# City of Franklin

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

## Meeting Agenda

## Franklin Municipal Planning Commission

**Thursday, February 26, 2026** | **7:00 PM** | **Williamson County Auditorium**

**MEETING LOCATION**
Williamson County Auditorium
1320 West Main Street

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

*The typical process for discussing an item is as follows:*
1. *Staff Presentation*
2. *Public comments*
3. *Applicant presentation, and*
4. *Motion / discussion / vote*

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

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

**CALL TO ORDER**

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

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

**APPROVAL OF MINUTES**

1. Consideration Of Approval Of The January 22, 2026, 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 Items 3-4 And 6-11 On The Consent Agenda.

**SITE PLAN SURETIES**

3. Carothers Development Property Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Sewer Improvement To March 26, 2026. (CONSENT AGENDA)

***Sponsors:*** Melodie Brady

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

***Sponsors:*** Melodie Brady

**REZONINGS/DEVELOPMENT PLANS**

5. Consideration Of Ordinance 2025-54, An Ordinance To Rezone 202.60 Acres To Revise The Hillside Hillcrest Overlay (HHO) District Boundaries For The Property Located South Of Mack Hatcher Memorial Parkway And East Of Franklin Road, At 354 Franklin Road.

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

**SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS**

6. Town of Franklin Subdvision, Final Plat, Revision 7, Lot 68, Creating 1 Commercial Lot, On 0.59 Acres Located At 208 And 210 East Main Street And 119 2nd Avenue North. (CONSENT AGENDA)

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

7. Century Industrial Subdivision, Site Plan, Lots 11, 12, 13, And 66, Developing 76,823 Square Feet Of Civic Space, On 6.13 Acres, Located At 306 Beasley Drive. (CONSENT AGENDA)

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

8. Westhaven PUD Subdivision, Final Plat, Section Jewell 4, Creating 29 Single-Family Lots, 3 Townhome Lots, And 2 Open Space Lots On 14.02 Acres, Located Near The Intersection Of Bolton Street And Fairing Way. (CONSENT AGENDA)

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

9. Westhaven PUD Subdivision, Final Plat, Section Jewell 2, Revision 2, Creating 1 Single-Family Lot And Revising The Lot Lines For Lots 2575-2579, On 10.244 Acres, Located Near The Intersection Of Bolton Street And Townsend Boulevard. (CONSENT AGENDA)

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

10. Westhaven PUD Subdivision, Final Plat, Section 33, Revision 1, Adding One Space Lot, On 1.24 Acres, Located Near The Intersection Of Stonewater Street And Cavanaugh Lane. (CONSENT AGENDA)

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

11. Carothers Park Plaza Subdivision, Final Plat, Abandoning And Dedicating Easements And Creating 2 Lots, On 5.35 Acres, Located At 4309 S Carothers Road (CONSENT AGENDA).

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

**PARKS AND RECREATION MASTER PLAN AMENDMENTS**

12. Consideration Of Resolution 2025-108, A Resolution Adopting An Update To The Parks And Recreation Master Plan And Affirming The City's Commitment To Providing Quality Parks, Greenways, Recreational Facilities, And Programs For Current And Future Generations.

***Sponsors:*** Lisa Clayton, Heather Eusebio

**ANY OTHER BUSINESS**

**ADJOURN**

City of Franklin

109 3rd Ave S
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(615) 791-3217

# Meeting Minutes

## Franklin Municipal Planning Commission

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### CALL TO ORDER

Chair Lindsey called the meeting to order at 7:00 p.m.

Commissioners Present: Roger Lindsey; Chair, Alma McLemore, Alderman Anne Petersen, Michael Orr, Nick Mann, Jenny Williamson, Scott Harrision

Commissioners Absent: Marcia Allen, Jimmy Franks

Staff Present: Amy Diaz-Barriga, Joey Bryan, Chelsea Randolph, Shauna Billingsley

**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.

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

## APPROVAL OF MINUTES

1. Consideration Of Approval Of The December 11, 2025 FMPC Minutes.

***Sponsors:***

***Attachments:*** 1. Draft FMPC Minutes December 11 2025

A motion was made by Commissioner Orr, seconded by Commissioner Mann to the Approve the Minutes from the December 11, 2025 meeting. The motion carried 7-0

## VOTE FOR CHAIR & VICE CHAIR

2. Consideration Of Election Of Chair And Vice Chair Pursuant To The FMPC Bylaws.

***Sponsors:***

***Attachments:*** None

A motion was made by Commissioner Harrison, seconded by Commissioner Orr to elect Roger Lindsey as Chair. The motion carried 7-0.
A motion was made by Commissioner Harrison, seconded by Commissioner McLemore to elect Michael Orr as Vice Chair. The motion carried 7-0.

## ANNOUNCEMENTS

Chair Lindsey stated that the sound system can be challenging as Ms. Diaz-Barriga must turn on the microphone for each person to speak. To have an accurate record of the meetings, Chair Lindsey asked the Commissioners to wait to be recognized before making a motion.

## CONSENT AGENDA

3. Consideration Of Approval Of Items 4-8, 10, 11, 13-18, 24, And 25 On The Consent Agenda.

***Sponsors:***

***Attachments:*** None

A motion was made by Commissioner McLemore, seconded by Commissioner Harrison to approve items 4-8, 10, 11, 13-18, 24, and 25 as presented on the Consent Agenda. The motion carried 7-0.

## SITE PLAN SURETIES

4. Amelia Park PUD Subdivision, Final Plat, Section 5; Accept The Streets Improvement, Release The Performance Agreement. (CONSENT AGENDA)

***Sponsors:*** Melodie Brady

***Attachments:*** 1. Amelia Park action request
2. Amelia Park inspection punch list

The item was Approved on Consent Agenda.

5. Berry Farms PUD Subdivision, Site Plan, Section 4, Revision 1 (Infrastructure Plan); Accept the Landscaping Phase 2 Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

***Sponsors:*** Melodie Brady

***Attachments:*** 1. Berry Farms SP, sec 4, rev 1 - action request
2. Berry Farms SP, sec 4, rev 1 - inspection punch list

The item was Approved on Consent Agenda.

6. Berry Farms PUD Subdivision, Site Plan, Section 4, Revision 1 (Infrastructure Plan); Extend The Performance Agreement For Landscaping Phase 1 And Landscaping Phase 3 Improvements To March 26, 2026. (CONSENT AGENDA)

***Sponsors:*** Melodie Brady
***Attachments:*** None

The item was Approved on Consent Agenda.

7. Berry Farms Reams-Fleming Tract PUD Subdivision, Site Plan, Infrastructure; Extend The Performance Agreement For Landscaping Improvement To July 23, 2026. (CONSENT AGENDA)

***Sponsors:*** Melodie Brady
***Attachments:*** None

The item was Approved on Consent Agenda.

8. Carothers Development Property Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Sewer Improvement To February 26, 2026. (CONSENT AGENDA)

***Sponsors:*** Melodie Brady
***Attachments:*** None

The item was Approved on Consent Agenda.

9. Dallas Downs Subdivision, Site Plan, Section 3; Call On Letter Of Credit For Performance Agreement For Landscaping Specimen Tree Replacement Improvement.

***Sponsors:*** Melodie Brady
***Attachments:***
1. PA
2. Reminder letter 1-2026
3. Dallas Downs - inspection punch list

Staff Presentation: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that Dallas Downs Subdivision, site plan, section 3, landscaping specimen tree replacement improvement has been extended for over ten years, and at this time staff is recommending that the Planning Commission call on this Letter 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 site plan for Dallas Downs Subdivision, site plan, section 3 was approved with conditions in December 10, 2010.
- The performance agreement was executed on August 16, 2013, and the associated Irrevocable Standby Letter of Credit was issued on August 16, 2013.
- In accordance with City procedure, staff has annually provided action requests to Paul Pratt, Jr. with Kendall Hall Developers, LLC, offering the option for the developer to request the release of the improvements to maintenance, request a reduction in the agreement amount, or request a one-year maintenance extension.
- On November 3, 2025, staff notified Paul Pratt, Jr. via letter that unless the performance agreement could be released to a maintenance agreement, the City would proceed withcalling the letter of credit at the January 22, 2026, FMPC meeting.
- On December 4, 2025, staff inspected the site and found deficiencies as listed on the attached inspection report.
- The surety amount for landscaping specimen tree replacement improvement is $17,000.00.

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

RECOMMENDATION:
Staff recommend that the FMPC declare the performance agreement to be in default and authorize the calling of the agreement and surety, for the completion of the improvement under the supervision of the City.

Public Comment : None

Applicant: None

**MOTION**
Commissioner Harrison motioned to authorize the calling of the agreement and surety for the Dallas Downs Subdivision, Site Plan, Section 3, seconded by Commissioner McLemore. The motion carried by a vote of 7-0.

10. Hart's Landmark Subdivision; Extend The Maintenance Agreement For Water Improvement To January 28, 2027. (CONSENT AGENDA)

***Sponsors:*** Melodie Brady
***Attachments:*** None

The item was Approved on Consent Agenda.

11. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Accept The Landscaping Improvement, Release The Performance Agreement. (CONSENT AGENDA)

***Sponsors:*** Melodie Brady
***Attachments:*** 1. Highlands at Ladd Park sec 17, rev 1 - inspection punch list

The item was Approved on Consent Agenda.

12. Longview Subdivision, Site Plan, Lots 11 And 12 (Universal Storage); Call On Letter Of Credit For Performance Agreement For Landscaping Improvement.

***Sponsors:*** Melodie Brady
***Attachments:*** 1. PA
2. Reminder letter 1-2026
3. Longview - inspection punch list

Staff Presentation: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that Longview Subdivision, site plan, lots 11 and 12 (Universal Storage) has been extended for over ten 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 lots 11 and 12 (Universal Storage) was approved with conditions on April 15, 2015.
• The performance agreement was executed on November 10, 2015, and the associated Irrevocable Standby Letter of Credit was issued on November 5, 2015.
• In accordance with City procedure, staff has annually provided action requests to A.J. Ross with Franklin Columbia Avenue Self Storage, LLC, offering the option for the developer to request the release of the improvement to maintenance, request a one-time reduction in the agreement amount, or request a one-year extension.
• An action request for a one-time reduction was received on April 9, 2019, and was granted changing the surety amount for landscaping improvement from $55,000.00 to $42,000.00.
• On November 3, 2025, staff mailed a letter to Mr. Ross notifying him that unless the performance agreement could be released to maintenance agreement, the City would proceed with calling the letter of credit at the

January 22, 2026, 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.
• On December 4, 2025, staff inspected the site and found deficiencies as listed on the attached inspection report.
• The surety amount for landscaping improvement is $42,000.00.
Given the age of the subdivision's approval, the outstanding required improvements, the applicant's lack of response, and the City's obligation to ensure completion of public improvements, staff feel that continuing to extend this performance and maintenance agreement will not be in the best interests of the City and the surrounding area.

RECOMMENDATION:
Staff recommend 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.

Citizen Comments: None

Applicant: None

**MOTION**
Commissioner Harrison motioned to authorize the calling of the agreements and sureties for Longview Subdivision, Site Plan, Lots 11 And 12 (Universal Storage), seconded by Commissioner Orr. The motion carried by a vote of 7-0.

13. Quality Inn And Suites Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To July 23, 2026. (CONSENT AGENDA)

***Sponsors:*** Melodie Brady

***Attachments:*** None

The item was Approved on Consent Agenda.

14. Rizer Point PUD Subdivision, Site Plan, Section 1; Accept The Drainage Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

***Sponsors:*** Melodie Brady

***Attachments:***
1. Rizer Point SP, sec 1 - action request
2. Rizer Point SP, sec 1 - inspection punch list

The item was Approved on Consent Agenda.

15. Stream Valley PUD Subdivision, Site Plan, Section 16; Extend The Performance Agreement For Green Infrastructure Improvement To July 23, 2026. (CONSENT AGENDA)

***Sponsors:*** Melodie Brady

***Attachments:*** None

The item was Approved on Consent Agenda.

16. Water's Edge PUD Subdivision, Site Plan, Section 4; Accept The Landscaping (Streets Tree, Open Space) And Landscaping (Bioretention Ponds) Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

***Sponsors:*** Melodie Brady

***Attachments:***
1. Water's Edge SP, sec 4 - action request (street trees)
2. Water's Edge SP, sec 4 - action request (bioteten ponds)
3. Water's Edge SP, sec 4 - inspection punch list (street trees)
4. Water's Edge SP, sec 4 - inspection punch list (bioreten ponds)

The item was Approved on Consent Agenda.

17. Water's Edge PUD Subdivision, Site Plan, Section 5; Accept The Landscaping (Streets Tree, Open Space) And Landscaping (Bioretention Ponds) Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

***Sponsors:*** Melodie Brady

***Attachments:***
1. Water's Edge SP, sec 5 - action request (street trees)
2. Water's Edge SP, sec 5 - action request (bioteten ponds)
3. Water's Edge SP, sec 5 - inspection punch list (bioreten ponds)
4. Water's Edge SP, sec 5 - inspection punch list (street trees)

The item was Approved on Consent Agenda.

18. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For Drainage Improvement To January 28, 2027. (CONSENT AGENDA)

***Sponsors:*** Melodie Brady

***Attachments:*** None

The item was Approved on Consent Agenda.

## VESTED RIGHTS/SITE PLAN EXTENSION

19. Consideration Of Resolution 2025-107, A Resolution Amending The Gateway Village PUD Subdivision To Extend The Vested Rights, For The Property Located South Of Lynnwood Way And West Of Franklin Road, Located At 120 Davenport Boulevard.

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

***Attachments:***
1. MAP Gateway Village PUD Vesting Ext 2
2. Gateway Village PUD DP Sheets
3. RES_2025-107_GatewayVillagePUD_VestExt_Combined_LawApproved

Staff Presentation: Joey Bryan. Mr. Bryan explained that the request is to extend the vesting period for 24 months, April 10, 2026, until April 10, 2028, to allow the applicant to secure any necessary permits and commence site preparation. The revised development plan for the Gateway Village PUD was approved by BOMA on October 11, 2021. The plan includes 6.75 DUA and 144,258 square feet of nonresidential space for a site that is composed of 60.50 acres. The revision was specifically submitted to request the addition of six residential units to their last remaining mixed-use building. Staff recommended approval, with conditions, of the overall Development Plan. BOMA approved the Development Plan by a vote of 8-0. A previous 3-year extension was granted by the Board of Mayor and Aldermen in October 2024. The applicant submitted a site plan for Lot 134, but it has not yet pulled any permits for the site. 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 differences in today's Zoning Ordinance versus their vested Ordinance (12/8/2020) are minor and could be incorporated into the design without major changes to the plan. A new parkland agreement would need to be approved for any new plan. A new and updated traffic study would be required should the project lose its vesting.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen that they approve Resolution 2025-107 should they determine that the continuation of vested rights is in the best interest of the community.

Citizen Comment: None

Applicant: Jim Lukens. Mr. Lukens stated that the intention is to develop the property as planned. More time is needed to pull together the financing and to pull permits. The property is the last one in Gateway Village and Mr. Lucans stated that everyone would like to see it finished out.

**MOTION**
Commissioner Harrison motioned to recommend approval to BOMA of the continuation of vested rights for The Gateway Village PUD Subdivision Located South Of Lynnwood Way And West Of Franklin Road, Located At 120 Davenport Boulevard, seconded by Commissioner Orr. The motion carried by a vote of 7-0.

Chair Langley stated that the next three items are related.

## PLANS OF SERVICES/ANNEXATIONS/ZONINGS

20. Consideration Of Resolution 2025-105, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located South Of Hillview Lane And West Of Columbia Pike, By The City Of Franklin, Tennessee.

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

***Attachments:***
1. MAP Ingram Propety Annex
2. Ingram Annexation Sheets
3. RES_2025-105_IngramPOS_Combined_LawApproved

Staff Presentation: Joey Bryan. Mr. Bryan stated that the Plan of Services outlines how infrastructure will need to be provided to serve the property of 79.89 acres. The property is contiguous to City limits and is within the southern portion of the Franklin Urban Growth Boundary (UGB). The property includes one parcel and lies within the SW1 Basin as defined in the City of Franklin Sanitary Sewer Basin Study. This Basin is identified as a long-term annexation capability area due to needed sewer improvements as well as an overall lack of existing road network. The property does not have sewer currently available to service the property. If the property is annexed into the City of Franklin, sanitary sewer service will not be provided until the property owner constructs the sewer in accordance with Franklin Water Management requirements. Water availability will be provided by HB&TS. The Draft Plan of Services details no major concerns in providing infrastructure and services to the property. No additional personnel or equipment will be necessary for either Fire, Police Protection, or Sanitation.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-105.

Public Comment:
Rob Dodson, 1178 Hillview Lane. Mr. Dodson stated that there is not a good way for the city to provide service to this property as there is no road or street access. Mr. Dodson expressed his concerns about the city not having true intentions to provide services to this property but rather as an avenue for the adjacent property owner to get his property annexed into the city. Mr. Dodson stated that it is illegal to annex property into the city limits without providing basic services such as police, fire, and sewer.

Janet Curtis, North Chapel Road. Ms. Curtis questioned the validity of the request for annexation without a current development plan for the property. Ms. Curtis asked about the next steps and timelines for service implementation or if the service implementation timeline open ended? Ms. Curtis asked about the city's justification for the annexation other than providing connectivity to the noncontiguous Harlin property. Ms. Curtis suggested the city lacks real commitment to the execution of a service plan for this property and instead is providing an avenue for the Harlin project to move forward. Ms. Curtis finished up by stating that the request for annexation appears to be arbitrary with a halfhearted commitment to a plan of services.

Jeff Goodspeed, North Stagecoach Drive. Mr. Goodspeed stated that this request sends up serious red flags and feels like it is a coordinated effort to find a way to push the Harlin project through without the full scrutiny it deserves. Annexing the Ingram property would make the Harlin property contiguous, eliminating the need for an interlocal agreement mandated by the state for noncontiguous property. Mr. Goodspeed explained that if this annexation is approved, a precedent will be set that will allow unchecked developer driven growth and will undermine legislative protections against rapid growth. Mr. Goodspeed urged the Commissioners to reject the request to annex this property without full transparency and county city involvement and agreement.

Applicant: Greg Gamble, representing the Ingram family. Mr. Gamble explained that the Ingram family already owns 218 acres annexed in the city of Franklin in the same area as the subject property of 79.5 acres. For estate planning purposes, the Ingram family would like to have the land in one jurisdiction.

**MOTION**
Commissioner Orr motioned to recommend approval of Resolution 2025-105, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located South Of Hillview Lane And West Of Columbia Pike, By The City Of Franklin, Tennessee to the Board of Mayor and Aldermen, seconded by Commissioner Williamson.

Commissioner Williamson stated that it makes sense to request the 79 acres be annexed into the city so that all the property is under one jurisdiction.

Commissioner McLemore stated that she thought at one time a referendum was required and asked staff about the timeline for the plan of services.

Ms. Billingsley stated that fire and police service would be immediate along with solid waste services.

Commissioner Mann stated that staff would not recommend approval of a resolution that would be illegal and would not put the city in a questionable position.

Ms. Billingsley stated that if someone's property is annexed and not at their request and the property owners don't receive services, the property owner can request to be de-annexed. There is a whole body of law that addresses plan of services. Ms. Billingsley stated that requirements include periodical updates from planning staff regarding the implementation of services. Also, agricultural property owners may request annexation into the city without needing sewer services at that time but may request sewer services in the future.

There being no further discussion, the motion carried by a vote of 7-0.

## 21. Consideration Of Resolution 2025-106, A Resolution To Annex One Property, Consisting Of 79.89 Acres, Located South Of Hillview Lane And West Of Columbia Pike And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

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

***Attachments:***
1. MAP Ingram Propety Annex
2. Ingram Annexation Sheets
3. RES_2025-106_IngramPropAnnex_Combined_LawApproved

Staff Presentation: Joey Bryan. Mr. Bryan stated that the property being considered for annexation is located south of Hillview Lane and west of Columbia Pike. It is contiguous to the City limits and is within the southern limits of the City of Franklin's Urban Growth Boundary (UGB). The ability to serve the property with utilities and services has been addressed in the Plan of Services. The subject property requesting annexation is within the Development Reserve Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to maintain the current agricultural use on the property.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-106.

Citizen Comments:
Rob Dodson, 1178 Hillview Lane. Mr. Dodson stated that it is not physically possible to provide fire services,

police or waste management because roads do not currently exist. Mr. Dodson further stated that state law requires city services be available to the property that is being considered for annexation.

Janet Curtis, North Chapel Road. Ms. Curtis stated that state law requires, before annexation, a plan of services be adopted in a reasonable timeframe that is timing and fact specific. Because a proposed project does not exist for this property with water access being available from adjacent properties state law requirements are not met, according to Ms. Curtis. Annexation of the proposed property lacks independent justification for annexation of the 80 acre farm with no plans for future development. Guidance from several agencies, even for lower impact parcels, recommend having specific defensible plans with a solid commitment from the municipality to provide services without dependence on private development infrastructure. Ms. Curtis stated that anything other than following state requirements invites serious legal risk to the city.

Applicant: Greg Gamble. Mr. Gamble stated that this annexation request is being made by the property owner to consolidate two parcels of land into one. Consolidation of property cannot take place unless both properties are in one jurisdiction. The owner wishes to merge the properties so that they are in the jurisdiction of the city of Franklin.

Commissioner McLemore asked if the 79 acre property was recently acquired by the property owner.

Mr. Gamble stated that the 79 acres was not recently acquired and clarified that water service would be supplied by HB & TS utility district.

**MOTION**
Commissioner Mann motioned to recommend approval of Resolution 2025-106, A Resolution To Annex One Property, Consisting Of 79.89 Acres, Located South Of Hillview Lane And West Of Columbia Pike And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB) to the Board of Mayor and Aldermen, seconded by Commissioner Orr.

Commissioner Mann asked staff if there was a downside to annexation of the proposed property.

Ms. Diaz-Barriga stated that staff would have indicated any negative aspects of annexation in the staff report.

Ms. Billingsley explained that most arguments regarding annexation come from property owners who are forced into annexation. Laws relating to annexation changed about 5 years ago to allow any property owner to request to be annexed into a municipality. The city then decides if the property will be annexed, but a municipality cannot go out and seek property to be annexed into the city.

There being no further discussion, the motion carried by a vote of 7-0.

22. Consideration Of Ordinance 2025-53, An Ordinance To Zone 79.89 Acre Agricultural (AG) District, And Hillside Hillcrest Overlay (HHO) District, For The Property Located South Of Hillview Lane And West Of Columbia Pike.

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

***Attachments:***
1. MAP Ingram Property Zoning
2. ORD_2025-53_IngramZon_Combined_LawApproved02
3. Ingram Annexation Sheets

Staff Presentation: Joey Bryan. Mr. Bryan stated that The applicant is requesting to zone the property south of Hillview Lane and west of Columbia Pike Agricultural (AG) District, should the Plan of Services, RES 2025-24, and Annexation, RES 2025-25, be approved by BOMA. The subject property consists of 79.89 acres and is currently zoned MGA-1 (County). Envision Franklin places this parcel into the Development Reserve Design Concept, which states that these areas, "Public sewer access is unavailable in these areas. Rural road widths are not capable of handling high traffic volumes. New growth should only be encouraged in areas where adequate public water, sewer, and streets are available or are planned." It further states that, "These areas should be subject to further planning in coordination with planned infrastructure improvements and public-service delivery." The zoning as proposed is consistent with the recommendations of Envision Franklin and maintains the current use of the property. Additionally, the Hillside Hillcrest Overlay District (HHO) and 500ft HHO buffer would be applied with this zoning and further protect the character of the area.

Mr. Bryan referred to an additional map and stated that the current HHO line does not match the city's newly updated conservation line (updated during the recent County Wide UGB Update). The newly updated conservation line covers and protects more property, and staff would recommend updating the zoning ordinance so that the HHO line matches the modified conservation line.

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

Public Comment: None

Applicant: Greg Gamble.

**MOTION**
Commissioner Harrison motioned to recommend approval of Ordinance 2025-53, An Ordinance To Zone 79.89 Acre Agricultural (AG) District, And Hillside Hillcrest Overlay (HHO) District, For The Property Located South Of Hillview Lane And West Of Columbia Pike with the adjustment to the HHO boundary to match the conservation line on the map for the property shown on the Envision Franklin map, to the Board of Mayor and Aldermen, seconded by Commissioner Orr. The motion carried by a vote of 7-0.

## REZONINGS/DEVELOPMENT PLANS

23. Consideration Of Resolution 2025-103, A Resolution Approving A Revised Development Plan For Ovation PUD Subdivision, For The Property Located At The Southeast Corner Of East McEwen Drive And Carothers Parkway.

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

***Attachments:***
1. MAP Ovation PUD Subdivision, Dev. Plan, Revision 3
2. RES_2025-103_OvationPUDDevPlan_Combined_LawApproved
3. COF 9000 Ovation PUD Subdivision, Development Plan, Revision 3 Conditions of Approval_02
4. DEVELOPMENT PLAN COF 9000 Ovation PUD Subdivision, Revision 3
5. FULL DEVELOPMENT PLAN COF 9000 Ovation PUD Subdivision, Revision 3

Staff Presentation: Chelsea Randolph. Ms. Randolph stated that the applicant has submitted a development plan revision for Ovation PUD Subdivision. The proposed revision includes updates to the overall layout to the roadway design, building placement, distribution of uses, and building heights. There are no entitlement changes or modifications of standard requests. Therefore, the revision request does not include a rezoning and triggers only a Franklin Municipal Planning Commission review. The proposed update to the Development Plan realigns the internal roads to address existing topography and adjusts the scale of some of the stormwater features. Along with the internal road realignment, the parking structure parallel to Carothers Parkway is now screened by a building and no longer needs the Modification of Standards that was approved as part of revision 2. Lastly, the uses on the site (Residential, Commercial, and Hotel) have moved around, but still meet the intent of Envision Franklin and the requirements of the Zoning Ordinance. The prior conditions of approval that were not fully addressed with this revision have been included as conditions of approval for this revision.

RECOMMENDATION:
Staff recommend that the Planning Commission approve Resolution 2025-103, with conditions.

Citizen Comments: None

Applicant: Greg Gamble representing Highwoods Realty. Mr. Gamble referred to a side by side comparison of the original development plan and the updated development plan highlighting the revisions. Comments from Commissioners, Aldermen and staff during the Joint Conceptual Workshop have been incorporated into the revised submittal. Addressing height concerns, Mr. Gamble noted the building height change along Carothers along with adjustments to the garage elevation. The taller buildings are now internally to the site and building J is now pulled away from the stream buffer. Mr. Gamble noted that based on staff and Commissioner comments, he feels like the revised plan captures and improves the project.

**MOTION**
Commissioner Harrison motioned to recommend approval of Resolution 2025-103, A Resolution Approving A

Revised Development Plan For Ovation PUD Subdivision, For The Property Located At The Southeast Corner Of East McEwen Drive And Carothers Parkway with staff conditions, seconded by Commissioner Orr. The motion carried by a vote of 7-0.

## SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

24. Poplar Farms PUD Subdivision, Final Plat, Section 4, Creating 106 Residential Lots And 9 Open Space Lots, And Dedicating Right-Of-Way, On 44.57 Acres, Located At 4101 Clovercroft Road. (CONSENT AGENDA)

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

***Attachments:***
1. MAP Poplar Farms PUD Subdivision, Final Plat, Section 4
2. Poplar_Farms_Sec4_Final_Plat_9-4-25
3. Conditions of Approval_Poplar Farms

The item was Approved on Consent Agenda.

25. 1051 West Main Street Subdivision, Final Plat, Creating 1 Single-Family Residential Lot, On 1.16 Acres, Located At 1051 West Main Street. (CONSENT AGENDA)

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

***Attachments:***
1. MAP 1051 West Main Street Subdivision, Final Plat
2. West Main Street 1051_Plat 010526

The item was Approved on Consent Agenda.

## ANY OTHER BUSINESS

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

## ADJOURN

There being no further business, Commissioner Harrison motioned to adjourn the meeting, seconded by Commissioner Orr. The motion carried by a vote of 7-0 and the meeting adjourned at 7:55 p.m.

_____ _____

Chair Date

# INSPECTION PUNCH LIST

**INSPECTION CYCLE:** February 26, 2026
**INSPECTING DEPARTMENT:** Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

---

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

| | |
|---|---|
| Improvement: | Green infrastructure |
| Surety Type: | Performance |
| Original Amount: | $118,000.00 |
| Current Amount: | $118,000.00 |
| Request: | RELEASE TO MA |
| Recommendation: | Release |
| Date of Inspection: | 2/10/2026 |
| 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.

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

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC FRANKLIN TENNESSEE

# ACTION REQUEST – REQUEST FOR EARLIER AGENDA

Completed requests received by the first of the month will be placed on the following month's agenda
(example: request received on April 1st will be placed on May's agenda)
No landscaping can be placed on agendas for the months of February, March, July, August, November and December
Landscaping limited to maximum 25% reduction when at least 50% complete

**02-03-2025**
**Date Submitted**

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

**THE MALLORY BUILDING C.O.F PROJOECT #6512 - GREEN INFRASTRUCTURE**

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

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

✔ Release

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

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

SIGNED: Signed by: Wesley Shutt F9C9D0022FB94AD... _____
Developer or Representative

***If requesting reduction, indicate amount complete:***
**100** ***%***
***Note in margin-How did you arrive at this percentage?***
***If requesting reduction and less than 90% complete,***
estimate remaining amount
to complete this improvement:
$ _____
*Reductions shall not exceed 75%, or minimum maintenance amount.

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

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

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

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

**B:** **MICHAEL CAMPBELL, P.E.** ***(Engineer or Landscape Architect – print name)*** affirms that **WESLEY BAXTER** has personally visited this site and he/she is competent by education and/or experience to inspect, and is under my direct supervision. I further affirm that the improvements have been completed in accordance with the plans approved by the Franklin Municipal Planning Commission/City of Franklin.

SIGNED/DATED/PROFESSIONAL SEAL:

MICHAEL S. CAMPBELL REGISTERED ENGINEER AGRICULTURE COMMERCE No. 117342 STATE OF TENNESSEE

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

02/03/2025

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

City of Franklin

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

**File #: 21-01872**

**DATE:** 2/26/2026

**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 2025-54, An Ordinance To Rezone 202.60 Acres To Revise The Hillside Hillcrest Overlay (HHO) District Boundaries For The Property Located South Of Mack Hatcher Memorial Parkway And East Of Franklin Road, At 354 Franklin Road.

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 8995
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: CUMBERLAND & WESTERN RESOURCES LLC, Evans Wellborn, Rep.

**BACKGROUND/STAFF COMMENTS:**
The applicant is proposing to alter the Hillside Hillcrest Overlay District (HHO) to align with the revised Conservation Design Concept line for the property located at 354 Franklin Road. The property consists of over 200 acres and is zoned Estate Residential (ER). The modifications to the Conservation line were approved by the Franklin Municipal Planning Commission at its September 25, 2025, meeting through an Envision Franklin Plan Amendment.

The Conservation Design Concept promotes the protection of the City's sensitive lands and environmental features and follows the boundaries of these natural features rather than parcel lines. These areas include floodplains, hillsides with steep slopes, hilltops, water resources, tree rows, forested areas, and specimen trees. The tools within the Zoning Ordinance designated to implement the guidance of the Conservation Design Concept are the Zoning Overlay districts such as the Floodway Overlay (FWO) District, the Floodway Fringe Overlay (FFO) District, and the Hillside/Hillcrest Overlay (HHO) District. These zoning tools are the mechanisms by which the City ensures that these areas are protected when development is proposed.

While the majority of the proposed HHO Line for the property aligns with the recently revised Conservation line, the applicant has omitted an area from the proposed HHO that was specifically

added to the Conservation Design Concept during the September Envison Franklin Plan Amendment approval. The area omitted from the HHO is an area of approximately 1.40 acres located just north of the single-family lots that front Ash Drive (see attached Staff Report Exhibit A). The area in question was discussed by the FMPC as an important addition to the Conservation area, as protecting the area would result in preservation of the existing stone wall and tree buffer for adjacent Ash Drive residences.

The HHO boundaries are determined by a combination of GIS data, that typically includes elevation contours of hillsides and hillcrests, steep slopes, and a viewshed analysis from major thoroughfares. The area in question may not align directly with some of these typical factors; however, this is a unique site, and the FMPC determined during the Envision Franklin amendment process that the area is best preserved due to natural features such as tree cover and the existing stone wall. The tool to implement the protection of this area and these features is through zoning overlays, such as the HHO. While other tools are available within the Zoning Ordinance to protect and preserve lands, they are site development tools that an applicant can choose to use (or not use). Extending the HHO over this area of the site aligns the zoning with Envision Franklin's Conservation Design Concept and meets the intent of the recent Plan Amendment.

**PROJECT CONSIDERATION**

The Historic Zoning Commission (HZC) approved a preliminary recommendation for the alteration of the HHO line as proposed; however, the HZC did not discuss the merits of whether this specific area of the Conservation Design Concept be included in the HHO rezoning. The HZC preliminary recommendation is as follows: The HZC recommends approval to the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen provided that any future development does not increase the visibility from Franklin Road and nearby historic resources, including Roper's Knob, Wyatt Hall, Creekside, etc. and that any future rezoning request that would change the permitted maximum building heights, scale, massing, or setbacks does not increase the visibility from those resources beyond what is shown in the viewshed study associated with this HHO rezoning request. If the HHO Rezoning is approved by the Board of Mayor and Aldermen, the HZC will further review a future development proposal for these characteristics at a later date.

**PROCEDURAL REQUIREMENTS:**

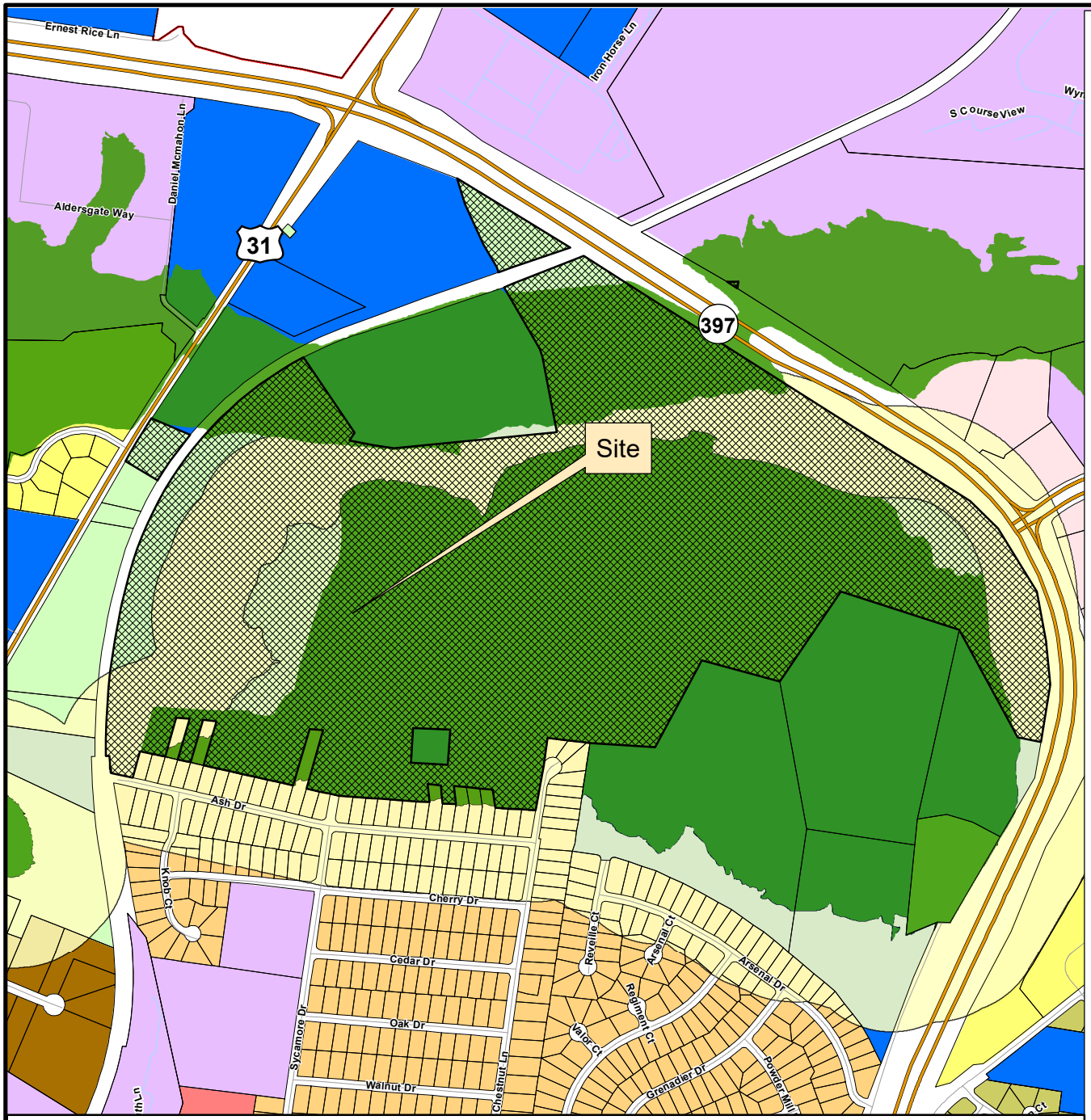
1. The City’s project identification number shall be included on all correspondence with any City department relative to this project.

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to deny Ordinance 2025-54.




# 354 FRANKLIN ROAD, HHO REZONING
# ORDINANCE 2025-54

**Project Information**
Existing Zoning: Estate Residential (ER)
Proposed Zoning: N/A
Overlay Districts: HHO, HHO Buffer
Site Acreage: 202.60 acres

## Legend

- 354 Franklin Rd
- Envision Franklin Conservation
- 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 2025-54**

**AN ORDINANCE TO REZONE 202.60 ACRES TO REVISE THE HILLSIDE HILLCREST OVERLAY (HHO) DISTRICT BOUNDARIES FOR THE PROPERTY LOCATED SOUTH OF MACK HATCHER MEMORIAL PARKWAY AND EAST OF FRANKLIN ROAD, AT 354 FRANKLIN ROAD**

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

**WHEREAS**, the Hillside Hillcrest Overlay (HHO) 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 to revise the Hillside Hillcrest Overlay (HHO) District:

PREMISES CONSIDERED

| Map-Parcel | Acres |
|---|---|
| 063 – 28.00 | 202.60 |
| Total | 202.60 |

**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 _____, 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

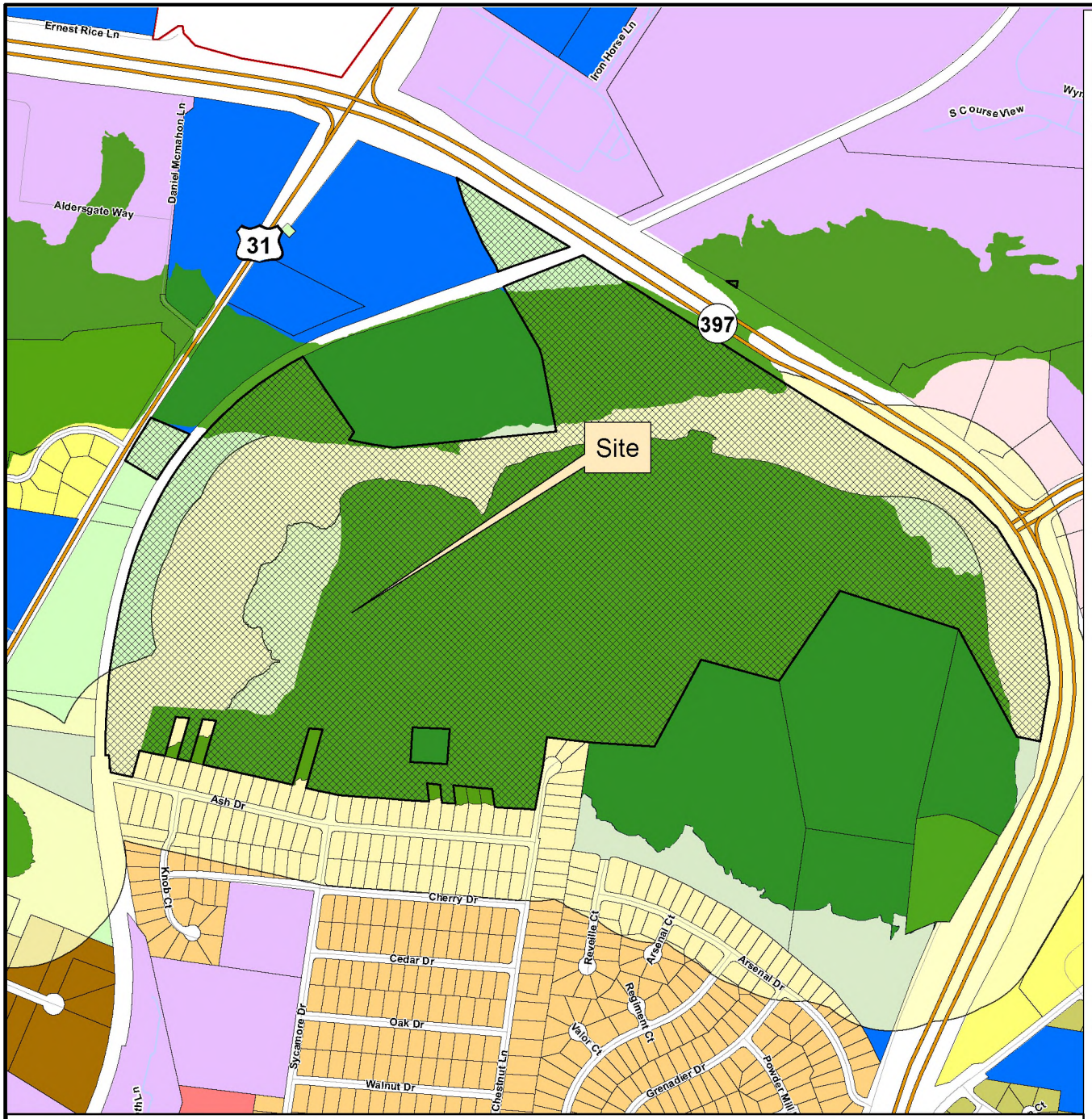
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

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N

0 250 500 1,000

Feet

# 354 FRANKLIN ROAD, HHO REZONING ORDINANCE 2025-54

**Project Information**

Existing Zoning: Estate Residential (ER)
Proposed Zoning: N/A
Overlay Districts: HHO, HHO Buffer
Site Acreage: 202.60 acres

## Legend

- 354 Franklin Rd
- Envision Franklin Conservation
- 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

HISTORIC FRANKLIN TENNESSEE

# 354 FRANKLIN ROAD

## HILLSIDE HILLCREST OVERLAY (HHO) REZONING

Franklin, Williamson County, Tennessee

## SHEET INDEX


| | |
|---|---|
| C0.0 | COVER SHEET |
| C1.0 | EXISTING CONDITIONS |
| | SURVEY SHEETS |
| C2.0 | PROPOSED REVISION |
| C2.1 | SUPPORTING DOCUMENTATION |


## DEVELOPMENT TEAM

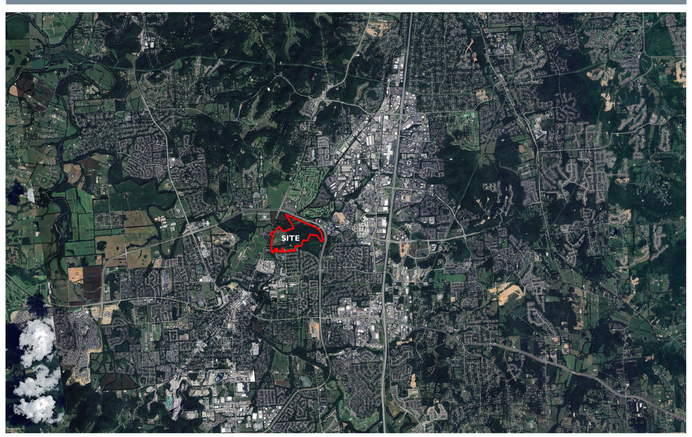

**APPLICANT & LANDSCAPE ARCHITECT:**
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
GREG.GAMBLE@GDC-TN.COM

**OWNER:**
CUMBERLAND & WESTER RESOURCES, LLC
EVANS WELLBORN
PO BOX 1507
MT. JULIET, TN 37121

## SITE DATA

| | |
|---|---|
| **PROJECT TITLE** | **354 FRANKLIN ROAD** |
| **PROJECT NUMBER:** | COF 8995 |
| **SITE ACREAGE/SF:** | 202.60AC / 8,825,256SF |
| **EXISTING ZONING:** | ESTATE RESIDENTIAL DISTRICT |
| **PROPOSED ZONING:** | ESTATE RESIDENTIAL DISTRICT |
| **OVERLAY ZONING:** | HHO, HHO BUFFER, FWO, FFO, CFO |
| **TAX MAP & PARCELS:** | 063- 02800 |
| **ADDRESS:** | 354 FRANKLIN ROAD |
| **PRIMARY USES:** | AG |

## VICINITY MAP



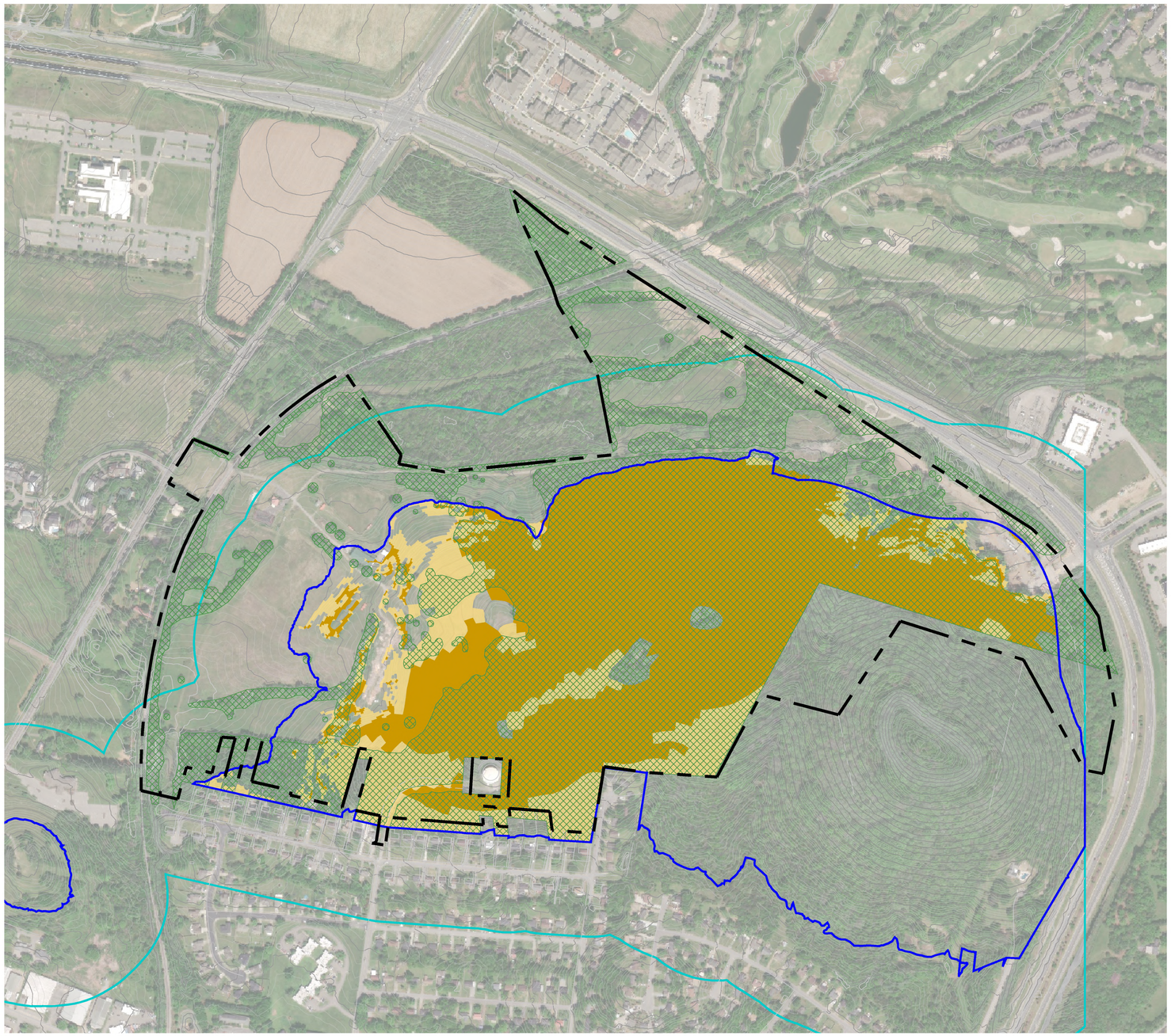

NOT TO SCALE

DRAKE A. REEDER
REGISTERED
TENNESSEE No. 1
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: 12/08/2025
RESUBMITTAL: 02/05/2026
ONE STOP:
COF #: 8995

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE



## SITE DATA

| | |
|---|---|
| **PROJECT TITLE** | **354 FRANKLIN ROAD** |
| **PROJECT NUMBER:** | COF 8995 |
| **SITE ACREAGE/SF:** | 202.60AC / 8,825,256SF |
| **EXISTING ZONING:** | ESTATE RESIDENTIAL DISTRICT |
| **PROPOSED ZONING:** | ESTATE RESIDENTIAL DISTRICT |
| **OVERLAY ZONING:** | HHO, HHO BUFFER, FWO, FFO, CFO |
| **TAX MAP & PARCELS:** | 063- 02800 |
| **ADDRESS:** | 354 FRANKLIN ROAD |
| **PRIMARY USES:** | AG |

## KEY

- **PROPERTY BOUNDARY**
- **EXISTING HHO LINE**
- **EXISTING 500' HHO BUFFER**
- **TREE CANOPY**
- **14 - 19.9% SLOPE**
- **20% AND GREATER SLOPE**

N

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

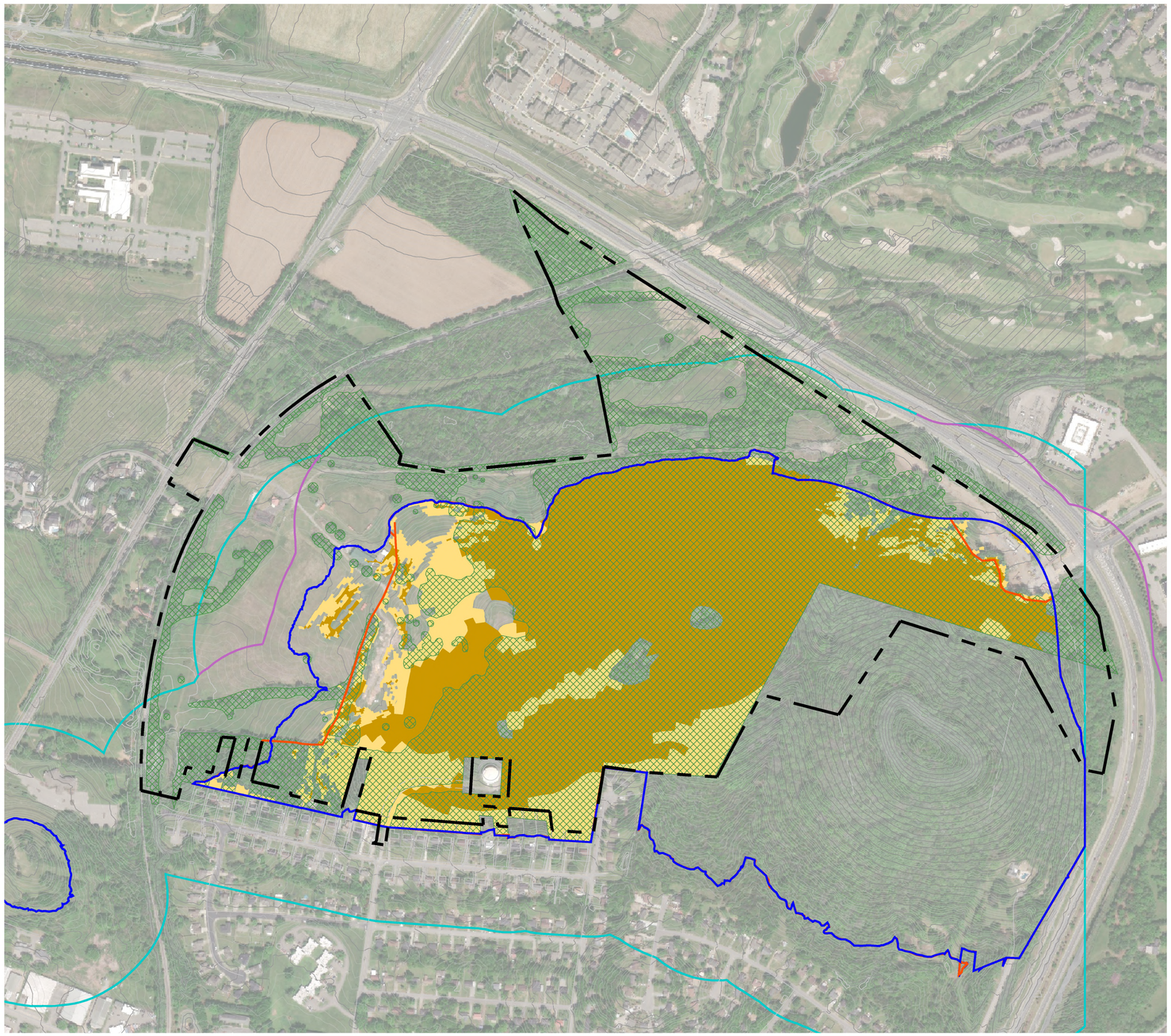
# 354 FRANKLIN ROAD
## ESTATE RESIDENTIAL
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1

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

OVERALL EXISTING CONDITIONS
SHEET
C1.0

PROJECT # 8995



N

0' 300' 600' 900'

## SITE DATA

| | |
|---|---|
| **PROJECT TITLE** | **354 FRANKLIN ROAD** |
| **PROJECT NUMBER:** | COF 8995 |
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| **PROPOSED ZONING:** | ESTATE RESIDENTIAL DISTRICT |
| **OVERLAY ZONING:** | HHO, HHO BUFFER, FWO, FFO, CFO |
| **TAX MAP & PARCELS:** | 063- 02800 |
| **ADDRESS:** | 354 FRANKLIN ROAD |
| **PRIMARY USES:** | AG |

## REVISION STATEMENT

**OUR REQUEST:**

Following the initial delineation of the HHO boundary, the landowner commissioned a series of detailed site analyses, including high-resolution topographic mapping, comprehensive on site tree surveys, and viewshed modeling. These investigations provided a more refined understanding of the site's physical and visual characteristics. As a result, the proposed adjustment of the HHO boundary and associated conservation policy better aligns with the principals set forth in Envision Franklin.

The applicant and owner submitted an Envision Franklin Amendment in order to change conservation policy on the site. That application was approved at Planning Commission on September 25, 2025. This rezoning is a request to rezone portions of HHO line to conform with the new Envision Franklin policy that was approved at planning commission.

## KEY

- **PROPERTY BOUNDARY**
- **EXISTING HHO LINE**
- **EXISTING 500' HHO BUFFER**
- **PROPOSED HHO LINE**
- **PROPOSED 500' HHO BUFFER**
- **TREE CANOPY**
- **14 - 19.9% SLOPE**
- **20% AND GREATER SLOPE**

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# 354 FRANKLIN ROAD
## ESTATE RESIDENTIAL
Franklin, Williamson County, Tennessee

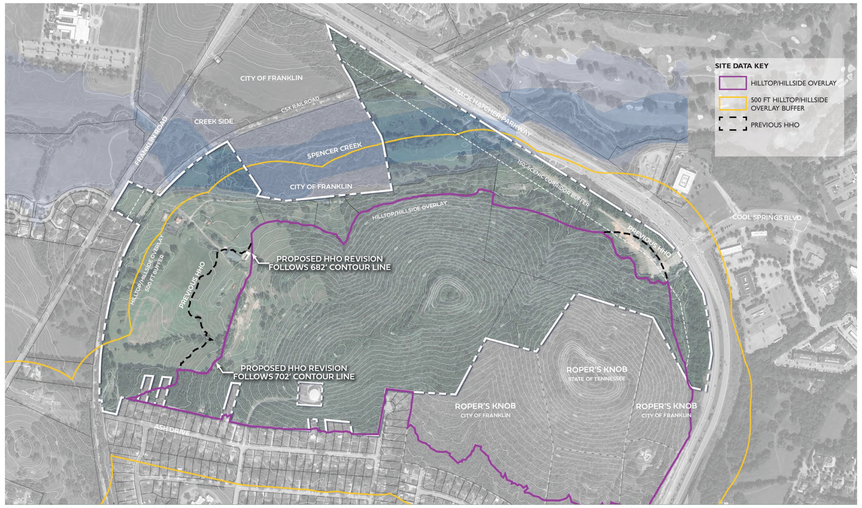
DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1...

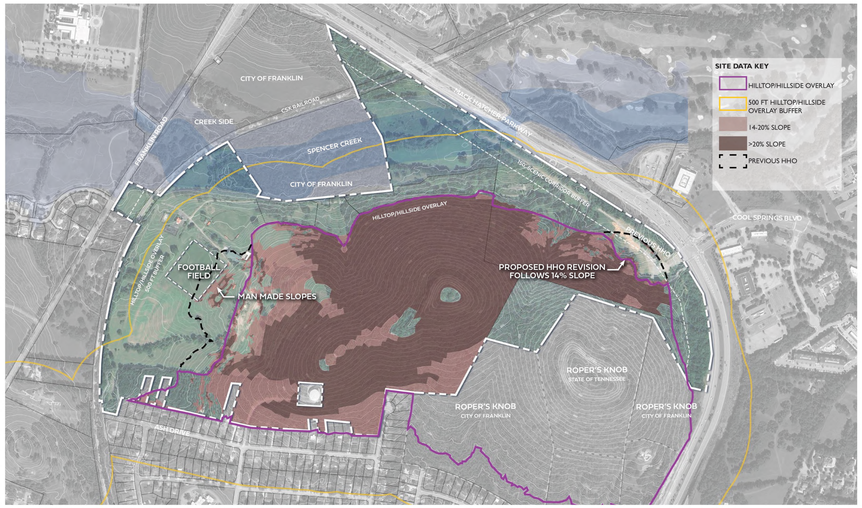
Revision Date
△ _____
△ _____
△ _____
△ _____

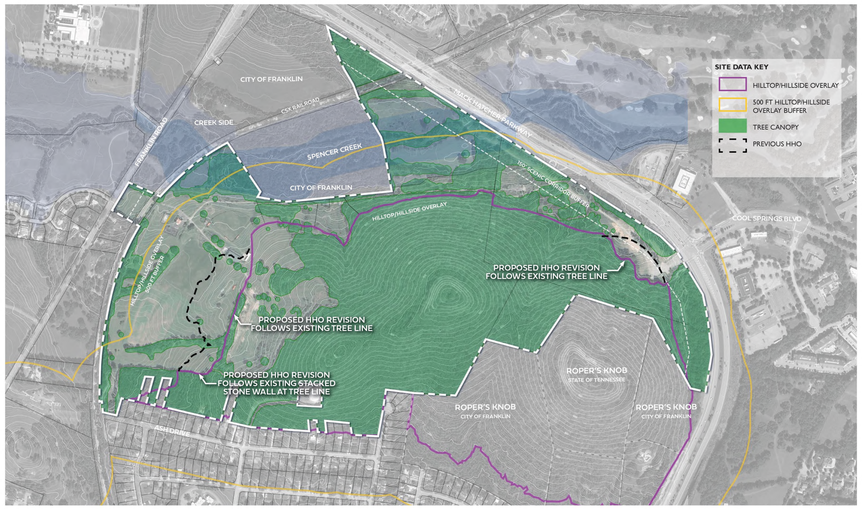
PROPOSED REVISION SHEET

C2.0

PROJECT # 8995



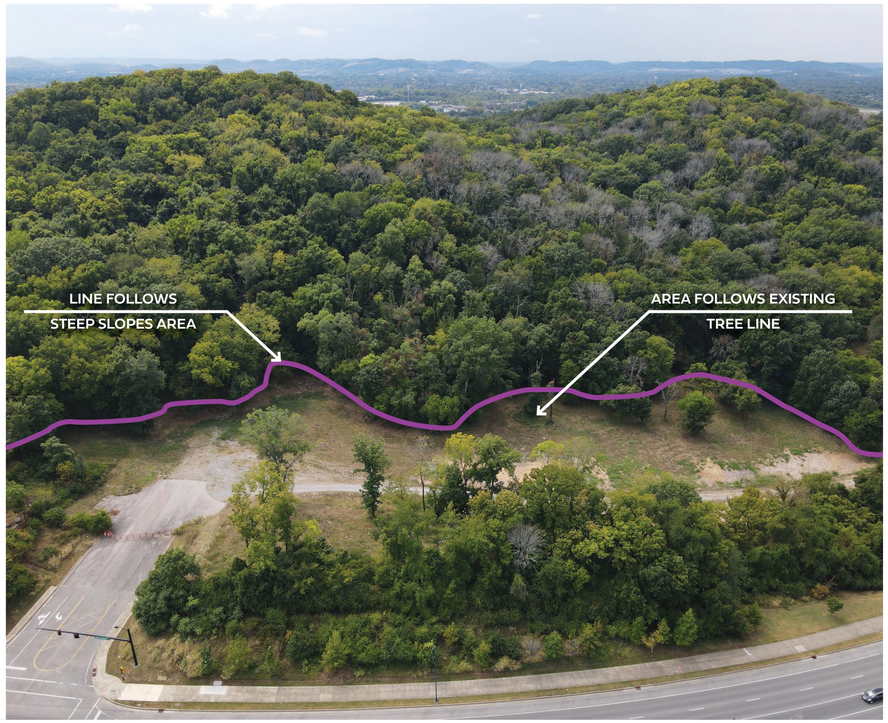



## AREA D:

By using the area of 14% and greater slopes as a guide, this area better follows the base of the hill.

This area also reflects the existing tree canopy of the site.

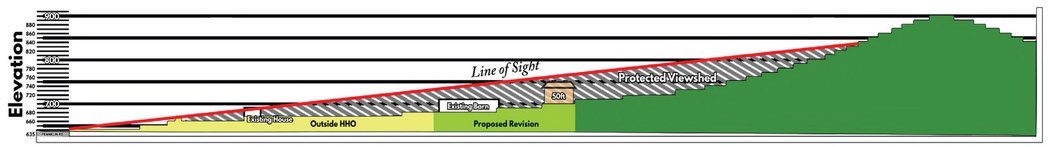


## AREA B:

This area was previously disturbed.

Currently Line goes through a barn and football field

Proposed line follows existing tree line.




GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

354 FRANKLIN ROAD
ESTATE RESIDENTIAL
Franklin, Williamson County, Tennessee

DRAKE A. REED REGISTERED TENNESSEE LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

SUPPORT DOCUMENTS
SHEET
C2.1

PROJECT #
8995

# 354 FRANKLIN ROAD

## HILLSIDE HILLCREST OVERLAY (HHO) REZONING

Franklin, Williamson County, Tennessee

## SHEET INDEX


| | |
|---|---|
| C0.0 | COVER SHEET |
| C1.0 | EXISTING CONDITIONS |
| | SURVEY SHEETS |
| C2.0 | PROPOSED REVISION |
| C2.1 | SUPPORTING DOCUMENTATION |


## DEVELOPMENT TEAM

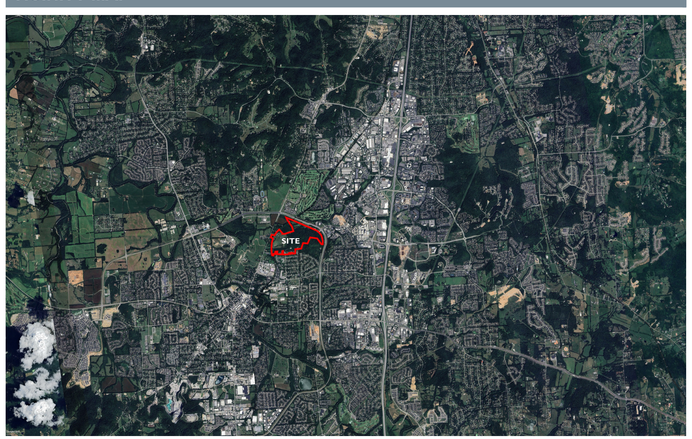

**APPLICANT & LANDSCAPE ARCHITECT:**
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
GREG.GAMBLE@GDC-TN.COM

**OWNER:**
CUMBERLAND & WESTER RESOURCES, LLC
EVANS WELLBORN
PO BOX 1507
MT. JULIET, TN 37121

## SITE DATA

| | |
|---|---|
| **PROJECT TITLE** | **354 FRANKLIN ROAD** |
| **PROJECT NUMBER:** | COF 8995 |
| **SITE ACREAGE/SF:** | 202.60AC / 8,825,256SF |
| **EXISTING ZONING:** | ESTATE RESIDENTIAL DISTRICT |
| **PROPOSED ZONING:** | ESTATE RESIDENTIAL DISTRICT |
| **OVERLAY ZONING:** | HHO, HHO BUFFER, FWO, FFO, CFO |
| **TAX MAP & PARCELS:** | 063- 02800 |
| **ADDRESS:** | 354 FRANKLIN ROAD |
| **PRIMARY USES:** | AG |

## VICINITY MAP



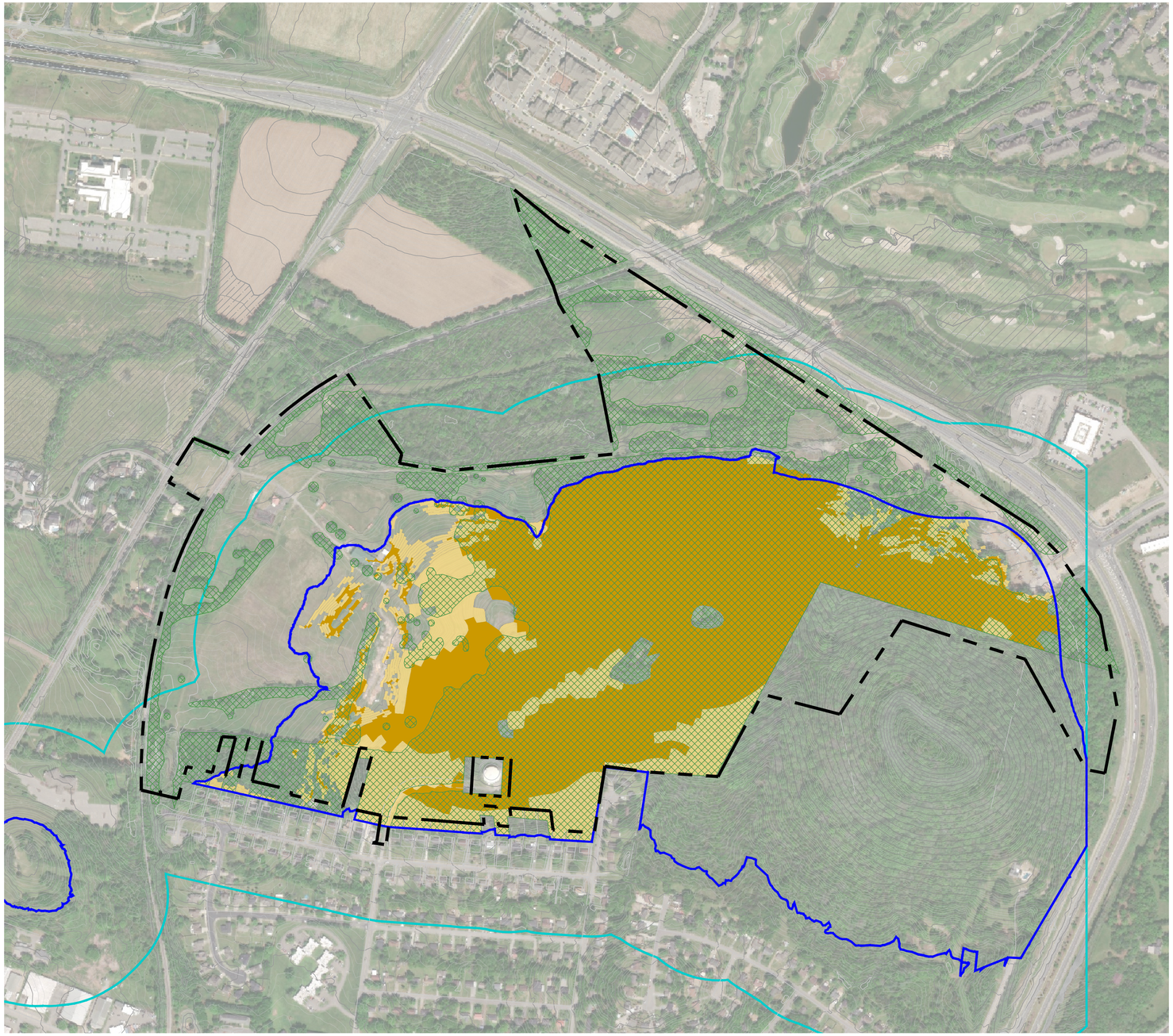

NOT TO SCALE

DRAKE A. REEDER
REGISTERED
TENNESSEE No. 1
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: 12/08/2025
RESUBMITTAL: 02/05/2026
ONE STOP:
COF #: 8995

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE



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| **TAX MAP & PARCELS:** | 063- 02800 |
| **ADDRESS:** | 354 FRANKLIN ROAD |
| **PRIMARY USES:** | AG |

## KEY

- **PROPERTY BOUNDARY**
- **EXISTING HHO LINE**
- **EXISTING 500' HHO BUFFER**
- **TREE CANOPY**
- **14 - 19.9% SLOPE**
- **20% AND GREATER SLOPE**

N

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

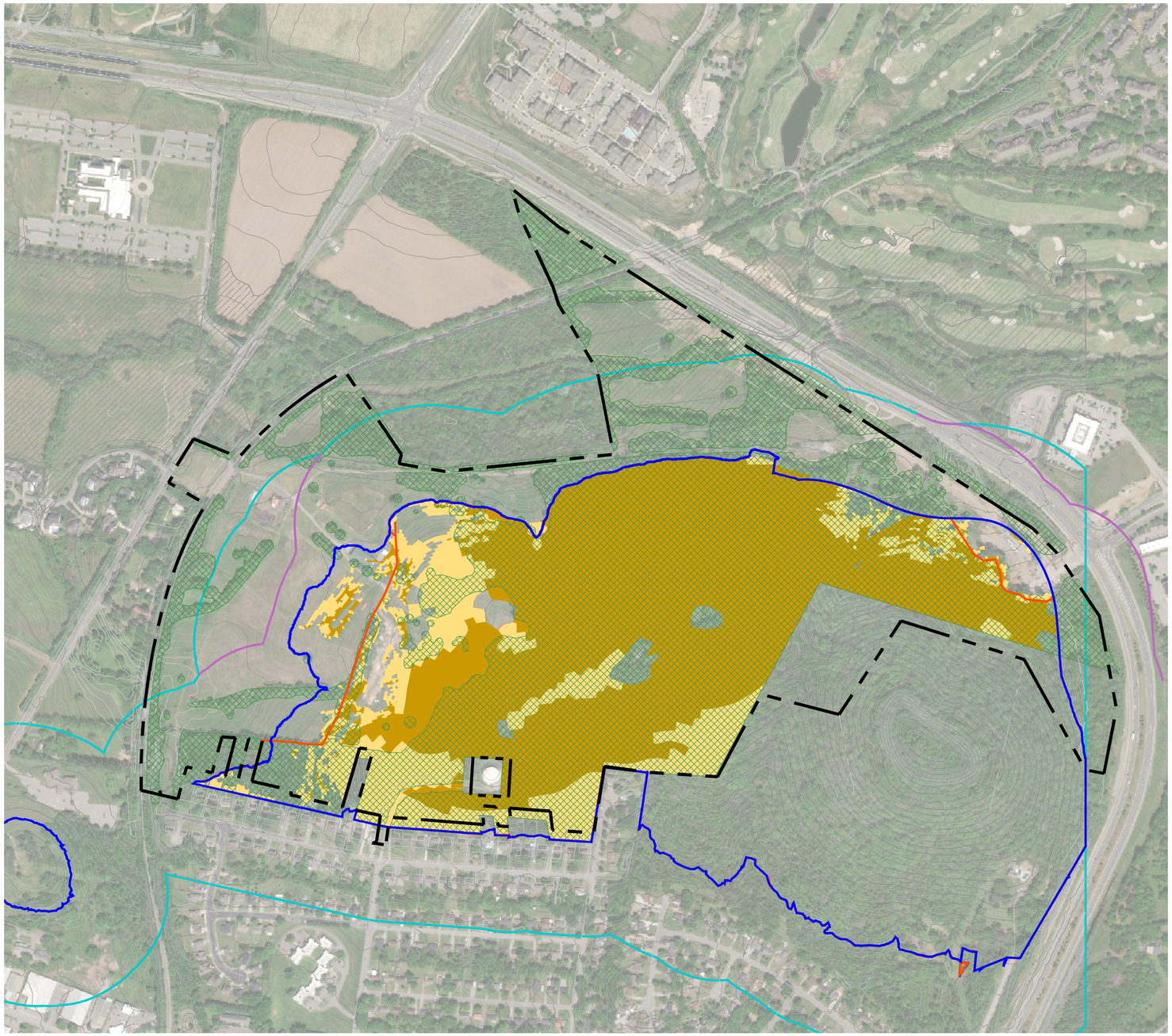
# 354 FRANKLIN ROAD
## ESTATE RESIDENTIAL
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1299

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

OVERALL EXISTING CONDITIONS
SHEET
C1.0

PROJECT # 8995



## SITE DATA

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| **TAX MAP & PARCELS:** | 063- 02800 |
| **ADDRESS:** | 354 FRANKLIN ROAD |
| **PRIMARY USES:** | AG |

## REVISION STATEMENT

### OUR REQUEST:

Following the initial delineation of the HHO boundary, the landowner commissioned a series of detailed site analyses, including high-resolution topographic mapping, comprehensive on site tree surveys, and viewshed modeling. These investigations provided a more refined understanding of the site's physical and visual characteristics. As a result, the proposed adjustment of the HHO boundary and associated conservation policy better aligns with the principals set forth in Envision Franklin.

The applicant and owner submitted an Envision Franklin Amendment in order to change conservation policy on the site. That application was approved at Planning Commission on September 25, 2025. This rezoning is a request to rezone portions of HHO line to conform with the new Envision Franklin policy that was approved at planning commission.

## KEY

- **PROPERTY BOUNDARY**
- **EXISTING HHO LINE**
- **EXISTING 500' HHO BUFFER**
- **PROPOSED HHO LINE**
- **PROPOSED 500' HHO BUFFER**
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- **14 - 19.9% SLOPE**
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N

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# 354 FRANKLIN ROAD
## ESTATE RESIDENTIAL
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1...

Revision Date
- △ _____
- △ _____
- △ _____
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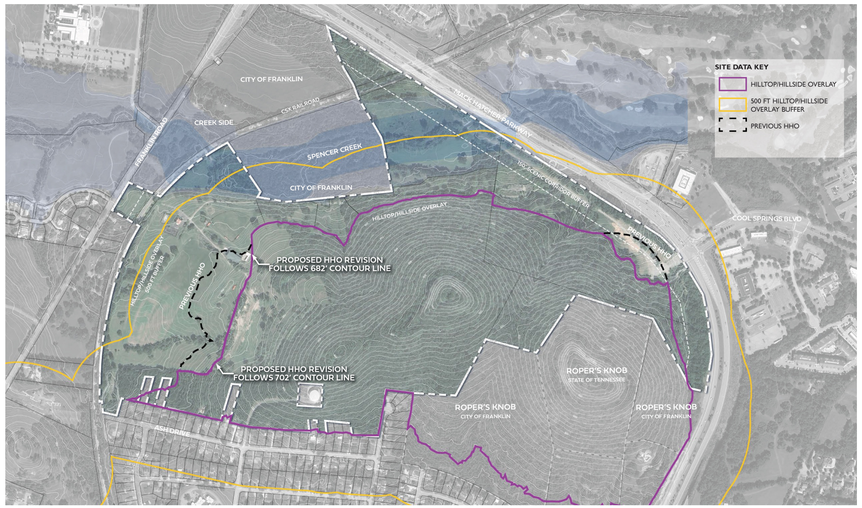
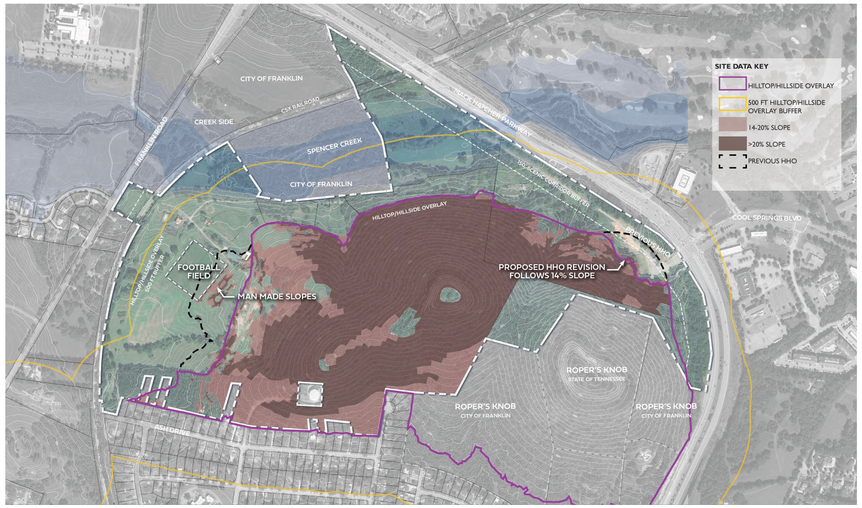
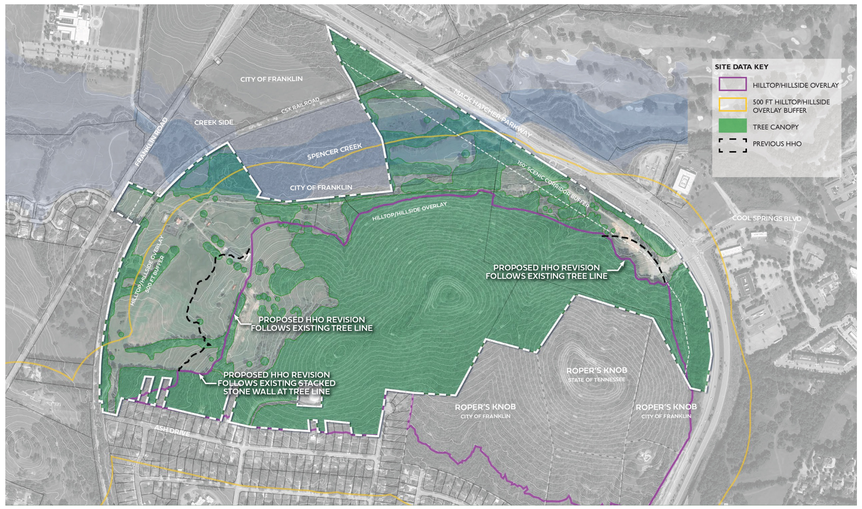
PROPOSED REVISION SHEET

C2.0

PROJECT # 8995



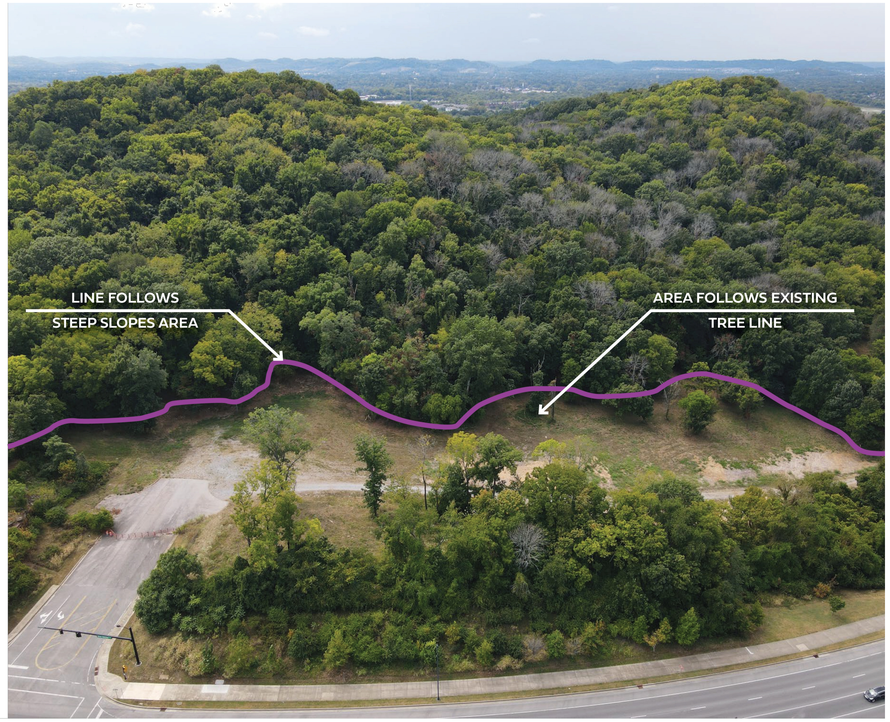



## AREA D:

By using the area of 14% and greater slopes as a guide, this area better follows the base of the hill.

This area also reflects the existing tree canopy of the site.

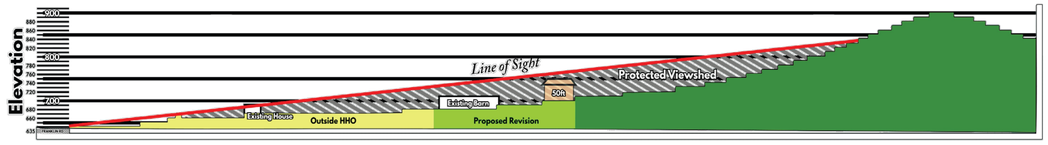


## AREA B:

This area was previously disturbed.

Currently Line goes through a barn and football field

Proposed line follows existing tree line.




GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

354 FRANKLIN ROAD
ESTATE RESIDENTIAL
Franklin, Williamson County, Tennessee

DRAKE A. REED
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT

Revision Date

SUPPORT DOCUMENTS
SHEET
C2.1

PROJECT #
8995

**Staff Report Exhibit A:** The blue line in the circle along the tree line is the location of the revised Conservation Line. Purple line is the proposed HHO line.

**COF no: 8995**

**CONDITIONS OF APPROVAL:**

**Open Issues: 1 These issues are currently being filtered**

**Preservation/HZC**

**General Issues**

**3. Preliminary HZC Recommendation**

| | |
|---|---|
| emily.huffer@franklintn.gov | Applicant shall include the HZC Summary of Action document from 1/12/26 with resubmittal. |

HISTORIC FRANKLIN TENNESSEE

# MEMORANDUM

**DATE:** September 25, 2025

**TO:** Franklin Municipal Planning Commission

**FROM:** Emily Wright, Director of Planning and Sustainability
Kelly Dannenfelser, Assistant Director of Planning and Sustainability
Andrew Orr, Long Range Planning Supervisor
Joel Aguilera, Principal Planner

## Subject

*PUBLIC HEARING: Consideration of Resolution 2025-74, A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT TO AMEND THE LIMITS OF THE CONSERVATION DESIGN CONCEPT FOR PROPERTY LOCATED AT 354 FRANKLIN ROAD, KNOWN AS MAP 063 PARCEL 02800.

## Project Information

**COF Project Number: 8907**
**Applicant:** **Greg Gamble, Gamble Design Collaborative**
**Owner:** **Evans Wellborn, Cumberland & Western Resources LLC**

## Background/Staff Comments

This application is a request to amend the Envision Franklin Design Concepts Map for property located at 354 Franklin Road. The request is to specifically amend the limits of the Conservation Design Concept on the subject property. The property is currently assigned to the Rural Reserve Design Concept, with significant portions of the property designated as the Conservation Design Concept due to the existence of floodplain on the property around Spencer Creek and predominantly due to the elevation and slopes from Ropers Knob, and Shute's Knob, which is slightly lower and to the west. These high points played significant roles during the Civil War and Ropers Knob is listed on the National Register of Historic Places. Of the total 202.29 acres, approximately 122.2 acres of the site are currently within the Conservation Design Concept. Should the limits of the Conservation area be amended, approximately 113.68 acres of the site would then be within the Conservation Design Concept which is a net reduction of 8.52 acres designated for conservation.

The Conservation Design Concept contemplates as little encroachment as possible in order to protect sensitive lands and environmental features. These may include floodplains, hillsides with steep slopes, hilltops, water resources, tree rows, forested areas, and specimen trees. The Conservation Design Concept for this site dates back to a citywide analysis conducted when the Hillside Hillcrest Overlay

Zoning District (HHO) was first established in 2008. The intent behind creating the HHO was to protect the City's hillsides and hillcrests, including their natural and topographic character and identity, as well as limiting development to ensure viewsheds were largely preserved from major corridors. The subject property is located prominently in Central Franklin, between Franklin Road and Cool Springs Boulevard, and adjoins Roper's Knob which is planned to be a future City park.

