



0 0.05 0.1 0.2 Miles

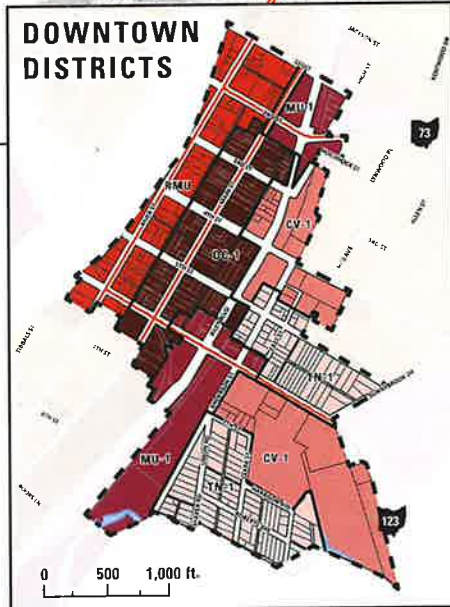
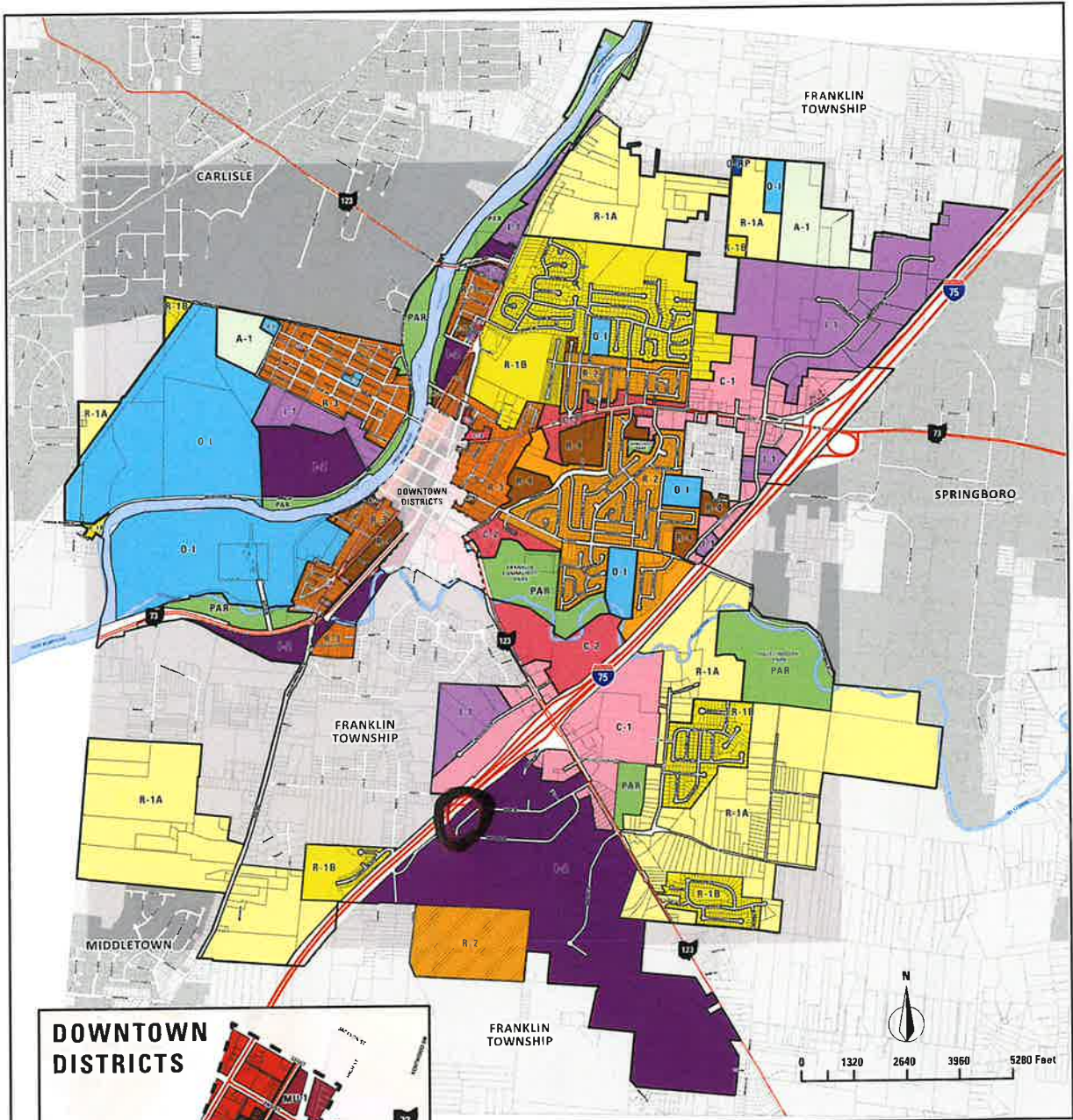
City of Franklin - Highway Signage Overlay District





