City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, May 28, 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 April 23, 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 Approval Of Items 3-6 And 8-12 On The Consent Agenda.

SITE PLAN SURETIES

3. Carothers Development Property Subdivision, Final Plat, Revision 1; Accept The Drainage Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

4. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 37; Extend The Performance Agreement For Green Infrastructure Improvement To June 25, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Standard At Cool Springs Subdivision, Site Plan, Lots 2 And 3, Revision 1; Extend The Performance Agreement For Landscaping Improvement To May 27, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. Wynfield Village Subdivision, Site Plan; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

REZONINGS/DEVELOPMENT PLANS

7. Consideration Of Resolution 2026-36, A Resolution Approving A Revised Development Plan For Tuck Away PUD Subdivision With 2 Modifications Of Development Standards (Sidewalks), For The Property Located West Of Lewisburg Pike And South Of Bowman Road, Located At 1190 Lewisburg Pike.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

8. Berry Farms Town Center PUD Subdivision, Final Plat, Section 10, Lot 1001, Revision 1, Creating 3 Lots, On 3.92 Acres, Located South Of Rural Plains Circle And West Of Berry Farms Crossing. (CONSENT AGENDA)

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

9. First Franklin United Methodist Church PUD Subdivision, Site Plan, Revision 2, Developing 6,490 Square Feet Of Civic Space, On 104.09 Acres, Located At 110 Aldersgate Way. (CONSENT AGENDA)

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

10. Franklin Ridge Subdivision, Final Plat, Section 2, Creating 20 Single Family Residential Lots, And 1 Open Space Lots, Establishing Easements And Abandoning Right Of Way, On 9.43 Acres, Located At 565 Jordan Road. (CONSENT AGENDA)

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

11. Southgate Subdivision, Final Plat, Revision 4, Lot 14, Creating 2 Commercial Lots, On 5.7 Acres, Located At 115 Carr Avenue. (CONSENT AGENDA)

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

12. Westhaven PUD Subdivision, Final Plat, Section 70, Creating 23 Residential Lots, Revising 2 Open Space Lots, And Establishing Easements, On 53.06 Acres, Located Between Boyd Mill Pike And Kathryn Avenue. (CONSENT AGENDA)

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

ANY OTHER BUSINESS

ADJOURN

City of Franklin

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

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, April 23, 2026 | **7:00 PM** | **Williamson County Auditorium**

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CALL TO ORDER

Vice Chair Orr called the meeting to order at 7:00 PM.

Commissioners Present: Vice Chair Orr Michael Orr, Scott Harrison, Jimmy Franks, Nick Mann, Alma McLemore, Jenny Williamsen, Ann Petersen

Commissioners Absent: Roger Lindsey, Marcia Allen

Staff Present: Amy Diaz-Barriga, Emily Wright, Joey Bryan, Shauna Billingsley, Jimmy Wiseman

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.)

Vice Chair Michael Orr 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 March 26, 2026, FMPC Minutes.

Sponsors:

Attachments: 1. FMPC March 26 2026 Meeting Minutes

A motion was made by Alderman Petersen, seconded by Commissioner Mann to Approve the Minutes from the March 26,2026 meeting. The motion carried 7-0.

ANNOUNCEMENTS

Vice Chair Michael Orr asked if Staff had any announcements. There were none.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-14 And 21-24 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore to approve items 3-14 and 21-24 as presented on the Consent Agenda. The motion carried 7-0.

SITE PLAN SURETIES

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Carothers Development Property Subdivision, Final Plat, Revision 1; Accept The Sewer Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: 1. Carothers Development sewer punch list
2. Action request sewer

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

9. Highlands At Ladd Park PUD Subdivision, Site Plan, Section 18; Accept The Landscaping Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: 1. Action request 4-2026 landscaping
2. Inspection punch list

The item was Approved on Consent Agenda.

10. Quail Hollow Subdivision, Site Plan, Section 2, Lot 11 (O'Reilly Auto Parts); 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.

11. Simmons Ridge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement To April 22, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

12. Water's Edge PUD Subdivision, Final Plat, Section 1; 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.

13. Williamson Square Subdivision, Final Plat, Section 1, Revision 5; Extend The Performance Agreement For Drainage Improvement To April 22, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

14. Wynfield Village Subdivision, Site Plan; Accept The ITS Elements Improvement, Release The Performance Agreement; Extend The Performance Agreement For Drainage And Landscaping Improvements To July 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:
1. 04-2026 - Street Department 39
2. ITS Elements Action Release Signed

The item was Approved on Consent Agenda.

VESTED RIGHTS/SITE PLAN EXTENSION

15. Consideration Of Resolution 2026-21, A Resolution Amending The Franklin Grove Subdivision To Extend The Vested Rights, For The Property Located South Of South Margin Street And East Of Lewisburg Avenue, Located At 423 South Margin Street.

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

Attachments:
1. RES_2026-21_FranklinGrove_SPVestExt_Combined_LawApproved02
2. MAP Franklin Grove Subdivision, Vesting Extension
3. 2026.03.09_FMPC Vesting Extension Request Letter_Franklin Grove_signed
4. 8122 - Franklin Grove - Approved Full Set

Staff: Joey Bryan. Mr. Bryan explained that the request is to extend the vesting period for the Franklin Grove Subdivision Site Plan for 1 year, April 27, 2026, until April 27, 2027, to allow the applicant to secure any necessary permits and commence site preparation. The site plan for the Franklin Grove Subdivision was approved by FMPC on April 27, 2023, on the consent agenda. The plan includes 1,535 square feet of additional institutional space for a site that is composed of 5.19 acres. Staff recommended approval, with conditions, of the site plan. The site plan received final approval by City Staff in March 2024, but the developers have not yet pulled any permits for the site or commenced site prep. 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 (1/1/2023) are minor and could be incorporated into the design without major changes to the plan. A new parkland agreement and new Certificates of Appropriateness from the Historic Zoning Commission would need to be approved for any new plan. A new and updated traffic study would be required should the project lose its vesting. Mr. Bryan noted that this item is a FMPC level approval and BOMA approval is not required.

RECOMMENDATION:
Staff recommend that the Planning Commission approve Resolution 2026-21 should they determine that the

continuation of vested rights is in the best interest of the community.

Citizen Comments: None

Applicant: Evan Foster, Civil Engineer. Mr. Foster stated that grading permits have been pulled as of yesterday, April 22, 2026. The vesting extension is being requested as a safety net as the vesting rights expire on Monday, April 27, 2026.

MOTION
Commissioner McLemore motioned to approve Resolution 2026-21, A Resolution Amending The Franklin Grove Subdivision To Extend The Vested Rights, For The Property Located South Of South Margin Street And East Of Lewisburg Avenue, Located At 423 South Margin Street, seconded by Commissioner Harrison. The motion carried by a vote of 7-0.

REZONINGS/DEVELOPMENT PLANS

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

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

Attachments:
1. RES_2025-26_HarlinPUDDP_Combined_LawApproved02
2. MAP Harlin PUD Rez-DP 3.27.26
3. 8704 Harlin PUD DP_Conditions of Approval_01
4. Conditions of Approval - #30 (Revised - 3-17-26)
5. Harlin - BOMA Access 3.17.26 Exhibit
6. 1-8 Pages from 2025-04-03 - Harlin Development Plan Sheets
7. 9-16 Pages from 2025-04-03 - Harlin Development Plan Sheets-2
8. 17-24 Pages from 2025-04-03 - Harlin Development Plan Sheets-3
9. 25-32 Pages from 2025-04-03 - Harlin Development Plan Sheets-4
10. 33-40 Pages from 2025-04-03 - Harlin Development Plan Sheets-5
11. 41-48 Pages from 2025-04-03 - Harlin Development Plan Sheets-6
12. 49-56 Pages from 2025-04-03 - Harlin Development Plan Sheets-7
13. 57-64 Pages from 2025-04-03 - Harlin Development Plan Sheets-8
14. 65-72 Pages from 2025-04-03 - Harlin Development Plan Sheets-9
15. 73-80 Pages from 2025-04-03 - Harlin Development Plan Sheets-10
16. 81-88 Pages from 2025-04-03 - Harlin Development Plan Sheets-11
17. 89-96 Pages from 2025-04-03 - Harlin Development Plan Sheets-12
18. 97-104 Pages from 2025-04-03 - Harlin Development Plan Sheets-13
19. 105-112 Pages from 2025-04-03 - Harlin Development Plan Sheets-14
20. 113-119 Pages from 2025-04-03 - Harlin Development Plan Sheets-15
21. Applicant Presentation
22. 2026-03-13 Owner's Affidavit - John Loar_Signed
23. 2026-03-13 Owner's Affidavit - Goodpasture_Signed

Staff: Joey Bryan. Mr. Bryan explained that since this item was considered by Planning Commission, the applicant has provided alternate language for Condition #30 for offsite improvements as well as an alternate design for northern access to the site. Highlighting the area on the map, Mr. Bryan stated that the applicant is proposing to extend Mack Hatcher Parkway to the future Chimeric Drive intersection and a new road will be extended from this intersection to Hillview Lane. These improvements shall be completed and accepted by the City and TDOT prior to issuance of 151st residential building permit or prior to any certificates of occupancy for commercial or mixed-use buildings in Phase 2. Additionally with this new plan there is revised language for condition of approval number 30. Mr. Bryan read condition of approval #30.

Condition of Approval #30 – "Offsite Improvements" shall be modified as follows:
-It is up to the applicant to secure the right-of-way needed for offsite improvements. Specific details of right-of-way acquisition will be spelled out in an agreement if needed.

-Prior to the first new building permits issued for Harlin by the City of Franklin, the applicant shall complete the proposed entry improvements at Coleman Road and the proposed improvements to the Coleman Road and Henpeck Lane intersections at Columbia Pike. These improvements shall be accepted by the City of Franklin and TDOT (as applicable) prior to opening them for public use.
-Northern access from Harlin to Hillview Lane shall be temporarily gated with an emergency gate. The emergency gate shall be removed upon the completion of the following improvements, or as coordinated with the City Engineer for the City of Franklin (see attached Exhibit A and Development Plan sheets C4.31, C4.32 and C4.34, for reference). a. The western approach of the Mack Hatcher Parkway and Columbia Avenue intersection is improved; b. A two-lane road section and 8' multi-use trail / rural path for Mack Hatcher Parkway is extended to the proposed new intersection with Chimeric Drive and "New Road"; c. Chimeric Drive is extended to Mack Hatcher Parkway per Shadow Green PUD Subdivision Development Plan approved November 2017, Resolution 2017-20; d. "New Road" is extended from Hillview Lane to Mack Hatcher Parkway; and, e. All new improvements are accepted by the City of Franklin and TDOT (as applicable). f. These improvements shall be completed and accepted by the City of Franklin and TDOT (as applicable) prior to the issuance of the 151st residential building permit or prior to any certificates of occupancy for commercial or mixed-use buildings in Phase 2 (as shown on Development Plan Sheet C6.0), or as otherwise determined by the City Engineer for the City of Franklin, or its designee.
-Applicant shall update sheet C4.31 to clarify that "New Road" shall match the proposed Hillview Lane road section and to include a new temporary Mack Hatcher road section and replace exhibits on sheets C4.32 and C4.34 in the Development Plan at One Stop to reflect the modified Conditions of Approval.

Mr. Bryan stated that COF engineering reviewed the revised language of condition #30 with the applicant and overall, staff is supportive of the revised language of condition #30. BOMA reviewed the new language for Condition #30 at their March 24th, 2026, meeting and voted to amend the language to match what has been provided. As a result, the item is coming back to Planning Commission for a vote of concurrence on this amended condition. The BOMA also voted to defer this item to the April 28, 2026, BOMA meeting to allow for an additional public hearing specifically related to this adjusted connectivity and amended condition. Lastly, Mr. Bryan noted that BOMA voted in agreement with the FMPC regarding the 15 modifications of standards and stated that he would not reread those 15 modifications of standards. Staff's recommendation is not changing, as staff recommend approval with conditions.

Citizen Comments: None

Applicant: Adam Balash. Mr. Balash stated that in discussions with neighbors and listening to planning staff and the FMPC, revisions have been made to put infrastructure first. In addition to the modification to the northern access point, bypassing the majority of Hillview Lane, a modification to the intersection at Coleman Road and Henpeck Lane is proposed to be completed before any building permits being pulled. Mr. Balash stated that the team agrees with staff on all conditions and has voluntarily withdrawn MOS #1 that was not approved by BOMA.

MOTION
Commissioner Franks motioned to recommend approval of Resolution 2025-26, A Resolution Approving A Development Plan For Harlin PUD Subdivision With 15 Modifications Of Development Standards (Building Elements, Parking, Glazing, Open Space) For The Property Located West Of Hillview Lane And North Of Coleman Road, At 1247 Hillview Lane, as amended, to the Board of Mayor and Aldermen, seconded by Commissioner Mann.

Commissioner Williamson noted that what has been proposed is a much better solution, especially in the future when Mack Hatcher circles the city.

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

17. Consideration Of Ordinance 2026-06, An Ordinance To Rezone 204.34 Acres From Planned (PD 1.26) District To Planned (PD 1.27) District And Rezone 0.55 Acres From Planned (PD 1.26) District To Residential 1 (R-1) District For The Property Located South Of Murfreesboro Road And East Of South Carothers Road, Including The Property Located At 1005 Copley Road. (Colletta Park PUD Subdivision)

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

Attachments:
1. MAP Colletta Park PUD Subdivision, Rezoning and Development Plan Revision 2
2. ORD_2026-06_CollettaParkPUDSubdRez_Combined_LawApproved

3. Colletta Park PUD Subdivision, Rezoning

Staff: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that the majority of this request is to rezone much of Colletta Park subdivision from 1.26 PD to PD 1.27 and to rezone .55 acres that is being removed from Colletta Park subdivision from PD 1.26 to Residential R1 district. Both changes are associated with revision two of Colletta PUD subdivision development plan. The 0.55 acre property proposed to be removed is currently designated as open space in Colletta PUD Subdivision. The acreage of designated open space in the development plan currently exceeds the required amount and would still exceed the required amount with the 0.55 acre parcel removed from the development. While the 0.55 acre parcel alone does not meet the R-1 Zoning Ordinance requirements for lot size, the neighboring property intends to consolidate his lot with this parcel and develop in accordance with R-1 zoning. As far as the Colletta development is concerned, the number of units and the uses are not changing, but the decrease in acreage causes the density of the development to go up slightly, prompting the rezoning of the .55 acre parcel and the remaining Colletta development.

Citizen Comments: None

Applicant: Matt Huff. Mr. Huff explained that there is no change to the approved unit count or layout, along with no meaningful change to density or open space compliance. The revision is a correction to an unintended boundary condition created by the alignment of Copley Road and will allow the adjacent property to function appropriately under the R1 zoning.

MOTION
Commissioner Harrison motioned to recommend approval of Ordinance 2026-06, An Ordinance to rezone 204.34 acres from Planned (PD 1.26) District to planned (PD 1.27) district and rezone 0.55 acres from planned (PD 1.26) district to residential 1 (R-1) district for the property located south of Murfreesboro Road and east of South Carothers Road, including the property located at 1005 Copley Road. (Colletta park PUD subdivision), to the Board of Mayor and Alderman, seconded by Commissioner McLemore. The motion carried by a vote of 7-0.

18. Consideration Of Resolution 2026-25, A Resolution Approving A Revised Development Plan For Colletta PUD Subdivision, For The Property Located South Of Murfreesboro Road And East Of South Carothers Road.

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

Attachments:
1. MAP Colletta Park PUD Subdivision, Rezoning and Development Plan Revision 2
2. RES_2026-25_CollettaParkPUDSubdDP_Combined_LawApproved
3. Conditions of Approval_Colletta Park PUD Subdivision, Development Plan, Revision 2
4. Colletta Park PUD Subdivision, Development Plan, Revision 2
5. Colletta Park PUD Subdivision, Development Plan Sheet
6. Colletta Park PUD Subdivision, Enlarged Development Plan Sheet

Staff: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that this item is specifically to update the limits of the Colletta Park PUD now that the .55 acre parcel is being removed.

Citizen Comments: None

Applicant: None

MOTION
Commissioner Harrison motioned to recommend approval to BOMA of Resolution 2026-25, A resolution approving a revised development plan for Colletta PUD Subdivision, for the property located south of Murfreesboro Road and east of South Carothers Road, seconded by Commissioner Williamson. The motion carried by a vote of 7-0.

19. Consideration Of Resolution 2026-23, A Resolution Approving A Revised Development Plan For Berry Farms Town Center PUD Subdivision, For The Property Located North Of Goose Creek Bypass And East Of Lewisburg Pike.

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

Attachments:

1. MAP Berry Farms Town Center PUD Subdivision, Development Plan, Revision 4_UPDATED
2. RES_2026-23_BerryFarmsPUDSubdDPRev_Combined_LawApproved02
3. COF 9070 Berry Farms Town Center PUD Subdivision, Development Plan, Rev. 4Conditions of Approval_01
4. DEVELOPMENT PLAN SHEET Berry Farms Town Center PUD Subdivision, Development Plan, Rev. 4
5. FULL SET Berry Farms Town Center PUD Subdivision, Development Plan, Rev. 4
6. Combined Berry Farms Rev 4 Citizen Comments

Staff: Chelsea Randolph. Ms. Randolph stated that the applicant has submitted a development plan revision for Berry Farms Town Center PUD Subdivision. The proposed revision includes updates to the location of office and multifamily uses, parking garage adjustments, and open space reconfiguration. There are no entitlement changes or modifications of standard requests. The proposed changes are isolated to Blocks C and D of the development plan and change the character of this portion of the plan from what was previously approved. Therefore, the revision request does not include a rezoning but does trigger a Franklin Municipal Planning Commission review. Envision Franklin places this area in the Neighborhood Mixed-Use Design Concept and states that developments should provide "a diverse mix of high-activity uses with a connected and walkable block layout. These centers and corridors should have coordinated development patterns at a pedestrian scale, with high-quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to activate the street and connect these gathering places to the residential neighborhoods they support." Envision Franklin further states that, "New multifamily residential is encouraged to create lively, walkable neighborhoods near restaurants, shops, grocery stores, and workplaces. First floors are encouraged to have active commercial spaces, including retail, restaurants, leasing offices, and other amenities, which should be individually accessible from the street. In locations where commercial use on the first floor is not viable, multifamily units should provide individual ground floor entrances, stoops or front porches, and pedestrian connections to the street or to a drive resembling a street. Multifamily and mixed-use site design should integrate seamless pedestrian connectivity across the site and to other uses." The proposed revisions to the Berry Farms Town Center PUD Subdivision development plan maintain compliance with the recommendations and principles of Envision Franklin. Staff recommend that the Planning Commission approve Resolution 2023-23 with conditions.

Citizen Comments:
Greg Huber, Berry Farms resident. Mr. Huber stated the proposed changes appear to be positive, but his main frustration is about the sidewalks that run along Goose Creek Bypass. There isn't a way to enter the development from the sidewalk as it's either a dead end or you must make your own way into the development. Mr. Huber noted that Envision Franklin clearly states that sidewalks are recommended to be on both sides of the streets to provide connectivity and circulation. Mr. Huber stated that the current plan does not support those requirements. Mr. Huber suggested that either adding a sidewalk on the east side of the bridge or an independent pedestrian bridge across the creek should be added as a condition of approval.

Applicant: Adam Balash. Mr. Balash stated that since the original approval of Berry Farms in 2005, people are working differently post COVID resulting in a need to revise the plan. The proposed changes include moving from a six-story office building to a two-story series of town homes and a two to four-story mixed-use building. Overall, the density of the plan is decreasing. Also, the two to four-story mixed-use buildings along Captain Freeman are proposed to be single-story retail which is in keeping with the Publix area. Ms. Diaz-Barriga suggested the proposed revision been presented to the FMPC because of the change in character of the area. Mr. Balash noted that he is not suggesting any changes to the conditions of approval or any additional modification of standards. Existing conditions for road improvements have been submitted and approved include the widening of Captain Freeman, the widening and continuation of Village Plains and construction of a bridge that would connect to the center and the widening of Berry Farms Crossing. Construction should begin this summer. Regarding the sidewalk, Mr. Balash stated that staff suggested incorporating a sidewalk on Captain Freeman across the bridge which has been added to the plan. Lastly, Mr. Balash provided a handout and clarified that the original PUD approved in 2005 did not include sidewalk crossings at the arterial intersections.

MOTION
Commissioner Franks motioned to approve Resolution 2026-23, A Resolution Approving A Revised Development Plan For Berry Farms Town Center PUD Subdivision, For The Property Located North Of Goose Creek Bypass And East Of Lewisburg Pike, seconded by Commissioner Harrison.

Commissioner Mann asked the applicant to explain what D2 and D3 blocks were originally and what it's proposed to be now.

Mr. Balash stated that D2 and D3 blocks were 2-4 story mixed use buildings and are proposed to be 1-2 story retail.

Commissioner Mann asked if there would be a sidewalk on the opposite side of the street from Publix.

Mr. Balash explained that there will be sidewalks on the east side of Captain Freeman and will meet the bike trail north of the creek. The sidewalk on the west side would continue all the way to Goose Creek. Mr. Balash mentioned that one of staff's conditions of approval is to conduct a traffic study within Berry Farms to understand what improvements are needed. Mr. Balash noted that as of a week or two ago, the intersection of Captain Freeman and Hughes Crossing adjacent to Publix had been converted into a 4-way stop. Ongoing study of the other intersections will continue with the results presented to the Commission when the site plan is submitted.

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

20. Consideration Of Resolution 2026-24, A Resolution Approving A Revised Development Plan For Ovation PUD Subdivision With 15 Modifications Of Development Standards (Building Type, On-Street Parking, Loading Zones, And Signs), 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, Development Plan, Revision 4_UPDATED
2. RES_2026-24_OvationPUDSubdDPRev_Combined_LawApproved02
3. COF 9071 Ovation DP Rev 4 Conditions of Approval_01
4. DEVELOPMENT PLAN SHEET Ovation PUD Subdivisipment Plan, Rev. 4
5. ELEVATIONS Ovation PUD Subdivisipment Plan, Rev. 4
6. FULL SET Ovation PUD Subdivision, Development Plan, Rev. 4_ReducedSize

Staff: Chelsea Randolph. Ms. Randolph stated that the applicant has submitted a development plan revision for Ovation PUD Subdivision to request an additional 15 modifications of standards and to update their vesting to current standards. The vesting update does not change the plan in any way it just allows some additional signs by right. This revision does not propose any changes in density or entitlements from Revision 2. For reference, Revision 3 was a layout revision to improve roadway design and building placement that was approved at the January 2026 FMPC meeting. With this revision, Revision 4, there are no major layout changes, and the only changes to the plan are those as a result of the modifications of standards requested.

Modification of Standards: There are 15 additional modifications of standard requests for this plan to add to the 8 approved with Revision 2. Ms. Randolph noted that a reference guide for the 15 MOS has been provided to the Commissioners.
MOS #1: Request to allow angled parking along internal, private streets.
Chapter 9.2.4. B states that, "Other streets may have parallel parking per the Transportation and Street Technical Standards", and the proposed alternative is angled parking along internal, private streets (shown in the graphic below and marked in red). The intent of the Zoning Ordinance is to limit the amount of parking in front of buildings, accentuating a pedestrian-friendly and activated streetscape. Angled parking creates the feeling of a parking lot in front of buildings. As opposed to parallel parking spaces, angled parking requires additional pavement to accommodate both the parking space and movement in and out of the space. Angled parking also creates an unsafe environment for patrons wanting to access their trunk while their car is parked, placing the patron within the drive lane of the street. In addition, the proposed configuration does not meet the City's engineering standards, raising additional concerns related to safety, maneuverability, and operational consistency with the street network. At the Joint Conceptual Workshop, it was mentioned by some elected/appointed officials that angled parking could be supported as a parking option when the street traffic volume was low. The location proposed for this angled parking is along the major thoroughfare of the development, within the heart of the activated commercial and entertainment core of the development. For all these reasons, staff feel that standard parallel parking or other compliant configurations should be utilized. Staff recommend disapproval of MOS #1.

Mr. Wiseman provided a diagram of the MOS for further explanation. Regarding angled parking, Mr. Wiseman explained that in Cookeville from 2022-2024 there were 14 car accidents related to angled parking, whether

the cars were backing into traffic or pulling into angled parking spaces. Since that time, the city of Cookeville has replaced their angled parking spaces due to the high level of parking issues. Using a program that every parking engineer and site designer uses to lay out parking, lay out streets and to determine maneuverability of types and sizes of vehicles, Mr. Wiseman stated that using various vehicle types available in the program there was not one circumstance where the car did not enter the other stalls or enter into opposing traffic. Mr. Wiseman finished by stating that in some situations it may be appropriate for angled parking spaces, but in highly dense areas and major roadways it is not appropriate to use angled parking.

MOS #2. Request to allow a loading zone in the front of a building.
Chapter 10.6.3B states that, "An on-site loading area shall be: 1. Located to the rear of the building adjacent to the loading doors; and 2. Arranged to have safe and convenient access to a street, but in no case shall the loading area extend into the required drive aisle of a parking area." The intent of the zoning ordinance is that the loading area would not be visible from a road. The proposed loading zone, while in the front of the building, will be screened from view of the road with a screening wall and a grade change. Staff recommend approval of MOS #2 with the condition that the brick screening wall will be integrated into the façade and meet the requirements of the building type.

MOS #3: Request to allow variation in the Multifamily building facade presentation.
Chapter 6.8 states: "The front façade shall face the public street, private street, or internal drive, in that priority order. The front façade shall parallel the frontage." The following language is proposed to be added "except where the building pulls back from being parallel to the street to allow for activated and usable open space that is well-connected to the pedestrian network" to allow the variation in the building façade presentation on Multifamily buildings. The intent of the zoning ordinance to require buildings to be parallel is to ensure that developments are pedestrian-focused and friendly. The language proposed, while it allows for a deviation from buildings being parallel to the frontage, it still ensures the intent of the zoning ordinance. Staff recommend approval of MOS # 3.

MOS #4: Request to allow variation in the Commercial Mixed-Use building facade presentation.
Chapter 6.9 states: "The front façade shall face the public street, private street, or internal drive, in that priority order. The front façade shall parallel the frontage." The following language is proposed to be added "except where the building pulls back from being parallel to the street to allow for activated and usable open space that is well-connected to the pedestrian network" to allow the variation in the building façade presentation on Multifamily buildings. The intent of the zoning ordinance to require buildings to be parallel is to ensure that developments are pedestrian-focused and friendly. The language proposed, while it allows for a deviation from buildings being parallel to the frontage, it still ensures the intent of the zoning ordinance. Staff recommend approval of MOS # 4.

MOS #5: Request to permit irregular shaped signage.
Chapter 15.1.3 states, "Signs shall not be irregularly shaped, except for small hanging/projecting signs." Irregularly shaped signs have been approved by previous MOS requests. The applicant is requesting to revise the standards to allow irregularly shaped signage (Band Signs, Canopy Signs, Development Entry Signs, Monument Signs, Small Hanging/ Projecting Signs, Vertical Blade Signs, and Wall Signs) related to the element that is representative of the project and business logo or symbol. Staff recommend approval of MOS #5. (Supported by recent approvals by BOMA of similar requests).

MOS #6: Request to permit Neon and LED internal illumination when the sign has three-dimensional depth and is used within a channel or used to reinforce the design of the sign as letters, numbers, logos, and accent lines.
Chapter 15.1.6 states, "This standard will apply to the following sign types: band signs, development entry signs, monument signs, vertical blade signs, and wall signs. Staff recommends approval of MOS #6. (Supported by recent approvals by BOMA of similar requests).

MOS #7: Request to permit 15 pedestrian-scale interactive displays to provide wayfinding or advertising. Maximum square footage of 50 total square feet per sign with a maximum of two sides. Maximum height of ten feet. Signs to be located on internal drives only and located within the frontage of commercial / mixed-use building types or within formal open space out of view of Carothers Parkway, McEwen Drive, and Ovation Parkway.
Chapter 15.1.10O states, "The following signs are prohibited: O. LED electronic message center signs." The applicant's request is for 15 of these prohibited signs and, since the sign type is prohibited, there are no standards for the size of the sign. Further, the size and quantity proposed by the applicant is too substantial. With a dimension capped at 10 feet in height, and the maximum allowance for 50 square feet, the MOS essentially permits a 10-foot-tall by 5- foot wide sign, or the standard width of a sidewalk. Staff recommend

disapproval of MOS #7.

MOS #8: Request to permit a large format digital display screen mounted to the façade of a building for on-site advertising and events. Sign to be located on the ground floor of a commercial / mixed-use building out of view from Carothers Parkway, McEwen Drive, and Ovation Parkway. Maximum square footage of 400 square feet.
Chapter 15.1.10P states, "The following signs are prohibited: P. LED display screens." The applicant's request is the first request of its kind and since the sign type is prohibited, there are no standards for the size of the sign and the size proposed by the applicant is too substantial. Staff recommend disapproval of MOS #8.

MOS #9: Request to permit Band Signs above the entrance to a paseo/alleyway. Chapter 15.4 states, "Quantity: Maximum of one per main entrance per retail storefront/ tenant space of the ground floor, if no wall sign is present on the building. Buildings five stories or more may have band signs as described above, in addition to permitted wall signs. Sign Area: Maximum of 1.5 square feet per linear foot of retail storefront/tenant space facade." The applicant is requesting to add language to allow for band signs above the entrance to a paseo/alleyway as written within the sign area requirements which staff can support. Staff recommend approval of MOS #9.

MOS #10: Request to allow a Canopy Sign to project above the canopy roofline and allow for internal illumination.
Chapter 15.5 states, "Placement: Shall be placed on the front face of the canopy and outside of the HPO, the sign may be placed above the canopy when channel cut letters are used. Lighting: External illumination only." The applicant is requesting to add language to allow canopy signage to be located above the canopy roof line and allow for both external and internal illumination when not visible from McEwen Drive or Carothers Parkway and the canopy is located at the ground floor entrance. Staff recommend approval of MOS #10 (based on the approval by BOMA of similar MOS requests).

MOS #11: Request to Allow Directory Signs on the building façade or freestanding adjacent to the primary entrances to the building with a maximum of ten square feet per building façade (in addition to other permitted signage on the building) and with exterior or interior illumination.
Chapter 15.8 states, "A small sign that is flat against the building facade and mounted or applied directly to the building. Sign area: Maximum of 4.5 square feet per building facade, in addition to the other permitted signage on the building. Lighting: External illumination only." While the request deviates from what is allowed within the zoning ordinance, it is like requests made with other plans that were approved and supported by BOMA. Staff recommend approval of MOS #11 (based on the approval by BOMA of similar MOS requests).

MOS #12: Request to permit external and internal illumination for Small Hanging and Projecting Signs.
Chapter 15.12 states, "External illumination only. Subject to Subsection 15.1.15." Staff recommends disapproval of MOS #12. This type of request has not been approved anywhere else, so there is no precedent for this request. Small Hanging and Projecting Signs are meant to be on a pedestrian scale and aimed at the pedestrian realm and internal illumination does not aid in achieving this intent.

MOS #13: Request to allow a maximum of one vertical blade sign per commercial / mixed-use building where residential is on upper floors over commercial, a maximum of one per multifamily building, and a maximum of one per parking structure. Shall not project below the window header of the first floor and shall not project above the parapet of the building façade. A maximum of 4 ft from the building façade inclusive of bracket depth.
Chapter 15.14 states, "Quantity: Maximum of One per building frontage on a street intersection and may be used only if no other hanging sign exists on the ground floor retail storefront/tenant space below. Sign area: Maximum of 30 square feet or one square foot per linear foot of building facade, whichever is less. Placement: At the corner of the building or at the change in mass near the corner of the building. Shall not project below the window header of the first floor. Shall not project above the cornice of a two-story building or above the windowsills of the third story of a building with more than two stories. Projection: Projects from the building facade at a 90-degree angle or at a 45-degree angle when placed at a corner of a building. Maximum of 3.5 feet from the building facade. Brackets connecting the sign to the building facade shall be a minimum depth of one foot and a maximum of 1.5 feet." The updates to the language within the zoning ordinance requested by the applicant are not overly concerning staff. Staff recommend approval of MOS #13.

MOS #14: Request to permit Painted Wall Signs and add language to the quantity, placement, and materials.
Chapter 15.15 states, "Quantity: Maximum of one per building facade only if no band sign exists on the building. Buildings five stories or more may have signs as described above, in addition to permitted band signs. Materials: Brick, stone, wood, metal, or a composite material that has the same properties." The

applicant is proposing language to allow for painted wall signs. Staff recommend approval of MOS #14, based on positive feedback from the JCW regarding painted signs with an MOS request.

MOS #15: Request to permit 20 percent coverage on Window Signs and the materials to include white, frosted, or gold leaf vinyl.
Chapter 15.16 states, "Sign area: maximum of 15 percent of an individual window area but shall not exceed 5 window signs. In cases where windows are grouped, the sign area shall not exceed 15 percent of the window grouping area. Materials: Metal, wood, or easily removable paint, paper, cloth, or other like material." Staff is not overly concerned with the language updates requested by the applicant. Staff recommend approval of MOS #15.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2026-24, with conditions.

Citizen Comments: None

Applicant: Greg Gamble, representing the Ovation development team. Mr. Gamble stated that he will comment on 4 of the MOS but is happy to answer any questions on the others.

MOS #1. Request to allow angled parking along internal, private streets.
The goal is to make Ovation a unique and special development as it has over 400,000 square feet of restaurant, retail and personal space that expands a great distance equivalent to the distance from Starbucks downtown to Landmark Booksellers. With angled parking, pedestrian parking will be focused at the intersections with a raised table for additional safety. Most of the parking spaces for Ovation is located in 6 parking structures and is designed for those staying in the area for a longer period. The angled parking spaces are designed for quick pick-up or quick turnaround. Lastly, Mr. Gamble noted that he contacted the Franklin Police Department and asked how many accidents have occurred due to angled parking at Five Points and at Berry Farms – there have not been any accidents in those areas due to angled parking.

MOS #7: Request to permit 15 pedestrian-scale interactive displays to provide wayfinding or advertising.
The team is requesting digital wayfinding signs up to 15 with a maximum height of 10 feet but after further analysis, Mr. Gamble stated that they would be comfortable with a condition of approval or modifying this modification of standard to permit 12 digital wayfinding signs at a maximum height of 8 feet. The signs are planned to be in areas where pedestrians are coming out of parking garages enabling easy identification and clear instructions for locations throughout the development. Other sites for the signs include areas where restaurants and retailers will be located.

MOS #8: Request to permit a large format digital display screen mounted to the façade of a building for on-site advertising and events.
Alec Chambers, Highwoods. Mr. Chambers explained that Ovation will have a thousand events a year, which is about 20 per week. Ovation will be a dynamic environment and with the digital signs strategically placed, patrons will be able to move about the development easily with the signs being updated throughout the day.

Mr. Gamble explained that this request is for a large movie screen where families can gather, kids play and watch a movie. There will be advertisements on it like at the theater before the movie begins. The screen faces back toward building G and does not face out toward the street. Mr. Gamble noted that most of the MOS requests are within a corridor internal to the site and not close to Carothers or McEwen.

MOS #12: Request to permit external and internal illumination for Small Hanging and Projecting Signs.
Mr. Gamble explained that for a development the size of Ovation, the team would like retailers to have the opportunity to have internally lit signs creating individuality and uniqueness. While internally lit signs may not be appropriate in other locations around Franklin, Mr. Gamble stated that the teams believes it is appropriate for the internal corridor within Ovation.

MAIN MOTION
Commissioner Franks motioned to recommend approval of Resolution 2026-24, A Resolution Approving A Revised Development Plan For Ovation PUD Subdivision With 15 Modifications Of Development Standards (Building Type, On-Street Parking, Loading Zones, And Signs), For The Property Located At The Southeast Corner Of East McEwen Drive And Carothers Parkway to the Board of Mayor and Aldermen, seconded by Commissioner Harrison.

MOTIONS (Modification of Standards)

MOS #1: Request to allow angled parking along internal, private streets.
Commissioner Harrison motioned to recommend approval of MOS #1 to allow angled parking along internal, private streets to the Board of Mayor and Aldermen, seconded by Commissioner McLemore.

Discussion:
Commissioner McLemore stated that since the city of Franklin has not experienced issues with angled parking in the past and given the type of development Ovation will be, angled parking is appropriate.

Commissioner Franks stated that the angled parking works well throughout Berry Farms from Tito's to Publix.

Commissioner Williamson stated that she has questions about how angled parking does not meet the city standards and asked staff how Ovation differs from the Berry Farms example and the downtown Franklin Five Points.

Mr. Wiseman explained that he would need to review the PUD for Berry Farms to see if angled parking was addressed in the zoning ordinance at that time or if a MOS was requested.

Commissioner Williamson suggested that the design of the angled parking be comparable to the angled parking in Franklin if not designed better on spacing to avoid parking issues.

Commissioner Mann stated that he could not support MOS #1 and go against staff recommendation. Mr. Wiseman clearly feels strongly about issues angled parking could create in this situation.

Mr. Wiseman referred to the diagram created by the engineering department showing different scenarios of cars backing out and pulling into parking stalls. The engineer on staff who created the document is a perfectionist and attempted to create a scenario where angled parking would work without encroachment into stalls on either side. Mr. Wiseman went on to say that often times there is wider pavement, as in downtown Franklin or angled parking is available on an interior street where people drive slower expecting cars to back out. In the situation with Ovation, angled parking is proposed on two major corridors throughout the development where there will be a lot of traffic and staff cannot support this type of parking for this situation.

Commissioner Orr stated that he agrees with some of the other comments regarding angled parking in Berry Farms. Parking works at Berry Farms and almost seems to calm traffic because you're so aware that someone may be backing out.

There being no further discussion, the motion to carried by a vote of 6-1 with Commissioner Mann voting against.

MOS #2. Request to allow a loading zone in the front of a building.
Commissioner Williamson motioned to recommend approval of MOS #2 to allow a loading zone in the front of a building with staff conditions to the Board of Mayor and Aldermen, seconded by Commissioner McLemore. The motion carried by a vote of 7-0.

MOS #3: Request to allow variation in the Multifamily building facade presentation.
Commissioner Mann motioned to recommend approval of MOS #3 to allow variation in the Multifamily Building façade presentation to BOMA, seconded by Commissioner McLemore

Discussion:
Commissioner Mann noted that this MOS may be precedent setting as Harpeth Village has a similar scenario with an interior road.

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

MOS #4: Request to allow variation in the Commercial Mixed-Use building facade presentation.
Commissioner Mann motioned to recommend approval of MOS #4 to allow variation in the Commercial Mixed-Use building facade presentation, seconded by Commissioner Harrison. The motion carried by a vote of 7-0.

MOS #5: Request to permit irregular shaped signage.
Commissioner Harrison motioned to recommend approval of MOS #5 to permit irregular shaped signage to BOMA, seconded by Commissioner Williamson. The motion carried by a vote of 7-0.

MOS #6: Request to permit Neon and LED internal illumination when the sign has three-dimensional depth

and is used within a channel or used to reinforce the design of the sign as letters, numbers, logos, and accent lines.
Commissioner McLemore motioned to recommend approval of MOS #6 to permit Neon and LED internal illumination when the sign has three-dimensional depth and is used within a channel or used to reinforce the design of the sign as letters, numbers, logos, and accent lines to the BOMA, seconded by Commissioner Williamson. The motion carried by a vote of 7-0.

MOS #7: Request to permit 15 pedestrian-scale interactive displays to provide wayfinding or advertising.
Commissioner McLemore motioned to recommend approval of **12** pedestrian-scale interactive displays to provide wayfinding or advertising with a **maximum of 8 feet** in height to BOMA, seconded by Commissioner Franks.

Discussion:
Commissioner McLemore stated that with Ovation being such a large development, this type of interactive wayfinding is necessary.

Commissioner Williamson stated that the request is for a lot of signs that will be illuminated at night, and if the signs were more internal to the parking structure, she could support the MOS but not how it is currently written.

Commissioner Mann stated that he could not support the request as 12 signs are still a lot of signs and could be distracting. Mr. Mann suggested creating an app that would direct people to their destination.

There being no further discussion, the motion carried by a vote of 5-2 with Commissioners Mann and Williamson voting against.

MOS #8: Request to permit a large format digital display screen mounted to the façade of a building for on-site advertising and events.
Commissioner Mann motioned to recommend approval of MOS #8 to permit a large format digital display screen mounted to the façade of a building for on-site advertising and events to the BOMA, seconded by Commissioner McLemore

Discussion:
Commissioner Mann stated that he likes and supports this proposed feature of the development as it will add to the uniqueness of Ovation.

Commissioner Williamson stated that at first she was hesitant about this request but overall, this should be a benefit to the community. The display will face away from the main roads in the direction of building G.

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

MOS #9: Request to permit Band Signs above the entrance to a paseo/alleyway.
Commissioner Mann motioned to recommend approval of MOS #9 to permit Band Signs above the entrance to a paseo/alleyway to the BOMA, seconded by Commissioner McLemore. The motion carried by a vote of 7-0.

MOS #10: Request to allow a Canopy Sign to project above the canopy roofline and allow for internal illumination.
Commissioner Harrison motioned to recommend approval of MOS #10 to allow a Canopy Sign to project above the canopy roofline and allow for internal illumination to the BOMA, seconded by Commissioner Williamson. The motion carried by a vote of 7-0.

MOS #11: Request to Allow a Directory Signs on the building façade or freestanding adjacent to the primary entrances to the building with a maximum of ten square feet per building façade (in addition to other permitted signage on the building) and with exterior or interior illumination.
Commissioner Franks motioned to recommend approval of MOS #11 Request to Allow Directory Signs on the building façade or freestanding adjacent to the primary entrances to the building with a maximum of ten square feet per building façade (in addition to other permitted signage on the building) and with exterior or interior illumination to the BOMA, seconded by Commissioner Harrison. The motion carried by a vote of 7-0.

MOS #12: Request to permit external and internal illumination for Small Hanging and Projecting Signs.
Commissioner Williamson motioned to recommend approval of MOS #12 to permit external and internal illumination for Small Hanging and Projecting Signs to BOMA, seconded by Commissioner Franks.

Discussion:
Commissioner Williamson stated that she believes external and internal illumination will add to the pedestrian scale especially at night when the area is very activated. The light spread is contained internally while allowing pedestrian visibility.

There being no further discussion, the motion carried by a vote of 6-1 with Commissioner Mann voting against.

MOS #13: Request to allow a maximum of one vertical blade sign per commercial / mixed-use building where residential is on upper floors over commercial, a maximum of one per multifamily building, and a maximum of one per parking structure.
Commissioner Harrison motioned to recommend approval MOS #13 to allow a maximum of one vertical blade sign per commercial / mixed-use building where residential is on upper floors over commercial, a maximum of one per multifamily building, and a maximum of one per parking structure to the BOMA, seconded by Commissioner Mann. The motion carried by a vote of 7-0.

MOS #14: Request to permit Painted Wall Signs and add language to the quantity, placement, and materials.
Commissioner Mann motioned to recommend approval of MOS #14 to permit Painted Wall Signs and add language to the quantity, placement, and Materials to the BOMA, seconded by Commissioner Harrison. The motion carried by a vote of 7-0.

MOS #15: Request to permit 20 percent coverage on Window Signs and the materials to include white, frosted, or gold leaf vinyl.
Commissioner Mann motioned to recommend approval MOS #15 to permit 20 percent coverage on Window Signs and the materials to include white, frosted, or gold leaf vinyl to BOMA, seconded by Commissioner McLemore. The motion carried by a vote of 7-0.

MAIN MOTION (Resolution 2026-24 Including all MOS 1-15)
There being no further discussion, the main motion carried by a vote of 7-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

21. 555 Franklin Road PUD Subdivision, Final Plat, Creating 1 Commercial Lot And 1 Open Space Lot, Dedicating Easements And Right Of Way, On 32.83 Acres, Located at 555 Franklin Road. (CONSENT AGENDA)

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

Attachments:
1. MAP 555 Franklin Road PUD Subdivision, Final Plat
2. 9076 555 Franklin Rd PUD FP_Conditions of Approval_01
3. 555 Franklin Road PUD Final Plat

The item was Approved on Consent Agenda.

22. Carothers Glen PUD Subdivision, Final Plat, Creating 45 Single Family Residential Lots And 4 Open Space Lots And Dedicating Right-Of-Way, On 22.07 Acres, Located At 4340 South Carothers Road. (CONSENT AGENDA)

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

Attachments:
1. MAP Carothers Glen PUD Subdivision, Final Plat
2. Carothers Glen PUD Subdivision, Final Plat
3. Conditions of Approval_Carothers Glen PUD Subdivision, Final Plat

The item was Approved on Consent Agenda.

23. Century Industrial Park Subdivision, Site Plan, Lots 9 And 10, Re-Developing 41,697 Sqaure Feet Of Civic Space, On 2.99 Acres, Located At 300 Beasley Drive. (CONSENT AGENDA)

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

Attachments:
1. MAP Century Industrial Park Subdivision, Site Plan
2. 9079 Century Industrial Park Sub SP Lot 9 and 10_WilCo ALC_Conditions of Approval_01
3. COF#9079_Century Industrial Subdivision_ALC_Site Plan_20260402

The item was Approved on Consent Agenda.

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

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

Attachments:
1. MAP Franklin Grove Subdivision, Final Plat
2. 9081 Franklin Grove Sub FP_Conditions of Approval_01
3. 2026.04.02 Franklin Grove-plat

The item was Approved on Consent Agenda.

ANY OTHER BUSINESS

Vice Chair Michael Orr asked if there was any further business. There was none.

ADJOURN

A motion to adjourn was made by Commissioner Harrison, seconded by Commissioner McLemore. The motion carried by a vote of
There being no further business, the meeting adjourned at 08:38 PM p.m.

_____ _____

Chair Date

INSPECTION PUNCH LIST

INSPECTION CYCLE: May 28, 2026
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

CAROTHERS DEVELOPMENT PROPERTY SUBDIVISION, FINAL PLAT, REVISION 1 - C O F 4567

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$75,000.00
Current Amount:	$75,000.00
Request:	RELEASE PA, NO MA PROJECT ABANDONED
Recommendation:	Release no maintenance
Date of Inspection:	4/24/2026
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST – REQUEST FOR EARLIER AGENDA

Completed requests received by the first of the month will be placed on the following month's agenda
(example: request received on April 1st will be placed on May's agenda)
Landscaping limited to maximum 25% reduction when at least 50% complete

Date Submitted

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

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

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

_____ Release to Maintenance Agreement

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

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

SIGNED:
John Crews
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 50%, or minimum maintenance amount.

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

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

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

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

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

SIGNED/DATED/PROFESSIONAL SEAL:

LANCE A. WAGNER REGISTERED ENGINEER AGRICULTURE COMMERCE No. 109781 STATE OF TENNESSEE

4/15/2026

Engineer or Landscape Architect (sign and date on seal)

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

INSPECTION PUNCH LIST

INSPECTION CYCLE: May 28, 2026
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 y d Avenue South
Franklin, TN 37064

WYNFIELD VILLAGE SUBDIVISION, SITE PLAN - COF 6170

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$90,000.00
Current Amount:	$22,500.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	4/24/2026
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

As-builts approved.

File #: 26-0502

DATE: 5/28/2026

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 Resolution 2026-36, A Resolution Approving A Revised Development Plan For Tuck Away PUD Subdivision With 2 Modifications Of Development Standards (Sidewalks), For The Property Located West Of Lewisburg Pike And South Of Bowman Road, Located At 1190 Lewisburg Pike.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 9114
Applicant: Greg Gamble, Kimley-Horn
Owner: Fellowship Bible Church, William Koellein, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a revision to the Tuck Away PUD Subdivision Development Plan that includes two Modification of Standards requests for required sidewalk connections. The previous revision to the development plan permitted the development of a church campus on the property with the existing house to remain and be used as administrative office space, with the rest of the development occurring behind the existing building. The Tuck Away PUD also has an approved MOS for the removal of the required cross access connection to the southern parcel. The plan remains in line with the recommendations of Envision Franklin. No new square footage or additional entitlements are being requested with this revision, so there is not an accompanying rezoning application. There is a reference in the plans to a MOS #2 request for deferral of the northern cross access connection until Phase 3 of the plan. Staff has determined that MOS #2 is no longer needed, and the applicant has requested to remove this MOS from consideration. As such, in this staff report and the accompanying resolution, MOS #3 in the plans is referred to as MOS #2 and MOS #4 in the plans is referred to as MOS #3 (with MOS #1 being the previously approved request).

MODIFICATION OF STANDARDS:

MOS #2: Request to allow required pedestrian connection to front door only and to permit alternate materials, such as mulch, for the internal sidewalk. Sidewalk construction to be deferred until the installation of the sidewalk along Lewisburg Pike.

The applicant is requesting to allow the required pedestrian connection to front door only and to permit alternate materials, such as mulch, for the internal sidewalk. Sidewalk construction to be deferred until the installation of the sidewalk along Lewisburg Pike. Section 9.6.1(B)(1) requires a sidewalk connection to be provided between each building main entrance the nearest street or internal drive. Sidewalks are defined as a "paved path for pedestrians," so any alternate material such as mulch or gravel would not be considered a sidewalk. Installation of a mulch path is not an acceptable substitute for a sidewalk, either for ADA accessibility or for compliance with City of Franklin development standards. Any deferral for construction of a required sidewalk should be understood to be for a sidewalk as defined by the Zoning Ordinance. In the event a sidewalk requirement is waived, a mulch path may be installed in its place, but cannot be considered as a sidewalk for the purpose of national code compliance or City of Franklin development standards. There is also not a regulatory system or mechanism in place for deferral of construction of the sidewalk, except through the next Modification of Standard request (which staff is also recommending disapproval).

Staff recommends disapproval of MOS #2.

MOS #3: Request to defer construction of the required sidewalk along Lewisburg Pike until such time that Lewisburg Pike is widened, or for a period of ten (10) years, whichever occurs first.

The applicant is requesting to defer construction of the required sidewalk along Lewisburg Pike until such time that Lewisburg Pike is widened, or for a period of ten (10) years, whichever occurs first. Sidewalk construction along the frontage of developing properties is intended to be met by the developing property owner at the time of their development except in limited circumstances where fees-in-lieu may be applied. The Franklin Zoning Ordinance states that fees-in-lieu of a required public sidewalks may occur only when "the timing of the installation of the sidewalk would result in its removal shortly thereafter due to a fully-funded street widening, streetscape project, or other capital improvement project." Lewisburg Pike along the frontage of this property does not meet this criteria. Additionally, it is not clear when the 10-year clock is intended to start, or by what mechanism the City would compel the developer to submit plans for and commence construction of the required sidewalk prior to the suggested deadline. In the event that MOS #3 is approved, construction of the sidewalk along the Lewisburg Pike frontage will require the approval of a revised site plan prior to construction.

Staff recommends disapproval of MOS #3.

Because staff is recommending disapproval of both MOS requests as written, we are recommending disapproval of the overall development plan revision.

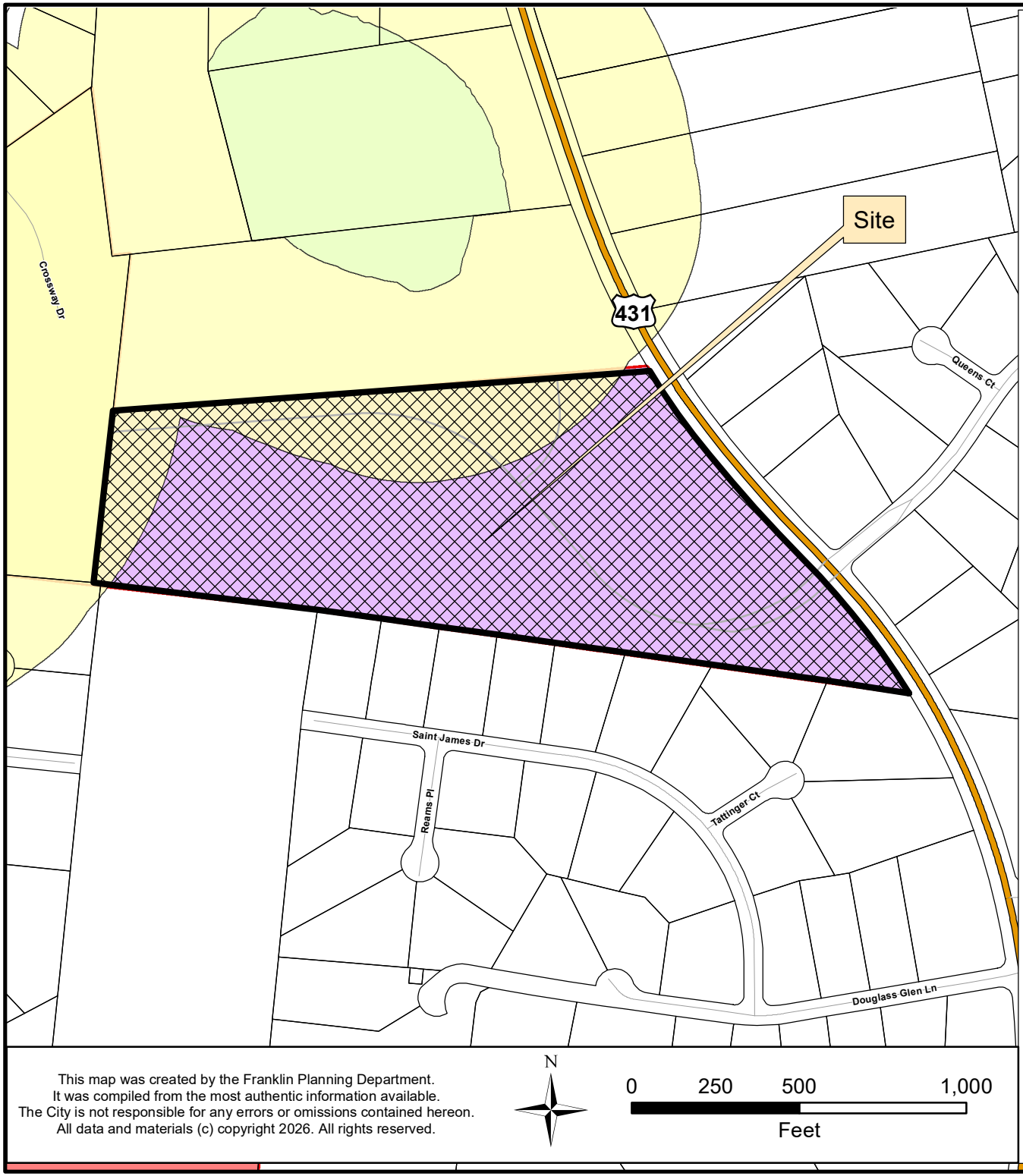
PROCEDURAL REQUIREMENTS:
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City’s project identification number shall be included in all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to deny Resolution 2026-36.



TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
RESOLUTION 2026-36

Project Information
Existing Zoning: Planned (PD 120,000 SF)
Overlays: 500' Buffer of Hillside
Site Acreage: 25.64 acres
Additional Proposed Dwelling Units: None
Additional Proposed Nonresidential SF: None

Legend

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

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HISTORIC FRANKLIN TENNESSEE

RESOLUTION 2026-36

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR TUCK AWAY PUD SUBDIVISION WITH 2 MODIFICATIONS OF DEVELOPMENT STANDARDS (SIDEWALKS), FOR THE PROPERTY LOCATED WEST OF LEWISBURG PIKE AND SOUTH OF BOWMAN ROAD, LOCATED AT 1190 LEWISBURG PIKE

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

(a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;

(b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;

(c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;

(d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by the Board of Mayor and Aldermen (BOMA), after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC); and

WHEREAS, the BOMA originally rezoned the subject Property as part of Ordinance 2020-35 on April 13, 2021, and originally approved a Development Plan for the subject property as part of Resolution 2020-297 on April 13, 2021; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, the approval of the Development Plan by the BOMA in Resolution 2020-297, initiated a vesting period during which the development standards adopted by the City, and in effect on the date of approval, remain the standards applicable to the approved PUD Development Plan; and

WHEREAS, the property owner is now wishing to revise the Development Plan in a manner that requires BOMA approval pursuant to the requirements of the Franklin Zoning Ordinance Subsection 20.19.4.

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
105 – 28.01	8.43
106 – 8.00	17.21
Total	25.64

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

SECTION III: That the overall entitlements, as amended, for the Tuck Away PUD are as follows:

Entitlements	Tuck Away PUD
Base Zone District	PD 120,000
Other Zoning Overlays	HHO Buffer
Number of Dwelling Units	0
Number of Nonresidential Square Footage	120,000
Number of Hotel Rooms	0
Open Space Requirements	15%
Number of Phases in Development	3
Vested Development Plan Approval	Resolution No. 2020-297 Date of approval: April 13, 2021
Approved Modification of Development Standards	MOS 1 – Remove external street stub connection to southern boundary.
Development Plan Revision Number	2

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

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

MOS 2: Request allow required pedestrian connection to front door only and to permit alternate materials in place of paved sidewalk. Sidewalk deferred until installation of sidewalk along Lewisburg Pike. Approved: _____ Denied: _____	9.6.1(B)(1) – Sidewalk Connection Sidewalk connections shall be provided between each building main entrance and the nearest street or internal drive. *Staff recommended disapproval.*
MOS 3: Request to defer construction of sidewalk along Lewisburg Pike until such time that Lewisburg Pike is widened, or for a period to ten (10) years, whichever occurs first. Approved: _____ Denied: _____	9.1.1 – Streetscape Standards Sidewalks that comply with Section 9.6 shall be provided along public and private streets and internal drives. *Staff recommended disapproval.*

SECTION VI. That this Resolution shall take effect from and after its passage, the health, safety, and welfare of the citizens requiring it.

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

ATTEST:

By:_____
Cayce Anderson
City Recorder

CITY OF FRANKLIN, TN:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

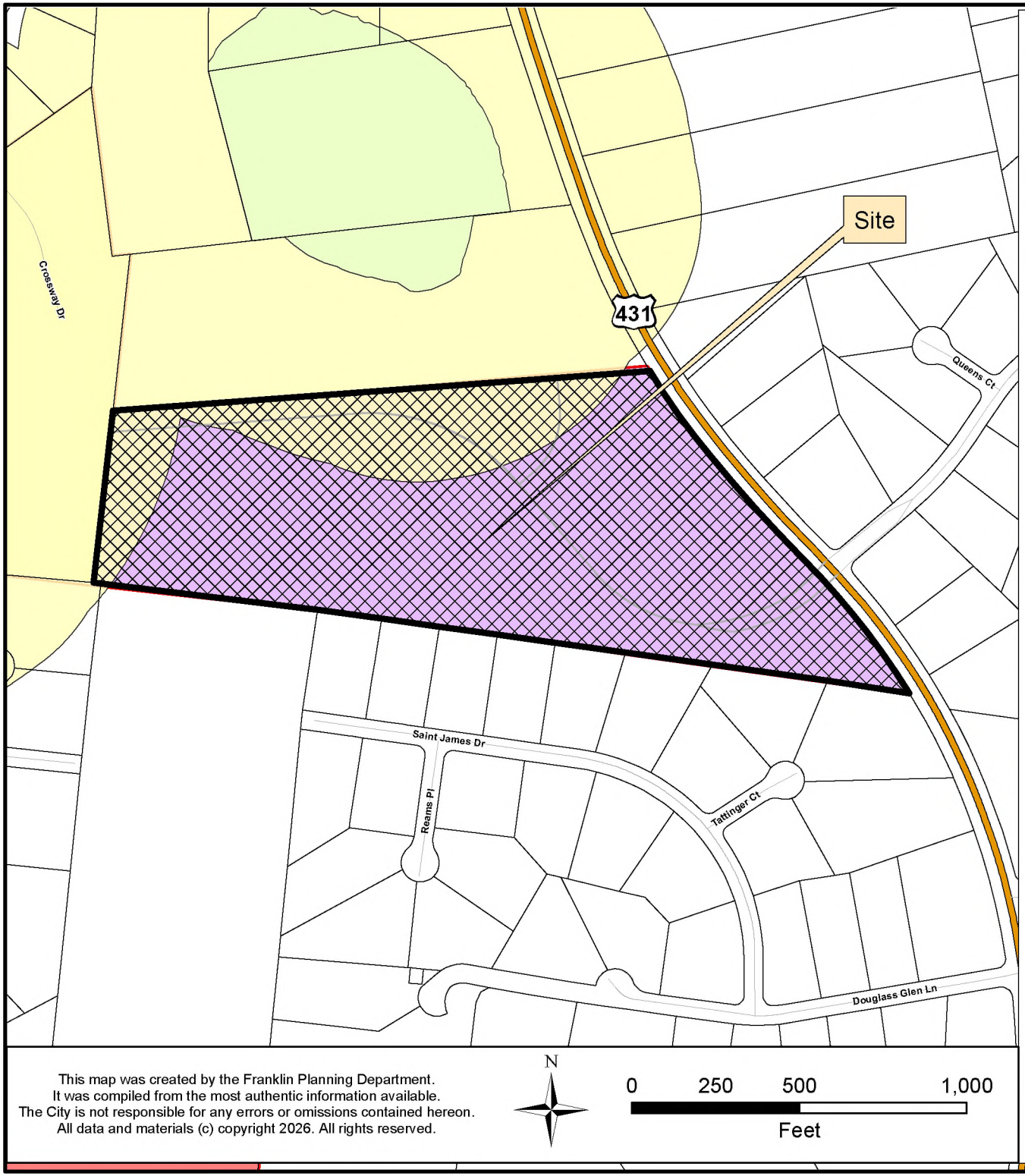
PREAPPLICATION CONFERENCE: _____4/7/2026_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: ____4/25/2026_____

NEIGHBORHOOD MEETING: ____4/7/2026_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____



TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
RESOLUTION 2026-36

Project Information
Existing Zoning: Planned (PD 120,000 SF)
Overlays: 500' Buffer of Hillside
Site Acreage: 25.64 acres
Additional Proposed Dwelling Units: None
Additional Proposed Nonresidential SF: None

Legend

- Tuck Away PUD Subdivision
- Hillside/Hillcrest Overlay
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- DD Downtown District
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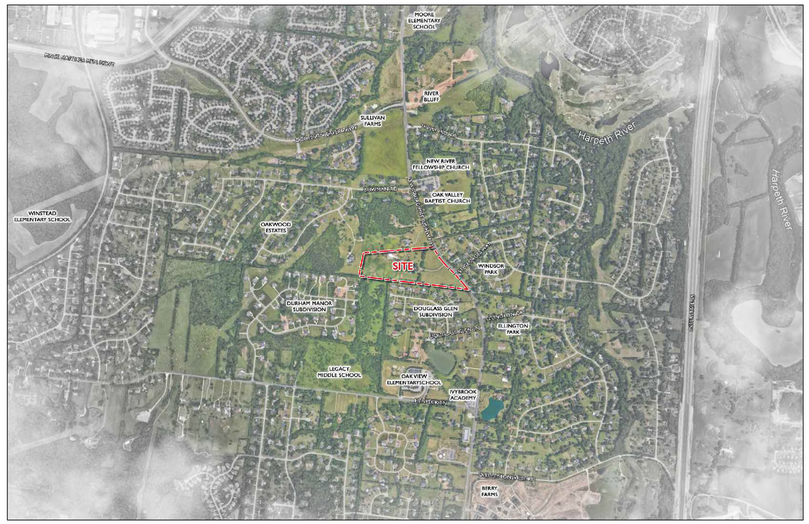
HISTORIC FRANKLIN TENNESSEE

TUCK AWAY PUD SUBDIVISION

DEVELOPMENT PLAN, REVISION 2

(FELLOWSHIP BIBLE CHURCH)

PD (120,000 SF)
FRANKLIN, WILLIAMSON, TENNESSEE



VICINITY MAP

NOT TO SCALE

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE TO BE PROVIDED BY CITY OF FRANKLIN.
(5 GPD X 1,200 SEATS) + (25 GPD X 8 EMPLOYEES) = 6,200 GPD

SEWER FACILITIES
SEWER SERVICE TO BE PROVIDED BY CITY OF FRANKLIN.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.6 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.8 MI (FRANKLIN FIRE STATION 5)
NEAREST RECREATIONAL FACILITY: 2.3 MI (WINSTEAD HILL PARK)

PROJECTED STUDENT POPULATION
N/A

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN

RECLAIMED WATER FACILITY
PER DISCUSSIONS WITH BEN McNEIL DISTANCE IS TOO FAR TO EXTEND, AND, THEREFORE, NOT REQUIRED.

STREET NETWORK
VEHICULAR ACCESS IS PLANNED TO BE PROVIDED FROM LEWISBURG PIKE BY A NEW PRIVATE DRIVEWAY TO BE CONSTRUCTED WITH THE DEVELOPMENT AND ALIGNED WITH ST. GEORGE'S WAY. AT FULL BUILD-OUT, THE PROJECT IS EXPECTED TO GENERATE APPROXIMATELY 188 PM PEAK HOUR TRIPS ON A WEEKDAY, AND 720 MIDDAY PEAK HOUR TRIPS ON A SUNDAY.

SHEET INDEX

C0.0 COVER SHEET
C0.1 APPROVED DEVELOPMENT PLAN
C0.2 MODIFICATION OF STANDARDS

C1.0 EXISTING CONDITIONS
C1.1 EXST. CONDITIONS ENLARGEMENT
C1.2 EXST. CONDITIONS ENLARGEMENT
C1.3 DEMOLITION PLAN

C2.0 DEVELOPMENT PLAN
C2.1 DEV. PLAN ENLARGEMENT
C2.2 DEV. PLAN ENLARGEMENT

C3.0 OVERALL GRADING & DRAINAGE PLAN
C3.1 ENLARGED GRADING & DRAINAGE PLAN

C4.01 ENLARGED ROW & ACCESS PLAN
C4.02 ENLARGED ROW & ACCESS PLAN
C4.21 VEHICLE TRACKING PLAN
C4.22 VEHICLE TRACKING PLAN

C5.0 OVERALL UTILITY PLAN
C5.01 OFFSITE UTILITY PLAN
C5.02 ENLARGED SITE UTILITY PLAN
C5.03 ENLARGED SITE UTILITY PLAN

C6.0 PHASING PLAN

L1.0 TREE PRESERVATION PLAN
L1.1 TREE PRES. ENLARGEMENT
L1.2 TREE PRES. ENLARGEMENT

A3.01 OVERALL EXTERIOR ELEVATIONS - PHASE I
A3.02 OVERALL EXTERIOR ELEVATIONS - PHASE II

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

ENGINEER:
ENERGY, LAND, AND INFRASTRUCTURE LLC.
CLAY WALLACE
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN 37217

OWNER / DEVELOPER:
FELLOWSHIP BIBLE CHURCH
BILL WELLONS
1210 FRANKLIN RD, BRENTWOOD, TN 37027
bill.wellons@outlook.com

Vesting Development Standards	
Original BOMA Approval Date (under which vesting dates apply): 03/23/2021	
Development Standard	**Version/Date**
Zoning Ordinance	December 8, 2020
Subdivision Regulations	December 12, 2019
Transportation & Street Technical Standards	April 25, 2017
Stormwater BMP Manual	January 1, 2016
Technical Specifications for Utility Installation	October 13, 2020
Municipal Code	August 11, 2020

SITE DATA CHART

PROJECT NAME:	TUCK AWAY PUD, REVISION 2
PROJECT NUMBER:	XXXX
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800
ACREAGE / SF OF SITE:	25.64 AC / 1,116,977 SF
VESTING (IF APPLICABLE):	MARCH 23, 2021 (ORIGINAL BOMA APPROVAL DATE)
CIVIL DISTRICT:	10TH
EXISTING ZONING:	PD (120,000 SF)
ZONING OVERLAY:	500' HHO BUFFER
BUILDING TYPES APPLIED:	CIVIC
FRONTAGE TYPES APPLIED:	YARD/LANDSCAPE FRONTAGE
LOT WIDTH:	N/A
LOT SIZE:	N/A
SETBACKS	
FRONT:	100'
SIDE:	5'
REAR:	20'
PERMITTED USES:	PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES
PARKING, PROVIDED:	2.5 SEATS PER PARKING SPACE®
	1,200 SEATS / 2.5 = 480 PARKING REQUIRED
	588 PARKING PROVIDED
	(ALL SURFACE & IMPERVIOUS)
	®NUMBER PROVIDED BY COF
BUILDING HEIGHT:	MAX 2 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
TREE CANOPY RETENTION ACREAGE:	1.45 AC
OWNER:	FELLOWSHIP BIBLE CHURCH 1210 FRANKLIN ROAD, BRENTWOOD, TN 37027
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, FRANKLIN, TN 37069
	SUITE 145
NUMBER:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

Development Plan, Revision 2 Summary:

Cover Page Summary:
This development plan revision is to ask for additional modification of standards for the site. There are no other requests/change to entitlements or layout from the previously approved development plan.

Modification of Standards Request #1: A modification request to remove required cross access to southern properties. (Previously approved MOS; No Change)

Modification of Standards Request #2: A modification request to permit the establishment of a cross□access easement to the northern property line while deferring construction of the cross□access connection until Phase 3 of the Tuck Away PD or upon development of the adjacent property to the north, whichever occurs first.

Modification of Standards Request #3: A modification request to allow the required pedestrian connection to be made to the existing house front door only and to permit the use of alternative pedestrian materials, such as mulch, in lieu of a paved sidewalk. This sidewalk would not be required to be installed until the sidewalk along Lewisburg Pike is installed.

Modification of Standards Request #4: A modification request to allow deferral of sidewalk construction along Lewisburg Pike until such time that Lewisburg Pike is improved and widened, or for a period of up to ten (10) years, whichever occurs first.

SEE SHEET C0.2 FOR MORE DETAIL ON THE MODIFICATION OF STANDARDS REQUEST.

ENVISION FRANKLIN AMENDMENT

On September 28, 2023, the Planning Commission voted to approve an Envision Franklin amendment. The amendment language is as follows:

Institutional uses may be appropriate at the Tuck Away (1190 Lewisburg Pike) development for the front approximately 25 acres fronting Lewisburg Pike. Development should be designed in a manner which compliments the rural character of this corridor and its surrounding neighborhoods. Institutional uses should maintain a minimum front setback of 200' to preserve the rural and pastoral viewsheds along Lewisburg Pike, and buildings should maintain a height of two (2) stories or less. Adaptive reuse of existing dwellings for institutional uses may be appropriate when accompanied by a development plan.

Development Plan, Revision 1 note:

The revised Tuck Away Development Plan proposes a church (institutional use) on the 25-acre site. No proposed structures are designed closer to Lewisburg Pike than the existing home in order to maintain the rural character.

PRE-APP SUBMITTAL: MARCH 30, 2026
INITIAL SUBMITTAL: APRIL 13, 2026

COF #: 9114

DRAKE A. REEDER REGISTERED TENNESSEE NO. 3719 LANDSCAPE ARCHITECT

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com

SITE DATA CHART

PROJECT NAME:	Fellowship Bible Church PUD, REVISION 1
PROJECT NUMBER:	8389
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800
ACREAGE / SF OF SITE:	25.64 AC / 1,116,977 SF
VESTING (IF APPLICABLE):	MARCH 23, 2021 (ORIGINAL BOMA APPROVAL DATE)
CIVIL DISTRICT:	10TH
EXISTING ZONING:	PD (0.71)
PROPOSED ZONING:	PD (120,000 SF)
ZONING OVERLAY:	500' HHO BUFFER
BUILDING TYPES APPLIED:	CIVIC INSTITUTIONAL
FRONTAGE TYPES APPLIED:	YARD/LANDSCAPE FRONTAGE
LOT WIDTH:	N/A
LOT SIZE:	N/A
SETBACKS	
FRONT:	100'
SIDE:	5'
REAR:	20'
PROPOSED USES:	PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES
PARKING, PROVIDED:	2.5 SEATS PER PARKING SPACE* 1,200 SEATS / 2.5 = 480 PARKING REQUIRED 588 PARKING PROVIDED (ALL SURFACE & IMPERVIOUS) *NUMBER PROVIDED BY COF
BUILDING HEIGHT:	MAX 2 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
TREE CANOPY RETENTION ACREAGE:	1.45 AC
OWNER:	JIM CROSS 103 FORREST CROSSING BLVD. FRANKLIN, TN 37064 SUITE 205
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, FRANKLIN, TN 37069 SUITE 145
NUMBER:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

KEY

- OPEN SPACE
- PRESERVED TREES

TREE CANOPY RETENTION

OVERALL SITE AREA = 1,116,977 SF (25.64 AC)

EXISTING TREE CANOPY		REMOVED TREE CANOPY		PRESERVED TREE CANOPY	
2.68 AC	116,876 SF	1.25 AC	54,399 SF	1.43 AC	62,477 SF

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	116,876 SF; 2.68 AC (10% OF SITE)
REQUIRED CANOPY PRESERVATION:	54% (63,113 SF; 1.45 AC)
PROVIDED CANOPY PRESERVATION:	54% (63,135 SF; 1.45 AC)

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED TOTAL = 55,849 SF

PROVIDED: 57,417 SF TOTAL (5%)

LOT	TYPE	AREA (SF)
OS 1	PLAZA	9,067
OS 2	PLAZA	8,161
OS 3	POCKET PARK	25,197
OS 4	PLAZA	7,904
OS 5	PLAZA	7,088

NOTE: ALL OPEN SPACE LOTS SERVE AS PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS

PREVIOUSLY APPROVED
DEVELOPMENT PLAN, REVISION 1

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED TENNESSEE No. 3717 LANDSCAPE ARCHITECT

Revision Date
△
△
△
△

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF #8389

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED TENNESSEE No. 3717 LANDSCAPE ARCHITECT

Revision Date
△
△
△
△

APPROVED DEVELOPMENT PLAN
SHEET
C0.1
COF #9114

Modification #1: Section 9.5.3 Cross Access Between Adjacent Properties (PREVIOUSLY APPROVED, NO CHANGE)

9.5.3 Cross Access Between Adjacent Properties
A. Internal vehicular circulation shall be designed to provide cross access to each adjacent property, unless the DRT waives the requirement due to topographical constraints, natural features, or other vehicular safety factors.

A Modification of standard 9.5.3 is requested to remove external street stub connections to southern boundary. This request is in line with the request from the original development plan. In meetings with the neighbors, they vehemently opposed any connection to the south that would direct traffic into their established single-family neighborhoods. These residents are not a part of the City of Franklin and instead are a part of established county subdivisions. There is only one property that is not a part of the established Williamson County neighborhood and it has stub connections to existing streets.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:

This modification enhances the development by providing connections to areas that have potential to be annexed into the City of Franklin. The southern boundary is bordered by established Williamson County subdivisions.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

This site is unique in that it surrounded by Williamson County property on all sides. The concern for connectivity in all directions comes from the neighbors in the Williamson County Subdivision of Oakwood Estates as well as the Williamson County Highway Commission. Oakwood Estates, Durham Manor, and Douglas Glen subdivisions are already established neighborhoods, currently in Williamson County jurisdiction that could only be annexed in the City of Franklin at the request of the property owner. Full unrestricted connectivity to these neighborhoods will increase through traffic North and South through the neighborhoods. This increase will change the character of the communities and will affect the quality of life of the residents.

3. The modification is consistent with the intent of Envision Franklin:

Single-Family policy established in Envision Franklin speaks of creating transition from existing neighborhoods in adjacent properties to the new development. Oakwood Estates, Durham Manor, and Douglas Glen subdivisions are established neighborhoods, currently in Williamson County jurisdiction and do not wish to have connections made to the new development. Our plan focuses on creating connections to areas of growth potential for the City of Franklin while not creating traffic through these established neighborhoods that are not a part of the City of Franklin.

Modification #2: Section 9.5.3 Cross Access Between Adjacent Properties

9.8.3 Cross Access Between Adjacent Properties

A Internal vehicular circulation shall be designed to provide cross access to each adjacent property, unless the DRT waives the requirement due to topographical constraints, natural features, or other vehicular safety factors.

A Modification of standard 9.5.3 is requested to permit the establishment of a cross-access easement to the northern property line while deferring construction of the cross-access connection until Phase 3 of the Tuck Away PD or upon development of the adjacent property to the north, whichever occurs first.
This request is in line with the request from the original development plan. In meetings with the neighbor to the north, they would prefer there is not a stub to nowhere adjacent to the their home. This resident is not a part of the City of Franklin and instead is a county parcel with neighbors who have expressed interest in staying long term. The easement would be provided but would not be constructed until Phase 3 of the development is submitted or property to the north is being developed (whichever comes first).

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
This modification enhances the development by providing connections to areas that have potential to be annexed into the City of Franklin but delays until the time when that property would develop. The northern boundary is bordered by a Williamson County resident who does not wish for this connection to be made at this time as it directly affects the aesthetic value of their property.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
The conditions supporting this request are specific to the timing and coordination of development between this site and the adjacent property to the north and are not broadly applicable to other properties. While a cross-access connection is planned and accommodated through a dedicated easement, the northern property is not currently being developed, making immediate construction premature and potentially resulting in unnecessary site disturbance or misalignment requiring future reconstruction. The property owner to the north has provided written correspondence requesting that construction be deferred until their site develops. Deferring construction allows for coordinated implementation, minimizes disturbance, and ensures the connection is ultimately constructed in alignment with both developments and the City's long-term connectivity objectives.

3. The modification is consistent with the intent of Envision Franklin:
The requested modification remains consistent with the guiding principles of Envision Franklin by preserving long-term connectivity while allowing for context-sensitive and coordinated implementation. The plan maintains a cross-access easement to ensure future interconnectivity between properties, supporting the City's goals for an interconnected network of streets and access. Deferring construction until the adjacent northern property develops avoids premature infrastructure, minimizes unnecessary disturbance, and ensures the connection is designed and constructed in a cohesive manner that aligns with both developments, consistent with Envision Franklin's emphasis on thoughtful, phased, and context-driven growth.

Modification #3: Section 9.6.1.B.1 Sidewalk Connection

9.6.1.B.1 Sidewalk Connection

B. A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided:
1. Between each building main entrance and the nearest street or internal drive. These connections shall be placed in a straight and direct route;

A Modification of standard 9.6.1.B.1 is requested to allow the required pedestrian connection to be made to the existing house front door only and to permit the use of alternative pedestrian materials, such as mulch, in lieu of a paved sidewalk. This sidewalk would not be required to be installed until the sidewalk along Lewisburg Pike is installed. Pedestrian access is provided internally within the site and at the building entrance where it is most functional and practical for users. Requiring a direct pedestrian connection from Lewisburg Pike to the front door would create additional disturbance to the site, increase impacts to the existing landscape and viewshed, and introduce a connection that is not necessary to provide safe and reasonable pedestrian access. As a church that is set back from the existing road with a long private drive as access and there is not an expected pedestrian connectivity to the campus.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
This modification enhances the development by allowing pedestrian access to be focused where it is most functional and accessible while avoiding unnecessary site disturbance. A direct sidewalk connection from Lewisburg Pike to the building entrance would require additional grading and infrastructure that would interrupt the natural character of the site and negatively affect the existing viewshed along the corridor. By providing connection to the existing home with a more natural material, preserving the viewshed along Franklin Road will be accomplished in a more practical way. Pedestrian access is still accommodated at the building and within the site in a manner that is more aligned with the design intent and overall development pattern.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
The conditions supporting this request are specific to the site layout, topography, and design intent of this development and are not broadly applicable to other properties. The building and internal pedestrian circulation have been designed so that accessible pedestrian routes are provided where they are most needed and most practical for users for entry points. Requiring a concrete sidewalk connection from Lewisburg Pike to every building on campus would create unnecessary land disturbance and site impact without meaningfully improving access, as ADA access is already provided at the building entrance and through the site's internal circulation system. This allows us to minimize grading which was a big topic of discussion at Envision Franklin Amendment.

3. The modification is consistent with the intent of Envision Franklin:
This requested modification remains consistent with Envision Franklin by supporting context-sensitive site design and minimizing unnecessary disturbance while still providing appropriate pedestrian access. The modification preserves the existing character and viewshed along Lewisburg Pike, reduces avoidable impacts to the land, and focuses pedestrian improvements where they are most functional and effective. This approach is consistent with Envision Franklin's emphasis on thoughtful design, sensitivity to site context, and development patterns that respond appropriately to the natural and built environment.

Modification #4: Section 9.1 Streetscape Standards

9.1.1 Streetscape Standards

A New public streets and private streets shall be designed pursuant to the Transportation and Street Technical Standards.
B. Sidewalks that comply with Section 9.6, Pedestrian Circulation, and the Transportation and Street Technical Standards shall be provided along public and private streets and internal drives.

A Modification of standard 9.1.1 is requested to defer the sidewalk construction along Lewisburg Pike until such time that Lewisburg Pike is improved and widened, or for a period of up to ten (10) years, whichever occurs first.
This request reflects the current context of the site, which is bordered by Williamson County properties without existing sidewalk infrastructure. Constructing the sidewalk along this frontage at this time would result in a disconnected segment with no immediate functional benefit. With a future widening of Lewisburg Pike chances are that work installed now would require repair or rework. The addition of a time constraint allows the city to know that if Lewisburg Pike widening gets delayed for an unreasonable amount of time, then the sidewalk would be installed.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
This modification enhances the development by avoiding the construction of isolated sidewalk infrastructure that would not serve a meaningful pedestrian function at this time. Constructing sidewalk without connectivity to adjacent properties or without the future widening would result in a segment that is underutilized and disconnected. Deferring construction allows for a more cohesive and functional pedestrian network to be implemented in the future when adjacent properties develop and connections can be made.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
The conditions supporting this request are specific to the site's location and its adjacency to Williamson County properties that do not currently include sidewalk infrastructure. This lack of existing or planned connections makes immediate sidewalk construction impractical and not broadly applicable to other properties within the City. Deferring construction avoids unnecessary site disturbance and redundant infrastructure while allowing for future implementation in coordination with adjacent development.

3. The modification is consistent with the intent of Envision Franklin:
This requested modification remains consistent with the principles of Envision Franklin by supporting a connected pedestrian network while allowing for context-sensitive and phased implementation. The approach ensures that sidewalks are constructed when they can function as part of a continuous system, rather than as isolated segments and be built at appropriate times when improvements occur. This aligns with Envision Franklin's emphasis on coordinated growth, efficient infrastructure, and development that responds appropriately to surrounding conditions.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

Revision Date
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△ _____
△ _____

DEVELOPMENT CHANGES

SHEET
C0.2

COF #9114

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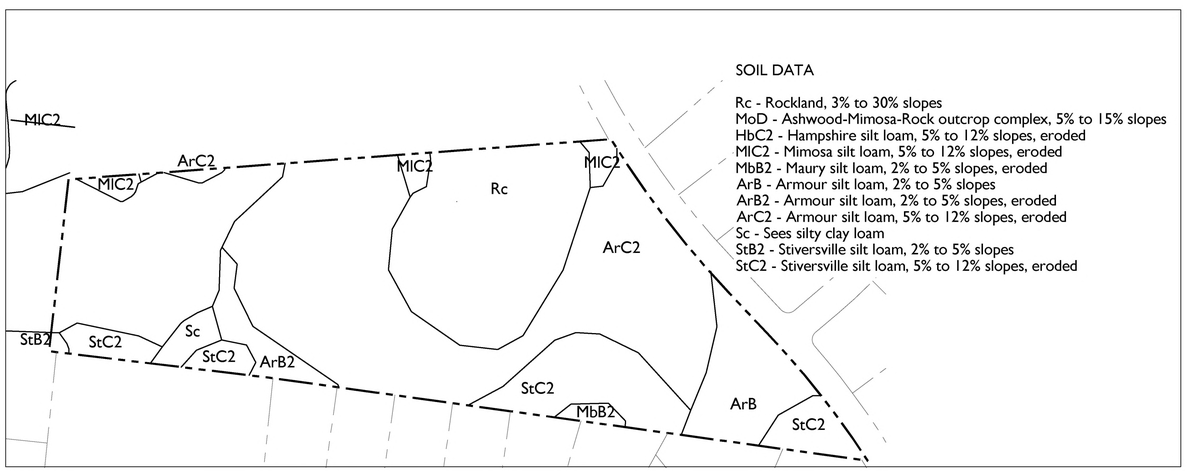


SOIL DATA

Rc - Rockland, 3% to 30% slopes
MoD - Ashwood-Mimosa-Rock outcrop complex, 5% to 15% slopes
HbC2 - Hampshire silt loam, 5% to 12% slopes, eroded
MIC2 - Mimosa silt loam, 5% to 12% slopes, eroded
MbB2 - Maury silt loam, 2% to 5% slopes, eroded
ArB - Armour silt loam, 2% to 5% slopes
ArB2 - Armour silt loam, 2% to 5% slopes, eroded
ArC2 - Armour silt loam, 5% to 12% slopes, eroded
Sc - Sees silty clay loam
StB2 - Stiversville silt loam, 2% to 5% slopes
StC2 - Stiversville silt loam, 5% to 12% slopes, eroded

N

N.T.S.