The subject property also contains the Rural Reserve Design Concept which supports single-family residential uses on a minimum one-half acre lot for new developments, accessory dwellings, and potentially institutional uses. New developments within the Rural Reserve Design Concept should preserve at least 50% of the site as permanent open space. Harlinsdale Manor is an example of the type of development supported by the Rural Reserve Design Concept.

The purpose of this request is to amend the limits of the Conservation Design Concept in four different areas of the site:

Area A: Approximately 1.40 acres. Located on the southwest portion of the property, just north of Ash Drive in the Rural Reserve Design Concept, the area is proposed to be added and placed into the Conservation Design Concept to preserve the existing stone wall and tree buffer for the adjacent Ash Drive residences.

Area B: Approximately 7.05 acres. Located along the western portion of the property, close to Franklin Road, this area was previously disturbed from illegal grading work that occurred under a previous owner of the property. The current Conservation Design Concept boundary goes through the existing barn and (now) football field. The proposed boundary would follow the remaining tree line.

Area C: Approximately 1.01 acres. On the eastern portion of the property facing Mack Hatcher Parkway this area seeks to carve out a developable footprint with slopes less than 14%. The proposed boundary would use the 14% slope line as a guide, at the base of the hill. This is a forested area.

Area D: Approximately 2.48 acres. Located along the eastern portion of the property, at the intersection at Mack Hatcher Parkway and Cool Springs Boulevard. The proposed boundary would use 14% slopes as guide as well since it follows the base of the hill. The area proposed was cleared of trees during the widening of Mack Hatcher Parkway as well as more recently when Mallory Valley performed water line improvements in their easement which exists in this area.

If approved, the applicant could apply for a rezoning to revise the Hillside Hillcrest Overlay Zoning District (HHO) to match any newly revised boundaries of the Conservation Design Concept for this site.

Envision Franklin states that applicant-requested Plan amendments must demonstrate its need and justification for 5 plan criteria.

The applicant has provided responses to these criteria, which are included as part of their submittal package as an attachment to this item in Civic Clerk. Staff responses to these criteria are as follows:

**1.** The applicant states that there have been significant changes to the property, as the property owner has commissioned several detailed site analyses to provide a more refined understanding of the site's physical characteristics. The analysis and visuals provided state that the proposed adjustment to the Conservation limits is necessary and would better align with the principles set forth in Envision Franklin. Although the detailed analyses conducted for this review appear correct, and within reason, staff still has some concerns with the justification for removing the Conservation Design Concept in some areas, specifically in area C, where the forested area exists and should be preserved. Due to the amount of deforestation done on site under previous ownership at Area B and at Area D in preparation for the driveway access at Cool Springs Boulevard to meet Engineering standards, staff does not want to continue any further deforestation in highly visible locations as part of the viewshed of the hill designated on the National Register of Historic Places. Additionally, because there is no conceptual layout or building information, staff does not know how impactful future development may be from this boundary change to other viewsheds along Franklin Road and natural areas. As there continues to be significant tree loss on the site due to the invasive emerald ash borer and to work being done in the waterline easements on-site, preservation of the trees at these sensitive locations, like in Area C, should be prioritized as tree canopy was part of the consideration for the original HHO boundary study.

**2.** The applicant states that the revised boundary of the Conservation area would still preserve the historic and natural character of the area and enabling for appropriately-scaled cluster development. Although no conceptual plan or information on the future development has been provided, the applicant accommodated staff's request to extend the proposed Conservation area in Area A in order to protect the existing historic stone wall and forested area, consistent with the principles of Envision of Franklin. For Area B, the new boundary line would follow the existing tree line and only incorporate the previously disturbed area. For Area C, the staff has raised concerns with the encroachment into the existing forested area. Encroachment into Area C for future development will not only impact the physical characteristics of the hill, but the staff has concerns it will negatively impact the viewshed from Mack Hatcher Parkway. At Area D, the boundary would follow the steep slopes and existing tree line, beyond the area that has been previously cleared for the Cool Springs Blvd intersection.

**3.** The applicant states that the proposed amendment adheres to the principles of Envision Franklin's Conservation and Rural Reserve concepts by preserving hilltop viewsheds and minimizing disturbance. The adjustment to the Conservation boundary maintains sensitive buffers in order to protect the visual context of the area. However, no conceptual plan or information on the future development has been provided for staff to assess if the future development would be compatible with the surrounding area or if the future plan justifies the proposed adjustments to the Conservation areas. Any future proposal to amend the underlying Envision Franklin Design Concepts shall include this information in order to determine if the proposal is compatible with the surrounding area.

**4.** As stated by the applicant, the proposed adjustment to the Conservation boundaries have been carefully reviewed and adjusted to preserve the important topography and visual features of the property. The applicant's approach maintains the historic landscape and avoids unnecessary encroachment into sensitive terrain. The staff recognizes that some important visual and natural features, like in Area A, have been expanded to capture those sensitive areas; however, as previously stated, in Area C, encroachment of future development into the existing forested area may significantly impact the vegetation there. If encroachment into Area C is permitted, it could affect the natural or scenic quality of the area.

**5.** The applicant states that, with the proposed Conservation boundary adjustment, the change supports the long-term vision of a more connected, accessible, and livable community. The adjustment will allow for clustered development in area that avoids environmentally sensitive areas and would encourage preservation, as well as new future amenities like trails, pedestrian connections, and open space access. However, as mentioned previously, because no additional information on conceptual development layout has been provided, it is difficult to assess how a future design will benefit or impact the quality of life of current and future residents.

A virtual neighborhood meeting was held on August 7, 2025. A recording of the meeting is located on the City's website at www.franklintn.gov/neighborhoodmeetings. In addition to the virtual neighborhood meeting, the applicant hosted an in-person neighborhood meeting on August 19, 2025, at Jamison Station to hear additional comments. At both meetings, several were in attendance, and voiced a variety of concerns, such as whether the applicant will make additional reductions to the Conservation area on the subject property, what impacts to the neighbors could arise from any future development proposals, and does this set a precedent for reducing other conservation areas throughout the city upon developers' requests, should this proposed amendment be approved.

**Project Considerations**

For this plan amendment request, the Planning Commission is only reviewing the applicant's request to amend the boundaries of the Conservation Design Concept on the subject property. No conceptual layout or development renderings have been submitted alongside this request. Any possible future Envision Franklin amendment request that would change the underlying Rural Reserve Design Concept shall provide sufficient site layout, height, massing, scale, and architectural information to allow for a full staff review and assessment of the request that would ensure consistency with Envision Franklin and compatibility with the surrounding environment.

**Recommendation**

**The Staff recommends approval of Resolution 2025-74, with the condition that the Conservation Design Concept boundary not be amended for Area C.**

City of Franklin

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

**File #: 26-0194**

**DATE:** 2/26/2026

**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:**

Town of Franklin Subdvision, Final Plat, Revision 7, Lot 68, Creating 1 Commercial Lot, On 0.59 Acres Located At 208 And 210 East Main Street And 119 2nd Avenue North. (CONSENT AGENDA)

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 8998
Applicant: Daniel Wolterman, T Square Engineering
Owner: Gordon Inman

**BACKGROUND/STAFF COMMENTS:**
The purpose of this plat is to create one commercial lot for the property located at 208 and 210 East Main Street and 119 2nd Avenue North. The property consists of 0.59 acres and is Zoned Downtown District (DD). The new lot meets the standards for the DD District, and the new lot received a Certificate of Appropriateness from the Historic Zoning Commission at its February 2026 meeting. No other site or development plans for the property have been submitted at this time.

**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

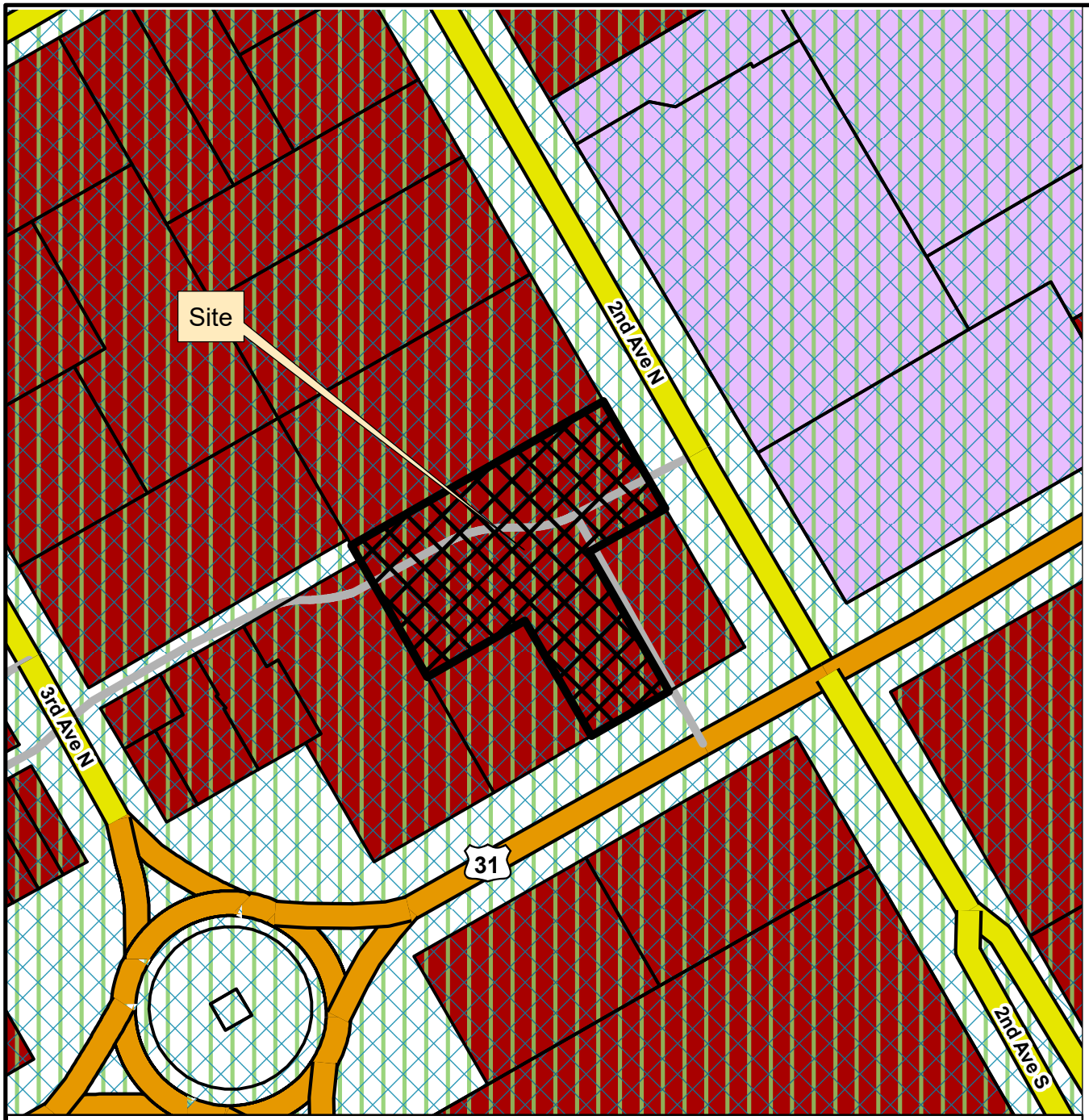
department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Staff recommends approval of the Town of Franklin Subdivision, Final Plat, Revision 7, with conditions.




**TOWN OF FRANKLIN SUBDIVISION, LOT 68**
**FINAL PLAT, REVISION 7**

**Project Information**
Existing Zoning: DD Downtown District
Overlay Districts: HPO, CFO
Site Acreage: 0.59 acres
Total Number of Lots: 1

## Legend

- Town of Franklin Subdivision, Lot 68
- Central Franklin Overlay
- Historic Preservation Overlay
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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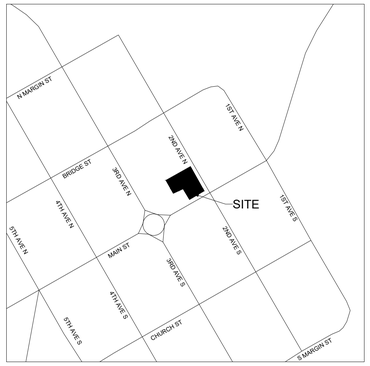
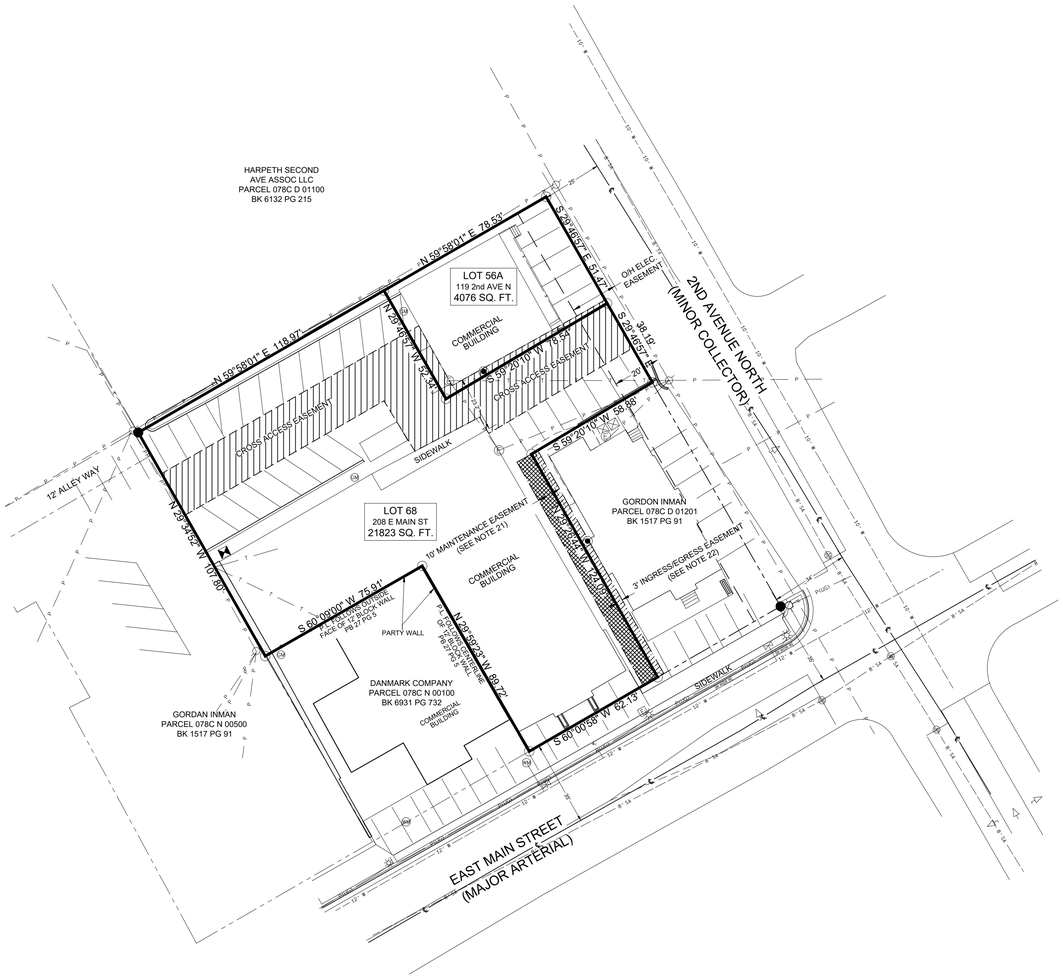
N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE




VICINITY MAP - NOT TO SCALE




TN SPCS NAD 83

SCALE 1" = 30'

30 0 15 30 60

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- GAS METER
- WATER METER
- ELEC. METER
- UTILITY POLE
- SEWER MANHOLE
- CLEANOUT
- STREET CENTERLINE
- WATER LINE
- OVERHEAD COMM.LINE
- OVERHEAD ELEC. LINE
- UNDERGROUND ELEC. LINE
- SEWER LINE
- INGRESS/EGRESS EASEMENT
- MAINTENANCE EASEMENT
- CROSS ACCESS EASEMENT

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 68 OF TOWN OF FRANKLIN SUBDIVISION, REVISION 5 INTO 2 LOTS.
2. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS RECORDING OF LOTS 56 AND 68 AS THEY ARE SHOWN ON THE FINAL PLAT ENTITLED "TOWN OF FRANKLIN SUBDIVISION, REVISION 5" AS RECORDED IN PLAT BOOK 27, PAGE 5, R.O.W.C.
3. BEARINGS AS SHOWN ARE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.
4. SUBJECT PARCEL: MAP 078C, GROUP D, PARCELS 012.00. THE TOTAL ACREAGE OF THE SUBJECT PROPERTY IS 0.59 ACRE.
5. SUBJECT PROPERTY LOCATED IN THE 9TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE.
6. PROPERTY IS ZONED DD - DOWNTOWN DISTRICT, CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY.
7. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. NO PORTION OF THE DESCRIBED TRACT LIES WITHIN FLOODWAY, AND IS SHOWN IN THE AREA ZONE X AS SAID TRACT PLOTS BY SCALE ON FEMA FIRM MAP NUMBER 47187C0211H ON THE FLOOD INSURANCE RATE MAPS FOR CITY OF FRANKLIN, TENNESSEE (EFFECTIVE DATE DECEMBER 20, 2024).
8. LOT SHALL CONFORM TO ALL REQUIREMENTS OF THE "FRANKLIN ZONING ORDINANCE".
9. WITHIN NEW DEVELOPMENTS AND FOR OFF SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
10. UTILITIES AS SHOWN WERE TAKEN FROM VISIBLE FIELD LOCATIONS. UTILITY DETAILS AND PRECISE GROUND LOCATIONS SHOULD BE OBTAINED FROM THE PROPER AUTHORITIES BEFORE ANY GROUND DISTURBANCE OR CONSTRUCTION IS STARTED.
11. THE CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
12. THE CITY OF FRANKLIN WATER MANAGEMENT IS NOT RESPONSIBLE FOR ANY DRIVEWAY CROSSINGS.
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 OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
14. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
15. 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.
16. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
17. MINIMUM BUILDING SETBACK REGULATIONS FOR ZONE DD ARE AS FOLLOWS:
    FRONT - NO CLOSER THAN THE SMALLEST SETBACK AND NO FURTHER THAT THE LARGEST SETBACK OF HISTORIC STRUCTURES ON THE SAME BLOCK FACE
    SIDE - 0' (COMMERCIAL OR MIXED USE BUILDINGS)
    REAR - 5' (COMMERCIAL OR MIXED USE BUILDINGS)
18. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, AND THE RATIO OF PRECISION IS LESS THAN 1:10,000.
19. THERE IS TO BE A 40' MTE EASEMENT ON ALL OVERHEAD ELECTRIC LINES AND A 20' EASEMENT ON ALL UNDERGROUND ELECTRIC LINES.
20. ANY UNUSED SANITARY SEWER SERVICE MUST BE TERMINATED AT THE MAIN LINE TEE AND IS THE FINANCIAL RESPONSIBILITY OF THE PROPERTY OWNER.
21. THERE IS A 10' WIDE BUILDING MAINTENANCE EASEMENT ESTABLISHED FOR LOT 56 UPON LOT 68. THE EASEMENT LOCATION SHALL BE DETERMINED BY MEASURING 10' WESTERLY AND PERPENDICULAR TO THE OUTSIDE FACE OF THE WEST WALL OF BUILDING SHOWN ON LOT 56.
22. THERE IS A 3' INGRESS/EGRESS EASEMENT ESTABLISHED FOR LOT 68 UPON LOT 56, WHICH SHALL PROVIDE FOR A GUARANTEED, UNRESTRICTED, RIGHT OF ACCESS TO ALL OWNERS PROVIDING THAT SUCH EASEMENT SHALL BE REQUIRED TO EXECUTE AN AGREEMENT SPECIFYING RESPONSIBILITY FOR CONSTRUCTION AND PERPETUAL MAINTENANCE OF THE EASEMENT IN ACCORDANCE WITH THE APPROVED ACCESS PLANS.

### Certificate of Approval for Recording

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary — Date

Franklin Municipal Planning Commission

### Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 8th day of May, 2025.

Surveyor — 2-5-2026 Date

### Certificate of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 1517, Page 91, 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.

Owner (Inman) — Date

### Certificate of Approval of Subdivision Name, Street Names, and Addressing

Subdivision name and street names approved by the Williamson County Emergency Management Agency and the City of Franklin.

Williamson County Emergency Management Agency — Date

City of Franklin — Date

### Certificate of Approval of 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 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

### MTEMC Signature

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Date — Middle Tennessee Electric Membership Corporation

T-SQUARE ENGINEERING
SURVEY DIVISION
111 SOUTHEAST PKWY CT, FRANKLIN, TN. 37064

MARK CANTRELL — PROFESSIONAL LAND SURVEYOR — TENNESSEE NO. 1859 — 2-5-2026

TOWN OF FRANKLIN SUBDIVISION
FINAL PLAT, REVISION 7
(RESUBDIVISION OF LOT 68)

COF #8998
208 EAST MAIN STREET
GORDON INMAN, OWNER
DEED BOOK 1517, PAGE 91
PLAT BOOK 27, PAGE 5

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

PROJECT: 25-0419

REVISIONS

| NO. | DATE |
|---|---|
| 1 | 2-5-2026 |
| | |
| | |
| | |

DATE: 21 OCT 2025
SCALE: 1" = 30'
DRAWN BY: DSW
REVIEWER:

SHEET: 1 OF 1

**COF no: 8998**

**CONDITIONS OF APPROVAL:**

## Open Issues: 5 These issues are currently being filtered

### Performance Agreement and Surety

#### General Issues

**3. 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

**22. New Lot**

joseph.bryan@franklintn.gov Applicant shall label the new lot as Lot 189.

**23. Void and Vacate note**

amy.diaz-barriga@franklintn.gov Update the void/vacate note to only reference lot 68 (not 56).

### Preservation/HZC

#### General Issues

**11. Preliminary HZC Recommendation**

emily.huffer@franklintn.gov Applicant shall upload the Summary of Action document when resubmitting.

### Water/Sewer

#### General Issues

**6. Existing sanitary service**

ben.mcneil@franklintn.gov With the lot line creation, the sanitary sewer service for lot 56A must be shown to the main line. The sanitary sewer service must be on the lot in which it serves. The applicant must CCTV sewer service location and plot on the proposed plat.

**File #: 26-0195**

**DATE:** 2/26/2026

**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 Subdivision, Site Plan, Lots 11, 12, 13, And 66, Developing 76,823 Square Feet Of Civic Space, On 6.13 Acres, Located At 306 Beasley Drive. (CONSENT AGENDA)

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 9026
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 76,823 square feet of civic space for the property located at 306 Beasley Drive. This site plan is for the refurbishment of the Williamson County Juvenile Justice Center. This site plan is the latest component of the Williamson County Justice Department's campus development. 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.

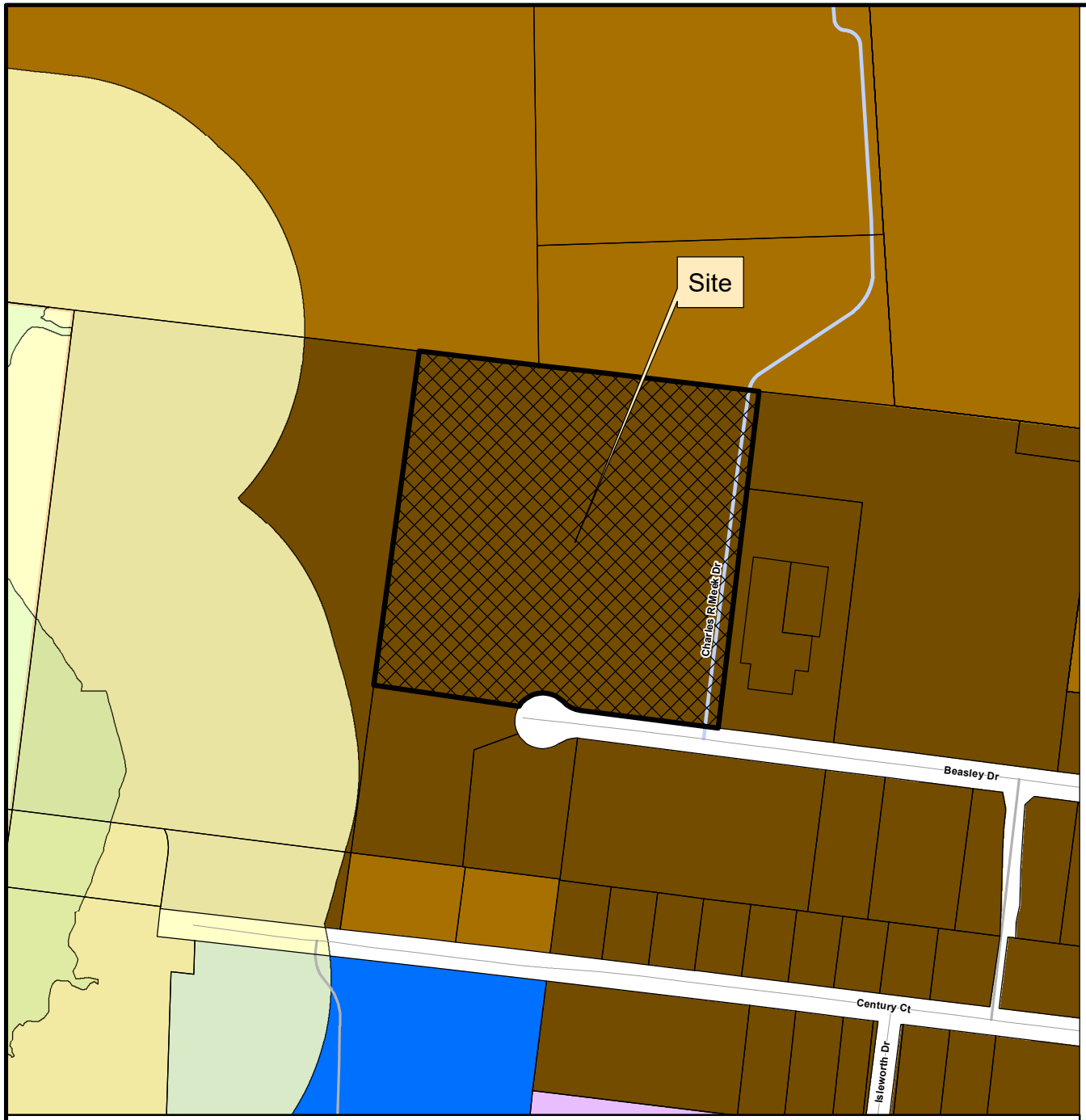
4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to the start of any excavation work, the developer and/or 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 Subdivision SIte Plan, Lots 11, 12, 13, and 66, with conditions.




**CENTURY INDUSTRIAL PARK SUBDIVISION**
**LOTS 11, 12, 13, AND 66**
**SITE PLAN**

**Project Information**
Existing Zoning: HI Heavy Industrial District
Overlay Districts: None
Site Acreage: 6.13 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 76,823 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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0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

SITE DEVELOPMENT PLANS FOR

# CENTURY INDUSTRIAL SUBDIVISION,

# LOTS 11, 12, 13, AND 66, SITE PLAN

306 BEASLEY DRIVE
WILLIAMSON COUNTY
FRANKLIN, TENNESSEE
CITY OF FRANKLIN PROJECT NUMBER: 9026
GRESHAM SMITH PROJECT NO. 49222.04

SITE DATA

| PROPERTY | |
|---|---|
| PROJECT NAME | CENTURY INDUSTRIAL SUBDIVISION, LOTS 11, 12, 13, AND 66, SITE PLAN |
| PROJECT NUMBER | 9026 |
| ADDRESS | 306 BEASLEY DRIVE |
| PARCEL | 090G C 01700 00009090B & PORTION OF 090G C 02400 00009090B |
| CITY | FRANKLIN |
| COUNTY | WILLIAMSON |
| STATE | TENNESSEE |
| CIVIL DISTRICT | 5TH |
| MAP | 090G |
| PARCEL | 01700 & 02400 |
| SUBDIVISION | N/A |
| LOT AREA | 41.38 ACRES (TOTAL) |
| PROJECT AREA | 6.13 ACRES |

| ZONING | |
|---|---|
| BASE ZONING | HI-HEAVY INDUSTRIAL ZONE |
| OVERLAY ZONING | N/A |
| PROPOSED USE | CORRECTIONAL FACILITY |
| YARD FRONTING ON LOCAL STREET | 30 FT |
| SIDE YARD | 15 FT |
| REAR YARD | 25 FT |
| BUILDING HEIGHT ALLOWED | 55'-0" |

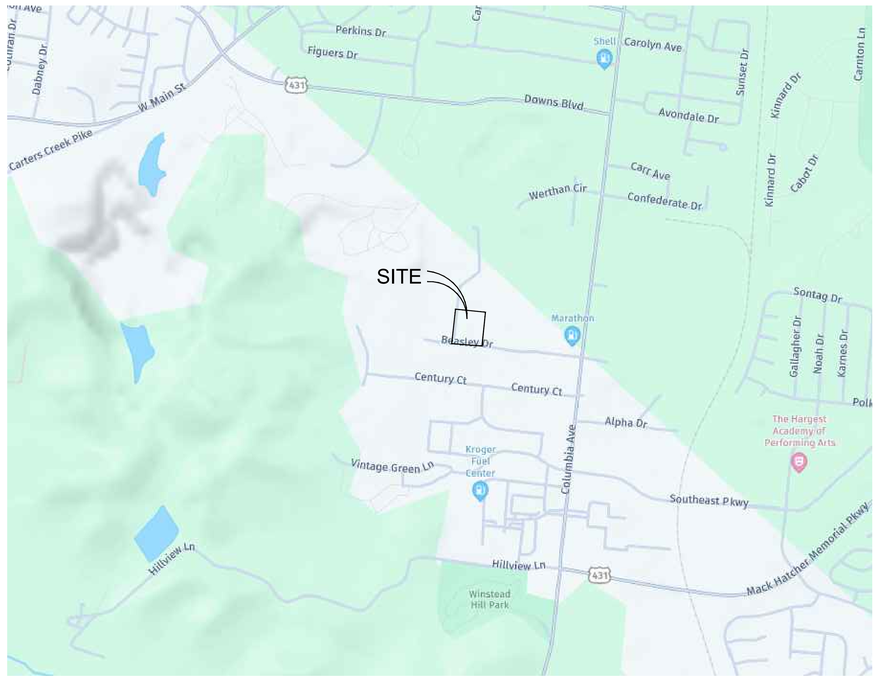
**IMPACT STATEMENT**

THE PROPOSED RE-DEVELOPMENT IS REPLACING AN APPROVED COUNTY OWNED BUILDING. THE IMPACT ON CITY RESOURCES SUCH AS POLICE, FIRE, SOILID WASTE, AND PUBLIC RECREATIONAL FACILITIES, WILL NOT HAVE ANY KNOWN ADVERSE IMPACT BEYOND THE ORIGINAL APPROVAL.

| BUILDING | |
|---|---|
| | JUVENILE JUSTICE CENTER (JJC) |
| BUILDING TYPE APPLIED | FLEX |
| FRONTAGE TYPE APPLIED | PARKING FRONTAGE |
| PROPOSED USE | FLEX USES GOVERNMENT SERVICE |
| OCCUPANCY TYPE | MIXED-USE: ASSEMBLY (A-3), BUSINESS (B), INSTITUTIONAL (I-3, CONDITION4), AND RESIDENTIAL (R-4) |
| CONSTRUCTION TYPE | IIB, SPRINKLERED |
| TOTAL GROSS BUILDING AREA SF | 404,000 SF |
| BUILDING HEIGHT (MAX. 3 STORIES) | 42'-6", 2 STORIES |
| | LVL 1: 15'-4" LVL 2: 17'-4" |
| MINIMUM LANDSCAPING SURFACE RATIO | 20% |
| OPEN SPACE REQUIRED | 5% |
| NATURAL AREA SF REQUIRED | 5,000 SF MIN. |
| TREE CANOPY RETENTION ACREAGE | 0.97 |
| HISTORIC RESOURCE TREATMENT | NO |
| PARKING REQUIRED | 327 SPACES |
| PARKING PROVIDED | 330 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 |
| C000 | COVER SHEET |
| C001 | GENERAL NOTES |
| C100 | EXISTING CONDITIONS |
| C101 | DEMOLITION PLAN |
| C200 | OVERALL SITE LAYOUT PLAN |
| C201 | ENLARGED SITE LAYOUT PLAN |
| C202 | EMERGENCY MANAGEMENT PLAN |
| C203 | GARBAGE TRUCK ACCESS PLAN |
| C204 | HARDSCAPE PLAN |
| C300 | OVERALL GRADING AND DRAINAGE PLAN |
| C301 | ENLARGED GRADING AND DRAINAGE PLAN |
| C302 | STORM PIPE PROFILES |
| C303 | PERMEABLE PAVERS BENCHED GRADING PLAN |
| C401 | INITIAL EPSC PLAN |
| C402 | INTERMEDIATE EPSC PLAN |
| C403 | FINAL EPSC PLAN |
| C500 | OVERALL UTILITY PLAN |
| C501 | ENLARGED UTILITY PLAN |
| C502 | SANITARY SEWER MAIN PLAN AND PROFILES |
| C503 | WATER MAIN 1 PLAN AND PROFILE |
| C901 | SITE DETAILS |
| C902 | SITE DETAILS |
| C903 | SITE DETAILS |
| C904 | SITE DETAILS |
| C905 | SITE DETAILS |
| C906 | SITE DETAILS |
| C907 | SITE DETAILS |
| L101 | TREE REMOVAL PLAN |
| L201 | LANDSCAPE PLAN |

| 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 |


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
Gresham Smith
222 Second Avenue South
Suite 1400
Nashville, TN 37201
Civil Contact: Levi Sciara, PE
Phone: (615) 770-8213
Email: levi.sciara@greshamsmith.com

LANDSCAPE ARCHITECT
Gresham Smith
222 Second Avenue South
Suite 1400
Nashville, TN 37201
Landscape Contact: Terry Mulvaney, RLA
Phone: (615) 770-8674
Email: terry.mulvaney@greshamsmith.com

SURVEYOR
Gresham Smith
222 Second Avenue South
Suite 1400
Nashville, TN 37201
Survey Contact: Christopher Goetz, RLS
Phone: (615) 770-8100
Email: chris.goetz@greshamsmith.com


PRELIMINARY - NOT FOR CONSTRUCTION


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


CENTURY INDUSTRIAL SUBDIVISION,
LOTS 11, 12, 13, AND 66, SITE PLAN
306 BEASLEY DR.
FRANKLIN, TN 37064
COF PROJECT NO. 9026
ISSUED FOR PERMIT

02/05/2026
THIS SHEET HAS BEEN SEALED DIGITALLY

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

| Revision | | |
|---|---|---|
| No. | Date | Description |
| 0 | 02.05.2026 | COF COMMENTS |

COVER SHEET

**C000**

49222.04
01/12/2026

This Line is 3 Inches When Printed Full Size

**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 JULY 25, 2022 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. EPSC 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.

Know what's below. Call before you dig.

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

# CENTURY INDUSTRIAL SUBDIVISION, LOTS 11, 12, 13, AND 66, SITE PLAN

306 BEASLEY DR.
FRANKLIN, TN 37064
COF PROJECT NO. 9026
ISSUED FOR PERMIT

STATE OF TENNESSEE
9/25/2026

THIS SHEET HAS BEEN SEALED DIGITALLY

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

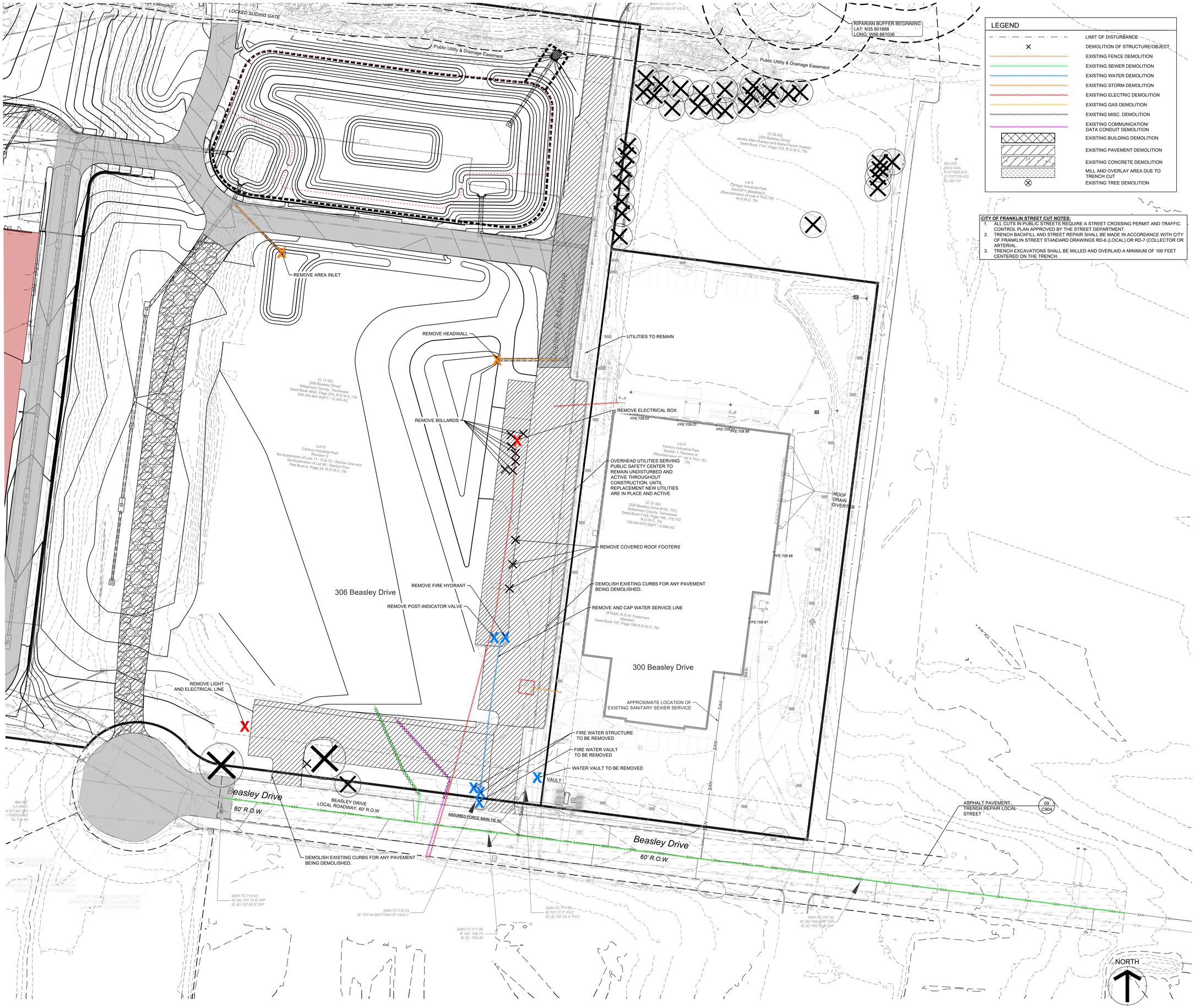
| No. | Date | Description |
|---|---|---|
| 0 | 02.05.2026 | COF COMMENTS |

GENERAL NOTES

**C001**

49222.04
01/12/2026

This Line is 3 Inches When Printed Full Size




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
- EXISTING TREE DEMOLITION

**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.

Gresham Smith

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

# CENTURY INDUSTRIAL SUBDIVISION, LOTS 11, 12, 13, AND 66, SITE PLAN

306 BEASLEY DR.
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Revision

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|---|---|---|
| 0 | 02.05.2026 | COF COMMENTS |

DEMOLITION PLAN

**C101**

49222.04
01/12/2026

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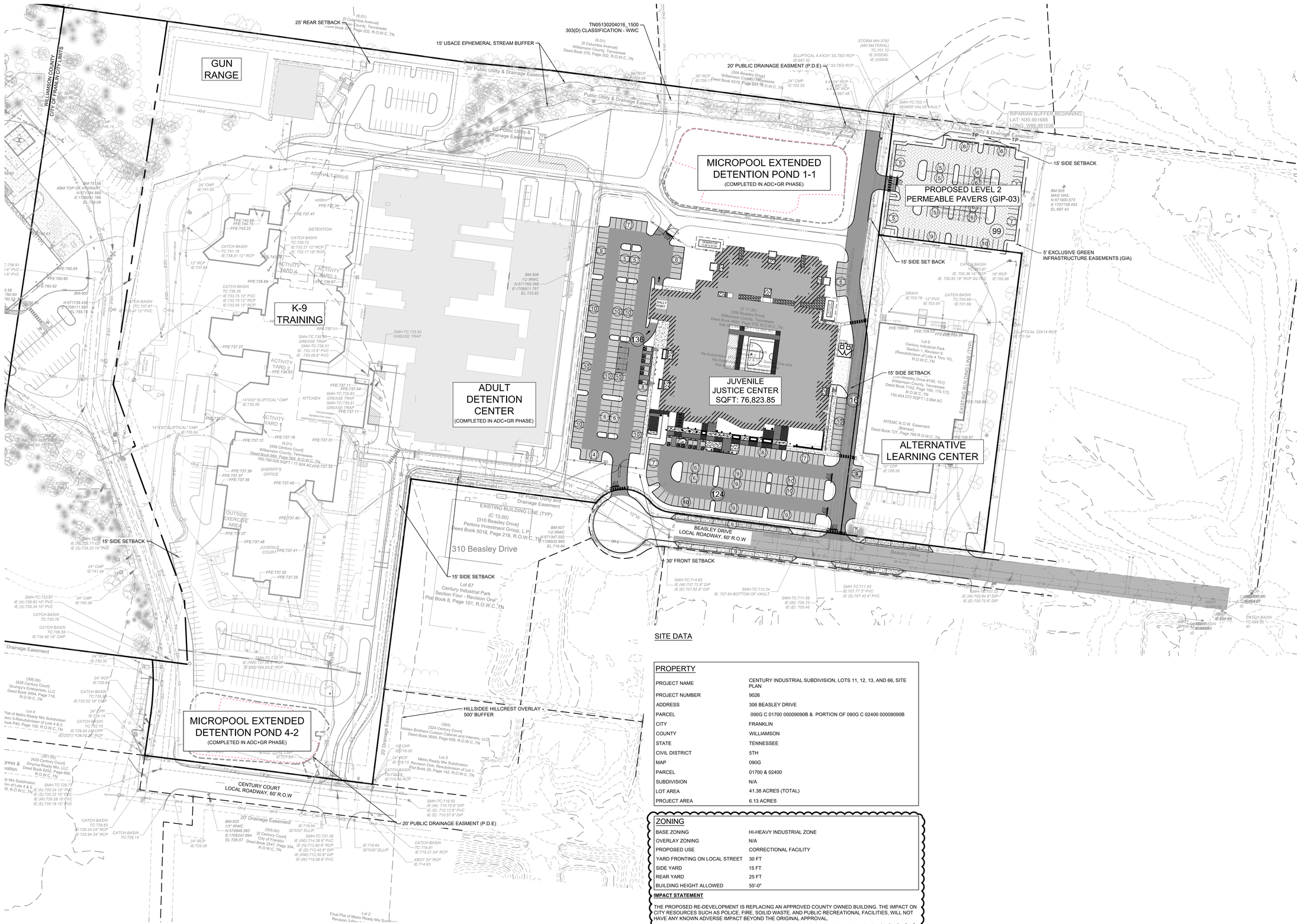
GUN RANGE
MICROPOOL EXTENDED DETENTION POND 1-1
(COMPLETED IN ADC+GR PHASE)
PROPOSED LEVEL 2 PERMEABLE PAVERS (GIP-03)
K-9 TRAINING
ADULT DETENTION CENTER
(COMPLETED IN ADC+GR PHASE)
JUVENILE JUSTICE CENTER SQFT: 76,823.85
ALTERNATIVE LEARNING CENTER
MICROPOOL EXTENDED DETENTION POND 4-2
(COMPLETED IN ADC+GR PHASE)
310 Beasley Drive
BEASLEY DRIVE
LOCAL ROADWAY, 60' R.O.W
CENTURY COURT
LOCAL ROADWAY, 60' R.O.W
25' REAR SETBACK
15' USACE EPHEMERAL STREAM BUFFER
20' PUBLIC DRAINAGE EASEMENT (P.D.E)
15' SIDE SETBACK
15' SIDE SET BACK
30' FRONT SETBACK
5' EXCLUSIVE GREEN INFRASTRUCTURE EASEMENTS (GIA)
HILLSIDEE HILLCREST OVERLAY 500' BUFFER
RIPARIAN BUFFER BEGINNING
LAT: N35.901688
LONG: W86.881036
WILLIAMSON COUNTY
CITY OF FRANKLIN CITY LIMITS
ASPHALT DRIVE
EXISTING BUILDING LINE (TYP)
Public Utility & Drainage Easement
20' Public Utility & Drainage Easement
40' Public Utility & Drainage Easement
10' Public Utility and Drainage Easement
20' Drainage Easement
TN05130204016_1500
303(D) CLASSIFICATION - WWC
Lot 67 Century Industrial Park Section Four - Revision One Plat Book 8, Page 101, 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
Lot 3 Metro Ready Mix Subdivision Revision One, Resubdivision of Lot 1 Plat Book 29, Page 142, R.O.W.C., TN
Lot 4 Plat of Metro Ready Mix Subdivision Revision S-Resubdivision of Lots 4 & 5 (Plat Book P&S) Page 100, R.O.W.C., TN
Lot 2 Final Plat of Metro Ready Mix Subdivision Revision 3-Re...
[0 Columbia Avenue] Williamson County, Tennessee Deed Book 376, Page 202, R.O.W.C., TN
[304 Beasley Drive] Williamson County, Tennessee Deed Book 6318, Page 211, R.O.W.C., TN
[310 Beasley Drive] Perkins Investment Group, L.P. Deed Book 5018, Page 218, R.O.W.C., TN
[324 Century Court] Holden Brothers Custom Cabinet and Interiors, LLC Deed Book 5659, Page 698, R.O.W.C., TN
[426 Century Court] Grumpy's Enterprises, LLC Deed Book 3494, Page 718, R.O.W.C., TN
[429 Century Court] Smyrna Ready Mix, LLC Deed Book 6252, Page 666, R.O.W.C., TN
[408 Century Court] Williamson County, Tennessee Deed Book 664, Page 569, R.O.W.C., TN 780,709.029 SQFT / 17.924 AC
[0 Century Court] City of Franklin Deed Book 2547, Page 304, R.O.W.C., TN
BM-501 MAG NAIL N:571900.573 E:1707728.453 EL:697.43
BM-502 1/2" IRWC N:570848.383 E:1706247.694 EL:726.57
BM-503 1/2" IRWC N:571704.569 E:1706031.788 EL:759.09
BM-504 1/2" IRWC N:571739.435 E:1706111.690 EL:755.78
BM-505 1/2" IRWC N:571969.268 E:1706911.757 EL:723.92
BM-506 1/2" IRWC N:571347.032 E:1706920.983 EL:716.84
SHERIFF'S OFFICE
OUTSIDE EXERCISE AREA
JUVENILE COURT
KITCHEN
ACTIVITY YARD 1
ACTIVITY YARD 2
ACTIVITY YARD 3
ACTIVITY YARD 4
DETENTION
SALLY PORT
GENERATOR TANK EMERGENCY GENERATOR
14"X20" ELIPTICAL" CMP IE:735.04
14"X20" ELIPTICAL" CMP IE:735.08
30"X20" ELLIP
SMH-TC:735.62 GREASE TRAP
SMH-TC:735.93 GREASE TRAP
SMH-TC:735.51 GREASE TRAP
SMH-TC:735.90 GREASE TRAP
SMH-TC:736.51 IE: 733.12 6" PVC IE: 733.08 6" PVC
SMH-TC:732.17 IE (NW):731.05 8" RCP IE (SE):730.93 8" RCP
SMH-TC:729.77 IE (N):720.24 10" PVC IE (S):720.23 10" PVC IE (W):720.28 10" PVC IE (E):720.18 10" PVC
SMH-TC:733.67 IE (N):726.63 10" PVC IE (S):726.34 10" PVC
SMH-TC:719.50 IE (W): 710.70 8" DIP IE (S): 710.12 8" PVC IE (E): 710.57 8" DIP
SMH-TC:721.56 IE (NE):714.38 8" PVC IE (N):712.90 8" RCP IE (E):712.42 8" DIP IE (NW):712.50 8" DIP IE (W):715.08 6" PVC
SMH-TC:714.63 IE (W):707.72 8" DIP IE (E):707.62 8" DIP
SMH-TC:712.24 IE: 707.64 BOTTOM OF VAULT
SMH-TC:711.59 IE (W): 705.75 IE (E): 705.45
SMH-TC:711.53 IE:707.77 3" PVC IE (S):707.43 4" PVC
SMH-TC:707.33 IE (W):700.84 8" DIP IE (E):700.70 8" DIP
SMH-TC:703.18 SEWER VALVE/VAULT
STORM MH-3792 (MH MATERIAL) TC:701.73 IE (NSEW): IE (NSEW:
ELLIPTICAL 4.4'X24" SILTED RCP IE:697.56
ELLIPTICAL 4.4'X24" SILTED RCP IE:697.15
4.4'X24" RCP 4.4'X24" RCP IE:697.46
36" RCP IE:706.17
24" CMP IE:702.25
CATCH BASIN TC:736.72 IE:732.27 12" RCP IE: 732.17 18" RCP
CATCH BASIN TC:741.16 IE:738.01 12" RCP
CATCH BASIN TC:736.35 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
CATCH BASIN TC:729.65
CATCH BASIN TC:729.14
CATCH BASIN TC:735.55 IE:734.90 18" CMP
CATCH BASIN TC:733.76
CATCH BASIN TC:735.95
CATCH BASIN TC:752.70
CATCH BASIN TC:698.20
CATCH BASIN TC:716.64 30"X20" ELLIP
CATCH BASIN TC:719.81 IE:715.21 24" RCP
CATCH BASIN TC:700.96 IE:700.82 18" RCP SILTED
CATCH BASIN TC:704.69 IE:701.69
DRAIN IE:703.79 12" PVC IE:703.04
ELLIPTICAL 22X14 RCP IE:701.54
10" CPP IE:718.00
24" RCP IE:716.15
18" RCP IE:715.86 RCP
10" CPP IE:708.26
XBOT 24" RCP IE:714.93
24" CMP IE:741.05
24" CMP IE:741.44
24" CMP IE:740.36
24" RCP IE:729.64
24" RCP IE:730.32
24" CPP IE:729.14
24" CMP IE:732.02 18" CMP
24" CPP IE:729.04 24" CPP IE:OUT): 728.79 24" RCP
12" RCP IE:737.64
24" RCP IE:725.26
24" CMP IE:746.14
FFE:737.47
FFE:740.69 FFE:740.75 FFE:743.22
FFE:743.97
FFE:736.69
FFE:736.67
FFE:737.11
FFE:737.27
FFE:736.93
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FFE:709.09
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FFE:708.96
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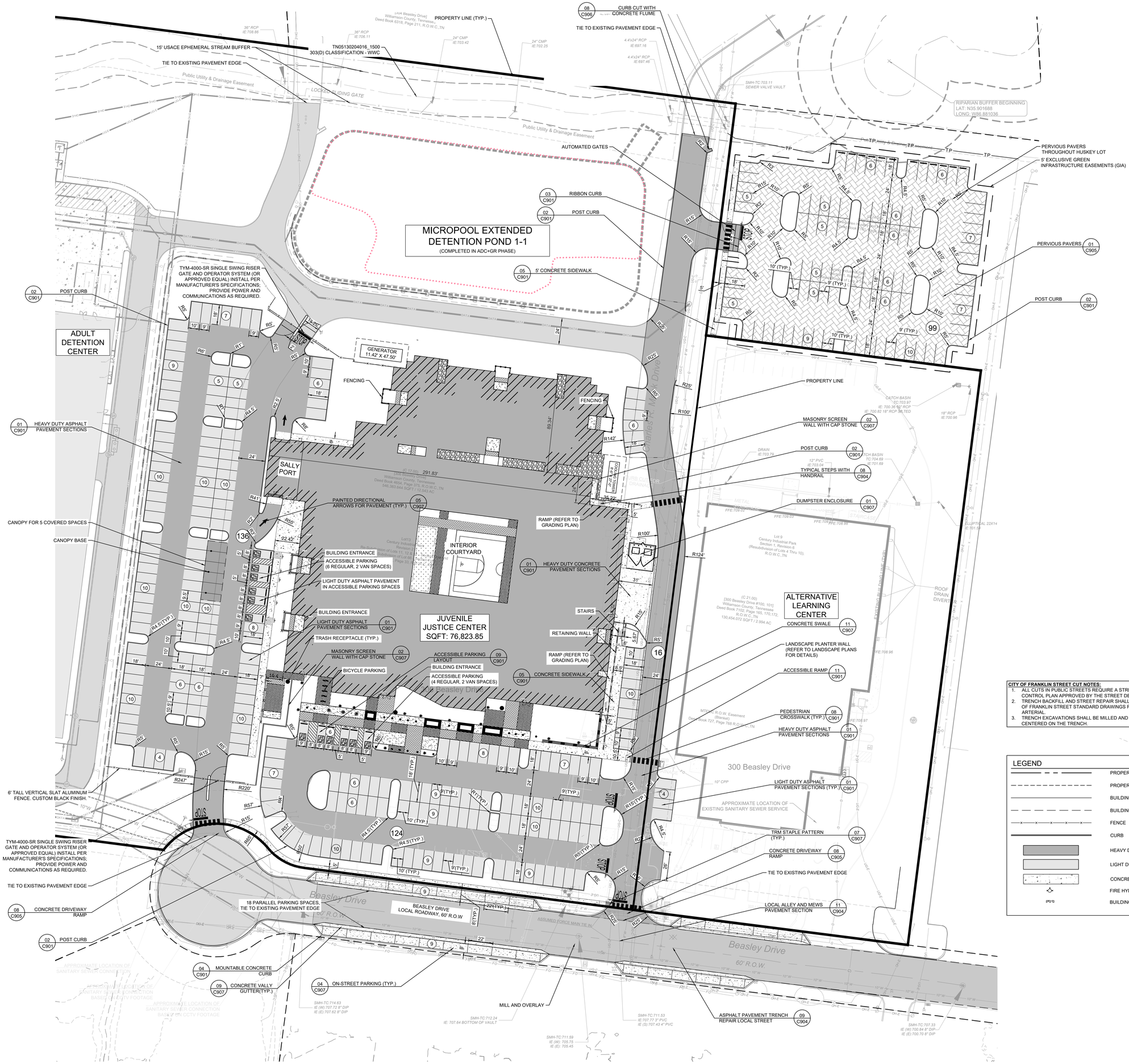


**CITY OF FRANKLIN STREET CUT NOTES:**

1. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND TRAFFIC CONTROL PLAN APPROVED BY THE STREET DEPARTMENT.
2. TRENCH BACKFILL AND STREET REPAIR SHALL BE MADE IN ACCORDANCE WITH CITY OF FRANKLIN STREET STANDARD 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.

LEGEND

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

NORTH

30' 0 30' 60'
GRAPHIC SCALE


Gresham Smith

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100


WILLIAMSON COUNTY, TENNESSEE THE GREAT SEAL

# CENTURY INDUSTRIAL SUBDIVISION, LOTS 11, 12, 13, AND 66, SITE PLAN

306 BEASLEY DR.
FRANKLIN, TN 37064
COF PROJECT NO. 9026
ISSUED FOR PERMIT

02/05/2026

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Revision

| No. | Date | Description |
|---|---|---|
| 0 | 02.05.2026 | COF COMMENTS |

ENLARGED SITE LAYOUT PLAN

**C201**

49222.04
01/12/2026

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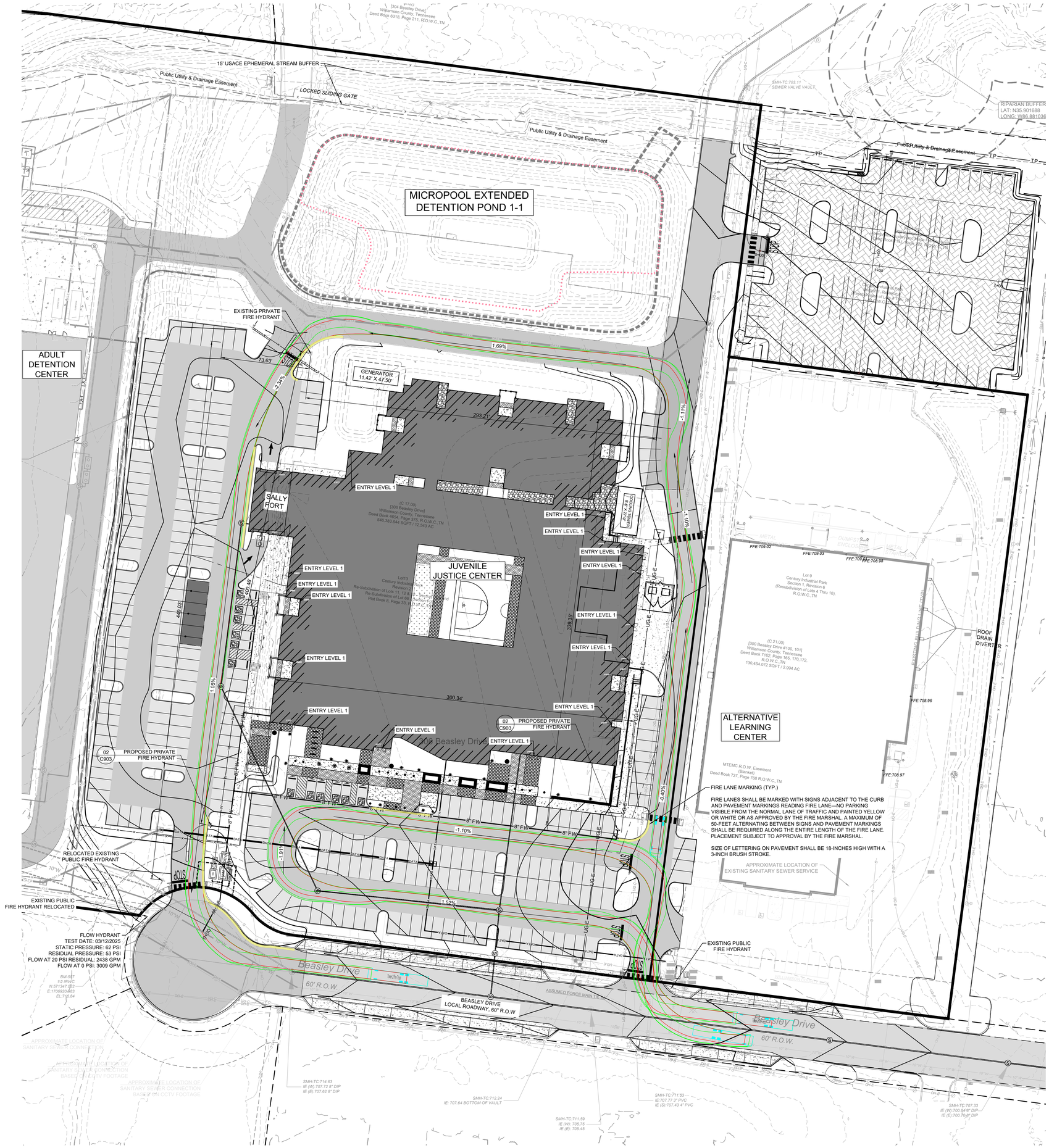
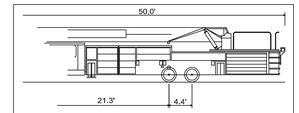



## FRANKLIN TOWER 2 TRUCK




| | |
|---|---|
| Franklin Tower 2 Fire Truck | |
| Overall Length | 50.0 ft |
| | 8.3 ft |
| Overall Body Height | 10.4 ft |
| Min Body Ground Clearance | 0.86 ft |
| | 8.0 ft |
| Lock-to-lock time | 6.00s |
| Wall to Wall Turning Radius | 42.0 ft |
| Minimum Speed | 5.0 mph |

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.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF- WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

BUILDING CODE DATA CHART

| | |
|---|---|
| BUILDING SQUARE FOOTAGE IN ACCORDANCE WITH CHAPTER 5 OF IBC: | 404,000 SF |
| BUILDING OCCUPANCY IN ACCORDANCE WITH CHAPTER 3 OF THE IBC: | A-3, B, I-3, & R-4 |
| CONSTRUCTION TYPE IN ACCORDANCE WITH CHAPTER 6 OF THE IBC: | TYPE II-B |

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-GMP TO 999-GMP = PPG OIL-BASED SAFETY GREEN
5. 500-GMP TO 999-GMP = PPG OIL-BASED SAFETY ORANGE
6. BELOW 500-GMP = PPG OIL-BASED SAFETY RED

NORTH

30' 0 30' 60'
GRAPHIC SCALE

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

# CENTURY INDUSTRIAL SUBDIVISION, LOTS 11, 12, 13, AND 66, SITE PLAN

306 BEASLEY DR.
FRANKLIN, TN 37064
COF PROJECT NO. 9026
ISSUED FOR PERMIT

02/05/2026

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EMERGENCY MANAGEMENT PLAN

**C202**

49222.04
01/12/2026

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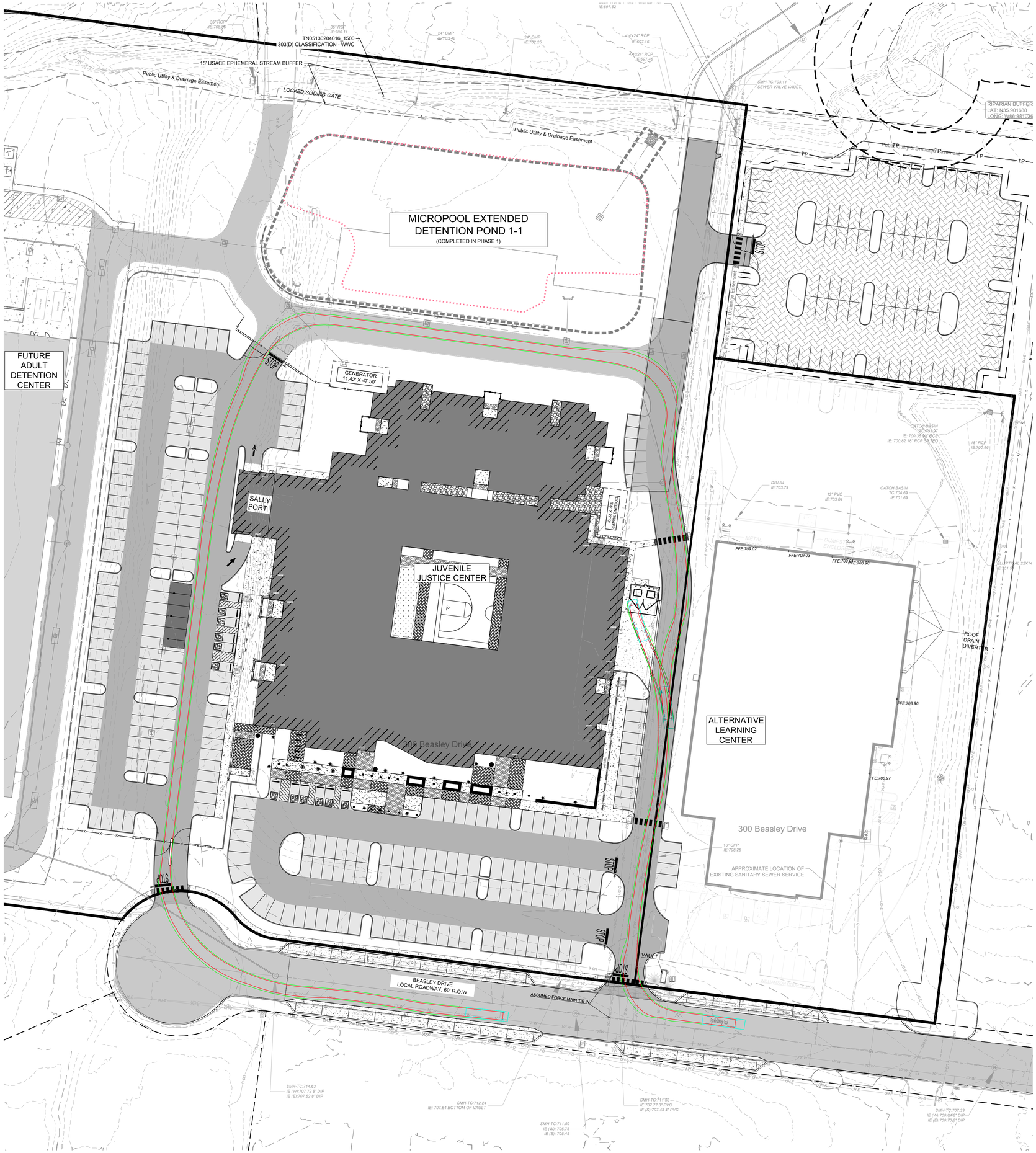
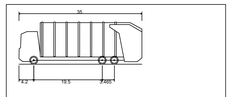



## FRANKLIN GARBAGE TRUCK



| | |
|---|---|
| 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 |
| Minimum Speed | 5.00mph |

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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NORTH

30' 0 30' 60'
GRAPHIC SCALE

Gresham Smith

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

# CENTURY INDUSTRIAL SUBDIVISION, LOTS 11, 12, 13, AND 66, SITE PLAN

306 BEASLEY DR.
FRANKLIN, TN 37064
COF PROJECT NO. 9026
ISSUED FOR PERMIT

02/05/2026

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| 0 | 02.05.2026 | COF COMMENTS |

GARBAGE TRUCK ACCESS PLAN

**C203**

49222.04
01/12/2026

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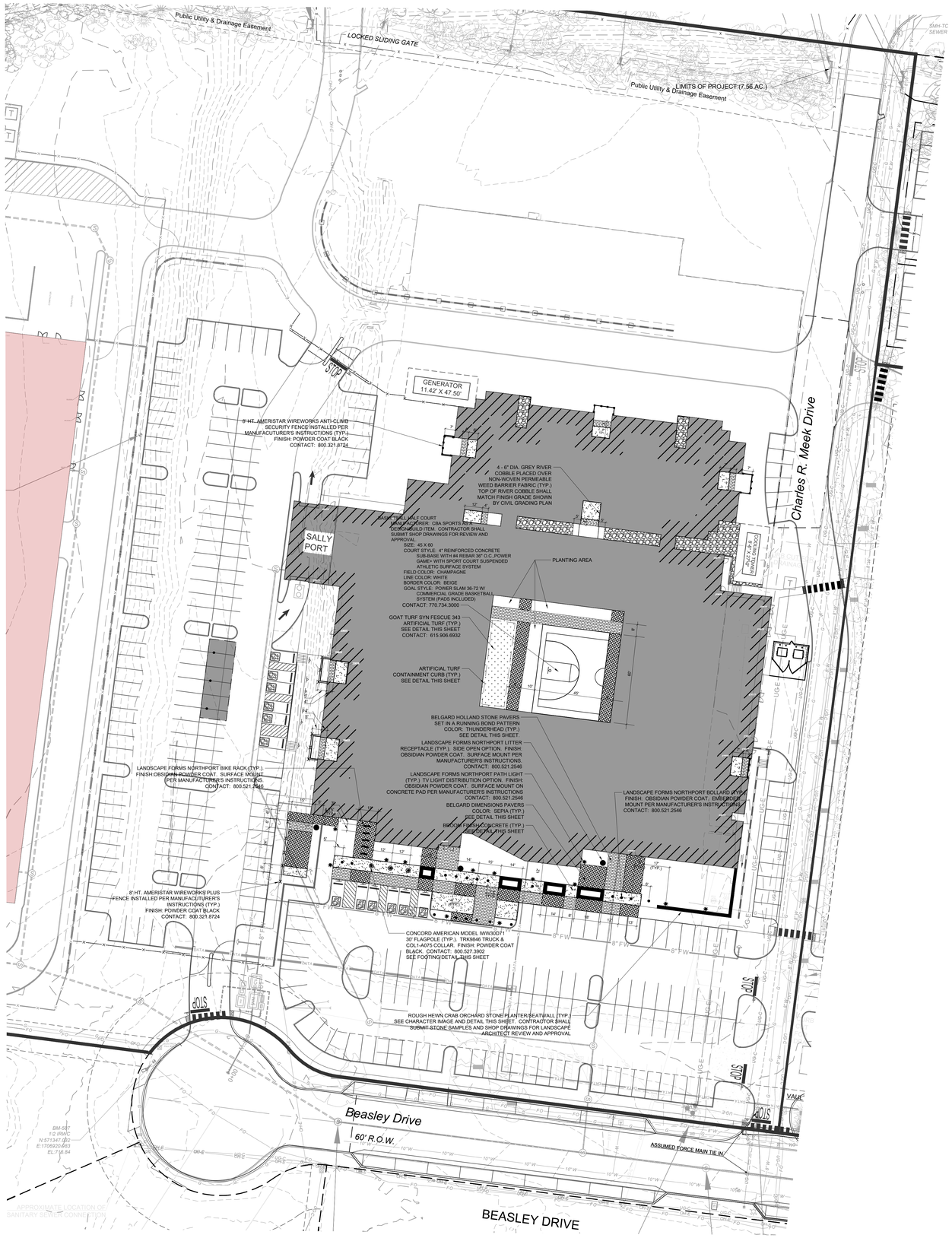
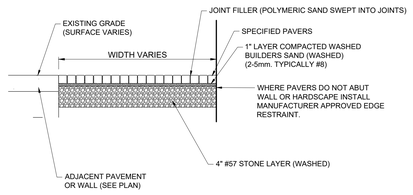
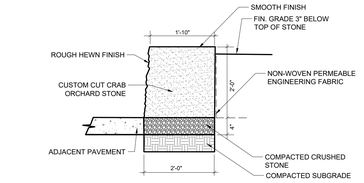



SUPPLIER INFORMATION:
BELGARD HARDSCAPES/ENVIRONMENTAL
600 CARDIFF VALLEY ROAD
ROCKLAND, TN 37854
PHONE: DARRYL SAPP- (865) 388-8707

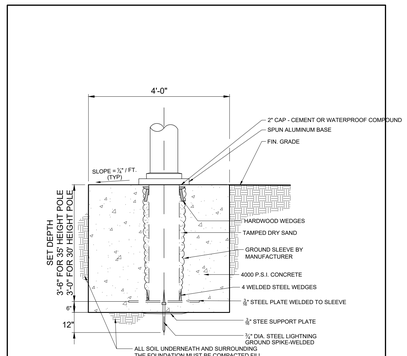



BRICK PAVER DETAIL
N.T.S.

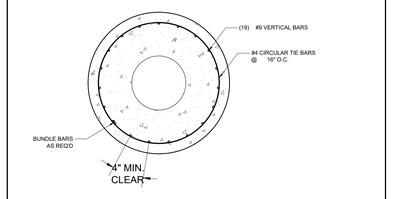



PLANTER/SEATWALL DETAIL
N.T.S.

PLANTER/SEATWALL CHARACTER IMAGE

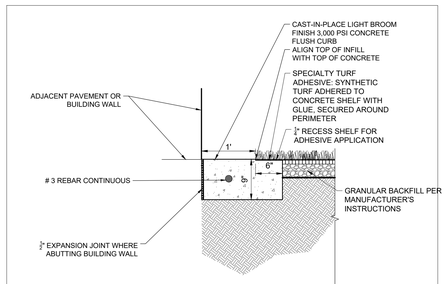



SECTION
N.T.S.

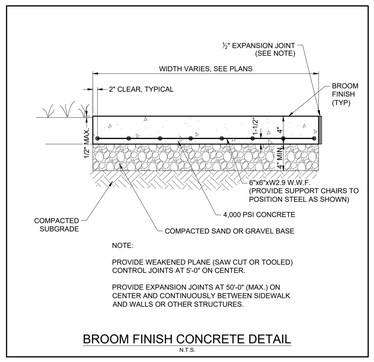



REINFORCING - PLAN VIEW
N.T.S.

FLAGPOLE FOOTING DETAIL
N.T.S.




SYNTHETIC TURN/CONTAINMENT CURB DETAIL
N.T.S.




BROOM FINISH CONCRETE 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.

NORTH

30' 0 30' 60'
GRAPHIC SCALE

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

# CENTURY INDUSTRIAL SUBDIVISION, LOTS 11, 12, 13, AND 66, SITE PLAN

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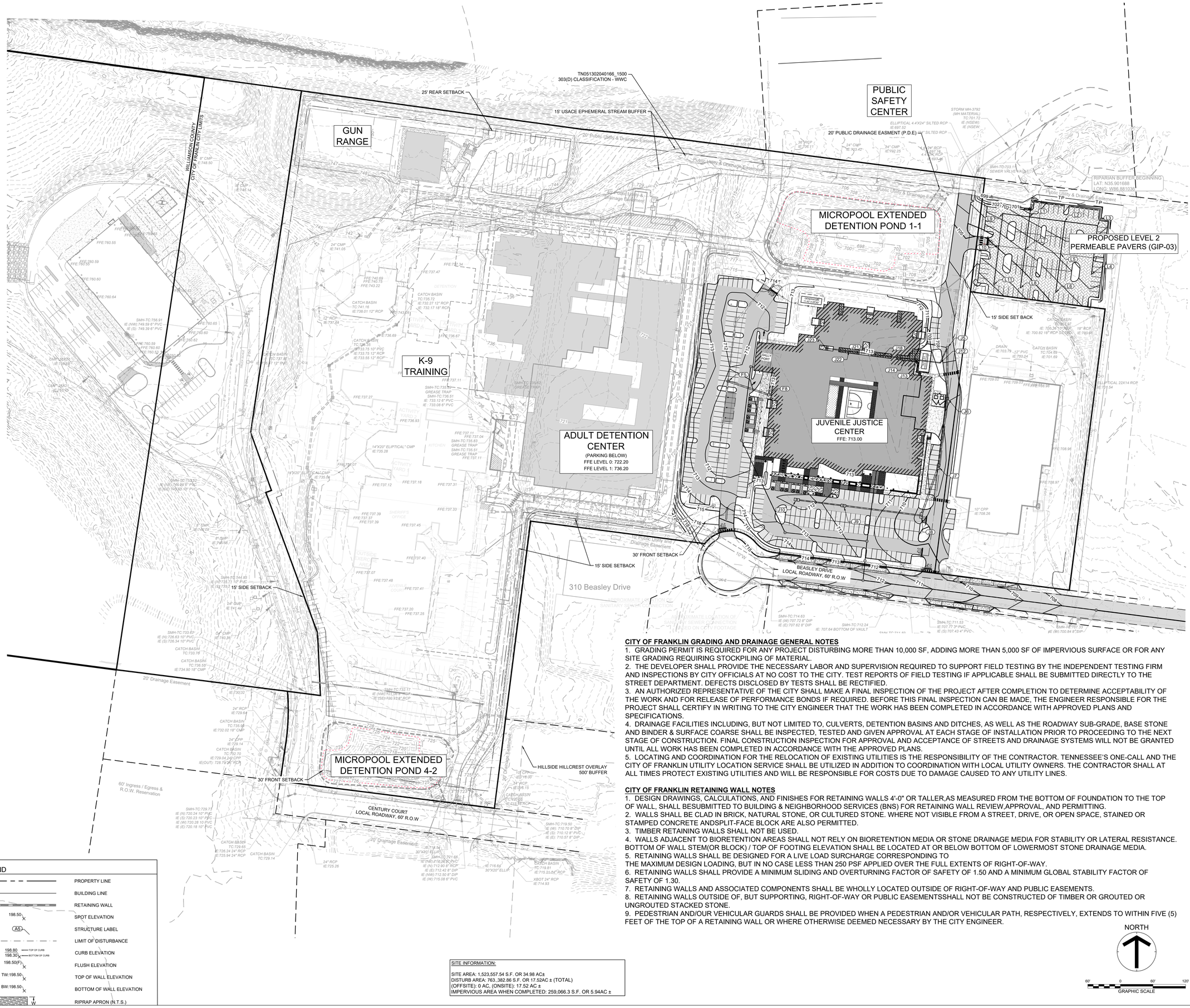
HARDSCAPE PLAN

**C204**

49222.04
01/12/2026




## 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.
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.

LEGEND

- PROPERTY LINE
- BUILDING LINE
- RETAINING WALL
- 198.50 X — SPOT ELEVATION
- A5 — STRUCTURE LABEL
- LIMIT OF DISTURBANCE
- 198.80 TOP OF CURB / 198.30 X BOTTOM OF CURB — CURB ELEVATION
- 198.50(F) X — FLUSH ELEVATION
- TW:198.50 X — TOP OF WALL ELEVATION
- BW:198.50 X — BOTTOM OF WALL ELEVATION
- T / W — RIPRAP APRON (N.T.S.)

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 ±

NORTH

60' 0 60' 120'
GRAPHIC SCALE

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

# CENTURY INDUSTRIAL SUBDIVISION, LOTS 11, 12, 13, AND 66, SITE PLAN

306 BEASLEY DR.
FRANKLIN, TN 37064
COF PROJECT NO. 9026
ISSUED FOR PERMIT

TENNESSEE LICENSED PROFESSIONAL ENGINEER
02/05/2026
THIS SHEET HAS BEEN SEALED DIGITALLY

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

| No. | Date | Description |
|---|---|---|
| 0 | 02.05.2026 | COF COMMENTS |

OVERALL GRADING AND DRAINAGE PLAN

**C300**

49222.04
01/12/2026

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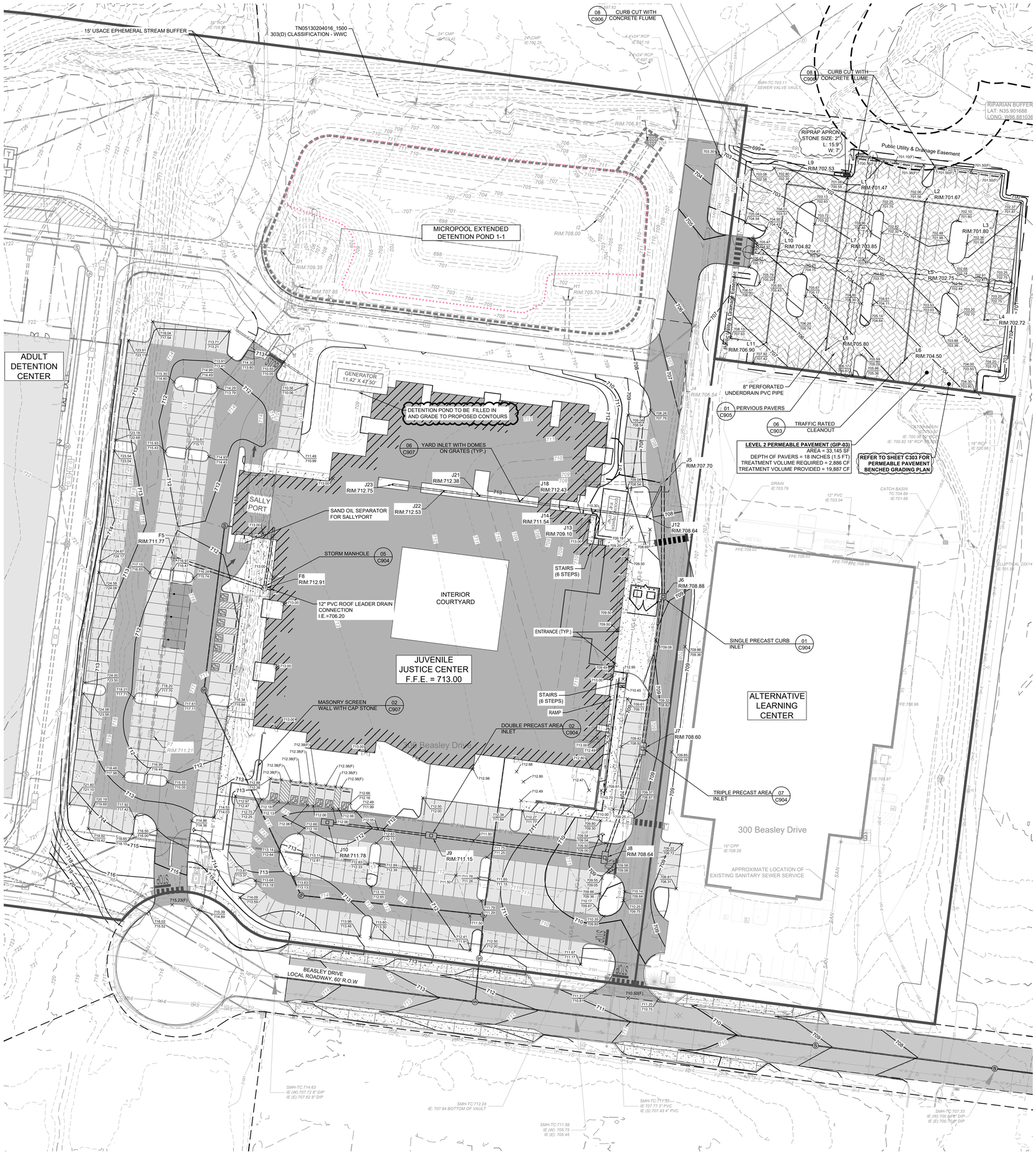


| STRUCTURE TABLE | | | | |
|---|---|---|---|---|
| STRUCTURE | TYPE | RIM | PIPE IN : I.E. | PIPE OUT : I.E. |
| F5 | MH | 711.77 | F8-F5 - 24" RCP (E) : 705.78 | |
| F8 | MH | 712.91 | B1-F8 - 15" RCP (E) : 706.17<br>B2-F8 - 15" RCP (N) : 707.39 | F8-F5 - 24" RCP (W) : 706.17 |
| J5 | MH | 707.70 | J6-J5 - 24" RCP (S) : 703.09<br>J12-J5 - 15" HDPE (SW) : 705.07 | |
| J6 | SAI | 708.88 | J7-J6 - 24" RCP (S) : 703.66 | J6-J5 - 24" RCP (N) : 703.56 |
| J7 | TAI | 708.60 | J8-J7 - 24" RCP (S) : 704.39 | J7-J6 - 24" RCP (N) : 704.29 |
| J8 | TAI | 708.64 | J9-J8 - 18" RCP (W) : 704.97 | J8-J7 - 24" RCP (N) : 704.87 |
| J9 | DAI | 711.15 | J10-J9 - 15" RCP (W) : 708.35 | J9-J8 - 18" RCP (E) : 708.25 |
| J10 | TAI | 711.78 | | J10-J9 - 15" RCP (E) : 708.78 |
| J12 | YD | 708.64 | J13-J12 - 15" HDPE (W) : 705.48 | J12-J5 - 15" HDPE (NE) : 705.38 |
| J13 | YD | 709.10 | J14-J13 - 15" HDPE (W) : 706.01 | J13-J12 - 15" HDPE (E) : 705.91 |
| J14 | YD | 711.54 | J18-J17 - 15" HDPE (W) : 707.54 | J14-J13 - 15" HDPE (E) : 706.23 |
| J18 | YD | 712.43 | J21-J18 - 15" HDPE (W) : 707.89 | J18-J17 - 15" HDPE (E) : 707.79 |
| J21 | YD | 712.38 | J22-J21 - 15" HDPE (W) : 708.24 | J21-J18 - 15" HDPE (E) : 708.14 |
| J22 | YD | 712.53 | J23-J22 - 15" HDPE (W) : 708.68 | J22-J21 - 15" HDPE (E) : 708.58 |
| J23 | YD | 712.75 | | J23-J22 - 15" HDPE (E) : 708.90 |
| L0 | WEEP | 697.23 | L1-L0 - 8" PERF. PVC (S) : 699.20 | |
| L1 | CO | 701.47 | L9-L1 - 8" PERF. PVC (W) : 699.40<br>L2-L1 - 8" PERF. PVC (E) : 699.40<br>L7-L1 - 8" PERF. PVC (S) : 699.40 | L1-L0 - 8" PERF. PVC (N) : 699.30 |
| L2 | CO | 701.67 | L3-L2 - 8" PERF. PVC (E) : 699.75<br>L5-L2 - 8" PERF. PVC (S) : 699.75 | L2-L1 - 8" PERF. PVC (W) : 699.75 |
| L3 | CO | 701.80 | L4-L3 - 8" PERF. PVC (S) : 700.10 | L3-L2 - 8" PERF. PVC (W) : 700.10 |
| L4 | CO | 702.72 | | L4-L3 - 8" PERF. PVC (N) : 701.00 |
| L5 | CO | 702.75 | L6-L5 - 8" PERF. PVC (S) : 700.20 | L5-L2 - 8" PERF. PVC (N) : 700.10 |
| L6 | CO | 704.50 | | L6-L5 - 8" PERF. PVC (N) : 701.00 |
| L7 | CO | 703.85 | L8-L7 - 8" PERF. PVC (S) : 702.00 | L7-L1 - 8" PERF. PVC (N) : 701.80 |
| L8 | CO | 705.80 | | L8-L7 - 8" PERF. PVC (N) : 703.00 |
| L9 | CO | 702.53 | L10-L9 - 8" PERF. PVC (S) : 700.00 | L9-L1 - 8" PERF. PVC (E) : 699.90 |

| PIPE TABLE | | | | |
|---|---|---|---|---|
| NAME | MATERIAL | DIA. | APPROX. LENGTH | SLOPE |
| B1-F8 | RCP | 15" | 5' | 0.50% |
| B2-F8 | RCP | 15" | 51' | 2.67% |
| F8-F5 | RCP | 24" | 79' | 0.50% |
| J6-J5 | RCP | 24" | 94' | 0.50% |
| J7-J6 | RCP | 24" | 127' | 0.50% |
| J8-J7 | RCP | 24" | 95' | 0.50% |
| J9-J8 | RCP | 18" | 145' | 2.27% |
| J10-J9 | RCP | 15" | 86' | 0.50% |
| J12-J5 | HDPE | 15" | 31' | 1.00% |
| J13-J12 | HDPE | 15" | 43' | 1.00% |
| J14-J13 | HDPE | 15" | 22' | 1.00% |
| J18-J17 | HDPE | 15" | 40' | 0.61% |
| J21-J18 | HDPE | 15" | 34' | 0.74% |
| J22-J21 | HDPE | 15" | 30' | 1.15% |
| J23-J22 | HDPE | 15" | 43' | 0.52% |
| L1-L0 | PERF. PVC | 8" | 12' | 0.80% |
| L2-L1 | PERF. PVC | 8" | 65' | 0.53% |
| L3-L2 | PERF. PVC | 8" | 61' | 0.58% |
| L4-L3 | PERF. PVC | 8" | 91' | 0.99% |
| L5-L2 | PERF. PVC | 8" | 60' | 0.58% |
| L6-L5 | PERF. PVC | 8" | 72' | 1.11% |
| L7-L1 | PERF. PVC | 8" | 60' | 4.00% |
| L8-L7 | PERF. PVC | 8" | 72' | 1.39% |
| L9-L1 | PERF. PVC | 8" | 50' | 1.01% |
| L10-L9 | PERF. PVC | 8" | 60' | 4.83% |

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
- W / L — RIPRAP APRON (N.T.S.)

