESS (B), INSTITUTIONAL (I-3), AND STORAGE (S-1)
FRONTAGE TYPE APPLIED	LANDSCAPE FRONTAGE	PARKING FRONTAGE
PROPOSED USE	CORRECTIONAL FACILITY	CORRECTIONAL FACILITY
OCCUPANCY TYPE	ASSEMBLY (A-2), ASSEMBLY (A-3) BUSINESS (B), INSTITUTIONAL (I-3), AND STORAGE (S-1)	ASSEMBLY (A-3) BUSINESS (B), AND STORAGE (S-1)
CONSTRUCTION TYPE	TYPE 1-B, SPRINKLERED-FULLY NFPA 3	TYPE II-B, UNSPRINKLERED
TOTAL GROSS BUILDING AREA SF	249,173 SF	6,370 SF
BUILDING HEIGHT (MAX. 3 STORIES)	73'-5"	22'-3"
MINIMUM LANDSCAPING SURFACE RATIO	20%	20%
OPEN SPACE REQUIRED	5%	5%
NATURAL AREA SF REQUIRED	5,000 SF MIN.	5,000 SF MIN
TREE CANOPY RETENTION ACREAGE	0.97	
HISTORIC RESOURCE TREATMENT	NO	NO
PARKING REQUIRED	PER END USER PROGRAMMING	PER END USER PROGRAMING
PARKING PROVIDED	161 SPACES	40 SPACES

FLOOD NOTE

THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOODPLAIN PER CURRENT FEMA FIRM PANEL 47187C0195F REVISED SEPTEMBER 29, 2006.



VICINITY MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
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C202	ENLARGED SITE LAYOUT PLAN
C203	ENLARGED SITE LAYOUT PLAN
C204	EMERGENCY MANAGEMENT PLAN
C205	BUS ACCESS PLAN
C206	GARBAGE TRUCK ACCESS PLAN
C207	HARDSCAPE PLAN
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C503	ENLARGED UTILITY PLAN
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C902	SITE DETAILS
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C907	SITE DETAILS
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L101	DETAILED TREE REMOVAL & PRESERVATION PLAN
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L103	DETAILED TREE REMOVAL & PRESERVATION PLAN
L200	OVERALL LANDSCAPE PLAN
L201	DETAILED LANDSCAPE PLAN
L202	DETAILED LANDSCAPE PLAN
L203	DETAILED LANDSCAPE PLAN

OWNER

Williamson County
1320 West Main Street, Suite 125
Franklin, Tennessee 37064

OWNER REPRESENTATIVE

OverSite
103 Forrest Crossing Boulevard, Suite 204
Franklin, TN 37064
Contact: Jim Cross
Phone: 615.207.0284
Email: jimc@oversiteconsult.com

CIVIL ENGINEER

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222 Second Avenue South
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Nashville, TN 37201
Civil Contact: Levi Sciara, PE
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Email: Levi.Sciara@greshamsmith.com

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222 Second Avenue South
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Email: terry.mulvaney@greshamsmith.com

SURVEYOR

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Nashville, TN 37201
Survey Contact: Christopher Goetz, RLS
Phone: (615) 770-8100
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615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)
0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 8939
ISSUE FOR PERMIT

11.06.2025

THIS SHEET HAS BEEN SEALED DIGITALLY

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

No.	Date	Description
1	10.02.2025	AGENCY COMMENTS
2	11.06.2025	AGENCY COMMENTS

COVER SHEET

C000

49222.01
09.08.2025

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
2. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY ALL FEES REQUIRED FOR THE EXECUTION OF THE WORK.
3. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO CURRENT LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL PAVEMENT, FENCES, TREES, AND STRUCTURES THAT ARE TO REMAIN. CONTRACTOR-CAUSED DAMAGE SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
5. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A CONSTRUCTION SCHEDULE FOR VARIOUS SITEWORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ALLOW FOR TIMELY INSPECTION CERTIFICATION OF CONSTRUCTION AND REPORTS TO AGENCIES, AND TO AVOID DELAYS IN ISSUANCE OF CERTIFICATE OF OCCUPANCY.

DEMOLITION AND PROTECTION NOTES:

1. DEMOLITION AND REMOVAL OPERATIONS SHALL COMMENCE ONLY AFTER ALL INITIAL EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND FUNCTIONAL.
2. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A WASTE MANAGEMENT PLAN PRIOR TO THE COMMENCEMENT OF WORK. AT A MINIMUM THE PLAN SHALL INCLUDE:
   - 2.1. THE PROPER PROCEDURES FOR DISPOSAL OR RECLAIMING FOR REUSE / RECYCLING.
   - 2.2. DESIGNATED AREAS FOR WASTE MANAGEMENT CONTAINERS. CONTAINERS SHALL BE PROPERLY MARKED FOR ALLOWABLE AND PROHIBITED ITEMS AND MATERIALS.
   - 2.3. DESIGNATED CHEMICAL STORAGE AREAS, APPROPRIATE CHEMICAL STORAGE CONTAINERS, AND PROCEDURES FOR SPILL CONTROL. CHEMICALS SHALL NOT BE PERMITTED TO INFILTRATE TO GROUNDWATER OR BE PUMPED UNTREATED FROM PIT DEWATERING FACILITIES.
   - 2.4. A CONCRETE WASHOUT AREAS LOCATED AWAY FROM DESIGNATED CONSTRUCTION EXIT.
3. PROVIDE NEAT AND STRAIGHT SAWCUTS OF EXISTING PAVEMENT ALONG ALL LIMITS OF PAVEMENT DEMOLITION.
4. ALL DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. DISPOSE OF OFF THE OWNER'S PROPERTY IN A LEGAL MANNER. PROLONGED STORAGE OR THE SALE OF DEMOLISHED ITEMS OR MATERIALS ON-SITE IS NOT PERMITTED WITHOUT PRIOR NOTIFICATION AND CONSENT OF OWNER.
5. ALL PAVEMENT, BASE COURSE, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., IN THE AREA TO BE REMOVED SHALL BE REMOVED FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE PROVIDED THAT THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE OF AREAS TO RECEIVE PLANTING.
6. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.
7. ALL EXISTING FEATURES REMAINING AND NOT SPECIFICALLY MENTIONED THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER. BEFORE PROCEEDING WITH DEMOLITION WORK, NOTIFY THE ENGINEER OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS.
8. HAZARDOUS MATERIALS ARE NOT ANTICIPATED TO BE ENCOUNTERED. IF SUSPECTED HAZARDOUS MATERIALS ARE DISCOVERED, IMMEDIATELY NOTIFY THE OWNER.
9. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL AND COMPACTED TO 98% OF MAXIMUM DENSITY PER ASTM D698 - STANDARD PROCTOR.
10. PAVEMENT MARKINGS TO BE REMOVED SHALL BE PAINTED OVER TO MATCH PAVEMENT OR REMOVED WITH WIRE BRUSHING.
11. EXCEPT AS SHOWN, NO TREES SHALL BE REMOVED AND/OR VEGETATION DISTURBED WITHOUT APPROVAL OF THE ENGINEER.

LAYOUT AND PAVING NOTES:

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.
2. PROVIDE A SMOOTH AND FLUSH TRANSITION BETWEEN EXISTING TO REMAIN AND NEW PAVEMENT, SIDEWALKS, AND CURBS . FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
3. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH CONSTRUCTED PERPENDICULAR TO THE TRAVEL PATH. ALL CONCRETE SHALL BE 4,000 P.S.I. UNLESS OTHERWISE NOTED. CURB RAMPS, SIDEWALK SLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS FROM THE AUTHORITY HAVING JURISDICTION PRIOR TO PLACEMENT OF CONCRETE.
4. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
5. PARKING STRIPES SHALL BE 4-INCH WHITE PAVEMENT PAINT, UNLESS OTHERWISE NOTED. LANE STRIPES SHALL BE 4 INCH PAVEMENT PAINT, COLOR AS INDICATED ON PLAN. STOP BARS AND CROSSWALK MARKINGS SHALL BE 24-INCH WHITE PAVEMENT PAINT.
6. CONCRETE CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS AND SHALL DIVIDE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 10-FOOT DIMENSIONS. CONCRETE EXPANSION JOINTS SHALL BE INSTALLED AT MAXIMUM 60-FOOT SPACING AND AT ALL ABUTTING RIGID OBJECTS.
7. MAINTAIN ONE SET OF RECORD DRAWINGS MARKUPS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION.
8. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY CONSISTING OF THE FOLLOWING:
   - 8.1. THE SURVEY SHALL BE PREPARED, SIGNED AND SEALED BY A SURVEYOR REGISTERED IN THE STATE IN WHICH THIS PROJECT RESIDES AND SUBMITTED TO THE ENGINEER IN ELECTRONIC FORMAT PRIOR TO COMPLETION OF THE PROJECT. THE SURVEY SHALL BE PREPARED USING THE SAME HORIZONTAL AND VERTICAL DATUM AS THE ORIGINAL SURVEY.
   - 8.2. SHOWING ALL BUILDINGS, CURB LINES, EDGES OF PAVEMENT, SIDEWALKS, AND PARKING STRIPING.
   - 8.3. LOCATING ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT INCLUDING: GREASE TRAP, OIL/WATER SEPARATOR, DRAINAGE AND SANITARY STRUCTURES, WATER VALVES, METERS, PIV'S, AND HYDRANTS.
   - 8.4. INCLUDING ALL ACCESSIBLE PATHS, PEDESTRIAN RAMPS AND LANDINGS, AND ACCESSIBLE PARKING AREAS INCLUDING AISLES AND DROP-OFF/PICK-UP AREAS. DIMENSION FULL LENGTH AND WIDTH OF ALL PEDESTRIAN RAMPS AND LANDINGS. SHOW ELEVATIONS AND SLOPES, INCLUDING LONGITUDINAL AND CROSS SLOPES FOR ALL ACCESSIBLE AREAS.

GRADING AND DRAINAGE NOTES:

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIALS
2. THE DEVELOPER SHALL PROVIDE 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 AND SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVALL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. NOTIFY LOCAL UTILITY LOCATOR SERVICE (CALL 811 OR SUBMIT ON-LINE) OF INTENDED DEMOLITION / GRADING / EXCAVATION / UTILITY TRENCHING CONSTRUCTION.
7. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, PROTECT UTILITIES TO REMAIN, AND REPAIR CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AT CONTRACTOR'S EXPENSE.
8. CONSTRUCT INITIAL TEMPORARY EROSION CONTROL PRIOR TO BEGINNING GRADING OPERATIONS.
9. NO TREES SHALL BE REMOVED NOR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES. ALL TREES, INCLUDING YOUNG SAPLINGS, PINES, AND UNDERSTORY SPECIES SHALL BE PROTECTED IF THEY FALL OUTSIDE THE PROPOSED LIMITS OF GRADING, EVEN IF THEY ARE NOT LOCATED OR IDENTIFIED ON THE PLANS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE/STORE MATERIALS WITHIN THE DRIPLINES OF TREES TO BE PROTECTED.
10. TREE PROTECTION SHALL CONSIST OF THE FOLLOWING STEPS:
    - 10.1. CONTRACTOR SHALL HIRE A LICENSED LANDSCAPE CONTRACTOR TO OVERSEE TREE PROTECTION.
    - 10.2. PRIOR TO ANY GRADING OPERATIONS, LOCATE TREES TO BE PROTECTED AND NEATLY CUT ROOTS TO A DEPTH OF 30-INCHES AT THE DRIP LINE OR THE DIMENSIONED LIMITS SHOWN USING A UTILITY TRENCHING MACHINE.
    - 10.3. TREAT EXPOSED ROOTS WITH A HORTICULTURAL TREE PRUNING PROTECTION PRODUCT.
    - 10.4. PRUNE TREE LIMBS BY THE SAME PROPORTIONAL PERCENTAGE AS TREE ROOTS REMOVED (I.E., 25% OF ROOTS REMOVED SHALL RESULT IN 25% OF TREE LIMBS REMOVED).
    - 10.5. INSTALL A MINIMUM 4-FOOT HIGH CONSTRUCTION FENCE TO THE LIMITS SHOWN.
    - 10.6. BEGIN CLEARING AND GRADING OPERATIONS.
11. EXISTING CONDITIONS ARE FROM A PRE-CONSTRUCTION TOPOGRAPHIC SURVEY PROVIDED BY GRESHAM SMITH, DATED JANUARY 03, 2022.
12. THE CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO BEGINNING WORK. INSTALL STORM SEWERS BEGINNING AT THE DISCHARGE TIE POINT ELEVATION AND THEN PROCEEDING UPSTREAM.
13. TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6-INCHES. CONSTRUCT TEMPORARY STOCKPILES FREE DRAINING AND PROVIDE EROSION AND SEDIMENT CONTROLS AROUND AREA.
14. SATISFACTORY TOPSOIL IS DEFINED AS MATERIAL FREE OF SUBSOIL, CLAY LUMPS, STONES, OBJECTS OVER 1-INCH IN DIAMETER, OR CONTAMINANTS.
15. TOP OF GRATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST THE CASTING HOOD TO FALL ALONG THE CURB LINE.
16. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
17. SPOT ELEVATIONS AND CONTOURS REPRESENT PROPOSED FINISHED GRADE AND TOP OF FINISHED PAVEMENT.
18. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS TO POSITIVELY DRAIN. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THIS INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED PRIOR TO BEGINNING WORK.
19. ALL PERMANENT CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 3 HORIZONTAL:1 VERTICAL. TEMPORARY CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL:1 VERTICAL UNLESS TEMPORARY SHORING IS PROVIDED, OR UNLESS AUTHORIZED BY A LICENSED GEOTECHNICAL ENGINEER.
20. CONTRACTOR SHALL DISPOSE OF EXCESS MATERIAL OFF THE OWNER'S PROPERTY IN A LEGAL MANNER AT NO ADDITIONAL COST.
21. EXISTING MANHOLE, VALVE AND CATCH BASIN CASTINGS TO REMAIN SHALL BE RESET TO MATCH NEW GRADE. BUILDING ADDITION FINISH FLOOR ELEVATIONS SHALL MATCH EXISTING.
22. ALL CURBS, PAVEMENT AND SIDEWALKS SHALL BE BACKFILLED FLUSH WITH TOPSOIL, SEEDED AND MULCHED.
23. ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED WITH CRUSHED STONE. ALL PIPES UNDER LAWN AREAS SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL COMPACTED TO 98% OF MAXIMUM PER ASTM D698 - STANDARD PROCTOR.
24. ALL HEADWALLS SHALL HAVE A MINIMUM 10' x 20' x 1.5' RIP-RAP APRON INSTALLED USING 8" MINIMUM DIAMETER STONE, UNLESS OTHERWISE SPECIFIED.
25. FINAL FINISH GRADE TOLERANCES SHALL BE MAXIMUM 0.10 FOOT ABOVE OR BELOW DESIGN ELEVATIONS WITHIN PAVED AREAS, AND MAXIMUM 0.25 FOOT ABOVE OR BELOW DESIGN FINISH ELEVATIONS IN OTHER AREAS. NO TOLERANCE IS ALLOWED WHEN MAXIMUM OR MINIMUM SLOPES ARE SPECIFIED.
26. ADA PARKING AND LOADING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. ADA ACCESS ROUTES SHALL NOT EXCEED 2.0% CROSS SLOPE AND 5.0% LONGITUDINAL SLOPE, EXCEPT WHERE ADA RAMPS ARE SPECIFIED. ADA RAMPS SHALL NOT EXCEED 2.0% CROSS SLOPE AND 8.33% LONGITUDINAL SLOPE.
27. EARTHWORK FILL SHALL INCLUDE STRIPPING TOPSOIL AND PLACING ENGINEERED FILL IN MAXIMUM 8" COMPACTED LIFTS WITH DENSITY OF 98% OF MAXIMUM PER ASTM D698 - STANDARD PROCTOR.
28. EXCAVATION FOR THIS PROJECT IS UNCLASSIFIED. A GEOTECHNICAL EXPLORATIONS REPORT COMPLETED BY TTL, INC., DATED APRIL 11, 2023 HAS BEEN PREPARED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE REPORT FOR ANTICIPATED EXCAVATION REQUIREMENTS. ADDITIONAL PAYMENT WILL NOT BE MADE FOR UNANTICIPATED ROCK EXCAVATION, UNLESS OTHERWISE AGREED UPON WITH OWNER PRIOR TO COMMENCEMENT OF ROCK EXCAVATION.
29. PROVIDE AN AS-BUILT SURVEY BY A LICENSED SURVEYOR TO INCLUDE ALL STORMWATER MANAGEMENT FEATURES, UNDERGROUND BASINS, PONDS, BIOSWALES, RAIN GARDENS, WATER QUALITY UNITS, AND OUTLET STRUCTURES.
30. ALL STORM DRAINAGE PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED. PIPE LENGTHS SHOWN ARE APPROXIMATE TWO-DIMENSIONAL LENGTHS FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
31. IF BLASTING IS REQUIRED, CONTRACTOR SHALL COMPLY WITH APPLICABLE REQUIREMENTS IN NFPA 495, "EXPLOSIVE MATERIALS CODE," AND PREPARE A BLASTING PLAN CONTAINING THE FOLLOWING:
    - 31.1. TYPES OF EXPLOSIVES AND SIZES OF CHARGE TO BE USED IN EACH AREA OF ROCK REMOVAL, TYPES OF BLASTING MATS, SEQUENCE OF BLASTING OPERATIONS, AND PROCEDURES THAT WILL PREVENT DAMAGE TO SITE IMPROVEMENTS AND STRUCTURES ON THE PROJECT SITE AND ADJACENT PROPERTIES.
    - 31.2. SEISMOGRAPHIC MONITORING DURING BLASTING OPERATIONS.
    - 31.3. A BLASTING PLAN KEPT AT THE CONSTRUCTION SITE, ALONG WITH OTHER BLASTING RECORDS REQUIRED. RECORDS SHALL BE AVAILABLE FOR REVIEW BY THE OWNER UPON REQUEST. OBTAIN PERMITS FROM AUTHORITIES HAVING JURISDICTION BEFORE BRINGING EXPLOSIVES TO THE PROJECT SITE. PERFORM BLASTING WITHOUT WEAKENING THE BEARING CAPACITY OF ROCK SUBGRADE AND WITH THE LEAST-PRACTICAL DISTURBANCE OF ROCK TO REMAIN.
    - 31.4. ENGAGEMENT OF A QUALIFIED, INDEPENDENT AGENCY TO PERFORM A PRE-BLAST AND POST-BLAST SURVEY OF ALL STRUCTURES SUBJECT TO BLAST VIBRATIONS. CONTRACTOR SHALL COORDINATE ALL BLASTING ACTIVITIES WITH THIS AGENT, INCLUDING BLASTING PLANS, SCHEDULES, ETC. CONTRACTOR MAY, AT HIS EXPENSE, HIRE A VIBRATION CONSULTANT TO REVIEW THE BLASTING PLAN AND MAKE RECOMMENDATIONS. REVIEW OF THE BLASTING DESIGN, SURVEY, MONITORING, AND TECHNIQUES BY THE ENGINEER OR VIBRATION CONSULTANT SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR ACCURACY, ADEQUACY, AND SAFETY OF THE BLASTING. NOTHING CONTAINED HEREIN SHALL RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR CLAIMS ARISING FROM HIS CONSTRUCTION OPERATIONS. IN THE EVENT THAT A PROPERTY OWNER DENIES ACCESS FOR THE PRE-CONSTRUCTION SURVEY OF STRUCTURES AND FACILITIES; THE CONTRACTOR SHALL NOTIFY SUCH PROPERTY OWNER BY CERTIFIED MAIL STATING THAT THIS IS FINAL NOTIFICATION. A COPY OF THE BLASTING RECORDS SHALL BE SUBMITTED TO THE ENGINEER.
    - 31.5. AT LEAST 24 HOURS IN ADVANCE, THE CONTRACTOR SHALL NOTIFY ADJACENT RESIDENCES AND BUSINESSES SUBJECT TO BLASTING VIBRATIONS OF THE INTENT TO BLAST. CONTRACTOR SHALL DISCLOSE THE ANTICIPATED TIME OF DAY AND SCHEDULE FOR BLASTING. SUBMIT NOTICE OF BLASTING COMPLAINTS TO OWNER WITHIN 24 HOURS OF RECEIPT THEREOF. THE NOTICE SHALL IDENTIFY THE ORIGIN OF COMPLAINT AND SHALL CONTAIN A BRIEF DESCRIPTION OF ALLEGED DAMAGES OR OTHER CIRCUMSTANCES UPON WHICH THE COMPLAINT IS PREDICATED. CONTRACTOR SHALL ASSIGN EACH COMPLAINT A SEPARATE NUMBER, IN ASCENDING ORDER, AND SHOW IN EACH NOTICE ALL PREVIOUS COMPLAINT NUMBERS REGISTERED BY THE SAME COMPLAINANT

SITE UTILITIES NOTES:

1. WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL CODES AND SPECIFICATIONS.
2. THE CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN IS BASED ON LIMITED TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS. THE CONTRACTOR SHALL NOT RELY ON THIS INFORMATION AS BEING EXACT OR COMPLETE. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
3. MAINTAIN 10-FOOT HORIZONTAL AND 18-INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER SUPPLY LINES.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO FINAL PAVEMENT SURFACE CONSTRUCTION.
5. BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 98% OF MAXIMUM PER ASTM D698 - STANDARD PROCTOR.
6. ADJUST ALL NEW AND EXISTING-TO-REMAIN UTILITY SURFACE FEATURES, INCLUDING BUT NOT LIMITED TO CASTINGS, FIRE HYDRANTS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETC. TO MATCH PROPOSED FINISH GRADE.
7. THRUST BLOCK ALL WATERLINE FITTINGS WITH CONCRETE (2,500 P.S.I. MIN.) POURED AGAINST UNDISTURBED EARTH TO SUSTAIN 120 PERCENT TEST PRESSURE SPECIFIED. FORM THRUST BLOCKING SO AS TO NOT EMBED JOINTS, BOLTS, VALVE BOXES OR OPERATING NUTS.
8. PROVIDE COMBINATION AIR/VACUUM VALVE AT HIGH POINTS IN WATERLINE AS NECESSARY FOR EXPELLING AIR DURING FILLING OF WATERLINE. PROVIDE BRONZE CORPORATION STOP FOR CLOSING VALVE DURING TESTING AND SERVICE. LEAVE COMBINATION AIR/VACUUM VALVE COMPONENTS PLUGGED AND ATTACHED TO PIPE AFTER SUCCESSFUL TEST.
9. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO BEGINNING WORK. INSTALL GRAVITY SEWER BEGINNING AT THE TIE POINT ELEVATION AND THEN PROCEEDING UPSTREAM.
10. ALL MANHOLES SHALL HAVE MINIMUM CLEAR OPENING OF 24". ADJUST CASTINGS TO SLOPE LONGITUDINALLY WITH ROAD GRADES AS REQUIRED.
11. CONTRACTOR SHALL MAINTAIN A MARKED-UP SET OF AS-BUILT PLANS SHOWING ALL NEW UTILITIES AND EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION EITHER BY FIELD SURVEY ON THE APPROPRIATE STATE PLANE COORDINATE SYSTEM, OR BY FIELD MEASUREMENTS INCLUDING AT LEAST TWO DIMENSIONS FROM KNOWN SITE FEATURES/MONUMENTS TO EACH MANHOLE, CATCH BASIN, AND PIPING APPURTENANCES.
12. ALL SANITARY SEWER PIPE SHALL BE SDR 26 PVC UNLESS NOTED OTHERWISE.
13. ALL WATER MAINS SHALL BE AWWA C151, PRESSURE CLASS 350 DIP UNLESS NOTED OTHERWISE.
14. ALL FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED BETWEEN 3' AND 7' FROM PAVED SURFACE.
15. ALL FIRE HYDRANTS SHALL MEET CURRENT AWWA STANDARD C502.
16. NON-METALLIC PIPE SHALL BE INSTALLED WITH DETECTION TAPE OR OTHER ACCEPTABLE MEANS OF DETECTION.

EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) NOTES:

1. REFER TO STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BOUND NARRATIVE FOR ADDITIONAL REQUIREMENTS.
2. CONSTRUCT TEMPORARY EPSC MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
3. EPSC SHALL BE IMPLEMENTED BEFORE EARTH MOVING BEGINS.
4. ALL DRAINAGE STRUCTURES, PIPES WITHIN THE LIMITS OF CONSTRUCTION AND IMMEDIATELY DOWNSTREAM OF THE SITE, AND STORMWATER FACILITIES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
5. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES $\frac{1}{3}$ 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%.
6. ALL GRADED AREAS NOT RECEIVING STONE OR PAVEMENT STABILIZATION SHALL RECEIVE TEMPORARY SEEDING WITHIN 10 DAYS OF REACHING FINAL SUBGRADE ELEVATION.
7. AREAS WHERE CONSTRUCTION BAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABLIZED WITHIN 15 DAYS (7 DAYS FOR ≥ 35% SLOPE).
8. ALL LOCATIONS OF TEMPORARY EPSC DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DIRECTED BY THE ENGINEER.
9. WHEN THE EPSC DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE (IN THE OPINION OF THE ENGINEER), THEY SHALL BE REMOVED.
10. REPLACE DAMAGED AND WORN OUT SILT BARRIERS AS DIRECTED BY THE ENGINEER.VEGETATION, EPSCS AND OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
11. CONSTRUCTION SHALL BE PHASE FOR ACTIVITIES THAT WILL DISTURB > 50 ACRES.
12. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
13. PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN SC 150 OR EQUAL) TO SLOPES 3:1 OR STEEPER. EROSION CONTROL MATTING SHALL BE PHOTODEGRADABLE OR BIODEGRADABLE.
14. DEWATERING OF EXCAVATION AREA SHALL BE COMPLETED ONLY WITH PRE-APPROVED PUMPING AND FILTERING EQUIPMENT. PUMPING RATE SHALL NOT EXCEED 80% OF THE RECOMMENDED MAXIMUM RATE BY SEDIMENT TANK / FILTER BAG MANUFACTURER.
15. INSPECTION OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART
16. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥ 10 ACRES; ≥ 5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
17. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK WITH SILT FENCE TO PREVENT SEDIMENTATION AND COMPACTION.
18. THE ENGINEER, WHOSE SEAL IS AFFIXED TO THIS DOCUMENT, CERTIFIES THAT THESE PLANS HAVE BEEN PREPARED UNDER HIS/HER DIRECT SUPERVISION. THIS PROJECT IS PLANNED TO DISTURB MORE THAN ONE ACRE, IT THEREFORE FALLS UNDER THE STATE'S GENERAL NPDES PERMIT TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY. THE ENGINEER WILL ASSIST THE CONTRACTOR IN SUBMITTING THE 'NOTICE OF INTENT (NOI) TO CONSTRUCT' TO THE STATE AT LEAST 30 DAYS PRIOR TO BEGINNING LAND DISTURBANCE.

811 Know what's below. Call before you dig.

Gresham Smith

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222 Second Avenue South
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WILLIAMSON COUNTY, TENNESSEE — THE GREAT SEAL

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 8939
ISSUE FOR PERMIT

11/06/2025

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Revision

No.	Date	Description
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2	11.06.2025	AGENCY COMMENTS

GENERAL NOTES

C001

49222.01
09.08.2025

This Line Is 3 Inches When Printed Full Size



SITE BENCHMARKS

BM-75156
TOP OF HYDRANT
N = 571784.569 , E = 1706081.788 , EL = 759.09
(NAVD 88)

BM-500
N = 571739.438 , E = 1706111.690 , EL = 755.73
(NAVD 88)
NAVD 88
TENNESSEE STATE COORDINATE SYSTEM NAD 83

BM-502
½ IRWC
N = 570848.383 , E = 1706247.694 , EL = 726.57
(NAVD 88)

BM-505
MAG NAIL
N= 571900.573 , E = 1707728.453 , EL = 697.43
(NAVD 88)

BM-507
½ IRWC
N = 571347.032 , E = 1706920.983 , EL = 716.84
(NAVD 88)

BM-508
½ IRWC
N = 571769.268 , E = 1706911.757 , EL = 723.92
(NAVD 88)

NOTE:
FIELD RUN SURVEY AND TOPOGRAPHICAL INFORMATION PROVIDED BY GRESHAM SMITH DATED JANUARY 3, 2022

ADDITIONAL UTILITY INFORMATION PROVIDED BY BLOOD HOUND UNDERGROUND UTILITY LOCATORS DATED OCTOBER 21, 2021

LEGEND			
✦	Benchmark	G	Gas Meter
●	(Set) 1/2" Diameter Rebar with Gresham Smith Cap	GV	Gas Valve
○	(Found) Property Corner	W	Water Meter
———	Property Line	WV	Water Valve
— — —	Adjacent Property Line	FH	Fire Hydrant
— — —	Easement Line	◉	Sewer Clean-Out
—W—	Water Line	⊠	Electric Pull Box / Telephone Pedestal
—SAN—	Sewer Line	S	Sewer Manhole
— G —	Gas Line	D	Storm Drain Manhole
—OHE—	Overhead Electric Line		Catch Basin
— FO —	Fiber Optic Line		Power Pole
— UGC —	Underground Communication		Guy Wire

NORTH

60' 0 60' 120'
GRAPHIC SCALE

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WILLIAMSON COUNTY TENNESSEE THE GREAT SEAL

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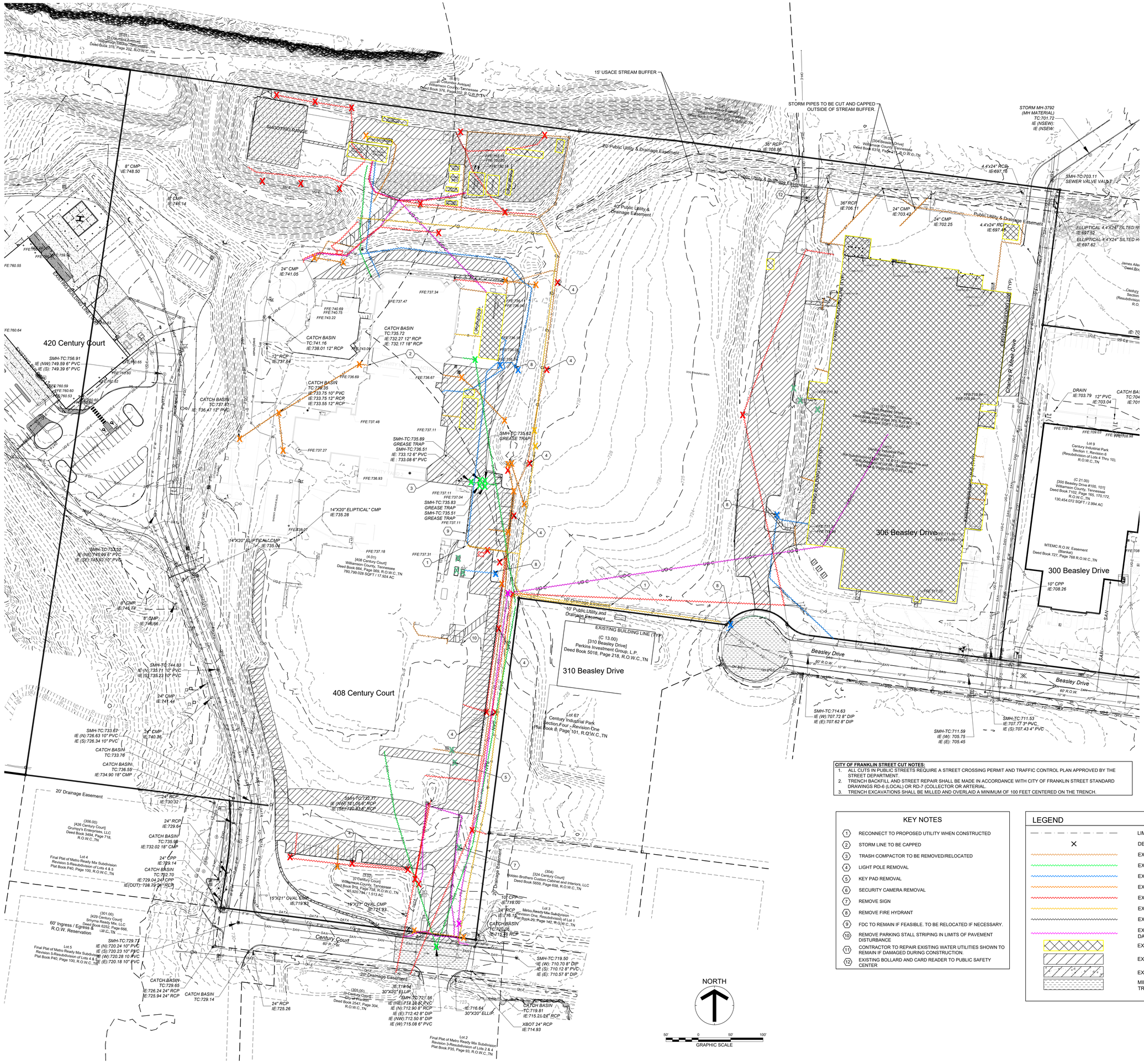
EXISTING CONDITIONS

C100

49222.01
09.08.2025



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 DRAWINGS RD-6 (LOCAL) OR RD-7 (COLLECTOR OR ARTERIAL.
3. TRENCH EXCAVATIONS SHALL BE MILLED AND OVERLAID A MINIMUM OF 100 FEET CENTERED ON THE TRENCH.

KEY NOTES

1. RECONNECT TO PROPOSED UTILITY WHEN CONSTRUCTED
2. STORM LINE TO BE CAPPED
3. TRASH COMPACTOR TO BE REMOVED/RELOCATED
4. LIGHT POLE REMOVAL
5. KEY PAD REMOVAL
6. SECURITY CAMERA REMOVAL
7. REMOVE SIGN
8. REMOVE FIRE HYDRANT
9. FDC TO REMAIN IF FEASIBLE. TO BE RELOCATED IF NECESSARY.
10. REMOVE PARKING STALL STRIPING IN LIMITS OF PAVEMENT DISTURBANCE
11. CONTRACTOR TO REPAIR EXISTING WATER UTILITIES SHOWN TO REMAIN IF DAMAGED DURING CONSTRUCTION.
12. EXISTING BOLLARD AND CARD READER TO PUBLIC SAFETY CENTER

LEGEND

- LIMIT OF DISTURBANCE
- DEMOLITION OF STRUCTURE/OBJECT
- EXISTING FENCE DEMOLITION
- EXISTING SEWER DEMOLITION
- EXISTING WATER DEMOLITION
- EXISTING STORM DEMOLITION
- EXISTING ELECTRIC DEMOLITION
- EXISTING GAS DEMOLITION
- EXISTING MISC. DEMOLITION
- EXISTING COMMUNICATION/ DATA CONDUIT DEMOLITION
- EXISTING BUILDING DEMOLITION
- EXISTING PAVEMENT DEMOLITION
- EXISTING CONCRETE DEMOLITION
- MILL AND OVERLAY AREA DUE TO TRENCH CUT

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CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 8939
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DEMOLITION PLAN

C101

49222.01
09.08.2025

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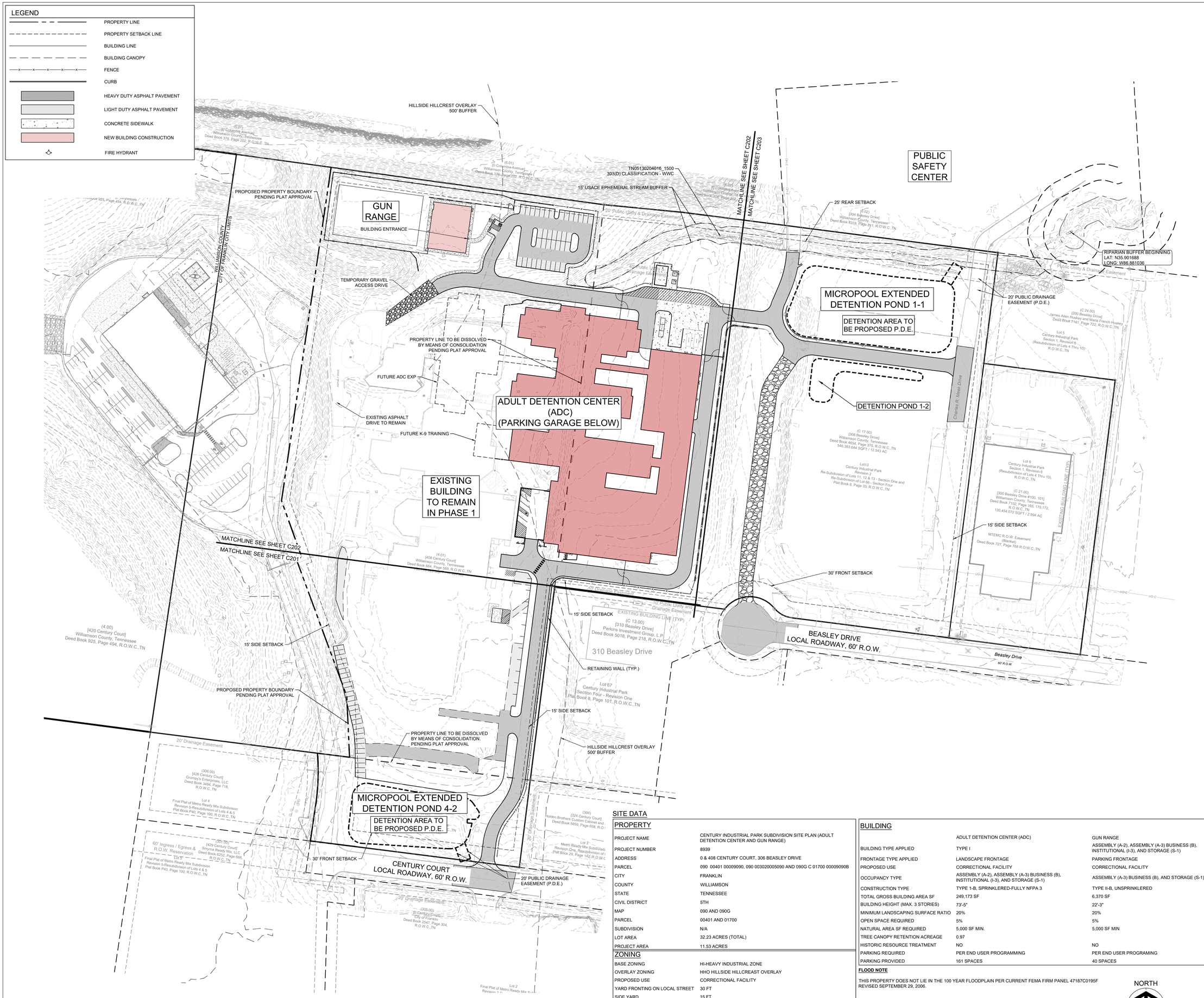

SITE DATA

PROPERTY

PROJECT NAME	CENTURY INDUSTRIAL PARK SUBDIVISION SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)
PROJECT NUMBER	8939
ADDRESS	0 & 408 CENTURY COURT, 306 BEASLEY DRIVE
PARCEL	090 00401 00009090, 090 003020005090 AND 090G C 01700 00009090B
CITY	FRANKLIN
COUNTY	WILLIAMSON
STATE	TENNESSEE
CIVIL DISTRICT	5TH
MAP	090 AND 090G
PARCEL	00401 AND 01700
SUBDIVISION	N/A
LOT AREA	32.23 ACRES (TOTAL)
PROJECT AREA	11.53 ACRES

ZONING

BASE ZONING	HI-HEAVY INDUSTRIAL ZONE
OVERLAY ZONING	HHO HILLSIDE HILLCREAST OVERLAY
PROPOSED USE	CORRECTIONAL FACILITY
YARD FRONTING ON LOCAL STREET	30 FT
SIDE YARD	15 FT
REAR YARD	25 FT
BUILDING HEIGHT	69 FT

IMPACT STATEMENT

THE PROPOSED DEVELOPMENT IS A PORTION OF AN NEW FACILITY PREVIOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMAN. THE IMPACT ON CITY RESOURCES SUCH AS POLICE, FIRE, SOLID WASTE, PUBLIC RECREATIONAL FACILITIES, ETC AS A RESULT OF THE PROPOSED REVISION DOES NOT HAVE ANY KNOWN ADVERSE IMPACT BEYOND THE ORIGINAL APPROVAL.

BUILDING

	ADULT DETENTION CENTER (ADC)	GUN RANGE
BUILDING TYPE APPLIED	TYPE I	ASSEMBLY (A-2), ASSEMBLY (A-3) BUSINESS (B), INSTITUTIONAL (I-3), AND STORAGE (S-1)
FRONTAGE TYPE APPLIED	LANDSCAPE FRONTAGE	PARKING FRONTAGE
PROPOSED USE	CORRECTIONAL FACILITY	CORRECTIONAL FACILITY
OCCUPANCY TYPE	ASSEMBLY (A-2), ASSEMBLY (A-3) BUSINESS (B), INSTITUTIONAL (I-3), AND STORAGE (S-1)	ASSEMBLY (A-3) BUSINESS (B), AND STORAGE (S-1)
CONSTRUCTION TYPE	TYPE 1-B, SPRINKLERED-FULLY NFPA 3	TYPE II-B, UNSPRINKLERED
TOTAL GROSS BUILDING AREA SF	249,173 SF	6,370 SF
BUILDING HEIGHT (MAX. 3 STORIES)	73'-5"	22'-3"
MINIMUM LANDSCAPING SURFACE RATIO	20%	20%
OPEN SPACE REQUIRED	5%	5%
NATURAL AREA SF REQUIRED	5,000 SF MIN.	5,000 SF MIN
TREE CANOPY RETENTION ACREAGE	0.97	
HISTORIC RESOURCE TREATMENT	NO	NO
PARKING REQUIRED	PER END USER PROGRAMMING	PER END USER PROGRAMING
PARKING PROVIDED	161 SPACES	40 SPACES

FLOOD NOTE

THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOODPLAIN PER CURRENT FEMA FIRM PANEL 47187C0195F REVISED SEPTEMBER 29, 2006.

NORTH

60' 0 60' 120'
GRAPHIC SCALE

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OVERALL SITE LAYOUT PLAN

C200

49222.01
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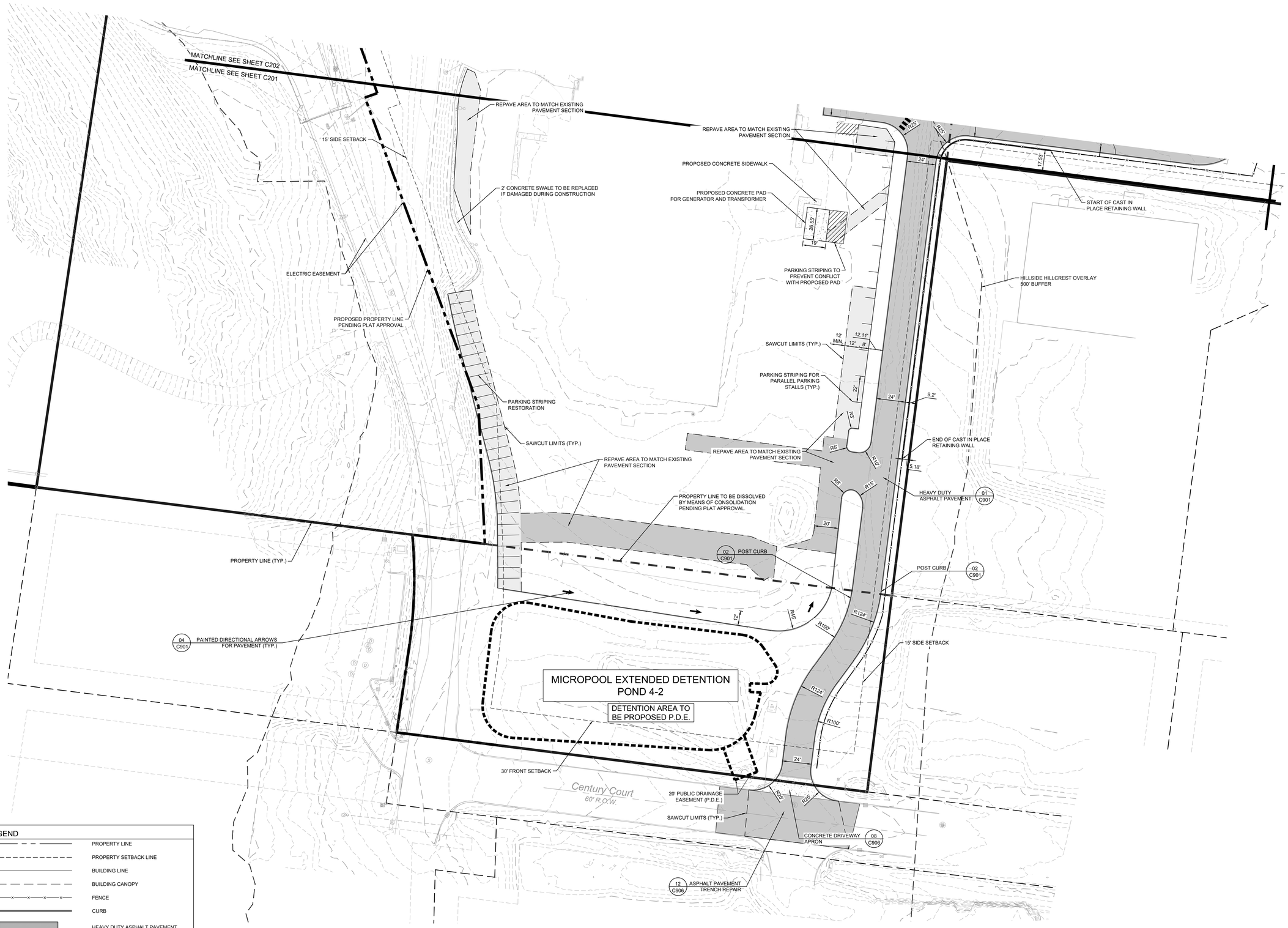
NOTE:
1. ALL PAVEMENT RESTORATION WITHIN THE PROPERTY TO MATCH EXISITING PAVEMENT TYPE. CONTRACTOR TO VERIFY IN FIELD AND NOTIFY ENGINEER OF ANY DISCREPANCIES



LEGEND

- PROPERTY LINE
- PROPERTY SETBACK LINE
- BUILDING LINE
- BUILDING CANOPY
- FENCE
- CURB
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- NEW BUILDING CONSTRUCTION
- FIRE HYDRANT

NORTH

30' 0 30' 60'
GRAPHIC SCALE

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ENLARGED SITE LAYOUT PLAN

C201

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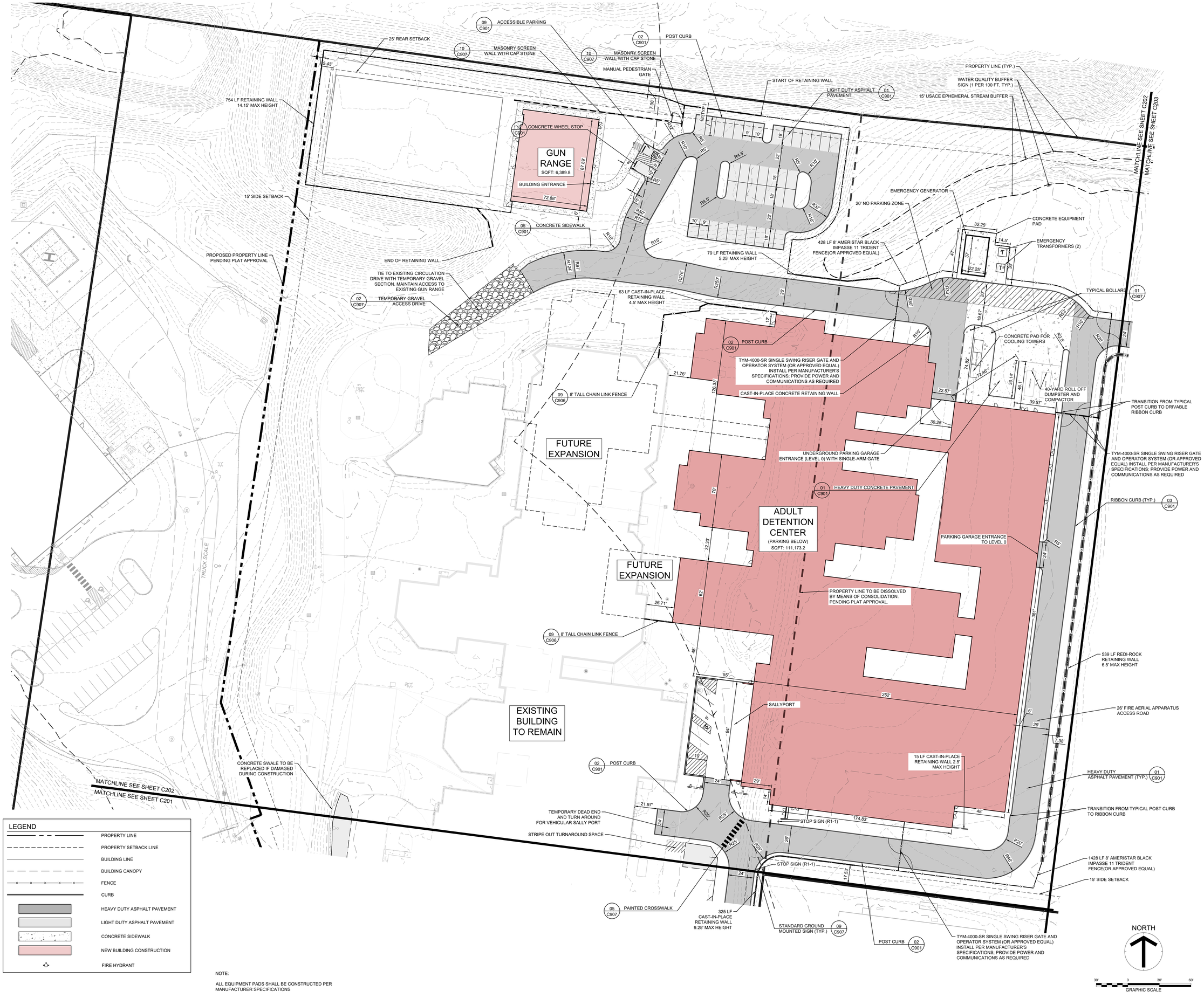

LEGEND

- PROPERTY LINE
- PROPERTY SETBACK LINE
- BUILDING LINE
- BUILDING CANOPY
- FENCE
- CURB
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- NEW BUILDING CONSTRUCTION
- FIRE HYDRANT

NOTE:

ALL EQUIPMENT PADS SHALL BE CONSTRUCTED PER MANUFACTURER SPECIFICATIONS

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ENLARGED SITE LAYOUT PLAN

C202

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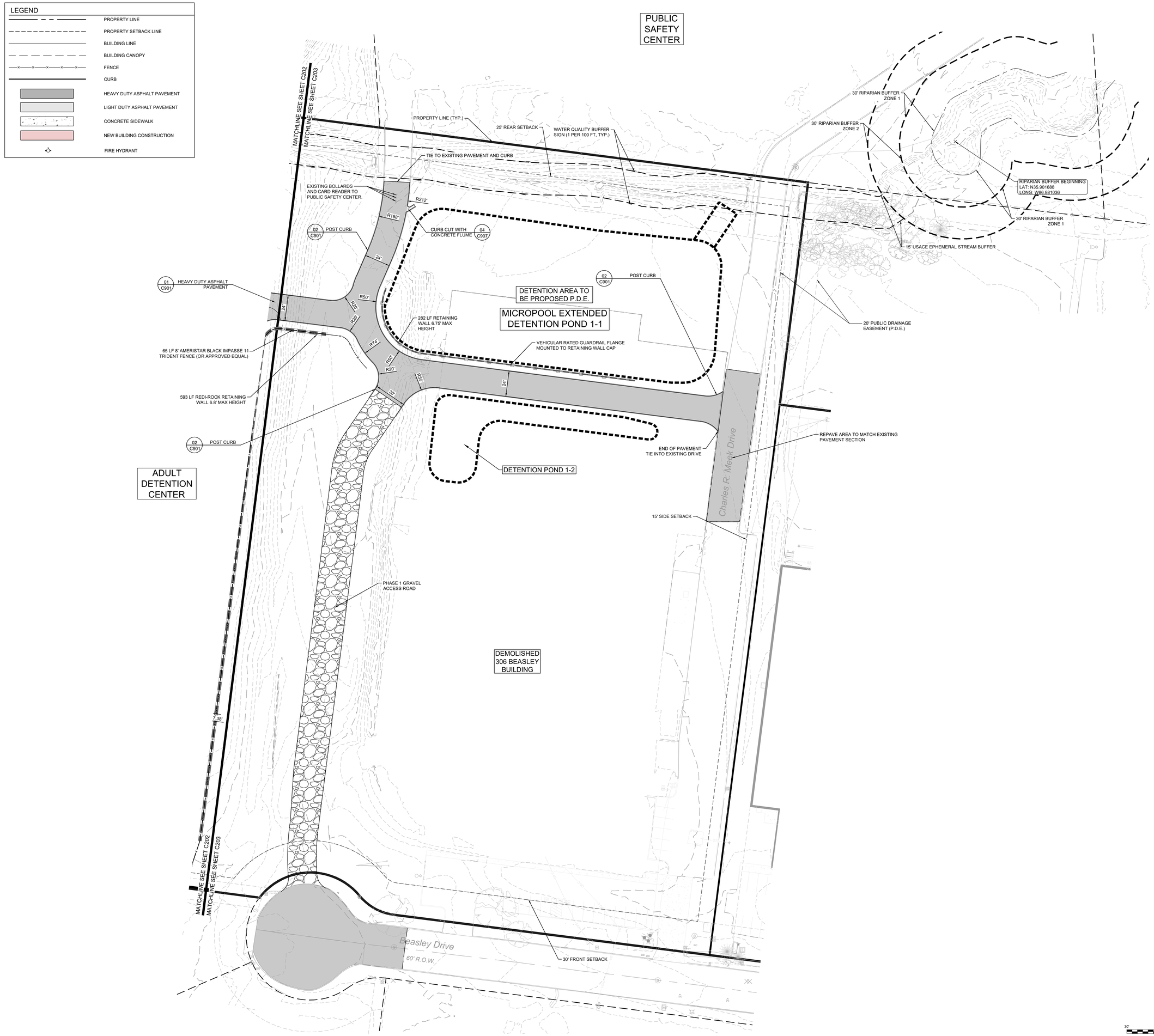

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ENLARGED SITE LAYOUT PLAN

C203

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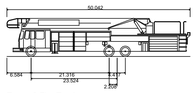

Tower 2 Fire Truck	
Overall Length	50.042ft
Overall Width	8.330ft
Overall Body Height	10.432ft
Min Body Ground Clearance	0.862ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42.000ft

R.O.W. & 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.
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3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
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.
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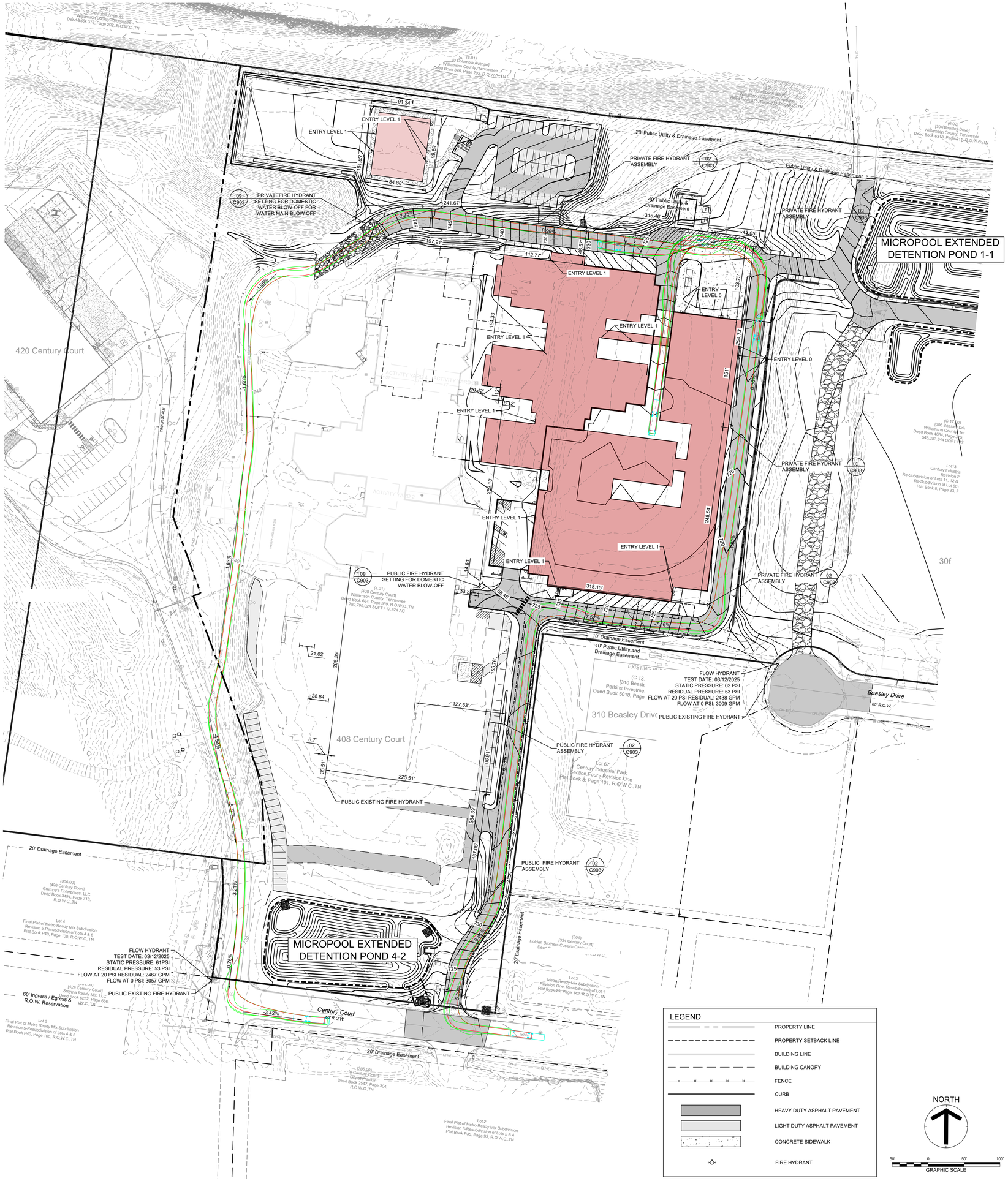
BUILDING CODE DATA CHART

BUILDING SQUARE FOOTAGE IN ACCORDANCE WITH CHAPTER 5 OF THE IBC:	230,149 SF
BUILDING OCCUPANCY IN ACCORDANCE WITH CHAPTER 3 OF THE IBC:	A-2, A-3, B & I-3
CONSTRUCTION TYPE IN ACCORDANCE WITH CHAPTER 6 OF THE IBC:	TYPE IB

CITY OF FRANKLIN PRIVATE FIRE HYDRANT NOTES:

1. THE BARREL AND CAPS OF THE HYDRANT SHALL BE PAINTED PPG OIL-BASED SILVER
2. THE TOP / BONNET OF THE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH THE FOLLOWING.
3. ABOVE 1500-GPM = PPG OIL-BASED SAFETY BLUE
4. 1000-GPM TO 999-GPM = PPG OIL-BASED SAFETY GREEN
5. 500-GPM TO 999-GPM = =PPG OIL-BASED SAFETY ORANGE
6. BELOW 500-GPM = PPG OIL-BASED SAFETY RED

NOTE: THIS PLAN SHEET IS FOR PERMITTING ONLY, NOT FOR CONSTRUCTION.



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CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 8939
ISSUE FOR PERMIT

11/06/2025

THIS SHEET HAS BEEN SEALED DIGITALLY

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

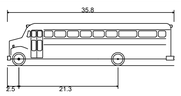
No.	Date	Description
1	10.02.2025	AGENCY COMMENTS
2	11.06.2025	AGENCY COMMENTS

EMERGENCY MANAGEMENT PLAN

C204

49222.01
09.08.2025

TENNESSEE CONVENTIONAL SCHOOL BUS



S-BUS-36 - Conventional School Bus (65 pass.)	
Overall Length	35.800ft
Overall Width	8.000ft
Overall Body Height	9.063ft
Min Body Ground Clearance	1.184ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	38.600ft

R.O.W. & ACCESS GENERAL NOTES

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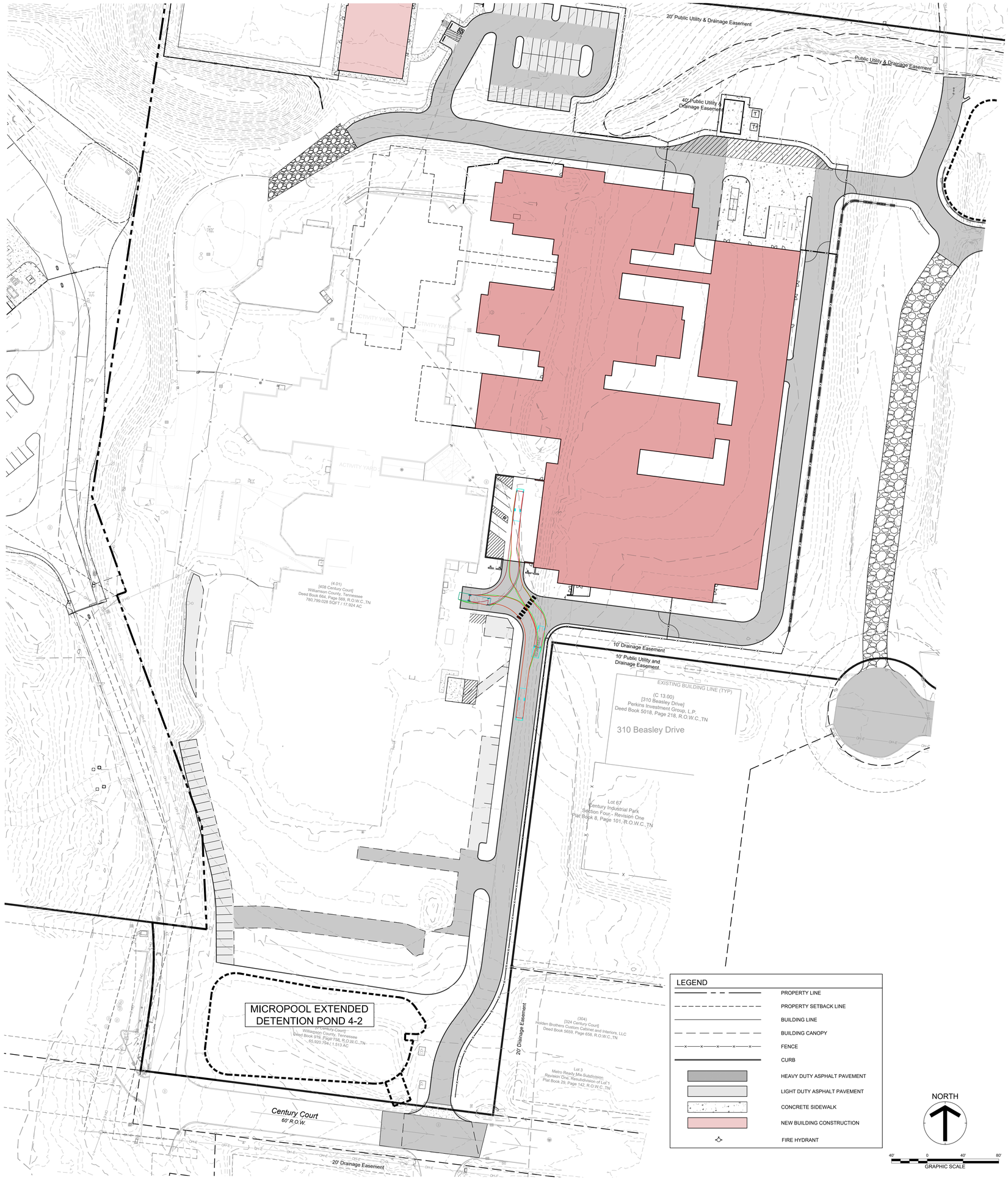

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CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 8939
ISSUE FOR PERMIT

11/06/2025

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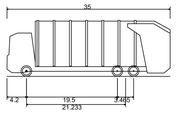
1	10.02.2025	AGENCY COMMENTS
2	11.06.2025	AGENCY COMMENTS

BUS ACCESS PLAN

C205

49222.01
09.08.2025

FRANKLIN FRONT LOAD GARBAGE TRUCK



Franklin Garbage Truck	
Overall Length	35.000ft
Overall Width	8.100ft
Overall Body Height	12.027ft
Min Body Ground Clearance	0.716ft
Track Width	6.600ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	46.000ft

R.O.W. & ACCESS GENERAL NOTES

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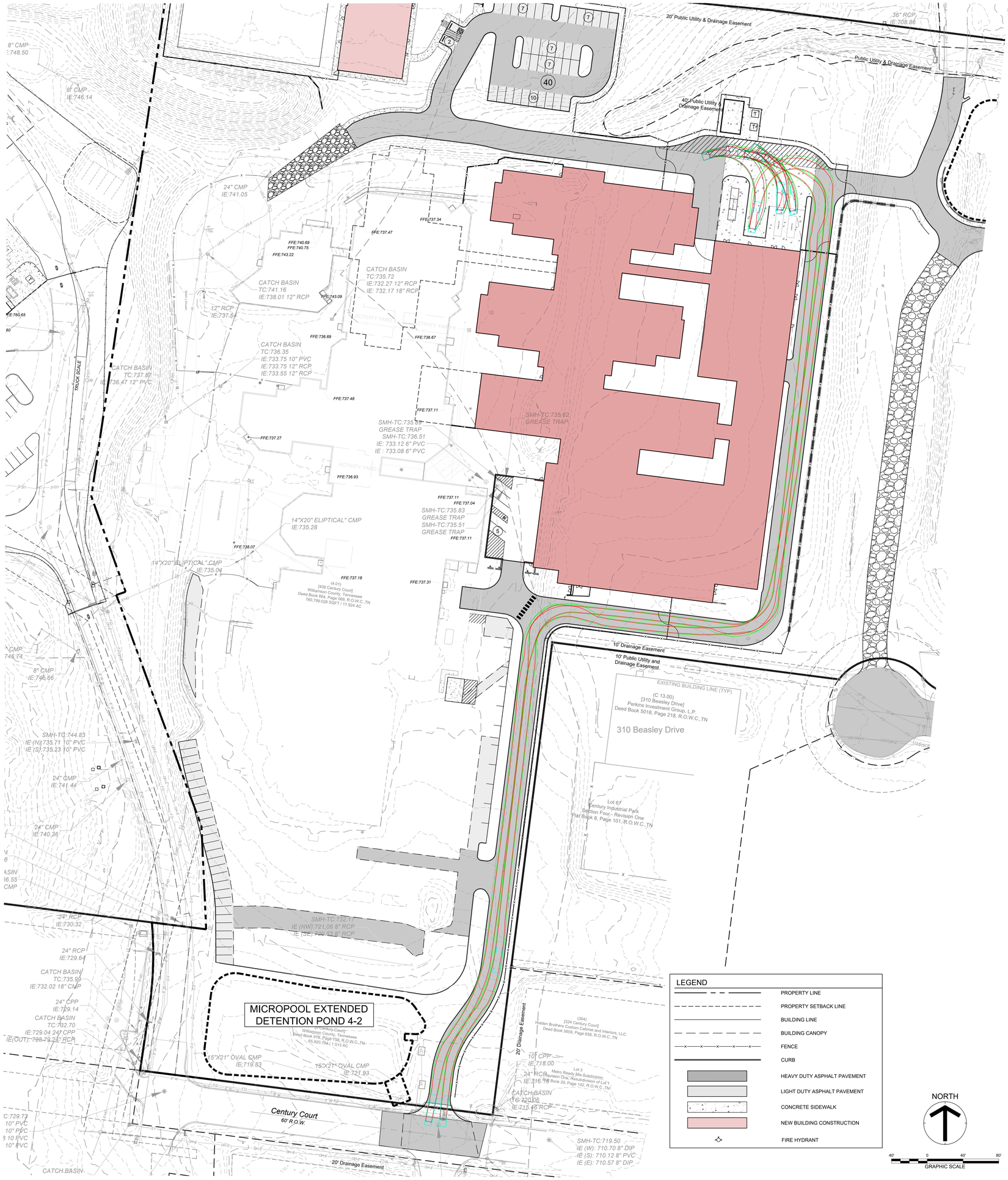

Gresham Smith

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CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 8939
ISSUE FOR PERMIT

11/06/2025

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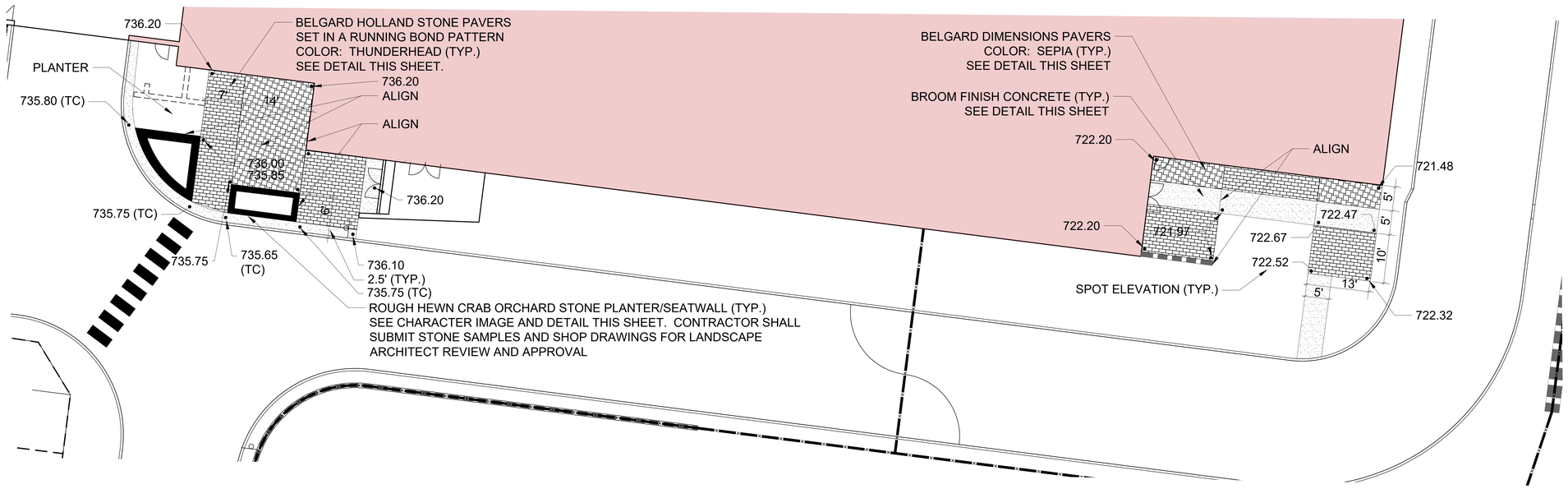
1	10.02.2025	AGENCY COMMENTS
2	11.06.2025	AGENCY COMMENTS

GARBAGE TRUCK ACCESS PLAN

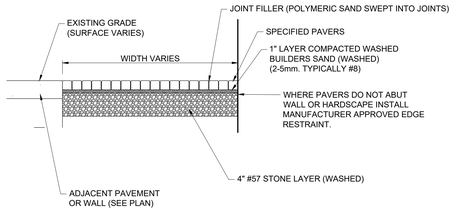
C206

49222.01
09.08.2025

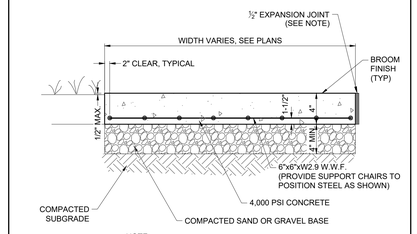
This Line Is 3 Inches When Printed Full Size



SUPPLIER INFORMATION:
BELGARD HARDSCAPES/ENVIRONMENTAL
600 CARDIFF VALLEY ROAD
ROCKLAND, TN 37854
PHONE: DARRYL SAPP- (865) 388-8707



BRICK PAVER DETAIL
N.T.S.

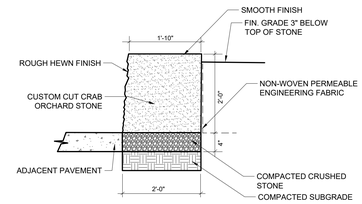


NOTE:

PROVIDE WEAKENED PLANE (SAW CUT OR TOOLED) CONTROL JOINTS AT 5'-0" ON CENTER.

PROVIDE EXPANSION JOINTS AT 50'-0" (MAX.) ON CENTER AND CONTINUOUSLY BETWEEN SIDEWALK AND WALLS OR OTHER STRUCTURES.

BROOM FINISH CONCRETE DETAIL
N.T.S.



PLANTER/SEATWALL DETAIL
N.T.S.

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
2. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY ALL FEES REQUIRED FOR THE EXECUTION OF THE WORK.
3. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY ALL FEES REQUIRED FOR THE EXECUTION OF THE WORK.
4. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO CURRENT LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.
5. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT WITH A CONSTRUCTION SCHEDULE FOR VARIOUS SITEWORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ALLOW FOR TIMELY INSPECTION CERTIFICATION OF CONSTRUCTION AND REPORTS TO AGENCIES, AND TO AVOID DELAYS IN ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
7. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
8. CONCRETE CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS
9. SPOT ELEVATIONS AND CONTOURS REPRESENT PROPOSED FINISHED GRADE AND TOP OF FINISHED PAVEMENT.
10. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS TO POSITIVELY DRAIN. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THIS INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED PRIOR TO BEGINNING WORK.



PLANTER/SEATWALL CHARACTER IMAGE

NORTH

10' 0 10' 20'
GRAPHIC SCALE

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CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)
0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 8939
ISSUE FOR PERMIT

11/6/25

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Revision

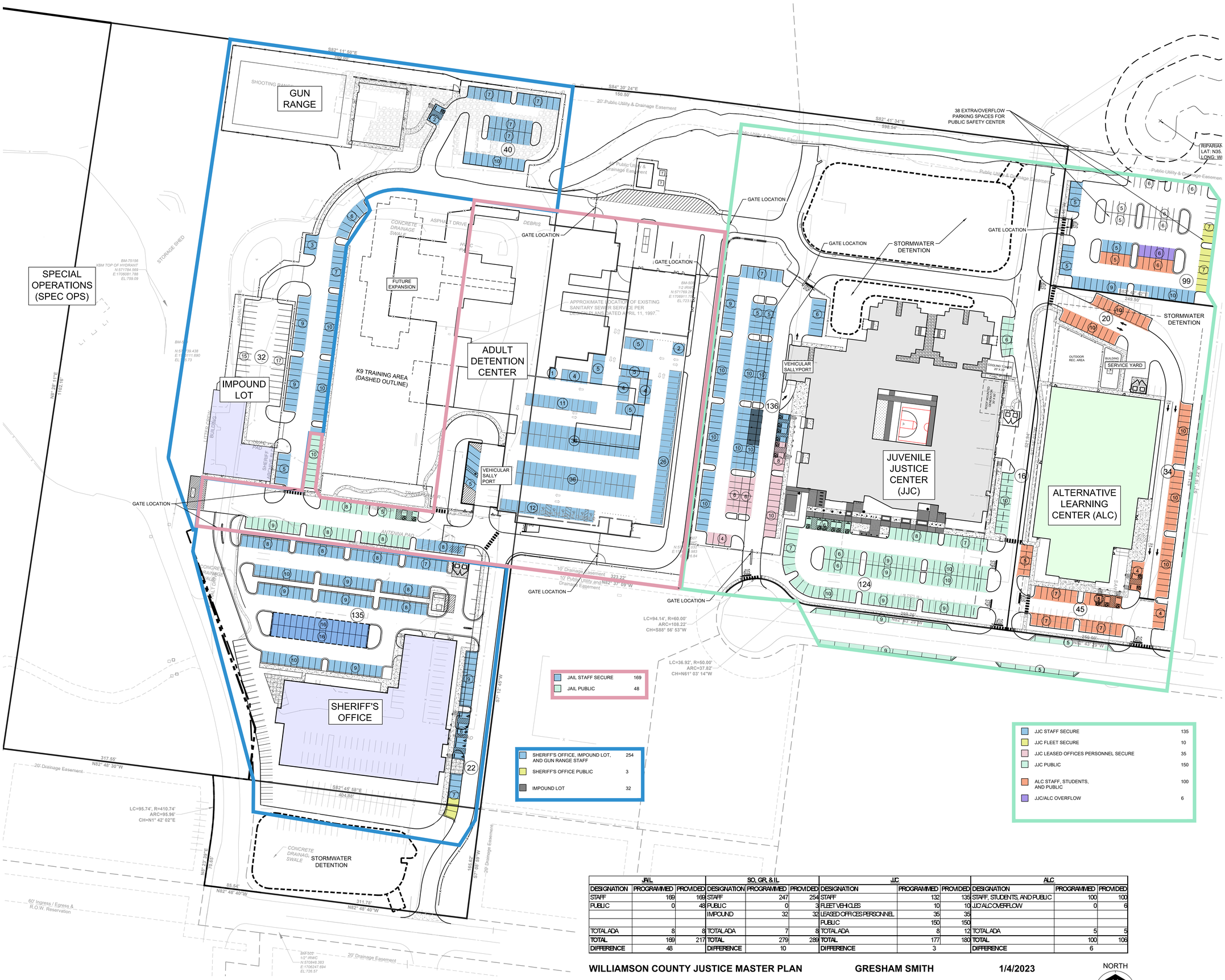
No.	Date	Description
1	10.02.2025	AGENCY COMMENTS
2	11.06.2025	AGENCY COMMENTS

HARDSCAPE PLAN

C207

49222.01
09.08.2025

This Line Is 3 Inches When Printed Full Size



JAIL			SO, GR, & IL			JJC			ALC		
DESIGNATION	PROGRAMMED	PROVIDED	DESIGNATION	PROGRAMMED	PROVIDED	DESIGNATION	PROGRAMMED	PROVIDED	DESIGNATION	PROGRAMMED	PROVIDED
STAFF	169	169	STAFF	247	254	STAFF	132	135	STAFF, STUDENTS, AND PUBLIC	100	100
PUBLIC	0	48	PUBLIC	0	3	FLEET VEHICLES	10	10	JJC/ALC OVERFLOW	0	6
			IMPOUND	32	32	LEASED OFFICES PERSONNEL	35	35			
						PUBLIC	150	150			
TOTAL ADA	8	8	TOTAL ADA	7	8	TOTAL ADA	8	12	TOTAL ADA	5	5
TOTAL	169	217	TOTAL	279	289	TOTAL	177	180	TOTAL	100	106
DIFFERENCE	48		DIFFERENCE	10		DIFFERENCE	3		DIFFERENCE	6	

WILLIAMSON COUNTY JUSTICE MASTER PLAN **GRESHAM SMITH** **1/4/2023**

NOTE: THIS PLAN SHEET IS FOR PERMITTING ONLY, NOT FOR CONSTRUCTION.

Gresham Smith

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WILLIAMSON COUNTY, TENNESSEE THE GREAT SEAL

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)

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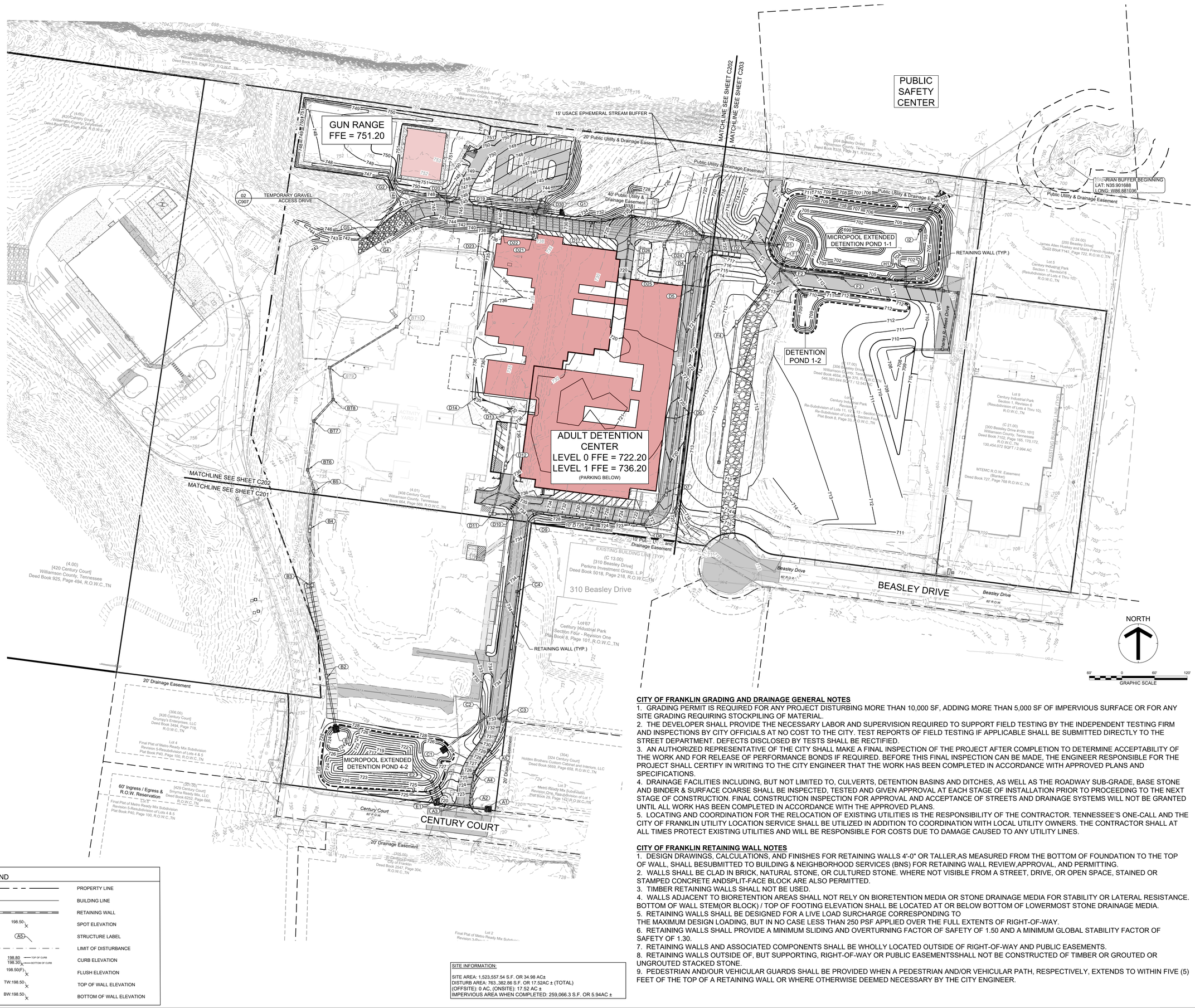
PARKING PLAN

C208

49222.01
09.08.2025



LEGEND

- PROPERTY LINE
- BUILDING LINE
- RETAINING WALL
- 198.50 — SPOT ELEVATION
- A5 — STRUCTURE LABEL
- LIMIT OF DISTURBANCE
- 198.80 TOP OF CURB / 198.30 BOTTOM OF CURB — CURB ELEVATION
- 198.50(F) — FLUSH ELEVATION
- TW:198.50 — TOP OF WALL ELEVATION
- BW:198.50 — BOTTOM OF WALL ELEVATION

SITE INFORMATION:

SITE AREA: 1,523,557.54 S.F. OR 34.98 AC±
DISTURB AREA: 763,.382.86 S.F. OR 17.52AC ± (TOTAL)
(OFFSITE): 0 AC, (ONSITE): 17.52 AC ±
IMPERVIOUS AREA WHEN COMPLETED: 259,066.3 S.F. OR 5.94AC ±

CITY OF FRANKLIN GRADING AND 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 RETAINING WALL NOTES

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER,AS MEASURED FROM THE BOTTOM OF FOUNDATION TO THE TOP OF WALL, SHALL BESUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES (BNS) FOR RETAINING WALL REVIEW,APPROVAL, AND PERMITTING.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTURED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE ANDSPLIT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER RETAINING WALLS SHALL NOT BE USED.
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL STEM(OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW BOTTOM OF LOWERMOST STONE DRAINAGE MEDIA.
5. RETAINING WALLS SHALL BE DESIGNED FOR A LIVE LOAD SURCHARGE CORRESPONDING TO THE MAXIMUM DESIGN LOADING, BUT IN NO CASE LESS THAN 250 PSF APPLIED OVER THE FULL EXTENTS OF RIGHT-OF-WAY.
6. RETAINING WALLS SHALL PROVIDE A MINIMUM SLIDING AND OVERTURNING FACTOR OF SAFETY OF 1.50 AND A MINIMUM GLOBAL STABILITY FACTOR OF SAFETY OF 1.30.
7. RETAINING WALLS AND ASSOCIATED COMPONENTS SHALL BE WHOLLY LOCATED OUTSIDE OF RIGHT-OF-WAY AND PUBLIC EASEMENTS.
8. RETAINING WALLS OUTSIDE OF, BUT SUPPORTING, RIGHT-OF-WAY OR PUBLIC EASEMENTSSHALL NOT BE CONSTRUCTED OF TIMBER OR GROUTED OR UNGROUTED STACKED STONE.
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Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

WILLIAMSON COUNTY, TENNESSEE THE GREAT SEAL

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 8939
ISSUE FOR PERMIT

10.02.2025

THIS SHEET HAS BEEN SEALED DIGITALLY

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

No.	Date	Description
1	10.02.2025	AGENCY COMMENTS
2	11.06.2025	AGENCY COMMENTS

OVERALL GRADING PLAN

C300

49222.01
09.08.2025

This Line Is 3 Inches When Printed Full Size

CITY OF FRANKLIN RETAINING WALL NOTES:

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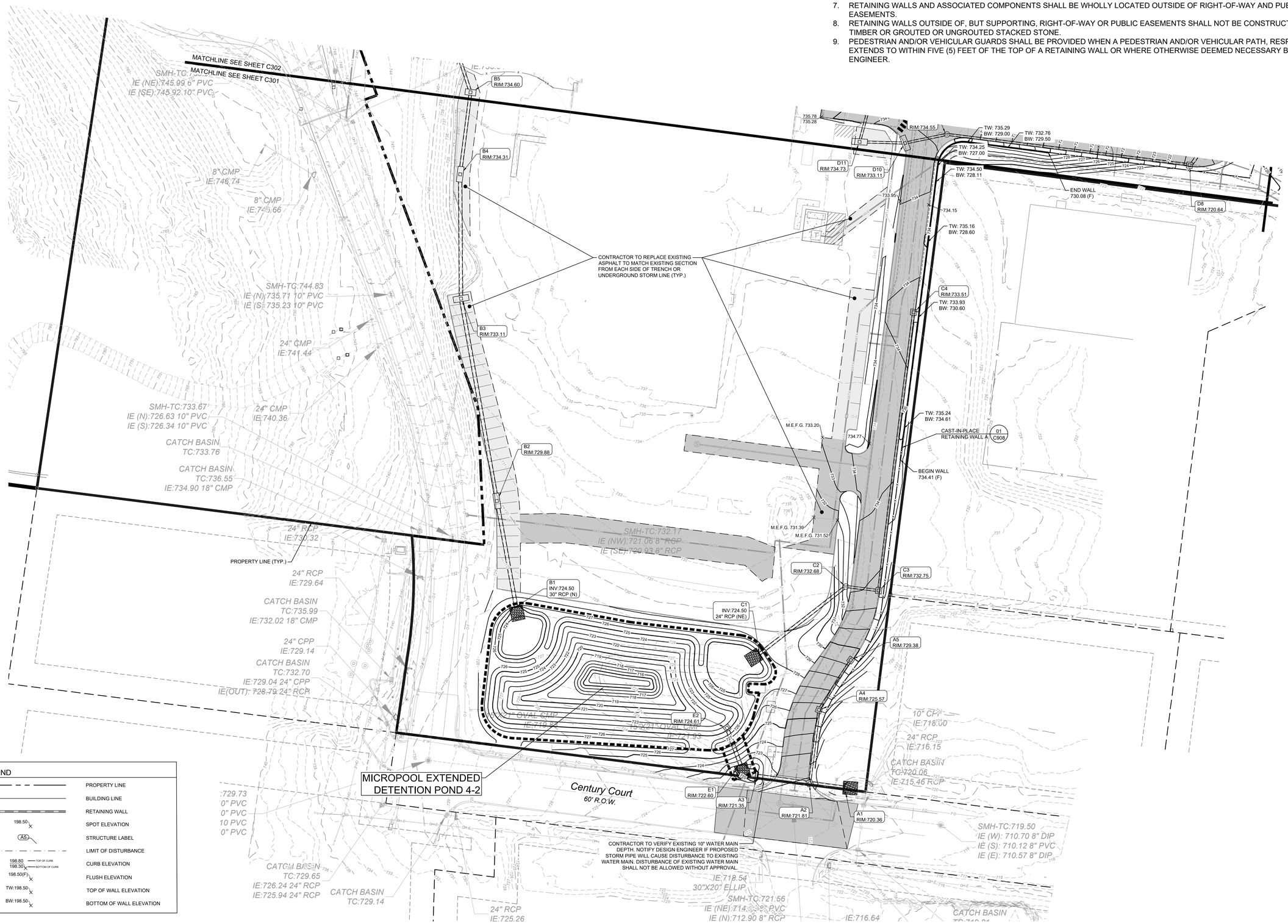

LEGEND

	PROPERTY LINE
	BUILDING LINE
	RETAINING WALL
198.50 ×	SPOT ELEVATION
A5	STRUCTURE LABEL
	LIMIT OF DISTURBANCE
198.80 — TOP OF CURB 198.30 — BOTTOM OF CURB	CURB ELEVATION
198.50(F) ×	FLUSH ELEVATION
TW:198.50 ×	TOP OF WALL ELEVATION
BW:198.50 ×	BOTTOM OF WALL ELEVATION

DETAIL KEY

SAI	SINGLE AREA INLET	SHEET C904, DETAIL 03
SCI	SINGLE CURB INLET	SHEET C904, DETAIL 01
MH	STORM MANHOLE	SHEET C904, DETAIL 05
HW	HEADWALL	SHEET C904, DETAIL 04

NORTH

30' 0 30' 60'
GRAPHIC SCALE

Gresham Smith

GreshamSmith.com

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WILLIAMSON COUNTY, TENNESSEE THE GREAT SEAL

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ENLARGED GRADING PLAN

C301

49222.01
09.08.2025

This Line Is 3 Inches When Printed Full Size

LEGEND

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- BUILDING LINE
- RETAINING WALL
- 198.50 — SPOT ELEVATION
- A5 — STRUCTURE LABEL
- LIMIT OF DISTURBANCE
- 198.80 TOP OF CURB / 198.30 BOTTOM OF CURB — CURB ELEVATION
- 198.50(F) — FLUSH ELEVATION
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- BW:198.50 — BOTTOM OF WALL ELEVATION

GUN RANGE

FUTURE EXPANSION

ADULT DETENTION CENTER

ADULT DETENTION CENTER
LEVEL 0 FFE = 722.20
LEVEL 1 FFE = 736.20

FUTURE EXPANSION

06 C908 CAST-IN-PLACE RETAINING WALL F
05 C908 CAST-IN-PLACE RETAINING WALL E
04 C908 CAST-IN-PLACE RETAINING WALL D
03 C908 CAST-IN-PLACE RETAINING WALL C
02 C908 CAST-IN-PLACE RETAINING WALL B
08 C908 CAST-IN-PLACE CONCRETE RETAINING WALL ADJACENT TO ROAD

PROPERTY LINE (TYP.)
15' USACE EPHEMERAL STREAM BUFFER
MATCHLINE SEE SHEET C302
MATCHLINE SEE SHEET C303
MATCHLINE SEE SHEET C302
MATCHLINE SEE SHEET C301

GR1 RIM:750.02
GR2 RIM:747.65
GR3 RIM:750.98
GR4 RIM:751.15
G1 INV:733.20 36" RCP (W)
G2 RIM:748.45
G3 RIM:745.28
G4 RIM:743.91
G5 INV:741.05 24" RCP (E)

D1 RIM:735.50
D2 RIM:735.15
D3 RIM:722.48
D4 RIM:720.78
D5 RIM:720.20
D6 RIM:719.19
D7 RIM:720.56
D8 RIM:720.64
D9 RIM:734.55
D10 RIM:733.11
D11 RIM:734.73
D12 RIM:735.55
D13 RIM:734.82
D14 RIM:734.54
D15 RIM:723.12
D16 RIM:724.07
D17 RIM:726.02
D18 RIM:734.60
D19 RIM:741.10
D20 RIM:746.04
D21 RIM:735.50
D22 RIM:735.15
D23 INV:734.50 18" RCP (N)
D24 RIM:721.86
D25 RIM:721.30
D26 RIM:722.68
D27 RIM:719.22
D30 RIM:743.32

BT5 RIM:734.60
BT6 RIM:738.05
BT7 RIM:738.29
BT8 RIM:735.25
BT9 RIM:737.04
BT10 RIM:736.17

12" RAIN WATER LEADER I.E. = 729.33
12" RAIN WATER LEADER I.E.=732.30
12" RAIN WATER LEADER I.E.=717.63

CAST-IN-PLACE RETAINING WALL TO BE DESIGNED IN DURING BUILDING PERMIT
CAST-IN-PLACE RETAINING WALL TO BE DESIGNED IN DURING BUILDING PERMIT
TRANSITION TO 6" CURB
TRENCH DRAIN
EXISTING UTILITY COVERS AFFECTED BY PROPOSED GRADING TO BE BROUGHT TO FINISH GRADE (TYP.)

539 LF REDI-ROCK RETAINING WALL WITH FALL PROTECTION AND VEHICULAR GUARDRAIL. 7.4 LF MAXIMUM HEIGHT. CONTRACTOR SHALL PROVIDE ENGINEER STAMPED DRAWINGS PRIOR TO CONSTRUCTION.

8" CMP IE:746.14
24" CMP IE:741.05
12" RCP IE:737.66
14"X20" ELIPTICAL" CMP IE:735.28
14"X20" ELIPTICAL" CMP IE:735.04
CATCH BASIN TC:735.72 IE:732.27 12" RCP IE: 732.17 18" RCP
CATCH BASIN TC:741.16 IE:738.01 12" RCP
CATCH BASIN TC:735.35 IE:733.75 10" PVC IE:733.75 12" RCP IE:733.55 12" RCP
CATCH BASIN TC:737.87 IE: 736.47 12" PVC
SMH-TC:735.62 GREASE TRAP
SMH-TC:735.83 GREASE TRA
SMH-TC:736.07 IE: 733.12 6" PVC IE : 733.08 6" PVC
SMH-TC:735.83 GREASE TRAP SMH-TC:735.51 GREASE TRAP
SMH-TC:736.91 9.59 6" PVC 9.39 6" PVC
SMH-TC:736.91 IE (NE):745.99 6" PVC IE (SE):745.92 10" PVC
TRUCK SCALE

TW:758.16 BW:751.00
TW:757.61 BW:751.00
TW:759.67 BW:751.00
TW:761.35 BW:751.00
TW:758.71 BW:751.50
TW:758.63 BW:752.07
TW:754.60 BW:751.85
BW:751.61 TW:751.26
TW:752.71 BW:750.53
TW:764.15 BW:750.00
BW:749.55
BW:749.00
TW:758.70
TW:752.00
TW:751.88
BW:748.96
END WALL 748.90 (F)
BEGIN WALL 751.80 (F)
BEGIN WALL 751.05 (F)
BEGIN WALL 733.80 (F)
END WALL 730.11 (F)
END WALL 724.05 (F)
END WALL 736.00 (F)
END WALL 735.86 (F)
END WALL 721.96 (F)
TW:733.63 BW:731.62
TW:733.00
BW:729.65
TW:734.73 BW:729.90
TW:737.46 BW:735.93
TW:740.08 BW:735.93
TW:737.98 BW:735.87
TW:724.74 BW:722.94
BW:722.08 TW:723.97
TW:725.80 BW:722.16
TW:722.20 BW:719.33
TW:735.29 BW: 729.00
TW: 732.76 BW: 729.50
TW: 734.25 BW: 727.00
TW: 734.50 BW: 728.11
TW: 722.04 BW: 716.83
TW: 721.06 BW: 716.30
TW: 720.99 BW: 716.11
TW: 720.56 BW: 714.94
TW: 721.12 BW: 714.96
TW: 722.40 BW: 715.01
TW: 719.60 BW: 714.48
TW: 720.97 BW: 716.68
TW: 721.66 BW: 717.35
BEGIN WALL 719.83 (F)

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NORTH

30' 0 30' 60'
GRAPHIC SCALE

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WILLIAMSON COUNTY, TENNESSEE THE GREAT SEAL

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)

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FRANKLIN, TN 37064
COF PROJECT NO. 8939
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2	11.06.2025	AGENCY COMMENTS

ENLARGED GRADING PLAN

C302

49222.01
09.08.2025

LEGEND

	PROPERTY LINE
	BUILDING LINE
	RETAINING WALL
198.50	SPOT ELEVATION
A5	STRUCTURE LABEL
	LIMIT OF DISTURBANCE
198.80 TOP OF CURB / 198.30 BOTTOM OF CURB	CURB ELEVATION
198.50(F)	FLUSH ELEVATION
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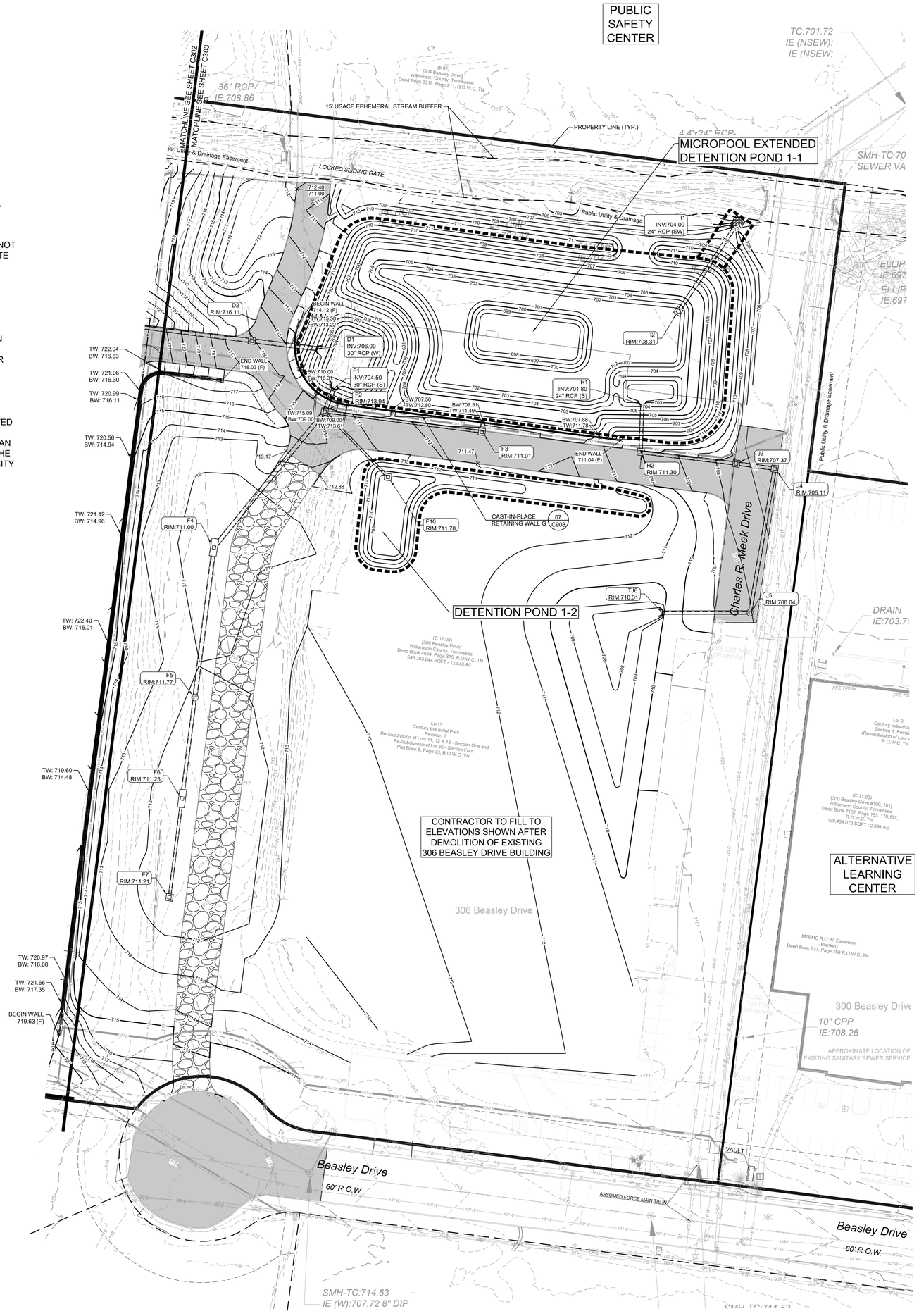

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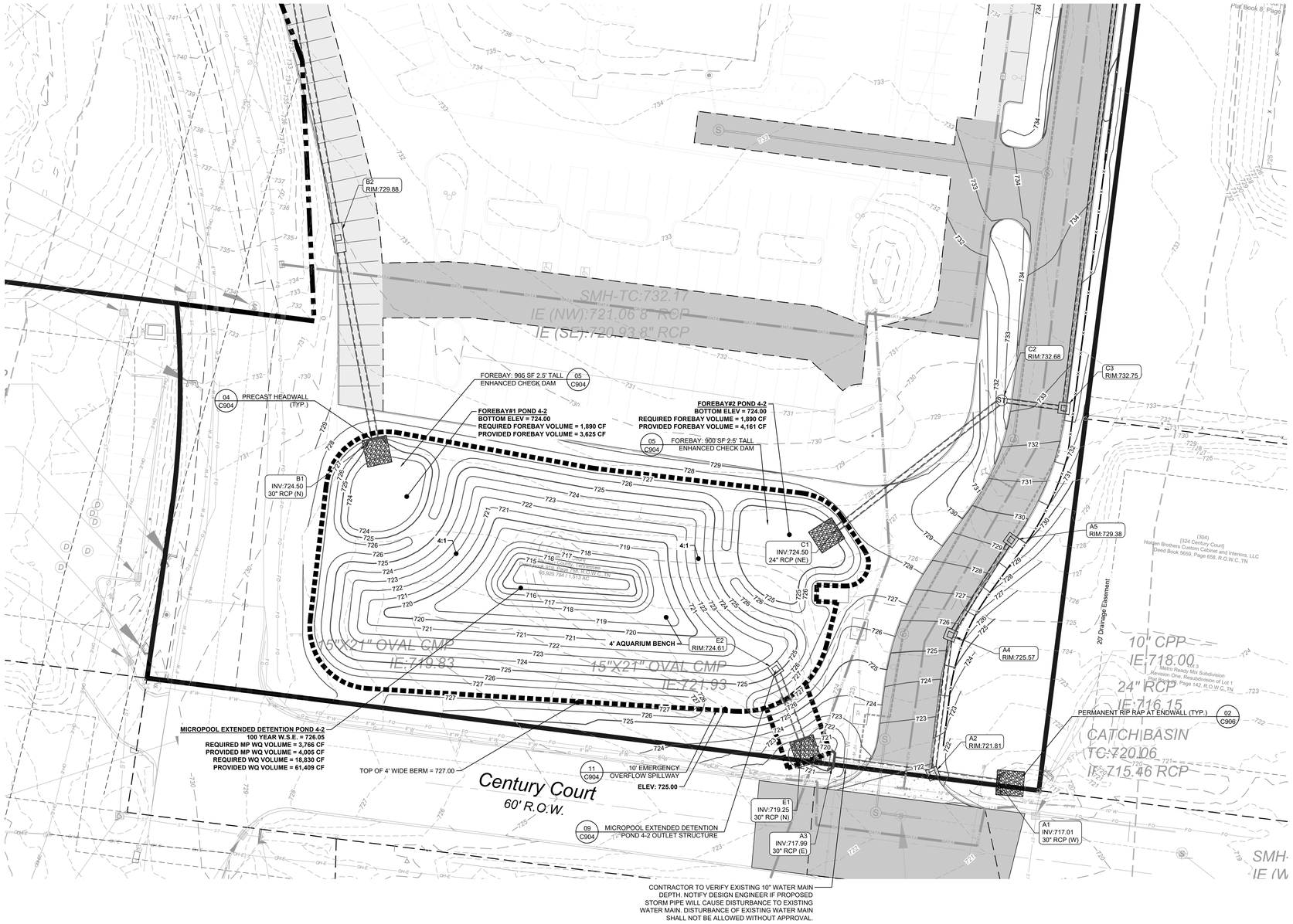

LEGEND

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GRADING AND 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.

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NOTE:

1. **SEE SHEET C307 FOR FULL PIPE STRUCTURES AND TABLES.**
2. WATER QUALITY BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPS. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF THE WATER QUALITY BMPS SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.
3. SEDIMENT BASINS AND TRAPS SHALL BE DEWATERED AND ALL SEDIMENT TO BE REMOVED PRIOR TO REGRADING FOR PERMANENT BIORETENTION PONDS. TEMPORARY SEDIMENT BASIN STRUCTURES AND PIPES ARE NOT TO BE REMOVED OR CONVERTED TO THE BIORETENTION POND PERMANENT STRUCTURES AND PIPES UNTIL AFTER THE DRAINAGE AREA HAS REACHED FINAL STABILIZATION. STRUCTURES AND PIPES SHALL BE CLEANED OF SEDIMENT BEFORE CONVERSION TO PERMANENT STRUCTURES AND PIPES.

