City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, July 23, 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 June 25, 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 3-15 And 20-22 On The Consent Agenda.

Sponsors:

SITE PLAN SURETIES

3. 508 Duke Drive Subdivision, Site Plan, Lot 4 (TPS Office Development); Extend The Performance Agreement For Drainage And Landscaping Improvements To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

4. 508 Duke Drive Subdivision, Site Plan, Section 1; Extend The Performance Agreement For Green Infrastructure, Landscaping, Sewer, Sidewalks And Streets Improvements To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Berry Farms Reams-Fleming Tract PUD Subdivision, Site Plan, Infrastructure; Extend The Performance Agreement For Drainage, Landscaping And Sidewalks Improvements To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. Berry Farms Town Center PUD Subdivision, Final Plat, Section 1, Revision 2, Resub Of Lots 65 And 107; Extend The Performance Agreement For Drainage Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

7. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Drainage Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

8. Franklin Industrial Park Subdivision, Site Plan (APCOM); Extend The Maintenance Agreement For Landscaping Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

9. Longview Subdivision, Final Plat, Revision 1, Lots 11 And 12; Extend The Performance Agreement For Green Infrastructure Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

10. Ovation Subdivision, Site Plan, Lot 3 (Ovation East End); Extend The Performance Agreement For Streets Private Improvement To October 22, 2026; Extend The Performance Agreement For Landscaping Improvement To August 27, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

11. Quail Hollow Subdivision, Site Plan, Section 2, Lot 11 (O'Reilly Auto Parts); Accept The Drainage Improvement, Release The Performance Agreement; Extend The Performance Agreement For Landscaping Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

12. Quality Inn And Suites Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

13. Through The Green PUD Subdivision, Site Plan, Section 2, Revision 2; Extend The Maintenance Agreement For Landscaping Improvement To January 28, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

14. Twice Daily Subdivision, Site Plan; Extend The Maintenance Agreement For Green Infrastructure Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

15. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

PLANS OF SERVICES/ANNEXATIONS

16. Consideration Of Resolution 2026-48, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located North Of Clovercroft Road And East Of Oxford Glen Drive, By The City Of Franklin, Tennessee.
6/25/26 FMPC

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

17. Consideration Of Resolution 2026-47, A Resolution To Annex Five Properties, Consisting Of 22.78 Acres, Located North Of Clovercroft Road And East Of Oxford Glen Drive, By The City Of Franklin, Tennessee And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB).
6/25/26 FMPC

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

VESTED RIGHTS/SITE PLAN EXTENSION

18. Consideration Of Resolution 2026-57, A Resolution Amending The Franklin First United Methodist Church PUD Subdivision To Extend The Vested Rights, For The Property Located South Of Mack Hatcher Parkway And West Of Daniel McMahon Lane, Located At 110 Aldersgate Way.

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

19. Consideration Of Resolution 2026-58, A Resolution Amending The 4309 South Carothers Subdivision Site Plan To Extend The Vested Rights, For The Property Located East Of Interstate 65 And West Of South Carothers Road, Located At 4309 South Carothers Road.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

20. Colletta Park PUD Subdivision, Final Plat, Section 2, Creating 62 Residential Lots And 8 Open Space Lots, Dedicating Right-Of-Way, And Dedicating And Abandoning Easements, On 35.93 Acres, Located South Of Murfreesboro Road And East Of South Carothers Road. (CONSENT AGENDA)

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

21. The Preserve At Sheridan PUD Subdivision, Final Plat, Creating 15 Residential Lots And 10 Open Space Lots, And Dedicating Right-Of-Way And Easements, On 52.60 Acres, Located At 2247 S Berrys Chapel Road. (CONSENT AGENDA)

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

22. Westhaven PUD Subdivision, Final Plat, Section 71, Creating 9 Residential Lots And 1 Open Space Lot, Revising One Open Space Lot, And Dedicating Easements, On 3.76 Acres, Located Between Kathryn Avenue, Championship Boulevard And Boyd Mill Pike. (CONSENT AGENDA)

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

ANY OTHER BUSINESS

ADJOURN

City of Franklin

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

Meeting Minutes

Franklin Municipal Planning Commission

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CALL TO ORDER

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

Commissioners Present: Vice Chair Michael Orr, Scott Harrison, Marcia Allen, Jimmy Franks, Nick Mann, Alma McLemore, Jenny Williamson, Alderman Ann Petersen

Commissioners Absent: Roger Lindsey

Staff Present: Emily Wright, Amy Diaz-Barriga, Shauna Billingsley, Chelsea Randolph, Joey Bryan, Max Baker, 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.

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APPROVAL OF MINUTES

1. Consideration Of Approval Of The May 28, 2026, FMPC Minutes.

Sponsors:

Attachments: 1. FMPC May 28 2026 Meeting Minutes

A motion was made by Commissioner Harrison, seconded by Commissioner Mann to the Approve the Minutes from the May 28, 2026 FMPC meeting. The motion carried 8-0.

ANNOUNCEMENTS

Ms. Wright announced that item 21 on the agenda should come before item 20 as the rezoning request should be heard before the development plan. A motion is not required to make this change, as confirmed by Ms. Billingsley. Also, Ms. Wright explained that inadvertently, item 27 was included as part of the consent agenda. However, the agenda was corrected and republished online with the correct consent agenda items as 3-15 and 26 only.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-15 And Item 26 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore to approve items 3-15 and item 26 as presented on the Consent Agenda. The motion carried 8-0.

SITE PLAN SURETIES

3. Bushnell Farm PUD Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Phase 2 Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. Gateway Village PUD Subdivision, Site Plan, Section 3, Lot 136 (Office Building); Extend The Performance Agreement For Landscaping Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Gist Street PUD Subdivision, Site Plan; Extend The Performance Agreement For Green Infrastructure Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 37; Extend The Performance Agreement For Green Infrastructure Improvement To July 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: 1. Green infrastructure inspection punch list
2. Action request 6-2026 green infrastructure

The item was Approved on Consent Agenda.

7. Ovation Subdivision, Site Plan, Lot 3 (Ovation East End); Extend The Performance Agreement For Landscaping And Streets Private Improvements To June 24, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

8. Pinnacle Commons Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

9. Riverbluff PUD Subdivision, Site Plan, Section 3; Extend The Performance Agreement For Landscaping Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

10. Spring Creek Subdivision, Site Plan, Section 1, Revision 4; Extend The Performance Agreement For Landscaping (Retail) Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

11. Standard At Cool Springs Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Sidewalks Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

12. Stream Valley PUD Subdivision, Site Plan, Section 13; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:
1. Drainage action request
2. Inspection punch list

The item was Approved on Consent Agenda.

13. Stream Valley PUD Subdivision, Site Plan, Section 14; Extend The Performance Agreement For Landscaping Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

14. Stream Valley PUD Subdivision, Site Plan, Section 16; Extend The Performance Agreement For Landscaping Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

15. Watson Glen Subdivision, Site Plan, Section 2, Lot 30 (Miles Auto Spa); Accept The Sidewalks And Streets Improvements, Release The Performance Agreement; Extend The Performance Agreement For Green Infrastructure And Landscaping Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:
1. Inspection punch list streets
2. Inspection punch list sidewalks

The item was Approved on Consent Agenda.

PLANS OF SERVICES/ANNEXATIONS

16. Consideration Of Resolution 2026-48, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located North Of Clovercroft Road And East Of Oxford Glen Drive, By The City Of Franklin, Tennessee.

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

Attachments:
1. MAP Clovercroft Road, Annexation and Plan of Service
2. RES_2026-48_POSPoplarsRsvPUD_Combined_LawApproved
3. 4086 Clovercroft PUD Subdivision
4. Applicant Presentation

Staff: Chelsea Randolph. Ms. Randolph stated that Resolution 2026-48 is a City of Franklin drafted plan of services for properties being considered as part of the proposed request for annexation, Resolution 2026-47.

The Plan of Services outlines how infrastructure will need to be provided to serve the property of 22.78 acres. The property is continuous to the City limits but is within the eastern portion of the Franklin Urban Growth Boundary (UGB). This property is in the Watson Branch Drainage Basin and is identified as a short-term capability area in the City's Annexation Analysis. The properties lie within the Milcrofton Utility District and would need to follow their guidance on extending water infrastructure. The proposed development is adjacent to the existing City of Franklin limits. Novara Subdivision lies west of the subject property. If the Novara development moves forward and extends sanitary sewer, the applicant's sanitary sewer extension requirements may be decreased. The sanitary sewer must extend across subject property for future sewer continuation. This property includes future roadways listed on the Major Thoroughfare Plan, including Clovercroft Road. The Plan of Services details no major concerns in providing infrastructure and services to the property. No additional personnel or equipment will be necessary for either Fire, Police Protection, or Sanitation. The student projections from Williamson County are 10 elementary, 6 middle, and 4 high school students at completion and there are no concerns regarding the proposed development.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2026-48.

Citizen Comments:
Janet Curtis, North Chapel Road. Ms. Curtis urged the commission to reject this proposal as it is reckless and will make the existing problems worse. Schools zoned for this area are at capacity or near capacity with Poplar Farms, Colletta Park and Novara developments not completed yet. Traffic is a concern, especially at the roundabout in McKays Mill with traffic gridlock at certain times during the day. It is dangerous and a nightmare to navigate through. Ms. Curtis noted that homes with zero lot lines will allow children and pets to trespass on private property violating the rights of long time property owners and neighbors. Lastly, Ms. Curtis summed up her opinion by stating that children deserve less crowded schools, families deserve safer roads and neighbors deserve privacy. This development brings zero value to the City of Franklin and encouraged the commission to vote against this resolution.

Greg Lawrence, Williamson County Commissioner 4th District. Mr. Lawrence stated that he met with City of Franklin officials earlier to discuss solutions for Clovercroft Road with the result being the creation of a task force with the County to study Clovercroft Road and the entire 96 east corridor. Mr. Lawrence urged the commission to postpone approval of this item until an established timeline for completion of all developments is available and the funding mechanisms that will pay for development is determined.

Beverly Burger, City of Franklin Alderman Ward 1. Alderman Burger stated and clarified that she is chair of the CIC/capital investment committee and explained that Mr. Lawrence was invited to the meeting where it was determined that the City would look into creating a task force to address the traffic issues on Clovercroft Road. Alderman Burger stated that several years ago the City of Franklin approached the County to address the Clovercroft traffic issues without much response, but with a new administration, she is hopeful the City and County can work together toward a solution. Ms. Burger noted that with McEwen being improved and extended to four lanes along with several other proposed traffic mitigation solutions for this area, traffic issues will improve.

Applicant: Greg Gamble, Representing Landmark. Mr. Gamble stated that Landmark proposed a traffic study, although not required, which was done by Kimley Horn. Those results include several solutions and have been discussed with city engineers Paul Holzen, Jimmy Wiseman and Alderman Burger and will be presented to the Capital Investment Committee and Board of Mayor and Alderman. A three-lane section is proposed on Clovercroft Road with a greenway trail tied to the Novara development. Developers are proposing and paying for upgrades and contributing to infrastructure improvements. Approval to initiate annexation was given to the DeBoer family by the Board of Mayor and Alderman for their property consisting of 5 parcels with one having street frontage. The family agreed to accept assistance from Landmark to navigate the approval process. Landmark recommended looking at the property wholistically through a master plan.

MOTION
Commissioner Franks motioned to recommend approval to the Board of Mayor and Aldermen (BOMA) Resolution 2026-48, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located North Of Clovercroft Road And East Of Oxford Glen Drive, By The City Of Franklin, Tennessee, Seconded by Commissioner Harrison. The motion carried by a vote of 8-0.

17. Consideration Of Resolution 2026-47, A Resolution To Annex Five Properties, Consisting Of 22.78 Acres, Located North Of Clovercroft Road And East Of Oxford Glen Drive, By The City Of Franklin, Tennessee And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB).

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

Attachments:
1. MAP Clovercroft Road, Annexation and Plan of Service
2. RES_2026-47_AnnexationPoplarsRsvPUD_Combined_LawApproved
3. 4086 Clovercroft PUD Subdivision
4. Applicant Presentation

Staff: Chelsea Randolph. Ms. Randolph stated his property is adjacent to Planned Districts with single-family residential uses. This property is within the Mixed Residential Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to develop single-family homes. A zoning (ORD 2026-17) and development plan (RES 2026-52) for the subject property are also included on this agenda.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2026-47.

Citizen Comments: none

Applicant: Greg Gamble, Representing Landmark. Mr. Gamble explained (referring to map) that the development plan request is for single family homes with 3 lots designated for the DeBoer family homes to be built sometime in the future. There are 38 single family homes along the interior roadway network that connect Novara back to Clovercroft Road. The average lot square footage is just over 12,000 square feet and there is 3.9 acres of tree canopy preservation and 3 acres of open space. Road improvements include an additional lane along Clovercroft with the developer donating the final right-of-way improvement to the City of Franklin for future road improvements. Mr. Gamble noted that the closest home would be 50 feet from the right-of-way, which is consistent with other developments in the area.

MOTION
Commissioner Harrison motioned to recommend approval to the Board of Mayor and Alderman, Resolution 2026-48, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located North Of Clovercroft Road And East Of Oxford Glen Drive, By The City Of Franklin Resolution To Annex Five Properties, Consisting Of 22.78 Acres, Located North Of Clovercroft Road And East Of Oxford Glen Drive, By The City Of Franklin, Tennessee And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB)., Tennessee, Seconded by Commissioner Franks.

Commissioner Allen asked staff if connectivity would be available for the 38 single family homes and the 3 lots dedicated for DeBoer family homes.

Ms. Randolph stated that yes, each section will have connectivity through Novara.

With no further discussion, the motion carried by a vote of 8-0.

REZONINGS/DEVELOPMENT PLANS

18. Consideration Of Ordinance 2026-17, An Ordinance To Zone 22.78 Acres To Planned (PD 1.8) District For The Property Located North Of Clovercroft Road And East Of Oxford Glen Drive. (Poplars Reserve PUD)

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

Attachments:
1. MAP Poplars Reserve PUD Subdivision, Rezoning and Development Plan
2. ORD_2026-17_PoplarsRsvPUDSubdZoning_Combined_LawApproved
3. REZONING Poplars Reserve PUD Subdivision, Rezoning
4. Applicant Presentation

Staff: Chelsea Randolph. Ms. Randolph stated that the applicant is requesting to zone 22.78 acres to Planned (PD 1.8) District for the property located north of Clovercroft Road And East Of Oxford Glen Drive. to accommodate the proposed development plan. The development plan has been submitted concurrently. Envision Franklin places these parcels within the Mixed Residential Design concept, which states that, "The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods." In addition, "New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations. They should be designed around natural features to highlight forested areas, hillsides and hilltops, water resources, and tree rows as accessible amenities." The proposed development as outlined in the Poplars Reserve PUD Development Plan (Resolution 2026-52) generally meets the intent and guiding principles of Envision Franklin.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2026-17.

Citizen Comments: none

Applicant: Greg Gamble. Mr. Gamble did not have additional information to provide but would be happy to answer questions.

MOTION
Commissioner Harrison motioned to recommend approval to the Board of Mayor and Alderman, Ordinance 2026-17, An Ordinance To Zone 22.78 Acres To Planned (PD 1.8) District For The Property Located North Of Clovercroft Road And East Of Oxford Glen Drive. (Poplars Reserve PUD), seconded by Commissioner McLemore. The motion carried by a vote of 8-0.

19. Consideration Of Resolution 2026-52, A Resolution Approving A Development Plan For Poplars Reserve PUD Subdivision, With 3 Modifications Of Development Standards (Street And Circulation), For The Property Located North Of Clovercroft Road And East Of Oxford Glen Drive.

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

Attachments:
1. MAP Poplars Reserve PUD Subdivision, Rezoning and Development Plan
2. RES_2026-52_PoplarsRsvPUDSubdDevPlan_Combined_LawApproved
3. OVERALL DEVELOPMENT PLAN SHEET Poplars Reserve PUD Subdivision
4. COF 9139 Poplars Reserve PUD Subdivision, Development Plan Conditions of Approval_01
5. Pages 1-9 Poplars Reserve PUD Subdivision, Development Plan
6. Pages 10-18 Poplars Reserve PUD Subdivision, Development Plan
7. Pages 19-23 Poplars Reserve PUD Subdivision, Development Plan
8. Applicant Presentation

Staff: Chelsea Randolph. Ms. Randolph stated that the applicant is proposing 41 single-family lots for a site that is composed of 22.78 acres. As detailed in the associated rezoning staff report for Ordinance (2026-17), Envision Franklin places these parcels within the Mixed Residential Design concept. New development should transition from existing development patterns in adjacent neighborhoods. The proposed development as outlined in the Poplars Reserve PUD Development Plan generally meets the intent and guiding principles of Envision Franklin. The proposed development meets the parking requirements within the zoning ordinance. The traffic impact analysis has been submitted and reviewed. The parkland agreement will be executed and will coincide with this development plan and rezoning at a Board of Mayor and Alderman Work Session.

MODIFICATION OF STANDARDS: There are three modification of standard requests for this plan.
MOS #1: Request to remove/waive the requirement to provide a street stub to the eastern property. Chapter 9.6.3. B (Connection to Surrounding Street Network) states that "street connections, street stubs, or internal drive connections shall be provided in every direction and shall connect to all adjacent streets and internal drives, including those existing, planned, or otherwise deemed necessary by the DRT to extend the street network". Staff does not support the MOS #1 request due to the connection being feasible and the requirement for connectivity being necessary. Staff recommends disapproval of MOS #1.

MOS #2: Request to align the connection to the adjacent western property to provide access to the northern

property line, via a right-of-way extension from the proposed cul-de-sac, rather than in a manner that would extend Denhart Drive.
Chapter 9.6.3. A (Connection to Surrounding Street Network) states, "the arrangement of new streets and internal drives shall provide for the alignment and continuation of existing or proposed streets and internal drives into adjacent properties." Staff does not support the MOS request due to the connection being feasible and the requirement for connectivity being necessary. Staff recommends disapproval of MOS #2.

MOS #3: Request to provide a cul-de-sac at the western connection at Albrecht Drive to accommodate existing residents.
Chapter 9.6.5. D (Internal Street Network) states,"Cul-de-sacs are permitted only where existing development, floodplains, wetlands, naturally occurring slopes exceeding 14 percent, riparian buffers, tree save areas, or other unique site conditions prevent a street connection." Staff does not support this MOS request due to the lack of substantial reasoning for the full connection to made as required by the zoning ordinance. Staff recommends disapproval of MOS #3.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2026-52, with conditions.

Citizen Comments: None

Applicant: Greg Gamble. Referring to his slide presentation map, Mr. Gamble stated that regarding MOS#1, it would be difficult and impractical to provide a street stub to the easterly portion of the property due to the hillside/hilltop overlay, the HOA buffer zone and the presence of two estate homes/properties (zoned for the county). Road slope has a maximum of 10% in the City of Franklin zoning ordinance and to make the connection would require construction through the 14% and 20% slope of the properties zoned in Williamson County, to get back to the intersection. Regarding MOS #2 & MOS #3, Mr. Gamble stated that the request is to provide a cul-de-sac for one of the three properties located on the north side of the lake. The developers would like to provide right-of-way, off the cul-de-sac, to allow for road frontage for the property should it be developed in the future. The road could be extended to the south or tie into the Novara subdivision. A second cul-de-sac is requested at the end of Albrecht Drive to accommodate requirements for stormwater retention/detention and to accommodate lot square footage requested by the DeBoer family. Stormwater retention and detention areas are required to be in open spaces. The proposed location would allow water to be collected and flow naturally from the Poplar Reserve.

MOTION
Commissioner Harrison motioned to recommend approval, with conditions, to the Board of Mayor and Alderman, Resolution 2026-52, A Resolution Approving A Development Plan For Poplars Reserve PUD Subdivision, With 3 Modifications Of Development Standards (Street And Circulation), For The Property Located North Of Clovercroft Road And East Of Oxford Glen Drive, seconded by Commissioner Franks.

MOS #1: Request to remove/waive the requirement to provide a street stub to the eastern property.
MOTION
Commissioner Franks motioned to recommend approval to the Board of Mayor and Alderman, MOS #1, to remove/waive the requirement to provide a street stub to the eastern property, seconded by Commissioner Harrison.

Commissioner Franks stated that his reason for going against staff recommendation is because of the slopes in the area.

Commissioner Allen stated that connectivity is a zoning ordinance requirement for safety, and the applicant didn’t say it would be impossible, he said it would be more difficult. Ms. Allen also noted that she cannot support this plan or any plan that does not allow for connectivity and if connectivity is not included in the beginning, it’s very difficult to add in the future. During flooding events or other emergency situations, Ms. Allen stated that fire trucks and other responder vehicles must be able to have access to those who need assistance and if there is only a single entrance and it happens to be blocked, it becomes a very unfortunate situation.

Commissioner Mann stated that his concern is that without connectivity, if the property to the east develops, there would be two entrances close together off Clovercroft Road.

Mr. Wiseman stated that the property to the east of Poplar Reserve has a 14% slope and could be developed,

but without connectivity the property becomes limited to what could be developed and having two direct connections onto Clovercroft that close together goes against City of Franklin street standards. The goal is to reduce the number of connections onto Clovercraft Road so the more opportunities for connections, reduces the connections to Clovercraft Road.

Mr. Gamble explained that the property being discussed is about 5 acres and anytime you have property in the HHO buffer with 14% slopes, the smallest developable area would be 2 acres in size, making the impact less significant if developed in the future. Further looking at the context map, Mr. Gamble stated that he doesn't believe the ordinance would allow another roadway cut between the proposed cut to the Poplar Farms entrance due to the HHO protections.

Commissioner Williamson stated that although the parcel of land to the east of Poplar Reserve is small, if developed, it would still be nice for residents to have another way to enter or exit other than Clovercroft Road. Ms. Williamson stated that she could not vote in favor of MOS #1.

With no further discussion, the motion carried by a vote of 5-3 with Commissioners Allen, Mann and Williamson voting against.

MOS #2: Request to align the connection to the adjacent western property to provide access to the northern property line, via an ROW extension from the proposed cul-de-sac, rather than in a manner that would extend Denhart Drive.

MOTION

Commission Harrison motioned to recommend approval to the Board of Mayor and Alderman, MOS #2 a request to align the connection to the adjacent western property to provide access to the northern property line, via a right-of-way extension from the proposed cul-de-sac, rather than in a manner that would extend Denhart Drive, seconded by Commissioner Franks.

Commissioner Williamson stated that she is in favor of this motion as it will provide for connectivity in the future.

Commissioner Allen stated that she opposes the motion for the same reasons stated for MOS #1.

With no further discussion, the motion carried by a vote of 6-2 with Commissioners Allen and Mann voting against.

MOS #3: Request to provide a cul-de-sac at the western connection at Albrecht Drive to accommodate existing residents.

MOTION

Commissioner Harrison motioned to recommend approval to the Board of Mayor and Alderman, MOS #3, a request to provide a cul-de-sac at the western connection at Albrecht Drive to accommodate existing residents, seconded by Commissioner Franks.

Commissioner Allen stated that she opposes the motion for the same reasons stated for MOS #1 & MOS #2.

Commissioner Williamson stated that she can support MOS #3 as it seems to function as an extension to the adjacent neighborhood.

Commissioner Mann stated that he supports MOS #3 as the right-of-way satisfies connectivity for the house on the north side of the pond.

With no further discussion, the motion carried by a vote of 7-1 with Commissioner Allen voting against.

The main motion (including MOS #1-3) carried by a vote of 8-0.

20. Consideration Of Resolution 2026-35, A Resolution Approving A Development Plan For Bassett PUD Subdivision (With 1 Modification Of Development Standards (Foundations)), For The Property Located North Of Goose Creek Bypass And West Of Old Peytonsville Road, Located At 2408 And 2412 Goose Creek Bypass.

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

Attachments:
1. MAP Bassett PUD Subdivision, Rezoning and Development Plan
2. RES_2026-35_BassettPUDSubdDevPlan_Combined_LawApproved
3. COF 9110 Bassett PUD Subdivision, Development Plan Conditions of Approval_01
4. DEVELOPMENT PLAN 9110 Bassett PUD Subdivision, Development Plan
5. Applicant Presentation

(heard after item #20 in the meeting)

Staff: Chelsea Randolph. Ms. Randolph stated that the applicant is proposing 230 multifamily dwelling units for a site that is composed of 7.031 acres. As detailed in the associated rezoning staff report for Ordinance (2026-07), Envision Franklin places these parcels within the Regional Commerce Design concept with an associated special consideration for multifamily. The proposed development as outlined in the Bassett PUD Development Plan generally meets the intent and guiding principles of Envision Franklin as well as the special consideration. The proposed development meets the parking requirements within the zoning ordinance. The traffic impact analysis has been submitted and reviewed. The parkland agreement will be executed and will coincide with this development plan and rezoning at a Board of Mayor and Alderman Work Session.

MODIFICATION OF STANDARDS: There is one modification of standards request for this plan.
MOS #1: Request to reduce this minimum 18” requirement to no minimum such that porches can be provided at grade to provide an accessible route to sidewalks along the building facades facing streets (highways). Chapter 6.8 (Foundations, Porches, and Stoops – Finished Floor Elevation) states that finished floor elevations must be a "minimum 18-inches above grade at front façade." The applicant is requesting to reduce the required 18-inch foundation for multifamily buildings, as required in Section 6.8 of the Zoning Ordinance, to have the foundation at grade along the building façades facing streets (highways) to better accommodate the residents of the building. Staff can support the MOS request to reduce the foundation height to grade level based on the Board of Mayor and Aldermen having approved similar requests for foundation reductions to better accommodate ADA requirements. Staff recommend approval of MOS #1.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2026-35, with conditions.

Citizen Comments: none

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

MOTION
Commissioner Harrison motioned to recommend approval to the Board of Mayor and Alderman, Resolution 2026-35, A Resolution Approving A Development Plan For Bassett PUD Subdivision (With 1 Modification Of Development Standards (Foundations)), For The Property Located North Of Goose Creek Bypass And West Of Old Peytonsville Road, Located At 2408 And 2412 Goose Creek Bypass, seconded by Commissioner McLemore.

MOS #1: Request to reduce this minimum 18” requirement to no minimum such that porches can be provided at grade to provide an accessible route to sidewalks along the building facades facing streets (highways).
MOTION
Commissioner Williamson motioned to recommend approval to the Board of Mayor and Alderman, MOS #1, a request to reduce this minimum 18” requirement to no minimum such that porches can be provided at grade to provide an accessible route to sidewalks along the building facades facing streets (highways), seconded by Commissioner Harrison.

Commissioner Allen stated that staff is recommending approval of MOS #1, which does not follow the standard, but because a similar request was approved by the Board of Mayor and Alderman, setting a precedent it is now considered the standard. Ms. Allen asked if the City of Franklin should have this standard at all, if a MOS is going to be granted every time.

Ms. Wright answered by stating that staff periodically review all the MOS granted by the board, then, based on the results, proposes a comprehensive update to the zoning ordinance.

With no further discussion on MOS #1, the motion carried by a vote of 8-0.

Discussion (Main Motion):
Commissioner Williams stated that the architectural revisions are better, but the main corner needs more revision or finessing as it appears as a block.

With no further discussion, the main motion (including MOS #1) carried by a vote of 8-0.

21. Consideration Of Ordinance 2026-07, An Ordinance To Rezone 7.031 Acres From Regional Commerce 12 (RC12) District To Planned (PD 32.7) District For The Property Located North Of Goose Creek Bypass And West Of Old Peytonsville Road, Located At 2408 And 2412 Goose Creek Bypass. (Bassett PUD Subdivision)

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

Attachments:
1. MAP Bassett PUD Subdivision, Rezoning and Development Plan
2. ORD_2026-07_BassettPUDSubdRez_Combined_LawApproved
3. REZONING 9111 Bassett PUD Subdivision, Rezoning
4. Applicant Presentation

(heard prior to item #20 in the meeting)

Staff: Chelsea Randolph. Ms. Randolph stated that The applicant is requesting to rezone 7.031 Acres from Regional Commerce 12 (RC-12) District to Planned (PD 32.7) District for the property located 2408 And 2412 Goose Creek Bypass (north of Goose Creek Bypass and west of Old Peytonsville Road) to accommodate the proposed development plan. The development plan has been submitted concurrently. Envision Franklin places this property in the Regional Commerce Design Concept. Envision Franklin states that, "New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor." The associated special consideration states, "For the property located east of Five Mile Creek, south of Five Mile Crossing, north of Goose Creek Bypass, and west of Interstate 65, a standalone multifamily development is appropriate along the frontage of Goose Creek Bypass and Interstate 65 frontage due to restricted access from Goose Creek Bypass, the proximity to commercial uses, and the availability of pedestrian infrastructure to the Berry Farms Town Center retail and office uses. The maximum height for a standalone multifamily building in this location should be six stories." The proposed development as outlined in the Bassett PUD Development Plan (Resolution 2026-35) generally meets the intent and guiding principles of Envision Franklin as well as the special consideration.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2026-07.

Citizen Comments: none

Applicant: Jeff Rosiak, Kimley Horn, representing Madison Capital. Mr. Rosiak stated that Madison Capital requested an Envision Franklin amendment with special consideration, approved by the Board of Mayor and Alderman, to rezone this property from Regional Commerce to Planned District as the location of the property is somewhat secluded away from the Berry Farms retail area and appears to be better suited for a multifamily development. The multifamily buildings are proposed to be 5 stories of 2 and 3-bedroom apartments with first floor amenities (fitness center, workspace, pool and trail system) to activate the first floor. It will have its own pedestrian network and complements and connects with the Berry Farms pedestrian network. Using the feedback from the Joint Conceptional Workshop regarding architecture, Mr. Rosiak stated that to refine the architecture of the buildings, they studied Berry Farms elevations and came up with identifiable sections to reduce the overall massing of the building with vertically proportioned windows. Awnings were used to identify pedestrian entrances, and more masonry was used to further differentiate building sections.

MOTION
Commissioner Harrison motioned to recommend approval to the Board of Mayor and Alderman, Ordinance 2026-07, An Ordinance To Rezone 7.031 Acres From Regional Commerce 12 (RC12) District To Planned (PD 32.7) District For The Property Located North Of Goose Creek Bypass And West Of Old Peytonsville Road, Located At 2408 And 2412 Goose Creek Bypass. (Bassett PUD Subdivision), seconded by Commissioner Franks. The motion carried by a vote of 8-0.

22. Consideration Of Ordinance 2026-16, An Ordinance To Rezone 7.68 Acres From Planned (PD) District To Planned (PD 18.85) District For The Property Located North Of West Meade Boulevard And West Of Brookwood Avenue, Located At 500 West Meade Boulevard (Iris Place PUD).

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

Attachments:
1. MAP Iris Place PUD Rez-DP
2. ORD_2026-16_BrookwoodPUDRez_Combined_LawApproved
3. 20260615-Iris Place Rezoning Sheets
4. 2026-06-10 FMPC Letter - Iris Place
5. Citizen Comment_Iris Place PUD_Andrea McCullough

Commissioner Williamson recused herself from this item.

Staff: Joey Bryan. Mr. Bryan stated that the applicant has submitted a rezoning request for the property located at 500 West Meade Boulevard. The rezoning is being submitted in conjunction with the Franklin Housing Authority's new Iris Place PUD (RES 2026-50) subdivision with 144 residential units on 7.68 acres and a proposed DUA of 18.85. Envision Franklin Places this property in the Mixed Residential Design Concept, which states that this, "concept contains residential neighborhoods with a combination of single-family dwellings, duplexes, multiplexes, and townhouses. The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods." Envision Franklin does include a special consideration that Franklin Housing Authority properties may include a limited number of multifamily residential in accordance with their master plans. The FHA master plan has been updated with the plan that is being proposed, so it meets the recommendations of Envision Franklin.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2026-16.

Citizen Comments: none

Applicant: Greg Gamble, representing Franklin Housing Authority (FHA) and Ellington. Mr. Gamble stated that these two properties are the last two phases of the FHA's revised master plan, approved earlier this year. The buildings on the two properties were originally built in the late 1950's and early 1960's and need repairs to the architecture and to the infrastructure of the buildings. The existing buildings consist of 34 duplex units on 7.86 acres. The master plan includes 144 units consisting of two L-shaped condo buildings with parking behind and two-story townhomes located on Edgewater Boulevard with parking behind the building.

MOTION
Commissioner McLemore motioned to recommend approval to BOMA, Ordinance 2026-16, An Ordinance To Rezone 7.68 Acres From Planned (PD) District To Planned (PD 18.85) District For The Property Located North Of West Meade Boulevard And West Of Brookwood Avenue, Located At 500 West Meade Boulevard (Iris Place PUD), seconded by Commissioner Harrison. The motion carried by a vote of 7-0. (Commissioner Williamson recused herself from this item)

23. Consideration Of Resolution 2026-50, A Resolution Approving A Development Plan For Iris Place PUD Subdivision With 2 Modifications Of Development Standards (Parking, Open Space), For The Property Located North Of West Meade Boulevard And West Of Brookwood Avenue, Located At 500 West Meade Boulevard.

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

Attachments:
1. MAP Iris Place PUD Rez-DP
2. RES_2026-50_BrookwoodPUDDP_Combined_LawApproved
3. 9132 Iris Place PUD DP_Conditions of Approval_01
4. Iris Pace PUD Dev Plan Submittal Sheets
5. 2026-06-10 FMPC Letter - Iris Place
6. 20260604 - Iris Place - Water and Sewer Availbility Letter

7. 20260604_Natchez and Brookwood Parking Needs Study
8. A1.0 ARCHITECTURAL RENDERINGS - IRIS PLACE
9. Iris Place Modification of Standards
10. Citizen Comment_Iris Place PUD_Andrea McCullough

Commissioner Williamson recused herself from this item.

Staff: Joey Bryan. Mr. Bryan stated that the applicant has submitted a development plan for the Iris Place PUD Subdivision located at 500 West Meade Boulevard. The plan consists of 144 multifamily residential units on 7.68 acres. Envision Franklin places this property in the Mixed Residential Design Concept, which has a special consideration for Franklin Housing Authority properties may include a limited number of multifamily residential in accordance with their master plan.

Modifications Of Standards Requests:
MOS #1: Request to modify the minimum parking standard to 1.75 spaces per multifamily residential unit type for all bedroom unit types.
The applicant is requesting modification to the minimum parking standard to 1.75 spaces per multifamily residential unit type for all bedroom types. Section 10.2.3 of the Zoning Ordinance requires the following parking ratios for multifamily parking:
- Studio - 1.25 spaces per unit
- 1 Bedroom - 1.25 spaces per unit
- 2+ Bedroom - 2.25 spaces per unit

The applicant has provided a parking memo with sufficient information for the request. Additionally, the Board of Mayor and Aldermen has previously approved similar MOS requests for multifamily parking standards for similar developments. With the information provided by the applicant and the previously granted requests, Staff is supportive of the request. Staff recommend approval of MOS #1.

MOS #2: Request to modify the required natural area from 10% to 0% with a total of 15% open space, 5% to be programmed and 10% to be non-programmed.
The applicant is requesting to modify the required natural area from 10% to 0% with a total of 15% open space, 5% to be programmed and 10% to be non-programmed. Section 11.1.5 requires that PDs with residential uses only have an additional 10% natural area for a total of 15% open space and natural area. This PUD is replacing an existing development that did not incorporate any significant natural areas or resources into the original design. As such, there is nothing that would qualify as "natural area" per the City's definition. Natural areas include meadows, hillside, ponds, streams, slopes, etc. The applicant has agreed to increase the amount of open space to 15% (5% programmed, 10% non-programmed) in order to keep the intent of the regulation. Given the lack of natural area amenities for this specific site and the applicant's willingness to increase the total number of open space, Staff is supportive of the MOS request. Staff recommend approval of MOS #2.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2026-50, with conditions.

Citizen comments: none

Applicant: Greg Gamble. Mr. Gamble noted from the Joint Conceptual Workshop that it was recommended the architecture be read as a collection of buildings. Mike Hathaway, 906 Studio Architects, and his team worked hard on the elevations. Regarding MOS #1, the request to modify parking requirements, Kimley Horn completed a parking analysis and based on industry standard parking, analysis results recommended 1 space per unit. Parking spaces for Dennison include 171 parking spaces for 97 homes and 243 spaces for 144 homes for Iris.

MOTION
Commissioner Harrison motioned to recommend approval to the Board of Mayor and Alderman, Resolution 2026-50, A Resolution Approving A Development Plan For Iris Place PUD Subdivision With 2 Modifications Of Development Standards (Parking, Open Space), For The Property Located North Of West Meade Boulevard And West Of Brookwood Avenue, Located At 500 West Meade Boulevard, seconded by Commissioner McLemore.

MOS #1: Request to modify the minimum parking standard to 1.75 spaces per multifamily residential unit type for all bedroom unit types.

MOTION
Commissioner Harrison motioned to recommend approval to the Board of Mayor and Alderman, MOS #1 a request to modify the minimum parking standard to 1.75 spaces per multifamily residential unit type for all bedroom unit types, seconded by Commissioner McLemore. The motion carried by a vote of 7-0.

MOS #2: Request to modify the required natural area from 10% to 0% with a total of 15% open space, 5% to be programmed and 10% to be non-programmed.
MOTION
Commissioner Harrison motioned to recommend approval to the Board of Mayor and Alderman, MOS #2 a request to modify the required natural area from 10% to 0% with a total of 15% open space, 5% to be programmed and 10% to be non-programmed, seconded by Commissioner Franks. The motion carried by a vote of 7-0.

With no further discussion, the Main Motion (including MOS #1 & #2) carried by a vote of 7-0. (Commissioner Williamson recused herself from this item)

24. Consideration Of Ordinance 2026-15, An Ordinance To Rezone 5.14 Acres From Planned (PD) District To Planned (PD 21.70) District For The Property Located East Of Natchez Street And North Of Acton Street At 137 Natchez Street (Denson Place PUD).

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

Attachments:
1. MAP Denson Place PUD Rez-DP
2. ORD_2026-15_NatchezPUDRez_Combined_LawApproved
3. 20260615-Dension Place Rezoning Sheets
4. 2026-06-10 FMPC Letter - Denson Place
5. Citizen Comment_Denson Place PUD_ Sam Breen

Commissioner Williamson recused herself from this item.

Staff: Joey Bryan. Mr. Bryan stated that the applicant has submitted a rezoning request for the property located at 137 Natchez. The rezoning is being submitted in conjunction with the Franklin Housing Authority's new Denson Place PUD (RES 2026-49) subdivision with 97 units on 5.14 acres and a proposed DUA of 21.70. Envision Franklin Places this property in the Mixed Residential Design Concept, which states that this, "concept contains residential neighborhoods with a combination of single-family dwellings, duplexes, multiplexes, and townhouses. Envision Franklin does include a special consideration that Franklin Housing Authority properties may include a limited number of multifamily residential in accordance with their master plans. The Franklin Housing Authority Master Plan has been updated with the plan that is being proposed, so it meets the recommendations of Envision Franklin.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2026-15.

Citizen Comments:
Travis Breen, 159 Acton Street. Mr. Breen stated that his concerns are about the impact these higher density buildings will have on traffic, school population and infrastructure. Mr. Breen asked if a traffic study had been completed and, if so, the results of the traffic study.

Mr. Wiseman, director of engineering, stated that the properties fell below the threshold standards that require a traffic study, but one was completed. All intersections were scored at an acceptable level. Regarding sewer and stormwater infrastructure, evaluation of those workings is handled at the site plan level later in the process. However, preliminary inspections have been completed based on concerns about the aging buildings along with the number of service requests for the area. Mr. Wiseman stated that the plan is to have those things fixed prior to the site plan submittal.

Applicant: Greg Gamble. Mr. Gamble explained that there have been a few changes to the master plan since the Joint Conceptual Workshop including the addition of a 75ft historic buffer adjacent to the church on Natchez Street. Revisions have been made to homes fronting Natchez Street to be 2 stories instead of 2.5 stories, along with the homes on Acton Street that are proposed to be 2-story homes. Mr. Gamble stated that, working with COF engineering, the property (3-story building) located behind the HG Hill site will have

stormwater management for the first time. Currently, the property has insufficient fire flow connections, and part of the proposal includes extending water lines from Columbia Avenue to provide adequate protection for this area. Lastly, the parallel parking requirements of the zoning ordinance will be satisfied by providing on-street parking along Natchez Street.

MOTION
Commissioner Harrison motioned to recommend approval to the Board of Mayor and Alderman, Ordinance 2026-15, An Ordinance To Rezone 5.14 Acres From Planned (PD) District To Planned (PD 21.70) District For The Property Located East Of Natchez Street And North Of Acton Street At 137 Natchez Street (Denson Place PUD), seconded by Commissioner McLemore. The motion carried by a vote of 7-0. (Commissioner Williamson recused herself from this item)

25. Consideration Of Resolution 2026-49, A Resolution Approving A Development Plan For Denson Place PUD Subdivision With 4 Modifications Of Development Standards (Parking, Open Space, Buffer), For The Property Located West Of Natchez Street And North Of Acton Street, Located At 137 Natchez Street.

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

Attachments:
1. MAP Denson Place PUD Rez-DP
2. RES_2026-49_NatchezPUDDP_Combined_LawApproved
3. 9130 Denson Place PUD DP_Conditions of Approval_01
4. Denson Place PUD Dev Plan Submittal Sheets
5. 2026-06-10 FMPC Letter - Denson Place
6. A1.0 ARCHITECTURAL RENDERINGS - DENSON PLACE
7. Denson Place Modification of Standards
8. Citizen Comment_Denson Place PUD_ Sam Breen

Commissioner Williamson recused herself from this item.

Staff: Joey Bryan. Mr. Bryan stated that the applicant has submitted a development plan for the Denson Place PUD Subdivision located at 137 Natchez Street for 97 units on 5.14 acres. Envision Franklin places this property in the Mixed Residential Design concept and includes a special consideration that Franklin Housing Authority properties may include a limited number of multifamily residential in accordance with their master plans.

Modification of Standards
There are four modification of standards requests included with this development plan. The MOS requests are related to parking, open space, and buffers.

MOS #1. Request to modify the minimum parking standard to 1.75 spaces per multifamily residential unit type for all bedroom unit types.
The applicant is requesting to modify the minimum parking standard to 1.75 spaces per multifamily residential unit type for all bedroom types.
Section 10.2.3 of the Zoning Ordinance requires the following parking ratios for multifamily parking:
- Studio - 1.25 spaces per unit
- 1 Bedroom - 1.25 spaces per unit
- 2+ Bedroom - 2.25 spaces per unit

The applicant has provided a parking memo with sufficient information for the request. Additionally, the Board of Mayor and Aldermen has previously approved similar MOS requests for multifamily parking standards for similar developments. With the information provided by the applicant and the previously granted requests, Staff is supportive of the request. Staff recommends approval of MOS #1.

MOS #2. Request to modify the required natural area from 10% to 0% with a total of 15% open space, 5% to be programmed and 10% to be non-programmed.
The applicant is requesting to modify the required natural area from 10% to 0% with a total of 15% open space, 5% to be programmed and 10% to be non-programmed.
Section 11.1.5 requires that planned developments with residential uses only have an additional 10% natural area for a total of 15% open space and natural area. This PUD is replacing an existing development that did not incorporate any significant natural areas or resources into the original design. As such, there is nothing

that would qualify as "natural area" per the City's definition. Natural areas include meadows, hillsides, ponds, streams, slopes, etc. The applicant has agreed to increase the amount of open space to 15% (5% programmed, 10% non-programmed) to meet the intent of the regulation. Given the lack of natural area amenities for this specific site and the applicant's willingness to increase the total number of open spaces, staff is supportive of the MOS request. Staff recommends approval of MOS #2.

MOS #3. Request to allow stormwater infrastructure within the Historic Buffer.
The applicant is requesting to allow stormwater infrastructure within the Historic Buffer that has been established at the north end of the development adjacent to the First Missionary Baptist Church. New development next to National Register properties, or those that are eligible for the National Register of Historic Places, are required to incorporate historic buffers to protect the historic and cultural assets of the community. To protect the freestanding historic lands and structures from negative visual impacts associated with new development in their proximity, new development and redevelopment are subject to one or more applicable historic resource edge treatments in Chapter 18 of the Zoning Ordinance. While the eligibility of the church campus is still pending from the state historic preservation office, the applicant has established a naturalistic historic buffer in the plans.
Section 18.3.7(D) prohibits stormwater retention or detention facilities within the buffer. Staff is comfortable with the MOS request provided that the plan meets the required landscape screening to further protect the local cultural asset. Staff recommends approval of MOS #3.

MOS #4. Request to allow utility easements within the Historic Buffer without applying additional offsetting width to the buffer.
The applicant is requesting to allow stormwater infrastructure within the Historic Buffer that has been established at the north end of the development adjacent to the First Missionary Baptist Church. New development next to National Register properties, or those that are eligible for the National Register of Historic Places, are required to incorporate historic buffers to protect the historic and cultural assets of the community. To protect the freestanding historic lands and structures from negative visual impacts associated with new development in their proximity, new development and redevelopment are subject to one or more applicable historic resource edge treatments in Chapter 18 of the Zoning Ordinance. While the eligibility of the church campus is still pending, the applicant has established a naturalistic historic buffer in the plans.
Section 18.3.7(C) dictates that additional width shall be added in an amount equivalent to the amount occupied by the utility lines and associated easements. Given the limited size of the property, staff is supportive of the MOS request to not apply additional width to the buffer. Staff recommends approval of MOS #4.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2026-49, with conditions.

Citizen Comments: none

Applicant: Greg Gamble. Mr. Gamble was present to answer questions.

MOTION
Commissioner Franks motioned to recommend approval to the Board of Mayor and Alderman, Resolution 2026-49, A Resolution Approving A Development Plan For Denson Place PUD Subdivision With 4 Modifications Of Development Standards (Parking, Open Space, Buffer), For The Property Located West Of Natchez Street And North Of Acton Street, Located At 137 Natchez Street, seconded by Commissioner Harrison.

MOS #1. Request to modify the minimum parking standard to 1.75 spaces per multifamily residential unit type for all bedroom unit types.
MOTION
Commissioner Franks motioned to recommend approval to the Board of Mayor and Alderman, MOS #1 a request to modify the minimum parking standard to 1.75 spaces per multifamily residential unit type for all bedroom unit types, seconded by Commissioner McLemore. The motion carried by a vote of 7-0.

MOS #2. Request to modify the required natural area from 10% to 0% with a total of 15% open space, 5% to be programmed and 10% to be non-programmed.
MOTION
Commissioner Harrison motioned to recommend approval to the Board of Mayor and Alderman, MOS #2 a request to modify the required natural area from 10% to 0% with a total of 15% open space, 5% to be programmed and 10% to be non-programmed, seconded by Commissioner Mann. The motion carried by a

vote of 7-0.

MOS #3. Request to allow stormwater infrastructure within the Historic Buffer.
MOTION
Commissioner Harrison motioned to recommend approval to the Board of Mayor and Alderman, MOS #3 a request to allow stormwater infrastructure within the Historic Buffer, seconded by Commissioner Mann. The motion carried by a vote of 7-0.

MOS #4. Request to allow utility easements within the Historic Buffer without applying additional offsetting width to the buffer.
MOTION
Commissioner Harrison motioned to recommend approval to the Board of Mayor and Alderman, MOS #4 a Request to allow utility easements within the Historic Buffer without applying additional offsetting width to the buffer, seconded by Commissioner McLemore. The motion carried by a vote of 7-0.

Discussion (Main Motion):
Commissioner Allen stated her concerns about having enough space for parking and spacing to safely drive through the aisle and asked staff about standard widths for the roadway given the 50-foot allowance. Ms. Allen further stated that looking at the spacing measurements, it doesn't appear to allow enough room for parking and for travel space.

Mr. Wiseman explained that a standard roadway is 22-24 feet wide but stated that enough space for parking along with the drive aisle has been accounted for so that the travel lane will not be blocked by parked cars. The 50-foot allowance may not include any additional on-street parking. The additional parking will come off of the existing travel lane into the area.

With no further discussion, the Main Motion (including MOS #1-4) carried by a vote of 7-0. (Commissioner Williamson recused herself from voting)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

26. Aureum PUD Subdivision, Site Plan, Section 2 (Lot 7), Developing A 405,000 Square Foot Multifamily Residential Building, On 2.97 Acres, Located Between Ovation Parkway, Aureum Drive, Gold Drive, and Aureum Trail Lane. (CONSENT AGENDA)

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

Attachments:
1. MAP Aureum PUD Subdivision, Site Plan, Section 2, Lot 7
2. Conditions of Approval_01
3. Site Plan

The item was Approved on Consent Agenda.

TRANSIT MASTER PLAN

27. Consideration Of Resolution 2026-26, A Resolution To Adopt The 2026 Transit Master Plan.

Sponsors: Paul Holzen, Max Baker

Attachments:
1. FTMP FMPC 06-25-26
2. RES_2026-26_FMPCAdoptTransitPlan_LawApproved02
3. Franklin Transit Master Plan FINAL DRAFT

Staff: Mr. Baker. Mr. Baker explained that Wally Blain will briefly give the Commission an overview of the Transit Master Plan highlighting the changes and updates since the Joint Conceptional Workshop presentation.

Citizen Comments: none

Consultant: Wally Blain, Benesch Consultants, Project Manager. Mr. Blain stated that the Franklin Transit Plan formulation began 11 months ago alongside staff by analyzing and addressing local and regional mobility needs for the next 10 years. Data collection included analysis of existing conditions including the current

transit plan, gathering of input from the community through interviews, and surveys to formulate a vision and plan for Franklin Transit. Results included recommendations in key areas:
- Outreach and Communications improvements
- Planning and Policy development
- Capital and Technology Improvements
- Transparency and Performance Monitoring
- Service Improvements

Mr. Blain explained that a pilot microtransit feasibility study will begin in the Cool Springs area, existing routes will be modified with the addition of downtown shuttles. From this point (future years), service improvements will continue incrementally by adding local fixed routes and an addition of citywide microtransit (on-demand service). Mr. Blain stated that through community outreach, the team realized there is a strong desire for regional connections that doesn't quite align with Franklin Transit Authority goals and responsibilities to the COF but WeGo regional fixed routes were explored. Mr. Blaine summarized the implementation roadmap and sequencing of the project by describing the steps Franklin Transit Authority will take – from plan initiation, to implementation, monitoring and then refreshing. Finally, Mr. Blain discussed financial needs and a timeline for the plan along with funded financial needs within the next 10 years and unfunded recommendations beyond 10 years. Next steps in the adoption of the Transit Plan process include approval from the FMPC, BOMA adoption at the July 14, 2026, meeting and finally, to the Franklin Transit Authority to draft the transit master plan.

Citizen Comments:None

MOTION

Commissioner Franks motioned to approve Resolution 2026-26, A Resolution To Adopt The 2026 Transit Master Plan, seconded by Commissioner Mann. The motion carried by a vote of 8-0.

ANY OTHER BUSINESS

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

ADJOURN

A motion was made by Commissioner Harrison, seconded by Commissioner Allen to adjourn the meeting. The motion carried 8-0 and the meeting adjourned at 8:49 PM.

_____ _____

Chair Date

ACTION REQUEST FORM

City of Franklin, TN

DATE: 6 / 2 / 26

COF: 2843 **PROJECT NAME:** Quail Hollow SP, sec 1, lot 11

HISTORIC FRANKLIN TENNESSEE

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

ACCESS					
	Release to Maintenance Agreement	100	Reduce by___%; extend by___ months		Extend by ___ months
DRAINAGE					
X	Release to Maintenance Agreement	X	Reduce by 100 %; extend by ___ months		Extend by ___ months
GREEN INFRASTRUCTURE					
	Release to Maintenance Agreement		Reduce by___%; extend by___months		Extend by ___ months
LANDSCAPING					
	Release to Maintenance Agreement		Reduce by___%; extend by___ months		Extend by ___ months
LANDSCAPING (GREEN INFRASTRUCTURE)					
	Release to Maintenance Agreement		Reduce by___%; extend by___months		Extend by ___ months
SEWER					
	Release to Maintenance Agreement		Reduce by___%; extend by___months		Extend by ___ months
SIDEWALKS					
	Release to Maintenance Agreement		Reduce by___%; extend by___months		Extend by ___ months
STREETS					
	Release to Maintenance Agreement		Reduce by___%; extend by___months		Extend by ___ months
WATER					
	Release to Maintenance Agreement		Reduce by___%; extend by___months		Extend by ___ months
OTHER:					
	Release to Maintenance Agreement		Reduce by___%; extend by___months		Extend by ___ months

For a release or reduction to be considered, the following statement must be completed by applicable design professional(s).

A: _____ ***(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.

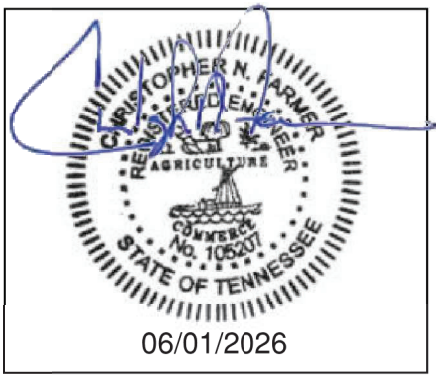
—OR—

B: Christopher N. Farmer, P.E. ***(print name)*** affirms that Marshal Davis, P.L.S. 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:

Christopher N. Farmer, P.E.

Engineer **(Sign and date on seal)**



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—OR—

B: _____ ***(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:

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

Email signed form to sureties@franklintn.gov, or include completed form in As-Builts online submittal Application @ https://franklintn.geocivix.com/secure/

INSPECTION PUNCH LIST

INSPECTION CYCLE: July 23, 2026
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

QUAIL HOLLOW SUBDIVISION, SITE PLAN, SECTION 1, LOT 11 (O'REILLY AUTO PARTS) – COF 2843

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$93,000.00
Current Amount:	$93,000.00
Request:	
Recommendation:	Release no maintenance
Date of Inspection:	6/30/2026
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

DO NOT EXTEND MORE THAN 3 MONTHS

- Is $93,000 enough to complete this project?

As-built drawings approved.

File #: 26-0698

DATE: 7/23/2026

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Resolution 2026-48, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located North Of Clovercroft Road And East Of Oxford Glen Drive, By The City Of Franklin, Tennessee.
6/25/26 FMPC

PURPOSE:

PROJECT INFORMATION
COF Project Number: 9137
Applicant: Greg Gamble, Kimley Horn
Owner: Georgianne Moran, William Horn, and Deboer Tina Etal/ Tina Deboer

BACKGROUND/STAFF COMMENTS:
ITEM UPDATE
It came to staff's attention that the map published in the paper as part of the notice of public hearing for the June FMPC meeting did not highlight Tax map 080 parcel 00705 (The DeBoer Property) as part of the properties included in this annexation and plan of services. As a result, staff has re-published the notice of public hearing with the correct map for the annexation and plan of services to place them on the July FMPC agenda. This is to confirm that FMPC was aware of all five properties when they were considering their recommendation, and to also allow for the public to comment if they were not aware that the POS/annexation included the DeBoer property. This will not affect the timing of the item moving forward to BOMA or the project's BOMA public hearing date (August 11).

PREVIOUS STAFF REPORT
The applicant is requesting a Plan of Services for properties located north of Clovercroft Road and East of Oxford Glen Drive. Resolution 2026-48 is a City of Franklin drafted plan of services for properties being considered as part of the proposed request for annexation, Resolution 2026-47. The Plan of Services outlines how infrastructure will need to be provided to serve the property of 22.78 acres. The property is continuous to the City limits, but is within the eastern portion of the Franklin

Urban Growth Boundary (UGB). This property is in the Watson Branch Drainage Basin and identified as a short-term capability area in the City's Annexation Analysis. The properties lie within the Milcrofton Utility District and would need to follow their guidance on extending water infrastructure. The proposed development is adjacent to the existing City of Franklin limits. Novara Subdivision lies west of the subject property. If the Novara development moves forward and extends sanitary sewer, the applicant's sanitary sewer extension requirements may be decreased. The sanitary sewer must extend across subject property for future sewer continuation. This property includes future roadways listed on the Major Thoroughfare Plan, including Clovercroft Road. The Plan of Services details no major concerns in providing infrastructure and services to the property. No additional personnel or equipment will be necessary for either Fire, Police Protection, or Sanitation. The student projections from Williamson County are 10 elementary, 6 middle, and 4 high school students at completion and there are no concerns regarding the proposed development.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2026-48.


HISTORIC
FRANKLIN
TENNESSEE
EXHIBIT
CLOVERCROFT ROAD, ANNEXATION AND PLAN OF SERVICE
TAX MAP 080 PARCELS 00701, 00702, 00703, 00704, AND 00705
22.78 ACRES
Hudson Ln
Baffin Ln
Liberty Pike
Olympia Pl
Pemberton Heights Dr
Dunrobin Dr
Harwick Dr
Harwick Dr
Providence Ct
Oxford Glen Dr
Westerly Dr
Brewster Dr
Vincent Dr
Clovercroft Rd
Dennis Ct
Limerick Ln
Olde Cameron Ln
Tilton Dr
Leesburg Ct
Jepson Ct
Olde Cameron Ln
Habersham Way
Fenner Ct
Market St
Brightwood Ct
Legend
Poplars Reserve PUD Subdivision
City Limits
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2026. All rights reserved.

RESOLUTION 2026-48

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF PROPERTY LOCATED NORTH OF CLOVERCROFT ROAD AND EAST OF OXFORD GLEN DRIVE, BY THE CITY OF FRANKLIN, TENNESSEE.

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

WHEREAS, Georgianne Moran, William Horn, and Tina DeBoer ET AL(Owners) of properties located at north of Clovercroft and East of Oxford Glen Drive(Properties) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex the Properties contiguous to the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Property is located north of Clovercroft Road and east of Oxford Glen Drive, contiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
080 - 00701	6.994
080 - 00702	1.266
080 - 00705	4.08
080 - 00703	5.09
080 - 00704	5.35
Total	22.78

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

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

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

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

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

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

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

A. Water

1. The Property is not located within the City of Franklin service area. The property is to be served by governing water authority and availability must be obtained by the agency providing water service to the property.
2. Water availability shall be approved and provided through governing agency prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000-feet of an existing reclaimed water line.
2. In the case of this Property, no reclaim water is available in the vicinity. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

1. The Property lies within the Watson Branch Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to construct Sanitary sewer main extension in accordance with the approved basin plan to service property.
3. The Owner shall be required to extend the sanitary sewer mains approximately 600-feet to provide service to the Property. This is dependent on the Novara PUD Subdivision (COF # 7967), extending the sanitary sewer to the property line as shown in the approved development and site plan documents. If Novara PUD Subdivision does not extend the sewer as previously approved site plan COF# 8636, the proposed development will be required to extend the sanitary sewer an additional 2,200-feet to the existing sanitary sewer system.
4. The City of Franklin Sanitary Sewer System Basin Plans show this as an 8" sanitary sewer main.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
7. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.
8. All wastewater requirements listed herein are approximate based on the information available at the time of drafting of this plan of service. Additional infrastructure requirements may be needed depending on layout of the project and additional details provided by the developer.

D. Stormwater

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

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Clovercroft and surrounding connectivity.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submitting the development plan. The street improvements required shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

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

G. Street Lighting

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

H. Street Name Signs

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

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin places the subject property within the Mixed Residential Design Concept, which promotes residential neighborhoods with a combination of single-family dwellings, duplexes, multiplexes, and townhouses.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan pursuant to the Franklin Zoning Ordinance.

4. These properties were identified as a short-term capability area in the City's Annexation Analysis.
5. Currently no Overlay Districts have been identified for this property, but the following buffers will affect future development: 500 ft. Buffer of the Hillside/Hillcrest Overlay.
6. The subject property is adjacent to the Novara PUD Subdivision and relies heavily on the development of this project to address all of the necessary services.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances

L. Police Protection

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

M. Building and Code Inspection Services

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

N. Garbage and Recycling Pickup and Environmental

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

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

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

ATTEST:

BY:_____
Cayce Anderson
City Recorder

CITY OF FRANKLIN, TENNESSEE:

BY: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____


HISTORIC
FRANKLIN
TENNESSEE
EXHIBIT
CLOVERCROFT ROAD, ANNEXATION AND PLAN OF SERVICE
TAX MAP 080 PARCELS 00701, 00702, 00703, 00704, AND 00705
22.78 ACRES
Hudson Ln
Baffin Ln
Liberty Pike
Harvs Ct
Limerick Ln
Fenner Ct
Market St
Olde Cameron Ln
Olympia Pl
Pemberton Heights Dr
Dunrobin Dr
Tilton Dr
Leesburg Ct
Jepson Ct
Habersham Way
Providence Ct
Harwick Dr
Oxford Glen Dr
Westerly Dr
Brewster Dr
Vincent Dr
Clovercroft Rd
Brightwood Ct
Legend
Poplars Reserve PUD Subdivision
City Limits
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2026. All rights reserved.

4086 CLOVERCROFT ROAD PUD SUBDIVISION

ANNEXATION REQUEST - PD(1.82 DUA; 00SF)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS

DEVELOPMENT TEAM

OWNER/DEVELOPER:
LANDMARK INVESTMENTS
CONTACT: MIKE BURTON
783 OLD HICKORY BLVD, SUITE 337
BRENTWOOD, TN 37027

APPLICANT & LANDSCAPE ARCHITECT:
KIMLEY-HORN
CONTACT: GREG GAMBLE
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TN 37067
(615) 975-5765

CIVIL ENGINEER:
KIMLEY-HORN
CONTACT: GRAY HARRISON
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TN 37067
(615)564-2701



SITE DATA

PROJECT TITLE:	4086 CLOVERCROFT PUD SUBDIVISION,
DEVELOPMENT PLAN	
COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	22.50 AC
EXISTING ZONING:	MGA-1
ENVISION FRANKLIN DESIGN CONCEPT:	MIXED- RESIDENTIAL
PROPOSED ZONING:	PD (1.82DUA/ 00 SF)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	MAP 080, PARCELS: 00701, 00702,00703,00704,00705
ADDRESS:	4086 CLOVERCROFT RD. FRANKLIN, TN

IMPACT STATEMENT

WATER:
WATER SERVICE TO THIS SITE IS PROVIDED BY MILCROFTON UTILITY DISTRICT. THE PROJECT PROPOSES MULTIPLE CONNECTIONS TO SEVERAL 12" WATERLINES SURROUNDING THE SITE.

SEWER:
SANITARY SEWER WILL BE PROVIDED BY THE CITY OF FRANKLIN VIA AN 8" SEWER EXTENSION ALONG CLOVERCROFT ROAD AND A SECOND AT ALBRECHT DRIVE (COF #8636).

RECLAIMED WATER:
RECLAIMED WATER IS NOT PROPOSED AT THIS SITE.

STORMWATER:
THERE WILL BE APPROXIMATELY 8.5 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

REFUSE:
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN.

STREET NETWORK:
PROPOSED ROADS ARE TO BE PUBLIC LOCAL ROADS. ALL PUBLIC STREETS WILL BE MAINTAINED BY THE CITY OF FRANKLIN AFTER ACCEPTANCE.

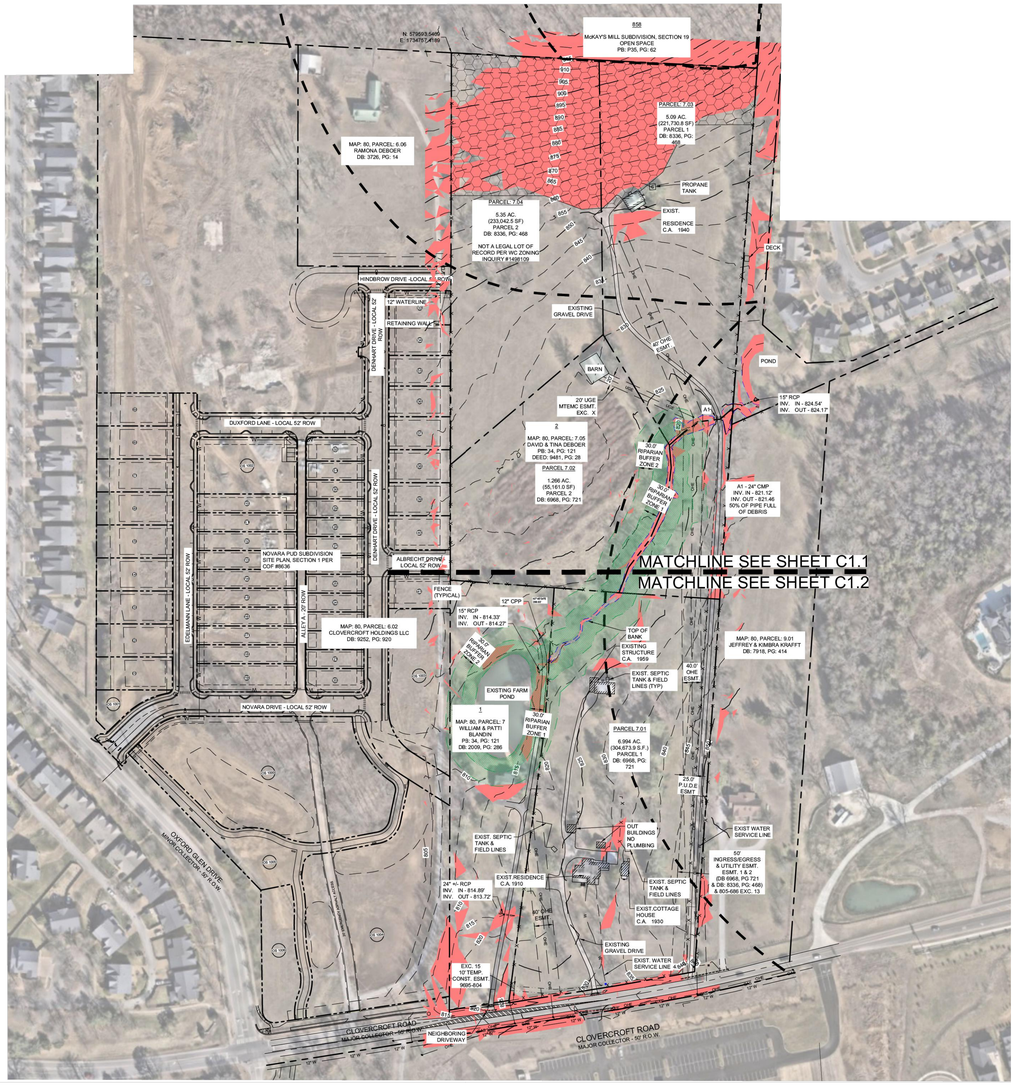
VICINITY MAP



NOT TO SCALE



INITIAL SUBMITTAL: 5/11/2026
RESUBMITTAL:
ONE STOP:
COF #: XXXX



0 100 200 300

N

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY BROTHERTON SURVEY, DATED FEBRUARY 02, 2026. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C, PANEL NO. 220G, DATED DECEMBER 20, 2024, ZONE "X".

EXISTING STORMWATER NARRATIVE

THE EXISTING SITE IS RESIDENTIAL LAND WITH SURROUNDING SINGLE FAMILY DEVELOPMENTS ALONG THE WEST AND NORTHEAST PERIMETER OF THE SITE. STORMWATER RUNOFF FOR THIS SITE GENERALLY FLOWS TO A STREAM THROUGH THE CENTER OF THE PROJECT THAT OUTFALLS INTO AN EXISTING POND IN THE ADJACENT PROPERTY. A PORTION OF THE SOUTH SIDE OF THE SITE OUTFALLS TO THE SOUTHWEST CORNER OF THE SITE.

LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- AREA OF PROTECTED SLOPES
- TOP OF BANK
- 500' HHO BUFFER
- HHO
- FENCE

SITE SLOPE TABLE

- 0% - 13.99%
- 14% and above

SITE DATA

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DEVELOPMENT PLAN	
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Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2026 Kimley-Horn and Associates, Inc.

4086 CLOVERCROFT ROAD PUD SUBDIVISION ANNEXATION REQUEST

FRANKLIN, TENNESSEE

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE

No.	REVISIONS	DATE	BY

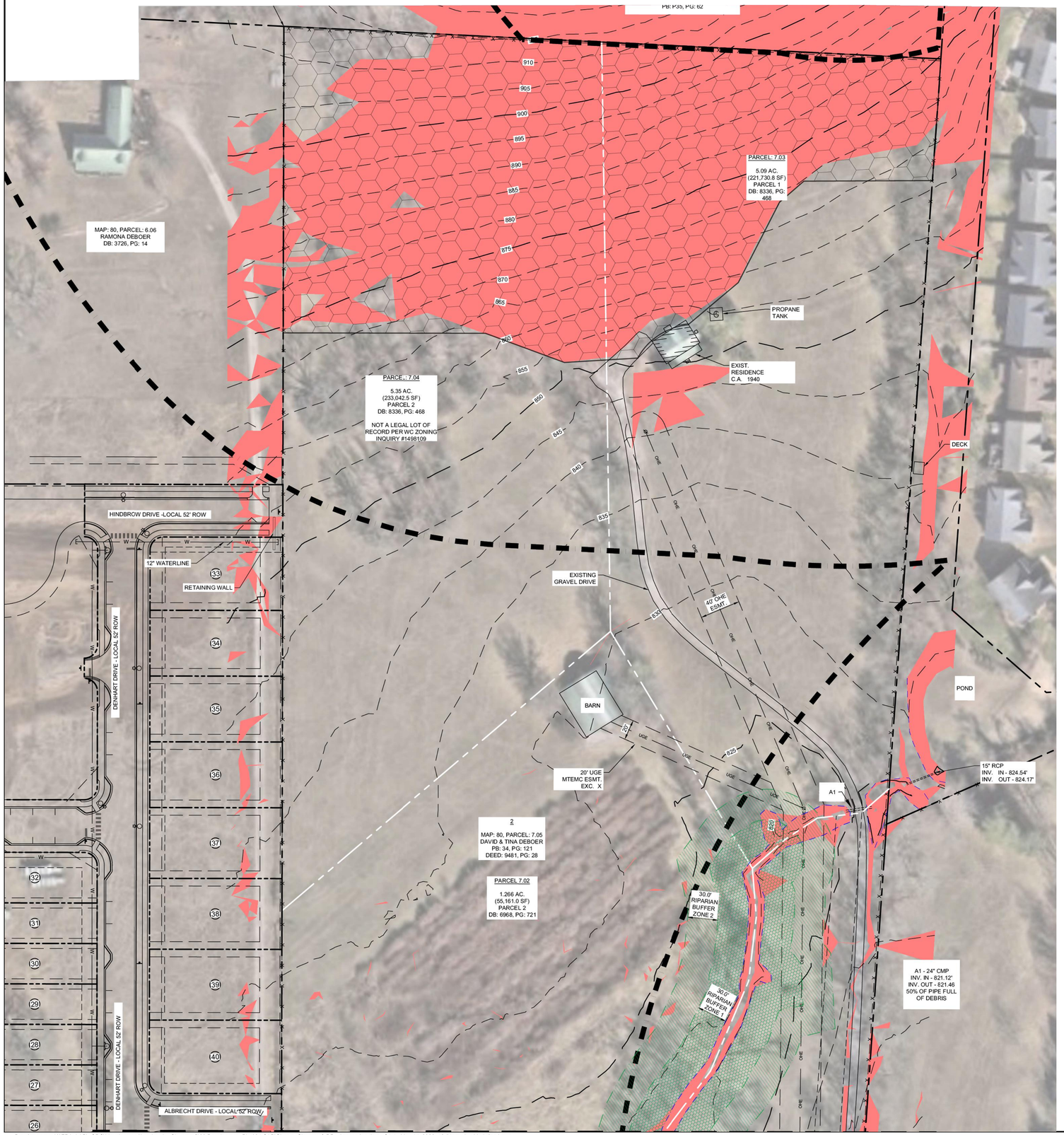
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 05/11/2026
KIMLEY-HORN PROJECT NO. 118985000

EXISTING CONDITIONS

SHEET NUMBER
C1.0

COF #TBD

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY BROTHERTON SURVEY, DATED FEBRUARY 02, 2026. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C, PANEL NO. 220G, DATED DECEMBER 20, 2024, ZONE "X".

EXISTING STORMWATER NARRATIVE

THE EXISTING SITE IS RESIDENTIAL LAND WITH SURROUNDING SINGLE FAMILY DEVELOPMENTS ALONG THE WEST AND NORTHEAST PERIMETER OF THE SITE. STORMWATER RUNOFF FOR THIS SITE GENERALLY FLOWS TO A STREAM THROUGH THE CENTER OF THE PROJECT THAT OUTFALLS INTO AN EXISTING POND IN THE ADJACENT PROPERTY. A PORTION OF THE SOUTH SIDE OF THE SITE OUTFALLS TO THE SOUTHWEST CORNER OF THE SITE.

LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- AREA OF PROTECTED SLOPES
- TOP OF BANK
- 500' HHO BUFFER
- HHO
- FENCE

SITE SLOPE TABLE

- 0% - 13.99%
- 14% and above

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com

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4086 CLOVERCROFT ROAD PUD SUBDIVISION ANNEXATION REQUEST

FRANKLIN, TENNESSEE

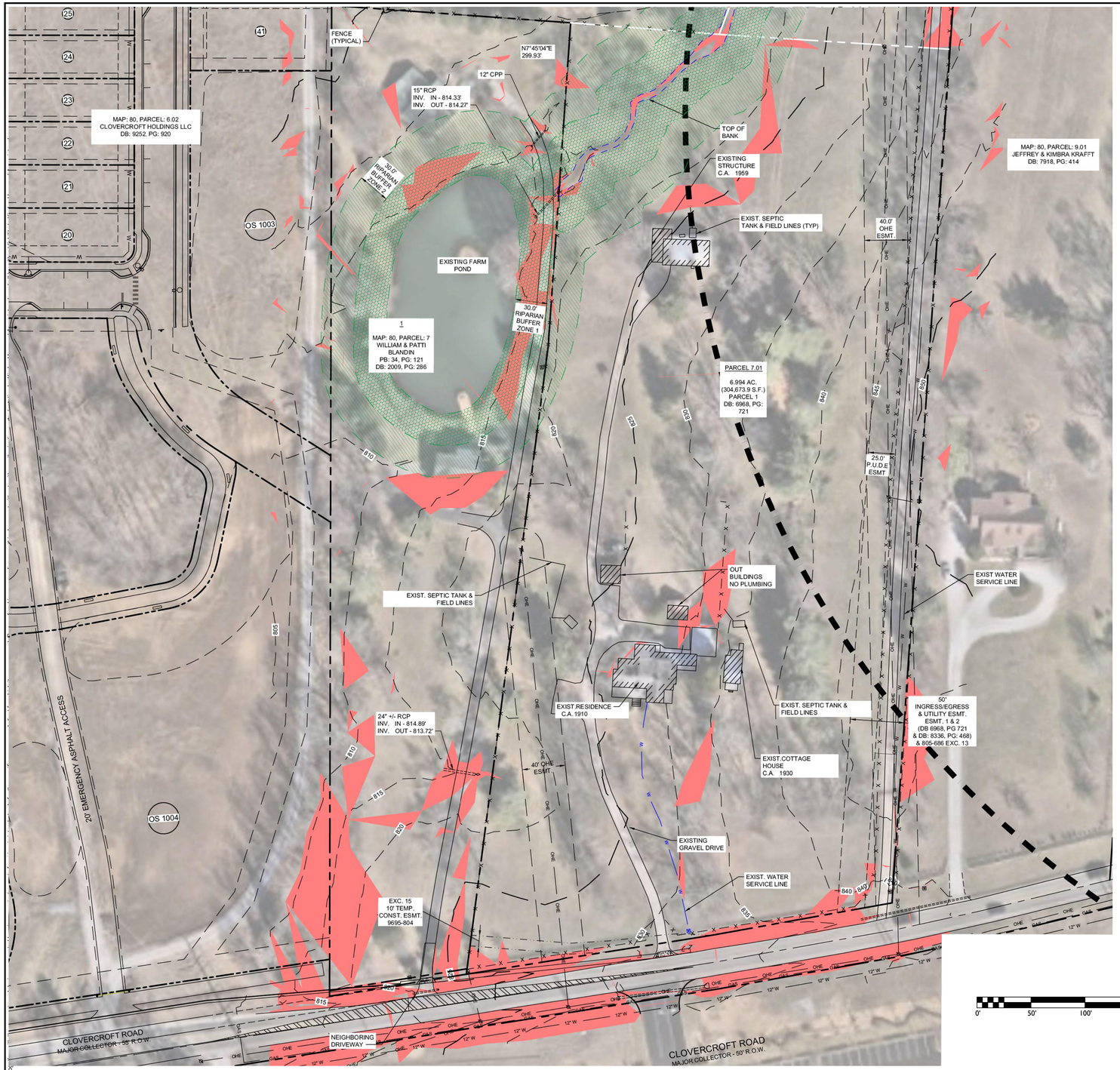
DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE

No.	REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 05/11/2026
KIMLEY-HORN PROJECT NO. 118985000

EXISTING CONDITIONS

SHEET NUMBER C1.1



SITE DATA

PROJECT TITLE:	4086 CLOVERCROFT PUD SUBDIVISION,
DEVELOPMENT PLAN	
COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	22.50 AC
EXISTING ZONING:	MGA-1
ENVISION FRANKLIN DESIGN CONCEPT:	MIXED- RESIDENTIAL
PROPOSED ZONING:	PD (1.84DUA/ 00 SF)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	MAP 080, PARCELS: 00701, 00702,00703,00704,00705
ADDRESS:	4086 CLOVERCROFT RD. FRANKLIN, TN

IMPACT STATEMENT

WATER:
WATER SERVICE TO THIS SITE IS PROVIDED BY MILCROFTON UTILITY DISTRICT. THE PROJECT PROPOSES MULTIPLE CONNECTIONS TO SEVERAL 12" WATERLINES SURROUNDING THE SITE.

SEWER:
SANITARY SEWER WILL BE PROVIDED BY THE CITY OF FRANKLIN VIA AN 8" SEWER EXTENSION ALONG CLOVERCROFT ROAD AND A SECOND AT ALBRECHT DRIVE (COF #8636).

RECLAIMED WATER:
RECLAIMED WATER IS NOT PROPOSED AT THIS SITE.

STORMWATER:
THERE WILL BE APPROXIMATELY 8.5 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

REFUSE:
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN.

STREET NETWORK:
PROPOSED ROADS ARE TO BE PUBLIC LOCAL ROADS. ALL PUBLIC STREETS WILL BE MAINTAINED BY THE CITY OF FRANKLIN AFTER ACCEPTANCE.

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- AREA OF PROTECTED SLOPES
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SITE SLOPE TABLE

	0% - 13.99%
	14% and above

0' 50' 100' 150'

N

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4086 CLOVERCROFT ROAD PUD SUBDIVISION ANNEXATION REQUEST

FRANKLIN, TENNESSEE

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1230

No.	REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 05/11/2026
KIMLEY-HORN PROJECT NO. 118985000

EXISTING CONDITIONS

SHEET NUMBER C1.2

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

OWNER AFFIDAVIT
City of Franklin, Tennessee

When an application is not filed by the owner of the property, the City requires documentation that the owner of the property is aware of an application being filed on their behalf.

We/I Deboer Tina Etal /
(please print name as listed on deed; if property owner is a company, provide full company name plus specific name of representative)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

080 00705
(Property Parcel/Tax ID Number)

and located at:

Clovercroft Road
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Landmark Investments LLC / Michael Burton
(Please print Name/Names in Full - This should be the applicant listed in IDT)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Owner Signature

Additional Owner Signature, if applicable

1502 Decatur Circle
Property Owner Mailing Address

Franklin, TN 37067
City, State & Zip

Subscribed and sworn to before me this
24th day of April, 2026.

Notary Public

My Commission Expires: 5/8/29

NATASHIA FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

LPW Dept approved 03.25.24

OWNER AFFIDAVIT
City of Franklin, Tennessee

When an application is not filed by the owner of the property, the City requires documentation that the owner of the property is aware of an application being filed on their behalf.

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(please print name as listed on deed; if property owner is a company, provide full company name plus specific name of representative)

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Owner Signature

Additional Owner Signature, if applicable

1502 Decatur Circle
Property Owner Mailing Address

Franklin, TN 37067
City, State & Zip

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
PRATIK CHAUHAN

Subscribed and sworn to before me this

25 day of APRIL, 2026.

Notary Public

My Commission Expires: JUNE 03, 2028

My Commission Expires June 03, 2028

Law Dept approved 03.25.24

OWNER AFFIDAVIT
City of Franklin, Tennessee

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Tina DeBoer
Owner Signature

Additional Owner Signature, if applicable

1502 Decatur Circle
Property Owner Mailing Address

Franklin, TN 37067
City, State & Zip

PRATIK CHAUHAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this
25 day of APRIL, 2026.

Notary Public

My Commission Expires: JUNE 03, 2028

My Commission Expires June 03, 2028

Law Dept approved 03.25.24

Poplars Reserve

FMPC

JUNE 25, 2026

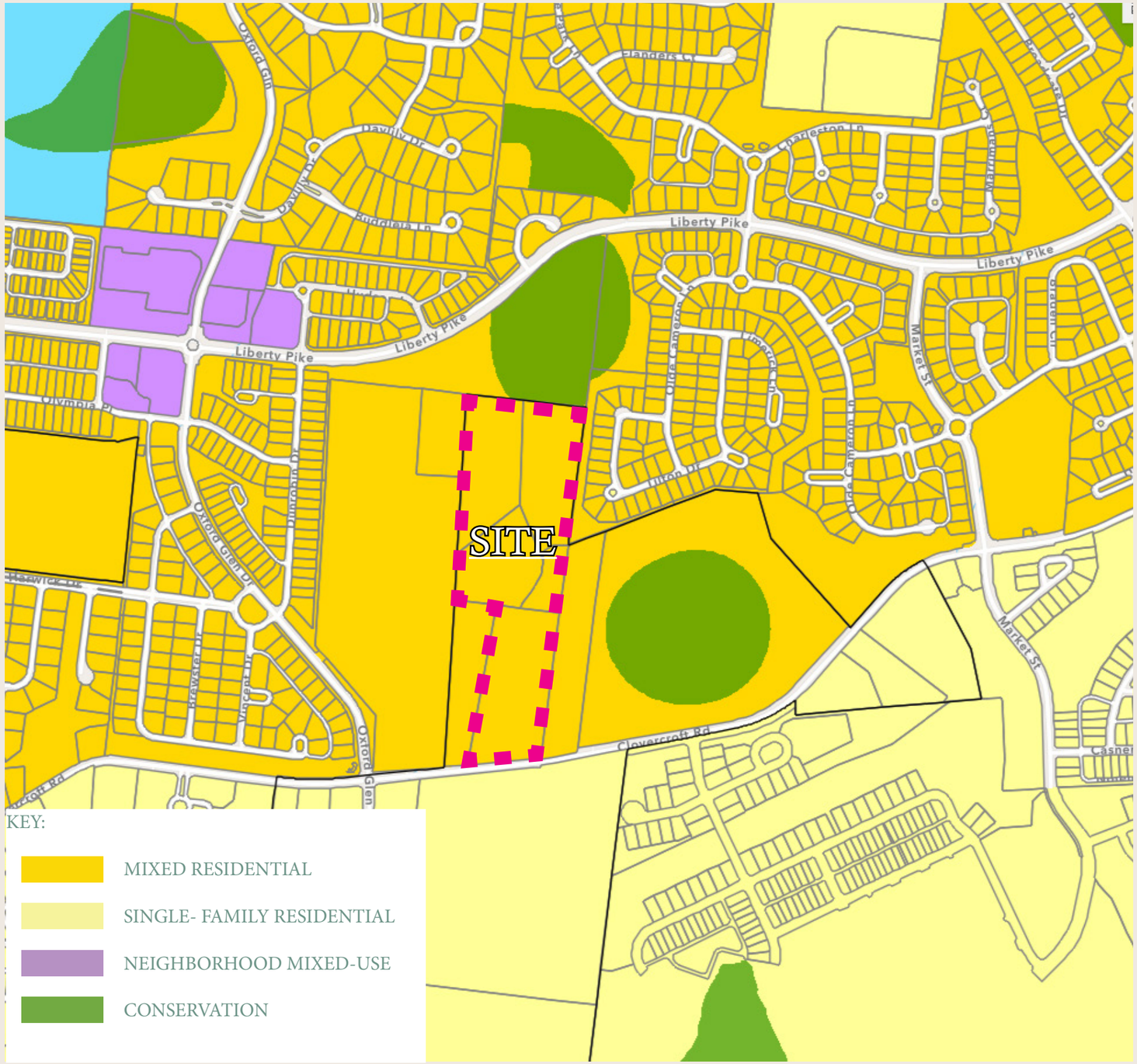
LANDMARK INVESTMENTS

REAL ESTATE • DEVELOPMENT • CONSULTING

Kimley»Horn



Location Map



APPROVED DESIGN CONCEPT:

Mixed Residential

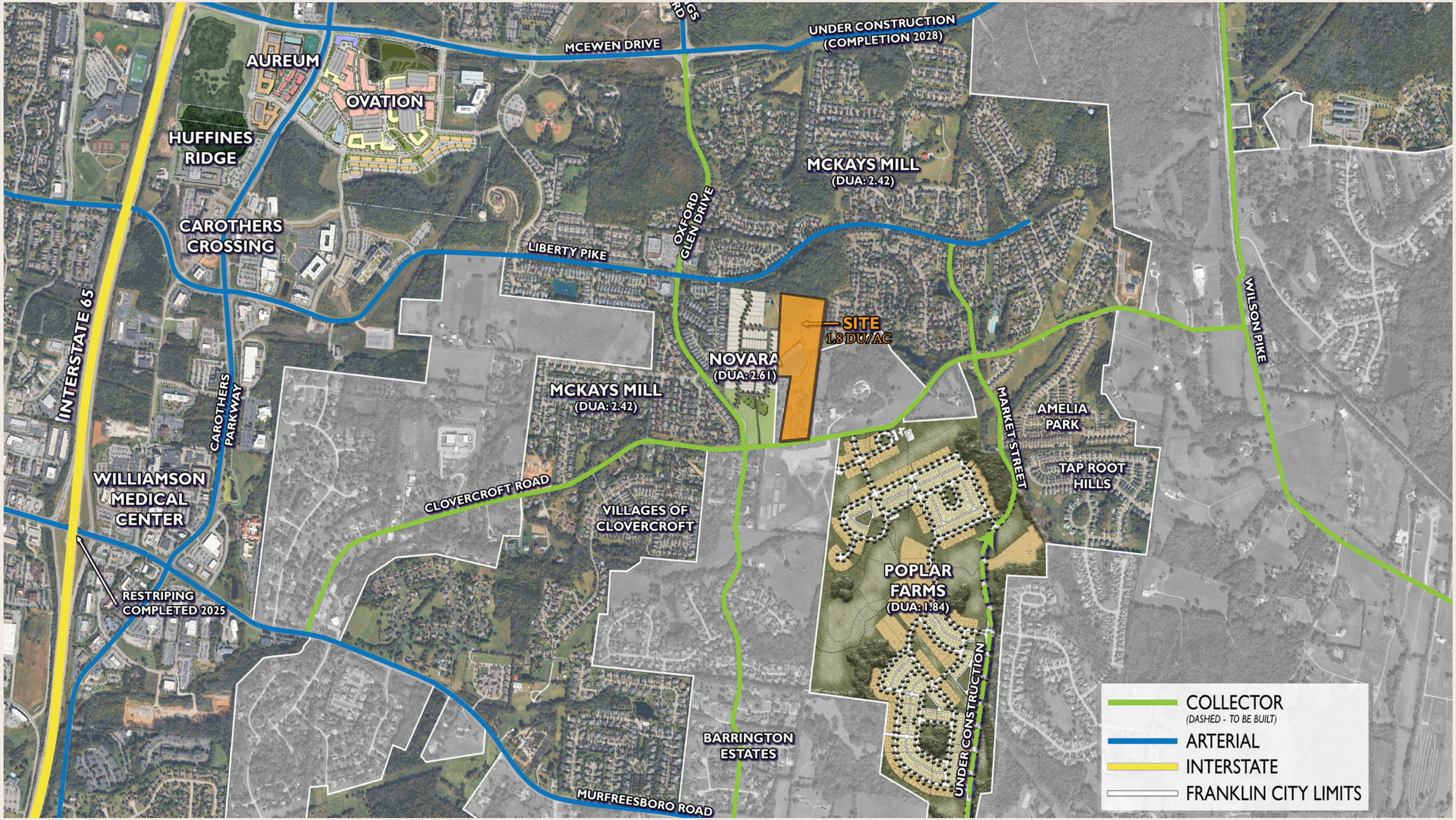
The Mixed Residential design concept contains residential neighborhoods:

- -Single-family dwellings
- -Duplexes
- -Multiplexes
- -Townhouses

New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations. They should be designed around natural features to highlight forested areas, hillsides and hilltops, water resources, and tree rows as accessible amenities.

Primary Uses allowed:
Single-Family Residential

Secondary Uses allowed: Duplexes, Institutional (See Special Consideration),
Multiplexes, Townhouses, and Accessory Dwellings



Road Network


SITE
1.8 DU/AC
MCKAY'S MILL
2.42 DU/AC
HINDBROW DR.
DENHART DR.
NOVARA
2.61 DU/AC
ALBRECHT
DR.
OXFORD GLEN DR
MCKAY'S MILL
2.42 DU/AC
CLOVERCROFT RD

Master Plan



SITE DATA:

Total Residential Units - 41
- DeBoer Family Lots -3
- Single Family Lots - 38

Lot Sizes:
- DeBoer Family Lots - 110'x 300'= 33,000 sf

- Minimum size - 60'x120' = 7,200 sf
- Typical - 65'x145' = 9,425 sf

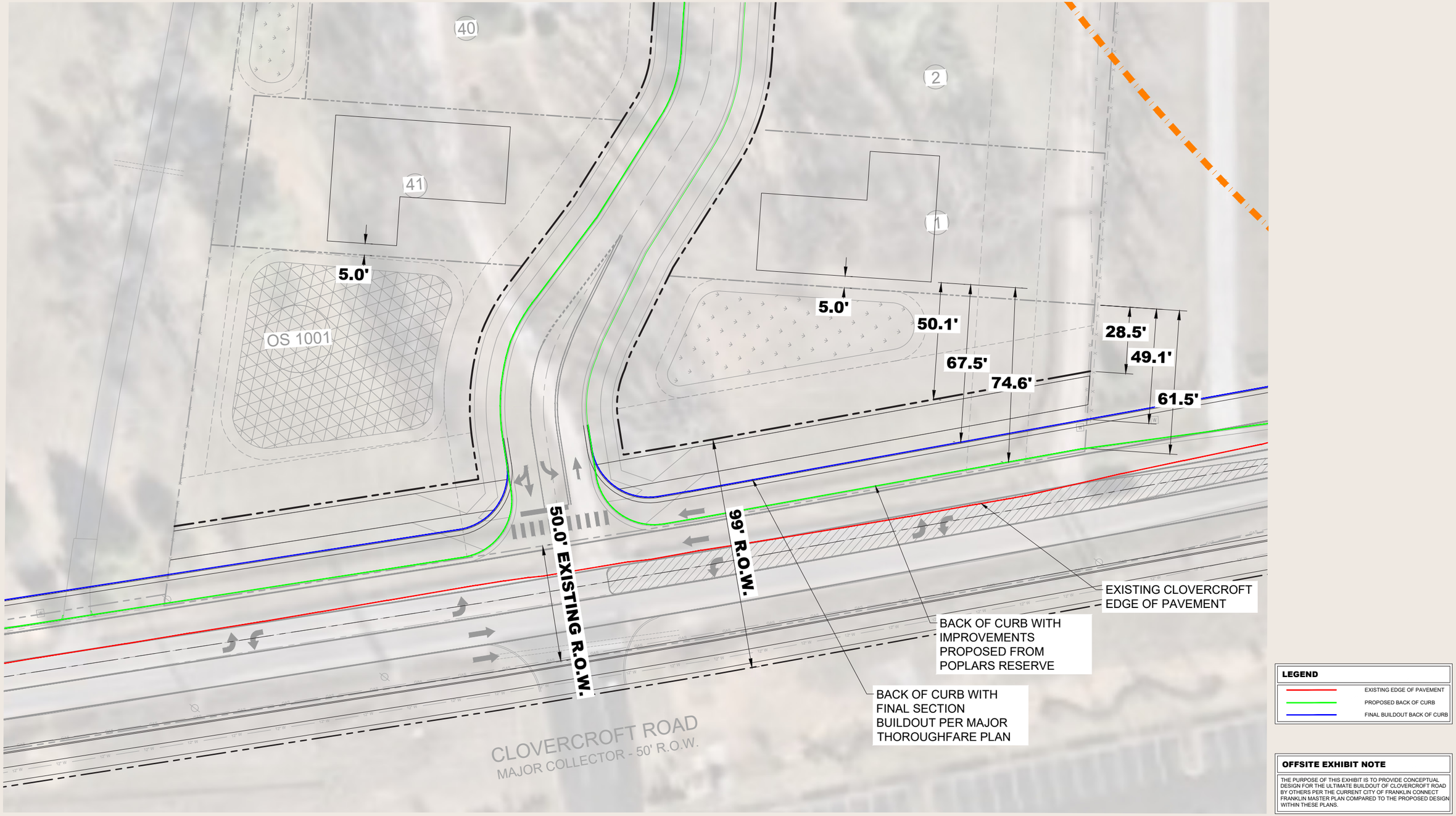
- Average Sq footage = 12,076 sf

Tree Canopy:
- Preserved: 3.9 AC (+/- 50%)

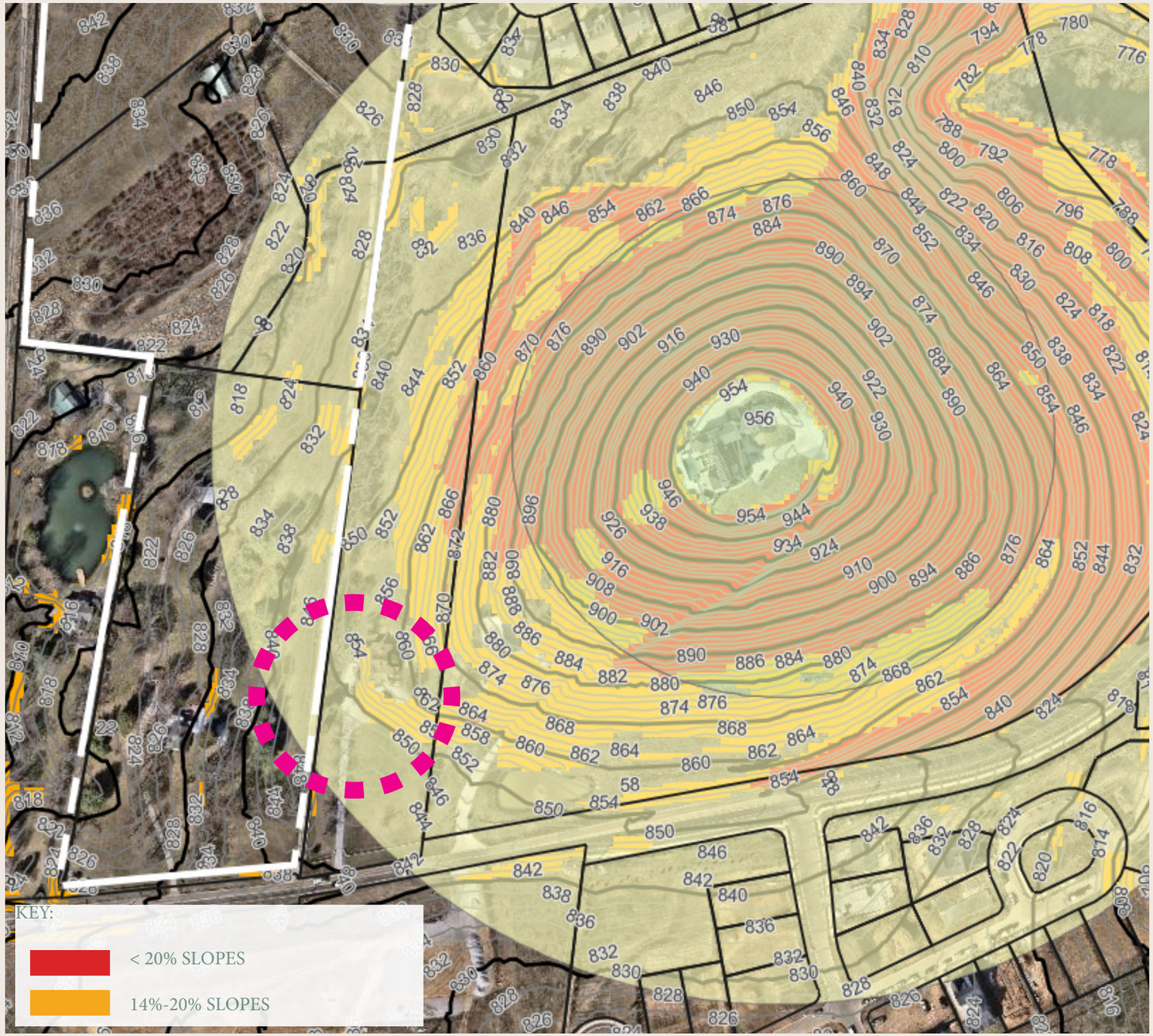
Open Space:
- Required: 1.13 AC (5%)
  2.28 AC, natural (10%)
- Provided: 1.3 AC
  3.00 AC, natural



Setbacks Off Clovercroft Road



Setbacks Off Clovercroft Road



Modification #1:

9.6.3.B Connection to Surrounding Street Network B. Street connections, street stubs, or internal drive connections shall be provided in every direction and shall connect to all adjacent streets and internal drives, including those existing, planned, or otherwise deemed necessary by the DRT to extend the street network.

A Modification of standard 9.6.3.B is requested to remove/waive the requirement to provide a street stub to the eastern property.



Modification #2:

9.6.3.A Connection to Surrounding Street Network A. The arrangement of new streets and internal drives shall provide for the alignment and continuation of existing or proposed streets and internal drives into adjacent properties.

A Modification of standard 9.6.3.A is requested to align the connnection to the adjacent western property to provide access to the northern property line, via a ROW extension from the proposed cul-de-sac, rather than in a manner that would extend Denhart Drive.



Modification #3:

9.6.5.D Internal Street Network D. Cul-de-sacs are permitted only where existing development, floodplains, wetlands, naturally occurring slopes exceeding 14 percent, riparian buffers, tree save areas, or other unique site conditions prevent a street connection.

A Modification of Section 9.6.5D is requested to provide a cul-de-sac at the western connection at Albrecht Drive in lieu of a thru street connection.



Streetscape









Architecture


MCKAY'S MILL
HINDBROW DR.
DENHART DR.
NOVARA
ALBRECHT DR.
OXFORD GLEN DR
CLOVERCROFT RD

Master Plan

File #: 26-0697

DATE: 7/23/2026

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Resolution 2026-47, A Resolution To Annex Five Properties, Consisting Of 22.78 Acres, Located North Of Clovercroft Road And East Of Oxford Glen Drive, By The City Of Franklin, Tennessee And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB).
6/25/26 FMPC

PURPOSE:

PROJECT INFORMATION
COF Project Number: 9137
Applicant: Greg Gamble, Kimley Horn
Owner: Georgianne Moran, William Horn, and Deboer Tina Etal/ Tina Deboer

BACKGROUND/STAFF COMMENTS:
ITEM UPDATE
It came to staff's attention that the map published in the paper as part of the notice of public hearing for the June FMPC meeting did not highlight Tax map 080 parcel 00705 (The DeBoer Property) as part of the properties included in this annexation and plan of services. As a result, staff has re-published the notice of public hearing with the correct map for the annexation and plan of services to place them on the July FMPC agenda. This is to confirm that FMPC was aware of all five properties when they were considering their recommendation, and to also allow for the public to comment if they were not aware that the POS/annexation included the DeBoer property. This will not affect the timing of the item moving forward to BOMA or the project's BOMA public hearing date (August 11).

PREVIOUS STAFF REPORT
The properties being considered for annexation are located north of Clovercroft Road and east of Oxford Glen Drive. It is contiguous to the City limits and is within the eastern limits of the City of Franklin's Urban Growth Boundary (UGB). This property is adjacent to Planned Districts with single-family residential uses. This property is within the Mixed Residential Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to develop single-family homes. A zoning (ORD 2026-17) and

development plan (RES 2026-52) for the subject property are also included on this agenda.

This property is in the Watson Branch Drainage Basin and identified as a short-term capability area in the City's Annexation Analysis. The properties lie within the Milcrofton Utility District and would need to follow their guidance on extending water infrastructure. The proposed development is adjacent to the existing City of Franklin limits. Novara Subdivision lies west of the subject property. If the Novara development moves forward and extends sanitary sewer, the applicant's sanitary sewer extension requirements may be decreased. The sanitary sewer must extend across subject property for future sewer continuation. This property includes future roadways listed on the Major Thoroughfare Plan, including Clovercroft Road.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2026-47.



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.

RESOLUTION 2026-47

A RESOLUTION TO ANNEX FIVE PROPERTIES, CONSISTING OF 22.78 ACRES, LOCATED NORTH OF CLOVERCROFT ROAD AND EAST OF OXFORD GLEN DRIVE, BY THE CITY OF FRANKLIN, TENNESSEE AND ADJOINING THE CITY LIMITS WITHIN THE EASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB).

WHEREAS, Georgianne Moran, William Horn, and Tina DeBoer ET AL(Owners) of properties located at north of Clovercroft and East of Oxford Glen Drive(Properties) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex Properties contiguous to the City limits and located within the Franklin Urban Growth Boundary (UGB); and

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

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

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2026-48; and

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

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

SECTION I. That the following described Property shall be, and is hereby, annexed in and to the corporate limits of the City of Franklin, Tennessee:

PREMISES CONSIDERED

Map-Parcel	Acres
080 - 00701	6.994
080 - 00702	1.266
080 - 00705	4.08
080 - 00703	5.09
080 - 00704	5.35
Total	22.78

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

SECTION III: That the annexed Property shall become part of Aldermanic Ward 1.

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

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

ATTEST:

By: _____
Cayce Anderson
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


HISTORIC
FRANKLIN
TENNESSEE
EXHIBIT
CLOVERCROFT ROAD, ANNEXATION AND PLAN OF SERVICE
TAX MAP 080 PARCELS 00701, 00702, 00703, 00704, AND 00705
22.78 ACRES
Hudson Ln
Baffin Ln
Liberty Pike
Harvs Ct
Limerick Ln
Fenner Ct
Market St
Olde Cameron Ln
Olympia Pl
Pemberton Heights Dr
Dunrobin Dr
Leesburg Ct
Tilton Dr
Jepson Ct
Habersham Way
Providence Ct
Harwick Dr
Oxford Glen Dr
Westerly Dr
Brewster Dr
Vincent Dr
Clovercroft Rd
Brightwood Ct
Legend
Poplars Reserve PUD Subdivision
City Limits
N
0
250
500
1,000
Feet
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4086 CLOVERCROFT ROAD PUD SUBDIVISION

ANNEXATION REQUEST - PD(1.82 DUA; 00SF)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS

DEVELOPMENT TEAM

OWNER/DEVELOPER:
LANDMARK INVESTMENTS
CONTACT: MIKE BURTON
783 OLD HICKORY BLVD, SUITE 337
BRENTWOOD, TN 37027

APPLICANT & LANDSCAPE ARCHITECT:
KIMLEY-HORN
CONTACT: GREG GAMBLE
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TN 37067
(615) 975-5765

CIVIL ENGINEER:
KIMLEY-HORN
CONTACT: GRAY HARRISON
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TN 37067
(615)564-2701



SITE DATA

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DEVELOPMENT PLAN	
COF PROJECT NUMBER:	XXXX
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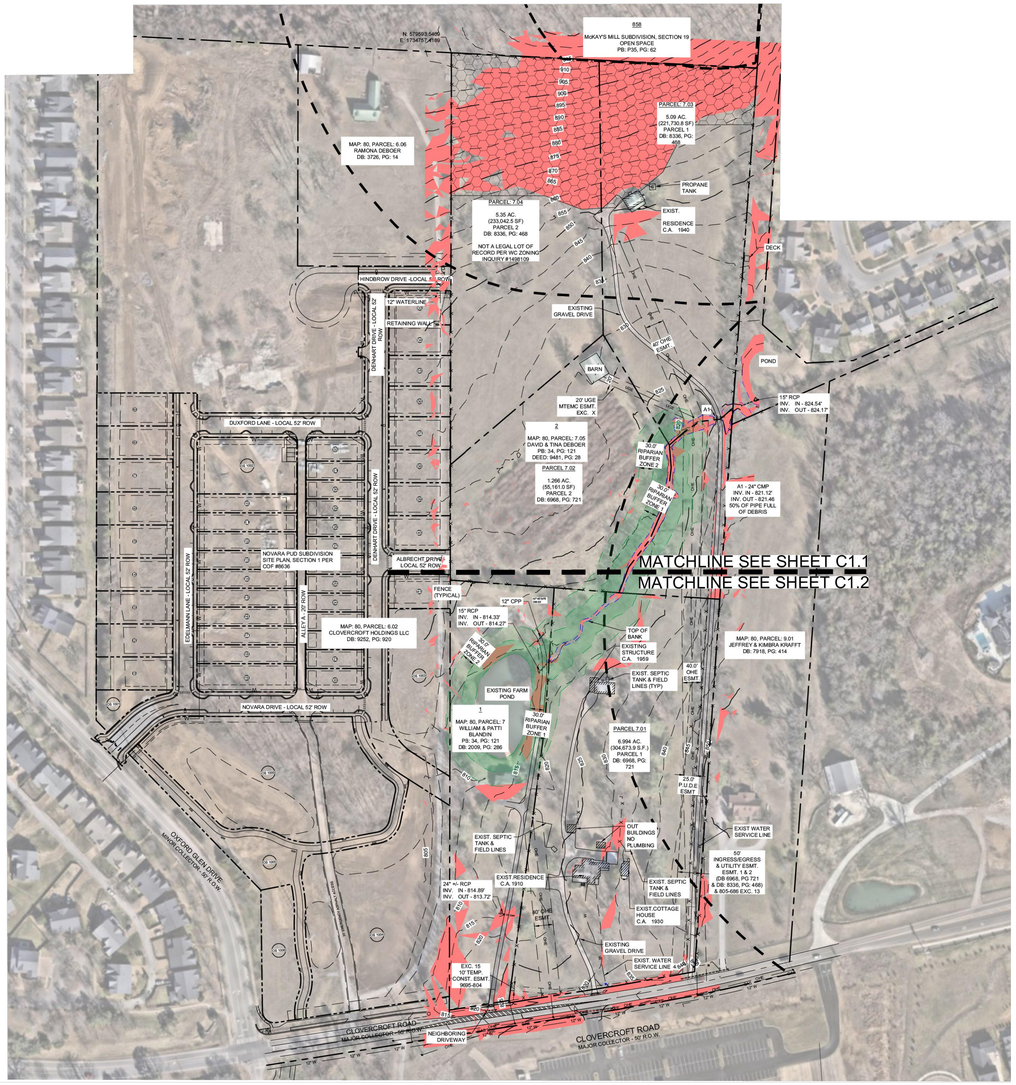
VICINITY MAP



NOT TO SCALE



INITIAL SUBMITTAL: 5/11/2026
RESUBMITTAL:
ONE STOP:
COF #: XXXX



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- 14% and above

SITE DATA

PROJECT TITLE:	4086 CLOVERCROFT PUD SUBDIVISION,
DEVELOPMENT PLAN	
COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	22.50 AC
EXISTING ZONING:	MGA-1
ENVISION FRANKLIN DESIGN CONCEPT:	MIXED- RESIDENTIAL
PROPOSED ZONING:	PD (1.84DUA/ 00 SF)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	MAP 080, PARCELS: 00701, 00702,00703,00704,00705
ADDRESS:	4086 CLOVERCROFT RD. FRANKLIN, TN

IMPACT STATEMENT

WATER:
WATER SERVICE TO THIS SITE IS PROVIDED BY MILCROFTON UTILITY DISTRICT. THE PROJECT PROPOSES MULTIPLE CONNECTIONS TO SEVERAL 12" WATERLINES SURROUNDING THE SITE.

SEWER:
SANITARY SEWER WILL BE PROVIDED BY THE CITY OF FRANKLIN VIA AN 8" SEWER EXTENSION ALONG CLOVERCROFT ROAD AND A SECOND AT ALBRECHT DRIVE (COF #8636).

RECLAIMED WATER:
RECLAIMED WATER IS NOT PROPOSED AT THIS SITE.

STORMWATER:
THERE WILL BE APPROXIMATELY 8.5 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

REFUSE:
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN.

STREET NETWORK:
PROPOSED ROADS ARE TO BE PUBLIC LOCAL ROADS. ALL PUBLIC STREETS WILL BE MAINTAINED BY THE CITY OF FRANKLIN AFTER ACCEPTANCE.

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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4086 CLOVERCROFT ROAD PUD SUBDIVISION ANNEXATION REQUEST

FRANKLIN, TENNESSEE

DRAKE A. REEDER — REGISTERED — TENNESSEE — LANDSCAPE ARCHITECT

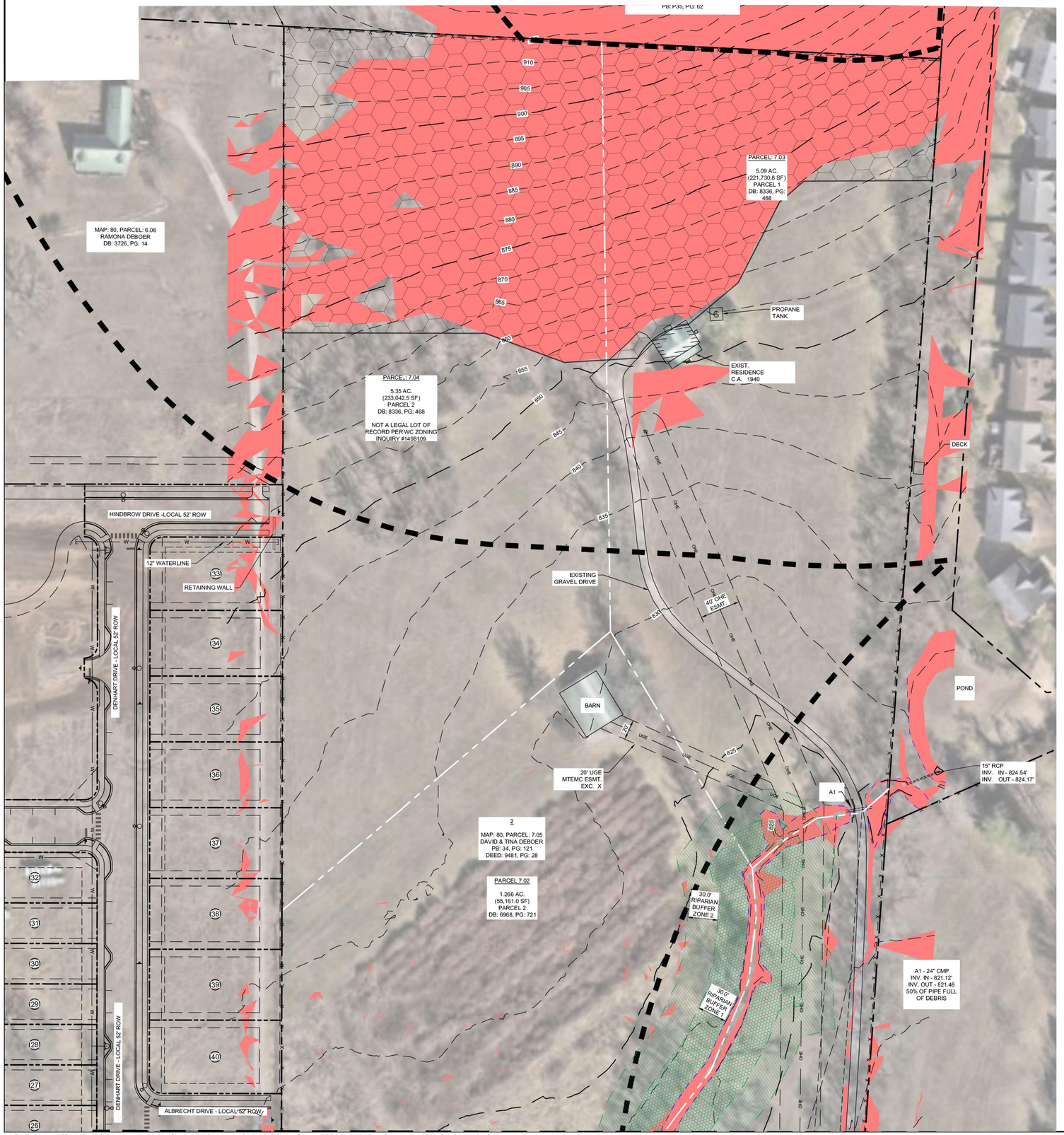
No.	REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 05/11/2026
KIMLEY-HORN PROJECT NO. 118985000

EXISTING CONDITIONS

SHEET NUMBER
C1.0

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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DEVELOPMENT PLAN	
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SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY BROTHERTON SURVEY, DATED FEBRUARY 02, 2026. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C, PANEL NO. 220G, DATED DECEMBER 20, 2024, ZONE "X".

EXISTING STORMWATER NARRATIVE

THE EXISTING SITE IS RESIDENTIAL LAND WITH SURROUNDING SINGLE FAMILY DEVELOPMENTS ALONG THE WEST AND NORTHEAST PERIMETER OF THE SITE. STORMWATER RUNOFF FOR THIS SITE GENERALLY FLOWS TO A STREAM THROUGH THE CENTER OF THE PROJECT THAT OUTFALLS INTO AN EXISTING POND IN THE ADJACENT PROPERTY. A PORTION OF THE SOUTH SIDE OF THE SITE OUTFALLS TO THE SOUTHWEST CORNER OF THE SITE.

LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- AREA OF PROTECTED SLOPES
- TOP OF BANK
- 500' HHO BUFFER
- HHO
- FENCE

SITE SLOPE TABLE

- 0% - 13.99%
- 14% and above

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com

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4086 CLOVERCROFT ROAD PUD SUBDIVISION ANNEXATION REQUEST

FRANKLIN, TENNESSEE

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329

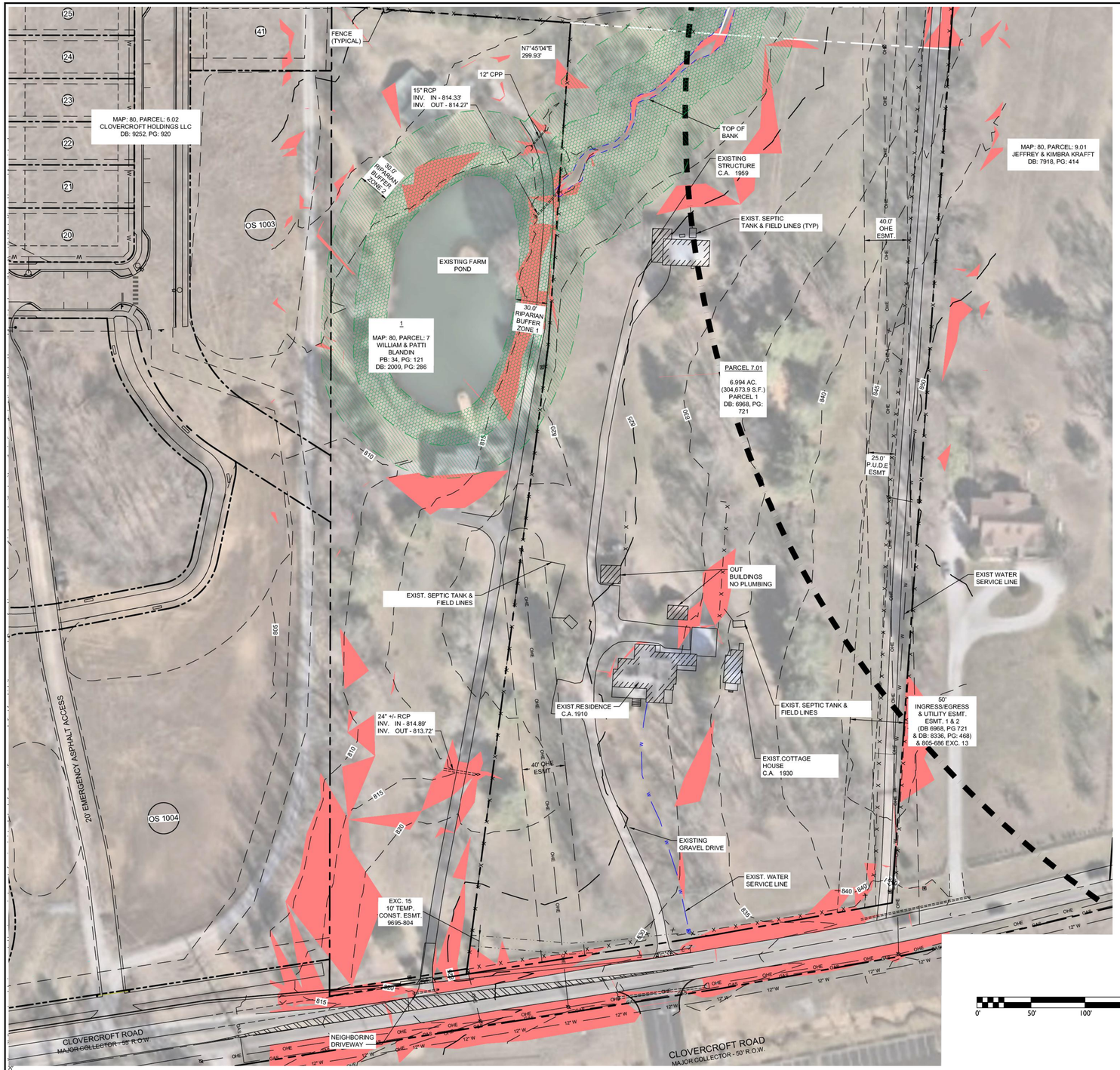
No.	REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 05/11/2026
KIMLEY-HORN PROJECT NO. 118985000

EXISTING CONDITIONS

SHEET NUMBER C1.1

COF #TBD



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DEVELOPMENT PLAN	
COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	22.50 AC
EXISTING ZONING:	MGA-1
ENVISION FRANKLIN DESIGN CONCEPT:	MIXED- RESIDENTIAL
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EXISTING STORMWATER NARRATIVE

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LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- AREA OF PROTECTED SLOPES
- TOP OF BANK
- 500' HHO BUFFER
- HHO
- FENCE

SITE SLOPE TABLE

	0% - 13.99%
	14% and above

0' 50' 100' 150'

N

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4086 CLOVERCROFT ROAD PUD SUBDIVISION ANNEXATION REQUEST

FRANKLIN, TENNESSEE

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1230

No.	REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 05/11/2026
KIMLEY-HORN PROJECT NO. 118985000

EXISTING CONDITIONS

SHEET NUMBER C1.2

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OWNER AFFIDAVIT
City of Franklin, Tennessee

When an application is not filed by the owner of the property, the City requires documentation that the owner of the property is aware of an application being filed on their behalf.