DETAIL KEY

| | | |
|---|---|---|
| SAI | SINGLE AREA INLET | SHEET C904, DETAIL 03 |
| DAI | DOUBLE AREA INLET | SHEET C904, DETAIL 02 |
| TAI | TRIPLE AREA INLET | SHEET C904, DETAIL 07 |
| SCI | SINGLE CURB INLET | SHEET C904, DETAIL 01 |
| MH | STORM MANHOLE | SHEET C904, DETAIL 05 |
| HW | HEADWALL | SHEET C904, DETAIL 04 |
| -- | RIPRAP APRON | SHEET C906, DETAIL 02 |

NORTH

30' 0 30' 60'
GRAPHIC SCALE

Gresham Smith

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

WILLIAMSON COUNTY, TENNESSEE — THE GREAT SEAL

# CENTURY INDUSTRIAL SUBDIVISION, LOTS 11, 12, 13, AND 66, SITE PLAN

306 BEASLEY DR.
FRANKLIN, TN 37064
COF PROJECT NO. 9026
ISSUED FOR PERMIT

02/05/2026

THIS SHEET HAS BEEN SEALED DIGITALLY

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Revision

| No. | Date | Description |
|---|---|---|
| 0 | 02.05.2026 | COF COMMENTS |

ENLARGED GRADING AND DRAINAGE PLAN

**C301**

49222.04
01/12/2026

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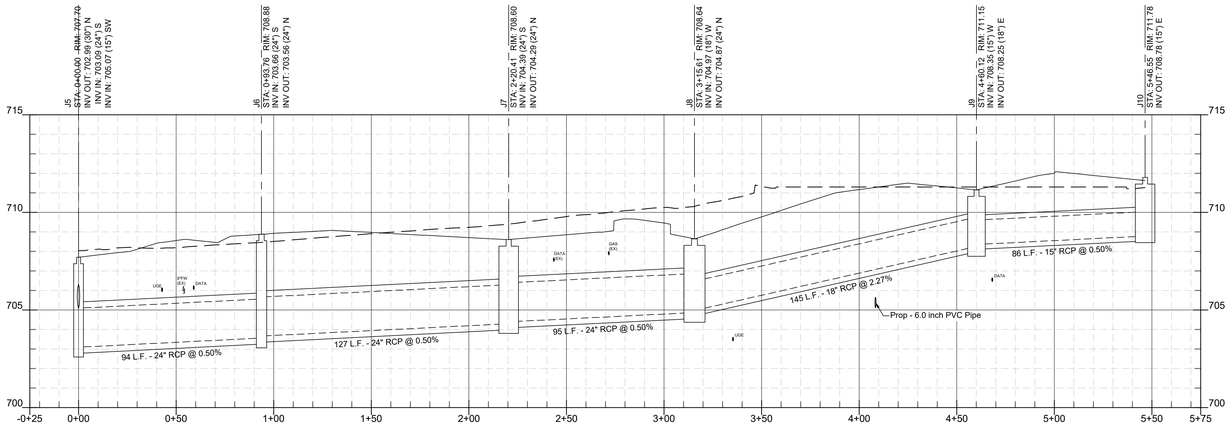
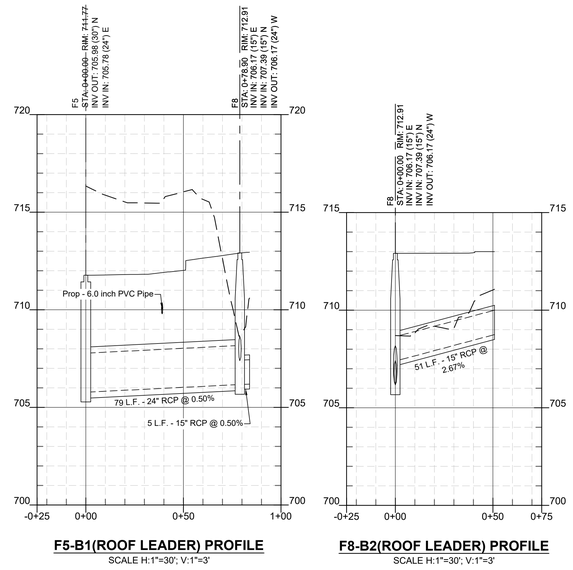



**J5-J10 PROFILE**
SCALE H:1"=30'; V:1"=3'




**F5-B1(ROOF LEADER) PROFILE**
SCALE H:1"=30'; V:1"=3'




**F8-B2(ROOF LEADER) PROFILE**
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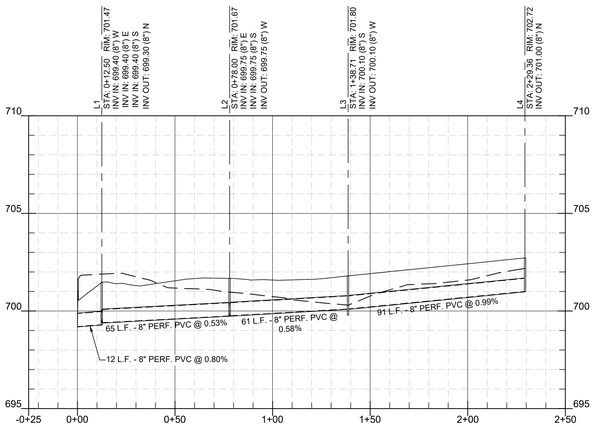
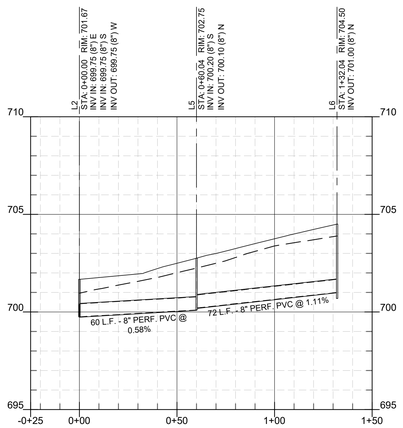
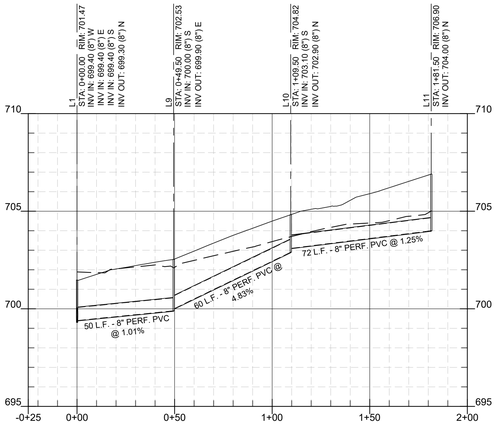


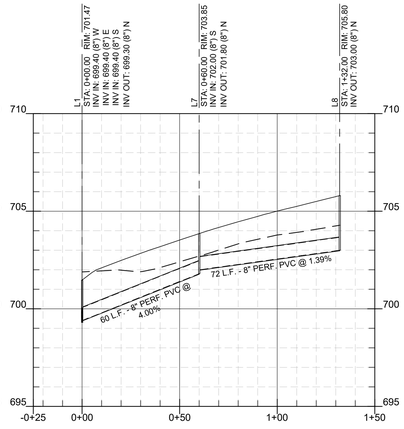

**L0-L4 PROFILE**
SCALE H:1"=30'; V:1"=3'




**L2-L6 PROFILE**
SCALE H:1"=30'; V:1"=3'




**L1-L11 PROFILE**
SCALE H:1"=30'; V:1"=3'




**L1-L8 PROFILE**
SCALE H:1"=30'; V:1"=3'

NOTE: WATERLINE CROSSING 18" MINIMUM SEPARATION BETWEEN PIPES.

DETAIL KEY

| | | |
|---|---|---|
| SAI | SINGLE AREA INLET | SHEET C904, DETAIL 03 |
| DAI | DOUBLE AREA INLET | SHEET C904, DETAIL 02 |
| TAI | TRIPLE AREA INLET | SHEET C904, DETAIL 07 |
| SCI | SINGLE CURB INLET | SHEET C904, DETAIL 01 |
| MH | STORM MANHOLE | SHEET C904, DETAIL 05 |
| HW | HEADWALL | SHEET C904, DETAIL 04 |

Gresham Smith

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

WILLIAMSON COUNTY, TENNESSEE
THE GREAT SEAL

# CENTURY INDUSTRIAL SUBDIVISION, LOTS 11, 12, 13, AND 66, SITE PLAN

306 BEASLEY DR.
FRANKLIN, TN 37064
COF PROJECT NO. 9026
ISSUED FOR PERMIT

STATE OF TENNESSEE
REGISTERED ENGINEER
02/05/2026

THIS SHEET HAS BEEN SEALED DIGITALLY

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Revision

| No. | Date | Description |
|---|---|---|
| 0 | 02.05.2026 | COF COMMENTS |

STORM PIPE PROFILES

**C302**

49222.04
01/12/2026

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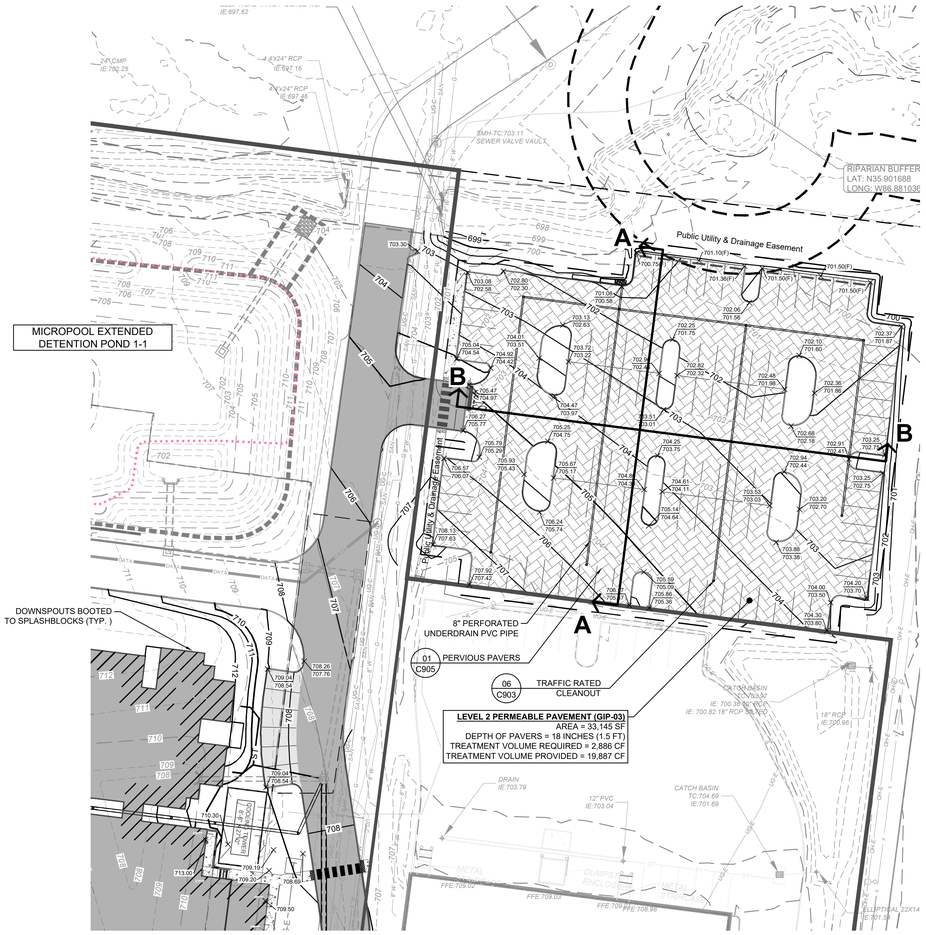
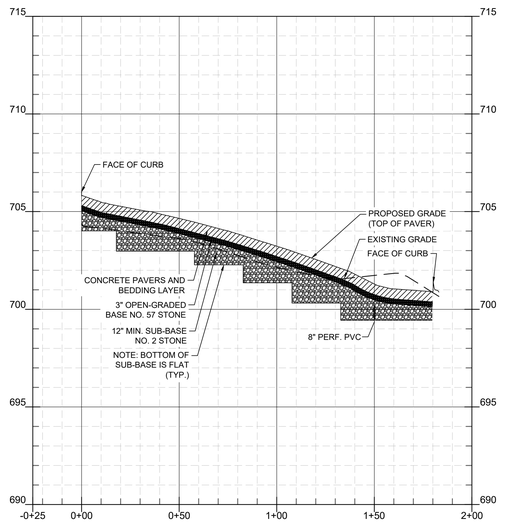
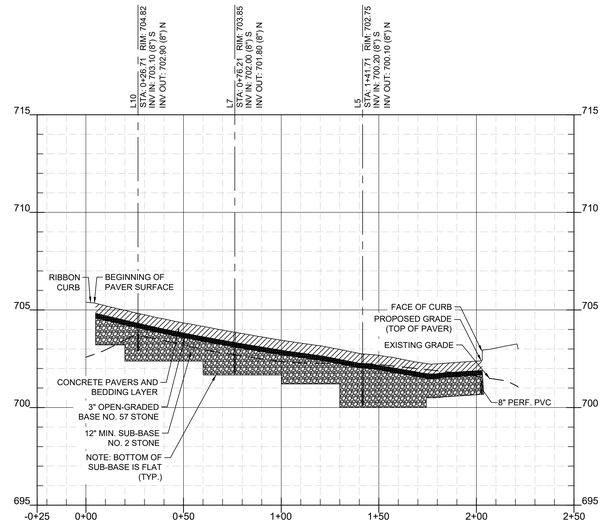



**PERMEABLE PAVER (HUSKY LOT) SECTION A-A PROFILE**
SCALE H:1"=30'; V:1"=3'




**PERMEABLE PAVER (HUSKY LOT) SECTION B-B PROFILE**
SCALE H:1"=30'; V:1"=3'

**REFER TO DETAIL 01/C905 FOR ADDITIONAL PERVIOUS PAVER DETAILS**

| PERMEABLE PAVER SECTION | | | | | |
|---|---|---|---|---|---|
| PERMEABLE PAVER | SUBGRADE ELEVATION | TOP OF NO. 2 STONE DEPTH & ELEVATION | UNDERDRAIN INVERT ELEVATION | TOP OF NO. 57 STONE DEPTH & ELEVATION | TOP OF NO. 8 AGGREGATE DEPTH & ELEVATION |
| HUSKY LOT | VARIES (REFER TO PROFILE VIEW) | -0.75' FROM SURFACE ELEVATION (TOP OF CONCRETE PAVERS) | VARIES (REFER TO STORM PIPE TABLE) | -0.50' FROM SURFACE ELEVATION (TOP OF CONCRETE PAVERS) | -0.33' FROM SURFACE ELEVATION (TOP OF CONCRETE PAVERS) |

NORTH

30' 0 30' 60'
GRAPHIC SCALE

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

CENTURY INDUSTRIAL SUBDIVISION,
LOTS 11, 12, 13, AND 66, SITE PLAN
306 BEASLEY DR.
FRANKLIN, TN 37064
COF PROJECT NO. 9026
ISSUED FOR PERMIT

02/05/2026
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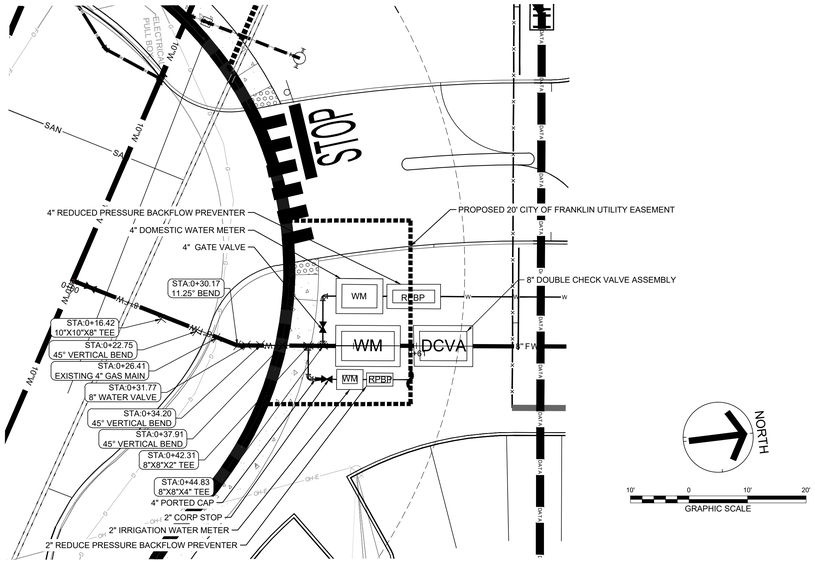
Revision

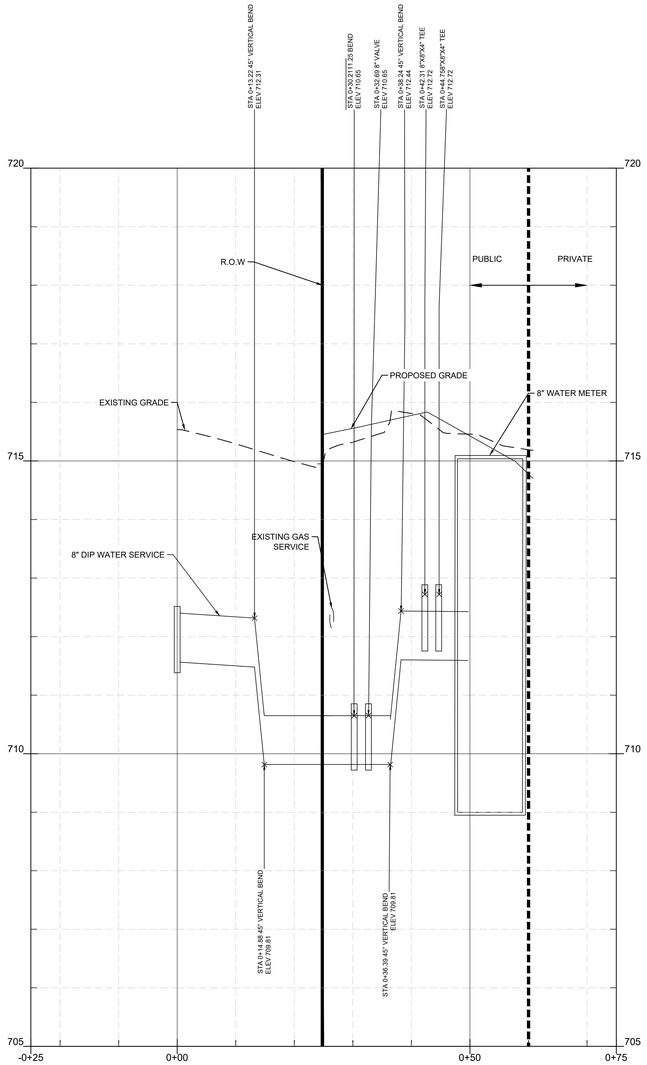
| No. | Date | Description |
|---|---|---|
| 0 | 02.05.2026 | COF COMMENTS |

PERMEABLE PAVERS BENCHED GRADING PLAN

**C303**

49222.04
01/12/2026




**JJC WATERLINE 1- (1) PROFILE**
SCALE H:1"=10'; V:1"=1'

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.

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

ALL PUBLIC WATER MAINS INTERNAL TO THE PROPOSED SITE SHALL BE FULLY RESTRAINED.

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

Gresham Smith

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

# CENTURY INDUSTRIAL SUBDIVISION, LOTS 11, 12, 13, AND 66, SITE PLAN

306 BEASLEY DR.
FRANKLIN, TN 37064
COF PROJECT NO. 9026
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02/05/2026

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Revision

| No. | Date | Description |
|---|---|---|
| 0 | 02.05.2026 | COF COMMENTS |

WATER MAIN 1 PLAN AND PROFILE

**C503**

49222.04
01/12/2026

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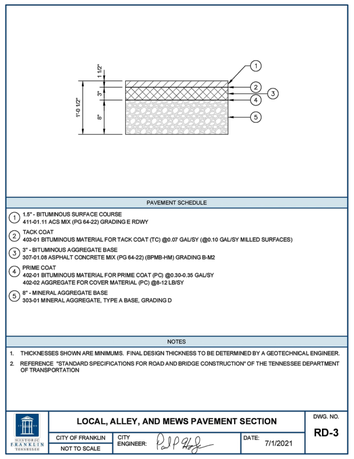
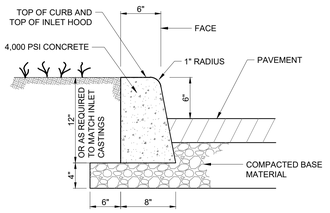



01 C901

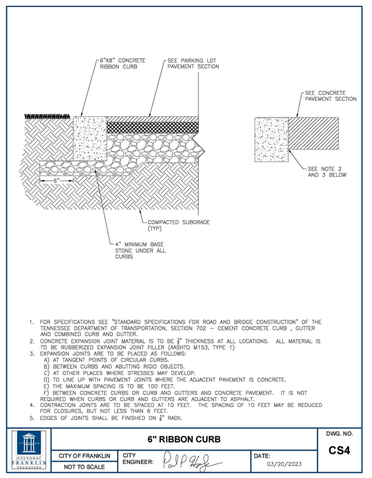
PAVEMENT SECTIONS
NOT TO SCALE




NOTES:
1. CURB AND GUTTER SHALL BE CONSTRUCTED IN 10 FOOT LENGTHS, OR EXTRUDED AND THEN SAWCUT AT 10 FOOT INTERVALS TO A DEPTH OF 1.75".
2. ½" 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. 10' LONG TRANSITIONS SHALL BE PROVIDED BETWEEN NORMAL GUTTER AND PITCHED GUTTER, UNLESS OTHERWISE NOTED ON THE PAVING PLANS.
4. ALL CONCRETE SHALL BE 4,000 PSI (TYP.)

02 C901

POST CURB
NOT TO SCALE

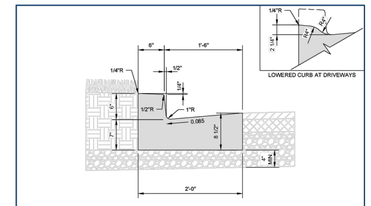



1. FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 – CEMENT CONCRETE CURB , GUTTER AND COMBINED CURB AND GUTTER.
2. CONCRETE EXPANSION JOINT MATERIAL IS TO BE ½" THICKNESS AT ALL LOCATIONS. ALL MATERIAL IS TO 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 REQUIRED WHEN CURBS OR CURBS AND GUTTERS ARE 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 ¼" RADII.

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

03 C901

RIBBON CURB
NOT TO SCALE

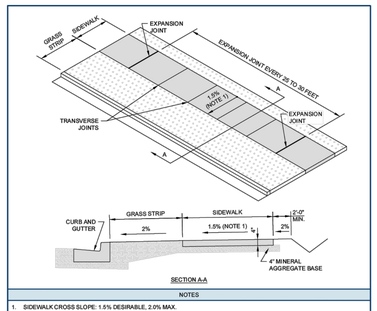



NOTES
1. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER, AND COMBINED CURB AND GUTTER
2. THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE. NO CHORD SECTIONS WILL BE PERMITTED.
3. CONCRETE: CLASS A (3,000 PSI, 6% AIR)
4. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
5. EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
   A. AT TANGENT POINTS OF CIRCULAR CURBS
   B. BETWEEN CURBS AND ABUTTING RIGID OBJECTS
   C. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
   D. TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
   E. AT A MAXIMUM SPACING OF 100 FEET
6. CONTRACTION JOINTS: SPACED AT 10 FEET. SPACING MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.
7. INLET CASTING: JBS 3089-V OR APPROVED EQUAL WITH DIRECTIONAL VANE GRATES AND SURFACE MOUNT. ENVIRONOTICE PLATES STATING "DUMP NO WASTE DRAINS TO RIVER". MODIFY TDOT STRUCTURES AS NEEDED TO PROVIDE FULL BEARING AT CASTING.

LOCAL STREET CURB AND GUTTER
CITY OF FRANKLIN
NOT TO SCALE
CITY ENGINEER:
DATE: 7/1/2023
DWG. NO. RP-3

04 C901

MOUNTABLE CONCRETE CURB
NOT TO SCALE



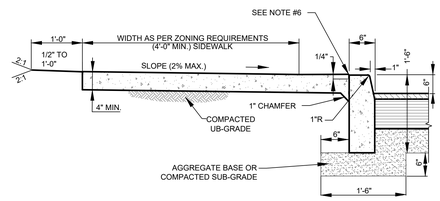

SECTION A-A

NOTES
1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
3. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER (1.5 LB/CY, MASTERFIBER F OR APPROVED EQUAL)
   A. 4" MIN. THICK
   B. BROOM FINISH
4. EXPANSION JOINTS: SEE DRAWING RP-10
5. PROVIDE TRANSVERSE JOINTS FORMING BLOCKS AS NEARLY TO SQUARE AS PRACTICAL
6. PROVIDE A LONGITUDINAL JOINT CENTERED ON WALK WHERE SIDEWALK WIDTH IS 8'-0" OR GREATER

CONCRETE SIDEWALK
CITY OF FRANKLIN
NOT TO SCALE
CITY ENGINEER:
DATE: 7/1/2025
DWG. NO. RP-8

05 C901

CONCRETE SIDEWALK
NOT TO SCALE

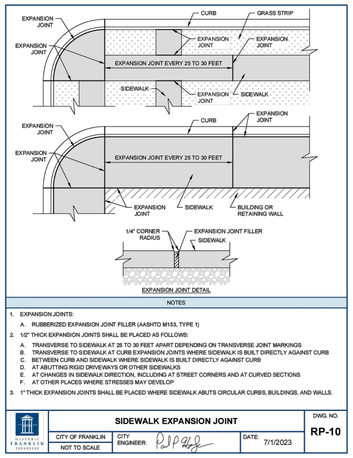



NOTES

1. SIDEWALK SHALL BE SCRIBED WITH TRANSVERSE CONTROL JOINTS IN SQUARES EQUAL TO SIDEWALK WIDTH BUT NOT TO EXCEED 10 FEET.
2. CONCRETE SHALL BE CLASS "A" 4,000 P.S.I. MIN. STRENGTH.
3. EXPANSION JOINTS SHALL EXTEND ACROSS THE FULL WIDTH OF THE SIDWALK. CONTROL JOINTS SHALL BE LOCATED ON EACH SIDE OF A DRIVEWAY AND NOT MORE THAN 100 FEET APART.
4. PREFORMED BITUMINOUS MATERIAL SHALL BE PLACED BETWEEN ALL FIXED OBJECTS AND THE NEW CONCRETE SIDEWALK.
5. ALL CONCRETE WORK SHALL BE PER CITY OF FRANKLIN STANDARD SPECIFICATIONS FOR CONSTRUCTION.
6. 1/4 INCH TOOLED JOINT BETWEEN CURB AND SIDEWALK.
7. CROSS SLOPES SHALL NOT EXCEED 2%

06 C901

SIDEWALK HEADER
NOT TO SCALE



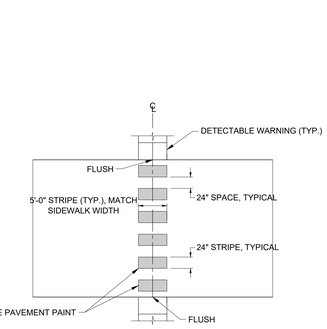

EXPANSION JOINT DETAIL

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.

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

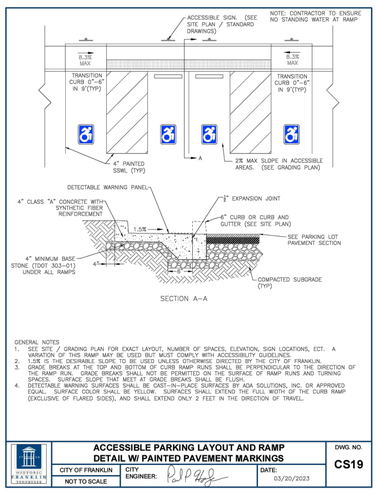
07 C901

EXPANSION JOINT
NOT TO SCALE




08 C901

PEDESTRIAN CROSSWALK
NOT TO SCALE



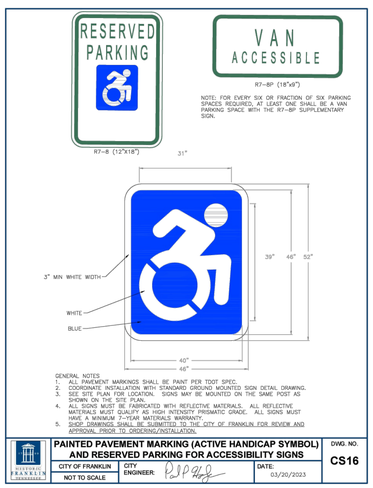

SECTION A–A

GENERAL NOTES
1. SEE SITE / GRADING PLAN FOR EXACT LAYOUT, NUMBER OF SPACES, ELEVATION, SIGN LOCATIONS, ECT. A VARIATION 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. SURFACE COLOR SHALL BE YELLOW. SURFACES SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES), AND SHALL EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.

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

09 C901

ACCESSIBLE PARKING LAYOUT
NOT TO SCALE

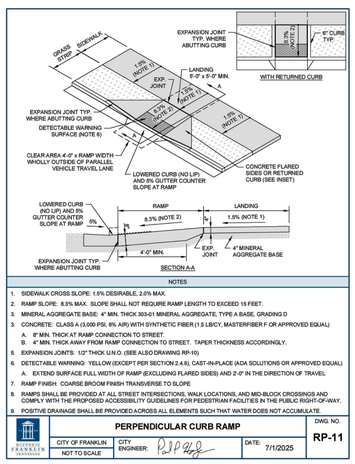



GENERAL NOTES
1. ALL PAVEMENT MARKINGS SHALL BE PAINT PER TDOT SPEC.
2. COORDINATE INSTALLATION WITH STANDARD GROUND MOUNTED SIGN DETAIL DRAWING.
3. SEE SITE PLAN FOR LOCATION. SIGNS MAY BE MOUNTED ON THE SAME POST AS SHOWN IN THE DETAIL.
4. ALL SIGNS MUST BE FABRICATED WITH REFLECTIVE MATERIALS. ALL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

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

10 C901

ACCESSIBLE PARKING SYMBOL
NOT TO SCALE



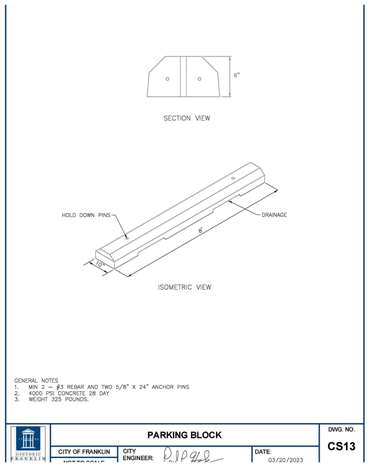

SECTION A-A

NOTES
1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. RAMP SLOPE: 8.3% MAX. SLOPE SHALL NOT REQUIRE RAMP LENGTH TO EXCEED 15 FEET.
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER (1.5 LB/CY, MASTERFIBER F OR APPROVED EQUAL)
   A. 6" MIN. THICK AT RAMP CONNECTION TO STREET.
   B. 4" MIN. THICK AWAY FROM RAMP CONNECTION TO STREET. TAPER THICKNESS ACCORDINGLY.
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
6. DETECTABLE WARNING: YELLOW (EXCEPT PER SECTION 2.4.8), CAST-IN-PLACE (ADA SOLUTIONS OR APPROVED EQUAL)
   A. EXTEND SURFACE FULL WIDTH OF RAMP (EXCLUDING FLARED SIDES) AND 2'-0" IN THE DIRECTION OF TRAVEL.
7. RAMP FINISH: COARSE BROOM FINISH TRANSVERSE TO SLOPE
8. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS, AND MID-BLOCK CROSSINGS AND COMPLY WITH THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY.
9. POSITIVE DRAINAGE SHALL BE PROVIDED ACROSS ALL ELEMENTS SUCH THAT WATER DOES NOT ACCUMULATE.

PERPENDICULAR CURB RAMP
CITY OF FRANKLIN
NOT TO SCALE
CITY ENGINEER:
DATE: 7/1/2025
DWG. NO. RP-11

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.

PARKING BLOCK
CITY OF FRANKLIN
CITY ENGINEER:
DATE: 03/20/2023
DWG. NO. CS13

12 C901

CONCRETE WHEEL STOP
NOT TO SCALE

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

# CENTURY INDUSTRIAL SUBDIVISION, LOTS 11, 12, 13, AND 66, SITE PLAN

306 BEASLEY DR.
FRANKLIN, TN 37064
COF PROJECT NO. 9026
ISSUED FOR PERMIT

02/05/2026

THIS SHEET HAS BEEN SEALED DIGITALLY

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

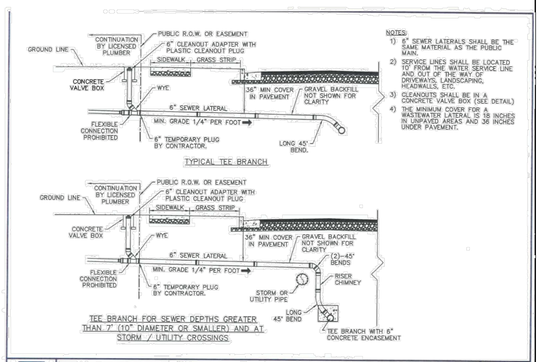
Revision

| No. | Date | Description |
|---|---|---|
| 0 | 02.05.2026 | COF COMMENTS |

SITE DETAILS

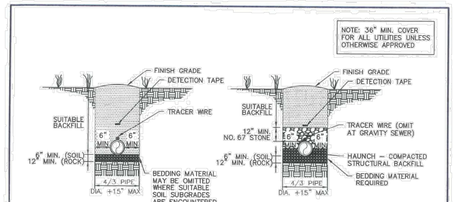
**C901**

49222.04
01/12/2026




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

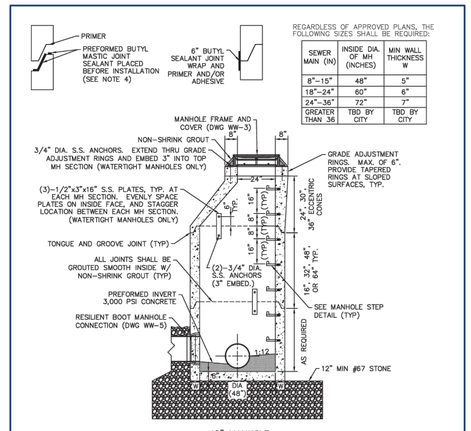
01 C902 SANITARY SEWER LATERALS
NOT TO SCALE




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

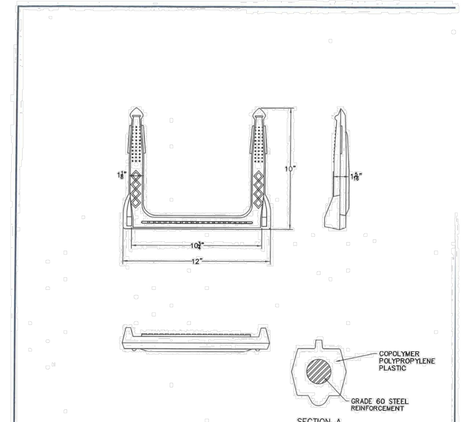



| SIZE MAIN (IN) | INSIDE DIA. OF MH (INCHES) | MIN WALL THICKNESS W |
|---|---|---|
| 8"–15" | 48" | 5" |
| 18"–24" | 60" | 6" |
| 24"–36" | 72" | 7" |
| GREATER THAN 36" | TBD BY CITY | TBD BY CITY |

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 KWIK 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 | |

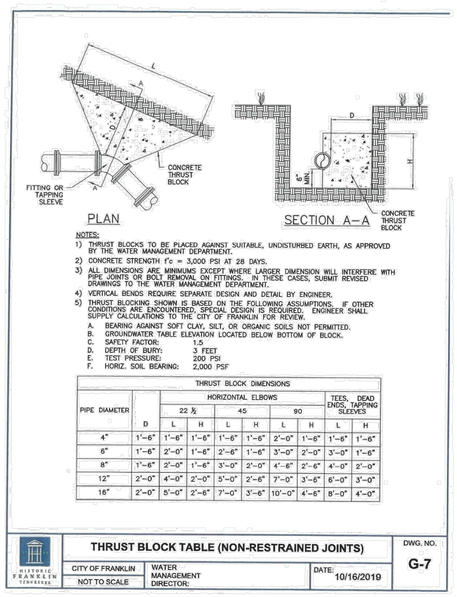
03 C902 SANITARY MANHOLE
NOT TO SCALE




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

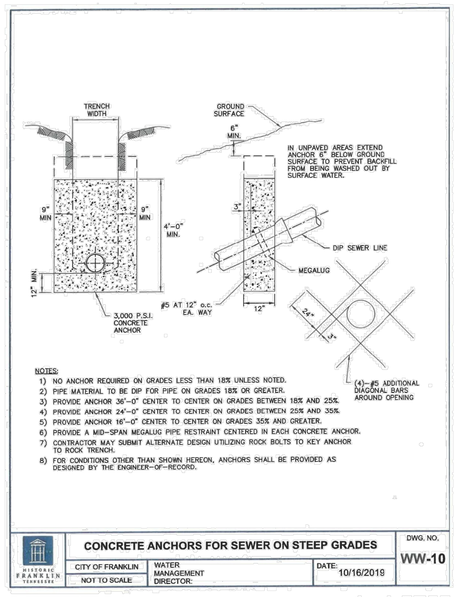



NOTES:
1) THRUST BLOCKS TO BE PLACED AGAINST SUITABLE, UNDISTURBED EARTH, AS APPROVED BY THE WATER MANAGEMENT DEPARTMENT.
2) CONCRETE STRENGTH f'c = 3,000 PSI AT 28 DAYS.
3) ALL DIMENSIONS ARE MINIMUMS EXCEPT WHERE LARGER DIMENSION WILL INTERFERE WITH PIPE JOINTS OR BOLT REMOVAL ON FITTINGS. IN THESE 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

| THRUST BLOCK DIMENSIONS | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| PIPE DIAMETER | D | HORIZONTAL ELBOWS | | | | | | TEES, DEAD ENDS, TAPPING SLEEVES | |
| | | 22 ½ | | 45 | | 90 | | | |
| | | 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 | |

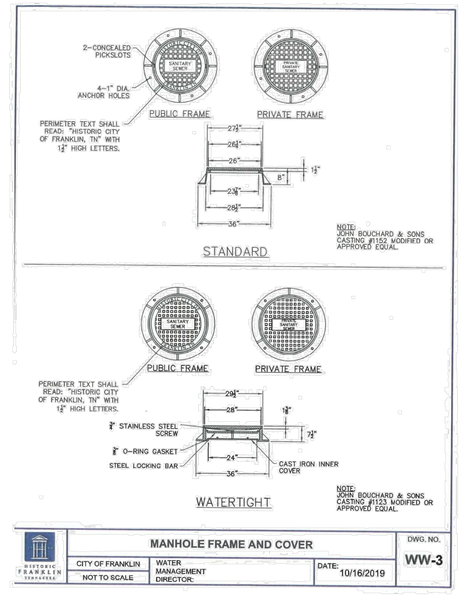
05 C902 CONCRETE THRUST BLOCKS
NOT TO SCALE




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.

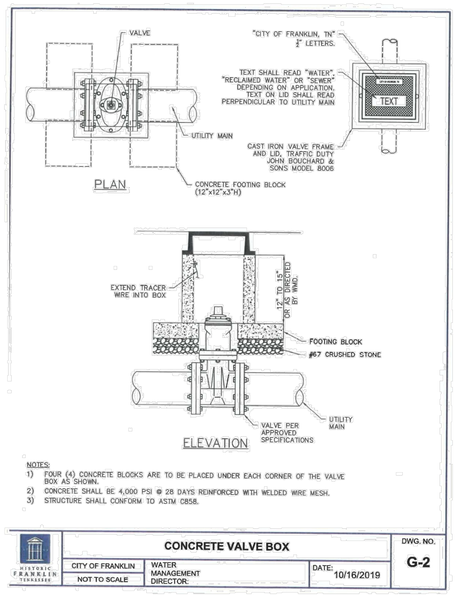
| CONCRETE ANCHORS FOR SEWER ON STEEP GRADES | | DWG. NO. |
|---|---|---|
| CITY OF FRANKLIN | WATER MANAGEMENT DIRECTOR: | WW-10 |
| NOT TO SCALE | DATE: 10/16/2019 | |

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

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

# CENTURY INDUSTRIAL SUBDIVISION, LOTS 11, 12, 13, AND 66, SITE PLAN

306 BEASLEY DR.
FRANKLIN, TN 37064
COF PROJECT NO. 9026
ISSUED FOR PERMIT

9/25/2026
THIS SHEET HAS BEEN SEALED DIGITALLY

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

| No. | Date | Description |
|---|---|---|
| 0 | 02.05.2026 | COF COMMENTS |

SITE DETAILS

**C902**

49222.04
01/12/2026

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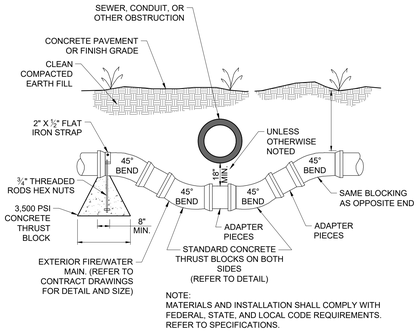
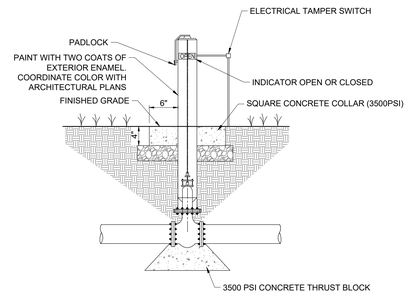



NOTE:
MATERIALS AND INSTALLATION SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL CODE REQUIREMENTS. REFER TO SPECIFICATIONS.

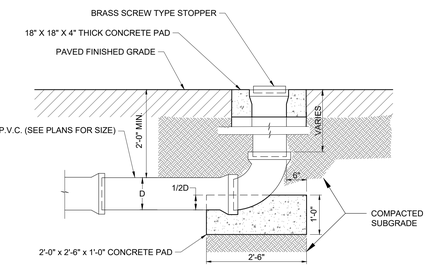
01 C903

WATERLINE CROSSING OBSTRUCTIONS
NOT TO SCALE



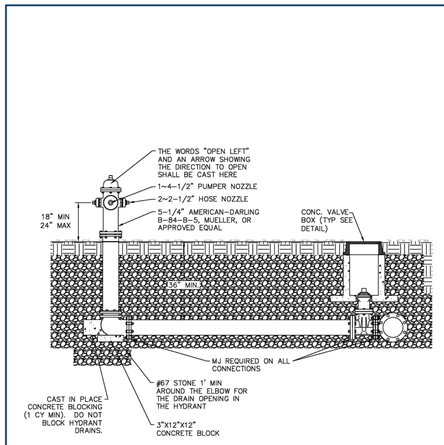

05 C903

POST INDICATOR VALVE
NOT TO SCALE




06 C903

TRAFFIC RATED CLEANOUT
NOT TO SCALE

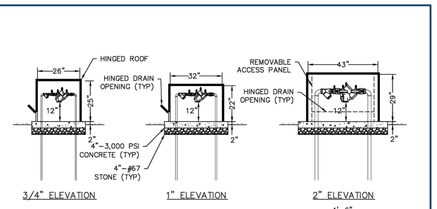



NOTES:
1) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.

| | | | |
|---|---|---|---|
| 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
NOT TO SCALE



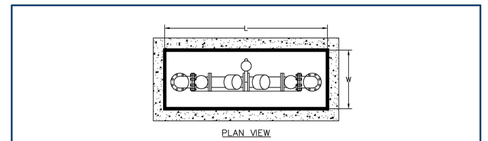

| BACKFLOW PREVENTER SIZE | SAFE-T-COVER ENCLOSURE MODEL | ENCLOSURE SIZE W(IN) | L (IN) | H (IN) | CONC. PAD |
|---|---|---|---|---|---|
| ¾" | 75SN-AL | 9" | 26" | 25" | 1'-6"X2'-9" |
| 1" | 100S-AL | 7" | 32" | 22" | 1'-6"X3'-3" |
| 1.5" AND 2" | 200S-AL | 14" | 43" | 29" | 2'-3"X4'-6" |

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" |

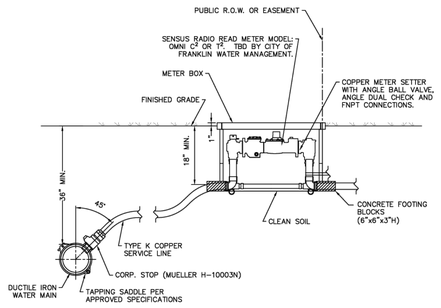
NOTES:
1) BACKFLOW PREVENTER MODELS SHALL BE PER THE APPROVED COF WATER MANAGEMENT LIST.
2) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.
3) BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
4) BACKFLOW ASSEMBLY SHOULD BE DRAINED DURING FREEZING WEATHER OR ENCLOSED IN INSULATED ENCLOSURE.

| | | | |
|---|---|---|---|
| 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: HDPE METER BOX IS NOT TRAFFIC RATED. BOXES IN DRIVEWAYS, PARKING LOTS, AND OFF-ROADWAY APPLICATIONS SUBJECT TO OCCASIONAL TRAFFIC SHALL BE QUAZITE BOX (PG1730BB1A) AND COVER (PG1730HHD0SO). BOXES IN DIRECT ROADWAY APPLICATIONS SHALL BE AASHTO H-20 LOAD RATED WITH 30% IMPACT AND APPROVED BY THE WATER MANAGEMENT DEPARTMENT. PROFESSIONAL ENGINEER SEAL SHALL BE REQUIRED.



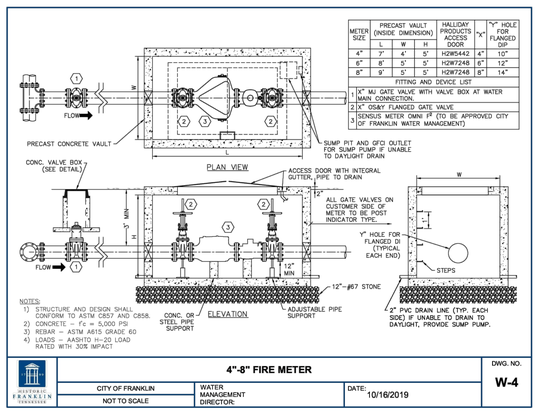

| METER SIZE | SIGMA HDPE RAVEN METER BOX | McDONALD COPPER METER SETTER |
|---|---|---|
| 1.5" | RMB173018-SW-W 17"X30"X18" | 720-609-WOFF-660 (NOTE 1) |
| 2" | RMB173018-SW-W 17"X30"X18" | 720-710-KOFF-770 (NOTE 1) |

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

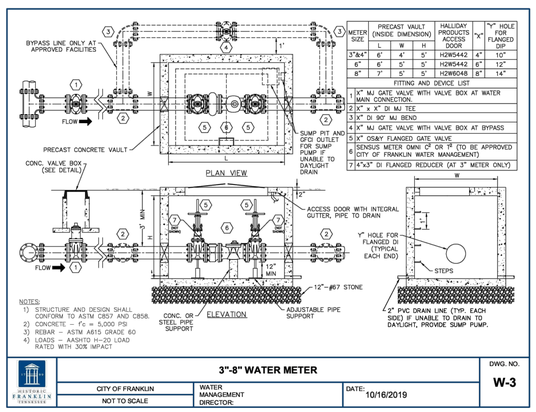



NOTES:
1) STRUCTURE AND DESIGN SHALL CONFORM TO ASTM C857 AND C858.
2) CONCRETE - $f'_c$ = 5,000 PSI
3) REBAR - ASTM A615 GRADE 60
4) LOADS - AASHTO H-20 LOAD RATED WITH 30% IMPACT

| | | | |
|---|---|---|---|
| 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




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 | | | |

09 C903

WATER METER
NOT TO SCALE

Gresham Smith

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

# CENTURY INDUSTRIAL SUBDIVISION, LOTS 11, 12, 13, AND 66, SITE PLAN

306 BEASLEY DR.
FRANKLIN, TN 37064
COF PROJECT NO. 9026
ISSUED FOR PERMIT

STATE OF TENNESSEE
ANDREW MICHAEL GRIFFIN
REGISTERED ENGINEER
02/05/2026

THIS SHEET HAS BEEN SEALED DIGITALLY

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

| No. | Date | Description |
|---|---|---|
| 0 | 02.05.2026 | COF COMMENTS |

SITE DETAILS

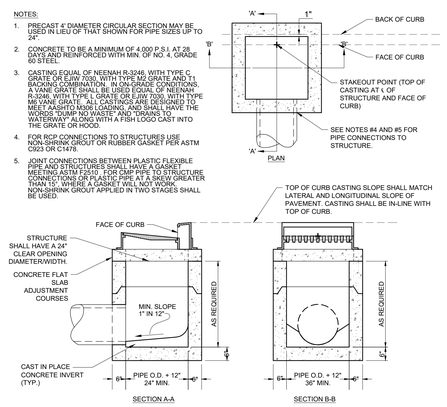
**C903**

49222.04
01/12/2026

This Line is 3 Inches When Printed Full Size

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-3246V WITH TYPE C GRATE OR EJIW 7030V WITH TYPE M2 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.



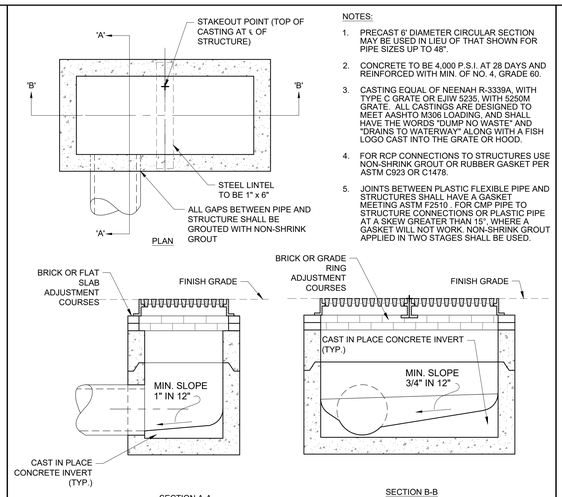

01 C904

SINGLE PRECAST CURB INLET

NOT TO SCALE

NOTES:

1. 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.



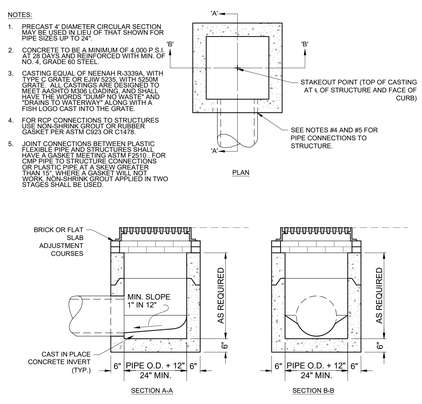

02 C904

DOUBLE PRECAST AREA 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.



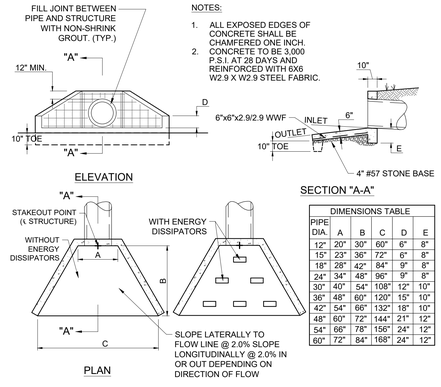

03 C904

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" |

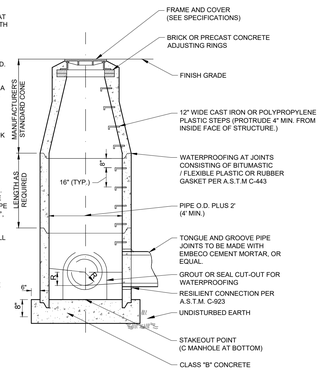
04 C904

CONCRETE HEADWALL

NOT TO SCALE

NOTES:

1. CONCRETE TO BE 4,000 P.S.I. AT 28 DAYS AND REINFORCED WITH MIN. OF NO. 4, GRAD 60 BARS.
2. PROVIDE ½" THICK LEDGER PLATES WHERE MORE THAN TWO CASTINGS ARE REQUIRED.
3. CASTING EQUAL OF NEENAH 1788 OR EJIW 1040 WITH TYPE A SOLID COVER. ALL CASTINGS ARE DESIGNED TO MEET AASHTO M306 LOADING.
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.
6. ALL PRECAST CONCRETE MANHOLE SECTIONS TO BE ASTM C478, MIN. THICKNESS WALLS. CONE SECTION TO BE CONCENTRIC UNLESS OTHERWISE APPROVED BY ENGINEER.




05 C904

STORM MANHOLE

NOT TO SCALE




SECTION VIEW

06 C904

TYPICAL GRAVEL SECTION

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.

07 C904

TRIPLE PRECAST AREA INLET

NOT TO SCALE

DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS, AND ENDWALLS

| TYPE | TDOT STANDARD DRAWINGS |
|---|---|
| CATCH BASINS | TDOT CATCH BASINS 10, 12, 13, 14, 16, AND 17 TYPE (SEE NOTE 3) |
| CATCH BASIN GRATES | SEE CITY OF FRANKLIN DRAWINGS RP-1 THRU RP-4 |
| AREA DRAINS - 1 GRATE | D-CB-42 SERIES |
| AREA DRAINS - 2 GRATES | D-CB-43 SERIES |
| AREA DRAIN GRATES | D-GBB-42 |
| JUNCTION BOX | D-JBS-1 THRU D-JBS-5 |
| MANHOLES | D-MH-2 THRU DRF-1 |
| TRENCH DRAINS | D-TD-1 |
| PROTECTED ENDWALLS | D-PE-1 THRU D-PE-6F |
| SAFETY CROSS DRAIN ENDWALLS | D-PE-15A THRU D-PE-48A, AND D-PE-99 |
| SAFETY SIDE DRAIN ENDWALLS | D-SEW-1A |
| PIPE CULVERTS AND FLUMES | D-FLU-1, D-PB-1 THRU D-PB-3 |
| PIPE CULVERT INSTALLATION | D-PB-1, D-PB-2 |

NOTES

1. STRUCTURES NOTED IN TABLE ABOVE TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION.
3. MODIFY TDOT STRUCTURES ABOVE AS NEEDED TO PROVIDE FULL BEARING FOR INLET CASTINGS NOTED ON CITY OF FRANKLIN DRAWINGS RP-1 THRU RP-4.

| DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS AND END WALLS | | | DWG. NO. |
|---|---|---|---|
| CITY OF FRANKLIN | CITY ENGINEER: | DATE: 7/1/2021 | D-1 |
| NOT TO SCALE | | | |

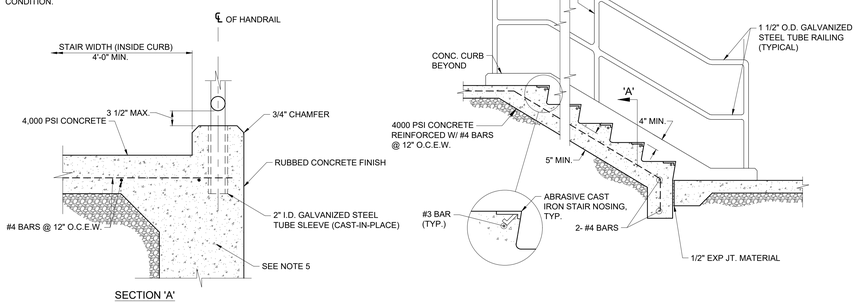
10 C904

DRAINAGE STRUCTURES MANHOLES GRATES PIPE CULVERTS AND END WALLS

NOT TO SCALE

NOTES:

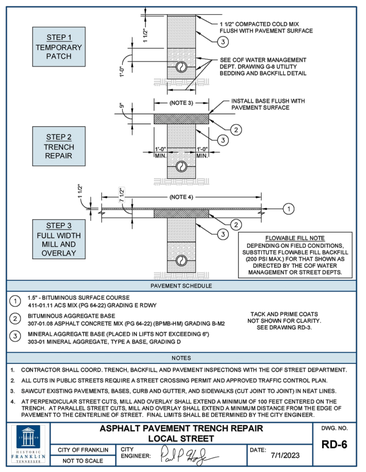
1. TREADS SHALL BE 11" MINIMUM PLUS NOSING, RISERS SHALL BE 7" MAXIMUM HEIGHT. SUM OF ONE TREAD PLUS TWO RISERS SHALL EQUAL 24"-25"
2. STAIRS SHALL BE A MINIMUM OF 4'-0" WIDE (CLEAR OF CURBS).
3. PROVIDE HANDRAILS ON BOTH SIDES. ALL HANDRAILS SHALL BE MOUNTED AT THE SAME HEIGHT. NO VARIATION IN HANDRAIL HEIGHT SHALL BE ALLOWED FROM TOP-MOST LANDING TO BOTTOM-MOST LANDING.
4. HANDRAILS SHALL BE PAINTED THE COLOR SELECTED BY ARCHITECT.
5. SEE WALL DETAIL FOR ABOVE GRADE WALK / RAMP / STEPS IF SIDEWALK IS IN ABOVE GRADE CONDITION.




08 C904

TYPICAL STEPS WITH HANDRAIL

NOT TO SCALE




PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE 411-01.11 ACE MIX (PG 64-22) GRADING E ROWY
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 8") 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: 7/1/2023 | RD-6 |
| NOT TO SCALE | | | |

09 C904

ASPHALT PAVEMENT TRENCH REPAIR LOCAL STREET

NOT TO SCALE


Gresham Smith

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100


# CENTURY INDUSTRIAL SUBDIVISION, LOTS 11, 12, 13, AND 66, SITE PLAN

306 BEASLEY DR.
FRANKLIN, TN 37064
COF PROJECT NO. 9026
ISSUED FOR PERMIT

STATE OF TENNESSEE — REGISTERED LANDSCAPE ARCHITECT — 02/05/2026

THIS SHEET HAS BEEN SEALED DIGITALLY

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

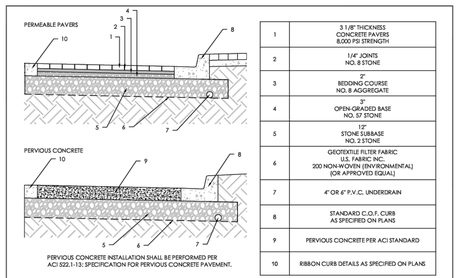
| No. | Date | Description |
|---|---|---|
| 0 | 02.05.2026 | COF COMMENTS |

SITE DETAILS

**C904**

49222.04
01/12/2026

This Line is 3 Inches When Printed Full Size




| | |
|---|---|
| 1 | 3 1/8" THICKNESS CONCRETE PAVERS 8,000 PSI STRENGTH |
| 2 | 1/4" JOINTS NO. 8 STONE |
| 3 | BEDDING COURSE NO. 8 AGGREGATE |
| 4 | OPEN-GRADED BASE NO. 57 STONE |
| 5 | STONE SUBBASE NO. 2 STONE |
| 6 | GEOTEXTILE FILTER FABRIC U.S. FABRIC INC. 200 NON-WOVEN (ENVIRONMENTAL) (OR APPROVED EQUAL) |
| 7 | 4" OR 6" P.V.C. UNDERDRAIN |
| 8 | STANDARD C.O.F. CURB AS SPECIFIED ON PLANS |
| 9 | PERVIOUS CONCRETE PER ACI STANDARD |
| 10 | RIBBON CURB DETALS AS SPECIFIED ON PLANS |

PERVIOUS CONCRETE INSTALLATION SHALL BE PERFORMED PER ACI 522.1-13: SPECIFICATION FOR PERVIOUS CONCRETE PAVEMENT.

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 MATERIALS NOT APPROVED FOR USE IN GIP FACILITIES.
5. UTILITIES, INCLUDING IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT.

CONSTRUCTION SEQUENCING:

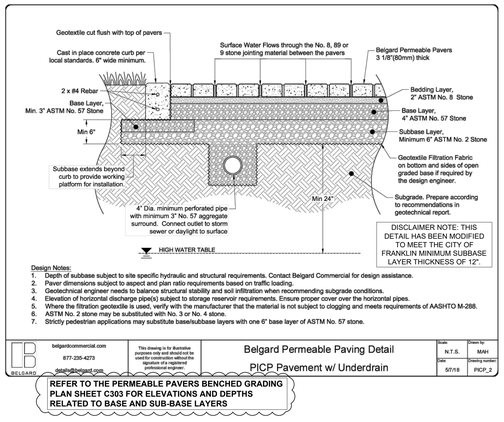
1. CONSTRUCT STORMWATER RUNOFF DIVERSIONS.
2. EXCAVATE GIP AREAS.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
5. INSTALL PERMEABLE GEOTEXTILE FABRIC.
6. INSTALL STONE SUBBASE 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 (3 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.

| | | |
|---|---|---|
| PERVIOUS PAVERS (TITLE) | CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064 | |
| GIP-03 (DWG.NO.) | DIRECTOR OF ENGINEERING | 04/30/2021 (DATE) |
| 07/01/2021 (EFFECTIVE DATE) | STORMWATER COORDINATOR | 04/30/2021 (DATE) |

01 C905

PERVIOUS PAVERS
NOT TO SCALE




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 877-235-4273 belgard@belgard.com | This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer. | Belgard Permeable Paving Detail PICP Pavement w/ Underdrain | Scale: N.T.S. Date: 5/1/18 Drawn by: MAH Drawing number: PICP_2 |

BELGARD

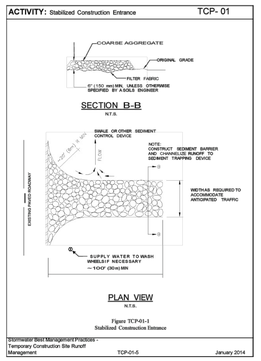
REFER TO THE PERMEABLE PAVERS BENCHED GRADING PLAN SHEET C303 FOR ELEVATIONS AND DEPTHS RELATED TO BASE AND SUB-BASE LAYERS

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

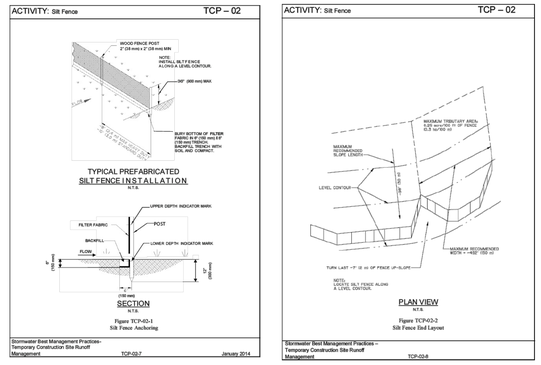
01 C905

PERVIOUS PAVERS
NOT TO SCALE



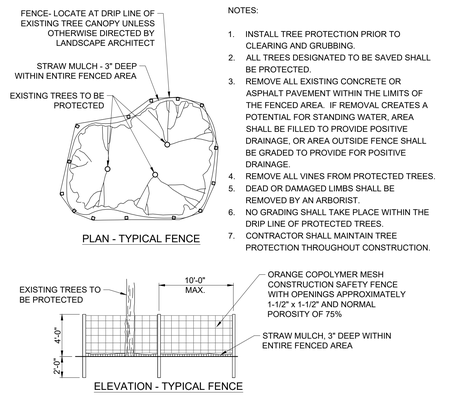

02 C905

CONSTRUCTION EXIT
NOT TO SCALE




03 C905

SILT FENCE
NOT TO SCALE

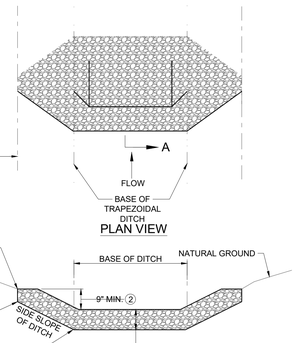



NOTES:

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.

04 C905

TREE PROTECTION
NOT TO SCALE



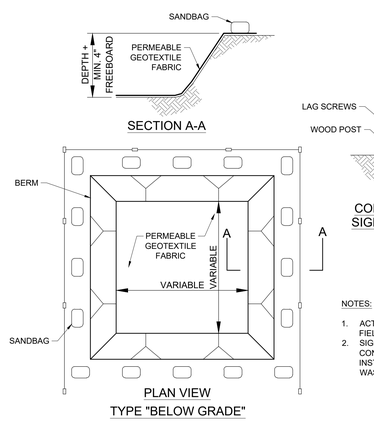

NOTES:

(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

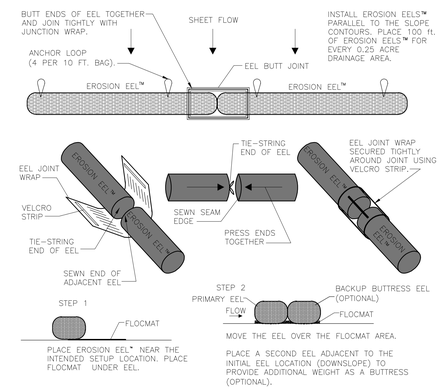



NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT. OF THE WASHOUT FACILITY.

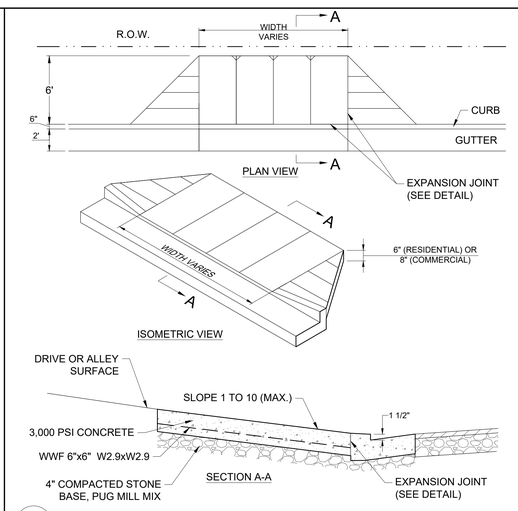
06 C905

CONCRETE WASHOUT AREA
NOT TO SCALE




07 C905

WEIGHTED FILTER SOCK
NOT TO SCALE




08 C905

CONCRETE DRIVEWAY RAMP
NOT TO SCALE

Gresham Smith

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

# CENTURY INDUSTRIAL SUBDIVISION, LOTS 11, 12, 13, AND 66, SITE PLAN

306 BEASLEY DR.
FRANKLIN, TN 37064
COF PROJECT NO. 9026
ISSUED FOR PERMIT

02/05/2026

THIS SHEET HAS BEEN SEALED DIGITALLY

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

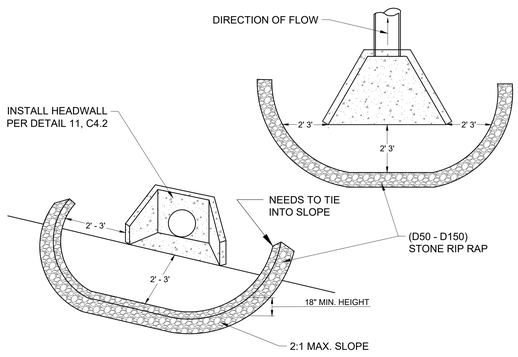
| No. | Date | Description |
|---|---|---|
| 0 | 02.05.2026 | COF COMMENTS |

SITE DETAILS

**C905**

49222.04
01/12/2026

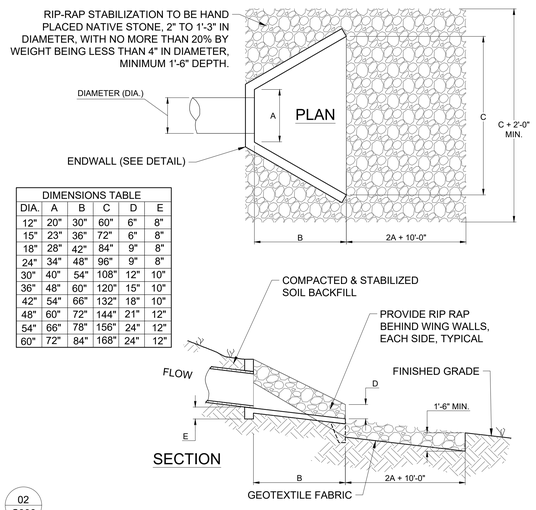
This Line is 3 Inches When Printed Full Size




NOTES:
1. INSPECT STONE FILTER RING ONCE FINAL STABILIZATION HAS OCCURRED AND REPAIR AS NECESSARY.

01 C906

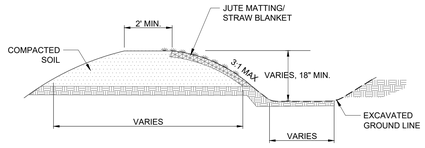
TEMPORARY STONE FILTER RING
NOT TO SCALE




| DIMENSIONS TABLE | | | | | |
|---|---|---|---|---|---|
| DIA. | A | B | C | D | E |
| 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" |

02 C906

PERMANENT RIP RAP AT ENDWALL
NOT TO SCALE




USED AT THE FOLLOWING LOCATIONS:

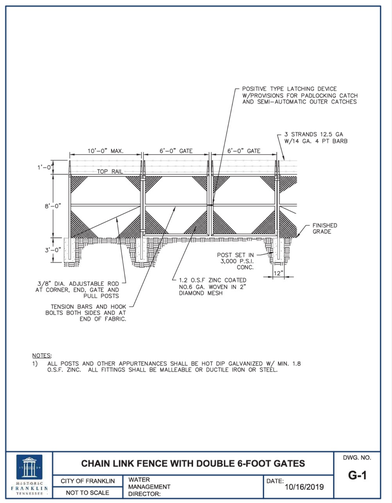
1. AS SHOWN ON EPSC PLANS
2. ABOVE DISTURBED EXISTING SLOPES AND ABOVE CUT OR FILL SLOPES TO PREVENT RUN-OFF DOWN THE SLOPE.
3. ACROSS UNPROTECTED SLOPES, AS SLOPE BREAKS, TO REDUCE SLOPE LENGTH.
4. BELOW SLOPES, TO DIVERT EXCESS RUN-OFF TO STABILIZED OUTLETS.
5. WHERE NEEDED TO DIVERT SEDIMENT-LADEN WATER
6. AT OR NEAR PERIMETER OF THE CONSTRUCTION AREA TO PREVENT SEDIMENT LEAVING THE SITE.

03 C906

TEMPORARY DIVERSION SWALE
NOT TO SCALE

04 C906

NOT USED
NOT TO SCALE

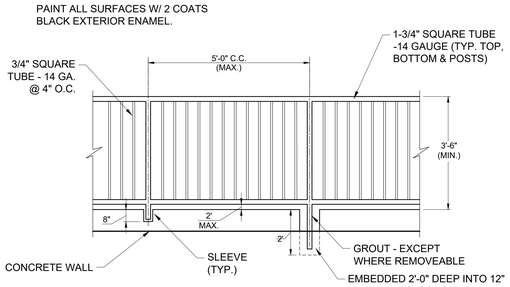



NOTES:
1) ALL POSTS AND OTHER APPURTENANCES SHALL BE HOT DIP GALVANIZED W/ MIN. 1.8 O.S.F. ZINC. ALL FITTINGS SHALL BE MALLEABLE OR DUCTILE IRON OR STEEL.

| | | | |
|---|---|---|---|
| HISTORIC FRANKLIN TENNESSEE | CHAIN LINK FENCE WITH DOUBLE 6-FOOT GATES | | DWG. NO. G-1 |
| CITY OF FRANKLIN | WATER MANAGEMENT DIRECTOR: | DATE: 10/16/2019 | |
| NOT TO SCALE | | | |

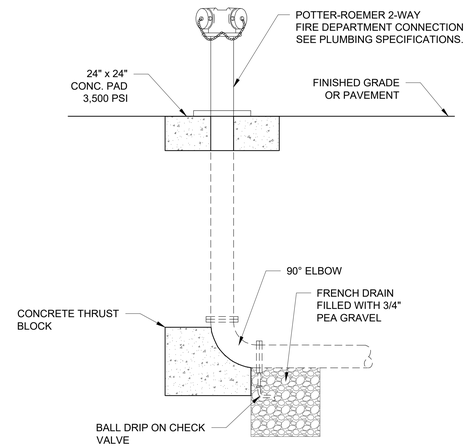
05 C906

CHAIN LINK FENCE WITH GATES
NOT TO SCALE



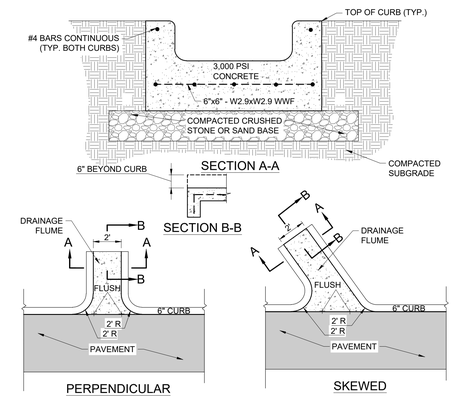

06 C906

PEDESTRIAN GUARDRAIL
NOT TO SCALE



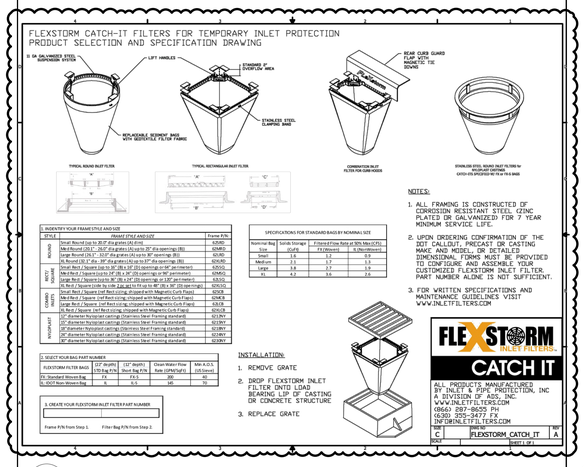

07 C906

EXTERIOR REMOTE FIRE DEPARTMENT CONNECTION
NOT TO SCALE



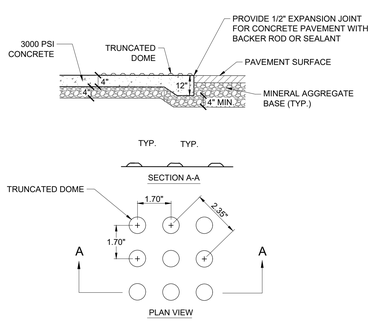

08 C906

CURB CUT WITH CONCRETE FLUME
NOT TO SCALE




09 C906

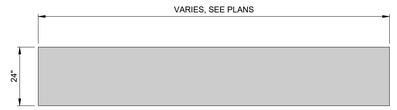
TEMPORARY INLET PROTECTION
NOT TO SCALE




DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 IN. (23 MM), A NOMINAL HEIGHT OF 0.2 IN. (5 MM), A CENTER-TO-CENTER SPACING AS SHOWN ABOVE, AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. SEE SITE LAYOUT PLANS AND DETAILS FOR LOCATIONS OF TRUNCATED DOMES. SUBMIT PROPOSED MATERIAL AND/OR TEST PANEL FOR APPROVAL BY THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION. PROVIDE ARMOR-TILE, OR EQUIVALENT SYSTEM.

10 C906

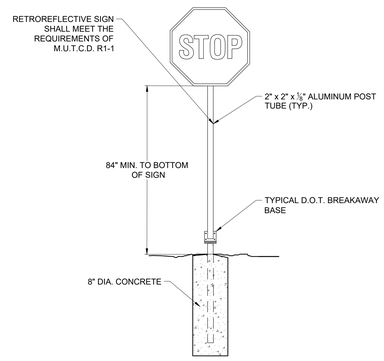
DETECTABLE WARNING SURFACE
NOT TO SCALE




NOTES:
1. STOP BAR SHALL BE PAINTED WITH A MINIMUM 2 COATS OF WHITE SHERWIN-WILLIAMS PRO-MAR TRAFFIC MARKING PAINT.
2. EDGE OF STOP BAR SHALL BE PARALLEL TO EDGE OF HIGHWAY TRAVEL WAY.

11 C906

STOP BAR
NOT TO SCALE




12 C906

STOP SIGN
NOT TO SCALE

Gresham Smith

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

CENTURY INDUSTRIAL SUBDIVISION,
LOTS 11, 12, 13, AND 66, SITE PLAN

306 BEASLEY DR.
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02/05/2026

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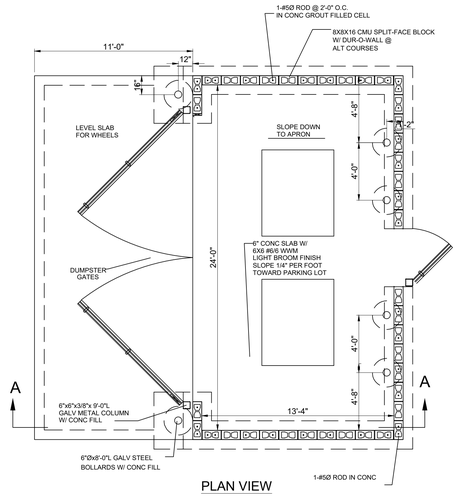
Revision

| No. | Date | Description |
|---|---|---|
| 0 | 02.05.2026 | COF COMMENTS |

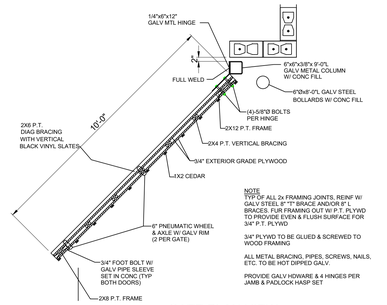
SITE DETAILS

C906

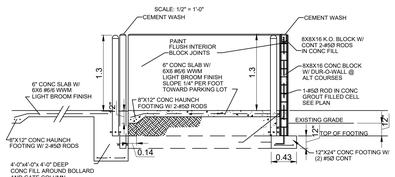
49222.04
01/12/2026




PLAN VIEW



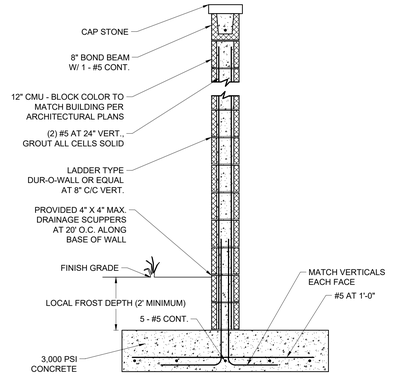

GATE PLAN VIEW




SECTION VIEW

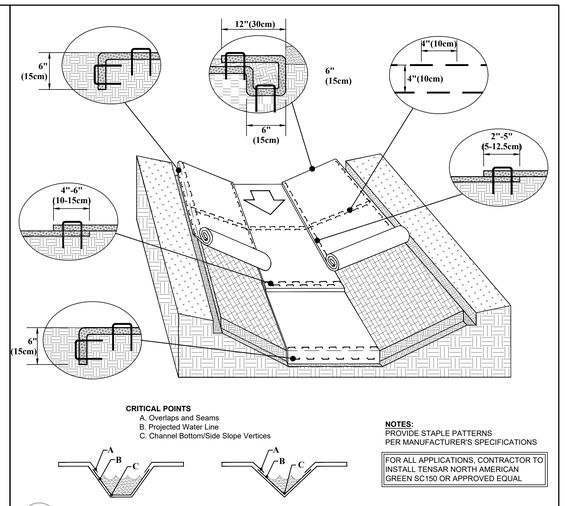
01
C907

DUMPSTER ENCLOSURE
NOT TO SCALE




02
C907

MASONRY SCREEN WALL WITH CAP STONE
NOT TO SCALE

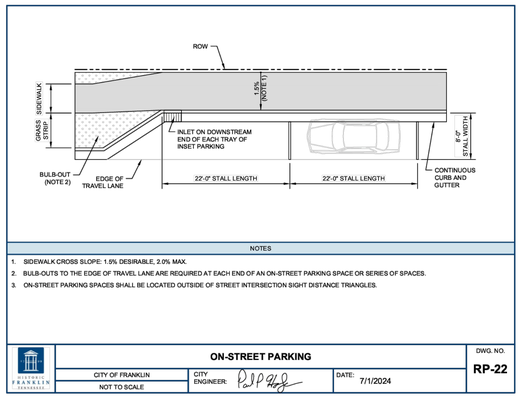



**NOTES:**
PROVIDE STAPLE PATTERNS
PER MANUFACTURER'S SPECIFICATIONS

FOR ALL APPLICATIONS, CONTRACTOR TO INSTALL TENSAR NORTH AMERICAN GREEN SC150 OR APPROVED EQUAL

03
C907

TRM CHANNEL LINING
NOT TO SCALE



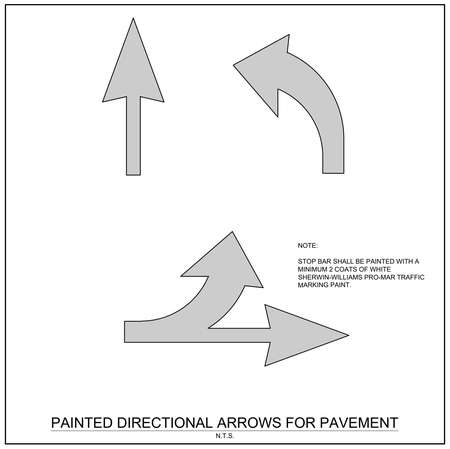

NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. BULB-OUTS TO THE EDGE OF TRAVEL LANE ARE REQUIRED AT EACH END OF AN ON-STREET PARKING SPACE OR SERIES OF SPACES.
3. ON-STREET PARKING SPACES SHALL BE LOCATED OUTSIDE OF STREET INTERSECTION SIGHT DISTANCE TRIANGLES.

| | | | |
|---|---|---|---|
| CITY OF FRANKLIN | **ON-STREET PARKING** | | DWG. NO. **RP-22** |
| NOT TO SCALE | CITY ENGINEER: | DATE: 7/1/2024 | |

04
C907

ON-STREET PARKING
NOT TO SCALE

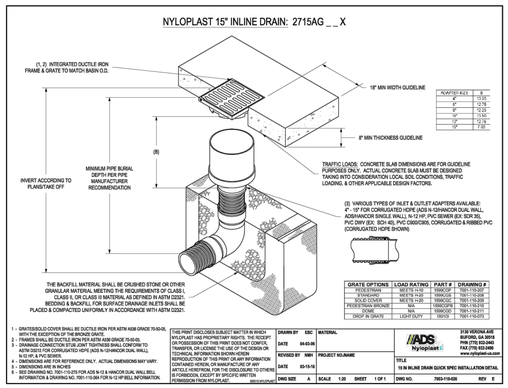


NOTE:
STOP BAR SHALL BE PAINTED WITH A MINIMUM 2 COATS OF WHITE SHERWIN-WILLIAMS PRO-MAR TRAFFIC MARKING PAINT.