NORTH

20' 0 20' 40'
GRAPHIC SCALE

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THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

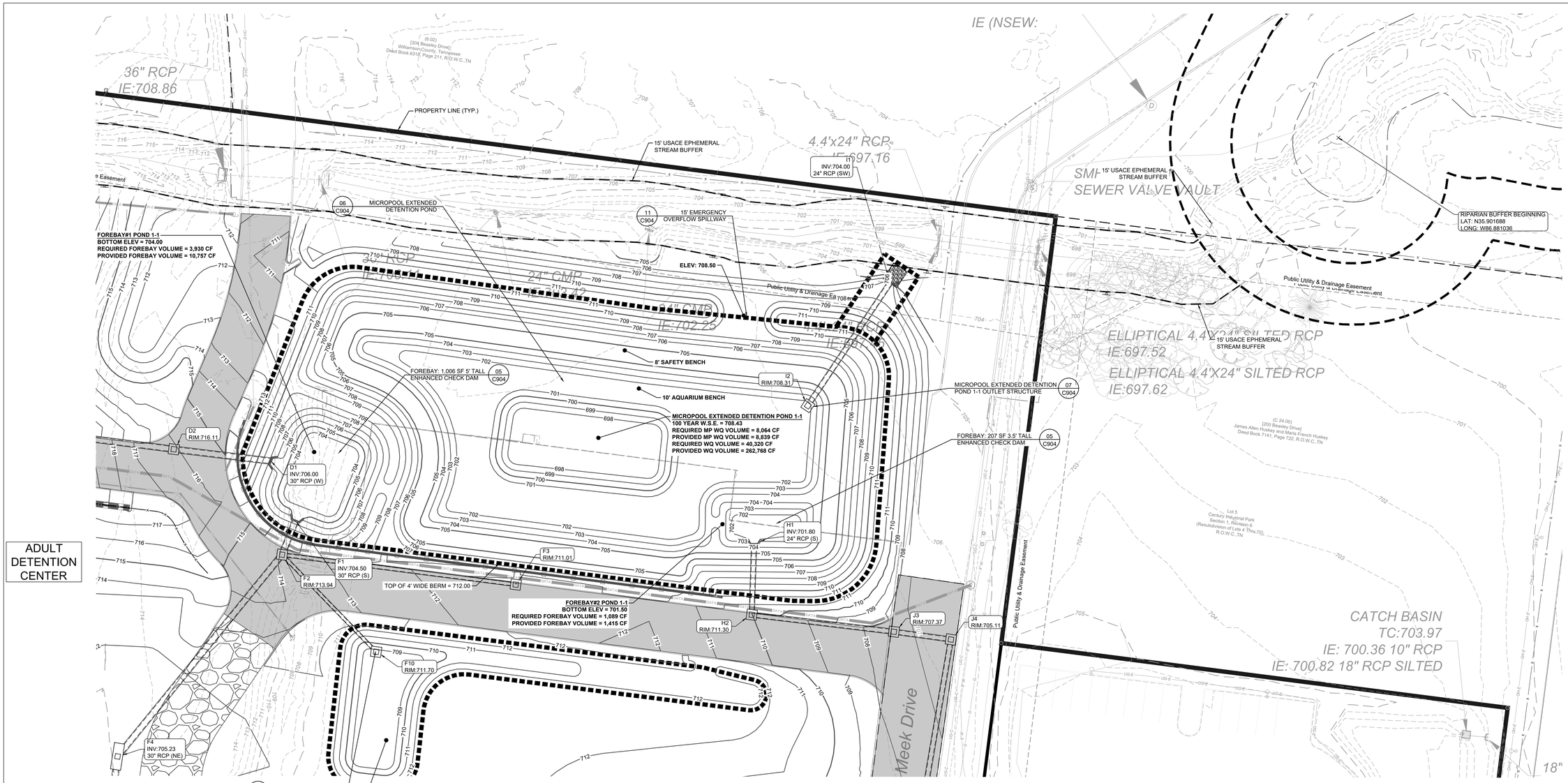
Revision		
No.	Date	Description
1	10.02.2025	AGENCY COMMENTS
2	11.06.2025	AGENCY COMMENTS

ENLARGED DRAINAGE PLAN

C304

49222.01
09.08.2025

This Line Is 3 Inches When Printed Full Size



LEGEND

	PROPERTY LINE
	BUILDING LINE
	RETAINING WALL
198.50	SPOT ELEVATION
A5	STRUCTURE LABEL
	LIMIT OF DISTURBANCE
198.80 TOP OF CURB / 198.30 BOTTOM OF CURB	CURB ELEVATION
198.50(F)	FLUSH ELEVATION
TW:198.50	TOP OF WALL ELEVATION
BW:198.50	BOTTOM OF WALL ELEVATION

DETAIL KEY

SAI	SINGLE AREA INLET	SHEET C904, DETAIL 03
SCI	SINGLE CURB INLET	SHEET C904, DETAIL 01
MH	STORM MANHOLE	SHEET C904, DETAIL 05
HW	HEADWALL	SHEET C904, DETAIL 04

GRADING AND 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 RETAINING WALL NOTES

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER, AS MEASURED FROM THE BOTTOM OF FOUNDATION TO THE TOP OF WALL, SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES (BNS) FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTURED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPLIT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER RETAINING WALLS SHALL NOT BE USED.
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL STEM (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW BOTTOM OF LOWERMOST STONE DRAINAGE MEDIA.
5. RETAINING WALLS SHALL BE DESIGNED FOR A LIVE LOAD SURCHARGE CORRESPONDING TO THE MAXIMUM DESIGN LOADING, BUT IN NO CASE LESS THAN 250 PSF APPLIED OVER THE FULL EXTENTS OF RIGHT-OF-WAY.
6. RETAINING WALLS SHALL PROVIDE A MINIMUM SLIDING AND OVERTURNING FACTOR OF SAFETY OF 1.50 AND A MINIMUM GLOBAL STABILITY FACTOR OF SAFETY OF 1.30.
7. RETAINING WALLS AND ASSOCIATED COMPONENTS SHALL BE WHOLLY LOCATED OUTSIDE OF RIGHT-OF-WAY AND PUBLIC EASEMENTS.
8. RETAINING WALLS OUTSIDE OF, BUT SUPPORTING, RIGHT-OF-WAY OR PUBLIC EASEMENTS SHALL NOT BE CONSTRUCTED OF TIMBER OR GROUTED OR UNGROUTED STACKED STONE.
9. PEDESTRIAN AND/OUR VEHICULAR GUARDS SHALL BE PROVIDED WHEN A PEDESTRIAN AND/OR VEHICULAR PATH, RESPECTIVELY, EXTENDS TO WITHIN FIVE (5) FEET OF THE TOP OF A RETAINING WALL OR WHERE OTHERWISE DEEMED NECESSARY BY THE CITY ENGINEER.

NOTE:

1. **SEE SHEET C307 FOR FULL PIPE STRUCTURES AND TABLES.**
2. WATER QUALITY BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPS. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF THE WATER QUALITY BMPS SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.
3. SEDIMENT BASINS AND TRAPS SHALL BE DEWATERED AND ALL SEDIMENT TO BE REMOVED PRIOR TO REGRADING FOR PERMANENT BIORETENTION PONDS. TEMPORARY SEDIMENT BASIN STRUCTURES AND PIPES ARE NOT TO BE REMOVED OR CONVERTED TO THE BIORETENTION POND PERMANENT STRUCTURES AND PIPES UNTIL AFTER THE DRAINAGE AREA HAS REACHED FINAL STABILIZATION. STRUCTURES AND PIPES SHALL BE CLEANED OF SEDIMENT BEFORE CONVERSION TO PERMANENT STRUCTURES AND PIPES.

NORTH

20' 0 20' 40'
GRAPHIC SCALE

Gresham Smith
GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

WILLIAMSON COUNTY, TENNESSEE THE GREAT SEAL

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 8939
ISSUE FOR PERMIT

11/06/2025

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C305

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DETAIL KEY:

SAI	SINGLE AREA INLET	SHEET C904, DETAIL 03
DAI	DOUBLE AREA INLET	SHEET C907, DETAIL 11
TAI	TRIPLE AREA INLET	SHEET C907, DETAIL 12
SCI	SINGLE CURB INLET	SHEET C904, DETAIL 01
DCI	DOUBLE CURB INLET	SHEET C904, DETAIL 02
TCI	TRIPLE CURB INLET	SHEET C907, DETAIL 08
OS	OUTLET STRUCTURE	SHEET C904, DETAILS 06 & 07
CO	CLEANOUT	SHEET C903, DETAIL 06
MH	STORM MANHOLE	SHEET C902, DETAIL 03
HW	HEADWALL	SHEET C904, DETAIL 04
YD	YARD DRAIN	SHEET C907, DETAIL 03

STRUCTURE TABLE

STRUCTURE	TYPE	RIM	PIPE IN : I.E.	PIPE OUT : I.E.
A1	HW	720.36	A2-A1 - 30" RCP (W) : 717.01	
A2	SCI	721.81	A3-A2 - 30" RCP (W) : 717.40 A4-A2 - 18" RCP (N) : 718.40	A2-A1 - 30" RCP (E) : 717.30
A3	HW	721.35		A3-A2 - 30" RCP (E) : 717.99
A4	SCI	725.57	A5-A4 - 18" RCP (NE) : 721.70	A4-A2 - 18" RCP (S) : 721.50
A5	SCI	729.38		A5-A4 - 18" RCP (SW) : 724.58
B1	HW	727.85	B2-B1 - 30" RCP (N) : 724.50	
B2	TCI	729.88	B3-B2 - 30" RCP (N) : 725.15	B2-B1 - 30" RCP (S) : 724.95
B3	TAI	733.11	B4-B3 - 30" RCP (N) : 726.74	B3-B2 - 30" RCP (S) : 726.64
B4	TAI	734.31	B5-B4 - 24" RCP (N) : 727.76	B4-B3 - 30" RCP (S) : 727.26
B5	DAI	734.60	BT6-B5 - 24" RCP (N) : 728.38	B5-B4 - 24" RCP (S) : 728.28
C1	HW	726.15	C2-C1 - 24" RCP (NE) : 724.50	
C2	MH	732.68	C3-C2 - 18" RCP (E) : 725.51	C2-C1 - 24" RCP (SW) : 725.01
C3	SCI	732.75	C4-C3 - 18" RCP (N) : 726.34	C3-C2 - 18" RCP (W) : 725.74
C4	SCI	733.51		C4-C3 - 18" RCP (S) : 728.10
D1	HW	709.35	D2-D1 - 30" RCP (W) : 706.00	
D2	SAI	716.11	D3-D2 - 30" RCP (W) : 708.31	D2-D1 - 30" RCP (E) : 708.21
D3	SCI	722.48	D4-D3 - 30" RCP (S) : 712.57 D15-D3 - 24" RCP (NW) : 712.98	D3-D2 - 30" RCP (E) : 712.57
D4	TAI	720.78	D5-D4 - 30" RCP (S) : 712.87	D4-D3 - 30" RCP (N) : 712.74
D5	TAI	720.20	D6-D5 - 30" RCP (S) : 712.28	D5-D4 - 30" RCP (N) : 713.21
D6	TAI	719.19	D7-D6 - 24" RCP (S) : 714.90 B-D6 - 12" PVC (W) : 715.90	D6-D5 - 30" RCP (N) : 714.40
D7	TAI	720.56	D8-D7 - 24" RCP (SW) : 715.69	D7-D6 - 24" RCP (N) : 715.59
D8	SCI	720.64	D9-D8 - 18" RCP (W) : 716.55	D8-D7 - 24" RCP (NE) : 716.05
D9	MH	734.55	D10-D9 - 18" RCP (W) : 728.79	D9-D8 - 18" RCP (E) : 728.79
D10	TAI	733.11	D11-D10 - 18" RCP (W) : 729.21	D10-D9 - 18" RCP (E) : 729.21
D11	TAI	734.73	D12-D11 - 18" RCP (N) : 729.70	D11-D10 - 18" RCP (E) : 729.70
D12	TAI	735.55	D13-D12 - 18" RCP (N) : 730.37	D12-D11 - 18" RCP (S) : 730.37
D13	TAI	734.82	D14-D13 - 12" PVC (W) : 731.15 B-D13 - 12" PVC (E) : 731.40	D13-D12 - 18" RCP (S) : 730.90
D14	YD	734.54		D14-D13 - 12" PVC (E) : 731.50
D15	SCI	723.12	D24-D15 - 15" RCP (SW) : 714.14 D16-D15 - 24" RCP (W) : 713.34	D15-D3 - 24" RCP (SE) : 713.24
D16	DCI	724.07	D26-D16 - 18" RCP (S) : 713.77 D17-D16 - 18" RCP (W) : 714.51	D16-D15 - 24" RCP (E) : 713.77
D17	DCI	726.02	D18-D17 - 18" RCP (W) : 720.00	D17-D16 - 18" RCP (E) : 718.05
D18	DCI	734.60	D19-D18 - 18" RCP (W) : 729.27 D21-D18 - 18" RCP (S) : 728.72 D30-D18 - 15" RCP (N) : 728.77	D18-D17 - 18" RCP (E) : 727.30
D19	TCI	741.10	D20-D19 - 15" RCP (W) : 734.50 D23-D19 - 18" RCP (S) : 733.62	D19-D18 - 18" RCP (E) : 733.00
D20	SCI	746.04	GR1-D20 - 8" PVC (NW) : 742.00	D20-D19 - 15" RCP (E) : 740.50

STRUCTURE TABLE

STRUCTURE	TYPE	RIM	PIPE IN : I.E.	PIPE OUT : I.E.
D21	SAI	735.50	D22-D21 - 15" RCP (W) : 729.16 B-D21 - 18" RCP (S) : 729.04	D21-D18 - 18" RCP (N) : 728.91
D22	SAI	735.15		D22-D21 - 15" RCP (E) : 732.00
D23	HW	736.77		D23-D19 - 18" RCP (N) : 734.50
D24	DAI	721.86	D25-D24 - 15" RCP (S) : 714.71	D24-D15 - 15" RCP (NE) : 714.51
D25	TD	721.30		D25-D24 - 15" RCP (N) : 717.77
D26	TAI	722.68	D27-D26 - 18" RCP (S) : 714.00	D26-D16 - 18" RCP (N) : 714.00
D27	SAI	719.22		D27-D26 - 18" RCP (N) : 714.56
D30	SAI	743.32		D30-D18 - 15" RCP (S) : 731.25
E1	HW	722.60	E2-E1 - 30" RCP (N) : 719.25	
E2	OS	724.61		E2-E1 - 30" RCP (S) : 719.65
F1	HW	707.85	F2-F1 - 30" RCP (S) : 704.50	
F2	SAI	713.94	F3-F2 - 18" RCP (E) : 705.60 F4-F2 - 30" RCP (SW) : 704.59 F10-F2 - 15" RCP (SE) : 705.85	F2-F1 - 30" RCP (N) : 704.59
F3	SCI	711.01		F3-F2 - 18" RCP (W) : 706.93
F4	TAI	711.00	F5-F4 - 30" RCP (S) : 705.23	F4-F2 - 30" RCP (NE) : 705.23
F5	SMH	711.77	F6-F5 - 24" RCP (S) : 706.42	F5-F4 - 30" RCP (N) : 705.78
F6	TAI	711.25	F7-F6 - 18" RCP (S) : 706.89	F6-F5 - 24" RCP (N) : 706.79
F7	SAI	711.21		F7-F6 - 18" RCP (N) : 707.25
F10	OS	711.70		F10-F2 - 15" RCP (NW) : 708.70
G1	HW	736.27	G2-G1 - 36" RCP (W) : 733.20	
G2	MH	748.45	G3-G2 - 24" RCP (SW) : 738.10	G2-G1 - 36" RCP (E) : 736.09
G3	DAI	745.28	G4-G3 - 24" RCP (SW) : 739.04	G3-G2 - 24" RCP (NE) : 739.04
G4	MH	743.91	G5-G4 - 24" RCP (W) : 740.69	G4-G3 - 24" RCP (NE) : 740.59
G5	HW	743.86		G5-G4 - 24" RCP (E) : 741.05
GR1	CO	750.02	GR2-GR1 - 8" PVC (W) : 744.53	GR1-D20 - 8" PVC (SE) : 744.65
GR2	CO	747.65	GR3-GR2 - 6" PVC (N) : 745.63	GR2-GR1 - 8" PVC (E) : 745.46
GR3	YD	750.98	GR4-GR3 - 6" PVC (E) : 748.00	GR3-GR2 - 6" PVC (S) : 747.90
GR4	YD	751.15		GR4-GR3 - 6" PVC (W) : 748.96

STRUCTURE TABLE

STRUCTURE	TYPE	RIM	PIPE IN : I.E.	PIPE OUT : I.E.
H1	HW	704.61	H2-H1 - 24" RCP (S) : 701.80	
H2	SCI	711.30	J3-H2 - 24" RCP (E) : 701.97	H2-H1 - 24" RCP (N) : 701.97
I1	HW	706.81	I2-I1 - 24" RCP (SW) : 704.00	
I2	OS	708.31		I2-I1 - 24" RCP (NE) : 704.50
J3	SAI	707.37	J4-J3 - 24" RCP (E) : 702.32	J3-H2 - 24" RCP (W) : 702.32
J4	SCI	705.11	J5-J4 - 24" RCP (S) : 702.46	J4-J3 - 24" RCP (W) : 702.46
J5	MH	708.04	TJ6-J5 - 24" RCP (W) : 704.00	J5-J4 - 24" RCP (N) : 702.99
TJ6	HW	710.31		TJ6-J5 - 24" RCP (E) : 707.50

TEMPORARY STRUCTURE TABLE

STRUCTURE	TYPE	RIM	PIPE IN : I.E.	PIPE OUT : I.E.
BT6	SAI	738.05	BT7-BT6 - 24" RCP (N) : 729.06	BT6-B5 - 24" RCP (S) : 728.96
BT7	SAI	738.29	BT8-BT7 - 24" RCP (NE) : 729.68	BT7-BT6 - 24" RCP (S) : 729.58
BT8	SAI	735.25	BT9-BT8 - 24" RCP (N) : 730.51	BT8-BT7 - 24" RCP (SW) : 730.01
BT9	SAI	737.04	BT10-BT9 - 18" RCP (NE) : 731.31	BT9-BT8 - 24" RCP (S) : 730.81
BT10	SAI	736.17		BT10-BT9 - 18" RCP (SW) : 732.42

PIPE TABLE

NAME	MATERIAL	DIA.	APPROX. LENGTH	SLOPE
A2-A1	RCP	30"	29'	1.00%
A3-A2	RCP	30"	44'	1.34%
A4-A2	RCP	18"	62'	5.00%
A5-A4	RCP	18"	50'	5.80%
B-D6	PVC	12"	19'	9.11%
B-D13	PVC	12"	41'	3.19%
B-D21	RCP	18"	8'	0.50%
B2-B1	RCP	30"	90'	0.50%
B3-B2	RCP	30"	173'	0.86%
B4-B3	RCP	30"	104'	0.50%
B5-B4	RCP	24"	69'	0.75%
C2-C1	RCP	24"	92'	0.55%
C3-C2	RCP	18"	28'	0.81%
C4-C3	RCP	18"	236'	0.75%
D2-D1	RCP	30"	48'	4.62%
D3-D2	RCP	30"	90'	4.71%
D4-D3	RCP	30"	34'	0.51%
D5-D4	RCP	30"	68'	0.50%
D6-D5	RCP	30"	239'	0.89%
D7-D6	RCP	24"	137'	0.50%
D8-D7	RCP	24"	72'	0.50%
D9-D8	RCP	18"	207'	5.92%
D10-D9	RCP	18"	36'	1.17%
D11-D10	RCP	18"	38'	1.28%
D12-D11	RCP	18"	92'	0.73%
D13-D12	RCP	18"	103'	0.51%
D14-D13	PVC	12"	71'	0.50%
D15-D3	RCP	24"	52'	0.50%
D16-D15	RCP	24"	85'	0.50%
D17-D16	RCP	18"	74'	4.77%

PIPE TABLE

NAME	MATERIAL	DIA.	APPROX. LENGTH	SLOPE
D18-D17	RCP	18"	104'	6.99%
D19-D18	RCP	18"	79'	4.72%
D20-D19	RCP	15"	85'	7.08%
D21-D18	RCP	18"	38'	0.50%
D22-D21	RCP	15"	57'	4.98%
D23-D19	RCP	18"	79'	1.11%
D24-D15	RCP	15"	50'	0.74%
D25-D24	RCP	15"	50'	6.15%
D26-D16	RCP	18"	46'	0.50%
D27-D26	RCP	18"	69'	0.81%
D30-D18	RCP	15"	29'	8.53%
E2-E1	RCP	30"	33'	1.21%
F2-F1	RCP	30"	18'	0.50%
F3-F2	RCP	18"	115'	1.15%
F4-F2	RCP	30"	127'	0.50%
F5-F4	RCP	30"	110'	0.50%
F6-F5	RCP	24"	74'	0.50%
F7-F6	RCP	18"	73'	0.50%
F10-F2	RCP	15"	66'	4.31%
G2-G1	RCP	36"	289'	1.00%
G3-G2	RCP	24"	39'	2.39%
G4-G3	RCP	24"	68'	2.26%
G5-G4	RCP	24"	16'	2.18%
GR1-D20	PVC	8"	37'	7.18%
GR2-GR1	PVC	8"	72'	1.30%
GR3-GR2	PVC	6"	110'	2.07%
GR4-GR3	PVC	6"	72'	1.34%

PIPE TABLE

NAME	MATERIAL	DIA.	APPROX. LENGTH	SLOPE
H2-H1	RCP	24"	35'	0.50%
I2-I1	RCP	24"	73'	0.69%
J3-H2	RCP	24"	70'	0.50%
J4-J3	RCP	24"	28'	0.50%
J5-J4	RCP	24"	106'	0.50%
TJ6-J5	RCP	24"	64'	5.49%

TEMPORARY PIPE TABLE

NAME	MATERIAL	DIA.	APPROX. LENGTH	SLOPE
BT6-B5	RCP	24"	41'	1.40%
BT7-BT6	RCP	24"	91'	0.57%
BT8-BT7	RCP	24"	53'	0.62%
BT9-BT8	RCP	24"	59'	0.51%
BT10-BT9	RCP	18"	145'	0.77%

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Suite 1400
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CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)

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FRANKLIN, TN 37064
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PIPE AND STRUCTURE TABLES

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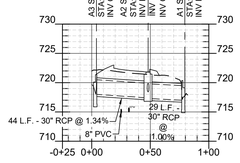
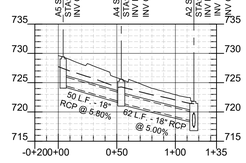
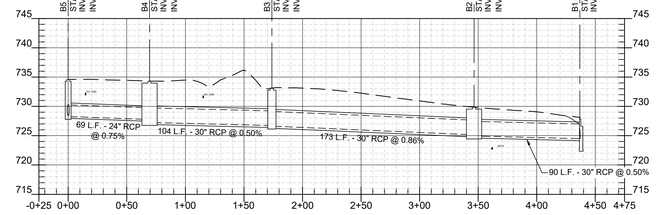
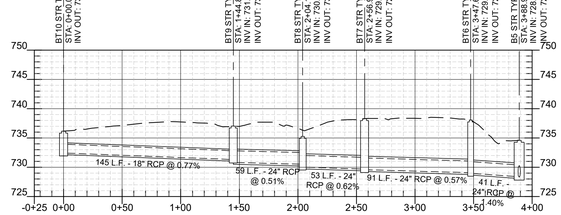






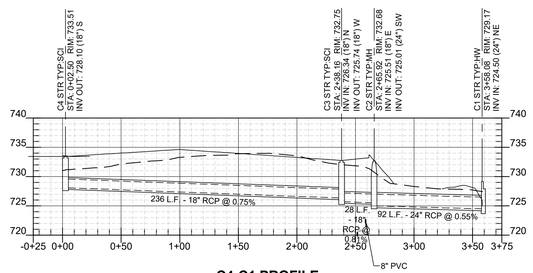


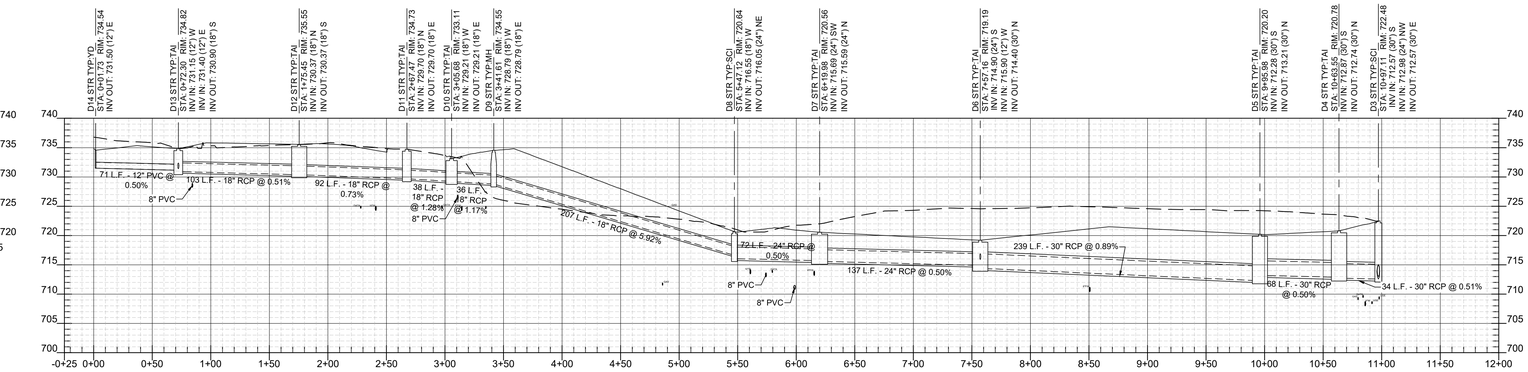
A3-A1 PROFILE
SCALE H:1"=50'; V:1"=10'

A5-A2 PROFILE
SCALE H:1"=50'; V:1"=10'

B5-B1 PROFILE
SCALE H:1"=50'; V:1"=10'

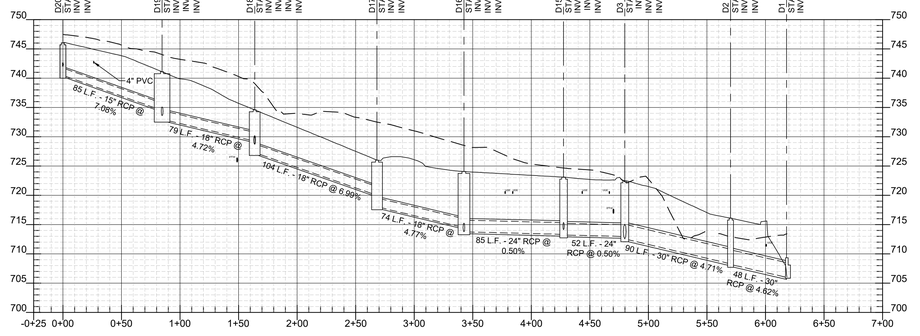
BT10-B5 PROFILE
SCALE H:1"=50'; V:1"=10'



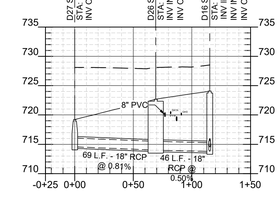


C4-C1 PROFILE
SCALE H:1"=50'; V:1"=10'

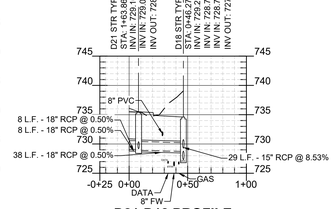
D14-D3 PROFILE
SCALE H:1"=50'; V:1"=10'



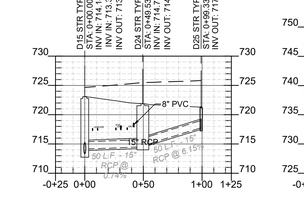
D20-D1 PROFILE
SCALE H:1"=50'; V:1"=10'



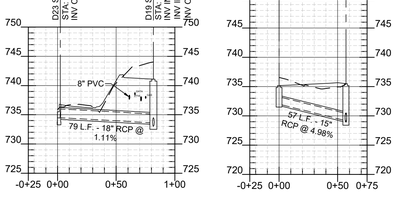
D27-D16 PROFILE
SCALE H:1"=50'; V:1"=10'



D21-D18 PROFILE
SCALE H:1"=50'; V:1"=10'

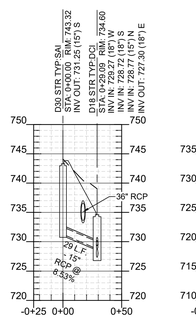


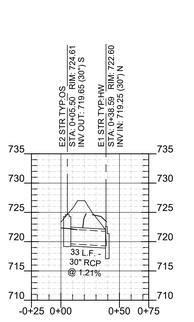
D15-D25 PROFILE
SCALE H:1"=50'; V:1"=10'

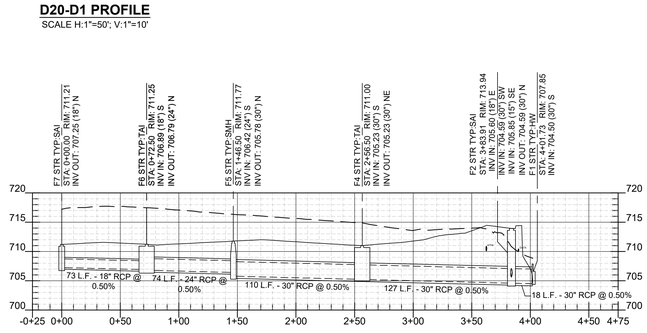


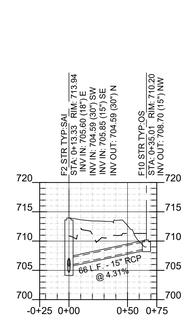
D23-D19 PROFILE
SCALE H:1"=50'; V:1"=10'

D22-D21 PROFILE
SCALE H:1"=50'; V:1"=10'







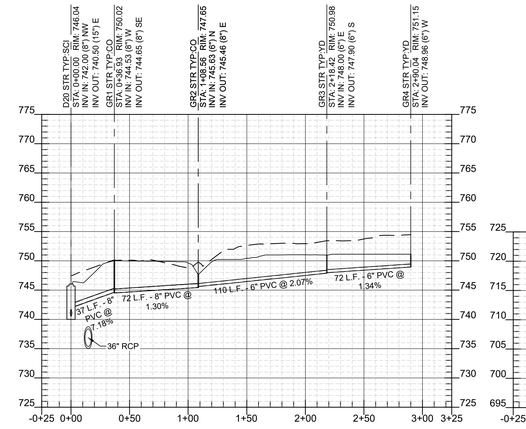


D30-D18 PROFILE
SCALE H:1"=50'; V:1"=10'

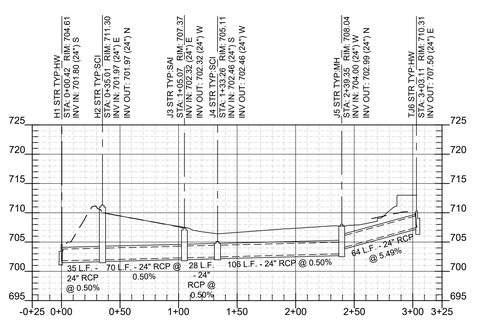
E2-E1 PROFILE
SCALE H:1"=50'; V:1"=10'

F7-F1 PROFILE
SCALE H:1"=50'; V:1"=10'

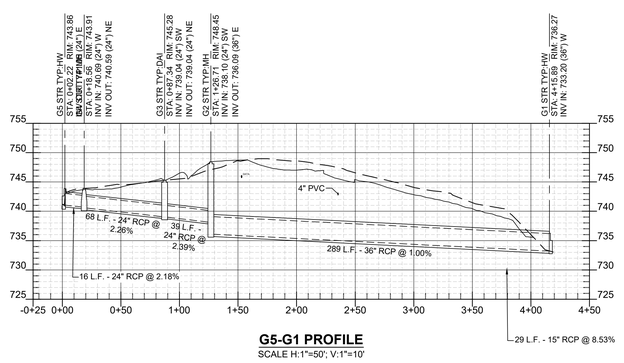
F2-F10 PROFILE
SCALE H:1"=50'; V:1"=10'



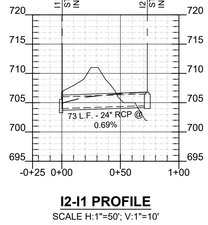
GR4-DR20 PROFILE
SCALE H:1"=50'; V:1"=10'



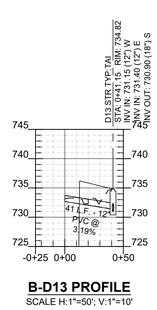
TJ6-H1 PROFILE
SCALE H:1"=50'; V:1"=10'



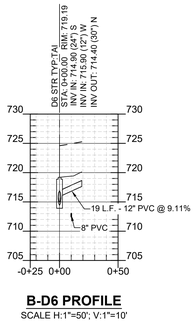
G5-G1 PROFILE
SCALE H:1"=50'; V:1"=10'



I2-I1 PROFILE
SCALE H:1"=50'; V:1"=10'



B-D13 PROFILE
SCALE H:1"=50'; V:1"=10'



B-D6 PROFILE
SCALE H:1"=50'; V:1"=10'

NORTH

20' 0 20' 40'
GRAPHIC SCALE

Gresham Smith

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WILLIAMSON COUNTY, TENNESSEE
THE GREAT SEAL

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 8939
ISSUE FOR PERMIT

11/06/2025
Jason Lee Gresham
TENNESSEE
THIS SHEET HAS BEEN SEALED DIGITALLY

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

No.	Date	Description
1	10.02.2025	AGENCY COMMENTS
2	11.06.2025	AGENCY COMMENTS

##########

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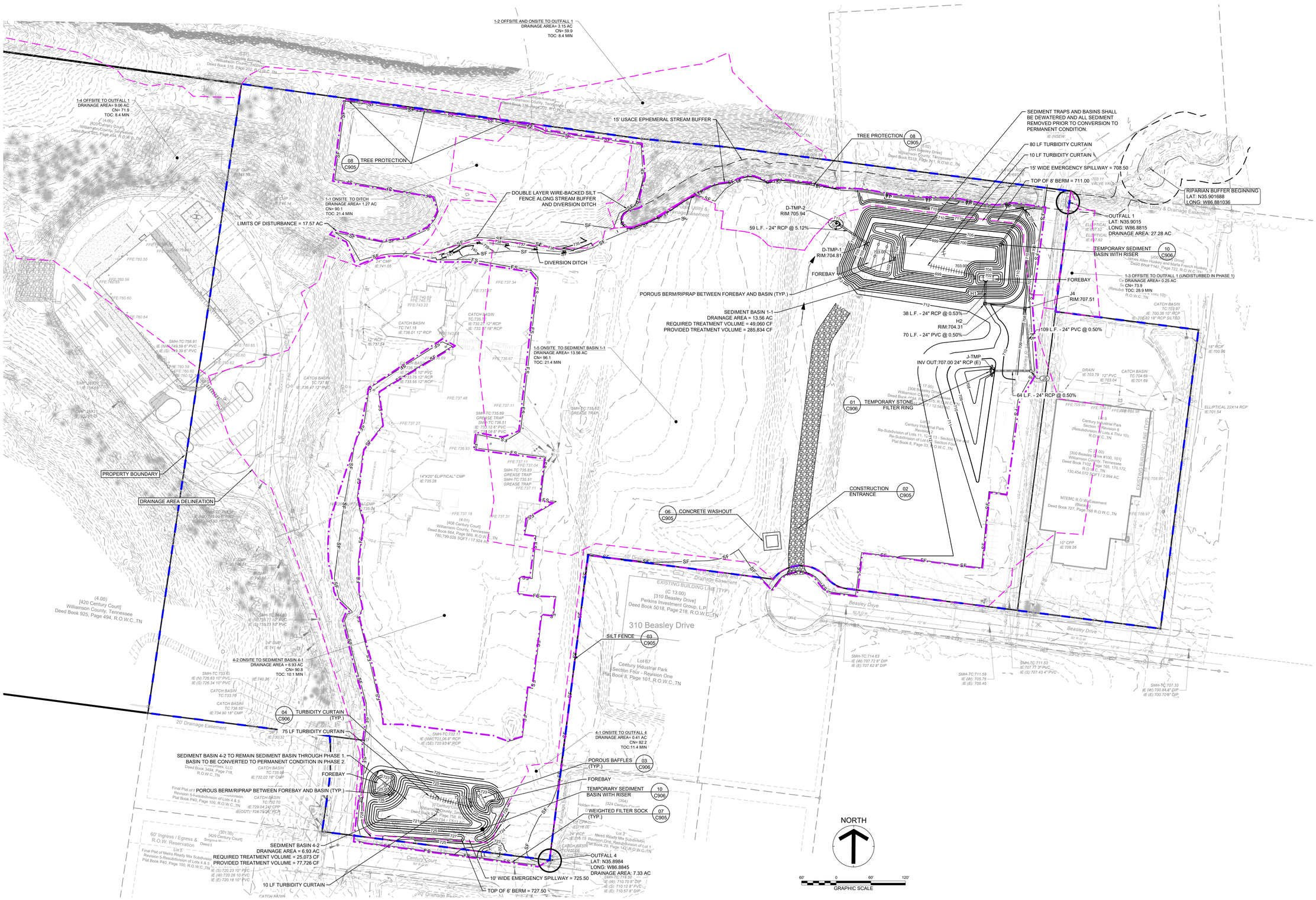
49222.01
09.08.2025



EPSC Initial Plan - Sediment Basin Design Data

Sediment Basin/Trap #	Design Storm Event	Drainage Area		Volume Required (Cubic Feet)				Volume Provided (Cubic Feet)				Design Elevations						Outlet Structure Design							
		Sq. Ft.	Acres	Wet Storage (1809 cf/ac.)	Dry Storage (1809 cf/ac.)	Forebay Volume (cf)	Total Volume (cf)	Wet Storage	Dry Total Storage	Forebay Volume (cf)	Total Volume (cf)	Top of Berm Elev.	Pond Bottom Elev.	Wet Storage Elev.	Top of Riser/ Dry Storage	Emergency Spillway Elev.	5 Year WSE	25 Year WSE	Riser Diameter (in)	[1]Outlet Structure Name	[2]Outlet Pipe Dia. (in)	Outlet Invert Elevation	[3]Riser Height (ft)	[4]Skimmer Invert	[4]Skimmer Arm Dia. (in.)	Skimmer Orifice Dia. (in.)	Drawdown Time (days)
SED-1-1	5-Year	-	13.56	24,530	24,530	6,133	49,060	26,578	259,256	6,479	285,834	711.00	699.00	702.00	703.52	708.50	705.03	705.96	-	I2	24	701.00	-	701.00	8.00	6.00	0.00
SED-4-2	5-Year	-	6.93	12,536	12,536	3,134	25,073	14,509	63,217	7,061	77,726	727.50	721.00	722.95	723.99	725.50	724.20	724.49	-	E2	30	719.65	-	719.65	5.00	4.20	0.00

[1]Refer to the applicable permanent outlet structure detail within plan sheets
[2]Install temporary outlet pipe per EPSC plan and tie to temporary riser
[3]solid height includes 6" for embedment in concrete footing
[4]Faircloth Skimmer or approved equal

LEGEND

- 712 EXISTING MINOR CONTOUR
- 710 EXISTING MAJOR CONTOUR
- 712 PROPOSED MINOR CONTOUR
- 710 PROPOSED MAJOR CONTOUR
- TEMPORARY STONE FILTER RING
- TEMPORARY DIVERSION DITCH
- SF TEMPORARY SILT FENCE WITH BACKING
- TP TEMPORARY TREE PROTECTION FENCE
- FS TEMPORARY FILTER SOCK
- LIMITS OF DISTURBANCE
- POROUS BAFFLE
- TURBIDITY CURTAIN (NON-POROUS BAFFLE)

ALL DISTURBED AREAS TO BE STABILIZED WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.

STEEP SLOPES (33% GRADE OR GREATER) SHALL BE TEMPORARILY STABILIZED NO LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.

EROSION CONTROL MATTERING SHALL BE USED ON ALL SLOPES 3:1 OR STEEPER.

EPSC GENERAL NOTES:

1. RECEIVING WATERS: UNNAMED TRIBUTARY, TN05130204016_1500
2. 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%.
3. EPSC MEASURES SHALL BE IMPLEMENTED BEFORE EARTH- MOVING BEGINS.
4. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR ≥35% SLOPES)
5. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART
6. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE
7. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
8. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
9. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
10. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.
11. EPSC MEASURES SHALL BE PROVIDED AROUND THE BUILDINGS, ALONG SIDEWALKS, AND/OR BEHIND CURBS TO PREVENT SEDIMENT FROM MIGRATING/DISCHARGING ONTO PAVED SURFACES.

SEQUENCE OF EPSC BMP INSTALLATION:

1. INSTALL GRAVEL CONSTRUCTION ENTRANCE AS NEEDED
2. INSTALL SEDIMENT BARRIERS (SILT FENCE, FILTER SOCKS)
3. INSTALL FLEX STORM INLET PROTECTION AT EXISTING INLETS
4. CONSTRUCT TEMPORARY SEDIMENT BASINS
5. INSTALL DIVERSION DITCHES PRIOR TO UPSTREAM EARTH DISTURBANCE
6. INSTALL CHECK DAMS AND STONE FILTER RING IN DITCHES WHERE SHOWN IMMEDIATELY AFTER GRADING

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CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 8939
ISSUE FOR PERMIT

11/06/2025

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Revision

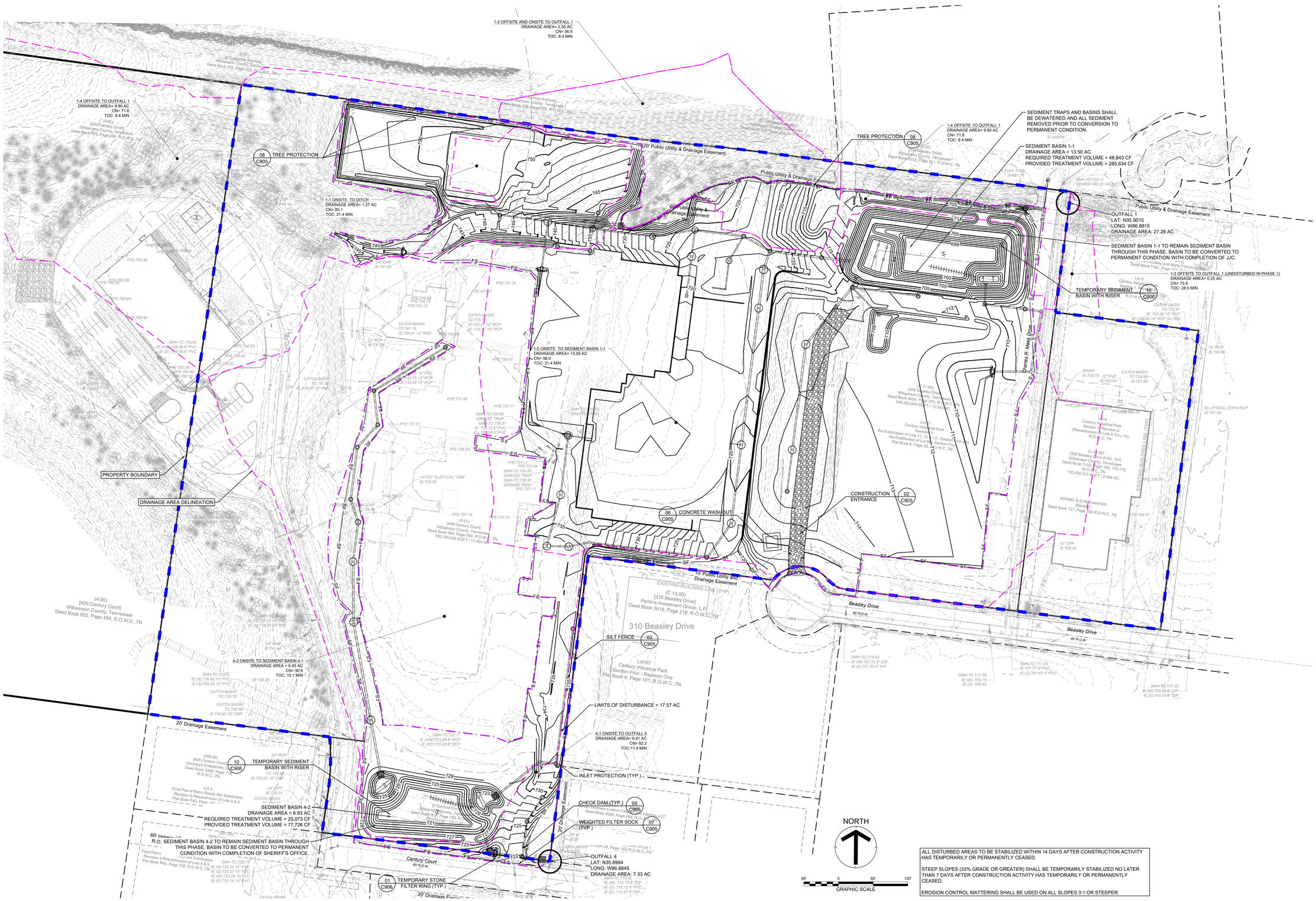
No.	Date	Description
1	10.02.2025	AGENCY COMMENTS
2	11.06.2025	AGENCY COMMENTS

INITIAL EPSC PLAN

C401

49222.01
09.08.2025

This Line Is 3 Inches When Printed Full Size



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EPSC Intermediate Plan - Sediment Basin Design Data

Sediment Basin #	Design Storm Event	Drainage Area		Volume Required (Cubic Feet)				Volume Provided (Cubic Feet)				Design Elevations							Outlet Structure Design							
		Sq. Ft.	Acres	Wet Storage (1809 cf/ac.)	Dry Storage (1809 cf/ac.)	Forebay Volume (cf)	Total Volume (cf)	Wet Storage	Dry Storage	Forebay Volume (cf)	Total Volume (cf)	Top of Berm Elev.	Pond Bottom Elev.	Wet Storage Elev.	Top of Riser/ Dry Storage	Emergency Spillway Elev.	5 Year WSE	25 Year WSE	Riser Diameter (in)	[1]Outlet Structure Name	[2]Outlet Pipe Dia. (in)	Outlet Invert Elevation	[3]Riser Height (ft)	Skimmer Invert	[4]Skimmer Arm Dia. (in.)	Skimmer Orifice Dia. (in.)	Drawdown Time (days)
SED-1-1	5-Year	-	13.50	24,422	24,422	6,105	48,843	26,578	259,256	6,479	285,834	711.00	699.00	702.00	703.52	708.50	704.99	705.93	-	I2	24	701.00	-	701.00	8.00	6.00	0.00
SED-4-2	5-Year	-	6.93	12,536	12,536	3,134	25,073	14,509	63,217	7,061	77,726	727.50	721.00	722.95	723.99	725.50	724.19	724.49	-	E2	30	719.65	-	719.65	5.00	4.20	0.00

[1]Refer to the applicable permanent outlet structure detail within plan sheets
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LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- TEMPORARY INLET PROTECTION
- TEMPORARY DIVERSION DITCH
- TEMPORARY SILT FENCE WITH BACKING
- TEMPORARY TREE PROTECTION FENCE
- TEMPORARY FILTER SOCK
- LIMITS OF DISTURBANCE
- TEMPORARY ROCK CHECK DAM
- TEMPORARY STONE FILTER RING
- POROUS BAFFLE
- TURBIDITY CURTAIN (NON-POROUS BAFFLE)

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WILLIAMSON COUNTY, TENNESSEE THE GREAT SEAL

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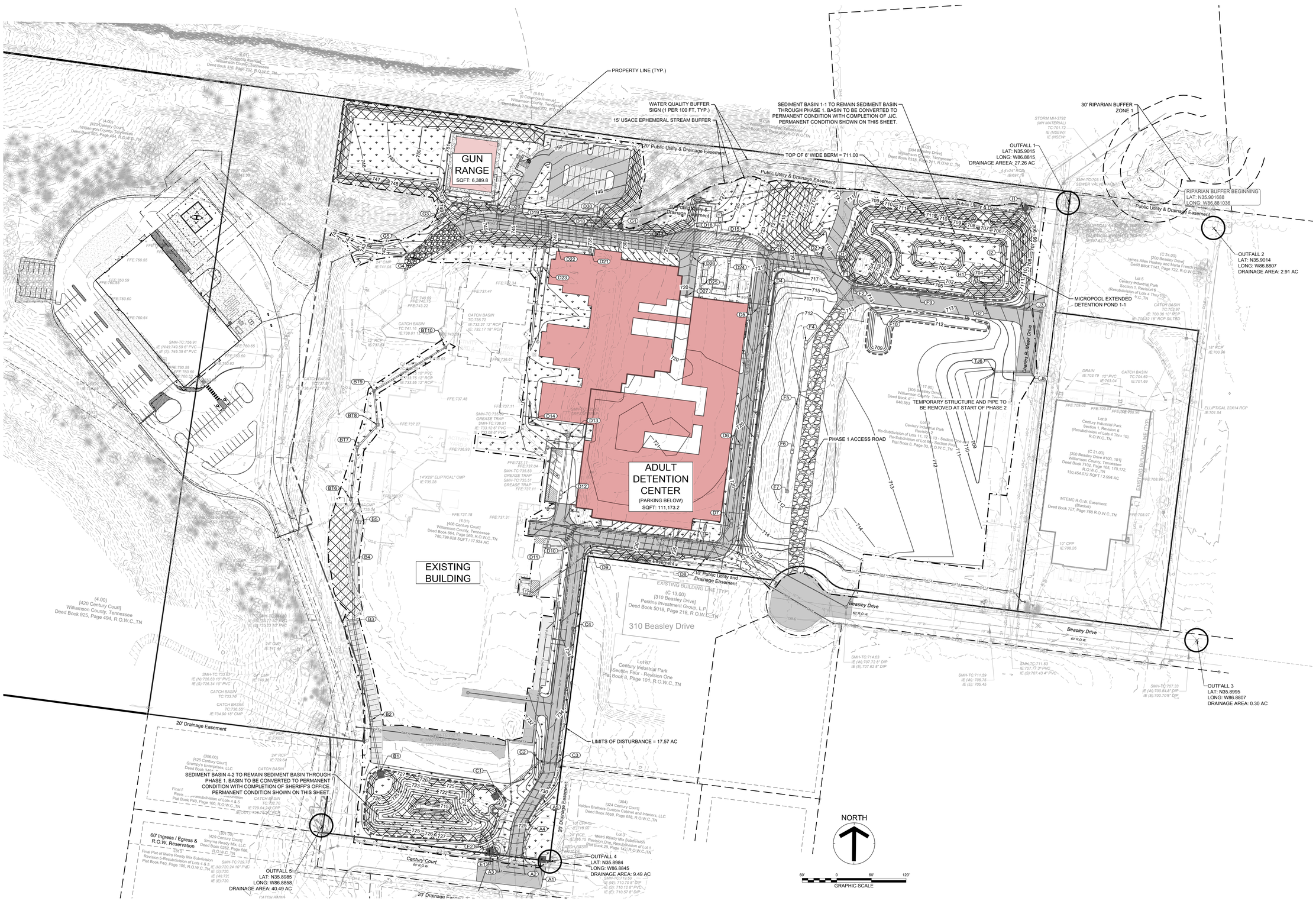
INTERMEDIATE EPSC PLAN

C402

49222.01
09.08.2025



LEGEND

- 712 — EXISTING MINOR CONTOUR
- 710 — EXISTING MAJOR CONTOUR
- 712 — PROPOSED MINOR CONTOUR
- 710 — PROPOSED MAJOR CONTOUR
- LIMITS OF DISTURBANCE
- AREA OF PERMANENT STABILIZATION. SEED WITH KY-31 FESCUE AT 5 LBS PER 1,000 SF STRAW MULCH AT 1.5 BALES PER 1,000 SF.
- AREA TO RECEIVE TURF REINFORCEMENT MATTING

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3. EPSC MEASURES SHALL BE IMPLEMENTED BEFORE EARTH- MOVING BEGINS.
4. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR ≥35% SLOPES)
5. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART
6. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE
7. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
8. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
9. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
10. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.
11. EPSC MEASURES SHALL BE PROVIDED AROUND THE BUILDINGS, ALONG SIDEWALKS, AND/OR BEHIND CURBS TO PREVENT SEDIMENT FROM MIGRATING/DISCHARGING ONTO PAVED SURFACES.

SEQUENCE OF EPSC BMP INSTALLATION:

1. INSTALL GRAVEL CONSTRUCTION ENTRANCE AS NEEDED
2. INSTALL SEDIMENT BARRIERS (SILT FENCE, FILTER SOCKS)
3. INSTALL FLEX STORM INLET PROTECTION AT EXISTING INLETS
4. CONSTRUCT TEMPORARY SEDIMENT BASINS
5. INSTALL DIVERSION DITCHES PRIOR TO UPSTREAM EARTH DISTURBANCE
6. INSTALL CHECK DAMS AND STONE FILTER RING IN DITCHES WHERE SHOWN IMMEDIATELY AFTER GRADING

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CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 8939
ISSUE FOR PERMIT

11.06.2025

THIS SHEET HAS BEEN SEALED DIGITALLY

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

No.	Date	Description
1	10.02.2025	AGENCY COMMENTS
2	11.06.2025	AGENCY COMMENTS

FINAL EPSC PLAN

C403

49222.01
09.08.2025

NOTE:

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE / UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE: HTTPS://FRANKLINTN.GEOCIVIX.COM/SECURE/
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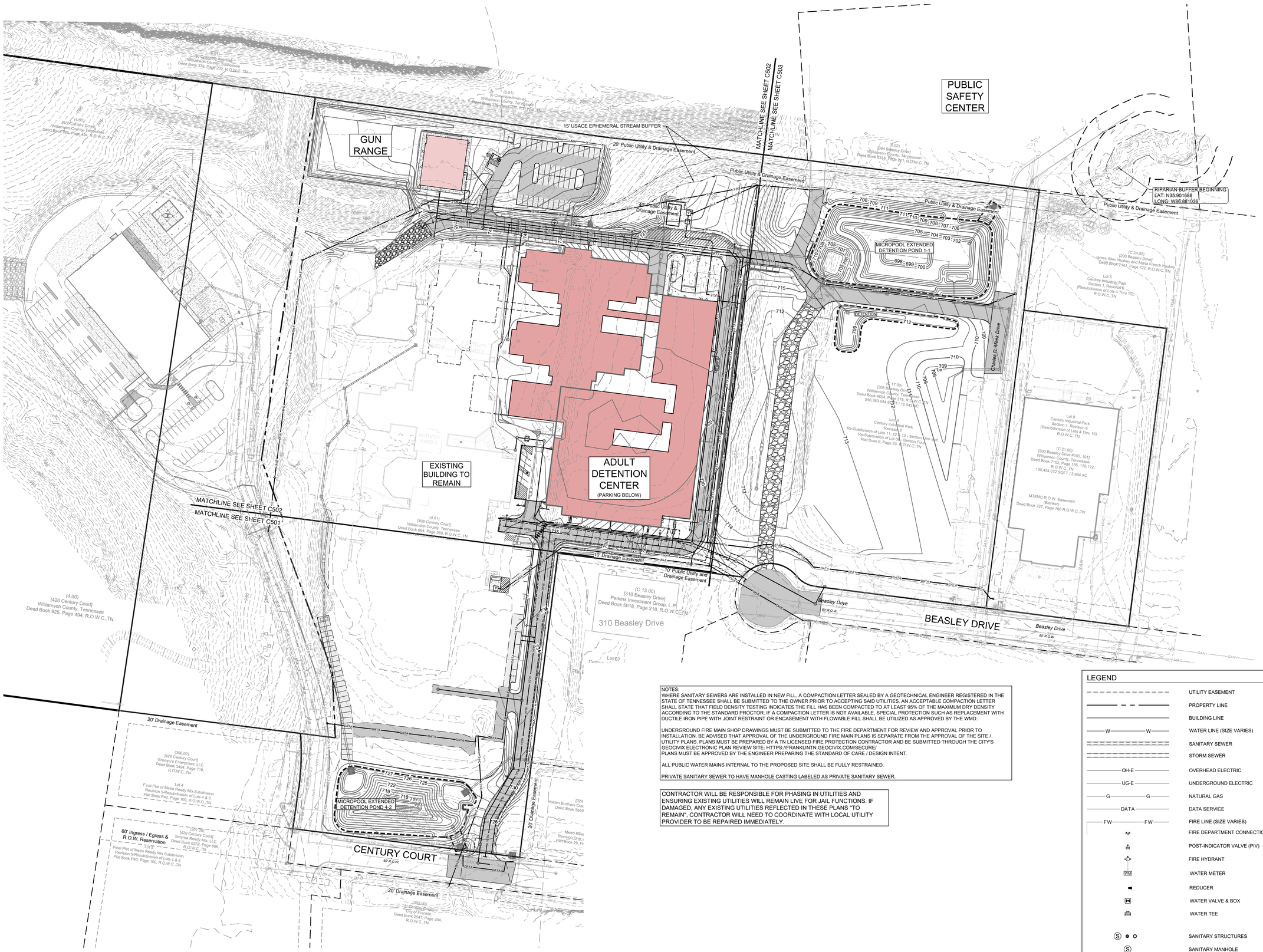

NOTES:
WHERE SANITARY SEWERS ARE INSTALLED IN NEW FILL, A COMPACTION LETTER SEALED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF TENNESSEE SHALL BE SUBMITTED TO THE OWNER PRIOR TO ACCEPTING SAID UTILITIES. AN ACCEPTABLE COMPACTION LETTER SHALL STATE THAT FIELD DENSITY TESTING INDICATES THE FILL HAS BEEN COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY ACCORDING TO THE STANDARD PROCTOR. IF A COMPACTION LETTER IS NOT AVAILABLE, SPECIAL PROTECTION SUCH AS REPLACEMENT WITH DUCTILE IRON PIPE WITH JOINT RESTRAINT OR ENCASEMENT WITH FLOWABLE FILL SHALL BE UTILIZED AS APPROVED BY THE WMD.

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PRIVATE SANITARY SEWER TO HAVE MANHOLE CASTING LABELED AS PRIVATE SANITARY SEWER.

CONTRACTOR WILL BE RESPONSIBLE FOR PHASING IN UTILITIES AND ENSURING EXISTING UTILITIES WILL REMAIN LIVE FOR JAIL FUNCTIONS. IF DAMAGED, ANY EXISTING UTILITIES REFLECTED IN THESE PLANS "TO REMAIN", CONTRACTOR WILL NEED TO COORDINATE WITH LOCAL UTILITY PROVIDER TO BE REPAIRED IMMEDIATELY.

CITY OF FRANKLIN PRIVATE FIRE HYDRANT NOTES:

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2. THE TOP / BONNET OF THE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH THE FOLLOWING.
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LEGEND

- UTILITY EASEMENT
- PROPERTY LINE
- BUILDING LINE
- W — W — WATER LINE (SIZE VARIES)
- SANITARY SEWER
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- FIRE HYDRANT
- WM — WATER METER
- REDUCER
- WATER VALVE & BOX
- WATER TEE
- SANITARY STRUCTURES
- SANITARY MANHOLE
- SANITARY CLEANOUT
- LIGHT POLE

NORTH

60' 0 60' 120'
GRAPHIC SCALE

Gresham Smith
GreshamSmith.com
222 Second Avenue South
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WILLIAMSON COUNTY, TENNESSEE THE GREAT SEAL

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)

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FRANKLIN, TN 37064
COF PROJECT NO. 8939
ISSUE FOR PERMIT

11/06/2025

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Revision

No.	Date	Description
1	10.02.2025	AGENCY COMMENTS
2	11.06.2025	AGENCY COMMENTS

OVERALL UTILITY PLAN

C500

49222.01
09.08.2025

This Line Is 3 Inches When Printed Full Size

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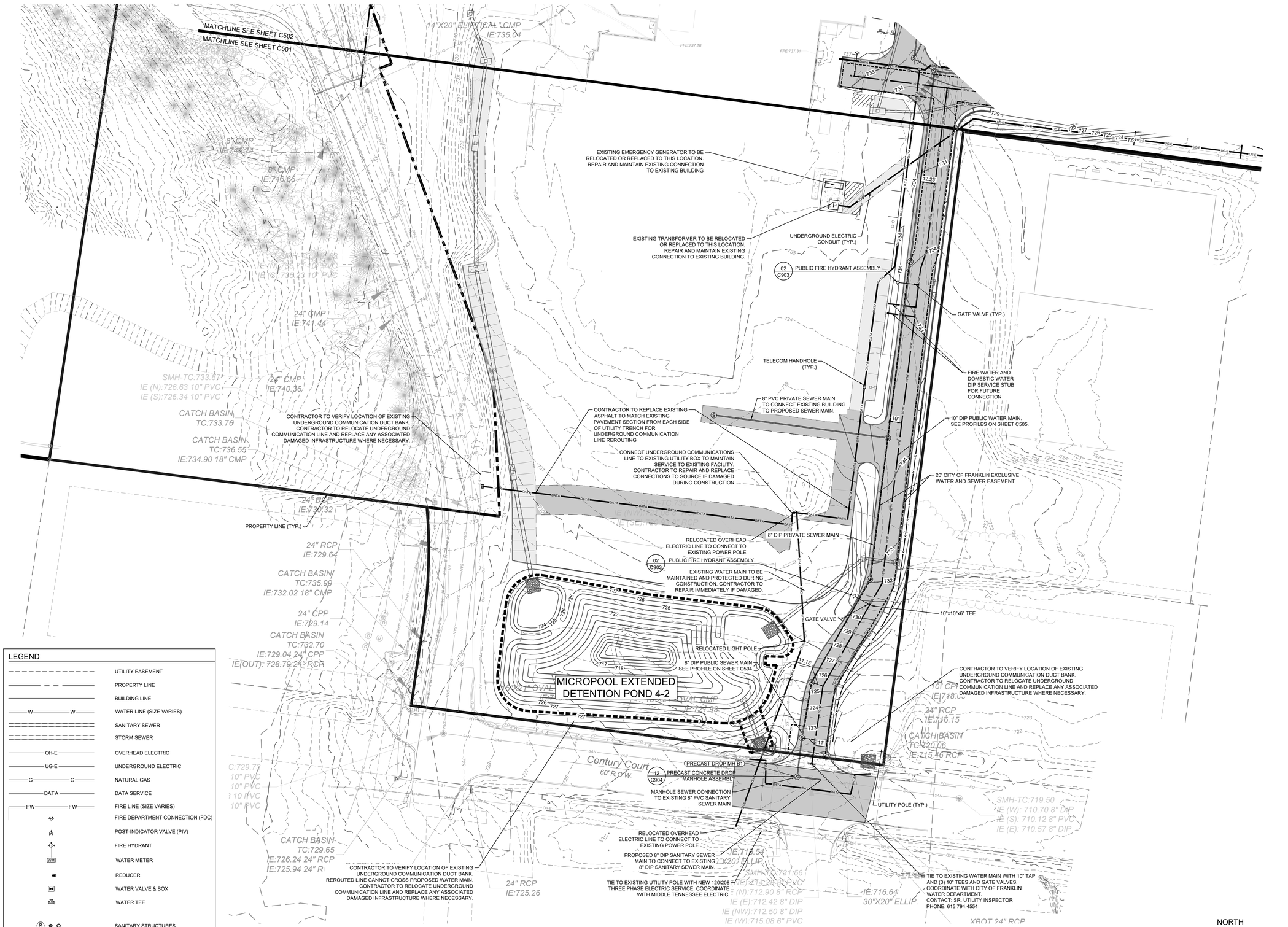

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- WATER VALVE & BOX
- WATER TEE
- SANITARY STRUCTURES
- SANITARY MANHOLE
- SANITARY CLEANOUT
- LIGHT POLE

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ENLARGED UTILITY PLAN

C501

49222.01
09.08.2025

LEGEND

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- SANITARY CLEANOUT
- LIGHT POLE

GUN RANGE
FFE = 751.20

ADULT DETENTION CENTER
LEVEL 0 FFE = 722.20
LEVEL 1 FFE = 736.20

2" RPBP IN HEATED ENCLOSURE
TIE TO EXISTING GAS LINE
09 C903 PRIVATE FIRE HYDRANT SETING FOR DOMESTIC WATER BLOW-OFF FOR WATER MAIN BLOW OFF
8" X 6" REDUCER
8" GATE VALVE
8"X"8 TEE
8" CAP FOR FUTURE CONNECTION
UNDERGROUND DATA STUB FOR FUTURE CONNECTION
03 C902 PRECAST CONCRETE MANHOLE (TYP.)
EXISTING SEWER SERVICE TO BE CONNECTED TO PROPOSED SEWER MAIN
EXISTING WATER SERVICE TO BE CONNECTED TO PROPOSED PRIVATE WATER MAIN
GAS MAIN TO SPEC OPS
8" WATER MAIN
(4) - 4" UNDERGROUND COMMUNICATION CONDUITS
PRIVATE FIRE HYDRANT ASSEMBLY (TYP.) 02 C903
200KW GENERATOR GEN-ADC SEE ELECTRICAL PLANS SHEET E002
UTILITY TRANFORMERS (2) SEE ELECTRICAL PLANS SHEET E002
UNDERGROUND ELECTRIC LINE
PRIVATE FIRE HYDRANT ASSEMBLY 02 C903
6" GATE VALVE
8" GATE VALVE
SANITARY SEWER (DROP) CLEANOUT
10" PVC SANITARY SERVICE I.E. = 730.51
8" PVC SANITARY SEWER SERVICE
COOLING TOWERS
(2) WATER SERVICE LINES FOR COOLING TOWERS SEE SHEET P200.E.0 ON PLUMBING PLANS AND M200.E.0 ON MECHANICAL PLANS
ELECTRIC POWER POLE (TYP.)
(4) - 4" UNDERGROUND COMMUNICATION CONDUITS
UNDERGROUND ELECTRIC LINE (SHOWN FOR COORDINATION PURPOSES) SEE ELECTRICAL PLANS
4' PVC SANITARY SEWER SERVICE I.E. = 718.62
4" PVC SANITARY SERVICE TO GREASE TRAP I.E. = 718.72
PRECAST CONCRETE DROP MANHOLE ASSEMBLY 12 C904
8" PRIVATE DIP COMBINED FIRE/DOMESTIC WATER MAIN
GREASE TRAPS TO BE RELOCATED/REPLACED FOR EXISTING KITCHEN TO REMAIN OPERABLE
OVERHEAD ELECTRIC LINE
8" PRIVATE DIP COMBINED FIRE/DOMESTIC WATER MAIN
8" PRIVATE DIP COMBINED FIRE/DOMESTIC WATER SERVICE CONNECTION
8" PVC SANITARY SERVICE I.E. = 729.63
2" WATER SERVICE CONNECTION
03 C903 BACKFLOW PREVENTER
BACKFLOW PREVENTER 04 C903
07 C903 2" WATER METER
CLEANOUT - TRAFFIC RATED 10 C904
4" EXISTING GAS LINE
(4) - 4" UNDERGROUND COMMUNICATION CONDUITS
1" GAS CONNECTION AND METER. SEE SHEET P400 ON PLUMBING PLANS.
GAS MAIN TO SPEC OPS
GATE VALVE (TYP.)
PRIVATE FIRE HYDRANT ASSEMBLY 02 C903
TELECOM HANDHOLE (TYP.)
10" WATER MAIN
09 C903 PUBLIC FIRE HYDRANT SETTING FOR DOMESTIC WATER BLOW-OFF
10" x 6" REDUCER
10" GATE VALVE
10" CAP FOR FUTURE CONNECTION
10" GATE VALVE
03 C902 PRECAST CONCRETE MANHOLE (TYP.)
10" TEE WITH (3) 10" GATE VALVES
(4) - 4" UNDERGROUND COMMUNICATION CONDUITS
X" UNDERGROUND ELECTRIC LINE
UTILITY EASEMENT
10" PUBLIC DIP WATER MAIN
ELECTRIC POWER POLE (TYP.)
OVERHEAD ELECTRIC LINE
10" DIP PUBLIC WATER MAIN
1" GAS SERVICE CONNECTION
8"x2" TEE FOR DOMESTIC WATER SERVICE CONNECTION
1.5" IRRIGATION WATER SERVICE CONNECTION
8" DOUBLE CHECK VALVE (DDCV)
08 C903 8" FIRE METER
8" PRIVATE DIP COMBINED FIRE/DOMESTIC WATER SERVICE
10"x8" DIP WATER TEE
GAS MAIN CONNECTION
ELECTRIC POWER POLE (TYP.)
MATCHLINE SEE SHEET C502
MATCHLINE SEE SHEET C503
MATCHLINE SEE SHEET C502
MATCHLINE SEE SHEET C501
CMP 746.14
24" CMP IE:741.05
CATCH BASIN TC:741.16 IE:738.01 12" RCP
12" RCP IE:737.64
CATCH BASIN TC:737.87 IE:736.47 12" PVC
CATCH BASIN TC:738.35 IE:733.75 10" PVC IE:733.75 12" RCP IE:733.55 12" RCP
SMH-TC:735.83 GREASE TRAP SMH-TC:736.51 IE: 733.12 6" PVC IE : 733.08 6" PVC
14"X20" ELIPTICAL" CMP IE:735.28
14"X20" ELIPTICAL" CMP IE:735.04
SMH-TC:735.83 GREASE TRAP SMH-TC:735.51 GREASE TRAP
-TC:756.91 9.59 6" PVC 9.39 6" PVC

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NORTH

30' 0 30' 60'
GRAPHIC SCALE

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ENLARGED UTILITY PLAN

C502

49222.01
09.08.2025

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ADULT DETENTION CENTER

PUBLIC SAFETY CENTER

ALTERNATIVE LEARNING CENTER

306 Beasley Drive

300 Beasley Drive

Beasley Drive
60' R.O.W.

Charles Parkway

MATCHLINE SEE SHEET C502

MATCHLINE SEE SHEET C503

STORM MH-3792
(MH MATERIAL)
TC:701.72
IE (NSEW):
IE (NSEW):

36" RCP
IE:708.86

15' USACE EPHEMERAL STREAM BUFFER

4.4'x24" RCP
IE:697.16

SMH-TC:703.1
SEWER VALVE MH-TC

ELLIPTICAL 4.4'x24"
IE:697.52

ELLIPTICAL 4.4'x24"
IE:697.62

36" RCP

24" CMP

IE:702.23

OVERHEAD AND UNDERGROUND ELECTRIC CONNECTION TO EXISTING POWER POLE

(4) -4" UNDERGROUND COMMUNICATION CONDUITS

Public Utility & Drainage Easement

MANHOLE CONNECTION TO EXISTING COMMUNICATION LINES

PRIVATE FIRE HYDRANT ASSEMBLY (02 C903)

6" GATE VALVE

6" FIRE WATER SERVICE

DRAIN
IE:703.79

12" PVC
IE:703.04

Lot 9
Century Industrial Park
Section 1, Revision 6
(Resubdivision of Lots 4 Thru 10),
R.O.W.C., TN

Lot13
Century Industrial Park
Revision 2
Re-Subdivision of Lots 11, 12 & 13 - Section One and
Re-Subdivision of Lot 66 - Section Four
Plat Book 8, Page 33, R.O.W.C., TN

MTEMC R.O.W. Easement
(Blanket)
Deed Book 727, Page 768 R.O.W.C., TN

8" DIP PRIVATE SANITARY SEWER MAIN.

END OF PUBLIC SEWER

PRECAST CONCRETE MANHOLE (TYP.) (03 C902)

8" DIP PUBLIC SANITARY SEWER MAIN. SEE SHEET C504 FOR PROFILE

10" DIP WATER MAIN

4" PLASTIC EXISTING GAS LINE

(4) 4" UNDERGROUND COMMUNICATIONS CONDUIT

6" SANITARY SERVICE LINE

MH C1

TELECOM HANDHOLE (TYP.)

VAULT

10" GATE VALVE

REPLACE FIRE HYDRANT ASSEMBLY. TIE TO NEW 10" WATER MAIN EXTENSION

TIE TO EXISTING 10" WATER MAIN

2" STEEL EXISTING GAS LINE

TIE TO EXISTING UTILITY POLE

TIE TO EXISTING SANITARY MANHOLE

EX MH1

ASSUMED FORCE MAIN TIE IN

APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE

10" CPP
IE:708.26

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NORTH

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CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 8939
ISSUE FOR PERMIT

11.06.2025

THIS SHEET HAS BEEN SEALED DIGITALLY

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

No.	Date	Description
1	10.02.2025	AGENCY COMMENTS
2	11.06.2025	AGENCY COMMENTS

ENLARGED UTILITY PLAN

C503

49222.01
09.08.2025

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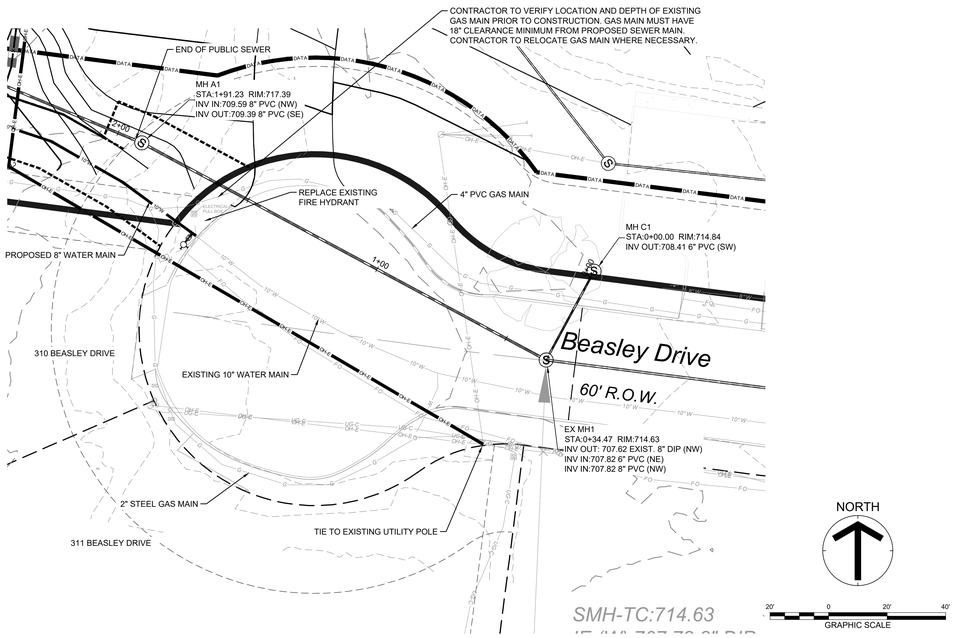
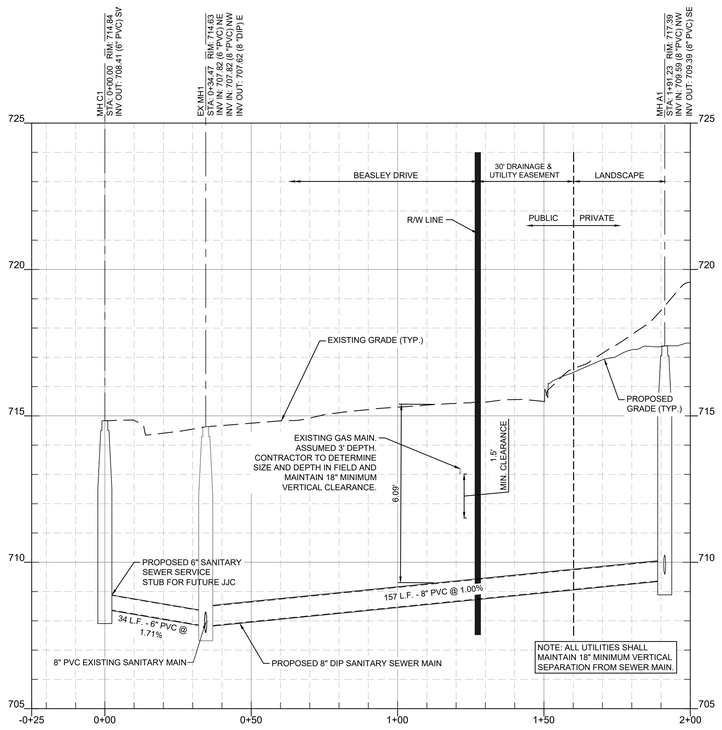


NOTE:
WHERE SANITARY SEWERS ARE INSTALLED IN NEW FILL, A COMPACTION LETTER SEALED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF TENNESSEE SHALL BE SUBMITTED TO THE OWNER PRIOR TO ACCEPTING SAID UTILITIES. AN ACCEPTABLE COMPACTION LETTER SHALL STATE THAT FIELD DENSITY TESTING INDICATES THE FILL HAS BEEN COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY ACCORDING TO THE STANDARD PROCTOR. IF A COMPACTION LETTER IS NOT AVAILABLE, SPECIAL PROTECTION SUCH AS REPLACEMENT WITH DUCTILE IRON PIPE WITH JOINT RESTRAINT OR ENCASEMENT WITH FLOWABLE FILL SHALL BE UTILIZED AS APPROVED BY THE WMD.



MH C1-EX MH1-MH A2 PROFILE
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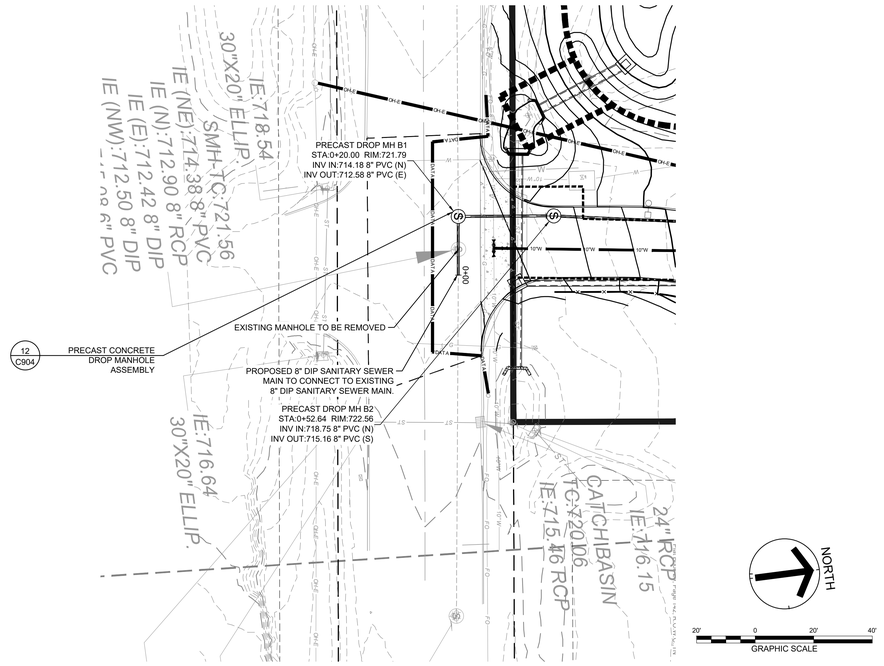

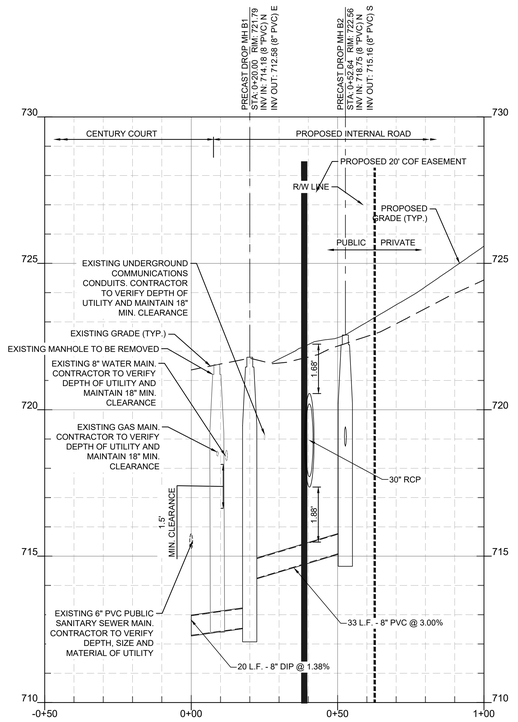

MH B1 - MH B2 PROFILE
SCALE H:1"=20'; V:1"=2'

Gresham Smith
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222 Second Avenue South
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615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
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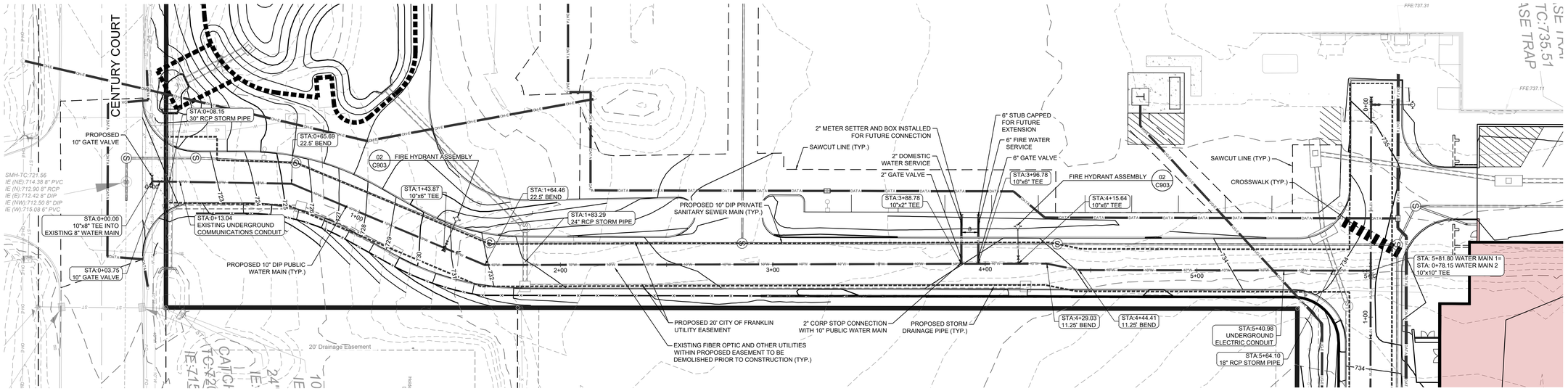
SANITARY SEWER MAIN PLAN & PROFILES

C504

49222.01
09.08.2025



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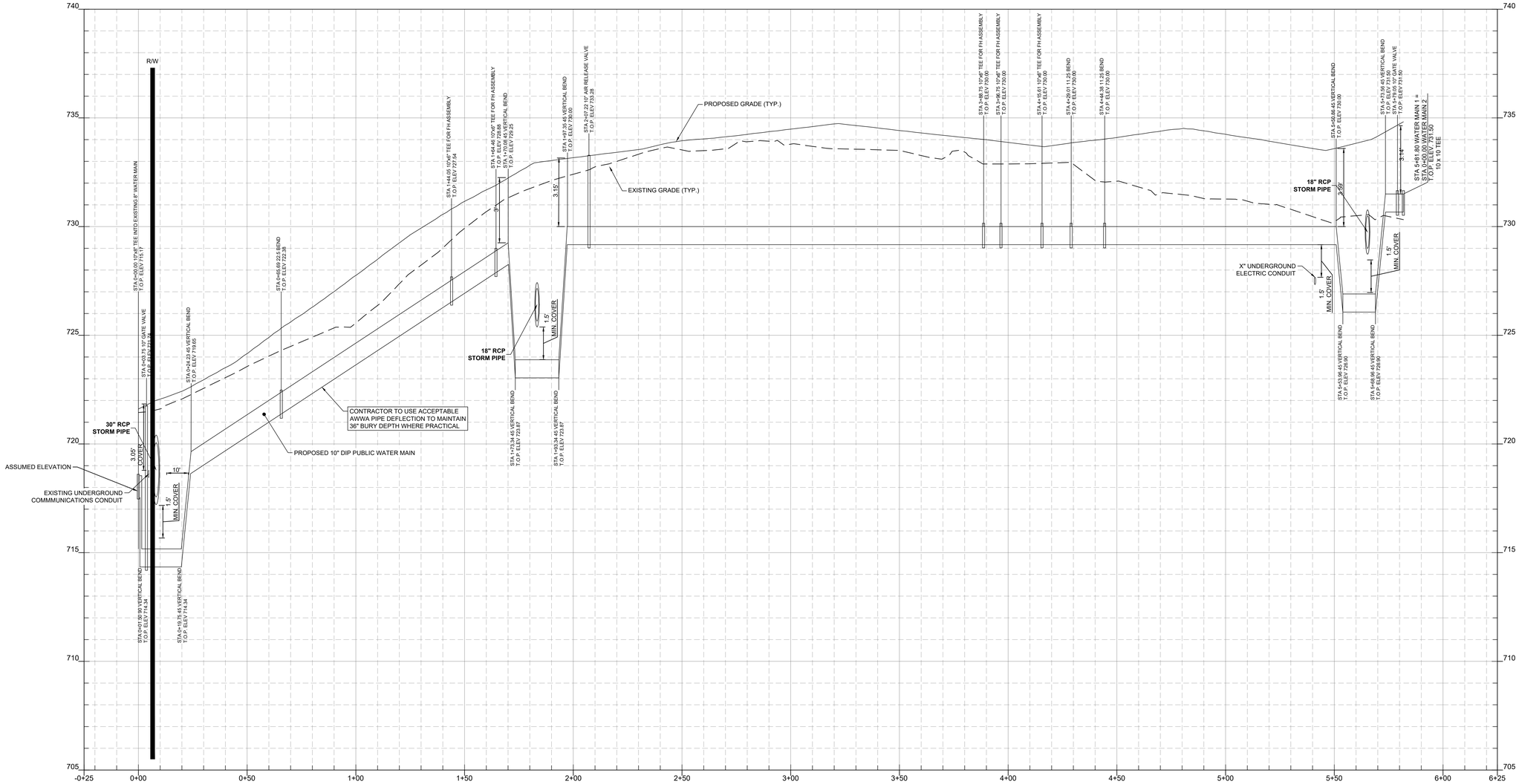
ALL PUBLIC WATER MAIN INTERN TO THE PROPOSED SITE SHALL BE FULLY RESTRAINED



WATER MAIN 1 PROFILE
SCALE H:1"=20'; V:1"=2'

Gresham Smith

GreshamSmith.com

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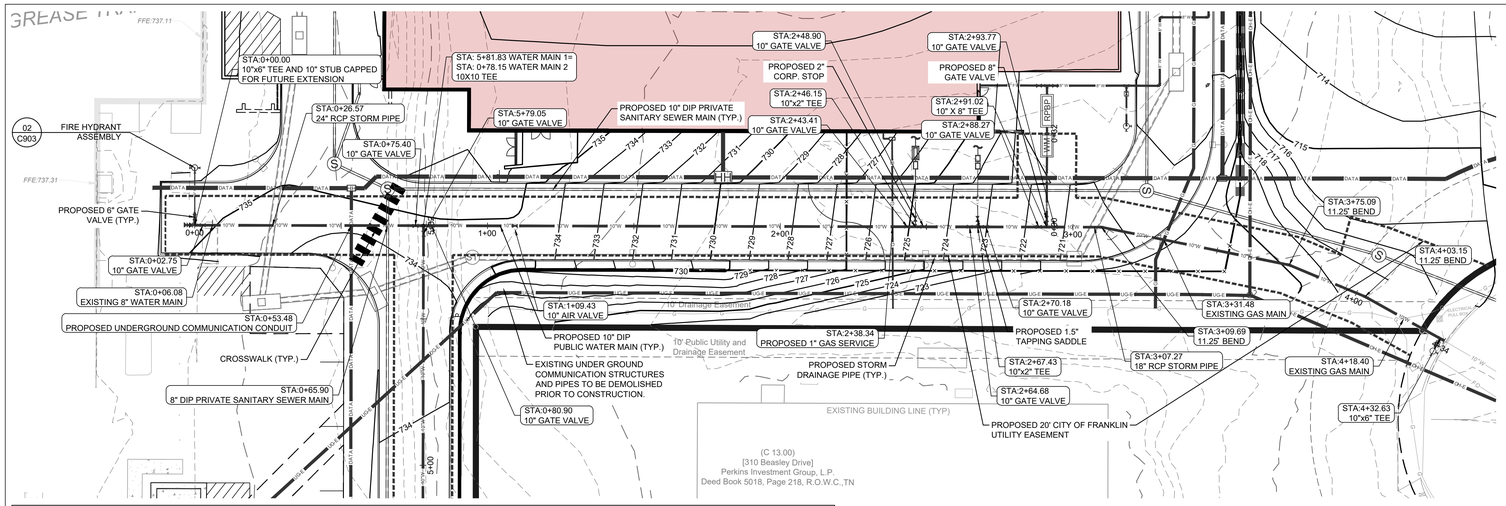
WATER MAIN 1 PLAN AND PROFILE

C505

49222.01
09.08.2025



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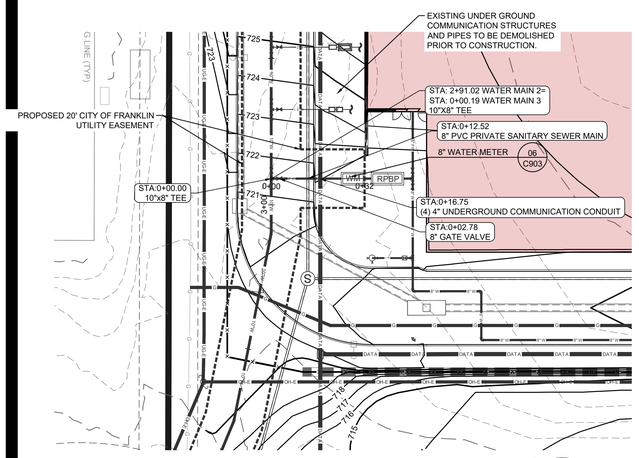
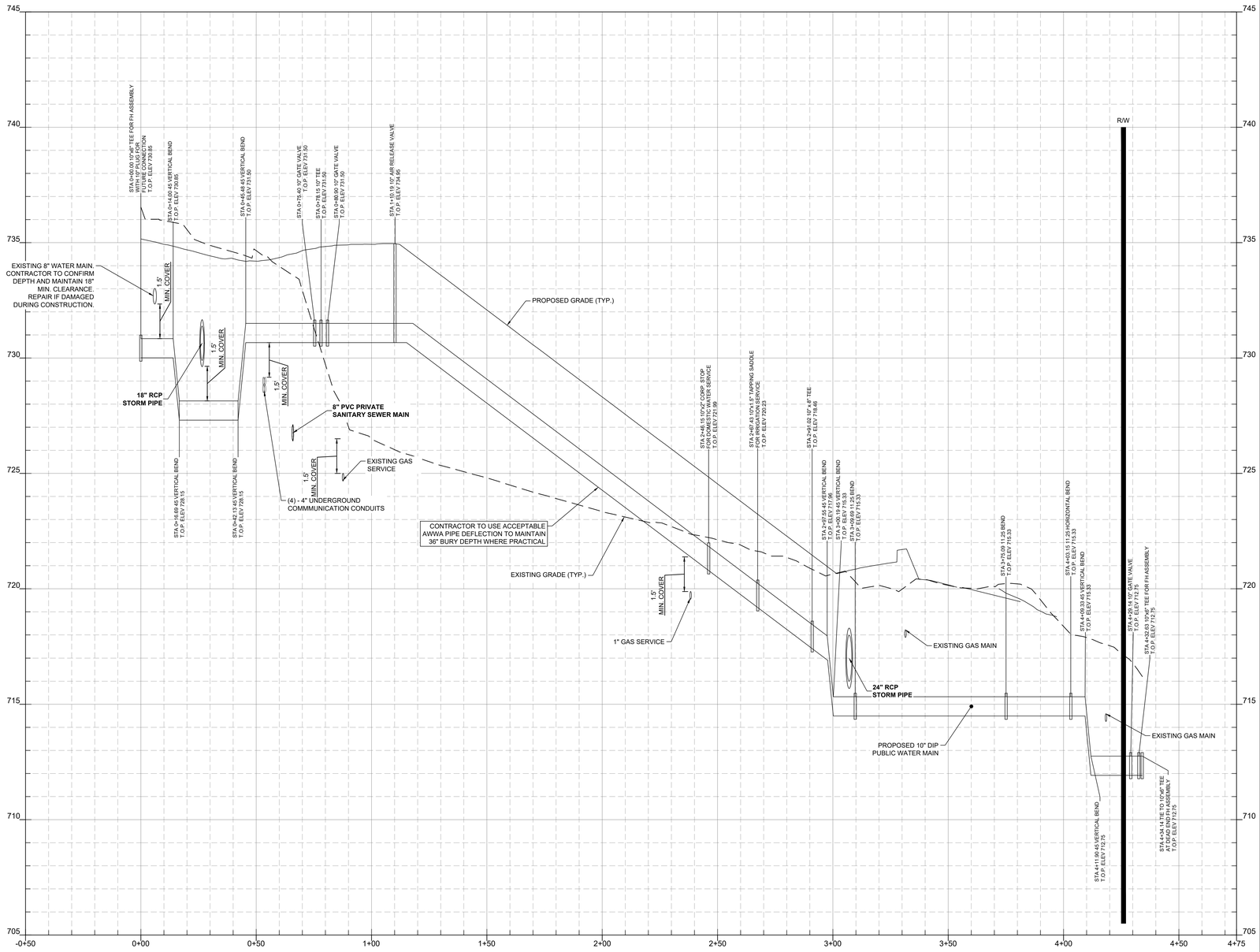
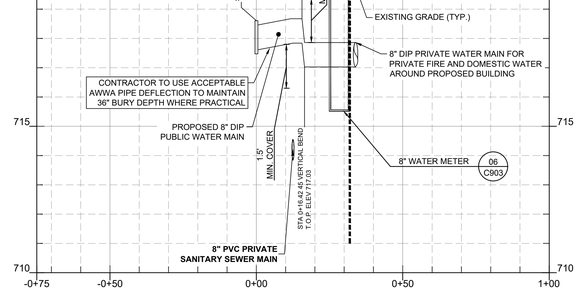




WATER MAIN 2 PROFILE
SCALE H:1"=20'; V:1"=2'



WATER MAIN 3 PROFILE
SCALE H:1"=20'; V:1"=2'

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)
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WATER MAIN 2-3 PLAN AND PROFILE

C506

49222.01
09.08.2025

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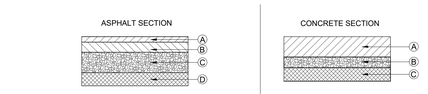


LIGHT DUTY

- (A) 2.5" SURFACE COURSE ASPHALT
- (C) 6.0" COMPACTED GRADED MINERAL AGGREGATE BASE COURSE
- (D) COMPACTED SUBGRADE, 95% OF THE STANDARD PROCTOR MAXIMUM (ASTM D698) DRY DENSITY.

HEAVY DUTY

- (A) 1.0" SURFACE COURSE ASPHALT
- (B) 2.5" BINDER COURSE ASPHALT
- (C) 8.0" COMPACTED GRADED MINERAL AGGREGATE BASE COURSE
- (D) COMPACTED SUBGRADE, 95% OF THE STANDARD PROCTOR MAXIMUM (ASTM D698) DRY DENSITY.

HEAVY DUTY

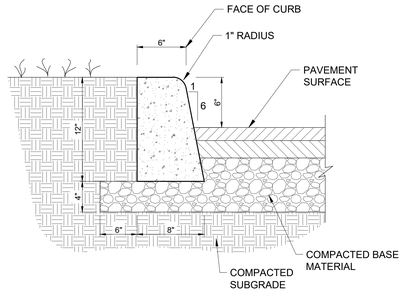
- (A) 6.0" CONCRETE (4,000 PSI)
- (B) 4.0" COMPACTED GRADED MINERAL AGGREGATE BASE COURSE
- (C) COMPACTED SUBGRADE, 95% OF THE STANDARD PROCTOR MAXIMUM (ASTM D698) DRY DENSITY.

NOTES:

1. REFER TO GEOTECHNICAL INVESTIGATION PREPARED BY TTL, INC. ON APRIL 11, 2023. ANY UPDATED GEOTECHNICAL REPORT WILL BE PROVIDED IF NECESSARY.
2. LAYER MATERIALS SHALL MEET TDOT REQUIREMENTS.

01 C901

PAVEMENT
NOT TO SCALE



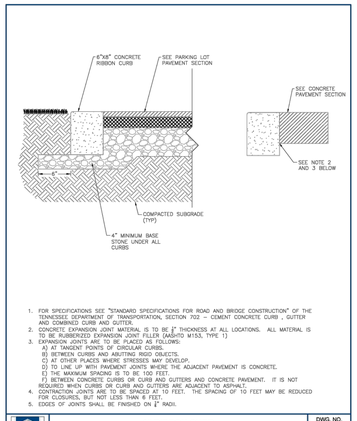
TYPICAL CROSS-SECTION

NOTES:

1. CURB SHALL BE CONSTRUCTED IN 10 FOOT LENGTHS, OR EXTRUDED AND THEN SAWCUT AT 10 FOOT INTERVALS TO A DEPTH OF 1.75".
2. 1/2" EXPANSION JOINTS SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 50 FEET, AT THE ENDS OF RETURNS, AND AT ALL POINTS WHERE THE NEW CURB AND GUTTER ABUTS OTHER CONCRETE STRUCTURES OR INLET CASTINGS.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI (TYP.)

02 C901

POST CURB
NOT TO SCALE

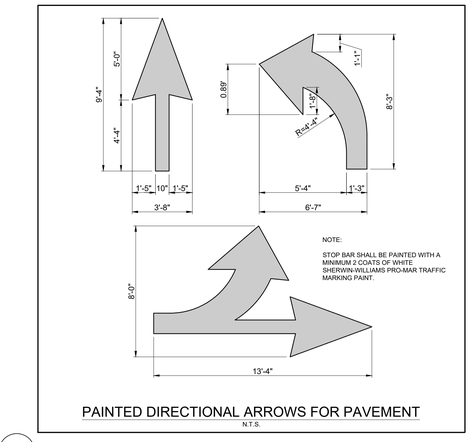


1. FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 — CEMENT CONCRETE CURB , GUTTER AND COMBINATION CURB AND GUTTER.
2. CONCRETE EXPANSION JOINT MATERIAL IS TO BE ½" THICKNESS AT ALL LOCATIONS. ALL MATERIAL IS TO BE RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
3. EXPANSION JOINTS ARE TO 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) THE MAXIMUM SPACING IS TO BE 100 FEET.
   F) BETWEEN CONCRETE CURBS OR CURB AND GUTTERS AND CONCRETE PAVEMENT. IT IS NOT NECESSARY TO PLACE EXPANSION JOINTS BETWEEN CURBS AND ADJACENT TO ASPHALT.
4. CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEET. THE SPACING OF 10 FEET MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.
5. EDGES OF JOINTS SHALL BE FINISHED ON ½" RADII.

CITY OF FRANKLIN	6" RIBBON CURB		DWG. NO.
NOT TO SCALE	CITY ENGINEER:	DATE: 03/20/2023	CS4

03 C901

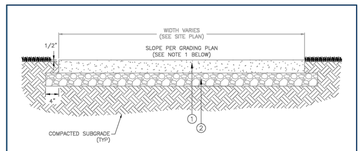
RIBBON CURB
NOT TO SCALE



PAINTED DIRECTIONAL ARROWS FOR PAVEMENT
N.T.S.

04 C901

PAINTED DIRECTIONAL ARROWS FOR PAVEMENT
NOT TO SCALE



4" LIGHT DUTY CONCRETE SIDEWALK/TRAIL

1. 4" CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.
2. 4" MINERAL AGGREGATE BASE 303-01 MINERAL 303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D"

6" HEAVY DUTY CONCRETE SIDEWALK/TRAIL

1. 6" CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.
2. 4" MINERAL AGGREGATE BASE 303-01 MINERAL 303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D"

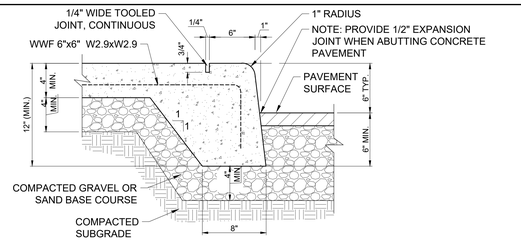
GENERAL NOTES

1. PREPARE SUBGRADE AS REQUIRED BY THE PLANS OR RELATED SPECIFICATIONS. IF SUBGRADE PREPARATION IS NOT SPECIFIED IN THE PLANS OR RELATED SPECIFICATIONS, COMPACT SUBGRADE TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698.
2. DESIRABLE SIDEWALK CROSS SLOPE IS 1.5%, ABSOLUTE MAXIMUM IS 2.0%
3. ALL SIDEWALKS SHALL HAVE A BROOM FINISH.
4. ISOLATION/EXPANSION JOINTS SHALL BE PLACED 25 TO 30 FEET APART DEPENDING ON TRANSVERSE JOINT MARKINGS AND NEED TO MATCH CURB EXPANSION JOINT WHERE SIDEWALK IS BUILD DIRECTLY AGAINST CURB, OR AS DIRECTED BY THE ENGINEER WHERE THE PROPOSED SIDEWALK IS IN CONTACT WITH THE STREET RETURNS, ON BUILDING LINES WHERE WALKS ABUT BUILDINGS, AT DRIVEWAYS WHERE WALKS LOAD TO HOUSE OR OTHER ENTRANCES AND ANY OTHER LOCATIONS WHERE STRESS MAY DEVELOP.
5. ½ INCH EXPANSION JOINTS ARE TO BE USED AT ALL OTHER LOCATIONS.
6. ISOLATION/EXPANSION JOINTS SHALL BE:
   7.1. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
7. LONGITUDINAL JOINT MARKINGS WILL NOT BE REQUIRED ON SIDEWALKS THAT ARE 8 FEET OR LESS IN WIDTH.
8. LONGITUDINAL CONSTRUCTION JOINTS WILL BE REQUIRED ON SIDEWALKS OVER 8 FEET BUT LESS THAN 12 FEET IN WIDTH
9. TRANSVERSE JOINT MARKINGS ARE TO BE MADE TO FORM BLOCKS AS NEARLY TO SQUARE AS PRACTICAL BUT SHALL NOT EXCEED 5' UNLESS OTHERWISE APPROVED BY THE ENGINEER.

CITY OF FRANKLIN	4" AND 6" CONCRETE SIDEWALK/TRAIL		DWG. NO.
NOT TO SCALE	CITY ENGINEER:	DATE: 03/20/2023	CS9

05 C901

CONCRETE SIDEWALK
NOT TO SCALE



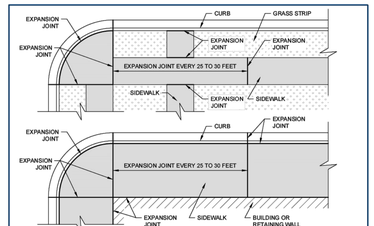
SECTION VIEW

NOTES:

1. PROVIDE WEAKENED PLANE (SAW CUT OR TOOLED) TRANSVERSE CONTROL JOINTS AT 5'-0" ON CENTER.
2. PROVIDE EXPANSION JOINTS AT 30'-0" (MAX.) ON CENTER AND CONTINUOUSLY BETWEEN SIDEWALK AND WALLS OR OTHER STRUCTURES.
3. LONGITUDINAL SLOPES SHALL NOT EXCEED 5.00% (1:20)
4. CROSS SLOPES SHALL NOT EXCEED 2.00% (1:50)
5. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI (TYP.)

06 C901

CONCRETE SIDEWALK HEADER
NOT TO SCALE



EXPANSION JOINT DETAIL

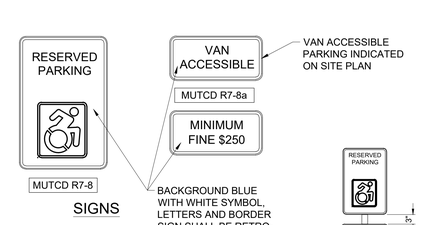
NOTES

1. EXPANSION JOINTS:
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
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.

CITY OF FRANKLIN	SIDEWALK EXPANSION JOINT		DWG. NO.
NOT TO SCALE	CITY ENGINEER:	DATE: 7/1/2023	RP-10

07 C901

EXPANSION JOINT
NOT TO SCALE



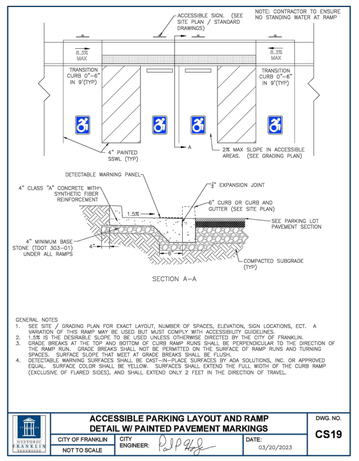
SIGNS

NOTE:
USE VAN ACCESSIBLE SIGN ONLY WHERE SHOWN ON SITE PLAN.

06 C902 TYPICAL BOLLARD

ACCESSIBLE PARKING SIGN
NOT TO SCALE

08 C901



SECTION A–A

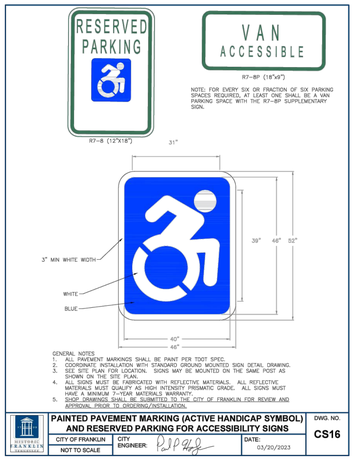
GENERAL NOTES

1. SEE SITE / GRADING PLAN FOR EXACT LAYOUT, NUMBER OF SPACES, ELEVATION, SIGN LOCATIONS, ECT. A VERSION OF THIS RAMP MAY BE USED BUT MUST COMPLY WITH ACCESSIBILITY GUIDELINES.
2. 1.5% IS THE DESIRABLE SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
3. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
4. DETECTABLE WARNING SURFACES SHALL BE CAST-IN-PLACE SURFACES BY ADA SOLUTIONS, INC. OR APPROVED EQUAL. SURFACES SHALL BE YELLOW. THEY SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES), AND SHALL EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.