# CITY OF FRANKLIN OFFICIAL ZONING MAP

Ordinance 2023-01  
Passed 02/06/2023  
Effective Date 03/08/2023

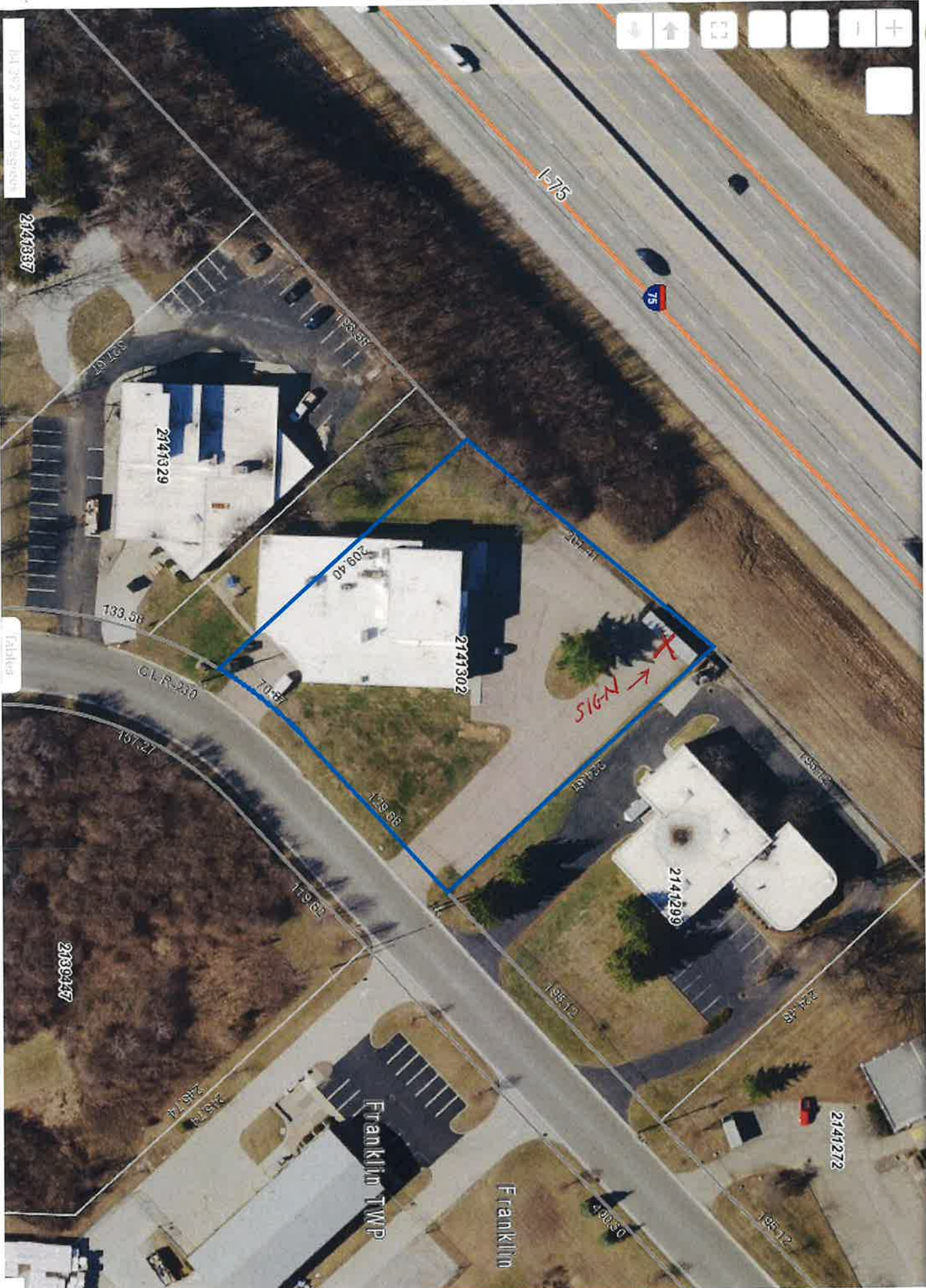


- RESIDENTIAL DISTRICTS**
- PAR PARKS AND RECREATION
  - A-1 AGRICULTURAL
  - R-1A ESTATE RESIDENTIAL
  - R-1B SUBURBAN RESIDENTIAL
  - R-2 METROPOLITAN RESIDENTIAL
  - R-3 CENTRAL RESIDENTIAL
  - R-4 MULTI-FAMILY RESIDENTIAL
- COMMERCIAL DISTRICTS**
- C-1 GENERAL COMMERCIAL
  - C-2 COMMUNITY COMMERCIAL
- OFFICE DISTRICTS**
- O-1 OFFICE AND INSTITUTIONAL
  - O-RP RESEARCH PARK
  - O-S OFFICE SERVICE

- INDUSTRIAL DISTRICTS**
- I-1 LIGHT INDUSTRIAL
  - I-2 GENERAL INDUSTRIAL
- DOWNTOWN DISTRICTS**
- DC-1 DOWNTOWN CORE
  - MU-1 MIXED USE
  - RMU RIVERFRONT MIXED USE
  - CV-1 CIVIC
  - TN-1 TRANSITIONAL NEIGHBORHOOD
- OVERLAY DISTRICT**
- PUD PLANNED UNIT DEVELOPMENT
- Approved Amendments

Ordinance #	Passed	Effective Date	Location	Action
O-20-03	3/16/20	6/15/20	City of Riley Blvd	1.3 to C-2
O-20-05	6/4/20	6/3/21	East of Lakeshore Dr.	R-1B to R-1A
O-20-17	12/1/20	1/20/21	Charter at Summit	R-2 to R-2'