SITE DATA CHART

PROJECT NAME:	TUCK AWAY PUD, REVISION 2
PROJECT NUMBER:	XXXX
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800
ACREAGE / SF OF SITE:	25.64 AC / 1,116,977 SF
VESTING (IF APPLICABLE):	MARCH 23, 2021 (ORIGINAL BOMA APPROVAL DATE)
CIVIL DISTRICT:	10TH
EXISTING ZONING:	PD (120,000 SF)
ZONING OVERLAY:	500' HHO BUFFER
BUILDING TYPES APPLIED:	CIVIC
FRONTAGE TYPES APPLIED:	YARD/LANDSCAPE FRONTAGE
LOT WIDTH:	N/A
LOT SIZE:	N/A
SETBACKS	
FRONT:	100'
SIDE:	5'
REAR:	20'
PERMITTED USES:	PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES
PARKING, PROVIDED:	2.5 SEATS PER PARKING SPACE*
	1,200 SEATS / 2.5 = 480 PARKING REQUIRED
	588 PARKING PROVIDED
	(ALL SURFACE & IMPERVIOUS)
	*NUMBER PROVIDED BY COF
BUILDING HEIGHT:	MAX 2 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
TREE CANOPY RETENTION ACREAGE:	1.45 AC
OWNER:	FELLOWSHIP BIBLE CHURCH 1210 FRANKLIN ROAD, BRENTWOOD, TN 37027
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, FRANKLIN, TN 37069 SUITE 145
NUMBER:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

KEY

- SLOPES 14%-19.99%
- SLOPES 20%+
- PROPERTY LINE
- HHO & 500' HHO BUFFER
- EXISTING TREES

EXISTING TREE CANOPY

OVERALL SITE AREA = 1,116,977 SF (25.64 AC)

EXISTING TREE CANOPY
2.68 AC 116,876 SF

TREE CANOPY DATA

TOTAL EXISTING TREE CANOPY:	116,876 SF; 2.68 AC (10% OF SITE)
REQUIRED CANOPY PRESERVATION:	54% (63,113 SF; 1.45 AC)

NOTES:

SURVEY BY:	TWM ENGINEERING & GEOSPATIAL SERVICES
METHOD:	FIELD-RUN TOPO
DATE:	07-10-2020
SOIL SURVEY:	NRCS WEB SOIL SURVEY

Pre-Dev Basin 1 Grading & Drainage Data Chart
- Basin Area: 12.92 AC
- Impervious Area: 0 AC
- CN: 79
- Peak Flow Runoff
  - 2 year: 31.72 CFS
  - 5 year: 44.02 CFS
  - 10 year: 54.16 CFS
  - 25 year: 68.66 CFS
  - 50 year: 80.56 CFS
  - 100 year: 92.84 CFS

Pre-Dev Basins 3-4 Grading & Drainage Data Chart
- Basin Area: 29.48 AC
- Impervious Area: 0.21 AC
- CN: 78
- Peak Flow Runoff
  - 2 year: 76.44 CFS
  - 5 year: 106.49 CFS
  - 10 year: 131.46 CFS
  - 25 year: 167.26 CFS
  - 50 year: 196.66 CFS
  - 100 year: 227.04 CFS

Pre-Dev Basins 5-6 Grading & Drainage Data Chart
- Site Area: 14.91 AC
- Impervious Area: 0.09 AC
- CN: 76
- Peak Flow Runoff
  - 2 year: 35.40 CFS
  - 5 year: 49.97 CFS
  - 10 year: 62.34 CFS
  - 25 year: 80.19 CFS
  - 50 year: 94.92 CFS
  - 100 year: 110.19 CFS

SAME AS PREVIOUS APPROVED DEVELOPMENT PLAN, REVISION 1 (NO CHANGE)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

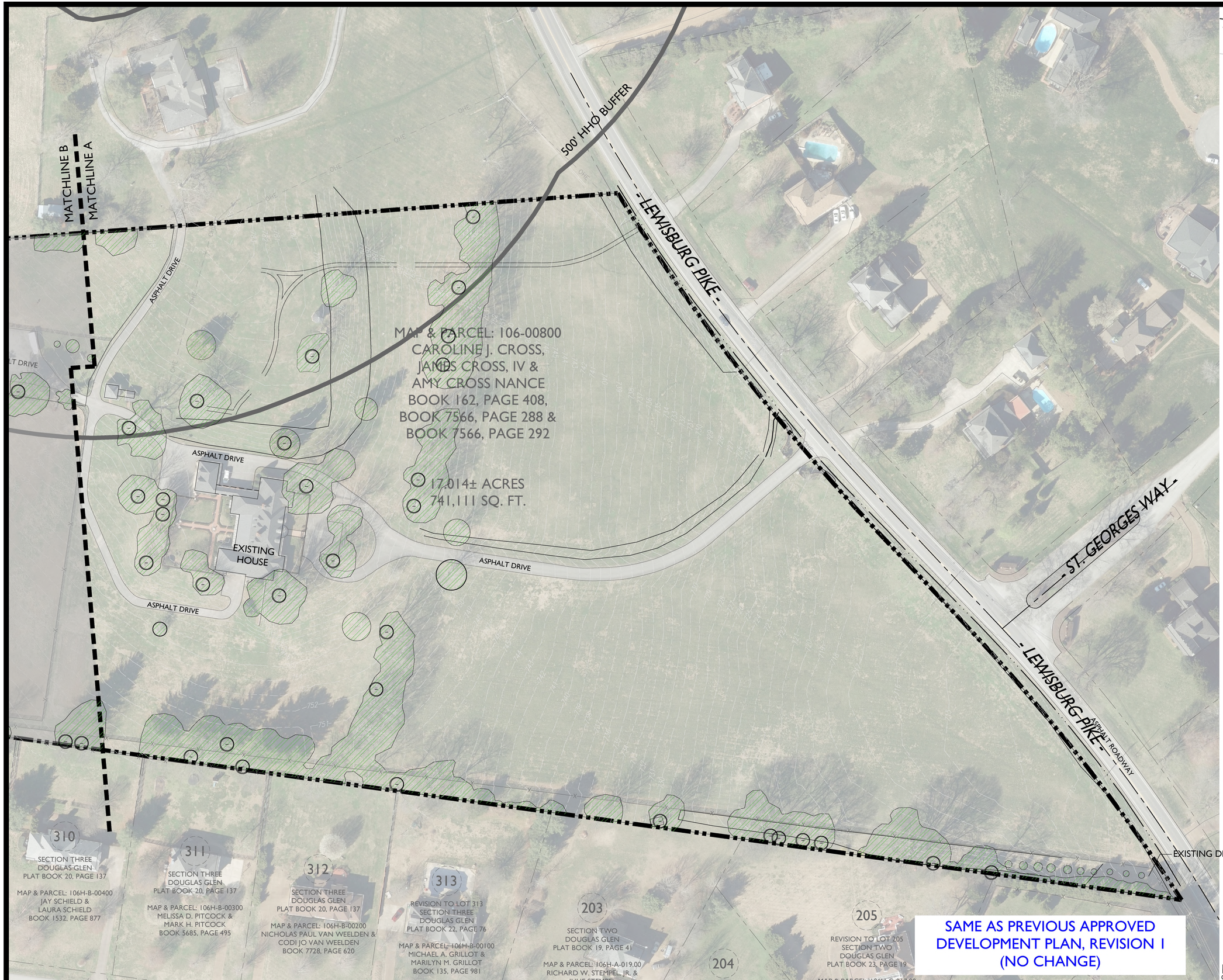
DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 000

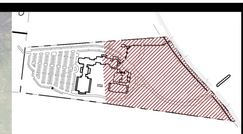
Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF #9114





KEY PLAN

KEY

- SLOPES 14%-19.99%
- SLOPES 20%+
- PROPERTY LINE
- HHO & 500' BUFFER
- EXST. TREES

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 329

Revision Date

ENLARGED EXISTING CONDITIONS

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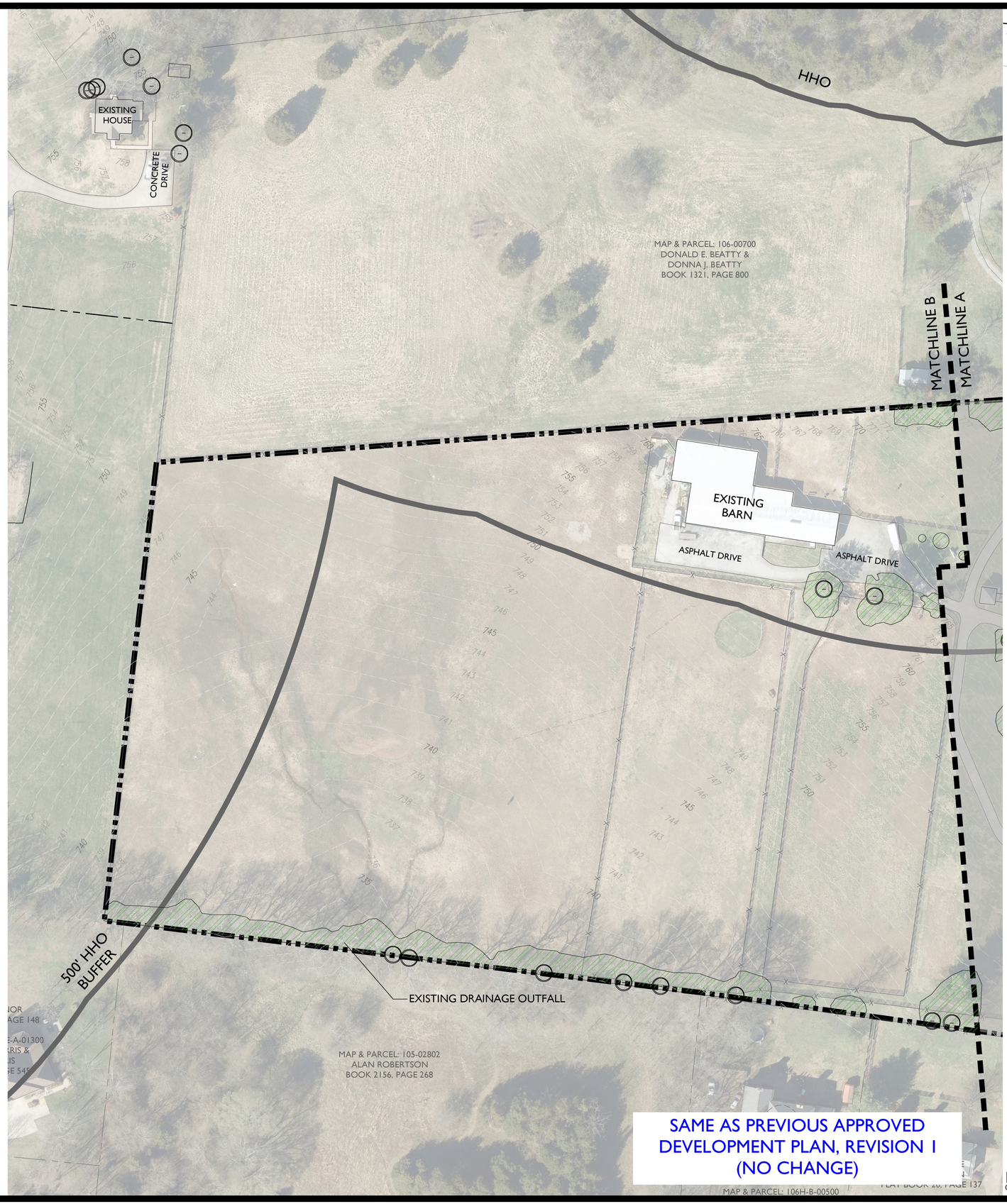
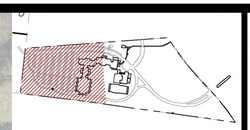
C1.1

COF #9114





KEY PLAN

KEY

- SLOPES 14%-19.99%
- SLOPES 20%+
- PROPERTY LINE
- HHO & 500' BUFFER
- EXST. TREES

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED TENNESSEE LANDSCAPE ARCHITECT

Revision Date

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- △ _____
- △ _____

ENLARGED EXISTING CONDITIONS

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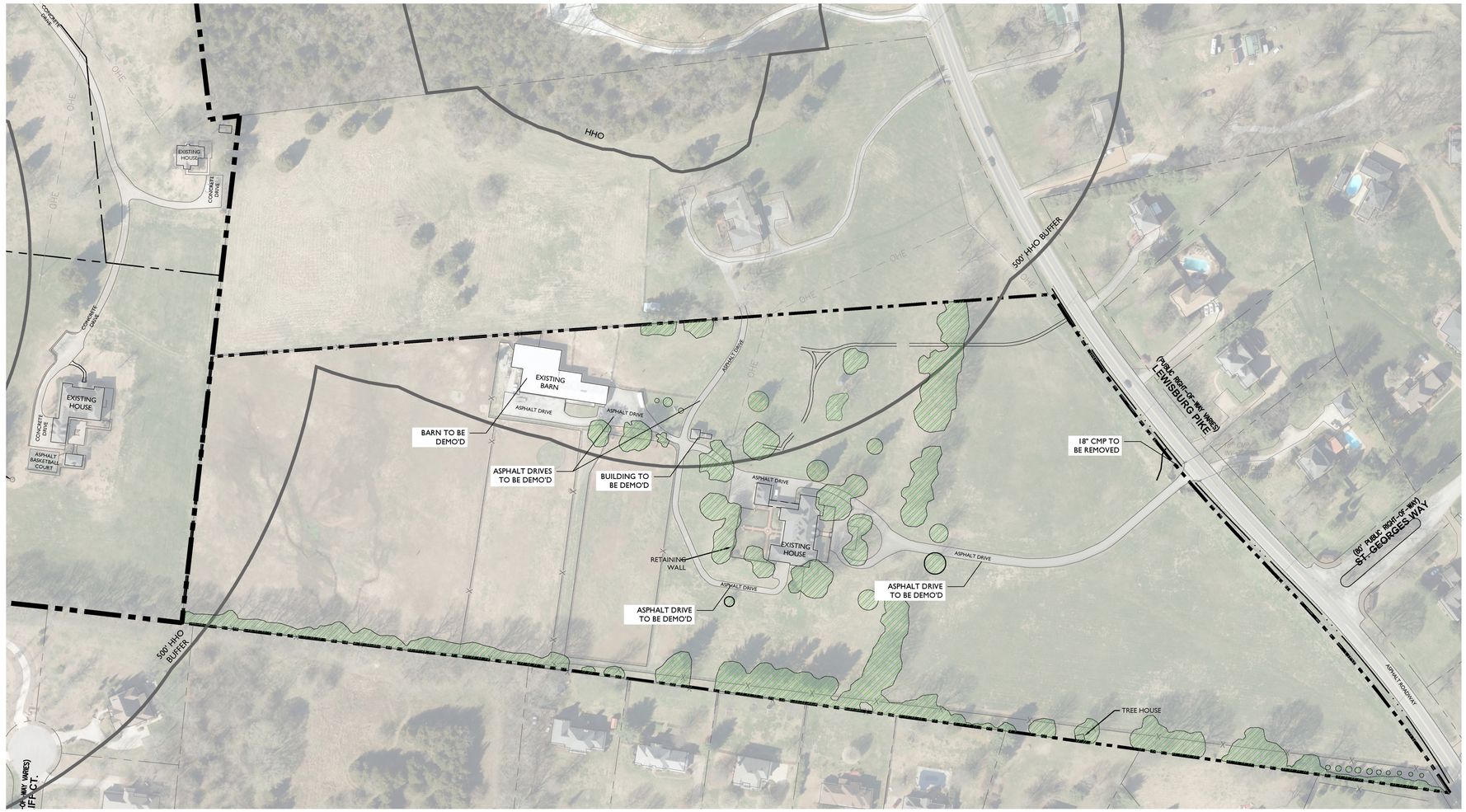
C1.2

COF #9114



SITE DATA CHART

PROJECT NAME:	TUCK AWAY PUD, REVISION 2
PROJECT NUMBER:	XXXX
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800
ACREAGE / SF OF SITE:	25.64 AC / 1,116,977 SF
VESTING (IF APPLICABLE):	MARCH 23, 2021 (ORIGINAL BOMA APPROVAL DATE)
CIVIL DISTRICT:	10TH
EXISTING ZONING:	PD (120,000 SF)
ZONING OVERLAY:	500' HHO BUFFER
BUILDING TYPES APPLIED:	CIVIC
FRONTAGE TYPES APPLIED:	YARD/LANDSCAPE FRONTAGE
LOT WIDTH:	N/A
LOT SIZE:	N/A
SETBACKS	
FRONT:	100'
SIDE:	5'
REAR:	20'
PERMITTED USES:	PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES
PARKING, PROVIDED:	2.5 SEATS PER PARKING SPACE* 1,200 SEATS / 2.5 = 480 PARKING REQUIRED 588 PARKING PROVIDED (ALL SURFACE & IMPERVIOUS) *NUMBER PROVIDED BY COF
BUILDING HEIGHT:	MAX 2 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
TREE CANOPY RETENTION ACREAGE:	1.45 AC
OWNER:	FELLOWSHIP BIBLE CHURCH 1210 FRANKLIN ROAD, BRENTWOOD, TN 37027
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, FRANKLIN, TN 37069 SUITE 145
NUMBER:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

SAME AS PREVIOUS APPROVED
DEVELOPMENT PLAN, REVISION 1
(NO CHANGE)

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED COMMERCE TENNESSEE No. 1218 LANDSCAPE ARCHITECT

Revision Date

DEMOLITION PLAN

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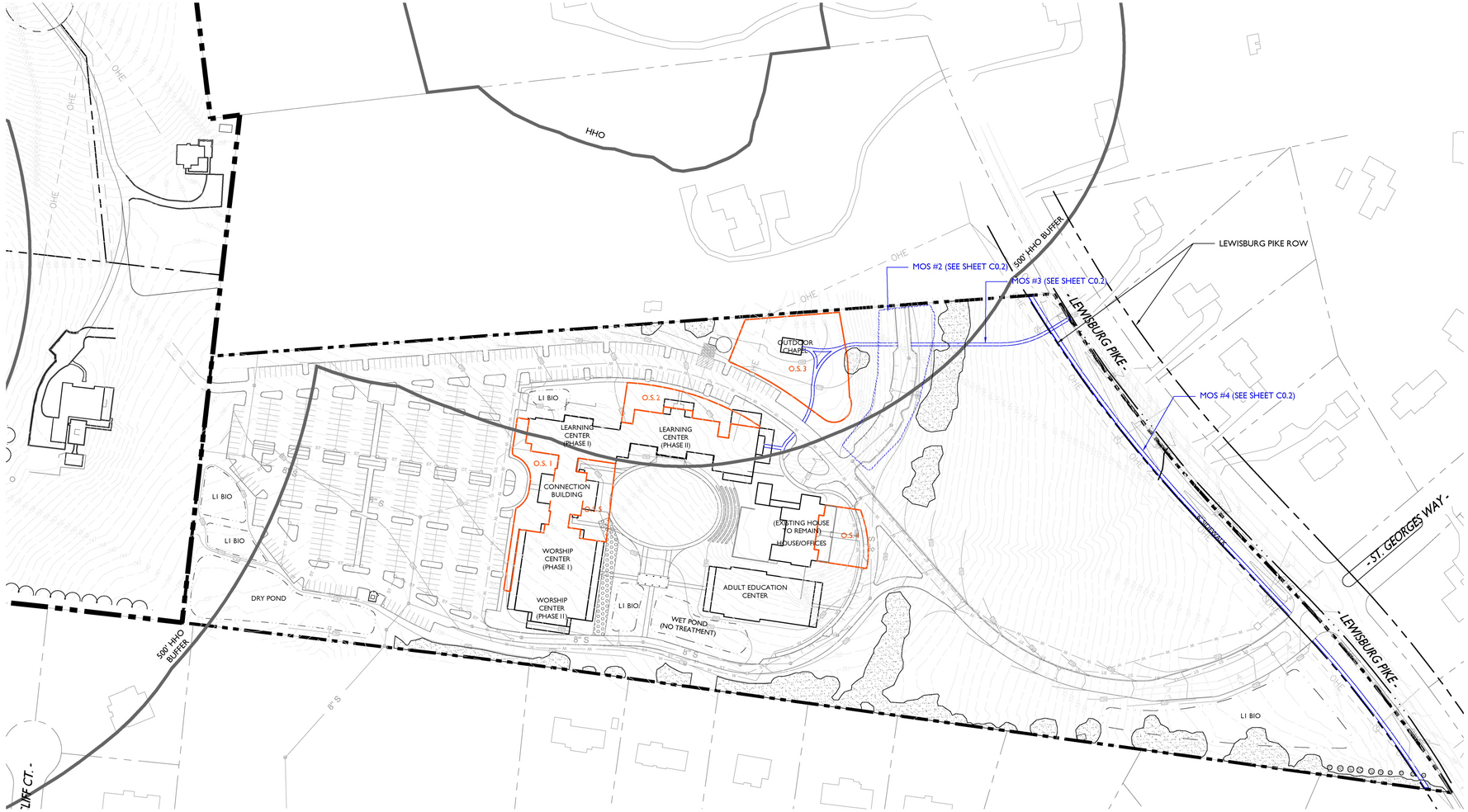

SITE DATA CHART

PROJECT NAME:	TUCK AWAY PUD, REVISION 2
PROJECT NUMBER:	XXXX
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800
ACREAGE / SF OF SITE:	25.64 AC / 1,116,977 SF
VESTING (IF APPLICABLE):	MARCH 23, 2021 (ORIGINAL BOMA APPROVAL DATE)
CIVIL DISTRICT:	10TH
EXISTING ZONING:	PD (120,000 SF)
ZONING OVERLAY:	500' HHO BUFFER
BUILDING TYPES APPLIED:	CIVIC
FRONTAGE TYPES APPLIED:	YARD/LANDSCAPE FRONTAGE
LOT WIDTH:	N/A
LOT SIZE:	N/A
SETBACKS	
FRONT:	100'
SIDE:	5'
REAR:	20'
PERMITTED USES:	PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES
PARKING, PROVIDED:	2.5 SEATS PER PARKING SPACE* 1,200 SEATS / 2.5 = 480 PARKING REQUIRED 588 PARKING PROVIDED (ALL SURFACE & IMPERVIOUS) *NUMBER PROVIDED BY COF
BUILDING HEIGHT:	MAX 2 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
TREE CANOPY RETENTION ACREAGE:	1.45 AC
OWNER:	FELLOWSHIP BIBLE CHURCH 1210 FRANKLIN ROAD, BRENTWOOD, TN 37027
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, FRANKLIN, TN 37069 SUITE 145
NUMBER:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

KEY

- OPEN SPACE
- PRESERVED TREES

TREE CANOPY RETENTION

OVERALL SITE AREA = 1,116,977 SF (25.64 AC)

EXISTING TREE CANOPY		REMOVED TREE CANOPY		PRESERVED TREE CANOPY	
2.68 AC	116,876 SF	1.25 AC	54,399 SF	1.43 AC	62,477 SF

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	116,876 SF; 2.68 AC (10% OF SITE)
REQUIRED CANOPY PRESERVATION:	54% (63,113 SF; 1.45 AC)
PROVIDED CANOPY PRESERVATION:	54% (63,135 SF; 1.45 AC)

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED TOTAL = 55,849 SF

PROVIDED: 57,417 SF TOTAL (5%)

LOT	TYPE	AREA (SF)
OS 1	PLAZA	9,067
OS 2	PLAZA	8,161
OS 3	POCKET PARK	25,197
OS 4	PLAZA	7,904
OS 5	PLAZA	7,088

NOTE: ALL OPEN SPACE LOTS SERVE AS PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED TENNESSEE LANDSCAPE ARCHITECT

Revision Date

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OVERALL DEVELOPMENT PLAN

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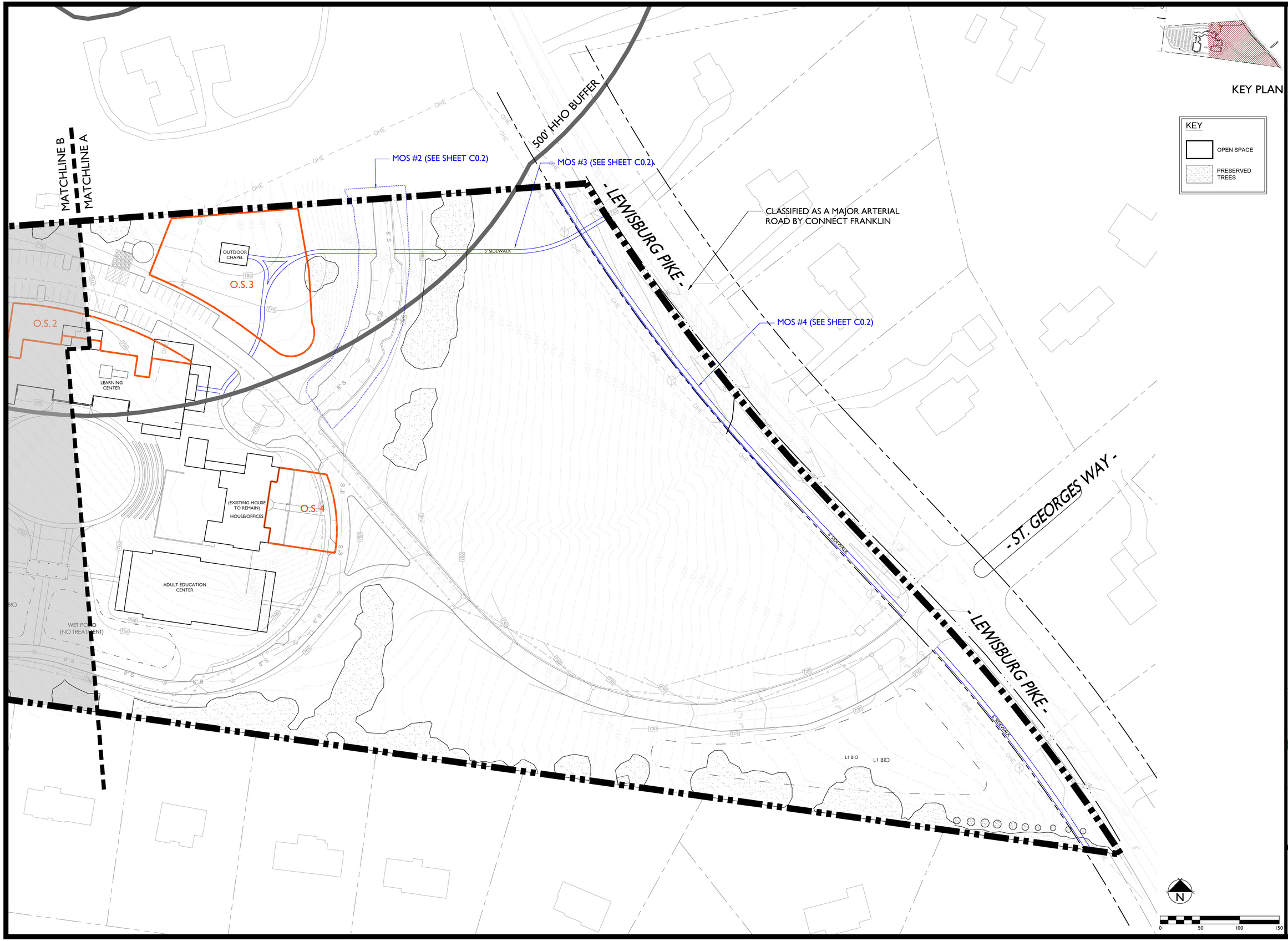

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1278

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

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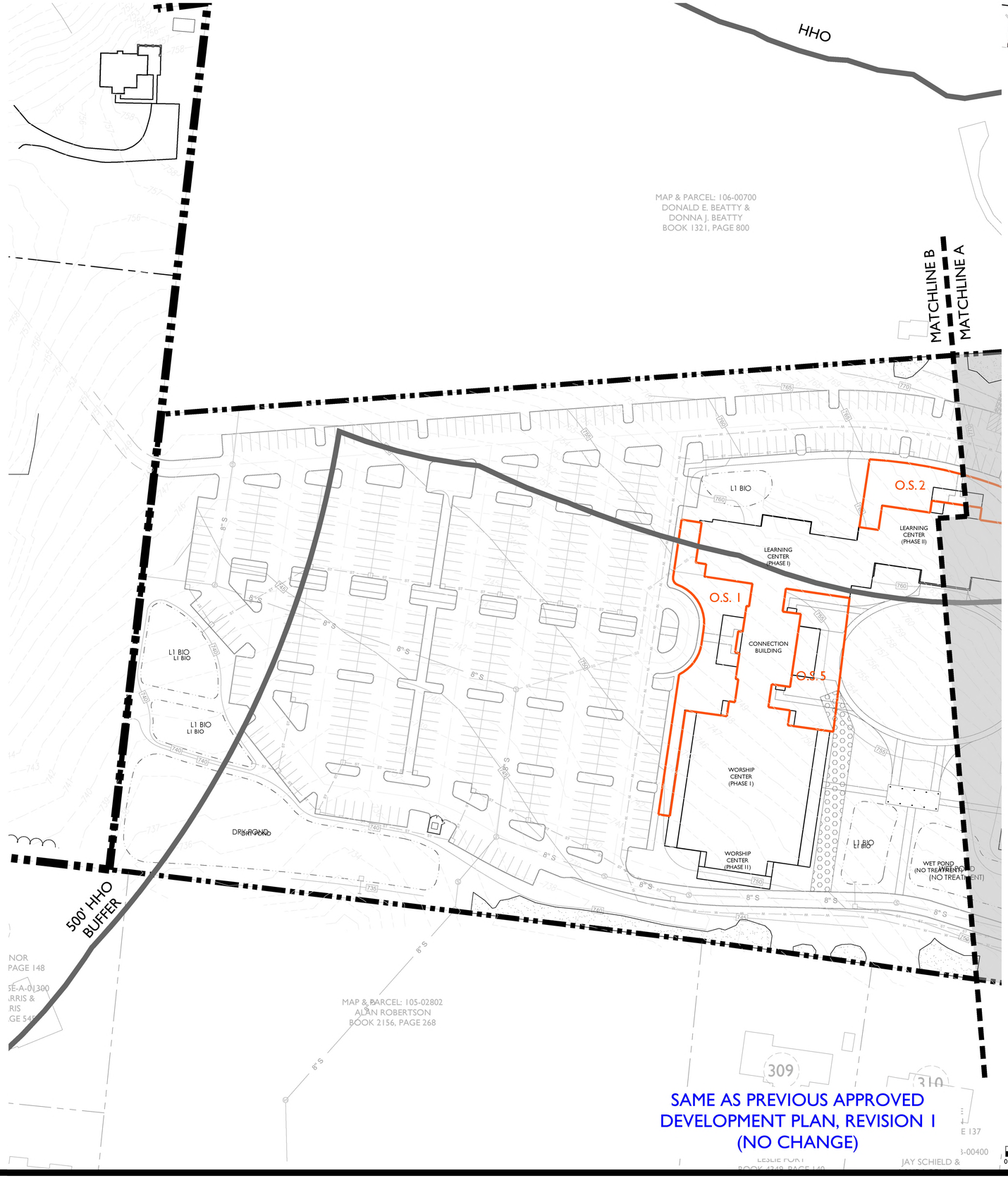
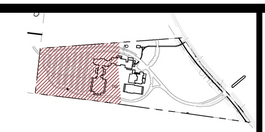
COF #9114



SAME AS PREVIOUS APPROVED DEVELOPMENT PLAN, REVISION 1 (NO CHANGE)



KEY PLAN

KEY

OPEN SPACE

PRESERVED TREES

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1218

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.2

COF #9114

Lot	Subdivision	Plat Book / Page	Map & Parcel	Owner	Book / Page
113	DURHAM MANOR	PLAT BOOK P46, PAGE 148	MAP & PARCEL: 105C-A-01400	VICTOR A. SEBASTIAN & MICHELLE SEBASTIAN	BOOK 5737, PAGE 251
112	DURHAM MANOR	PLAT BOOK P46, PAGE 148	MAP & PARCEL: 105C-A-01500	FORREST R. HARRIS & JANET HARRIS	BOOK 4131, PAGE 745
111	DURHAM MANOR	PLAT BOOK P46, PAGE 148	MAP & PARCEL: 105C-A-01200	DAVID BARC, JR. & BROOKE L. BARC	BOOK 7205, PAGE 857
110	DURHAM MANOR	PLAT BOOK P46, PAGE 148	MAP & PARCEL: 105C-A-01100	MARK T. BAILEY & SUSANNE RANDI BAILEY	BOOK 7547, PAGE 258
109	DURHAM MANOR	PLAT BOOK P46, PAGE 148			
309	SECTION THREE DOUGLAS GLEN	PLAT BOOK 20, PAGE 137	MAP & PARCEL: 106H-B-00500	HARRY M. FORT & LESLIE FORT	BOOK 4349, PAGE 140
310	SECTION THREE DOUGLAS GLEN	PLAT BOOK 20, PAGE 137	MAP & PARCEL: 106H-B-00400	JAY SCHNEIDER & LAURA SCHNEIDER	BOOK 1530, PAGE 877
311	SECTION THREE DOUGLAS GLEN	PLAT BOOK 20, PAGE 137	MAP & PARCEL: 106H-B-00300	MELISSA H. PEACOCK & MARK H. PEACOCK	BOOK 5885, PAGE 495
312	SECTION THREE DOUGLAS GLEN	PLAT BOOK 20, PAGE 137	MAP & PARCEL: 106H-B-00200	NICHOLAS PAUL VAN WELSEN & CODI JO VAN WELSEN	BOOK 7728, PAGE 620
313	REVISION TO LOT 313 SECTION THREE DOUGLAS GLEN	PLAT BOOK 20, PAGE 76	MAP & PARCEL: 106H-B-00100	MICHAEL A. GRILLOT & MARILYN M. GRILLOT	BOOK 135, PAGE 981
203	SECTION TWO DOUGLAS GLEN	PLAT BOOK 19, PAGE 41	MAP & PARCEL: 106H-A-01900	RICHARD W. STEWELL, JR. & JULIE STEWELL	BOOK 6076, PAGE 764
204	SECTION TWO DOUGLAS GLEN	PLAT BOOK 19, PAGE 41			
205	REVISION TO LOT 205 SECTION TWO DOUGLAS GLEN	PLAT BOOK 23, PAGE 19	MAP & PARCEL: 106H-C-01700	MARK T. CANNELL & DONNA C. CANNELL	BOOK 8516, PAGE 085
206	SECTION TWO DOUGLAS GLEN	PLAT BOOK 19, PAGE 41	MAP & PARCEL: 106H-C-01600	JAMES T. PATRICK MINI & LISA G. MINOR	BOOK 2028, PAGE 898
308	SECTION THREE DOUGLAS GLEN	PLAT BOOK 20, PAGE 137	MAP & PARCEL: 106H-B-00600	SHARON ADAMS	BOOK 8955, PAGE 972
306	SECTION THREE DOUGLAS GLEN	PLAT BOOK 20, PAGE 137	MAP & PARCEL: 106H-B-00800	MARK L. PURDAM, III & ELIZABETH L. PURDAM	BOOK 7827, PAGE 495
305	SECTION THREE DOUGLAS GLEN	PLAT BOOK 20, PAGE 137	MAP & PARCEL: 106H-B-00900	TIMOTHY B. LEDMAN & BARBARA JO LEDMAN	BOOK 1386, PAGE 261

SAME AS PREVIOUS APPROVED
DEVELOPMENT PLAN, REVISION 1
(NO CHANGE)

Filename: W:\23-11-1202 fellowship bible church\3_CAD\production\1_development plan\Grading.dwg
Layout Name: C 3.0 Overall Grading & Drainage Plan
Plotted: Wednesday, June 26, 2024 - 4:46 pm
By: johng

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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TUCK AWAY PUD SUBDIVISION PLAN
DEVELOPMENT PLAN
REVISION 1 (FELLOWSHIP BIBLE CHURCH)
PARCEL 106-00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

JOHN R. GORDON
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
7-1-25
NO. 1046
STATE OF TENNESSEE

Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	JRG

Sheet Title:
OVERALL GRADING & DRAINAGE PLAN

Sheet No.
C 3.0

DRAKE A. REEDER
REGISTERED
TENNESSEE REG. No. 3711
LANDSCAPE ARCHITECT

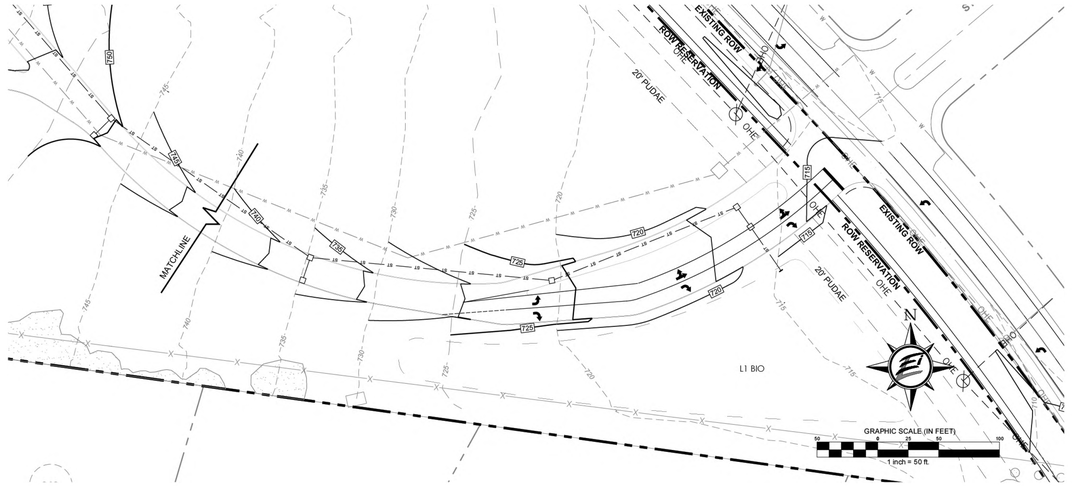
Revision Date
△ _____
△ _____
△ _____
△ _____

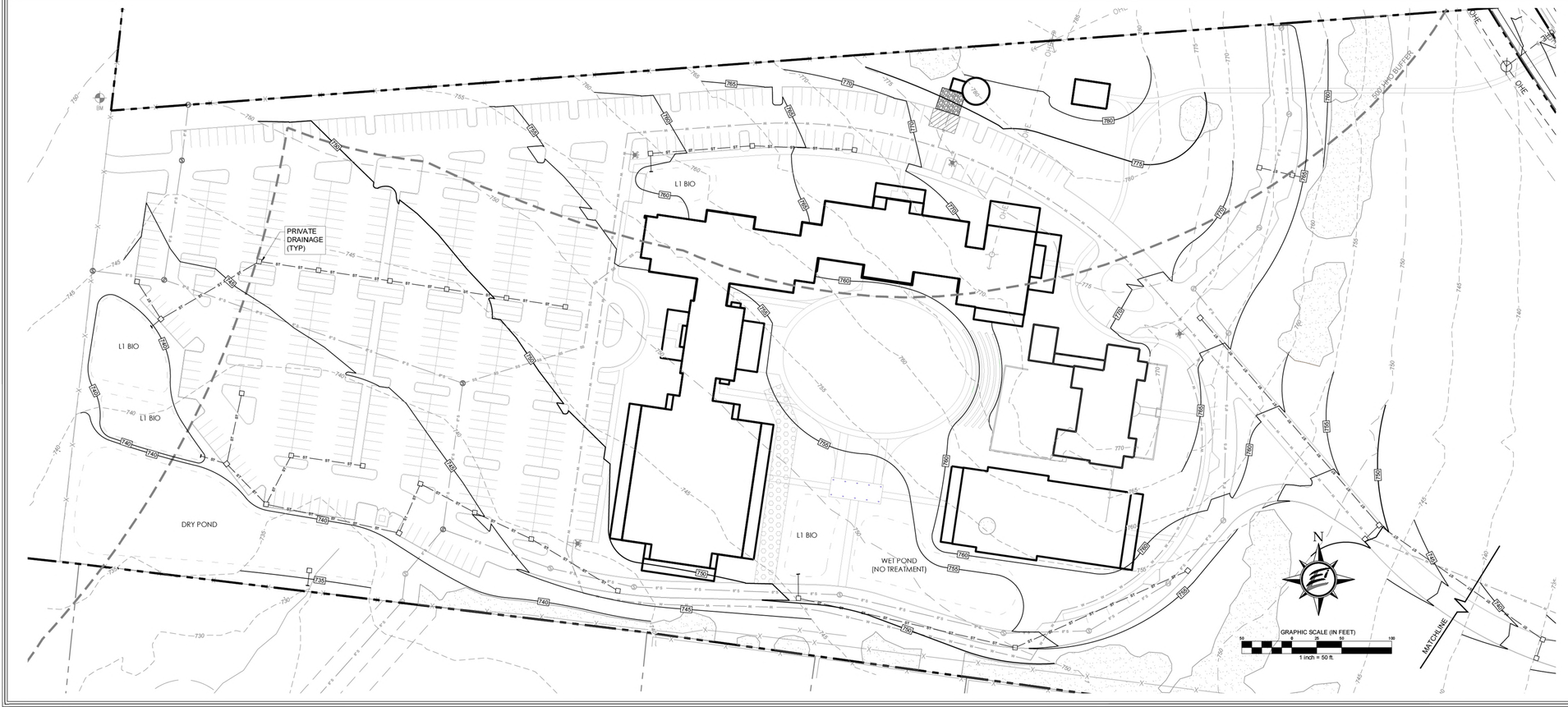
TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

OVERALL DEVELOPMENT PLAN
SHEET
C3.0
COF #9114

STORMWATER NARATIVE

- RUNOFF WILL BE TREATED WITH A SERIES OF BIORETENTION BASINS TO AND A DRY DETENTION POND TO MEET OR EXCEED MINIMUM WATER QUALITY AND PRE/POST PEAK FLOW REQUIREMENTS.
- NO JURISDICTIONAL WATERS OR WETLANDS WILL BE IMPACTED.
- LEWISBURG PIKE ROAD IMPROVEMENTS WILL BE CAPTURED WITH DITCH SECTION ACCORDING TO COF STANDARD.





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Grading.dwg
Plotted: Monday, January 29, 2024 - 4:45 pm
By: jdhng

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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TUCK AWAY PUD SUBDIVISION PLAN
DEVELOPMENT PLAN
REVISION 1 (FELLOWSHIP BIBLE CHURCH)
PARCEL 106-00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

JOHN R. GORDON — REGISTERED LANDSCAPE ARCHITECT — 7-1-24 — NO. 104628 — STATE OF TENNESSEE

Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	JRG

Sheet Title:
ENLARGED GRADING & DRAINAGE PLAN

Sheet No.
C 3.01

SAME AS PREVIOUS APPROVED
DEVELOPMENT PLAN, REVISION 1
(NO CHANGE)

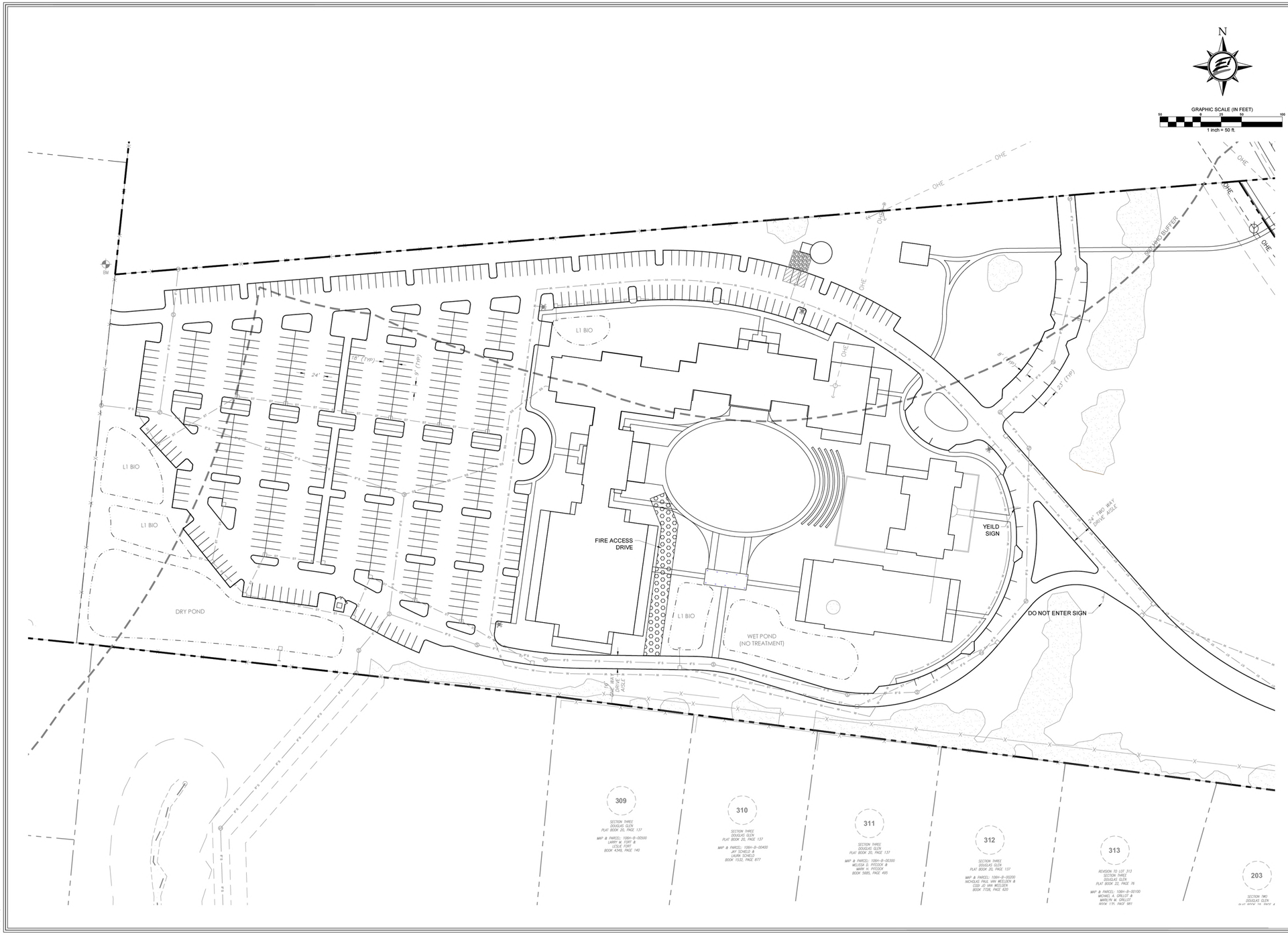
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

DRAKE A. REDD — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE NO. 338

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL DEVELOPMENT PLAN
SHEET
C3.01
COF #9114



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Layout Name: C 4.01 Enlarged ROW & Access
Plotted: Saturday, June 29, 2024 - 4:40 pm
By: jbhg

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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TUCK AWAY PUD SUBDIVISION PLAN
DEVELOPMENT PLAN
REVISION 1 (FELLOWSHIP BIBLE CHURCH)
PARCEL 106-00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

JOHN R. GORDON
REGISTERED
LANDSCAPE ARCHITECT
7-1-24
CERTIFICATE NO. 104958
STATE OF TENNESSEE

Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	JRG

Sheet Title:
ENLARGED ROW & ACCESS

Sheet No.
C 4.01

SAME AS PREVIOUS APPROVED
DEVELOPMENT PLAN, REVISION 1
(NO CHANGE)

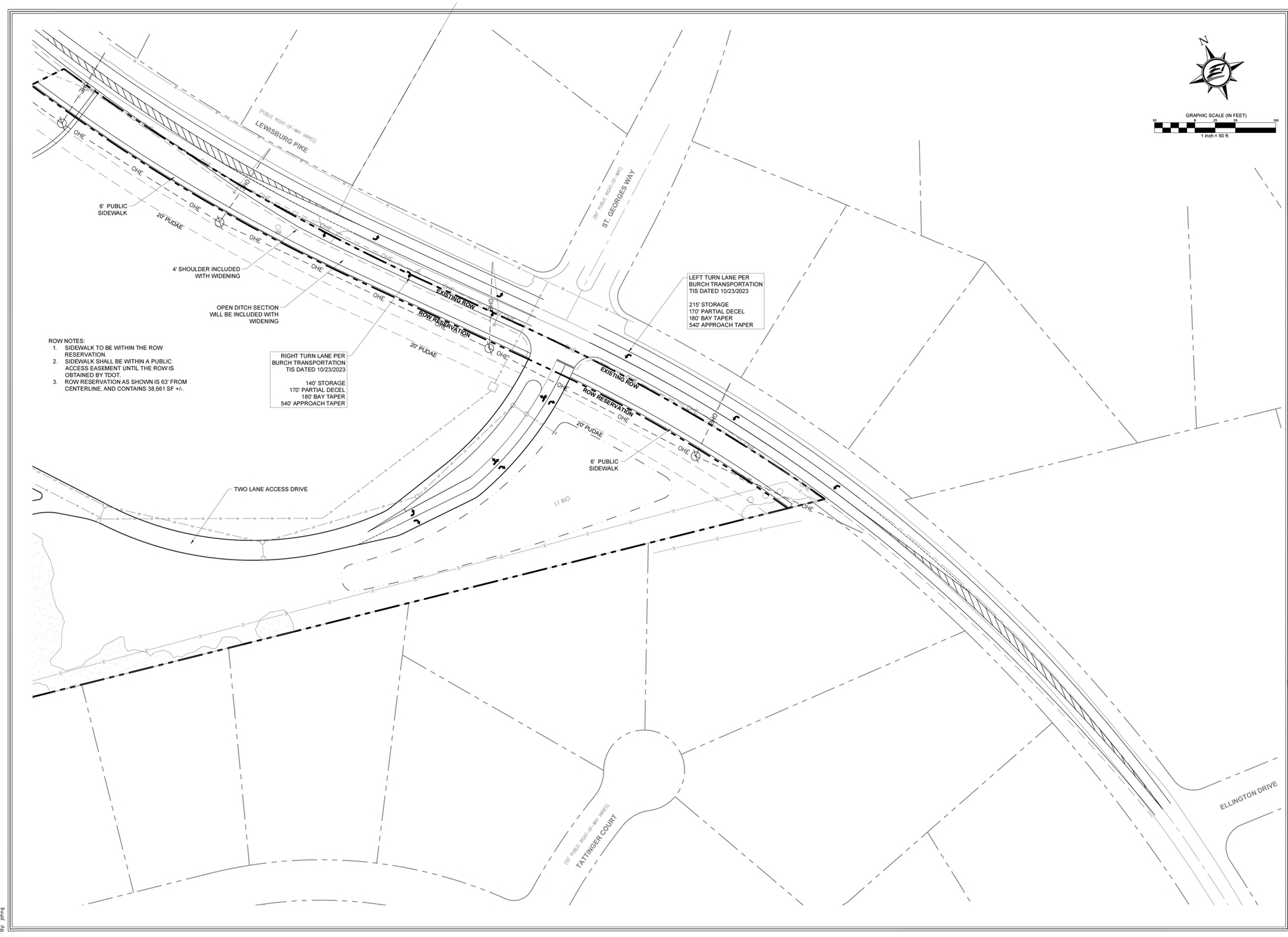
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
TENNESSEE No. 111111
LANDSCAPE ARCHITECT

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

OVERALL DEVELOPMENT PLAN
SHEET
C4.01
COF #9114



ROW NOTES:
1. SIDEWALK TO BE WITHIN THE ROW RESERVATION.
2. SIDEWALK SHALL BE WITHIN A PUBLIC ACCESS EASEMENT UNTIL THE ROW IS OBTAINED BY TDOT.
3. ROW RESERVATION AS SHOWN IS 63' FROM CENTERLINE, AND CONTAINS 38,661 SF +/-.

Filename: W:\23-11-1202 fellowship bible church\3_CAD\production\1_development plan\ROW.dwg
Layout Name: C 4.02 Enlarged ROW & Access
Plotted: Saturday, June 29, 2024 - 4:41 pm
By: johng

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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TUCK AWAY PUD SUBDIVISION PLAN
DEVELOPMENT PLAN
REVISION 1 (FELLOWSHIP BIBLE CHURCH)
PARCEL 106-00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

JOHN R. GORDON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 104928
STATE OF TENNESSEE
7-1-24

Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	JRG

Sheet Title:
ENLARGED ROW & ACCESS

Sheet No.
C 4.02

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

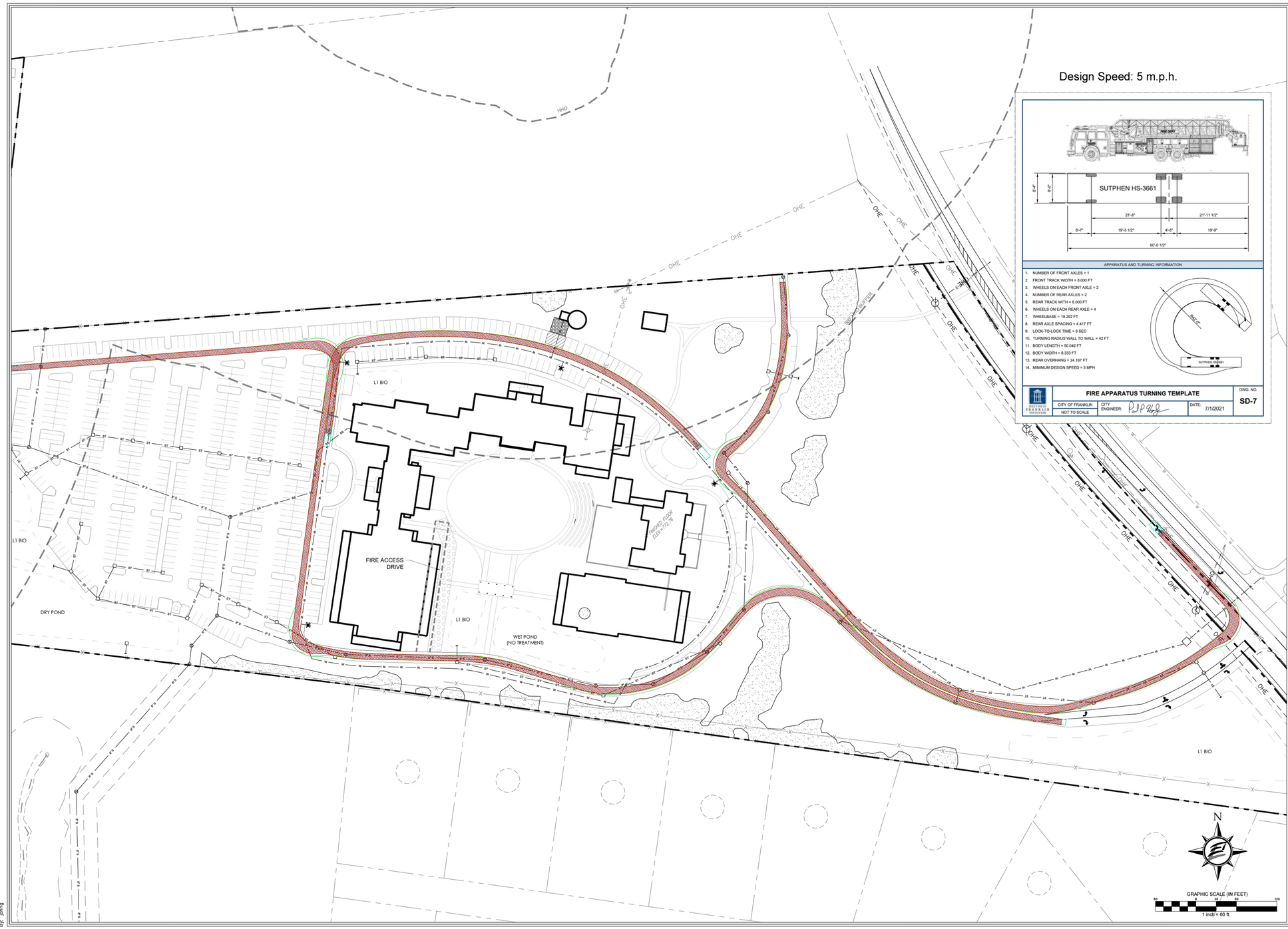
TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
AGRICULTURE
COMMERCE
TENNESSEE No. 12718
LANDSCAPE ARCHITECT
5/9/24

Revision Date
△ _____
△ _____
△ _____
△ _____

SAME AS PREVIOUS APPROVED DEVELOPMENT PLAN, REVISION 1 (NO CHANGE)

OVERALL DEVELOPMENT PLAN
SHEET
C4.02
COF #9114



Design Speed: 5 m.p.h.

APPARATUS AND TURNING INFORMATION

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.000 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.000 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 19.292 FT
8. REAR AXLE SPACING = 4.417 FT
9. LOCK-TO-LOCK TIME = 6 SEC
10. TURNING RADIUS WALL TO WALL = 42 FT
11. BODY LENGTH = 50.042 FT
12. BODY WIDTH = 8.333 FT
13. REAR OVERHANG = 24.167 FT
14. MINIMUM DESIGN SPEED = 5 MPH

CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021	DWG. NO. SD-7
NOT TO SCALE			

FIRE APPARATUS TURNING TEMPLATE

SAME AS PREVIOUS APPROVED
DEVELOPMENT PLAN, REVISION 1
(NO CHANGE)

Filename: W:\23-11-1202 fellowship bible church\3_CAD\production\2_Site Plan\Vehicle Tracking.dwg
Layout Name: C 4.21 Vehicle Tracking Plan
Plotted: Saturday, June 29, 2024 - 4:41 pm
By: johng

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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TUCK AWAY PUD SUBDIVISION PLAN
DEVELOPMENT PLAN
REVISION 1 (FELLOWSHIP BIBLE CHURCH)
PARCEL 106.00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

JOHN R. GORDON — REGISTERED — AGRICULTURAL — ENGINEER — NO. 120428 — STATE OF TENNESSEE — 7-1-24

Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	JRG

Sheet Title:
VEHICLE TRACKING PLAN

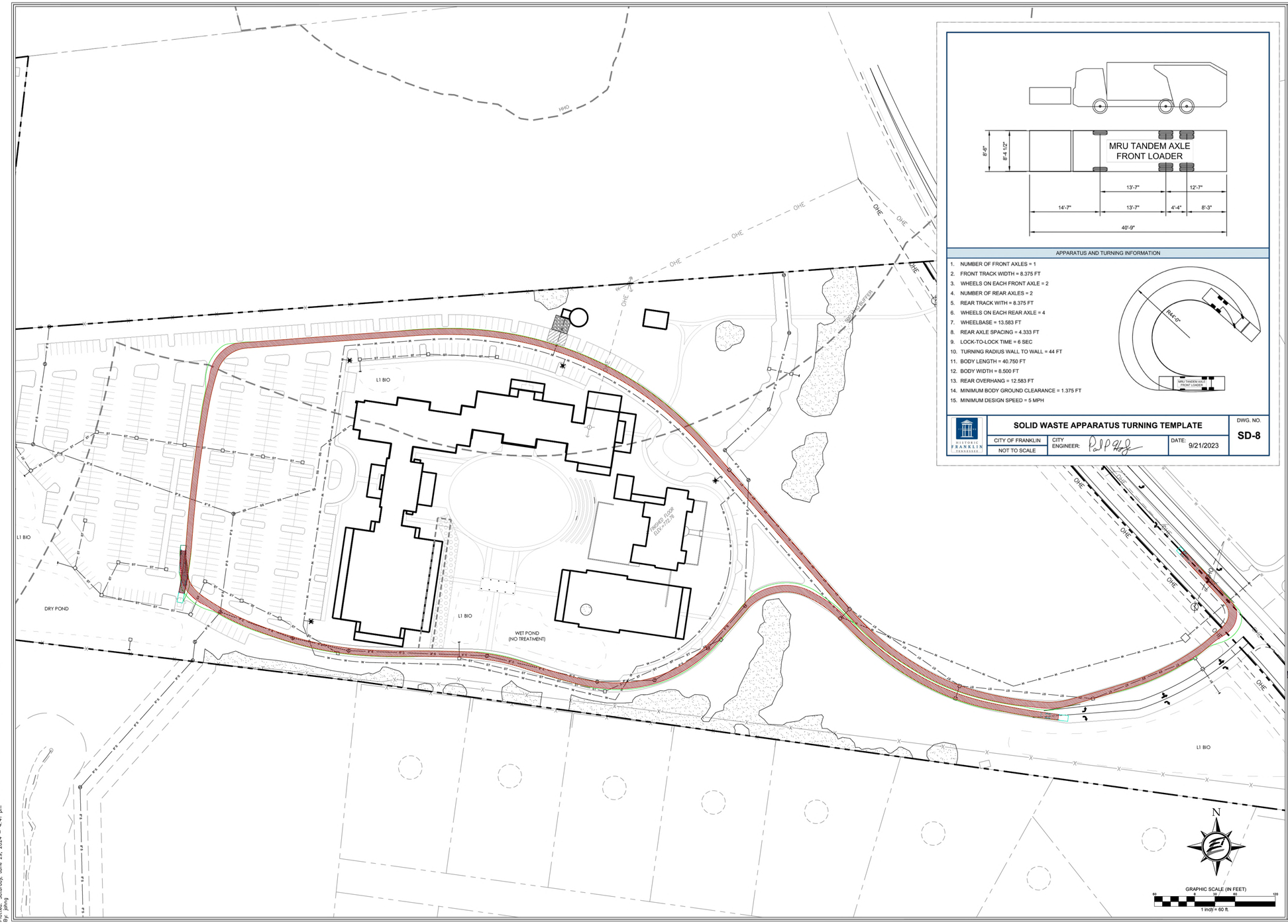
Sheet No.
C 4.21

DRAKE A. REEDER — REGISTERED — LANDSCAPE ARCHITECT — TENNESSEE NO. 1777 — COMMERCE

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL DEVELOPMENT PLAN
SHEET
C4.21
COF #9114

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee



APPARATUS AND TURNING INFORMATION

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.375 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.375 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 13.583 FT
8. REAR AXLE SPACING = 4.333 FT
9. LOCK-TO-LOCK TIME = 6 SEC
10. TURNING RADIUS WALL TO WALL = 44 FT
11. BODY LENGTH = 40.750 FT
12. BODY WIDTH = 8.500 FT
13. REAR OVERHANG = 12.583 FT
14. MINIMUM BODY GROUND CLEARANCE = 1.375 FT
15. MINIMUM DESIGN SPEED = 5 MPH

HISTORIC FRANKLIN TENNESSEE

SOLID WASTE APPARATUS TURNING TEMPLATE

CITY OF FRANKLIN
NOT TO SCALE

CITY ENGINEER:

DATE: 9/21/2023

DWG. NO. SD-8

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DEVELOPMENT PLAN
REVISION 1 (FELLOWSHIP BIBLE CHURCH)
PARCEL 106-00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

JOHN R. GORDON
REGISTERED ENGINEER
AGRICULTURAL
COMMERCE
NO. 104926
STATE OF TENNESSEE
7-1-24

Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	JRG

Sheet Title:
VEHICLE TRACKING PLAN

Sheet No.
C 4.22

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1218
COMMERCE
5/9/24

Revision Date
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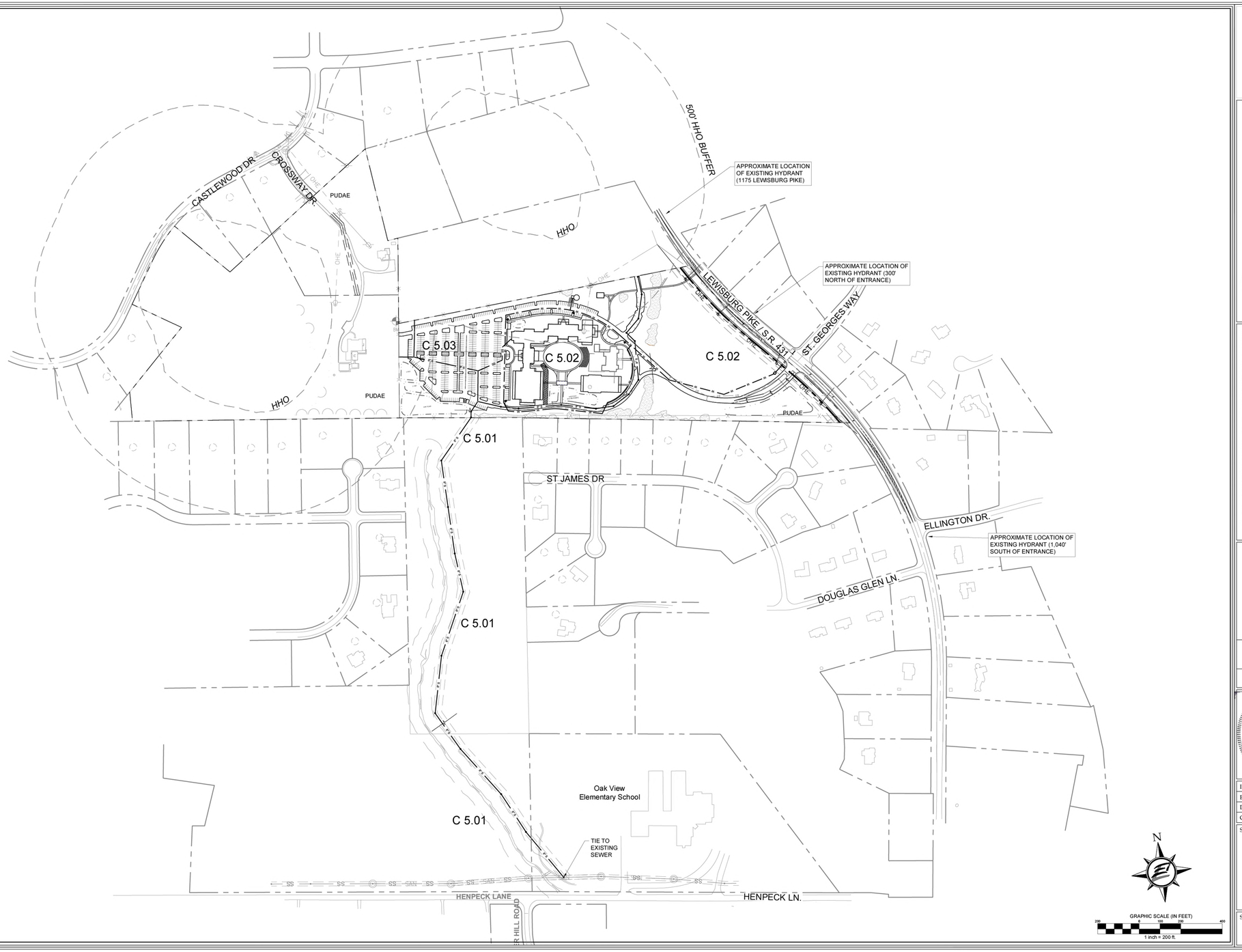
OVERALL DEVELOPMENT PLAN
SHEET
C4.22
COF #9114

SAME AS PREVIOUS APPROVED
DEVELOPMENT PLAN, REVISION 1
(NO CHANGE)

Filename: W:\23-11-1202 fellowship bible church\3_CAD\production\2_Site Plan\Vehicle Tracking.dwg
Layout Name: C 4.22 Vehicle Tracking Plan
Plotted: Saturday, June 29, 2024 - 4:41 pm
By: johng



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Layout Name: C 5.0 Overall Utility Plan
Plotted: Saturday, June 29, 2024 - 4:55 pm
By: johng

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REVISION 1 (FELLOWSHIP BIBLE CHURCH)
PARCEL 106-00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

JOHN R. GORDON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 104928
STATE OF TENNESSEE
7-1-24

Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	JRG

Sheet Title:
OVERALL UTILITY PLAN

Sheet No.
C 5.0

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
COMMERCE
TENNESSEE No. 1218
LANDSCAPE ARCHITECT

Revision Date
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△ _____
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OVERALL DEVELOPMENT PLAN
SHEET
C5.0
COF #9114

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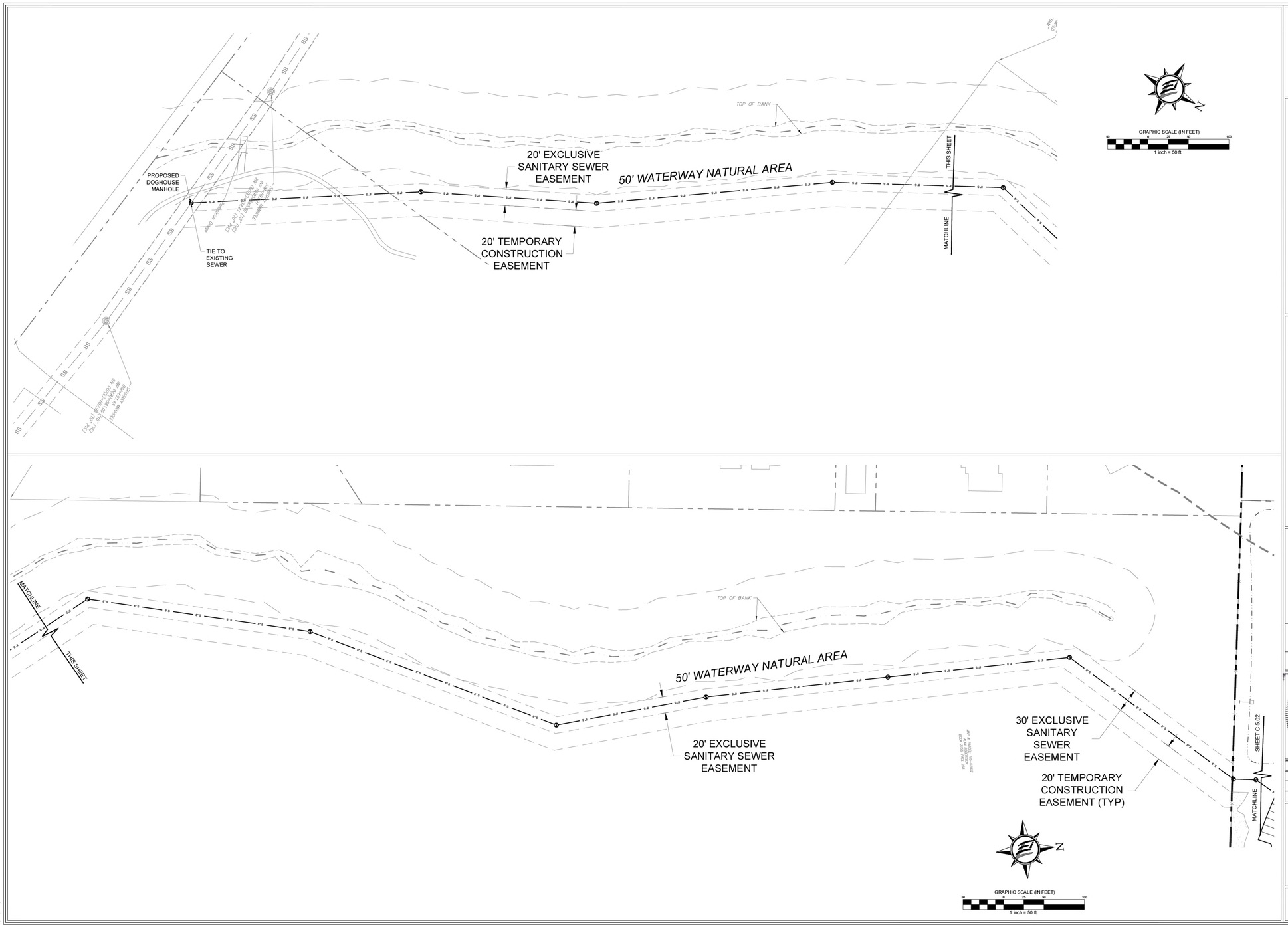
DEVELOPMENT PLAN, REVISION 1
(NO CHANGE)



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Layout Name: C 5.01 Offsite Utility Plan
Plotted: Saturday, June 29, 2024 - 4:41 pm
By: johng

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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REVISION 1 (FELLOWSHIP BIBLE CHURCH)
PARCEL 106-00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

JOHN R. GORDON
REGISTERED ENGINEER
AGRICULTURAL
NO. 104928
STATE OF TENNESSEE
7-1-24

Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	JRG

Sheet Title:
OFFSITE UTILITY PLAN

Sheet No.
C 5.01

SAME AS PREVIOUS APPROVED DEVELOPMENT PLAN, REVISION 1 (NO CHANGE)

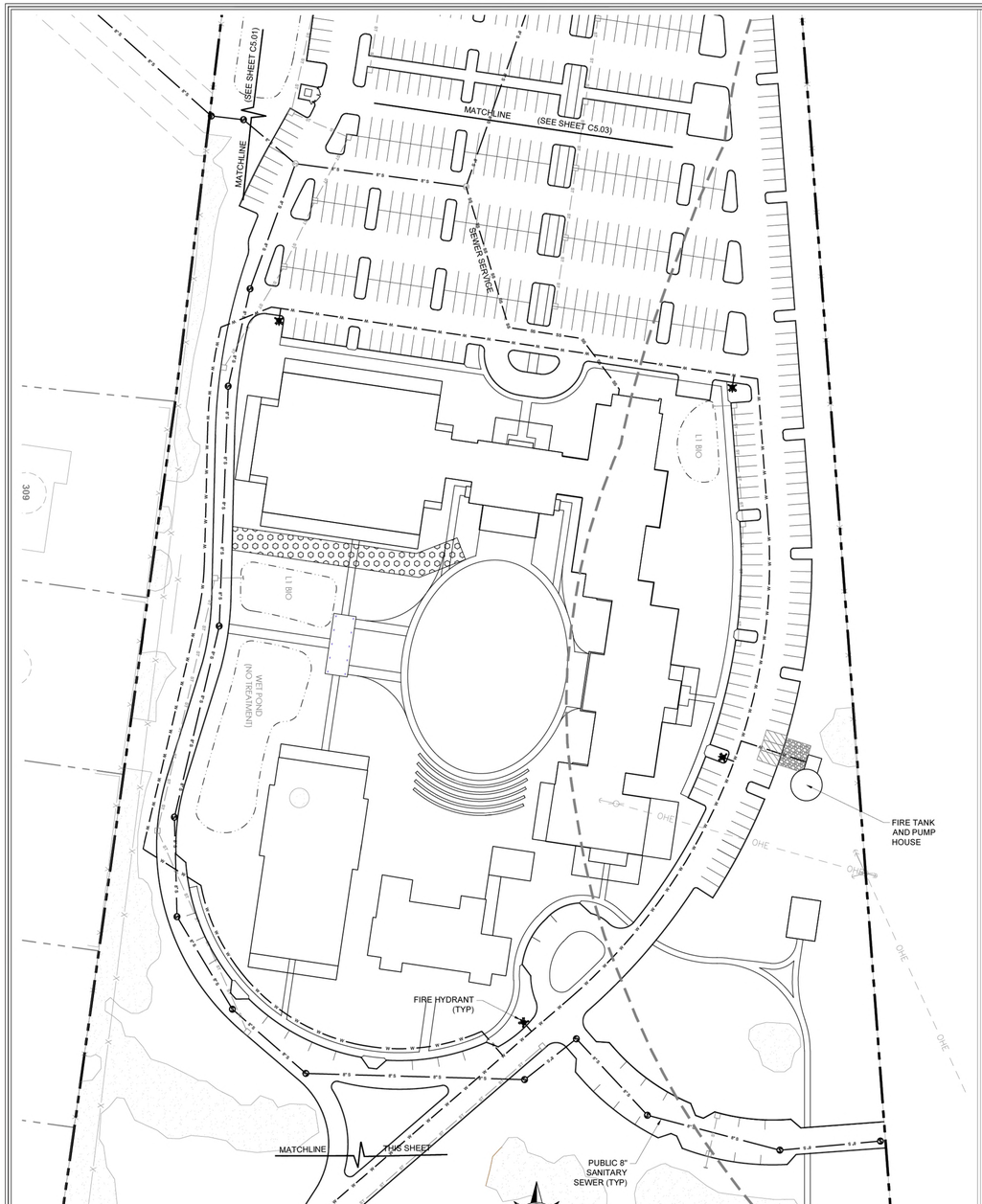
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

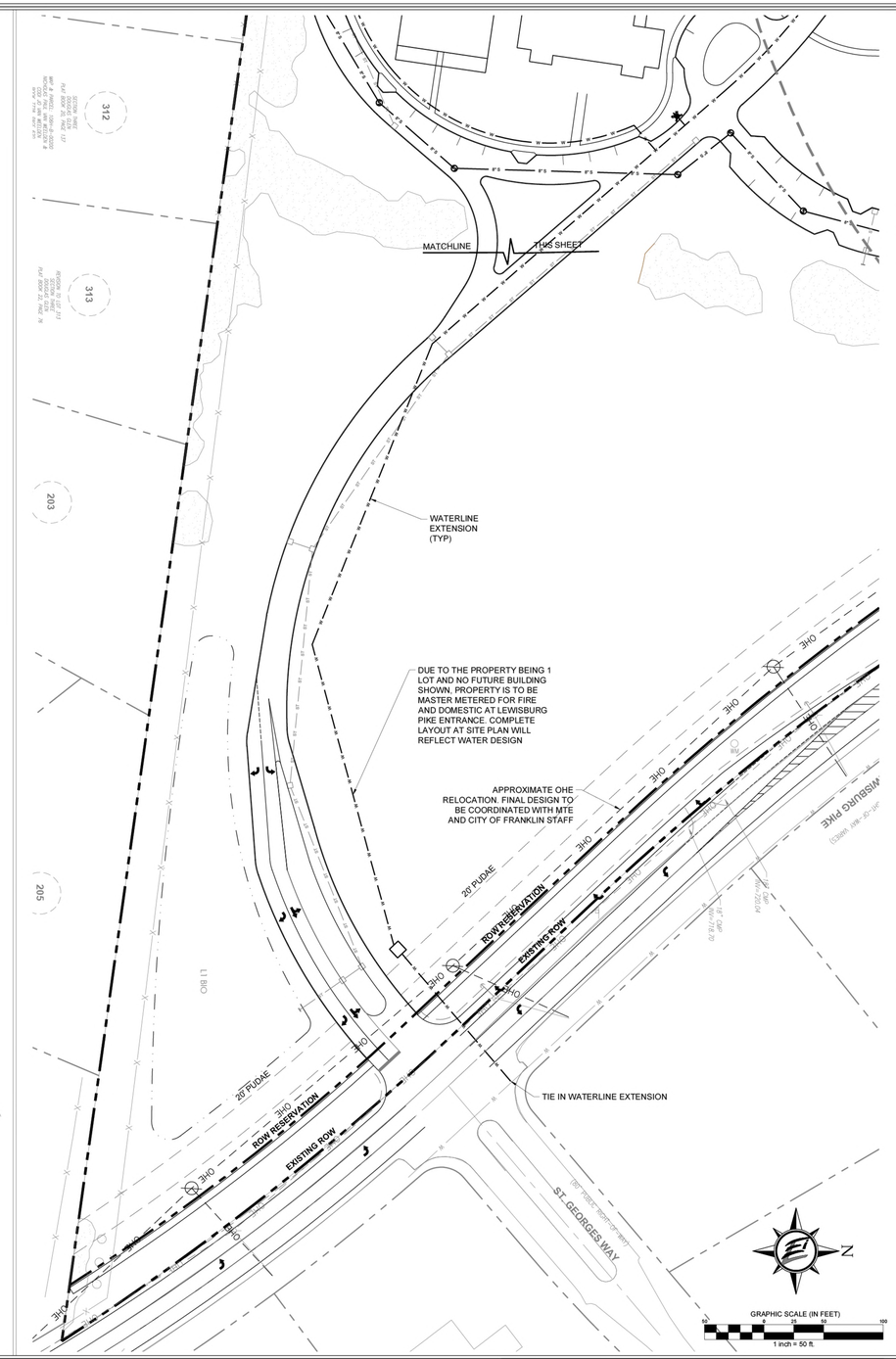
TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
COMMERCE
TENNESSEE No. 1218
LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL DEVELOPMENT PLAN
SHEET
C5.01
COF #9114





FIRE PROTECTION

1. FIRE PROTECTION TO BE PROVIDED BY WATER MAINS AND FIRE HYDRANTS, SUPPLEMENTED BY A FIRE TANK AND PUMP HOUSE.
2. TANK FOR FIRE PROTECTION TANK FOR FIRE PROTECTION TO BE 27' DIAMETER WITH 21'8" HEIGHT AT PEAK.
3. PUMP HOUSE TO BE 12'X12' WITH AN ELECTRIC FIRE PUMP.
4. TANK SIZES ARE PRELIMINARY, AND FINAL DESIGN FOR FIRE PROTECTION TO BE COORDINATED WITH CITY OF FRANKLIN FIRE DEPARTMENT AND FRANKLIN WATER MANAGEMENT DEPARTMENT AT SITE PLAN.

Filename: W:\23-11-1202 Fellowship Bible Church\3_CAD\Production\1_Development Plan\Utility.dwg
Layout Name: C 5.02 Enlarged Utility Plan
Plotted: Monday, July 01, 2024 - 8:47 am
By: jpling

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Energy Land & Infrastructure
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TUCK AWAY PUD SUBDIVISION PLAN
DEVELOPMENT PLAN
REVISION 1 (FELLOWSHIP BIBLE CHURCH)
PARCEL 106-00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

JOHN R. GORDON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 104926
STATE OF TENNESSEE
7-1-24

Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	JRG

Sheet Title:
ENLARGED UTILITY PLAN

Sheet No.
C 5.02

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

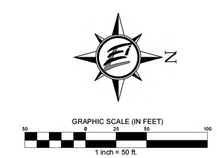
TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
COMMERCE
TENNESSEE No. 1218
LANDSCAPE ARCHITECT

Revision Date
△
△
△
△

SAME AS PREVIOUS APPROVED DEVELOPMENT PLAN, REVISION 1 (NO CHANGE)

OVERALL DEVELOPMENT PLAN
SHEET
C5.02
COF #9114



Filename: W:\23-11-1202 Fellowship Bible Church\3_CAD\Production\1_Development Plan\Utility.dwg
Layout Name: C 5.03 Enlarged Utility Plan
Plotted: Monday, July 01, 2024 - 8:45 am
By: johng

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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TUCK AWAY PUD SUBDIVISION PLAN
DEVELOPMENT PLAN
REVISION 1 (FELLOWSHIP BIBLE CHURCH)
PARCEL 106-00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

JOHN R. GORDON
REGISTERED ENGINEER
AGRICULTURAL
COMMERCE
NO. 104928
STATE OF TENNESSEE
7-1-24

Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	JRG

Sheet Title:
ENLARGED UTILITY PLAN

Sheet No.
C 5.03

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

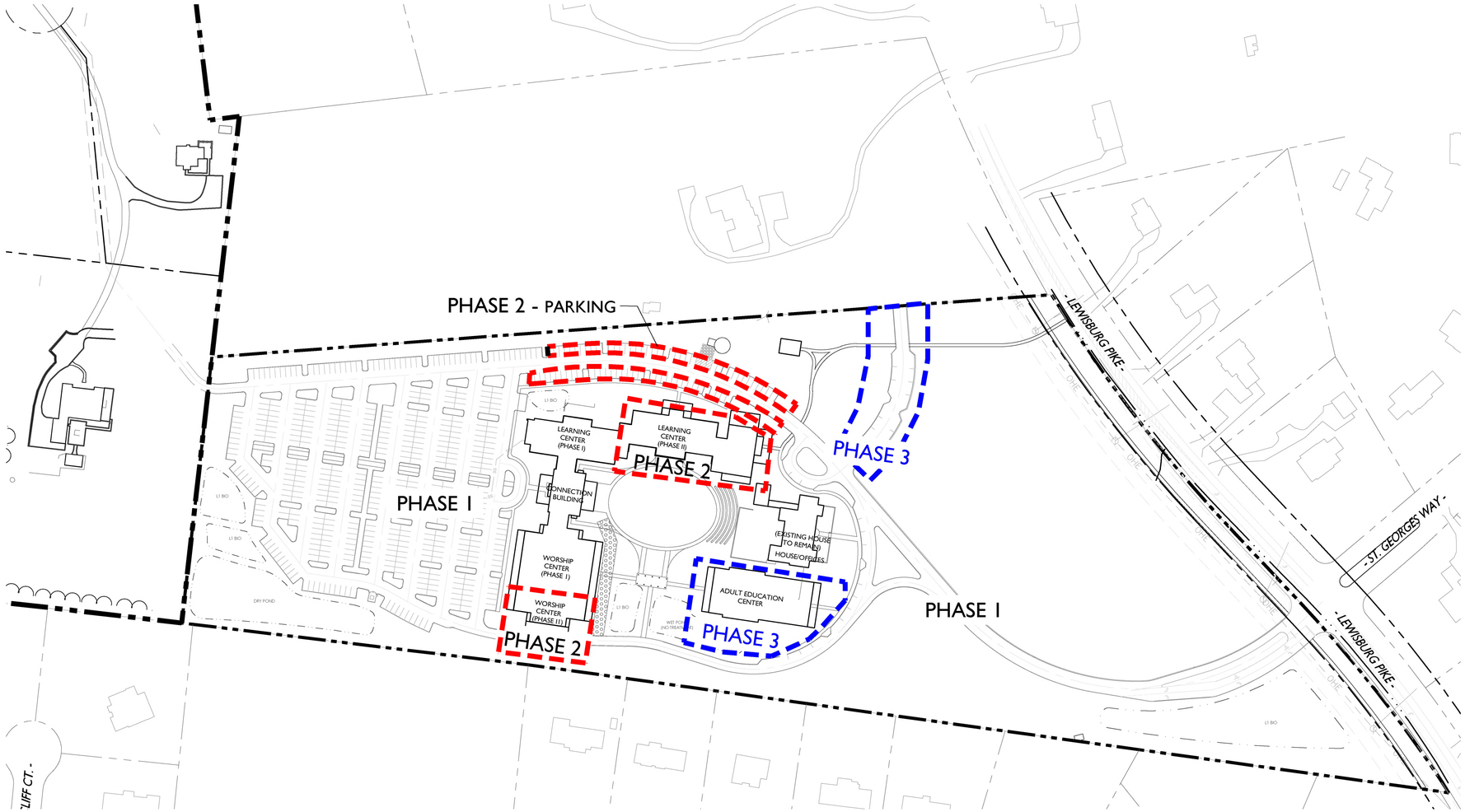
TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
COMMERCE
TENNESSEE No. 1218
LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL DEVELOPMENT PLAN
SHEET
C5.03
COF #9114

SAME AS PREVIOUS APPROVED
DEVELOPMENT PLAN, REVISION 1
(NO CHANGE)



SITE DATA CHART

PROJECT NAME:	TUCK AWAY PUD, REVISION 2
PROJECT NUMBER:	XXXX
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800
ACREAGE / SF OF SITE:	25.64 AC / 1,116,977 SF
VESTING (IF APPLICABLE):	MARCH 23, 2021 (ORIGINAL BOMA APPROVAL DATE)
CIVIL DISTRICT:	10TH
EXISTING ZONING:	PD (120,000 SF)
ZONING OVERLAY:	500' HHO BUFFER
BUILDING TYPES APPLIED:	CIVIC
FRONTAGE TYPES APPLIED:	YARD/LANDSCAPE FRONTAGE
LOT WIDTH:	N/A
LOT SIZE:	N/A
SETBACKS	
FRONT:	100'
SIDE:	5'
REAR:	20'
PERMITTED USES:	PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES
PARKING, PROVIDED:	2.5 SEATS PER PARKING SPACE* 1,200 SEATS / 2.5 = 480 PARKING REQUIRED 588 PARKING PROVIDED (ALL SURFACE & IMPERVIOUS) *NUMBER PROVIDED BY COF
BUILDING HEIGHT:	MAX 2 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
TREE CANOPY RETENTION ACREAGE:	1.45 AC
OWNER:	FELLOWSHIP BIBLE CHURCH 1210 FRANKLIN ROAD, BRENTWOOD, TN 37027
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, FRANKLIN, TN 37069 SUITE 145
NUMBER:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

BUILDING SQUARE FOOTAGES

PHASE 1

BLDG	SQ. FT.
WORSHIP CENTER - I	15,900
CONNECTION BLDG	6,000
LEARNING CENTER - I	20,600
HOUSE / OFFICES	10,500

PHASE 2

BLDG	SQ. FT.
WORSHIP CENTER - II	10,200
LEARNING CENTER - II	35,300

PHASE 2

ADULT EDUCATION CENTER	21,000

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

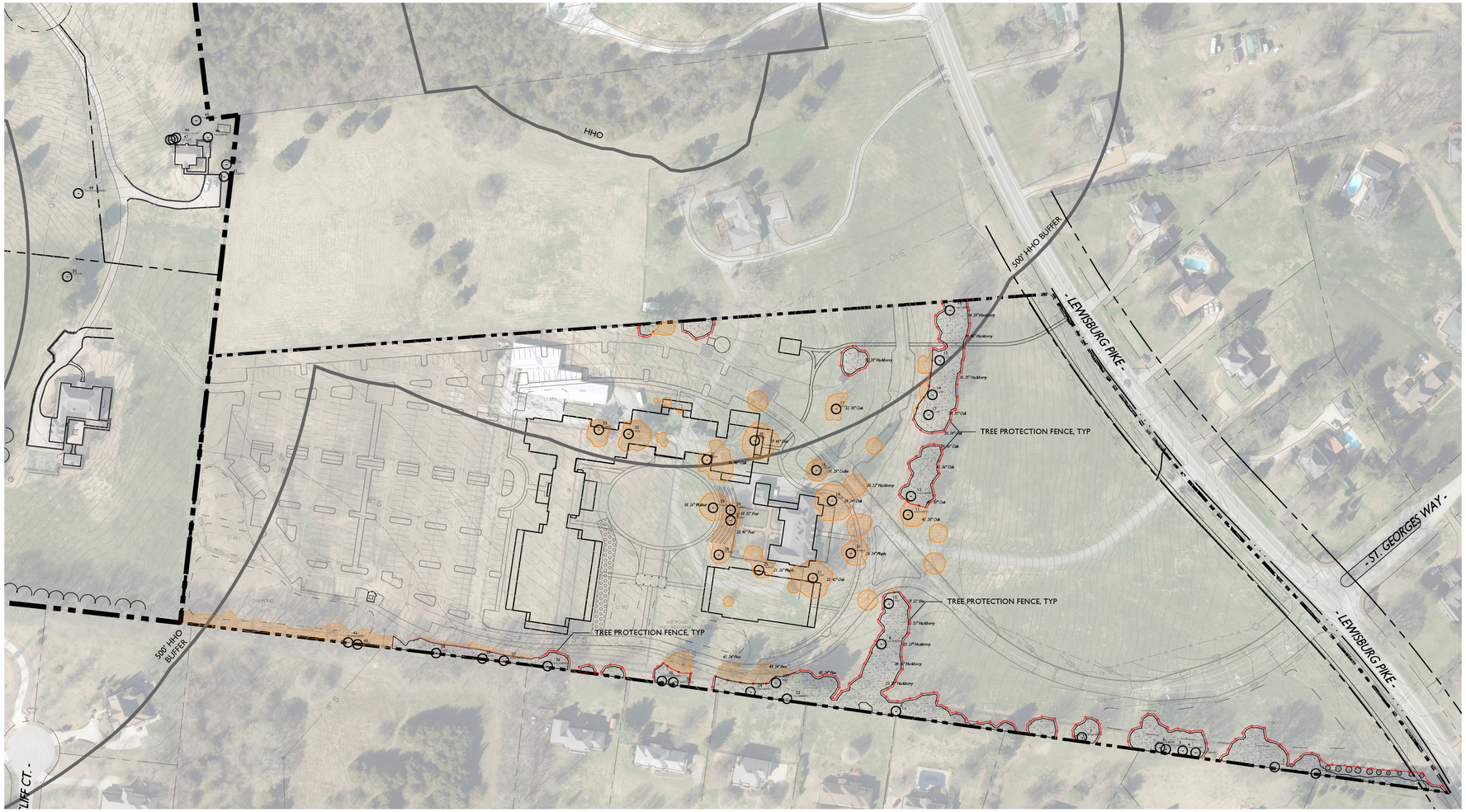
DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1218 COMMERCE

Revision Date

PHASING PLAN

SHEET
C6.0

COF #9114



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BUILDING HEIGHT:	MAX 2 STORIES
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NUMBER:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

SPECIMEN TREE REPLACEMENT			
#	DIAMETER (In.)	SPECIES	STATUS
1	27	Hackberry	REMOVED
2	25	Hackberry	REMOVED
3	26	Oak	REMOVED
4	26	Oak	REMOVED
5	70	Osage	REMOVED
6	33	Oak	REMOVED
7	30	Cedar	REMOVED
8	24	Cedar	
9	27	Hackberry	
10	34	Cedar	
11	32	Cedar	REMOVED
12	34	Cedar	
13	28	Cedar	
14	25	Cedar	
15	46	Cedar	
16	46	Oak	
17	41	Oak	REMOVED
18	26	Walnut	REMOVED
19	32	Pear	REMOVED
20	41	Pear	REMOVED
21	26	Maple	REMOVED
22	42	Oak	
23	58	Hackberry	
24	56	Hackberry	
25	27	Hackberry	REMOVED
26	33	Hackberry	REMOVED
27	32	Elm	REMOVED
28	24	Maple	REMOVED
29	34	Oak	REMOVED
30	32	Hackberry	REMOVED
31	25	Cedar	REMOVED
32	38	Oak	REMOVED
33	28	Hackberry	REMOVED
34	28	Hackberry	
35	46	Hackberry	
36	35	Hackberry	
37	35	Oak	
38	34	Oak	
39	36	Oak	
40	36	Oak	REMOVED
41	30	Oak	REMOVED
TOTAL INCHES REMOVED:			774
REPLACEMENT INCHES REQD:			1548

TREE CANOPY RETENTION

OVERALL SITE AREA = 1,116,977 SF (25.64 AC)

EXISTING TREE CANOPY		REMOVED TREE CANOPY		PRESERVED TREE CANOPY	
2.68 AC	116,876 SF	1.25 AC	54,399 SF	1.43 AC	62,477 SF

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	116,876 SF; 2.68 AC (10% OF SITE)
REQUIRED CANOPY PRESERVATION:	54% (63,113 SF; 1.45 AC)
PROVIDED CANOPY PRESERVATION:	54% (63,135 SF; 1.45 AC)

KEY

- PRESERVED TREES
- REMOVED TREES
- TREE PROTECTION FENCE
- REMOVE SPECIMEN

TREE PROTECTION FENCING NOTES & DETAIL (NTS)

TREE PROTECTION NOTES:

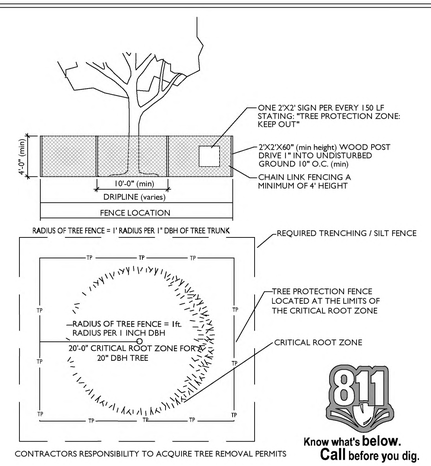
1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.