We/I Deboer Tina Etal /
(please print name as listed on deed; if property owner is a company, provide full company name plus specific name of representative)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

080 00705
(Property Parcel/Tax ID Number)

and located at:

Clovercroft Road
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Landmark Investments LLC / Michael Burton
(Please print Name/Names in Full - This should be the applicant listed in IDT)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Owner Signature

Additional Owner Signature, if applicable

1502 Decatur Circle
Property Owner Mailing Address

Franklin, TN 37067
City, State & Zip

Subscribed and sworn to before me this
24th day of April, 2026.

Notary Public

My Commission Expires: 5/8/29

NATASHIA FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

LPW Dept approved 03.25.24

OWNER AFFIDAVIT
City of Franklin, Tennessee

When an application is not filed by the owner of the property, the City requires documentation that the owner of the property is aware of an application being filed on their behalf.

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Owner Signature

Additional Owner Signature, if applicable

1502 Decatur Circle
Property Owner Mailing Address

Franklin, TN 37067
City, State & Zip

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
PRATIK CHAUHAN

Subscribed and sworn to before me this

25 day of APRIL, 2026.

Notary Public

My Commission Expires: JUNE 03, 2028

My Commission Expires June 03, 2028

Law Dept approved 03.25.24

OWNER AFFIDAVIT
City of Franklin, Tennessee

When an application is not filed by the owner of the property, the City requires documentation that the owner of the property is aware of an application being filed on their behalf.

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Tina DeBoer
Owner Signature

Additional Owner Signature, if applicable

1502 Decatur Circle
Property Owner Mailing Address

Franklin, TN 37067
City, State & Zip

PRATIK CHAUHAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this
25 day of APRIL, 2026.

Notary Public

My Commission Expires: JUNE 03, 2028

My Commission Expires June 03, 2028

Law Dept approved 03.25.24

Poplars Reserve

FMPC

JUNE 25, 2026

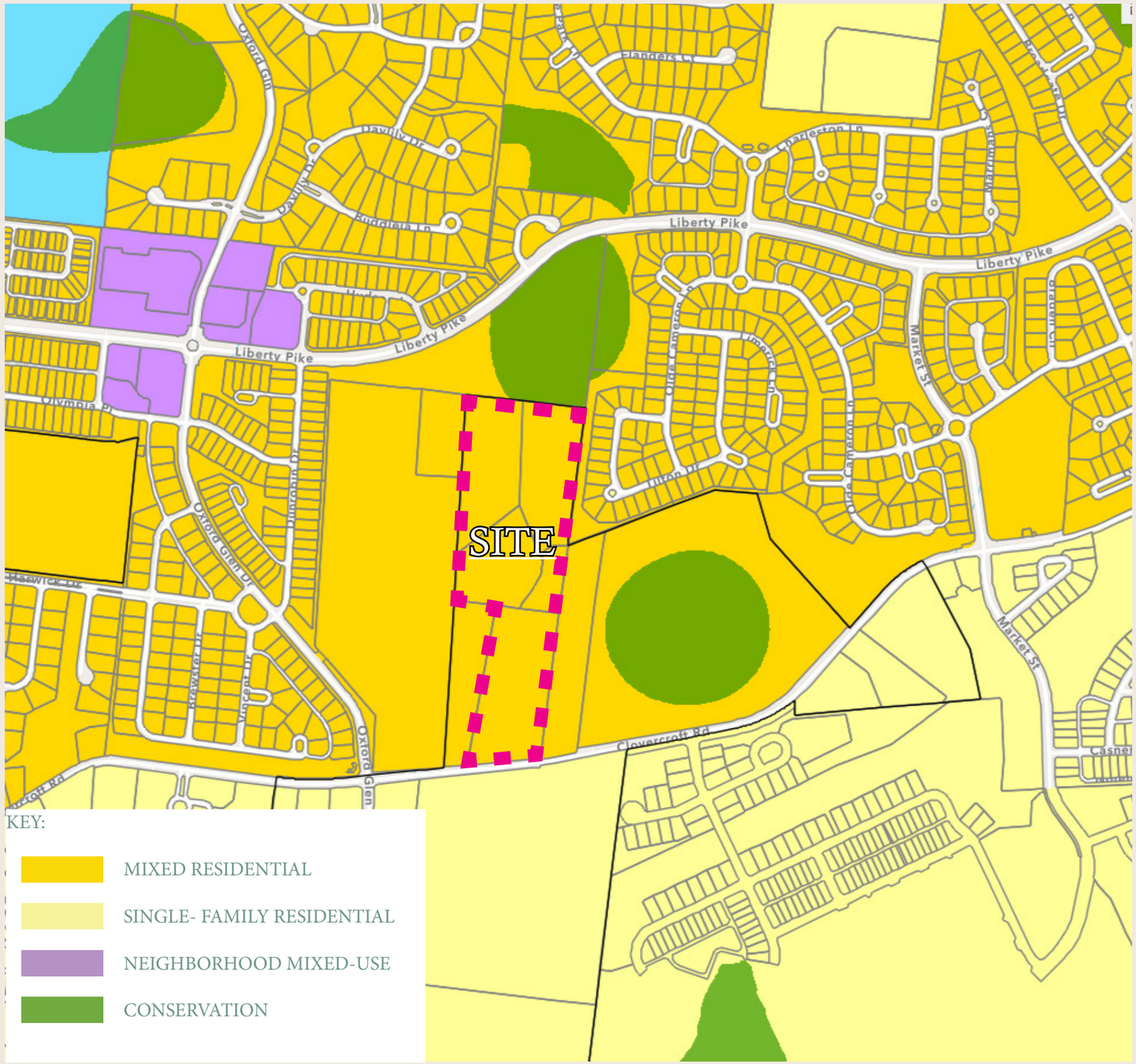
LANDMARK INVESTMENTS

REAL ESTATE • DEVELOPMENT • CONSULTING

Kimley»Horn



Location Map



APPROVED DESIGN CONCEPT:

Mixed Residential

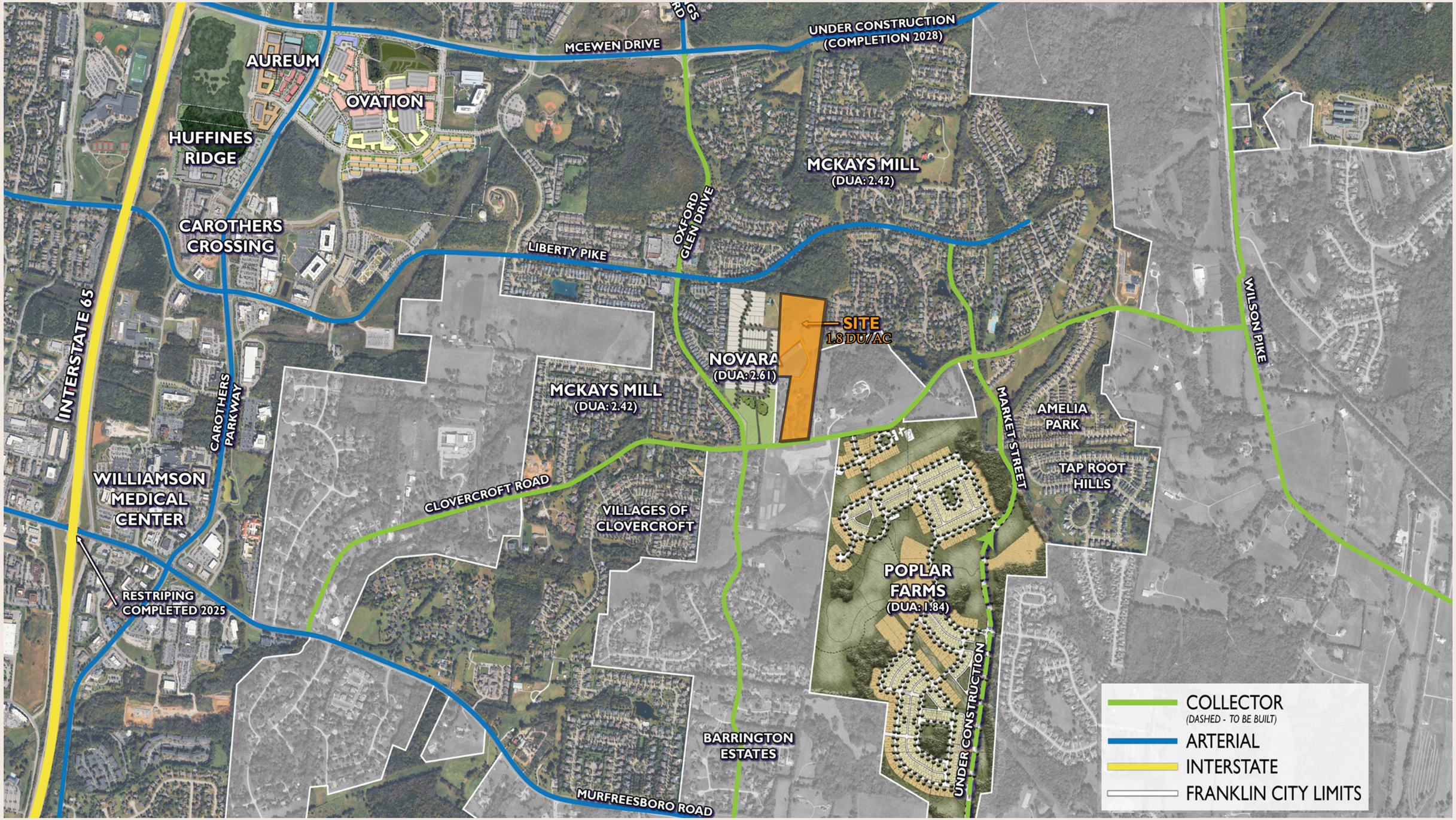
The Mixed Residential design concept contains residential neighborhoods:

- -Single-family dwellings
- -Duplexes
- -Multiplexes
- -Townhouses

New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations. They should be designed around natural features to highlight forested areas, hillsides and hilltops, water resources, and tree rows as accessible amenities.

Primary Uses allowed:
Single-Family Residential

Secondary Uses allowed: Duplexes, Institutional (See Special Consideration),
Multiplexes, Townhouses, and Accessory Dwellings



Road Network


SITE
1.8 DU/AC
MCKAY'S MILL
2.42 DU/AC
HINDBROW DR.
DENHART DR.
NOVARA
2.61 DU/AC
ALBRECHT
DR.
OXFORD GLEN DR
MCKAY'S MILL
2.42 DU/AC
CLOVERCROFT RD

Master Plan



SITE DATA:

Total Residential Units - 41
- DeBoer Family Lots -3
- Single Family Lots - 38

Lot Sizes:
- DeBoer Family Lots - 110'x 300'= 33,000 sf

- Minimum size - 60'x120' = 7,200 sf
- Typical - 65'x145' = 9,425 sf

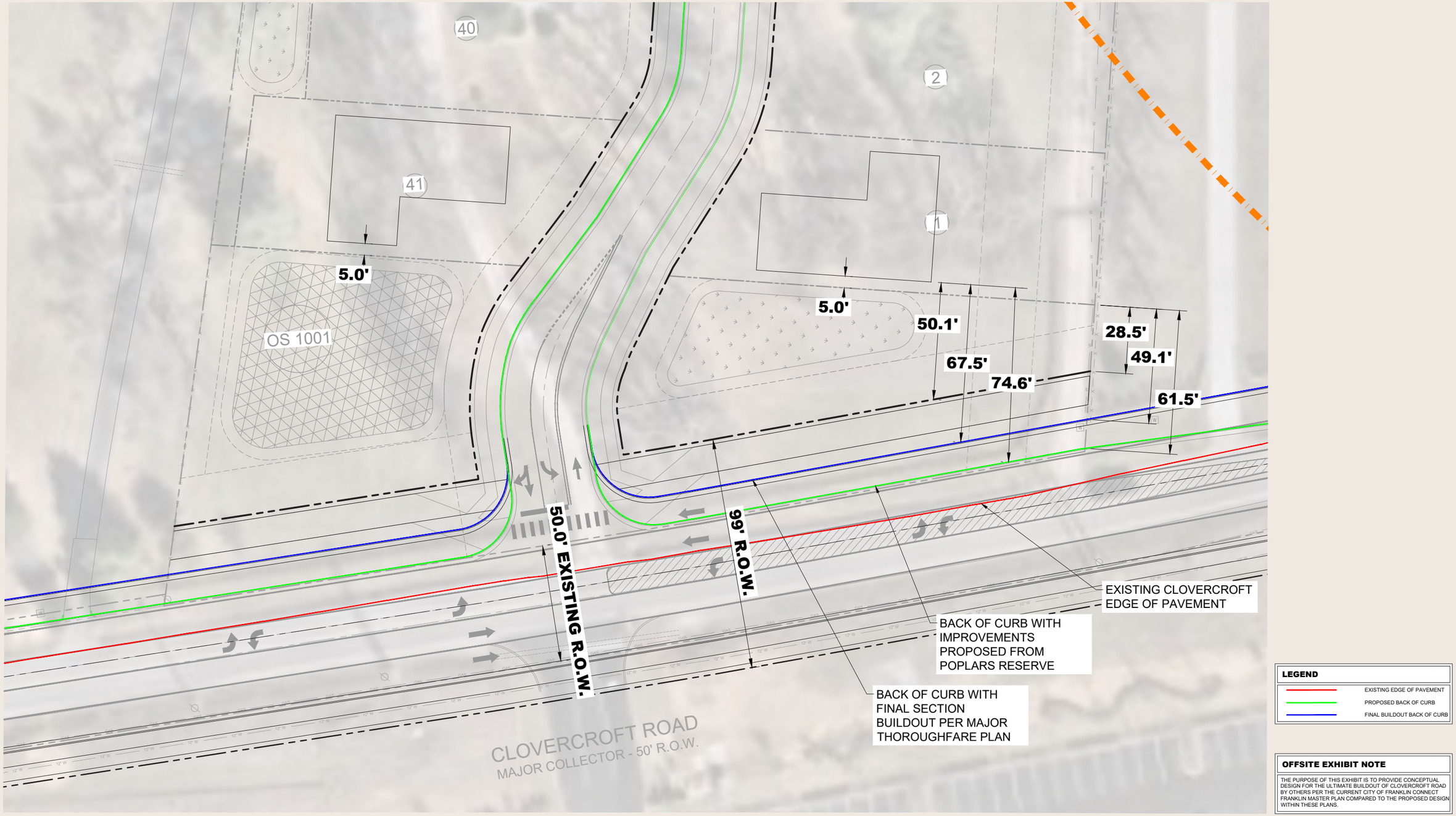
- Average Sq footage = 12,076 sf

Tree Canopy:
- Preserved: 3.9 AC (+/- 50%)

Open Space:
- Required: 1.13 AC (5%)
  - 2.28 AC, natural (10%)
- Provided: 1.3 AC
  - 3.00 AC, natural



Setbacks Off Clovercroft Road



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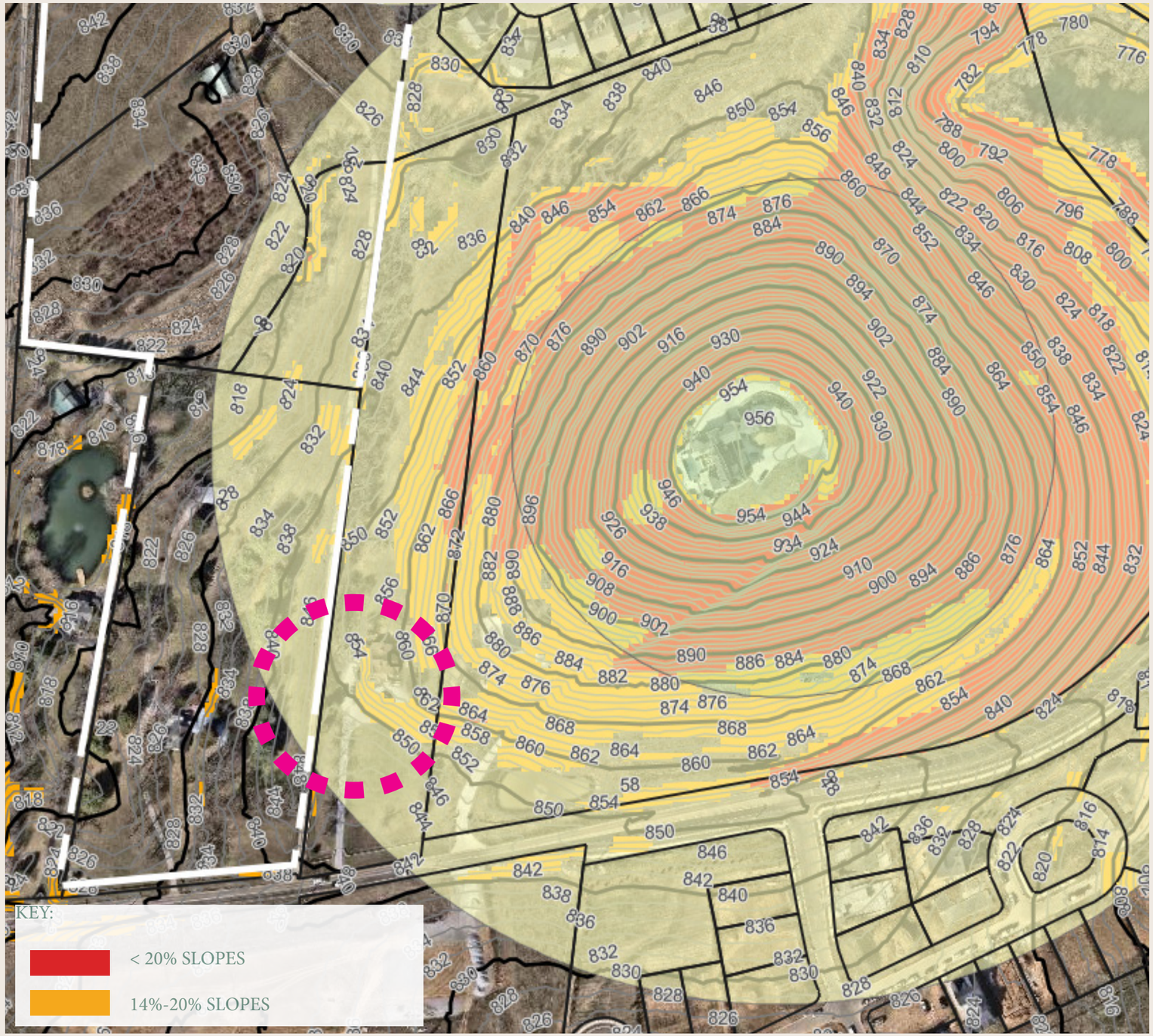


Modification #1:

9.6.3.B Connection to Surrounding Street Network B. Street connections, street stubs, or internal drive connections shall be provided in every direction and shall connect to all adjacent streets and internal drives, including those existing, planned, or otherwise deemed necessary by the DRT to extend the street network.

A Modification of standard 9.6.3.B is requested to remove/waive the requirement to provide a street stub to the eastern property.



Modification #2:

9.6.3.A Connection to Surrounding Street Network A. The arrangement of new streets and internal drives shall provide for the alignment and continuation of existing or proposed streets and internal drives into adjacent properties.

A Modification of standard 9.6.3.A is requested to align the connnection to the adjacent western property to provide access to the northern property line, via a ROW extension from the proposed cul-de-sac, rather than in a manner that would extend Denhart Drive.



Modification #3:

9.6.5.D Internal Street Network D. Cul-de-sacs are permitted only where existing development, floodplains, wetlands, naturally occurring slopes exceeding 14 percent, riparian buffers, tree save areas, or other unique site conditions prevent a street connection.

A Modification of Section 9.6.5D is requested to provide a cul-de-sac at the western connection at Albrecht Drive in lieu of a thru street connection.



Streetscape









Architecture


MCKAY'S MILL
HINDBROW DR.
DENHART DR.
NOVARA
ALBRECHT DR.
OXFORD GLEN DR
CLOVERCROFT RD

Master Plan

City of Franklin

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

File #: 26-0781

DATE: 7/23/2026

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 2026-57, A Resolution Amending The Franklin First United Methodist Church PUD Subdivision To Extend The Vested Rights, For The Property Located South Of Mack Hatcher Parkway And West Of Daniel McMahon Lane, Located At 110 Aldersgate Way.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8248
Applicant: Emane Menad, Barge Civil Associates
Owner: Franklin First United Methodist Church, Ronald Styers, Rep.

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

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

THE REQUEST

The request is to extend the vesting period for the Franklin First United Methodist Church PUD Subdivision for 2 years, from October 10, 2026 to October 10, 2028, to allow the applicant to secure any necessary permits and commence site preparation.

APPROVAL HISTORY AND PROJECT DESCRIPTION
The development plan revision for the Franklin First United Methodist Church PUD was approved by BOMA on October 10, 2023. The plan includes an additional 6,180 square feet of nonresidential space for the development of a new County ambulance and emergency services facility on a site that is composed of 104.07 acres. Staff recommended approval, with conditions, of the overall Development Plan revision. BOMA approved the Development Plan revision by a vote of 8-0.

CURRENT STATUS
A site plan for the development was approved by the Franklin Municipal Planning Commission at its May 28th, 2026 meeting, but the site plan has not received final approval through the one stop review process to address all remaining conditions of approval. As such, the developers have not yet pulled any permits for the site or commenced site prep.

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

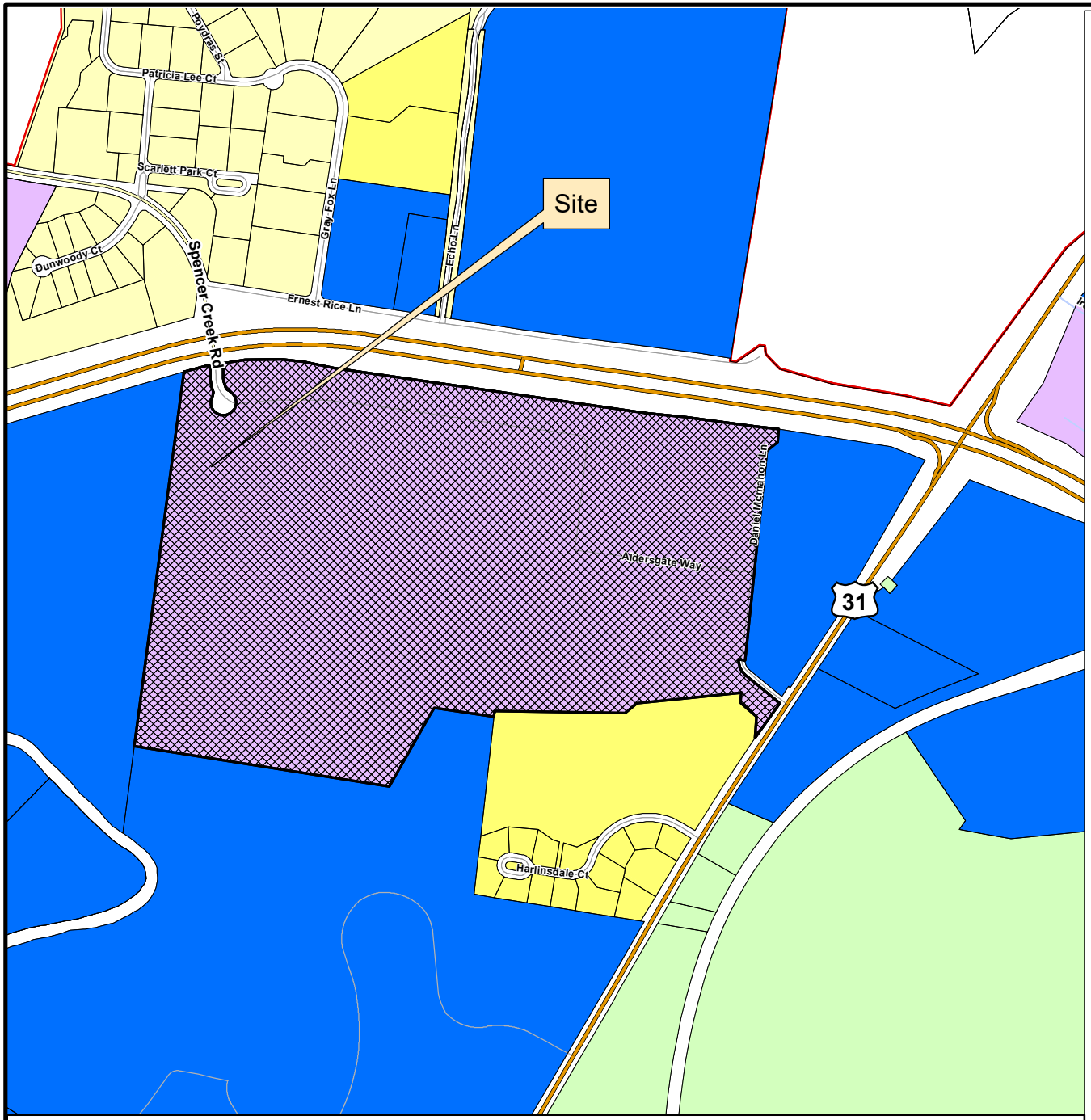
In reviewing the plan against the current City regulations, the current plan generally complies. The differences in today's Zoning Ordinance versus their vested Ordinance (1/1/2023) are minor, and could be incorporated into the design without major changes to the plan. While a Certificate of Appropriateness from the Historic Zoning Commission was recently approved for the site, a new Certificate of Appropriateness would need to be approved for any new plan, should the vested rights not be extended. A new and updated traffic study (if one was previously required) would be required should the project lose its vesting.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2026-57, should they determine that the continuation of vested rights is in the best interest of the community.



FRANKLIN FIRST UNITED METHODIST CHURCH PUD SUBDIVISION VESTING EXTENSION RESOLUTION 2026-57

Project Information

Existing Zoning: PD 207,500
Overlays: HPO, CFO, SCO, FFO
Site Acreage: 104.07 acres

Legend

- Franklin First United Methodist Church PUD
- 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

RESOLUTION 2026-57

A RESOLUTION AMENDING THE FRANKLIN FIRST UNITED METHODIST CHURCH PUD SUBDIVISION TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED SOUTH OF MACK HATCHER PARKWAY AND WEST OF DANIEL MCMAHON LANE, LOCATED AT 110 ALDERSGATE WAY

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the zoning for the property as part of Ordinance 2023-31; and

WHEREAS, BOMA has approved the Planned Unit Development for the property as part of Resolution 2023-56; and

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

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

WHEREAS, the Franklin First United Methodist Church PUD vesting period began on October 10, 2023 and is set to expire on October 10, 2026, and the applicant has not yet commenced site prep or pulled building permits; and

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

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

WHEREAS, the applicant has requested an extension of the vesting period for 2 years, until October 10, 2028.

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
063 – 22.00	104.07
Total	104.07

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

SECTION III. That the overall entitlements for the Franklin First United Methodist Church PUD Subdivision, as outlined below and through Exhibit A, are as follows:

Entitlements	Franklin First United Methodist Church PUD
Base Zone District	PD 207,500
Other Zoning Overlays	HPO, CFO, SCO, FFO
Number of Dwelling Units	0
Number of Nonresidential Square Footage	207,500
Number of Hotel Rooms	0
Open Space Requirements	5%
Number of Phases in Development	1

SECTION IV. That the original vesting period was initiated on October 10, 2023 and was set to expire on October 10, 2026. The amended development plan will now have until October 10, 2028 to commence site prep and pull building permits. If these requirements are met, then the vesting period shall be extended an additional two (2) years to commence construction and maintain any necessary permits to remain vested.

SECTION V. That the total vesting period of 10 years shall not be extended. If construction commences during this extended vesting period, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed 10 years from the date of the original approval of the preliminary development plan October 10, 2023 and shall remain at October 10, 2033.

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

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

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

ATTEST:

By: _____
Cayce Anderson
City Recorder

CITY OF FRANKLIN, TENNESSEE:

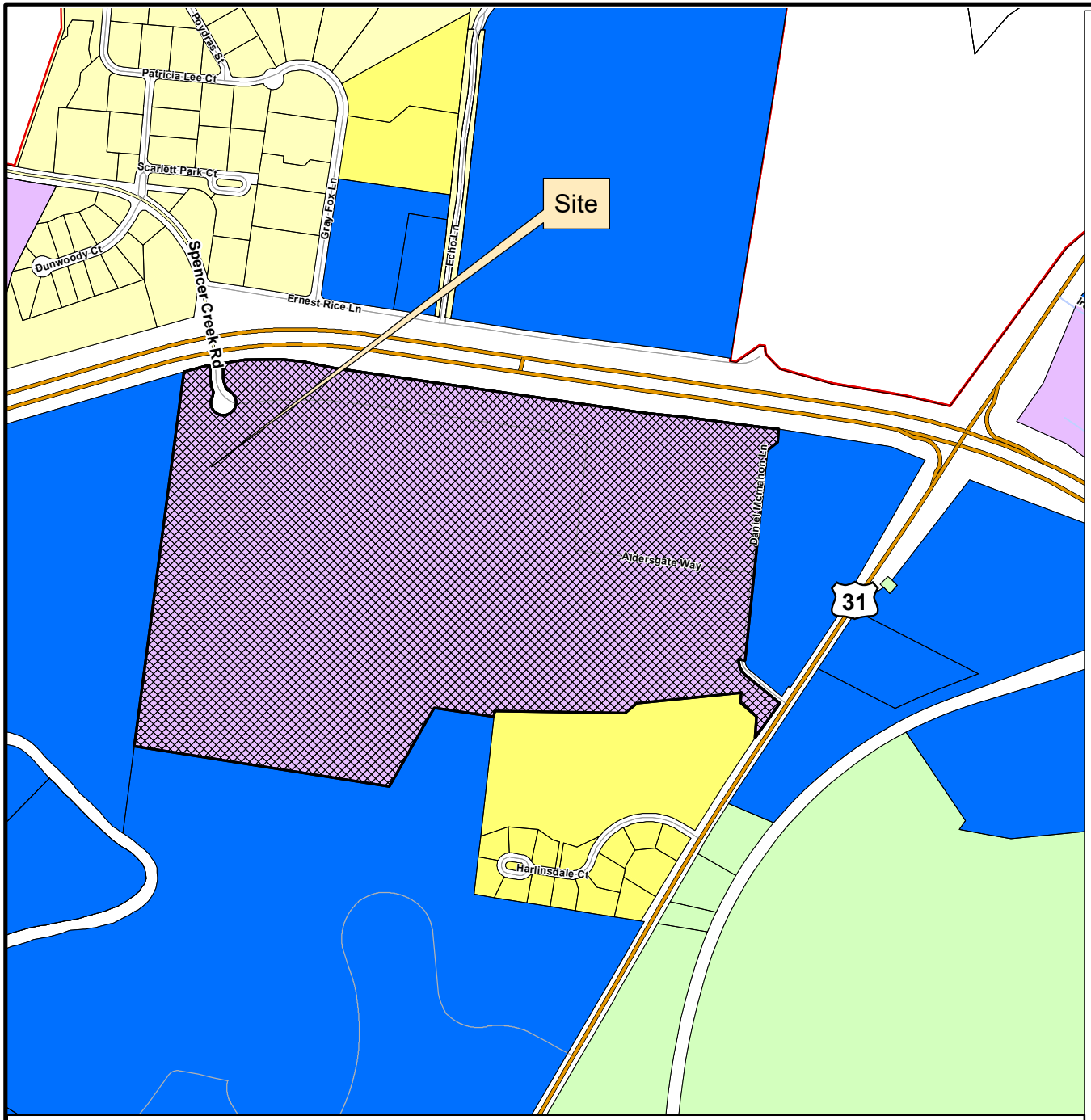
By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____



FRANKLIN FIRST UNITED METHODIST CHURCH PUD SUBDIVISION VESTING EXTENSION RESOLUTION 2026-57

Project Information

Existing Zoning: PD 207,500
Overlays: HPO, CFO, SCO, FFO
Site Acreage: 104.07 acres

Legend

- Franklin First United Methodist Church PUD
- 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

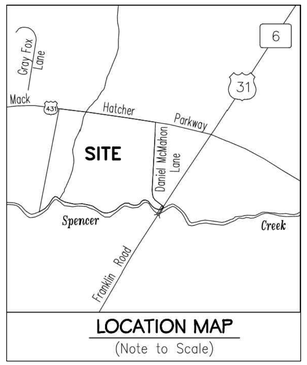
0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

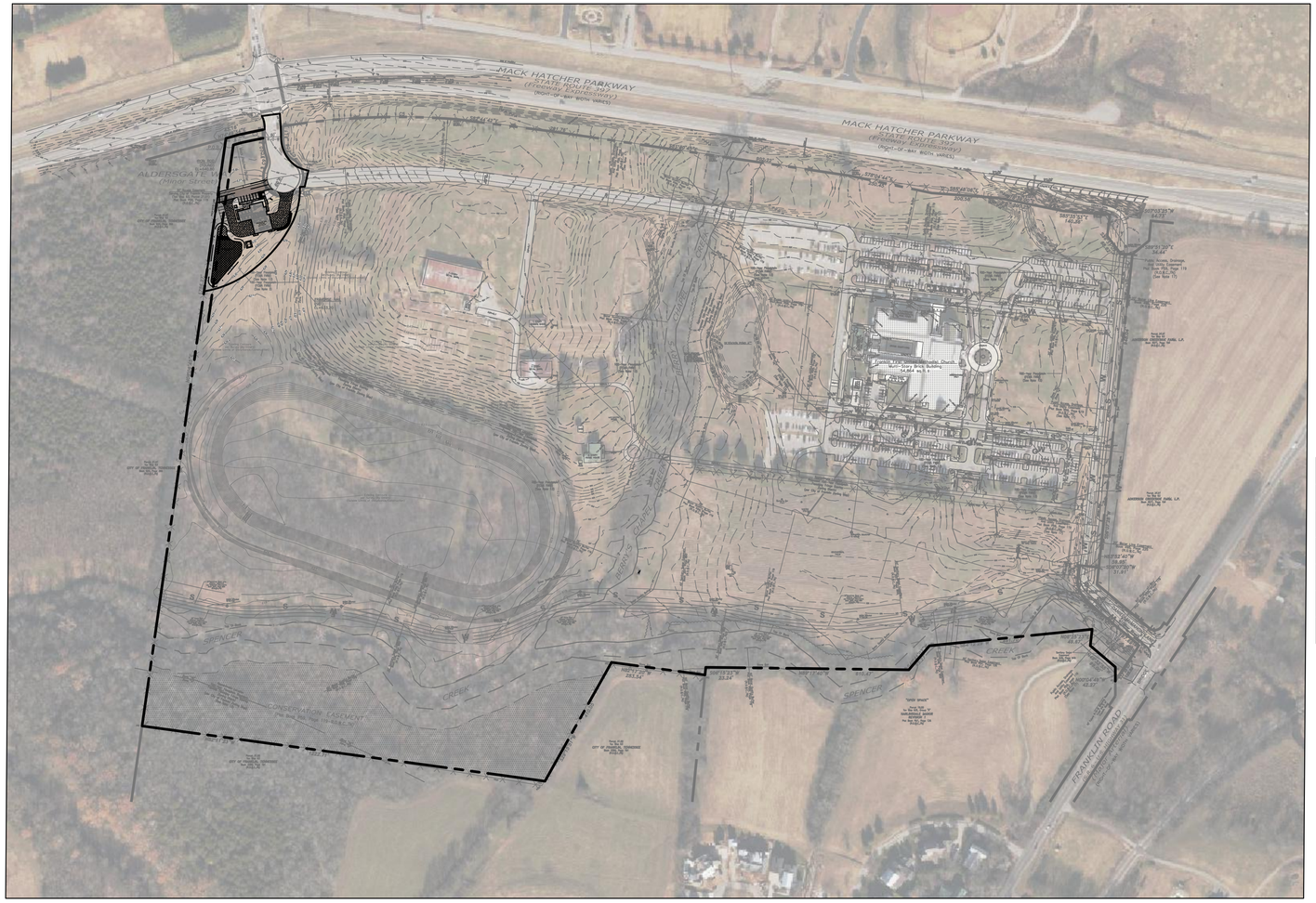
WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC

110 ALDERSGATE WAY
WILLIAMSON COUNTY, TN 37069

CITY OF FRANKLIN, TN
TAX MAP 63, PARCEL NUMBER 21.01
SITE ACREAGE: 104.07 AC
DISTURBED ACREAGE: 2.2 AC



LOCATION MAP
(Note to Scale)



INDEX OF SHEETS

No.	SHEET TITLE:
C000	COVER SHEET
C003	CONCEPT PLAN FROM PRIOR APPROVED PUD
C102	SITE PLAN FROM PRIOR APPROVED PUD
C100	EXISTING CONDITIONS
C110	ENLARGED EXISTING CONDITIONS
C200	DEVELOPMENT PLAN
C201	ENLARGED DEVELOPMENT PLAN
C300	GRADING AND DRAINAGE PLAN
C310	ENLARGED GRADING AND DRAINAGE PLAN
C400	ROW & ACCESS PLAN
C500	UTILITIES PLAN
C510	ENLARGED UTILITIES PLAN
L100	TREE PRESERVATION PLAN
L200	LANDSCAPE PLAN
L300	LANDSCAPE DETAILS & PLANT SCHEDULE
A100	ARCHITECTURAL ELEVATIONS
EP000	SITE LIGHTING PHOTOMETRIC PLAN

SITE DATA

PROJECT NAME:	CITY OF FRANKLIN WILLIAMSON COUNTY EMS
PROJECT NUMBER:	TBD
ADDRESS:	110 ALDERSGATE WAY WILLIAMSON COUNTY, TN 37069
PARCEL(S):	TAX MAP 63, PARCEL 21.01
ACREAGE / SF OF SITE:	104.07 AC.
VESTING (IF APPLICABLE):	N/A
REGULATIONS:	
BASE ZONING:	CI
PROPOSED ZONING:	PROPOSED (PD 207.500)
ZONING OVERLAYS:	SCENIC CORRIDOR OVERLAY CENTRAL FRANKLIN OVERLAY HISTORIC PRESERVATION OVERLAY FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED:	CIVC BUILDING
FRONTAGE TYPES APPLIED:	PARKING FRONTAGE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS-	
FRONT:	150 FT
SIDE:	25 FT
REAR:	25 FT
DWELLING UNIT COUNT (BY TYPE):	5
COMMERCIAL SF (BY USE):	ESSENTIAL SERVICES - 6,180 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	35.33 FT
MINIMUM LSA:	40% - 41.6 AC OF TOTAL LOT, 0.63 AC OF DISTURBED AREA
OPEN SPACE REQUIRED:	5% - 5.2 AC OF TOTAL LOT, 0.11 AC OF DISTURBED AREA
NATURAL AREA REQUIRED:	N/A
TREE CANOPY RETENTION REQUIRED:	26%
PARKING REQUIRED (BY USE):	VARIABLE
PARKING PROVIDED (BY USE):	8 SURFACE SPACES
HISTORIC RESOURCE TREATMENT (Y/N):	NO

SUMMARY OF CHANGES

THIS DEVELOPMENT PLAN WAS PREVIOUSLY APPROVED AT THE TIME OF THE CONSTRUCTION OF FRANKLIN FIRST UNITED METHODIST CHURCH. THE SCOPE OF CHANGES PROPOSED TO BE MADE TO THIS DEVELOPMENT INCLUDE THE CONSTRUCTION OF A NEW EMS STATION AND ASSOCIATED DRIVE AISLES/PARKING, AS WELL AS NECESSARY GRADING IN THE NORTHWEST CORNER OF THE SITE. LIMITS OF DISTURBANCE FOR THIS ACTIVITY IS APPROXIMATELY 2.2 ACRES. IN ADDITION TO THIS, EXTENSIONS OF WATER AND SEWER UTILITIES TO SERVICE THE NEW EMS STATION ARE PROPOSED.

PROPOSED ENTITLEMENTS:

THE SITE IS CURRENTLY ZONED CI FOR CIVIC AND INSTITUTIONAL USES. IT IS PROPOSED THAT THE ZONING BE UPDATED TO PD, PLANNED DISTRICT ZONING.

DEVELOPMENT STANDARD	VERSION / DATE
ZONING ORDINANCE	1/1/2023
SUBDIVISION REGULATIONS	1/1/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2022
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	12/22/2022

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILLOCCUR 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.

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. GOBLE
REGISTERED ENGINEER
AGRICULTURAL
No. 108559
STATE OF TENNESSEE
08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC
110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN RESUBMITTAL
08-03-2023

REVISIONS

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

COVER SHEET

C0.00

THIS SHEET MUST BE PRINTED IN COLOR

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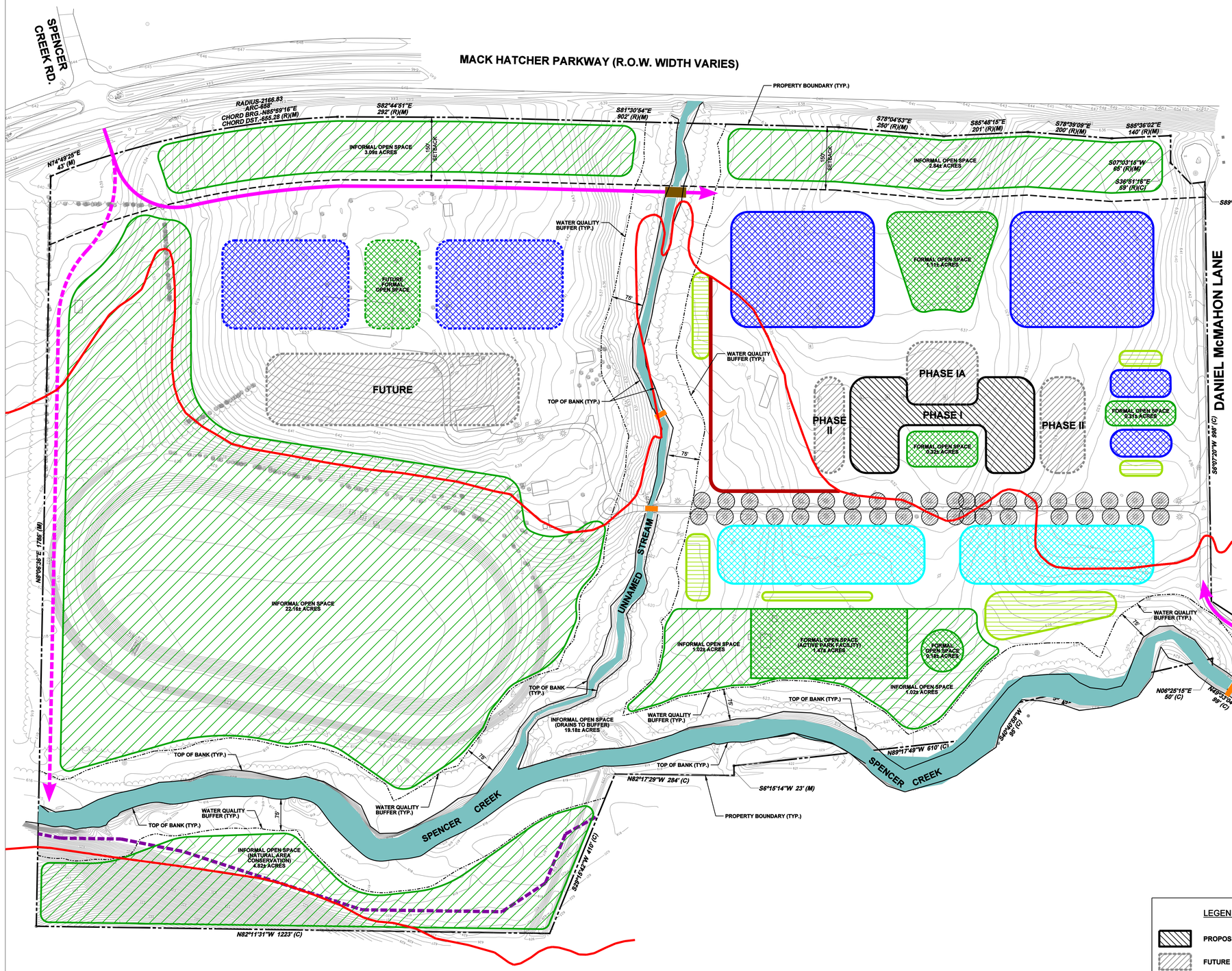


GRAPHIC SCALE
100 0 100 200
1 " = 100'

SITE DATA CHART

PROJECT NAME:	FRANKLIN FIRST UNITED METHODIST CHURCH
PROJECT #:	T.B.D.
MAP AND PARCEL:	MAP 83 PARCEL 22
ADDRESS:	111 DANIEL MCMAHON LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	EIGHTH
EXISTING ZONING:	ESTATE RESIDENTIAL (ER)
CHARACTER AREA OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA (CFCO-5)
OTHER APPLICABLE OVERLAYS:	FLOODWAY FRINGE OVERLAY (FFO) HISTORIC PRESERVATION OVERLAY (HPO)
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	106.15± ACRES
SQUARE FOOTAGE OF SITE:	4,623,931 SQUARE FEET
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	0 TO 20 FEET
SIDE YARD:	0 FEET
REAR YARD:	0 FEET
OWNER:	FIRST UNITED METHODIST CHURCH OF FRANKLIN
ADDRESS:	143 FIFTH AVENUE SOUTH, FRANKLIN, TN 37064
PHONE NO.:	615-794-2734
FAX NO.:	615-790-4926
E-MAIL ADDRESS:	lhill@franklinfumc.org
CONTACT NAME:	DR. LYNN HILL
APPLICANT/ENGINEER:	BARGE CAUTHEN & ASSOCIATES, INC.
ADDRESS:	95 WHITE BRIDGE ROAD SUITE 311 NASHVILLE, TN 37205
PHONE NO.:	615-356-9911
FAX NO.:	615-352-8737
E-MAIL ADDRESS:	jeff@bargecauthen.com
CONTACT NAME:	MR. JEFF HOOPER, P.E.
ARCHITECT:	TUCK HINTON ARCHITECTS
ADDRESS:	410 ELM STREET NASHVILLE, TN 37203
PHONE NO.:	615-254-4100
FAX NO.:	615-254-4101
E-MAIL ADDRESS:	sjohnson@Tuck-Hinton.com
CONTACT NAME:	MR. STEVEN JOHNSON, AIA
BUILDING SQUARE FOOTAGE:	MAXIMUM 200,000 S.F.
BUILDING HEIGHT:	
FLOOR AREA RATIO OF SITE:	
LANDSCAPE SURFACE RATIO:	
MINIMUM LANDSCAPE SURFACE RATIO:	0.10
MINIMUM PARKING REQUIREMENT:	SEE TRAFFIC STUDY
MAXIMUM PARKING LIMIT:	SEE TRAFFIC STUDY
PARKING PROVIDED:	
TREE CANOPY:	31.8± ACRES, OR 30% OF SITE
PARKLAND:	N/A
OPEN SPACE:	57.42± ACRES

LAND USE & OPEN SPACE

TOTAL ACREAGE OF THE SITE:	106.15± ACRES
PROPOSED LAND USES:	
PLACE OF PUBLIC ASSEMBLY:	48.73± ACRES
PASSIVE PARKS AND OPEN SPACE:	55.95± ACRES
ACTIVE PARK FACILITIES:	1.47± ACRES
MINIMUM FORMAL OPEN SPACE:	3.18± ACRES
PROPOSED FORMAL OPEN SPACE:	3.29± ACRES
MAXIMUM NONRESIDENTIAL SQUARE FOOTAGE:	200,000 SF

DEVELOPMENT PHASES

PHASE I (BY 2014):	91,000 SF
PHASE IA (BY 2019):	33,000 SF
PHASE II (BY 2028):	76,000 SF
FUTURE:	200,000 SF

LEGEND

- PROPOSED BUILDING
- FUTURE BUILDING
- IMPERVIOUS PARKING LOT
- FUTURE IMPERVIOUS PARKING LOT
- PERVIOUS PARKING LOT
- INFORMAL OPEN SPACE
- FORMAL OPEN SPACE
- STORMWATER TREATMENT AREA
- ACCESS TO SITE
- POTENTIAL ROAD CONNECTIVITY
- PROPOSED GREENWAY ACCESS
- FLOODWAY FRINGE (FEMA FIRM 100-YEAR FLOODPLAIN)
- PROPOSED FLOODWAY FRINGE
- VEHICULAR BRIDGE
- PEDESTRIAN BRIDGE
- EXISTING CEDAR TREE TO REMAIN

FRANKLIN PROJECT NO. T.B.D.

TUCK·HINTON ARCHITECTS

FRANKLIN FIRST UNITED METHODIST CHURCH

SPENCER CREEK FRANKLIN, TENNESSEE

JEFFREY CHRISTOPHER HOOPER — 3-9-10

REVISION NUMBER:

PUD CONCEPT PLAN:
09 MAR. 10

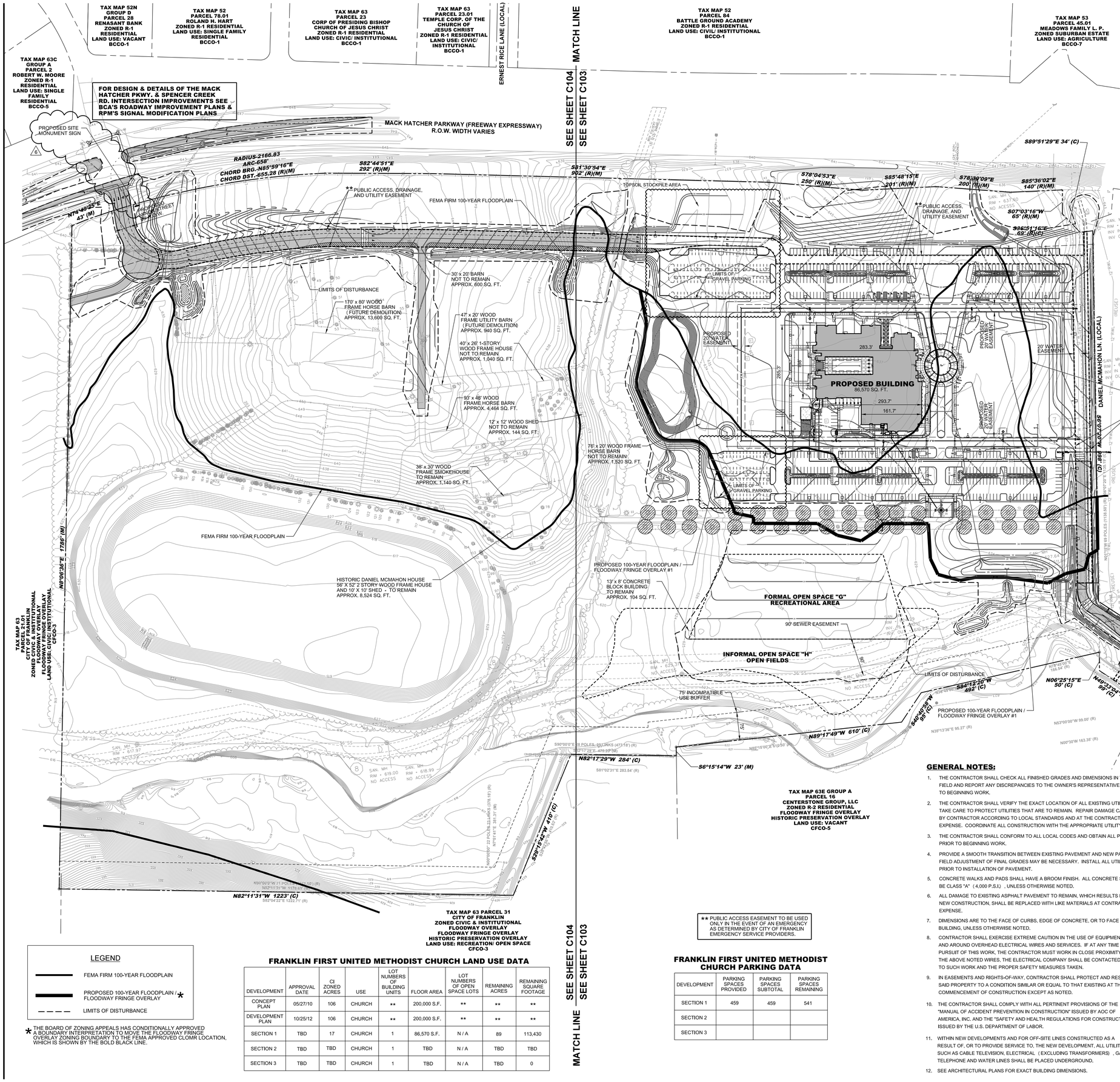
Civil Engineers | Architects | Planners | Landscape Architects
Barge Cauthen & ASSOCIATES
95 WHITE BRIDGE RD, STE 311
NASHVILLE, TENNESSEE 37205
615.356.9911 PHONE
615.352.8737 FAX
JOB #2105-26-01

08018.00

NOT FOR CONSTRUCTION

CONCEPT PLAN

C003



SITE DATA CHART

PROJECT NAME:	FRANKLIN FIRST UNITED METHODIST CHURCH
PROJECT #:	2665
MAP AND PARCEL:	MAP 63 PARCEL 22
SUBDIVISION AND LOT NUMBER:	N/A
ADDRESS:	111 DANIEL MCMAHON LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	EIGHTH
EXISTING ZONING:	CIVIC / INSTITUTIONAL (CI)
CHARACTER AREA OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA (CFCO-5) SPECIAL AREA 5 OF CENTRAL FRANKLIN CHARACTER AREA PLAN
OTHER APPLICABLE OVERLAYS:	FLOODWAY FRINGE OVERLAY (FFO) HISTORIC PRESERVATION OVERLAY (HPO)
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	106.15± ACRES
SQUARE FOOTAGE OF SITE:	4,623,931 SQUARE FEET
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	100'
SIDE YARD:	50'
REAR YARD:	50'
OWNER:	FIRST UNITED METHODIST CHURCH OF FRANKLIN
ADDRESS:	143 FIFTH AVENUE SOUTH, FRANKLIN, TN 37064
PHONE NO.:	615-794-2734
FAX NO.:	615-790-4926
E-MAIL ADDRESS:	lnsl@franklinfumc.org
CONTACT NAME:	DR. LYNN HILL
APPLICANT:	BARGE CAUTHEN & ASSOCIATES, INC.
ADDRESS:	6606 CHARLOTTE PIKE, SUITE 210 NASHVILLE, TN 37209
PHONE NO.:	615-356-9911
FAX NO.:	615-352-4737
E-MAIL ADDRESS:	jeff@bargecauthen.com
CONTACT NAME:	MR. JEFF HOOPER, P.E.
BUILDING SQUARE FOOTAGE:	86,570 S.F. (PHASE I)
BUILDING HEIGHT:	AVERAGE = 45' / MAXIMUM = 100'
FLOOR AREA RATIO OF SITE:	.02
LANDSCAPE SURFACE RATIO:	0.85
INCOMPATIBLE USE BUFFER:	75' BUFFER REQUIRED ALONG SOUTHERN PROPERTY LINE
MINIMUM LANDSCAPE SURFACE RATIO:	0.10
MINIMUM PARKING REQUIREMENT:	450 SPACES
MAXIMUM PARKING LIMIT:	1,000 SPACES
PARKING PROVIDED:	459 SPACES (PHASE 1)
RESIDENTIAL DENSITY:	N/A
TREE CANOPY:	31.8± ACRES, OR 30% OF SITE
PARKLAND:	N/A
OPEN SPACE:	32.49 ACRES (3.29 FORMAL / 29.20 INFORMAL)
CONNECTIVITY INDEX SCORE:	1.33

LEGEND

- FEMA FIRM 100-YEAR FLOODPLAIN
- PROPOSED 100-YEAR FLOODPLAIN / FLOODWAY FRINGE OVERLAY *
- LIMITS OF DISTURBANCE

* THE BOARD OF ZONING APPEALS HAS CONDITIONALLY APPROVED A BOUNDARY INTERPRETATION TO MOVE THE FLOODWAY FRINGE OVERLAY ZONING BOUNDARY TO THE FEMA APPROVED CLOMR LOCATION, WHICH IS SHOWN BY THE BOLD BLACK LINE.

FRANKLIN FIRST UNITED METHODIST CHURCH LAND USE DATA

DEVELOPMENT	APPROVAL DATE	CI ZONED ACRES	USE	LOT NUMBERS OF BUILDING UNITS	FLOOR AREA	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES	REMAINING SQUARE FOOTAGE
CONCEPT PLAN	05/27/10	106	CHURCH	**	200,000 S.F.	**	**	**
DEVELOPMENT PLAN	10/25/12	106	CHURCH	**	200,000 S.F.	**	**	**
SECTION 1	TBD	17	CHURCH	1	86,570 S.F.	N / A	89	113,430
SECTION 2	TBD	TBD	CHURCH	1	TBD	N / A	TBD	TBD
SECTION 3	TBD	TBD	CHURCH	1	TBD	N / A	TBD	0

** PUBLIC ACCESS EASEMENT TO BE USED ONLY IN THE EVENT OF AN EMERGENCY AS DETERMINED BY CITY OF FRANKLIN EMERGENCY SERVICE PROVIDERS.

FRANKLIN FIRST UNITED METHODIST CHURCH PARKING DATA

DEVELOPMENT	PARKING SPACES PROVIDED	PARKING SPACES SUBTOTAL	PARKING SPACES REMAINING
SECTION 1	459	459	541
SECTION 2			
SECTION 3			

GENERAL 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 DAMAGE CAUSED BY CONTRACTOR ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
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. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.) , UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT 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. 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.
10. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AOC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
11. 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.
12. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

GRID

STATE PLANE COORDINATE SYSTEM NAD-83 (1995)

100 0 50 100 200

GRAPHIC SCALE - 1" = 100'

MAP 63, PARCEL 22 ZONE ER

OWNER
FIRST UNITED METHODIST CHURCH OF FRANKLIN
143 FIFTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

ENGINEER / APPLICANT
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

SURVEYOR
LEADING EDGE LAND SERVICES, INC.
361 MALLORY STATION ROAD, SUITE 108
FRANKLIN, TENNESSEE 37067

811 Know what's **below** **Call** before you dig. 811 www.call811.com

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.

TUCK·HINTON ARCHITECTS

FRANKLIN FIRST UNITED METHODIST CHURCH PUD
SITE PLAN, SECTION 1

ALDERSGATE WAY FRANKLIN, TN

Barge Cauthen & ASSOCIATES JOB #2105-26-01

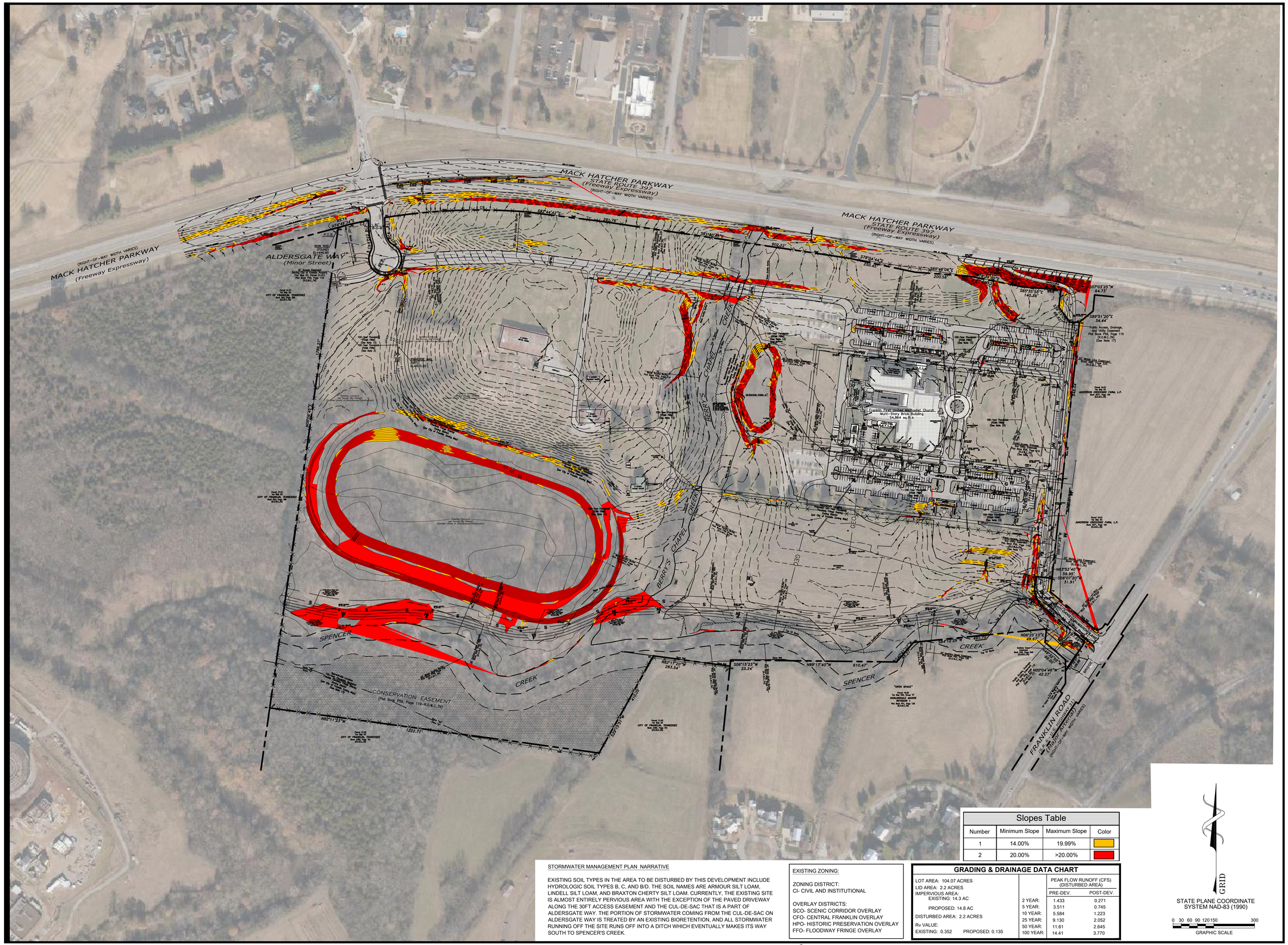
	TEMPORARY PARKING 18 FEBRUARY 16
8	ASI #40 6 FEBRUARY 15
7	ASI #27 16 JANUARY 15
6	ASI #13 10 OCTOBER 14
5	REVISION 1 04 APRIL 14
4	SITE PLAN- POST PLANNING COMMISSION SUBMITTAL 25 SEPTEMBER 13
3	SITE PLAN- POST PLANNING COMMISSION SUBMITTAL 10 JUNE 13
2	SITE PLAN RESUBMITTAL 07 MARCH 13
	PERMIT SET 1 FEBRUARY 13

11011
COF PLANNING PROJECT #2665
COF CODES PROJECT #_____

CITY OF FRANKLIN ENGINEERING DEPT 03/04/16 This sheet is part of the APPROVED Site Plan Set.

OVERALL SITE PLAN

C102



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

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.

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

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 30 60 90 120 150 300
GRAPHIC SCALE

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. GOBLE
REGISTERED ENGINEER
AGRICULTURAL
No. 108855
STATE OF TENNESSEE
08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC
110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD
DEVELOPMENT
PLAN
RESUBMITTAL
08-03-2023

REVISIONS		

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

EXISTING CONDITIONS

C1.00

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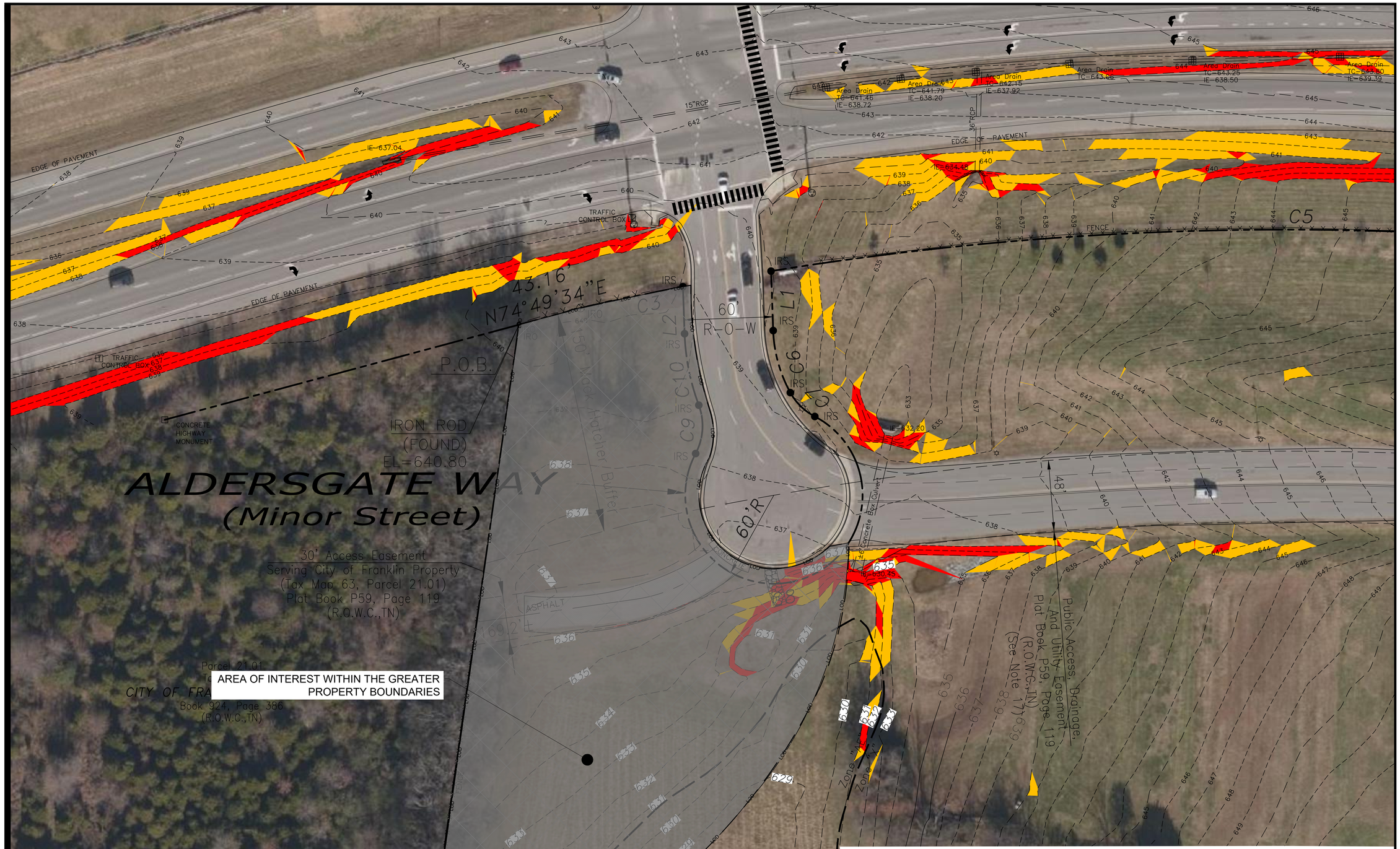

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Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	>20.00%	

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

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LID AREA: 2.2 ACRES
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EXISTING: 14.3 AC
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	PRE-DEV.	POST-DEV.
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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

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WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC
110 ALDERSGATE WAY FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN RESUBMITTAL 08-03-2023

REVISIONS

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

ENLARGED EXISTING CONDITIONS

C1.10

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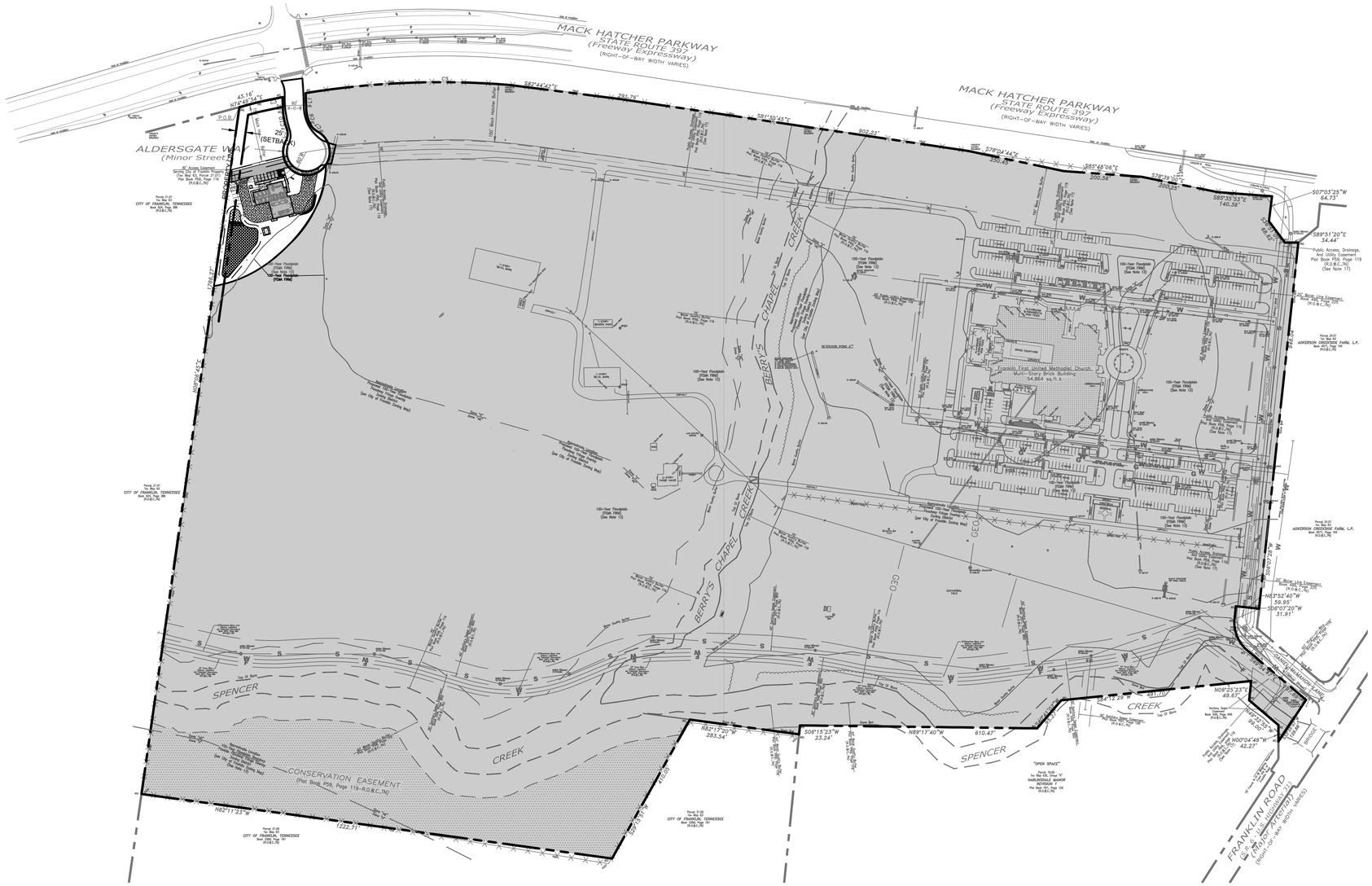

SITE DATA

PROJECT NAME:	CITY OF FRANKLIN WILLIAMSON COUNTY EMS
PROJECT NUMBER:	TBD
ADDRESS:	110 ALDERSGATE WAY WILLIAMSON COUNTY, TN 37069
PARCEL(S):	TAX MAP 83, PARCEL 21.01
ACREAGE / SF OF SITE:	104.07 AC.
VESTING (IF APPLICABLE):	N/A
REGULATIONS:	
BASE ZONING:	CI
PROPOSED ZONING:	PROPOSED (PD 207.500)
ZONING OVERLAYS:	SCENIC CORRIDOR OVERLAY CENTRAL FRANKLIN OVERLAY HISTORIC PRESERVATION OVERLAY FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED:	CIVC BUILDING
FRONTAGE TYPES APPLIED:	PARKING FRONTAGE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS-	
FRONT:	150 FT
SIDE:	25 FT
REAR:	25 FT
DWELLING UNIT COUNT (BY TYPE):	5
COMMERCIAL SF (BY USE):	ESSENTIAL SERVICES - 6,180 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	35.33 FT
MINIMUM LSA:	40% - 41.6 AC OF TOTAL LOT, 0.63 AC OF DISTURBED AREA
OPEN SPACE REQUIRED:	5% - 5.2 AC OF TOTAL LOT, 0.11 AC OF DISTURBED AREA
NATURAL AREA REQUIRED:	N/A
TREE CANOPY RETENTION REQUIRED:	26%
PARKING REQUIRED (BY USE):	VARIABLE
PARKING PROVIDED (BY USE):	8 SURFACE SPACES
HISTORIC RESOURCE TREATMENT (Y/N):	NO

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD.

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE SOUTH OF THE SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 1.1 MILES TO COLUMBIA AVE. POLICE DEPT.
NEAREST FIRE STATION: 1.2 MILES TO FIRE STATION 1 ON NEW HWY 96.
NEAREST RECREATIONAL FACILITY: 1.2 MILES TO THE PARK AT HARLINSDALE FARM ON FRANKLIN RD.

PROJECTED STUDENT POPULATION
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS AN EMERGENCY SERVICES BUILDING.

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

STREET NETWORK
TRIPS FROM PASSENGER CARS GENERALLY WILL INCLUDE 1-2 TRIPS FOR EMPLOYEES CHANGING SHIFTS. TRIPS FROM AMBULANCES WILL VARY DAY TO DAY, BUT A ROUGH ESTIMATE WOULD BE 20 TRIPS A DAY. ENTRANCE AND EXITS WILL TAKE PLACE ONTO ALDERSGATE WAY AND SUBSEQUENTLY MACK HATCHER MEMORIAL PARKWAY.

DRAINAGE FACILITIES
0.5 AC OF IMPERVIOUS AREA WILL BE ADDED TO THE SITE. RUNOFF RATES WILL BE EQUAL TO OR LESS THAN EXISTING CONDITIONS. OUTFALL REMAINS THE SAME.

STORMWATER NARRATIVE:

STORMWATER QUALITY AND QUANTITY REQUIREMENTS TO BE ACHIEVED WITH BIORETENTION.

ENVISION FRANKLIN STATEMENT:

The proposed plan is consistent with the Major Objectives and Guiding Principles of Envision Franklin. This development will provide residents of the City of Franklin with essential services in the form of an emergency medical response station located in a central location. This proposed use is in line with the guiding principle of creating Vibrant Neighborhoods. The proposed EMS station is to be located in the PUD currently containing Franklin First United Methodist Church. A notable component of this church is its beautiful architecture, and the design of the proposed EMS station is unique in that it is inspired by the architecture and materials used in the construction of Franklin First United Methodist Church. The proposed EMS station is to contain gothic arches at the apparatus bay entrances as well as beautiful stone and brick masonry exteriors. This is in alignment with the theme of the church's architecture as well as the greater historical theme of the City of Franklin. These architecture choices are in line with the Envision Franklin Objectives of Exceptional Design as well as Vibrant Neighborhoods

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 5% OF 104.07 AC = 5.2 AC
2.20 AC = 0.11 AC
PROVIDED: 79.96 AC TOTAL (76.8%)
0.91 AC OF DISTURBED AREA (41.4%)

LOT	TYPE	AREA
100	NATURAL AREA	20,683 SF
101	NATURAL AREA	19,110 SF

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 30 60 90 120 150 300
GRAPHIC SCALE

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC DEVELOPMENT TAKE DOWN CHART

DEVELOPMENT	PROPOSED USE	APPROVAL DATE	PROPOSED COMPLETION DATE	PROPOSED RESIDENTIAL UNITS	REMAINING RESIDENTIAL UNITS	PROPOSED NON RESIDENTIAL SF	REMAINING NON RESIDENTIAL SF	HOTEL KEYS	REMAINING HOTEL KEYS
CURRENT CONCEPT PLAN ENTITLEMENTS	MIXED USE	9/28/2012		0	0	200,000	76000	0	0
PROPOSED CONCEPT PLAN ENTITLEMENTS	MIXED USE	N/A		0	0	207,500	83500	0	0
PHASE I - BUILDING A	EDUCATIONAL/ FELLOWSHIP/ ADMIN	9/8/2012	8/30/2014	0	0	91,000	116500	0	0
PHASE II - BUILDING B	SCANTUARY/ MUSIC/ADMIN	9/8/2012	12/30/2019	0	0	33,000	83500	0	0
EMS ADDITION	ESSENTIAL SERVICES	N/A	12/31/2019	0	0	7,500	76000	0	0
PHASE III - BUILDING C	EDUCATIONAL/RECREATIONAL	9/8/2012	12/30/2028	0	0	76,000	0	0	0

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STATE OF TENNESSEE
08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC
110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN RESUBMITTAL
08-03-2023

REVISIONS

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

DEVELOPMENT PLAN

C2.00

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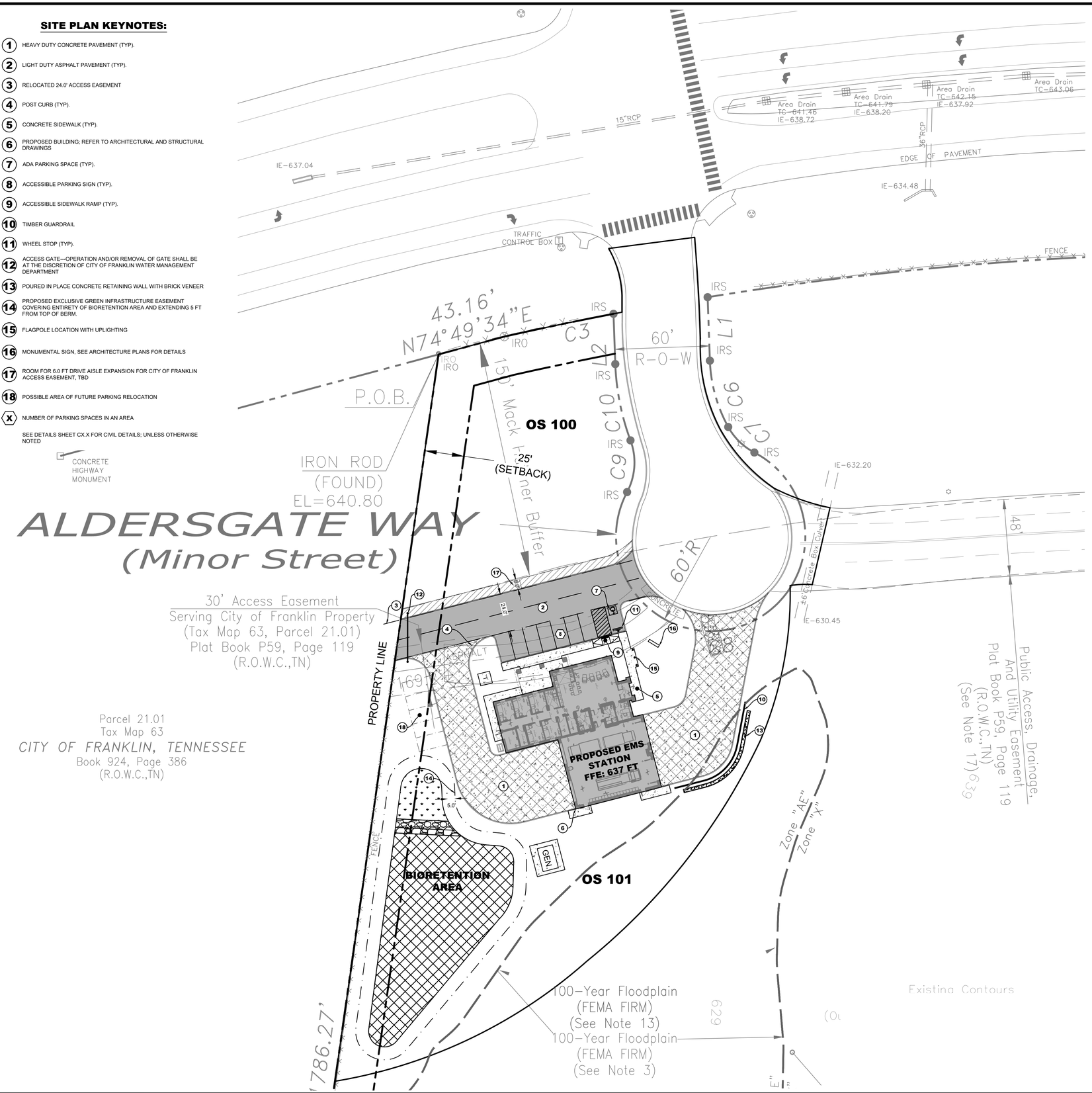
SITE PLAN KEYNOTES:

1. HEAVY DUTY CONCRETE PAVEMENT (TYP).
2. LIGHT DUTY ASPHALT PAVEMENT (TYP).
3. RELOCATED 24.0' ACCESS EASEMENT
4. POST CURB (TYP).
5. CONCRETE SIDEWALK (TYP).
6. PROPOSED BUILDING; REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS
7. ADA PARKING SPACE (TYP).
8. ACCESSIBLE PARKING SIGN (TYP).
9. ACCESSIBLE SIDEWALK RAMP (TYP).
10. TIMBER GUARDRAIL
11. WHEEL STOP (TYP).
12. ACCESS GATE—OPERATION AND/OR REMOVAL OF GATE SHALL BE AT THE DISCRETION OF CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT
13. POURED IN PLACE CONCRETE RETAINING WALL WITH BRICK VENEER
14. PROPOSED EXCLUSIVE GREEN INFRASTRUCTURE EASEMENT COVERING ENTIRETY OF BIORETENTION AREA AND EXTENDING 5 FT FROM TOP OF BERM.
15. FLAGPOLE LOCATION WITH UPLIGHTING
16. MONUMENTAL SIGN, SEE ARCHITECTURE PLANS FOR DETAILS
17. ROOM FOR 6.0 FT DRIVE AISLE EXPANSION FOR CITY OF FRANKLIN ACCESS EASEMENT, TBD
18. POSSIBLE AREA OF FUTURE PARKING RELOCATION

(X) NUMBER OF PARKING SPACES IN AN AREA

SEE DETAILS SHEET CX.X FOR CIVIL DETAILS; UNLESS OTHERWISE NOTED

CONCRETE HIGHWAY MONUMENT



SITE DATA

PROJECT NAME:	CITY OF FRANKLIN WILLIAMSON COUNTY EMS
PROJECT NUMBER:	TBD
ADDRESS:	110 ALDERSGATE WAY WILLIAMSON COUNTY, TN 37069
PARCEL(S):	TAX MAP 63, PARCEL 21.01
ACREAGE / SF OF SITE:	104.07 AC.
VESTING (IF APPLICABLE):	N/A
REGULATIONS:	
BASE ZONING:	CI
PROPOSED ZONING:	PLANNED (PD 207.500)
ZONING OVERLAYS:	SCENIC CORRIDOR OVERLAY CENTRAL FRANKLIN OVERLAY HISTORIC PRESERVATION OVERLAY FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED:	CIVC BUILDING
FRONTAGE TYPES APPLIED:	PARKING FRONTAGE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS-	
FRONT:	150 FT
SIDE:	25 FT
REAR:	25 FT
DWELLING UNIT COUNT (BY TYPE):	5
COMMERCIAL SF (BY USE):	ESSENTIAL SERVICES - 6,180 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	35.33 FT
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STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

GRAPHIC SCALE 0 10 20 30 60

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REVISIONS	

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
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ENLARGED DEVELOPMENT PLAN

C2.10

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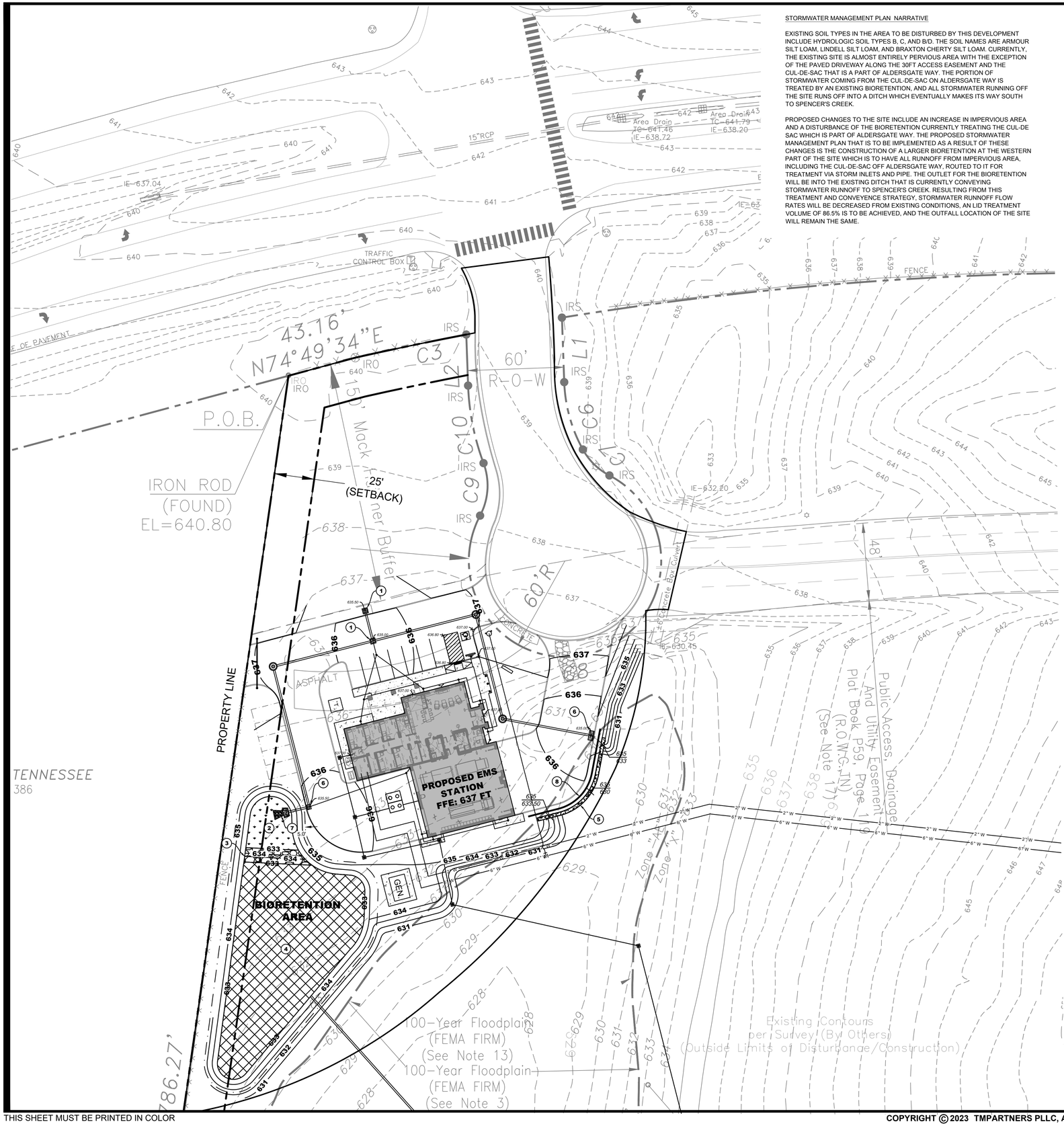
BERRYS CHAPEL CREEK
SPENCER CREEK
CONSERVATION EASEMENT
(Plat Book P59, Page 119-R.O.W.C.,TN)
Lincoln First United Methodist Church
Multi-Story Brick Building
54,864 sq.ft.±
EXISTING POND #1
EXISTING POND #2
POND #3
POND #4
POND #5
POND #6
"OPEN SPACE"
ADKERSON CREEKSIDE FARM, L.P.
Deed Book 4627, Page 164
(R.O.B.C.,TN)
Public Access, Drainage, And Utility Easement
Plat Book P59, Page 119
(R.O.B.C.,TN)
(See Note 17)
Parcel 21.01
Tax Map 67
CITY OF FRANKLIN, TENNESSEE
Book 1676, Page 199
(R.O.B.C.,TN)
Parcel 21.02
Tax Map 67
CITY OF FRANKLIN, TENNESSEE
Book 2292, Page 181
(R.O.B.C.,TN)
Parcel 37.01
Tax Map 67
CITY OF FRANKLIN, TENNESSEE
Book 1676, Page 199
(R.O.B.C.,TN)
Parcel 37.02
Tax Map 67
CITY OF FRANKLIN, TENNESSEE
Book 1676, Page 199
(R.O.B.C.,TN)
Parcel 37.03
Tax Map 67
CITY OF FRANKLIN, TENNESSEE
Book 1676, Page 199
(R.O.B.C.,TN)
Parcel 37.07
Tax Map 67
ADKERSON CREEKSIDE FARM, L.P.
Book 4627, Page 164
(R.O.B.C.,TN)
Parcel 37.08
Tax Map 67
CITY OF FRANKLIN, TENNESSEE
Book 1676, Page 199
(R.O.B.C.,TN)
Parcel 37.09
Tax Map 67
CITY OF FRANKLIN, TENNESSEE
Book 1676, Page 199
(R.O.B.C.,TN)
Parcel 37.10
Tax Map 67
ADKERSON CREEKSIDE FARM, L.P.
Book 4627, Page 164
(R.O.B.C.,TN)
Parcel 37.11
Tax Map 67
CITY OF FRANKLIN, TENNESSEE
Book 1676, Page 199
(R.O.B.C.,TN)
Parcel 37.12
Tax Map 67
CITY OF FRANKLIN, TENNESSEE
Book 1676, Page 199
(R.O.B.C.,TN)
Parcel 37.13
Tax Map 67
CITY OF FRANKLIN, TENNESSEE
Book 1676, Page 199
(R.O.B.C.,TN)
Parcel



STORMWATER MANAGEMENT PLAN NARRATIVE

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PROPOSED CHANGES TO THE SITE INCLUDE AN INCREASE IN IMPERVIOUS AREA AND A DISTURBANCE OF THE BIORETENTION CURRENTLY TREATING THE CUL-DE SAC WHICH IS PART OF ALDERSGATE WAY. THE PROPOSED STORMWATER MANAGEMENT PLAN THAT IS TO BE IMPLEMENTED AS A RESULT OF THESE CHANGES IS THE CONSTRUCTION OF A LARGER BIORETENTION AT THE WESTERN PART OF THE SITE WHICH IS TO HAVE ALL RUNNOFF FROM IMPERVIOUS AREA, INCLUDING THE CUL-DE-SAC OFF ALDERSGATE WAY, ROUTED TO IT FOR TREATMENT VIA STORM INLETS AND PIPE. THE OUTLET FOR THE BIORETENTION WILL BE INTO THE EXISTING DITCH THAT IS CURRENTLY CONVEYING STORMWATER RUNNOFF TO SPENCER'S CREEK. RESULTING FROM THIS TREATMENT AND CONVEYENCE STRATEGY, STORMWATER RUNNOFF FLOW RATES WILL BE DECREASED FROM EXISTING CONDITIONS, AN LID TREATMENT VOLUME OF 86.5% IS TO BE ACHIEVED, AND THE OUTFALL LOCATION OF THE SITE WILL REMAIN THE SAME.

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.

CITY OF FRANKLIN RETAINING WALL NOTES

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

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD.

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE SOUTH OF THE SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 1.1 MILES TO COLUMBIA AVE. POLICE DEPT.
NEAREST FIRE STATION: 1.2 MILES TO FIRE STATION 1 ON NEW HWY 96.
NEAREST RECREATIONAL FACILITY: 1.2 MILES TO THE PARK AT HARLINSDALE FARM ON FRANKLIN RD.

PROJECTED STUDENT POPULATION
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS AN EMERGENCY SERVICES BUILDING.

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

STREET NETWORK
TRIPS FROM PASSENGER CARS GENERALLY WILL INCLUDE 1-2 TRIPS FOR EMPLOYEES CHANGING SHIFTS. TRIPS FROM AMBULANCES WILL VARY DAY TO DAY, BUT A ROUGH ESTIMATE WOULD BE 20 TRIPS A DAY. ENTRANCE AND EXITS WILL TAKE PLACE ONTO ALDERSGATE WAY AND SUBSEQUENTLY MACK HATCHER MEMORIAL PARKWAY.

DRAINAGE FACILITIES
0.5 AC OF IMPERVIOUS AREA WILL BE ADDED TO THE SITE.
RUNOFF RATES WILL BE EQUAL TO OR LESS THAN EXISTING CONDITIONS. OUTFALL REMAINS THE SAME.

GRADING & DRAINAGE KEYNOTES:

1. PROPOSED AREA INLET
2. PRE-TREATMENT CELL
3. STONE CHECK DAM
4. LEVEL 2 BIORETENTION AREA
5. POURED IN PLACE CONCRETE RETAINING WALL WITH BRICK VENEER; MAX HEIGHT 5.0FT
6. PROPOSED CURB INLET.
7. RIP RAP OUTLET PROTECTION
8. VEHICULAR GUARDRAIL

SEE DETAIL SHEET CX.X FOR CIVIL DETAILS; UNLESS OTHERWISE NOTED.

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

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 10 20 30 60
GRAPHIC SCALE

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JOHN R GOSE
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
0.108855
STATE OF TENNESSEE
08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC
110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN RESUBMITTAL 08-03-2023

REVISIONS	

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

ENLARGED GRADING PLAN

C3.10

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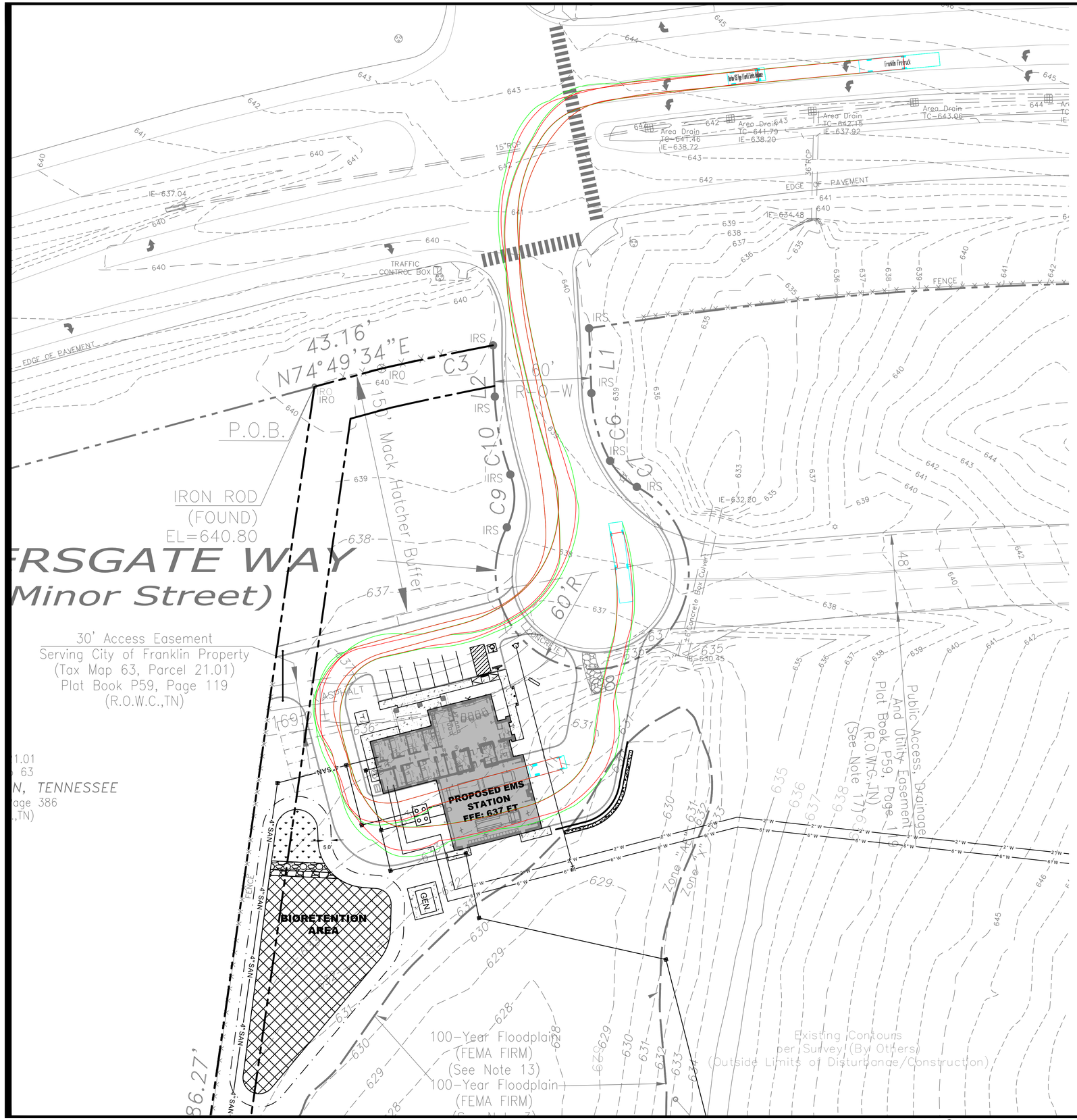

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 10 20 30 60
GRAPHIC SCALE

RIGHT-OF-WAY & ACCESS NOTES:

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

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD.

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE SOUTH OF THE SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 1.1 MILES TO COLUMBIA AVE. POLICE DEPT.
NEAREST FIRE STATION: 1.2 MILES TO FIRE STATION 1 ON NEW HWY 96.
NEAREST RECREATIONAL FACILITY: 1.2 MILES TO THE PARK AT HARLINSDALE FARM ON FRANKLIN RD.

PROJECTED STUDENT POPULATION
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS AN EMERGENCY SERVICES BUILDING.

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

STREET NETWORK
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DRAINAGE FACILITIES
0.5 AC OF IMPERVIOUS AREA WILL BE ADDED TO THE SITE. RUNOFF RATES WILL BE EQUAL TO OR LESS THAN EXISTING CONDITIONS. OUTFALL REMAINS THE SAME.

R.O.W AND ACCESS DATA CHART
DAILY TRIP GENERATION: 20 TRIPS PER DAY
PEAK HOUR TRIP GENERATION: 2 VEHICLES PER HOUR
TRAFFIC IMPACT STUDY REQUIRED: NO
CIRCULATION PLAN REQUIRED: NO

tmp
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COF no. 8248
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REVISIONS	

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

ROW & ACCESS PLAN

C5.00

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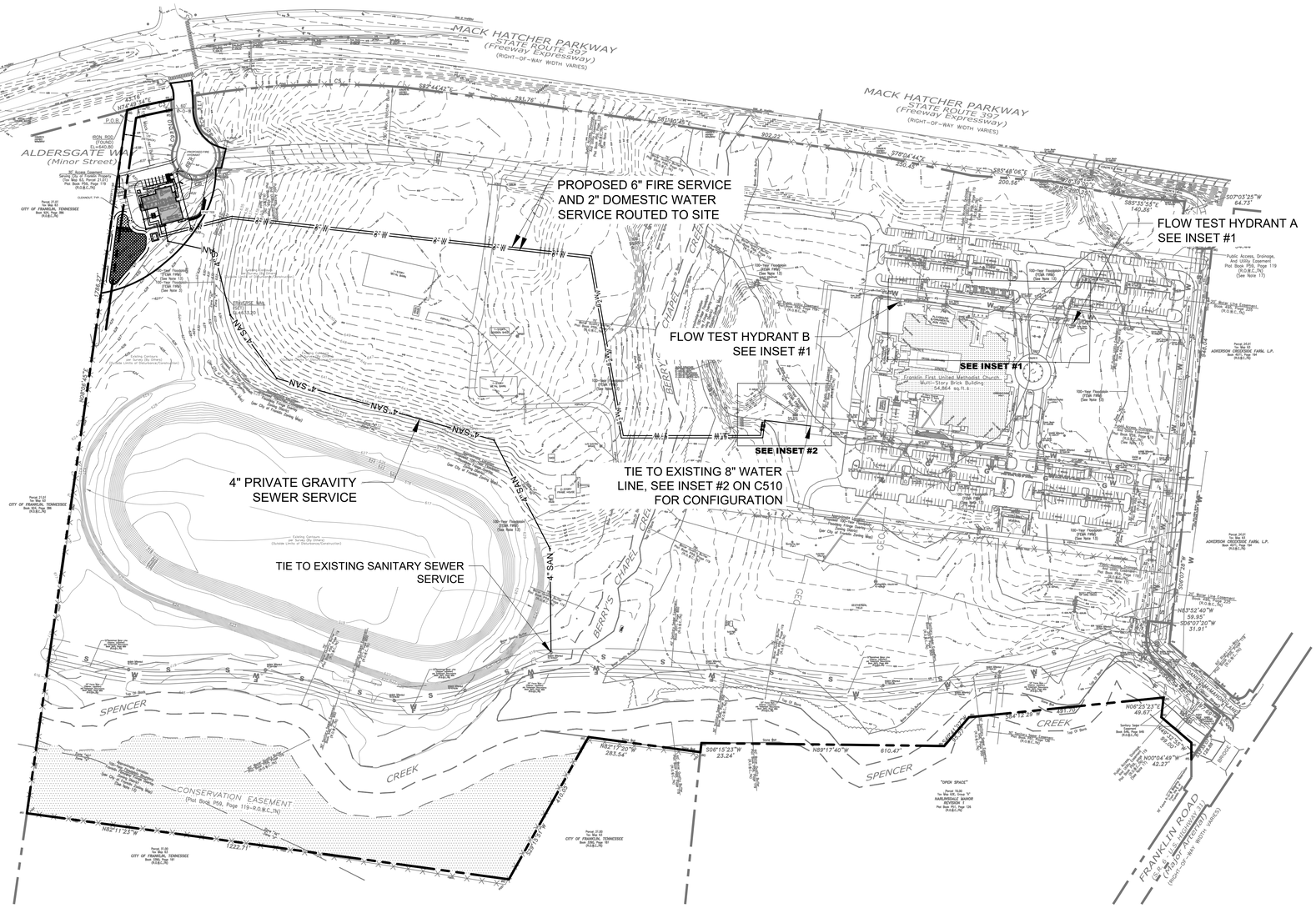
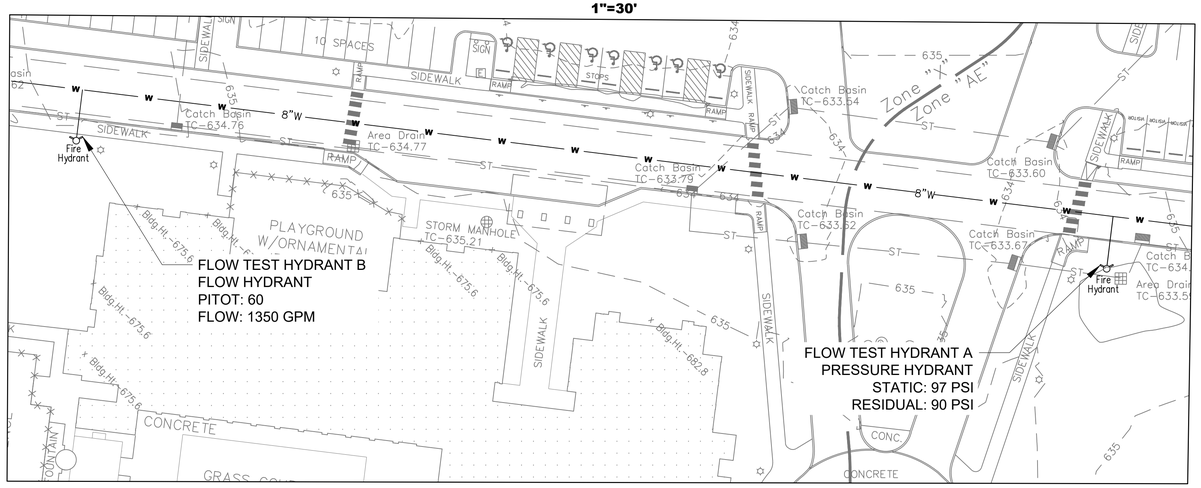


INSET #1: FLOW TEST FIRE HYDRANTS

1"=30'



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.

TWO HYDRANT FLOW TEST RESULTS

STATIC: 97 psi
RESIDUAL: 90 psi
FLOW: 1350 gpm
FLOW TEST PERFORMED AT 9:00 AM ON JUNE 23, 2023 BY BRUHN & BRUHN FIRE PROTECTION

STATEMENT OF IMPACTS

WATER FACILITIES
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SEWER FACILITIES
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POLICE, FIRE, AND RECREATIONAL FACILITIES
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PROJECTED STUDENT POPULATION
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS AN EMERGENCY SERVICES BUILDING.

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

STREET NETWORK
TRIPS FROM PASSENGER CARS GENERALLY WILL INCLUDE 1-2 TRIPS FOR EMPLOYEES CHANGING SHIFTS. TRIPS FROM AMBULANCES WILL VARY DAY TO DAY, BUT A ROUGH ESTIMATE WOULD BE 20 TRIPS A DAY. ENTRANCE AND EXITS WILL TAKE PLACE ONTO ALDERSGATE WAY AND SUBSEQUENTLY MACK HATCHER MEMORIAL PARKWAY.

DRAINAGE FACILITIES
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UTILITY PROVIDERS

STREETS AND DRAINAGE
CITY OF FRANKLIN ENGINEERING DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

WATER SYSTEM
CITY OF FRANKLIN
DEPARTMENT OF WATER AND SEWER
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064
(615)-794-4554
ATTN: BEN MCNEIL

ELECTRIC
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION
P.O. BOX 681709
FRANKLIN, TENNESSEE 7068

SANITARY SEWER
CITY OF FRANKLIN
DEPARTMENT OF WATER AND SEWER
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 30 60 90 120 150 300
GRAPHIC SCALE

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REVISIONS	

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
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SITE UTILITIES PLAN

C5.00

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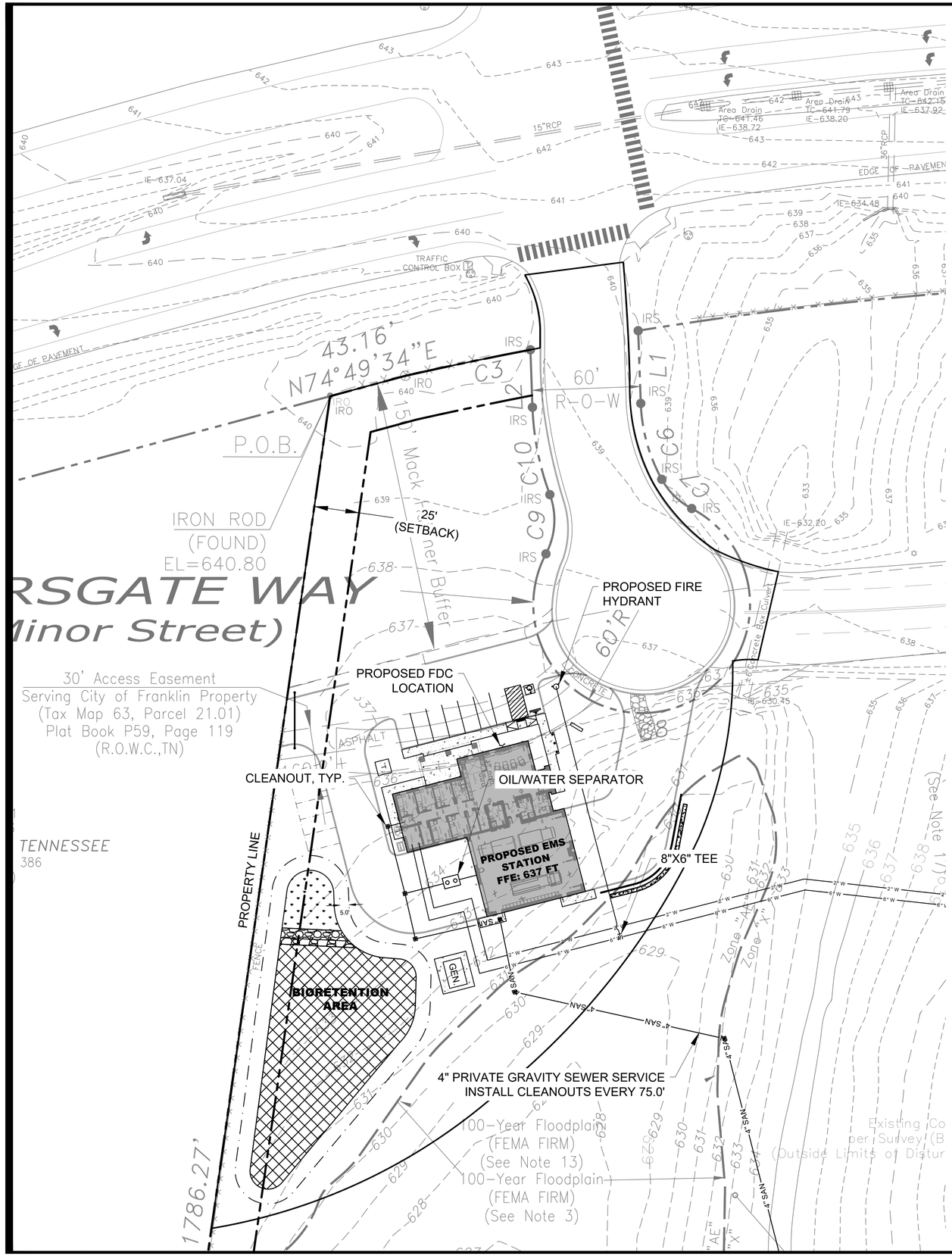

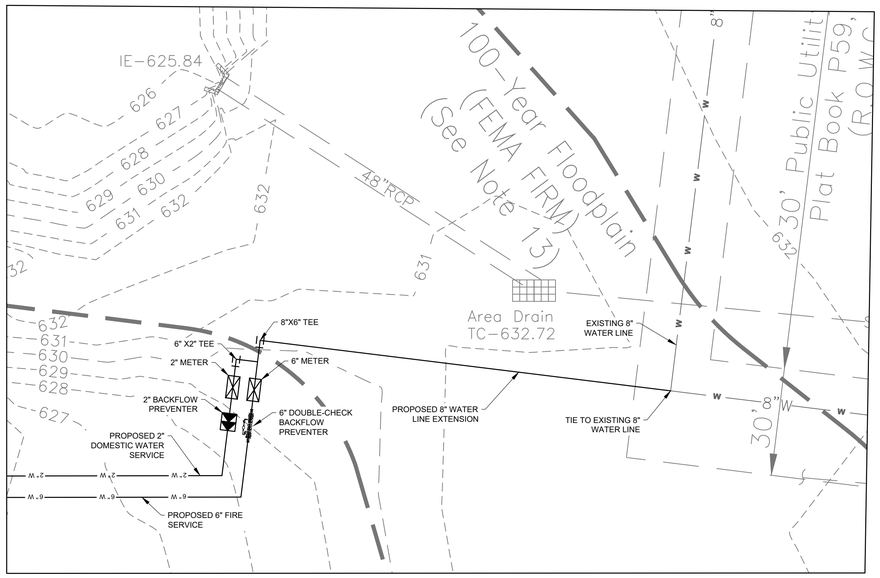

INSET #2: ENLARGED WATER CONNECTION PLAN

1"=20'

THE CITY OF FRANKLIN WATER AND SEWER GENERAL NOTES

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UTILITY PROVIDERS

STREETS AND DRAINAGE
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WATER SYSTEM
CITY OF FRANKLIN
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SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE SOUTH OF THE SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 1.1 MILES TO COLUMBIA AVE. POLICE DEPT.
NEAREST FIRE STATION: 1.2 MILES TO FIRE STATION 1 ON NEW HWY 96.
NEAREST RECREATIONAL FACILITY: 1.2 MILES TO THE PARK AT HARLINSDALE FARM ON FRANKLIN RD.

PROJECTED STUDENT POPULATION
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS AN EMERGENCY SERVICES BUILDING.

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

STREET NETWORK
TRIPS FROM PASSENGER CARS GENERALLY WILL INCLUDE 1-2 TRIPS FOR EMPLOYEES CHANGING SHIFTS. TRIPS FROM AMBULANCES WILL VARY DAY TO DAY, BUT A ROUGH ESTIMATE WOULD BE 20 TRIPS A DAY. ENTRANCE AND EXITS WILL TAKE PLACE ONTO ALDERSGATE WAY AND SUBSEQUENTLY MACK HATCHER MEMORIAL PARKWAY.

DRAINAGE FACILITIES
0.5 AC OF IMPERVIOUS AREA WILL BE ADDED TO THE SITE.
RUNOFF RATES WILL BE EQUAL TO OR LESS THAN EXISTING CONDITIONS. OUTFALL REMAINS THE SAME.

TWO HYDRANT FLOW TEST RESULTS

STATIC: 97 psi
RESIDUAL: 90 psi
FLOW: 1350 gpm
FLOW TEST PERFORMED AT 9:00 AM ON JUNE 23, 2023 BY BRUHN & BRUHN FIRE PROTECTION

GRID

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 10 20 30 60
GRAPHIC SCALE

TMPartners, PLLC
Architecture Interiors Planning

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www.TMPartners.com

JOHN R. GOBLE
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 108859
STATE OF TENNESSEE
08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC
110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN RESUBMITTAL 08-03-2023

REVISIONS	

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

ENLARGED UTILITIES PLAN

C5.10

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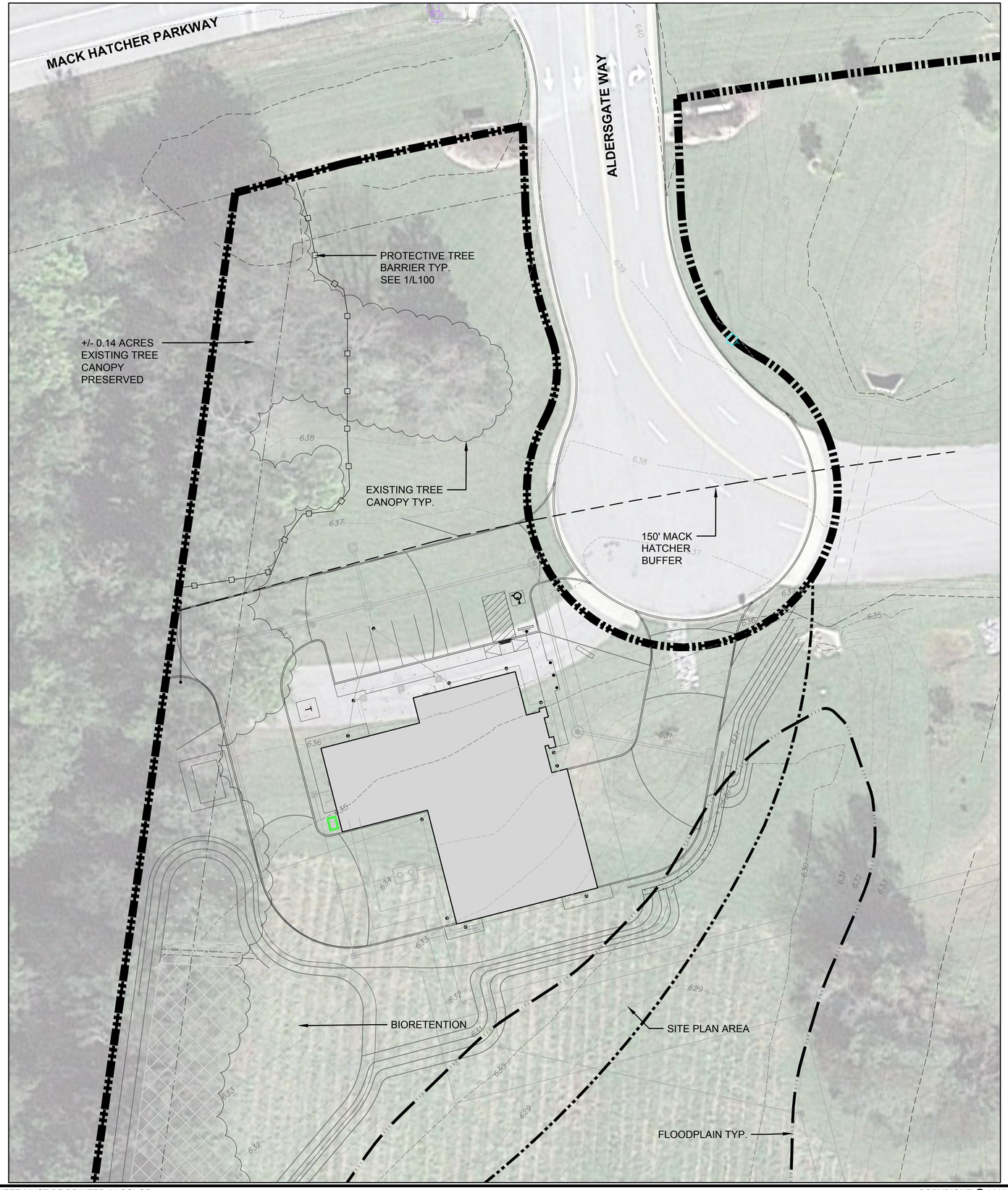
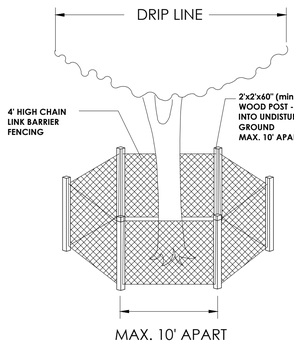


Proposed EMS Station at FFUMC	
Site Acreage :	1.77
Site Zoning District and applicable Overlays:	**CI Zoning District**, Historic Preservation Overlay, Central Franklin Overlay, Flood Fringe Overlay, Scenic Corridor Overlay
Minimum Required Landscape Surface Area (Ratio and Acreage):	0.708 (40%)
Provided Landscape Surface Area (Ratio and Acreage):	1.08 (61%)
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:	.14 acres (27%)
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



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JOHN DAVID HAAS JR. REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329 — 08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC
ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN RESUBMITTAL
08-03-2023

REVISIONS

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

TREE PRESERVATION PLAN

L100

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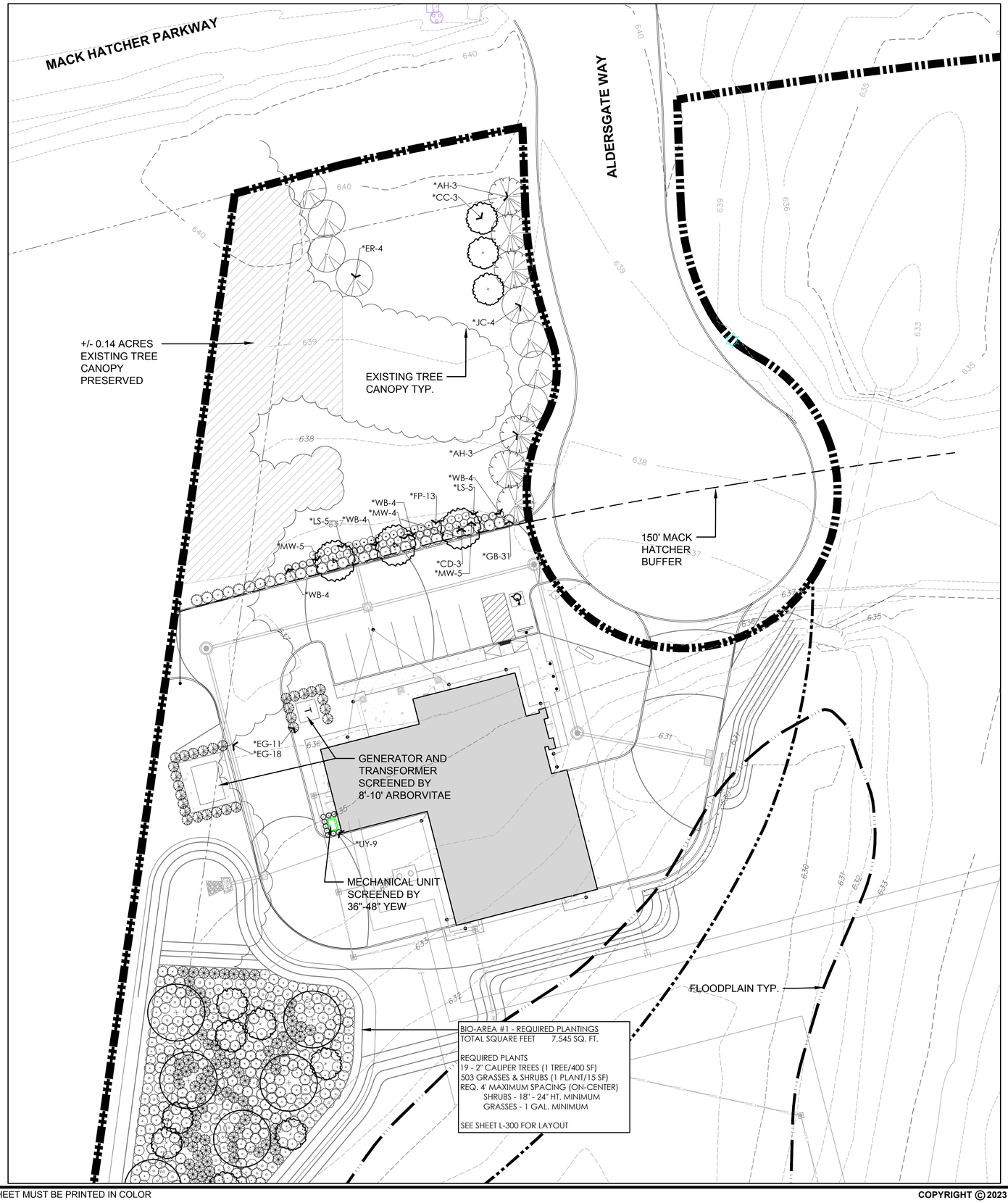

Proposed EMS Station at FFUMC	
Site Acreage :	1.77
Site Zoning District and applicable Overlays:	**CI Zoning District**, Historic Preservation Overlay, Central Franklin Overlay, Flood Fringe Overlay, Scenic Corridor Overlay
Minimum Required Landscape Surface Area (Ratio and Acreage):	0.708 (40%)
Provided Landscape Surface Area (Ratio and Acreage):	1.08 (61%)
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:	.14 acres (27%)
Number and DBH of Specimen Trees Removed:	0

Landscape Requirements: (ACI)				
LSA MINIMUM: 0.708 AC - 0.10 Acre Tree Save Area = 0.608 Acre Adjusted LSA with Credit	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		29	29	87
2" caliper canopy trees		25	25	50
Aggregate Canopy Caliper Inches Provided				137
Aggregate Canopy Caliper Inches Required				34
2" caliper understory trees		17	17	34
1.5" caliper understory trees				
Aggregate Understory Caliper Inches Provided				34
Aggregate Understory Caliper Inches Required				9
Min. 18" Height Shrubs			336	
Min. 30" Height Shrubs			215	
Total Shrubs Provided			551	
Total Shrubs Required			40	

Mack Hatcher Buffer Requirements	
Total Length of Buffer on-site (feet)	140
Required Number of Canopy Trees	14
Required Number of Understory Trees	6
Shrubs	84
Note: Required Mack Hatcher Buffer Plantings to apply towards ACI requirements	

GENERAL NOTES - LANDSCAPE PLANTING

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICHEVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.