2141337 Display

2141337

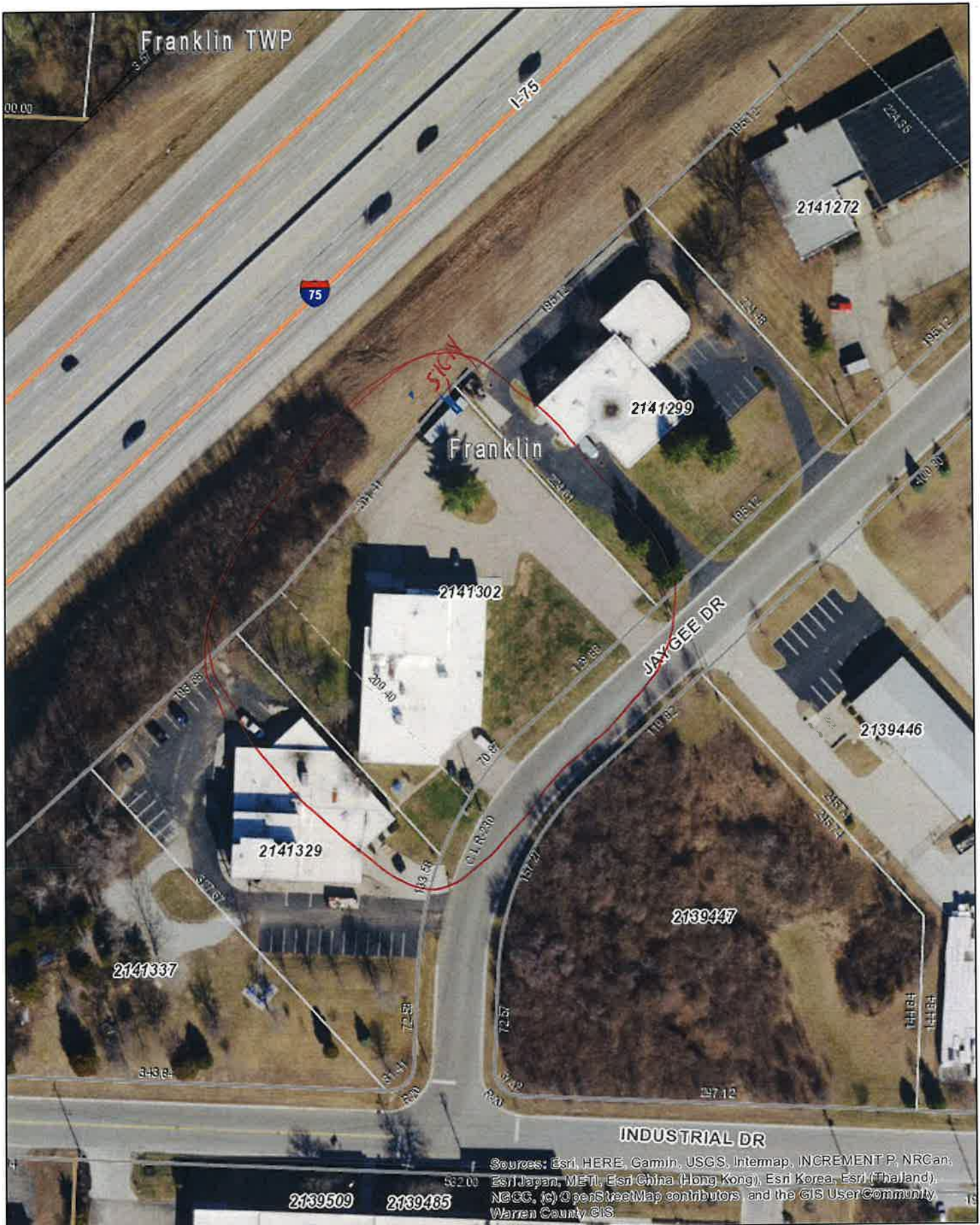
Tables

2139147

Franklin TWP

Franklin





Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri/Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NCCG, (c) OpenStreetMap contributors, and the GIS User Community  
 Warren County GIS

Date: 12/18/2024

<b>Cadastral Lines</b>	Corporate Line	Parcel Line	Holdover
Subdivision Line	County Line	RDW/known With Line	Subdivision Lot Line
<b>Line Type</b>	Firm Lot Line	Road ROW	Transfer and Range Line
Audion Time Line	Overlap Line	School Line	Trac Line
Coal Township Line	Subdivision Unit Line	Section Line	NMS Line
			Water Road Line

**Warren County Map**

The provider makes no warranty or representation with respect to this information, its quality or suitability for a particular purpose. This information is provided AS IS, and the requester assumes the entire risk as to its quality and suitability. The provider will not be liable for direct, indirect, incidental, or consequential damages resulting from any defect in the information. The provider shall have no liability for any other information, programs or data used with or combined with the requested information, including the cost of recovering information programs or data.