CONTRACTORS RESPONSIBILITY TO ACQUIRE TREE REMOVAL PERMITS

SAME AS PREVIOUS APPROVED DEVELOPMENT PLAN, REVISION 1 (NO CHANGE)

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1011 COMMERCE

Revision Date

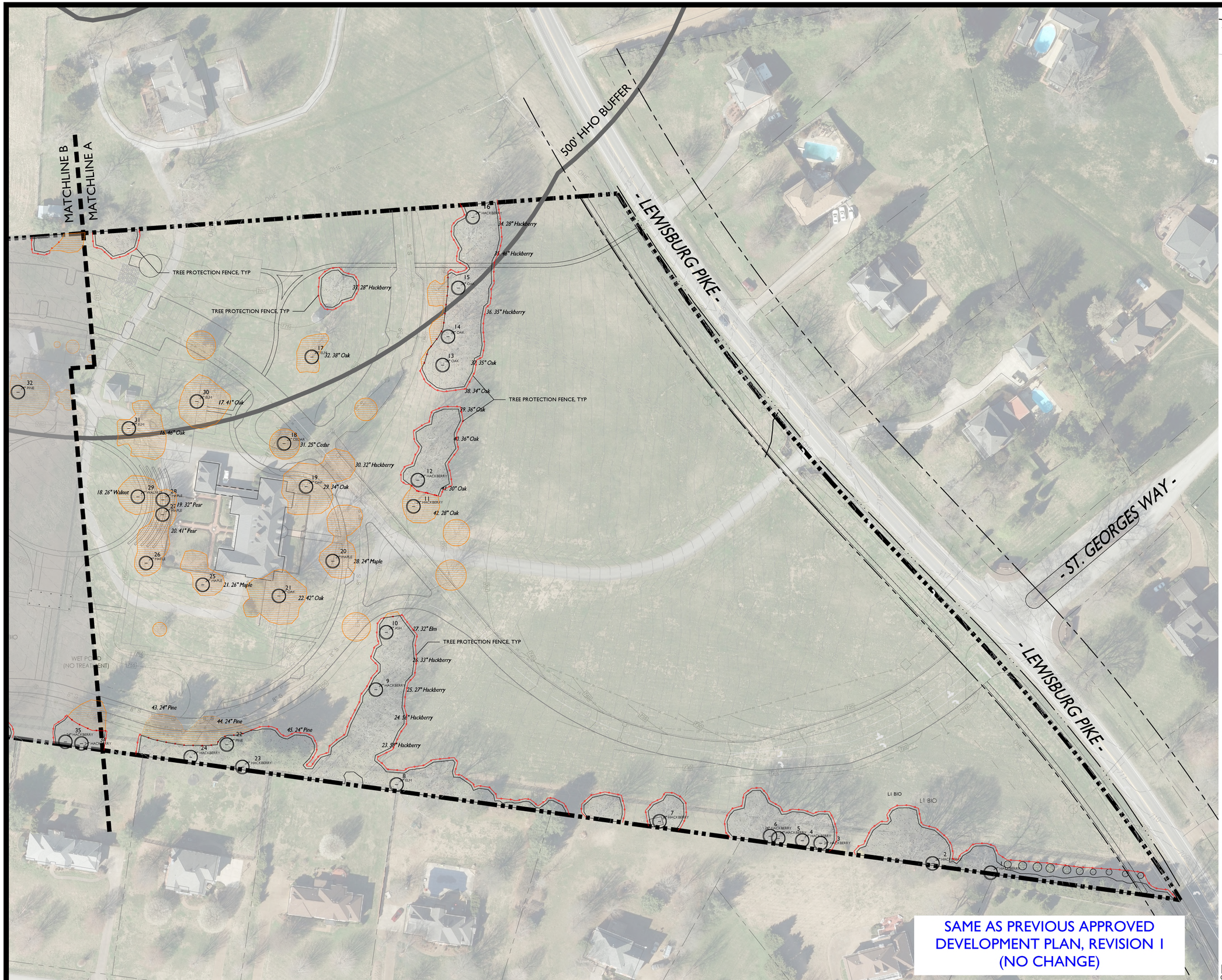
- △ _____
- △ _____
- △ _____
- △ _____

OVERALL TREE PRESERVATION PLAN

SHEET

L1.0

COF #9114



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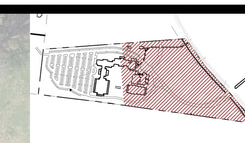

KEY PLAN

KEY

- PRESERVED TREES
- REMOVED TREES
- TREE PROTECTION FENCE
- REMOVE SPECIMEN

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7	30	Cedar	REMOVED
8	24	Cedar	
9	27	Hackberry	
10	34	Cedar	
11	32	Cedar	REMOVED
12	34	Cedar	
13	28	Cedar	
14	25	Cedar	
15	46	Cedar	
16	46	Oak	
17	41	Oak	REMOVED
18	26	Walnut	REMOVED
19	32	Pear	REMOVED
20	41	Pear	REMOVED
21	26	Maple	REMOVED
22	42	Oak	
23	58	Hackberry	
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N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1278

Revision Date

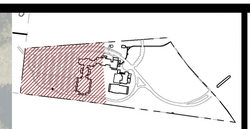
ENLARGED TREE PRESERVATION PLAN

SHEET

L1.1

COF #9114

SAME AS PREVIOUS APPROVED DEVELOPMENT PLAN, REVISION 1 (NO CHANGE)



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1278 COMMERCE

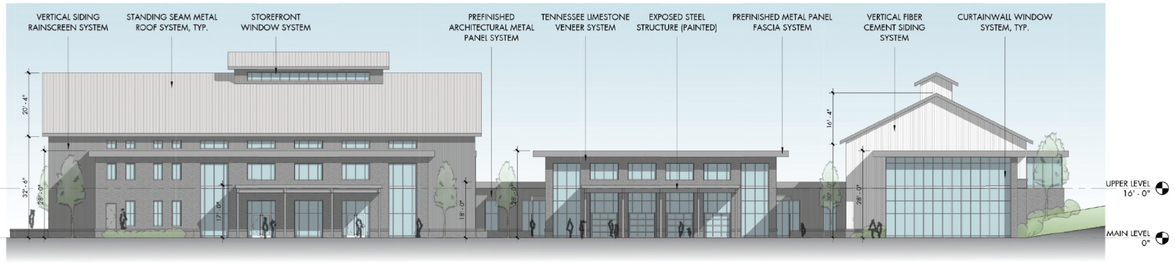
Revision Date

ENLARGED TREE PRESERVATION PLAN

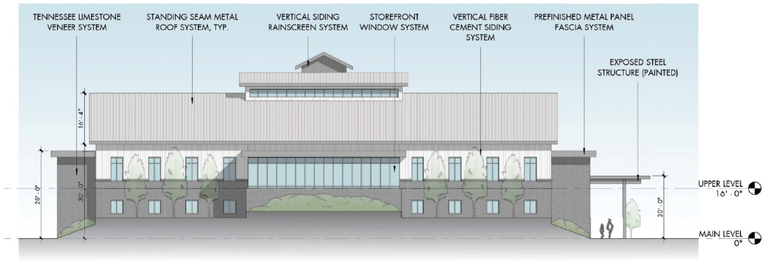
SHEET

L1.2

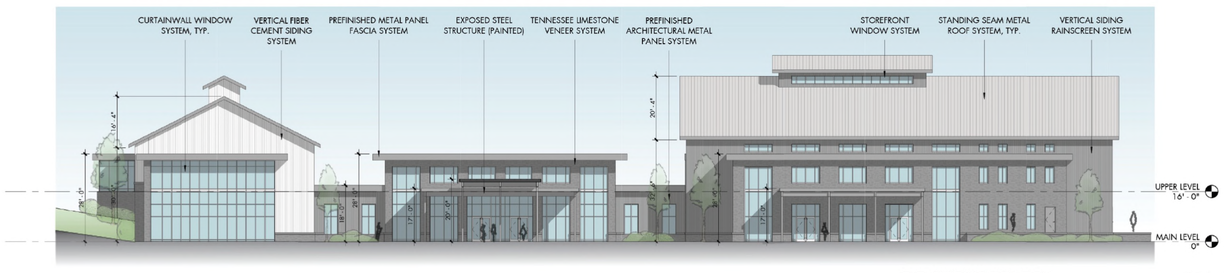
COF #9114



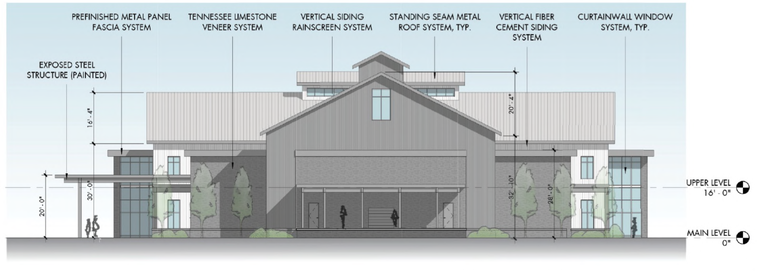
- 01 BUILDING ELEVATION
OVERALL ELEVATION - EAST - PHASE 1



- 02 BUILDING ELEVATION
OVERALL ELEVATION - NORTH - PHASE 1



- 03 BUILDING ELEVATION
OVERALL ELEVATION - WEST (ENTRY) - PHASE 1



- 04 BUILDING ELEVATION
OVERALL ELEVATION - SOUTH - PHASE 1

THE ELEVATIONS PROVIDED FOR THE DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE AT SITE PLAN AND MUST MEET ALL REQUIREMENTS OF ZONING ORDINANCE.

ALL BUILDINGS TO BE A MAXIMUM HEIGHT OF 2 STORIES AND CONSTRUCTION TYPE II-B

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615
T 726.0047
F 726.4891
615
1615
sixteenth avenue south
nashville
tennessee
37212

COF:
8389

BAA:
23007

Fellowship Bible Church

FELLOWSHIP BIBLE CHURCH DEVELOPMENT PLAN

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DESCRIPTION	DATE

OVERALL EXTERIOR ELEVATIONS - PHASE 1

A3.01

JULY 1, 2024

INITIAL SUBMITTAL

www.bauerasketwarchitecture.com

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
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Revision Date

OVERALL DEVELOPMENT PLAN

SHEET
A3.01

COF #9114

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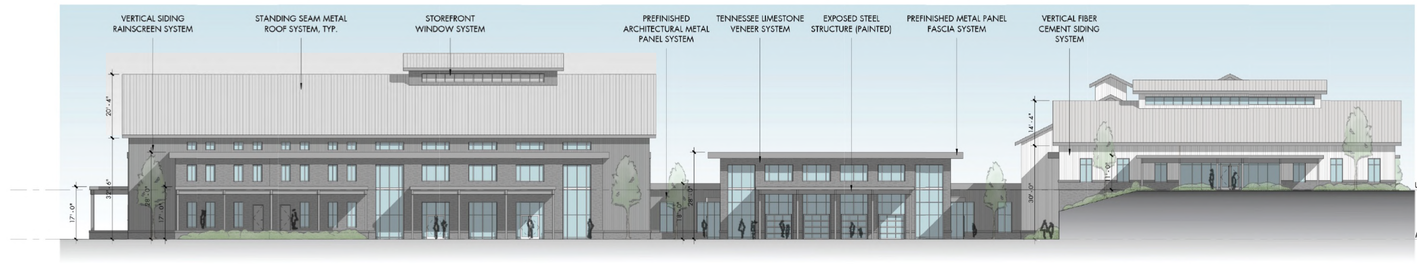
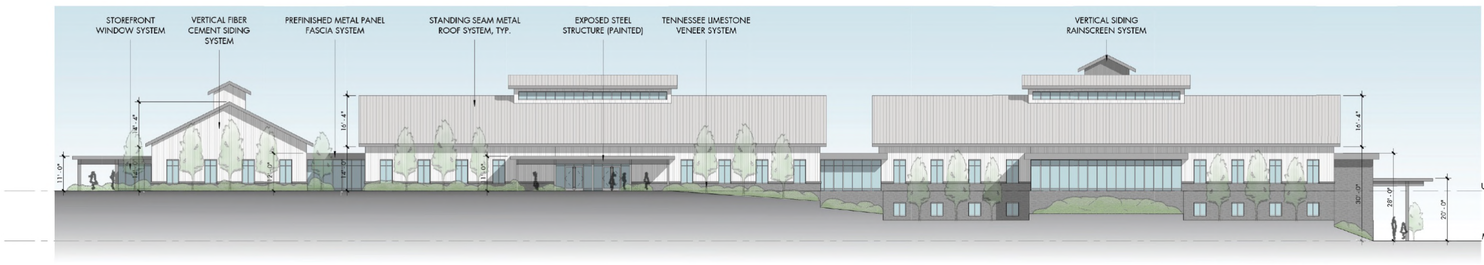


- 01 BUILDING ELEVATION
OVERALL ELEVATION - EAST - PHASE 2



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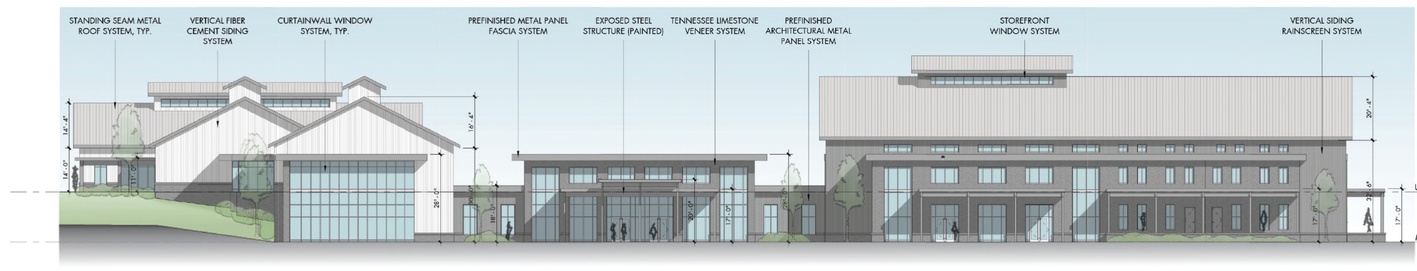
OVERALL ELEVATION - NORTH - PHASE 2



- 03 BUILDING ELEVATION
OVERALL ELEVATION - WEST (ENTRY) - PHASE 2

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OVERALL ELEVATION - SOUTH - PHASE 2

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architecture pllc
615 17260047 17264891 615
1615 sixteenth avenue south
nashville tennessee 37212

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

COF:
8389

BAA:
23007

Fellowship
Bible Church

FELLOWSHIP BIBLE CHURCH
DEVELOPMENT PLAN

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DESCRIPTION	DATE

OVERALL EXTERIOR ELEVATIONS - PHASE 2

A3.02

JULY 1, 2024

INITIAL SUBMITTAL

www.baueraskewarchitecture.com

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL DEVELOPMENT PLAN

SHEET
A3.02

COF #9114

SAME AS PREVIOUS APPROVED DEVELOPMENT PLAN, REVISION 1 (NO CHANGE)

COF no: 9114

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering

General Issues

10. MOS #2, 3, 4

lance.fittro@franklintn.gov

Engineering is recommending disapproval of the added MOS request #'s 3 and 4

MOS #2 Project Advisory: Construction of the cross-access drive to the north, whether in conjunction with development of the neighboring property or with the Phase 3 construction added with this submittal of the Development Plan, shall require approval of a revised site plan prior to construction. This advisory should not hinder approval of MOS #2.

MOS #3: Sidewalk Connection (to the public right-of-way) are important for ADA accessibility in emergency situations. Engineering does not recommend elimination or deferral of a concrete sidewalk connection to the public right-of-way as required by the Zoning Ordinance for all new developments. A site plan has been approved which shows sidewalk to be constructed which meets slope requirements for ADA accessibility. Previous discussions in which staff identified the mechanisms by which sidewalk connections could be removed from the plan should not be construed as staff support for their removal.

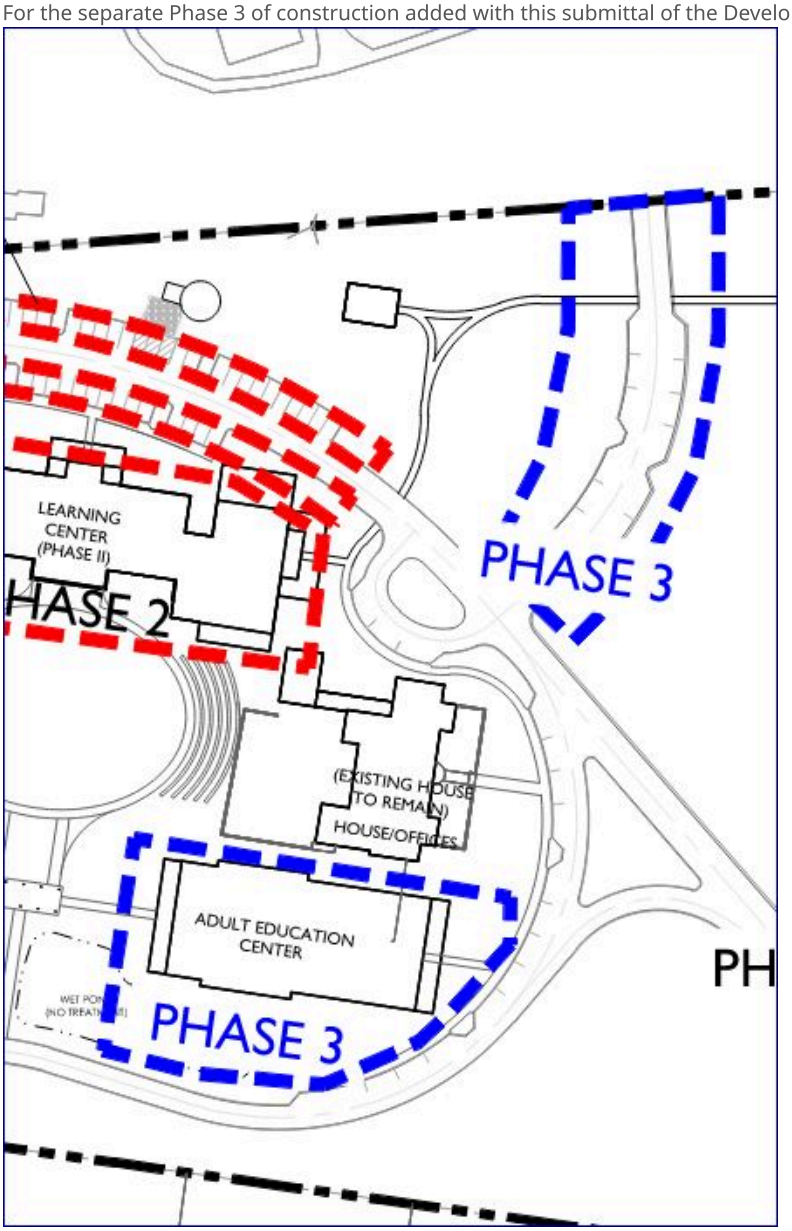
To be clear, a mulch path is not a sidewalk, which is defined by the Zoning Ordinance as "a paved path for pedestrians." Installation of a mulch path is not an acceptable substitute for a sidewalk, either for ADA accessibility or for compliance with City of Franklin development standards. Any deferral or in-lieu fee payments for construction of a required sidewalk should be understood to be for a sidewalk as defined by the Zoning Ordinance. In the event a sidewalk requirement is waived, a mulch path may be installed in its place, but cannot be considered as a sidewalk for the purpose of national code compliance or City of Franklin development standards.

MOS #4: Sidewalk construction along the frontage of developing properties is intended to be met by the developing property owner at the time of their development except in limited circumstances where fees-in-lieu may be applied. It is not clear when the 10-year clock is intended to start (from original date of approval of the Development Plan or from the date of approval of the added MOS #4?), or by what mechanism the City would compel the developer to submit plans for and commence construction of the required sidewalk prior to the suggested deadline.

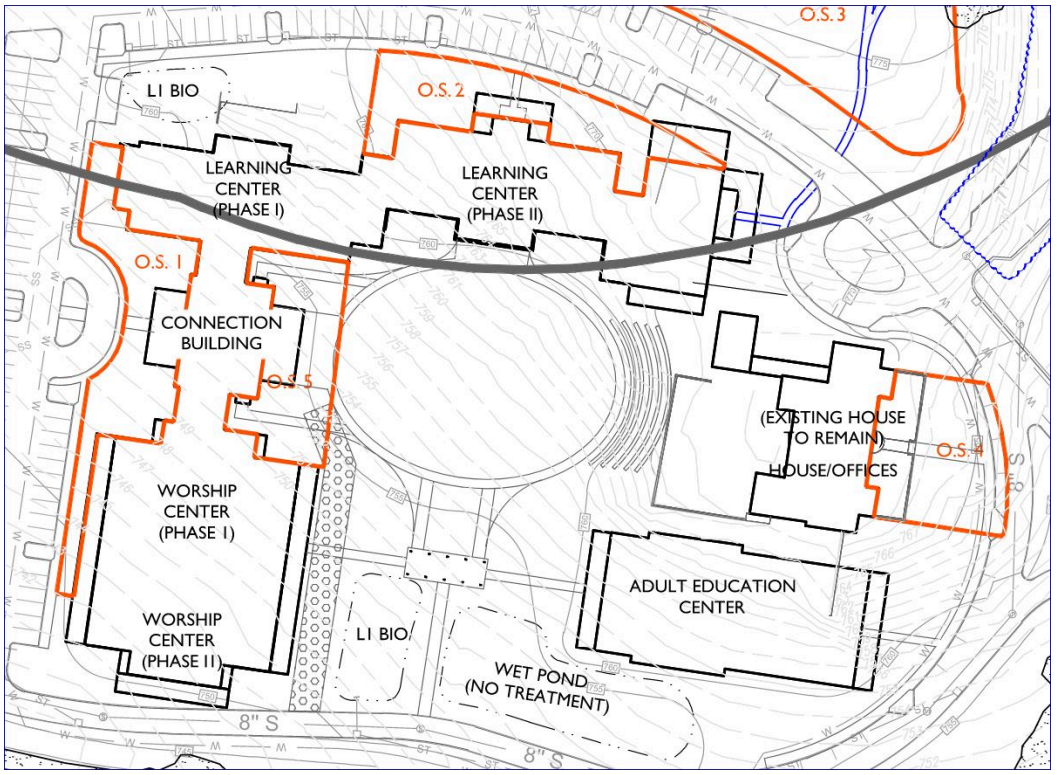
In the event that MOS #4 is approved, construction of the sidewalk along the Lewisburg Pike frontage will require the approval of a revised site plan prior to construction.

13. Phase 3

lance.fittro@franklintn.gov For the separate Phase 3 of construction added with this submittal of the Development Plan:



Applicant shall clearly designate the Adult Education Center as Phase 3 construction on all sheets of the Development Plan. Currently, it remains included in Phase 2 on Sheets C6.0 and A3.02, and not clearly designated as a separate phase on other plan view sheets where Phases I and II of building construction are identified.



Planning

General Issues

5. Security Alert: Fraudulent Invoices

joseph.bryan@franklintn.gov — Please be aware of recent scam emails impersonating local jurisdictions and requesting payment. These messages may reference real projects or staff names. Our jurisdiction will not request payment by unsolicited email or ask for wire transfers. Always verify payment requests and use this portal for official Geocivix (plan review) transactions. Should you have questions about an invoice or payment request, please contact the City of Franklin directly.

ADVISORY COMMENT ONLY WILL NOT AFFECT THE APPROVAL OF YOUR PLAN.

7. Modification of Standards

joseph.bryan@franklintn.gov — After review of the revised language, Staff determined that this MOS is not needed. Applicant shall include the updated phasing and show north cross access road on the plans as part of Phase 3.

8. Modification of Standards

joseph.bryan@franklintn.gov — Staff is not supportive of MOS #3. See additional comments from Engineering in Condition #10. Applicant shall remove this MOS request.

9. Modification of Standards	
joseph.bryan@franklintn.gov	Staff is not supportive of MOS #4. See additional comments from Engineering in Condition #10. Applicant shall remove this MOS request.
14. Applicant information	
joseph.bryan@franklintn.gov	Applicant shall update applicant info/contact info to Kimley-Horn and new email addresses.

TUCK AWAY PUD SUBDIVISION

DEVELOPMENT PLAN, REVISION 2

(FELLOWSHIP BIBLE CHURCH)

PD (120,000 SF)
FRANKLIN, WILLIAMSON, TENNESSEE

VICINITY MAP

NOT TO SCALE

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE TO BE PROVIDED BY CITY OF FRANKLIN.
(5 GPD X 1,200 SEATS) + (25 GPD X 8 EMPLOYEES) = 6,200 GPD

SEWER FACILITIES
SEWER SERVICE TO BE PROVIDED BY CITY OF FRANKLIN.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.6 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.8 MI (FRANKLIN FIRE STATION 5)
NEAREST RECREATIONAL FACILITY: 2.3 MI (WINSTEAD HILL PARK)

PROJECTED STUDENT POPULATION
N/A

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN

RECLAIMED WATER FACILITY
PER DISCUSSIONS WITH BEN McNEIL DISTANCE IS TOO FAR TO EXTEND, AND, THEREFORE, NOT REQUIRED.

STREET NETWORK
VEHICULAR ACCESS IS PLANNED TO BE PROVIDED FROM LEWISBURG PIKE BY A NEW PRIVATE DRIVEWAY TO BE CONSTRUCTED WITH THE DEVELOPMENT AND ALIGNED WITH ST. GEORGE'S WAY. AT FULL BUILD-OUT, THE PROJECT IS EXPECTED TO GENERATE APPROXIMATELY 188 PM PEAK HOUR TRIPS ON A WEEKDAY, AND 720 MIDDAY PEAK HOUR TRIPS ON A SUNDAY.

SHEET INDEX

C0.0 COVER SHEET
C0.1 APPROVED DEVELOPMENT PLAN
C0.2 MODIFICATION OF STANDARDS

C1.0 EXISTING CONDITIONS
C1.1 EXST. CONDITIONS ENLARGEMENT
C1.2 EXST. CONDITIONS ENLARGEMENT
C1.3 DEMOLITION PLAN

C2.0 DEVELOPMENT PLAN
C2.1 DEV. PLAN ENLARGEMENT
C2.2 DEV. PLAN ENLARGEMENT

C3.0 OVERALL GRADING & DRAINAGE PLAN
C3.1 ENLARGED GRADING & DRAINAGE PLAN

C4.01 ENLARGED ROW & ACCESS PLAN
C4.02 ENLARGED ROW & ACCESS PLAN
C4.21 VEHICLE TRACKING PLAN
C4.22 VEHICLE TRACKING PLAN

C5.0 OVERALL UTILITY PLAN
C5.01 OFFSITE UTILITY PLAN
C5.02 ENLARGED SITE UTILITY PLAN
C5.03 ENLARGED SITE UTILITY PLAN

C6.0 PHASING PLAN

L1.0 TREE PRESERVATION PLAN
L1.1 TREE PRES. ENLARGEMENT
L1.2 TREE PRES. ENLARGEMENT

A3.01 OVERALL EXTERIOR ELEVATIONS - PHASE I
A3.02 OVERALL EXTERIOR ELEVATIONS - PHASE II

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

ENGINEER:
ENERGY, LAND, AND INFRASTRUCTURE LLC.
CLAY WALLACE
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN 37217

OWNER / DEVELOPER:
FELLOWSHIP BIBLE CHURCH
BILL WELLONS
1210 FRANKLIN RD, BRENTWOOD, TN 37027
bill.wellons@outlook.com

Vesting Development Standards	
Original BOMA Approval Date (under which vesting dates apply): 03/23/2021	
Development Standard	**Version/Date**
Zoning Ordinance	December 8, 2020
Subdivision Regulations	December 12, 2019
Transportation & Street Technical Standards	April 25, 2017
Stormwater BMP Manual	January 1, 2016
Technical Specifications for Utility Installation	October 13, 2020
Municipal Code	August 11, 2020

SITE DATA CHART

PROJECT NAME:	TUCK AWAY PUD, REVISION 2
PROJECT NUMBER:	XXXX
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800
ACREAGE / SF OF SITE:	25.64 AC / 1,116,977 SF
VESTING (IF APPLICABLE):	MARCH 23, 2021 (ORIGINAL BOMA APPROVAL DATE)
CIVIL DISTRICT:	10TH
EXISTING ZONING:	PD (120,000 SF)
ZONING OVERLAY:	500' HHO BUFFER
BUILDING TYPES APPLIED:	CIVIC
FRONTAGE TYPES APPLIED:	YARD/LANDSCAPE FRONTAGE
LOT WIDTH:	N/A
LOT SIZE:	N/A
SETBACKS	
FRONT:	100'
SIDE:	5'
REAR:	20'
PERMITTED USES:	PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES
PARKING, PROVIDED:	2.5 SEATS PER PARKING SPACE* 1,200 SEATS / 2.5 = 480 PARKING REQUIRED 588 PARKING PROVIDED (ALL SURFACE & IMPERVIOUS) *NUMBER PROVIDED BY COF
BUILDING HEIGHT:	MAX 2 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
TREE CANOPY RETENTION ACREAGE:	1.45 AC
OWNER:	FELLOWSHIP BIBLE CHURCH 1210 FRANKLIN ROAD, BRENTWOOD, TN 37027
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, FRANKLIN, TN 37069 SUITE 145
NUMBER:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

Development Plan, Revision 2 Summary:

Cover Page Summary:
This development plan revision is to ask for additional modification of standards for the site. There are no other requests/change to entitlements or layout from the previously approved development plan.

Modification of Standards Request #1: A modification request to remove required cross access to southern properties. (Previously approved MOS; No Change)

Modification of Standards Request #2: A modification request to permit the establishment of a cross access easement to the northern property line while deferring construction of the cross access connection until Phase 3 of the Tuck Away PD or upon development of the adjacent property to the north, whichever occurs first.

Modification of Standards Request #3: A modification request to allow the required pedestrian connection to be made to the existing house front door only and to permit the use of alternative pedestrian materials, such as mulch, in lieu of a paved sidewalk. This sidewalk would not be required to be installed until the sidewalk along Lewisburg Pike is installed.

Modification of Standards Request #4: A modification request to allow deferral of sidewalk construction along Lewisburg Pike until such time that Lewisburg Pike is improved and widened, or for a period of up to ten (10) years, whichever occurs first.

SEE SHEET C0.2 FOR MORE DETAIL ON THE MODIFICATION OF STANDARDS REQUEST.

ENVISION FRANKLIN AMENDMENT

On September 28, 2023, the Planning Commission voted to approve an Envision Franklin amendment. The amendment language is as follows:

Institutional uses may be appropriate at the Tuck Away (1190 Lewisburg Pike) development for the front approximately 25 acres fronting Lewisburg Pike. Development should be designed in a manner which compliments the rural character of this corridor and its surrounding neighborhoods. Institutional uses should maintain a minimum front setback of 200' to preserve the rural and pastoral viewsheds along Lewisburg Pike, and buildings should maintain a height of two (2) stories or less. Adaptive reuse of existing dwellings for institutional uses may be appropriate when accompanied by a development plan.

Development Plan, Revision 1 note:

The revised Tuck Away Development Plan proposes a church (institutional use) on the 25-acre site. No proposed structures are designed closer to Lewisburg Pike than the existing home in order to maintain the rural character.

PRE-APP SUBMITTAL: MARCH 30, 2026
INITIAL SUBMITTAL: APRIL 13, 2026

COF #: 9114

DRAKE A. REEDER REGISTERED TENNESSEE NO. 3720 LANDSCAPE ARCHITECT

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com

SITE DATA CHART

PROJECT NAME:	Fellowship Bible Church PUD, REVISION 1
PROJECT NUMBER:	8389
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800
ACREAGE / SF OF SITE:	25.64 AC / 1,116,977 SF
VESTING (IF APPLICABLE):	MARCH 23, 2021 (ORIGINAL BOMA APPROVAL DATE)
CIVIL DISTRICT:	10TH
EXISTING ZONING:	PD (0.71)
PROPOSED ZONING:	PD (120,000 SF)
ZONING OVERLAY:	500' HHO BUFFER
BUILDING TYPES APPLIED:	CIVIC INSTITUTIONAL
FRONTAGE TYPES APPLIED:	YARD/LANDSCAPE FRONTAGE
LOT WIDTH:	N/A
LOT SIZE:	N/A
SETBACKS	
FRONT:	100'
SIDE:	5'
REAR:	20'
PROPOSED USES:	PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES
PARKING, PROVIDED:	2.5 SEATS PER PARKING SPACE* 1,200 SEATS / 2.5 = 480 PARKING REQUIRED 588 PARKING PROVIDED (ALL SURFACE & IMPERVIOUS) *NUMBER PROVIDED BY COF
BUILDING HEIGHT:	MAX 2 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
TREE CANOPY RETENTION ACREAGE:	1.45 AC
OWNER:	JIM CROSS 103 FORREST CROSSING BLVD. FRANKLIN, TN 37064 SUITE 205
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, FRANKLIN, TN 37069 SUITE 145
NUMBER:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

KEY

- OPEN SPACE
- PRESERVED TREES

TREE CANOPY RETENTION

OVERALL SITE AREA = 1,116,977 SF (25.64 AC)

EXISTING TREE CANOPY		REMOVED TREE CANOPY		PRESERVED TREE CANOPY	
2.68 AC	116,876 SF	1.25 AC	54,399 SF	1.43 AC	62,477 SF

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	116,876 SF; 2.68 AC (10% OF SITE)
REQUIRED CANOPY PRESERVATION:	54% (63,113 SF; 1.45 AC)
PROVIDED CANOPY PRESERVATION:	54% (63,135 SF; 1.45 AC)

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED TOTAL = 55,849 SF

PROVIDED: 57,417 SF TOTAL (5%)

LOT	TYPE	AREA (SF)
OS 1	PLAZA	9,067
OS 2	PLAZA	8,161
OS 3	POCKET PARK	25,197
OS 4	PLAZA	7,904
OS 5	PLAZA	7,088

NOTE: ALL OPEN SPACE LOTS SERVE AS PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED COMMERCE TENNESSEE No. 1218 LANDSCAPE ARCHITECT
02.04.21

Revision Date
△
△
△
△

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF #8389

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED COMMERCE TENNESSEE No. 1218 LANDSCAPE ARCHITECT

Revision Date
△
△
△
△

APPROVED DEVELOPMENT PLAN
SHEET
C0.1
COF #9114

PREVIOUSLY APPROVED
DEVELOPMENT PLAN, REVISION 1

Modification #1: Section 9.5.3 Cross Access Between Adjacent Properties (PREVIOUSLY APPROVED, NO CHANGE)

9.5.3 Cross Access Between Adjacent Properties
A. Internal vehicular circulation shall be designed to provide cross access to each adjacent property, unless the DRT waives the requirement due to topographical constraints, natural features, or other vehicular safety factors.

A Modification of standard 9.5.3 is requested to remove external street stub connections to southern boundary. This request is in line with the request from the original development plan. In meetings with the neighbors, they vehemently opposed any connection to the south that would direct traffic into their established single-family neighborhoods. These residents are not a part of the City of Franklin and instead are a part of established county subdivisions. There is only one property that is not a part of the established Williamson County neighborhood and it has stub connections to existing streets.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:

This modification enhances the development by providing connections to areas that have potential to be annexed into the City of Franklin. The southern boundary is bordered by established Williamson County subdivisions.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

This site is unique in that it surrounded by Williamson County property on all sides. The concern for connectivity in all directions comes from the neighbors in the Williamson County Subdivision of Oakwood Estates as well as the Williamson County Highway Commission. Oakwood Estates, Durham Manor, and Douglas Glen subdivisions are already established neighborhoods, currently in Williamson County jurisdiction that could only be annexed in the City of Franklin at the request of the property owner. Full unrestricted connectivity to these neighborhoods will increase through traffic North and South through the neighborhoods. This increase will change the character of the communities and will affect the quality of life of the residents.

3. The modification is consistent with the intent of Envision Franklin:

Single-Family policy established in Envision Franklin speaks of creating transition from existing neighborhoods in adjacent properties to the new development. Oakwood Estates, Durham Manor, and Douglas Glen subdivisions are established neighborhoods, currently in Williamson County jurisdiction and do not wish to have connections made to the new development. Our plan focuses on creating connections to areas of growth potential for the City of Franklin while not creating traffic through these established neighborhoods that are not a part of the City of Franklin.

Modification #2: Section 9.5.3 Cross Access Between Adjacent Properties

9.8.3 Cross Access Between Adjacent Properties

A. Internal vehicular circulation shall be designed to provide cross access to each adjacent property, unless the DRT waives the requirement due to topographical constraints, natural features, or other vehicular safety factors.

A Modification of standard 9.5.3 is requested to permit the establishment of a cross-access easement to the northern property line while deferring construction of the cross-access connection until Phase 3 of the Tuck Away PD or upon development of the adjacent property to the north, whichever occurs first.
This request is in line with the request from the original development plan. In meetings with the neighbor to the north, they would prefer there is not a stub to nowhere adjacent to the their home. This resident is not a part of the City of Franklin and instead is a county parcel with neighbors who have expressed interest in staying long term. The easement would be provided but would not be constructed until Phase 3 of the development is submitted or property to the north is being developed (whichever comes first).

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
This modification enhances the development by providing connections to areas that have potential to be annexed into the City of Franklin but delays until the time when that property would develop. The northern boundary is bordered by a Williamson County resident who does not wish for this connection to be made at this time as it directly affects the aesthetic value of their property.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
The conditions supporting this request are specific to the timing and coordination of development between this site and the adjacent property to the north and are not broadly applicable to other properties. While a cross-access connection is planned and accommodated through a dedicated easement, the northern property is not currently being developed, making immediate construction premature and potentially resulting in unnecessary site disturbance or misalignment requiring future reconstruction. The property owner to the north has provided written correspondence requesting that construction be deferred until their site develops. Deferring construction allows for coordinated implementation, minimizes disturbance, and ensures the connection is ultimately constructed in alignment with both developments and the City's long-term connectivity objectives.

3. The modification is consistent with the intent of Envision Franklin:
The requested modification remains consistent with the guiding principles of Envision Franklin by preserving long-term connectivity while allowing for context-sensitive and coordinated implementation. The plan maintains a cross-access easement to ensure future interconnectivity between properties, supporting the City's goals for an interconnected network of streets and access. Deferring construction until the adjacent northern property develops avoids premature infrastructure, minimizes unnecessary disturbance, and ensures the connection is designed and constructed in a cohesive manner that aligns with both developments, consistent with Envision Franklin's emphasis on thoughtful, phased, and context-driven growth.

Modification #3: Section 9.6.1.B.1 Sidewalk Connection

9.6.1.B.1 Sidewalk Connection

B. A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided:
1. Between each building main entrance and the nearest street or internal drive. These connections shall be placed in a straight and direct route;

A Modification of standard 9.6.1.B.1 is requested to allow the required pedestrian connection to be made to the existing house front door only and to permit the use of alternative pedestrian materials, such as mulch, in lieu of a paved sidewalk. This sidewalk would not be required to be installed until the sidewalk along Lewisburg Pike is installed. Pedestrian access is provided internally within the site and at the building entrance where it is most functional and practical for users. Requiring a direct pedestrian connection from Lewisburg Pike to the front door would create additional disturbance to the site, increase impacts to the existing landscape and viewshed, and introduce a connection that is not necessary to provide safe and reasonable pedestrian access. As a church that is set back from the existing road with a long private drive as access and there is not an expected pedestrian connectivity to the campus.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
This modification enhances the development by allowing pedestrian access to be focused where it is most functional and accessible while avoiding unnecessary site disturbance. A direct sidewalk connection from Lewisburg Pike to the building entrance would require additional grading and infrastructure that would interrupt the natural character of the site and negatively affect the existing viewshed along the corridor. By providing connection to the existing home with a more natural material, preserving the viewshed along Franklin Road will be accomplished in a more practical way. Pedestrian access is still accommodated at the building and within the site in a manner that is more aligned with the design intent and overall development pattern.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
The conditions supporting this request are specific to the site layout, topography, and design intent of this development and are not broadly applicable to other properties. The building and internal pedestrian circulation have been designed so that accessible pedestrian routes are provided where they are most needed and most practical for users for entry points. Requiring a concrete sidewalk connection from Lewisburg Pike to every building on campus would create unnecessary land disturbance and site impact without meaningfully improving access, as ADA access is already provided at the building entrance and through the site's internal circulation system. This allows us to minimize grading which was a big topic of discussion at Envision Franklin Amendment.

3. The modification is consistent with the intent of Envision Franklin:
This requested modification remains consistent with Envision Franklin by supporting context-sensitive site design and minimizing unnecessary disturbance while still providing appropriate pedestrian access. The modification preserves the existing character and viewshed along Lewisburg Pike, reduces avoidable impacts to the land, and focuses pedestrian improvements where they are most functional and effective. This approach is consistent with Envision Franklin's emphasis on thoughtful design, sensitivity to site context, and development patterns that respond appropriately to the natural and built environment.

Modification #4: Section 9.1 Streetscape Standards

9.1.1 Streetscape Standards

A. New public streets and private streets shall be designed pursuant to the Transportation and Street Technical Standards.
B. Sidewalks that comply with Section 9.6, Pedestrian Circulation, and the Transportation and Street Technical Standards shall be provided along public and private streets and internal drives.

A Modification of standard 9.1.1 is requested to defer the sidewalk construction along Lewisburg Pike until such time that Lewisburg Pike is improved and widened, or for a period of up to ten (10) years, whichever occurs first.
This request reflects the current context of the site, which is bordered by Williamson County properties without existing sidewalk infrastructure. Constructing the sidewalk along this frontage at this time would result in a disconnected segment with no immediate functional benefit. With a future widening of Lewisburg Pike chances are that work installed now would require repair or rework. The addition of a time constraint allows the city to know that if Lewisburg Pike widening gets delayed for an unreasonable amount of time, then the sidewalk would be installed.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
This modification enhances the development by avoiding the construction of isolated sidewalk infrastructure that would not serve a meaningful pedestrian function at this time. Constructing sidewalk without connectivity to adjacent properties or without the future widening would result in a segment that is underutilized and disconnected. Deferring construction allows for a more cohesive and functional pedestrian network to be implemented in the future when adjacent properties develop and connections can be made.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
The conditions supporting this request are specific to the site's location and its adjacency to Williamson County properties that do not currently include sidewalk infrastructure. This lack of existing or planned connections makes immediate sidewalk construction impractical and not broadly applicable to other properties within the City. Deferring construction avoids unnecessary site disturbance and redundant infrastructure while allowing for future implementation in coordination with adjacent development.

3. The modification is consistent with the intent of Envision Franklin:
This requested modification remains consistent with the principles of Envision Franklin by supporting a connected pedestrian network while allowing for context-sensitive and phased implementation. The approach ensures that sidewalks are constructed when they can function as part of a continuous system, rather than as isolated segments and be built at appropriate times when improvements occur. This aligns with Envision Franklin's emphasis on coordinated growth, efficient infrastructure, and development that responds appropriately to surrounding conditions.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

Revision Date
△ _____
△ _____
△ _____
△ _____

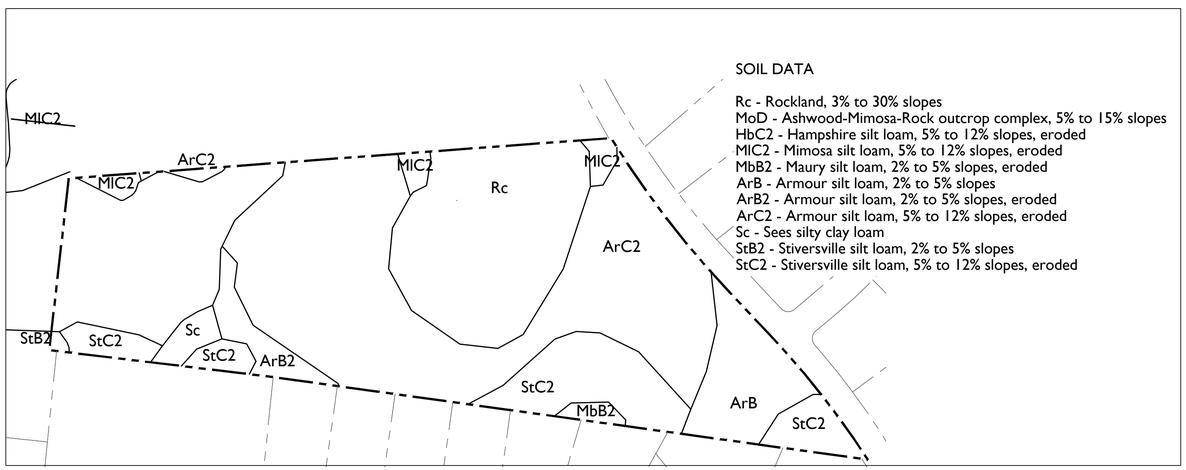
DEVELOPMENT CHANGES

SHEET
C0.2

COF #9114

N

0 100 200 300



SOIL DATA

Rc - Rockland, 3% to 30% slopes
MoD - Ashwood-Mimosa-Rock outcrop complex, 5% to 15% slopes
HbC2 - Hampshire silt loam, 5% to 12% slopes, eroded
MIC2 - Mimosa silt loam, 5% to 12% slopes, eroded
MbB2 - Maury silt loam, 2% to 5% slopes, eroded
ArB - Armour silt loam, 2% to 5% slopes
ArB2 - Armour silt loam, 2% to 5% slopes, eroded
ArC2 - Armour silt loam, 5% to 12% slopes, eroded
Sc - Sees silty clay loam
StB2 - Stiversville silt loam, 2% to 5% slopes
StC2 - Stiversville silt loam, 5% to 12% slopes, eroded

N

N.T.S.

SITE DATA CHART

PROJECT NAME:	TUCK AWAY PUD, REVISION 2
PROJECT NUMBER:	XXXX
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800
ACREAGE / SF OF SITE:	25.64 AC / 1,116,977 SF
VESTING (IF APPLICABLE):	MARCH 23, 2021 (ORIGINAL BOMA APPROVAL DATE)
CIVIL DISTRICT:	10TH
EXISTING ZONING:	PD (120,000 SF)
ZONING OVERLAY:	500' HHO BUFFER
BUILDING TYPES APPLIED:	CIVIC
FRONTAGE TYPES APPLIED:	YARD/LANDSCAPE FRONTAGE
LOT WIDTH:	N/A
LOT SIZE:	N/A
SETBACKS	
FRONT:	100'
SIDE:	5'
REAR:	20'
PERMITTED USES:	PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES
PARKING, PROVIDED:	2.5 SEATS PER PARKING SPACE*
	1,200 SEATS / 2.5 = 480 PARKING REQUIRED
	588 PARKING PROVIDED
	(ALL SURFACE & IMPERVIOUS)
	*NUMBER PROVIDED BY COF
BUILDING HEIGHT:	MAX 2 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
TREE CANOPY RETENTION ACREAGE:	1.45 AC
OWNER:	FELLOWSHIP BIBLE CHURCH 1210 FRANKLIN ROAD, BRENTWOOD, TN 37027
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, FRANKLIN, TN 37069 SUITE 145
NUMBER:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

KEY

- SLOPES 14%-19.99%
- SLOPES 20%+
- PROPERTY LINE
- HHO & 500' HHO BUFFER
- EXISTING TREES

EXISTING TREE CANOPY

OVERALL SITE AREA = 1,116,977 SF (25.64 AC)

EXISTING TREE CANOPY
2.68 AC 116,876 SF

TREE CANOPY DATA

TOTAL EXISTING TREE CANOPY: 116,876 SF; 2.68 AC (10% OF SITE)
REQUIRED CANOPY PRESERVATION: 54% (63,113 SF; 1.45 AC)

NOTES:

SURVEY BY:	TWM ENGINEERING & GEOSPATIAL SERVICES
METHOD:	FIELD-RUN TOPO
DATE:	07-10-2020
SOIL SURVEY:	NRCS WEB SOIL SURVEY

Pre-Dev Basin 1 Grading & Drainage Data Chart
- Basin Area: 12.92 AC
- Impervious Area: 0 AC
- CN: 79
- Peak Flow Runoff
  - 2 year: 31.72 CFS
  - 5 year: 44.02 CFS
  - 10 year: 54.16 CFS
  - 25 year: 68.66 CFS
  - 50 year: 80.56 CFS
  - 100 year: 92.84 CFS

Pre-Dev Basins 3-4 Grading & Drainage Data Chart
- Basin Area: 29.48 AC
- Impervious Area: 0.21 AC
- CN: 78
- Peak Flow Runoff
  - 2 year: 76.44 CFS
  - 5 year: 106.49 CFS
  - 10 year: 131.46 CFS
  - 25 year: 167.26 CFS
  - 50 year: 196.66 CFS
  - 100 year: 227.04 CFS

Pre-Dev Basins 5-6 Grading & Drainage Data Chart
- Site Area: 14.91 AC
- Impervious Area: 0.09 AC
- CN: 76
- Peak Flow Runoff
  - 2 year: 35.40 CFS
  - 5 year: 49.97 CFS
  - 10 year: 62.34 CFS
  - 25 year: 80.19 CFS
  - 50 year: 94.92 CFS
  - 100 year: 110.19 CFS

SAME AS PREVIOUS APPROVED
DEVELOPMENT PLAN, REVISION 1
(NO CHANGE)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

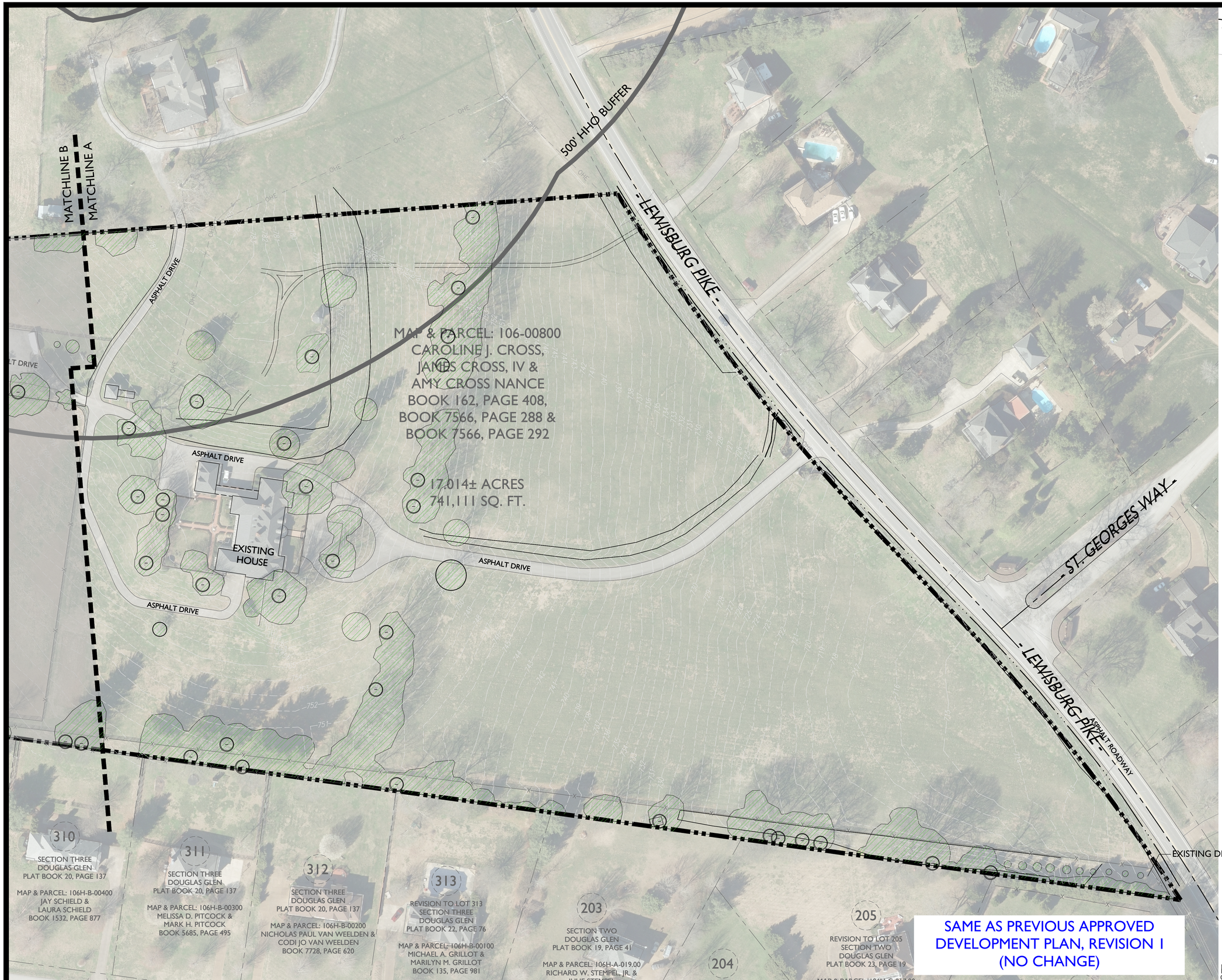
DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 000302

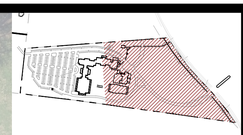
Revision Date
1.
2.
3.
4.

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF #9114





KEY PLAN

KEY

- SLOPES 14%-19.99%
- SLOPES 20%+
- PROPERTY LINE
- HHO & 500' BUFFER
- EXST. TREES

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

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

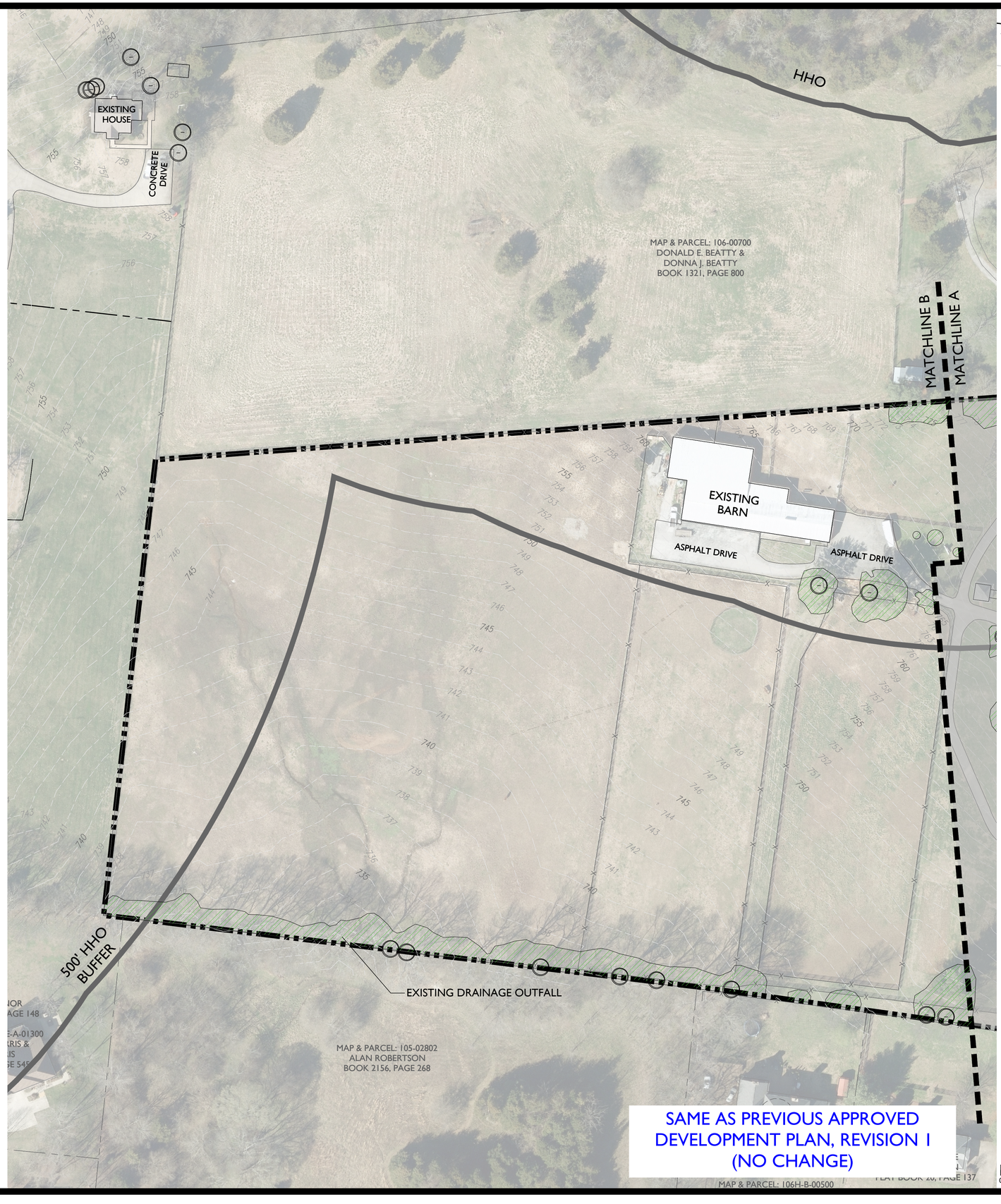
Revision Date

- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.1

COF #9114



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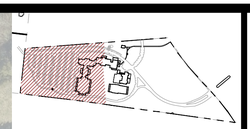


KEY PLAN

KEY

- SLOPES 14%-19.99%
- SLOPES 20%+
- PROPERTY LINE
- HHO & 500' BUFFER
- EXST. TREES

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1218

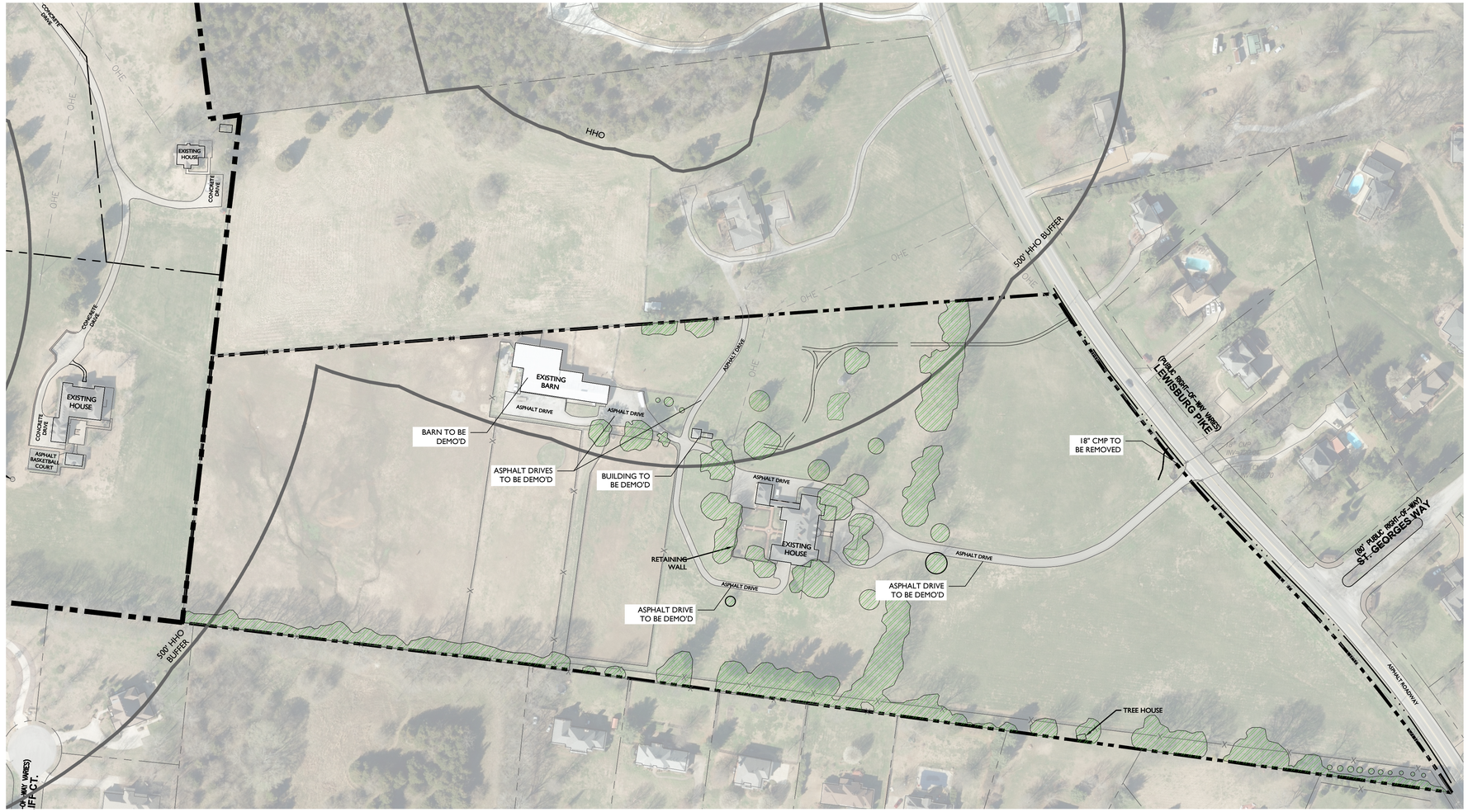
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.2

COF #9114



SITE DATA CHART

PROJECT NAME:	TUCK AWAY PUD, REVISION 2
PROJECT NUMBER:	XXXX
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800
ACREAGE / SF OF SITE:	25.64 AC / 1,116,977 SF
VESTING (IF APPLICABLE):	MARCH 23, 2021 (ORIGINAL BOMA APPROVAL DATE)
CIVIL DISTRICT:	10TH
EXISTING ZONING:	PD (120,000 SF)
ZONING OVERLAY:	500' HHO BUFFER
BUILDING TYPES APPLIED:	CIVIC
FRONTAGE TYPES APPLIED:	YARD/LANDSCAPE FRONTAGE
LOT WIDTH:	N/A
LOT SIZE:	N/A
SETBACKS	
FRONT:	100'
SIDE:	5'
REAR:	20'
PERMITTED USES:	PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES
PARKING, PROVIDED:	2.5 SEATS PER PARKING SPACE* 1,200 SEATS / 2.5 = 480 PARKING REQUIRED 588 PARKING PROVIDED (ALL SURFACE & IMPERVIOUS) *NUMBER PROVIDED BY COF
BUILDING HEIGHT:	MAX 2 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
TREE CANOPY RETENTION ACREAGE:	1.45 AC
OWNER:	FELLOWSHIP BIBLE CHURCH 1210 FRANKLIN ROAD, BRENTWOOD, TN 37027
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, FRANKLIN, TN 37069 SUITE 145
NUMBER:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

SAME AS PREVIOUS APPROVED
DEVELOPMENT PLAN, REVISION 1
(NO CHANGE)

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

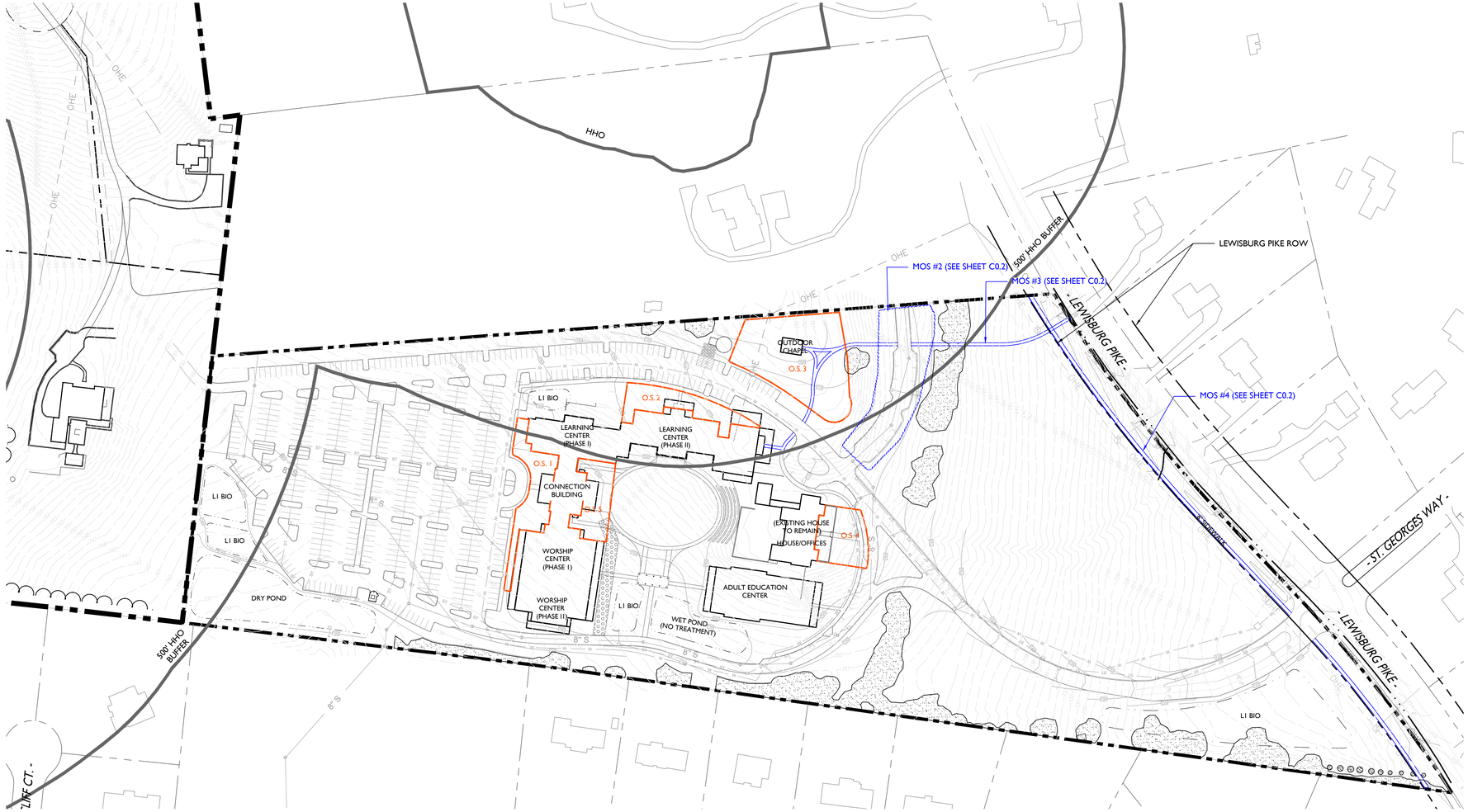
DRAKE A. REEDER REGISTERED COMMERCE TENNESSEE No. 1218 LANDSCAPE ARCHITECT

Revision Date

DEMOLITION PLAN

SHEET
C1.3

COF #9114



SITE DATA CHART

PROJECT NAME:	TUCK AWAY PUD, REVISION 2
PROJECT NUMBER:	XXXX
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800
ACREAGE / SF OF SITE:	25.64 AC / 1,116,977 SF
VESTING (IF APPLICABLE):	MARCH 23, 2021 (ORIGINAL BOMA APPROVAL DATE)
CIVIL DISTRICT:	10TH
EXISTING ZONING:	PD (120,000 SF)
ZONING OVERLAY:	500' HHO BUFFER
BUILDING TYPES APPLIED:	CIVIC
FRONTAGE TYPES APPLIED:	YARD/LANDSCAPE FRONTAGE
LOT WIDTH:	N/A
LOT SIZE:	N/A
SETBACKS	
FRONT:	100'
SIDE:	5'
REAR:	20'
PERMITTED USES:	PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES
PARKING, PROVIDED:	2.5 SEATS PER PARKING SPACE* 1,200 SEATS / 2.5 = 480 PARKING REQUIRED 588 PARKING PROVIDED (ALL SURFACE & IMPERVIOUS) *NUMBER PROVIDED BY COF
BUILDING HEIGHT:	MAX 2 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
TREE CANOPY RETENTION ACREAGE:	1.45 AC
OWNER:	FELLOWSHIP BIBLE CHURCH 1210 FRANKLIN ROAD, BRENTWOOD, TN 37027
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, FRANKLIN, TN 37069 SUITE 145
NUMBER:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

KEY

- OPEN SPACE
- PRESERVED TREES

TREE CANOPY RETENTION

OVERALL SITE AREA = 1,116,977 SF (25.64 AC)

EXISTING TREE CANOPY		REMOVED TREE CANOPY		PRESERVED TREE CANOPY	
2.68 AC	116,876 SF	1.25 AC	54,399 SF	1.43 AC	62,477 SF

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	116,876 SF; 2.68 AC (10% OF SITE)
REQUIRED CANOPY PRESERVATION:	54% (63,113 SF; 1.45 AC)
PROVIDED CANOPY PRESERVATION:	54% (63,135 SF; 1.45 AC)

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED TOTAL = 55,849 SF

PROVIDED: 57,417 SF TOTAL (5%)

LOT	TYPE	AREA (SF)
OS 1	PLAZA	9,067
OS 2	PLAZA	8,161
OS 3	POCKET PARK	25,197
OS 4	PLAZA	7,904
OS 5	PLAZA	7,088

NOTE: ALL OPEN SPACE LOTS SERVE AS PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329

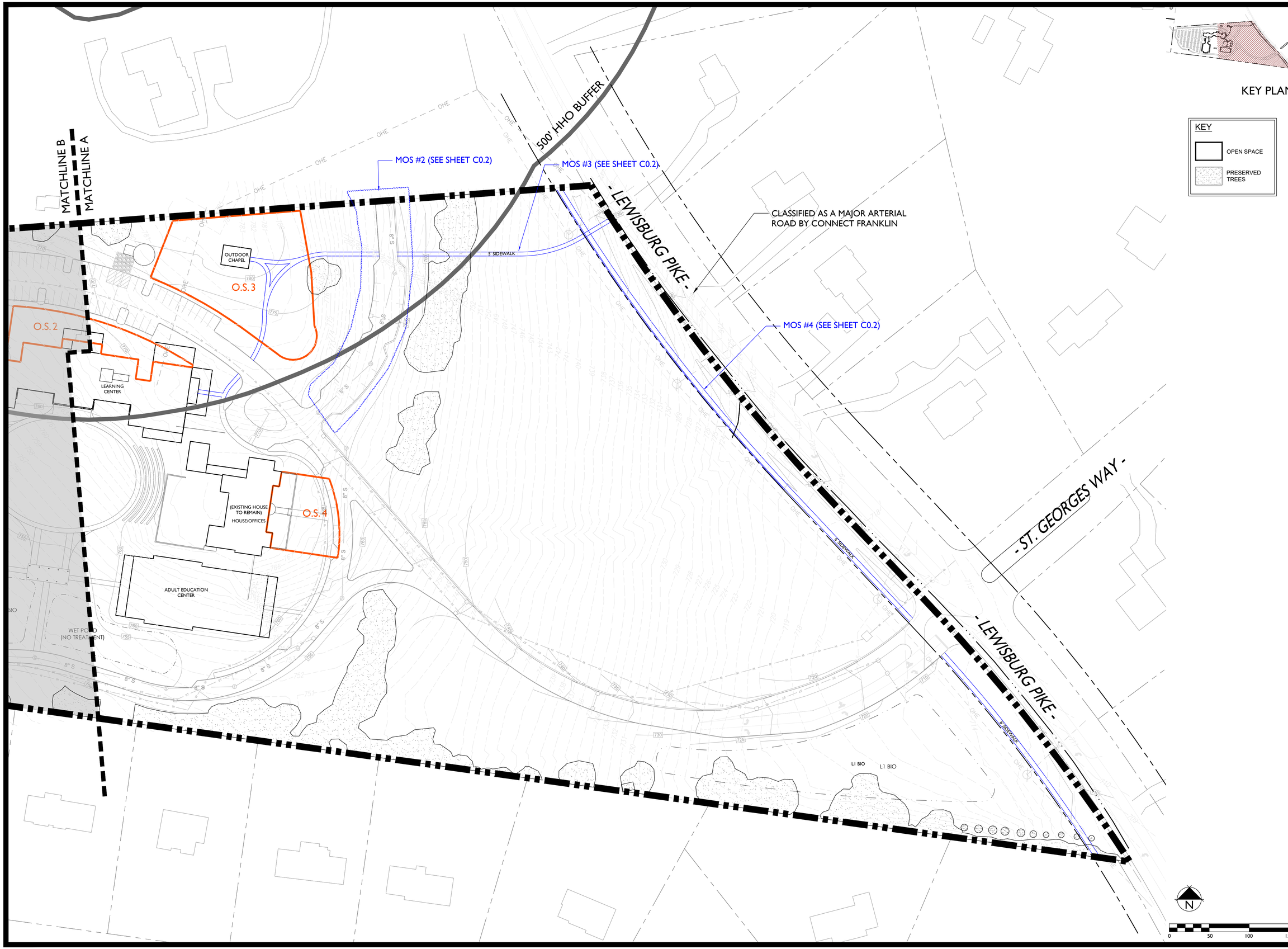
Revision Date

- △ _____
- △ _____
- △ _____
- △ _____

OVERALL DEVELOPMENT PLAN

SHEET C2.0

COF #9114



GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1218

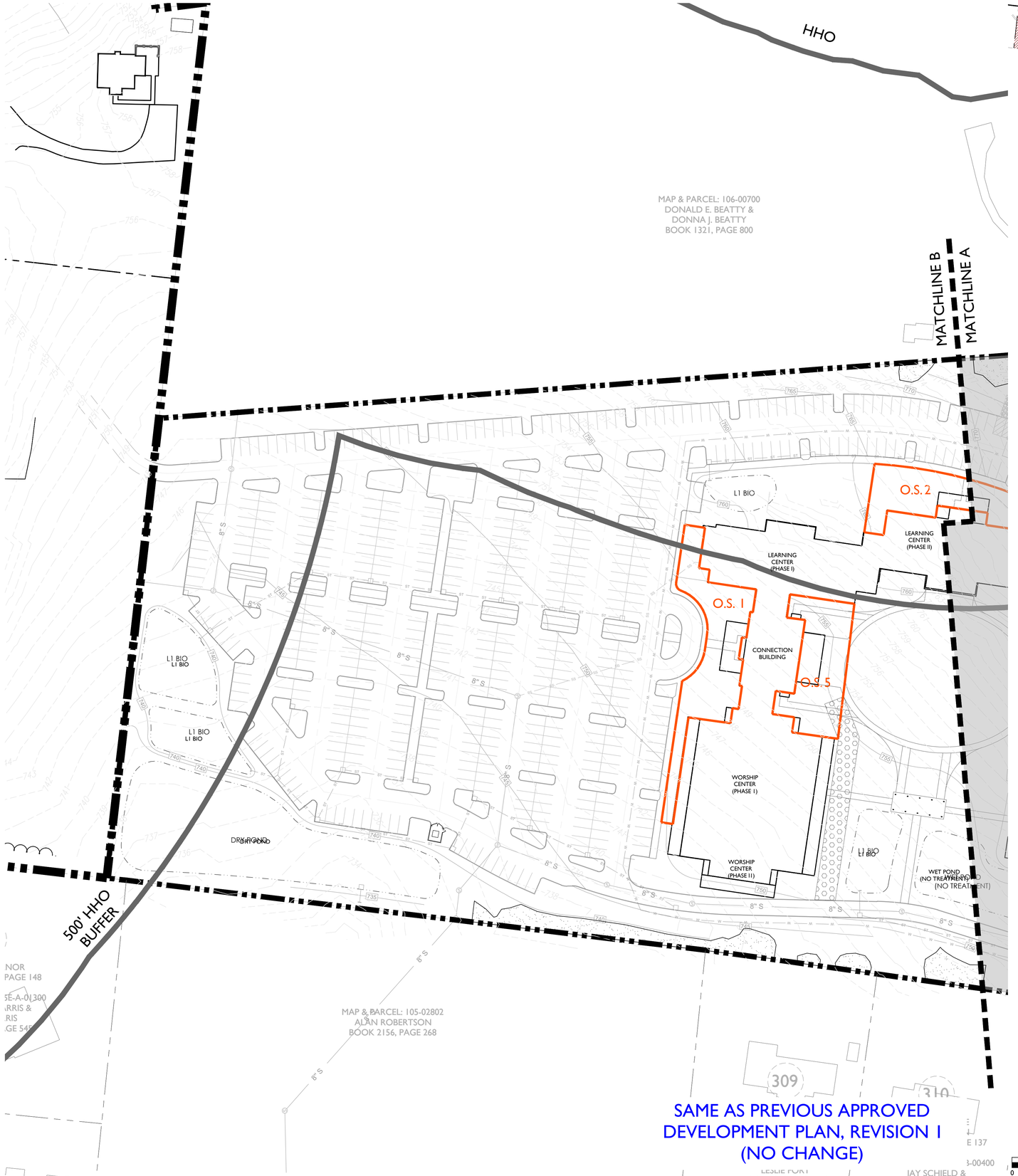
Revision Date

DEVELOPMENT PLAN ENLARGEMENT

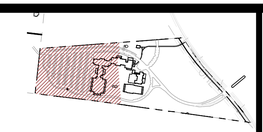
SHEET

C2.1

COF #9114



SAME AS PREVIOUS APPROVED
DEVELOPMENT PLAN, REVISION 1
(NO CHANGE)



KEY PLAN

KEY

OPEN SPACE

PRESERVED TREES

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1218

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.2

COF #9114

Filename: W:\23-11-1202 fellowship bible church\3_CAD\production\1_development plan\Grading.dwg
Layout Name: C 3.0 Overall Grading & Drainage Plan
Plotted: Saturday, June 29, 2024 - 4:40 pm
By: jahng

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Energy Land & Infrastructure
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TUCK AWAY PUD SUBDIVISION PLAN
DEVELOPMENT PLAN
REVISION 1 (FELLOWSHIP BIBLE CHURCH)
PARCEL 106-00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

JOHN R. GORDON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 104928
STATE OF TENNESSEE
7-1-24

Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	JRG

Sheet Title:
OVERALL GRADING & DRAINAGE PLAN

Sheet No.
C 3.0

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1218
COMMERCE
5/9/24

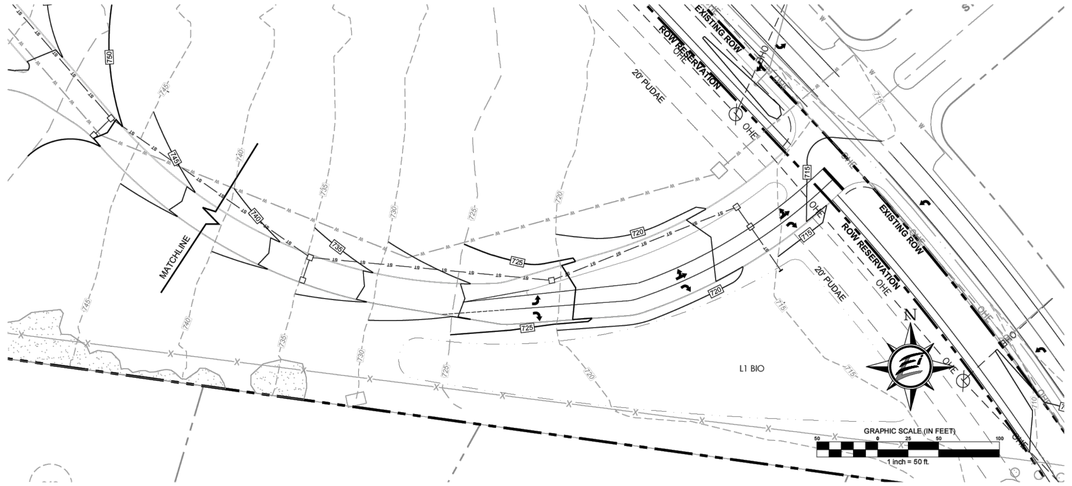
Revision Date

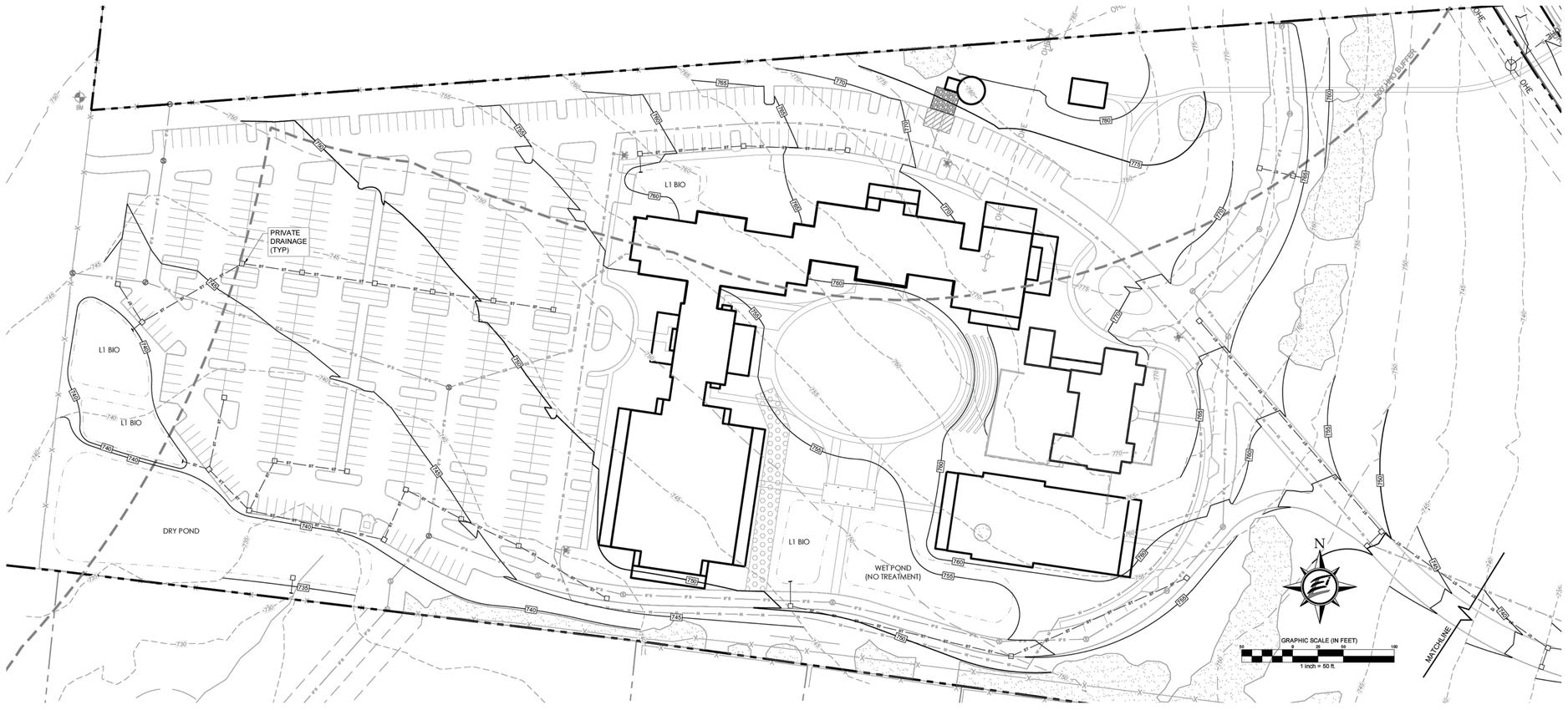
OVERALL DEVELOPMENT PLAN
SHEET
C3.0
COF #9114

SAME AS PREVIOUS APPROVED
DEVELOPMENT PLAN, REVISION 1
(NO CHANGE)

STORMWATER NARATIVE

- RUNOFF WILL BE TREATED WITH A SERIES OF BIORETENTION BASINS TO AND A DRY DETENTION POND TO MEET OR EXCEED MINIMUM WATER QUALITY AND PRE/POST PEAK FLOW REQUIREMENTS.
- NO JURISDICTIONAL WATERS OR WETLANDS WILL BE IMPACTED.
- LEWISBURG PIKE ROAD IMPROVEMENTS WILL BE CAPTURED WITH DITCH SECTION ACCORDING TO COF STANDARD.