PAINTED DIRECTIONAL ARROWS FOR PAVEMENT
N.T.S.

05
C907

PAINTED DIRECTIONAL ARROWS FOR PAVEMENT
NOT TO SCALE

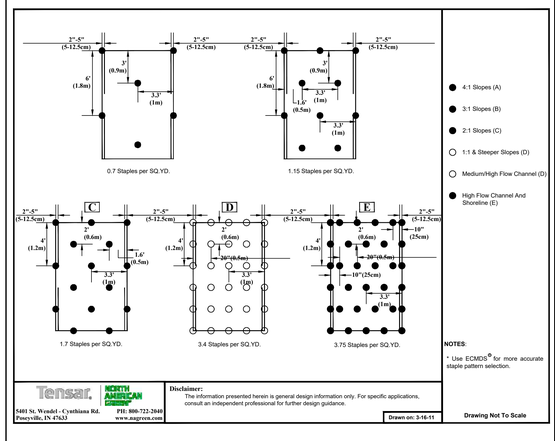

NYLOPLAST 15" INLINE DRAIN: 2715AG _ _ X
(1, 2) INTEGRATED DUCTILE IRON
FRAME & GRATE TO MATCH BASIN O.D.
15" MIN WIDTH GUIDELINE
8" MIN THICKNESS GUIDELINE
INVERT ACCORDING TO
PLANS/TAKE OFF
MINIMUM PIPE BURIAL
DEPTH PER PIPE
MANUFACTURER
RECOMMENDATION
TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE
PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED
TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC
LOADING, & OTHER APPLICABLE DESIGN FACTORS.
(3) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE:
4" - 15" FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL,
ADS/HANCOR SINGLE WALL), N-12 HP, PVC SEWER (EX: DCR 35),
PVC DWV (EX: SCH 40), PVC CMB/CSR/IS, CORRUGATED & RIBBED PVC
(CORRUGATED HDPE SHOWN)
THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER
GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I,
CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321.
BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE
PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.
1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - INLET ADAPTERS SHALL BE PVC PER ASTM D3034 FOR SDR 35 AND PER
ASTM D2properties FOR CORRUGATED HDPE (SIZE N-12/HANCOR DUAL WALL)
N-12 HP, & PVC SEWER.
4 - DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY.
5 - DIMENSIONS ARE IN INCHES.
6 - CONTACT ADS AT 1-800-115-2175 FOR ADS N-12 & HANCOR DUAL WALL BELL
INFORMATION & DRAWING NO. 7951-19-SM FOR N-12 HP BELL INFORMATION.
THIS PRINT (2022) DOES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF ANY OF THE TECHNICAL INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.
DRAWN BY EBC
DATE 04-05-06
REVISED BY NMH
DATE 03-15-16
DWG SIZE A SCALE 1:20 SHEET 1 OF 1
MATERIAL
PROJECT NO./NAME
DWG NO. 7803-11/04/08 REV E
ADS Nyloplast
3100 HORIZON AVE
SUPERIOR, GA 30518
PHN (770) 933-0442
FAX (770) 933-0486
www.nyloplast-us.com
TITLE
15 IN INLINE DRAIN QUICK SPEC INSTALLATION DETAIL

| RD(FOR REF.) | A |
|---|---|
| 4" | 12.00 |
| 6" | 12.78 |
| 8" | 12.25 |
| 10" | 13.50 |
| 12" | 12.78 |
| 15" | 7.50 |

| GRATE OPTIONS | LOAD RATING | PART # | DRAWING # |
|---|---|---|---|
| SLOTTED GRATE | M1178 1120 | 15SG | 7951-19-201 |
| SOLID COVER | M1178 1120 | 15SC | 7951-19-209 |
| PEDESTRIAN BRONZE | N/A | 15SCGPB | 7951-19-210 |
| DOME | N/A | 15SCGD | 7951-19-211 |
| DROP IN GRATE | LIGHT DUTY | 15SCD | 7951-19-213 |

06
C907

YARD INLET WITH DOMES ON GRATES (TYP.)
NOT TO SCALE




**NOTES:**
* Use ECMDS® for more accurate staple pattern selection.

Tensar. NORTH AMERICAN GREEN
5401 St. Wendel - Cynthiana Rd.
Poseyville, IN 47633
PH: 800-722-2040
www.nagreen.com

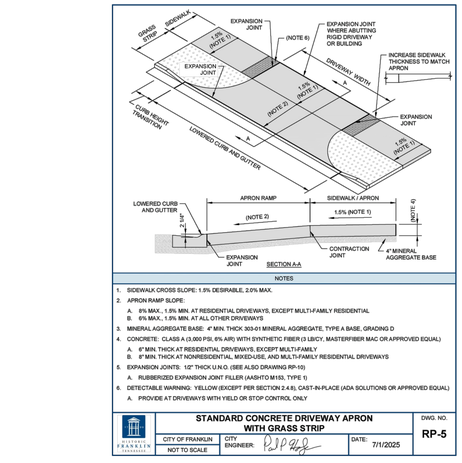
**Disclaimer:**
The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

Drawn on: 3-16-11

Drawing Not To Scale

07
C907

TRM STAPLE PATTERN
NOT TO SCALE



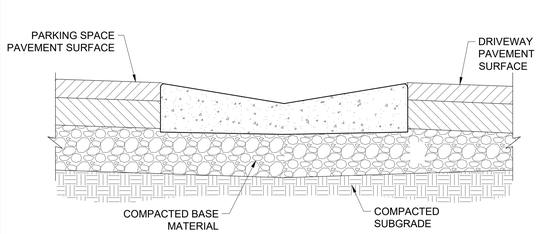

NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. APRON RAMP SLOPE:
   A. 6% 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 OVER 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 2.4.6), CAST-IN-PLACE (ADA SOLUTIONS OR APPROVED EQUAL)
   A. PROVIDE AT DRIVEWAYS WITH YIELD OR STOP CONTROL ONLY

| | | | |
|---|---|---|---|
| CITY OF FRANKLIN | **STANDARD CONCRETE DRIVEWAY APRON WITH GRASS STRIP** | | DWG. NO. **RP-5** |
| NOT TO SCALE | CITY ENGINEER: | DATE: 7/1/2025 | |

08
C907

STANDARD CONCRETE DRIVEWAY APRON WITH GRASS STRIP
NOT TO SCALE

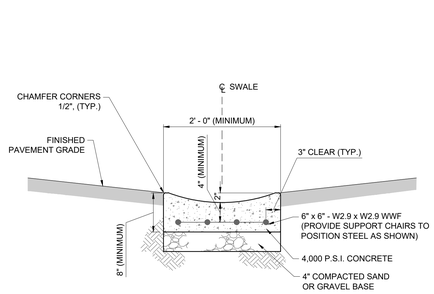



TYPICAL CROSS-SECTION

NOTES:
1. VALLEY GUTTER 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 100 FEET, AT THE ENDS OF CIRCULAR RETURNS, LINING UP WITH PAVEMENT JOINTS WHERE ADJACENT PAVEMENT IS CONCRETE, AND AT ALL POINTS WHERE THE NEW VALLEY GUTTER ABUTS OTHER CONCRETE STRUCTURES OR INLET CASTINGS.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI (TYP.)

09
C907

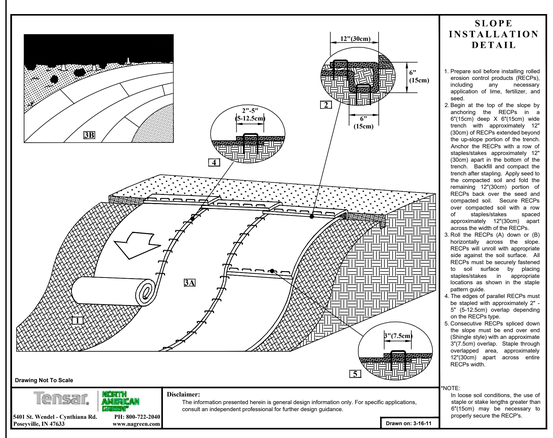
CONCRETE VALLY GUTTER
NOT TO SCALE




NOTES:
1. PROVIDE TOOLED CONTRACTION JOINTS @ MAX 10' O.C.
2. PROVIDE ½" EXPANSION JOINTS @ 50' O.C.

11
C907

CONCRETE SWALE
NOT TO SCALE

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PH: 800-722-2040
www.nagreen.com

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Drawn on: 3-16-11

**NOTES:**
PROVIDE STAPLE PATTERNS
PER MANUFACTURER'S
SPECIFICATIONS

FOR ALL APPLICATIONS, CONTRACTOR TO INSTALL TENSAR NORTH AMERICAN GREEN SC150 OR APPROVED EQUAL

12
C907

TRM SLOPE INSTALLATION
NOT TO SCALE


Gresham Smith

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100


# CENTURY INDUSTRIAL SUBDIVISION, LOTS 11, 12, 13, AND 66, SITE PLAN

306 BEASLEY DR.
FRANKLIN, TN 37064
COF PROJECT NO. 9026
ISSUED FOR PERMIT

02/05/2026

THIS SHEET HAS BEEN SEALED DIGITALLY

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

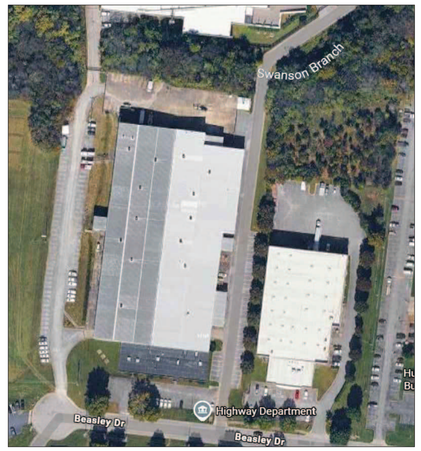
**Revision**

| No. | Date | Description |
|---|---|---|
| 0 | 02.05.2026 | COF COMMENTS |

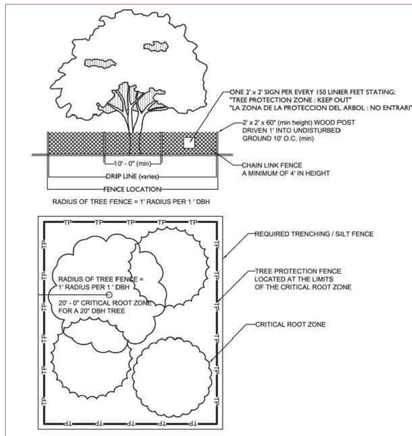
SITE DETAILS

**C907**

49222.04
01/12/2026




SITE AERIAL
NOT TO SCALE




TREE PROTECTION
NTS

EXISTING TREES TO BE REMOVED

| NO. | SIZE/TYPE |
|---|---|
| 514 | 8" HACKBERRY |
| 515 | 6" HACKBERRY |
| 516 | 8" HACKBERRY |
| 517 | 8" HACKBERRY |
| 521 | 6" HACKBERRY |
| 522 | 6" HACKBERRY |
| 523 | 4" ELM |
| 524 | 8" ELM |
| 525 | 8" ELM |
| 526 | 4" ELM |
| 527 | 6" HACKBERRY |
| 528 | 8" ELM |
| 530 | 6" ELM |
| 531 | 6" CHERRY |
| 532 | 4" HACKBERRY |
| 533 | 6" AILANTHUS |
| 534 | 4" ELM |
| 536 | 8" ELM |
| 538 | 6" OSAGE ORANGE |
| 542 | 8" CHERRY |
| 543 | 6" ELM |
| 544 | 14" HACKBERRY |
| 545 | 12" ELM |
| 546 | 12" HACKBERRY |
| 549 | 6" BOXELDER |
| 559 | 4" HACKBERRY |
| 570 | 10" CEDAR |
| 571 | 6" ELM |
| 572 | 6" ELM |
| 573 | 6" ELM |
| 574 | 6" LOCUST |
| 575 | 4" LOCUST |
| 576 | 8" CHERRY |
| 577 | 10" LOCUST |
| 578 | 8" LOCUST |
| 579 | 6" CHERRY |
| 580 | 4" LOCUST |
| 581 | 4" CEDAR |
| 582 | 6" LOCUST |
| 583 | 8" LOCUST |
| 584 | 4" HACKBERRY |
| 585 | 4" HACKBERRY |
| 586 | 8" ELM |
| 587 | 4" LOCUST |
| 588 | 4" LOCUST |
| 589 | 4" LOCUST |
| 590 | 6" LOCUST |
| 591 | 4" LOCUST |
| 592 | 4" LOCUST |
| 603 | 6" CHERRY |
| 608 | 4" LOCUST |
| 609 | 4" LOCUST |
| 610 | 4" HACKBERRY |
| 611 | 6" HACKBERRY |
| 1605 | 36" OAK* |
| 1614 | 12" OAK |
| 1615 | 30" OAK* |
| 2002 | 10" ASH |
| 2003 | 4" HACKBERRY |
| 2004 | 8" ASH |
| 2005 | 12" IRONWOOD |
| 2006 | 12" ASH |
| 2007 | 6" CHERRY |
| 2008 | 8" ASH |
| 20O9 | 8" HACKBERRY |
| 2010 | 6" HACKBERRY |
| 2011 | 10" CEDAR |
| 2012 | 8" ASH |

* DENOTES SPECIMEN TREE (66" TOTAL)

EXISTING TREES TO BE PRESERVED

| NO. | SIZE/TYPE |
|---|---|
| 511 | 14" SYCAMORE |
| 512 | 10" WILLOW |
| 537 | 4" HACKBERRY |
| 538 | 6" OSAGE ORANGE |
| 539 | 14" OSAGE ORANGE |
| 541 | 4" OSAGE ORANGE |
| 547 | 4" BOX ELDER |
| 548 | 4" ELM |
| 553 | 8" HACKBERRY |
| 554 | 4" ASH |
| 555 | 4" HACKBERRY |
| 556 | 4" HACKBERRY |
| 557 | 4" HACKBERRY |
| 558 | 8" HACKBERRY |
| 560 | 6" ELM |
| 563 | 10" OSAGE ORANGE |
| 564 | 10" ELM |
| 565 | 10" ELM |
| 566 | 12" ELM |
| 567 | 4" CEDAR |
| 568 | 12" HACKBERRY |
| 569 | 10" OSAGE ORANGE |
| 595 | 14" CHERRY |
| 596 | 10" LOCUST |
| 597 | 10" HACKBERRY |
| 598 | 12" HACKBERRY |
| 600 | 10" CHERRY |
| 601 | 14" ASH |
| 604 | 8" CHERRY |
| 605 | 6" CHERRY |
| 606 | 6" HACKBERRY |
| 607 | 8" MAPLE |

264" TOTAL PRESERVATION

## EXISTING TREE CANOPY LEGEND

TREE PRESERVATION AREA (0.18 AC.)

TREE REMOVAL AREA (0.30 AC.)

0.48 AC. TOTAL EXISTING CANOPY
(6.35 % OF 7.56 AC. PROJECT AREA

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
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

WILLIAMSON COUNTY, TENNESSEE
THE GREAT SEAL

# CENTURY INDUSTRIAL SUBDIVISION, LOTS 11, 12, 13, AND 66, SITE PLAN

306 BEASLEY DR.
FRANKLIN, TN 37064
COF PROJECT NO. 9026
ISSUED FOR PERMIT

TERRENCE S. MURPHY
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 341
2/5/26

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

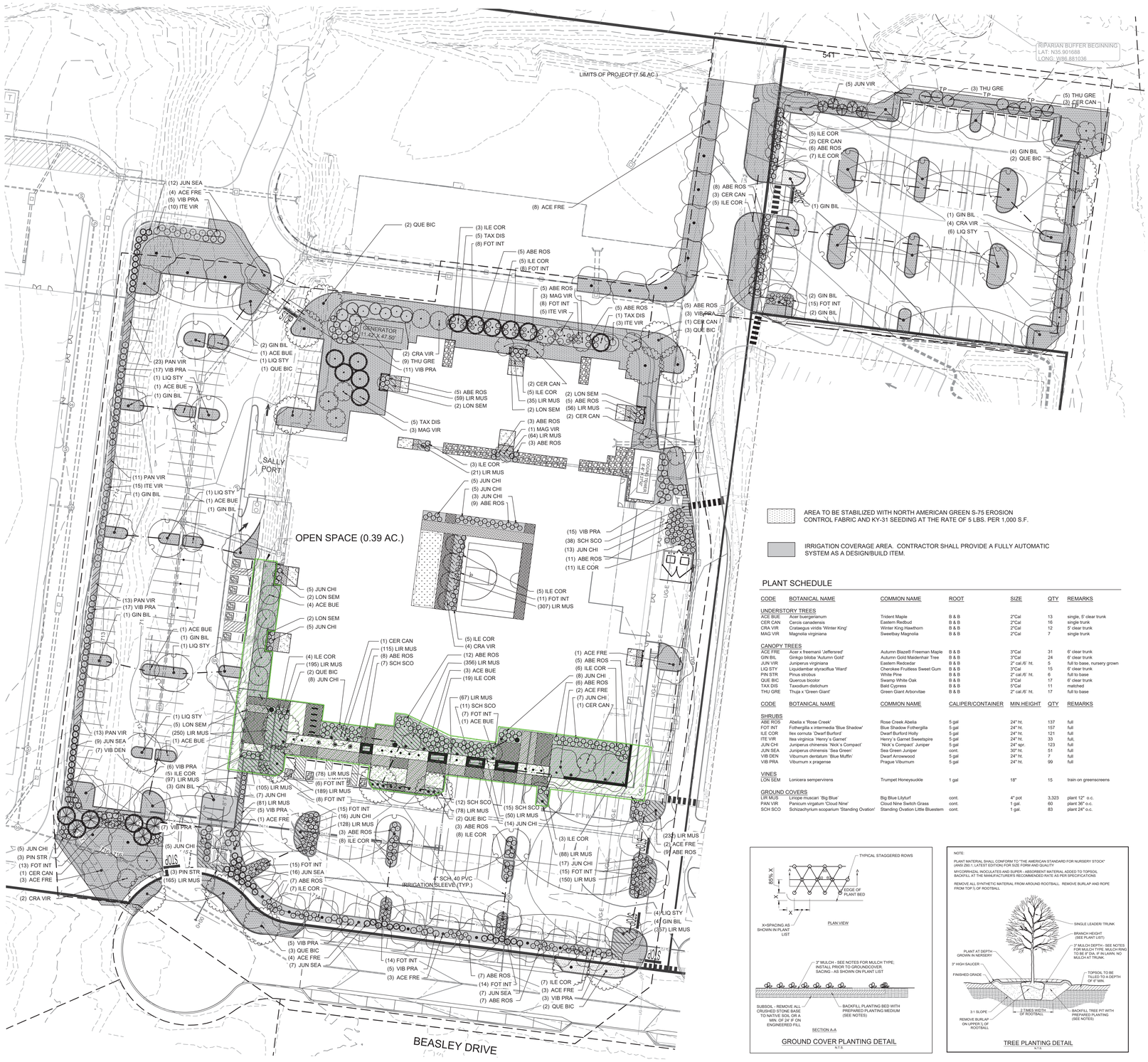
| No. | Date | Description |
|---|---|---|
| 0 | 02.05.2026 | COF COMMENTS |

TREE REMOVAL AND PRESERVATION PLAN

**L101**

49222.04
01/12/2026

This Line is 3 Inches When Printed Full Size




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.

## PLANT SCHEDULE

| CODE | BOTANICAL NAME | COMMON NAME | ROOT | SIZE | QTY | REMARKS |
|---|---|---|---|---|---|---|
| **UNDERSTORY TREES** | | | | | | |
| ACE BUE | Acer buergeranum | Trident Maple | B & B | 2"Cal | 13 | single, 5' clear trunk |
| CER CAN | Cercis canadensis | Eastern Redbud | B & B | 2"Cal | 16 | single trunk |
| CRA VIR | Crataegus viridis 'Winter King' | Winter King Hawthorn | B & B | 2"Cal | 12 | 5' clear trunk |
| MAG VIR | Magnolia virginiana | Sweetbay Magnolia | B & B | 2"Cal | 7 | single trunk |
| **CANOPY TREES** | | | | | | |
| ACE FRE | Acer x freemanii 'Jefferered' | Autumn Blaze® Freeman Maple | B & B | 3"Cal | 31 | 6' clear trunk |
| GIN BIL | Ginkgo biloba 'Autumn Gold' | Autumn Gold Maidenhair Tree | B & B | 3"Cal | 24 | 6' clear trunk |
| JUN VIR | Juniperus virginiana | Eastern Redcedar | B & B | 2" cal./6' ht. | 5 | full to base, nursery grown |
| LIQ STY | Liquidambar styraciflua 'Ward' | Cherokee Fruitless Sweet Gum | B & B | 3"Cal | 15 | 6' clear trunk |
| PIN STR | Pinus strobus | White Pine | B & B | 2" cal./6' ht. | 6 | full to base |
| QUE BIC | Quercus bicolor | Swamp White Oak | B & B | 3"Cal | 17 | 6' clear trunk |
| TAX DIS | Taxodium distichum | Bald Cypress | B & B | 5"Cal | 11 | matched |
| THU GRE | Thuja x 'Green Giant' | Green Giant Arborvitae | B & B | 2" cal./6' ht. | 17 | full to base |

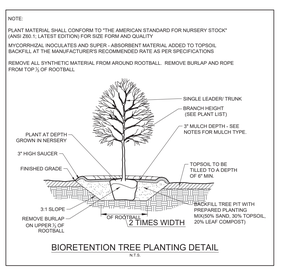
| CODE | BOTANICAL NAME | COMMON NAME | CALIPER/CONTAINER | MIN.HEIGHT | QTY | REMARKS |
|---|---|---|---|---|---|---|
| **SHRUBS** | | | | | | |
| ABE ROS | Abelia x 'Rose Creek' | Rose Creek Abelia | 5 gal | 24" ht. | 137 | full |
| FOT INT | Fothergilla x intermedia 'Blue Shadow' | Blue Shadow Fothergilla | 5 gal | 24" ht. | 157 | full |
| ILE COR | Ilex cornuta 'Dwarf Burford' | Dwarf Burford Holly | 5 gal | 24" ht. | 121 | full |
| ITE VIR | Itea virginica 'Henry's Garnet' | Henry's Garnet Sweetspire | 5 gal | 24" ht. | 33 | full, |
| JUN CHI | Juniperus chinensis 'Nick's Compact' | 'Nick's Compact' Juniper | 5 gal | 24" spr. | 123 | full |
| JUN SEA | Juniperus chinensis 'Sea Green' | Sea Green Juniper | cont. | 30" ht. | 51 | full |
| VIB DEN | Viburnum dentatum 'Blue Muffin' | Dwarf Arrowwood | 5 gal | 24" ht. | 7 | full |
| VIB PRA | Viburnum x pragense | Prague Viburnum | 5 gal | 24" ht. | 99 | full |
| **VINES** | | | | | | |
| LON SEM | Lonicera sempervirens | Trumpet Honeysuckle | 1 gal | 18" | 15 | train on greenscreens |
| **GROUND COVERS** | | | | | | |
| LIR MUS | Liriope muscari `Big Blue` | Big Blue Lilyturf | cont. | 4" pot | 3,323 | plant 12" o.c. |
| PAN VIR | Panicum virgatum 'Cloud Nine' | Cloud Nine Switch Grass | cont. | 1 gal. | 60 | plant 36" o.c. |
| SCH SCO | Schizachyrium scoparium 'Standing Ovation' | Standing Ovation Little Bluestem | cont. | 1 gal. | 83 | plant 24" o.c. |



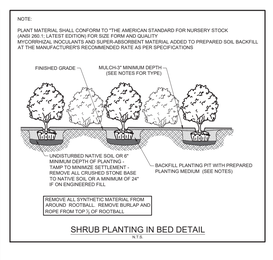

GROUND COVER PLANTING DETAIL
N.T.S.




TREE PLANTING DETAIL
N.T.S.




BIORETENTION TREE PLANTING DETAIL
N.T.S.




SHRUB PLANTING IN BED DETAIL
N.T.S.

## LANDSCAPE NOTES

1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLINES OF TREES OUTSIDE THE LIMIT OF GRADING
2. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1; LATEST EDITION, FOR SIZE AND QUALITY.
4. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. ALL AREAS DISTURBED BY UTILITY TRENCHING, SITE AND BUILDING CONSTRUCTION SHALL BE STABILIZED PER SHEET C403.
7. SOIL USED FOR PLANTING SHALL CONSIST OF 5 PARTS TOPSOIL, 1 PART SAND AND 2 PARTS ORGANIC MATTER, MIXED WITH I POUND OF FERTILIZER PER CUBIC YARD.

A. SAND SHALL BE CLEAN MASONRY SAND.

B. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.

C. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.

8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BED AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
9. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD EXCEPT BIORETENTION BASIN PLANTINGS WHICH SHALL INCLUDE A 6" DEPTH SURFACE LAYER OF 4" TO 6" DIAMETER OF WASHED RIVER COBBLE.
10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
11. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
12. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
13. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
14. ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING OR SEEDING. PREPARED LAWN BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER AND OTHER DELETERIOUS MATERIAL.
15. THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL LAWN AREAS PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
17. SODDED AREAS SHALL HAVE NO BARE AREAS. SEEDED AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURFGRASS SPECIES IS ESTABLISHED.
18. CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
19. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
20. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
21. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
22. ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
23. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.

PLANTING DATES

SPRING: MARCH 1 - MAY 1
FALL: OCTOBER 1 - NOVEMBER 30

24. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.

## CITY OF FRANKLIN LANDSCAPE NOTES

1. Any plant material that dies, turns brown or defoliates shall be replaced within one year or by the next growing season, whichever comes first. Other defective landscape material shall be replaced with three months.
2. All trees shall meet Franklin's minimum size and quality standards. All plants shall be healthy, vigorous material, free of pest and disease. All rootballs, containers and height tow width ratios shall conform to the size standards set forth in the *American Standard for Nursery Stock*, current edition.
3. All required trees and shrubs shall meet the minimum size and quantity as listed in the plant schedule.
4. Plant material shall not obscure traffic or parking signs/signals or vehicular sight lines.
5. Tree topping is not permitted.
6. Additional screening may be required if the inspection for the release of the performance surety reveals that the required screening is not effective.
7. All required tree protection fencing shall be installed and inspected by the Department of Building and Neighborhood Services prior to land disturbing activities.
8. Any site or landscape changes (including but not limited to a change in design, a reduction in size or number of plant material, or the relocation of overhead or underground utilities) shall require a revised landscape plan to be submitter and approved prior to the landscape installation.
9. Existing trees accepted in partial compliance of the landscape requirements for this site shall be accessible and flagged prior to all landscape inspections.
10. Any existing tree, shown as being preserved on approved plans that is removed, dies or is damaged during construction shall be replaced as required in the *Zoning Ordinance*.
11. Screening proposed around any utility box or transformer is required to be evergreen and adequately screen the object. The proposed evergreen plant material shall be replaced if it is not of a height sufficient to screen the object.
12. All plant material shall be from the Franklin Plant List unless prior approval is received from the City.
13. All tree-protection shall be in place prior to the issuance of a grading permit and shall be maintained in good working order until all construction activity is completed. Any required erosion control measures shall be placed outside any tree protection fencing.
14. Topsoil used in all landscape areas shall be screened prior to deposition in planting areas or islands.
15. Any plant material located adjacent to a parking area shall be planted sa as to allow for a two and a half foot vehicular bumper overhang from the face of curb to the edge of the mature adjacent plant material.

## LANDSCAPE DATA CHART

| | |
|---|---|
| Site acreage (Project area): | 7.56 acres |
| Site zoning classification and applicable overlays: | HI (Heavy Industrial) |
| | Goose Creek Character Area GCCO-2 |
| Development standard: | Conventional |
| Minimum required landscape surface area (ratio and acreage): | 0.20, 1.51 acres |
| Provided landscape surface area (ratio and acreage): | 0.28, 2.14 acres |
| Percent and acreage of original canopy cover: | 0.48 acres, 6.35% |
| Percent and acreage of tree canopy required: | 14%, 0.07 acres |
| Percent and acreage of preserved canopy cover provided: | 33%, 0.18 acres |
| Number and DBH of healthy specimen trees removed: | 2, 66" |
| Specimen tree replacement required: | 132" |
| Specimen tree replacement provided: | 0" (1) |
| Canopy trees required @ 82" per acre of project area: | 635" |
| Canopy trees provided: | 636" (2) |
| Understory trees required @ 21" per acre of project area: | 163" |
| Understory trees provided: | 96" (1) |
| Shrubs required @ 96 per acre of project area: | 726 |
| Shrubs provided: | 728 |
| Open space required (5% of project area): | 0.39 acres |
| Open space provided: | 0.39 acres |

(1) Shortfall to be compensated for on the entirety of the Williamson County justice center campus.
(2) Includes 264" of preserved trees

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

WILLIAMSON COUNTY, TENNESSEE
THE GREAT SEAL

# CENTURY INDUSTRIAL SUBDIVISION, LOTS 11, 12, 13, AND 66, SITE PLAN

306 BEASLEY DR.
FRANKLIN, TN 37064
COF PROJECT NO. 9026
ISSUED FOR PERMIT

TENNESSEE REGISTERED LANDSCAPE ARCHITECT
ROBERT D. SISTRUNK
No. 1111
2/5/26

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

## Revision

| No. | Date | Description |
|---|---|---|
| 0 | 02.05.2026 | COF COMMENTS |

LANDSCAPE PLAN

**L201**

49222.04
01/12/2026

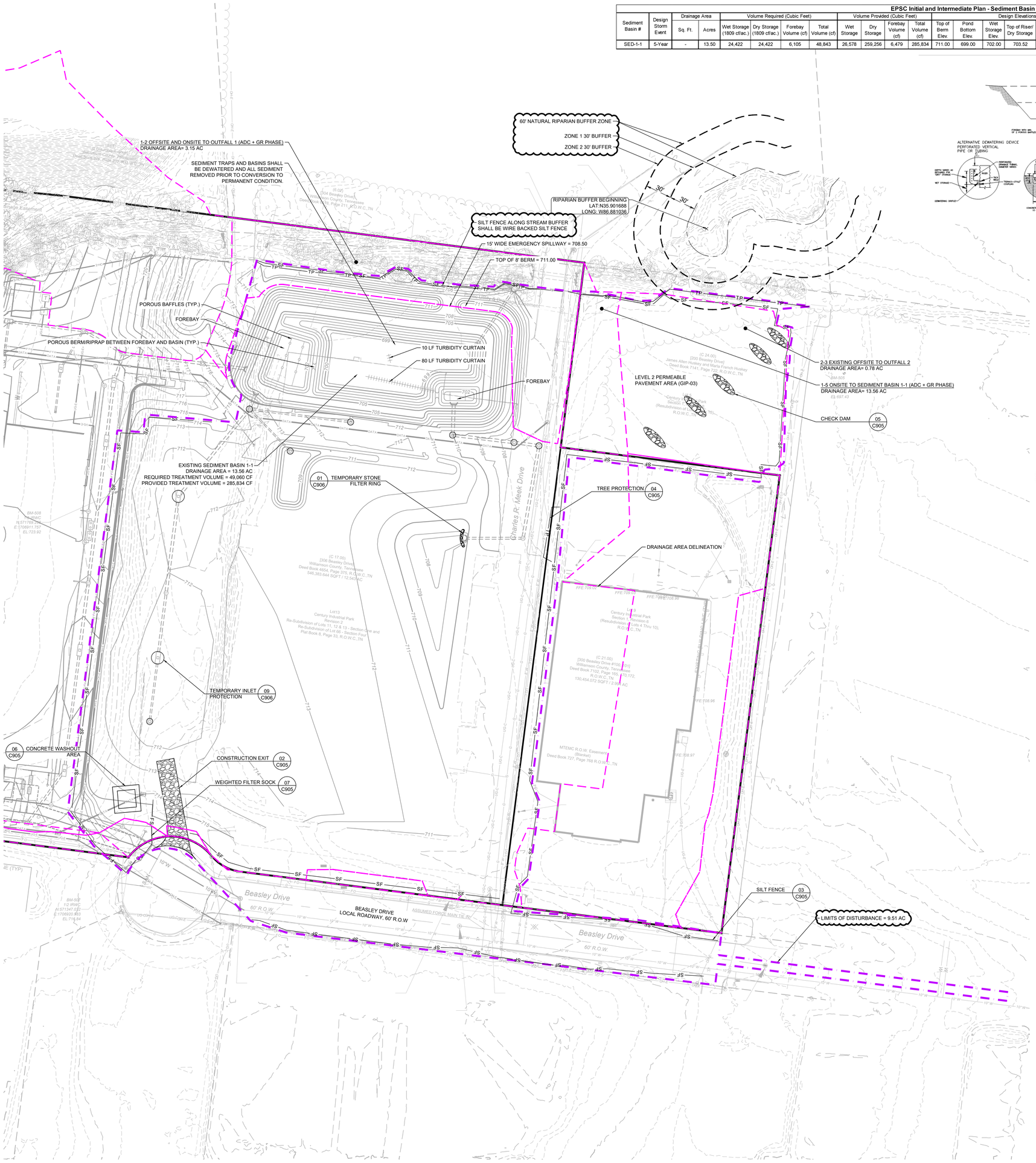
NORTH

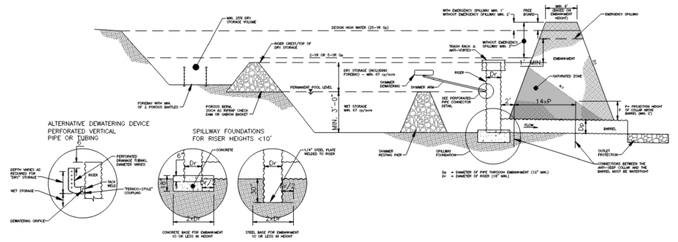
30' 0 30' 60'
GRAPHIC SCALE

This Line is 3 Inches When Printed Full Size

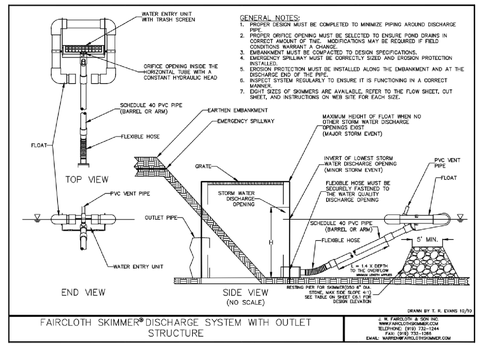
**EPSC Initial and Intermediate Plan - Sediment Basin Design Data**

| 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 |




TEMPORARY SEDIMENT BASIN WITH RISER DETAIL

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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 14 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
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7. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
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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
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EROSION CONTROL MATTERING SHALL BE USED ON ALL SLOPES 3:1 OR STEEPER.

LEGEND

- PROPERTY LINE
- BUILDING LINE
- 730 — EXISTING MAJOR CONTOUR
- 731 — EXISTING MINOR CONTOUR
- 730 — MAJOR CONTOUR
- 731 — MINOR CONTOUR
- EXISTING STORM PIPE
- ST — EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- LIMITS OF DISTURANCE
- SF — SF — SILT FENCE
- TP — TP — TREE PROTECTION FENCE
- FS — FS — FILTER SOCK
- SILT FENCE INLET PROTECTION

NORTH

GRAPHIC SCALE 40' 0 40' 80'


Gresham Smith

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100


WILLIAMSON COUNTY, TENNESSEE THE GREAT SEAL

# CENTURY INDUSTRIAL SUBDIVISION, LOTS 11, 12, 13, AND 66, SITE PLAN

306 BEASLEY DR.
FRANKLIN, TN 37064
COF PROJECT NO. 9026
ISSUED FOR PERMIT

LICENSED PROFESSIONAL ENGINEER 02/05/2026

THIS SHEET HAS BEEN SEALED DIGITALLY

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

**Revision**

| No. | Date | Description |
|---|---|---|
| 0 | 02.05.2026 | COF COMMENTS |

INITIAL EPSC PLAN

**C401**

49222.04
01/12/2026

This Line is 3 Inches When Printed Full Size

**EPSC Initial and 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.) | Drawndown 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 |

1-2 OFFSITE AND ONSITE TO OUTFALL 1 (ADC + GR PHASE)
DRAINAGE AREA= 3.15 AC

SEDIMENT TRAPS AND BASINS SHALL BE DEWATERED AND ALL SEDIMENT REMOVED PRIOR TO CONVERSION TO PERMANENT CONDITION.

60' NATURAL RIPARIAN BUFFER ZONE
ZONE 1 30' BUFFER
ZONE 2 30' BUFFER

RIPARIAN BUFFER BEGINNING
LAT:N35.901688
LONG: W86.881036

SILT FENCE ALONG STREAM BUFFER SHALL BE WIRE BACKED SILT FENCE

15' WIDE EMERGENCY SPILLWAY = 708.50

TOP OF 8' BERM = 711.00

POROUS BAFFLES (TYP.)

FOREBAY

POROUS BERM/RIPRAP BETWEEN FOREBAY AND BASIN (TYP.)

10 LF TURBIDITY CURTAIN

80 LF TURBIDITY CURTAIN

FOREBAY

LEVEL 2 PERMEABLE PAVEMENT AREA (GIP-03)

2-3 EXISTING OFFSITE TO OUTFALL 2
DRAINAGE AREA= 0.78 AC

1-5 ONSITE TO SEDIMENT BASIN 1-1 (ADC + GR PHASE)
DRAINAGE AREA= 13.56 AC

EXISTING SEDIMENT BASIN 1-1
DRAINAGE AREA = 13.56 AC
REQUIRED TREATMENT VOLUME = 49,060 CF
PROVIDED TREATMENT VOLUME = 285,834 CF

TREE PROTECTION 04 C905

DRAINAGE AREA DELINEATION

TEMPORARY INLET PROTECTION 09 C906

06 C905 CONCRETE WASHOUT AREA

CONSTRUCTION EXIT 02 C905

WEIGHTED FILTER SOCK 07 C905

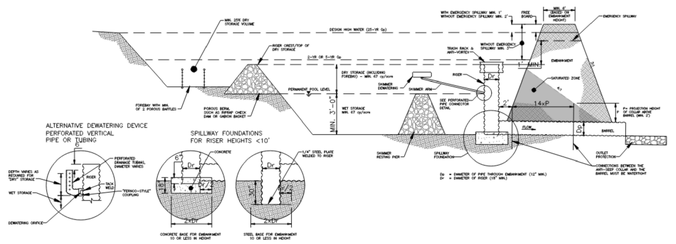
SILT FENCE 03 C905

LIMITS OF DISTURBANCE = 9.51 AC

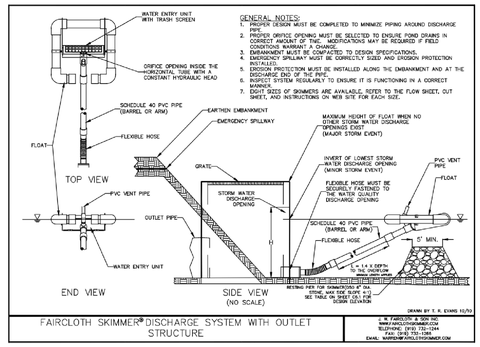
BEASLEY DRIVE
LOCAL ROADWAY, 60' R.O.W

Charles R. Meek Drive

Beasley Drive




TEMPORARY SEDIMENT BASIN WITH RISER DETAIL

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- BUILDING LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- MAJOR CONTOUR
- MINOR CONTOUR
- LIMITS OF DISTURANCE
- STORM PIPE
- STORM MANHOLE
- CATCH BASIN
- HEADWALL
- SILT FENCE
- TREE PROTECTION FENCE
- FILTER SOCK
- SILT FENCE INLET PROTECTION
- RIP-RAP
- ROCK CHECK DAM

NORTH

40' 0 40' 80'
GRAPHIC SCALE

Gresham Smith

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

WILLIAMSON COUNTY, TENNESSEE THE GREAT SEAL

# CENTURY INDUSTRIAL SUBDIVISION, LOTS 11, 12, 13, AND 66, SITE PLAN

306 BEASLEY DR.
FRANKLIN, TN 37064
COF PROJECT NO. 9026
ISSUED FOR PERMIT

02/05/2026

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Revision

| No. | Date | Description |
|---|---|---|
| 0 | 02.05.2026 | COF COMMENTS |

INTERMEDIATE EPSC PLAN

**C402**

49222.04
01/12/2026

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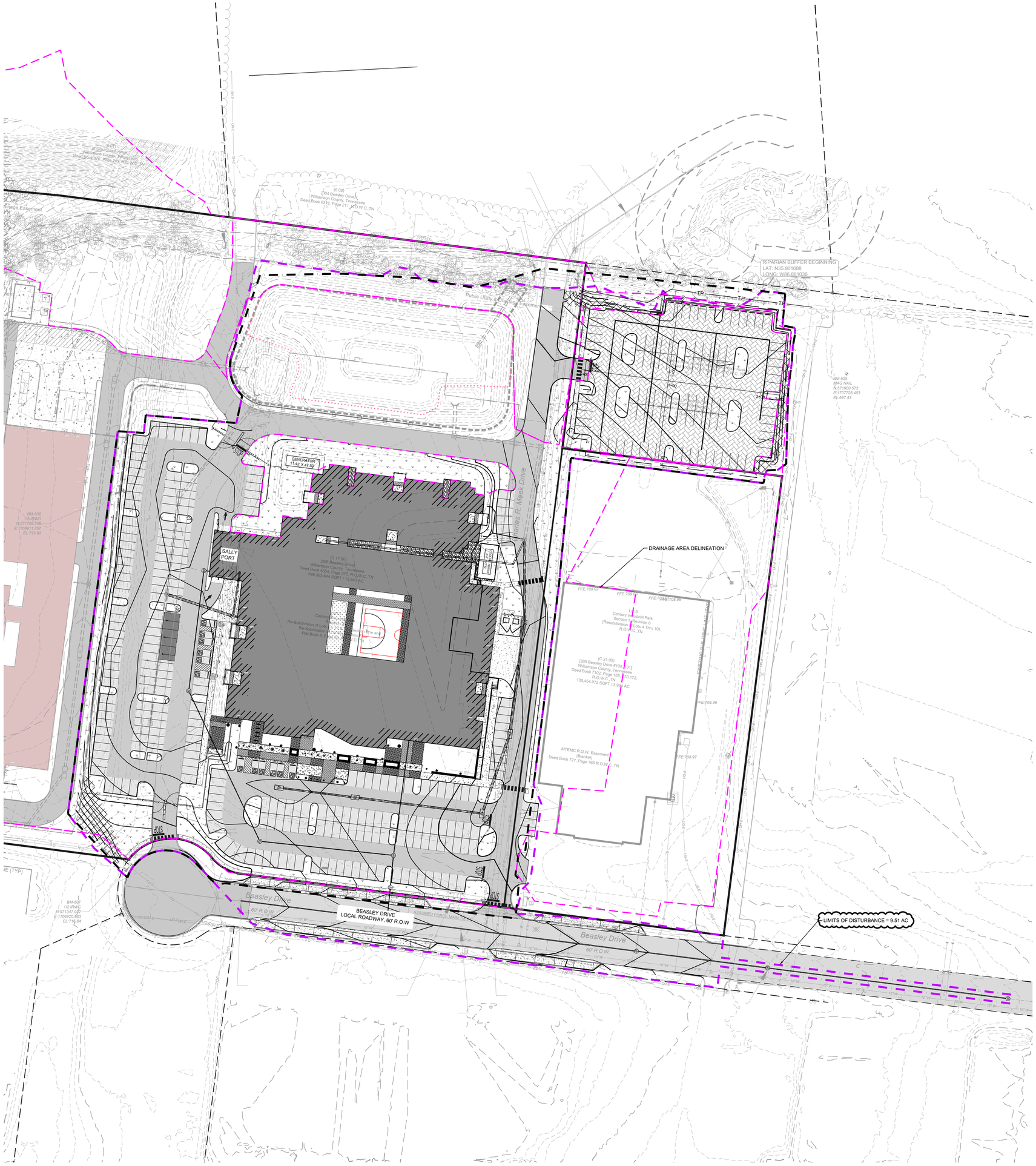


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SEED AND SOD IN ALL PERVIOUS AREAS.

EROSION CONTROL MATTING IN ALL PERVIOUS AREAS WITH GRADING STEEPER THAN 3:1.

SEDIMENT BASIN 1-1 TO BE CONVERTED TO FINAL CONDITION ONCE FINAL STABILIZATION IS REACHED IN THIS PHASE.

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- CATCH BASIN
- LIMITS OF DISTURANCE
- SF — SF — SILT FENCE
- RIP-RAP
- TURF REINFORCED MATTING
- FINAL STABILIZATION, SEED AND STRAW

NORTH

40' 0 40' 80'

GRAPHIC SCALE

Gresham Smith

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

WILLIAMSON COUNTY, TENNESSEE — THE GREAT SEAL

# CENTURY INDUSTRIAL SUBDIVISION, LOTS 11, 12, 13, AND 66, SITE PLAN

306 BEASLEY DR.
FRANKLIN, TN 37064
COF PROJECT NO. 9026
ISSUED FOR PERMIT

9/25/2026

THIS SHEET HAS BEEN SEALED DIGITALLY

THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

Revision

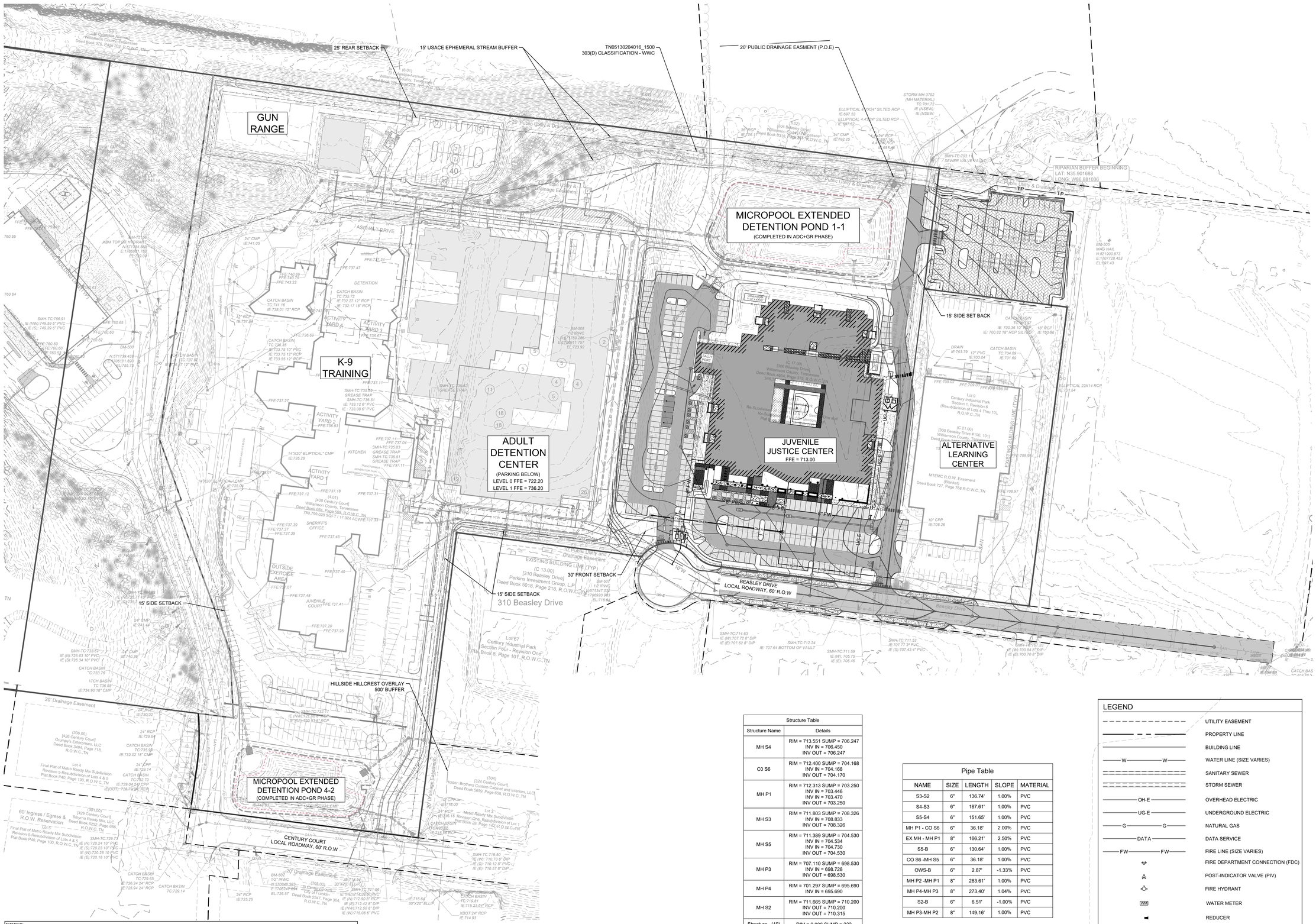
| No. | Date | Description |
|---|---|---|
| 0 | 02.05.2026 | COF COMMENTS |

FINAL EPSC PLAN

**C403**

49222.04
01/12/2026

This Line is 3 Inches When Printed Full Size




| Structure Table | |
|---|---|
| Structure Name | Details |
| MH S4 | RIM = 713.551 SUMP = 706.247<br>INV IN = 706.450<br>INV OUT = 706.247 |
| C0 S6 | RIM = 712.400 SUMP = 704.168<br>INV IN = 704.168<br>INV OUT = 704.170 |
| MH P1 | RIM = 712.313 SUMP = 703.250<br>INV IN = 703.446<br>INV IN = 703.470<br>INV OUT = 703.250 |
| MH S3 | RIM = 711.803 SUMP = 708.326<br>INV IN = 708.833<br>INV OUT = 708.326 |
| MH S5 | RIM = 711.389 SUMP = 704.530<br>INV IN = 704.534<br>INV IN = 704.730<br>INV OUT = 704.530 |
| MH P3 | RIM = 707.110 SUMP = 698.530<br>INV IN = 698.728<br>INV OUT = 698.530 |
| MH P4 | RIM = 701.297 SUMP = 695.690<br>INV IN = 695.690 |
| MH S2 | RIM = 711.665 SUMP = 710.200<br>INV OUT = 710.200<br>INV OUT = 710.315 |
| Structure - (19) | RIM = 0.000 SUMP = ??? |
| MH P2 | RIM = 709.175 SUMP = 700.220<br>INV IN = 700.420<br>INV OUT = 700.220 |

| Pipe Table | | | | |
|---|---|---|---|---|
| NAME | SIZE | LENGTH | SLOPE | MATERIAL |
| S3-S2 | 6" | 136.74' | 1.00% | PVC |
| S4-S3 | 6" | 187.61' | 1.00% | PVC |
| S5-S4 | 6" | 151.65' | 1.00% | PVC |
| MH P1 - CO S6 | 6" | 36.18' | 2.00% | PVC |
| EX MH - MH P1 | 8" | 166.21' | 2.50% | PVC |
| S5-B | 6" | 130.64' | 1.00% | PVC |
| CO S6 -MH S5 | 6" | 36.18' | 1.00% | PVC |
| OWS-B | 6" | 2.87' | -1.33% | PVC |
| MH P2 -MH P1 | 8" | 283.61' | 1.00% | PVC |
| MH P4-MH P3 | 8" | 273.40' | 1.04% | PVC |
| S2-B | 6" | 6.51' | -1.00% | PVC |
| MH P3-MH P2 | 8" | 149.16' | 1.00% | PVC |

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.

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

ALL PUBLIC WATER MAINS INTERNAL TO THE PROPOSED SITE SHALL BE FULLY RESTRAINED.

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

CITY OF FRANKLIN PRIVATE 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 1499-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

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.

LEGEND

- UTILITY EASEMENT
- PROPERTY LINE
- BUILDING LINE
- W — WATER LINE (SIZE VARIES)
- SANITARY SEWER
- STORM SEWER
- OH-E — OVERHEAD ELECTRIC
- UG-E — UNDERGROUND ELECTRIC
- G — NATURAL GAS
- DATA — DATA SERVICE
- FW — FIRE LINE (SIZE VARIES)
- FIRE DEPARTMENT CONNECTION (FDC)
- POST-INDICATOR VALVE (PIV)
- 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
222 Second Avenue South
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WILLIAMSON COUNTY, TENNESSEE
THE GREAT SEAL

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306 BEASLEY DR.
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02/05/2026

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| 0 | 02.05.2026 | COF COMMENTS |

OVERALL UTILITY PLAN

**C500**

49222.04
01/12/2026

NOTES:
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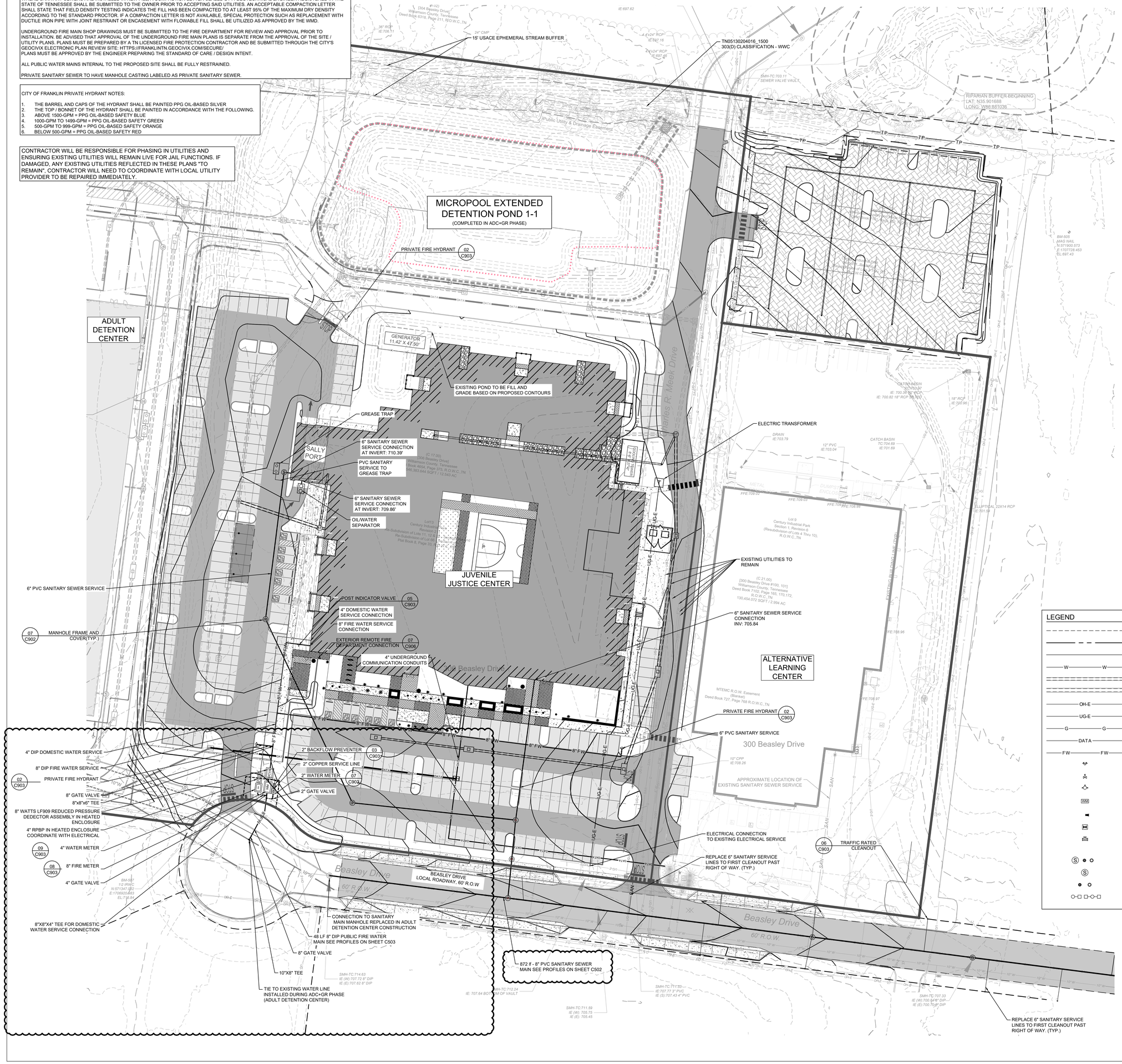


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- WATER TEE
- SANITARY STRUCTURES
- SANITARY MANHOLE
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ENLARGED UTILITY PLAN

**C501**

49222.04
01/12/2026

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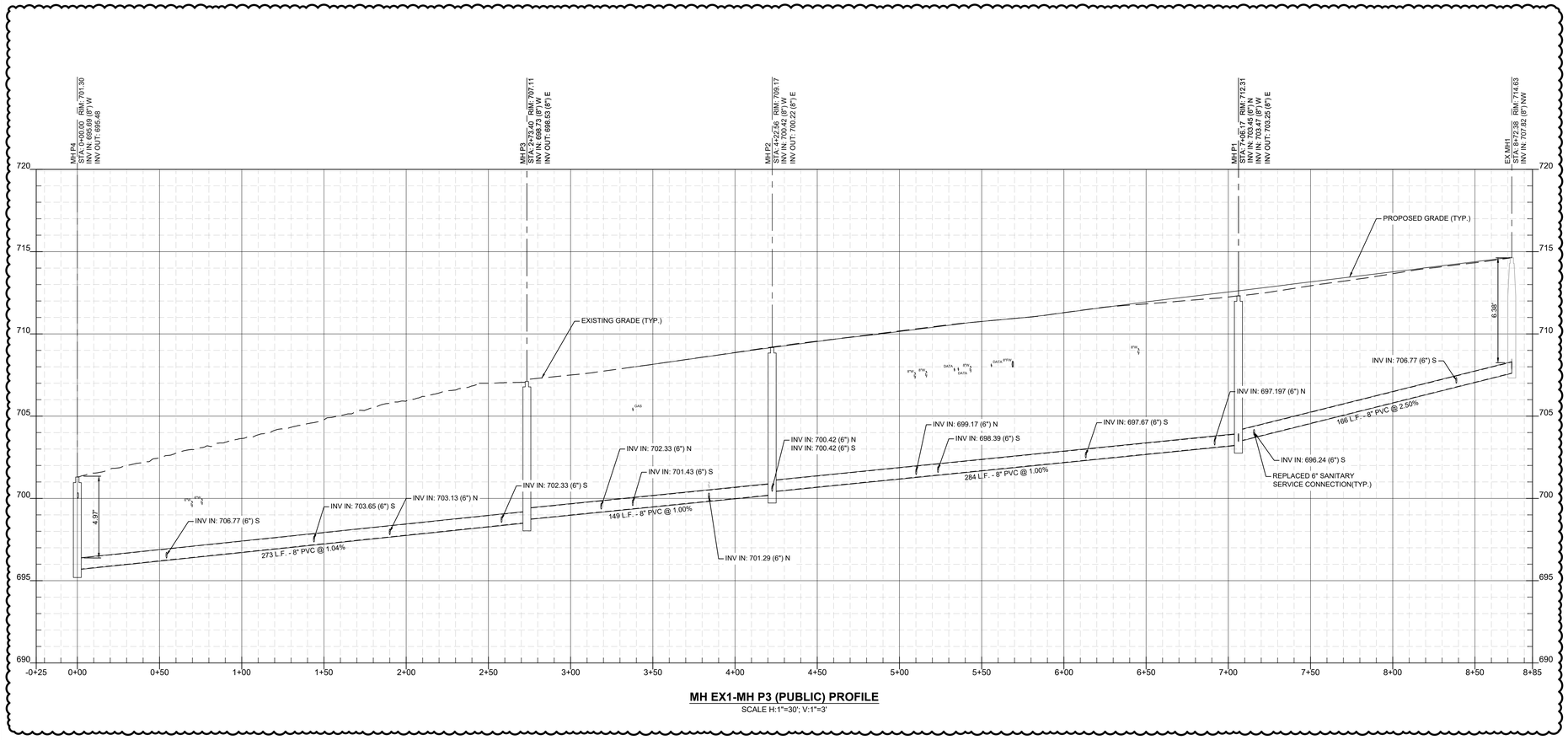
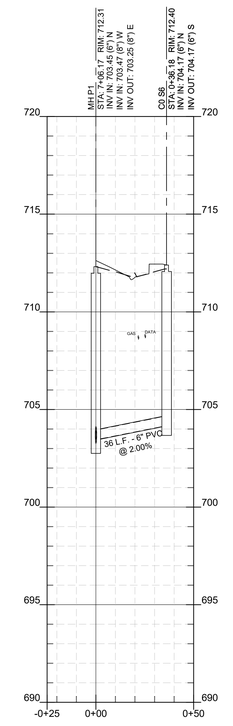



**MH EX1-MH P3 (PUBLIC) PROFILE**
SCALE H:1"=30'; V:1"=3'




**MH P2- CO S3 (PUBLIC) PROFILE**
SCALE H:1"=30'; V:1"=3'

Gresham Smith
222 Second Avenue South
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615.770.8100

# CENTURY INDUSTRIAL SUBDIVISION, LOTS 11, 12, 13, AND 66, SITE PLAN

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| 0 | 02.05.2026 | COF COMMENTS |

SANITARY SEWER MAIN PLAN AND PROFILES

**C502**

49222.04
01/12/2026

**COF no: 9026**

**CONDITIONS OF APPROVAL:**

## Open Issues: 27 These issues are currently being filtered

### Engineering

#### General Issues

### 29. 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.***

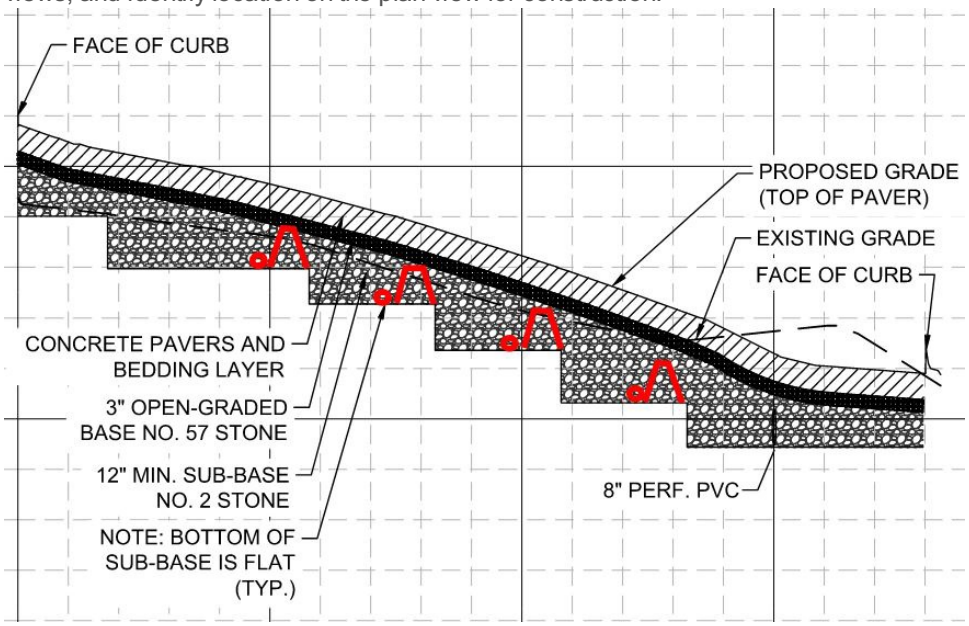
**Prior to issuance of a Building Permit**, a revised final plat shall be approved and recorded to dedicate right-of-way, modify/abandon existing easements on the property and create new easements as necessary for the proposed site development. This condition does not apply to building permits for site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

- The GIE on the Huskey Lot shall be recorded by instrument and referenced on the revised final plat.

### 39. Stormwater Management Plan

lance.fittro@franklintn.gov Thank you for providing the supplemental stormwater management report for the pervious paver parking lot on the Husky property. For this supplemental design, please make the following corrections:

1. Provide a copy of the water quality tool spreadsheet (actual .xlsx file) used for analysis with the next submittal in addition to the screenshot of the tool output included in the report.
2. Benched grading plan for the paver installation should include the check dams necessary to establish the level pool at each bench. Show checks in the cross-section views, and identify location on the plan view for construction.




3. Adjust paver underdrain layout to correspond with benched grading plan and show

underdrain location in cross-sections.

## Performance Agreement and Surety

### General Issues

#### 46. 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.)***

#### 72. Landscape

jason.arnold@franklintn.gov As a County Project No Landscaping Surety is required.

#### 73. Landscape Green Infrastructure

jason.arnold@franklintn.gov As a County Project No Landscaping Green Infrastructure Surety is required.

## Planning

### General Issues

#### 6. Parking

joseph.bryan@franklintn.gov Comment to remain open. Only one tray of parking is permitted in the front of the building with the parking frontage. Applicant shall relocate the parking to comply with Section 7.4 of the Zoning Ordinance.

#### 7. Parking

joseph.bryan@franklintn.gov Comment to remain open. All side parking must be located behind the front elevation of the building. Applicant shall relocate the parking to behind the front elevation of the building.

#### 13. Architecture

joseph.bryan@franklintn.gov Comment to remain open. Applicant shall include an architectural base or detailing to help visually ground the building.

#### 14. Architecture

joseph.bryan@franklintn.gov Comment to remain open. Applicant shall provide additional detailing or material changes to vertically articulate the elevations and emphasize proportion of height to width.

#### 69. Parking

joseph.bryan@franklintn.gov Applicant shall revise the study to show the limits of just this site plan for the juvenile justice center. Meaning parking ratio, number of spaces, and parking plan for just this site plan.

#### 74. Square footage

joseph.bryan@franklintn.gov Applicant shall revise the square footage in the site data chart for just this site plan. Provide a breakdown of existing and new square footage, if applicable.

## Stormwater

### General Issues

## 18. 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.

## 26. EPSC

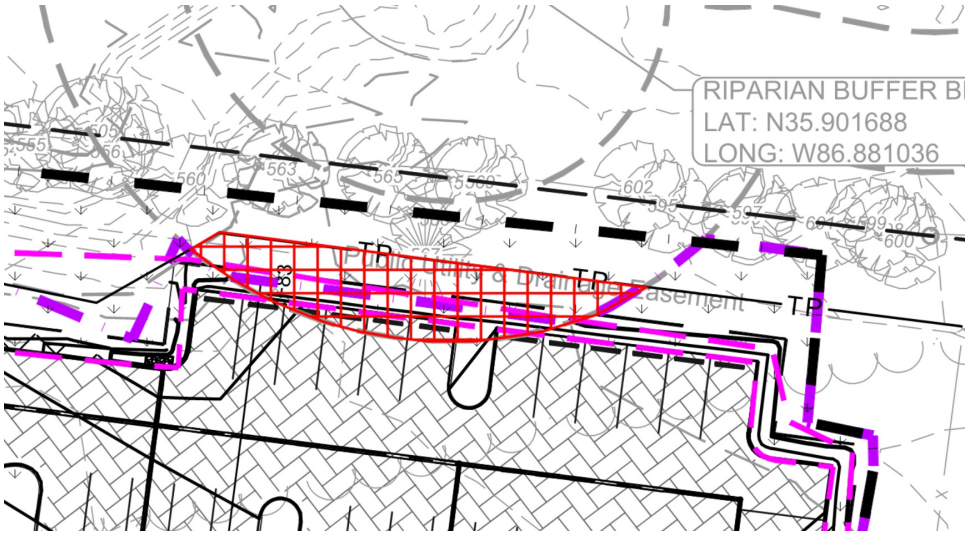
Doug.Noonan@franklintn.gov Comment partially addressed, "Applicant shall label and verify the proper width of the riparian buffer, Zone 1 30' and Zone 2 30' totaling 60'. "

Buffer shall be properly identified on all sheets where the buffer is shown.

## 43. EPSC

Doug.Noonan@franklintn.gov Comment not addressed, "Applicant shall remove silt fence, tree protection fence, and all other encroachments from the buffer unless encroachment approved by Jeff Willoughby, Stormwater Coordinator."

No averaging is shown, no buffer management plan has been included, and buffer is still being encroached. All work, TP, SF, grading, etc. shall be removed from the buffer or encroachment and averaging shall be detailed on a buffer management plan.




## 44. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov QLP fee of $1,000 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).

## 75. Riparian Buffer

jeff.willoughby@franklintn.gov Per Doug Noonan's comment 26.

A buffer management plan shall be submitted to the City's Stormwater Coordinator showing ANY and all encroachments in the riparian buffers. This includes but is not limited to: Mowing, tree removal, clearing, grading, construction, storage, buildings, roads, bridges, parking lots, stormwater infrastructure, utilities, easements, walking trails, view corridors, floodplain cut/fill, etc.

The Buffer Management Plan shall contain the following:

- Encroachment areas labeled and hatched red with square footage of each encroachment area provided
- Mitigation areas labeled and hatched green with square footage of each mitigation area provided. These shall be labeled as "Additional Mitigated Riparian Buffer Zone 1 or (or Zone 2 if applicable) XXX sqft, width varies."
- Buffer enhancement plan
- Total square footage of exotic invasive removal.
- Total buffer square footage onsite (existing conditions)
- Justification for all encroachments and why the impacts are unavoidable, and not self-created.

Staff shall review and determine if approval can be given at the staff level or if a variance shall be required to be submitted to the City Engineer and/or Stormwater Appeals Board. Further comments may be forthcoming that require modification to site layout to avoid unnecessary impacts.

It is highly encouraged that this be submitted as early in the plan review process as possible. This can be submitted by email to jeff.willoughby@franklintn.gov for preliminary review. Failure to do so may cause delays in project plan review and approval.

If any additional or modifications to encroachments occur in future submittals, then it shall be the applicant's responsibility to make Staff aware and resubmit the buffer management plan for further review. Failure to do so shall result in plan approval or stormwater permits revoked.

## 76. Riparian Buffer

jeff.willoughby@franklintn.gov Place this note on the initial EPSC and Buffer Management Plan if applicable.

As per FMC 23-107(5)(d) Buffer boundaries shall be marked with signs that persist before, during, and after construction. Signage shall be posted at the edge of the buffer zone, each lot line, and at a maximum spacing of one hundred fifty (150) feet. This spacing can be reduced for large scale development as approved by the City Engineer. The location of the signage shall be shown on the initial EPSC and Buffer Management Plans.

These signs shall be purchased by the applicant during the Stormwater and Grading Permitting process. This development project requires (Engineer to fill in how many signs are required here) riparian buffer signs to be purchased.

**Applicant MUST also reply to this comment with number of buffer signs needed so fee can be added to Fee Worksheet.*

### 77. Riparian Buffer

jeff.willoughby@franklintn.gov

Provide Riparian Buffer note on all EPSC/Grading/Landscape/ and Buffer Management Plan Sheets:

"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."

### 78. Riparian Buffer

jeff.willoughby@franklintn.gov

Per FMC 23-107, Riparian Buffers on all Water Resources shall be enhanced. Enhancement shall include removal and treatment of invasive species and the re-establishment of native species which provides a mix of Canopy Trees, understory, shrubs, and a native seed mix of forbes/grasses/sedges/rushes suitable for a moist shaded understory. A native Milkweed species shall be specified in the seed mix.

This shall be submitted as a separate schedule within the Landscaping Plan set that includes total square footage of exotic invasive removal if applicable. Please see the State of Tn Forestry handbook for riparian buffer plantings for a list of proper tree species selection, size, spacing and numbers. This can be found on our website under Urban Riparian Handbook at:

https://www.franklintn.gov/government/departments-a-j/engineering/stormwater/construction-development

Provide note on buffer management plan or any sheets that outline riparian buffer work:

Landscape contractor shall coordinate all riparian buffer enhancement efforts with the City's Stormwater inspector for the site. The contractor shall contact the inspector BEFORE beginning work to outline scope of work within the riparian buffers. Failure to contact the City inspector may result in partial or full landscape bond withholding.

Herbicide treatment shall be performed during the growing season preferably late summer/fall. An approved dye shall be used in conjunction with the herbicide order to evaluate application areas. Riparian seed mix, if specified, shall achieve 70% vegetated cover and establishment within a 2 year period or further stabilization methods shall be required. A temporary cover crop shall be used with the seed mix. At the time of performance bond release/reduction request the Landscape Architect shall evaluate all riparian buffer work and provide an accompanying letter stating the riparian buffer work has been completed and plant material installed per the approved site plan.

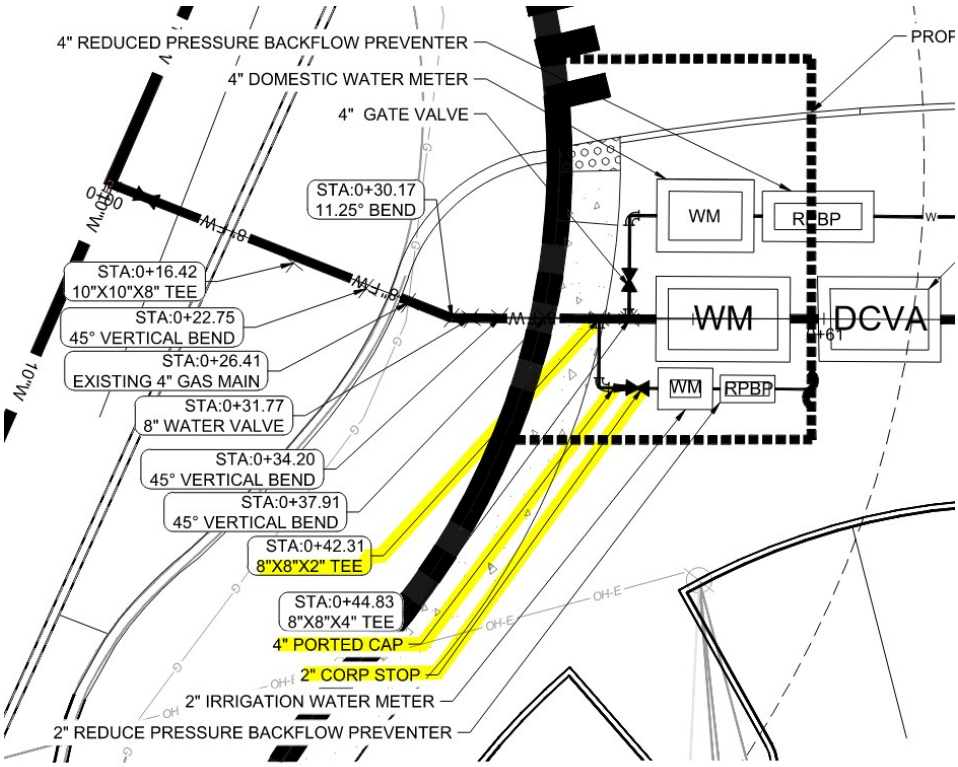
## Water/Sewer

### General Issues

### 53. Irrigation services.

ben.mcneil@franklintn.gov

The applicant shall correct the wording for the 8 x 2" tee and cap. The tee should be 8 x 4" with cap in the tee. 2" corp stop is screwed into cap and 2" copper run to meter.




### 57. Sanitary sewer service

ben.mcneil@franklintn.gov Sheet C-100 was not located in the drawing submitted, the applicant doesn't appear to have submitted an existing conditions sheet. Applicant shall provide existing conditions sheet for clarity.

Additionally, the sanitary sewer services provided along Beasley Drive where the sewer main is to be replaced does not have all sanitary sewer services shown. The applicant shall add a note to the plan to ensure contractor replaces and connects all existing live sanitary sewer lines to newly installed main line.

The contractor will be required to CCTV the existing sewer noting locations of all existing sanitary services and marking to ensure they are all reconnected.

## Zoning

### General Issues

### 17. Parking

william.holcomb@franklintn.gov A shared parking agreement shall be signed with the owners of 200 Beasley Dr and recorded if the parking area is to remain part of 200 Beasley Dr.

**File #: 26-0196**

**DATE:** 2/26/2026

**TO:** Franklin Municipal Planning Commission

**FROM:** Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

**SUBJECT:**

Westhaven PUD Subdivision, Final Plat, Section Jewell 4, Creating 29 Single-Family Lots, 3 Townhome Lots, And 2 Open Space Lots On 14.02 Acres, Located Near The Intersection Of Bolton Street And Fairing Way. (CONSENT AGENDA)

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 9001
Applicant: Abigail Overstreet, Wilson and Associates
Owner: Brian Sewell, Westhaven Owner LP

**BACKGROUND/STAFF COMMENTS:**
This final plat creates 29 single-family lots, 3 townhome lots, and 2 open space lots within Section Jewell 4 of the Westhaven PUD Subdivision. The corresponding site plan amendment was administratively approved in January 2026, and both the final plat and the site plan are consistent with the development plan. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission.

**PROCEDURAL REQUIREMENTS:**
1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall).
2. 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.

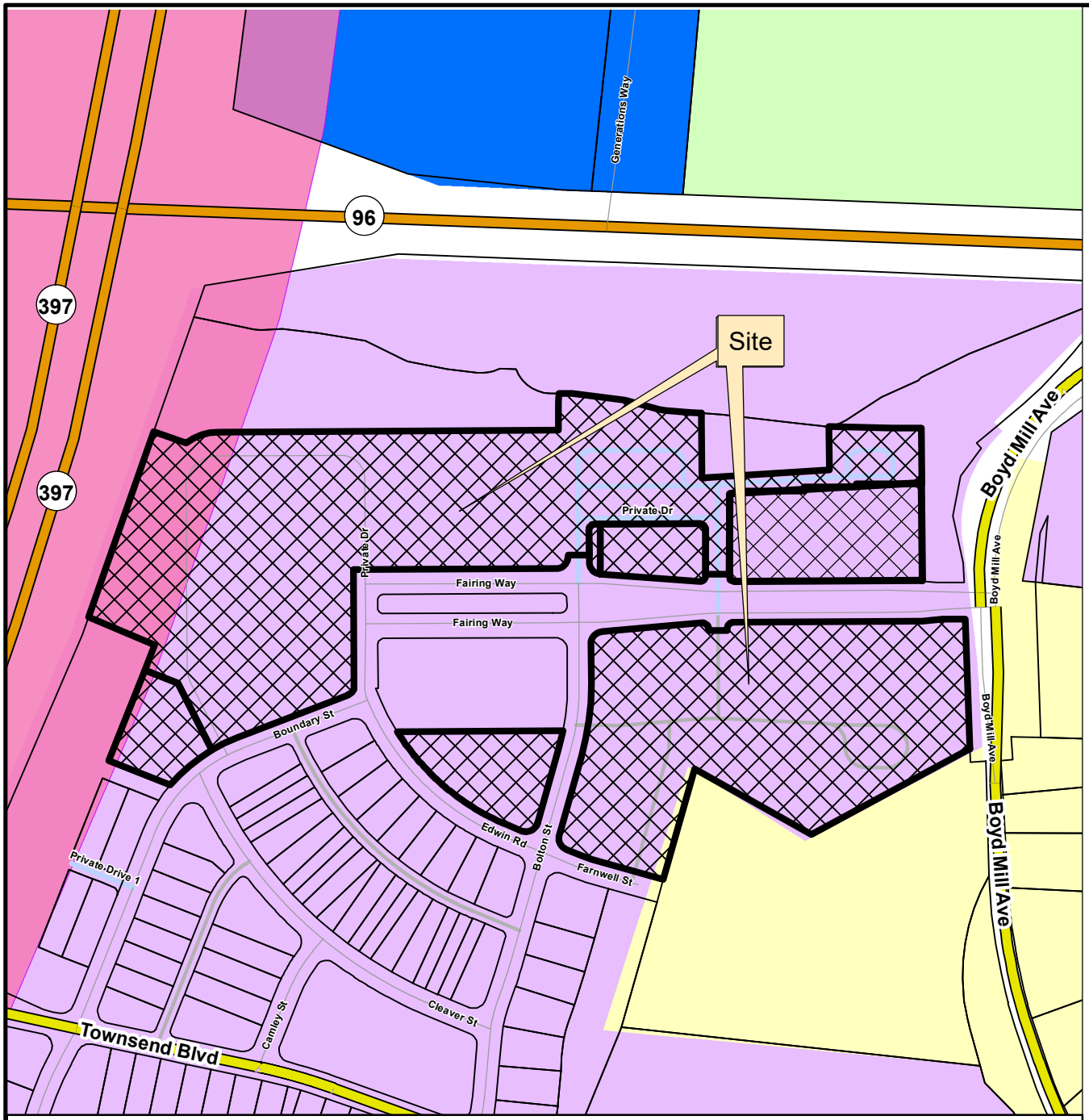
3. The city’s project identification number shall be included on all correspondence with any city department relative to this project.

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Staff recommends approval with conditions of Westhaven PUD Subdivision, Final Plat, Section Jewell 4. The conditions are attached.




**WESTHAVEN PUD SUBDIVISION, SECTION JEWELL 4**
**FINAL PLAT**

**Project Information**
Existing Zoning: Planned (PD 2.26) District
Overlay Districts: SCO
Site Acreage: 14.02 acres
Total Number of Lots: 34

## Legend

- WesthavenJewell4
- Scenic Corridor Overlay
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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 2026. All rights reserved.

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

**COF no: 9001**

**CONDITIONS OF APPROVAL:**

## Open Issues: 5 These issues are currently being filtered

### Engineering - Final Plat

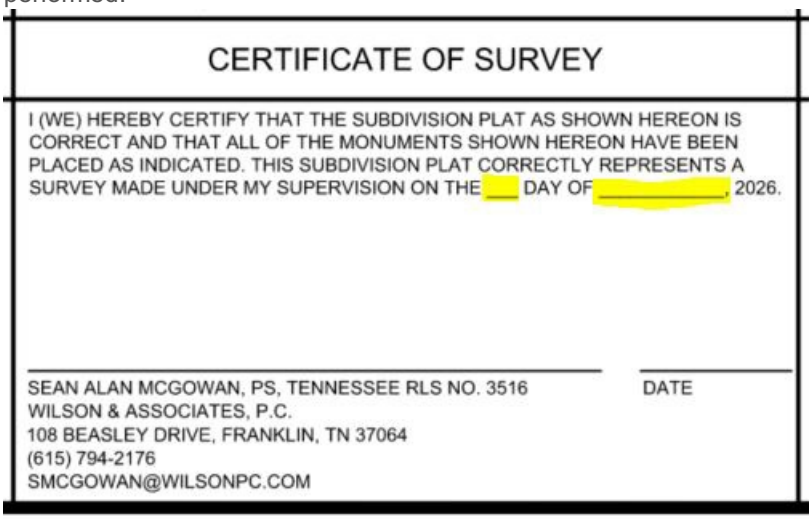
#### General Issues

**12. 0. General Information**

lance.fittro@franklintn.gov Applicant shall ensure that any modifications to the site plan [COF #8767] 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.

**21. C. Final Plat**

lance.fittro@franklintn.gov Applicant shall complete the Certificate of Survey with the date the survey was performed:



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 _____, 2026.

SEAN ALAN MCGOWAN, PS, TENNESSEE RLS NO. 3516
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE, FRANKLIN, TN 37064
(615) 794-2176
SMCGOWAN@WILSONPC.COM

DATE

### Performance Agreement and Surety

#### General Issues

**4. Engineering Sureties**

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan: **COF #8767 (Westhaven PUD Subdivision, Site Plan, Section Jewell 4)** shall be transferred to this final plat as a condition of approval.

Sureties not posted on COF 8767

***(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

**8. FMPC Review**

chelsea.randolph@franklintn.gov **Advisory Comment to remain:**
The submitted final plat will be reviewed and voted on for approval by the FMPC. The creation of new lots requires an FMPC-level approval.

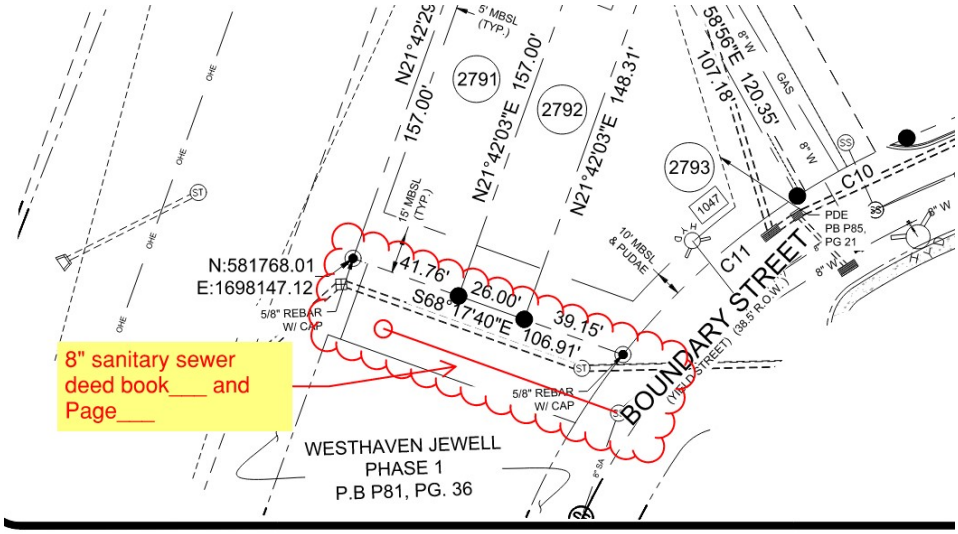
## Water/Sewer

### General Issues

#### 11. Sanitary sewer

ben.mcneil@franklintn.gov The applicant has not shown on the plat how lots 2791, 2792 and 2793 are served by sanitary sewer. The applicant shall add the existing sanitary sewer line to show how these lots are served by sewer.