CITY OF FRANKLIN	ACCESSIBLE PARKING LAYOUT AND RAMP DETAIL W/ PAINTED PAVEMENT MARKINGS		DWG. NO.
NOT TO SCALE	CITY ENGINEER:	DATE: 03/20/2023	CS19

09 C901

ACCESSIBLE PARKING
NOT TO SCALE



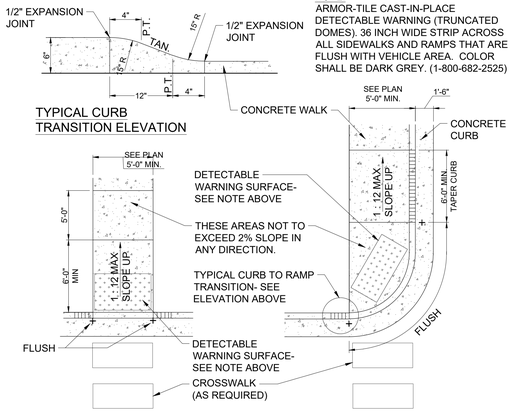
GENERAL NOTES

1. ALL PAVEMENT MARKINGS SHALL BE PAINT PER TDOT SPEC.
2. COORDINATE INSTALLATION WITH STANDARD GROUND MOUNTED SIGN DETAIL DRAWING.
3. SEE SITE PLAN FOR LOCATION. SIGNS MAY BE MOUNTED ON THE SAME POST AS SHOWN ON THE SITE PLAN.
4. ALL SIGNS TO BE FABRICATED WITH REFLECTIVE MATERIALS. ALL REFLECTIVE MATERIALS MUST QUALIFY AS HIGH INTENSITY PRISMATIC GRADE. ALL SIGNS MUST HAVE A MINIMUM 7-YEAR MATERIALS WARRANTY.
5. SHOP DRAWINGS SHALL BE SUBMITTED TO THE CITY OF FRANKLIN FOR REVIEW AND APPROVAL PRIOR TO ORDERING/INSTALLATION.

CITY OF FRANKLIN	PAINTED PAVEMENT MARKING (ACTIVE HANDICAP SYMBOL) AND RESERVED PARKING FOR ACCESSIBILITY SIGNS		DWG. NO.
NOT TO SCALE	CITY ENGINEER:	DATE: 03/20/2023	CS16

10 C901

ACCESSIBLE PARKING SYMBOL
NOT TO SCALE



NOTE:
ARMOR-TILE CAST-IN-PLACE DETECTABLE WARNING (TRUNCATED DOMES). 36 INCH WIDE STRIP ACROSS ALL SIDEWALKS AND RAMPS THAT ARE FLUSH WITH VEHICLE AREA. COLOR SHALL BE DARK GREY. (1-800-682-2525)

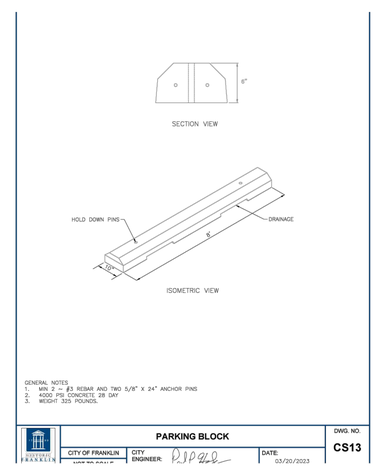
TYPICAL CURB TRANSITION ELEVATION

A CONCRETE CURB AND GUTTER PLAN

B CONCRETE CURB AND GUTTER PLAN

11 C901

ACCESSIBLE RAMP
NOT TO SCALE



GENERAL NOTES

1. MIN 2 — #3 REBAR AND TWO 5/8" X 24" ANCHOR PINS
2. 4000 PSI CONCRETE 28 DAY
3. WEIGHT 325 POUNDS.

CITY OF FRANKLIN	PARKING BLOCK		DWG. NO.
NOT TO SCALE	CITY ENGINEER:	DATE: 03/20/2023	CS13

12 C901

CONCRETE WHEEL STOP
NOT TO SCALE

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 8939
ISSUE FOR PERMIT

11/06/2025

THIS SHEET HAS BEEN SEALED DIGITALLY

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

No.	Date	Description
1	10.02.2025	AGENCY COMMENTS
2	11.06.2025	AGENCY COMMENTS

SITE DETAILS

C901

49222.01
09.08.2025

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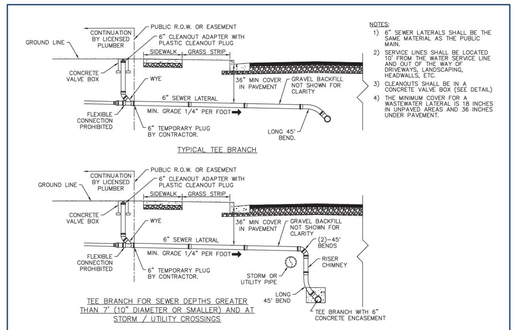
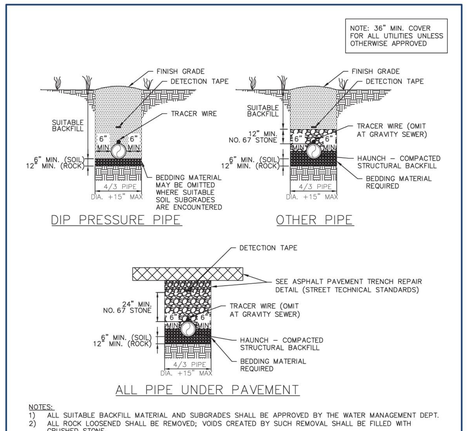


SANITARY SEWER LATERALS		DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	WW-9
NOT TO SCALE	DATE: 10/16/2019	

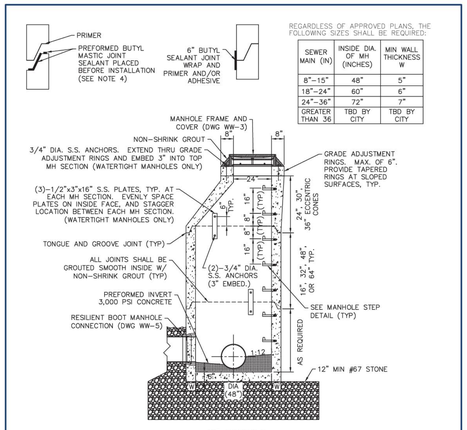
01 C902 SANITARY SEWER LATERALS
NOT TO SCALE



NOTES:
1) ALL SUITABLE BACKFILL MATERIAL AND SUBGRADES SHALL BE APPROVED BY THE WATER MANAGEMENT DEPT.
2) ALL ROCK LOOSENED SHALL BE REMOVED; VOIDS CREATED BY SUCH REMOVAL SHALL BE FILLED WITH CRUSHED STONE.
3) REMOVE STONE FOR PIPE BELLS TO PROVIDE FULL CONTACT OF BEDDING.
4) BACKFILL SHALL BE TAMPED IN 6" LIFTS.
5) ACHIEVE 95% COMPACTION ON ALL BACKFILL.
6) NO ROCKS 6" IN DIAMETER OR GREATER ALLOWED IN SUITABLE BACKFILL.
7) PROVIDE STONE BACKFILL FOR PIPING WITHIN DRIVEWAYS, ROADWAYS AND PARKING AREAS UNLESS OTHERWISE APPROVED. SEE ASPHALT PAVEMENT TRENCH REPAIR DETAIL WHEN IN PAVED AREAS.
8) TRENCH DEWATERING SHALL BE DONE IN ACCORDANCE WITH TDOT STD DRAWING EC–STR–1 AND EC–STR–2
9) TRACER WIRE SHALL BE COPPER CLAD, 12 GA. MIN., WITH COLOR–CODED 30 MIL. HDPE INSULATED JACKET. PROVIDE WATERPROOF GREASE FILLED CONNECTIONS AT JUNCTIONS. TRACER WIRE SYSTEM SHALL BE TESTED FOR FUNCTIONALITY PRIOR TO ACCEPTANCE. TRACER WIRE SHALL NOT BE USED FOR GRAVITY SEWER LINES.
10) PROVIDE CHECK DAMS AT 50'–0" O.C. MINIMUM, UNLESS OTHERWISE DIRECTED BY WMD.

UTILITY BEDDING AND BACKFILL DETAIL		DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	G-8
NOT TO SCALE	DATE: 10/16/2019	

02 C902 UTILITY BEDDING AND BACKFILL
NOT TO SCALE



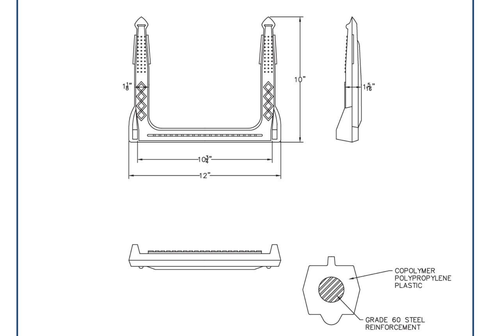
REGARDLESS OF APPROVED PLANS, THE FOLLOWING SIZES SHALL BE REQUIRED:

SEWER MAIN (IN)	INSIDE DIA. OF MH (INCHES)	MIN WALL THICKNESS W
8"–15"	48"	5"
18"–24"	60"	6"
24"–36"	72"	7"
GREATER THAN 36	TBD BY CITY	TBD BY CITY

NOTES:
1) STRUCTURE SHALL CONFORM TO ASTM C478, LATEST REVISION.
2) CONCRETE – f'c = 4,000 PSI MIN.
3) REBAR – ASTM A615 GRADE 60 AND ASTM A1064
4) LOADS – AASHTO H–20 LOAD RATED WITH 30% IMPACT
5) EXISTING MANHOLES SHALL BE CORE DRILLED FOR SEWER CONNECTION.
6) ALL PRECAST MANHOLES SHALL CONTAIN XYPEX ADMIXTURE OR APPROVED EQUAL.
7) COMPRESS MANHOLE RISERS TOGETHER PERMITTING VISUAL INSPECTION OF SEALANT. SEALANT SHALL PROTRUDE FROM JOINT CIRCUMFERENCE FOR ACCEPTANCE. WHERE MASTIC DOES NOT PROTRUDE, EITHER INSIDE OR OUTSIDE, INJECT JOINT WITH CONSEAL CS–231, CONTROLLED EXPANSION WATERSTOP.

48" DIAMETER PRECAST MANHOLE		DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	WW-1
NOT TO SCALE	DATE: 10/16/2019	

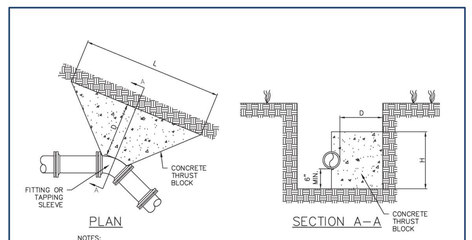
03 C902 PRECAST CONCRETE MANHOLE
NOT TO SCALE



NOTE:
MANHOLE FRAME AND COVER SHALL ALIGN WITH THE STEPS OVER THE BENCH OF THE INVERT CHANNEL.

MANHOLE AND VAULT STEPS		DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	WW-4
NOT TO SCALE	DATE: 10/16/2019	

04 C902 MANHOLE AND VAULT STEPS
NOT TO SCALE

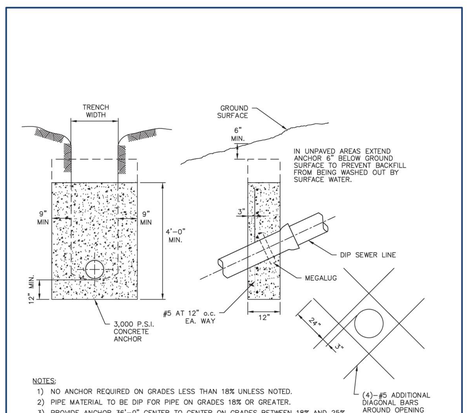


NOTES:
1) THRUST BLOCKS TO BE PLACED AGAINST SUITABLE, UNDISTURBED EARTH, AS APPROVED BY THE WATER MANAGEMENT DEPARTMENT.
2) CONCRETE STRENGTH f'c = 3,000 PSI AT 28 DAYS.
3) ALL DIMENSIONS ARE MINIMUMS EXCEPT WHERE LARGER DIMENSION WILL INTERFERE WITH PIPE JOINTS OR BOLT REMOVAL ON FITTINGS. IN THESE CASES, SUBMIT REVISED DRAWINGS TO THE WATER MANAGEMENT DEPARTMENT.
4) VERTICAL BENDS REQUIRE SEPARATE DESIGN AND DETAIL BY ENGINEER.
5) THRUST BLOCKING SHOWN IS BASED ON THE FOLLOWING ASSUMPTIONS. IF OTHER CONDITIONS ARE ENCOUNTERED, SPECIAL DESIGN IS REQUIRED. ENGINEER SHALL SUPPLY CALCULATIONS TO THE CITY OF FRANKLIN FOR REVIEW.
   A. BEARING AGAINST SOFT CLAY, SILT, OR ORGANIC SOILS NOT PERMITTED.
   B. GROUNDWATER TABLE ELEVATION LOCATED BELOW BOTTOM OF BLOCK.
   C. SAFETY FACTOR: 1.5
   D. DEPTH OF BURY: 3 FEET
   E. TEST PRESSURE: 200 PSI
   F. HORIZ. SOIL BEARING: 2,000 PSF

PIPE DIAMETER	THRUST BLOCK DIMENSIONS								
	HORIZONTAL ELBOWS						TEES, DEAD ENDS, TAPPING SLEEVES		
		22 ½		45		90			
	D	L	H	L	H	L	H	L	H
4"	1'–6"	1'–6"	1'–6"	1'–6"	1'–6"	2'–0"	1'–6"	1'–6"	1'–6"
6"	1'–6"	2'–0"	1'–6"	2'–6"	1'–6"	3'–0"	2'–0"	3'–0"	1'–6"
8"	1'–6"	2'–0"	1'–6"	3'–0"	2'–0"	4'–6"	2'–6"	4'–0"	2'–0"
12"	2'–0"	4'–0"	2'–0"	5'–0"	2'–6"	7'–0"	3'–6"	6'–0"	3'–0"
16"	2'–0"	5'–0"	2'–6"	7'–0"	3'–6"	10'–0"	4'–6"	8'–0"	4'–0"

THRUST BLOCK TABLE (NON-RESTRAINED JOINTS)		DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	G-7
NOT TO SCALE	DATE: 10/16/2019	

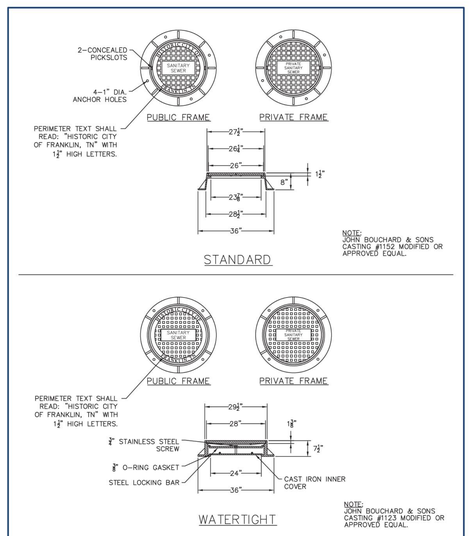
05 C902 THRUST BLOCKING
NOT TO SCALE



NOTES:
1) NO ANCHOR REQUIRED ON GRADES LESS THAN 18% UNLESS NOTED.
2) PIPE MATERIAL TO BE DIP FOR PIPE ON GRADES 18% OR GREATER.
3) PROVIDE ANCHOR 36'–0" CENTER TO CENTER ON GRADES BETWEEN 18% AND 25%
4) PROVIDE ANCHOR 24'–0" CENTER TO CENTER ON GRADES BETWEEN 25% AND 35%
5) PROVIDE ANCHOR 16'–0" CENTER TO CENTER ON GRADES 35% AND GREATER.
6) PROVIDE A MID–SPAN MEGALUG PIPE RESTRAINT CENTERED IN EACH CONCRETE ANCHOR.
7) CONTRACTOR MAY SUBMIT ALTERNATE DESIGN UTILIZING ROCK BOLTS TO KEY ANCHOR TO ROCK TRENCH.
8) FOR CONDITIONS OTHER THAN SHOWN HEREON, ANCHORS SHALL BE PROVIDED AS DESIGNED BY THE ENGINEER–OF–RECORD.

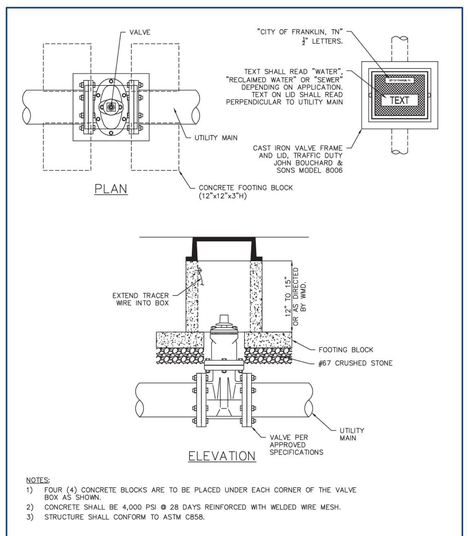
CONCRETE ANCHORS FOR SEWER ON STEEP GRADES		DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	WW-10
NOT TO SCALE	DATE: 10/16/2019	

06 C902 CONCRETE SLOPE ANCHORS
NOT TO SCALE



MANHOLE FRAME AND COVER		DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	WW-3
NOT TO SCALE	DATE: 10/16/2019	

07 C902 MANHOLE FRAME AND COVER
NOT TO SCALE



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.

CONCRETE VALVE BOX		DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	G-2
NOT TO SCALE	DATE: 10/16/2019	

08 C902 CONCRETE VALVE BOX
NOT TO SCALE

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CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 8939
ISSUE FOR PERMIT

JOHN D. ROBERTSON 11/06/2025

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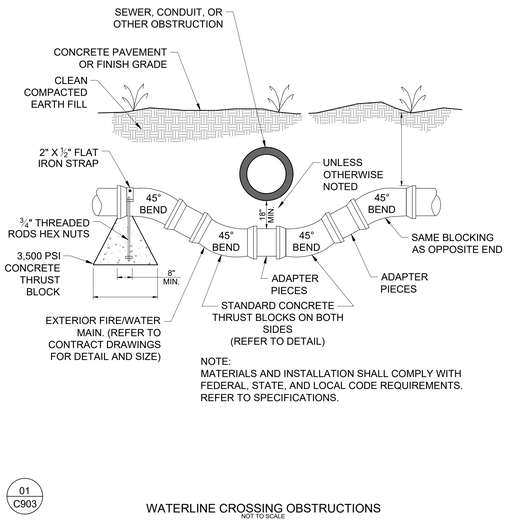
SITE DETAILS

C902

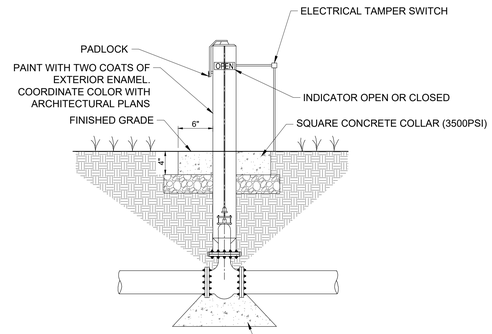
49222.01
09.08.2025



NOTE:
MATERIALS AND INSTALLATION SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL CODE REQUIREMENTS. REFER TO SPECIFICATIONS.

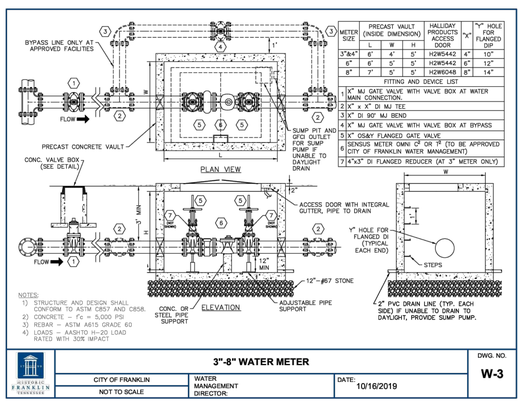
01 C903

WATERLINE CROSSING OBSTRUCTIONS
NOT TO SCALE



05 C903

POST INDICATOR VALVE
NOT TO SCALE



METER SIZE	PRECAST VAULT (INSIDE DIMENSION) L	W	H	HALLIDAY PRODUCTS ACCESS DOOR	"Y" HOLE FOR FLANGED DIP
3"&4"	6'	4'	5'	H2W5442	4"	10"
6"	6'	5'	5'	H2W5442	6"	12"
8"	7'	5'	5'	H2W6048	8"	14"

FITTING AND DEVICE LIST

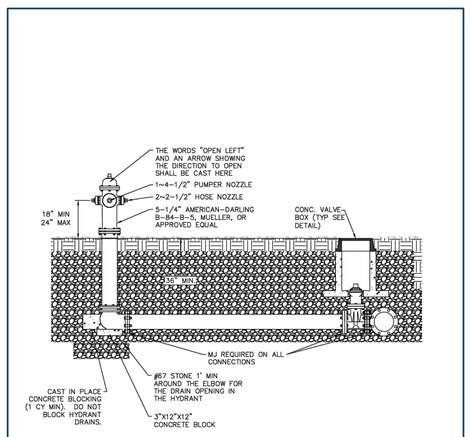
1	X" MJ GATE VALVE WITH VALVE BOX AT WATER MAIN CONNECTION.
2	X" x X" DI MJ TEE
3	X" DI 90° MJ BEND
4	X" MJ GATE VALVE WITH VALVE BOX AT BYPASS
5	X" OS&Y FLANGED GATE VALVE
6	SENSUS METER OMNI C² OR T² (TO BE APPROVED CITY OF FRANKLIN WATER MANAGEMENT)
7	4"x3" DI FLANGED REDUCER (AT 3" METER ONLY)

NOTES:
1) STRUCTURE AND DESIGN SHALL CONFORM TO ASTM C857 AND C858.
2) CONCRETE – f'c = 5,000 PSI
3) REBAR – ASTM A615 GRADE 60
4) LOADS – AASHTO H-20 LOAD RATED WITH 30% IMPACT

HISTORIC FRANKLIN TENNESSEE	3"-8" WATER METER		DWG. NO. W-3
	CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
	NOT TO SCALE		

06 C903

WATER METER
NOT TO SCALE

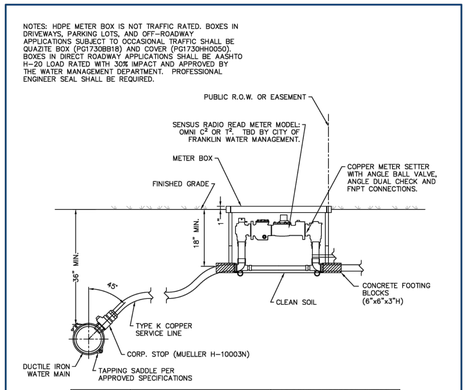


NOTES:
1) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.

HISTORIC FRANKLIN TENNESSEE	FIRE HYDRANT SETTING		DWG. NO. W-9
	CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
	NOT TO SCALE		

02 C903

FIRE HYDRANT ASSEMBLY
NOT TO SCALE



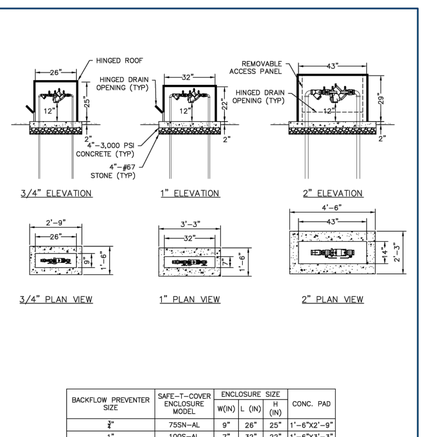
METER SIZE	SIGMA HDPE RAVEN METER BOX	McDONALD COPPER METER SETTER
1.5"	RMB173018-SW-W 17"X30"X18"	720-609-WOFF-660 (NOTE 1)
2"	RMB173018-SW-W 17"X30"X18"	720-710-KOFF-770 (NOTE 1)

NOTES:
1) MINIMUM TRENCH WIDTH ON SERVICE SHALL BE 2 FEET.
2) INSTALL THE METER BOX AS NEAR THE PROPERTY LINE AS POSSIBLE WITHIN THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT. METER BOX SHALL BE SET PLUMB APPROXIMATELY 1" ABOVE PROPOSED GRADE AND SUCH THAT SURFACE DRAINAGE WILL NOT ENTER IT.
3) METER BOX AND SETTER TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
4) METER TO BE FURNISHED AND INSTALLED BY THE CITY OF FRANKLIN.
5) MINIMUM SERVICE LINE COVER SHALL BE 36" BELOW FINISHED GRADE UNDER ROADWAYS, 30" IN UNPAVED AREAS, AND 18" AT SERVICE BOX.
6) BALL VALVE BYPASS SHALL ONLY BE USED AT APPROVED FACILITIES.

HISTORIC FRANKLIN TENNESSEE	1-1/2" AND 2" WATER SERVICE ASSEMBLIES		DWG. NO. W-2
	CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
	NOT TO SCALE		

07 C903

WATER METER
NOT TO SCALE



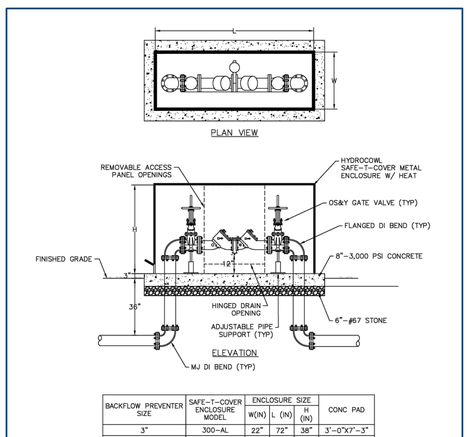
BACKFLOW PREVENTER SIZE	SAFE-T-COVER ENCLOSURE MODEL	ENCLOSURE SIZE W(IN)	L (IN)	H (IN)	CONC. PAD
¾"	75SN-AL	9"	26"	25"	1'-6"X2'-9"
1"	100S-AL	7"	32"	22"	1'-6"X3'-3"
1.5" AND 2"	200S-AL	14"	43"	29"	2'-3"X4'-6"

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	REDUCED PRESSURE BACKFLOW PREVENTER FOR 3/4", 1", 1-1/2", AND 2" LINES		DWG. NO. W-6
	CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
	NOT TO SCALE		

03 C903

BACKFLOW PREVENTER
NOT TO SCALE



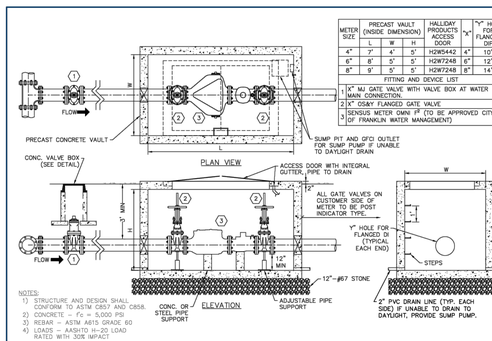
BACKFLOW PREVENTER SIZE	SAFE-T-COVER ENCLOSURE MODEL	ENCLOSURE SIZE W(IN)	L (IN)	H (IN)	CONC PAD
3"	300-AL	22"	72"	38"	3'-0"X7'-3"
4"	400-AL	26"	86"	44"	3'-4"X8'-4"
6"	600-AL	36"	100"	56"	4'-3"X9'-6"
8"	800T-AL	38"	120"	80"	4'-4"X11'-3"

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	REDUCED PRESSURE BACKFLOW PREVENTER FOR 3"-8" LINES (ABOVE GROUND)		DWG. NO. W-7
	CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
	NOT TO SCALE		

04 C903

BACKFLOW PREVENTER
NOT TO SCALE

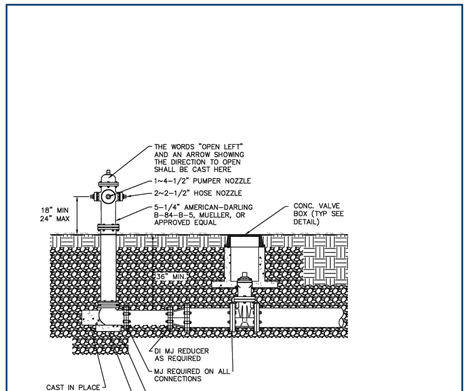


NOTES:
1) STRUCTURE AND DESIGN SHALL CONFORM TO ASTM C857 AND C858.
2) CONCRETE – f'c = 5,000 PSI
3) REBAR – ASTM A615 GRADE 60
4) LOADS – AASHTO H-20 LOAD RATED WITH 30% IMPACT

HISTORIC FRANKLIN TENNESSEE	4"-8" FIRE METER		DWG. NO. W-4
	CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
	NOT TO SCALE		

08 C903

FIRE METER
NOT TO SCALE



MAIN SIZE	END PIPE SIZE
6" – 18"	6" BLOW-OFF
18" & GREATER	AS APPROVED BY CITY ENGINEER

NOTES:
1) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.
2) FOR MAINS THAT ARE TO BE EXTENDED USE A VALVE EQUAL TO THE MAIN SIZE AS THE BLOW-OFF CONTROL VALVE AND THEN REDUCE.

HISTORIC FRANKLIN TENNESSEE	FIRE HYDRANT SETTING FOR DOMESTIC WATER BLOW-OFF		DWG. NO. W-10
	CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
	NOT TO SCALE		

09 C903

FIRE HYDRANT SETTING FOR DOMESTIC WATER BLOW-OFF
NOT TO SCALE

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CENTURY INDUSTRIAL PARK SUBDIVISION
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C903

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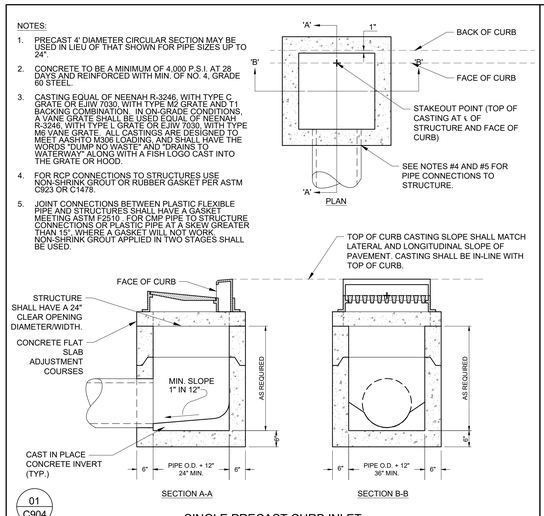
09.08.2025

NOTES:

1. PRECAST 4' DIAMETER CIRCULAR SECTION MAY BE USED IN LIEU OF THAT SHOWN FOR PIPE SIZES UP TO 24".
2. CONCRETE TO BE A MINIMUM OF 4,000 P.S.I. AT 28 DAYS AND REINFORCED WITH MIN. OF NO. 4, GRADE 60 STEEL.
3. CASTING EQUAL OF NEENAH R-3246, WITH TYPE C GRATE OR EJIW 7030, WITH TYPE M2 GRATE AND T1 BACKING COMBINATION. IN ON-GRADE CONDITIONS, A VANE GRATE SHALL BE USED EQUAL OF NEENAH R-3246, WITH TYPE L GRATE OR EJIW 7030, WITH TYPE M6 VANE GRATE. ALL CASTINGS ARE DESIGNED TO MEET AASHTO M306 LOADING, AND SHALL HAVE THE WORDS "DUMP NO WASTE" AND "DRAINS TO WATERWAY" ALONG WITH A FISH LOGO CAST INTO THE GRATE OR HOOD.
4. FOR RCP CONNECTIONS TO STRUCTURES USE NON-SHRINK GROUT OR RUBBER GASKET PER ASTM C923 OR C1478.
5. JOINT CONNECTIONS BETWEEN PLASTIC FLEXIBLE PIPE AND STRUCTURES SHALL HAVE A GASKET MEETING ASTM F2510. FOR CMP PIPE TO STRUCTURE CONNECTIONS OR PLASTIC PIPE AT A SKEW GREATER THAN 15°, WHERE A GASKET WILL NOT WORK, NON-SHRINK GROUT APPLIED IN TWO STAGES SHALL BE USED.



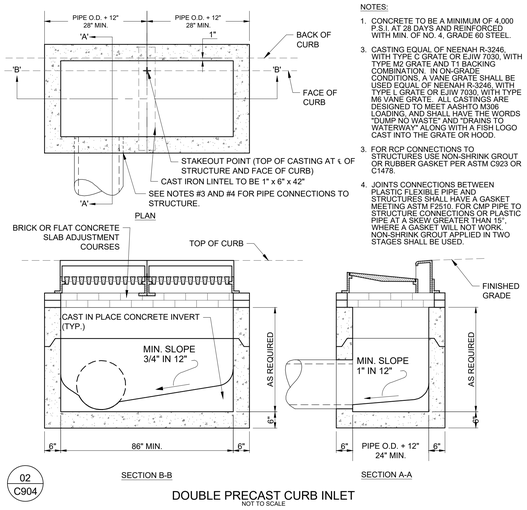
01 C904

SINGLE PRECAST CURB INLET

NOT TO SCALE

NOTES:

1. CONCRETE TO BE A MINIMUM OF 4,000 P.S.I. AT 28 DAYS AND REINFORCED WITH MIN. OF NO. 4, GRADE 60 STEEL.
3. CASTING EQUAL OF NEENAH R-3246, WITH TYPE C GRATE OR EJIW 7030, WITH TYPE M2 GRATE AND T1 BACKING COMBINATION. IN ON-GRADE CONDITIONS, A VANE GRATE SHALL BE USED EQUAL OF NEENAH R-3246, WITH TYPE L GRATE OR EJIW 7030, WITH TYPE M6 VANE GRATE. ALL CASTINGS ARE DESIGNED TO MEET AASHTO M306 LOADING, AND SHALL HAVE THE WORDS "DUMP NO WASTE" AND "DRAINS TO WATERWAY" ALONG WITH A FISH LOGO CAST INTO THE GRATE OR HOOD.
3. FOR RCP CONNECTIONS TO STRUCTURES USE NON-SHRINK GROUT OR RUBBER GASKET PER ASTM C923 OR C1478.
4. JOINTS CONNECTIONS BETWEEN PLASTIC FLEXIBLE PIPE AND STRUCTURES SHALL HAVE A GASKET MEETING ASTM F2510. FOR CMP PIPE TO STRUCTURE CONNECTIONS OR PLASTIC PIPE AT A SKEW GREATER THAN 15°, WHERE A GASKET WILL NOT WORK, NON-SHRINK GROUT APPLIED IN TWO STAGES SHALL BE USED.



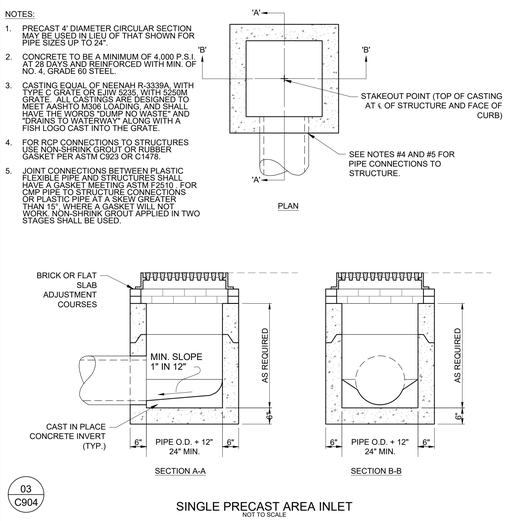
02 C904

DOUBLE PRECAST CURB INLET

NOT TO SCALE

NOTES:

1. PRECAST 4' DIAMETER CIRCULAR SECTION MAY BE USED IN LIEU OF THAT SHOWN FOR PIPE SIZES UP TO 24".
2. CONCRETE TO BE A MINIMUM OF 4,000 P.S.I. AT 28 DAYS AND REINFORCED WITH MIN. OF NO. 4, GRADE 60 STEEL.
3. CASTING EQUAL OF NEENAH R-3339A, WITH TYPE C GRATE OR EJIW 5235, WITH 5250M GRATE. ALL CASTINGS ARE DESIGNED TO MEET AASHTO M306 LOADING, AND SHALL HAVE THE WORDS "DUMP NO WASTE" AND "DRAINS TO WATERWAY" ALONG WITH A FISH LOGO CAST INTO THE GRATE.
4. FOR RCP CONNECTIONS TO STRUCTURES USE NON-SHRINK GROUT OR RUBBER GASKET PER ASTM C923 OR C1478.
5. JOINT CONNECTIONS BETWEEN PLASTIC FLEXIBLE PIPE AND STRUCTURES SHALL HAVE A GASKET MEETING ASTM F2510. FOR CMP PIPE TO STRUCTURE CONNECTIONS OR PLASTIC PIPE AT A SKEW GREATER THAN 15°, WHERE A GASKET WILL NOT WORK, NON-SHRINK GROUT APPLIED IN TWO STAGES SHALL BE USED.



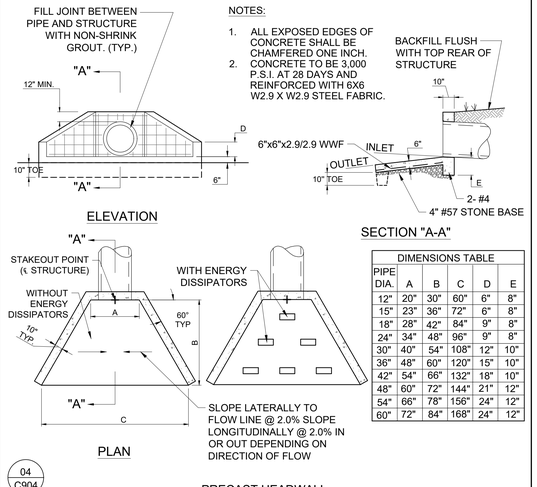
03 C904

SINGLE PRECAST AREA INLET

NOT TO SCALE

NOTES:

1. ALL EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED ONE INCH.
2. CONCRETE TO BE 3,000 P.S.I. AT 28 DAYS AND REINFORCED WITH 6X6 W2.9 X W2.9 STEEL FABRIC.

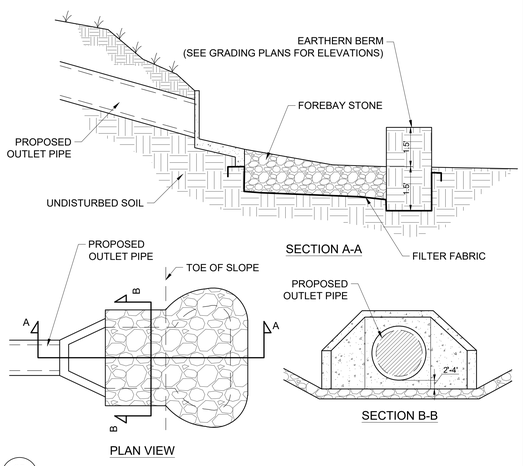


DIMENSIONS TABLE						
PIPE DIA.	A	B	C	D	E
12"	20"	30"	60"	6"	8"
15"	23"	36"	72"	6"	8"
18"	28"	42"	84"	9"	8"
24"	34"	48"	96"	9"	8"
30"	40"	54"	108"	12"	10"
36"	48"	60"	120"	15"	10"
42"	54"	66"	132"	18"	10"
48"	60"	72"	144"	21"	12"
54"	66"	78"	156"	24"	12"
60"	72"	84"	168"	24"	12"

04 C904

PRECAST HEADWALL

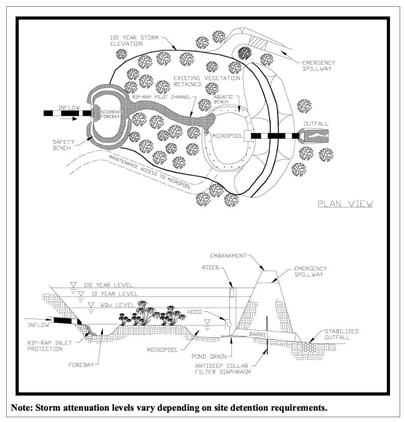
NOT TO SCALE



05 C904

FOREBAY

NOT TO SCALE

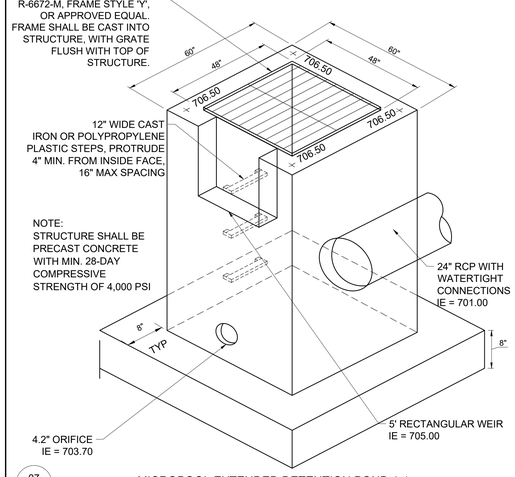


Note: Storm attenuation levels vary depending on site detention requirements.

06 C904

MICROPOOL EXTENDED DETENTION POND

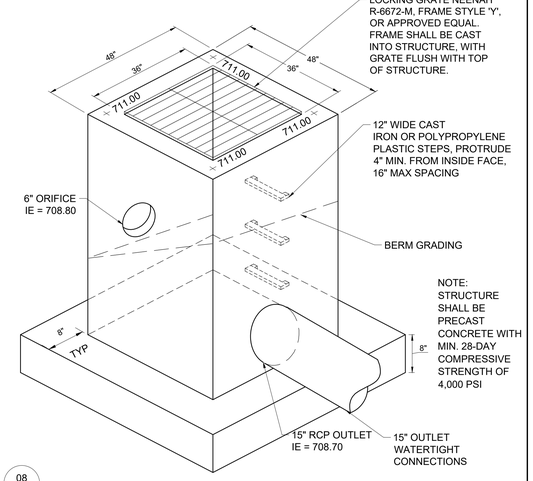
NOT TO SCALE



07 C904

MICROPOOL EXTENDED DETENTION POND 1-1 OUTLET STRUCTURE

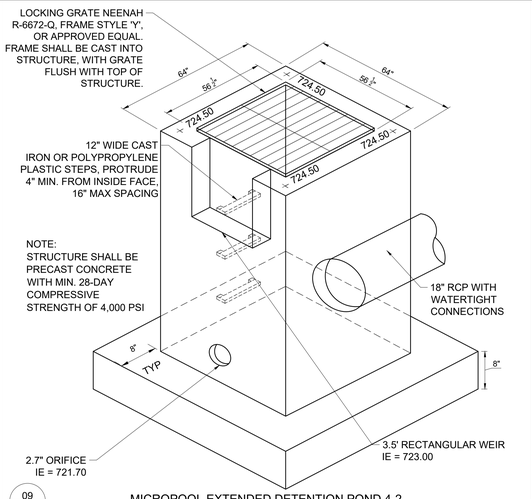
NOT TO SCALE



08 C904

DRY DETENTION POND 1-2 OUTLET STRUCTURE

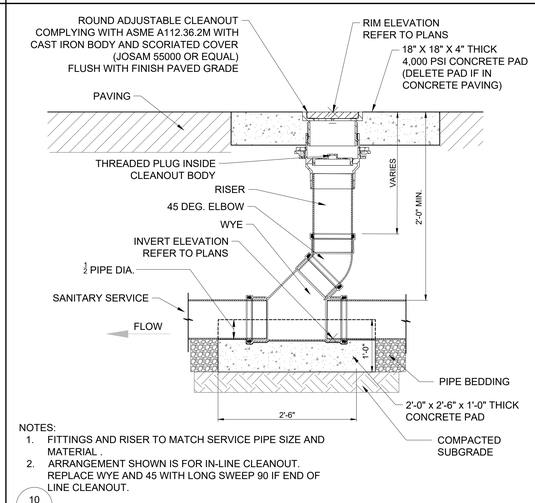
NOT TO SCALE



09 C904

MICROPOOL EXTENDED DETENTION POND 4-2 OUTLET STRUCTURE

NOT TO SCALE



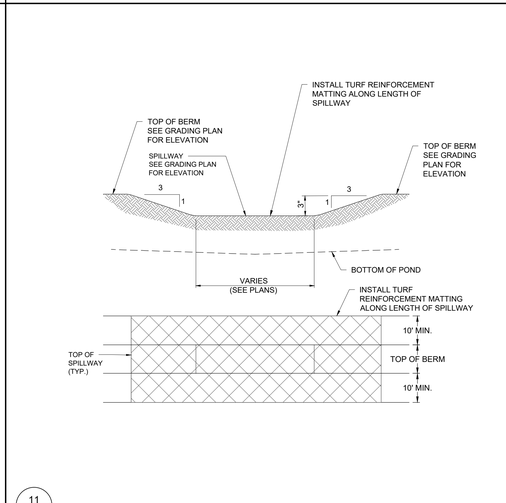
NOTES:

1. FITTINGS AND RISER TO MATCH SERVICE PIPE SIZE AND MATERIAL.
2. ARRANGEMENT SHOWN IS FOR IN-LINE CLEANOUT. REPLACE WYE AND 45 WITH LONG SWEEP 90 IF END OF LINE CLEANOUT.

10 C904

CLEANOUT - TRAFFIC RATED

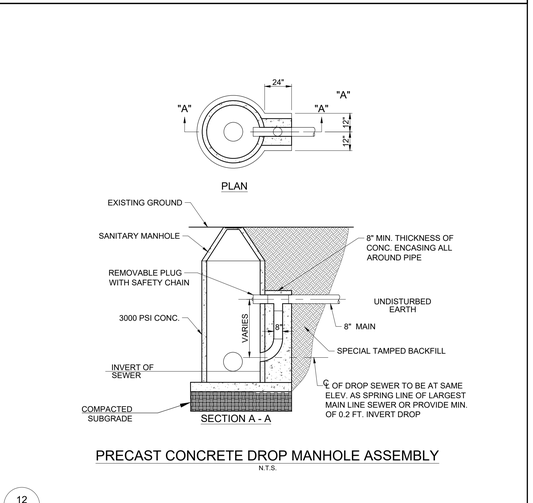
NOT TO SCALE



11 C904

OVERFLOW SPILLWAY

NOT TO SCALE



PRECAST CONCRETE DROP MANHOLE ASSEMBLY

N.T.S.

12 C904

PRECAST CONCRETE DROP MANHOLE ASSEMBLY

NOT TO SCALE

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 8939
ISSUE FOR PERMIT

11/06/2025

THIS SHEET HAS BEEN SEALED DIGITALLY

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

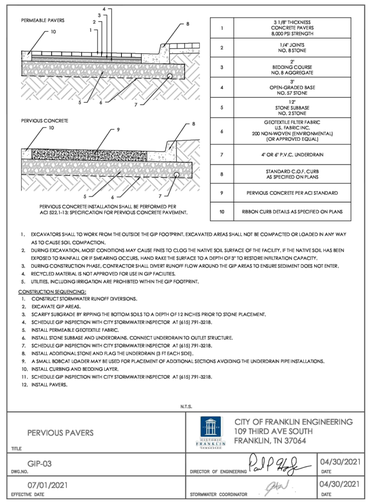
Revision		
No.	Date	Description
1	10.02.2025	AGENCY COMMENTS
2	11.06.2025	AGENCY COMMENTS

SITE DETAILS

C904

49222.01
09.08.2025

This Line Is 3 Inches When Printed Full Size



1. EXCAVATORS SHALL 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 APPROVED FOR USE IN GIP FACILITIES.
5. UTILITIES, INCLUDING IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT.

CONSTRUCTION SEQUENCING:

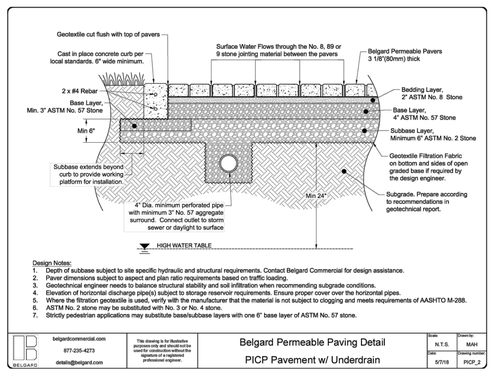
1. CONSTRUCT STORMWATER RUNOFF DIVERSIONS.
2. EXCAVATE GIP AREAS.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
5. INSTALL PERMEABLE GEOTEXTILE FABRIC.
6. INSTALL STONE SUBBASE AND UNDERDRAINS. CONNECT UNDERDRAIN TO OUTLET STRUCTURE.
7. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
8. INSTALL ADDITIONAL STONE AND FLAG THE UNDERDRAIN (5 FT EACH SIDE).
9. A SMALL BOBCAT LOADER MAY BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AVOIDING THE UNDERDRAIN PIPE INSTALLATIONS.
10. INSTALL CURBING AND BEDDING LAYER.
11. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
12. INSTALL PAVERS.

N.T.S.

TITLE	PERVIOUS PAVERS
DWG.NO	GIP-03
EFFECTIVE DATE	07/01/2021

CITY OF FRANKLIN ENGINEERING
109 THIRD AVE SOUTH
FRANKLIN, TN 37064

DIRECTOR OF ENGINEERING	04/30/2021 DATE
STORMWATER COORDINATOR	04/30/2021 DATE



Design Notes:
1. Depth of subbase subject to site specific hydraulic and structural requirements. Contact Belgard Commercial for design assistance.
2. Paver dimensions subject to aspect and plan ratio requirements based on traffic loading.
3. Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.
4. Elevation of horizontal discharge pipe(s) subject to storage reservoir requirements. Ensure proper cover over the horizontal pipes.
5. Where the filtration geotextile is used, verify with the manufacturer that the material is not subject to clogging and meets requirements of AASHTO M-288.
6. ASTM No. 2 stone may be substituted with No. 3 or No. 4 stone.
7. Strictly pedestrian applications may substitute base/subbase layers with one 6" base layer of ASTM No. 57 stone.

belgardcommercial.com	This drawing is for illustrative purposes only and should not be used for construction without the approval of a registered professional engineer.	Belgard Permeable Paving Detail	Date N.T.S. / Drawn by MHH
877-235-4273		PICP Pavement w/ Underdrain	Date 9/7/18 / Drawing number PICP_2
details@belgard.com			

NOTES:

1. WHERE BEDROCK IS ENCOUNTERED BENEATH THE PAVER AREA DURING EXCAVATION, AN ADDITIONAL 2 FEET OF BEDROCK SHALL BE REMOVED BELOW THE BOTTOM ELEVATION OF THE SUBBASE AND THE ADDITIONAL EXCAVATION BACKFILLED WITH CLEAN #57 STONE.
2. REFER TO GRADING AND DRAINAGE PLANS FOR UNDERDRAIN LOCATIONS

01 C905

PERVIOUS PAVERS
NOT TO SCALE

ACTIVITY: Stabilized Construction Exit | TCP – 03

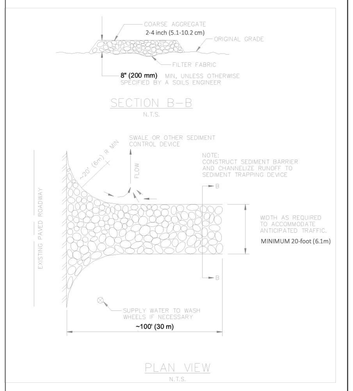


Figure TCP-03-1
Stabilized Construction Exit

Volume 4:
Stormwater Best Management Practices –
Temp. Construction Site Management Practices TCP-03-5 2021

02 C905

CONSTRUCTION ENTRANCE
NOT TO SCALE

ACTIVITY: Silt Fence | TCP – 13

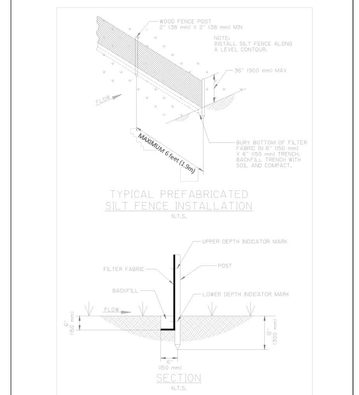


Figure TCP-13-1
Silt Fence Anchoring

Volume 4:
Stormwater Best Management Practices –
Temp. Construction Management Practices TCP-13-7 2021

ACTIVITY: Silt Fence | TCP – 13

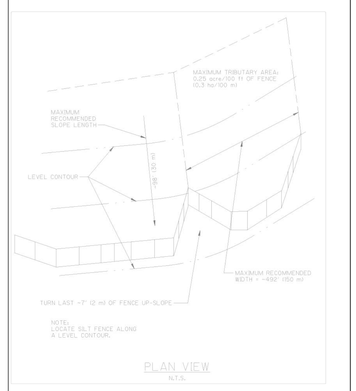


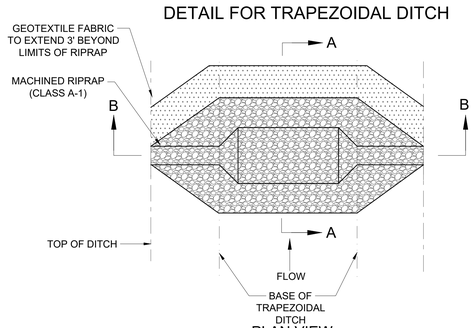
Figure TCP-13-2
Silt Fence End Layout

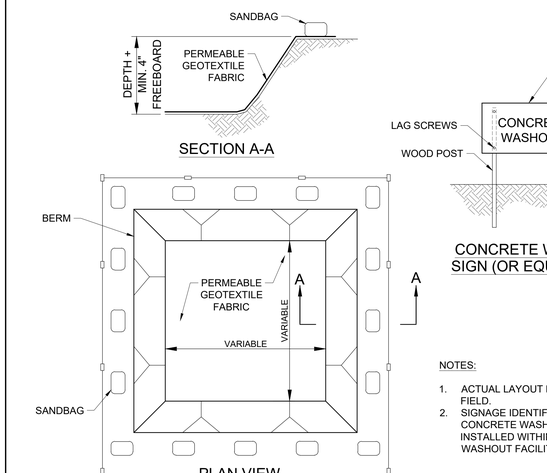
Volume 4:
Stormwater Best Management Practices –
Temp. Construction Management Practices TCP-13-8 2021

03 C905

SILT FENCE
NOT TO SCALE

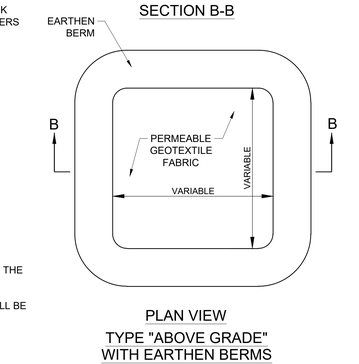
DETAIL FOR TRAPEZOIDAL DITCH





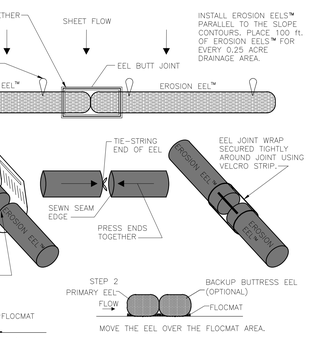
NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT. OF THE WASHOUT FACILITY.



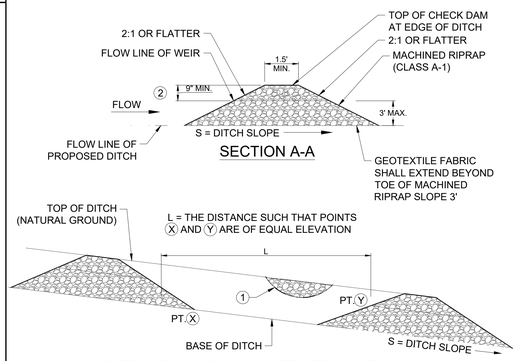
06 C905

CONCRETE WASHOUT
NOT TO SCALE



07 C905

WEIGHTED FILTER SOCK
NOT TO SCALE



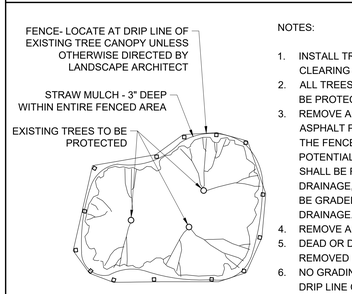
DETAIL FOR SPACING BETWEEN CHECK DAMS

NOTES:

1. FILL LOW AREAS ALONG TOP OF BANK TO PREVENT BACKWATER FROM EXITING DITCH.
2. WEIR FLOW DEPTH BASED UPON 2YR/24HR STORM EVENT OR 5YR/24HR STORM EVENT.

05 C905

CHECK DAM
NOT TO SCALE

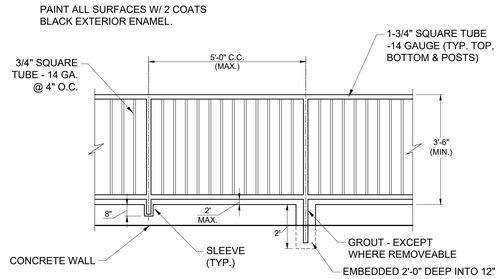


NOTES:

1. INSTALL TREE PROTECTION PRIOR TO CLEARING AND GRUBBING.
2. ALL TREES DESIGNATED TO BE SAVED SHALL BE PROTECTED.
3. REMOVE ALL EXISTING CONCRETE OR ASPHALT PAVEMENT WITHIN THE LIMITS OF THE FENCED AREA. IF REMOVAL CREATES A POTENTIAL FOR STANDING WATER, AREA SHALL BE FILLED TO PROVIDE POSITIVE DRAINAGE, OR AREA OUTSIDE FENCE SHALL BE GRADED TO PROVIDE FOR POSITIVE DRAINAGE.
4. REMOVE ALL VINES FROM PROTECTED TREES.
5. DEAD OR DAMAGED LIMBS SHALL BE REMOVED BY AN ARBORIST.
6. NO GRADING SHALL TAKE PLACE WITHIN THE DRIP LINE OF PROTECTED TREES.
7. CONTRACTOR SHALL MAINTAIN TREE PROTECTION THROUGHOUT CONSTRUCTION.

08 C905

TREE PROTECTION
NOT TO SCALE



09 C905

PEDESTRIAN GUARDRAIL
NOT TO SCALE

Gresham Smith
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222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 8939
ISSUE FOR PERMIT

11/06/2025

THIS SHEET HAS BEEN SEALED DIGITALLY

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

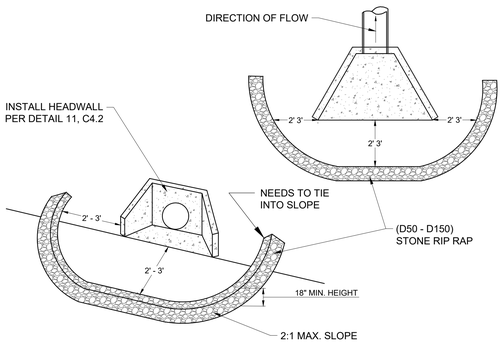
No.	Date	Description
1	10.02.2025	AGENCY COMMENTS
2	11.06.2025	AGENCY COMMENTS

SITE DETAILS

C905

49222.01
09.08.2025

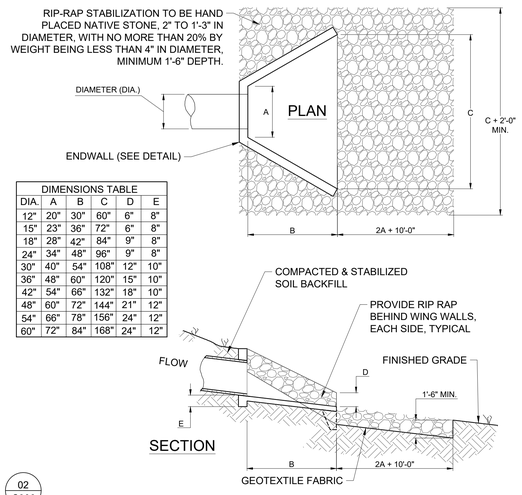
This Line Is 3 Inches When Printed Full Size



NOTES:
1. INSPECT STONE FILTER RING ONCE FINAL STABILIZATION HAS OCCURRED AND REPAIR AS NECESSARY.

01 C906

TEMPORARY STONE FILTER RING
NOT TO SCALE



DIMENSIONS TABLE					
DIA	A	B	C	D	E
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15"	23"	36"	72"	6"	8"
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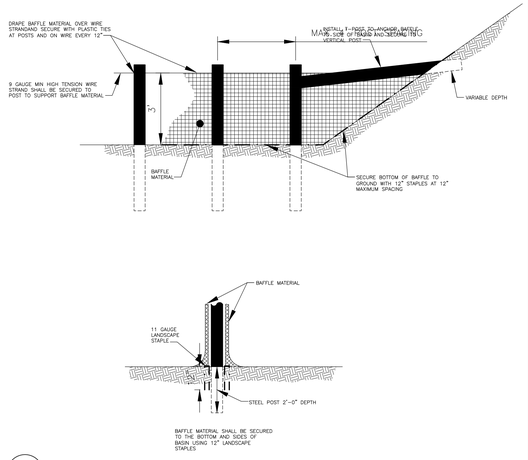
24"	34"	48"	96"	9"	8"
30"	40"	54"	108"	12"	10"
36"	48"	60"	120"	15"	10"
42"	54"	66"	132"	18"	10"
48"	60"	72"	144"	21"	12"
54"	66"	78"	156"	24"	12"
60"	72"	84"	168"	24"	12"

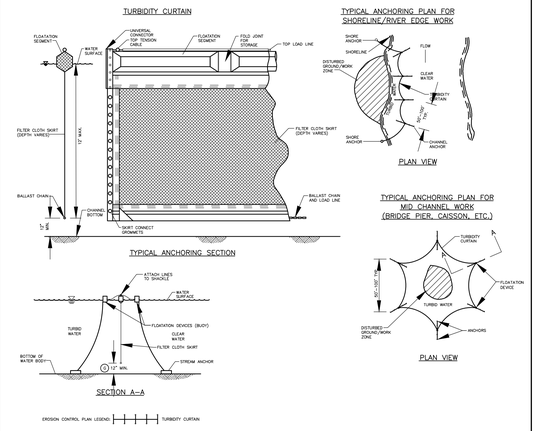
02 C906

PERMANENT RIP RAP AT ENDWALL
NOT TO SCALE



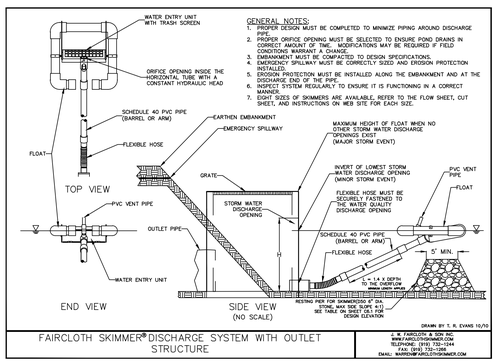
03 C906

POROUS BAFFLES
NOT TO SCALE



04 C906

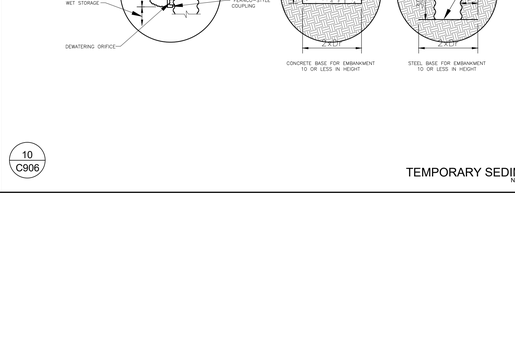
TURBIDITY CURTAIN
NOT TO SCALE



GENERAL NOTES:
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONSTRUCTION CHANGES.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. SKIMMER SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

05 C906

SKIMMER DEWATERING DEVICE
NOT TO SCALE

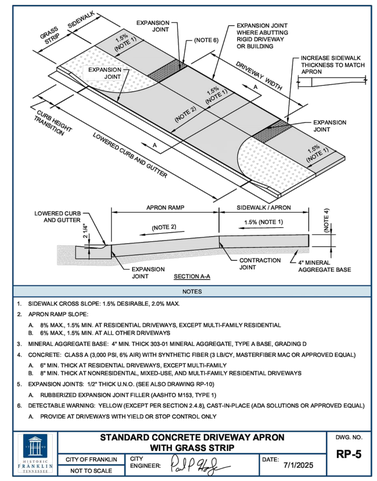


NOTE: ALL GUARD RAIL ELEMENTS, FASTENERS, AND TERMINAL SECTIONS SHALL MEET THE REQUIREMENTS OF AASHTO M 180.

06 C906

VEHICULAR GUARDRAIL
NOT TO SCALE



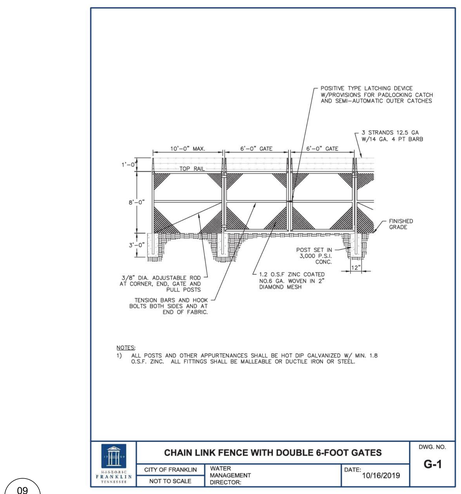


NOTES
1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. APRON RAMP SLOPE:
   A. 8% MAX., 1.5% MIN. AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY RESIDENTIAL
   B. 6% MAX., 1.5% MIN. AT ALL OTHER DRIVEWAYS
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. 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

STANDARD CONCRETE DRIVEWAY APRON WITH GRASS STRIP			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2025	RP-5
NOT TO SCALE			

08 C906

CONCRETE DRIVEWAY APRON
NOT TO SCALE

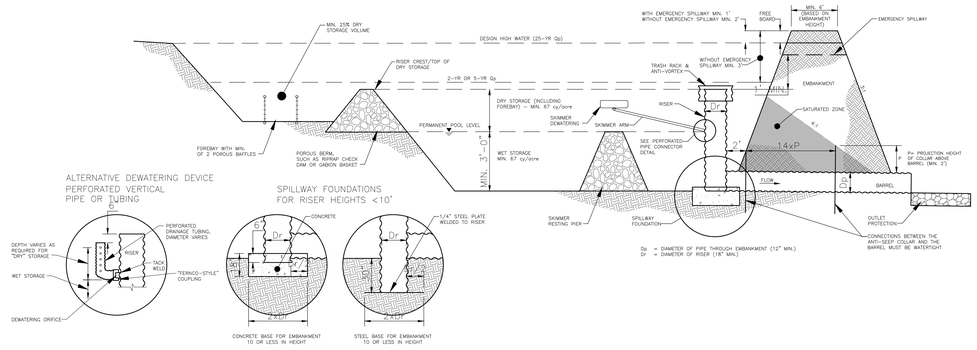


NOTES:
1) ALL POSTS AND OTHER APPURTENANCES SHALL BE HOT DIP GALVANIZED W/ MIN. 1.8 O.S.F. ZINC. ALL FITTINGS SHALL BE MALLEABLE OR DUCTILE IRON OR STEEL.

CHAIN LINK FENCE WITH DOUBLE 6-FOOT GATES			DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR	DATE: 10/16/2019	G-1
NOT TO SCALE			

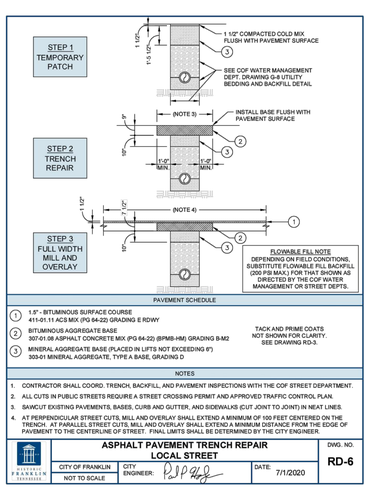
09 C906

CHAIN LINK FENCE
NOT TO SCALE



10 C906

TEMPORARY SEDIMENT BASIN WITH RISER
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. 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.

ASPHALT PAVEMENT TRENCH REPAIR LOCAL STREET			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2020	RD-6
NOT TO SCALE			

12 C906

ASPHALT PAVEMENT TRENCH REPAIR
NOT TO SCALE

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

WILLIAMSON COUNTY, TENNESSEE "THE GREAT SEAL"

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 8939
ISSUE FOR PERMIT

11/06/2025

THIS SHEET HAS BEEN SEALED DIGITALLY

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

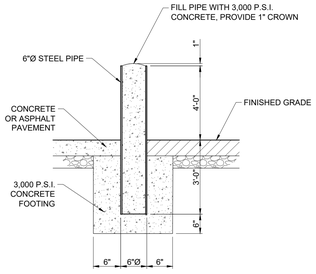
Revision

No.	Date	Description
1	10.02.2025	AGENCY COMMENTS
2	11.06.2025	AGENCY COMMENTS

SITE DETAILS

C906

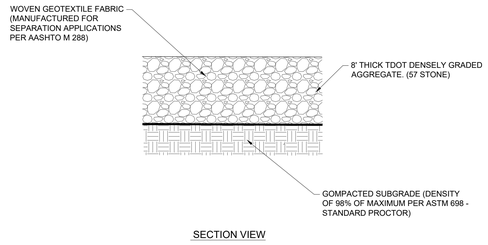
49222.01
09.08.2025



NOTE:
BOLLARD SHALL BE PAINTED WITH EXTERIOR ENAMEL PAINT (2 COATS BEFORE INSTALLATION, 1 COAT AFTER INSTALLATION). PROVIDE 4" WIDE REFLECTIVE TAPE AT TOP.

01 C907

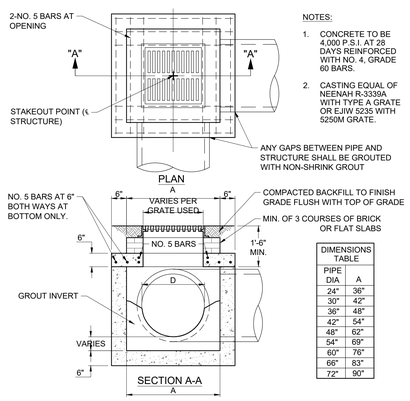
TYPICAL BOLLARD
NOT TO SCALE



SECTION VIEW

02 C907

TEMPORARY GRAVEL ACCESS DRIVE
NOT TO SCALE



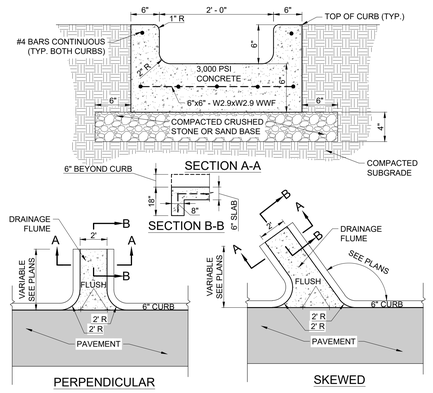
NOTES:
1. CONCRETE TO BE 4,000 P.S.I. AT 28 DAYS REINFORCED WITH NO. 4, GRADE 60 BARS.
2. CASTING EQUAL OF NEENAH R-3339A WITH TYPE A GRATE OR EJIW 5235 WITH 5250M GRATE.

DIMENSIONS TABLE

PIPE DIA	A
24"	36"
30"	42"
36"	48"
42"	54"
48"	62"
54"	69"
60"	76"
66"	83"
72"	90"

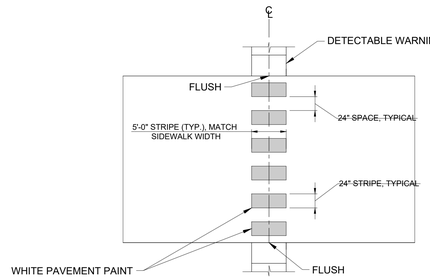
03 C907

PRECAST YARD DRAIN
NOT TO SCALE



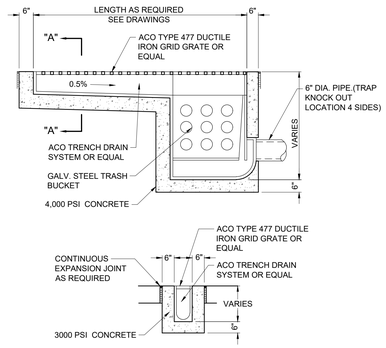
04 C907

CURB CUT WITH CONCRETE FLUME
NOT TO SCALE



05 C907

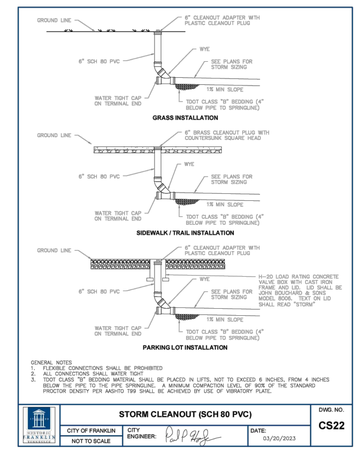
PAINTED CROSSWALK
NOT TO SCALE



SECTION A-A

06 C907

TRENCH DRAIN
NOT TO SCALE



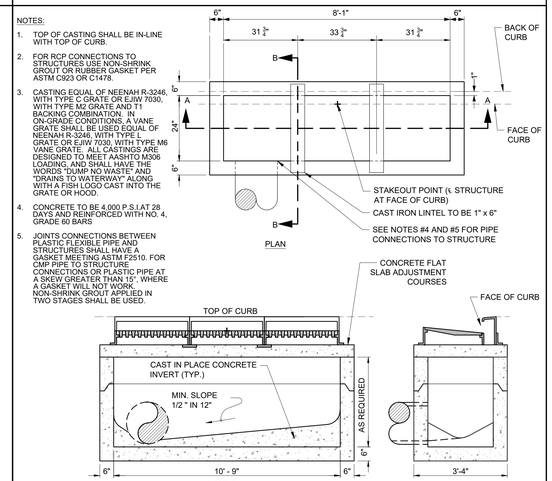
GENERAL NOTES
1. FLEXIBLE CONNECTIONS SHALL BE PROHIBITED
2. ALL CONNECTIONS SHALL MATER TIGHT
3. TDOT CLASS "B" BEDDING MATERIAL SHALL BE PLACED IN LIFTS, NOT TO EXCEED 6 INCHES, FROM 4 INCHES BELOW THE PIPE TO THE PIPE SPRINGLINE. A MINIMUM COMPACTION LEVEL OF 90% OF THE STANDARD PROCTOR DENSITY PER AASHTO T99 SHALL BE ACHIEVED BY USE OF VIBRATORY PLATE.

CITY OF FRANKLIN	CITY ENGINEER:	DATE: 03/20/2023	DWG. NO. CS22
NOT TO SCALE			

STORM CLEANOUT (SCH 80 PVC)

07 C907

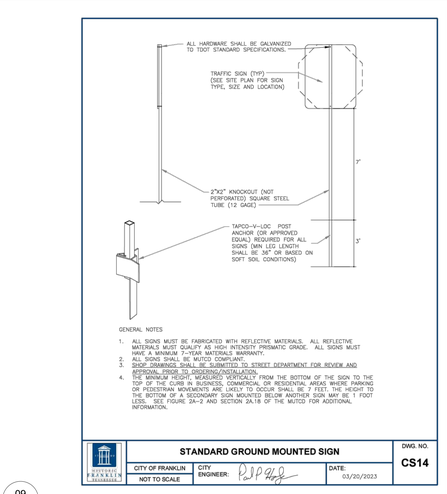
STORM CLEANOUT
NOT TO SCALE



NOTES:
1. TOP OF CASTING SHALL BE IN-LINE WITH TOP OF CURB.
2. FOR RCP CONNECTIONS TO STRUCTURES USE NON-SHRINK GROUT OR RUBBER GASKET PER ASTM C923 OR C1478.
3. CASTING EQUAL OF NEENAH R-3246, WITH TYPE C GRATE OR EJIW 7030, WITH TYPE M2 GRATE AND T1 BACKING COMBINATION. IN ON-GRADE CONDITIONS, A VANE GRATE SHALL BE USED EQUAL OF NEENAH R-3246, WITH TYPE L GRATE OR EJIW 7030, WITH TYPE M6 VANE GRATE. ALL CASTINGS ARE DESIGNED TO MEET AASHTO M306 LOADING, AND SHALL HAVE THE WORDS "DUMP NO WASTE" AND "DRAINS TO WATERWAY" ALONG WITH A FISH LOGO CAST INTO THE GRATE OR HOOD.
4. CONCRETE TO BE 4,000 P.S.I AT 28 DAYS AND REINFORCED WITH NO. 4, GRADE 60 BARS
5. JOINTS CONNECTIONS BETWEEN PLASTIC FLEXIBLE PIPE AND STRUCTURES SHALL HAVE A GASKET MEETING ASTM F2510. FOR CMP PIPE TO STRUCTURE CONNECTIONS OR PLASTIC PIPE AT A SKEW GREATER THAN 15°, WHERE A GASKET WILL NOT WORK, NON-SHRINK GROUT APPLIED IN TWO STAGES SHALL BE USED.

08 C907

TRIPLE PRECAST CURB INLET
NOT TO SCALE



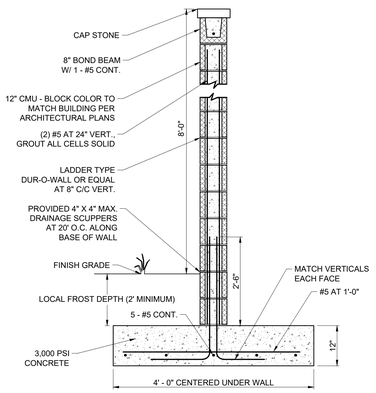
GENERAL NOTES
1. ALL SIGNS MUST BE FABRICATED WITH REFLECTIVE MATERIALS. ALL REFLECTIVE MATERIALS MUST QUALIFY AS HIGH INTENSITY PRISMATIC GRADE. ALL SIGNS MUST HAVE A MINIMUM 7-YEAR MATERIALS WARRANTY.
2. ALL SIGNS SHALL BE MUTCD COMPLIANT.
3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE STREET DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ORDERING/INSTALLATION.
4. THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE TOP OF THE CURB IN BUSINESS, COMMERCIAL OR RESIDENTIAL AREAS WHERE PARKING OR PEDESTRIAN MOVEMENTS ARE LIKELY TO OCCUR SHALL BE 7 FEET. THE HEIGHT TO THE BOTTOM OF A SECONDARY SIGN MOUNTED BELOW ANOTHER SIGN MAY BE 1 FOOT LESS. SEE FIGURE 2A-2 AND SECTION 2A.18 OF THE MUTCD FOR ADDITIONAL INFORMATION.

CITY OF FRANKLIN	CITY ENGINEER:	DATE: 03/20/2023	DWG. NO. CS14
NOT TO SCALE			

STANDARD GROUND MOUNTED SIGN

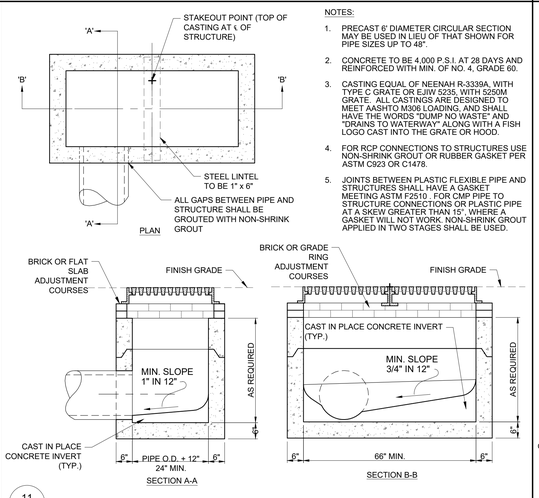
09 C907

STANDARD GROUND MOUNTED SIGN
NOT TO SCALE



10 C907

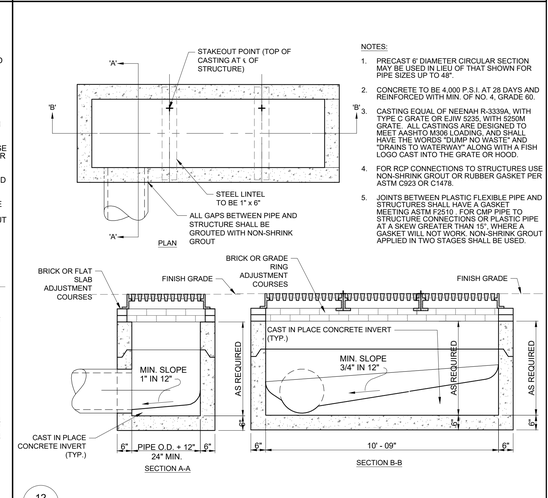
MASONRY SCREEN WALL WITH CAP STONE
NOT TO SCALE



NOTES:
1. PRECAST 6' DIAMETER CIRCULAR SECTION MAY BE USED IN LIEU OF THAT SHOWN FOR PIPE SIZES UP TO 48".
2. CONCRETE TO BE 4,000 P.S.I. AT 28 DAYS AND REINFORCED WITH MIN. OF NO. 4, GRADE 60.
3. CASTING EQUAL OF NEENAH R-3339A, WITH TYPE C GRATE OR EJIW 5235, WITH 5250M GRATE. ALL CASTINGS ARE DESIGNED TO MEET AASHTO M306 LOADING, AND SHALL HAVE THE WORDS "DUMP NO WASTE" AND "DRAINS TO WATERWAY" ALONG WITH A FISH LOGO CAST INTO THE GRATE OR HOOD.
4. FOR RCP CONNECTIONS TO STRUCTURES USE NON-SHRINK GROUT OR RUBBER GASKET PER ASTM C923 OR C1478.
5. JOINTS BETWEEN PLASTIC FLEXIBLE PIPE AND STRUCTURES SHALL HAVE A GASKET MEETING ASTM F2510 . FOR CMP PIPE TO STRUCTURE CONNECTIONS OR PLASTIC PIPE AT A SKEW GREATER THAN 15°, WHERE A GASKET WILL NOT WORK, NON-SHRINK GROUT APPLIED IN TWO STAGES SHALL BE USED.

11 C907

DOUBLE PRECAST AREA INLET
NOT TO SCALE



NOTES:
1. PRECAST 6' DIAMETER CIRCULAR SECTION MAY BE USED IN LIEU OF THAT SHOWN FOR PIPE SIZES UP TO 48".
2. CONCRETE TO BE 4,000 P.S.I. AT 28 DAYS AND REINFORCED WITH MIN. OF NO. 4, GRADE 60.
3. CASTING EQUAL OF NEENAH R-3339A, WITH TYPE C GRATE OR EJIW 5235, WITH 5250M GRATE. ALL CASTINGS ARE DESIGNED TO MEET AASHTO M306 LOADING, AND SHALL HAVE THE WORDS "DUMP NO WASTE" AND "DRAINS TO WATERWAY" ALONG WITH A FISH LOGO CAST INTO THE GRATE OR HOOD.
4. FOR RCP CONNECTIONS TO STRUCTURES USE NON-SHRINK GROUT OR RUBBER GASKET PER ASTM C923 OR C1478.
5. JOINTS BETWEEN PLASTIC FLEXIBLE PIPE AND STRUCTURES SHALL HAVE A GASKET MEETING ASTM F2510 . FOR CMP PIPE TO STRUCTURE CONNECTIONS OR PLASTIC PIPE AT A SKEW GREATER THAN 15°, WHERE A GASKET WILL NOT WORK, NON-SHRINK GROUT APPLIED IN TWO STAGES SHALL BE USED.

12 C907

TRIPLE PRECAST AREA INLET
NOT TO SCALE

Gresham Smith

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CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 8939
ISSUE FOR PERMIT

11/06/2025

THIS SHEET HAS BEEN SEALED DIGITALLY

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

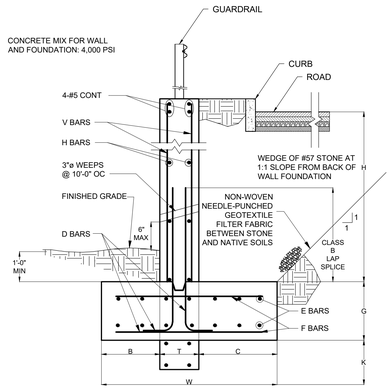
Revision

No.	Date	Description
1	10.02.2025	AGENCY COMMENTS
2	11.06.2025	AGENCY COMMENTS

SITE DETAILS

C907

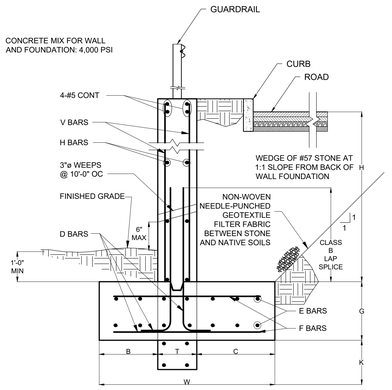
49222.01
09.08.2025



H (MAX)	DIMENSIONS						REINFORCEMENT				
	B	T	C	W	G	K	D	E	F	H	V
4'	1'-6"	12"	3'-0"	5'-6"	14"	1'-10"	#5 @ 12"	#5 @ 12"	#5 @ 12"	#5 @ 12"	#5 @ 12"
6'	1'-6"	12"	4'-0"	6'-6"	14"	1'-10"	#6 @ 12"	#5 @ 10"	#5 @ 10"	#5 @ 12"	#6 @ 12"
8'	1'-6"	12"	5'-6"	8'-0"	14"	1'-10"	#6 @ 10"	#6 @ 10"	#6 @ 10"	#5 @ 12"	#6 @ 10"
10'	1'-6"	12"	7'-0"	9'-6"	14"	1'-10"	#7 @ 10"	#6 @ 10"	#6 @ 10"	#5 @ 12"	#7 @ 10"

01 C908

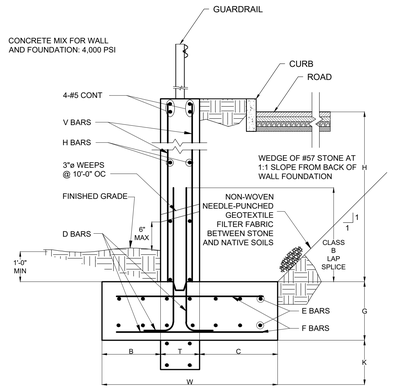
CAST-IN-PLACE RETAINING WALL A
WALL WITH ROAD SURCHARGE
NOT TO SCALE



H (MAX)	DIMENSIONS						REINFORCEMENT				
	B	T	C	W	G	K	D	E	F	H	V
4'	1'-6"	12"	3'-0"	5'-6"	14"	1'-10"	#5 @ 12"	#5 @ 12"	#5 @ 12"	#5 @ 12"	#5 @ 12"
6'	1'-6"	12"	4'-0"	6'-6"	14"	1'-10"	#6 @ 12"	#5 @ 10"	#5 @ 10"	#5 @ 12"	#6 @ 12"
8'	1'-6"	12"	5'-6"	8'-0"	14"	1'-10"	#6 @ 10"	#6 @ 10"	#6 @ 10"	#5 @ 12"	#6 @ 10"
10'	1'-6"	12"	7'-0"	9'-6"	14"	1'-10"	#7 @ 10"	#6 @ 10"	#6 @ 10"	#5 @ 12"	#7 @ 10"

02 C908

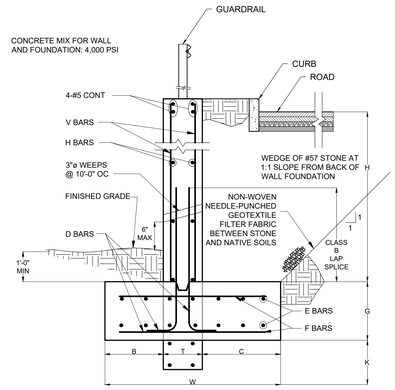
CAST-IN-PLACE RETAINING WALL B
WALL WITH ROAD SURCHARGE
NOT TO SCALE



H (MAX)	DIMENSIONS						REINFORCEMENT				
	B	T	C	W	G	K	D	E	F	H	V
4'	1'-6"	12"	3'-0"	5'-6"	14"	1'-10"	#5 @ 12"	#5 @ 12"	#5 @ 12"	#5 @ 12"	#5 @ 12"
6'	1'-6"	12"	4'-0"	6'-6"	14"	1'-10"	#6 @ 12"	#5 @ 10"	#5 @ 10"	#5 @ 12"	#6 @ 12"
8'	1'-6"	12"	5'-6"	8'-0"	14"	1'-10"	#6 @ 10"	#6 @ 10"	#6 @ 10"	#5 @ 12"	#6 @ 10"
10'	1'-6"	12"	7'-0"	9'-6"	14"	1'-10"	#7 @ 10"	#6 @ 10"	#6 @ 10"	#5 @ 12"	#7 @ 10"

03 C908

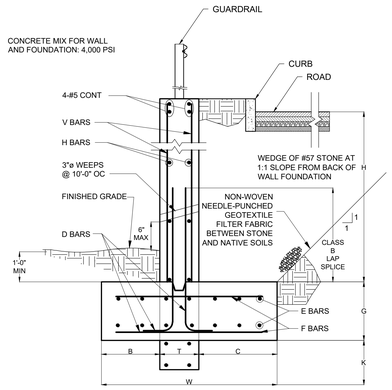
CAST-IN-PLACE RETAINING WALL C
WALL WITH ROAD SURCHARGE
NOT TO SCALE



H (MAX)	DIMENSIONS						REINFORCEMENT				
	B	T	C	W	G	K	D	E	F	H	V
4'	1'-6"	12"	3'-0"	5'-6"	14"	1'-10"	#5 @ 12"	#5 @ 12"	#5 @ 12"	#5 @ 12"	#5 @ 12"
6'	1'-6"	12"	4'-0"	6'-6"	14"	1'-10"	#6 @ 12"	#5 @ 10"	#5 @ 10"	#5 @ 12"	#6 @ 12"
8'	1'-6"	12"	5'-6"	8'-0"	14"	1'-10"	#6 @ 10"	#6 @ 10"	#6 @ 10"	#5 @ 12"	#6 @ 10"
10'	1'-6"	12"	7'-0"	9'-6"	14"	1'-10"	#7 @ 10"	#6 @ 10"	#6 @ 10"	#5 @ 12"	#7 @ 10"

04 C908

CAST-IN-PLACE RETAINING WALL D
WALL WITH ROAD SURCHARGE
NOT TO SCALE



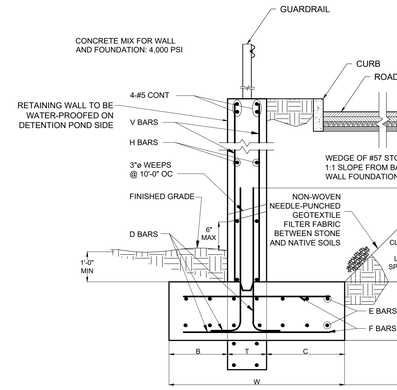
H (MAX)	DIMENSIONS							REINFORCEMENT				
	B	T	C	W	G	K	M	D	E	F	H	V
4'	1'-4"	8"	2'-0"	4'-0"	12"	10"	8"	#5 @ 12"*	#5 @ 12"	#5 @ 12"	#5 @ 12"*	#5 @ 12"*
6'	1'-4"	8"	4'-8"	6'-8"	12"	1'-6"	8"	#5 @ 12"*	#5 @ 12"	#5 @ 12"	#5 @ 12"*	#5 @ 12"*
8'	3'-0"	8"	4'-4"	8'-0"	18"	2'-0"	8"	#6 @ 10"*	#5 @ 12"	#6 @ 12"	#5 @ 12"*	#6 @ 10"*
10'	3'-0"	12"	6'-0"	10'-0"	20"	3'-0"	12"	#6 @ 12"	#5 @ 12"	#7 @ 12"	#5 @ 12"	#6 @ 12"
12'	3'-0"	12"	11'-0"	15'-0"	24"	3'-6"	16"	#7 @ 10"	#6 @ 12"	#9 @ 12"	#5 @ 12"	#7 @ 10"
14'	3'-0"	14"	11'-10"	16'-0"	24"	4'-4"	24"	#8 @ 10"	#6 @ 12"	#10 @ 10"	#6 @ 12"	#8 @ 10"
16'	4'-0"	14"	13'-10"	19'-0"	26"	5'-0"	28"	#9 @ 8"	#6 @ 12"	#10 @ 6"	#6 @ 12"	#9 @ 8"

* INDICATES ONE LAYER OF BARS (IN LIEU OF TWO AS SHWON IN THE GRAPHIC TO BE PROVIDED, CENTERED IN WALL

NOTE: IN LIEU OF CAST-IN-PLACE CONCRETE RETAINING WALL, A WALL SYSTEM UTILIZING EARTH STABILIZATION MAY BE USED AT CONTRACTOR'S OPTION. WALL DESIGN TO BE PROVIDED BY CONTRACTOR'S REGISTERED ENGINEER.

06 C908

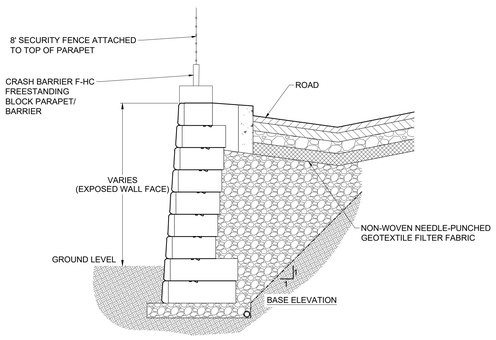
CAST-IN-PLACE RETAINING WALL F
WITH A 2:1 MAX SLOPED BACKFILL
NOT TO SCALE



H (MAX)	DIMENSIONS						REINFORCEMENT				
	B	T	C	W	G	K	D	E	F	H	V
4'	1'-6"	12"	3'-0"	5'-6"	14"	1'-10"	#5 @ 12"	#5 @ 12"	#5 @ 12"	#5 @ 12"	#5 @ 12"
6'	1'-6"	12"	4'-0"	6'-6"	14"	1'-10"	#6 @ 12"	#5 @ 10"	#5 @ 10"	#5 @ 12"	#6 @ 12"
8'	1'-6"	12"	5'-6"	8'-0"	14"	1'-10"	#6 @ 10"	#6 @ 10"	#6 @ 10"	#5 @ 12"	#6 @ 10"
10'	1'-6"	12"	7'-0"	9'-6"	14"	1'-10"	#7 @ 10"	#6 @ 10"	#6 @ 10"	#5 @ 12"	#7 @ 10"

07 C908

CAST-IN-PLACE RETAINING WALL G
NOT TO SCALE



NOTES:

1.) DESIGN TO BE PROVIDED BY REGISTERED PROFESSIONAL ENGINEER FROM REDIROCK INTERNATIONAL PRIOR TO FINAL APPROVAL.

2.) CONTRACTOR CAN PROPOSE SIMILAR MATERIAL BY ANOTHER COMPANY, WITH APPROVED DESIGN BY A REGISTERED PROFESSIONAL ENGINEER.

08 C908

CAST-IN-PLACE CONCRETE RETAINING WALL
ADJACENT TO ROAD
NOT TO SCALE

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

WILLIAMSON COUNTY, TENNESSEE
THE GREAT SEAL

CENTURY INDUSTRIAL PARK SUBDIVISION
SITE PLAN (ADULT DETENTION CENTER AND GUN RANGE)
0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. 8939
ISSUE FOR PERMIT

RETAINING WALLS ARE NOT FOR CONSTRUCTION. PLANS ARE FOR REFERENCE ONLY. FINAL RETAINING WALL DEISGN TO BE SUBMITTED WITH BUILDING PERMITS.

Revision

No.	Date	Description
1	10.02.2025	AGENCY COMMENTS

SITE DETAILS

C908

49222.01
09.08.2025



SITE AERIAL

NOT TO SCALE

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

Existing Trees to be Removed		
Number	Size	Type
1990	12"	Pear
1991	12"	Pear
1992	12"	Pear
1993	12"	Pear
1994	12"	Pear
1995	12"	Pear
1996	18"	Pear
1997	18"	Pear

0" PRESERVED
0 SPECIMEN TREES (0") REMOVED



NORTH

30' 0 30' 60'

GRAPHIC SCALE

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

WCJ ADULT DETENTION CENTER & GUN RANGE

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. ####
CONSTRUCTION DOCUMENTS

TERRENCE S. MULVANEY
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
No. 001019

9/8/25

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

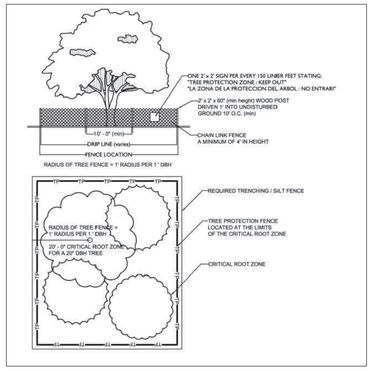
Revision		
No.	Date	Description

DETAILED TREE REMOVAL & PRESERVATION PLAN

L101

49222.01
09.08.2025

This Line Is 3 Inches When Printed Full Size



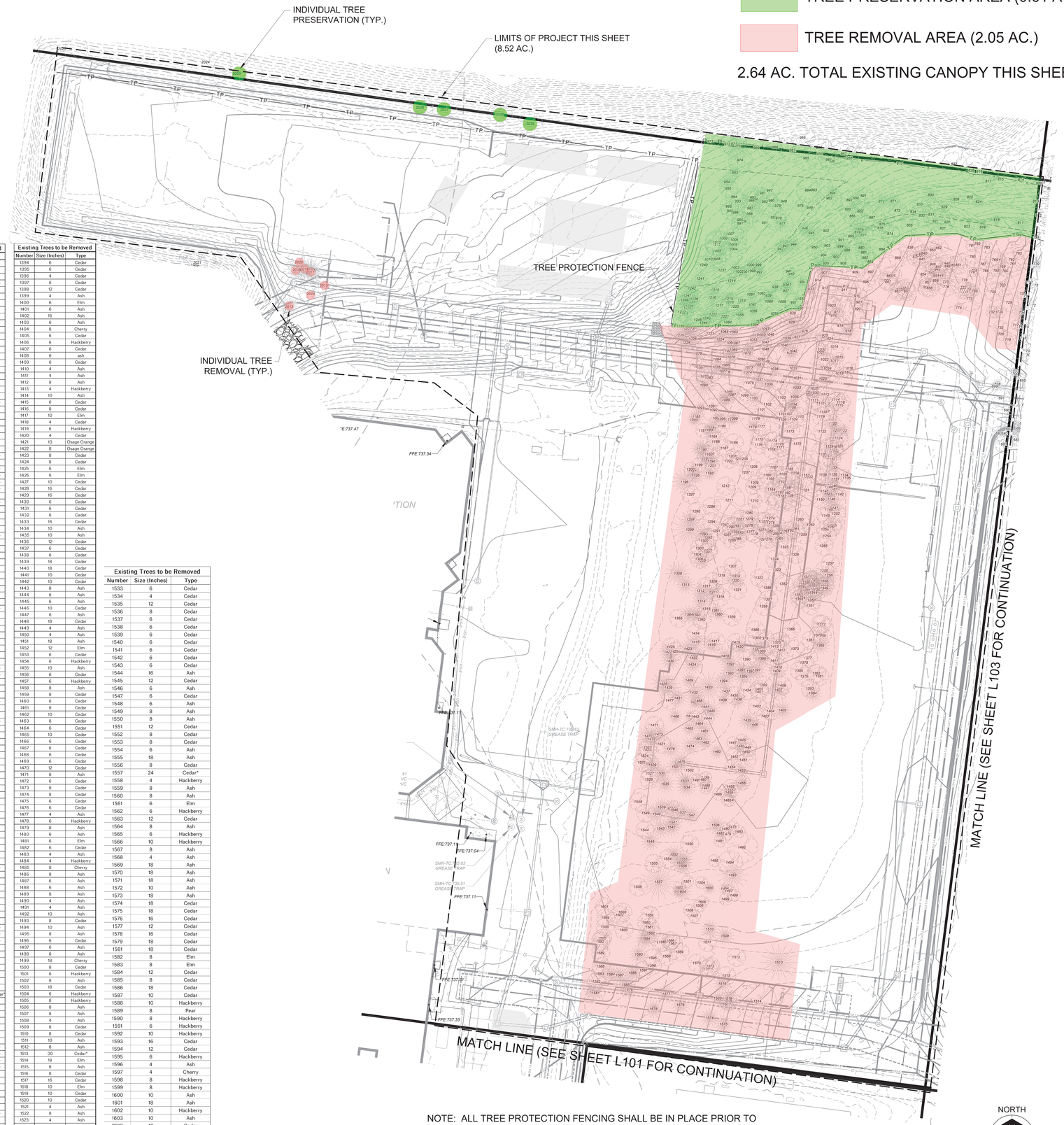
TREE PROTECTION
N.T.S.

EXISTING TREE CANOPY LEGEND

TREE PRESERVATION AREA (0.61 AC.)

TREE REMOVAL AREA (2.05 AC.)