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Plotted: Saturday, June 29, 2024 - 4:40 pm
By: jphng

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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TUCK AWAY PUD SUBDIVISION PLAN
DEVELOPMENT PLAN
REVISION 1 (FELLOWSHIP BIBLE CHURCH)
PARCEL 106-00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

JOHN R. GORDON
REGISTERED ENGINEER
AGRICULTURAL
COMMERCE
NO. 104926
STATE OF TENNESSEE
7-1-24

Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	JRG

Sheet Title:
ENLARGED GRADING & DRAINAGE PLAN

Sheet No.
C 3.01

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

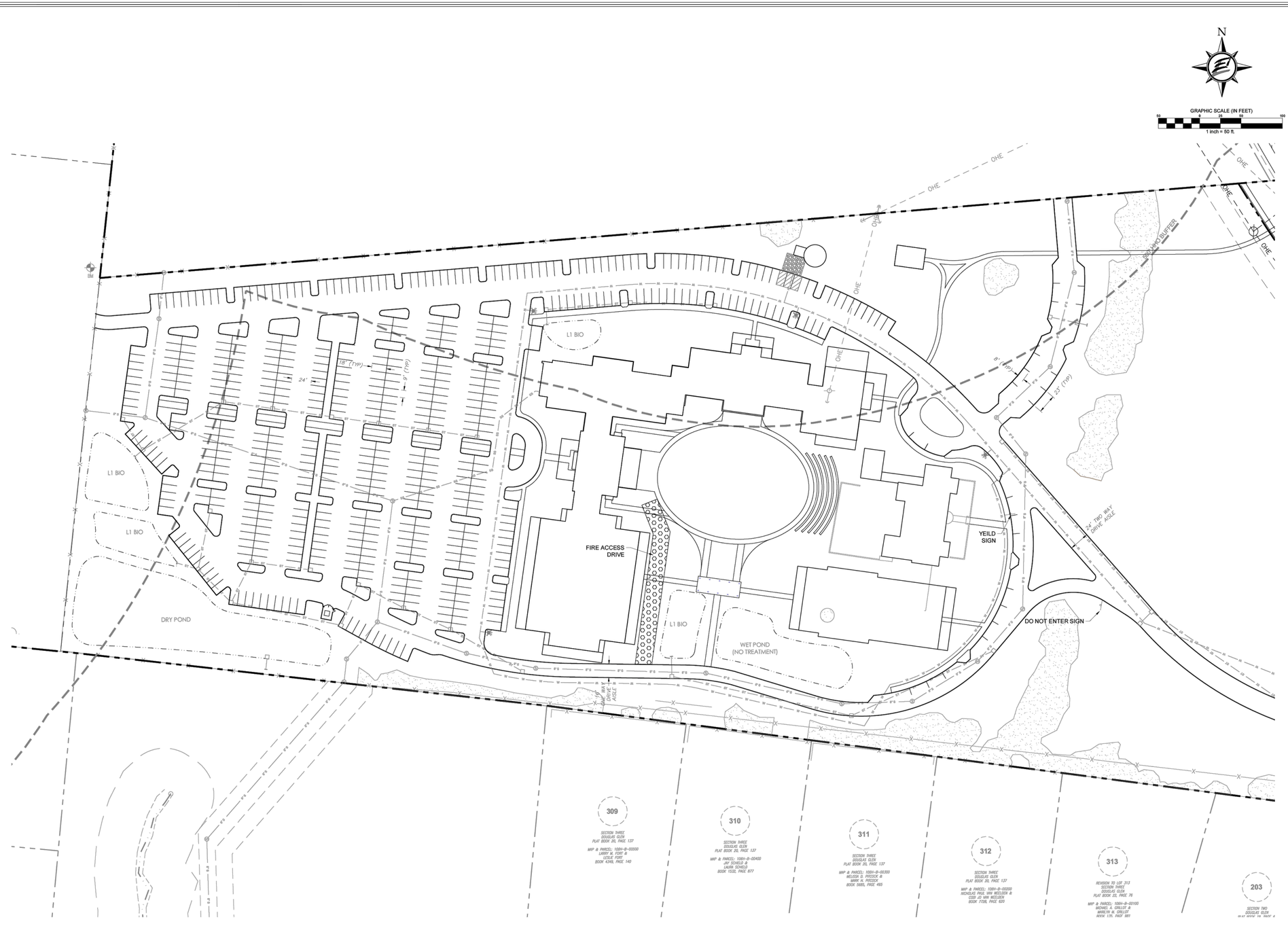
TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
COMMERCE
TENNESSEE No. 1218
LANDSCAPE ARCHITECT
7/9/24

Revision Date

OVERALL DEVELOPMENT PLAN
SHEET
C3.01
COF #9114

SAME AS PREVIOUS APPROVED DEVELOPMENT PLAN, REVISION 1 (NO CHANGE)



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Plotted: Saturday, June 29, 2024 - 4:40 pm
By: jpng

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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TUCK AWAY PUD SUBDIVISION PLAN
DEVELOPMENT PLAN
REVISION 1 (FELLOWSHIP BIBLE CHURCH)
PARCEL 106-00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

JOHN R. GORDON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 104928
STATE OF TENNESSEE
7-1-24

Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	JRG

Sheet Title:
ENLARGED ROW & ACCESS

Sheet No.
C 4.01

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

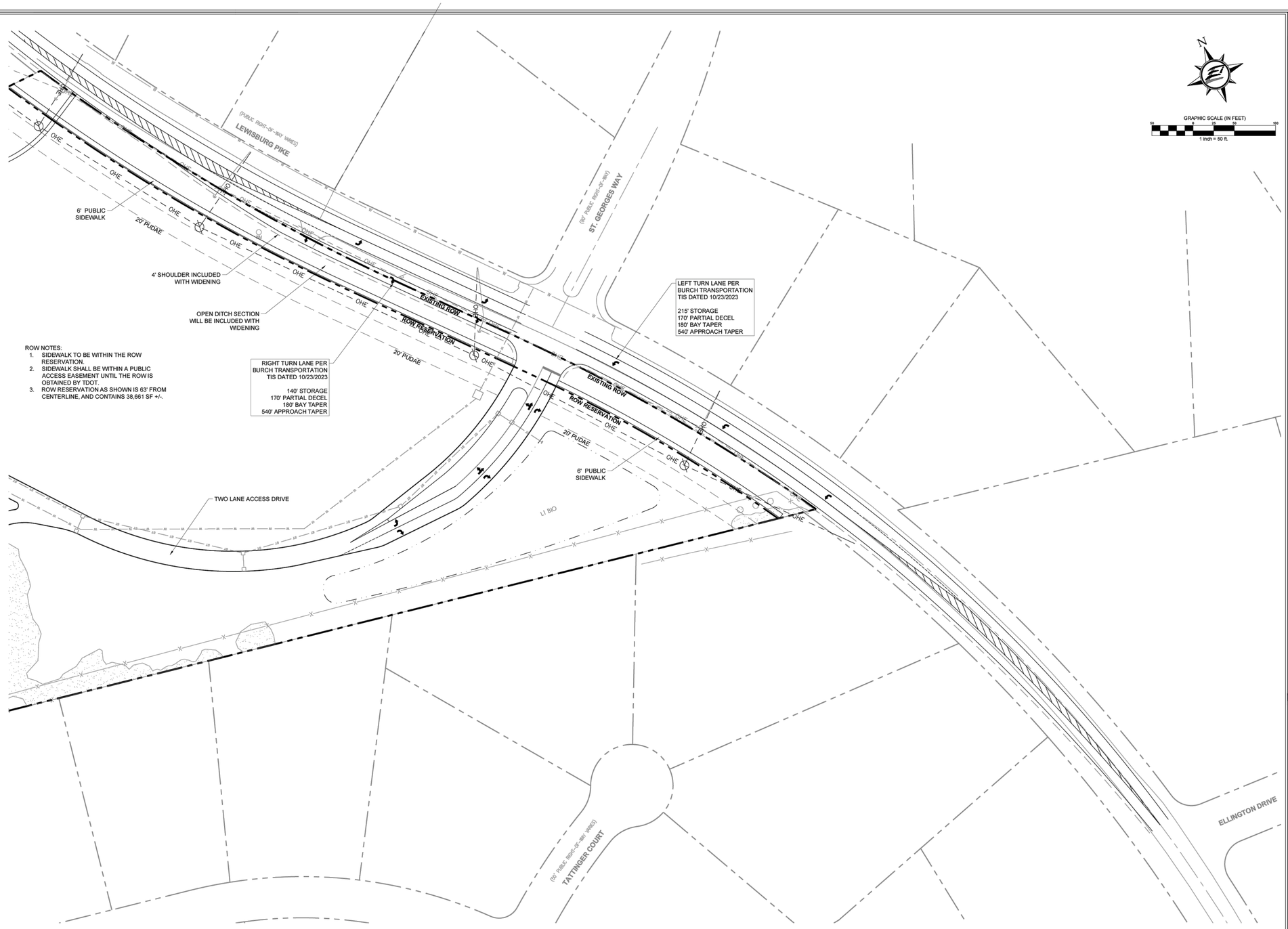
TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
COMMERCE
TENNESSEE No. 1218
LANDSCAPE ARCHITECT
5/9/24

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL DEVELOPMENT PLAN
SHEET
C4.01
COF #9114

SAME AS PREVIOUS APPROVED DEVELOPMENT PLAN, REVISION 1 (NO CHANGE)



ROW NOTES:
1. SIDEWALK TO BE WITHIN THE ROW RESERVATION.
2. SIDEWALK SHALL BE WITHIN A PUBLIC ACCESS EASEMENT UNTIL THE ROW IS OBTAINED BY TDOT.
3. ROW RESERVATION AS SHOWN IS 63' FROM CENTERLINE, AND CONTAINS 38,661 SF +/-.

SAME AS PREVIOUS APPROVED
DEVELOPMENT PLAN, REVISION 1
(NO CHANGE)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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TUCK AWAY PUD SUBDIVISION PLAN
DEVELOPMENT PLAN
REVISION 1 (FELLOWSHIP BIBLE CHURCH)
PARCEL 106-00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

JOHN R. GORDON — REGISTERED ENGINEER — AGRICULTURE — 7-1-24 — NO. 104938 — STATE OF TENNESSEE

Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	JRG

Sheet Title:
ENLARGED ROW & ACCESS

Sheet No.
C 4.02

DRAKE A. REEDER — REGISTERED — TENNESSEE No. 102867 — LANDSCAPE ARCHITECT — 7-1-24

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL DEVELOPMENT PLAN
SHEET
C4.02
COF #9114

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

Filename: W:\23-11-1202 fellowship bible church\3_CAD\production\1_development plan\ROW.dwg
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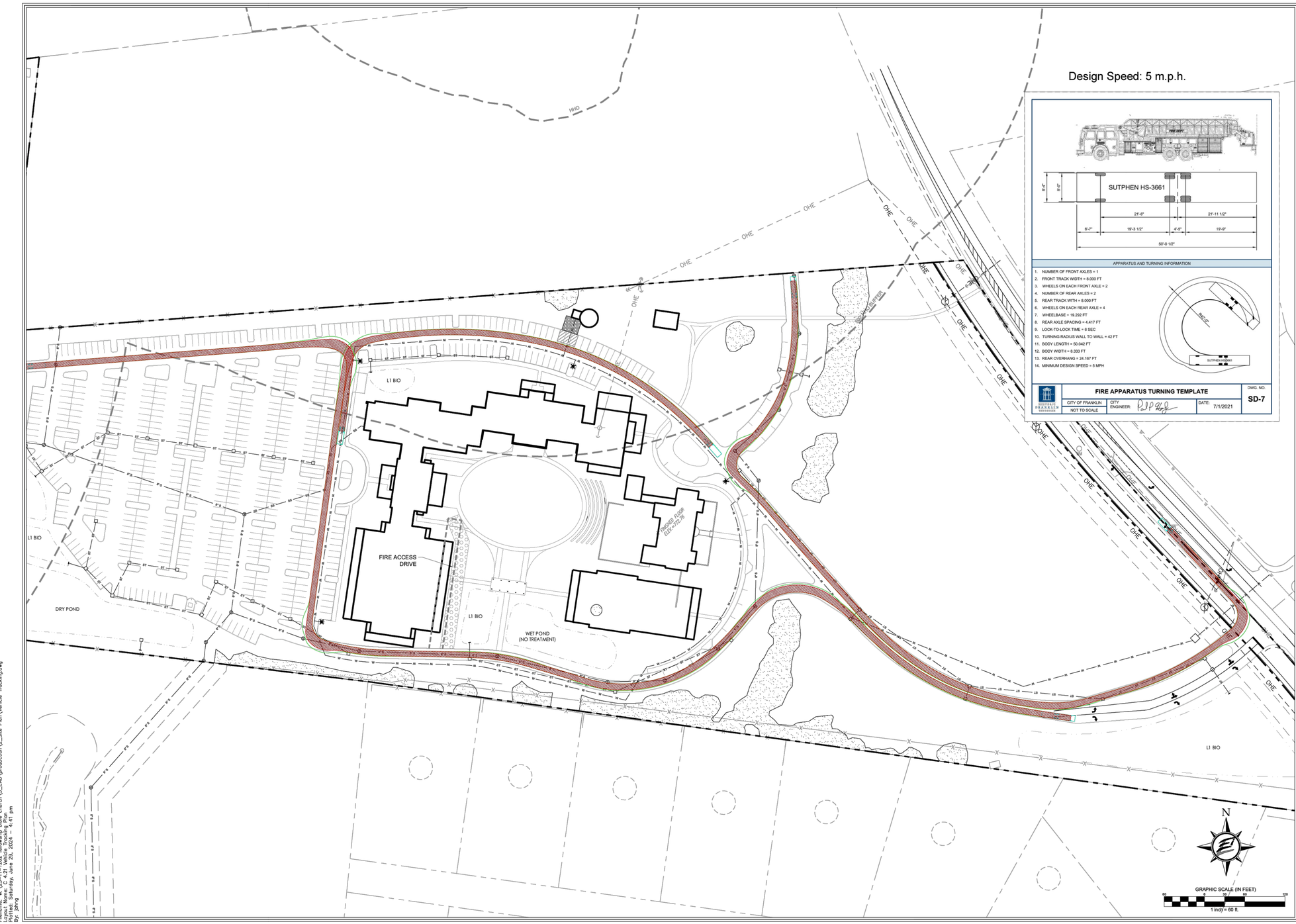
Date: Wednesday, June 26, 2024 - 4:41pm
By: johng



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Layout Name: C 4.21 Vehicle Tracking Plan
Plotted: Saturday, June 29, 2024 - 4:41 pm
By: jphng

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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TUCK AWAY PUD SUBDIVISION PLAN
DEVELOPMENT PLAN
REVISION 1 (FELLOWSHIP BIBLE CHURCH)
PARCEL 106-00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

JOHN R. GORDON
REGISTERED ENGINEER
AGRICULTURAL
COMMERCE
NO. 104928
STATE OF TENNESSEE
7-1-24

Issue Date: February 1, 2024
ELI Project No: 23-11-1202
Drafted By: RDP
Checked By: JRG

Sheet Title:
VEHICLE TRACKING PLAN

Sheet No.
C 4.21

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

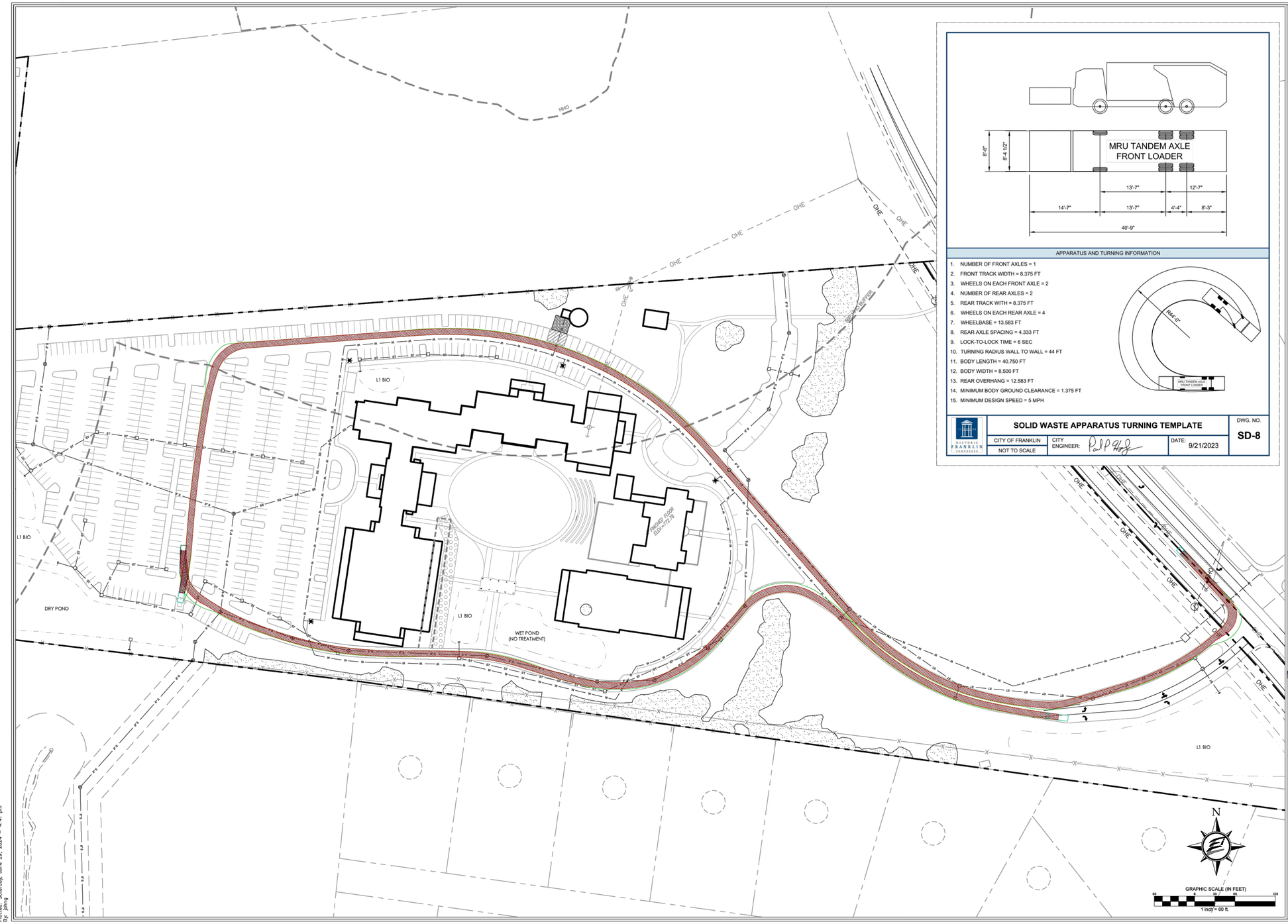
TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
COMMERCE
TENNESSEE No. 1218
LANDSCAPE ARCHITECT
5/9/24

Revision Date
△
△
△
△

OVERALL DEVELOPMENT PLAN
SHEET
C4.21
COF #9114

SAME AS PREVIOUS APPROVED
DEVELOPMENT PLAN, REVISION 1
(NO CHANGE)



APPARATUS AND TURNING INFORMATION

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.375 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.375 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 13.583 FT
8. REAR AXLE SPACING = 4.333 FT
9. LOCK-TO-LOCK TIME = 6 SEC
10. TURNING RADIUS WALL TO WALL = 44 FT
11. BODY LENGTH = 40.750 FT
12. BODY WIDTH = 8.500 FT
13. REAR OVERHANG = 12.583 FT
14. MINIMUM BODY GROUND CLEARANCE = 1.375 FT
15. MINIMUM DESIGN SPEED = 5 MPH

HISTORIC FRANKLIN TENNESSEE	SOLID WASTE APPARATUS TURNING TEMPLATE		DWG. NO. SD-8
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER:	DATE: 9/21/2023	

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Energy Land & Infrastructure
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TUCK AWAY PUD SUBDIVISION PLAN
DEVELOPMENT PLAN
REVISION 1 (FELLOWSHIP BIBLE CHURCH)
PARCEL 106-00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

JOHN R. GORDON
REGISTERED ENGINEER
AGRICULTURAL
COMMERCE
NO. 104926
STATE OF TENNESSEE
7-1-24

Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	JRG

Sheet Title:
VEHICLE TRACKING PLAN

Sheet No.
C 4.22

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

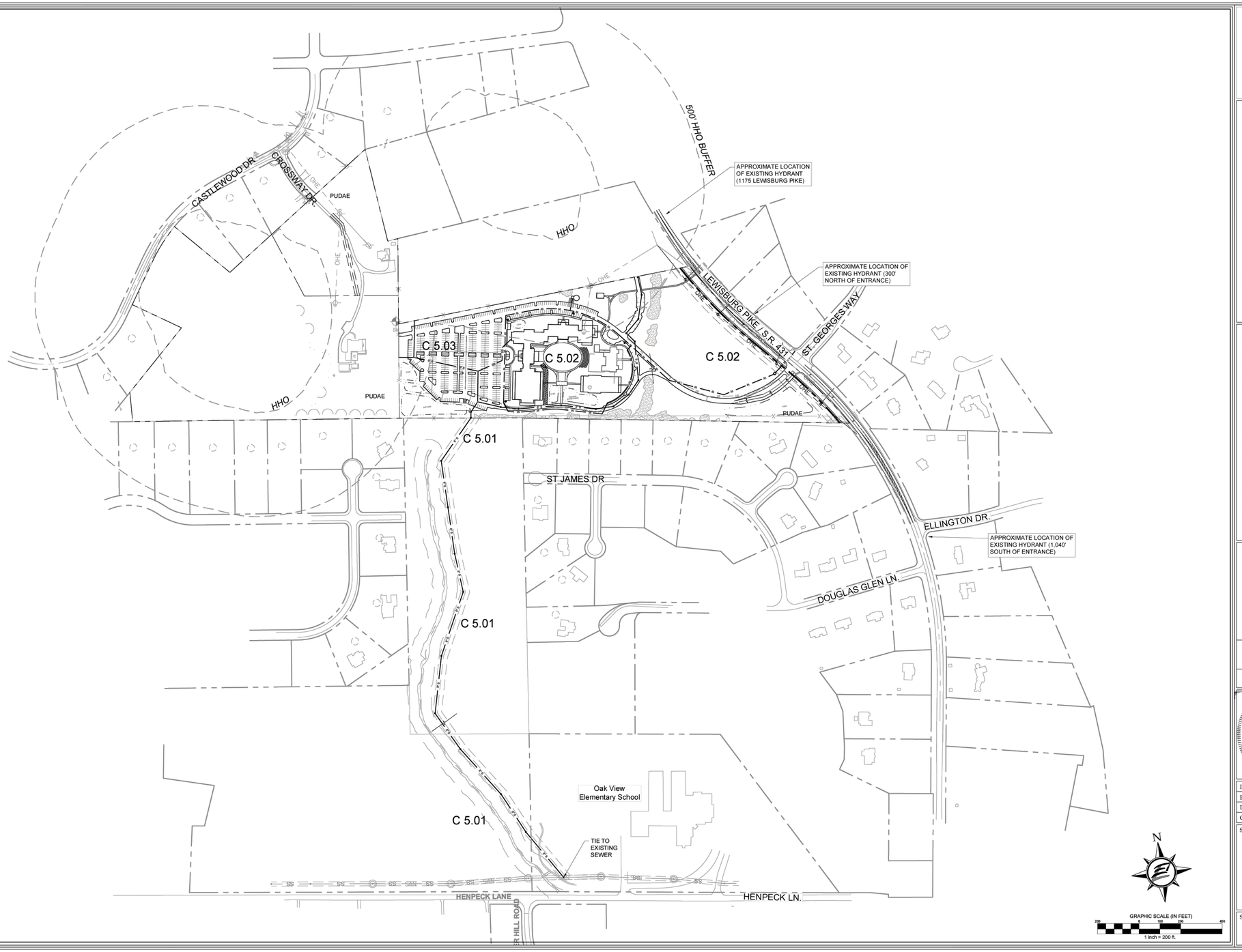
DRAKE A. REEDER
REGISTERED
COMMERCE
TENNESSEE No. 1218
LANDSCAPE ARCHITECT
5/9/24

Revision Date
△
△
△
△

OVERALL DEVELOPMENT PLAN
SHEET
C4.22
COF #9114

SAME AS PREVIOUS APPROVED
DEVELOPMENT PLAN, REVISION 1
(NO CHANGE)

Filename: W:\23-11-1202 fellowship bible church\3_CAD\production\2_Site Plan\Vehicle Tracking.dwg
Layout Name: C 4.22 Vehicle Tracking Plan
Plotted: Saturday, June 29, 2024 - 4:41 pm
By: jphng



Filename: W:\23-11-1202 fellowship bible church\3_CAD\production\1_development plan\Utility.dwg
Layout Name: C 5.0 Overall Utility Plan
Plotted: Saturday, June 29, 2024 - 4:55 pm
By: johng

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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TUCK AWAY PUD SUBDIVISION PLAN
DEVELOPMENT PLAN
REVISION 1 (FELLOWSHIP BIBLE CHURCH)
PARCEL 106-00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

JOHN R. GORDON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 104928
STATE OF TENNESSEE
7-1-24

Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	JRG

Sheet Title:
OVERALL UTILITY PLAN

Sheet No.
C 5.0

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

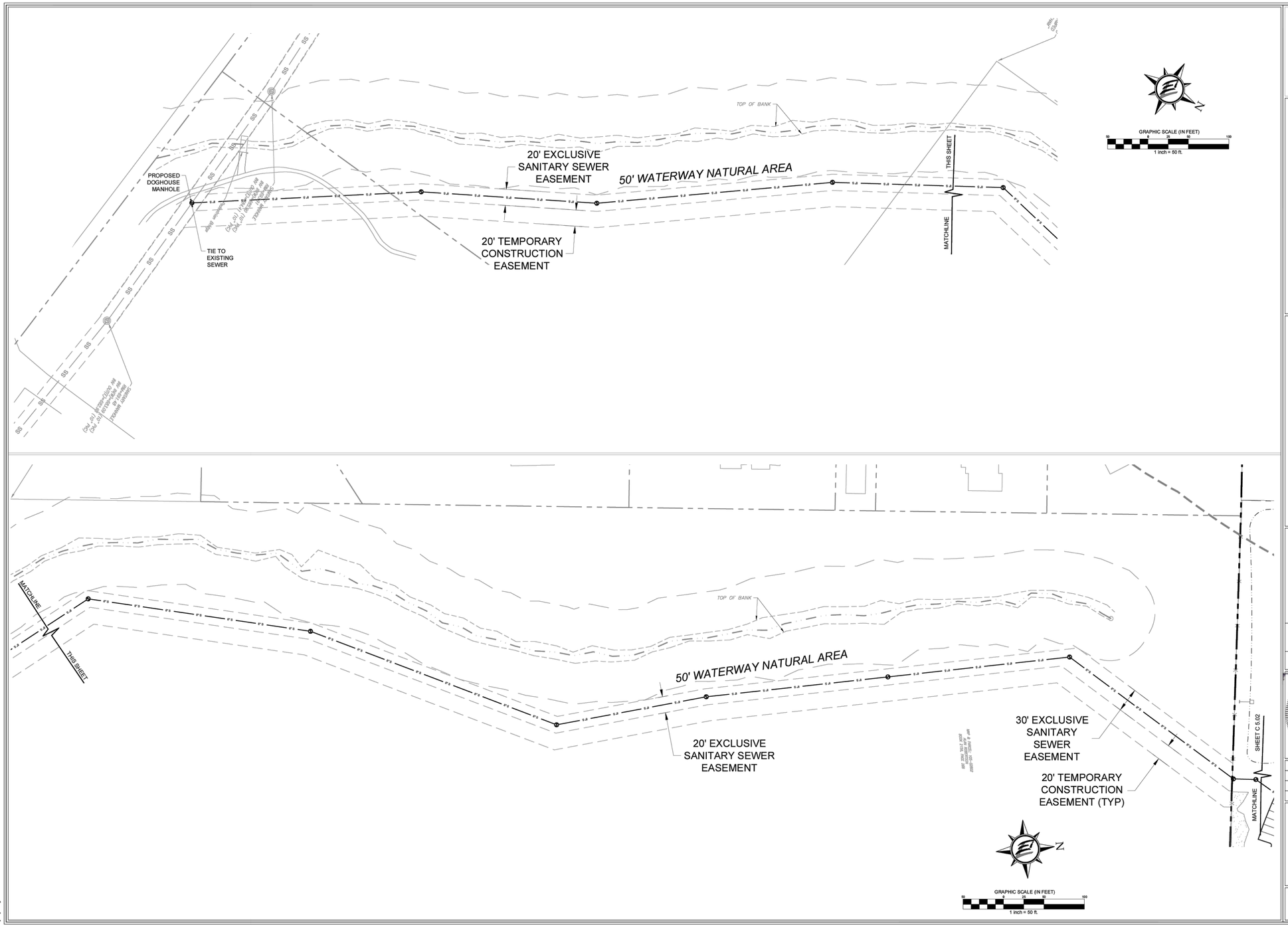
TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
COMMERCE
TENNESSEE No. 1278
LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL DEVELOPMENT PLAN
SHEET
C5.0
COF #9114

SAME AS PREVIOUS APPROVED
DEVELOPMENT PLAN, REVISION 1
(NO CHANGE)



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Layout Name: C 5.01 Offsite Utility Plan
Plotted: Saturday, June 29, 2024 - 4:41 pm
By: jphng

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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TUCK AWAY PUD SUBDIVISION PLAN
DEVELOPMENT PLAN
REVISION 1 (FELLOWSHIP BIBLE CHURCH)
PARCEL 106-00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

JOHN R. GORDON
REGISTERED ENGINEER
AGRICULTURAL
NO. 104928
STATE OF TENNESSEE
7-1-24

Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	JRG

Sheet Title:
OFFSITE UTILITY PLAN

Sheet No.
C 5.01

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

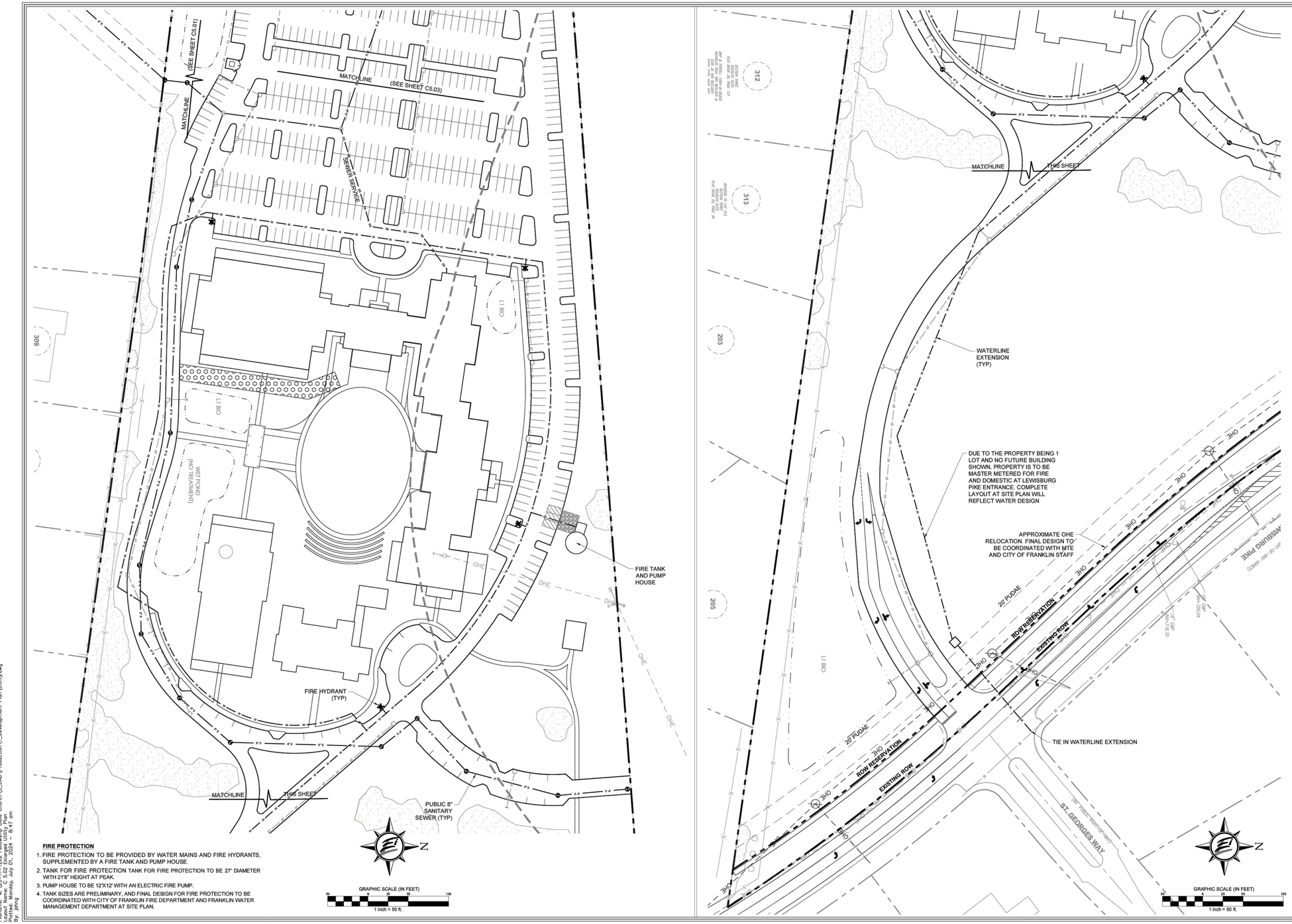
TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
COMMERCE
TENNESSEE No. 1218
LANDSCAPE ARCHITECT
7/1/24

Revision Date

OVERALL DEVELOPMENT PLAN
SHEET
C5.01
COF #9114

SAME AS PREVIOUS APPROVED DEVELOPMENT PLAN, REVISION 1 (NO CHANGE)


MATCHLINE
(SEE SHEET C5.01)
MATCHLINE
(SEE SHEET C5.03)
SEWER SERVICE
309
L1 BIO
L1 BIO
EXISTING MANHOLE (TYP)
OHE
OHE
OHE
FIRE TANK AND PUMP HOUSE
FIRE HYDRANT (TYP)
MATCHLINE
THIS SHEET
PUBLIC 8" SANITARY SEWER (TYP)
N
GRAPHIC SCALE (IN FEET)
50 0 25 50 100
1 inch = 50 ft.
312
313
203
205
MATCHLINE
THIS SHEET
WATERLINE EXTENSION (TYP)
DUE TO THE PROPERTY BEING 1 LOT AND NO FUTURE BUILDING SHOWN, PROPERTY IS TO BE MASTER METERED FOR FIRE AND DOMESTIC AT LEWISBURG PIKE ENTRANCE. COMPLETE LAYOUT AT SITE PLAN WILL REFLECT WATER DESIGN
APPROXIMATE OHE RELOCATION. FINAL DESIGN TO BE COORDINATED WITH MTE AND CITY OF FRANKLIN STAFF
OHE
OHE
OHE

GRAPHIC SCALE (IN FEET)
50 0 50 100
1 inch = 50 ft.

N

SAME AS PREVIOUS APPROVED
DEVELOPMENT PLAN, REVISION 1
(NO CHANGE)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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TUCK AWAY PUD SUBDIVISION PLAN
DEVELOPMENT PLAN
REVISION 1 (FELLOWSHIP BIBLE CHURCH)
PARCEL 106-00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

JOHN R. GORDON
REGISTERED
AGRICULTURAL
ENGINEER
NO. 104555
STATE OF TENNESSEE
7-1-24

Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	JRG

Sheet Title:
ENLARGED UTILITY PLAN

Sheet No.
C 5.03

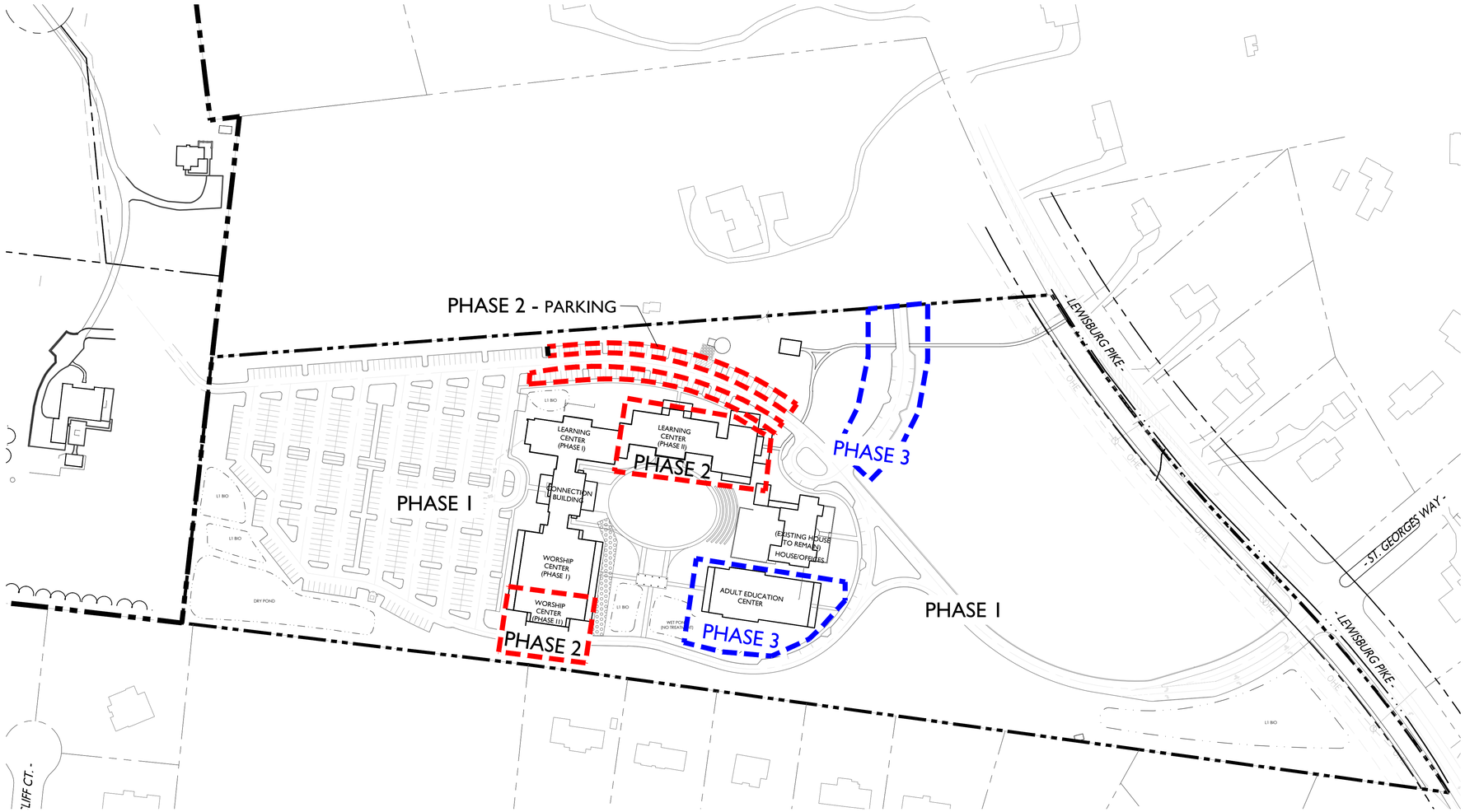
DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1277
COMMERCE

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL DEVELOPMENT PLAN
SHEET
C5.03
COF #9114

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

Filename: W:\23-11-1202 Fellowship Bible Church\3_CAD\Production\1_Development Plan\Utility.dwg
Layout Name: C 5.03 Enlarged Utility Plan
Plotted: Monday, July 01, 2024 - 8:45 am
By: rdp
File: plot.pmp



SITE DATA CHART

PROJECT NAME:	TUCK AWAY PUD, REVISION 2
PROJECT NUMBER:	XXXX
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800
ACREAGE / SF OF SITE:	25.64 AC / 1,116,977 SF
VESTING (IF APPLICABLE):	MARCH 23, 2021 (ORIGINAL BOMA APPROVAL DATE)
CIVIL DISTRICT:	10TH
EXISTING ZONING:	PD (120,000 SF)
ZONING OVERLAY:	500' HHO BUFFER
BUILDING TYPES APPLIED:	CIVIC
FRONTAGE TYPES APPLIED:	YARD/LANDSCAPE FRONTAGE
LOT WIDTH:	N/A
LOT SIZE:	N/A
SETBACKS	
FRONT:	100'
SIDE:	5'
REAR:	20'
PERMITTED USES:	PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES
PARKING, PROVIDED:	2.5 SEATS PER PARKING SPACE* 1,200 SEATS / 2.5 = 480 PARKING REQUIRED 588 PARKING PROVIDED (ALL SURFACE & IMPERVIOUS) *NUMBER PROVIDED BY COF
BUILDING HEIGHT:	MAX 2 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
TREE CANOPY RETENTION ACREAGE:	1.45 AC
OWNER:	FELLOWSHIP BIBLE CHURCH 1210 FRANKLIN ROAD, BRENTWOOD, TN 37027
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, FRANKLIN, TN 37069 SUITE 145
NUMBER:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

BUILDING SQUARE FOOTAGES

PHASE 1

BLDG	SQ. FT.
WORSHIP CENTER - I	15,900
CONNECTION BLDG	6,000
LEARNING CENTER - I	20,600
HOUSE / OFFICES	10,500

PHASE 2

BLDG	SQ. FT.
WORSHIP CENTER - II	10,200
LEARNING CENTER - II	35,300

PHASE 2

ADULT EDUCATION CENTER	21,000

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

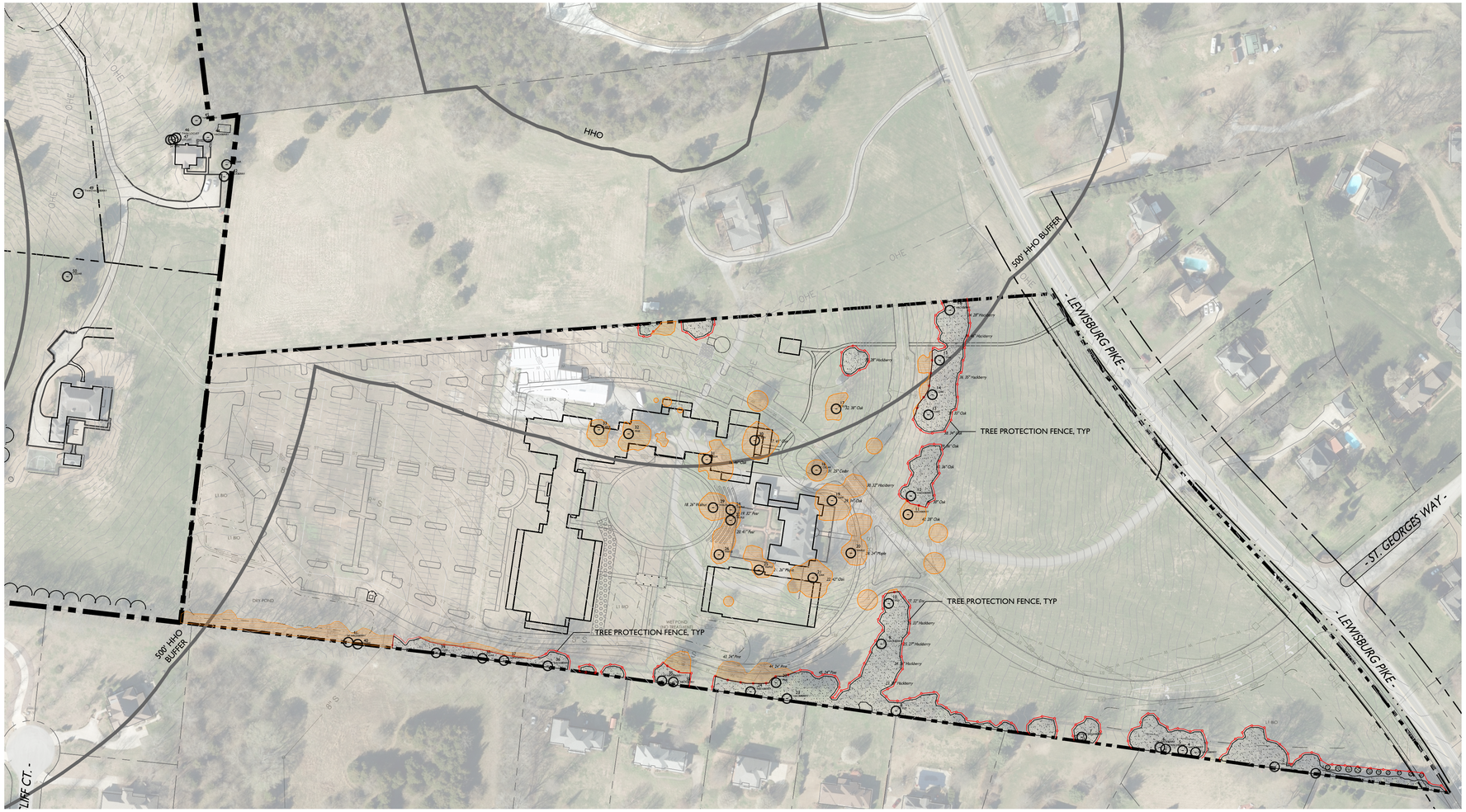
DRAKE A. REEDER REGISTERED COMMERCE TENNESSEE No. 1218 LANDSCAPE ARCHITECT

Revision Date

PHASING PLAN

SHEET
C6.0

COF #9114



SITE DATA CHART

PROJECT NAME:	TUCK AWAY PUD, REVISION 2
PROJECT NUMBER:	XXXX
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800
ACREAGE / SF OF SITE:	25.64 AC / 1,116,977 SF
VESTING (IF APPLICABLE):	MARCH 23, 2021 (ORIGINAL BOMA APPROVAL DATE)
CIVIL DISTRICT:	10TH
EXISTING ZONING:	PD (120,000 SF)
ZONING OVERLAY:	500' HHO BUFFER
BUILDING TYPES APPLIED:	CIVIC
FRONTAGE TYPES APPLIED:	YARD/LANDSCAPE FRONTAGE
LOT WIDTH:	N/A
LOT SIZE:	N/A
SETBACKS	
FRONT:	100'
SIDE:	5'
REAR:	20'
PERMITTED USES:	PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES
PARKING, PROVIDED:	2.5 SEATS PER PARKING SPACE* 1,200 SEATS / 2.5 = 480 PARKING REQUIRED 588 PARKING PROVIDED (ALL SURFACE & IMPERVIOUS) *NUMBER PROVIDED BY COF
BUILDING HEIGHT:	MAX 2 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
TREE CANOPY RETENTION ACREAGE:	1.45 AC
OWNER:	FELLOWSHIP BIBLE CHURCH 1210 FRANKLIN ROAD, BRENTWOOD, TN 37027
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, FRANKLIN, TN 37069 SUITE 145
NUMBER:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

SPECIMEN TREE REPLACEMENT			
#	DIAMETER (in.)	SPECIES	STATUS
1	27	Hackberry	REMOVED
2	25	Hackberry	REMOVED
3	26	Oak	REMOVED
4	26	Oak	REMOVED
5	70	Osage	REMOVED
6	33	Oak	REMOVED
7	30	Cedar	REMOVED
8	24	Cedar	
9	27	Hackberry	
10	34	Cedar	
11	32	Cedar	REMOVED
12	34	Cedar	
13	28	Cedar	
14	25	Cedar	
15	46	Cedar	
16	46	Oak	
17	41	Oak	REMOVED
18	26	Walnut	REMOVED
19	32	Pear	REMOVED
20	41	Pear	REMOVED
21	26	Maple	REMOVED
22	42	Oak	
23	58	Hackberry	
24	56	Hackberry	
25	27	Hackberry	REMOVED
26	33	Hackberry	REMOVED
27	32	Elm	REMOVED
28	24	Maple	REMOVED
29	34	Oak	REMOVED
30	32	Hackberry	REMOVED
31	25	Cedar	REMOVED
32	38	Oak	REMOVED
33	28	Hackberry	REMOVED
34	28	Hackberry	
35	46	Hackberry	
36	35	Hackberry	
37	35	Oak	
38	34	Oak	
39	36	Oak	
40	36	Oak	REMOVED
41	30	Oak	REMOVED
TOTAL INCHES REMOVED:			774
REPLACEMENT INCHES REQD:			1548

TREE CANOPY RETENTION

OVERALL SITE AREA = 1,116,977 SF (25.64 AC)

EXISTING TREE CANOPY		REMOVED TREE CANOPY		PRESERVED TREE CANOPY	
2.68 AC	116,876 SF	1.25 AC	54,399 SF	1.43 AC	62,477 SF

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	116,876 SF; 2.68 AC (10% OF SITE)
REQUIRED CANOPY PRESERVATION:	54% (63,113 SF; 1.45 AC)
PROVIDED CANOPY PRESERVATION:	54% (63,135 SF; 1.45 AC)

KEY

- PRESERVED TREES
- REMOVED TREES
- TREE PROTECTION FENCE
- REMOVE SPECIMEN

TREE PROTECTION FENCING NOTES & DETAIL (NTS)

TREE PROTECTION NOTES:

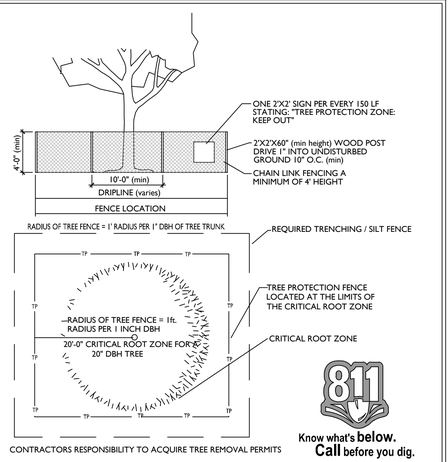
1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.



CONTRACTORS RESPONSIBILITY TO ACQUIRE TREE REMOVAL PERMITS

SAME AS PREVIOUS APPROVED DEVELOPMENT PLAN, REVISION 1 (NO CHANGE)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

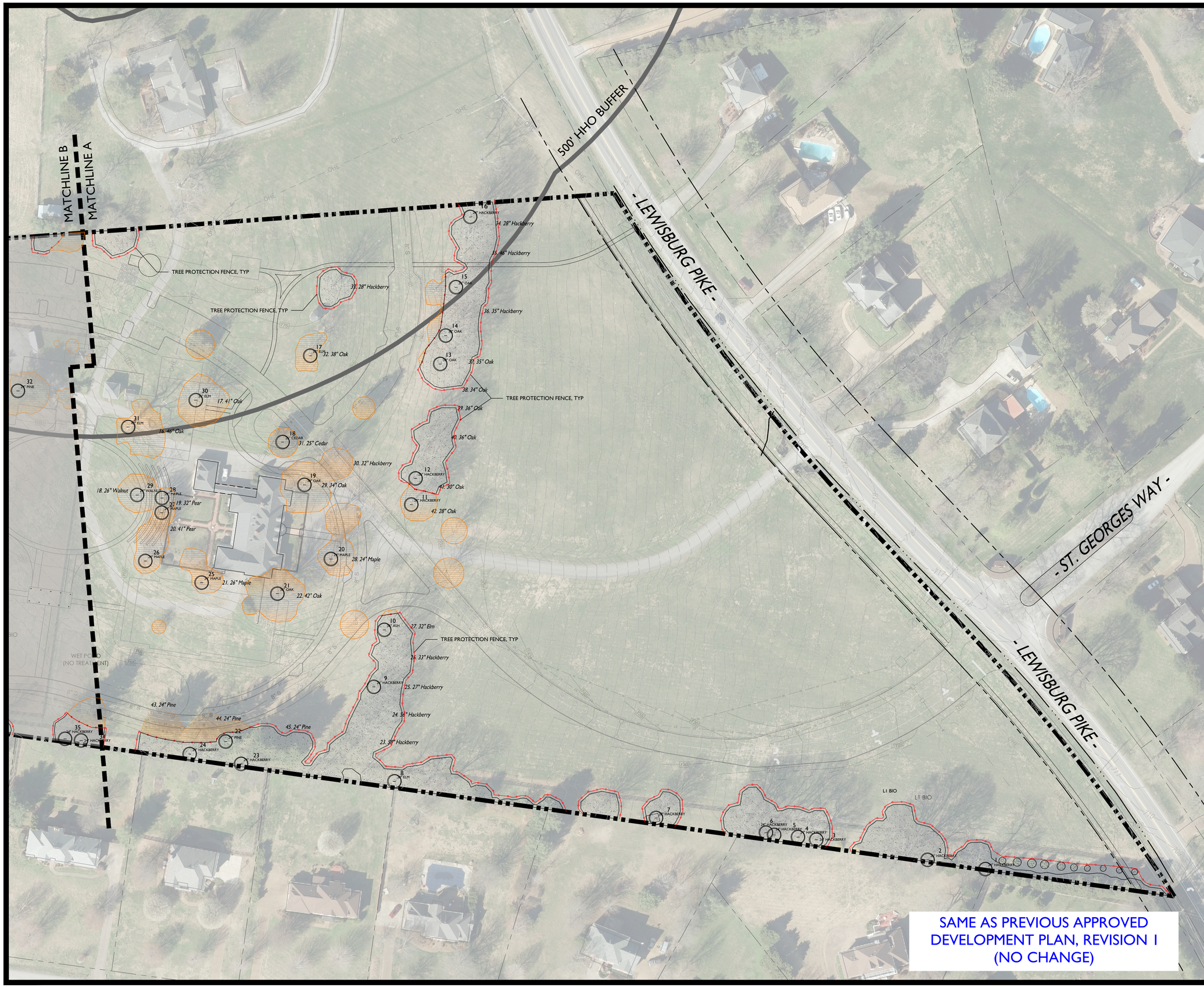
DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1211 COMMERCE

Revision Date

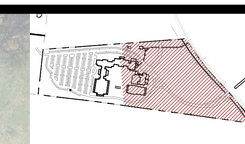
OVERALL TREE PRESERVATION PLAN

SHEET
L1.0

COF #9114



SAME AS PREVIOUS APPROVED DEVELOPMENT PLAN, REVISION 1 (NO CHANGE)



KEY PLAN

KEY

- PRESERVED TREES
- REMOVED TREES
- TREE PROTECTION FENCE
- REMOVE SPECIMEN

SPECIMEN TREE REPLACEMENT			
#	DIAMETER (in.)	SPECIES	STATUS
1	27	Hackberry	REMOVED
2	25	Hackberry	REMOVED
3	26	Oak	REMOVED
4	26	Oak	REMOVED
5	70	Osage	REMOVED
6	33	Oak	REMOVED
7	30	Cedar	REMOVED
8	24	Cedar	
9	27	Hackberry	
10	34	Cedar	
11	32	Cedar	REMOVED
12	34	Cedar	
13	28	Cedar	
14	25	Cedar	
15	46	Cedar	
16	46	Oak	
17	41	Oak	REMOVED
18	26	Walnut	REMOVED
19	32	Pear	REMOVED
20	41	Pear	REMOVED
21	26	Maple	REMOVED
22	42	Oak	
23	58	Hackberry	
24	56	Hackberry	
25	27	Hackberry	REMOVED
26	33	Hackberry	REMOVED
27	32	Elm	REMOVED
28	24	Maple	REMOVED
29	34	Oak	REMOVED
30	32	Hackberry	REMOVED
31	25	Cedar	REMOVED
32	38	Oak	REMOVED
33	28	Hackberry	REMOVED
34	28	Hackberry	
35	46	Hackberry	
36	35	Hackberry	
37	35	Oak	
38	34	Oak	
39	36	Oak	
40	36	Oak	REMOVED
41	30	Oak	REMOVED
TOTAL INCHES REMOVED:			774
REPLACEMENT INCHES REQD:			1548

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1278

Revision Date

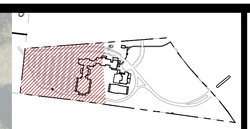
ENLARGED TREE PRESERVATION PLAN

SHEET

L1.1

COF #9114

SAME AS PREVIOUS APPROVED DEVELOPMENT PLAN, REVISION 1 (NO CHANGE)



KEY PLAN

KEY

- PRESERVED TREES
- REMOVED TREES
- TREE PROTECTION FENCE
- REMOVE SPECIMEN

SPECIMEN TREE REPLACEMENT

#	DIAMETER (in.)	SPECIES	STATUS
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8	24	Cedar	
9	27	Hackberry	
10	34	Cedar	
11	32	Cedar	REMOVED
12	34	Cedar	
13	28	Cedar	
14	25	Cedar	
15	46	Cedar	
16	46	Oak	
17	41	Oak	REMOVED
18	26	Walnut	REMOVED
19	32	Pear	REMOVED
20	41	Pear	REMOVED
21	26	Maple	REMOVED
22	42	Oak	
23	58	Hackberry	
24	56	Hackberry	
25	27	Hackberry	REMOVED
26	33	Hackberry	REMOVED
27	32	Elm	REMOVED
28	24	Maple	REMOVED
29	34	Oak	REMOVED
30	32	Hackberry	REMOVED
31	25	Cedar	REMOVED
32	38	Oak	REMOVED
33	28	Hackberry	REMOVED
34	28	Hackberry	
35	46	Hackberry	
36	35	Hackberry	
37	35	Oak	
38	34	Oak	
39	36	Oak	
40	36	Oak	REMOVED
41	30	Oak	REMOVED
TOTAL INCHES REMOVED:			774
REPLACEMENT INCHES REQD:			1548

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2 (FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 373

Revision Date

- △ _____
- △ _____
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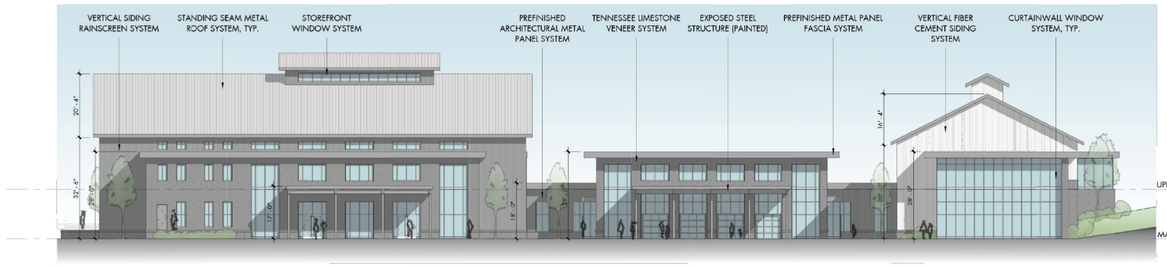
ENLARGED TREE PRESERVATION PLAN

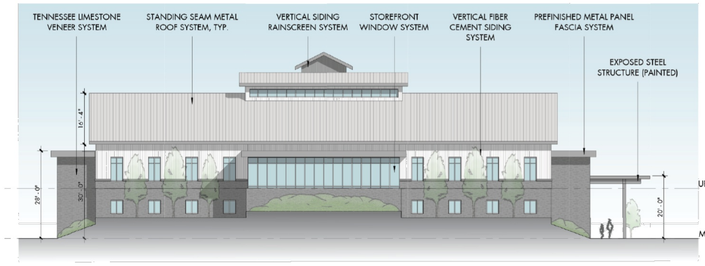
SHEET

L1.2

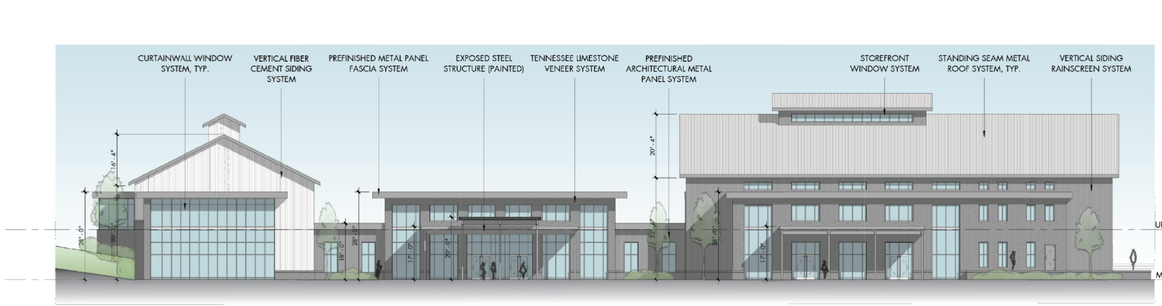
COF #9114



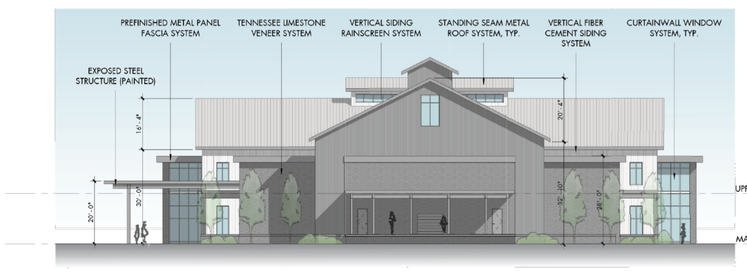
- 01 BUILDING ELEVATION
OVERALL ELEVATION - EAST - PHASE 1



- 02 BUILDING ELEVATION
OVERALL ELEVATION - NORTH - PHASE 1



- 03 BUILDING ELEVATION
OVERALL ELEVATION - WEST (ENTRY) - PHASE 1



- 04 BUILDING ELEVATION
OVERALL ELEVATION - SOUTH - PHASE 1

THE ELEVATIONS PROVIDED FOR THE DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE AT SITE PLAN AND MUST MEET ALL REQUIREMENTS OF ZONING ORDINANCE.

ALL BUILDINGS TO BE A MAXIMUM HEIGHT OF 2 STORIES AND CONSTRUCTION TYPE II-B

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SAME AS PREVIOUS APPROVED DEVELOPMENT PLAN, REVISION 1 (NO CHANGE)

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1615 sixteenth avenue south
nashville tennessee 37212

JAMES CHARLES LOW — REGISTERED — STATE OF TENNESSEE

COF: 8389

BAA: 23007

Fellowship Bible Church

FELLOWSHIP BIBLE CHURCH DEVELOPMENT PLAN

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DESCRIPTION	DATE

OVERALL EXTERIOR ELEVATIONS - PHASE 1

A3.01

JULY 1, 2024

INITIAL SUBMITTAL

www.baueraskewarchitecture.com

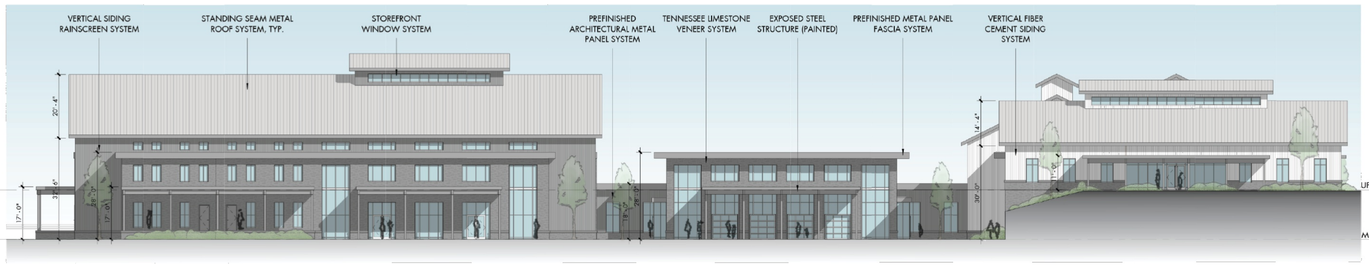
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

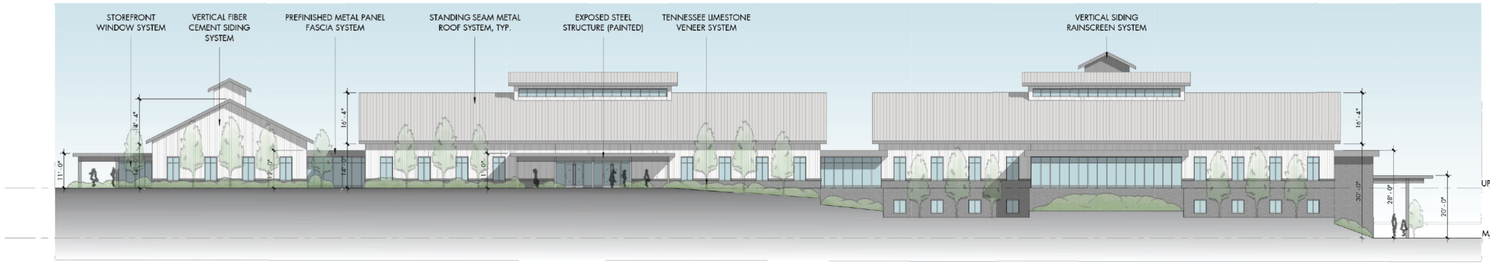
DRAKE A. REEDER — REGISTERED — TENNESSEE — LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

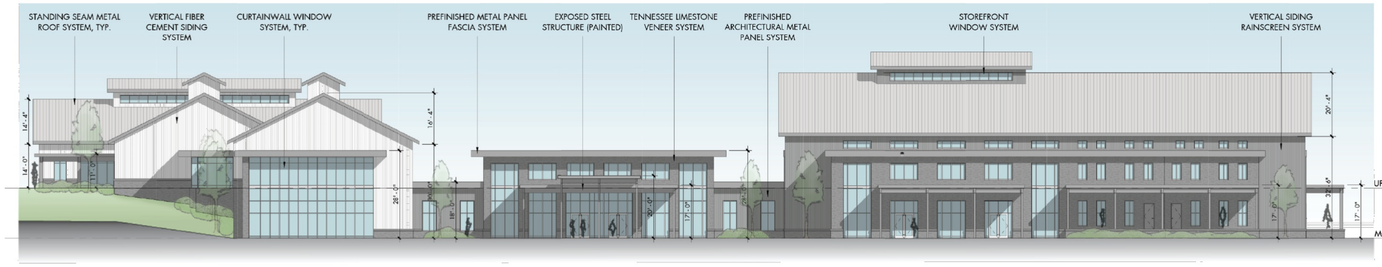
OVERALL DEVELOPMENT PLAN
SHEET A3.01
COF #9114



- 01 BUILDING ELEVATION
OVERALL ELEVATION - EAST - PHASE 2



- 02 BUILDING ELEVATION
OVERALL ELEVATION - NORTH - PHASE 2



- 03 BUILDING ELEVATION
OVERALL ELEVATION - WEST (ENTRY) - PHASE 2

- 04 BUILDING ELEVATION
OVERALL ELEVATION - SOUTH - PHASE 2

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ALL BUILDINGS TO BE A MAXIMUM HEIGHT OF 2 STORIES AND CONSTRUCTION TYPE II-B

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

COF:
8389

BAA:
23007

Fellowship Bible Church

FELLOWSHIP BIBLE CHURCH
DEVELOPMENT PLAN

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DESCRIPTION DATE

OVERALL EXTERIOR ELEVATIONS - PHASE 2

A3.02

JULY 1, 2024

INITIAL SUBMITTAL

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Revision Date
△ _____
△ _____
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SAME AS PREVIOUS APPROVED DEVELOPMENT PLAN, REVISION 1 (NO CHANGE)

OVERALL DEVELOPMENT PLAN
SHEET
A3.02
COF #9114

DEVELOPMENT PLAN, REVISION 2
TUCKAWAY PUD

PLANNING COMMISSION PRESENTATION 5/28/2026

Fellowship Bible Church

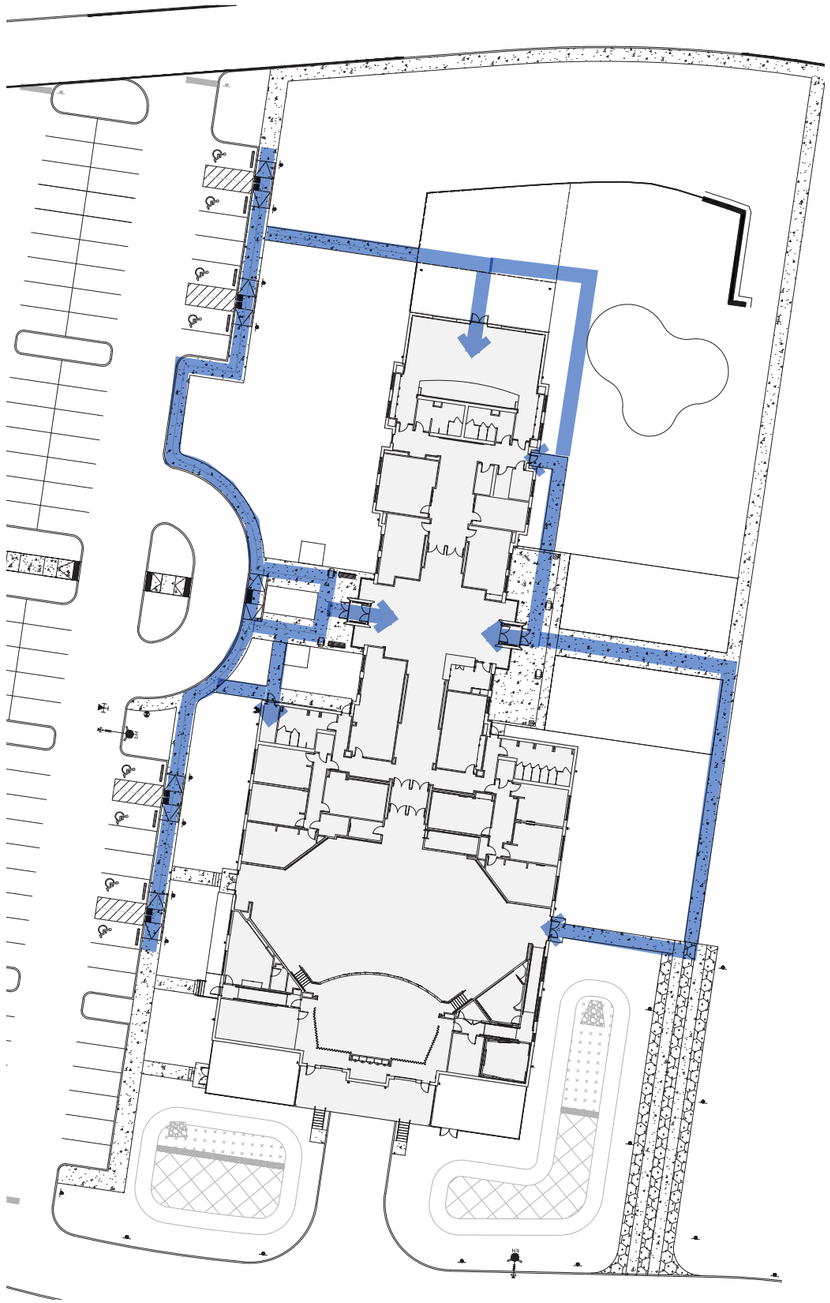
DEVELOPMENT PLAN REVISION 2

This revision is for 2 additional modification of standards request.

MOS #1: Previously approved; no change

MOS #2: A modification request to allow the required pedestrian connection to be made to the existing house front door only and to permit the use of alternative pedestrian materials, such as mulch, in lieu of a paved sidewalk. This sidewalk would not be required to be installed until the sidewalk along Lewisburg Pike is installed.

MOS #3: A modification request to allow deferral of sidewalk construction along Lewisburg Pike until such time that Lewisburg Pike is improved and widened, or for a period of up to ten (10) years, whichever occurs first.



MOS REQUEST #2:

A modification request to allow the required pedestrian connection to be made to the existing house front door only and to permit the use of alternative pedestrian materials, such as mulch, in lieu of a paved sidewalk. This sidewalk would not be required to be installed until the sidewalk along Lewisburg Pike is installed.

MOS REQUEST #3:

A modification request to allow deferral of sidewalk construction along Lewisburg Pike until such time that Lewisburg Pike is improved and widened, or for a period of up to ten (10) years, whichever occurs first.

DEVELOPMENT PLAN REVISION 2

This revision is for 2 additional modification of standards request.

MOS #1: Previously approved; no change

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MOS #3: A modification request to allow deferral of sidewalk construction along Lewisburg Pike until such time that Lewisburg Pike is improved and widened, or for a period of up to ten (10) years, whichever occurs first.

File #: 26-0667

DATE: 5/28/2026

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:

Berry Farms Town Center PUD Subdivision, Final Plat, Section 10, Lot 1001, Revision 1, Creating 3 Lots, On 3.92 Acres, Located South Of Rural Plains Circle And West Of Berry Farms Crossing. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 9113
Applicant: Abigail Overstreet, Wilson and Associates
Owner:Adam Rural Plains Partnership, Adam Ballash, Rep.

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create three multifamily lots from the existing Lot 1001, part of Section 10 of the Berry Farms Town Center PUD Subdivision. The property is zoned Planned (PD) District and consists of 3.92 acres. The site pan for the property was administratively approved in March 2026.

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

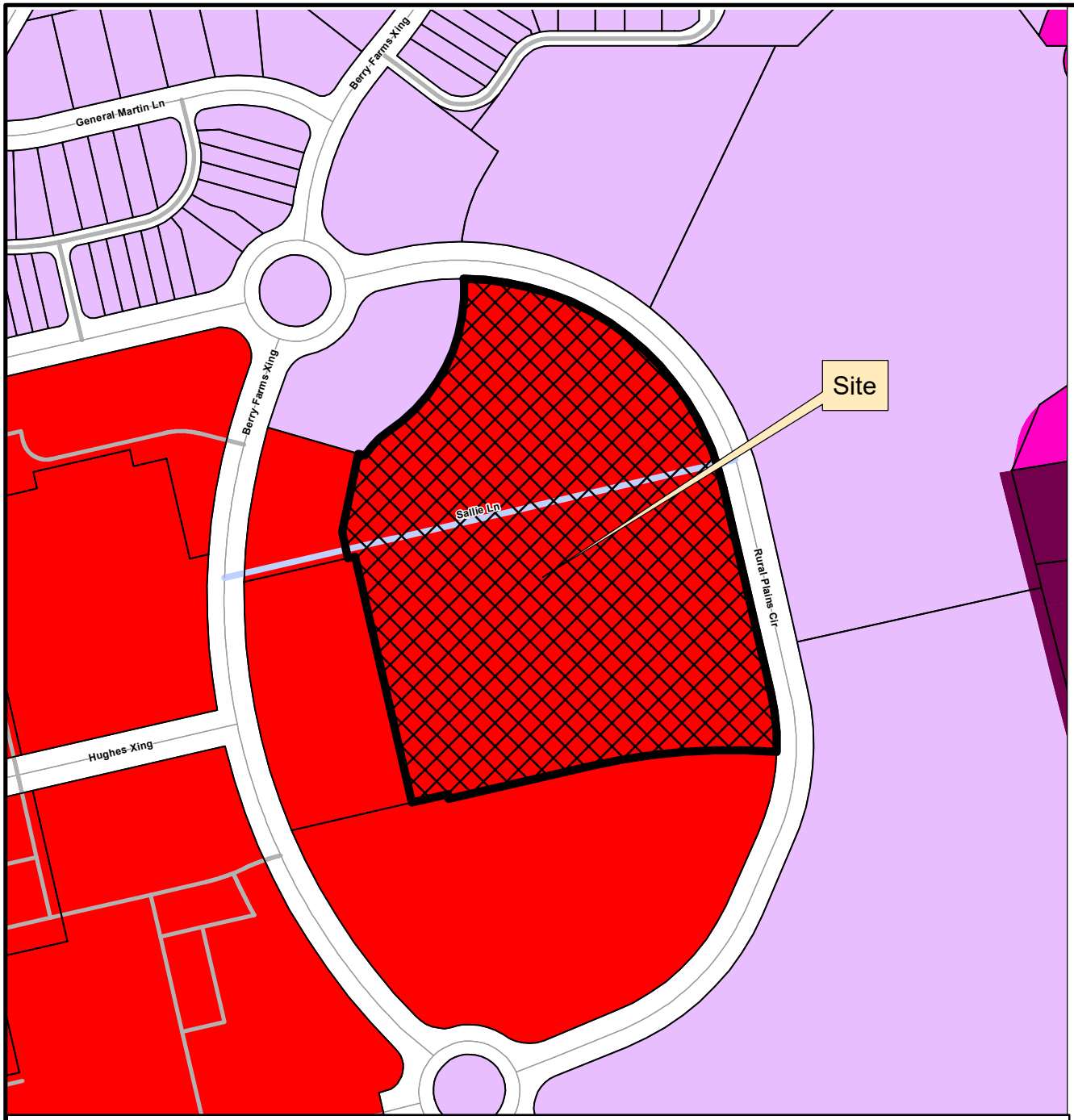
department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends apprvoal of the Berry Farms Town Center PUD Final Plat Section 10 Revision 1, with conditions.



BERRY FARMS TOWN CENTER PUD SUBDIVISION,
SECTION 10, LOT 1001
FINAL PLAT, REVISION 1

Project Information
Existing Zoning: Planned (PD) District
Overlay Districts: None
Site Acreage: 3.916 acres
Total Number of Lots: 4

Legend

- Berry Farms Town Center PUD Subdivision, Sec. 10, Lot 1001
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 9113

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat

General Issues

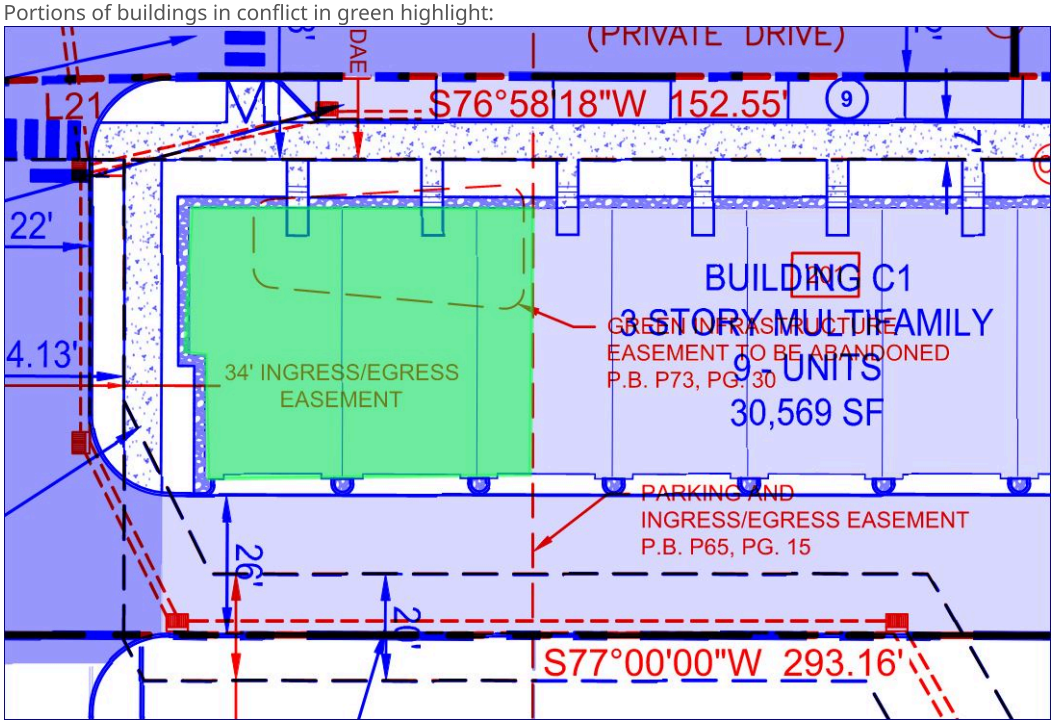
9. Plat Matches Site Plan

lance.fittro@franklintn.gov Applicant shall ensure that any modifications to the site plan [COF #8999] 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.

13. Parking In Favor Of Lot 1002

lance.fittro@franklintn.gov The previous comment has not been addressed with any change of the Parking and Ingress / Egress Easement In Favor Of Lot 1002, which is in conflict with buildings proposed for construction on the proposed Lot 1006.

Portions of buildings in conflict in green highlight:

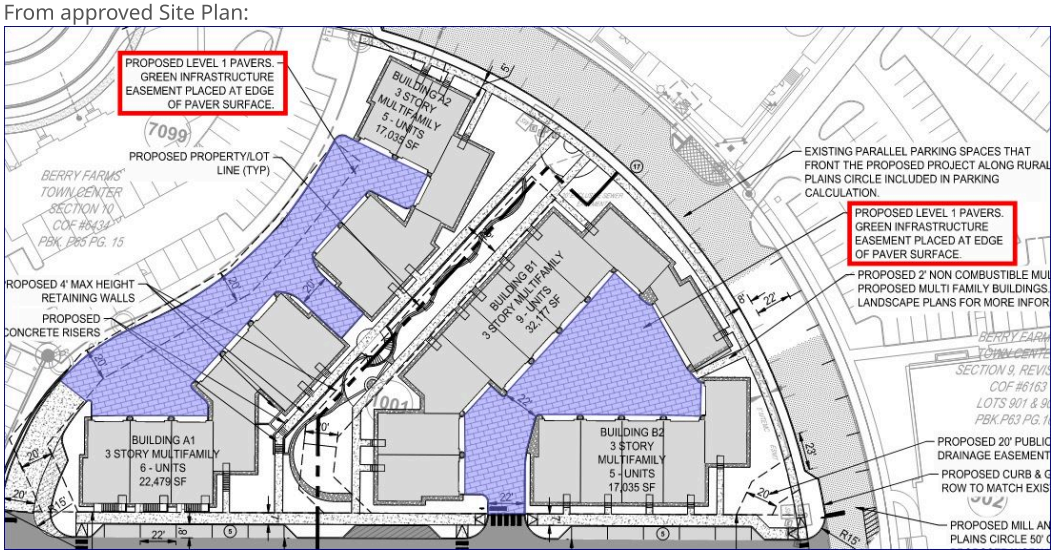


While it is understood that the parking easement area is also subject to a separate agreement, a residential structure cannot be constructed within a parking and ingress / egress easement area. Applicant shall coordinate with property owner regarding necessary modification of the existing easement area, and reflect on the revised final plat for One Stop submittal.

16. Green Infrastructure Easements

lance.fittro@franklintn.gov The previous comment has not been fully-addressed. Applicant shall show Exclusive Green Infrastructure Easements (GIE) around all pervious pavement areas on the Final Plat.

From approved Site Plan:



Parks

General Issues

27. Parkland information

kevinl@franklintn.gov

A determination is being reviewed by Law.

Normally, 25% of the total Parkland Fees would be due at this time, plus the number of units that is being requested by this plat, which is 41.

For the rest of the 365 units, they will be captured by plat, or when a plat is not warranted, then by a construction permit for the remaining units until fulfilled.

[Edited By Kevin Lindsey]

31. Parkland information

kevinl@franklintn.gov

Still waiting for exhibits to be presented to update the agreement but can move on to One Stop
[Edited By Kevin Lindsey]

Performance Agreement and Surety

General Issues

14. Engineering Sureties

kevin.long@franklintn.gov

Any unposted sureties associated with this development from site plan:
COF #8999 (Berry Farms Town Center PUD Subdivision, Site Plan, Section 10, Lot 1001)
shall be transferred to this final plat as a condition of approval.