1 inch = 124 feet



1-175

Franklin

ORANGE = 8" X 8" X 28' TALL POLE

GREEN = 3' X 14' LANDSCAPING AREA

BLUE = 1' X 6' X 12' SIGN

10' FROM EACH PROPERTY LINE TO THE CENTER OF SIGN POST

4

Franklin TWP

GREEN = LANDSCAPING

BLUE = 1' X 6' X 12' SIGN

ORANGE = 8" X 8" X 28' TALL POLE

2144302

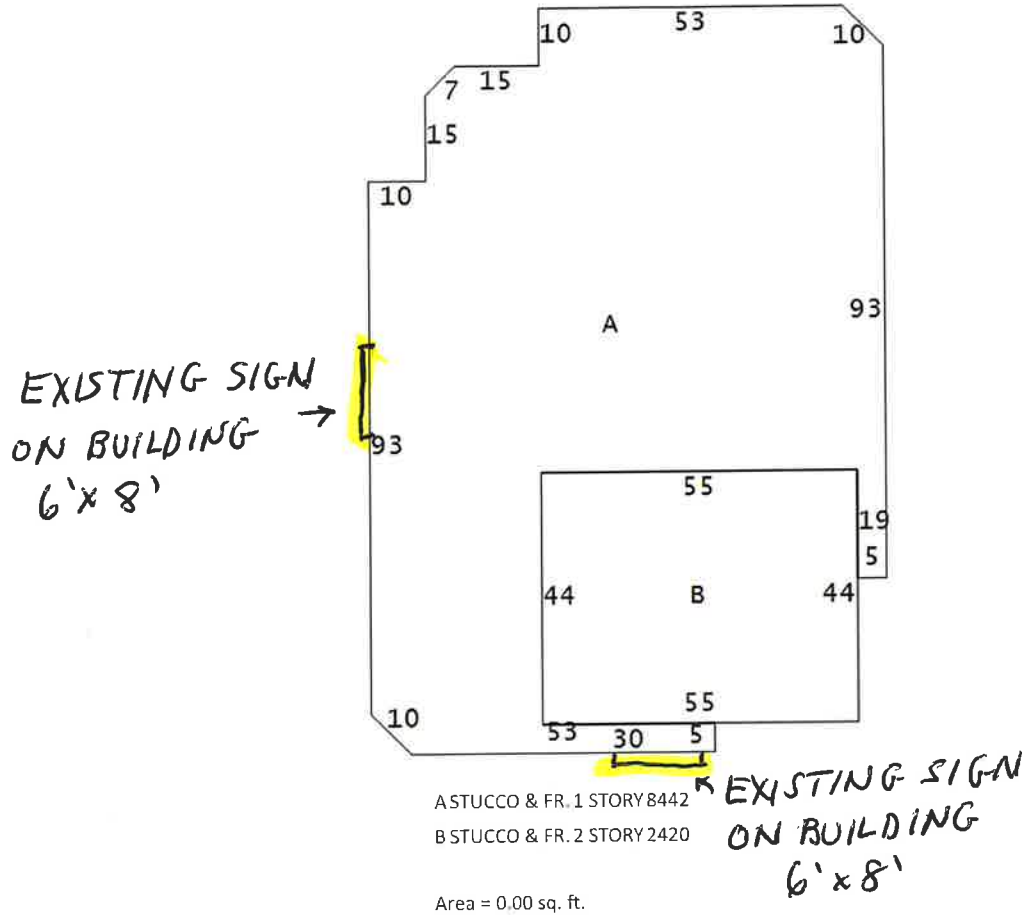
47



# WARREN COUNTY

## Property Search

Account Number = 2141302  
Building Number = 1



A STUCCO & FR. 1 STORY 8442  
B STUCCO & FR. 2 STORY 2420

Area = 0.00 sq. ft.