2.64 AC. TOTAL EXISTING CANOPY THIS SHEET



Existing Trees to be Preserved

Number	Size (Inches)	Type
784	15	Hackberry
808	24	Hornbeam
811	10	Cedar
813	6	Cedar
814	12	Osage Orange
815	30	Hackberry
816	36	Hackberry
817	6	Elm
818	8	Cedar
819	8	Cedar
820	8	Hackberry
821	10	Hornbeam
822	10	Hornbeam
823	8	Hornbeam
824	8	Cedar
825	4	Osage Orange
826	30	Hackberry
829	12	Hornbeam
830	6	Cedar
831	18	Ash
832	8	Hackberry
833	6	Hackberry
870	48	Hackberry
871	8	Cedar
872	8	Cedar
873	8	Hornbeam
874	4	Hackberry
875	6	Hackberry
876	4	Hackberry
877	8	Oak
878	8	Cedar
879	6	Cedar
880	4	Cedar
881	6	Hornbeam
882	12	Cherry
883	10	Hackberry
884	10	Elm
885	6	Hackberry
886	8	Hornbeam
889	6	Hackberry
890	8	Hornbeam
891	6	Hornbeam
892	6	Hornbeam
895	8	Hackberry
899	4	Cedar
900	4	Cedar
901	10	Hornbeam
902	10	Osage Orange
903	10	Hackberry
904	8	Hackberry
905	10	Cedar
914	18	Cherry
931	6	Osage Orange
932	6	Osage Orange
934	6	Cedar
937	6	Cedar
938	6	Cedar
939	6	Cedar
940	6	Cedar
941	10	Ash
942	6	Cedar
943	6	Cedar
944	6	Cedar
945	6	Cedar
946	6	Cedar
947	10	Hackberry
948	10	Hackberry
949	10	Hackberry
951	10	Elm
953	10	Cedar
954	8	Cedar
955	10	Ash
960	8	Osage Orange
961	8	hon
962	8	Osage Orange
963	14	Ash
964	8	Hackberry
969	48	Oak
970	30	Cedar
971	24	Hackberry
975	6	ash
977	4	Cedar
978	4	ash
980	6	Hackberry
982	10	Ash
985	4	Ash
986	4	Ash
987	6	Ash
988	8	Hackberry
990	4	Hackberry
991	6	Hackberry
992	4	Hackberry
993	4	Hackberry
994	4	Ash
995	4	Ash
996	4	Ash
997	6	Cedar
998	6	Osage Orange
999	6	Cedar
1000	6	Cedar
1001	6	Cedar
1002	6	Cedar
1003	6	Cedar
1004	10	Osage Orange
1005	6	Hackberry
1006	8	Ironwood
1007	6	Hackberry
1008	6	Hackberry
1009	6	Hackberry
1012	4	Ash
1055	6	Cedar
1056	8	Cedar
1057	8	Cedar
1058	18	Ironwood
1059	8	Ironwood
1060	6	Ironwood
1061	8	Cedar
1062	6	Ironwood
1213	4	Cedar
1214	8	Cedar
1215	6	Cedar
1216	12	Cedar
1217	4	Ironwood
1218	6	Ironwood
1219	6	Cedar
1220	4	Hackberry
1221	6	Cedar
1222	4	Cedar
1232	4	Hackberry
1236	8	Cedar
1237	8	Osage Orange
1240	6	Ironwood
1241	6	Ironwood
1242	6	Cedar
1243	6	Cedar
1244	6	Cedar
1245	18	Ash
1246	10	Cedar
1247	10	Cedar
2023	20	Ironwood
2026	18	Ash
2027	18	Ash
2028	18	Hackberry
2029	24	Ironwood

Existing Trees to be Removed

Number	Size (Inches)	Type
717	6	Hackberry
719	6	Hackberry
720	6	Pear
729	8	Hackberry
730	4	Elm
732	4	Elm
733	4	Privet
735	4	Hackberry
755	10	Locust
756	12	Hornbeam
757	4	Hackberry
758	6	Hornbeam
759	6	Elm
760	6	Elm
761	15	Hackberry
762	10	Hackberry
763	6	Elm
764	10	Hackberry
765	15	Hornbeam
766	8	Cherry
767	6	Hackberry
768	6	Locust
769	4	Hackberry
770	8	Hackberry
771	8	Locust
772	8	Hackberry
773	10	Ash
774	4	Allanthus
775	4	Hackberry
776	8	Hackberry
777	10	Hackberry
778	10	Locust
779	6	Hornbeam
780	8	Ash
781	10	Hornbeam
782	6	Hackberry
783	12	Hornbeam
836	8	Cherry
840	8	Hornbeam
841	6	Elm
842	8	Elm
843	8	Elm
844	10	Elm
845	8	Elm
846	6	Elm
847	10	Elm
848	10	Elm
849	10	Elm
850	10	Hackberry
851	6	Hackberry
852	8	Hackberry
853	6	Hackberry
854	4	Hackberry
855	10	Hackberry
856	10	Hackberry
857	4	Hackberry
858	6	Hornbeam
859	6	Hackberry
860	6	Hornbeam
861	6	Privet
862	8	Hornbeam
863	8	Privet
864	6	Elm
865	4	Hackberry
866	6	Locust
867	4	Hornbeam
896	6	Hackberry
897	6	Hackberry
906	8	Cedar
907	6	Cedar
908	8	Hornbeam
909	8	Elm
910	10	Pear
911	10	Hornbeam
912	6	Hackberry
913	10	Hornbeam
915	10	Cherry
916	6	Locust
917	6	Cedar
918	6	Cedar
919	6	Elm
920	6	Hornbeam
921	6	Hornbeam
923	6	Hackberry
924	6	Hackberry
925	6	Elm
926	10	Cedar
927	10	Cedar
928	10	Cedar
929	6	Osage Orange
933	6	Cedar
1014	6	Locust
1015	6	Ash
1016	10	Ash
1017	10	Cedar
1018	6	Ash
1019	8	Cedar
1020	6	Ironwood
1021	4	Locust
1022	6	Ironwood
1023	18	Cherry
1024	18	Cherry
1025	6	Cedar
1026	4	Ironwood
1027	4	Ironwood
1028	6	Elm
1029	6	Elm
1030	8	Hackberry
1031	6	Elm
1032	6	Cedar
1033	6	Cedar
1034	6	Cedar
1035	8	Cedar
1036	8	Cedar
1037	8	Cedar
1038	10	Cedar
1039	10	Cedar
1040	4	Cedar
1045	6	Cedar
1046	6	Cedar
1047	6	Ironwood
1050	18	Cherry
1051	6	Cedar
1052	8	Cedar
1053	6	Cedar
1054	6	Cedar
1055	6	Cedar
1056	8	Cedar
1057	8	Cedar
1058	18	Elm
1059	8	Elm
1061	8	Cedar
1062	6	Elm
1063	8	Cedar
1064	18	Elm
1065	6	Cedar
1066	6	Cedar
1067	6	Cedar
1068	6	Cedar

Existing Trees to be Removed

Number	Size (Inches)	Type
1069	4	Cedar
1070	6	Cedar
1071	8	Cedar
1072	6	Osage Orange
1073	6	Osage Orange
1074	6	Cedar
1075	10	Osage Orange
1076	6	Elm
1077	10	Cedar
1078	10	Cedar
1079	10	Cedar
1080	10	Osage Orange
1081	6	Cedar
1082	10	Osage Orange
1083	10	Osage Orange
1084	10	Osage Orange
1085	6	Elm
1086	8	Osage Orange
1087	6	Cedar
1088	6	Cedar
1089	6	Cedar
1090	12	Cedar
1091	6	Cedar
1092	18	Cherry
1093	8	Cedar
1094	6	Cedar
1095	6	Cedar
1096	6	Cedar
1097	6	Cedar
1098	10	Cedar
1099	4	Ash
1100	6	Cedar
1101	20	Cherry
1102	8	Ash
1103	6	Hackberry
1104	6	Ash
1105	6	Elm
1106	4	Elm
1107	6	Elm
1108	6	Cedar
1109	6	Hackberry
1110	8	Ash
1111	6	Elm
1112	10	Ash
1113	6	Ash
1114	6	Elm
1115	6	Em
1116	8	Elm
1117	10	Ash
1118	6	Hackberry
1119	10	Hackberry
1120	10	Cedar
1121	6	Cedar
1122	6	Cedar
1123	18	Ash
1124	8	Ash
1125	8	Ash
1126	10	Hackberry
1127	6	Elm
1128	6	Elm
1129	10	Elm
1130	18	Cherry
1131	6	Hackberry
1132	10	Ironwood
1133	12	Cedar
1134	10	Privet
1135	4	Ash
1136	6	Ironwood
1137	6	Cedar
1138	6	Ash
1139	6	Cedar
1140	6	Elm
1141	8	Elm
1142	6	Ash
1143	8	Cedar
1144	6	Ash
1145	6	Ash
1146	8	Cedar
1147	8	Cedar
1148	6	Hackberry
1149	10	Ash
1150	6	Ash
1160	8	Elm
1161	15	Elm
1162	12	Elm
1163	12	Elm
1164	8	Elm
1165	8	Elm
1166	6	Ash
1167	6	Ash
1168	12	Elm
1169	6	Hackberry
1170	6	Elm
1171	6	Elm
1172	24	Cherry*
1173	6	Ash
1174	6	Hackberry
1175	6	Ash
1176	8	Elm
1177	6	Elm
1178	12	Cedar
1179	8	Elm
1180	6	Hackberry
1181	10	Cedar
1182	8	Elm
1183	6	Cedar
1184	6	Elm
1185	12	Cedar
1186	12	Ash
1187	8	Ash
1189	8	Cedar
1190	8	Cedar
1191	12	Cedar
1192	8	Elm
1193	10	Elm
1194	6	Cedar
1195	12	Cedar
1196	12	Cedar
1197	6	Cedar
1198	8	Cedar
1199	8	Hackberry
1200	8	Hackberry
1201	6	Ash
1202	8	Ash
1203	8	Hackberry
1204	10	Ash
1205	6	Ash
1206	6	Ash
1207	8	Hackberry
1208	8	Ash
1209	6	Elm
1210	8	Elm
1211	18	Ash
1212	10	Hackberry
1248	10	Cedar
1249	8	Hackberry
1250	15	Ash
1251	6	Elm
1252	6	Elm

Existing Trees to be Removed

Number	Size (Inches)	Type
1253	6	Elm
1254	6	Ash
1256	10	Ash
1257	6	Hackberry
1258	8	Cedar
1259	6	Elm
1260	6	Elm
1261	6	Elm
1262	8	Elm
1263	6	Ash
1264	4	Elm
1265	4	Elm
1266	4	Elm
1267	6	Elm
1268	6	Elm
1269	6	Elm
1270	8	Elm
1271	6	Elm
1272	6	Elm
1273	6	Elm
1274	6	Elm
1275	4	Hackberry
1276	4	Elm
1277	6	Elm
1278	4	Elm
1279	4	Elm
1280	4	Ash
1281	4	Ash
1282	6	Ash
1283	8	Hackberry
1284	4	Ash
1285	6	Hackberry
1286	6	Hackberry
1287	6	Hackberry
1288	16	Hackberry
1289	6	Ash
1290	6	Hackberry
1291	4	Ash
1292	6	Elm
1293	10	Cedar
1294	6	Locust
1295	8	Hackberry
1296	6	Ash
1297	8	Ash
1298	10	Cedar
1299	16	Cedar
1300	4	Ash
1301	4	Ash
1302	4	Elm
1303	16	Ash
1304	4	Ash
1305	4	Cedar
1306	4	Hackberry
1307	8	Maple
1308	16	Cedar
1309	8	Elm
1310	4	Elm
1311	6	Cedar
1313	8	Cedar
1314	6	Cedar
1315	6	Pear
1316	6	Hackberry
1317	6	Hackberry
1318	6	Pear
1319	6	Elm
1320	6	Cedar
1321	6	Hackberry
1322	8	Locust
1323	8	Ash
1324	6	Hackberry
1325	8	Elm
1326	8	Elm
1327	12	Elm
1328	8	Elm
1329	8	Elm
1330	8	Elm
1331	8	Elm
1332	10	Elm
1333	10	Elm
1334	8	Elm
1335	8	Elm
1336	8	Elm
1337	6	Elm
1338	8	Elm
1339	10	Elm
1340	8	Elm
1341	10	Elm
1342	10	Elm
1343	8	Elm
1344	6	Ash
1345	8	Cherry
1346	6	Hackberry
1347	6	Cedar
1348	8	Ash
1349	6	Cedar
1350	8	Elm
1351	10	Elm
1352	10	Elm
1353	10	Elm
1354	10	Elm
1355	4	Hackberry
1356	8	Hackberry
1357	12	Hackberry
1358	16	Ash
1359	12	Ash
1360	4	Cedar
1361	4	Cedar
1362	6	Locust
1363	12	Cedar
1364	6	Cedar
1365	24	Osage Orange*
1366	6	Maple
1367	8	Elm
1368	10	Cedar
1369	6	Elm
1370	6	Cherry
1371	6	Elm
1372	6	Elm
1373	10	Hackberry
1374	4	Hackberry
1375	4	Hackberry
1376	6	Hackberry
1377	8	Ash
1378	6	Elm
1379	6	Elm
1380	8	Ash
1381	8	Ash
1382	8	Cherry
1383	6	Hackberry
1384	12	Cedar
1385	4	Hackberry
1386	6	Hackberry
1387	6	Cedar
1388	6	ash
1389	6	Hackberry
1390	4	Ash
1391	4	Cedar
1392	8	Cedar
1393	8	Cedar

Existing Trees to be Removed

Number	Size (Inches)	Type
1394	6	Cedar
1395	6	Cedar
1396	4	Cedar
1397	6	Cedar
1398	12	Cedar
1399	4	Ash
1400	6	Elm
1401	6	Ash
1402	16	Ash
1403	6	Ash
1404	8	Cherry
1405	6	Cedar
1406	6	Hackberry
1407	6	Cedar
1408	6	ash
1409	6	Cedar
1410	4	Ash
1411	4	Ash
1412	8	Ash
1413	4	Hackberry
1414	10	Ash
1415	6	Cedar
1416	8	Cedar
1417	10	Elm
1418	4	Cedar
1419	6	Hackberry
1420	4	Cedar
1421	10	Osage Orange
1422	8	Osage Orange
1423	8	Cedar
1424	8	Cedar
1425	6	Elm
1426	6	Elm
1427	10	Cedar
1428	16	Cedar
1429	16	Cedar
1430	6	Cedar
1431	6	Cedar
1432	6	Cedar
1433	16	Cedar
1434	10	Ash
1435	10	Ash
1436	12	Cedar
1437	6	Cedar
1438	6	Cedar
1439	18	Cedar
1440	18	Cedar
1441	10	Cedar
1442	10	Cedar
1443	8	Ash
1444	6	Ash
1445	6	Ash
1446	10	Cedar
1447	6	Ash
1448	18	Cedar
1449	4	Ash
1450	4	Ash
1451	18	Ash
1452	12	Elm
1453	6	Cedar
1454	6	Hackberry
1455	10	Ash
1456	6	Cedar
1457	6	Hackberry
1458	8	Ash
1459	8	Cedar
1460	6	Cedar
1461	8	Cedar
1462	10	Cedar
1463	8	Cedar
1464	6	Cedar
1465	10	Cedar
1466	6	Cedar
1467	6	Cedar
1468	6	Cedar
1469	6	Cedar
1470	12	Cedar
1471	8	Ash
1472	6	Cedar
1473	8	Cedar
1474	8	Cedar
1475	6	Cedar
1476	6	Cedar
1477	4	Ash
1478	6	Hackberry
1479	8	Ash
1480	6	Ash
1481	6	Elm
1482	6	Cedar
1483	4	Ash
1484	4	Hackberry
1485	8	Cherry
1486	8	Ash
1487	6	Ash
1488	6	Ash
1489	8	Ash
1490	4	Ash
1491	4	Ash
1492	10	Ash
1493	8	Cedar
1494	10	Ash
1495	8	Ash
1496	6	Cedar
1497	6	Ash
1498	8	Ash
1499	18	Cherry
1500	8	Cedar
1501	6	Hackberry
1502	8	Ash
1503	18	Cedar
1504	6	Hackberry
1505	8	Hackberry
1506	8	Ash
1507	8	Ash
1508	4	Ash
1509	8	Cedar
1510	8	Cedar
1511	10	Ash
1512	8	Ash
1513	30	Cedar*
1514	18	Elm
1515	8	Ash
1516	8	Cedar
1517	16	Cedar
1518	10	Elm
1519	10	Cedar
1520	10	Cedar
1521	4	Ash
1522	8	Ash
1523	4	Ash
1524	4	Ash
1525	4	Ash
1526	8	Ash
1527	4	Ash
1528	8	Elm
1529	10	Cedar
1530	6	Cedar
1531	6	Cedar
1532	6	Ash

Existing Trees to be Removed

Number	Size (Inches)	Type
1533	6	Cedar
1534	4	Cedar
1535	12	Cedar
1536	8	Cedar
1537	6	Cedar
1538	6	Cedar
1539	6	Cedar
1540	6	Cedar
1541	6	Cedar
1542	6	Cedar
1543	6	Cedar
1544	16	Ash
1545	12	Cedar
1546	6	Ash
1547	6	Cedar
1548	6	Ash
1549	8	Ash
1550	8	Ash
1551	12	Cedar
1552	8	Cedar
1553	8	Cedar
1554	6	Ash
1555	18	Ash
1556	8	Cedar
1557	24	Cedar*
1558	4	Hackberry
1559	8	Ash
1560	8	Ash
1561	6	Elm
1562	6	Hackberry
1563	12	Cedar
1564	8	Ash
1565	6	Hackberry
1566	10	Hackberry
1567	8	Ash
1568	4	Ash
1569	18	Ash
1570	18	Ash
1571	18	Ash
1572	10	Ash
1573	18	Ash
1574	18	Cedar
1575	18	Cedar
1576	16	Cedar
1577	12	Cedar
1578	16	Cedar
1579	18	Cedar
1581	18	Cedar
1582	8	Elm
1583	8	Elm
1584	12	Cedar
1585	8	Cedar
1586	18	Cedar
1587	10	Cedar
1588	10	Hackberry
1589	8	Pear
1590	8	Hackberry
1591	6	Hackberry
1592	10	Hackberry
1593	16	Cedar
1594	12	Cedar
1595	6	Hackberry
1596	4	Ash
1597	4	Cherry
1598	8	Hackberry
1599	8	Hackberry
1600	10	Ash
1601	18	Ash
1602	10	Hackberry
1603	10	Ash
2013	12	Cedar
2014	18	Hackberry
2015	18	Hackberry
2016	12	Cedar
2017	12	Cedar
2018	12	Cedar
2019	8	Cedar
2020	15	Ash

* DENOTES SPECEMEN TREE
1,319" PRESERVED
4 SPECIMEN TREES (102") REMOVED

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

NORTH

30' 0 30' 60'
GRAPHIC SCALE

Gresham Smith
GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

WILLIAMSON COUNTY, TENNESSEE
THE GREAT SEAL

WCJ ADULT DETENTION CENTER & GUN RANGE

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. ####
CONSTRUCTION DOCUMENTS

LAWRENCE S. MUNSON
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
9/8/25

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

No.	Date	Description

DETAILED TREE REMOVAL & PRESERVATION PLAN

L102

49222.01
09.08.2025

This Line Is 3 Inches When Printed Full Size

EXISTING TREE CANOPY LEGEND

TREE PRESERVATION AREA (0.38 AC.)

TREE REMOVAL AREA (0.19 AC.)

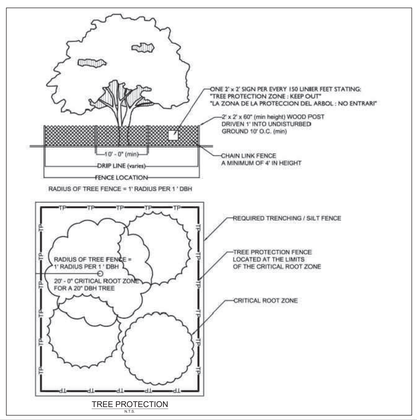
0.57 AC. TOTAL EXISTING CANOPY THIS SHEET

Existing Trees to be Preserved		
Number	Size (Inches)	Type
613	6	Locust
614	10	Osage Orange
615	4	Locust
616	4	Locust
617	6	Hackberry
618	6	Hackberry
619	6	Locust
620	10	Hackberry
622	16	Hackberry
623	6	Hackberry
624	6	Hackberry
625	6	Hackberry
626	6	Locust
627	6	Hackberry
628	8	Ash
629	18	Hackberry
630	16	Osage Orange
631	16	Osage Orange
632	26	Ash
633	4	Locust
634	4	Hackberry
635	8	Osage Orange
636	6	Ash
637	6	Locust
641	6	Locust
642	6	Locust
643	8	Locust
644	10	Osage Orange
645	12	Locust
646	14	Locust
647	6	Hackberry
648	4	Hackberry
649	14	Osage Orange
650	14	Osage Orange
651	18	Hackberry
652	24	Osage Orange
653	6	Hackberry
654	6	Ash
655	6	Locust
656	6	Hackberry
657	8	Ash
658	10	Hackberry
659	12	Osage Orange
660	12	Osage Orange
661	8	Ash
662	14	Cherry
663	8	Hackberry
664	8	Hackberry
665	14	Hackberry
666	6	Cedar
667	8	Locust
668	8	Locust
669	10	Locust
670	10	Osage Orange
671	24	Osage Orange
672	12	Hackberry
673	6	Osage Orange
674	6	Osage Orange
675	6	Hackberry
676	6	Osage Orange
677	6	Hackberry
678	6	Ash
679	6	Locust
785	8	Hackberry
794	10	Cherry
795	8	Hackberry
796	12	Hackberry
797	8	Cedar
798	6	Hackberry
799	6	Hornbeam
800	6	Cedar
801	8	Osage Orange
802	10	Osage Orange
806	10	Osage Orange
809	10	Cedar
810	8	Hornbeam
812	8	Hornbeam

Existing Trees to be Removed		
Number	Size (inches)	Type
638	8	Locust
639	18	Osage Orange
340	8	Locust
685	6	Walnut
686	10	Box Elder
687	8	Cedar
688	6	Hackberry
689	8	Hornbeam
690	10	Hornbeam
691	10	Hornbeam
692	6	Oak
693	4	Cedar
694	6	Cherry
695	6	Cherry
696	8	Hickory
697	10	Cherry
698	4	Cedar
699	4	Hornbeam
700	4	Cedar
701	10	Cedar
702	6	Hickory
703	8	Cedar
704	6	Locust
705	10	Cedar
706	6	Hackberry
707	6	Box Elder
708	8	Locust
709	6	Hackberry
710	6	Hornbeam
711	6	Hackberry
712	6	Hackberry
713	8	Locust
714	6	Ash
715	10	Cherry
716	4	Hackberry
717	6	Hackberry
718	6	Hackberry
719	6	Hackberry
720	6	Pear
721	8	Hackberry
722	6	Hornbeam
723	8	Cedar
724	8	Hackberry
725	6	Hornbeam
726	8	Cherry
727	8	Persimmon
728	6	Hackberry
729	8	Hackberry
730	4	Hornbeam
731	4	Hornbeam
732	4	Hornbeam
733	4	Privet
734	6	Cedar
735	4	Hackberry
736	6	Hackberry
737	6	Hackberry
738	8	Hackberry
739	8	Cedar
740	10	Hackberry
741	10	Hackberry
742	12	Locust
743	12	Locust
744	4	Hornbeam
745	8	Hornbeam
746	6	Hornbeam
747	6	Hackberry
748	6	Cedar
749	8	Hackberry
750	8	Hackberry
786	6	Hackberry
787	4	Cedar
788	6	Hop Hornbeam
789	4	Hackberry
790	8	Hornbeam
791	8	Hackberry
792	8	Elm
793	8	Elm

706" PRESERVED
0 SPECIMEN TREES (0") REMOVED

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



TREE PROTECTION
N.T.S.



NORTH

30' 0 30' 60'
GRAPHIC SCALE

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

WILLIAMSON COUNTY TENNESSEE · THE GREAT SEAL ·

WCJ ADULT DETENTION CENTER & GUN RANGE

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. ####
CONSTRUCTION DOCUMENTS

LAWRENCE S. MOLVINEY REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE

Preliminary
9/9/25

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

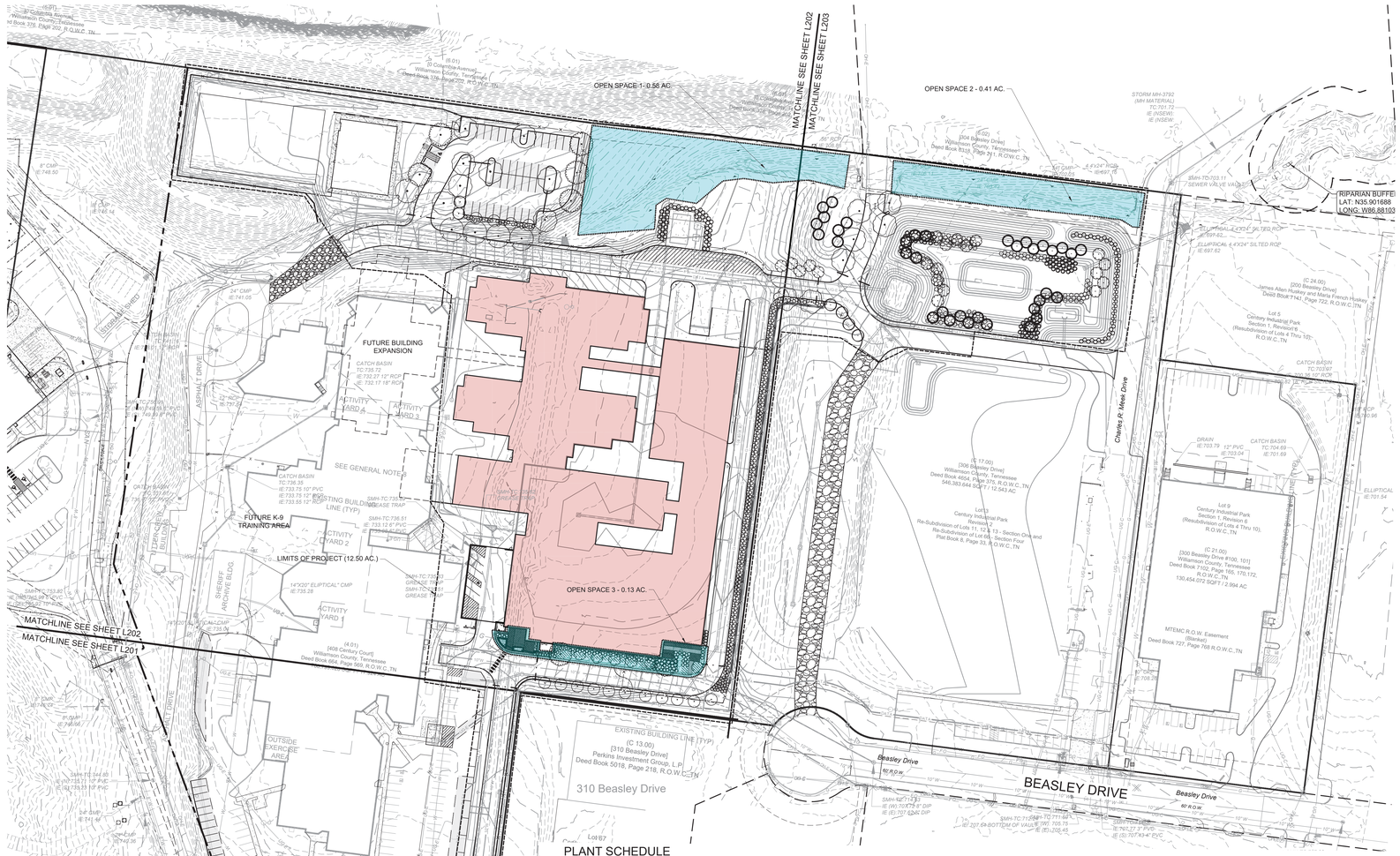
No.	Date	Description

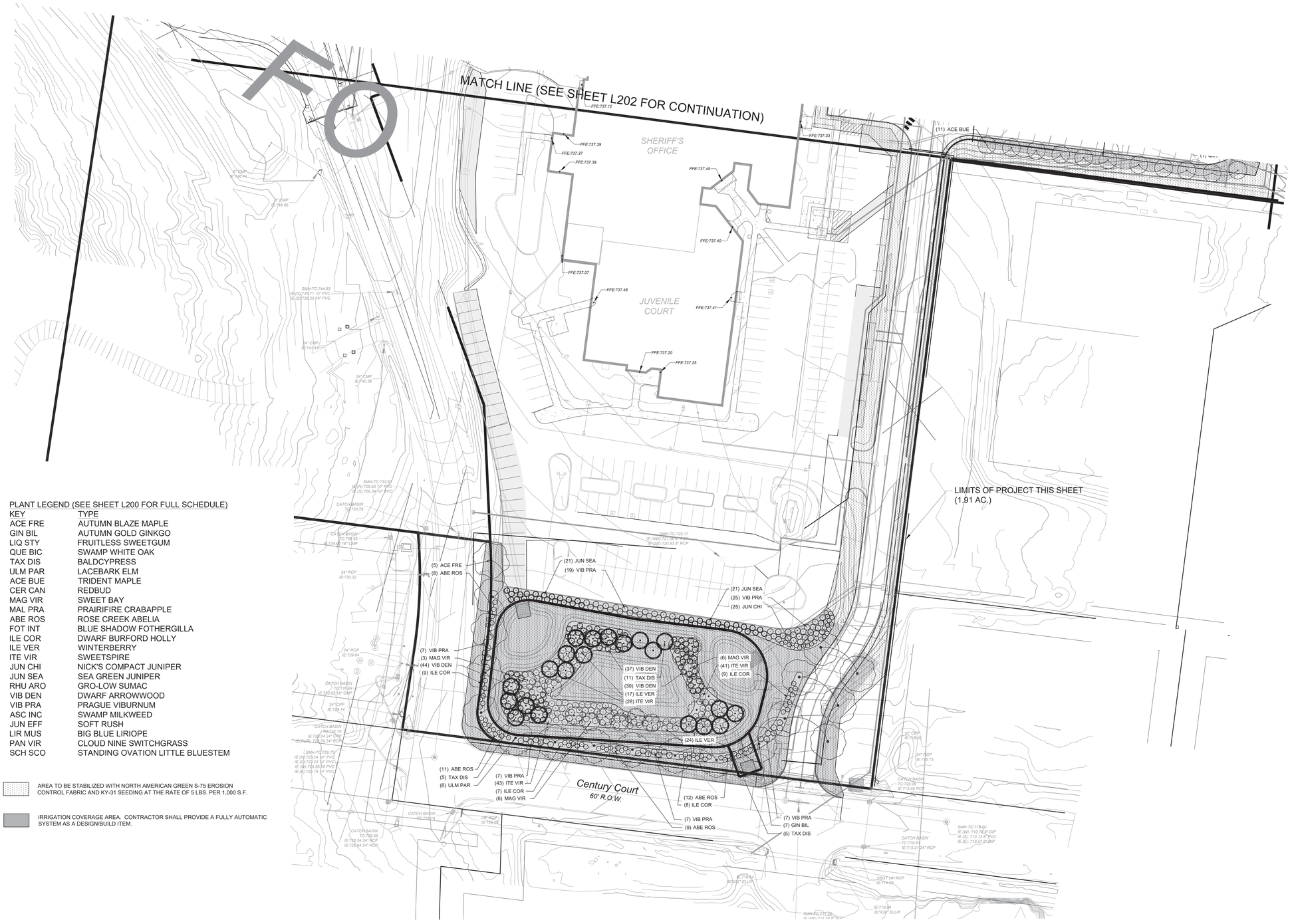
DETAILED TREE REMOVAL & PRESERVATION PLAN

L103

49222.01
09.08.2025

This Line Is 3 Inches When Printed Full Size


MATCHLINE SEE SHEET L202
MATCHLINE SEE SHEET L203
MATCHLINE SEE SHEET L202
MATCHLINE SEE SHEET L201
OPEN SPACE 1 - 0.56 AC.
OPEN SPACE 2 - 0.41 AC.
OPEN SPACE 3 - 0.13 AC.
RIPARIAN BUFFER
LAT: N35.901688
LONG: W86.88103
FUTURE BUILDING EXPANSION
FUTURE K-9 TRAINING AREA
EXISTING BUILDING LINE (TYP.)
LIMITS OF PROJECT (12.50 AC.)
SEE GENERAL NOTE 8
ACTIVITY YARD 1
ACTIVITY YARD 2
ACTIVITY YARD 3
ACTIVITY YARD 4
OUTSIDE EXERCISE AREA
SHERIFF ARCHIVE BLDG.
ASPHALT DRIVE
CATCH BASIN
GREASE TRAP
Charles R. Meek Drive
Beasley Drive
60' R.O.W.
BEASLEY DRIVE
Century Court
60' R.O.W.
CENTURY COURT
310 Beasley Drive
EXISTING BUILDING LINE (TYP)
(C 13.00)
[310 Beasley Drive]
Perkins Investment Group, L.P.
Deed Book 5018, Page 218, R.O.W.C.,TN
Lot 7
(C 17.00)
[308 Beasley Drive]
Williamson County, Tennessee
Deed Book 4654, Page 378, R.O.W.C.,TN
546,383.644 SQFT / 12.543 AC.
Lot 8
Century Industrial Park
Revision 6
Re-Subdivision of Lots 11, 12 & 13 - Section One and
Re-Subdivision of Lot 09 - Section Four
Plat Book 8, Page 33, R.O.W.C.,TN
Lot 9
Century Industrial Park
Section 1, Revision 6
(Resubdivision of Lots 4 Thru 10),
R.O.W.C.,TN
(C 21.00)
[300 Beasley Drive #100, 101]
Williamson County, Tennessee
Deed Book 7102, Page 165, 170,172,
R.O.W.C.,TN
130,454.072 SQFT / 2.994 AC
MTEMC R.O.W. Easement
(Blanket)
Deed Book 727, Page 768 R.O.W.C.,TN
(C 24.00)
[200 Beasley Drive]
James Allen Hussey and Marla French Hussey
Deed Book 7141, Page 722, R.O.W.C.,TN
Lot 5
Century Industrial Park
Section 1, Revision 6
(Resubdivision of Lots 4 Thru 10),
R.O.W.C.,TN
(C 13.00)
[304 Beasley Drive]
Williamson County, Tennessee
Deed Book 6318, Page 911, R.O.W.C.,TN
(4.01)
[408 Century Court]
Williamson County, Tennessee
Deed Book 954, Page 583, R.O.W.C.,TN
(6.01)
Williamson County, Tennessee
Deed Book 375, Page 202, R.O.W.C.,TN
(6.01)
S Columbia Avenue
Williamson County, Tennessee
Deed Book 375, Page 202, R.O.W.C.,TN
(50.00)
30' Century Court
City of Franklin
Deed Book 2547 Page 1
STORM MH-3792
(MH MATERIAL)
TC:701.72
IE (INSEW):
IE (NSEW):
SMH-TC:703.11
(SEWER VALVE VAULT)
ELLIPTICAL 4.4'X3.4" SILTED RCP
IE:697.62
ELLIPTICAL 4.4'X3.4" SILTED RCP
IE:697.62
CATCH BASIN
TC:703.97
DRAIN
IE:703.79 12" PVC
IE:703.04
CATCH BASIN
TC:704.69
IE:701.69
ELLIPTICAL
IE:701.54
SMH-TC:703.80
IE (W):703.48 8" PVC
IE (S):703.33 10" PVC
SMH-TC:703.85
IE (W):703.53 8" PVC
IE (S):703.38 10" PVC
SMH-TC:704.60
IE (W):703.23 8" PVC
IE (S):703.08 10" PVC
SMH-TC:705.75
IE (W):705.45 8" PVC
IE (S):705.30 10" PVC
SMH-TC:706.91
IE (W):706.61 8" PVC
IE (S):706.46 10" PVC
SMH-TC:707.63
IE (W):707.33 8" PVC
IE (S):707.18



PLANT LEGEND (SEE SHEET L200 FOR FULL SCHEDULE)

KEY	TYPE
ACE FRE	AUTUMN BLAZE MAPLE
GIN BIL	AUTUMN GOLD GINKGO
LIQ STY	FRUITLESS SWEETGUM
QUE BIC	SWAMP WHITE OAK
TAX DIS	BALDCYPRESS
ULM PAR	LACEBARK ELM
ACE BUE	TRIDENT MAPLE
CER CAN	REDBUD
MAG VIR	SWEET BAY
MAL PRA	PRAIRIFIRE CRABAPPLE
ABE ROS	ROSE CREEK ABELIA
FOT INT	BLUE SHADOW FOTHERGILLA
ILE COR	DWARF BURFORD HOLLY
ILE VER	WINTERBERRY
ITE VIR	SWEETSPIRE
JUN CHI	NICK'S COMPACT JUNIPER
JUN SEA	SEA GREEN JUNIPER
RHU ARO	GRO-LOW SUMAC
VIB DEN	DWARF ARROWWOOD
VIB PRA	PRAGUE VIBURNUM
ASC INC	SWAMP MILKWEED
JUN EFF	SOFT RUSH
LIR MUS	BIG BLUE LIRIOPE
PAN VIR	CLOUD NINE SWITCHGRASS
SCH SCO	STANDING OVATION LITTLE BLUESTEM

AREA TO BE STABILIZED WITH NORTH AMERICAN GREEN S-75 EROSION CONTROL FABRIC AND KY-31 SEEDING AT THE RATE OF 5 LBS. PER 1,000 S.F.

IRRIGATION COVERAGE AREA. CONTRACTOR SHALL PROVIDE A FULLY AUTOMATIC SYSTEM AS A DESIGN/BUILD ITEM.

NORTH

30' 0 30' 60'
GRAPHIC SCALE

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

WILLIAMSON COUNTY TENNESSEE THE GREAT SEAL

WCJ ADULT DETENTION CENTER & GUN RANGE

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. ####
CONSTRUCTION DOCUMENTS

9/8/25

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

No.	Date	Description

DETAILED LANDSCAPE PLAN

L201

49222.01
09.08.2025

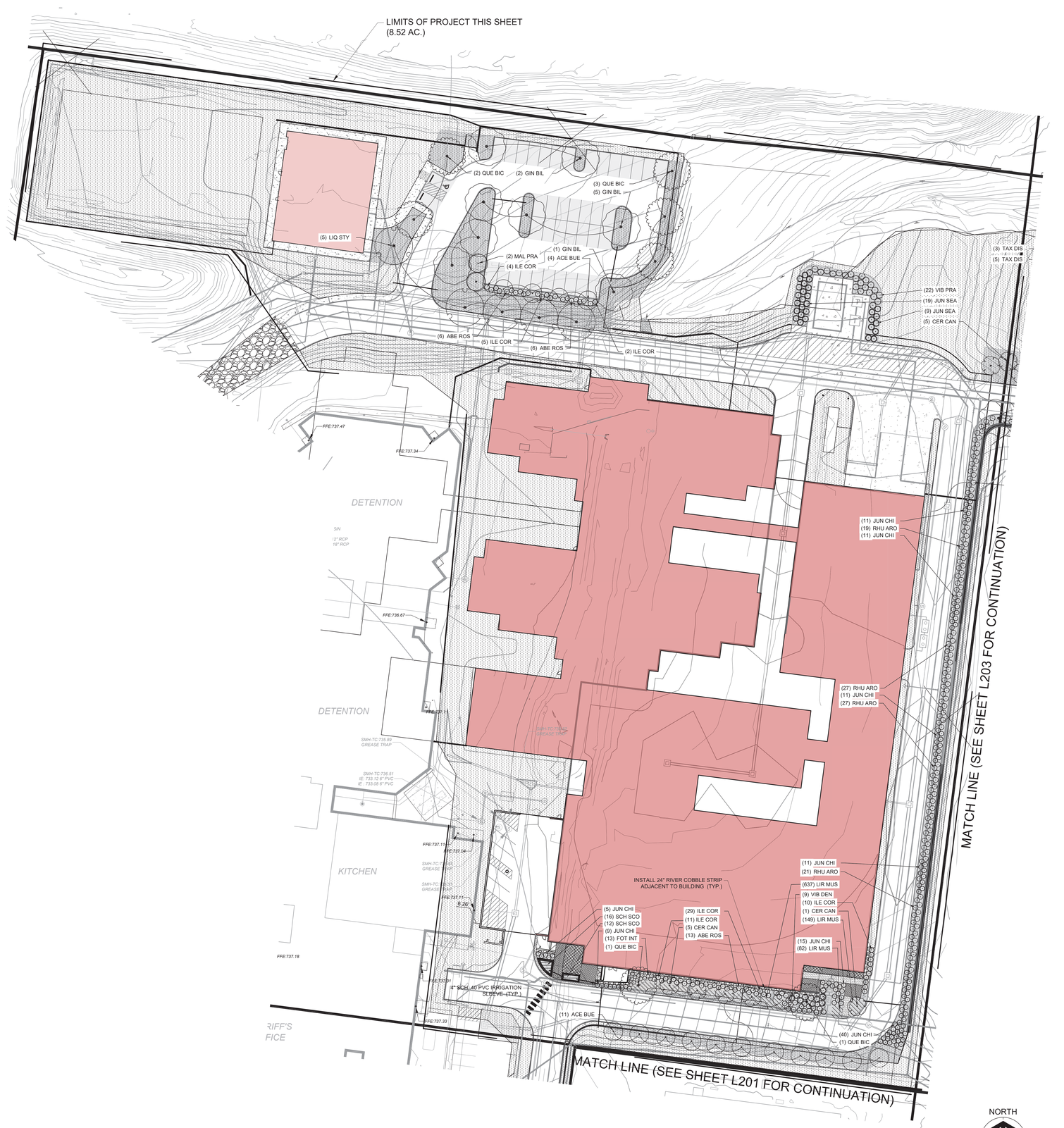
This Line Is 3 Inches When Printed Full Size

PLANT LEGEND (SEE SHEET L200 FOR FULL SCHEDULE)

KEY	TYPE
ACE FRE	AUTUMN BLAZE MAPLE
GIN BIL	AUTUMN GOLD GINKGO
LIQ STY	FRUITLESS SWEETGUM
QUE BIC	SWAMP WHITE OAK
TAX DIS	BALDCYPRESS
ULM PAR	LACEBARK ELM
ACE BUE	TRIDENT MAPLE
CER CAN	REDBUD
MAG VIR	SWEET BAY
MAL PRA	PRAIRIFIRE CRABAPPLE
ABE ROS	ROSE CREEK ABELIA
FOT INT	BLUE SHADOW FOTHERGILLA
ILE COR	DWARF BURFORD HOLLY
ILE VER	WINTERBERRY
ITE VIR	SWEETSPIRE
JUN CHI	NICK'S COMPACT JUNIPER
JUN SEA	SEA GREEN JUNIPER
RHU ARO	GRO-LOW SUMAC
VIB DEN	DWARF ARROWWOOD
VIB PRA	PRAGUE VIBURNUM
ASC INC	SWAMP MILKWEED
JUN EFF	SOFT RUSH
LIR MUS	BIG BLUE LIRIOPE
PAN VIR	CLOUD NINE SWITCHGRASS
SCH SCO	STANDING OVATION LITTLE BLUESTEM

AREA TO BE STABILIZED WITH NORTH AMERICAN GREEN S-75 EROSION CONTROL FABRIC AND KY-31 SEEDING AT THE RATE OF 5 LBS. PER 1,000 S.F.

IRRIGATION COVERAGE AREA. CONTRACTOR SHALL PROVIDE A FULLY AUTOMATIC SYSTEM AS A DESIGN/BUILD ITEM.



NORTH

30' 0 30' 60'
GRAPHIC SCALE

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

WILLIAMSON COUNTY TENNESSEE · THE GREAT SEAL ·

WCJ ADULT DETENTION CENTER & GUN RANGE

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. ####
CONSTRUCTION DOCUMENTS

REGISTERED LANDSCAPE ARCHITECT
JOSEPH S. MOLINARO
NORTH CAROLINA
No. 2020
9/8/25

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

No.	Date	Description

DETAILED LANDSCAPE PLAN

L202

49222.01
09.08.2025

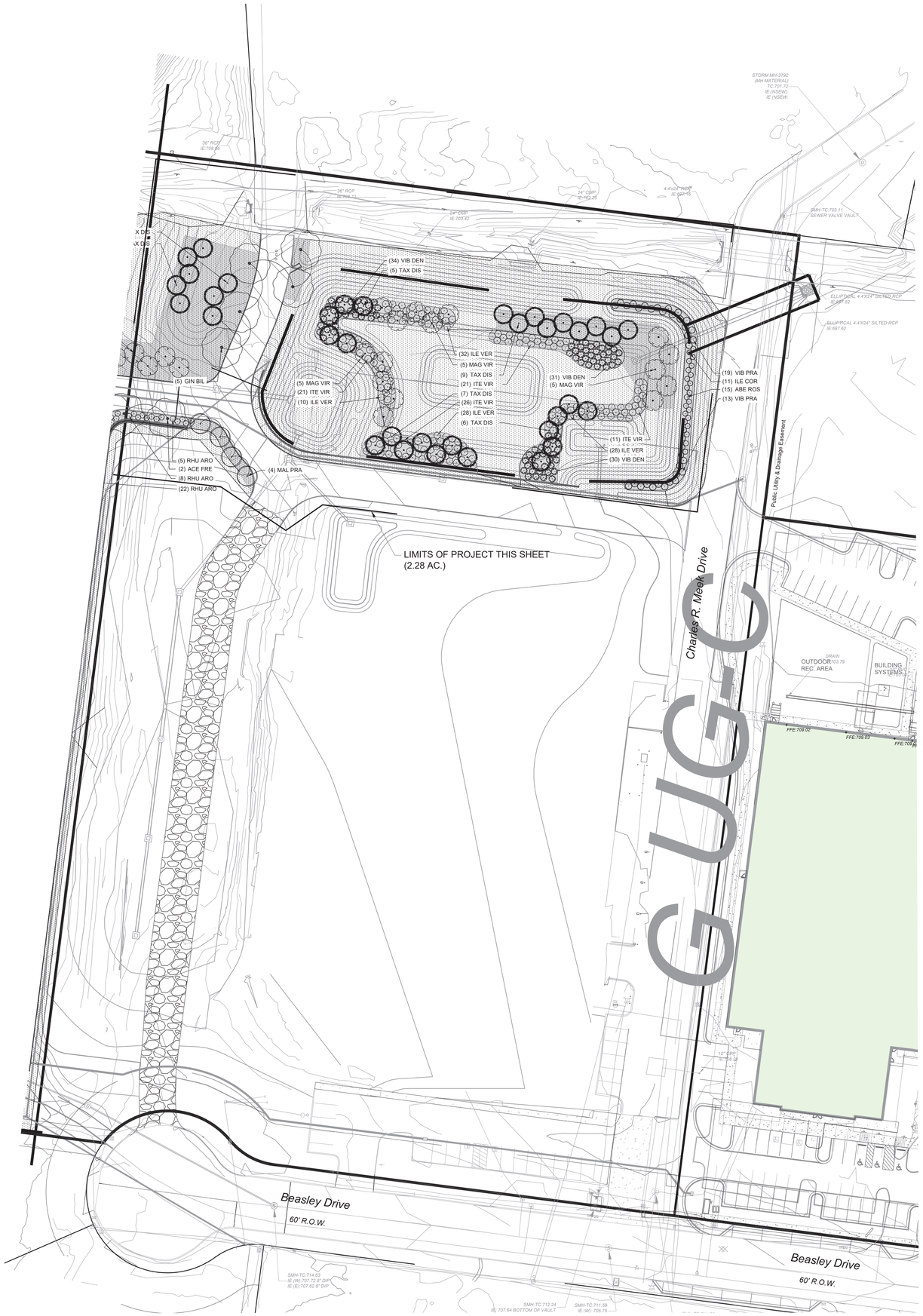
This Line Is 3 Inches When Printed Full Size

PLANT LEGEND (SEE SHEET L200 FOR FULL SCHEDULE)

KEY	TYPE
ACE FRE	AUTUMN BLAZE MAPLE
GIN BIL	AUTUMN GOLD GINKGO
LIQ STY	FRUITLESS SWEETGUM
QUE BIC	SWAMP WHITE OAK
TAX DIS	BALDCYPRESS
ULM PAR	LACEBARK ELM
ACE BUE	TRIDENT MAPLE
CER CAN	REDBUD
MAG VIR	SWEET BAY
MAL PRA	PRAIRIFIRE CRABAPPLE
ABE ROS	ROSE CREEK ABELIA
FOT INT	BLUE SHADOW FOTHERGILLA
ILE COR	DWARF BURFORD HOLLY
ILE VER	WINTERBERRY
ITE VIR	SWEETSPIRE
JUN CHI	NICK'S COMPACT JUNIPER
JUN SEA	SEA GREEN JUNIPER
RHU ARO	GRO-LOW SUMAC
VIB DEN	DWARF ARROWWOOD
VIB PRA	PRAGUE VIBURNUM
ASC INC	SWAMP MILKWEED
JUN EFF	SOFT RUSH
LIR MUS	BIG BLUE LIRIOPE
PAN VIR	CLOUD NINE SWITCHGRASS
SCH SCO	STANDING OVATION LITTLE BLUESTEM

AREA TO BE STABILIZED WITH NORTH AMERICAN GREEN S-75 EROSION CONTROL FABRIC AND KY-31 SEEDING AT THE RATE OF 5 LBS. PER 1,000 S.F.

IRRIGATION COVERAGE AREA. CONTRACTOR SHALL PROVIDE A FULLY AUTOMATIC SYSTEM AS A DESIGN/BUILD ITEM.



NORTH

30' 0 30' 60'
GRAPHIC SCALE

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

WILLIAMSON COUNTY, TENNESSEE · THE GREAT SEAL ·

WCJ ADULT DETENTION CENTER & GUN RANGE

0 & 408 CENTURY CT, 306 BEASLEY DRIVE
FRANKLIN, TN 37064
COF PROJECT NO. ####
CONSTRUCTION DOCUMENTS

TERRENCE S. MURPHY
REGISTERED LANDSCAPE ARCHITECT
No. 1111
STATE OF TENNESSEE
9/8/25

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

No.	Date	Description

DETAILED LANDSCAPE PLAN

L203

49222.01
09.08.2025

This Line Is 3 Inches When Printed Full Size

File #: 21-01770

DATE: 12/11/2025

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:

Century Industrial Park Subdivision, Final Plat, Section 1, Revision 9, Lot 13, Consolidating Lots And Parcels Into 1 Civic Lot And Establishing Easements, On 26.25 Acres, Located At 408 Century Court. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8929
Applicant: Amber Henson, Gresham Smith
Owner: Williamson County, Mayor Rogers Anderson, Rep

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to consolidate existing lots and parcels into Lot 13 of the Century Industrial Park Subdivision. The property consists of 26.25 acres and is zoned Heavy Industrial (HI). The revised plat will establish easements for the Williamson County Justice Center campus for the construction of a new detention center and gun range for the Williamson County Sheriff's Office. The site plan for the this development is also included on this agenda.

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.

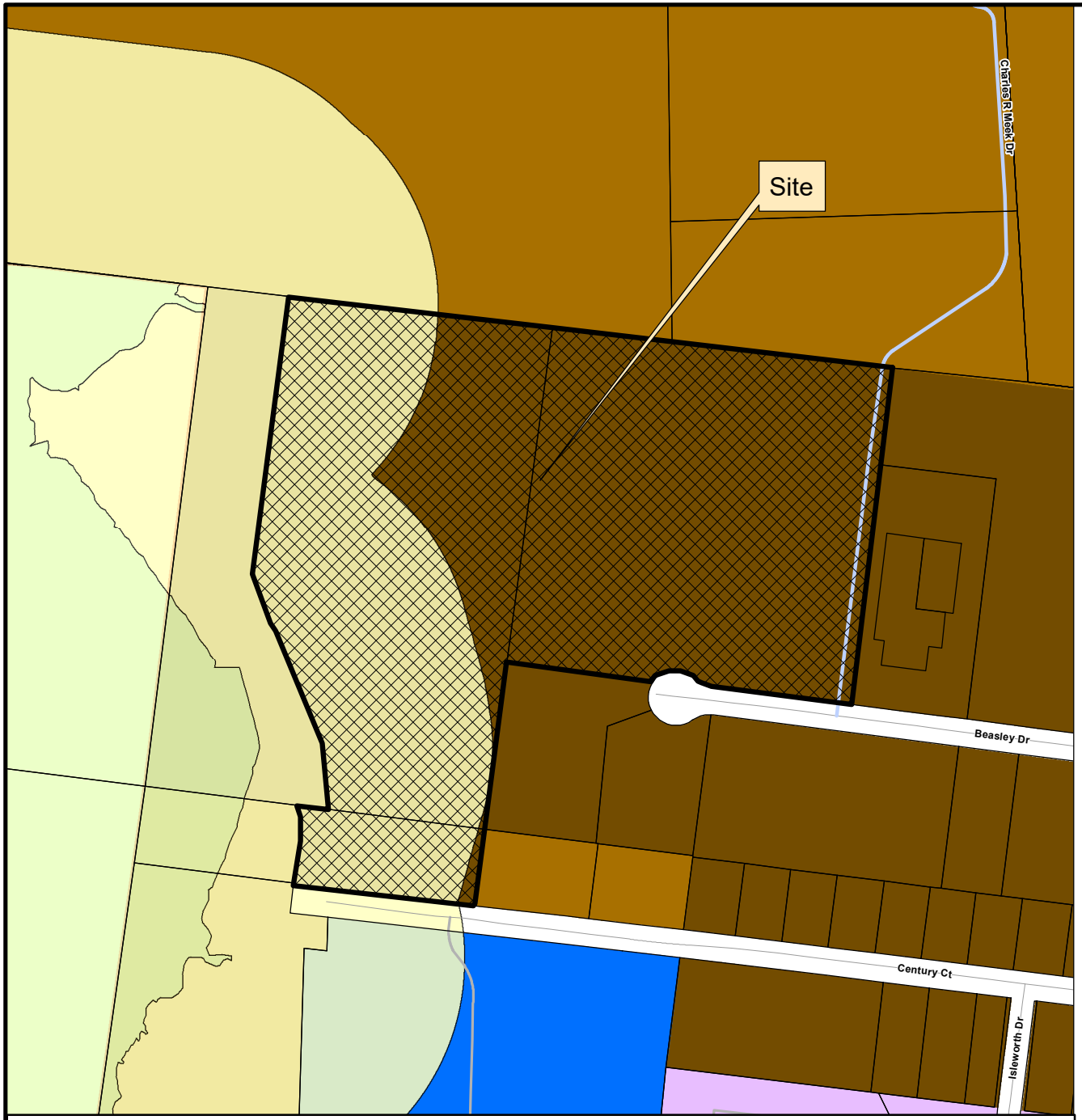
2. The City's project identification number shall be included in all correspondence with any City department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of the revised Century Industrial Park Subdivision Final Plat, with conditions. The conditions of approval are attached.



CENTURY INDUSTRIAL PARK SUBDIVISION, SECTION 1
FINAL PLAT, REVISION 9

Project Information
Existing Zoning: HI (Heavy Industrial District)
Overlay Districts: 500' Buffer of Hillside
Site Acreage: 26.25 acres
Total Number of Lots: 1

Legend

- Century Industrial Park Subdivision, Section 1, Lot 13
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2025. All rights reserved.

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8929

CONDITIONS OF APPROVAL:

Open Issues: 9 These issues are currently being filtered

Engineering - Final Plat

General Issues

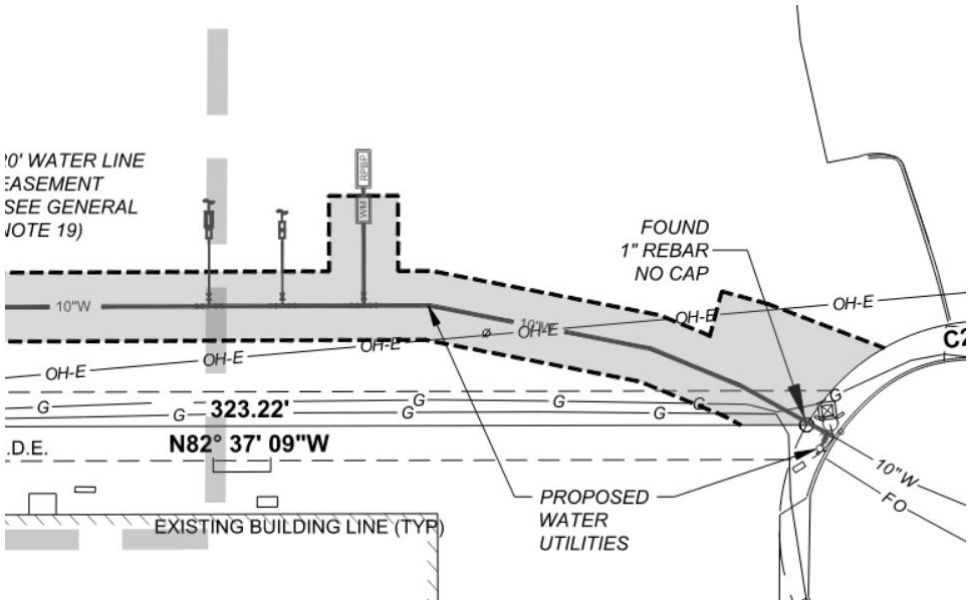
14. 0. General Information

lance.fittro@franklintn.gov Applicant shall ensure that any modifications to the site plan [COF #8939] 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.

15. C. Final Plat

lance.fittro@franklintn.gov The previous comment has not been fully-addressed. Applicant shall provide all "black" line work on the plat to facilitate reproduction from the recorded mylar. Grayscale, "screened," or color line work becomes muddy and does not duplicate well when reproduced from the recorded mylar, which results in a lack of clarity and loss of information when the plat is reprinted.





[Edited By Lance Fittro]

25. C. Final Plat

lance.fittro@franklintn.gov Applicant shall correct the following notes to the final plat:

- Regarding the underlined portion of Note 3, Applicant shall clearly identify which if any monuments are intended to be set at a later date and specify when the "to be set" monumentation is intended to be completed.

  3. ALL SET PROPERTY CORNERS HAVE BEEN OR WILL BE MARKED WITH 1/2" DIAMETER REBAR WITH A GRESHAM SMITH CAP UNLESS OTHERWISE NOTED.

- In addition to the clarification of "to be set" monuments, applicant shall complete teh Certificate of Survey:

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____.

Performance Agreement and Surety

General Issues

11. Engineering Sureties

kevin.long@franklintn.gov **No sureties are associated with this Final Plat.**

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

Planning

General Issues

2. Old Lot Lines

joseph.bryan@franklintn.gov Applicant shall include "To Be Abandoned" with old lot line labels

Stormwater

General Issues

29. Riparian Buffer

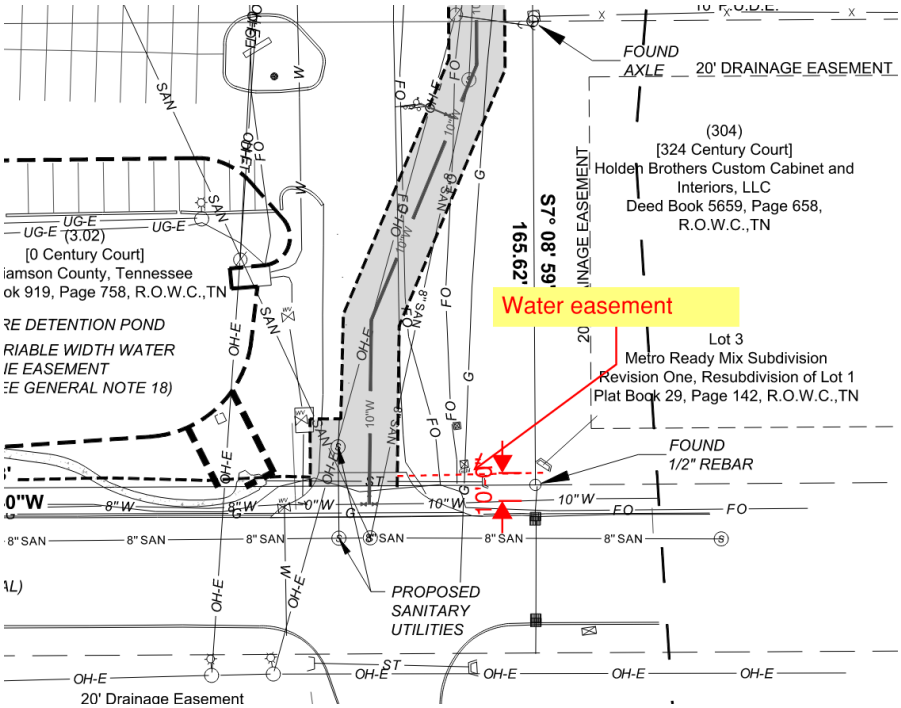
jeff.willoughby@franklintn.gov	You can remove the 15' USACE stream buffer. This will not apply post construction.

Water/Sewer

General Issues

6. Existing water

ben.mcneil@franklintn.gov	The applicant partially corrected the issue, the easement appears to stop at entrance to jail property. the easement must run full length of water line. Provide easement as shown below



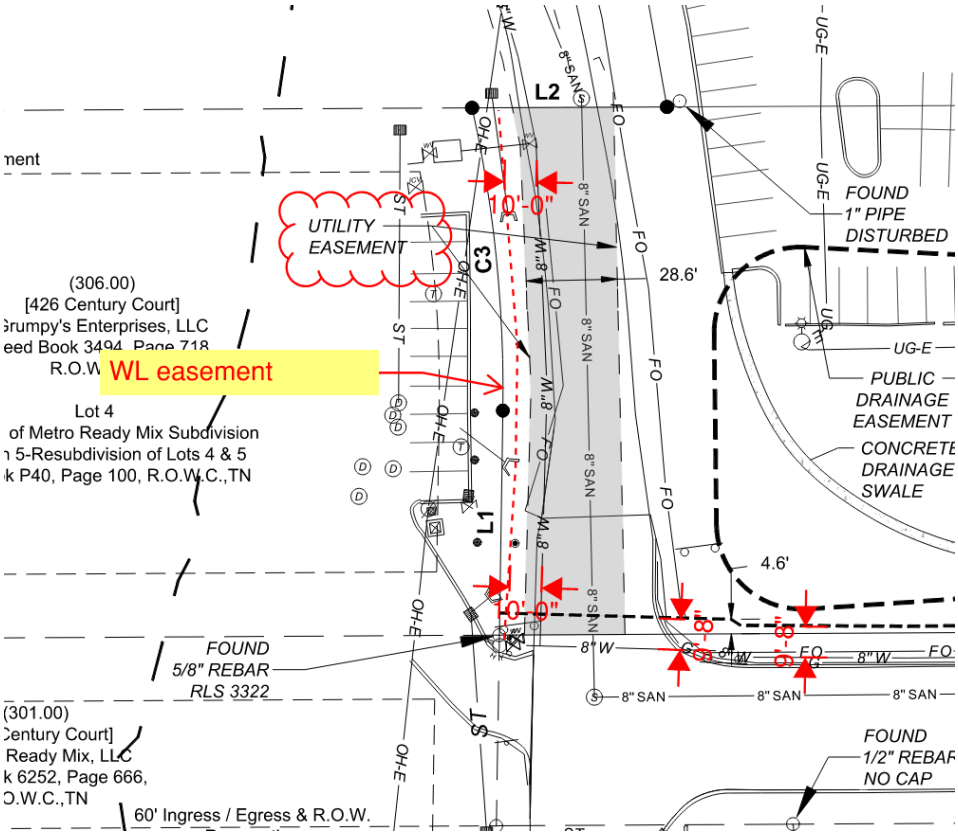
7. Existing ROW

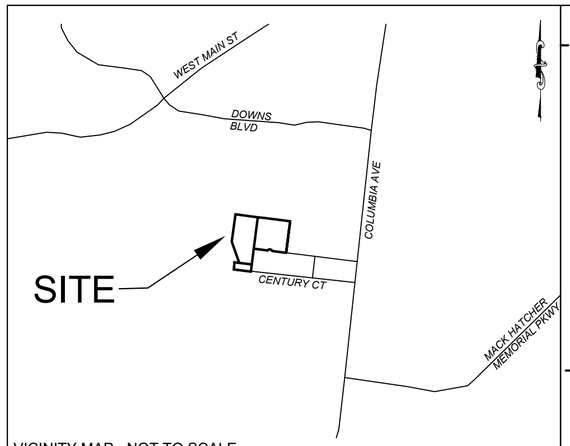
ben.mcneil@franklintn.gov	The applicant doesn't clarify where the public ROW and private property begin along Century Ct. The line work appears to be same as other lines. The applicant shall clarify ROW/ property line for plat approvals.

8. Water

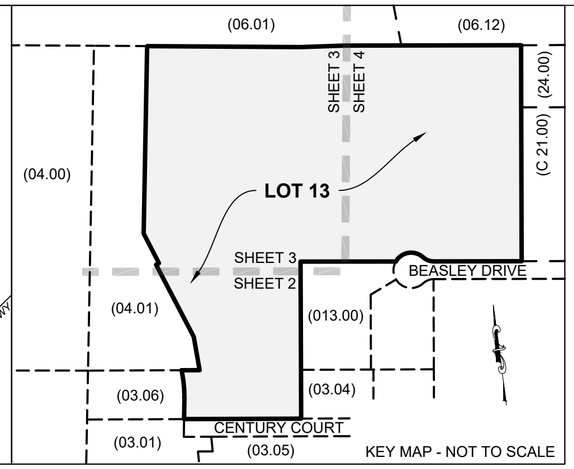
ben.mcneil@franklintn.gov Based on the plat limits as I understand them, the water line location below must have appropriate easements added to plat. Note mentions utility easement, the leader mentions utility easement, the applicant shall be more clear with the label, what utility easement? Public utility easement?. Minimum water easement width is 20', the easement appears to not be the full width west of the water line.

In addition, it appears that the FO line has been installed over the existing water line, Franklin Water will not be responsible for Fiber Line in the event of maintenance to the existing water main.





VICINITY MAP - NOT TO SCALE



KEY MAP - NOT TO SCALE

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE PARCELS AND EXISTING LOTS INTO ONE LOT AND CREATE EASEMENTS.
2. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE RECORDING OF LOT 13 AS SHOWN ON CENTURY INDUSTRIAL PARK REVISION 2 RE-SUBDIVISION OF LOTS 11, 12 & 13 - SECTION ONE AND RE-SUBDIVISION OF LOT 66 - SECTION FOUR, OF RECORD IN PLAT BOOK 8 PAGE 33, R.O.W.C.,TN
3. ALL SET PROPERTY CORNERS HAVE BEEN OR WILL BE MARKED WITH 1/2" DIAMETER REBAR WITH A GRESHAM SMITH CAP UNLESS OTHERWISE NOTED.
4. THE LINES OF THE ADJOINER'S INDICATED HEREON HAVE NOT BEEN SURVEYED AND HAVE BEEN GRAPHICALLY DEPICTED FROM A COMPILATION OF RECORD DATA AND WILLIAMSON COUNTY GIS DATA..
5. EXISTING INFORMATION BASED ON FIELD-RUN SURVEY. FIELD DATA COLLECTED WITH RTK GPS, ROBOTIC TOTAL STATIONS & TERRESTRIAL LIDAR.
6. 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.
7. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
8. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
9. 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.
10. 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.
11. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
12. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
13. 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.
14. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
15. THE SUBJECT PROPERTY IS WITHIN ZONE X (OUTSIDE OF THE SPECIAL FLOOD HAZARD AREA) AS SHOWN ON THE MOST CURRENT FLOOD INSURANCE MAP AVAILABLE, BEING MAP NO. 47187C0195F. MAP REVISED SEPTEMBER 29 2006.
16. SURVEYOR HAS NO KNOWLEDGE OF MINERAL RIGHTS FOR THE SUBJECT PROPERTY. NOT A SURVEY MATTER.
17. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA. DETAILS OF THESE REQUIREMENTS ARE OUTLINED IN THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES RECORDED WITH THE WILLIAMSON COUNTY REGISTER OF DEEDS OFFICE.
18. WATERLINE EASEMENT ALONG CENTURY COURT DERIVED FROM A 10' OFFSET FROM THE EXISTING WATERLINE.
19. EXISTING PRIVATE UTILITIES WITHIN PUBLIC WATERLINE EASEMENT SHALL BE ABANDONED.

CERTIFICATE OF OWNERSHIP

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

_____ _____
OWNER(S) DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:

A. THE WATER AND SEWER SYSTEMS DESIGNATED IN _____ SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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

_____ _____
DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF 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

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.

_____ _____
MIDDLE TENNESSEE ELECTRIC DATE
MEMBERSHIP CORPORATION

SITE DATA

- PROPERTY OWNER-WILLIAMSON COUNTY
  1320 WEST MAIN STREET #125
  FRANKLIN, TN 37064
- PARCEL ID / ADDRESSES
  090 00302 00005090 / 0 CENTURY COURT
  090 00401 00009090 / 408 CENTURY COURT
  090G C 01700 00009090B / 306 BEASLEY DRIVE
- CITY OF FRANKLIN PROJECT NO. 8929
- TOTAL NUMBER OF LOTS - 1
- TOTAL PLAT ACREAGE - 1,143,375.55 SQFT / 26.25 AC
- DEDICATION ACREAGE - 0
- ZONING DISTRICT AND OVERLAY DISTRICTS - HI (HEAVY INDUSTRIAL DISTRICT)
- BUILDING SETBACKS-30' FRONT, 15' SIDE, 25' REAR

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____.

_____ 11/05/2025
CHRISTOPHER LYLE GOETZ, RLS, CFS DATE
SURVEY MANAGER, GRESHAM SMITH
[E] CHRIS.GOETZ@GRESHAMSMITH.COM
[P] 615-770-8667

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

I HEREBY CERTIFY THAT:

A. THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN _____ SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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

_____ _____
DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

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

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

_____ _____
WILLIAMSON COUNTY EMERGENCY DATE
MANAGEMENT AGENCY

_____ _____
CITY OF FRANKLIN DATE

UTILITY DISCLAIMER: GRESHAM SMITH/LAND SURVEYOR DOES NOT GUARANTEE ACCURACY OF MARKED UNDERGROUND UTILITY LOCATIONS ON SURFACE AND LOCATION OF ALL UNDERGROUND UTILITIES NOT VISIBLE INCLUDING UNDERGROUND SERVICES LINES SHALL NOT BE RELIED UPON WITHOUT VERIFICATION FROM PROPER UTILITY AUTHORITY HAVING JURISDICTION. GRESHAM SMITH HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND /OR MAPS PREPARED BY OTHERS. GRESHAM SMITH MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. GRESHAM SMITH FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE RELIANCE UPON SIZE AND LOCATION OF UTILITIES SHOWN SHALL BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH MUST BE MADE PRIOR TO ANY DECISIONS RELATIVE THERETO ARE MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY AUTHORITY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN THREE (3) NO MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

Century Industrial Park
Subdivision, Final Plat, Section 1,
Revision 9, Lot 13

5th Civil District of Williamson County, Franklin Tennessee
Tax Map 090 Parcels 3.02, 4.01, and 17.00

City of Franklin Project Number 8929



THIS PLAT HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

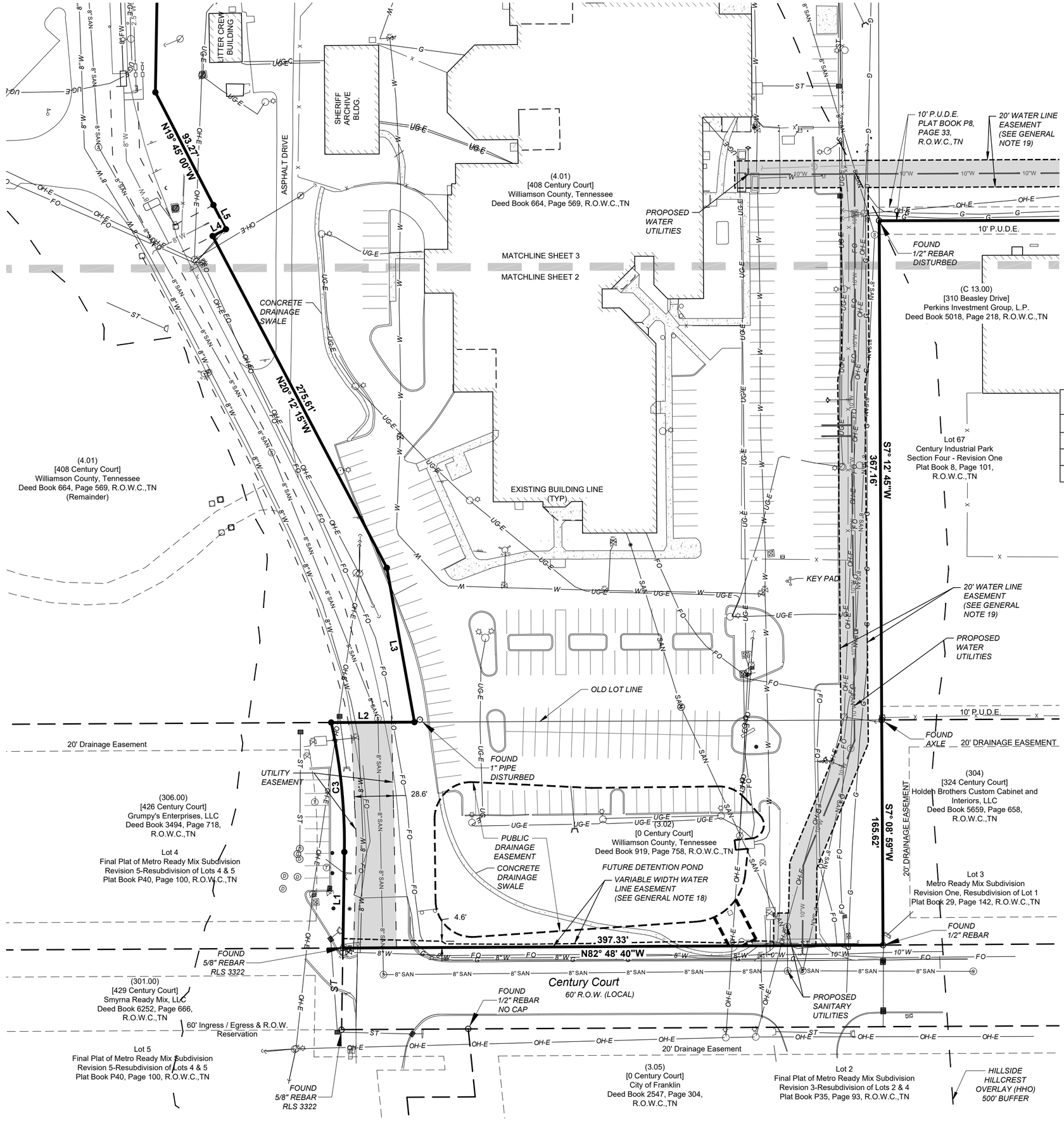
Consolidation Plat

1 of 4

Project Number: 49222.00
November 5, 2025

This Line Is 3 Inches When Printed Full Size

\\global.gsp\data\nfna_nf06\45142000\08SurveyGp\CAD\Consolidation Plat\45142_V-Plat.dwg - Chris Goetz - 11/5/2025 2:25:51 PM



Line Table		
Line #	Length	Direction
L1	70.65	N8° 23' 38.88"E
L2	61.21	S82° 45' 58.32"E
L3	115.29	N2° 37' 45.94"W
L4	10.97	N70° 15' 00.05"E
L5	20.00	N19° 44' 59.95"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	37.82	50.00	43.34	N61° 03' 14"W	36.92
C2	108.22	60.00	103.34	S88° 56' 53"W	94.14
C3	95.96	410.74	13.39	N1° 42' 02"E	95.74

LEGEND

- Benchmark
- (Set) 1/2" Diameter Rebar with Gresham Smith Cap
- (Found) Property Corner
- Property Line
- Adjacent Property Line
- Easement Line
- W — Water Line
- SAN — Sewer Line
- G — Gas Line
- OHE — Overhead Electric Line
- FO — Fiber Optic Line
- UGC — Underground Communication
- Gas Meter
- Gas Valve
- Water Meter
- Water Valve
- Fire Hydrant
- Sewer Clean-Out
- Electric Pull Box / Telephone Pedestal
- Sewer Manhole
- Storm Drain Manhole
- Catch Basin
- Power Pole
- Guy Wire

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

Century Industrial Park Subdivision, Final Plat, Section 1, Revision 9, Lot 13

5th Civil District of Williamson County, Franklin Tennessee
Tax Map 090 Parcels 3.02, 4.01, and 17.00

City of Franklin Project Number 8929

CHRISTOPHER LYLE GOETZ
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2660
11/05/2025

THIS PLAT HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Consolidation Plat

2 of 4

Project Number: 49222.00
November 5, 2025

This Line Is 3 Inches When Printed Full Size

\\global.gsp\data\nfna_nf06\451420108\SurveyGp\CAD\Consolidation Plat\45142_V-Plat.dwg - Chris Goetz - 11/5/2025 3:31:36 PM

\\global.gsp\data\nf\na_nf06\4514200\08SurveyGp\CAD\Consolidation Plat\45142_V-Plat.dwg - Chris Goetz - 11/5/2025 3:32:02 PM

(6.01)
[0 Columbia Avenue]
Williamson County, Tennessee
Deed Book 376, Page 202, R.O.W.C.,TN

FOUND 1/2" REBAR NO CAP

S84° 30' 24"E
150.50'

S82° 11' 50"E
519.65'

20' P.U.D.E. PLAT BOOK P8, PAGE 33, R.O.W.C.,TN

(4.01)
[408 Century Court]
Williamson County, Tennessee
Deed Book 664, Page 569, R.O.W.C.,TN
(Remainder)

RETAINING WALL
SHOOTING RANGE
TWO STORY BUILDING
PAD
STORAGE SHED
GRAVEL
ASPHALT DRIVE
CONCRETE DRAINAGE SWALE
HVAC PAD
HILLSIDE HILLCREST OVERLAY (HHO) 500' BUFFER
EXISTING BUILDING LINE (TYP)
STORAGE CONTAINER
MAINTENANCE/VEHICLE WASH
PATROL BUILDING
N SHED
LITTER CREW BUILDING
SHERIFF ARCHIVE BLDG.
STORAGE SHED
OLD LOT LINE
CENTERLINE OF DRAIN
40' P.U.D.E. PLAT BOOK P8, PAGE 33, R.O.W.C.,TN
30

N8° 28' 11"E
635.92'

N19° 45' 00"W
93.27'

L5

L4

(4.01)
[408 Century Court]
Williamson County, Tennessee
Deed Book 664, Page 569, R.O.W.C.,TN

PROPOSED WATER UTILITIES

10' P.U.D.E. PLAT BOOK P8, PAGE 33, R.O.W.C.,TN

20' WATER LINE EASEMENT (SEE GENERAL NOTE 19)

10' P.U.D.E.

N82° 37' 09"W
323.22'

FOUND 1/2" REBAR DISTURBED

EXISTING BUILDING LINE

(C 13.00)

MATCHLINE SHEET 3
MATCHLINE SHEET 2

MATCHLINE SHEET 4
MATCHLINE SHEET 3

NORTH

50 0 50 100
GRAPHIC SCALE

1 Inch = 50 Feet

Source of North
ZONE 5301 FIPS ZONE 4100
NAD83 (2011)

Line Table		
Line #	Length	Direction
L1	70.65	N8° 23' 38.88"E
L2	61.21	S82° 45' 58.32"E
L3	115.29	N2° 37' 45.94"W
L4	10.97	N70° 15' 00.05"E
L5	20.00	N19° 44' 59.95"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	37.82	50.00	43.34	N61° 03' 14"W	36.92
C2	108.22	60.00	103.34	S88° 56' 53"W	94.14
C3	95.96	410.74	13.39	N1° 42' 02"E	95.74

LEGEND

- Benchmark
- (Set) 1/2" Diameter Rebar with Gresham Smith Cap
- (Found) Property Corner
- Property Line
- Adjacent Property Line
- Easement Line
- W — Water Line
- SAN — Sewer Line
- G — Gas Line
- OHE — Overhead Electric Line
- FO — Fiber Optic Line
- UGC — Underground Communication
- Gas Meter
- Gas Valve
- Water Meter
- Water Valve
- Fire Hydrant
- Sewer Clean-Out
- Electric Pull Box / Telephone Pedestal
- Sewer Manhole
- Storm Drain Manhole
- Catch Basin
- Power Pole
- Guy Wire

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

Century Industrial Park Subdivision, Final Plat, Revision 9, Lot 13

5th Civil District of Williamson County, Franklin Tennessee
Tax Map 090 Parcels 3.02, 4.01, and 17.00

City of Franklin Project Number 8929

CHRISTOPHER LYLE GOETZ
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2660
11/05/2025

THIS PLAT HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Consolidation Plat

3 of 4

Project Number: 49222.00
November 5, 2025

This Line Is 3 Inches When Printed Full Size

NORTH

50 0 50 100

GRAPHIC SCALE

1 Inch = 50 Feet

Source of North
ZONE 5301 FIPS ZONE 4100
NAD83 (2011)

Line Table		
Line #	Length	Direction
L1	70.65	N8° 23' 38.88"E
L2	61.21	S82° 45' 58.32"E
L3	115.29	N2° 37' 45.94"W
L4	10.97	N70° 15' 00.05"E
L5	20.00	N19° 44' 59.95"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	37.82	50.00	43.34	N61° 03' 14"W	36.92
C2	108.22	60.00	103.34	S88° 56' 53"W	94.14
C3	95.96	410.74	13.39	N1° 42' 02"E	95.74

LEGEND
Benchmark
(Set) 1/2" Diameter Rebar with Gresham Smith Cap
(Found) Property Corner
Property Line
Adjacent Property Line
Easement Line
Water Line
Sewer Line
Gas Line
Overhead Electric Line
Fiber Optic Line
Underground Communication
Gas Meter
Gas Valve
Water Meter
Water Valve
Fire Hydrant
Sewer Clean-Out
Electric Pull Box / Telephone Pedestal
Sewer Manhole
Storm Drain Manhole
Catch Basin
Power Pole
Guy Wire

S84° 30' 24"E
150.50'

(6.01)
[0 Columbia Avenue]
Williamson County, Tennessee
Deed Book 376, Page 202, R.O.W.C.,TN

(6.02)
[304 Beasley Drive]
Williamson County, Tennessee
Deed Book 6318, Page 211, R.O.W.C.,TN

S82° 41' 34"E
598.54'

CENTERLINE OF DRAIN

FOUND 1/2" REBAR CHERRY

AT BOOK P8, W.C.,TN

P.U.D.E. PLAT BOOK P8, PAGE 33, R.O.W.C.,TN

15' USACE STREAM BUFFER

METAL STORAGE BUILDING

RETAINING WALL AROUND CONTAINMENT AREA

POTENTIAL LINE FROM ROOF DRAIN SYSTEM (UNCERTAIN CONNECTION)

PUBLIC DRAINAGE EASEMENT

CENTERLINE OF DRAIN

40' P.U.D.E. PLAT BOOK P8, PAGE 33, R.O.W.C.,TN

FUTURE DETENTION POND

FUTURE DETENTION POND

PUBLIC DRAINAGE EASEMENT

ASPHALT

EXISTING BUILDING LINE (TYP)

Charles R. Meek Drive

RETAINING WALL

(C 17.00)
[306 Beasley Drive]
Williamson County, Tennessee
Deed Book 4654, Page 375, R.O.W.C.,TN

Lot13
Century Industrial Park
Revision 2
Re-Subdivision of Lots 11, 12 & 13 - Section One and
Re-Subdivision of Lot 66 - Section Four
Plat Book 8, Page 33, R.O.W.C.,TN

EXISTING BUILDING TO BE REMOVED

(C 24.00)
[200 Beasley Drive]
James Allen Huskey and Marla French Huskey
Deed Book 7141, Page 722, R.O.W.C.,TN

S7° 16' 44"W
210.55'

Lot 5
Century Industrial Park
Section 1, Revision 6
(Resubdivision of Lots 4 Thru 10),
R.O.W.C.,TN

FOUND 5/8" REBAR NO CAP

Lot 9
Century Industrial Park
Section 1, Revision 6
(Resubdivision of Lots 4 Thru 10),
R.O.W.C.,TN

(C 21.00)
[300 Beasley Drive #100, 101]
Williamson County, Tennessee
Deed Book 7102, Page 165, 170,172,
R.O.W.C.,TN
130,454.072 SQFT / 2.994 AC

S7° 16' 0.1"W
521.94'

EXISTING BUILDING LINE (TYP)

MTEMC R.O.W. Easement
(Blanket)
Deed Book 727, Page 768 R.O.W.C.,TN

MATCHLINE SHEET 3

MATCHLINE SHEET 4

LOT LINE

20' WATER LINE EASEMENT (SEE GENERAL NOTE 19)

10' P.U.D.E.

323.22'
N82° 37' 09"W

EXISTING BUILDING LINE (TYP)

PROPOSED WATER UTILITIES

FOUND 1" REBAR NO CAP

FOUND 1" REBAR DISTURBED

C1

C2

299.26'
N82° 43' 29"W

Beasley Drive
60' R.O.W. (LOCAL)

Beasley Drive
60' R.O.W. (LOCAL)

EXISTING BUILDING LINE (TYP)

WILLIAMSON COUNTY SI

(C 13.00)
[310 Beasley Drive]
ns Investment Group, L.P.
: 5018, Page 218, R.O.W.C.,TN

FOUND YIPE

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

Century Industrial Park Subdivision, Final Plat, Section 1, Revision 9, Lot 13

5th Civil District of Williamson County, Franklin Tennessee
Tax Map 090 Parcels 3.02, 4.01, and 17.00

City of Franklin Project Number 8929

CHRISTOPHER LYLE GOETZ
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2660
11/05/2025

THIS PLAT HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Consolidation Plat

4 of 4

Project Number: 49222.00
November 5, 2025

This Line Is 3 Inches When Printed Full Size

\\global.gsp\data\nfna_nf06145142001\08SurveyGp\CAD\Consolidation Plat\45142_V-Plat.dwg - Chris Goetz - 11/5/2025 3:32:57 PM

File #: 21-01626

DATE: 12/11/2025

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:

Galleria Commercial Complex Subdivision, Final Plat, Revision 41, Creating 1 Commercial Lot On 5.34 Acres, Located At 1800 Galleria Boulevard. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8964
Applicant: Ted Stevenson, Ragan Smith Associates
Owner: CoolSprings Mall LLC, Jeff Curry, Rep.

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create one new commercial lot, consisting of 5.34 acres, and establish easements for the property located at 1800 Galleria Boulevard. The property is zoned Planned (PD) District and the overall site consists of 86.50 acres. The plat is being submitted in conjunction with the site plan for the new apartments that are part of the most recent revision to the Cool Springs Galleria PUD Subdivision. The site plan is tracking though the same review schedule as the plat, and is on the December 2025 Administrative Agenda. The PUD revision was approved by the Board of Mayor and Aldermen in April 2025.

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

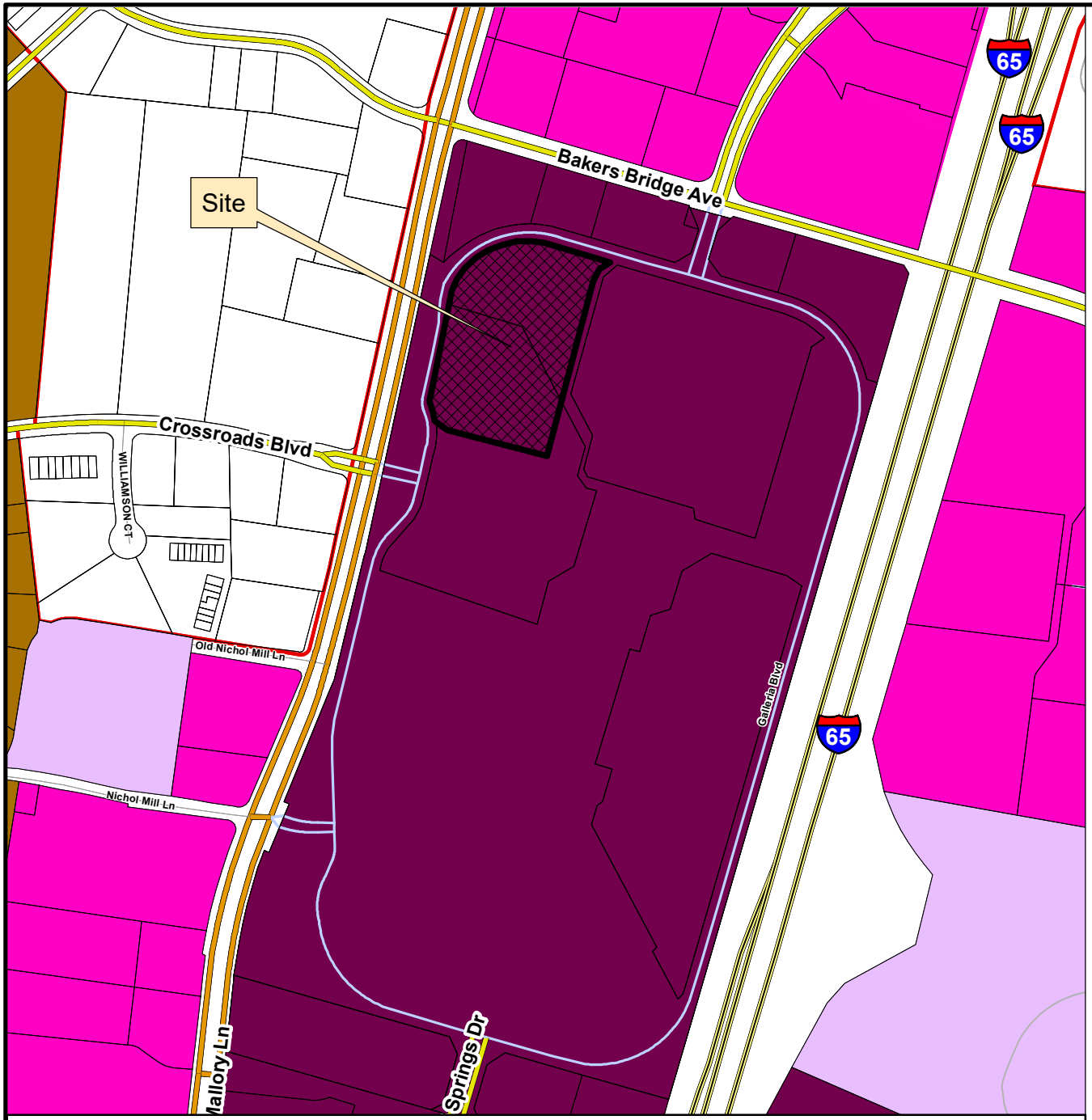
completion of that condition.
2. The City's project identification number shall be included in all correspondence with any City department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 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 Galleria Commercial Complex Subdivision Final Plat, Revision 41, with conditions. The conditions of approval are attached.



GALLERIA COMMERCIAL COMPLEX SUBDIVISION
FINAL PLAT, REVISION 41

Project Information
Existing Zoning: RC12 Regional Commerce 12
Overlay Districts: None
Site Acreage: 5.34 acres
Lots Being Created: 1

Legend

- Galleria Commercial Complex Subdivision, Lot 74
- 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: 8964

CONDITIONS OF APPROVAL:

Open Issues: 21 These issues are currently being filtered

Addressing

General Issues

17. Addressing

nathan.hollingsworth@franklintn.gov The address for lot 74 must be shown on the final plat.

The address to be used is 1786 Galleria Blvd

Engineering - Final Plat

General Issues

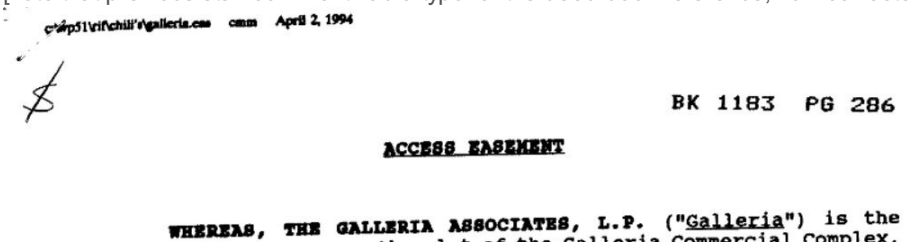
9. 0. General Information

lance.fittro@franklintn.gov Applicant shall ensure that any modifications to the site plan [COF #8930] 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.

11. C. Final Plat

lance.fittro@franklintn.gov The previous comment has not been fully-addressed. Applicant shall reflect all previously-recorded easements for the property including, but not limited to, those found in

Deed Book 1183 Page 286
[note that previous staff comment had a typo for the deed book reference, now corrected]



April 2, 1994

BK 1183 PG 286

ACCESS EASEMENT

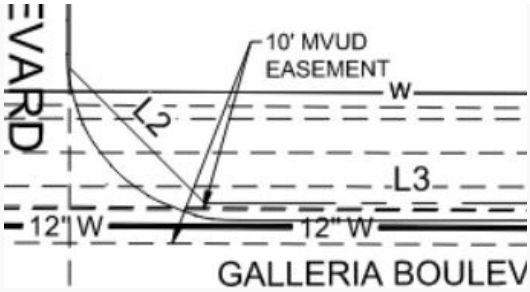
WHEREAS, THE GALLERIA ASSOCIATES, L.P. ("Galleria") is the

Note that the above list are references staff was able to find with a cursory search, and may not include additional easements or encumbrances that would be listed on a current title report.

13. C. Final Plat

lance.fittro@franklintn.gov Applicant shall provide a legend for each symbol and line type shown on the plat, and provide entries in the plat legend to clarify all abbreviations used (MUD, R.O.W.C.T., etc)
[Edited By Lance Fittro]

lance.fittro@franklintn.gov The previous comment has been partly addressed. Applicant shall provide entries in the plat legend to clarify all abbreviations used, including MVUD.



14. Public Access Easements

lance.fittro@franklintn.gov The previous comment has not been fully-addressed. Applicant shall note all proposed "Access Easements" shown on the plat as "Public Access Easements" including that shown below:



20. C. Final Plat

lance.fittro@franklintn.gov The previous comment, "*Revise wording of Note 14 such that it applies for property owner maintenance of all access easement areas as they are identified on the plat*" has not been addressed.

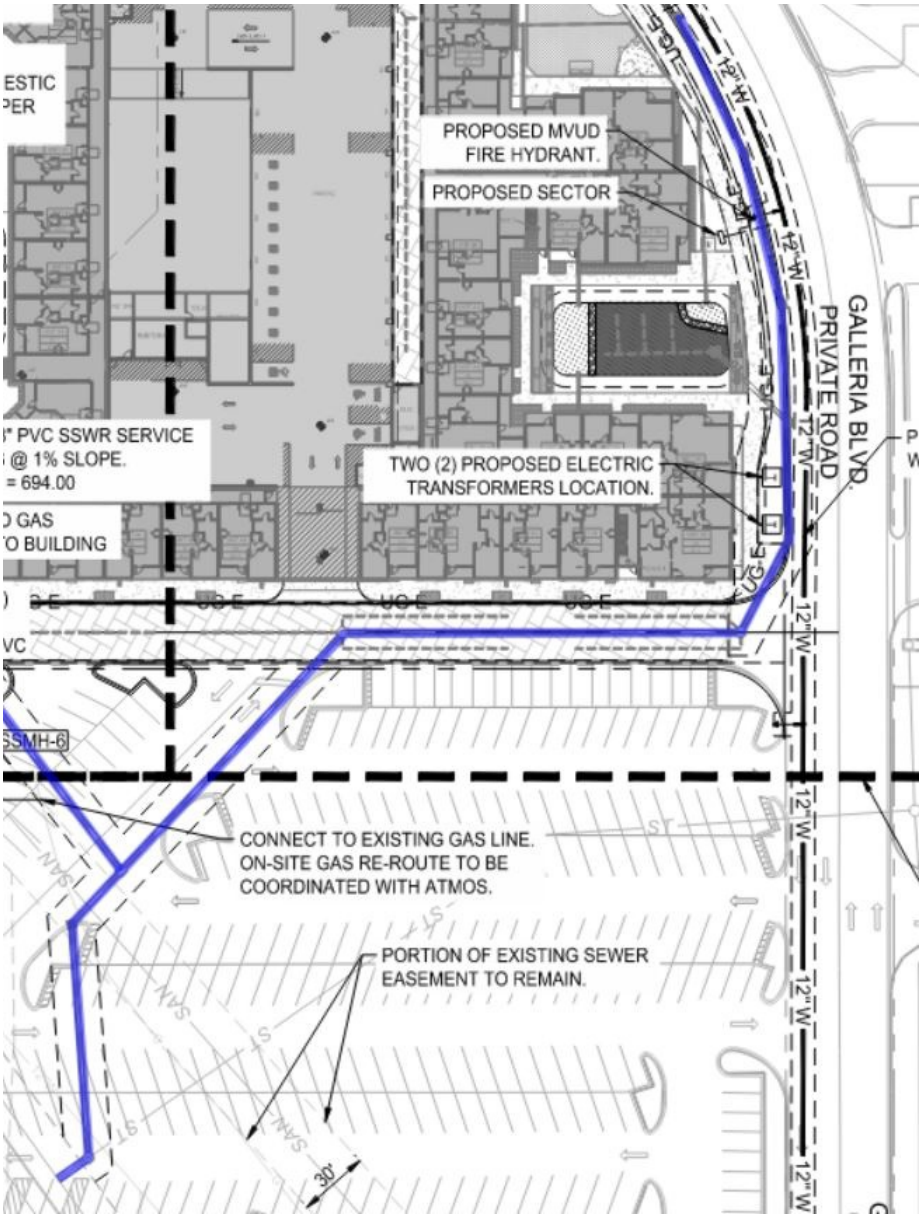
Applicant shall replace the word "Cross" with "Public" for note 14, as the public access easements are identified on the plat.

14. PUBLIC 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.

21. C. Final Plat

lance.fittro@franklintn.gov The previous comment has not been addressed. Applicant shall provide a 20' drainage easement centered on the storm line highlighted below which carries stormwater runoff from the Galleria Boulevard through the subject property:

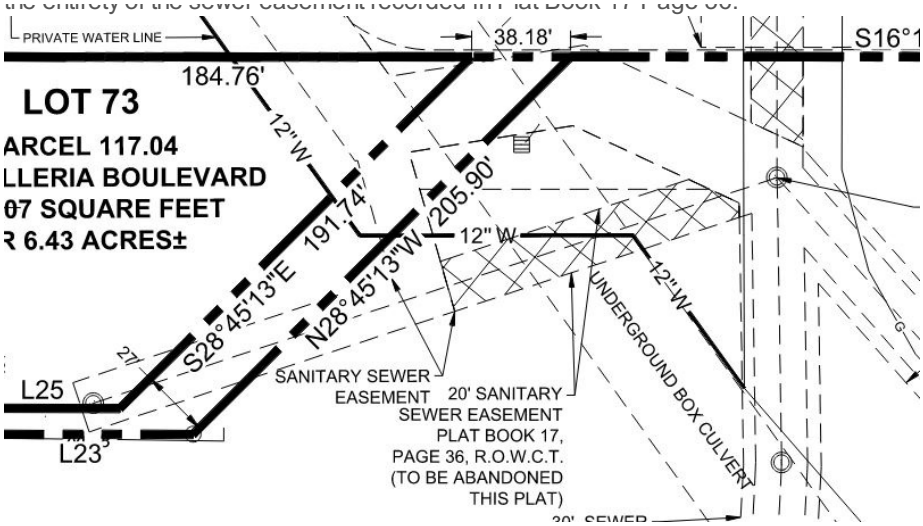




22. Relocated Sewer Main

lance.fittro@franklintn.gov The previous comment, "For the portion of public sewer main being relocated through the site, Applicant shall indicate the existing easement area and note any portion proposed for abandonment due to the relocation of the main line within the easement." has been partially addressed.

Applicant shall include reference to the hatching used in the plat legend or call-out to clearly indicate that only the hatched portion of sanitary sewer easement is being abandoned, not the entirety of the sewer easement recorded in Plat Book 17 Page 36

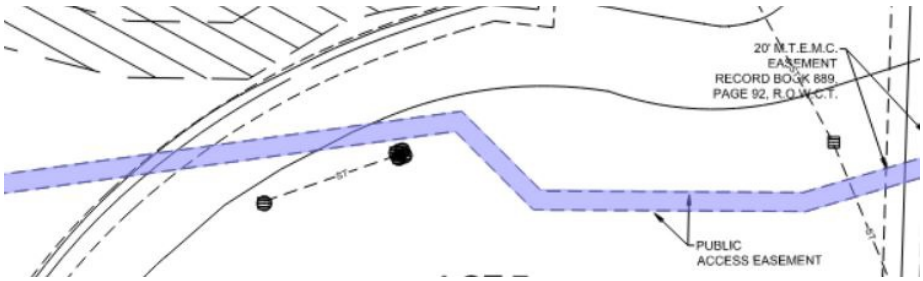


23. C. Final Plat

lance.fittro@franklintn.gov The previous comment has not been addressed. Applicant shall ensure that all permanent stormwater BMPs/Green Infrastructure are placed in Exclusive Green Infrastructure easements, **including pervious pavement areas shown on the site plan**.

25. C. Final Plat

lance.fittro@franklintn.gov The previous comment has not been fully-addressed. Applicant shall clarify either the intent or the source of the access easement shown below:



26. C. Final Plat

lance.fittro@franklintn.gov The previous comment has not been addressed. Applicant shall add the following notes to the final plat:

1. All open space shall be Public Utility, Drainage, and Access Easements and shall be maintained by the Property Owner(s) or the HOA.
2. Maintenance of all stormwater management features, including lot line swales **and box culvert(s) through private property**, shall be the responsibility of the property owner(s) or the HOA. *[revise Note 11]*
3. 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.

4. Access to Bakers Bridge Rd and Mallory Ln shall be via Galleria Blvd as shown hereon. No lots shall have access to Interstate 65.
5. General Note 7 is a duplicate of Note 6 and may be deleted.

28. C. Final Plat

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

20. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA. THE INSPECTION AND MAINTENANCE AGREEMENT AS RECORDED IN BOOK____, PAGE ____.

31. C. Final Plat

lance.fittro@franklintn.gov The previous comment has not been fully-addressed. Stream top of bank now shown on the plat (thank you). Applicant shall revise the stream name shown on the plat to be Mallory Branch rather than Spencer Creek.





MVUD Water

General Issues

38. Proposed Public water lines

kyork@mvud.org All proposed water lines and appurtenances need to be labeled as "proposed".

39. Private water lines

kyork@mvud.org All private water lines need to be noted as "private".

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklintn.gov All sureties associated with this development from site plan: **COF #8930 (Cool Springs Galleria PUD Subdivision, Site Plan, Phase 1 (NW Apartments))** are hereby transferred to this final plat as a condition of approval.

Applicant shall post sureties in the following amounts:	
I. CITY WATER	
II. CITY SEWER	**$ 433,000.00**
III. PUBLIC SIDEWALK:	**$ 213,000.00**
IV. CITY STREETS	
V. PRIVATE STREETS (INCLUDING SHARED ACCESS)	**$ 85,000.00**
VI. STREET ACCESS	**$ 10,000.00**
VII. TEMPORARY TURNAROUNDS	
VIII. TRAFFIC SIGNALS	
IX. I.T.S. ELEMENTS	
X. STORMWATER DRAINAGE	**$ 336,000.00**

X. STORMWATER DRAINAGE	**$ 350,000.00**
XI. GREEN INFRASTRUCTURE	**$ 853,000.00**

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
8" SEWER MAIN	70 LF
18" SEWER MAIN	744 LF
4' MANHOLES	1 EA
5' MANHOLES	6 EA
CONCRETE SIDEWALK (4" CLASS A, 4" BASE)	13686 SF
HANDICAP RAMP AND DETECTABLE WARNING	1 EA
SHARED OR EMERGENCY ACCESS DRIVE	660 SY
CONCRETE CURB AND GUTTER	
SIGNS/STRIPING/ETC	
NEW OR MODIFIED STREET CONNECTIONS	1 EA
15" RCP CULVERT	183 LF
18" RCP CULVERT	721 LF
24" RCP CULVERT	517 LF
SINGLE INLET / JUNCTION BOX	15 EA
DOUBLE INLET	1 EA
PERMEABLE PAVEMENT/PAVERS	11151 SF
POND OUTLET STRUCTURE	4 EA
BIORETENTION/RAIN GARDEN (Total Water Quality Treatment Volume)	14357 CF
R-Tanks (Includes assembly and installation of the R-tanks)	

[Edited By Kevin Long]

Stormwater

General Issues

33. Plats

jeff.willoughby@franklintn.gov

1. The riparian buffer zones and limits shall reflect the post construction limits. In areas where full riparian widths are not being applied label as "Zone 1 Riparian Buffer width varies". Where there are full riparian buffer zone widths keep existing labels.
2. Label the riparian buffer zones on sheet 7
3. Include mitigation areas on sheet 7 and provide sqft. Label as follows "Additional Mitigated Riparian Buffer Zone 1 (and/or Zone 2 if applicable) XXX sqft, width varies." Reference the sites buffer management plan for details of these widths and locations.

[Edited By Jeff Willoughby]

Water/Sewer

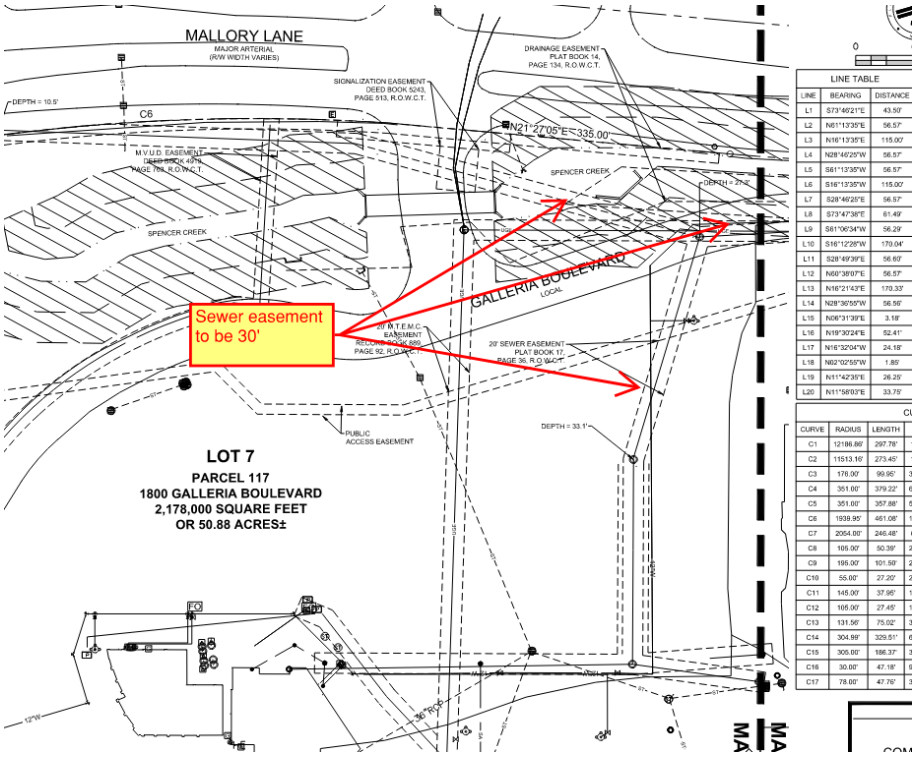
General Issues

3. Sanitary sewer

ben.mcneil@franklintn.gov The applicant failed to address the issue of the sewer depth and easement width. As the property is being platted, all sanitary sewer easements are required to meet current standards. The applicant shall verify all sewer manholes greater than 12' have a 30'

standards. The applicant shall verify all sewer manholes greater than 12" have a 30' minimum easement provided.

Below, the easement does not meet minimum requirements. The applicant shall correct.



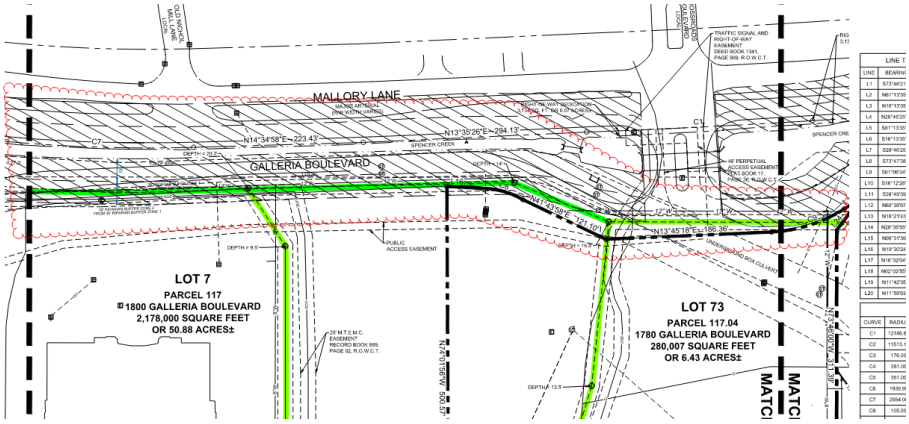
4. Sanitary sewer

ben.mcneil@franklintn.gov The applicant failed to address the issue, where sanitary sewer lines are shown on proposed plat, the line size and label of sanitary sewer shall be provided.

The information shown on plat does not clearly indicate the line work as sewer.