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

Sureties have not been posted for COF 8999

LEGEND

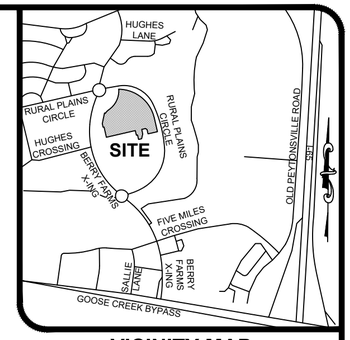
IRON PIN FOUND	WATER METER	ELECTRIC MH	HANDICAP PARKING		
IRON PIN SET	WATER VALVE	LIGHT POLE	SIGN		
FENCE POST FOUND	FIRE HYDRANT	UTILITY POLE	SANITARY SEWER	8" SA	
FENCE POST SET	SANITARY SEWER MH	GUY ANCHOR	WATER	4" W	
CONC. MON. FOUND	SANITARY SEWER CO	COMMUNICATION BOX	UNDERGROUND ELEC	UGE	
CONC. MON. SET	AREA DRAIN	COMMUNICATION MH	OVERHEAD ELEC	OHE	
CONTROL POINT FOUND	CURB INLET	GAS METER	GAS	4" G	
CONTROL POINT SET	STORM MH	GAS VALVE	COMMUNICATION	COM	
BENCH MARK	ELECTRIC METER-BOX	EVERGREEN TREE	BOUNDARY		

LEGEND

CENTERLINE	
FENCE	X
WATER FEATURE	
TREE LINE	
MBSL	MINIMUM BUILDING SETBACK LINE
ROW	RIGHT OF WAY
PVMT	EDGE OF PAVEMENT
PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
PUDAE	PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT
PDE	PUBLIC DRAINAGE EASEMENT

Lot Area Table		
Lot #	Area (SF)	Area (AC)
1001	52893.05'	1.214
1005	53879.62'	1.237
1006	63798.80'	1.465
1007	113924.14'	2.615

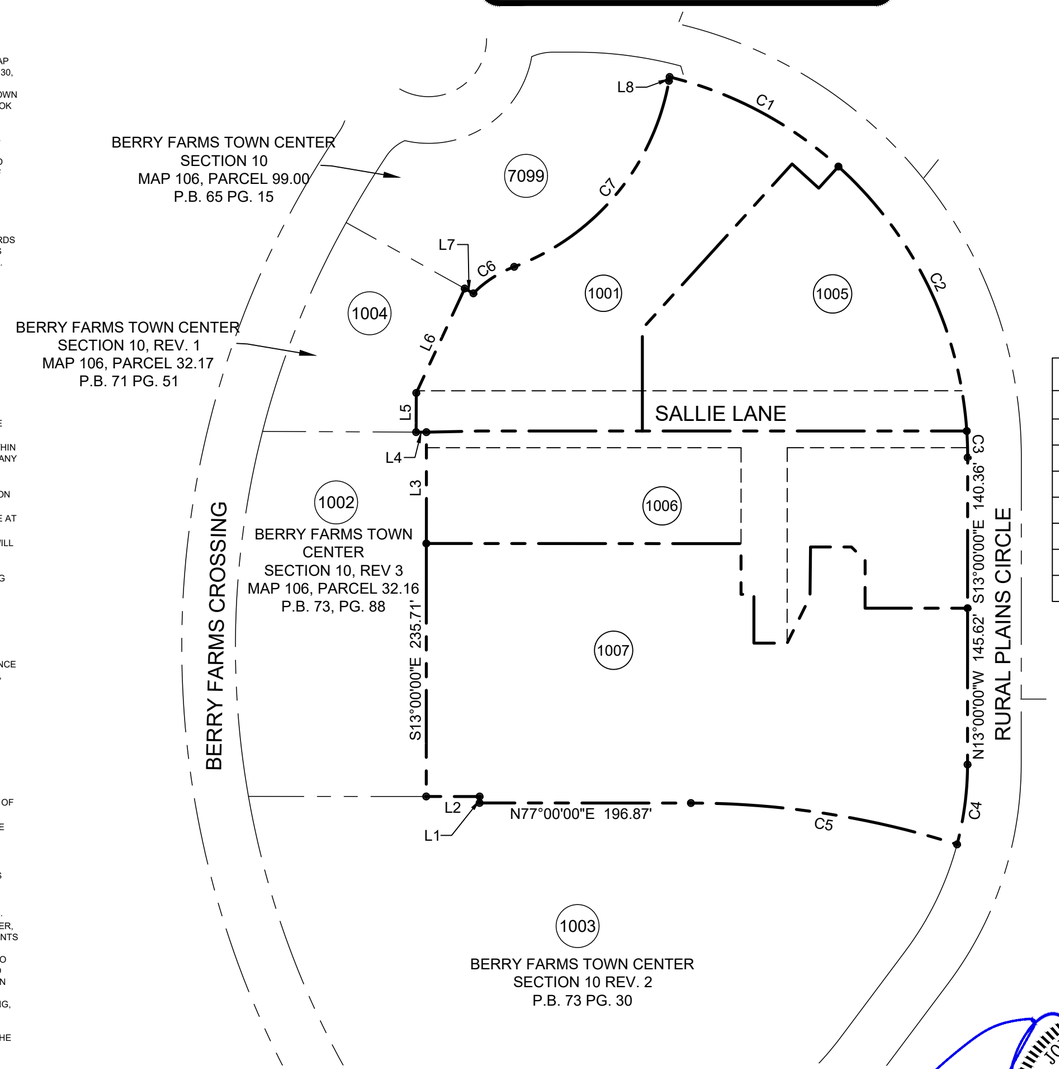
Parcel Line Table		
Line #	Length	Direction
L1	5.99'	S13°00'00"E
L2	49.74'	N77°00'00"E
L3	103.72'	N13°00'00"W
L4	9.61'	S77°13'56"W
L5	36.47'	N12°46'04"W
L6	107.26'	S11°51'12"W
L7	9.26'	N73°56'22"W
L8	3.71'	S2°55'20"E



VICINITY MAP
NOT TO SCALE

PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1001 TO CREATE 3 LOTS (41 MULTI-FAMILY DWELLING UNITS).
2. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS A PORTION OF PARCEL 32.15, ON WILLIAMSON COUNTY TAX MAP 106. SAID PARCEL IS FURTHER IDENTIFIED AS A PORTION OF THE PROPERTY DESCRIBED IN PLAT BOOK 73, PAGE 30, REGISTERS OFFICE OF WILLIAMSON COUNTY, TENNESSEE
3. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS RECORDING OF LOT 1001 SHOWN ON THE FINAL PLAT ENTITLED "BERRY FARMS TOWN CENTER SECTION 10, REVISION 2" AS RECORDED IN PLAT BOOK 73, PAGE 30, R.O.W.C."
4. ZONING: PLANNED DEVELOPMENT
5. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 (2011 US SURVEY FEET). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
6. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0355G, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2024, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "X" HAS TWO DESCRIPTIONS. PLEASE SEE FLOOD PLAIN MAP IF ZONE "X" IS SHADED. ***IF FIELD RUN CONTOURS ARE ESTABLISHED YOU MUST PLOT THE FLOOD LINE BASED ON BFE UNLESS THE PROPERTY IS IN ZONE A
7. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK.
   a. POSITIONAL ACCURACY: 0.07'
   b. DATE OF SURVEY: 11/20/2025
   c. DATUM/EPOCH: TENNESSEE STATE PLANE NAD83 (2011 US SURVEY FEET). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
   d. GEOID 3, ZONE 7 REVISED
   e. NO COMBINED GRID FACTORS WERE USED.
9. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY WILL BE SET WITH 5/8 IRON ROD WITH CAP BEARING THIS SURVEYORS COMPANY NAME.
10. ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.
11. ALL OPEN SPACE SHALL MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION, OR ASSIGNS.
12. RURAL PLAINS ASSOCIATION OF OWNERS, INC., OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES.
13. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
14. 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.
15. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
16. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
17. 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.
18. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
19. PROPERTY NUMBERS ARE INDICATED AS SUCH: LOT NUMBERS ARE ENCIRCLED AND ADDRESS NUMBERS ARE ENCLOSED BY RECTANGULAR SHAPE.
20. WATER METERS, GAS METERS, AND SEWER LATERALS ARE INDICATIVE ONLY.
21. GREEN INFRASTRUCTURE EASEMENTS (GIE) ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
22. INGRESS/EGRESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE INGRESS/EGRESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE INGRESS/EGRESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
23. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE THE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
24. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE, TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
25. PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
26. THE OWNER/SUBDIVIDER, RURAL PLAINS PARTNERSHIP, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
27. ALL BRICK PAVER CROSSWALKS, INSIDE OR OUTSIDE OF THE ROW, SHALL BE MAINTAINED BY THE POA/HOA.
28. ALL OFF-STREET PARKING AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION OR ASSIGNS.
29. 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.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	179.83'	365.00'	28° 13' 41"	S75° 04' 14"E	178.01'
C2	280.75'	365.00'	44° 04' 17"	S38° 55' 15"E	273.88'
C3	24.75'	365.00'	3° 53' 06"	S14° 56' 33"E	24.74'
C4	75.22'	290.00'	14° 51' 44"	N5° 34' 08"W	75.01'
C5	251.91'	820.38'	17° 35' 36"	N85° 47' 48"E	250.92'
C6	45.70'	105.00'	24° 56' 16"	N43° 56' 15"E	45.34'
C7	235.74'	227.67'	59° 19' 43"	N26° 44' 32"E	225.35'

OWNER: RURAL PLAINS PARTNERSHIP
2000 MERIDIAN BLVD, SUITE 250
FRANKLIN, TN 37067
ADAM BALLASH
(615) 550-5583

ENGINEER: FULMER LUCAS ENGINEERING, LLC
002 RICHARD JONES ROAD - SUITE B200
NASHVILLE, TENNESSEE 3721
YATES BATEMAN
(214) 796-1771

SURVEYOR: WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
JOEY WILSON
(615) 794-2275
JWILSON@WILSONPC.COM

100 0 50 100 200
GRAPHIC SCALE: 1" = 100'

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, BY LAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

_____ _____
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION — DATE

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

I HEREBY CERTIFY THAT:
A. THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN _____ 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 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 SHOWN HEREON AND DEDICATE ALL PUBLIC WATS 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, OR ARE CLEARLY DESIGNATED ON THIS PLAT AS "TO BE SET". THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE _____ DAY OF _____, 20____.

_____ _____
JOEY C. WILSON II, TENNESSEE RLS NO. 2089 — DATE
WILSON & ASSOCIATES, P.C.
ENGINEERING/SURVEYING/ENVIRONMENTAL
108 BEASLEY DRIVE, FRANKLIN, TN 37064
OFFICE: 615.794.2275 FAX 615.794.2176
JWILSON@WILSONPC.COM

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

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2089
6/17/2026

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

BERRY FARMS

PUD SUBDIVISION
LOT 1001 OF SECTION 10
REVISION 1

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	3.916	TOTAL NO. OF LOTS:	3
ACRES NEW RD/ST:	0.000 (ROW)	L.F. OF NEW RD/ST:	0000
ACRES OPEN SPACE:	0.000	CIVIL DISTRICT:	8TH
DRAWN BY:	AS	CLOSURE ERROR:	> 1:10,000
SCALE:	1" = 100'	DATE:	05/07/2026

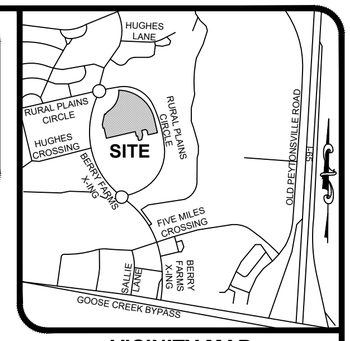
WA PROJECT NO. 19-1385 COF: 9113 SHEET 1 0F 2

LEGEND

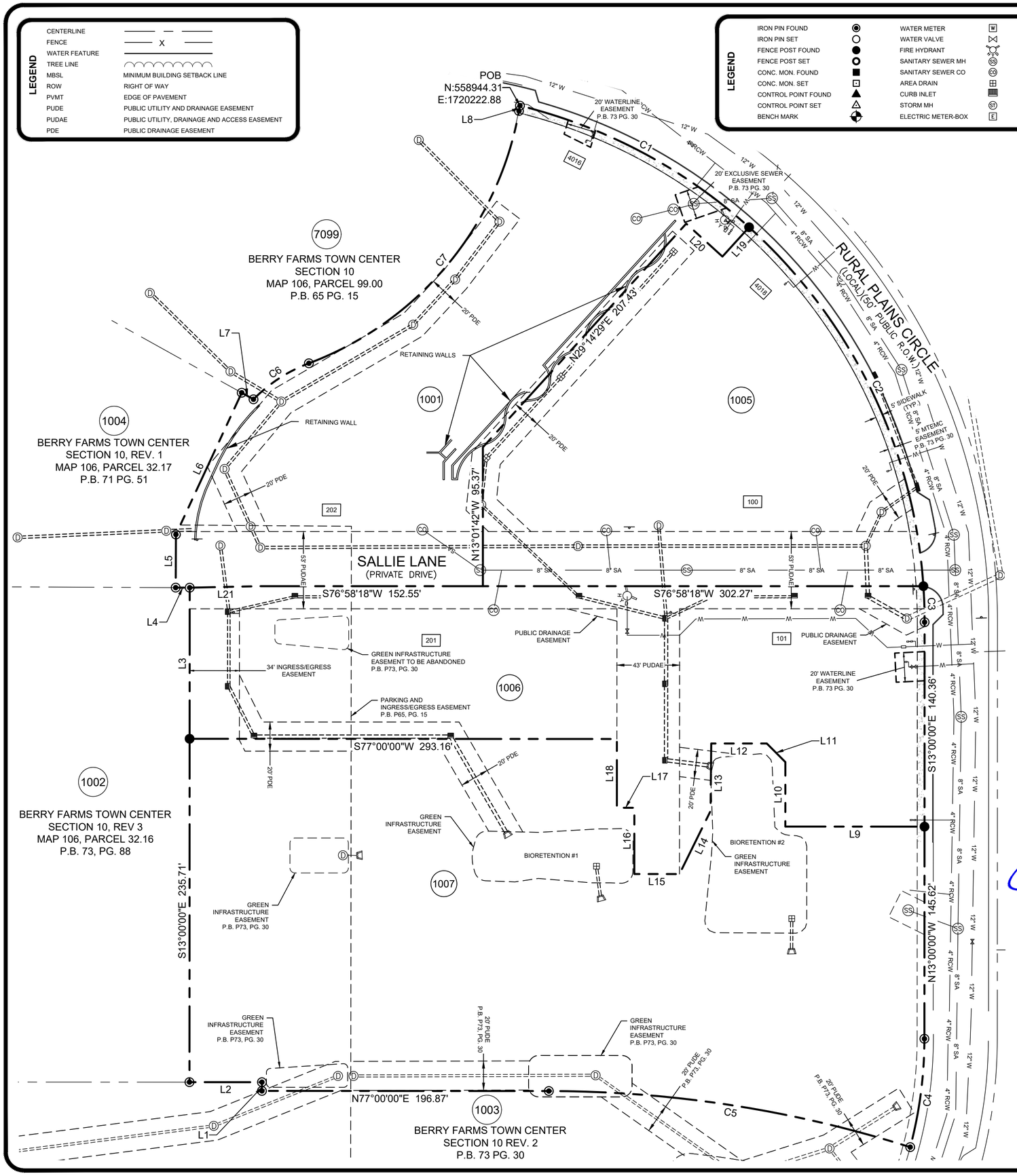
CENTERLINE	
FENCE	X
WATER FEATURE	
TREE LINE	
MBSL	MINIMUM BUILDING SETBACK LINE
ROW	RIGHT OF WAY
PVMT	EDGE OF PAVEMENT
PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
PUDAE	PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT
PDE	PUBLIC DRAINAGE EASEMENT

LEGEND

IRON PIN FOUND	WATER METER	ELECTRIC MH	HANDICAP PARKING
IRON PIN SET	WATER VALVE	LIGHT POLE	SIGN
FENCE POST FOUND	FIRE HYDRANT	UTILITY POLE	SANITARY SEWER — 8" SA
FENCE POST SET	SANITARY SEWER MH	GUY ANCHOR	WATER — 4" W
CONC. MON. FOUND	SANITARY SEWER CO	COMMUNICATION BOX	UNDERGROUND ELEC — UGE
CONC. MON. SET	AREA DRAIN	COMMUNICATION MH	OVERHEAD ELEC — OHE
CONTROL POINT FOUND	CURB INLET	GAS METER	GAS — 4" G
CONTROL POINT SET	STORM MH	GAS VALVE	COMMUNICATION — COM
BENCH MARK	ELECTRIC METER-BOX	EVERGREEN TREE	BOUNDARY



VICINITY MAP
NOT TO SCALE



Parcel Line Table		
Line #	Length	Direction
L1	5.99'	S13°00'00"E
L2	49.74'	N77°00'00"E
L3	103.72'	N13°00'00"W
L4	9.61'	S77°13'56"W
L5	36.47'	N12°46'04"W
L6	107.26'	S11°51'12"W
L7	9.26'	N73°56'22"W
L8	3.71'	S2°55'20"E
L9	95.50'	S76°59'59"W
L10	44.28'	N13°00'04"W
L11	18.03'	N58°01'01"W
L12	38.12'	S76°57'54"W
L13	46.30'	S12°27'13"E
L14	48.27'	S13°10'52"W
L15	30.98'	S76°59'48"W
L16	45.46'	N13°00'39"W
L17	12.00'	S76°59'21"W
L18	47.23'	N13°00'39"W
L19	27.21'	S29°16'27"W
L20	33.57'	N60°43'33"W
L21	48.63'	N75°43'56"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
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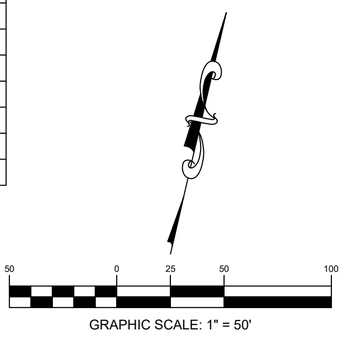


GRAPHIC SCALE: 1" = 50'

JOEY C. WILSON III
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2069
6/7/2026

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

BERRY FARMS

PUD SUBDIVISION
LOT 1001 OF SECTION 10
REVISION 1

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	3.916	TOTAL NO. OF LOTS:	3
ACRES NEW RD/ST:	0.000 (ROW)	L.F. OF NEW RD/ST:	0000
ACRES OPEN SPACE:	0.000	CIVIL DISTRICT:	8TH
DRAWN BY:	AS	CLOSURE ERROR:	> 1:10,000
SCALE:	1" = 50'	DATE:	05/07/2026

WA PROJECT NO. 19-1385 COF: 9113 SHEET 2 0F 2

File #: 26-0669

DATE: 5/28/2026

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:

First Franklin United Methodist Church PUD Subdivision, Site Plan, Revision 2, Developing 6,490 Square Feet Of Civic Space, On 104.09 Acres, Located At 110 Aldersgate Way. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 9046
Applicant: John Gore, Barge Civil Associates
Owner: Franklin First United Methodist Church, Ronald Styers, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a site plan for the development of 6,490 square feet of civic space for the property located at 110 Aldersgate Way. This site plan is for the construction of an EMS facility for Williamson County emergency response. It will house ambulance services. The property is zoned Planned (PD 207,500) District as part of the First Franklin United Methodist Church PUD Subdivision, 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

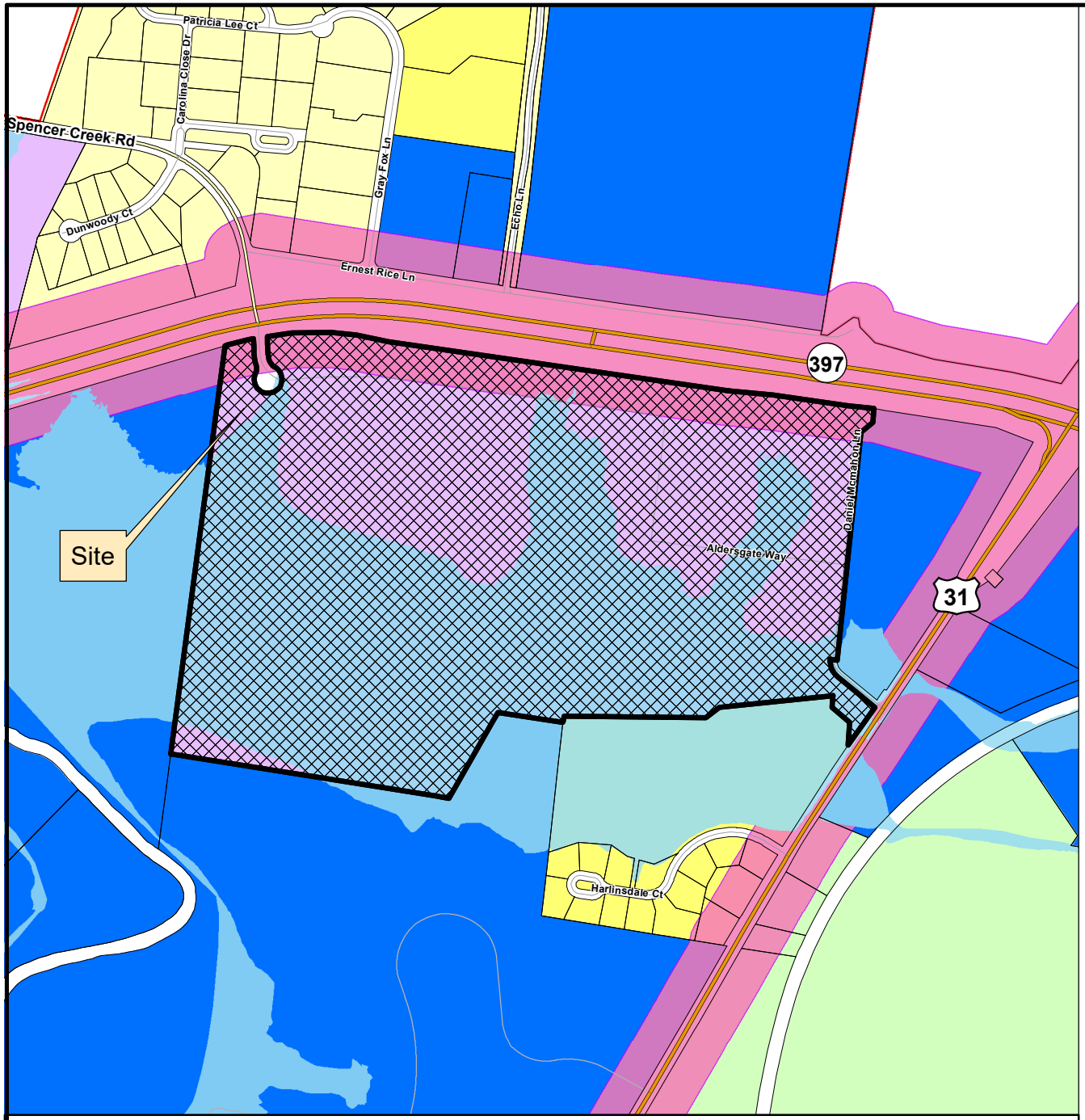
plans.
4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to the start of any excavation work, the developer 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 First Franklin United Methodist Church PUD, Site Plan, Revision 2, with conditions.



FIRST FRANKLIN UNITED METHODIST CHURCH PUD SUBDIVISION SITE PLAN, REVISION 2

Project Information

Existing Zoning: Planned PD District
Overlay Districts: HPO, CFO, SCO, FFO
Site Acreage: 104.09 acres
Proposed Number of Dwelling Units: None
Proposed Nonresidential Square Footage: 6,490 SF

**This property is also in the HPO and CFO, which are not shown for clarity purposes.

Legend

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

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: 9046

CONDITIONS OF APPROVAL:

Open Issues: 35 These issues are currently being filtered

Engineering

General Issues

18. Final Plat

joe.marlo@franklintn.gov

As final plats follow the FMPC review cycle, the Applicant is encouraged to start the final plat process as soon as possible.

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

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

37. Stormwater Management Plan

lance.fittro@franklintn.gov

The previous comment has not been fully-addressed.

Applicant shall make the following corrections to the stormwater design provided:

1. Identify the location of the existing bioretention that is being removed/replaced with the proposed development on the existing conditions plan to verify contributing drainage area is accounted for with the proposed design.
2. For the bioretention detail now provided on the plans, provide referenced tables and dimensions on the plans as necessary for bioretention construction.
3. Clarify what is intended by "Equivalent Detention Depth" in bioretention sizing calculations.

38. Stormwater Management Plan

lance.fittro@franklintn.gov

2 infiltration tests mentioned in comment response were not found within the submittal materials. Subsurface testing for all water quality BMPs is required.

Option 1
A soil infiltration test report will be required for all soils where water quality BMPs are being proposed to show soils underneath BMP's have adequate infiltration rates as per the City of Franklin's BMP manual. **Test results shall be submitted to the City's Engineering Dept. with the 2nd submittal / resubmittal package.** Earlier testing is encouraged to aid in BMP design and to ensure that the Site Plan approval process is not delayed.

Option 2
If all BMPs are designed with underdrains, and no reduction of required detention volume is being sought to account for anticipated infiltration, standard boring or excavation results that indicate absence of groundwater or bedrock within 2' below the bottom elevation of the BMP may be substituted for infiltration testing (excluding GIP-04 Infiltration Trench and GIP-03 Level 2 Permeable Pavement, which require known infiltration rates for the design of the BMP).
These results shall likewise be submitted to the City's Engineering Dept. with the 2nd submittal / resubmittal package.

Any site plan submittal which does not include subsurface testing results prior to the 2nd Departmental Review Team (DRT) Meeting will be deemed incomplete, and will not be placed on any agenda for approval. NO SITE PLAN APPROVAL OR CONDITIONAL APPROVAL WILL BE

GRANTED WITHOUT INFILTRATION AND/OR SUBSURFACE TESTING RESULTS WHICH VERIFY THE ACCEPTABLE DESIGN OF ALL STORMWATER BMP(S).

40. Floodplain

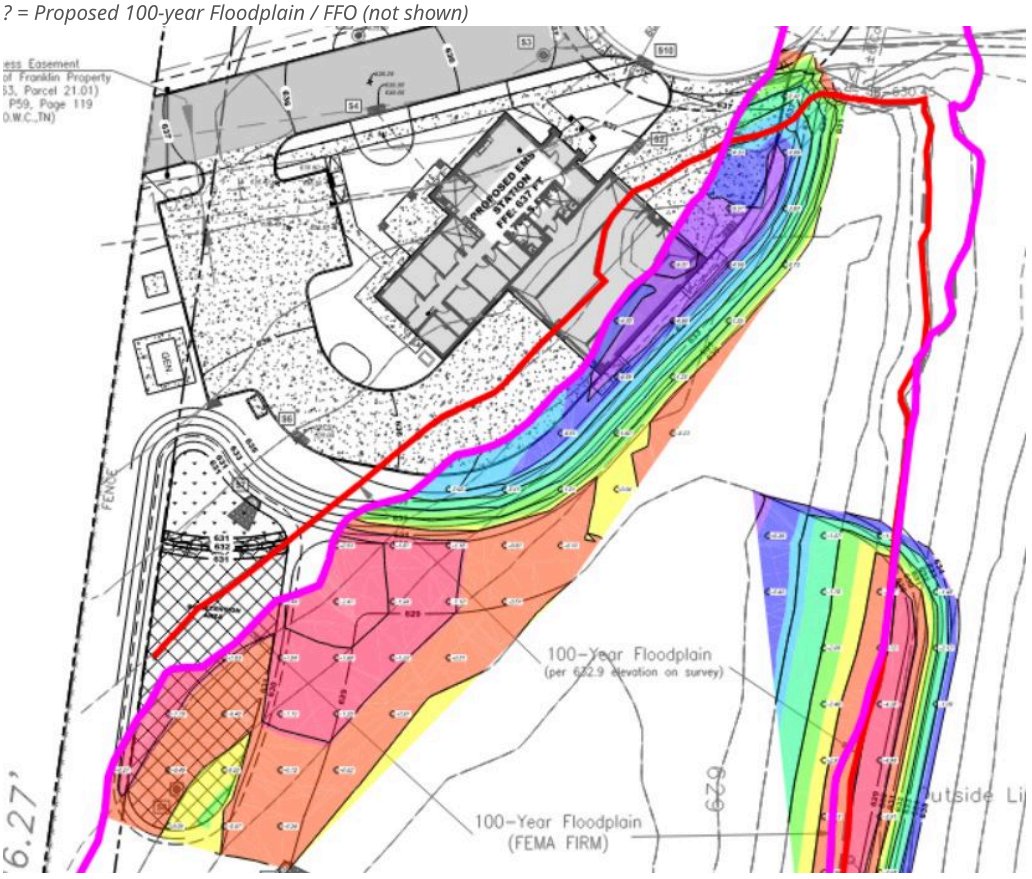
lance.fittro@franklintn.gov

The previous comment has not been fully-addressed.
Thank you for showing the proposed cut/fill on the site plan sheets as requested. Just to be clear, while this does clarify grading intent within the 100-year floodplain, COF staff does not have the ability to approve a Conditional Letter of Map Revision (CLOMR) or Letter of Map Revision (LOMR) based on proposed grading, or Letter of Map Amendment (LOMA) based on existing survey on behalf of FEMA.

The City of Franklin Floodplain Fringe Overlay (FFO) is matched to the 100-year floodplain boundary as shown on the FEMA Flood Insurance Rate Map (FIRM). The FFO boundary may be revised only in response to an update of the FEMA FIRM with a finalized LOMR or LOMA.

Please show the proposed 100-year floodplain / proposed FFO boundary (they should coincide) to be outside of the building footprint, and initiate the process with FEMA as necessary to revise the FEMA FIRM and make the corresponding shift of the FFO boundary so that the proposed building is located outside of both the 100-year floodplain and FFO.

red = FEMA FIRM 100-Year Floodplain
magenta = Surveyed 632.9 (BFE) Contour
? = Proposed 100-year Floodplain / FFO (not shown)



Applicant shall show the proposed 100-year floodplain / proposed FFO boundary (they should coincide) on the plans, and verify to be outside of the building footprint.

70. Franklin Is Not In Nashville Metro

lance.fittro@franklintn.gov	The previous comment, "*Applicant shall revise all references to Nashville Metro in the submitted plans and stormwater report to refer to appropriate City of Franklin departments and standards*" has not been addressed. There are actually additional references to "Metro" on the current submittal plans than the previous. Please use Ctrl+F and search for "Metro" to correct all instances.

71. Stormwater Infrastructure

lance.fittro@franklintn.gov	The previous comment has been partially-addressed. Applicant shall show the public drainage easement required for the storm line which conveys stormwater runoff from the public ROW through the site on the plans.

72. Standard Drawings and Notes

lance.fittro@franklintn.gov	The previous comment has been partially-addressed. Applicant shall provide City of Franklin standard drawings for all construction within right-of-way and public access easements, including those indicated below. D-1 Drainage Structures, Manholes, Grates, and Endwalls

Performance Agreement and Surety

General Issues

49. 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.)***

77. Landscape

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

78. Landscape Green Infrastructure

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

Planning

General Issues

6. Historical Zoning Commission

joseph.bryan@franklintn.gov	Applicant to include the approve COA with the one stop submittal.

7. vesting

joseph.bryan@franklintn.gov	Advisory comment to remain open. Your vesting expires on October 10, 2026. Depending on your timeline for site prep and permitting, you may want to consider a request to extend your vesting rights. Staff recommends the applicant submit a vesting extension by the initial submittal deadline of June 8th to ensure the project has proper vesting and time for grading and to begin site prep.

Preservation/HZC

General Issues

19. Include COAs

emily.huffer@franklintn.gov	Applicant shall include the approved COAs from the May 11th HZC meeting with resubmittal. Application is deemed incomplete without this information.

Stormwater

General Issues

20. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov	Comment not addressed, "Applicant shall address the issues/deficiencies noted on the NOI/SWPPP checklist that has been uploaded. Site will not be eligible for one-stop, nor will final site plan approval be granted until deficiencies have been addressed." Revised checklist uploaded.

52. EPSC

Doug.Noonan@franklintn.gov	Comment not addressed, "Post construction measures shall be removed from interim EPSC sheet and only temporary EPSC measures shall be shown. Proposed grading, roads, and infrastructure shall be shown. "

Bioretention area still shown. Interim and final EPSC plan appear to be the same.
[Edited By Doug Noonan]

53. EPSC

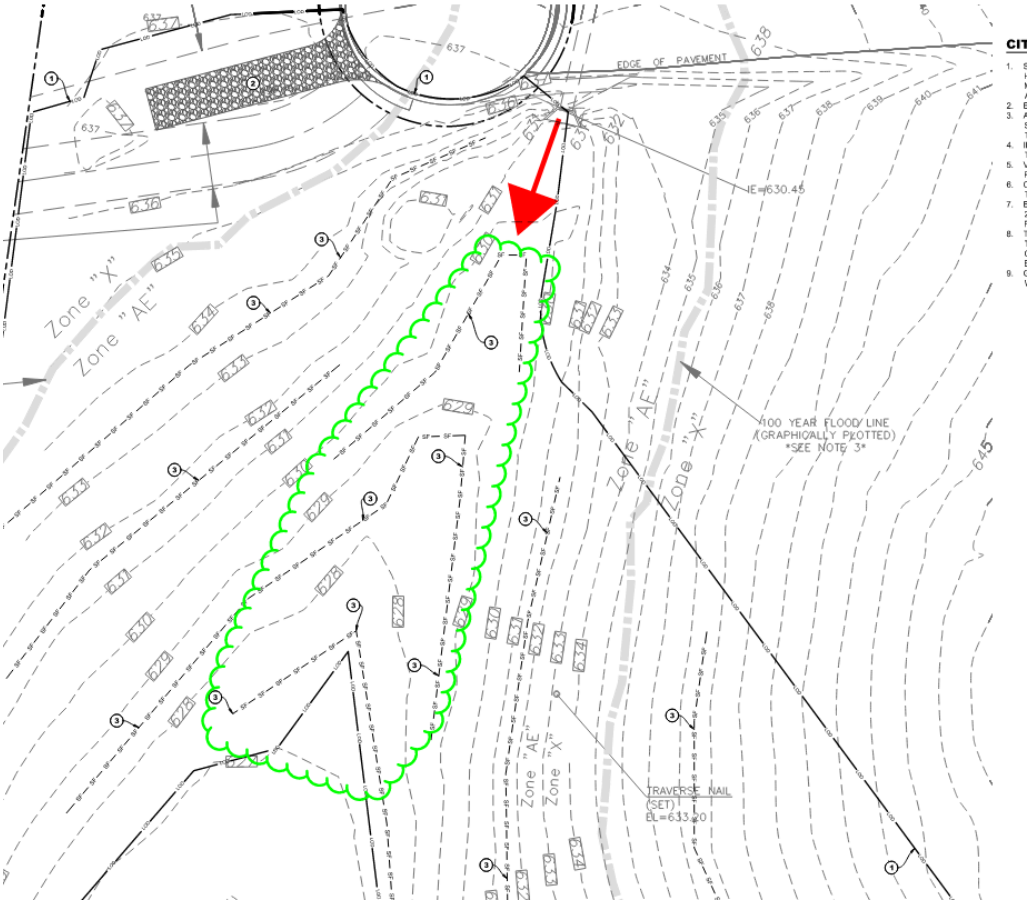
Doug.Noonan@franklintn.gov

Comment not addressed, "A single line of silt fence treating the entire site is not acceptable. Per the TNEPSC handbook:

- The maximum drainage area for a continuous fence without backing shall be 1/4 acre per 100 linear feet of fence length, up to a maximum area of 2 acres. The maximum slope length behind the fence on the upslope side should be 110 feet (as measured along the ground surface).
- The maximum drainage area for a continuous silt fence with backing shall be 1 acre per 150 linear feet of fence length. The slope length above the silt fence with backing should be no more than 300 feet.

This line of silt fence is installed in somewhat concentrated flow below the 6' box with a large drainage area. I would recommend breaking up the silt fence and installing several lines below all the areas being graded. Ensure the silt fence extends far enough to capture all the grading and is j-hooked. Ensure the flow from the 6' box is able to pass through the site unimpeded and does not come into contact with onsite disturbance."

Comment not addressed.



54. Limits of Disturbance

Doug.Noonan@franklintn.gov

Comment partially addressed, "Ensure limits of disturbance (LOD) includes all off-site utility and roadwork. EPSC measures shall be provided for these areas as well."

	There are several areas where EPSC measures have not been provided. The LOD narrows to 7-8' in some locations. Applicant shall ensure the LOD is wide enough to accommodate the utility installations.

55. ARAP Permit Required

Doug.Noonan@franklintn.gov	Applicant shall identify the entry and exit locations of the bore and ensure they are at least 50 feet from the stream bank per TDEC ARAP requirements (Should be outside riparian buffer or needs to be accounted for in buffer management plan).

58. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov	QLP fee of $250.00 is due prior to permitting. This comment shall remain open as a reminder to applicant/staff. • Checks shall be made out to City of Franklin, submitted to the City of Franklin Engineering Department, and reference the COF# & QLP-NOI fee. • Fee will be included on the Permit Fee Worksheet and may be paid with the permit fees or separately. • Fee may be paid over the phone with a credit card by calling our BNS Department (615-794-7012).

59. EPSC

Doug.Noonan@franklintn.gov	Applicant shall provide EPSC measures around the bore pits and utility line, to protect riparian buffers from discharge. Applicant shall install wire backed silt fence along the stream buffers.

61. Bioretention

ellen.moore@franklintn.gov	Only one form of pretreatment is required. The gravel diaphragm can be removed and scour protection shown in its place.

63. Details

ellen.moore@franklintn.gov	Applicant shall remove all filter fabric from the bioretention detail.

64. Riparian Buffer

jeff.willoughby@franklintn.gov	The riparian buffer and the mitigation areas are still not shown or labeled correctly. Let's set up a time to meet and discuss prior to next submittal.

66. Riparian Buffer

jeff.willoughby@franklintn.gov	This has still not been addressed on all sheets that contain riparian buffers.. [Edited By Jeff Willoughby]

67. Bioretention

jeff.willoughby@franklintn.gov

On the bioretention landscape sheet;

1. Include required and provided surface square footage of bioretention areas
2. Include whether the bioretention area is level I or II
3. Include type of planting template and justification for use; Ornamental, Meadow, or Reforestation. See page 19 GIP-01 Bioretention Section 5 for explanation of planting templates.
4. At least 5% of vegetation shall be a native milkweed species
5. Specify ground cover (mulch, pine straw, river rock etc. within the plant schedule. Mulch shall be a non-floatable cypress mulch free of dye or equivalent.
6. *BMP's that require trees in the planting schedule shall require tree holes in the filter bed that must be at least 4 feet deep (or as much as design allows) to provide enough soil volume for the root structure of mature trees. In addition a more organic filter media is required within the planting holes for trees, with ratio of 50% sand, 30% top soil and 20% acceptable leaf compost (or other as approved).This shall be specified in a tree detail on the landscape sheets.*
7. *Place following note on the bioretention landscape sheets:*
    1. Landscape installers shall not make substitutions of plant species or adjustment to quantities. Plant species and quantity substitution request shall be submitted by the Landscape Architect of record and must be submitted to the City's Stormwater Coordinator for approval before substitutions are made onsite. Failure to do so shall result in GI bond withholdings.

NOTE: When choosing and designing a planting template please take a into consideration the surrounding setting, use and maintenance responsibilities. Resources for different property owners may be different.

Ensure for the following:

Level I bioretention
A planting plan to include perennials, grasses, sedges **OR** shrubs to achieve a surface area coverage of at least 75% (this shall correspond to your planting template chosen). 5-10% of the species shall be composed of a native Tennessee milkweed variety. Shrubs must equal minimum 3 gallon or 18"-24" at 4' OC. Grasses, sedges, perennial should match max spacing as called for in Tables 1.4, 1.5, and 1.6 for bioretention areas. Other species may be approved on a case by case basis.

Level II bioretention
The same as Level I above PLUS one 2" caliper tree per 400 sqft of surface area. This can count towards the landscape ordinance site requirements

Bioretention species must be chosen from the approved native materials found in Tables 1.4-1.8 of

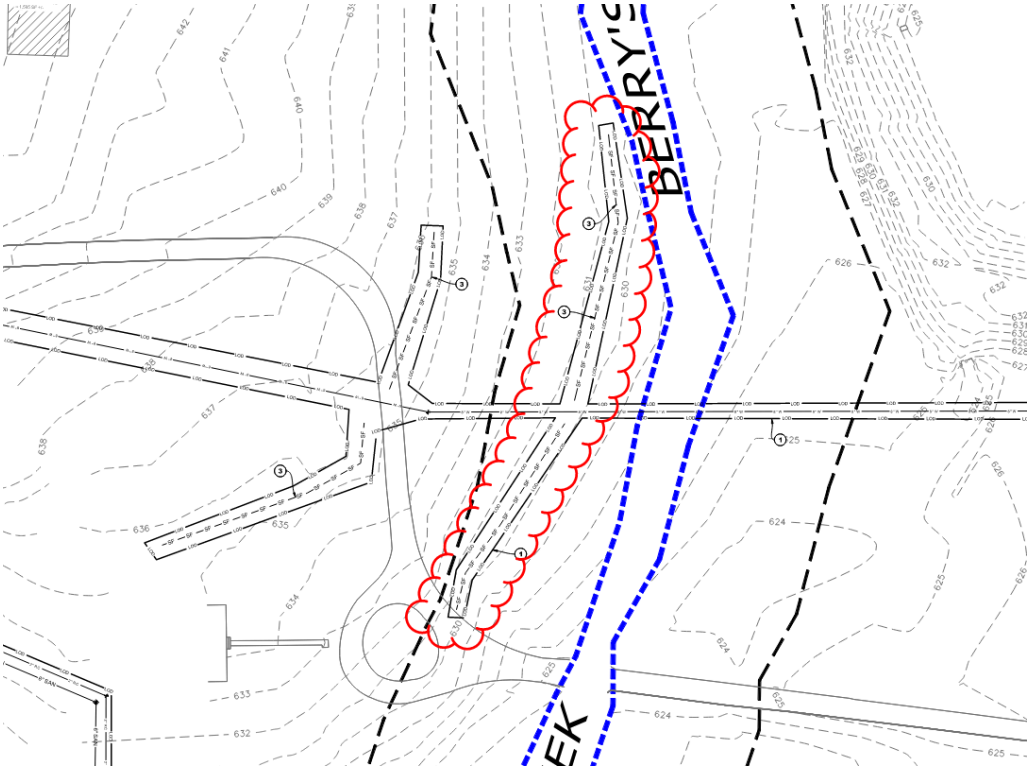
the City's BMP manual Section 5.
https://www.franklintn.gov/home/showdocument?id=22735

Bioretention and other BMP landscape requirements can be found in Section 5 Permanent Stormwater Treatments Controls at:
https://www.franklintn.gov/home/showdocument?id=22735

[Ver. 2] [Edited By Jeff Willoughby]

80. EPSC

Doug.Noonan@franklintn.gov Why is this silt fence installed inside the buffer? It appears to be capturing a larger area than what is intended to be disturbed. Relocate it outside the buffer or include it in the buffer management plan.



81. EPSC

Doug.Noonan@franklintn.gov Final EPSC sheet shall shall detail stabilization measures. A final EPSC sheet for the entire LOD shall be provided.

Water/Sewer

General Issues

25. Water

ben.mcneil@franklintn.gov The applicant shall revise the note 13 on utility plan as there cannot be a tapping sleeve on the tee. The main line tee is to be removed and a 3 way tee and valve added to serve the domestic/fire

service proposed.

Correct note for contractor verification.

27. Sanitary sewer

ben.mcneil@franklintn.gov

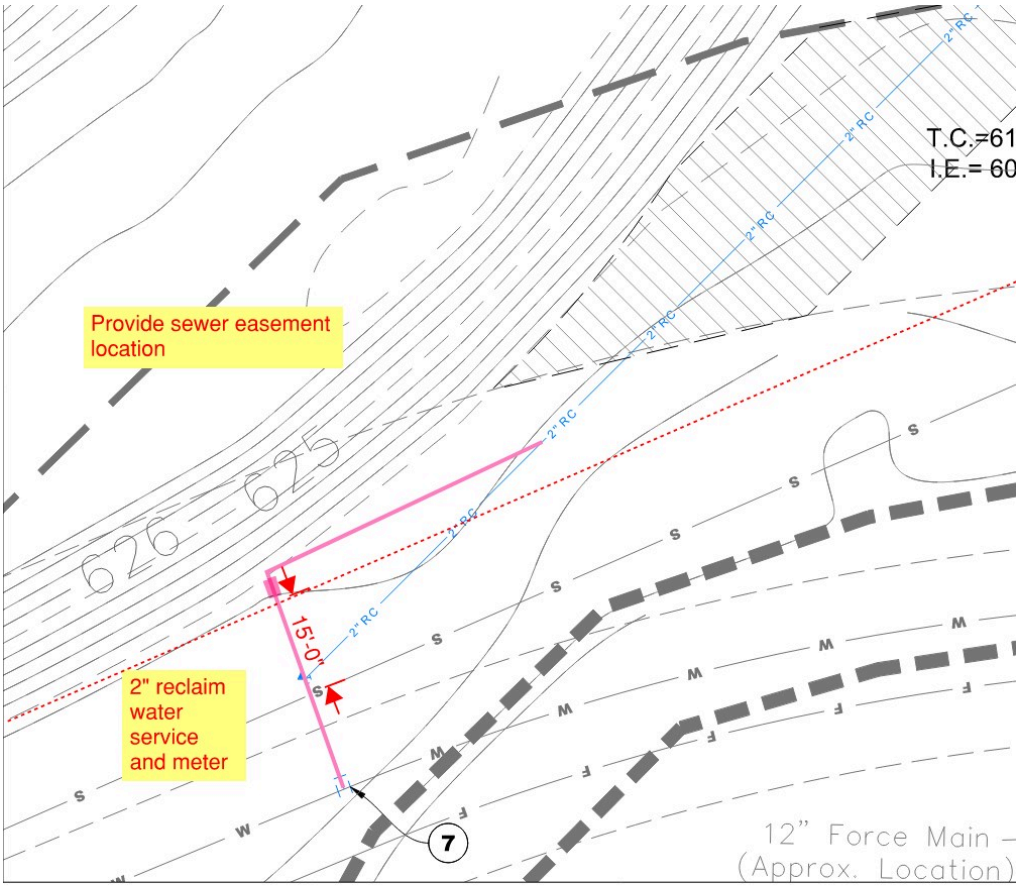
The applicant shall revise the proposed invert connection as the proposed elevation will cause the service to hold water and solids not allowing emptying of the service. In addition, the core into manhole would require major bypass pumping adding significant cost to the project. The engineer must ensure elevation of proposed connection allows service to empty and not hold sewer.

The alteration of the manhole requires retesting, due to the cost of bypass pumping, the applicant may choose to line manhole in accordance with Franklin Water Management standards. The applicant shall note on the manhole connection retesting/ Lining requirements.

28. Reclaim Water

ben.mcneil@franklintn.gov

The proposed reclaim water connection to existing main has the service in conflict with sewer interceptor. The applicant shall revise the reclaim water service to cross the sewer at a 90 degree angle. After the reclaim crosses the sewer, the reclaim meter shall be installed at the edge of the sewer easement and the private service extended to the site. Franklin will not be responsible for private portion of reclaim water service.



50. civil details

ben.mcneil@franklintn.gov	The applicant shall add following civil details to plan set. Detail G-2,G-7, G-8 and WW-7

76. COF TDEC stamp

ben.mcneil@franklintn.gov	*****INTERNAL USE ONLY***** This site requires TDEC stamp due to removal of 90 degree bend and adding valves and tee. Public infrastructure being altered at main line. Approximately 10' of 8" domestic/fire service line and domestic meter.

Zoning

General Issues

8. FFO

william.holcomb@franklintn.gov	This permit must be issued prior to any work taking place withing the FFO boundary.

9. FFO

william.holcomb@franklintn.gov	Using the new maps and FFO boundaries, the structure is still shown as being built in the FFO. The applicant shall obtain a conditional letter of map revision (CLOMR) for any proposed flood plain alteration to remove the building location from the FFO. Upon completion of the alterations, a Letter of Map Revision (LOMR) must be obtained and the floodplain boundary shifted.

SITE PLAN
WILLIAMSON COUNTY EMS BUILDING
100 ALDERSGATE WAY
FRANKLIN TENNESSEE, 37069
COF PROJECT #9046

OWNER | DEVELOPER
CONTACT: First Franklin United Methodist Church
ADDRESS: 120 Aldersgate Way, Franklin, TN 37069
PHONE: 615-794-2734

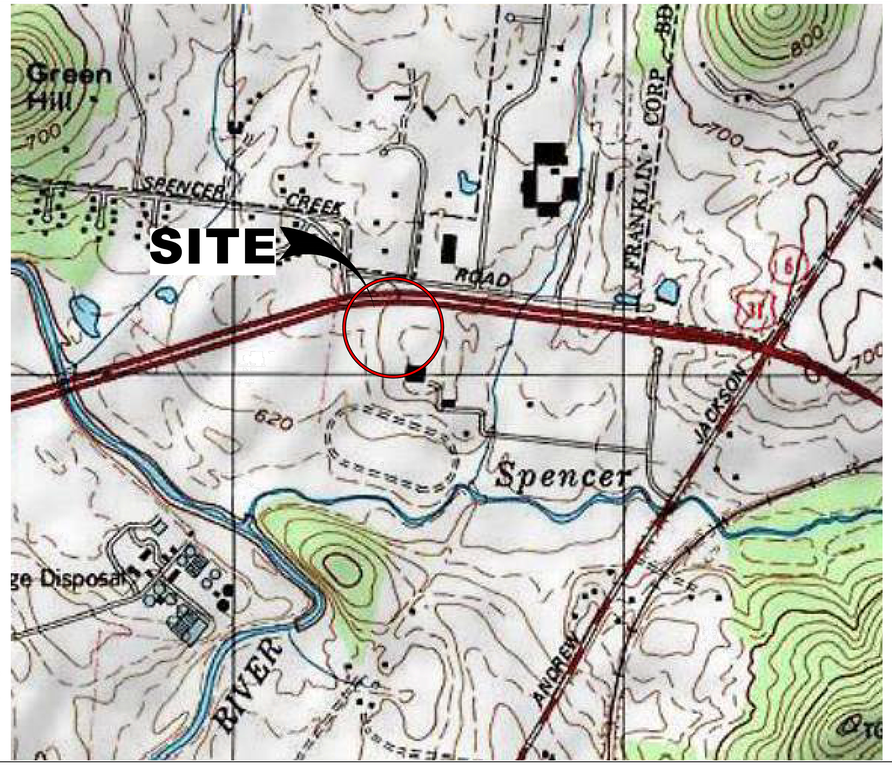
ENGINEER/APPLICANT
BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209
CONTACT: John Gore, P.E.
PHONE: (615) 356-9911 FAX: (615) 352-6737
EMAIL: Jgore@bcacivil.com

SITE DATA TABLE		
PROJECT NAME:	WILLIAMSON COUNTY EMS BUILDING	
ADDRESS:	100 Aldersgate Way, Franklin TN, 37069	
PARCEL I.D.	MAP 063, PARCEL 02200, CTRL 063	
TOTAL PARCEL AREA	104.09 ± ACRES	
TOTAL DISTURBED AREA	3.48 ACRES	
REGULATIONS:		
BASE ZONING:	PD	
OVERLAY ZONING:	HISTORIC-OVERLAY	
BUILDING TYPES APPLIED: FRONTAGE TYPES		
FRONTAGE:	LANDSCAPE	
LOT WIDTH (RESIDENTIAL):	N/A	
LOT WIDTH (RESIDENTIAL):	N/A	
SETBACKS:	FRONT YARD	150'
	SIDE YARD:	25'
	REAR YARD:	25'
DWELLING UNIT COUNT:	1 UNIT/6,490 SF	
DWELLING UNIT TYPE:	SINGLE-STORY COMMERCIAL	
DWELLING UNIT USE:	CIVIC BUILDING	
BUILDING HEIGHT:	35.33'	
LANDSCAPE:		
MINIMUM LANDSCAPE SURFACE AREA:	SEE LANDSCAPE PLANS	
	SEE LANDSCAPE PLANS	
TREE CANOPY RETENTION ACREAGE:	SEE LANDSCAPE PLANS	
PARKING		
REQUIRED PARKING:	- 8 Standard Employee Parking Spaces - 1 ADA-Accessible Parking Space - 2 Supplemental Spaces (SEE ENGINEERING REPORT FOR PARKING FEASIBILITY MEMO)	
PROVIDED PARKING:	1 ADA SPACE 10 REGULAR SPACES 11 SPACES TOTAL	

FEMA DATA FOR PROJECT LOCATION

A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN SPECIAL FLOOD HAZARD AREA "ZONE AE" AS IDENTIFIED ON MAP NUMBERS 47187C0203H OF THE FLOOD INSURANCE STUDY FOR NASHVILLE, DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 20, 2024.

DATUM IS NAVD 1988.



VICINITY MAP
NOT TO SCALE

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS (OVERALL)
C1.10	EXISTING CONDITIONS (ENLARGED)
C2.00	SITE PLAN
C2.10	SITE PLAN (OVERALL)
C3.00	GRADING & DRAINAGE
C3.01	FEMA FLOODPLAIN CUT FILL ANALYSIS
C3.10	INITIAL EPSC PLANS
C3.20	INTERIM EPSC PLANS
C3.30	FINAL EPSC PLANS
C3.40	SWPPP
C4.00	R.O.W. ACCESS PLAN
C4.10	FRANKLIN FRONT-LOADER EXHIBIT
C5.00	OVERALL UTILITY PLAN
C5.10	ENLARGED UTILITY PLAN
C6.00	EMERGENCY MANAGEMENT PLAN
C7.00	CIVIL DETAILS
C7.10	CIVIL DETAILS
L1.00	TREE PRESERVATION PLAIN
L2.00	LANDSCAPE PLAN
L2.01	LANDSCAPE PLAN
L2.02	STREAM BUFFER ENHANCEMENT PLANT
EP100	SITE LIGHTING AND PHOTOMETRIC PLAN
A0001	EXTERIOR ELEVATIONS

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Franklin,Tennessee
615.377.9773

8131 Lakewood Main St.
Suite 202
Lakewood Ranch, Florida
941.907.9711

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CITY OF FRANKLIN PLANNING COMMISSION - NOT FOR CONSTRUCTION

JOHN R. GORE — REGISTERED ENGINEER — AGRICULTURAL — 109830 — STATE OF TENNESSEE — 02/07/26

COF PROJECT 9046

FIRST FRANKLIN UNITED METHODIST CHURCH PUD SUBDIVISION SITE PLAN REVISION 2

100 ALDERSGATE WAY
FRANKLIN, TN 37069

City of Franklin Project No:8248

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 ♥ BCAcivil.com ♥ BCA FILE NO. 2297-26

PLAN NORTH
TRUE NORTH

REVISIONS

DR. BY	Author
CK. BY	Checker
PROJ.	A08221
DATE	02/09/2026

COVER SHEET

C0.0

SCALE: 3"=1'-0" | SCALE: 1-1/2"=1'-0" | SCALE: 1"=1'-0" | SCALE: 3/4"=1'-0" | SCALE: 1/2"=1'-0" | SCALE: 1/4"=1'-0" | SCALE: 1/8"=1'-0" | SCALE: 3/32"=1'-0" | SCALE: 1/16"=1'-0" | SCALE: 1/32"=1'-0"

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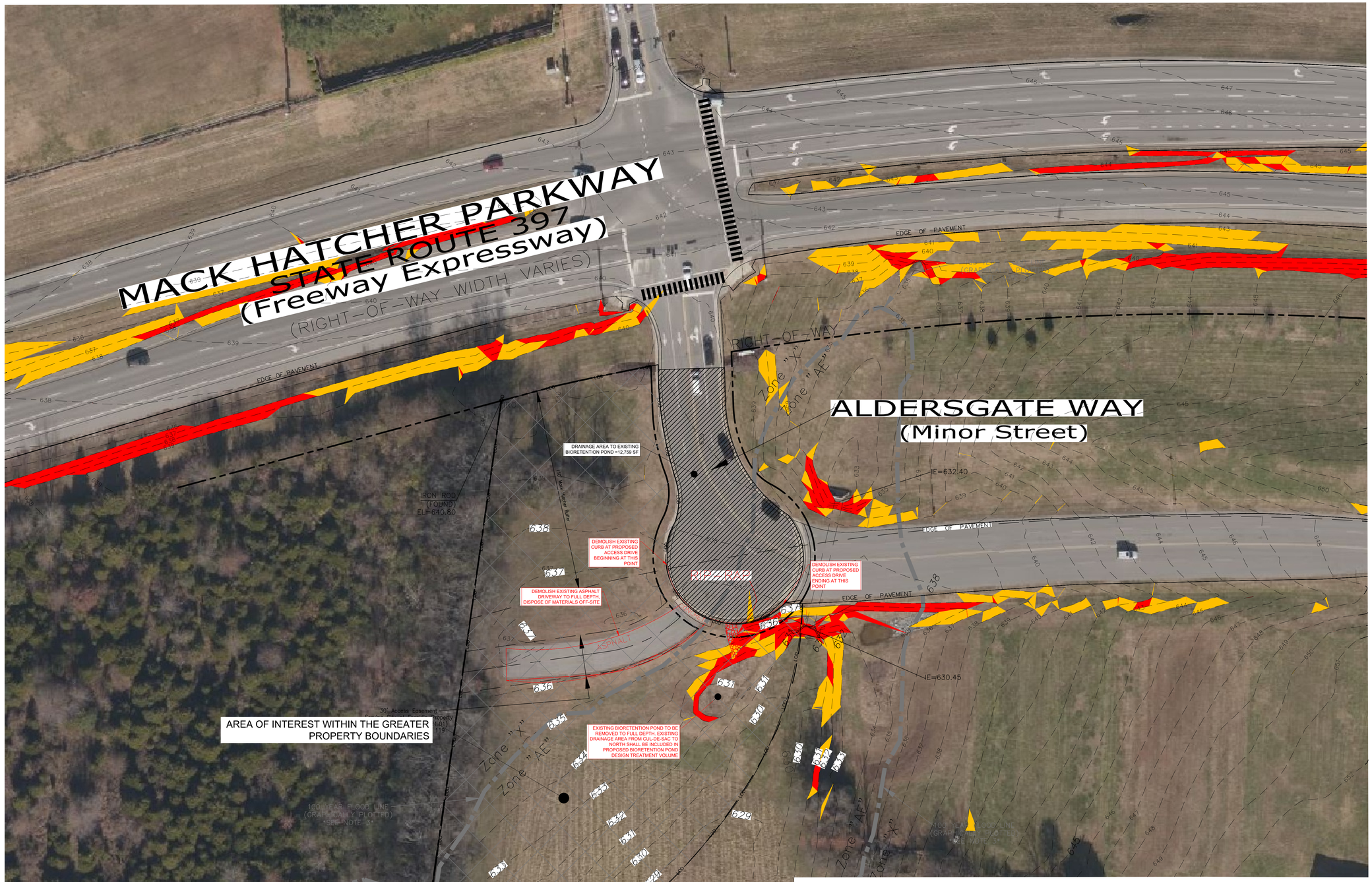

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	>20.00%	

EXISTING ZONING:

ZONING DISTRICT:
CI- CIVIL AND INSTITUTIONAL

OVERLAY DISTRICTS:
SCO- SCENIC CORRIDOR OVERLAY
CFO- CENTRAL FRANKLIN OVERLAY
HPO- HISTORIC PRESERVATION OVERLAY
FFO- FLOODWAY FRINGE OVERLAY

STORMWATER MANAGEMENT PLAN NARRATIVE

EXISTING SOIL TYPES IN THE AREA TO BE DISTURBED BY THIS DEVELOPMENT INCLUDE HYDROLOGIC SOIL TYPES B, C, AND B/D. THE SOIL NAMES ARE ARMOUR SILT LOAM, LINDELL SILT LOAM, AND BRAXTON CHERTY SILT LOAM. CURRENTLY, THE EXISTING SITE IS ALMOST ENTIRELY PERVIOUS AREA WITH THE EXCEPTION OF THE PAVED DRIVEWAY ALONG THE 30FT ACCESS EASEMENT AND THE CUL-DE-SAC THAT IS A PART OF ALDERSGATE WAY. THE PORTION OF STORMWATER COMING FROM THE CUL-DE-SAC ON ALDERSGATE WAY IS TREATED BY AN EXISTING BIORETENTION, AND ALL STORMWATER RUNNING OFF THE SITE RUNS OFF INTO A DITCH WHICH EVENTUALLY MAKES ITS WAY SOUTH TO SPENCER'S CREEK.

GRADING & DRAINAGE DATA CHART

LOT AREA: 104.07 ACRES
LID AREA: 2.2 ACRES
IMPERVIOUS AREA:
EXISTING: 14.3 AC
PROPOSED: 14.8 AC
DISTURBED AREA: 2.2 ACRES
Rv VALUE:
EXISTING: 0.352 PROPOSED: 0.135

	PEAK FLOW RUNOFF (CFS) (DISTURBED AREA)	
	PRE-DEV.	POST-DEV.
2 YEAR:	1.433	0.271
5 YEAR:	3.511	0.745
10 YEAR:	5.584	1.223
25 YEAR:	9.130	2.052
50 YEAR:	11.61	2.645
100 YEAR:	14.41	3.770

GRID
STATE PLANE COORDINATE SYSTEM NAD-83 (1990)
0 10 20 30 60
GRAPHIC SCALE

SCALE: 3"=1'-0" | SCALE: 1-1/2"=1'-0" | SCALE: 1"=1'-0" | SCALE: 3/4"=1'-0" | SCALE: 1/2"=1'-0" | SCALE: 1/4"=1'-0" | SCALE: 1/8"=1'-0" | SCALE: 3/32"=1'-0" | SCALE: 1/16"=1'-0" | SCALE: 1/32"=1'-0"

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JOHN R. MOORE REGISTERED ENGINEER AGREEMENT 103882 STATE OF TENNESSEE 02/07/26

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EXISTING CONDITIONS

C1.0

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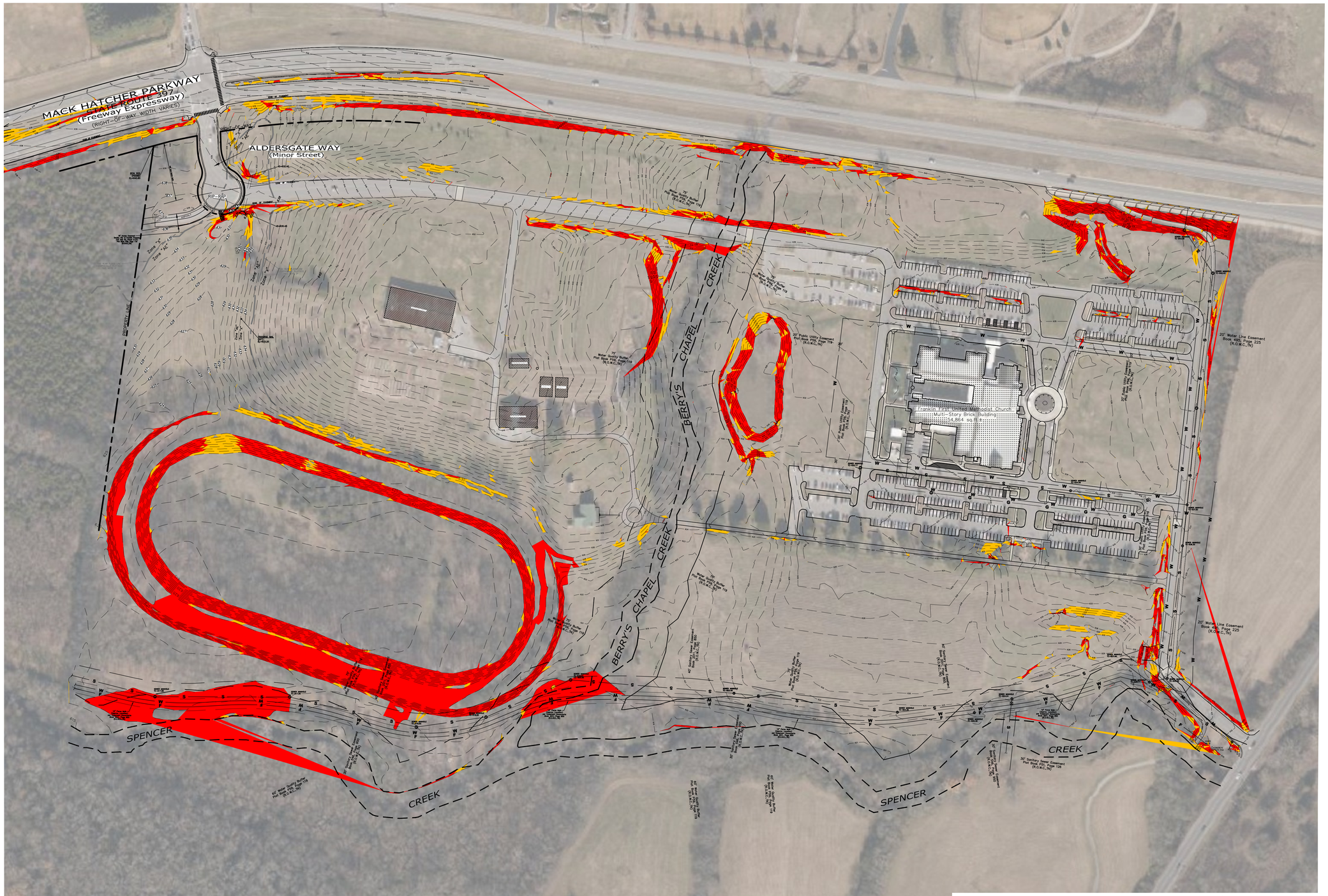

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0 20 40 60 80 100 200
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REGISTERED ENGINEER
AGENT FOR BARGE CIVIL ASSOCIATES
R-108926
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DATE	02/09/2026

EXISTING CONDITIONS (OVERALL)

C1.1

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GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY(S).
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. OBTAIN APPROVAL FROM ENGINEER PRIOR TO ANY DEVIATIONS FROM INTENDED GRADES ON PLANS. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH, UNLESS OTHERWISE NOTED. ALL CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.), UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT, CURB AND GUTTER, AND CONCRETE SIDEWALKS TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
7. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
9. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
10. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
11. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
12. CONTRACTOR SHALL SAW CUT ANY SIDEWALKS, CURBS, GUTTERS, DRIVEWAYS, OR PAVED STREETS FOR UTILITY CROSSINGS, AND REPLACE WITH SAME SECTION AND MATERIALS AS EXISTING.
13. NO TREES OR VEGETATION SHALL BE DISTURBED WITHOUT OWNER'S APPROVAL.
14. CONTRACTOR SHALL HIGH-PRESSURE WASH PARKING LOT, CONCRETE PAVEMENT, AND SIDEWALKS UPON COMPLETION OF CONSTRUCTION AS NEEDED.
15. CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALKS, ETC. AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT / ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.
16. NO CONSTRUCTION OR STORAGE OF SUPPLIES AND EQUIPMENT SHALL BE PERMITTED OUTSIDE SILT FENCE.
17. ALL CONSTRUCTION ACTIVITIES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) IN EFFECT AT THE TIME IN WHICH THE CONSTRUCTION ACTIVITIES ARE PERFORMED.
18. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.

SITE KEYNOTES:

1. HEAVY DUTY CONCRETE PAVEMENT
2. ASPHALT PAVEMENT, CITY OF FRANKLIN STANDARD RD-3
3. CONCRETE POST CURB
4. SITE BOLLARD
5. CONCRETE SIDEWALK
6. CONCRETE PAVEMENT
7. ACCESSIBLE SIDEWALK RAMP
8. ACCESSIBLE PARKING SPACE, SIGNAGE AND CONCRETE WHEEL STOP
9. PROPOSED 25' PROPERTY SETBACK LINE
10. PROPOSED PUBLIC ACCESS EASEMENT
11. CONCRETE DRIVEWAY APRON PER COF STANDARD RP-7
12. CURB CUT
13. DUMPSTER PAD WITH FENCE SCREENING
14. EXISTING ROADWAY ACCESS EASEMENT TO BE ABANDONED

(#) INDICATES NUMBER OF PARKING SPACES PER BAY

SEE SHEET C7.0 FOR DETAILS UNLESS OTHERWISE NOTED

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 5 10 15 20 40
GRAPHIC SCALE

PLAN NORTH

TRUE NORTH

TMP
4020 Aspen Grove Dr.
Suite 400
Franklin,Tennessee
615.377.9773

8131 Lakewood Main St.
Suite 202
Lakewood Ranch, Florida
941.907.9711

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CITY OF FRANKLIN PLANNING COMMISSION - NOT FOR CONSTRUCTION

JOHN R. DORE
REGISTERED ENGINEER
AGRICULTURAL & BIOMEDICAL
No. 109852
STATE OF TENNESSEE
02/07/26

COF PROJECT 9046

FIRST FRANKLIN UNITED METHODIST CHURCH PUD SUBDIVISION SITE PLAN REVISION 2

100 ALDERSGATE WAY
FRANKLIN, TN 37069

City of Franklin Project No:8248

BARGE CIVIL ASSOCIATES
BCA
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 ▼ BCACivil.com ▼ BCA FILE NO. 2297-28

REVISIONS

DR. BY	Author
CK. BY	Checker
PROJ.	A08221
DATE	02/09/2026

SITE PLAN

C2.0

SCALE: 3"=1'-0" | SCALE: 1-1/2"=1'-0" | SCALE: 1"=1'-0" | SCALE: 3/4"=1'-0" | SCALE: 1/2"=1'-0" | SCALE: 3/8"=1'-0" | SCALE: 1/4"=1'-0" | SCALE: 3/32"=1'-0" | SCALE: 1/16"=1'-0" | SCALE: 1/32"=1'-0"

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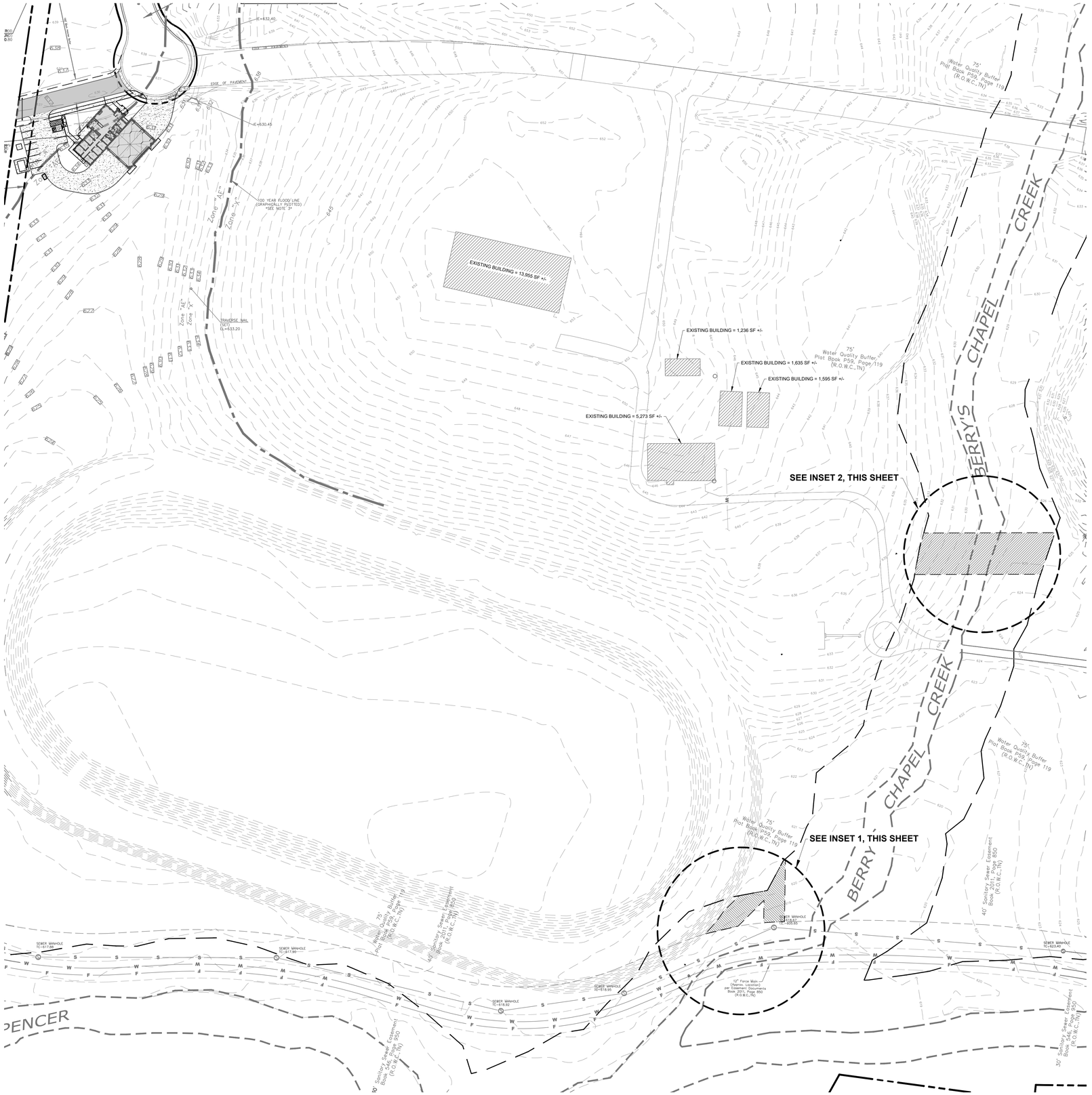
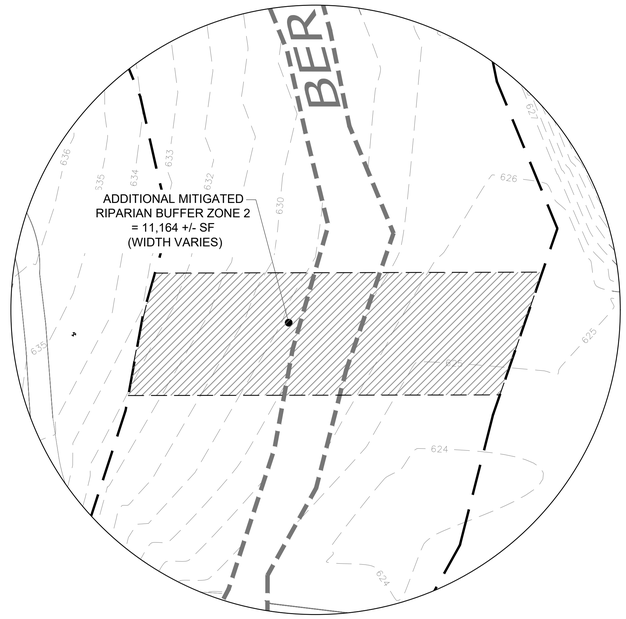
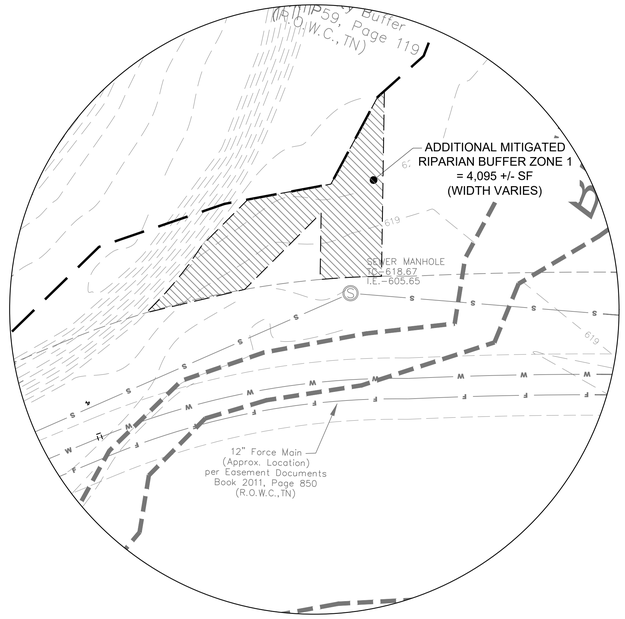




INSET 2:
SCALE: 1"=30'



INSET 1:
SCALE: 1"=30'

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

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)
0 15 30 45 60 120
GRAPHIC SCALE

TMP
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Suite 202
Lakewood Ranch, Florida
941.907.9711

www.TMPartners.com

CITY OF FRANKLIN PLANNING COMMISSION - NOT FOR CONSTRUCTION

JOHN R. GORE
REGISTERED ENGINEER
AGRICULTURE
NO. 108856
STATE OF TENNESSEE
03/07/26

COF PROJECT 9046

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PLAN NORTH
TRUE NORTH

REVISIONS

DR. BY	Author
CK. BY	Checker
PROJ.	A08221
DATE	02/09/2026

SITE PLAN (OVERALL)

C2.1

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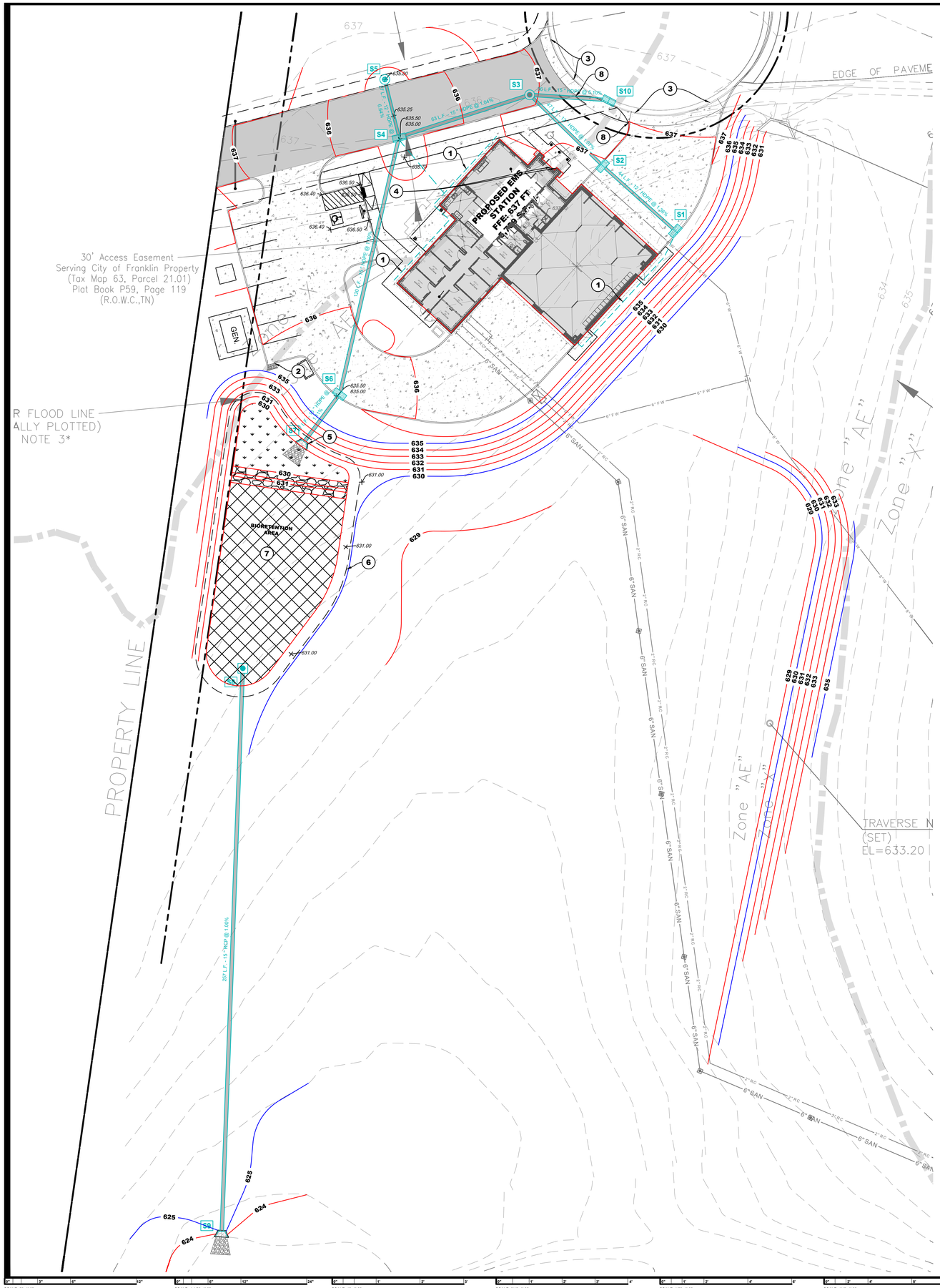


GRADING & DRAINAGE KEYNOTES:

1. DOWNSPOUT LOCATION (TYP.). INSTALL DOWNSPOUT BOOT TO CONNECT TO ROOF DRAIN. SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS
2. CURB CUT
3. TIE FLUSH WITH EXISTING
4. ACCESSIBLE PARKING NOT TO EXCEED 2% IN ANY DIRECTION AND ACCESSIBLE PATH NOT TO EXCEED 2% CROSS SLOPE AND 5% RUNNING SLOPE
5. RIP-RAP OUTLET PROTECTION
6. GIP EASEMENT. TO BE 5' CLEAR OF BIORETENTION POND
7. LEVEL 2 BIORETENTION POND
8. CURB TAPER

S# STORM SEWER STRUCTURE ID

SEE SHEET C7.0 FOR DETAILS UNLESS OTHERWISE NOTED

STORM STRUCTURE TABLE

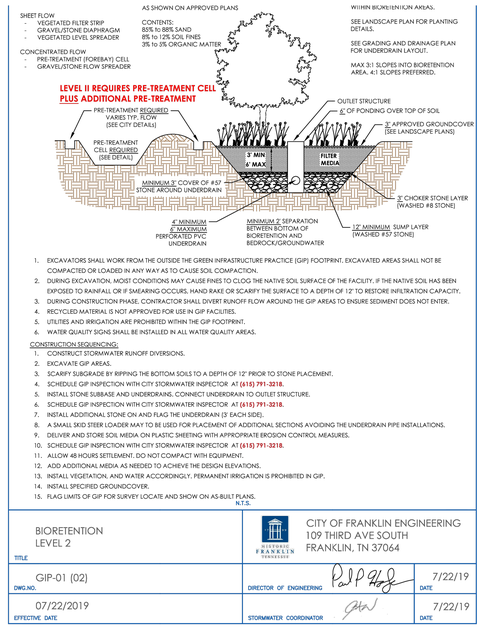
STRUCTURE #	TYPE	CASTING FRAME	TOP OF CASTING (ELEV.)	PIPE I.E. (IN)	PIPE I.E. (OUT)
S1	CURB INLET	JBS 3300	636.50		633.25 (S2)
S2	CURB INLET	JBS 3300	636.50	632.65 (S1)	632.65 (S3)
S3	JUNCTION MANHOLE	JBS 1110	636.92	632.15 (S2) 632.15 (S10)	632.15 (S4)
S4	CURB INLET	JBS 3300	635.00	631.50 (S3) 631.50 (S5)	631.50 (S6)
S5	MANHOLE	JBS 2150	635.80		633.30 (S4)
S6	CURB INLET	JBS 3300	635.00	630.30 (S4)	630.30 (S7)
S7	CONCRETE HEADWALL	------		630.00 (S6)	
S8	JUNCTION MANHOLE	JBS 1110	629.50		625.58 (S9)
S9	CONCRETE HEADWALL	------		623.00 (S8)	
S10	CURB INLET	JBS 3300	636.50		634.00 (S3)

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 IMPERVIOUS AREA OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
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 TEST SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE THE 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 ROADWAY SUB-GRADE, BASE STONE AND BINDER AND 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 STREET 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 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.

STORM PIPE TABLE

PIPE PATH	PIPE SIZE (IN.)	MATERIAL	SLOPE (%)	LENGTH (L.F.)
S1 - S2	12"	HDPE	1.36%	44
S2 - S3	12"	HDPE	1.07%	47
S3 - S4	15"	HDPE	1.04%	63
S4 - S6	15"	HDPE	1.00%	120
S5 - S4	12"	HDPE	6.64%	27
S6 - S7	15"	HDPE	1.11%	27
S8 - S9	15"	RCP	1.00%	257
S10 - S3	15"	HDPE	5.10%	36



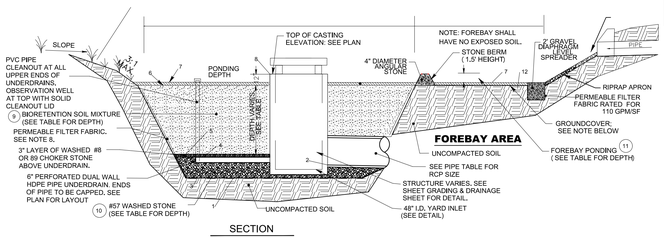
1. EXCAVATORS SHALL WORK FROM THE OUTSIDE THE GREEN INFRASTRUCTURE PRACTICE (GIP) FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION, MOIST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SMEARING OCCURS, HAND RAKE OR SCARIFY THE SURFACE TO A DEPTH OF 12" TO RESTORE INFILTRATION CAPACITY.
3. DURING CONSTRUCTION PHASE, CONTRACTOR SHALL DIVERT RUNOFF FLOW AROUND THE GIP AREAS TO ENSURE SEDIMENT DOES NOT ENTER.
4. RECYCLED MATERIAL IS NOT APPROVED FOR USE IN GIP FACILITIES.
5. UTILITIES AND IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT.
6. WATER QUALITY SIGNS SHALL BE INSTALLED IN ALL WATER QUALITY AREAS.

CONSTRUCTION SEQUENCING:

1. CONSTRUCT STORMWATER RUNOFF DIVERSIONS.
2. EXCAVATE GIP AREAS.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12" PRIOR TO STONE PLACEMENT.
4. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT **(615) 791-3218.**
5. INSTALL STONE SUBBASE AND UNDERDRAINS; CONNECT UNDERDRAIN TO OUTLET STRUCTURE.
6. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT **(615) 791-3218.**
7. INSTALL ADDITIONAL STONE ON AND FLAG THE UNDERDRAIN (3' EACH SIDE).
8. A SMALL SKID STEER LOADER MAY TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AVOIDING THE UNDERDRAIN PIPE INSTALLATIONS.
9. DELIVER AND STORE SOIL MEDIA ON PLASTIC SHEETING WITH APPROPRIATE EROSION CONTROL MEASURES.
10. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT **(615) 791-3218.**
11. ALLOW 48 HOURS SETTLEMENT. DO NOT COMPACT WITH EQUIPMENT.
12. ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS.
13. INSTALL VEGETATION, AND WATER ACCORDINGLY. PERMANENT IRRIGATION IS PROHIBITED IN GIP.
14. INSTALL SPECIFIED GROUNDCOVER.
15. FLAG LIMITS OF GIP FOR SURVEY LOCATE AND SHOW ON AS-BUILT PLANS.

N.T.S.

BIORETENTION LEVEL 2 TITLE	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
GIP-01 (02) DWG.NO.	DIRECTOR OF ENGINEERING	7/22/19 DATE
07/22/2019 EFFECTIVE DATE	STORMWATER COORDINATOR	7/22/19 DATE



SECTION

NOTES:

1. GROUND COVER SHALL BE 3" - 4" DIA. SMOOTH BROWN RIVER STONE.
2. PLANTING SOIL SHALL BE LOAMY SAND OR SANDY LOAM AND HAVE THE FOLLOWING CHARACTERISTICS:
   70% - 85% SAND;
   10% - 20% SILT & CLAY, WITH CLAY NOT GREATER THAN 10%, &
   5% - 10% ORGANIC MATTER
3. SEE SHEET LANDSCAPE PLAN FOR PLANT TYPES AND PLANTING DETAILS.
4. REFER TO METRO NASHVILLE VOLUME 5, LOW IMPACT DEVELOPMENT STORMWATER MANAGEMENT MANUAL FOR ADDITIONAL DETAILS https://www.nashville.gov/Water-Services/Development/Low-Impact-Development.aspx SEE GIP-01 BIORETENTION, SECTION 6.9, TABLE 1.9 FOR ADDITIONAL INFORMATION REGARDING TO BIORETENTION SECTION REQUIREMENTS
5. CONTRACTOR, ENGINEER, OR OWNERS REPRESENTATIVE SHALL NOTIFY MWS DEVELOPMENT REVIEW AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF THE PLANTING SOIL FILTER BED. AT THE COMPLETION OF INSTALLATION, THE ABOVE REFERENCED PERSON WILL COLLECT ONE SAMPLE PER BIORETENTION BED FOR ANALYSIS AND CONFIRMATION OF THE SOIL CHARACTERISTICS AS DEFINED BY GIP-01, FILTER MEDIA AND SURFACE COVER, SECTION 6.6, PAGE 20.
6. STORMWATER AS-BUILTS OF THE BIORETENTION AREAS WILL BE REQUIRED. REFER TO AS-BUILT INSTRUCTIONS ON METRO APPROVAL LETTER AND INSTRUCTIONS PER METRO STORMWATER MANUAL. INCLUDING BUT NOT LIMITED TO:
   6a) AS-BUILT SURVEY OF ALL STORMWATER QUALITY FEATURES, INCLUDING SURVEYED PERIMETER OF THE BIORETENTION AREA FOR SURFACE AREA CALCULATIONS, OUTLET STRUCTURE INVERT AND CASTING ELEVATIONS, ETC. SURVEY TO BE PROVIDED IN CAD FILE ON TN STATE PLANE COORDINATE SYSTEM (NAD83). DATA SHALL BE PLACED IN SEPARATE LAYERS AND LABELED FOR EASY IDENTIFICATION;
   6b) BIORETENTION SOIL MIXTURE PROOF OF COMPOSITION, PROOF OF INSTALLED BIORETENTION SECTION DEPTHS;
   6c) PHOTOS OF BIORETENTION INSTALLATION DURING ALL PHASES OF CONSTRUCTION, INCLUDING EXCAVATION, STONE PLACEMENT, UNDERDRAIN PLACEMENT, SOIL PLACEMENT, ETC.
7. UNDERDRAINS. USE 6 INCH DUAL WALL CORRUGATED HDPE OR PVC PIPE WITH ⅜ INCH PERFORATIONS AT 6 INCHES ON CENTER. POSITION EACH UNDERDRAIN ON A 1% OR 2% SLOPE LOCATED NO MORE THAN 20 FEET FROM THE NEXT PIPE. TYPICAL SPACING 10' O.C.
8. INSTALL PERMEABLE GEOTEXTILE FILTER FABRIC IN BIORETENTION AREAS ALONG SIDES OF THE EXCAVATION AND DIRECTLY ABOVE UNDERDRAIN (2'-4' WIDTH) ONLY. GEOTEXTILE FABRIC SHALL HAVE A FLOW RATE GREATER THAN 110 GAL/MIN/SF (GEOTEX 351 OR EQUIVALENT. FABRIC SHOULD NOT BE INSTALLED ALONG THE BOTTOM OR OVER THE ENTIRETY OF THE AREA BETWEEN THE MEDIA AND STONE LAYERS.

PROPOSED BIORETENTION AREA (GIP-01) LEVEL 2

N.T.S.

NOTE:
LANDSCAPE INSTALLERS SHALL NOT MAKE SUBSTITUTIONS OF PLANT SPECIES OR ADJUSTMENT TO QUANTITIES. PLANT SPECIES AND QUANTITY SUBSTITUTION REQUEST SHALL BE SUBMITTED BY THE LANDSCAPE ARCHITECT OF RECORD AND MUST BE SUBMITTED TO THE CITY'S STORMWATER COORDINATOR FOR APPROVAL BEFORE SUBSTITUTIONS ARE MADE ONSITE. FAILURE TO DO SO SHALL RESULT IN GI BOND WITHHOLDINGS.