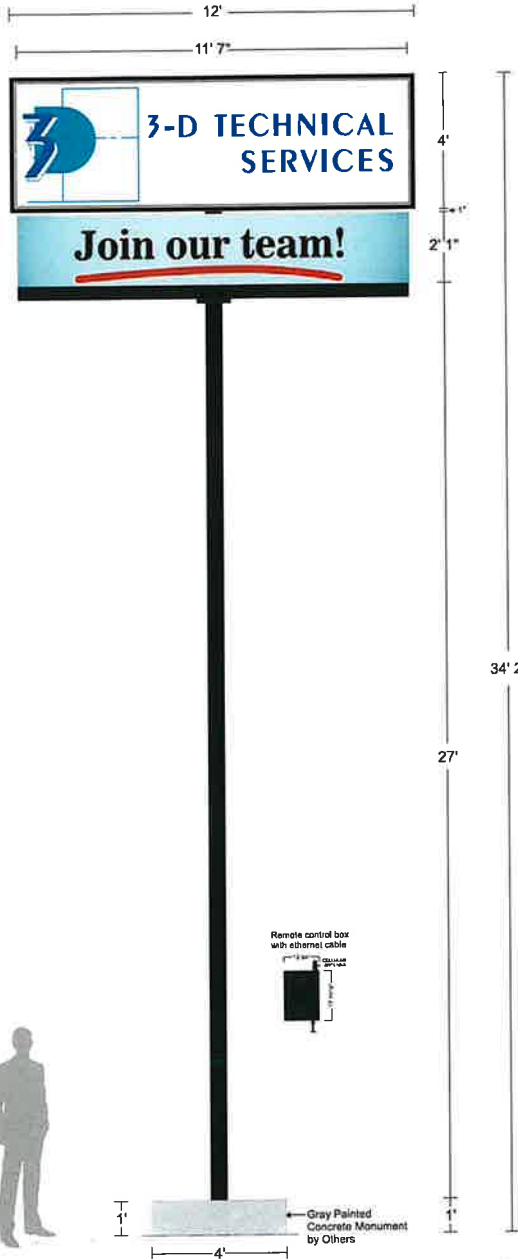
[Print](#) [Close](#)

Logo on header is traced from a low resolution bitmap / Do Not Use for Production.



Client's logo original layout

Performed ID Cabinet Face



*MONUMENT WILL BE 1'H x 2'W x 4'L (1/2 OF SIGN SIZE) WE WILL BE PLANTING TAXUS HICKS YEW BUSHES AROUND MONUMENT*

**Stewart Signs**  
 ONE SIGN. ONE COMPANY  
 1-800-237-3928 [stewartsigns.com](http://stewartsigns.com)

Atlas 10.66mm 60x330  
 (200) Sk: 1048245-1f Cust: 3198749  
 12/20/2024 CgO/jHyde PROPOSAL  
 Scale: 3/16"=1' ID/Support color: Black

Signature \_\_\_\_\_  
 Date \_\_\_\_\_

Please confirm that all lettering, colors and graphics are correct before signing. Changes to artwork after signature is received will incur a \$500 art change fee.



Prepared for


**3-D Technical Services**

255 Industrial Drive  
Blue Ball, OH 45005

Prepared by

**Jane Hyde**

jhyde@stewartsigns.com  
1.888.237.3928 x1740

DESCRIPTION	PRICE
<p><b>Double Sided Full Color Atlas Outdoor LED Sign</b> Borderless and front-serviceable modular LED display.</p> <p><b>LED display</b></p> <ul style="list-style-type: none"> <li>• 10.66mm full color at 60 pixels high by 330 pixels wide (19,800 total pixels per side)</li> <li>• Active display area 2'1" x 11'6" (24.2 square feet per side)</li> <li>• Double sided LED cabinet, size 2'1" x 11'7"</li> <li>• 1 to 7 rows of text and use your own images and video clips</li> <li>• 10-year parts availability guarantee (see warranty for info)</li> <li>• ETL Listed and FCC Part 15 compliant</li> </ul> <p><a href="#">See full display capabilities</a></p> <p><b>Communication method</b> Communication provided by cellular modem and LIFETIME Cell Connect data plan. <a href="#">See full specifications</a></p> <p><b>Sign structure and faces</b></p> <ul style="list-style-type: none"> <li>• Double sided 4' x 9'5" identification sign cabinet</li> <li>• Paint color: Black</li> <li>• Graphics digitally printed on 3M™ vinyl and adhered to inside of sign face</li> <li>• TUFFAK® SL flat faces removable via right and left retainers</li> <li>• Single matchplate mount, matchplate hw</li> <li>• Leg height: 0', Overall sign height: 6'1"</li> <li>• Minimum wind load rating: 120mph, exposure B</li> <li>• Lifetime warranty on structure &amp; faces, including vandalism (see warranty for info)</li> </ul> <p><b>Electrical specifications</b></p> <ul style="list-style-type: none"> <li>• Total number of required 20 amp 240v circuits will be provided on engineer drawing. Max draw for whole sign: 15.465 amps.</li> </ul> <p><b>Custom options</b></p> <ul style="list-style-type: none"> <li>• 4ft x 12 ft ID cabinet</li> <li>• Wholesale pricing</li> </ul>	<p>\$25,618.00</p> 
<p><b>Software</b> SignCommand.com Cloud-based LED Sign Software FREE for the lifetime of the product. Control your sign from anywhere using any device. No monthly fees. <a href="#">Learn more.</a></p>	<p>Included</p>
<p><b>Freight</b></p> <ul style="list-style-type: none"> <li>• Shipping of sign from factory to location</li> </ul>	<p>Included</p>