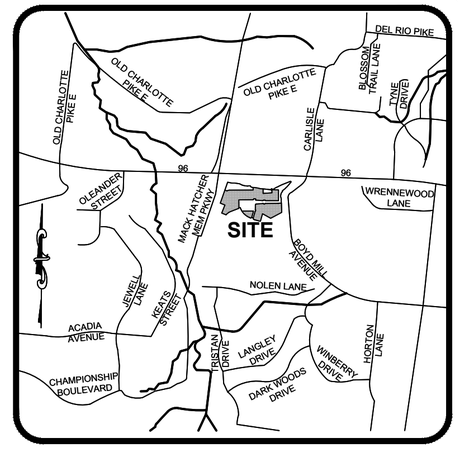
Provide the deed book and page for sanitary sewer main.



**LEGEND**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| IRON PIN FOUND | | FIRE HYDRANT | | UTILITY POLE | | PUBLIC UTIL. & DRAIN ESMT. | P.U.D.E. | BOUNDARY | |
| IRON PIN SET | | SANITARY SEWER MH | SS | GUY ANCHOR | | ADDRESSES | 1234 | CENTERLINE | |
| CONC. MON. FOUND | | SANITARY SEWER CO | SS | COMMUNICATION BOX | C | HANDICAP SPACE | | BUFFER | |
| CONC. MON. SET | | AREA DRAIN | | COMMUNICATION MH | C | SANITARY SEWER | 8" SA | WATER FEATURE | |
| CONTROL POINT FOUND | | CURB INLET | | GAS METER | G | WATER | 4" W | TREE LINE | |
| CONTROL POINT SET | | STORM MH | ST | GAS VALVE | | UNDERGROUND ELEC | UGE | PAE | PUBLIC ACCESS EASEMENT |
| BENCH MARK | | ELECTRIC METER-BOX | E | EVERGREEN TREE | | OVERHEAD ELEC | OHE | PVMT. | EDGE OF PAVEMENT |
| WATER METER | W | ELECTRIC MH | E | SIDEWALK | | GAS | 4" G | G.I.W. | GREEN INFRASTRUCTURE EASEMENT |
| WATER VALVE | | LIGHT POLE | | MIN. BUILDING SETBACK | M.B.S.L | COMMUNICATIONS | COM | | |

PARKLAND INFORMATION:
691 UNITS X $4,304 = $2,974,064
25% OF THE TOTAL SHALL BE DUE AT THE FINAL PLAT WHICH INCLUDES THE 2751 DWELLING UNITS PLUS THE PRO RATED PERMIT AMOUNT WITH IN THE PLAT FOR WHAT UNITS ARE BEING DELIVERED IN THE FIRST PLAT.
PARKLAND IMPACT FEES ARE BEING REQUESTED THROUGH PARKLAND IMPACT AGREEMENT.



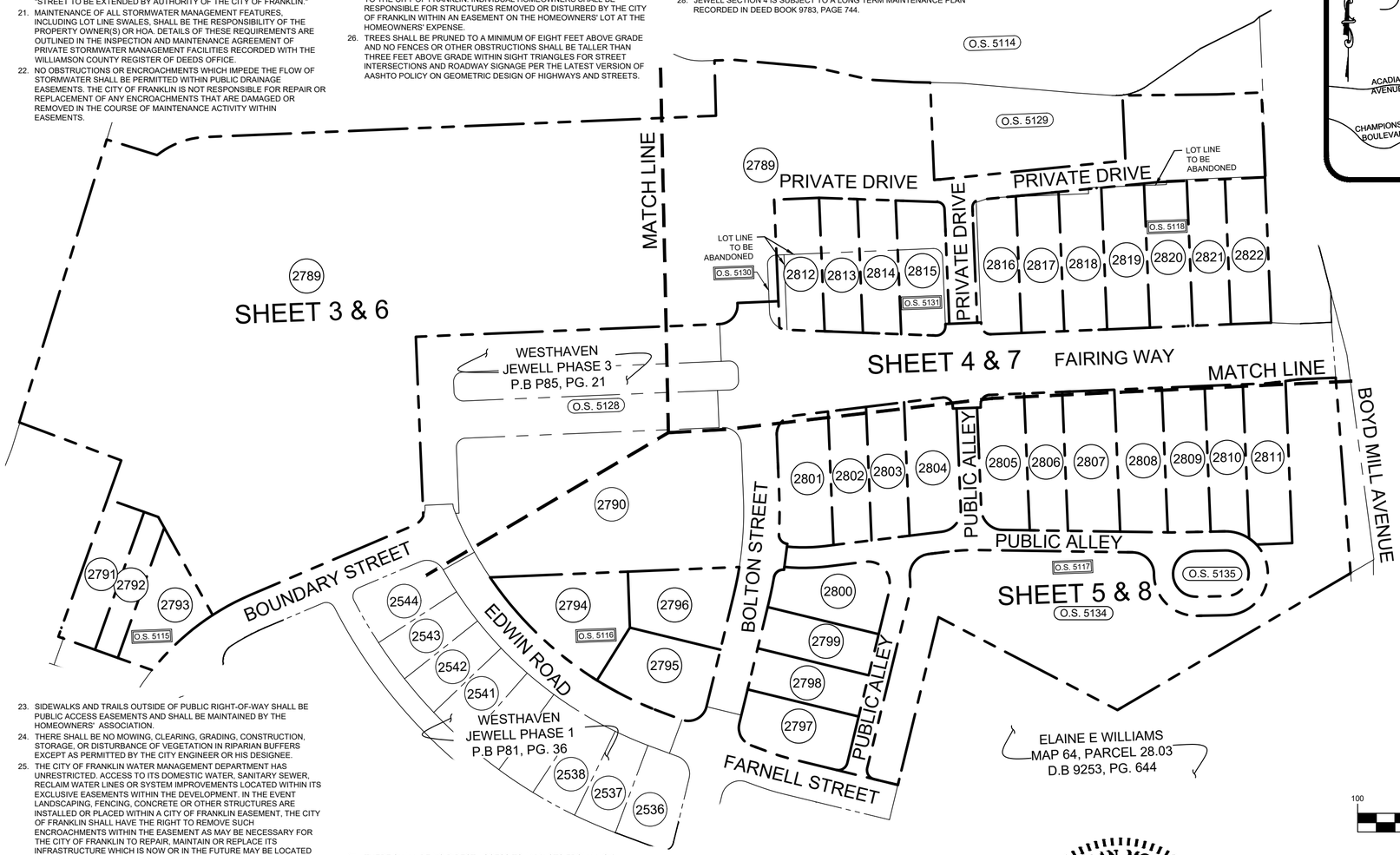

**VICINITY MAP**
NOT TO SCALE

GENERAL NOTES:

1. THE THE PURPOSE OF THIS PLAT IS TO CREATE 29 SINGLE FAMILY LOTS, 3 TOWNHOME LOTS AND 2 OPEN SPACES, AND DEDICATE ROW AND EASEMENTS.
2. SUBJECT PROPERTY IS SHOWN AS SECTION JEWELL - 4 LOCATED IN WESTHAVEN P.U.D. SUBDIVISION, FIFTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.
3. SUBJECT PROPERTY IS IDENTIFIED AS A PORTION OF PARCEL 28.00, 28.01, AND 28.02 ON PROPERTY MAP 64.
4. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES OPEN SPACES 5115, 5117, 5118, 5130, 5131 AND LOT 2789 IN THE PREVIOUSLY RECORDING OF THE FINAL PLAT ENTITLED "WESTHAVEN PUD-SUBDIVISION REVISION OF SECTION JEWELL-3, REVISION" AS RECORDED IN PLAT BOOK P85, PAGE 21, R.O.W.C. AND OPEN SPACE 5116 IN THE PREVIOUSLY RECORDED FINAL PLAT ENTITLED "WESTHAVEN PUD-SUBDIVISION REVISION OF SECTION JEWELL-1" AS RECORDED IN PLAT BOOK P81, PAGE 36, R.O.W.C.
5. ZONING: PLANNED DEVELOPMENT (2.26)
6. LOTS IN SECTION JEWELL 4 FALL WITHIN THE T5 TRANSECT ZONE AS DEFINED IN THE WESTHAVEN CONCEPT PLAN (REVISION 5) AND PATTERN BOOK, REVISED 05/08/07.
   MINIMUM SETBACK REQUIREMENTS:
   TRANSECT ZONE 5
   FRONT SETBACK: 20'
   SIDE SETBACK: 5' (MINIMUM 10' BETWEEN BUILDINGS)
   SIDE SETBACKS FOR ROWHOUSES OR SIDEYARD HOUSES: 0'
   CORNER SIDE SETBACK: 10'

   REAR YARD/ALLEY SETBACK: 7'
   REAR YARD/NON-ALLEY SETBACK: 5' MINIMUM TO THE PROPERTY LINE
   10' MINIMUM BETWEEN BUILDINGS (FOR THE MAIN, BACK, AND ANCILLARY BUILDINGS)

   NOTE: PROJECTIONS SHALL NOT EXTEND TO A POINT CLOSER THAN 4 FEET FROM THE PROPERTY LINE. ANY PROJECTIONS (INCLUDING SOFFITS) INTO THE 5' SIDE YARD SETBACK SHALL HAVE A ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE UNDERSIDE. REFER TO THE 2004 IRC SUPPLEMENT R302.1 EXTERIOR WALLS FOR FURTHER EXPLANATION.
7. FRONT SETBACK MAY BE REDUCED TO MATCH THE FRONT ENCROACHMENT ZONE WHEN AN ARCHITECTURAL DEVIATION AS BEEN REVIEWED AND APPROVED BY THE WESTHAVEN DESIGN REVIEW COMMITTEE.
   T5 REDUCED SETBACK: 5'
8. SECTION JEWELL 4 INCLUDES THE FOLLOWING BUILDING TYPES AND SIZES: SIDEYARD HOUSES, COTTAGES, HOUSES, AND COURTYARD HOUSES.
   DWELLING UNIT LIVING AREAS: EXCLUSIVE OF OPEN PORCHES, GARAGES, AND ANCILLARY APARTMENTS:
   MINIMUM..... 1,000 S.F.
   MAXIMUM..... 10,000 S.F.
   MAXIMUM BUILDING HEIGHTS..... 5 STORIES
9. BUILDING ELEMENTS: PORCHES, STOOPS, CHIMNEYS, BAY WINDOWS, AND BALCONIES MAY ENCROACH INTO THE FRONT YARD SETBACKS. CHIMNEYS MAY ENCROACH UP TO 1'-0" FROM THE PROPERTY LINE WITHIN THE SIDEYARD SETBACKS. WHERE CHIMNEYS ENCROACH INTO THE SIDEYARD SETBACK, THE MINIMUM SEPARATION BETWEEN DWELLINGS SHALL BE REDUCED BY THE DISTANCE OF THE ENCROACHMENT ONLY AT THE WIDTH OF THE FIREPLACE. THE REMAINDER OF THE SIDEYARD SETBACK SHALL BE THE STATED MINIMUM. CHIMNEYS THAT ENCROACH CLOSER THAN 5'-0" TO A PROPERTY LINE MUST MEET THE FIRE RATING REQUIREMENTS OF THE CITY OF FRANKLIN BUILDING CODES.
10. BEARINGS AND COORDINATES ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD83 (2011 US SURVEY FEET).
10.1. DATE OF SURVEY: 2024-10-07
11. SUBJECT PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 47187C0195F, REVISION DATE SEPTEMBER 29, 2006.
12. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
13. ALL STREETS AND ALLEYS ARE DESIGNATED AS PUBLIC OR PRIVATE RIGHT-OF-WAY; THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY EXERCISING ITS EASEMENT RIGHTS.
14. STREETS, DRAINAGE EASEMENTS, STRUCTURES, AND CULVERTS SHALL BE MAINTAINED BY THE CITY OF FRANKLIN. DETENTION PONDS AND OUTLET STRUCTURES WITHIN PUBLIC DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE WESTHAVEN HOMEOWNERS' ASSOCIATION.
15. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
16. OPEN SPACE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKE PATHS, SIDEWALKS OUTSIDE OF RIGHT-OF-WAYS, TRAILS AND DETENTION FACILITIES SHALL BE MAINTAINED BY THE WESTHAVEN HOME OWNERS ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
17. 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.
18. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
19. MINERAL RIGHTS ARE TO BE HELD BY WESTHAVEN PARTNERS, LLC.
20. AT ALL TEMPORARY TURNAROUNDS, A SIGN SHALL BE PLACED STATING, "STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF FRANKLIN."
21. 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.
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. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
24. 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.
25. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED. ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE, OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
26. 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.
27. THERE SHALL BE NO DIRECT ACCESS TO ANY LOTS FROM MACK HATCHER MEMORIAL PARKWAY, NEW HIGHWAY 96 WEST, OR BOYD MILL AVENUE. ACCESS TO LOTS SHALL BE FROM THE LOCAL STREETS SHOWN HEREON AND IN ACCORDANCE WITH FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS FOR DRIVEWAY AND INTERSECTION SPACING.
28. JEWELL SECTION 4 IS SUBJECT TO A LONG TERM MAINTENANCE PLAN RECORDED IN DEED BOOK 9783, PAGE 744.



GRAPHIC SCALE: 1" = 100'

| | |
|---|---|
| OWNER | WESTHAVEN JEWELL OWNER, LP<br>3990 HILLSBORO PIKE, SUITE 400<br>NASHVILLE, TN 37215<br>(615) 778-3150 |
| ENGINEER: | RAGAN SMITH<br>315 WOODLAND STREET<br>NASHVILLE, TN 37206<br>(615) 244-8591<br>EFOSTER@RAGANSMITH.COM |
| SURVEYOR: | SEAN ALAN MCGOWAN, PE, PS<br>WILSON & ASSOCIATES, P.C.<br>108 BEASLEY DRIVE<br>FRANKLIN, TN 37064<br>(615) 794-2176<br>SMCGOWAN@WILSONPC.COM |

## CERTIFICATE OF APPROVAL OF ELECTRICAL SYSTEMS

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

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION — DATE

## CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION REVISION OF SECTION JEWELL 4 , HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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

DIRECTOR WATER MANAGEMENT DEPARTMENT — DATE
CITY OF FRANKLIN, TENNESSEE

## CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE SEWER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION REVISION OF SECTION JEWELL 4 , HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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

DIRECTOR WATER MANAGEMENT DEPARTMENT — DATE
CITY OF FRANKLIN, TENNESSEE

## CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS & GIE

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION JEWELL 4 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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

DIRECTOR, STREETS DEPARTMENT — DATE
CITY OF FRANKLIN, TENNESSEE

## CERTIFICATE OF APPROVAL OF SUBDIVISIION 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 EMERGENCYMANAGEMENT AGENCY — DATE

CITY OF FRANKLIN — DATE

## CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN PLAT P85, PAGE 21, 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 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 _____, 2026.

SEAN ALAN MCGOWAN, PS, TENNESSEE RLS NO. 3516 — DATE
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE, FRANKLIN, TN 37064
(615) 794-2176
SMCGOWAN@WILSONPC.COM

## CERTIFICATE OF APPROVAL OF RECORDING

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

SECRETARY — DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

***SOUTHERN LAND COMPANY***

# *WESTHAVEN*

***PUD-SUBDIVISION, SECTION JEWELL 4***

## FINAL SUBDIVISION PLAT

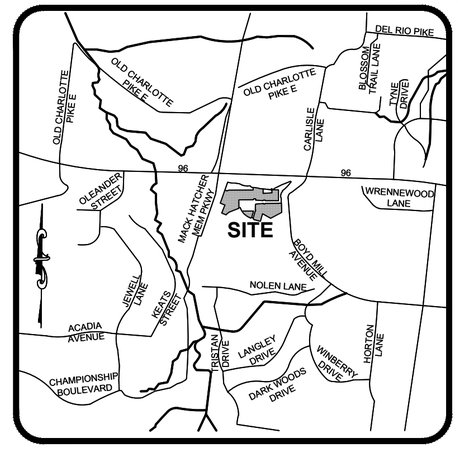
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

| | | | |
|---|---|---|---|
| TOTAL ACRES: | 14.02 | TOTAL NO. OF LOTS: | 33 |
| ACRES NEW RD/ST: | 0.542 (ROW) | L.F. OF NEW RD/ST: | 1128.697 |
| ACRES OPEN SPACE: | 1.439 | CIVIL DISTRICT: | 5TH |
| DRAWN BY: | AS | CLOSURE ERROR: | SEE NOTE |
| SCALE: | 1" = 100' | DATE: | 01/19/2026 |

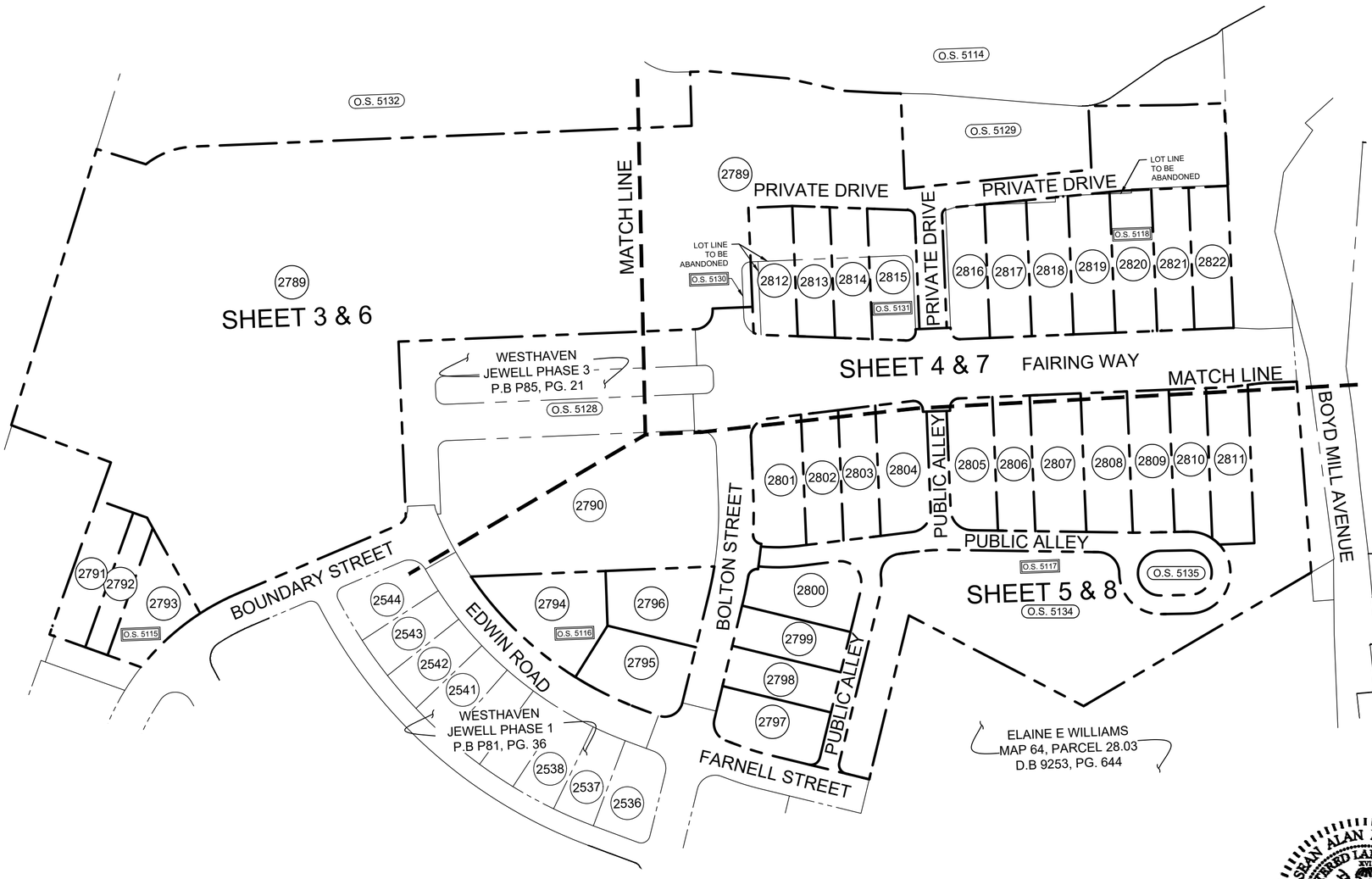
WA PROJECT NO. 20-1478 — SHEET 1 OF 9

**LEGEND**

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| IRON PIN FOUND | | FIRE HYDRANT | | UTILITY POLE | | PUBLIC UTIL. & DRAIN ESMT. | P.U.D.E. | | BOUNDARY | |
| IRON PIN SET | | SANITARY SEWER MH | SS | GUY ANCHOR | | ADDRESSES | 1234 | | CENTERLINE | |
| CONC. MON. FOUND | | SANITARY SEWER CO | SS | COMMUNICATION BOX | C | HANDICAP SPACE | | | BUFFER | |
| CONC. MON. SET | | AREA DRAIN | | COMMUNICATION MH | C | SANITARY SEWER | 8" SA | | WATER FEATURE | |
| CONTROL POINT FOUND | | CURB INLET | | GAS METER | G | WATER | 4" W | | TREE LINE | |
| CONTROL POINT SET | | STORM MH | ST | GAS VALVE | | UNDERGROUND ELEC | UGE | | PAE | PUBLIC ACCESS EASEMENT |
| BENCH MARK | | ELECTRIC METER-BOX | E | EVERGREEN TREE | | OVERHEAD ELEC | OHE | | PVMT. | EDGE OF PAVEMENT |
| WATER METER | W | ELECTRIC MH | E | SIDEWALK | | GAS | 4" G | | G.I.W. | GREEN INFRASTRUCTURE EASEMENT |
| WATER VALVE | | LIGHT POLE | | MIN. BUILDING SETBACK | M.B.S.L | COMMUNICATIONS | COM | | | |




**VICINITY MAP**
NOT TO SCALE




| Open Space Area Table | | |
|---|---|---|
| Open Space # | Area (SF) | Area (AC) |
| O.S. 5134 | 59240.33' | 1.360 |
| O.S. 5135 | 3463.16' | 0.080 |

| Lot Area Table | | | Lot Area Table | | |
|---|---|---|---|---|---|
| Lot # | Area (SF) | Area (AC) | Lot # | Area (SF) | Area (AC) |
| 2789 | 301145.03' | 6.913 | 2807 | 8449.13' | 0.194 |
| 2791 | 6554.35' | 0.150 | 2808 | 7849.71' | 0.180 |
| 2792 | 4039.03' | 0.093 | 2809 | 7176.35' | 0.165 |
| 2793 | 7275.89' | 0.167 | 2810 | 6501.58' | 0.149 |
| 2794 | 10535.31' | 0.242 | 2811 | 7918.78' | 0.182 |
| 2795 | 8500.35' | 0.195 | 2812 | 6818.10' | 0.157 |
| 2796 | 8197.42' | 0.188 | 2813 | 5880.14' | 0.135 |
| 2797 | 7283.92' | 0.167 | 2814 | 5888.17' | 0.135 |
| 2798 | 5580.89' | 0.128 | 2815 | 7388.44' | 0.170 |
| 2799 | 5580.89' | 0.128 | 2816 | 6755.82' | 0.155 |
| 2800 | 7322.88' | 0.168 | 2817 | 6820.43' | 0.157 |
| 2801 | 7882.34' | 0.181 | 2818 | 6940.48' | 0.159 |
| 2802 | 5877.57' | 0.135 | 2819 | 7060.53' | 0.162 |
| 2803 | 5877.57' | 0.135 | 2820 | 7153.34' | 0.164 |
| 2804 | 7866.16' | 0.181 | 2821 | 6388.34' | 0.147 |
| 2805 | 7247.87' | 0.166 | 2822 | 6725.06' | 0.154 |
| 2806 | 6073.14' | 0.139 | | | |

100 0 50 100 200

GRAPHIC SCALE: 1" = 100'

SEAN ALAN MCGOWAN REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 3516

WILSON & ASSOCIATES, P.C. Engineering/Surveying/Environmental

***SOUTHERN LAND COMPANY***

# *WESTHAVEN*

***PUD-SUBDIVISION, SECTION JEWELL 4***

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## FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

| | | | |
|---|---|---|---|
| TOTAL ACRES: | 14.02 | TOTAL NO. OF LOTS: | 33 |
| ACRES NEW RD/ST: | 0.542 (ROW) | L.F. OF NEW RD/ST: | 1128.697 |
| ACRES OPEN SPACE: | 1.439 | CIVIL DISTRICT: | 5TH |
| DRAWN BY: | AS | CLOSURE ERROR: | SEE NOTE |
| SCALE: | 1" = 100' | DATE: | 01/19/2026 |

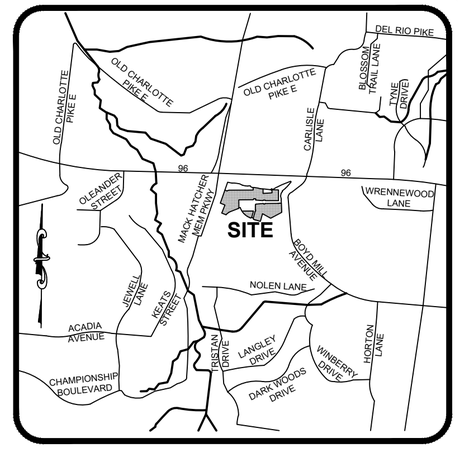
WA PROJECT NO. 20-1478 SHEET 2 OF 9

**LEGEND**

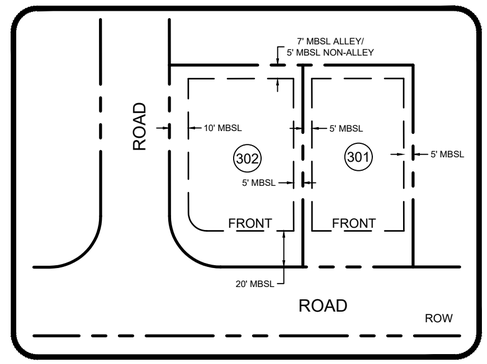
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| IRON PIN FOUND | FIRE HYDRANT | UTILITY POLE | PUBLIC UTIL. & DRAIN ESMT. | P.U.D.E. | BOUNDARY |
| IRON PIN SET | SANITARY SEWER MH | GUY ANCHOR | ADDRESSES | 1234 | CENTERLINE |
| CONC. MON. FOUND | SANITARY SEWER CO | COMMUNICATION BOX | HANDICAP SPACE | | BUFFER |
| CONC. MON. SET | AREA DRAIN | COMMUNICATION MH | SANITARY SEWER | 8" SA | WATER FEATURE |
| CONTROL POINT FOUND | CURB INLET | GAS METER | WATER | 4" W | TREE LINE |
| CONTROL POINT SET | STORM MH | GAS VALVE | UNDERGROUND ELEC | UGE | PAE |
| BENCH MARK | ELECTRIC METER-BOX | EVERGREEN TREE | OVERHEAD ELEC | OHE | PUBLIC ACCESS EASEMENT |
| WATER METER | ELECTRIC MH | SIDEWALK | PVMT. | EDGE OF PAVEMENT |
| WATER VALVE | LIGHT POLE | MIN. BUILDING SETBACK M.B.S.L | GAS | 4" G | G.I.W. | GREEN INFRASTRUCTURE EASEMENT |
| | | | COMMUNICATIONS | COM | |

NOTES:

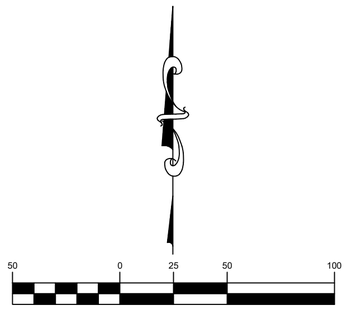
THE PURPOSE OF THIS SHEET IS TO SHOW EXISTING EASEMENTS AND EASEMENTS TO BE ABANDONED.




**VICINITY MAP**
NOT TO SCALE




TYPICAL LOT LAYOUT
N.T.S.

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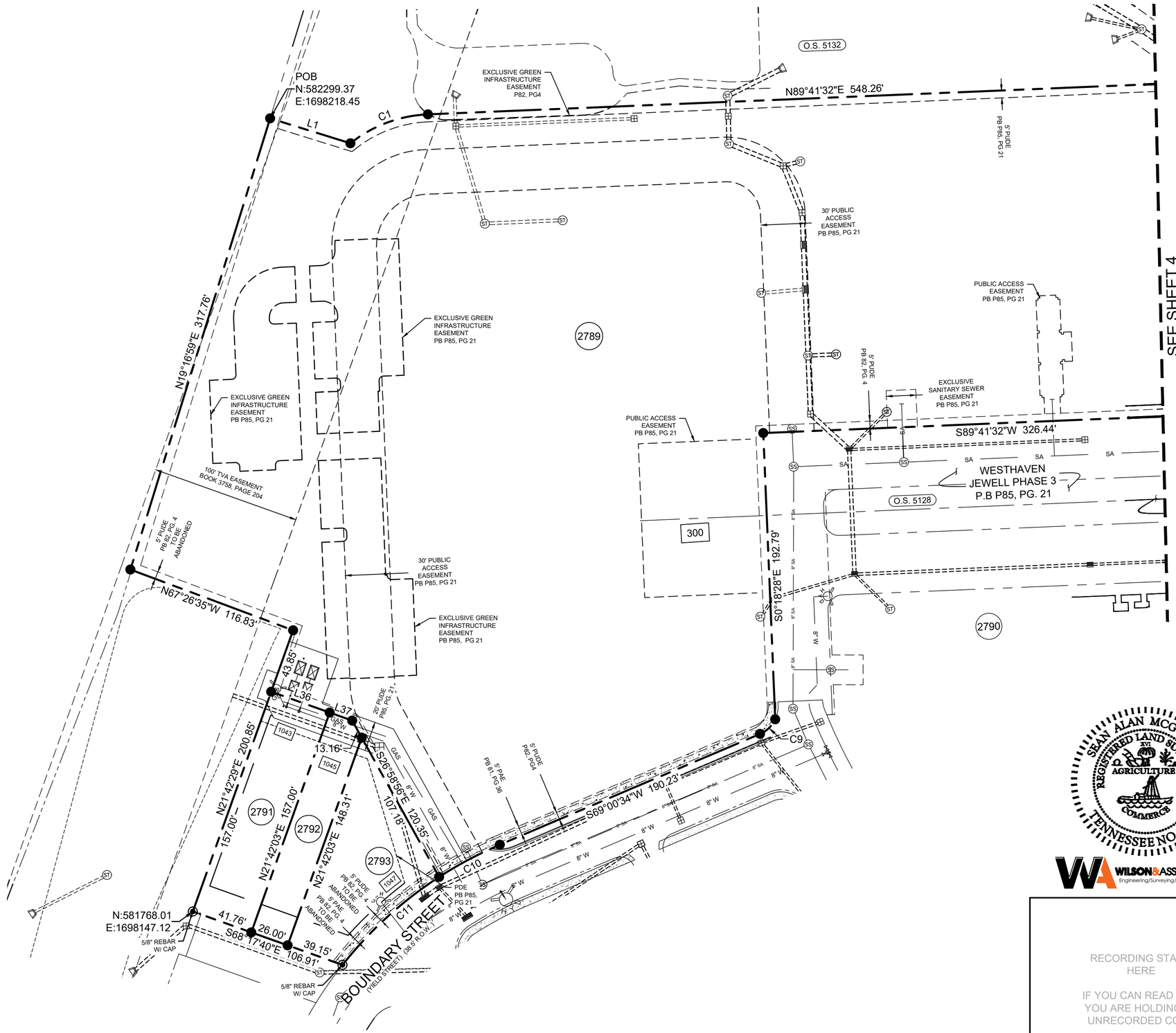



SEAN ALAN MCGOWAN
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
AGRICULTURE
COMMERCE
TENNESSEE NO. 3516

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental


***SOUTHERN LAND COMPANY***

# *WESTHAVEN*

***PUD-SUBDIVISION, SECTION JEWELL 4***

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FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

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| DRAWN BY: | AS | CLOSURE ERROR: | SEE NOTE |
| SCALE: | 1" = 50' | DATE: | 01/19/2026 |

WA PROJECT NO. 20-1478 SHEET 3 OF 9

**LEGEND**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| IRON PIN FOUND | | FIRE HYDRANT | | UTILITY POLE | | PUBLIC UTIL. & DRAIN ESMT. | P.U.D.E. | BOUNDARY | |
| IRON PIN SET | | SANITARY SEWER MH | SS | GUY ANCHOR | | ADDRESSES | 1234 | CENTERLINE | |
| CONC. MON. FOUND | | SANITARY SEWER CO | SS | COMMUNICATION BOX | C | HANDICAP SPACE | | BUFFER | |
| CONC. MON. SET | | AREA DRAIN | | COMMUNICATION MH | C | SANITARY SEWER | 8" SA | WATER FEATURE | |
| CONTROL POINT FOUND | | CURB INLET | | GAS METER | G | WATER | 4" W | TREE LINE | |
| CONTROL POINT SET | | STORM MH | ST | GAS VALVE | | UNDERGROUND ELEC | UGE | PAE | PUBLIC ACCESS EASEMENT |
| BENCH MARK | | ELECTRIC METER-BOX | E | EVERGREEN TREE | | OVERHEAD ELEC | OHE | PVMT. | EDGE OF PAVEMENT |
| WATER METER | W | ELECTRIC MH | E | SIDEWALK | | GAS | 4" G | G.I.W. | GREEN INFRASTRUCTURE EASEMENT |
| WATER VALVE | | LIGHT POLE | | MIN. BUILDING SETBACK | M.B.S.L | COMMUNICATIONS | COM | | |

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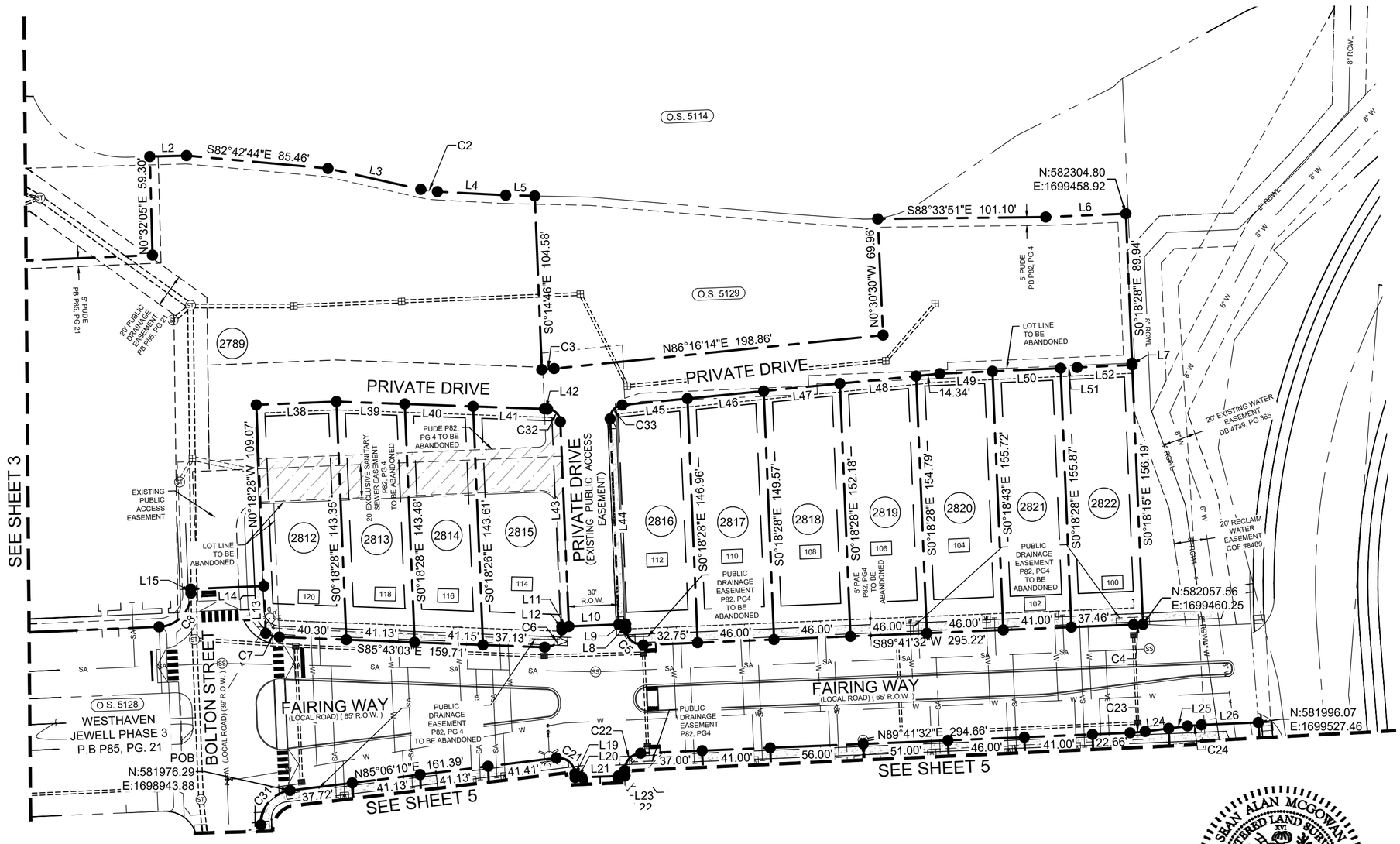
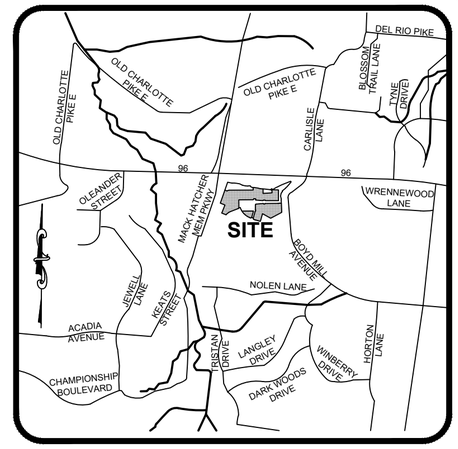
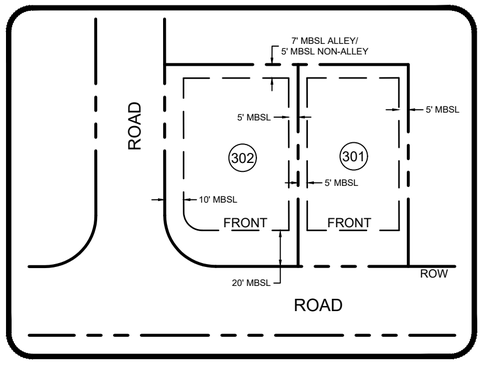
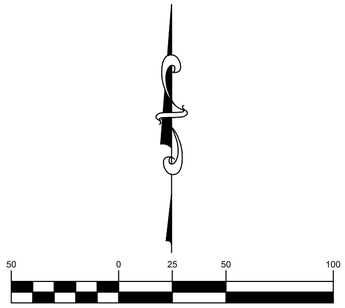



**VICINITY MAP**
NOT TO SCALE




TYPICAL LOT LAYOUT
N.T.S.




GRAPHIC SCALE: 1" = 50'

SEAN ALAN MCGOWAN
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 3516

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

***SOUTHERN LAND COMPANY***

# *WESTHAVEN*

***PUD-SUBDIVISION, SECTION JEWELL 4***

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## FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

| | | | |
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WA PROJECT NO. 20-1478 SHEET 4 OF 9

**LEGEND**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| IRON PIN FOUND | FIRE HYDRANT | UTILITY POLE | PUBLIC UTIL. & DRAIN ESMT. | P.U.D.E. | BOUNDARY |
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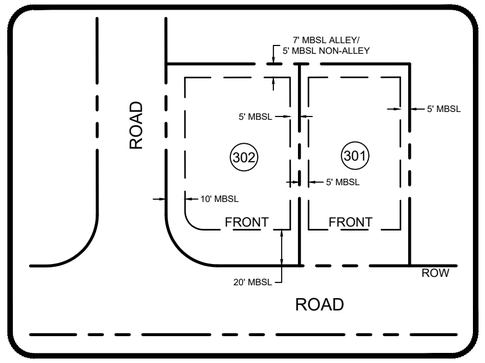


TYPICAL LOT LAYOUT
N.T.S.

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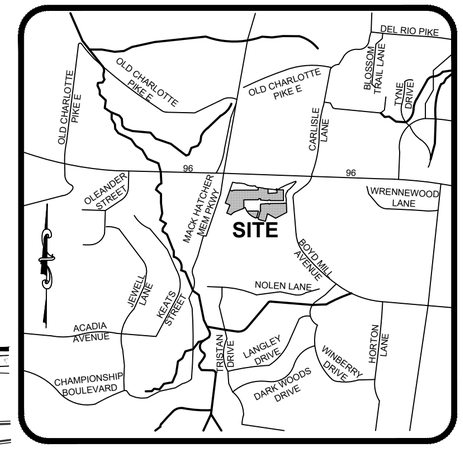


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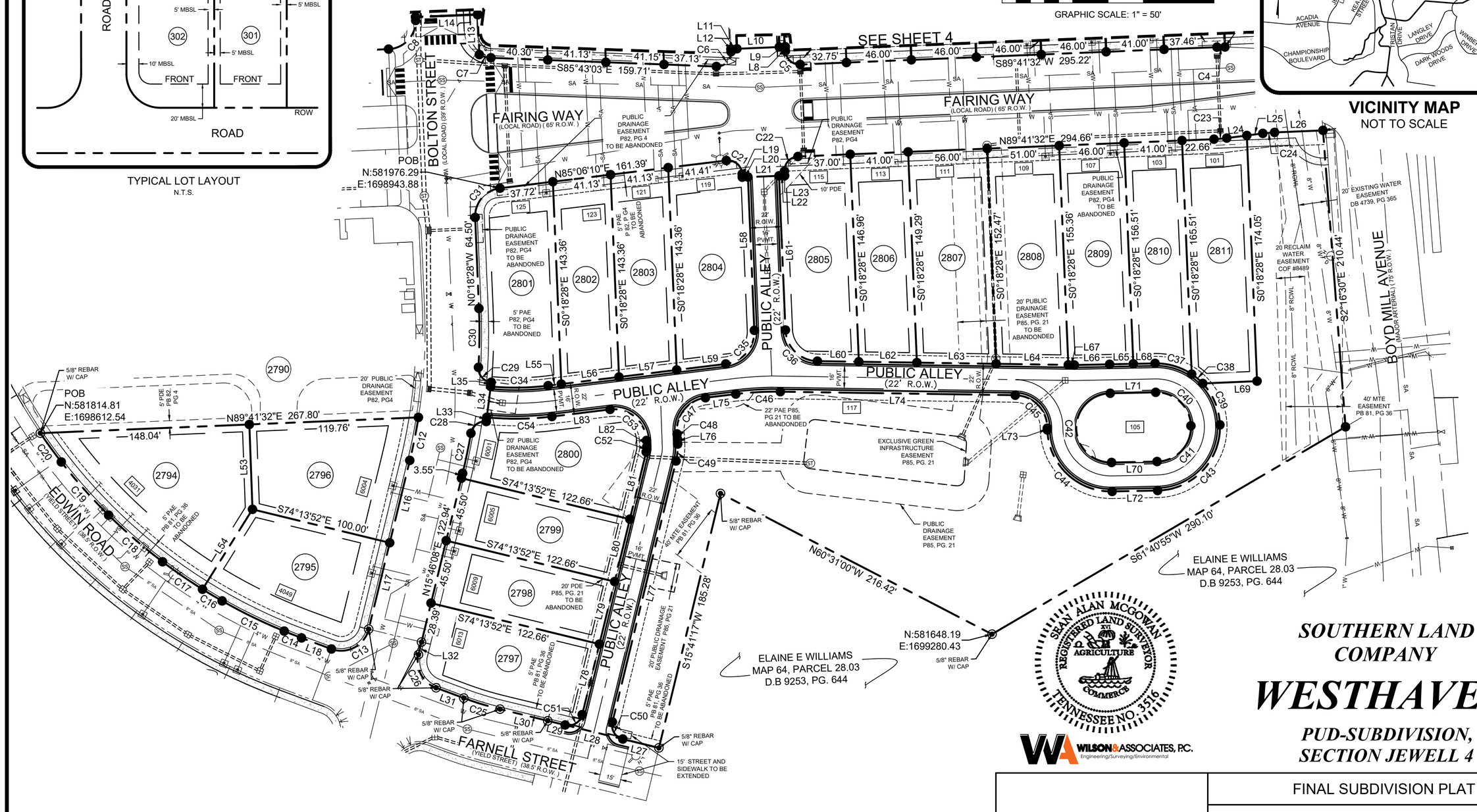





WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

***SOUTHERN LAND COMPANY***

# *WESTHAVEN*

***PUD-SUBDIVISION, SECTION JEWELL 4***

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## FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

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WA PROJECT NO. 20-1478 SHEET 5 OF 9

**LEGEND**

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| IRON PIN FOUND | | FIRE HYDRANT | | UTILITY POLE | | PUBLIC UTIL. & DRAIN ESMT. | P.U.D.E. | | BOUNDARY | |
| IRON PIN SET | | SANITARY SEWER MH | SS | GUY ANCHOR | | ADDRESSES | 1234 | | CENTERLINE | |
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| CONC. MON. SET | | AREA DRAIN | | COMMUNICATION MH | C | SANITARY SEWER | 8" SA | | WATER FEATURE | |
| CONTROL POINT FOUND | | CURB INLET | | GAS METER | G | WATER | 4" W | | TREE LINE | |
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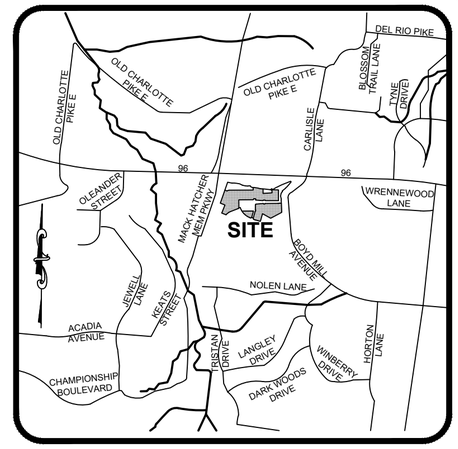


**VICINITY MAP**
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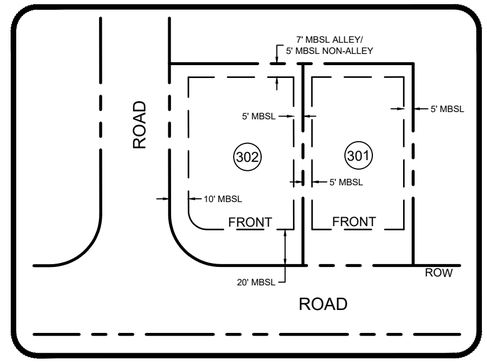
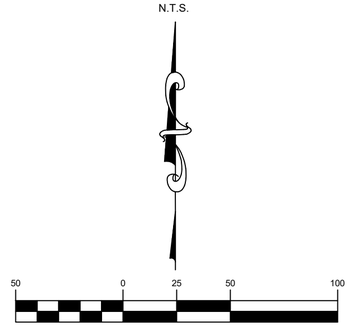
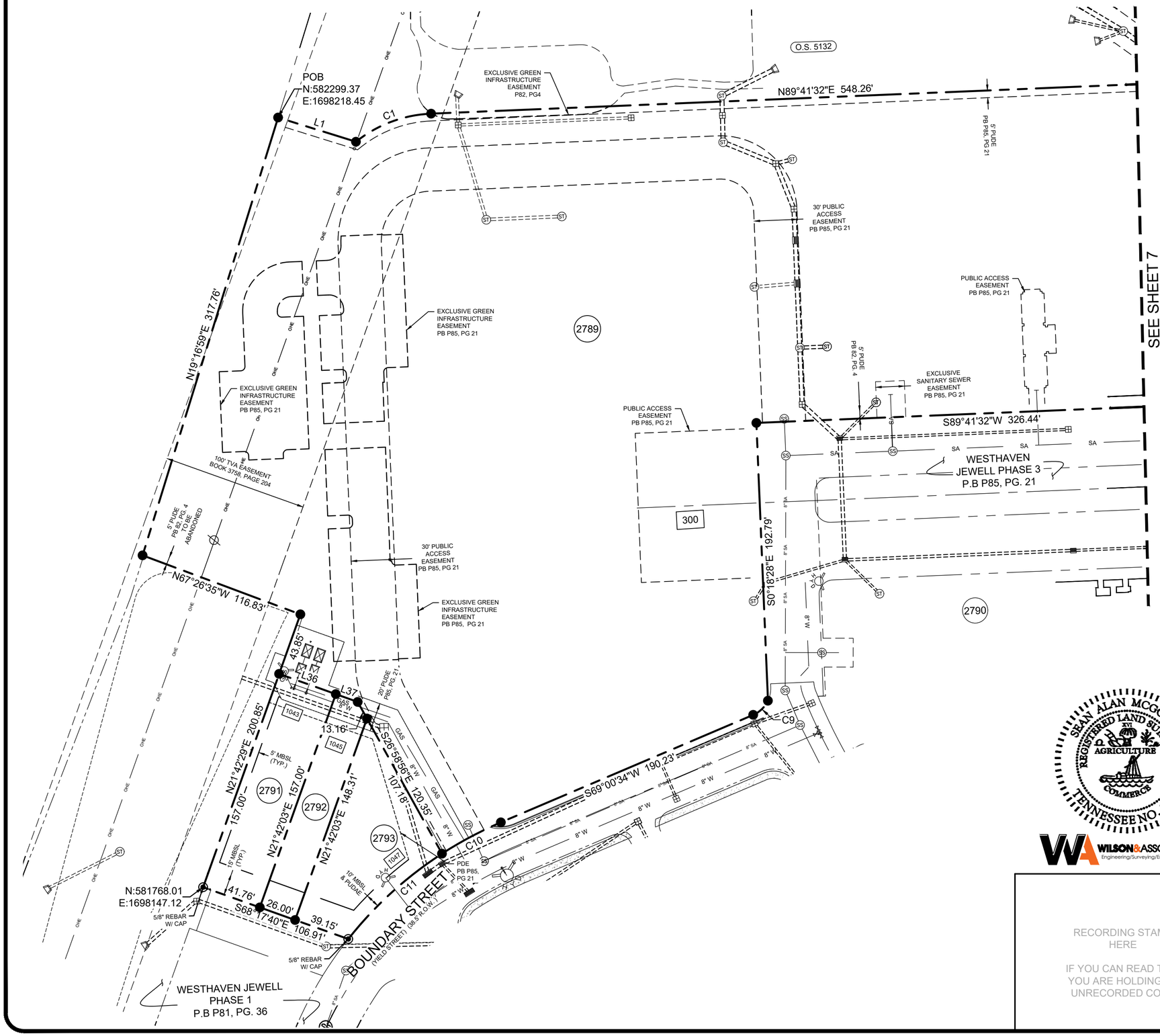



TYPICAL LOT LAYOUT
N.T.S.




GRAPHIC SCALE: 1" = 50'



WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

*SOUTHERN LAND COMPANY*

# *WESTHAVEN*

***PUD-SUBDIVISION, SECTION JEWELL 4***

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FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

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WA PROJECT NO. 20-1478 SHEET 6 OF 9

**LEGEND**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| IRON PIN FOUND | | FIRE HYDRANT | | UTILITY POLE | | PUBLIC UTIL. & DRAIN ESMT. | P.U.D.E. | BOUNDARY | |
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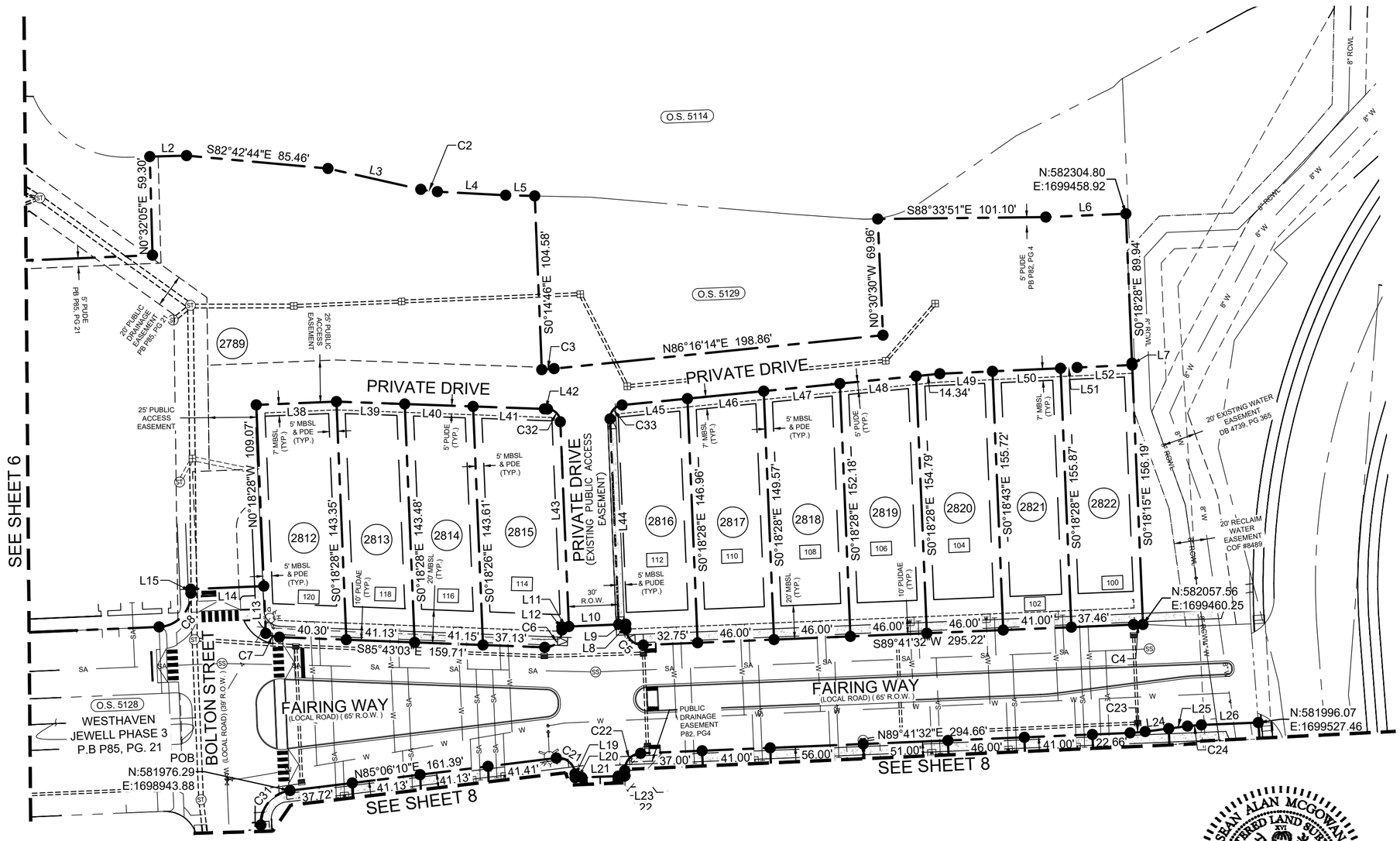


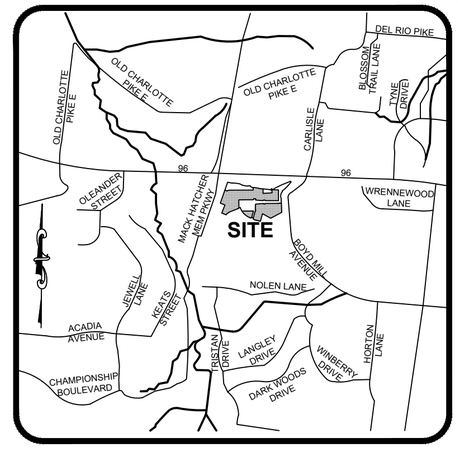


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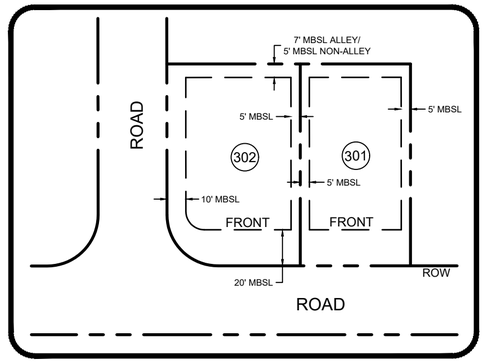
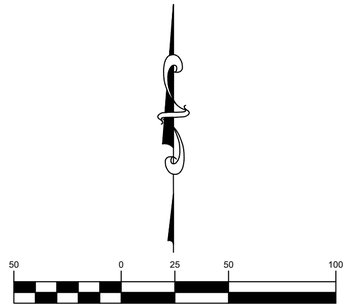



TYPICAL LOT LAYOUT
N.T.S.




GRAPHIC SCALE: 1" = 50'

SEAN ALAN MCGOWAN
REGISTERED LAND SURVEYOR
AGRICULTURE
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***SOUTHERN LAND COMPANY***

# *WESTHAVEN*

***PUD-SUBDIVISION, SECTION JEWELL 4***

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FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

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WA PROJECT NO. 20-1478

SHEET 7 OF 9

**LEGEND**

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
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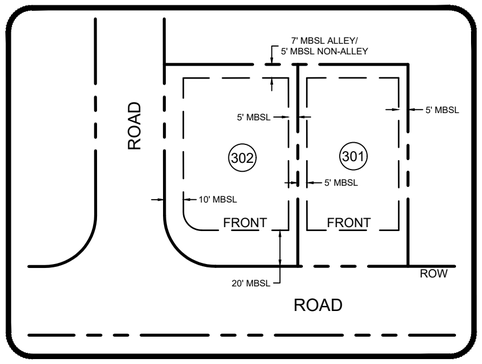
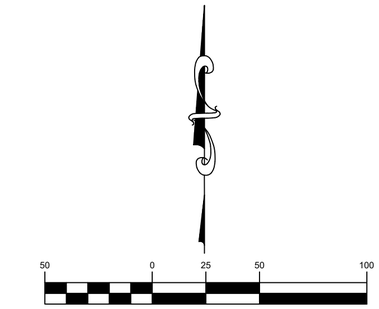


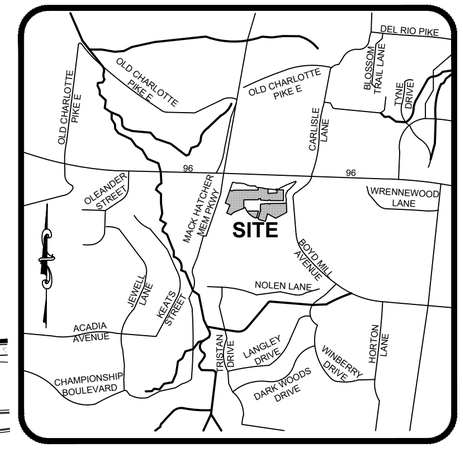

TYPICAL LOT LAYOUT
N.T.S.

NOTES:

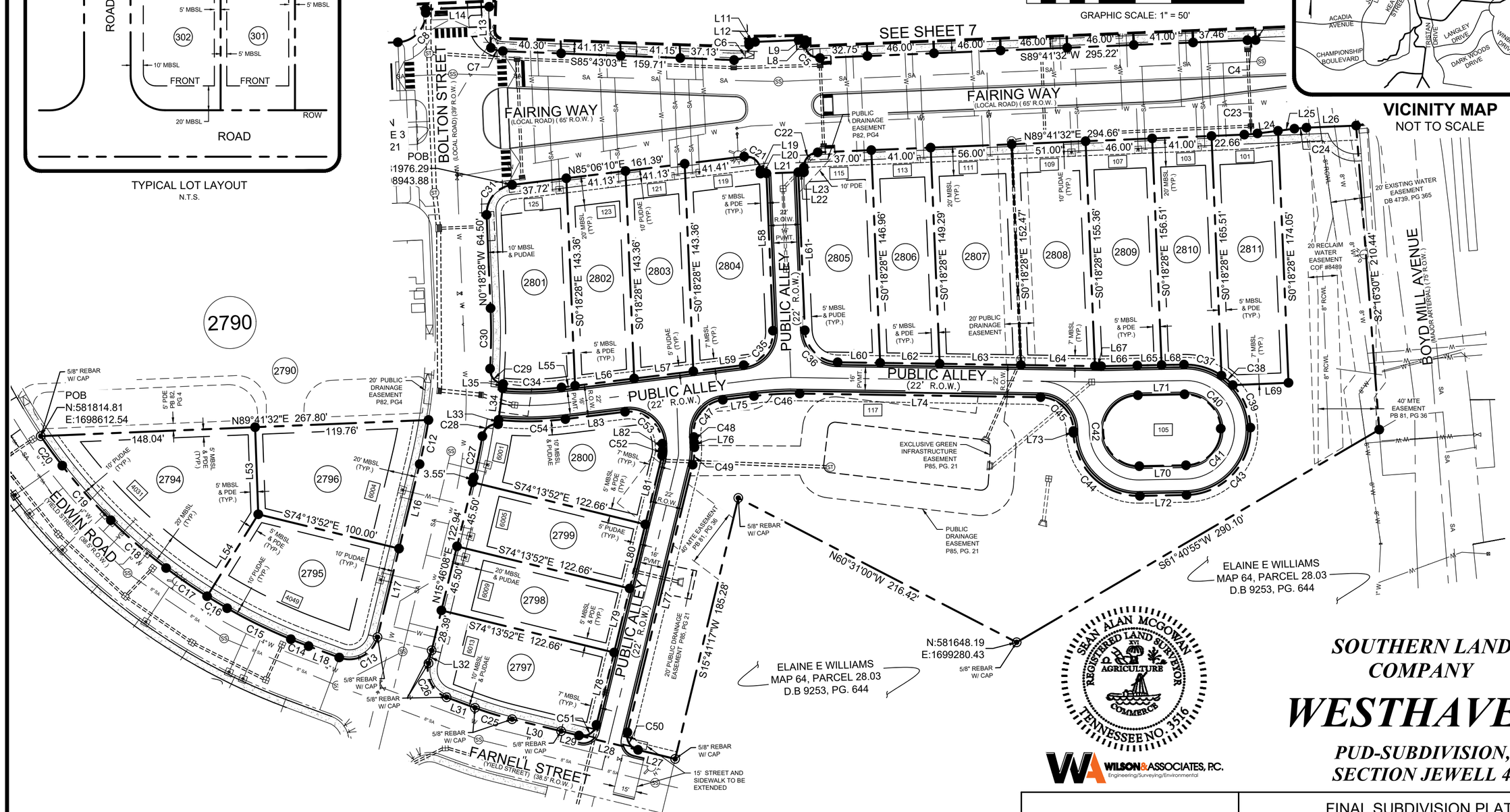
THE PURPOSE OF THIS SHEET IS TO REFLECT THE EASEMENTS TO REMAIN AND TO BE ADDED WITH THE PROPERTY.




GRAPHIC SCALE: 1" = 50'




**VICINITY MAP**
NOT TO SCALE




SEAN ALAN MCGOWAN
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 3516

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

***SOUTHERN LAND COMPANY***

# *WESTHAVEN*

***PUD-SUBDIVISION, SECTION JEWELL 4***

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## FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

| | | | |
|---|---|---|---|
| TOTAL ACRES: | 14.02 | TOTAL NO. OF LOTS: | 33 |
| ACRES NEW RD/ST: | 0.542 (ROW) | L.F. OF NEW RD/ST: | 1128.697 |
| ACRES OPEN SPACE: | 1.439 | CIVIL DISTRICT: | 5TH |
| DRAWN BY: | AS | CLOSURE ERROR: | SEE NOTE |
| SCALE: | 1" = 50' | DATE: | 01/19/2026 |

WA PROJECT NO. 20-1478

SHEET 8 OF 9

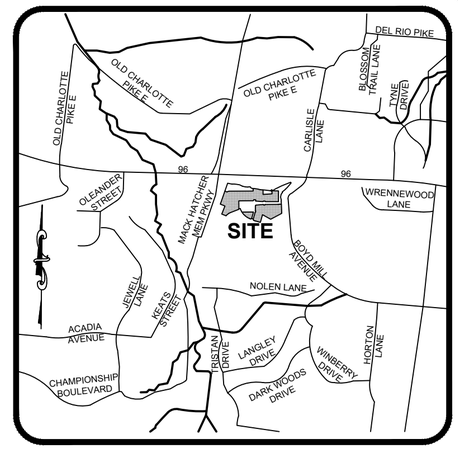
| Lot Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 56.55' | S70°39'10"E |
| L2 | 22.11' | S89°27'55"E |
| L3 | 57.21' | S75°15'12"E |
| L4 | 41.15' | S84°53'28"E |
| L5 | 17.47' | S86°38'44"E |
| L6 | 48.20' | N89°41'32"E |
| L7 | 1.13' | S0°49'33"E |
| L8 | 3.00' | N0°18'28"W |
| L9 | 4.25' | S89°41'32"W |
| L10 | 30.00' | S89°41'32"W |
| L11 | 4.25' | S89°41'32"W |
| L12 | 1.96' | S0°18'28"E |
| L13 | 28.47' | N0°18'28"W |
| L14 | 44.00' | S89°41'33"W |
| L15 | 2.41' | S0°18'28"E |
| L16 | 60.00' | S15°46'08"W |
| L17 | 62.94' | S15°46'08"W |
| L18 | 22.50' | N67°34'28"W |
| L19 | 2.26' | S0°03'00"E |
| L20 | 4.01' | N90°00'00"E |
| L21 | 22.00' | N90°00'00"E |
| L22 | 4.00' | N90°00'00"E |
| L23 | 3.16' | N0°18'28"W |
| L24 | 14.29' | N84°41'32"E |
| L25 | 11.41' | N84°41'32"E |
| L26 | 34.30' | N89°41'32"E |
| L27 | 26.31' | N74°13'52"W |
| L28 | 42.00' | N74°13'52"W |

| Lot Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L29 | 12.66' | N74°13'52"W |
| L30 | 34.80' | N74°13'52"W |
| L31 | 20.91' | N67°34'28"W |
| L32 | 9.16' | N15°46'08"E |
| L33 | 3.00' | N9°21'19"E |
| L34 | 22.01' | N9°21'19"E |
| L35 | 3.00' | N9°21'19"E |
| L36 | 41.74' | S68°17'40"E |
| L37 | 16.11' | S68°17'40"E |
| L38 | 48.25' | N89°41'32"E |
| L39 | 41.12' | S85°53'49"E |
| L40 | 41.14' | S85°53'49"E |
| L41 | 42.96' | S85°53'49"E |
| L42 | 1.85' | S85°53'49"E |
| L43 | 123.23' | S0°18'28"E |
| L44 | 123.74' | N0°18'28"W |
| L45 | 39.52' | N86°26'42"E |
| L46 | 46.07' | N86°26'42"E |
| L47 | 46.07' | N86°26'42"E |
| L48 | 46.07' | N86°26'42"E |
| L49 | 31.68' | N89°28'44"E |
| L50 | 41.01' | N89°28'44"E |
| L51 | 10.00' | N89°28'44"E |
| L52 | 33.12' | N89°28'58"E |
| L53 | 60.14' | S0°00'00"W |
| L54 | 66.70' | N34°03'48"E |
| L55 | 9.37' | S85°06'10"W |
| L56 | 41.13' | S85°06'10"W |

| Lot Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L57 | 41.13' | S85°06'10"W |
| L58 | 108.65' | S0°18'28"E |
| L59 | 35.03' | S85°06'10"W |
| L60 | 29.35' | S87°03'37"E |
| L61 | 109.20' | S0°18'28"E |
| L62 | 41.07' | S87°03'37"E |
| L63 | 56.09' | S87°03'37"E |
| L64 | 51.08' | S87°03'37"E |
| L65 | 16.76' | S89°03'16"E |
| L66 | 25.00' | S89°03'16"E |
| L67 | 4.25' | S87°03'37"E |
| L68 | 15.43' | S89°03'16"E |
| L69 | 38.52' | S89°41'32"W |
| L70 | 32.19' | N89°03'16"W |
| L71 | 32.19' | S89°03'16"E |
| L72 | 32.19' | N89°03'16"W |
| L73 | 1.23' | N0°35'04"E |
| L74 | 166.29' | N87°03'39"W |
| L75 | 21.66' | S85°06'10"W |
| L76 | 3.32' | S0°00'00"E |
| L77 | 190.13' | S15°46'08"W |
| L78 | 51.39' | S15°46'08"W |
| L79 | 45.50' | N15°46'08"E |
| L80 | 45.50' | N15°46'08"E |
| L81 | 48.98' | N15°46'08"E |
| L82 | 4.57' | N0°00'00"E |
| L83 | 41.45' | S85°06'10"W |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 56.56' | 89.50' | 36° 12' 39" | N71° 35' 12"E | 55.63' |
| C2 | 10.09' | 60.00' | 9° 38' 16" | S80° 04' 20"E | 10.08' |
| C3 | 7.45' | 199.50' | 2° 08' 21" | N87° 20' 25"E | 7.45' |
| C4 | 5.65' | 104.50' | 3° 06' 01" | N88° 45' 28"W | 5.65' |
| C5 | 15.71' | 10.00' | 90° 00' 00" | N45° 18' 28"W | 14.14' |
| C6 | 16.51' | 10.00' | 94° 35' 22" | S46° 59' 13"W | 14.70' |
| C7 | 8.55' | 20.00' | 24° 29' 17" | N72° 33' 06"W | 8.48' |
| C8 | 30.92' | 20.00' | 88° 35' 10" | S45° 25' 04"W | 27.93' |
| C9 | 14.47' | 20.00' | 41° 26' 47" | S48° 17' 10"W | 14.15' |
| C10 | 46.28' | 269.25' | 9° 50' 50" | S64° 05' 08"W | 46.22' |
| C11 | 88.28' | 269.25' | 18° 47' 08" | S49° 46' 10"W | 87.88' |
| C12 | 31.07' | 380.75' | 4° 40' 33" | S13° 25' 51"W | 31.06' |
| C13 | 33.74' | 20.00' | 96° 39' 25" | S64° 05' 50"W | 29.88' |
| C14 | 13.21' | 385.25' | 1° 57' 52" | N66° 35' 32"W | 13.21' |
| C15 | 48.89' | 385.25' | 7° 16' 18" | N61° 58' 27"W | 48.86' |
| C16 | 16.15' | 385.25' | 2° 24' 05" | N57° 08' 16"W | 16.14' |
| C17 | 34.34' | 385.25' | 5° 06' 28" | N53° 22' 59"W | 34.33' |
| C18 | 50.49' | 385.25' | 7° 30' 32" | N47° 04' 29"W | 50.45' |
| C19 | 50.44' | 385.25' | 7° 30' 06" | N39° 34' 10"W | 50.40' |
| C20 | 25.20' | 385.25' | 3° 44' 52" | N33° 56' 41"W | 25.19' |
| C21 | 16.55' | 10.00' | 94° 50' 50" | S47° 28' 25"E | 14.73' |
| C22 | 15.71' | 10.00' | 90° 00' 00" | N44° 41' 32"E | 14.14' |
| C23 | 9.12' | 104.50' | 5° 00' 00" | N87° 11' 32"E | 9.12' |
| C24 | 8.33' | 95.50' | 5° 00' 00" | N87° 11' 32"E | 8.33' |
| C25 | 26.81' | 230.75' | 6° 39' 25" | N70° 54' 10"W | 26.79' |
| C26 | 29.09' | 20.00' | 83° 20' 35" | N25° 54' 10"W | 26.59' |
| C27 | 28.99' | 419.25' | 3° 57' 41" | N13° 47' 17"E | 28.98' |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C28 | 14.99' | 10.00' | 85° 51' 55" | N54° 44' 24"E | 13.62' |
| C29 | 15.35' | 10.00' | 87° 58' 36" | N38° 35' 33"W | 13.89' |
| C30 | 41.74' | 419.25' | 5° 42' 13" | N2° 32' 38"E | 41.72' |
| C31 | 29.81' | 20.00' | 85° 24' 38" | N42° 23' 51"E | 27.13' |
| C32 | 11.97' | 7.96' | 86° 08' 42" | S43° 06' 09"E | 10.87' |
| C33 | 12.11' | 8.00' | 86° 45' 10" | N43° 04' 07"E | 10.99' |
| C34 | 40.73' | 189.00' | 12° 20' 50" | N88° 43' 25"W | 40.65' |
| C35 | 34.29' | 23.00' | 85° 24' 38" | S42° 23' 51"W | 31.20' |
| C36 | 34.82' | 23.00' | 86° 45' 10" | S43° 41' 03"E | 31.59' |
| C37 | 27.42' | 45.00' | 34° 54' 56" | S71° 35' 48"E | 27.00' |
| C38 | 10.20' | 45.00' | 12° 59' 02" | S47° 38' 49"E | 10.18' |
| C39 | 32.47' | 45.00' | 41° 20' 52" | S20° 28' 51"E | 31.77' |
| C40 | 38.16' | 24.50' | 89° 14' 51" | S44° 25' 51"E | 34.42' |
| C41 | 38.81' | 24.50' | 90° 45' 09" | S45° 34' 09"W | 34.87' |
| C42 | 76.97' | 24.50' | 180° 00' 00" | N0° 56' 44"E | 49.00' |
| C43 | 71.28' | 45.00' | 90° 45' 09" | S45° 34' 09"W | 64.06' |
| C44 | 70.09' | 45.00' | 89° 14' 51" | N44° 25' 51"W | 63.22' |
| C45 | 36.16' | 23.00' | 90° 04' 32" | N42° 01' 23"W | 32.55' |
| C46 | 31.59' | 231.00' | 7° 50' 11" | S89° 01' 16"W | 31.57' |
| C47 | 36.13' | 23.00' | 90° 00' 00" | S40° 06' 10"W | 32.53' |
| C48 | 3.85' | 45.00' | 4° 53' 50" | S2° 26' 55"E | 3.85' |
| C49 | 12.11' | 44.00' | 15° 46' 08" | S7° 53' 04"W | 12.07' |
| C50 | 15.71' | 10.00' | 90° 00' 00" | S29° 13' 52"E | 14.14' |
| C51 | 15.71' | 10.00' | 90° 00' 00" | S60° 46' 08"W | 14.14' |
| C52 | 3.58' | 13.00' | 15° 46' 08" | N7° 53' 04"E | 3.57' |
| C53 | 38.09' | 23.00' | 94° 53' 50" | N47° 26' 55"W | 33.89' |
| C54 | 46.20' | 211.49' | 12° 30' 59" | N88° 37' 13"W | 46.11' |




**VICINITY MAP**
NOT TO SCALE

SEAN ALAN MCGOWAN
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 3516

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

***SOUTHERN LAND COMPANY***

# *WESTHAVEN*

***PUD-SUBDIVISION, SECTION JEWELL 4***

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FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

| | | | |
|---|---|---|---|
| TOTAL ACRES: | 14.02 | TOTAL NO. OF LOTS: | 33 |
| ACRES NEW RD/ST: | 0.542 (ROW) | L.F. OF NEW RD/ST: | 1128.697 |
| ACRES OPEN SPACE: | 1.439 | CIVIL DISTRICT: | 5TH |
| DRAWN BY: | AS | CLOSURE ERROR: | SEE NOTE |
| SCALE: | 1" = 50' | DATE: | 01/19/2026 |

WA PROJECT NO. 20-1478 SHEET 9 OF 9

City of Franklin

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

**File #: 26-0197**

**DATE:** 2/26/2026

**TO:** Franklin Municipal Planning Commission

**FROM:** Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

**SUBJECT:**

Westhaven PUD Subdivision, Final Plat, Section Jewell 2, Revision 2, Creating 1 Single-Family Lot And Revising The Lot Lines For Lots 2575-2579, On 10.244 Acres, Located Near The Intersection Of Bolton Street And Townsend Boulevard. (CONSENT AGENDA)

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 9022
Applicant: Abigail Overstreet, Wilson and Associates
Owner: Brian Sewell, Westhaven Owner LP

**BACKGROUND/STAFF COMMENTS:**
This final plat creates 1 single-family lot and revises the lot lines lor lots 2575-2579 within Section Jewell 2 of the Westhaven PUD Subdivision. The corresponding site plan amendment was administratively approved in October 2025, and both the final plat and the site plan are consistent with the development plan. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission.

**PROCEDURAL REQUIREMENTS:**
1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall).
2. 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.

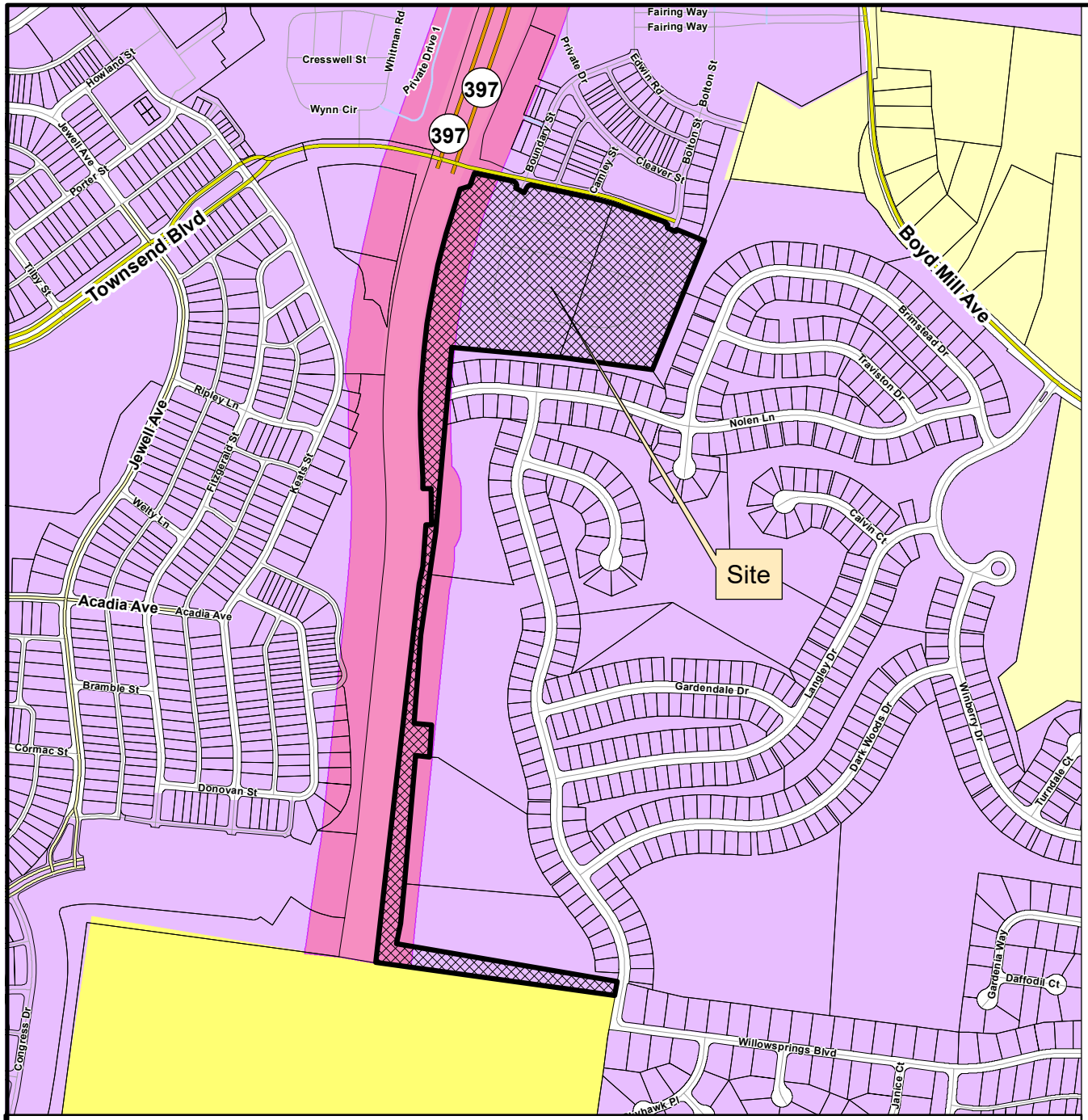
3. The city’s project identification number shall be included on all correspondence with any city department relative to this project.

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Staff recommends approval with conditions of Westhaven PUD Subdivision, Final Plat, Section Jewell 2, Revision 2. The conditions are attached.




**WESTHAVEN PUD SUBDIVISION, SECTION JEWELL 2**
**FINAL PLAT, REVISION 2**

**Project Information**
Existing Zoning: Planned (PD 2.26) District
Overlay Districts: SCO
Site Acreage: 10.244 acres
Total Number of Lots: 6

## Legend

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

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

**COF no: 9022**

**CONDITIONS OF APPROVAL:**

## Open Issues: 4 These issues are currently being filtered

### Engineering - Final Plat

#### General Issues

**10. 0. General Information**

lance.fittro@franklintn.gov Applicant shall ensure that any modifications to the site plan [COF #8712] 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

**15. 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

**3. FMPC Review**

chelsea.randolph@franklintn.gov **Advisory Comment to remain:**
The submitted final plat will be reviewed and voted on for approval by the FMPC. The creation of new lots requires an FMPC-level approval.

### Water/Sewer

#### General Issues

**9. Private utility easements**

ben.mcneil@franklintn.gov The applicant states that the 4' private utility service lines were previously approved by the approval of the SP amendment, this is incorrect. the placement of the service lines was approved with the SP amendment, but the easements for the private homeowners were not. In an email to Yates Bateman 9/26/25, staff agreed to the service alignment with the proper easements in place for the homeowners. Yates agreed stating they would proceed with the private PUDE.

4' is not adequate space for an excavation to take place, an appropriate easement size must be provided for plumber to make necessary repairs, in the event a failure occurs. Generally, 10' is acceptable.