TABLE OF ELEVATIONS

BIORETENTION AREAS	ELEV: BIO 1
1 SUBGRADE:	624.33'
2 RCP INVERT:	SEE STRUCTURE TABLE
3 UNDERDRAIN INVERT:	624.58'
4 TOP OF 57 STONE:	625.33'
5 TOP OF CHOKER STONE:	625.58'
6 TOP OF MEDIA:	628.28'
7 TOP OF GROUND COVER:	628.50'
8 TOP OF PONDING:	629.50'
9 DEPTH OF BIORETENTION SOIL MIX:	3.0
10 DEPTH OF BIORETENTION AREA-57 STONE:	1.0
(DEPTH BE BELOW UNDERDRAIN)	1.25
11 DEPTH OF FOREBAY AREA PONDING:	1.0
12 FOREBAY SURFACE ELEVATION:	631.00'

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JOHN R. GORE — REGISTERED ENGINEER — AGRICULTURAL — STATE OF TENNESSEE — 05/07/26

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PLAN NORTH

TRUE NORTH

REVISIONS

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GRADING & DRAINAGE

C3.0

SCALE: 3"=1'-0" | SCALE: 1-1/2"=1'-0" | SCALE: 1"=1'-0" | SCALE: 3/4"=1'-0" | SCALE: 1/2"=1'-0" | SCALE: 1/8"=1'-0" | SCALE: 1/4"=1'-0" | SCALE: 3/32"=1'-0" | SCALE: 1/16"=1'-0" | SCALE: 1/32"=1'-0"

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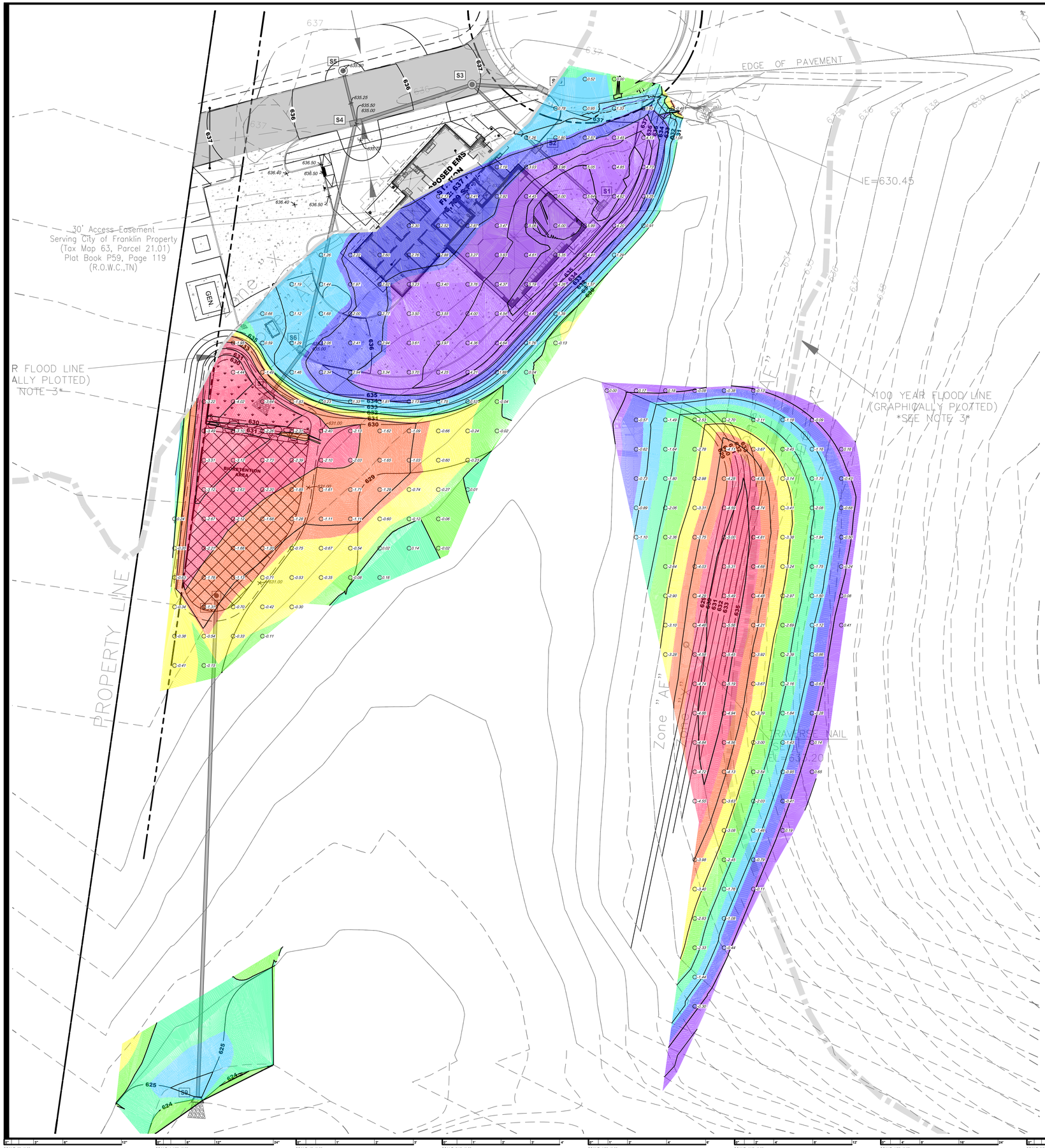

Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (acres)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
FILL IN FLOODPLAIN	full	1.000	1.000	1.00	880.41	2269.87	1389.46<Fill>
FEMA COMPENSATORY CUT	full	1.000	1.000	0.57	2226.54	32.92	2193.62<Cut>

Totals

	2d Area (acres)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	1.57	3106.95	2302.79	804.16<Cut>

* Value adjusted by cut or fill factor other than 1.0

CUT / FILL TABLE

Number	Minimum Elevation	Maximum Elevation	Color
8	3	6	
7	2	3	
6	0	2	
5	0	0	
4	0	0	
3	-1	0	
2	-2	-1	
1	-5	-2	

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 5 10 15 20 40

GRAPHIC SCALE

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PLAN NORTH

TRUE NORTH

REVISIONS

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PROJ.	A08221
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FEMA FLOODPLAIN CUT FILL ANALYSIS

C3.1

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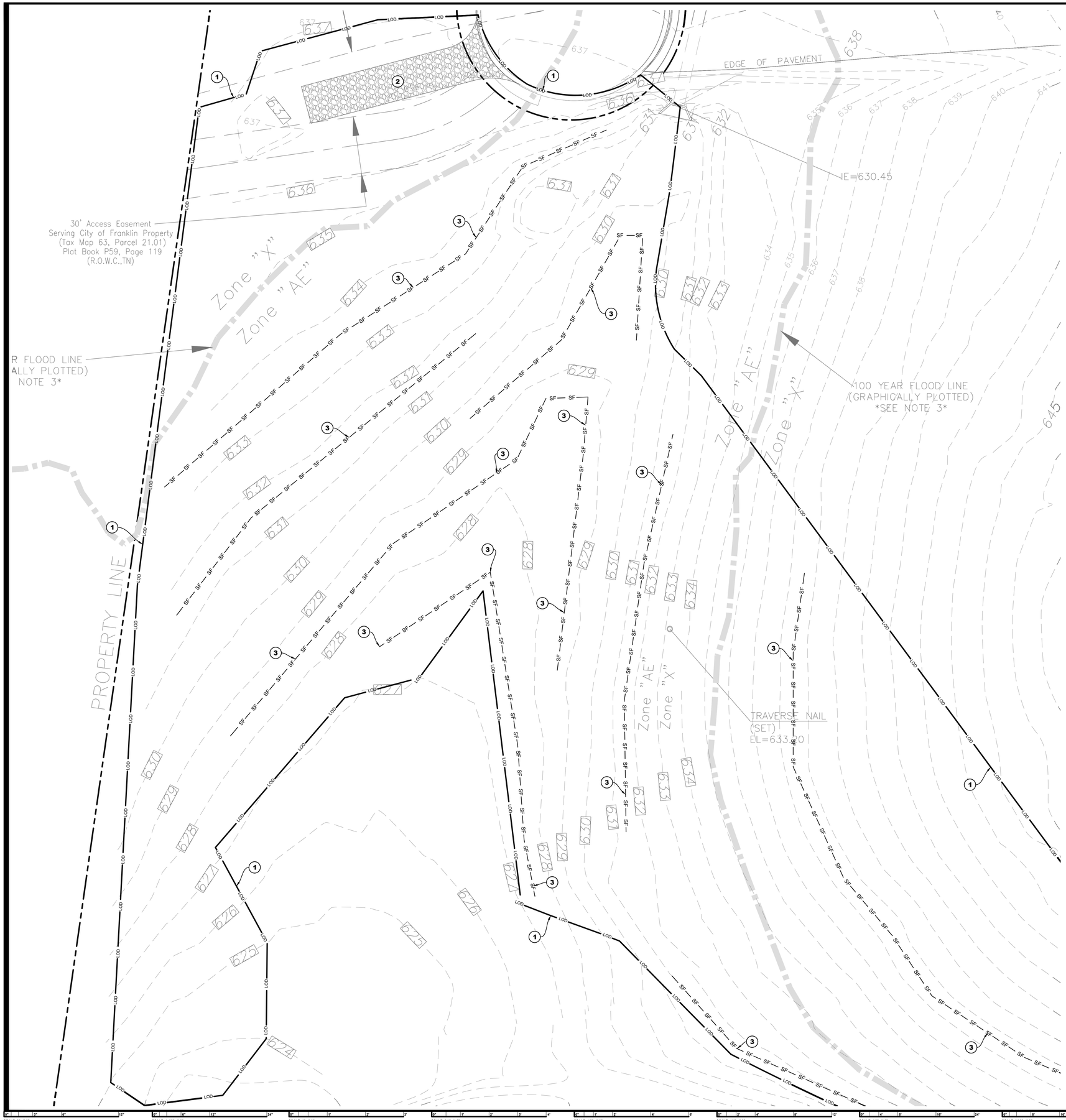

CITY OF FRANKLIN EPSC GENERAL NOTES:

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

EPSC KEYNOTES:

1. LIMIT OF DISTURBANCE= 5.54 ACRES ±
2. STABILIZED CONSTRUCTION ENTRANCE (TCP-03) & CONCRETE WASHOUT AREA
3. SILT FENCE WITH WIRE BACK (TCP-13)
4. TEMPORARY INLET PROTECTION (TCP-24)
5. RIP-RAP OUTLET PROTECTION (TCP-25)
6. EROSION CONTROL MATTING (TCP-10) ON ALL SLOPES 3:1 OR GREATER

SEE SHEET C7.0 FOR DETAILS UNLESS OTHERWISE NOTED

TENNESSEE CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE CERTIFICATION:

THE PROJECT ASSOCIATED WITH THESE SUBMITTED PLANS IS COVERED UNDER TENNESSEE CONSTRUCTION GENERAL PERMIT TNR: XXXXX. THE TOTAL DISTURBED AREA : 5.54 ACRES.

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:

[ ] IMPAIRED FOR SILTATION [ ] IMPAIRED FOR HABITAT ALTERATION
[X] EXCEPTIONAL

SIGNATURE — 05/06/2026 DATE

CIRCLE ONE: DEVELOPER PROJECT ENGINEER OTHER: _____

EPSC NOTE:

I HEREBY CERTIFY THAT I AM THE EROSION PREVENTION AND SEDIMENT CONTROL SPECIALIST FOR THIS PROJECT, UNTIL AN ALTERNATE IS DESIGNATED BY THE CONTRACTOR:

05/06/2026

(CERTIFICATION NO. XXXX EXP. XX/XX/XXXX) DATE

TMP
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JOHN R. DORE — REGISTERED ENGINEER — AGENT FOR BCA CIVIL ASSOCIATES — 120892 — STATE OF TENNESSEE — 05/07/26

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PLAN NORTH — TRUE NORTH

REVISIONS

DR. BY	Author
CK. BY	Checker
PROJ.	A08221
DATE	02/09/2026

INITIAL EPSC PLAN

C3.10

SCALE: 3"=1'-0" | SCALE: 1-1/2"=1'-0" | SCALE: 1"=1'-0" | SCALE: 3/4"=1'-0" | SCALE: 1/2"=1'-0" | SCALE: 1/4"=1'-0" | SCALE: 1/8"=1'-0" | SCALE: 3/32"=1'-0" | SCALE: 1/16"=1'-0" | SCALE: 1/32"=1'-0"

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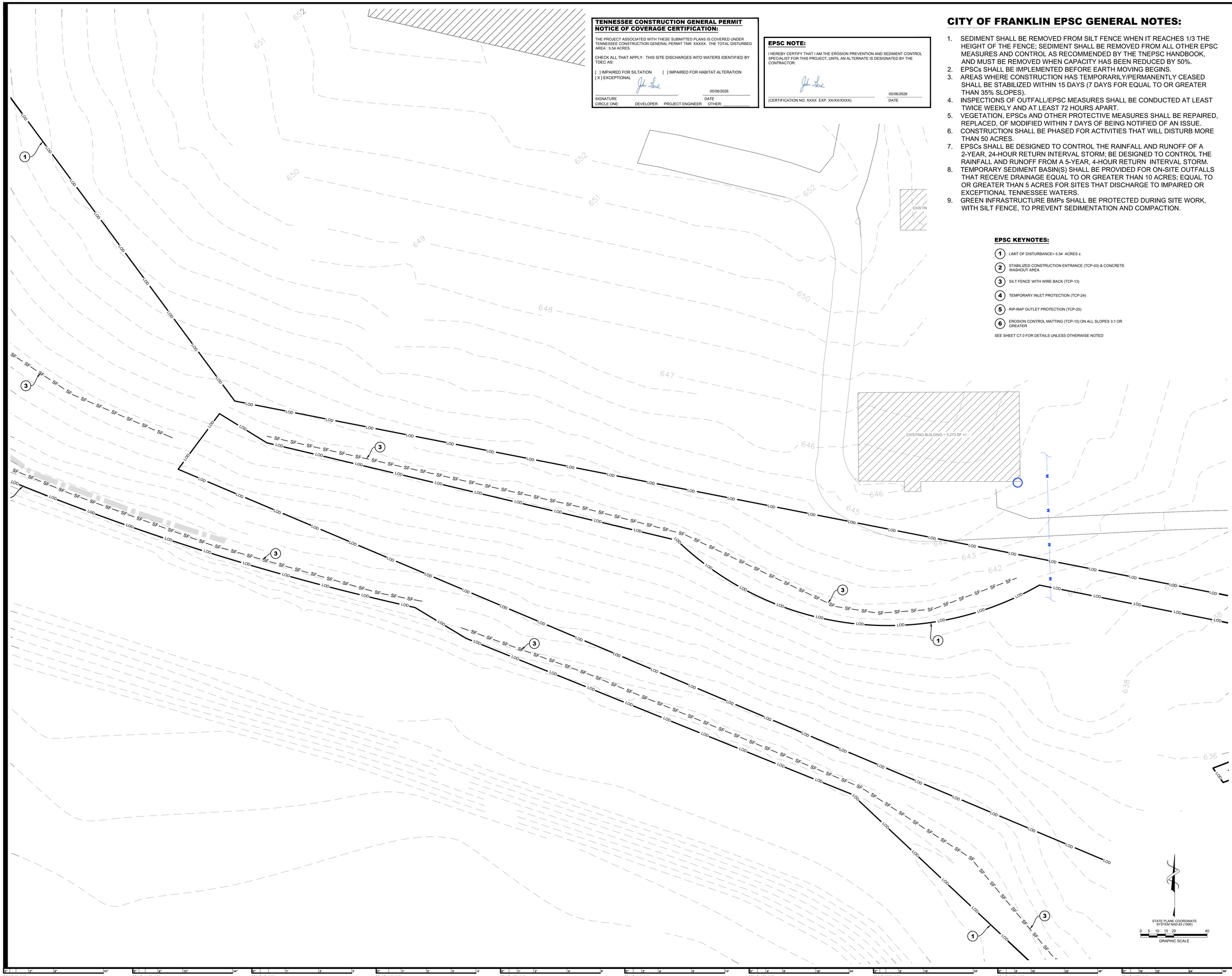

TENNESSEE CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE CERTIFICATION:

THE PROJECT ASSOCIATED WITH THESE SUBMITTED PLANS IS COVERED UNDER TENNESSEE CONSTRUCTION GENERAL PERMIT TNR: XXXXX. THE TOTAL DISTURBED AREA : 5.54 ACRES.

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:

[ ] IMPAIRED FOR SILTATION [ ] IMPAIRED FOR HABITAT ALTERATION
[X] EXCEPTIONAL

SIGNATURE — 05/06/2026 DATE

CIRCLE ONE: DEVELOPER PROJECT ENGINEER OTHER: _____

EPSC NOTE:

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(CERTIFICATION NO. XXXX EXP. XX/XX/XXXX) — 05/06/2026 DATE

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CITY OF FRANKLIN PLANNING COMMISSION - NOT FOR CONSTRUCTION

JOHN R. GORE — REGISTERED ENGINEER — AGRICULTURAL — 109825 — STATE OF TENNESSEE — 05/07/26

COF PROJECT 9046

FIRST FRANKLIN UNITED METHODIST CHURCH PUD SUBDIVISION SITE PLAN REVISION 2

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City of Franklin Project No:8248

BCA BARGE CIVIL ASSOCIATES
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615.356.9911 ♦ BCAnc@Lcom ♦ BCA FILE NO. 2297-28

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REVISIONS

DR. BY	Author
CK. BY	Checker
PROJ.	A08221
DATE	02/09/2026

INITIAL EPSC PLAN

C3.11

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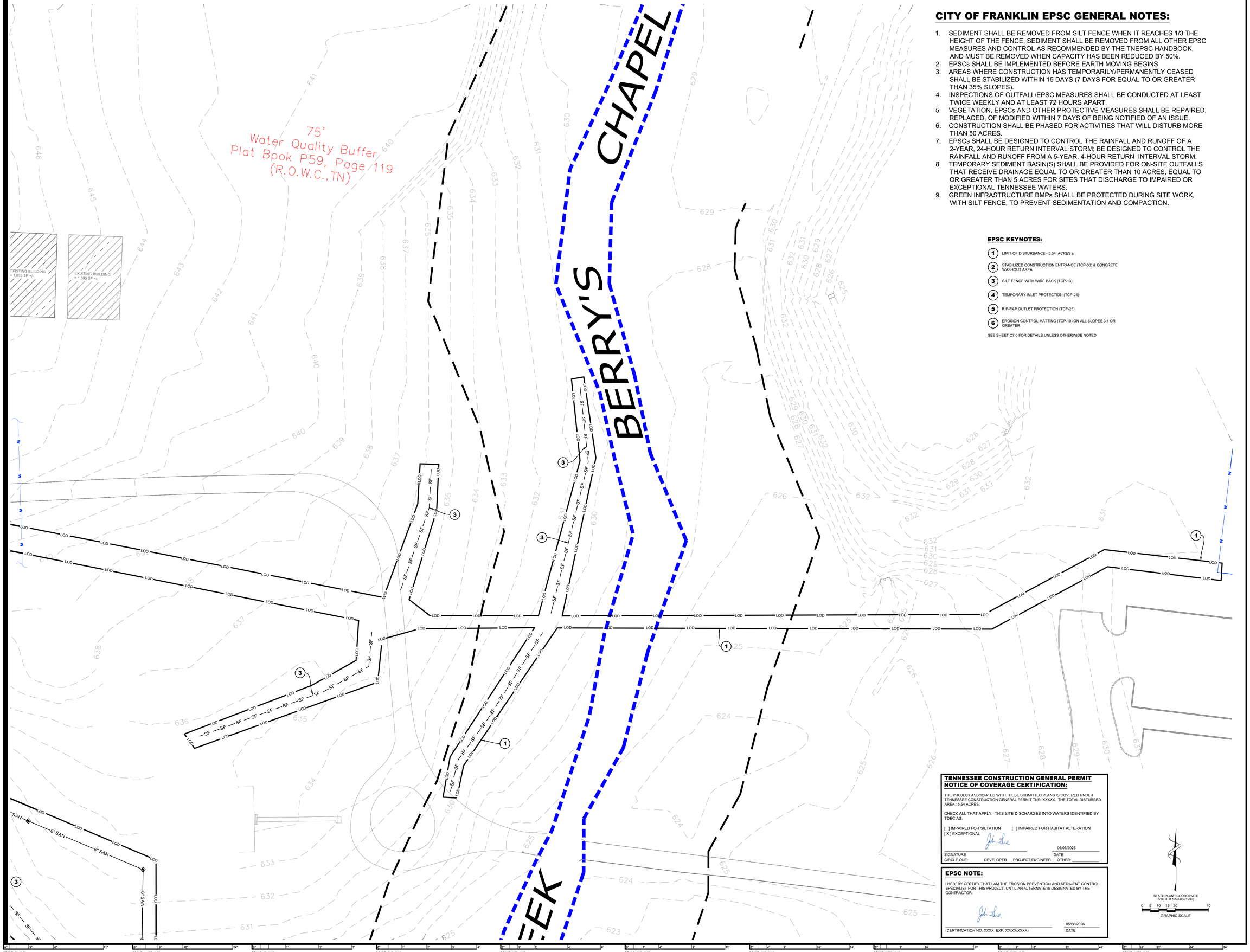

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STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 5 10 15 20 40
GRAPHIC SCALE

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JOHN R. LORE — REGISTERED ENGINEER — AGENT FOR BARGE CIVIL ASSOCIATES — 2-108911 — STATE OF TENNESSEE — 05/07/26

COF PROJECT 9046

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615.356.9911 ▼ BCAcivil.com ▼ BCA FILE NO: 2297-26

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REVISIONS

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CK. BY	Checker
PROJ.	A08221
DATE	02/09/2026

INITIAL EPSC PLAN

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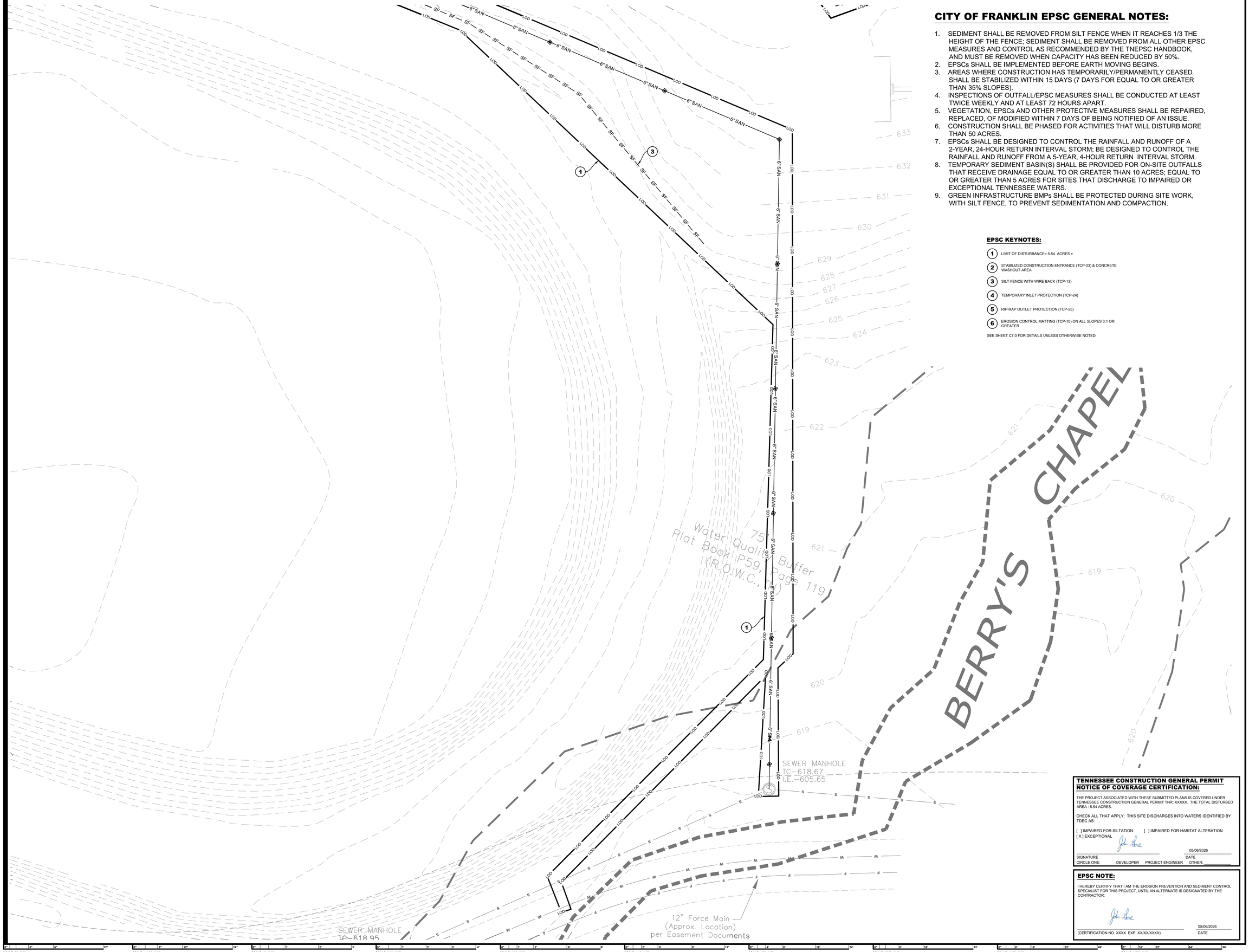

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JOHN R. GORE — REGISTERED ENGINEER — AGRICULTURAL & BIOMEDICAL ENGINEERING — STATE OF TENNESSEE — 05/07/26

COF PROJECT 9046

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615.356.3991 ▼ BCAcivil.com ▼ BCA FILE NO. 2287-28

PLAN NORTH | TRUE NORTH

REVISIONS

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CK. BY	Checker
PROJ.	A08221
DATE	02/09/2026

INITIAL EPSC PLAN

C3.13

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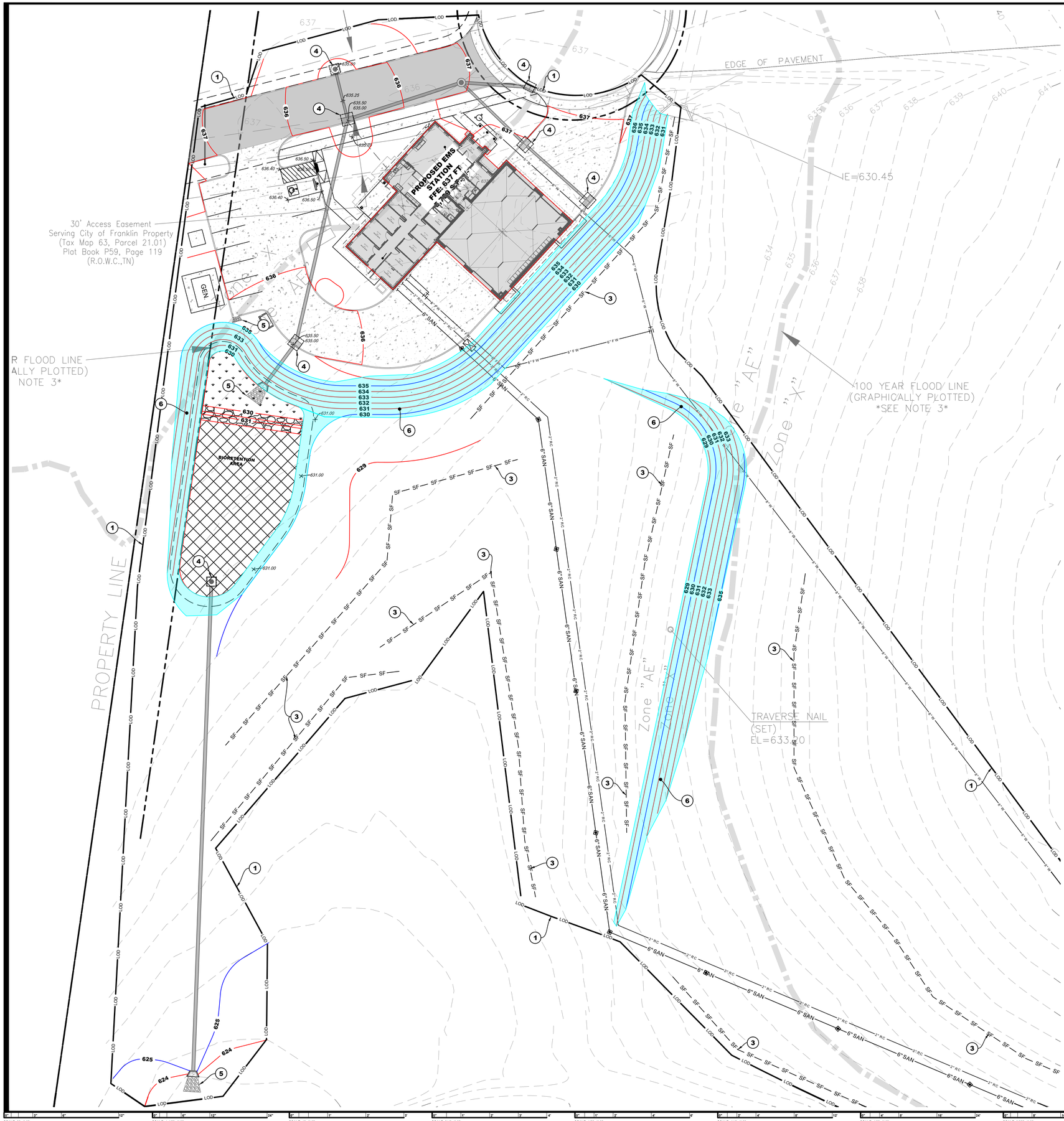

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REVISIONS

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CK. BY	Checker
PROJ.	A08221
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INTERIM EPSC PLAN

C3.20

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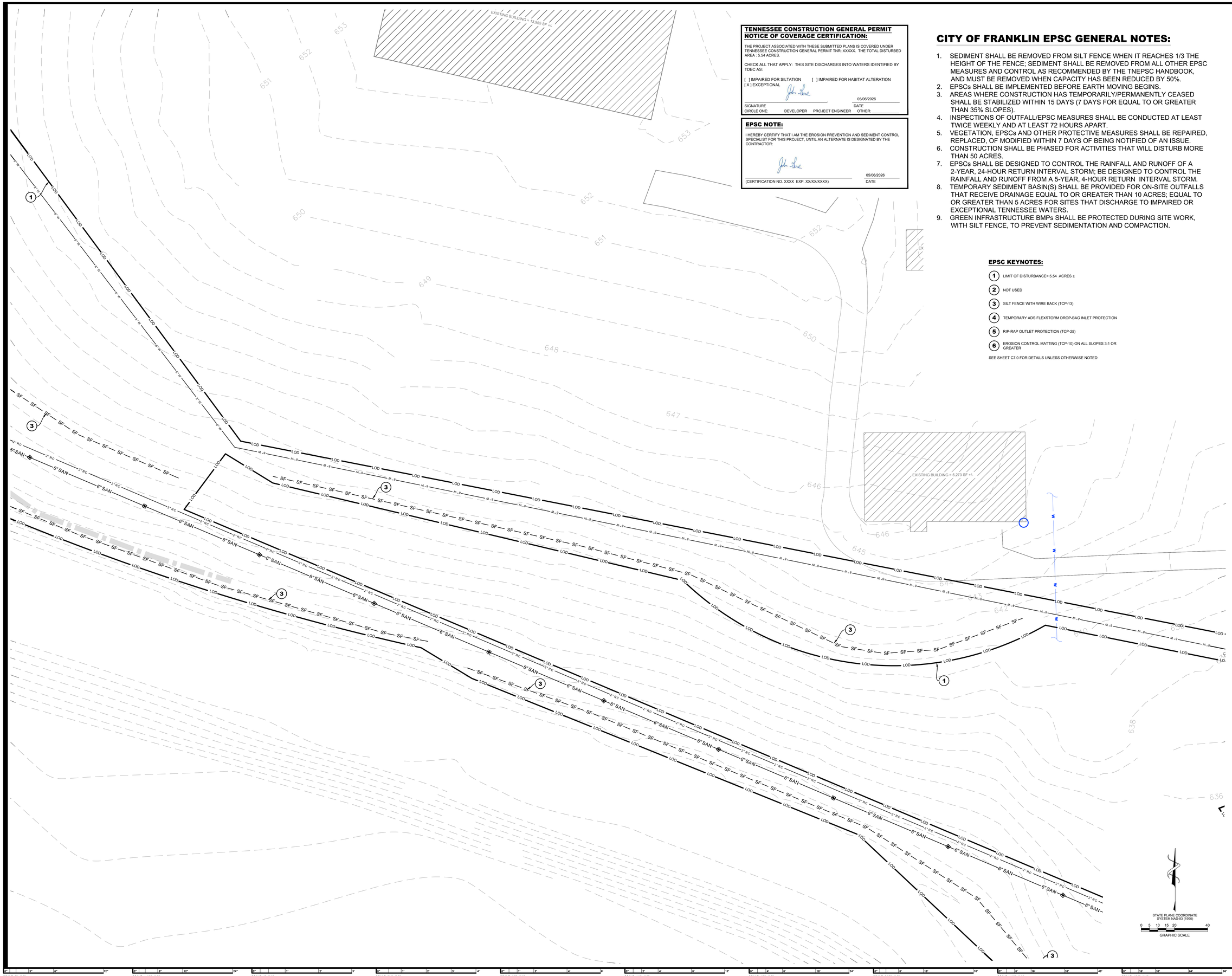

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INTERIM EPSC PLAN

C3.21

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75'
Water Quality Buffer
Plat Book P59, Page 119
(R.O.W.C., TN)

EXISTING BUILDING
± 1,595 SF +/-

BERRY'S CHAPEL CREEK

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7. EPSCs SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF OF A 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 4-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE EQUAL TO OR GREATER THAN 10 ACRES; EQUAL TO OR GREATER THAN 5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TENNESSEE WATERS.
9. GREEN INFRASTRUCTURE BMPs SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

EPSC KEYNOTES:

1. LIMIT OF DISTURBANCE= 5.54 ACRES ±
2. NOT USED
3. SILT FENCE WITH WIRE BACK (TCP-13)
4. TEMPORARY ADS FLEXSTORM DROP-BAG INLET PROTECTION
5. RIP-RAP OUTLET PROTECTION (TCP-25)
6. EROSION CONTROL MATTING (TCP-10) ON ALL SLOPES 3:1 OR GREATER

SEE SHEET C7.0 FOR DETAILS UNLESS OTHERWISE NOTED

TENNESSEE CONSTRUCTION GENERAL PERMIT
NOTICE OF COVERAGE CERTIFICATION:

THE PROJECT ASSOCIATED WITH THESE SUBMITTED PLANS IS COVERED UNDER TENNESSEE CONSTRUCTION GENERAL PERMIT TNR: XXXXX. THE TOTAL DISTURBED AREA : 5.54 ACRES.

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:

[ ] IMPAIRED FOR SILTATION [ ] IMPAIRED FOR HABITAT ALTERATION
[X] EXCEPTIONAL

SIGNATURE 05/06/2026 DATE
CIRCLE ONE: DEVELOPER PROJECT ENGINEER OTHER:

EPSC NOTE:

I HEREBY CERTIFY THAT I AM THE EROSION PREVENTION AND SEDIMENT CONTROL SPECIALIST FOR THIS PROJECT, UNTIL AN ALTERNATE IS DESIGNATED BY THE CONTRACTOR:

05/06/2026
(CERTIFICATION NO. XXXX EXP. XX/XX/XXXX) DATE

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)
0 5 10 15 20 40
GRAPHIC SCALE

SCALE: 3"=1'-0" | SCALE: 1-1/2"=1'-0" | SCALE: 1"=1'-0" | SCALE: 3/4"=1'-0" | SCALE: 1/2"=1'-0" | SCALE: 1/4"=1'-0" | SCALE: 1/8"=1'-0" | SCALE: 3/32"=1'-0" | SCALE: 1/16"=1'-0" | SCALE: 1/32"=1'-0"

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615.377.9773

8131 Lakewood Main St.
Suite 202
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941.907.9711

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CITY OF FRANKLIN PLANNING COMMISSION - NOT FOR CONSTRUCTION

JOHN R. DORE
REGISTERED ENGINEER
AGENDA ITEM #5.1
2-109825
STATE OF TENNESSEE
05/07/26

COF PROJECT 9046

FIRST FRANKLIN UNITED METHODIST CHURCH PUD SUBDIVISION SITE PLAN REVISION 2

100 ALDERSGATE WAY
FRANKLIN, TN 37069

City of Franklin Project No:8248

BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.8911 ▼ BCAcivil.com ▼ BCA FILE NO. 2297-26

PLAN NORTH
TRUE NORTH

REVISIONS

DR. BY	Author
CK. BY	Checker
PROJ.	A08221
DATE	02/09/2026

INTERIM EPSC PLAN

C3.22

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CITY OF FRANKLIN EPSC GENERAL NOTES:

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED BY THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPSCs SHALL BE IMPLEMENTED BEFORE EARTH MOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR EQUAL TO OR GREATER THAN 35% SLOPES).
4. INSPECTIONS OF OUTFALL/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
5. VEGETATION, EPSCs AND OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OF MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB MORE THAN 50 ACRES.
7. EPSCs SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF OF A 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 4-HOUR RETURN INTERVAL STORM.
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05/06/2026
SIGNATURE DATE
CIRCLE ONE: DEVELOPER PROJECT ENGINEER OTHER:

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JOHN R. GORE
REGISTERED ENGINEER
AGRICULTURAL & BIOLOGICAL ENGINEERING
No. 109830
STATE OF TENNESSEE
05/07/26

COF PROJECT 9046

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REVISIONS

DR. BY	Author
CK. BY	Checker
PROJ.	A08221
DATE	02/09/2026

INTERIM EPSC PLAN

C3.23

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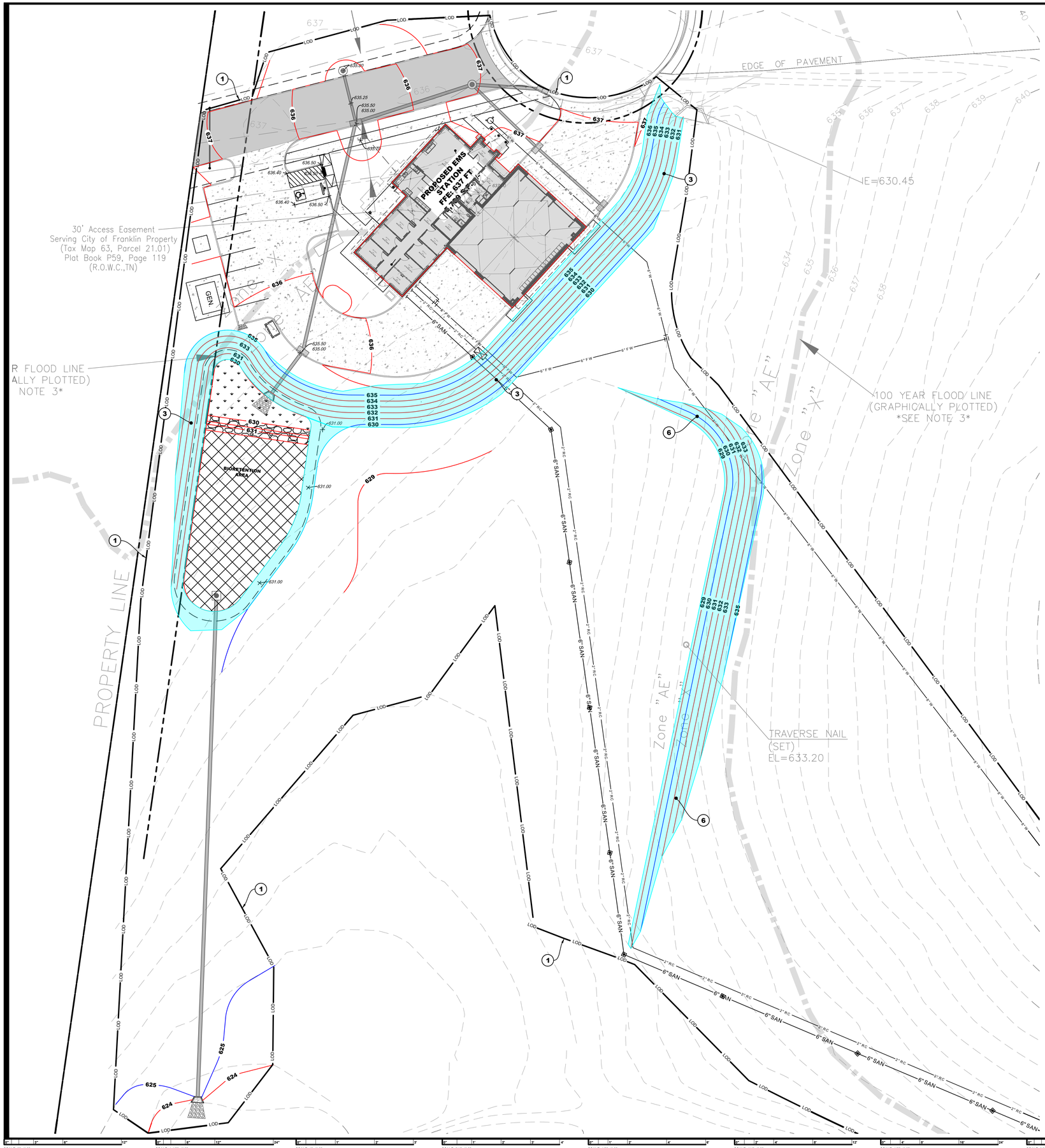

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SIGNATURE 05/06/2026 DATE

CIRCLE ONE: DEVELOPER PROJECT ENGINEER OTHER: _____

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REVISIONS

DR. BY	Author
CK. BY	Checker
PROJ.	A08221
DATE	02/09/2026

FINAL EPSC PLAN

C3.3

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GENERAL INFORMATION
THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS DEVELOPED IN ACCORDANCE WITH THE TENNESSEE GENERAL NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY (TNCGP, GENERAL PERMIT NO. TNR100000), EFFECTIVE OCTOBER 1, 2021 AND IS PREPARED USING SOUND ENGINEERING PRACTICES. BARGE CIVIL ASSOCIATES, LLC. PERSONNEL INVOLVED WITH THE DEVELOPMENT OF THIS PLAN HAVE COMPLETED EITHER THE FUNDAMENTALS OF EROSION PREVENTION & SEDIMENT CONTROL FOR CONSTRUCTION SITES AND/OR THE DESIGN PRINCIPLES OF EROSION PREVENTION & SEDIMENT CONTROLS FOR CONSTRUCTION SITES COURSES AVAILABLE FROM THE STATE OF TENNESSEE.

AS INSTRUCTED IN PART 3 OF THE TNCGP, THIS PLAN AND ALL ATTACHMENTS ARE HEREBY SUBMITTED TO THE LOCAL ENVIRONMENTAL FIELD OFFICE (EFO), ALONG WITH THE COMPLETE, CORRECTLY SIGNED NOTICE OF INTENT (NOI).

SITE WIDE/PRIMARY PERMITTEE (OWNER):	SECONDARY PERMITTEE (CONTRACTOR):
CHURCH FIRST UNITED METHODIST OF FRANKLIN	GENERAL CONTRACTOR (IF APPLICABLE)
COMPANY	COMPANY
REPRESENTATIVE	GENERAL CONTRACTOR REPRESENTATIVE
PRINTED NAME	PRINTED NAME
DESIGN AND CONSTRUCTION	REPRESENTATIVE TITLE
TITLE	TITLE

THE ABOVE-NAMED CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND INSPECTIONS OF EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) MEASURES AND ALL INSPECTION DOCUMENTATION REQUIRED BY TDEC.

PRIMARY PERMITTEE (OWNER) RESPONSIBILITIES:
- OWNER WILL BE RESPONSIBLE FOR GENERAL OVERSIGHT OF THE PROJECT, INCLUDING REVIEW OF THE SWPPP AND ANY AMENDMENTS, INSPECTION REPORTS, AND CORRECTIVE ACTION FOR CONFORMANCE WITH THE PERMIT REQUIREMENTS.
- OWNER WILL PARTICIPATE DURING SELF-INSPECTIONS CONDUCTED BY THE PRIMARY CONTRACTOR AND ITS SUBCONTRACTORS.
- OWNER WILL PARTICIPATE IN BI-WEEKLY MEETINGS TO DISCUSS CGP COMPLIANCE ISSUES.

SECONDARY PERMITTEE (CONTRACTOR) RESPONSIBILITIES:
- PRIMARY CONTRACTOR AND ITS SUBCONTRACTORS WILL MAINTAIN THE SWPPP DOCUMENTATION AND WILL CONDUCT AND DOCUMENT SELF-INSPECTIONS REQUIRED BY THE TENNESSEE CGP FOR AREAS OF THE PROJECT SITE COVERED BY THIS SWPPP.
- PRIMARY CONTRACTOR WILL PROVIDE COPIES OF INSPECTION REPORTS TO OWNER WITHIN 24 HOURS FOLLOWING EACH INSPECTION. INCIDENTS OF NON-COMPLIANCE WILL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER.
- PRIMARY CONTRACTOR AND ITS SUBCONTRACTORS WILL BE RESPONSIBLE FOR MAINTAINING COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE SWPPP, INCLUDING INSTALLATION OF EROSION AND SEDIMENT CONTROLS, AND THE REQUIREMENTS IN THE TNCGP. ANY BMP CHANGES THAT WOULD TRIGGER THE NEED FOR A SWPPP MODIFICATION WILL BE PROMPTLY COMMUNICATED TO THE OWNER.
- PRIMARY CONTRACTOR AND ITS SUBCONTRACTORS WILL MAINTAIN EROSION AND SEDIMENT CONTROL BMPS IN ALL AREAS OF THE SITE UNDER ITS DAY-TO-DAY CONTROL.
- PRIMARY CONTRACTOR AND ITS SUBCONTRACTORS WILL PROVIDE ADEQUATELY DESIGNATED CONCRETE WASHOUT AREAS AND WILL BE RESPONSIBLE FOR PROPER DISPOSAL OF THE CONCRETE, MORTAR, OR GROUT COLLECTED THERE.
- PRIMARY CONTRACTOR AND ITS SUBCONTRACTORS WILL BE RESPONSIBLE FOR INSPECTION AND REPLACEMENT OF ANY BMPS AS NECESSARY.
- PRIMARY CONTRACTOR AND ITS SUBCONTRACTORS WILL NOT STORE ERODIBLE OR HAZARDOUS MATERIALS ON THE PROPERTY.

THE CONTRACTOR AS NAMED ABOVE IS RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND INSPECTIONS OF EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) MEASURES AND ALL INSPECTION DOCUMENTATION REQUIRED BY TDEC.

CURRENT VERSIONS OF THIS SWPPP, THE NOI, AND THE NOTICE OF COVERAGE (NOC) WILL BE KEPT ON SITE FOR THE DURATION OF THE PROJECT. THESE ITEMS WILL BE AVAILABLE FOR USE BY ALL OPERATORS AND SITE PERSONNEL INVOLVED WITH EPSC, AND WILL BE AVAILABLE TO TDEC PERSONNEL VISITING THE SITE. A NOTICE WILL BE POSTED NEAR THE CONSTRUCTION ENTRANCE DURING CONSTRUCTION CONTAINING A COPY OF THE NOC WITH THE NPDES TRACKING NUMBER ASSIGNED BY THE EFO, THE NAME AND TELEPHONE NUMBER OF A CONTACT PERSON FOR THE DEVELOPMENT, AND A BRIEF DESCRIPTION OF THE PROJECT.

ANY NEW CONTRACTOR ON THE PROJECT THAT IS RESPONSIBLE FOR INSTALLING, INSPECTING, OR MAINTAINING EPSC MEASURES WILL SIGN THE CONTRACTOR'S CERTIFICATION ON A COPY OF THE NOI AND WILL SUBMIT IT TO THE LOCAL EFO. ANY CORRESPONDENCE WITH TDEC OR ANY EFO WILL REFERENCE THE NPDES TRACKING NUMBER ASSIGNED BY TDEC TO THE PROJECT. THE CONTRACTOR WILL SUBMIT A NOTICE OF TERMINATION (NOT) AFTER CONSTRUCTION IS COMPLETE AND FINAL STABILIZATION (PART 9, TNCGP) OF ALL DISTURBED AREAS HAS BEEN ACHIEVED.

IT IS THE INTENTION AND GOAL OF THE TNCGP AND THIS SWPPP THAT CONSTRUCTION ACTIVITY SHALL BE CARRIED OUT IN SUCH A MANNER THAT WILL PREVENT VIOLATIONS OF WATER QUALITY CRITERIA AS STATED IN CHAPTER 1200-04-03.03 OF THE TDEC RULES. THIS INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- PREVENTION OF ANY DISCHARGE THAT CAUSES A CONDITION IN WHICH VISIBLE SOLIDS, BOTTOM DEPOSITS, OR TURBIDITY IMPAIRS THE USEFULNESS OF WATERS OF THE STATE FOR ANY OF THE USES DESIGNATED FOR THAT WATER BODY PER TDEC RULES, CHAPTER 1200-4-4.
- THERE SHALL BE NO DISTINCTLY VISIBLE FLOATING SCUM, OIL OR OTHER MATTER CONTAINED IN THE STORMWATER DISCHARGE.
- THE STORMWATER DISCHARGE MUST NOT CAUSE AN OBJECTIONABLE COLOR CONTRAST IN THE RECEIVING STREAM.
- THE STORMWATER DISCHARGE MUST RESULT IN NO MATERIALS IN CONCENTRATIONS SUFFICIENT TO BE HAZARDOUS OR OTHERWISE DETRIMENTAL TO HUMANS, LIVESTOCK, WILDLIFE, PLANT LIFE, OR FISH AND AQUATIC LIFE IN THE RECEIVING STREAM. THESE PROVISIONS INCLUDE SPECIES COVERED UNDER PART 1.3, SUBPART H, OF THE TNCGP.

THIS PLAN MAY BE AMENDED IN ACCORDANCE WITH CRITERIA STATED IN PART 5.4.1 OF THE TNCGP, OR FOR OTHER REASONS. WHEN THE PLANS ARE REVISED, THE CONTRACTOR WILL IMPLEMENT THE CHANGES TO EPSC MEASURES WITHIN 48 HOURS AFTER THE NEED FOR MODIFICATION IS IDENTIFIED.

IN ACCORDANCE WITH PART 5.5.3.8 OF THE TN CGP, A SITE ASSESSMENT IS NOT REQUIRED AS PART OF THIS PROJECT SINCE THE OUTFALL INVOLVES LESS THAN 5 ACRES.

SWPPP REQUIREMENTS
HAS THE SWPPP BEEN PREPARED BY A QUALIFIED INDIVIDUAL THAT HAS AT LEAST ONE OF THE FOLLOWING CERTIFICATIONS (CHECK ALL THAT APPLY BELOW) YES ☑ NO ☐

1.1 ☐ CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC); OR
1.2 ☐ TDEC LEVEL II
1.3 ☑ PROFESSIONAL ENGINEER

1. DOES THE EPSC PLAN INVOLVE STRUCTURAL DESIGN, HYDRAULIC, HYDROLOGIC, OR OTHER ENGINEERING CALCULATIONS FOR EPSC STRUCTURAL MEASURES (SEDIMENT BASINS, ETC.?) YES ☐ NO ☑
   IF YES, HAVE THESE PLANS BEEN PREPARED, STAMPED AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT?
   YES ☐ NO ☐ N/A ☑
2. DO THE PROJECT STORMWATER OUTFALLS DISCHARGE INTO THE FOLLOWING?
   YES ☐ NO ☐ (CHECK ALL THAT APPLY BELOW)
   3.1 ☑ WATERS WITH UNAVAILABLE PARAMETERS
   3.2 ☐ TENNESSEE KNOWN EXCEPTIONAL WATERS
   IF YES, HAVE THESE PLANS BEEN PREPARED BY A QUALIFIED INDIVIDUAL WHO HAS COMPLETED TDEC LEVEL II?
   YES ☐ NO ☐ N/A ☑
   IF YES, HAVE THESE EPSC MEASURES BEEN DESIGNED FOR A 5-YR/24-HR EVENT? YES ☐ NO ☐ N/A ☑
   IF NO, HAVE THESE EPSC MEASURES BEEN DESIGNED FOR A 2-YR/24-HR EVENT? YES ☑ NO ☐ N/A ☐

SITE DESCRIPTION
1. PROJECT LIMITS: REFER TO EROSION CONTROL SHEETS C2.1, C2.2, C2.3
   PROJECT DESCRIPTION: PROPOSED EMS STATION AND ASSOCIATED PARKING
   TITLE: WILLIAMSON COUNTY EMS BUILDING
   COUNTY: WILLIAMSON
   LOCATION: 110 ALDERSGATE WAY, FRANKLIN, TN 37069
2. SITE MAPS: SEE USGS TOPOGRAPHIC MAP ON THIS SHEET
3. DESCRIPTION OF EXISTING SITE TOPOGRAPHY: THE SITE TOPOGRAPHY SLOPES FROM NORTH TO SOUTH AND CONVEYS WATER TOWARDS THE LOW-POINT ON THE SITE AT THE SOUTHERN MOST POINT. THE SITE LIES WITHIN THE 100-YEAR FLOODPLAIN LINES.
4. MAJOR SOIL DISTURBING ACTIVITIES:
   5.1 CLEARING AND GRUBBING
   5.2 EXCAVATION
   5.3 CUTTING AND FILLING
   5.4 FINAL GRADING AND SHAPING
   5.5 UTILITIES
5. TOTAL PROJECT AREA: 104.09 ACRES
   TOTAL AREA TO BE DISTURBED: 5.54 ACRES
   IF GREATER THAN 50 ACRES, HAS CONSTRUCTION PROJECT PHASING BEEN SPECIFIED IN SECTION 3 BELOW AND IN THE PLANS?
   YES ☐ NO ☐ N/A ☑
6. ARE THERE SEASONAL LIMITATIONS ON WORK? YES ☐ NO ☑
   IF YES, DESCRIBE AND LIST THE CORRESPONDING PLAN SHEET:
7. SOIL PROPERTIES: 17.6% ArA, 4.9% ArB2, 45.4% BrC2, 27.7% Lp, and 4.4% MbC2
8. PROJECT RUNOFF COEFFICIENTS AND AREAS:
   RUNOFF COEFFICIENTS FOR CONTRIBUTING DRAINAGE BASIN TO SITE OUTFALL:

AREA TYPE	AREA (AC)	CURVE NUMBER
EXISTING CONDITIONS	2.69	81.5
PROPOSED CONDITIONS	2.69	78.5

9. STORMWATER MANAGEMENT:
   ON-SITE STORMWATER WILL BE COLLECTED IN CATCH BASINS AND PIPED DIRECTLY TO THE ON-SITE BIORETENTION POND.

303 (D) SPECIAL REQUIREMENTS
STORMWATER RUNOFF FROM THE SITE ULTIMATELY DISCHARGES TO THE CUMBERLAND RIVER, WHICH IS NOT LISTED ON THE EPA FINAL 2014 303(D) OF WATERS WITH UNAVAILABLE PARAMETERS IN TENNESSEE.

SAFE DAMS ACT INFORMATION
THE ONSITE STORMWATER STORAGE BASINS DO NOT MEET THE CRITERIA TO BE REGULATED BY THE SAFE DAMS ACT.

EROSION AND SEDIMENT CONTROLS
STABILIZATION PRACTICES

TEMPORARY STABILIZATION-
DENUDED AREAS, SOIL STOCKPILES, DIKES, DAMS, CHANNELS, ETC. ARE TO BE SEEDED AND MULCHED. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 14 DAYS, WITH SLOPES (3:1 AND GREATER) LIMITED TO A MAXIMUM OF 7 DAYS. SUCH AREAS ARE TO IMMEDIATELY RECEIVE SEED AND MULCH STABILIZATION FOLLOWING THIS TIME PERIOD. ON STEEP SLOPES AND CHANNELS, SOD SHALL BE FASTENED TO THE GROUND WITH WIRE STAPLES OR WOOD PEGS. WHERE SURFACE WATER CANNOT BE DIVERTED FROM FLOWING OVER THE FACE OF SLOPES, INSTALL A STRIP OF HEAVY JUTE OR PLASTIC NETTING AND FASTEN TIGHT ALONG THE CROWN OR TOP OF THE SLOPE FOR EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. SUITABLE BARRICADES AND GUARDS SHALL BE ERECTED TO PREVENT EQUIPMENT OR MATERIAL FROM BEING PLACED ON ANY PLANTED AREA. PLASTIC LINING SHALL BE USED ON ALL DITCHES AND EXPOSED SURFACES WHEN TIME DOES NOT PERMIT THE CONTRACTOR TO USE SEED AND MULCH FOR STABILIZATION.

PERMANENT STABILIZATION-
SLOPES AND DITCHES THAT ARE CONSTRUCTED TO FINAL SUB-GRADE OR A PORTION OF ANY SLOPE OR DITCH THAT IS CONSTRUCTED TO SUB-GRADE SHALL IMMEDIATELY RECEIVE TOPSOIL AND FINAL STABILIZATION. ALL SLOPES ARE TO RECEIVE STABILIZATION AS INDICATED ON THE CONSTRUCTION PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING SEEDED AREAS TO PREVENT THE SOIL FROM DRYING OUT UNTIL APPROVED OR ACCEPTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESEEDING BARE SPOTS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION OR ACCEPTANCE OF THE PROJECT.

STRUCTURAL PRACTICES-
EROSION CONTROL BARRIERS, INLET PROTECTION DEVICES, AND OTHER BMP PRACTICES WILL BE USED AS FRONT-LINE EROSION CONTROL DEVICES DURING CONSTRUCTION. THE FOLLOWING PROVIDES A LIST OF STRUCTURAL DEVICES TO BE INSTALLED FOR THIS PROJECT:
- SILT FENCE
- RIP RAP PIPE INLET / OUTLET PROTECTION
- CONSTRUCTION ENTRANCE / EXIT
- STORM DRAIN INLET PROTECTION
- EROSION CONTROL BLANKET
- FILTER RING INLET PROTECTION

ADDITIONAL ITEMS-
THE NEED FOR DEWATERING IS NOT ANTICIPATED WITH THIS PROJECT.

ALL EPSC MEASURES AND RUNOFF CONTROLS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND SPECIFICATIONS.

IF SEDIMENT ESCAPES THE PERMITTED AREA, ALL SEDIMENT ACCUMULATIONS BEYOND THE PROJECT BOUNDARY MUST BE CLEANED UP AND REMOVED FROM THE AREA AS SOON AS POSSIBLE TO MINIMIZE OFF-SITE IMPACTS. SHOULD SEDIMENT REACH A STREAM OR SOME OTHER BODY OF WATER, THE PERMITTEE SHOULD NOT INITIATE REMEDIATION WITHOUT FIRST NOTIFYING AND CONSULTING WITH TDEC. THIS PERMIT DOES NOT AUTHORIZE ACCESS TO PRIVATE PROPERTY AND THUS THE PERMITTEE MUST SETTLE THE REMEDIATION WITH THE ADJOINING LANDOWNER(S) AFFECTED BY THE OFFSITE SEDIMENTATION.

OFFSITE MATERIAL STORAGE IS ALLOWED SOLELY BY THE PERMITTED PROJECT

ONSITE WASTE DISPOSAL
THERE IS NO ON-SITE WASTE DISPOSAL AS PART OF THIS DEVELOPMENT.

OFF-SITE STORMWATER
DUE TO THE LOCATION OF AN EXISTING BIORETENTION POND, OFF-SITE DRAINAGE FROM THE NORTHERN DRIVE THAT INITIALLY WAS DIRECTED TOWARD THE EXISTING BIORETENTION POND WILL NOW BE REDIRECTED TO THE PROPOSED BIORETENTION POND

FEDERALLY PROTECTED WILDLIFE
THE PROPOSED CONSTRUCTION ACTIVITIES ARE NOT ANTICIPATED TO DISTURB NOR HARM ANY LEGALLY PROTECTED STATE OR FEDERAL LISTED THREATENED OR ENDANGERED AQUATIC LIFE AND/OR HABITAT. THE PERMITTEE MUST NOTIFY TDEC IMMEDIATELY IF ANY ENDANGERED SPECIES ARE ENCOUNTERED DURING CONSTRUCTION. TDEC PROHIBITS THE TAKING OF ANY OF THESE SPECIES.

INSPECTIONS

INSPECTION PERSONNEL-
INSPECTION PERSONNEL SHOULD BE EMPLOYEES OF THE PERMIT APPLICANT, THE PRIMARY CONTRACTOR, OR ITS SUBCONTRACTORS. INSPECTORS PERFORMING THE REQUIRED TWICE WEEKLY INSPECTIONS ARE TO HAVE AN ACTIVE CERTIFICATION BY COMPLETING THE "FUNDAMENTALS OF EROSION PREVENTION AND SEDIMENT CONTROL LEVEL I" COURSE. A COPY OF THE CERTIFICATION OR TRAINING RECORD SHOULD BE KEPT ON SITE.

THE INSPECTOR SHOULD PERFORM AND DOCUMENT THE REQUIRED INSPECTIONS PER THE ATTACHED INSPECTION REPORT. THE INSPECTOR MAY ALSO HAVE THE FOLLOWING RESPONSIBILITIES:
1. OVERSEE THE REQUIREMENTS OF OTHER CONSTRUCTION-RELATED PERMITS, SUCH AS AQUATIC RESOURCES ALTERATION PERMIT OR OTHER SUCH CONSTRUCTION ACTIVITY RELATED PERMITS.
2. UPDATE FIELD SWPPPS.
3. CONDUCT PRE-CONSTRUCTION INSPECTION TO VERIFY THAT UNDISTURBED AREAS HAVE BEEN PROPERLY MARKED AND INITIAL MEASURES HAVE BEEN INSTALLED.
4. INFORM THE PERMIT HOLDER OF ACTIVITIES THAT MAY BE NECESSARY TO GAIN OR REMAIN IN COMPLIANCE WITH THE CGP AND OTHER ENVIRONMENTAL PERMITS.

INSPECTION SCHEDULE AND PROCEDURES-
INSPECTIONS ARE TO BE PERFORMED AT LEAST TWICE EVERY CALENDAR WEEK AND WILL BE PERFORMED AT LEAST 72 HOURS APART. A COPY OF THE INSPECTION FORM IS ATTACHED IN THE APPENDIX.

WHERE SITES OR PORTIONS OF THE CONSTRUCTION SITE HAVE BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS OR DUE TO EXTREME DRAUGHT, SUCH INSPECTION ONLY HAS TO BE CONDUCTED ONCE PER MONTH UNTIL THAWING OR PRECIPITATION RESULTS IN RUNOFF OR CONSTRUCTION ACTIVITY RESUMES.

INSPECTION REQUIREMENTS DO NOT APPLY TO DEFINABLE AREAS THAT HAVE BEEN FINALLY STABILIZED, AS DESCRIBED IN THE CGP.

BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES IN DISREPAIR WILL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED.

BASED ON THE RESULTS OF THE INSPECTION, THE SITE DESCRIPTION AND POLLUTION PREVENTION MEASURES IDENTIFIED IN THE SWPPP WILL BE REVISED AS APPROPRIATE, BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING THE INSPECTION. SUCH MODIFICATIONS WILL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE SWPPP, BUT IN NO CASE LATER THAN 14 DAYS FOLLOWING THE INSPECTION.

INSPECTION DOCUMENTATION WILL BE MAINTAINED ON SITE AND MADE AVAILABLE TO THE DIVISION UPON REQUEST. INSPECTION REPORTS MUST BE SUBMITTED TO TDEC WITHIN 10 DAYS OF THE REQUEST. IF THE DIVISION REQUESTS THE CONSTRUCTION STORMWATER INSPECTION CERTIFICATION FORM TO BE SUBMITTED, THE FORM MUST CONTAIN THE PRINTED NAME AND SIGNATURE OF THE TRAINED CERTIFIED INSPECTOR AND THE PERSON WHO MEETS THE SIGNATORY REQUIREMENTS OF THE TN CGP.

FOR DISCHARGES INTO WATERS WITH UNAVAILABLE PARAMETERS OR EXCEPTIONAL TENNESSEE WATERS-
THE PERMITTEE WILL PERFORM INSPECTIONS DESCRIBED ABOVE AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS WILL BE PERFORMED AT LEAST 72 HOURS APART.

THE PERMITTEE MUST CERTIFY ON THE INSPECTION FORM PROVIDED WHETHER OR NOT ALL PLANNED AND DESIGNED EROSION PREVENTION AND SEDIMENT CONTROLS ARE INSTALLED AND IN WORKING ORDER. THE FORM MUST CONTAIN THE PRINTED NAME AND SIGNATURE OF THE INSPECTOR AND THE CERTIFICATION MUST BE EXECUTED BY A PERSON WHO MEETS THE SIGNATORY REQUIREMENTS OF THE TN CGP. THE RECORD OF INSPECTIONS MUST BE KEPT AT THE CONSTRUCTION SITE WITH A COPY OF THE SWPPP.

SPILLS AND NON-STORM WATER CONTINGENCIES
ALL ON-SITE FUELING OF EQUIPMENT AND VEHICLES WILL BE CONDUCTED NEAR THE CONSTRUCTION ENTRANCE/STAGING AREA. ANY SPILLAGE WILL BE REMOVED IMMEDIATELY. CONTAMINATED SOILS WILL BE PLACED ON HEAVY PLASTIC AND COVERED OR PLACED INTO APPROVED CONTAINERS TO PREVENT CONTACT WITH STORM WATER. ALL FUEL TANKS WILL BE IN THE CONTAINMENT AREA. OILS, OTHER VEHICLE FLUIDS, PAINTS, AND SOLVENTS WILL BE STORED IN THE CONSTRUCTION TRAILER. ANY SPILL WILL BE REPORTED TO A REPRESENTATIVE OF THE GENERAL CONTRACTOR FOR THE PROJECT.

IF A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTING QUANTITY ESTABLISHED UNDER EITHER 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24-HOUR PERIOD, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE PERMITTEE WHO SHALL THEN DO THE FOLLOWING: NOTIFY THE NATIONAL RESPONSE CENTER (NRC) (800-424-8802) AND THE TENNESSEE EMERGENCY MANAGEMENT AGENCY (TEMA) (EMERGENCIES: 800-262-3300; NON-EMERGENCIES: 800-262-3400); AS WELL AS THE LOCAL EFO. ALSO, THE OWNER WILL PREPARE A REVISION OF THIS DOCUMENT TO IDENTIFY MEASURES WHICH WILL PREVENT THE REOCCURRENCE OF SUCH RELEASES.

EACH CONTRACTOR IS RESPONSIBLE TO PROVIDE LITTER CONTROL FOR TRASH GENERATED BY HIS CREW. A PROPER WASTE DISPOSAL AREA, SUCH AS A DUMPSTER LOCATED NEAR THE CONSTRUCTION TRAILER, SHALL BE PROVIDED AND WILL BE LIMITED TO GARBAGE AND PAPER TRASH ONLY. PAINT CANS, OIL CANS, USED OIL, AND FILTERS WILL BE CONTAINED AND DISPOSED OF BY THE CONTRACTOR BY TAKING THEM TO THE COUNTY'S HAZARDOUS WASTE DISPOSAL CENTER.

THE PERMITTEE MUST DESIGN, INSTALL, IMPLEMENT, AND MAINTAIN EFFECTIVE POLLUTION MEASURES TO MINIMIZE THE DISCHARGE OF POLLUTANTS. AT A MINIMUM, SUCH MEASURES MUST BE DESIGNED, INSTALLED, IMPLEMENTED AND MAINTAINED TO THE CRITERIA SET FORTH IN PART 4.1.4 OF THE TNCGP.

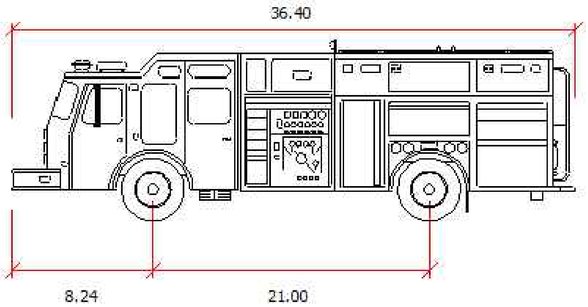
THE FOLLOWING INCLUDES, BUT IS NOT LIMITED TO, DISCHARGES THAT ARE PROHIBITED AND NOT COVERED BY THIS SWPPP OR THE TNCGP:
1. WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL
2. WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIAL.
3. FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE.
4. SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

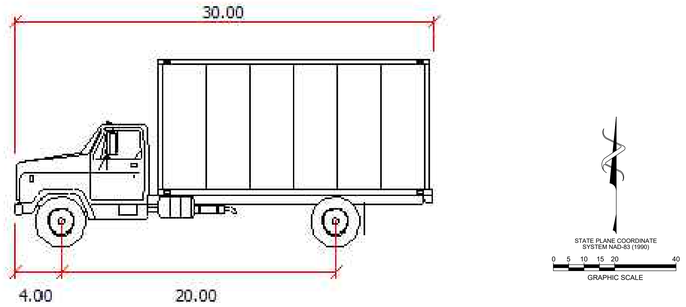
DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS. APPROPRIATE CONTROLS INCLUDE, BUT ARE NOT LIMITED TO: WEIR TANK, DEWATERING TANK, GRAVITY BAG FILTER, SAND MEDIA, PARTICULATE FILTER, PRESSURIZED BAG FILTER, CARTRIDGE FILTER, OR OTHER CONTROL UNITS PROVIDING THE LEVEL OF TREATMENT NECESSARY TO COMPLY WITH PERMIT REQUIREMENTS (PART 4.1.3, TNCGP)

PROJECT SEQUENCING
1. EPSC MEASURES ARE TO BE INSTALLED PER THE EROSION CONTROL PLAN SHEETS AND THIS SWPPP. ALL EPSC MEASURES IDENTIFIED ON THE EROSION CONTROL PLAN AND IN THIS SWPPP ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK. AFTER THESE MEASURES HAVE BEEN INSTALLED, A SITE ASSESSMENT SHALL BE COMPLETED WITHIN A MONTH OF CONSTRUCTION COMMENCING. ASSESSMENT INSPECTIONS SHALL BE COMPLETED IN ACCORDANCE WITH THE CRITERIA SET FORTH IN PART 5.5.3.8 OF THE TNCGP.
2. MARK LIMITS OF DISTURBANCE WITH HIGH VISIBILITY TAPE, FLAGGING, OR FENCE.
3. PRIOR TO BEGINNING ANY WORK, ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES SUCH AS SILT FENCE AND CONSTRUCTION ENTRANCE SHOULD BE INSTALLED AS INDICATED ON THE EPSC PLANS.
4. PERFORM CLEARING AND GRUBBING NOT MORE THAN 14 DAYS PRIOR TO GRADING OR EARTH-MOVING. REFER TO THE STABILIZATION PRACTICES DESCRIBED ON THIS SHEET. CLEARING AND GRUBBING SHOULD BE KEPT TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.
5. EXCAVATION CAN COMMENCE ONCE AREA HAS BEEN CLEARED AND GRUBBED. EXCAVATED MATERIAL SHALL NOT BE PLACED ADJACENT TO WATERWAYS OR AREAS WHERE STORMWATER RUNOFF WILL BE DIRECTED SO AS TO PREVENT EROSION AND SILTATION. EXCESS BORROW MATERIAL REMOVED FROM THE CONSTRUCTION SITE SHALL BE STABILIZED AND THE BASE OF ANY STOCKPILE SHALL BE PROTECTED BY SILT FENCE.
6. EXCAVATION FOR UTILITIES SHALL BE EXECUTED IN A TIMELY MANNER AND BACKFILLED. INLET AND OUTLET PROTECTION FOR STORM SEWER SHALL BE INSTALLED TO PREVENT SEDIMENT FROM ENTERING THE SYSTEM. ALL OUTLETS FOR STORMWATER DISCHARGE MUST BE STABILIZED BEFORE THEY BECOME OPERATIONAL.
7. DISTURBED AREAS ON THE SITE SHOULD BE STABILIZED AS SOON AS POSSIBLE.
8. INSPECTIONS SHALL BE PERFORMED AT LEAST TWICE PER WEEK AT LEAST 72 HOURS APART. INSPECTION REPORTS CN-1173 FOUND AT: ***HTTPS://WWW.TN.GOV/ENVIRONMENT/PERMIT-PERMITS/WATER-PERMITS1/NPDES-PERMITS1/NPDES-STORMWATER-PERMITTING-PROGRAM/NPDES-STORMWATER-CONSTRUCTION-PERMIT.HTML*** WILL BE FILLED OUT AND KEPT AT THE CONSTRUCTION SITE WITH A COPY OF THE SWPPP. THESE REPORTS MUST BE CERTIFIED BY THE PERMITTEE THAT THE REQUIRED INSPECTIONS WERE PERFORMED AND WHETHER OR NOT ALL PLANNED AND DESIGNED DEVICES ARE INSTALLED AND IN WORKING ORDER. INSPECTION REPORTS SHOULD INCLUDE OBSERVED CONDITIONS, RAIN EVENTS AND ANY ACTION TAKEN AS A RESULT OF INSPECTION.
9. SEDIMENT WILL BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, AND OTHER SEDIMENT CONTROL MEASURES BEFORE THE DESIGN CAPACITY OF THE STRUCTURE HAS BEEN REDUCED BY 50%. LITTER, CONSTRUCTION DEBRIS AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER WILL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS (E.G. FORECASTED BY LOCAL WEATHER REPORTS), OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES (E.G. SCREENING OUTFALLS, DAILY PICK-UP, ETC.). AFTER USE, SILT FENCES WILL BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT WILL BE REPLACED AT THE END OF THE WORKDAY.
10. SITE STABILIZATION WILL BE ACCOMPLISHED AS SOON AS PRACTICABLE AFTER ATTAINMENT OF FINAL GRADE AND NO LATER THAN SEVEN DAYS AFTER ATTAINING FINAL GRADE. SHOULD EARTH-DISTURBING ACTIVITY TEMPORARILY CEASE, TEMPORARY STABILIZATION WILL BE APPLIED WITHIN SEVEN DAYS IF THE ACTIVITY WILL NOT RESUME WITHIN 14 DAYS. WHEN STABILIZATION MEASURES INCLUDE SEEDING AND MULCHING, SEEDING MIXTURES WILL BE AS SPECIFIED IN THE STABILIZATION PLAN SHOWN BELOW ON THIS SHEET. THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED WILL BE RECORDED AND MAINTAINED ON THE SITE. NOTE THAT ANY AREAS DISTURBED BY CONSTRUCTION WILL BE RE-STABILIZED AT THIS TIME AS WELL.
11. AFTER ALL AREAS HAVE BEEN STABILIZED; THE CONTRACTOR WILL REMOVE THE TEMPORARY EPSC MEASURES AND SUBMIT A NOTICE OF TERMINATION (NOT) TO TDEC.

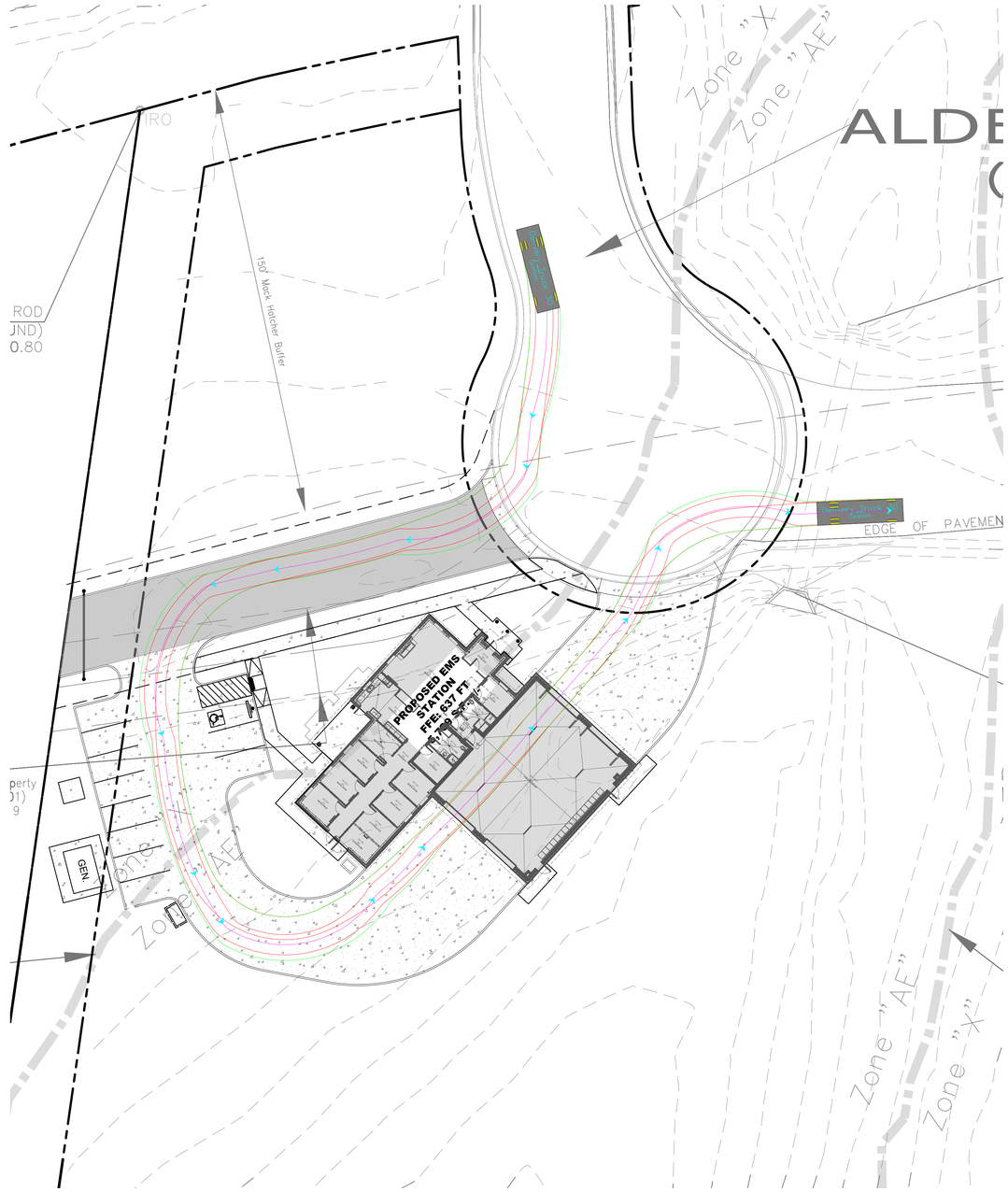
STREAM, OUTFALL, WETLAND INFORMATION
1. WILL CONSTRUCTION AND/OR EROSION PREVENTION AND SEDIMENT CONTROLS IMPACT ANY STREAMS? YES ☐ NO ☐
   1.1 STREAM INFORMATION: SPENCER CREEK
   1.2 ARE BUFFER ZONES REQUIRED? YES ☐ NO ☑
   IF YES, THEY HAVE BEEN INCLUDED ON PLAN SHEET(S) _____
   IF YES, CHECK THE APPROPRIATE BOX BELOW FOR SIZE OF BUFFER
   ☐ 60-FT FROM TOP OF BANK FOR WATERS WITH UNAVAILABLE PARAMETERS (AVERAGE WIDTH PER SIDE WITH A MINIMUM OF 30-FT)
   ☐ 30-FT FROM TOP OF BANK FOR ALL OTHER STREAMS (AVERAGE WIDTH PER SIDE WITH A MINIMUM OF 15-FT)
   ☐ 75-FT FROM THE FEMA FLOODWAY LINE PER METRO NASHVILLE REQUIREMENTS
   1.3 ARE THERE BUFFER EXEMPTIONS? YES ☐ NO ☐ N/A ☑
2. OUTFALL INFORMATION:
   A SEDIMENT BASIN OR EQUIVALENT MEASURE(S) WILL BE PROVIDED FOR ANY OUTFALL IN A DRAINAGE AREA:
   2.1 OF TEN ACRES OR MORE FOR AN OUTFALL(S) THAT DOES NOT DISCHARGE TO WATERS WITH UNAVAILABLE PARAMETERS OR KNOWN EXCEPTIONAL QUALITY WATER
   2.2 OF FIVE ACRES OR MORE FOR AN OUTFALL(S) THAT DISCHARGES TO AN WATERS WITH UNAVAILABLE PARAMETERS OR KNOWN EXCEPTIONAL QUALITY WATER
   2.3 OUTFALL TABLE

OUTFALL	DRAINAGE AREA(AC)	SEDIMENT BASIN(Y,N,N/A)	RECEIVING RESOURCE
A	2.69	N/A	CUMBERLA





AUTOTURN EXHIBIT: 36' FIRE TRUCK



AUTOTURN EXHIBIT: 30' AMBULANCE

TMP
4020 Aspen Grove Dr.
Suite 400
Franklin,Tennessee
615.377.9773

8131 Lakewood Main St.
Suite 202
Lakewood Ranch, Florida
941.907.9711

www.TMPartners.com

CITY OF FRANKLIN PLANNING COMMISSION - NOT FOR CONSTRUCTION

COF PROJECT 9046

FIRST FRANKLIN UNITED METHODIST CHURCH PUD SUBDIVISION SITE PLAN REVISION 2

100 ALDERSGATE WAY
FRANKLIN, TN 37069

City of Franklin Project No:8248

BARGE CIVIL ASSOCIATES
BCA
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 ▼ BCAcivil.com ▼ BCA FILE NO. 2297-28

PLAN NORTH

TRUE NORTH

REVISIONS

DR. BY	Author
CK. BY	Checker
PROJ.	A08221
DATE	02/09/2026

R.O.W. ACCESS PLAN

C4.0

SCALE: 3"=1'-0" | SCALE: 1-1/2"=1'-0" | SCALE: 1"=1'-0" | SCALE: 3/4"=1'-0" | SCALE: 1/2"=1'-0" | SCALE: 1/4"=1'-0" | SCALE: 1/8"=1'-0" | SCALE: 3/32"=1'-0" | SCALE: 1/16"=1'-0" | SCALE: 1/32"=1'-0"

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AUTOTURN EXHIBIT: FRANKLIN SOLID WASTE APPARATUS

TMP
4020 Aspen Grove Dr.
Suite 400
Franklin,Tennessee
615.377.9773

8131 Lakewood Main St.
Suite 202
Lakewood Ranch, Florida
941.907.9711

www.TMPartners.com

CITY OF FRANKLIN PLANNING COMMISSION - NOT FOR CONSTRUCTION

JOHN R. GORE
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 108856
STATE OF TENNESSEE
03/07/26

COF PROJECT 9046

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THE CITY OF FRANKLIN WATER AND SEWER GENERAL NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMAN BY RESOLUTION.

2. CONTRACTOR SHALL OBTAIN WATER AND SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.

3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION:
   - A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS.
   - B. WATER AND SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   - C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   - D. A COPY OF ALL APPROVED CUT SHEETS.

4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TENNESSEE FOLLOWING APPROVAL FROM CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.

5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.

6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY FRANKLIN BY ANY ENTITY UNLESS 72 HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.

7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR. 8.