2. ALL TREES SHALL MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.

3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.

4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.

5. TREE TOPPING IS NOT PERMITTED.

6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.

7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE DEPARTMENT OF BUILDING AND NEIGHBORHOOD SERVICES PRIOR TO LAND DISTURBING ACTIVITIES.

8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVED PRIOR TO THE LANDSCAPE INSTALLATION.

9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.

10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.

11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.

12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.

13. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.

15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT MATERIAL.

16. 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.

17. ALL MECHANICAL EQUIPMENT IS TO BE COMPLETELY SCREENED FROM ALL DIRECTIONS AND OFF SITE VIEWS.

18. MUNICIPAL CODE 7-231 DOES NOT PERMIT THE INSTALLATION OF COMBUSTIBLE MULCH WITHIN 24-INCHES OF BUILDINGS OF CONSTRUCTION TYPES III, IV, AND V AND BUILDINGS WITH COMBUSTIBLE EXTERIOR SHEATHING.

NOTE:
NO IRRIGATION IS PROPOSED FOR THIS PROJECT

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

SEE SHEET L3.00 FOR PLANT SCHEDULE

0' 10' 20' 40' NORTH

tmp
TMPartners, PLLC
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JOHN DAVID HAAS, JR. REGISTERED LANDSCAPE ARCHITECT TNESSEE NO. 343 08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC
ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN RESUBMITTAL
08-03-2023

REVISIONS

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

LANDSCAPE PLAN

L200

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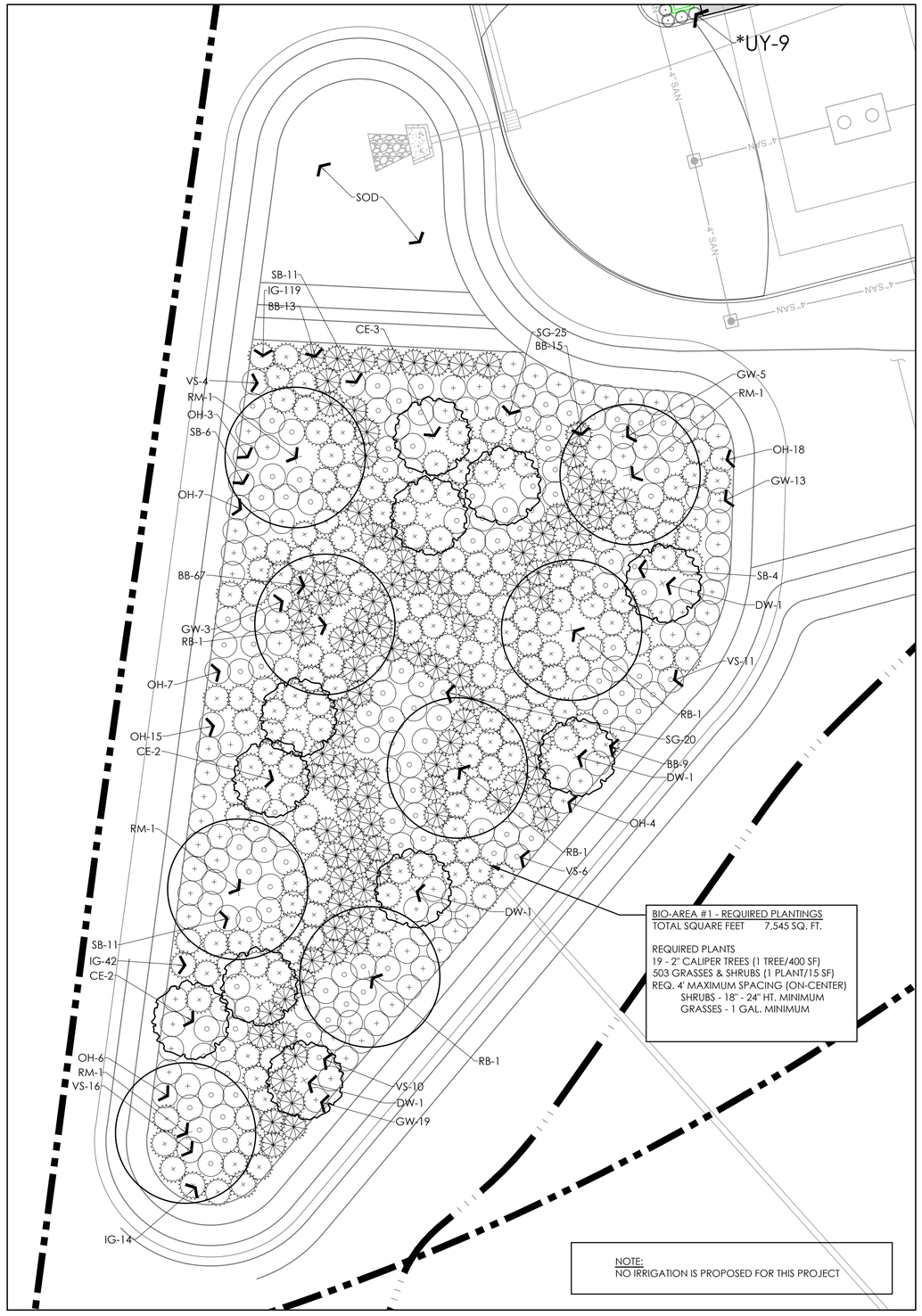
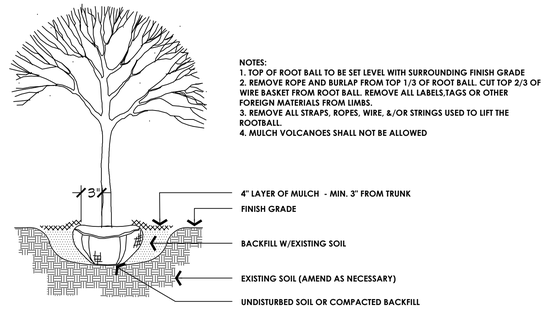
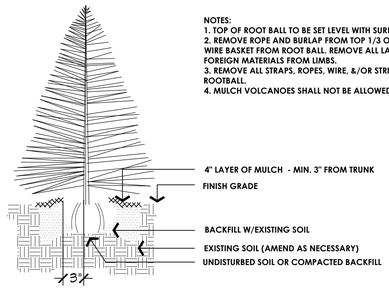


1 BIORETENTION PLANTING PLAN (ENLARGEMENT)



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

2 TREE PLANTING
NTS



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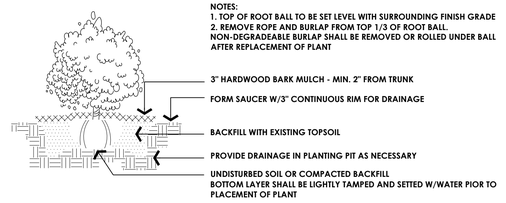
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 2/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS,TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.
3. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
4. MULCH VOLCANOES SHALL NOT BE ALLOWED

3 EVERGREEN 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

4 SHRUB PLANTING
NTS

EMS at FFUMC - PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE / CAL	HEIGHT	SPACING	REMARKS
		Evergreen Trees					
AH	6	Ilex opaca	American Holly	2" Cal Min.	6'-8' Hgt	Per Plans	
EG	29	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	3" Cal Min.	8'-10' Hgt	4' O.C.	
ER	4	Juniperus virginiana	Eastern Red Cedar	2" Cal Min.	6'-8' Hgt	Per Plans	
JC	4	Juniperus scopulorum 'Cologreen'	Cologreen Juniper	2" Cal Min.	6'-8' Hgt	Per Plans	
		Deciduous Trees					
CC	3	Cercis canadensis var. texensis 'Oklahoma'	Oklahoma Redbud	2" Cal Min.	8'-10' Hgt	Per Plans	Single Trunk
CD	3	Cornus × rutgersensis Celestial	Celestial Dogwood	2" Cal Min.	8'-10' Hgt	Per Plans	Strong Central Leader
		Shrubs					
FP	13	Potentilla fruticosa 'Monsidh'	Frosty Potentilla	-	18"-24" Ht.	3' O.C.	
GB	31	Buxus x 'Green Mountain'	Green Mountain Boxwood	-	30"-36" Ht.	4' O.C.	
LS	10	Spiraea japonica 'SMSJMLG'	Lil Sizzle Spirea	-	18"-24" Ht.	3' O.C.	
MW	14	Weigela florida 'Elvera'	Midnight Wine Weigela	-	18"-24" Ht.	3' O.C.	
UY	9	Cephalotaxus harringtonia 'Fastigiata'	Upright Japanese Plum Yew	-	36"-48" Ht.	2' O.C.	
WB	16	Buxus microphylla var. japonica 'Winter Gem'	Winter Gem Boxwood	-	18"-24" Ht.	3' O.C.	

BIO-RETENTION PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE / CAL	HEIGHT	SPACING	REMARKS
		Deciduous Trees					
CE	7	Cercis canadensis	Eastern Redbud	2" Cal Min.		Per Plans	Single Trunk
DW	4	Cornus florida	Dogwood	2" Cal Min.		Per Plans	Strong Central Leader
RB	4	Betula nigra 'BNMTF'	DuraHeat River Birch	2" Cal Min.		Per Plans	2 Trunk Max - Each 3" Caliper
RM	4	Acer rubrum	Red Maple	2" Cal Min.		Per Plans	
		Shrubs					
BB	104	Buddleia davidii	Butterfly Bush	-	18"-24" Ht.	4' O.C.	
GW	40	Hypericum frondosum	Shruby St. Johns Wort	-	18"-24" Ht.	4' O.C.	
VS	47	Itea virginica	Virginia Sweetspire		18"-24" Ht.	4' O.C.	
IG	175	Ilex glabra 'Shamrock'	Shamrock Inkberry	-	24"-30" Ht.	4' O.C.	
OH	60	Hydrangea quercifolia	Oakleaf Hydrangea	-	18"-24" Ht.	4' O.C.	
SB	32	Sweetpepper Bush	Clethra alnifolia	-	18"-24" Ht.	4' O.C.	
		Grasses					
SG	45	Panicum virgatum "Shenandoah'	Shenandoah Switch Grass	2 Gallon		Per Plans	

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JOHN DAVID HAAS JR. REGISTERED TENNESSEE NO. 3050 LANDSCAPE ARCHITECT
08/03/23

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COF no. 8248
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RESUBMITTAL
08-03-2023

REVISIONS

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

LANDSCAPE DETAILS & PLANT SCHEDULE

L300

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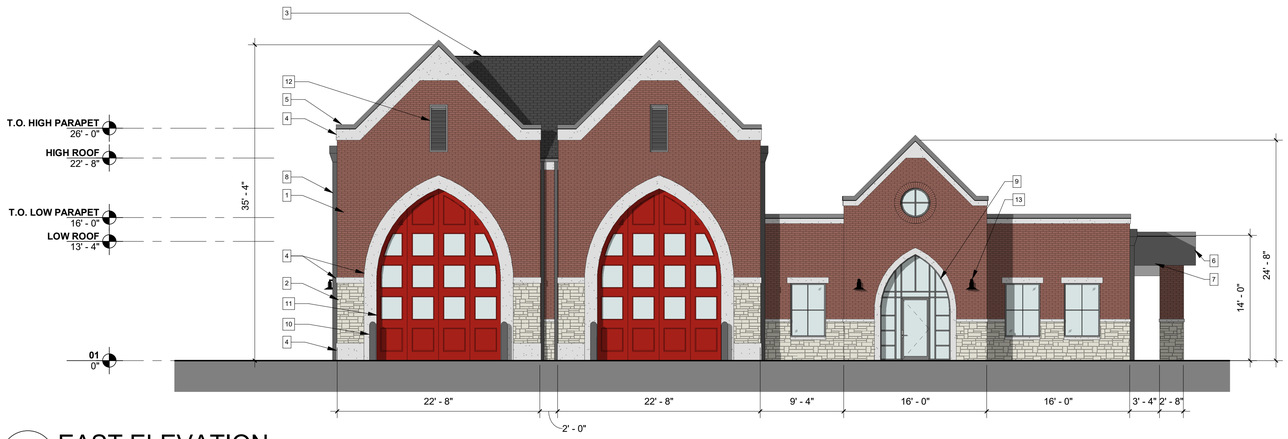


1 EAST ELEVATION

0 4 8 16 24 FEET

GLASS AND OPENINGS: 637 SF



2 SOUTH ELEVATION

0 4 8 16 24 FEET

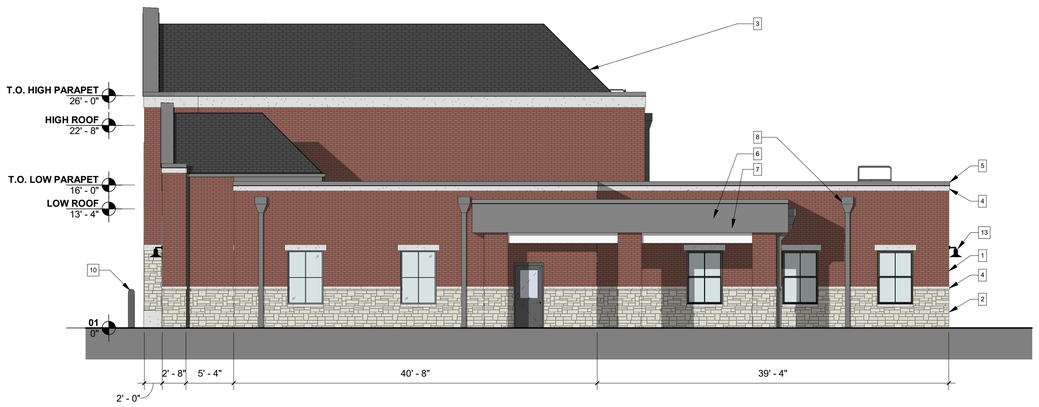
GLASS AND OPENINGS: 109 SF



3 WEST ELEVATION

0 4 8 16 24 FEET

GLASS AND OPENINGS: 466 SF



4 NORTH ELEVATION

0 4 8 16 24 FEET

GLASS AND OPENINGS: 145 SF

MATERIALS LEGEND

1	RED BRICK
2	NATURAL STONE MASONRY
3	ASPHALT SHINGLE ROOF
4	SMOOTH CAST STONE
5	GRAY METAL COPING
6	GRAY SKIM COAT ON EXTERIOR GYPSUM
7	WHITE SKIM COAT ON EXTERIOR GYPSUM
8	GRAY METAL DOWNSPOUT
9	GRAY ALUMINUM STOREFRONT WITH CLEAR GLASS
10	GRAY PIPE BOLLARD
11	RED FOUR-FOLD APPARATUS BAY DOORS
12	GRAY METAL LOUVER
13	BLACK ALUMINUM ARCHITECTURAL LIGHTING

EAST ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,310 SF	N/A
NET* OF WALL	1,553 SF	100%
PRIMARY MATERIALS (BRICK & STONE MASONRY)	1,201 SF	77%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	352 SF	23%

SOUTH ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,394 SF	N/A
NET* OF WALL	1,891 SF	100%
PRIMARY MATERIALS (BRICK & STONE MASONRY)	1,641 SF	87%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	250 SF	13%

WEST ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,310 SF	N/A
NET* OF WALL	1,550 SF	100%
PRIMARY MATERIALS (BRICK & STONE MASONRY)	1,222 SF	79%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	328 SF	21%

NORTH ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,394 SF	N/A
NET* OF WALL	1,768 SF	100%
PRIMARY MATERIALS (BRICK & STONE MASONRY)	1,566 SF	89%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	202 SF	11%

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

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JEFFERY A. EARWOOD
REGISTERED
ARCHITECT
No. 103777
STATE OF TENNESSEE
8/10/2023

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC

110 ALDERSGATE WAY FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN SUBMITTAL 08-03-2023

REVISIONS

DR. BY	KD
CK. BY	JE
PROJ. NO.	A08221
DATE	08/03/2023

BUILDING ELEVATIONS

A001

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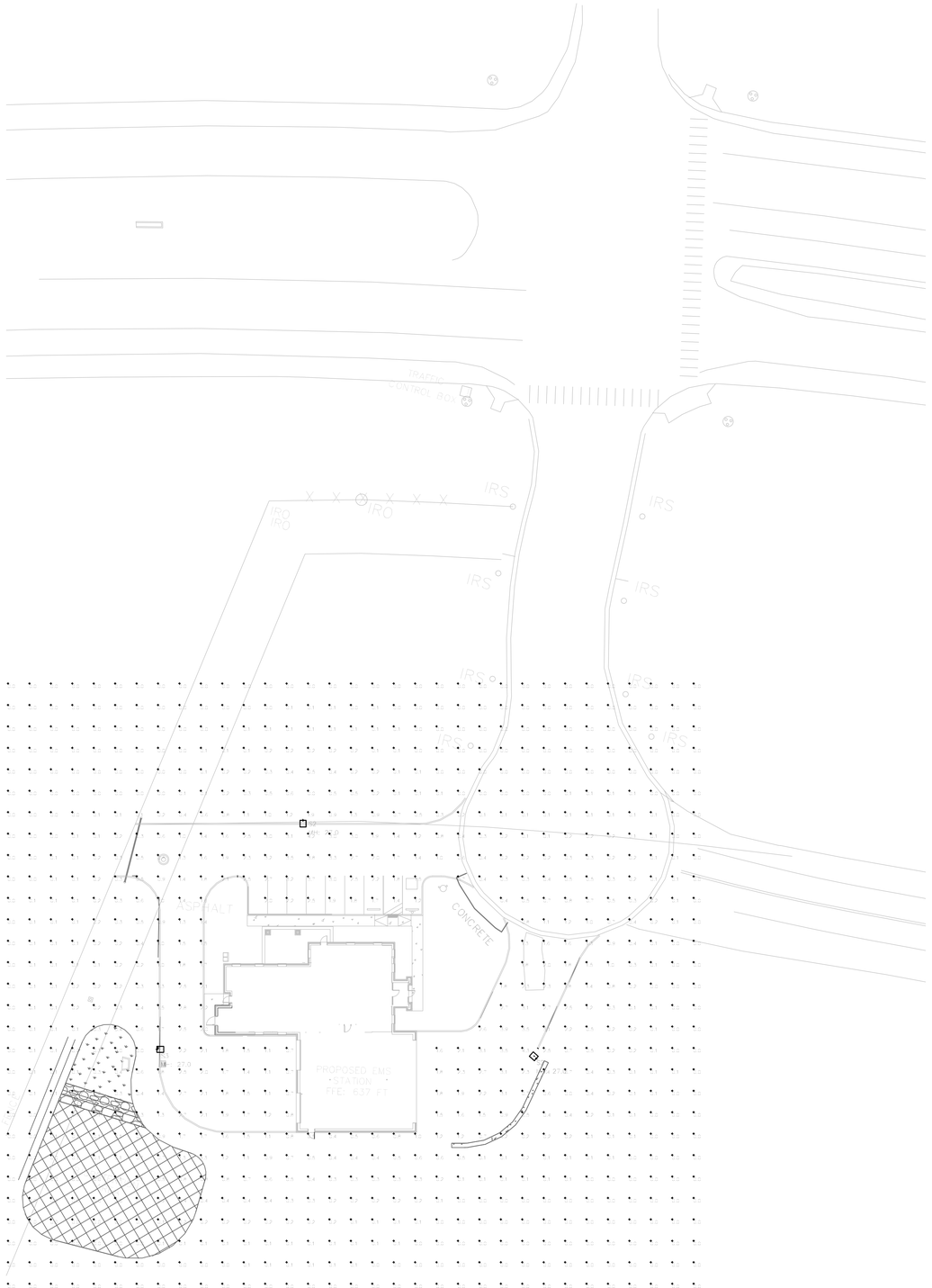
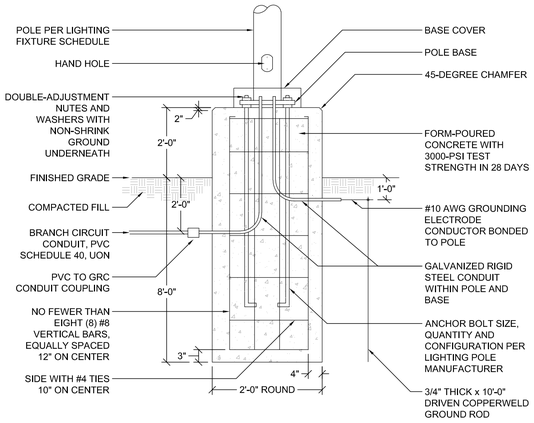
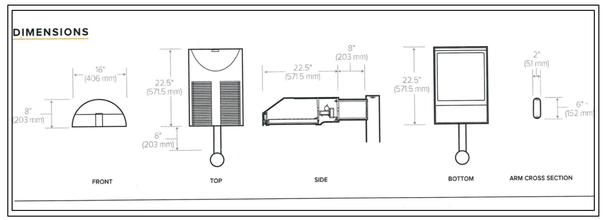


SITE LIGHTING PHOTOMETRIC PLAN

30' 0 30'



DETAIL - TYPICAL SITE LIGHTING POLE BASE
NOT TO SCALE



PRODUCT EXCEPTIONS & DETAILS

Configuration		EPA
	1SA — 1 Arm Side Mount	0.9
	1W — Single Wall Mount	n/a
	HSF — Horizontal Slipfitter	n/a

Configuration			
	1A		3T
	2B		3Y
	2L		4C

SITE LIGHTING DATA

Development Standard: Traditional
Land Use: Non-residential Zoning
District: General Commercial (GC)
Pole Height 25 ft
Pole/Fixture Color: Black Gloss Smooth
Color of Light: 4000K

THIS LIGHTING PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED LIGHTING PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT OF SUPERINTENDENT OR THE PLANNING COMMISSION/CITY OF FRANKLIN.

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

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

RICHARD M. GRAHAM — REGISTERED ENGINEER — No. 21567 — STATE OF TENNESSEE
9/3/23

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC
110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN RESUBMITTAL 08-03-2023

REVISIONS

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

SITE LIGHTING PHOTOMETRIC PLAN

EP000

ENVISION ADVANTAGE
4633 TROUSDALE DRIVE
NASHVILLE, TN 37204
615.661.6211

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June 6, 2026

City of Franklin
Planning and Sustainability Department
120 Ninth Avenue South
Franklin, Tennessee 37064

Re: COF #8248 Franklin First United Methodist Church PUD Subdivision, Development Plan, Rev 1
COF No. 8248
BC&A No. 2297-28

Dear Board of Mayor and Alderman members:

On behalf of our client, TM Partners and Williamson County, PLLC, BC&A would like to request an extension of our vesting expiration for Franklin First United Methodist Church PUD Subdivision, Development Plan, Rev 1 to October 9th, 2028, as our current vesting is set to expire on October 9th, 2026. Our site plan is awaiting One Stop approval, and we anticipate beginning construction soon.

Please let me know if you have additional questions or concerns. We appreciate your time and attention to this project.

Sincerely,

John R. Gore, P.E.
Principal

hmb

Enclosure

WILLIAMSON COUNTY

Signature

Director of Emergency Management

Title

6/5/2026

Date

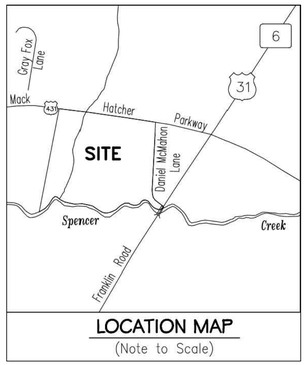
Cc: Lacey Fuller, TMP

P:\2297 TMP\2297-28 Wilmson Cty EMS Bldg\Corr\PUD\FFUM Church PUD Vesting Extension bca 06 04 26.docx

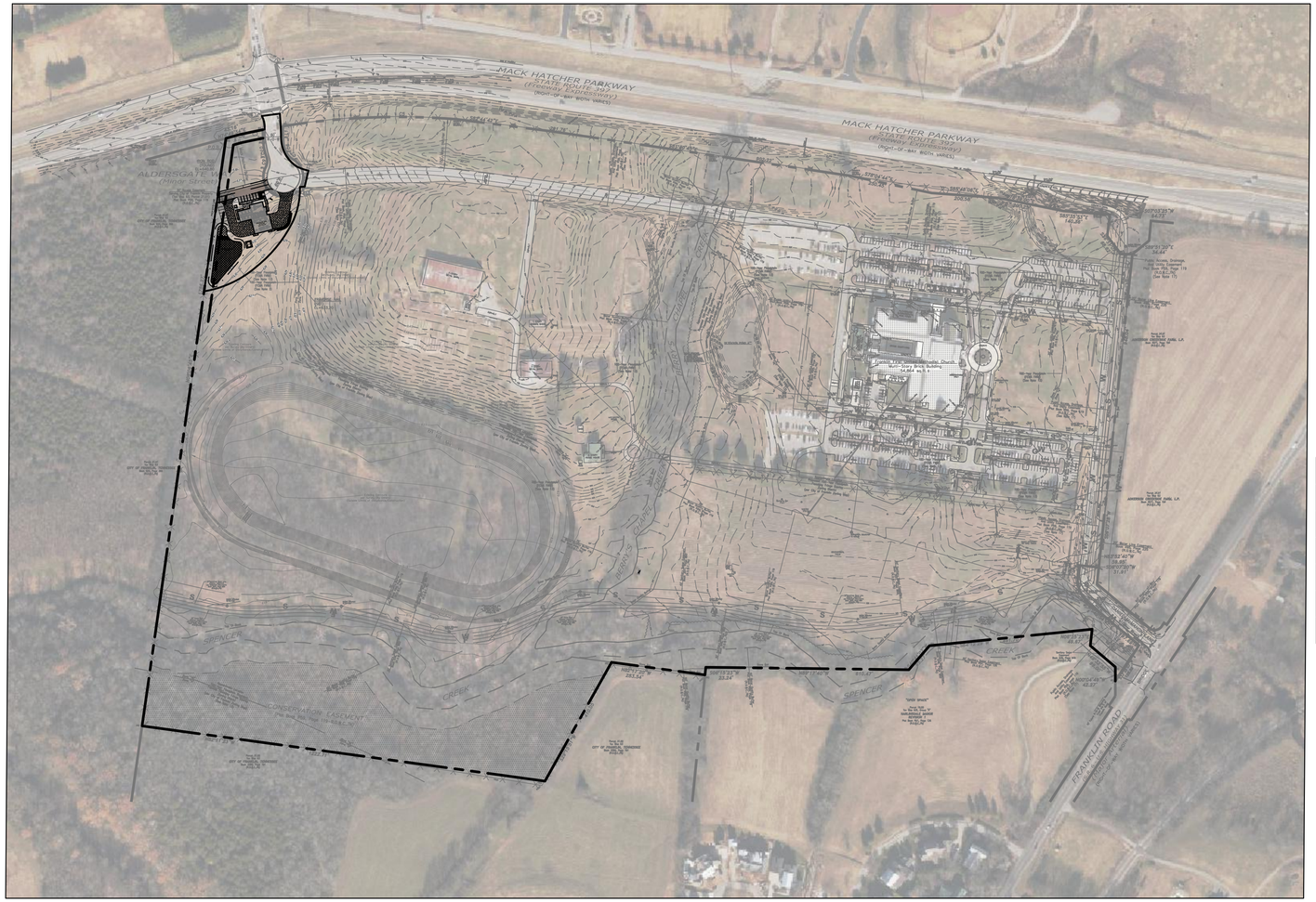
WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC

110 ALDERSGATE WAY
WILLIAMSON COUNTY, TN 37069

CITY OF FRANKLIN, TN
TAX MAP 63, PARCEL NUMBER 21.01
SITE ACREAGE: 104.07 AC
DISTURBED ACREAGE: 2.2 AC



LOCATION MAP
(Note to Scale)



INDEX OF SHEETS

No.	SHEET TITLE:
C000	COVER SHEET
C003	CONCEPT PLAN FROM PRIOR APPROVED PUD
C102	SITE PLAN FROM PRIOR APPROVED PUD
C100	EXISTING CONDITIONS
C110	ENLARGED EXISTING CONDITIONS
C200	DEVELOPMENT PLAN
C201	ENLARGED DEVELOPMENT PLAN
C300	GRADING AND DRAINAGE PLAN
C310	ENLARGED GRADING AND DRAINAGE PLAN
C400	ROW & ACCESS PLAN
C500	UTILITIES PLAN
C510	ENLARGED UTILITIES PLAN
L100	TREE PRESERVATION PLAN
L200	LANDSCAPE PLAN
L300	LANDSCAPE DETAILS & PLANT SCHEDULE
A100	ARCHITECTURAL ELEVATIONS
EP000	SITE LIGHTING PHOTOMETRIC PLAN

SITE DATA

PROJECT NAME:	CITY OF FRANKLIN WILLIAMSON COUNTY EMS
PROJECT NUMBER:	TBD
ADDRESS:	110 ALDERSGATE WAY WILLIAMSON COUNTY, TN 37069
PARCEL(S):	TAX MAP 63, PARCEL 21.01
ACREAGE / SF OF SITE:	104.07 AC.
VESTING (IF APPLICABLE):	N/A
REGULATIONS:	
BASE ZONING:	CI
PROPOSED ZONING:	PROPOSED (PD 207.500)
ZONING OVERLAYS:	SCENIC CORRIDOR OVERLAY CENTRAL FRANKLIN OVERLAY HISTORIC PRESERVATION OVERLAY FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED:	CIVC BUILDING
FRONTAGE TYPES APPLIED:	PARKING FRONTAGE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS-	
FRONT:	150 FT
SIDE:	25 FT
REAR:	25 FT
DWELLING UNIT COUNT (BY TYPE):	5
COMMERCIAL SF (BY USE):	ESSENTIAL SERVICES - 6,180 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	35.33 FT
MINIMUM LSA:	40% - 41.6 AC OF TOTAL LOT, 0.63 AC OF DISTURBED AREA
OPEN SPACE REQUIRED:	5% - 5.2 AC OF TOTAL LOT, 0.11 AC OF DISTURBED AREA
NATURAL AREA REQUIRED:	N/A
TREE CANOPY RETENTION REQUIRED:	26%
PARKING REQUIRED (BY USE):	VARIABLE
PARKING PROVIDED (BY USE):	8 SURFACE SPACES
HISTORIC RESOURCE TREATMENT (Y/N):	NO

SUMMARY OF CHANGES

THIS DEVELOPMENT PLAN WAS PREVIOUSLY APPROVED AT THE TIME OF THE CONSTRUCTION OF FRANKLIN FIRST UNITED METHODIST CHURCH. THE SCOPE OF CHANGES PROPOSED TO BE MADE TO THIS DEVELOPMENT INCLUDE THE CONSTRUCTION OF A NEW EMS STATION AND ASSOCIATED DRIVE AISLES/PARKING, AS WELL AS NECESSARY GRADING IN THE NORTHWEST CORNER OF THE SITE. LIMITS OF DISTURBANCE FOR THIS ACTIVITY IS APPROXIMATELY 2.2 ACRES. IN ADDITION TO THIS, EXTENSIONS OF WATER AND SEWER UTILITIES TO SERVICE THE NEW EMS STATION ARE PROPOSED.

PROPOSED ENTITLEMENTS:

THE SITE IS CURRENTLY ZONED CI FOR CIVIC AND INSTITUTIONAL USES. IT IS PROPOSED THAT THE ZONING BE UPDATED TO PD, PLANNED DISTRICT ZONING.

DEVELOPMENT STANDARD	VERSION / DATE
ZONING ORDINANCE	1/1/2023
SUBDIVISION REGULATIONS	1/1/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2022
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	12/22/2022

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILLOCCUR 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.

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. GOBLE
REGISTERED ENGINEER
AGRICULTURAL
No. 108559
STATE OF TENNESSEE
08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC
110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD
DEVELOPMENT
PLAN
RESUBMITTAL
08-03-2023

REVISIONS

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

COVER SHEET

C0.00

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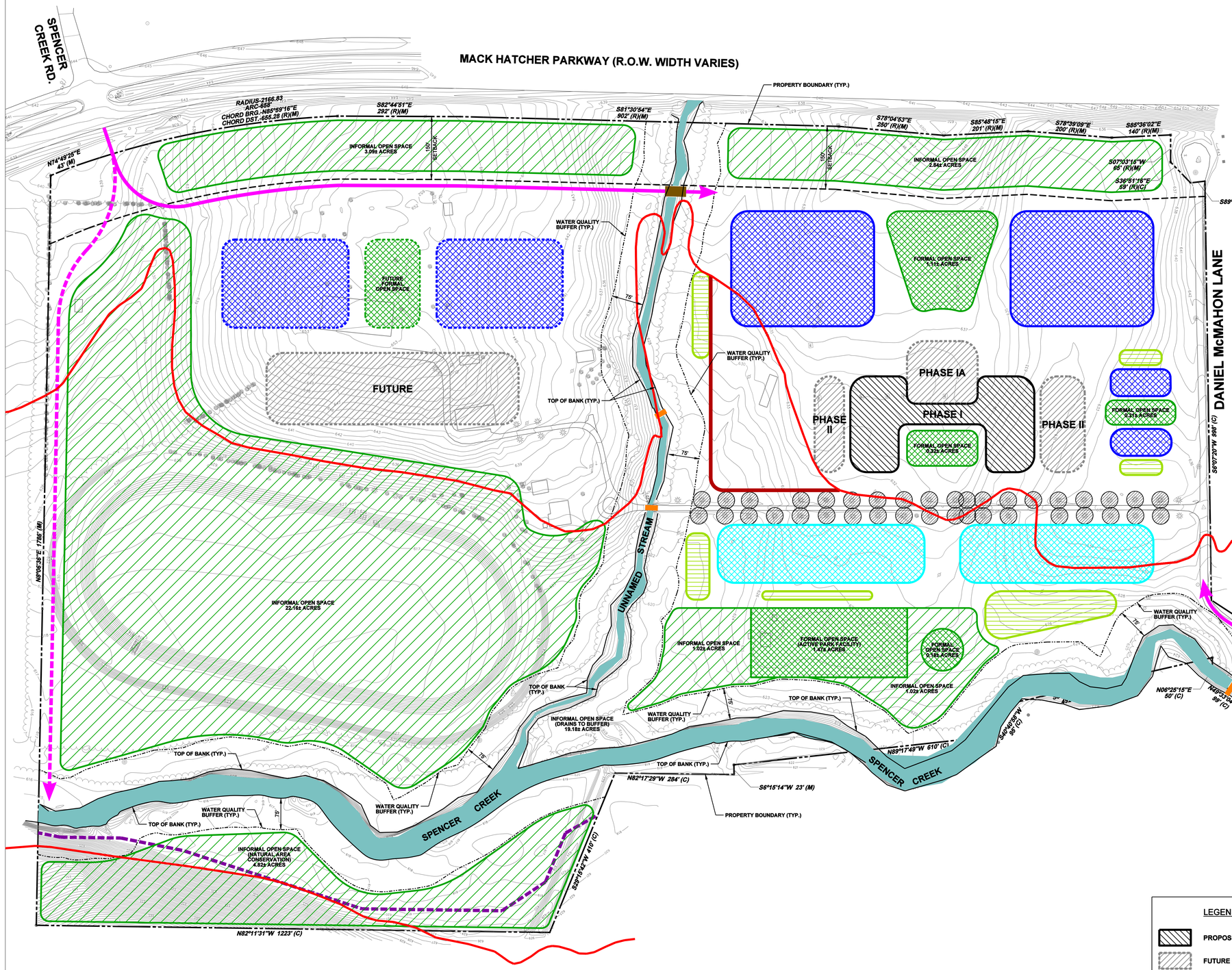


GRAPHIC SCALE
100 0 100 200
1 " = 100'

SITE DATA CHART

PROJECT NAME:	FRANKLIN FIRST UNITED METHODIST CHURCH
PROJECT #:	T.B.D.
MAP AND PARCEL:	MAP 83 PARCEL 22
ADDRESS:	111 DANIEL MCMAHON LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	EIGHTH
EXISTING ZONING:	ESTATE RESIDENTIAL (ER)
CHARACTER AREA OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA (CFCO-5)
OTHER APPLICABLE OVERLAYS:	FLOODWAY FRINGE OVERLAY (FFO) HISTORIC PRESERVATION OVERLAY (HPO)
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	106.15± ACRES
SQUARE FOOTAGE OF SITE:	4,623,931 SQUARE FEET
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	0 TO 20 FEET
SIDE YARD:	0 FEET
REAR YARD:	0 FEET
OWNER:	FIRST UNITED METHODIST CHURCH OF FRANKLIN
ADDRESS:	143 FIFTH AVENUE SOUTH, FRANKLIN, TN 37064
PHONE NO.:	615-794-2734
FAX NO.:	615-790-4926
E-MAIL ADDRESS:	lhill@franklinfumc.org
CONTACT NAME:	DR. LYNN HILL
APPLICANT/ENGINEER:	BARGE CAUTHEN & ASSOCIATES, INC.
ADDRESS:	95 WHITE BRIDGE ROAD SUITE 311 NASHVILLE, TN 37205
PHONE NO.:	615-356-9911
FAX NO.:	615-352-6737
E-MAIL ADDRESS:	jeff@bargecauthen.com
CONTACT NAME:	MR. JEFF HOOPER, P.E.
ARCHITECT:	TUCK HINTON ARCHITECTS
ADDRESS:	410 ELM STREET NASHVILLE, TN 37203
PHONE NO.:	615-254-4100
FAX NO.:	615-254-4101
E-MAIL ADDRESS:	sjohnson@Tuck-Hinton.com
CONTACT NAME:	MR. STEVEN JOHNSON, AIA
BUILDING SQUARE FOOTAGE:	MAXIMUM 200,000 S.F.
BUILDING HEIGHT:	
FLOOR AREA RATIO OF SITE:	
LANDSCAPE SURFACE RATIO:	
MINIMUM LANDSCAPE SURFACE RATIO:	0.10
MINIMUM PARKING REQUIREMENT:	SEE TRAFFIC STUDY
MAXIMUM PARKING LIMIT:	SEE TRAFFIC STUDY
PARKING PROVIDED:	
TREE CANOPY:	31.8± ACRES, OR 30% OF SITE
PARKLAND:	N/A
OPEN SPACE:	57.42± ACRES

LAND USE & OPEN SPACE

TOTAL ACREAGE OF THE SITE:	106.15± ACRES
PROPOSED LAND USES:	
PLACE OF PUBLIC ASSEMBLY:	48.73± ACRES
PASSIVE PARKS AND OPEN SPACE:	55.95± ACRES
ACTIVE PARK FACILITIES:	1.47± ACRES
MINIMUM FORMAL OPEN SPACE:	3.18± ACRES
PROPOSED FORMAL OPEN SPACE:	3.29± ACRES
MAXIMUM NONRESIDENTIAL SQUARE FOOTAGE:	200,000 SF

DEVELOPMENT PHASES

PHASE I (BY 2014):	91,000 SF
PHASE IA (BY 2019):	33,000 SF
PHASE II (BY 2028):	76,000 SF
FUTURE:	200,000 SF

LEGEND

- PROPOSED BUILDING
- FUTURE BUILDING
- IMPERVIOUS PARKING LOT
- FUTURE IMPERVIOUS PARKING LOT
- PERVIOUS PARKING LOT
- INFORMAL OPEN SPACE
- FORMAL OPEN SPACE
- STORMWATER TREATMENT AREA
- ACCESS TO SITE
- POTENTIAL ROAD CONNECTIVITY
- PROPOSED GREENWAY ACCESS
- FLOODWAY FRINGE (FEMA FIRM 100-YEAR FLOODPLAIN)
- PROPOSED FLOODWAY FRINGE
- VEHICULAR BRIDGE
- PEDESTRIAN BRIDGE
- EXISTING CEDAR TREE TO REMAIN

FRANKLIN PROJECT NO. T.B.D.

TUCK·HINTON ARCHITECTS

FRANKLIN FIRST UNITED METHODIST CHURCH

SPENCER CREEK FRANKLIN, TENNESSEE

JEFFREY C. HOOPER — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 3-9-10

REVISION NUMBER:

PUD CONCEPT PLAN:
09 MAR. 10

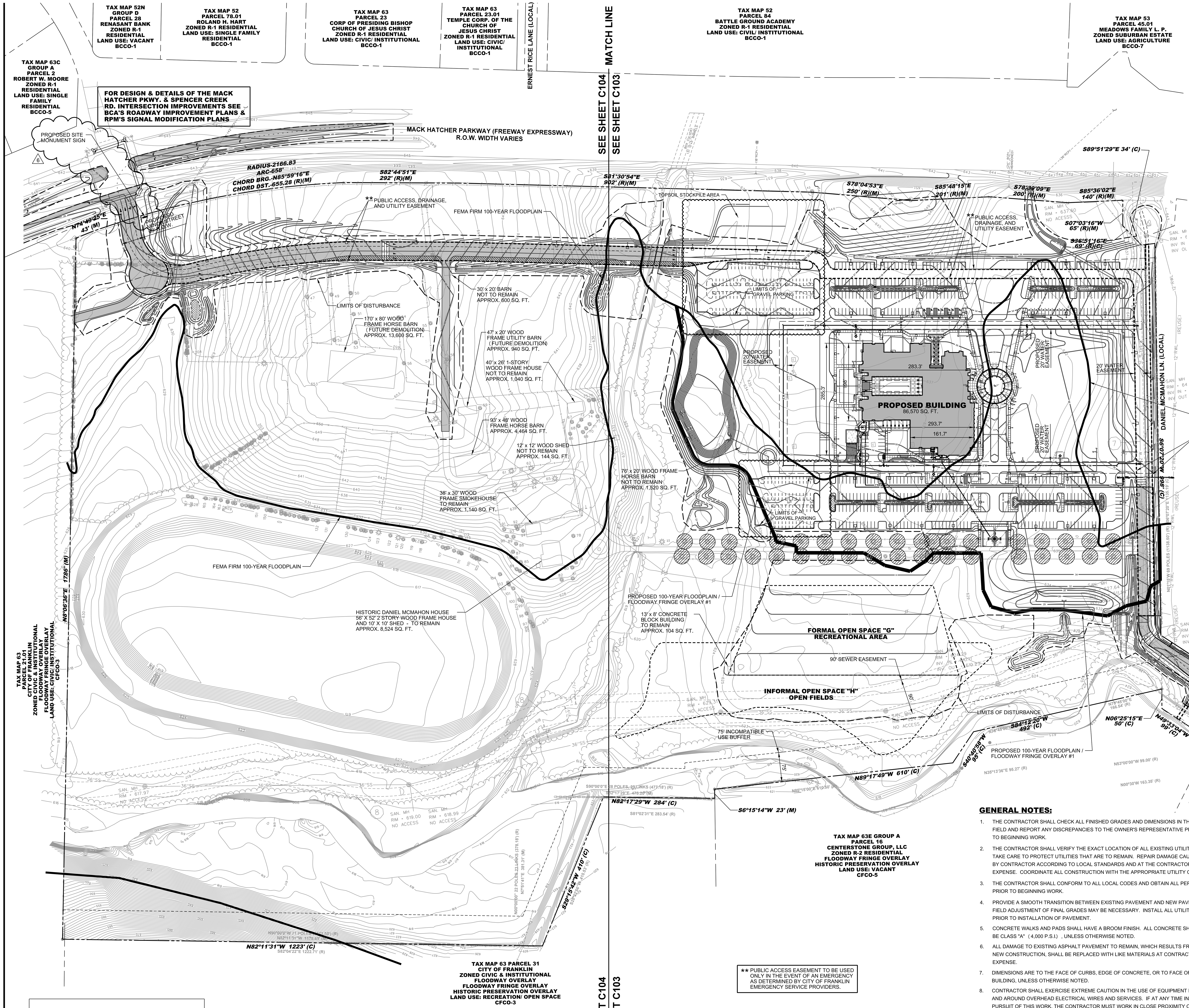
Civil Engineers | Architects | Planners | Landscape Architects
Barge Cauthen & ASSOCIATES
95 WHITE BRIDGE RD, STE 311
NASHVILLE, TENNESSEE 37205
615.356.9911 PHONE
615.352.6737 FAX
JOB #2105-26-01

08018.00

NOT FOR CONSTRUCTION

CONCEPT PLAN

C003



SITE DATA CHART

PROJECT NAME:	FRANKLIN FIRST UNITED METHODIST CHURCH
PROJECT #:	2665
MAP AND PARCEL:	MAP 63 PARCEL 22
SUBDIVISION AND LOT NUMBER:	N/A
ADDRESS:	111 DANIEL MCMAHON LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	EIGHTH
EXISTING ZONING:	CIVIC / INSTITUTIONAL (CI)
CHARACTER AREA OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA (CFCO-5) SPECIAL AREA 5 OF CENTRAL FRANKLIN CHARACTER AREA PLAN
OTHER APPLICABLE OVERLAYS:	FLOODWAY FRINGE OVERLAY (FFO) HISTORIC PRESERVATION OVERLAY (HPO)
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	106.15± ACRES
SQUARE FOOTAGE OF SITE:	4,623,931 SQUARE FEET
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	100'
SIDE YARD:	50'
REAR YARD:	50'
OWNER:	FIRST UNITED METHODIST CHURCH OF FRANKLIN
ADDRESS:	143 FIFTH AVENUE SOUTH, FRANKLIN, TN 37064
PHONE NO.:	615-794-2734
FAX NO.:	615-790-4926
E-MAIL ADDRESS:	lhill@franklinfumc.org
CONTACT NAME:	DR. LYNN HILL
APPLICANT:	BARGE CAUTHEN & ASSOCIATES, INC.
ADDRESS:	6606 CHARLOTTE PIKE, SUITE 210 NASHVILLE, TN 37209
PHONE NO.:	615-356-9911
FAX NO.:	615-352-6737
E-MAIL ADDRESS:	jeff@bargecauthen.com
CONTACT NAME:	MR. JEFF HOOPER, P.E.
BUILDING SQUARE FOOTAGE:	86,570 S.F. (PHASE I)
BUILDING HEIGHT:	AVERAGE = 45' / MAXIMUM = 100'
FLOOR AREA RATIO OF SITE:	.02
LANDSCAPE SURFACE RATIO:	0.85
INCOMPATIBLE USE BUFFER:	75' BUFFER REQUIRED ALONG SOUTHERN PROPERTY LINE
MINIMUM LANDSCAPE SURFACE RATIO:	0.10
MINIMUM PARKING REQUIREMENT:	450 SPACES
MAXIMUM PARKING LIMIT:	1,000 SPACES
PARKING PROVIDED:	459 SPACES (PHASE 1)
RESIDENTIAL DENSITY:	N/A
TREE CANOPY:	31.8± ACRES, OR 30% OF SITE
PARKLAND:	N/A
OPEN SPACE:	32.49 ACRES (3.29 FORMAL / 29.20 INFORMAL)
CONNECTIVITY INDEX SCORE:	1.33

TUCK·HINTON ARCHITECTS

FRANKLIN FIRST UNITED METHODIST CHURCH PUD SITE PLAN, SECTION 1

ALDERSGATE WAY FRANKLIN, TN

LEGEND

- FEMA FIRM 100-YEAR FLOODPLAIN
- PROPOSED 100-YEAR FLOODPLAIN / FLOODWAY FRINGE OVERLAY *
- LIMITS OF DISTURBANCE

* THE BOARD OF ZONING APPEALS HAS CONDITIONALLY APPROVED A BOUNDARY INTERPRETATION TO MOVE THE FLOODWAY FRINGE OVERLAY ZONING BOUNDARY TO THE FEMA APPROVED CLOMR LOCATION, WHICH IS SHOWN BY THE BOLD BLACK LINE.

FRANKLIN FIRST UNITED METHODIST CHURCH LAND USE DATA

DEVELOPMENT	APPROVAL DATE	CI ZONED ACRES	USE	LOT NUMBERS OF BUILDING UNITS	FLOOR AREA	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES	REMAINING SQUARE FOOTAGE
CONCEPT PLAN	05/27/10	106	CHURCH	**	200,000 S.F.	**	**	**
DEVELOPMENT PLAN	10/25/12	106	CHURCH	**	200,000 S.F.	**	**	**
SECTION 1	TBD	17	CHURCH	1	86,570 S.F.	N / A	89	113,430
SECTION 2	TBD	TBD	CHURCH	1	TBD	N / A	TBD	TBD
SECTION 3	TBD	TBD	CHURCH	1	TBD	N / A	TBD	0

** PUBLIC ACCESS EASEMENT TO BE USED ONLY IN THE EVENT OF AN EMERGENCY AS DETERMINED BY CITY OF FRANKLIN EMERGENCY SERVICE PROVIDERS.

FRANKLIN FIRST UNITED METHODIST CHURCH PARKING DATA

DEVELOPMENT	PARKING SPACES PROVIDED	PARKING SPACES SUBTOTAL	PARKING SPACES REMAINING
SECTION 1	459	459	541
SECTION 2			
SECTION 3			

MATCH LINE
SEE SHEET C104
SEE SHEET C103

GENERAL 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 DAMAGE CAUSED BY CONTRACTOR ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
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. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.) , UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT 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. 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.
10. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AOC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
11. 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.
12. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

STATE PLANE COORDINATE SYSTEM NAD-83 (1995)

100 0 50 100 200

GRAPHIC SCALE - 1" = 100'

MAP 63, PARCEL 22 ZONE ER

OWNER
FIRST UNITED METHODIST CHURCH OF FRANKLIN
143 FIFTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

ENGINEER / APPLICANT
BARGE CAUTHEN & ASSOCIATES, INC.
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209

SURVEYOR
LEADING EDGE LAND SERVICES, INC.
361 MALLORY STATION ROAD, SUITE 108
FRANKLIN, TENNESSEE 37067

Know what's **below** **Call** before you dig. 811 www.call811.com

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.

Barge Cauthen & ASSOCIATES
JOB #2105-26-01

TEMPORARY PARKING
18 FEBRUARY 16
8 ASI #40
6 FEBRUARY 15
7 ASI #27
16 JANUARY 15
6 ASI #13
10 OCTOBER 14
5 REVISION 1
04 APRIL 14
4 SITE PLAN- POST PLANNING COMMISSION SUBMITTAL
25 SEPTEMBER 13
3 SITE PLAN- POST PLANNING COMMISSION SUBMITTAL
10 JUNE 13
2 SITE PLAN RESUBMITTAL
07 MARCH 13
PERMIT SET
1 FEBRUARY 13

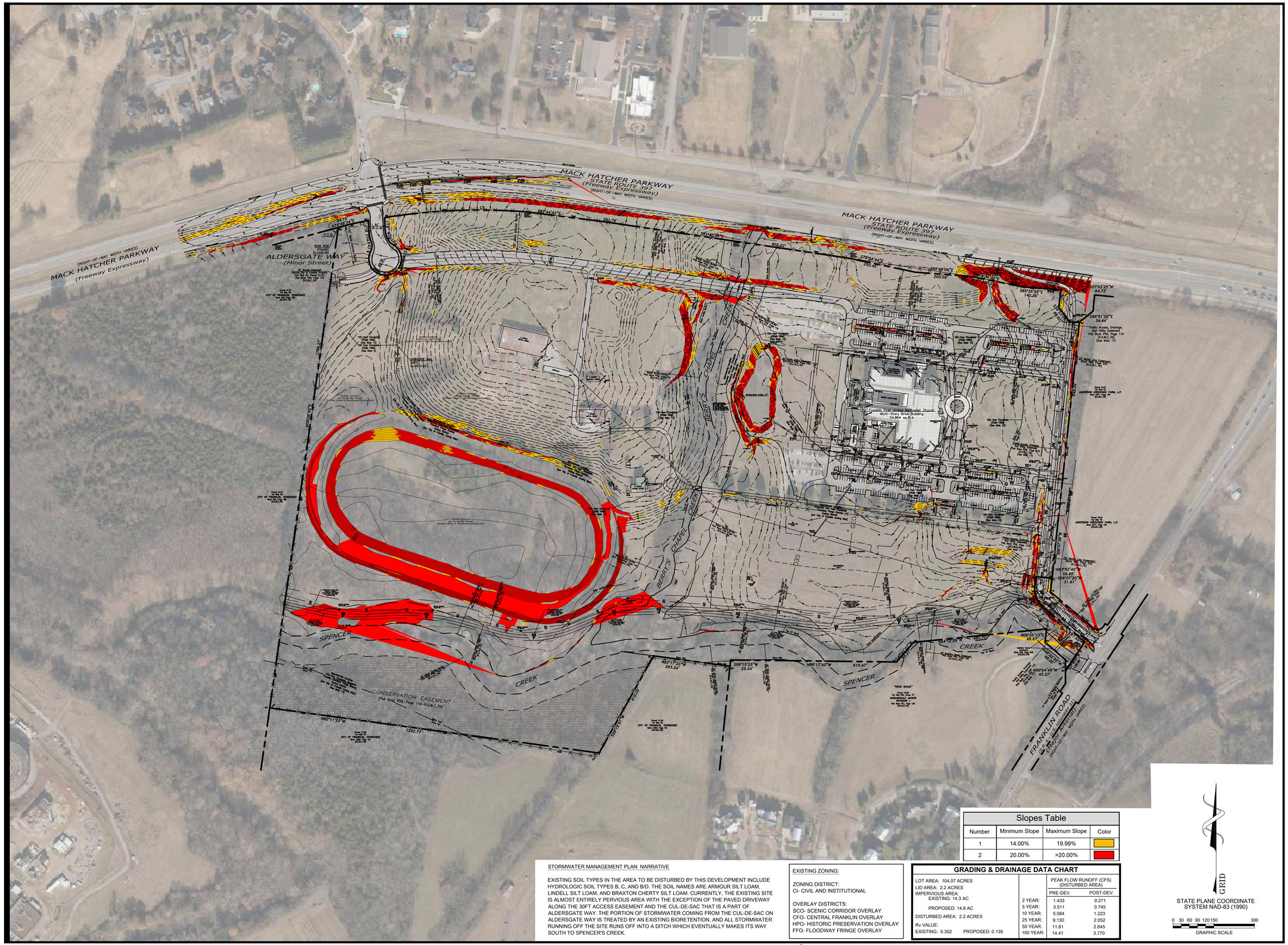
11011
COF PLANNING PROJECT #2665
COF CODES PROJECT #______

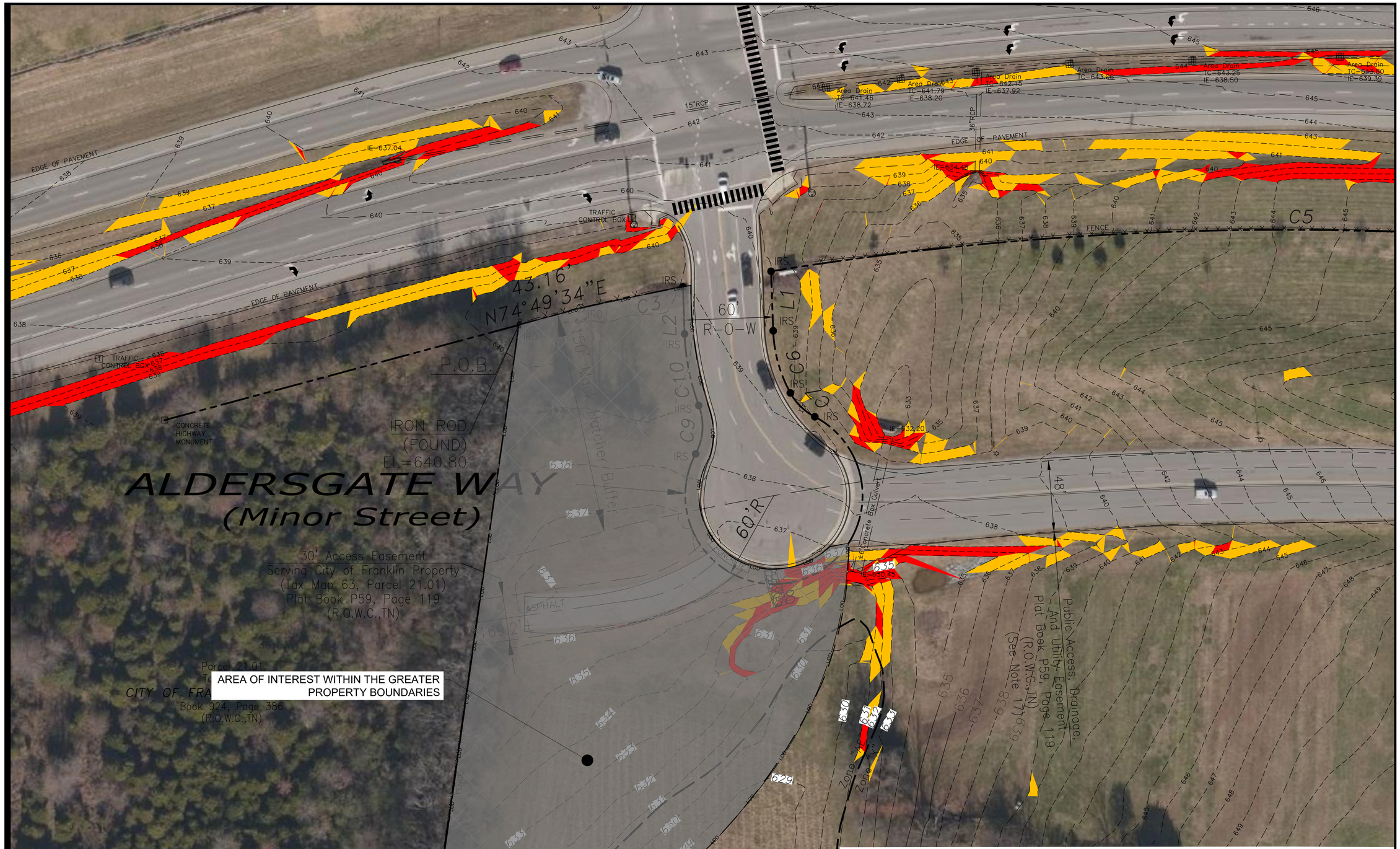
CITY OF FRANKLIN ENGINEERING DEPT 03/04/16 This sheet is part of the APPROVED Site Plan Set.

JEFFREY L. HOOPER 2-18-16

OVERALL SITE PLAN

C102


MACK HATCHER PARKWAY
STATE ROUTE 397
(Freeway Expressway)
(RIGHT-OF-WAY WIDTH VARIES)
ALDERSGATE WAY
(Minor Street)
P.O.B.
IRON ROD (FOUND)
ELEVATION
N=1,640,274.76
E=2,515,974.34
BERRY'S CHAPEL CREEK
SPENCER CREEK
CONSERVATION EASEMENT
(Plat Book 259, Page 119-R.O.M.C.,TN)
Existing Contours
(Off Survey-City Datum)
(Outside Limits of Disturbance/Construction)
Franklin First United Methodist Church
Multi-Story Brick Building
54,904 sq.ft.±
FRANKLIN ROAD
(U.S. HIGHWAY 31)
(RIGHT-OF-WAY WIDTH VARIES)
CONSERVATION EASEMENT
N82°17'20"W 283.54'
S06°15'23"W 23.24'
N89°17'40"W 610.47'
N82°11'23"W (322.71')
N06°25'23"E 49.67'
N00°04'49"W 42.37'
S89°51'20"E 34.44'
S07°03'25"W 64.73'
S85°35'55"E 140.36'
N63°53'40"E 59.95'
S58°07'30"E 31.91'
S78°04'44"E 200.58'
S85°48'06"E 200.58'
Public Access, Drainage, And Utility Easement
Plat Book 259, Page 119
(R.O.M.C.,TN)
(See Note 17)
ANDERSON GREENBRIER FARM, L.P.
Book 7788, Page 199
R.O.M.C.,TN
"OPEN SPACE"
Lot No. 1
The Reserve "A"
HARLINSDALE MANOR
ADDITION
Plat Book 7, Page 139
R.O.M.C.,TN
Lot No. 2
CITY OF FRANKLIN, TENNESSEE
Book 6729, Page 151
R.O.M.C.,TN
Parcel 21.01
CITY OF FRANKLIN, TENNESSEE
Book 6729, Page 151
R.O.M.C.,TN
Parcel 21.02
CITY OF FRANKLIN, TENNESSEE
Book 6729, Page 151
R.O.M.C.,TN
Parcel 21.03
CITY OF FRANKLIN, TENNESSEE
Book 6729, Page 151
R.O.M.C.,TN
Parcel



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.

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

GRADING & DRAINAGE DATA CHART			
LOT AREA: 104.07 ACRES		PEAK FLOW RUNOFF (CFS) (DISTURBED AREA)	
LID AREA: 2.2 ACRES		PRE-DEV.	POST-DEV.
IMPERVIOUS AREA: EXISTING: 14.3 AC	2 YEAR:	1.433	0.271
PROPOSED: 14.8 AC	5 YEAR:	3.511	0.745
DISTURBED AREA: 2.2 ACRES	10 YEAR:	5.584	1.223
Rv VALUE:	25 YEAR:	9.130	2.052
EXISTING: 0.352 PROPOSED: 0.135	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

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. GOSE
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
0.108859
STATE OF TENNESSEE
08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC

110 ALDERSGATE WAY FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN RESUBMITTAL 08-03-2023

REVISIONS

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

ENLARGED EXISTING CONDITIONS

C1.10

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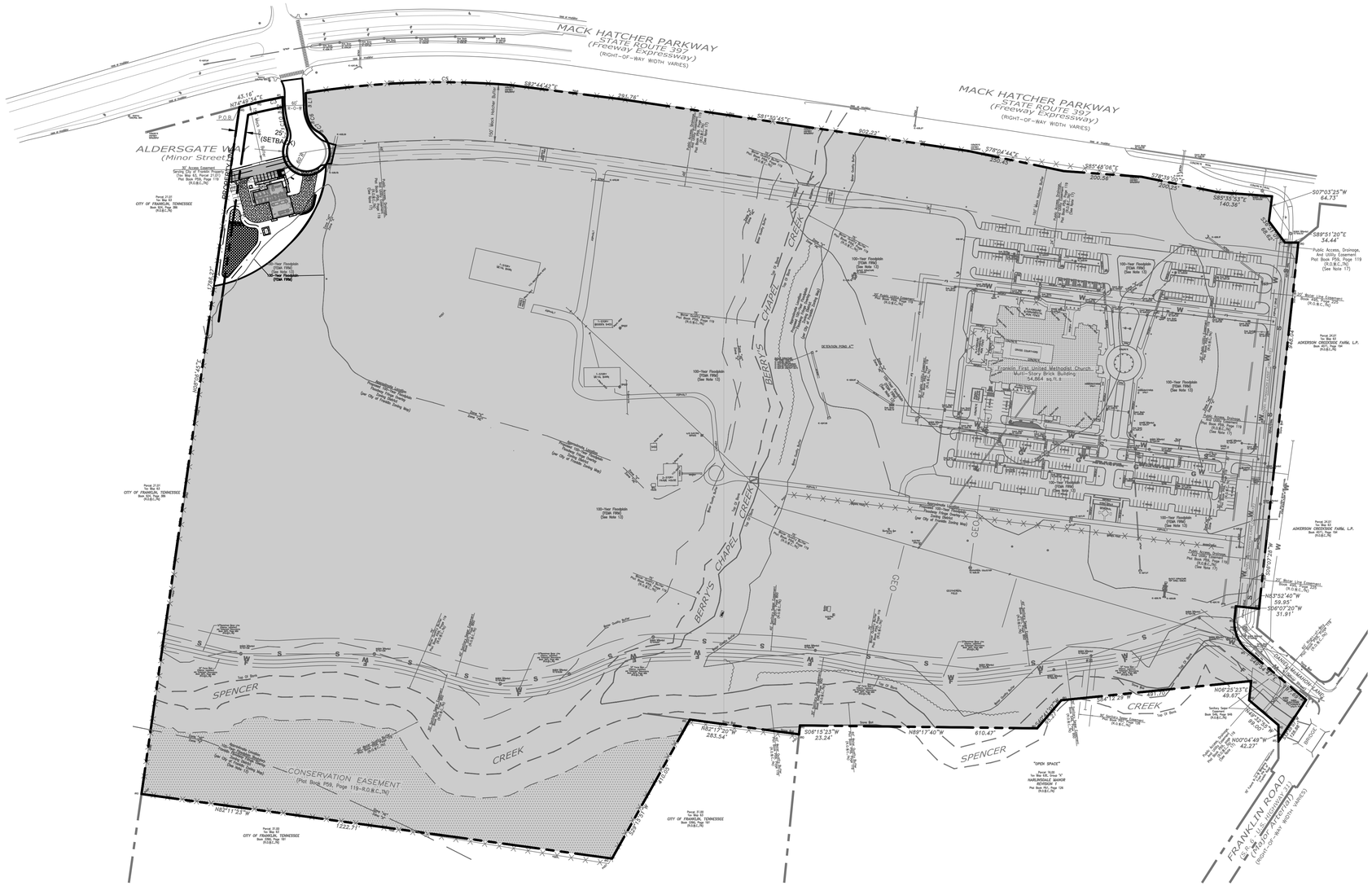

MACK HATCHER PARKWAY
STATE ROUTE 397
(Freeway Expressway)
(RIGHT-OF-WAY WIDTH VARIES)
ALDERSGATE WAY
(Minor Street)
25' (SETBACK)
P.O.B.
P.O.C.
S87°44'42"E 781.76'
S91°50'45"E 902.22'
S78°04'44"E 350.58'
S85°48'06"E 200.58'
S78°39'00"E 205.25'
S89°33'53"E 140.38'
S07°03'25"W 64.73'
S89°51'20"E 54.44'
N07°51'14"E 43.16'
N07°44'42"W 1056.93'
N82°17'20"W 283.54'
S06°15'23"W 23.24'
N89°17'40"W 610.47'
S06°15'23"W 1181.47'
N82°11'23"W 1222.21'
N08°25'23"E 49.67'
N63°52'40"W 59.85'
S06°07'20"W 31.91'
N00°04'49"W 42.27'
S06°07'20"W 91.20'
Franklin First United Methodist Church
Multi-Story Brick Building
54,864 sq.ft.±
BERRY'S CHAPEL CREEK
GEORGE CREEK
SPENCER CREEK
CONSERVATION EASEMENT
(Pod. Book, Pgs, Page 119-R.O.W.C.,TN)
"OPEN SPACE"
FRANKLIN ROAD
(S.R. 96 - VARIABLE WIDTH)
(RIGHT-OF-WAY WIDTH VARIES)
100-Year Floodplain (FEMA 1996) (See Note 13)
Public Access, Drainage, And Utility Easement Plat Book P59, Page 119 (R.O.B.C.,TN) (See Note 17)
Parcel 21.01 Tax Map 63 CITY OF FRANKLIN, TENNESSEE Book 525, Page 386 (R.O.B.C.,TN)
Parcel 21.02 Tax Map 63 CITY OF FRANKLIN, TENNESSEE Book 3765, Page 110 (R.O.B.C.,TN)
Parcel 21.03 Tax Map 63 CITY OF FRANKLIN, TENNESSEE Book 3765, Page 110 (R.O.B.C.,TN)
Parcel 24.01 Tax Map 63 ANDERSON CREEKSIDE FARM, L.P. Book 4073, Page 748 (R.O.B.C.,TN)
Parcel 24.02 Tax Map 63 ANDERSON CREEKSIDE FARM, L.P. Book 4073, Page 748 (R.O.B.C.,TN)
Parcel 71.00 Tax Map 63 "OPEN SPACE" Book 7630, Page "A" Tax Map 63E, Group "A" HARLINSDALE FARM SUBDIVISION REVISED Plat Book P67, Page 126 (R.O.B.C.,TN)
Parcel 71.01 Tax Map 63 CITY OF FRANKLIN, TENNESSEE Book 3765, Page 110 (R.O.B.C.,TN)
Parcel 71.02 Tax Map 63 CITY OF FRANKLIN, TENNESSEE Book 3765, Page 110 (R.O.B.C.,TN)
Parcel 71.03 Tax Map 63 CITY OF FRANKLIN, TENNESSEE Book 3765, Page 110 (R.O.B.C.,TN)
Parcel

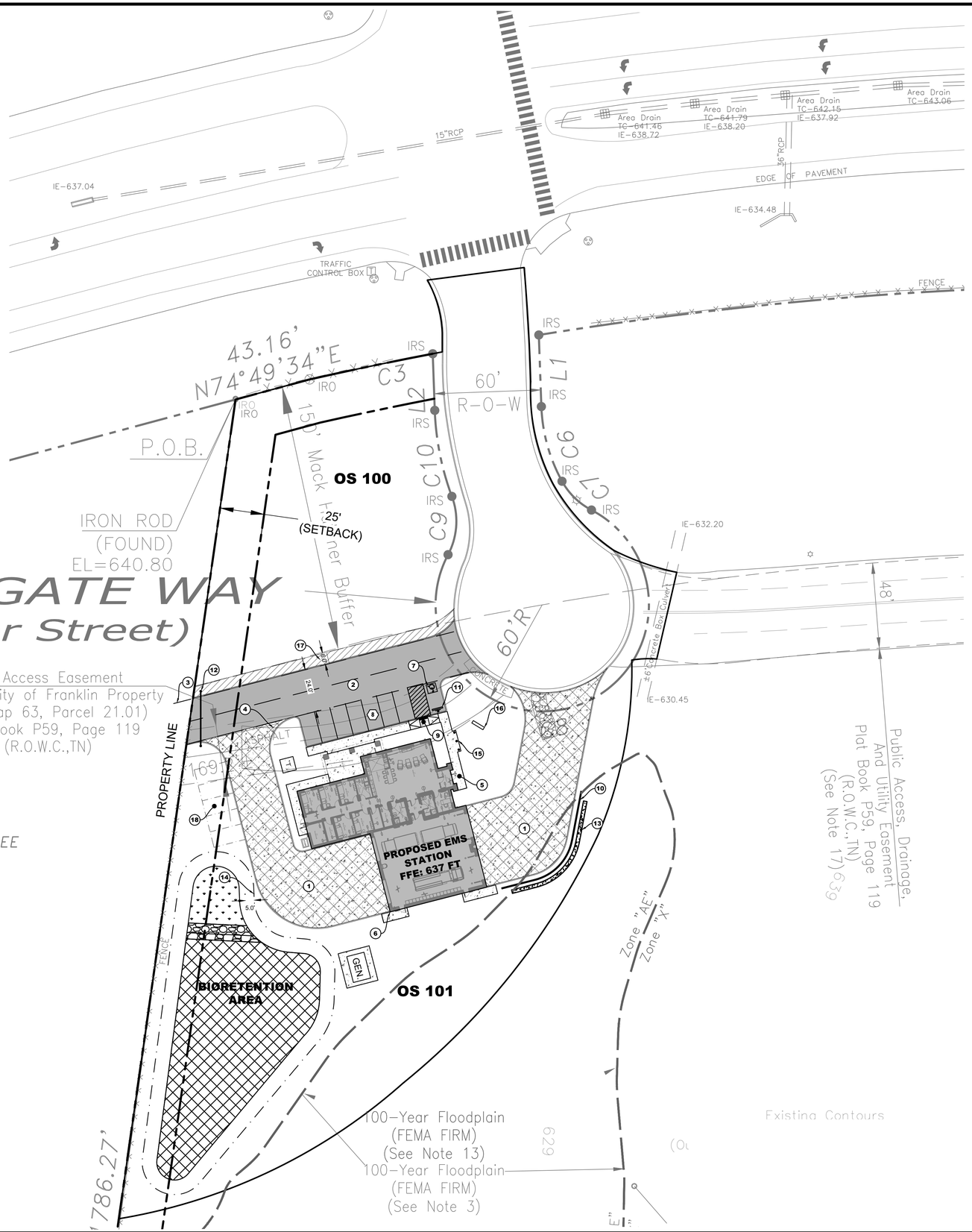
SITE PLAN KEYNOTES:

1. HEAVY DUTY CONCRETE PAVEMENT (TYP).
2. LIGHT DUTY ASPHALT PAVEMENT (TYP).
3. RELOCATED 24.0' ACCESS EASEMENT
4. POST CURB (TYP).
5. CONCRETE SIDEWALK (TYP).
6. PROPOSED BUILDING; REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS
7. ADA PARKING SPACE (TYP).
8. ACCESSIBLE PARKING SIGN (TYP).
9. ACCESSIBLE SIDEWALK RAMP (TYP).
10. TIMBER GUARDRAIL
11. WHEEL STOP (TYP).
12. ACCESS GATE—OPERATION AND/OR REMOVAL OF GATE SHALL BE AT THE DISCRETION OF CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT
13. POURED IN PLACE CONCRETE RETAINING WALL WITH BRICK VENEER
14. PROPOSED EXCLUSIVE GREEN INFRASTRUCTURE EASEMENT COVERING ENTIRETY OF BIORETENTION AREA AND EXTENDING 5 FT FROM TOP OF BERM.
15. FLAGPOLE LOCATION WITH UPLIGHTING
16. MONUMENTAL SIGN, SEE ARCHITECTURE PLANS FOR DETAILS
17. ROOM FOR 6.0 FT DRIVE AISLE EXPANSION FOR CITY OF FRANKLIN ACCESS EASEMENT, TBD
18. POSSIBLE AREA OF FUTURE PARKING RELOCATION

(X) NUMBER OF PARKING SPACES IN AN AREA

SEE DETAILS SHEET CX.X FOR CIVIL DETAILS; UNLESS OTHERWISE NOTED

CONCRETE HIGHWAY MONUMENT



SITE DATA

PROJECT NAME:	CITY OF FRANKLIN WILLIAMSON COUNTY EMS
PROJECT NUMBER:	TBD
ADDRESS:	110 ALDERSGATE WAY WILLIAMSON COUNTY, TN 37069
PARCEL(S):	TAX MAP 63, PARCEL 21.01
ACREAGE / SF OF SITE:	104.07 AC.
VESTING (IF APPLICABLE):	N/A
REGULATIONS:	
BASE ZONING:	CI
PROPOSED ZONING:	PLANNED (PD 207.500)
ZONING OVERLAYS:	SCENIC CORRIDOR OVERLAY CENTRAL FRANKLIN OVERLAY HISTORIC PRESERVATION OVERLAY FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED:	CIVC BUILDING
FRONTAGE TYPES APPLIED:	PARKING FRONTAGE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS-	
FRONT:	150 FT
SIDE:	25 FT
REAR:	25 FT
DWELLING UNIT COUNT (BY TYPE):	5
COMMERCIAL SF (BY USE):	ESSENTIAL SERVICES - 6,180 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	35.33 FT
MINIMUM LSA:	40% - 41.6 AC OF TOTAL LOT, 0.63 AC OF DISTURBED AREA
OPEN SPACE REQUIRED:	5% - 5.2 AC OF TOTAL LOT, 0.11 AC OF DISTURBED AREA
NATURAL AREA REQUIRED:	N/A
TREE CANOPY RETENTION REQUIRED:	26%
PARKING REQUIRED (BY USE):	VARIABLE
PARKING PROVIDED (BY USE):	8 SURFACE SPACES
HISTORIC RESOURCE TREATMENT (Y/N):	NO

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD.

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE SOUTH OF THE SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 1.1 MILES TO COLUMBIA AVE. POLICE DEPT.
NEAREST FIRE STATION: 1.2 MILES TO FIRE STATION 1 ON NEW HWY 96.
NEAREST RECREATIONAL FACILITY: 1.2 MILES TO THE PARK AT HARLINSDALE FARM ON FRANKLIN RD.

PROJECTED STUDENT POPULATION
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS AN EMERGENCY SERVICES BUILDING.

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

STREET NETWORK
TRIPS FROM PASSENGER CARS GENERALLY WILL INCLUDE 1-2 TRIPS FOR EMPLOYEES CHANGING SHIFTS. TRIPS FROM AMBULANCES WILL VARY DAY TO DAY, BUT A ROUGH ESTIMATE WOULD BE 20 TRIPS A DAY. ENTRANCE AND EXITS WILL TAKE PLACE ONTO ALDERSGATE WAY AND SUBSEQUENTLY MACK HATCHER MEMORIAL PARKWAY.

DRAINAGE FACILITIES
0.5 AC OF IMPERVIOUS AREA WILL BE ADDED TO THE SITE.
RUNOFF RATES WILL BE EQUAL TO OR LESS THAN EXISTING CONDITIONS. OUTFALL REMAINS THE SAME.

STORMWATER NARRATIVE:

STORMWATER QUALITY AND QUANTITY REQUIREMENTS TO BE ACHIEVED WITH BIORETENTION.

ENVISION FRANKLIN STATEMENT:

The proposed plan is consistent with the Major Objectives and Guiding Principles of Envision Franklin. This development will provide residents of the City of Franklin with essential services in the form of an emergency medical response station located in a central location. This proposed use is in line with the guiding principle of creating Vibrant Neighborhoods. The proposed EMS station is to be located in the PUD currently containing Franklin First United Methodist Church. A notable component of this church is its beautiful architecture, and the design of the proposed EMS station is unique in that it is inspired by the architecture and materials used in the construction of Franklin First United Methodist Church. The proposed EMS station is to contain gothic arches at the apparatus bay entrances as well as beautiful stone and brick masonry exteriors. This is in alignment with the theme of the church's architecture as well as the greater historical theme of the City of Franklin. These architecture choices are in line with the Envision Franklin Objectives of Exceptional Design as well as Vibrant Neighborhoods

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 5% OF 104.07 AC = 5.2 AC
2.20 AC = 0.11 AC
PROVIDED: 79.96 AC TOTAL (76.8%)
0.91 AC OF DISTURBED AREA (41.4%)

LOT	TYPE	AREA
100	NATURAL AREA	20,683 SF
101	NATURAL AREA	19,110 SF

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

GRAPHIC SCALE 0 10 20 30 60

TMPartners, PLLC
Architecture Interiors Planning
211 Franklin Road
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Brentwood, TN 37027-5593
615.377.9773 Office
615.370.4147 Fax
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JOHN R. GORE REGISTERED ENGINEER AGRICULTURE COMMERCE 0.108855 STATE OF TENNESSEE 08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC
110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN RESUBMITTAL
08-03-2023

REVISIONS

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

ENLARGED DEVELOPMENT PLAN

C2.10

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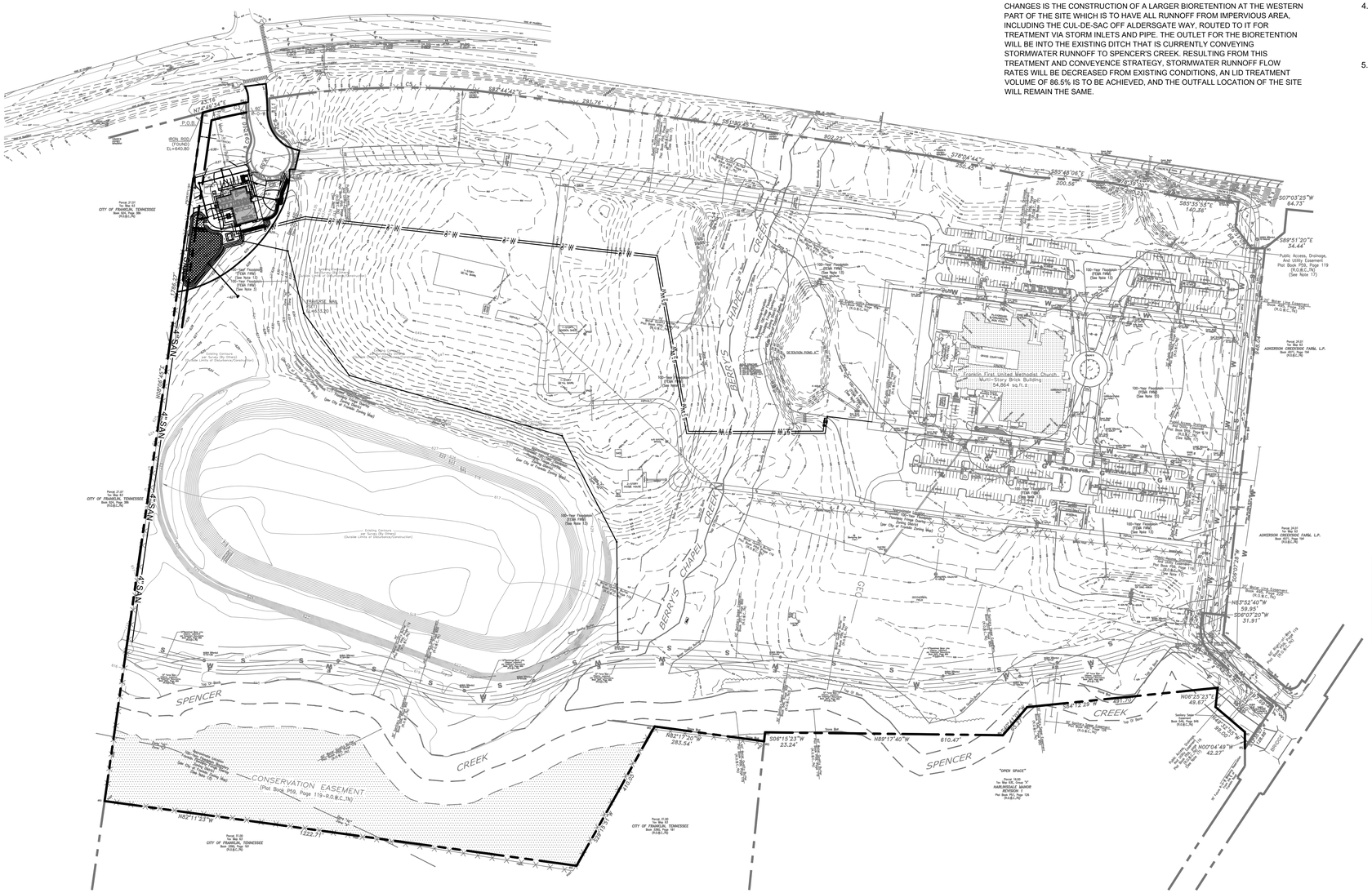
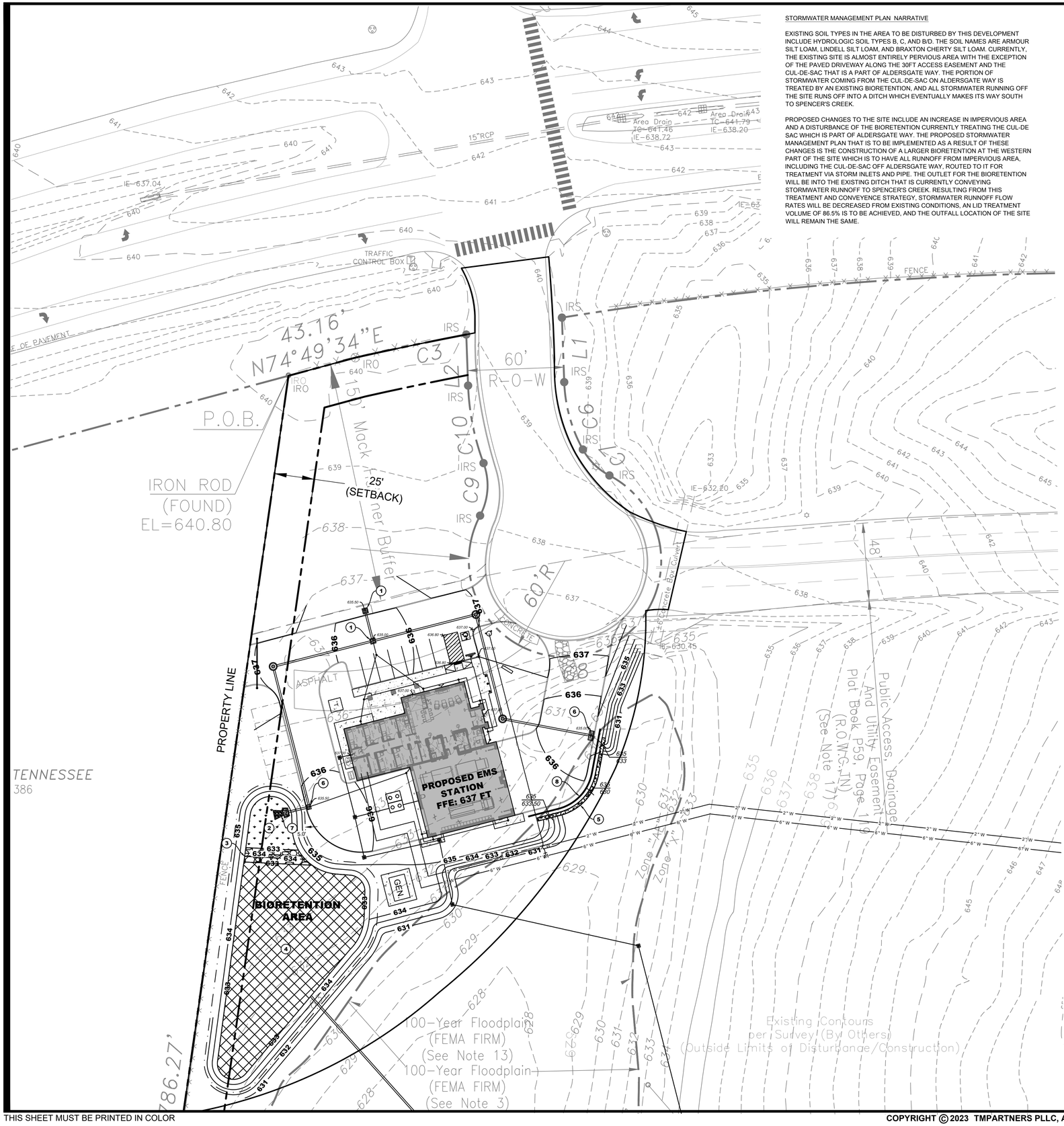

BERRYS CHAPEL CREEK
SPENCER CREEK
CONSERVATION EASEMENT
(Plat Book P59, Page 119-R.O.W.C.,TN)
Lincoln First United Methodist Church
Multi-Story Brick Building
54,864 sq.ft.±
EXISTING POND #1
EXISTING POND #2
PROPOSED BIORETENTION
"OPEN SPACE"
Parcel 21.01
Tax Map 67
CITY OF FRANKLIN, TENNESSEE
Book 1676, Page 199
(R.O.B.C.,TN)
Parcel 21.02
Tax Map 67
CITY OF FRANKLIN, TENNESSEE
Book 2292, Page 181
(R.O.B.C.,TN)
Parcel 37.01
Tax Map 67
CITY OF FRANKLIN, TENNESSEE
Book 1676, Page 199
(R.O.B.C.,TN)
Parcel 37.02
Tax Map 67
CITY OF FRANKLIN, TENNESSEE
Book 1676, Page 199
(R.O.B.C.,TN)
Parcel 37.07
Tax Map 67
ADKERSON CREEKSIDE FARM, L.P.
Book 8072, Page 164
(R.O.B.C.,TN)
Parcel 37.08
Tax Map 67
ADKERSON CREEKSIDE FARM, L.P.
Book 8072, Page 164
(R.O.B.C.,TN)
Parcel 37.09
Tax Map 67
ADKERSON CREEKSIDE FARM, L.P.
Book 8072, Page 164
(R.O.B.C.,TN)
Parcel



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.

PROPOSED CHANGES TO THE SITE INCLUDE AN INCREASE IN IMPERVIOUS AREA AND A DISTURBANCE OF THE BIORETENTION CURRENTLY TREATING THE CUL-DE SAC WHICH IS PART OF ALDERSGATE WAY. THE PROPOSED STORMWATER MANAGEMENT PLAN THAT IS TO BE IMPLEMENTED AS A RESULT OF THESE CHANGES IS THE CONSTRUCTION OF A LARGER BIORETENTION AT THE WESTERN PART OF THE SITE WHICH IS TO HAVE ALL RUNNOFF FROM IMPERVIOUS AREA, INCLUDING THE CUL-DE-SAC OFF ALDERSGATE WAY, ROUTED TO IT FOR TREATMENT VIA STORM INLETS AND PIPE. THE OUTLET FOR THE BIORETENTION WILL BE INTO THE EXISTING DITCH THAT IS CURRENTLY CONVEYING STORMWATER RUNNOFF TO SPENCER'S CREEK. RESULTING FROM THIS TREATMENT AND CONVEYENCE STRATEGY, STORMWATER RUNNOFF FLOW RATES WILL BE DECREASED FROM EXISTING CONDITIONS, AN LID TREATMENT VOLUME OF 86.5% IS TO BE ACHIEVED, AND THE OUTFALL LOCATION OF THE SITE WILL REMAIN THE SAME.

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.

CITY OF FRANKLIN RETAINING WALL NOTES

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

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD.

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE SOUTH OF THE SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 1.1 MILES TO COLUMBIA AVE. POLICE DEPT.
NEAREST FIRE STATION: 1.2 MILES TO FIRE STATION 1 ON NEW HWY 96.
NEAREST RECREATIONAL FACILITY: 1.2 MILES TO THE PARK AT HARLINSDALE FARM ON FRANKLIN RD.

PROJECTED STUDENT POPULATION
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS AN EMERGENCY SERVICES BUILDING.

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

STREET NETWORK
TRIPS FROM PASSENGER CARS GENERALLY WILL INCLUDE 1-2 TRIPS FOR EMPLOYEES CHANGING SHIFTS. TRIPS FROM AMBULANCES WILL VARY DAY TO DAY, BUT A ROUGH ESTIMATE WOULD BE 20 TRIPS A DAY. ENTRANCE AND EXITS WILL TAKE PLACE ONTO ALDERSGATE WAY AND SUBSEQUENTLY MACK HATCHER MEMORIAL PARKWAY.

DRAINAGE FACILITIES
0.5 AC OF IMPERVIOUS AREA WILL BE ADDED TO THE SITE. RUNOFF RATES WILL BE EQUAL TO OR LESS THAN EXISTING CONDITIONS. OUTFALL REMAINS THE SAME.

GRADING & DRAINAGE KEYNOTES:

1. PROPOSED AREA INLET
2. PRE-TREATMENT CELL
3. STONE CHECK DAM
4. LEVEL 2 BIORETENTION AREA
5. POURED IN PLACE CONCRETE RETAINING WALL WITH BRICK VENEER; MAX HEIGHT 5.0FT
6. PROPOSED CURB INLET.
7. RIP RAP OUTLET PROTECTION
8. VEHICULAR GUARDRAIL

SEE DETAIL SHEET CX.X FOR CIVIL DETAILS; UNLESS OTHERWISE NOTED.

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

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

GRID

0 10 20 30 60
GRAPHIC SCALE

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 GOSE
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
0.108855
STATE OF TENNESSEE
08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC
110 ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN RESUBMITTAL 08-03-2023

REVISIONS	

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

ENLARGED GRADING PLAN

C3.10

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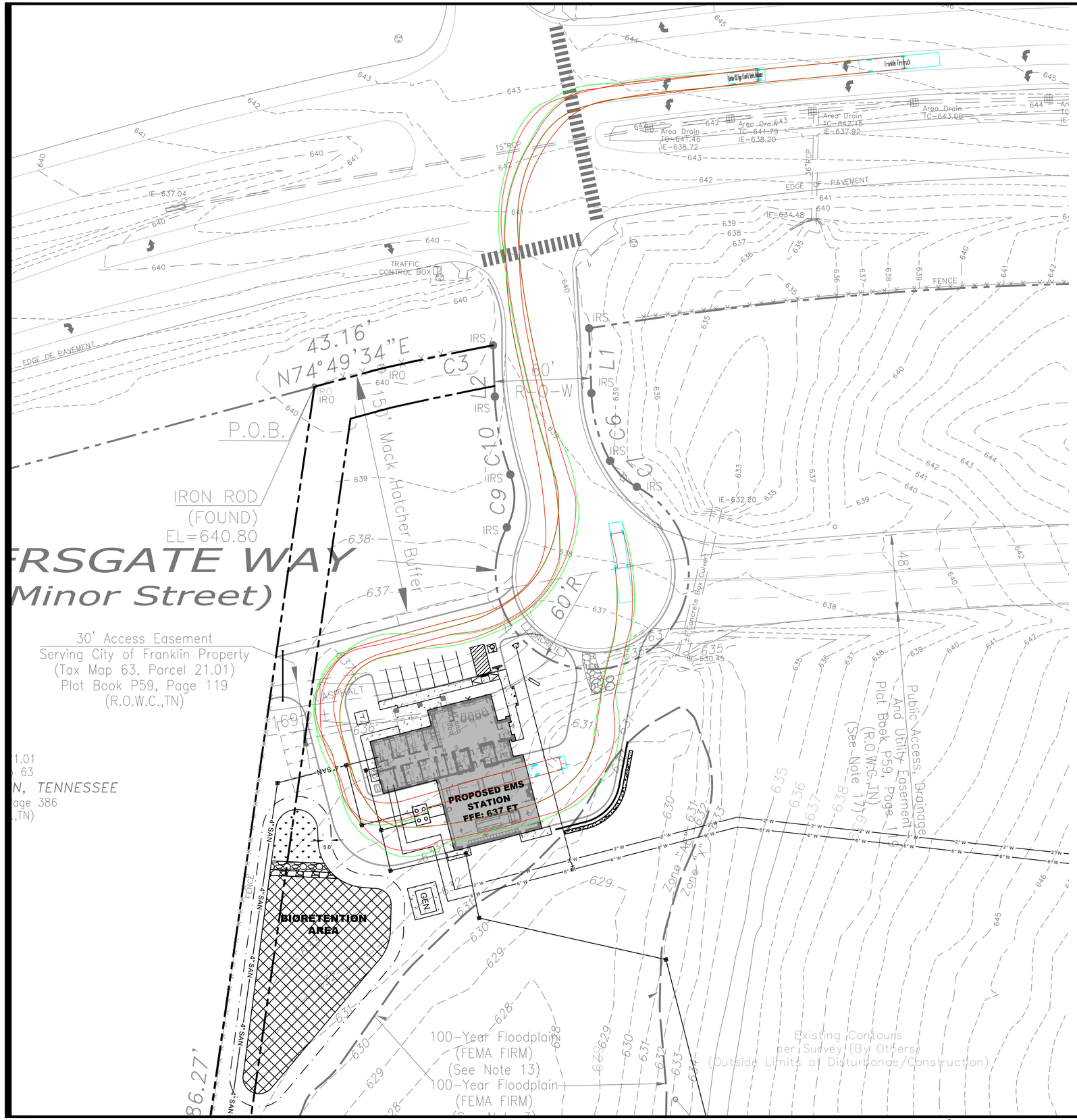

RIGHT-OF-WAY & ACCESS NOTES:

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

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD.

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE SOUTH OF THE SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 1.1 MILES TO COLUMBIA AVE. POLICE DEPT.
NEAREST FIRE STATION: 1.2 MILES TO FIRE STATION 1 ON NEW HWY 96.
NEAREST RECREATIONAL FACILITY: 1.2 MILES TO THE PARK AT HARLINSDALE FARM ON FRANKLIN RD.

PROJECTED STUDENT POPULATION
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS AN EMERGENCY SERVICES BUILDING.

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

STREET NETWORK
TRIPS FROM PASSENGER CARS GENERALLY WILL INCLUDE 1-2 TRIPS FOR EMPLOYEES CHANGING SHIFTS. TRIPS FROM AMBULANCES WILL VARY DAY TO DAY, BUT A ROUGH ESTIMATE WOULD BE 20 TRIPS A DAY. ENTRANCE AND EXITS WILL TAKE PLACE ONTO ALDERSGATE WAY AND SUBSEQUENTLY MACK HATCHER MEMORIAL PARKWAY.

DRAINAGE FACILITIES
0.5 AC OF IMPERVIOUS AREA WILL BE ADDED TO THE SITE. RUNOFF RATES WILL BE EQUAL TO OR LESS THAN EXISTING CONDITIONS. OUTFALL REMAINS THE SAME.

R.O.W AND ACCESS DATA CHART
DAILY TRIP GENERATION: 20 TRIPS PER DAY
PEAK HOUR TRIP GENERATION: 2 VEHICLES PER HOUR
TRAFFIC IMPACT STUDY REQUIRED: NO
CIRCULATION PLAN REQUIRED: NO

GRID

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 10 20 30 60
GRAPHIC SCALE

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ROW & ACCESS PLAN

C5.00

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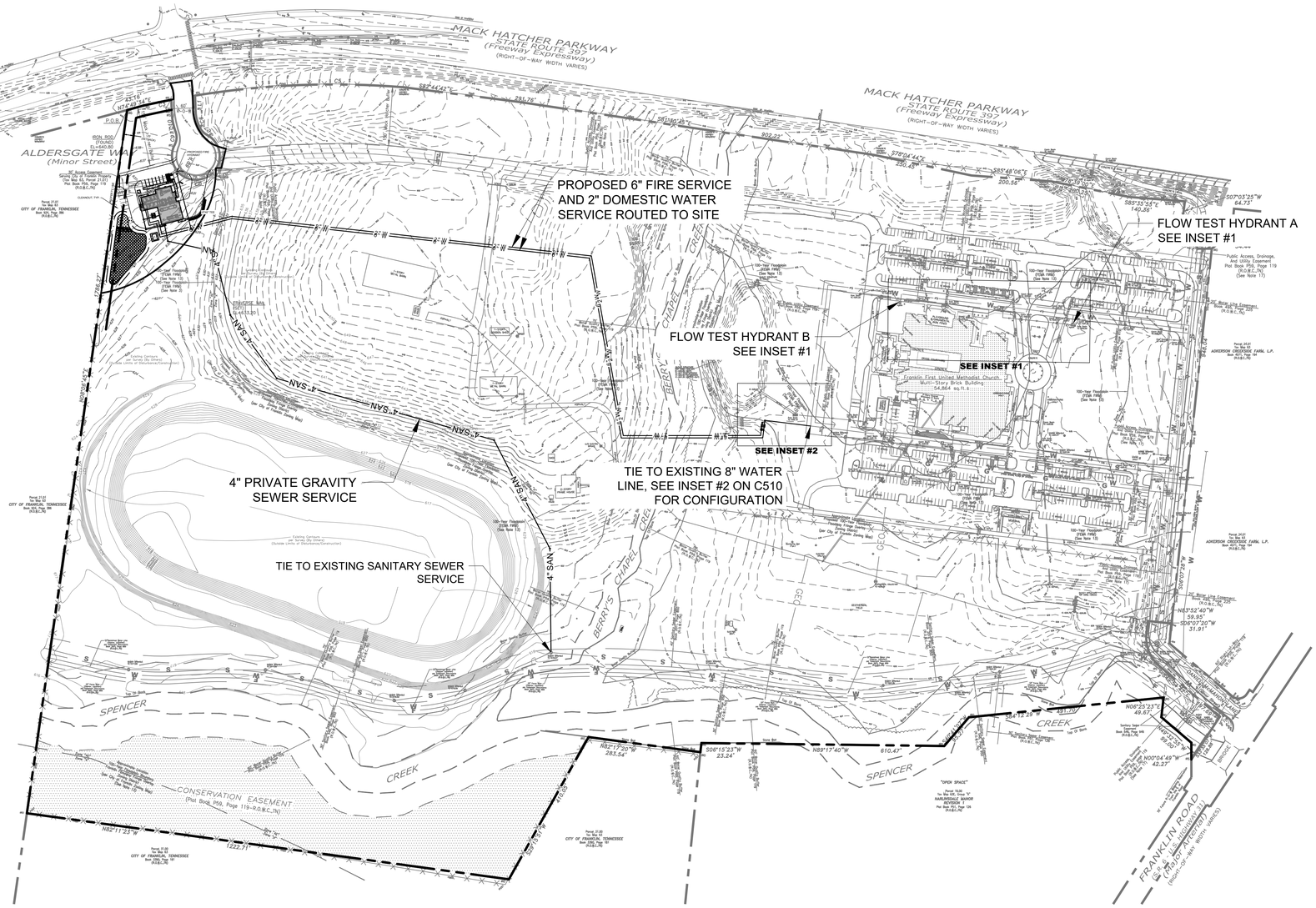
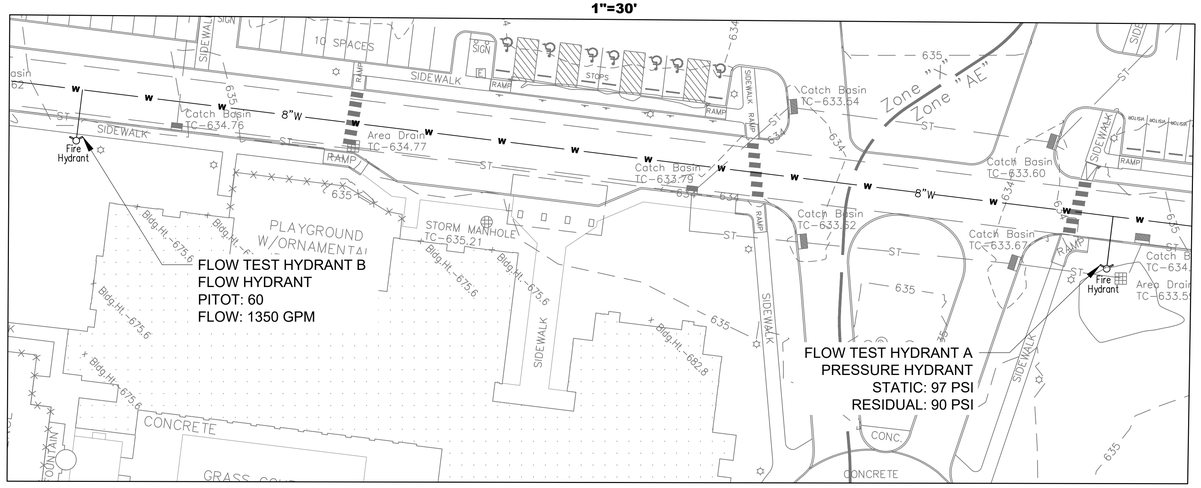


INSET #1: FLOW TEST FIRE HYDRANTS

1"=30'



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.

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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.

TWO HYDRANT FLOW TEST RESULTS

STATIC: 97 psi
RESIDUAL: 90 psi
FLOW: 1350 gpm
FLOW TEST PERFORMED AT 9:00 AM ON JUNE 23, 2023 BY BRUHN & BRUHN FIRE PROTECTION

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT. WE ESTIMATE USAGE TO BE 1,302 GPD.

SEWER FACILITIES
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AVAILABLE SOUTH OF THE SITE.

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PROJECTED STUDENT POPULATION
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS AN EMERGENCY SERVICES BUILDING.

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
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DRAINAGE FACILITIES
0.5 AC OF IMPERVIOUS AREA WILL BE ADDED TO THE SITE.
RUNOFF RATES WILL BE EQUAL TO OR LESS THAN EXISTING CONDITIONS. OUTFALL REMAINS THE SAME.

UTILITY PROVIDERS

STREETS AND DRAINAGE
CITY OF FRANKLIN ENGINEERING DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

WATER SYSTEM
CITY OF FRANKLIN
DEPARTMENT OF WATER AND SEWER
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064
(615)-794-4554
ATTN: BEN MCNEIL

ELECTRIC
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION
P.O. BOX 681709
FRANKLIN, TENNESSEE 7068

SANITARY SEWER
CITY OF FRANKLIN
DEPARTMENT OF WATER AND SEWER
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 30 60 90 120 150 300
GRAPHIC SCALE

tmp
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CK. BY	CHECKER
PROJ. NO.	A08221
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SITE UTILITIES PLAN

C5.00

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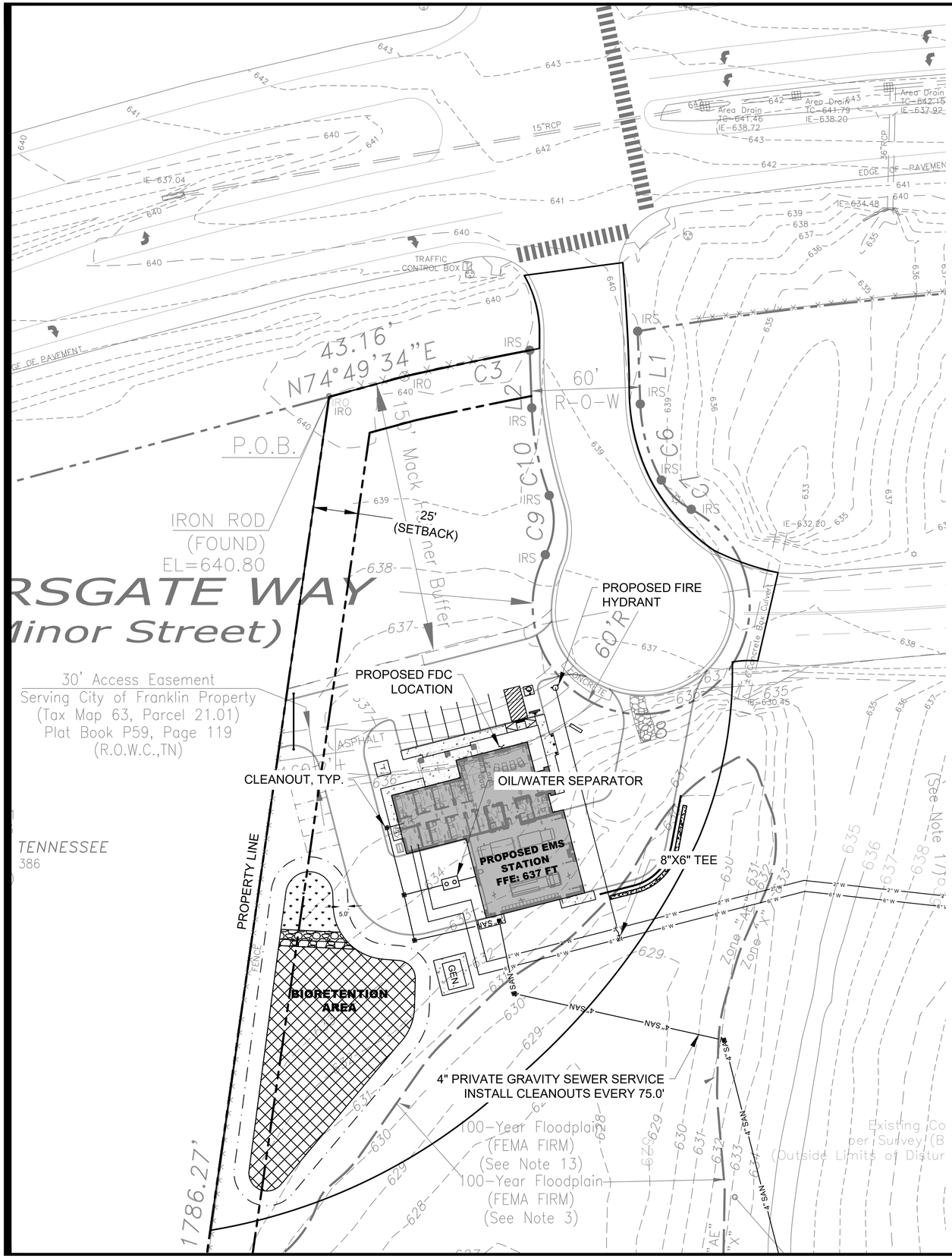

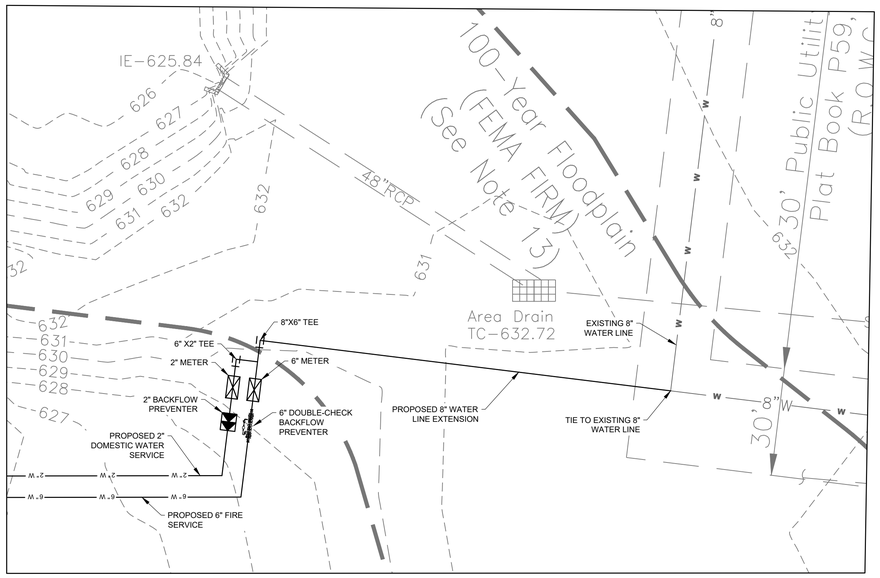

INSET #2: ENLARGED WATER CONNECTION PLAN

1"=20'

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WATER SYSTEM
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RESIDUAL: 90 psi
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GRID

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GRAPHIC SCALE

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REVISIONS	

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
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ENLARGED UTILITIES PLAN

C5.10

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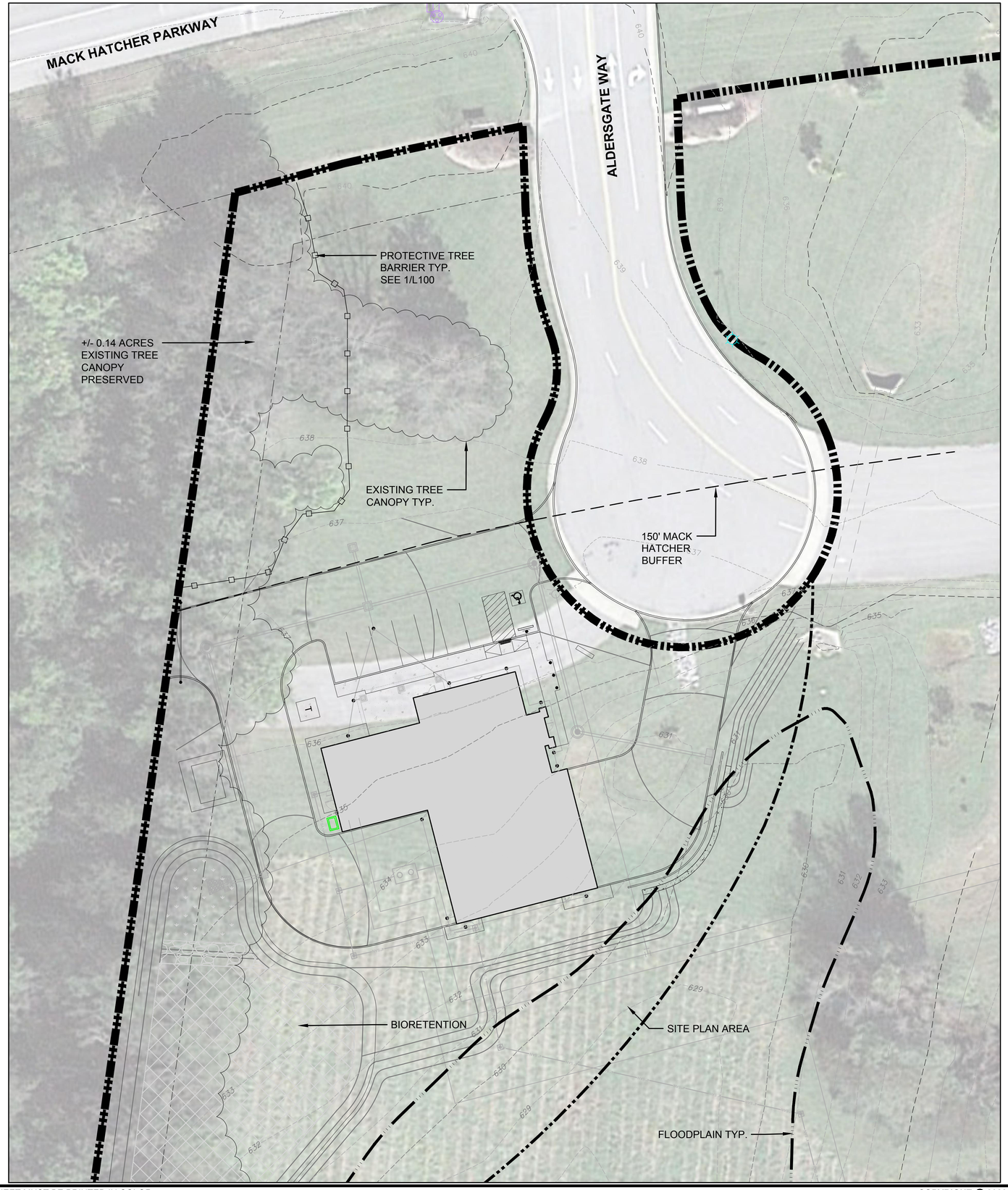
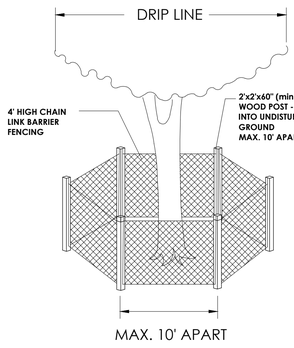


Proposed EMS Station at FFUMC	
Site Acreage :	1.77
Site Zoning District and applicable Overlays:	**CI Zoning District**, Historic Preservation Overlay, Central Franklin Overlay, Flood Fringe Overlay, Scenic Corridor Overlay
Minimum Required Landscape Surface Area (Ratio and Acreage):	0.708 (40%)
Provided Landscape Surface Area (Ratio and Acreage):	1.08 (61%)
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:	.14 acres (27%)
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

0' 10' 20' 40'

NORTH

TMPartners, PLLC
Architecture Interiors Planning

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615.377.9773 Office
615.370.4147 Fax
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JOHN DAVID HAAS JR. REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 331 — 08/03/23

WILLIAMSON COUNTY FIRE AND RESCUE
EMS AT FFUMC

ALDERSGATE WAY
FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN RESUBMITTAL
08-03-2023

REVISIONS

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

TREE PRESERVATION PLAN

L100

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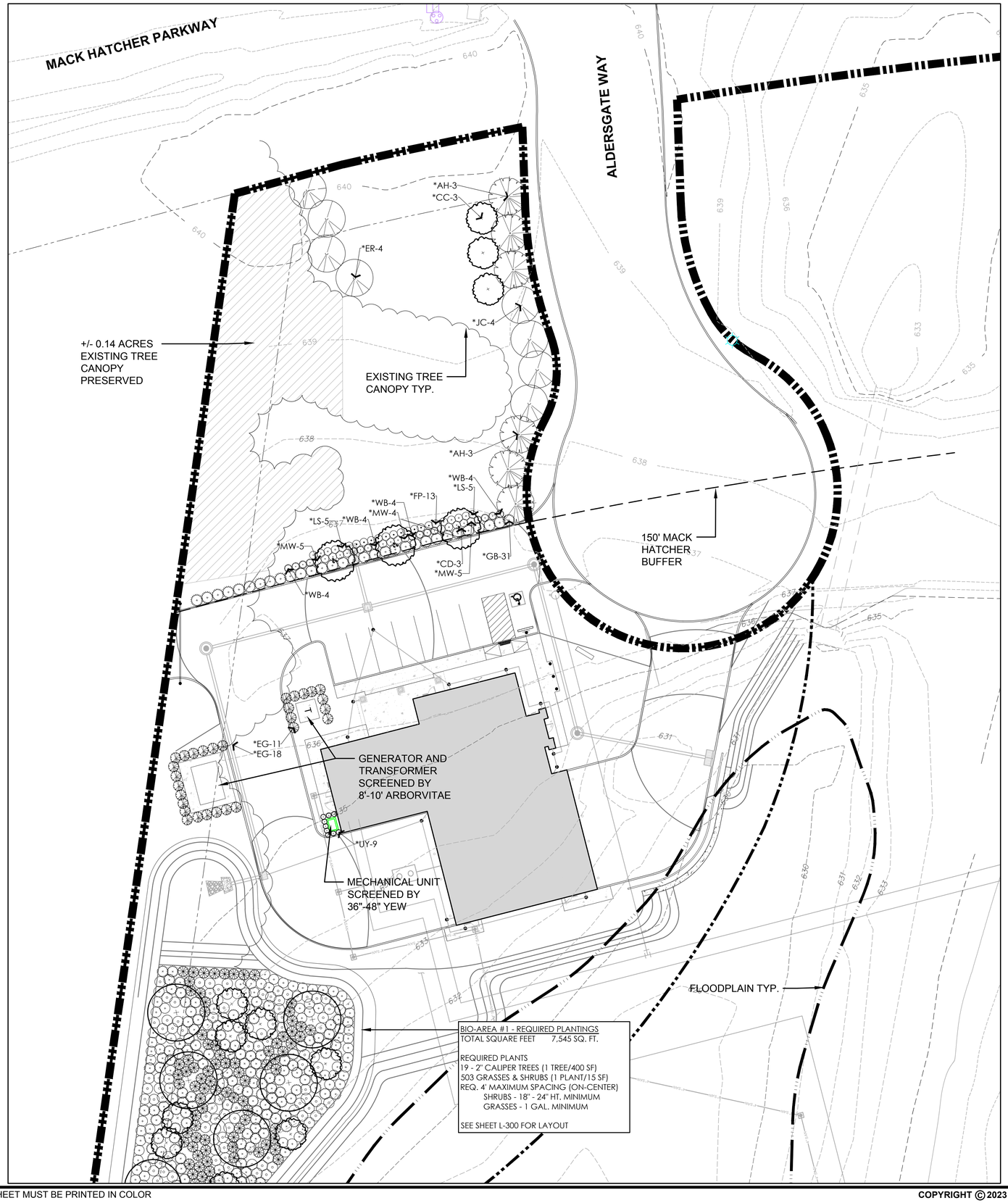

Proposed EMS Station at FFUMC	
Site Acreage :	1.77
Site Zoning District and applicable Overlays:	**CI Zoning District**, Historic Preservation Overlay, Central Franklin Overlay, Flood Fringe Overlay, Scenic Corridor Overlay
Minimum Required Landscape Surface Area (Ratio and Acreage):	0.708 (40%)
Provided Landscape Surface Area (Ratio and Acreage):	1.08 (61%)
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:	.14 acres (27%)
Number and DBH of Specimen Trees Removed:	0

Landscape Requirements: (ACI)				
LSA MINIMUM: 0.708 AC - 0.10 Acre Tree Save Area = 0.608 Acre Adjusted LSA with Credit	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		29	29	87
2" caliper canopy trees		25	25	50
Aggregate Canopy Caliper Inches Provided				137
Aggregate Canopy Caliper Inches Required				34
2" caliper understory trees		17	17	34
1.5" caliper understory trees				
Aggregate Understory Caliper Inches Provided				34
Aggregate Understory Caliper Inches Required				9
Min. 18" Height Shrubs			336	
Min. 30" Height Shrubs			215	
Total Shrubs Provided			551	
Total Shrubs Required			40	

Mack Hatcher Buffer Requirements	
Total Length of Buffer on-site (feet)	140
Required Number of Canopy Trees	14
Required Number of Understory Trees	6
Shrubs	84
Note: Required Mack Hatcher Buffer Plantings to apply towards ACI requirements	

GENERAL NOTES - LANDSCAPE PLANTING

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICHEVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.