5. Line type and clarification

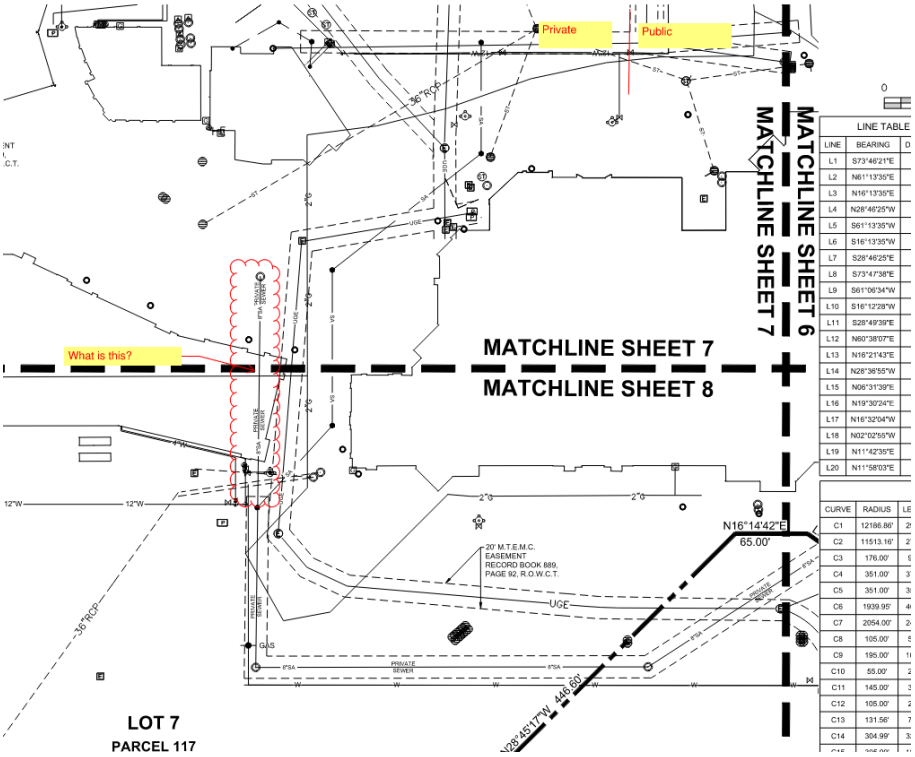
ben.mcneil@franklintn.gov The applicant failed to correct the line work for legibility. Too many line types are shown as the same, no labels indicate the utility and its unclear for verifying the easement is provided. The applicant shall indicate the utility and clarify easement lines.

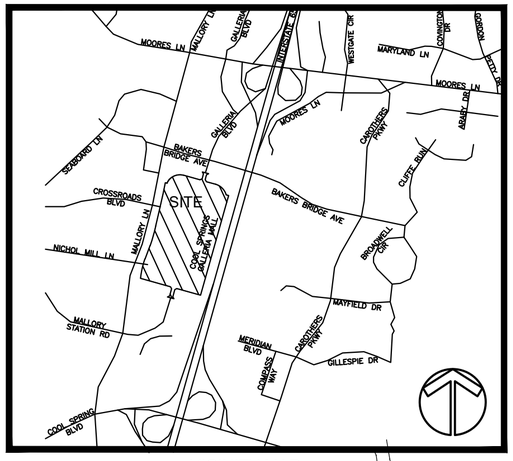


6. Private sanitary sewer

ben.mcneil@franklintn.gov The applicant appears to have added the words private to a portion of the sewer easement, but there is not any information where the dividing line is located for public/ private. The applicant shall revise sheets 7 and 8 to indicate private sewer owned and maintained by

applicant shall revise sheets 7 and 8 to indicate private sewer owned and maintained by CBL.





VICINITY MAP
(N.T.S.)

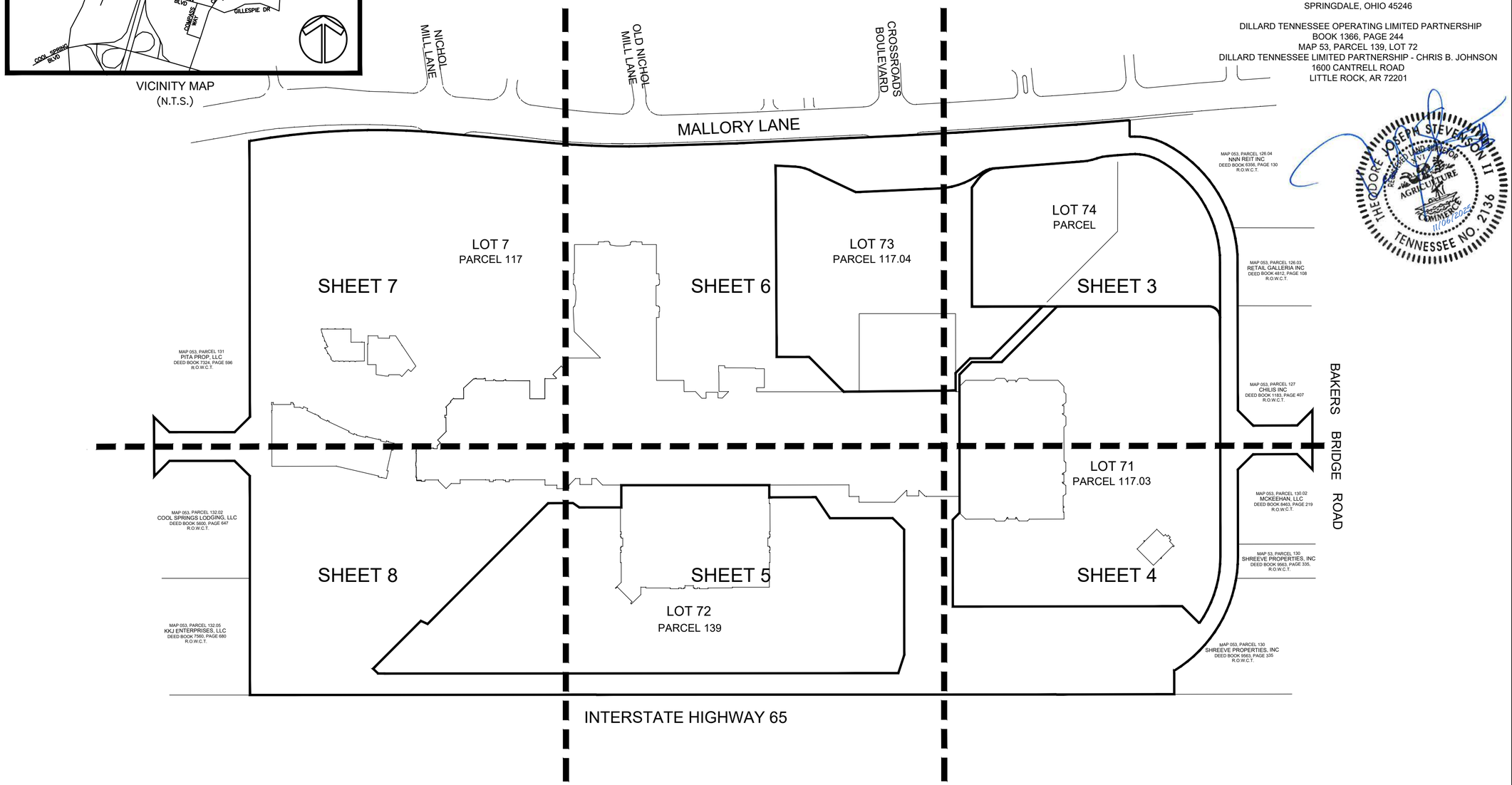
0 200 400

COOLSPRINGS MALL, LLC
BOOK 5412, PAGE 186
MAP 53, PARCEL 117, LOT 7
COOL SPRINGS EXPANSION, LLC - JEFF CURRY
2030 HAMILTON PLACE BLVD., SUITE 500
CHATTANOOGA, TN 37421
423.855.0001
jeff.curry@cblproperties.com

COOLSPRINGS EXPANSION LAND, LLC
BOOK 9062, PAGE 595
MAP 53, PARCEL 117.04, LOT 73
COOL SPRINGS EXPANSION, LLC - JEFF CURRY
2030 HAMILTON PLACE BLVD., SUITE 500
CHATTANOOGA, TN 37421
423.855.0001
jeff.curry@cblproperties.com

THE MAY DEPARTMENT STORES COMPANY
BOOK 2137, PAGE 218
MAP 53, PARCEL 117.03, LOT 71
MACY'S RETAIL HOLDINGS LLC - CHARLES DIGIOVANNA
141 PROGRESS PLACE
SPRINGDALE, OHIO 45246

DILLARD TENNESSEE OPERATING LIMITED PARTNERSHIP
BOOK 1366, PAGE 244
MAP 53, PARCEL 139, LOT 72
DILLARD TENNESSEE LIMITED PARTNERSHIP - CHRIS B. JOHNSON
1600 CANTRELL ROAD
LITTLE ROCK, AR 72201



RECORDER'S INFORMATION

TOTAL AREA= 3,768,031 SQUARE FEET OR 86.50 ACRES±

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 5412, PAGE 186, BOOK 9062, PAGE 595, BOOK 2137, PAGE 218 & BOOK 1366, PAGE 244, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RE-SUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY.

COOLSPRINGS MALL, LLC & COOLSPRINGS EXPANSION LAND, LLC

JEFF CURRY DATE

THE MAY DEPARTMENT STORES COMPANY

NAME DATE

DILLARD TENNESSEE OPERATING LIMITED PARTNERSHIP

NAME DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 18TH DAY OF JULY, 2025. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 20,000.

TED J. STEVENSON, II TN RLS NO. 2136 11/03/2025 DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT:(1) THE SEWER SYSTEM DESIGNATED IN COOL SPRINGS GALLERIA REVISION 3, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT:(1) THE WATER SYSTEM DESIGNATED IN COOL SPRINGS GALLERIA REVISION 3, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGRMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE MALLORY VALLEY UTILITY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEM.

MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF MTEMC

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

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION DATE

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

I HEREBY CERTIFY THAT:(A) THE STREETS, DRAINAGE, SIDEWALKS AND GREEN INFRASTRUCTURE DESIGNATED IN COOL SPRINGS GALLERIA REVISION 3, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (B) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, $_____ FOR SIDEWALKS AND $_____ FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN TENNESSEE

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

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

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

FINAL PLAT

GALLERIA

COMMERCIAL COMPLEX SUBDIVISION

REVISION 41

COF# 8964

1800 GALLERIA BOULEVARD

9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SCALE: 1"=200'

DATE: NOVEMBER 6, 2025 JOB NO. 24-0331

SHEET 1 of 8

RaganSmith
315 Woodland Street, Nashville, Tennessee 37206
615.244.8591; tstevenson@ragansmith.com
Ted Stevenson

G:\24-0331\1-SURVEY\PLAT\24-0331 PLAT SHEETS 1-2.DWG

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A NEW LOT AND MAKE A FIVE LOT SUBDIVISION PLAT.

2. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS RECORDING OF THE PLAT ENTITLED, GALLERIA COMMERCIAL COMPLEX, REVISION 1, OF RECORD IN PLAT BOOK 14, PAGE 134, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

3. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS RECORDING OF THE PLAT ENTITLED, GALLERIA COMMERCIAL COMPLEX, REVISION 8, OF RECORD IN PLAT BOOK 17, PAGE 36, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

4. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83.

5. SETBACKS TO BE DETERMINED BY THE FRANKLIN ZONING DEPARTMENT.

6. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0204F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470204, PANEL NO. 204, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

7. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0208F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470208, PANEL NO. 208, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

8. BEING PARCEL NUMBERS 117, 117.03, 117.04, 126.01, 126.04, & 130.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 53.

9. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

10. 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.

11. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA. DETAILS OF THESE REQUIREMENTS ARE OUTLINED IN THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES RECORDED WITH THE WILLIAMSON COUNTY REGISTER OF DEEDS OFFICE.

12. 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.

13. 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.

14. PUBLIC 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.

15. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.

16. 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.

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

18. THE MINERAL RIGHTS FOR THIS PROPERTY ARE HELD BY THE OWNER.

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

20. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA. THE INSPECTION AND MAINTENANCE AGREEMENT AS RECORDED IN BOOK____, PAGE _____.

PARKLAND INFORMATION

600 UNITS X $4,304 = $2,582,400

PHASE 1

FEES FOR 25% OF TOTAL = $645,600 PLUS 363 UNITS AT $3,228=$1,171,764 ARE DUE AT THE 1ST BUILDING PERMIT FOR RESIDENTIAL USE.

PHASE 1 OR THE 363 UNITS, IS ELIGIBLE FOR PARTIAL REIMBURSEMENT UPON THE COMPLETION OF THOSE UNITS AND ISSUANCE OF THE CERTIFICATE OF COMPLETION. THE OWNER IS ELIGIBLE TO RECEIVE ONLY 50% OF THE AMOUNT PAID FOR THOSE INITIAL DWELLING UNITS PLATTED.

PHASE 2

THE REMAINING 237 UNITS AT $3,228 WILL BE DUE AT THE BUILDING PERMIT THEN FULL REIMBURSEMENT UPON CO CAN BE INITIATED.

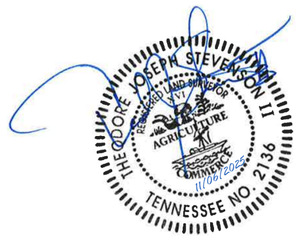
OWNERS

COOLSPRINGS MALL, LLC
BOOK 5412, PAGE 186
MAP 53, PARCEL 117, LOT 7
2030 HAMILTON PLACE BOULEVARD
SUITE 500
CHATTANOOGA, TN., 37421
CONTACT: JEFF CURRY
PHONE: 423.855.0001
jeff.curry@cblproperties.com

COOLSPRINGS EXPANSION LAND, LLC
BOOK 9062, PAGE 595
MAP 53, PARCEL 17.04, LOT 73
2030 HAMILTON PLACE BOULEVARD
SUITE 500
CHATTANOOGA, TN., 37421
CONTACT: JEFF CURRY
1-423.855.0001
jeff.curry@cblproperties.com

THE MAY DEPARTMENT STORES COMPANY
BOOK 2137, PAGE 218
MAP 53, PARCEL 117.03, LOT 71
MACY'S RETAIL HOLDINGS LLC - CHARLES DIGIOVANNA
145 PROGRESS PLACE
SPRINGDALE, OHIO, 45246

DILLARD TENNESSEE OPERATING LIMITED PARTNERSHIP
BOOK 1366, PAGE 244
MAP 53, PARCEL 139, LOT 72
DILLARD TENNESSEE LIMITED PARTNERSHIP - CHRIS B. JOHNSON
1600 CANTRELL ROAD
LITTLE ROCK, AR., 72201



LEGEND

CM(O)	CONCRETE MONUMENT (OLD)
CM(N)	CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
IR(O)	IRON ROD (OLD)
IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
	FIRE HYDRANT
	WATER VALVE
W	WATER METER
	CATCH BASIN
	AREA DRAIN
ST	STORM MANHOLE
	SANITARY SEWER MANHOLE
E	ELECTRIC BOX
P	TRANSFORMER PAD
	SIGN
	UTILITY POLE
	UTILITY POLE W/ ANCHOR
	UTILITY POLE W/ LIGHT
	GAS VALVE
G	GAS METER
—P—	OVERHEAD ELECTRIC POWER LINE
—SA—	SANITARY SEWER LINE
—G—	GAS LINE
—W—	WATER LINE
–UGE–	UNDERGROUND ELECTRIC LINE
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
123	STREET ADDRESS
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

G:\24-033111-SURVEY\PLAT\24-0331 PLAT SHEETS 1-2.DWG

FINAL PLAT

GALLERIA

COMMERCIAL COMPLEX SUBDIVISION

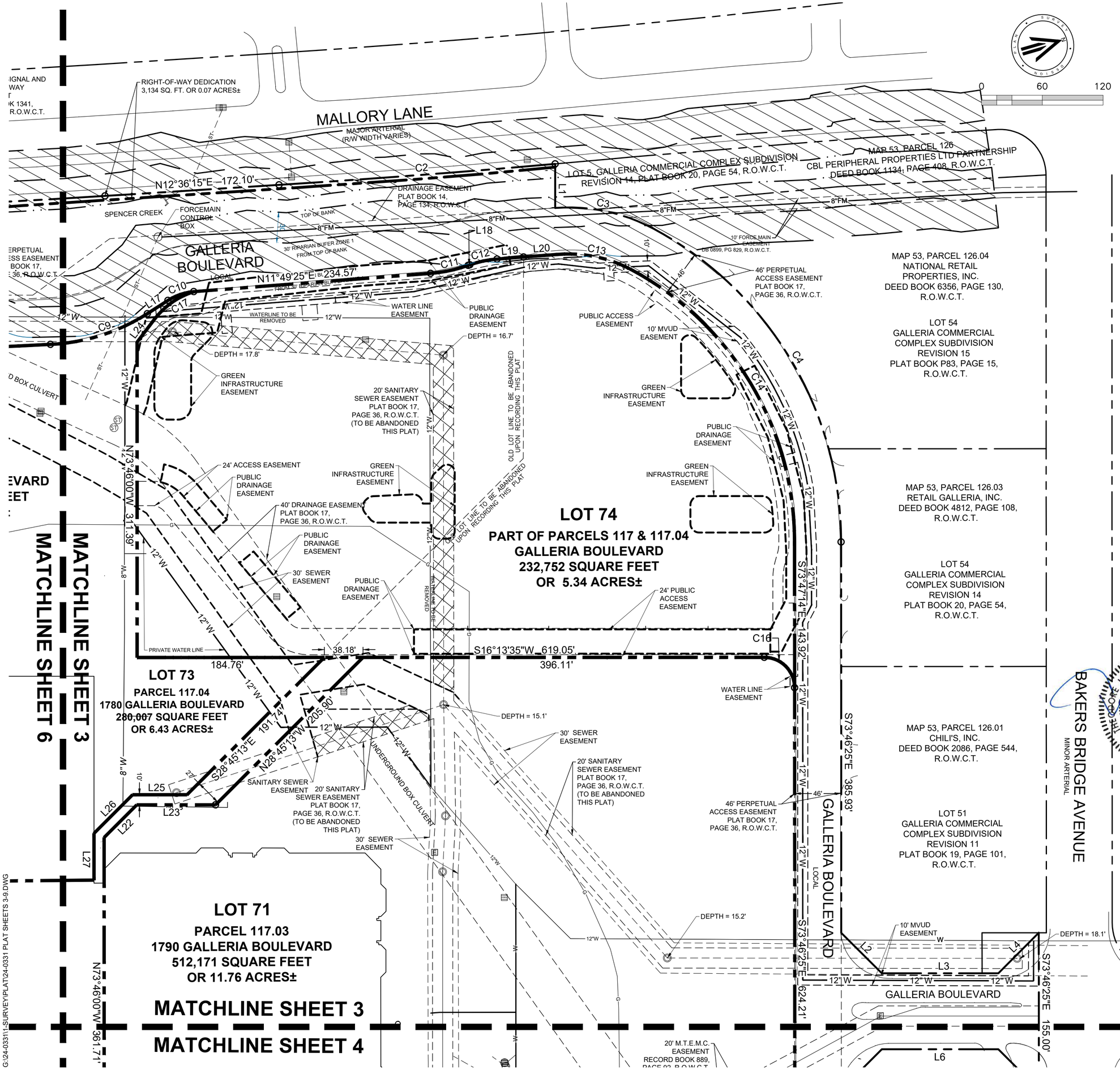
REVISION 41
COF# 8964

1800 GALLERIA BOULEVARD

9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=100'
DATE: NOVEMBER 6, 2025 JOB NO. 24-0331

RaganSmith
315 Woodland Street, Nashville, Tennessee 37206
615.244.8591; tstevenson@ragansmith.com
Ted Stevenson

SHEET 2 of 8



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S73°46'21"E	43.50'
L2	N61°13'35"E	56.57'
L3	N16°13'35"E	115.00'
L4	N28°46'25"W	56.57'
L5	S61°13'35"W	56.57'
L6	S16°13'35"W	115.00'
L7	S28°46'25"E	56.57'
L8	S73°47'38"E	61.49'
L9	S61°06'34"W	56.29'
L10	S16°12'28"W	170.04'
L11	S28°49'39"E	56.60'
L12	N60°38'07"E	56.57'
L13	N16°21'43"E	170.33'
L14	N28°36'55"W	56.56'
L15	N06°31'39"E	3.18'
L16	N19°30'24"E	52.41'
L17	N16°32'04"W	24.18'
L18	N02°02'55"W	1.85'
L19	N11°42'35"E	26.25'
L20	N11°58'03"E	33.75'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N28°46'00"W	25.10'
L22	N28°46'00"W	45.58'
L23	N16°14'00"E	77.78'
L24	N36°34'22"W	28.77'
L25	S16°14'00"W	53.74'
L26	S28°46'00"E	53.86'
L27	S73°46'00"E	46.17'
L28	S73°45'18"E	32.00'
L29	N61°19'39"E	42.44'
L30	S55°47'26"E	50.10'
L31	S17°52'37"W	16.08'
L32	S59°45'07"W	18.01'
L33	N41°14'43"E	19.16'
L34	N51°04'42"E	19.55'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C1	12186.86'	297.78'	1°24'00"	148.90'	297.78'	N13°21'00"E
C2	11513.16'	273.45'	1°21'39"	136.73'	273.45'	N11°54'24"E
C3	176.00'	99.95'	32°32'15"	51.36'	98.61'	N28°02'32"E
C4	351.00'	379.22'	61°54'07"	210.49'	361.04'	N75°16'54"E
C5	351.00'	357.88'	58°25'09"	196.24'	342.58'	S44°33'59"E
C6	1939.95'	461.08'	13°37'05"	231.63'	460.00'	N13°17'14"E
C7	2054.00'	246.48'	6°52'32"	123.39'	246.34'	N18°02'11"E
C8	105.00'	50.39'	27°29'40"	25.69'	49.90'	N33°17'31"E
C9	195.00'	101.50'	29°49'24"	51.93'	100.36'	N01°20'45"W
C10	55.00'	27.20'	28°20'03"	13.88'	26.92'	N02°32'23"W
C11	145.00'	37.95'	14°59'47"	19.09'	37.84'	N04°14'30"E
C12	105.00'	27.45'	14°58'48"	13.80'	27.37'	N04°19'57"E
C13	131.56'	75.02'	32°40'29"	38.56'	74.01'	N27°52'31"E
C14	304.99'	329.51'	61°54'07"	182.90'	313.71'	N75°16'59"E
C15	305.00'	186.37'	35°00'37"	96.20'	183.48'	S56°14'24"E
C16	30.00'	47.18'	90°06'11"	30.05'	42.46'	S61°15'22"W
C17	78.00'	47.76'	35°04'49"	24.65'	47.01'	N18°42'21"W

JOSEPH STEVENSON II
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
11/07/2025
TENNESSEE NO. 2136

FINAL PLAT

GALLERIA

COMMERCIAL COMPLEX SUBDIVISION

REVISION 41

COF# 8964

1800 GALLERIA BOULEVARD

9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SCALE: 1"= 60'

DATE: NOVEMBER 6, 2025 JOB NO. 24-0331

RaganSmith
315 Woodland Street, Nashville, Tennessee 37206
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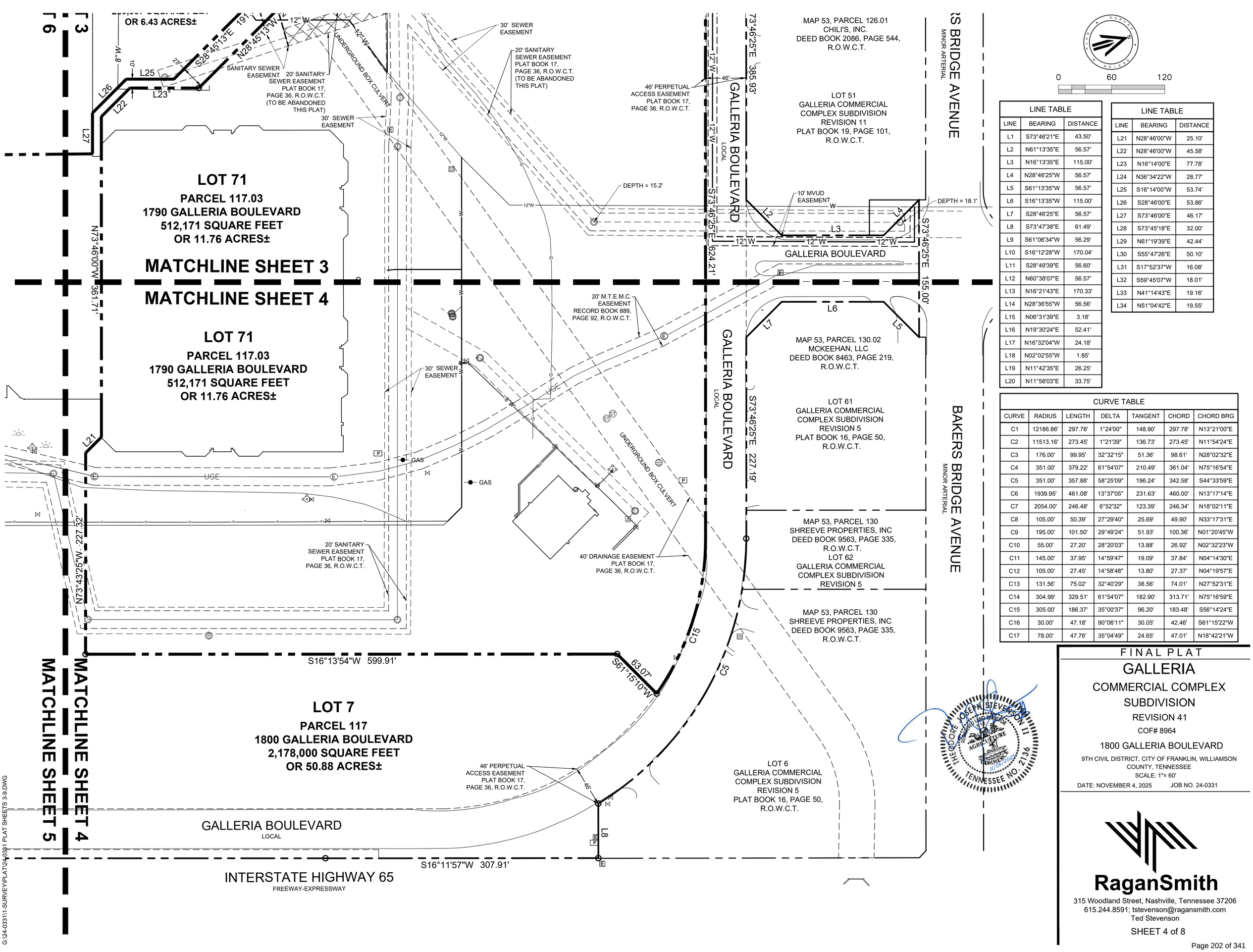
Ted Stevenson

SHEET 3 of 8

G:\24-033\1-SURVEY\PLAT\24-0331 PLAT SHEETS 3-9.DWG



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C2	11513.16'	273.45'	1°21'39"	136.73'	273.45'	N11°54'24"E
C3	176.00'	99.95'	32°32'15"	51.36'	98.61'	N28°02'32"E
C4	351.00'	379.22'	61°54'07"	210.49'	361.04'	N75°16'54"E
C5	351.00'	357.88'	58°25'09"	196.24'	342.58'	S44°33'59"E
C6	1939.95'	461.08'	13°37'05"	231.63'	460.00'	N13°17'14"E
C7	2054.00'	246.48'	6°52'32"	123.39'	246.34'	N18°02'11"E
C8	105.00'	50.39'	27°29'40"	25.69'	49.90'	N33°17'31"E
C9	195.00'	101.50'	29°49'24"	51.93'	100.36'	N01°20'45"W
C10	55.00'	27.20'	28°20'03"	13.88'	26.92'	N02°32'23"W
C11	145.00'	37.95'	14°59'47"	19.09'	37.84'	N04°14'30"E
C12	105.00'	27.45'	14°58'48"	13.80'	27.37'	N04°19'57"E
C13	131.56'	75.02'	32°40'29"	38.56'	74.01'	N27°52'31"E
C14	304.99'	329.51'	61°54'07"	182.90'	313.71'	N75°16'59"E
C15	305.00'	186.37'	35°00'37"	96.20'	183.48'	S56°14'24"E
C16	30.00'	47.18'	90°06'11"	30.05'	42.46'	S61°15'22"W
C17	78.00'	47.76'	35°04'49"	24.65'	47.01'	N18°42'21"W

THEODORE JOSEPH STEVENSON III
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE
11/06/2025
TENNESSEE NO. 2136

FINAL PLAT

GALLERIA

COMMERCIAL COMPLEX SUBDIVISION

REVISION 41

COF# 8964

1800 GALLERIA BOULEVARD

9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SCALE: 1"= 60'

DATE: NOVEMBER 4, 2025 JOB NO. 24-0331

RaganSmith
315 Woodland Street, Nashville, Tennessee 37206
615.244.8591; tstevenson@ragansmith.com
Ted Stevenson

SHEET 4 of 8

G:\24-0331\1-SURVEY\PLAT\24-0331 PLAT SHEETS 3-9.DWG

MATCHLINE SHEET 7

MATCHLINE SHEET 6

MATCHLINE SHEET 6

MATCHLINE SHEET 5

MATCHLINE SHEET 8

MATCHLINE SHEET 5

MATCHLINE SHEET 4

MATCHLINE SHEET 5

S15°42'00"W 293.06'

L27

N73°46'00"W 361.71'

N16°14'42"E 386.96'

N16°14'42"E
65.00'

L34

N16°14'42"E
110.00'

N73°45'18"W
58.00'

L28

N16°14'42"E
122.00'

N72°14'42"E
66.14'

N16°13'38"E 163.63'

L29

L21

PRIVATE SEWER

8"SA

20' SANITARY SEWER EASEMENT PLAT BOOK 17, PAGE 36, R.O.W.C.T. (TO BE ABANDONED)

30' SEWER EASEMENT

UGE

LOT 72

PARCEL 139
1796 GALLERIA BOULEVARD
526,732 SQUARE FEET
OR 12.09 ACRES±

20' M.T.E.M.C. EASEMENT RECORD BOOK 889, PAGE 92, R.O.W.C.T.

S73°45'18"E 327.96'

N73°43'25"W 227.32'

L30

46' PERPETUAL ACCESS EASEMENT PLAT BOOK 17, PAGE 36, R.O.W.C.T.

46'

S16°15'02"W 1344.37'

GALLERIA BOULEVARD
LOCAL

S16°15'13"W 1202.97'

INTERSTATE HIGHWAY 65
FREEWAY-EXPRESSWAY

0 60 120

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S73°46'21"E	43.50'
L2	N61°13'35"E	56.57'
L3	N16°13'35"E	115.00'
L4	N28°46'25"W	56.57'
L5	S61°13'35"W	56.57'
L6	S16°13'35"W	115.00'
L7	S28°46'25"E	56.57'
L8	S73°47'38"E	61.49'
L9	S61°06'34"W	56.29'
L10	S16°12'28"W	170.04'
L11	S28°49'39"E	56.60'
L12	N60°38'07"E	56.57'
L13	N16°21'43"E	170.33'
L14	N28°36'55"W	56.56'
L15	N06°31'39"E	3.18'
L16	N19°30'24"E	52.41'
L17	N16°32'04"W	24.18'
L18	N02°02'55"W	1.85'
L19	N11°42'35"E	26.25'
L20	N11°58'03"E	33.75'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N28°46'00"W	25.10'
L22	N28°46'00"W	45.58'
L23	N16°14'00"E	77.78'
L24	N36°34'22"W	28.77'
L25	S16°14'00"W	53.74'
L26	S28°46'00"E	53.86'
L27	S73°46'00"E	46.17'
L28	S73°45'18"E	32.00'
L29	N61°19'39"E	42.44'
L30	S55°47'26"E	50.10'
L31	S17°52'37"W	16.08'
L32	S59°45'07"W	18.01'
L33	N41°14'43"E	19.16'
L34	N51°04'42"E	19.55'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C1	12186.86'	297.78'	1°24'00"	148.90'	297.78'	N13°21'00"E
C2	11513.16'	273.45'	1°21'39"	136.73'	273.45'	N11°54'24"E
C3	176.00'	99.95'	32°32'15"	51.36'	98.61'	N28°02'32"E
C4	351.00'	379.22'	61°54'07"	210.49'	361.04'	N75°16'54"E
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C11	145.00'	37.95'	14°59'47"	19.09'	37.84'	N04°14'30"E
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C13	131.56'	75.02'	32°40'29"	38.56'	74.01'	N27°52'31"E
C14	304.99'	329.51'	61°54'07"	182.90'	313.71'	N75°16'59"E
C15	305.00'	186.37'	35°00'37"	96.20'	183.48'	S56°14'24"E
C16	30.00'	47.18'	90°06'11"	30.05'	42.46'	S61°15'22"W
C17	78.00'	47.76'	35°04'49"	24.65'	47.01'	N18°42'21"W

THEODORE JOSEPH STEVENSON II
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
AGRICULTURE
COMMISSIONED
11/06/2025
TENNESSEE NO. 2136

FINAL PLAT

GALLERIA

COMMERCIAL COMPLEX SUBDIVISION

REVISION 41

COF# 8964

1800 GALLERIA BOULEVARD

9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

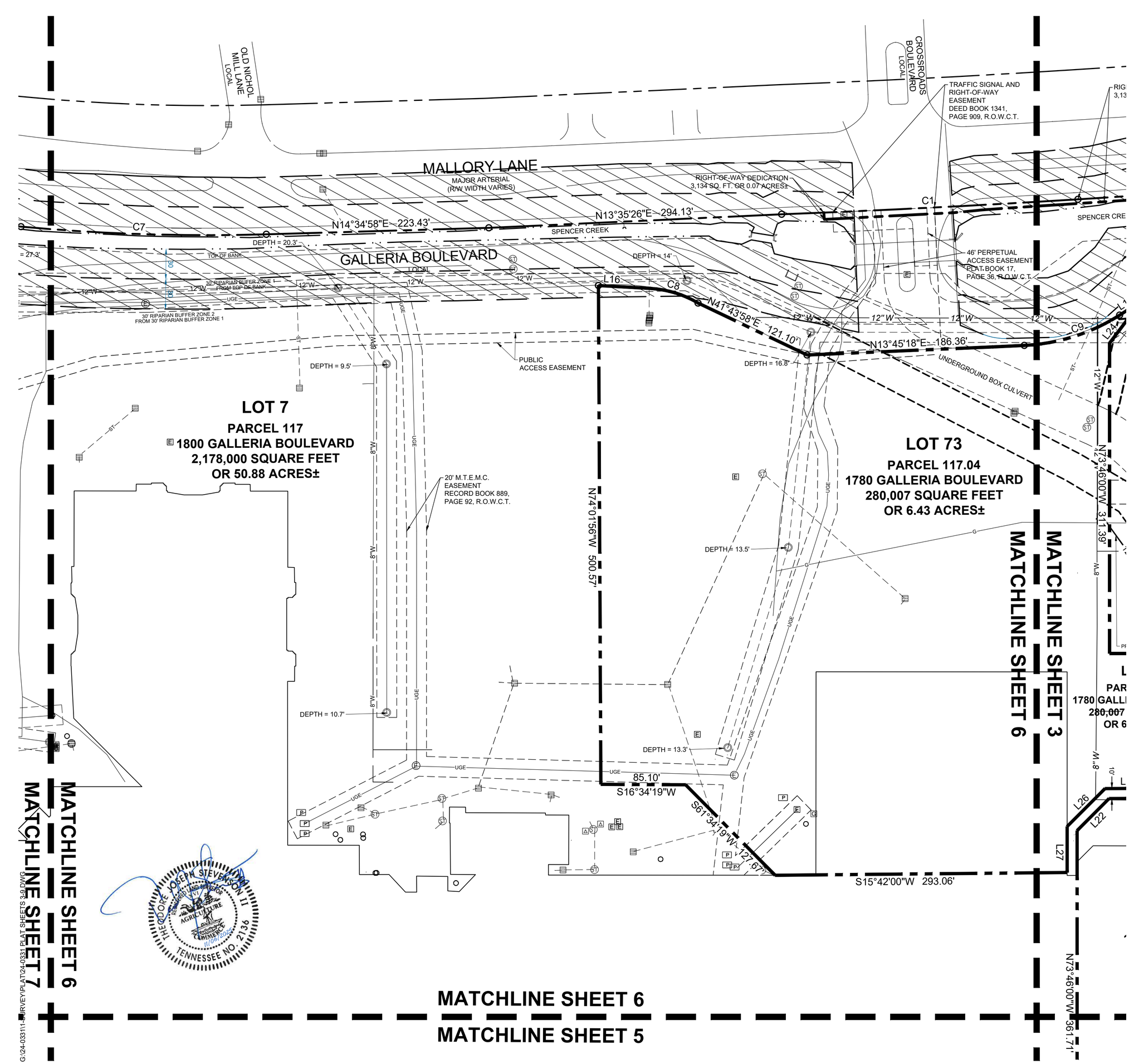
SCALE: 1"= 60'

DATE: NOVEMBER 6, 2025 JOB NO. 24-0331

RaganSmith
315 Woodland Street, Nashville, Tennessee 37206
615.244.8591; tstevenson@raganssmith.com
Ted Stevenson

SHEET 5 of 8

G:\24-033111-SURVEY\PLAT\24-0331 PLAT SHEETS 3-9.DWG



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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S73°46'21"E	43.50'
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L6	S16°13'35"W	115.00'
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L8	S73°47'38"E	61.49'
L9	S61°06'34"W	56.29'
L10	S16°12'28"W	170.04'
L11	S28°49'39"E	56.60'
L12	N60°38'07"E	56.57'
L13	N16°21'43"E	170.33'
L14	N28°36'55"W	56.56'
L15	N06°31'39"E	3.18'
L16	N19°30'24"E	52.41'
L17	N16°32'04"W	24.18'
L18	N02°02'55"W	1.85'
L19	N11°42'35"E	26.25'
L20	N11°58'03"E	33.75'

LINE TABLE		
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L23	N16°14'00"E	77.78'
L24	N36°34'22"W	28.77'
L25	S16°14'00"W	53.74'
L26	S28°46'00"E	53.86'
L27	S73°46'00"E	46.17'
L28	S73°45'18"E	32.00'
L29	N61°19'39"E	42.44'
L30	S55°47'26"E	50.10'
L31	S17°52'37"W	16.08'
L32	S59°45'07"W	18.01'
L33	N41°14'43"E	19.16'
L34	N51°04'42"E	19.55'

CURVE TABLE						
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C4	351.00'	379.22'	61°54'07"	210.49'	361.04'	N75°16'54"E
C5	351.00'	357.88'	58°25'09"	196.24'	342.58'	S44°33'59"E
C6	1939.95'	461.08'	13°37'05"	231.63'	460.00'	N13°17'14"E
C7	2054.00'	246.48'	6°52'32"	123.39'	246.34'	N18°02'11"E
C8	105.00'	50.39'	27°29'40"	25.69'	49.90'	N33°17'31"E
C9	195.00'	101.50'	29°49'24"	51.93'	100.36'	N01°20'45"W
C10	55.00'	27.20'	28°20'03"	13.88'	26.92'	N02°32'23"W
C11	145.00'	37.95'	14°59'47"	19.09'	37.84'	N04°14'30"E
C12	105.00'	27.45'	14°58'48"	13.80'	27.37'	N04°19'57"E
C13	131.56'	75.02'	32°40'29"	38.56'	74.01'	N27°52'31"E
C14	304.99'	329.51'	61°54'07"	182.90'	313.71'	N75°16'59"E
C15	305.00'	186.37'	35°00'37"	96.20'	183.48'	S56°14'24"E
C16	30.00'	47.18'	90°06'11"	30.05'	42.46'	S61°15'22"W
C17	78.00'	47.76'	35°04'49"	24.65'	47.01'	N18°42'21"W

THEODORE JOSEPH STEVENSON II
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
TENNESSEE NO. 2136
11/06/2025

FINAL PLAT

GALLERIA

COMMERCIAL COMPLEX
SUBDIVISION
REVISION 41
COF#8964

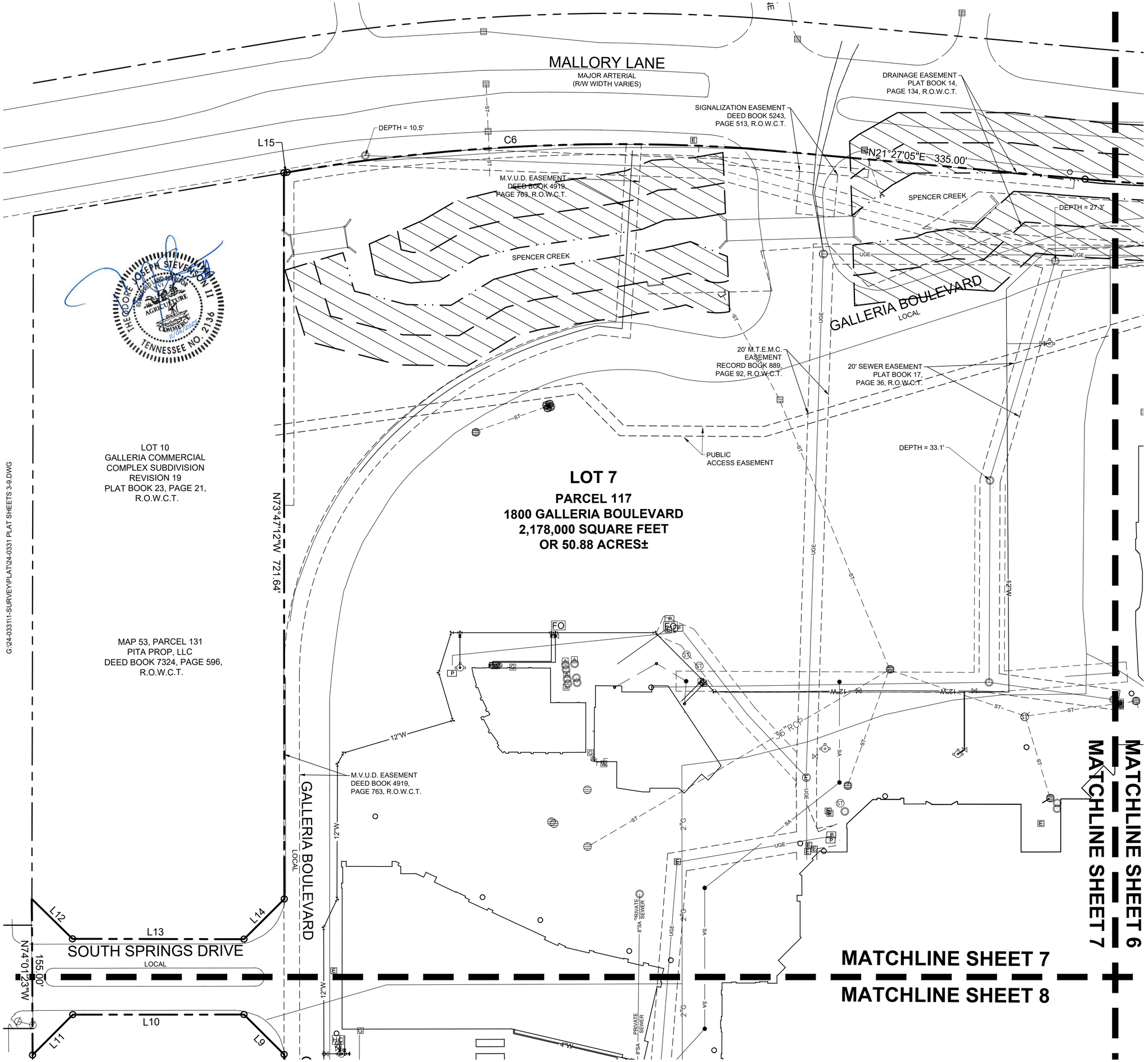
1800 GALLERIA BOULEVARD

9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"= 60'
DATE: NOVEMBER 6, 2025 JOB NO. 24-0331

RaganSmith
315 Woodland Street, Nashville, Tennessee 37206
615.244.8591; tstevenson@ragansmith.com
Ted Stevenson

SHEET 6 of 8

G:\24-033\11-SURVEY\PLAT\24-0331 PLAT SHEETS 3-9.DWG



THE COOKE JOSEPH STEVENSON III
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
AGRICULTURE
COMMERCE
11/06/2025
TENNESSEE NO. 2136

G:\24-033\11-SURVEY\PLAT\24-0331 PLAT SHEETS 3-9.DWG

0 60 120

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S73°46'21"E	43.50'
L2	N61°13'35"E	56.57'
L3	N16°13'35"E	115.00'
L4	N28°46'25"W	56.57'
L5	S61°13'35"W	56.57'
L6	S16°13'35"W	115.00'
L7	S28°46'25"E	56.57'
L8	S73°47'38"E	61.49'
L9	S61°06'34"W	56.29'
L10	S16°12'28"W	170.04'
L11	S28°49'39"E	56.60'
L12	N60°38'07"E	56.57'
L13	N16°21'43"E	170.33'
L14	N28°36'55"W	56.56'
L15	N06°31'39"E	3.18'
L16	N19°30'24"E	52.41'
L17	N16°32'04"W	24.18'
L18	N02°02'55"W	1.85'
L19	N11°42'35"E	26.25'
L20	N11°58'03"E	33.75'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N28°46'00"W	25.10'
L22	N28°46'00"W	45.58'
L23	N16°14'00"E	77.78'
L24	N36°34'22"W	28.77'
L25	S16°14'00"W	53.74'
L26	S28°46'00"E	53.86'
L27	S73°46'00"E	46.17'
L28	S73°45'18"E	32.00'
L29	N61°19'39"E	42.44'
L30	S55°47'26"E	50.10'
L31	S17°52'37"W	16.08'
L32	S59°45'07"W	18.01'
L33	N41°14'43"E	19.16'
L34	N51°04'42"E	19.55'

CURVE TABLE						
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C1	12186.86'	297.78'	1°24'00"	148.90'	297.78'	N13°21'00"E
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C3	176.00'	99.95'	32°32'15"	51.36'	98.61'	N28°02'32"E
C4	351.00'	379.22'	61°54'07"	210.49'	361.04'	N75°16'54"E
C5	351.00'	357.88'	58°25'09"	196.24'	342.58'	S44°33'59"E
C6	1939.95'	461.08'	13°37'05"	231.63'	460.00'	N13°17'14"E
C7	2054.00'	246.48'	6°52'32"	123.39'	246.34'	N18°02'11"E
C8	105.00'	50.39'	27°29'40"	25.69'	49.90'	N33°17'31"E
C9	195.00'	101.50'	29°49'24"	51.93'	100.36'	N01°20'45"W
C10	55.00'	27.20'	28°20'03"	13.88'	26.92'	N02°32'23"W
C11	145.00'	37.95'	14°59'47"	19.09'	37.84'	N04°14'30"E
C12	105.00'	27.45'	14°58'48"	13.80'	27.37'	N04°19'57"E
C13	131.56'	75.02'	32°40'29"	38.56'	74.01'	N27°52'31"E
C14	304.99'	329.51'	61°54'07"	182.90'	313.71'	N75°16'59"E
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C16	30.00'	47.18'	90°06'11"	30.05'	42.46'	S61°15'22"W
C17	78.00'	47.76'	35°04'49"	24.65'	47.01'	N18°42'21"W

FINAL PLAT

GALLERIA

COMMERCIAL COMPLEX
SUBDIVISION
REVISION 41
COF# 8964
1800 GALLERIA BOULEVARD
9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"= 60'
DATE: NOVEMBER 6, 2025 JOB NO. 24-0331

RaganSmith
315 Woodland Street, Nashville, Tennessee 37206
615.244.8591; tstevenson@ragansmith.com
Ted Stevenson

SHEET 7 of 8

PITA PROP, LLC
DEED BOOK 7324, PAGE 596,
R.O.W.C.T.

THEODORE JOSEPH STEVENSON II
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
AGRICULTURE
COMMERCE
TENNESSEE NO. 2136
10/17/2025

GALLERIA BOULEVARD
LOCAL

M.V.U.D. EASEMENT
DEED BOOK 4919,
PAGE 763, R.O.W.C.T.

SOUTH SPRINGS DRIVE
LOCAL

N74°01'23"W 155.00'

L12 L13 L14

L10 L11 L9

MAP 53, PARCEL 132.02
COOL SPRINGS LODGING, LLC
DEED BOOK 5600, PAGE 647,
R.O.W.C.T.

LOT 9
GALLERIA COMMERCIAL
COMPLEX SUBDIVISION
REVISION 36
PLAT BOOK 59, PAGE 27,
R.O.W.C.T.

MAP 53, PARCEL 132.05
KKJ ENTERPRISES, LLC
DEED BOOK 7560, PAGE 680,
R.O.W.C.T.

LOT 92
GALLERIA COMMERCIAL
COMPLEX SUBDIVISION
REVISION 16
PLAT BOOK 21, PAGE 38,
R.O.W.C.T.

N73°43'14"W 572.89'

MATCHLINE SHEET 7
MATCHLINE SHEET 8

MATCHLINE SHEET 6
MATCHLINE SHEET 7

MATCHLINE SHEET 5
MATCHLINE SHEET 8

LOT 7
PARCEL 117
1800 GALLERIA BOULEVARD
2,178,000 SQUARE FEET
OR 50.88 ACRES±

LOT 72
PARCEL 139
1796 GALLERIA BOULEVARD
526,732 SQUARE FEET
OR 12.09 ACRES±

N28°45'17"W 446.60'

N28°41'32"W 176.88'

L33 L32 L31

N16°14'42"E
65.00'

20' M.T.E.M.C.
EASEMENT
RECORD BOOK 889,
PAGE 92, R.O.W.C.T.

46' PERPETUAL
ACCESS EASEMENT
PLAT BOOK 17,
PAGE 36, R.O.W.C.T.

M.V.U.D. EASEMENT
DEED BOOK 4919,
PAGE 763, R.O.W.C.T.

GALLERIA BOULEVARD
LOCAL

S16°14'55"W 906.09'

INTERSTATE HIGHWAY 65
FREEWAY-EXPRESSWAY

36"RCP
12"W
2"G
8"SA
PRIVATE SEWER
UGE
ST
SA
GAS
W
E
P
M
G

0 60 120

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S73°46'21"E	43.50'
L2	N61°13'35"E	56.57'
L3	N16°13'35"E	115.00'
L4	N28°46'25"W	56.57'
L5	S61°13'35"W	56.57'
L6	S16°13'35"W	115.00'
L7	S28°46'25"E	56.57'
L8	S73°47'38"E	61.49'
L9	S61°06'34"W	56.29'
L10	S16°12'28"W	170.04'
L11	S28°49'39"E	56.60'
L12	N60°38'07"E	56.57'
L13	N16°21'43"E	170.33'
L14	N28°36'55"W	56.56'
L15	N06°31'39"E	3.18'
L16	N19°30'24"E	52.41'
L17	N16°32'04"W	24.18'
L18	N02°02'55"W	1.85'
L19	N11°42'35"E	26.25'
L20	N11°58'03"E	33.75'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N28°46'00"W	25.10'
L22	N28°46'00"W	45.58'
L23	N16°14'00"E	77.78'
L24	N36°34'22"W	28.77'
L25	S16°14'00"W	53.74'
L26	S28°46'00"E	53.86'
L27	S73°46'00"E	46.17'
L28	S73°45'18"E	32.00'
L29	N61°19'39"E	42.44'
L30	S55°47'26"E	50.10'
L31	S17°52'37"W	16.08'
L32	S59°45'07"W	18.01'
L33	N41°14'43"E	19.16'
L34	N51°04'42"E	19.55'

CURVE TABLE						
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C4	351.00'	379.22'	61°54'07"	210.49'	361.04'	N75°16'54"E
C5	351.00'	357.88'	58°25'09"	196.24'	342.58'	S44°33'59"E
C6	1939.95'	461.08'	13°37'05"	231.63'	460.00'	N13°17'14"E
C7	2054.00'	246.48'	6°52'32"	123.39'	246.34'	N18°02'11"E
C8	105.00'	50.39'	27°29'40"	25.69'	49.90'	N33°17'31"E
C9	195.00'	101.50'	29°49'24"	51.93'	100.36'	N01°20'45"W
C10	55.00'	27.20'	28°20'03"	13.88'	26.92'	N02°32'23"W
C11	145.00'	37.95'	14°59'47"	19.09'	37.84'	N04°14'30"E
C12	105.00'	27.45'	14°58'48"	13.80'	27.37'	N04°19'57"E
C13	131.56'	75.02'	32°40'29"	38.56'	74.01'	N27°52'31"E
C14	304.99'	329.51'	61°54'07"	182.90'	313.71'	N75°16'59"E
C15	305.00'	186.37'	35°00'37"	96.20'	183.48'	S56°14'24"E
C16	30.00'	47.18'	90°06'11"	30.05'	42.46'	S61°15'22"W
C17	78.00'	47.76'	35°04'49"	24.65'	47.01'	N18°42'21"W

FINAL PLAT

GALLERIA

COMMERCIAL COMPLEX
SUBDIVISION
REVISION 41

COF# 8964

1800 GALLERIA BOULEVARD
9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"= 60'
DATE: NOVEMBER 6, 2025 JOB NO. 24-0331

RaganSmith
315 Woodland Street, Nashville, Tennessee 37206
615.244.8591; tstevenson@ragansmith.com
Ted Stevenson

SHEET 8 of 8

G:\24-0331\1-SURVEY\PLAT\24-0331 PLAT SHEETS 3-9.DWG

File #: 21-01624

DATE: 12/11/2025

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:

Margin District Subdivision, Final Plat, Creating 1 Mixed-Use Lot, On 2.02 Acres, Located At 314 Cummins Street And 713, 717, 735, 805, 811, And 813 Columbia Avenue. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8963
Applicant: Eddie Campbell, Dale and Associates
Owner: AIG, J. DEVIN McCLENDON, Rep.

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create one lot by consolidating nine existing parcels, establishing easements and adjusting right of way for property located along Columbia Avenue between Church Street and Blackburn Street. The property consists of 2.02 acres and is zoned Central Commercial (CC) District. The plat is part of the Margin District Subdivision development, which is a mixed-use development offering both residential and retail/commercial spaces. The site plan for this is currently tracking through the review process and is at the one-stop submittal stage. The plat cannot be recorded with the County until the site plan has received final approval.

PROCEDURAL REQUIREMENTS:
1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or

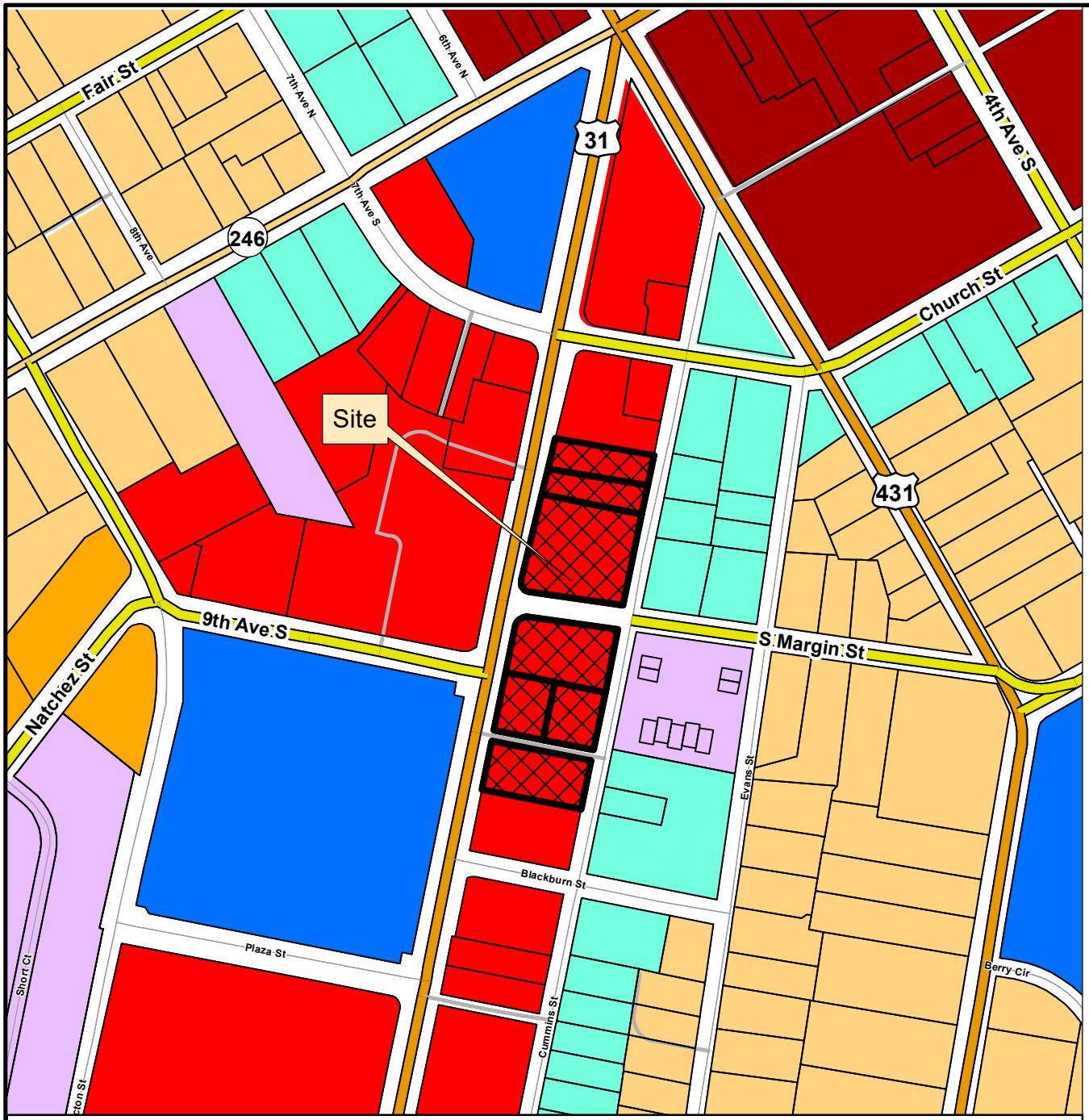
completion of that condition.
2. The City's project identification number shall be included in all correspondence with any City department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of the Margin District Subdivision, Final Plat, with conditions. The conditions of approval are attached.



MARGIN DISTRICT SUBDIVISION
FINAL PLAT

Project Information
Existing Zoning: CC Central Commercial District
Overlay Districts: CAO1 Columbia Avenue Overlay Sub-District 1
Site Acreage: 2.017 acres
Total Number of Lots: 1

Legend

- Margin District Subdivision
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2025. All rights reserved.

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8963

CONDITIONS OF APPROVAL:

Open Issues: 16 These issues are currently being filtered

Addressing

General Issues

29. Address

nathan.hollingsworth@franklintn.gov All addresses that are not going to be used moving forward must be left off the plat and the address to be used for the singular lot being created must be included. Reach out with any questions or if an address is needed.

Nathan.Hollingsworth@franklintn.gov

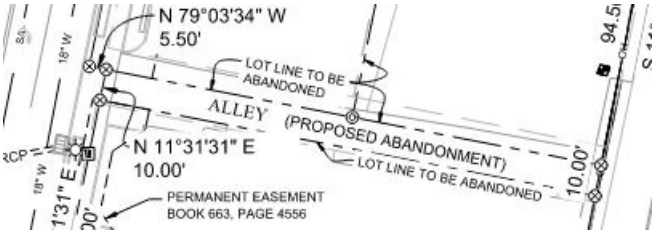
Engineering - Final Plat

General Issues

10. ROW Abandonment

lance.fittro@franklintn.gov The previous comment has not been fully-addressed. *Applicant shall provide metes and bounds and total property area for the proposed ROW abandonment of the public alley and portion of S. Margin Street shown on the plat per the legal description submitted for the BOMA's consideration of the proposed abandonment of public ROW, and provide reference on the plat to the BOMA Resolution authorizing the abandonment, as conditioned for the associated site plan (COF #8584).*





Applicant shall show the metes and bounds for the parcel lines to be abandoned on the parcel lines to be abandoned, and reference the BOMA Resolution (with resolution number) authorizing the abandonment on the plat, as conditioned for the associated site plan (COF #8584).

11. C. Final Plat

lance.fittro@franklintn.gov	The previous comment is not limited to easements which are blanket in nature, and has not been addressed. Applicant shall show all existing utility easements, including those associated with non-City utilities on the plat, including cable television, electric, natural gas, telecommunications, etc.

12. C. Final Plat

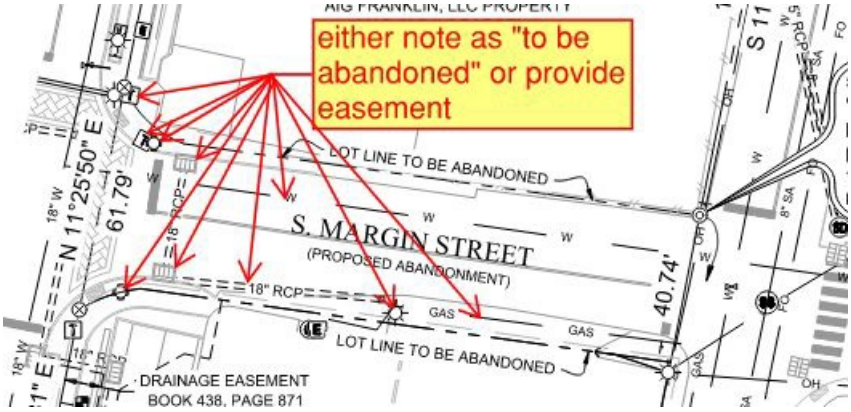
lance.fittro@franklintn.gov	The previous comment has not been addressed. Applicant shall reflect all previously-recorded easements and ROW acquisition for the property including, but not limited to, those found in Deed Book 437 Page 660 Deed Book 438 Page 871 Deed Book 441 Page 830 Deed Book 892 Page 689 Deed Book 4671 Page 706 Note that the above list are references staff was able to find with a cursory search, and may not include additional easements or encumbrances that would be listed on a current title report. Any of the above easements or ROW acquisition intended for abandonment with the current plat shall be shown on the plat and noted as to be abandoned with the recording of the plat.

13. C. Final Plat

lance.fittro@franklintn.gov	The previous comment has not been fully-addressed. For the ROW width shown for Cummins Street, applicant shall note the width as "varies" on the plat [done, thank you] **and dimension the actual ROW width based on surveyed distance between subject property boundaries, and those surveyed on the east side of Cummins St. Monumentation including property corners recovered for the survey submitted with the site plan (COF #8584) shall be identified on the plat as necessary to define ROW extents shown on the plat.**

15. Existing Public Utilities

lance.fittro@franklintn.gov The added note 26 on the plat does not address the previous comment. For all existing public utilities within the ROW area proposed for abandonment, Applicant shall either note the infrastructure to be abandoned, or provide easements for existing public infrastructure that is to remain within the ROW abandonment area. **There shall be no recording of the plat showing abandonment of public ROW without necessary easements for public infrastructure remaining within the former ROW area.**



16. Site Plan Condition of Approval

lance.fittro@franklintn.gov The submitted consolidation plat which does not include the correct ROW dedication or dedication, modification or abandonment of easements associated with the site plan (COF #8584) does not satisfy the site plan condition of approval below nor enable issuance of any building permit associated with the site plan (COF #8584).

> **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, as well as consolidate all lots, parcels, and ROW abandonment areas into a single buildable lot as shown on the site plan. The final plat shall reference the approved BOMA resolution for abandonment of the S. Margin Street and alley ROW as proposed on the site plan. The final plat shall reference the Instrument Number where the Long Term Maintenance Plan (LTMP) agreement and attachments are recorded. This condition does not apply to building permits for site retaining walls not associated with the building(s), which may be issued with the grading permit.

17. C. Final Plat

lance.fittro@franklintn.gov It is staff's understanding, based on the absence of easements and correct ROW dedication shown on the associated site plan (COF #8584) on the plat, that there will be an additional final plat submitted concurrent with or following final approval of the site plan. Please verify.

19. C. Final Plat

lance.fittro@franklintn.gov The previous comment has not been addressed. *Applicant shall showlocation and description of all existing and proposed utility features, including guys for overhead utility poles and associated easements on the plat.*

23. C. Final Plat

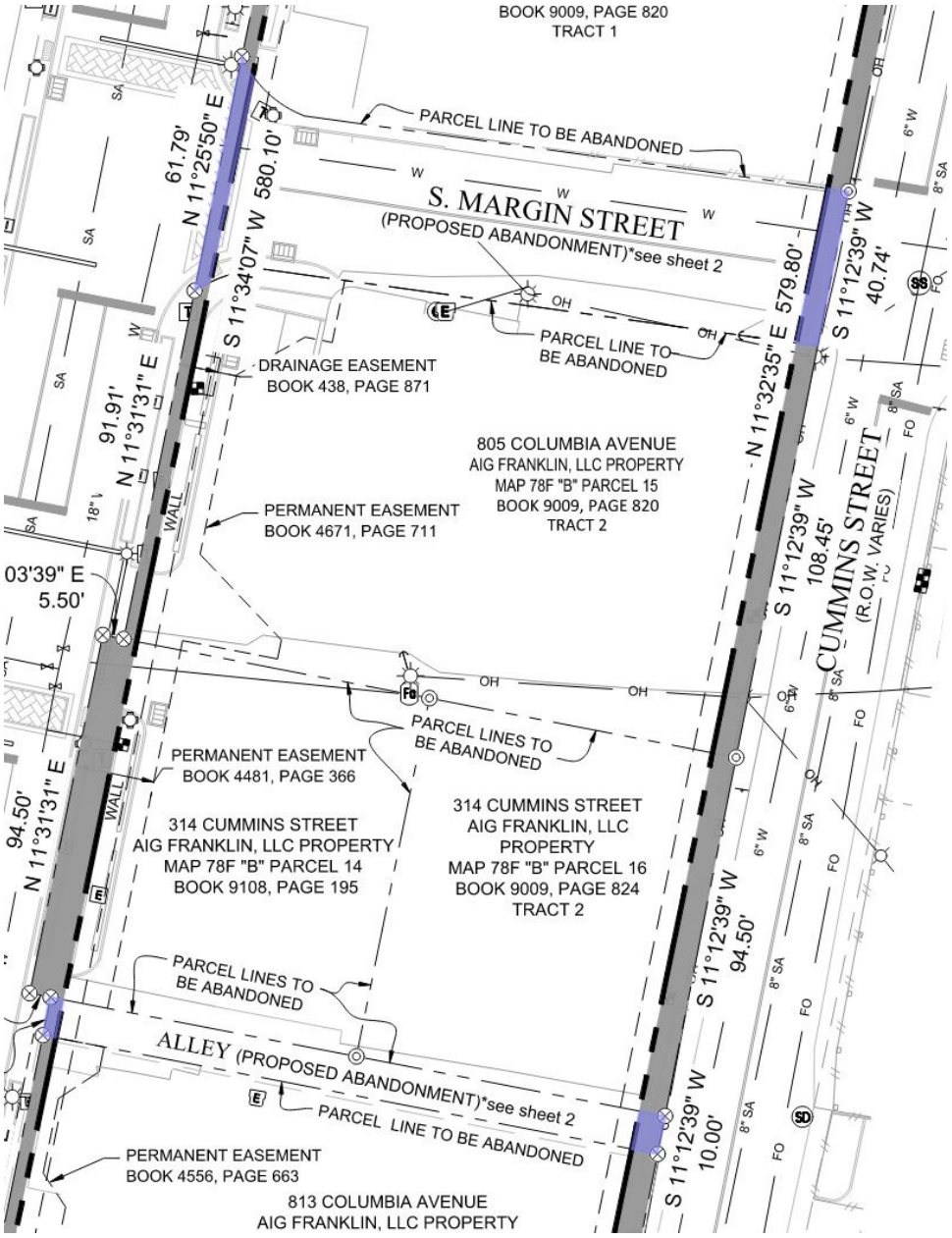
lance.fittro@franklintn.gov	The previous comment has not been addressed. Applicant shall show the ROW width and the functional street classification per the City of Franklin Major Thoroughfare Plan of all public streets (local, major/minor collector, major/minor arterial) on the plat.

27. Easements

joe.marlo@franklintn.gov	*The following is a new comment due to new information shown (new proposed easements shown).* The proposed easements now shown do not match those on the associated Site Plan. Applicant shall revised proposed easements to match the associated Site Plan, including those on Sheet C4.6.

31. ROW Abandonment/Rededication

lance.fittro@franklintn.gov	This is a new comment due to ROW dedication now being shown on the plat: For the portions of S. Margin Street shown for proposed abandonment which are also shown as ROW dedication, those should simply remain as public ROW. The overlapping of the abandonment and dedication areas creates confusion as to whether the area is or is not public ROW upon recording of the plat.



Parks

General Issues

6. Fees required at plat

kevinl@franklintn.gov The Parkland Fees are due at plat.

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

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

The invoice has been uploaded in IDT for review.

Performance Agreement and Surety

General Issues

30. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan: **COF #8584 (Margin District Subdivision, Site Plan)** shall be transferred to this final plat as a condition of approval.

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

Planning

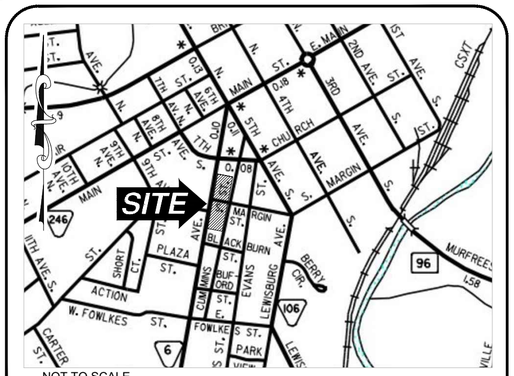
General Issues

7. Mineral rights

joseph.bryan@franklintn.gov Applicant shall add a note that states "all mineral rights retained by the property owner."

28. Sealed and signed plans

joseph.bryan@franklintn.gov All paper and electronic copies of plan sheets shall be sealed, signed, and dated by the designed professional(s) who prepared them.



NOT TO SCALE

VICINITY MAP

AIG FRANKLIN, LLC PROPERTY

LOT 1

TOTAL AREA

2.017 ACRES OR 87,864 SQUARE FEET

Project Name: Margin District Subdivision

COF Project #: 8584

Address: 713 Columbia Ave., 717 Columbia Ave., 735 Columbia Ave.,
805 Columbia Ave., 314 Cummins St., 811 Columbia Ave.,
813 Columbia Ave. Franklin, TN 37064

Parcel IDs: 078C H 00700 00009078C,
078C H00800 00009078C, 078C H 00900 00009078F,
078F B 01500 00009078F, 078F B 01600 00009078F,
078F B 01400 00009078F, 078F B 01300 00009078F

Parkland Information

25units x $4,304=$107,600

Fees due at Plat

Quad 4

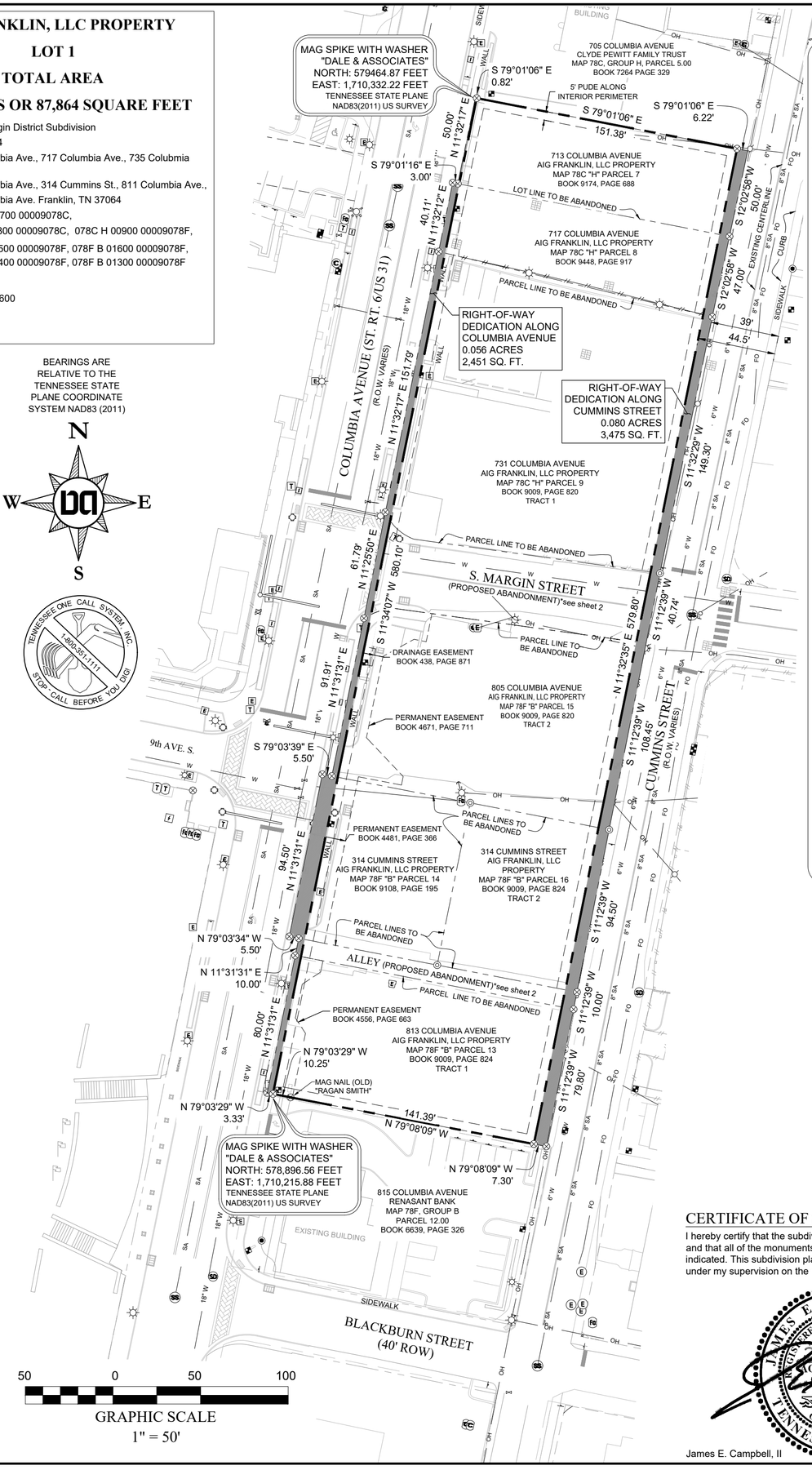
GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT BY CONSOLIDATING SEVEN EXISTING PARCELS, ALONG WITH AN ABANDONED SECTION OF SOUTH MARGIN STREET AND AN ABANDONED ALLEY, AS SHOWN.
2. PROPERTY OWNER: AIG FRANKLIN, LLC
   2000 MORRIS AVE., SUITE 1300
   BIRMINGHAM, AL 35203
3. ALL OF PARCELS 7, 8, AND 9 ON MAP 78C, GROUP H, AND PARCELS 13-16 ON MAP 78F, GROUP B
4. SURVEYED PARCEL INSTRUMENTS: BOOK 9009, PAGE 820, TRACTS 1 AND 2, BOOK 9009, PAGE 824, TRACTS 1 AND 2, BOOK 9108, PAGE 195, BOOK 9448, PAGE 917, AND BOOK 9174, PAGE 688, ALL OF RECORD AT THE REGISTER'S OFFICE OF WILLIAMSON COUNTY
5. PROPERTIES ZONED CC (CENTRAL COMMERCIAL DISTRICT), WITHIN THE CAO1 COLUMBIA AVENUE OVERLAY DISTRICT. SETBACKS: FRONT YARD: 5', SIDE YARD: 5', REAR YARD 20'.
6. BEARINGS SHOWN ARE BASED ON GPS OBSERVATION AND ARE RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83).
7. ONLY THOSE DRAINS, DRIVEWAYS, EASEMENTS, RIGHTS-OF-WAY, ROADS, STREETS, UTILITIES, WATER COURSES, ETC., WHICH WERE OBVIOUS AND APPARENT AT THE TIME OF THE FIELD SURVEY ARE SHOWN, AND THE SURVEYED PROPERTY MAY BE BURDENED OR BENEFITED BY OTHERS NOT SHOWN.
8. ALL UNDERGROUND UTILITY LINES SHOWN ARE BASED ON OBVIOUS AND APPARENT SURFACE INDICATIONS, MARKINGS BY OTHERS, OR UTILITY PLANS MADE AVAILABLE TO THE SURVEYOR PRIOR TO THE FIELD SURVEY.
9. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY, AND THE EXACT LOCATIONS MUST BE DETERMINED IN THE FIELD BY CONTACTING THE UTILITY COMPANIES/COOPERATIVES/OWNERS PRIOR TO ANY EXCAVATION. NOTIFICATION BEFORE BEGINNING ANY EXCAVATION OR DEMOLITION OPERATION BY CALLING TENNESSEE ONE CALL SYSTEM, INC., AT 1-800-351-1111 IS REQUIRED BY TCA 65-31-106.
10. THE PROPERTY SHOWN IS IN ZONE "X" AND IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE MOST CURRENT FLOOD INSURANCE MAP AVAILABLE TO THIS OFFICE BEING PANEL NO. 47187C0211H. EFFECTIVE DATE: DECEMBER 20, 2024.
11. THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. DECLARATION OF CERTIFICATE IS MADE TO THE CLIENT AND OTHER, IF ANY, SPECIFICALLY NAMED PARTIES WHICH ARE CLEARLY IDENTIFIED HEREON AND IS NOT TRANSFERABLE TO ADDITIONAL PARTIES, INSTITUTIONS, OR SUBSEQUENT OWNERS OF THE PROPERTY.
12. THIS SURVEY WAS PREPARED USING THE LATEST RECORDED DEEDS & PLAT DESCRIPTIONS REFERENCED HEREON. NO TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR AT THE TIME OF SURVEY. THIS SURVEY IS SUBJECT TO SUCH FACTS THAT A CURRENT TITLE EXAMINATION MAY REVEAL.
13. 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. THE PROPERTY OWNER 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 AT NO EXPENSE TO THE CITY OF FRANKLIN.
14. 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."
15. THE ENTIRE PLATTED SITE IS PREDOMINANTLY HARDSCAPE AND CURRENTLY UNDER CONSTRUCTION AND DEVELOPMENT.
16. THE CONSOLIDATED PROPERTY SHOWN INCLUDES A SECTION OF SOUTH MARGIN STREET AND AN ALLEY, BOTH OF WHICH ARE PROPOSED FOR ABANDONMENT BY THE CITY OF FRANKLIN.
17. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
18. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE OWNER(S) OR THE HOA.
19. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA. DETAILS OF THESE REQUIREMENTS ARE OUTLINED IN THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES RECORDED WITH THE WILLIAMSON COUNTY REGISTER OF DEEDS OFFICE.
20. 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.
21. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
22. 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.
23. 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.
24. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES ALL PREVIOUSLY RECORDED PLATS WITH A NEW SINGLE LOT CONFIGURATION, STREET RIGHTS OF WAY, AND EASEMENTS.
25. THE PLATTED PROPERTY IS TO BE DEVELOPED IN ACCORDANCE WITH THE APPROVED SITE PLAN.
26. ALL EXISTING UTILITY LINES LYING WITHIN THE S. MARGIN STREET RIGHT OF WAY, PROPOSED FOR ABANDONMENT, ARE TO BE ABANDONED AND/OR RE-ROUTED INTO EASEMENTS AND STREET RIGHTS OF WAY DEDICATED WITH THIS PLAT, OR EXISTING STREET RIGHTS OF WAY.

BEARINGS ARE RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 (2011)

N W E S

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP - CALL BEFORE YOU DIG!



50 0 50 100

GRAPHIC SCALE

1" = 50'

LEGEND

- = 5/8" IRON ROD (NEW) "DALE & ASSOCIATES"
- = IRON ROD (OLD)
- = MAG SPIKE WITH WASHER "DALE & ASSOCIATES"
- = LIGHT POLE
- = UTILITY POLE
- = SIGN
- = GUY WIRE
- AC = AIR CONDITIONING UNIT
- = BOLLARD
- FB = FIBEROPTIC MANHOLE/PULLBOX
- = CROSSWALK SIGNAL/BUTTON
- = FIRE HYDRANT
- = WATER VALVE
- = WATER METER
- SS = SANITARY SEWER MANHOLE
- SD = STORM MANHOLE
- C = CLEAN OUT
- = ELECTRIC TRANSFORMER
- E = ELECTRIC METER
- E = ELECTRIC PULLBOX
- E = ELECTRIC MANHOLE
- = ELECTRIC OUTLET
- T = TRAFFIC PULLBOX
- C = COMMUNICATION BOX
- = GAS VALVE
- = GAS MARKER
- G = GAS METER
- = CATCH BASIN
- = AREA DRAIN
- W = WATER LINE
- SA = SEWER LINE
- G = GAS LINE
- UGE = UNDERGROUND ELEC
- FO = FIBER OPTIC
- OH = OVERHEAD UTILITY
- // = EXISTING FENCE
- PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
- RCP = REINFORCED CONCRETE PIPE

CERTIFICATE OF SURVEY

I hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 11th day of July, 2025.

JAMES E. CAMPBELL II LICENSED LAND SURVEYOR TENNESSEE NO. 1682

11/06/2025
Date

James E. Campbell, II

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

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.

Middle Tennessee Electric-Membership Corporation — Date

Certificate of Approval of

Subdivision Name, Street Names, and Addressing Subdivision name and street names approved by the Williamson County Emergency Management Agency and the City of Franklin.

Williamson County Emergency — Date

Management Agency - City of Franklin — Date

Certificate of Approval of Streets, Drainage, Sidewalks, and Greenway

I hereby certify that:

A. The streets, drainage, sidewalks, and green infrastructure designated in Margin District 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.

Certificate of Approval of Sewer Systems

I hereby certify that:

A. The sewer systems designated in Margin District Subdivision have been installed in accordance with City specifications, or

B. A performance agreement and surety in the amount of $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management -City of Franklin, Tennessee — Date

Certificate of Approval of Water Systems

A. The water system designated in Margin District Subdivision have been installed in accordance with current local and / or State Government requirements, or a Security Bond in the amount of $_____ has been posted with the Milcrofton Utility District to assure completion of all required improvements in case of default.

Director Water Management Department
City of Franklin — Date:

Certificate of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Owner — Date

Margin District Subdivision Final Plat

Located in the 9th Civil District of Williamson County, Tennessee, in Franklin, and is the AIG Franklin, LLC property, designated Parcels 7, 8, and 9 on Map 78C, Group H, and Parcels 13-16 on Map 78F, Group B, at the Register's Office Williamson County.

TOTAL AREA
2.153 ACRES
93,789 SQ. FT.

CITY OF FRANKLIN PROJECT NO.
COF 8963

Owner/Developer:

AIG Franklin, LLC
2000 Morris Ave., Suite 1300
Birmingham, AL 35203

Rev.: 11/06/2025

Date: 10/13/2025

Dale & Associates

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

Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture

Project # 20081

Sheet 1 of 2

BEARINGS ARE RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 (2011)

N

W E

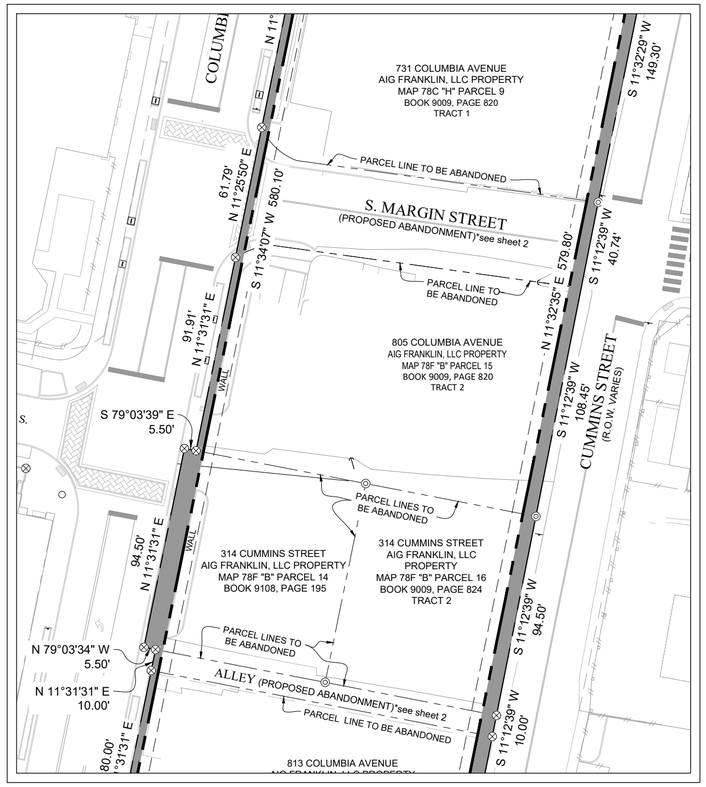
S

50 0 50 100

GRAPHIC SCALE
1" = 50'

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP. CALL BEFORE YOU DIG

RIGHT-OF-WAY ABANDONMENT DETAIL



South Margin Street ROW Abandonment

Being land situated in downtown Franklin, Williamson County, Tennessee, and is more particularly described as follows;

Commencing at the approximate centerline intersection of Columbia Avenue and South Margin Street, in a southeasterly direction a distance of 41.8+/- feet, to a point at the intersection of the easterly margin of Columbia Avenue and the existing southerly margin of South Margin Street, being the northwesterly property corner of AIG Franklin, LLC's property of record in Deed Book 9009, Page 820, in the Register's Office for Williamson County, Tennessee(R.O.W.C.,TN), the southwesterly most corner of the proposed Right of Way Abandonment and the point of beginning of herein described property;

Thence with the margin of Columbia Avenue and crossing the proposed end of the right of way abandonment, North 11°25'50" East, a distance of 61.79 feet to a point at the southwesterly property corner of AIG Franklin, LLC's property of record in Deed Book 9009, Page 820, R.O.W.C.,TN;

Thence leaving the margin of Columbia Avenue and with the current northerly margin of South Margin Street, with a curve turning to the left with an arc length of 22.96 feet, with a radius of 28.50 feet, with a chord bearing of South 46°23'54" East, with a chord length of 22.34 feet to a point on the existing northerly margin of South Margin Street;

thence continuing with said margin, South 82°06'41" East, a distance of 141.89' to a point at the southeasterly property corner of AIG Franklin, LLC's property, being the intersection of the northerly margin of South Margin Street and the westerly margin of Cummins Street;

thence crossing the proposed end of the right of way abandonment with said margin of Cummins Street, South 11°12'39" West, a distance of 40.74 feet to a point at the northeasterly property corner of AIG Franklin, LLC's Property of Record in Deed Book 9009, Page 820, R.O.W.C.,TN;

thence leaving the margin of Cummins Street and with the current southerly margin of South Margin Street, North 82°06'41" West, a distance of 145.72 feet to a point on the southerly margin of South Margin Street;

thence continuing with the current southerly margin of South Margin Street, with a curve turning to the left with an arc length of 17.82 feet, with a radius of 38.50 feet, with a chord bearing of South 71°06'56" West, with a chord length of 17.66 feet to the point of beginning of herein described land, having an area of 6,683.15 square feet or 0.15 acres more or less.

Alley ROW Abandonment

Being land situated in downtown Franklin, Williamson County, Tennessee, and is more particularly described as follows;

Commencing at the approximate centerline intersection of Columbia Avenue and South Margin Street, in a southerly direction a distance of 219.6 +/- feet, to a point at the intersection of the easterly margin of Columbia Avenue and the existing northerly margin of an unnamed alley, being the northwesterly most corner of the proposed Right of Way Abandonment, the southwesterly property corner of AIG Franklin, LLC property of record in Deed Book 9108, Page 195, in the Register's Office for Williamson County, TN(R.O.W.C.,TN) and the point of beginning of herein described property;

thence leaving the margin of Columbia Avenue and with the northerly margin of said alley, South 79°03'34" East, a distance of 161.78 feet to a point at the southeasterly property corner of AIG Franklin, LLC property of record in Deed Book 9009, Page 824, R.O.W.C.,TN on the existing westerly margin of Cummins Street;

thence with the westerly margin of Cummins Street, crossing the proposed end of the right of way abandonment, South 11°12'39" West, a distance of 10.00 feet to the northeasterly property corner of AIG Franklin, LLC property of record in Deed Book 9009, Page 824, R.O.W.C.,TN;

thence with said alley's southerly margin and AIG Franklin, LLC's northerly line, North 79°03'33" West, a distance of 161.83 feet to the northwesterly corner of AIG Franklin, LLC's property, being the intersection of the easterly margin of Columbia Avenue and the southerly margin of the alley to be abandoned;

thence with the easterly margin of Columbia Avenue, crossing the proposed end of the right of way abandonment, North 11°31'31" East, a distance of 10.00 feet to the point of beginning of herein described land, having an area of 1,618.00 square feet or 0.04 acres more or less.

Margin District Subdivision Final Plat

Located in the 9th Civil District of Williamson County, Tennessee, in Franklin, and is the AIG Franklin, LLC property, designated Parcels 7, 8, and 9 on Map 78C, Group H, and Parcels 13-16 on Map 78F, Group B, at the Register's Office Williamson County.

TOTAL AREA
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93,789 SQ. FT.

CITY OF FRANKLIN PROJECT NO.
COF 8963

Owner/Developer:

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Rev.: 11/06/2025

Date: 10/13/2025

Dale & Associates

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

Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture

Project # 20081

Sheet 2 of 2

File #: 21-01533

DATE: 12/11/2025

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:

Quail Hollow Business Park, Site Plan Section 2, Lot 7 (Rolling Hills Hospital Expansion), Adding 16,000 Square Feet Of Civic And Institutional Space To An Existing Building, On 16.43 Acres, Located At 2010 And 2012 Quail Hollow Circle. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8967
Applicant: Anna Davidson, Ingram Civil Engineering
Owner: Brad Durham, UHS Rolling Hills

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a site plan to add 16,000 square feet to the existing Rolling Hills Hospital. Rolling Hills Hospital will be a total of 95,386 square feet with the proposed addition added to the existing structure. The property is zoned Civic Institutional (CI) District and consists of 16.43 acres. The plan, with staff conditions, complies with the Zoning Ordinance. All site plans associated with civic or institutional uses must be approved by the Franklin Municipal Planning Commission.

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

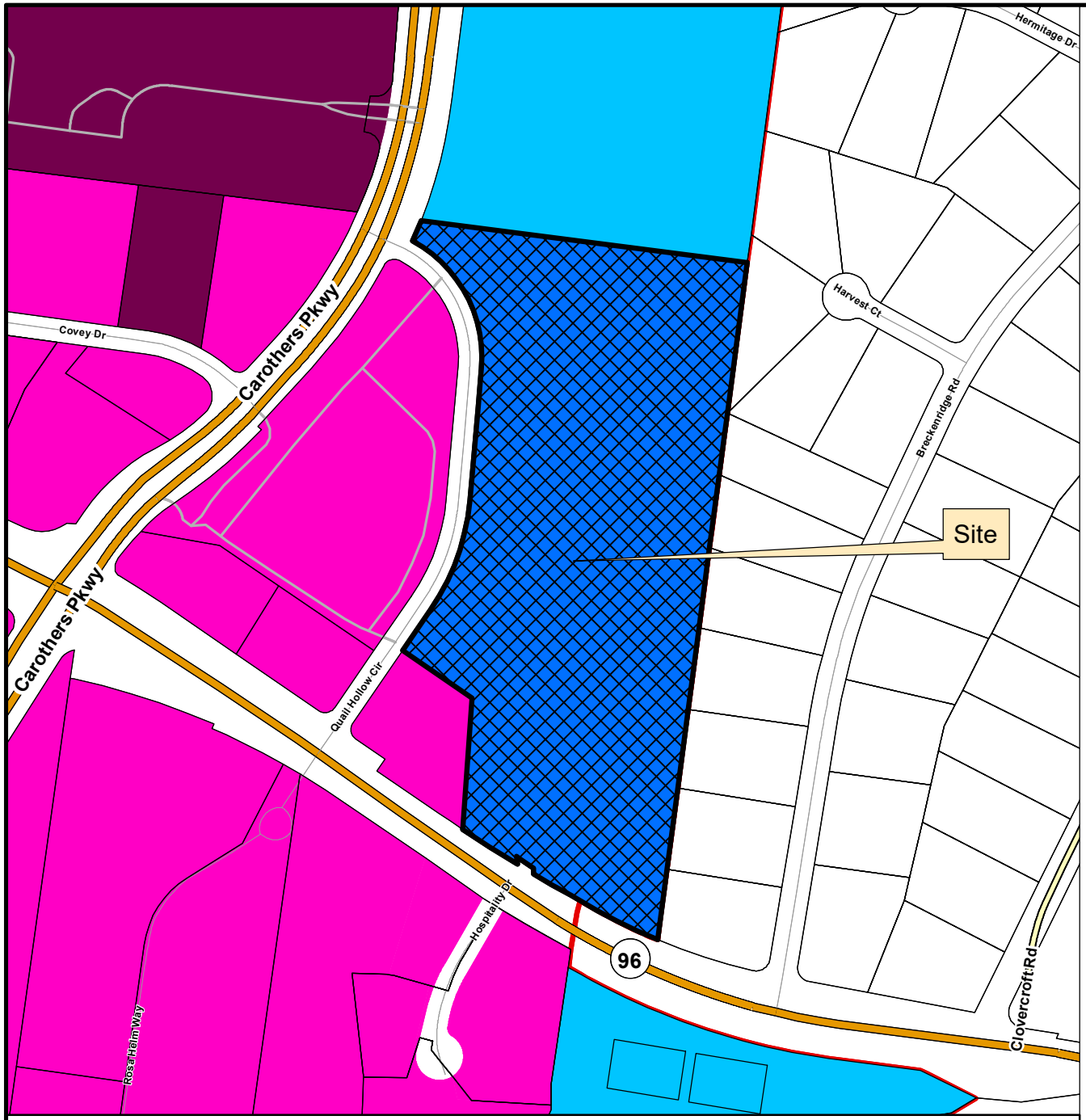
plans.
4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to the start of any excavation work, the developer 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 Quail Hollow Business Park, Site Plan Section 2, Lot 7 (Rolling Hills Hospital Expansion) Site Plan, with conditions. The conditions of approval are attached.



QUAIL HOLLOW BUSINESS PARK, SECTION 2, LOT 7
SITE PLAN

Project Information

Existing Zoning: CI Civic and Institutional District
Overlay Districts: None
Site Acreage: 16.43 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 16,000 SF

Legend

- Quail Hollow Business Park, Section 2, Lot 7
- 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: 8967

CONDITIONS OF APPROVAL:

Open Issues: 21 These issues are currently being filtered

Engineering

General Issues

9. 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.

32. Retaining Walls and Guardrails

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

Prior to the first issuance of a Grading Permit, all retaining wall building permits shall be submitted and approved by Building and Neighborhood Services (BNS). Submittals shall be complete, including drawings and calculations.

Engineering - Site Plan Checklist

General Issues

63. V. Site Permits

amanda.ray@franklintn.gov **FOR FUTURE REFERENCE:**

The **Site Permit Application Packet** has been uploaded to the ***Site Documents*** folder in the document manager. For your site this includes:

- Permit Checklist
- Fee Worksheet
- Stormwater/Grading Permit
- Permit Instructions

PERMIT APPLICATION SUBMITTAL INSTRUCTIONS:

- Complete the permit application. Incomplete applications will not be processed.
  - Review entire application for accuracy and update any incorrect information.
  - **To avoid delay in processing, completed permit applications should be emailed to: amanda.ray@franklintn.gov.**

FEES:

Fees are listed on the FEE WORKSHEET (included in the Permit Application Packet).

OPTIONS FOR PAYING PERMIT FEES:

- **OVER THE PHONE**: Pay by credit card by calling the Building & Neighborhood Services Dept (BNS): (615-794-7012).
  - Provide the Permit Tech the Project COF # and list of fees you want to pay. You will find these fees listed on the Fee Worksheet.
- **IN PERSON/BY MAIL:** Pay by check or with credit card by visiting the Building & Neighborhood Services Dept (BNS) at our new Interim office (address below)
  - Complete the Contact Info on the Fee Worksheet and give to BNS permit tech

- Complete the Contact Info on the Fee Worksheet and give to BNS permit tech. You can pay with a credit card or check.
- IF MAILING a check payment:
  - Complete the Contact Info on the Fee Worksheet and make sure the check references the COF#. Mail the check together with the Fee Worksheet to:

MAILING ADDRESS:
City of Franklin – Building & Neighborhood Services
109 3rd Avenue South, Suite 110
Franklin, TN 37064

INTERIM CITY HALL LOCATION (for drop offs)
BNS Dept
120 9th Ave South
Franklin, TN 37064

Any questions regarding the Site Permitting process can be directed to amanda.ray@franklintn.gov

LONG TERM MAINTENANCE PLAN & AGREEMENT DIRECTIONS:
LTMP MUST first be approved by Jeff Willoughby. When ready for site permits, email Jeff a complete LTMP package, making sure to use the newest LTMP agreement and form found here. This should be done AFTER plans are approved so latest, approved plan sheets are included.
DO NOT SUBMIT THE HARD COPY OF THE SIGNED AGREEMENT & LTMP PACKAGE TO CITY HALL UNTIL YOU RECIEVE A NOTIFICATION THAT THE LTMP DOCUMENT HAS BEEN APPROVED.
Once you are notified that the LTMP document has been approved then follow these instructions for submitting the ORIGINAL full document for recording:

- **Print the FULL LTMP Document (City Approved) and Agreement in 8.5" X 11" size**
  - **Please NOTE: This agreement must be signed by the Property OWNER, not a leaser**
  - **LTMP Form**: Sign the Owner's Authorization on LTMP Form if not yet done (located underneath the Engineer's signature)
  - **LTM Agreement Pg 1** - Fill out All Blanks (except for Contract # & Permit #)
  - **LTM Agreement Pg 2** - Sign and notarize Owners' Section
- **Submit the ORIGINAL, Signed & Notarized** Long Term Maintenance Agreement **along with LTMP documents to Building & Neighborhood Services:**
  - Put full document in an envelope with Attn: Jeff Willoughby on front
  - Provide contact info of whom to contact when documents/permits are ready

Permit(s) will not be approved until the plans are approved, but may be completed and submitted ahead of time.

Performance Agreement and Surety

General Issues

46. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
I. CITY WATER	
II. CITY SEWER	
III. PUBLIC SIDEWALK:	

IV. CITY STREETS	
V. PRIVATE STREETS (INCLUDING SHARED ACCESS)	
VI. STREET ACCESS	
VII. TEMPORARY TURNAROUNDS	
VIII. TRAFFIC SIGNALS	
IX. I.T.S. ELEMENTS	
X. STORMWATER DRAINAGE	**$ 304,000.00**
XI. GREEN INFRASTRUCTURE	**$ 276,000.00**

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**
15" RCP CULVERT	536 LF
ENDWALLS / HEADWALLS	3 EA
SINGLE INLET / JUNCTION BOX	27 EA
DOUBLE INLET	2 EA
Pre-Tex Pretreatment Forebay Box;2 Boxes @ $	
POND OUTLET STRUCTURE	1 EA
BIORETENTION/RAIN GARDEN (Total Water Quality Treatment Volume)	9948 CF
LEVEL SPREADER	10 LF

58. Landscape

jason.arnold@franklintn.gov Landscape surety $37,000

59. Landscape Green Infrastructure

jason.arnold@franklintn.gov Landscape Green Infrastructure $18,000

60. 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.

61. Surety Requirement

melodie.brady@franklintn.gov ***Advisory Comment:***

Surety Requirement

Cash / cashier's check

If using cash or cashier's check to post sureties, the check is to be made out to City of Franklin. Check must be brought to _____, and the City cannot accept a check until the performance agreement has been signed and accepted. If a performance agreement has not yet been accepted at time of check delivery, check will be returned.

If using a letter of credit to post sureties, ensure that the letter of credit includes the following:

1. A clause that states the letter of credit renews automatically;
2. A statement that a minimum of ninety (90) days notice shall be sent from the issuing bank to the City by a receipted means, should the bank elect not to renew the letter of credit;
3. Proof of issuance by a financial institution located in the United States, organized and operating under the laws of the State of Tennessee or the United States, whose deposits are insured by either the Federal Deposit Insurance Corporation (FDIC) or the National Credit Union Administration (NCUA);
4. Identification of a presentation location within the physical limits of Williamson and/or Davidson County (or as permitted in the Performance Agreements section of the Zoning Ordinance) with the statement that documents calling for payment may be made at said location.
5. The following statement shall be included verbatim "This letter of credit may be called upon certification by an official of the City of Franklin that ABC Company (correct company that is also on the Performance Agreement) has failed to complete and/or maintain the public improvements for XXXX (complete name of this project), as outlined in the executed performance agreement dated XXXX (date the performance agreement is signed and notarized)."

Please contact Melodie Brady at 615-550-6736 or melodie.brady@franklintn.gov with any questions.

Planning

General Issues

27. Buffers

chelsea.randolph@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.

Stormwater

General Issues

1. Stormwater Management Plan

ellen.moore@franklintn.gov The underdrain invert elevation and the bottom of the stone sump cannot be the same in a level 2 bioretention area. 12 inches of stone sump shall be shown below the invert of the underdrain. The underdrain can sit in 9 inches of stone, with a 3 inch stone jacket above the underdrain and below the choker stone.

4. 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."

Revised checklist uploaded.

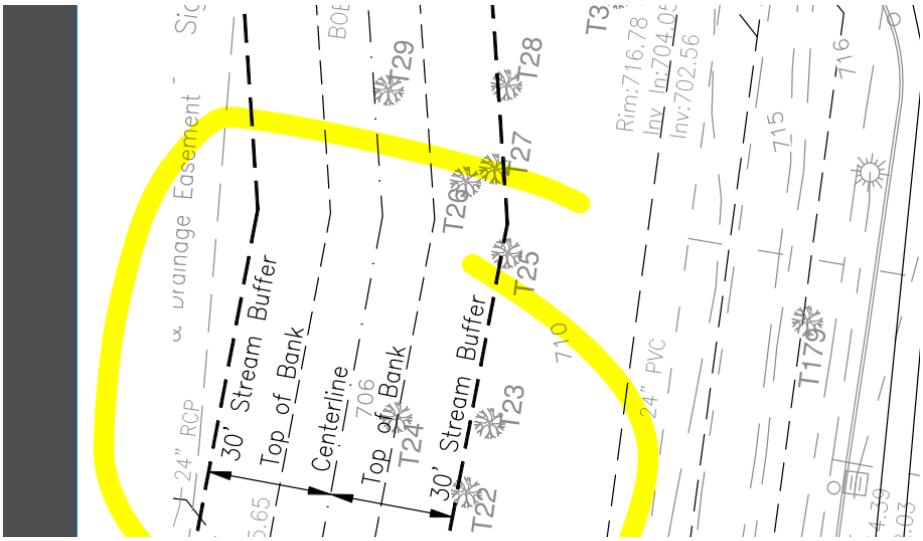
Revised checklist uploaded.

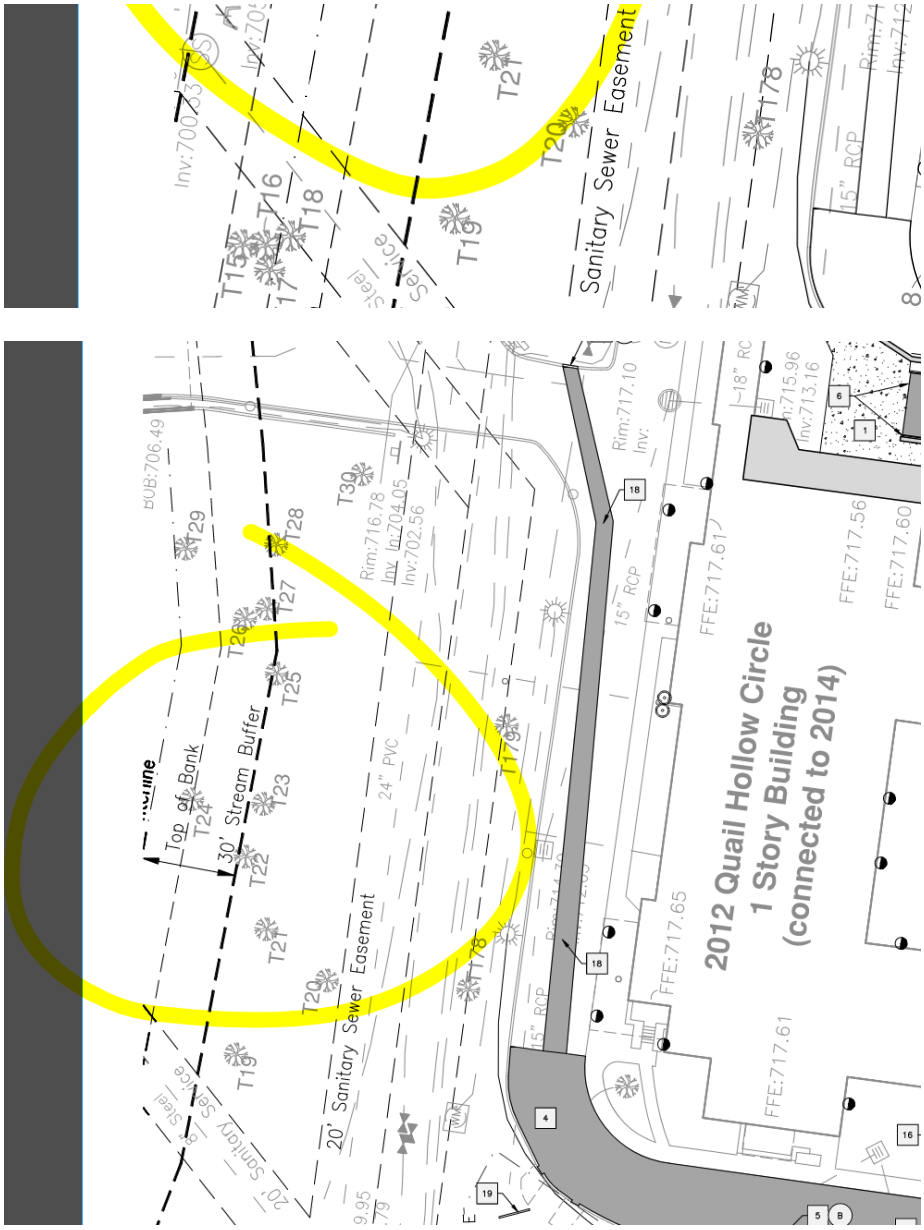
34. Riparian Buffer

jeff.willoughby@franklintn.gov Not addressed.