## LEGEND

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| IRON PIN FOUND | | FIRE HYDRANT | | UTILITY POLE | | PUBLIC UTIL. & DRAIN ESMT. | P.U.D.E. | BOUNDARY | |
| IRON PIN SET | | SANITARY SEWER MH | SS | GUY ANCHOR | | ADDRESSES | 1234 | CENTERLINE | |
| CONC. MON. FOUND | | SANITARY SEWER CO | SS | COMMUNICATION BOX | C | HANDICAP SPACE | | BUFFER | |
| CONC. MON. SET | | AREA DRAIN | | COMMUNICATION MH | C | SANITARY SEWER | 8" SA | WATER FEATURE | |
| CONTROL POINT FOUND | | CURB INLET | | GAS METER | G | WATER | 4" W | TREE LINE | |
| CONTROL POINT SET | | STORM MH | ST | GAS VALVE | | UNDERGROUND ELEC | UGE | PAE | PUBLIC ACCESS EASEMENT |
| BENCH MARK | | ELECTRIC METER-BOX | E | EVERGREEN TREE | | OVERHEAD ELEC | OHE | PVMT. | EDGE OF PAVEMENT |
| WATER METER | W | ELECTRIC MH | E | SIDEWALK | | GAS | 4" G | PUDE | PUBLIC UTILITY AND DRAINAGE EASEMENT |
| WATER VALVE | | LIGHT POLE | | MIN. BUILDING SETBACK | M.B.S.L | COMMUNICATIONS | COM | G.I.E. | GREEN INFRASTRUCTURE EASEMENT |

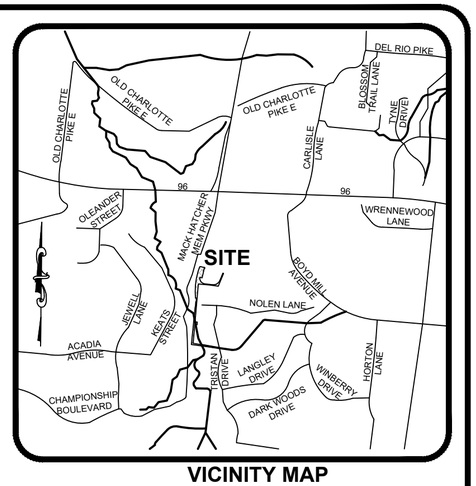
## CRITICAL LOT LEGEND

ALL LOTS IN THIS SECTION NOTED WITH AN ASTERISK (*) REQUIRE A CRITICAL LOT SITE PLAN WITH THE BUILDING PERMIT SUBMITTAL. *

ALL LOTS IN THIS SECTION NOTED WITH DOUBLE ASTERISKS (**) ARE CRITICAL FOR INFRASTRUCTURE ONLY AND DO NOT REQUIRE A CRITICAL LOT SITE PLAN WITH THE BUILDING PERMIT SUBMITTAL. CITY OF FRANKLIN ENGINEERING SHALL REVIEW ALL BUILDING PERMIT SUBMITTALS FOR INFRASTRUCTURE IMPACTS. **

200 0 100 200 400

GRAPHIC SCALE: 1" = 200'



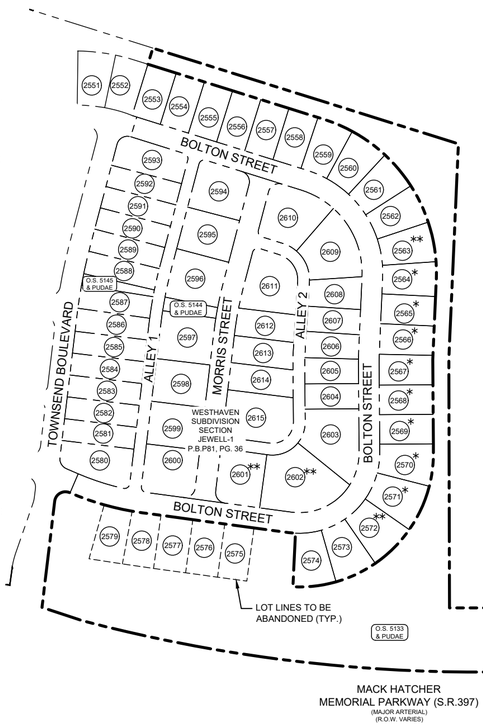

**VICINITY MAP**
NOT TO SCALE

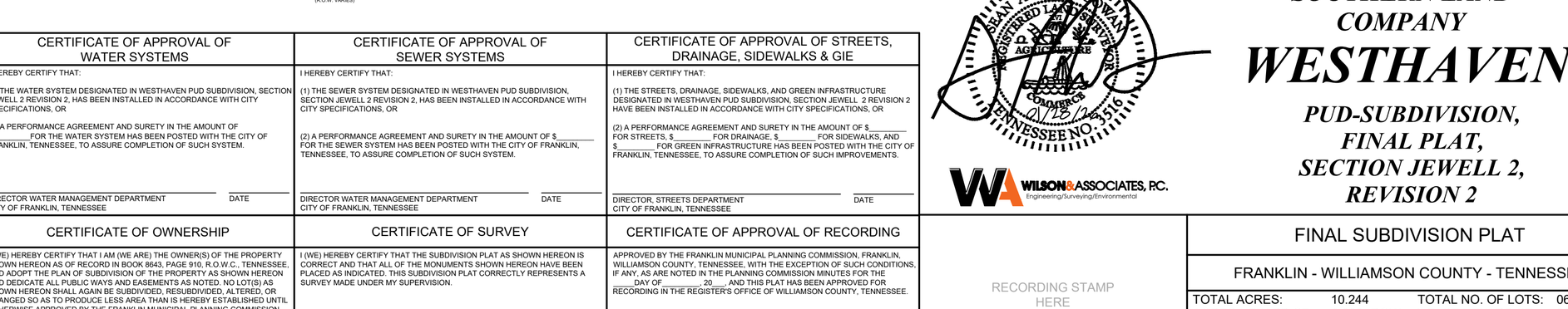
## GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO REVISE THE LOT LINES OF LOTS 2575-2579 AND ADD LOT 2616.
2. SUBJECT PROPERTY IS SHOWN AS SECTION JEWELL - 2 REVISION 2 LOCATED IN WESTHAVEN P.U.D. SUBDIVISION, FIFTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.
3. SUBJECT PROPERTY IS IDENTIFIED AS A PORTION OF PARCEL 28.00 AND 28.01 ON PROPERTY MAP 64.
4. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF LOTS 2575-2579 ON THE FINAL PLAT ENTITLED "WESTHAVEN PUD-SUBDIVISION SECTION JEWELL-2 REVISION 1" AS RECORDED IN PLAT BOOK P86, PAGE 38, R.O.W.C.
5. ZONING: PLANNED DEVELOPMENT - 250,000 SF NON RESIDENTIAL/2.26 DU/AC
6. LOTS IN SECTION JEWELL 2 REVISION 2 FALL WITHIN THE T4 TRANSECT ZONE AS DEFINED IN THE WESTHAVEN CONCEPT PLAN (REVISION 5) AND PATTERN BOOK, REVISED 05/08/07.
   MINIMUM SETBACK REQUIREMENTS:
   TRANSECT ZONE 4
   FRONT SETBACK: 25'-35' (MAY BE REDUCED TO 10', SEE NOTE 6)
   SIDE SETBACK: 5' (MINIMUM 10' BETWEEN BUILDINGS)
   SIDE SETBACKS FOR ROWHOUSES OR SIDEYARD HOUSES: 0'
   CORNER SIDE SETBACK: 5'
   REAR YARD/ALLEY SETBACK: 19' (MINIMUM 18' WIDE X 22' DEEP PARKING APRON IS REQUIRED FROM THE FRONT OF THE APRON TO THE FACE OF ALLEY CURB), EXCEPT ON STREET CORNER LOTS AND LOTS THAT PROVIDE GARAGES WITH A STORAGE AREA OF 50 SQUARE FEET OR GREATER.

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

   NOTE: PROJECTIONS SHALL NOT EXTEND TO A POINT CLOSER THAN 4 FEET FROM THE PROPERTY LINE. ANY PROJECTIONS (INCLUDING SOFFITS) INTO THE 5' SIDE YARD SETBACK SHALL HAVE A ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE UNDERSIDE REFER TO THE 2004 IRC SUPPLEMENT R302.1 EXTERIOR WALLS FOR FURTHER EXPLANATION.
7. FRONT SETBACK MAY BE REDUCED TO MATCH THE FRONT ENCROACHMENT ZONE WHEN AN ARCHITECTURAL DEVIATION AS BEEN REVIEWED AND APPROVED BY THE WESTHAVEN DESIGN REVIEW COMMITTEE.
   T4 REDUCED SETBACK: 10'
8. BUILDING ELEMENTS: PORCHES, STOOPS, CHIMNEYS, BAY WINDOWS, AND BALCONIES MAY ENCROACH INTO THE FRONT YARD SETBACKS. CHIMNEYS MAY ENCROACH UP TO 1'-0" FROM THE PROPERTY LINE WITHIN THE SIDEYARD SETBACKS. WHERE CHIMNEYS ENCROACH INTO THE SIDEYARD SETBACK, THE MINIMUM SEPARATION BETWEEN DWELLINGS SHALL BE REDUCED BY THE DISTANCE OF THE ENCROACHMENT ONLY AT THE WIDTH OF THE FIREPLACE. THE REMAINDER OF THE SIDEYARD SETBACK SHALL BE THE STATED MINIMUM. CHIMNEYS THAT ENCROACH CLOSER THAN 5'0" TO A PROPERTY LINE MUST MEET THE FIRE RATING REQUIREMENTS OF THE CITY OF FRANKLIN BUILDING CODES.
9. BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.
10. THIS PLAT INCLUDES SCENIC CORRIDOR OVERLAY (SCO).
11. SUBJECT PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 47187C0195F, REVISION DATE SEPTEMBER 29, 2006.
12. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
13. ALL STREETS AND ALLEYS ARE DESIGNATED AS PUBLIC OR PRIVATE RIGHT-OF-WAY. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY EXERCISING ITS EASEMENT RIGHTS.
14. STREETS, DRAINAGE EASEMENTS, STRUCTURES, AND CULVERTS SHALL BE MAINTAINED BY THE CITY OF FRANKLIN. DETENTION PONDS AND OUTLET STRUCTURES WITHIN PUBLIC DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE WESTHAVEN HOMEOWNERS' ASSOCIATION.
15. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
16. OPEN SPACE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKE PATHS, SIDEWALKS OUTSIDE OF RIGHT-OF-WAYS, TRAILS AND DETENTION FACILITIES SHALL BE MAINTAINED BY THE WESTHAVEN HOME OWNERS ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
17. 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.
18. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
19. MINERAL RIGHTS ARE TO BE HELD BY WESTHAVEN PARTNERS, LLC.
20. AT ALL TEMPORARY TURNAROUNDS, A SIGN SHALL BE PLACED STATING, "STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF FRANKLIN."
21. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
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. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
24. 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.
25. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE, OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
26. 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.
27. NO LOTS SHALL HAVE DIRECT ACCESS TO MACK HATCHER PARKWAY.
28. 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 DESIGNER.
29. 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.
30. PRIVATE DRIVES 1 AND 2 ARE LOCATED WITHIN THE PUBLIC ACCESS EASEMENT COVERING OPEN SPACE LOT 5133. ACCESS FOR LOTS 2575-2579 AND 2616 SHALL BE FROM BOLTON STREET VIA PRIVATE DRIVES 1 AND 2 AS SHOWN HEREON.




### OWNER/SUBDIVIDER: WESTHAVEN JEWELL OWNER, LP

OWNERS/PARTNERS WITH 5% INTEREST OR MORE:

| | |
|---|---|
| WESTHAVEN JEWELL OWNER, LP<br>3990 HILLSBORO PIKE, SUITE 400<br>NASHVILLE, TN 37215<br>(615) 778-3150 | |
| H. RHODES HART<br>612 10TH AVE, NORTH<br>NASHVILLE, TN 37203<br>(615) 259-4222 | FRANK MASTRAPASQUA<br>814 CHURCH STREET, #300<br>NASHVILLE, TN 37203<br>(615) 244-8400 |
| PPMC LIMITED PARTNERSHIP<br>C/O PETE SERODINO<br>P.O. BOX 4539<br>CHATTANOOGA, TN 37405<br>(423) 266-1855 | SPRINGLAKE, G.P.<br>C/O RON PACE<br>95 WHITE BRIDGE ROAD, #504<br>NASHVILLE, TN 37205<br>(615) 352-9600 |
| MONICA SMILEY<br>1417 HERITAGE LANDING DRIVE<br>CHATTANOOGA, TN 37405<br>(423) 266-1070 | FRANK J.B. VARALLO<br>RONE-REGENCY JEWELERS<br>BRAINERD VILLAGE<br>CHATTANOOGA, TN 37411<br>(423) 894-1188 |

### CERTIFICATE OF APPROVAL OF ELECTRICAL SYSTEMS

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

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION — DATE

### CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION JEWELL 2 REVISION 2, HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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

DIRECTOR WATER MANAGEMENT DEPARTMENT — DATE
CITY OF FRANKLIN, TENNESSEE

### CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE SEWER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION JEWELL 2 REVISION 2, HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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

DIRECTOR WATER MANAGEMENT DEPARTMENT — DATE
CITY OF FRANKLIN, TENNESSEE

### CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS & GIE

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION JEWELL 2 REVISION 2 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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

DIRECTOR, STREETS DEPARTMENT — DATE
CITY OF FRANKLIN, TENNESSEE

### CERTIFICATE OF APPROVAL OF SUBDIVISIION 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 EMERGENCYMANAGEMENT AGENCY — DATE

CITY OF FRANKLIN — DATE

### CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 8643, PAGE 910, 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.

BRIAN SEWELL, WESTHAVEN
JEWELL OWNER, LP — 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.

SEAN ALAN MCGOWAN, PE, PS, TENNESSEE RLS NO. 3516 — DATE
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE, FRANKLIN, TN 37064
(615) 794-2176
SMCGOWAN@WILSONPC.COM

### CERTIFICATE OF APPROVAL OF RECORDING

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

SECRETARY — DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

SEAN ALAN MCGOWAN — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — AGRICULTURE — COMMERCE — 01/28/26 — TENNESSEE NO. 3516

WILSON & ASSOCIATES, P.C. — Engineering/Surveying/Environmental

***SOUTHERN LAND COMPANY***

# *WESTHAVEN*

***PUD-SUBDIVISION, FINAL PLAT, SECTION JEWELL 2, REVISION 2***

## FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

| | | | |
|---|---|---|---|
| TOTAL ACRES: | 10.244 | TOTAL NO. OF LOTS: | 06 |
| ACRES NEW RD/ST: | 0.000 (ROW) | L.F. OF NEW RD/ST: | 000.00 |
| ACRES OPEN SPACE: | 9.585 | CIVIL DISTRICT: | 5TH |
| DRAWN BY: | AS | CLOSURE ERROR: | SEE NOTE |
| SCALE: | 1" = 200' | DATE: | 01/28/2026 |

WA PROJECT NO. 20-1478 COF #9022 SHEET 1 0F 4

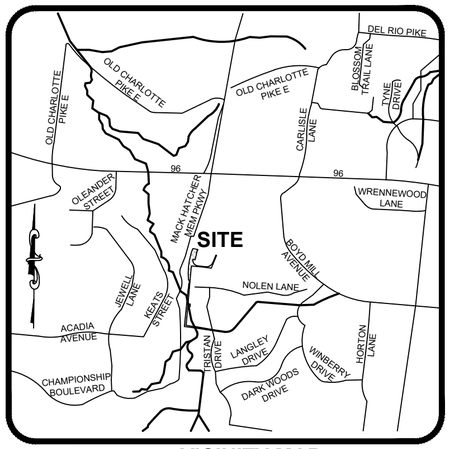
## LEGEND

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| IRON PIN FOUND | | FIRE HYDRANT | | UTILITY POLE | | PUBLIC UTIL. & DRAIN ESMT. | P.U.D.E. | | BOUNDARY | | |
| IRON PIN SET | | SANITARY SEWER MH | SS | GUY ANCHOR | | ADDRESSES | 1234 | | CENTERLINE | | |
| CONC. MON. FOUND | | SANITARY SEWER CO | SS | COMMUNICATION BOX | C | HANDICAP SPACE | | | BUFFER | | |
| CONC. MON. SET | | AREA DRAIN | | COMMUNICATION MH | C | SANITARY SEWER | 8" SA | | WATER FEATURE | | |
| CONTROL POINT FOUND | | CURB INLET | | GAS METER | G | WATER | 4" W | | TREE LINE | | |
| CONTROL POINT SET | | STORM MH | ST | GAS VALVE | | UNDERGROUND ELEC | UGE | | PAE | PUBLIC ACCESS EASEMENT | |
| BENCH MARK | | ELECTRIC METER-BOX | E | EVERGREEN TREE | | OVERHEAD ELEC | OHE | | PVMT. | EDGE OF PAVEMENT | |
| WATER METER | W | ELECTRIC MH | E | SIDEWALK | | GAS | 4" G | | PUDE | PUBLIC UTILITY AND DRAINAGE EASEMENT | |
| WATER VALVE | | LIGHT POLE | | MIN. BUILDING SETBACK | M.B.S.L | COMMUNICATIONS | COM | | G.I.E. | GREEN INFRASTRUCTURE EASEMENT | |

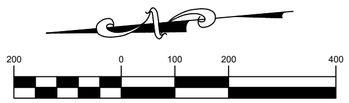
## CRITICAL LOT LEGEND

ALL LOTS IN THIS SECTION NOTED WITH AN ASTERISK (*) REQUIRE A CRITICAL LOT SITE PLAN WITH THE BUILDING PERMIT SUBMITTAL. *

ALL LOTS IN THIS SECTION NOTED WITH DOUBLE ASTERISKS (**) ARE CRITICAL FOR INFRASTRUCTURE ONLY AND DO NOT REQUIRE A CRITICAL LOT SITE PLAN WITH THE BUILDING PERMIT SUBMITTAL. CITY OF FRANKLIN ENGINEERING SHALL REVIEW ALL BUILDING PERMIT SUBMITTALS FOR INFRASTRUCTURE IMPACTS. **




**VICINITY MAP**
NOT TO SCALE




GRAPHIC SCALE: 1" = 200'

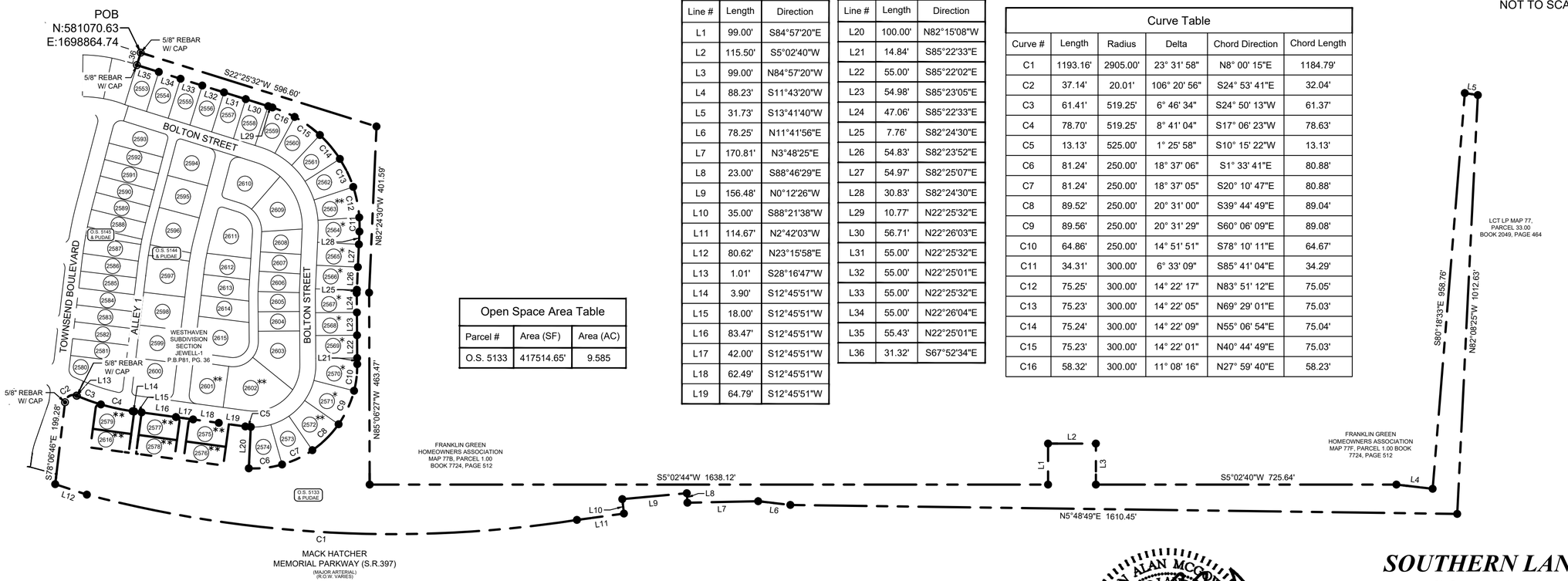
| Lot Area Table | | |
|---|---|---|
| Parcel # | Area (SF) | Area (AC) |
| 2575 | 5314.09' | 0.122 |
| 2576 | 4413.51' | 0.101 |
| 2577 | 5115.98' | 0.117 |
| 2578 | 4257.80' | 0.098 |
| 2579 | 5348.69' | 0.123 |
| 2616 | 4254.62' | 0.098 |

| Lot Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 99.00' | S84°57'20"E |
| L2 | 115.50' | S5°02'40"W |
| L3 | 99.00' | N84°57'20"W |
| L4 | 88.23' | S11°43'20"W |
| L5 | 31.73' | S13°41'40"W |
| L6 | 78.25' | N11°41'56"E |
| L7 | 170.81' | N3°48'25"E |
| L8 | 23.00' | S88°46'29"E |
| L9 | 156.48' | N0°12'26"W |
| L10 | 35.00' | S88°21'38"W |
| L11 | 114.67' | N2°42'03"W |
| L12 | 80.62' | N23°15'58"E |
| L13 | 1.01' | S28°16'47"W |
| L14 | 3.90' | S12°45'51"W |
| L15 | 18.00' | S12°45'51"W |
| L16 | 83.47' | S12°45'51"W |
| L17 | 42.00' | S12°45'51"W |
| L18 | 62.49' | S12°45'51"W |
| L19 | 64.79' | S12°45'51"W |

| Lot Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L20 | 100.00' | N82°15'08"W |
| L21 | 14.84' | S85°22'33"E |
| L22 | 55.00' | S85°22'02"E |
| L23 | 54.98' | S85°23'05"E |
| L24 | 47.06' | S85°22'33"E |
| L25 | 7.76' | S82°24'30"E |
| L26 | 54.83' | S82°23'52"E |
| L27 | 54.97' | S82°25'07"E |
| L28 | 30.83' | S82°24'30"E |
| L29 | 10.77' | N22°25'32"E |
| L30 | 56.71' | N22°26'03"E |
| L31 | 55.00' | N22°25'32"E |
| L32 | 55.00' | N22°25'01"E |
| L33 | 55.00' | N22°25'32"E |
| L34 | 55.00' | N22°26'04"E |
| L35 | 55.43' | N22°25'01"E |
| L36 | 31.32' | S67°52'34"E |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 1193.16' | 2905.00' | 23° 31' 58" | N8° 00' 15"E | 1184.79' |
| C2 | 37.14' | 20.01' | 106° 20' 56" | S24° 53' 41"E | 32.04' |
| C3 | 61.41' | 519.25' | 6° 46' 34" | S24° 50' 13"W | 61.37' |
| C4 | 78.70' | 519.25' | 8° 41' 04" | S17° 06' 23"W | 78.63' |
| C5 | 13.13' | 525.00' | 1° 25' 58" | S10° 15' 22"W | 13.13' |
| C6 | 81.24' | 250.00' | 18° 37' 06" | S1° 33' 41"E | 80.88' |
| C7 | 81.24' | 250.00' | 18° 37' 05" | S20° 10' 47"E | 80.88' |
| C8 | 89.52' | 250.00' | 20° 31' 00" | S39° 44' 49"E | 89.04' |
| C9 | 89.56' | 250.00' | 20° 31' 29" | S60° 06' 09"E | 89.08' |
| C10 | 64.86' | 250.00' | 14° 51' 51" | S78° 10' 11"E | 64.67' |
| C11 | 34.31' | 300.00' | 6° 33' 09" | S85° 41' 04"E | 34.29' |
| C12 | 75.25' | 300.00' | 14° 22' 17" | N83° 51' 12"E | 75.05' |
| C13 | 75.23' | 300.00' | 14° 22' 05" | N69° 29' 01"E | 75.03' |
| C14 | 75.24' | 300.00' | 14° 22' 09" | N55° 06' 54"E | 75.04' |
| C15 | 75.23' | 300.00' | 14° 22' 01" | N40° 44' 49"E | 75.03' |
| C16 | 58.32' | 300.00' | 11° 08' 16" | N27° 59' 40"E | 58.23' |

| Open Space Area Table | | |
|---|---|---|
| Parcel # | Area (SF) | Area (AC) |
| O.S. 5133 | 417514.65' | 9.585 |




SEAN ALAN MCGOWAN — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — AGRICULTURE — COMMERCE — 01/28/26 — TENNESSEE NO. 2516

WILSON & ASSOCIATES, P.C. Engineering/Surveying/Environmental

# *SOUTHERN LAND COMPANY*

# *WESTHAVEN*

## *PUD-SUBDIVISION, FINAL PLAT, SECTION JEWELL 2, REVISION 2*

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FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

| | | | |
|---|---|---|---|
| TOTAL ACRES: | 10.244 | TOTAL NO. OF LOTS: | 06 |
| ACRES NEW RD/ST: | 0.000 (ROW) | L.F. OF NEW RD/ST: | 000.00 |
| ACRES OPEN SPACE: | 9.585 | CIVIL DISTRICT: | 5TH |
| DRAWN BY: | AS | CLOSURE ERROR: | SEE NOTE |
| SCALE: | 1" = 200' | DATE: | 01/28/2026 |

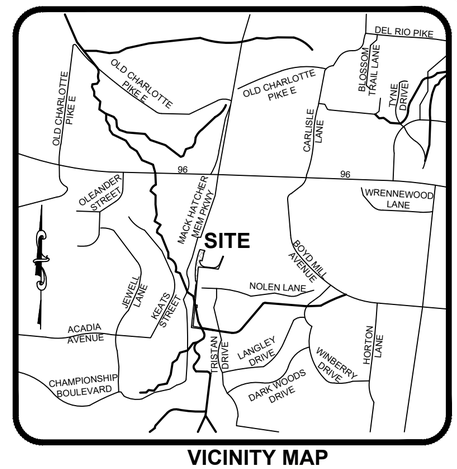
WA PROJECT NO. 20-1478 COF #9022 SHEET 2 OF 4

**LEGEND**

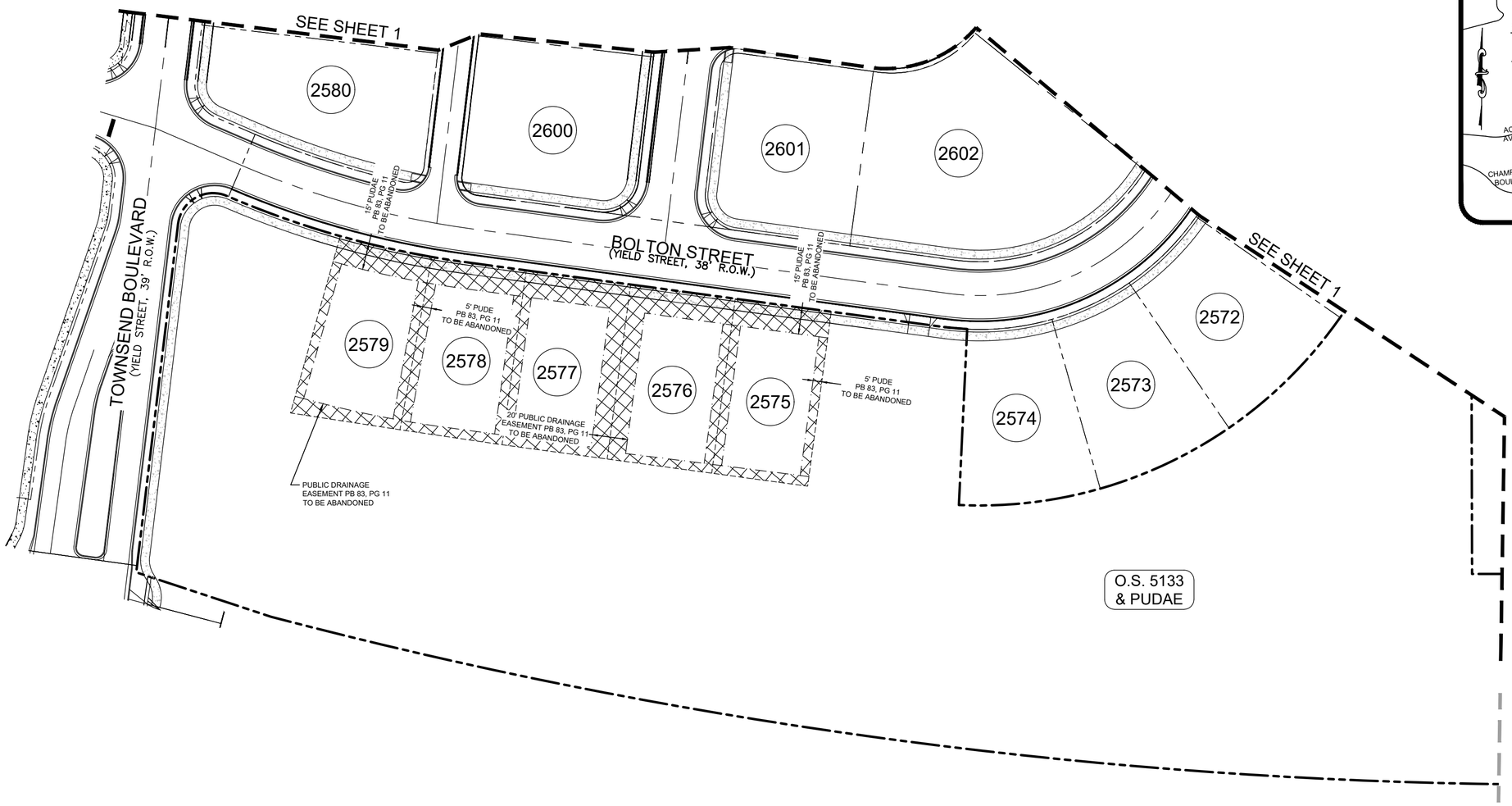
| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| IRON PIN FOUND | | FIRE HYDRANT | | UTILITY POLE | | PUBLIC UTIL. & DRAIN ESMT. | P.U.D.E. | | BOUNDARY | | |
| IRON PIN SET | | SANITARY SEWER MH | SS | GUY ANCHOR | | ADDRESSES | 1234 | | CENTERLINE | | |
| CONC. MON. FOUND | | SANITARY SEWER CO | SO | COMMUNICATION BOX | C | HANDICAP SPACE | | | BUFFER | | |
| CONC. MON. SET | | AREA DRAIN | | COMMUNICATION MH | C | SANITARY SEWER | 8" SA | | WATER FEATURE | | |
| CONTROL POINT FOUND | | CURB INLET | | GAS METER | G | WATER | 4" W | | TREE LINE | | |
| CONTROL POINT SET | | STORM MH | ST | GAS VALVE | | UNDERGROUND ELEC | UGE | | PAE | | PUBLIC ACCESS EASEMENT |
| BENCH MARK | | ELECTRIC METER-BOX | E | EVERGREEN TREE | | OVERHEAD ELEC | OHE | | PVMT. | | EDGE OF PAVEMENT |
| WATER METER | W | ELECTRIC MH | E | SIDEWALK | | GAS | 4" G | | PUDE | | PUBLIC UTILITY AND DRAINAGE EASEMENT |
| WATER VALVE | | LIGHT POLE | | MIN. BUILDING SETBACK | M.B.S.L | COMMUNICATIONS | COM | | G.I.E. | | GREEN INFRASTRUCTURE EASEMENT |

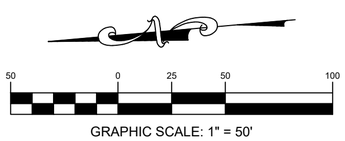
**HATCH LEGEND**

PUDE TO BE ABANDONED




**VICINITY MAP**
NOT TO SCALE




GRAPHIC SCALE: 1" = 50'

SEAN ALAN MCGOWAN REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 3516 01/15/26

WILSON & ASSOCIATES, P.C. Engineering/Surveying/Environmental

***SOUTHERN LAND COMPANY***

# *WESTHAVEN*

***PUD-SUBDIVISION, FINAL PLAT, SECTION JEWELL 2, REVISION 2***

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FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

| | | | |
|---|---|---|---|
| TOTAL ACRES: | 10.244 | TOTAL NO. OF LOTS: | 06 |
| ACRES NEW RD/ST: | 0.000 (ROW) | L.F. OF NEW RD/ST: | 000.00 |
| ACRES OPEN SPACE: | 9.585 | CIVIL DISTRICT: | 5TH |
| DRAWN BY: | AS | CLOSURE ERROR: | SEE NOTE |
| SCALE: | 1" = 50' | DATE: | 01/28/2026 |

WA PROJECT NO. 20-1478 COF #9022 SHEET 3 0F 4

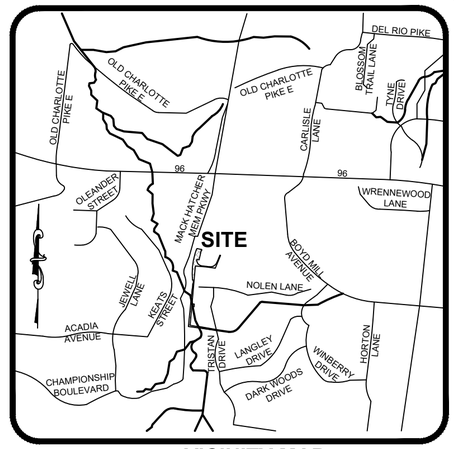
**LEGEND**

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| IRON PIN FOUND | | FIRE HYDRANT | | UTILITY POLE | | PUBLIC UTIL. & DRAIN ESMT. | P.U.D.E. | | BOUNDARY | | |
| IRON PIN SET | | SANITARY SEWER MH | SS | GUY ANCHOR | | ADDRESSES | 1234 | | CENTERLINE | | |
| CONC. MON. FOUND | | SANITARY SEWER CO | SS | COMMUNICATION BOX | C | HANDICAP SPACE | | | BUFFER | | |
| CONC. MON. SET | | AREA DRAIN | | COMMUNICATION MH | C | SANITARY SEWER | 8" SA | | WATER FEATURE | | |
| CONTROL POINT FOUND | | CURB INLET | | GAS METER | G | WATER | 4" W | | TREE LINE | | |
| CONTROL POINT SET | | STORM MH | ST | GAS VALVE | | UNDERGROUND ELEC | UGE | | PAE | PUBLIC ACCESS EASEMENT | |
| BENCH MARK | | ELECTRIC METER-BOX | E | EVERGREEN TREE | | OVERHEAD ELEC | OHE | | PVMT. | EDGE OF PAVEMENT | |
| WATER METER | W | ELECTRIC MH | E | SIDEWALK | | GAS | 4" G | | PUDE | PUBLIC UTILITY AND DRAINAGE EASEMENT | |
| WATER VALVE | | LIGHT POLE | | MIN. BUILDING SETBACK | M.B.S.L | COMMUNICATIONS | COM | | G.I.E. | GREEN INFRASTRUCTURE EASEMENT | |

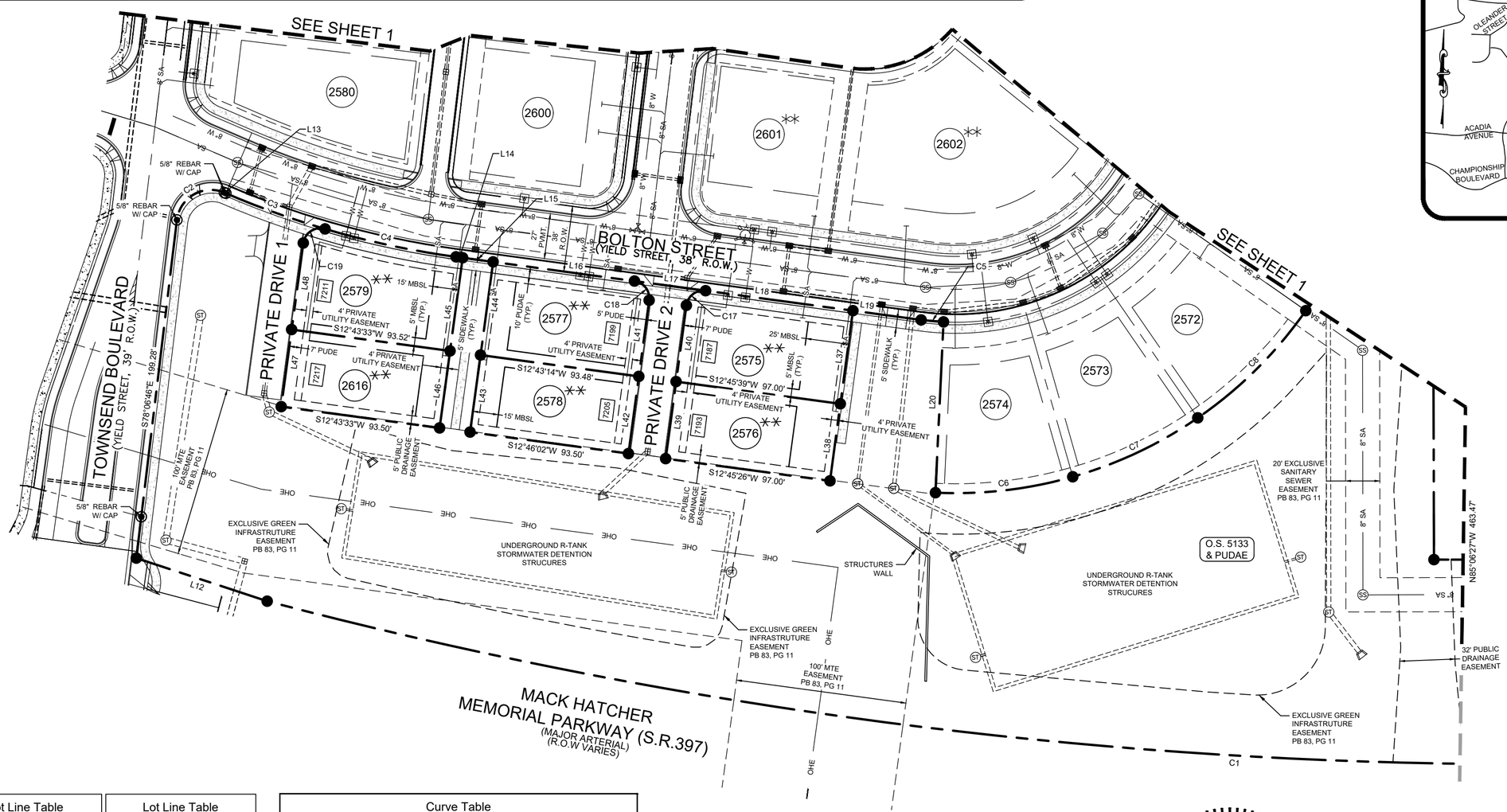
## CRITICAL LOT LEGEND

ALL LOTS IN THIS SECTION NOTED WITH AN ASTERISK (*) REQUIRE A CRITICAL LOT SITE PLAN WITH THE BUILDING PERMIT SUBMITTAL. *

ALL LOTS IN THIS SECTION NOTED WITH DOUBLE ASTERISKS (**) ARE CRITICAL FOR INFRASTRUCTURE ONLY AND DO NOT REQUIRE A CRITICAL LOT SITE PLAN WITH THE BUILDING PERMIT SUBMITTAL. CITY OF FRANKLIN ENGINEERING SHALL REVIEW ALL BUILDING PERMIT SUBMITTALS FOR INFRASTRUCTURE IMPACTS. **




**VICINITY MAP**
NOT TO SCALE




| Lot Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L12 | 80.62' | N23°15'58"E |
| L13 | 1.01' | S28°16'47"W |
| L14 | 3.90' | S12°45'51"W |
| L15 | 18.00' | S12°45'51"W |
| L16 | 83.47' | S12°45'51"W |
| L17 | 42.00' | S12°45'51"W |
| L18 | 62.49' | S12°45'51"W |
| L19 | 64.79' | S12°45'51"W |
| L20 | 100.00' | N82°15'08"W |
| L37 | 55.00' | S77°16'32"E |
| L38 | 45.50' | S77°16'30"E |

| Lot Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L39 | 45.50' | N77°16'31"W |
| L40 | 45.00' | N77°16'31"W |
| L41 | 44.93' | S77°16'31"E |
| L42 | 45.58' | S77°16'31"E |
| L43 | 45.50' | N77°15'11"W |
| L44 | 55.00' | N77°15'11"W |
| L45 | 55.00' | N77°15'12"W |
| L46 | 45.50' | N77°15'12"W |
| L47 | 45.50' | S77°16'31"E |
| L48 | 51.09' | S77°16'31"E |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 1193.16' | 2905.00' | 23° 31' 58" | N8° 00' 15"E | 1184.79' |
| C2 | 37.14' | 20.01' | 106° 20' 56" | S24° 53' 41"E | 32.04' |
| C3 | 61.41' | 519.25' | 6° 46' 34" | S24° 50' 13"W | 61.37' |
| C4 | 78.70' | 519.25' | 8° 41' 04" | S17° 06' 23"W | 78.63' |
| C5 | 13.13' | 525.00' | 1° 25' 58" | S10° 15' 22"W | 13.13' |
| C6 | 81.24' | 250.00' | 18° 37' 06" | S1° 33' 41"E | 80.88' |
| C7 | 81.24' | 250.00' | 18° 37' 05" | S20° 10' 47"E | 80.88' |
| C8 | 89.52' | 250.00' | 20° 31' 00" | S39° 44' 49"E | 89.04' |
| C17 | 15.71' | 10.00' | 90° 02' 22" | N32° 15' 20"W | 14.15' |
| C18 | 15.70' | 10.00' | 89° 57' 38" | N57° 44' 40"E | 14.14' |
| C19 | 16.95' | 10.00' | 97° 08' 30" | S28° 42' 16"E | 15.00' |

GRAPHIC SCALE: 1" = 50'
50 0 25 50 100

SEAN ALAN MCGOWAN — REGISTERED LAND SURVEYOR — AGRICULTURE — COMMERCE — TENNESSEE NO. 2516 — 01/15/26

WILSON & ASSOCIATES, P.C. Engineering/Surveying/Environmental

***SOUTHERN LAND COMPANY***

# *WESTHAVEN*

***PUD-SUBDIVISION, FINAL PLAT, SECTION JEWELL 2, REVISION 2***

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## FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

| | | | |
|---|---|---|---|
| TOTAL ACRES: | 10.244 | TOTAL NO. OF LOTS: | 06 |
| ACRES NEW RD/ST: | 0.000 (ROW) | L.F. OF NEW RD/ST: | 000.00 |
| ACRES OPEN SPACE: | 9.585 | CIVIL DISTRICT: | 5TH |
| DRAWN BY: | AS | CLOSURE ERROR: | SEE NOTE |
| SCALE: | 1" = 50' | DATE: | 01/28/2026 |

WA PROJECT NO. 20-1478 COF #9022 SHEET 4 0F 4

City of Franklin

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

**File #: 26-0198**

**DATE:** 2/26/2026

**TO:** Franklin Municipal Planning Commission

**FROM:** Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

**SUBJECT:**

Westhaven PUD Subdivision, Final Plat, Section 33, Revision 1, Adding One Space Lot, On 1.24 Acres, Located Near The Intersection Of Stonewater Street And Cavanaugh Lane. (CONSENT AGENDA)

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 9027
Applicant: Abigail Overstreet, Wilson and Associates
Owner: Brian Sewell, Westhaven Owner LP

**BACKGROUND/STAFF COMMENTS:**
The purpose of this plat is to add one open space lot to Section 33. The open space contains stormwater features directly related to this section, and the plat provides the necessary easements for the feature. The corresponding site plan amendment was administratively approved in February 2021, and both the final plat and the site plan are consistent with the development plan. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission.

**PROCEDURAL REQUIREMENTS:**
1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall).
2. 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.

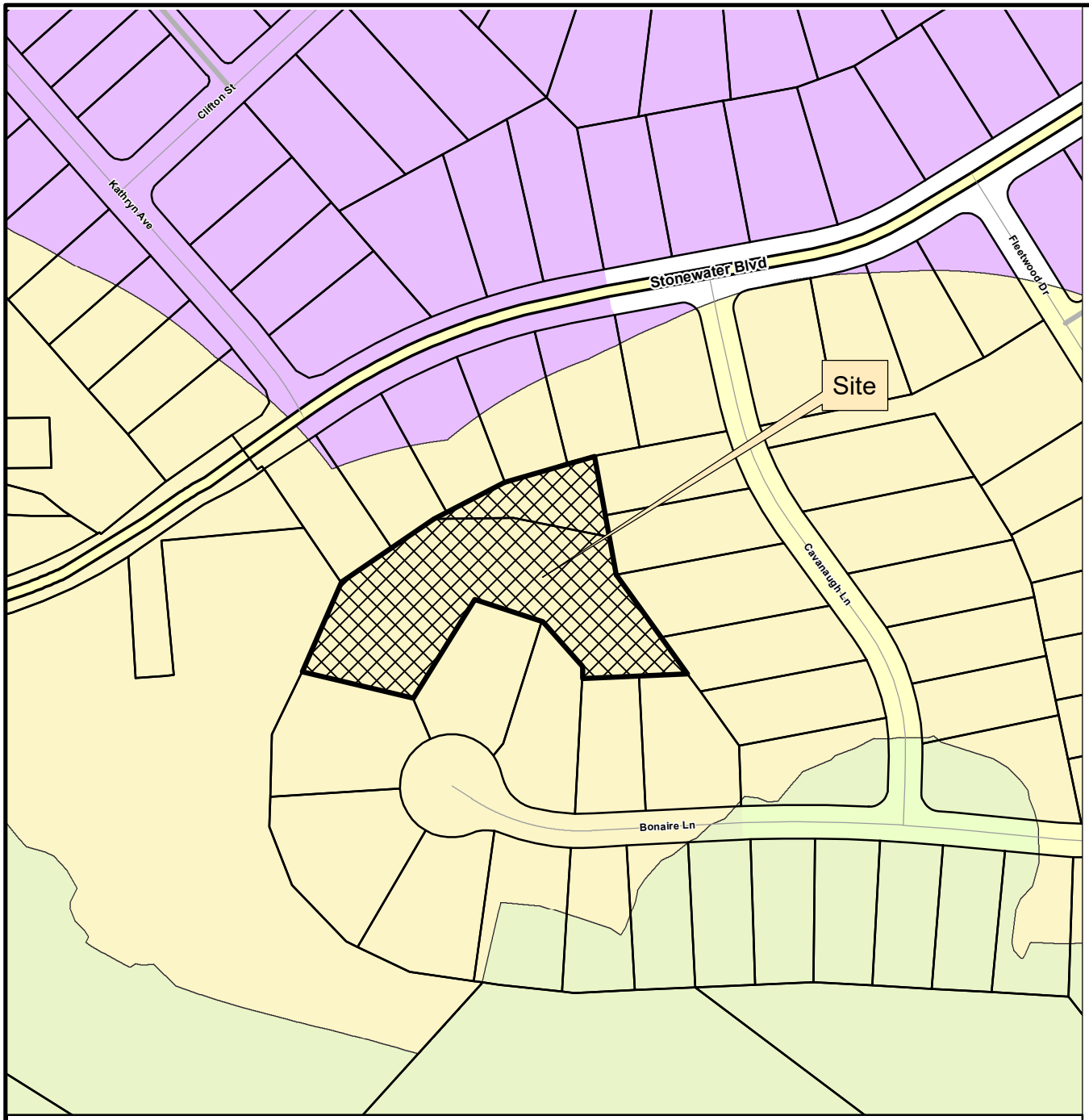
3. The city’s project identification number shall be included on all correspondence with any city department relative to this project.

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Staff recommends approval with conditions of Westhaven PUD Subdivision, Final Plat, Section 33, Revision 1. The conditions are attached.




**WESTHAVEN PUD SUBDIVISION, SECTION 33**
**FINAL PLAT, REVISION 1**

**Project Information**
Existing Zoning: Planned (PD 2.26) District
Overlay Districts: 500' Buffer of Hillside Overlay
Site Acreage: 1.239 acres
Total Number of Lots: 1

## Legend

- Westhaven PUD Subdivision, Section 33
- 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 2026. All rights reserved.

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0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

**COF no: 9027**

**CONDITIONS OF APPROVAL:**

## Open Issues: 4 These issues are currently being filtered

### Engineering - Final Plat

#### General Issues

**5. 0. General Information**

lance.fittro@franklintn.gov Applicant shall ensure that any modifications to the site plan Westhaven PUD Section 33, Rev. 1 [COF #5757] and Section 56 [COF #7378] are reflected on the final plat. The final plat shall match the site plan(s). This comment to remain as a condition of approval in the event the site plan(s) are modified prior to One Stop submittal of the final plat.

### 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

**3. FMPC Review**

chelsea.randolph@franklintn.gov **Advisory Comment to remain:**
The submitted final plat will be reviewed and voted on for approval by the FMPC. The creation of new lots requires an FMPC-level approval.

### Water/Sewer

#### General Issues

**12. Water**

ben.mcneil@franklintn.gov The applicant shall revise the water signature block as this is not Franklin water Service area.

HE CITY OF FRANKLIN, AND TO
L ACTIVITIES, EXCEPT AS
PLAT OF RECORD AND/OR
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ENGINEER OR HIS DESIGNER.

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## CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION 33 REVISION 1, HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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

DIRECTOR WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

DATE

## CERTIFICATE OF OWNERSHIP

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

I HEREBY CER

(1) THE SEWEF
SECTION 33 RE
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**LEGEND**

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| IRON PIN FOUND | | FIRE HYDRANT | | UTILITY POLE | | PUBLIC UTIL. & DRAIN ESMT. | P.U.D.E. | | BOUNDARY | | |
| IRON PIN SET | | SANITARY SEWER MH | SS | GUY ANCHOR | | ADDRESSES | 1234 | | CENTERLINE | | |
| CONC. MON. FOUND | | SANITARY SEWER CO | SS | COMMUNICATION BOX | C | HANDICAP SPACE | | | BUFFER | | |
| CONC. MON. SET | | AREA DRAIN | | COMMUNICATION MH | C | SANITARY SEWER | | 8" SA | WATER FEATURE | | |
| CONTROL POINT FOUND | | CURB INLET | | GAS METER | G | WATER | | 4" W | TREE LINE | | |
| CONTROL POINT SET | | STORM MH | ST | GAS VALVE | | UNDERGROUND ELEC | | UGE | PAE | | PUBLIC ACCESS EASEMENT |
| BENCH MARK | | ELECTRIC METER-BOX | E | EVERGREEN TREE | | OVERHEAD ELEC | | OHE | PVMT. | | EDGE OF PAVEMENT |
| WATER METER | W | ELECTRIC MH | E | SIDEWALK | | GAS | | 4" G | PUDE | | PUBLIC UTILITY AND DRAINAGE EASEMENT |
| WATER VALVE | | LIGHT POLE | | MIN. BUILDING SETBACK | M.B.S.L | COMMUNICATIONS | | COM | G.I.E. | | GREEN INFRASTRUCTURE EASEMENT |

GENERAL NOTES:

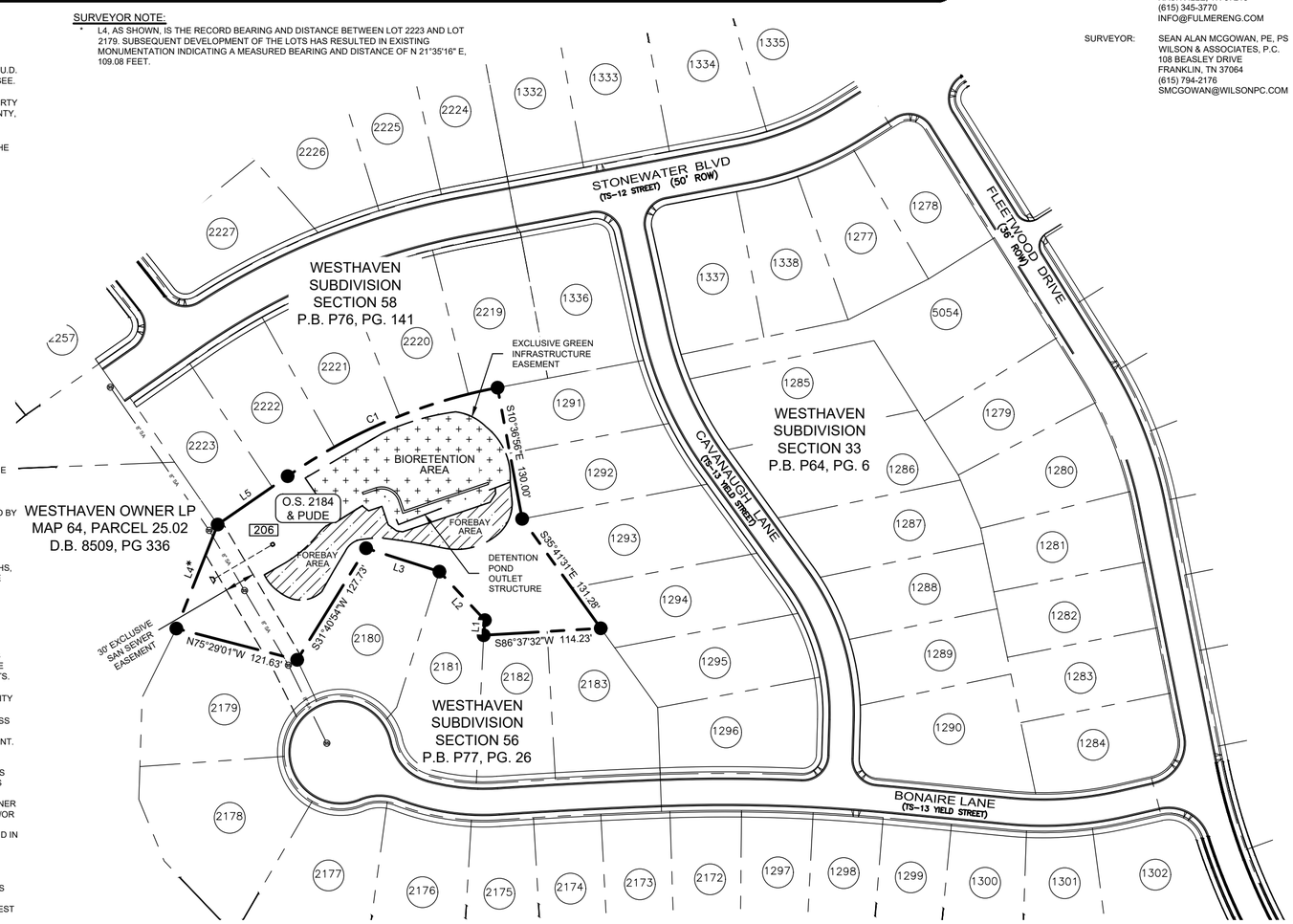
1. THE PURPOSE OF THIS PLAT IS TO ADD ONE OPEN SPACE LOT TO THE WESTHAVEN SECTION 33 PLAT OF RECORD IN BOOK P64, PAGE 6, R.O.W.C.T.
2. SUBJECT PROPERTY IS SHOWN AS SECTION 33 REVISION 1 LOCATED IN WESTHAVEN P.U.D. SUBDIVISION, FIFTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.
3. SUBJECT PROPERTY IS IDENTIFIED AS A PORTION OF PARCELS 23.00, AND 25.02 ON PROPERTY MAP 64, SAID PARCEL IS FURTHER IDENTIFIED AS A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 8509, PAGE 336 IN REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
4. ZONING: PLANNED DEVELOPMENT - 250,000 SF NON RESIDENTIAL/2.26 DU/AC
5. LOTS IN SECTION 33 REVISION 1 FALL WITHIN THE T4 TRANSECT ZONE AS DEFINED IN THE WESTHAVEN CONCEPT PLAN (REVISION 5) AND PATTERN BOOK, REVISED 05/08/07.
   MINIMUM SETBACK REQUIREMENTS:
   TRANSECT ZONE 4
   FRONT SETBACK: 25'-35' (MAY BE REDUCED TO 10', SEE NOTE 6)
   SIDE SETBACK: 5' (MINIMUM 10' BETWEEN BUILDINGS)
   SIDE SETBACKS FOR ROWHOUSES OR SIDEYARD HOUSES: 0'
   CORNER SIDE SETBACK: 5'
   REAR YARD/ALLEY SETBACK: 19' (MINIMUM 18' WIDE X 22' DEEP PARKING APRON IS REQUIRED FROM THE FRONT OF THE APRON TO THE FACE OF ALLEY CURB), EXCEPT ON STREET CORNER LOTS AND LOTS THAT PROVIDE GARAGES WITH A STORAGE AREA OF 50 SQUARE FEET OR GREATER.

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

   NOTE: PROJECTIONS SHALL NOT EXTEND TO A POINT CLOSER THAN 4 FEET FROM THE PROPERTY LINE. ANY PROJECTIONS (INCLUDING SOFFITS) INTO THE 5' SIDE YARD SETBACK SHALL HAVE A ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE UNDERSIDE.REFER TO THE 2004 IRC SUPPLEMENT R302.1 EXTERIOR WALLS FOR FURTHER EXPLANATION.
6. BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.
7. SUBJECT PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 47187C0190F, REVISION DATE SEPTEMBER 29, 2006.
8. ALL STREETS AND ALLEYS ARE DESIGNATED AS PUBLIC OR PRIVATE RIGHT-OF-WAY; THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY EXERCISING ITS EASEMENT RIGHTS.
9. STREETS, DRAINAGE EASEMENTS, STRUCTURES, AND CULVERTS SHALL BE MAINTAINED BY THE CITY OF FRANKLIN. DETENTION PONDS AND OUTLET STRUCTURES WITHIN PUBLIC DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE WESTHAVEN HOMEOWNERS' ASSOCIATION.
10. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
11. OPEN SPACE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKE PATHS, SIDEWALKS OUTSIDE OF RIGHT-OF-WAYS, TRAILS AND DETENTION FACILITIES SHALL BE MAINTAINED BY THE WESTHAVEN HOME OWNERS ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
12. MINERAL RIGHTS ARE TO BE HELD BY WESTHAVEN PARTNERS, LLC.
13. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
14. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
15. 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.
16. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE, OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
17. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
18. GREEN INFRASTRUCTURE EASEMENTS ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNER.

SURVEYOR NOTE:

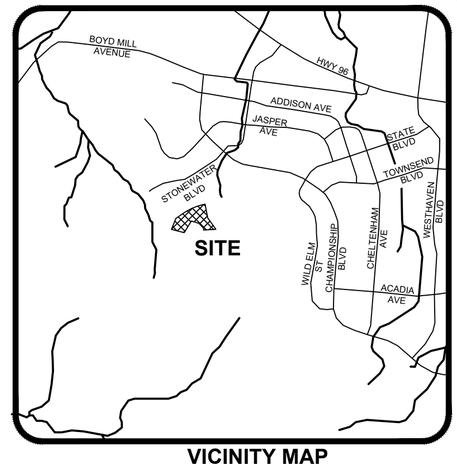
* L4, AS SHOWN, IS THE RECORD BEARING AND DISTANCE BETWEEN LOT 2223 AND LOT 2179. SUBSEQUENT DEVELOPMENT OF THE LOTS HAS RESULTED IN EXISTING MONUMENTATION INDICATING A MEASURED BEARING AND DISTANCE OF N 21°35'16" E, 109.08 FEET.




OWNER: WESTHAVEN OWNER, LP
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215
(615) 778-3150

ENGINEER: FULMER LUCAS
2022 RICHARD JONES RD, SUITE 200
NASHVILLE, TN 37215
(615) 345-3770
INFO@FULMERENG.COM

SURVEYOR: SEAN ALAN MCGOWAN, PE, PS
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
(615) 794-2176
SMCGOWAN@WILSONPC.COM




**VICINITY MAP**
NOT TO SCALE

| Open Space Area Table | | |
|---|---|---|
| Parcel # | Area (SF) | Area (AC) |
| O.S. 2184 | 54002.87' | 1.240 |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 223.57' | 530.00' | 24° 10' 08" | N67° 08' 06"E | 221.91' |

| Lot Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 14.70' | N4°30'38"E |
| L2 | 64.80' | N43°05'50"W |
| L3 | 75.00' | N72°19'59"W |
| L4 | 108.96' | N21°40'02"E |
| L5 | 82.89' | N55°22'03"E |

200 0 50 100 200

GRAPHIC SCALE: 1" = 100'

## CERTIFICATE OF APPROVAL OF ELECTRICAL SYSTEMS

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

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION — DATE

## CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION 33 REVISION 1, HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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

DIRECTOR WATER MANAGEMENT DEPARTMENT — DATE
CITY OF FRANKLIN, TENNESSEE

## CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE SEWER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION 33 REVISION 1, HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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

DIRECTOR WATER MANAGEMENT DEPARTMENT — DATE
CITY OF FRANKLIN, TENNESSEE

## CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS & GIE

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION JEWELL 2 REVISION 2 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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

DIRECTOR, STREETS DEPARTMENT — DATE
CITY OF FRANKLIN, TENNESSEE

## CERTIFICATE OF APPROVAL OF SUBDIVISIION 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 EMERGENCYMANAGEMENT AGENCY — DATE

CITY OF FRANKLIN — DATE

## CERTIFICATE OF OWNERSHIP

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

BRIAN SEWELL — DATE
WESTHAVEN OWNER, LP

## 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.

SEAN ALAN MCGOWAN, PE, PS, TENNESSEE RLS NO. 3516 — DATE
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE, FRANKLIN, TN 37064
(615) 794-2176
SMCGOWAN@WILSONPC.COM

## CERTIFICATE OF APPROVAL OF RECORDING

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

SECRETARY — DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

SEAN ALAN MCGOWAN REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 3516

WILSON & ASSOCIATES, P.C. Engineering/Surveying/Environmental

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

***SOUTHERN LAND COMPANY***

# *WESTHAVEN*

***PUD-SUBDIVISION, SECTION 33 REVISION 1***

## FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

| | | | |
|---|---|---|---|
| TOTAL ACRES: | 1.239 | TOTAL NO. OF LOTS: | 00 |
| ACRES NEW RD/ST: | 0.000 (ROW) | L.F. OF NEW RD/ST: | 000.00 |
| ACRES OPEN SPACE: | 1.239 | CIVIL DISTRICT: | 5TH |
| DRAWN BY: | AS | CLOSURE ERROR: | SEE NOTE |
| SCALE: | 1" = 100' | DATE: | 01/28/2026 |

WA PROJECT NO. 20-1478 COF #9027 SHEET 1 0F 1

City of Franklin

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

**File #: 26-0219**

**DATE:** 2/26/2026

**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:**

Carothers Park Plaza Subdivision, Final Plat, Abandoning And Dedicating Easements And Creating 2 Lots, On 5.35 Acres, Located At 4309 S Carothers Road (CONSENT AGENDA).

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 9006
Applicant: Clay Wallace
Owner: Lockwood Joint Venture, Manish Patel (Representative)

**BACKGROUND/STAFF COMMENTS:**
This final plat creates one buildable lot and one open space lot, both zoned Neighborhood Commercial (NC) District. The corresponding site plan amendment was administratively approved in February 2026, and the final plat is consistent with the site plan. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission.

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

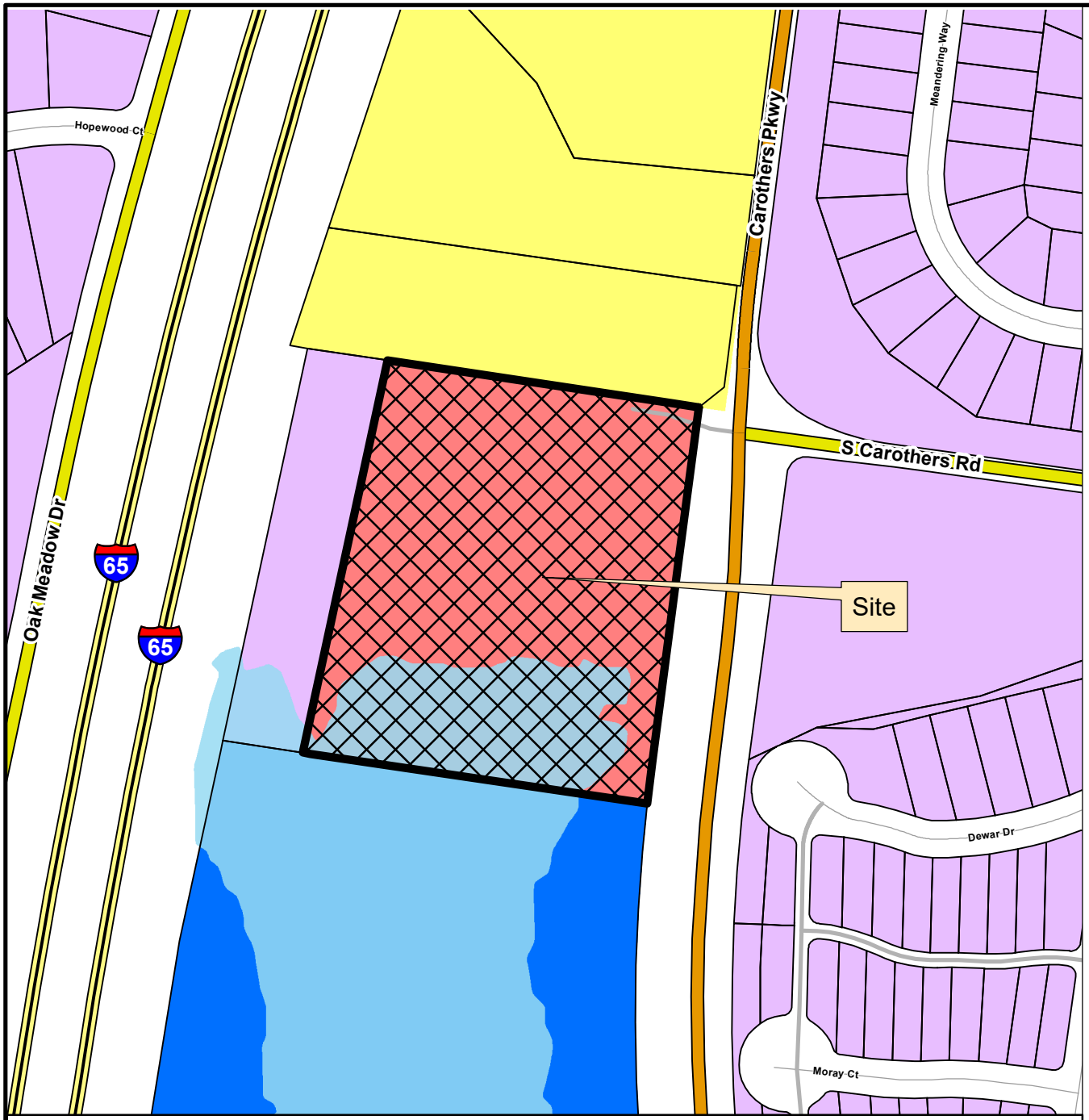
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Staff recommends approval with conditions of Carothers Park Plaza Subdivision, Final Plat. The conditions are attached.




**CAROTHERS PARK PLAZA SUBDIVISION**
**FINAL PLAT**

**Project Information**
Existing Zoning: Neighborhood Commercial
Overlay Districts: FFO
Site Acreage: 5.35 acres
Total Number of Lots: 2

## Legend

- Carothers Park Plaza Subdivision
- Floodway Fringe 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

## GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO ABANDON A DRAINAGE EASEMENT, DEDICATE EASEMENTS, AND THE CREATION OF ONE BUILDABLE LOT AND ONE OPEN SPACE LOT.
2. SIDEWALKS AND TRAILS OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNERS(S) OR THE HOA.
3. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
4. 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.
5. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN THE 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 ACTIVITIES WITHIN EASEMENTS.
6. GREEN INFRASTRUCTURE EASEMENTS (GIE) ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AN 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.
7. 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.
8. 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.
9. MINIMUM REQUIRED SETBACK LINES: 10' FRONT, 5' SIDE, 5' REAR.
10. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
11. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS IDENTIFIED AS A PORTION OF PARCEL 47.00 ON TAX MAP 089. SAID PARCEL IS FURTHER IDENTIFIED AS A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 8527, PAGE 404 IN REGISTERS OFFICE OF WILLIAMSON COUNTY TENNESSEE.
12. ALL PROPERTY CORNERS NOT DESIGNATED OTHERWISE SHALL BE MARKED WITH 1/2" IRON RODS X 18" LONG WITH PLASTIC CAPS DENOTED LJA SURVEY.
13. BEARINGS BASED ON TENNESSEE STATE PLAN COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.
14. WITHIN NEW DEVELOPMENT 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. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
16. THE LOTS SHALL BE SERVED BY WATER FROM MILCROFTON UTILITY DISTRICT AND SEWER FROM THE CITY OF FRANKLIN. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
17. NO EVIDENCE INDICATING A TRANSFER OF THE MINERAL RIGHTS FOR THIS PROPERTY TO ANY PARTY OTHER THAN THE OWNER HAS BEEN FOUND
18. 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.
19. THE CROSS ACCESS EASEMENT SHOWN ON THE PLAT IS INTENDED TO SATISFY THE REQUIREMENT FOR A VEHICULAR ACCESS EASEMENT TO THE PARCEL TO THE WEST SHALL BE PROVIDED FOR THE LIFE OF THE LEASE AGREEMENT, AS STIPULATED IN DEED BOOK 7309 PAGE 165.
20. ACCESS TO LOTS FROM CAROTHERS PARKWAY SHALL BE VIA THE CROSS ACCESS EASEMENT TO THE SIGNALIZED INTERSECTION AS SHOWN HEREON. THERE SHALL BE NO ADDITIONAL DIRECT ACCESS TO LOTS FROM CAROTHERS PARKWAY.

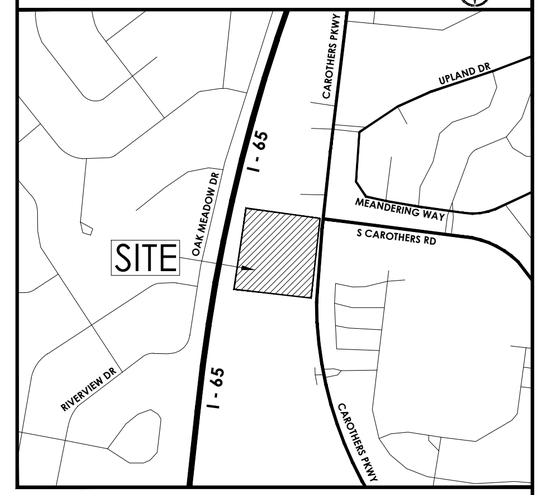
THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OF SYSTEM IMPROVEMENT LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED 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 BY LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE OWNER OR H.O.A. THE PROPERTY OWNER OR H.O.A. 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 H.O.A. AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF ZONE "AE" (SPECIAL FLOOD HAZARD AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD) ON FEMA FLOOD INSURANCE RATE MAP NO. 47187C0214H, DATED DECEMBER 20, 2024.

**ADDITIONAL SITE DATA**
VESTING DATE: OCTOBER 2021
BUILDING HEIGHT: 1 STORY
MIN. LANDSCAPE SURFACE AREA: 15%
OPEN SPACE: 0.28 AC
NATURAL AREA REQ: N/A
TREE CANOPY RETENTION: 1.01 AC
PARKING REQUIRED: 111
PARKING PROVIDED: 112
HISTORIC RESOURCE TREATMENT: NO

## VICINITY MAP

N.T.S.



### CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

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

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

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

CITY OF FRANKLIN DATE

### MTEMC 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 OPERATING 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 AUTHROIZED 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 WATER SYSTEM

I HEREBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN CAROTHERS PARK PLAZA FINAL PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH MILCROFTON UTILITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH MILCROFTON UTILITY DISTRICT TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR DATE
MILCROFTON

### CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 8527, PAGE 404, 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 8527, PAGE 404, 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 8527, PAGE 404, R.O.W.C.

OWNER DATE

OWNER INFORMATION
LOCKWOOD JOINT VENTURE
208 N. THOMPSON LANE
MURFREESBORO, TENNESSEE 37129
PHONE: (615)414-1045
EMAIL: MNPATEL29@GMAIL.COM

### CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT:

A. THE SEWER SYSTEM DESIGNATED IN CAROTHERS PARK PLAZA FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

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

I HEREBY CERTIFY THAT:

A. THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN CAROTHERS PARK PLAZA FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

B. A PERFORMANCE AGREEMENT AND SURETY IN AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, $_____ 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 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 30TH DAY OF OCTOBER, 2025. I FURTHER CERTIFY THAT THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS DEFINED UNDER RULE 0820-03-07 AND IS A CATEGORY I SURVEY HAVING A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1: 10,000.

Arthur M. Dial 2/2/2026
SURVEYOR TN REG NO. 2411 DATE

ARTHUR M. DIAL
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE
NO. 2411

SURVEYOR STAMP

RECORDING STAMP

**Surveyor Information**
ARTHUR M. DIAL, R.L.S.
LJA SURVEYING
1500 MEDICAL CENTER PKWY,
SUITE 2-C
MURFREESBORO, TN 37129
Phone: 615-288-5310
Email: MDIAL@LJASURVEY.com

UTILITY DISCLAIMER
LJA ENGINEERING, LLC 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. LJA ENGINEERING, LLC MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. LJA ENGINEERING, LLC 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 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 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 811.


LJA Engineering, Inc.
201 Summit View Drive, Suite 316
Brentwood, Tennessee 37027
Phone 615.802.6019
WWW.LJA.COM


01/27/2026 PER COF COMMENTS

# CAROTHERS PARK PLAZA, FINAL PLAT

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

| | |
|---|---|
| TAX MAP 089, PARCEL 47.00 | DB 8527, PG 404 |
| ZONING: NC (NEIGHBORHOOD COMMERCIAL) | OVERLAY: FFO (FLOOD FRINGE OVERLAY) |
| OWNER: LOCKWOOD JOINT VENTURE | CONTACT: MANISH PATEL |
| ADDRESS: 3443 CAROTHERS PKWY, | PHONE / EMAIL: 615-414-1045 / MNPATEL29@GMAIL.COM |
| TOTAL AREA: 5.35 AC | TOTAL LOTS: 1 LOT |
| RIGHT-OF-WAY: 0.00 AC | ROADS: 0.00 FT |
| CLOSURE ERROR: 1/10,000± | COF PROJECT: 14TH |
| LJA PROJECT: TN7343-001 | COF PROJECT: #9006 |
| DATE: 12/08/2025 | SHEET 1 OF 2 |

FILE LOCATION: s:\land\tvc\nash-fn\tn7343-001 - 4309 carothers\400 survey\460 production\464 final plat\4309 s carothers final plat

SCALE: 1"=40'

0 20' 40' 80'

TENNESSEE STATE PLANE COORDINATE (TNSPC) SYSTEM
ZONE 5301, FIPSZONE 4100
NAD83 DATUM

## MATCHLINE

## LEGEND

- EASEMENT TO BE ABANDONED
- PROPOSED SITE BOUNDARY
- 25' TRANSITION ZONE 1 BUFFER
- PROPOSED WATER LINE
- PROPOSED OVERHEAD ELECTRIC
- PROPOSED ELECTRIC POLE
- PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- EXISTING IRON ROD
- PROPOSED IRON ROD
- EXISTING CONCRETE MONUMENT
- EXISTING EASEMENT
- EXISTING OVERHEAD ELECTRIC EASEMENT
- PROPOSED PUDE EASEMENT
- PROPOSED WATER EASEMENT
- PROPOSED MBSL EASEMENT
- CITY OF FRANKLIN FFO
- 30' RIPARIAN ZONE 1 BUFFER
- 30' RIPARIAN ZONE 2 BUFFER

TRANSITION BUFFER VARIANCE REQUEST
APPLICANT HAS REQUESTED A VARIANCE TO ENCROACH 14 FEET INTO REQUIRED 25-FOOT TRANSITION ZONE 1 BUFFER ALONG THE NORTHERN PROPERTY LINE. BUFFER RANGES IN WIDTH FROM 11' TO 33'. VARIANCE REQUEST WAS APPROVED BY BZA ON NOVEMBER 6, 2025.

| PARCEL AREA TABLE | | |
|---|---|---|
| PARCEL # | AREA (AC) | AREA (SF) |
| 1 | 3.27 | 142,311' |
| O/S 100 * | 2.08 | 90,646' |

* = NON-BUILDABLE LOT

MAP 89, PARCEL 26.11
NICKOLAS R. SHELTON
BOOK 19, PAGE 124
CALLED 2.13 ACRES
R.O.W.C.TN.

5' SIDE YARD SETBACK & DRAINAGE EASEMENT

24' CROSS ACCESS EASEMENT

25' WIDE TRANSITIONAL BUFFER (25' MIN)

AMERICAN TELEPHONE AND TELEGRAPH COMPANY
BOOK 580, PAGE 516
5' "RIGHT OF WAY"
R.O.W.C. TN.

S81° 25' 10"E 395.54'

N81°26'41"W 13.87'

SLOPE EASEMENT
BOOK 9704, PAGE 724

TEMPORARY CONSTRUCTION EASEMENT
BOOK 9704, PAGE 724

ROW DEDICATION
BOOK 9704, PAGE 731

MAIL BOX

GAS

S CAROTHERS ROAD
(R.O.W. VARIES - MINOR COLLECTOR)

EXISTING BILLBOARD

EXISTING ELECTRIC POLE AND LIGHT TO BE DEMOLISHED

40' EXISTING MTEMC "RIGHT OF WAY" TO BE ABANDONED. "RIGHT OF WAY" SHOWN IS PER ENERGY LAND & INFRASTRUCTURE ALTA DATED MARCH 1, 2018. ALTA NOTES "NO RECORDING INFORMATION FOUND."

40' PROPOSED MTEMC EASEMENT

EXISTING ELECTRIC POLE TO REMAIN

5' REAR YARD SETBACK & DRAINAGE EASEMENT

GAS METER

WELL

Satellite Dish

10' FRONT YARD SETBACK

20' EXCLUSIVE SANITARY SEWER EASEMENT

20' EXCLUSIVE MILCROFTON EASEMENT

EXISTING STRUCTURES TO BE REMOVED OR ABONDONED

EXISTING DRAINAGE EASEMENT TO BE ABANDONED BK. 6025 PG.309

S07° 15' 10"W 480.46'

333.42'

145.05'

CAROTHERS PARKWAY
(130' R.O.W. - MAJOR ARTERIAL)

CITY OF FRANKLIN TENNESSEE
LOCKWOOD JOINT VENTURE
PERMANENT DRAINAGE EASEMENT
R.O.W.C.TN.

MAP 89, PARCEL 47.02
WITHAWD, LLC
BOOK 7399, PAGE 423
CALLED 1.30 ACRES
R.O.W.C.TN.

"TRANSMISSION LINE EASEMENT"
UNITED STATES OF AMERICA
BOOK 4439 PAGE 813
CALLED 5.09 ACRES
R.O.W.C. TN.

N12° 13' 01"E 539.74'

MAP 89, PARCEL 47.00
LOCKWOOD JOINT VENTURE
BOOK 8527, PAGE 404
CALLED 5.35 ACRES
R.O.W.C.TN.

1

24' CROSS ACCESS EASEMENT

EXISTING ELECTRIC POLE TO BE DEMOLISHED

5' SIDE YARD SETBACK & DRAINAGE EASEMENT

GREEN INFRASTRUCTURE EASEMENT

S84° 41' 31"E 71.61'

S57° 36' 41"E 33.51'

S81° 24' 47"E 189.69'

N83° 31' 14"E 105.77'

45.57'

N77° 46' 59"W

WETLAND BOUNDARY

30' RIPARIAN ZONE 2 BUFFER

30' RIPARIAN ZONE 1 BUFFER

NATURAL SPRING

QS 100

WETLAND

CITY OF FRANKLIN FFO

TOP OF BANK

ROBINSON SPRING BRANCH

EXISTING ELECTRIC POLE TO REMAIN

PORTION OF DRAINAGE EASEMENT BK. 6025, PG. 309 TO REMAIN

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES BK. 6494, PG. 160 R.O.W.C.TN.

C1

N81° 30' 44"W 456.72'

MAP 89, PARCEL 48.08
CITY OF FRANKLIN, TENNESSEE
BOOK 7268, PAGE 403
CALLED 75.52 ACRES
R.O.W.C.TN.

IR (OLD) 1/2 REBAR

TEMPORARY CONSTRUCTION EASEMENT
BOOK 9704, PAGE 724

SLOPE EASEMENT
BOOK 9704, PAGE 724

MAP 89, PARCEL 26.11
NICKOLAS R. SHELTON
BOOK 19, PAGE 124
CALLED 2.13 ACRES
R.O.W.C.TN.

ROW DEDICATION
BOOK 9704, PAGE 731

MATCHLINE

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CH LENGTH | CH BEARING |
| C1 | 57.62' | 2732.01' | 001°12'31" | 57.62' | S06° 38' 54.32"W |

SURVEYOR STAMP

ARTHUR M. DIAL
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
Arthur M. Dial
2/2/2026
TENNESSEE NO. 2

RECORDING STAMP


LJA Engineering, Inc.
201 Summit View Drive, Suite 316
Brentwood, Tennessee 37027
Phone 615.802.6019
WWW.LJA.COM


01/27/2026 PER COF COMMENTS

# CAROTHERS PARK PLAZA, FINAL PLAT

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

| | |
|---|---|
| TAX MAP 089, PARCEL 47.00 | DB 8527, PG 404 |
| ZONING: NC (NEIGHBORHOOD COMMERCIAL) | OVERLAY: FFO (FLOOD FRINGE OVERLAY) |
| OWNER: LOCKWOOD JOINT VENTURE | CONTACT: MANISH PATEL |
| ADDRESS: 3443 CAROTHERS PKWY, | PHONE / EMAIL: (615)414-1045 MNPATEL29@GMAIL.COM |
| TOTAL AREA: 5.35 AC | TOTAL LOTS: 1 LOT |
| RIGHT-OF-WAY: 0.00 AC | ROADS: 0.00 FT |
| CLOSURE ERROR: 1/10,000± | COF PROJECT: 14TH |
| LJA PROJECT: TN7343-001 | COF PROJECT: #9006 |
| DATE: 12/08/2025 | SHEET 2 OF 2 |

FILE LOCATION: s:\land\se\nash-tn\tn7343-001 - 4309 carothers\400 survey\460 production\464 final plat\4309 s carothers final plat

**COF no: 9006**

**CONDITIONS OF APPROVAL:**

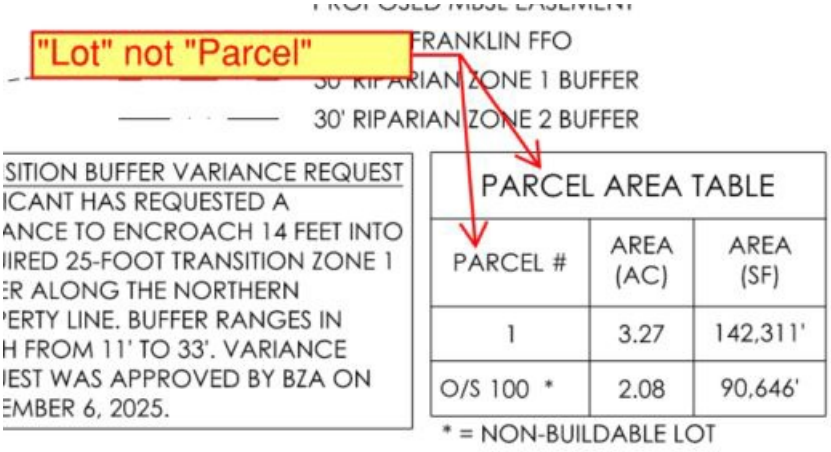
## Open Issues: 7 These issues are currently being filtered

### Engineering - Final Plat

#### General Issues

**11. C. Final Plat**

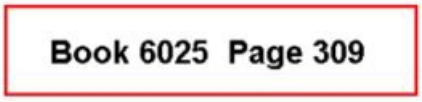
lance.fittro@franklintn.gov For the Lot Area Table now provided (thank you), Applicant shall revise to indicate these are "Lots" being established rather than "Parcels".



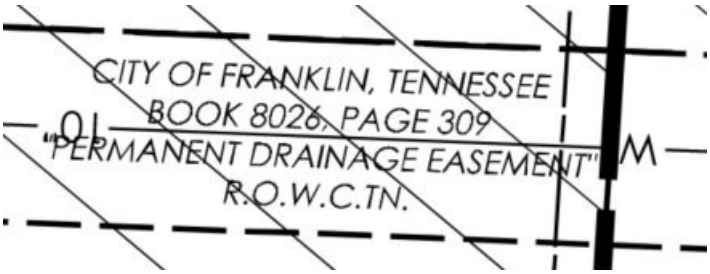

**20. C. Final Plat**

lance.fittro@franklintn.gov Thank you for providing a copy of the recorded document. Applicant shall correct the reference to "Book 6025 Page 309" as it is recorded.

This




Not this




Applicant shall additionally clarify that only the hatched portion of the above-referenced drainage easement which falls across the subject property is being abandoned, not the entirety of the easement.
[Edited By Lance Fittro]

**25. C. Final Plat**

lance.fittro@franklintn.gov Applicant shall ensure that any changes to Site Plan [COF #7541] which is being reviewed concurrently with this Final Plat, are reflected on the Final Plat. The Plat shall match the Site Plan. This comment to remain as a condition of approval in the

event the site plan is modified prior to One Stop submittal of the final plat.

## Performance Agreement and Surety

### General Issues

#### 35. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plans:
COF #7541 (4309 S. Carothers Subdivision, Site Plan)
and COF #7671 (4309 S Carothers Commercial, Site Plan (Carothers Parkway Intersection Improvements)
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.)***
[Edited By Kevin Long]

## Planning

### General Issues

#### 4. Project name

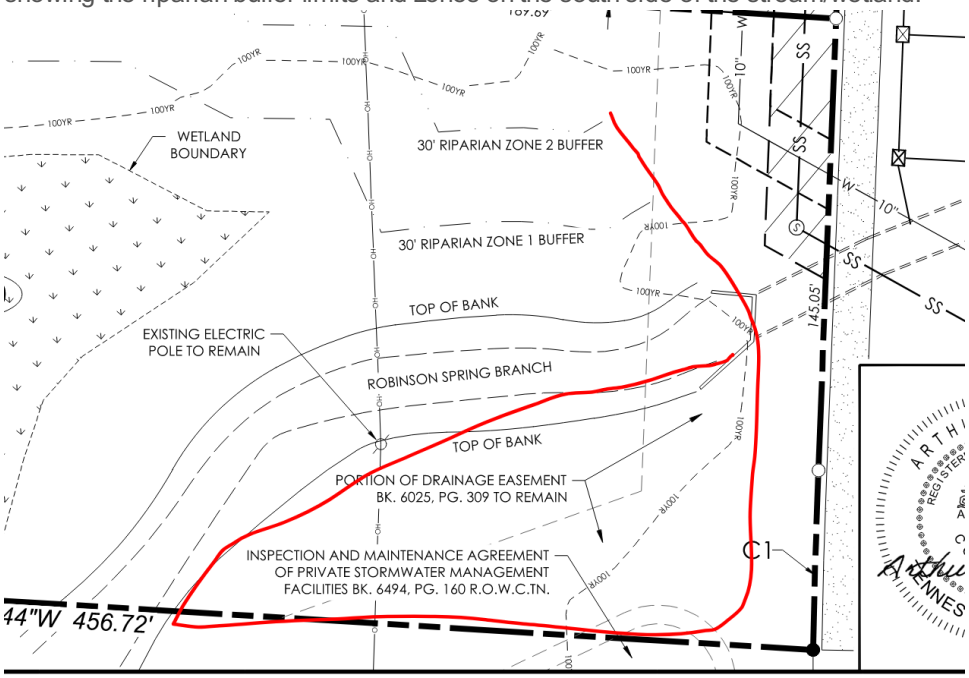
ariella.stanford@franklintn.gov The correct name with the approved subdivision name is "CAROTHERS PARK PLAZA SUBDIVISION, FINAL PLAT". Applicant shall revise the project name on all sheets.