2. ALL TREES SHALL MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.

3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.

4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.

5. TREE TOPPING IS NOT PERMITTED.

6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.

7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE DEPARTMENT OF BUILDING AND NEIGHBORHOOD SERVICES PRIOR TO LAND DISTURBING ACTIVITIES.

8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVED PRIOR TO THE LANDSCAPE INSTALLATION.

9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.

10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.

11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.

12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.

13. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.

15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT MATERIAL.

16. 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.

17. ALL MECHANICAL EQUIPMENT IS TO BE COMPLETELY SCREENED FROM ALL DIRECTIONS AND OFF SITE VIEWS.

18. MUNICIPAL CODE 7-231 DOES NOT PERMIT THE INSTALLATION OF COMBUSTIBLE MULCH WITHIN 24-INCHES OF BUILDINGS OF CONSTRUCTION TYPES III, IV, AND V AND BUILDINGS WITH COMBUSTIBLE EXTERIOR SHEATHING.

NOTE:
NO IRRIGATION IS PROPOSED FOR THIS PROJECT

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

SEE SHEET L3.00 FOR PLANT SCHEDULE

0' 10' 20' 40' NORTH

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LANDSCAPE PLAN

L200

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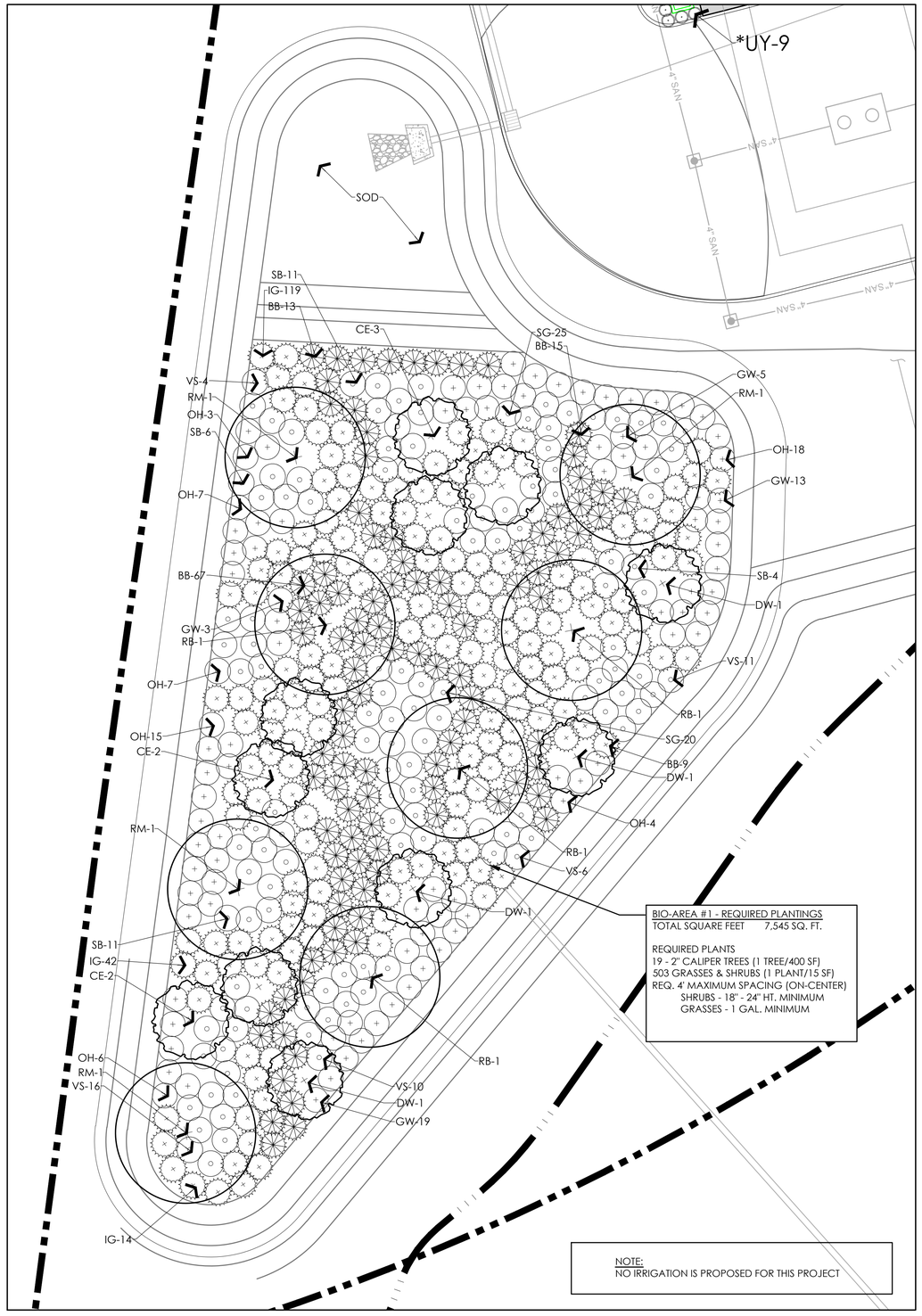
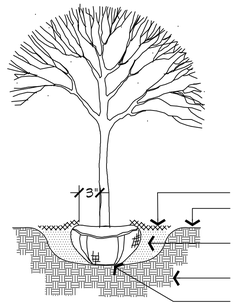


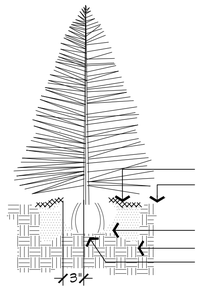
1 BIORETENTION PLANTING PLAN (ENLARGEMENT)



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

2 TREE PLANTING

NTS



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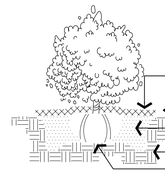
3. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
4. MULCH VOLCANOES SHALL NOT BE ALLOWED

3 EVERGREEN 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

4 SHRUB PLANTING

NTS

EMS at FFUMC - PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE / CAL	HEIGHT	SPACING	REMARKS
		Evergreen Trees					
AH	6	Ilex opaca	American Holly	2" Cal Min.	6'-8' Hgt	Per Plans	
EG	29	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	3" Cal Min.	8'-10' Hgt	4' O.C.	
ER	4	Juniperus virginiana	Eastern Red Cedar	2" Cal Min.	6'-8' Hgt	Per Plans	
JC	4	Juniperus scopulorum 'Cologreen'	Cologreen Juniper	2" Cal Min.	6'-8' Hgt	Per Plans	
		Deciduous Trees					
CC	3	Cercis canadensis var. texensis 'Oklahoma'	Oklahoma Redbud	2" Cal Min.	8'-10' Hgt	Per Plans	Single Trunk
CD	3	Cornus × rutgersensis Celestial	Celestial Dogwood	2" Cal Min.	8'-10' Hgt	Per Plans	Strong Central Leader
		Shrubs					
FP	13	Potentilla fruticosa 'Monsidh'	Frosty Potentilla	-	18"-24" Ht.	3' O.C.	
GB	31	Buxus x 'Green Mountain'	Green Mountain Boxwood	-	30"-36" Ht.	4' O.C.	
LS	10	Spiraea japonica 'SMSJMLG'	Lil Sizzle Spirea	-	18"-24" Ht.	3' O.C.	
MW	14	Weigela florida 'Elvera'	Midnight Wine Weigela	-	18"-24" Ht.	3' O.C.	
UY	9	Cephalotaxus harringtonia 'Fastigiata'	Upright Japanese Plum Yew	-	36"-48" Ht.	2' O.C.	
WB	16	Buxus microphylla var. japonica 'Winter Gem'	Winter Gem Boxwood	-	18"-24" Ht.	3' O.C.	

BIO-RETENTION PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE / CAL	HEIGHT	SPACING	REMARKS
		Deciduous Trees					
CE	7	Cercis canadensis	Eastern Redbud	2" Cal Min.		Per Plans	Single Trunk
DW	4	Cornus florida	Dogwood	2" Cal Min.		Per Plans	Strong Central Leader
RB	4	Betula nigra 'BNMTF'	DuraHeat River Birch	2" Cal Min.		Per Plans	2 Trunk Max - Each 3" Caliper
RM	4	Acer rubrum	Red Maple	2" Cal Min.		Per Plans	
		Shrubs					
BB	104	Buddleia davidii	Butterfly Bush	-	18"-24" Ht.	4' O.C.	
GW	40	Hypericum frondosum	Shruby St. Johns Wort	-	18"-24" Ht.	4' O.C.	
VS	47	Itea virginica	Virginia Sweetspire		18"-24" Ht.	4' O.C.	
IG	175	Ilex glabra 'Shamrock'	Shamrock Inkberry	-	24"-30" Ht.	4' O.C.	
OH	60	Hydrangea quercifolia	Oakleaf Hydrangea	-	18"-24" Ht.	4' O.C.	
SB	32	Sweetpepper Bush	Clethra alnifolia	-	18"-24" Ht.	4' O.C.	
		Grasses					
SG	45	Panicum virgatum "Shenandoah'	Shenandoah Switch Grass	2 Gallon		Per Plans	

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JOHN DAVID HAAS JR. REGISTERED TENNESSEE NO. 3050 LANDSCAPE ARCHITECT
08/03/23

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COF no. 8248
PUD
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REVISIONS

DR. BY	AUTHOR
CK. BY	CHECKER
PROJ. NO.	A08221
DATE	08/03/2023

LANDSCAPE DETAILS & PLANT SCHEDULE

L300

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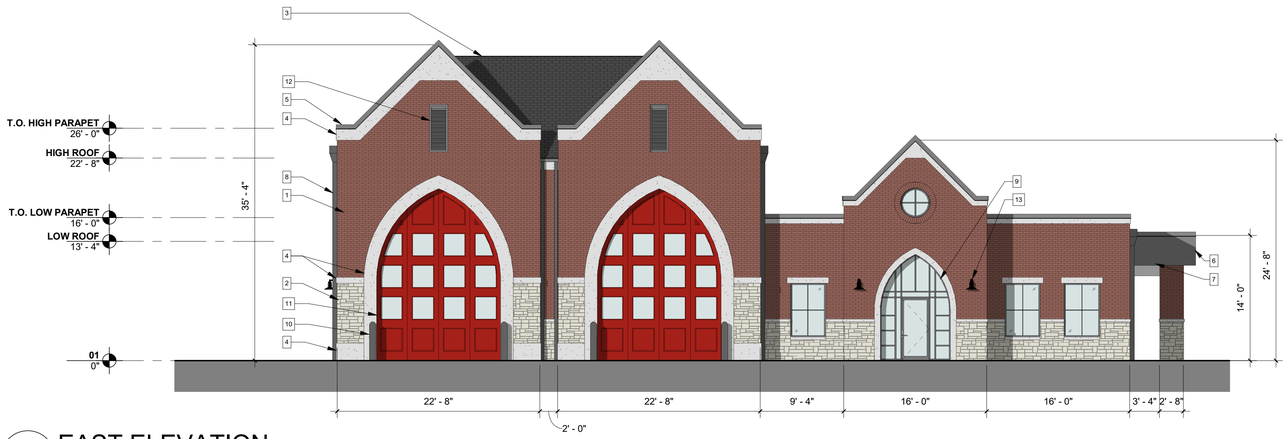


1 EAST ELEVATION

0 4 8 16 24 FEET

GLASS AND OPENINGS: 637 SF



2 SOUTH ELEVATION

0 4 8 16 24 FEET

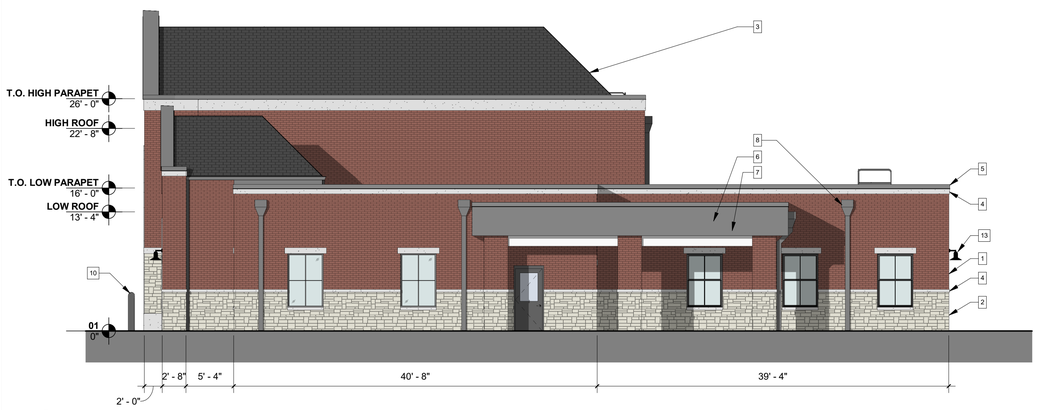
GLASS AND OPENINGS: 109 SF



3 WEST ELEVATION

0 4 8 16 24 FEET

GLASS AND OPENINGS: 466 SF



4 NORTH ELEVATION

0 4 8 16 24 FEET

GLASS AND OPENINGS: 145 SF

MATERIALS LEGEND

1	RED BRICK
2	NATURAL STONE MASONRY
3	ASPHALT SHINGLE ROOF
4	SMOOTH CAST STONE
5	GRAY METAL COPING
6	GRAY SKIM COAT ON EXTERIOR GYPSUM
7	WHITE SKIM COAT ON EXTERIOR GYPSUM
8	GRAY METAL DOWNSPOUT
9	GRAY ALUMINUM STOREFRONT WITH CLEAR GLASS
10	GRAY PIPE BOLLARD
11	RED FOUR-FOLD APPARATUS BAY DOORS
12	GRAY METAL LOUVER
13	BLACK ALUMINUM ARCHITECTURAL LIGHTING

EAST ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,310 SF	N/A
NET* OF WALL	1,553 SF	100%
PRIMARY MATERIALS (BRICK & STONE MASONRY)	1,201 SF	77%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	352 SF	23%

SOUTH ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,394 SF	N/A
NET* OF WALL	1,891 SF	100%
PRIMARY MATERIALS (BRICK & STONE MASONRY)	1,641 SF	87%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	250 SF	13%

WEST ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,310 SF	N/A
NET* OF WALL	1,550 SF	100%
PRIMARY MATERIALS (BRICK & STONE MASONRY)	1,222 SF	79%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	328 SF	21%

NORTH ELEVATION

	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,394 SF	N/A
NET* OF WALL	1,768 SF	100%
PRIMARY MATERIALS (BRICK & STONE MASONRY)	1,566 SF	89%
ACCENT MATERIALS (SMOOTH CAST STONE & SKIM COAT)	202 SF	11%

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

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JEFFERY A. EARWOOD
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ARCHITECT
No. 103777
STATE OF TENNESSEE
8/10/2023

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC

110 ALDERSGATE WAY FRANKLIN, TN 37069

COF no. 8248
PUD DEVELOPMENT PLAN SUBMITTAL 08-03-2023

REVISIONS

DR. BY	KD
CK. BY	JE
PROJ. NO.	A08221
DATE	08/03/2023

BUILDING ELEVATIONS

A001

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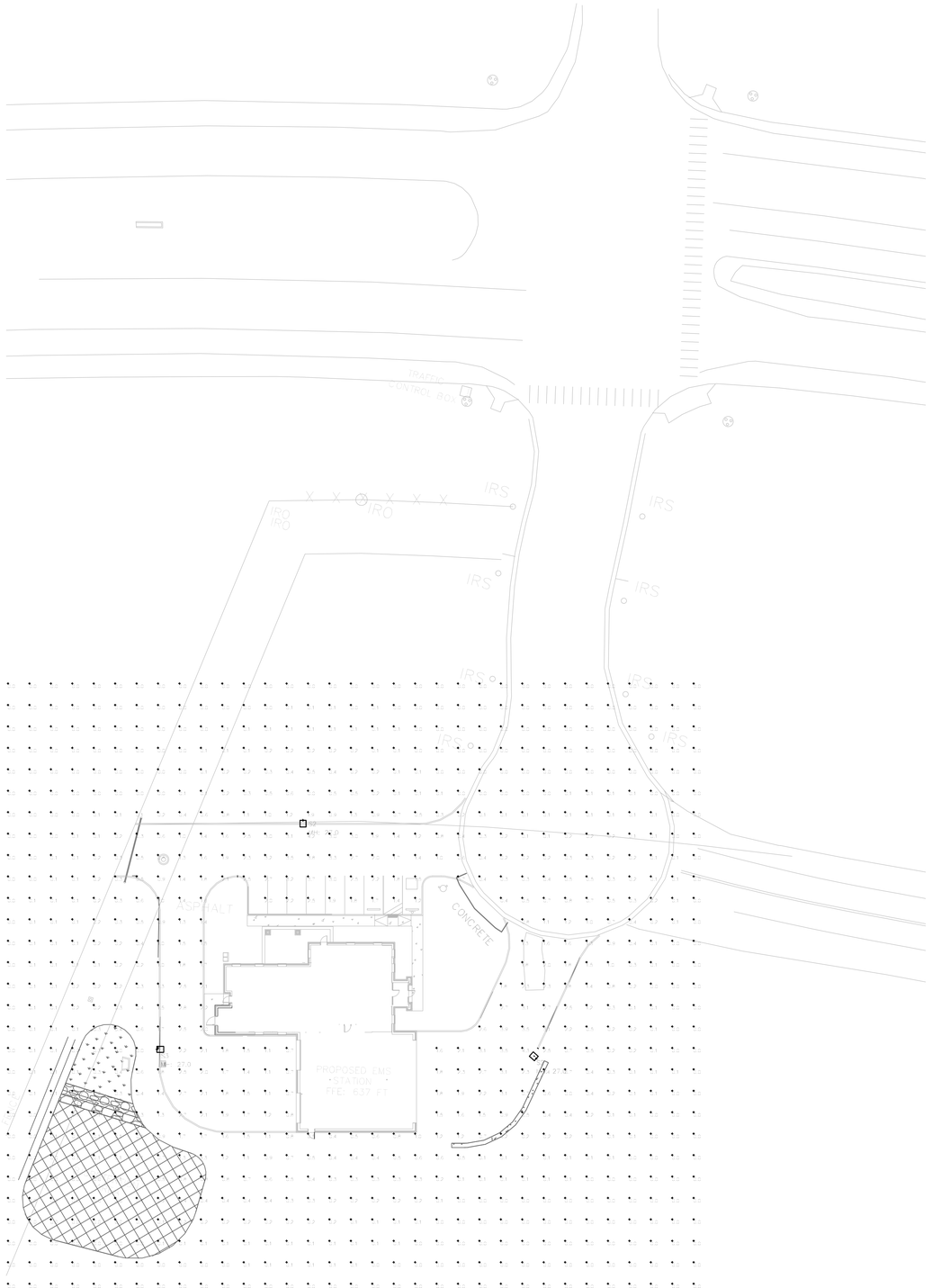
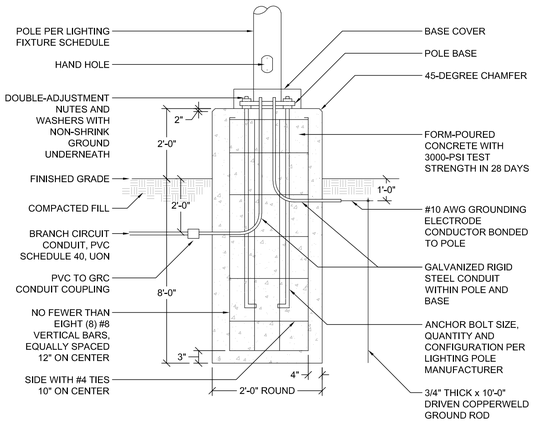
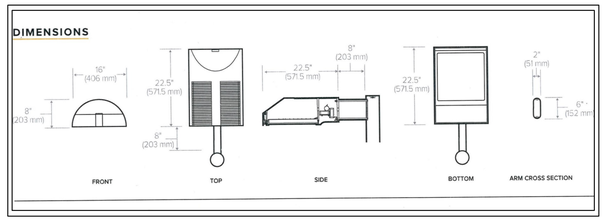




DETAIL - TYPICAL SITE LIGHTING POLE BASE
NOT TO SCALE



PRODUCT EXCEPTIONS & DETAILS

Configuration		EPA
	1SA — 1 Arm Side Mount	0.9
	1W — Single Wall Mount	n/a
	HSF — Horizontal Slipfitter	n/a

Configuration			
	1A		3T
	2B		3Y
	2L		4C

SITE LIGHTING DATA

Development Standard: Traditional
Land Use: Non-residential Zoning
District: General Commercial (GC)
Pole Height 25 ft
Pole/Fixture Color: Black Gloss Smooth
Color of Light: 4000K

THIS LIGHTING PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED LIGHTING PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT OF SUPERINTENDENT OR THE PLANNING COMMISSION/CITY OF FRANKLIN.

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

SITE LIGHTING PHOTOMETRIC PLAN

30' 0 30'

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RICHARD M. GRAHAM REGISTERED ENGINEER AGRICULTURE COMMERCE No. 21567 STATE OF TENNESSEE 9/3/23

WILLIAMSON COUNTY FIRE AND RESCUE EMS AT FFUMC
110 ALDERSGATE WAY FRANKLIN, TN 37069

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SITE LIGHTING PHOTOMETRIC PLAN

EP000

ENVISION ADVANTAGE
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NASHVILLE, TN 37204
615.661.6211

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File #: 26-0819

DATE: 7/23/2026

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:

Consideration Of Resolution 2026-58, A Resolution Amending The 4309 South Carothers Subdivision Site Plan To Extend The Vested Rights, For The Property Located East Of Interstate 65 And West Of South Carothers Road, Located At 4309 South Carothers Road.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7541
Applicant: Greg Gamble
Owner: Lockwood Joint Venture, Manish Patel (Representative)

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

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

THE REQUEST

The request is to extend the vesting period for one year, from August 26, 2026, to August 26, 2027, to allow the applicant to secure any necessary permits and commence site preparation.

APPROVAL HISTORY AND PROJECT DESCRIPTION
The site plan for 4309 S. Carothers Road Subdivision was approved by FMPC on August 26, 2021. The plan includes a 12,000 square foot retail space, a 3,500 square foot butcher shop, and a 3,888 square foot convenience store (gas station) and associated gas pumps on a site that is composed of 5.35 acres. Staff recommended approval, with conditions, of the site plan. FMPC approved the Site Plan, with conditions, by a vote of 8-0. The applicant requested a variance to reduce the transitional buffer on the northeast entrance to the site from 25' to 11' in order to align the entrance to the site with Carothers Parkway. The variance request was approved by BZA on April 1, 2021, again on December 7, 2023 after the original variance had expired, and then again on November 6, 2025 when that variance had expired.

This is the second vesting extension request for this Site Plan. The approval of Resolution 2024-60 extended the vesting from August 26, 2024 to August 26, 2026.

Since the approval of this site plan, there have been concerns vocalized by residents about the gas station use. The use of gas stations is still an allowed use in the Neighborhood Commercial zoning district in today's Zoning Ordinance.

CURRENT STATUS
This plan is within the first vesting milestone period and is currently vested until August 26, 2026. They have not pulled their grading permit, held their pre-construction meeting, or started site work yet. The associated infrastructure plan has been approved, but work has not started. As of August 2023 and since the last vesting extension request, the necessary Right-of-Way and slope easement acquisition for the installation of the turn lane at the entrance to the development has been completed.

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

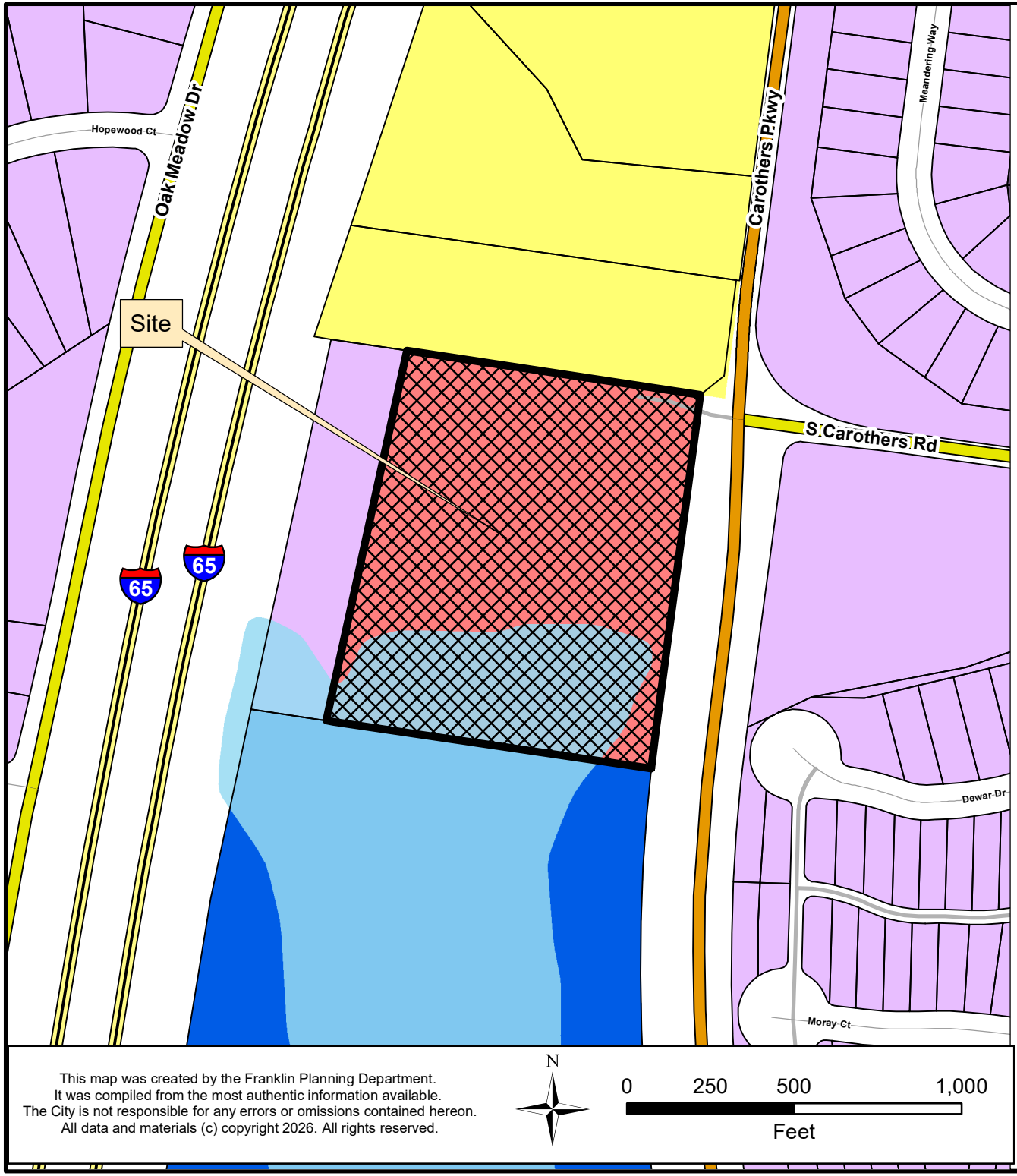
In reviewing the plan against the current City regulations, the current plan generally complies. The differences in today's Zoning Ordinance versus their vested Ordinance (12/8/2020) are minor, and could be incorporated into the design without major changes to the plan, but the applicant would still need to request a variance to reduce the transitional buffer in order to align the entrance to the site with Carothers Parkway. If a new site plan were submitted, all the proposed uses on the site plan, including the use of gas station, are still allowed uses in the Neighborhood Commercial zoning district.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2026-58 if they determine that the continuation of vested rights is in the best interest of the community.



4309 S. CAROTHERS ROAD SUBDIVISION
SITE PLAN, VESTING EXTENSION

Project Information
Existing Zoning: Neighborhood Commercial (NC)
Overlay Districts: FFO
Site Acreage: 5.35 acres
Proposed Nonresidential Square Footage: 19,388 SF
Proposed Building Height: 1 story

Legend

- 4309 S Carothers Road
- 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
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

June 3, 2026

Amy Diaz-Barriga
Assistant Director of Planning & Development
City of Franklin
109 Third Avenue South
Franklin, TN 37064

RE: 4309 S Carothers Subdivision, Site Plan, CoF Project #7541
Request for Site Plan Vesting Extension

Ms. Diaz-Barriga,

On behalf of Lockwood Joint Venture, I am writing to respectfully request a one (1) year extension of the vesting period for the previously approved Site Plan for Carothers Park Plaza Subdivision, City of Franklin Project #7541. The Site Plan was originally approved with conditions by the Franklin Municipal Planning Commission on August 26, 2021, and a prior vesting extension was granted on August 22, 2024. Since that time, the project team has continued advancing the development through the required approval and coordination process, including the associated intersection improvements and final plat approvals, and the plans for the development have been approved.

The project is now in its final pre-construction stages. The team has been working to time site grading with issuance of the building permits so that site work remains aligned with vertical construction and unnecessary early land disturbance is avoided for erosion prevention and sediment control purposes. In addition, the design of the southern retaining wall was dependent on the building foundation plan and those wall plans have now been approved. Remaining items include completion of permitting-related coordination and securing the required bonds so that site work may proceed. We anticipate these items will be completed in time to support a construction start in September 2026. In light of this continued progress, we respectfully request that the vesting period be extended for one additional year.

We understand that the Franklin Municipal Planning Commission must hear this request for an extension of the vesting period, and we respectfully ask that it be placed on the July 23, 2026, meeting agenda.

If you have any questions or need additional information, please don't hesitate to contact me at 615-414-1045.

Regards,

Manish Patel
Partner
Lockwood Joint Venture
208 N Thompson Lane
Murfreesboro, TN 37129

PLOT DATE: 2/5/2026 4:38 PM

VESTING DEVELOPMENT STANDARDS	
PUD APPROVAL DATE: 8/26/2021 (EXTENDED 8/22/2024)	
ZONING ORDINANCE	8/26/2021
SUBDIVISION REGULATIONS	12/8/2020
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2021
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	8/19/2021

CAROTHERS PARK PLAZA, SITE PLAN - AMENDMENT 1

SITE DATA

DEVELOPMENT NAME:	CAROTHERS PARK PLAZA, SITE PLAN - AMENDMENT 1
COF PROJECT NUMBER:	7541
TAX MAP & PARCELS:	TAX MAP: 089, PARCEL: 04700
ADDRESS:	3443 CAROTHERS PARKWAY
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
SITE ACREAGE:	5.35 AC
ZONING:	NEIGHBORHOOD COMMERCIAL
APPLICABLE OVERLAYS:	FFO, FLOODWAY FRINGE OVERLAY DISTRICT
MINIMUM LSR:	.15 (0.825 AC)
PROVIDED LSR:	.59 (3.16 AC)
EXISTING TREE CANOPY:	1.77 AC (33% OF TOTAL SITE)
REQUIRED TREE PRESERVATION:	0.42 AC (24% OF EXISTING CANOPY)
PROVIDED TREE PRESERVATION:	1.10 AC (62% OF EXISTING CANOPY)
BUILDING HEIGHTS:	1 STORY
OPEN SPACE REQUIRED:	5% (0.27 AC)
OPEN SPACE PROVIDED:	5% (0.29 AC)
PARKING SPACES REQUIRED:	111 PARKING SPACES
3,000 SF BUTCHER SHOP'S SHOP + 500 SF PATIO + 7 EMPLOYEES (10 PER 1000 SF+1 PER EMPLOYEE)=	42 PARKING SPACES
12,000 SF RETAIL (3.33 PER 1000 SF):	40 PARKING SPACES
3,888 SF GAS STATION (3.33 PER1000 SF + 1 PER PUMP STATION):	29 PARKING SPACES
PARKING SPACES PROVIDED:	112 PARKING SPACES
PERVIOUS SPACES:	0 PARKING SPACES
IMPERVIOUS SPACES:	112 PARKING SPACES

OWNER/APPLICANT
LOCKWOOD JOINT VENTURE
CONTACT: MANISH PATEL
208 N THOMPSON LANE
MURFREESBORO, TN 37129
615.414.1045
mnpatel29@gmail.com

ENGINEER
LJA ENGINEERING, LLC
CONTACT: CLAY WALLACE
201 SUMMIT VIEW DRIVE, SUITE 317
BRENTWOOD, TN 37027
615.802.6019
clwallace@lja.com

LAND PLANNER / LANDSCAPE ARCHITECT
GAMBLE DESIGN COLLABORATIVE
CONTACT: MATT HUFF
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615.414.6723
matt.huff@gdc-tn.com

ARCHITECT
H. MICHAEL HINDMAN ARCHITECTS, P.C.
CONTACT: HARRY HARRIS
1607 WESTGATE CIRCLE, SUITE 100
BRENTWOOD, TN 37027
615.370.3252

4309 SOUTH CAROTHERS
MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



VICINITY MAP
N.T.S.

Sheet List Table

Sheet Number	Sheet Title
C 0.0	Cover
C 0.1	Overall Existing Conditions
C 0.2	Existing Conditions
C 2.1	Enlarged Site Plan
C 3.1	Enlarged Grading & Drainage Plan
C 3.2	Initial EPSC Plan
C 3.3	Interim EPSC Plan
C 3.4	Final EPSC Plan
C 3.5A	Pre-Development Plan
C 3.5B	Post-Development Plan
C 3.5C	FFO Fill Map
C 3.6	Site Notes
C 3.7	Grading Drainage & EPSC Details
C 3.8	Grading Drainage & EPSC Details
C 3.9	Grading Drainage & EPSC Details
C 4.1	Site ROW & Access Plan
C 4.2A	Proposed Carothers Parkway Improvements
C 4.2B	Carothers Parkway Vertical Sight Triangles
C 4.3	Future Carothers Pkwy Intersection Exhibit
C 4.4	Vehicle Tracking Plan
C 4.5	ROW & Access Details
C 4.6	ROW & Access Details
C 4.7	ROW & Access Details
C 5.0	Overall Utility Plan
C 5.1	Enlarged Utility Plan
C 5.2	Utility Plan & Profile
C 5.3	Site Utility Details
PH 1	Photometric Plan
L 1.0	Tree Preservation
L 2.0	Overall Landscape Plan
L 2.1	Open Space Landscape Plan
L 2.2	Bioretention Landscape Pan
L 2.3	Transition Buffer Landscape Plan
L 3.0	Buffer Management Plan
L 4.0	Landscape Details
EX 1	Open Space Exhibit
A 1.0	Elevation Key Map
A 1.1	Retail Building Elevations
A 1.2	Gas Station Elevations
A 1.3	West Building Elevations
A 1.4	Renderings

CITY OF FRANKLIN, TN - ENGINEERING
THIS PLAN HAS BEEN REVIEWED FOR CONFORMITY TO POLICIES AND SPECIFICATIONS OF THE CITY OF FRANKLIN. THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS A WARRANTY BY THE CITY THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.
IF REMOVAL OF ADDITIONAL TREES IS NECESSARY, A REVISION OF THE TREE PRESERVATION PLAN IS REQUIRED THEREFORE, THESE PLANS ARE APPROVED AS NOTED
02/19/2026
APPROVAL EXPIRES ONE YEAR FROM DATE STAMPED IF RELATED PERMIT NOT ACTIVE.

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

APPLICANT MUST PROVIDE CUT SHEETS TO THE WATER MGMT DEPARTMENT.

THE FIRE MARSHALL SHALL DETERMINE THE LOCATIONS & SPACING OF FIRE HYDRANTS.

CITY OF FRANKLIN, TN - WATER DEPARTMENT
Plans Approved under the authority delegated by the TN Department of Environment and Conservation, Division of Water Resources
APPROVED UTILITY TYPE:
WATER SEWER RECLAIM WATER
BRIAN GOODWIN - CITY OF FRANKLIN DELEGATED AUTHORITY
APPROVAL EXPIRES ONE YEAR FROM DATE STAMPED IF RELATED PERMIT NOT ACTIVE. 02/19/2026

Tennessee811 Know what's below. Call before you dig.

REVISION
NO.	DATE	DESCRIPTION

LJA PROJECT NO
TN7343-001

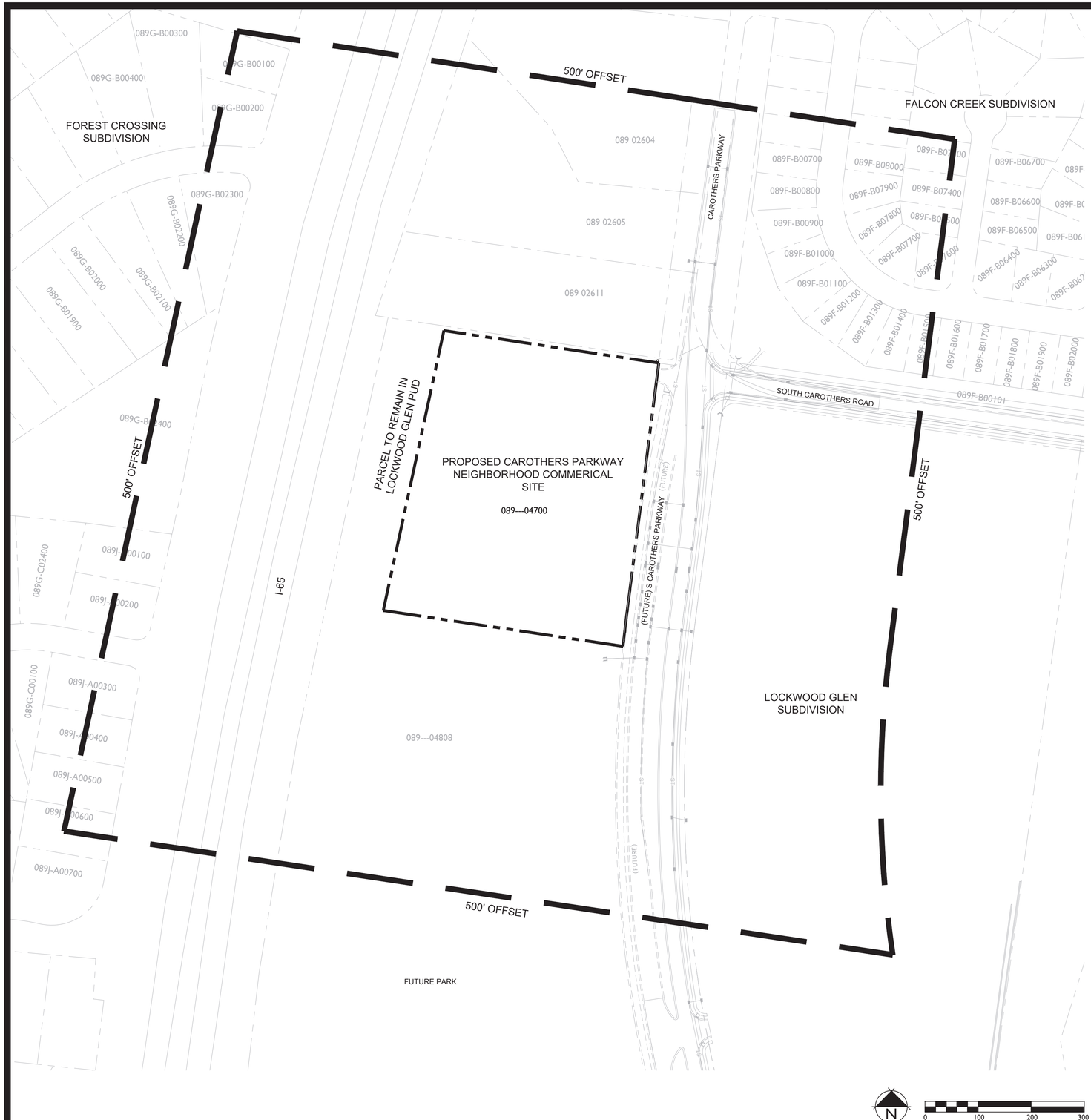
DATE
12/08/2025

SHEET TITLE
COVER

SHEET NUMBER
C 0.0

NOT FOR CONSTRUCTION

FILE LOCATION: s:\land\se\nash-tn\tn7343-001 - 4309 carothers\500 cad\560 sheets\cover

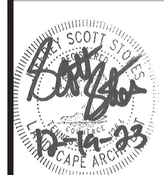


500' ADJACENT PROPERTY OWNERS:

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
089G-B00200	505 HOPEWOOD CT	DARNELL WILLIAM BRIAN	505 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B00100	923 OAK MEADOW DR	CLARK FERMAN J	923 OAK MEADOW DR	FRANKLIN	TN	37064
089G-B00300	509 HOPEWOOD CT	PORTER TERRY W	509 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02300	504 HOPEWOOD CT	FAULKNER LORENE	504 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02200	512 HOPEWOOD CT	TRUELOVE ANGELYN Y	512 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02100	516 HOPEWOOD CT	LAFITTE GLEN	516 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02000	520 HOPEWOOD CT	GREGG JILL	332 LAKEMONT CIR	FRANKLIN	TN	37067
089G-B01900	524 HOPEWOOD CT	STEWART GERALYN	524 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02400	941 OAK MEADOW DR	REYNAGA MIRIAM	941 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00100	949 OAK MEADOW DR	EDGAR JOHN KENNETH	949 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00200	505 OVERVIEW LN	SCHWARTZ SUSAN	505 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00300	504 OVERVIEW LN	LONG BRENT L	504 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00400	961 OAK MEADOW DR	HILDRETH JACK P	961 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00500	965 OAK MEADOW DR	TITUS CAMERON	965 OAK MEADOW DR	FRANKLIN	TN	37064
089G-C02400	509 OVERVIEW LN	MARLIN JAMES	2908 COURTNEY CT	COLUMBIA	TN	38401
089---02604	3485 CAROTHERS PKWY	THIEBOLD BOB	3485 CAROTHERS PKWY	FRANKLIN	TN	37067
089---02605	3465 CAROTHERS PKWY	CAROTHERS DENNIS	3465 CAROTHERS PKWY	FRANKLIN	TN	37064
089---02611	3453 CAROTHERS PKWY	SHELTON NICKOLAS R	3453 CAROTHERS PKWY	FRANKLIN	TN	37064
089F-B00700	1008 MEANDERING WAY	ROUSOS PETER C	1008 MEANDERING WA	FRANKLIN	TN	37067
089F-B00800	1010 MEANDERING WAY	FOSTER KEVIN	1010 MEANDERING WA	FRANKLIN	TN	37067
089F-B00900	1012 MEANDERING WAY	MOORE KERBY L	1012 MEANDERING WA	FRANKLIN	TN	37067
089F-B01000	1014 MEANDERING WAY	HUDDLESTON ELIZABETH	1014 MEANDERING WA	FRANKLIN	TN	37067
089F-B01100	1016 MEANDERING WAY	JACKSON SUZANNE F	1016 MEANDERING WA	FRANKLIN	TN	37067
089F-B01200	1018 MEANDERING WAY	BRAINE ANDREW AND CARL	1018 MEANDERING WA	FRANKLIN	TN	37067
089F-B01300	1020 MEANDERING WAY	MANGIAGLI SHERRI LYNN	1020 MEANDERING WA	FRANKLIN	TN	37067
089F-B01400	1022 MEANDERING WAY	CALDWELL CURTIS	1022 MEANDERING WA	FRANKLIN	TN	37067
089F-B01500	1024 MEANDERING WAY	GOSPODAREK CHARLES E	1024 MEANDERING WA	FRANKLIN	TN	37067
089F-B01600	1026 MEANDERING WAY	PRESTWOOD ALISON	1026 MEANDERING WA	FRANKLIN	TN	37067
089F-B00800	1010 MEANDERING WAY	FOSTER KEVIN	1010 MEANDERING WA	FRANKLIN	TN	37067
089F-B07600	201 GOLDEN LEAF CT	CARTER AMY A	201 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07700	1015 MEANDERING WAY	GUSKE JANINE M	1015 MEANDERING WA	FRANKLIN	TN	37067
089F-B07800	1013 MEANDERING WAY	SLEDGE TIMOTHY	1013 MEANDERING WA	FRANKLIN	TN	37067
089F-B07900	1011 MEANDERING WAY	BARGAS CHRISTOPHER	1011 MEANDERING WA	FRANKLIN	TN	37067
089G-B02300	504 HOPEWOOD CT	FAULKNER LORENE	504 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02400	941 OAK MEADOW DR	REYNAGA MIRIAM	941 OAK MEADOW DR	FRANKLIN	TN	37064

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee



Revision Date
△ _____
△ _____
△ _____
△ _____

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

OVERALL EXISTING CONDITIONS SHEET
C0.1
COF # 7541



LEGEND

- EXISTING TREE CANOPY
- 30' RIPARIAN ZONE 1
- 30' RIPARIAN ZONE 2
- 30' WETLAND BUFFER
- 60' WETLAND BUFFER
- STREAM
- SPECIMEN TREES

EXISTING SLOPES

- 14% - 19.99%
- 20% AND GREATER

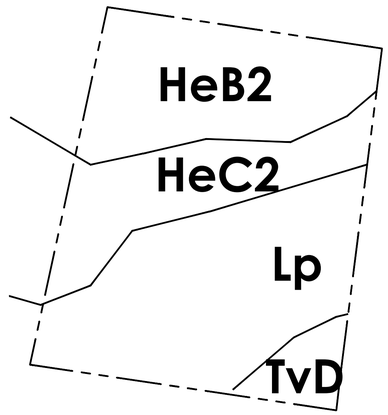
N

0 40 80 120

SITE DATA

DEVELOPMENT NAME:	4309 CAROTHERS COMMERCIAL DEVELOPMENT, SITE PLAN - AMENDMENT 1
COF PROJECT NUMBER:	7541
TAX MAP & PARCELS:	TAX MAP: 089, PARCEL: 04700
ADDRESS:	3443 CAROTHERS PARKWAY
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
SITE ACREAGE:	5.35 AC
ZONING:	NEIGHBORHOOD COMMERCIAL
APPLICABLE OVERLAYS:	FFO, FLOODWAY FRINGE OVERLAY DISTRICT
MINIMUM LSR:	.15 (0.825 AC)
PROVIDED LSR:	.59 (3.16 AC)
EXISTING TREE CANOPY:	1.77 AC (33% OF TOTAL SITE)
REQUIRED TREE PRESERVATION:	0.42 AC (24% OF EXISTING CANOPY)
PROVIDED TREE PRESERVATION:	1.10 AC (62% OF EXISTING CANOPY)
BUILDING HEIGHTS:	1 STORY
OPEN SPACE REQUIRED:	5% (0.27 AC)
OPEN SPACE PROVIDED:	5% (0.30 AC)
PARKING SPACES REQUIRED:	111 PARKING SPACES
3,000 SF BUTCHER SHOP'S SHOP + 500 SF PATIO + 7 EMPLOYEES (10 PER 1000 SF+1 PER EMPLOYEE)=	42 PARKING SPACES
12,000 SF RETAIL (3.33 PER 1000 SF):	40 PARKING SPACES
3,888 SF GAS STATION (3.33 PER1000 SF + 1 PER PUMP STATION):	29 PARKING SPACES
PARKING SPACES PROVIDED:	112 PARKING SPACES
PERVIOUS SPACES:	0 PARKING SPACES
IMPERVIOUS SPACES:	112 PARKING SPACES

⚠ UPDATED SITE DATA CHART



SOIL MAP NTS

SOILS LEGEND

HeB2	Hampshire-Colbert Silt Loams, 2 to 5 Percent Slopes, Eroded
HeC2	Hampshire-Colbert Silt Loams, 5 to 12 Percent Slopes, Eroded
Lp	Lindside Silt Loam, Phosphatic
TvD	Talbott Very Rocky Soils, 2 to 15 Percent Slopes

TREE CANOPY RETENTION:

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 1.77 ACRES WHICH IS 33% OF THE TOTAL SITE

TREE AREA:	EXISTING	REMOVED	RETAINED
	77,193 SF	29,396 SF	47,797 SF

TREE CANOPY DATA

OVERALL SITE AREA: 232,957 SF (5.35 AC)

EXISTING TREE CANOPY:
77,193 SF (1.77 AC)
1.77 AC/5.35 AC = 33% OF TOTAL SITE

REQUIRED CANOPY PRESERVATION:
24% OF TOTAL CANOPY
24% X 1.77 AC = 18,295 SF (0.42 AC)

PROVIDED CANOPY PRESERVATION :
62% OF TOTAL CANOPY
47,797 SF (1.10 AC)

NOTES:
1. DEVELOPER TO RETAIN ALL MINERAL RIGHTS.
2. STRUCTURES CURRENTLY EXIST ON SITE - SEE PLAN
3. THERE ARE NO HISTORIC STRUCTURES WITHIN 500' OF THE SITE

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

SURVEY METHOD: FIELD RUN BOUNDARY AND TOPOGRAPHIC
SURVEY DATE: FEBRUARY 2020
SURVEY COMPANY: ENERGY, LAND, AND INFRASTRUCTURE
OUTLINE: EXTENTS TO PROPERTY LINE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CAROTHERS PARK PLAZA
SITE PLAN - AMENDMENT 1
Franklin, Williamson County, Tennessee

TENNESSEE STATE OF AGRICULTURE
TIMOTHY M. MARTINDALE
REGISTERED LANDSCAPE ARCHITECT
2/5/26

Revision Date
⚠ February 5, 2026
△
△
△

EXISTING CONDITIONS
SHEET
C0.2
PROJECT #7541

WARNING
CONTRACTOR SHALL LOCATE AND PROTECT AT&T LONG LINE AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL REPAIRS AND FEES ASSOCIATED WITH DAMAGE TO THIS LINE.

APPLICANT HAS REQUESTED A VARIANCE TO REDUCED TRANSITIONAL BUFFER FROM 25' TO 11' IN ORDER TO ALIGN ENTRANCE TO THE SITE WITH CAROTHERS PARKWAY. REDUCED BUFFER RANGES IN WIDTH FROM 11' TO 33'. VARIANCE REQUEST WAS APPROVED BY BZA ON DECEMBER 7, 2023.

UNITED STATES OF AMERICA
BOOK 4496, PAGE 524
CALLED 0.39 ACRES
R.O.D.W.C.TN.

MAP 89, PARCEL 26.11
NICKOLAS R. SHELTON
BOOK 4004, PAGE 188
AS DESCRIBED IN:
PLAT BOOK 19, PAGE 124
CALLED 2.13 ACRES
"LOT 3"
R.O.W.C.TN.
3453 CAROTHERS PARKWAY

5' RIGHT-OF-WAY
AMERICAN TELEPHONE
AND TELEGRAPH COMPANY
BOOK 580, PAGE 516

5' MAX HEIGHT SEGMENTAL RETAINING WALL

33' WIDE (25' MIN) TRANSITIONAL AREA

24' CROSS ACCESS EASEMENT (TYP.)

11' WIDE (11' MIN) TRANSITIONAL AREA

S81° 25' 10"E 395.54'

S81° 26' 41"E 13.87'

C.M. (OLD)

P.B. (OS-D)

INTERNAL DRIVE ISLE

24' CROSS ACCESS EASEMENT (TYP.)

40' TEMC EASEMENT

3,000 SQ FT BUTCHER'S SHOP

1,200 SQ FT RETAIL

3443 CAROTHERS PKWY

4,800 SQ FT RETAIL

6,000 SQ FT RETAIL

3445 CAROTHERS PKWY

GAS PUMP STATIONS CANOPY

3,888 SQ FT CONVENIENCE STORE

3441 CAROTHERS PKWY

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

MORE INTERSECTION DETAILS IN INTERSECTION PLAN SHEETS (C4.2A & C4.2B)

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

12' MULTI-USE TRAIL

20' PUDE EASMENT

20' MILCROFTON EASMENT

MAP 89, PARCEL 47.02
WITHAM'D, LLC
BOOK 7399, PAGE 423
CALLED 1.30 ACRES
R.O.W.C.TN.
S. CAROTHERS ROAD

UNITED STATES OF AMERICA
BOOK 4439, PAGE 813
CALLED 5.09 ACRES
R.O.D.W.C.TN.

N12°13'01"E 539.74'

N07°15'10"E 480.46'

N81°30'44"E 456.72'

9' MAX HEIGHT SEGMENTAL GRAVITY RETAINING WALL

EXISTING COF FFO LINE

30' WETLAND ZONE 2 BUFFER

PROP FFO

30' WETLAND ZONE 1 BUFFER

30' RIPARIAN ZONE 2 BUFFER

30' RIPARIAN ZONE 1 BUFFER

TOP OF BANK

ROBINSON SPRING BRANCH

TOP OF BANK

30' WETLAND ZONE 1 BUFFER

30' RIPARIAN ZONE 1 BUFFER

30' RIPARIAN ZONE 2 BUFFER

MAP 89, PARCEL 47.00
IRA A. BLONDER AND WIFE,
VALERIE A. BLONDER
BOOK 7310, PAGE 265
BOOK 7309, PAGE 265
CALLED 5.35 ACRES
R.O.W.C.TN.
4309 S. CAROTHERS ROAD

OS 100

R=2732.01'
L=57.62'
Δ=001° 12' 31"
CL=57.62'
CB=S06° 38' 54"W

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

NOT FOR CONSTRUCTION

LAYOUT LEGEND

- EXISTING ROAD RIGHT OF WAY
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED PROPERTY BOUNDARY
- EXISTING WETLAND BOUNDARY
- EXISTING AT&T LONG LINE
- PROPOSED FFO LINE
- PROPOSED OPEN SPACE BOUNDARY

LAYOUT PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOACATION
L1	POST CURB	C4.6
L2	CONCRETE SIDEWALK	C4.5
L3	FORMAL OPEN SPACE	
L4	STOP SIGN	
L5	CROSS WALK WARNING SIGNS	
L6	PEDESTRIAN CROSSWALK	
L7	DUMPSTER ENCLOSURE	C4.7
L8	BENCH	
L9	FOUNTAIN	
L10	GREEN INFRASTRUCTURE EASEMENT	
L11	EXISTING DRAINAGE EASEMENT	
L12	PROPOSED CONSERVATION EASEMENT	
L13	UNDERGROUND FUEL TANKS	
L14	HANDRAIL	C4.7

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

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

SCALE: 1"=30'
0 15' 30' 60'
TENNESSEE STATE PLANE COORDINATE (TNSPC) SYSTEM
ZONE 5301, FIPSZONE 4100
NAD83 DATUM

Tennessee811
Know what's below. Call before you dig.

ENGINEERING
LJA

CLIENT/DEVELOPER
LOCKWOOD JOINT VENTURE
MANISH PATEL
615.414.1045
MNPATEL29@GMAIL.COM
208 N THOMPSON LANE
MURFREESBORO, TN 37129

SEAL
Larry C. Wallace
REGISTERED ENGINEER
02/05/26
STATE OF TENNESSEE

PROJECT
CAROTHERS PARK PLAZA, SITE PLAN - AMENDMENT 1
4309 SOUTH CAROTHERS
MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
WILLIAMSON COUNTY, TENNESSEE

REVISION

NO.	DATE	DESCRIPTION
1	02/05/26	PER COF COMMENTS

LJA PROJECT NO
TN7343-001

DATE
12/08/2025

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C 2.1

PLOT DATE: 2/17/2026 10:15 AM

FILE LOCATION: s:\land\se\nash-tn\n7343-001 - 4309 carothers\500 cad\560 sheets\grading\plan

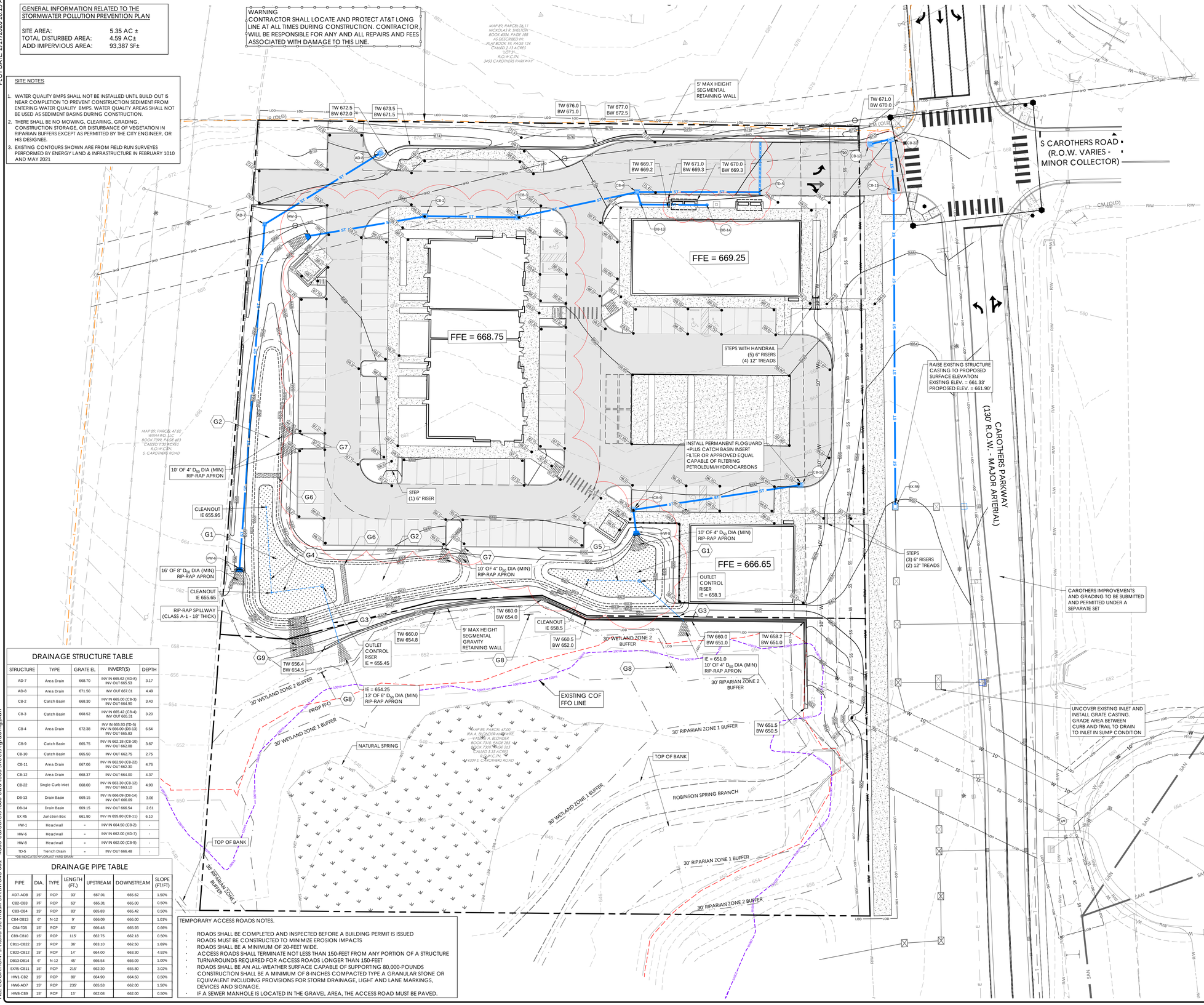
GENERAL INFORMATION RELATED TO THE STORMWATER POLLUTION PREVENTION PLAN

SITE AREA:	5.35 AC ±
TOTAL DISTURBED AREA:	4.59 AC±
ADD IMPERVIOUS AREA:	93,387 SF±

SITE NOTES

1. WATER QUALITY BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPS. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION.
2. 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.
3. EXISTING CONTOURS SHOWN ARE FROM FIELD RUN SURVEYES PERFORMED BY ENERGY LAND & INFRASTRUCTURE IN FEBRUARY 1010 AND MAY 2021

WARNING
CONTRACTOR SHALL LOCATE AND PROTECT AT&T LONG LINE AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL REPAIRS AND FEES ASSOCIATED WITH DAMAGE TO THIS LINE.



GRADING LEGEND

777	PROPOSED TOPO INDEX CONTOUR
777	EXISTING TOPO CONTOUR
ST	PROPOSED STORM PIPE
SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER PIPE
T	EXISTING AT&T LONG LINE
	PROPOSED FFO LINE
WET	EXISTING WETLAND BOUNDARY

GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOACATION
G1	BIORETENTION AREA - LEVEL 1 & LEVEL 2	C3.7
G2	PRE-TREATMENT CELL	C3.7
G3	12" SOLID PVC OUTLET PIPE	
G4	6" PERFORATED UNDERDRAIN @ 0.5% MIN	
G5	4" PERFORATED UNDERDRAIN @ 0.5% MIN	
G6	POROUS ROCK EMBANKMENT	
G7	3' CURB CUT A	
G8	BUFFER BOUNDARY SIGN SUPPLIED BY THE COF AND SPACED MAX. 150' (TYP.)	
G9	BIORETENTION OVERFLOW SPILLWAY	C3.7

GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

CITY OF FRANKLIN RETAINING WALL NOTES

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER AS MEASURED FROM BOTTOM OF FOUNDATION TO TOP OF WALL SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTURED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPLIT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER WALLS SHALL NOT BE USED.
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL STEM (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW BOTTOM OF LOWERMOST STONE DRAINAGE MEDIA.
5. WALLS SHALL BE DESIGNED SUCH THAT NO ELEMENTS NECESSARY FOR WALL STABILITY EXTEND INTO RIGHT-OF-WAY OR PUBLIC EASEMENTS. GROUTED OR UNGROUTED STACKED STONE WALLS SHALL NOT BE USED TO SUPPORT RIGHT OF WAY OR PUBLIC UTILITIES.
6. WALLS NEAR RIGHT-OF-WAY SHALL BE DESIGNED FOR A MINIMUM 250 PSF LIVE LOAD SURCHARGE WITHIN RIGHT-OF-WAY EXTENTS AND SHALL PROVIDE A MINIMUM GLOBAL STABILITY FACTORY PF 1.30.

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

DRAINAGE STRUCTURE TABLE

STRUCTURE	TYPE	GRATE EL	INVERT(S)	DEPTH
AD-7	Area Drain	668.70	INV IN 665.62 (AD-8) INV OUT 665.53	3.17
AD-8	Area Drain	671.50	INV OUT 667.01	4.49
CB-2	Catch Basin	668.30	INV IN 665.00 (CB-3) INV OUT 664.90	3.40
CB-3	Catch Basin	668.52	INV IN 665.42 (CB-4) INV OUT 665.31	3.20
CB-4	Area Drain	672.38	INV IN 665.93 (TD-5) INV IN 666.00 (DB-13) INV OUT 665.83	6.54
CB-9	Catch Basin	665.75	INV IN 662.18 (CB-10) INV OUT 662.08	3.67
CB-10	Catch Basin	665.50	INV OUT 662.75	2.75
CB-11	Area Drain	667.06	INV IN 662.50 (CB-22) INV OUT 662.30	4.76
CB-12	Area Drain	668.37	INV OUT 664.00	4.37
CB-22	Single Curb Inlet	668.00	INV IN 663.30 (CB-12) INV OUT 663.10	4.90
DB-13	Drain Basin	669.15	INV IN 666.09 (DB-14) INV OUT 666.09	3.06
DB-14	Drain Basin	669.15	INV OUT 666.54	2.61
EX R5	Junction Box	661.90	INV IN 655.80 (CB-11)	6.10
HW-1	Headwall	-	INV IN 664.50 (CB-2)	-
HW-6	Headwall	-	INV IN 662.00 (AD-7)	-
HW-8	Headwall	-	INV IN 662.00 (CB-9)	-
TD-5	Trench Drain	-	INV OUT 666.48	-

*DB INDICATES NYLOPLAST YARD DRAIN

DRAINAGE PIPE TABLE

PIPE	DIA.	TYPE	LENGTH (FT.)	UPSTREAM	DOWNSTREAM	SLOPE (FT/FT)
AD7-AD8	15"	RCP	93'	667.01	665.62	1.50%
CB2-CB3	15"	RCP	63'	665.31	665.00	0.50%
CB3-CB4	15"	RCP	83'	665.83	665.42	0.50%
CB4-DB13	6"	N-12	9'	666.09	666.00	1.01%
CB4-TD5	15"	RCP	83'	666.48	665.93	0.66%
CB9-CB10	15"	RCP	115'	662.75	662.18	0.50%
CB11-CB22	15"	RCP	36'	663.10	662.50	1.69%
CB22-CB12	15"	RCP	14'	664.00	663.30	4.92%
DB13-DB14	6"	N-12	45'	666.54	666.09	1.00%
EXR5-CB11	15"	RCP	215'	662.30	655.80	3.02%
HW1-CB2	15"	RCP	80'	664.90	664.50	0.50%
HW6-AD7	15"	RCP	235'	665.53	662.00	1.50%
HW8-CB9	15"	RCP	15'	662.08	662.00	0.50%

TEMPORARY ACCESS ROADS NOTES.

- ROADS SHALL BE COMPLETED AND INSPECTED BEFORE A BUILDING PERMIT IS ISSUED
- ROADS MUST BE CONSTRUCTED TO MINIMIZE EROSION IMPACTS
- ROADS SHALL BE A MINIMUM OF 20-FEET WIDE.
- ACCESS ROADS SHALL TERMINATE NOT LESS THAN 150-FEET FROM ANY PORTION OF A STRUCTURE
- TURNAROUNDS REQUIRED FOR ACCESS ROADS LONGER THAN 150-FEET
- ROADS SHALL BE AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 80,000-POUNDS
- CONSTRUCTION SHALL BE A MINIMUM OF 8-INCHES COMPACTED TYPE A GRANULAR STONE OR EQUIVALENT INCLUDING PROVISIONS FOR STORM DRAINAGE, LIGHT AND LANE MARKINGS, DEVICES AND SIGNAGE.
- IF A SEWER MANHOLE IS LOCATED IN THE GRAVEL AREA, THE ACCESS ROAD MUST BE PAVED.

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ENGINEERING
LJA
201 Summit View Drive, Suite 317
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SEAL
Larry C. Wall
REGISTERED ENGINEER
02/05/26
STATE OF TENNESSEE

PROJECT
CAROTHERS PARK PLAZA, SITE PLAN - AMENDMENT 1
4309 SOUTH CAROTHERS
MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
WILLIAMSON COUNTY, TENNESSEE

REVISION

NO.	DATE	DESCRIPTION
1	02/05/26	PER COF COMMENTS

LJA PROJECT NO
TN7343-001

DATE
12/08/2025

SHEET TITLE
ENLARGED GRADING & DRAINAGE PLAN

SHEET NUMBER
C 3.1

PLOT DATE: 2/17/2026 10:15 AM

WARNING
CONTRACTOR SHALL LOCATE AND PROTECT AT&T LONG LINE AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL REPAIRS AND FEES ASSOCIATED WITH DAMAGE TO THIS LINE.

UNITED STATES OF AMERICA
BOOK 4496, PAGE 524
CALLED 0.39 ACRES
R.O.D.W.C.TN.

MAP 89, PARCEL 26.11
NICKOLAS R. SHELTON
BOOK 4004, PAGE 188
AS DESCRIBED IN:
PLAT BOOK 19, PAGE 124
CARED 2.13 ACRES
LOT 1
R.O.W.C.TN.
3453 CAROTHERS PARKWAY

CM (OLD)
IR (OLD)

MAP 89, PARCEL 47.02
WITHAM, LLC
BOOK 7391, PAGE 483
CALLED 7.30 ACRES
R.O.W.C.TN.
S. CAROTHERS ROAD

UNITED STATES OF AMERICA
BOOK 4439, PAGE 813
CALLED 5.09 ACRES
R.O.D.W.C.TN.

DOUBLE SILT FENCE ALONG RIPARIAN BUFFER

OUTFALL 3
2.74 AC

OUTFALL 1
1.97 AC

OUTFALL 2
0.80 AC

30' WETLAND ZONE 2 BUFFER

30' WETLAND ZONE 1 BUFFER

PROP FFO

EXISTING COF FFO LINE

30' RIPARIAN ZONE 2 BUFFER

30' RIPARIAN ZONE 1 BUFFER

MAP 89, PARCEL 47.00
IRA A. BLONDER AND WIFE
ESTHER A. BLONDER
BOOK 7310, PAGE 285
BOOK 7309, PAGE 265
CALLED 5.35 ACRES
R.O.W.C.TN.
4309 S. CAROTHERS ROAD

TOP OF BANK

ROBINSON SPRING BRANCH

TOP OF BANK

30' RIPARIAN ZONE 1 BUFFER

60' RIPARIAN ZONE 2 BUFFER

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

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

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

DEWAR DR.

E1 E2 E4 E11

EPSC LEGEND

- PROPOSED PROPERTY BOUNDARY
- LOD — PROPOSED LIMITS OF DISTURBANCE
- SF — ENHANCED SILT FENCE
- FS — PROPOSED TEMPORARY FILTER SOCK
- WET — EXISTING WETLAND BOUNDARY
- PROPOSED GREEN INFRASTRUCTURE EASEMENT

EROSION CONTROL PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOACATION
E1	TEMPORARY CONSTRUCTION ENTRANCE	C3.7
E2	CONCRETE WASHOUT AREA	
E3	WIRE MESH & GRAVEL INLET PROTECTION	C3.8
E4	STORM PIPE INLET PROTECTION	C3.8
E5	STORM PIPE OUTLET PROTECTION	C3.7
E6	TEMPORARY SEDIMENT TRAP	
E7	TREE PROTECTION	
E8	DISTURBED AREA STABILIZED WITH TEMPORARY VEGETATION	
E9	DIVERSION BERM	
E10	EEL CHECK DAM	
E11	BUFFER BOUNDARY SIGN SUPPLIED BY THE COF AND SPACED MAX. 150' (TYP.)	

NOTES:

1. SEE SHEET C3.2 - C-3.4 FOR EROSION AND SEDIMENT CONTROL MEASURES.
2. SEE SHEET C3.1 FOR GRADING AND DRAINAGE.
3. CONSTRUCTION OF WATER QUALITY BMPS SHALL FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL (SEE CITY WEBSITE).
4. WATER QUALITY BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPS. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION.
5. BIO-RETENTION AREAS SHALL NOT BE INSTALLED UNTIL ALL CONTRIBUTING DRAINAGE AREAS ARE BUILT OUT AND STABILIZED.
6. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE
7. THE FOLLOWING IDENTIFIES DESIGN MEASURES AND CORRESPONDING DESIGN STORMS.

MEASURES	DESIGN STORM
TEMPORARY EPSC:	2 YEAR
STORM DRAINAGE:	10 YEAR
PERMANENT BRIDGE CROSSINGS:	100 YEAR

8. ALL CONSTRUCTION TRAFFIC MUST EXIT THROUGH LABELED CONSTRUCTION EXIT WITH CONCRETE WASHING.
9. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
10. CONSTRUCTION OF PONDS SHALL BE REQUIRED TO ANY DISTURBANCE OF CONTRIBUTING DRAINAGE AREA.
11. BIORETENTION SHALL REMAIN AS FOREBAY AND NOT BE INSTALLED UNTIL CONTRIBUTING DRAINAGE AREA HAS BEEN BUILT OUT.
12. EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK" AND THE CITY OF FRANKLIN, CURRENT EDITION.

INITIAL SEQUENCING:

1. INSTALL STABILIZED CONSTRUCTION EXIT.
2. STABILIZE EXISTING CONSTRUCTION ROAD AS NEEDED.
3. INSTALL SILT FENCE AS SHOWN ON THE INITIAL EPSC PLAN.
4. APPLY SEEDING AND MATTING TO DISTURBED AREAS.

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

SCALE: 1"=30'
0 15' 30' 60'
TENNESSEE STATE PLANE COORDINATE (TNSPC) SYSTEM
ZONE 5301, FIPSZONE 4100
NAD83 DATUM

Tennessee811
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FILE LOCATION: s:\land\se\nash-tn\tn7343-001 - 4309 carothers\500 cad\560 sheets\epsc

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201 Summit View Drive, Suite 317
Brentwood, Tennessee 37027
phone: 615.802.6019
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MURFREESBORO, TN 37129

SEAL
Larry C. Wallace
REGISTERED ENGINEER
PROFESSIONAL ENGINEER
No. 109115
STATE OF TENNESSEE
02/05/26

PROJECT
CAROTHERS PARK PLAZA, SITE PLAN - AMENDMENT 1
4309 SOUTH CAROTHERS
MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
WILLIAMSON COUNTY, TENNESSEE

REVISION

NO.	DATE	DESCRIPTION
1	02/05/26	PER COF COMMENTS

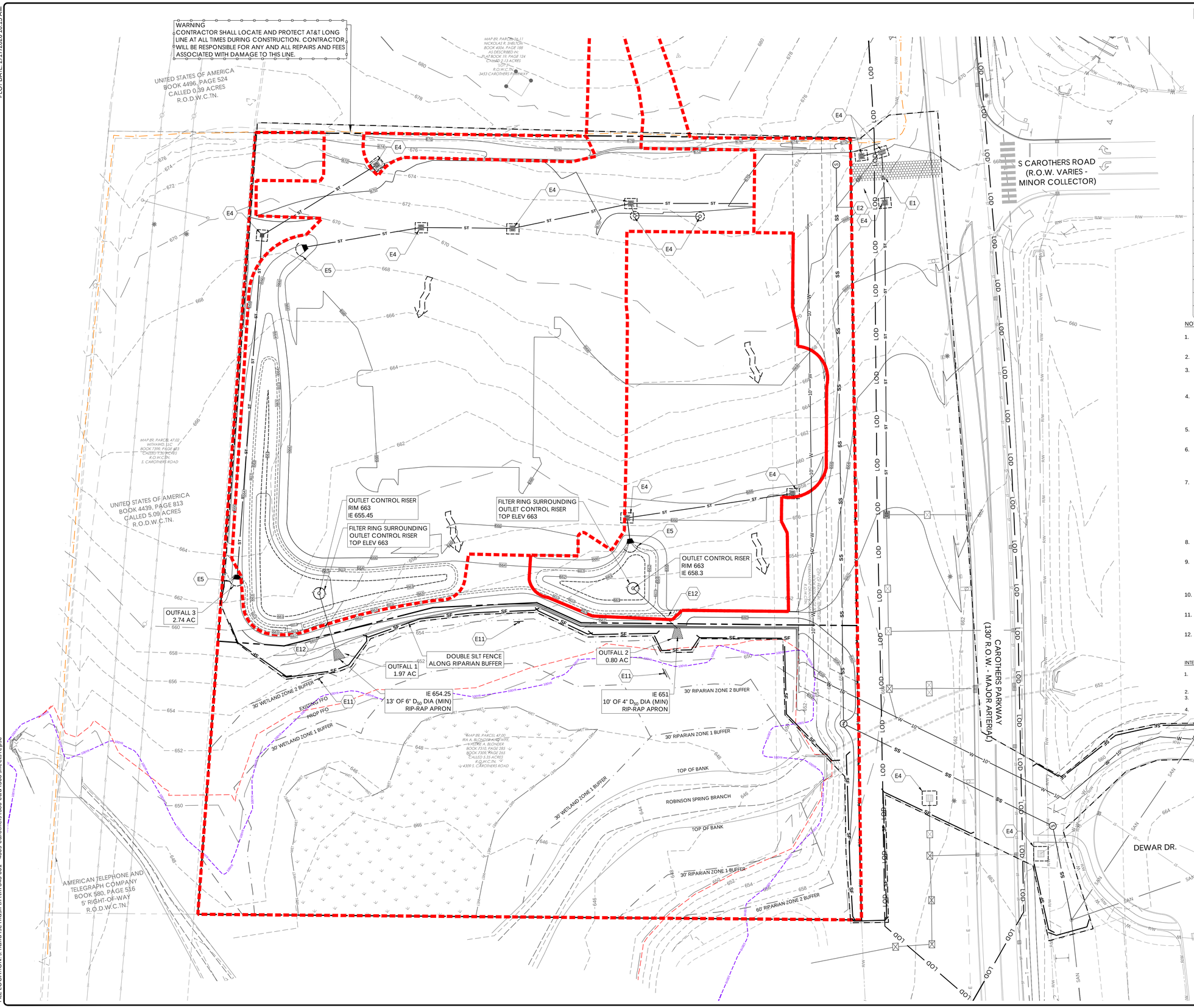
LJA PROJECT NO
TN7343-001

DATE
12/08/2025

SHEET TITLE
INITIAL EPSC PLAN

SHEET NUMBER
C 3.2

PLOT DATE: 2/17/2026 10:15 AM



EPSC LEGEND

- PROPOSED PROPERTY BOUNDARY
- POST DEVELOPMENT BASIN LIMITS
- LOD — PROPOSED LIMITS OF DISTURBANCE
- SF — ENHANCED SILT FENCE
- FS — PROPOSED TEMPORARY FILTER SOCK
- PROPOSED GREEN INFRASTRUCTURE EASEMENT
- PROPOSED FFO LINE
- EXISTING AT&T LONG LINE
- WET — EXISTING WETLAND BOUNDARY

EROSION CONTROL PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOACATION
E1	TEMPORARY CONSTRUCTION ENTRANCE	C3.7
E2	CONCRETE WASHOUT AREA	
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E10	EEL CHECK DAM	
E11	BUFFER BOUNDARY SIGN SUPPLIED BY THE COF AND SPACED MAX. 150' (TYP.)	
E12	12" SOLID PVC OUTLET PIPE	

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TEMPORARY EPSC:	2 YEAR
STORM DRAINAGE:	10 YEAR
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INTERMEDIATE SEQUENCING:

1. INSTALL/ADJUST/MAINTAIN SILT FENCE, CONCRETE WASHOUT, INLET/OUTLET PROTECTIONS, AND CHECK DAMS AS SHOWN ON THE INTERMEDIATE EPSC PLAN, OR AS DEEMED NECESSARY IN THE FIELD.
2. CLEAR AND GRUB THE AREA REQUIRED TO GRADE THE SITE.
3. INSTALL INLET AND OUTLET PROTECTIONS WITH STORM PIPE AND DRAINAGE STRUCTURES.
4. APPLY SEED AND STRAW/MATTING TO ALL DISTURBED AREAS.

CITY OF FRANKLIN, TN ENGINEERING DEPT 02/19/2026 THIS SHEET IS PART OF THE APPROVED SITE PLAN.

Tennessee811 Know what's below. Call before you dig.

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SEAL
Jerry C. Walker REGISTERED ENGINEER 02/05/26 STATE OF TENNESSEE

PROJECT
CAROTHERS PARK PLAZA, SITE PLAN - AMENDMENT 1
4309 SOUTH CAROTHERS
MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
WILLIAMSON COUNTY, TENNESSEE

REVISION

NO.	DATE	DESCRIPTION
1	02/05/26	PER COF COMMENTS

LJA PROJECT NO
TN7343-001

DATE
12/08/2025

SHEET TITLE
INTERIM EPSC PLAN

SHEET NUMBER
C 3.3

NOT FOR CONSTRUCTION

FILE LOCATION: s:\land\se\nash-tn\tn7343-001 - 4309 carothers\500 cad\560 sheets\.epsc

PLOT DATE: 2/17/2026 10:15 AM

WARNING
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UNITED STATES OF AMERICA
BOOK 4496, PAGE 524
CALLED 0.39 ACRES
R.O.D.W.C.TN.

MAP 89, PARCEL 26.11
NICKOLAS R. SHELTON
BOOK 4004, PAGE 188
AS DESCRIBED IN:
PLAT BOOK 19, PAGE 124
CALMED 2.13 ACRES
LOT 1
R.O.W.C.TN.
3453 C.AROTHERS PARKWAY

10' OF 4" D_{50} DIA RIP-RAP APRON PER PESC-07-3

16' OF 8" D_{50} DIA (MIN) RIP-RAP APRON

OUTFALL 3
2.74 AC

OUTFALL 1
1.97 AC

OUTFALL 2
0.80 AC

ALL SLOPES 3:1 OR GREATER AND CHANNELS SHALL BE STABILIZED USING SEEDING AND EROSION CONTROL MATTING (NAG 75 ON LSOPES AND SC 150 IN DITCH LINES) (TYP)

MAP 89, PARCEL 47.02
WITHAWD, LLC
BOOK 7399, PAGE 483
CALED 7.30 ACRES
R.O.W.C.TN.
S. CAROTHERS ROAD

UNITED STATES OF AMERICA
BOOK 4439, PAGE 813
CALLED 5.09 ACRES
R.O.D.W.C.TN.

MAP 89, PARCEL 47.03
IRA A. BLONDER AND WIFE
HATTIE K. BLONDER
BOOK 7310, PAGE 265
BOOK 7309, PAGE 265
CALLED 5.35 ACRES
R.O.W.C.TN.
4309 S. CAROTHERS ROAD

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

30' WETLAND ZONE 2 BUFFER
30' WETLAND ZONE 1 BUFFER
PROP FFO
30' RIPARIAN ZONE 2 BUFFER
30' RIPARIAN ZONE 1 BUFFER
TOP OF BANK
ROBINSON SPRING BRANCH
TOP OF BANK
30' RIPARIAN ZONE 1 BUFFER
60' RIPARIAN ZONE 2 BUFFER

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

EPSC LEGEND

- PROPOSED PROPERTY BOUNDARY
- LOD — PROPOSED LIMITS OF DISTURBANCE
- SF — ENHANCED SILT FENCE
- FS — PROPOSED TEMPORARY FILTER SOCK
- PROPOSED GREEN INFRASTRUCTURE EASEMENT
- PROPOSED FFO LINE
- T — EXISTING AT&T LONG LINE
- WET — EXISTING WETLAND BOUNDARY

EROSION CONTROL PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOACATION
E1	TEMPORARY CONSTRUCTION ENTRANCE	C3.7
E2	CONCRETE WASHOUT AREA	
E3	WIRE MESH & GRAVEL INLET PROTECTION	C3.8
E4	STORM PIPE INLET PROTECTION	C3.8
E5	STORM PIPE OUTLET PROTECTION	C3.7
E6	TEMPORARY SEDIMENT TRAP	
E7	TREE PROTECTION	
E8	DISTURBED AREA STABILIZED WITH TEMPORARY VEGETATION	
E9	DIVERSION BERM	
E10	EEL CHECK DAM	
E11	BUFFER BOUNDARY SIGN SUPPLIED BY THE COF AND SPACED MAX. 150' (TYP.)	
E12	12" SOLID PVC OUTLET PIPE	
E13	BIORETENTION OVERFLOW SPILLWAY	C3.7

NOTES:

1. SEE SHEET C3.2 - C-3.4 FOR EROSION AND SEDIMENT CONTROL MEASURES.
2. SEE SHEET C3.1 FOR GRADING AND DRAINAGE.
3. CONSTRUCTION OF WATER QUALITY BMPS SHALL FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL (SEE CITY WEBSITE).
4. WATER QUALITY BMPS SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPS. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION.
5. BIO-RETENTION AREAS SHALL NOT BE INSTALLED UNTIL ALL CONTRIBUTING DRAINAGE AREAS ARE BUILT OUT AND STABILIZED.
6. THERE SHALL BE MOWING, NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
7. THE FOLLOWING IDENTIFIES DESIGN MEASURES AND CORRESPONDING DESIGN STORMS.

MEASURES	DESIGN STORM
TEMPORARY EPSC:	2 YEAR
STORM DRAINAGE:	10 YEAR
PERMANENT BRIDGE CROSSINGS:	100 YEAR

8. ALL CONSTRUCTION TRAFFIC MUST EXIT THROUGH LABELED CONSTRUCTION EXIT WITH CONCRETE WASHING.
9. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
10. CONSTRUCTION OF PONDS SHALL BE REQUIRED TO ANY DISTURBANCE OF CONTRIBUTING DRAINAGE AREA.
11. EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK" AND THE CITY OF FRANKLIN CURRENT EDITION.

FINAL SEQUENCING & STORMWATER NARRATIVE :

1. MAINTAIN/ADJUST SILT FENCE AND CHECK DAMS IN PLACE UNTIL SITE IS STABILIZED.
2. TEMPORARY SEDIMENT BASINS SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IF COMPLETE AND STABILIZED.
3. AFTER CONSTRUCTION OF THIS AND FUTURE CONTRIBUTING SECTIONS IS COMPLETE AND ALL DISTRUBED AREAS HAVE BEEN FULLY STABILIZED, CONSTRUCT BIO-RETENTION AREA AND CONVERT TEMPORARY SEDIMENT BASINS TO PERMANENT DETENTION PONDS. REMOVE ALL TEMPORARY SEDIMENT BASIN STRUCTURES AND SEDIMENT IN A MANNER AS TO NOT ALLOW SEDIMENT TO BE DISCHARGED FROM POND.
4. UPON FINAL STABILIZATION OF ALL DISTURBED AREAS, COMPLETE AND SUBMIT THE NOTICE OF TERMINATION (NOT) TO TDEC.

SCALE: 1"=30'
0 15' 30' 60'
TENNESSEE STATE PLANE COORDINATE (TNSPC) SYSTEM
ZONE 5301, FIPSZONE 4100
NAD83 DATUM

Tennessee811
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FILE LOCATION: s:\land\se\nash-tn\tn7343-001 - 4309 carothers\500 cad\560 sheets\epsc

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SEAL

LARRY C. WILLIAMS
REGISTERED ENGINEER
PRINCIPAL
No. 108139
STATE OF TENNESSEE
02/05/26

PROJECT

CAROTHERS PARK PLAZA, SITE PLAN - AMENDMENT 1

4309 SOUTH CAROTHERS
MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
WILLIAMSON COUNTY, TENNESSEE

REVISION

NO.	DATE	DESCRIPTION
1	02/05/26	PER COF COMMENTS

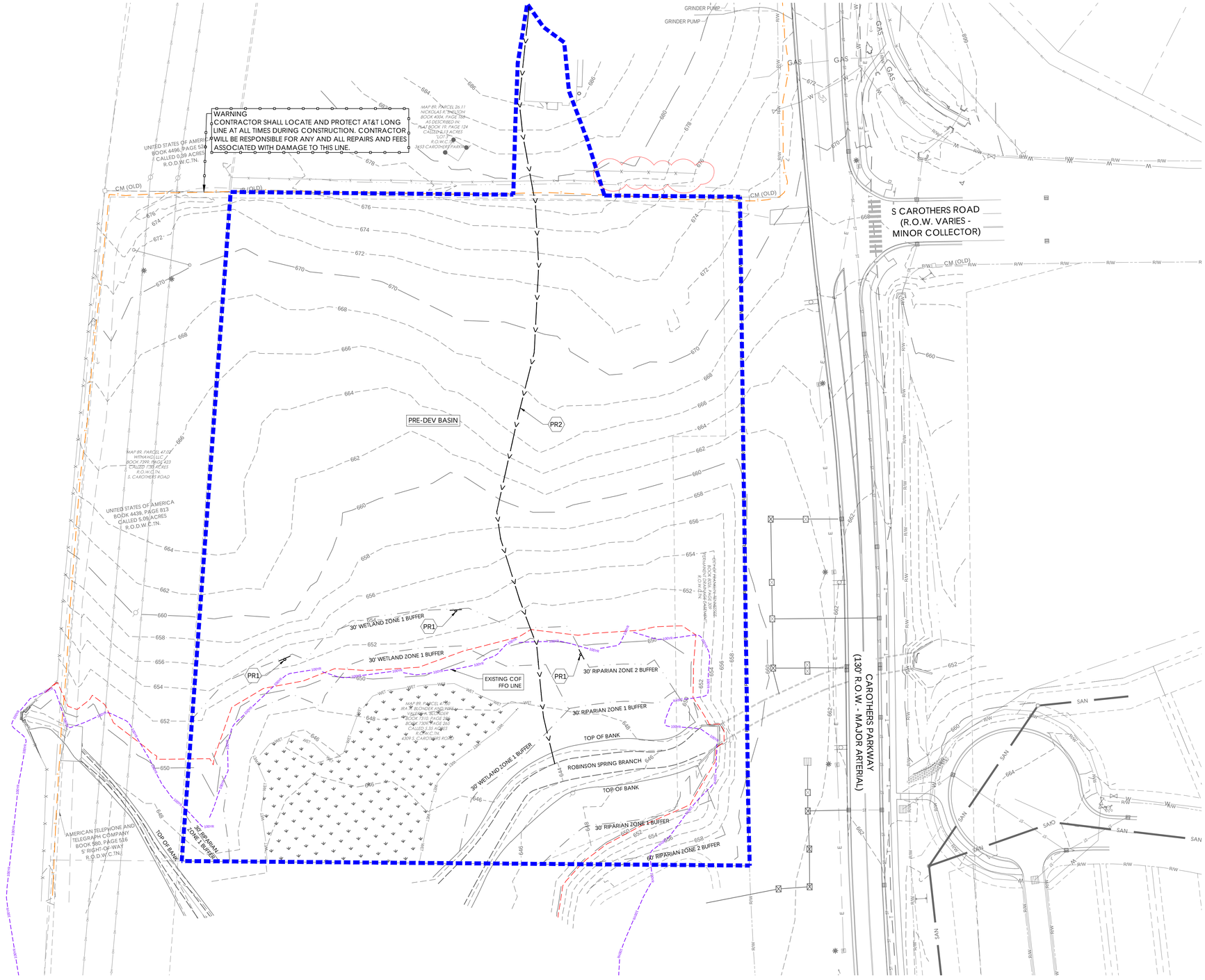
LJA PROJECT NO
TN7343-001

DATE
12/08/2025

SHEET TITLE
FINAL EPSC PLAN

SHEET NUMBER
C 3.4

PLOT DATE: 2/17/2026 10:15 AM



PRE DEV. LEGEND

- PROPOSED SITE BOUNDARY
- PRE-DEVELOPMENT BASIN LIMITS
- EXISTING 100 YEAR FLHA LINE
- PROPOSED FFO LINE
- EXISTING AT&T LONG LINE
- EXISTING WETLAND BOUNDARY

PRE-DEVELOPMENT PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOACATION
PR1	BUFFER BOUNDARY SIGN SUPPLIED BY THE COF AND SPACED MAX. 150' (TYP.)	
PR2	PRE-DEVELOPMENT FLOW PATH	

NOTES:

EXISTING CONTOURS SHOWN ARE FROM FIELD RUN SURVEYS PREFORMED BY ENERGY LAND & INFRASTRUCTURE IN FEBRUARY 2020 AND MAY 2021.

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.

Pre-Dev Basin Grading & Drainage Data Chart

- Site Area: 5.51 AC
- Impervious Area: 0.03 AC
- Composite CN: 78
- Peak Flow Runoff
  - 2 year: 12.93 CFS
  - 10 year: 22.38 CFS
  - 25 year: 28.53 CFS
  - 50 year: 33.59 CFS
  - 100 year: 38.81 CFS

SCALE: 1"=40'

0 20' 40' 80'

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

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

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SEAL

Larry C. Wallace
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 108157
STATE OF TENNESSEE
02/05/26

PROJECT

CAROTHERS PARK PLAZA, SITE PLAN - AMENDMENT 1

4309 SOUTH CAROTHERS
MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
WILLIAMSON COUNTY, TENNESSEE

REVISION

NO.	DATE	DESCRIPTION
1	02/05/26	PER COF COMMENTS

LJA PROJECT NO
TN7343-001

DATE
12/08/2025

SHEET TITLE
PRE-DEVELOPMENT PLAN

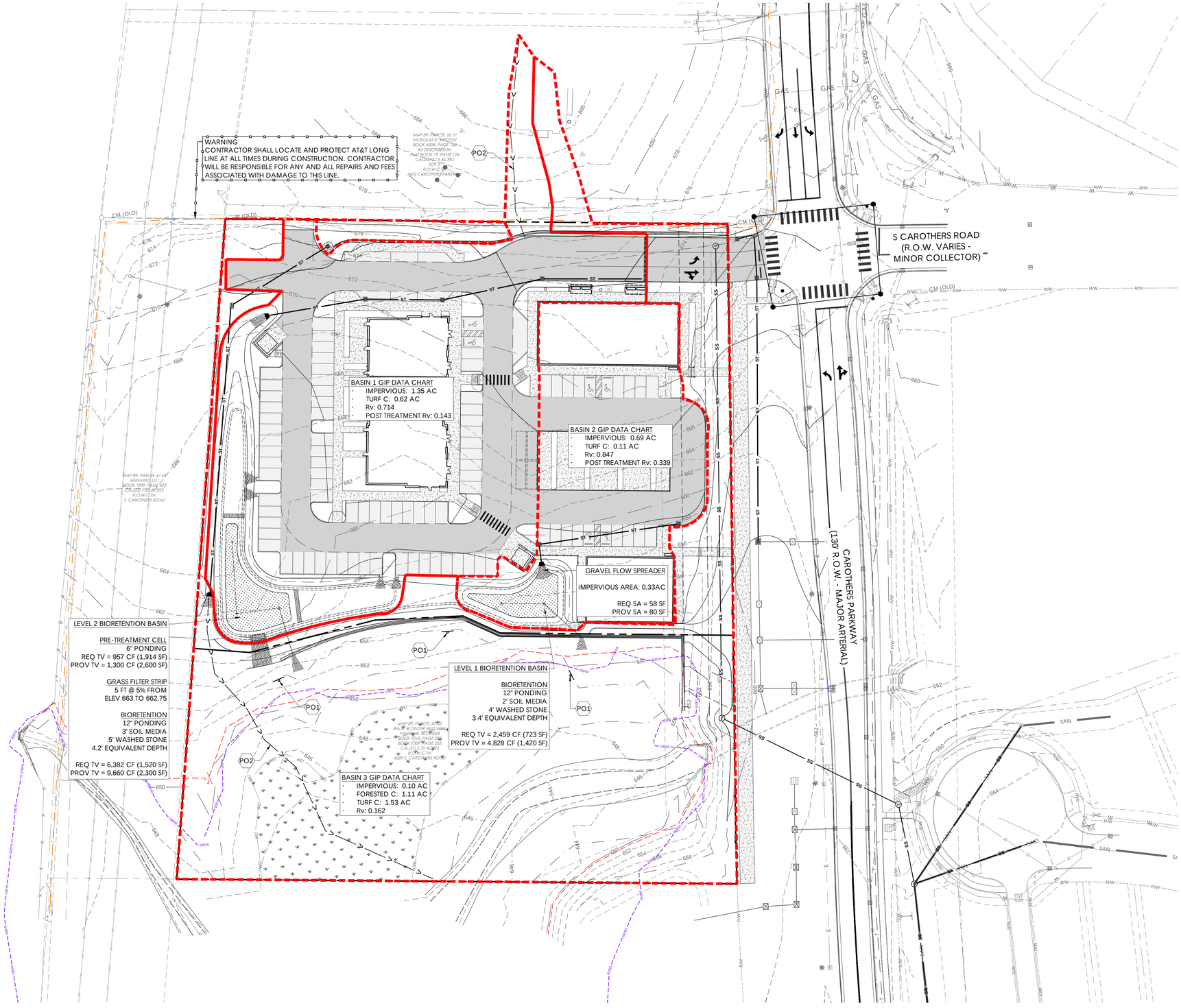
SHEET NUMBER
C 3.5A

PLOT DATE: 2/17/2026 10:15 AM

Post-Dev Basin 1 Grading & Drainage Data Chart
- Site Area: 1.97 AC
- Impervious Area: 1.35 AC
- Disturbed Area: 1.80 AC
- Composite CN: 92
- Peak Flow Runoff
  - 2 year: 8.39 CFS
  - 10 year: 12.26 CFS
  - 25 year: 14.66 CFS
  - 50 year: 16.60 CFS
  - 100 year: 18.58 CFS

Post-Dev Basin 2 Grading & Drainage Data Chart
- Site Area: 0.80 AC
- Impervious Area: 0.69 AC
- Disturbed Area: 0.80 AC
- Composite CN: 95
- Peak Flow Runoff
  - 2 year: 3.82 CFS
  - 10 year: 5.44 CFS
  - 25 year: 6.44 CFS
  - 50 year: 7.25 CFS
  - 100 year: 8.08 CFS

Post-Dev Basin 3 Grading & Drainage Data Chart
- Site Area: 2.74 AC
- Impervious Area: 0.10 AC
- Disturbed Area: 1.12 AC
- Composite CN: 77
- Peak Flow Runoff
  - 2 year: 6.80 CFS
  - 10 year: 11.84 CFS
  - 25 year: 15.14 CFS
  - 50 year: 17.86 CFS
  - 100 year: 20.68 CFS



POST DEV. LEGEND

- PROPOSED SITE BOUNDARY
- POST-DEVELOPMENT BASIN LIMITS
- 100YR EXISTING 100 YEAR FLHA LINE
- PROPOSED FFO LINE
- EXISTING AT&T LONG LINE
- WET EXISTING WETLAND BOUNDARY

POST-DEVELOPMENT PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOACATION
PO1	BUFFER BOUNDARY SIGN SUPPLIED BY THE COF AND SPACED MAX. 150' (TYP.)	
PO2	POST-DEVELOPMENT FLOW PATH	

STORMWATER MANAGEMENT NARRATIVE :

RUNOFF FROM BASIN 1 WILL BE CONVEYED TO A LEVEL 2 BIORETENTION BASIN. CONCENTRATED FLOWS WILL DISCHARGE TO PRE-TREATMENT CELLS WHICH WILL FLOW THROUGH POUROUS ROCK EMBACKMENTS AND THEN OVER A FIVE FOOT LONG GRASS FILTER STRIP TO THE BIORETENTION BASIN. OUTFLOWS FROM THE BIORETENTION BASIN WILL DISCHARGE RIP-RAP APRONS AND THEN TO ROBINSON SPRING BRANCH. PEAK BASIN FLOWS HAVE BEEN ROUTED THROUGH THE BIORETENTON BACKFILL MATERIAL AND OUTLET CONTROL STRUCTURE.

RUNOFF FROM BASIN 2 WILL BE CONVEYED TO A LEVEL 1 BIORETENTION BASIN. CONCENTRATED FLOWS WILL DISCHARGE TO A GRAVEL FLOW SPREADER AND THEN TO THE BIORETENTION BASIN. OUTFLOWS FROM THE BIORETENTION BASIN WILL DISCHARGE RIP-RAP APRONS AND THEN TO ROBINSON SPRING BRANCH. PEAK BASIN FLOWS HAVE BEEN ROUTED THROUGH THE BIORETENTON BACKFILL MATERIAL AND OUTLET CONTROL STRUCTURE.

BASIN 3 CONSISTS OF THE GRASSED AREAS NORTH AND WEST OF THE IMPROVED AREAS AS WELL AS THE LARGE GRASSED AND FORESTED AREA SOUTH OF THE IMPROVEMENTS INSIDE THE FLOODPLAIN AND BUFFERS. THIS BASIN WILL BYPASS TREATMENT.

THE TOTAL WEIGHTED RV IS 0.195.

A WETLAND SPANNING FROM THE SOUTHERN PARCEL INTO THE SITE AND TO UNNAMED TRIBUTARIES TO THE HARPETH RIVER HAVE BEEN IDENTIFIED. THESE FEATURES WILL NOT BE IMPACTED BY CONSTRUCTION. 30' ZONE 1 AND 60' ZONE 2 UNDISTURBED RIPARIAN BUFFERS HAVE BEEN DELINEATED ALONG THE WETLAND AND STREAM.

COMPENSATING CUT IN EXCESS OF A RATIO OF 15:1 (CUT:FILL) HAS BEEN PROVIDED IN THE FLOODPLAIN.

NOTES:

EXISTING CONTOURS SHOWN ARE FROM FIELD RUN SURVEYS PREFORMED BY ENERGY LAND & INFRASTRUCTURE IN FEBRUARY 2020 AND MAY 2021.

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.

SCALE: 1"=40'
0 20' 40' 80'
TENNESSEE STATE PLANE COORDINATE (TNSPC) SYSTEM ZONE 5301, FIPSZONE 4100 NADB3 DATUM

CITY OF FRANKLIN, TN ENGINEERING DEPT 02/19/2026 THIS SHEET IS PART OF THE APPROVED SITE PLAN.

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SEAL
Larry C. Wallace — Licensed Engineer — 02/05/26 — State of Tennessee

PROJECT
CAROTHERS PARK PLAZA, SITE PLAN - AMENDMENT 1
4309 SOUTH CAROTHERS
MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
WILLIAMSON COUNTY, TENNESSEE

REVISION

NO.	DATE	DESCRIPTION
1	02/05/26	PER COF COMMENTS

LJA PROJECT NO: TN7343-001
DATE: 12/08/2025
SHEET TITLE: POST-DEVELOPMENT PLAN
SHEET NUMBER: C 3.5B

FILE LOCATION: s:\land\se\nash-tn\tn7343-001 - 4309 carothers\500 cad\1560 sheets\pre-post dev

PLOT DATE: 2/5/2026 4:38 PM

SITE FILL IN FLOODPLAIN

BFE: 650.50
PROPOSED CUT: 0 CU YD
PROPOSED FILL: 0.08 CY
MAX FILL DEPTH: 0.27 FT

COMPENSATING CUT IS NOT PROPOSED DUE TO THE NEGLIGIBLE FILL IN A BACKWATER SITUATION

GRADING LEGEND

- 777 PROPOSED TOPO INDEX CONTOUR
- 777 EXISTING TOPO CONTOUR
- ST PROPOSED STORM PIPE
- SS PROPOSED SANITARY SEWER PIPE
- W PROPOSED WATER PIPE
- T EXISTING AT&T LONG LINE
- PROPOSED FFO LINE

652
660
662
650.5
650
658
656
654
652
650

TW 660.0
BW 651.0

TW 658.2
BW 651.0

ACTUAL FFO BASED ON FIELD RUN SURVEY

CURRENT FFO

PROPOSED 0.08 CY YD OF FILL IN FLOODPLAIN

MAX FILL DEPTH TO EL 650.50 IS 0.27 FT

TW 651.5
BW 650.5

60' RIPARIAN ZONE 2 BUFFER

30' RIPARIAN ZONE 1 BUFFER

Elevations Table					
Number	Min Elev	Max Elev	Area (Sf)	Fill (Cu Yd)	Color
1	0	0.27	24.26	0.08	

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
SURF VOL FFO Fill	**1.000**	**1.000**	24.26 Sq. Ft.	0.00 Cu. Yd.	0.08 Cu. Yd.	0.08 Cu. Yd.<Fill>
Totals			24.26 Sq. Ft.	0.00 Cu. Yd.	0.08 Cu. Yd.	0.08 Cu. Yd.<Fill>

SCALE: 1"=5'
0 2.5' 5' 10'
TENNESSEE STATE PLANE COORDINATE (TNSPC) SYSTEM
ZONE 5301, FIPSZONE 4100
NAD83 DATUM

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
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02/05/26
STATE OF TENNESSEE

PROJECT

CAROTHERS PARK PLAZA, SITE PLAN - AMENDMENT 1

4309 SOUTH CAROTHERS
MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
WILLIAMSON COUNTY, TENNESSEE

REVISION

NO.	DATE	DESCRIPTION
1	02/05/26	PER COF COMMENTS

LJA PROJECT NO
TN7343-001

DATE
12/08/2025

SHEET TITLE
FFO FILL MAP

SHEET NUMBER
C 3.5C

PLOT DATE: 2/5/2026 4:38 PM

GENERAL NOTES

1. UPON COMPLETION OF THE PROJECT THE CONTRACTOR SHALL. FURNISH THE DESIGN ENGINEER WITH A SET OF CLEAN PRINTS WITH THE AS-BUILT SEWER AND WATER LINES MARKED.
2. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER WHEN LOT CORNERS ARE NEEDED. ONCE THE CORNERS ARE SET THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE MARKERS AND IRON PINS IF THE CORNERS ARE DISTURBED THE CONTRACTOR SHALL REMOVE THE DISTURBED IRON PIN AND NOTIFY THE DESIGN ENGINEER.CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE COST OF RESETTING THE CORNER. THE CONTRACTOR SHALL NOT ATTEMPT TO RESET THE PROPERTY CORNER.
3. NOTHING IN THE GENERAL NOTES OR SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TOWARD THE SAFETY AND CONVENIENCE OF THE GENERAL PUBLIC AND THE RESIDENTS ALONG THE PROPOSED CONSTRUCTION AREA.
4. BASE INFORMATION WAS TAKEN FROM FIELD RUN BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY ENERGY LAND & INFRASTRUCTURE FROM FEBRUARY 2020. OFFSITE CONTOURS SHOWN ARE A MIX OF FIELD RUN SURVEY FROM THE LOCKWOOD GLEN PUD SUBDIVISION AND GIS CONTOURS. LJA ENGINEERING AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THE TOPOGRAPHIC SURVEY SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
5. THE PROJECT SITE IS SHOWN ON TAX MAP 89, PARCEL 47.00.
6. THE SITE LAYOUT IS BASED ON REFERENCE POINTS AS NOTED.
7. THE CONTRACTOR SHALL CALL "TENNESSEE ONE CALL" (1-800-351-1111) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION.
8. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS. (IE. INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF UTILITY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND EXISTENCE OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTORS EXPENSE COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
10. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
12. DIMENSIONS ARE TO FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
13. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 3500 PSI CONCRETE.
14. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE, TO THE CITY OF FRANKLIN, OR TO UTILITY REPRESENTATIVE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
15. HANDICAP RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12.
16. CURBS SHALL BE PARALLEL TO THE CENTERLINE OF DRIVES. THE CURB SHALL BE PLACED ONLY AFTER HAVING ALL BREAK POINTS (PC&PT OF CURVES) LOCATED AT THE FACE OF CURB OR AT A CONSISTENT OFFSET BY A REGISTERED LAND SURVEYOR.
17. THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES INTERSECTING STREETS, ALLEYS, OF PUBLIC ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
18. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF FRANKLIN.
19. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE CITY OF FRANKLIN REGULATIONS AND SPECIFICATIONS.
20. ALL PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY OF FRANKLIN AND STATE OF TENNESSEE DOT AND SPECIFICATIONS.
21. ALL CURBING WILL BE REQUIRED TO ADJUST TO THE GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES, AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
22. ALL PAVEMENT STRIPING SHALL THERMOPLASTIC OR APPROVED ALTERNATIVE.

SITE GRADING & EROSION CONTROL NOTES

1. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY 4.59± ACRES.
2. PART OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS EVIDENCED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 47187C0214G, REVISED DECEMBER 22, 2016.
3. INSTALL SILT BARRIERS BEFORE GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREA AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED, UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY THE CITY OF FRANKLIN, AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 33% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
9. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINTS) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
10. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND DIMENSIONS PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
11. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
12. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
13. ALL CUT AND FILL SLOPES SHALL BE 3 HORIZONTAL TO 1 VERTICAL OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS.
14. MINIMUM GRADE ON ASPHALT OR CONCRETE PAVING SHALL BE 0.5%.
15. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES AND OBTAIN APPROVAL AS NECESSARY BEFORE BEGINNING CONSTRUCTION.
16. ALL EARTHWORK, INCLUDING THE EXCAVATED SUBGRADE AND EACH LAYER OF FILL, SHALL BE MONITORED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER, OR HIS REPRESENTATIVE.
17. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE EXPOSED DURING CONSTRUCTION, PERMANENT FRENCH ORAINS MAY BE REQUIRED. THE DRAINS SHALL BE SPECIFIED AND LOCATED DURING CONSTRUCTION AS REQUIRED BY THE CONDITIONS WHICH ARE ENCOUNTERED, AND SHALL BE APPROVED BY THE ENGINEER.
18. THE GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. DETERMINATION OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
19. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT AND FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALVE STEMS, ETC, INSIDE THE PROPOSED PAVED AREAS TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY PERIOD SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
20. IN NO CASE SHALL SLOPE, HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE AND FEDERAL REGULATIONS, SPECIFICALLY THE CURRENT OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS (29 CRF PART 1926) SHALL BE FOLLOWED.
21. DO NOT DISTURB THE VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
22. STRIP TOPSOIL FROM ALL CUT AND FILL AREAS AND STOCKPILE UPON COMPLETION OF GENERAL GRADING OVER ALL DISTRIBUTED AREAS, 70 A MINIMUM DEPTH OF 6", CONTRACTOR SHALL SUPPLY ADDITIONAL TOP SOIL IF INSUFFICIENT QUANTITIES EXIST ON SITE.
23. TOP OF GRATE ELEVATIONS AND LOCATION OF COORDINATES FOR DRAINAGE STRUCTURES SHALL BE AS SHOWN ON DETAIL, UNLESS NOTED OTHERWISE. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADES.
24. ALL DRAINAGE CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF FRANKLIN.
25. RELOCATION OF EXISTING PLANT MATERIALS SHALL BE COORDINATED WITH THE OWNER AND RELOCATED TO A DESIGNATED AREA ON SITE.
26. POSITIVE DRAINAGE SMALL BE ESTABLISHED AS THE FIRST ORDER OF WORK AND SHALL BE MAINTAINED AT ALL TIMES DURING AND AFTER CONSTRUCTION. SOIL SOFTENED BY PERCHED WATER IN FOUNDATION AND PAVEMENT AREAS MUST BE UNDERCUT AND REPLACED WITH SUITABLE FILL MATERIALS APPROVED BY A GEOTECHNICAL ENGINEER. GROUNDWATER INFILTRATION INTO EXCAVATIONS SHOULD BE EXCEPTED, AND THE WATER SHALL BE REMOVED USING GRAVITY DRAINAGE OR PUMPING.
27. REINFORCED CONCRETE STORM DRAINAGE PIPE SHALL BE CLASS III.
28. THE LOCATION OF ALL DIVERSION SWALES AND DITCHES SHALL BE FIELD ADJUSTED TO AVOID TREES AS MUCH AS POSSIBLE. THE CONTRACTOR SHALL WALK THE ALIGNMENT OF THESE SWALES AND DITCHES IN THE FIELD TO VERIFY AVOIDANCE OF TREES.
29. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES IS TO BE PLACED AT A SITE APPROVED BY THE ENGINEER. IT SHALL BE TREATED IN A MANNER SO THAT THE AREA AROUND THE DISPOSAL SITE WILL NOT BE CONTAMINATED OR DAMAGED BY THE SEDIMENT IN THE RUN-OFF, COST FOR THIS TREATMENT IS TO BE INCLUDED IN PRICE BID FOR EARTHWORK. THE CONTRACTOR SHALL OBTAIN THE DISPOSAL SITE AS PART OF THIS WORK.
30. STOCKPILE TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS.
31. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF THE DETENTION PONDS VERIFYING THE REQUIRED VOLUME HAS BEEN PROVIDED AND THAT THE OUTLET CONTROL STRUCTURE MEETS THE DESIGN REQUIREMENTS THE SURVEY SHALL BE CONDUCTED BY A SURVEYOR LICENSED IN THE STATE OF TENNESSEE.
32. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
33. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO WASTE EXCESS EARTH MATERIAL OFF SITE AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL FIRST OFFER THE EXCESS MATERIAL TO THE OWNER. IF NOT ACCEPTED BY THE OWNER, THE CONTRACTOR'S RESPONSIBILITY TO IMPORT SUITABLE MATERIAL (AT NO ADDITIONAL COST OT THE OWNER) FOR EARTHWORK OPERATIONS IF SUFFICIENT AMOUNT OF EARTH ARE NOT AVAILABLE ON SITE.
34. AFTER STROPPING TOPSOIL, PROOF ROLL EXPOSED SUBFRADE WITH A LOADED TRUCK TO IDENTIFY UNSTABLE SOILS. STABLIZE UNSTABLE AREAS BY UNDERCUTTING AND REPLACING UNSTABLE MATERIALS WITH COMPACTED SELECT MATERIAL.
35. ALL FILL SHALL BE FREE OF ALL ORGANIC MATTER, TRASH AND OTHER DELETERIOUS MATERILS, CONTAINING NO ROCK FRAGMENTS GREATER THAN 6 INCHES IN ANY ONE DIRECTION.
36. STRUCTURAL SOIL FILL SHALL HAVE A STANDARD PROCTOR MAXIMUM DRY DENSITY OF 90 POUNDS PER CUBIC FOOT (PCF) OR GREATER AND A PLASTICITY INDEX (PI) OF 30 PERCENT OR LESS. ALL MATERIAL BEING USED AS SOIL FILL SHOULD BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE BEING PLACED.
37. PLACE FILL AND COMPACT IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS.
38. PLACE 4-INCH MINIMUM LAYER OF A COMPACTED CRUSHED STONE UNDER CONCRETE SLABS.
39. PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE. PROPER ADJUSTMENT SHOULD BE MADE BY CONTRACTOR FOR SUBGRADE.
40. FORM AND SLOPE ALL EXISTING AND PROPOSED SIDEWALK(S) TO A SMOOTH TRANSITION. AT POINTS OF INTERSECTION, AS DIRECTED BY ENGINEER, MAXIMUM ALLOWABLE GRADE CHANGE AT THESE INTERSECTIONS WILL BE 6 PERCENT. IN SOME INSTANCES IT MAY BE NECESSARY TO REMOVE EXISTING SIDEWALK AND REPLACE TO ALLOW FOR SMOOTH TRANSITION.
41. BACK FILL ALL PIPES UNDER PAVEMENT TO TOP OF SUBGRADE WITH CRUSHED STONE.
42. PIPE LENGTHS ARE APPROXIMATE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
43. EXISTING ELEVATIONS, CONTOURS, AND BENCHMARKS SHOWN ON PLANS ARE BASED NAVD83.
44. WHERE PROPOSED PAVEMENT ABUTS EXISTING PAVEMENT, CUT EXISTING PAVEMENT IN A NEAT STRAIGHT LINE THROUGH PAVEMENT AND BASE.
45. INSTALL STONE BEDDING AND BACK FILL IN STRICT COMPLIANCE WITH MANUFACTURER'S RECOMMENDATION, PROJECT SPECIFICATIONS AND CITY OF FRANKLIN CONSTRUCTION CRITERIA.
46. SHAPE ALL DITCHES ACCORDING TO TYPICAL SECTION OR SPECIAL DITCH DETAIL.
47. ONLY MATERIAL MEETING CONTRACTOR'S GEOTECHNICAL ENGINEER'S REQUIREMENTS FOR EMBANKMENT MAY BE USED.
48. ALL EXCAVATION IS UNCLASSIFIED WITHOUT REGARD TO MATERIALS ENCOUNTERED. CONTRACTOR SHALL VISIT SITE AND DRAW HIS OWN CONCLUSIONS TO CONDITIONS ENCOUNTERED. LINE AND GRADES SHOWN SHALL BE ACHIEVED WITHOUT ADDITIONAL COMPENSATION.
49. ASPHALT PAVEMENT, MINERAL AGGREGATE BASE AND CONCRETE MATERIALS AND CONSTRUCTION SHALL MEET REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION.
50. PROPOSED CONTOURS SHOWN AT 2 FOOT INTERVAL.
51. PROVIDE POSITIVE SLOPE (2% MINIMUM) TO DRAIN ALL BALCONIES, DECKS, PATIOS, WALLS), DRIVEWAYS, GRADE ADJACENT TO BUILDINGS, AND SWALES REGARDLESS WHETHER PLANS GRAPHICALLY PORTRAY OR INDICATE SLOPE FINAL CONSTRUCTION SHALL NOT PERMIT PONDING OF WATER IN ANY OF FOREGOING AREAS.
52. ANY AREA THAT IS DISTURBED OUTSIDE LIMITS OF CONSTRUCTION DURING THE LIFE OF THIS PROJECT SHALL BE REPAIRED BY CONTRACTOR AT HIS EXPENSE.
53. THE CONTRACTOR SHALL NOT DISPOSE OF ANY MATERIAL EITHER ON OR OFF PROJECT SITE IN A REGULATORY FLOOD WAY AS DEFINED BY THE FEDERAL. EMERGENCY MANAGEMENT AGENCY WITHOUT APPROVAL BY SAME. ALL MATERIAL SHALL BE DISPOSED OF IN UPLAND (NON-WETLAND) AREAS AND ABOVE ORDINARY HIGH WATER OF ANY ADJACENT WATERCOURSE, THIS DOES NOT ELIMINATE THE NEED TO OBTAIN ANY OTHER LICENSES OR PERMITS THAT MAY BE REQUIRED BY ANY OTHER FEDERAL, STATE OR LOCAL AGENCY FOR THE CONSTRUCTION OF THIS PROJECT.
54. ALL HEADWALLS FOR PIPES 24" AND LARGER SHALL HAVE A SAFETY GRATING. SEE DRAINAGE STRUCTURE DETAIL SHEET.