AVAILABLE FIRE FLOW (AFF) CALCULATIONS

Project:	110 Aldersgate Way
M2 Project No:	26-025

HYDRANT FLOW TEST DATA

Read (Residual) Hydrant Location:	120 Aldersgate Way
Flow Hydrant Location:	120 Aldersgate Way
Date of Flow Test:	2/12/2026
Flow Test Performed by:	Roman Edwards & Brian Holcombe
Date of Flow Test Report:	2/17/2026
Q-Total Gallons Flowing (gpm):	1454
S-Read Hyd. Static Pressure (psi):	94
R-Read Hyd. Residual Pressure	85

JURISDICTION REQUIREMENTS

Minimum Flow at Hydrant (gpm):	1500
Rq-Required Residual (psi):	20

CALCULATIONS EXPLAINED

The Hazen-Williams formula is:

$AFF = Q_R((S-R_q)^{1.54}/(S-R)^{1.54})$

Where:

- Q the total gallons flowing during the test (from the Q formula)
- S static pressure
- R residual pressure
- Rq required residual
- 0.54 a constant used in the Hazen-Williams formula

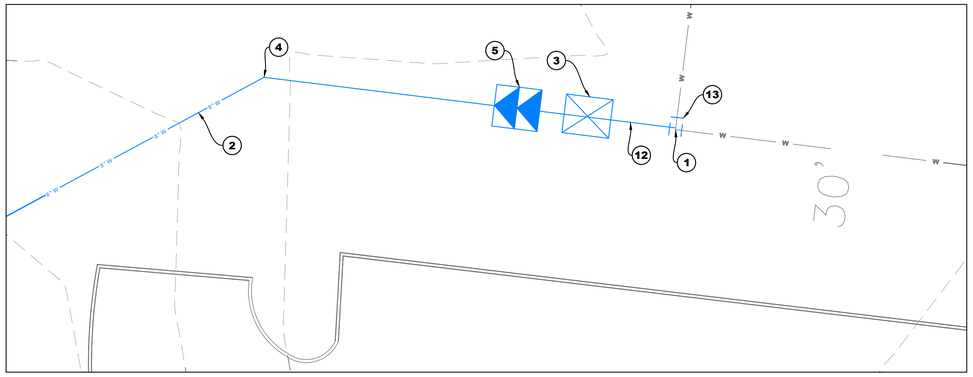
CALCULATED AFF AT HYDRANT

AFF = 4536 gpm at 20 psi

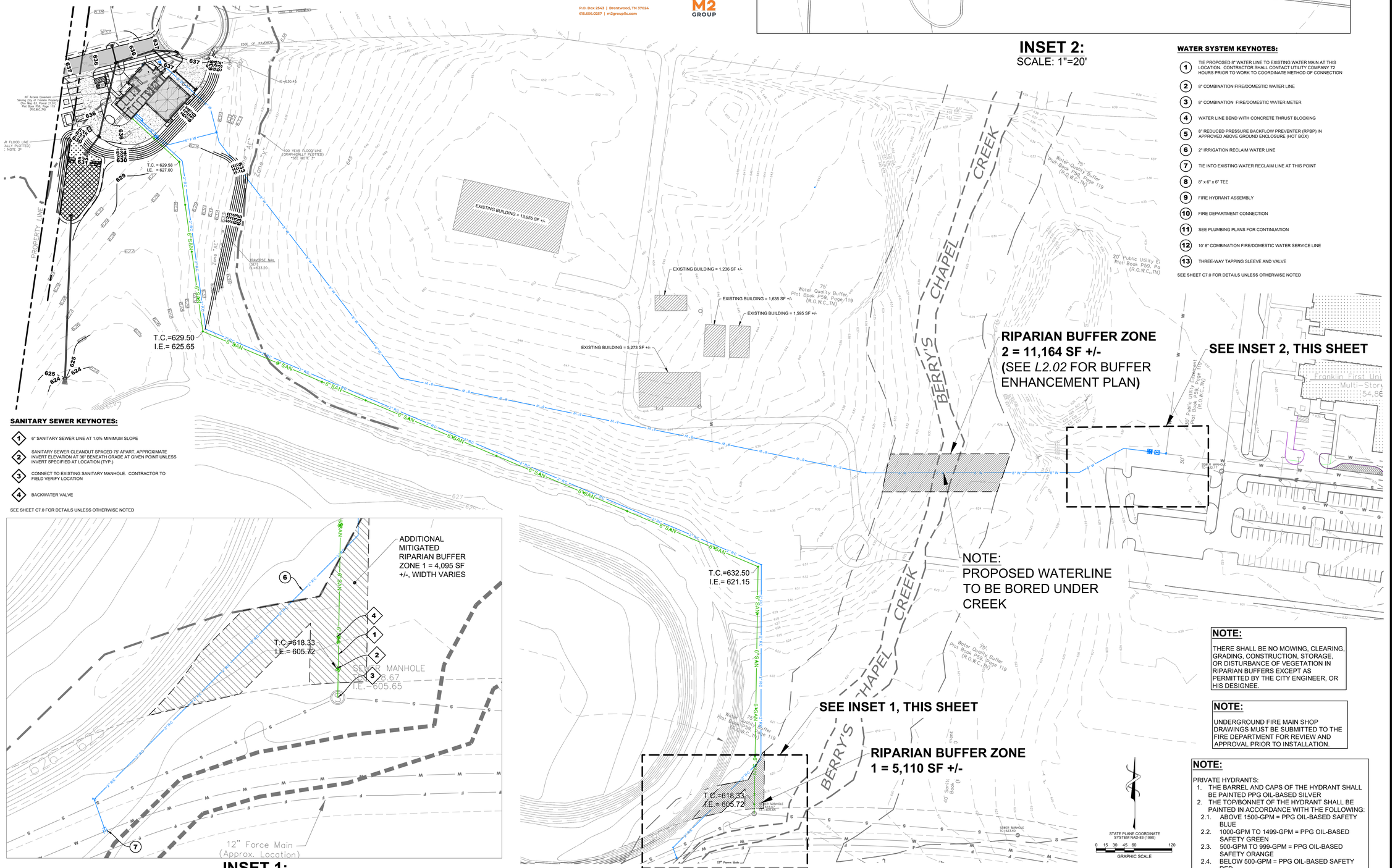
AFF Meets Minimum Requirements

P.O. Box 2543 | Brentwood, TN 37024
615.656.0337 | m2groupllc.com

M2 GROUP



INSET 2:
SCALE: 1"=20'



WATER SYSTEM KEYNOTES:

1. TIE PROPOSED 8" WATER LINE TO EXISTING WATER MAIN AT THIS LOCATION. CONTRACTOR SHALL CONTACT UTILITY COMPANY 72 HOURS PRIOR TO WORK TO COORDINATE METHOD OF CONNECTION
2. 8" COMBINATION FIRE/DOMESTIC WATER LINE
3. 8" COMBINATION FIRE/DOMESTIC WATER METER
4. WATER LINE BEND WITH CONCRETE THRUST BLOCKING
5. 8" REDUCED PRESSURE BACKFLOW PREVENTER (RPBP) IN APPROVED ABOVE GROUND ENCLOSURE (HOT BOX)
6. 2" IRRIGATION RECLAIM WATER LINE
7. TIE INTO EXISTING WATER RECLAIM LINE AT THIS POINT
8. 8" x 6" x 6" TEE
9. FIRE HYDRANT ASSEMBLY
10. FIRE DEPARTMENT CONNECTION
11. SEE PLUMBING PLANS FOR CONTINUATION
12. 10' 8" COMBINATION FIRE/DOMESTIC WATER SERVICE LINE
13. THREE-WAY TAPPING SLEEVE AND VALVE

SEE SHEET C7.0 FOR DETAILS UNLESS OTHERWISE NOTED

SANITARY SEWER KEYNOTES:

1. 6" SANITARY SEWER LINE AT 1.0% MINIMUM SLOPE
2. SANITARY SEWER CLEANOUT SPACED 75' APART, APPROXIMATE INVERT ELEVATION AT 36" BENEATH GRADE AT GIVEN POINT UNLESS INVERT SPECIFIED AT LOCATION (TYP.)
3. CONNECT TO EXISTING SANITARY MANHOLE. CONTRACTOR TO FIELD VERIFY LOCATION
4. BACKWATER VALVE

SEE SHEET C7.0 FOR DETAILS UNLESS OTHERWISE NOTED

INSET 1:
SCALE : 1"=20'

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

NOTE:
UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

NOTE:
PRIVATE HYDRANTS:
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:
   - 2.1. ABOVE 1500-GPM = PPG OIL-BASED SAFETY BLUE
   - 2.2. 1000-GPM TO 1499-GPM = PPG OIL-BASED SAFETY GREEN
   - 2.3. 500-GPM TO 999-GPM = PPG OIL-BASED SAFETY ORANGE
   - 2.4. BELOW 500-GPM = PPG OIL-BASED SAFETY RED

SCALE: 3"=1'-0" | SCALE: 1-1/2"=1'-0" | SCALE: 1"=1'-0" | SCALE: 3/4"=1'-0" | SCALE: 1/2"=1'-0" | SCALE: 1/4"=1'-0" | SCALE: 1/8"=1'-0" | SCALE: 3/32"=1'-0" | SCALE: 1/16"=1'-0" | SCALE: 1/32"=1'-0"

TMP
4020 Aspen Grove Dr.
Suite 400
Franklin,Tennessee
615.377.9773

8131 Lakewood Main St.
Suite 202
Lakewood Ranch, Florida
941.907.9711

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CITY OF FRANKLIN PLANNING COMMISSION - NOT FOR CONSTRUCTION

JOHN R. DORE — REGISTERED ENGINEER — AGREEMENT NO. 2-10985 — STATE OF TENNESSEE — 02/07/26

COF PROJECT 9046

FIRST FRANKLIN UNITED METHODIST CHURCH PUD SUBDIVISION SITE PLAN REVISION 2

100 ALDERSGATE WAY
FRANKLIN, TN 37069

City of Franklin Project No:8248

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 ♥ BCAcivil.com ♥ BCA FILE NO. 2297-26

PLAN NORTH | TRUE NORTH

REVISIONS

DR. BY	Author
CK. BY	Checker
PROJ.	A08221
DATE	02/09/2026

OVERALL UTILITY PLAN

C5.0

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WATER SYSTEM KEYNOTES:

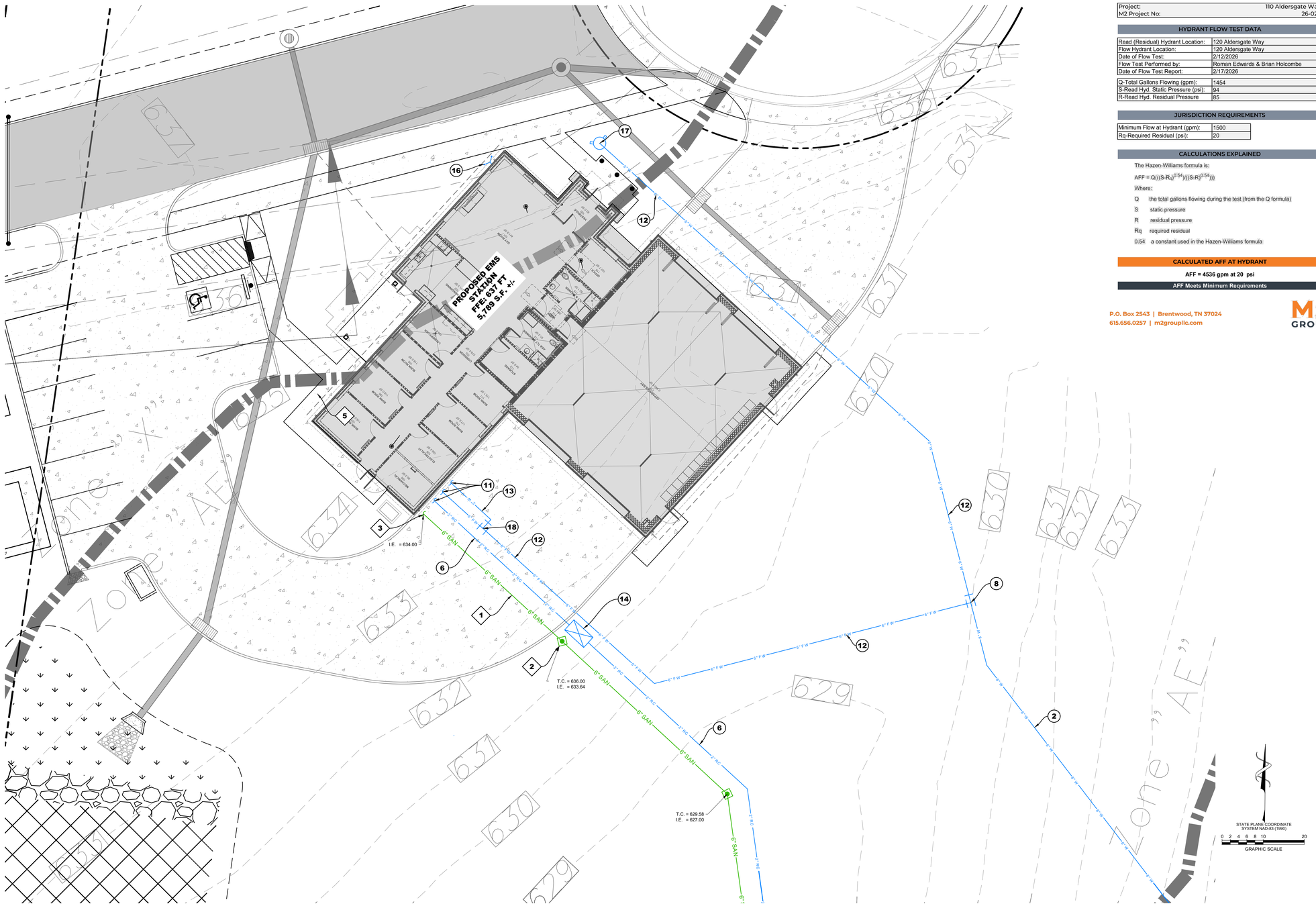
1. TIE PROPOSED 8" WATER LINE TO EXISTING WATER MAIN AT THIS LOCATION. CONTRACTOR SHALL CONTACT UTILITY COMPANY 72 HOURS PRIOR TO WORK TO COORDINATE METHOD OF CONNECTION
2. 8" COMBINATION FIRE/DOMESTIC WATER LINE
3. 8" FIRE WATER METER
4. WATER LINE BEND WITH CONCRETE THRUST BLOCKING
5. 8" REDUCED PRESSURE BACKFLOW PREVENTER (RPBP) IN APPROVED ABOVE GROUND ENCLOSURE (HOT BOX)
6. 2" IRRIGATION RECLAIM WATER LINE
7. TIE INTO EXISTING WATER RECLAIM LINE AT THIS POINT
8. 8" x 6" x 6" TEE
9. FIRE HYDRANT ASSEMBLY
10. FIRE DEPARTMENT CONNECTION
11. SEE PLUMBING PLANS FOR CONTINUATION
12. 6" FIRE WATER LINE
13. 2" DOMESTIC WATER LINE
14. 2" IRRIGATION METER
15. NOT USED
16. FIRE HYDRANT ASSEMBLY
17. FIRE DEPARTMENT CONNECTION
18. 6" x 6" x 2" TEE

SEE SHEET C7.0 FOR DETAILS UNLESS OTHERWISE NOTED

SANITARY SEWER KEYNOTES:

1. 6" PVC SANITARY SEWER LINE AT 1.0% MINIMUM SLOPE
2. SANITARY SEWER INSPECTION CLEANOUT (TYP.)
3. SEE PLUMBING PLANS FOR CONTINUATION

SEE SHEET C7.0 FOR DETAILS UNLESS OTHERWISE NOTED



AVAILABLE FIRE FLOW (AFF) CALCULATIONS

Project:	110 Aldersgate Way
M2 Project No:	26-025

HYDRANT FLOW TEST DATA

Read (Residual) Hydrant Location:	120 Aldersgate Way
Flow Hydrant Location:	120 Aldersgate Way
Date of Flow Test:	2/12/2026
Flow Test Performed by:	Roman Edwards & Brian Holcombe
Date of Flow Test Report:	2/17/2026
Q-Total Gallons Flowing (gpm):	1454
S-Read Hyd. Static Pressure (psi):	94
R-Read Hyd. Residual Pressure	85

JURISDICTION REQUIREMENTS

Minimum Flow at Hydrant (gpm):	1500
Rq-Required Residual (psi):	20

CALCULATIONS EXPLAINED

The Hazen-Williams formula is:

$AFF = Q(((S-R_q)^{0.54})/((S-R)^{0.54})))$

Where:

Q the total gallons flowing during the test (from the Q formula)

S static pressure

R residual pressure

Rq required residual

0.54 a constant used in the Hazen-Williams formula

CALCULATED AFF AT HYDRANT

AFF = 4536 gpm at 20 psi

AFF Meets Minimum Requirements

P.O. Box 2543 | Brentwood, TN 37024
615.656.0257 | m2groupllc.com

M2 GROUP

TMP
4020 Aspen Grove Dr.
Suite 400
Franklin,Tennessee
615.377.9773

8131 Lakewood Main St.
Suite 202
Lakewood Ranch, Florida
941.907.9711

www.TMPartners.com

CITY OF FRANKLIN PLANNING COMMISSION - NOT FOR CONSTRUCTION

JOHN R. GORE
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 108856
STATE OF TENNESSEE
03/07/26

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PROJ.	A08221
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ENLARGED UTILITY PLAN

C5.1

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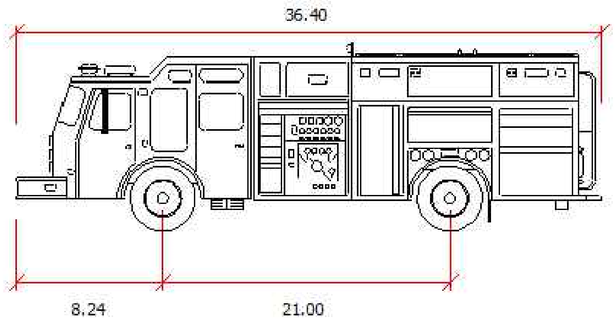

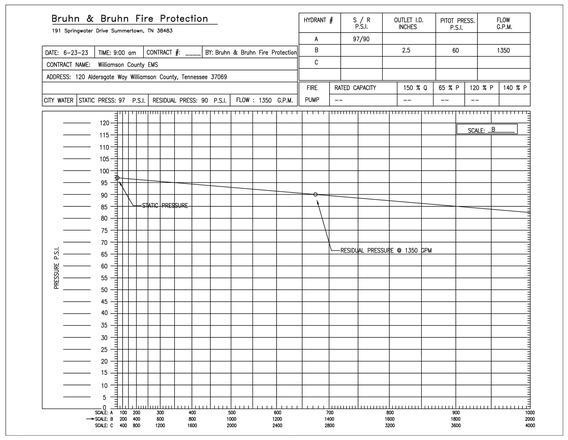

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DATE	02/09/2026

EMERGENCY MANAGEMENT PLAN

C6.0

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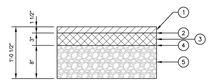
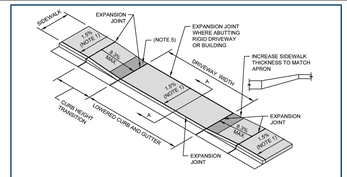


PAVEMENT SCHEDULE
1 1.5" - BITUMINOUS SURFACE COURSE 411-01.11 ACS MIX (PG 64-22) GRADING E ROWY
2 TACK COAT 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3 3" - BITUMINOUS AGGREGATE BASE 307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BFMB-HM) GRADING B-M2
4 PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY 402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
5 8" - MINERAL AGGREGATE BASE 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

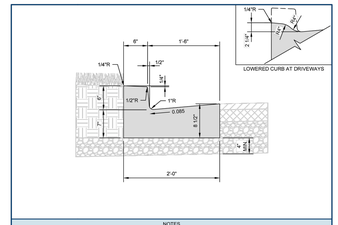
NOTES
1. THICKNESSES SHOWN ARE MINIMUMS. FINAL DESIGN THICKNESS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION

LOCAL, ALLEY, AND MEWS PAVEMENT SECTION			DWG. NO.
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER:	DATE: 7/1/2021	RD-3



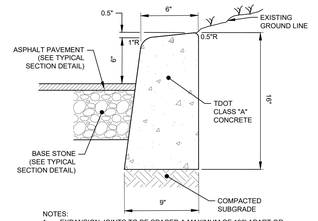
NOTES
1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
3. CONCRETE: CLASS A (3,000 PSI, 6% A/R) WITH SYNTHETIC FIBER (3 LB/CY, MASTERFIBER MAC OR APPROVED EQUAL) A. 6" MIN. THICK AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY B. 8" MIN. THICK AT NONRESIDENTIAL, MIXED-USE, AND MULTI-FAMILY RESIDENTIAL DRIVEWAYS
4. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10) A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
5. DETECTABLE WARNING: YELLOW (EXCEPT PER SECTION 2.4.5), CAST-IN-PLACE (ADA SOLUTIONS OR APPROVED EQUAL) A. PROVIDE AT DRIVEWAYS WITH YIELD OR STOP CONTROL ONLY

LOWERED CONCRETE DRIVEWAY APRON WITHOUT GRASS STRIP			DWG. NO.
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER:	DATE: 7/1/2025	RP-7



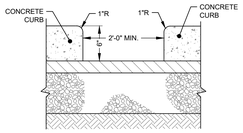
NOTES
1. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER, AND COMBINED CURB AND GUTTER
2. THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE. NO CHORD SECTIONS WILL BE PERMITTED.
3. CONCRETE: CLASS A (3,000 PSI, 6% A/R)
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 3086-V OR APPROVED EQUAL WITH DIRECTIONAL VANE GRATES AND SURFACE MOUNT ENVIRONGTICE PLATES STATING "DUMP NO WASTE DRAINS TO RIVER". MODIFY TDOT STRUCTURES AS NEEDED TO PROVIDE FULL BEARING AT CASTING.

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

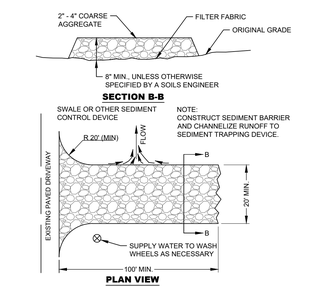


NOTES:
1. EXPANSION JOINTS TO BE SPACED A MAXIMUM OF 100' APART OR AS DIRECTED BY THE ENGINEER.
2. EXPANSION JOINTS WILL ALSO BE REQUIRED AT TANGENT POINTS, DRIVE RAMPS AND INLETS.
3. CONSTRUCTION JOINTS ARE TO BE CUT INTO CURB EVERY 10' TO A DEPTH OF 1/4".

CONCRETE POST CURB
N.T.S.

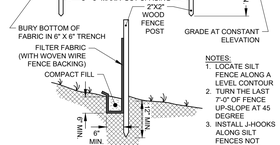


CONCRETE CURB CUT
N.T.S.

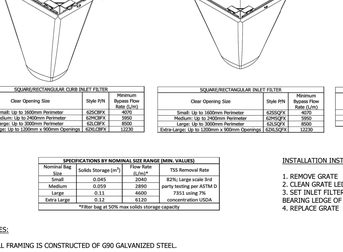


NOTE:
PREFORMED ½" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 20' MAX. CENTERS, WITH ¼" CONTRACTION JOINTS EQUALLY SPACED AT 5' MAX. CENTERS BETWEEN EXPANSION JOINTS. JOINTS IN SIDEWALK TO BE IN LINE WITH JOINTS IN CURB AND GUTTER.

TYPICAL CONCRETE SIDEWALK
N.T.S.



CONCRETE CURB TAPER
N.T.S.



NOTE:
1. DETECTABLE WARNING SURFACE TO BE ARMORCAST DETECTABLE WARNING PANELS IN YELLOW
2. SURFACE TEXTURE OF THE RAMP SHALL BE STABLE, FIRM AND, SLIP-RESISTANT. THE SURFACE SHALL BE COARSE BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.

ACCESSIBLE SIDEWALK RAMP
N.T.S.

ACCESSIBLE PARKING STALL LAYOUT

DESIGNATION AT PARKING SPACE

1. ALL PAINTED PARKING STALL LINES FOR ACCESSIBLE PARKING SPACES SHALL BE BLUE 4" WIDE LINES.
2. CROSSHATCHING IN THE ACCESS AISLE SHALL BE 4" WIDE SOLID BLUE LINES, TO EMPHASIZE THAT PARKING IS PROHIBITED IN CROSSHATCHED AREAS.
3. THE ACCESS AISLE MAY BE SHARED BY 2 ACCESSIBLE SPACES.
4. ONE OF EVERY 6 ACCESSIBLE SPACES AND NO LESS THAN ONE SHALL BE VAN ACCESSIBLE.
5. A SEPARATE SIGN SHALL BE PROVIDED FOR EACH ACCESSIBLE PARKING SPACE.
6. ACCESSIBLE PARKING MUST BE PLACED IN THE NEAREST ACCESSIBLE PATHWAY TO ENTRANCE.
7. ACCESS AISLE SHALL BE 60" MIN. WIDTH PER ADA 2010 SECT. 502.3 FOR ALL PUBLIC ACCESSIBLE SPACES AND PER ANSI 2009 SECT. 502.4 FOR ALL TENANT USES PARKING.

ACCESSIBLE PARKING SPACE
N.T.S.

STANDARD COLORS (ALL SIGNS)
BACKGROUND - WHITE
LETTERING/BORDER - GREEN
ARROW - GREEN AND
WHITE WHEELCHAIR SYMBOL ON A BLUE SQUARE

SIGNS SHALL BE 0.08" THICK ALUMINUM SHEET WITH PRISMATIC ENGINEERING GRADE REFLECTIVE SHEETING BY 3M. MOUNT WITH 5/16" (2-1/2" LONG) BOLTS, WASHERS AND NUTS.

EXTERIOR ACCESSIBLE SIGN
N.T.S.

ISOMETRIC VIEW
TYPICAL SLOPE SOIL STABILIZATION
NTS

WET SLOPE LINING
NTS

NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

ANCHORING GEOTEXTILE ON EMBANKMENT(TCP-10)
N.T.S.

NOTES:
1. LOCATE SILT FENCE ALONG A LEVEL CONTOUR
2. TURN THE LAST 7'-0" OF FENCE UP-SLOPE AT 45 DEGREE
3. INSTALL J-HOOKS ALONG SILT FENCES NOT PARALLEL TO CONTOURS.

SILT FENCE (TCP-13)
N.T.S.

TEMPORARY INLET PROTECTION (TCP-24)
N.T.S.

SECTION A-A

STRUCT. #	TDOT CLASS	d50	CUT DEPTH	LENGTH	WIDTH
#	CLASS X	X"	X"	X'	SEE PLANS
#	CLASS X	X"	X"	X'	SEE PLANS
#	CLASS X	X"	X"	X'	SEE PLANS
#	CLASS X	X"	X"	X'	SEE PLANS
#	CLASS X	X"	X"	X'	SEE PLANS
#	CLASS X	X"	X"	X'	SEE PLANS

RIPRAP OUTLET PROTECTION (TCP-24)
N.T.S.

NOTES:
1) EXTEND AGGREGATE BASE 12" PAST EDGE OF CONCRETE SLAB.
2) CONSTRUCTION JOINTS SHOULD BE SPACED 15' ON CENTER.
3) FIBER MESH REINFORCEMENT IS AN APPROVED ALTERNATIVE FOR THE WIRE MESH. FIBER MESH REINFORCEMENT WILL BE ADDED TO THE CONCRETE AT THE BATCH PLANT AT THE RATE OF 1½ POUNDS PER CUBIC YARD.

CONCRETE PAVEMENT
N.T.S.

SECTION B-B

PLAN VIEW

STABILIZED CONSTRUCTION ENTRANCE (TCP-03)
N.T.S.

NOTES:
1. LOCATE SILT FENCE ALONG A LEVEL CONTOUR
2. TURN THE LAST 7'-0" OF FENCE UP-SLOPE AT 45 DEGREE
3. INSTALL J-HOOKS ALONG SILT FENCES NOT PARALLEL TO CONTOURS.

SILT FENCE (TCP-13)
N.T.S.

TMPartners, PLLC
Architecture Interiors Planning
211 Franklin Road
Suite 200
Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
www.TMPartners.com

JOHN R. DORE
REGISTERED ENGINEER
AGRICULTURAL
No. 2.1098
STATE OF TENNESSEE
05/07/26

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REVISIONS

DR. BY	Author
CK. BY	Checker
PROJ.	A08221
DATE	02/09/2026

DETAILS

C7.0

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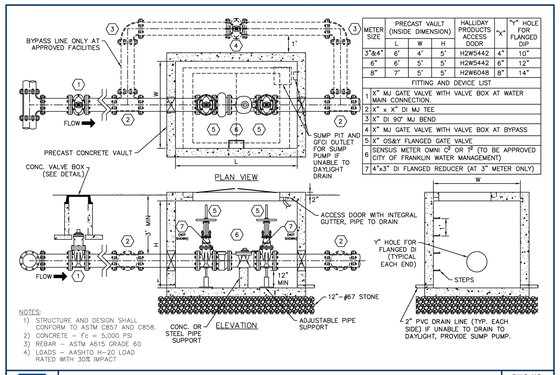
SCALE: 3"=1'-0" | SCALE: 1-1/2"=1'-0" | SCALE: 1"=1'-0" | SCALE: 3/4"=1'-0" | SCALE: 1/2"=1'-0" | SCALE: 1/4"=1'-0" | SCALE: 1/8"=1'-0" | SCALE: 3/32"=1'-0" | SCALE: 1/16"=1'-0" | SCALE: 1/32"=1'-0"



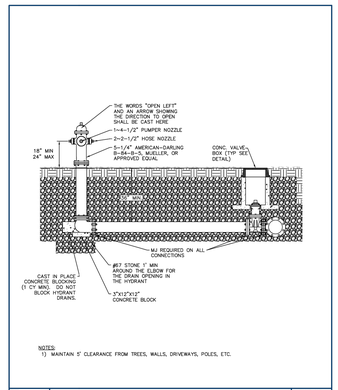
METER SIZE	PRECAST VAULT (INSIDE DIMENSION) L	W	H	HALLIDAY PRODUCTS ACCESS DOOR	"X" HOLE FOR FLANGED DIP
3"&4"	6'	4'	5'	H2W5442	4"	10"
6"	6'	5'	5'	H2W5442	6"	12"
8"	7'	5'	5'	H2W6048	8"	14"

	FITTING AND DEVICE LIST
1	X" MJ GATE VALVE WITH VALVE BOX AT WATER MAIN CONNECTION
2	X" x X" DI MJ TEE
3	X" DI 90° MJ BEND
4	X" MJ GATE VALVE WITH VALVE BOX AT BYPASS
5	X" OS&Y FLANGED GATE VALVE
6	SENSUS METER OMNI C2 OR T2 (TO BE APPROVED CITY OF FRANKLIN WATER MANAGEMENT)
7	4"x3" DI FLANGED REDUCER (AT 3" METER ONLY)

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

3"-8" WATER METER

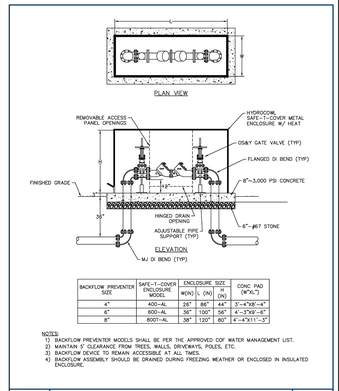
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	DWG. NO. W-3
NOT TO SCALE			



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

FIRE HYDRANT SETTING

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



BACKFLOW PREVENTER SIZE	SAFE-T-COVER ENCLOSURE MODEL	ENCLOSURE SIZE W(IN)	L (IN)	H (IN)	CONC PAD (W"xL")
4"	400-AL	28"	86"	44"	3'-4"x8'-4"
6"	600-AL	36"	100"	56"	4'-3"x9'-8"
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.

BACKFLOW PREVENTER FOR 4"-8" LINES

CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR	DATE: 10/16/2019	DWG. NO. W-8
NOT TO SCALE			

TMPartners, PLLC
Architecture Interiors Planning

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Suite 200
Brentwood, TN 37027-5593
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COF PROJECT 9046

FIRST FRANKLIN UNITED METHODIST CHURCH PUD SUBDIVISION SITE PLAN REVISION 2

100 ALDERSGATE WAY
FRANKLIN, TN 37069

City of Franklin Project No:8248

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 ▼ BCAcivil.com ▼ BCA FILE NO. 2297-28

PLAN NORTH

TRUE NORTH

REVISIONS

DR. BY	Author
CK. BY	Checker
PROJ.	A08221
DATE	02/09/2026

DETAILS

C7.1

SCALE: 3"=1'-0" | SCALE: 1-1/2"=1'-0" | SCALE: 1"=1'-0" | SCALE: 3/4"=1'-0" | SCALE: 1/2"=1'-0" | SCALE: 1/4"=1'-0" | SCALE: 1/8"=1'-0" | SCALE: 3/32"=1'-0" | SCALE: 1/16"=1'-0" | SCALE: 1/32"=1'-0"

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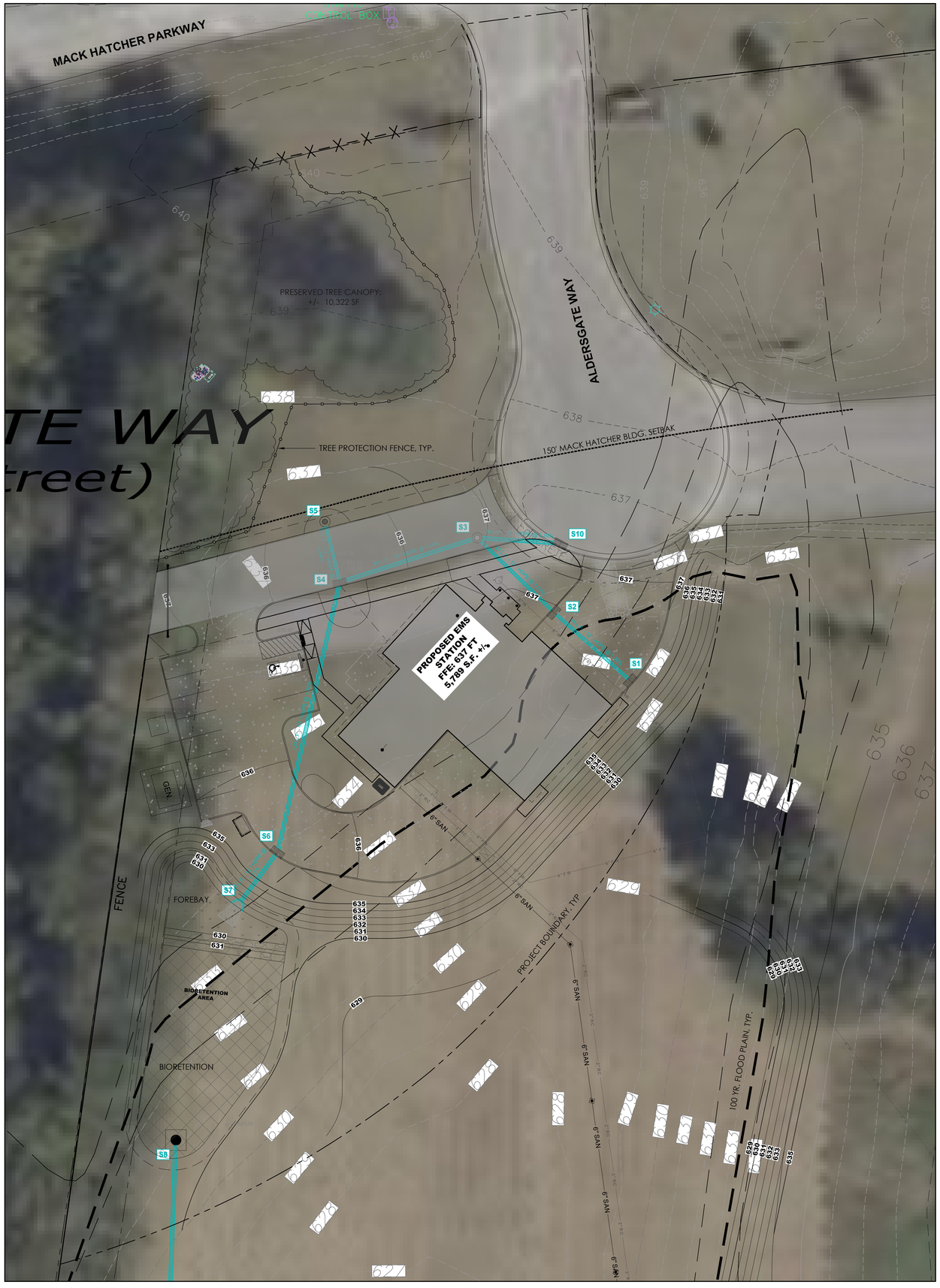
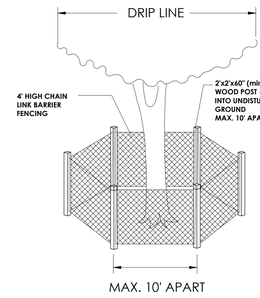


Proposed EMS Station at FFUMC	
Site Acreage :	1.77
Site Zoning District and applicable Overlays:	**CI Zoning District**, Historic Preservation Overlay, Central Franklin Overlay, Flood Fringe Overlay, Scenic Corridor Overlay
Minimum Required Landscape Surface Area (Ratio and Acreage):	0.71 (40%)
Provided Landscape Surface Area (Ratio and Acreage):	0.80 (45%)
Percent and Acreage of Original Canopy Cover:	.51 acres (29%)
Percent and Acreage Tree Canopy Required:	.10 acres (24%)
Percent and Acreage of Preserved Canopy Cover Provided:	.23 acres (45%)
Number and DBH of Specimen Trees Removed:	0



NOTE:

1. ALL SPECIMEN TREES, TREES IN A TREE PROTECTION ZONE, AND TREES INTENDED FOR USE AS CREDIT TOWARDS THE LANDSCAPING STANDARDS SHALL BE FENCED BEFORE GRADING OR OTHER LAND-DISTRUBING ACTIVITY BEGINS.

2. FENCING SHALL EXTEND AT LEAST ONE FOOT IN DISTANCE FROM THE EDGE OF THE TREE FOR EACH INCH OF DBH, SO THAT EACH TREE'S DRIPLINE IS PROTECTED, BUT NO CASE LESS THAN TEN FEET FROM THE TRUNK.

3. ALL FENCING REQUIRED SHALL BE CHAIN LINK FENCING AT LEAST FOUR FEET IN HEIGHT AND SECURED USING APPROPRIATE POSTS SPACED NOT MORE THAN TEN FEET APART. SUCH CHAIN LINK FENCING IS NOT REQUIRED TO BE VINYL COATED.

4. SIGNS SHALL BE INSTALLED ON THE TREE PROTECTION FENCE VISIBLE ON ALL SIDES OF THE FENCED-IN AREA AT A RATE OF AT LEAST ONE SIGN FOR EVERY 150 LINEAR FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF TWO FEET BY TWO FEET AND SHALL CONTAIN THE FOLOWING LANGUAGE IN ENGLISH AND SPANISH: "TREE PROTECTION ZONE: KEEP OUT. ZONA DE LA PROTECC-RION DEL ARBOL. NO SE PERMITE ENTRAR".

5. THE REMOVAL OF TREES ADJACENT TO TREE SAVE AREAS CAN CAUSE INADVERTENT DAMAGE TO THE PROTECTED TREES. PRIOR TO CLEARING ACTIVITIES, TRENCHES WITH A MINIMUM WIDTH OF ONE-AND-ONE-HALF INCHES AND A MINIMUM DEPTH OF 30 INCHES SHALL BE CUT ALONG THE LIMITS OF LAND DISTURBANCE, SO AS TO CUT, RATHER THAN TEAR TREE ROOTS.

6. ALL TREE PROTECTION MEASURES SHALL BE INSPECTED AND APPROVED BY THE BUILDING AND NEIGHBORHOOD SERVICES DEPARTMENT PRIOR TO START OF ANY LAND DISTURBING ACTIVITIES.

1 **PROTECTIVE TREE BARRIER**
NTS

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

0' 10' 20' 40' NORTH

SCALE: 3"=1'-0" | 1-1/2"=1'-0" | 1"=1'-0" | 3/4"=1'-0" | 1/2"=1'-0" | 1/4"=1'-0" | 1/8"=1'-0" | 3/32"=1'-0" | 1/16"=1'-0" | 1/32"=1'-0"

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M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
615-656-0257 / M2GROUPLLC.COM

BRIAN GALLAGHER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1575
5.8.2026

FIRST FRANKLIN UNITED METHODIST CHURCH PUD SUBDIVISION SITE PLAN REVISION 2

COF: #9046

ALDERSGATE WAY
FRANKLIN, TN 37069

City of Franklin Project No: 9046

PLAN NORTH | TRUE NORTH

REVISIONS

DR. BY	BJG
CK. BY	BJG
PROJ. NO.	26-039
DATE	05/08/2026

TREE PRESERVATION PLAN

L 1.00

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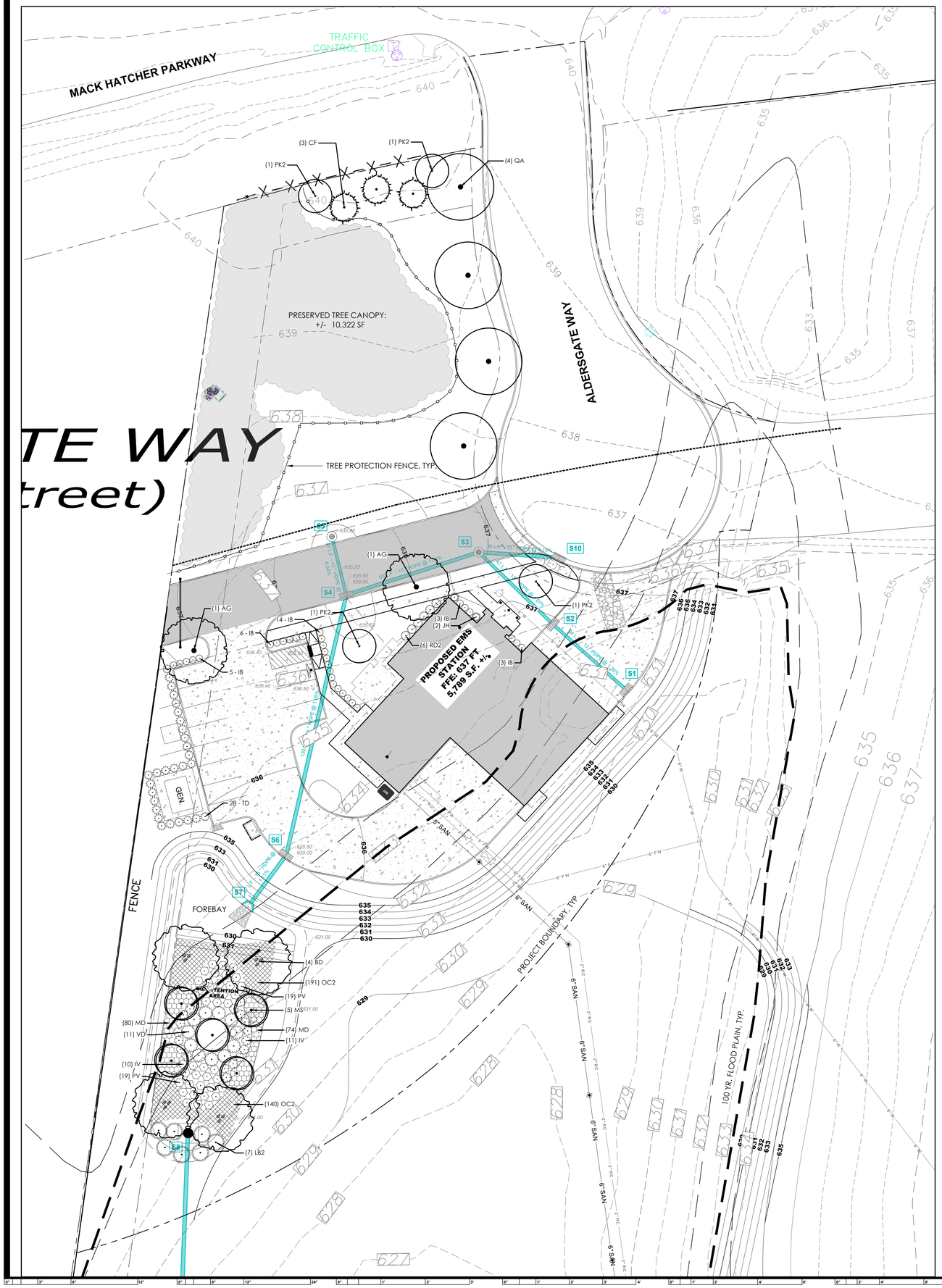

PLANT SCHEDULE SITE LANDSCAPE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HEIGHT	SPACING	REMARKS	REMARKS
DECIDUOUS TREES								
AG	2	Acer saccharum 'Green Mountain' / Green Mountain Sugar Maple	3" CAL.	12-14' HT.	Per Plan	B&B		
QA	4	Quercus phellos 'Greenenvy' / Kingpin® Willow Oak	3" CAL.	B&B	14'-16' HT.	40' O.C.	STREET TREE	
EVERGREEN TREES								
CF	3	Cupressus arizonica 'Fastigiata' / Blue Arizona Cypress	3" CAL.	B&B	10'-12' HT.	B&B		
UNDERSTORY TREES								
PK2	4	Prunus serrulata 'Kwanzan' / Kwanzan Japanese Flowering Cherry	2" CAL.	B&B	8'-10' HT.	PER PLANS		
SHRUBS								
IB	31	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	#3	CONT.	24"-30"	36" O.C.		
JH	2	Juniperus chinensis 'Hetzii Columnaris' / Hetzi Column Juniper	#7	CONT.	48"-54"	PER PLANS		
RD2	6	Rhododendron x 'Delaware Valley White' / Delaware Valley White Azalea	#3	CONT.	18"-24"	48" O.C.		
TD	28	Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew	#3	CONT.	30"-36"	48" O.C.		

AFTER INSTALLATION, THE LANDSCAPE WILL BE MAINTAINED BY:
to be completed by applicant

ATTENTION OWNER/INSTALLER:
This landscape plan has been designed to meet the minmum requirements of the City of Franklin zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing, or deleting material may cause the site to no longer conform to the requirements; thus problems may arise with releasing the performance/maintenance surety for the landscape material **Deviation from the approved landscape plan shall not be made without first consulting the Landscape Achitect who designed the project. The designing Landscape Architect shall review proposed substitutions to ensure that all City standards and requirements are met. The City shall be notified in writing upon final approval of any plant substitutions.**
Owner: **Meritage Homes**
Contact Name
Phone Number: 615-250-8154
Landscape Architect: **John Haas**
Contact Name
Phone Number
Franklin Planning Department: (615) 791-3212

Landscape Requirements (ACI)				
LSA MINIMUM: 0.71 AC.- 0.23Acre Tree Save Area = Acre Adjusted LSA with Credi	0.48			
	Quantity Provided			Inches Provided
	Existing Trees	Proposed	total Provided	Caliper Inches
Existing Trees				
Existing Trees (See Tree Inventory)				
5" + caliper canopy Trees				
3" caliper canopy Trees		13	13	39
2" caliper canopy Trees				
Aggregate Canopy Caliper Inches Provided				39
Aggregate Canopy Caliper Inches Required				39
2" caliper understory Trees	9		9	18
1.5" caliper understory Trees				
Aggregate Understory Caliper Inches Provided				18
Aggregate Understory Caliper Inches Required				10
Min. 18" Height Shrubs			114	
Min. 30" Height Shrubs			30	
Total Shrubs Provided			91	
Total Shrubs Required			46	

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, which ever comes first. Other defective landscape material shall be replaced within three months.
2. All trees shall be straight trunked, full headed and meet all requirements specified. All trees and shrubs must be container grown or balled and burlapped with sizes indicated in the Plant Schedule on the approved plan. All plants shall be healthy, vigorous material, free of pest and disease. All rootballs, containers and height to width ratios shall conform to the size standards set forth in the American Standards for Nursery Stock, current edition.
3. All required trees and shrubs shall meet the minimum size standards 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 bond reveals that the required screening is not effective.
7. All required tree protection fencing must be installed prior to land disturbing activities and must be maintained in good working order until all construction activity is completed.
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) will require a revised Landscape Plan to be submitted and approved prior to the landscape installation.
9. Existing trees aCC-Repted 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, whether for credit or not, that is removed, dies or is damaged during construction shall be replaced with the equivalent number of caliper inches of a similar species in an approved location.
11. For materials planted in a required buffer, all materials shall be from the Franklin plant list. additionally, all specifications for the measurement, quality, and installation of the trees and shrubs shall be in accordance with the "American Standards for Nursery Stock" published by the American Association of Nurserymen.
12. The Owner acknowledges that planting landscape material in a dedicated easement does not waive or modify the City of Franklin's rights as the easement holder. The Owner understands that the City of Franklin, its authorized contractor or applicable private utility may at any time and for any reason perform work within the dedicated easement. The City, its authorized contractor or applicable private utility shall have no liability to the Owner for any damage to the landscape material in the easement when said damage is due to work within the easement. The Owner may be held responsible for the removal of the landscape material to enable work to be done. The Owner shall be solely responsible for any costs incurred in repairing and/or replacing the required landscape material.
13. Street Tree Note - All street trees to comply with Sec.12.8.6 Sight Distance of the Zoning Ordinance.
14. Buffer note - Landscape contractor shall coordinate all riparian buffer enhancement efforts with the City's Storm water inspector for the site. The contractor shall contact the inspector BEFORE beginning work to outline scope of work within the riparian buffers. The City Inspector will document all stages of work through final stabilization. Failure to contact the City inspector may result in partial or full landscape bond withholding.
15. Riparian seed mix, if specified, shall achieve 70% vegetated cover and establishment within a 2 year period or further stabilization methods shall be required. at the time of bond release/reduction request the Landscape Architect shall evaluate all riparian buffer work and provide an accompanying letter stating the site is performing as designed. the same shall be done with the maintenance request.

GENERAL LANDSCAPE NOTES:
1. GROUND PLANE FOR BIO RETENTION ARES TO BE STONE. SEE CIVIL PLANS FOR BIO-RETENTION DETAILS.

ATTENTION OWNER / INSTALLER:
THIS LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF THE CITY OF FRANKLIN ZONING ORDINANCE, THE APPROVAL OF THE PLANNING COMMISSION, AND PLANNING DEPARTMENT POLICY. RELOCATING, SUBSTITUTING, RESIZING, REDUCING, OR DELETING MATERIAL MAY CAUSE THE SITE TO NO LONGER CONFORM TO THE REQUIREMENTS; THUS PROBLEMS MAY ARISE WITH RELEASING THE PERFORMANCE/MAINTENANCE SURETY FOR THE LANDSCAPE MATERIAL. DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT WHO DESIGNED THE PROJECT. THE DESIGNING LANDSCAPE ARCHITECT SHALL REVIEW PROPOSED SUBSTITUTIONS TO ENSURE THAT ALL CITY STANDARDS AND REQUIREMENTS ARE MET. THE CITY SHALL BE NOTIFIED IN WRITING UPON FINAL APPROVAL OF ANY PLANT SUBSTITUTIONS.

OWNER: MERITAGE HOMES : 615-992-2050
LANDSCAPE ARCHITECT: JOHN HAAS : 615-250-8154

FRANKLIN PLANNING DEPARTMENT: 615-791-3212 PHONE

TMP
4020 Aspen Grove Dr.
Suite 400
Franklin,Tennessee
615.377.9773

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BRIAN GALLAGHER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1573
5.8.2026

FIRST FRANKLIN UNITED METHODIST CHURCH PUD SUBDIVISION SITE PLAN REVISION 2

COF: #9046

ALDERSGATE WAY
FRANKLIN, TN 37069

City of Franklin Project No: 9046

PLAN NORTH
TRUE NORTH

REVISIONS

DR. BY	BJG
CK. BY	BJG
PROJ. NO.	26-039
DATE	05/08/2026

LANDSCAPE PLAN

L 2.00

Tennessee811 Know what's below. Call before you dig.

0' 10' 20' 40' NORTH

SCALE: 3"=1'-0" | SCALE: 1-1/2"=1'-0" | SCALE: 1"=1'-0" | SCALE: 3/4"=1'-0" | SCALE: 1/2"=1'-0" | SCALE: 1/4"=1'-0" | SCALE: 1/8"=1'-0" | SCALE: 3/32"=1'-0" | SCALE: 1/16"=1'-0" | SCALE: 1/32"=1'-0"

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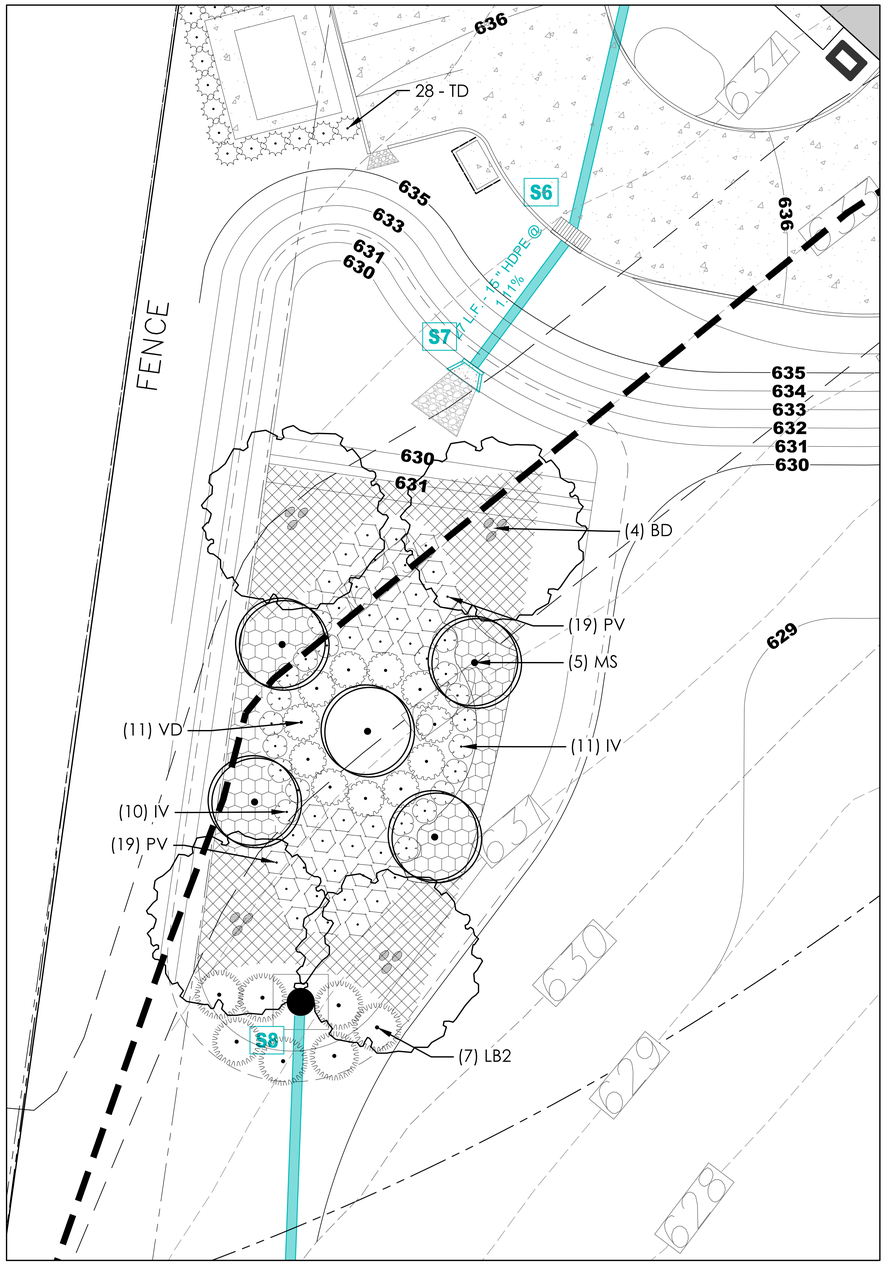
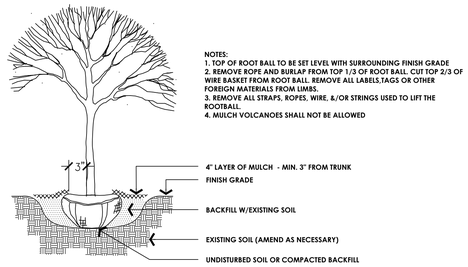


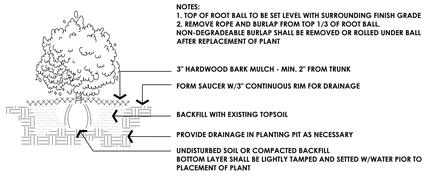
1 **BIORETENTION PLANTING PLAN (ENLARGEMENT)**

0' 5' 10' 20' NORTH



NOTES:
1. TOP OF ROOT BALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 2/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS,TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.
3. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
4. MULCH VOLCANOES SHALL NOT BE ALLOWED

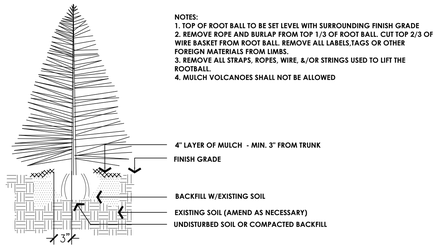
1 **TREE PLANTING**
NTS



NOTES:
1. TOP OF ROOT BALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. NON-DEGRADEABLE BURLAP SHALL BE REMOVED OR ROLLED UNDER BALL AFTER REPLACEMENT OF PLANT

BOTTOM LAYER SHALL BE LIGHTLY TAMPED AND SETTED W/WATER PIOR TO PLACEMENT OF PLANT

2 **SHRUB PLANTING**
NTS



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3 **EVERGREEN TREE PLANTING**
NTS

PLANT SCHEDULE BIORETENTION

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HEIGHT	SPACING		REMARKS
TREES								
MS	5	Magnolia virginiana / Sweetbay Magnolia	2" CAL.	B&B	8'-10' HT.	PER PLANS		
DECIDUOUS TREES								
BD	4	Betula nigra 'BNMTF' / Dura Heat® River Birch	3" CAL.	B&B	14'-16' HT.	B&B		
SHRUBS								
IV	21	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	#3	CONT.	18"-24"	48" O.C.		
LB2	7	Lindera benzoin / Spicebush	#3	CONT.	24"-30"	8' O.C.		
PV	38	Panicum virgatum / Switch Grass	#3	CONT.	18"-24"	48" O.C.		
VD	11	Viburnum dentatum 'Arrowwood' / Arrowwood Viburnum	#5	CONT.	24"-30"	72" O.C.		
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HEIGHT	SPACING	SPACING	REMARKS
GROUND COVERS								
MD	154	Monarda didyma / Bee Balm	#1	CONT.	12"-18" HT.	24" O.C.	24" o.c.	
OC2	331	Osmunda cinnamomea / Cinnamon Fern	#1	CONT.	12"-18" HT.	24" O.C.	24" o.c.	

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LANDSCAPE PLAN

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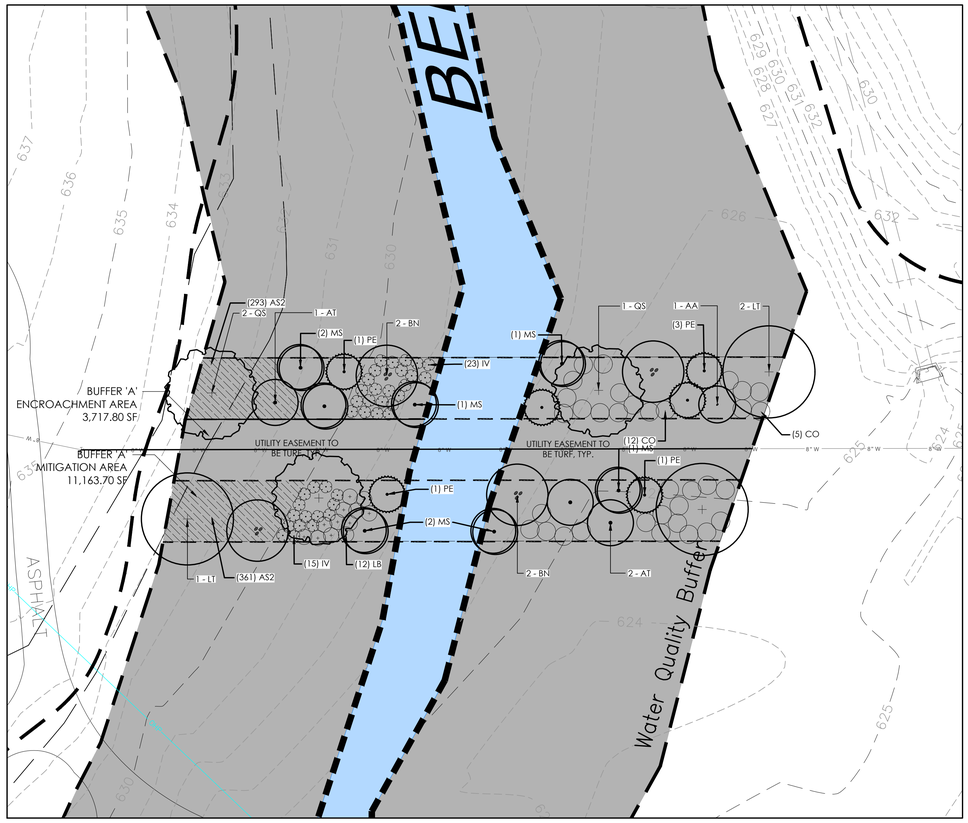
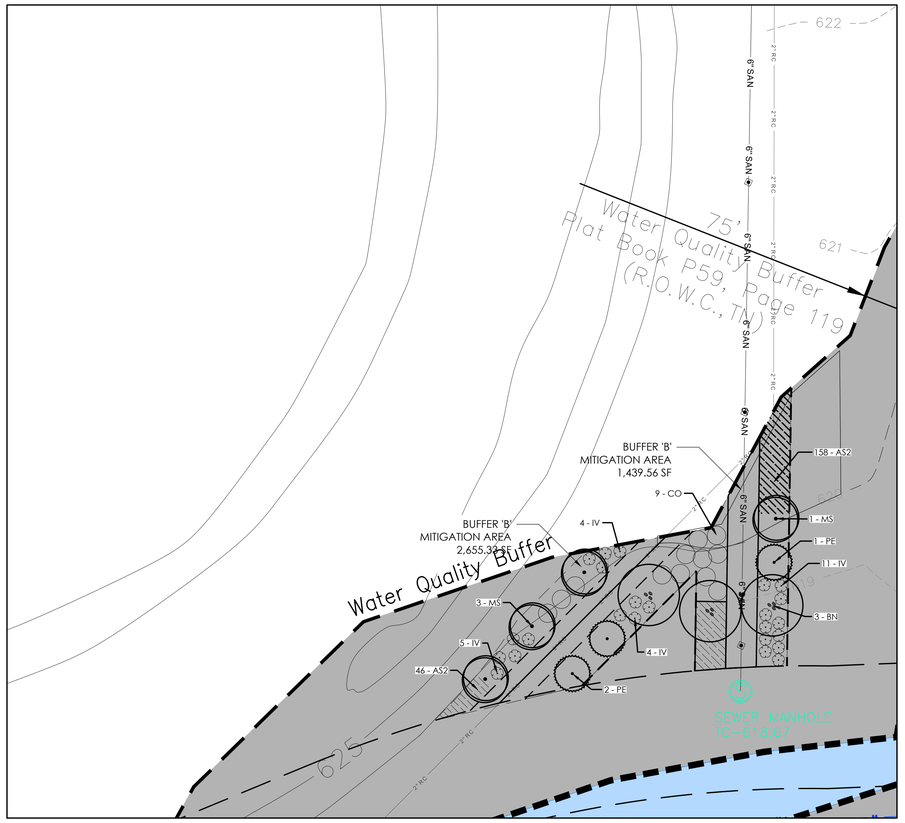


1 BUFFER A PLAN

Scale: 1" = 20' - 0"

0' 10' 20' 40' NORTH



2 BUFFER B PLAN

Scale: 1" = 20' - 0"

0' 10' 20' 40' NORTH

PLANT SCHEDULE BUFFER A

CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HEIGHT	SPACING		QTY	REMARKS
DECIDUOUS TREES								
AA	Acer rubrum 'Autumn Flame' / Autumn Flame Red Maple	2" Cal.	12-14' HT.	Per Plan	B&B		1	
BN	Betula nigra / River Birch Multi-Trunk	2" Cal.	10'-12' HT.	Per Plans	B&B		4	
CO	Carpinus caroliniana 'Orange Crush' / Orange Crush American Hornbeam	2" CAL.	B&B	10'-12' HT.	PER PLANS		34	
LT	Liriodendron tulipifera / Tulip Poplar	2" Cal.	12-14' HT.	Per Plan	B&B		3	
QS	Quercus shumardii / Shumard Oak	2" CAL.	B&B	10'-12' HT.	PER PLANS		3	
EVERGREEN TREES								
PE	Pinus echinata / Short Leaf Pine	2" Cal.	8'-10' HT.	Per Plans	B&B		6	
UNDERSTORY TREES								
AT	Asimina triloba / Pawpaw	2" Cal.	6'-8' HT.	Per Plans	B&B		3	
MS	Magnolia virginiana / Sweetbay Magnolia	2" CAL.	B&B	8'-10' HT.	PER PLANS		7	
SHRUBS								
IV	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	#3	CONT.	18"-24"	48" O.C.		38	
CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HEIGHT	SPACING	SPACING	QTY	REMARKS
GROUND COVERS								
AS2	Asclepias syriaca / Common Milkweed	#1	CONT.	12"-18" HT.	18" O.C.	18" o.c.	654	

PLANT SCHEDULE BUFFER AREA B

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPACING	REMARKS
DECIDUOUS TREES								
BN	3	Betula nigra	River Birch Multi-Trunk	2" Cal.	10'-12' HT.	Per Plans	B&B	
CO	12	Carpinus caroliniana 'Orange Crush'	Orange Crush American Hornbeam	2" CAL.	B&B	10'-12' HT.	PER PLANS	
EVERGREEN TREES								
PE	3	Pinus echinata	Short Leaf Pine	2" Cal.	8'-10' HT.	Per Plans	B&B	
UNDERSTORY TREES								
MS	4	Magnolia virginiana	Sweetbay Magnolia	2" CAL.	B&B	8'-10' HT.	PER PLANS	
SHRUBS								
IV	24	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	#3	CONT.	18"-24"	48" O.C.	
GROUND COVERS								
AS2	307	Asclepias syriaca	Common Milkweed	#1	CONT.	12"-18" HT.	18" O.C.	

THE CITY OF FRANKLIN WATER AND SEWER GENERAL NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMAN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER AND SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS.
   B. WATER AND SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   D. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TENNESSEE FOLLOWING APPROVAL FROM CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY FRANKLIN BY ANY ENTITY UNLESS 72 HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR. 8.

RIPARIAN BUFFER NOTE

"There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee."

TMP
4020 Aspen Grove Dr.
Suite 400
Franklin,Tennessee
615.377.9773

8131 Lakewood Main St.
Suite 202
Lakewood Ranch, Florida
941.907.9711

www.TMPartners.com

CITY OF FRANKLIN PLANNING COMMISSION - NOT FOR CONSTRUCTION

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
615-656-0257 / M2GROUPLLC.COM

BRIAN GALLAGHER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1373

5.8.2026

FIRST FRANKLIN UNITED METHODIST CHURCH PUD SUBDIVISION SITE PLAN REVISION 2

COF: #9046

ALDERSGATE WAY
FRANKLIN, TN 37069

City of Franklin Project No: 9046

PLAN NORTH

TRUE NORTH

REVISIONS

DR. BY	BJG
CK. BY	BJG
PROJ. NO.	26-039
DATE	05/08/2026

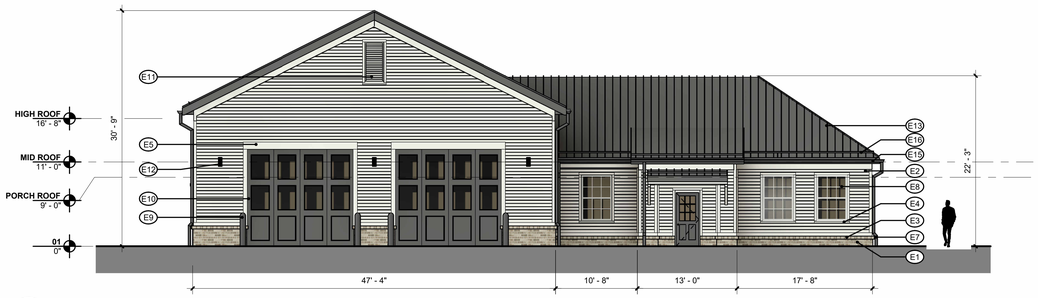
STREAM BUFFER ENHANCEMENT PLAN

L 2.02

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

SCALE: 3"=1'-0" | SCALE: 1-1/2"=1'-0" | SCALE: 1"=1'-0" | SCALE: 3/4"=1'-0" | SCALE: 1/2"=1'-0" | SCALE: 3/8"=1'-0" | SCALE: 1/4"=1'-0" | SCALE: 3/16"=1'-0" | SCALE: 3/32"=1'-0" | SCALE: 1/16"=1'-0" | SCALE: 1/32"=1'-0"

© TMPARTNERS , PLLC 2026

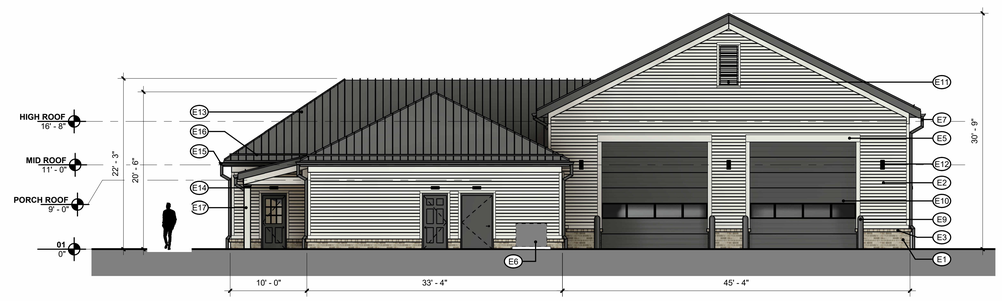


1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

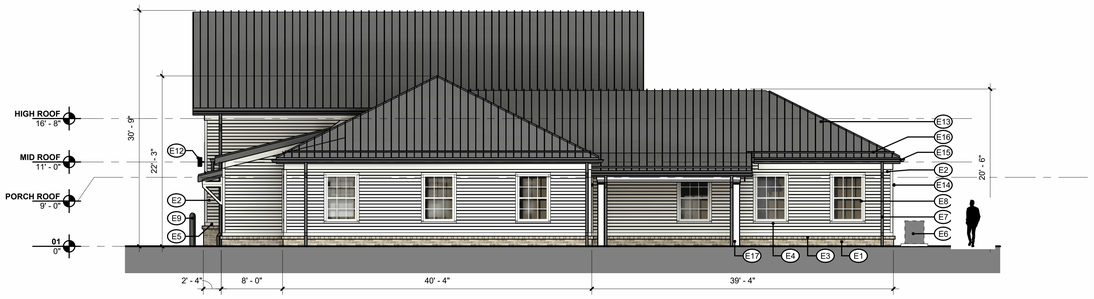
2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



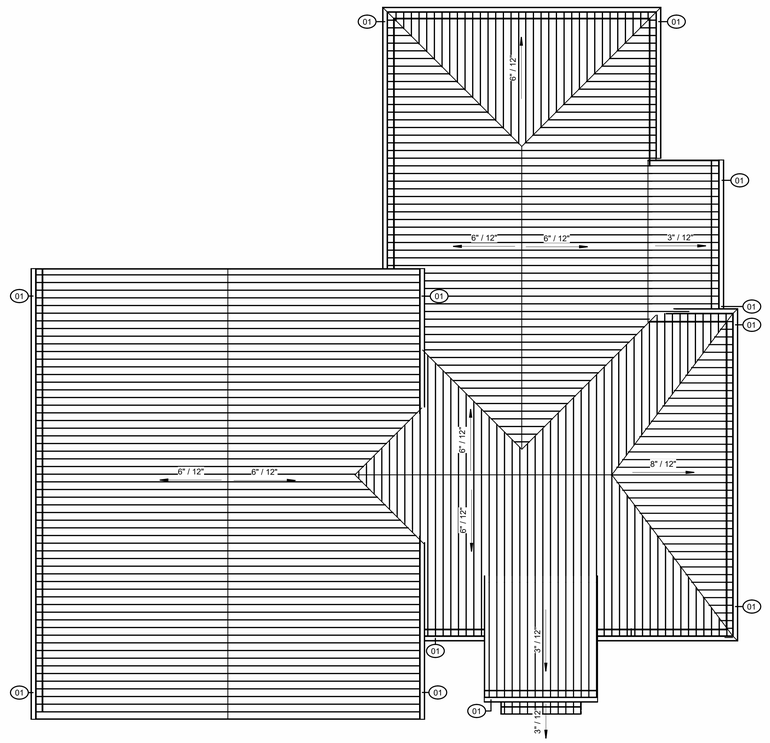
3 WEST ELEVATION

SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



5 OVERALL ROOF PLAN

SCALE: 1/8" = 1'-0"

EAST ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,023 SF	N/A
NET* OF WALL	1,081 SF	100%
FIBER CEMENT	979 SF	91%
BRICK	102 SF	9%

SOUTH ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,365 SF	N/A
NET* OF WALL	1,225 SF	100%
FIBER CEMENT	1,051 SF	86%
BRICK	174 SF	14%

WEST ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,017 SF	N/A
NET* OF WALL	1,069 SF	100%
FIBER CEMENT	979 SF	92%
BRICK	90 SF	8%

NORTH ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,362 SF	N/A
NET* OF WALL	866 SF	100%
FIBER CEMENT	742 SF	86%
BRICK	124 SF	14%

GENERAL NOTES
THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS, ZONING ORDINANCE, AND THE APPROVAL OF THE CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CITY OF FRANKLIN.

*EXCLUDES ROOF FORMS, WINDOWS, DOORS, AWNINGS, AND SIMILAR FEATURES

KEYNOTES - EXTERIOR

E1	BRICK
E2	FIBER CEMENT HORIZONTAL LAP SIDING
E3	ROWLOCK BRICK WATERTABLE
E4	FIBER CEMENT SILL
E5	FIBER CEMENT TRIM
E6	HVAC UNIT TO BE SCREENED BY EVERGREEN SHRUBS, REFER TO LANDSCAPE
E7	ROUND METAL DOWNSPOUT TO MATCH STANDING SEAM METAL ROOF
E8	FIBERGLASS WINDOW
E9	PIPE BOLLARD
E10	GRAY APPARATUS BAY DOORS WITH CLEAR GLAZING
E11	METAL LOUVER
E12	BLACK ARCHITECTURAL LIGHTING
E13	STANDING SEAM METAL ROOF
E14	BLACK EGRESS LIGHTING
E15	HALF ROUND GUTTERS TO MATCH STANDING SEAM METAL ROOF
E16	SNOW GUARD TO MATCH STANDING SEAM METAL ROOF
E17	FIBER CEMENT-WRAPPED COLUMNS

KEYNOTES - ROOF

01	PRE-FINISHED ALUMINUM DOWNSPOUT FROM GUTTER, COORD. WITH CIVIL

TMP
4020 Aspen Grove Dr.
Suite 400
Franklin,Tennessee
615.377.9773

8131 Lakewood Main St.
Suite 202
Lakewood Ranch, Florida
941.907.9711

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CITY OF FRANKLIN PLANNING - NOT FOR CONSTRUCTION

WILLIAMSON COUNTY FIRE AND RESCUE

EMS AT FFUMC

ALDERSGATE WAY
FRANKLIN, TN 37069

City of Franklin Project No: 9046

REVISIONS	

DR. BY	LD
CK. BY	LF, JE
PROJ.	A08221
DATE	05/07/2026

EXTERIOR ELEVATIONS

A0001

SCALE: 3"=1'-0" | SCALE: 1-1/2"=1'-0" | SCALE: 1"=1'-0" | SCALE: 3/4"=1'-0" | SCALE: 1/2"=1'-0" | SCALE: 1/4"=1'-0" | SCALE: 1/8"=1'-0" | SCALE: 3/32"=1'-0" | SCALE: 1/16"=1'-0" | SCALE: 1/32"=1'-0"

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City of Franklin

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

File #: 26-0668

DATE: 5/28/2026

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:

Franklin Ridge Subdivision, Final Plat, Section 2, Creating 20 Single Family Residential Lots, And 1 Open Space Lots, Establishing Easements And Abandoning Right Of Way, On 9.43 Acres, Located At 565 Jordan Road. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 9112
Applicant: Sean McGowan, Kimley Horn
Owner: Toll Southeast LP Company, INC, Luke Ward, Rep.

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create 20 single-family residential lots, 1 open space lot, dedicate easements and abandon right-of-way as part of the Franklin Ridge Subdivision. The property is zoned R2 and consists of 9.43 acres. The most recent site plan for Section 2 of the Franklin Ridge Subdivision was administratively approved in January 2026.

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

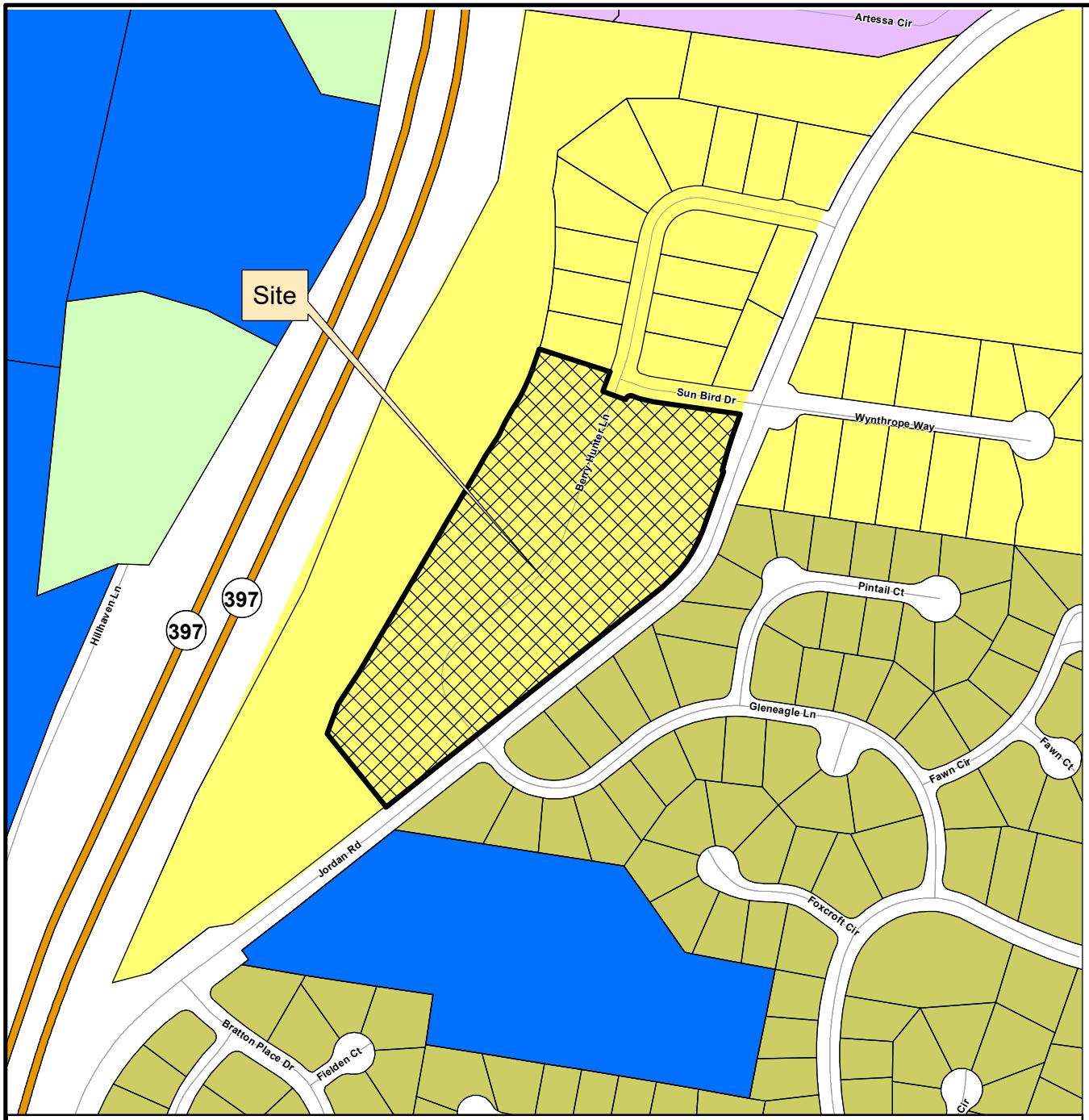
department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of the Franklin RIdge Subdivision FInal Plat, Section 2, with conditions.



FRANKLIN RIDGE SUBDIVISION, SECTION 2
FINAL PLAT

Project Information
Existing Zoning: Residential 2 (R-2) District
Overlay Districts: None
Site Acreage: 9.43 acres
Total Number of Lots: 20

Legend

- Franklin Ridge Subdivision. Section 2
- 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: 9112

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat

General Issues

7. 0. General Information

lance.fittro@franklintn.gov	Applicant shall ensure that any modifications to the site plan [COF #8667] 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.

12. ROW Abandonment

lance.fittro@franklintn.gov	With the submittal of the final plat to One Stop, Applicant shall verify that all conditions of approval for BOMA Resolution 2024-18 for the ROW abandonment have been met as necessary for recording of the final plat.

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan: COF #8667 (Franklin Ridge Subdivision, Site Plan, Section 2) shall be transferred to this final plat as a condition of approval. ***(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)*** ***Sureties have not been posted to COF 8667***

NORTH

GRID NORTH
NAD83

GRAPHIC SCALE IN FEET

200 0 100 200 400

1" = 200' @ 24X36

**

THE HATCHED AREAS OF LOTS 20-26 & 29 HAVE A BLANKET PUBLIC UTILITY DRAINAGE AND ACCESS AND SLOPE EASEMENT (PUDASE). SHOWN ON THIS PLAT.

**

LOT AREA TABLE		
LOT NO.	ACRES	SQ. FT.
17	0.526	22,928
18	0.411	17,883
19	0.436	19,003
20	0.460	20,065
21	0.345	15,021
22	0.344	15,002
23	0.448	19,498
24	0.500	21,753
25	0.471	20,574
26	0.514	22,390
27	0.351	15,283
28	0.345	15,033
29	0.393	17,140
30	0.350	15,264
31	0.355	15,479
32	0.359	15,645
33	0.357	15,537
34	0.369	16,074
35	0.362	15,765
37	0.329	14,328

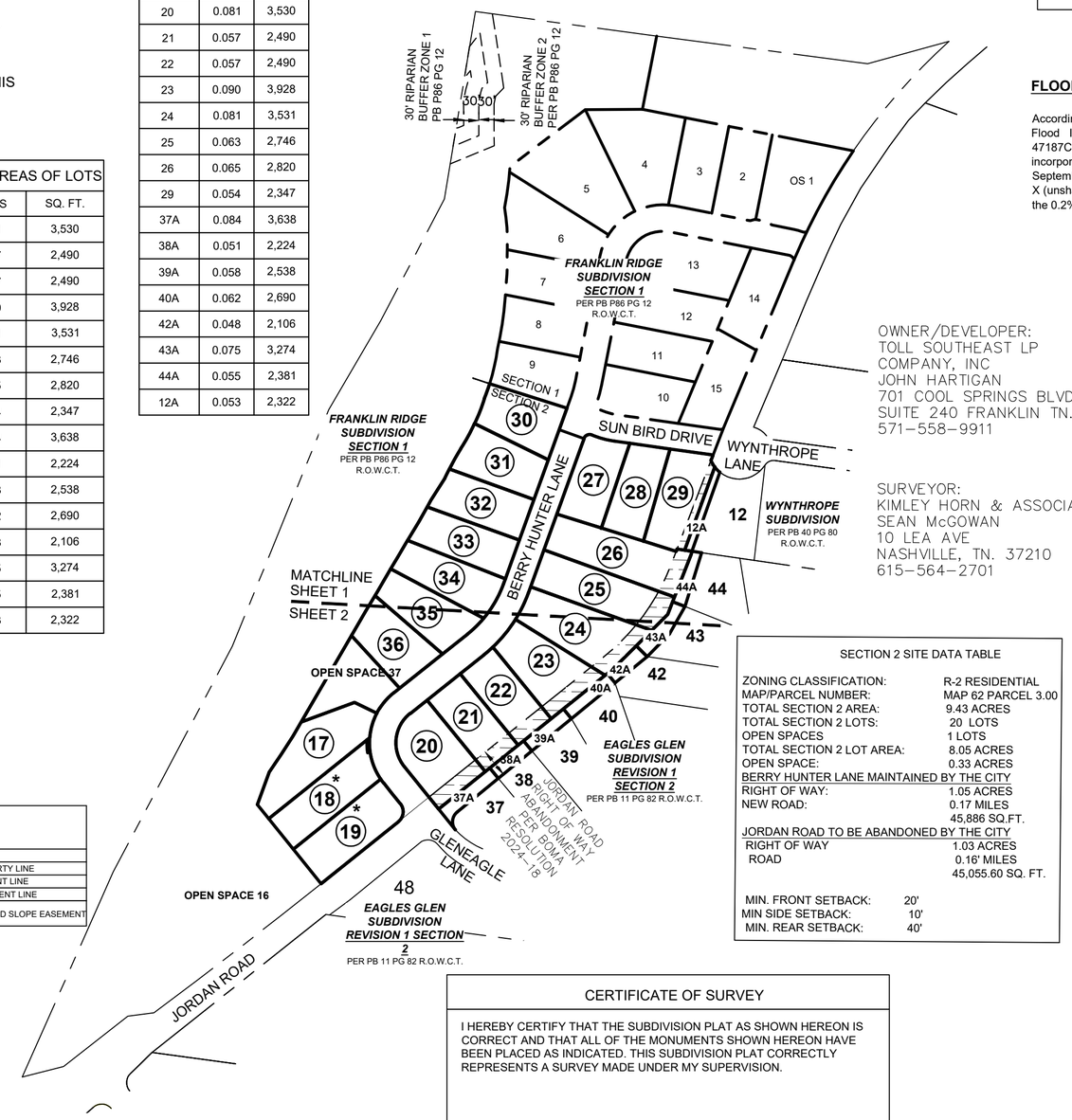
NON-BUILDABLE AREAS OF LOTS		
LOT NO.	ACRES	SQ. FT.
20	0.081	3,530
21	0.057	2,490
22	0.057	2,490
23	0.090	3,928
24	0.081	3,531
25	0.063	2,746
26	0.065	2,820
29	0.054	2,347
37A	0.084	3,638
38A	0.051	2,224
39A	0.058	2,538
40A	0.062	2,690
42A	0.048	2,106
43A	0.075	3,274
44A	0.055	2,381
12A	0.053	2,322

ROW ABANDONMENT		
LOT NO.	ACRES	SQ. FT.
20	0.081	3,530
21	0.057	2,490
22	0.057	2,490
23	0.090	3,928
24	0.081	3,531
25	0.063	2,746
26	0.065	2,820
29	0.054	2,347
37A	0.084	3,638
38A	0.051	2,224
39A	0.058	2,538
40A	0.062	2,690
42A	0.048	2,106
43A	0.075	3,274
44A	0.055	2,381
12A	0.053	2,322

OPEN SPACE TABLE		
LOT NO.	ACRES	SQ. FT.
37	0.33	14,327

LINE TYPE LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- P.U.D.A.S.E. PUBLIC UTILITY DRAINAGE ACCESS AND SLOPE EASEMENT



OWNER/DEVELOPER:
TOLL SOUTHEAST LP COMPANY, INC
JOHN HARTIGAN
701 COOL SPRINGS BLVD., SUITE 240 FRANKLIN TN.
571-558-9911

SURVEYOR:
KIMLEY HORN & ASSOCIATES
SEAN McGOWAN
10 LEA AVE
NASHVILLE, TN. 37210
615-564-2701

SECTION 2 SITE DATA TABLE	
ZONING CLASSIFICATION:	R-2 RESIDENTIAL
MAP/PARCEL NUMBER:	MAP 62 PARCEL 3.00
TOTAL SECTION 2 AREA:	9.43 ACRES
TOTAL SECTION 2 LOTS:	20 LOTS
OPEN SPACES	1 LOTS
TOTAL SECTION 2 LOT AREA:	8.05 ACRES
OPEN SPACE:	0.33 ACRES
BERRY HUNTER LANE MAINTAINED BY THE CITY	
RIGHT OF WAY:	1.05 ACRES
NEW ROAD:	0.17 MILES
	45,886 SQ.FT.
JORDAN ROAD TO BE ABANDONED BY THE CITY	
RIGHT OF WAY	1.03 ACRES
ROAD	0.16' MILES
	45,055.60 SQ. FT.
MIN. FRONT SETBACK:	20'
MIN SIDE SETBACK:	10'
MIN. REAR SETBACK:	40'

PARKLAND INFORMATION

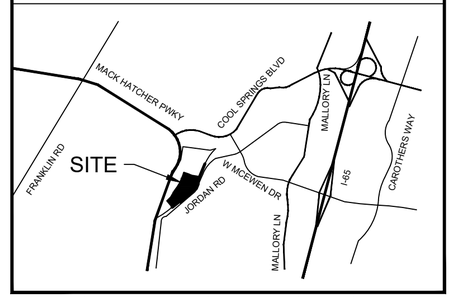
34 UNITS X $4,304 = $146,336 Due at First Plat

FLOOD STATEMENT

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 47187C0212G and 47187C0204F, for Williamson County, Tennessee and incorporated areas, dated December 20, 2024 and September 29, 2006 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

VICINITY MAP

N.T.S.



NOTES

1. The purpose of this plat is to create 20 lots, 1 open space, create and abandon public right of way and dedicate easements.
2. Bearings shown hereon are based on the Tennessee State Plane Coordinate System (nad83). Elevations shown hereon are based on NAVD88.
3. This survey does not provide a determination or opinion concerning the location of existing wetlands, fault lines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
4. The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
5. Maintenance of all stormwater management features, including lot line swales, shall be the responsibility of the property owner(s) or the HOA. Details of these requirements are outlined in the Inspection and Maintenance Agreement of the Private Stormwater Management facilities recorded with the Williamson County Register of Deeds Office
6. Sidewalks & trails outside of public right-of-way shall be Public Access Easements and shall be maintained by the property owner(s) or the HOA.
7. 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.
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. 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. Trees shall be pruned to a minimum of eight feet above grade and no fences or other obstructions shall be taller than three feet above grade within sight triangles for street intersections and roadway signage per the latest version of as to policy on geometric design of highways and streets.
11. The survey was conducted using Trimble R10/R12 dual frequency RTK GNSS Base and Rover. the maximum RMS values for fixed positions at 1-sigma are 0.03 feet horizontal and 0.06 feet vertical. The maximum difference between computed average positions and those used in the average does not exceed 0.03 feet horizontal or 0.06 feet vertical. closure error is 1' : 316,964.86'
12. Green Infrastructure Easements (GIE) are exclusive easements defining areas set aside for the construction, maintenance, repair, monitoring, and other activities necessary for the furtherance of water quality features designated as green infrastructure practices by the City of Franklin, and to provide public access to such features. Any and all activities, except as specifically permitted by notation on the current plat of record and/or within the recorded Long Term Malignance Agreement, shall be strictly prohibited without the written consent of the City Engineer or his designee.
13. There was no evidence found in the records of the Williamson County Register of Deeds to indicate that the mineral rights have been severed from the surface rights of the surveyed parcel(s).
14. The property is zoned Residential (R-2).
    Front setback 20' - Side setback 10' - Rear setback 40'.
15. A minimum of 6.8 acres of tree canopy is required to remain in perpetuity per the City of Franklin project #8667.
16. * Denotes critical lot for drainage. These lots shall require submittal of a Critical Lot Site Plan with any future permit submittal.
17. All Open Spaces shall be Public Utility, Drainage and Access Easements and shall be maintained by the property owner(s) or HOA.
18. All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC.
19. There shall be no direct access to Lots 19-26 or Lot 29 from Jordan Road.Access to Lots 19-26 shall be provided from Berry Hunter Lane. Access to lot 29 shall be provided from Sun Bird Drive.
20. There shall be no access to any lots from Mack Hatcher Parkway.

CERTIFICATE OF APPROVAL FOR WATER SYSTEM

I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "FRANKLIN RIDGE SECTION 2, FINAL PLAT, HAS BEEN
1. INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS AND TO THE TECHNICAL SPECIFICATIONS OF MALLORY VALLEY UTILITY DISTRICT,
OR
2. A SURETY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH MALLORY VALLEY UTILITY DISTRICT TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

_____
MALLORY VALLEY UTILITY DISTRICT DATE
KAREN YORK, DIRECTOR OF DEVELOPMENT

MTEMC CERTIFICATE OF APPROVAL FOR ELECTRIC SERVICE

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

_____
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP. DATE

CERTIFICATION OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN HERE-ON AS OF RECORD IN DB 9613 PG 212 R.O.W.C., TN., AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATED ALL EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY.