Identify all water resources onsite. Label by their corresponding name as shown on the most current USGS maps. Include top of bank and riparian buffer zones on all site plan sheets. Riparian buffers shall be applied from top of bank. Top of bank is defined as the break in slope of the corresponding grade or if available, the ordinary high water mark.

- For drainage areas over 1 square mile there shall be a 60' riparian buffer zone 1.
- For drainage areas under 1 square mile shall be a 30' riparian zone 1 and 30' riparian zone 2.
- Zones shall be labeled in the following format, "Width, Riparian Buffer, Zone designation" for example "60' Riparian Buffer Zone 1"
- Where the average slope of the land within the riparian buffer is between fifteen percent (15%) and twenty-five percent (25%), an additional twenty (20) feet shall be added to the zone 1 minimum buffer width.
- Where the average slope of the land within the riparian buffer is greater than twenty-five percent (25%), an additional fifty (50) feet shall be added to the zone 1 minimum buffer width.
- If mitigation/averaging areas are present label as follows "Additional Mitigated Riparian Buffer Zone 1 (and/or Zone 2 if applicable) XXX sqft, width varies.





[Edited By Jeff Willoughby]

44. EPSC

Doug.Noonan@franklintn.gov	Comment not addressed, "On the interim EPSC sheet the new bioretention should not shown to be installed. The new bioretention should not be installed until the final phase of construction after vertical construction has been completed." Work in the bioretention area is shown in the intermediate EPSC sheet C501.

52. Bioretention

ellen.moore@franklintn.gov	Applicant shall show the pretx inlets to scale on the drawings. Scour protection shall be shown for the curb cuts if that stormwater is not being directed to the pretx inlets. The pretx inlets shall be included within the cross sectional detail of the bioretention area.

54. Riparian Buffer

jeff.willoughby@franklintn.gov	• 13' of level spreader per every 1 CFS of inflow is required. See detail. • Please use the City's standard detail found at:

https://www.franklintn.gov/home/showpublisheddocument/26455/636506637342730000

[Edited By Jeff Willoughby]

56. Riparian Buffer

jeff.willoughby@franklintn.gov

- Include sqft of each encroachment area as well as the mitigation area.
- A revegetation plan for the newly mitigated riparian buffer area shall be provided.

[Edited By Jeff Willoughby]

57. Bioretention

jeff.willoughby@franklintn.gov Not completely addressed.

Place following note on the bioretention landscape sheets:

1. 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

62. Riparian Buffer

jeff.willoughby@franklintn.gov Place this note on the initial EPSC and Buffer Management Plans.

Existing riparian buffer signs shall be adjusted to reflect newly mitigated riparian buffer.

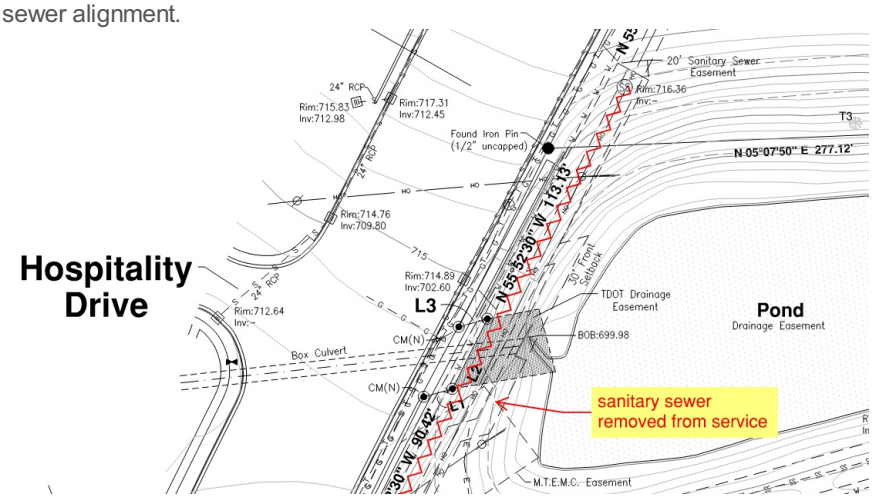
Water/Sewer

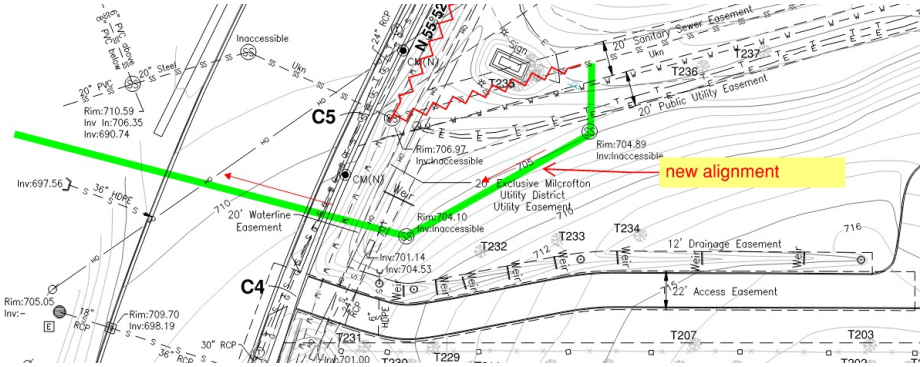
General Issues

36. Initial review

ben.mcneil@franklintn.gov Prior to the one stop submittal, the sanitary sewer alignment must be updated showing the appropriate easements along the interceptor sewer line.

The applicant is not showing the existing sanitary sewer near Murfreesboro Rd correctly. The sewer has been revised with the Curd and Watson Branch Interceptor upgrades of 2017. The applicant shall survey the sanitary sewer and provide easement deed book and page of new sewer alignment.





Reply

Zoning

General Issues

31. Retaining Wall

shanna.mccoy@franklintn.gov Comment to remain open as a reminder.

Any proposed retaining wall greater than 48" in height as measured from the bottom of the footing shall be a separate submittal to Building & Neighborhood Services for review, approval and permitting. A material and color sample shall be submitted with the building plans unless already submitted and approved.

QUAIL HOLLOW BUSINESS PARK
SITE PLAN SECTION 2, LOT 7
ROLLING HILLS HOSPITAL EXPANSION

PARCEL ID: 079K A 00400 00009079K

2010 & 2012 QUAIL HOLLOW RD, FRANKLIN, TENNESSEE

OCTOBER 13, 2025

REVISED: NOVEMBER 6, 2025



VICINITY MAP
SCALE:NTS

OWNER INFORMATION:

ROLLING HILLS HOSPITAL
2014 QUAIL HOLLOW CIRCLE, FRANKLIN, TN 37067
CHRISTOPHER GALLIMORE, CFO

SITE DATA TABLE

PROJECT NAME: UHS ROLLING HILLS EXPANSION
PROJECT #: COF #8967
ADDRESS: 2010 & 2012 QUAIL HOLLOW CIRCLE, FRANKLIN, TN
TOTAL SITE ACREAGE: 16.43 AC
VESTING:

DEVELOPMENT STANDARD:	VERSION/DATE:
ZONING ORDINANCE	2025 FRANKLIN ZONING ORDINANCE
SUBDIVISION REGULATIONS	2022 SUBDIVISION REGULATIONS
HISTORIC DISTRICT GUIDELINES	N/A
TRANSPORTATION & STREET TECHNICAL STANDARDS	FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS (2025)
STORMWATER BMP MANUAL	2021 BMP MANUAL
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	2020
MUNICIPAL CODE	2025

REGULATIONS:
BASE ZONING: CI - CIVIL AND INSTITUTIONAL DISTRICT
OVERLAY ZONING: N/A
BUILDING TYPES APPLIED: CIVIC BUILDING
FRONTAGE TYPES APPLIED: LANDSCAPE FRONTAGE
SETBACKS:
- FRONT: 25 FEET
- SIDE: 25 FEET
- REAR: 25 FEET

DWELLING UNIT COUNT, BY TYPE: 24 BEDS ADDED
COMMERCIAL SF, BY USE:
- INPATIENT SERVICES: EXISTING 72,704 SF + PROPOSED 14,000 SF = 86,704 SF TOTAL
- OUTPATIENT SERVICES: EXISTING 6,682 SF + 2,000 SF = 8,682 SF TOTAL

BUILDING HEIGHT: 1 STORY
MINIMUM LANDSCAPE SURFACE AREA: 40% REQUIRED; 43% PROVIDED (1.42 AC)
OPEN SPACE SF REQUIRED: N/A
NATURAL AREA SF REQUIRED: N/A
TREE CANOPY RETENTION ACERAGE: N/A
PARKING REQUIRED, BY USE:
- INPATIENT SERVICES: 70 SPACES
- OUTPATIENT SERVICES: 47 SPACES
- TOTAL: 117 SPACES REQUIRED

PARKING PROVIDED:
- TOTAL: 151 SPACES PROVIDED

HISTORIC RESOURCE TREATMENT: N/A

SHEET INDEX

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C101	UNDERGROUND DEMOLITION PLAN
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C202	FIRE ACCESS PLAN
C203	DUMPSTER ACCESS PLAN
C210	SITE DETAILS
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C212	SITE DETAILS
C213	SITE DETAILS
C300	GRADING PLAN
C301	ACCESSIBILITY ENLARGEMENT
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C303	BUFFER MANAGEMENT PLAN
C400	PRE-DEVELOPED DRAINAGE MAP
C401	POST-DEVELOPED DRAINAGE MAP
C402	DRAINAGE PLAN
C403	PRE-DEVELOPED WATER QUALITY PLAN
C404	POST-DEVELOPED WATER QUALITY PLAN
C410	DRAINAGE DETAILS
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C500	PRE-SWPPP
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C610	UTILITY DETAILS
A7.1	HOSPITAL ADDITION EXTERIOR ELEVATIONS
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L1.3	LANDSCAPE NOTES
E1.4	SITE PHOTOMETRICS

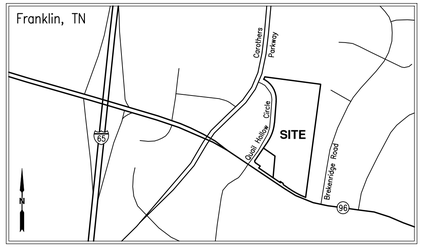
INGRAM CIVIL ENGINEERING GROUP, LLC
212 OVERLOOK PIKE CIRCLE, SUITE 105
BRENTWOOD, TN 37027
615.370.7964 OFFICE
615.370.1273 FAX

STENGEL HILL

HB LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

CMTA
A LEGENCE Company
10411 Meeting Street | Louisville, KY 40059 | 502.326.3085 | cmta.com

VICINITY MAP - NOT TO SCALE



SURVEYOR'S NOTES

1. Source of Title: Lot 7 - Book 4253, Page 755
   Lot 8 - Book 7006, Page 377
2. All bearings are based on NAD'83, Tennessee State Plane, dated April 15, 2025.
3. All set iron pins are 5/8" rebar, 18" in length, with plastic cap stamped K.CROWE TN1979.
4. This plat of survey is not intended in any way whatsoever to indicate the non-existence of any easements.
5. This survey is subject to any and all facts that may be disclosed by a full and accurate title search.
6. Any easements, conditions, or restrictions, written or unwritten that previously applies to this property shall remain in effect and apply to this plat as well.
7. 75% of this property was survey by RTK GPS, SPECTRA PRECISION SP-80, dual frequency.
8. All survey data has a relative positional accuracy of +/-0.05' + 100PPM.
9. Rights of ways of Murfreesboro Road, Quail Hollow Circle, and Carothers Circle are per record plat recorded at Plat 62, Page 54.
10. Tax Parcel Nos.: Lot 7 - 079K A 00401 00009079K
    Lot 8 - 079K A 00400 00009079K
11. Benchmark - Top of Found PK Nail in sidewalk approx. 144' S of c/l of site entrance off Quail Hollow Circle:
    NAD'83, NAVD '88, Geoid 09
    N - 576,176.38
    E - 1,726,675.86
    Elevation - 718.09'
12. This is a Category IV boundary survey.

FLOOD NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map number 47187C0212G which bears an effective date of December 20, 2024 and is not in a special flood hazard area. No field surveying was performed to determine this zone and a flood elevation certificate may be needed to verify this determination or apply for a variance from the federal emergency management agency.

Branches shown per USGS Map Franklin, TN 2022.

UTILITY NOTE

The utilities shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.

All underground utilities shown hereon are approximate based on markings observed in the field and from information provided such as site plans and utility maps. Excavation could be required to determine the exact location of all such utilities.

LEGEND OF SYMBOLS & ABBREVIATIONS

- Set Iron Pin
- Existing Monument
- Bollard
- Sanitary Sewer Manhole
- Cleanout
- Storm Sewer Manhole
- Storm Drain
- Downspout
- Manhole (Telcom)
- Manhole (Grease Trap)
- Gas Meter
- Gas Valve
- Water Meter or Vault
- Fire Hydrant
- Post Indicator Valve
- Fire Department Connection
- Water Valve
- CATV Vault
- Telephone Pedestal/Vault
- Fiberoptic Vault
- Mail Box
- Sign
- Flagpole
- Air Conditioner
- Utility Pole
- Light Pole
- Flood Light
- Electric Manhole
- Electric Transformer
- Handicapped Space
- Benchmark
- (R) - Bearings and distances, verbatim, from the Record Description
- ◆ - Location of Building Height
- BH Building Height
- HR Handrail
- Tree

- Subject Boundary
- Adjoining Boundary
- W — W — W — Water Line
- E — E — E — Underground Electric
- OH — Overhead Utilities
- G — G — G — Gas Line
- SS — SS — SS — Sanitary Sewer
- S — S — S — Storm Sewer
- T — T — T — Underground Telecomm
- Guy Wire
- Guardrail
- Fence Line

533.97+ Spot Elevation
IP2487(O) Iron Pin (Old) 5/8" capped, stamped "Reifschneider TN 2487"
CC(O) Concrete Monument (Old)
CM(N) Chisel Mark (New)
Unk Unknown Utility Size
BOB Base of Bridge

- Pavement
- Concrete
- Gravel

LAND SURVEYOR'S CERTIFICATION

I hereby certify that this map or plat was prepared in compliance with current Tennessee Minimum Standards of Practice. All survey data has a relative positional accuracy of 0.05' +/- 100PPM using RTK GPS, SPECTRA PRECISION SP-80 and has a ratio or precision of unadjusted survey to satisfy standards for a Category IV survey.

Kevin David Crowe
Registration No. 1979
In the State of Tennessee

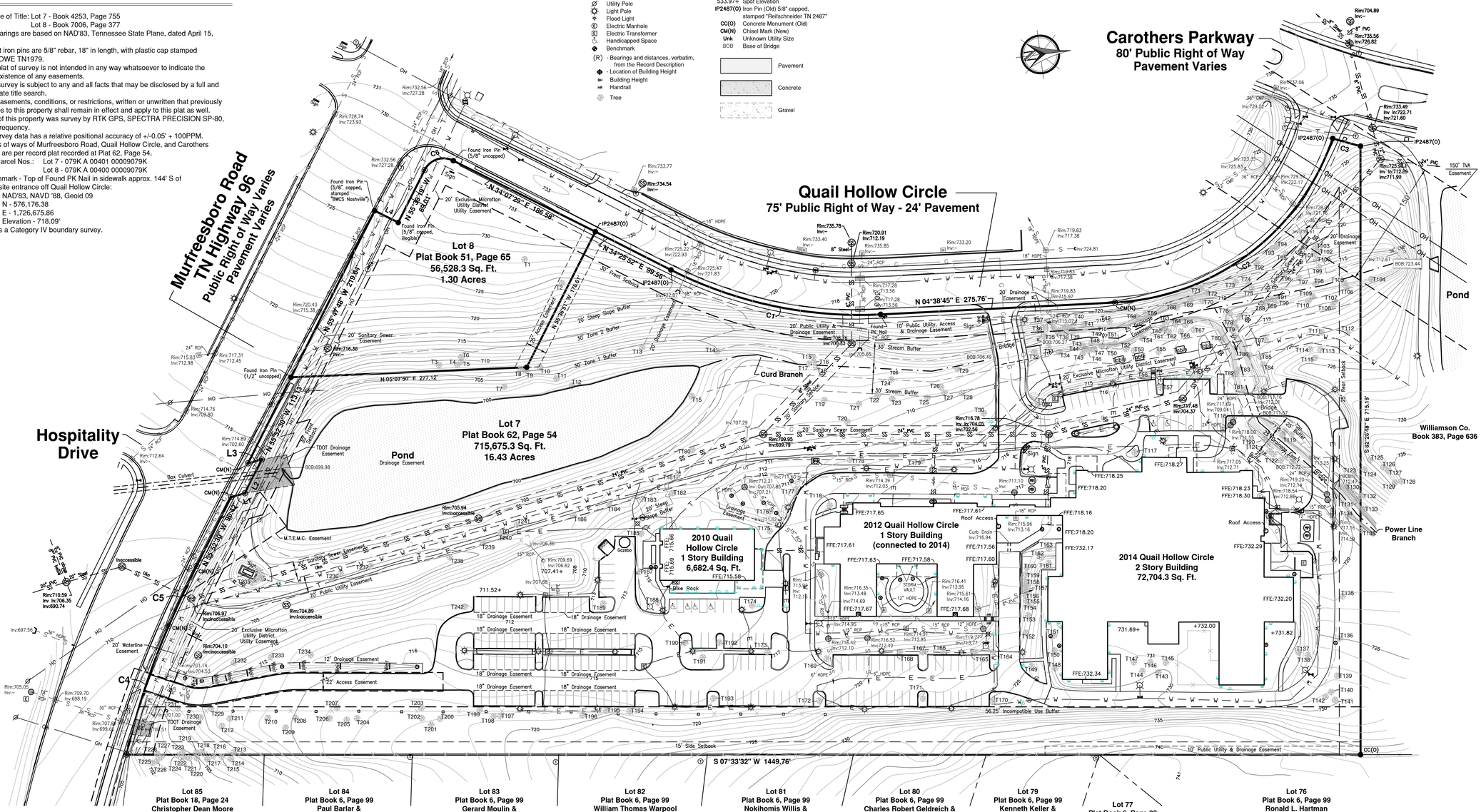
KEVIN D. CROWE — 1979 — LICENSED LAND SURVEYOR — STATE OF TENNESSEE

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	490.85'	254.69'	251.84'	N 19°31'46" E
C2	285.53'	339.93'	320.21'	N 29°27'10" W
C3	1022.93'	33.86'	33.86'	N 22°58'18" E
C4	862.68'	159.57'	159.34'	N 64°17'58" W
C5	1423.86'	77.68'	77.67'	N 57°26'16" W
C6	25.00'	39.29'	35.37'	N 10°37'56" W

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 08°06'58" W	16.84'
L2	N 55°52'30" W	44.32'
L3	S 08°06'58" E	16.84'
L4	N 34°09'12" E	30.94'



Sheet 1 of 2
INITIAL SURVEY: 4-14-2025
LAST UPDATE: 11-04-2025

0' 60'
Scale: 1" = 60'

TOPOGRAPHIC & BOUNDARY SURVEY

2014 QUAIL HOLLOW ROAD

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CROWE - WHEELER and ASSOCIATES
PROFESSIONAL LAND SURVEYING AND MAPPING SERVICES
2865 HALFWAY-HALIFAX RD, SCOTTSVILLE, KY 42164
Office: 270.393.8500 Fax: 270.393-8540
DRAWN BY: MFH FILE: 25-080topo.DWG



GENERAL DEMOLITION NOTES

1. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE CITY OF FRANKLIN/WILLIAMSON COUNTY STANDARD SITE WORK SPECIFICATIONS.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS, AS NOTED. SEE SITE WORK SPECIFICATIONS.

3. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

4. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

5. ENGINEER'S NOTICE TO CONTRACTOR: THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

6. SITE LAYOUT FOR ROLLING HILLS HOSPITAL BY INGRAM CIVIL ENGINEERING GROUP, LLC, BASED ON SITE SURVEY BY CROWE-WHEELER ON 06-16-2025. ORIGINAL TOPOGRAPHICAL INFORMATION IS BASED ON A SURVEY BY CROWE-WHEELER ON 06-16-2025. THE ENGINEER, THE OWNER, OR ANY OF THE OWNER'S CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION.

7. ALL NOTED DISTANCES WITH REGARD TO ITEMS TO BE DEMOLISHED ARE APPROXIMATE.

8. WRITTEN DIMENSIONS PREVAIL. DO NOT SCALE THESE DRAWINGS. PRINTED DIMENSIONS WHICH ARE OMITTED OR IN CONFLICT SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR REVIEW AND RESPONSE. DIMENSIONS ARE FROM FACE OF CURB / EDGE OF PAVEMENT AND FACE OF BUILDING, UNLESS NOTED OTHERWISE.

DEMOLITION NOTES

A	TO BE REMOVED
B	TO BE REMOVED. COORDINATE WITH LANDSCAPE PLANS.
C	TO BE REMOVED. COORDINATE WITH ARCHITECTURAL PLANS

LEGEND: DEMOLITION

EXISTING PAVEMENT TO BE SAWCUT & REMOVED

GRAPHIC SCALE 20 0 20 40

STENGEL-HILL
ARCHITECTURE
9020 OVERLOOK BLVD.,
SUITE 203
BRENTWOOD, TN 37027
502.893.1875

ROLLING HILLS HOSPITAL

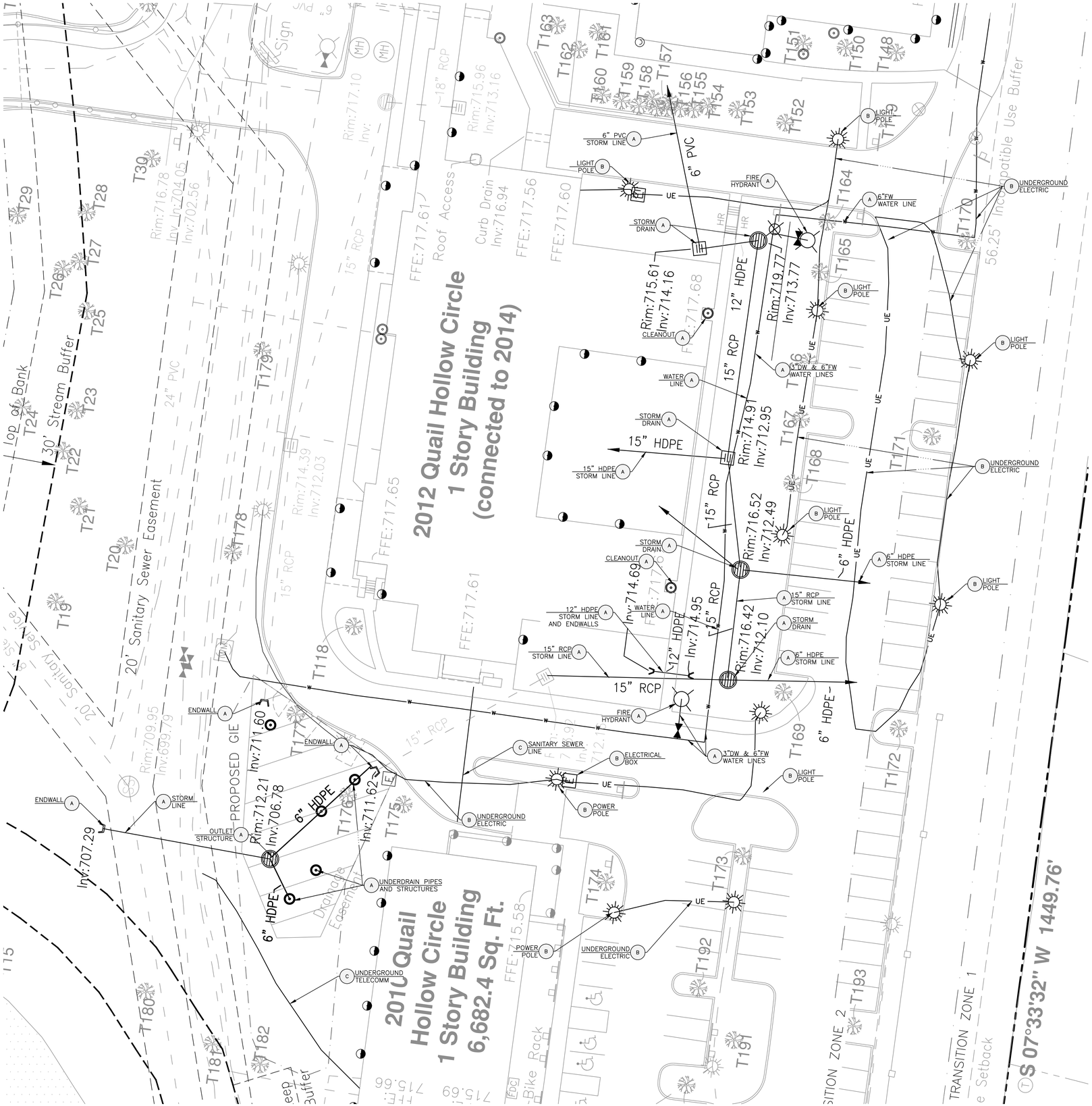
SAMUEL HILL JOHNSON
REGISTERED ENGINEER
PROFESSIONAL
AGRICULTURE
11-6-2025
No. 0011398
STATE OF TENNESSEE

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

DEMOLITION PLAN
BEHAVIORAL HEALTH HOSPITAL
ROLLING HILLS HOSPITAL & OUTPATIENT SERVICES
FRANKLIN, TN

06 NOVEMBER 2025
UHS2334

01-C100



GENERAL DEMOLITION NOTES

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2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS, AS NOTED. SEE SITE WORK SPECIFICATIONS.

3. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

4. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

5. ENGINEER'S NOTICE TO CONTRACTOR: THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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DEMOLITION NOTES

A	TO BE REMOVED.
B	TO BE REMOVED. COORDINATE WITH ELECTRICAL SITE PLANS.
C	TO BE RELOCATED.

LEGEND: DEMOLITION

- W — EXISTING WATER LINE TO BE REMOVED.
- EXISTING SANITARY SEWER LINE TO BE REMOVED.
- E — E — EXISTING ELECTRICAL LINE TO BE REMOVED.
- XX" RCP — EXISTING STORM SEWER LINE TO BE REMOVED.

GRAPHIC SCALE 20 0 20 40

STENGEL-HILL
ARCHITECTURE
9020 OVERLOOK BLVD.,
SUITE 203
BRENTWOOD, TN 37027
502.893.1875

ROLLING HILLS HOSPITAL

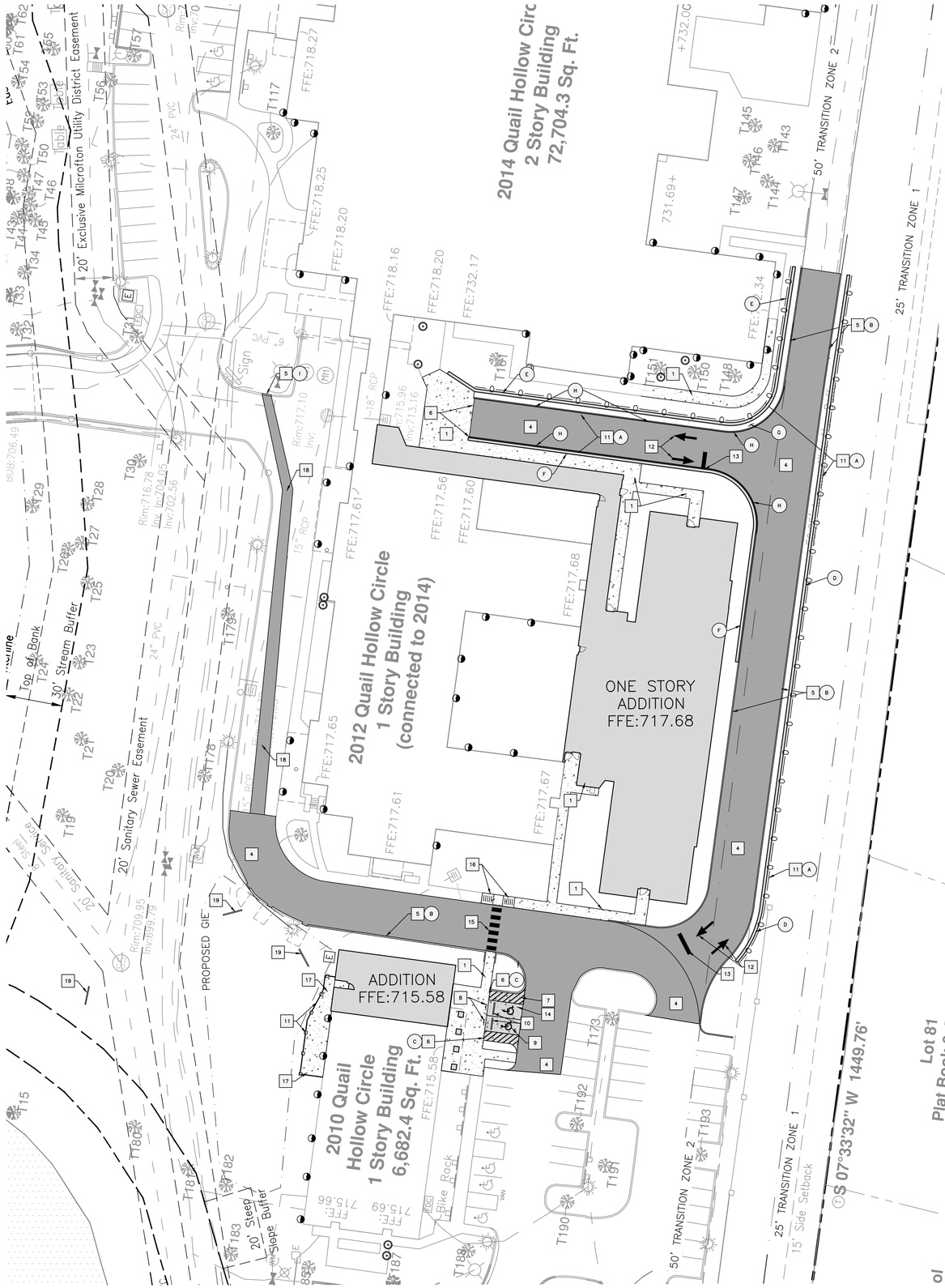
SAMUEL H. BOHANNON
REGISTERED ENGINEER
AGRICULTURE
No. 00113398
STATE OF TENNESSEE
11-6-2025

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

DEMOLITION PLAN
BEHAVIORAL HEALTH HOSPITAL
ROLLING HILLS HOSPITAL & OUTPATIENT SERVICES
FRANKLIN, TN

06 NOVEMBER 2025
UHS2334

01-C101



SITE DETAILS

1	CONCRETE SIDEWALK
2	CONCRETE JOINTS
3	CONCRETE JOINT SEALANTS
4	HEAVY DUTY ASPHALT
5	CONCRETE POST CURB
6	FLUSH CURB
7	ACCESSIBLE SPACE LAYOUT
8	ACCESSIBLE SIGN
9	ACCESSIBLE SYMBOL
10	WHEEL STOP
11	PEDESTRIAN GUARDRAIL
12	TRAFFIC FLOW ARROWS
13	STOP BAR
14	LIGHT DUTY CONCRETE
15	PAINTED CROSSWALK
16	CURB RAMP
17	CONCRETE SLAB WITH TURNDOWN CURB
18	ASPHALT DRIVE CUT REPAIR
19	LEVEL SPREADER

Requirement	Variable No.	No. of Spaces
Inpatient Services		
0.45 Per Bed Existing	130	59
0.45 Per Bed Proposed	24	11
Outpatient Services		
1.1 per 200 SF Existing	6522	36
1.1 per 200 SF Proposed	2000	11
Total Spaces Required =		**117**
Existing Spaces =		194
Demoed Spaces =		45
Proposed Spaces =		2
Total Provided Spaces =		**151**

Note: Parking calculations are based on the 3rd Edition of the ITE Parking Generation Manual

2 3

TO BE PERFORMED ON ALL CONCRETE

SITE INFORMATION

SITE AREA: 16.43 AC±

DISTURBED AREA: 101,233 SF OR 2.32 AC ± (TOTAL)
0 SF OF OFF-SITE DISTURBANCE
101,233 SF OF ON-SITE DISTURBANCE

IMPERVIOUS AREA WHEN COMPLETED: 238,677 SF OR 5.48 AC ± (TOTAL ON SITE)

GENERAL SITE NOTES

1. SITE LAYOUT FOR ROLLING HILLS HOSPITAL BY INGRAM CIVIL ENGINEERING GROUP, LLC, BASED ON SITE SURVEY BY CROWE-WHEELER ON 06-16-2025.

2. ORIGINAL TOPOGRAPHICAL INFORMATION IS BASED ON A SURVEY BY CROWE-WHEELER ON 06-16-2025. THE ENGINEER, THE OWNER, OR ANY OF THE OWNER'S CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION.

3. ALL CIVIL/SITE WORK ELEMENTS INDICATED TO BE CONSTRUCTED ON THE PLANS ARE TO BE BUILT IN STRICT ACCORDANCE WITH THE STANDARDS ADOPTED BY THE CITY OF FRANKLIN/WILLIAMSON COUNTY, UNLESS SPECIFICALLY NOTED OTHERWISE. ALL SITE WORK MUST ALSO COMPLY WITH THE CITY OF FRANKLIN/WILLIAMSON COUNTY ENVIRONMENTAL REQUIREMENTS AND FEDERAL EPA REQUIREMENTS.

4. WRITTEN DIMENSIONS PREVAIL. DO NOT SCALE THESE DRAWINGS. PRINTED DIMENSIONS WHICH ARE OMITTED OR IN CONFLICT SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR REVIEW AND RESPONSE. DIMENSIONS ARE FROM FACE OF CURB / EDGE OF PAVEMENT AND FACE OF BUILDING, UNLESS NOTED OTHERWISE.

5. DIMENSIONS LOCATING THE BUILDING IN RELATIONSHIP TO THE PROPERTY LINES HAVE BEEN PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. WHERE POSSIBLE, COORDINATES CAN BE USED TO ESTABLISH PHYSICAL LENGTHS ALONG THE BUILDING PERIMETER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FROM STRUCTURAL AND ARCHITECTURAL DRAWINGS THE ACTUAL EXTENT OF THE BUILDING ON THE PROPERTY. BUILDING LAYOUT SHALL BE BASED SOLELY ON DIMENSIONAL INFORMATION PROVIDED ON STRUCTURAL AND ARCHITECTURAL DRAWINGS. DISCREPANCIES WHICH IMPACT SITE LAYOUT SHOULD BE IMMEDIATELY REPORTED TO THE ENGINEER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL SITE FEATURES, (BUILDINGS, ROADS, PARKING, PADS, WALKS, ETC.) AND WILL EMPLOY A LAND SURVEYOR LICENSED TO PRACTICE IN THE PROJECT'S REGION OF CONSTRUCTION TO STAKE OUT AND MAINTAIN ALL REQUIRED CONTROL POINTS THROUGHOUT THE LIFE OF THE PROJECT. THE SURVEYOR SHALL CERTIFY TO THE ENGINEER, IN WRITING, THAT THE LAYOUT IN THE FIELD SUBSTANTIALLY CONFORMS TO THE LAYOUT INDICATED ON THE CONTRACT DOCUMENTS. LAYOUT DISCREPENCIES OR CHANGES SHOULD BE SO NOTED TO THE ENGINEER.

7. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS, MONUMENTS, HUBS, AND STAKED LOT CORNERS DURING THE CONSTRUCTION OF THE WORK AND SHALL BEAR ANY COST ASSOCIATED WITH REPAIR.

8. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS, AND PAY ALL PERMIT FEES. THE CONTRACTOR SHALL CONFORM TO ALL STATE AND LOCAL CODES AND ORDINANCES AND RECEIVE APPROPRIATE APPROVALS WHERE REQUIRED PRIOR TO COMMENCEMENT OF THE WORK.

9. MATERIALS AND PROCESSES OF CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. WHILE THE ENGINEER HAS PROVIDED, FOR THE CONVENIENCE OF THE CONTRACTOR, DRAWINGS OUTLINING CERTAIN REQUIRED OSHA MINIMUM SAFETY PRACTICES, THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION OR FOR VERIFYING THAT SUCH MEASURES ARE IMPLEMENTED ON SITE. MAINTAINING A SAFE ENVIROMENT DURING THE PROMULGATION OF THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER, THE OWNER AND OTHER CONSULTANTS, HAVE NO EXPERTISE, NOR ACCEPT ANY LIABILITY, IMPLIED OR OTHERWISE, FOR MATERIALS AND PROCESSES OF CONSTRUCTION.

10. THE CONTRACTOR SHALL NOT COMMENCE ANY WORK WHICH IS NOT UNDER THE CONTROL OR OWNERSHIP OF THE OWNER WITHOUT WRITTEN PERMISSION FROM THE PROPERTY'S OWNER OR CONTROLLING INTEREST. WHERE CONTROLLING INTEREST IS A LOCAL, STATE, OR FEDERAL AGENCY, THEN APPROVAL FOR CONSTRUCTION SHALL CONSTITUTE AUTHORITY TO COMMENCE WORK.

11. WHERE NOT SPECIFICALLY NOTED OTHERWISE, ALL CONCRETE FINISHES SHALL BE SLIP RESISTANT PER TECHNICAL SPECIFICATIONS.

12. ALL HANDICAP PARKING SPACES, INDICATED WITH THE GRAPHIC HANDICAP SYMBOL, DENOTE HANDICAP PARKING SPACES. THESE SPACES ARE DESIGNED TO CONFORM TO ADA AND TENNESSEE ACCESSIBILITY STANDARD SPECIFICATIONS. ALL INDICATED SPACES SHALL RECEIVE THE PAINTED SYMBOL AND APPROPRIATE IDENTIFICATION SIGNAGE. WHERE REQUIREMENTS ARE DIFFERENT OR IN EXCESS OF THESE, THE CONTRACTOR WILL ALLOW FOR THOSE ADDITIONAL REQUIREMENTS IN HIS PRICE AND PROMPTLY SUBMIT THEM TO THE ENGINEER.

13. THE CONTRACTOR IS RESPONSIBLE FOR USING THE ONE-CALL SYSTEM OR OTHER MEANS TO CONTACT AND VERIFY LOCATIONS OF ALL UTILITIES. THE CONTRACTOR IS FULLY RESPONSIBLE FOR REPAIRS TO DAMAGED UTILITIES.

14. THE CONTRACTOR IS TO CONTROL TRAFFIC FLOW DURING TIME OF CONSTRUCTION. ANY AND ALL TRAFFIC CONTROL IMPLEMENTED DURING THIS PROJECT SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

15. ALL WORK WITHIN PUBLIC RIGHT-OF-WAY MUST BE IN ACCORDANCE WITH CITY OF FRANKLIN/WILLIAMSON COUNTY AND TENNESSEE D.O.T. REGULATIONS.

SITE NOTES

A	PEDESTRIAN GUARDRAIL TO RUN THE ENTIRE LENGTH OF WALL.
B	MATCH EXISTING SIZE AND TYPE.
C	FLUSH CONDITION.
D	359 LF OF REINFORCED CONCRETE RETAINING WALL. COORDINATE WITH STRUCTURAL.
E	257 LF OF REINFORCED CONCRETE RETAINING WALL. COORDINATE WITH STRUCTURAL.
F	237 LF OF REINFORCED CONCRETE RETAINING WALL. COORDINATE WITH STRUCTURAL.
G	"FIRE LANE - NO PARKING" SIGN TO BE INSTALLED ON RETAINING WALL PER COF ORDINANCE 7-225. COORDINATE WITH FIRE MARSHAL.
H	CURBS IN THIS AREA TO BE PAINTED YELLOW OR WHITE TO DESIGNATE FIRE LANE. COORDINATE WITH FIRE MARSHAL. PAVEMENT LETTERING TO BE 18" HIGH WITH A 3" BRUSH STROKE READING "FIRE LANE - NO PARKING".
I	MATCH EXISTING CURB TYPE AND SIZE.

LEGEND: SITE

- PROPOSED TRAFFIC ARROW
- PROPOSED STOP BAR
- PROPOSED CONCRETE WALK
- PROPOSED LIGHT DUTY CONCRETE
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED GUARD RAIL

GRAPHIC SCALE
30 0 30 60

STENGEL-HILL
ARCHITECTURE
9020 OVERLOOK BLVD.,
SUITE 203
BRENTWOOD, TN 37027
502.893.1875

ROLLING HILLS HOSPITAL

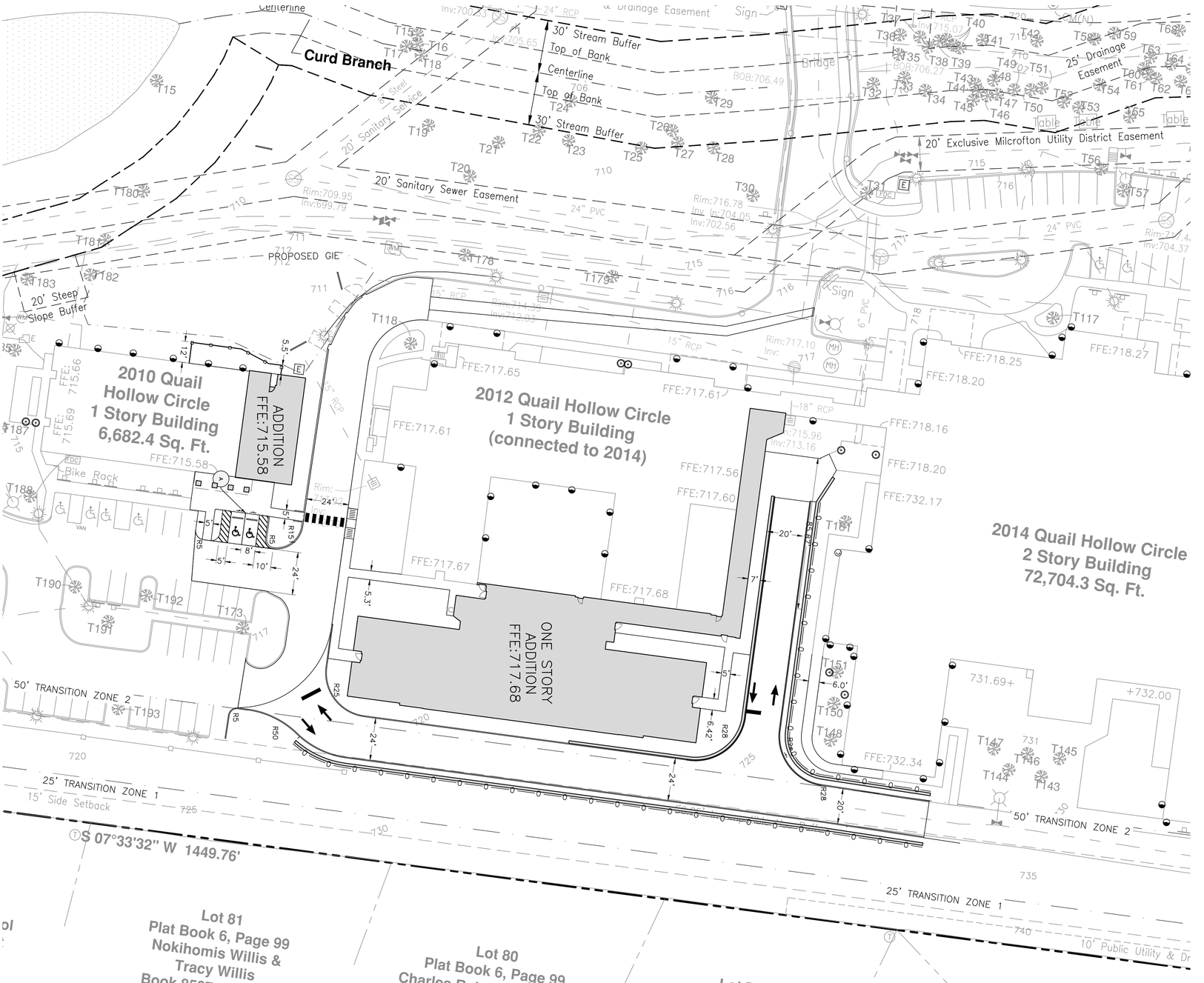
SAMUEL R. HILL JOHNSON
REGISTERED ENGINEER
PROFESSIONAL ENGINEER
AGRICULTURE
11-6-2025
No. 001139
STATE OF TENNESSEE

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

DEMOLITION PLAN
BEHAVIORAL HEALTH HOSPITAL
ROLLING HILLS HOSPITAL & OUTPATIENT SERVICES
FRANKLIN, TN

06 NOVEMBER 2025
UHS2334

01-C200



LEGEND: SITE LAYOUT

L1 LINEAR DIMENSION

R1 PROPOSED CURVE RADIUS DIMENSION

PROPOSED FLUSH CONDITION

SITE NOTES

A FLUSH CONDITION

GRAPHIC SCALE 30 0 30 60

01-C201

06 NOVEMBER 2025
UHS2334

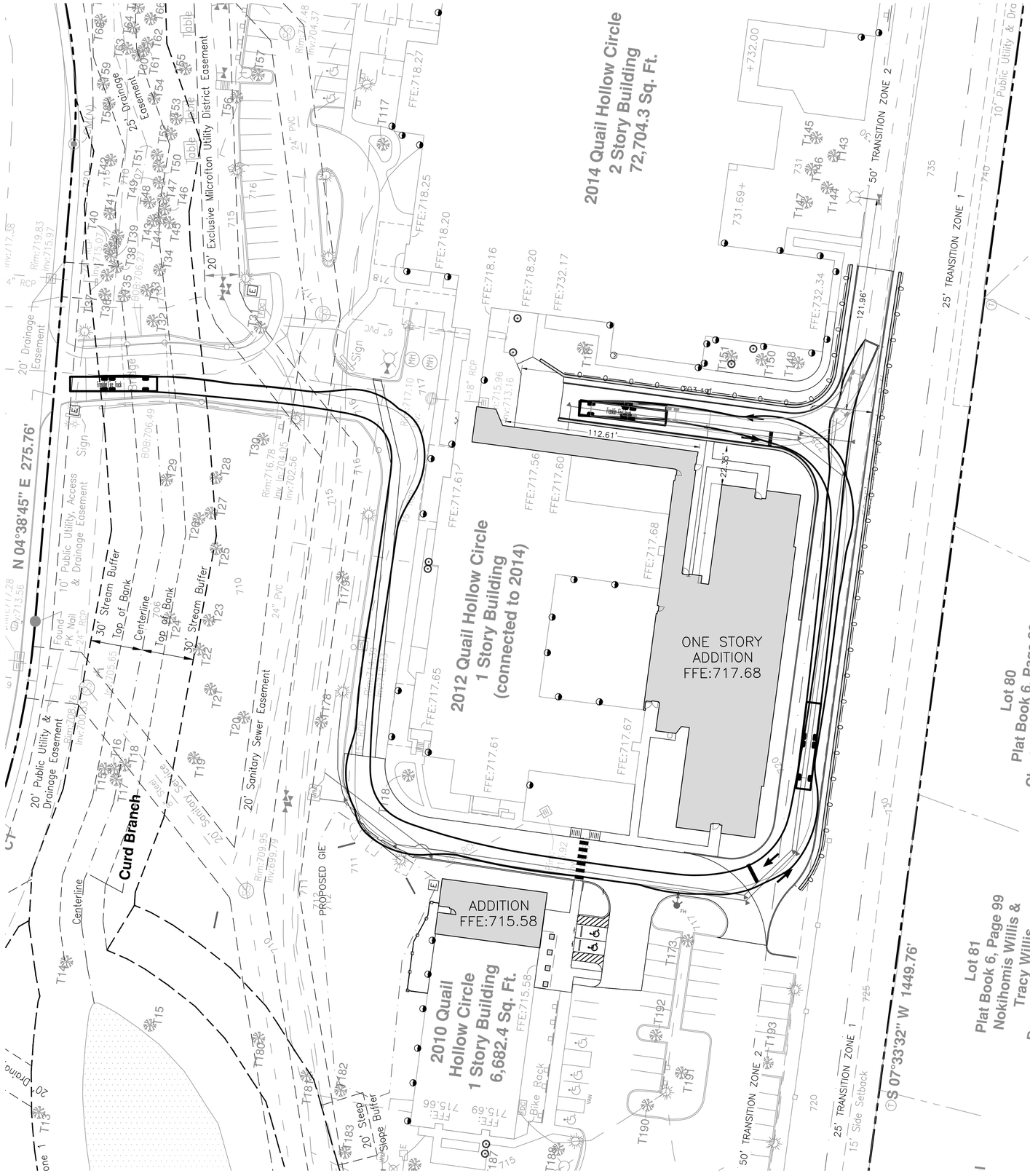
SITE LAYOUT PLAN

BEHAVIORAL HEALTH HOSPITAL
ROLLING HILLS HOSPITAL & OUTPATIENT SERVICES
FRANKLIN, TN

ROLLING HILLS HOSPITAL

STENGEL-HILL ARCHITECTURE
9020 OVERLOOK BLVD.
BRENTWOOD, TN 37027
502.893.1875

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION



Milcrofton UTILITY DISTRICT

HYDRANT FLOW ANALYSIS

idg INFLO DESIGN GROUP

PURPOSE OF TEST: Rolling Hills Hospital
DATE: 10/9/2025
TEST BY: IDG; Andrew Bohon, Tim Boccarossa
TEST TIME: 3:05:00 PM
WATER SUPPLIED BY: Milcrofton Utility District
STAFF: Ryan Douglas

FIELD DATA

FLOW HYDRANT
HYDRANT # & LOCATION: #63 - Rolling Hills / Quail Hollow Circle

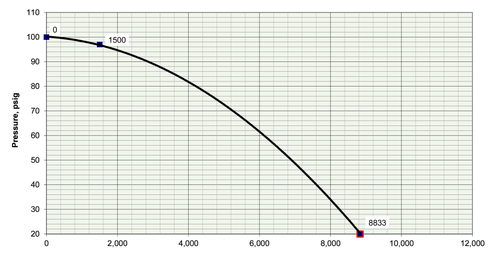
TOTAL FLOW DURING TEST: 1500 GPM

GAUGE HYDRANT
HYDRANT # & LOCATION: #61 - NW corner of Carothers and Physicians Way

STATIC 100.0 PSI RESIDUAL: 97.0 PSI

RESULTS: AT 20 PSI RESIDUAL
AT 0 PSI
CONDITION 8833 GPM
CONDITION 1 ---- GPM
CONDITION 2 ---- GPM

REMARKS: HTG BPS was online during this flow confirmation.



APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8'
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
WHEELS ON EACH REAR AXLE = 4
REAR TRACK WIDTH = 8'
WHEEL BASE = 19.292'
REAR AXLE SPACING = 4.417'
BODY LENGTH = 50.042'
LOOK-TO-LOCK TIME = 6-SECONDS
WIDTH = 8.333'
REAR OVERHANG = 24.167'
BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 42'

STENGEL HILL
ARCHITECTURE
9020 OVERLOOK BLVD.,
SUITE 203
BRENTWOOD, TN 37027
502.893.1875

ROLLING HILLS HOSPITAL

STATE OF TENNESSEE
SAMUEL H. HOHANNON
REGISTERED LANDSCAPE ARCHITECT
No. 001133098
11-6-2025

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

FIRE ACCESS PLAN
BEHAVIORAL HEALTH HOSPITAL
ROLLING HILLS HOSPITAL & OUTPATIENT SERVICES
FRANKLIN, TN

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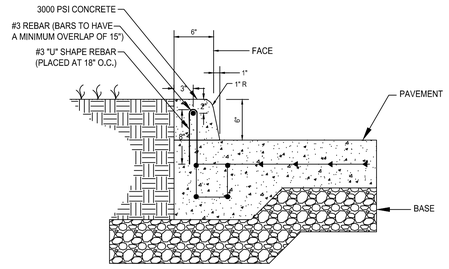
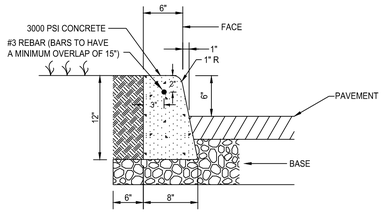


CONCRETE POST CURB-CONCRETE PAVEMENT

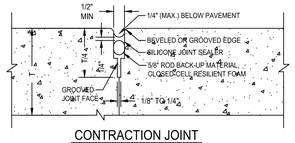


COORDINATE WITH TECHNICAL SPECIFICATIONS.

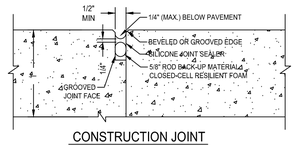
CONCRETE POST CURB-ASPHALT PAVEMENT

(NOT TO SCALE)

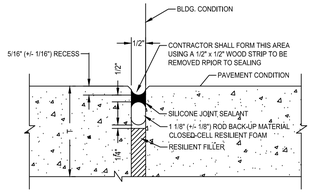
5



CONTRACTION JOINT



CONSTRUCTION JOINT



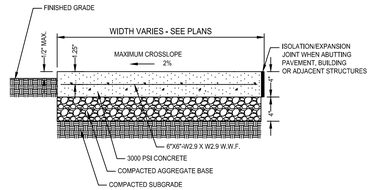
ISOLATION / EXPANSION JOINT

T = PAVEMENT THICKNESS
COORDINATE W/ TECHNICAL SPECIFICATIONS

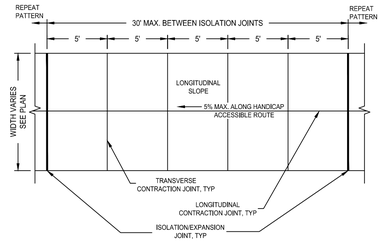
CONCRETE JOINT SEALANT DETAILS

(NOT TO SCALE)

3



TRANSVERSE SECTION



WALK WIDTH	LONGITUDINAL CONT. JOINT
0' - 5'-11"	NONE
6' - 7'-11"	ONE ALONG WALK AT CENTERLINE
8' - 12'	TWO ALONG WALK AT THIRD POINTS

PARTIAL PLAN

SEE TYPICAL JOINT AND JOINT SEALANT DETAILS
COORDINATE WITH TECHNICAL SPECIFICATIONS.

CONCRETE WALK (TYP)

(NOT TO SCALE)

1

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ROLLING HILLS HOSPITAL

SAUL H. STENGEL
REGISTERED ENGINEER
DEPARTMENT OF AGRICULTURE
No. 00113398
STATE OF TENNESSEE
11-6-2025

SITE DETAILS

BEHAVIORAL HEALTH HOSPITAL
ROLLING HILLS HOSPITAL & OUTPATIENT SERVICES
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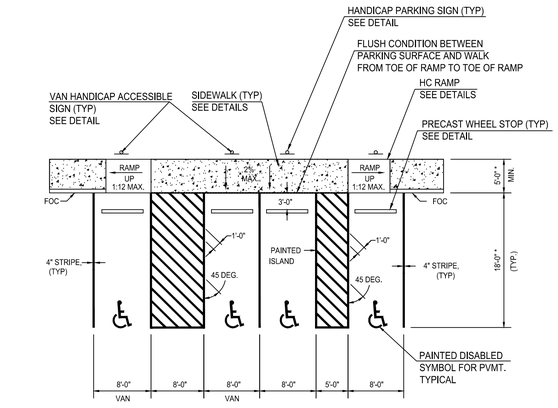
DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION



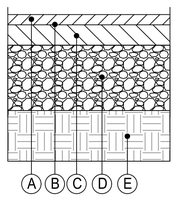
* ALL AREAS INSIDE PARKING, LOADING AISLES AND WALKS DIRECTLY IN FRONT OF ACCESSIBLE SPACES SHALL BE LESS THAN 2% SLOPE IN ALL DIRECTIONS.

* COORDINATE DIMENSIONS WITH SITE PLAN

ACCESSIBLE PARKING SPACE LAYOUT

(NOT TO SCALE)

7

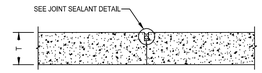


- (A) 1.5" ASPHALTIC SURFACE COURSE
- (B) TACK COAT
- (C) 2.5" ASPHALTIC BINDER
- (D) 8" MINERAL AGGREGATE BASE COURSE COMPACTED TO 98% OF THE MAXIMUM MODIFIED PROCTOR DRY DENSITY
- (E) 12" SUBGRADE COMPACTED TO 95% OF THE MAXIMUM MODIFIED PROCTOR DRY DENSITY

ASPHALT PAVEMENT SECTION (HEAVY DUTY)

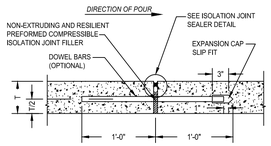
(NOT TO SCALE)

4



NOTE: UNLESS OTHERWISE NOTED, PROVIDE AT NOMINAL 15' x 12' GRID SPACING

CONTRACTION JOINT



NOTE:
1- PROVIDE ISOLATION JOINT AT A MAX. 25' SPACING UNLESS OTHERWISE NOTED.
*2- DOWEL BARS, **IF USED**, TO BE NO. 5 (SMOOTH) DOWEL 24" O.C., L=2', TREAT FREE END OF DOWEL WITH HEAVY GREASE TO ELIMINATE BOND.*

ISOLATION JOINT

NOTE:
1- COORDINATE ALL JOINTS WITH TECHNICAL SPECIFICATIONS
*2- DOWEL BARS ARE **NOT** TO BE USED UNLESS SPECIFICALLY NOTED.*

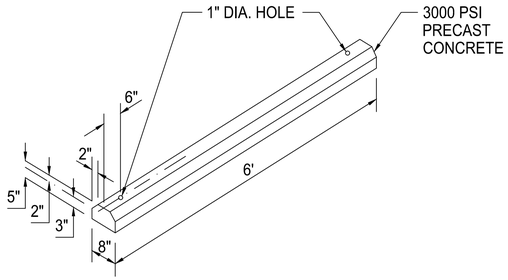
T = PAVEMENT THICKNESS
TE = THICKNESS OF ADJACENT PAVEMENT

COORDINATE WITH TECHNICAL SPECIFICATIONS.

CONCRETE JOINT DETAILS (TYP)

(NOT TO SCALE)

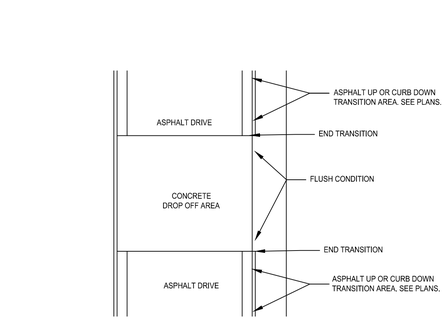
2



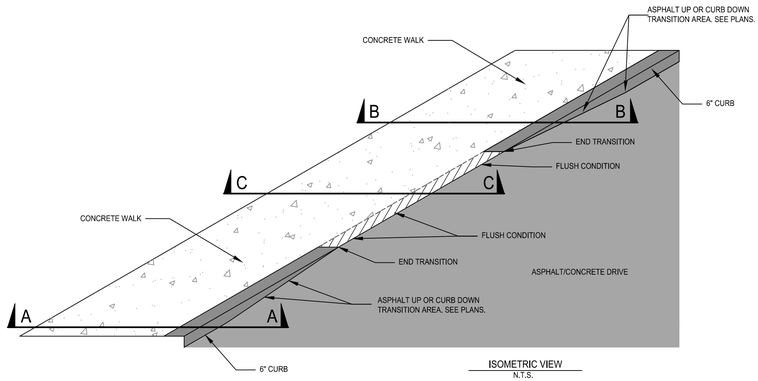
REQUIRES 2 - #4 X 2'-0" STEEL BAR STAKES FOR EACH CURB SECTION. CURB REINFORCED W/ 2 #3 REBARS. LOCATE PARKING CURB 3' FROM FACE OF SIDEWALK HEADER OR EDGE OF PAVEMENT.

WHEEL STOP
(NOT TO SCALE)

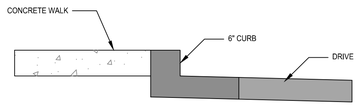
10



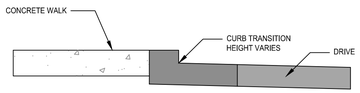
PLAN VIEW
N.T.S.



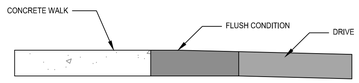
ISOMETRIC VIEW
N.T.S.



SECTION "AA" - FULL CURB
N.T.S.



SECTION "BB" - CURB TRANSITION
N.T.S.

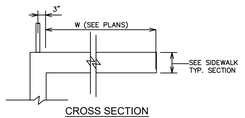


SECTION "CC" - FLUSH CONDITION
N.T.S.

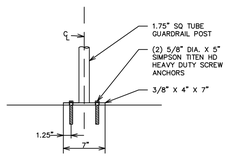
FLUSH CURB CONDITION
(NOT TO SCALE)

6

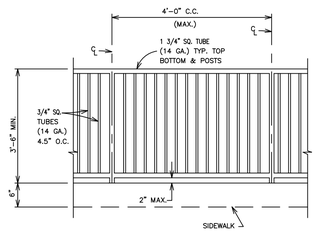
NOTE:
ALL EXPOSED METAL COMPONENTS ARE TO BE GALVANIZED AND PAINTED TO MATCH THE EXISTING BUILDING. SEE TECHNICAL SPECIFICATIONS.



CROSS SECTION

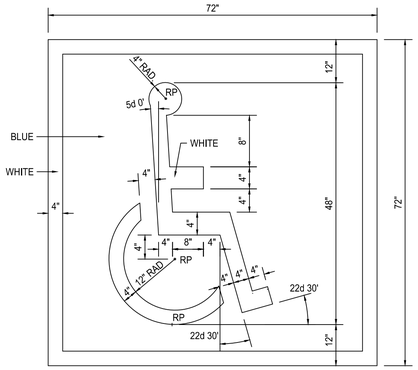


HANDRAIL INSTALLATION



PEDESTRIAN GUARDRAIL
(NOT TO SCALE)

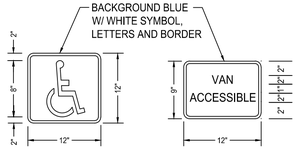
11



NOTES:
1. RP = RADIUS POINT
2. PROVIDE PAINT COLOR IN ACCORDANCE WITH LOCAL REQUIREMENTS. (TYPICALLY WHITE SYMBOL ON BLUE SQUARE BACKGROUND WITH 4" WHITE BORDER)

ACCESSIBLE SYMBOL-PAINTED
(NOT TO SCALE)

9

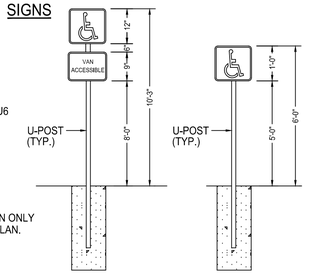


SIGNS



U-POST

MEMBER DESIGNATION = U6
MATERIAL: A.S.T.M. A-499
Fy = 50,000 PSI MIN.
GRADE = 50



NOTE:
USE VAN ACCESSIBLE SIGN ONLY WHERE SHOWN ON SITE PLAN.

ACCESSIBLE PARKING SIGNS
(NOT TO SCALE)

NOTE:
SIGNS DESIGNATING DISABLED PARKING SHALL INDICATE THAT UNAUTHORIZED OR IMPROPERLY PARKED VEHICLES MAY BE TOWED AND THE DRIVER FINED TWO HUNDRED DOLLARS ($200), AND SHALL ALSO PROVIDE THE NAME AND TELEPHONE NUMBER OF THE TOWING COMPANY OR THE NAME AND TELEPHONE NUMBER OF THE PROPERTY OWNER, LESSEE OR AGENT IN CONTROL OF THE PROPERTY.

8

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ARCHITECTURE
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502.893.1875

ROLLING HILLS HOSPITAL



DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

SITE DETAILS

BEHAVIORAL HEALTH HOSPITAL
ROLLING HILLS HOSPITAL & OUTPATIENT SERVICES
FRANKLIN, TN

06 NOVEMBER 2025
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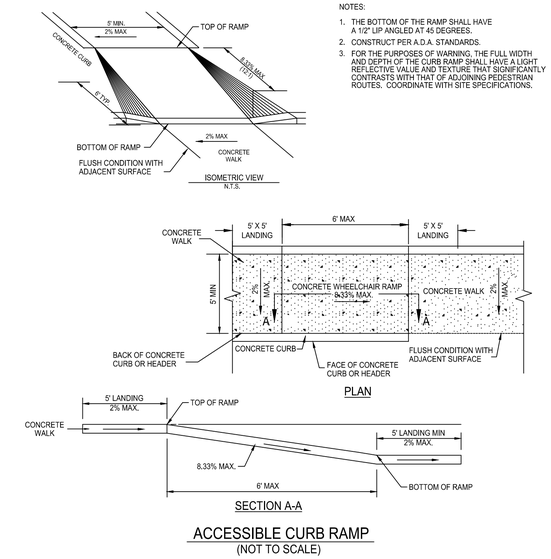
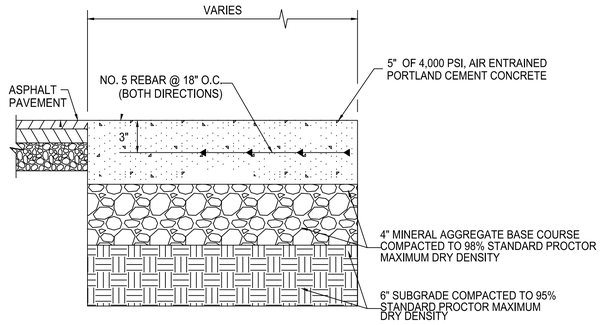


NOTES:

1. THE BOTTOM OF THE RAMP SHALL HAVE A 1/2" LIP ANGLED AT 45 DEGREES.
2. CONSTRUCT PER A.D.A. STANDARDS.
3. FOR THE PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF THE CURB RAMP SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES. COORDINATE WITH SITE SPECIFICATIONS.

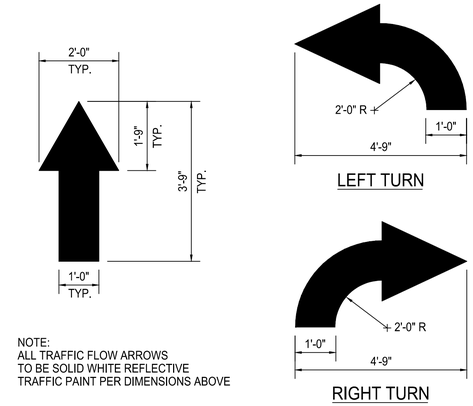
ACCESSIBLE CURB RAMP
(NOT TO SCALE)

16



CONCRETE PAVEMENT-LIGHT DUTY
(NOT TO SCALE)

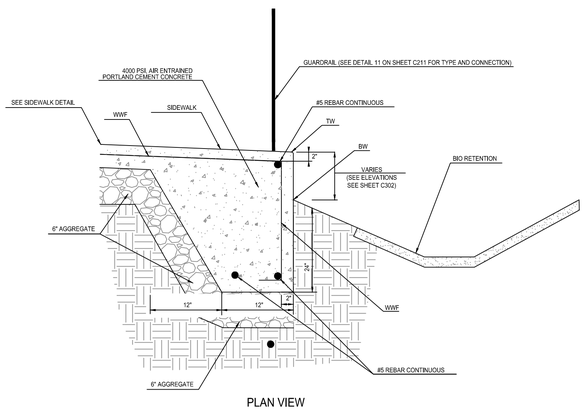
14



NOTE:
ALL TRAFFIC FLOW ARROWS
TO BE SOLID WHITE REFLECTIVE
TRAFFIC PAINT PER DIMENSIONS ABOVE

TRAFFIC FLOW ARROW
(NOT TO SCALE)

12

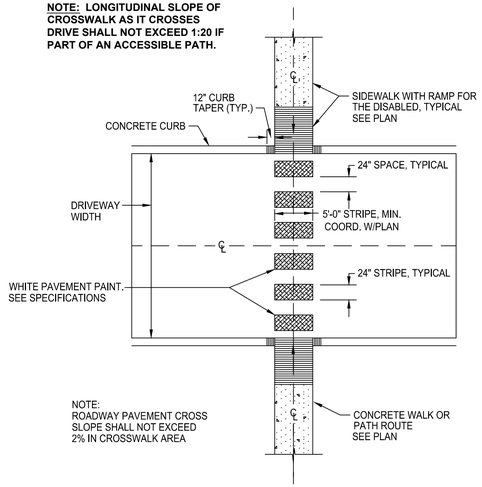


PLAN VIEW

REINFORCED CONCRETE TURN DOWN
(NOT TO SCALE)

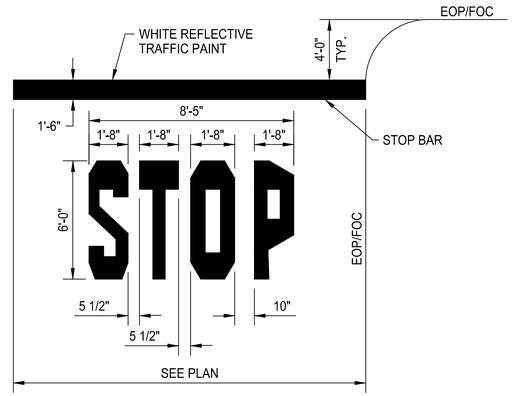
17

NOTE: LONGITUDINAL SLOPE OF CROSSWALK AS IT CROSSES DRIVE SHALL NOT EXCEED 1:20 IF PART OF AN ACCESSIBLE PATH.



PAINTED CROSSWALK
(NOT TO SCALE)

15



STOP BAR
(NOT TO SCALE)

13

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ROLLING HILLS HOSPITAL

SAMUEL H. HOLLINGSWORTH
REGISTERED ENGINEER
STATE OF TENNESSEE
No. 00113398
11-6-2025

SITE DETAILS

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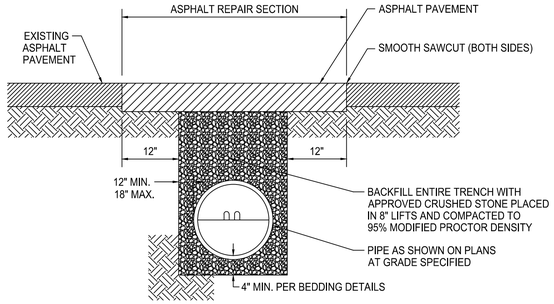
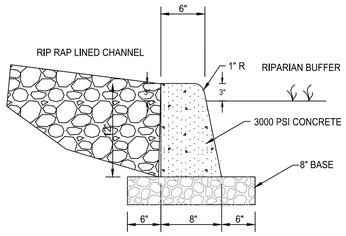


ASPHALT STREET OR DRIVE CUT / REPAIR
(NOT TO SCALE)

18



COORDINATE WITH TECHNICAL SPECIFICATIONS.
LEVEL SPREADER CURBING
(NOT TO SCALE)

19

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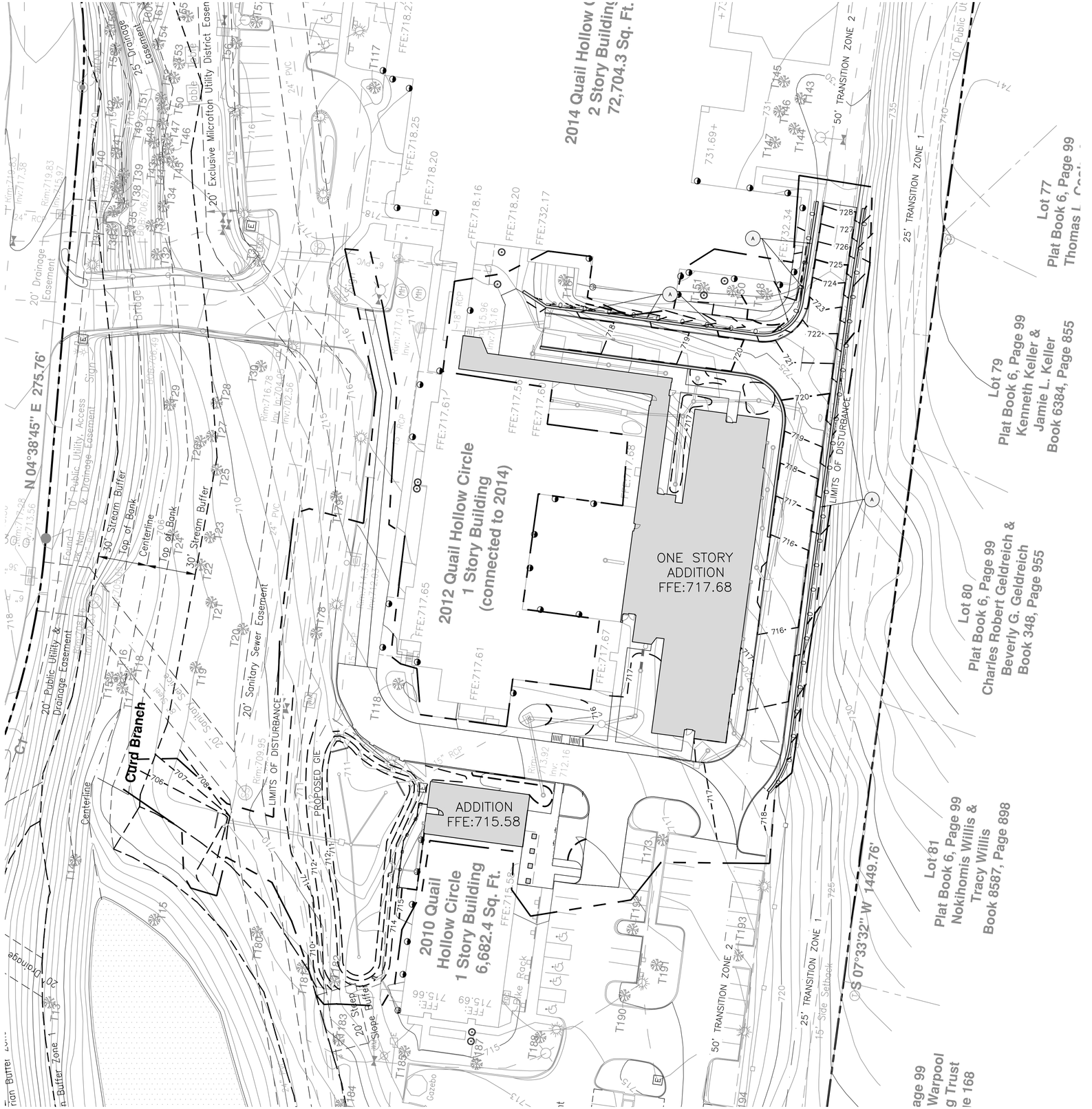


GENERAL GRADING NOTES

1. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.

2. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND SIX INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR SEED MIX AND PROPER APPLICATION RATE AND AREAS TO BE SODDED). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY LOCATIONS OF ANY UNDERGROUND UTILITIES. THE CONTRACTOR IS TO VERIFY LOCATION OF OVERHEAD UTILITIES. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

4. THE CONTRACTOR IS TO CONTROL TRAFFIC FLOW DURING TIME OF CONSTRUCTION. ANY AND ALL TRAFFIC CONTROL IMPLEMENTED DURING THIS PROJECT SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

5. ALL WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY OF FRANKLIN/WILLIAMSON COUNTY AND THE TENNESSEE D.O.T. REGULATIONS.

6. CONTRACTOR TO COORDINATE LOCATION OF TOP SOIL STOCKPILE AREA WITH OWNER. SILT FENCE SHALL BE PLACED AROUND PERIMETER OF THE STOCKPILE FOR EROSION AND SEDIMENT CONTROL.

7. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS, AND PAY ALL PERMIT FEES. THE CONTRACTOR SHALL CONFORM TO ALL STATE AND LOCAL CODES AND ORDINANCES AND RECEIVE APPROPRIATE APPROVALS WHERE REQUIRED PRIOR TO COMMENCEMENT OF THE WORK.

8. ALL LANDSCAPED SLOPES SHALL BE THREE FEET (3') HORIZONTAL TO ONE FOOT (1') VERTICAL OR FLATTER.

9. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO EARTHWORK AND DRAINAGE. SHOULD CONTRACTOR HAVE QUESTIONS WITH THIS INTENT, HE SHALL CONTACT THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

10. SLOPE GROUND AWAY FROM BUILDING AT TWO PERCENT (2%) MINIMUM.

11. WRITTEN DIMENSIONS PREVAIL. DO NOT SCALE THESE DRAWINGS. PRINTED DIMENSIONS WHICH ARE OMITTED OR IN CONFLICT SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR REVIEW AND RESPONSE. DIMENSIONS ARE FROM FACE OF CURB / EDGE OF PAVEMENT AND FACE OF BUILDING, UNLESS NOTED OTHERWISE.

12. SEGMENTAL WALL DESIGNER TO PROVIDE SITE SPECIFIC SHOP DRAWINGS FOR ALL RETAINING WALLS FOR CIVIL ENGINEER REVIEW PRIOR TO ORDERING WALL SYSTEM.

GRADING NOTES

A	CONTRACTOR TO PROVIDE TEMPORARY SHORING FOR WALL INSTALLATION IN THIS AREA.

LEGEND: SITE

—— 0 —— 0 —— PROPOSED GUARD RAIL

SITE INFORMATION

SITE AREA: 16.43 AC±

DISTURBED AREA: 101,233 SF OR 2.32 AC ± (TOTAL)
0 SF OF OFF-SITE DISTURBANCE
101,233 SF OF ON-SITE DISTURBANCE

IMPERVIOUS AREA WHEN COMPLETED: 238,677 SF OR 5.48 AC ± (TOTAL ON SITE)

RIPARIAN BUFFER NOTE:

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

GRAPHIC SCALE
30 0 30 60

STENGEL-HILL
ARCHITECTURE
9020 OVERLOOK BLVD.,
SUITE 203
BRENTWOOD, TN 37027
502.893.1875

ROLLING HILLS HOSPITAL

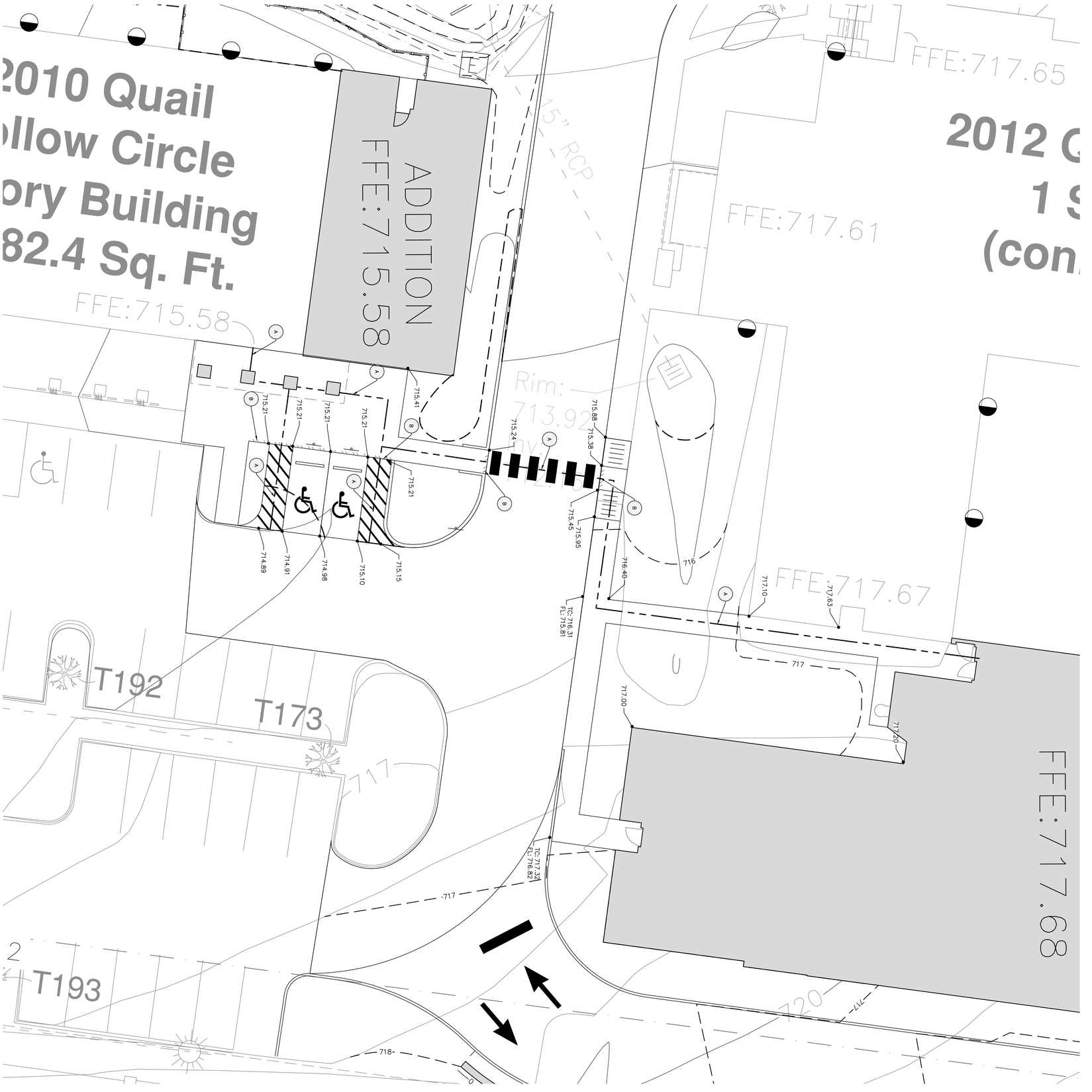
SAMUEL R. BOHANNON
REGISTERED LANDSCAPE ARCHITECT
No. 00113398
STATE OF TENNESSEE
11-6-25

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

GRADING PLAN
BEHAVIORAL HEALTH HOSPITAL
ROLLING HILLS HOSPITAL & OUTPATIENT SERVICES
FRANKLIN, TN

06 NOVEMBER 2025
UHS2334

01-C300



LEGEND: ACCESSIBILITY

ACCESSIBILITY ROUTE

FLUSH CONDITION

ACCESSIBILITY NOTES

A ACCESSIBILITY ROUTE

B FLUSH CONDITION

GRAPHIC SCALE 10 0 10 20

01-C301

06 NOVEMBER 2025
UHS2334

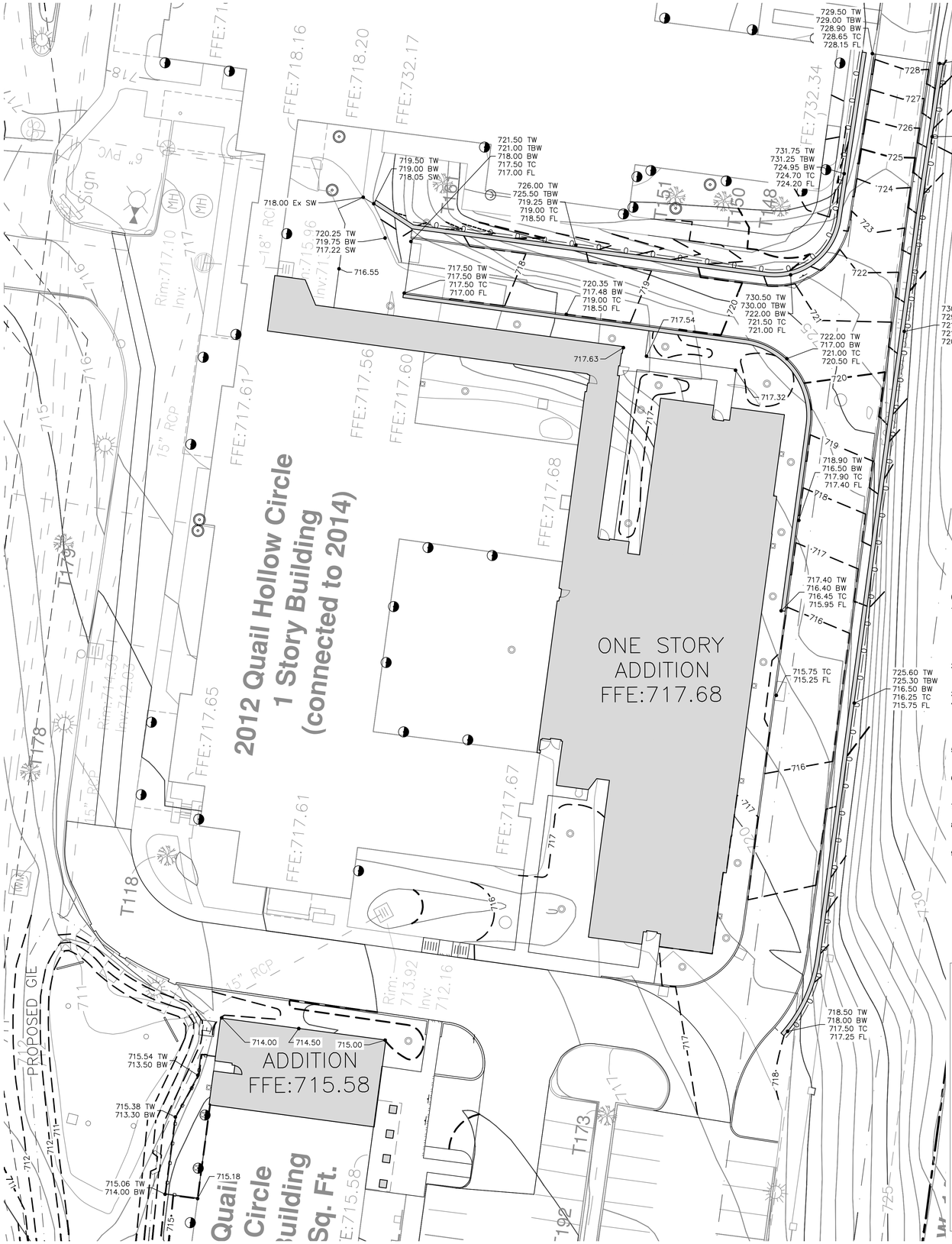
ACCESSIBILITY ENLARGEMENT

BEHAVIORAL HEALTH HOSPITAL
ROLLING HILLS HOSPITAL & OUTPATIENT SERVICES
FRANKLIN, TN

ROLLING HILLS HOSPITAL

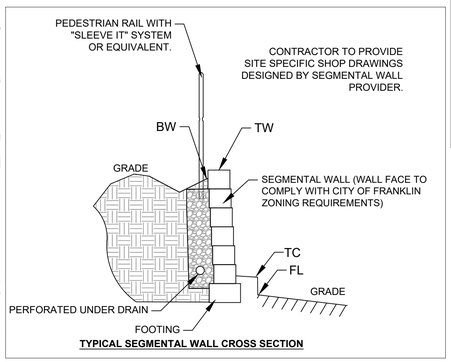
STENGEL-HILL ARCHITECTURE
9020 OVERLOOK BLVD.
BRENTWOOD, TN 37027
502.893.1875

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION



CITY OF FRANKLIN RETAINING WALL NOTES:

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER, AS MEASURED FROM THE BOTTOM OF FOUNDATION TO THE TOP OF WALL, SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES (BNS) FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING. THE WALL PERMIT SUBMITTAL SHALL BE MADE PRIOR TO ISSUANCE OF THE GRADING PERMIT.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTURED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPLIT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER RETAINING WALLS SHALL NOT BE USED
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL STEM (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW BOTTOM OF LOWERMOST STONE DRAINAGE MEDIA.
5. RETAINING WALLS SHALL BE DESIGNED FOR A LIVE LOAD SURCHARGE CORRESPONDING TO THE MAXIMUM DESIGN LOADING, BUT IN NO CASE LESS THAN 250 PSF APPLIED OVER THE FULL EXTENTS OF RIGHT-OF-WAY.
6. RETAINING WALLS SHALL PROVIDE A MINIMUM SLIDING AND OVERTURNING FACTOR OF SAFETY OF 1.50 AND A MINIMUM GLOBAL STABILITY FACTOR OF SAFETY OF 1.30.
7. RETAINING WALLS AND ASSOCIATED COMPONENTS SHALL BE WHOLLY LOCATED OUTSIDE OF RIGHT-OF-WAY AND PUBLIC EASEMENTS.
8. RETAINING WALLS OUTSIDE OF, BUT SUPPORTING, RIGHT-OF-WAY OR PUBLIC EASEMENTS SHALL NOT BE CONSTRUCTED OF TIMBER OR GROUTED OR UNGROUTED STACKED STONE.
9. PEDESTRIAN AND/OR VEHICULAR GUARDS SHALL BE PROVIDED WHEN A PEDESTRIAN AND/OR VEHICULAR PATH, RESPECTIVELY, EXTENDS TO WITHIN FIVE (5) FEET OF THE TOP OF A RETAINING WALL OR WHERE OTHERWISE DEEMED NECESSARY BY THE CITY ENGINEER.



TYPICAL SEGMENTAL WALL CROSS SECTION

GENERAL GRADING NOTES

1. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.

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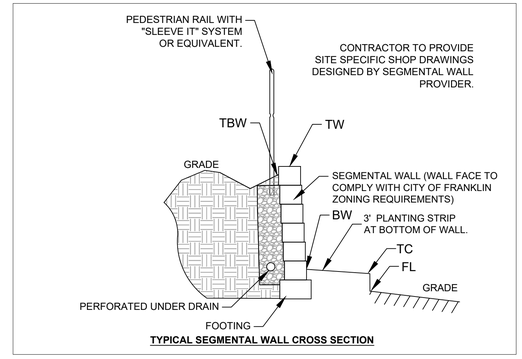
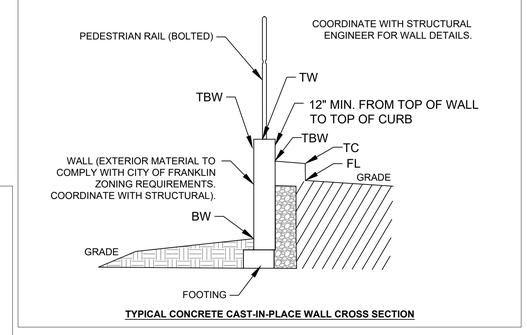


TYPICAL SEGMENTAL WALL CROSS SECTION



TYPICAL CONCRETE CAST-IN-PLACE WALL CROSS SECTION

GRAPHIC SCALE 20 0 20 40

STENGEL-HILL
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ROLLING HILLS HOSPITAL

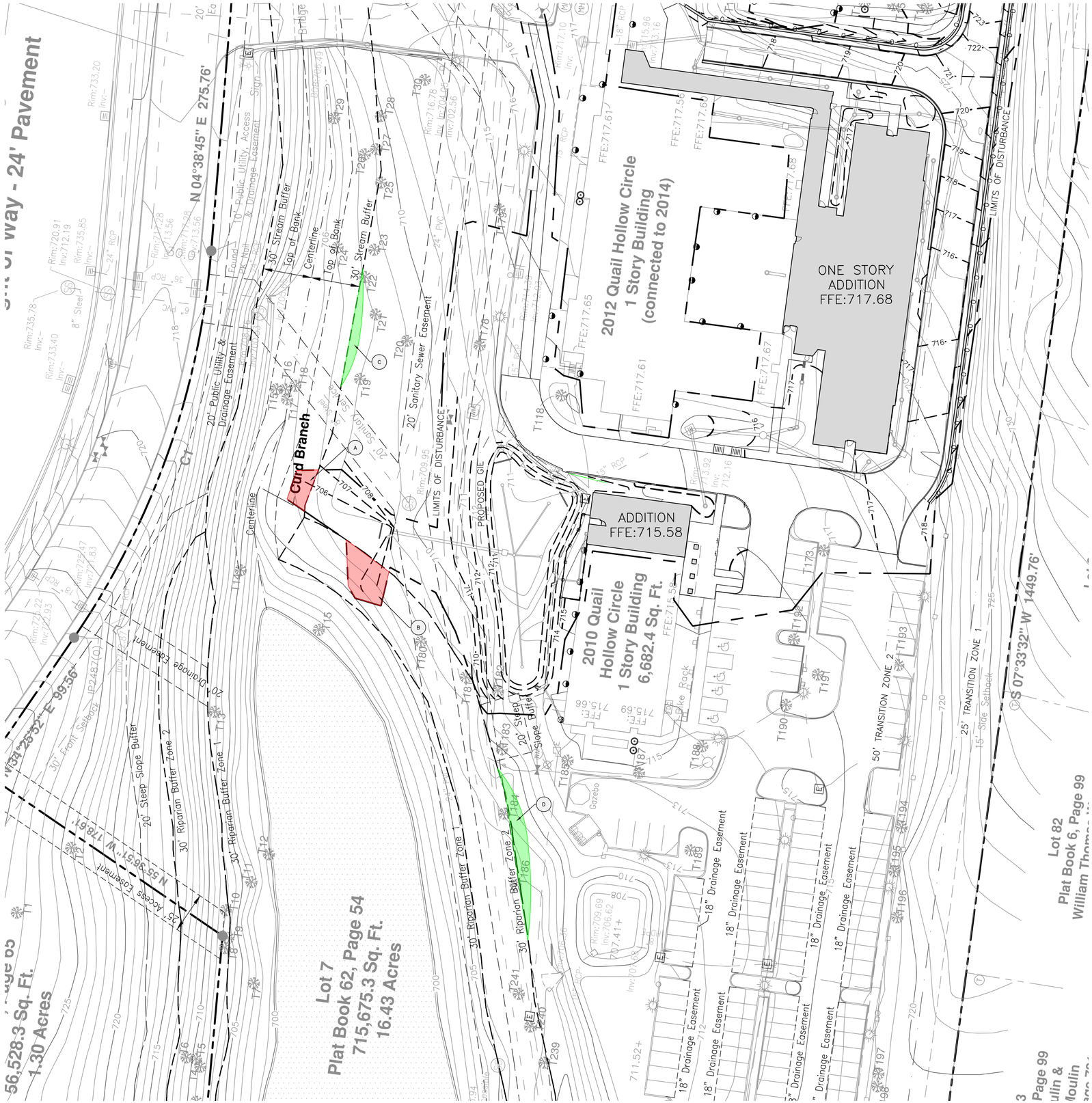
SAMUEL H. HANNON
REGISTERED ENGINEER
AGRICULTURE
11-6-2025
No. 00113398
STATE OF TENNESSEE

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

SPOT SHOT ENLARGEMENT
BEHAVIORAL HEALTH HOSPITAL
ROLLING HILLS HOSPITAL & OUTPATIENT SERVICES
FRANKLIN, TN

06 NOVEMBER 2025
UHS2334

01-C302



BUFFER NOTES

A	PROPOSED 273 SF TEMPORARY GRADING ENCROACHMENT IN THE 30' STREAM BUFFER.
B	PROPOSED 650 SF TEMPORARY GRADING ENCROACHMENT IN THE 30' RIPARIAN BUFFER ZONE 2.
C	ADDITIONAL MITIGATED STREAM BUFFER, 278 SF, WIDTH VARIES.
D	ADDITIONAL MITIGATED RIPARIAN BUFFER ZONE 2, 650 SF, WIDTH VARIES.

LEGEND: BUFFER MANAGEMENT

PROPOSED BUFFER ENCROACHMENT

PROPOSED BUFFER MITIGATION

TOTAL BUFFER AREA ON SITE = 173,691 SF

ENCROACHMENT JUSTIFICATION

THE PROPOSED BUFFER ENCROACHMENTS ARE UNAVOIDABLE DUE TO THE REPLACEMENT OF THE OUTFLOW PIPE FROM THE BIORETENTION POND.

THE BIORETENTION POND MUST BE EXPANDED AS PART OF THIS PROJECT TO ACCOMMODATE ADDITIONAL IMPERVIOUS AREA FROM THE BUILDING EXPANSIONS. THE BIORETENTION IMPROVEMENTS REQUIRE THE POND OUTFALL PIPE TO BE REPLACED AND THE PIPE ELEVATION TO BE RAISED SLIGHTLY. THIS CREATES THE NEED FOR MINIMAL GRADING AROUND THE ENDWALL, SOME OF WHICH IS WITHIN THE RIPARIAN AND STREAM BUFFERS ASSOCIATED WITH CURD BRANCH.

RIPARIAN BUFFER NOTE:
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30 0 30 60
GRAPHIC SCALE

STENGEL-HILL
ARCHITECTURE
9020 OVERLOOK BLVD.,
SUITE 203
BRENTWOOD, TN 37027
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ROLLING HILLS HOSPITAL

SAMUEL R. BOHANNON
REGISTERED ENGINEER
AGRICULTURE
11-6-2025
No. 00113398
STATE OF TENNESSEE

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

BUFFER MANAGEMENT PLAN

BEHAVIORAL HEALTH HOSPITAL
ROLLING HILLS HOSPITAL & OUTPATIENT SERVICES
FRANKLIN, TN

06 NOVEMBER 2025
UHS2334

01-C303

PRE-DEVELOPED DRAINAGE AREAS

	Impervious		Pervious		Total	
	Square Feet	Acres	Square Feet	Acres	Square Feet	Acres
Area 1	79,194	1.82	61,940	1.42	141,134	3.24
Area 2	2,806	0.06	755	0.02	3,561	0.08
Area 3	4,424	0.10	2,614	0.06	7,038	0.16
Total	86,424	1.98	65,309	1.50	151,733	3.48

STENGEL-HILL
ARCHITECTURE

9020 OVERLOOK BLVD.,
SUITE 203
BRENTWOOD, TN 37027

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ROLLING HILLS HOSPITAL

SAMUEL T. HILL JOHNSON
REGISTERED ENGINEER
No. 115398
AGRICULTURE
STATE OF TENNESSEE
11-6-2025

PRE-DEVELOPED DRAINAGE MAP

BEHAVIORAL HEALTH HOSPITAL
ROLLING HILLS HOSPITAL & OUTPATIENT SERVICES
FRANKLIN, TN

06 NOVEMBER 2025
UHS2334

01-C400

GRAPHIC SCALE
30 0 30 60

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

POST-DEVELOPED DRAINAGE AREAS

	Impervious		Pervious		Total	
	Square Feet	Acres	Square Feet	Acres	Square Feet	Acres
Area 1	91,377	2.10	56,795	1.30	148,172	3.40
Area 2	3,311	0.08	250	0.01	3,561	0.08
Total	94,688	2.17	57,045	1.31	151,733	3.48

STENGEL HILL
ARCHITECTURE

9020 OVERLOOK BLVD.,
SUITE 203
BRENTWOOD, TN 37027

502.893.1875

ROLLING HILLS HOSPITAL

SAUL E. HILL JOHNSON
REGISTERED ENGINEER
DEPARTMENT OF AGRICULTURE
No. 00113398
STATE OF TENNESSEE
11-6-2025

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

POST-DEVELOPED DRAINAGE MAP

BEHAVIORAL HEALTH HOSPITAL
ROLLING HILLS HOSPITAL & OUTPATIENT SERVICES
FRANKLIN, TN

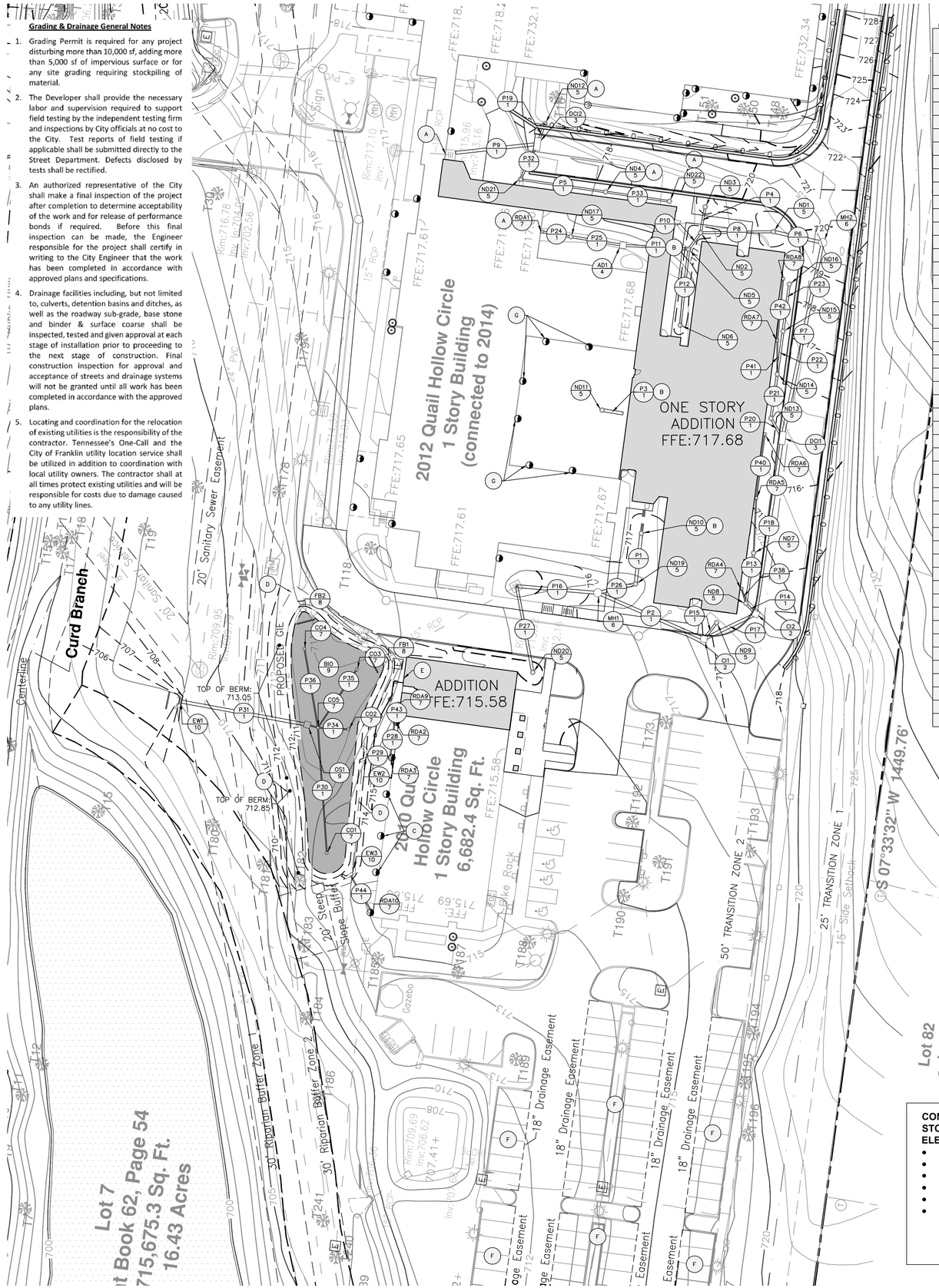
06 NOVEMBER 2025
UHS2334

01-C401

GRAPHIC SCALE
30 0 30 60

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.



STRUCTURE TABLE		
STRUCTURE	RIM ELEV.	INVERT ELEV.
AD1	716.66	714.78
CI1	716.63	712.70
CI2	717.00	712.86
CO1	712.00	707.30
CO2	716.67	704.20
CO3	712.00	707.30
CO4	712.00	707.30
CO5	712.00	706.40
DCI1	715.94	713.66
DCI2	716.80	713.61
EW1	710.10	705.83
EW2	714.22	705.83
EW3	716.37	705.83
FB1	713.00	711.62
FB2	713.00	711.60
MH1	716.00	712.71
MH2	719.69	714.21
ND1	716.62	714.35
ND2	716.50	714.55
ND3	716.50	714.62
ND4	717.00	714.29
ND5	716.49	714.60
ND6	716.69	714.81
ND7	716.50	713.22
ND8	1433.87	713.22
ND9	716.50	713.08
ND10	716.00	713.01
ND11	716.52	714.25
ND12	722.00	714.25
ND13	716.20	713.78
ND14	1405.67	714.02
ND15	716.50	714.26
ND16	716.50	714.52
ND17	716.80	714.92
ND19	716.00	712.84
ND20	714.50	712.40
ND21	717.55	713.82
ND22	717.50	714.64
OS1	712.00	706.25
RDA1	717.00	715.00
RDA2	715.50	712.50
RDA3	715.50	712.50
RDA4	717.00	713.50
RDA5	717.50	217.50
RDA6	716.50	714.35
RDA7	716.50	714.20
RDA8	716.75	714.50
RDA9	715.55	713.15
RDA10	715.25	713.50

PIPE SCHEDULE				
PIPE	LENGTH (FT.)	SIZE (IN.)	SLOPE (%)	NOTE
P1	28	15	0.61%	Concrete Pipe
P2	63	15	0.51%	Concrete Pipe
P3	12	15	2.08%	Concrete Pipe
P4	14	12	0.50%	HDPE Pipe
P5	47	10	1.00%	HDPE Pipe
P6	28	15	0.50%	Concrete Pipe
P7	109	15	0.50%	Concrete Pipe
P8	40	12	0.50%	HDPE Pipe
P9	45	15	1.00%	Concrete Pipe
P10	11	12	0.55%	HDPE Pipe
P11	36	12	0.47%	HDPE Pipe
P12	42	12	0.50%	HDPE Pipe
P13	28	12	0.50%	HDPE Pipe
P14	8	12	0.50%	HDPE Pipe
P15	11	12	0.55%	HDPE Pipe
P16	44	15	1.25%	Concrete Pipe
P17	31	15	0.52%	Concrete Pipe
P18	97	15	0.51%	Concrete Pipe
P19	12	12	5.33%	HDPE Pipe
P20	12	12	1.00%	HDPE Pipe
P21	24	12	1.00%	HDPE Pipe
P22	24	12	1.00%	HDPE Pipe
P23	26	12	1.00%	HDPE Pipe
P24	16	12	0.50%	HDPE Pipe
P25	29	12	0.48%	HDPE Pipe
P26	21	15	0.62%	Concrete Pipe
P27	48	12	0.50%	Concrete Pipe
P28	20	6	2.50%	HDPE Pipe
P29	14	6	3.57%	HDPE Pipe
P30	69	6	1.30%	Perforated HDPE Underdrain
P31	70	15	0.60%	Concrete Pipe
P32	21	10	1.00%	HDPE Pipe
P33	35	10	1.00%	HDPE Pipe
P34	17	6	12.94%	Perforated HDPE Underdrain
P35	38	6	2.37%	Perforated HDPE Underdrain
P36	44	6	2.05%	Perforated HDPE Underdrain
P37	6	6	2.50%	Perforated HDPE Underdrain
P38	8	6	3.50%	HDPE Pipe
P39	30	6	2.13%	HDPE Pipe
P40	35	6	1.00%	HDPE Pipe
P41	19	6	0.95%	HDPE Pipe
P42	34	6	0.88%	HDPE Pipe
P43	10	6	1.50%	HDPE Pipe
P44	24	6	2.08%	HDPE Pipe

CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF ALL STORM WATER ELEMENTS AT PROJECT COMPLETION IN ELECTRONIC AND HARD COPY FORMATS.