## Stormwater

### General Issues

#### 31. Plats

jeff.willoughby@franklintn.gov Site plan line work for the riparian buffer limits in the circled area is missing along with showing the riparian buffer limits and zones on the south side of the stream/wetland.




## Zoning

## General Issues

### 1. FFO

| | |
|---|---|
| william.holcomb@franklintn.gov | Once the LOMR is approved by FEMA it must be approved by BZA. A revised final plat will be required to shift the FFO boundary and reference the approved LOMR number. |

City of Franklin

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

**File #: 21-01888**

**DATE:** 2/26/2026

**TO:** Franklin Municipal Planning Commission

**FROM:** Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks & Recreation
Heather Eusebio, Research & Planning Specialist

**SUBJECT:**

Consideration Of Resolution 2025-108, A Resolution Adopting An Update To The Parks And Recreation Master Plan And Affirming The City's Commitment To Providing Quality Parks, Greenways, Recreational Facilities, And Programs For Current And Future Generations.

**PURPOSE:**

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning the update to the Parks and Recreation Master Plan.

**BACKGROUND/STAFF COMMENTS:**

The City of Franklin has a longstanding commitment to providing high-quality parks, greenways, recreational facilities, and programs that enhance the health, wellness, and quality of life for residents of all ages. The Parks and Recreation Master Plan serves as the City's primary long-range planning document to guide policy decisions, capital investments, maintenance priorities, and program development related to the parks and recreation system. To ensure the Master Plan remains responsive to changing community needs, growth patterns, and industry best practices, the City periodically undertakes comprehensive updates. The current update was initiated to reflect population growth, evolving recreational preferences, demographic changes, and opportunities for improved connectivity, accessibility, and sustainability across the park system.

The update process was led by the Parks and Recreation Department in coordination with City staff, consultants, advisory boards, leagues, and community stakeholders. It included an evaluation of existing parks, facilities, greenways, and programs; analysis of service levels and future demand; and identification of opportunities for land acquisition, facility improvements, and system expansion. Public engagement was incorporated throughout the process to ensure community values and priorities were reflected in the final document. The updated Parks and Recreation Master Plan establishes a clear vision, goals, and implementation strategies to guide short-term, mid-term, and long-term decision-making. Adoption of the plan will support coordinated planning across City

departments, strengthen eligibility for state and federal grant funding, and provide a transparent framework for prioritizing capital improvements and operational resources.

**FINANCIAL IMPACT:**

There is no financial impact.

**RECOMMENDATION:**

Staff recommends that the Franklin Municipal Planning Commission approve Resolution 2025-108.

**RESOLUTION 2025-108**

**A RESOLUTION ADOPTING AN UPDATE TO THE PARKS AND RECREATION MASTER PLAN AND AFFIRMING THE CITY'S COMMITMENT TO PROVIDING QUALITY PARKS, GREENWAYS, RECREATIONAL FACILITIES, AND PROGRAMS FOR CURRENT AND FUTURE GENERATIONS**

**WHEREAS,** the City of Franklin has long recognized that parks, greenways, recreational facilities, and programs are essential to the health, safety, welfare, and quality of life of its residents; and

**WHEREAS,** the City's Parks and Recreation Master Plan serves as the primary long-term planning document guiding the development, improvement, maintenance, and programming of public parks and recreational amenities; and

**WHEREAS,** periodic updates to the Parks and Recreation Master Plan are necessary to reflect changing community needs, population growth, demographic trends, recreational preferences, land use patterns, and best practices in parks and recreation planning; and

**WHEREAS**, the City of Franklin Parks and Recreation Department, in coordination with City staff, consultants, advisory boards, and stakeholders, has undertaken a comprehensive update to the Parks and Recreation Master Plan; and

**WHEREAS,** the update process included a review of existing parks, facilities, greenways, and programs; an assessment of current and projected demand; analysis of service levels and standards; and evaluation of opportunities for land acquisition, facility expansion, and system connectivity; and

**WHEREAS,** the planning process incorporated extensive public engagement, ensuring that the updated Master Plan reflects the values, priorities, and aspirations of Franklin residents; and

**WHEREAS,** the updated Parks and Recreation Master Plan establishes a clear vision, goals, and policy framework to guide decision-making related to parks and recreation, including but not limited to park land preservation, greenway expansion, recreational programming, facility maintenance, accessibility, sustainability, and fiscal responsibility; and

**WHEREAS,** the updated Master Plan identifies short-term, mid-term, and long-term recommendations and implementation strategies, providing flexibility for the City to respond to changing conditions while maintaining a strategic approach to investment and growth; and

**WHEREAS,** adoption of the updated Parks and Recreation Master Plan will support coordinated planning efforts among City departments, enhance eligibility for state and federal grants, and provide a transparent basis for prioritizing capital improvements and operational resources; and

**WHEREAS,** the Franklin Municipal Planning Commission believes it is in the best interest of the City of Franklin to formally adopt the updated Parks and Recreation Master Plan as a guiding policy document for the City of Franklin.

**NOW, THEREFORE, BE IT RESOLVED,** by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows**:**

The Franklin Municipal Planning Commission hereby approves and adopts the updated Parks and Recreation Master Plan as a guiding policy document for the planning, development, maintenance, and programming of parks, greenways, recreational facilities, and services within the City of Franklin.

**IT IS SO RESOLVED AND DONE** on this ____ day of _____, 2026.

**ATTEST:**

By:_____
**Emily Wright**
Secretary/Planning Director

**CITY OF FRANKLIN, TENNESSEE:**

By:_____
**Roger Lindsey**
Chair

**Approved as to Form:**

By: _____
**William E. Squires**
**Deputy City Attorney**

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# ACKNOWLEDGMENTS

The 2024 City of Franklin Comprehensive Parks and Recreation Master Plan update was completed by the City of Franklin Parks Department with planning and technical assistance provided by a consulting team led by Barge Design Solutions. Special thanks go to the many City staff and elected officials, residents, community organizations and leaders, park users and stakeholders in providing valuable insight, support and input throughout the planning process.

## CITY OF FRANKLIN BOARD OF MAYOR AND ALDERMEN

Mayor, Ken Moore

Alderman, Patrick Baggett

Alderman, Clyde Barnhill

Alderman, Brandy Blanton

Alderman, Matt Brown

Alderman, Beverly Burger

Alderman, Jason Potts,

Alderman, Ann Petersen

Alderman, Greg Caesar

## CITY OF FRANKLIN STAFF

City Administrator, Eric Stuckey

Assistant City Administrator for Finance and Administration, Kristine Brock

Assistant City Administrator for Community and Economic Development, Walter Denton

Assistant City Administrator for Public Works, Mark Hilty

## CITY OF FRANKLIN PARKS & RECREATION DEPARTMENT

Director, Lisa Clayton

Assistant Parks & Recreation Director, Paige Cruse

Facilities & Maintenance Superintendent, Kevin Lindsey

Urban Forestry Superintendent, Brian Walker

Parks & Recreation Superintendent, Suzanne Carter

Research and Planning Specialist, Heather Eusebio

## CONSULTING TEAM

Barge Design Solutions

# 2026 Update - Comprehensive Parks and Recreation Master Plan

## 1.0 Introduction

Franklin, Tennessee, has made significant strides since the 2015 Comprehensive Parks and Recreation Master Plan was adopted. This document serves as an update to recognize the achievements made and assess the goals still to be met.

The City of Franklin Parks and Recreation Department is an essential service established to improve the quality of life of all residents by proactively responding to changing demographics and emerging trends while maximizing all available resources to enhance each resident's health and promote economic vitality, as well as long term sustainability now and for future generations.

Covid-19 has shed an even bigger light on the essential role of local parks and recreation. In response to the pandemic, park and recreation professionals swiftly mobilized to keep parks, trails and green spaces open to support physical and mental health, while delivering vital services and programs to support the community.

One of the current challenges of the Department is balancing the implementation of capital projects and day-to-day services with limited funds and restrictions from the continuing pandemic. The Department has made great strides toward their goals that are recognized in this document.

***"Franklin Parks Department's vision is to provide high-quality, accessible parks, historic sites, trails and recreation amenities that will create positive recreational healthy experiences for all residents and visitors of the City that makes living, working and playing in Franklin the City of choice for the region."***

Harlinsdale Farm Park

## 1.2 Plan Update Process

The planning team, led by Barge Design Solutions, was asked to assess the progress of the plan developed in 2015. The planning update process included the following steps:

- Analyzed community input obtained through a statistically valid survey conducted in 2019 to compare with input received from the 2015 plan's survey, focus group discussions, and community meetings to look for differences that would impact the direction of the plan.
- Collected and evaluated information related to past and projected changes in the City's population, ethnicity and income that could indicate demographic shifts that would change the direction of future park and recreational offerings.
- Compared the updated list of existing recreation land and facilities to state and national standards. Using standards, community input, and population projections, prepared a summary of current parks and recreation shortfalls and future needs through the development of Level of Service Standards.
- Documented the new Parkland Dedication Ordinance and initial success.
- Documented programming changes that have taken place since the 2015 plan was adopted.
- Reviewed the 10-year implementation plan, including the City of Franklin Parks and Recreation Department (CoF Parks) vision and mission, guiding principles, key themes, and a vision for the future of Parkland and Trails, Programming and Operations, Facilities, and staffing.
- Evaluated the current administration and finances of the CoF Parks.

The project was initiated in 2023, with a kick-off meeting between the planning team and CoF Parks staff. Work on analysis and developing recommendations continued through the fall.

# 1.3 Public Outreach and Survey

The National Research Center Inc. (NRC) conducted a City of Franklin Community Interest and Opinion Survey in February of 2019 to assess and interpret the residents' opinions about important local topics within the City of Franklin. The survey was designed to obtain statistically valid results from households throughout the City of Franklin. The NRC worked extensively with City of Franklin officials in the development of the survey questionnaire. The survey was administered by mail and online. Though this work was not specifically administered for this plan update, the survey covered the issues of strategic importance to plan the future park system and assess opinions on the current park system, all data vital to this effort.

Selected households received three mailings, one week apart, beginning on February 5, 2019. The first mailing was a pre-notification postcard announcing the upcoming survey. The next mailing contained a letter from the Mayor and City Administrator inviting the household to participate, a questionnaire and a postage-paid return envelope. The final mailing contained a reminder letter, another copy of the survey and a postage-paid return envelope. The second cover letter asked those who had not completed the survey to do so and those who had already done so to refrain from turning in another survey. The survey was available in English. Both cover letters included a URL through which the residents selected for the mail survey could choose to respond online rather than by mail. The City of Franklin chose to augment their administration of The NCS with several additional services, including demographic subgroup comparisons and custom benchmark comparison. Completed surveys were collected over the following several weeks. The online "opt-in" survey became available to all residents on March 12, 2019, and remained open for three weeks.

The results offer insight into residents' perspectives about the community as a whole, including local amenities, services, public trust, resident participation and other aspects of the community in order to support budgeting, land use and strategic planning and communication with residents. Resident demographic characteristics permit comparison to the Census as well as comparison of results for different subgroups of residents. The questions relative to opinions concerning the current park system and desire for future enhancements are listed on the following page.

## STATISTICALLY VALID SURVEY

A traditional level of confidence, and the one used here, is 95%. The 95% confidence interval can be any size and quantifies the sampling error or imprecision of the survey results because some residents' opinions are relied on to estimate all residents' opinions.

The margin of error for the City of Franklin survey is no greater than plus or minus three percentage points around any given percent reported for all respondents (792 completed surveys).

**The City of Franklin 2019 Citizen Survey**

Please complete this questionnaire if you are the adult (age 18 or older) in the household who most recently had a birthday. The adult's year of birth does not matter. Please select the response (by circling the number or checking the box) that most closely represents your opinion for each question. Your responses are anonymous and will be reported in group form only.

1. Please rate each of the following aspects of quality of life in Franklin:

| | Excellent | Good | Fair | Poor | Don't know |
|---|---|---|---|---|---|
| Franklin as a place to live | 1 | 2 | 3 | 4 | 5 |
| Your neighborhood as a place to live | 1 | 2 | 3 | 4 | 5 |
| Franklin as a place to raise children | 1 | 2 | 3 | 4 | 5 |
| Franklin as a place to work | 1 | 2 | 3 | 4 | 5 |
| Franklin as a place to visit | 1 | 2 | 3 | 4 | 5 |
| Franklin as a place to retire | 1 | 2 | 3 | 4 | 5 |
| The overall quality of life in Franklin | 1 | 2 | 3 | 4 | 5 |

2. Please rate each of the following characteristics as they relate to Franklin as a whole:

| | Excellent | Good | Fair | Poor | Don't know |
|---|---|---|---|---|---|
| Overall feeling of safety in Franklin | 1 | 2 | 3 | 4 | 5 |
| Overall ease of getting to the places you usually have to visit | 1 | 2 | 3 | 4 | 5 |
| Quality of overall natural environment in Franklin | 1 | 2 | 3 | 4 | 5 |
| Overall "built environment" of Franklin (including overall design, buildings, parks and transportation systems) | 1 | 2 | 3 | 4 | 5 |
| Health and wellness opportunities in Franklin | 1 | 2 | 3 | 4 | 5 |
| Overall opportunities for education and enrichment | 1 | 2 | 3 | 4 | 5 |
| Overall economic health of Franklin | 1 | 2 | 3 | 4 | 5 |
| Sense of community | 1 | 2 | 3 | 4 | 5 |
| Overall image or reputation of Franklin | 1 | 2 | 3 | 4 | 5 |

3. Please indicate how likely or unlikely you are to do each of the following:

| | Very likely | Somewhat likely | Somewhat unlikely | Very unlikely | Don't know |
|---|---|---|---|---|---|
| Recommend living in Franklin to someone who asks | 1 | 2 | 3 | 4 | 5 |
| Remain in Franklin for the next five years | 1 | 2 | 3 | 4 | 5 |

4. Please rate how safe or unsafe you feel:

| | Very safe | Somewhat safe | Neither safe nor unsafe | Somewhat unsafe | Very unsafe | Don't know |
|---|---|---|---|---|---|---|
| In your neighborhood during the day | 1 | 2 | 3 | 4 | 5 | 6 |
| In Franklin's downtown/commercial area during the day | 1 | 2 | 3 | 4 | 5 | 6 |

5. Please rate each of the following characteristics as they relate to Franklin as a whole:

| | Excellent | Good | Fair | Poor | Don't know |
|---|---|---|---|---|---|
| Traffic flow on major streets | 1 | 2 | 3 | 4 | 5 |
| Ease of public parking | 1 | 2 | 3 | 4 | 5 |
| Ease of travel by car in Franklin | 1 | 2 | 3 | 4 | 5 |
| Ease of travel by public transportation in Franklin | 1 | 2 | 3 | 4 | 5 |
| Ease of travel by bicycle in Franklin | 1 | 2 | 3 | 4 | 5 |
| Ease of walking in Franklin | 1 | 2 | 3 | 4 | 5 |
| Availability of paths and walking trails | 1 | 2 | 3 | 4 | 5 |
| Air quality | 1 | 2 | 3 | 4 | 5 |
| Cleanliness of Franklin | 1 | 2 | 3 | 4 | 5 |
| Overall appearance of Franklin | 1 | 2 | 3 | 4 | 5 |
| Public places where people want to spend time | 1 | 2 | 3 | 4 | 5 |
| Variety of housing options | 1 | 2 | 3 | 4 | 5 |
| Availability of affordable quality housing | 1 | 2 | 3 | 4 | 5 |
| Fitness opportunities (including exercise classes and paths or trails, etc.) | 1 | 2 | 3 | 4 | 5 |
| Recreational opportunities | 1 | 2 | 3 | 4 | 5 |
| Availability of affordable quality food | 1 | 2 | 3 | 4 | 5 |
| Availability of affordable quality health care | 1 | 2 | 3 | 4 | 5 |
| Availability of preventive health services | 1 | 2 | 3 | 4 | 5 |
| Availability of affordable quality mental health care | 1 | 2 | 3 | 4 | 5 |

National Research Center Inc. Survey

**Table 2: Question 2**

| Please rate each of the following characteristics as they relate to Franklin as a whole: | Excellent | Good | Fair | Poor |
|---|---|---|---|---|
| Quality of overall natural environment in Franklin | 42% | 46% | 12% | 1% |
| Overall "built environment" of Franklin (including overall design, buildings, parks, and transportation systems) | 30% | 50% | 17% | 4% |

**Table 5: Question 5**

| Please rate each of the following characteristics as they relate to Franklin as a whole: | Excellent | Good | Fair | Poor |
|---|---|---|---|---|
| Availability of paths and walking trails | 24% | 43% | 27% | 6% |
| Fitness opportunities (including exercise classes and paths or trails, etc.) | 38% | 45% | 15% | 2% |
| Recreational opportunities | 33% | 50% | 15% | 1% |

**Table 8: Question 8**

| In the last 12 months, about how many times, if at all, have you or other household members done each of the following in Franklin? | 2 times a week or more | 2-4 times a month | Once a month or less | Not at all |
|---|---|---|---|---|
| Used Franklin recreation centers or services | 15% | 15% | 34% | 36% |
| Visited a neighborhood park or City park | 17% | 29% | 41% | 13% |

**Table 10: Question 10**

| Please rate each of the following characteristics as they relate to Franklin as a whole: | Excellent | Good | Fair | Poor |
|---|---|---|---|---|
| City Parks | 48% | 45% | 6% | 1% |
| Recreation programs or classes | 48% | 45% | 6% | 1% |
| Recreation centers or facilities | 38% | 38% | 12% | 1% |
| Preservation of natural areas such as open space, farmlands and greenbelts | 39% | 39% | 12% | 1% |
| Franklin open space | 25% | 25% | 23% | 6% |

**Table 13: Question 13**

| Please rate each of the following characteristics as they relate to Franklin as a whole: | Essential | Very Important | Somewhat Important | Not at all Important |
|---|---|---|---|---|
| Quality of overall natural environment in Franklin | 44% | 43% | 12% | 1% |
| Overall "built environment" of Franklin (including overall design, buildings, parks, and transportation systems) | 41% | 44% | 13% | 1% |

There were a number of questions in the City of Franklin Citizen Survey that were directly related to the CoF Parks programs and services. The questions that focused on the department and its services were extracted from the overall survey and are shown on the following pages.
The entire survey can be found in the appendix, I.

Some key observations from the survey include:

Parks, recreation facilities, and open space continues to be very important to the quality of life in Franklin.

There is an overall high level of satisfaction with CoF Parks Department with a 93% positive rating.

- TThere is an 83% positive response for the recreation programs offered.

A large number of residents feel that there needs to be continued efforts to focus on the natural and built environment of Franklin in the coming years.

- AAlthough there is a high level of satisfaction with the condition of the parks and programming, the reported usage of parks and recreation facilities is lower than other categories.
- A A need exists for more and safer bike lanes as well as increasing the walkability.
- TThe low user-ship numbers at recreation centers and parks (70%, once a month or less) confirms the park staff assessment that there might be a need for more diverse programming and offerings that would appeal to a greater audience.

| Table 34: Question 2 | | | | |
|---|---|---|---|---|
| Please rate each of the following characteristics as they relate to Franklin as a whole: | Excellent | Good | Fair | Poor |
| Quality of overall natural environment in Franklin | 42% | 46% | 12% | 1% |
| Overall "built environment" of Franklin (including overall design, buildings, parks, and transportation systems) | 30% | 49% | 16% | 4% |

| Table 37: Question 5 | | | | |
|---|---|---|---|---|
| Please rate each of the following characteristics as they relate to Franklin as a whole: | Excellent | Good | Fair | Poor |
| Availability of paths and walking trails | 22% | 39% | 25% | 6% |
| Fitness opportunities (including exercise classes and paths or trails, etc.) | 36% | 43% | 14% | 2% |
| Recreational opportunities | 32% | 48% | 15% | 1% |

| Table 40: Question 8 | | | | |
|---|---|---|---|---|
| In the last 12 months, about how many times, if at all, have you or other household members done each of the following in Franklin? | 2 times a week or more | 2-4 times a month | Once a month or less | Not at all |
| Used Franklin recreation centers or services | 15% | 15% | 34% | 36% |
| Visited a neighborhood park or City park | 17% | 29% | 41% | 13% |

| Table 42: Question 10 | | | | | |
|---|---|---|---|---|---|
| Please rate each of the following characteristics as they relate to Franklin as a whole: | Excellent | Good | Fair | Poor | Don't Know |
| City Parks | 45% | 42% | 6% | 1% | 6% |
| Recreation programs or classes | 26% | 34% | 9% | 1% | 31% |
| Recreation centers or facilities | 31% | 38% | 10% | 0% | 21% |
| Preservation of natural areas such as open space, farmlands and greenbelts | 21% | 38% | 19% | 9% | 13% |
| Franklin open space | 23% | 41% | 21% | 6% | 9% |

- The previous 2015 plan recognized the community's need for neighborhood parks and preserves/greenways as well as multi-use trails. Although 181.40 acres and 3.77 miles of trails have been added, the need for additional multi-use trail miles still exists and should remain as a goal of the CoF Parks Department.

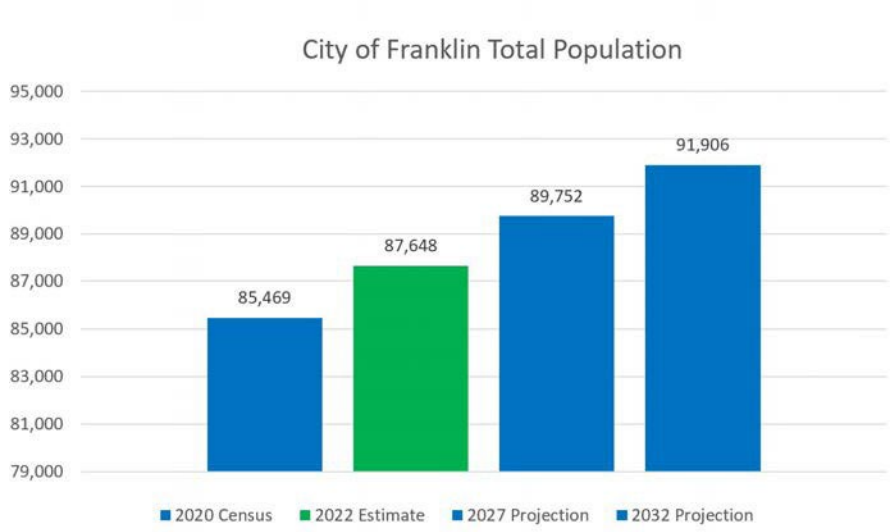
# 1.4 Demographics and Recreation Trends Analysis

## DEMOGRAPHICS

Franklin's population underwent a significant increase from 62,487 in 2010 to 85,469 in 2020, which is approximately a 37% growth rate. Current estimates for 2022 indicate a population of 87,648 with a projected population of 91,906 by 2032.

This rapid growth is consistent with the projections expected in the 2015 plan. The expected population growth over the 10-year planning period will continue to place demands on the facilities and programs in the park system.

***Between the 2010 and 2020 Census dates, the total population in the City of Franklin increased by approximately 37%.***



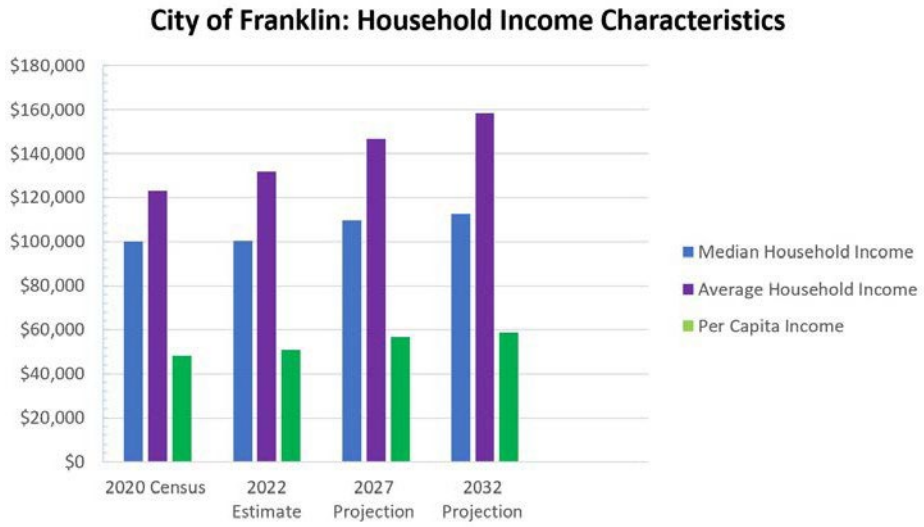

Based on 2020 Census data, Franklin's age distribution is uniform between the segments, with a projected increase in all age groups. The exception is the 65+ age segment which is projected to have a decline in population through 2032.

According to 2020 US Census Bureau estimates, the population of Franklin is 6.3% Hispanic, 8.7% Asian, 5.6% Black alone and 81.30% White alone. Since 2010, there has been a minor decrease in the Hispanic, Black, and White populations while there was a significant increase in the Asian population. As Franklin's population grows, its demographic makeup is shifting.

## HOUSEHOLDS AND INCOME

The City of Franklin's income characteristics demonstrate steady growth trends. The median household income was estimated to be $100,169 in 2020. It is projected to grow to $112,754 by 2032. The median household income represents the earnings of all person's age 16 years or older living together in a housing unit. The per capita income is also projected to increase from $48,111 in 2020 to $58,625 by 2032.

***Median household income in Franklin is projected to increase to approximately $112,000 by the year 2032.***




The 2020 actual numbers were lower than estimated in the 2015 plan indicating a slower growth in household incomes.

# 1.5 Park, Trail and Facility Overview and Analysis

The updated park classification table below shows the new acreage and associated changes in **blue**.

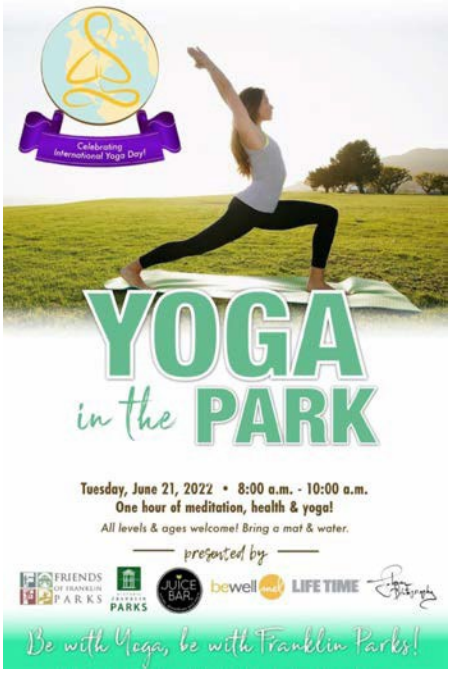
| NAME: | CLASSIFICATION | AC | PAVILIO | FOOTB | MULTI-PURPOSE FIELDS | BASEBALL | ADULT SOFT | BASKETBALL | TENNIS | PLAYGROUNDS | OFF-LEASH DOG | SKATEBOARD | SAND | TRAILS (Distan | MOUNTAIN | OUTDOOR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Jim Warren Park | Active | 65 | 2 | 4 | 4 | 12 | | 1 | 8 | 21 | | 1 | | 2.5 | | |
| Liberty Park | Active | 85 | 2 | | | 3 | | | | 1 | 1 | | | | | |
| Fieldstone Park | Active | 37 | 2 | | 1 | | 4 | | | 1 | | | | | | |
| Pearlene M. Bransford Complex | Active | **180** | **1** | **5** | | | | | | **1** | | | | **1.8** | | |
| Columbia State Trail | Active | **0.73** | | | | | | | | | | | | | **0.73** | |
| Middleburg Trail | Active | **4.72** | | | | | | | | | | | | | **0.51** | |
| | Total | 372.45 | | | | | | | | | | | | | | |
| Dry Branch Wetland | Passive | 6 | | | | | | | | | | | | 0.30 | | |
| Harpeth River Greenway | Passive | 0.50 | | | | | | | | | | | | 0.50 | | |
| The Park at Harlinsdale Farm | Passive | 199 | | | | | | | | 1 | 1 | | | | | |
| Pinkerton Park | Passive | 34 | 3 | | | | | | | 2 | | | | 1 | | |
| Bicentennial Park | Passive | 19 | 1 | | | | | | | | | | | **0.25** | | |
| Del Rio Park | Passive | 0.80 | 1 | | | | | | | 1 | | | | | | |
| Aspen Grove Park | Passive | 14 | 1 | | | | | | | 1 | | | | 0.80 | | |
| Old Liberty Neighborhood Park | Passive | 0.25 | | | | | | | | | | | | **0.19** | | |
| Robinson Lake Dam & Park | Passive | **75** | | | | | | | | | | | | | | |
| Winstead Hill Park | Passive | 61 | | | | | | | | | | | | | | |
| Chestnut Bend | Passive | | | | | | | | | | | | | | | |
| | Total | 409.55 | | | | | | | | | | | | | | |
| Collins Farm Park | Historic | 3 | | | | | | | | | | | | | | |
| Eastern Flank Battlefield Park | Historic | 114 | | | | | | | | | | | | **1.62** | | |
| Fort Granger Park | Historic | 14.8 | | | | | | | | | | | | 1 | | |
| Ropers Knob Park | Historic | 72 | | | | | | | | | | | | 1 | | |
| Winstead Hill Park | Historic | 61 | | | | | | | | | | | | 0.75 | | |
| Assault on Cotton Gin Park/Carters Hill Park | Historic | 7 | | | | | | | | | | | | | | |
| City Cemetery | Historic | 1.8 | | | | | | | | | | | | | | |
| Rest Haven Cemetery | Historic | 4.2 | | | | | | | | | | | | | | |
| Creekside Historic Park | Historic | 47 | | | | | | | | | | | | | | |
| | Total | 324.8 | | | | | | | | | | | | | | |

**Table 1.1 Park Classification**

# 1.6 Programs Assessment and Overview

Kids Water Day at Pinkerton Park

Senior Bingo at Eastern Flank Event Facility




Yoga in the Park at Harlinsdale Farm

The City of Franklin provides public programs and activities to its citizens by direct involvement of their professional staff in conducting special events and outdoor activities and by coordinating the resources existing in the community via the nonprofit sport associations and the many organizations that conduct activities using City facilities. Generally, the CoF Parks Department is a parks-based system which provides for active and passive forms of leisure uses. Passive activities are provided for in the well-maintained parks, historic properties, and greenways and trails, with the more active recreational pursuits taking place on athletic fields, skate parks, tennis courts, and general open areas in the parks.

Many locations also include programming support components such as restrooms, concession facilities, picnic areas, and playgrounds. The City of Franklin and Williamson County Parks and Recreation Departments have a coordinated approach in the provision of parks and recreation facilities and programs. Professionals in both agencies work to avoid the duplication of programs and facilities. They provide and administer activities and services that they are individually best suited to provide based on the facilities they operate, or the personnel resources assigned. Indoor recreation facilities and programming spaces are generally provided by the County to area residents.

The City's rapid population growth has brought with it an influx of new community members experiencing Franklin's parks and events for the first time. This is often their first impression of the community and the parks system. Many are coming from different or larger cities. This adds a higher level of expectation that the City of Franklin Staff is eager to meet, focusing on expanding the calendar of events that appeal to a broad range of demographics.

The following are some key observations regarding programs.

- Williamson County Parks and Recreation provides all indoor recreation programming and most outdoor recreation programming, including all soccer programs for the residents of Franklin.
- Williamson County provides adult softball programming at the City-owned and maintained Fieldstone Park.
- Youth athletics programming in the City is provided by the nonprofit groups Franklin Cowboys (football and cheerleading) at Jim Warren Park and the Franklin Baseball Club through formal leases of facilities at Jim Warren Park and Liberty Park.
- CoF Parks programming is primarily limited to special events held in the parks. The events are run by the Department or by for-profit and nonprofit organizations such as businesses, churches, other City Departments and schools which can reserve parks for that purpose. Attendance at these events is estimated at 120,000 for fiscal year 2023, up from 36,000 in calendar year 2014.
- Friends of Franklin Parks has taken over staffing for programming of the Harlinsdale Farm Tractor Supply Arena from the CoF Parks.

# 1.7 Administration and Finances

The CoF Parks and Recreation Department is organized under a Parks Director and Assistant Parks Director who manage all aspects of the Department and its full-time and part-time positions (Table1.2).

The Parks and Recreation Department has made great strides in shifting to full-time positions. In 2015 there were 33 full-time and 18 part-time and seasonal positions with four main divisions of concentration: 1) Office of the Director, 2) Parks and Recreation, 3) Facilities and Maintenance, and 4) Urban Forestry, Grounds and Landscaping.
The 2023 budgeted staffing numbers have increased to meet the needs and growth of the Parks and Recreation Department with 52 total positions - 49 full-time positions and 3 part time positions with five main divisions of concentration: 1) Office of the Parks Director, 2) Research & Planning Specialist, 3) Park & Recreation Superintendent, 4) Facilities Superintendent, and 5) Urban Forestry Superintendent. See Figure 1.1 on the following page for the current Organizational Chart.

| | 2015 | 2026 |
|---|---|---|
| Full Time | 33 | 54 |
| Part Time/Seasonal | 18 | 0 |
| **TOTAL EMPLOYEES** | **51** | **54** |

The overall current FY 2025 (2024-2025) general fund budget is $112,252,391. The Parks and Recreation Department was funded at $7,655,146 for FY 2025, with $4,652,189 budgeted for Personnel, $2,702,957 budgeted for Operations and $300,000 for Capital. In 2015, $2,145,933 was allocated to Personnel, which translates to an increase of $1,680,744. As growth in the city continues, the Parks and Recreation Department budget will need to keep pace in order to add facilities and the staff to program and maintain them, replace equipment and renovate existing facilities due to age.

In 2015, total operating expense (non-capital) budgeted dollars per capita was $51.89 using the 2014 population figure of 67,602 for the City of Franklin. For FY 2023, that cost is now $78.00 per capita.

Parks and Recreation General Fund for events was reduced for FY23 due to continued concerns of COVID and having safe events for the general public to enjoy. The majority of Parks and Recreation revenue comes from special events, athletic rentals, parkland impact fees and lease agreements.

The Department developed its own Capital Improvement Plan (CIP) and implementation policies to be used in conjunction with the CIP projects for the City as a whole. The Department's 10-year CIP will serve as a working document to be updated annually to reflect actual revenue collections, refined cost projections, and potential changes in community or park system needs.

In FY 2024, $76,378,000.00 dollars' worth of projects are in construction, budgeted for design, site plan approvals or open for public bidding in 2024-25:

- Southeast Municipal Complex
- Bicentennial Park
- The Park at Harlinsdale Main Barn Restoration
- Reconstruction of the dam at Robinson Lake along with trail design on the property
- Hayes Home Restoration
- Liberty Park Improvements

The Parkland Impact Fee Ordinance continues to see success with incorporating recreational land and recreational improvements within new developments, as well as providing land and funding to the City's parks with many projects paying for maintenance on a continuous basis. Franklin has developed a successful program where neighborhood parks are being constructed as part of planned unit developments.

The growth of parks and recreation in the City of Franklin is the product of considerable effort by the many staff members, the general public and the Board of Mayor and Aldermen (BOMA) who value strategic planning and have a commitment to the community's quality of life and efficient stewardship of public funds.

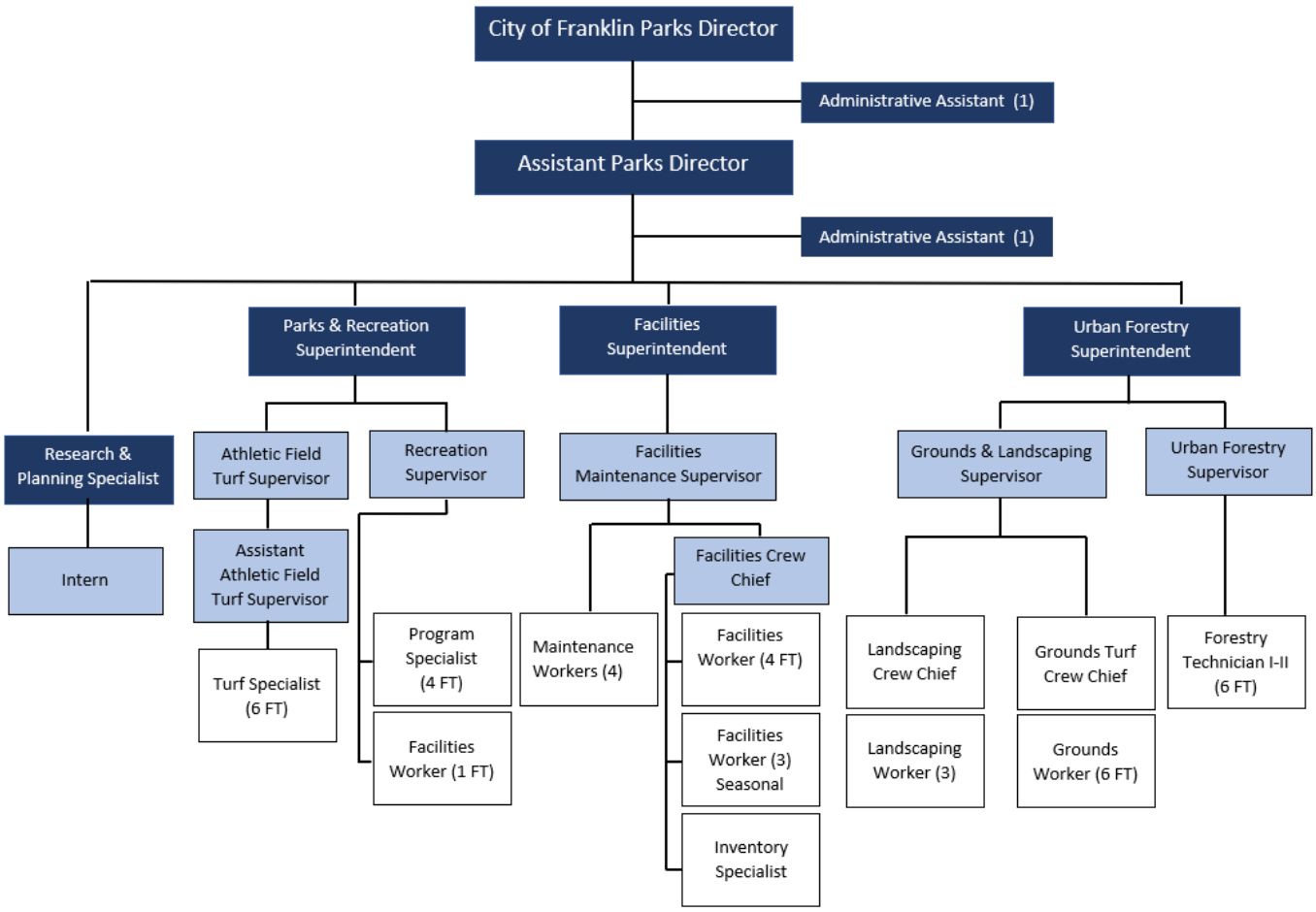



**Figure 1.1 Organizational Chart**

# 1.8 Park, Trails and Facility Development Plan

This section brings the research and analysis and community outreach phases together to present recommendations for the future of CoF Parks over the next ten years. It includes a summary of the needs assessment and recommends improvements to the parks and trails over the planning period. It includes summaries of recommendations for parks, trails, and facilities over the planning period; provides recommendations for a revised Parkland Dedication Ordinance; and includes a potential funding profile, and a basis for increases in operations and maintenance costs as new and upgraded parks and facilities are added to the system.

## PARK CLASSIFICATIONS

The current park classification system (Active, Passive, and Historic) used by the City of Franklin does not adequately describe the function and value of the parks, does not align with national and benchmark Level of Service Standards, and does not categorize them in accordance with the accepted practices in determining Parkland Dedication requirements. The 2015 plan recommended aligning the classification system to one that better describes the role that each park has in the system and that facilitates the development of Level of Service Standards and the Parkland Dedication Ordinance. That recommendation is still applicable.

Tables 1.3 and 1.4 on the following pages illustrate the City of Franklin park inventory and Williamson County parks that are included in the Level of Service Standards for this plan with their new classifications.

| NAME: | CLASSIFICATION | ACRES | PAVILIONS | FOOTBALL FIELDS | MULTI-PURPOSE FIELDS (formal play only) | BASEBALL FIELDS | ADULT SOFTBALL | BASKETBALL COURTS | TENNIS COURTS | PLAYGROUNDS | OFF-LEASH DOG PARK | SKATEBOARD AREA | SAND VOLLEYBALL | TRAILS (Distance in miles) | OUTDOOR POOLS | MOUNTAIN BIKE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bicentennial Park | Community | 19 | 1 | | | | | | | | | | | .25 | | |
| Jim Warren Park | Community | 65 | 2 | 4 | 4 | 12 | | 1 | 8 | 2 | | 1 | | 2.5 | | |
| Liberty Park | Community | 85 | 2 | | | 3 | | | | 1 | 1 | | | | | |
| Pinkerton Park | Community | 34 | 3 | | | | | | | 2 | | | | 1 | | |
| | Total | 203 | | | | | | | | | | | | | | |
| Assault on Cotton Gin Park/Carters Hill Park | Historic | 2 | | | | | | | | | | | | | | |
| Collins Farm Park | Historic | 5 | | | | | | | | | | | | | | |
| Eastern Flank Battlefield | Historic | 110 | | | | | | | | | | | | 1.62 | | |
| Fort Granger Park | Historic | 14.8 | | | | | | | | | | | | 1 | 1 | |
| Ropers Knob Park | Historic | 49.5 | | | | | | | | | | | | 1 | | |
| Winstead Hill Park | Historic | 61 | | | | | | | | | | | | .75 | | |
| City Cemetery | Historic | 1.8 | | | | | | | | | | | | | | |
| Rest Haven Cemetery | Historic | 4.2 | | | | | | | | | | | | | | |
| | Total | 246.3 | | | | | | | | | | | | | | |
| Del Rio Park | Neighborhood | .80 | 1 | | | | | | | 1 | | | | | | |
| Aspen Grove Park | Neighborhood | 14 | 1 | | | | | | | 1 | | | | .80 | | |
| Old Liberty Park | Neighborhood | 0.25 | | | | | | | | | | | | 0.19 | | |
| Chestnut Bend Park | Neighborhood | - | | | | | | | | | | | | 1.04 | | |
| | Total | 15.05 | | | | | | | | | | | | | | |
| Dry Branch Wetland | Preserves / Greenway | 6 | | | | | | | | | | | | .30 | | |
| Harpeth River Greenway | Preserves / Greenway | 0.50 | | | | | | | | | | | | .50 | | |
| | Total | 6.50 | | | | | | | | | | | | | | |
| Harlinsdale Farm Park | Signature | 199 | | | | | | | | 1 | 1 | | | | | |
| | Total | 199 | | | | | | | | | | | | | | |
| Fieldstone Park | Special Use | 37 | 2 | | 1 | | 4 | | | 1 | | | | 1.8 | | |
| Southeast Municipal Complex | Special Use | 180 | 1 | 5 | | | | | | 1 | | | | | | |
| Middleburg MTB Trail | Special Use | .51 | | | | | | | | | | | | | | 1 |

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Columbia State MTB Trail | Special Use | .73 | | | | | | | | | | | | | | 1 |
| Robinson Lake Dam & Park | Special Use | 75 | | | | | | | | | | | | | | |
| | Total | 297.45 | | | | | | | | | | | | | | |
| | **TOTAL** | **967.30** | **13** | **9** | **5** | **15** | **4** | **1** | **8** | **10** | **2** | **1** | **0** | **13.3** | **0** | **2** |

**Table 1.3 City of Franklin Inventory Breakdown**

| NAME | CLASSIFICATION | ACRES | BASKETBALL | OUTDOOR POOL | RACQUETBALL | TENNIS COURTS | SAND VOLLEYBALL | SOCCER FIELDS | SOFTBALL FIELDS | MOUNTAIN BILE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Franklin Rec Complex & Judge Fulton Greer Park | Community | 33.8 | 2 | 1 | 2 | 6 | | 5 | | | |
| Cheek Park | Community | 26.04 | | | | | | 2 | 1 | | |
| | Total | 59.84 | | | | | | | | | |
| Academy Park | Neighborhood | 7.07 | 2 | | | | | 1 | | | |
| Strahl Street Park | Neighborhood | 0.74 | | | | | | | | | |
| | Total | 7.81 | | | | | | | | | |
| Franklin Girls Softball Complex | Special Use | 20.03 | | | | | | | 4 | | 1 Indoor |
| Soccer Complexes East-West/Robert A. Ring Soccer Complex | Special Use | 91.59 | | | | | | | | | |
| Wilkins Branch Mountain Bike Park | Special Use | 156 | | | | | | | | 6 | |
| | Total | 267.62 | | | | | | | | | |
| | TOTAL | 335.27 | 4 | 1 | 2 | 6 | 2 | 44 | 5 | 6 | |

**Table 1.4 Williamson County Inventory Breakdown**

## LEVEL OF SERVICE STANDARDS

The recommended Level of Service Standards are guidelines that define service areas based on population that support investment decisions related to parks, facilities, and amenities. Level of Service Standards can and will change over time as the program life cycles change and demographics of a community change.

These standards should be viewed as a conservative guide for future planning purposes. The standards are to be coupled with conventional wisdom and judgment related to the particular situation and needs of the community. By applying these facility standards to the population of the City of Franklin, gaps and surpluses in park and facility/amenity types are revealed. There are areas where the City of Franklin does not meet the current and/or future needs of the community.

Table 1.5 on the following page shows the recommended Level of Service Standards for Franklin. Please note that the standards include the combined acreage and amenities for the Williamson County Parks located within the limits of the City of Franklin.

In terms of park type, in 2015, there was a need for Neighborhood and Regional Parks as well as Signature Parks. However, in 2024, the current Parkland Impact Fee Ordinance has over Franklin currently has only Signature Park, three Neighborhood Parks and no Regional Park, so this deficit is evident. Franklin currently does not have a Regional Park, and the development of such a park must be balanced against other needs in the system. The deficit of trails is evident by the lack of multi-use trail miles in the system and the unmet demand for trails as expressed by the survey respondents.

Jim Warren Park Baseball Fields

The needs for these park types continue to increase over the planning period to 2031 as population grows.

The National Recreation and Park Association (NRPA) provides a range of park metrics that allow us to see where Franklin stands compared to "typical" agencies of the same size.

Some of the base metrics include the following:

- One park for every 2,516 residents in jurisdictions with populations between 50,000 and 99,999
- The typical park and recreation agency manages 10.4 acres of parkland for every 1,000 residents in its jurisdiction.

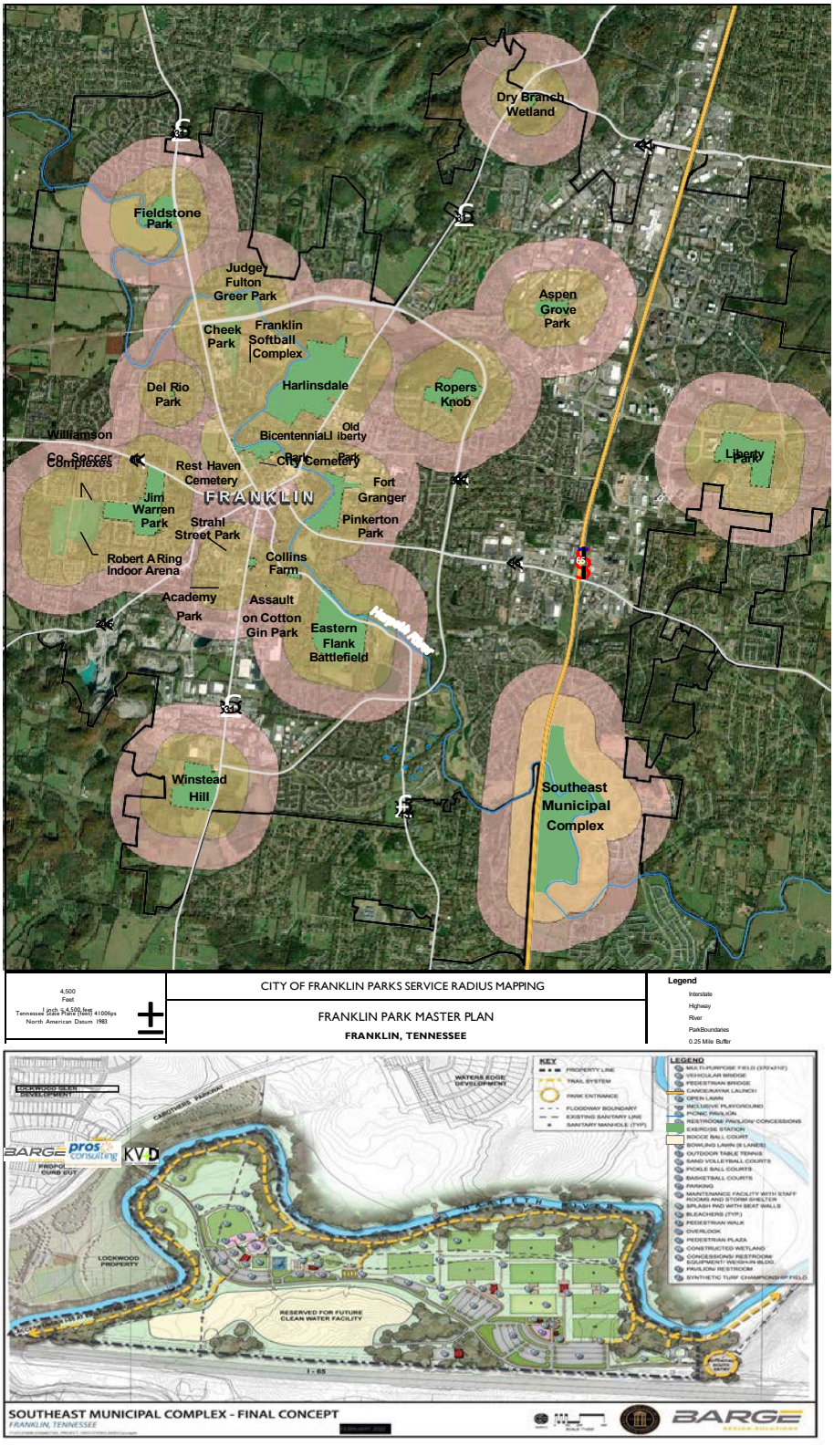
The Level of Service (LOS) represents/calculates the minimum service requirements based on the number of park acres and population projections, table 1.5 shows Franklin's LOS.

**Franklin Level of Service Standards**

| Park Type | 2022 Park Inventory | | | Service Levels | | | | | | 2022 Facility Standards | | | 2027 Standards | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | City of Franklin Inventory | Williamson County Inventory | Total Inventory | Current Service Level based upon population | | | Recommended Developed Park Service Levels; Revised for Local Service Area | | | Meet Standard/ Need Exists | Additional Facilities/ Amenities Needed | | Meet Standard/ Need Exists | Additional Facilities/ Amenities Needed | |
| Neighborhood Parks | 15.05 | 7.81 | 22.86 | 0.33 | acres per | 1,000 | 1.00 | acres per | 1,000 | Need Exists | 45 | Acre(s) | Need Exists | 52 | Acre(s) |
| Community Parks | 203.00 | 59.84 | 262.84 | 3.89 | acres per | 1,000 | 2.00 | acres per | 1,000 | Meets Standard | - | Acre(s) | Meets Standard | - | Acre(s) |
| Regional Parks | - | | - | - | acres per | 1,000 | 3.00 | acres per | 1,000 | Need Exists | 203 | Acre(s) | Need Exists | 224 | Acre(s) |
| Signature Parks | 199.00 | | 199.00 | 2.96 | acres per | 1,000 | 3.00 | acres per | 1,000 | Need Exists | 3 | Acre(s) | Need Exists | 24 | Acre(s) |
| Special Use Parks | 297.45 | 111.62 | 409.07 | 2.20 | acres per | 1,000 | 2.00 | acres per | 1,000 | Meets Standard | - | Acre(s) | Meets Standard | 1 | Acre(s) |
| Preserves/Greenways | 6.50 | | 6.50 | 0.10 | acres per | 1,001 | | acres per | 1,000 | Meets Standard | - | Acre(s) | Meets Standard | - | Acre(s) |
| Historical Parks | 246.30 | | 246.30 | 3.63 | acres per | 1,000 | | acres per | 1,000 | Meets Standard | - | Acre(s) | Meets Standard | - | Acre(s) |
| **Total Developed Park Acreage** | **967.30** | **335.27** | **1,146.57** | **13.11** | **acres per** | **1,000** | **11.00** | **acres per** | **1,000** | | **251** | **Acre(s)** | | **301** | **Acre(s)** |
| **OUTDOOR AMENITIES** | | | | | | | | | | | | | | | |
| Pavallions | 13.00 | | 13.00 | 1.00 | site per | 6,146 | 1.00 | site per | 5,000 | Need Exists | 3 | Sites(s) | Need Exists | 4 | Sites(s) |
| Football Fields | 9.00 | | 9.00 | 1.00 | field per | 16,901 | 1.00 | field per | 10,000 | Meets Standard | 3 | Field(s) | Need Exists | 3 | Field(s) |
| Multi-Purpose Fields | 5.00 | 44.00 | 49.00 | 1.00 | field per | 1,380 | 1.00 | field per | 5,000 | Meets Standard | | Field(s) | Need Exists | | Field(s) |
| Baseball Fields | 15.00 | | 15.00 | 1.00 | field per | 4,507 | 1.00 | field per | 5,000 | Need Exists | | Field(s) | Need Exists | | Field(s) |
| Youth Softball Fields | | 4.00 | 4.00 | 1.00 | field per | 16,901 | 1.00 | field per | 8,000 | Need Exists | 4 | Field(s) | Need Exists | 5 | Field(s) |
| Adult Softball Fields | 4.00 | 1.00 | 5.00 | 1.00 | field per | 1,380 | 1.00 | field per | 10,000 | Need Exists | 2 | Field(s) | Need Exists | 2 | Field(s) |
| Basketball Courts | 1.00 | 4.00 | 5.00 | 1.00 | court per | 4,507 | 1.00 | court per | 8,000 | Need Exists | 3 | Court(s) | Need Exists | 4 | Court(s) |
| Tennis Courts | 8.00 | 6.00 | 14.00 | 1.00 | court per | 16,901 | 1.00 | court per | 4,000 | Need Exists | 3 | Court(s) | Need Exists | 4 | Court(s) |
| Playgrounds | 10.00 | | 10.00 | 1.00 | site per | 13,520 | 1.00 | site per | 2,500 | Need Exists | 12 | Site(s) | Need Exists | 15 | Site(s) |
| Off Leash Dog Parks | 2.00 | | 2.00 | 1.00 | site per | 4,829 | 1.00 | site per | 20,000 | Need Exists | 1 | Site(s) | Need Exists | 2 | Site(s) |
| Skateboard Parks | 1.00 | | 1.00 | 1.00 | site per | 4,507 | 1.00 | site per | 70,000 | Need Exists | | Site(s) | Meets Standard | - | Site(s) |
| Sand Volleyball | | 2.00 | 2.00 | 1.00 | site per | 33,801 | 1.00 | site per | 8,000 | Need Exists | 6 | Site(s) | Need Exists | 7 | Site(s) |
| Trails | 12.80 | | 7.85 | 0.12 | miler per | 1,000 | 0.25 | miler per | 1,000 | Meets Standard | 9 | Miles(s) | Meets Standard | 11 | Miles(s) |
| Outdoor Pools | | 1.00 | 1.00 | 1.00 | site per | 67,602 | 1.00 | site per | 20,000 | Need Exists | 2 | Sites(s) | Need Exists | 3 | Site(s) |

**Table 1.5 Level of Service Standards**

This section brings the research and analysis and community outreach phases together to present recommendations for the future of CoF Parks over the next ten years. It includes a summary of the needs assessment and recommends improvements to the parks and trails over the planning period. It includes summaries of recommendations for parks, trails, and facilities over the planning period; provides recommendations for a revised Parkland Dedication Ordinance; and includes a potential funding profile, and a basis for increases in operations and maintenance costs as new and upgraded parks and facilities are added to the system.







## PARK CLASSIFICATIONS

The current park classification system (Active, Passive, and Historic) used by the City of Franklin does not adequately describe the function and value of the parks, does not align with national and benchmark Level of Service Standards, and does not categorize them in accordance with the accepted practices in determining Parkland Dedication requirements.

Table 1.3 and 1.4 on this page illustrate the City of Franklin park inventory and Williamson County parks that are included in the Level of Service Standards for this plan with their new classifications.

The recommended Level of Service Standards are guidelines that define the minimum acceptable thresholds for the quantity, quality, and accessibility of park and recreation facilities and services necessary to meet the needs of the community.

# 1.9 Implementation Plan

The following section reviews the progress on the goals and specific strategies of the CoF Parks Department. The Master Plan has served as a living document, which is dynamic and proactively meeting community needs and vision. As illustrated on the following pages, the Parks and Recreation Department has made strong progress on a great many strategies, and has many more in-progress and continuing.

## VISION AND MISSION

The following vision presents how the City of Franklin Parks and Recreation Department desires to be viewed in the future.

> ***"Franklin Parks Department's vision is to provide high-quality, accessible parks, historic site, trails and recreation amenities that will create positive recreational healthy experiences for all residents and visitors of the City that makes living, working and playing on Franklin the City of choice for the region"***

## MISSION

The following is the mission for how the City of Franklin Parks and Recreation Department will implement the vision.

### Guiding Principles

- ✓Sustainable Practices
- ✓Partnerships to Support Capital and Operational Needs
- ✓Health as Our Fundamental Purpose
- ✓The Common Good
- ✓Excellence

### Key Themes

- ✓Community Health and Wellness
- ✓Take Care of What We Own
- ✓Financial Sustainability
- ✓Building Community Relationships
- ✓Youth Engagement and Activity
- ✓Organizational Readiness

City of Franklin Walkability Fast Facts Educational Flyer

## COMMUNITY VISION FOR PARK LAND AND TRAILS

### Goal

Our goal for park land is to achieve 12 acres per 1,000 population, with a balance of active and passive parks distributed as equitably as possible throughout the city.

Eastern Flank Battlefield Park

## STRATEGIES AND TACTICS

**Create a long-term park land acquisition strategy to support acquiring park land in underserved areas of the city, along with park-related improvements to meet the unmet recreation needs of the community, as outlined in the citizen survey as part of this Master Plan.**

- ✓ Acquire land in the eastern part of the city along or near I-65 and the southeastern portion of the city.

  **Completed**: *Developed a Master Plan for Robinson Lake in 2017*

  **Completed**: *Purchased 75+ acres of Property known as Lockwood Park from Development 2017-18*

  **Completed**: *Incorporated Land Owned by Water Management adjacent to Robinson Lake Property; 188+ acres for park and for a future Clean Water Facility.*

  ***Completed**: Purchased the historic Creekside House with this intention to preserve the antebellum home and protect the undeveloped gateway into Franklin for future connection to the Park at Harlinsdale Farm.*

- ✓ Create a balance of neighborhood parks, regional parks, and greenways and trails throughout the city.

  **Completed**: *Created four quadrants throughout the entire city. Each quadrant has a Community park with multiple elements. Several FEMA properties were developed into open green space for the neighborhood or a neighborhood park, i.e., Old Liberty Neighborhood Park and Thompson Alley Neighborhood Park.*

Winstead Hill Park

- ✓ Acquire and develop 10 miles of greenways and trails over the next ten years.

  **Completed**

- ✓ Develop a new Battlefield Park at Carter's Hill Park.

  **Completed:** *2015 - 2018*

- ✓ Acquire/develop new Historic Parks as opportunities arise.

  **Completed:** *Acquired additional property for Carter's Hill Park in 2018 - 2019*

## Update the Master Plan for Bicentennial Park to complete improvements due to flood events.

Tractor Supply Arena

- ✓ Construct a multi-use path along the Harpeth River from Hillsboro to North Margin Street.

  **Completed**: *Roadway project with street scape items and "Point Park" from the Bicentennial Park Master Plan as part of the 3rd Ave Extension, (also known as Martin Luther King Boulevard).*

- ✓ Develop Bicentennial Park to include a pavilion, restrooms, river overlooks, stormwater enhancements, and other passive elements in the park.

  **Completed**: *Updated Master Plan in 2016 - 17 and completed construction in June 2025.,*

- ✓ Develop a program plan for Bicentennial Park.

  **Completed**: *Program Plan and Codification of Fees for Park to be implemented by 2023; prior to opening of park.*

## Develop a fully accessible parks system to serve people with disabilities and provide park amenities to those with limited ability.

**Completed**: *New facilities/parks being designed, this strategy is being implemented throughout the process, i.e., Jim Warren Park Tennis Courts & FSSD New Athletic Facilities.*

- ✓ Consider the development of a universal park for people of all ages and disabilities to enjoy in the city.

  **Completed**: *An All-Inclusive Playground (Ellie G's Dreamworld) will be part of the new Southeast Municipal Complex, "The Pearl".*

Rendering of Ellie G's Dreamworld, an All-Inclusive Playground

- ✓ Develop accessible trails for people with disabilities that are hard surface and soft surface.

  **Completed:** *Mack Hatcher Parkway, Bicentennial Park - Chestnut Bend and new trails are being designed to meet this standard in each park constructed.*

## Develop a business plan for Harlinsdale Park to maximize the value, use, and revenue potential for the park.

- ✓ Consider adding warm-up arenas to Harlinsdale Park.

  **Completed**: *Additional warm-up arenas were added 2017-18*

- ✓ Develop an equestrian program plan to increase activity at the park.

  **In Progress**: *Working towards this goal*

### Design the park to provide multiple program experiences, including an amphitheater in the park to maximize its use and revenue capability.

**Completed**: *A long-term lease with Friends of Franklin Parks was established for the arena and expanded to 8 acres. The Public-Private Partnership allows for Friends of Franklin Parks to establish a more extensive equine program over time.*

### Implement the trails recommendations in this plan.

Columbia State Mountain Bike Trail

- ✓ Consider developing trails to accommodate mountain biking in park land dedication lands.

  **Completed**: *Added the first mountain bike trail in Cool Spring as part of the Parkland Impact Fee Dedication program.*

- ✓ Consider developing BMX and Pump track trails in the parks.

  **Completed**: *Added a conceptual pump track to the updated Liberty Park master plan approved in 2021.*

- ✓ Implement a minimum of one mile of a trail per year over the next ten years.

  **In Progress**: *Working towards this goal. Community Trails Planning Committee is working in conjunction with City officials to identify and plan for trails.*

  **In Progress**: *Established an agreement for the City of Franklin to obtain an access easement for the Chestnut Bend Trail system.*

- ✓ Develop trail design standards and incorporate maintenance standards for trails in the city.

  **Completed**: *Franklin Trails Branding and Way Finding Guidelines Adopted in 2021.*

Touch a Truck Event at Jim Warren Park

### Connect the system by linking Mack Hatcher Loop trail to all existing parks and connecting downtown to The Park at Harlinsdale Farm, The Factory, and Brentwood Parks and an east/west connection to the Cool Springs area.

- ✓ Increase trail access links to schools and the existing parks to expand the trail system throughout the city.

  **Completed**: *(2021) multipurpose trail along Hwy 96W to connect neighborhoods and FSSD schools to downtown Franklin.*

- ✓ Add pedestrian bridges to help support trail access and connectivity to parks.
  - **Completed**: *New vehicular and pedestrian bridge at the new Southeast Municipal Complex, "The Pearl" (2022).*
  - **Completed**: *Pedestrian Bridge to connect Harlinsdale Farm to Chestnut Bend Trail System.*
- ✓ Create greater access to Ft. Granger via a trail connection from Franklin to Pinkerton.

Family Day at the Park at Harlinsdale Farm

## Update and modernize amenities in parks to increase the value of the user experience.

- ✓ Add improvements in parks, such as improved play structures, outdoor fitness equipment, expansion of basketball courts, and tennis courts in the community.
  - **In Progress**: *Updated various play equipment at Pinkerton Park; added ping-pong seating area; updated tennis courts and created new master plans incorporating amenities in the design.*
- ✓ Add improved restrooms at Harlinsdale and Battlefield Park, Wi-Fi in highly used parks, and public art where appropriate.
  - **In Progress**: *Updated restrooms completed in 2024-25 for the historic Hayes Home and the Main Barn. Eastern Flank Battlefield exterior finishes for outside public restroom were updated in 2023.*
- ✓ Create additional water features, like spraygrounds in parks, as well as canoe and kayak access to the river.
  - **In-Progress**: *Adding features to master plans for later construction and implementation tied to existing Parkland Impact Fee Ordinance when appropriate.*

Fishing Pond at the Park at Harlinsdale Farm

## Develop nature-based interpretation/programming in existing parks that can provide environmental education and outdoor recreation in one setting.

- ✓ Develop a program plan for nature-based interpretation.
  - **In-Progress**: *Developed several programs under the guidance of the Tree Commission: Carol Reese's "Just Do It" Gardening and Landscape Lecture; Urban Birding Series.*

Kids water day at Pinkerton Park

- ✓ Select parks to deploy the programming.

## Update the City's land dedication ordinance to support open space acquisition and development, as recommended by Dr. John Crompton.

- ✓ Seek to change the ordinance, as outlined by Dr. John Crompton, and adoption by BOMA.
  - **Completed**: *Ordinance 2016-25: An Ordinance to Amend the City of Franklin Municipal Code to Create a New Title 25 Parks and add a New Chapter 4 to Establish Requirements for Parkland Impact Fees and Parkland Dedication, and Amend Appendix A, Comprehensive Fees and Penalties,*
    *to Add a New Chapter 25, Parks, In Order to Establish Fees for Parkland Impact Fees and Parkland Dedication.*

- ✓ Dedicate the dollars for acquisition of park land, greenways, trails, and blueways in underserved areas of the city.
  - **Completed**: *Ordinance 2016-25; established the criteria for four specific quadrants and funding opportunities in each to dedicate parkland impact fees or offsets.*

Fishing Pond at The Park at Harlinsdale Farm

- ✓ Identify land for the next regional park for the system using land dedication monies.
  - **Completed**: *Ordinance 2016-25; established the criteria for four specific quadrants and funding opportunities in each to dedicate parkland impact fees or offsets. Southeast Municipal Complex, "The Pearl" will incorporate Robinson Lake Area for the next Regional Park within the system.*

## Improve functional operation and delivery of programs at Jim Warren Park.

- ✓ Acquire land east of I-65 (or use existing City-owned 180-acre parcel) and move football program to a new park to include a minimum of eight multi-purpose fields that can accommodate football, lacrosse, rugby, Ultimate Frisbee, etc.

  **Completed**: *Acquired property east of I-65 and developed a master plan: Southeast Municipal Complex, "The Pearl" 2018.*

Family Day at The Park at Harlinsdale Farm

- ✓ Build a minimum of two additional baseball fields to accommodate 7–8-year-old children at Jim Warren.
- ✓ Expand the skate park to add an element for less experienced or younger skaters, as well as add a bike component.
- ✓ Update master plan for Jim Warren Park to determine best use for the remaining football fields.
- ✓ Develop a "miracle field" and universal playground when football moves from Jim Warren and provide for public transit access.

  **In-Progress**: *These are Future Goals once Southeast Municipal Complex, "The Pearl" is constructed and programs are moved from Jim Warren Park.*

## Evaluate other existing City-owned land for potential park use or re-purpose for a designated recreation use.

Pond Pavilion at Jim Warren Park

- ✓ Work with other departments of the city on unused land and how these lands could be re-purposed for park use.

  **Completed**: *In 2019, partnered with FSSD to Master Plan School Property near Hwy 96W to perform joint recreation projects. Opened first project (Athletic Complex) in Fall 2022.*

  **Completed**: *In 2020, partnered with Water Management Department on a Water Plant Property for Tree Replanting and Wildflower Grove.*

- ✓ Master plan small parcels of flood control lands for neighborhood parks.

  **Completed**: *Met with residents and established permanent open green space or neighborhood parks such as Old Liberty Neighborhood Park and Thompson Alley Neighborhood Park and put into Master Plan based on residents' input.*

## COMMUNITY VISION FOR FACILITIES

### Goal

Develop a program plan with the County and determine how much indoor facility space is needed, as well as location, and how to fund the development of these facilities in the most cost-effective manner.

## STRATEGIES AND TACTICS

Family Day at The Park at Harlinsdale Farm

### Develop facilities plan with the County for the next 10 years to meet unmet recreation needs and determine how best to fund these facilities.

- ✓ Determine which programs will drive each facility's design that will meet the unmet needs of the community.
- ✓ Determine how the facilities will be operated and funded as part of a business plan.
  - ✓ Seek outside funding sources to develop and operate these facilities.

**No Progress**: *The County and the City develop master plans separately.*

### Determine the role of the City in developing future recreation facilities based on the citizen survey, which outlines fitness and walking facilities, indoor pool, and an ice rink as a high priority.

Dog Park at The Park at Harlinsdale Farm

- ✓ Work with the County on how best to approach the development of these facilities and where they should be located; explore partnering opportunities with the County for construction and operation.
- ✓ Develop a feasibility/business plan for each type of facility to determine how best to develop and operate.
- ✓ Determine who should operate the facility.

**No Progress**: *The County and the City develop master plans separately. The City will participate when County updates overall Parks Master Plan for Facility Based Recreation.*

Skatepark at Jim Warren Park

## Consider the development of other recreation amenities to include a dog park with off-leash capabilities, outdoor amphitheater, spray park, more multi-purpose fields, fishing areas, swimming pool, tennis courts, equestrian areas, and sports courts.

- ✓ Determine parks could support these amenities and update the existing master plans for those parks.
  - **In-Progress**: *Updated Liberty Park Master Plan to accommodate additional basketball courts, pavilions, farmer's market area, mountain biking and cricket practice facilities. Future phases will include both tennis and pickle ball courts.*
  - **Completed**: *FSSD baseball and softball additions opened in 2022.*
  - **In-Progress**: *Master Planned Robinson Lake Area and Southeast Municipal Complex, "The Pearl, with construction starting in 2024. Plan includes additional walking trails, parking, open space, fishing, non-motorized boating, etc.*
- ✓ Update existing amenities in parks to complement new amenities to broaden the experiences of users.
  - **Completed**: *Tennis Courts at Jim Warren Park 2019; Ping-Pong Area at Pinkerton Park; update playground structures at Pinkerton Park; Eastern Flank Event Facility renovation, Collins Farm Flower Gardens & Pavilion (in progress).*
- ✓ Develop mini-business plans for any updated or new facility.
  - **Completed**: *Multipurpose Arena: Developed a 25-year lease with FoFP that included a business plan (2021); Completed a 10-year budget forecast for all capital projects included in the 2020 Fiscal Year Board-Approved Listing.*

Skatepark at Jim Warren Park

## Develop a life cycle and maintenance management plan to determine what areas of the system need to be upgraded to support higher levels of productivity and use and a stronger user experience.

- ✓ Develop a maintenance management plan to determine the appropriate levels of staffing needed for the existing parks system and for the expanded parks system. This includes an equipment replacement fund.
  - **In-Progress**: *Effort is in progress for each division.*
  - **In-Progress**: *Effort is in progress in 2024 to develop a Public Works Management Software tool to assist with the City's organization tracking and managing of assets throughout the entire asset lifecycle from acquisition to disposal and operations cost.*
- ✓ Add amenities to parks to support the population of people who

live around the park.

- **In-Progress**: *Addressing during master planning for specific parks and within the Parkland Impact Fee Ordinance.*

- ✓ Determine the level of assistance and associated costs (maintenance, staff, etc.) that the City provides in support of youth sports programming in parks to ensure that the level of support is fair and equitable and does not result in entitlement.

  **In-Progress**: *In 2021 and currently maintaining a 10-year forecasting model to determine overall maintenance, staffing, equipment, and capital costs associated with all new approved capital projects. Existing lease with user groups for typical parks & recreation programs is determined by their individual non-profit boards.*

Kids Day at Pinkerton Park

### Develop a forestry plan for the Parks & Recreation Department to implement best practices in care of street trees and park trees throughout the city.

- ✓ Revisit the tree banking fund and how to implement a higher level of funding to plant new trees.

  **In-Progress**: *City Tree Commission is reviewing strategies to implement funds post ordinance update.*

- ✓ Establish best practices in tree management care and pruning for street trees and park trees.

  **In-Progress**: *City updated ordinance in 2021 along with designating personnel for an Urban Forestry Program within the Parks & Recreation Department in FY 2021.*

- ✓ Establish a dedicated fund for street trees and care in the city.

  **In-Progress**: *City updated ordinance in 2021 along with designating personnel for an Urban Forestry Program within the Parks & Recreation Department in FY 2021.*

- ✓ Maintain a 10-year tree canopy cover goal for the city at 40%.

  **In-Progress:** *Progress has been made by utilizing a new software program to identify, track work regarding the tree and location.*

Liberty Park Ballfields

- ✓ Establish an economic value for tree inventory in the City and evaluate the standard against National Recreation and Parks Association.

  ***In Progress**. Progress has been made by utilizing a new software program to identify, track work regarding the tree and location.*

### Develop a Capital Improvement Fund for the Department through various funding sources.

- ✓ Seek BOMA approval for dedicated funding for capital improvements for parks and trails through a combination of funding sources.

  **Completed**: *Through a 2-year process, established funding for capital projects dedicated to Parks & Recreation and Engineering.*

- Consider asking voters for capital improvement dollars to maintain the system and build new parks and trails in areas currently underserved.

  **Completed**: *The City property tax remains unchanged at $0.3261 per $100 of assessed valuation. The Invest Franklin dedicated funding for infrastructure & transportation investment, which included Parks & Recreation.*

Football Field at Jim Warren Park

- Create a maintenance endowment for parks and trails through partnership agreements in place.

  **Completed**: *Accomplished by creating a comprehensive Parkland Impact Fee Ordinance and aligned as a pattern with the Community Trails Committee consisting of business owners and citizens who concentrate efforts on connectivity.*

## Determine storage and maintenance space needs of the Department, based on maintenance standards desired, protection of equipment, and working conditions of employees.

- ✓ Determine where maintenance storage is needed and how much space is required.
- ✓ Develop a maintenance shop operational plan based on best practices to enhance efficiency and productivity of staff and equipment.

  **Completed**: *In 2023, the department established a new supervisor's office at Jim Warren Park adjacent to Urban Forestry to bring most supervisors together for collaborative efforts and a variety of opportunities by sharing a space.*

Disc Golf Course at Liberty Park

- ✓ Develop an implementation plan to support maintenance operations as new parks are created and the appropriate level of staffing and type of staff are determined.

  **Completed**: *A 10-year forecast budget for each capital project was developed that includes personnel requests, staffing charts, equipment, and capital general fund costs.*

## COMMUNITY VISION FOR PROGRAMMING

### Goal

Determine what core programs will be developed and managed by CoF Parks in the most cost-effective manner.

## STRATEGIES AND TACTICS

### Develop core recreation programs in the following areas: special events, biking, outdoor adventure, adaptive recreation, and health and wellness.

- ✓ Determine the Department's role of the core programs outlined and how they would be managed and funded.

  **Completed**: *The CoF Parks department has continued to manage and grow the core programs, while adding a variety of considerable programs. A variety of new events and programs have been added to include fishing event(s), a winter holiday event, senior programming, urban birding series, yoga event, and a walking trail series.*

Touch a Truck at Jim Warren Park

- ✓ Determine if the programs are core essential, important, value-added, and how they would be priced to meet user needs.

  **Completed**: *The core programs add value to our community as whole and align with the vision to create positive recreational experiences for residents and visitors. These events are offered to the public free of charge and allow participants to enjoy more of the parks system.*

- ✓ Determine where these programs would be located and how they would be managed, either by contract or by public employees.

  **Completed**: *The programs in place are managed in multiple locations based on attendance and the nature of the program. The programs are managed largely by Parks & Recreation personnel.*

### Increase awareness of the value of recreation services in the Department and include in branding of the system.

- ✓ Determine what role the parks system should play in the delivery of program services and how much of the market they want to control.

  **Completed**: *The Parks & Recreation personnel play a prominent role in facilitating the programs with the assistance of outside vendors.*

- ✓ Determine the lead and/or support functions the Department will play in the delivery of recreation services to people currently not served by Williamson County.

  **Completed**: *Serves through hosting events with Athletics; special events such as rentals, i.e., Pilgrimage Festival and historical properties (Guide by Cell Program) along with Social Media Presence.*

Franklin Trails Logo, developed since the 2015 Plan.

- ✓ Update a marketing strategy for program services to increase resident awareness and inspire them to use these services for themselves and their families.

  **Completed**: *Developed with the Community Trails Committee a Franklin Trails branding and wayfinding guidelines.*

### Continue providing high-quality special events in the city, recognizing the city's current capacity and ability to host high- quality events.

- ✓ Develop a special events strategy for the city that shows an annual calendar and educates the community on all the special events the Parks & Recreation Department provides.

  **Completed**: *Social media presence on the City website and multiple virtual venues along with yearly Program Guide.*

## COMMUNITY VISION FOR OPERATIONS AND STAFFING

### Goal

Implement funding sources to support the operational needs of the Department based on community expectations and determine the right staffing levels based on the right person, for the right job, with the right skill set, for the right pay to achieve the outcomes desired by BOMA and residents.

Mountain Bike Trails

## STRATEGIES AND TACTICS

**Develop a funding plan that determines all available funding sources and implement at least five new funding sources annually to support the Department**.

- ✓ Develop a land dedication fund and funding for land appraisals
  - **Completed**: *Ordinance 2016-25: An Ordinance to Amend the City of Franklin Municipal Code to Create a New Title 25 Parks and add a New Chapter 4 to Establish Requirements for Parkland Impact Fees and Parkland Dedication, and Amend Appendix A, Comprehensive Fees and Penalties, to Add a New Chapter 25, Parks, In Order to Establish Fees for Parkland Impact Fees and Parkland Dedication.*
- ✓ Develop new funding sources based on the values of the community.
  - **Completed**: *Ordinance 2016-25: An Ordinance to Amend the City of Franklin Municipal Code to Create a New Title 25 Parks and add a New Chapter 4 to Establish Requirements for Parkland Impact Fees and Parkland Dedication, and Amend Appendix A, Comprehensive Fees and Penalties, to Add a New Chapter 25, Parks, In Order to Establish Fees for Parkland Impact Fees and Parkland Dedication.*
  - **Completed**: *Ordinance Allows for 100% Land Dedication & Construction; 75% Reimbursement to Developments Open to the Public or 50% Reimbursement if Private Recreation Amenities Are Constructed.*
- ✓ Determine what policies need to be updated to support the development of new funding sources and how to keep these dollars within the Department.
  - **Completed**: *Ordinance 2016-25: An Ordinance to Amend the City of Franklin Municipal Code to Create a New Title 25 Parks and add a New Chapter 4 to Establish Requirements for Parkland Impact Fees and Parkland Dedication, and Amend Appendix A, Comprehensive Fees and Penalties, to Add a New Chapter 25, Parks, In Order to Establish Fees for Parkland Impact Fees and Parkland Dedication.*

Carter's Hill Park

## Consider adding a business development office to create and manage the development of these funding sources for the Department.

- ✓ Develop an earned income strategy for the Department for covering operational and capital costs.
- ✓ Develop a partnership plan for the system, with appropriate policies for public/public partners, public/private partners, and public not-for- profit partners.

Winstead Hill Park

**Completed**: *The City property tax remains unchanged at $0.3261 per $100 of assessed valuation. The Invest Franklin dedicated funding for infrastructure & transportation investment, which included Parks.*

**Completed**: *The Facilities Tax Fund is a special revenue fund used to account for the proceeds authorized by a private act of the Tennessee General Assembly of 1987 for the City to levy and collect a privilege tax on new development to require that new development contribute its fair share of providing new public facilities made necessary by growth. Such taxes may be expended only upon Police, Fire, Sanitation, and Parks and Recreation expenditures. Such expenses can only be spent on public expenditures related to growth; thus, new equipment and infrastructure can be funded out of the Facilities Tax Fund, but replacement of existing equipment cannot.*

**Completed**: *The County Facilities Tax Fund has been used to support capital projects within the City of Franklin which are related to or assist in the completion of County-owned facilities. In FY 2019, the $1,750,000 appropriated from the fund went to support the 96W Trail project. In FY 2020, $125,000 is budgeted in FY 2021 to continue joint work on a sidewalk with FSSD and the City of Franklin. In FY 2022, $1,000,000 is allocated for the City's joint efforts to build baseball & softball fields with the FSSD at Franklin Intermediate School & Poplar Grove Elementary School. Initial FY 2023 funding appropriations include: $600,000 for City's portion of the finalization of the joint City/FSSD Ball field Project at Freedom Intermediate/ Poplar Grove. More may be proposed for funding as the CIP is further reviewed.*

**Completed**: *Hotel/Motel Tax: A special revenue fund used to account for the locally administered tax levied on the occupancy of hotel and motel rooms, in addition to sales tax. The City of Franklin Hotel/Motel Tax is 4%. The fund is used to pay debt service (previously on the Cool Springs Conference Center and now the Harlinsdale and Battlefield parks). Also, the funds are used for tourism. The budget includes 1% of the 4% tax (traditionally based on collections in the previous full calendar year) to support the Williamson County Convention and Visitors Bureau (CVB).*

**Completed**: *Aside from obligations the City has made to service debt, pay for land acquisitions, and provide funding for the CVB, the Hotel/Motel fund has historically been used to provide for supplies and materials or special events and tourism and sustain ongoing capital project commitments. This year two projects comprise the contribution to the Capital Projects Fund: - $537,500 for the joint ball field project with*

*Franklin Special School District - $2,200,000 for renovations to the Main Barn at The Park at Harlinsdale Farm. This list will be revised and amended as FY 2023 evolves. Finally, two other expenses are included in this budget: $100,000 for a vehicle management system to be deployed to manage traffic on city streets during major events and $403,845 for the renovation of Eastern Flank Event Center, to be paid for through American Rescue Plan Act monies.*

**Completed**: *The Parkland Dedication Fund was created in FY 2015 for the purpose of satisfying requirements of Section 5.5.4 of the City of Franklin Zoning Ordinance. Funds can be used only for the acquisition or development of public parks, greenways/blueways, open space sites, and related facilities.*

Del Rio Park

✓ Develop an effective pricing policy.

**Completed**: *The Parkland Dedication Fund was created in FY 2015 for the purpose of satisfying requirements of Section 5.5.4 of the City of Franklin Zoning Ordinance. Funds can be used only for the acquisition or development of public parks, greenways/blueways, open space sites, and related facilities.*

### Determine what the organizational design of the Department should be based on the implementation of the Master Plan.

✓ Determine the levels of staff needs for implementation of the Master Plan based on expected outcomes.

✓ Determine funding options to cover these costs from all available sources.

✓ Develop operational standards for all staff based on the outcomes desired through tracking of performance indicators.

✓ Consider a dedicated organizational component for operations and maintenance of the Historic Parks, either in or apart from the Department.