SEWER AND WATER CONSTRUCTION NOTES

1. ALL SEWER CONSTRUCTION METHODS AND MATERIALS SMALL MEET THE CITY OF FRANKLIN STANDARD SPECIFICATIONS AND DETAILS (STATE OF TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION APPROVED).
2. ALL WATER CONSTRUCTION METHODS AND MATERIALS SHALL MEET MILCROFTON UTILITY DISTRICT STANDARD SPECIFICATIONS AND DETAILS.
3. ALL SEWER CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF FRANKLIN SEWER INSPECTOR. THE CONTRACTOR SHALL BEAR THE EXPENSE OF ANY AND ALL INSPECTION FEES.
4. ALL WATER CONSTRUCTION SHALL BE INSPECTED BY A MICROFTON UTILITY DISTRICT INSPECTOR. THE CONTRACTOR SHALL BEAR THE EXPENSE OF ANY AND ALL INSPECTION FEES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY TO CONSTRUCT THE SEWER AND/OR WATER AS SHOWN ON THE APPROVED PLANS.
6. THE CONTRACTOR SHALL KEEP A SET OF THE STATE OF TENNESSEE AND CITY OF FRANKLIN APPROVED PLANS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES.
7. THE PROPOSED SEWER AND WATER LINE SHALL NOT BE TIED TO THE EXISTING SEWER OR WATER LINE UNTIL THE PROPOSED LINE OR LINES HAVE BEEN INSTALLED, INSPECTED, TESTED AND APPROVED FOR TIE-IN BY THE CITY OF FRANKLIN SEWER DEPARTMENT AND MILCROFTON UTILITY DISTRICT RESPECTIVELY.
8. AIR TEST SHALL BE REQUIRED ON THE SEWER LINE, WITH THE CITY OF FRANKLIN INSPECTOR PRESENT, PER CITY OF FRANKLIN SPECIFICATIONS.
9. THE OWNER DOES NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATION DESIGNATED ON THE CONTRACT DRAWINGS: IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF THE UNDERGROUND FACILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES AND RELOCATE IF NECESSARY.
10. ALL SEWER MANHOLES SHALL BE SUBJECTED TO AND PASS A VACUUM TEST OF AT LEAST 10"Hg.
11. NO BLASTING IS ALLOWABLE WITHIN 25 FEET OF FINISHED SEWER OR WATER LINES'

SITE UTILITY NOTES

1. LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. DETERMINE EXACT LOCATIONS IN FIELD PRIOR TO BEGINNING WORK. GENERAL LOCATION OF ALL KNOWN UTILITIES MEASURE SHOWN OR IDENTIFIED HEREIN AND REFLECT OWNER'S BEST RECORDS AND ON SITE INVESTIGATION. THE OWNER MAKES NO EXPRESSED OR IMPLIED GUARANTEE OF ACCURACY OR THAT OTHER UTILITIES ARE NOT LOCATED IN CONSTRUCTION VICINITY.
2. PRIOR TO COMMENCING WORK, CONTACT UTILITY OWNERS TO NOTIFY THEM OF WORK IN THE AREA AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY. GIVE NOTIFICATION AT LEAST THREE BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND UTILITY.
3. COOPERATE WITH EACH UTILITY COMPANY IN PROTECTION OF THEIR RESPECTIVE APPURTENANCES.
4. PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT, IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND UTILITIES, CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT.
5. CONSTRUCTION OF ALL SANITARY SEWER, WATER MAIN AND RELATED APPURTENANCES SHALL BE IN STRICT ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND THE CITY OF FRANKLIN.
6. INSTALL STONE BEDDING AND BACKFILL IN STRICT ACCORDANCE WITH PIPE MANUFACTURER'S RECOMMENDATIONS.
7. PIPE LENGTHS ARE APPROXIMATE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
8. CLEANOUTS SHALL BE SAME SIZE AS LATERAL LINES. SITE GRADES SHALL BE WITHIN 6' OF FINISHED GRADE PRIOR TO CONSTRUCTION OF WATER LINE.
9. COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION", ISSUED BY A.G.C. OF AMERICA, INC. AND U.S. DEPARTMENT OF LABOR.
10. BACKFILL PROPOSED UTILITIES IN PAVED AREAS WITH COMPACTED CRUSHED STONE UNLESS OTHERWISE DIRECTED BY ENGINEER.
11. LAY WASTEWATER LINES AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. IF THIS IS NOT PRACTICAL, THE WASTEWATER LINE MAY BE LAID CLOSER THAN 10 FEET TO A WATER MAIN PROVIDED. IT IS LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE TOP OF THE WASTEWATER LINE IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN.
12. WHERE A WASTEWATER LINE CROSSES UNDER WATER MAINS, THE TOP OF THE WASTEWATER LINE SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. IF THE ELEVATION OF THE WASTEWATER LINE CANNOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, RELOCATE THE WATER MAIN TO PROVIDE THIS SEPARATION, OR ELSE RECONSTRUCT IT WITH MECHANICAL JOINT DUCTILE IRON PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE WASTEWATER LINE WITH A FULL JOINT OF THE WATER MAIN CENTERED OVER THE WASTEWATER LINE, AND ENCASED IN CONCRETE.
13. IF IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE CONSTRUCT BOTH THE WATER MAIN AND THE WASTEWATER LINE OF MECHANICAL JOINT DUCTILE IRON PIPE AND PRESSURE TEST EACH.
14. ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES, SHALL BE PLACED UNDERGROUND.
15. THE SANITARY SEWER SHALL BE OF THE MATERIAL INDICATED ON THE SEWER PLAN AND PROFILE SHEETS. POLYVINYL CHLORIDE (PVC) SHALL BE (SDR35). DUCTILE IRON PIPE (D.I.P.) SHALL BE CLASS 52. ALL DUCTILE IRON WASTEWATER PIPE SHALL BE AN ASPHALTIC COATING APPROXIMATELY 1 mil THICK AS SPECIFIED IN AWWA C151. THE INSIDE OF THE PIPES SHALL BE PROTECTO 401 CERAMIC EPOXY COATING 40 mils DFT OR EQUAL.
16. ALL SEWER LINES AND APPURTENANCES SHALL BE OF MATERIAL AND CONSTRUCTION THAT CONFORM TO THE CITY OF FRANKLIN WATER AND WASTEWATER DEPARTMENT REQUIREMENTS AND SPECIFICATIONS.
17. ALL WATER LINES AND APPURTENANCES SHALL BE OF MATERIAL AND CONSTRUCTION THAT CONFORM WITH MICROFTON UTILITY DISTRICT REQUIREMENTS AND SPECIFICATIONS.
18. PROVIDE A MINIMUM 36" OF COVER OVER ALL WATER LINES.
19. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING MANHOLES OR SANITARY SEWER LINES AT THE POINT OF CONNECTION PRIOR TO THE COMMENCEMENT OF ORDERING OF MATERIALS. CONSTRUCTION OR REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
20. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES, STORM SEWERS. OR ANY OTHER UTILITY OR STRUCTURE EXISTING OR PROPOSED.
22. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
23. BEFORE CONNECTIONS ARE, MADE INTO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE FRANKLIN WATER AND SEWER DEPARTMENT SPECIFICATIONS.
24. ALL TRENCHES CUT IN EXISTING ROADS OR DRIVES SHALL UTILIZE A CLEAN SAW CUT AND SHALL BE BACKFILLED (100%) TO FINAL SUBGRADE WITH #57 STONE. REPAIR ROADS PER CITY OF FRANKLIN REQUIREMENTS.
25. REPAIR ALL DAMAGE TO EXISTING FEATURES (ie. DRIVES, ROADS, YARDS, LANDSCAPING, ETC...) TO PRE-CONSTRUCTION CONDITION.
26. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLANS. PROVIDE VERTICAL BENDS WHERE NECESSARY TO ALLOW WATER LINES TO PASS UNDER OR OVER OTHER UTILITY LINES. (ALL BENDS AND BRACES NEEDED MAY NOT BE ACTUALLY SHOWN). PROVIDE BRACING AND/OR RODDING AT ALL BENDS AND TEES AS REQUIRED BY MICROFTON UTILITY DISTRICT.
27. THE CONTRACTOR SHALL VERIFY REQUIRED PIPE LENGTHS. EXISTING PIPE MATERIAL AND SIZES AS SHOWN ON PLANS.
28. REPAIR EXISTING PAVEMENT, CURBS, WALKS, LANDSCAPING, ETC. THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES TO A LIKE NEW CONDITION AT NO ADDITIONAL COST TO THE OWNER.
29. THE PROPOSED GAS LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL GAS COMPANY BY THE CONTRACTOR.
30. THE PROPOSED ELECTRIC LINE CONSTRUCTION AND INSTALLATION SHALL COORDINATED WITH THE LOCAL ELECTRIC COMPANY BY THE CONTRACTOR.
31. THE PROPOSED TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL TELEPHONE COMPANY BY THE CONTRACTOR.
32. WHERE DRAINAGE OR UTILITY LINES OCCUR IN PROPOSED FILL AREAS, THE FILL MATERIAL IS TO BE PLACED AND COMPACTED TO (95%) OF MAXIMUM DRY DENSITY ACCORDING TO ASTM (D-698) PRIOR TO INSTALLATION OF DRAINAGE OR UTILITY LINES. FILL IS TO BE INSPECTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER TESTING FIRM EMPLOYED BY THE OWNER. RESULTS OF THE TEST SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR TO PAY FOR ANY RETESTING.
33. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATERLINES (HORIZONTALLY AND/OR VERTICALLY) TO ALLOW THE REQUIRED BRACING AT BENDS AND TEES.
34. EXISTING MANHOLES LOCATED IN FILL/CUT AREAS SHALL BE ADJUSTED TO ENSURE THAT THE TOP OF CASTING IS FLUSH WITH THE FINISHED GRADE.
35. WATER SERVICES SHALL BE ¾" TYPE K COPPER AND SHALL INCLUDE CORPORATION STOPS, CURB STOPS, PRESENT METER BOX AND ALL OTHER FITTINGS AS REQUIRED BY MILCROFTON UTILITY DISTRICT.
36. THE OUTSIDE OF ALL MANHOLES SHALL BE COATED WITH BITUMINOUS.
37. ALL CONNECTION TO EXISTING MANHOLES SHALL BE BY THE CORING AND RESILIENT SEAL METHOD.
38. FIRE HYDRANT ASSEMBLIES INCLUDE THE APPROPRIATE SIZED TEE (WITH KICKER), 6

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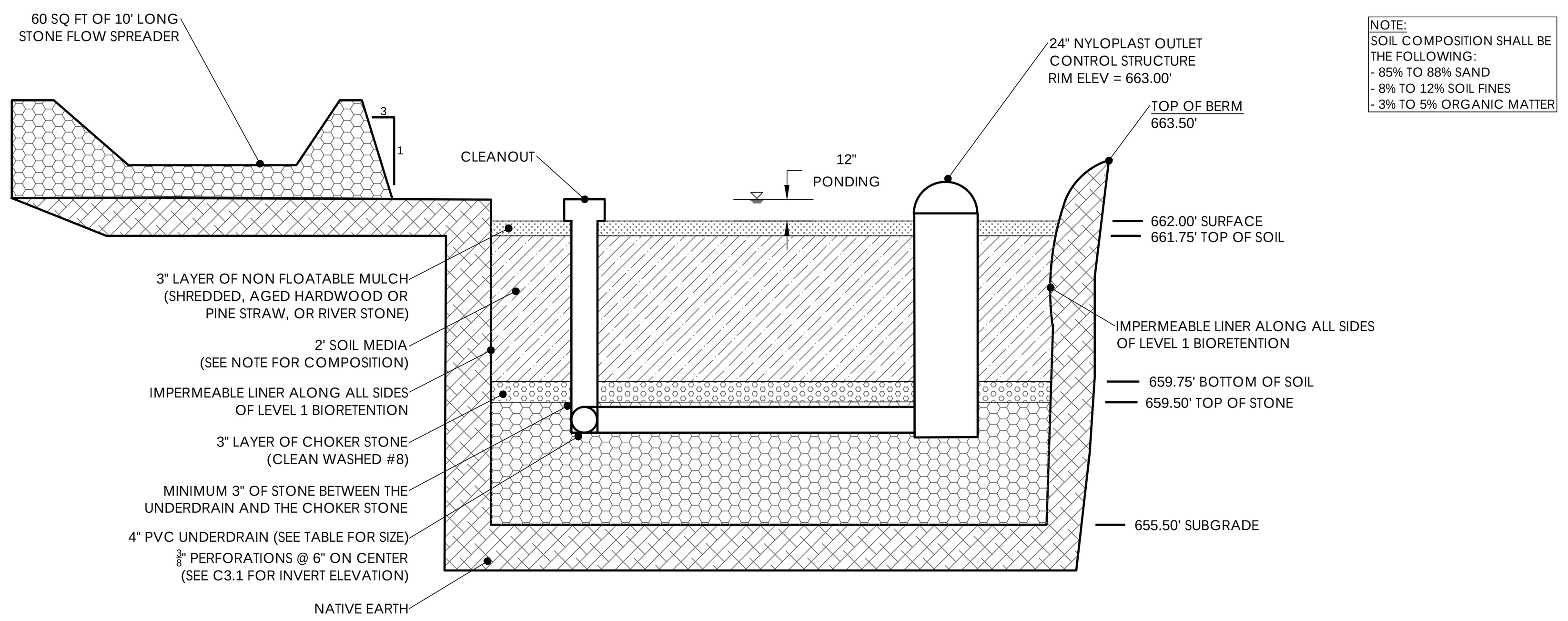
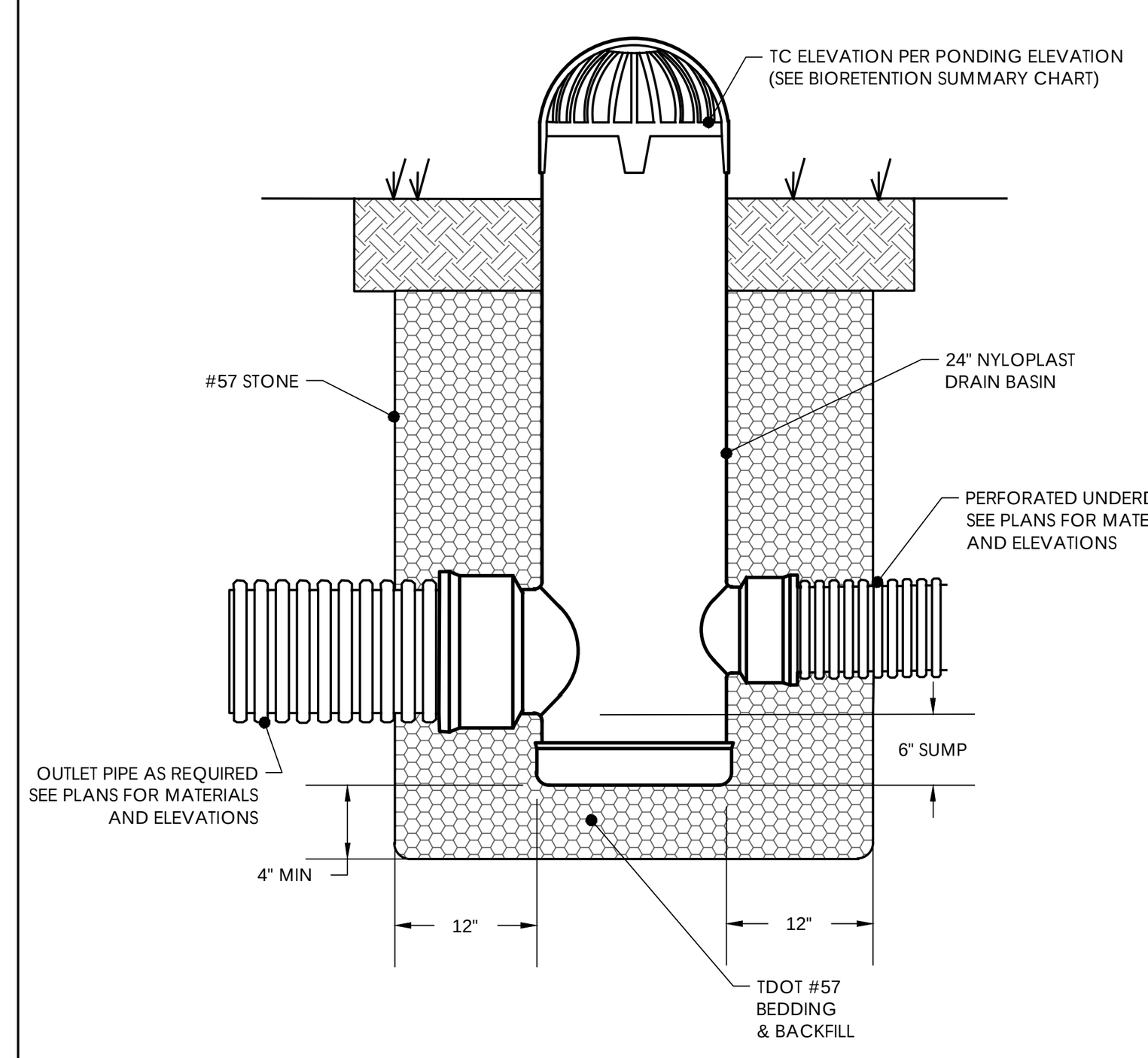


NOTE:
SOIL COMPOSITION SHALL BE THE FOLLOWING:
- 85% TO 88% SAND
- 8% TO 12% SOIL FINES
- 3% TO 5% ORGANIC MATTER

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING

1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
6. DELIVER THE SOIL MEDIA AND STORE IT ON THE PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
7. CALL CITY OF FRANKLIN INSPECTOR THE INSPECTION 615-791-3218
8. INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
9. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY
10. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA
11. SOD SLOPES
12. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS

DETAIL N° STM-000
LEVEL 1 BIORETENTION SECTION



DETAIL N° SITE-000
NYLOPLAST OUTLET STRUCTURE
NOT TO SCALE

ACTIVITY: Silt Fence | TCP – 13

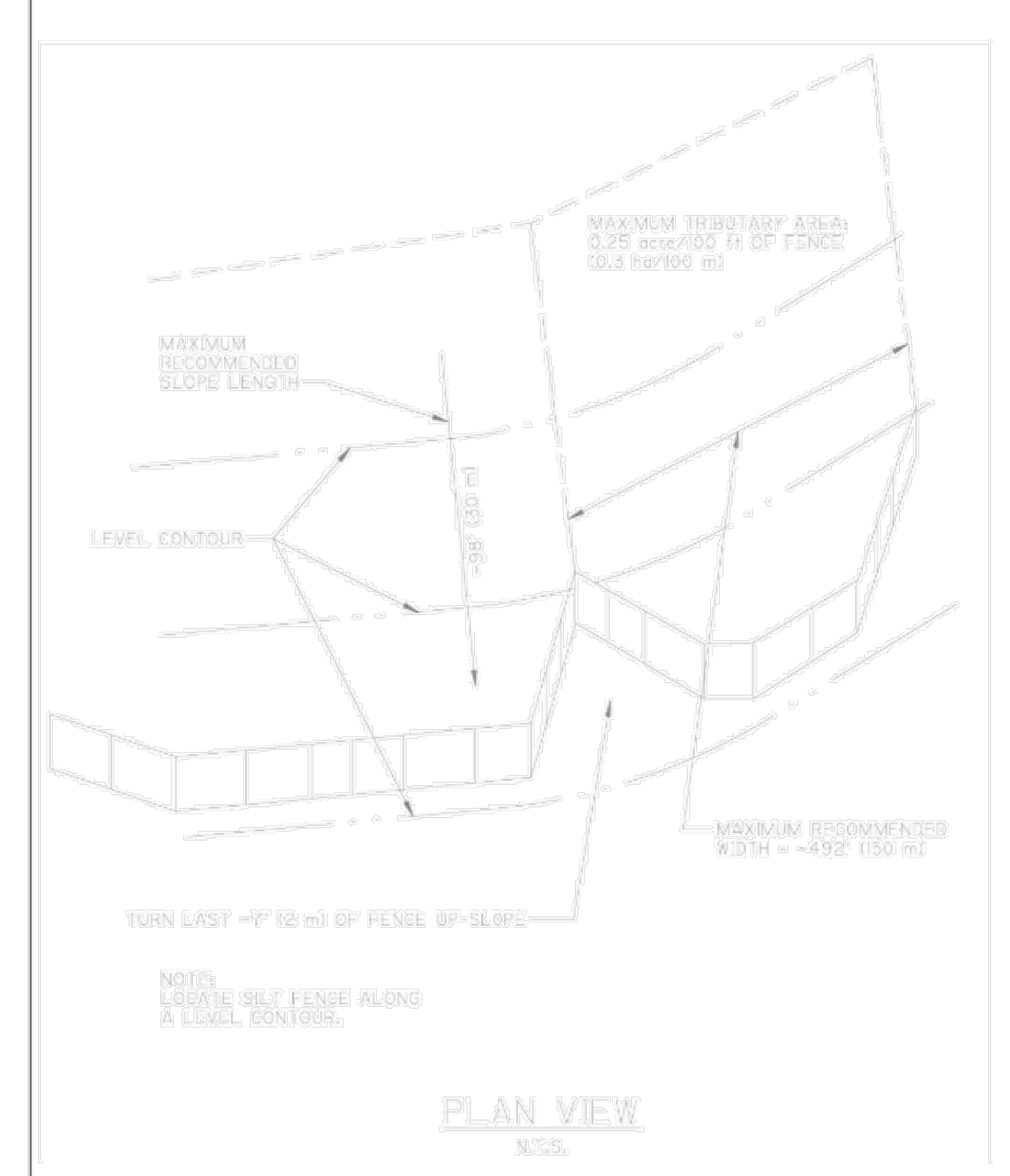


Figure TCP-13-2
Silt Fence End Layout

Stormwater Best Management Practices – Temporary Construction Site Runoff Management | TCP-13-8 | January 2002

ACTIVITY: Silt Fence | TCP – 13

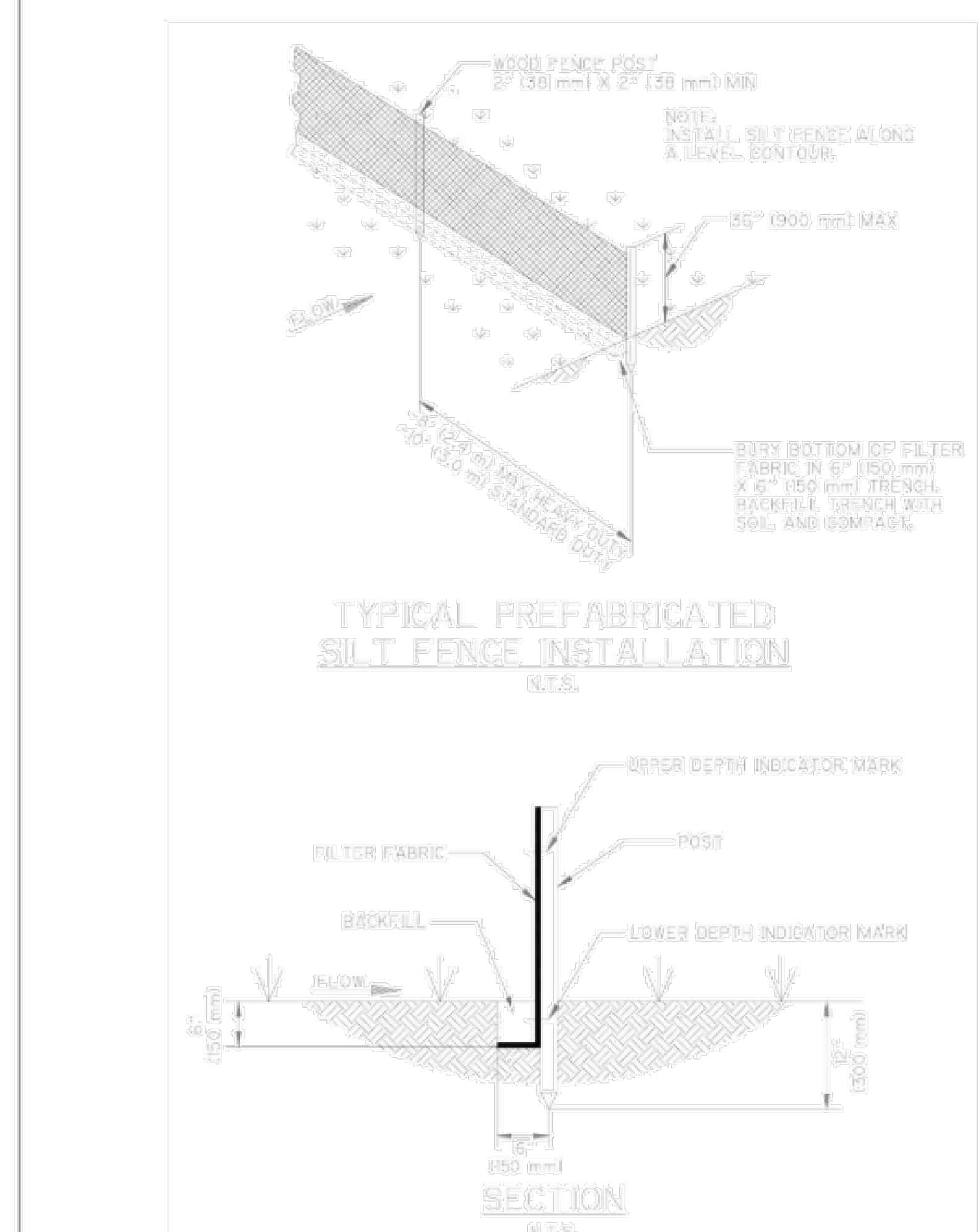
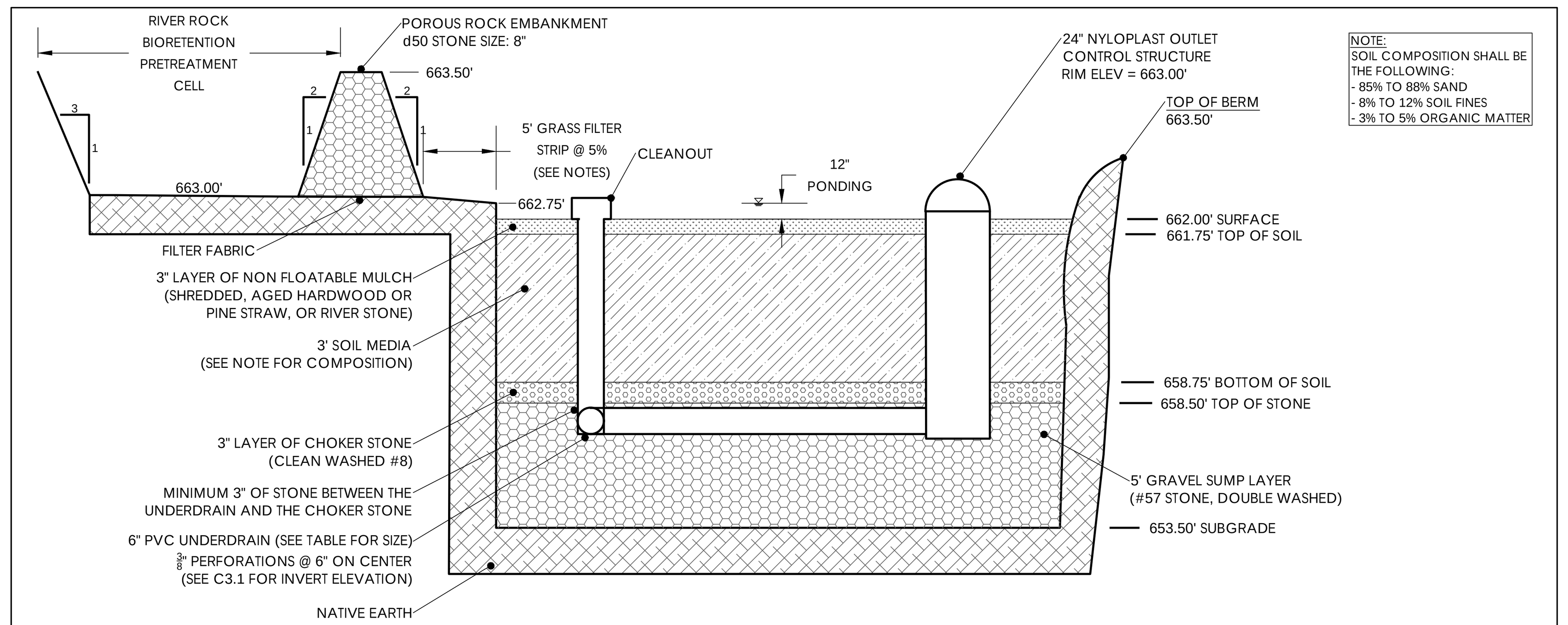


Figure TCP-13-1
Silt Fence Anchoring

Stormwater Best Management Practices – Temporary Construction Site Runoff Management | TCP-13-7 | January 2002



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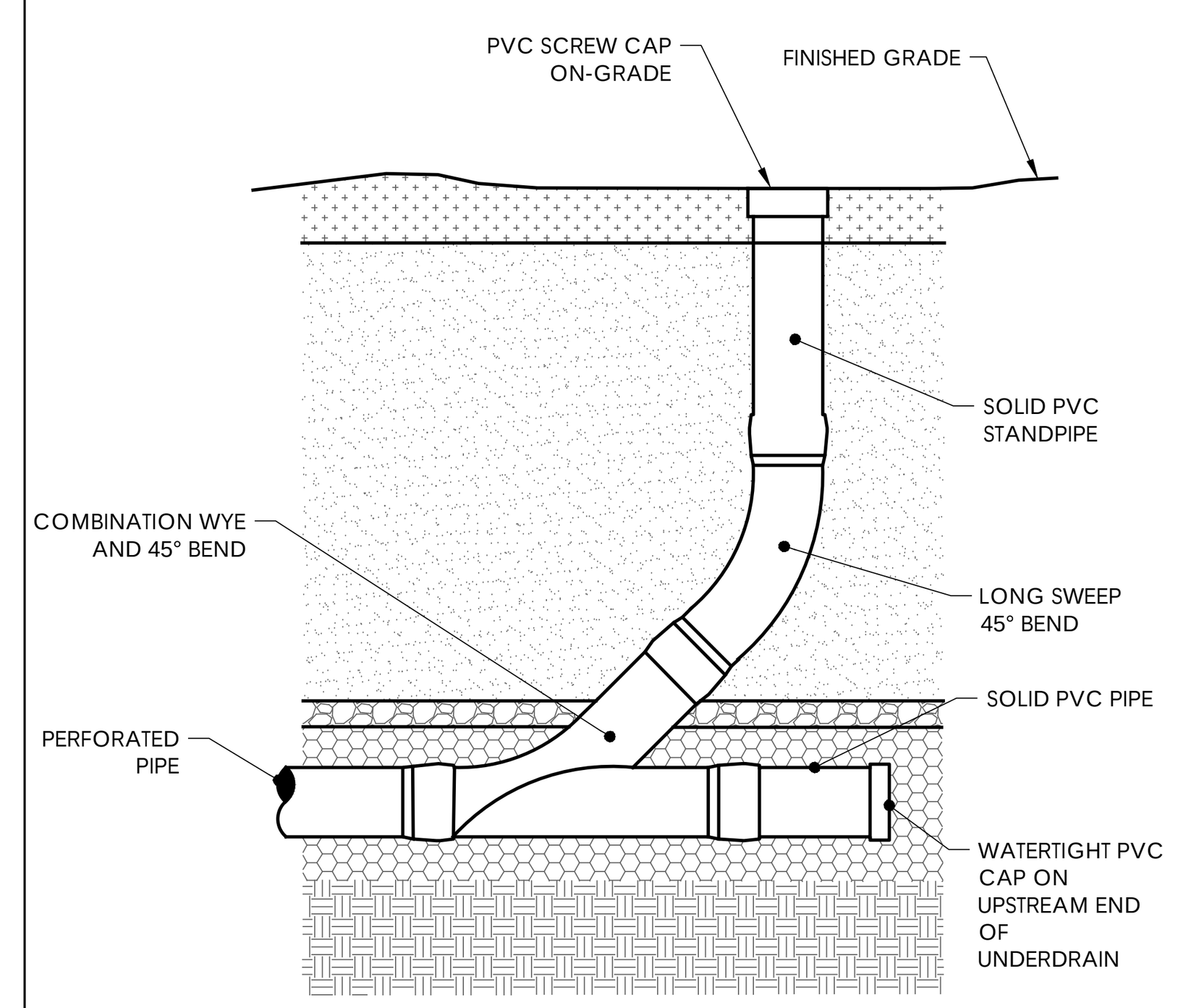
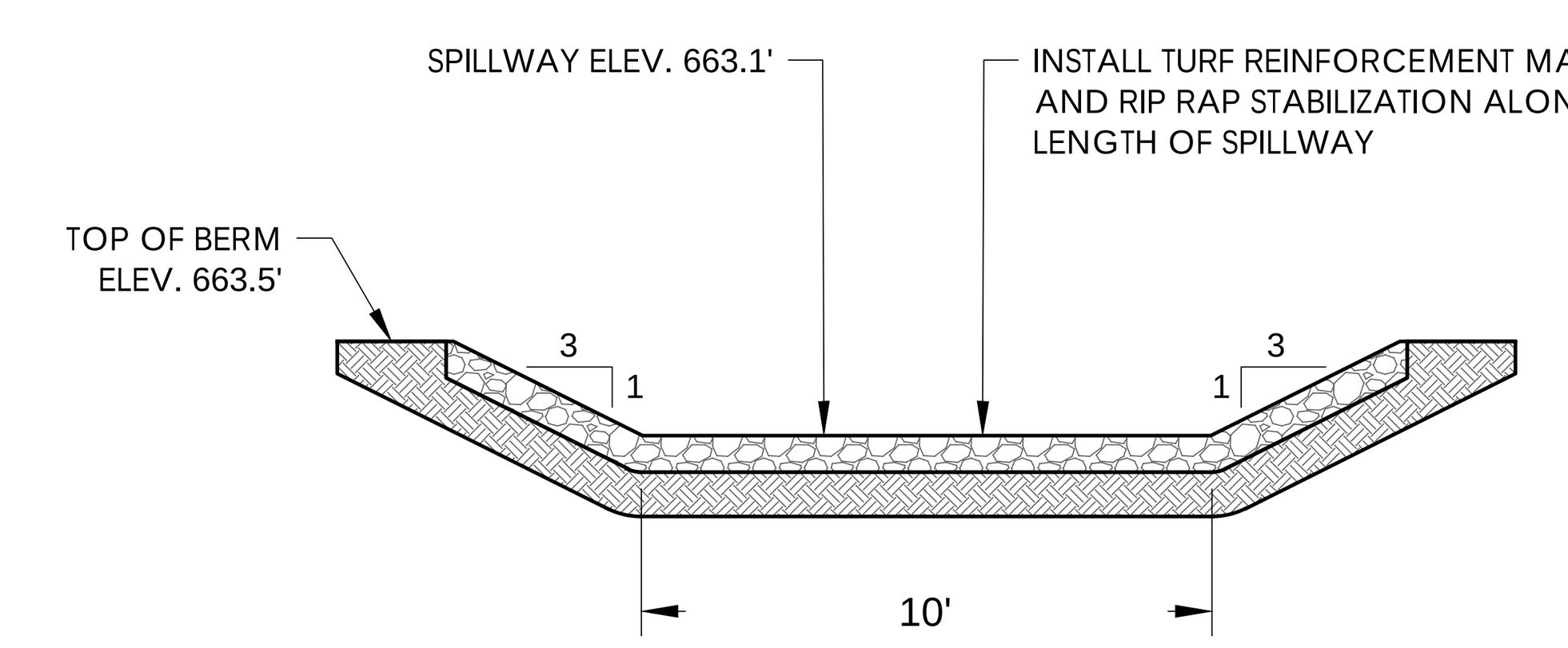
BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING

1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
6. DELIVER THE SOIL MEDIA AND STORE IT ON THE PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
7. CALL CITY OF FRANKLIN INSPECTOR THE INSPECTION 615-791-3218
8. INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
9. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY
10. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA
11. SOD SLOPES
12. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS

DETAIL N° STM-000
LEVEL 2 BIORETENTION SECTION



DETAIL N° STM-000
BIORETENTION CLEANOUT DETAIL
NOT TO SCALE



DETAIL N° STM-000
BIORETENTION OVERFLOW SPILLWAY
NOT TO SCALE

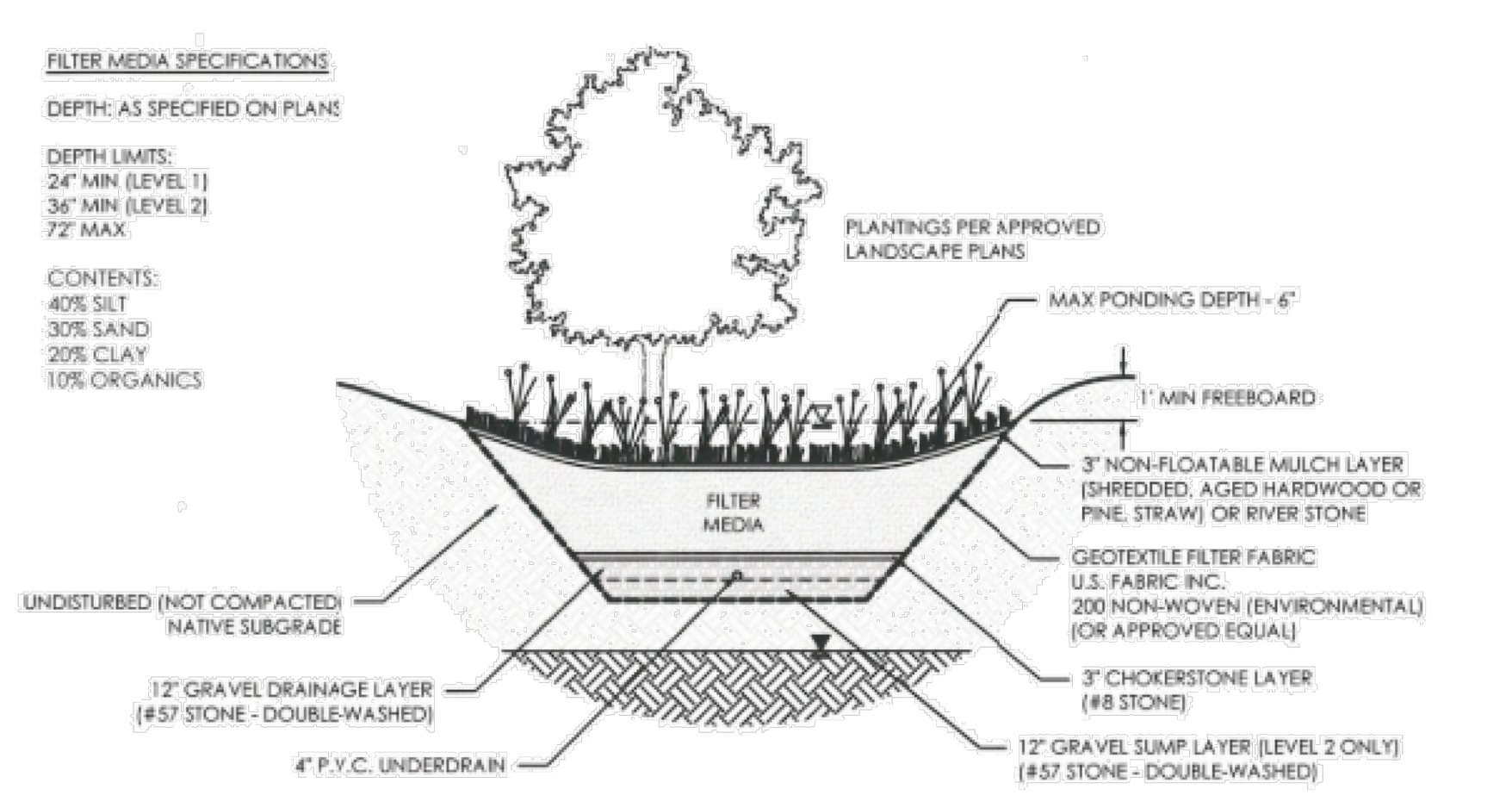
CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

FILTER MEDIA SPECIFICATIONS

DEPTH: AS SPECIFIED ON PLANS

DEPTH LIMITS:
24" MIN (LEVEL 1)
36" MIN (LEVEL 2)
72" MAX

CONTENTS:
40% SILT
30% SAND
20% CLAY
10% ORGANICS

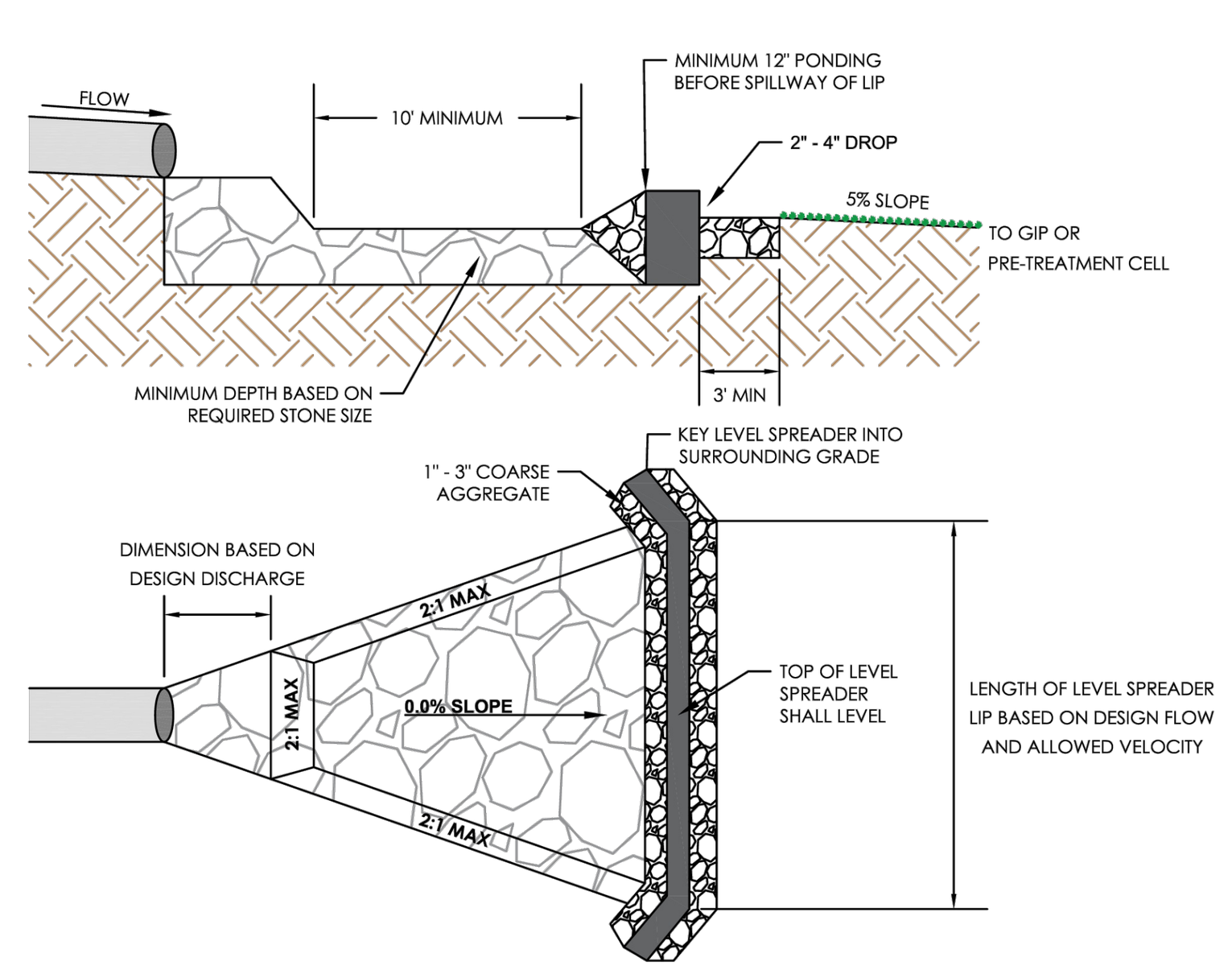


1. EXCAVATORS SHALL BE EQUIPPED IN ORDER TO WORK FROM THE OUTSIDE THE GIP FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION, MOIST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS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

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

N.T.S.

TITLE: BIORETENTION LEVEL 1 & 2	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
DWG.NO.: GIP-01	DIRECTOR OF ENGINEERING: [signature]	DATE: 10/5/15
EFFECTIVE DATE: 01/01/2016	STORMWATER COORDINATOR: [signature]	DATE: 10/5/15



THE GRAVEL FLOW SPREADER IS LOCATED AT CURB CUTS, DOWNSPOUTS, OR OTHER CONCENTRATED INFLOW POINTS, AND SHALL HAVE A 2" - 4" ELEVATION DROP FROM A HARD-EDGED SURFACE INTO A GRAVEL OR STONE DIAPHRAGM. THE GRAVEL SHOULD EXTEND THE ENTIRE WIDTH OF THE OPENING AND CREATE A LEVEL STONE WEIR AT THE BOTTOM OR TREATMENT ELEVATION OF THE BASIN. CONSTRUCTION INSPECTION IS CRITICAL TO OBTAIN ADEQUATE SPOT ELEVATIONS, TO ENSURE THE GRAVEL FLOW SPREADER LIP IS LEVEL, KEYED INTO EXISTING CONTOURS, AND CONSTRUCTED TO THE CORRECT DESIGN ELEVATION.

LEVEL SPREADER NOTES:
1. ALL STONE SHALL BE WASHED BEFORE INSTALLATION
2. MINIMUM PONDING DEPTH OF 12" TO SPREADER LIP
3. THE FOREBAY SHALL BE SIZED TO ACCOMMODATE 0.2% OF THE CONTRIBUTING IMPERVIOUS AREA
4. THE LEVEL SPREADER LIP SHALL BE AN ACCEPTED, RIGID, NON-ERODIBLE MATERIAL; TIMBER WOOD IS NOT ACCEPTED
5. **SEE CITY BMP MANUAL FOR SPECIFIC DESIGN REQUIREMENTS**

N.T.S.

TITLE: Pre-Treatment (concentrated flow) GRAVEL/STONE FLOW SPREADER	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
DWG.NO.:	DIRECTOR OF ENGINEERING: [signature]	DATE: 12/7/2017
EFFECTIVE DATE: 02/20/2017	STORMWATER COORDINATOR: [signature]	DATE: 12/7/2017

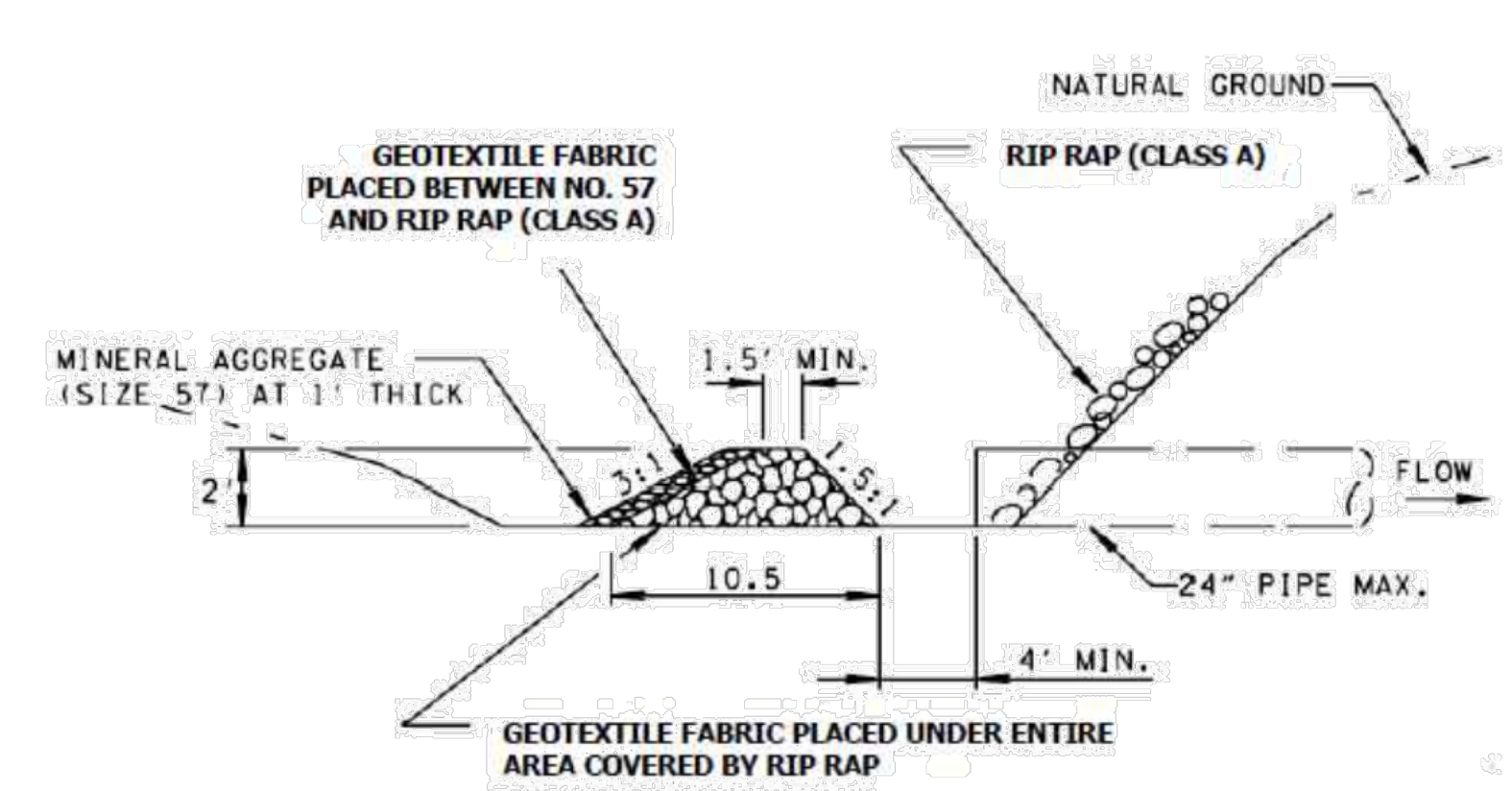
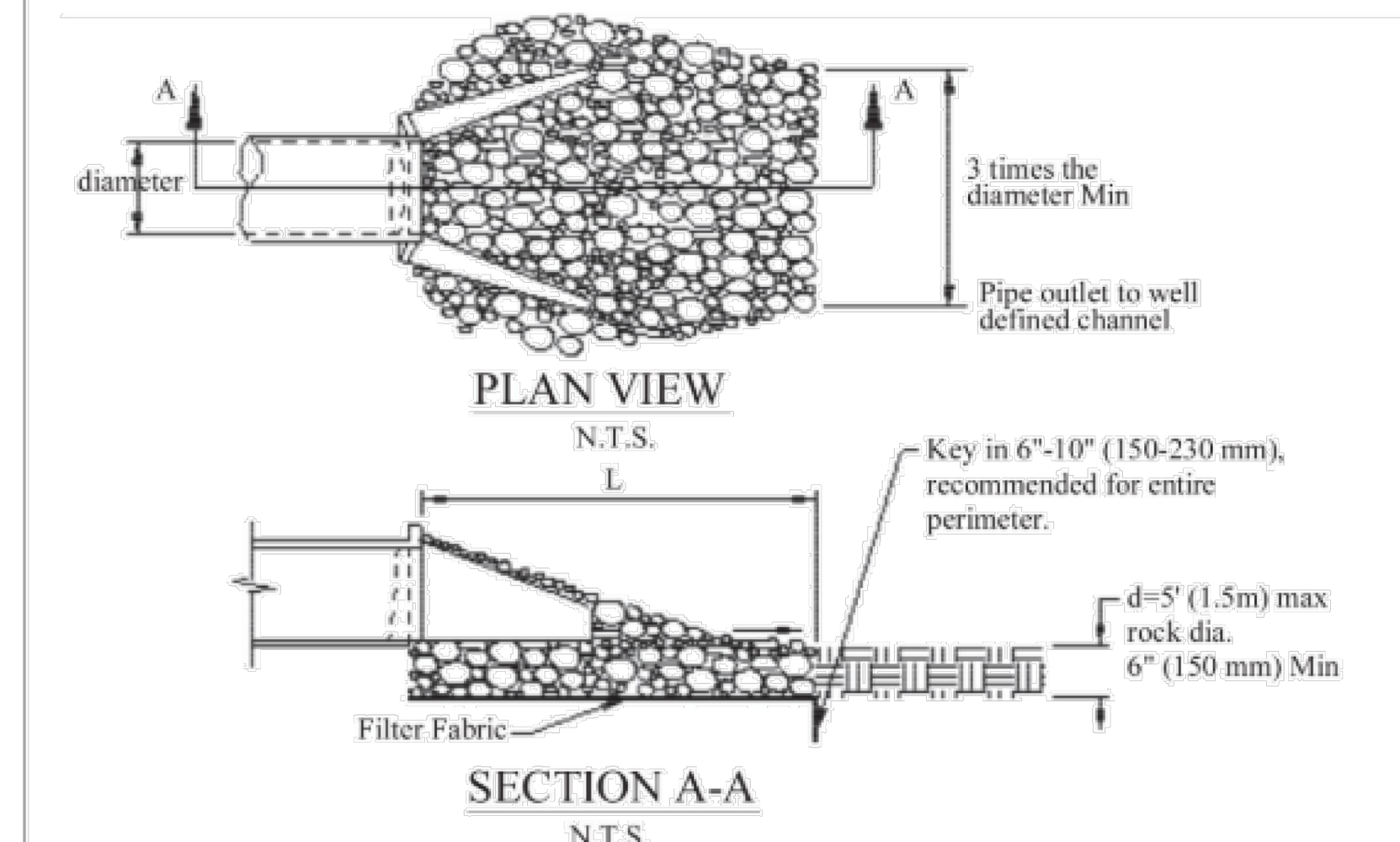


Figure 7.30-1 Filter Ring Detail (Source: TDOT Standard Drawing)

ACTIVITY: Outlet Protection | PESC – 07



Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

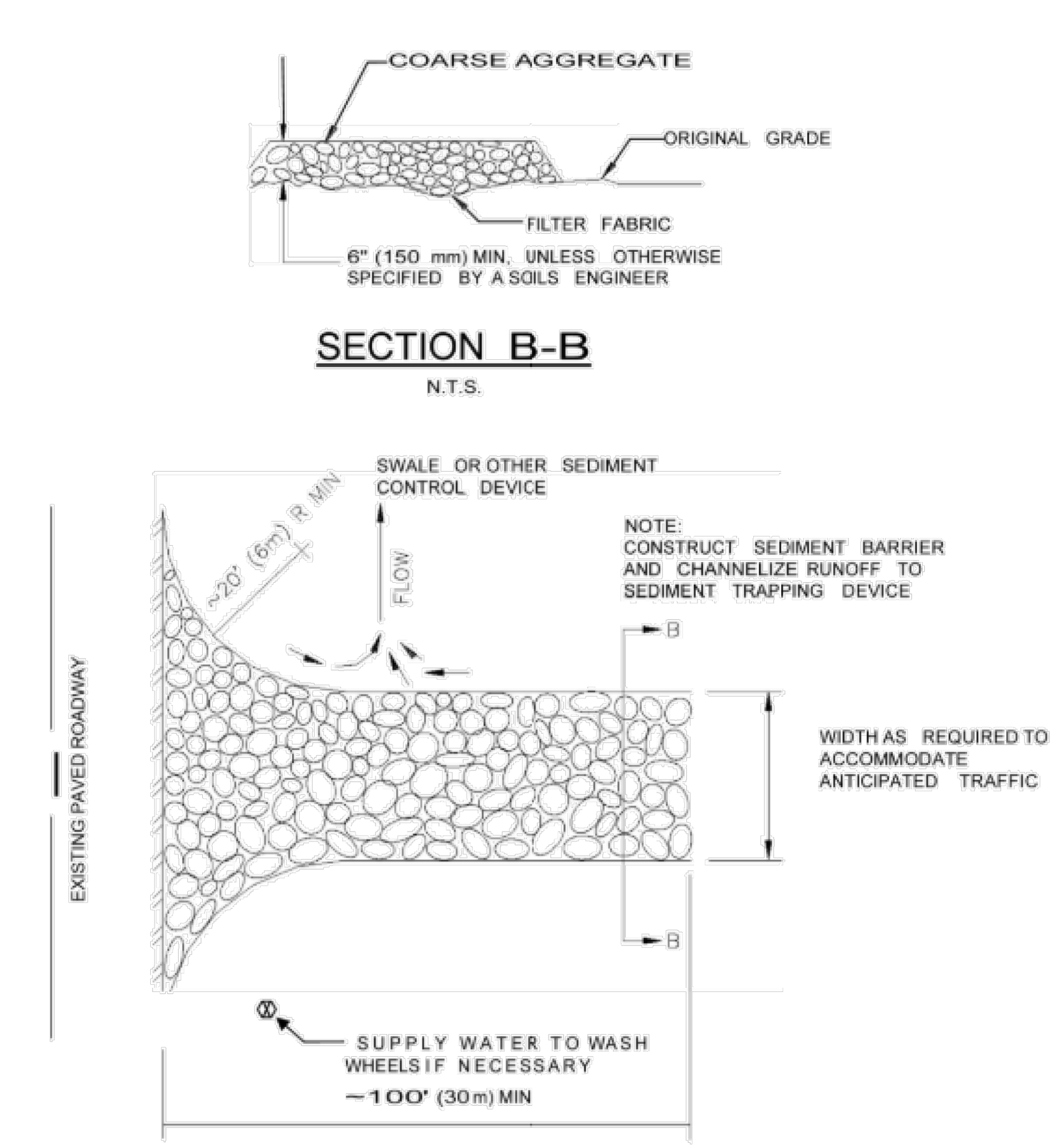
Pipe Diameter in (mm)	Discharge ft³/s (m³/s)	Apron Length, L ft (m)	Rip-Rap D_{50} Diameter Min in (mm)
12 (300)	4.9 (0.14)	10 (3)	4 (100)
	9.89 (0.28)	13 (4)	6 (150)
18 (450)	9.89 (0.28)	10 (3)	6 (150)
	20.13 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	23 (7)	12 (300)
	39.90 (1.13)	26 (8)	16 (400)
24 (600)	30.01 (0.85)	16 (5)	8 (200)
	39.90 (1.13)	26 (8)	8 (200)
	50.14 (1.42)	26 (8)	12 (300)
	60.03 (1.70)	30 (9)	16 (400)
For larger or higher flows, consult a registered civil engineer			

Source: Adapted from USDA-SCS

Figure PESC-07-1
Outlet Protection Sizing

Stormwater Best Management Practices – Permanent EP&SC | PESC-07-3 | January 2014

ACTIVITY: Stabilized Construction Entrance | TCP- 01



PLAN VIEW
N.T.S.

Figure TCP-01-1
Stabilized Construction Entrance

Stormwater Best Management Practices - Temporary Construction Site Runoff Management | TCP-01-5 | January 2014

FILE LOCATION: s:\land\se\nash-tn\tn7343-001 - 4309 carothers\500 cad\560 sheets\details

NOT FOR CONSTRUCTION

ENGINEERING

LJA

201 Summit View Drive, Suite 317
Brentwood, Tennessee 37027
phone: 615.802.6019
www.LJA.com

CLIENT/DEVELOPER

LOCKWOOD JOINT VENTURE

MANISH PATEL
615.414.1045
MNPATEL29@GMAIL.COM
208 N THOMPSON LANE
MURFREESBORO, TN 37129

SEAL

Larry C. Wallace
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 108133
STATE OF TENNESSEE
02/05/26

PROJECT

CAROTHERS PARK PLAZA, SITE PLAN - AMENDMENT 1

4309 SOUTH CAROTHERS
MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
WILLIAMSON COUNTY, TENNESSEE

REVISION

NO.	DATE	DESCRIPTION

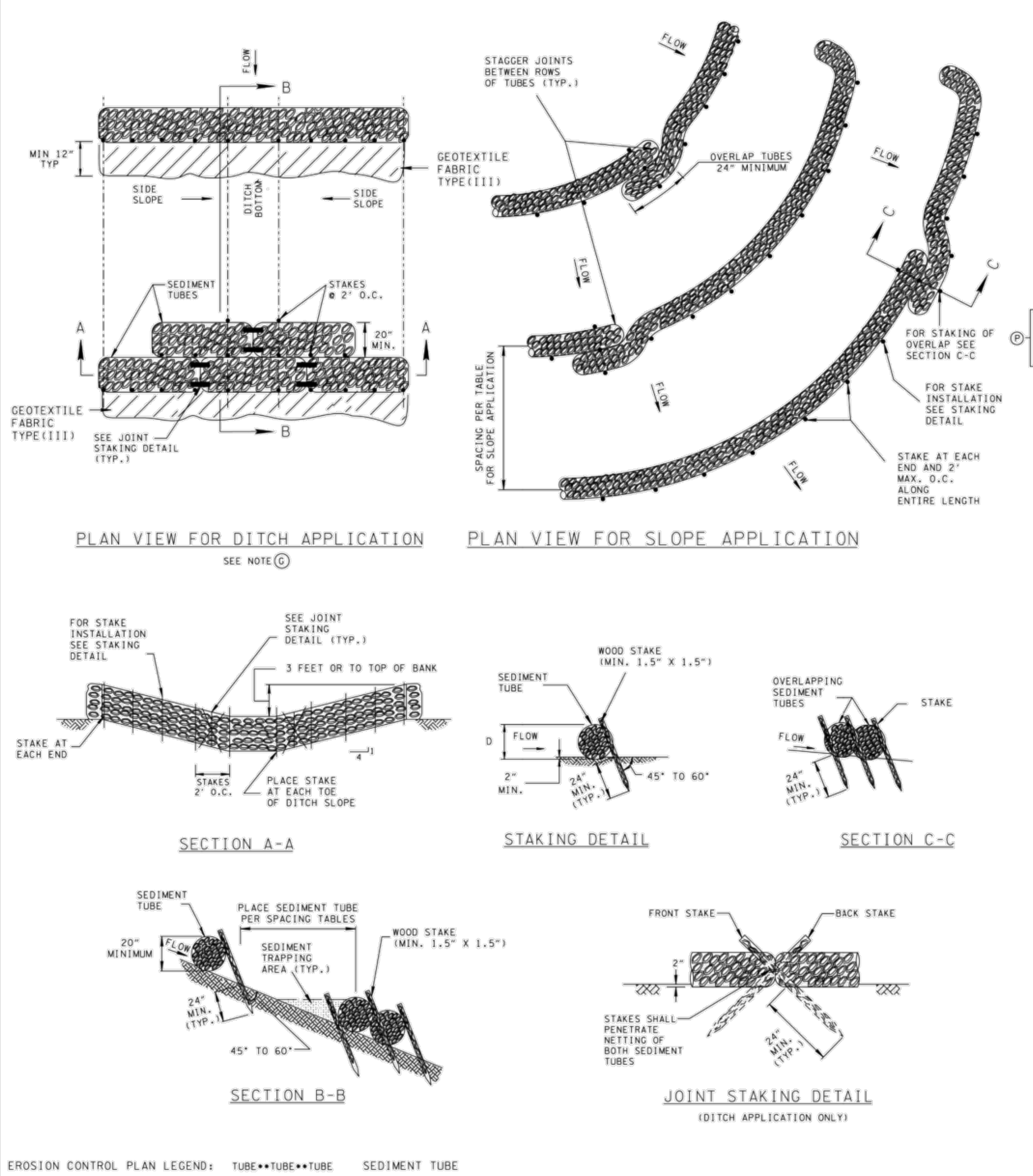
LJA PROJECT NO
TN7343-001

DATE
12/08/2025

SHEET TITLE
GRADING DRAINAGE & EPSC DETAILS

SHEET NUMBER
C 3.7

PLOT DATE: 2/5/2026 4:38 PM



EROSION CONTROL PLAN LEGEND: TUBE••TUBE••TUBE SEDIMENT TUBE

SEDIMENT TUBE SPACING FOR SLOPE APPLICATION

SLOPE	8"	12"	18"	20"	24"
2%	70'	80'	N/A	N/A	N/A
5%	30'	60'	80'	N/A	N/A
10%	20'	30'	70'	80'	80'
6:1	N/A	20'	40'	50'	55'
4:1	N/A	20'	30'	30'	30'
3:1	N/A	N/A	20'	20'	25'
2:1	N/A	N/A	20'	20'	20'

(P) applies to rows 6:1 through 2:1.

N/A = NOT RECOMMENDED
SPACING NOT TO EXCEED 80'

SEDIMENT TUBE SPACING TABLE FOR DITCH APPLICATION

SLOPE	MAXIMUM SEDIMENT TUBE SPACING
LESS THAN 2%	80'
2%	80'
3%	50'
4%	40'
5%	30'
6%	20'
GREATER THAN 6%	20'

BASED ON A 20" SEDIMENT TUBE
SEE TABLE ON EC-STR-6 FOR OTHER HEIGHTS.

SEDIMENT TUBE GENERAL NOTES

(A) SEDIMENT TUBES CAN BE PLACED AT THE TOP, ON THE FACE, OR AT THE TOE OF SLOPES TO INTERCEPT RUNOFF, REDUCE FLOW VELOCITY, RELEASE THE RUNOFF AS SHEET FLOW AND PROVIDE REMOVAL OF SEDIMENT FROM THE RUNOFF.

(B) SEDIMENT TUBES SHALL BE INSTALLED ALONG OR ON THE GROUND CONTOUR, AT THE TOE OF SLOPES, OR IN A DITCH TO HELP REDUCE THE EFFECTS OF SOIL EROSION AND RETAIN SEDIMENT. SEDIMENT TUBES SHOULD NOT BE USED IN DITCHES OR STREAMS.

(C) FOR DITCH APPLICATIONS, THE MAXIMUM DRAINAGE AREA SHALL BE 15 ACRES. AT SITES WHICH DRAIN TO EXCEPTIONAL TENNESSEE WATERS OR SEDIMENT-IMPAIRED STREAMS, THE MAXIMUM DRAINAGE AREA SHALL BE 10 ACRES. FOR SLOPE APPLICATIONS, THE MAXIMUM DRAINAGE AREAS SHALL BE ¼ ACRE PER 100 LF OF TUBE.

(D) SEDIMENT TUBES SHALL NOT BE USED ON PAVEMENT, ROCKY SOILS, OR AT ANY OTHER LOCATIONS WHERE THE STAKES CANNOT BE DRIVEN TO THE REQUIRED DEPTH.

(E) SEDIMENT TUBES SHALL BE MANUFACTURED FROM WOOD EXCELSIOR, RICE OR WHEAT STRAW, COCONUT FIBERS, OR HARDWOOD MULCH THAT IS ENCLOSED BY A TUBULAR FLEXIBLE NETTING MATERIAL. ALL MATERIALS INCLUDING THE NETTING SHALL BE BIODEGRADABLE.

(F) PINE NEEDLE AND LEAF MULCH FILLED SEDIMENT TUBES AND STRAW BALES ARE NOT ACCEPTABLE MATERIALS.

(G) THE DIAMETER OF A SEDIMENT TUBE SHALL BE A MINIMUM OF 8 INCHES AND A MAXIMUM OF 24 INCHES. DIAMETER TOLERANCE IS 2 INCHES. FOR DITCH APPLICATIONS, SEDIMENT TUBES SHALL BE A MINIMUM OF 20 INCHES.

(H) SEDIMENT TUBES SHALL BE INSTALLED WITH WOODEN STAKES (MIN. 1.5" x 1.5" ACTUAL). THE STAKE SHALL BE EMBEDDED A MINIMUM OF 2 FEET.

(I) SEDIMENT TUBES SHALL BE TRENCHED IN A MINIMUM OF 2 INCHES.

(J) IF MORE THAN ONE SEDIMENT TUBE IS PLACED IN A ROW IN SLOPE APPLICATION, THE TUBES SHALL BE OVERLAPPED A MINIMUM OF 24 INCHES TO PREVENT FLOW AND SEDIMENT FROM PASSING THROUGH THE FIELD JOINT. WHEN USED IN DITCHES, TWO ROWS OF TUBE SHALL BE PLACED ON THE CHANNEL BOTTOM WITH STAGGERED JOINTS AS SHOWN.

(K) FOR DITCH APPLICATIONS, SEDIMENT TUBES SHALL BE A MINIMUM OF 20 INCH DIAMETER AND SHALL BE PLACED PERPENDICULAR TO THE FLOW OF WATER. SEDIMENT TUBES SHALL CONTINUE UP THE SIDE SLOPES A MINIMUM OF 3 FEET PLUS THE DIAMETER OF THE TUBE, OR TO THE TOP OF THE DITCH, WHICHEVER IS LESS.

(L) SEDIMENT TUBES USED IN SLOPE APPLICATIONS MAY REMAIN IN PLACE TO BIODEGRADE. FOR DITCH APPLICATIONS SEDIMENT TUBES SHALL BE COMPLETELY REMOVED AFTER FULLY ESTABLISHED VEGETATION HAS COMPLETELY DEVELOPED.

(M) SEDIMENT TUBES SHALL BE PAID FOR UNDER THE FOLLOWING ITEMS NUMBERS:

740-11.01 TEMPORARY SEDIMENT TUBE (8 INCH) PER LINEAR FOOT
740-11.02 TEMPORARY SEDIMENT TUBE (12 INCH) PER LINEAR FOOT
740-11.03 TEMPORARY SEDIMENT TUBE (18 INCH) PER LINEAR FOOT
740-11.04 TEMPORARY SEDIMENT TUBE (20 INCH) PER LINEAR FOOT
740-11.05 TEMPORARY SEDIMENT TUBE (24 INCH) PER LINEAR FOOT

PAYMENT SHALL INCLUDE ALL MATERIALS (INCLUDING GEOTEXTILE FABRIC IF USED) AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF SEDIMENT TUBE.

(N) ONLY SEDIMENT TUBES LISTED ON THE QUALIFIED PRODUCTS LIST MAY BE USED.

(O) SEDIMENT SHALL BE REMOVED FROM BEHIND THE SEDIMENT TUBE WHEN IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE STRUCTURE AND PAID FOR UNDER ITEM NUMBER 209-05, SEDIMENT REMOVAL PER CUBIC YARD.

(P) GEOTEXTILE FABRIC REQUIRED FOR SLOPE APPLICATION STEEPER THAN 6:1.

☐ REV. 4-15-06: REFORMATTED SHEET, REVISED NOTES, MISC. EDITS TO DRAWING.
☐ REV. 4-1-08: REMOVED TEMPORARY REFERENCE, ADDED OVERLAP DETAIL, OTHER MINOR MISC. EDITS, REVISED GENERAL NOTES.
☐ REV. 8-1-12: MINOR EDITS TO GENERAL NOTES.
☐ REV. 6-10-14: MODIFIED SPACING TABLES. ADDED GEOTEXTILES ADDED NOTE (P).

☐ MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

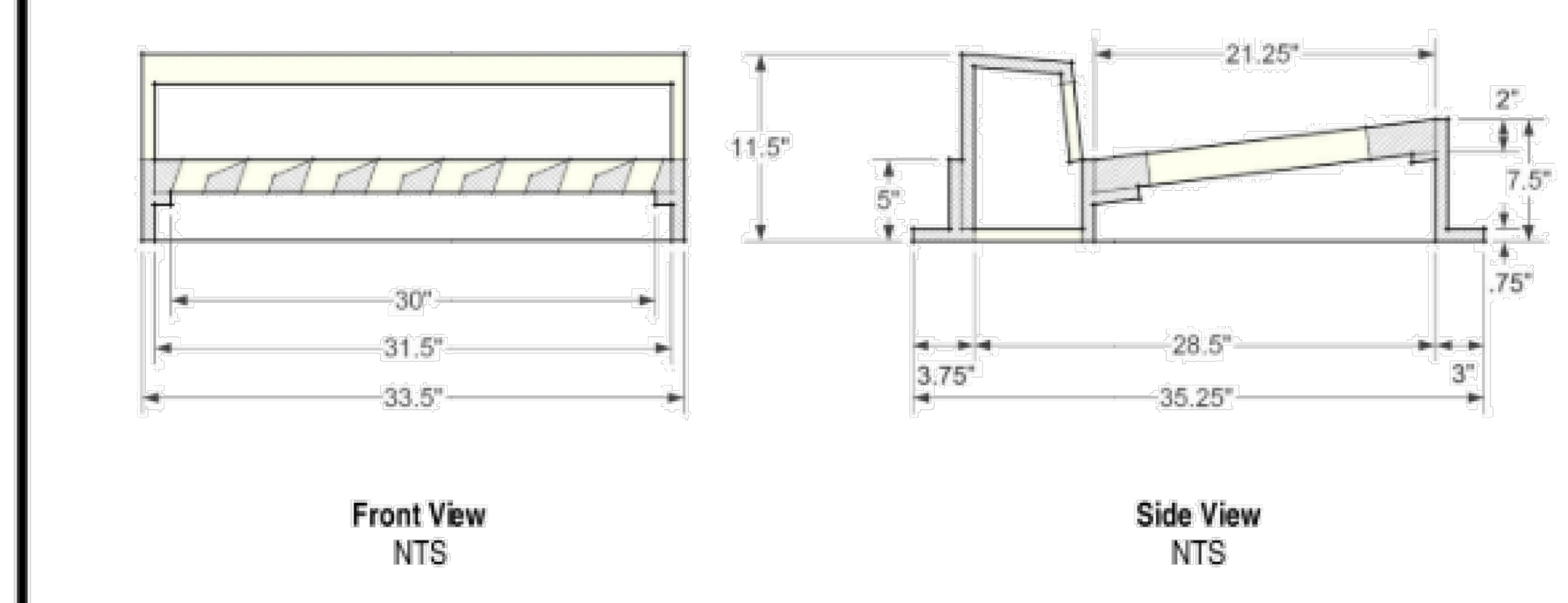
NOT TO SCALE

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION

SEDIMENT TUBE

1-20-06 EC-STR-37

No. 3300-V



Front View
NTS

Side View
NTS

No. 3300-V
Frame .... 270 lbs.
Grate .... 190 lbs.
Curb Box .... 142 lbs.
Total .... 602 lbs.



Isometric View

Notes:

1) John Bouchard No. 3300-V or City of Franklin approved equivalent.
2) Double inlets are required at all street low points where street grade distances exceed 100' in either direction

Single Drainage Inlet w/ Vane Grate for Curb & Gutter

Date: 4/27/06 | Std Dwg No: **SD-01A**

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

TYPE	TDOT STANDARD DRAWINGS
CATCH BASINS	TDOT CATCH BASINS 10, 12, 13, 14, 16, AND 17 TYPE
CATCH BASIN GRATES	D-CBB-12A AND D-CBB-13
AREA DRAINS - 1 GRATE	D-CB-42 SERIES
AREA DRAINS - 2 GRATES	D-CB-43 SERIES
AREA DRAIN GRATES	D-CBB-42
JUNCTION BOX	D-JBS-1 THRU D-JBS-5
MANHOLES	D-MH-2 THRU DRF-1
TRENCH DRAINS	D-TD-1
PROTECTED ENDWALLS	D-PE1 THRU D-PE-9F
PIPE CULVERTS AND FLUMES	D-FLU-1, D-PB-1 THRU D-PB-3
PIPE CULVERT INSTALLATION	D-PB-1, D-PB-2

NOTES

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

HISTORIC FRANKLIN TENNESSEE

DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS AND END WALLS

CITY OF FRANKLIN | NOT TO SCALE | CITY ENGINEER: [signature] | DATE: 7/1/2020 | DWG. NO. D-1

NOTES:

1. SILT FENCE WITH WIRE BACKING IS USED TO INTERCEPT SMALL AMOUNTS OF SEDIMENT AND REDUCE VELOCITY FROM SHEET FLOW ONLY. USE SILT FENCE WITH WIRE BACKING UP-GRADIENT TO, AND ALONG THE PERIMETER OF STREAMS, WETLANDS, PONDS, SPRINGS, OR OTHER NATURAL WATER RESOURCES LOCATED WITHIN OR ADJACENT TO THE PROJECT RIGHT OF WAY.

2. THE MAXIMUM DRAINAGE AREA SIZE FOR CONTINUOUS SILT FENCE WITH BACKING SHALL BE 1 ACRE PER 150 LINEAR FEEL OF FENCE LENGTH. MAXIMUM SLOPE LENGTH BEHIND FENCE ON UPSLOPE SIDE SHALL BE 290 FEET (AS MEASURED ALONG GROUND SURFACE)

3. MAINTENANCE SHALL BE PERFORMED AS NEEDED; CAPTURED SOIL MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND/OR WHEN EVIDENCE OF FILTER CLOGGING IS OBSERVED.

4. STEEL POSTS SHALL HAVE A PROJECTION FOR FASTENING WIRE TO THEM.WOVEN WIRE FENCE BACKING TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.THE WIRE FASTENERS SHOULD BE EVENLY SPACED WITH AT LEAST SIX PER POST.

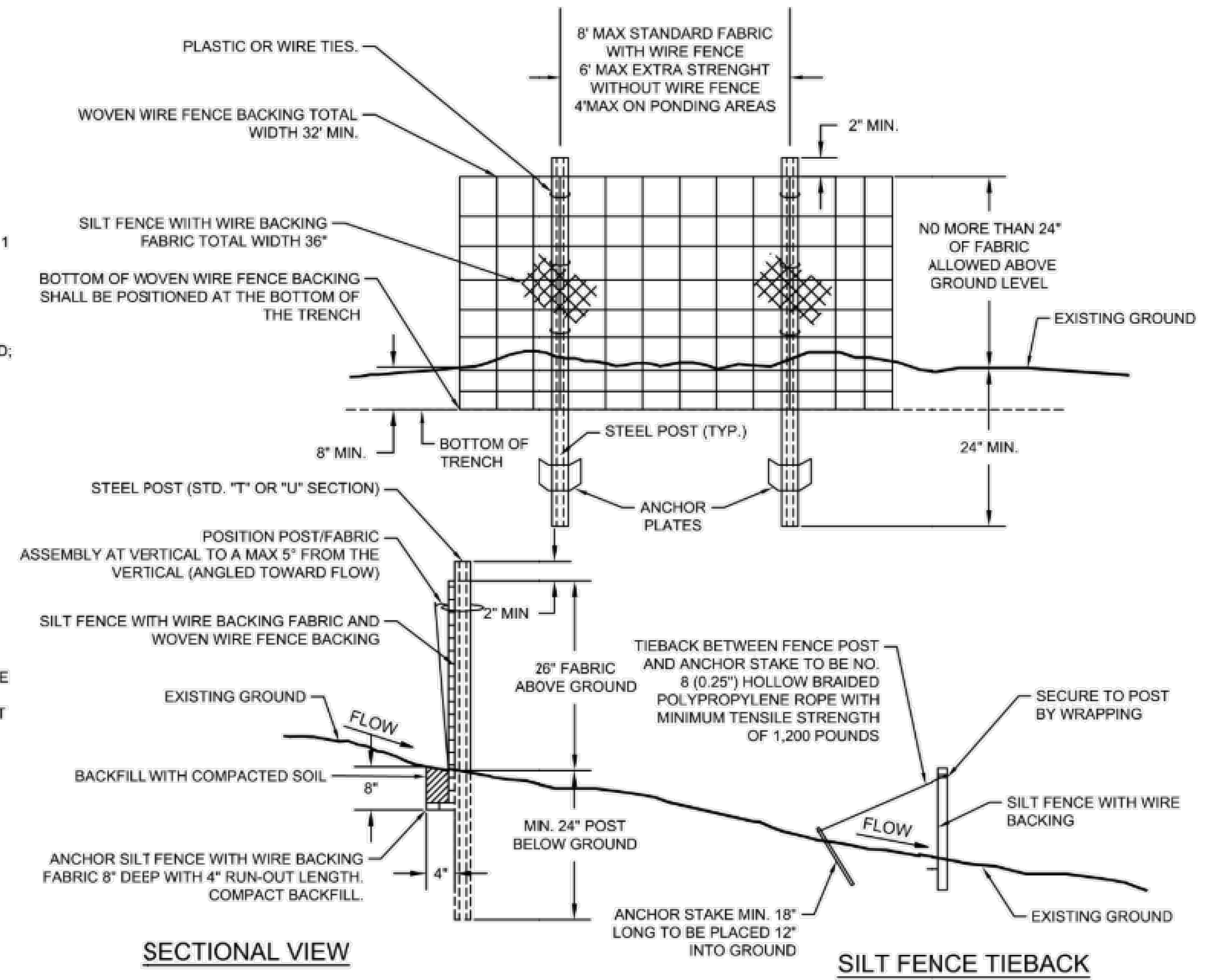
5. FABRIC SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE BACKING WITH THE TIES SPACED EVERY 24 INCHES ALONG TOP AND MIDSECTION.

6. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WITH WIRE BACKING WHEN IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE STRUCTURE AND PAID FOR UNDER ITEM NUMBER 209-05, SEDIMENT REMOVAL PER CUBIC YARD.

7. STOP SILT FENCE AT PAVED CROSSINGS, USE ALTERNATIVE MEASURE IF NECESSARY.

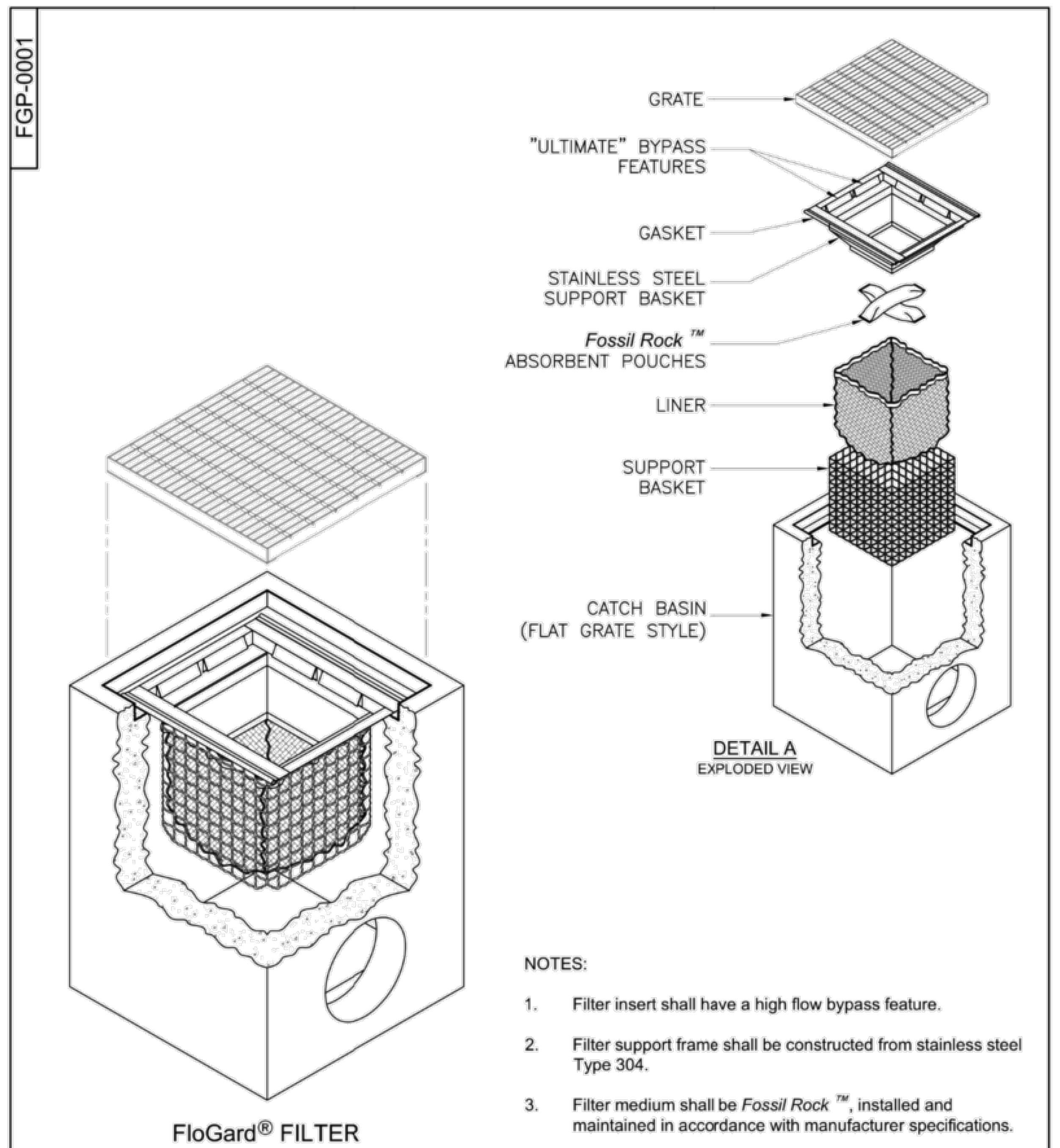
8. COORDINATE SILT FENCE PLACEMENT IN WATER QUALITY BUFFERS TO MINIMIZE IMPACT.

9. REINFORCE TOE OF THE FENCE WITH 12 INCHES OF NC DOT #5 OR #57 WASHED STONE WHEN FLOW WILL RUN PARALLEL TO THE TOE OF THE FENCE.



SILT FENCE DETAIL
(NOT TO SCALE)

FGP-0001



FloGard® FILTER
-INSTALLED INTO CATCH BASIN-

NOTES:

1. Filter insert shall have a high flow bypass feature.
2. Filter support frame shall be constructed from stainless steel Type 304.
3. Filter medium shall be *Fossil Rock* ™, installed and maintained in accordance with manufacturer specifications.
4. Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.

U.S. PATENT # 6,00,023 & 6,877,029

FloGard®
Catch Basin Insert Filter
Grated Inlet Style
Inlet Filtration

Oldcastle® Stormwater Solutions
7921 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

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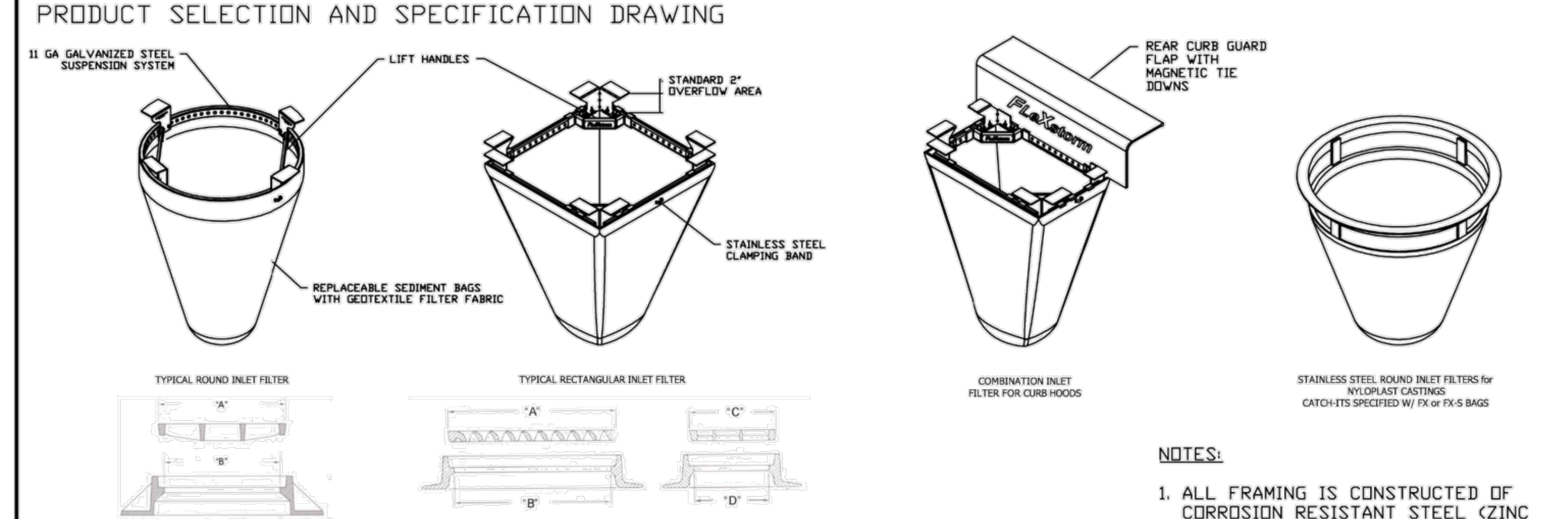
DRAWING NO.	REV	ECO	DATE	
FGP-0001	G	ECO-0142 JPR 7/13/16	JPR 11/3/06	SHEET 1 OF 2

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING



1. INDENTIFY YOUR FRAME STYLE AND SIZE

STYLE	FRAME STYLE AND SIZE	Frame P/N:
ROUND	Small Round (up to 20.0" dia grates (A) dim)	62SRD
	Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B))	62MRD
	Large Round (26.1" - 32.0" dia grates (A) up to 30" openings (B))	62LRD
	XL Round (32.1" dia - 39" dia grates (A) up to 37" dia openings (B))	62XLRD
RECT/ SQUARE	Small Rect / Square (up to 16" (B) x 16" (D) openings or 64" perimeter)	62SSQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	62MSQ
	Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)	62LSQ
	XL Rect / Square (side by side 2 pc set to fit up to 48" (B) x 36" (D) openings)	62XLSQ
COMBO INLETS	Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62SCB
	Med Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62MCB
	Large Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62LCB
	XL Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62XLCB
NYLOPLAST	12" diameter Nyloplast castings (Stainless Steel Framing standard)	6212NY
	15" diameter Nyloplast castings (Stainless Steel Framing standard)	6215NY
	18" diameter Nyloplast castings (Stainless Steel Framing standard)	6218NY
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	6224NY
	30" diameter Nyloplast castings (Stainless Steel Framing standard)	6230NY

2. SELECT YOUR BAG PART NUMBER

FLEXSTORM FILTER BAGS	(22" depth) STD Bag P/N	(12" depth) Short Bag P/N	Clean Water Flow Rate (GPM/SqFt)	Min A.O.S. (US Sieve)
FX: Standard Woven Bag	FX	FX-S	200	40
IL: IDOT Non-Woven Bag	IL	IL-S	145	70

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

Frame P/N from Step 1. Filter Bag P/N from Step 2.

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

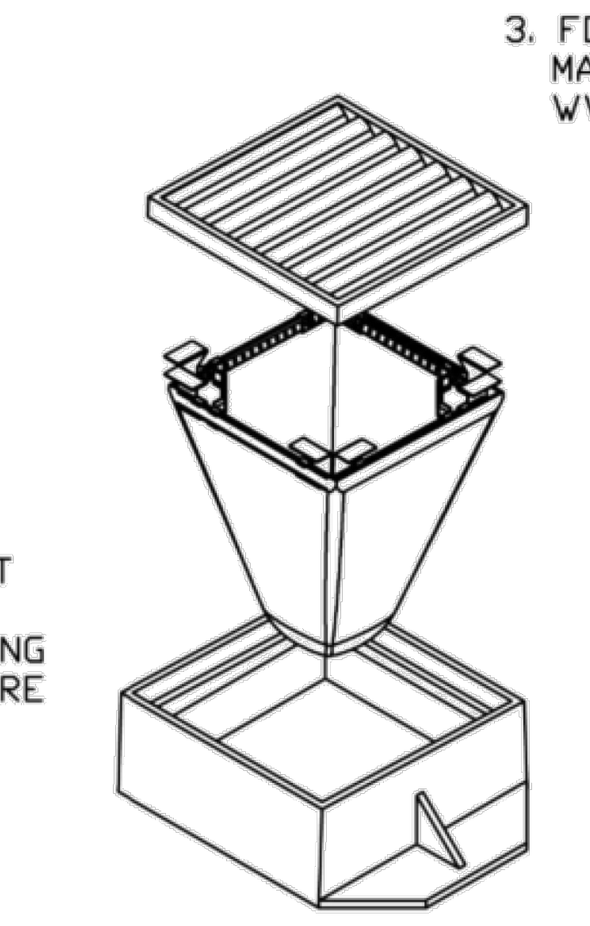
Nominal Bag Size	Solids Storage (CuFt)	Filtered Flow Rate at 50% Max (CFS) FX (Woven)	IL (NonWoven)
Small	1.6	1.2	0.9
Medium	2.1	1.7	1.3
Large	3.8	2.7	1.9
XL	4.2	3.6	2.6

NOTES:

1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE



FLEXSTORM INLET FILTERS™
CATCH IT

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC A DIVISION OF ADS, INC.
WWW.INLETFILTERS.COM
(866) 287-8655 PH
(630) 355-3477 FX
INFO@INLETFILTERS.COM

SIZE C | DWG NO FLEXSTORM_CATCH_IT | REV A | SCALE | SHEET 1 OF 1

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Brentwood, Tennessee 37027
phone: 615.802.6019
www.LJA.com

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MANISH PATEL
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MNPATEL29@GMAIL.COM
208 N THOMPSON LANE
MURFREESBORO, TN 37129

SEAL



PROJECT
CAROTHERS PARK PLAZA, SITE PLAN - AMENDMENT 1
4309 SOUTH CAROTHERS
MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
WILLIAMSON COUNTY, TENNESSEE

REVISION

NO.	DATE	DESCRIPTION

LJA PROJECT NO: TN7343-001

DATE: 12/08/2025

SHEET TITLE: GRADING DRAINAGE & EPSC DETAILS

SHEET NUMBER: C 3.8

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
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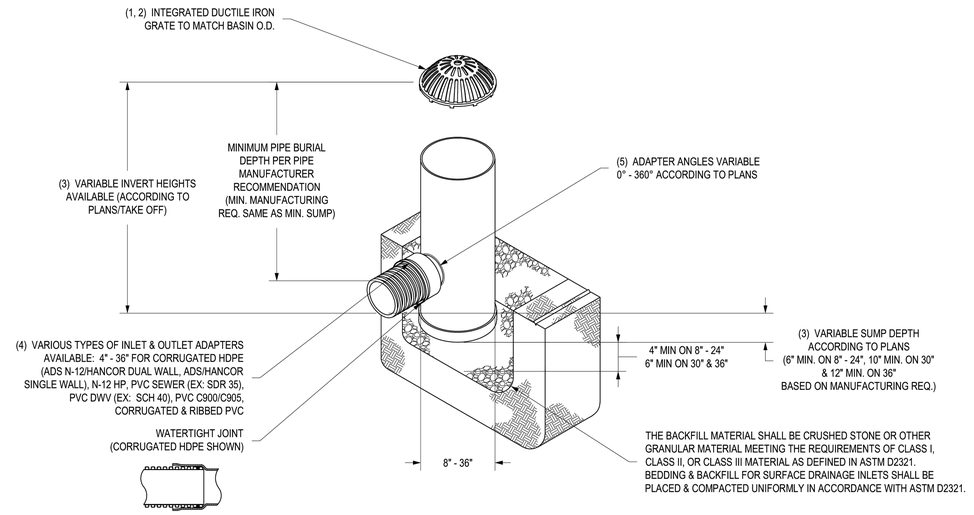
FILE LOCATION: s:\land\se\nash-tn\tn7343-001 - 4309 carothers\500 cad\560 sheets\details

PLOT DATE: 2/5/2026 4:38 PM

NYLOPLAST DRAIN BASIN WITH DOME GRATE



1 - 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 8" & 10" DOME GRATES FIT ONTO THE DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 8" - 30" DOME GRATES HAVE NO LOAD RATING.

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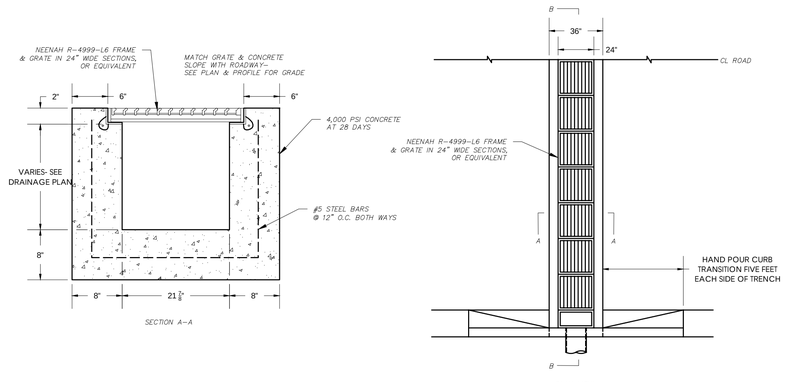
DRAWN BY	EBC	MATERIAL	
DATE	03-25-10		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	06-12-18		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

ADS Nyloplast

3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
DRAIN BASIN WITH DOME GRATE
QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-397 REV E



TRENCH DRAIN #5

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
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Larry C. Wallace
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AGRICULTURAL
No. 128,149
02/05/26
STATE OF TENNESSEE

PROJECT
CAROTHERS PARK PLAZA, SITE PLAN - AMENDMENT 1
4309 SOUTH CAROTHERS
MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
WILLIAMSON COUNTY, TENNESSEE

REVISION

NO.	DATE	DESCRIPTION
1	02/05/26	PER COF COMMENTS

LJA PROJECT NO
TN7343-001

DATE
12/08/2025

SHEET TITLE
GRADING DRAINAGE & EPSC DETAILS

SHEET NUMBER
C 3.9

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R.O.W. & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.

2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OFWAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.

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

4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.

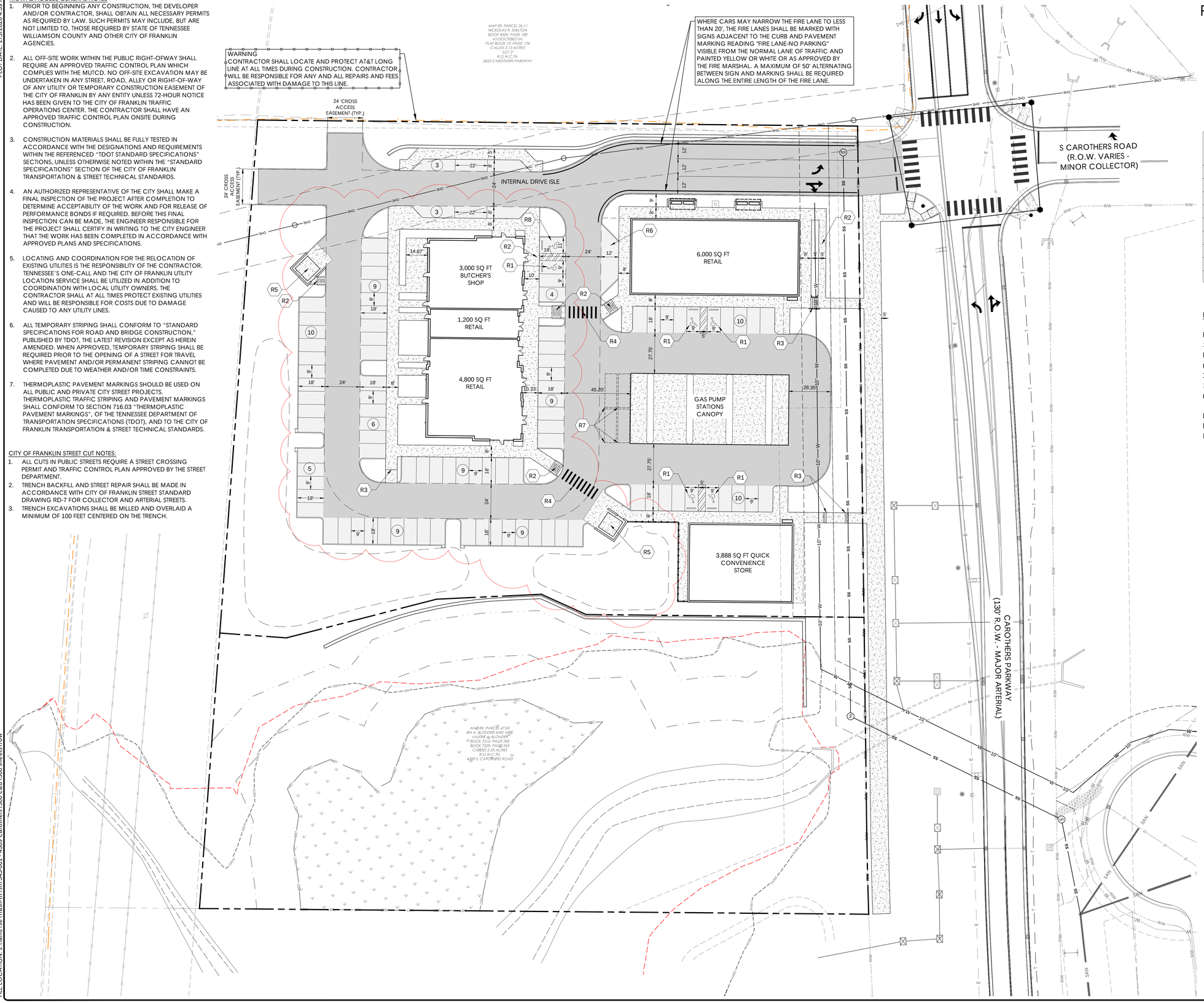
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.

7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

CITY OF FRANKLIN STREET CUT NOTES:

1. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND TRAFFIC CONTROL PLAN APPROVED BY THE STREET DEPARTMENT.
2. TRENCH BACKFILL AND STREET REPAIR SHALL BE MADE IN ACCORDANCE WITH CITY OF FRANKLIN STREET STANDARD DRAWING RD-7 FOR COLLECTOR AND ARTERIAL STREETS.
3. TRENCH EXCAVATIONS SHALL BE MILLED AND OVERLAID A MINIMUM OF 100 FEET CENTERED ON THE TRENCH.



ROW & ACCESS LEGEND

- EXISTING ROAD RIGHT OF WAY
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED PROPERTY BOUNDARY
- PROPOSED FFO LINE
- EXISTING AT&T LONG LINE
- EXISTING WETLAND BOUNDARY

ROW & ACCESS PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOACATION
R1	ACCESSIBLE SPACE	C4.6
R2	ACCESSIBLE RAMP	C4.6
R3	STEPS	
R4	PEDESTRIAN CROSSWALK	
R5	DUMPSTER ENCLOSURE	C4.7
R6	LOADING AREA	
R7	UNDERGROUND FUEL TANKS	
R8	VAN ACCESSIBLE PARKING SPACE	

PARKING

PARKING SPACES REQUIRED: 111

3,000 SF BUTCHER'S SHOP + 500 SF PATIO + 7 EMPLOYEES (10/1000 SF + 1/Employee)	42
12,000 SF RETAIL (3.33 / 1000 SF)	40
3888 SF GAS STATION (3.33 / 1000 SF + 1/Pump Station)	29

PARKING SPACES PROVIDED: 112

PERVIOUS SPACES:	0
IMPERVIOUS SPACES:	112

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

SCALE: 1"=30'
0 15' 30' 60'
TENNESSEE STATE PLANE COORDINATE (TNSPC) SYSTEM
ZONE 5301, FIPSZONE 4100
NAD83 DATUM

Tennessee811
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FILE LOCATION: s:\land\se\nash-tn\tn7343-001 - 4309 carothers\500 cad\560 sheets\row

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AGRICULTURAL
NUMBER 109470
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02/05/26

PROJECT
CAROTHERS PARK PLAZA, SITE PLAN - AMENDMENT 1
4309 SOUTH CAROTHERS
MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
WILLIAMSON COUNTY, TENNESSEE

REVISION

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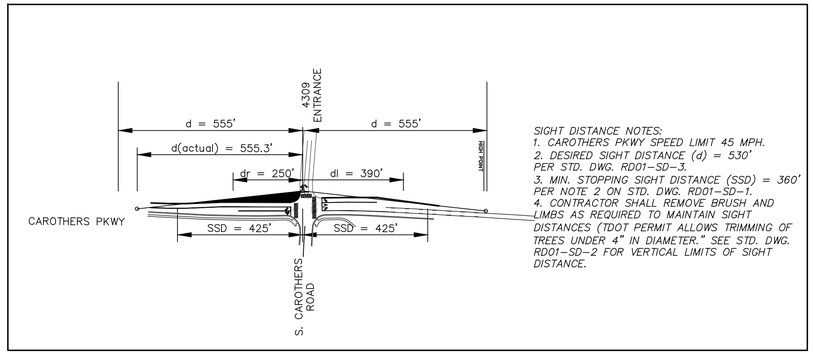
LJA PROJECT NO
TN7343-001

DATE
12/08/2025

SHEET TITLE
SITE ROW & ACCESS PLAN

SHEET NUMBER
C 4.1

PLOT DATE: 2/5/2026 4:39 PM

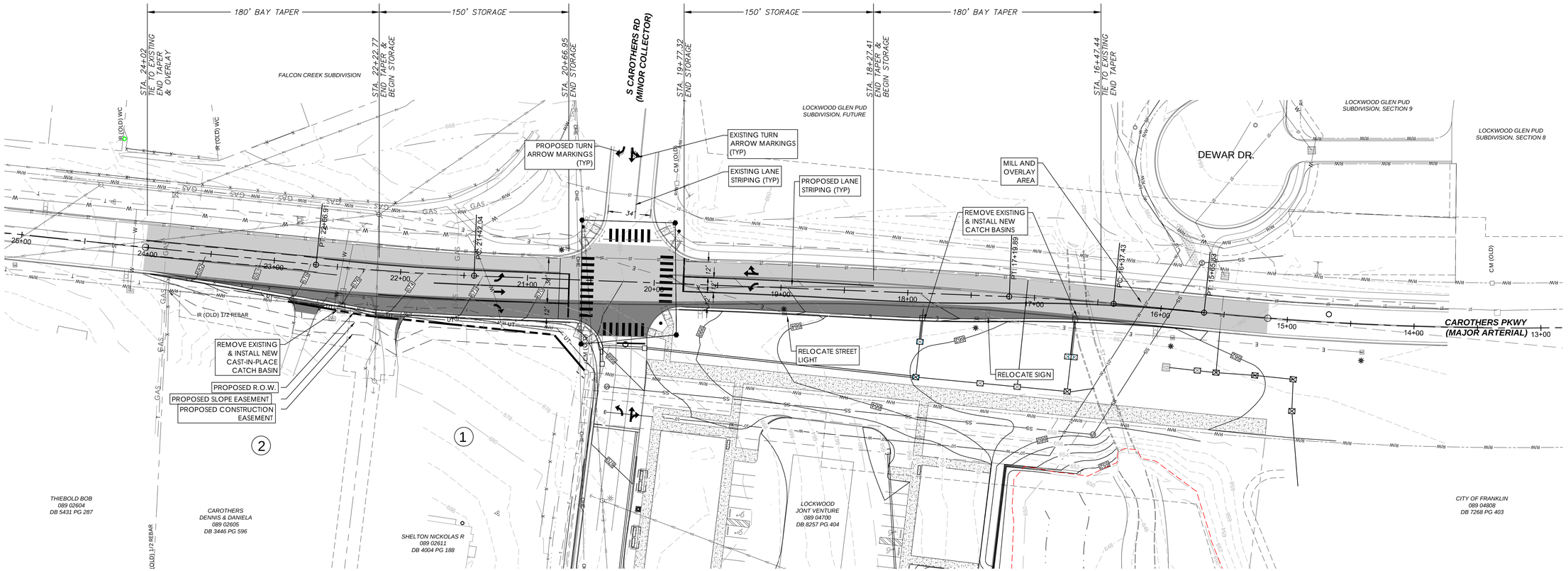


SIGHT DISTANCE NOTES:
1. CAROTHERS PKWY SPEED LIMIT 45 MPH.
2. DESIRED SIGHT DISTANCE (d) = 530' PER STD. DWG. RD01-SD-3.
3. MIN. STOPPING SIGHT DISTANCE (SSD) = 360' PER NOTE 2 ON STD. DWG. RD01-SD-1.
4. CONTRACTOR SHALL REMOVE BRUSH AND LIMBS AS REQUIRED TO MAINTAIN SIGHT DISTANCES (TDOT PERMIT ALLOWS TRIMMING OF TREES UNDER 4" IN DIAMETER." SEE STD. DWG. RD01-SD-2 FOR VERTICAL LIMITS OF SIGHT DISTANCE.