- **Underground detention and water quality infrastructure**
- **Above ground detention and water quality infrastructure**
- **Bioretention Ponds**
- **Public storm sewer infrastructure**
- **Cut & fill in the floodplain**
- **Sink hole alterations**

GENERAL DRAINAGE NOTES

1. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.

2. CONTRACTOR HAS THE OPTION TO BID THE FOLLOWING MATERIAL FOR THE STORM SEWER SYSTEM, EXCEPT WHERE OTHERWISE NOTED: RCP OR SIPP, AS INDICATED ON THIS PLAN, WHERE THE WORD PIPE IS USED. ALL PIPES SHALL HAVE A MAXIMUM ROUGHNESS COEFFICIENT ("N") OF .013 AND SHALL MEET OR EXCEED THE MANUFACTURERS REQUIREMENTS FOR MINIMUM AND MAXIMUM COVER. CONTRACTOR SHALL REFER TO THE SITE WORK SPECIFICATIONS SECTION FOR STORM SEWER SYSTEMS FOR ACCEPTABLE TYPE AND MATERIAL.

3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY LOCATIONS OF ANY UNDERGROUND UTILITIES. THE CONTRACTOR IS TO VERIFY LOCATION OF OVERHEAD UTILITIES. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

4. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.

5. THE CONTRACTOR IS TO CONTROL TRAFFIC FLOW DURING TIME OF CONSTRUCTION. ANY AND ALL TRAFFIC CONTROL IMPLEMENTED DURING THIS PROJECT SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

6. ALL WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY OF FRANKLIN/WILLIAMSON COUNTY AND THE TENNESSEE D.O.T. REGULATIONS.

7. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS, AND PAY ALL PERMIT FEES. THE CONTRACTOR SHALL CONFORM TO ALL STATE AND LOCAL CODES AND ORDINANCES AND RECEIVE APPROPRIATE APPROVALS WHERE REQUIRED PRIOR TO COMMENCEMENT OF THE WORK.

8. ALL NEW STRUCTURES SHALL HAVE ANY SEDIMENT REMOVED PRIOR TO ACCEPTANCE.

9. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO EARTHWORK AND DRAINAGE. SHOULD CONTRACTOR HAVE QUESTIONS WITH THIS INTENT, HE SHALL CONTACT THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

10. ADJUST ALL CASTINGS TO MATCH FINISH GRADES.

11. WRITTEN DIMENSIONS PREVAIL. DO NOT SCALE THESE DRAWINGS. PRINTED DIMENSIONS WHICH ARE OMITTED OR IN CONFLICT SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR REVIEW AND RESPONSE. DIMENSIONS ARE FROM FACE OF CURB / EDGE OF PAVEMENT AND FACE OF BUILDING, UNLESS NOTED OTHERWISE.

12. CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF ALL STORM WATER ELEMENTS AT PROJECT COMPLETION IN ELECTRONIC AND HARD COPY FORMATS.

DRAINAGE NOTES

A	CONNECT DOWNSPOUT TO ADJACENT STORM LINE USING ROOF DRAIN ADAPTER DETAIL 7.
B	COORDINATE WITH PLUMBING FOR CONTINUATION UNDER BUILDING.
C	EXISTING DOWNSPOUTS TO SPILL TO GRADE AND OVERLAND FLOW TO BIORETENTION POND.
D	REMOVE EXISTING DRAINAGE EASEMENT AND REPLACE WITH GREEN INFRASTRUCTURE EASEMENT AS SHOWN.
E	PROPOSED DOWNSPOUT TO SPILL TO GRADE AND SHEET FLOW TO BIORETENTION POND.
F	REPLACE OR REMEDIATE EXISTING PERVIOUS CONCRETE.
G	EXISTING DOWNSPOUTS TO SPILL TO GRADE AND OVERLAND FLOW TO PROPOSED STORMWATER STRUCTURE.

DRAINAGE DETAILS

1	TRENCH AND BEDDING
2	SINGLE PRECAST CURB INLET
3	DOUBLE PRECAST CURB INLET
4	SINGLE PRECAST AREA DRAIN
5	NYLOPLAST DRAIN
6	STORM SEWER MANHOLE
7	ROOF DRAIN ADAPTER
8	PRETEX FOREBAY STRUCTURE
9	BIO RETENTION
10	ENDWALL

LEGEND: DRAINAGE

- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCH BASIN
- PROPOSED MANHOLE
- P# 1 — PROPOSED STORM LINE
- NYLOPLAST DRAIN BASIN
- AMENDED SOILS

CITY OF FRANKLIN NOTE:
ALL EXISTING SCMS ONSITE SHALL BE MAINTAINED BEFORE GREEN INFRASTRUCTURE SURETIES CAN BE RELEASED.

GRAPHIC SCALE
30 0 30 60

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AGRICULTURE
No. 001313981
STATE OF TENNESSEE
11-6-2025

DRAINAGE PLAN
BEHAVIORAL HEALTH HOSPITAL
ROLLING HILLS HOSPITAL & OUTPATIENT SERVICES
FRANKLIN, TN

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

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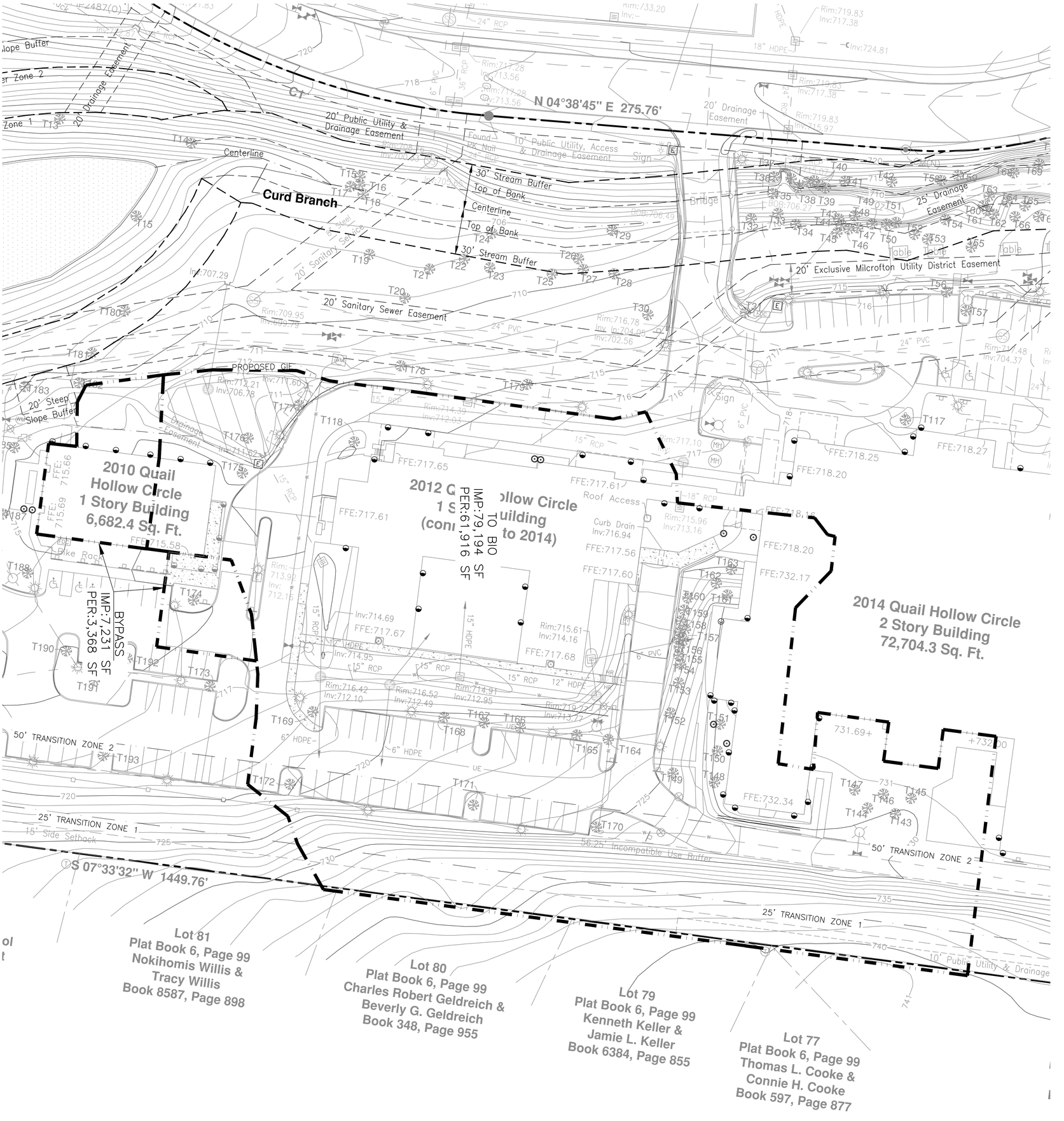

GRAPHIC SCALE
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01-C403

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PRE-DEVELOPED WATER QUALITY MAP

BEHAVIORAL HEALTH HOSPITAL
ROLLING HILLS HOSPITAL & OUTPATIENT SERVICES
FRANKLIN, TN

ROLLING HILLS HOSPITAL

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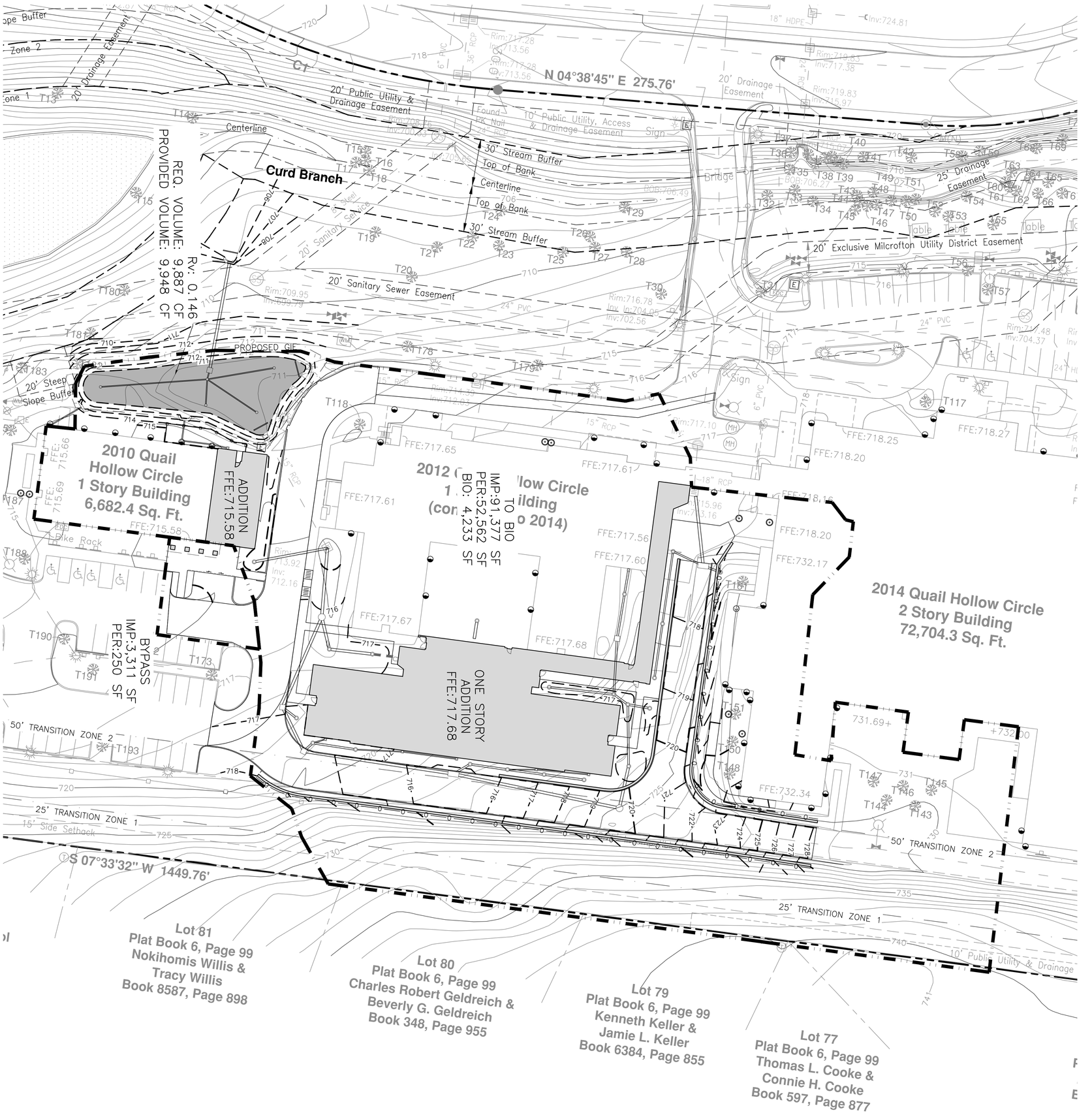

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POST-DEVELOPED WATER QUALITY MAP

BEHAVIORAL HEALTH HOSPITAL
ROLLING HILLS HOSPITAL & OUTPATIENT SERVICES
FRANKLIN, TN

STATE OF TENNESSEE
SAMUEL ROBERT HILL
REGISTERED ARCHITECT
ARCHITECT
No. 001139
11-6-25

ROLLING HILLS HOSPITAL

STENGEL-HILL ARCHITECTURE
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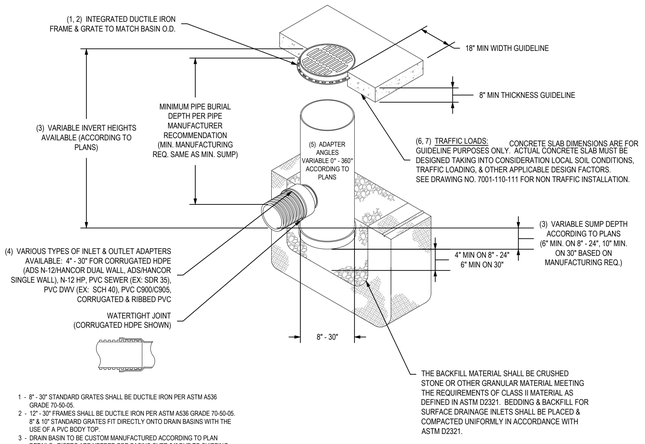
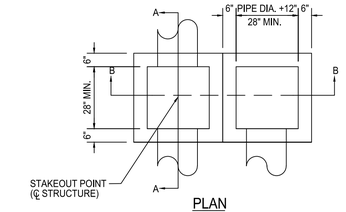


1 - 8" - 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" STANDARD GRATES FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS.
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.
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.

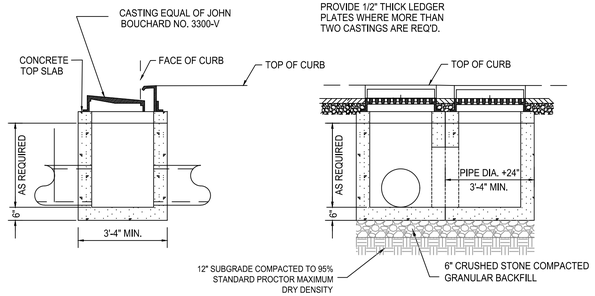
NYLOPLAST DRAIN BASIN WITH GRATE
(NOT TO SCALE)

ND
5



PLAN

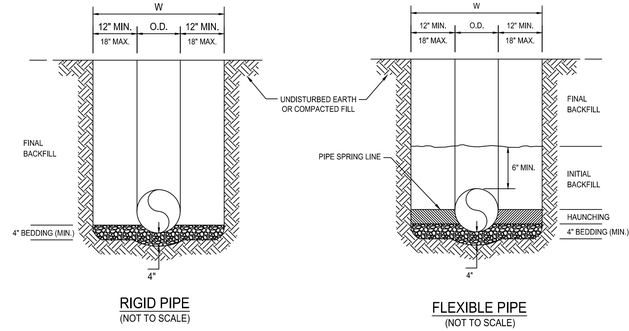
NOTES:
CONCRETE TO BE 3000 P.S.I. AT 28 DAYS AND REINFORCED WITH NO. 4 GRADE 60 BARS.
PROVIDE 1/2" THICK LEDGER PLATES WHERE MORE THAN TWO CASTINGS ARE REQ'D.



SECTION A-A SECTION B-B

CATCH BASIN-2 SINGLE PRECAST CURB INLETS
(NOT TO SCALE)

DCI
3



RIGID PIPE
(NOT TO SCALE)

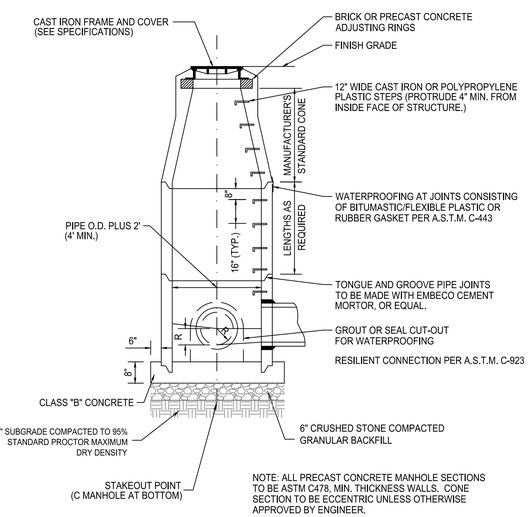
FLEXIBLE PIPE
(NOT TO SCALE)

GENERAL NOTES:

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION.)
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3 AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS.)

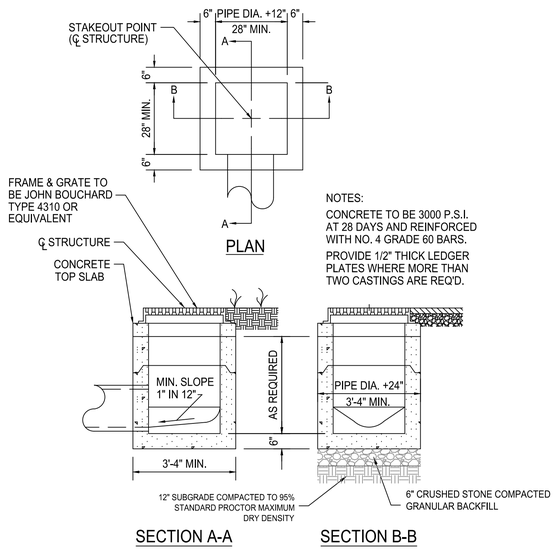
STORM SEWER TRENCH AND BEDDING
(NOT TO SCALE)

TB
1



STORM SEWER MANHOLE (TYP)
(NOT TO SCALE)

MH
6



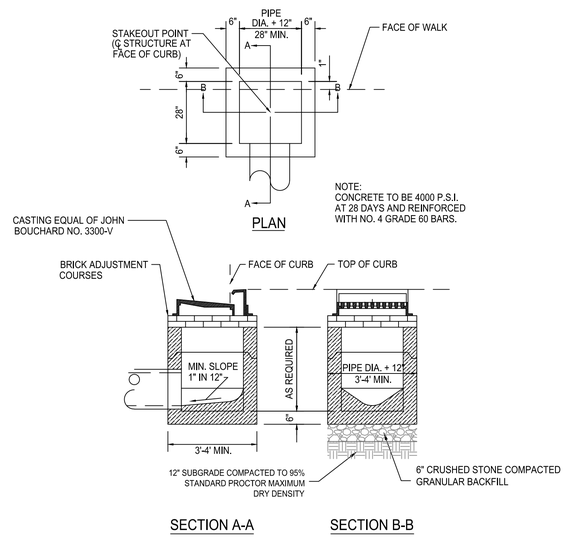
PLAN

NOTES:
CONCRETE TO BE 3000 P.S.I. AT 28 DAYS AND REINFORCED WITH NO. 4 GRADE 60 BARS.
PROVIDE 1/2" THICK LEDGER PLATES WHERE MORE THAN TWO CASTINGS ARE REQ'D.

SECTION A-A SECTION B-B

CATCH BASIN-SINGLE PRECAST AREA INLET
(NOT TO SCALE)

AD
4



PLAN

SECTION A-A SECTION B-B

CATCH BASIN-SINGLE PRECAST CURB INLET
(NOT TO SCALE)

CI
2

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SAMUEL H. STENGEL-HILL REGISTERED ENGINEER STATE OF TENNESSEE AGRICULTURE No. 00113398 11-6-2025

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

DRAINAGE DETAILS
BEHAVIORAL HEALTH HOSPITAL
ROLLING HILLS HOSPITAL & OUTPATIENT SERVICES
FRANKLIN, TN

06 NOVEMBER 2025
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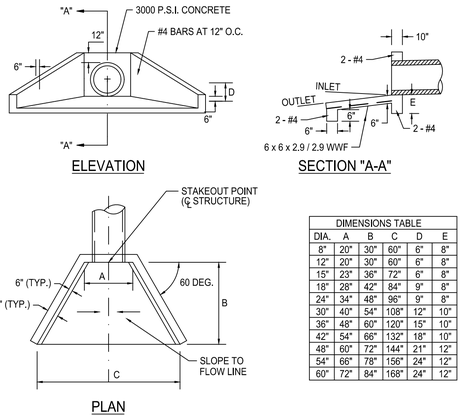
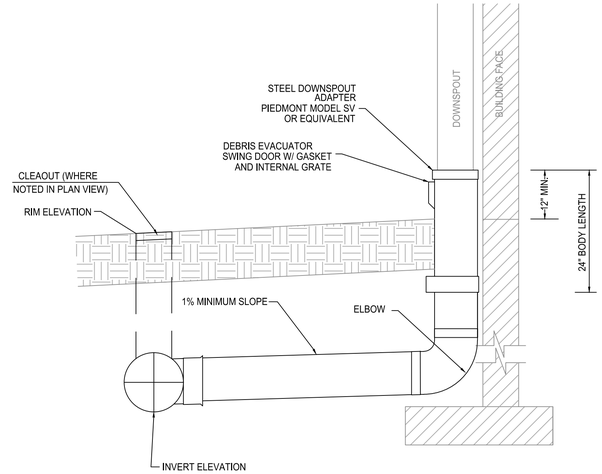
01-C410



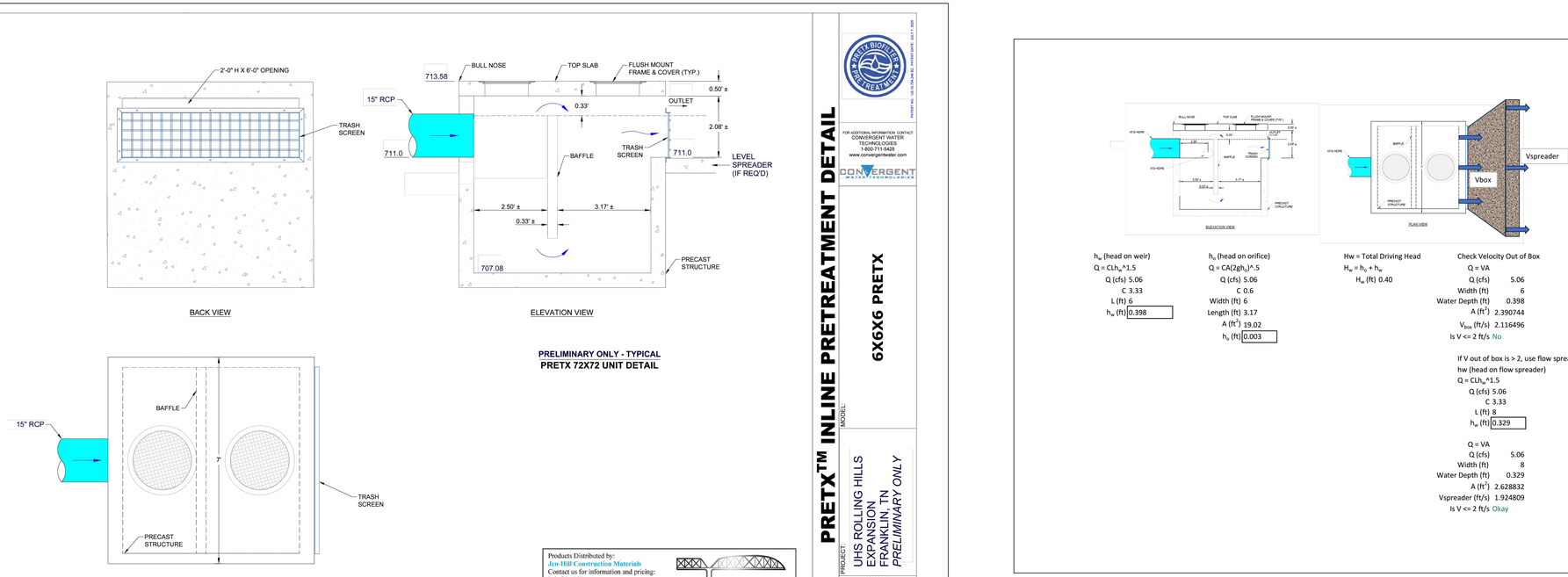
DIMENSIONS TABLE					
DIA.	A	B	C	D	E
8"	20"	30"	60"	6"	8"
12"	20"	30"	60"	6"	8"
15"	23"	36"	72"	6"	8"
18"	28"	42"	84"	9"	8"
24"	34"	48"	96"	9"	8"
30"	40"	54"	108"	12"	10"
36"	48"	60"	120"	15"	10"
42"	54"	66"	132"	18"	10"
48"	60"	72"	144"	21"	12"
54"	66"	78"	156"	24"	12"
60"	72"	84"	168"	24"	12"

NOTE: ALL EXPOSED EDGES OF CONCRETE SHALL BE CAMFERED ONE INCH.

WINGED ENDWALL/HEADWALL
(NOT TO SCALE)



ROOF DRAIN ADAPTER (TYP)
(NOT TO SCALE)



h_w (head on weir)
$Q = CLh_w^{1.5}$
Q (cfs) 5.06
C 3.33
L (ft) 6
h_w (ft) 0.398

h_o (head on orifice)
$Q = CA(2gh_o)^{.5}$
Q (cfs) 5.06
C 0.6
Width (ft) 6
Length (ft) 3.17
A (ft^2) 19.02
h_o (ft) 0.003

Hw = Total Driving Head
$H_w = h_o + h_w$
H_w (ft) 0.40

Check Velocity Out of Box
Q = VA
Q (cfs) 5.06
Width (ft) 6
Water Depth (ft) 0.398
A (ft^2) 2.390744
V_{box} (ft/s) 2.116496
Is V <= 2 ft/s No

If V out of box is > 2, use flow spreader
hw (head on flow spreader)
$Q = CLh_w^{1.5}$
Q (cfs) 5.06
C 3.33
L (ft) 8
h_w (ft) 0.329

Q = VA
Q (cfs) 5.06
Width (ft) 8
Water Depth (ft) 0.329
A (ft^2) 2.628832
Vspreader (ft/s) 1.924809
Is V <= 2 ft/s Okay

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DEPARTMENT OF AGRICULTURE
11-6-2025
No. 00113398
STATE OF TENNESSEE

DRAINAGE DETAILS
BEHAVIORAL HEALTH HOSPITAL
ROLLING HILLS HOSPITAL & OUTPATIENT SERVICES
FRANKLIN, TN

06 NOVEMBER 2025
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01-C411

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

EW 10

RDA 7

FB 8

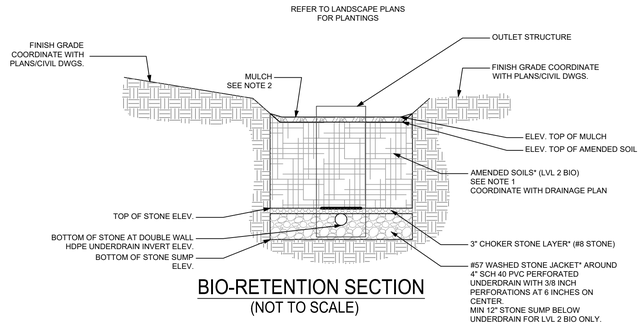
NOTE 1: CHARACTERISTICS OF BIORETENTION SOIL MIX ARE AS FOLLOWS. THE PLANTING SOIL MUST BE LOAMY SAND TEXTURE PER USDA TEXTURAL TRIANGLE:

a. FERTILE, FRIABLE NATURALLY OCCURRING TOPSOIL, FREE OF STONES, SUBSOIL, CLAY LUMPS, HARDPAN, ROOTS, STUMPS, BRANCHES, STICKS AND OTHER DEBRIS LARGER THAN TWO INCHES IN DIAMETER IN ANY DIMENSION; FREE OF NOXIOUS WEEDS, GRASSES, SEEDS, PLANTS, EXTRANEOUS MATTER AND ANY SUBSTANCE HARMFUL TO PLANT GROWTH.
b. pH 5.5 TO 6.5
c. ORGANIC MATTER 3% TO 5%
d. SAND 85% TO 88% (OPEN GRADED COURSE SILICA PER TABLE 1.6 OF FRANKLIN STORMWATER MAN)
e. SOIL FINES 8% - 12%

THE SOIL MIX SHOULD HAVE AN INFILTRATION RATE OF AT LEAST 1 INCHE PER HOUR. THE CONTRACTOR SHOULD HAVE A SOIL TEST PERFORMED PER ASTM D3385-18 PRIOR TO INSTALLING PLANT MATERIAL TO ENSURE THE MINIMUM INFILTRATION RATE.

NOTE 2: 100% SHREDDED HARDWOOD .
a. FREE FROM WOOD, WOOD SHAVINGS, CAMBIUM, SAWDUST, LEAVES, TWIGS, INSECTS, GRASSES, WEEDS, PLANTS AND THEIR SEEDS, OTHER FOREIGN MATERIAL AND ANY OTHER SUBSTANCE HARMFUL TO PLANT GROWTH.

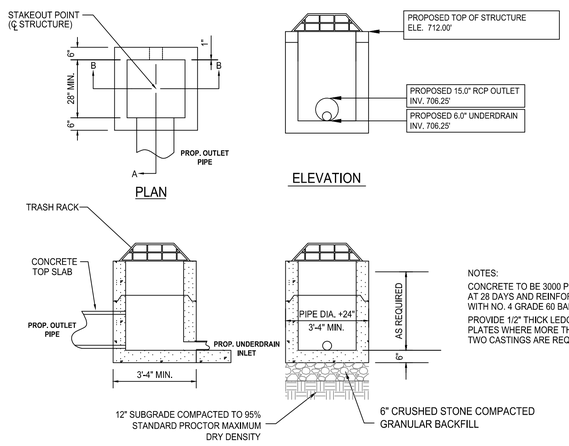
CONTRACTOR, ENGINEER, OR OWNERS REPRESENTATIVE SHALL NOTIFY FRANKLIN STORMWATER AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF THE PLANTING SOIL FILTER BED. AT THE COMPLETION OF INSTALLATION, THE ABOVE REFERENCED PERSON WILL COLLECT ONE SAMPLE PER BIORETENTION BED FOR ANALYSIS AND CONFIRMATION OF THE SOIL CHARACTERISTICS AS DEFINED BY GIP-01, FILTER MEDIA AND SURFACE COVER.



BIO-RETENTION SECTION
(NOT TO SCALE)

*REFER TO ADJACENT CHART FOR DEPTHS

Bioretention Cell #1 Elevation & Volume Information					
Contributing Drainage Area (CDA)	3.4	Acres			
Level Cell	2				
Required WQv	9887	CF Total			
Reqd Forebay Volume	0	CF (15% of Total)			
Reqd Treatment Volume	9887	CF (100% of Total)			
Forebay Overflow Elevation	NA	PreTex Box			
Treatment Area Provided (SF)	4233	(% Tv Provided = 101%)			
Storage Layer 100% Voids	712.00	Top of Water storage (Elev)	1	4233	
Mulch Layer 0% Voids	711.00	Top of Mulch (Elev)	0.25	0	
Soil Layer 25% Voids	710.75	Top of Soil (Elev)	3	3175	
Stone Layer 40% Voids	707.75	Top of Stone (Elev)	1.5	2540	
Stone Layer 0% Voids	706.25	Bottom of Stone @ Underdrain (Elev)	0	0	
	706.25	Bottom of Stone Sump Where Applicable	0	9948	Tv Provided
		Equivilant Depth (Ft)	2.35		
		Minimum Required Surface Area (SF)	4208		
Top of Outlet Control Structure Inle	712.00			100-Yr	
Invert of Underdrain @ O.C.S.	706.25			Water Level	
Invert of O.C.S.	706.25				
Note: Contractor shall construct Bioretention Cell per Standard Detail to elevations shown here.					



NOTES:
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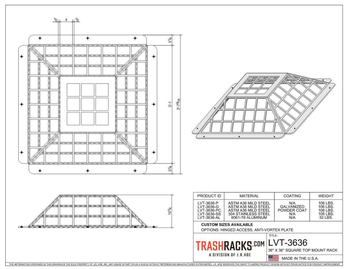
PROVIDE 1/2" THICK LEDGER PLATES WHERE MORE THAN TWO CASTINGS ARE REQ'D.

COORDINATE WITH TECHNICAL SPECIFICATIONS

OUTLET STRUCTURE-PROPOSED
(NOT TO SCALE)



TRASH RACK

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DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

DRAINAGE DETAILS

BEHAVIORAL HEALTH HOSPITAL
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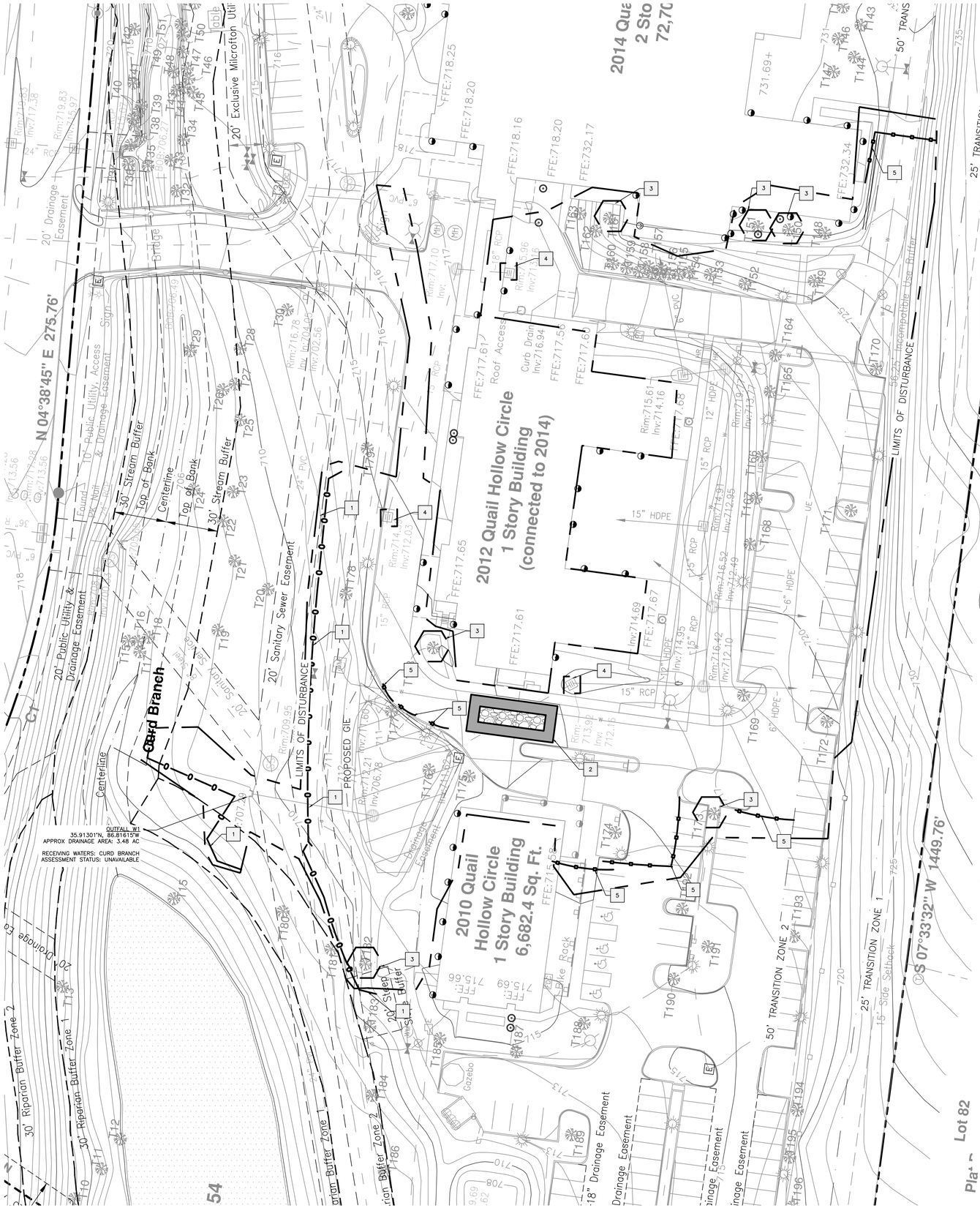
BIO
9



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. EPSCs shall be implemented before earth-moving begins.
3. Areas where construction has temporarily/permanently ceased shall be stabilized within 15 days (7 days for ≥35% slopes)
4. Inspections of outfalls/EPSC measures shall be conducted at least twice weekly and at least 72 hours apart
5. Vegetation, EPSCs & other protective measures shall be repaired, replaced, or modified within 7 days of being notified of an issue
6. Construction shall be phased for activities that will disturb >50 acres.
7. EPSCs shall be designed to control the rainfall and runoff from a 2-year, 24-hour return interval storm; be designed to control the rainfall and runoff from a 5-year, 24-hour return interval storm.
8. Temporary sediment basin(s) shall be provided for on-site outfalls that receive drainage from ≥10 acres; ≥5 acres for sites that discharge to impaired or exceptional TN waters.
9. Green infrastructure BMPs shall be protected during site work, with silt fence, to prevent sedimentation and compaction.

GENERAL SWPPP NOTES

1. THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS AND DESCRIBED ELSEWHERE IN THE CONTRACT DOCUMENTS IS TO PROVIDE A BARRIER FOR SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE TEST OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADHERENCE TO THE REPRESENTATION SET FORTH ON THE DRAWINGS AND SPECIFICATIONS, BUT BY MEETING THE REGULATIONS SET FORTH BY THE AUTHORITY HAVING JURISDICTION OVER WATER QUALITY CONTROL AND OTHER SEDIMENTATION RESTRICTION REQUIREMENTS IN THE REGION OF THE PROPOSED PROJECT.

2. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, EXCAVATION, FILLING OR OTHER LAND DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.

3. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.

4. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTION. ALL DIMENSIONS AND LOCATIONS OF EROSION CONTROL MEASURES SHALL BE SUBJECT TO ADJUSTMENT AS DEEMED NECESSARY BY ON-SITE INSPECTION.

5. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.

6. DRAINAGE INLETS SHALL BE PROTECTED BY INLET SEDIMENT FILTER.

7. ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE.

8. EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

9. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES.

10. ALL WORK IS TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE STATE OF TENNESSEE, DEPARTMENT OF ENVIRONMENT AND CONSERVATION OR OTHER JURISDICTION REQUIREMENTS.

11. THE CONTRACTOR SHALL AT NO TIME USE ANY SINK HOLE AS MATERIAL STORAGE OR DISPOSAL.

12. WRITTEN DIMENSIONS PREVAIL. DO NOT SCALE THESE DRAWINGS. PRINTED DIMENSIONS WHICH ARE OMITTED OR IN CONFLICT SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR REVIEW AND RESPONSE. DIMENSIONS ARE FROM FACE OF CURB / EDGE OF PAVEMENT AND FACE OF BUILDING, UNLESS NOTED OTHERWISE.

PRE-CONSTRUCTION SWPPP NOTES

A	-

SWPPP DETAILS

1	SEDIMENTATION BARRIER
2	TEMPORARY CONSTRUCTION ENTRANCE
3	TREE PROTECTION
4	INLET PROTECTION
5	WATTLE

LEGEND: PRE-CONSTRUCTION SWPPP

- INLET PROTECTION
- TREE PROTECTION
- SEDIMENTATION BARRIER
- TEMPORARY CONSTRUCTION ENTRANCE
- WATTLE

SCM NOTE:
ALL EXISTING SCMs ON SITE SHALL BE MAINTAINED BEFORE GREEN INFRASTRUCTURE SURETIES CAN BE RELEASED.

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

GRAPHIC SCALE
30 0 30 60

STENGEL HILL
ARCHITECTURE
9020 OVERLOOK BLVD.,
SUITE 203
BRENTWOOD, TN 37027
502.893.1875

ROLLING HILLS HOSPITAL

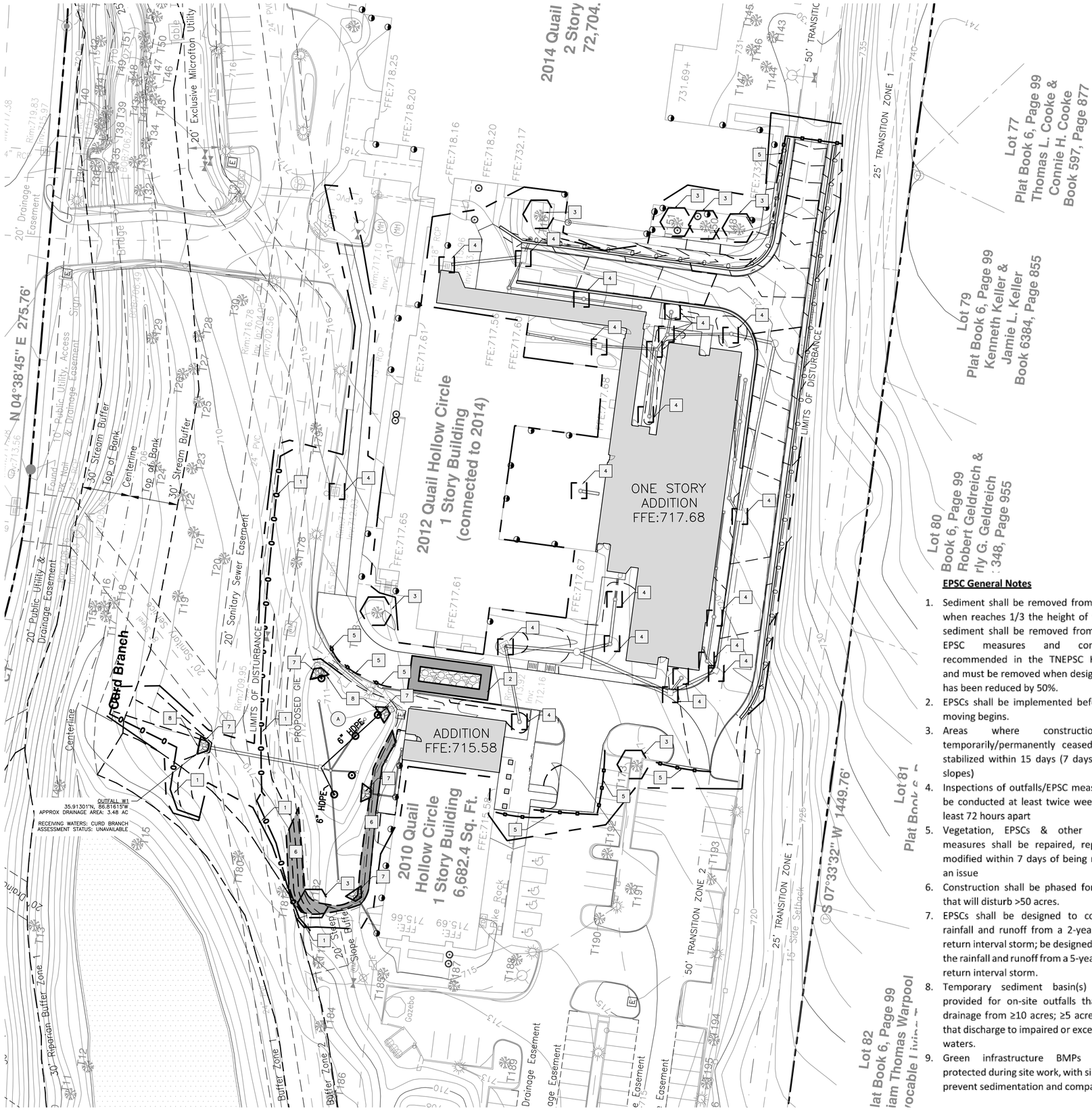
SAMUEL H. BOUANCHAUD III
REGISTERED ENGINEER
AGRICULTURE
No. 0011398
STATE OF TENNESSEE
11-6-2025

PRE-CONSTRUCTION SWPPP
BEHAVIORAL HEALTH HOSPITAL
ROLLING HILLS HOSPITAL & OUTPATIENT SERVICES
FRANKLIN, TN

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

06 NOVEMBER 2025
UHS2334

01-C500



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. EPSCs shall be implemented before earth-moving begins.
3. Areas where construction has temporarily/permanently ceased shall be stabilized within 15 days (7 days for ≥35% slopes)
4. Inspections of outfalls/EPSC measures shall be conducted at least twice weekly and at least 72 hours apart
5. Vegetation, EPSCs & other protective measures shall be repaired, replaced, or modified within 7 days of being notified of an issue
6. Construction shall be phased for activities that will disturb >50 acres.
7. EPSCs shall be designed to control the rainfall and runoff from a 2-year, 24-hour return interval storm; be designed to control the rainfall and runoff from a 5-year, 24-hour return interval storm.
8. Temporary sediment basin(s) shall be provided for on-site outfalls that receive drainage from ≥10 acres; ≥5 acres for sites that discharge to impaired or exceptional TN waters.
9. Green infrastructure BMPs shall be protected during site work, with silt fence, to prevent sedimentation and compaction.

GENERAL SWPPP NOTES

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6. DRAINAGE INLETS SHALL BE PROTECTED BY INLET SEDIMENT FILTER.
7. ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE.
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SWPPP NOTES

A THE NEW BIORETENTION AREA SHOULD NOT BE INSTALLED UNTIL THE FINAL PHASE OF CONSTRUCTION (AFTER ALL VERTICAL CONSTRUCTION HAS BEEN COMPLETED).

SWPPP DETAILS

1 SEDIMENTATION BARRIER
2 TEMPORARY CONSTRUCTION ENTRANCE
3 TREE PROTECTION
4 INLET PROTECTION
5 WADDLE
6 MATTING AND BLANKETS
7 RIP RAP
8 LEVEL SPREADER

LEGEND: INTERMEDIATE SWPPP

- INLET PROTECTION
- TREE PROTECTION
- SEDIMENTATION BARRIER
- TEMPORARY CONSTRUCTION ENTRANCE
- MATTING AND BLANKET
- RIP RAP
- WADDLE
- LEVEL SPREADER

CITY OF FRANKLIN NOTE:
EPSC MEASURES SHALL BE PROVIDED AROUND THE BUILDINGS, ALONG SIDEWALKS, AND/OR BEHIND CURBS TO PREVENT SEDIMENT FROM MIGRATING/DISCHARGING ONTO PAVED SURFACES.

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ROLLING HILLS HOSPITAL

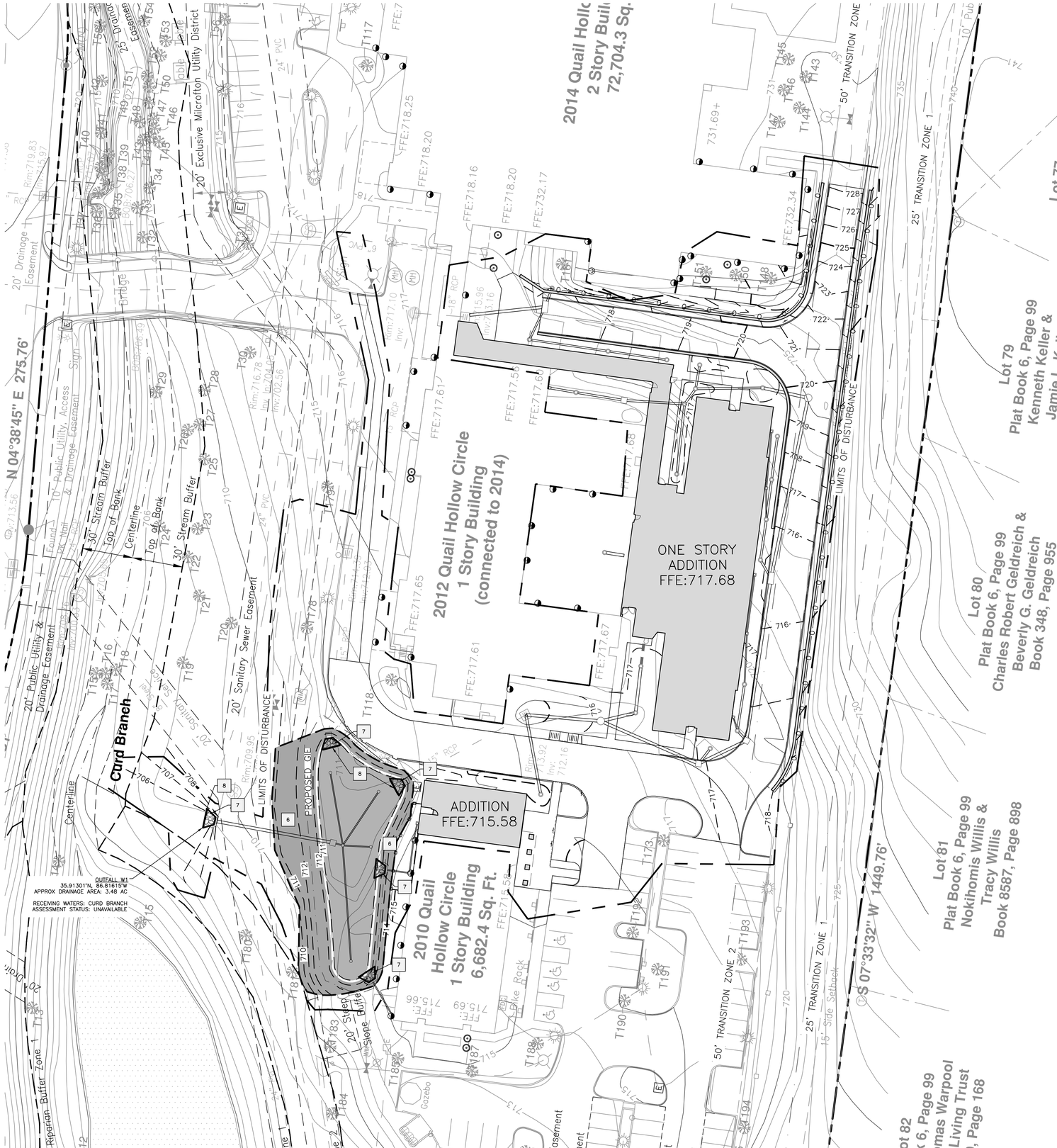
SAMUEL H. HOLLINGSWORTH
REGISTERED ENGINEER
AGRICULTURE
No. 00113398
STATE OF TENNESSEE
11-6-2025

INTERMEDIATE SWPPP
BEHAVIORAL HEALTH HOSPITAL
ROLLING HILLS HOSPITAL & OUTPATIENT SERVICES
FRANKLIN, TN

06 NOVEMBER 2025
UHS2334

01-C501

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION



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SWPPP NOTES

A	-

SWPPP DETAILS

6	MATTING AND BLANKETS
7	RIP RAP
8	LEVEL SPREADER

LEGEND: FINAL SWPPP

- MATTING AND BLANKET
- RIP RAP
- LEVEL SPREADER

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502.893.1875

ROLLING HILLS HOSPITAL

SAMUEL H. STENGEL REGISTERED ENGINEER AGRICULTURE COMMERCE No. 00113398 STATE OF TENNESSEE 11-6-2025

FINAL SWPPP
BEHAVIORAL HEALTH HOSPITAL
ROLLING HILLS HOSPITAL & OUTPATIENT SERVICES
FRANKLIN, TN

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

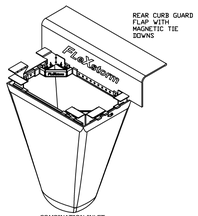
06 NOVEMBER 2025
UHS2334

01-C502

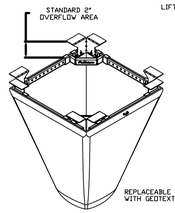
FLEXSTORM INLET FILTERS PRODUCT SELECTION AND SPECIFICATION DRAWING

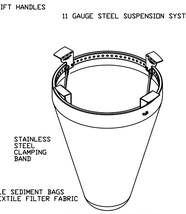


STAINLESS STEEL ROUND INLET FILTERS for NYLOPLAST CASTINGS
CATCH-ITS SPECIFIED W/ FX or FX-S BAGS

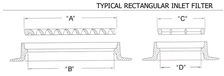


COMBINATION INLET FILTER FOR CURB HOODS

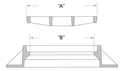


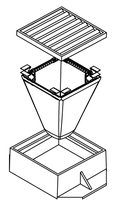


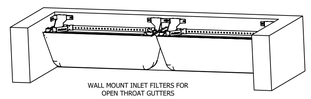
TYPICAL RECTANGULAR INLET FILTER



TYPICAL ROUND INLET FILTER







WALL MOUNT INLET FILTERS FOR OPEN THROAT GUTTERS

1. INDENTIFY YOUR FRAME STYLE, SIZE, AND MATERIAL

STYLE	FRAME STYLE AND SIZE	Frame P/N:
ROUND	Small Round (up to 20.0" dia grates (A) dim)	6ZSRD
	Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B))	6ZMRD
	Large Round (26.1" - 32.0" dia grates (A) up to 30" openings (B))	6ZLRD
	XL Round (32.1" dia - 39" dia grates (A) up to 37" dia openings (B))	6ZXLRD
RECT/ SQUARE	Small Rect / Square (up to 16" (B) x 16" (D) openings or 64" perimeter)	6ZSSQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	6ZMSQ
	Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)	6ZLSQ
	XL Rect / Square (side by side 2 pc set to fit up to 48" (B) x 36" (D) openings)	6ZXLSQ
COMBO INLETS	Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	6ZSCB
	Med Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	6ZMCB
	Large Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	6ZLCB
	XL Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	6ZXLCB
NYLOPLAST	12" diameter Nyloplast castings (Stainless Steel Framing standard)	6212NY
	15" diameter Nyloplast castings (Stainless Steel Framing standard)	6215NY
	18"diameter Nyloplast castings (Stainless Steel Framing standard)	6218NY
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	6224NY
	30" diameter Nyloplast castings (Stainless Steel Framing standard)	6230NY
WALL MOUNT	Open Throat Gutters - Curb Opening Size	
	Up to 4' (1 Filter and Mounting Hardware)	6ZWM1
	Between 4' and 8' (2 Filters and Mounting Hardware)	6ZWM2
	Between 8' and 12' (3 Filters and Mounting Hardware)	6ZWM3
	Between 12' and 16' (4 Filters and Mounting Hardware)	6ZWM4
UPGRADED FRAMING MATERIAL OPTIONS (STANDARD IS ZINC PLATED)		SUFFIX
CHROME PLATED FRAMING FOR HIGH SALT EXPOSURE		- CHR
STAINLESS STEEL FRAMING FOR HIGH SALT AND/OR CHEMICAL EXPOSURE		- SS

2. SELECT YOUR FILTER BAG PART NUMBER

FLEXSTORM FILTER BAGS	(22" depth) STD Bag P/N	(12" depth) Short Bag P/N	Clean Water Flow Rate (GPM/SqFt)	Min A.O.S. (US Sieve)
FX: Standard Woven Bag	FX	FX-S	200	40
FX+: Woven w/ MyCelx	FXP	FXP-S	200	40
FXO: Woven w/ Oil Boom	FXO	FXO-S	200	40
PC: Post Construction Bag	PC	PC-S	137	140
PC+: PC Bag w/ MyCelx	PCP	PCP-S	137	140
LL: Litter and Leaf Bag	LL	LL-S	High	3.5
IL: IDOT Non-Woven Bag	IL	IL-S	145	70

INSTALLATION:
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

Nominal Bag Size	Solids Storage (CuFt)	Filtered Flow Rate at 50% Max FX (Woven)	PC (Post Constr)	IL (Non Woven)	* PC Oil Retent (Oz.)	**PCP Oil Retent (Oz)
Small	1.6	1.2	0.8	0.9	66	155
Medium	2.1	1.8	1.2	1.3	96	185
Large	3.8	2.2	1.5	1.6	120	209
XL	4.2	3.6	2.4	2.6	192	370

* PC filter bag at 50% max adsorption capacity
** PC filter bag at 50% capacity and MyCelx skimmer at 100% capacity

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

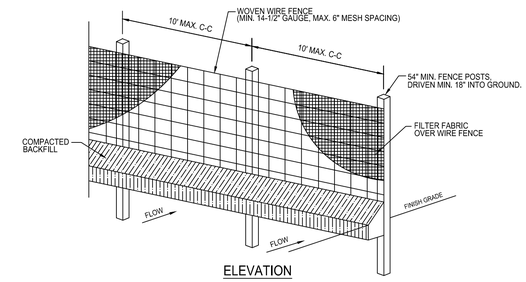
			-	
Frame P/N from Step 1.		Filter Bag P/N from Step 2.		Framing Material

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC
DISTRIBUTED BY ADS
WWW.INLETFILTERS.COM
(866) 287-8655 PH
(630) 355-3477 FX
INFO@INLETFILTERS.COM

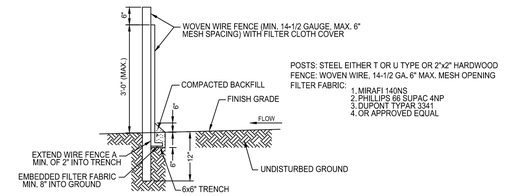
SIZE | DWG NO | REV | SCALE | SHEET 1 OF 1

INLET PROTECTION

4



ELEVATION



CROSS-SECTION

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE OR BEFORE SEDIMENT HAD ACCUMULATED TO ONE-THIRD OF THE ABOVE GROUND HEIGHT OF ANY PERIMETER CONTROL.

SEDIMENTATION BARRIER/ SILT FENCE
(NOT TO SCALE)

1

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ARCHITECTURE
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BRENTWOOD, TN 37027
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ROLLING HILLS HOSPITAL



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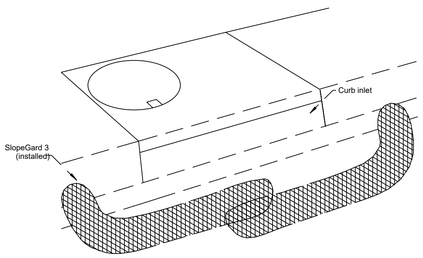


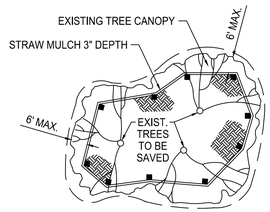
NOTES:
1. **Place an adequate number of SlopeGard 3 rolls around an inlet to provide complete protection. Leave approximately 3"-6" between the SlopeGard 3 rolls and the inlet. Ends should overlap about 12 inches.**
2. **Inspect inlet protection device before and after rain events, and weekly throughout the rainy season. During extended rain events, inspect at least once every 24 hours.**
3. **Remove and properly dispose of accumulated silt and debris to allow for proper function of device.**

US PATENT

SLOPEGARD 3 TM
SEDIMENTATION CONTROL DEVICE

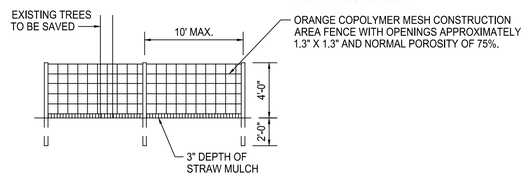
KriStar Enterprises, Inc., Santa Rosa, CA (800) 579-8819

5



PLAN - TYPICAL FENCE

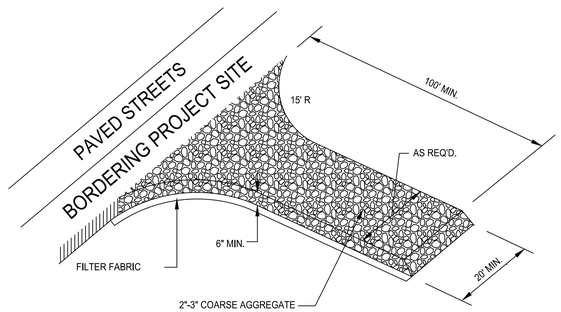
NOTES:
1. REMOVE ALL EXISTING CONCRETE OR ASPHALT PAVING WITH THE LIMITS OF THE BARRICADED AREA. IF REMOVAL CREATES A POTENTIAL WATER POCKET, IT SHALL BE FILLED TO PROVIDE POSITIVE DRAINAGE.
2. REMOVE ALL VINES FROM TREES IN BARRICADED AREA.
3. REMOVE DEAD OR DAMAGED LIMBS AND PAINT ALL WOUNDS WITH TREE WOUND PAINT.
4. NO BARRICADE SHALL BE PLACED MORE THAN 6' INSIDE CANOPY OF EXISTING TREES.
5. PROTECT ALL TREES TO BE SAVED FROM EXCAVATION FOR UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, GAS, SEWER AND WATER LINES.
6. NO EXCAVATION SHALL TAKE PLACE WITHIN THE CANOPY LINE OF EXISTING TREES TO BE SAVED. PAINT ALL CUT ROOTS (1 1/2" DIA. AND LARGER) WITH ASPHALT BASE TREE WOUND PAINT.
7. SEE SPECIFICATIONS FOR DEFINITION OF TREE PROTECTION ZONE



ELEVATION - TYPICAL FENCE

TREE PROTECTION
(NOT TO SCALE)

3



NOTE:
GRAVEL PAD IS REQUIRED TO PROVIDE BUFFER AREA WHERE VEHICLES CAN DROP THEIR MUD AND SEDIMENT TO AVOID TRANSPORTING IT ONTO PAVED STREETS, TO CONTROL EROSION FROM SURFACE RUNOFF, AND TO HELP CONTROL DUST.

TEMPORARY CONSTRUCTION ENTRANCE
(NOT TO SCALE)

2

6.17

RECP

ROLLED EROSION CONTROL PRODUCTS

Definition

Rolled erosion control products are manufactured or fabricated into rolls designed to reduce soil erosion and assist in the growth, establishment and protection of vegetation. Examples of RECP's are blankets, nets, and matting.

Purpose

Erosion control mats and blankets are intended to protect soil and hold seed and mulch in place on slopes and in channels so that vegetation can become well established. Turf reinforcement mats can be used to permanently reinforce grass in drainage ways during high flows. Nets are made of high tensile material woven into an open net which overlays mulch materials. Blankets are made of interlocking fibers, typically held together by a biodegradable or photodegradable netting (for example, excelsior or straw blankets). They generally have lower tensile strength than nets, but cover the ground more completely. Coir (coconut fiber) fabric comes as both nets and blankets.

Conditions Where Practice Applies

Rolled Erosion Control Products (RECP's) should be used to aid permanent vegetated stabilization of slopes 2:1 or greater and with more than 10 feet of vertical relief. RECP's should also be used when mulch cannot be adequately tacked and where immediate ground cover is required to prevent erosion damage.

RECP's should be used to aid in permanent stabilization of vegetated channels when runoff velocity will exceed 2 ft/sec on bare earth during the 2-year rainfall event that produces peak runoff. The product selected must have a permissible shear stress that exceeds the shear stress of the design runoff event.

Planning Considerations

- Good ground contact is critical to the effectiveness of these products. If good ground contact is not achieved, runoff can concentrate under the product, resulting in significant erosion.
- Nets must be used in conjunction with mulch. Excelsior, woven straw blankets and coir (coconut fiber) blankets may be installed without mulch. There are many other types of erosion control nets and blankets on the market that may be appropriate in certain circumstances. In general, most nets (e.g. jute matting) require mulch in order to prevent erosion because they have a fairly open structure. Blankets typically do not require mulch because they usually provide complete protection of the surface.
- Most netting used with blankets is photodegradable, meaning they break down under sunlight (not UV stabilized). However, this process can take months or years even under bright sun. Once vegetation is established, sunlight does not reach the mesh. It is not uncommon to find non-degraded netting still in place several years after the installation. This can be a problem if maintenance requires the use of mowers or ditch cleaning equipment. In addition, birds and small animals can become trapped in the netting.

Construction Specifications

Construction

Even if properly designed, if not properly installed, RECP's will probably not function as desired. Proper installation is imperative. Even if properly installed, if not properly timed and nourished, vegetation will probably not grow as desired. Proper seed/vegetation selection is also imperative.

Grade the surface of installation areas so that the ground is smooth and loose. When seeding prior to installation, follow the steps for seed bed preparation, soil amendments, and seeding in *Surface Stabilization*, 6.1. All gullies, rills, and any other disturbed areas must be fine graded prior to installation. Spread seed before RECP installation. (**Important**: Remove all large rocks, dirt clods, stumps, roots, grass clumps, trash, and other obstructions from the soil surface to allow for direct contact between the soil surface and the RECP.)

Terminal anchor trenches are required at RECP ends and intermittent trenches must be constructed across channels at 25-foot intervals. Terminal anchor trenches should be a minimum of 12 inches in depth and 6 inches in width, while intermittent trenches need be only 6 inches deep and 6 inches wide.

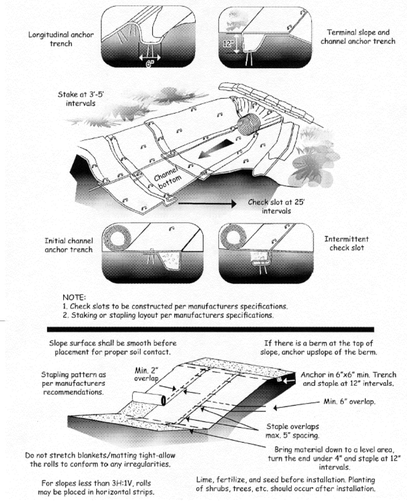
Installation for Slopes— Place the RECP 2-3 feet over the top of the slope and into an excavated end trench measuring approximately 12 inches deep by 6 inches wide. Pin the RECP at 1 foot intervals along the bottom of the trench, backfill, and compact. Unroll the RECP down (or along) the slope maintaining direct contact between the soil and the RECP. Overlap adjacent rolls a minimum of 3 inches. Pin the RECP to the ground using staples or pins in a 3 foot center-to-center pattern. Less frequent stapling/pinning is acceptable on moderate slopes.

6

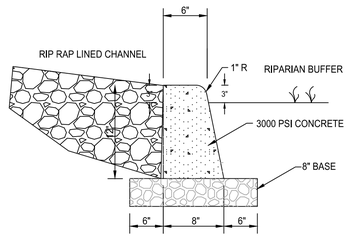
Maintenance

1. Inspect Rolled Erosion Control Products at least weekly and after each significant (1/2 inch or greater) rain fall event repair immediately.
2. Good contact with the ground must be maintained, and erosion must not occur beneath the RECP.
3. Any areas of the RECP that are damaged or not in close contact with the ground shall be repaired and stapled.
4. If erosion occurs due to poorly controlled drainage, the problem shall be fixed and the eroded area protected.
5. Monitor and repair the RECP as necessary until ground cover os established.

Figure 6.17e Channel Installation and Slope Installation: Washington State Ecology Department

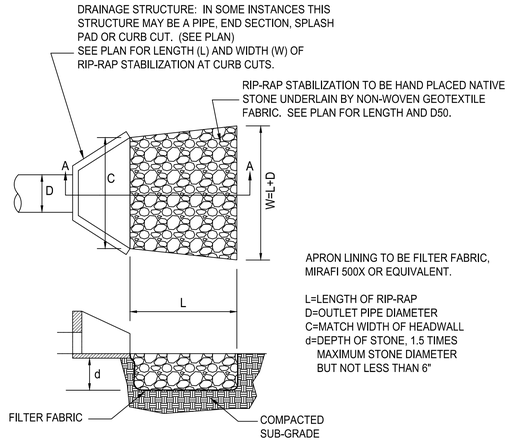


MATTING & BLANKETS
(NOT TO SCALE)



COORDINATE WITH TECHNICAL SPECIFICATIONS.

LEVEL SPREADER CURBING
(NOT TO SCALE)



RIP-RAP OUTLET PROTECTION
(NOT TO SCALE)

STENGEL-HILL
ARCHITECTURE
9020 OVERLOOK BLVD.,
SUITE 203
BRENTWOOD, TN 37027
502.893.1875

ROLLING HILLS HOSPITAL

SAMUEL H. STENGEL REGISTERED LANDSCAPE ARCHITECT AGRICULTURE No. 001133981 STATE OF TENNESSEE
11-6-2025

SWPPP DETAILS

BEHAVIORAL HEALTH HOSPITAL
ROLLING HILLS HOSPITAL & OUTPATIENT SERVICES
FRANKLIN, TN

06 NOVEMBER 2025
UHS2334

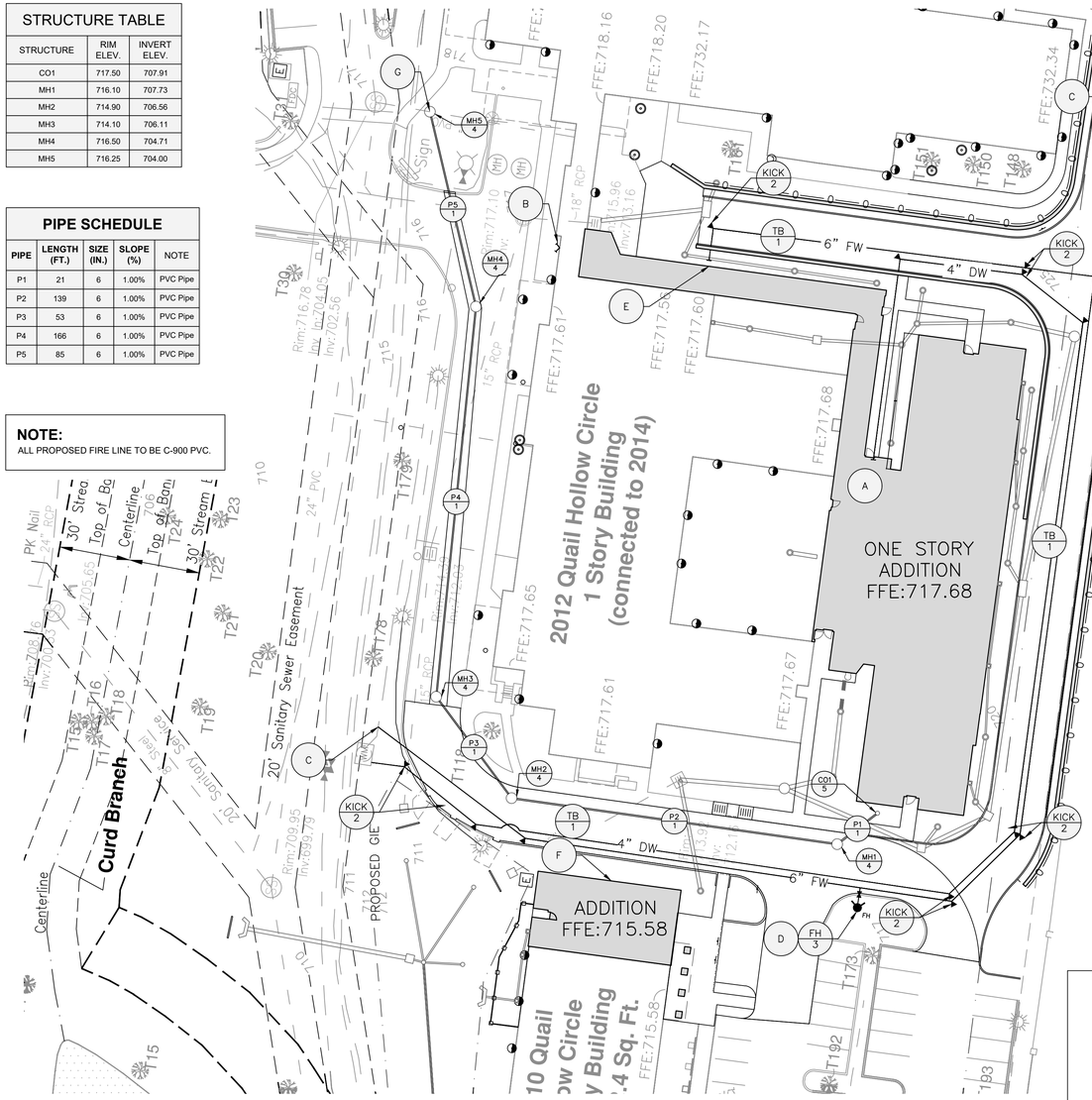
01-C511

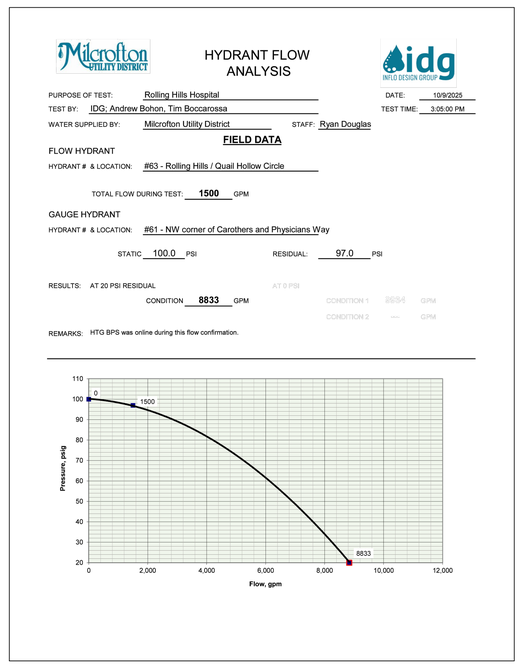
DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

STRUCTURE TABLE		
STRUCTURE	RIM ELEV.	INVERT ELEV.
CO1	717.50	707.91
MH1	716.10	707.73
MH2	714.90	706.56
MH3	714.10	706.11
MH4	716.50	704.71
MH5	716.25	704.00

PIPE SCHEDULE				
PIPE	LENGTH (FT.)	SIZE (IN.)	SLOPE (%)	NOTE
P1	21	6	1.00%	PVC Pipe
P2	139	6	1.00%	PVC Pipe
P3	53	6	1.00%	PVC Pipe
P4	166	6	1.00%	PVC Pipe
P5	85	6	1.00%	PVC Pipe

NOTE:
ALL PROPOSED FIRE LINE TO BE C-900 PVC.





GENERAL UTILITY NOTES

1. UNLESS OTHERWISE NOTED, ALL WATER LINES SHALL BE PVC WITH 3' MIN. COVER.

2. UNLESS OTHERWISE NOTED, ALL SANITARY SEWER LINES SHALL BE PVC WITH 4' MIN. COVER.

3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.

4. ALL ELECTRICAL, TELEPHONE AND GAS EXTENSIONS, INCLUDING SERVICE LINES, SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.

5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND THE CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.

6. PRIOR TO THE CONSTRUCTION OF ANY CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN AND/OR ANY DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATION FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

7. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS:
ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRUST BLOCKING (SEE UTILITY DETAILS, THESE PLANS). ALL WATER LINE PIPE BEDDING SHALL BE INSTALLED PER DETAIL (SEE UTILITY DETAILS, THESE PLANS). ALL SANITARY SEWER PIPE BEDDING SHALL BE INSTALLED PER DETAIL (SEE UTILITY DETAILS, THESE PLANS).

8. PRIVATE SEWER LINES MUST BE INSTALLED BY A LICENSED PLUMBER AND MUST BE INSTALLED IN ACCORDANCE WITH THE PLUMBING CODE OF THE GOVERNING AUTHORITY.

9. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS, AND PAY ALL PERMIT FEES. THE CONTRACTOR SHALL CONFORM TO ALL STATE AND LOCAL CODES AND ORDINANCES AND RECEIVE APPROPRIATE APPROVALS WHERE REQUIRED PRIOR TO COMMENCEMENT OF THE WORK.

10. SEE MP&E PLANS FOR CONTINUATION OF UTILITIES INTO BUILDINGS. THE CONTRACTOR SHALL COORDINATE THE LOCATIONS OF THE CONNECTIONS OF THE SITE UTILITIES WITH THE BUILDING UTILITIES.

11. ADJUST ALL CASTINGS TO MATCH FINISH GRADES.

12. WRITTEN DIMENSIONS PREVAIL. DO NOT SCALE THESE DRAWINGS. PRINTED DIMENSIONS WHICH ARE OMITTED OR IN CONFLICT SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR REVIEW AND RESPONSE. DIMENSIONS ARE FROM FACE OF CURB / EDGE OF PAVEMENT AND FACE OF BUILDING, UNLESS NOTED OTHERWISE.

13. NOTE TO SPRINKLER CONTRACTOR:
THE FOLLOWING FLOW AND PRESSURE DATA HAS BEEN CALCULATED BY THE MILCROFTON UTILITY DISTRICT, ON 10-09-2025.

UTILITY NOTES

A	SEE PLUMBING FOR CONTINUATION INTO THE BUILDING.
B	FDC LOCATION. COORDINATE WITH PLUMBING.
C	CONNECT TO EXISTING FIRE LINE.
D	PROPOSED FIRE HYDRANT TO BE PRIVATE.
E	FIRE LINE TO RUN INTO A CHASE, UP THE EXTERIOR CORRIDOR WALL, ACROSS THE CORRIDOR AND DOWN A CHASE INTO THE FIRE RISER ROOM. COORDINATE WITH PLUMBING.
F	RECONNECT TO EXISTING SANITARY SERVICE LINE.
G	FIELD VERIFY ELEVATION OF PROPOSED CONNECTION TO EXISTING 6" SANITARY SEWER LINE.

UTILITY DETAILS

1	UTILITY TRENCH & BEDDING
2	CONCRETE KICKER
3	FIRE HYDRANT ASSEMBLY
4	SANITARY SEWER MANHOLE
5	SANITARY SEWER CLEANOUT

LEGEND: UTILITY

NG	PROPOSED GAS LINE
W	PROPOSED WATER LINE
P# 1	PROPOSED SANITARY SEWER LINE
	PROPOSED MANHOLE
	PROPOSED WATER METER
GM	PROPOSED GAS METER
	PROPOSED WATER VALVE
	PROPOSED WATER LINE REDUCER
	PROPOSED WATER CONNECTION W/ KICKER
	PROPOSED CLEANOUT
	PROPOSED FIRE HYDRANT
	PROPOSED BACK FLOW ASSEMBLY
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED DOUBLE DETECTOR CHECK VALVE ASSEMBLY

PRIVATE HYDRANT NOTE:

THE BARREL AND CAPS OF THE HYDRANT SHALL BE PAINTED PPG OIL-BASED SILVER
THE TOP / BONNET OF THE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH THE FOLLOWING.
ABOVE 1500-GPM = PPG OIL-BASED SAFETY BLUE
1000-GPM TO 1499-GPM = PPG OIL-BASED SAFETY GREEN
500-GPM TO 999-GPM = PPG OIL-BASED SAFETY ORANGE
BELOW 500-GPM = PPG OIL-BASED SAFETY RED

UNDERGROUND SHOP DRAWING NOTE:

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE / UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE. PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.

30 0 30 60
GRAPHIC SCALE

STENGEL-HILL
ARCHITECTURE
9020 OVERLOOK BLVD.,
SUITE 203
BRENTWOOD, TN 37027
502.893.1875

ROLLING HILLS HOSPITAL

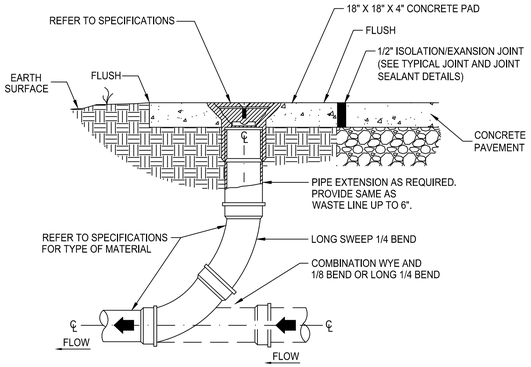
SAMUEL H. BOHANNON
REGISTERED ENGINEER
AGRICULTURE
SUMNER
No. 00113398
STATE OF TENNESSEE
11-6-2025

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

UTILITY PLAN
BEHAVIORAL HEALTH HOSPITAL
ROLLING HILLS HOSPITAL & OUTPATIENT SERVICES
FRANKLIN, TN

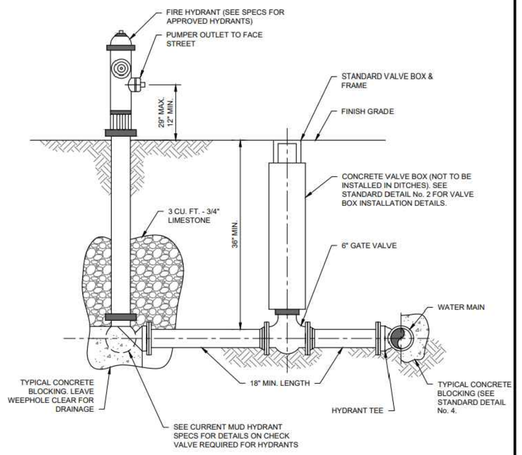
06 NOVEMBER 2025
UHS2334

01-C600



EXTERIOR CLEANOUT
(NOT TO SCALE)

CO
5



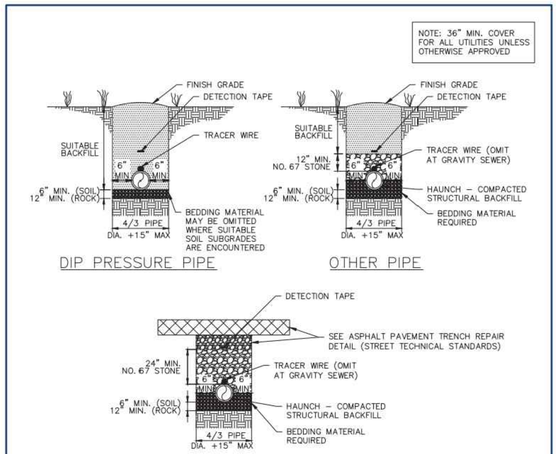
NOTES
1. FIRE HYDRANT SHALL BE INSTALLED SO THE PUMPER NOZZLE IS POINTED TOWARD THE STREET.
2. ALL M.J. FITTINGS TO INCLUDE WEDGE STYLE THRUST RESTRAINT.

FIRE HYDRANT ASSEMBLY DETAIL

MILCROFTON UTILITY DISTRICT
STANDARD DETAIL NO. 10

ISSUE DATE : DECEMBER 2020		DRAWN BY :	RCG
SCALE :	NOT TO SCALE	CHECKED BY :	JEE

FH
3



NOTES:
1) ALL SUITABLE BACKFILL MATERIAL AND SUBGRADES SHALL BE APPROVED BY THE WATER MANAGEMENT DEPT.
2) ALL ROCK LOOSENED SHALL BE REMOVED; VOIDS CREATED BY SUCH REMOVAL SHALL BE FILLED WITH CRUSHED STONE.
3) REMOVE STONE FOR PIPE BELLS TO PROVIDE FULL CONTACT OF BEDDING.
4) BACKFILL SHALL BE TAMPED IN 6" LIFTS.
5) ACHIEVE 95% COMPACTION ON ALL BACKFILL.
6) NO ROCKS 6" IN DIAMETER OR GREATER ALLOWED IN SUITABLE BACKFILL.
7) PROVIDE STONE BACKFILL FOR PIPING WITHIN DRIVEWAYS, ROADWAYS AND PARKING AREAS UNLESS OTHERWISE APPROVED. SEE ASPHALT PAVEMENT TRENCH REPAIR DETAIL WHEN IN PAVED AREAS.
8) TRENCH DEWATERING SHALL BE DONE IN ACCORDANCE WITH TDOT STD DRAWING EC-STR-1 AND EC-STR-2
9) TRACER WIRE SHALL BE COPPER CLAD, 12 GA. MIN., WITH COLOR-CODED 30 MIL. HDPE INSULATED JACKET. PROVIDE WATERPROOF GREASE FILLED CONNECTIONS AT JUNCTIONS. TRACER WIRE SYSTEM SHALL BE TESTED FOR FUNCTIONALITY PRIOR TO ACCEPTANCE. TRACER WIRE SHALL NOT BE USED FOR GRAVITY SEWER LINES.
10) PROVIDE CHECK DAMS AT 50'-0" O.C. MINIMUM, UNLESS OTHERWISE DIRECTED BY WMD.

HISTORIC FRANKLIN TENNESSEE	**UTILITY BEDDING AND BACKFILL DETAIL**	DWG. NO. **G-8**
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019
NOT TO SCALE		

TB
1

STENGEL HILL
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9020 OVERLOOK BLVD.,
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BRENTWOOD, TN 37027
502.893.1875

ROLLING HILLS HOSPITAL

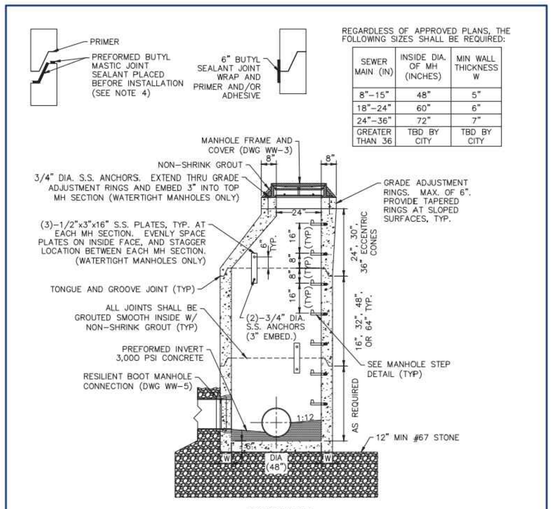


DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

UTILITY DETAILS
BEHAVIORAL HEALTH HOSPITAL
ROLLING HILLS HOSPITAL & OUTPATIENT SERVICES
FRANKLIN, TN

06 NOVEMBER 2025
UHS2334

01-C610



48" MANHOLE

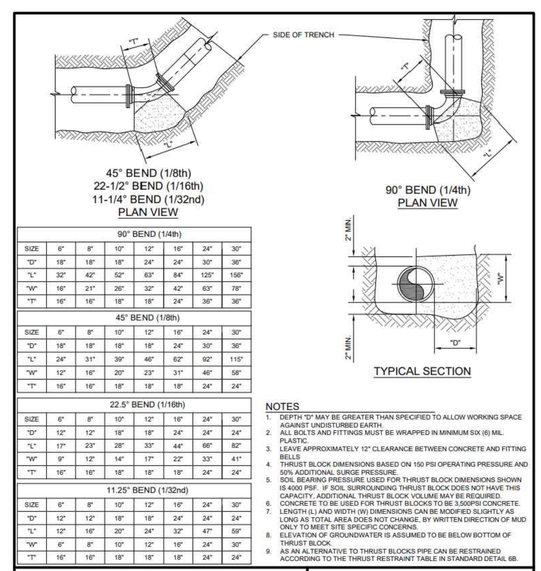
REGARDLESS OF APPROVED PLANS, THE FOLLOWING SIZES SHALL BE REQUIRED:

SEWER MAIN (IN)	INSIDE DIA. OF MH (INCHES)	MIN WALL THICKNESS W
8"-15"	48"	5"
18"-24"	60"	6"
24"-36"	72"	7"
GREATER THAN 36	TBD BY CITY	TBD BY CITY

NOTES:
1) STRUCTURE SHALL CONFORM TO ASTM C478, LATEST REVISION.
2) CONCRETE – f'c = 4,000 PSI MIN.
3) REBAR – ASTM A615 GRADE 60 AND ASTM A1064
4) LOADS – AASHTO H-20 LOAD RATED WITH 30% IMPACT
5) EXISTING MANHOLES SHALL BE CORE DRILLED FOR SEWER CONNECTION.
6) ALL PRECAST MANHOLES SHALL CONTAIN XYPEX ADMIXTURE OR APPROVED EQUAL.
7) COMPRESS MANHOLE RISERS TOGETHER PERMITTING VISUAL INSPECTION OF SEALANT. SEALANT SHALL PROTRUDE FROM JOINT CIRCUMFERENCE FOR ACCEPTANCE. WHERE MASTIC DOES NOT PROTRUDE, EITHER INSIDE OR OUTSIDE, INJECT JOINT WITH CONSEAL CS-231, CONTROLLED EXPANSION WATERSTOP.

HISTORIC FRANKLIN TENNESSEE	**48" DIAMETER PRECAST MANHOLE**		DWG. NO. **WW-1**
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			

MH
4



90° BEND (1/4th)							
SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	18"	18"	18"	24"	24"	30"	36"
"L"	32"	42"	52"	63"	84"	125"	156"
"W"	16"	21"	26"	32"	42"	63"	78"
"T"	16"	16"	18"	18"	24"	36"	36"

45° BEND (1/8th)							
SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	18"	18"	18"	18"	24"	30"	36"
"L"	24"	31"	39"	46"	62"	92"	115"
"W"	12"	16"	20"	23"	31"	46"	58"
"T"	16"	16"	18"	18"	18"	24"	24"

22.5° BEND (1/16th)							
SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	12"	12"	18"	18"	24"	24"	24"
"L"	17"	23"	28"	33"	44"	66"	82"
"W"	9"	12"	14"	17"	22"	33"	41"
"T"	16"	16"	18"	18"	18"	24"	24"

11.25° BEND (1/32nd)							
SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	12"	12"	18"	18"	24"	24"	24"
"L"	12"	16"	20"	24"	32"	47"	59"
"W"	6"	8"	10"	12"	16"	24"	30"
"T"	16"	16"	18"	18"	18"	24"	24"

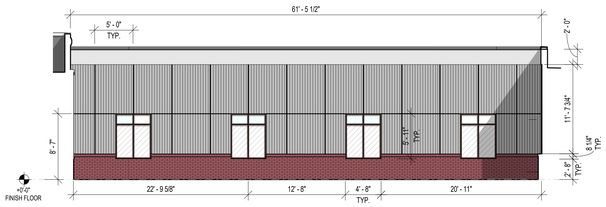
NOTES
1. DEPTH "D" MAY BE GREATER THAN SPECIFIED TO ALLOW WORKING SPACE AGAINST UNDISTURBED EARTH.
2. ALL BOLTS AND FITTINGS MUST BE WRAPPED IN MINIMUM SIX (6) MIL. PLASTIC.
3. LEAVE APPROXIMATELY 12" CLEARANCE BETWEEN CONCRETE AND FITTING BELLS
4. THRUST BLOCK DIMENSIONS BASED ON 150 PSI OPERATING PRESSURE AND 50% ADDITIONAL SURGE PRESSURE.
5. SOIL BEARING PRESSURE USED FOR THRUST BLOCK DIMENSIONS SHOWN IS 4000 PSF. IF SOIL SURROUNDING THRUST BLOCK DOES NOT HAVE THIS CAPACITY, ADDITIONAL THRUST BLOCK VOLUME MAY BE REQUIRED.
6. CONCRETE TO BE USED FOR THRUST BLOCKS TO BE 3,500PSI CONCRETE.
7. LENGTH (L) AND WIDTH (W) DIMENSIONS CAN BE MODIFIED SLIGHTLY AS LONG AS TOTAL AREA DOES NOT CHANGE. BY WRITTEN DIRECTION OF MUD ONLY TO MEET SITE SPECIFIC CONCERNS.
8. ELEVATION OF GROUNDWATER IS ASSUMED TO BE BELOW BOTTOM OF THRUST BLOCK.
9. AS AN ALTERNATIVE TO THRUST BLOCKS PIPE CAN BE RESTRAINED ACCORDING TO THE THRUST RESTRAINT TABLE IN STANDARD DETAIL 6B.

CONCRETE BLOCKING DETAILS (BENDS)

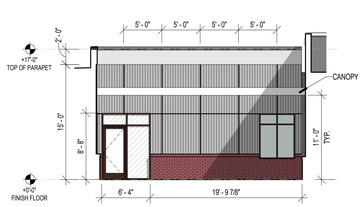
MILCROFTON UTILITY DISTRICT
STANDARD DETAIL NO. 5

ISSUE DATE : DECEMBER 2024		DRAWN BY :	LKS
SCALE :	NOT TO SCALE	CHECKED BY :	JEE

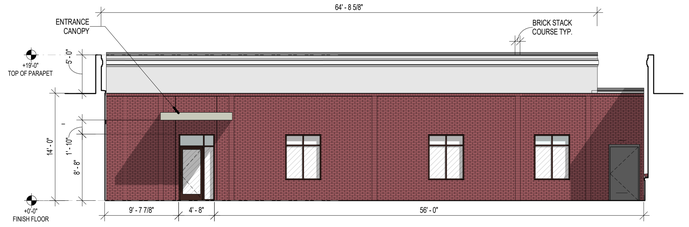
KICK
2



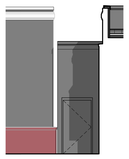
11 A7.1 NEW ELEVATION - SOUTH-COURTYARD Copy 1 1/8" = 1'-0"



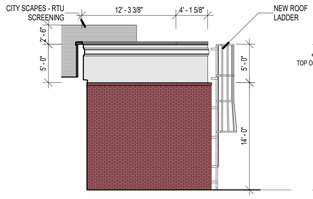
10 A7.1 NEW ELEVATION WEST-COURTYARD Copy 1 1/8" = 1'-0"



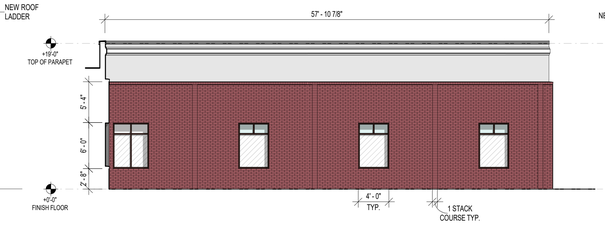
09 A7.1 NEW ELEVATION - WEST-COURYARD 1/8" = 1'-0"



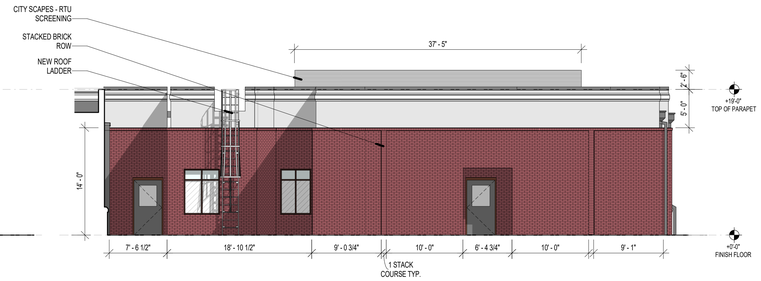
08 A7.1 NEW ELEVATION - EAST @ GATE 1/8" = 1'-0"



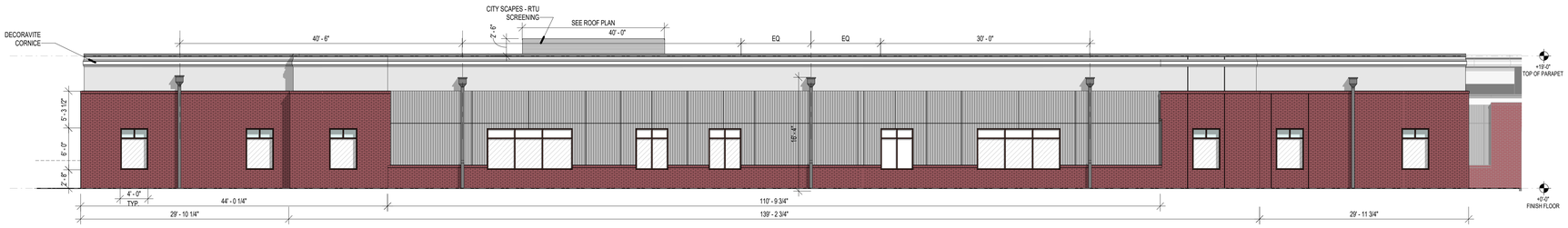
07 A7.1 NEW ELEVATION - WEST 3 1/8" = 1'-0"



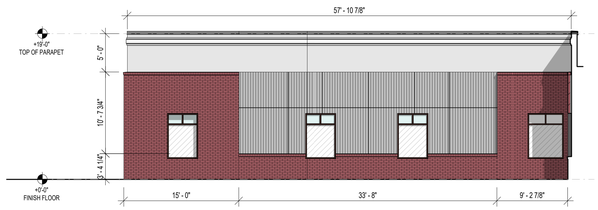
06 A7.1 NEW ELEVATION - WEST 4 1/8" = 1'-0"



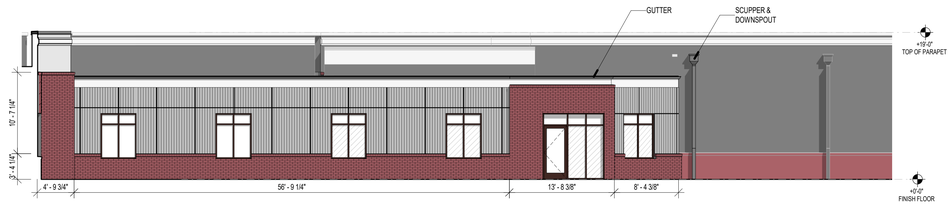
05 A7.1 NEW ELEVATION - SOUTH 1/8" = 1'-0"



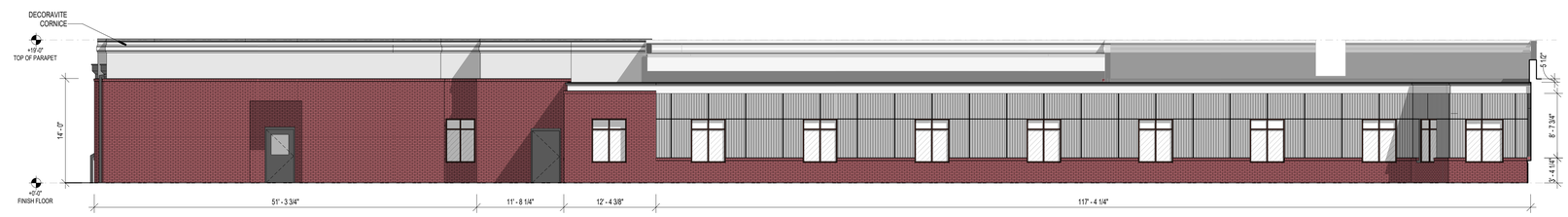
04 A7.1 NEW ELEVATION - EAST 1/8" = 1'-0"



03 A7.1 NEW ELEVATION - WEST 2 1/8" = 1'-0"



02 A7.1 NEW ELEVATION - EAST 1 1/8" = 1'-0"



01 A7.1 NEW ELEVATION - NORTH 1/8" = 1'-0"

GENERAL NOTES

1. REFERENCE CIVIL, STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL, AND INTERIOR DESIGN DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED CIVIL, STRUCTURAL, ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. NO ELEMENT OF CONSTRUCTION SHALL BE ADDED TO THE EXTERIOR OF THE BUILDING WITHOUT APPROVAL OF THE ARCHITECT. ALL EXTERIOR ELEMENTS NOT SHOWN ON THE ELEVATIONS SHALL BE COORDINATED WITH THE ARCHITECT, AND FINAL LOCATIONS APPROVED BY THE ARCHITECT, PRIOR TO INSTALLATION.
5. COORDINATE PLACEMENT OF MASONRY CONTROL JOINTS WITH ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTROL JOINT SPACING SHALL NOT EXCEED 30'-0".
6. REFERENCE SPECIFICATION SECTION 088000 FOR INFORMATION REGARDING GLAZING DENOTED BY "G-XX" TAGS.

ELEVATION KEYNOTES

MATERIAL LEGEND

* SEE SHEET 7.3 FOR MORE DETAILS REGARDING SPECIFICATIONS AND COLORS.

BRICK MASONRY (MATCH EXISTING) COLOR: 1

BRICK MASONRY (MATCH EXISTING) COLOR: 2

ALUMINUM STOREFRONT COLOR: BRONZE

STUCCO (MATCH EXISTING EIFS) COLOR: 1

PLANK FIBER CEMENT PANELS, COLOR: MATCH EXISTING EIFS COLOR: 2

HORIZONTAL METAL SCREENING COLOR SHADOW GREY

FROSTED GLAZING

CLEAR GLAZING

NORTH FACADE		
MASONRY VENEER:	1,350 SF	42%
STUCCO:	459 SF	24%
FIBER CEMENT PANELS:	1,063 SF	33%
FENESTRATIONS:	368 SF	11%
TOTAL FACADE AREA:	**3,240 SF**	

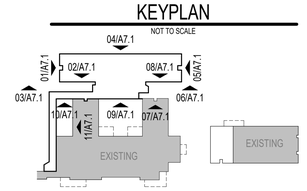
SOUTH FACADE		
MASONRY VENEER:	1,010 SF	52%
STUCCO:	929 SF	25%
FIBER CEMENT PANELS	425 SF	17%
FENESTRATIONS:	142 SF	6%
TOTAL FACADE AREA:	**2,506 SF**	

EAST FACADE		
MASONRY VENEER:	1,960 SF	39%
STUCCO:	1,035 SF	21%
FIBER CEMENT PANELS:	1,547 SF	31%
FENESTRATIONS:	498 SF	10%
TOTAL FACADE AREA:	**5,040 SF**	

WEST FACADE		
MASONRY VENEER:	2,595 SF	65%
STUCCO:	1,276 SF	25%
FIBER CEMENT PANELS:	-	-
FENESTRATIONS:	428 SF	10%
TOTAL FACADE AREA:	**4,299 SF**	

KEYPLAN

NOT TO SCALE



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ROLLING HILLS HOSPITAL

DAVID J. BROWN — REGISTERED ARCHITECT — STATE OF TENNESSEE — 27/08/2025

HOSPITAL ADDITION EXTERIOR ELEVATIONS
BEHAVIORAL HEALTH HOSPITAL
ROLLING HILLS HOSPITAL & OUTPATIENT SERVICES
FRANKLIN, TENNESSEE

06 NOVEMBER 2025
UHS2334

A7.1

SITE DEVELOPMENT - NOT FOR CONSTRUCTION

GOVERNING REGULATIONS

AHJ: CITY OF FRANKLIN, TN

INTERNATIONAL BUILDING CODE	2018
INTERNATIONAL ENERGY CONSERVATION CODE(APPENDICES D, G, & K)	2018
INTERNATIONAL MECHANICAL CODE	2018
INTERNATIONAL FIRE CODE (APPENDICES D, G, & K)	2018
NFPA LIFE SAFETY CODE 101	2017
INTERNATIONAL PLUMBING CODE	2018
NATIONAL ELECTRIC CODE	2017
INTERNATIONAL FUEL GAS CODE	2018
ICC A 117.1 ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES	2017
INTERNATIONAL EXISTING BUILDING CODE	2018
INTERNATIONAL PROPERTY MAINTENANCE CODE	2018

PROJECT DESCRIPTION

THE PROJECT SCOPE FOR THE PROPOSED BEHAVIORAL HEALTH ADDITION ENCOMPASSES THE FOLLOWING:

A SINGLE-STORY, 11,150 SF, ADDITION TO THE EXISTING HOSPITAL. THIS ADDITION INCLUDES 24 ADDITIONAL LICENSED BEDS. A 2,100 SF CORRIDOR IS INCLUDED TO PROVIDE DIRECT ACCESS TO THE ADDITION.

IN ADDITION, A 1,950 SF ADDITION IS BEING PROVIDED TO THE EXISTING OUTPATIENT BUILDING.