**Completed**: *Department is involved in the implementation of a comprehensive budget year which outlines benchmarks, personnel, operating expenses, and capital and dedicated funds for the Parks & Recreation Department. The budget may be found on the City's website yearly as each area is updated each fiscal year to reflect any changes or updates.*

**Completed**: *The Parkland Dedication Fund was created in FY 2015 for the purpose of satisfying requirements of Section 5.5.4 of the City of Franklin Zoning Ordinance. Funds can be used only for the acquisition or development of public parks, greenways, blueways, open space sites, and related facilities.*

Eastern Flank Event Facility Lawn

**Completed**: *Capital Projects Fund – Capital Project Fund for the accounting of bond proceeds and expenditures in conjunction with long range capital projects. Although not required to be included in this budget, this fund is included in the City's audited financial statements.*

Harpeth River Access

**Completed**: *The County Facilities Tax Fund has been used to support capital projects within the City of Franklin which are related to or assist in the completion of County-owned facilities. In FY 2019, the $1,750,000 appropriated from the fund went to support the 96W Trail project. In FY 2020, $125,000 is budgeted in FY 2021 to continue joint work on a sidewalk with FSSD and the City of Franklin. In FY 2022, $1,000,000 is allocated for the City's joint efforts to build baseball & softball fields with the FSSD at Franklin Intermediate School and Poplar Grove Elementary School. Initial FY 2023 funding appropriations include: $600,000 for City's portion of the finalization of the joint City/FSSD Ball field Project at Freedom Intermediate/ Poplar Grove. More may be proposed for funding as the CIP is further reviewed.*

**Completed**: *Hotel/Motel Tax: A special revenue fund used to account for the locally administered tax levied on the occupancy of hotel and motel rooms, in addition to sales tax. The City of Franklin Hotel/Motel Tax is 5%. The fund is used to pay debt service (previously on the Cool Springs Conference Center and now the Harlinsdale and Battlefield parks). Also, the funds are used for tourism. The budget includes 1% of the 5% tax (traditionally based on collections in the previous full calendar year) to support the Williamson County Convention and Visitors Bureau.*

**Completed**: *Capital Vehicle Fund – Used to account for the purchase and replacement of commercial fleet vehicles (passenger trucks, sedans, SUVs) used in General Fund departments.*

**Completed**: *Developed a comprehensive review of all revenue fees received within the Parks system and updated accordingly. Updates are reviewed every five years with the new update effective 2025.*

**Completed**: *A 10-year forecast budget for each capital project was developed that includes Personnel Requests, Staffing Charts, Equipment and Capital General Fund Costs.*

Dry Branch

**Determine opportunities for rental income within the system.**

- ✓ Determine true costs of service and level of subsidy desired for rental sites.
- ✓ Update pricing policy to reflect a subsidy level that is fair to users based on public good and private good.
- ✓ Price services based on the value of the experience for rental facilities and best practices.
- ✓ Determine actual cost of special events and price accordingly.

**Completed**: *Developed a comprehensive review of all revenue fees received within the Parks & Recreation system and updated accordingly. Updates are reviewed every (5) five years with the new update effective 2025.*

## Develop a marketing and branding plan for the park system that includes updated signage, rules, interpretive signs, and appropriate markers.

Ellie G's Dreamworld Inclusive Playground Party

- ✓ Develop a marketing and branding plan for the agency.
  - **Completed**: *Franklin Trails Branding and Wayfinding Guidelines Adopted in 2021.*
  - **In-Progress**: *Since 2018, developed several master park plans which incorporate marketing and branding strategies for the new areas, i.e., Southeast Municipal Complex, "The Pearl"; Bicentennial Park; Thompson Alley Neighborhood Park; The Park at Harlinsdale Farm with specific structures; Robinson Lake; Bridge and Trail design.*
- ✓ Consider adding "recreation" to the City of Franklin Parks Department.
  - ✓ **Completed**: *The "Parks Department" changed its official name to "Parks and Recreation", effective July 2025 in order to highlight its commitment to not only maintaining the historical component of parks "but also enriching lives through diverse recreational opportunities.*
- ✓ Incorporate all elements of signage, use of social media, and website management on how the brand will be presented across all elements of the system.
  - **Completed**: *The City's Communications Division manages internal and external communications and citizen participation initiatives. The division also handles all media relations for the City, Public Outreach/Special Events and the City's Government Access Channel, called Franklin TV on Comcast and ATT-U-verse. The division is comprised of a Communications Manager, Public Outreach Specialist, Cable TV Coordinator and Social & Digital Media Producer.*

## Market the value of Franklin Parks to user and residents of the city.

Ellie G's Dreamworld Inclusive Playground Party

- ✓ Develop a marketing plan that implements a communication and branding plan for programming, parks, trails, signage, social media, and education materials.
  - **Completed**: *Franklin Trails Branding and Way Finding Guidelines Adopted in 2021.*
  - **In-Progress**: *Since 2018, developed several master park plans which incorporate marketing and branding strategies for the new areas, i.e., Southeast Municipal Complex, "The Pearl"; Bicentennial Park; Thompson Alley Neighborhood Park; The Park at Harlinsdale Farm with specific structures; Robinson Lake; Bridge and Trail design.*

**Seek adequate funding for financing the Department to meet the community's expectations for providing adequate parks, recreation facilities, and program services that position Franklin as the "City of Choice" to live in the region.**

- ✓ Seek a balance of tax dollars and earned income support that meets the expectations of the community in the delivery of parks, recreation facilities, and programs to keep the Department financially sustainable.
- ✓ Determine with BOMA the appropriate level of tax funding for the Department, based on meeting the goals of the Master Plan.
- ✓ Determine if voter support will be presented as an option to move the Master Plan recommendations along at a faster pace.
    - ✓ **Completed**: *Department is involved in the implementation of a comprehensive budget year which outlines benchmarks, personnel, operating expenses, and capital and dedicated funds for the Parks & Recreation Department. The budget may be found on the City's website yearly as each area is updated each fiscal year to reflect any changes or updates.*
    - ✓ **Completed**: *The Parkland Dedication Fund was created in FY 2015 for the purpose of satisfying requirements of Section 5.5.4 of the City of Franklin Zoning Ordinance. Funds can be used only for the acquisition or development of public parks, greenways/blueways, open space sites, and related facilities.*
    - ✓ **Completed**: *Capital Projects Fund – Capital Project Fund for the accounting of bond proceeds and expenditures in conjunction with long range capital projects. Although not required to be included in this budget, this fund is included in the City's audited financial statements.*
    - ✓ **Completed**: *The County Facilities Tax Fund has been used to support capital projects within the City of Franklin which are related to or assist in the completion of County-owned facilities. In FY 2019, the $1,750,000 appropriated from the fund went to support the 96W Trail project. In FY 2020, $125,000 is budgeted in FY 2021 to continue joint work on a sidewalk with FSSD and the City of Franklin. In FY 2022, $1,000,000 is allocated for the City's joint efforts to build baseball and softball fields with the FSSD at Franklin Intermediate School & Poplar Grove Elementary School. Initial FY 2023 funding appropriations include: $600,000 for City's portion of the finalization of the joint City/FSSD. Ball field Project at Freedom Intermediate/Popular Grove. More may be proposed for funding as the CIP is further reviewed.*
    - ✓ **Completed**: *Capital Vehicle Fund – Used to account for the purchase and replacement of commercial fleet vehicles (passenger trucks, sedans, SUVs) used in General Fund departments.*
    - ✓ **Completed**: *Developed a comprehensive review of all revenue fees received within the Parks system and updated accordingly. Updates are reviewed every five years with the new update effective 2025.*

Invasive species cleanup volunteer day at Bicentennial Park

Invasive species cleanup volunteer day at Bicentennial Park

- **Completed:** *A 10-year forecast budget for each Capital Project was developed that includes Personnel Requests, Staffing Charts, Equipment and capital General Fund costs.*

### Determine the role of Friends of Franklin Parks or a new conservancy in the development of parks in the city.

- Determine how the capital improvements needed that are outlined in the Master Plan will be funded over the next ten years by Friends of Franklin Parks or a conservancy versus the city.
- Determine what role partners can play in developing these capital improvements.

  **Completed**: *A 2-year comprehensive review and scoring of capital projects was completed in 2020 by the City of Franklin BOMA. At that time, a Memorandum of Understanding was established with two entities: Friends of Franklin Parks and FSSD. Each entity partnered with the City to establish a master plan for areas in which they were to match fundraising/projects to fulfill their mission and vision. For Friends of Franklin Parks: A 25-year lease was established for the Multi-purpose Arena and an update to the MOU was completed to allow for a role in small park projects such as the Ping-Pong Table project with Leadership Franklin at Pinkerton Park. Friends of Franklin Parks also holds private fundraisers each year to benefit the parks system through their efforts. Their mission: Friends of Franklin Parks is a not-for-profit organization that was formed to bridge the gap between the services and amenities offered by government funding and those that allow us to take full advantage of the incredible natural and historic resources of our community. Working closely with the City of Franklin and its Parks & Recreation Department, the public-private partnership is dedicated to identifying needs that exist within the 18-park system, casting a vision for future enhancements and connecting the dots between existing public open spaces.*

  **Completed**: *FSSD partnered with the City of Franklin with 50% on all costs of a capital project for a new baseball and softball complex. The City will enter into a shared use agreement for up to 25 years in 2022 with opening the complex in the same year.*

  **In Progress**: *As part of the Capital Improvement Budget, Park projects were identified, and Friends of Franklin Parks identified several capital projects to assist the City. In 2020, the BOMA saw the non-profit as an "opportunity" project for the non-profit to fundraise and perform the capital construction renovations/restoration of the Historic Hayes Home that opened up to the public in May 2025.*

**Develop a strong volunteer corps to support staff in the system and enhance customer service.**

- Determine what role the parks system should play in the delivery of program services and how much of the market they want to control.

  **Completed**: *The Parks & Recreation personnel play a prominent role in facilitating the programs with the assistance of outside vendors.*

- Create a volunteer coordinator position within the system.

- Seek to have volunteers cover 15% of the hours needed to operate the system.

- Recruit and train volunteers on the system and how they can add value to implementing this Master Plan.

  **In Progress**: *The City of Franklin Parks & Recreation Department has a very active volunteer program through the following but not limited to: Special Events, Cemetery Restoration, Tree Plantings, Commissions and Athletic programs. There are hundreds of hours logged and documented each year through a benchmarking program within the fiscal year budget process.*

  *A coordinator was not justified at this time but falls under the leadership of the Parks & Recreation Superintendent and the Parks & Recreation Supervisor housed within the department.*

**Develop performance measures for demonstrating to elected officials the level of productivity and efficiency the Department is achieving each year.**

- Develop at least 15 performance indicators for the Department and implement 5 in the first year and up to 15 by the fifth year.

- Teach and train staff on how to track and implement performance measures in the system and report them effectively.

- Post results on a quarterly basis to the staff and the public.

  **Completed**: *In January of each year, City staff outlines budget goals and a schedule for the upcoming fiscal year. During February, March and April, budget interviews were conducted by the Budget and Finance Committee with departments. Normally budget goals are discussed with the Board's Budget and Finance Committee and department staff. After reviewing the current fiscal year 2021-22 budget, requests for the new fiscal year budgets were submitted by the various departments to the City Administrator and Assistant City Administrators. Departments were asked to present two budgets. The first, a base or 'level of service' budget, demonstrated how much it will cost the City to provide the same level of service in FY 2023 that it does in the current fiscal year. The second, identified program enhancements– any new or additional staff, major expenses or small capital equipment, or new programs. For each enhancement, departments filled out a one-page form which documented the basic information of program enhancements – both in a numeric and narrative format in*

*priority order. The goal of this method of budgeting was to easily demonstrate a) the ongoing costs of operations and b) additional needs of departments. Program enhancements were added to the budgets and are included within the departmental budgets included herein. All program enhancements requested are provided in the Appendices. Budget officers recognize the need to maintain a strong financial position overall, consistent objectives with budget goals, a balance of revenue to expenditures, and long-term cost implications. We recognize that adoption of an annual budget establishes a short-term (i.e., one year) fiscal plan. Short-term fiscal decisions can have long-term fiscal impacts. Each year in the CIP we seek to discuss and evaluate long-term fiscal trends and then utilize that for short-term spending and service level decisions during the annual budget process, recognizing the demands anticipated with continued growth projections. Decisions on new programs or services require the same consideration.*

*The City of Franklin is committed to efficient operations and ethical standards in all services provided to our citizens and visitors. In conjunction with the beginning of the budget preparation process, Department Directors are encouraged to again emphasize our continuing commitment to operational excellence. While much of the focus and debate within the community centers on growth and development issues, the operations of City government have remained focused on continuous improvement.*

### Establish an implementation plan and funding strategy for repairs and ongoing maintenance at Rest Haven and City Cemeteries.

- Establish a conservancy and develop plan for raising funds for repairs and perpetual maintenance.

  **Completed**: *An established fund was established in the Parks General Fund Budget each fiscal year. The priorities for each of the cemeteries is discussed and approved by the Civil War Battlefield Commission established by the BOMA. The fund may be used for materials, contracted services, or match with potential public/private partnership opportunities.*

- Identify grant opportunities for repairs on an annual basis.

  **Completed**: *This continues each fiscal year, funds are budgeted for historical properties which may be matched up to $25,000 if grant opportunities become available.*

- Seek capital funding from BOMA for critical immediate repairs.

  **Completed**: *This strategy was completed yet not placed in the capital but within the general fund fiscal year budget for historical properties and not in the capital section of the budget.*

- ✓ Develop budgets for short- and long-term improvements.
  - **Completed**: *The priorities for each cemetery are discussed and approved by the Civil War Battlefield Commission established by the BOMA.*
  - **In-Progress**: *Established a public-private partnership with Toussaint L'Ouverture.*

**Establish a joint use agreement with the Franklin Special School District.**

FSSD Joint Use Community Meeting

- ✓ Consider the development of a joint use agreement on park school property.
  - **Completed**: *Developed a Memorandum of Understanding between the City of Franklin and the FSSD in 2018 following the approval of completing the Scope of Services for the Freedom Middle School and Poplar Middle & Elementary Schools. - Ball field Renovation.*

- ✓ If agreeable, consider using school property, both indoor and outdoor, during non-school times.
  - **Completed**: *In 2019, an Interlocal Agreement Between the FSSD & City of Franklin was approved for joint construction, operation, and maintenance of ballfields only. A master plan was completed 2017-2018 which outlined potential joint projects between both parties to be completed in the future.*

# 1.10 Conclusion

This Plan builds on the foundation of the previous plans framework and is intended to change with time and as conditions change. As the population continues to grow and the demographics change in the City, there will be increased pressure on the existing parks and facilities requiring a higher level of service for indoor and outdoor facilities as well as the need to broaden and enhance recreational offerings.

The City's Parks & Recreation Department staff is a group of experienced professionals dedicated to the community's wellbeing and has the ability to respond to these needs.

# Appendix I
# Community Interest and Opinion Survey

# Appendix I Community Interest and Opinion Survey

## The City of Franklin 2025 Community Survey

Please complete this survey if you are the adult (age 18 or older) in the household who most recently had a birthday (the year of birth does not matter). Your responses are confidential and no identifying information will be shared.

**1. Please rate each of the following aspects of quality of life in Franklin.**

| | Excellent | Good | Fair | Poor | Don't know |
|---|---|---|---|---|---|
| Franklin as a place to live | 1 | 2 | 3 | 4 | 5 |
| Your neighborhood as a place to live | 1 | 2 | 3 | 4 | 5 |
| Franklin as a place to raise children | 1 | 2 | 3 | 4 | 5 |
| Franklin as a place to work | 1 | 2 | 3 | 4 | 5 |
| Franklin as a place to visit | 1 | 2 | 3 | 4 | 5 |
| Franklin as a place to retire | 1 | 2 | 3 | 4 | 5 |
| The overall quality of life in Franklin | 1 | 2 | 3 | 4 | 5 |
| Sense of community | 1 | 2 | 3 | 4 | 5 |

**2. Please rate each of the following characteristics as they relate to Franklin as a whole.**

| | Excellent | Good | Fair | Poor | Don't know |
|---|---|---|---|---|---|
| Overall economic health of Franklin | 1 | 2 | 3 | 4 | 5 |
| Overall quality of the transportation system (auto, bicycle, foot, bus) in Franklin | 1 | 2 | 3 | 4 | 5 |
| Overall design or layout of Franklin's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.) | 1 | 2 | 3 | 4 | 5 |
| Overall quality of the utility infrastructure in Franklin (water, sewer, storm water, electric/gas, broadband) | 1 | 2 | 3 | 4 | 5 |
| Overall feeling of safety in Franklin | 1 | 2 | 3 | 4 | 5 |
| Overall quality of natural environment in Franklin | 1 | 2 | 3 | 4 | 5 |
| Overall quality of parks and recreation opportunities | 1 | 2 | 3 | 4 | 5 |
| Overall health and wellness opportunities in Franklin | 1 | 2 | 3 | 4 | 5 |
| Overall opportunities for education, culture, and the arts | 1 | 2 | 3 | 4 | 5 |
| Residents' connection and engagement with their community | 1 | 2 | 3 | 4 | 5 |

**3. Please indicate how likely or unlikely you are to do each of the following.**

| | Very likely | Somewhat likely | Somewhat unlikely | Very unlikely | Don't know |
|---|---|---|---|---|---|
| Recommend living in Franklin to someone who asks | 1 | 2 | 3 | 4 | 5 |
| Remain in Franklin for the next five years | 1 | 2 | 3 | 4 | 5 |

**4. Please rate how safe or unsafe you feel:**

| | Very safe | Somewhat safe | Neither safe nor unsafe | Somewhat unsafe | Very unsafe | Don't know |
|---|---|---|---|---|---|---|
| In your neighborhood during the day | 1 | 2 | 3 | 4 | 5 | 6 |
| In Franklin's downtown/commercial area during the day | 1 | 2 | 3 | 4 | 5 | 6 |
| From property crime | 1 | 2 | 3 | 4 | 5 | 6 |
| From violent crime | 1 | 2 | 3 | 4 | 5 | 6 |
| From fire, flood, or other natural disaster | 1 | 2 | 3 | 4 | 5 | 6 |

**5. Please rate the job you feel the Franklin community does at each of the following.**

| | Excellent | Good | Fair | Poor | Don't know |
|---|---|---|---|---|---|
| Making all residents feel welcome | 1 | 2 | 3 | 4 | 5 |
| Attracting people from diverse backgrounds | 1 | 2 | 3 | 4 | 5 |
| Valuing/respecting residents from diverse backgrounds | 1 | 2 | 3 | 4 | 5 |
| Taking care of vulnerable residents (elderly, disabled, homeless, etc.) | 1 | 2 | 3 | 4 | 5 |

**6. Please rate each of the following in the Franklin community.**

| | Excellent | Good | Fair | Poor | Don't know |
|---|---|---|---|---|---|
| Overall quality of business and service establishments in Franklin | 1 | 2 | 3 | 4 | 5 |
| Variety of business and service establishments in Franklin | 1 | 2 | 3 | 4 | 5 |
| Vibrancy of downtown/commercial area | 1 | 2 | 3 | 4 | 5 |
| Employment opportunities | 1 | 2 | 3 | 4 | 5 |
| Shopping opportunities | 1 | 2 | 3 | 4 | 5 |
| Cost of living in Franklin | 1 | 2 | 3 | 4 | 5 |
| Overall image or reputation of Franklin | 1 | 2 | 3 | 4 | 5 |

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**7. Please also rate each of the following in the Franklin community.**

| | Excellent | Good | Fair | Poor | Don't know |
|---|---|---|---|---|---|
| Traffic flow on major streets | 1 | 2 | 3 | 4 | 5 |
| Ease of public parking | 1 | 2 | 3 | 4 | 5 |
| Ease of travel by car in Franklin | 1 | 2 | 3 | 4 | 5 |
| Ease of travel by public transportation in Franklin | 1 | 2 | 3 | 4 | 5 |
| Ease of travel by bicycle in Franklin | 1 | 2 | 3 | 4 | 5 |
| Ease of walking in Franklin | 1 | 2 | 3 | 4 | 5 |
| Well-planned residential growth | 1 | 2 | 3 | 4 | 5 |
| Well-planned commercial growth | 1 | 2 | 3 | 4 | 5 |
| Well-designed neighborhoods | 1 | 2 | 3 | 4 | 5 |
| Preservation of the historical or cultural character of the community | 1 | 2 | 3 | 4 | 5 |
| Public places where people want to spend time | 1 | 2 | 3 | 4 | 5 |
| Variety of housing options | 1 | 2 | 3 | 4 | 5 |
| Availability of affordable quality housing | 1 | 2 | 3 | 4 | 5 |
| Overall quality of new development in Franklin | 1 | 2 | 3 | 4 | 5 |
| Overall appearance of Franklin | 1 | 2 | 3 | 4 | 5 |
| Cleanliness of Franklin | 1 | 2 | 3 | 4 | 5 |
| Water resources (beaches, lakes, ponds, riverways, etc.) | 1 | 2 | 3 | 4 | 5 |
| Air quality | 1 | 2 | 3 | 4 | 5 |
| Availability of paths and walking trails | 1 | 2 | 3 | 4 | 5 |
| Fitness opportunities (including exercise classes and paths or trails, etc.) | 1 | 2 | 3 | 4 | 5 |
| Recreational opportunities | 1 | 2 | 3 | 4 | 5 |
| Availability of affordable quality food | 1 | 2 | 3 | 4 | 5 |
| Availability of affordable quality health care | 1 | 2 | 3 | 4 | 5 |
| Availability of preventive health services | 1 | 2 | 3 | 4 | 5 |
| Availability of affordable quality mental health care | 1 | 2 | 3 | 4 | 5 |
| Opportunities to attend cultural/arts/music activities | 1 | 2 | 3 | 4 | 5 |
| Community support for the arts | 1 | 2 | 3 | 4 | 5 |
| Availability of affordable quality childcare/preschool | 1 | 2 | 3 | 4 | 5 |
| K-12 education | 1 | 2 | 3 | 4 | 5 |
| Adult educational opportunities | 1 | 2 | 3 | 4 | 5 |
| Sense of civic/community pride | 1 | 2 | 3 | 4 | 5 |
| Neighborliness of residents in Franklin | 1 | 2 | 3 | 4 | 5 |
| Opportunities to participate in social events and activities | 1 | 2 | 3 | 4 | 5 |
| Opportunities to attend special events and festivals | 1 | 2 | 3 | 4 | 5 |
| Opportunities to volunteer | 1 | 2 | 3 | 4 | 5 |
| Opportunities to participate in community matters | 1 | 2 | 3 | 4 | 5 |
| Openness and acceptance of the community toward people of diverse backgrounds | 1 | 2 | 3 | 4 | 5 |

**8. Please indicate whether or not you have done each of the following in the last 12 months.**

| | No | Yes |
|---|---|---|
| Contacted the City of Franklin (in-person, phone, email, or web) for help or information | 1 | 2 |
| Contacted Franklin elected officials (in-person, phone, email, or web) to express your opinion | 1 | 2 |
| Attended a local public meeting (of local elected officials like City Council or County Commissioners, advisory boards, town halls, HOA, neighborhood watch, etc.) | 1 | 2 |
| Watched (online or on television) a local public meeting | 1 | 2 |
| Volunteered your time to some group/activity in Franklin | 1 | 2 |
| Campaigned or advocated for a local issue, cause, or candidate | 1 | 2 |
| Voted in your most recent local election | 1 | 2 |
| Used bus, rail, subway, or other public transportation instead of driving | 1 | 2 |
| Carpooled with other adults or children instead of driving alone | 1 | 2 |
| Walked or biked instead of driving | 1 | 2 |

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**9. Please rate the quality of each of the following services in Franklin.**

| | Excellent | Good | Fair | Poor | Don't know |
|---|---|---|---|---|---|
| Public information services | 1 | 2 | 3 | 4 | 5 |
| Economic development | 1 | 2 | 3 | 4 | 5 |
| Traffic enforcement | 1 | 2 | 3 | 4 | 5 |
| Traffic signal timing | 1 | 2 | 3 | 4 | 5 |
| Street repair | 1 | 2 | 3 | 4 | 5 |
| Street cleaning | 1 | 2 | 3 | 4 | 5 |
| Street lighting | 1 | 2 | 3 | 4 | 5 |
| Snow removal | 1 | 2 | 3 | 4 | 5 |
| Sidewalk maintenance | 1 | 2 | 3 | 4 | 5 |
| Bus or transit services | 1 | 2 | 3 | 4 | 5 |
| Land use, planning, and zoning | 1 | 2 | 3 | 4 | 5 |
| Code enforcement (weeds, abandoned buildings, etc.) | 1 | 2 | 3 | 4 | 5 |
| Affordable high-speed internet access | 1 | 2 | 3 | 4 | 5 |
| Garbage collection | 1 | 2 | 3 | 4 | 5 |
| Drinking water | 1 | 2 | 3 | 4 | 5 |
| Sewer services | 1 | 2 | 3 | 4 | 5 |
| Storm water management (storm drainage, dams, levees, etc.) | 1 | 2 | 3 | 4 | 5 |
| Power (electric and/or gas) utility | 1 | 2 | 3 | 4 | 5 |
| Utility billing | 1 | 2 | 3 | 4 | 5 |
| Police/Sheriff services | 1 | 2 | 3 | 4 | 5 |
| Crime prevention | 1 | 2 | 3 | 4 | 5 |
| Animal control | 1 | 2 | 3 | 4 | 5 |
| Ambulance or emergency medical services | 1 | 2 | 3 | 4 | 5 |
| Fire services | 1 | 2 | 3 | 4 | 5 |
| Fire prevention and education | 1 | 2 | 3 | 4 | 5 |
| Emergency preparedness (services that prepare the community for natural disasters or other emergency situations) | 1 | 2 | 3 | 4 | 5 |
| Preservation of natural areas (open space, farmlands, and greenbelts) | 1 | 2 | 3 | 4 | 5 |
| Franklin open space | 1 | 2 | 3 | 4 | 5 |
| Recycling | 1 | 2 | 3 | 4 | 5 |
| Yard waste pick-up | 1 | 2 | 3 | 4 | 5 |
| City parks | 1 | 2 | 3 | 4 | 5 |
| Recreation programs or classes | 1 | 2 | 3 | 4 | 5 |
| Recreation centers or facilities | 1 | 2 | 3 | 4 | 5 |
| Health services | 1 | 2 | 3 | 4 | 5 |
| Public library services | 1 | 2 | 3 | 4 | 5 |
| Overall customer service by Franklin employees (police, receptionists, planners, etc.) | 1 | 2 | 3 | 4 | 5 |

**10. Please rate the following categories of Franklin government performance.**

| | Excellent | Good | Fair | Poor | Don't know |
|---|---|---|---|---|---|
| The value of services for the taxes paid to Franklin | 1 | 2 | 3 | 4 | 5 |
| The overall direction that Franklin is taking | 1 | 2 | 3 | 4 | 5 |
| The job Franklin government does at welcoming resident involvement | 1 | 2 | 3 | 4 | 5 |
| Overall confidence in Franklin government | 1 | 2 | 3 | 4 | 5 |
| Generally acting in the best interest of the community | 1 | 2 | 3 | 4 | 5 |
| Being honest | 1 | 2 | 3 | 4 | 5 |
| Being open and transparent to the public | 1 | 2 | 3 | 4 | 5 |
| Informing residents about issues facing the community | 1 | 2 | 3 | 4 | 5 |
| Treating all residents fairly | 1 | 2 | 3 | 4 | 5 |
| Treating residents with respect | 1 | 2 | 3 | 4 | 5 |

**11. Overall, how would you rate the quality of the services provided by each of the following?**

| | Excellent | Good | Fair | Poor | Don't know |
|---|---|---|---|---|---|
| The City of Franklin | 1 | 2 | 3 | 4 | 5 |
| The Federal Government | 1 | 2 | 3 | 4 | 5 |

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**12. Please rate how important, if at all, you think it is for the Franklin community to focus on each of the following in the coming two years.**

| | Essential | Very important | Somewhat important | Not at all important |
|---|---|---|---|---|
| Overall economic health of Franklin | 1 | 2 | 3 | 4 |
| Overall quality of the transportation system (auto, bicycle, foot, bus) in Franklin | 1 | 2 | 3 | 4 |
| Overall design or layout of Franklin's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.) | 1 | 2 | 3 | 4 |
| Overall quality of the utility infrastructure in Franklin (water, sewer, storm water, electric/gas, broadband) | 1 | 2 | 3 | 4 |
| Overall feeling of safety in Franklin | 1 | 2 | 3 | 4 |
| Overall quality of natural environment in Franklin | 1 | 2 | 3 | 4 |
| Overall quality of parks and recreation opportunities | 1 | 2 | 3 | 4 |
| Overall health and wellness opportunities in Franklin | 1 | 2 | 3 | 4 |
| Overall opportunities for education, culture, and the arts | 1 | 2 | 3 | 4 |
| Residents' connection and engagement with their community | 1 | 2 | 3 | 4 |

**13. Please rate your level of satisfaction with the City of Franklin's management of growth:**

❍ Very satisfied ❍ Somewhat satisfied ❍ Somewhat dissatisfied ❍ Very dissatisfied ❍ Don't know

**14. How much would you support or oppose higher taxes or fees if local and state transportation projects could be completed in less time?**

❍ Strongly support ❍ Somewhat support ❍ Somewhat oppose ❍ Strongly oppose ❍ Don't know/no opinion

**15. How much would you agree, if at all, that each of the following amenities are needed in Franklin?**

| | Strongly agree | Somewhat agree | Slightly agree | Do not agree |
|---|---|---|---|---|
| Additional Recreation Amenities | 1 | 2 | 3 | 4 |
| Unique Shopping Opportunities | 1 | 2 | 3 | 4 |
| Dedicated Farmer's Market | 1 | 2 | 3 | 4 |
| Large-scale Sports & Entertainment Venue | 1 | 2 | 3 | 4 |
| Enhanced Transportation Options (Rail/Light-rail/Air/Choice Lanes) | 1 | 2 | 3 | 4 |

**16. Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?**

_____

_____

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## The City of Franklin 2025 Community Survey

Our last questions are about you and your household.
Again, all of your responses to this survey are confidential and no identifying information will be shared.

**D1. In general, how many times do you:**

| | Several times a day | Once a day | A few times a week | Every few weeks | Less often or never | Don't know |
|---|---|---|---|---|---|---|
| Access the internet from your home using a computer, laptop, or tablet computer | 1 | 2 | 3 | 4 | 5 | 6 |
| Access the internet from your cell phone | 1 | 2 | 3 | 4 | 5 | 6 |
| Visit social media sites such as Facebook, X (formerly Twitter), Nextdoor, etc. | 1 | 2 | 3 | 4 | 5 | 6 |
| Use or check email | 1 | 2 | 3 | 4 | 5 | 6 |
| Share your opinions online | 1 | 2 | 3 | 4 | 5 | 6 |
| Shop online | 1 | 2 | 3 | 4 | 5 | 6 |

**D2. Please rate your overall health.**
❍ Excellent ❍ Very good ❍ Good ❍ Fair ❍ Poor

**D3. What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:**
❍ Very positive ❍ Somewhat positive ❍ Neutral ❍ Somewhat negative ❍ Very negative

**D4. How many years have you lived in Franklin?**
❍ Less than 2 years
❍ 2-5 years
❍ 6-10 years
❍ 11-20 years
❍ More than 20 years

**D5. Which best describes the building you live in?**
❍ Single-family detached home
❍ Townhouse or duplex (may share walls but no units above or below you)
❍ Condominium or apartment (have units above or below you)
❍ Mobile home
❍ Other

**D6. Do you rent or own your home?**
❍ Rent
❍ Own

**D7. About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance, and homeowners' association (HOA) fees)?**
❍ Less than $300
❍ $300 to $599
❍ $600 to $999
❍ $1,000 to $1,499
❍ $1,500 to $2,499
❍ $2,500 to $3,999
❍ $4,000 to $6,999
❍ $7,000 to $9,999
❍ $10,000 or more

**D8. Do any children 17 or under live in your household?**
❍ No ❍ Yes

**D9. Are you or any other members of your household aged 65 or older?**
❍ No ❍ Yes

**D10. How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)**
❍ Less than $25,000
❍ $25,000 to $49,999
❍ $50,000 to $74,999
❍ $75,000 to $99,999
❍ $100,000 to $149,999
❍ $150,000 to $199,999
❍ $200,000 to $299,999
❍ $300,000 or more

**D11. Are you of Hispanic, Latino/a/x, or Spanish origin?**
❍ No ❍ Yes

**D12. What is your race? (Mark one or more races to indicate what race you consider yourself to be.)**
❑ American Indian or Alaskan Native
❑ Asian
❑ Black or African American
❑ Native Hawaiian or Other Pacific Islander
❑ White
❑ A race not listed

**D13. In which category is your age?**
❍ 18-24 years
❍ 25-34 years
❍ 35-44 years
❍ 45-54 years
❍ 55-64 years
❍ 65-74 years
❍ 75 years or older

**D14. What is your gender?**
❍ Woman
❍ Man
❍ Identify in another way ➔ go to D14a

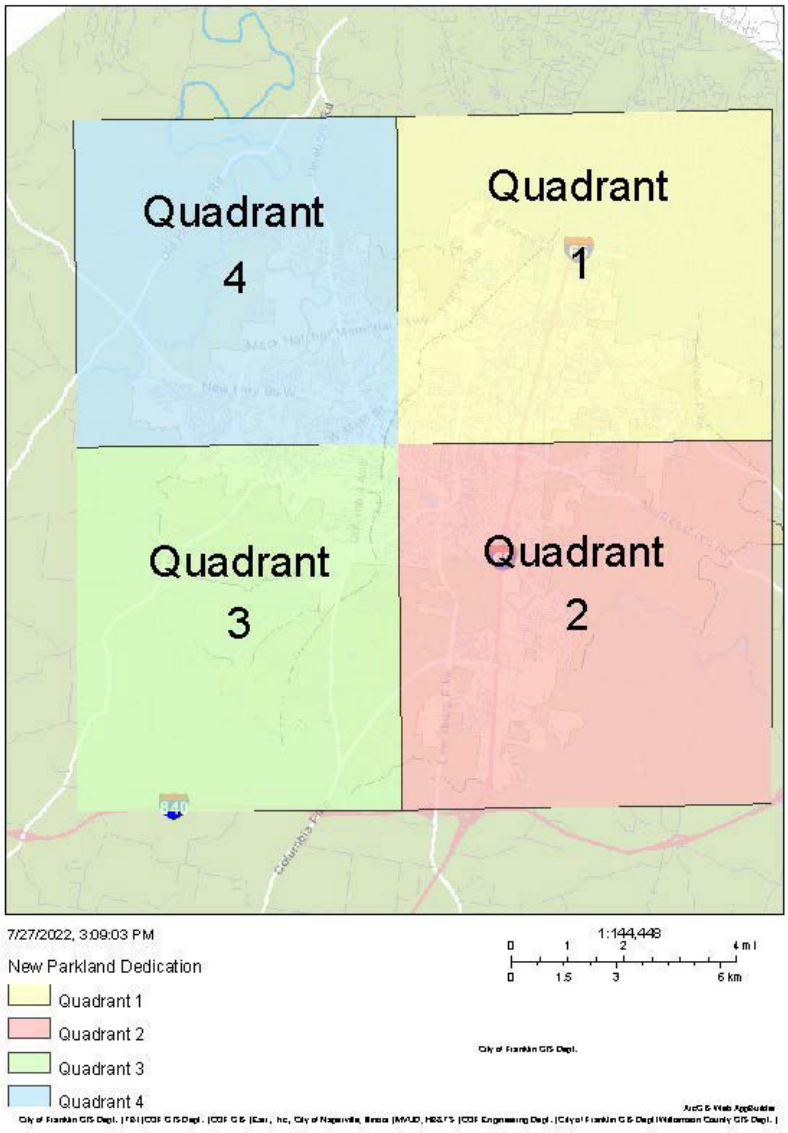
**D14a. If you identify in another way, how would you describe your gender?**
❍ Agender/I don't identify with any gender
❍ Genderqueer/gender fluid
❍ Non-binary
❍ Transgender man
❍ Transgender woman
❍ Two-spirit
❍ Identify in another way

**Thank you!** Please return the completed survey in the postage-paid envelope to:
**National Research Center, Inc., PO Box 549, Belle Mead, NJ 08502**

The National Community Survey™ • © 2001-2024 National Research Center, Inc.

# Appendix II Park Dedication Fee

ArcGIS Web Map



| Parkland Impact Fee Methodology | Ordinance 2016-25 (2017) #'s Based on Special Census 7/1/2017 | 2025 update | Source | Math Notes |
|---|---|---|---|---|
| COF Population | 70,908 | 88615 | U.S. Census Estimated 2023 | |
| Acres of Non-Historic Parkland and Trails | 378.66 | 522.00 | COF Parks Department | |
| Plus, Private Pools | 47.00 | 59.00 | COF BNS Department | Public & Private Pools (~59 Acres) |
| Total Acres of Non-Historic Parkland, Trails & Pools | 425.66 | 581.00 | | Adding Non-Historic Park Acres (includes trails) & pools |
| Service Level (Population/Acres of Parkland) | 166.58 | 152.52 | BOMA Policy Decision | Pop. 88,615 / 581 Total Acres = 152.52 (People per Acre of Parks) |
| People Per Dwelling Unit | 2.4 | 2.3 | | Pop. 88,615 / 38,448 DU = 2.3 People per Dwelling Unit |
| Dwelling Units (Total) | | 38448.00 | COF BNS Department Provided | |
| Dwelling Units/Acre Parkland Target Service Level (Alt Calc) | 69.41 | 70.00 | DU is the Unit Metric | Service Level 152.52 / 2.3 People Per DU = 66.31 ***(SHOULD THE SERVICE LEVEL BE CONSISTENT 70 DU PER ACRE )*** |
| Cost of 1 Acre of Land (Non-Floodplain) | $ 62,121.00 | $ 150,321.12 | Williamson County Assessor/GIS | Should this fee increase if LAND is not required at this time for current benchmark of population? Staff Option 1: Double Land Value & Round It. Staff Option 2: Keep Land Value Same 2017 |
| Cost of 1 Acre of Land (Floodplain & Hillside) | $ 45,757.00 | $ 44,183.61 | Williamson County Assessor/GIS | Should this fee remain the same from 2017 or be consistent w/ current value in 2023? |
| Cost of Parkland per Dwelling Unit (Non-Floodplain/Hillside) | $ 894.99 | $ 2,147.44 | | $150,321.12 / 70 DU's = $2,147.44 Cost Per DU OR $125,000 / 70 DU's = $1785.71 OR $62,121 / 70 DU's = $$88.44 Cost Per DU |
| Cost of Parkland per Dwelling Unit (Floodplain/Hillside) | $ 659.23 | $ 631.19 | | $44,183.61 / 70 DU's = $631.19 Cost Per DU OR $45,757/ 70 DU's = $653.67 Cost Per DU |
| 5 Acre Neighborhood Park Development Cost | $ 1,183,029.00 | $ 1,034,154.00 | COF Parks Department | Design & Construction OPCC of 5-Acre Park; Staff Option 1: Use 25% of total cost of OPCC $4,136,616.13; OPCC does not include land cost and supplement the remaining 75% with other funds or opportunities. 25% is a nexus b/c COF requiring payment of 25% of the fee collected by all developments unless the park receives 100% which is land & construction. |
| Number of DU's Served by 5 Acre Park | 347.05 | 350.00 | | 70 DU x 5 Acre's = 350 Number of Dwelling Units Served by a 5-Acre Park |
| Cost to Develop a 5 Acre Neighborhood Park per DU | $ 3,408.82 | $ 2,954.73 | | Staff Option 1: $1,034,154.00 / 350 DU = $4,740 Per DU |
| Total Parkland Fee Per DU Target Level Of Service | $ 4,303.81 | $ 5,102.17 | | A development would need a miminum of 872 DU to construct the 100% OPCC of a 5-Acre Park: Based on ($4740 PIF) |

Prepared by:
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064

**PARKLAND IMPACT FEE (PAYMENT OF FEE ONLY)**

**AGREEMENT FOR PROPERTY NAME BETWEEN THE CITY OF FRANKLIN AND PARTY**
**CONTRACT NO. 202X-XXXX**

This PARKLAND IMPACT FEE AGREEMENT ("Agreement"), is made and entered into this____day of _____, 2022 by and between THE CITY OF FRANKLIN, TENNESSEE ("City") and PARTY ("Owner") pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code and the Owner of that certain land known as PROPERTY NAME in Williamson County, Tennessee. The parties join herein for the sole purpose of consenting to and approving this Agreement, and hereby consent to and approve this Agreement.

**WITNESSETH:**

**WHEREAS,** the Owner is in the process of developing the property located at ADDRESS (the "Development Project"), located in Parkland Quadrant QUADRANT # of the City, consisting of NUMBER OF DWELLING UNITS known as PROPERTY NAME; and

**WHEREAS,** Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City's Parkland Dedication Ordinance (Ordinance 2016-25, Franklin Municipal Code §25-405 "Ordinance"); and

**WHEREAS,** the Owner's Parkland Impact Fee as set forth in the Ordinance is Four Thousand Three Hundred Four and 00/100 Dollars ($4,304.00) per dwelling unit; and

**WHEREAS,** the total Parkland Impact Fee obligation for this project is TOTAL PARKLAND IMPACT FEE AMOUNT and Twenty-Five Percent (25%) or 25% OF AMOUNT of which shall be paid at the final plat or at the issuance of the first building permit when a plat is not required. The remaining Seventy-Five Percent (75%) or 75% OF AMOUNT shall be collected at a pro-rated per permit rate of Three Thousand Two Hundred Twenty-Eight and 00/100 Dollars ($3,228.00) until the full obligation has been paid.

**NOW, THEREFORE,** in consideration of the terms, conditions, and mutual agreements by and between the parties as hereinafter set forth in detail, the parties do hereby mutually agree as follows:

## I. AGREEMENT FOR PAYMENT OF PARKLAND IMPACT FEES

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.

2. This Agreement is non-transferable to the successors or assigns of Owner unless the successor assumes the same obligations of Owner in writing. Such assignment shall be provided to the City within fifteen (15) days of its occurrence. Upon assignment, the Owner shall be relieved from further liability under this Agreement.

3. The City and Owner agree that the terms and conditions contained herein shall be binding on and shall insure to their heirs, representatives, successors, and assigns.

4. Applicable Law/Choice of Forum and Venue. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to any state's choice of law rules. The parties' choice for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.

5. All notices required to be given by any party shall be in writing, addressed to all other parties, and delivered by certified mail or in person to:

In the case of the City:

City of Franklin
Attn: Mark Hilty, ACA
109 Third Ave. South
P.O. Box 305
Franklin, TN 37065-0305

In the case of Owner:
OWNER NAME
Attn:
ADDRESS LINE 1
ADDRESS LINE 2
ADDRESS LINE 3

6. This Agreement constitutes the entire agreement between the parties. There are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter hereof. This Agreement may be amended or modified only by an instrument of equal formality signed by the respective parties.

## II. GENERAL TERMS AND CONDITIONS

1. Personal Liability.
No member, Mayor, Alderman, official, or employee of the City shall be personally liable to the Owner or any successor in interest in the event of any default or breach by the City, or for any amount which may become due to the Owner or successor or on any obligations hereunder.

2. Warranties /Limitation of Liability/Waiver.
The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by the Owner to limit its liability shall be void and unenforceable. The City, being a Tennessee governmental entity, is governed by the provisions of the Tennessee Governmental Tort Liability Act, Tenn. Code Ann. § 29-20-101 et. seq., for causes of action sounding in tort. Further, no contract provision requiring a Tennessee political entity to indemnify or hold harmless the Contractor beyond the liability imposed by law is enforceable because it appropriates public money and nullifies governmental immunity without the authorization of the General Assembly.

3. Severability.
If any term or provision of this Agreement is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Agreement will not be affected.

Prepared by:
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064

**IN WITNESS WHEREOF,** the said parties have hereunto set their signatures on this day and date first above written.

**CITY OF FRANKLIN, TENNESSEE** **Attest:**

By: _____ By: _____
Dr. Ken Moore, Mayor Eric S. Stuckey, City Administrator

Date:_____ Date:_____

**STATE OF TENNESSEE** )
)
**COUNTY OF WILLIAMSON** )

Before me,_____, a Notary Public of said State and County, personally appeared Dr. Ken Moore and Eric S. Stuckey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and where, upon oath, Dr. Ken Moore acknowledged himself to be Mayor and Eric S. Stuckey acknowledged himself to be City Administrator of the City of Franklin, Tennessee, and that as such, being authorized to do so, have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this_____day of_____, 20____.

_____
NOTARY PUBLIC

My Commission Expires: _____

**Approved as to form:**

By: _____
Maricruz R. Fincher, Staff Attorney

Prepared by:
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064

**OWNER**

By:

Name:

Title:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
)
COUNTY OF_____)

On_____, before me,_____, Notary Public, personally appeared_____who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of_____that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
NOTARY PUBLIC

My Commission Expires: _____

**PARKLAND IMPACT FEE AND CONSTRUCTION AGREEMENT**
**BETWEEN THE CITY OF FRANKLIN AND OWNER**
**CONTRACT NO. 2022-XXXX**

**This PARKLAND IMPACT FEE AND CONSTRUCTION AGREEMENT** ("Agreement"), made and entered into this_____day of _____ 2022 by and between THE CITY OF FRANKLIN, TENNESSEE ("City") and OWNER, developer of that certain land known as PROPERTY NAME in Williamson County, Tennessee, as more particularly described in Exhibit A attached hereto ("Owner") pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code.

**WITNESSETH:**

**WHEREAS,** Owner is in the process of developing Williamson County Property Tax Assessor's Map # Parcel # ("Development Project"), located in Parkland Quadrant QUADRANT # of the City, consisting of NUMBER OF DWELLING UNITS on the property known as Property Name; and

**WHEREAS**, Owner intends to develop or cause the development of appurtenances and parkland amenities ( "Parkland Project") consisting of LIST AMENITIES on approximately ACREAGE acres, all as more particularly shown and described on Exhibit X; and

**WHEREAS,** Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City's Parkland Dedication Ordinance (Ordinance 2016-25, Franklin Municipal Code §25-405, "Ordinance"); and

**WHEREAS,** the Parkland Impact Fee as set forth in the Ordinance is Four Thousand Three Hundred Four and 00/100 Dollars ($4,304.00) per dwelling unit; and

**WHEREAS**, the total Parkland Impact Fee for Owner is TOTAL FEE ALPHA AND NUMERICALLY; and

**WHEREAS,** Owner shall pay Twenty-Five percent (25%) of the Total Parkland Impact Fee obligation at the recording of the first final plat or the issuance of the first building permit when a plat is not required for any property that includes a structure with dwelling units, and the remaining Seventy-Five percent (75%) shall be paid per permit in the pro-rated amount of Three Thousand Two Hundred Twenty-Eight and 00/100 ($3,228.00) until such time the total obligation has been satisfied; and

**WHEREAS,** Owner has requested to offset a portion of the costs of construction of these improvements against any Parkland Impact Fees due from the Development Project. The estimated amount of such eligible costs, and the potential offset, was determined by the Parks Department Director, or designee, on DATE, to be ELIGIBLE OFFSET AMOUNT; and

**WHEREAS,** Owner has agreed to construct the Public Parkland Project as illustrated on Exhibits X and X and described in detail below for the future enjoyment of the public free of charge, subject to the terms and conditions set forth herein; and

**WHEREAS,** the Parkland Project as illustrated in Exhibits X and X shall undergo further design and development which may change the size and location of the amenities as currently shown. However, the Projects shall not be altered in any way that modifies the nature and type of use as contemplated in this Agreement as of the date hereof, without the express prior written consent of the City (which shall

not be unreasonably withheld, conditioned, or delayed).

**NOW, THEREFORE,** in consideration of the terms, conditions, and mutual agreements by and between the parties as hereinafter set forth in detail, the parties do hereby mutually agree as follows:

## I. AGREEMENT FOR PARKLAND CONSTRUCTION AND DEDICATION

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.

2. Owner agrees to and has attached all pertinent exhibits to this contract prior to the first submittal of this Agreement to the City for review. Owner further understands that failure to provide all pertinent exhibits prior to the first submittal of this Agreement for review will result in a delay in the agreement approval process.

3. Owner agrees to provide the City of Franklin with a Certificate of Liability Insurance evidencing General Liability insurance at $1,000,000 per occurrence and $2,000,000 aggregate limits that shall reflect the City of Franklin as Certificate Holder. Owner shall provide this Certificate of Liability Insurance prior to the signing of this agreement and shall provide an updated Certificate of Liability Insurance as General Liability insurance renews or changes throughout the term of this Agreement.

4. The total estimated cost of land and/or easement dedication, design, and the cost of labor, equipment, supplies, and materials used to construct the Projects is ESTIMATED COST OF IMPROVEMENTS, as more particularly described in Exhibit X, and the estimated total offset to Owner is ELIGIBLE OFFSET AMOUNT upon submittal and approval of supporting documentation. [Change Bracketed Section as Necessary] [Costs for the Public Project Amenities, including land value as determined by the predetermined land value in the Ordinance, shall be valued at One Hundred Percent (100%) of the total costs, and costs for the Private Project shall be valued at Fifty Percent (50%) of the total costs.] The following costs are specifically excluded and not eligible for an offset: fiscal cost, including interest on money borrowed to finance the construction, cost for utility relocations, and other improvements that benefit the development.

5. As provided in Title 25, Chapter 4 of the Franklin Municipal Code, the eligible offset does not exceed the total Parkland Impact Fees due for the Development Project.

6. Owner shall be responsible for the location and protection of all existing utilities in accordance with State and local laws while utilizing the right-of-way. There shall be no offsets or reimbursement for relocation or protecting public utilities.

7. All improvements, uses, and activities shall comply with the policies established by the City of Franklin Zoning Ordinance and Municipal Code and with the terms and conditions of this agreement.

8. Upon Completion, and prior to acceptance, of the Parkland Project improvements, Owner shall provide reasonable documentation for all such costs and provide notarized release of liens.

9. Naming Rights. The policy of the City is to reserve naming or renaming of City assets to those circumstances which tradition and practice have shown to best serve the interest of the City and assure a worthy and enduring legacy for the City.

10. Organized Events. If an event requires a Special Event Permit, Owner or the sponsoring entity must obtain the permit from the City prior to the event occurring on the Parkland Project area.

11. Final as-built plans shall be submitted immediately following completion of construction activities. If the project is developed in phases, as-built plans for each phase shall be submitted once the work is complete in that phase. Acceptance of Parkland dedication and construction projects will not be issued until satisfactory as-built plans have been approved by the Parks Department Director and the City Engineer. All aspects of the project that have been affected by construction shall be verified and appear on the as-built plans. This would include, but is not limited to the following items:

- All property lines and easements
- New and Existing structures (include restrooms, playground equipment, trail/multi-use paths, trail heads, pavilions, pools, etc.)
- Location of all "as-built" work with station and offsets
- Height and location of all fences, walls, screens, trees, and hedges over 42" tall
- All commercial driveways, paved areas, and required parking spaces
- All concealed components with station and offsets (include known buried cables, utilities, drainage structures, etc.)
- All utilities
- File formats shall be in a *.PDF along with either *.DWG, *.DXF, *.DGN, or AutoDACr14
- Two paper sets

*Note: on all sheets referencing the Tennessee State Plane Coordination System, Zone 5301, Fipszone 4100; NAD 83 datum.

Concealed components will require documented proof to be submitted with the as-built plans in the form of a certified construction log that has been generated by the design engineer. As-built plans are required to be endorsed by a Tennessee registered professional engineer and or a registered land surveyor.

12. [Only include if public access] Barring force majeure or weather delays, Owner agrees, upon thirty (30) days written notice from the City, to remove, maintain, repair, or replace trees, landscaping, and trail damage as described herein that may require reasonable removal, maintenance, repair, or replacement. The City reserves the right to assess the health of trees and landscaping, and the condition of the Public Parkland Project and whether trees, landscaping, and Parkland Project improvements must be replaced and maintained. If no remedy is made within the specified time, the City reserves the right to remove all affected trees and landscaping and repair the area with notice to Owner and at the sole cost and expense of Owner. Owner shall submit payment for full cost and expense incurred by the City within forty-five (45) days of the date of the invoice.

13. In the case of emergency situations where an unplanned disturbance of the trees, landscaping, and/or the Parkland Project occurs due to natural disaster, The City will perform emergency infrastructure repairs or conduct a public safety/emergency response. The City will minimize the disturbance to the extent feasible and will act swiftly for the purposes of public health, safety, and welfare. The City will bring the site back to substantially similar condition as soon as practicable, subject to budgetary constraints, other priorities that serve the public health, safety, and welfare, seasonal limitations for replacement or planting, and weather delays.

14. The Agreement shall be effective as of the date of execution by both parties and shall terminate only as provided within this Agreement.

15. This Agreement is non-transferable to the successors or assigns of Owner unless the successor assumes the same obligations of Owner in writing. Any assignment, in whole or in part, shall be provided to the City within fifteen (15) days after the transfer of the Development Project and must be approved by the City's Board of Mayor and Aldermen.

16. Owner shall exercise the rights, privileges, and permission granted herein at Owner's own risk. Owner shall not claim any damages from the City for any injuries or damages, including death, due to the exercise of such rights, privileges, or permission or the condition or use of the non-exclusive, all-access public easement. Owner shall not be precluded from damages directly resulting from the gross negligence or willful misconduct by the City and its Mayor, Aldermen, officers, employees, officials, and agents. Owner shall indemnify and hold harmless the City, its Mayor, Aldermen, officers, employees, officials, and agents, from and against all claims, actual damages, actual losses, and actual out-of-pocket expenses, including reasonable attorney's fees for outside counsel and costs, arising out of, resulting from, or in any way connected with the failure of Owner to comply with any of the provisions herein or with the City's direction to remove and/or maintain any trees, landscaping, or portions of the Parkland Project depicted in Exhibits A and B. The City shall not be liable to Owner should Owner's use of the property be hindered or disturbed. The City will not be liable to Owner for any reason not specifically stated herein.

17. The City and Owner agree that the terms and conditions contained herein shall be binding on and shall inure to their heirs, representatives, successors, and assigns and that there are no understandings or agreements between them except as contained in this instrument.

18. Applicable Law/Choice of Forum and Venue. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.

19. All notices required to be given by any party shall be in writing, addressed to all other parties, and delivered by certified mail or in person to:

In the case of the City:

City of Franklin
Attn: Mark Hilty, ACA
109 Third Ave. South
P.O. Box 305
Franklin, TN 37065-0305

In the case of Owner:
OWNER
ADDRESS LINE 2
ADDRESS LINE 3

ADDRESS LINE 4

20. This agreement shall be recorded with the Williamson County Register of Deeds with a copy maintained in the City Recorder's office in City Hall, 109 Third Avenue South, Franklin, TN 37064. Upon completion of this agreement, the City agrees to cover the costs and responsibility associated with recording this Agreement.

21. This Agreement constitutes the entire agreement between the parties. There are no other agreements or understandings, written or oral, in effect between the parties, relating to the subject matter hereof. This Agreement may be amended or modified only be an instrument of equal formality signed by the respective parties.

## II. GENERAL TERMS AND CONDITIONS

1. Personal Liability.
No member, Mayor, Alderman, official, or employee of the City shall be personally liable to Owner or any successor in interest, in the event of any default or breach by the City, or for any amount which may become due to Owner or successor or on any obligations hereunder; provided, however, the City shall remain liable to Owner for its gross negligence and willful misconduct. The City shall only look to Owner and the Development Project for the enforcement of Owner's obligations hereunder. None of the trustees, officers, directors, employees, members, owners, partners, or shareholders of Owner or any direct or indirect owner of Owner shall have any personal liability for any of the liability or obligations of Owner in connection herewith.

2. Warranties /Limitation of Liability/Waiver.
The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Owner to limit its liability shall be void and unenforceable.

3. Severability.
If any term or provision of this Agreement is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Agreement will not be affected.

**[Signature pages follow next]**

**IN WITNESS WHEREOF** the said parties have hereunto set their signatures, on this day and date first above written.

**CITY OF FRANKLIN, TENNESSEE** **Attest:**

By:_____ By: _____
Dr. Ken Moore, Mayor Eric S. Stuckey, City Administrator

Date:_____ Date:_____

**STATE OF TENNESSEE** )
)
**COUNTY OF WILLIAMSON** )

Before me,_____, a Notary Public of said State and County, personally appeared, Dr. Ken Moore and Eric S. Stuckey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and where, upon oath, Dr. Ken Moore acknowledged himself to be Mayor and Eric S. Stuckey acknowledged himself to be City Administrator of the City of Franklin, Tennessee, and that as such, being authorized to do so, have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this_____day of_____, 20___.

_____
NOTARY PUBLIC

My Commission Expires: _____

**Approved as to form:**

By: _____
Maricruz R. Fincher
Staff Attorney

**Owner**

By:

Name:

Title:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
)
COUNTY OF_____)

On_____, before me, _____,
Notary Public, personally appeared_____who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of_____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
NOTARY PUBLIC

My Commission Expires: _____

HISTORIC FRANKLIN PARKS

# PARKLAND IMPACT FEE REIMBERSUSEMENT PROCEDURES

**Step 1: As-Builts Submitted in IDT:** **TIMEFRAME PER STEP**

- **Owner shall submit as-builts to the department (IDT)** **(20) - working days**
    - **Looking for consistency b/t the following:**
        - **Parkland Impact Fee Contract**
        - **Project matches (Public/Private)**
        - **Constructed Items/Invoices Match Contract**
          ***invoices must be grouped by exhibit section & converted into Excel*
        - **Easement/Deed Listed on As-Builts**
        - **Vendor Information Form with City must be completed**
        - **As-Builts will live in High-Q w/ Contract.**
            - **On-Base once contract is satisfied 100%**

**Step 2: Onsite Inspections w/ As-Builts & Contract:** **(10) – working days**

- **Post As-Built Review & Notification to Owner As-Built Complete**
- **Send Owner Reimbursement Invoice to Complete & Digital Invoices Submitted**
- **Site Inspection of Site - Parks (Digital Assessment w/ Pictures)**

**Step 3: Invoice Review:** **(30) – working days**

- **PW Operations Analyst & Parks Representative (as needed) to**
  *Review Reimbursement Form & Match Invoices to Project (Site Pictures)*
- **Sign-Off by Parks for step 4 to begin.**

**Step 4: Reimbursement Submittal to Finance for Payment:** **(10) – working days**

- **PW Operations Analyst submits Parkland Impact Fee Invoice For payment through ACH process.**

HISTORIC FRANKLIN PARKS

CITY OF FRANKLIN, TN
PARKLAND IMPACT
FEE INVOICE

IMPACT FEE REIMBURSEMENT FORM 1-1
UPDATED: January 12,2024

| | | | | | |
|---|---|---|---|---|---|
| Invoice Date: Invoice | | | | Final Invoice | YES / NO |
| Period: Developer | | TO | | | |
| Invoice #: COF | | | Developer Name | | |
| Contract Number: | | | Remit to Address | | |
| Project Name: | | | | | |
| | | | Phone Number | | |

CO Complete

| | CURRENT COST | | COST SHOWN ON PRIOR INVOICES | | TOTAL COSTS |
|---|---|---|---|---|---|
| DEVELOPER COST | | | | | $ - |
| COF APPROVED CONTRACT REIMBURSEMENT AMOUNT | | | | | |
| LESS: AMOUNTS PREVIOUSLY INVOICED | | | | | $ - |
| TOTAL IMPACT FEES PAID BY THE DEVELOPMENT | | | | | |
| AMOUNT DUE THIS INVOICE | | | | | $ - |

I CERTIFY UNDER PENALTY OF LAW THAT THIS CERTIFICATION AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUTED INFORMATION PRESENTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION. I HEREBY CERTIFY THAT THIS SUBMITTAL IS ACCURATE AND CORRECT. I AM AWARE THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION. INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS. I FURTHER ACKNOWLEDGE THAT FAILURE TO FOLLOW FEDERAL DIRECTIVES, GUIDELINES AND REGULATIONS WILL RESULT IN THE LOSS OF FUNDING.

OWNERS PROJECT SUPERVISOR — DATE

**FOR COF USE ONLY**

I HEREBY ACKNOWLEDGE RECEIPT OF THE APPROPRIATE DOCUMENTATION FOR PAYMENT OF THIS ESTIMATE/INVOICE WHICH INCLUDES CERTIFICATIONS SIGNED BY THE DEVELOPER. BASED ON THE ATTACHED DOCUMENTATION AND IN ACCORDANCE WITH THE CITY ORDINANCE THIS INVOICE IS SUBMITTED FOR PAYMENT.

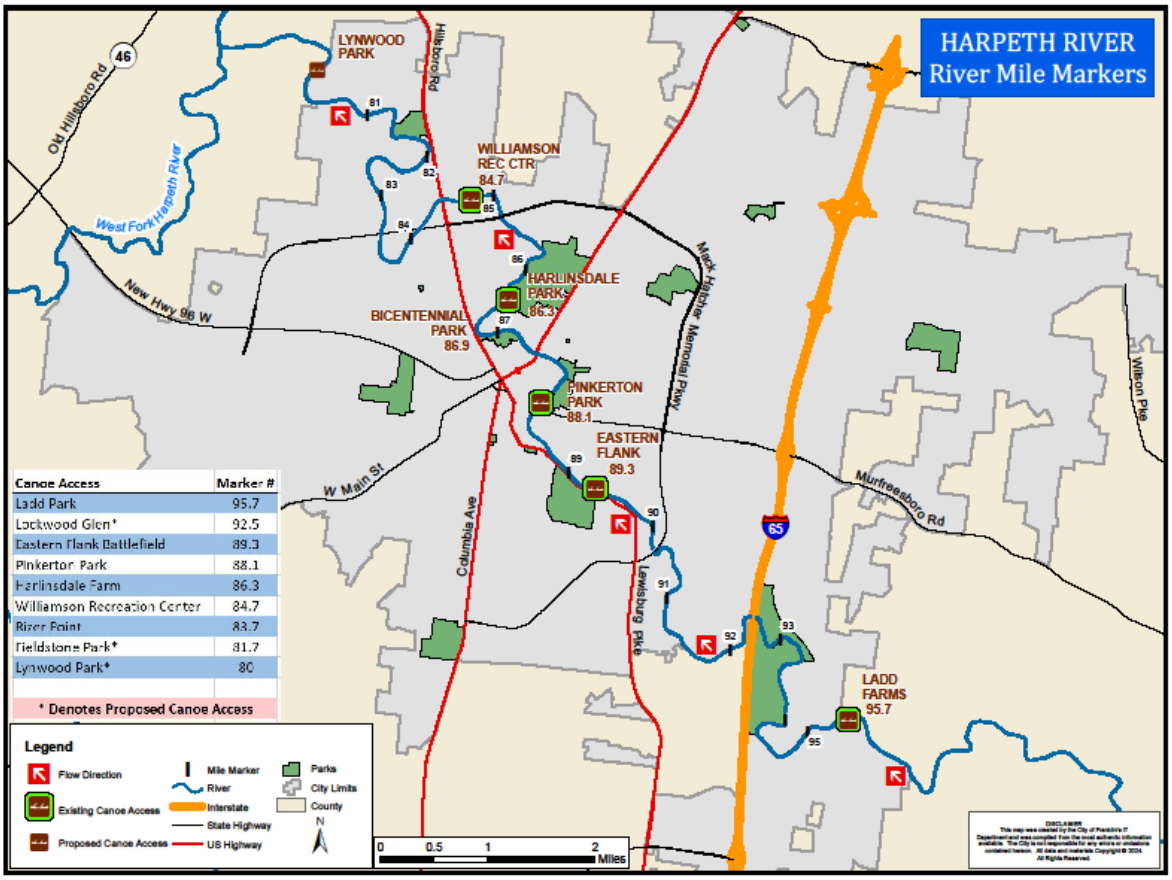
IMPACT FEE ADMINISTRATOR

DEPARTMENT DIRECTOR SIGNATURE FOR INVOICES OVER $100,000

Vendor Name (MUST MATCH COF CONTRACT):
BOMA CONTRACT APPROVAL DATE: Contract Amount

| | | | |
|---|---|---|---|
| Account Number (GL)1: | | Amount | |
| Account Number (GL) 2: | | Amount | |
| Account Number (GL) 3: | | Amount | |
| Account Number (GL) 4: | | Amount | |
| Account Number (GL) 5: | | Amount | |
| **TOTAL (Must Match "AMOUNT DUE THIS INVOICE")** | | | |

RIF FORM 1-1


HARPETH RIVER
River Mile Markers
LYNWOOD PARK
WILLIAMSON REC CTR
84.7
HARLINSDALE PARK
86.3
BICENTENNIAL PARK
86.9
PINKERTON PARK
88.1
EASTERN FLANK
89.3
LADD FARMS
95.7
Old Hillsboro Rd
46
West Fork Harpeth River
New Hwy 96 W
Hillsboro Rd
Mack Hatcher Memorial Pkwy
W Main St
Columbia Ave
Lewisburg Pike
Murfreesboro Rd
Wilson Pike
65
Canoe Access | Marker #
Ladd Park | 95.7
Lockwood Glen* | 92.5
Eastern Flank Battlefield | 89.3
Pinkerton Park | 88.1
Harlinsdale Farm | 86.3
Williamson Recreation Center | 84.7
River Point | 83.7
Fieldstone Park* | 81.7
Lynwood Park* | 80
* Denotes Proposed Canoe Access
Legend
Flow Direction
Existing Canoe Access
Proposed Canoe Access
Mile Marker
River
Interstate
State Highway
US Highway
Parks
City Limits
County
N
0 0.5 1 2
Miles

***Master Plan Revision Public Feedback***

***Post****:*

*The Franklin Parks Department is currently looking for public input for a grant that will help fund an update to the Parks Master Plan. What would you like to see added to Franklin Parks? Please comment below with your ideas.*

***FACEBOOK***

***Allison Ortiz —***
*I would love to see more parks and green spaces added to offset the large number of developments(use the grant to aquire land to make more green spaces).*

***↳ Holly Rimmer —***
*Allison Ortiz yes, and make them really green. Native trees and plants.*
*Please don't pile on mulch, which smothers trees, making them die slowly. Look up "root flare." All trees should have them.*

***↳ Meredith MaGuirk —***
*Holly Rimmer yes!!!*

---

***Kelly Johanna Heiligmann Snyder —***
*Keep some woods for hiking.*

---

***Margo Goldfarb —***
*Including trails for equestrian use and bridle paths in parks*

***↳ Rebecca Pond —***
*Margo Goldfarb yes this!! Especially at Harlinsdale seeing as that was a horse farm and has equestrian spaces.*

---

***Renee Hamm —***
*Splash pads that convert into ice skating rinks*

---

***Annie Campbell —***
*More trees! The heat of a Tennessee summer makes the playgrounds virtually unusable with all the trees that have been cleared. A field trip for park designers in Franklin to the parks of Carmel, IN may be helpful and inspiring as to how trees and natural habitats can be incorporated into parks and playgrounds.*

***↳ Kathy Miller —***
*Annie Campbell great input. I agree. Carmel, IN has this figured out!!!!*

---

***Tyler Smith —***
*Make Franklin Green Again*

---

***Janice Garrett Cude Ellis —***
*Benches with backs for the aging.*

---

***Brianne Bidwell Rechy —***
*Greenways to walking/biking and generally more trees. Also switching medians to clover to reduce maintenance needs and increase bee populations.*

***↳ Jenny Szilagyi Williamson —***
*Brianne Bidwell Rechy I like the idea of clover medians*

***↳ Kay Matthews —***

*Jenny Szilagyi Williamson native clover.* 😊

↳ ***Brianne Bidwell Rechy —***
*Kay Matthews Always native selections!*

---

***Robert Zavala —***
*Disc golf courses!*

---

***Rosanne Humphreys Goddard —***
*Fountain kids can play in... like Chatt*

---

***Leah Whiteman Baker —***
*Connectivity between parks thru greenways, paths or trails. It would be so awesome if Pinkerton connected to bicentennial park some how*

---

***Deborah Goodyear Robb —***
*Would love a walking path around Freedom Run Dog Park so patrons could exercise and watch dog at same time.*

↳ ***Beth Baggarley —***
*Deborah Goodyear Robb and some upgrades to the small dog side. It's like it was a complete afterthought. I actually like that it's covered, so many hawks in the area, one half attempt at a bench and nothing interactive for the pups.*

---

***Kay Matthews —***
*A master landscaping plan that includes removal of non-native plants and planting native perennials, grasses, shrubs and understory trees in specific beds. Also pollinator beds to create more no-mow areas. Children's play areas, featuring more natural elements and soft landing areas. A nature center with interactive displays featuring local flora, fauna and discovery.*

---

***Emily Hemsath —***
*dedicated bike lanes that allow people to travel safely around the city. People over cars.*

↳ ***Bridget Jentzsch —***
*Emily Hemsath no. I've seen what bike paths have done to once thriving cities. This isn't a bike city. Maybe move to Florida or California.*

---

***Dan Jordan —***
*Bridge over Little Harpeth connecting Millbrook Road to Belle Rive Dr.*

---

***Kathy Slocum —***
*A large pickleball covered outdoor facility with 24 courts. So we can have round robins and other events. 4 at a time in one place doesn't work.*

↳ ***Lisa Judd —***
*Covered Pickleball courts!!!!*

---

***Erica Kirschbaum Hause —***
*A Football Field for Franklin Special District middle school with a track. Our kids do not have a field or track. City of Franklin, TN - MunicipalFreedom Middle SchoolPoplar Grove Middle School*

↳ ***Scott Willett —***
*Erica Kirschbaum Hause that should be funded by the school district and not by the city.*

↳ ***Erica Kirschbaum Hause —***
*Scott Willett they have a grant to use, Our schools are inside the city.*

↳ ***Scott Willett —***
*Erica Kirschbaum Hause that's not how grants work. It has to be for the entity of the City of Franklin. The School District would have to be issued the grant for it to be used in schools.*
*I wish more people paid attention or learned how governments work and spend money.*
*What you're asking them to do is illegal and would get them in trouble with State Comptrollers office.* 🤦

↳ ***Erica Kirschbaum Hause —***
*Scott Willett if I'm being honest, I'm trying to bring public attention that our middle schools inside the city are lacking, while every hotel and bar keeps getting approved. Franklin Special District just built a huge new state of the art complex for administration. Yet we have no soccer, football, or track fields for our kids. Just wondering when our kids get to benefit from all the goodwill floating around. Thanks though for the education*

↳ ***Scott Willett —***
*Erica Kirschbaum Hause don't they use the field at Freedom Intermediate. That's the field they used when I went to FMS.*
*There is a track there too.*
*It has worked for 35 years, why should it change?*

---

***Janeth McKendrick —***
*more trees and lots of native plants, specially ones for pollinators like butterflies and bees*

---

***Jim Arnett —***
*More natural areas with good pollinator habitat and wetlands.*

---

***Kielee Hobgood —***
*Restrooms at Liberty and Jim Warren*
*Restore tinker bell park for next generations and fix all other playgrounds with broken features*
*Working water fountains*

↳ ***Cindy Williams —***
*Kielee Hobgood there are restrooms at Jim Warren, you just need to walk to ball fields*

---

***Andy Tiedt —***
*The Hills properly would be a fantastic adition!! Easily connection to Bicentennial Park and the Franklin Greenway!!*

---

***Tomohisa Ishii —***
*More DiscGolf courses, greenways, and more trees to create shades to allow the playgrounds to be usable during the summer months*

---

***Diane Shockey —***
*Sidewalks to get to carton plantation from downtown,*

↳ ***Madeline Lemon —***
*Diane Shockey Yes this too*

---

***Matt Lomeli —***
*Ample space for families to separate and enjoy.*

↳ ***Matt Lomeli —***
*City of Franklin, TN - Municipal Government*

***Kristin Summer —***
*More trees or keep the trees?*

*↳* ***Elizabeth Warner —***
*Kristin Summer totally agree*

*↳* ***Holly Rimmer —***
*Kristin Summer they have got to stop piling mulch on them!*

---

***Scott Miller —***
*Shade over the sand box at Pinkerton park, and in general, more water play areas for the Little ones.*

*↳* ***Kaitlyn Ebel —***
*yes to both!! Especially the shade coverings at Pinkerton. The slides get so hot in the summer, many kids have burnt legs after going down. Brentwood Community Playground is a great example of how Pinkerton could be covered and/or more trees on the perimeter for shade*

*↳* ***Leah Whiteman Baker —***
*Scott Miller yes I agree!*

---

***Ellen Clark —***
*Please, plant more trees along trails. Especially at Harlinsdale. Trees lower the temperature under their canopies by 10-15 degrees. Otherwise these trails are too hot to walk in the summer.*
*Additionally when you plant trees, please take care of them. Water, deer sleeves in the fall, and mulch.*

*↳* ***Rebecca Pond —***
*Ellen Clark yes! and use native tree species that help our insect and bird populations, such as native Oaks for large spaces. And smaller native shrubs for smaller spaces.*

*↳* ***Brianne Bidwell Rechy —***
*Ellen Clark Agree! I'd be happy to be a volunteer to make this happen!*

*↳* ***Jan Erickson Felber —***
*Ellen Clark yes, the last time they planted trees in Harlinsdale, the put them in at the hottest time of year, and they all died!*

---

***Jayda Knight Jenkins —***
*Shaded places to sit and watch the surroundings. I love people watching or watching the leaves, but I'm so sensitive to the sun. Benches with overhangs are great!*

---

***Paula O'Brien —***
*Cleanliness, safety, chatter areas for gathering, quiet zones for tranquility, botanicals, water features, fire pit, sculpture, walking paths, seating, reflection areas. Windsor Ontario has a cute little park and, though small, has all the right ingredients for town beautification.*

---

***Wendy Loesch Watts —***
*Public art or sculptures* 😊

---

***Georgia Blythe —***
*Accessible for persons with different mobility and sensory issues. And, include track chairs for people to borrow so that they can access off pavement areas.*

---

***John Watts —***
*Did anyone ever grease those swings at Pinkerton?* 🤓

---

***Carli Smith —***
*More disc golf courses!!!*

---

***Emma Bosshard —***
*Shaded playgrounds and pickleball courts!!!*

---

***Evan Metcalf —***
*More tennis courts*

---

***Mandy Temple Easley —***
*Free splash pad or fountains to play in like bicentennial state park, rc car track like Chickasaw trace in Maury county, modern play structures, Hiking and greenway like city of Brentwood.*

---

***Lisa KC —***
*A large pickleball and tennis facility. I'd also like to the the old silos downtown turned into an outdoor climbing wall for locals and visitors. I imagine also a mural on it! Maybe seating at the top eith drinks or something if that is possible!*

---

***Anna Jasper Browe —***
*Pickleball courts with shade cover.*

---

***Alexander Steiner —***
*Greenways, bike lanes, walking and hiking trails*

---

***Maddie Alexandra —***
*Pickleball and dog parks*

---

***Tommy Iceland —***
*A hockey rink* 🙋🏽‍♂️

---

***Megan Lee —***
*A rink for ice skating*

---

***Whitney Staheli —***
*Kids splash pads that are free*

---

***Krystine Kwon —***
*fenced dog friendly areas*

---

***Jackie Rivas-Garcia —***
*Actual bathrooms!* 😅

***Rachel Dodge —***
*Playgrounds, playgrounds, playgrounds.*

---

***Karen Corley Baker —***
*Pickleball courts!!*

---

***Vicki Miller Keeton Kessler —***
*Greenways!! For walkers, runners, cyclists.*

***Scott Willett —***
*Vicki Miller Keeton Kessler you misspelled "disc golf courses"*

---

***Rebecca Pond —***
*Native plant or native prairie spaces to help provide habitat for small animals and insects. And more land protected, expanded parks.*
*Also connected green spaces. For ex there's no greenway here like what Murfreesboro has. A small one exists, but it's no where near as large and land along the Harpeth continues to be developed with zero buffer. Like the Reese development.*

---

***April Troxell West —***
*Update is much needed for Jim Warren park.*

---

***Steve NeSmith —***
*Pickleball courts*

---

***Hollie Rodriguez Hess —***
*Pickleball courts!!*

---

***Saytel Lopez —***
*Plant trees! And make Franklin a more sustainable city. It's annoying how many green areas are disappearing in the name of new homes and apartments. I love this place because of the green landscape and all of that charm is going away!*

---

***Julianne Brewer Richard —***
*Pickleball!!*

---

***Megan Green Johnson —***
*Access to parks for equestrians (expanded day use and trailer parking access) hopefully the county is working toward a similar goal. Us horse people appreciate all you do to make our home city/county parks beautiful* 🤗

---

***Erica Anne Hopkins —***
*More equestrian trails!!!!!*

---

***Jerry Weber LaMar —***
*A municipally owned public golf course. It is very unusual for a city the size of Franklin to not have an affordable public golf course.*

***Jamie Scott —***
*More equestrian friendly trails for day rides*

---

***Chris Mannino —***
*How about some free outdoor concert series in any of these beautiful parks you've developed. No sense them just sitting there doing nothing. Eric Stuckey* 🙏

***↳ Chris Mannino —***
*And I'm happy to assist with bookings free of charge*

---

***Lisa Satchell —***
*Access for the disabled, wheelchair access.*

---

***Kim Gibbons —***
*An improved hiking trail at Roper's Knob.*

---

***Bridget Jentzsch —***
*Lots and lots of walking paths. Everywhere. This city has a very low walk score because no sidewalks or walking paths.*

---

***Anne Dauburs —***
*More playgrounds and the updating of existing playgrounds*

---

***Todd Crawford —***
*A giant playground to rival Nashville Zoo. Add spaces for food trucks galore and gravel pavilion areas to enjoy. That could be an epicenter for family activities and tax revenue for the city of Franklin. Let's make it happen City of Franklin, TN - Municipal Government*

---

***Matt McCartie —***
*Maybe deal with Royal Oaks / Mack Hatcher /Lewisburg traffic crush first. I think we're good on parks for a while.*

---

***Matthew J. Beckman —***
*Pickleball courts and a kid friendly skate park.* 🙏🙏

---

***Ginger Shirling —***
*More equestrian trails that are CONNECTED. It doesn't work to go round and round in a tight CIRCLE.* ⭕

---

***Maggie Gant —***
*More green space and more riding space for equestrians!!*

---

***Meredith MaGuirk —***
*Greenways, trails, bike paths that connect ... native trees, green spaces with specific plantings to attract pollinators and birds.*

---

***Jon Dierberger —***

*Would love to see safe (separated from car traffic) multi use paths for walking and biking that connect up parks and other pedestrian friendly areas.*

↳ ***Angela Gajda —***
*Jon Dierberger this would be wonderful!*

---

***Stephanie Hale —***
*Fenced in playgrounds geared towards little ones! Something like Granny White Park playground in Brentwood.*

---

***Curtis Clayton —***
*More equestrian trials and event spaces like PWP*

---

***Jennifer Brinkman —***
*More hiking trails. More areas to walk away from traffic/ roads.*

---

***Bob Schumaker —***
*Restroom buildings.*

---

***Danica Cerekovic McGrew —***
*A fenced in playground! Some sort of water feature kids can play in and a shade cover. Connected green spaces with trees and more green spaces to offset all the new development. Fenced dog areas*

---

***Brooklyn Tolentino —***
*Covered pickleball courts. Updated playground.*

---

***Hallie Annalee Burns —***
*Sun shades for playgrounds and a couple splash pads that are free for the kids!*

---

***Virginia Hutcheson —***
*Public golf course*

---

***Brent Legendre —***
*Improved riparian features more natural regional landscaping. Sculpture.*

---

***Samantha Kellett —***
*More equestrian friendly trails!*

---

***Kacey Frost —***
*Restrooms at the new pavilion area at bicentennial park*

↳ ***Zachary Williams —***
*They unfortunately can't add restrooms there due to the park being in the floodway.*

↳ ***Kacey Frost —***
*Zachary Williams ahhh that makes sense*

---

***Andrea Matzen —***

*Indoor Pickleball*

---

***Jacob Mchangama —***
*More pickleball courts, please!*

---

***Elwood Williams —***
*Larger sections of native plants and flowers. Currently most parks are just mowed grass, boring and a waste of man hours and fuel with little to no wildlife.*

---

***John Watts —***
*I would love to submit designs for an artwork commemorating Benjamin Franklin, our wonderful town's namesake!*

---

***Elizabeth Warner —***
*Greenways, walking trails, water access, nature in general. Stop developing and paving.*

---

***Jenny Szilagyi Williamson —***
*Play grounds that dont have wood chips or tire chips. They are HORRIBLE for little babies and toddlers that want to eat them.*

---

***Stephanie Murphy —***
*Better shade in playgrounds. Some of the parks around here have very limited shade and in the summer when your kids can't use the slides and equipment because they're burning their skin, it's pretty disappointing!*

---

***Sarah Parsons —***
*Add a path around the outside and playground to bicentennial park. All that space and there's no shade and nothing to do.*

---

***Trish Thacker Henson —***
*The sidewalk needs to go on down to the next section of Mack Hatcher. It should go from Hwy 96 to the YMCA. I see so many people running on the road, while if you go the other way, you can make it all the way to Westhaven. We can do better.*

↳ ***Grace Engle —***
*Trish Thacker Henson 👏 this!! We desperately need this and crosswalk signals across Mack Hatcher from Royal Oaks.*

---

***Kate Bushman —***
*Equestrian access to locations like Peacock Hill (expanded trailer parking area)*

↳ ***Ginger Shirling —***
*Kate Bushman YES. YES. YES.*

---

***Annie Bright Proffitt —***
*More equestrian*

---

***Madeline Lemon —***
*Trees and landscaping at the Kroger shopping center on Hillsboro and Del Rio. That whole complex and roadway on the Del Rio part is SUCH an eyesore so close to downtown! Would also love the parking lot at French's be turned into green space.*

↳ ***Rachel Rabhan —***
*Madeline Lemon I am in agreement. Del Rio is so beautiful but the section by the shopping center area especially in the summer*

*it is very challenging place to walk. Trees and landscaping would be such a welcome addition. Thank you for suggesting this.*

---

***Madeline Lemon —***
*PLEASE put a playground in at Bicentennial Park. It is such a nice open area, but there isn't much to actually do there for kids.*

---

***Madeline Lemon —***
*And a splash pad incorporated into one of the city parks would be amazing!!*

***↳ Rachel Rabhan —***
*Madeline Lemon agreed!!! Brilliant idea.*

---

***Steven Smith —***
*Food truck park*

---

***Craig Owens —***
*STOP LOOKING FOR WAYS TO SPEND MONEY!!!*

---

***Mark Mccutcheon —***
*Music venue*

***↳ Michele Stephens —***
*Mark Mccutcheon agree! Our county offers fabulous music options but there are no civic venues for large musical performances. And while we're at it let's add a 600-1000 seat indoor auditorium. Also needed.*

---

***Armani F Golden —***
*Mini water park*

---

***Jonathon Reckles —***
*Better and more updated playgrounds. I find our playgrounds are not up to par with surrounding cities such as Brentwood.*

***↳ Jennifer Willmann —***
*This!! The public playgrounds are definitely not up to par, and there aren't many. They are in poor condition and haven't been upgraded in many years. And they should all have restrooms close by. There are so many families living in Franklin. Why do we have to leave town to find a nice playground?*

---

***Christine Flott —***
*Gardens with flowers*

---

***Norman Bobo —***
*To get out of the parks and rec business completely. It's not the government's job.*

---

***Dan Haseltine —***
*Get rid of the confederate statue in the square and put up a bandstand.*

***↳ Kim Gibbons —***
*Dan Haseltine that will probably never happen. This is Franklin, TN.*

***↳ Leonora Nunnelly Green Clifford —***
*Kim Gibbons it will never happen*

↳ ***Scott Hilla —***
*Dan Haseltine Bicentennial park can host music events.*

↳ ***Christian Tyrrell —***
*Dan Haseltine NO. That is OUR history here in Franklin!!!*

↳ ***Kay Matthews —***
*Christian Tyrrell You cannot erase history. Grateful for the recent addition of the African American civil war soldier.*

---

***Tyler Smith —***
*Everyone is just picking stuff they want to do*

↳ ***Lisa Judd —***
*Tyler Smith But isn't that the whole point?* 😊

---

***INSTAGRAM:***

***jason8johnson —***
*Adding better lighting for early morning attendees and safety.*

---

***ncrossetti —***
*Outdoor workout stations for adults.*

---

***graciethepiratedog —***
*Those fix-a-flat bike stations. Believe there is one along the trail near the Y in Brentwood on the creek, but none near the Franklin parks.*

---

***mark.britnell —***
*More workout equipment please!*

---

***ropinjoe —***
*Sam Overstreet's name on a park because there would be no Parks Department if it had not been for Sam.*

---

***humedepot —***
*A bigger and better disc golf course please!*

---

***hallie.burns —***
*Sun shades at all playgrounds and a couple splash pads. Not elaborate ones—just water spigots that kids can play in. One at Pinkerton Park would be amazing.*

---

***esausilva —***
*Workout stations/equipment. Playgrounds. Water fountains.*

---

***abnashville247 —***
*Sun shades. Water fountains for humans and dogs. Dog bag and waste stations...if dogs are allowed in the area.*

---

***cammijane —***
*Updated playground at Jim Warren by tennis courts.*

---

***ph0t0graph —***
*Sun shades at playgrounds, inclusive playground equipment for little kids to be included too (many have no easy access to climb up to slides so little kids can't play on them, i.e. Aspen Grove Park).*

---

***abby_rixon —***
*Sunshades at playgrounds! Water play/splash pad/play fountain* 💦

---

***shelleymaystn —***
*Continue to add to the Harpeth River Greenway and pickleball courts.*

---

***dbutner —***
*More benches along the walking paths in Pinkerton.*

---

***blefew —***
*Add more biking and hiking greenways along the Harpeth and in parks.*

---

***camillefbabb —***
*Restrooms for walkers please!*

---

***andy_mccullough —***
*Thank you for doing these surveys.* 👏

---

***cleanjuicecoolsprings —***
😍

---

***galloway89 —***
*Mini pump tracks for kids to enjoy bikes and scooters on* 🛴 🚲

***X:***

*Jordan Drake*

*@agentnashville*

*Love the parks! How bout a canoe launch along the bicentennial park trail and maybe more movie nights or concerts - family friendly a plus - to take advantage of the improved bicentennial park. Keep up the good work.*