LEGEND

- IRON ROD FOUND
- MAG NAIL FOUND
- AREA DRAIN
- CATCH BASIN
- SIGN
- TELEPHONE PEDESTAL
- VALVE
- WATER METER
- FIRE HYDRANT
- UTILITY POLE
- GUY WIRE
- UTILITY POLE W/ LIGHT
- ELECTRIC PULL BOX
- PROPERTY LINE
- R/W — RIGHT OF WAY
- RAILROAD TRACKS
- FENCE LINE
- ST — EXISTING STORM PIPE
- OH — OH — EXISTING OVERHEAD LINE
- G — EXISTING GAS LINE
- W — W — EXISTING WATER LINE
- EDGE OF EASEMENT
- DRIP LINE
- SA — SA — EXISTING SEWER LINE
- PROPOSED RELOCATED AT&T FIBER LINE

PLAN SHOWN IS FOR REFERENCE ONLY. FINAL INTERSECTION AND ROADWAY IMPROVEMENTS WILL BE SUBMITTED AS A SEPARATE PLAN SET. THESE PLANS SHALL BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS



FULL DEPTH PAVING

MILL & 1.5" OVERLAY

NOTES:

- **EXISTING ROAD WIDTHS ARE FACE TO FACE OF CURB*
- *PROPOSED ROAD WIDTHS ARE EOP TO EOP*
- *FIELD RUN TOPOGRAPHIC INFORMATION PERFORMED BY ENERGY LAND & INFRASTRUCTURE DATED MAY 2021*
- *TAPER AND BAY LENGTHS & SIGHT TRIANGLE MATCH TDOT STANDARDS FOR 45 mph DESIGN SPEED (40 mph POSTED)*

SCALE: 1"=40'
0 20' 40' 80'
TENNESSEE STATE PLANE COORDINATE (TNSPC) SYSTEM
ZONE 5301, FIPSZONE 4100
NAD83 DATUM

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
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SEAL

Larry C. Wallace — REGISTERED ENGINEER — AGRICULTURE — CIVIL — STRUCTURES — IRRIGATION — 102 — STATE OF TENNESSEE — 02/05/26

PROJECT

CAROTHERS PARK PLAZA, SITE PLAN - AMENDMENT 1

4309 SOUTH CAROTHERS
MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
WILLIAMSON COUNTY, TENNESSEE

REVISION

NO.	DATE	DESCRIPTION
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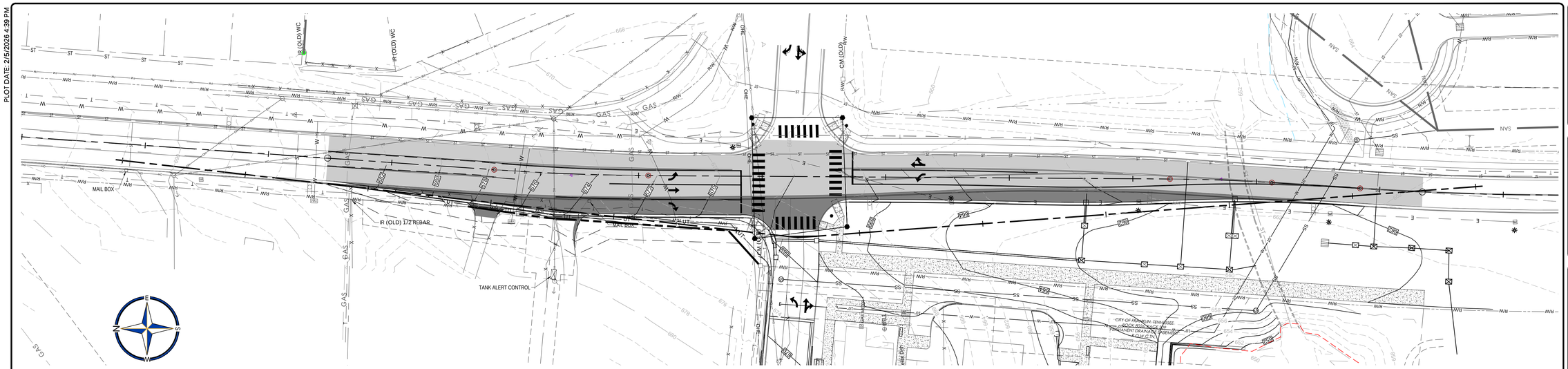
LJA PROJECT NO
TN7343-001

DATE
12/08/2025

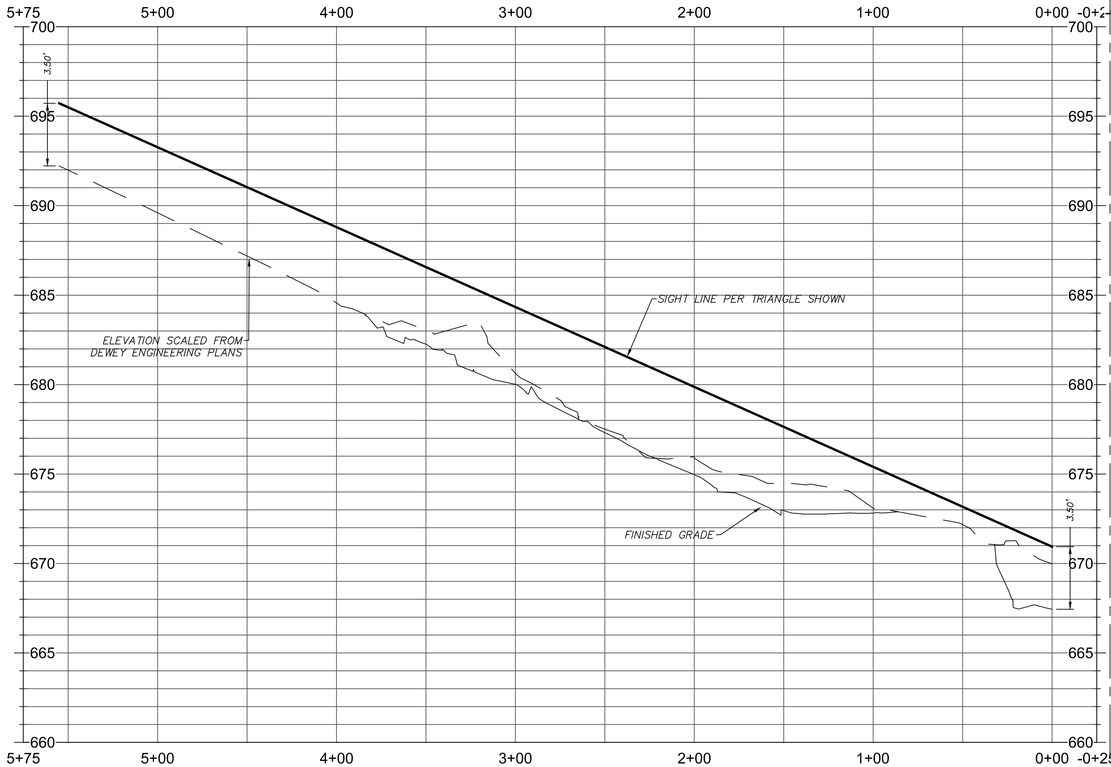
SHEET TITLE
PROPOSED CAROTHERS PARKWAY IMPROVEMENTS

SHEET NUMBER
C 4.2A

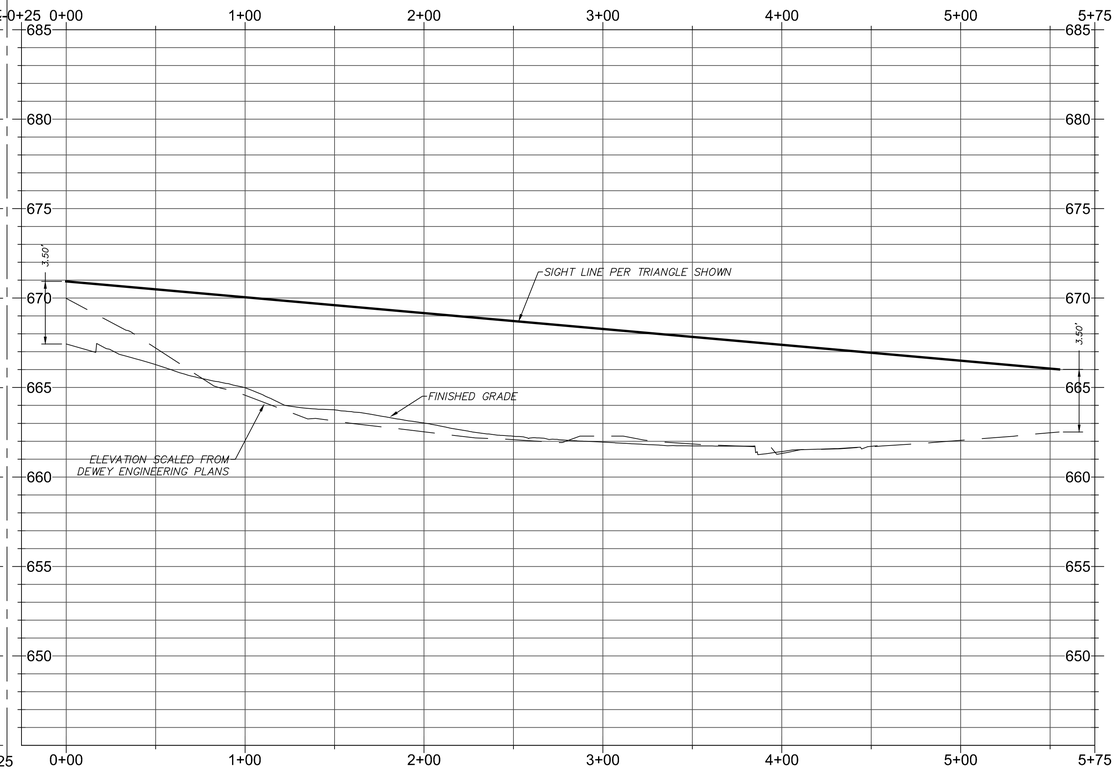
PLOT DATE: 2/5/2026 4:39 PM



NORTH SIGHT LINE PROFILE



SOUTH SIGHT LINE PROFILE



PROFILE SCALE:
HOR: 1"=40'
VER: 1"=4'

CITY OF FRANKLIN, TN
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02/19/2026
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STATE OF TENNESSEE

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CITY OF FRANKLIN PROJECT NO. 7541
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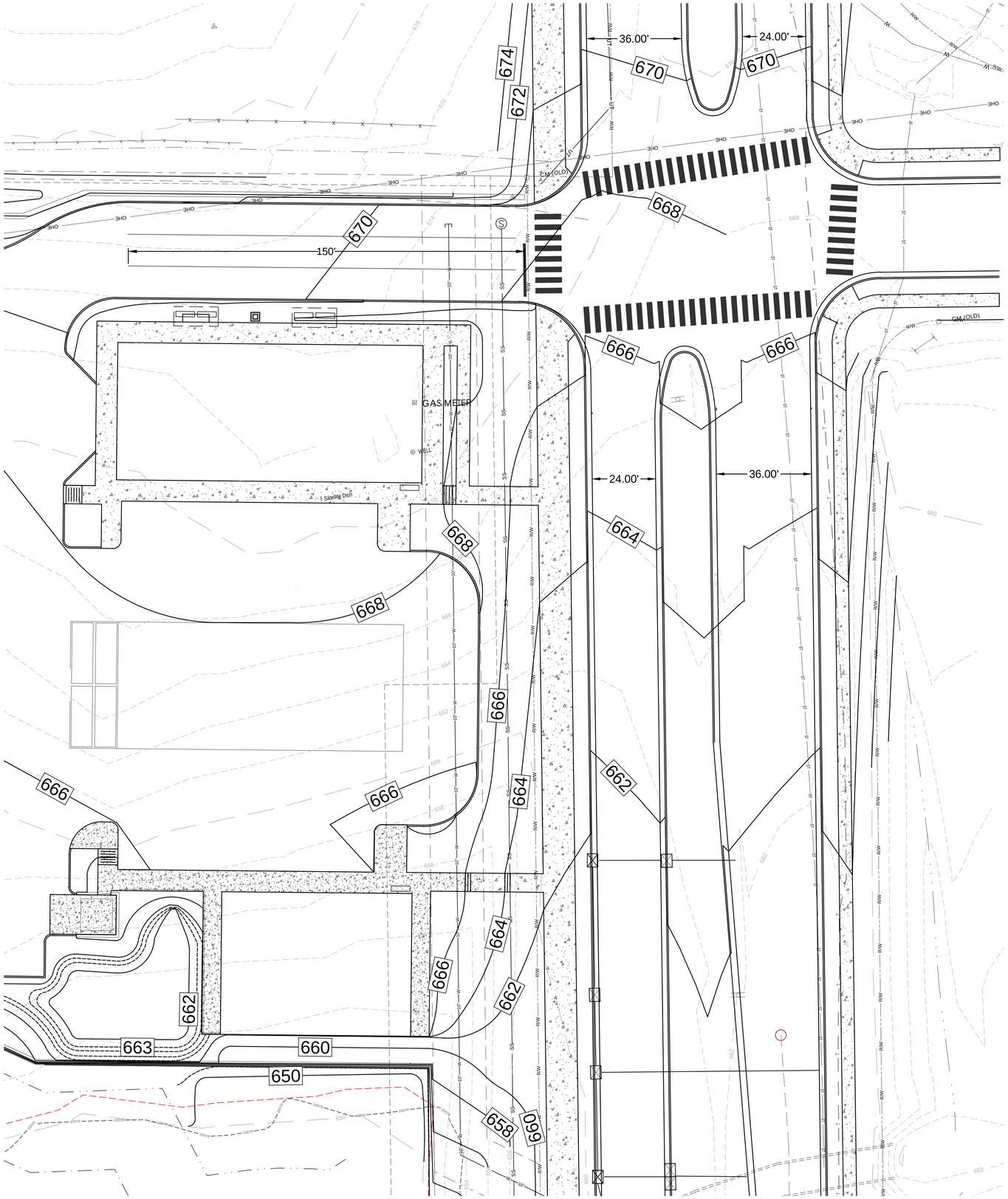
LJA PROJECT NO
TN7343-001

DATE
12/08/2025

SHEET TITLE
CAROTHERS PARKWAY VERTICAL SIGHT TRIANGLES

SHEET NUMBER
C 4.2B

PLOT DATE: 2/5/2026 4:39 PM



CITY OF FRANKLIN, TN
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02/19/2026
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SCALE: 1"=20'

0 10' 20' 40'

TENNESSEE STATE PLANE COORDINATE (TNSPC) SYSTEM
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WILLIAMSON COUNTY, TENNESSEE

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LJA PROJECT NO
TN7343-001

DATE
12/08/2025

SHEET TITLE
FUTURE CAROTHERS PKWY INTERSECTION EXHIBIT

SHEET NUMBER
C 4.3

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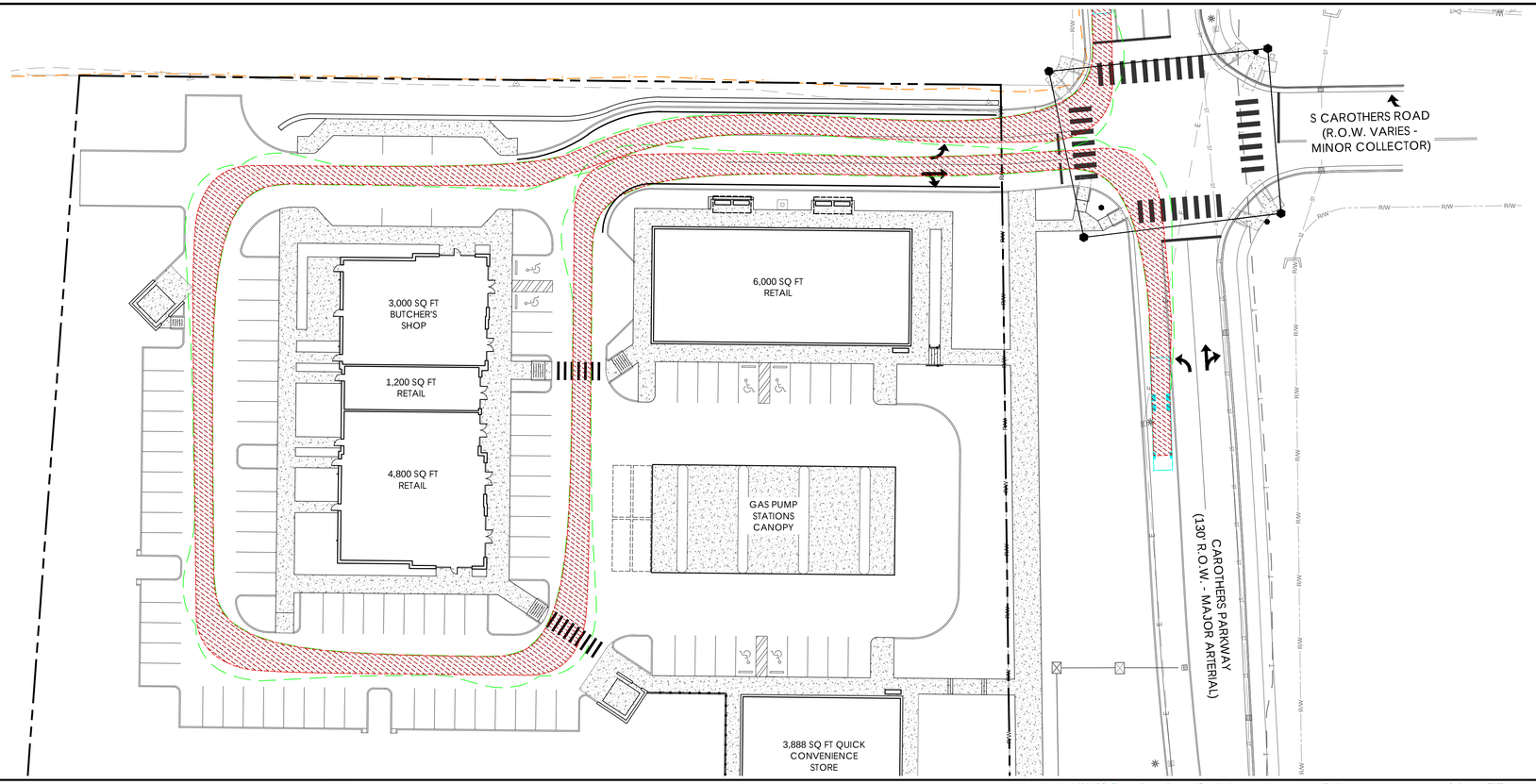


SCALE: 1"=30'

0 15' 30' 60'

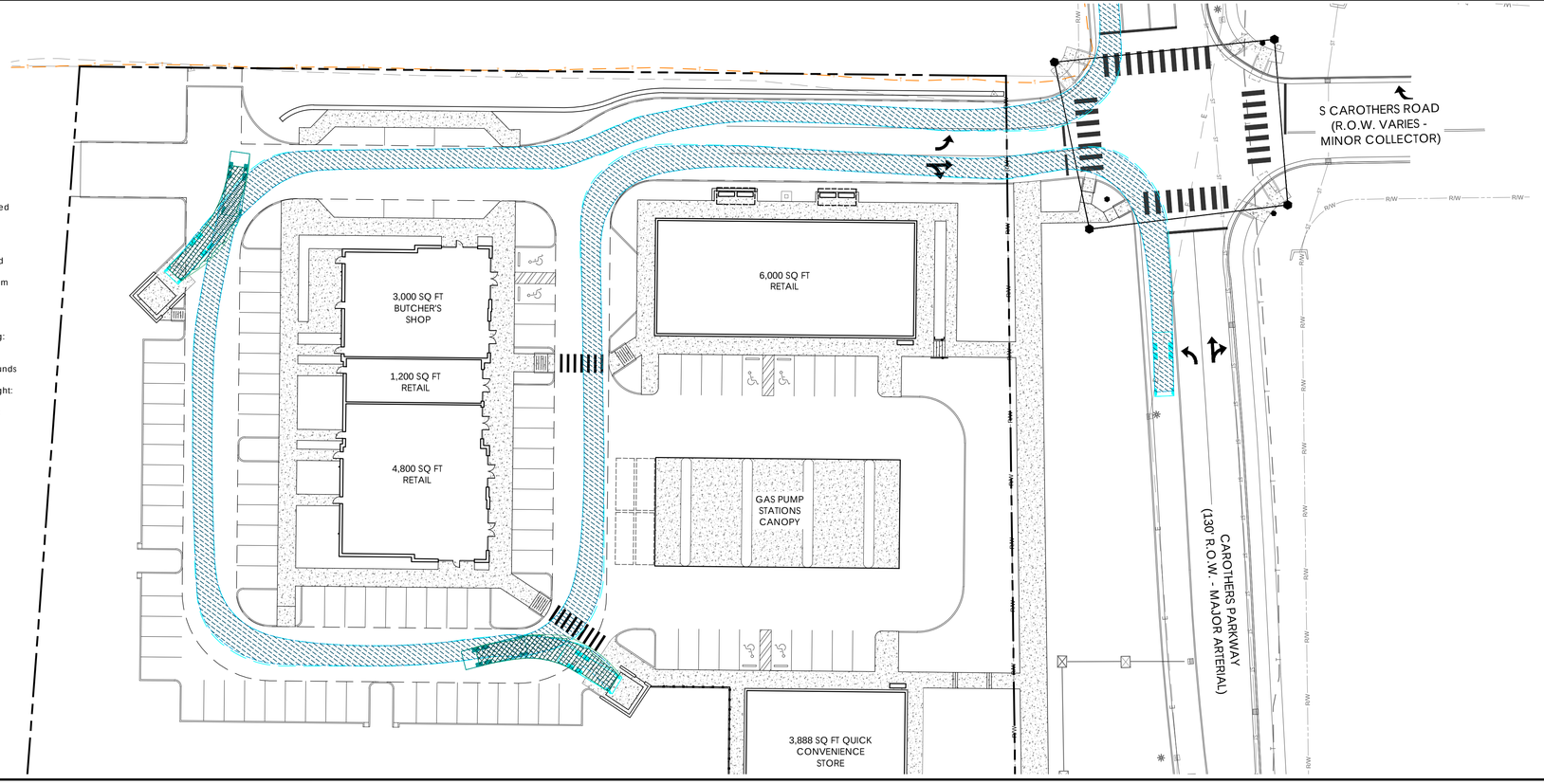
TENNESSEE STATE PLANE COORDINATE (TNSPC) SYSTEM
ZONE 5301, FIPSZONE 4100
NAD83 DATUM

CITY OF FRANKLIN FIRE APPARATUS VEHICLE TRACK PLAN

5 mph design speed

FRONT-END LOADER REFUSE TRUCK SPECIFICATIONS

- Height: 12.5'
- Wheel base: 19.5'
- Width: 8'-1"
- Overhead clearance with can in raised position: 18.5'
- Turning radius: 46'
- Turning diameter: 97'
- Track: 6'-6"
- Total length with boom overhang and arms extended: 41'
- Total overall length of truck (with boom overhang): 37'
- Truck length without boom: 35'
- Front overhang: 4'-2"
- Fork length: 4'
- Boom arms front of bumper overhang: 24"
- Empty scale weight: 40,400 pounds
- Total gross vehicle weight: 75,000 pounds
- Front axis width: 18,000 pounds
- Empty trash dumpster estimated weight: 700 pounds
- Full trash dumpster estimated weight: 1,600 pounds



SCALE: 1"=30'

0 15' 30' 60'

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

CITY OF FRANKLIN REFUSE VEHICLE TRACK PLAN

5 mph design speed

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
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02/05/26

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MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
WILLIAMSON COUNTY, TENNESSEE

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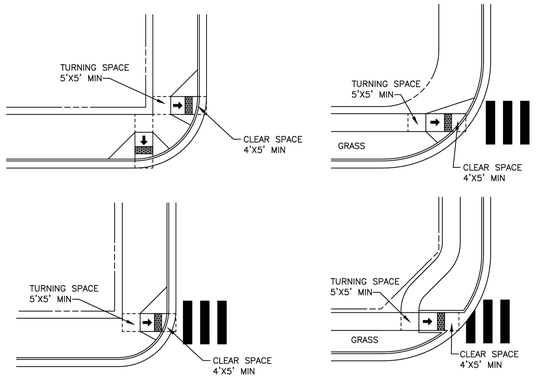
LJA PROJECT NO
TN7343-001

DATE
12/08/2025

SHEET TITLE
VEHICLE TRACKING PLAN

SHEET NUMBER
C 4.4



⬅ SLOPE 8.3% MAX (1.5% CROSS SLOPE)

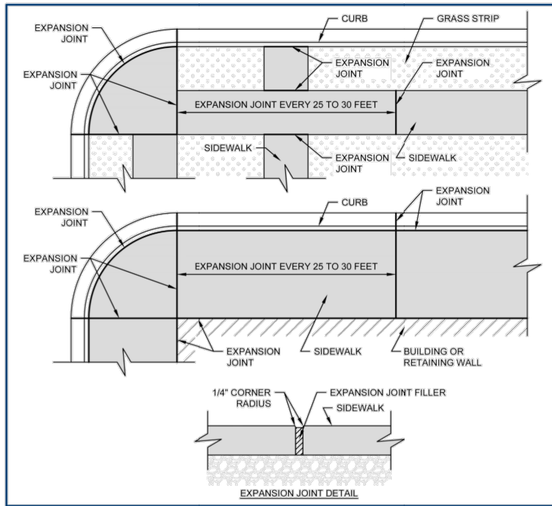
▨ TRUNCATED DOME DETECTABLE WARNING SURFACE

GENERAL NOTES

1. TURNING SPACE SHALL BE 5'X5'.
2. THE RUNNING SLOPE OF THE CURB RAMP SHALL CUT THROUGH OR SHALL BE BUILT UP TO THE CURB AT RIGHT ANGLES OR SHALL MEET THE GUTTER GRADE BREAK AT RIGHT ANGLES WHERE THE CURB IS CURVED. THE RUNNING SLOPE OF THE CURB RAMP SHALL BE 5% MIN AND 8.3% MAX BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15'. THE RUNNING SLOPE OF THE TURNING SPACE SHALL BE 1.5%.
3. WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARED SIDES SHALL BE SLOPED 10% MAX, MEASURED PARALLEL TO THE CURB LINE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. CLEAR SPACE BEYOND THE BOTTOM GRADE BREAK SHALL BE 4'X5' IN WIDTH AND AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.
6. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF CURB RAMP RUNS SHALL BE 5% MAX.

N.T.S

HISTORIC FRANKLIN TENNESSEE	PERPENDICULAR RAMP LAYOUT			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul Holz	DATE: 7/1/2021	RP-16
	NOT TO SCALE			

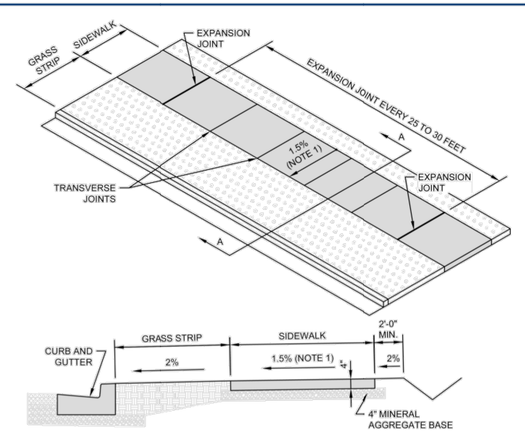


EXPANSION JOINT DETAIL

NOTES

1. EXPANSION JOINTS:
   - A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   - B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
2. 1/2" THICK EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
   - A. TRANSVERSE TO SIDEWALK AT 25 TO 30 FEET APART DEPENDING ON TRANSVERSE JOINT MARKINGS
   - B. TRANSVERSE TO SIDEWALK AT CURB EXPANSION JOINTS WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB
   - C. BETWEEN CURB AND SIDEWALK WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB
   - D. AT ABUTTING RIGID DRIVEWAYS OR OTHER SIDEWALKS
   - E. AT CHANGES IN SIDEWALK DIRECTION, INCLUDING AT STREET CORNERS AND AT CURVED SECTIONS
   - F. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
3. 1" THICK EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALK ABUTS CIRCULAR CURBS, BUILDINGS, AND WALLS.

HISTORIC FRANKLIN TENNESSEE	SIDEWALK EXPANSION JOINT			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul Holz	DATE: 1/1/2020	RP-10
	NOT TO SCALE			

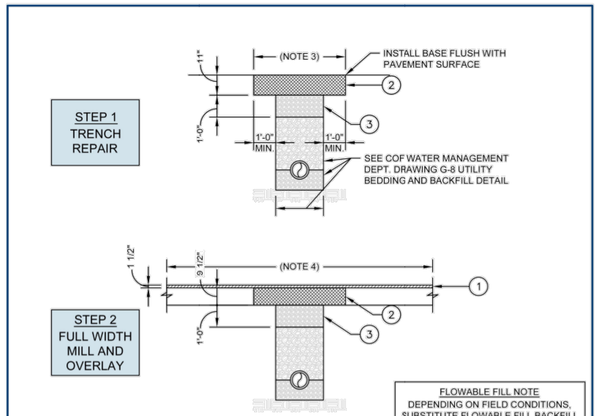


SECTION A-A

NOTES

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

HISTORIC FRANKLIN TENNESSEE	CONCRETE SIDEWALK			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul Holz	DATE: 1/1/2020	RP-8
	NOT TO SCALE			



FLOWABLE FILL NOTE
DEPENDING ON FIELD CONDITIONS, SUBSTITUTE FLOWABLE FILL BACKFILL (200 PSI MAX.) FOR THAT SHOWN AS DIRECTED BY THE COF WATER MANAGEMENT OR STREET DEPTS.

PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE
   411-02.10 ACS MIX (PG 70-22) GRADING D RDWY
2. BITUMINOUS AGGREGATE BASE
   307-02.08 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING B-M2
3. MINERAL AGGREGATE BASE (PLACED IN LIFTS NOT EXCEEDING 6")
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

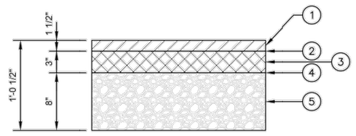
TACK AND PRIME COATS NOT SHOWN FOR CLARITY. SEE DRAWINGS RD-1 AND RD-2.

NOTES

1. CONTRACTOR SHALL COORD. TRENCH, BACKFILL, AND PAVEMENT INSPECTIONS WITH THE COF STREET DEPARTMENT.
2. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND APPROVED TRAFFIC CONTROL PLAN.
3. SAWCUT EXISTING PAVEMENTS, BASES, CURB AND GUTTER, AND SIDEWALKS (CUT JOINT TO JOINT) IN NEAT LINES.
4. AT PERPENDICULAR STREET CUTS, MILL AND OVERLAY SHALL EXTEND A MINIMUM OF 100 FEET CENTERED ON THE TRENCH. AT PARALLEL STREET CUTS, MILL AND OVERLAY SHALL EXTEND A MINIMUM DISTANCE FROM THE EDGE OF PAVEMENT TO THE CENTERLINE OF STREET. FINAL LIMITS SHALL BE DETERMINED BY THE CITY ENGINEER.

HISTORIC FRANKLIN TENNESSEE	ASPHALT PAVEMENT TRENCH REPAIR ARTERIAL AND COLLECTOR STREET			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul Holz	DATE: 7/1/2020	RD-7
	NOT TO SCALE			

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
THIS SHEET IS PART OF THE APPROVED SITE PLAN.



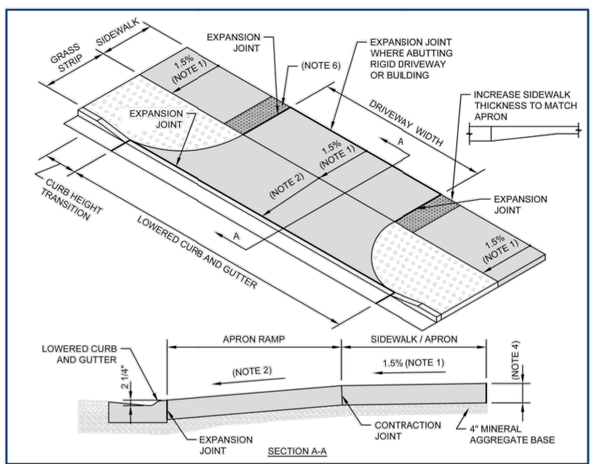
PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX (PG 64-22) GRADING E RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3. 3" - BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
4. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
5. 8" - MINERAL AGGREGATE BASE
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

NOTES

1. THICKNESSES SHOWN ARE MINIMUMS. FINAL DESIGN THICKNESS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION

HISTORIC FRANKLIN TENNESSEE	LOCAL, ALLEY, AND MEWS PAVEMENT SECTION			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul Holz	DATE: 1/1/2020	RD-3
	NOT TO SCALE			



SECTION A-A

NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. APRON RAMP SLOPE:
   - A. 8% MAX., 1.5% MIN. AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY RESIDENTIAL
   - B. 6% MAX., 1.5% MIN. AT ALL OTHER DRIVEWAYS
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT
   - A. 6" MIN. THICK AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY
   - B. 8" MIN. THICK AT NONRESIDENTIAL, MIXED-USE, AND MULTI-FAMILY RESIDENTIAL DRIVEWAYS
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
   - A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   - B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
6. DETECTABLE WARNING SURFACE: BRICK RED, CAST-IN-PLACE (ADA SOLUTIONS, INC. OR APPROVED EQUAL)
   - A. PROVIDE AT DRIVEWAYS WITH YIELD OR STOP CONTROL ONLY

HISTORIC FRANKLIN TENNESSEE	STANDARD CONCRETE DRIVEWAY APRON WITH GRASS STRIP			DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER: Paul Holz	DATE: 1/1/2020	RP-5
	NOT TO SCALE			

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LJA
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MANISH PATEL
615.414.1045
MNPATEL29@GMAIL.COM
208 N THOMPSON LANE
MURFREESBORO, TN 37129

SEAL
Larry C. Wallace
REGISTERED ENGINEER
02/05/26
STATE OF TENNESSEE

PROJECT
CAROTHERS PARK PLAZA, SITE PLAN - AMENDMENT 1
4309 SOUTH CAROTHERS
MAP 89, PARCEL 47.00
LJA PROJECT NO. 7541
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISION

NO.	DATE	DESCRIPTION

LJA PROJECT NO
TN7343-001

DATE
12/08/2025

SHEET TITLE
ROW & ACCESS DETAILS

SHEET NUMBER
C 4.5

NOT FOR CONSTRUCTION

FILE LOCATION: s:\land\se\nash\tn\7343-001 - 4309 carothers\500 cad\560 sheets\details

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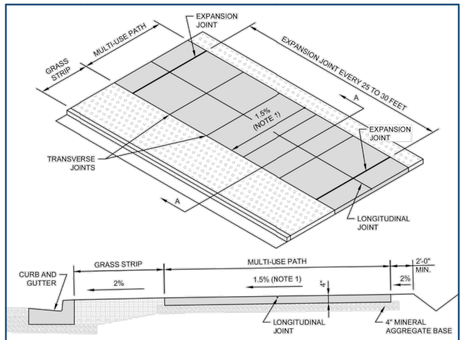
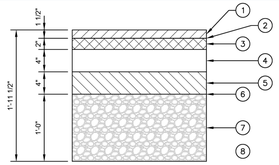


SECTION A-A

NOTES

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

HISTORIC FRANKLIN TENNESSEE	**CONCRETE MULTI-USE PATH**		DWG. NO. **RP-9**
	CITY OF FRANKLIN	CITY ENGINEER: Paul Holz	DATE: 7/1/2021
	NOT TO SCALE		



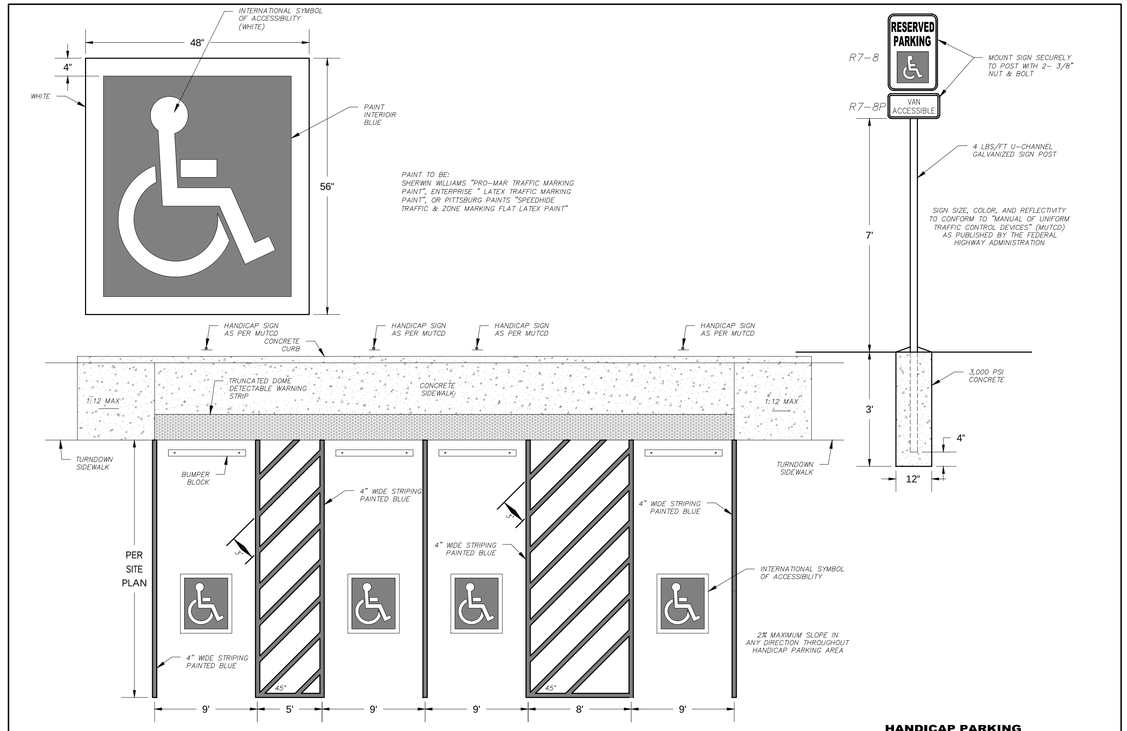
PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE
   411-02.10 ACS MIX (PG 70-22) GRADING D RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3. 2" - ASPHALT BINDER (226 LB/SY)
   307-02.08 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING B-M2
4. 4" - ASPHALTIC AGGREGATE BASE BINDER (460 LB/SY)
   307-02.01 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING A
5. 4" - ASPHALT AGGREGATE BASE (360 LB/SY)
   307-02.02 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING A-S
   307-02.03 AGGREGATE (BPMB-HM) GRADING A-S
6. 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
7. 12" - MINERAL AGGREGATE BASE
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
8. AGGREGATE UNDERDRAINS WITH PIPE (NOT SHOWN)
   (COORDINATE WITH TDOT STD. DRAWING RD-UD-3)

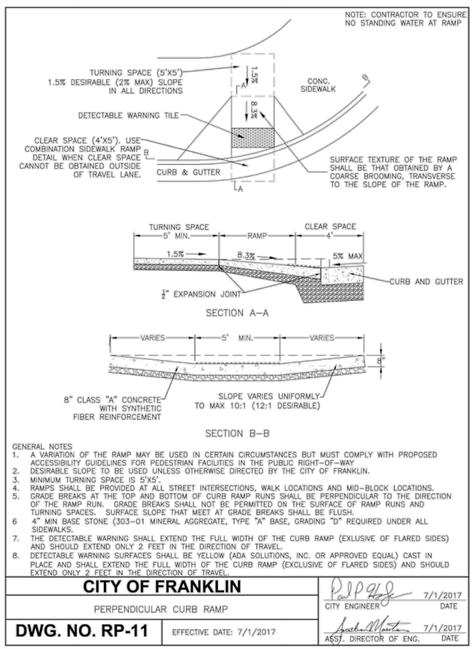
NOTES

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

HISTORIC FRANKLIN TENNESSEE	**MAJOR AND MINOR ARTERIAL PAVEMENT SECTION**		DWG. NO. **RD-1**
	CITY OF FRANKLIN	CITY ENGINEER: Paul Holz	DATE: 7/1/2021
	NOT TO SCALE		



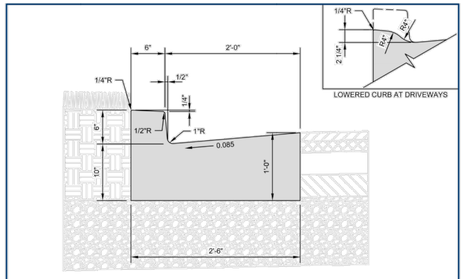
HANDICAP PARKING



GENERAL NOTES

1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY
2. DESIRABLE SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
3. MINIMUM TURNING SPACE IS 5'X5'.
4. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS AND MID-BLOCK LOCATIONS.
5. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
6. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL SIDEWALKS.
7. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXLUSIVE OF FLARED SIDES) AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.
8. DETECTABLE WARNING SURFACES SHALL BE YELLOW (ADA SOLUTIONS, INC. OR APPROVED EQUAL) CAST IN PLACE AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.

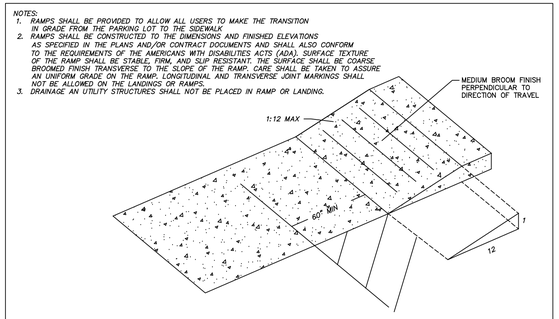
CITY OF FRANKLIN	Paul Holz 7/1/2017 CITY ENGINEER DATE	
PERPENDICULAR CURB RAMP	Jennifer Martin 7/1/2017 ASST. DIRECTOR OF ENG. DATE	
DWG. NO. RP-11	EFFECTIVE DATE: 7/1/2017	



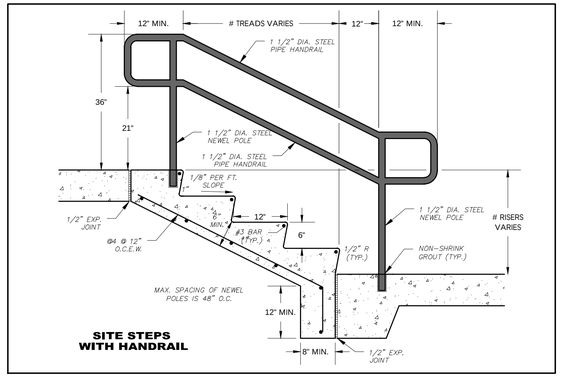
NOTES

1. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER, AND COMBINED CURB AND GUTTER
2. THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE. NO CHORD SECTIONS WILL BE PERMITTED.
3. CONCRETE: CLASS A (3,000 PSI, 6% AIR)
4. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
5. EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
   A. AT TANGENT POINTS OF CIRCULAR CURBS
   B. BETWEEN CURBS AND ABUTTING RIGID OBJECTS
   C. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
   D. TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
   E. AT A MAXIMUM SPACING OF 100 FEET
6. CONTRACTION JOINTS: SPACED AT 10 FEET. SPACING MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.
7. COMBINED CURB AND GUTTER BASED ON TDOT STD. DRAWING RP-VC-10
8. INLET CASTING: JBS 3300-V OR APPROVED EQUAL WITH DIRECTIONAL VANE GRATES AND SURFACE MOUNT ENVIRONOTICE PLATES STATING "DUMP NO WASTE DRAINS TO RIVER". MODIFY TDOT STRUCTURES AS NEEDED TO PROVIDE FULL BEARING AT CASTING.

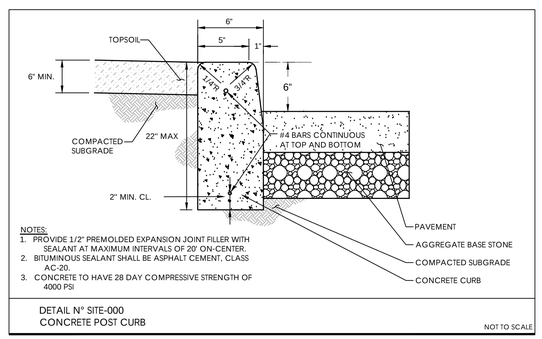
HISTORIC FRANKLIN TENNESSEE	**ARTERIAL AND COLLECTOR CURB AND GUTTER**		DWG. NO. **RP-1**
	CITY OF FRANKLIN	CITY ENGINEER: Paul Holz	DATE: 7/1/2021
	NOT TO SCALE		



ACCESSIBLE RAMP



SITE STEPS WITH HANDRAIL



NOTES:
1. PROVIDE 1/2" PREMOLDED EXPANSION JOINT FILLER WITH SEALANT AT MAXIMUM INTERVALS OF 20' ON-CENTER.
2. BITUMINOUS SEALANT SHALL BE ASPHALT CEMENT, CLASS AC-20.
3. CONCRETE TO HAVE 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI

DETAIL N° SITE-000
CONCRETE POST CURB

NOT TO SCALE

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

NOT FOR CONSTRUCTION

ENGINEERING
LJA
201 Summit View Drive, Suite 317
Brentwood, Tennessee 37027
phone: 615.802.6019
www.LJA.com

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LOCKWOOD JOINT VENTURE
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615.414.1045
MNPATEL29@GMAIL.COM
208 N THOMPSON LANE
MURFREESBORO, TN 37129

SEAL
Larry C. Wallace
REGISTERED ENGINEER
AGRICULTURE & ENVIRONMENT
02/05/26
STATE OF TENNESSEE

PROJECT
CAROTHERS PARK PLAZA, SITE PLAN - AMENDMENT 1
4309 SOUTH CAROTHERS
MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
WILLIAMSON COUNTY, TENNESSEE

REVISION

NO.	DATE	DESCRIPTION

LJA PROJECT NO
TN7343-001

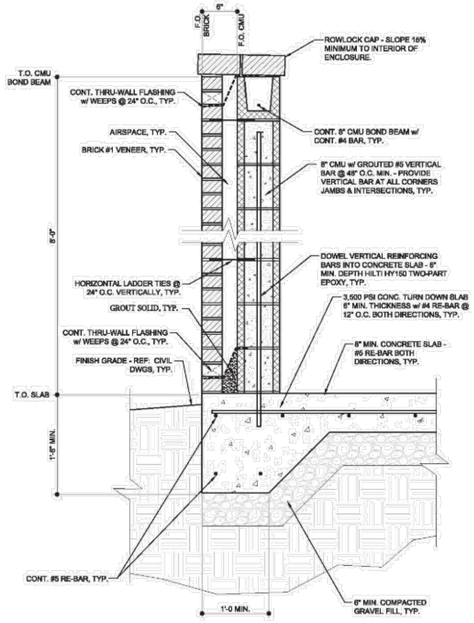
DATE
12/08/2025

SHEET TITLE
ROW & ACCESS DETAILS

SHEET NUMBER
C 4.6

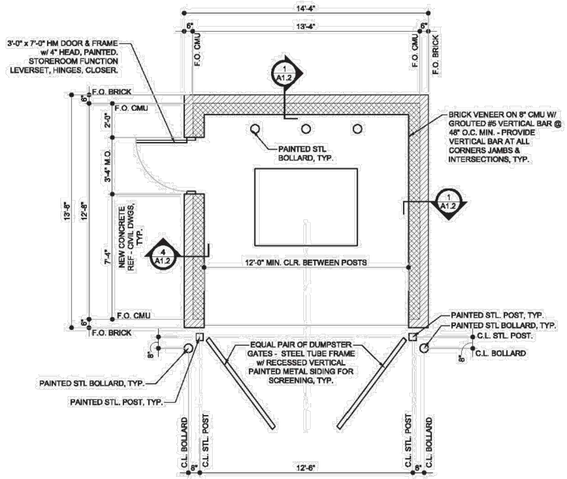
FILE LOCATION: s:\land\se\nash\tn\7343-001 - 4309 carothers\500 cad\560 sheets\details

PLOT DATE: 2/5/2026 4:39 PM



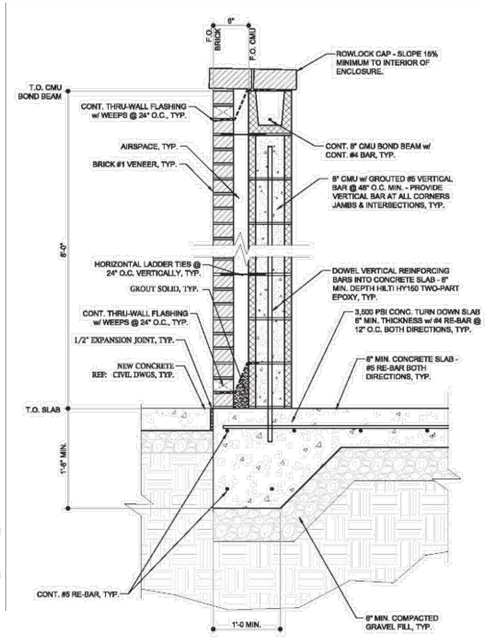
DUMPSTER ENCLOSURE WALL SECTION 1

1' 6" 0 1'



DUMPSTER ENCLOSURE PLAN 2

4' 2' 0 4'



DUMPSTER ENCLOSURE WALL SECTION 4

1' 6" 0 1'

DUMPSTER ENCLOSURE GATE ELEVATION 3

4' 2' 0 4'

FILE LOCATION: s:\land\se\nash-tn\tn7343-001 - 4309 carothers\500 cad\560 sheets\details

NOT FOR CONSTRUCTION

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

ENGINEERING
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SEAL
Larry C. Wallace
REGISTERED ENGINEER
02/05/26
STATE OF TENNESSEE

PROJECT
CAROTHERS PARK PLAZA, SITE PLAN - AMENDMENT 1
4309 SOUTH CAROTHERS
MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
WILLIAMSON COUNTY, TENNESSEE

REVISION

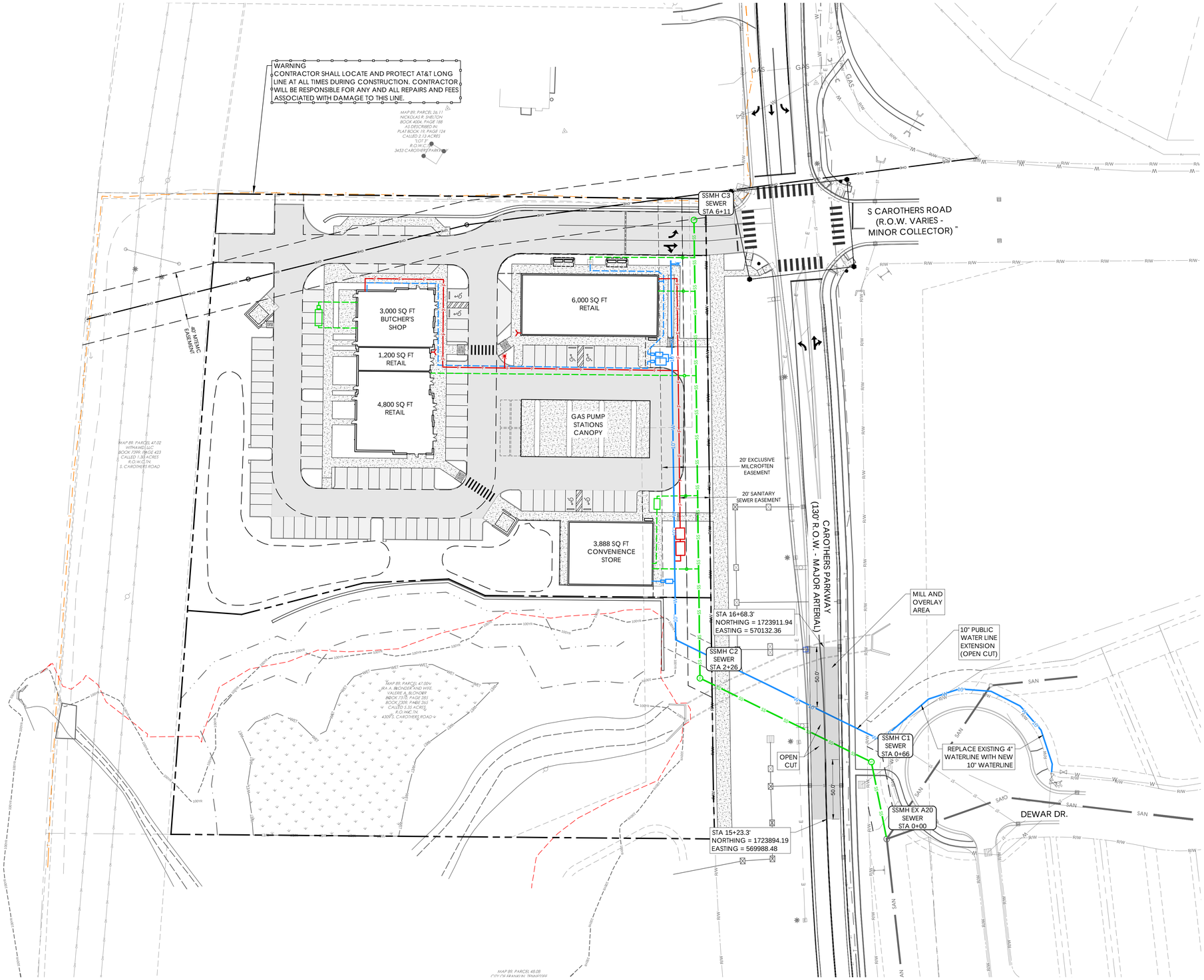
NO.	DATE	DESCRIPTION

LJA PROJECT NO
TN7343-001

DATE
12/08/2025

SHEET TITLE
ROW & ACCESS DETAILS

SHEET NUMBER
C 4.7



UTILITY LEGEND

- PROPOSED UTILITY EASEMENT
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER STRUCTURE
- PROPOSED SEWER SERVICE
- PROPOSED PUBLIC WATER LINE
- PROPOSED DOMESTIC WATER SERVICE
- PROPOSED PRIVATE FIRE SERVICE
- PROPOSED PUBLIC FIRE HYDRANT
- PROPOSED PRIVATE FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED ELECTRIC LINE
- PROPOSED FFO LINE
- EXISTING AT&T LONG LINE
- EXISTING WETLAND BOUNDARY

CITY OF FRANKLIN STREET CUT NOTES:
1. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND TRAFFIC CONTROL PLAN APPROVED BY THE STREET DEPARTMENT.
2. TRENCH BACKFILL AND STREET REPAIR SHALL BE MADE IN ACCORDANCE WITH CITY OF FRANKLIN STREET STANDARD DRAWING RD-7 FOR COLLECTOR AND ARTERIAL STREETS.
3. TRENCH EXCAVATIONS SHALL BE MILLED AND OVERLAID A MINIMUM OF 100 FEET CENTERED ON THE TRENCH.

CITY OF FRANKLIN, TN - WATER DEPARTMENT
Plans Approved under the authority delegated by the TN Department of Environment and Conservation, Division of Water Resources
APPROVED UTILITY TYPE:
WATER | SEWER | RECLAIM WATER
BRIAN GOODWIN - CITY OF FRANKLIN DELEGATED AUTHORITY
APPROVAL EXPIRES ONE YEAR FROM DATE STAMPED IF RELATED PERMIT NOT ACTIVE. 02/19/2026

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

SCALE: 1"=40'
0 20' 40' 80'
TENNESSEE STATE PLANE COORDINATE (TNSPC) SYSTEM
ZONE 5301, FIPSZONE 4100
NADB83 DATUM

Tennessee811
Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

ENGINEERING
LJA
201 Summit View Drive, Suite 317
Brentwood, Tennessee 37027
phone: 615.802.6019
www.LJA.com

CLIENT/DEVELOPER
LOCKWOOD JOINT VENTURE
MANISH PATEL
615.414.1045
MNPATEL29@GMAIL.COM
208 N THOMPSON LANE
MURFREESBORO, TN 37129

SEAL
Larry C. Wallace
REGISTERED ENGINEER
AGRICULTURAL
NUMBER 109...
02/05/26
STATE OF TENNESSEE

PROJECT
CAROTHERS PARK PLAZA, SITE PLAN - AMENDMENT 1
4309 SOUTH CAROTHERS
MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
WILLIAMSON COUNTY, TENNESSEE

REVISION

NO.	DATE	DESCRIPTION
1	02/05/26	PER COF COMMENTS

LJA PROJECT NO
TN7343-001

DATE
12/08/2025

SHEET TITLE
OVERALL UTILITY PLAN

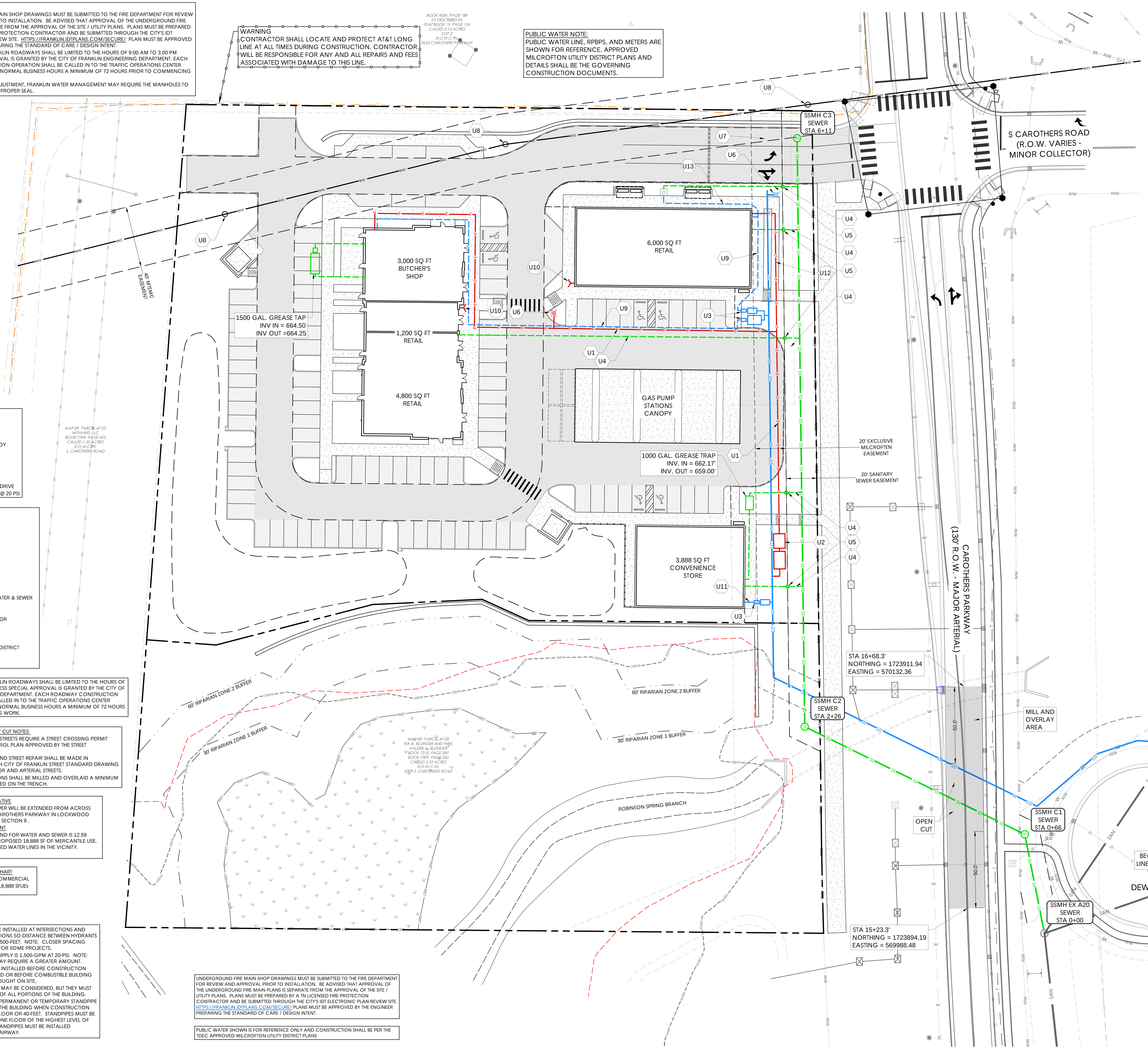
SHEET NUMBER
C 5.0

PLOT DATE: 2/5/2026 4:39 PM

NOTES
1. UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE / UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S IDT ELECTRONIC PLAN REVIEW SITE. HTTPS://FRANKLIN.IDTPLANS.COM/SECURE/ PLAN MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.
2. WORK IN CITY OF FRANKLIN ROADWAYS SHALL BE LIMITED TO THE HOURS OF 9:00 AM TO 3:00 PM UNLESS SPECIAL APPROVAL IS GRANTED BY THE CITY OF FRANKLIN ENGINEERING DEPARTMENT. EACH ROADWAY CONSTRUCTION OPERATION SHALL BE CALLED IN TO THE TRAFFIC OPERATIONS CENTER (615-791-3218) DURING NORMAL BUSINESS HOURS A MINIMUM OF 72 HOURS PRIOR TO COMMENCING WORK.
3. AFTER FINAL GRADE ADJUSTMENT, FRANKLIN WATER MANAGEMENT MAY REQUIRE THE MANHOLES TO BE RETESTED TO ENSURE PROPER SEAL.

WARNING
CONTRACTOR SHALL LOCATE AND PROTECT AT&T LONG LINE AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL REPAIRS AND FEES ASSOCIATED WITH DAMAGE TO THIS LINE.

PUBLIC WATER NOTE:
PUBLIC WATER LINE, RPBPS, AND METERS ARE SHOWN FOR REFERENCE. APPROVED MILCROFTON UTILITY DISTRICT PLANS AND DETAILS SHALL BE THE GOVERNING CONSTRUCTION DOCUMENTS.



FLOW TEST
DATE 01-07-2026

GAGE HYDRANT #4717
LOCATION 1097 MCAVOY DRIVE
STATIC 117 PSI
RESIDUAL 115 PSI

FLOW HYDRANT #4722
LOCATION 430 DEWAR DRIVE
FLOW 11,388 GPM @ 20 PSI

UTILITY PROVIDERS

ELECTRIC
MTEMC
GARY OSBURN
(615) 595-4677

NATURAL GAS
ATMOS
(615) 771-8300

SEWER
CITY OF FRANKLIN WATER & SEWER
124 LUMBER DR.
FRANKLIN, TN 37064
ATTN: UTILITY INSPECTOR
615-794-4554

WATER
MILCROFTON UTILITY DISTRICT
MIKE JONES
(615) 794-5947 EXT 24

WORK IN CITY OF FRANKLIN ROADWAYS SHALL BE LIMITED TO THE HOURS OF 9:00 AM TO 3:00 PM UNLESS SPECIAL APPROVAL IS GRANTED BY THE CITY OF FRANKLIN ENGINEERING DEPARTMENT. EACH ROADWAY CONSTRUCTION OPERATION SHALL BE CALLED IN TO THE TRAFFIC OPERATIONS CENTER (615-791-3218) DURING NORMAL BUSINESS HOURS A MINIMUM OF 72 HOURS PRIOR TO COMMENCING WORK.

CITY OF FRANKLIN STREET CUT NOTES:
1. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND TRAFFIC CONTROL PLAN APPROVED BY THE STREET DEPARTMENT.
2. TRENCH BACKFILL AND STREET REPAIR SHALL BE MADE IN ACCORDANCE WITH CITY OF FRANKLIN STREET STANDARD DRAWING RD-7 FOR COLLECTOR AND ARTERIAL STREETS.
3. TRENCH EXCAVATIONS SHALL BE MILLED AND OVERLAID A MINIMUM OF 100 FEET CENTERED ON THE TRENCH.

UTILITY NETWORK NARRATIVE
PUBLIC WATER AND SEWER WILL BE EXTENDED FROM ACROSS THE EASTERN SIDE OF CAROTHERS PARKWAY IN LOCKWOOD GLEN PUD SUBDIVISION, SECTION 9 .
UTILITY IMPACT STATEMENT
THE ANTICIPATED DEMAND FOR WATER AND SEWER IS 12.59 SFUEs BASED ON THE PROPOSED 18,888 SF OF MERCANTILE USE. THERE ARE NO RELCAIMED WATER LINES IN THE VICINITY.

WATER & SEWER DATA CHART
DEVELOPMENT TYPE: COMMERCIAL
MERCANTILE: 18,888 SFUEs

1. HYDRANTS SHALL BE INSTALLED AT INTERSECTIONS AND BETWEEN INTERSECTIONS SO DISTANCE BETWEEN HYDRANTS DOES NOT EXCEED 500-FEET. NOTE: CLOSER SPACING MAY BE REQUIRED FOR SOME PROJECTS.
2. MINIMUM WATER SUPPLY IS 1,500-GPM AT 20-PSI. NOTE: SOME PROJECTS MAY REQUIRE A GREATER AMOUNT.
3. HYDRANTS MUST BE INSTALLED BEFORE CONSTRUCTION GOES VERTICAL AND OR BEFORE COMBUSTIBLE BUILDING PRODUCTS ARE BROUGHT ON SITE,
4. OFF-SITE HYDRANTS MAY BE CONSIDERED, BUT THEY MUST BE WITHIN 500-FEET OF ALL PORTIONS OF THE BUILDING.
5. ONE FUNCTIONAL, PERMANENT OR TEMPORARY STANDPIPE IS REQUIRED WHEN THE BUILDING WHEN CONSTRUCTION REACHES THE 4TH FLOOR OR 40-FEET. STANDPIPES MUST BE INSTALLED WITHIN ONE FLOOR OF THE HIGHEST LEVEL OF CONSTRUCTION. STANDPIPES MUST BE INSTALLED ADJACENT TO A STAIRWAY.

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

PUBLIC WATER SHOWN IS FOR REFERENCE ONLY AND CONSTRUCTION SHALL BE PER THE TDEC APPROVED MILCROFTON UTILITY DISTRICT PLANS

FILE LOCATION: s:\land\se\nash-tn\tn7343-001 - 4309 carothers\500 cad\560 sheets\utilityplan

UTILITY LEGEND

- PROPOSED UTILITY EASEMENT
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER STRUCTURE
- PROPOSED SEWER SERVICE
- PROPOSED PUBLIC WATER LINE
- PROPOSED DOMESTIC WATER SERVICE
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- PROPOSED PUBLIC FIRE HYDRANT
- PROPOSED PRIVATE FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED ELECTRIC LINE
- PROPOSED FFO LINE
- EXISTING AT&T LONG LINE
- EXISTING WETLAND BOUNDARY

UTILITY PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOACATION
U1	6" D.I.P. FIRE LINE/SERVICE	
U2	FIRE RPBP & METER	MUD
U3	DOMESTIC RPBP & METER	MUD
U4	6" DIAMETER SEWER SERVICE	C 5.3
U5	SEWER CLEANOUT	C 5.3
U6	FIRE HYDRANT ASSEMBLY	MUD
U7	WATER BLOW OFF	MUD
U8	APPROX. LOCATION PROPOSED MTEMC POLE	N/A
U9	3" DOMESTIC WATER SERVICE LINE	
U10	FIRE DEPARTMENT CONNECTION	
U11	2" DOMESTIC WATER SERVICE	
U12	DIP 4" FIRE LINE/SERVICE	
U13	1" DOMESTIC SERVICE TO FOUNTAIN	

WATER & 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 ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & 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 JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

CITY OF FRANKLIN, TN - WATER DEPARTMENT
Plans Approved under the authority delegated by the TN Department of Environment and Conservation, Division of Water Resources
APPROVED UTILITY TYPE:
WATER SEWER RECLAIM WATER
BRIAN GOODWIN - CITY OF FRANKLIN DELEGATED AUTHORITY
APPROVAL EXPIRES ONE YEAR FROM DATE STAMPED IF RELATED PERMIT NOT ACTIVE. 02/19/2026

SCALE: 1"=30'
0 15' 30' 60'
TENNESSEE STATE PLANE COORDINATE (TNSPC) SYSTEM
ZONE 5301, FIPSZONE 4100
NAD83 DATUM

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

NOT FOR CONSTRUCTION

ENGINEERING
LJA
201 Summit View Drive, Suite 317
Brentwood, Tennessee 37027
phone: 615.802.6019
www.LJA.com

CLIENT/DEVELOPER
LOCKWOOD JOINT VENTURE

MANISH PATEL
615.414.1045
MNPATEL29@GMAIL.COM
208 N THOMPSON LANE
MURFREESBORO, TN 37129

SEAL
Larry C. Wallace
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 108133
STATE OF TENNESSEE
02/05/26

PROJECT
CAROTHERS PARK PLAZA, SITE PLAN - AMENDMENT 1
4309 SOUTH CAROTHERS
MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
WILLIAMSON COUNTY, TENNESSEE

REVISION

NO.	DATE	DESCRIPTION
1	02/05/26	PER COF COMMENTS

LJA PROJECT NO
TN7343-001

DATE
12/08/2025

SHEET TITLE
ENLARGED UTILITY PLAN

SHEET NUMBER
C 5.1

PLOT DATE: 2/5/2026 4:39 PM

CITY OF FRANKLIN STREET CUT NOTES:

1. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND TRAFFIC CONTROL PLAN APPROVED BY THE STREET DEPARTMENT.
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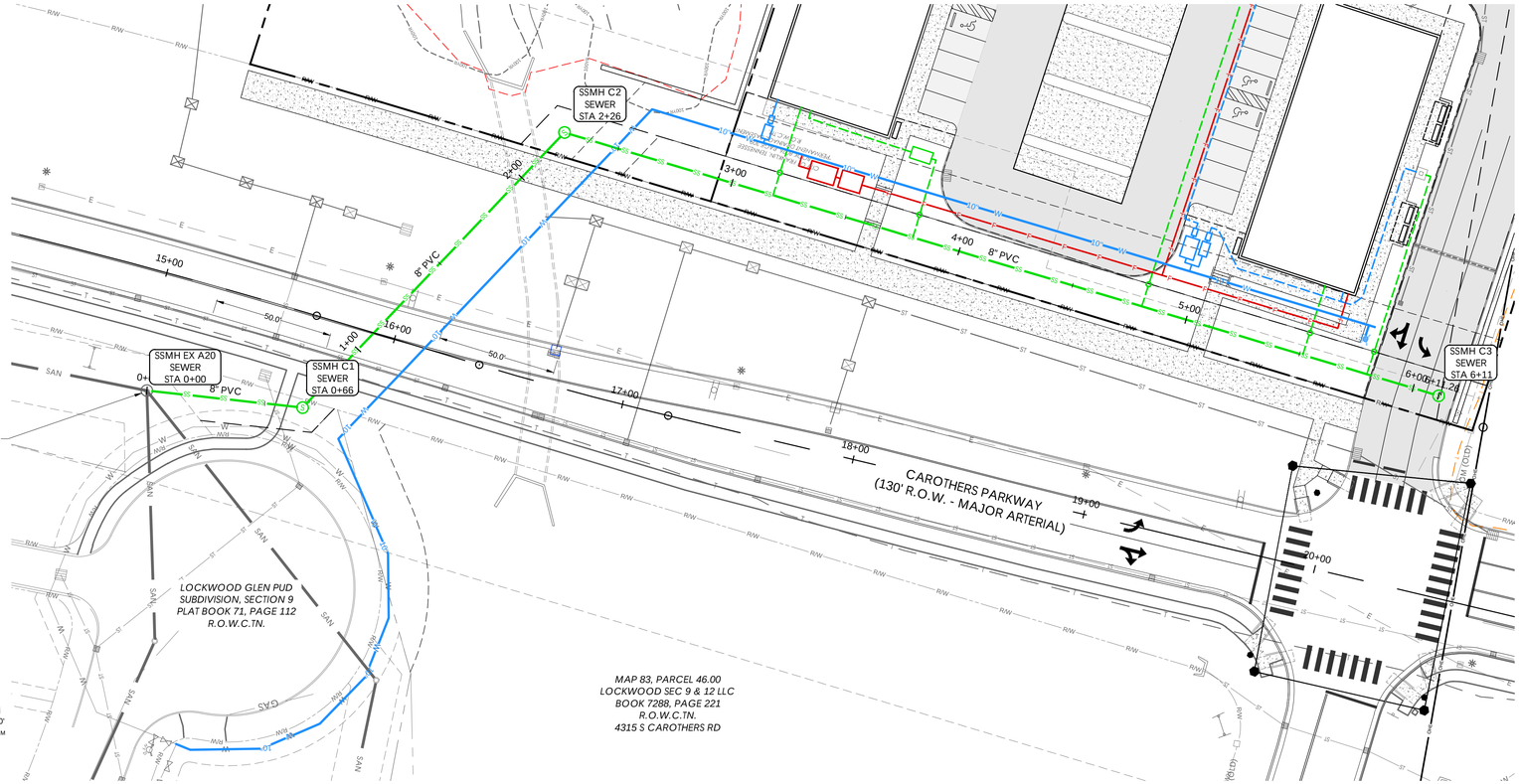
CITY OF FRANKLIN FIBER (NOT SHOWN) IS LOCATED WITHIN THE CAROTHERS PARKWAY CORRIDOR. CONTRACTOR SHALL CONTACT CITY OF FRANKLIN COMMUNICATIONS SYSTEMS(615) 550-6604 PRIOR TO COMMENCING OPEN CUT OR BORING OPERATIONS IN THE CAROTHERS PARKWAY CORRIDOR.



UTILITY LEGEND

- PROPOSED UTILITY EASEMENT
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER STRUCTURE
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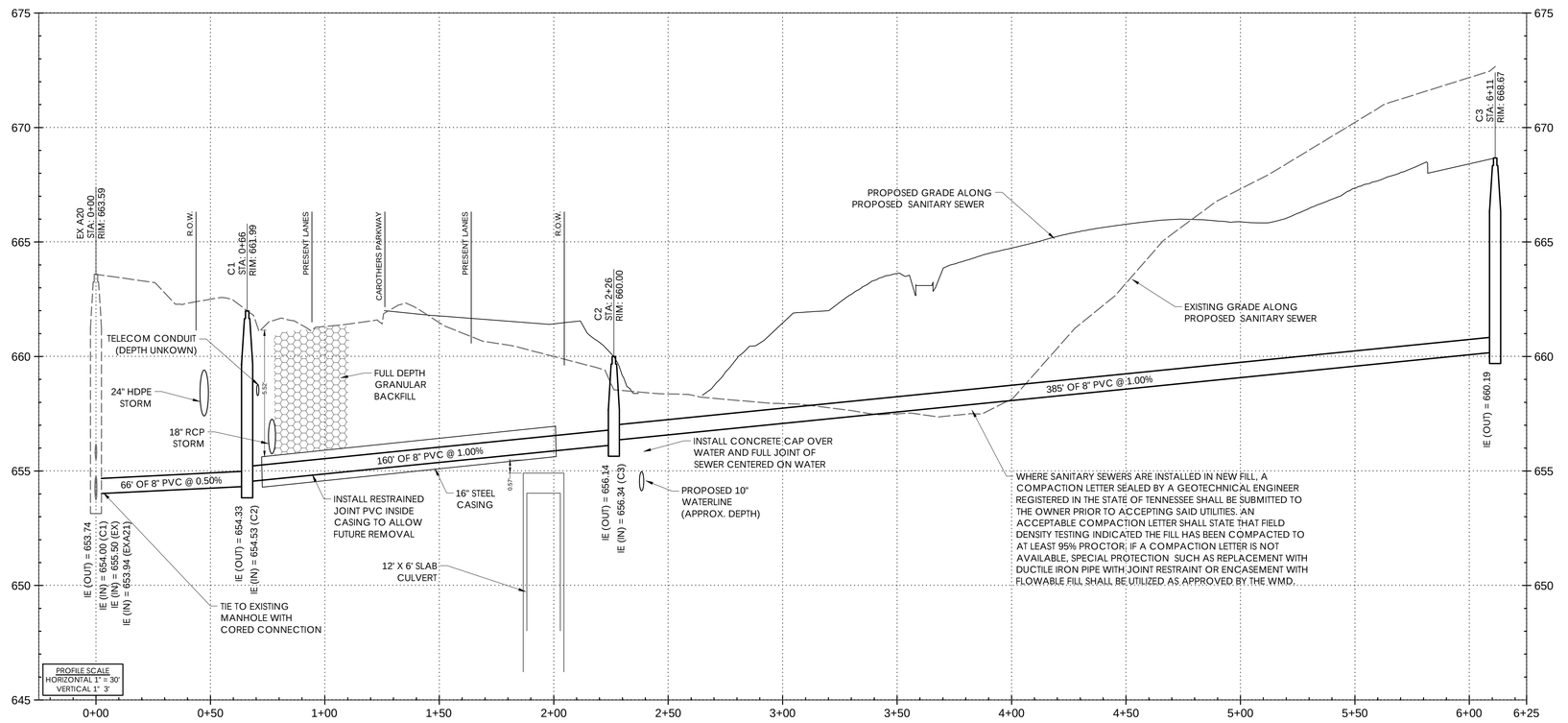
SCALE: 1"=30'
0 15' 30' 60'
TENNESSEE STATE PLANE COORDINATE (TNSPC) SYSTEM
ZONE 5301, FIPSZONE 4100
NAD83 DATUM



CITY OF FRANKLIN, TN -
WATER DEPARTMENT
Plans Approved under the authority delegated by the TN Department of Environment and Conservation, Division of Water Resources
APPROVED UTILITY TYPE:
WATER SEWER RECLAIM WATER
BRIAN GOLDEN, CITY OF FRANKLIN DELEGATED AUTHORITY
APPROVAL EXPIRES ONE YEAR FROM DATE STAMPED IF RELATED PERMIT NOT ACTIVE. 02/19/2026

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

Tennessee811
Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

FILE LOCATION: c:\land1\se1\nash-tn\tn7343-001 - 4309 carothers\500 cad\560 sheets\utilityplan

ENGINEERING
LJA
201 Summit View Drive, Suite 317
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SEAL
Larry C. Wallace
REGISTERED ENGINEER
AGRICULTURAL
NUMBER 109433
STATE OF TENNESSEE
02/05/26

PROJECT
CAROTHERS PARK PLAZA, SITE PLAN - AMENDMENT 1
4309 SOUTH CAROTHERS
MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
WILLIAMSON COUNTY, TENNESSEE

REVISION

NO.	DATE	DESCRIPTION
1	02/05/26	PER COF COMMENTS

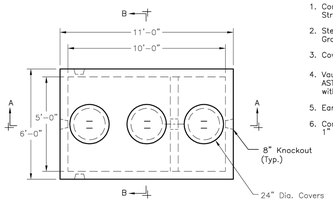
LJA PROJECT NO
TN7343-001

DATE
12/08/2025

SHEET TITLE
UTILITY PLAN & PROFILE

SHEET NUMBER
C 5.2

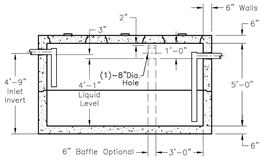
PLOT DATE: 2/5/2026 4:39 PM



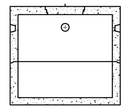
PLAN VIEW

GENERAL NOTES:

1. Concrete: 28 Day Compressive Strength f'c = 5,000 psi
2. Steel Reinforcement: ASTM A-615, Grade 60
3. Cover to Steel–1" Minimum
4. Vaults are Designed to Meet ASTM C858 and ACI 318 with AASHTO HS-20 Loading
5. Earth Cover–0 to 5 Feet Max.
6. Construction Joint Sealed with 1" Dia. Butyl Rubber or Equivalent



SECTION A-A



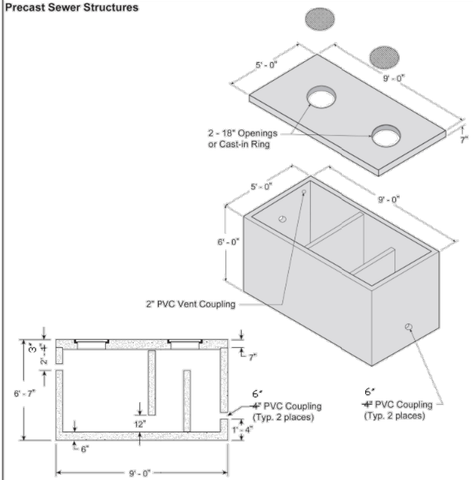
SECTION B-B

Oldcastle Precast®

GT-1500	5'-0" x 10'-0" x 5'-0" I.D. Grease Trap 1,500 Gallon Capacity
FILE NAME: 324ECGGT1500_DET.DWG	
ISSUE DATE: January, 2008	
www.oldcastleprecast.com	

Copyright ©2008 Oldcastle Precast

Precast Sewer Structures



Materials & Features

CONCRETE: 5,000 PSI

REINFORCING: per ASTM A-615 or A-185

MEETS ASTM C-858 & ASTM C-913 AASHTO live load requirements.

CI CASTINGS: per ASTM A-46 Class 30/35

WEIGHT: 16,000 lbs. w/Lid

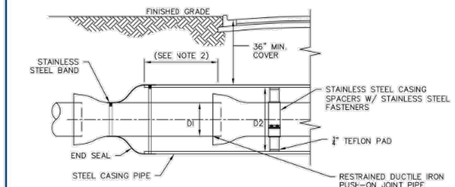
GREASE CAPACITY: 750 Lbs.

Can be fabricated with 6" PVC couplings on request.

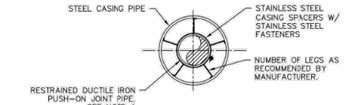
-No Scale-
All dimensions subject to allowable specification tolerances.

TITLE	PLANT	STATE	SECTION,PAGE	DATE
1,000 Gallon Grease Trap		AR	12.1	2-1-05

FORTERRA



ELEVATION



SECTION

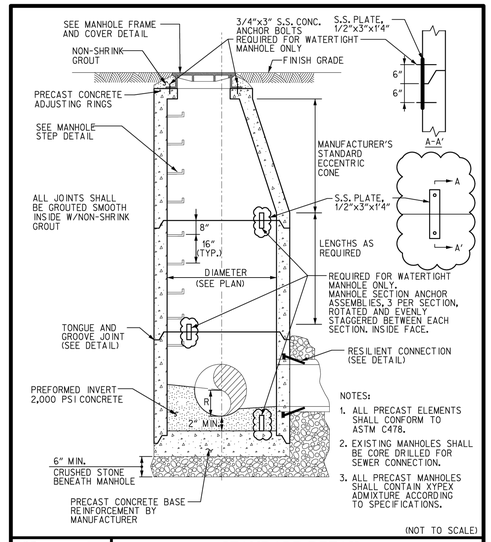
NOTES:

1. WHEN CONSTRUCTION IS WITHIN TDOT OR RAILROAD JURISDICTION, ADDITIONAL REQUIREMENTS OF EACH AGENCY SHALL BE MET.
2. CASING SHALL EXTEND A MIN. OF 10' BEYOND EDGE OF PAVEMENT OR R.O.W., WHICHEVER IS FURTHER.
3. A MINIMUM OF 3 CASING SPACERS PER 20 LINEAR FEET OF INSTALLED CARRIER PIPE SHALL BE PROVIDED.
4. CARRIER PIPE SHALL BE RESTRAINED JOINT.

CARRIER PIPE AND CASING PIPE SIZES (MIN.)										
CARRIER PIPE NOM. DIA (DI)	2	4	6	8	10	12	14	16	20	24
CASING PIPE NOM. DIA. (D2)	6	14	16	18	22	24	30	30	36	48
WALL THICKNESS (IN.) R.O.W.	0.250	0.250	0.250	0.250	0.250	0.250	0.312	0.312	0.375	0.500
WALL THICKNESS (IN.) RAILROAD	0.250	0.250	0.250	0.312	0.375	0.375	0.500	0.500	0.563	0.625

HISTORIC FRANKLIN TENNESSEE

BORE AND JACK CASING			DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	G-10
NOT TO SCALE			



NOTES:

1. ALL PRECAST ELEMENTS SHALL CONFORM TO ASTM C478.
2. EXISTING MANHOLES SHALL BE CORE DRILLED FOR SEWER CONNECTION.
3. ALL PRECAST MANHOLES SHALL CONTAIN XYPEX ADMIXTURE ACCORDING TO SPECIFICATIONS.

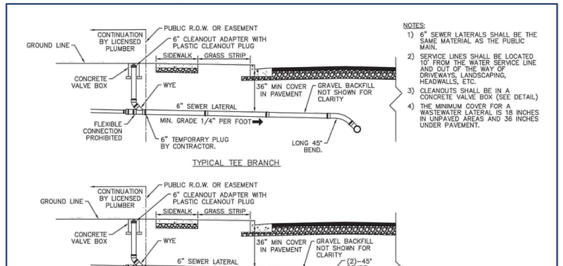
(NOT TO SCALE)

HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

PRECAST CONCRETE MANHOLE

WW - 1

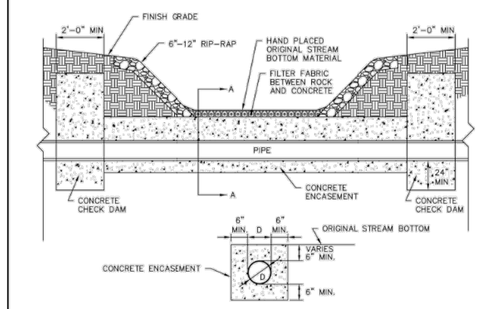


NOTES:

1) 6" SEWER LATERALS SHALL BE THE SAME MATERIAL AS THE PUBLIC MAIN.
2) SERVICE LINES SHALL BE LOCATED 10' FROM THE WATER SERVICE LINE AND OUT OF THE WAY OF DRIVEWAYS, LANDSCAPING, HEADWALLS, ETC.
3) CLEANOUTS SHALL BE IN A CONCRETE VALVE BOX (SEE DETAIL)
4) THE MINIMUM COVER FOR A WASTEWATER LATERAL IS 18 INCHES IN UNPAVED AREAS AND 36 INCHES UNDER PAVEMENT.

HISTORIC FRANKLIN TENNESSEE

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

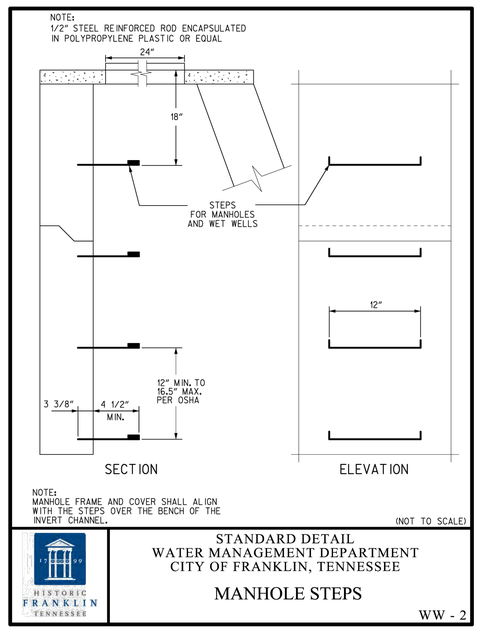


SECTION A–A

NOTES:

1) NO BLASTING IS PERMITTED IN THE EXCAVATION OF TRENCHES THAT LIE WITHIN 50 FEET OF A STREAM OR WETLAND, INCLUDING ALL STREAM CROSSINGS.
2) CROSSINGS SHALL INTERSECT THE STREAM CHANNEL AS CLOSE TO 90 DEGREES (PERPENDICULAR) TO THE STREAM AS POSSIBLE.
3) CONCRETE STRENGTH f'c = 3,000 PSI AT 28 DAYS.
4) ENCASEMENT WIDTH TO BE POURED THE WIDTH OF TRENCH WITH A MINIMUM OF 6" ON EACH SIDE OF PIPE. PROVIDE STAINLESS STEEL HOLD-DOWNS TO PREVENT PIPE FROM FLOATING DURING CONCRETE PLACEMENT.
5) CHECK DAMS TO HAVE A 24" POURED KEYWAY IN DIRT EXCAVATION (BOTTOM AND SIDES). IN ROCK EXCAVATION, REMOVE FRACTURED AND SHOT ROCK IN TRENCH, AND EXTEND CHECK DAM TO CLEAN, SOLID ROCK SURFACE (BOTTOM AND SIDES).
6) CROSSINGS THAT UTILIZE HORIZONTAL DIRECTIONAL DRILLING MAY BE USED INSTEAD OF OPEN CUT WITH WMD APPROVAL.
   A. BORE ENTRY/EXIT LOCATIONS ARE TO BE AT LEAST 50 FEET FROM THE STREAM BANK.
   B. BORE DEPTH BELOW STREAM BED TO BE SUFFICIENT TO PREVENT RELEASE OF DRILLING FLUID.
   C. A SITE-SPECIFIC CONTINGENCY AND CONTAINMENT PLAN FOR INADVERTENT RELEASE OF DRILLING FLUID MUST BE ESTABLISHED PRIOR TO COMMENCEMENT OF WORK.

UTILITY STREAM CROSSINGS			DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE:	G-12
NOT TO SCALE			



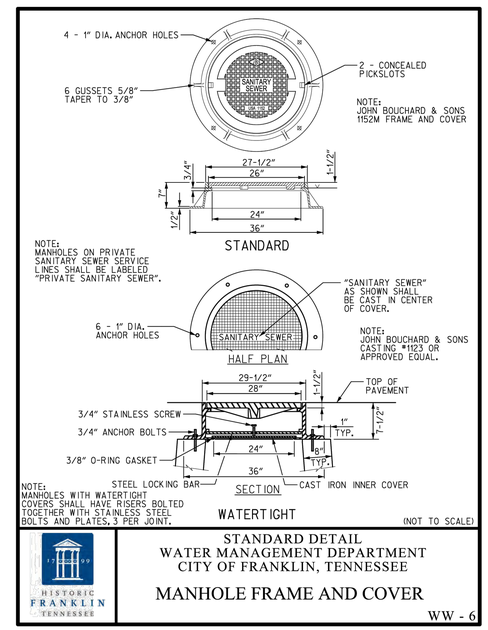
(NOT TO SCALE)

HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

MANHOLE STEPS

WW - 2



(NOT TO SCALE)

HISTORIC FRANKLIN TENNESSEE

STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

MANHOLE FRAME AND COVER

WW - 6

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

NOT FOR CONSTRUCTION

ENGINEERING
LJA
201 Summit View Drive, Suite 317
Brentwood, Tennessee 37027
phone: 615.802.6019
www.LJA.com

CLIENT/DEVELOPER
LOCKWOOD JOINT VENTURE
MANISH PATEL
615.414.1045
MNPATEL29@GMAIL.COM
208 N THOMPSON LANE
MURFREESBORO, TN 37129

SEAL
Larry C. Wall
REGISTERED ENGINEER
02/05/26
STATE OF TENNESSEE

PROJECT
CAROTHERS PARK PLAZA, SITE PLAN - AMENDMENT 1
4309 SOUTH CAROTHERS
MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 7541
WILLIAMSON COUNTY, TENNESSEE

REVISION

NO.	DATE	DESCRIPTION

LJA PROJECT NO
TN7343-001

DATE
12/08/2025

SHEET TITLE
SITE UTILITY DETAILS

SHEET NUMBER
C 5.3

FILE LOCATION: s:\land\se\nash\tn\tn7343-001 - 4309 carothers\500 cad\560 sheets\details

VLX LED Specifications



Project Name:

Catalog Number:

Type:

The new **VLX LED** Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate die cast aluminum housings. Easy tool-less access for mounting and maintenance.

The LED light assemblies come with 96 to 192 LEDs. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The **VLX LED** series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LEDS	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
VLX-1	T1 Type 1	96LC	3 350mA	3K 3000K	UNV 120-277V	AM Arm Mount	BZ Bronze	PCR-120	RPP Rear Pole Adaptor
	T2 Type 2	128LC	5 530mA	4K 4000K	8 347V	Round Pole Plate Adaptors (RPP) are to be ordered separately.	BK Black	PCR-208	UPMA-S Universal Square Pole Mount Adaptor
	T3 Type 3	160LC	7 700mA	5K 5000K	5 480V	WM Wall Mount *Requires BAWP	SBK Smooth Black	PCR-240	UPMA-R Universal Round Pole Mount Adaptor
	T4 Type 4	192LC				BAWP to be ordered separately.	WH White	PCR-277	BAWP Cast Wall Plate
	T4A Type 4 Automotive						SWH Smooth White	PCR-347	ROT-R Rotated Optics Right Side
	T5 Type 5						GP Graphite	PCR-480 Photocell & Receptacle	ROT-L Rotated Optics Left Side
	T5W Type 5 Wide						GY Grey	PCR-277	CLS Back Side Cutoff Louver Shield
	T5WR Type 5 Wide Round						SL Silver Metallic	PCR-480	RCLS Right Side Cutoff Louver Shield
							CC Custom Color	5PINPER 7PINPER 3, 5, or 7 Pin Photo Receptacle w/shorting cap Requires Dimming Driver	LCLS Left Side Cutoff Louver Shield
								DIM 0-10V Dimming Driver	VWC Vaccaro Wireless Controls *Consult Factory
								WSC-8 Motion Sensor 8' Mounting Height	
								WSC-20 Motion Sensor 9-20' Mounting Height	
								WSC-40 Motion Sensor 21-40' Mounting Height	

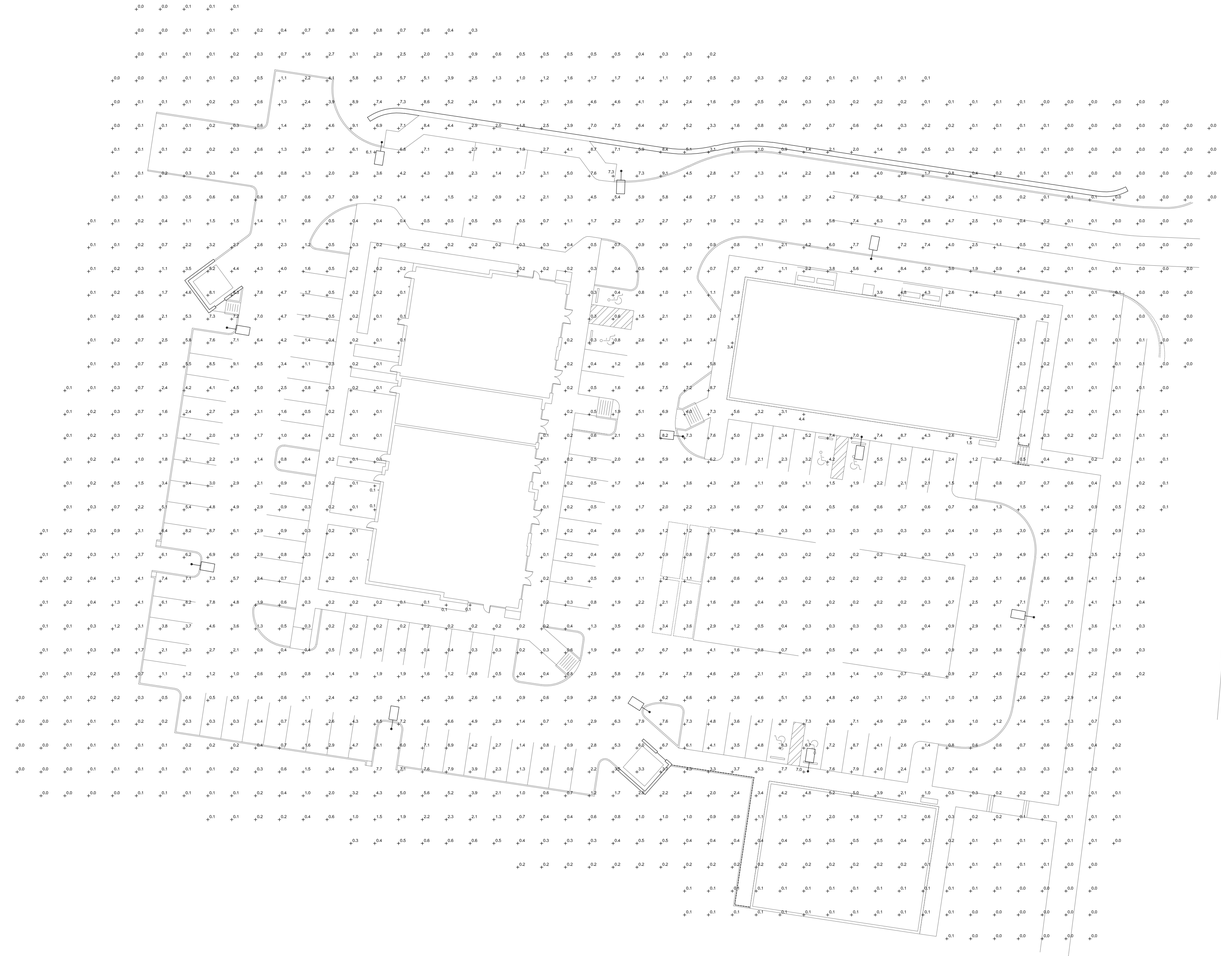
*The WSC options will require (1) HSR 100 remote for programming

VISIONAIRE LIGHTING

220

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
△	A	11	Visionaire Lighting LLC	VLX-T3-96LC-7-4K-			1	26266	1	215

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.8 fc	9.3 fc	0.0 fc	N/A	N/A



SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

genesis engineering group, llc.
134 fourth avenue north
franklin, tn 37064
genesis
www.geneng.net

SEAL:



CAROTHERS PARK PLAZA
SITE PLAN, AMENDMENT 1
FRANKLIN, TN.

NO.	REVISION	DATE

DATE:	05.10.2021
JOB NUMBER:	2021
FILE NAME:	
DRAWN BY:	BJC
CHECKED BY:	GEG
DRAWING TITLE:	SITE PHOTOMETRIC PLAN

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

DRAWING NO.

PH-1



LEGEND

- EXISTING TREE CANOPY
- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- SPECIMEN TREES REMOVED

N

0 40 80 120

SITE DATA

DEVELOPMENT NAME:	4309 CAROTHERS COMMERCIAL DEVELOPMENT, SITE PLAN - AMENDMENT 1
COF PROJECT NUMBER:	7541
TAX MAP & PARCELS:	TAX MAP: 089, PARCEL: 04700
ADDRESS:	3443 CAROTHERS PARKWAY
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
SITE ACREAGE:	5.35 AC
ZONING:	NEIGHBORHOOD COMMERCIAL
APPLICABLE OVERLAYS:	FFO, FLOODWAY FRINGE OVERLAY DISTRICT
MINIMUM LSR:	.15 (0.825 AC)
PROVIDED LSR:	.59 (3.16 AC)
EXISTING TREE CANOPY:	1.77 AC (33% OF TOTAL SITE)
REQUIRED TREE PRESERVATION:	0.42 AC (24% OF EXISTING CANOPY)
PROVIDED TREE PRESERVATION:	1.10 AC (62% OF EXISTING CANOPY)
BUILDING HEIGHTS:	1 STORY
OPEN SPACE REQUIRED:	5% (0.27 AC)
OPEN SPACE PROVIDED:	5% (0.30 AC)
PARKING SPACES REQUIRED:	111 PARKING SPACES
3,000 SF BUTCHER SHOP'S SHOP + 500 SF PATIO + 7 EMPLOYEES (10 PER 1000 SF+1 PER EMPLOYEE)=	42 PARKING SPACES
12,000 SF RETAIL (3.33 PER 1000 SF):	40 PARKING SPACES
3,888 SF GAS STATION (3.33 PER1000 SF + 1 PER PUMP STATION):	29 PARKING SPACES
PARKING SPACES PROVIDED:	112 PARKING SPACES
PERVIOUS SPACES:	0 PARKING SPACES
IMPERVIOUS SPACES:	112 PARKING SPACES

⚠ UPDATED SITE DATA CHART

+ SPECIMEN TREES

NO.	Size	Species	REMOVED	RETAINED
1	27"	OAK	X	
2	48"	HACKBERRY	X	
3	24"	OAK	X	
4	28"	OAK	X	
5	28"	OAK	X	
6	48"	HACKBERRY	X	
7	40"	HACKBERRY	X	
8	28"	HACKBERRY		X
9	36"	HACKBERRY	X	

TOTAL SPECIMEN INCHES: 307"

TOTAL HEALTHY SPECIMEN INCHES REMOVED 279"

TOTAL REQUIRED REPLACEMENT: 558"

*SEE L2.0 FOR REPLACEMENT CHART

TREE CANOPY RETENTION:

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 1.77 ACRES WHICH IS 33% OF THE TOTAL SITE

TREE AREA:	EXISTING	REMOVED	RETAINED
	77,193 SF	29,396 SF	47,797 SF

TREE CANOPY DATA

OVERALL SITE AREA: 232,957 SF (5.35 AC)

EXISTING TREE CANOPY: 77,193 SF (1.77 AC)
1.77 AC/5.35 AC = 33% OF TOTAL SITE

REQUIRED CANOPY PRESERVATION: 24% OF TOTAL CANOPY
24% X 1.77 AC = 18,295 SF (0.42 AC)

PROVIDED CANOPY PRESERVATION : 62% OF TOTAL CANOPY
47,797 SF (1.10 AC)

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

TREE PROTECTION NOTES:

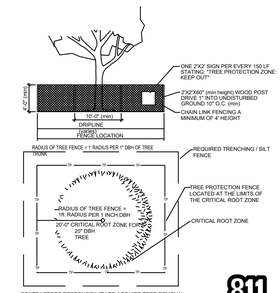
1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

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.



TREE PROTECTION FENCING DETAIL
NTS

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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CAROTHERS PARK PLAZA
SITE PLAN - AMENDMENT 1
Franklin, Williamson County, Tennessee

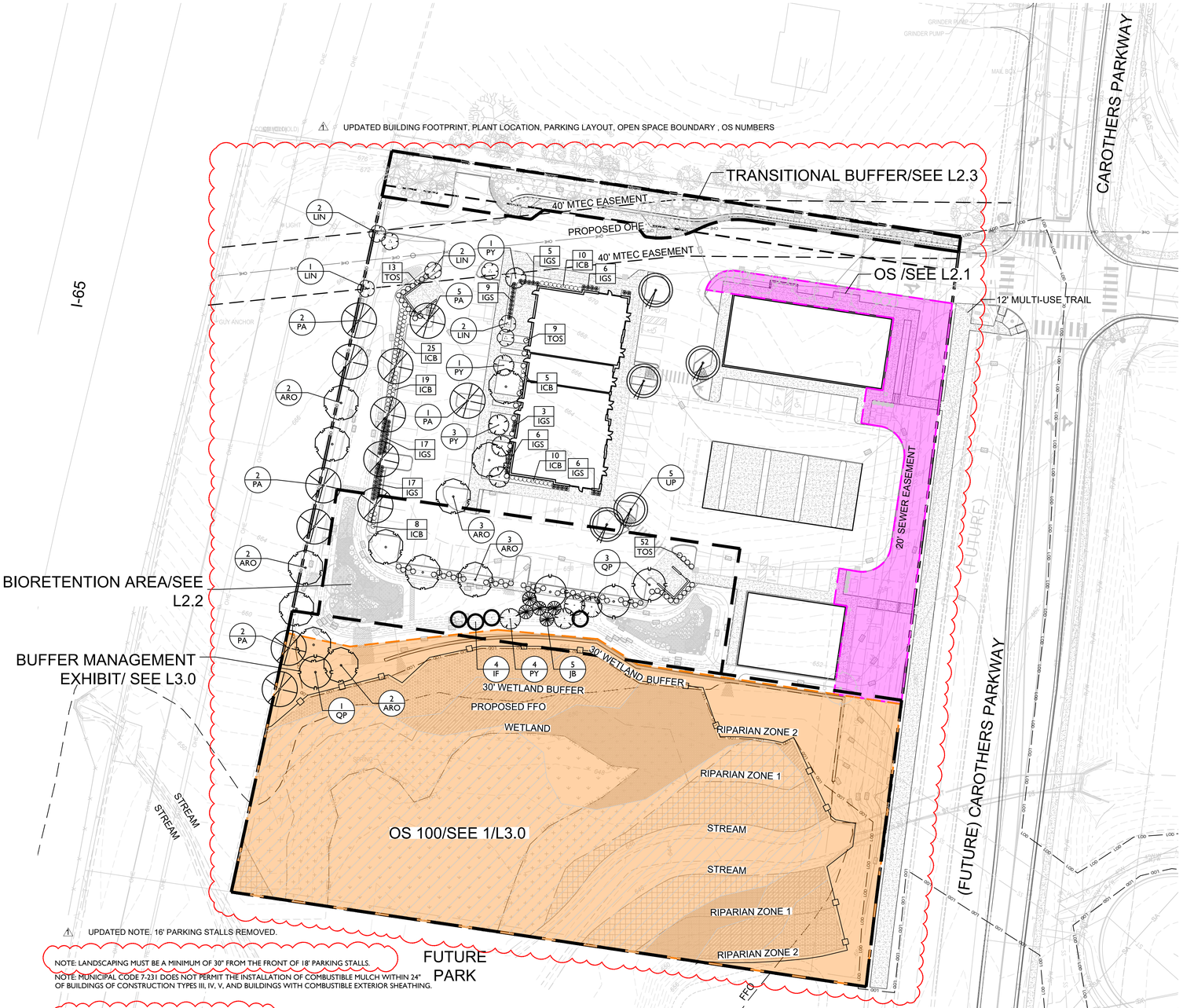
STATE OF TENNESSEE
MARK S. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
2/19/26

Revision Date
⚠ February 5 , 2026
△ _____
△ _____
△ _____

TREE PRESERVATION PLAN

SHEET
L1.0

PROJECT
#7541



⚠ UPDATED NOTE, 16' PARKING STALLS REMOVED.

NOTE: LANDSCAPING MUST BE A MINIMUM OF 30" FROM THE FRONT OF 18' PARKING STALLS.

NOTE: MUNICIPAL CODE 7-231 DOES NOT PERMIT THE INSTALLATION OF COMBUSTIBLE MULCH WITHIN 24" OF BUILDINGS OF CONSTRUCTION TYPES III, IV, V, AND BUILDINGS WITH COMBUSTIBLE EXTERIOR SHEATHING.

LEGEND

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN ZONE 1
- 30' RIPARIAN ZONE 2
- 30' WETLAND BUFFER
- 60' WETLAND BUFFER
- STREAM
- OPEN SPACE
- NATURAL AREA

⚠ UPDATED LEGEND

X / XX SPECIMEN REPLACEMENT

X / XX ACI

PLANT SCHEDULE - BUILDING AND PARKING AREA

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
ARO	12	Acer rubrum 'October Glory'	October Glory Red Maple	3" Cal. B&B	12`-14`	DECIDUOUS	AS SHOWN	CENTRAL LEADER
PA	12	Platanus x acerifolia	London Plane Tree	3" Cal. B&B	12`-14`	DECIDUOUS	AS SHOWN	
QP	4	Quercus phellos	Willow Oak	3" Cal. B&B	12`-14`	DECIDUOUS	AS SHOWN	CENTRAL LEADER
UP	5	Ulmus parvifolia	Lacebark Elm	3" Cal. B&B	12`-14`	DECIDUOUS	AS SHOWN	CENTRAL LEADER
UNDERSTORY TREES								
IF	4	Ilex x attenuata 'Fosteri'	Foster's Holly	2" Cal. B&B	6`-8`	EVERGREEN	15' O.C.	FULL
JB	5	Juniperus virginiana 'Brodie'	Brodie Eastern Redcedar	2" Cal. B&B	6`-8`	EVERGREEN	AS SHOWN	
LIN	7	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	2" Cal. B&B	8`-10`	DECIDUOUS	AS SHOWN	3 CANES
PY	9	Prunus x yedoensis	Yoshino Cherry	2" Cal. B&B	8`-10`	DECIDUOUS	AS SHOWN	
SHRUBS								
ICB	77	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	3 gal.	30"	EVERGREEN	36" O.C.	
IGS	69	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	3 gal.	30"	EVERGREEN	36" O.C.	
TOS	74	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	5 gal.	5-6`	EVERGREEN	AS SHOWN	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

⚠ UPDATED PLANT SCHEDULE

SITE DATA

DEVELOPMENT NAME:	4309 CAROTHERS COMMERCIAL DEVELOPMENT, SITE PLAN - AMENDMENT 1
COF PROJECT NUMBER:	7541
TAX MAP & PARCELS:	TAX MAP: 089, PARCEL: 04700
ADDRESS:	3443 CAROTHERS PARKWAY
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
SITE ACREAGE:	5.35 AC
ZONING:	NEIGHBORHOOD COMMERCIAL
APPLICABLE OVERLAYS:	FFO, FLOODWAY FRINGE OVERLAY DISTRICT
MINIMUM LSR:	.15 (0.825 AC)
PROVIDED LSR:	.59 (3.16 AC)
EXISTING TREE CANOPY:	1.77 AC (33% OF TOTAL SITE)
REQUIRED TREE PRESERVATION:	0.42 AC (24% OF EXISTING CANOPY)
PROVIDED TREE PRESERVATION:	1.10 AC (62% OF EXISTING CANOPY)
BUILDING HEIGHTS:	1 STORY
OPEN SPACE REQUIRED:	5% (0.27 AC)
OPEN SPACE PROVIDED:	5% (0.30 AC)
PARKING SPACES REQUIRED:	111 PARKING SPACES
3,000 SF BUTCHER SHOP'S SHOP + 500 SF PATIO + 7 EMPLOYEES (10 PER 1000 SF+1 PER EMPLOYEE)=	42 PARKING SPACES
12,000 SF RETAIL (3.33 PER 1000 SF):	40 PARKING SPACES
3,888 SF GAS STATION (3.33 PER1000 SF + 1 PER PUMP STATION):	29 PARKING SPACES
PARKING SPACES PROVIDED:	112 PARKING SPACES
PERVIOUS SPACES:	0 PARKING SPACES
IMPERVIOUS SPACES:	112 PARKING SPACES

⚠ UPDATED SITE DATA CHART

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 5%

TOTAL SITE AREA: 5.35 AC
OPEN SPACE REQUIRED: 0.27 AC

OPEN SPACE PROVIDED - SECTION 1			
KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE
OS	OPEN SPACE	POCKET PARK	0.30 AC
OS100	NATURAL AREA	NON-BUILDABLE OPEN SPACE	2.08 AC
		TOTAL PROVIDED:	2.38 AC

⚠ UPDATED OPEN SPACE CHART

LANDSCAPE REQUIREMENTS (ACI)

SITE AREA = 5.35 AC
REQUIRED LSA = 0.15 (0.803 AC) - PRESERVED TREE CANOPY (1.10 AC) = 0.00 AC
CANOPY (82" PER AC) = 0"
UNDERSTORY (21" PER AC) = 0"
SHRUBS (96 PER AC) = 0

	QUANTITY PROVIDED	INCHES PROVIDED
	AMOUNT	CALIPER INCHES
3" CALIPER CANOPY TREES:	0	0"
AGGREGATE CANOPY CALIPER INCHES PROVIDED:		0"
AGGREGATE CANOPY CALIPER INCHES REQUIRED:		0"
2" CALIPER UNDERSTORY TREES:	0	0"
AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED:		0"
AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED:		0"
MINIMUM 18" HEIGHT SHRUBS:	0	
MINIMUM 30" HEIGHT SHRUBS:	0	
TOTAL SHRUBS PROVIDED:	0	
TOTAL SHRUBS REQUIRED:	0	

NOTE: NO ACI LANDSCAPE MATERIAL IS REQUIRED. TREE SAVE AREA IS LARGER THAN MINIMUM LSA REQUIREMENT.

SPECIMEN TREE REPLACEMENT

TOTAL HEALTHY IN. REMOVED: 279"
REPLACEMENT IN. REQUIRED: 558"

	QUANTITY PROVIDED	CALIPER INCH CONVERSION
3" CALIPER CANOPY TREES	52	156"
2" CALIPER CANOPY TREES	60	120"
2" CALIPER UNDERSTORY TREES	141	282"
CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED WITHIN BUFFER AREAS:		272"
CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED ON OUTSIDE OF BUFFER AREAS:		286"
TOTAL CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED:		558"
SPECIMEN TREE REPLACEMENT REQUIRED (TOTAL SITE):		558"
REPLACEMENT CALIPER INCH SURPLUS/STORAGE:		0"

AFTER INSTALLATION LANDSCAPE WILL BE MAINTAINED BY:

TBD

MINIMUM BUFFER/SCREENING REQUIREMENTS:
HVAC units, cooling and/or mechanical equipment are mounted on the:

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

Buffer/Screen Type:	Purpose:
Foundation Planting	Along primary facade
Perimeter Planting Strip	Screen VUAs and to create "modules"
Interior VUA Planting	Create VUA "modules"
Utility Box Screen from view	Screen Utility Boxes and Meters from view
HVAC Screen	Screen HVAC from view
Dumpster Screen	Screen dumpster from view
Incompatible Use Buffer	Buffer the adjacent less intensive use
Street Trees	

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.

Applicant:

Landscape Architect: Greg Gamble 615.975.5765

Franklin Planning Department: 615.791.3212

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

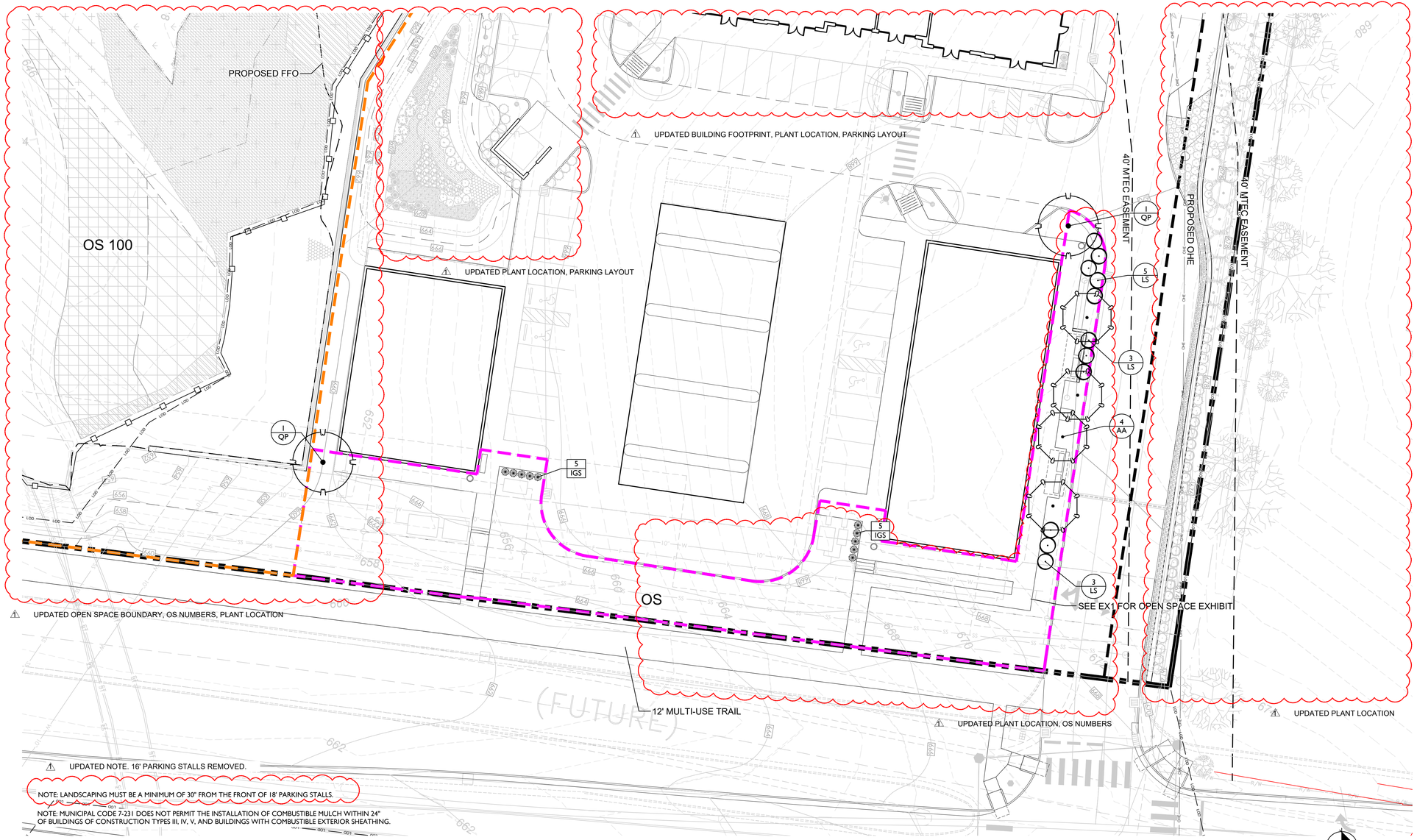
CAROTHERS PARK PLAZA
SITE PLAN - AMENDMENT 1
Franklin, Williamson County, Tennessee

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

TENNESSEE DEPARTMENT OF AGRICULTURE
REGISTERED LANDSCAPE ARCHITECT
4/6/26

Revision Date
⚠ February 5 , 2026
⚠
⚠
⚠

OVERALL LANDSCAPE PLAN
SHEET
L2.0
PROJECT
#7541



1 L2.1 100 OPEN SPACE - REQUIRED PLAN

X XX SPECIMEN REPLACEMENT

X XX ACI

PLANT SCHEDULE - OS 100

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
AA	4	Acer rubrum 'Armstrong'	Armstrong Red Maple	3" Cal. B&B	12`-14`	DECIDUOUS	AS SHOWN	
QP	2	Quercus phellos	Willow Oak	3" Cal. B&B	12`-14`	DECIDUOUS	AS SHOWN	CENTRAL LEADER
UNDERSTORY TREES								
LS	11	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	2" Cal. B&B		DECIDUOUS	AS SHOWN	
SHRUBS								
IGS	10	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	3 gal.	30"	EVERGREEN	36" O.C.	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

UPDATED PLANT SCHEDULE

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CAROTHERS PARK PLAZA
SITE PLAN - AMENDMENT 1
Franklin, Williamson County, Tennessee

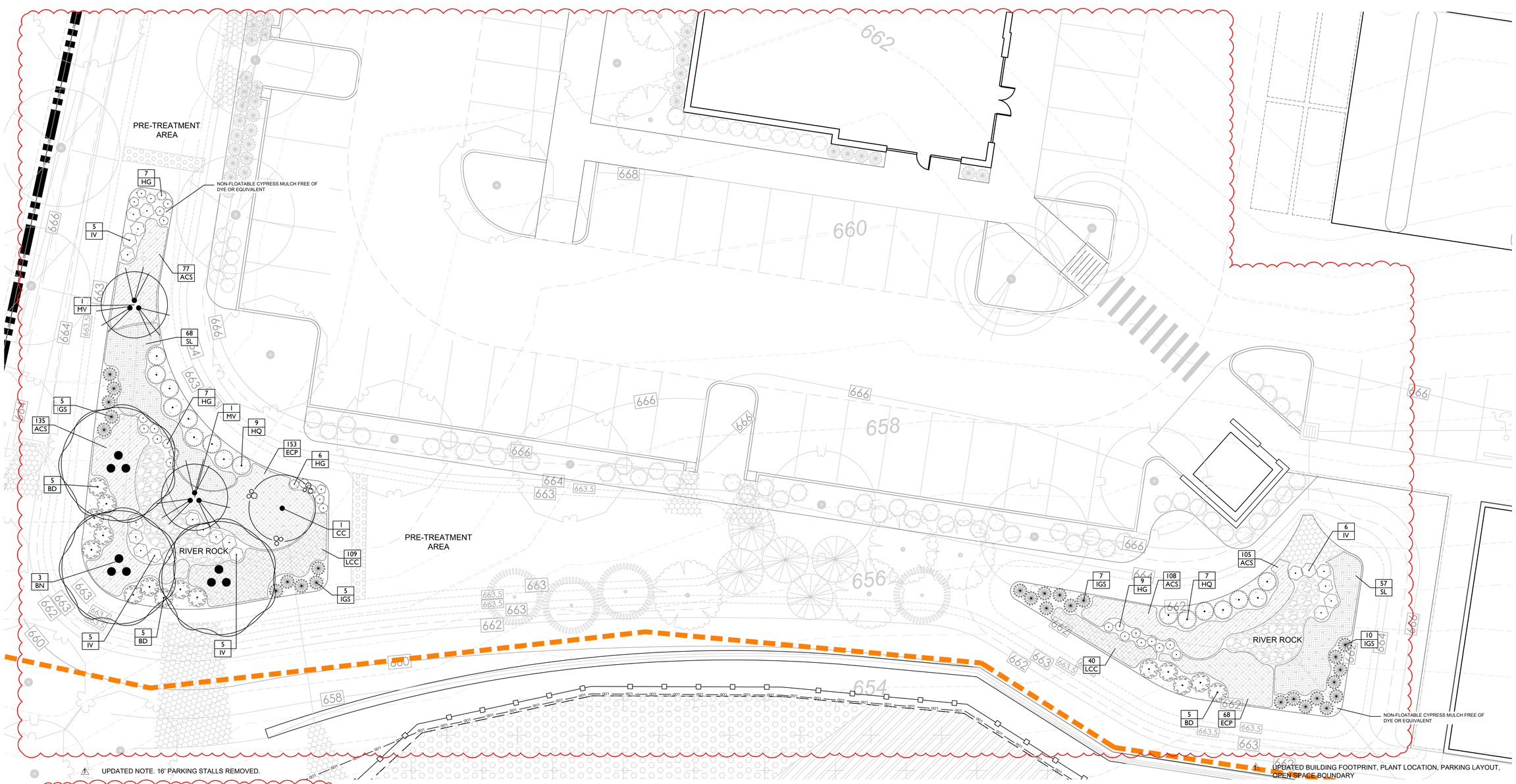
STATE OF TENNESSEE DEPARTMENT OF COMMERCE AND INSURANCE AGRICULTURE LANDSCAPE ARCHITECT
2/5/26

Revision Date
- February 5 , 2026
-
-
-

OPEN SPACE LANDSCAPE PLAN
SHEET
L2.1

PROJECT #7541

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
THIS SHEET IS PART OF THE APPROVED SITE PLAN.



⚠ UPDATED NOTE. 16' PARKING STALLS REMOVED.

NOTE: LANDSCAPING MUST BE A MINIMUM OF 30" FROM THE FRONT OF 18' PARKING STALLS.

NOTE: MUNICIPAL CODE 7-231 DOES NOT PERMIT THE INSTALLATION OF COMBUSTIBLE MULCH WITHIN 24" OF BUILDINGS OF CONSTRUCTION TYPES III, IV, V, AND BUILDINGS WITH COMBUSTIBLE EXTERIOR SHEATHING.

⚠ UPDATED BUILDING FOOTPRINT, PLANT LOCATION, PARKING LAYOUT, OPEN SPACE BOUNDARY

N

0' 10' 20

1 L2.2 PLAN — BIORETENTION POND 1 - LEVEL 2 (MEADOW) AND BIORETENTION POND 2 - LEVEL 1 (MEADOW)

PLANT SCHEDULE - BIORETENTION POND 1

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
BN	3	Betula nigra	River Birch	3" Cal. B&B	14'-16'	DECIDUOUS	AS SHOWN	
UNDERSTORY TREES								
CC	1	Cercis canadensis	Eastern Redbud	2" Cal. B&B	8'-10'	DECIDUOUS	AS SHOWN	
MV	2	Magnolia virginiana	Sweetbay Magnolia	2" Cal. B&B	8'-10'	EVERGREEN	AS SHOWN	
SHRUBS								
BD	10	Buddleja davidii	Butterfly Bush	3 gal.	36"	DECIDUOUS	48" O.C.	
HQ	9	Hydrangea quercifolia	Oakleaf Hydrangea	3 gal.	36"	DECIDUOUS	36" O.C.	
HG	20	Hypericum frondosum	Golden St. John's Wort	3 gal.	24"	DECIDUOUS	30" O.C.	
IGS	10	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	3 gal.	30"	EVERGREEN	36" O.C.	
IV	15	Itea virginica	Virginia Sweetspire	3 gal.	24"	DECIDUOUS	36" O.C.	
GROUND COVERS								
ACS	212	Asclepias syriaca	Common Milkweed	1 gal.			18" O.C.	
ECP	153	Echinacea purpurea	Purple Coneflower	1 gal.			18" O.C.	
LCC	109	Lobelia cardinalis	Cardinal Flower	1 gal.			18" O.C.	
SL	68	Schizachyrium scoparium	Little Bluestem	1 gal.			24" O.C.	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.
NOTE: GROUNDCOVER FOR PROPOSED BIORETENTION PONDS TO BE 3" OF NON-FLOATABLE CYPRESS MULCH FREE OF DYE ON SURFACE OF FILTER BED.

⚠ UPDATED PLANT SCHEDULE

LEVEL 2 BIORETENTION BASIN

PRE-TREATMENT CELL
6" PONDING
REQ TV = 957 CF (1,914 SF)
PROV TV = 1,300 CF (2,600 SF)

GRASS FILTER STRIP
5 FT @ 5% FROM
ELEV 663 TO 662.75

BIORETENTION
12" PONDING
3' SOIL MEDIA
5' WASHED STONE
4.2' EQUIVALENT DEPTH

REQ TV = 6,382 CF (1,520 SF)
PROV TV = 9,660 CF (2,300 SF)

⚠ UPDATED BIORETENTION CALCULATIONS

X XX SPECIMEN REPLACEMENT

X XX ACI

PLANT SCHEDULE - BIORETENTION POND 2

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
SHRUBS								
BD	5	Buddleja davidii	Butterfly Bush	3 gal.	36"	DECIDUOUS	48" O.C.	
HQ	7	Hydrangea quercifolia	Oakleaf Hydrangea	3 gal.	36"	DECIDUOUS	36" O.C.	
HG	9	Hypericum frondosum	Golden St. John's Wort	3 gal.	24"	DECIDUOUS	30" O.C.	
IGS	17	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	3 gal.	30"	EVERGREEN	36" O.C.	
IV	6	Itea virginica	Virginia Sweetspire	3 gal.	24"	DECIDUOUS	36" O.C.	
GROUND COVERS								
ACS	105	Asclepias syriaca	Common Milkweed	1 gal.			18" O.C.	
ECP	68	Echinacea purpurea	Purple Coneflower	1 gal.			18" O.C.	
LCC	40	Lobelia cardinalis	Cardinal Flower	1 gal.			18" O.C.	
SL	57	Schizachyrium scoparium	Little Bluestem	1 gal.			24" O.C.	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.
NOTE: GROUNDCOVER FOR PROPOSED BIORETENTION PONDS TO BE 3" OF NON-FLOATABLE CYPRESS MULCH FREE OF DYE ON SURFACE OF FILTER BED.

⚠ UPDATED PLANT SCHEDULE

LEVEL 1 BIORETENTION BASIN

BIORETENTION
12" PONDING
2' SOIL MEDIA
4' WASHED STONE
3.4' EQUIVALENT DEPTH

REQ TV = 2,459 CF (723 SF)
PROV TV = 4,828 CF (1,420 SF)

⚠ UPDATED BIORETENTION CALCULATIONS

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
THIS SHEET IS PART OF THE APPROVED SITE PLAN

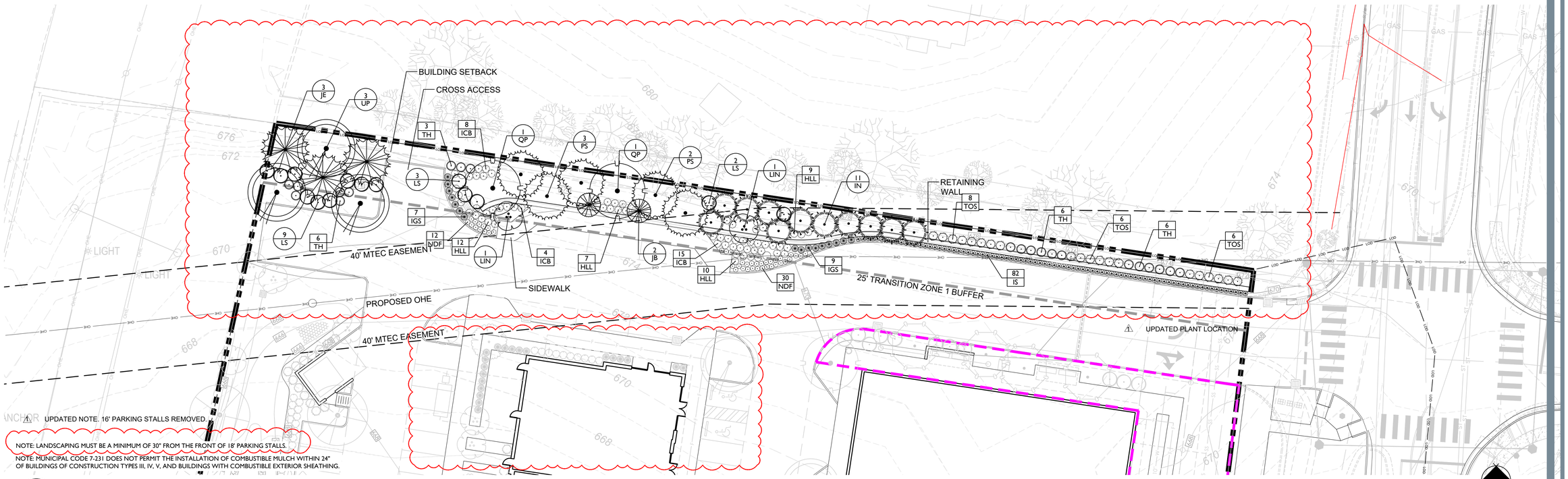
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CAROTHERS PARK PLAZA
SITE PLAN - AMENDMENT 1
Franklin, Williamson County, Tennessee

Revision Date
⚠ February 5 , 2026
⚠
⚠
⚠

BIORETENTION LANDSCAPE PLAN
SHEET
L2.2

PROJECT
#7541



1 L2.3 TRANSITION ZONE 1 BUFFER PLAN

X XX SPECIMEN REPLACEMENT

X XX ACI

PLANT SCHEDULE - TRANSITION ZONE 1 BUFFER

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	REMARKS
CANOPY TREES								
JE	3	Juniperus virginiana	Eastern Redcedar	2" Cal. B&B	8'-10'	EVERGREEN	AS SHOWN	CENTRAL LEADER
PS	5	Pinus strobus	White Pine	3" Cal. B&B		EVERGREEN	AS SHOWN	
QP	2	Quercus phellos	Willow Oak	3" Cal. B&B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
UP	3	Ulmus parvifolia	Lacebark Elm	3" Cal. B&B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
UNDERSTORY TREES								
IN	11	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	2" Cal. B&B	6'-8'	EVERGREEN	AS SHOWN	FULL TO GROUND
JB	2	Juniperus virginiana 'Brodie'	Brodie Eastern Redcedar	2" Cal. B&B	6'-8'	EVERGREEN	AS SHOWN	
LIN	2	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	2" Cal. B&B	8'-10'	DECIDUOUS	AS SHOWN	3 CANES
LS	14	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	2" Cal. B&B		DECIDUOUS	AS SHOWN	
SHRUBS								
HLL	38	Hydrangea paniculata 'Little Lime'	Little Lime Panicle Hydrangea	3 gal.	36"	DECIDUOUS	36" O.C.	
ICB	27	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	3 gal.	30"	EVERGREEN	36" O.C.	
IS	82	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	3 gal.	30"	EVERGREEN	24" O.C.	
IGS	16	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	3 gal.	30"	EVERGREEN	36" O.C.	
NDF	42	Nandina domestica 'Firepower'	Firepower Nandina	3 gal.	24"	EVERGREEN	24" O.C.	
TH	21	Taxus x media 'Hicksii'	Hicks Anglo-Japanese Yew	3 gal.	30"	EVERGREEN	4' O.C.	
TOS	20	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	5 gal.	5-6'	EVERGREEN	AS SHOWN	

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

UPDATED PLANT SCHEDULE

TRANSITION ZONE 1 BUFFER

DEVELOPING USE: NC
EXISTING ADJACENT USE/ZONING: R2

SITE ACREAGE: 5.50 AC
BUFFER CLASS: TRANSITION ZONE 1
BUFFER WIDTH: 25'
BUFFER LENGTH: 409.5'

MINIMUM TREES REQUIRED:	42
TREES PROVIDED:	42
~~MINIMUM SHRUBS REQUIRED:~~	~~246~~
SHRUBS PROVIDED:	246

UPDATED BUFFER CHART. SURPLUS OF 4 TREES WAS RELOCATED NORTH OF WETLAND BUFFER. NO REQUIRED PLANT MATERIAL HAS BEEN REMOVED.