INTERNATIONAL BUILDING CODE BUILDING CLASSIFICATIONS

FIRE PROTECTION, DETECTION, AND ALARM SYSTEMS

EXISTING HOSPITAL: FULLY SPRINKLERED (WITH ADDT'L FIRE DETECTION & ALARM SYSTEMS IN PLACE)

ADDITION: FULLY SPRINKLERED PER NFPA 13

EXISTING OUTPATIENT BUILDING:

ADDITION: FULLY SPRINKLERED (WITH ADD'L FIRE DETECTION & ALARM SYSTEMS IN PLACE) FULLY SPRINKLERED PER NFPA 13

USE GROUPS/OCCUPANCIES (CHAPTER 3)

EXISTING '15 HOSPITAL ADDITION	
IBC '12 (SECTION 308.4)	LSC(NFPA-101) '12
I-2 (INSTITUTIONAL)	NEW HEALTH CARE (CH. 18)
PROPOSED 24-BED ADDITION	
IBC '18 (SECTIONS 308.3 & 407)	LSC (NFPA-101) '12
I-2, CONDITION 2 (308.3.1.2)	NEW HEALTHCARE (CH 18)

EXISTING OUTPATIENT BUILDING	
IBC '03 (SECTION 304)	LSC(NFPA-101) '00
BUSINESS (IBC 304)	BUSINESS (LSC CH. 38)
PROPOSED ADDITION	
IBC '18 (SECTION 304.1)	LSC (NFPA-101) '12
BUSINESS (CLINIC, *OUTPATIENT*)	NEW BUSINESS (CH 38) & REHABILITATION (CH 43)

GEN. BUILDING HEIGHTS & AREAS (CHAPTER 5)

EXISTING '15 HOSPITAL ADDITION	
IBC '12 (SECTION 503) HEIGHTS & AREAS)	LSC (NFPA-101) '12 (CH. -)
ALLOWED - 55', 1-STORY @ 11,000 SF MAX./STORY	-
PROPOSED 24-BED ADDITION	
IBC '18 (SECTION 504.3)	LSC (NFPA-101) '12 (CH. -)
SPRINKLERED: ALLOWED - 55', DESIGNED - 19', 1-STORY, 33,000 SF, NO SEPARATION (508.4)	-
EXISTING OUTPATIENT BUILDING	
IBC '03 (SECTION 304.1)	LSC(NFPA-101) '00 (-)
ALLOWED - 4 STORIES, 23,000 SF; BUILT - 1 STORY, ~5,000 SF	-
PROPOSED ADDITION	
IBC '18 (SECTION 304.1)	LSC (NFPA-101) '12 (CH. 6.1.11)
SPRINKLERED: ALLOWED - 4 STORIES, 69,000 SF; DESIGNED - 1 STORY, 2000 SF	BUSINESS

TYPE OF CONSTRUCTION (CHAPTER 6)

EXISTING '15 HOSPITAL ADDITION	
IBC '12 (SECTION 602.2)	LSC (NFPA-101) '12
TYPE II-B	TYPE II (000)/NFPA 220
PROPOSED 24-BED ADDITION	
IBC '18 (SECTION 601)	LSC (NFPA-101)
TYPE II-B (NON-COMBUSTIBLE)	TYPE II (000)/NFPA 220

EXISTING OUTPATIENT BUILDING	
IBC '03 (SECTION 601)	LSC(NFPA-101) '00
TYPE V B	TYPE V (000)
PROPOSED ADDITION	
IBC '18 (SECTION 602.2)	LSC (NFPA-101) '12
TYPE V B (IBC 602.5)	TYPE V (000)

GENERAL NOTES

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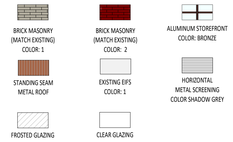
ELEVATION KEYNOTES

MATERIAL LEGEND

* SEE SHEET 7.3 FOR MORE DETAILS REGARDING SPECIFICATIONS AND COLORS.



NORTH FACADE (ADDITION ONLY)		
MASONRY VENEER:	433 SF	80%
STUCCO:	-	
FIBER CEMENT PANELS:	-	
FENESTRATIONS:	106 SF	20%
TOTAL FACADE AREA:	**539 SF**	

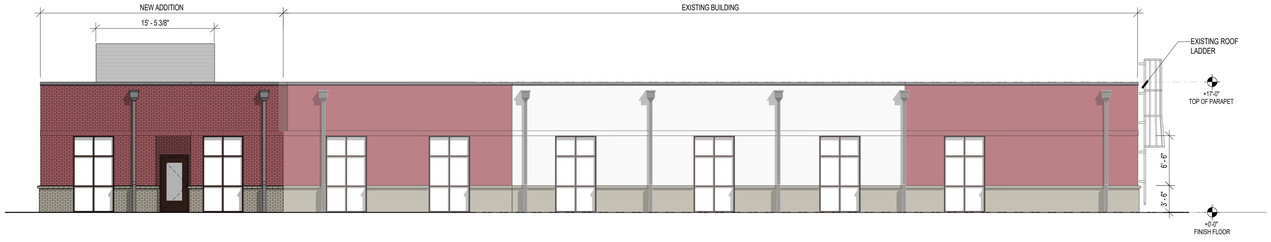
SOUTH FACADE (ADDITION ONLY)		
MASONRY VENEER:	486 SF	90%
STUCCO:	-	
FIBER CEMENT PANELS	-	
FENESTRATIONS:	53 SF	10%
TOTAL FACADE AREA:	**539 SF**	

EAST FACADE (ADDITION ONLY)		
MASONRY VENEER:	919 SF	90%
STUCCO:	-	
FIBER CEMENT PANELS:	-	
FENESTRATIONS:	106 SF	10%
TOTAL FACADE AREA:	**1,025 SF**	

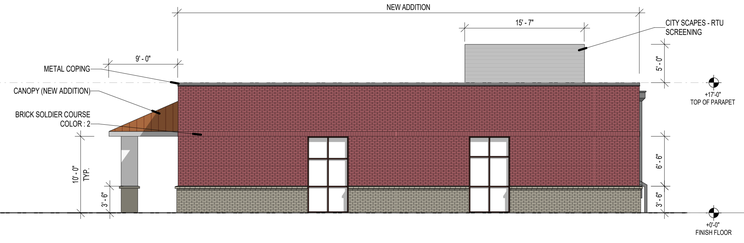
WEST FACADE (EXISTING)	
MASONRY VENEER:	-
STUCCO:	-
FIBER CEMENT PANELS:	-
FENESTRATIONS:	-
TOTAL FACADE AREA:	**-**



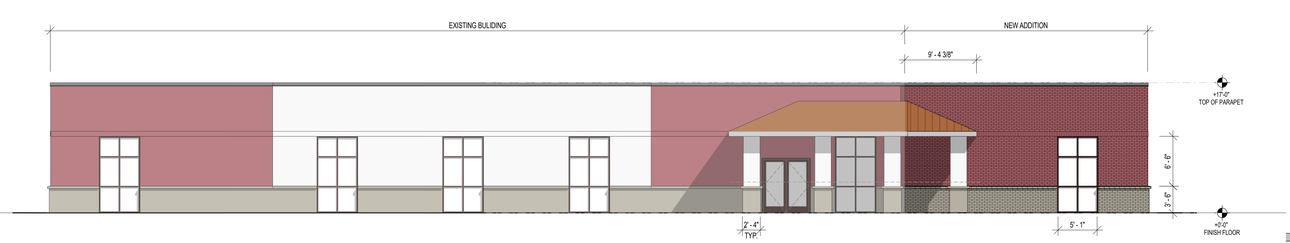
MOB
WEST ELEVATION (EXISTING)
04 A7.2 1/8" = 1'-0"



MOB
SOUTH ELEVATION
03 A7.2 1/8" = 1'-0"

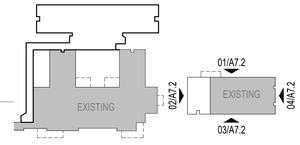


MOB
EAST ELEVATION (NEW)
02 A7.2 1/8" = 1'-0"



MOB
NORTH ELEVATION
01 A7.2 1/8" = 1'-0"

KEYPLAN
NOT TO SCALE



ROLLING HILLS HOSPITAL

STENGEL HILL

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ROLLING HILLS HOSPITAL

DAVID J. BROWN REGISTERED ARCHITECT No. 001817 STATE OF TENNESSEE

10/6/2025

MOB EXTERIOR ELEVATIONS
M.O.B ADDITIONS
ROLLING HILLS HOSPITAL & OUTPATIENT SERVICES
FRANKLIN, TENNESSEE

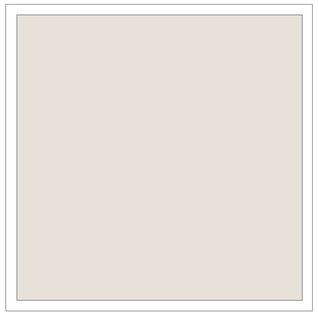
06 NOVEMBER 2025
UHS2334

A7.2

SITE DEVELOPMENT - NOT FOR CONSTRUCTION



EXISTING BUILDING
EXTERIOR MATERIALS TO MATCH

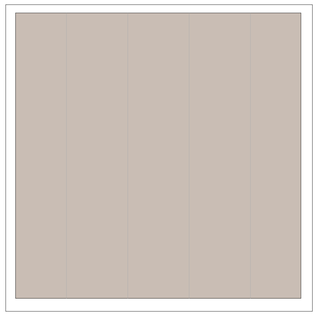


STUCCO
COLOR: TO MATCH EXISTING EIFS COLOR (COLOR 1)



BRICK MASONRY
PRODUCT: TAYLOR CLAY PRODUCTS
COLOR 1 (MATCH EXISTING)

SEE REFERENCE PHOTO FOR EXISTING



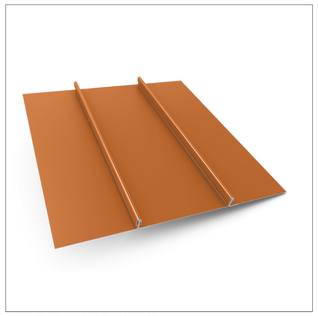
FIBER CEMENT BOARD
PRODUCT: LATURA V-GROOVE
COLOR: TO MATCH EXISTING EIFS COLOR (COLOR 2)



BRICK MASONRY
PRODUCT: TAYLOR CLAY PRODUCTS
COLOR 2 (MATCH EXISTING)



HORIZONTAL METAL SCREENING
COLOR: SHADOW GRAY; CITYSCAPE. INC



METAL STANDING SEAM CANOPY ROOF
COLOR: MATCH EXISTING (SEE REFERENCE PHOTO)



METALS (ALUMINUM STOREFRONT, PRE-FABRICATED CANOPIES, FLASHINGS)
COLOR: DARK BRONZE; KAWNEER 451T

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ROLLING HILLS HOSPITAL

DAVID J. BROWN
REGISTERED ARCHITECT
No. 001873
STATE OF TENNESSEE

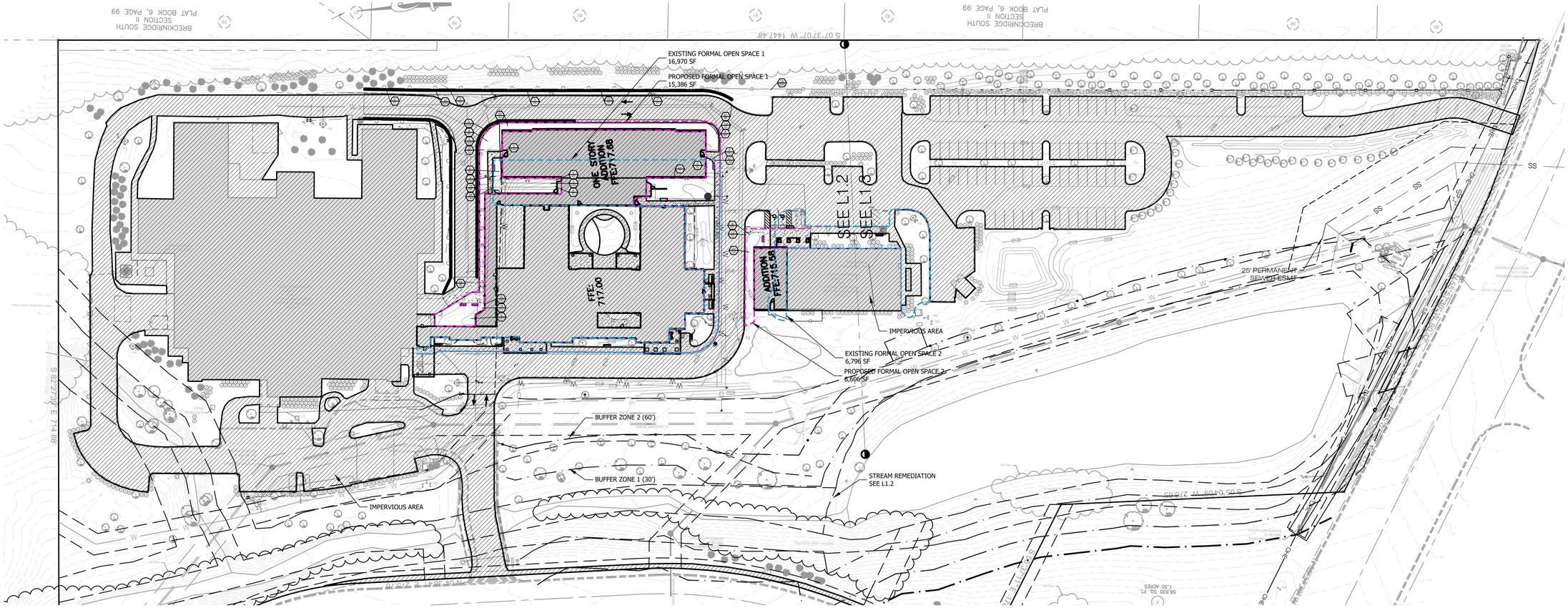
MATERIAL LIBRARY

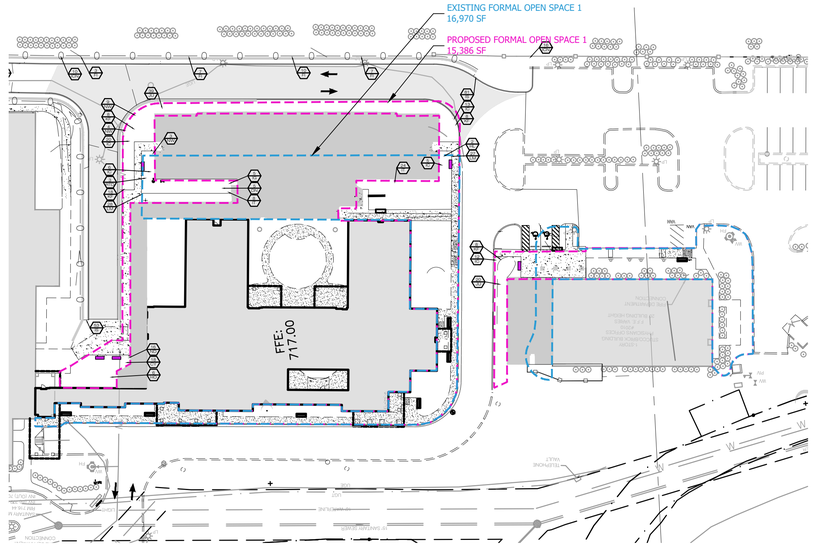
BEHAVIORAL HEALTH HOSPITAL & M.O.B. ADDITIONS
ROLLING HILLS HOSPITAL & OUTPATIENT SERVICES
FRANKLIN, TENNESSEE

06 NOVEMBER 2025
UHS2334

A7.3

SITE DEVELOPMENT - NOT FOR CONSTRUCTION





EXISTING FORMAL OPEN SPACE 1
16,970 SF

PROPOSED FORMAL OPEN SPACE 1
15,386 SF

LANDSCAPE DATA CHART

AREA OF LOT	16.3	(135,907sf)
AREA OF CALCULATION	3.30 AC.	(143,748sf)
SITE ZONING:	CI	
	Traditional Area	
MIN. REQ. LSA:	30.0% (0.99 AC.)	
PROVIDED LSA:	43% (1.42 AC.)	
MIN. REQ. FORMAL OPEN SPACE:	NA	
PROVIDED FORMAL OPEN SPACE:	NA	

Landscape Requirements: (ACI)				
Provided LSA: 1.42 AC Credit for 0.0 acres of preserved trees LSA = 1.42	**Quantity Provided**			**Inches Provided**
	Existing Trees	Proposed	Total Provided	Caliper Inches
Existing trees >14" (166x1.25):	0		0	0"
Existing trees (See Tree Inventory):	0		0	0"
2" caliper canoy trees:		100	100	200"
Aggregate Canopy Caliper Inches Provided:				200"
Aggregate Canopy Caliper Inches Required (82x1.42):				116.44"
Existing trees (See Tree Inventory):	0		0	0"
2" caliper understory trees :	0	26	26	52"
Aggregate Understory Caliper Inches Provided:				52"
Aggregate Understory Caliper Inches Required (21x1.42):				29.8"
2" caliper mittigation canopy trees:	0	9	9	
2" caliper replacement canopy trees:	0	18	18	
2" caliper replacement understory trees:	0	5	5	
Replacement Caliper Inches Provided:				NA
Replacement Caliper Inches Required (0"):				NA
Min. 18" Height Shrubs:			201	
Min. 30" Height Shrubs:			171	
Total Shrubs Provided:			372	
Total Shrubs Required (96x1.42):			137	

TOTAL BUFFER TREES TO BE REMOVED (SIZE 4"-10"): 27
TOTAL 2.5" CALIPER TREES TO BE INSTALLED AS REPLACEMENT: 27

TOTAL SITE TREES TO BE REMOVED (SIZE 6"-10"): 30
TOTAL 2.5" CALIPER TREES TO BE INSTALLED AS REPLACEMENT: 30

TOTAL BUFFER SHRUBS REMOVED: 58
TOTAL 30" BUFFER SHRUBS TO BE INSTALLED: 58

TOTAL SITE SHRUBS REMOVED: 24
TOTAL 18" SITE SHRUBS TO BE INSTALLED: 24

TOTAL BIORETENTION TREES REMOVED (SIZE 4"-6": 9
TOTAL 2.5" CALIPER TREES TO BE INSTALLED AS REPLACEMENT:9
BIO-RETENTION POND TO BE REPLANTED WITH NATIVE SHRUBS AND GRASSES
Total Caliper Inch of Specimen Replacement: 0" Specimen Replacement Inches

ANY PLANT MATERIAL NOT SHOWN FOR REMOVAL THAT IS DAMAGED OR DIES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
TREES SHALL BE INSTALLED AT 3" CALIPER AND SHRUBS AT 30" HT

ROLLING HILLS HOSPITAL APPROVED:2008
ACREAGE OF SITE: 7.08 AC
DEVELOPED AREA OF SITE: 6.0AC
MIN. LANDSCAPE SURFACE RATIO: 0.30 (30%)
TOTAL LANDSCAPE SURFACE AREA: 3.6 AC

ROLLING HILLS MOB APPROVED:2008
ACREAGE OF SITE: 1.85AC
MIN. LANDSCAPE SURFACE RATIO: 0.30 (30%)
TOTAL LANDSCAPE SURFACE AREA: 1.01 AC

ROLLING HILLS HOSPITAL ADDITION APPROVED:2015
ACREAGE OF SITE: 16.3AC
MIN. LANDSCAPE SURFACE RATIO: 0.30 (30%)(4.89AC)
TOTAL LANDSCAPE SURFACE AREA: 68.9% (11.24AC)
MIN. REQUIRED FORMAL OPEN SPACE: 0.03% (0.49AC)
PROVIDED FORMAL OPEN SPACE:0.033% (0.55AC)

ROLLING HILLS HOSPITAL ADDITION SUBMITTED:2025
ACREAGE OF SITE: 16.3AC
MIN. LANDSCAPE SURFACE RATIO: 0.30 (30%)(4.89AC)
TOTAL LANDSCAPE SURFACE AREA: 68.9% (10.4 AC)
MIN. REQUIRED FORMAL OPEN SPACE: 0.03% (0.49AC)
PROVIDED FORMAL OPEN SPACE: 3% (0.50AC)

APPROVED FORMAL OPEN SPACE - 2015			
MINIMUM OPEN SPACE REQUIREMENTS FOR FORMAL OPEN SPACE			
AREA	TYPE	PROPOSED AREA OF OPEN SPACE	PROPOSED MAXIMUM 25% PAVED AREA
FORMAL OPEN SPACE 1	ENTRANCE / PLAZA	16,970 SF	4,175 SF
FORMAL OPEN SPACE 2	ENTRANCE / PLAZA	6,795 SF	1,650 SF

3% of Developable Area Required for Formal Open Space
16.3 AC, 3% of 16.3 AC =21,301 SF (0.49 AC)
PROVIDED FOS: 23,765 SF (.55 AC)
10 BENCHES PROVIDED

PROPOSED FORMAL OPEN SPACE			
MINIMUM OPEN SPACE REQUIREMENTS FOR FORMAL OPEN SPACE			
AREA	TYPE	PROPOSED AREA OF OPEN SPACE	PROPOSED MAXIMUM 25% PAVED AREA
FORMAL OPEN SPACE 1	ENTRANCE / PLAZA	15,386 SF	3,620 SF
FORMAL OPEN SPACE 2	ENTRANCE / PLAZA	6,606 SF	1,640 SF

3% of Developable Area Required for Formal Open Space
16.3 AC, 3% of 16.3 AC =21,301 SF (0.49 AC)
PROVIDED FOS: 21,992 SF (.50 AC)
12 BENCHES PROVIDED

STENGEL H ARCHITECTURE
9020 OVERLOOK BLVD.,
SUITE 203
BRENTWOOD, TN 37027
502.893.1875

ROLLING HILLS HOSPITAL

CONNOR L. BALL
REGISTERED
ARCHITECT
TENNESSEE
LANDSCAPE ARCHITECT

OVERALL LANDSCAPE PLAN

BEHAVIORAL HEALTH HOSPITAL ADDITIONS
ROLLING HILLS HOSPITAL
FRANKLIN, TENNESSEE

16 OCTOBER 2025
UHS2334

HB LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

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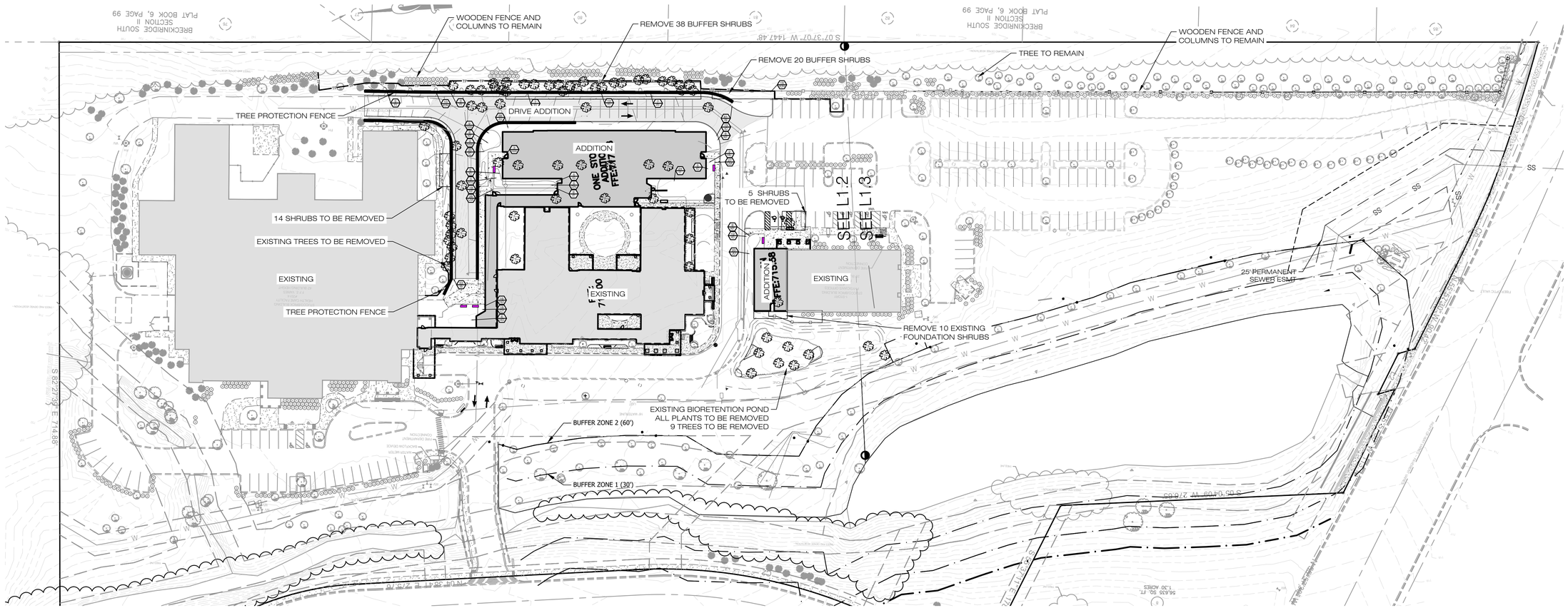
SITE DEVELOPMENT - NOT FOR CONSTRUCTION



NORTH

0 50 100 150 feet

SCALE: 1" = 50'

TOTAL BUFFER TREES TO BE REMOVED (SIZE 4"-10"): 27
TOTAL 2.5" CALIPER TREES TO BE INSTALLED AS REPLACEMENT: 27

TOTAL SITE TREES TO BE REMOVED (SIZE 6"-10"): 30
TOTAL 2.5" CALIPER TREES TO BE INSTALLED AS REPLACEMENT: 30

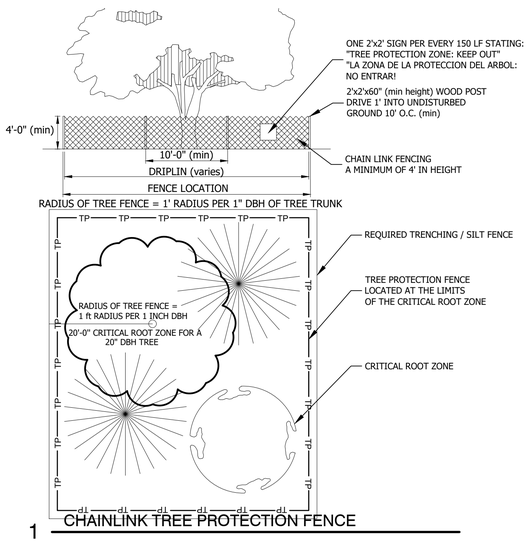
TOTAL BUFFER SHRUBS REMOVED: 58
TOTAL 30" BUFFER SHRUBS TO BE INSTALLED: 58

TOTAL SITE SHRUBS REMOVED: 24
TOTAL 18" SITE SHRUBS TO BE INSTALLED: 24

TOTAL BIORETENTION TREES REMOVED (SIZE 4"-6": 9
TOTAL 2.5" CALIPER TREES TO BE INSTALLED AS REPLACEMENT:9
BIO-RETENTION POND TO BE REPLANTED WITH NATIVE SHRUBS AND GRASSES

Total Caliper Inch of Specimen Replacement: 0" Specimen Replacement Inches

ANY PLANT MATERIAL NOT SHOWN FOR REMOVAL THAT IS DAMAGED OR DIES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
TREES SHALL BE INSTALLED AT 3" CALIPER AND SHRUBS AT 30" HT



1 CHAINLINK TREE PROTECTION FENCE

5.2.7 Tree Protection During Construction
(1) Owner's Responsibility
During development, the owner or developer shall be responsible for the erection of all barriers necessary to protect any existing of installed trees from damage both during and after construction in accordance with the standards of this subsection.
(2) Tree Protection Fencing
(a) Where Required
All specimen trees, trees in a Tree Protection Zone, and trees intended for use as credit towards the landscaping standards of this chapter shall be fenced in accordance with this subsection before grading of other land disturbing activity begins. Fencing shall extend at least one foot in distance from the edge of the tree for each inch of DBH, so that each tree's dripline is protected, but no less than ten feet from the trunk. The Codes Department shall consider existing site conditions in determining the exact location of any tree protection fencing.
(b) Type of Fencing
All fencing required by this subsection shall be chain link fencing at least four feet in height and secured using appropriate posts spaced not more than ten feet apart. Such chain link fencing is not required to be coated.
(c) Signage
Signs shall be installed on the tree protection fence visible on all sides of the fenced-in area at a rate of at least on sign for every 150 linear feet. The size of each sign must be a minimum of two feet be two feet tall and shall contain the following language in English and Spanish:
"TREE PROTECTION ZONE: KEEP OUT."
(d) Trenching Prior to Clearing Activities
The removal of tree adjacent to tree save areas can cause inadvertent damage to the protected trees. Prior to clearing activities,trenches with a minimum depth of 12 inches shall be cut along the limits of the disturbance, so as to cut, rather than tear tree roots.
(e) Inspection
All tree protection measures shall be inspected and approved by the Codes Department prior to the start of any land disturbing activities. Failure to have tree protection measures prior to the commencement of construction is a violation of this ordinance.
(f) When Required
The tree protection fencing shall be clearly shown on the Site Plan. No construction, grading, equipment or material storage of any other activity shall be allowed within the fenced area except in accordance with the standards in Subsection 5,2,7 (3), Encroachments Into Root Zones. Fencing shall be maintained until the land disturbance activities are complete.

STENGEL H ARCHITECTURE
9020 OVERLOOK BLVD.,
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ROLLING HILLS HOSPITAL

CONNOR L. BALL REGISTERED LANDSCAPE ARCHITECT TENNESSEE

TREE PRESERVATION PLAN
BEHAVIORAL HEALTH HOSPITAL ADDITIONS
ROLLING HILLS HOSPITAL
FRANKLIN, TENNESSEE

SITE DEVELOPMENT - NOT FOR CONSTRUCTION

16 OCTOBER 2025
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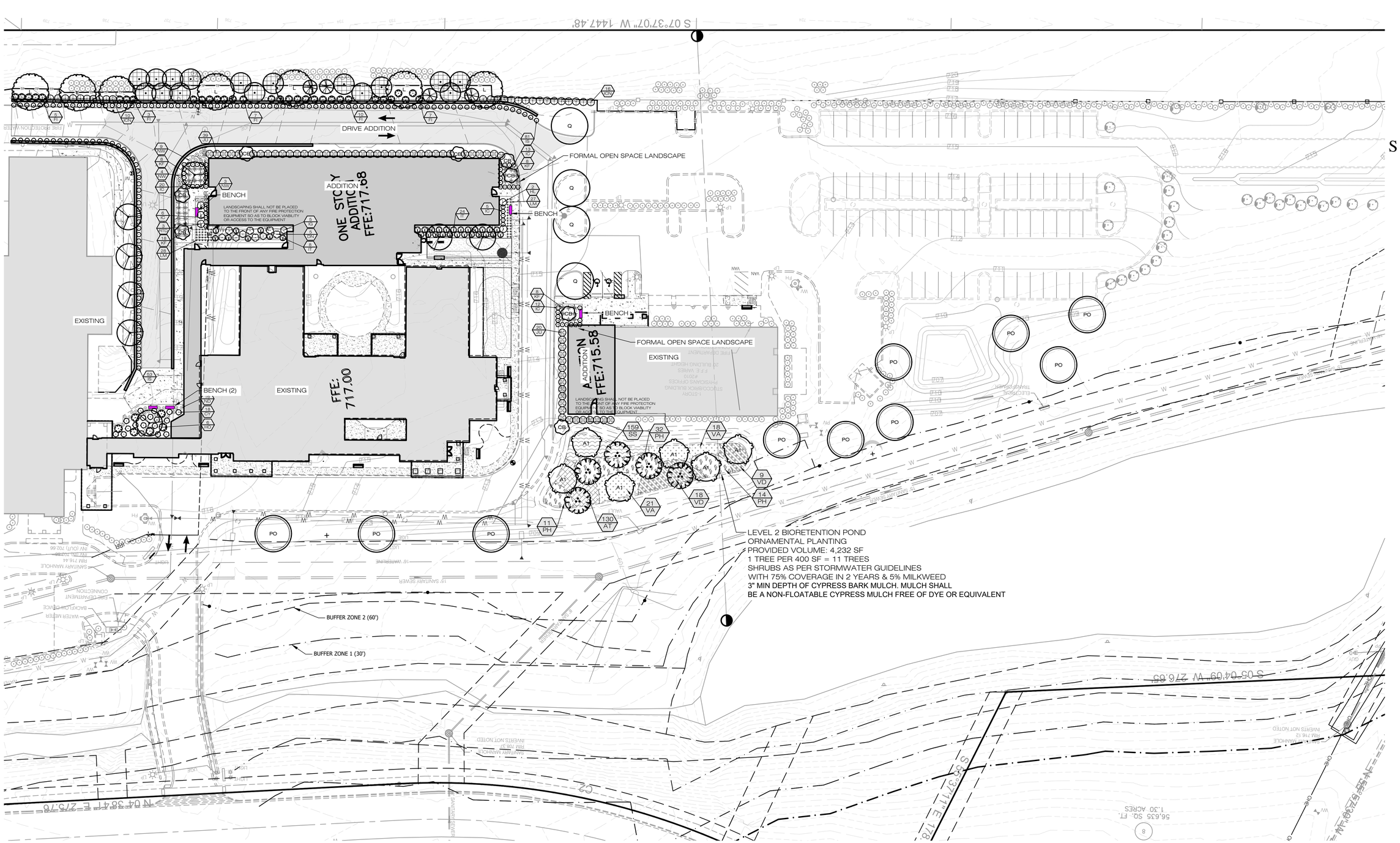

STREAM BUFFER (60'):
1. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN THE STREAM BUFFER.
2. ALL EXISTING PLANTS SHALL REMAIN EXCEPT FOR INVASIVE SPECIES WHICH SHALL BE REMOVED BY CONTRACTOR IN THE BUFFER ZONE INCLUDING FESCUE TURF. TURF SHALL BE REMOVED WITH SOD CUTTER AND NOT HERBICIDES
3. CONTRACTOR SHALL INSTALL NATIVE PLANT MATERIALS AS SHOWN AS PER MANUFACTURERS SPECIFICATIONS

RIPARIAN BUFFER NOTE
1. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN THE RIPARIAN BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

BENCH
Manufacturer: Landscape Forms
Product: WELSPRINGS (17.5 Seat Ht. 48")
Quantity:5
Surface Mount

NORTH
0 30 60 90 feet
SCALE: 1" = 30'

STENGEL H ARCHITECTURE
9020 OVERLOOK BLVD.,
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ROLLING HILLS HOSPITAL

CONNOR L. BALL
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LANDSCAPE
ARCHITECT
TENNESSEE

LANDSCAPE PLAN
BEHAVIORAL HEALTH HOSPITAL ADDITIONS
ROLLING HILLS HOSPITAL
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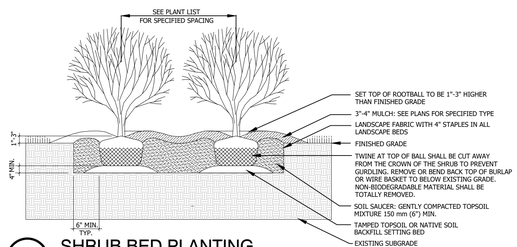
PLANT STANDARDS
The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. And meet the characteristics stated on this drawing. All material installed on the site MUST meet or exceed these specifications. Any trees or shrubs not meeting these standards can be rejected at time of inspection.

PLANTING NOTES:
1. Refer to all written specifications; adhere to Plans and Specifications for all phases of work.
2. Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
3. Verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule.
4. All materials are subject to the approval of the Landscape Architect, City, and Owner.
5. Once unloaded from truck, immediately stand all trees up. DO NOT lie the trees down.
6. Plants shall meet specifications. Root balls shall meet or exceed size standards as set forth by 'American Standards for Nursery Stock'. Main leaders of all trees shall remain intact.
7. Mulch plant pits and planting beds with specified mulch to the depth indicated on drawings.
8. Prepare all topsoil used in tree, shrub, and seed mixes in accordance with the specifications
9. Discard material which turns brown or defoliates within 5 days after planting. Replace immediately with approved specified material at no additional cost.
10. Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
11. Provide 6" of topsoil for lawn areas (12" min. over rock), min. 24" of topsoil for shrub zones, and min. 48" deep for tree pits. Refer to specific root ball sizes for the min. diameter tree pit.
12. Trees shall be first quality representatives of their species and shall meet all requirements otherwise stipulated. The Landscape Architect reserves the right to reject plant materials in the field, at the growing location, or at the job site at any time during the project.
13. Test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using filter fabric wrapped perforated drainage tube (sloped to low point) and a washed pea gravel pit well drain

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
   a. The fork occurs in the upper 1/3 of the tree.
   b. One fork is less than 2/3 the diameter of the dominant fork.
   c. The top 1/3 of the smaller fork is removed at the time of planting.
3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
4. The trunk and/or major branches shall not touch
5. Several branches are larger in diameter and obviously more dominant.
6. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
7. 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 evenly distributed around the tree
8. Crown spread shall look proportional to the tree.
9. NO flush cuts or open trunk wounds or other bark injury
10. Root ball meets all ANSI standards and is appropriately sized

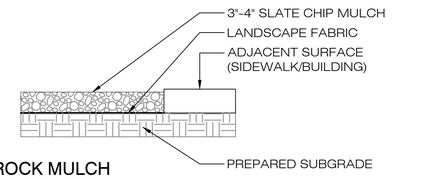
DEFICIENCIES NOT ACCEPTED:
1. Tip dieback on 5% of branches
2. Crown thin/spasely foliated
3. Included bark
4. Major Branches touching
5. Asymmetrical branching

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 SURETY FOR THE LANDSCAPE MATERIAL. DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT WHO DESIGNED THE PROJECT. THE DESIGNING LANDSCAPE ARCHITECT SHALL REVIEW PROPOSED SUBSTITUTIONS TO ENSURE THAT ALL CITY STANDARDS AND REQUIREMENTS ARE MET. THE CITY SHALL BE NOTIFIED IN WRITING UPON FINAL APPROVAL OF ANY PLANT SUBSTITUTIONS.



1 SHRUB BED PLANTING

MUNICIPAL CODE 7-231 DOES NOT PERMIT THE INSTALLATION OF COMBUSTIBLE MULCH WITHIN 24" OF BUILDINGS OF CONSTRUCTION TYPES III, IV, AND V AND BUILDINGS WITH COMBUSTIBLE EXTERIOR SHEATHING



3 ROCK MULCH

ALL DISTURBED AREAS SHALL BE GRADED SMOOTH AND SIX INCHES OF TOPSOIL APPLIED.
IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR SEED MIX AND PROPER APPLICATION RATE AND AREAS TO BE SODDED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO SUBSTANTIAL COMPLETION OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

LANDSCAPE NOTES:
1. Contractor responsible for locating and protecting all underground utilities prior to digging.
2. Contractor responsible for protecting existing trees from damage during construction as shown on plans.
3. Contractor to install 6" minimum depth of clean, friable topsoil at all planting beds and lawn areas prior to fine grading.
4. All shrub beds (existing and new) to be mulched with a 3-4 inch minimum layer of mulch .
5. Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs or laying sod. Landscape contractor to provide fine grading.
6. Any existing grass disturbed during construction to be fully removed, re-graded and replaced. All tire marks and indention to be repaired.
7. Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod or seed.
8. Sod to be delivered fresh (cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. edge of sod adjacent to mulch beds to be shovel cut. All sod to be delivered in largest rolls available. there shall be no gaps between sod joints.
9. Planting mix to be provided by landscape contractor.
10. The landscape contractor shall guarantee all plants installed for one full year from date of substantial completion. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The landscape contractor shall not be responsible for acts of god or vandalism.
11. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth, as determined by the landscape architect, shall be replaced by the landscape contractor at no cost to owner.
12. Prior to installation, the landscape contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by general contractor and observe the site conditions under which the work is to be done. Notify general contractor of unsatisfactory conditions, and work shall not proceed until such conditions have been corrected.
13. Water all plant material that are newly planted thoroughly twice in first 24 hours and apply mulch immediately.
14. All trees and shrubs shall be coordinated with lighting plan prior to installation.
15. All shrubs to be 3' back of curb.
16. All areas of disturbance outside of landscape beds shall be repaired with turf.
17. Any utility structure, light poles, sign, or other feature may not be added to any required landscape island in such a manner that would displace the required element(s) (trees, shrubs, etc.)

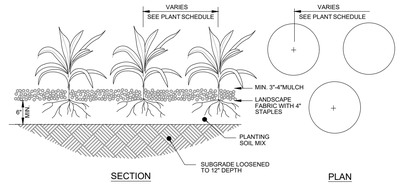
SUBSTITUTION NOTE:
1. Requirements shown are per the City Zoning Ordinance. Substitutions are not allowed unless approved by the City and Heibert+Ball Land Design

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:
In the event proposed canopy trees are in conflict (within 10') with proposed or existing light pole locations, the landscape contractor shall contact Heibert+Ball Land Design immediately for coordination and field adjustment

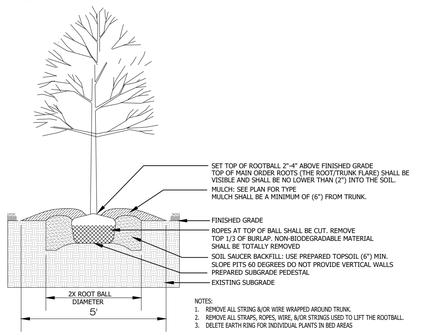
TO AVOID OVERHEAD UTILITY CONFLICTS:
In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall contact Heibert+Ball Land Design immediately for coordination and field adjustment.

UTILITY SCREEN
All utility structures, transformers, meters, and/or units shall be screened with plant material tall enough to provide an effective screen. Structures not shown on landscape plans will be required to be screened. If utilities are added to the site, contact Heibert+Ball Land Design for screening recommendations

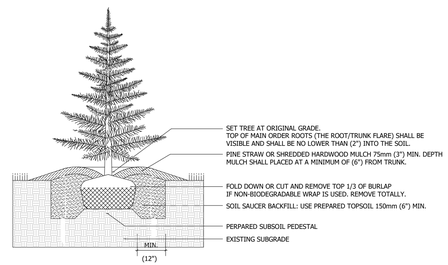
NOTE TO CONTRACTOR
*Shrubs installed at the perimeter parking strip shall be located 3' behind the curb.



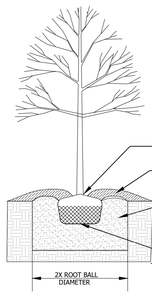
2 GROUNDCOVER PLANTINGS
GROUNDCOVER, GRASSES, AND PERENNIALS



4 DECIDUOUS TREE PLANTING



5 EVERGREEN TREE PLANTING



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

6 BIORETENTION TREE PLANTING

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

BIORETENTION NOTES:
1. Verify that the bioretention areas have been constructed in compliance of the requirements of the construction documents prior to beginning work
2. Care should be taken to minimize compaction to soils within the limits of the bioretention area(s)
3. No machinery (other than walk behind rototillers) shall be used within the limits of the bioretention area(s)
4. Dig a test percolation pit (1'x1'x1'x deep and fill with water. Monitor to verify that all the water has drained from the pit within a 24 hour period. If water remains after 24 hours, cease all work on the bioretention area(s) and contact the Civil Engineer for further instructions
5. The work required for construction of the bioretention area(s) consists of removal of weeds, preparation of planting areas, mulching, and clean up.
6. Contractor is responsible for keeping the bioretention area free from sediment resulting from storm-water runoff.
7. The contractor shall conduct all site preparation activities to not allow "sediment loss" to the bioretention areas.
8. Provide or verify installation of a silt fence prior to commencement of construction around the circumference of the bioretention area(s)
9. Begin construction of the bioretention area(s) after adjacent areas have been stabilized with stone or vegetation.
10. Comply with the Water Quality Control Act of 1971, including revisions, and other applicable laws, ordinances, and regulations.
11. The Contractor shall correct, at his own expense, any work that does not comply with the requirements of the contract.
12. The Contractor shall assume responsibility for protection of public streets, curbs, and utilities from damages from the Contractor's operations. Plan work to avoid ponding, flooding, ad sediment loss on site and upon adjacent properties.
13. Meet the requirements of all rules and regulations governing the respective utilities. Protect active utilities from damage during construction.
14. If active utilities are encountered in the course of excavation other than those indicated on the survey or civil plans, protect them from damage and relocate them in accordance with the Engineer's written instructions. Remove inactive utilities if such are encountered
15. The finished surface shall be free from any lumps of earth, rocks, stones, debris, or other improper materials. No trees, trunks, shrubs, stumps, undergrowth, or building rubbish will be permitted in the grading grading.
16. Scarify top 6" of soil by hand or with a walk behind rototiller to the planting area. Tractors or other heavy machinery are NOT allowed within the bioretention area(s)
17. Remove all weeds with three applications (at 2 week intervals) of a systemic herbicide such as Roundup during the period that weeds are actively growing and prior to preparing the bioretention area for planting.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
TREES						
CB	CB	8	Columnar European Hornbean / Carpinus betulus `Fastigiata` 3` Clear Trunk. Evenly Branched. See Tree Specifications	B & B	2.5"Cal	Per ANSI
PO	PO	10	American Sycamore / Platanus occidentalis 5' Clear Trunk. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications.	B & B	2.5"Cal	Per ANSI
PYA4	PYA4	8	Kwanzan Cherry / Prunus serrulata 'Kwanzan' 4' Clear Trunk. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications.	B & B	2.5"Cal	Per ANSI
Q	Q	4	Nuttall Oak / Quercus nuttallii 5` Clear Trunk. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications.	B & B	2.5"Cal	Per ANSI
BIORETENTION - CANOPY TREES						
A1	A1	6	Summer Red Red Maple / Acer rubrum `HOSR` 5` Clear Trunk. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications.	B & B	2"Cal	Per ANSI
BN	BN	5	Duraheat River Birch / Betula nigra `BNMTF` 3 - 3/4" Cane Min. Evenly Branched, Full Symetrical Crown. See Tree Specifications	B & B	CLUMP	8`-10` HT
BUFFER TREES						
L	L	7	Tulip Poplar / Liriodendron tulipifera 5` Clear Trunk. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications.	B & B	2.5"Cal	Per ANSI
MG6	MG6	4	Lily Jane Magnolia / Magnolia x liliiflora 'Jane' Full To Base. Full Dense Form. See Tree Specifications.	B & B	2.5"Cal	8`-10` HT
TG	TG	16	Green Giant Arborvitae / Thuja standishii x plicata `Green Giant` Full To Base. Full Dense Form. See Tree Specifications.	B & B	2.5"Cal	10`-12` HT
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	HT / CONT.	WIDTH	
SHRUBS						
CY	CY	18	`Yewtopia Plum Yew / Cephalotaxus harringtonia `Yewtopia` Full; Dense; Well Rooted	20" Width		
RTD	RTD	3	`Cardinal` Red-twig Dogwood / Cornus sericea `Cardinal` Full; Dense; Well Rooted	18" HT		
HL	HL	2	Limelight Hydrangea / Hydrangea paniculata `Limelight` Full; Dense Form	18" HT		
HO	HO	6	Snow Queen Oakleaf Hydrangea / Hydrangea quercifolia `Snow Queen` Full; Dense; Well Rooted	18" HT		
IC	IC	56	Soft Touch Holly / Ilex cornuta `Soft Touch` Full; Dense Form	15" HT		
IS	IS	134	Sky Pencil Japanese Holly / Ilex crenata `Sky Pencil` Full, Dense Upright Form	24" HT		
IG	IG	5	Shamrock Inkberry / Ilex glabra 'Shamrock' Full; Dense Form	18" HT		
IT	IT	32	Little Henry Sweetspire / Itea virginica `Little Henry` Full; Dense Form	18" HT		
JU	JU	59	Sea Green Juniper / Juniperus virginiana `Sea Green` Full; Dense Form	18" Width		
ND	ND	16	Flirt Nandina / Nandina domestica `Murasaki` Full; Dense; Well Rooted	12" HT		
DN	DN	5	Diablo Ninebark / Physocarpus opulifolius `Diabolo` Full; Dense Form	18" HT		
BUFFER SHRUBS						
FI	FI	32	Lynwood Gold Forsythia / Forsythia x intermedia `Lynwood Gold` Full; Dense Form	30" HT		
ICN	ICN	26	Needlepoint Holly / Ilex cornuta 'Needlepoint' Full; Dense Form	30" HT		
GRASSES						
KF	KF	42	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster` Full; Dense Form; Well Rooted	#3 Container		
LM	LM	55	Big Blue Lilyturf / Liriope muscari `Big Blue` Full; Dense; Well Rooted	#1 Container		
NW	NW	16	Junior Walker's Catmint / Nepeta x faassenii 'Novanepjun' Full; Dense Form. Matched	#1 Container		
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
BIORETENTION PLANTS						
AT	AT	130	Butterfly Milkweed / Asclepias tuberosa Full; Well Rooted Containers. Installed 18` O.C.	1 Quart		
VA	VA	39	Winter Red Winterberry Holly / Ilex verticillata 'Winter Red' Full; Well Rooted Containers #3 Containers Installed 48` O.C. in Triangular Pattern	#3 Container		
PH	PH	57	Heavy Metal Switch Grass / Panicum virgatum `Heavy Metal Full; Well Rooted Containers #1 Containers Installed 48` O.C. in Triangular Pattern	#1 Container		
SS	SS	159	Little Blue Stem / Schizachyrium scoparium Full; Well Rooted Containers #1 Containers Installed 24` O.C. in Triangular Pattern	#1 Container		
VD	VD	27	Arrowwood Viburnum / Viburnum dentatum Full; Well Rooted Containers #1 Containers Installed 72` O.C. in Triangular Pattern	#3 Container		
GROUND COVERS						
SOD	SOD	1,970 sf	Drought Tolerant Fescue Blend / Turf Sod Install Sod as per specifications over finished graded area free of debris. Stagger seems, do not overlap. Roll twice.	sod		

PLAN NOTES:
1. ALL LANDSCAPE BEDS NOT SPECIFIED AS ROCK MULCH SHALL BE MULCHED WITH 3"-4" OF PINE BARK MULCH
2. BIORETENTION POND TO BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 3" MINIMUM DEPTH OF CYPRESS BARK MULCH. MULCH SHALL BE A NON-FLOATABLE CYPRESS MULCH FREE OF DYE OR EQUIVALENT
3. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
4. ALL TREES AND SHRUBS SHALL BE PLANTED 3' BEHIND BACK OF CURB.
5. AREAS NOT SPECIFIED FOR LANDSCAPE OR SOD SHALL BE SEEDED WITH NATIVE FESCUE SEED AND STRAW @ 8#/1000SF

FRANKLIN WATER MANAGEMENT IS NOT RESPONSIBLE TO MAINTAIN OR REPLACE ANY PROPOSED LANDSCAPING WITHIN THE SANITARY SEWER EASEMENT.

LANDSCAPE SHALL NOT OBSTRUCT VISIBILITY OR ACCESS TO FIRE PROTECTION EQUIPMENT INCLUDING, BUT NOT LIMITED TO, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS

WHEN THE TERMS "POT", "CONTAINER", OR "CALIPER" ARE USED TO DESCRIBE MINIMUM SIZE AT PLANTING, THE ESTABLISHED AMERICAN STANDARD FOR NURSERY STOCK SHALL APPLY. THAT IS: "ALL CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUBS SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THEY SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION." "AN ESTABLISHED CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUB SHALL BE A (DECIDUOUS OR CONIFER) SHRUB TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER." •CONTAINER SIZE MAY BE CONVERTED TO MINIMUM HEIGHT/SPREAD AS FOLLOWS:
1 GALLON = 12" TO 15" HEIGHT OR SPREAD
3 GALLON = 15"-18" HEIGHT OR SPREAD
5 GALLON = 18" TO 24" HEIGHT OR SPREAD
7 GALLON = 24" TO 30" HEIGHT OR SPREAD

BENCH
Manufacturer: Landscape Forms
Product: WELSPRINGS (17.5 Seat Ht. 48")
Quantity:5
Surface Mount

HB LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

STENGEL H ARCHITECTURE
9020 OVERLOOK BLVD.,
SUITE 203
BRENTWOOD, TN 37027
502.893.1875

ROLLING HILLS HOSPITAL

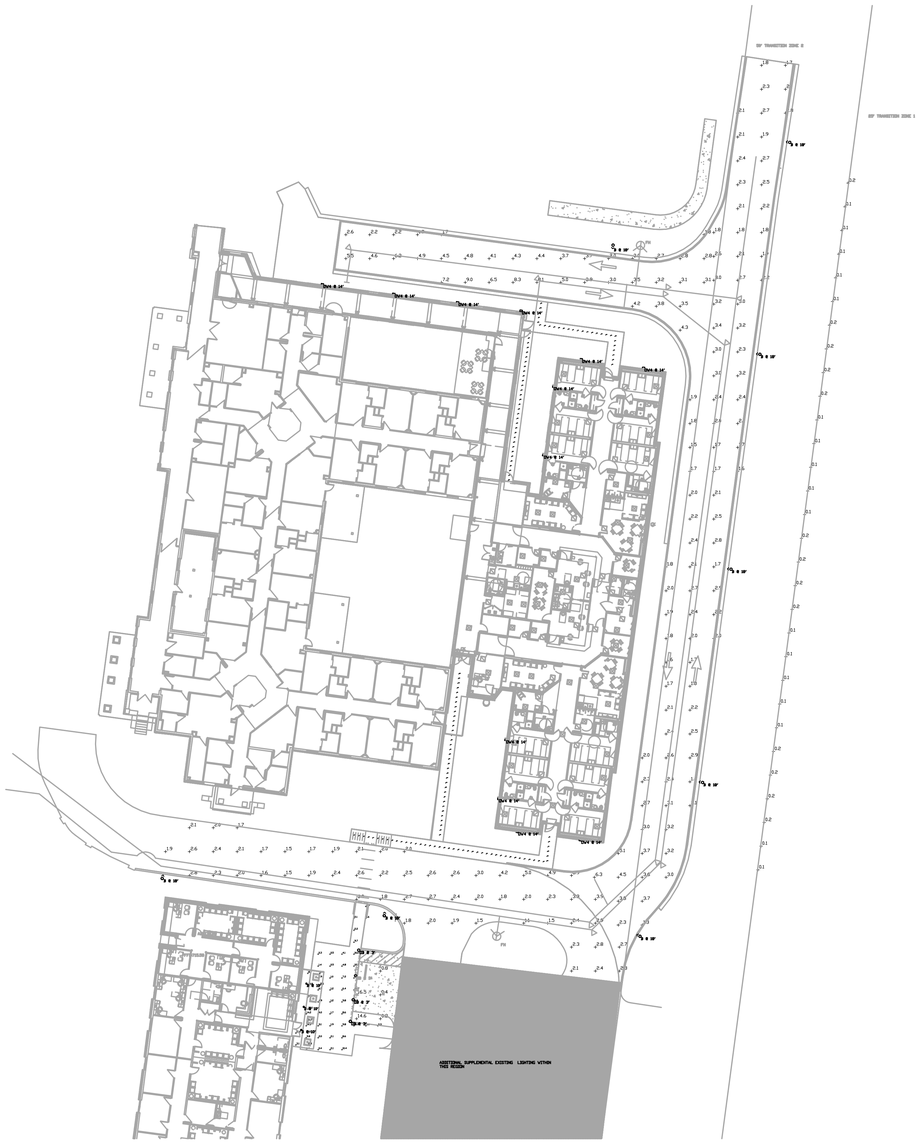
CONNOR L. BALL
REGISTERED
ARCHITECT
TENNESSEE
LANDSCAPE ARCHITECT

LANDSCAPE NOTES
BEHAVIORAL HEALTH HOSPITAL ADDITIONS
ROLLING HILLS HOSPITAL
FRANKLIN, TENNESSEE

16 OCTOBER 2025
UHS2334

L1.3

SITE DEVELOPMENT - NOT FOR CONSTRUCTION



01 SITE LIGHTING - PHOTOMETRICS

E1.3

1" = 30'-0"

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	5.4 fc	16.0 fc	0.3 fc	53.3:1	18.0:1
Connector Sidewalk - North	+	5.1 fc	6.7 fc	2.6 fc	2.6:1	2.0:1
Connector Sidewalk - South	+	4.2 fc	11.5 fc	2.0 fc	5.8:1	2.1:1
East Drive	+	2.4 fc	6.3 fc	1.3 fc	4.8:1	1.8:1
MOB Canopy	+	9.3 fc	15.0 fc	2.8 fc	5.4:1	3.3:1
Patient Wing Sidewalk - North	+	6.7 fc	10.6 fc	3.6 fc	2.9:1	1.9:1
Patient Wing Sidewalk - South	+	4.0 fc	8.2 fc	1.4 fc	5.9:1	2.9:1
Rear Drive way	+	4.1 fc	9.0 fc	1.7 fc	5.3:1	2.4:1
South Drive	+	2.8 fc	16.5 fc	0.2 fc	82.5:1	14.0:1
Transition Zone 1	+	0.1 fc	0.2 fc	0.1 fc	2.0:1	1.0:1

Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
○	A		0	PUCL3 P100 30K xxxx FC4	Taft LED Post-Top Full Cutoff Lantern 130W 3000 series CCT Type 4 distribution zero uplight No glass No HSS		1	12675	0.9	127.21	 Max: 10168cd
ô	B		8	PUCL3 P100 30K xxxx FC4 HSS	Taft LED Post-Top Full Cutoff Lantern 130W 3000 series CCT Type 4 distribution zero uplight No glass House side shield		1	9766	0.9	127.2123	 Max: 9162cd
▭	□W4		13	WST LED P3 30K VF MVOLT	WST LED, Performance package 3, 3000 K, visual confort forward throw, MVOLT		1	6165	0.9	50	 Max: 3811cd
○	D		3	LDN6 30/15 LD6AR LS6IN	LDN6 30/15 LD6AR LS6IN LDN, 3000K, 1500LM, CLEAR, SPECULAR REFLECTOR, CRI80		1	1573	0.9	17.52	 Max: 1632cd
○	□B		4	KBR8 LED 16C 350 30K SYM MVOLT	KBR8 WITH 4 LIGHT BOARDS (16 LEDs), 350mA DRIVER, 3000K COLOR TEMP, AND SYMMETRIC OPTIC		1	1526	0.9	20	 Max: 676cd

STENGEL HILL

ARCHITECT

STENGEL HILL
3021 LIVERSAGE BLVD., STE #203
BRENTWOOD, TN 37027
502.893.1875

CIVIL ENGINEERING

INGRAM CIVIL ENGINEERING GROUP
212 OVERLOOK CIRCLE, STE #105
BRENTWOOD, TN 37027
615.370.7964

STRUCTURAL ENGINEERING

SKYHOOK STRUCTURAL ENG., P.T.
729 WARD CIRCLE, STE #624
BRENTWOOD, TN 37027
615.590.9091

MEP ENGINEERING

CMTA, INC.
1011 MEETING STREET
PROSPECT, KENTUCKY 40059
502.326.3085

INTERIOR DESIGN

STENGEL HILL
611 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1875

ROLLING HILLS HOSPITAL

ROBERT A. HAND
REGISTERED ENGINEER
No. 120777
STATE OF TENNESSEE

SITE PHOTOMETRICS

BEHAVIORAL HEALTH ADDITION
ROLLING HILLS HOSPITAL
FRANKLIN, TENNESSEE

06 NOVEMBER 2025
UHS2334

E1.4

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

File #: 21-01322

DATE: 12/11/2025

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development

SUBJECT:

Consideration Of Resolution 2025-89, A Resolution By The Franklin Municipal Planning Commission To Amend The Franklin Subdivision Regulations.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission concerning proposed updates to the Franklin Subdivision Regulations.

BACKGROUND/STAFF COMMENTS:

The updates proposed by staff touch on two different topics—changes in vested rights legislation and surveyor requirements related to monument placement.

For the first topic, the changes proposed respond to recent changes to State Law regarding the timing of vesting entitlement. Preliminary Plats are considered a "Preliminary Development Plan" that obtains vested rights, and so Section 4.2.9 has been updated to reflect the language of State Law, and matches the proposed changes in the Zoning Ordinance.

Addressing Surveyor requirements related to monument placement, it was brought to staff's attention that there are some instances when the monuments identifying new property corners are not always set at the time of plat recording, and that the current language of the Surveyor signature block does not reflect this condition. Staff researched the topic, specifically the Rules of the Tennesee Board of Examiners for Land Surveyors Standards of Practice. Staff found that Section 0820-03-.07 requires that plats clearly note whether monuments were found or set, and then outlines the size, material, and identification detailing for the monument, and Section 0820-03-.08 further regulates the marking of property corners. However, nowhere in these rules does it specifically define the timing of when those pins must be set.

As discussed at the Joint Conceptual Workshop, the timing of pin placement is pertinent to the selling of a lot. Land is transferred by deed, and a plat is a tool that can be used as a reference when creating the legal description of a lot for a deed, but a plat is not the document which transfers

ownership of land. It is the responsibility of the creator of the deed to ensure that the legal description being created matches the site conditions, including locating all monuments to be referenced. Therefore, addressing the timing of the monument placement can give those involved in land transfer a clearer sense of what to expect when investigating site conditions.

FINANCIAL IMPACT:

unknown.

RECOMMENDATION:

Staff recommends that the Fanklin Municipal Planning Commission approve Resolution 2025-89.

RESOLUTION 2025-89

A RESOLUTION BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION TO AMEND THE FRANKLIN SUBDIVISION REGULATIONS

WHEREAS, Franklin is one of the fastest growing communities in the State of Tennessee and has experienced continual growth and development since the 1980s; and

WHEREAS, the City updated Envision Franklin on May 23, 2024, which provides a framework for the City to make land-use decisions, manage the quality of development, determine the location of future growth, and direct investment and development activity; and

WHEREAS, the City adopted a major update to the Franklin Zoning Ordinance on December 10, 2019, that became effective on December 30, 2019; and

WHEREAS, the Franklin Subdivision Regulations were first adopted on April 15, 1966, and most recently updated on September 23, 2021; and

WHEREAS, the Franklin Municipal Planning Commission (FMPC) periodically amends the Franklin Subdivision Regulations; and

WHEREAS, following the adoption of the last update the staff has tracked corrections and refinements which are included in this amendment; and

WHEREAS, the FMPC held a public hearing and the update to the Franklin Subdivision Regulations is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. The attachment of the *Franklin Subdivision Regulations* is hereby amended and is approved to read as follows:

Section 1.4 Adoption and Effective Date
These Subdivision Regulations were adopted by FMPC Resolution ~~2021-140~~ **2025-XXX** and are effective as of ~~January 1, 2022~~ **January 1, 2026**. The Subdivision Regulations were initially adopted on April 12, 1966 and became effective on April 15, 1966. Any area of land recorded by deed prior to April 12, 1966 is a lot of record.

Section 4.2.9 Vesting
In accordance with T.C.A. § 13-4-310, ~~approval by the FMPC~~ **submittal** of a preliminary plat on or after January 1, 2015, will cause a vested property right to be established**, once it substantially complies with the requirements of local development ordinances and regulations**. Vesting shall be in accordance with Section 20.19, Vesting, of the Franklin Zoning Ordinance.

Substantial Compliance of the submittal shall be determined by the following:

1. **The submittal complies with any applicable use related requirements of the Zoning Ordinance;**

2. **There are no pending variances 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.**

Section 4.3.9 Contents of the Final Plat

…

34. Timing of iron pin placement, if to be set after the plat is to be recorded

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**, or are clearly designated on this plat as "To Be Set"**. This subdivision plat correctly represents a survey made under my supervision on the _____ day of _____, 20____.

_____ _____

Surveyor Date

SECTION II. This Resolution shall take effect on January 1, 2026, the health, safety, and welfare of the citizens requiring it.

SECTION III. A copy of the adopted Subdivision Regulations shall be certified to the Board of Mayor and Aldermen.

ATTEST:

By: _____
Roger Lindsey
Chair

CITY OF FRANKLIN, TENNESSEE:

By: _____
Emily Wright
Secretary

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

File #: 21-01062

DATE: 12/11/2025

TO: Board of Mayor and Aldermen

FROM: Emily Wright, Director of Planning and Sustainability
Kelly Dannenfelser, Asst. Director of Planning

SUBJECT:

Consideration Of Ordinance 2025-25, AS AMENDED, An Ordinance To Amend As Part Of An Annual Update Various Chapters Of The Franklin Zoning Ordinance Text, Including Overlay Districts, 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 To The Historic Preservation Overlay District.
FMPC 8/28/25, 7-0 (as amended); 10/23/25 9-0 (as amended)
WS 9/9/25; 11/11/25
BOMA 9/24/25, 7-1 (as amended); 11/11/25, 8-0 (as amended); 11/25/25, 6-2 (deferred to 1/13/26)

PURPOSE:

The purpose of this memorandum is to provide information to the Board of Mayor and Alderman(BOMA) concerning the annual Zoning Ordinance update.

BACKGROUND/STAFF COMMENTS:

On November 25, the BOMA voted to defer Third and Final Reading to the January 13 BOMA meeting in order to hold an additional public hearing for the amendments made at the November 11 meeting, which now requires a 21-day notice. The ordinance has been revised to reflect a new effective date of January 13, 2026.

On November 11, 2025, the BOMA voted to further amend this ordinance for the Columbia Avenue Overlay District CAO1 along the west side of Columbia Avenue and south of Plaza Street and north of West Fowlkes Street that buildings may be eligible through development plan approval by BOMA for up to three stories with a ten-foot building stepback on the third floor.

On November 11, 2025, the BOMA voted to further amend this ordinance on second reading to change the cumulative timeframe from five years to one year for all references throughout the document.

On November 11, 2025, the BOMA voted to further amend this ordinance to revise the additional use

regulations for vape shops that do not permit them within 500 feet of certain uses, removing packaged liquor stores from the list of uses.

On October 23, 2025, the FMPC voted to recommend approval of the amended ordinance that keeps the 54-acre utility district (the parcel southwest of Mack Hatcher Parkway and Aldersgate Way) outside of the Historic Preservation Overlay District.

On October 23, 2025, the FMPC voted to amend this ordinance for the Columbia Avenue Overlay District CAO1 along the west side of Columbia Avenue and south of Plaza Street and north of West Fowlkes Street to increase the maximum building height to up to three stories with a ten-foot building stepback on the third floor.

On October 23, 2025, the FMPC voted to amend this ordinance to add a use definition for vape shops to the Definitions Chapter and to regulate them in the Use Regulations Chapter to permit them only in the Heavy Industrial Zoning District with additional use regulations that do not permit them within 500 feet of certain uses.

On October 23, 2025, the FMPC voted to amend this ordinance to request the BOMA to reconsider the proposal to keep the current five-year cumulative timeframe for substantial damage and substantial improvement because the State of Tennessee has stated it will update the State Model Floodplain Ordinance and will likely include a five-year cumulative timeframe.

At the September 23, 2025, BOMA meeting, the BOMA voted to approve this ordinance on first reading with an amendment to change the cumulative timeframe for substantial damage and substantial improvement from five years to one year and to keep the 54 acre utility district (the parcel southwest of Mack Hatcher Parkway and Aldersgate Way) outside of the Historic Preservation Overlay District.

At the August 28, 2025, FMPC meeting, the Commission voted to recommend approval of the ordinance to the BOMA with an amendment to conform with staff’s recommendations for the substantial damage and substantial improvement provisions, keeping the language at five years and striking the language to one year for cumulative timeframes in the floodplain.

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 two property rezonings, including one City-owned property (Creekside House) in the Franklin Road Historic District and one owned by Franklin's Charge on Hillhaven Lane 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 that the Franklin Municipal Planning Commission recommend approval to the Board of Mayor and Alderman for Ordinance 2025-25 (as amended) on third and final reading.

FMPC

December 11, 2025

Ordinance 2025-25 Annual Zoning Ordinance Update AS AMENDED

Timeline for Adoption

• HZC HPO Nomination	August 11
• FMPC Recommendation	August 28
• BOMA Work Session	September 9
• BOMA 1st Reading	September 23
• Joint Conceptual Workshop	October 23
• FMPC Review of Amendments	October 23
• BOMA Work Session for Amendments	November 11
• BOMA 2nd Reading and Public Hearing	November 11
• BOMA 3rd and Final Reading	November 25—Deferred
• FMPC Review of Amendment	December 11, 2025
• BOMA 3rd Reading/Anticipated Effective Date	January 13, 2026

Envision Franklin Plan Amendment/ Zoning Update

In September, the FMPC amended Envision Franklin to allow three stories with a 10-foot stepback on the third floor for the H.G. Hill applicant request.

In October, the FMPC recommended the amendment of the Columbia Avenue Overlay District CAO1 in the Zoning Ordinance to reflect the new maximum height.





CAO1 Amendment

At the 2nd Reading on November 11, the BOMA further amended to allow the building height **to be eligible through development plan approval for** three stories with a 10-foot stepback.

Rationale for Amendment

- It is a vital corridor into downtown and near historic resources (adjacent to National Historic Landmark site/battlefield).
- The development plan process provides additional review.
- It could benefit from additional public input because of its prominence and importance.
- Additional review on the design provides the ability for refinement through the process rather than meeting the minimum site plan requirements.

This type of zoning requirement has been used previously for building height—it triggers a rezoning to Planned District for 3 story requests for the development plan process.





ORDINANCE 2025-25
AS AMENDED

AN ORDINANCE TO AMEND AS PART OF AN ANNUAL UPDATE VARIOUS CHAPTERS OF THE FRANKLIN ZONING ORDINANCE TEXT, INCLUDING OVERLAY DISTRICTS, 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 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, on August 28, 2025, the Franklin Municipal Planning Commission (FMPC) voted to recommend approval of this ordinance with an amendment to conform with staff's recommendations for the substantial damage and substantial improvement provisions, keeping the language at five years and striking the language to one year; and

WHEREAS, on September 23, 2025, the BOMA voted to approve this ordinance on first reading with an amendment to change the cumulative timeframe for substantial damage and substantial improvement from five years to one year and to keep the 54-acre utility district (the parcel southwest of Mack Hatcher Parkway and Aldersgate Way) outside of the Historic Preservation Overlay District; and

WHEREAS, on October 23, 2025, the FMPC voted to recommend approval of the amended ordinance that keeps the 54-acre utility district (the parcel southwest of Mack Hatcher Parkway and Aldersgate Way) outside of the Historic Preservation Overlay District; and

WHEREAS, on October 23, 2025, the FMPC voted to amend this ordinance for the Columbia Avenue Overlay District CAO1 along the west side of Columbia Avenue and south of Plaza Street and north of West Fowlkes Street to increase the maximum building height to up to three stories with a ten-foot building stepback on the third floor; and

WHEREAS, on October 23, 2025, the FMPC voted to amend this ordinance to add a use definition for vape shops to the Definitions Chapter and to regulate them in the Use Regulations Chapter to permit them only in the Heavy Industrial Zoning District with additional use regulations that do not permit them within 500 feet of certain uses; and

WHEREAS, on October 23, 2025, the FMPC voted to amend this ordinance to request the BOMA to reconsider the proposal to keep the current five-year cumulative timeframe for substantial damage

and substantial improvement because the State of Tennessee has stated it will update the State Model Floodplain Ordinance and has indicated they will use a five-year cumulative timeframe; and

WHEREAS, on November 11, 2025, the BOMA voted to further amend this ordinance on second reading to change the cumulative timeframe from five years to one year for all references throughout the document; and

WHEREAS, on November 11, 2025, the BOMA voted to further amend this ordinance for the Columbia Avenue Overlay District CAO1 along the west side of Columbia Avenue and south of Plaza Street and north of West Fowlkes Street that buildings may be eligible through development plan approval by BOMA for up to three stories with a ten-foot building stepback on the third floor; and

WHEREAS, on November 11, 2025, the BOMA voted to further amend this ordinance to revise the additional use regulations for vape shops that do not permit them within 500 feet of certain uses, removing packaged liquor stores from the list of uses; 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**3**, 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:
…
The Zoning Ordinance is hereby amended for Paragraph 4.7.4.B (CAO1) Dimensional Standards to add the following to the bottom of the Building Height table:
Buildings along the west side of Columbia Avenue and south of Plaza Street and north of West Fowlkes Street may be eligible through development plan approval by BOMA for up to three stories when the third story is stepped back at least 10 feet from lower stories
…
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 vape shops in HI.
…
5.1.4.AB Vape Shops
1. Vape shops shall not be permitted on any lot within 500 feet of any lot containing the following:
a. Any use in the civic and institutional use classification or property zoned CI;
b. Any dwelling or residential lot;
c. Any use in the recreation use classification;
d. A day care center;
e. A funeral home; or
f. Another vape shop.
2. A vape shop lawfully operating as a conforming use shall not be rendered a nonconforming use by the location subsequent to the commencement of operations of said establishment of a use listed in Clause 5.1.4.AB.1.
…
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.AE 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.~~2.3~~**4** 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 improvements 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~~ **10,0**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 laser tag 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.

…

Vape Shops

A store that (a) receives at least 50 percent of its gross sales from; or (b) devotes at least 25 percent of its floor area to; the display, sale, distribution, delivery, offering, furnishing, or marketing of products intended for recreational/ non-prescription use including but not limited to cigarettes, smokeless tobacco, pipe tobacco, vapes, products made from cannabinoid derivative plants (e.g., CBD or THC products), or other nicotine or cannabinoid delivery devices, components, products, liquid nicotine or cannabinoids, or liquid nicotine or cannabinoid containers

…

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:

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
171 Hillhaven Lane	13.81	HPO

Premises Considered

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 the date of 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

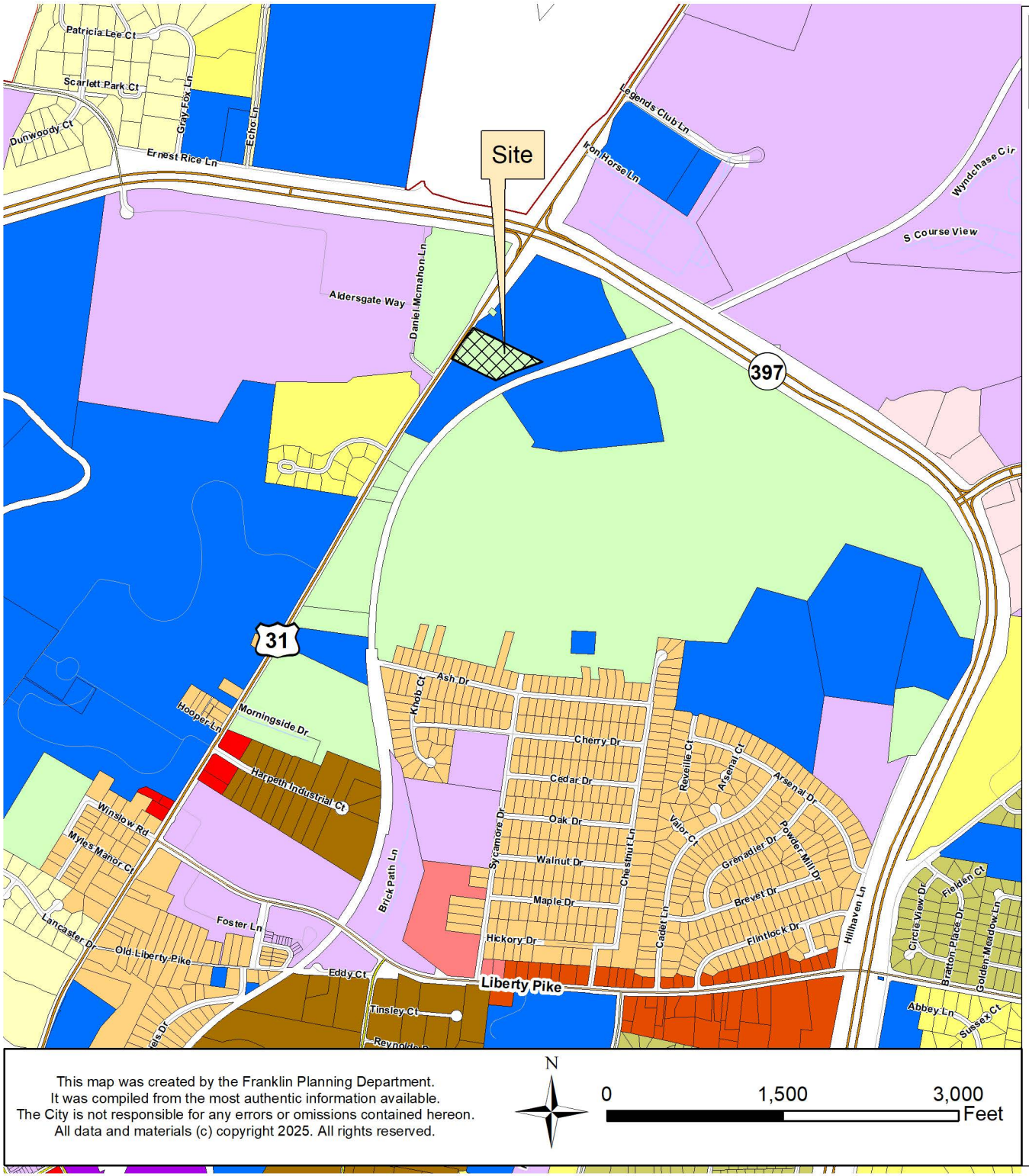
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



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N

0 1,500 3,000 Feet

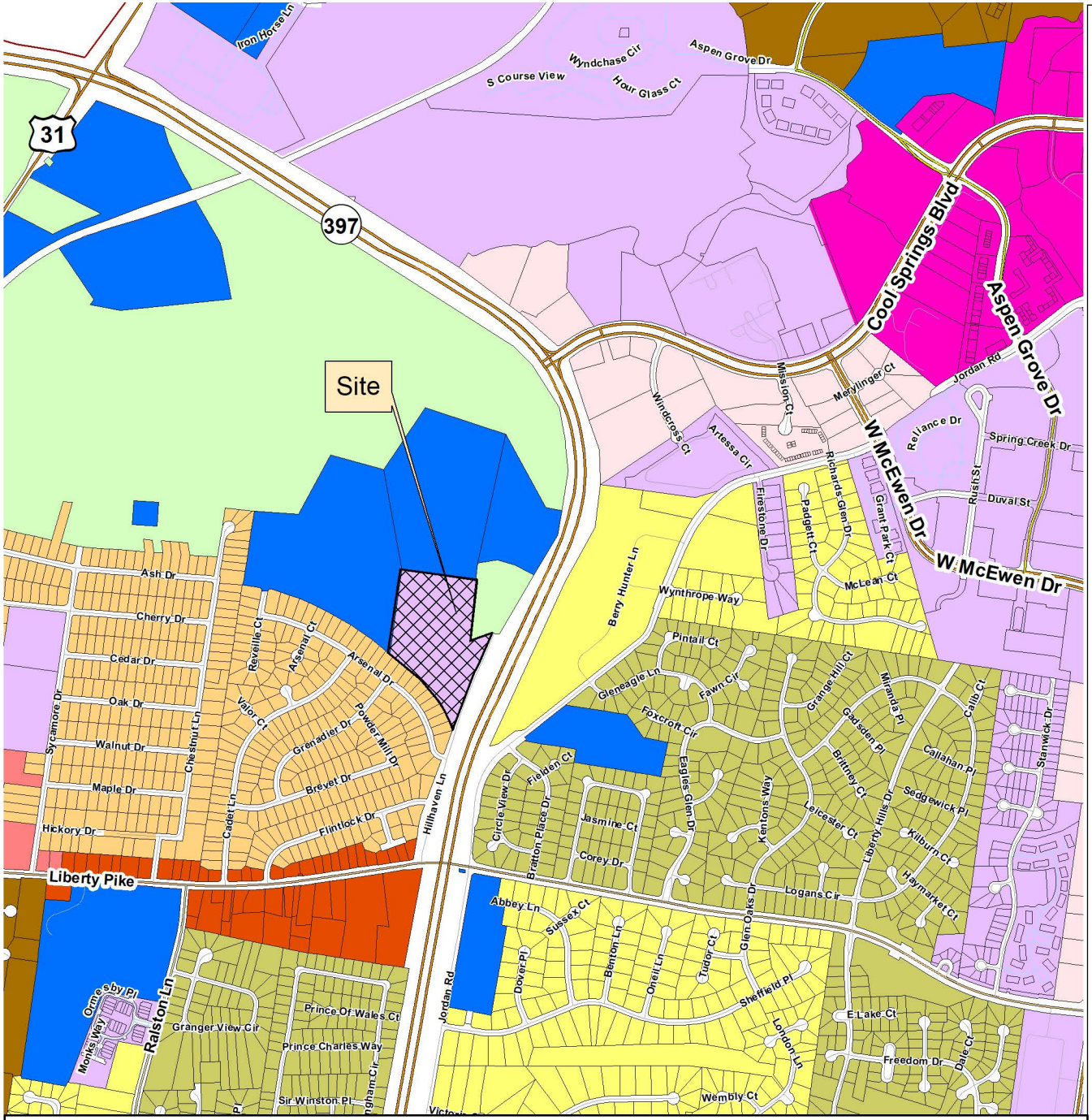
ZONING ORDINANCE ANNUAL UPDATE REZONING
370 Franklin Rd
ORDINANCE 2025-25

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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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

BOMA Work Session

November 11, 2025

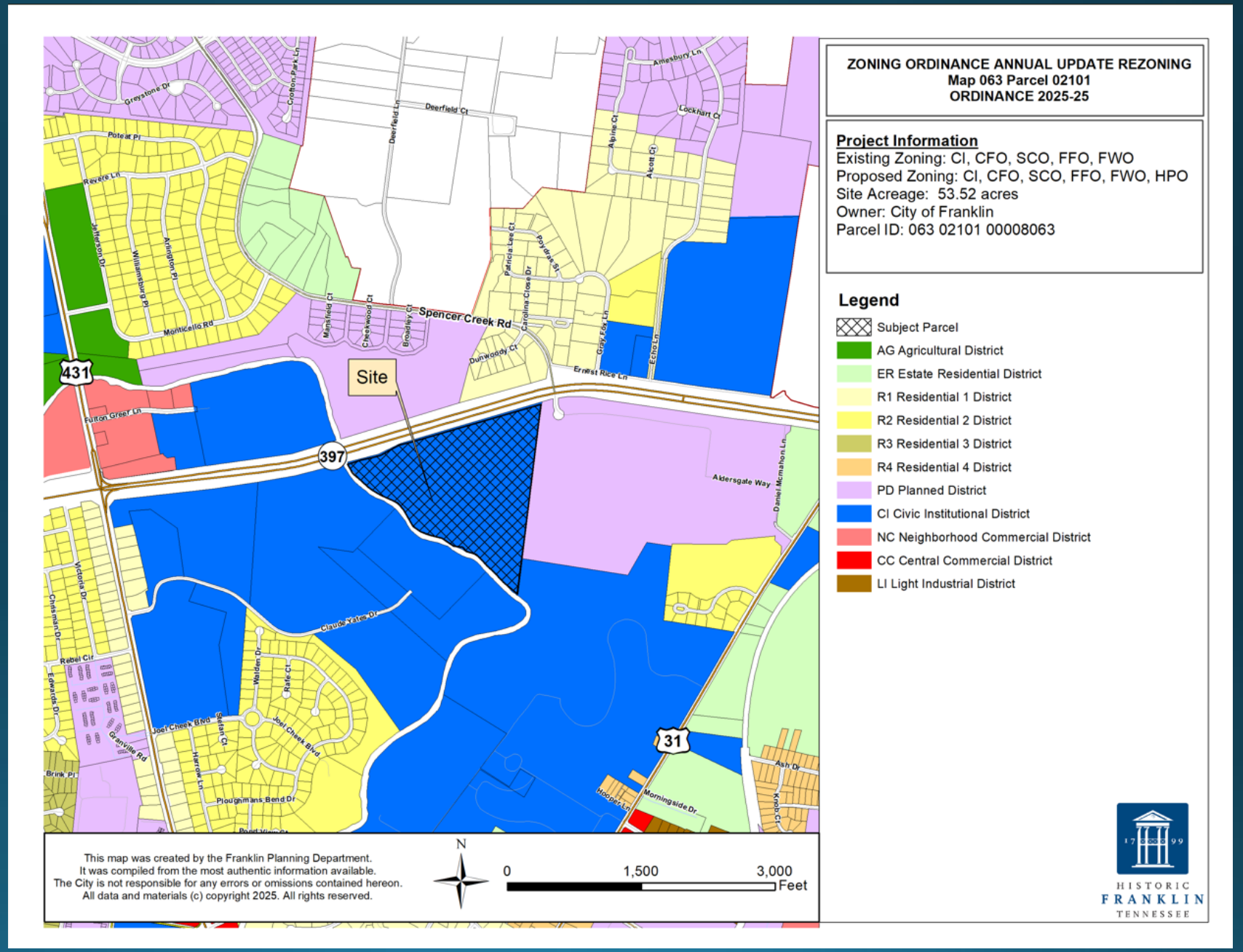
Ordinance 2025-25 Annual Zoning Ordinance Update AS AMENDED

Timeline for Adoption

• HZC HPO Nomination	August 11
• FMPC Recommendation	August 28
• BOMA Work Session	September 9
• BOMA 1st Reading	September 23
• Joint Conceptual Workshop	October 23
• FMPC review of any amendments	October 23
• BOMA Work Session for Amendments	November 11
• BOMA 2nd Reading and Public Hearing	November 11
• BOMA 3rd Reading	November 25
• Anticipated Effective Date	January 1, 2026

Amendment: HPO Rezoning

- At the BOMA 1st Reading in September, the BOMA amended ordinance to keep the City-owned property outside of the Historic Preservation Overlay.
- This change to the ordinance required FMPC to provide a recommendation
- Approval was recommended at the October 23 FMPC meeting



Amendment: Envision Franklin Plan Amendment

- At the September FMPC meeting, the FMPC passed an amendment to Envision Franklin for an applicant request to allow three stories with a 10-foot stepback on the third floor for the H.G. Hill Property.

- At the October FMPC meeting, the Commission voted to amend the Columbia Avenue Overlay District CAO1 along the west side of Columbia Avenue and south of Plaza Street and north of West Fowlkes Street to increase the maximum building height to up to three stories with a ten-foot building stepback on the third floor





Amendment: Vape Shops Background

- In Franklin and other TN communities, there has been a recent increase of vape shops.

- Vape or "specialty smoke shop" businesses are opening near sensitive locations including:
    - Schools
    - Daycares
    - Churches
    - Residential neighborhoods
    - Certain commercial or historic areas

- Residents across the region have raised concerns regarding its negative influence on adolescent groups, public health, and impact from signage and lighting.

- Staff very recently learned that other communities have been moving to limit these shops in various ways, usually following a new vape shop opening in a sensitive location.

Background cont.

- Per the Zoning Ordinance, vape shops are currently permitted anywhere that retail is permitted.
- September 9 BOMA WS, this use was brought up to see if there was interest in studying it further and initial feedback was supportive to do further research to identify some options.
- Staff presented this research at the October 23 JCW and the FMPC passed amendments to recommend to BOMA to regulate vape shops.

What is a vape shop?

- A vape or "specialty smoke shop" is a place that sells vaping, e-cigarette, and nicotine and or cannabinoid products, accessories, liquids, and delivery devices, to customers.
- Products typically found at convenience stores, gas stations, as a shop in neighborhood shopping centers, or as a stand-alone retail shop.
- Each shop is unique, but typically known for offering range of products, ease of access, and bright lighting/signage advertisements.
- State Law regulates the sale of vape products to age 21 or older




E·Z MART
VAPE & CONVENIENCE
CBD
VAPE
OPEN
SODA • SNACKS
LOTTO
BEER • ICE


VAPE TIME
SMOKE SHOP
TOBACCO • CIGAR • VAPE • GLASS
TOBACCO
SHOP
ECIGS
PIPE


VapesRus
Vape - Kratom - CBD - Hookah - Cigar
GRAND OPENING
OPEN
125

What is being done in other TN communities?

TN Communities that have recently ***passed*** ZO updates related to vape shops:

1. Goodlettsville
2. Murfreesboro
3. Nashville
4. Lebanon
5. Columbia
6. Memphis

TN Communities that are currently ***proposing*** ZO vape shop regulations:

1. Hendersonville
2. Tullahoma
3. Soddy Daisy


MIDDLE TN

Lebanon passes regulations to limit smoke and vape shops

by: Kendall Ashman
Posted: Mar 10, 2025 / 05:48 PM CDT
Updated: Mar 10, 2025 / 05:48 PM CDT


MIDDLE TN

Hendersonville exploring new zoning for smoke shops

by: Sam Chimenti
Posted: Sep 11, 2025 / 06:19 PM CDT
Updated: Sep 11, 2025 / 06:19 PM CDT

Why are communities regulating this use?

Triggered by a new vape shop locating in a sensitive area that did not align with their community character and public welfare goals

1. Protecting schools and youth exposure
2. Public health & welfare
3. Over concentration or "clustering"
4. Community character and aesthetic



What is being done in other TN communities?

Example regulations include:

- Defining vape or specialty smoke shop for these stand alone uses
- Prohibiting the use in specific zoning districts
- Establishing buffer distances between new and existing shops and sensitive locations
- Putting a specific cap based on city population from latest US Census

Amendment: Define Vape Shops

Comprehensively define vape shop, based on peer community definitions, and differentiate it from convenience store:

A store that (a) receives at least 50 percent of its gross sales from; or (b) devotes at least 25 percent of its floor area to; the display, sale, distribution, delivery, offering, furnishing, or marketing of products intended for recreational/ non-prescription use including but not limited to cigarettes, smokeless tobacco, pipe tobacco, vapes, products made from cannabinoid derivative plants (e.g., CBD or THC products), or other nicotine or cannabinoid delivery devices, components, products, liquid nicotine or cannabinoids, or liquid nicotine or cannabinoid containers

Amendment: Regulate Vape Shops like Adult Oriented Establishments

Only permit them in the **Heavy Industrial Zoning District:**

1. Vape shops shall not be permitted on any lot within 500 feet of any lot containing the following:

Any use in the civic and institutional use classification or property zoned CI;

b. Any dwelling or residential lot;

c. Any use in the recreation use classification;

d. A day care center;

e. A funeral home;

f. A packaged liquor store; or

g. Another vape shop.

2. A vape shop lawfully operating as a conforming use shall not be rendered a nonconforming use by the location subsequent to the commencement of operations of said establishment, of a use listed above.

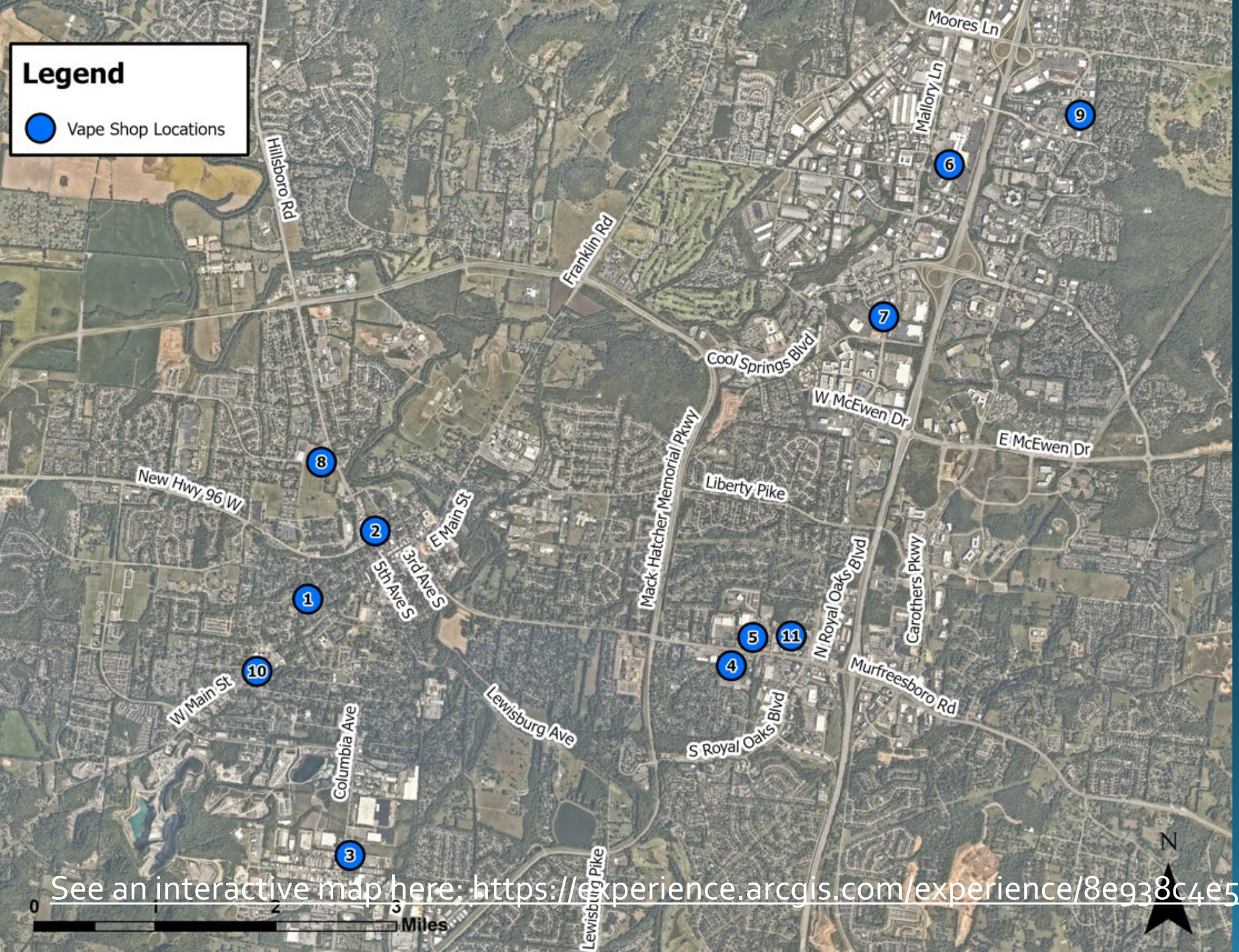
What Proposed Text Amendments Will Do:

Any proposed Zoning Ordinance amendment will impact *only* new retail vape shops. Or, if an existing vape shop is discontinued for 30 months, any new use will have to comply.

Current existing vape shops in Franklin would be grandfathered and could continue to operate.

How many are in Franklin today?

Existing Vape Shops in Franklin



*Representative of the known vape shops

See an interactive map here: https://experience.arcgis.com/experience/8e938c4e501d4009a8d1cb093107861b

Vape Stores: Continued Monitoring

- On-going developments at the state level – staff will continue to monitor any new legislation.

- Staff can revisit this topic next year as needed.

Amendment: Cumulative Timeframe in the Floodplain

- At the BOMA 1st Reading in September, the BOMA also amended the ordinance to include the change for cumulative timeframe from five years to one year for substantial damage and substantial improvement.

- At the October FMPC meeting, the Commission voted to amend this ordinance to request the BOMA to reconsider the proposal to keep the current five-year cumulative timeframe for substantial damage and substantial improvement because the State of Tennessee has stated it will update the State Model Floodplain Ordinance and has indicated they will use a five-year cumulative timeframe.



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



Timeline for Adoption

• HZC HPO Nomination	August 11
• FMPC Recommendation	August 28
• BOMA Work Session	September 9
• BOMA 1st Reading	September 23
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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



Internal metal plate preventing uplighting

Plain Granville with Lunar Optics

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.



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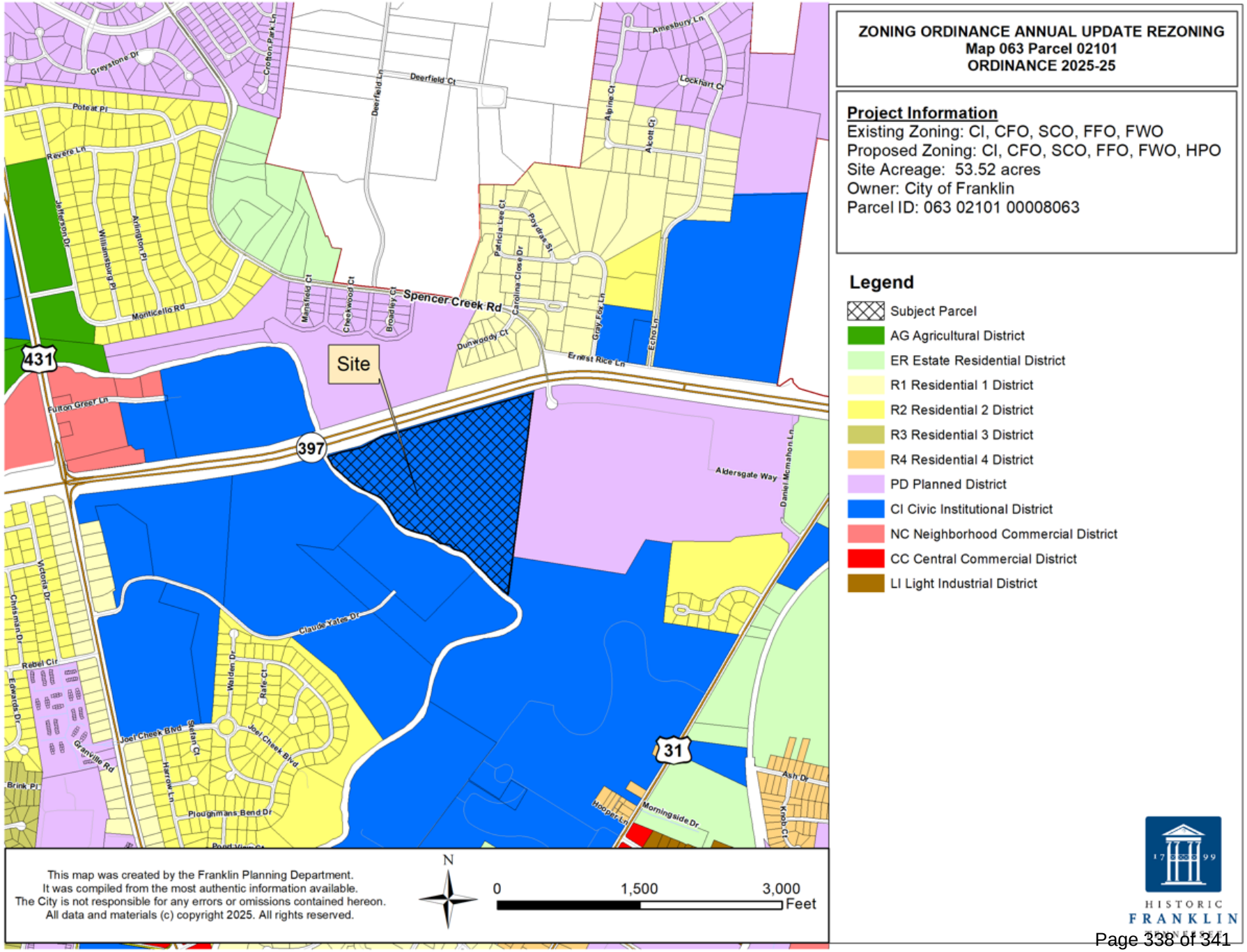
- The timeframe was previously 10 years based on a recommendation by the State. It was reduced to 5 years in 2020.
- Further reducing the timeframe takes us to a place that's seen as against best practice.
- The CRS rating wouldn't change regardless of the decision on this.
- The State of TN is looking 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.



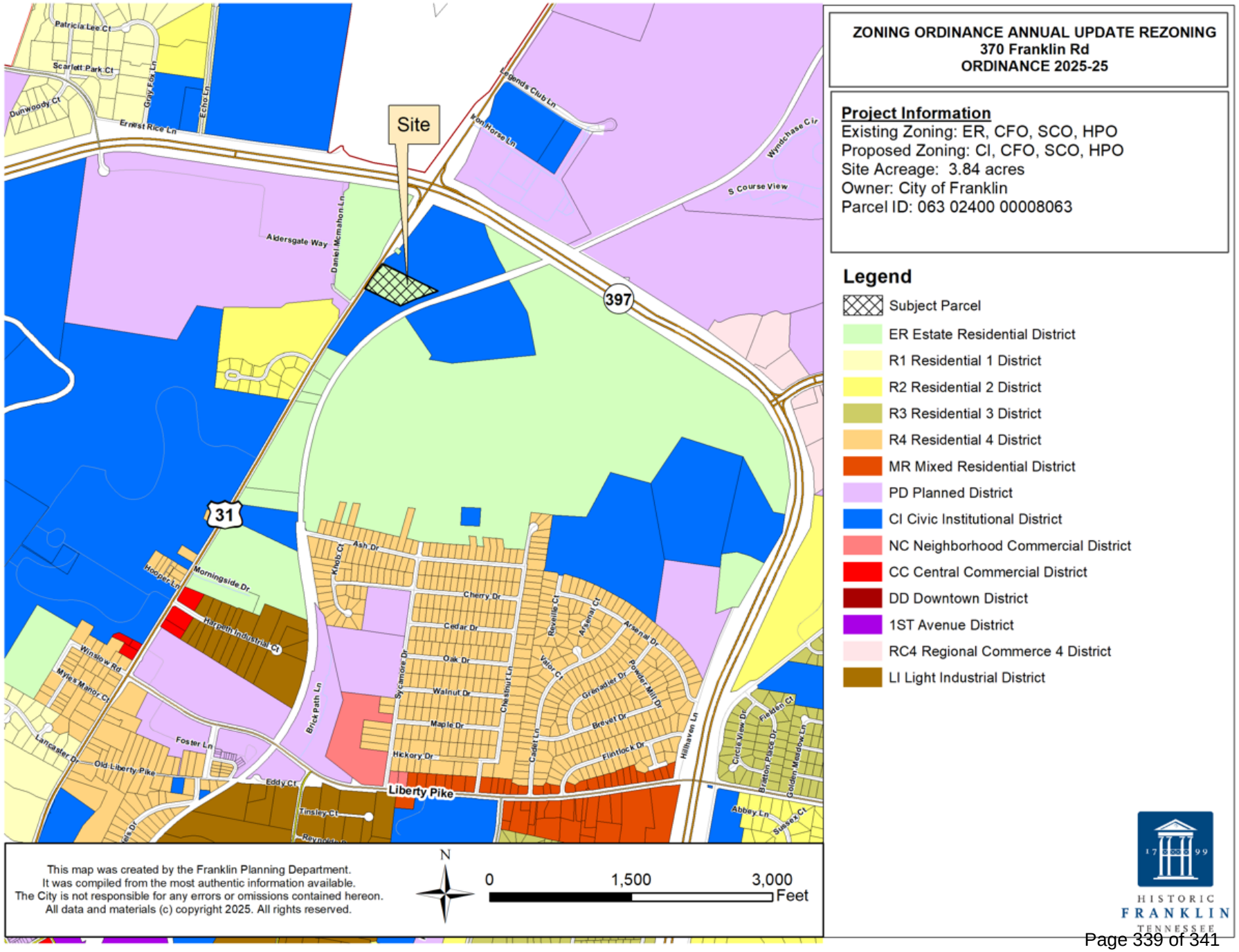
Rezonings

- 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

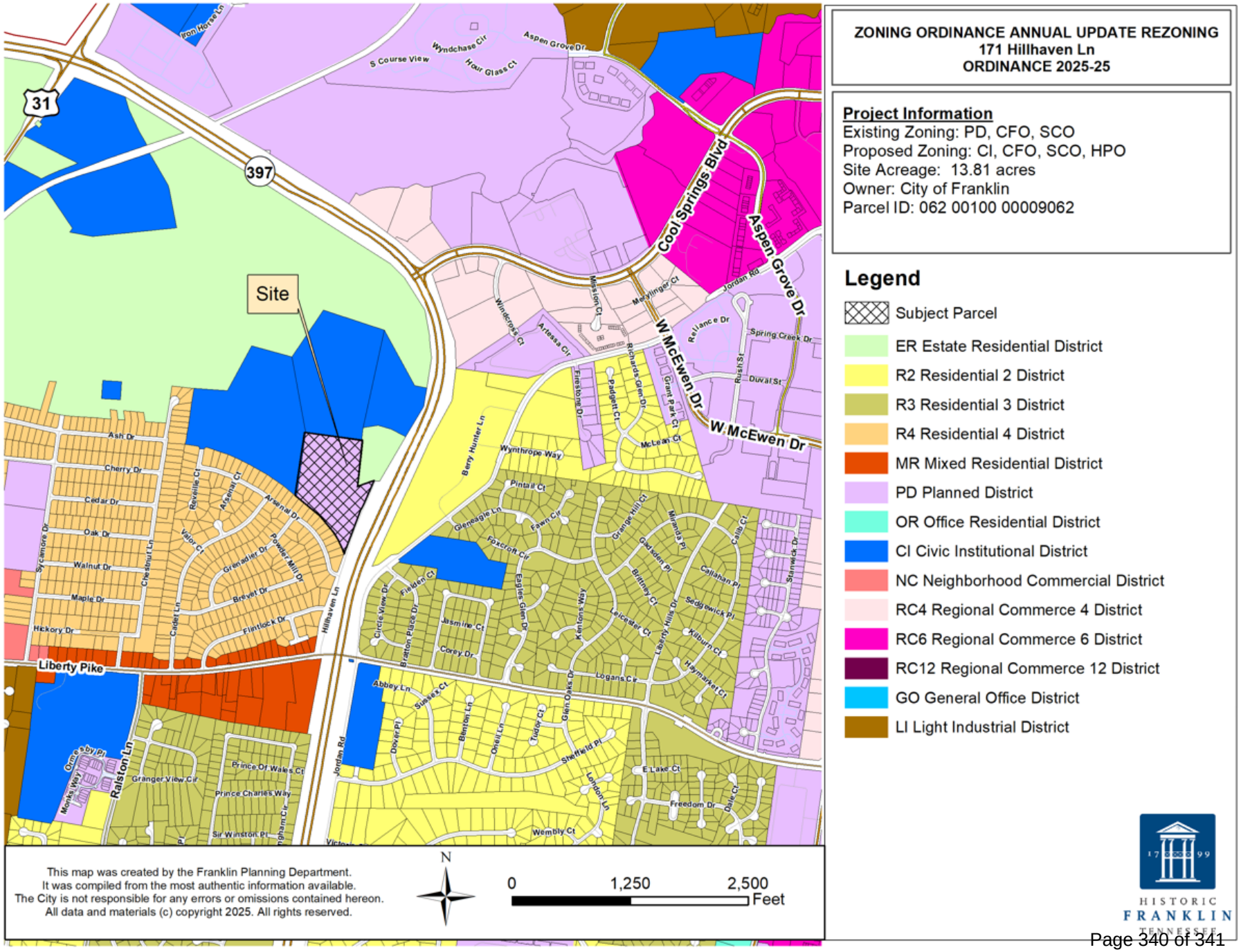
- To rezone to the Civic Institutional (CI) District
- Creekside house and buildings (Thomas Shute House) already in the HPO and the National Register
- City-owned property intended as part of a larger future park



HISTORIC FRANKLIN TENNESSEE

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

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