_____
JORDAN HARTIGAN , TOLL SOUTHEAST LP COMPANY LLC DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(A) THE SEWER SYSTEMS DESIGNATED IN FRANKLIN RIDGE SECTION 2 FINAL PLAT, HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS, OR
(B) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE THE COMPLETION OF SUCH IMPROVEMENTS.

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

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____
SECRETARY FRANKLIN MUNICIPAL DATE
PLANNING COMMISSION

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION.

_____
SEAN McGOWAN TN. REG. NO. 3516 DATE

APPROVAL FOR SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

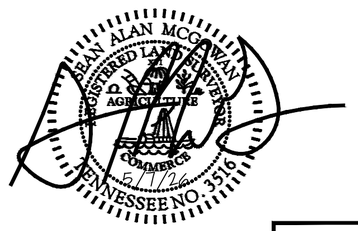
_____
WILLIAMSON COUNTY EMERGENCY DATE
MANAGEMENT AGENCY

_____
CITY OF FRANKLIN DATE

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

I HEREBY CERTIFY THAT:
A.THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE IN "FRANKLIN RIDGE SECTION 2 " HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
B. A PERFORMANCE AGREEMENT AND A SURETY BOND IN THE AMOUNT OF $_____ FOR DRAINAGE, $_____ FOR SIDEWALKS, AND $_____ FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

_____
DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE



COF #9112

FINAL PLAT

FRANKLIN RIDGE SUBDIVISION

SECTION 2

LANDS NOW OR FORMERLY OF

TOLL SOUTHEAST LP CO INC

PER DB 9613 PG 212
PARCEL ID: 062 00300
565 JORDAN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Kimley»Horn
10 Lea Ave Suite 400
Nashville, Tennessee 37210
Tel. No. (615) 564-2701
www.kimley-horn.com

Drawn by	Checked by	Date	Project No.	Sheet No.
KHA	SM	MAY 7, 2026	118665004	1 OF 3

DWG NAME: K:\NSH_SURVEY\PROJECTS\118665004 SEC2.DWG PLOTTED BY BRILEY, DAVID 5/7/2026 9:47 AM LAST SAVED 5/7/2026 9:47 AM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved.

LEGEND

	BOX OR PEDESTAL	C	COMMUNICATIONS
	HANDHOLE	E	ELECTRIC OR POWER
	MANHOLE	F	FIBER OPTIC
	MARKER SIGN	G	NATURAL GAS
	METER	P	PETROLEUM OR PIPELINE
	MARKER PINFLAG	R	RAILROAD
	POLE	S	SAN. SEWER OR WASTEWATER
	STORAGE TANK	D	STORM SEWER
	VALVE (EXCEPT WATER)	T	TELEPHONE
	VAULT	TR	TRAFFIC
	WELL	U	UNIDENTIFIED
TV	CABLE TV	W	WATER
	FIRE SPRINKLER CONNECTION		SANITARY SEWER CLEAN OUT
	FIRE HYDRANT		SANITARY SEWER LIFT STATION
	WATER VALVE		STORM SEWER DRAIN
	WATER WELL		MONITORING WELL
	TRAFFIC BARRIER	FU	FUEL TANK
	TRAFFIC BOLLARD		ELECTRIC SWITCH
	TRAFFIC CAMERA	T	ELECTRIC TRANSFORMER
	TRAFFIC SENSOR		RAILROAD SIGNAL
	TRAFFIC SIGNAL		RAILROAD SIGN
	PARKING METER		SIGN
	ROOF DRAIN		MARQUEE/BILLBOARD
	GOAL POST		TRASH BIN
GT	GREASE TRAP		TREE
	IRRIGATION VALVE		HANDICAPPED PARKING
	SECURITY CAMERA		FLAG POLE / MONUMENT
	MAIL BOX		BORE LOCATION
	A/C UNIT		ELEVATION BENCHMARK
	BASKET BALL GOAL	IRF	IRON ROD FOUND
	LAMP	IRFC	IRON ROD WITH CAP FOUND
	FLOOD LIGHT	MNF	MAG NAIL FOUND
	GUY ANCHOR	CMF	CONCRETE MONUMENT FOUND
	GUY ANCHOR POLE	ADF	ALUMINUM DISK FOUND
	UTILITY POLE	XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
P.O.C.	POINT OF COMMENCING	MNS	MAG NAIL SET
M.T.E	MIDDLE TENNESSEE ELECTRIC	CMF	CONCRETE MONUMENT SET
P.U.D.E.	PUBLIC UTILITY DRAINAGE EASEMENT		
P.U.D.A.S.E.	PUBLIC UTILITY DRAINAGE ACCESS AND SLOPE EASEMENT		
M.B.S.L.	MINIMUM BUILDING SETBACK LINE		
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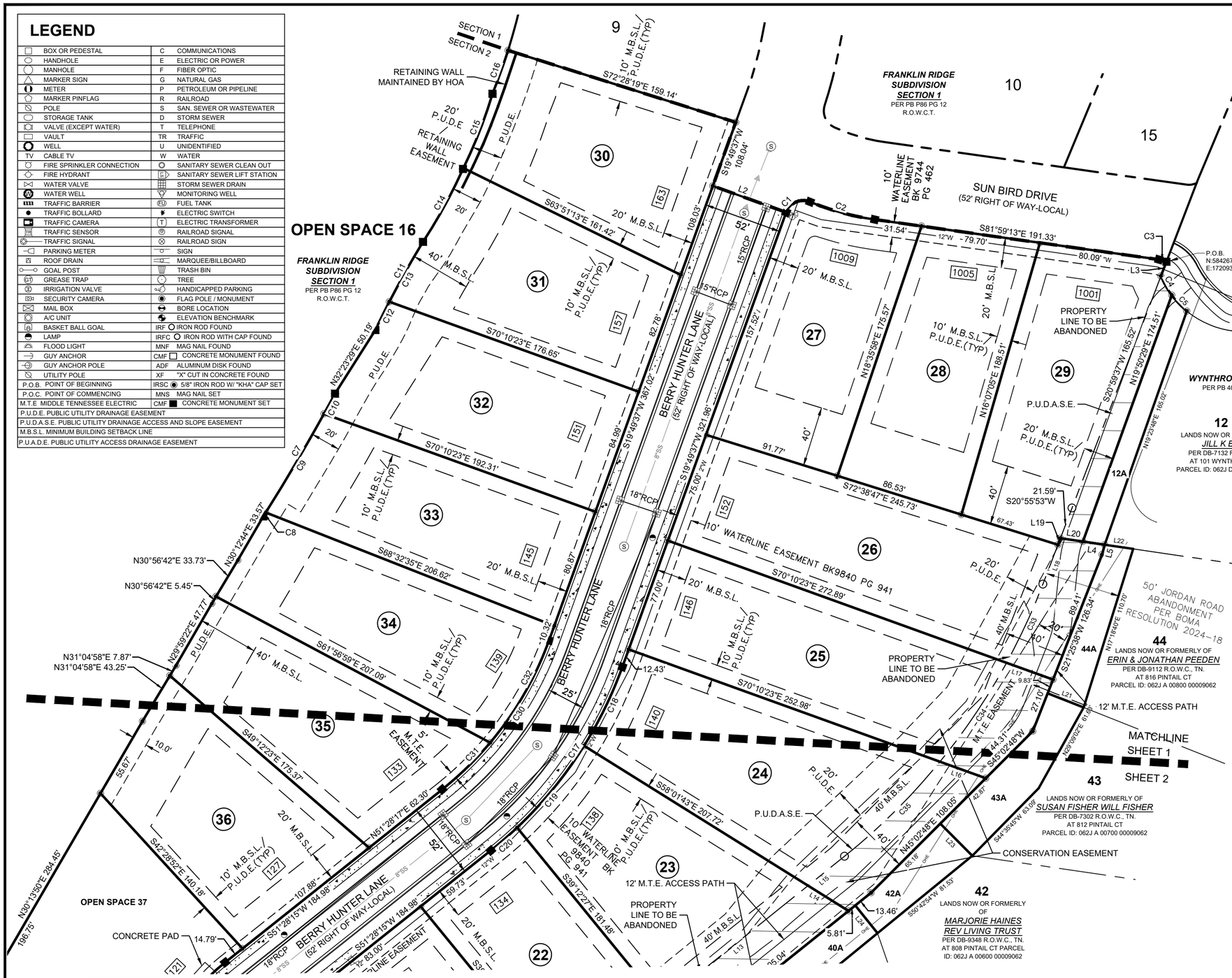

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LINE TYPE LEGEND

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- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- P.U.D.A.S.E. PUBLIC UTILITY DRAINAGE ACCESS AND SLOPE EASEMENT

COF #9112

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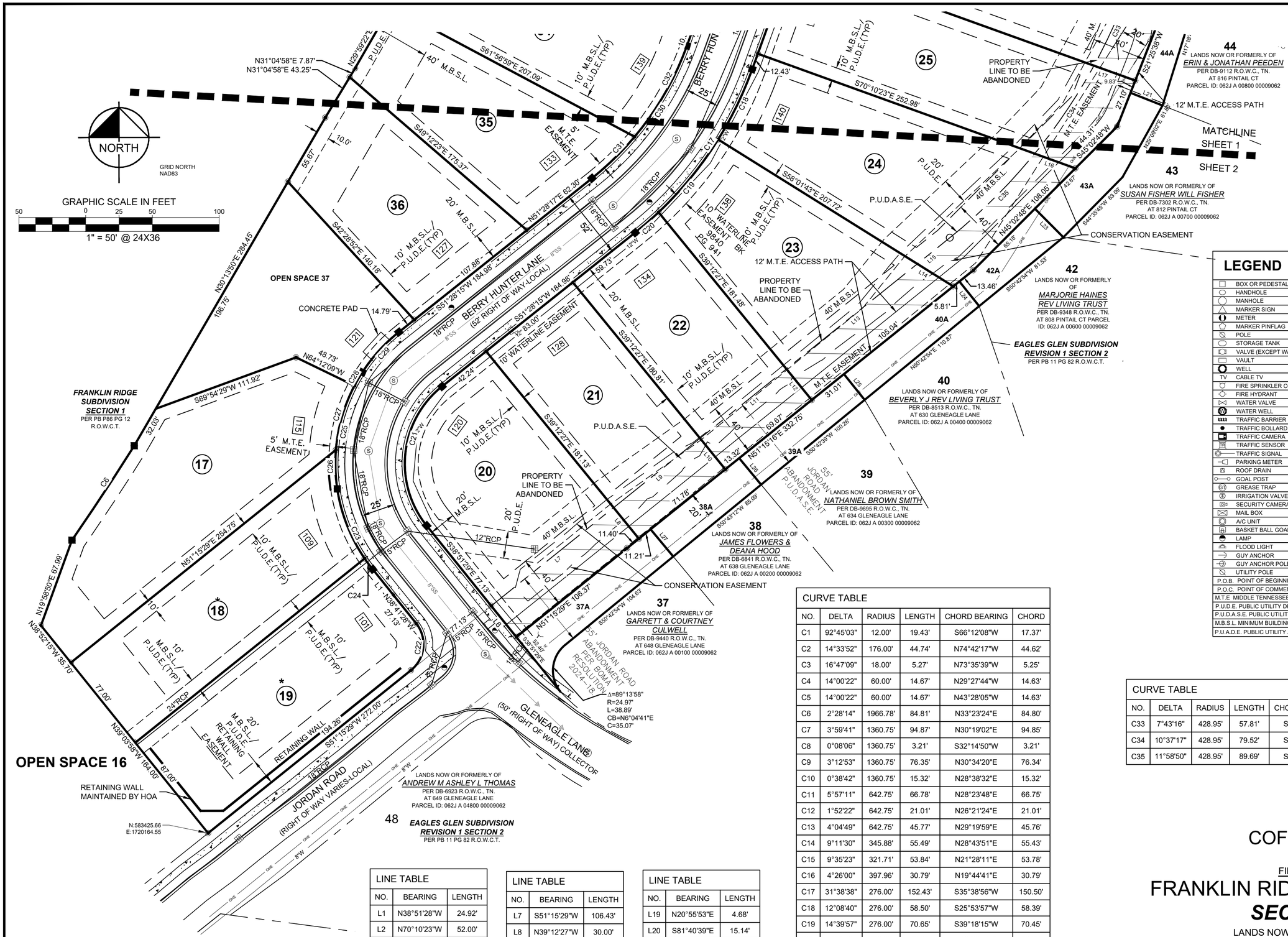
KHA	SM	MAY 7, 2026	118665004	2 OF 3

DWG NAME: K:\NSH_SURVEY\PROJECTS\118665004 (JORDAN ROAD-FRANKLIN RIDGE)\PROCESSING\FRANKLIN RIDGE PLAT\20225613 SECTION 2\20226507 2ND SUBMITTAL\118665004 SEC2.DWG PLOTTED BY BRILEY, DAVID 5/7/2026 9:48 AM LAST SAVED 5/7/2026 9:47 AM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved.



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DWG NAME: K:\NSH_SURVEY\PROJECTS\118665004 (JORDAN ROAD-FRANKLIN RIDGE)\PROCESSING\FRANKLIN RIDGE PLAT\20250513 SECTION 2\20260507 2ND SUBMITTAL\118665004 SEC2.DWG PLOTTED BY BRILEY, DAVID 5/7/2026 9:48 AM LAST SAVED 5/7/2026 9:47 AM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved.

File #: 26-0666

DATE: 5/28/2026

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:

Southgate Subdivision, Final Plat, Revision 4, Lot 14, Creating 2 Commercial Lots, On 5.7 Acres, Located At 115 Carr Avenue. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 9075
Applicant: Daniel Wolterman, T Square Engineering
Owner: Carr Ave LLC, Todd Officer, Rep.

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to subdivide Lot 14 of the Southgate Subdivision into two industrial lots. The property is zoned Light Industrial (LI) District and consists of 5.7 acres. No accompanying site plan or further development plan for the new lot has 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)

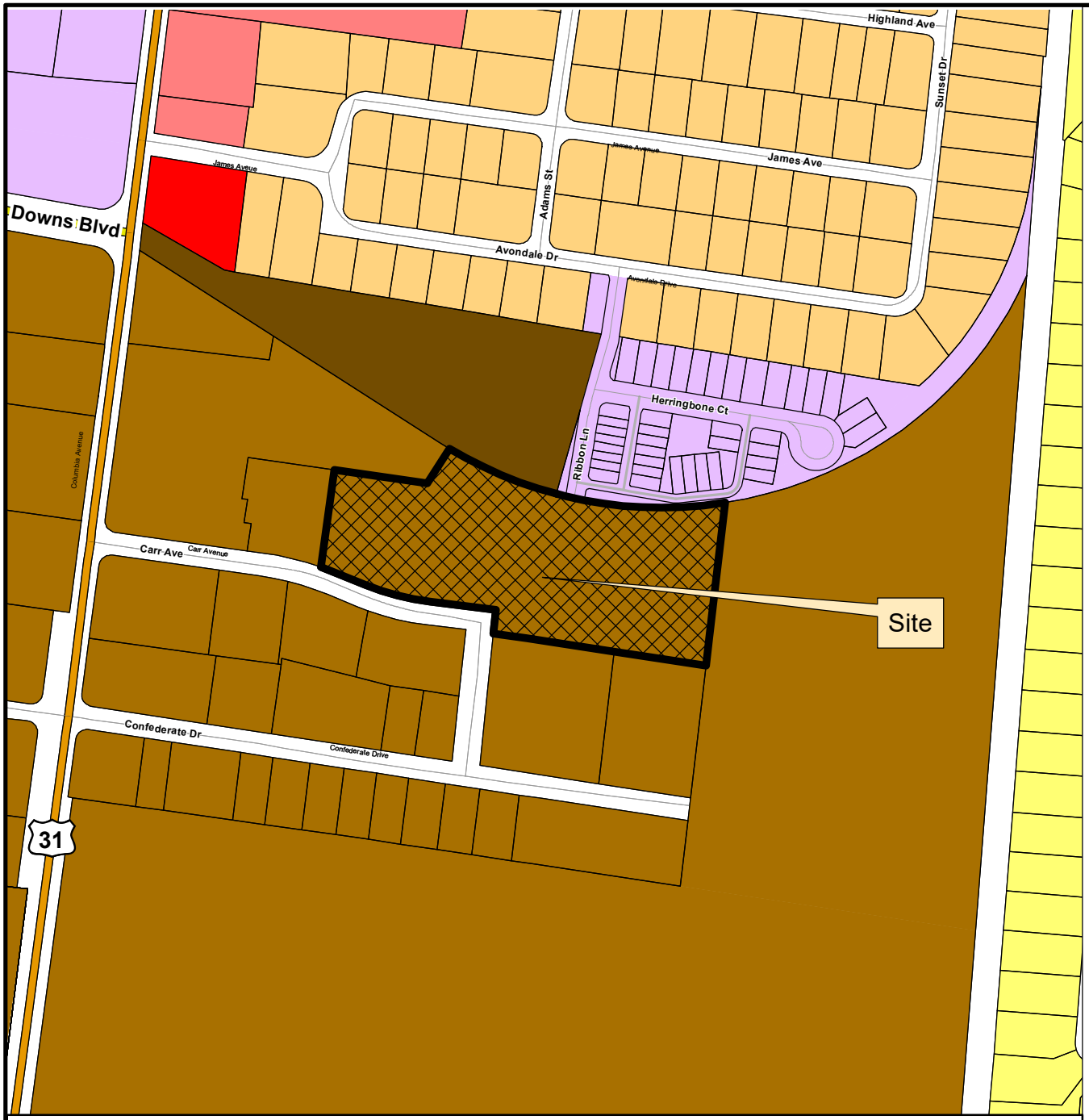
in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of the Southgate Subdivision Final Plat Revision 4, with conditions.



SOUTHGATE SUBDIVISION, LOT 14
FINAL PLAT, REVISION 4

Project Information
Existing Zoning: Light Industrial (LI) District
Overlay Districts: None
Site Acreage: 5.7 acres
Total Number of Lots: 2

Legend

- Southgate Subdivision, Lot 14
- 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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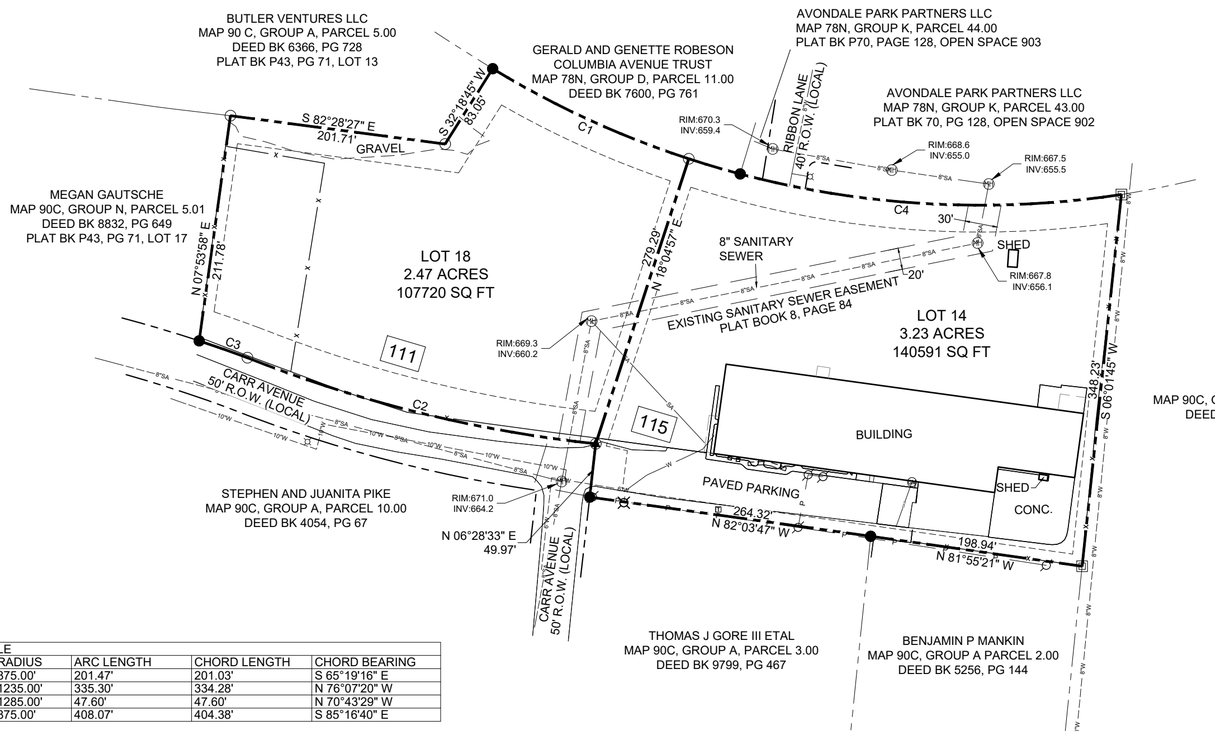
Feet

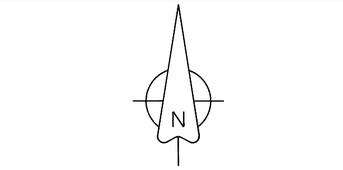
HISTORIC FRANKLIN TENNESSEE

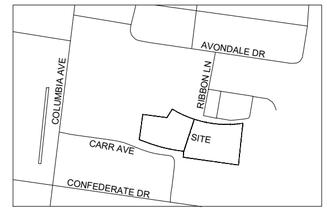
GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 115 CARR AVENUE, FRANKLIN, TN INTO 2 LOTS. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS RECORDING OF LOT 14 SHOWN ON THE FINAL PLAT ENTITLED "SOUTHGATE SUBDIVISION REVISION NO 1 LOTS 13 AND 14" AS RECORDED IN PLAT BOOK 8, PAGE 84, R.O.W.C.
2. BEARINGS AS SHOWN ARE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.
3. SUBJECT PARCEL: MAP 090C, GROUP A, PARCELS 04.00. THE TOTAL ACREAGE OF THE SUBJECT PROPERTY IS 5.7 ACRES.
4. SUBJECT PROPERTY LOCATED IN THE 9TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE.
5. PROPERTY IS ZONED LIGHT INDUSTRIAL (LI).
6. 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 AND 47187C0213H ON THE FLOOD INSURANCE RATE MAPS FOR CITY OF FRANKLIN, TENNESSEE (EFFECTIVE DATE DECEMBER 20, 2024).
7. LOTS SHALL CONFORM TO ALL REQUIREMENTS OF THE "FRANKLIN ZONING ORDINANCE".
8. WITHIN NEW DEVELOPMENTS AND FOR OFF SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
9. 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.
10. THE CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
11. THE CITY OF FRANKLIN WATER MANAGEMENT IS NOT RESPONSIBLE FOR ANY DRIVEWAY CROSSINGS.
12. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
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. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
16. MINIMUM BUILDING SETBACK REGULATIONS FOR ZONE LI ARE AS FOLLOWS:
    FRONT - 30'
    SIDE - 10'
    REAR - 25'
17. 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.
18. THERE IS TO BE A 40' MTE EASEMENT ON ALL OVERHEAD ELECTRIC LINES AND A 20' EASEMENT ON ALL UNDERGROUND ELECTRIC LINES.
19. ANY UNUSED SANITARY SEWER SERVICE MUST BE TERMINATED AT THE MAIN LINE TEE AND IS THE FINANCIAL RESPONSIBILITY OF THE PROPERTY OWNER.
20. ACCESS TO LOT 18 SHALL BE PROVIDED FROM CARR AVENUE, THE LOCATION SHALL BE DETERMINED THROUGH APPROVAL OF A SITE PLAN FOR THE DEVELOPMENT OF LOT 18 AND IN ACCORDANCE WITH FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS FOR DRIVEWAY AND INTERSECTION SPACING.



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	875.00'	201.47'	201.03'	S 65°19'16" E
C2	1235.00'	335.30'	334.28'	N 76°07'20" W
C3	1285.00'	47.60'	47.60'	N 70°43'29" W
C4	875.00'	408.07'	404.38'	S 85°16'40" E





VICINITY MAP (NOT TO SCALE)

NM LSK LP
MAP 90C, GROUP A, PARCEL 1.00
DEED BK 9805, PG 435

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 — 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 Water and Sewer Systems

I hereby certify that:

A. The water and sewer systems designated in Southgate 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

Certificate of Approval of Streets, Drainage, Sidewalks, and Green Infrastructure

I hereby certify that:

A. The streets, drainage, sidewalks, and green infrastructure designated in Southgate 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

LEGEND

These standard symbols will be found in the drawing.

- IRON PIN FOUND
- IRON PIN SET
- FENCE CORNER
- CONTROL POINT
- POWER POLE
- FIRE HYDRANT
- GAS METER
- TELEPHONE
- MANHOLE
- PROERTY LINE
- MBSL
- OVERHEAD ELECTRIC
- SEWER LINE
- EASEMENT
- CONCRETE
- EDGE OF PAVEMENT
- FENCE
- GRAVEL
- GAS

MBSL	MINIMUM BUILDING SETBACK LINE
ROW	RIGHT OF WAY
CONC	CONCRETE
POB	POINT OF BEGINNING

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE X AS EVIDENCED ON FEMA PANEL #47187C0213H AND 47187C0211H OF WILLIAMSON COUNTY, TN, DATED 12/20/2024.
OWNER OF RECORD
CARR AVENUE, LLC 240 GILLETTE DRIVE FRANKLIN, TENNESSEE 37069 DEED BOOK 9435, PAGE 184 ROWC
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PARKWAY CT FRANKLIN, TN 37064 615.678.8212

NO.	DATE	REVISIONS
1	4-17-26	REVISIONS PER COF COMMENTS

DATE: 2-23-2026
SCALE:
DRAWN BY: T-SQUARE
REVIEWER:

FINAL PLAT
MAP 90C, GROUP A, PARCEL 4.00
CITY OF FRANKLIN, TENNESSEE
COF #9075

SOUTHGATE SUBDIVISION, REVISION 4
115 CARR AVENUE SELF-STORAGE FACILITY

PROJECT
24-0919

SHEET
1 OF 1

T-SQUARE ENGINEERING

COF no: 9075

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - Final Plat

General Issues

12. 0. General Information

lance.fittro@franklintn.gov — Applicant shall ensure that all plat sheets are sealed, signed and dated by Tennessee registered land surveyor for both the hard copies and digital files.

MTEMC

24-0919 Final Plat 20260417.pdf

21. MTEMC Easement

ehale@mtemc.com — Please show 40' MTE easement for the line on the south side of lot 14. @0' either side of line where it affects this property.

Thank you

Performance Agreement and Surety

General Issues

5. 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

9. Security Alert: Fraudulent Invoices

joseph.bryan@franklintn.gov — Please be aware of recent scam emails impersonating local jurisdictions and requesting payment. These messages may reference real projects or staff names. Our jurisdiction will not request payment by unsolicited email or ask for wire transfers. Always verify payment requests and use this portal for official Geocivix (plan review) transactions. Should you have questions about an invoice or payment request, please contact the City of Franklin directly.

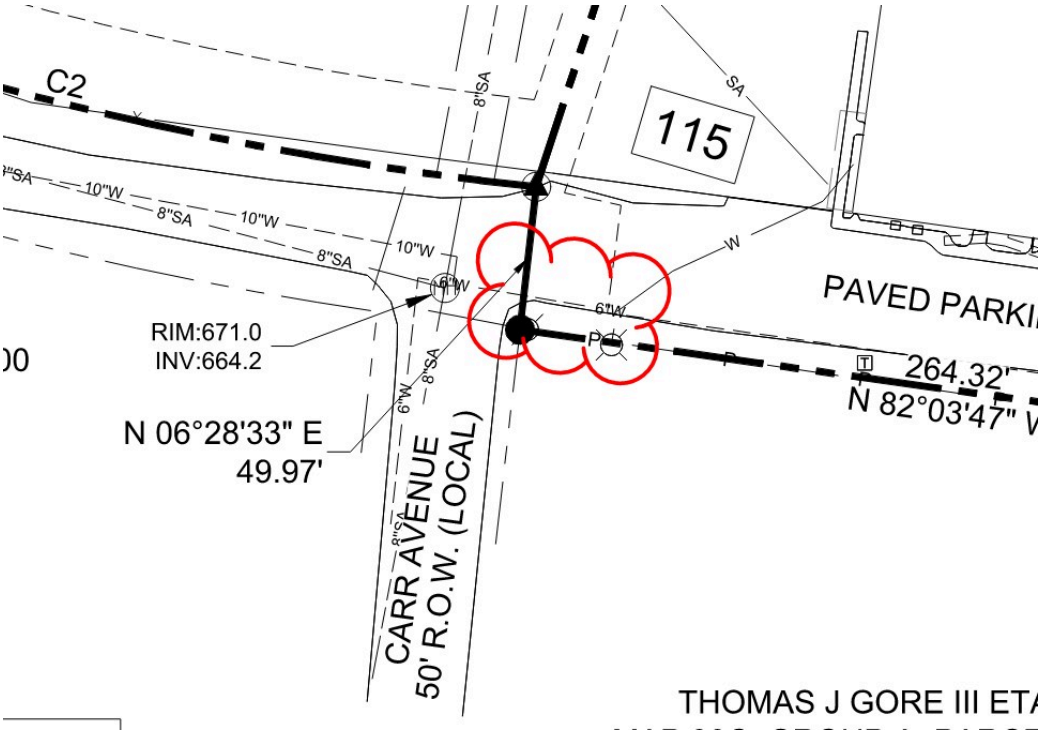
ADVISORY COMMENT ONLY WILL NOT AFFECT THE APPROVAL OF YOUR PLAN.

Water/Sewer

General Issues

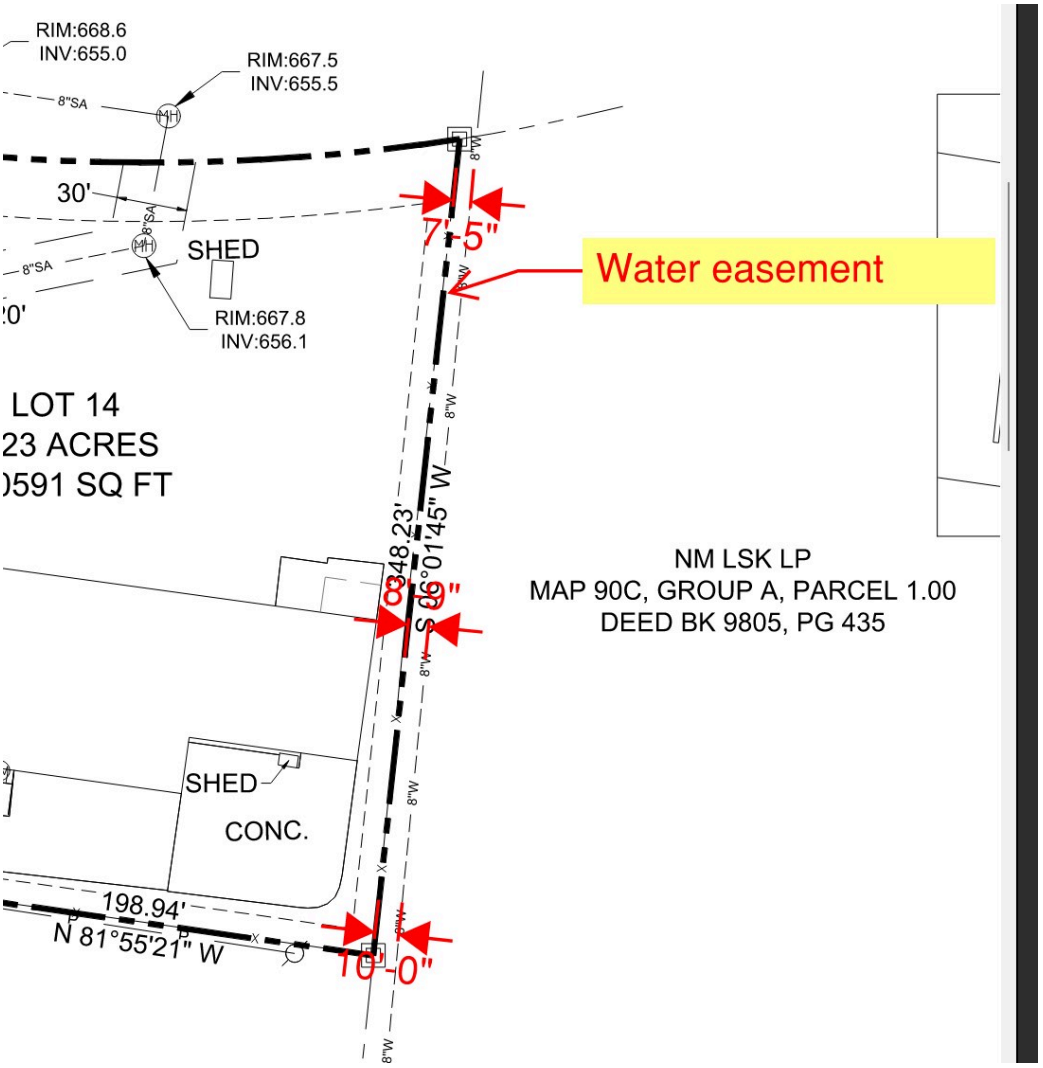
1. Existing utility lines Carr Ave

ben.mcneil@franklintn.gov The applicant has added the water in Carr Ave, the portion of water entering the property must have the required water easement provided.



2. Existing water

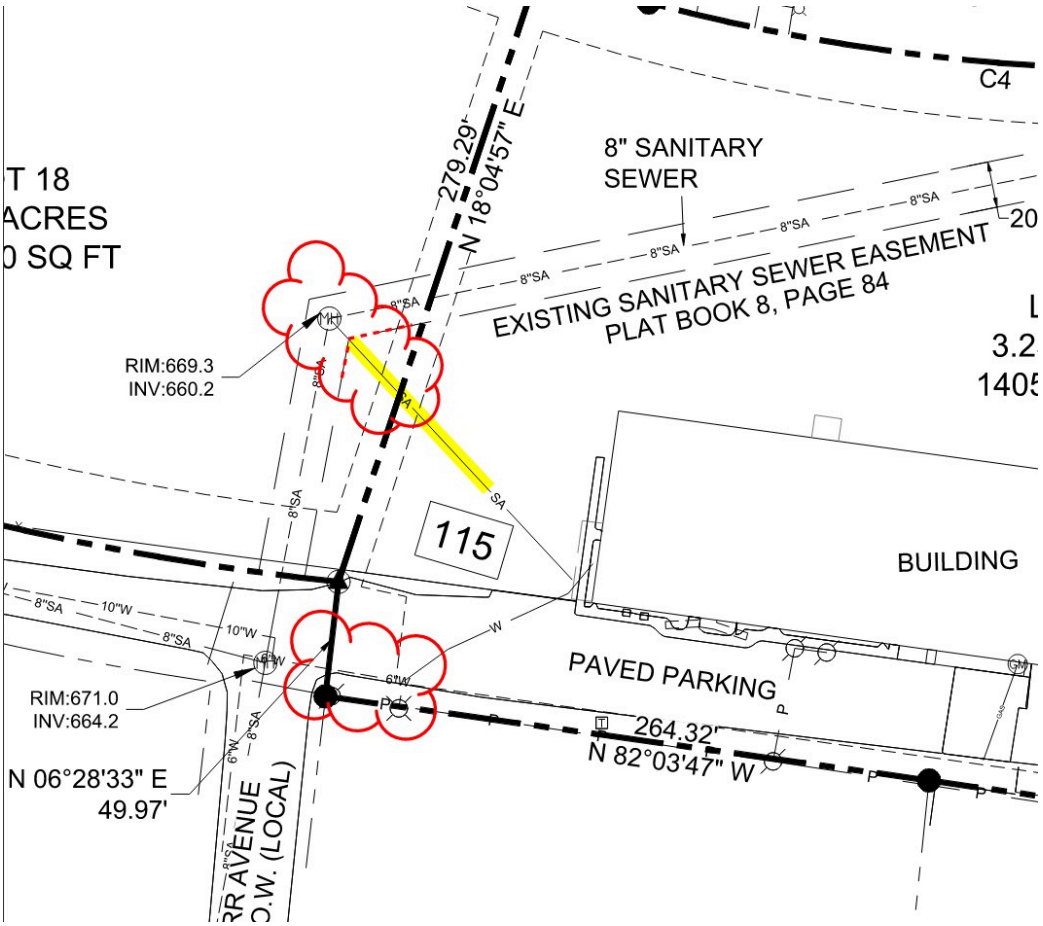
ben.mcneil@franklintn.gov The applicant shall show the portion of the easement that would encumber the existing water main on the eastern property boundary of the plat. In addition, label book and page of water easement recorded offsite.



22. Sanitary sewer

ben.mcneil@franklintn.gov The applicant is showing the sewer service for lot 14 crossing into lot 18, the applicant shall revise lot line so the sewer service is on the property it serves or relocate sanitary sewer service for lot 14 removing the portion that crosses lot 18..

The yellow portion of the service is considered private and lot 14 has no ability to maintain a service on a separate lot. If the applicant chooses to relocate service line, documentation of the relocation must be provided with the one stop submittal prior to the final plat being recorded. This is a condition of approval.



[Edited By Ben McNeil]

File #: 26-0665

DATE: 5/28/2026

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:

Westhaven PUD Subdivision, Final Plat, Section 70, Creating 23 Residential Lots, Revising 2 Open Space Lots, And Establishing Easements, On 53.06 Acres, Located Between Boyd Mill Pike And Kathryn Avenue. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 9105
Applicant: Benjamin Hron, Skyline Land Surveying, LLC
Owner: Westhaven Owner, LP and Westhaven Golf Club, LLC, Brian Sewell (representative)

BACKGROUND/STAFF COMMENTS:
The final plat creates 23 residential lots, revises 2 open spaces, and establishes easements. The corresponding Site Plan was approved on the March 2026 Administrative Agenda, and both the final plat and the site plan are consistent with the development plan. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission.

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

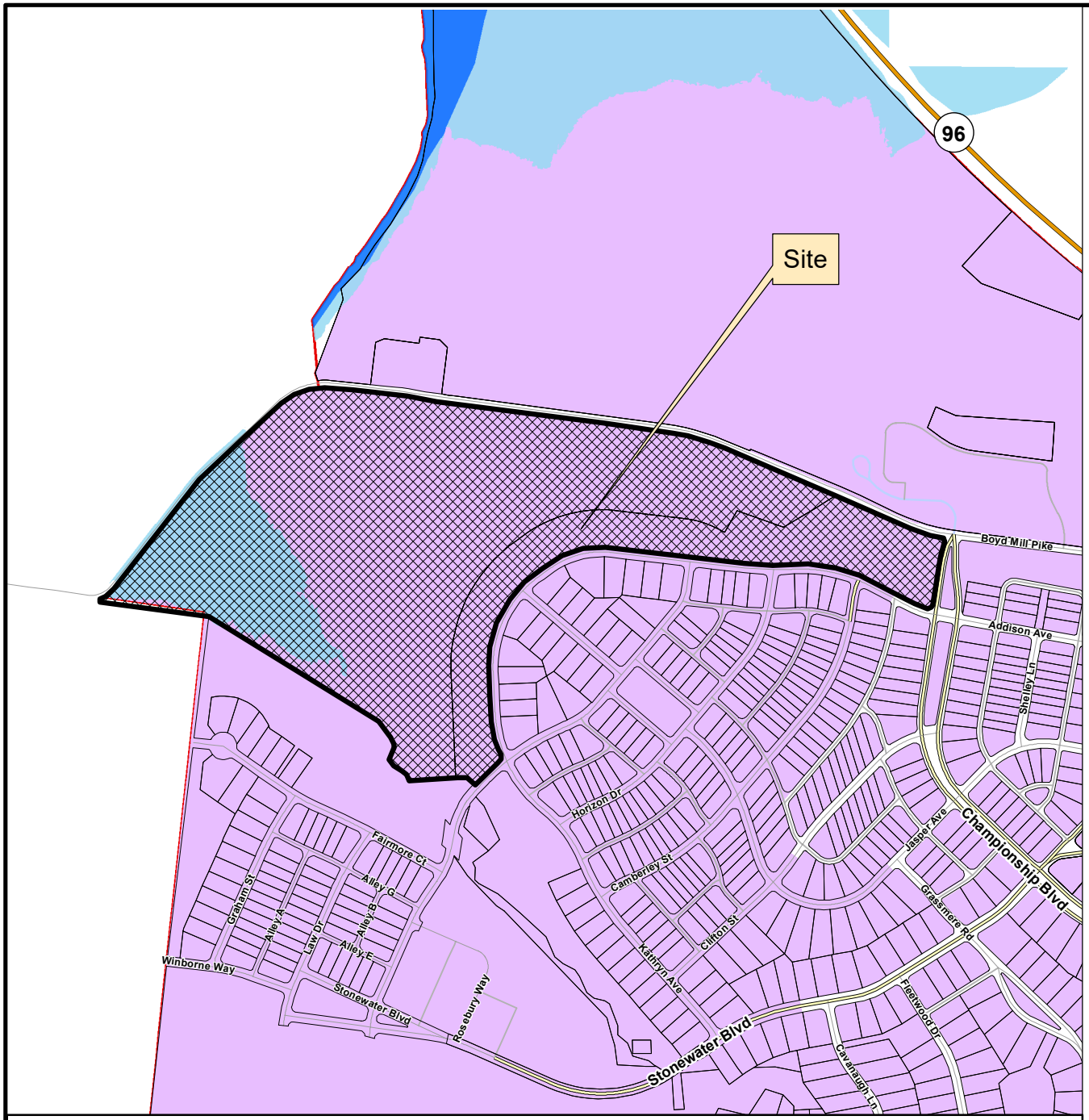
department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of Westhaven PUD Subdivision, Final Plat, Section 70, with conditions.



WESTHAVEN PUD SUBDIVISION, SECTION 70
FINAL PLAT

Project Information
Existing Zoning: Planned (PD 2.26) District
Overlay Districts: FFO
Site Acreage: 53.06 acres
Total Number of Lots: 25

Legend

- Westhaven PUD Subdivision, Section 70
- Floodway Fringe Overlay
- Floodway Overlay
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial 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

PLAT NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 23 RESIDENTIAL LOTS; REVISE 2 OPEN SPACE LOTS; GRANT EASEMENTS;

2. SUBJECT PROPERTY IS IDENTIFIED BY THE WILLIAMSON COUNTY TAX ASSESSOR'S OFFICE AS A PORTION OF MAP 64, PARCEL 23.08; AND MAP 64P K, PARCEL 27.00.

3. ZONING: PLANNED DEVELOPMENT (PD DENSITY: 2.26), CITY OF FRANKLIN FLOODWAY FRINGE OVERLAY (FFO).

4. LOTS IN SECTION 70 FALL WITHIN THE T3 TRANSECT ZONE AS DEFINED IN THE WESTHAVEN CONCEPT PLAN (REVISION 5) AND PATTERN BOOK, REVISED 05/08/07.

   MINIMUM SETBACK REQUIREMENTS:

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

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

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

   NOTE: PROJECTIONS SHALL NOT EXTEND TO A POINT CLOSER THAN 4 FEET FROM THE PROPERTY LINE. ANY PROJECTIONS (INCLUDING SOFFITS) INTO THE 5' SIDEYARD SETBACK SHALL HAVE A ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE UNDERSIDE. REFER TO THE 2004 IRC SUPPLEMENT R302.1 EXTERIOR WALLS FOR FURTHER EXPLANATION.

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

   T3 REDUCED SETBACK: 25'

6. ACCORDING TO THE WESTHAVEN PATTERN BOOK, THE FOLLOWING BUILDING TYPES WOULD BE PERMITTED IN THE T3 AND T4 TRANSECT ZONES - SIDEYARD HOUSE, COTTAGE, COURTYARD HOUSE, TOWNHOUSE, FLEX HOUSE OR HOUSE.

   SECTION 70 INCLUDES THE FOLLOWING BUILDING TYPES AND SIZES: SIDEYARD HOUSES, COTTAGES, HOUSES, AND COURTYARD HOUSES.

   DWELLING UNITS LIVING AREAS: EXCLUSIVE OF OPEN PORCHES, GARAGES, AND ANCILLARY
   APARTMENTS:
   MINIMUM: 1,000 SQUARE FEET
   MAXIMUM: 10,000 SQUARE FEET
   MAXIMUM BUILDING HEIGHT: 2 STORIES

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

8. OPEN SPACE LOT 5125, RESIDENTIAL LOTS 2956 THROUGH 2978, AND THE MAJORITY OF OPEN SPACE LOT 5025, ARE WITHIN "ZONE X", DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) F.I.R.M. MAP 47187C0190F, REVISED SEPTEMBER 29, 2006 AND F.I.R.M. MAP 47187C0195F, REVISED SEPTEMBER 29, 2006. A PORTION OF OPEN SPACE LOT 5025 IS WITHIN ZONE "AE" PER THE ABOVE DESCRIBED F.I.R.M. MAPS. THE 100 YEAR FLOOD PLAIN LINE WITHIN OPEN SPACE LOT 5025 IS APPROXIMATELY REPORTED HEREON BASED ON ELECTRONIC FILES OBTAINED FROM THE FEMA FLOOD MAP SERVICE CENTER. THE CITY OF FRANKLIN FLOOD FRINGE OVERLAY IS IDENTICAL WITH THE 100 YEAR FLOOD PLAIN LINE REPORTED HEREON.

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

10. REQUIRED EXTERIOR PARKING
    A - SINGLE FAMILY DETACHED RESIDENCE
    2 SPACES REQUIRED EXCEPT ON STREET OR CORNER LOTS. SPACES MUST BE ON THE SAME LOT AS THE RESIDENCE. SPACES SHALL BE A MINIMUM OF 18' WIDE BY 22' DEEP PAVED AREA (AS MEASURED FROM THE FACE OF ALLEY CURB). PARKING MAY BE GARAGE APRON OR A SEPARATE PARKING PAD.

11. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS OR STRUCTURES AND CULVERTS THAT ARE PRIVATELY OWNED. THE CITY OF FRANKLIN WILL MAINTAIN STRUCTURES THAT HAVE BEEN ACCEPTED AS PUBLIC BY THE STREETS DEPARTMENT. DETENTION PONDS AND OUTLET STRUCTURES WITHIN PUBLIC DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE WESTHAVEN HOMEOWNERS' ASSOCIATION.

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

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

14. 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.

15. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE CONSTRUCTION AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.

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

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

18. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. DETAILS OF THESE REQUIREMENTS ARE OUTLINED IN THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES RECORDED IN BOOK _____, PAGE _____ WITH THE WILLIAMSON COUNTY REGISTER OF DEEDS OFFICE.

19. 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.

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

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

22. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/ORE REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.

23. GREEN INFRASTRUCTURE EASEMENTS ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY OR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OR RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.

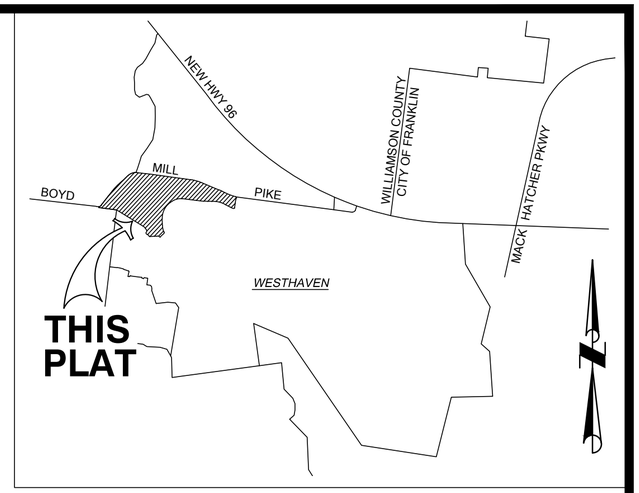
24. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.

25. PARKLAND INFORMATION:
    23 UNITS X $3,228 = $74,244.
    PARKLAND FEES WILL BE DUE AT PLAT FOR WESTHAVEN SECTION 70.

26. THIS SUBDIVISION IS SUBJECT TO A LONG TERM MAINTENANCE PLAN, RECORDED IN BOOK _____, PAGE _____.

27. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE PREVIOUS RECORDING OF OPEN SPACE LOT 5125, SHOWN ON THE FINAL PLAT OF WESTHAVEN P.U.D. SUBDIVISION, SECTION 66, RECORDED IN PLAT BOOK P85, PAGE 56, R.O.W.C.

28. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE BOUNDARY OF PREVIOUSLY RECORDED OPEN SPACE LOT 5025, SHOWN ON THE FINAL PLAT OF WESTHAVEN P.U.D. SUBDIVISION, SECTION 20, REVISION 2 (GOLF CLUB), RECORDED IN PLAT BOOK P85, PAGE 41. A PORTION OF THE SOUTHERLY BOUNDARY OF OPEN SPACE LOT 5025 HAS BEEN REVISED TO ACCOMMODATE LOTS 2973, 2974, AND 2975.



VICINITY MAP
SCALE: 1" = 1/2 MILE

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT WESTHAVEN OWNER, LP IS THE OWNER(S) OF OPEN SPACE LOT 5125 SHOWN HEREON AS OF RECORD IN BOOK 8509, PAGE 336, AND WESTHAVEN GOLF CLUB, LLC IS THE OWNER(S) OF OPEN SPACE LOT 5025 SHOWN HEREON AS OF RECORD IN BOOK 4664, PAGE 64, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____ REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY.

BRIAN SEWELL DATE

WESTHAVEN OWNER, LP & WESTHAVEN GOLF CLUB, LLC
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215

CERTIFICATE OF SURVEY

I CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED, OR ARE CLEARLY DESIGNATED ON THIS PLAT AS "TO BE SET". THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON MARCH 26, 2026. THE SUBDIVISION BOUNDARY HAS AN ACTUAL LINEAR CLOSURE OF 1:695,219 WHICH IS GREATER THAN 1:10,000 AND THEREFORE IS CLASSIFIED AS A CLASS 1 SURVEY.

FOR REVIEW

5-6-2026

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

BENJAMIN J. HRON REGISTERED LAND SURVEYOR XVI AGRICULTURE DAVIDSON COUNTY COMMERCE 5-6-26 TENNESSEE NO. 3384 FOR REVIEW

APPROVALS

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

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

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

CITY OF FRANKLIN DATE

CERTIFICATE OF APPROVAL FOR ELECTRICAL SYSTEMS

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

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT:

(1) THE SEWER SYSTEM DESIGNATED IN WESTHAVEN P.U.D. SUBDIVISION, SECTION 70 HAS BEEN INSTALLED IN ACCORDANCE WITH THE CITY SPECIFICATIONS, OR

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

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN WESTHAVEN P.U.D. SUBDIVISION, SECTION 70 HAVE BEEN INSTALLED IN ACCORDANCE WITH THE CITY SPECIFICATIONS, OR

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

HB&TS UTILITY DISTRICT DATE

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

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN WESTHAVEN P.U.D. SUBDIVISION, SECTION 70, HAVE BEEN INSTALLED IN ACCORDANCE WITH THE CITY SPECIFICATIONS, OR

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

DIRECTOR STREETS DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

PLAT INDEX

SHEET 1: CERTIFICATES, APPROVALS, PLAT NOTES
SHEET 2: PLAT BOUNDARY
SHEET 3: EXISTING EASEMENTS AND ENCUMBRANCES
SHEET 4: SUBDIVISION
SHEET 5: PUBLIC INFRASTRUCTURE

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

DRAWN BY:	BJH
CHECKED BY:	REH
DATE:	MAY 6, 2026
SKYLINE PROJECT NO:	26039
COF NO.	9105

SKYLINE LAND SURVEYING LLC PRACTICING SINCE 2003

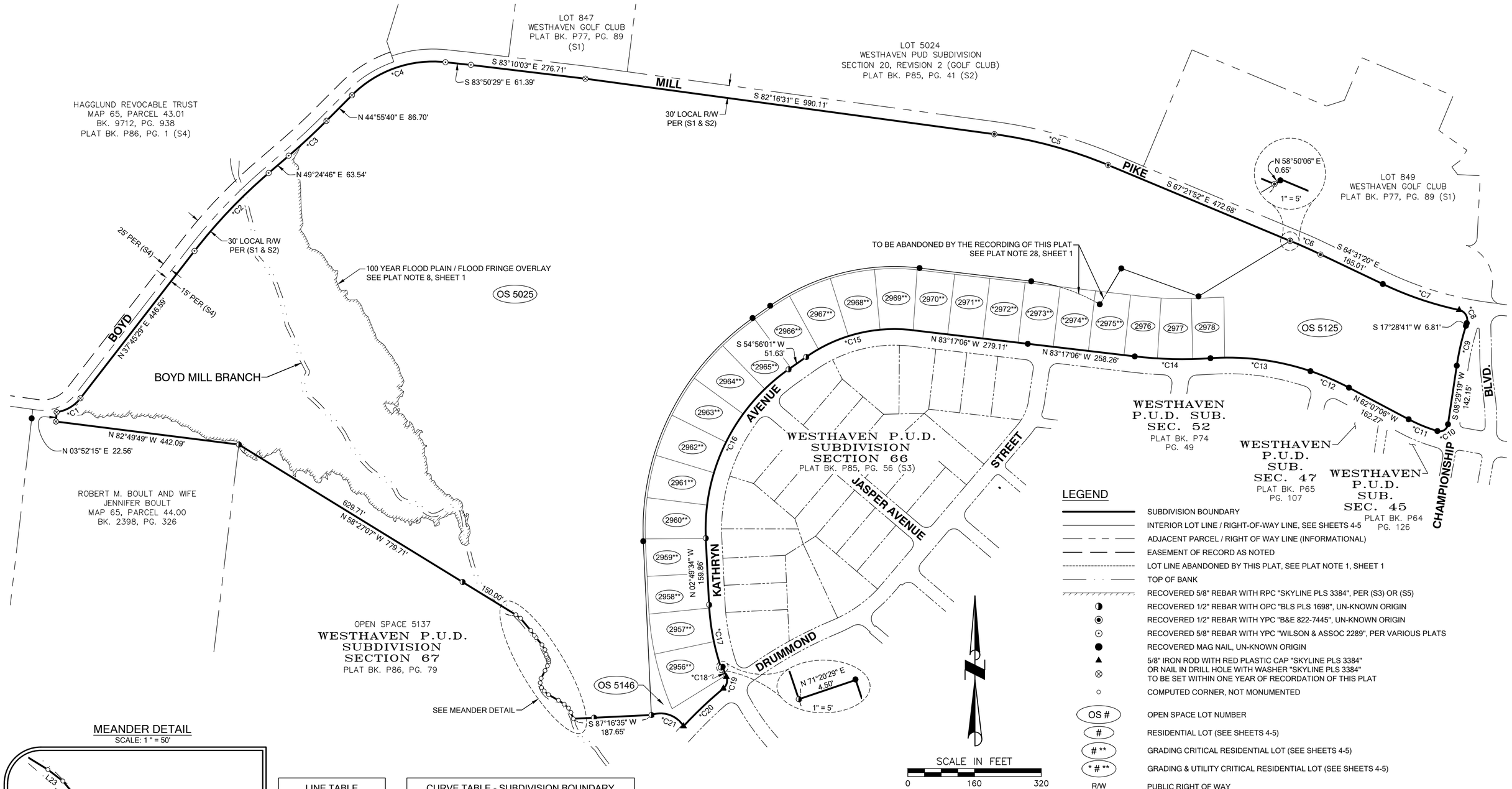
PREPARED FOR:
SOUTHERN LAND COMPANY
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215

FINAL PLAT OF:

WESTHAVEN P.U.D. SUBDIVISION SECTION 70

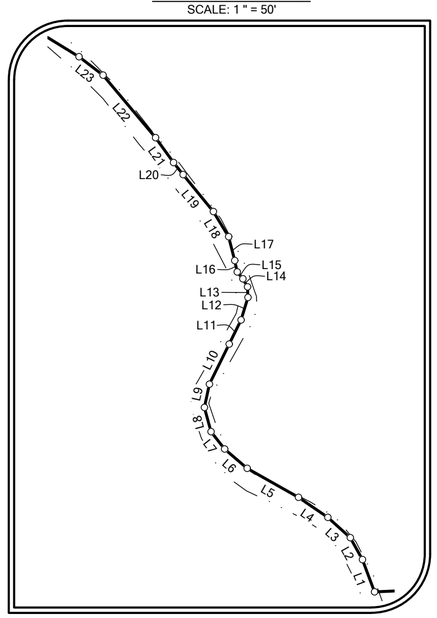
A SUBDIVISION OF:
OPEN SPACE LOT 5125
WESTHAVEN PUD SUBDIVISION, SECTION 66
PLAT BOOK P85, PAGE 56
AND
OPEN SPACE LOT 5025
WESTHAVEN PUD SUBDIVISION, SECTION 20, REVISION 2
(GOLF CLUB)
PLAT BOOK P85, PAGE 41
LOCATED IN:
CITY OF FRANKLIN, 5TH CIVIL DISTRICT, WILLIAMSON COUNTY
TENNESSEE
ZONING: PD - PLANNED DEVELOPMENT
CONTAINING ±53.06 ACRES
CREATING 23 RESIDENTIAL LOTS (2956-2978)
REVISION 1 OPEN SPACE LOT 5125
REVISION 3, OPEN SPACE LOT 5025

SHEET 1 OF 5
CERTIFICATES, APPROVALS, PLAT NOTES



MEANDER DETAIL

SCALE: 1 " = 50'



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

CURVE TABLE - SUBDIVISION BOUNDARY				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
*C1	67.95'	88.50'	43°59'39"	N 59°45'19" E 66.30'
*C2	258.33'	1270.00'	11°39'17"	N 43°35'08" E 257.89'
*C3	123.37'	1576.00'	4°29'07"	N 47°10'13" E 123.34'
*C4	245.89'	275.00'	51°13'51"	N 70°32'35" E 237.78'
*C5	283.39'	1089.00'	14°54'36"	S 74°49'12" E 282.59'
*C6	80.08'	1614.49'	2°50'31"	S 65°56'36" E 80.07'
*C7	193.94'	830.12'	13°23'09"	S 71°12'54" E 193.50'
*C8	40.79'	24.50'	95°23'10"	S 30°12'54" E 36.24'
*C9	98.13'	625.50'	8°59'20"	S 12°59'00" W 98.03'
*C10	34.27'	20.00'	98°10'10"	S 57°34'24" W 30.23'
*C11	74.59'	380.75'	11°13'25"	N 67°43'48" W 74.47'
*C12	100.29'	619.25'	9°16'45"	N 66°45'28" W 100.18'
*C13	243.37'	619.25'	22°31'04"	N 82°39'23" W 241.81'
*C14	181.96'	980.75'	10°37'49"	N 88°36'01" W 181.70'
*C15	268.35'	368.00'	41°46'53"	S 75°49'28" W 262.45'
*C16	470.47'	468.00'	57°35'54"	S 26°08'04" W 450.91'
*C17	153.35'	555.15'	15°49'38"	S 10°44'42" E 152.86'
*C18	25.57'	427.82'	3°25'27"	S 19°58'06" E 25.56'
*C19	30.56'	24.50'	71°28'03"	S 14°28'36" W 28.62'
*C20	131.86'	1026.42'	7°21'38"	S 46°31'48" W 131.77'
*C21	88.31'	65.00'	77°50'31"	N 70°44'18" W 81.67'

RECORD SURVEY REFERENCES

(S1) WESTHAVEN GOLF CLUB: BY JOEY C. WILSON II; RECORDED 11-23-2021 IN PLAT BOOK P77, PAGE 89.

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

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

(S4) SSDS LOCATION MAP: BY KEITH RYAN BROTHERTON; RECORDED JULY 8, 2025 IN PLAT BOOK P86, PAGE 1.

(S5) WESTHAVEN P.U.D. SUBDIVISION, SECTION 67: BY BENJAMIN J. HRON; RECORDED 09-23-2025 IN PLAT BOOK P86, PAGE 79.

EXISTING PUBLIC RIGHT OF WAY

BOYD MILL PIKE:
30' LOCAL R/W PER (S1&S2), 40' R/W PER (S4)
NO ESTABLISHMENT DOCUMENTS FOUND

CHAMPIONSHIP BOULEVARD:
VARIED WIDTH LOCAL PUBLIC R/W, PER PLAT BK. P63, PG. 32

KATHRYN AVENUE:
38.5' LOCAL PUBLIC R/W, PER PLAT BKS. P63, PG. 32; P64, PG. 126; P65, PG. 107; P74, PG. 49; AND (S3)

DRUMMOND STREET:
VARIED WIDTH YIELD PUBLIC R/W, PER PLAT BK. P76, PG. 141; AND (S5)

BENJAMIN J. HRON
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
5-6-26
TENNESSEE NO. 3384
FOR REVIEW

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

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

DRAWN BY:	BJH
CHECKED BY:	REH
DATE:	MAY 6, 2026
SKYLINE PROJECT NO:	26039
COF NO.	9105

SKYLINE LAND SURVEYING LLC
PRACTICING SINCE 2003

SHEET 2 OF 5
PLAT BOUNDARY

FINAL PLAT OF:
WESTHAVEN P.U.D. SUBDIVISION, SECTION 70
A SUBDIVISION OF:
OPEN SPACE LOT 5125
WESTHAVEN PUD SUBDIVISION, SECTION 66, PLAT BOOK P85, PAGE 56
AND
OPEN SPACE LOT 5025
WESTHAVEN PUD SUBDIVISION, SECTION 20, REVISION 2 (GOLF CLUB)
PLAT BOOK P85, PAGE 41
LOCATED IN:
CITY OF FRANKLIN, 5TH CIVIL DISTRICT, WILLIAMSON COUNTY
TENNESSEE
ZONING: PD - PLANNED DEVELOPMENT
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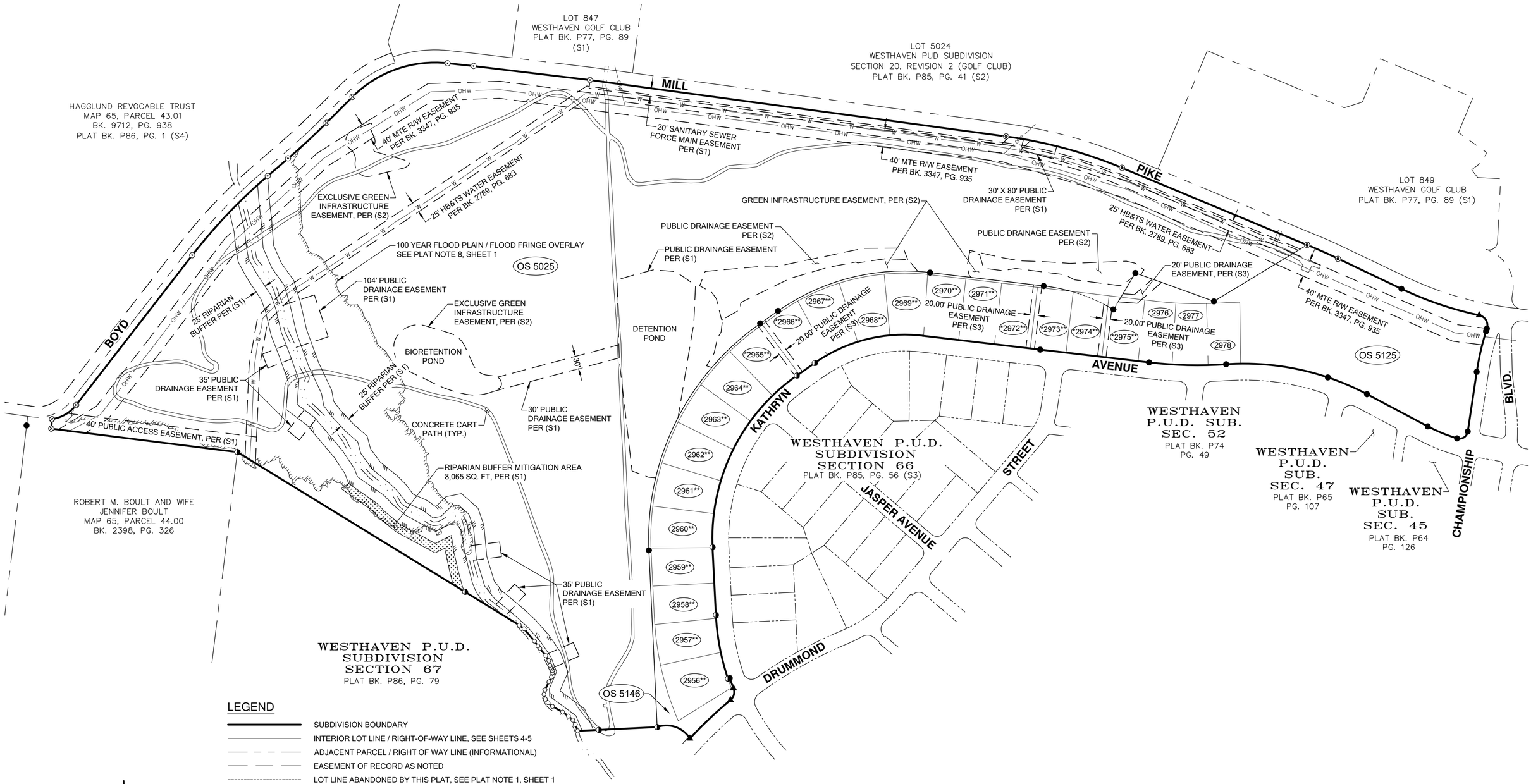
CREATING 23 RESIDENTIAL LOTS (2956-2978)
REVISION 1 OPEN SPACE LOT 5125; REVISION 3, OPEN SPACE LOT 5025



LEGEND

- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE / RIGHT-OF-WAY LINE, SEE SHEETS 4-5
- ADJACENT PARCEL / RIGHT OF WAY LINE (INFORMATIONAL)
- EASEMENT OF RECORD AS NOTED
- LOT LINE ABANDONED BY THIS PLAT, SEE PLAT NOTE 1, SHEET 1
- TOP OF BANK
- W — EXISTING UNDERGROUND WATER LINE
- OHW — EXISTING OVERHEAD UTILITY LINE(S)
- RIPARIAN BUFFER AS NOTED, PER (S1)
- 100 YEAR FLOOD PLAIN, SEE PLAT NOTE 8, SHEET 1
- RECOVERED 5/8" REBAR WITH RPC "SKYLINE PLS 3384", PER (S3) OR (S5)
- RECOVERED 1/2" REBAR WITH OPC "BLS PLS 1698", UN-KNOWN ORIGIN
- RECOVERED 1/2" REBAR WITH YPC "B&E 822-7445", UN-KNOWN ORIGIN
- RECOVERED 5/8" REBAR WITH YPC "WILSON & ASSOC 2289", PER VARIOUS PLATS
- RECOVERED MAG NAIL, UN-KNOWN ORIGIN
- 5/8" IRON ROD WITH RED PLASTIC CAP "SKYLINE PLS 3384" OR NAIL IN DRILL HOLE WITH WASHER "SKYLINE PLS 3384" TO BE SET WITHIN ONE YEAR OF RECORDATION OF THIS PLAT
- COMPUTED CORNER, NOT MONUMENTED
- OS # — OPEN SPACE LOT NUMBER
- # — RESIDENTIAL LOT
- # ** — GRADING CRITICAL RESIDENTIAL LOT
- * # ** — GRADING & UTILITY CRITICAL RESIDENTIAL LOT
- R/W — PUBLIC RIGHT OF WAY
- (S#) — RECORD SURVEY REFERENCE, SEE SHEET 2
- *C# — SUBDIVISION BOUNDARY CURVE NUMBER SEE "CURVE TABLE - SUBDIVISION BOUNDARY"
- STREAM MITIGATION PER (S1), AS NOTED

SCALE IN FEET
0 160 320

BENJAMIN J. HRON
REGISTERED LAND SURVEYOR
TENNESSEE NO. 3384
5.6.26
FOR REVIEW

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

DRAWN BY:	BJH
CHECKED BY:	REH
DATE:	MAY 6, 2026
SKYLINE PROJECT NO:	26039
COF NO.	9105

SKYLINE LAND SURVEYING LLC
PRACTICING SINCE 2003

SHEET 3 OF 5
EXISTING EASEMENTS AND ENCUMBRANCES

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

FINAL PLAT OF:

WESTHAVEN P.U.D. SUBDIVISION, SECTION 70

A SUBDIVISION OF:
OPEN SPACE LOT 5125
WESTHAVEN PUD SUBDIVISION, SECTION 66, PLAT BOOK P85, PAGE 56
AND
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LOCATED IN:
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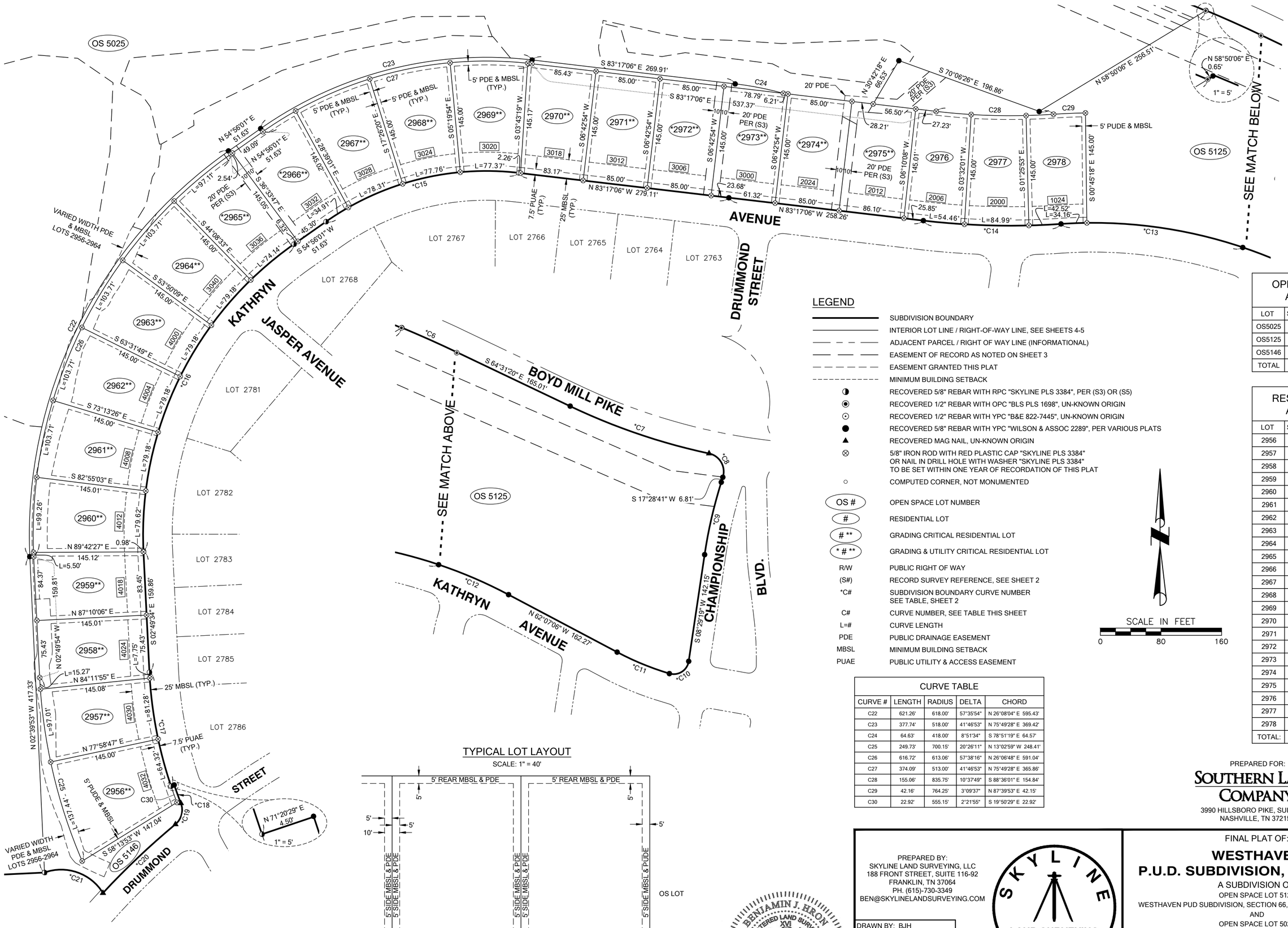


LEGEND

- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE / RIGHT-OF-WAY LINE, SEE SHEETS 4-5
- ADJACENT PARCEL / RIGHT OF WAY LINE (INFORMATIONAL)
- EASEMENT OF RECORD AS NOTED ON SHEET 3
- EASEMENT GRANTED THIS PLAT
- MINIMUM BUILDING SETBACK
- RECOVERED 5/8" REBAR WITH RPC "SKYLINE PLS 3384", PER (S3) OR (S5)
- RECOVERED 1/2" REBAR WITH OPC "BLS PLS 1698", UN-KNOWN ORIGIN
- RECOVERED 1/2" REBAR WITH YPC "B&E 822-7445", UN-KNOWN ORIGIN
- RECOVERED 5/8" REBAR WITH YPC "WILSON & ASSOC 2289", PER VARIOUS PLATS
- RECOVERED MAG NAIL, UN-KNOWN ORIGIN
- 5/8" IRON ROD WITH RED PLASTIC CAP "SKYLINE PLS 3384" OR NAIL IN DRILL HOLE WITH WASHER "SKYLINE PLS 3384" TO BE SET WITHIN ONE YEAR OF RECORDATION OF THIS PLAT
- COMPUTED CORNER, NOT MONUMENTED
- OS # — OPEN SPACE LOT NUMBER
- # — RESIDENTIAL LOT
- # ** — GRADING CRITICAL RESIDENTIAL LOT
- * # ** — GRADING & UTILITY CRITICAL RESIDENTIAL LOT
- R/W — PUBLIC RIGHT OF WAY
- (S#) — RECORD SURVEY REFERENCE, SEE SHEET 2
- *C# — SUBDIVISION BOUNDARY CURVE NUMBER SEE TABLE, SHEET 2
- C# — CURVE NUMBER, SEE TABLE THIS SHEET
- L=# — CURVE LENGTH
- PDE — PUBLIC DRAINAGE EASEMENT
- MBSL — MINIMUM BUILDING SETBACK
- PUAE — PUBLIC UTILITY & ACCESS EASEMENT

SCALE IN FEET
0 80 160

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C22	621.26'	618.00'	57°35'54"	N 26°08'04" E 595.43'
C23	377.74'	518.00'	41°46'53"	N 75°49'28" E 369.42'
C24	64.63'	418.00'	8°51'34"	S 78°51'19" E 64.57'
C25	249.73'	700.15'	20°26'11"	N 13°02'59" W 248.41'
C26	616.72'	613.06'	57°38'16"	N 26°06'48" E 591.04'
C27	374.09'	513.00'	41°46'53"	N 75°49'28" E 365.86'
C28	155.06'	835.75'	10°37'49"	S 88°36'01" E 154.84'
C29	42.16'	764.25'	3°09'37"	N 87°39'53" E 42.15'
C30	22.92'	555.15'	2°21'55"	S 19°50'29" E 22.92'

OPEN SPACE LOT AREA TABLE

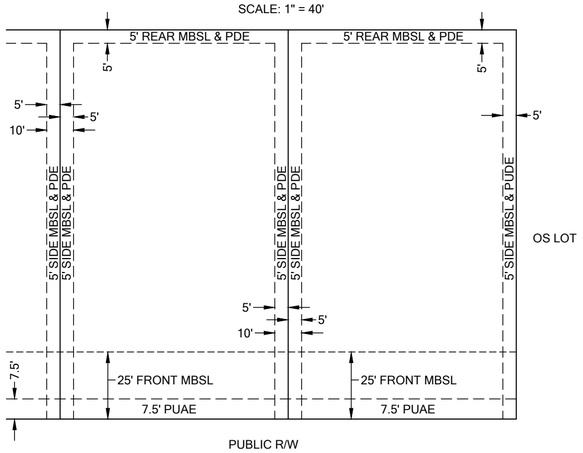
LOT	SQUARE FEET	±ACRES
OS5025	1,834,300	42.11
OS5125	163,692	3.76
OS5146	18,484	0.42
TOTAL	2,016,476	46.29

RESIDENTIAL LOT AREA TABLE

LOT	SQUARE FEET	±ACRES
2956	16,291	0.37
2957	12,926	0.30
2958	12,607	0.29
2959	12,567	0.29
2960	13,041	0.30
2961	13,260	0.30
2962	13,260	0.30
2963	13,260	0.30
2964	13,259	0.30
2965	13,059	0.30
2966	13,082	0.30
2967	13,412	0.31
2968	13,497	0.31
2969	13,207	0.30
2970	12,609	0.29
2971	12,325	0.28
2972	12,325	0.28
2973	12,325	0.28
2974	12,325	0.28
2975	12,384	0.28
2976	11,160	0.26
2977	11,412	0.26
2978	11,242	0.26
TOTAL:	294,835	6.77

TYPICAL LOT LAYOUT

SCALE: 1" = 40'



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

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

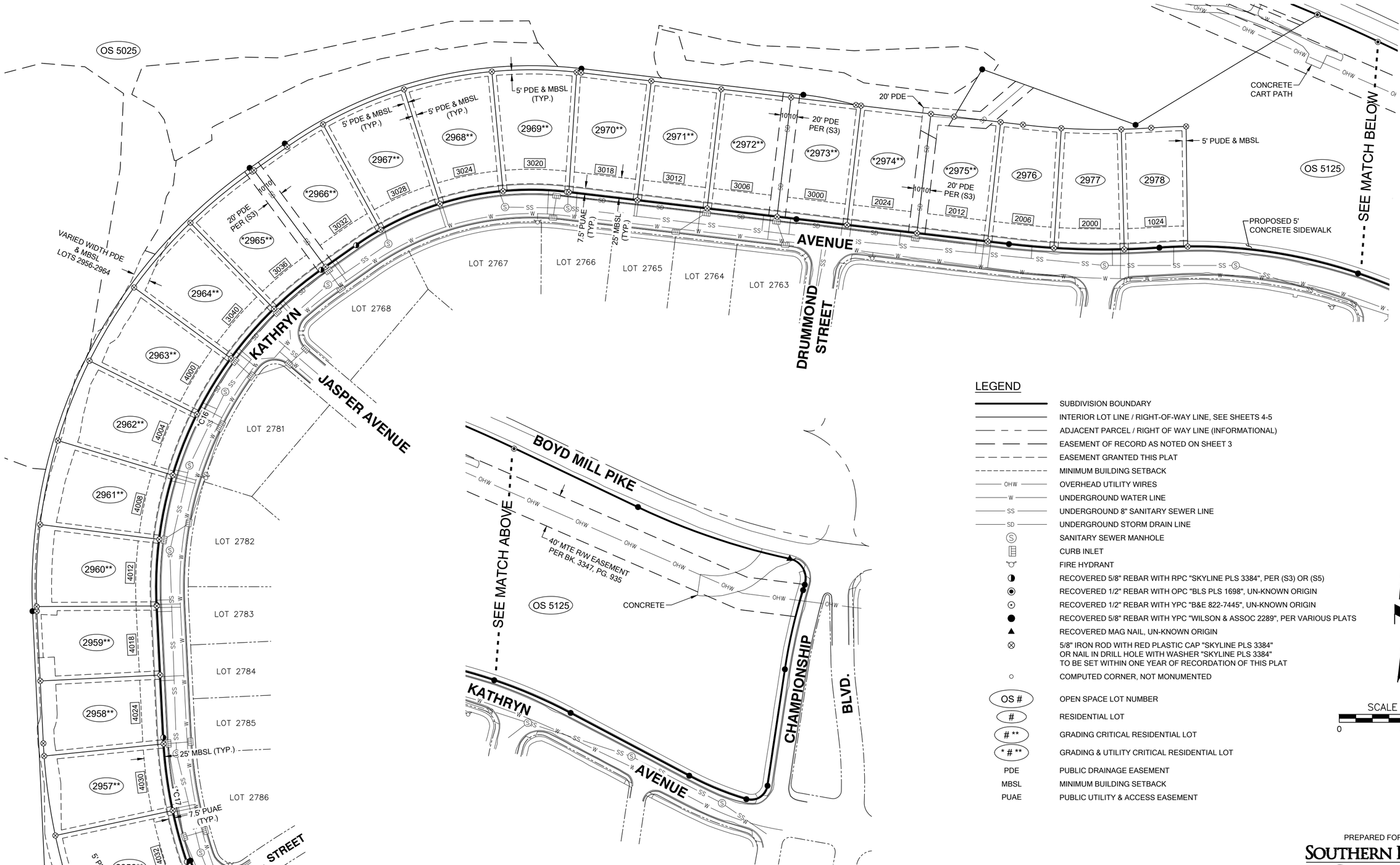
DRAWN BY:	BJH
CHECKED BY:	REH
DATE:	MAY 6, 2026
SKYLINE PROJECT NO:	26039
COF NO.	9105

BENJAMIN J. HRON
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
5-6-26
TENNESSEE NO. 3384
FOR REVIEW

SKYLINE LAND SURVEYING LLC
PRACTICING SINCE 2003

SHEET 4 OF 5
SUBDIVISION

FINAL PLAT OF:
WESTHAVEN P.U.D. SUBDIVISION, SECTION 70
A SUBDIVISION OF:
OPEN SPACE LOT 5125
WESTHAVEN PUD SUBDIVISION, SECTION 66, PLAT BOOK P85, PAGE 56
AND
OPEN SPACE LOT 5025
WESTHAVEN PUD SUBDIVISION, SECTION 20, REVISION 2 (GOLF CLUB)
PLAT BOOK P85, PAGE 41
LOCATED IN:
CITY OF FRANKLIN, 5TH CIVIL DISTRICT, WILLIAMSON COUNTY
TENNESSEE
ZONING: PD - PLANNED DEVELOPMENT
CONTAINING ±53.06 ACRES
CREATING 23 RESIDENTIAL LOTS (2956-2978)
REVISION 1 OPEN SPACE LOT 5125; REVISION 3, OPEN SPACE LOT 5025



LEGEND

	SUBDIVISION BOUNDARY
	INTERIOR LOT LINE / RIGHT-OF-WAY LINE, SEE SHEETS 4-5
	ADJACENT PARCEL / RIGHT OF WAY LINE (INFORMATIONAL)
	EASEMENT OF RECORD AS NOTED ON SHEET 3
	EASEMENT GRANTED THIS PLAT
	MINIMUM BUILDING SETBACK
OHW	OVERHEAD UTILITY WIRES
W	UNDERGROUND WATER LINE
SS	UNDERGROUND 8" SANITARY SEWER LINE
SD	UNDERGROUND STORM DRAIN LINE
Ⓢ	SANITARY SEWER MANHOLE
	CURB INLET
	FIRE HYDRANT
	RECOVERED 5/8" REBAR WITH RPC "SKYLINE PLS 3384", PER (S3) OR (S5)
	RECOVERED 1/2" REBAR WITH OPC "BLS PLS 1698", UN-KNOWN ORIGIN
	RECOVERED 1/2" REBAR WITH YPC "B&E 822-7445", UN-KNOWN ORIGIN
	RECOVERED 5/8" REBAR WITH YPC "WILSON & ASSOC 2289", PER VARIOUS PLATS
	RECOVERED MAG NAIL, UN-KNOWN ORIGIN
	5/8" IRON ROD WITH RED PLASTIC CAP "SKYLINE PLS 3384" OR NAIL IN DRILL HOLE WITH WASHER "SKYLINE PLS 3384" TO BE SET WITHIN ONE YEAR OF RECORDATION OF THIS PLAT
	COMPUTED CORNER, NOT MONUMENTED
OS #	OPEN SPACE LOT NUMBER
#	RESIDENTIAL LOT
# **	GRADING CRITICAL RESIDENTIAL LOT
* # **	GRADING & UTILITY CRITICAL RESIDENTIAL LOT
PDE	PUBLIC DRAINAGE EASEMENT
MBSL	MINIMUM BUILDING SETBACK
PUAE	PUBLIC UTILITY & ACCESS EASEMENT

SCALE IN FEET
0 80 160

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BENJAMIN J. HRON
REGISTERED LAND SURVEYOR
TENNESSEE NO. 3384
5-6-26
FOR REVIEW

DRAWN BY:	BJH
CHECKED BY:	REH
DATE:	MAY 6, 2026
SKYLINE PROJECT NO:	26039
COF NO.	9105

SKYLINE LAND SURVEYING LLC
PRACTICING SINCE 2003

SHEET 5 OF 5
PUBLIC INFRASTRUCTURE

FINAL PLAT OF:
WESTHAVEN P.U.D. SUBDIVISION, SECTION 70
A SUBDIVISION OF:
OPEN SPACE LOT 5125
WESTHAVEN PUD SUBDIVISION, SECTION 66, PLAT BOOK P85, PAGE 56
AND
OPEN SPACE LOT 5025
WESTHAVEN PUD SUBDIVISION, SECTION 20, REVISION 2 (GOLF CLUB)
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LOCATED IN:
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ZONING: PD - PLANNED DEVELOPMENT
CONTAINING ±53.06 ACRES
CREATING 23 RESIDENTIAL LOTS (2956-2978)
REVISION 1 OPEN SPACE LOT 5125; REVISION 3, OPEN SPACE LOT 5025

COF no: 9105

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Engineering - Final Plat

General Issues

11. 0. General Information

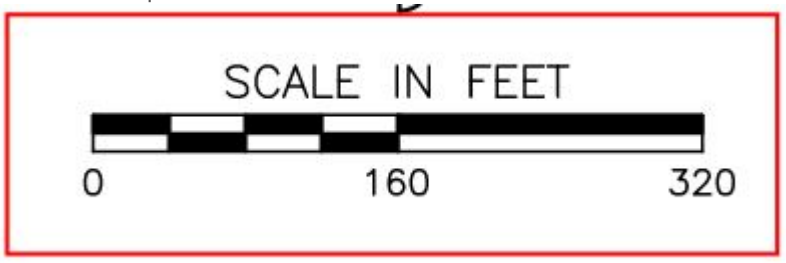
lance.fittro@franklintn.gov

Applicant shall ensure that any modifications to the site plan [COF #9047] are reflected on the final plat. The final plat shall match the site plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

14. C. Final Plat

lance.fittro@franklintn.gov

Applicant shall enlarge the drawing scale for legibility of the recorded plat. Per the final plat checklist, with the exception of the vicinity map, graphics shall be drawn to a scale no smaller than 1 inch = 100 feet, or as needed for clarity. Inset enlargement areas and additional sheets may be necessary to ensure information is not lost upon scanning of the recorded plat.



This is inclusive of the golf course open space lot 5025 with existing easements and encumbrances, currently presented on Sheet 3 at a scale of 1 inch = 160 feet. For comparison, the previous plat for OS 5025 (being voided, vacated and superseded by this revised plat) was drawn at 1 inch = 100 feet.

Judgement of "as needed for clarity" is per City of Franklin, not the surveyor, and the enlarged scale is necessary for proper identification of public easements and other encumbrances on the subject property. Applicant shall revise the scale as directed, adding additional sheet(s) if necessary to do so.

16. C. Final Plat

lance.fittro@franklintn.gov

Applicant shall correct the following note to the final plat:

- The recording of this plat voids, vacates, and supersedes the previous recording of Lot(s) ____ shown on the Final Plat entitled "____" as recorded in Plat Book ____, Page ____, R.O.W.C. *(correct Note 28 to void the previous recording of the lot in its entirety, not just the boundary)*

Partial voiding of lots or superseding individual elements including boundaries without affecting other elements of the previous platted lot is not permitted.

Performance Agreement and Surety

General Issues

12. Engineering Sureties

kevin.long@franklintn.gov

Any unposted sureties associated with this development from site plan:
COF #9047 (Westhaven PUD Subdivision, Site Plan, Section 70)
shall be transferred to this final plat as a condition of approval.

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

Sureties for COF 9047 have not been posted