TRANSITION BUFFER VARIANCE REQUEST

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

UPDATED BZA APPROVAL DATE

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

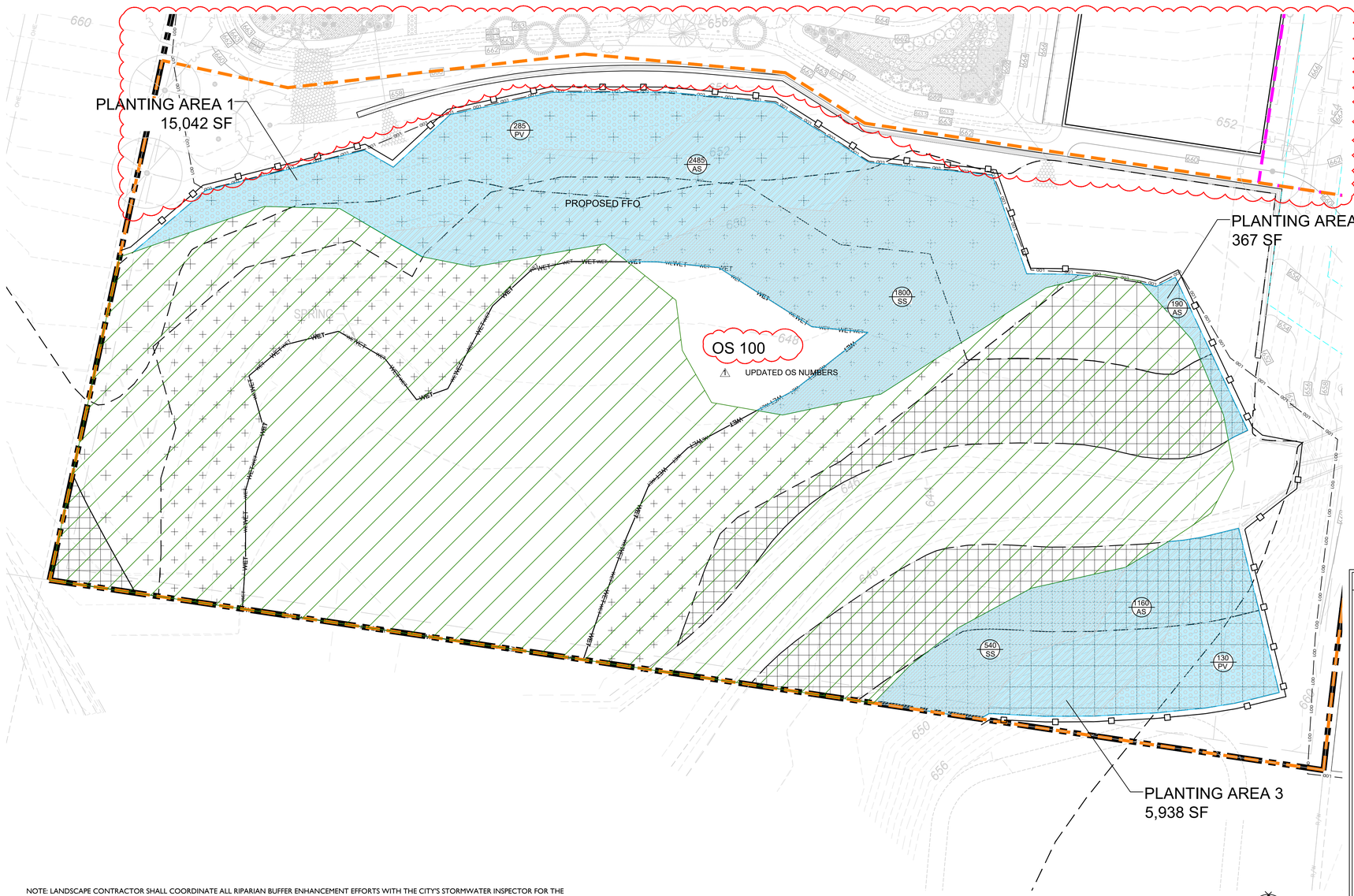
CAROTHERS PARK PLAZA
SITE PLAN - AMENDMENT 1
Franklin, Williamson County, Tennessee

STATE OF TENNESSEE DEPARTMENT OF COMMERCE AND INSURANCE LANDSCAPE ARCHITECT
4/9/26

Revision Date
1 February 5 , 2026
2 _____
3 _____
4 _____

TRANSITION BUFFER LANDSCAPE PLAN
SHEET
L2.3

PROJECT
#7541



⚠ UPDATED PLANT LOCATION, OPEN SPACE BOUNDARY

⚠ UPDATED OS NUMBERS

LEGEND

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN ZONE 1
- 30' RIPARIAN ZONE 2
- 30' WETLAND BUFFER ZONE 1
- 30' WETLAND BUFFER ZONE 2
- STREAM
- AREAS TO BE PLANTED

WATER QUALITY IMPROVEMENTS

IMPROVEMENTS INCLUDE:

- REMOVAL OF EXOTIC INVASIVES WITHIN RIPARIAN AND WETLAND ZONES
- ESTABLISH NATIVE PLANT MATERIAL IN THE BUFFER ENHANCEMENT AREAS

BUFFER MITIGATION DATA

TOTAL AREA OF BUFFER ENCROACHMENT:	0 SF
TOTAL AREA OF BUFFER MITIGATION:	0 SF
AREA TO BE PLANTED IN BUFFER:	21,347 SF

RIPARIAN ENHANCEMENT NOTES

A 30' RIPARIAN BUFFER ZONE 1, 30' RIPARIAN BUFFER ZONE 2, 30' WETLAND BUFFER ZONE 1, AND 30' WETLAND BUFFER ZONE 2 OCCUR ON THIS SITE. RIPARIAN AND WETLAND BUFFERS ON ALL WATER RESOURCES SHALL BE ENHANCED. ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY, AND A NATIVE MIX OF FORBES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY.

THE MAJORITY OF THE RIPARIAN AND WETLAND BUFFERS OCCURRING ON THIS SITE IS FORESTED WITH CANOPY AND UNDERSTORY TREES, SHRUBBY UNDERBRUSH, AND GROUNDCOVER. AFTER THE REQUIRED REMOVAL OF INVASIVE SPECIES, THE RIPARIAN ZONES SHOULD BE EVALUATED. ANY ADDITIONAL UNFORESTED AREAS IN THESE BUFFERS SHALL RECEIVE BARE ROOT PLANTINGS INSTALLED APPROXIMATELY 13' ON CENTER.

TOTAL AREA OF UNFORESTED STREAM BUFFER: 21,347 SF.

*SUBSTITUTIONS MAY BE MADE. CONTACT LANDSCAPE ARCHITECT FOR SUBSTITUTION APPROVAL PRIOR TO ORDERING AND INSTALLING PLANTS.

30' RIPARIAN BUFFER ZONE 1, 30' RIPARIAN BUFFER ZONE 2, 30' WETLAND BUFFER ZONE 1, AND 30' WETLAND BUFFER ZONE 2 PLANTING NOTES:

1. INVASIVE SPECIES SHALL BE REMOVED BY CONTRACTOR BY MEANS OF HAND REMOVING THE PLANT AND LARGE ROOTS. CONTRACTOR ALSO SHALL APPLY WEED SUPPRESSANT SUCH AS ROUND-UP, UNTIL THE LANDSCAPE PERFORMANCE BOND IS RELEASED IN ORDER TO ADEQUATELY SUPPRESS RE-EMERGENCE. IT IS RECOMMENDED TO APPLY IN WARM AND DRY WEATHER AND AS OFTEN AS NECESSARY, FOLLOWING MANUFACTURER'S LABELS. CONTRACTOR TO FOLLOW TENNESSEE'S GUIDELINES FOR LIST OF INVASIVE PLANT SPECIES TO REMOVE; LIST MAY BE FOUND AT http://www.tnipc.org/revised-list-of-invasive-plants
2. TRACTORS ARE NOT TO BE UTILIZED WITHIN THE LIMITS OF THE RIPARIAN BUFFER.
3. BARE ROOT PLANTS ARE AVAILABLE FROM THE TN DIVISION OF FORESTRY NURSERY. http://www.plantTNTrees.org
4. REFER TO THE TENNESSEE URBAN RIPARIAN BUFFER HANDBOOK FOR MORE PLANTING GUIDELINES. http://www.franklintn.gov/home/showdocument?id=22773

ADDITIONAL NOTES:

PRIOR TO INSTALLATION AN ON-SITE MEETING SHALL OCCUR WITH THE LANDSCAPE CONTRACTOR, THE LANDSCAPE ARCHITECT AND THE CITY OF FRANKLIN STORMWATER COORDINATOR TO COORDINATE ALL STREAM BUFFER ENHANCEMENT EFFORTS. THE LANDSCAPE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE STREAM 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. THIS MEETING SHALL ALSO VERIFY THE BEST LOCATION OF THE STREAM BUFFER LANDSCAPE MATERIAL IN ORDER TO RE-ESTABLISH THE CRITICAL AREAS OF THE STREAM BUFFER.

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

BUFFER BOUNDARIES SHALL BE MARKED WITH SIGNS THAT PERSIST BEFORE, DURING, AND AFTER CONSTRUCTION. SIGNAGE SHALL BE POSTED AT THE EDGE OF THE BUFFER ZONE, EACH LOT LINE, AND AT A MAXIMUM SPACING OF ONE HUNDRED FIFTY (150) FEET.

N

0' 20' 40'

NOTE: LANDSCAPE CONTRACTOR SHALL COORDINATE ALL RIPARIAN BUFFER ENHANCEMENT EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THE SITE. THE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE RIPARIAN BUFFERS. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH FINAL STABILIZATION. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING.

PLANTING AREA 1 PLANT SCHEDULE - 15,042 SF - 96 TREES

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
11	AR	ACER RUBRUM	RED MAPLE	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
11	SN	SALIX NIGRA	BLACK WILLOW	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
10	CO	CARYA OVATA	SHAGBARK OAK	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
10	PO	PLANTUS OCCIDENTALIS	SYCAMORE	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
UNDERSTORY TREES								
18	AA	AMELANCHIER ARBOREA	SERVICEBERRY	2" CAL. B/B	10'-12'	DECIDUOUS	18' O.C.	3-4 CANES, FULL/BALANCED
18	AT	ASIMINA TRILOBA	PAW PAW	2" CAL. B/B	10'-12'	DECIDUOUS	18' O.C.	3-4 CANES, FULL/BALANCED
18	CD	CORNUS DRUMMONDII	ROUGHLEAF DOGWOOD	2" CAL. B/B	10'-12'	DECIDUOUS	18' O.C.	CENTRAL LEADER
GROUNDCOVER								
2485	AS	ASCLEPIAS SYRIACA	COMMON MILKWEED	1 GAL.			18" O.C.	
285	PV	PANICUM VIRGATUM	SWITCHGRASS	1 GAL.		GRASS	48" O.C.	
1800	SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM	1 GAL.		GRASS	24" O.C.	

PLANTING AREA 2 PLANT SCHEDULE - 367 SF - 2 TREES

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
1	AR	ACER RUBRUM	RED MAPLE	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
UNDERSTORY TREES								
1	AA	AMELANCHIER ARBOREA	SERVICEBERRY	2" CAL. B/B	10'-12'	DECIDUOUS	18' O.C.	3-4 CANES, FULL/BALANCED
GROUNDCOVER								
190	AS	ASCLEPIAS SYRIACA	COMMON MILKWEED	1 GAL.			18" O.C.	

PLANTING AREA 3 PLANT SCHEDULE - 5,938 SF - 38 TREES

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
3	AR	ACER RUBRUM	RED MAPLE	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
4	SN	SALIX NIGRA	BLACK WILLOW	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
5	CO	CARYA OVATA	SHAGBARK OAK	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
5	PO	PLANTUS OCCIDENTALIS	SYCAMORE	2" CAL B/B	10'-12'	DECIDUOUS	20' O.C.	CENTRAL LEADER
UNDERSTORY TREES								
7	AA	AMELANCHIER ARBOREA	SERVICEBERRY	2" CAL. B/B	10'-12'	DECIDUOUS	18' O.C.	3-4 CANES, FULL/BALANCED
7	AT	ASIMINA TRILOBA	PAW PAW	2" CAL. B/B	10'-12'	DECIDUOUS	18' O.C.	3-4 CANES, FULL/BALANCED
7	CD	CORNUS DRUMMONDII	ROUGHLEAF DOGWOOD	2" CAL. B/B	10'-12'	DECIDUOUS	18' O.C.	CENTRAL LEADER
GROUNDCOVER								
1160	AS	ASCLEPIAS SYRIACA	COMMON MILKWEED	1 GAL.			18" O.C.	
130	PV	PANICUM VIRGATUM	SWITCHGRASS	1 GAL.		GRASS	48" O.C.	
540	SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM	1 GAL.		GRASS	24" O.C.	

SPECIMEN TREE REPLACEMENT

TOTAL HEALTHY IN. REMOVED: 279"
REPLACEMENT IN. REQUIRED: 558"

	QUANTITY PROVIDED	CALIPER INCH CONVERSION
3" CALIPER CANOPY TREES	52	156"
2" CALIPER CANOPY TREES	60	120"
2" CALIPER UNDERSTORY TREES	141	282"
CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED WITHIN BUFFER AREAS:		272"
CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED ON OUTSIDE OF BUFFER AREAS:		286"
TOTAL CALIPER IN. OF SPECIMEN REPLACEMENT TREE PROVIDED:		558"
SPECIMEN TREE REPLACEMENT REQUIRED (TOTAL SITE):		558"
REPLACEMENT CALIPER INCH SURPLUS/STORAGE:		0"

NOTE*: CANOPY AND UNDERSTORY TREES PLANTED WITHIN ALL RIPARIAN AND WETLAND BUFFER ZONES ARE TO BE 2 CALIPER INCHES WHEN INSTALLED AND DEDICATED TOWARDS SPECIMEN TREE REPLACEMENT.

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CAROTHERS PARK PLAZA
SITE PLAN - AMENDMENT 1
Franklin, Williamson County, Tennessee

TENNESSEE DEPARTMENT OF AGRICULTURE
COMMERCE 1933
LANDSCAPE ARCHITECT
4/4/26

Revision Date
⚠ February 5 , 2026
△
△
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BUFFER MANAGEMENT PLAN
SHEET
L3.0

PROJECT
#7541

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 MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS, AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.

3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.

4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.

5. TREE TOPPING IS NOT PERMITTED.

6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.

7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE CODES DEPARTMENT PRIOR TO LAND DISTURBING ACTIVITIES.

8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVAL PRIOR TO THE LANDSCAPE INSTALLATION.

9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.

10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.

11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.

12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.

13. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.

15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLAN MATERIAL.

16. 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 COST INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSIONS OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.

2. ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:

A. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE.

B. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE.
2. ONE FORK IS LESS THAN TWO-THIRDS OF THE TREE.
3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING.

C. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH.

D. SEVERAL BRANCHES ARE LAGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT.

E. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK.

F. BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THANK ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.

TREE PROTECTION GENERAL NOTES:

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL STAKE THE LIMITS OF THE TREE PRESERVATION AREAS AND ASSOCIATED TREE CANOPY.

2. TREE PROTECTION FENCING, ORANGE PLASTIC BARRIER CONSTRUCTION FENCING, SHALL BE INSTALLED AND MAINTAINED AT THE LIMITS OF THE TREE PRESERVATION AREAS PRIOR TO CONSTRUCTION. REVIEW AND APPROVAL OF THE FENCING BY THE CITY OF FRANKLIN IS REQUIRED PRIOR TO GRADING PERMIT.

3. ALL GRADING WITHIN THE ROOT ZONE OF TREES WITHIN THE TREE PRESERVATION AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO REDUCE DAMAGE TO THE TREE ROOTS.

4. EQUIPMENT STORAGE AND/OR MATERIALS STORAGE WITHIN THE TREE PRESERVATION AREA IS STRICKLY PROHIBITED.

5. ROOTS EXPOSED BY CONSTRUCITON ACTIVITES SHALL BE PRUNED FLUSH WITH THE GROUND AND/OR BACKFILLED WITH TOP SOIL AS SOON AS POSSIBLE.

LANDSCAPE PLANTING GENERAL NOTES

1. THE LANDSCAPE CONTACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE QUANITIES OF ALL MATERIALS. THE QUANTIES ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.

2. SUBSTITUTIONS OF TYPE, SIZE, OR SPACING OF PLANTS MAY NOT BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S LANDSCAPE ARCHITECT, AND MAY RESULT IN THE RESUBMITTAL OF LANDSCAPE PLANS TO THE CITY OF FRANKLIN FOR APPROVAL PRIOR TO INSTALLATION.

3. ALL CONSTRUCTION ACTIVITY SHALL BE COORDINATED WITH TENNESSEE ONE CALL PRIOR TO DIGGING. ALL DAMAGE TO UTILITES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE PER UTILITY PROVIDER'S STANDARDS.

4. THE PLANT LIST SPECIFICATIONS PROVIDED WITHIN THE PLANT LIST FOR HEIGHT AND SIZE ARE MINIMUMS.

5. ALL PLANT BEDS SHALL BE RAKED AND CLEARED OF LARGE ROCKS. ALL LARGE DIRT CLODS SHALL BE PULVERIZED OR REMOVED PRIOR TO PLANTING.

6. ALL LARGE DIRT CLODS RESULTING FROM PLANTING SHALL BE PULVERIZED AND REMOVED PRIOR TO MULCHING.

7. PRE-EMERGINT HERBICIDE SHALL BE APPLIED AFTER INSTALLATION AND IMMEDIATELY PRIOR TO MULCHING.

8. ALL PLANT BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES OF SHREDDED PINE BARK. ALL ANNUAL BEDS SHALL BE MULCHED WITH A MINIMUM OF 2 INCHES OF SOIL CONDITIONER, PINE BARK FINES.

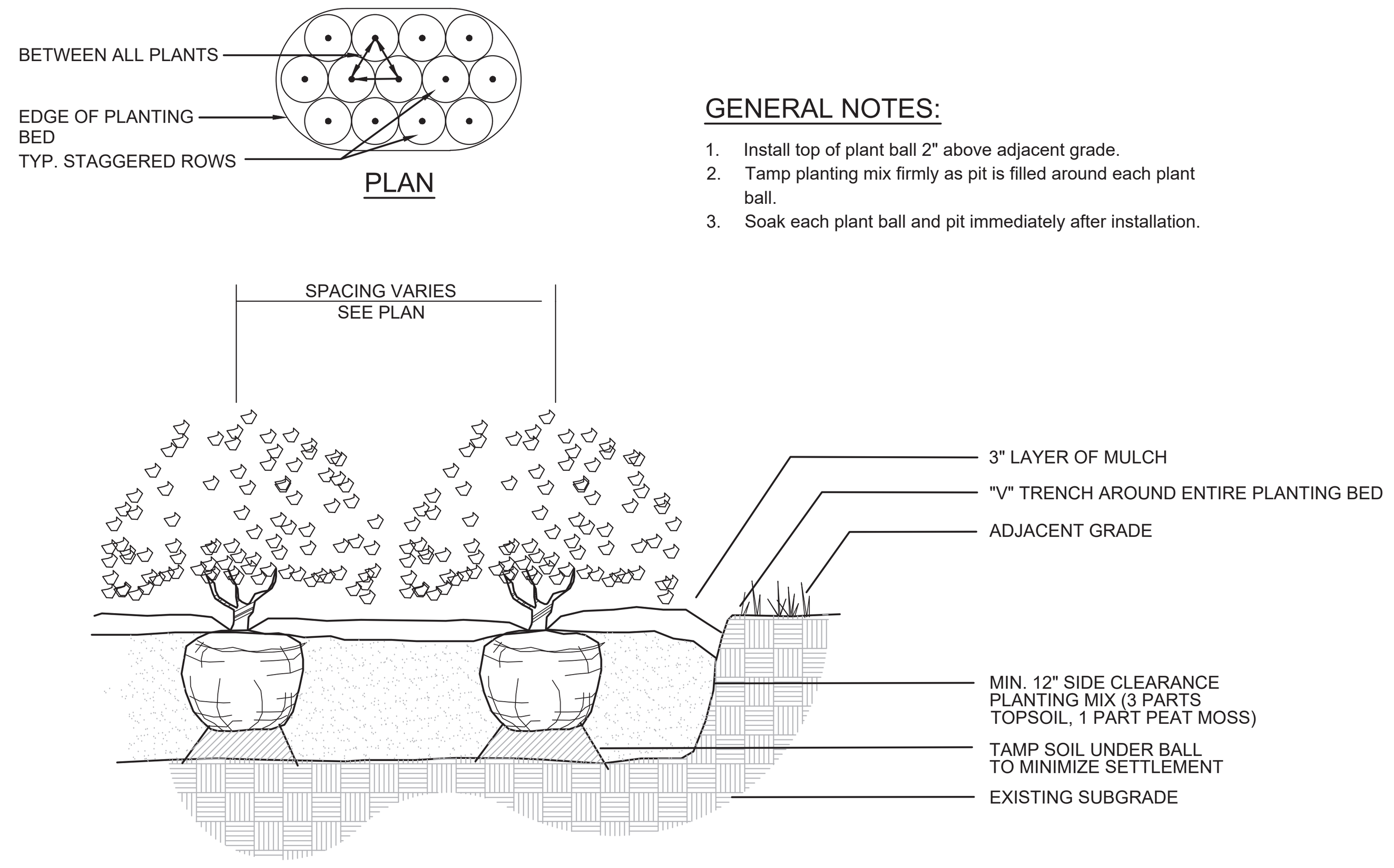
9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.

10. ALL SOD AREAS SHALL BE TILLED AND RAKED SMOOTH, WITH LARGE DIRT CLODS AND ROCKS REMOVED, PRIOR TO SOD INSTALLATION.

11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING AND LAYOUT OF PLANT BEDS.

12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DRAINAGE OF ALL TREE AND SHRUB PITS. A PVC OR GRAVEL SUMP AT THE BASE OF THE TREE WELL MAY BE REQUIRED IN AREAS WHERE CLAY SOILS DO NOT ADEQUATELY DRAIN.

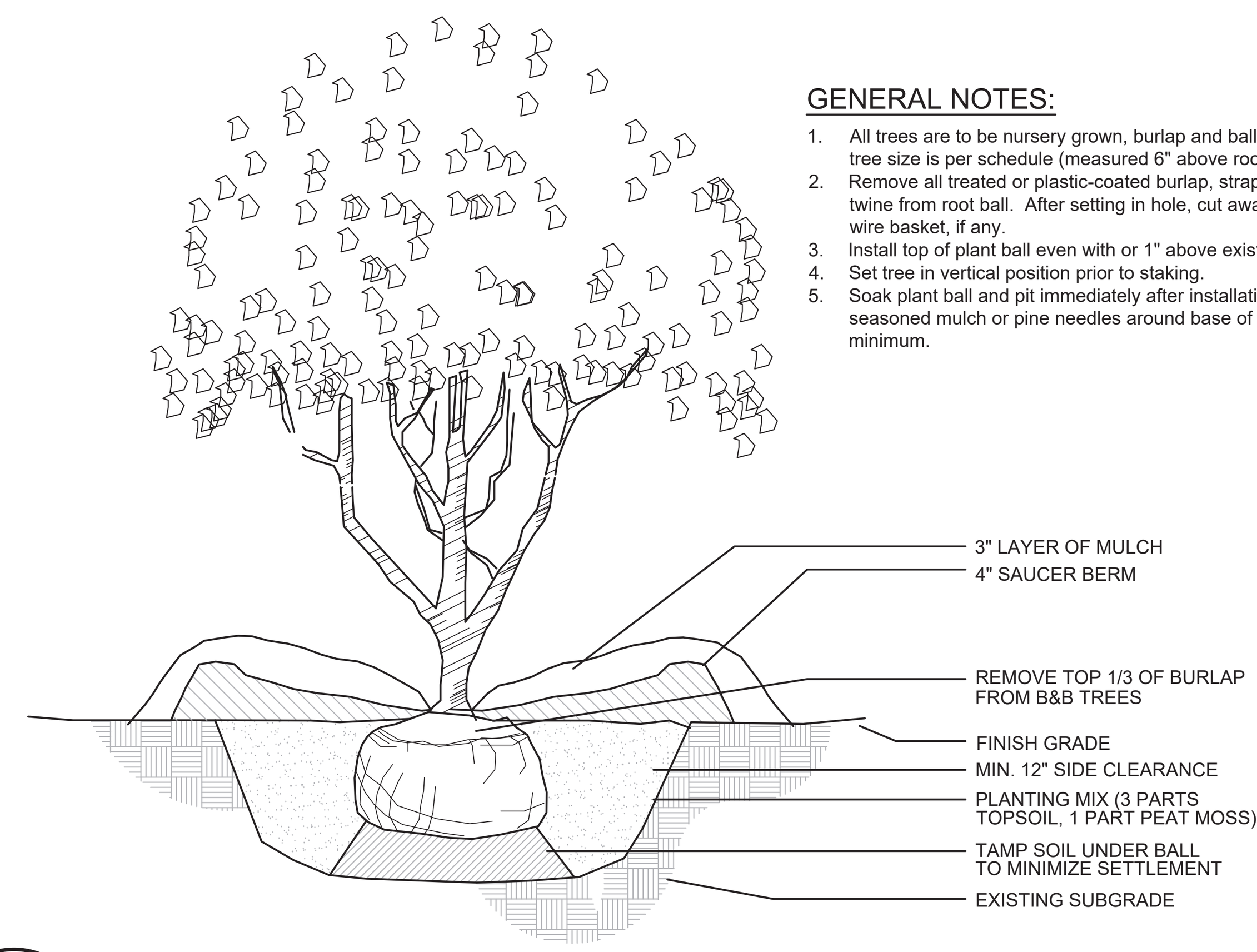
13. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.



GENERAL NOTES:

1. Install top of plant ball 2" above adjacent grade.
2. Tamp planting mix firmly as pit is filled around each plant ball.
3. Soak each plant ball and pit immediately after installation.

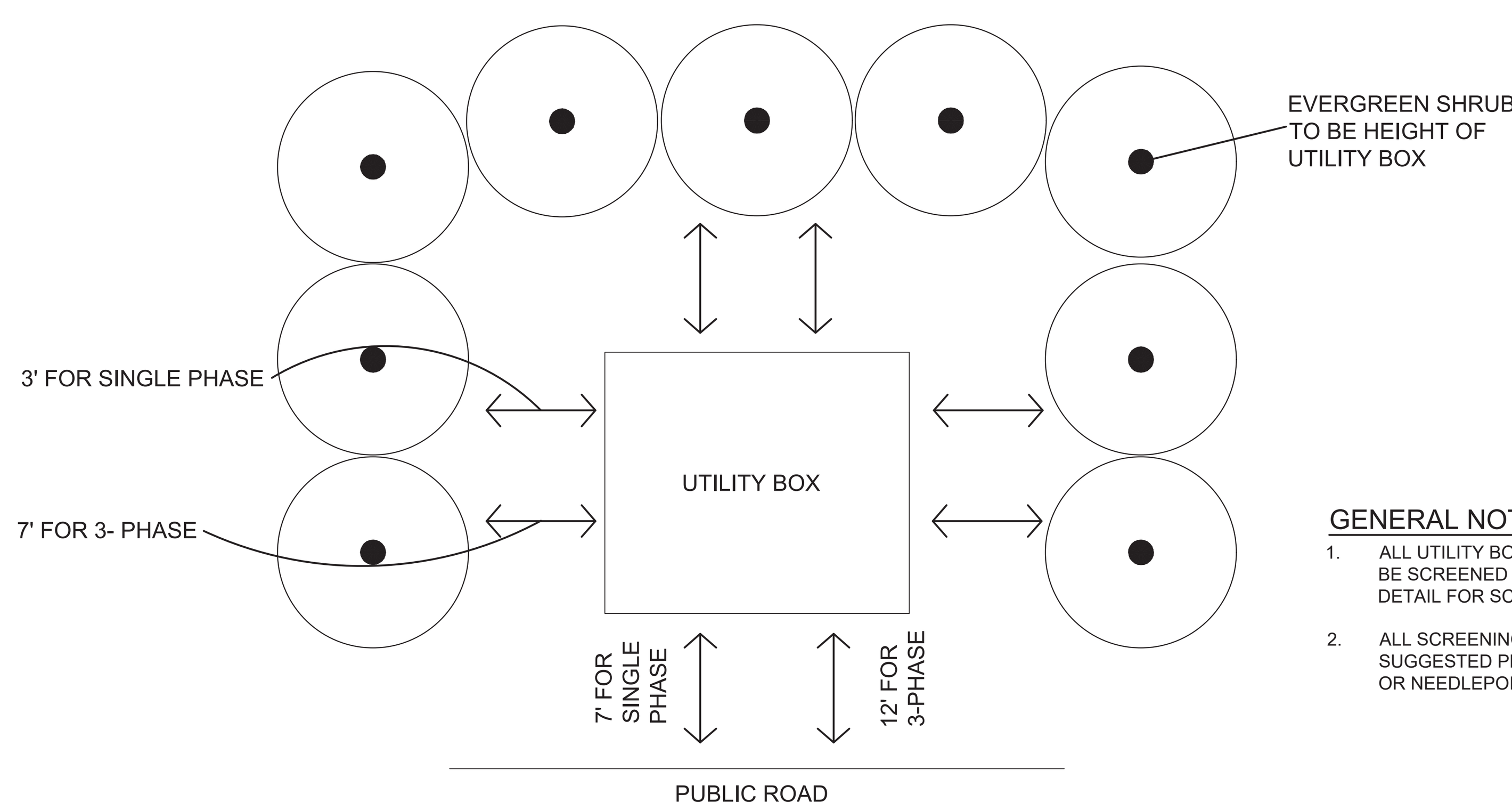
1 / L4.0 SHRUB PLANTING
SECTION — NTS



GENERAL NOTES:

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position prior to staking.
5. Soak plant ball and pit immediately after installation. Place 4-6" of seasoned mulch or pine needles around base of tree, 3' diameter minimum.

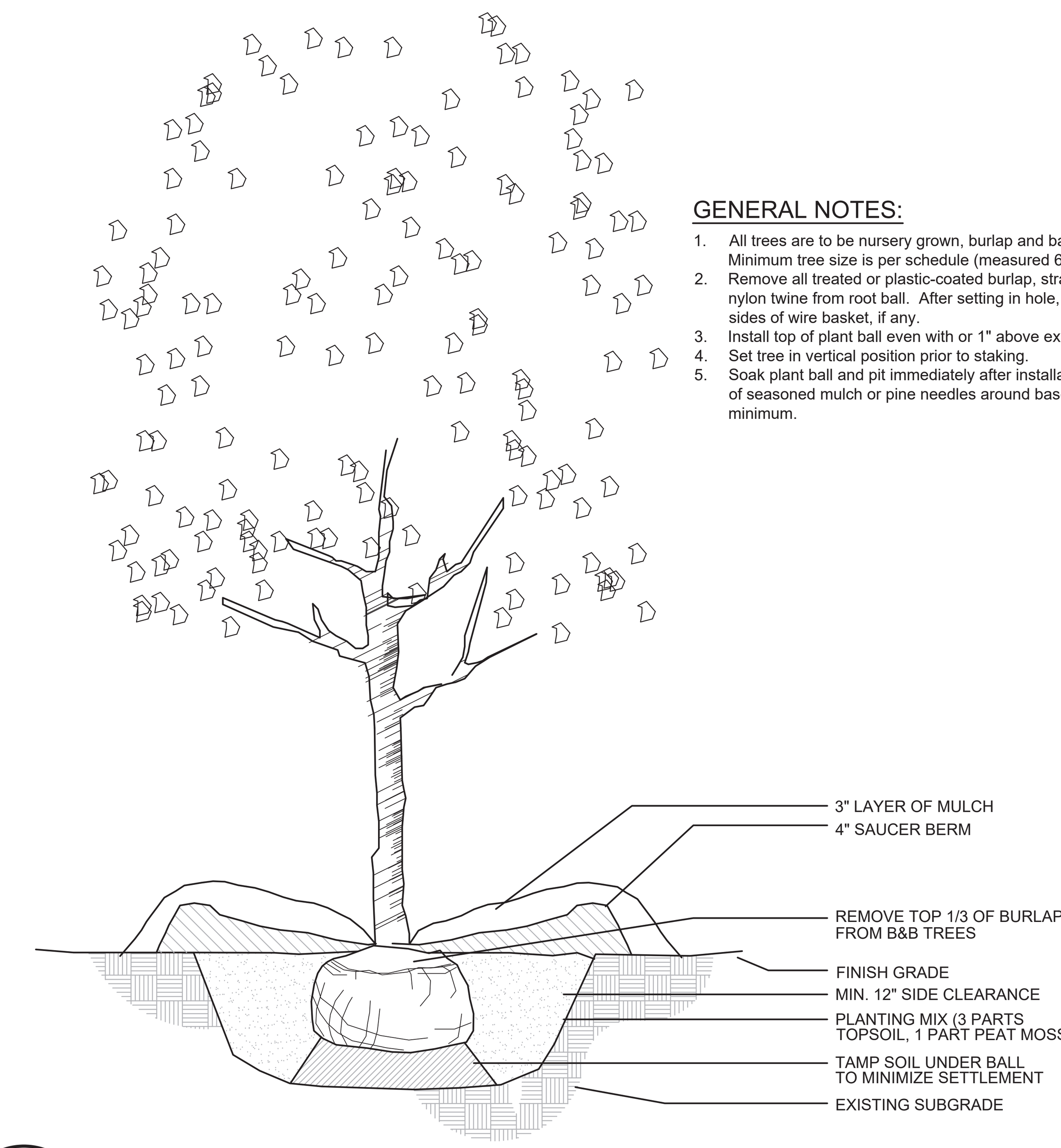
2 / L4.0 UNDERSTORY TREE
SECTION — NTS



GENERAL NOTES:

1. ALL UTILITY BOXES AND METERS MUST BE SCREENED FROM VIEW. PLEASE USE THIS STANDARD DETAIL FOR SCREENING REQUIREMENTS.
2. ALL SCREENING PLAN MATERIAL SHALL BE EVERGREEN. SUGGESTED PLAN MATERIAL TO INCLUDE: INKBERRY HOLLY OR NEEDLEPOINT HOLLY.

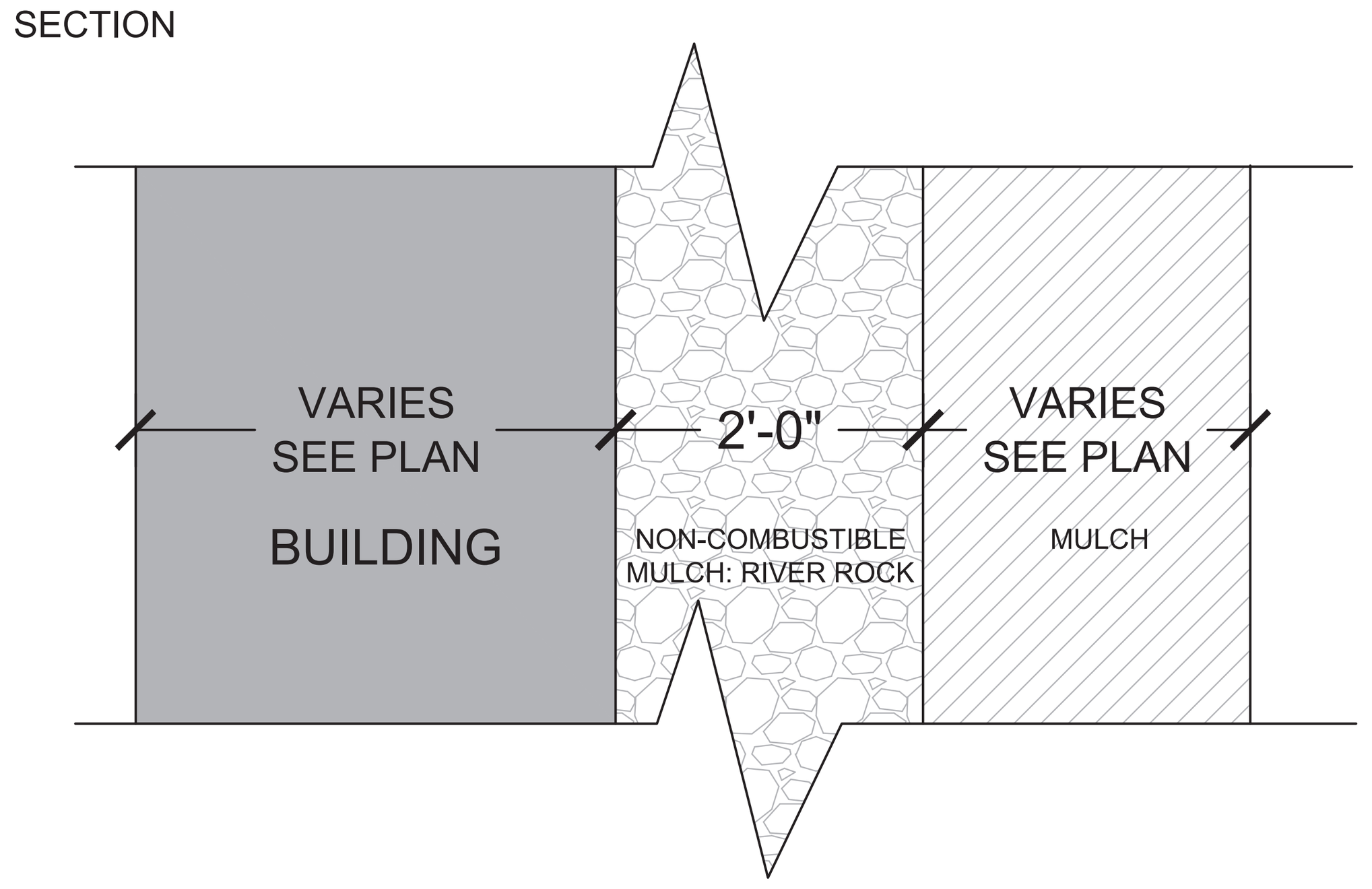
3 / L4.0 UTILITY BOX SCREEN
PLAN — NTS



GENERAL NOTES:

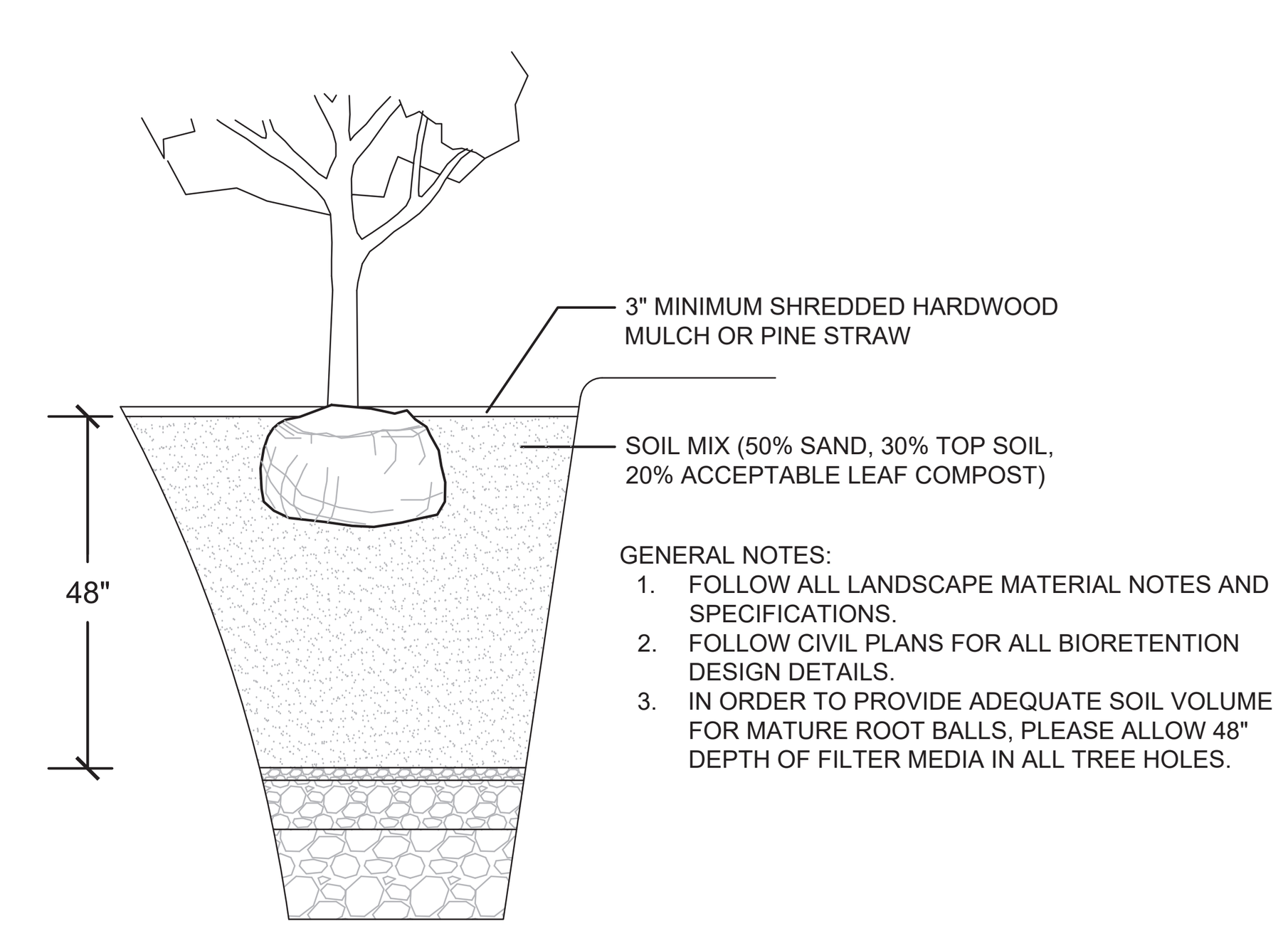
1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position prior to staking.
5. Soak plant ball and pit immediately after installation. Place 4-6" of seasoned mulch or pine needles around base of tree, 3' diameter minimum.

4 / L4.0 SINGLE TRUNK DECIDUOUS TREE
SECTION — NTS



Sec. 7-231. - Combustible mulch.
Combustible mulch shall not be applied or maintained within two feet of any building around entire exterior perimeter, except one and two family dwellings, buildings with exterior walls and exterior wall coverings constructed of noncombustible materials

5 / L4.0 NON-COMBUSTIBLE MULCH
SECTION — NTS



GENERAL NOTES:

1. FOLLOW ALL LANDSCAPE MATERIAL NOTES AND SPECIFICATIONS.
2. FOLLOW CIVIL PLANS FOR ALL BIORETENTION DESIGN DETAILS.
3. IN ORDER TO PROVIDE ADEQUATE SOIL VOLUME FOR MATURE ROOT BALLS, PLEASE ALLOW 48" DEPTH OF FILTER MEDIA IN ALL TREE HOLES.

6 / L4.0 BIORETENTION TREE PLANTING
SECTION — NTS

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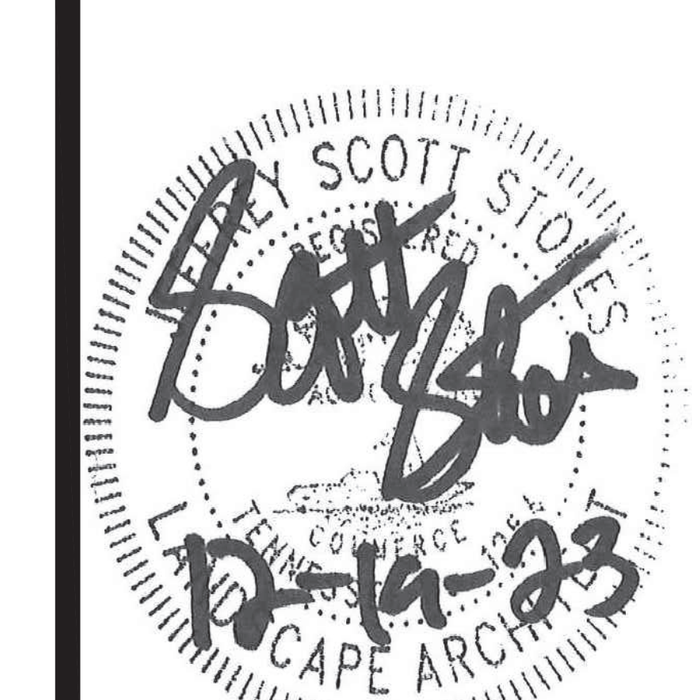
GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

4309 CAROTHERS COMMERCIAL DEVELOPMENT
SITE PLAN
Franklin, Williamson County, Tennessee



Revision Date

LANDSCAPE DETAILS

SHEET L4.0

COF # 7541



CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
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*NOTE: BENCH SEATING IS SPECIFIED WITH AND WITHOUT CANOPY. IMAGE ABOVE DEPICTS CONCEPTUAL SEATING WITH CANOPY.

1 EX1 SEATING AND CANOPY



2 EX1 WASTE RECEPTACLES



3 EX1 FOUNTAIN

*NOTE: FOUNTAIN IS PROPOSED AND IS CONCEPTUAL ONLY. FOUNTAIN INSTALLED SHALL USE CHLORINE FOR SANITIZATION PURPOSES.

*NOTE: IMAGES ARE CONCEPTUAL. FINAL SELECTION AND PLACEMENT OF PRODUCTS TO BE DETERMINED BY OWNER AT CONSTRUCTION.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CAROTHERS PARK PLAZA
SITE PLAN - AMENDMENT 1
Franklin, Williamson County, Tennessee



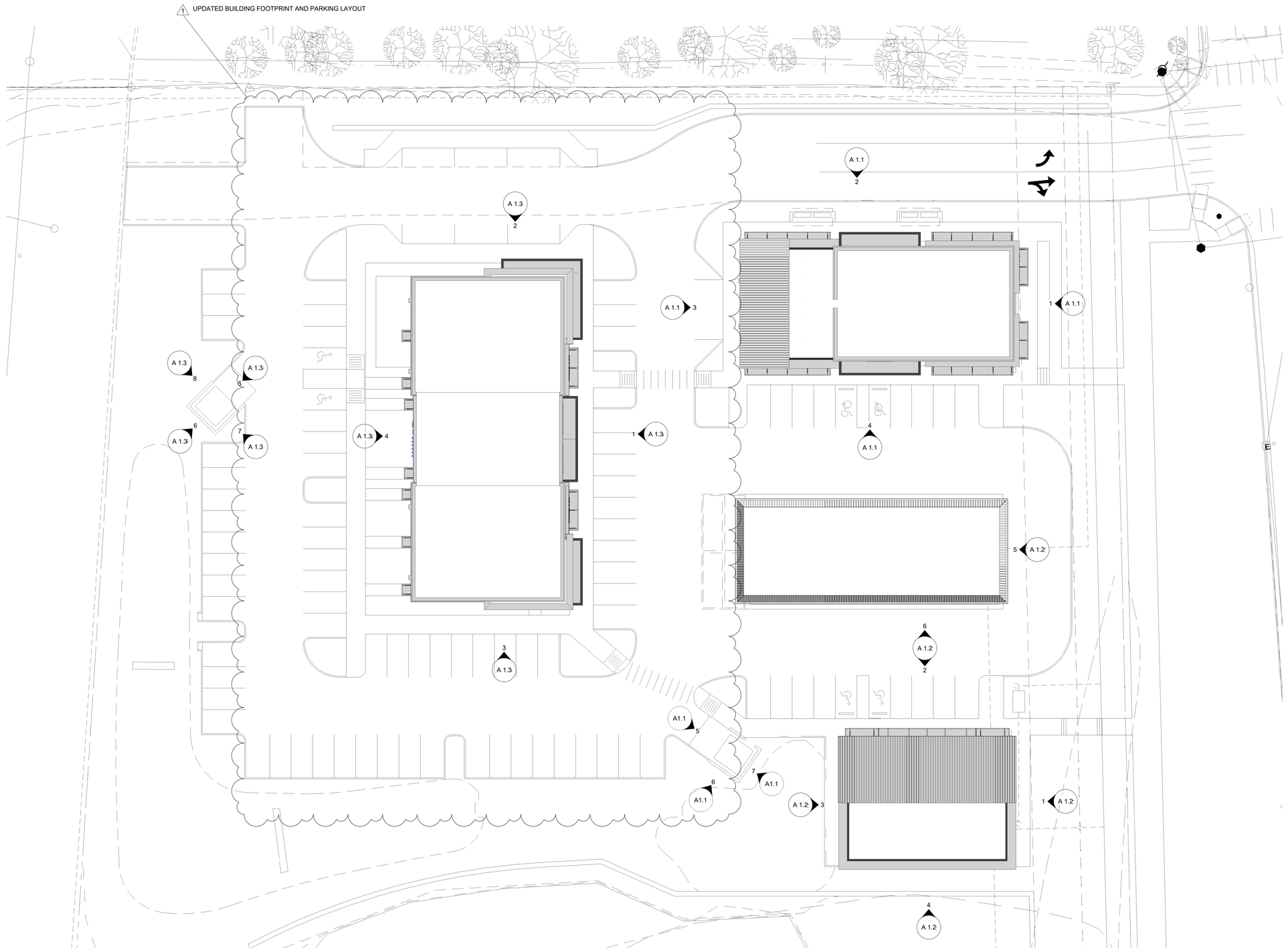
Revision Date
1 February 5 , 2026
2
3
4

OPEN SPACE EXHIBIT

SHEET
EX1

PROJECT
#7541

2/4/2026 10:48:38 AM Z:\HMH Project Files\2021\21001 CAROTHERS PARKWAY - PATEL\24 - Revit Central Model\BUILDING #3 - REAR RETAIL - REVIT\21001 - CAROTHERS PKWY - PATEL_3RD BUILDING_2025 PC_new canopy.rvt



NORTH

1 / A 1.0 **SITE PLAN**
SCALE: 1" = 20'-0"

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
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CAROTHERS PARK PLAZA - SITE PLAN, AMENDMENT 1

3443 CAROTHERS PKWY,
FRANKLIN, TN 37064

A DEVELOPMENT OF:

LOCKWOOD JOINT VENTURE

. Revisions
1 Amendment 1 12-4-25

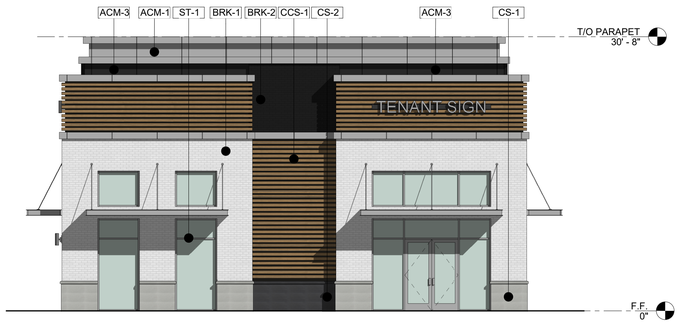
HMH Job Number
21001

Drawn By
MP

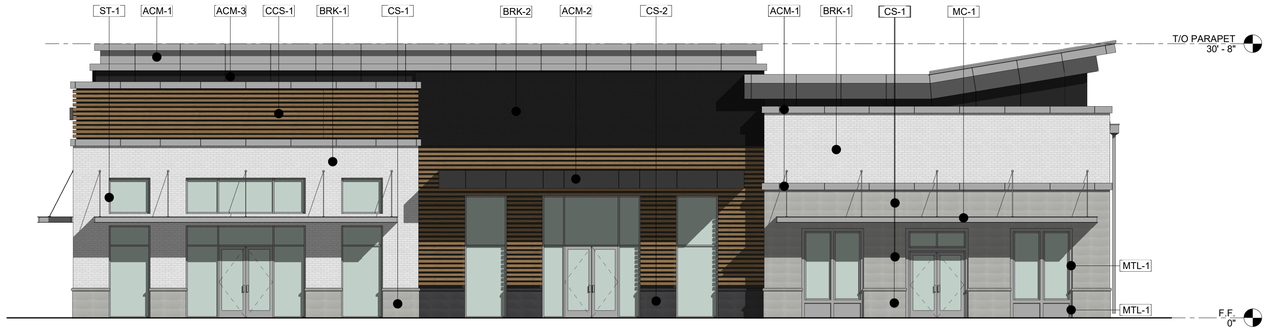
Date
12-5-25

Drawing
SITE PLAN

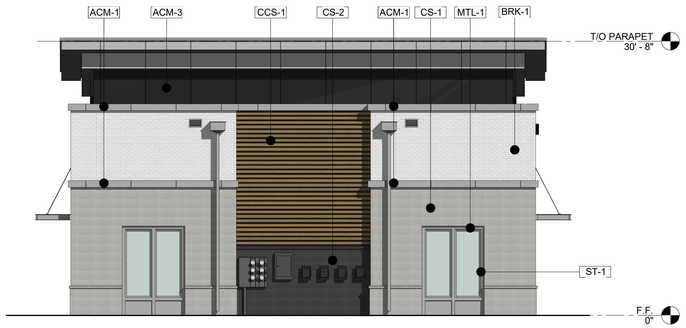
A 1.0



1 A 1.1 FRONT RETAIL - EAST.
SCALE: 1/8" = 1'-0"



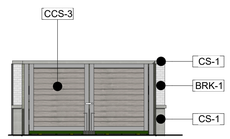
2 A 1.1 FRONT RETAIL - NORTH.
SCALE: 1/8" = 1'-0"



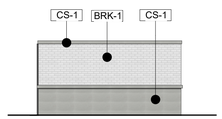
3 A 1.1 FRONT RETAIL - WEST.
SCALE: 1/8" = 1'-0"



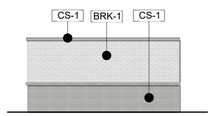
4 A 1.1 FRONT RETAIL - SOUTH.
SCALE: 1/8" = 1'-0"



5 A 1.1 TRASH ENCLOSURE 1 - FRONT
SCALE: 1/8" = 1'-0"



6 A 1.1 TRASH ENCLOSURE 1 - SIDES
SCALE: 1/8" = 1'-0"



7 A 1.1 TRASH ENCLOSURE 1 - REAR
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND - FRONT RETAIL.

FINISH CODE	COLOR	% EAST	% NORTH	% WEST	% SOUTH
ALUMINUM COMPOSITE MATERIAL					
ACM-1	SILVER	13%	13%	15%	13%
ACM-2	DARK BRONZE	NOT USED	2%	NOT USED	2%
BRICK VENEER					
BRK-1	WHITE	26%	19%	22%	19%
BRK-2	BLACK	8%	12%	11%	12%
CAST STONE					
CS-1	WHITE	7%	11%	22%	11%
CS-2	BLACK	NOT USED	2%	NOT USED	2%
COMPOSITE CLADDING SYSTEM					
CCS-1	MEDIUM BROWN	25%	17%		17%
CCS-3	LIGHT GREY	NOT USED	NOT USED	NOT USED	NOT USED
METAL					
MTL-1	CLEAR ANODIZED	NOT USED	NOT USED	NOT USED	NOT USED
MTL-2	MEDIUM GRAY	NOT USED	NOT USED	NOT USED	NOT USED
METAL CANOPY					
MC-1	CLEAR ANODIZED	2%	1%	NOT USED	1%
METAL STANDING SEAM ROOF					
MSS-1	CLEAR ANODIZED	N/A	N/A	N/A	N/A
STOREFRONT SYSTEM					
SF-1	CLEAR ANODIZED	19%	23%	18%	23%

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
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CAROTHERS PARK PLAZA - SITE PLAN, AMENDMENT 1

3443 CAROTHERS PKWY,
FRANKLIN, TN 37064

A DEVELOPMENT OF:

LOCKWOOD JOINT VENTURE

. Revisions
1 Amendment 1 12-4-25

HMH Job Number
21001

Drawn By
MP

Date
12-5-25

Drawing
FRONT RETAIL ELEVATIONS

A 1.1

Z:\HMH Project Files\2021\21001 CAROTHERS PKWY - PATEL\24 - Revit Central Model\BUILDING #3 - REAR RETAIL - REVIT\21001 - CAROTHERS PKWY - PATEL_3RD BUILDING_2025 PC_new canopy.rvt
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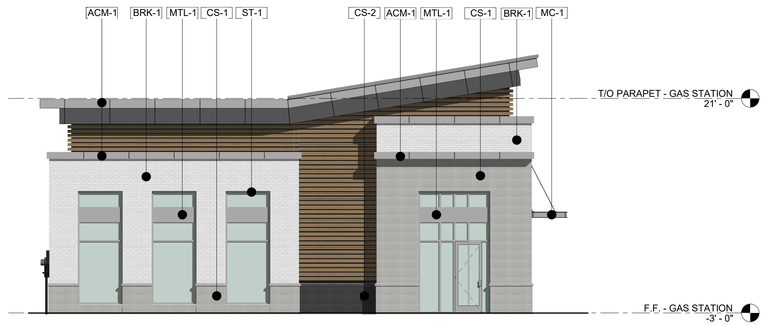
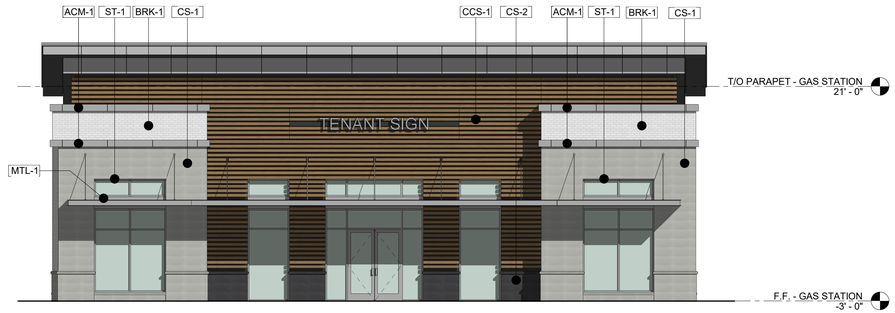


1 A 1.2 **GAS STATION - EAST.**
SCALE: 1/8" = 1'-0"



2 A 1.2 **GAS STATION - NORTH.**
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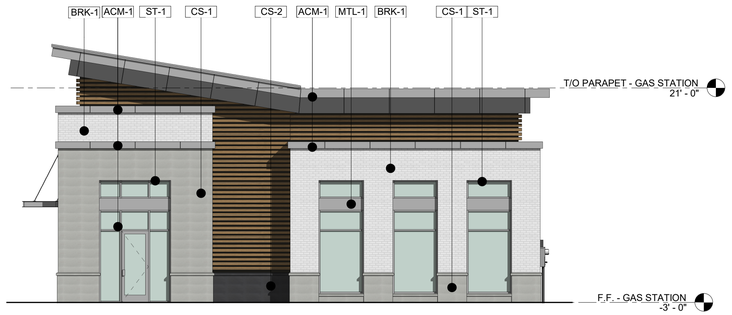

3 A 1.2 **GAS STATION - WEST.**
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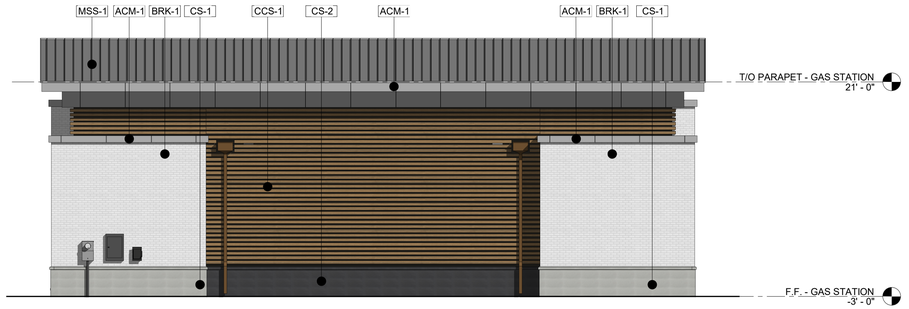
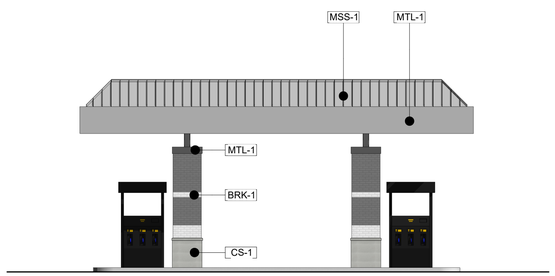
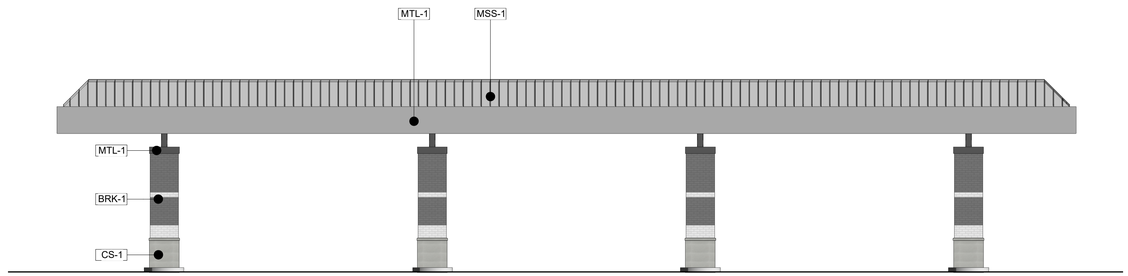


4 A 1.2 **GAS STATION - SOUTH.**
SCALE: 1/8" = 1'-0"

1 UPDATED CANOPY ARCHITECTURE



5 A 1.2 **GAS STATION CANOPY - EAST.**
SCALE: 1/8" = 1'-0"



6 A 1.2 **GAS STATION CANOPY - SOUTH.**
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND - GAS STATION.

FINISH CODE	COLOR	% EAST	% NORTH	% WEST	% SOUTH
ALUMINUM COMPOSITE MATERIAL					
ACM-1	SILVER	16%	14%	17%	11%
ACM-2	DARK BRONZE	NOT USED	NOT USED	NOT USED	NOT USED
BRICK VENEER					
BRK-1	WHITE	22%	6%	22%	23%
BRK-2	BLACK	NOT USED	NOT USED	NOT USED	NOT USED
CAST STONE					
CS-1	WHITE	19%	19%	19%	6%
CS-2	BLACK	2%	3%	2%	6%
COMPOSITE CLADDING SYSTEM					
CCS-1	MEDIUM BROWN	21%	36%	21%	36%
CCS-3	LIGHT GREY	NOT USED	NOT USED	NOT USED	NOT USED
METAL					
MTL-1	CLEAR ANODIZED	NOT USED	NOT USED	NOT USED	NOT USED
MTL-2	MEDIUM GRAY	NOT USED	NOT USED	NOT USED	NOT USED
METAL CANOPY					
MC-1	CLEAR ANODIZED	NOT USED	2%	NOT USED	NOT USED
METAL STANDING SEAM ROOF					
MSS-1	CLEAR ANODIZED	N/A	N/A	N/A	18%
STOREFRONT SYSTEM					
SF-1	CLEAR ANODIZED	20%	20%	20%	NOT USED

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CAROTHERS PARK PLAZA - SITE PLAN, AMENDMENT 1

3443 CAROTHERS PKWY,
FRANKLIN, TN 37064

A DEVELOPMENT OF:

LOCKWOOD JOINT VENTURE



.	Revisions	
1	Amendment 1	12-4-25

HMH Job Number
21001

Drawn By
MP

Date
12-5-25

Drawing
GAS STATION & CANOPY ELEVATIONS

A 1.2

CITY OF FRANKLIN, TN
ENGINEERING DEPT.
02/19/2026
HISTORIC FRANKLIN TENNESSEE
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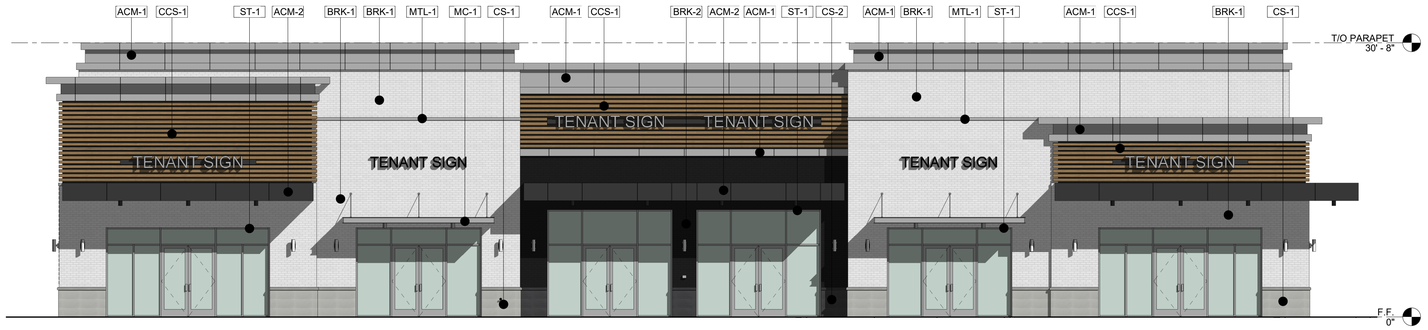
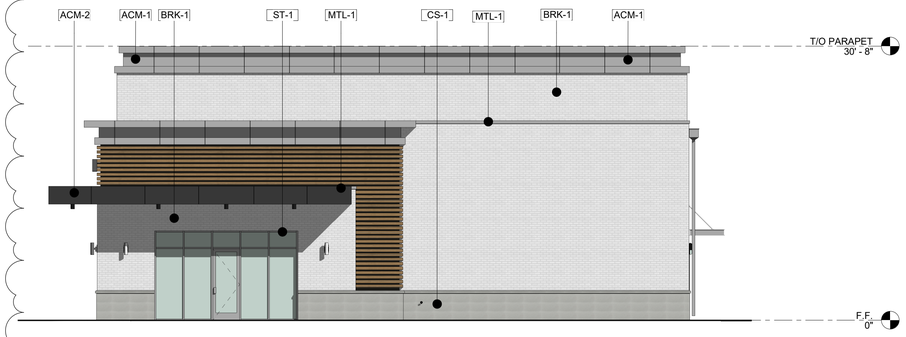
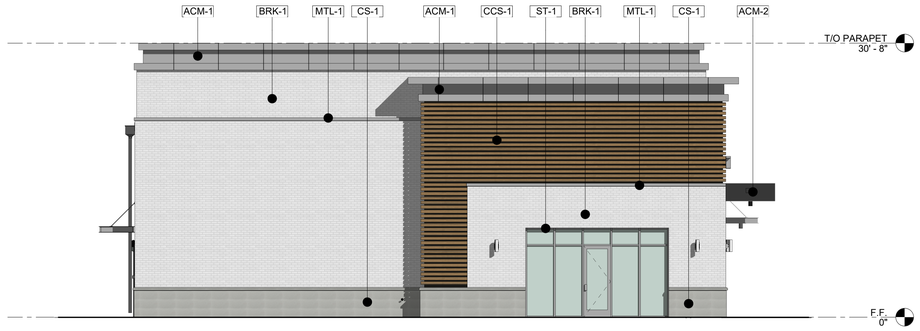
1 UPDATED BUILDING ELEVATION



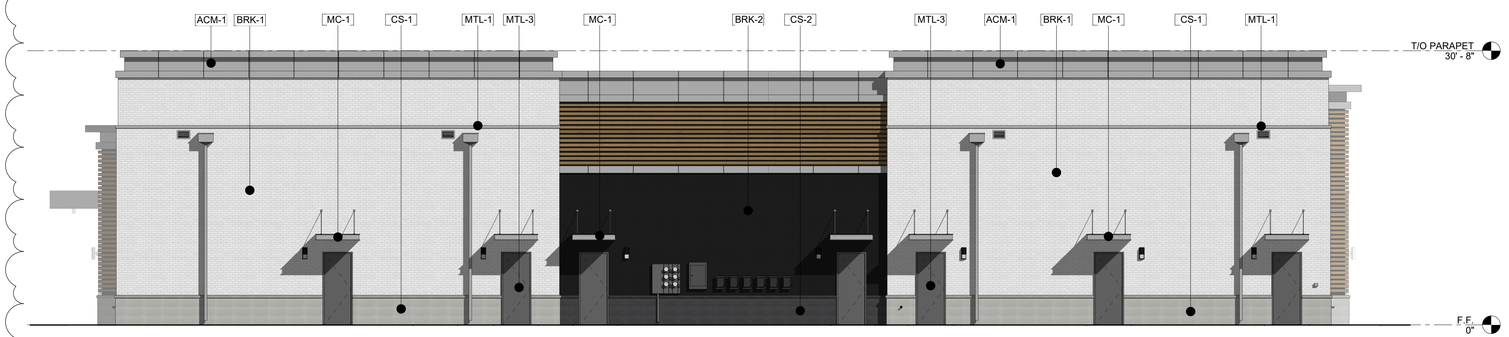
1 "REAR" RETAIL - EAST
A 1.3 SCALE: 1/8" = 1'-0"



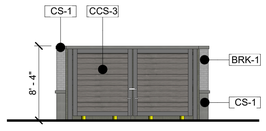
2 "REAR" RETAIL - NORTH
A 1.3 SCALE: 1/8" = 1'-0"



3 "REAR" RETAIL - SOUTH
A 1.3 SCALE: 1/8" = 1'-0"



4 "REAR" RETAIL - WEST
A 1.3 SCALE: 1/8" = 1'-0"



5 TRASH ENCLOSURE - FRONT
A 1.3 SCALE: 1/8" = 1'-0"



6 TRASH ENCLOSURE - REAR
A 1.3 SCALE: 1/8" = 1'-0"



7 TRASH ENCLOSURE - SIDE 1
A 1.3 SCALE: 1/8" = 1'-0"



8 TRASH ENCLOSURE - SIDE 2
A 1.3 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND - REAR RETAIL

FINISH CODE	COLOR	% EAST	% NORTH	% WEST	% SOUTH
ALUMINUM COMPOSITE MATERIAL					
ACM-1	SILVER	15%	14%	11%	14%
ACM-2	DARK BRONZE	4%	NOT USED	NOT USED	NOT USED
BRICK VENEER					
BRK-1	WHITE	32%	50%	56%	57%
BRK-2	BLACK	5%	NOT USED	NOT USED	NOT USED
CAST STONE					
CS-1	WHITE	3%	8%	7%	8%
CS-2	BLACK	1%	NOT USED	11%	NOT USED
COMPOSITE CLADDING SYSTEM					
CCS-1	MEDIUM BROWN	15%	18%	6%	11%
CCS-3	LIGHT GREY	NOT USED	NOT USED	NOT USED	NOT USED
METAL					
MTL-1	CLEAR ANODIZED	1%	NOT USED	1%	1%
MTL-2	MEDIUM GRAY	NOT USED	NOT USED	4%	NOT USED
METAL CANOPY					
MC-1	CLEAR ANODIZED	1%	NOT USED	1%	NOT USED
METAL STANDING SEAM ROOF					
MSS-1	CLEAR ANODIZED	NOT USED	NOT USED	NOT USED	NOT USED
STOREFRONT SYSTEM					
SF-1	CLEAR ANODIZED	23%	8%	NOT USED	8%

H. Michael Hindman Architects, P.C.
1607 Westgate Circle - Suite 100
Brentwood, Tennessee 37027
615.370.3252
www.hmharchitects.com

CAROTHERS PARK PLAZA - SITE PLAN, AMENDMENT 1

3443 CAROTHERS PKWY, FRANKLIN, TN 37064

A DEVELOPMENT OF:

LOCKWOOD JOINT VENTURE



.	Revisions
1	Amendment 1 12-4-25

HMH Job Number 21001

Drawn By MP

Date 12-5-25

Drawing REAR RETAIL ELEVATIONS

A 1.3

CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

Z:\HMH Project Files\2021\21001 CAROTHERS PARKWAY - PATEL\24 - Revit Central Model\BUILDING #3 - REAR RETAIL - REVIT\21001 - CAROTHERS PKWY - PATEL_3RD BUILDING_2025 PC_new canopy.rvt
2/4/2026 10:49:49 AM

1 UPDATED PERSPECTIVES





CITY OF FRANKLIN, TN
ENGINEERING DEPT
02/19/2026
THIS SHEET IS PART OF THE APPROVED SITE PLAN.

H M H A
H. Michael Hindman
Architects, P.C.

1607 Westgate Circle - Suite 100
Brentwood, Tennessee 37027
615.370.3252
www.hmharchitects.com

CAROTHERS PARK PLAZA - SITE PLAN, AMENDMENT 1

3443 CAROTHERS PKWY,
FRANKLIN, TN 37064

A DEVELOPMENT OF:

LOCKWOOD JOINT VENTURE

MARY N. HARRIS
REGISTERED ARCHITECT
STATE OF TENNESSEE
6-30-27 12-5-25

. Revisions
1 Amendment 1 12-4-25

HMH Job Number
21001

Drawn By
MP

Date
12-5-25

Drawing
RENDERINGS

A 1.4

2/4/2026 10:49:49 AM Z:\HMH Project Files\2021\21001 CAROTHERS PARKWAY - PATEL\24 - Revit Central Model\BUILDING #3 - REAR RETAIL - REVIT\21001 - CAROTHERS PKWY - PATEL_3RD BUILDING_2025 PC_new canopy.rvt

RESOLUTION 2026-58

A RESOLUTION AMENDING THE 4309 SOUTH CAROTHERS SUBDIVISION SITE PLAN TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED EAST OF INTERSTATE 65 AND WEST OF SOUTH CAROTHERS ROAD, LOCATED AT 4309 SOUTH CAROTHERS ROAD.

WHEREAS, the Franklin Municipal Planning Commission (FMPC) of the City of Franklin, Tennessee, has approved the Site Plan for the property on the August 26, 2021 Agenda; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* (T.C.A.)§ 13-4-310, as amended, the approval of the Site Plan by the FMPC, when no development plan is required, initiates a vesting period during which the development standards adopted by the City and in effect on the date of approval; and

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

WHEREAS, the 4309 South Carothers Subdivision, Site Plan vesting period began on August 26, 2021, was extended by 2 years with the approval of Resolution 2024-60, and is set to expire on August 26, 2026, and the applicant has not obtained permits, started site prep, or commenced construction; and

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

WHEREAS, the *Franklin Zoning Ordinance* § 20.19.3 states that if the extension is not granted, the vested rights will terminate at the end of the original vesting period; and

WHEREAS, the applicant has requested an extension of the vesting period for 1 year, until August 26, 2027.

NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

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

PREMISES CONSIDERED

Map-Parcel	Acres
89-47	5.35
Total	5.35

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

SECTION III. That the overall entitlements for the 4309 South Carothers Subdivision, as outlined below and through Exhibit A, are as follows:

Entitlements	4309 South Carothers Subdivision, Site Plan
Base Zone District	Neighborhood Commercial
Other Zoning Overlays	FFO
Number of Dwelling Units	0
Number of Nonresidential Square Footage	19,388
Number of Hotel Rooms	0
Open Space Requirements	5%

SECTION IV. That the original vesting period was initiated on August 26, 2021 and was set to expire on August 26, 2024. That the original vesting period was extended to August 26, 2026. The amended plan will now have until August 26, 2027 to obtained permits, started site prep, or commenced construction. If these requirements are met, then the vesting period shall be extended an additional two (2) years to commence construction and maintain any necessary permits to remain vested.

SECTION V. That the total vesting period of ten years shall not be extended. If construction commences during this extended vesting period, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed ten years from the date of the original approval of the plan August 26, 2021 and shall remain at August 26, 2031.

SECTION VI. That the Site Plan, the exhibits accompanying the Site Plan, and all conditions and restrictions placed upon the original Site 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 Site Plan, the exhibits accompanying the Site Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

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

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

ATTEST:

By: _____
Emily Wright
Secretary/Planning Director

FRANKLIN MUNICIPAL PLANNING COMMISSION:

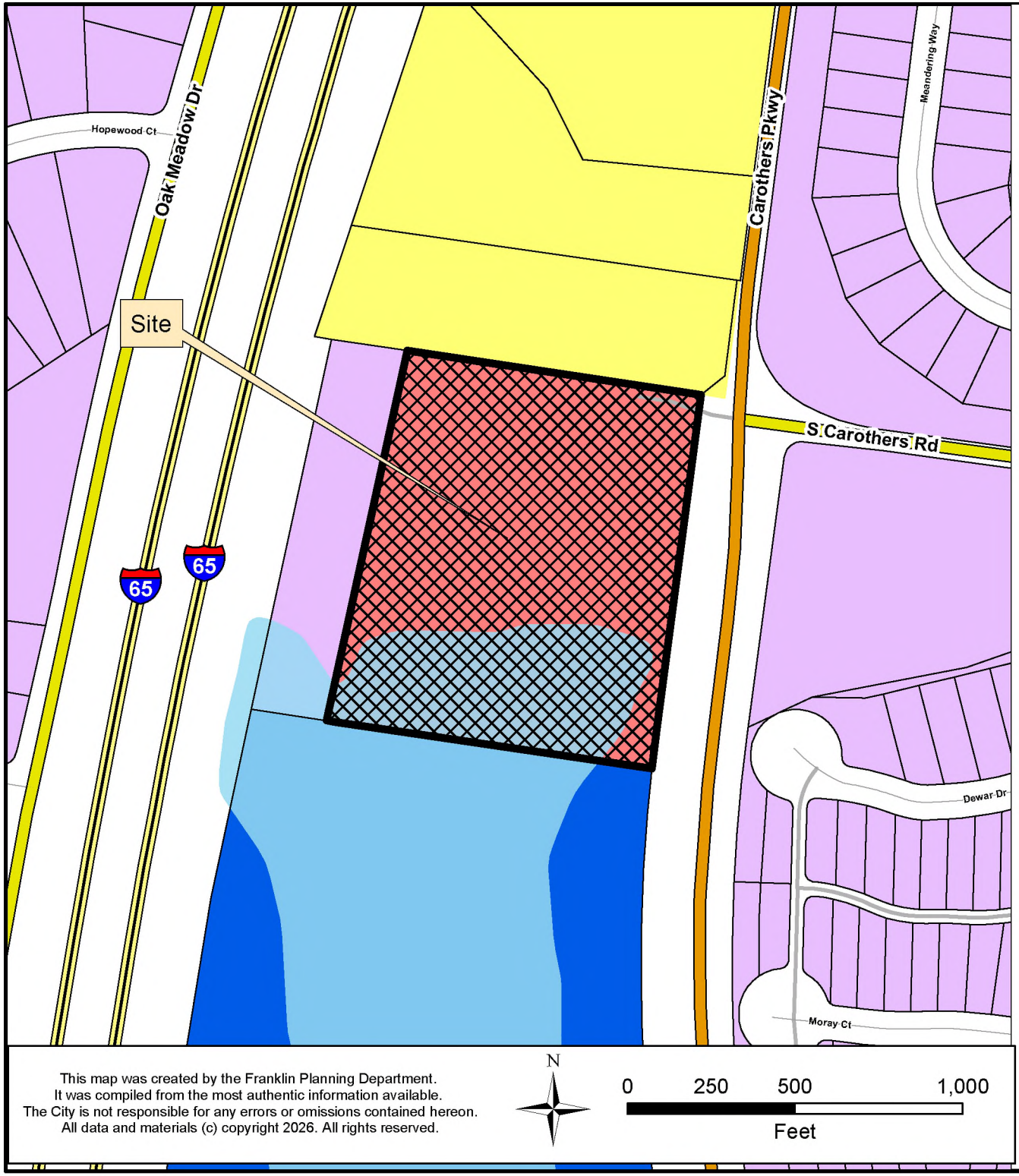
By: _____
Roger Lindsey
Chair

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____



4309 S. CAROTHERS ROAD SUBDIVISION
SITE PLAN, VESTING EXTENSION

Project Information

Existing Zoning: Neighborhood Commercial (NC)
Overlay Districts: FFO
Site Acreage: 5.35 acres
Proposed Nonresidential Square Footage: 19,388 SF
Proposed Building Height: 1 story

Legend

- 4309 S Carothers Road
- 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
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 26-0907

DATE: 7/23/2026

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:

Colletta Park PUD Subdivision, Final Plat, Section 2, Creating 62 Residential Lots And 8 Open Space Lots, Dedicating Right-Of-Way, And Dedicating And Abandoning Easements, On 35.93 Acres, Located South Of Murfreesboro Road And East Of South Carothers Road. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 9164
Applicant: Sean McGowan, Kimley Horn
Owner: Ford Colletta LLC, Chad Gore (Representative)

BACKGROUND/STAFF COMMENTS:
The final plat creates 62 residential lots and 8 open space lots, dedicates right-of-way, and dedicates and abandons easements. The most recent corresponding site plan revision was approved with conditions 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.

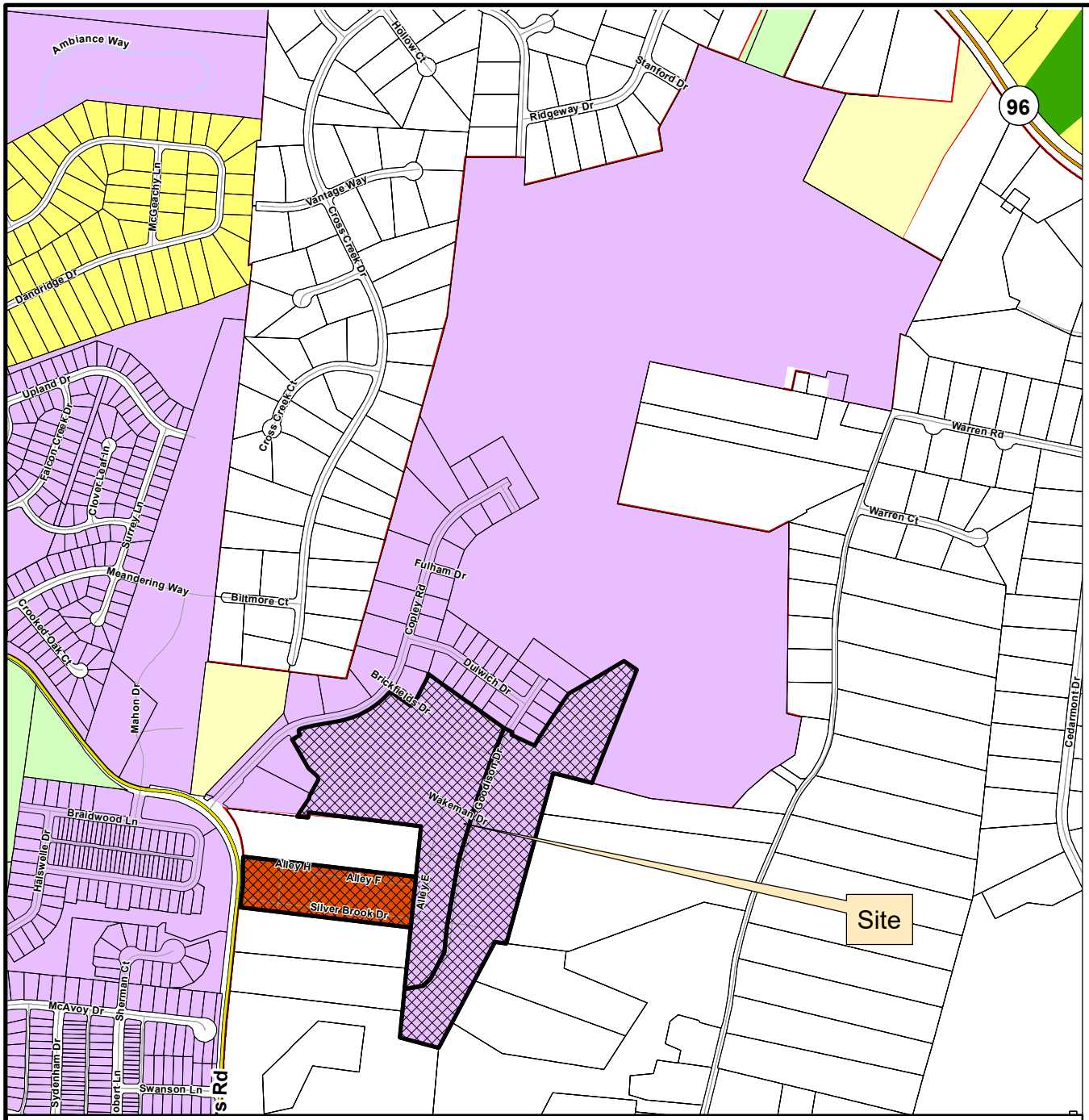
2. The City's project identification number shall be included in all correspondence with any City department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Colletta Park PUD Subdivision, Final Plat, Section 2. The conditions are attached.



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Feet

COLLETTA PARK PUD SUBDIVISION, SECTION 2
FINAL PLAT

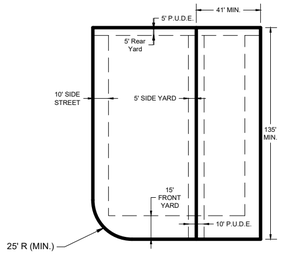
Project Information
Existing Zoning: Planned PD District
Overlay Districts: None
Site Acreage: 35.93 acres
Total Number of Lots: 70

Legend

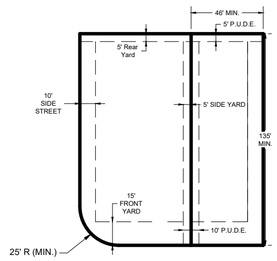
- Colletta Park PUD Subdivision, Section 2
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR 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

HISTORIC FRANKLIN TENNESSEE

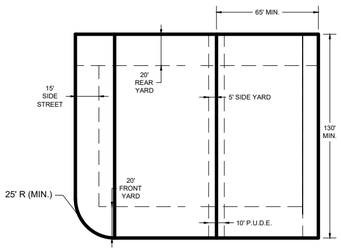
TYPICAL 41' SINGLE-FAMILY ALLEY-LOADED LOT CONFIGURATION



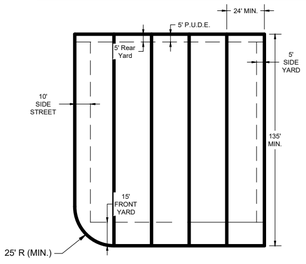
TYPICAL 46' SINGLE-FAMILY ALLEY-LOADED LOT CONFIGURATION



TYPICAL 65' SINGLE-FAMILY FRONT-LOADED LOT CONFIGURATION



TYPICAL TOWN HOME ALLEY-LOADED LOT CONFIGURATION



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

I HEREBY CERTIFY THAT:
A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR STREET ACCESS, $_____ FOR TEMPORARY TURNAROUND, $_____ 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
CITY OF FRANKLIN, TENNESSEE — DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION — DATE

CERTIFICATE OF 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 SURVEY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY I LAND SURVEY AS DEFINED IN TCA TITLE 62, CHAPTER 18 AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000. THIS SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND ALL MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED AND REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE **10th day of November, 2025**.

SEAN A. MCGOWAN, RLS #3516 — 11/10/2025 DATE

CERTIFICATE OF APPROVAL OF WATER

I HEREBY CERTIFY THAT:
THE WATER SYSTEMS DESIGNATED OUTLINED OR INDICATED ON THE FINAL PLAT ENTITLED COLLETTA PARK PUD SUBDIVISION, SECTION 1, HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS, OR SURETY IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH MILCROFTON UTILITY DISTRICT TO ASSURE THE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT

MILCROFTON UTILITY DISTRICT — DATE

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 9367, PAGE 752 & BOOK 9612, PAGE 373, 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.I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY.

OWNER(S) — DATE

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION 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 SEWER SYSTEMS

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

DIRECTOR WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE — DATE

SITE DATA TABLE

PROJECT NAME:	COLLETTA PARK - SECTION 2		
COF SITE PLAN PROJECT #:	#9164		
SUBDIVISION:	COLLETTA PARK		
MAP/PARCEL:	MAP # 089E	GROUP C	PARCEL 04600
MAP/PARCEL:	MAP # 089E	GROUP C	PARCEL 04200
MAP/PARCEL:	MAP # 089		PARCEL 04100
ADDRESS:	MURFREESBORO ROAD		
CITY:	FRANKLIN		
COUNTY:	WILLIAMSON		
STATE:	TENNESSEE		
CIVIL DISTRICT:	14TH CIVIL DISTRICT		
ZONING:	PD, PLANNED DISTRICT		
CHARACTER AREA OVERLAY:	MECO-6, SWCO-3		
OTHER APPLICABLE OVERLAYS:	N/A		
TOTAL ACREAGE OF SECTION 2:	± 35.926 ACRES (1,564,963 SQ. FT.)		
TOTAL ACREAGE OF LOTS:	± 30.150 ACRES (1,313,353 SQ. FT.)		
OWNERS:	FORD COLLETTA, LLC		
ADDRESS:	554 FRANKLIN ROAD #300 FRANKLIN, TN 37069		
PHONE:	615-721-3920		
EMAIL:	CHAD.GORE@MIKEFORDBUILDERS.COM		
CONTACT NAME:	CHAD GORE		
APPLICANT:	KIMLEY-HORN & ASSOCIATES		
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067		
PHONE:	615-823-1272		
EMAIL:	GRAY.HARRISON@KIMLEY-HORN.COM		
CONTACT NAME:	GRAY HARRISON, P.E.		

PUBLIC ROADWAYS:	LINEAR FEET	AREA(SQ.FT)
GOODISON DRIVE	+/- 1,593'	+/- 100,750
SILVERBROOK DRIVE	+/- 1,290'	+/- 58,600
WEATHERVANE DRIVE	+/- 178'	+/- 8,900
WAKEMAN DRIVE	+/- 196'	+/- 9,800
BRICKFIELDS DRIVE	+/- 151'	+/- 7,550
WEATHERBELL DRIVE	+/- 238'	+/- 4,760
ALLEY A	+/- 112'	+/- 2,240
ALLEY E	+/- 645'	+/- 12,900
ALLEY F	+/- 601'	+/- 12,000
ALLEY G	+/- 153'	+/- 3,000
ALLEY H	+/- 206'	+/- 4,120
TOTAL	+/- 5,363'	+/- 251,610

LOTS IN SECTION 2:	62
OPEN SPACE(S) IN SECTION 2:	8
M.B.S.L. REQUIREMENTS:	SEE "TYPICAL LOT CONFIGURATION" DETAIL ON THIS SHEET
BUILDING SQUARE FOOTAGE: VARIES	
BUILDING HEIGHT:	2 STORIES
MINIMUM LANDSCAPE SURFACE RATIO: 0.30	
PROVIDED LANDSCAPE SURFACE RATIO: 0.40	
REQUIRED PARKING:	149 SPACES TOWN HOME: 81 (3 PER UNIT) SINGLE-FAMILY: 68 (2 PER UNIT)
TOTAL PARKING PROVIDED:	156 SPACES 68 SINGLE FAMILY GARAGE SPACES (2 PER UNIT) 54 TOWN HOME GARAGE SPACES (2 PER UNIT) 34 ON-STREET PARKING SPACES
TOTAL SPACES OVER 120%:	0 SPACES

PARKLAND INFORMATION:

WHEREAS, the Parkland Impact Fee as set forth in the Ordinance is Four Thousand Three Hundred Four and 00/100 Dollars ($4,304.00) per dwelling unit; and

WHEREAS, the total Parkland Impact Fee for Owner is One Million One Hundred Fourteen Thousand Seven Hundred Thirty-Six and No/100 Dollars ($1,114,736.00) ; and

WHEREAS, Owner shall pay twenty-five percent (25%) of the Total Parkland Impact Fee obligation at the recording of the first final plat or the issuance of the first building permit when a plat is not required for any property that includes a structure with dwelling units, and the remaining seventy-five percent (75%) shall be paid per permit in the pro-rated amount of Three Thousand Two Hundred Twenty-Eight and 00/100 ($3,228.00) until such time the total obligation has been satisfied. The twenty-five percent (25%) final fee payment and the pro-rated per dwelling unit payment shall only apply to phased platted developments. If the total number of dwelling units is equal to twelve (12) units or less, the total Parkland Impact Fee shall be paid up front. For all developments, platting together fees shall be paid in full.

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
37	0.33	14,575
38	0.23	10,150
39	0.22	9,428
40	0.21	9,205
52	0.15	6,328
53	0.15	6,328
54	0.18	7,771
55	0.18	7,919
56	0.13	5,640
57	0.13	5,640
58	0.15	6,328
59	0.15	6,328
60	0.20	8,727
61	0.23	9,989
62	0.26	11,417
63	0.20	8,774
64	0.21	8,943
65	0.20	8,775
66	0.23	9,854
67	0.23	10,192

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
68	0.25	11,057
69	0.24	10,383
70	0.21	8,960
71	0.21	9,007
72	0.21	8,960
73	0.21	8,960
74	0.21	9,007
75	0.21	8,959
76*	0.22	9,638
77*	0.21	8,969
78	0.20	8,829
79	0.20	8,759
80	0.20	8,759
81*	0.22	9,446
82*	0.20	8,697
83	0.12	5,172
84	0.07	3,240
85	0.07	3,240
86	0.07	3,240
87	0.07	3,240

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
88	0.09	4,050
89	0.09	4,050
90	0.07	3,240
91	0.07	3,240
92	0.07	3,240
93	0.07	3,240
94	0.09	4,050
95	0.09	4,050
96	0.07	3,240
97	0.07	3,240
98	0.09	4,050
99	0.09	4,050
100	0.07	3,240
101	0.07	3,240
102	0.07	3,240
103	0.12	5,228
104	0.12	5,115
105	0.08	3,360
106	0.08	3,360
107	0.08	3,360

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
108	0.08	3,359
109	0.12	5,265
OS 47	0.76	33,059
OS41	0.19	8,438
OS44	0.27	11,705
OS46	0.69	29,855
OS48	0.20	8,900
OS49	0.19	8,076
OS50	2.11	91,809
OS99	12.65	551,088
ROW	5.78	251,610
ROW Dedication	0.05	2,065

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

C.O.F.# 9164
Final Plat

Colletta Park P.U.D. Subdivision

Section 2

Re-Subidvision of Open Space 99 & Open Space 43

Ford Colletta, LLC c/o Mike Ford Custom Builder, LLC

Plat Book P87 Page 10
Parcel I.D.: 089E C 04600 00014089E (OS99)
089-04100-00014089 (OS99)
089E C 04200 00014089E (OS43)
4356 South Carothers Road
City of Franklin, Williamson County, Tennessee

FLOOD STATEMENT

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 47187CO214H & 47187CO2200G, for Williamson County, Tennessee and incorporated areas, dated December 20, 2024, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

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.
KJM	SAM	Jul. 2, 2026	118707001	1 of 8

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	5°07'05"	178.47'	15.94'	N76°58'30"W	15.94'
C2	88°51'43"	23.00'	35.67'	N61°16'45"E	32.20'
C3	78°19'02"	13.70'	18.73'	N15°03'32"W	17.30'
C4	13°50'18"	225.00'	54.34'	S61°26'56"E	54.21'
C5	3°21'30"	430.11'	25.21'	S62°56'04"E	25.21'
C6	6°45'11"	275.00'	32.41'	S57°54'23"E	32.39'
C7	7°35'14"	175.00'	23.17'	N85°05'43"E	23.16'
C8	89°49'15"	11.00'	17.24'	N38°31'43"W	15.53'
C9	0°46'54"	3025.00'	41.26'	S05°59'28"W	41.26'
C10	22°23'01"	175.00'	68.37'	N16°47'31"E	67.93'
C11	81°22'41"	38.11'	54.13'	N76°53'59"E	49.69'
C12	148°23'25"	62.50'	161.87'	S43°42'56"W	120.27'
C13	0°46'38"	2975.00'	40.36'	S05°59'20"W	40.36'
C14	90°11'01"	11.00'	17.31'	S51°28'09"W	15.58'
C15	9°19'16"	475.00'	77.28'	N78°46'42"W	77.19'
C16	9°13'49"	525.00'	84.58'	S24°43'40"W	84.49'
C17	90°00'00"	11.00'	17.28'	N65°07'04"E	15.56'
C18	15°21'09"	225.00'	60.29'	S62°12'22"E	60.11'
C19	8°37'55"	410.11'	61.79'	S65°33'56"E	61.73'
C20	8°35'58"	275.00'	41.27'	S65°34'57"E	41.24'
C21	90°00'00"	11.00'	17.28'	N24°52'56"W	15.56'
C22	90°00'00"	11.00'	17.28'	N65°07'04"E	15.56'
C23	1°34'41"	225.00'	6.20'	S69°09'25"E	6.20'
C24	5°16'05"	430.11'	39.55'	S67°14'51"E	39.53'
C25	90°00'00"	13.50'	21.21'	N24°52'56"W	19.09'
C26	1°05'18"	3048.65'	57.90'	S20°18'58"W	57.90'
C27	91°05'54"	11.00'	17.49'	N64°34'08"E	15.70'
C28	90°00'00"	11.00'	17.28'	S38°26'21"E	15.56'
C29	90°16'49"	11.00'	17.33'	S51°42'04"W	15.59'
C30	84°17'42"	45.00'	66.21'	N41°00'41"W	60.39'
C31	90°00'40"	13.50'	21.21'	N51°33'20"E	19.09'
C32	91°10'51"	13.50'	21.48'	S37°50'55"E	19.29'
C33	0°51'53"	3168.00'	47.81'	S09°58'44"W	47.81'
C34	90°41'57"	13.50'	21.37'	S58°07'26"W	19.21'
C35	89°10'55"	11.00'	17.12'	N31°56'08"W	15.44'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C36	0°51'53"	3033.00'	45.77'	S09°58'43"W	45.77'
C37	0°16'56"	3025.00'	14.90'	S07°52'54"W	14.90'
C38	88°49'13"	11.00'	17.05'	N52°09'03"E	15.40'
C39	89°13'01"	11.00'	17.13'	N58°51'55"E	15.45'
C40	90°41'57"	13.50'	21.37'	S31°10'36"E	19.21'
C41	0°51'53"	3168.00'	47.81'	S16°16'31"W	47.81'
C42	103°44'41"	13.50'	24.44'	S69°41'02"W	21.24'
C43	11°26'18"	275.00'	54.90'	S64°09'47"E	54.81'
C44	87°32'33"	11.00'	16.81'	N26°06'39"W	15.22'
C45	0°17'50"	3024.93'	15.69'	S17°30'42"W	15.69'
C46	0°51'53"	3033.00'	45.77'	S16°16'32"W	45.77'
C47	89°59'37"	23.00'	36.13'	N29°19'36"W	32.53'
C48	1°31'00"	3188.00'	84.39'	S14°54'43"W	84.39'
C49	86°50'34"	13.50'	20.46'	N57°34'30"E	18.56'
C50	4°26'08"	525.00'	40.64'	N81°13'17"W	40.63'
C52	1°45'18"	3188.00'	97.65'	S08°44'42"W	97.65'
C53	88°41'36"	13.50'	20.90'	N52°12'51"E	18.87'
C54	89°59'33"	13.50'	21.20'	S38°26'34"E	19.09'
C55	90°00'00"	25.00'	39.27'	S51°33'39"W	35.36'
C56	93°03'42"	23.00'	37.36'	N36°54'29"W	33.38'
C57	90°00'00"	11.00'	17.28'	N51°33'39"E	15.56'
C58	35°21'39"	14.00'	8.64'	S65°45'31"E	8.50'
C59	22°22'09"	16.00'	6.25'	N59°15'46"W	6.21'
C60	75°19'29"	5.08'	6.68'	S32°03'49"E	6.21'
C61	14°18'33"	573.22'	143.16'	N01°57'40"E	142.78'
C62	48°32'36"	65.00'	55.07'	N58°53'14"W	53.44'
C63	48°49'25"	25.00'	21.30'	S59°01'38"E	20.66'
C64	85°45'29"	23.00'	34.43'	N53°40'55"E	31.30'
C65	1°58'17"	3188.00'	109.68'	S11°47'18"W	109.68'
C66	92°11'23"	13.50'	21.72'	N33°19'15"W	19.45'
C67	4°01'24"	475.00'	33.36'	N81°25'38"W	33.35'
C74	1°18'07"	2975.00'	67.61'	S13°36'52"W	67.61'
C75	91°12'30"	11.00'	17.51'	S37°50'06"E	15.72'
C76	9°19'16"	525.00'	85.41'	N78°46'42"W	85.32'
C78	12°42'52"	225.00'	49.93'	N11°57'27"E	49.83'

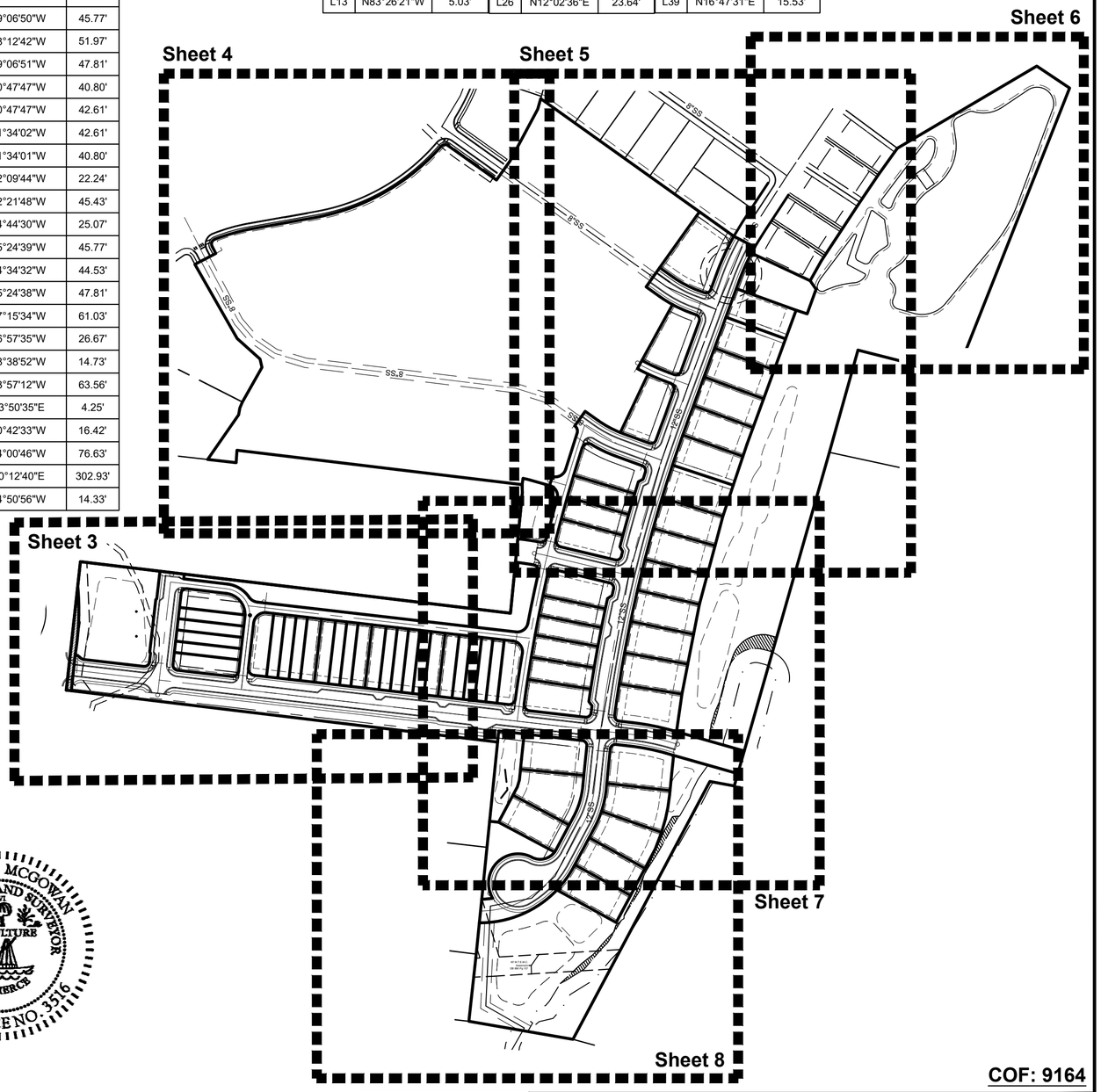
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C79	9°40'09"	225.00'	37.97'	N23°08'58"E	37.93'
C80	46°46'43"	225.00'	183.70'	N67°02'04"E	178.64'
C81	15°39'40"	225.00'	61.50'	N35°48'52"E	61.31'
C82	0°32'38"	2975.00'	28.24'	S19°50'45"W	28.24'
C83	1°18'08"	2975.00'	67.61'	S18°55'22"W	67.61'
C84	1°24'08"	2975.00'	72.81'	S17°34'14"W	72.81'
C85	1°18'07"	2975.00'	67.61'	S16°13'07"W	67.61'
C86	1°18'07"	2975.00'	67.61'	S14°54'59"W	67.61'
C87	1°18'07"	2975.00'	67.61'	S12°18'44"W	67.61'
C88	1°18'07"	2975.00'	67.61'	S11°00'37"W	67.61'
C89	1°18'07"	2975.00'	67.61'	S09°42'29"W	67.61'
C90	1°17'16"	2975.00'	66.87'	S08°24'48"W	66.87'
C91	0°30'27"	3033.00'	26.86'	S08°25'41"W	26.86'
C92	0°51'53"	3033.00'	45.77'	S09°06'50"W	45.77'
C93	0°56'24"	3168.00'	51.97'	S08°12'42"W	51.97'
C94	0°51'53"	3168.00'	47.81'	S09°06'51"W	47.81'
C95	0°46'14"	3033.00'	40.80'	S10°47'47"W	40.80'
C96	0°46'15"	3168.00'	42.61'	S10°47'47"W	42.61'
C97	0°46'15"	3168.00'	42.61'	S11°34'02"W	42.61'
C98	0°46'14"	3033.00'	40.80'	S11°34'01"W	40.80'
C99	0°25'13"	3033.00'	22.24'	S12°09'44"W	22.24'
C100	0°49'18"	3168.00'	45.44'	S12°21'48"W	45.43'
C101	0°28'25"	3033.00'	25.07'	S14°44'30"W	25.07'
C102	0°51'53"	3033.00'	45.77'	S15°24'39"W	45.77'
C103	0°48'19"	3168.00'	44.53'	S14°34'32"W	44.53'
C104	0°51'53"	3168.00'	47.81'	S15°24'38"W	47.81'
C105	1°06'13"	3168.00'	61.03'	S17°15'34"W	61.03'
C106	0°30'14"	3033.00'	26.67'	S16°57'35"W	26.67'
C107	1°45'56"	478.04'	14.73'	S28°38'52"W	14.73'
C108	7°37'25"	478.04'	63.61'	S23°57'12"W	63.56'
C109	5°24'50"	45.00'	4.25'	N03°50'35"E	4.25'
C110	98°13'35"	10.86'	18.61'	S20°42'33"W	16.42'
C111	9°12'58"	476.91'	76.71'	S74°00'46"W	76.63'
C112	37°42'12"	468.75'	308.46'	N60°12'40"E	302.93'
C113	83°17'53"	10.78'	15.68'	S84°50'56"W	14.33'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S20°07'04"W	18.37'
L2	S20°07'04"W	38.65'
L3	N69°52'56"W	13.15'
L4	N54°31'47"W	35.34'
L5	N69°52'56"W	13.15'
L6	S69°52'56"E	12.91'
L7	N69°52'56"W	10.41'
L8	N62°15'54"E	11.32'
L9	S69°56'46"E	59.28'
L10	N30°23'50"W	11.35'
L11	N14°15'24"E	10.57'
L12	N83°26'21"W	5.84'
L13	N83°26'21"W	5.03'

LINE TABLE		
NO.	BEARING	LENGTH
L14	S08°37'04"W	13.34'
L15	S01°33'19"E	17.57'
L16	S05°37'41"W	9.16'
L17	N36°52'44"W	11.32'
L18	S83°26'21"E	29.50'
L19	S74°07'04"E	9.02'
L20	S83°26'21"E	30.15'
L21	N05°36'01"E	33.02'
L22	N05°36'01"E	10.61'
L23	S05°36'01"W	34.93'
L24	S05°36'01"W	8.70'
L25	S07°52'19"W	28.61'
L26	N12°02'36"E	23.64'

LINE TABLE		
NO.	BEARING	LENGTH
L27	N16°16'54"E	29.69'
L28	S06°00'16"W	40.08'
L29	N20°37'30"E	37.25'
L30	S27°59'02"W	47.06'
L31	S27°59'02"W	65.00'
L32	N27°59'02"E	23.68'
L33	N27°59'02"E	4.14'
L34	N27°59'02"E	59.63'
L35	N27°59'02"E	19.74'
L36	N05°36'01"E	22.77'
L37	N05°36'01"E	20.85'
L38	S27°59'02"W	19.74'
L39	N16°47'31"E	15.53'

LINE TABLE		
NO.	BEARING	LENGTH
L40	S05°36'01"W	22.77'
L41	S05°36'01"W	20.85'
L42	N06°05'39"E	54.49'
L43	N84°07'44"W	19.14'
L44	N83°26'21"W	54.45'
L45	S05°37'41"W	23.67'
L46	N51°33'52"E	2.71'
L47	N06°33'39"E	18.48'
L48	N38°26'08"W	2.81'
L49	S83°26'19"E	127.31'
L50	S48°04'41"E	2.70'



GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS: TO SUBDIVIDE OPEN SPACE 99 AND OPEN SPACE 42 AS SHOWN ON COLLETTA SUBDIVISION PUD SECTION 1, PLAT BOOK P87, PAGE 10, REGISTER'S OFFICE OF WILLIAMSON COUNTY AND CREATE SIXTY-TWO (62) LOTS, EIGHT (8) OPEN SPACE LOTS, DEDICATE RIGHT-OF-WAY, AND DEDICATE AND ABANDON EASEMENTS.
2. THIS PLAT VOIDS, VACATES AND SUPERCEDES OPEN SPACE LOT 99 AND OPEN SPACE LOT 42 AS SHOWN ON COLLETTA SUBDIVISION PUD SECTION 1, PLAT BOOK P87, PAGE 10, R.O.W.C..
3. THE BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD83), TN-4100, US FEET AND VERTICAL RELIEF BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID18 (TN-4100), US FEET.
4. AN ALTA/NSPS LAND TITLE SURVEY WAS NOT COMPLETED FOR THIS SITE. ANY AND ALL EXISTING EASEMENTS, ENCUMBRANCES, AND RESTRICTIONS REMAIN, EITHER SHOWN OR NOT. NO DOCUMENTS WERE PROVIDED TO THE SURVEYOR AND THE SHOWN EXISTING CONDITIONS WERE OBSERVED AT THE TIME OF SURVEY.
5. 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.
6. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA. DETAILS OF THESE REQUIREMENTS ARE OUTLINED IN THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES RECORDED AT REGISTER'S OFFICE OF WILLIAMSON COUNTY.
7. 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.
8. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
9. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER OR HIS DESIGNEE.
10. 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.
11. 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.
12. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AS TO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
13. 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. ALL MILCROFTON UTILITY DISTRICT (MUD) EASEMENTS ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE, OR OBSTRUCTION OF ANY KIND MAY BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS, EXCEPT PAVEMENT FOR A DRIVEWAY THAT CROSSES AN EASEMENT. NO TREES OR SHRUBBERY MAY BE PLANTED WITHIN THE EASEMENTS. MUD WILL HAVE UNRESTRICTED ACCESS TO ALL OF ITS LINES, METERS, VALVES, VAULTS, AND OTHER WATER SYSTEM FACILITIES WITHIN THE EASEMENTS WITHOUT SEEKING ANY FURTHER PERMISSION. EARTHEN COVER, FILL, OR FINISHED GRADE ABOVE THE TOP OF THE PIPELINE SHALL BE NO LESS THAN 36" AND NO MORE THAN 48". ALL SLOPES, WHETHER CUT OR FILLED, WITHIN THE EASEMENT AREA SHALL HAVE A MAXIMUM SLOPE OF 5 HORIZONTAL TO 1 VERTICAL (5:1) AND SHALL NOT EXCEED THIS GRADE. MUD HAS THE RIGHT TO DISTURB OR REMOVE ANY IMPERMISSIBLE ITEMS WITHIN THE EASEMENTS. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY SUCH ITEMS AT THE PROPERTY OWNER'S EXPENSE.
15. ALL PROPERTIES AND IMPROVEMENTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO AND COMPLY WITH THE RULES AND REGULATIONS OF MILCROFTON UTILITY DISTRICT, AS AMENDED FROM TIME TO TIME. COMPLIANCE INCLUDES, BUT IS NOT LIMITED TO, REQUIREMENTS REGARDING SEPARATE WATER SERVICE CONNECTIONS FOR IRRIGATION SYSTEMS AND FIRE PROTECTION SYSTEMS. THE RULES AND REGULATIONS INCORPORATE BY REFERENCE ALL APPLICABLE TECHNICAL SPECIFICATIONS. NONCOMPLIANCE MAY RESULT IN DENIAL OR DISCONTINUATION OF WATER SERVICE BY MILCROFTON UTILITY DISTRICT
16. " * " DENOTES CRITICAL LOT FOR DRAINAGE. CRITICAL LOTS 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 AREA APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
19. 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.
20. 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.
21. STREAM BUFFER'S ARE IN ACCORDANCE WITH A RE-EVALUATION PERFORMED BY THE CORPS OF ENGINEERS ON NOVEMBER 27, 2024 (FILE NO. LRN-2024-00323).
22. ALL PRIVATE UTILITY EASEMENTS ARE FOR THE BENEFIT OF CABLE, FIBER, UGE, GAS, TO USE FOR SERVICING THE LOTS SHOWN ON THIS PLAT.

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

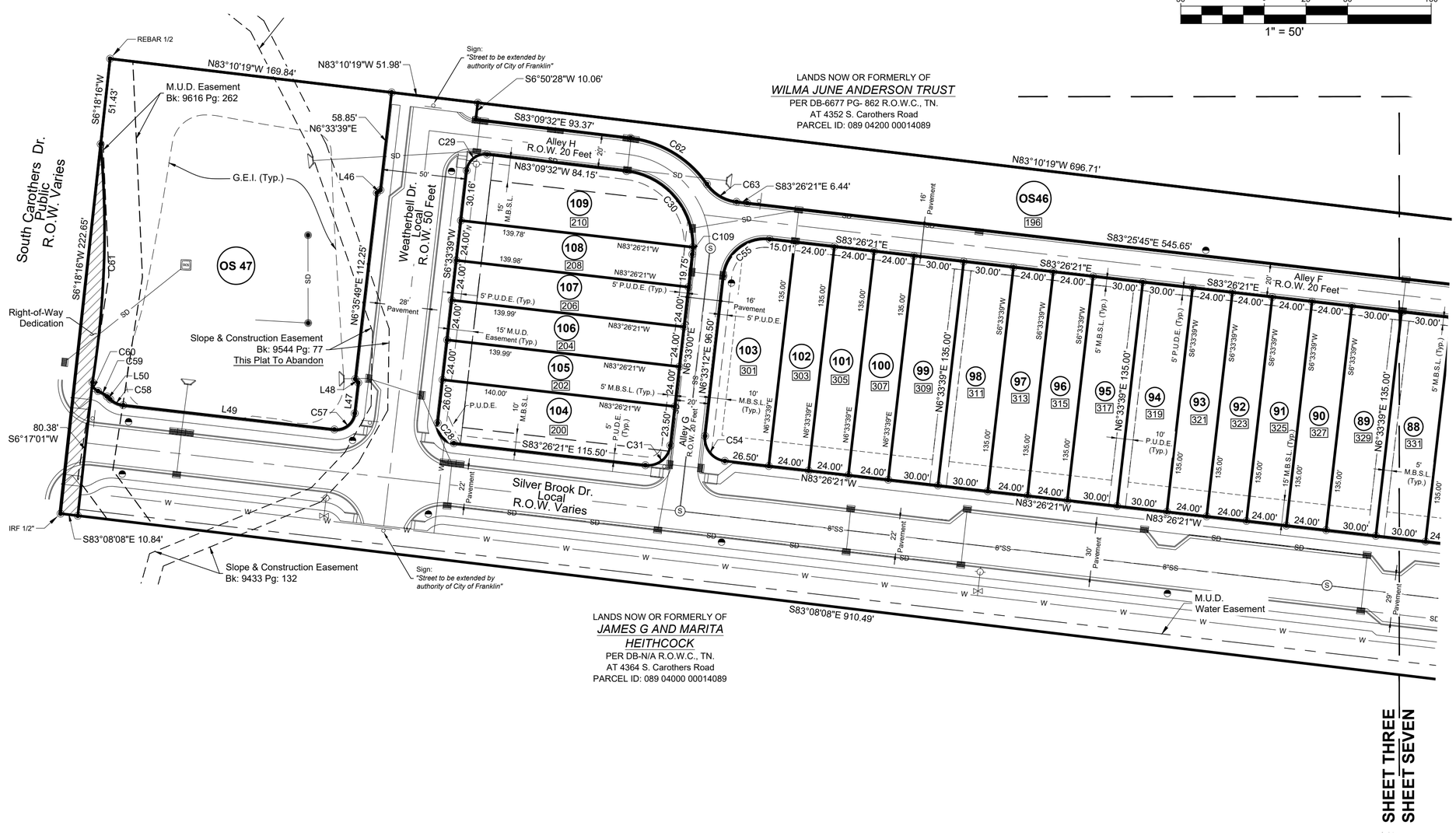
FLOOD STATEMENT

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 47187CO214H & 47187CO2200G, for Williamson County, Tennessee and incorporated areas, dated December 20, 2024, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

COF: 9164

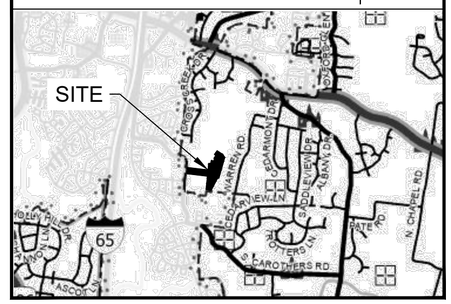
Kimley»Horn
10 Lea Ave Suite 400
Nashville, Tennessee 37210
Tel. No. (615) 564-2701
www.kimley-horn.com

Drawn by	Checked by	Date	Project No.	Sheet No.
KJM	SAM	Jul. 2, 2026	118707001	2 of 8



VICINITY MAP

N.T.S.



LEGEND

◯	MANHOLE	C	COMMUNICATIONS
	METER	E	ELECTRIC OR POWER
	VALVE (EXCEPT WATER)	F	FIBER OPTIC
	FIRE SPRINKLER CONNECTION	G	NATURAL GAS
	FIRE HYDRANT	P	PETROLEUM OR PIPELINE
	WATER VALVE	R	RAILROAD
W	WATER WELL	S	SAN. SEWER OR WASTEWATER
	TRAFFIC BOLLARD	D	STORM SEWER
	TRAFFIC SIGNAL	T	TELEPHONE
	GUY ANCHOR	TR	TRAFFIC
	UTILITY POLE	U	UNIDENTIFIED
	SANITARY SEWER CLEAN OUT	W	WATER
	STORM SEWER DRAIN	◉	MONUMENT (TYPE & SIZE NOTED)
T	ELECTRIC TRANSFORMER		BENCHMARK
	SIGN	IRF	IRON ROD FOUND (SIZE NOTED)
	TREE	IPF	IRON PIPE FOUND (SIZE NOTED)
	CURB INLET (SINGLE)	MNF	MAG NAIL FOUND
	CURB INLET (DOUBLE)	CMF	CONCRETE MONUMENT FOUND
	CURB INLET (TRIPLE)	PKF	P.K. NAIL FOUND
	HEADWALL	XF	"X" CUT IN CONCRETE FOUND
	STORM WEIR (ROUND)	RRSF	RAILROAD SPIKE FOUND
	STORM WEIR (SQUARE)	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
		MNS	MAG NAIL SET

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	M.B.S.L. LINE
W	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE

ABBREVIATION LEGEND

M.B.S.L.	= Minimum Building Set-Back Limit
P.U.D.E.	= Public Utility and Drainage Easement
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C.O.F.# 9164

Final Plat

Colletta Park P.U.D. Subdivision

Section 2

Re-Subidvision of Open Space 99 & Open Space 43

Ford Colletta, LLC c/o Mike Ford Custom Builder, LLC

Plat Book P87 Page 10

Parcel I.D.: 089E C 04600 00014089E (OS99)

089-04100-00014089 (OS99)

089E C 04200 00014089E (OS43)

4356 South Carothers Road

City of Franklin, Williamson County, Tennessee

Kimley»Horn

10 Lea Ave Suite 400
Nashville, Tennessee 37210

Tel. No. (615) 564-2701
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DWG NAME: K:\NSH_SURVEY\PROJECTS\118683002 (COLLETTA)\PROCESSING\118707001_PLAT-SEC2_20260519\CAD\118707001 (COLLETTA-SEC2)_PLAT_20260519(KJM).DWG PLOTTED BY MAY, KEVIN 7/2/2026 3:36 PM LAST SAVED

LEGEND

	MANHOLE	C	COMMUNICATIONS
	METER	E	ELECTRIC OR POWER
	VALVE (EXCEPT WATER)	F	FIBER OPTIC
	FIRE SPRINKLER CONNECTION	G	NATURAL GAS
	FIRE HYDRANT	P	PETROLEUM OR PIPELINE
	WATER VALVE	R	RAILROAD
W	WATER WELL	S	SAN. SEWER OR WASTEWATER
	TRAFFIC BOLLARD	D	STORM SEWER
	TRAFFIC SIGNAL	T	TELEPHONE
	GUY ANCHOR	TR	TRAFFIC
	UTILITY POLE	U	UNIDENTIFIED
	SANITARY SEWER CLEAN OUT	W	WATER
	STORM SEWER DRAIN		MONUMENT (TYPE & SIZE NOTED)
T	ELECTRIC TRANSFORMER		BENCHMARK
	SIGN	IRF	IRON ROD FOUND (SIZE NOTED)
	TREE	IPF	IRON PIPE FOUND (SIZE NOTED)
	CURB INLET (SINGLE)	MNF	MAG NAIL FOUND
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	CURB INLET (TRIPLE)	PKF	P.K. NAIL FOUND
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	STORM WEIR (SQUARE)	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
		MNS	MAG NAIL SET

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	M.B.S.L. LINE
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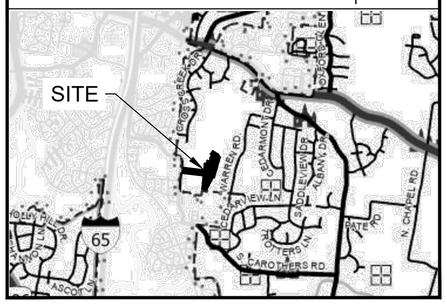
SD	STORM SEWER LINE

VICINITY MAP

N.T.S.



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Typ. = Typical

NORTH

GRAPHIC SCALE IN U.S. FEET
50 0 25 50 100
1" = 50'

GRID NORTH
NAD83

COPLEY RD.
(LOCAL: 50'R.O.W.)
N79°52'37"E 145.93'
C111
C110
16.81'
N27°32'21"W
Sign:
"Street to be extended by authority of City of Franklin"
50.00'
N62°27'39"E
N29°42'26"W 181.09'
N48°06'02"W 65.15'
18.24'
N12°57'01"W
N29°32'09"E 84.34'
N22°43'01"E 13.87'
N10°07'05"E 14.66'
N34°46'28"E 115.24'
IPF 1" BENT
N83°33'57"W 60.80'
S3°47'42"W 26.41'
N83°07'16"W 609.09'
OS40
Section One
OS41
Section One
OS99
1006
20' Sanitary Sewer Easement
5' P.U.E. (TYP.) Plat Book P87 Pg 10
C112
C113
15' M.U.D. Easement Plat Book P87 Pg 10
S54°31'47"E 126.03'
50.00'
N35°28'13"E
20' Sanitary Sewer Easement Plat Book P87 Pg 10
Lot 8 Section One
N28°06'37"E 124.25'
23.14'
N15°42'20"E
Lot 17 Section One
Lot 18 Section One
Lot 19 Section One
Lot 20 Section One
Lot 21 Section One
10' P.U.D.E. Plat Book P87 Pg 10
S54°31'47"E 413.52'
Sign:
"Street to be extended by authority of City of Franklin"
6"SS
SS-8
SHEET FOUR
SHEET FIVE

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

C.O.F.# 9164
Final Plat

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LEGEND

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◐	METER	E	ELECTRIC OR POWER
⋈	VALVE (EXCEPT WATER)	F	FIBER OPTIC
⋈	FIRE SPRINKLER CONNECTION	G	NATURAL GAS
⋈	FIRE HYDRANT	P	PETROLEUM OR PIPELINE
⋈	WATER VALVE	R	RAILROAD
Ⓦ	WATER WELL	S	SAN. SEWER OR WASTEWATER
●	TRAFFIC BOLLARD	D	STORM SEWER
⊙	TRAFFIC SIGNAL	T	TELEPHONE
→	GUY ANCHOR	TR	TRAFFIC
⊘	UTILITY POLE	U	UNIDENTIFIED
○	SANITARY SEWER CLEAN OUT	W	WATER
▦	STORM SEWER DRAIN	◉	MONUMENT (TYPE & SIZE NOTED)
Ⓣ	ELECTRIC TRANSFORMER	⚓	BENCHMARK
○	SIGN	IRF	IRON ROD FOUND (SIZE NOTED)
⊙	TREE	IPF	IRON PIPE FOUND (SIZE NOTED)
▭	CURB INLET (SINGLE)	MNF	MAG NAIL FOUND
▭▭	CURB INLET (DOUBLE)	CMF	CONCRETE MONUMENT FOUND
▭▭▭	CURB INLET (TRIPLE)	PKF	P.K. NAIL FOUND
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LINE TYPE LEGEND

———	BOUNDARY LINE
——— — — ———	ADJACENT PROPERTY LINE
— — — — —	EASEMENT LINE
— — — — —	M.B.S.L. LINE
——— W ———	WATER LINE
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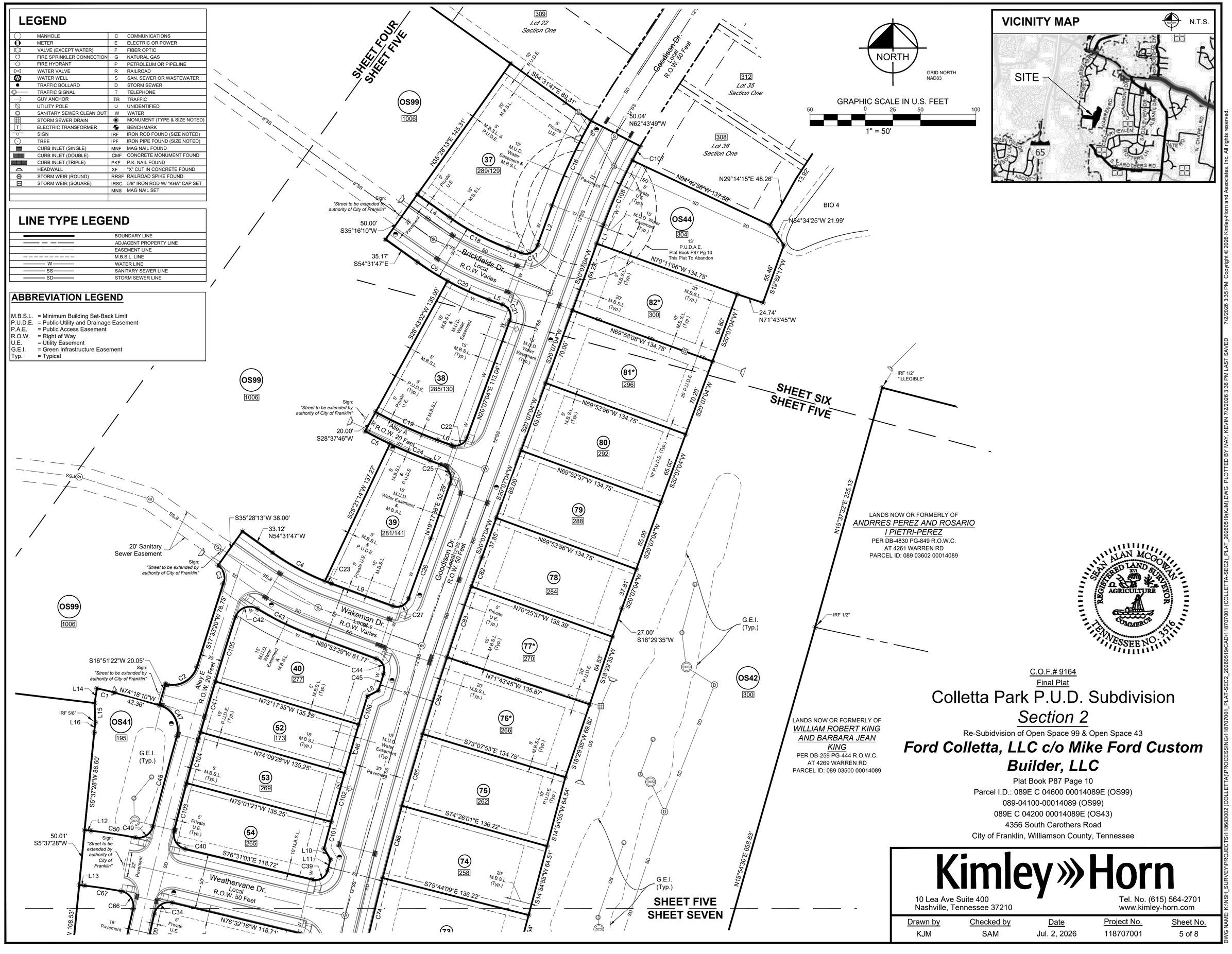

VICINITY MAP

N.T.S.

LANDS NOW OR FORMERLY OF
ANDRRES PEREZ AND ROSARIO I PIETRI-PEREZ
PER DB-4830 PG-849 R.O.W.C.
AT 4261 WARREN RD
PARCEL ID: 089 03602 00014089

LANDS NOW OR FORMERLY OF
WILLIAM ROBERT KING AND BARBARA JEAN KING
PER DB-259 PG-444 R.O.W.C.
AT 4269 WARREN RD
PARCEL ID: 089 03500 00014089

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

C.O.F.# 9164
Final Plat

Colletta Park P.U.D. Subdivision

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Ford Colletta, LLC c/o Mike Ford Custom Builder, LLC

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089-04100-00014089 (OS99)
089E C 04200 00014089E (OS43)
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LEGEND

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	METER	E	ELECTRIC OR POWER
	VALVE (EXCEPT WATER)	F	FIBER OPTIC
	FIRE SPRINKLER CONNECTION	G	NATURAL GAS
	FIRE HYDRANT	P	PETROLEUM OR PIPELINE
	WATER VALVE	R	RAILROAD
W	WATER WELL	S	SAN. SEWER OR WASTEWATER
	TRAFFIC BOLLARD	D	STORM SEWER
	TRAFFIC SIGNAL	T	TELEPHONE
	GUY ANCHOR	TR	TRAFFIC
	UTILITY POLE	U	UNIDENTIFIED
	SANITARY SEWER CLEAN OUT	W	WATER
	STORM SEWER DRAIN		MONUMENT (TYPE & SIZE NOTED)
T	ELECTRIC TRANSFORMER		BENCHMARK
	SIGN	IRF	IRON ROD FOUND (SIZE NOTED)
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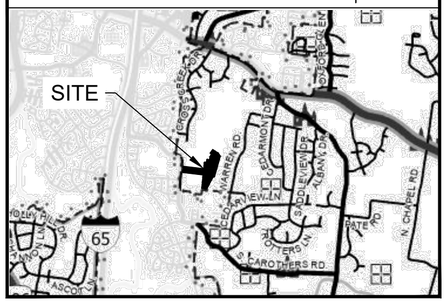
VICINITY MAP

N.T.S.



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Typ.	= Typical

NORTH

GRAPHIC SCALE IN U.S. FEET
50 0 25 50 100
1" = 50'

GRID NORTH
NAD83

SEAN ALAN MCGOWAN
REGISTERED LAND SURVEYOR
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TENNESSEE NO. 3516

C.O.F.# 9164

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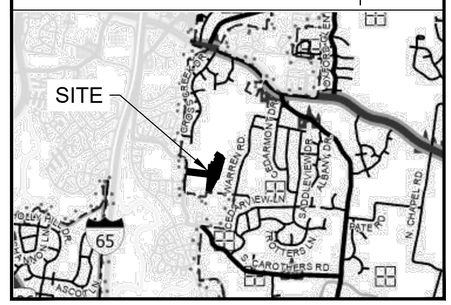
GRAPHIC SCALE IN U.S. FEET
50 0 25 50 100
1" = 50'

NORTH

GRID NORTH
NAD83

VICINITY MAP

N.T.S.



LEGEND

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Typ. = Typical

LANDS NOW OR FORMERLY OF
WILMA JUNE ANDERSON TRUST
PER DB-6677 PG- 862 R.O.W.C.
AT 4352 S. Carothers Road
PARCEL ID: 089 04200 00014089

LANDS NOW OR FORMERLY OF
WILLIAM ROBERT KING AND BARBARA JEAN KING
PER DB-259 PG-444 R.O.W.C.
AT 4269 WARREN RD
PARCEL ID: 089 03500 00014089

LANDS NOW OR FORMERLY OF
JAMES G AND MARITA HEITHCOCK
PER DB-N/A R.O.W.C., TN.
AT 4364 S. Carothers Road
PARCEL ID: 089 04000 00014089

LANDS NOW OR FORMERLY OF
BERNHARD AND ANNEMIE RIEDEL
PER DB-4447 PG-540 R.O.W.C., TN.
AT 4372 S. Carothers Road
PARCEL ID: 089 03900 00014089

LANDS NOW OR FORMERLY OF
JERRY ADISON MOORE JR AND JENNIFER CAROL MOORE
PER DB-N/A R.O.W.C.
AT 4283WARREN RD
PARCEL ID: 089 03608 00014089

SHEET FIVE
SHEET SEVEN

SHEET THREE
SHEET SEVEN

SHEET SEVEN
SHEET EIGHT

Weathervane Dr.
Local
R.O.W. 50 Feet

Alley E
R.O.W. 20 Feet

Goodison Dr.
Local
R.O.W. 50 Feet

Silver Brook Dr.
Local
R.O.W. Varies

Un-Named Tributary to Hatpeth River

Additional Mitigated Riparian Buffer Zone 2
2,237 Sq. Ft.,
width varies

Additional Mitigated Riparian Buffer Zone 2
398 Sq. Ft.,
width varies

Additional Mitigated Riparian Buffer Zone 2
1,020 Sq. Ft.,
width varies

30' Riparian Buffer Zone 2

30' Riparian Buffer Zone 1

Sign: "Street to be extended by authority of City of Franklin"

Sign: "Street to be extended by authority of City of Franklin"

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C.O.F.# 9164
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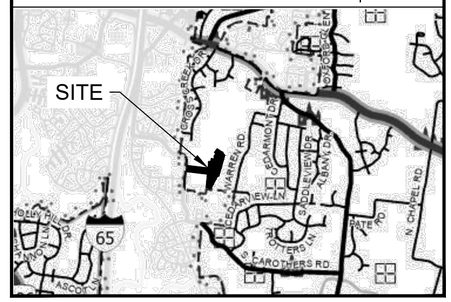
VICINITY MAP

N.T.S.



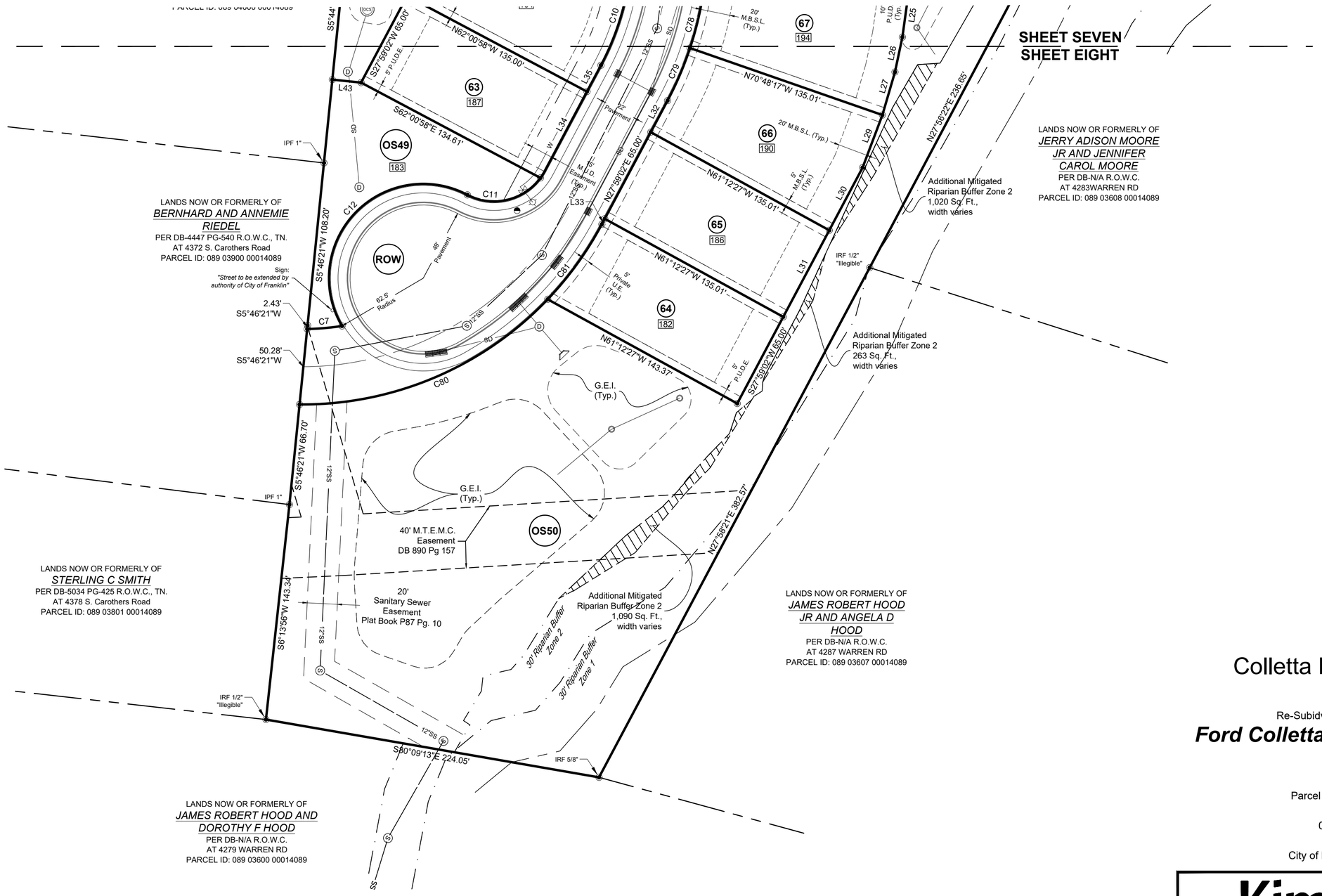
NORTH

GRID NORTH
NAD83

GRAPHIC SCALE IN U.S. FEET

50 0 25 50 100

1" = 50'



LEGEND

	MANHOLE	C	COMMUNICATIONS
	METER	E	ELECTRIC OR POWER
	VALVE (EXCEPT WATER)	F	FIBER OPTIC
	FIRE SPRINKLER CONNECTION	G	NATURAL GAS
	FIRE HYDRANT	P	PETROLEUM OR PIPELINE
	WATER VALVE	R	RAILROAD
W	WATER WELL	S	SAN. SEWER OR WASTEWATER
	TRAFFIC BOLLARD	D	STORM SEWER
	TRAFFIC SIGNAL	T	TELEPHONE
	GUY ANCHOR	TR	TRAFFIC
	UTILITY POLE	U	UNIDENTIFIED
	SANITARY SEWER CLEAN OUT	W	WATER
	STORM SEWER DRAIN		MONUMENT (TYPE & SIZE NOTED)
T	ELECTRIC TRANSFORMER		BENCHMARK
	SIGN	IRF	IRON ROD FOUND (SIZE NOTED)
	TREE	IPF	IRON PIPE FOUND (SIZE NOTED)
	CURB INLET (SINGLE)	MNF	MAG NAIL FOUND
	CURB INLET (DOUBLE)	CMF	CONCRETE MONUMENT FOUND
	CURB INLET (TRIPLE)	PKF	P.K. NAIL FOUND
	HEADWALL	XF	"X" CUT IN CONCRETE FOUND
	STORM WEIR (ROUND)	RRSF	RAILROAD SPIKE FOUND
	STORM WEIR (SQUARE)	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
		MNS	MAG NAIL SET

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	M.B.S.L. LINE
W	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE

ABBREVIATION LEGEND

M.B.S.L.	= Minimum Building Set-Back Limit
P.U.D.E.	= Public Utility and Drainage Easement
P.A.E.	= Public Access Easement
R.O.W.	= Right of Way
U.E.	= Utility Easement
G.E.I.	= Green Infrastructure Easement
Typ.	= Typical

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

C.O.F.# 9164

Final Plat

Colletta Park P.U.D. Subdivision

Section 2

Re-Subidvision of Open Space 99 & Open Space 43

Ford Colletta, LLC c/o Mike Ford Custom Builder, LLC

Plat Book P87 Page 10
Parcel I.D.: 089E C 04600 00014089E (OS99)
089-04100-00014089 (OS99)
089E C 04200 00014089E (OS43)
4356 South Carothers Road
City of Franklin, Williamson County, Tennessee

Kimley»Horn
10 Lea Ave Suite 400
Nashville, Tennessee 37210
Tel. No. (615) 564-2701
www.kimley-horn.com

Drawn by	Checked by	Date	Project No.	Sheet No.
KJM	SAM	Jul. 2, 2026	118707001	8 of 8

7/2/2026 3:35 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved.

DWG NAME: K:\NSH_SURVEY\PROJECTS\118683002 (COLLETTA)\PROCESSING\118707001_PLAT-SEC2_20260519(CAD)\118707001 (COLLETTA-SEC2)_PLAT_20260519(KJM).DWG PLOTTED BY MAY, KEVIN 7/2/2026 3:36 PM LAST SAVED

COF no: 9164

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Engineering - Final Plat

General Issues

12. 0. General Information

lance.fittro@franklintn.gov	Applicant shall ensure that any modifications to the site plan [COF #9044] are reflected on the final plat. The final plat shall match the site plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

Parks

General Issues

1. Add note to plan sets

kevinl@franklintn.gov	Sean, Please remove the parkland information you have placed on the plat as we have this in our contract already, insert the info below in bold as this is simple and states what we require to be seen on plat. _____ **Parkland Impact Fees** **Quad 2** **259 units x $4,304= $1,114,736** **25% of fees or $278,684 due at first plat** **Plus the number of units being requested with plat at $3,228 each.** **75% or $836,052 will be collected at the pro-rated price of $3,228 as plats are submitted.** _____ The Parkland Impact Fees are due at the final plat. *Until these fees are collected, "Conditional Approval" will be the comment, and the plat cannot be recorded. It will be held at One Stop or "Failed" until the Parkland Impact Fees are received.* *Please contact Alex Bearden for an appointment in Building and Neighborhood Services to make payment.* *Applicant shall bring the Parkland Invoice with the payment to BNS at City Hall, alex.bearden@franklintn.gov 615-721-9103 The invoice has been uploaded to IDT for review.

[Edited By Kevin Lindsey]

Performance Agreement and Surety

General Issues

3. Engineering Sureties

kevin.long@franklintn.gov

Any unposted sureties associated with this development from site plan: **COF #8880 (Colletta Park PUD 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 for COF 8880 have not been posted

Stormwater

General Issues

11. Plats

jeff.willoughby@franklintn.gov

The mitigation sqft does not match that of the most recent site plan 9044.

City of Franklin

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

File #: 26-0908

DATE: 7/23/2026

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:

The Preserve At Sheridan PUD Subdivision, Final Plat, Creating 15 Residential Lots And 10 Open Space Lots, And Dedicating Right-Of-Way And Easements, On 52.60 Acres, Located At 2247 S Berrys Chapel Road. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 9171
Applicant: Isaac Macon, Pape-Dawson
Owner: DRB Preservation Trust, David Blackburn (Representative)

BACKGROUND/STAFF COMMENTS:
The final plat creates 15 residential lots and 10 open space lots, and dedicates right-of-way and easements. The corresponding site plan amendment was approved in May 2026, and both the final plat and the site plan are consistent with the Development Plan. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission.

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

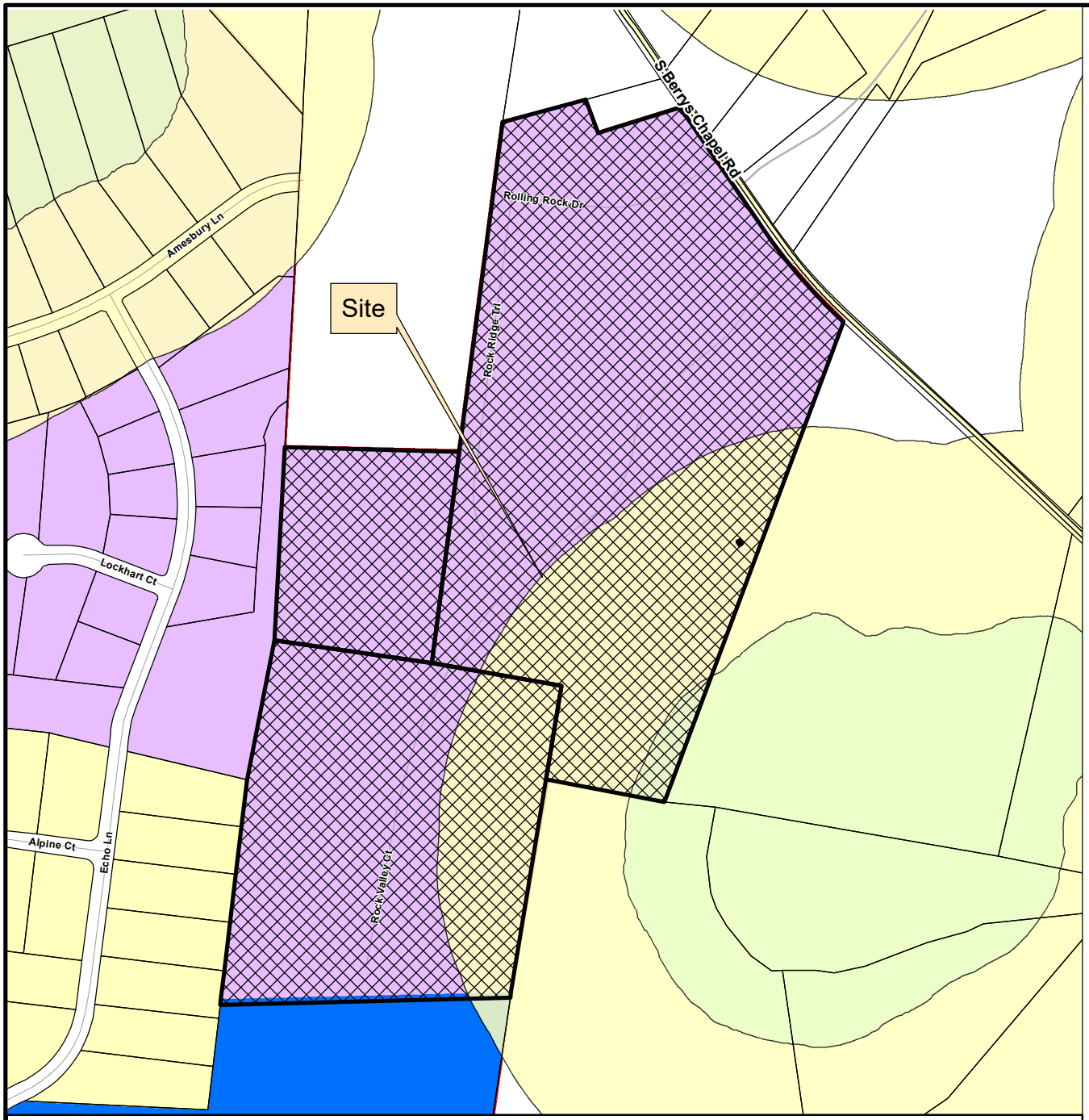
department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of The Preserve At Sheridan PUD Subdivision, Final Plat. The conditions are attached.



THE PRESERVE AT SHERIDAN PUD SUBDIVISION FINAL PLAT

Project Information

Existing Zoning: Planned (PD 0.30) District
Overlay Districts: HHO, 500' Buffer of Hillside Overlay
Site Acreage: 52.60 acres
Total Number of Lots: 25

Legend

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

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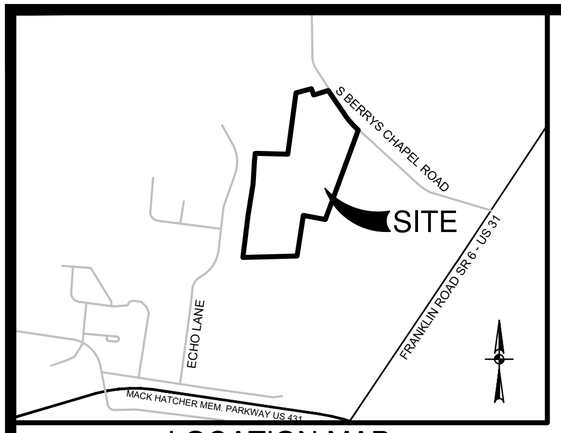
N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE



LOCATION MAP

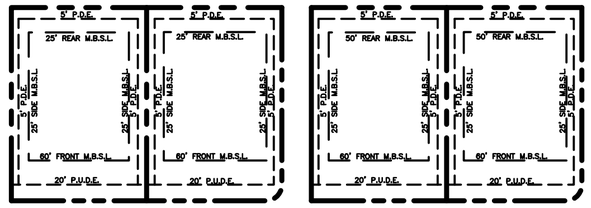
NOT–TO–SCALE

DEED REFERENCES

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO DRB PRESERVATION TRUST BY WARRANTY DEED OF RECORD IN DEED BOOK 9098, PAGE 92, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

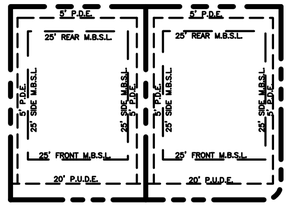
PROPERTY MAP REFERENCE

BEING PARCEL NUMBERS 081.00, 084.09, AND 084.11 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 052



LOTS 3, 5, & 6 LAYOUT
(UNLESS SHOWN OTHERWISE)

LOTS 4, & 8-13 LAYOUT
(UNLESS SHOWN OTHERWISE)



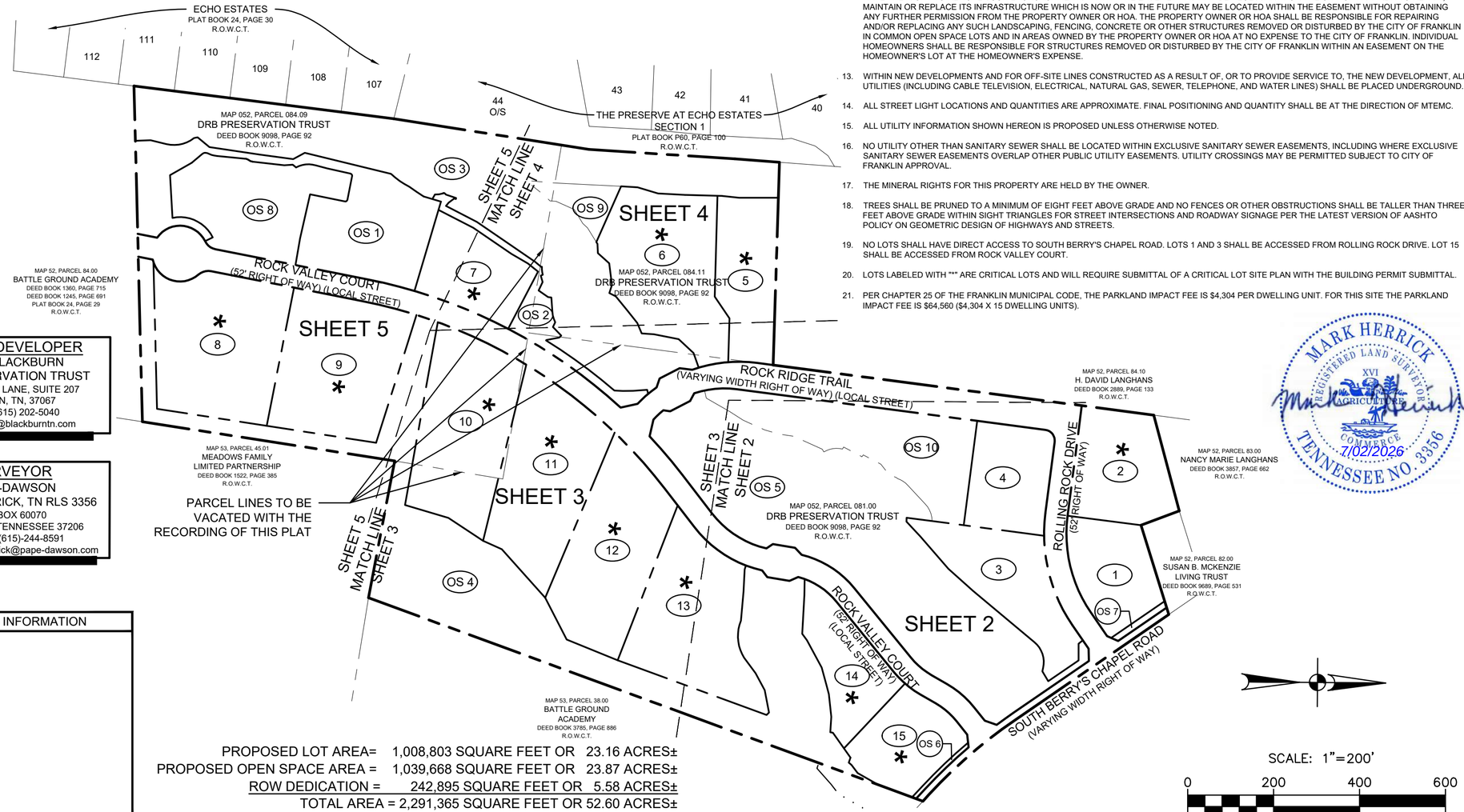
LOTS 1, 2, 7, 14, & 15 LAYOUT
(UNLESS SHOWN OTHERWISE)

TYPICAL LOT LAYOUTS

(NOT TO SCALE)

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE FIFTEEN RESIDENTIAL LOTS, TEN OPEN SPACE LOTS AND DEDICATE RIGHT OF WAY AND EASEMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
3. THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT - (PD 0.30).
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0203H, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2024, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470206, PANEL NO. 0203, SUFFIX H AND COMMUNITY NO. 470204, PANEL NO. 0203, SUFFIX H, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD.
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
6. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
7. ALL OPEN SPACES SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
8. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA. DETAILS OF THESE REQUIREMENTS ARE OUTLINED IN THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES RECORDED WITH THE WILLIAMSON COUNTY REGISTER OF DEEDS OFFICE.
9. 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.
10. GREEN INFRASTRUCTURE EASEMENTS ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
11. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE. THIS SITE HAS A PRESCRIPTIVE RIPARIAN BUFFER MANAGEMENT PLAN THAT ALLOWS FOR ONE (1) ANNUAL MOWING OF THE RIPARIAN BUFFER IN OR AROUND THE LAST WEEK OF APRIL/FIRST WEEK OF MAY TO A HEIGHT NO LESS THAN 8-10" TO PERPETUATE THE NATIVE RIPARIAN MEADOW ECOSYSTEM. THE DETAILS OF THIS CAN BE FOUND IN THE RECORDED IMA/LTMP. AT ANY TIME, IF THIS MANAGEMENT PRESCRIPTION CHANGES OR CEASES TO BE FOLLOWED, THIS ANNUAL MOWING SHALL CEASE PER FMC23-107. ANY MOWING OTHER THAN THIS ANNUAL MOWING IS PROHIBITED AND SUBJECTIVE TO ENFORCEMENT PER FMC23-111.
12. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
13. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
14. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
15. ALL UTILITY INFORMATION SHOWN HEREON IS PROPOSED UNLESS OTHERWISE NOTED.
16. NO UTILITY OTHER THAN SANITARY SEWER SHALL BE LOCATED WITHIN EXCLUSIVE SANITARY SEWER EASEMENTS, INCLUDING WHERE EXCLUSIVE SANITARY SEWER EASEMENTS OVERLAP OTHER PUBLIC UTILITY EASEMENTS. UTILITY CROSSINGS MAY BE PERMITTED SUBJECT TO CITY OF FRANKLIN APPROVAL.
17. THE MINERAL RIGHTS FOR THIS PROPERTY ARE HELD BY THE OWNER.
18. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
19. NO LOTS SHALL HAVE DIRECT ACCESS TO SOUTH BERRY'S CHAPEL ROAD. LOTS 1 AND 3 SHALL BE ACCESSED FROM ROLLING ROCK DRIVE. LOT 15 SHALL BE ACCESSED FROM ROCK VALLEY COURT.
20. LOTS LABELED WITH "*" ARE CRITICAL LOTS AND WILL REQUIRE SUBMITTAL OF A CRITICAL LOT SITE PLAN WITH THE BUILDING PERMIT SUBMITTAL.
21. PER CHAPTER 25 OF THE FRANKLIN MUNICIPAL CODE, THE PARKLAND IMPACT FEE IS $4,304 PER DWELLING UNIT. FOR THIS SITE THE PARKLAND IMPACT FEE IS $64,560 ($4,304 X 15 DWELLING UNITS).



SCALE: 1"=200'

0 200 400 600

OWNER/ DEVELOPER
DAVID BLACKBURN
DRB PRESERVATION TRUST
381 MALLORY LANE, SUITE 207
FRANKLIN, TN, 37067
PHONE: (615) 202-5040
EMAIL: david@blackburntn.com

SURVEYOR
PAPE-DAWSON
MARK HERRICK, TN RLS 3356
P.O. BOX 60070
NASHVILLE, TENNESSEE 37206
PHONE: (615)-244-8591
EMAIL: mark.herrick@pape-dawson.com

RECORDER'S INFORMATION

PROPOSED LOT AREA= 1,008,803 SQUARE FEET OR 23.16 ACRES±
PROPOSED OPEN SPACE AREA = 1,039,668 SQUARE FEET OR 23.87 ACRES±
ROW DEDICATION = 242,895 SQUARE FEET OR 5.58 ACRES±
TOTAL AREA = 2,291,365 SQUARE FEET OR 52.60 ACRES±

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 9098, PAGE 92, REGISTERS OFFICE OF WILLIAMSON COUNTY TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RE-SUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY.

DRB PRESERVATION TRUST

AUTHORIZED SIGNATURE 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 22ND DAY OF APRIL, 2026.

7/2/2026

MARK HERRICJ TN RLS NO. 3356 DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT:(1) THE SEWER SYSTEM DESIGNATED IN THE PRESERVE AT SHERIDAN SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT:(1) THE WATER SYSTEM DESIGNATED IN THE PRESERVE AT SHERIDAN SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE MALLORY VALLEY UTILITY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEM.

MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF MTEMC

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

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION DATE

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

I HEREBY CERTIFY THAT:(A) THE STREETS, DRAINAGE, SIDEWALKS AND GREEN INFRASTRUCTURE DESIGNATED IN THE PRESERVE AT SHERIDAN SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (B) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, $_____ FOR SIDEWALKS AND $_____ FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN TENNESSEE

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

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

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

CITY OF FRANKLIN DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

MARK HERRICK
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 3356
7/02/2026

THE PRESERVE AT SHERIDAN PUD SUBDIVISION

FINAL PLAT

2247 S BERRYS CHAPEL ROAD

CITY OF FRANKLIN, 8TH CIVIL DISTRICT OF
WILLIAMSON COUNTY, TENNESSEE
COF 9171
SCALE: 1"=200'
DATE: JULY 02, 2026 JOB NO. 22-0131

SHEET 1 of 6

PAPE–DAWSON
315 WOODLAND STREET P.O. BOX 60070 I NASHVILLE, TN 37206 I 615.244.8591
TENNESSEE A&E PROFESSIONALS FIRM #11104
CONTACT: MARK HERRICK Mark.herrick@pape-dawson.com

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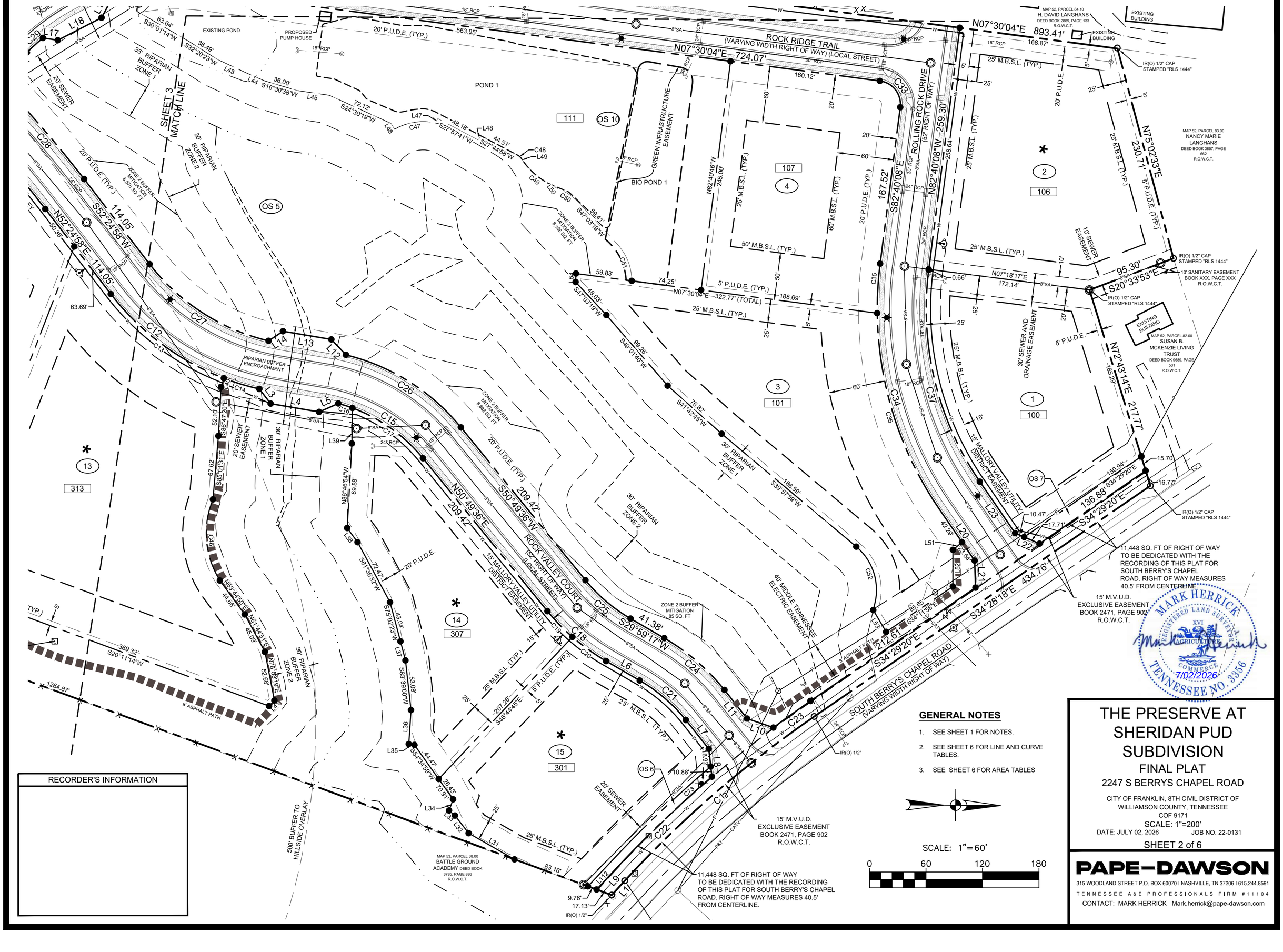

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SHEET 4 MATCHLINE

SHEET 5 MATCHLINE

MATCH LINE SHEET 2

ROCK VALLEY COURT (52' RIGHT OF WAY) (LOCAL STREET)

ROCK RIDGE TRAIL (VARYING WIDTH RIGHT OF WAY) (LOCAL STREET)

PARCEL LINE TO BE ABANDONED WITH THE RECORDING OF THIS PLAT

15' MALLORY VALLEY UTILITY DISTRICT EASEMENT

ZONE 2 BUFFER MITIGATION 4,667 SQ. FT.

RIPARIAN BUFFER ENCROACHMENT

20' SEWER EASEMENT

35' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

ZONE 2 BUFFER MITIGATION 6,576 SQ. FT.

ZONE 2 BUFFER MITIGATION 6,682 SQ. FT.

ZONE 2 BUFFER MITIGATION 8,158 SQ. FT.

EXISTING POND

PROPOSED PUMP HOUSE

POND 1

EXISTING WALL TO REMAIN

PROPOSED CONSERVATION EASEMENT

HILLSIDE OVERLAY

EXISTING CEMETERY TO REMAIN

OS 4

OS 5

MAP 52, PARCEL 84.10
H. DAVID LANGHANS
DEED BOOK 2889, PAGE 133
R.O.W.C.T.

MAP 53, PARCEL 45.01
MEADOWS FAMILY LIMITED PARTNERSHIP
DEED BOOK 1522, PAGE 385
R.O.W.C.T.

MAP 53, PARCEL 38.00
BATTLE GROUND ACADEMY DEED BOOK 3785, PAGE 886
R.O.W.C.T.

MARK HERRICK
REGISTERED LAND SURVEYOR
XVI
STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
COMMERCE
TENNESSEE NO. 3356
7/02/2026

RECORDER'S INFORMATION

SCALE: 1"=60'
0 60 120 180

GENERAL NOTES

1. SEE SHEET 1 FOR NOTES.
2. SEE SHEET 6 FOR LINE AND CURVE TABLES.
3. SEE SHEET 6 FOR AREA TABLES

THE PRESERVE AT SHERIDAN PUD SUBDIVISION

FINAL PLAT

2247 S BERRYS CHAPEL ROAD

CITY OF FRANKLIN, 8TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE
COF 9171
SCALE: 1"=200'
DATE: JULY 02, 2026 JOB NO. 22-0131

SHEET 3 of 6

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 I NASHVILLE, TN 37206 I 615.244.8591
TENNESSEE A&E PROFESSIONALS FIRM #11104
CONTACT: MARK HERRICK Mark.herrick@pape-dawson.com

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RECORDER'S INFORMATION

THE PRESERVE AT ECHO ESTATES SECTION 1
PLAT BOOK P60, PAGE 100
R.O.W.C.T.

THE PRESERVE AT ECHO ESTATES SECTION 1
PLAT BOOK P60, PAGE 100
R.O.W.C.T.

44 O/S

43

42

41

40

N08°55'56"E 459.32'

N03°43'06"E 340.34'

N04°21'52"E 104.38'

IR(O) 1/2" CAP STAMPED "RLS 1444"

RIPARIAN BUFFER ENCROACHMENT

ZONE 2 BUFFER MITIGATION 107 SQ. FT

T-POST

PARCEL LINE TO BE ABANDONED WITH THE RECORDING OF THIS PLAT

RIPARIAN BUFFER ENCROACHMENT

OS 3

SHEET 5 MATCH LINE

L69 L70 L71 L72 L73 L74 L75

N27°17'07"E 81.10'

N27°17'07"E 91.19'

20.05'

ZONE 2 BUFFER MITIGATION 2,875 SQ. FT

N34°28'04"E 110.37'

N31°24'09"E 107.38'

ZONE 2 BUFFER MITIGATION 422 SQ. FT

N30°41'22"E 44.39'

L76 L77 L78 L82

C10

L79 L80 L81 L82 L83 L84 L85

ZONE 2 BUFFER MITIGATION 820 SQ. FT

S62°29'39"E 150.29'

PEDESTRIAN BRIDGE

L101

RIPARIAN BUFFER ENCROACHMENT

S82°56'14"W 50.53'

L100 L99

S50°22'03"W 42.10'

EXISTING POND

L98 L97 L96

S11°04'02"W 58.52'

20' P.U.D.E.

18" RCP

S42°47'01"W 47.42'

L95

C54 C53 C38

L24

N07°30'04"E 893.41'

724.54'

82.72'

L110 L109

N04°56'33"E 47.31'

S38°51'39"W 57.60'

PARCEL LINE TO BE ABANDONED WITH THE RECORDING OF THIS PLAT

N03°03'59"E 94.69'

N02°36'10"E 49.05'

L111 38.46'

N16°59'37"E 49.58'

N03°00'18"E 63.06'

N01°28'51"E 85.49' (TOTAL) 75.43'

N06°14'13"E 40.73'

10.06'

N00°00'53"E 91.29'

ZONE 2 BUFFER MITIGATION 191 SQ. FT

GREEN INFRASTRUCTURE EASEMENT

L107 L106 S24°10'46"W 46.53'

L108 L105 L104 L103 38.73'

OS 9

BIO POND 2

N66°04'41"W 142.07'

4.69'

L102

25'

N88°30'40"W 234.95'

25' M.B.S.L. (TYP.)

20' P.U.D.E.

S88°13'30"E 472.24'

389.52'

MAP 52, PARCEL 84.10
H. DAVID LANGHANS
DEED BOOK 2889, PAGE 133
R.O.W.C.T.

SCALE: 1"=60'

0 60 120 180

GENERAL NOTES

1. SEE SHEET 1 FOR NOTES.
2. SEE SHEET 6 FOR LINE AND CURVE TABLES.
3. SEE SHEET 6 FOR AREA TABLES

MARK HERRICK
REGISTERED LAND SURVEYOR
XVI
TENNESSEE DEPARTMENT OF AGRICULTURE
COMMERCE
TENNESSEE NO. 3356
7/02/2026

7 406

5 124

6 130

OS 2 400

MATCH LINE SHEET 3

C42 C40 C9 C6 C41 C72 C71 C86 C87 C88

8"SA 24" RCP 36" RCP 18" RCP

L90 L89

ZONE 2 BUFFER MITIGATION 4,667 SQ. FT

PARCEL LINE TO BE ABANDONED WITH THE RECORDING OF THIS PLAT

60' M.B.S.L. (TYP.)

60'

ROCK VALLEY COURT (52' RIGHT OF WAY) LOCAL STREET

C10

15' MALLORY VALLEY UTILITY DISTRICT EASEMENT

L91 L92 L93 L94 C56 C57 C39 C27 L26 L25 L55

L29 L28 L16 C29 L17 L18 L19 C31 C32 C30

ROCK RIDGE TRAIL (VARYING WIDTH RIGHT OF WAY) (LOCAL STREET)

N07°30'04"E 724.07'

563.95'

724.54'

EXISTING POND

PROPOSED PUMP HOUSE

20' P.U.D.E. (TYP.)

RIPARIAN BUFFER ENCROACHMENT

63.64'

S30°01'14"W

36.49'

S32°20'23"W

L43 L44 36.00' S16°30'38"W L45 72.12' S24°30'19"W L46 L47 C47 48.18' S27°57'41"W L48 44.51' S27°44'58"W C48 L49 C49 L50 C50 S47°

35' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

20' SEWER EASEMENT

MATCH LINE SHEET 2

POND 1

111

10 407

11 401

OS 5

25' M.B.S.L. (TYP.)

20' P.U.D.E.

422.52' S76°12'16"E

PARCEL LINE TO BE ABANDONED WITH THE RECORDING OF THIS PLAT

20' P.U.D.E.

C11 C28

15' MALLORY VALLEY UTILITY DISTRICT EASEMENT

20' P.U.D.E. (TYP.)

ZONE 2 BUFFER MITIGATION 8,578 SQ. FT

N52°24'58"E 114.05'

S52°24'58"W

50.36'

ZONE 2 BUFFER MITIGATION 8,186 SQ. FT

THE PRESERVE AT SHERIDAN PUD SUBDIVISION

FINAL PLAT

2247 S BERRYS CHAPEL ROAD

CITY OF FRANKLIN, 8TH CIVIL DISTRICT OF
WILLIAMSON COUNTY, TENNESSEE
COF 9171
SCALE: 1"=200'
DATE: JULY 02, 2026 JOB NO. 22-0131

SHEET 4 of 6

PAPE-DAWSON
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RECORDER'S INFORMATION

20' SANITARY EASEMENT BOOK 9648, PAGE 98 R.O.W.C.T.

IR(O) 1/2" CAP STAMPED "E ROBERTS"

IR(O) EROBERTS CAP STAMPED "E ROBERTS"

ECHO ESTATES
PLAT BOOK 24, PAGE 30
R.O.W.C.T.

N07°08'11"E 224.90'
94.47'
130.82'
N07°09'20"E 130.66'
N07°12'38"E 130.44'
N07°18'18"E 123.78'

IR(O) 1/2" CAP STAMPED "E ROBERTS" DISTURBED

IR(O) 1/2"

IR(O) 1/2" CAP STAMPED "RLS 1444"

THE PRESERVE AT ECHO ESTATES SECTION 1
PLAT BOOK P60, PAGE 100
R.O.W.C.T.

44 O/S

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

ZONE 2 BUFFER MITIGATION 903 SQ. FT

ZONE 2 BUFFER MITIGATION 14,136 SQ. FT

ZONE 2 BUFFER MITIGATION 835 SQ. FT

ZONE 2 BUFFER MITIGATION 107 SQ. FT

RIPARIAN BUFFER ENCROACHMENT

N08°55'56"E 459.32'

24"CPP

T-POST

PARCEL LINE TO BE ABANDONED WITH THE RECORDING OF THIS MAP

MATCH LINE SHEET 4

OS 3

ZONE 2 BUFFER MITIGATION 191 SQ. FT

L109 L110 N04°56'33"E 47.31' N03°03'59"E 94.69'

57.60' S38°51'39"W L108 L106 S24°10'46"W 46.53'

15" RCP

INFRAS EAS

BIO

L105 L104

20' SANITARY EASEMENT BOOK 9621, PAGE 529 R.O.W.C.T.

L63 N13°45'39"E 37.79' C66 L64 L65 N39°35'34"E 35.85'

N08°27'44"E 117.55'

N07°48'27"E 79.14'

L66

N13°40'30"E 206.48'

N12°34'52"E 55.02'

C64

8' ASPHALT PATH

C67

L67

C68 21.08'

C69

L69 L70 L71 L72 L73 L74 L75

20.05'

N27°17'07"E 81.10'

91.19'

ZONE 2 BUFFER MITIGATION 2,875 SQ. FT

N34°29'04"E 110.37'

N37°24'09"E 107.38'

N30°17'22"E 44.39'

L76 L77 L78 L62

PEDESTRIAN BRIDGE

RIPARIAN BUFFER ENCROACHMENT

L79 L80 L81 L82 L83 L84 L85

ZONE 2 BUFFER MITIGATION 820 SQ. FT

S62°28'38"E 150.29'

C71 L86 L87 L88 L89 L90

ZONE 2 BUFFER MITIGATION 4,087 SQ. FT

OS 2
400

C59 C60 C61 C62 L56 L57 L58 L59 L60

N05°24'20"E 65.25'

N06°22'03"E 73.94'

N29°37'59"W 57.88'

20' SEWER EASEMENT

POND 2

BIO POND 3

OS 8

BIO POND 4

GREEN INFRASTRUCTURE EASEMENT

C63 L61 C65

S78°41'41"E 55.17'

S11°43'04"W 83.32'

105.40' S77°15'52"E

62.89' S80°02'52"E

30" RCP

36" RCP

24" RCP

18" RCP

16" RCP

8" ASPHALT PATH

S88°34'34"W 99.70'

216.72'

S88°34'34"W 782.13'

53.29'

L30 L2

C45 C58 L55 C44 C5 C2 C4

S11°12'35"W 359.48'

ROCK VALLEY COURT
(52' RIGHT OF WAY) (LOCAL STREET)

N11°12'35"E 360.20'

189.79'

196.98'

15' MALLORY VALLEY UTILITY DISTRICT EASEMENT

8"SA

20" P.U.D.E. (TYP.)

170.29'

163.22'

C43 C42 C40 C7 C8 C9 C6

OS 1
418

7
406

OS 1
418

8
419

9
413

10
407

60' M.B.S.L. (TYP.)

25' M.B.S.L. (TYP.)

5' P.U.D.E. (TYP.)

50' M.B.S.L. (TYP.)

328.22' S78°47'25"E

312.24' S72°29'37"E

MATCH LINE SHEET 3

N79°50'27"W 432.64'

S08°48'50"W 616.05' (TOTAL)

257.96'

258.09'

594.33' S08°48'50"W

342.04' S88°34'34"W

384.51'

500' BUFFER TO HILLSIDE OVERLAY

4" WOOD POST

IP(O) 1"

PARCEL LINE TO BE ABANDO

MAP 52, PARCEL 84.00
BATTLE GROUND ACADEMY
DEED BOOK 1360, PAGE 715
DEED BOOK 1245, PAGE 691
PLAT BOOK 24, PAGE 29
R.O.W.C.T.

MAP 53, PARCEL 45.01
MEADOWS FAMILY LIMITED PARTNERSHIP
DEED BOOK 1522, PAGE 385
R.O.W.C.T.

MARK HERRICK
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XVI
TENNESSEE DEPARTMENT OF AGRICULTURE
COMMERCE
TENNESSEE NO. 3356
7/02/2026

SCALE: 1"=60'
0 60 120 180

GENERAL NOTES

1. SEE SHEET 1 FOR NOTES.
2. SEE SHEET 6 FOR LINE AND CURVE TABLES.
3. SEE SHEET 6 FOR AREA TABLES

THE PRESERVE AT SHERIDAN PUD SUBDIVISION

FINAL PLAT

2247 S BERRYS CHAPEL ROAD

CITY OF FRANKLIN, 8TH CIVIL DISTRICT OF
WILLIAMSON COUNTY, TENNESSEE
COF 9171

SCALE: 1"=200'

DATE: JULY 02, 2026 JOB NO. 22-0131

SHEET 5 of 6

PAPE-DAWSON
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G:\22-0131\1-SURVEY\PLAT\FINAL PLAT\22-0131 FINAL PLAT.DWG

LEGEND

IR(O)	IRON ROD (OLD)
●	IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "PAPE DAWSON")
IP(O)	IRON PIPE (OLD)
	FIRE HYDRANT
	WATER VALVE
	HEADWALL
	CATCH BASIN/CURB INLET
	AREA DRAIN
ST	STORM MANHOLE
	SANITARY SEWER MANHOLE
	LIGHT STANDARD
1	LOT NUMBER
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
Ø	UTILITY POLE
Ø→	UTILITY POLE W/ ANCHOR
Ø—	UTILITY POLE W/ LIGHT
—P—	OVERHEAD ELECTRIC POWER LINE
—SA—	SANITARY SEWER LINE
—G—	GAS LINE
—W—	WATER LINE
-X—X-	FENCE
RCP	REINFORCED CONCRETE PIPE
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
123	STREET ADDRESS

LINE TABLE

LINE	BEARING	DISTANCE
L1	S47°43'27"E	20.56'
L2	N11°12'35"E	34.46'
L3	N52°17'24"E	19.74'
L4	N09°36'55"E	52.17'
L5	N23°34'20"W	22.28'
L6	N29°59'17"E	41.38'
L7	N51°25'48"E	39.05'
L8	N83°46'08"E	29.80'
L9	S47°00'55"E	31.02'
L10	S18°57'00"W	29.44'
L11	S51°35'53"W	38.76'
L12	S46°35'57"W	22.58'
L13	S09°36'55"W	52.17'
L14	S33°49'24"E	18.33'
L15	N77°26'23"W	39.93'
L16	N45°15'46"W	8.73'
L17	N08°26'03"E	16.05'
L18	N27°10'05"W	52.21'
L19	N61°49'55"W	20.50'
L20	N55°30'47"E	65.84'
L21	N88°13'14"E	28.75'
L22	S23°24'06"W	28.18'
L23	S55°30'48"W	66.19'
L24	S07°30'04"W	37.35'
L25	S06°28'19"W	29.75'
L26	S27°10'05"E	52.29'
L27	S71°03'24"E	21.78'
L28	S45°15'46"E	8.47'
L29	S12°34'57"E	40.48'
L30	S11°12'35"W	46.12'
L31	S29°42'07"W	56.06'
L32	S52°20'33"W	23.62'
L33	S40°04'33"W	8.33'
L34	N70°07'38"W	12.68'
L35	S08°47'06"W	6.02'
L36	N86°16'35"W	36.17'
L37	S75°17'50"W	20.93'
L38	S53°44'50"W	18.67'
L39	N89°11'55"W	37.72'
L40	S72°51'36"E	9.67'
L41	S46°11'08"E	8.24'
L42	S78°01'23"W	18.06'
L43	S24°55'08"W	32.23'
L44	S23°34'24"W	22.45'
L45	S08°25'39"W	34.52'
L46	S58°56'09"W	7.28'
L47	S59°15'21"E	5.35'
L48	S56°15'40"E	5.26'
L49	S55°00'59"W	4.23'
L50	S55°32'00"W	1.80'
L51	S39°32'12"E	12.67'
L52	N90°00'00"E	38.89'
L53	S59°11'43"W	26.80'
L54	N87°15'50"W	9.00'
L55	N26°22'46"W	20.00'
L56	N40°08'52"W	31.84'

LINE TABLE

LINE	BEARING	DISTANCE
L57	N23°18'34"E	5.09'
L58	N33°26'58"E	1.88'
L59	N03°52'14"W	19.69'
L60	N39°22'42"E	9.99'
L61	N15°07'08"E	27.10'
L62	N38°38'14"E	30.20'
L63	N02°01'37"W	35.45'
L64	N14°35'20"W	4.54'
L65	N10°33'59"W	4.30'
L66	N28°23'16"W	31.01'
L67	N35°06'19"E	20.11'
L68	N60°08'07"W	12.09'
L69	N12°09'30"W	12.91'
L70	N46°05'05"E	5.04'
L71	N18°29'22"E	25.05'
L72	S71°54'58"E	2.41'
L73	S17°58'16"W	3.82'
L74	S36°16'52"E	16.02'
L75	S49°46'44"E	10.13'
L76	N34°34'13"E	54.12'
L77	N39°40'27"E	18.19'
L78	N15°24'21"W	1.85'
L79	S25°09'30"E	5.17'
L80	N74°41'07"E	15.58'
L81	S64°43'37"E	21.60'
L82	N35°10'51"E	4.00'
L83	N35°10'51"E	22.92'
L84	N06°05'24"E	7.81'
L85	N86°17'38"E	33.24'
L86	S63°18'26"E	12.55'
L87	N45°38'29"E	27.99'
L88	S44°07'40"E	6.55'
L89	S10°49'38"E	30.67'
L90	S63°18'26"E	1.17'
L91	N03°38'15"E	19.97'
L92	N01°18'42"W	24.16'
L93	N03°55'47"W	32.56'
L94	N77°43'42"E	9.67'
L95	S70°40'47"W	36.11'
L96	S04°00'15"W	28.56'
L97	S66°45'14"W	26.60'
L98	S51°48'50"W	37.43'
L99	S27°07'16"W	16.73'
L100	N72°28'29"W	20.10'
L101	S42°04'44"W	35.64'
L102	S87°08'09"W	21.69'
L103	S57°53'12"W	43.42'
L104	S44°37'28"W	15.59'
L105	S58°37'36"W	37.76'
L106	S03°34'36"W	13.35'
L107	S16°08'40"W	1.52'
L108	S50°11'44"W	9.73'
L109	N83°32'28"W	4.36'
L110	N13°40'17"E	8.32'
L111	N03°20'29"E	56.48'
L112	S47°00'55"E	34.81'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C1	1180.95'	265.27'	12°52'12"	133.20'	264.71'	S40°56'51"E
C2	65.00'	134.81'	118°49'59"	109.98'	111.92'	N18°12'55"E
C3	65.00'	5.86'	5°09'51"	2.93'	5.86'	N75°02'59"E
C4	65.00'	129.05'	113°45'07"	99.62'	108.87'	N15°35'29"E
C5	34.86'	31.49'	51°45'00"	16.91'	30.43'	N15°26'44"W
C6	1174.00'	844.33'	41°12'24"	441.35'	826.25'	N31°48'47"E
C7	1174.00'	129.02'	6°17'48"	64.57'	128.95'	N14°21'29"E
C8	1174.00'	52.34'	2°33'15"	26.17'	52.33'	N18°47'00"E
C9	1174.00'	228.87'	11°10'11"	114.80'	228.51'	N25°38'44"E
C10	1174.00'	260.17'	12°41'51"	130.62'	259.64'	N37°34'45"E
C11	1174.00'	173.93'	8°29'18"	87.12'	173.77'	N48°10'19"E
C12	276.00'	191.02'	39°39'19"	99.52'	187.23'	N32°35'19"E
C13	276.00'	151.63'	31°28'39"	77.78'	149.73'	N36°40'39"E
C14	276.00'	39.39'	8°10'40"	19.73'	39.36'	N16°51'00"E
C15	174.00'	108.80'	35°49'38"	56.25'	107.04'	N32°54'47"E
C16	174.00'	15.71'	5°10'17"	7.86'	15.70'	N17°35'07"E
C17	174.00'	93.10'	30°39'20"	47.69'	91.99'	N35°29'56"E
C18	226.00'	82.20'	20°50'20"	41.56'	81.75'	N40°24'26"E
C19	226.00'	38.10'	9°39'36"	19.10'	38.06'	N45°59'48"E
C20	226.00'	44.09'	11°10'43"	22.12'	44.02'	N35°34'38"E
C21	174.00'	64.89'	21°21'57"	32.82'	64.51'	N40°40'15"E
C22	1246.73'	140.40'	6°27'09"	70.28'	140.33'	S43°47'21"E
C23	1246.73'	48.51'	2°13'46"	24.26'	48.51'	S35°36'13"E
C24	226.00'	84.88'	21°31'07"	42.95'	84.38'	S40°44'50"W
C25	174.00'	63.28'	20°50'20"	32.00'	62.94'	S40°24'26"W
C26	226.00'	146.83'	37°13'29"	76.11'	144.26'	S32°12'52"W
C27	224.00'	153.38'	39°14'00"	79.84'	150.40'	S32°47'59"W
C28	1226.00'	117.04'	5°28'11"	58.56'	116.99'	S49°40'53"W
C29	224.00'	23.10'	5°54'35"	11.56'	23.09'	N42°18'29"W
C30	224.00'	100.56'	25°43'14"	51.14'	99.71'	N05°21'33"W
C31	224.00'	24.88'	6°21'51"	12.45'	24.87'	S15°02'14"E
C32	224.00'	75.67'	19°21'23"	38.20'	75.31'	N02°10'37"W
C33	25.00'	39.20'	89°49'48"	24.93'	35.30'	N52°24'58"E
C34	376.01'	274.61'	41°50'40"	143.75'	268.55'	N76°24'32"E
C35	375.93'	32.57'	4°57'50"	16.29'	32.56'	S85°09'03"E
C36	376.01'	221.87'	33°48'30"	114.27'	218.67'	N72°23'27"E
C37	324.00'	236.63'	41°50'41"	123.87'	231.40'	S76°24'31"W

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C38	325.89'	153.42'	26°58'21"	78.16'	152.00'	S05°59'06"E
C39	276.00'	50.10'	10°24'01"	25.12'	50.03'	S40°03'46"E
C40	1226.00'	669.54'	31°17'25"	343.35'	661.25'	S26°51'18"W
C41	1226.00'	318.36'	14°52'41"	160.08'	317.46'	S34°57'42"W
C42	1226.00'	235.61'	11°00'40"	118.17'	235.25'	S22°01'02"W
C43	1226.00'	113.45'	5°18'07"	56.77'	113.41'	S13°51'38"W
C44	34.98'	32.19'	52°43'44"	17.34'	31.07'	S37°16'17"W
C45	65.00'	134.81'	118°49'59"	109.98'	111.92'	S04°12'15"W
C46	94.29'	89.88'	54°36'53"	48.68'	86.51'	N85°03'30"E
C47	60.00'	44.86'	42°50'03"	23.53'	43.82'	S08°52'14"E
C48	10.00'	4.76'	27°16'01"	2.43'	4.71'	S41°22'58"W
C49	74.00'	43.10'	33°22'26"	22.18'	42.50'	S38°19'46"W
C50	60.00'	29.24'	27°55'19"	14.92'	28.95'	S33°05'40"W
C51	58.13'	43.89'	43°15'12"	23.05'	42.85'	S67°58'38"W
C52	60.00'	66.33'	63°20'43"	37.02'	63.01'	S71°38'21"W
C53	325.89'	67.83'	11°55'34"	34.04'	67.71'	S01°32'17"W
C54	325.89'	69.92'	12°17'32"	35.09'	69.78'	S10°34'16"E
C55	325.89'	15.67'	2°45'15"	7.83'	15.66'	S18°05'39"E
C56	276.00'	24.96'	5°10'54"	12.49'	24.95'	S37°27'12"E
C57	276.00'	25.14'	5°13'07"	12.58'	25.13'	S42°39'13"E
C58	85.00'	112.22'	75°38'37"	65.99'	104.25'	S25°47'56"W
C59	11.06'	12.67'	65°37'14"	7.13'	11.98'	N09°35'38"W
C60	59.00'	18.44'	17°54'14"	9.29'	18.36'	N14°21'27"E
C61	21.00'	10.28'	28°02'38"	5.24'	10.18'	N19°25'39"E
C62	17.00'	7.89'	26°35'34"	4.02'	7.82'	N20°09'11"E
C63	60.56'	47.83'	45°14'58"	25.24'	46.60'	N05°31'32"W
C64	5.50'	8.52'	88°43'27"	5.38'	7.69'	N56°56'36"E
C65	5.56'	7.59'	78°10'49"	4.52'	7.01'	S39°36'17"E
C66	75.00'	67.91'	51°52'44"	36.48'	65.61'	N12°10'43"W
C67	176.28'	52.39'	17°01'37"	26.39'	52.19'	N35°13'21"E
C68	313.92'	20.12'	3°40'23"	10.07'	20.12'	N33°30'33"E
C69	59.75'	9.66'	9°16'03"	4.84'	9.65'	N03°45'52"W
C70	60.00'	18.82'	17°58'07"	9.49'	18.74'	N83°34'10"E
C71	60.00'	25.50'	24°21'07"	12.95'	25.31'	N74°07'04"E
C72	1246.14'	197.13'	9°03'49"	98.77'	196.92'	N36°14'01"E
C73	1255.73'	147.55'	6°43'57"	73.86'	147.47'	S43°38'57"E

LOT AREA TABLE

LOT	SQ.FT.±	ACRES±
1	43764.34	1.00
2	54990.77	1.26
3	60641.10	1.39
4	45261.96	1.04
5	49733.04	1.14
6	87749.32	2.01
7	43622.91	1.00
8	95510.41	2.19
9	88456.92	2.03
10	88443.22	2.03
11	88516.22	2.03
12	87691.98	2.01
13	87355.02	2.01
14	43455.23	1.00
15	43610.25	1.00

OPEN SPACE TABLE

OPEN SPACE	SQ.FT.±	ACRES±
OS 1	94230.50	2.16
OS 2	21932.89	0.50
OS 3	264667.20	6.08
OS 4	253651.99	5.82
OS 5	241455.35	5.54
OS 6	1592.04	0.04
OS 7	2158.60	0.05
OS 8	67925.24	1.56
OS 9	12673.56	0.29
OS 10	79380.25	1.82

MARK HERRICK
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 3356
7/02/2026

RECORDER'S INFORMATION

THE PRESERVE AT SHERIDAN PUD SUBDIVISION

FINAL PLAT

2247 S BERRYS CHAPEL ROAD

CITY OF FRANKLIN, 8TH CIVIL DISTRICT OF
WILLIAMSON COUNTY, TENNESSEE
COF 9171

SCALE: 1"=200'

DATE: JULY 02, 2026 JOB NO. 22-0131

SHEET 6 of 6

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 I NASHVILLE, TN 37206 I 615.244.8591
TENNESSEE A&E PROFESSIONALS FIRM #11104
CONTACT: MARK HERRICK Mark.herrick@pape-dawson.com

G:\22-0131\1-SURVEY\PLAT\FINAL PLAT\22-0131 FINAL PLAT.DWG

COF no: 9171

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering

General Issues

11. Streets

joe.marlo@franklintn.gov

Not all streets have been labeled with their classification.

Applicant shall label City of Franklin functional street classification (Local Street, Major/Minor Collector, Major/Minor Arterial) for all streets on the drawings.

For reference:

- Rolling Rock Drive is a 'Local' street
- South Berry's Chapel Road is a 'Minor Collector'

Engineering - Final Plat

General Issues

20. 0. General Information

lance.fittro@franklintn.gov

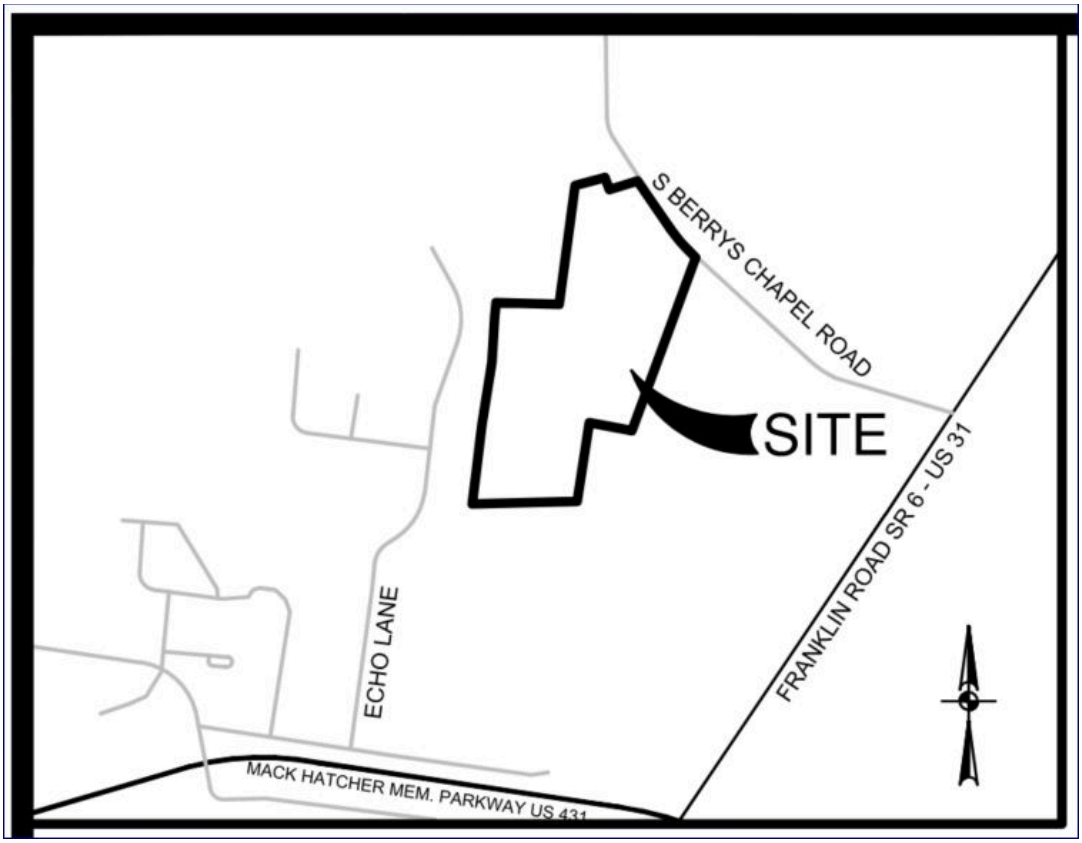
Applicant shall ensure that any modifications to the site plan [COF #8888] are reflected on the final plat. The final plat shall match the site plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

21. No Gray Scale

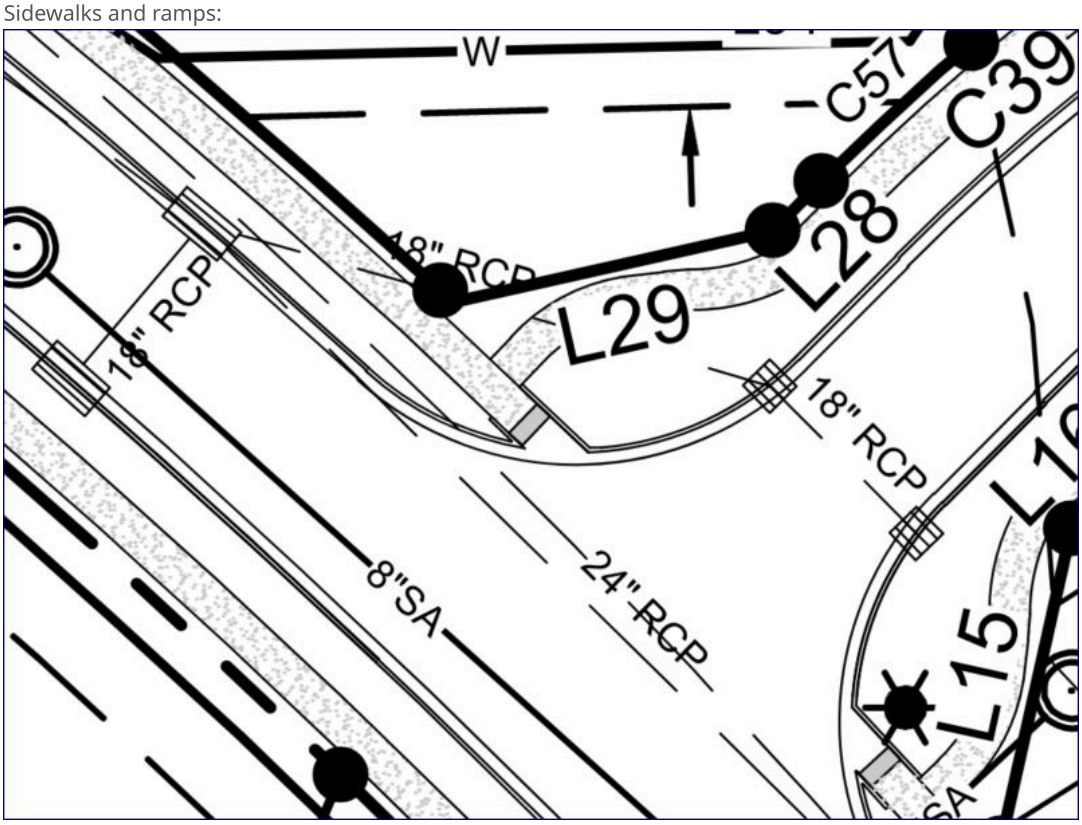
lance.fittro@franklintn.gov

The previous comment has not been fully-addressed. Applicant shall provide all "black" line work on the plat to facilitate reproduction from the recorded mylar.

In the vicinity map:



Sidewalks and ramps:



Planning

General Issues

16. FFO

ariella.stanford@franklintn.gov	Apologies, I meant the HHO, but it looks like the HHO and 500' buffer of HHO have now been added to most sheets. However, the HHO has not been added to the first sheet. Applicant shall add the boundaries of the HHO and the 500' buffer of hillside to Sheet 1 and add the overlays to the General Notes.

Stormwater

General Issues

19. Plats

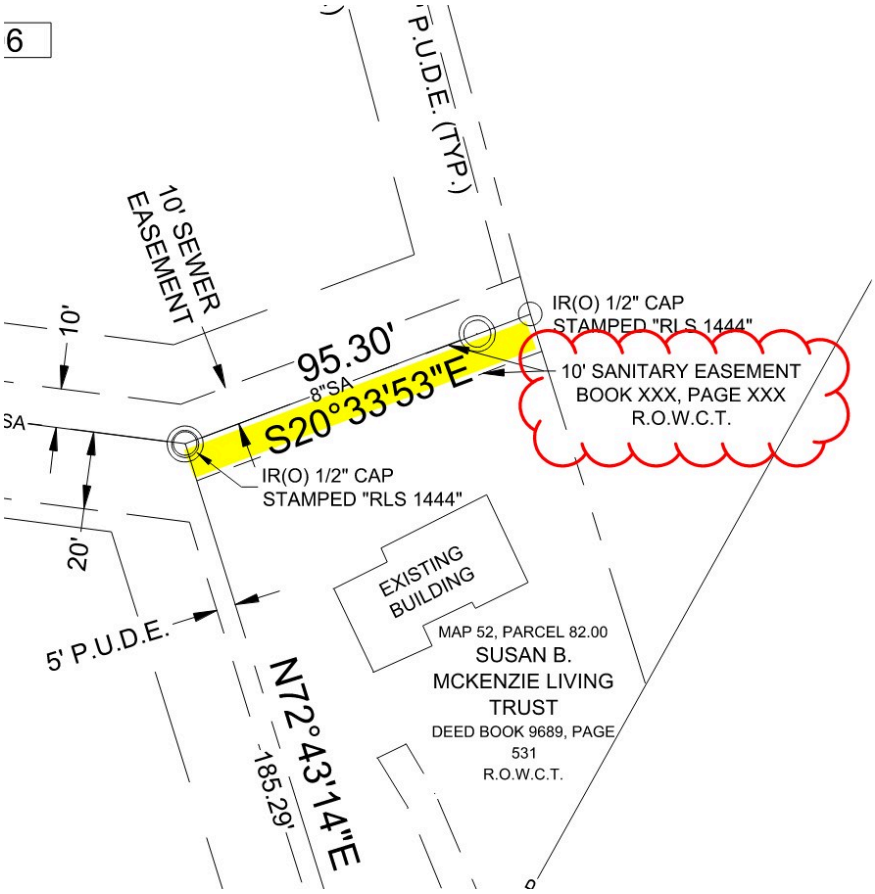
jeff.willoughby@franklintn.gov	1. Can you please use a hatching to identify the extents of the mitigation areas better. 2. Please include "riparian" in the mitigation labeling so we know what kind of buffer we are mitigating. 3. Use another style hatching to differentiate the wetland areas. [Edited By Jeff Willoughby]

Water/Sewer

General Issues

1. Sanitary Sewer Easement

ben.mcneil@franklintn.gov	Where the sanitary sewer was extended along lot 2 and 2237 S Berry's Chapel rd, the sewer easement on the property must be finalized and deed book and page added to final plat showing easement information. This must be provided prior to final approval plat for recording.


6
P.U.D.E. (TYP.)
10' SEWER EASEMENT
10'
95.30'
8"SA
S20°33'53"E
IR(O) 1/2" CAP
STAMPED "RLS 1444"
10' SANITARY EASEMENT
BOOK XXX, PAGE XXX
R.O.W.C.T.
IR(O) 1/2" CAP
STAMPED "RLS 1444"
20'
5' P.U.D.E.
EXISTING BUILDING
MAP 52, PARCEL 82.00
SUSAN B. MCKENZIE LIVING TRUST
DEED BOOK 9689, PAGE 531
R.O.W.C.T.
N72°43'14"E
185.29'

City of Franklin

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

File #: 26-0909

DATE: 7/23/2026

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 71, Creating 9 Residential Lots And 1 Open Space Lot, Revising One Open Space Lot, And Dedicating Easements, On 3.76 Acres, Located Between Kathryn Avenue, Championship Boulevard And Boyd Mill Pike. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 9163
Applicant: Matt Shallcross, Southern Land Company, LLC
Owner: Westhaven Owner, LP, Brian Sewell (Representative)

BACKGROUND/STAFF COMMENTS:
The final plat creates 9 residential lots and 1 open space lot, revises 1 open space lot, and dedicates easements. The corresponding site plan was approved with conditions on the May 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.

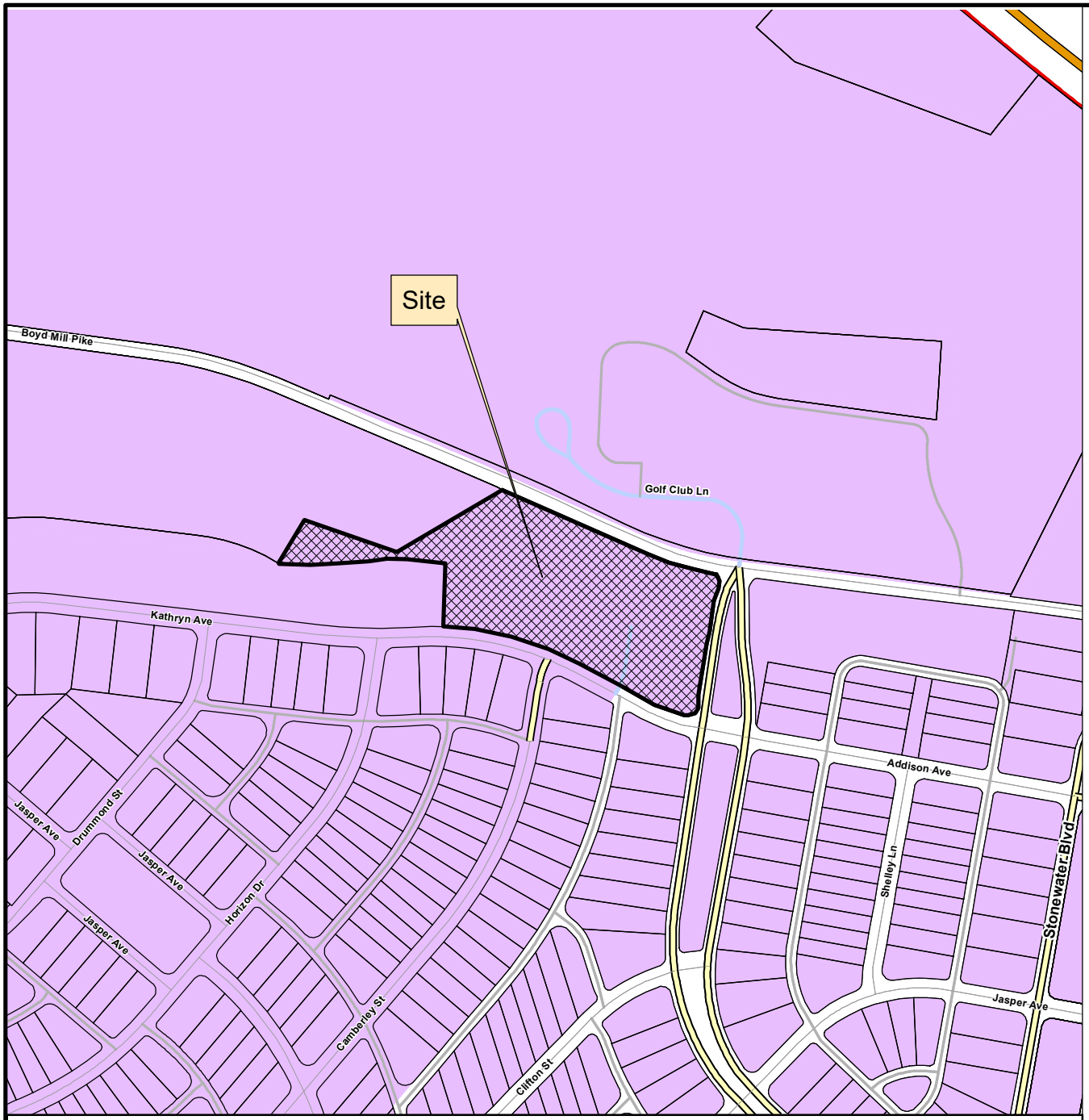
2. The City's project identification number shall be included in all correspondence with any City department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Westhaven PUD Subdivision, Final Plat, Section 71. The conditions are attached.



WESTHAVEN PUD SUBDIVISION, SECTION 71
FINAL PLAT

Project Information
Existing Zoning: Planned (PD 2.26) District
Overlay Districts: None
Site Acreage: 3.76 acres
Total Number of Lots: 11

Legend

- Westhaven PUD Subdivision, Section 71
- 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

PLAT NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 9 RESIDENTIAL LOTS; CREATE 1 OPEN SPACE LOT; REVISE 1 OPEN SPACE LOT; AND GRANT EASEMENTS.

2. SUBJECT PROPERTY IS IDENTIFIED BY THE WILLIAMSON COUNTY TAX ASSESSOR'S OFFICE AS A PORTION OF MAP 64P K, PARCEL 27.00.

3. ZONING: PLANNED DEVELOPMENT (PD DENSITY: 2.26).

4. LOTS IN SECTION 71 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 71 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. THE LANDS INCLUDED IN THIS PLAT, 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.

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 LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. DETAILS OF THESE REQUIREMENTS ARE OUTLINED IN THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES RECORDED IN 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.

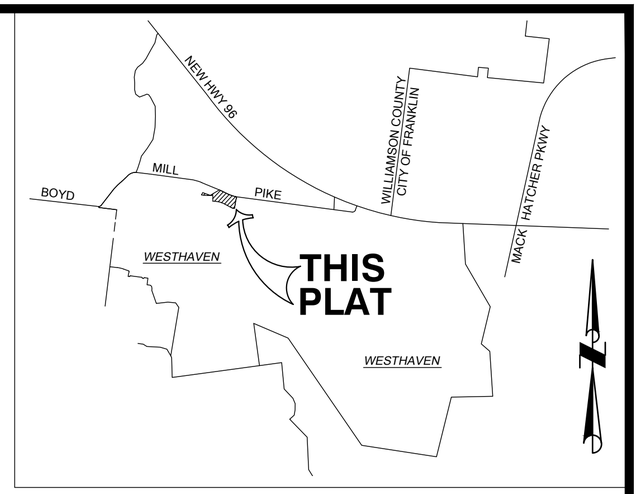
24. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.

25. PARKLAND INFORMATION:
    9 UNITS X $3,228 = $29,052.
    PARKLAND FEES WILL BE DUE AT PLAT FOR WESTHAVEN SECTION 71.

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 70, RECORDED IN PLAT BOOK P88 PAGE 105, R.O.W.C.

28. OPEN SPACE 5147 CONTAINS A PUBLIC UTILITY AND ACCESS EASEMENT. MAINTENANCE SHALL BE THE RESPONSIBLITY OF THE HOMEOWNERS' ASSOCIATION.



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, 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
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 JUNE 3, 2026. THE SUBDIVISION BOUNDARY HAS AN ACTUAL LINEAR CLOSURE OF 1:285,266 WHICH IS GREATER THAN 1:10,000 AND THEREFORE IS CLASSIFIED AS A CLASS 1 SURVEY.

DRAFT

7-1-26

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

BENJAMIN J. HRON
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
DRAFT
7-1-26
TENNESSEE NO. 3384

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 71 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 71 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 71, 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: SUBDIVISION
SHEET 4 PUBLIC INFRASTRUCTURE

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

SKYLINE LAND SURVEYING LLC — PRACTICING SINCE 2003

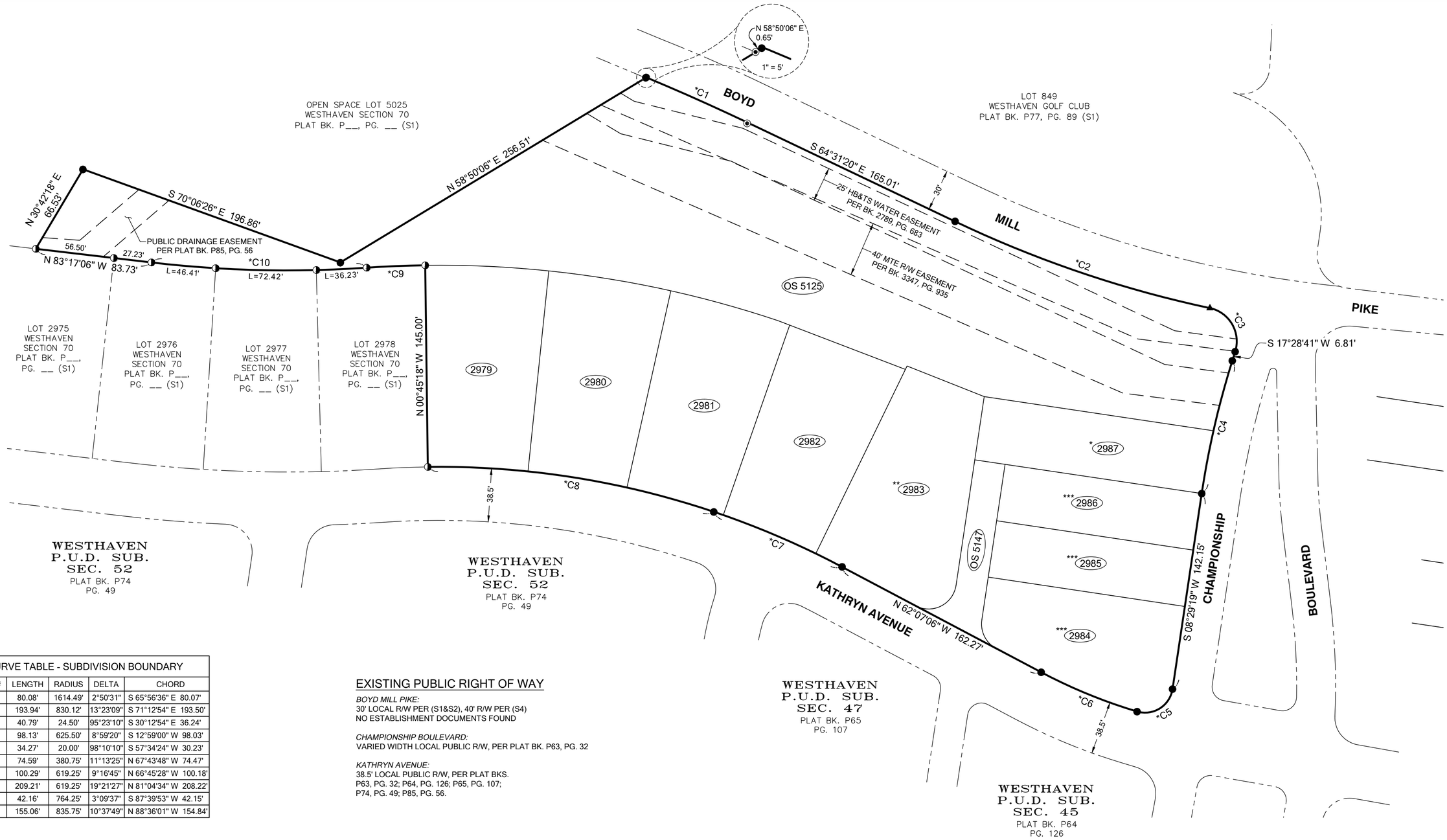
DRAWN BY: BJH
CHECKED BY: REH
DATE: JULY 1, 2026
SKYLINE PROJECT NO: 26105
COF NO. 9163

SHEET 1 OF 4
CERTIFICATES, APPROVALS, PLAT NOTES

FINAL PLAT OF:

WESTHAVEN P.U.D. SUBDIVISION SECTION 71

A SUBDIVISION OF:
OPEN SPACE LOT 5125
WESTHAVEN PUD SUBDIVISION, SECTION 70
PLAT BOOK P___, PAGE ___
LOCATED IN:
CITY OF FRANKLIN, 5TH CIVIL DISTRICT, WILLIAMSON COUNTY
TENNESSEE
ZONING: PD - PLANNED DEVELOPMENT
CONTAINING ±3.76 ACRES
CREATING 9 RESIDENTIAL LOTS (2979-2987)
CREATING OPEN SPACE LOT 5147
REVISION 2 OPEN SPACE LOT 5125



CURVE TABLE - SUBDIVISION BOUNDARY				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
*C1	80.08'	1614.49'	2°50'31"	S 65°56'36" E 80.07'
*C2	193.94'	830.12'	13°23'09"	S 71°12'54" E 193.50'
*C3	40.79'	24.50'	95°23'10"	S 30°12'54" E 36.24'
*C4	98.13'	625.50'	8°59'20"	S 12°59'00" W 98.03'
*C5	34.27'	20.00'	98°10'10"	S 57°34'24" W 30.23'
*C6	74.59'	380.75'	11°13'25"	N 67°43'48" W 74.47'
*C7	100.29'	619.25'	9°16'45"	N 66°45'28" W 100.18'
*C8	209.21'	619.25'	19°21'27"	N 81°04'34" W 208.22'
*C9	42.16'	764.25'	3°09'37"	S 87°39'53" W 42.15'
*C10	155.06'	835.75'	10°37'49"	N 88°36'01" W 154.84'

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; P85, PG. 56.

RECORD SURVEY REFERENCES

(S1) WESTHAVEN P.U.D. SUBDIVISION, SECTION 70: BY BENJAMIN J. HRON; RECORDED 06-25-2026 IN PLAT BOOK P88, PAGE 80.

LEGEND

- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE / RIGHT-OF-WAY LINE
- ADJACENT PARCEL / RIGHT OF WAY LINE (INFORMATIONAL)
- EASEMENT OF RECORD AS NOTED
- RECOVERED 5/8" REBAR WITH RPC "SKYLINE PLS 3384", PER (S1)
- RECOVERED 1/2" REBAR WITH OPC "BLS PLS 1698", 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
- OS # — OPEN SPACE LOT NUMBER
- # — RESIDENTIAL LOT
- * # — RESIDENTIAL LOT - CRITICAL LOT FOR GRADING
- ** # — RESIDENTIAL LOT - CRITICAL FOR PUBLIC UTILITIES
- *** # — RESIDENTIAL LOT - CRITICAL FOR PRIVATE DRAINAGE
- R/W — RIGHT OF WAY
- *C# — SUBDIVISION BOUNDARY CURVE NUMBER SEE "CURVE TABLE - SUBDIVISION BOUNDARY"

SCALE IN FEET
0 50 100

BENJAMIN J. HRON
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
DEPARTMENT OF COMMERCE
7-1-26
TENNESSEE NO. 3384
DRAFT

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

PREPARED BY:
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FRANKLIN, TN 37064
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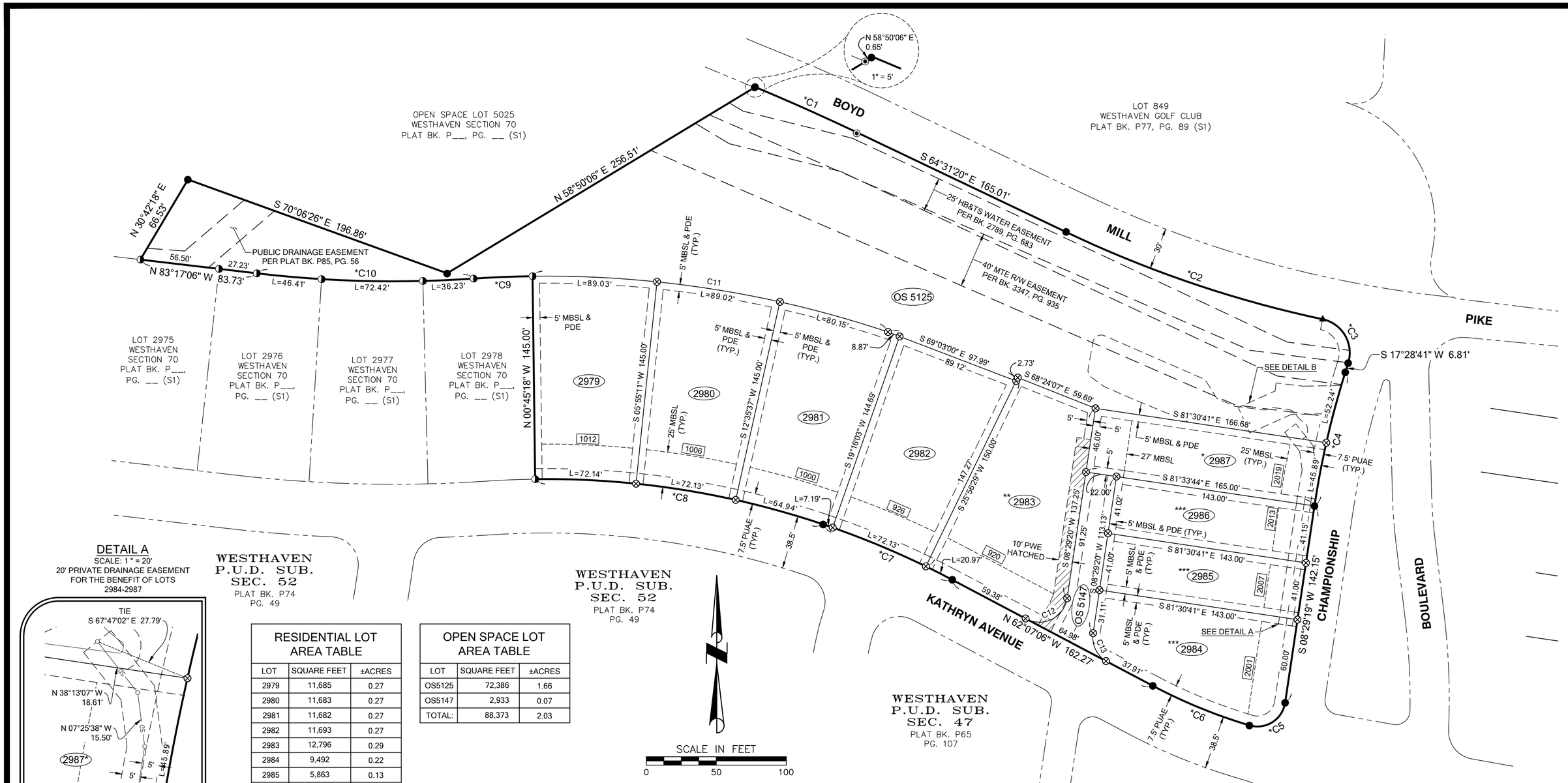
BEN@SKYLINELANDSURVEYING.COM

DRAWN BY:	BJH
CHECKED BY:	REH
DATE:	JULY 1, 2026
SKYLINE PROJECT NO:	26105
COF NO.	9163

SKYLINE LAND SURVEYING LLC
PRACTICING SINCE 2003

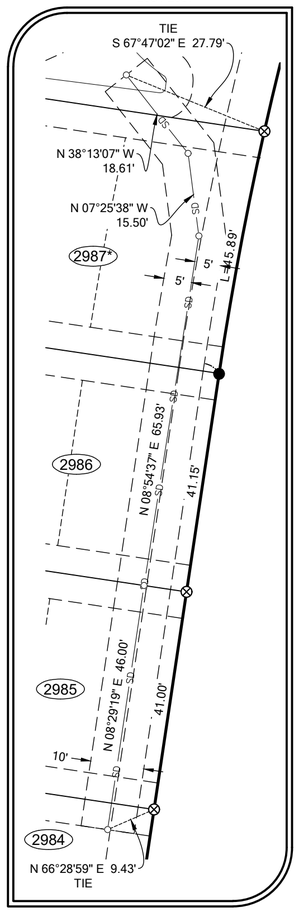
SHEET 2 OF 4
PLAT BOUNDARY, EXISTING EASEMENTS

FINAL PLAT OF:
WESTHAVEN P.U.D. SUBDIVISION SECTION 71
A SUBDIVISION OF:
OPEN SPACE LOT 5125
WESTHAVEN PUD SUBDIVISION, SECTION 70
PLAT BOOK P___, PAGE ___
LOCATED IN:
CITY OF FRANKLIN, 5TH CIVIL DISTRICT, WILLIAMSON COUNTY
TENNESSEE
ZONING: PD - PLANNED DEVELOPMENT
CONTAINING ±3.76 ACRES
CREATING 9 RESIDENTIAL LOTS (2979-2987)
CREATING OPEN SPACE LOT 5147
REVISION 2 OPEN SPACE LOT 5125



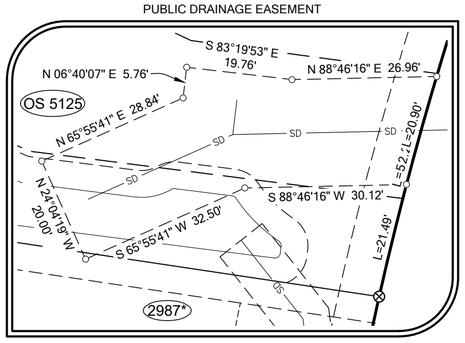
DETAIL A

SCALE: 1 " = 20'
20' PRIVATE DRAINAGE EASEMENT
FOR THE BENEFIT OF LOTS
2984-2987



DETAIL B

SCALE: 1 " = 20'
PUBLIC DRAINAGE EASEMENT



RESIDENTIAL LOT AREA TABLE		
LOT	SQUARE FEET	±ACRES
2979	11,685	0.27
2980	11,683	0.27
2981	11,682	0.27
2982	11,693	0.27
2983	12,796	0.29
2984	9,492	0.22
2985	5,863	0.13
2986	5,875	0.13
2987	7,604	0.17
TOTAL:	88,373	2.03

OPEN SPACE LOT AREA TABLE		
LOT	SQUARE FEET	±ACRES
OS5125	72,386	1.66
OS5147	2,933	0.07
TOTAL:	88,373	2.03

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C11	258.20'	764.25'	19°21'27"	S 81°04'34" E 256.98'
C12	38.80'	20.00'	111°09'08"	N 64°03'55" E 33.00'
C13	23.27'	20.00'	66°40'18"	S 24°50'49" E 21.98'

LEGEND

	SUBDIVISION BOUNDARY
	INTERIOR LOT LINE / RIGHT-OF-WAY LINE
	ADJACENT PARCEL / RIGHT OF WAY LINE (INFORMATIONAL)
	EASEMENT OF RECORD AS NOTED
SD	PROPOSED STORM DRAIN LINE, SEE SHEET 4
◑	RECOVERED 5/8" REBAR WITH RPC "SKYLINE PLS 3384", PER (S1)
⦿	RECOVERED 1/2" REBAR WITH OPC "BLS PLS 1698", 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
○	DIMENSIONED CORNER, NOT MONUMENTED
OS #	OPEN SPACE LOT NUMBER
#	RESIDENTIAL LOT
* #	RESIDENTIAL LOT - CRITICAL LOT FOR GRADING
** #	RESIDENTIAL LOT - CRITICAL LOT FOR PUBLIC UTILITIES
*** #	RESIDENTIAL LOT - CRITICAL FOR PRIVATE DRAINAGE
R/W	RIGHT OF WAY
PDE	PUBLIC DRAINAGE EASEMENT
PDUE	PUBLIC DRAINAGE & UTILITY EASEMENT
PUAE	PUBLIC UTILITY & ACCESS EASEMENT
PWE	PUBLIC WATER EASEMENT
*C#	SUBDIVISION BOUNDARY CURVE NUMBER, SEE TABLE ON SHEET 2
C#	SUBDIVISION INTERIOR CURVE NUMBER, SEE TABLE ON SHEET 3

BENJAMIN J. HRON
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
7-1-26
TENNESSEE NO. 3384

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

PREPARED BY:
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DRAWN BY:	BJH
CHECKED BY:	REH
DATE:	JULY 1, 2026
SKYLINE PROJECT NO:	26105
COF NO.	9163

SKYLINE LAND SURVEYING LLC
PRACTICING SINCE 2003

SHEET 3 OF 4
SUBDIVISION

FINAL PLAT OF:

WESTHAVEN P.U.D. SUBDIVISION SECTION 71

A SUBDIVISION OF:
OPEN SPACE LOT 5125
WESTHAVEN PUD SUBDIVISION, SECTION 70
PLAT BOOK P___, PAGE ___
LOCATED IN:
CITY OF FRANKLIN, 5TH CIVIL DISTRICT, WILLIAMSON COUNTY
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ZONING: PD - PLANNED DEVELOPMENT
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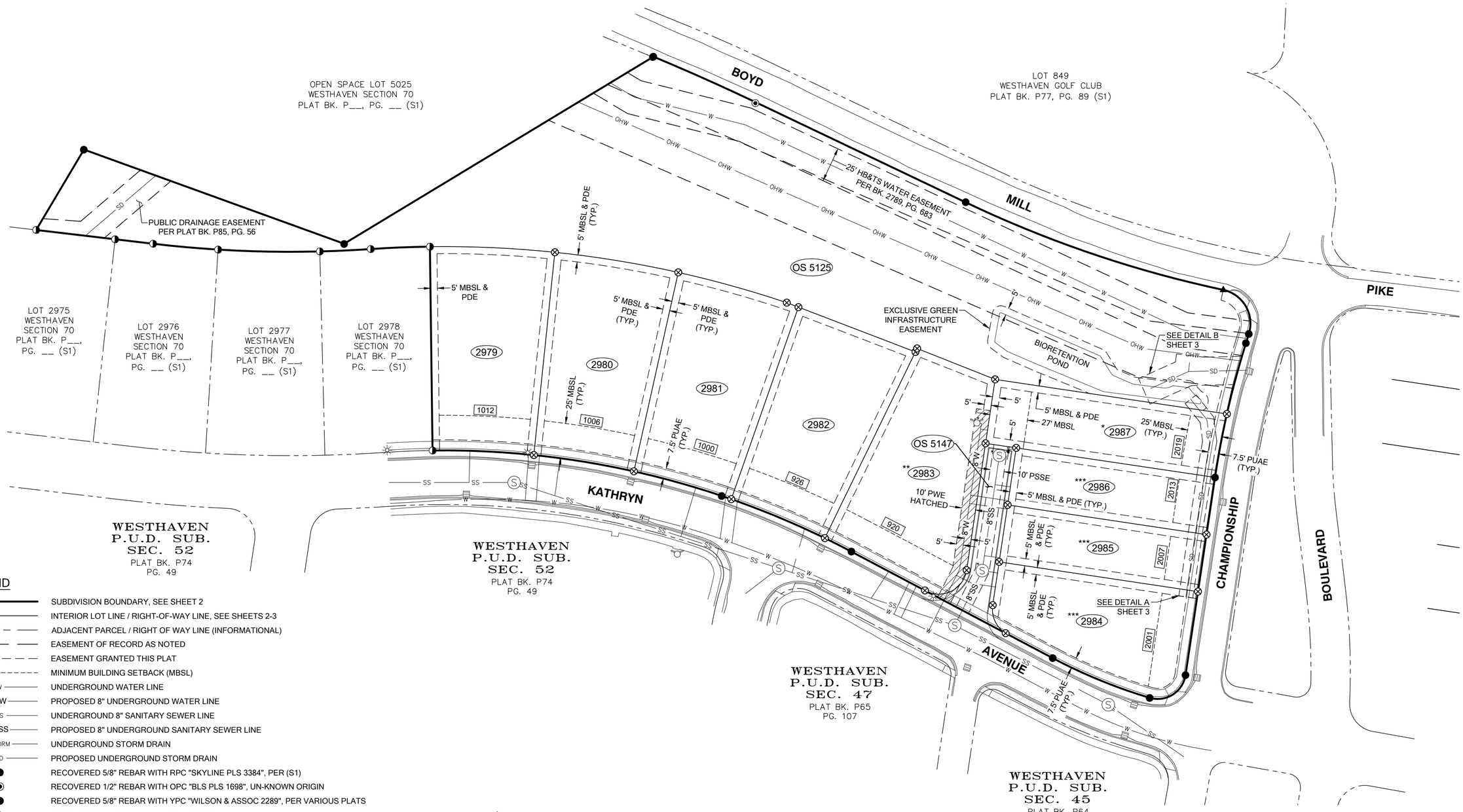

LEGEND

———	SUBDIVISION BOUNDARY, SEE SHEET 2
———	INTERIOR LOT LINE / RIGHT-OF-WAY LINE, SEE SHEETS 2-3
— — —	ADJACENT PARCEL / RIGHT OF WAY LINE (INFORMATIONAL)
— — —	EASEMENT OF RECORD AS NOTED
— — —	EASEMENT GRANTED THIS PLAT
- - - - -	MINIMUM BUILDING SETBACK (MBSL)
W	UNDERGROUND WATER LINE
8"W	PROPOSED 8" UNDERGROUND WATER LINE
SS	UNDERGROUND 8" SANITARY SEWER LINE
8"SS	PROPOSED 8" UNDERGROUND SANITARY SEWER LINE
STORM	UNDERGROUND STORM DRAIN
SD	PROPOSED UNDERGROUND STORM DRAIN
◑	RECOVERED 5/8" REBAR WITH RPC "SKYLINE PLS 3384", PER (S1)
⦿	RECOVERED 1/2" REBAR WITH OPC "BLS PLS 1698", UN-KNOWN ORIGIN
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OS #	OPEN SPACE LOT NUMBER
#	RESIDENTIAL LOT
*#	RESIDENTIAL LOT - CRITICAL LOT FOR GRADING
**#	RESIDENTIAL LOT - CRITICAL LOT FOR PUBLIC UTILITIES
***#	RESIDENTIAL LOT - CRITICAL FOR PRIVATE DRAINAGE
Ⓢ	PROPOSED SANITARY SEWER MANHOLE
Ⓢ	SANITARY SEWER MANHOLE
	CURB INLET / STORM DRAIN
	PROPOSED FIRE HYDRANT
	FIRE HYDRANT
✳	PROPOSED LIGHT POLE
R/W	RIGHT OF WAY
PDE	PUBLIC DRAINAGE EASEMENT
PDUE	PUBLIC DRAINAGE & UTILITY EASEMENT
PUAE	PUBLIC UTILITY & ACCESS EASEMENT
PWE	PUBLIC WATER EASEMENT
PSSE	PUBLIC SANITARY SEWER EASEMENT
*C#	SUBDIVISION BOUNDARY CURVE NUMBER, SEE TABLE ON SHEET 2
C#	SUBDIVISION INTERIOR CURVE NUMBER, SEE TABLE ON SHEET 3

SCALE IN FEET
0 50 100

BENJAMIN J. HRON
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 3384
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SKYLINE LAND SURVEYING LLC
PRACTICING SINCE 2003

SHEET 4 OF 4
PUBLIC INFRASTRUCTURE

FINAL PLAT OF:
WESTHAVEN P.U.D. SUBDIVISION SECTION 71
A SUBDIVISION OF:
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WESTHAVEN PUD SUBDIVISION, SECTION 70
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CREATING 9 RESIDENTIAL LOTS (2979-2987)
CREATING OPEN SPACE LOT 5147
REVISION 2 OPEN SPACE LOT 5125

COF no: 9163

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 any modifications to the site plan [COF #9106] are reflected on the final plat. The final plat shall match the site plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

Parks

General Issues

1. Correct note on Plat

kevinl@franklintn.gov	The Parkland Impact Fees are due at the final plat. Until these fees are collected, "*Conditional Approval*" will be the comment, and the plat cannot be recorded. It will be held at One Stop or *"Failed"* until the Parkland Impact Fees are received. **Please contact Alex Bearden for an appointment in Building and Neighborhood Services to make payment.** ***Applicant shall bring the Parkland Invoice with the payment to BNS at City Hall,** **alex.bearden@franklintn.gov 615-721-9103** The invoice has been uploaded to IDT for review.

Performance Agreement and Surety

General Issues

4. Engineering Sureties

kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan: **COF #9106 (Westhaven PUD Subdivision, Site Plan, Section 71)** 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 not posted on COF 9106

Planning

General Issues

10. Void and Vacate note

ariella.stanford@franklintn.gov	The correct plat reference for the void and vacate note is Plat Book 88 Page 80. Applicant shall state the correct plat reference in the void and vacate note.

20. Acreage

ariella.stanford@franklintn.gov	There appears to be an error in the acreage breakdown of the open space lots. It seems that the total acreage of the open spaces should be 1.73. Applicant shall revise the acreage chart on Sheet 3 so that the numbers add up correctly and match the total acreage of 3.76 as stated on the plans.

Water/Sewer

General Issues

2. Sanitary sewer

ben.mcneil@franklintn.gov	The applicant failed to address the issue of the required sanitary sewer easement. The minimum easement width is 20' centered on the sanitary sewer line, any sanitary sewer greater than 12' shall have a 30' sanitary sewer easement centered on the sanitary sewer. The applicant shall revise the plat updating the sanitary sewer easement to meet minimum requirements. Easement must be labeled as exclusive sanitary sewer easement.

3. Sanitary sewer	
ben.mcneil@franklintn.gov	The applicant failed to address the issue of the correct sewer layout along Kathryn Drive, the applicant is showing the line work of the sewer connecting to existing storm manholes and not the actual sewer manholes installed with previous sections. The applicant shall update the sanitary sewer as to what is installed in the field. Label size of sewer in Kathryn drive.