Total: \$25,618.00  
+ any applicable sales tax  
Payment terms: 50% deposit, 50% prior to shipment

INITIALS 



**Quote #1048245-3**  
**Customer #3198749**  
 Quoted 11/18/2024  
 Valid until 12/18/2024\*

Prepared for: 3-D Technical Services • Blue Ball, OH  
 Prepared by: Jane Hyde • jhyde@stewartsigns.com • 1.888.237.3928 x1740

**SHIPPING INFORMATION**

All items not specified here will be shipped to:  
 3-D Technical Services  
 255 Industrial Drive  
 Blue Ball, OH 45005

*Shipping terms: FOB Origin. Storage and other freight services may be added to your invoice should they be required. Unless managed installation services are included, customer is responsible for unloading of sign upon delivery. Signs greater than 6 feet wide are not eligible for lift gate services.*

**TERMS & CONDITIONS** (\*unless noted elsewhere in this quote)

**TAX:** Any applicable sales tax will be added to your invoice. Organizations exempt from sales tax must include exemption certificate with order.

**PERMITS:** Permits and zoning are the responsibilities of the buyer. Check with your city or county zoning office for proper permitting procedures in your area. Sealed engineer drawings available at additional cost.

**INSTALLATION:** Installation of footers, erection, electrical service to sign site, electrical hook-up, removal and/or disposal of any existing signage, and any decorative masonry are the responsibilities of the buyer. Managed installation services are available at additional cost.

**CANCELLATION:** Any cancellation may be subject to cancellation, return, and/or restocking fees. A late fee of 1.5% per month will be charged on any overdue balances. In the event of a payment default, customer will be responsible for all of Stewart Signs' costs of collection, including but not limited to court costs, filing fees and attorney fees.

**SUPPORT:** US-based phone and internet support are provided FREE for the lifetime of the product. A premier service warranty is available at additional cost.

**SOFTWARE:** By purchasing the SignCommand.com software product, you are agreeing with the Website Terms of Use (<https://www.signcommand.com/terms>) and Software End User License Agreement (<https://www.signcommand.com/eula>).

**COMMUNICATION:** Connectivity requires cell service at sign site. Must be within the United States (including Puerto Rico) with 4G LTE coverage shown on the Verizon Coverage Map (<https://www.stewartsigns.com/verizon-map>).

**DATA PLAN:** By purchasing the Cell Connect Data Plan, you are agreeing with the Data Plan Terms and Conditions (<https://www.signcommand.com/data-plan>).

I have read and understand the Terms & Conditions above. INITIALS 

**ORDERING INSTRUCTIONS**

1. Review this quote for accuracy. Initial each page of the quote. Sign and date the quote here.
2. Review any corresponding artwork provided with this quote. Check all spelling and colors. Sign and date the artwork.
3. Submit both documents along with your deposit payment to your sign consultant. Speak with your consultant about payment method options.
4. If your organization is sales tax exempt, provide your sales tax exemption certificate with order.

Customer's authorized signature for quote #1048245-3

SIGNATURE 

PRINT NAME

DATE

*Jane Hyde*  
 Jane Hyde, Sign Consultant

11/18/2024

Prepared for: 3-D Technical Services • Blue Ball, OH  
Prepared by: Jane Hyde • jhyde@stewartsigns.com • 1.888.237.3928 x1740

### Limited Product Warranty ("Limited Warranty")

#### Definition of Warranty Coverage:

- 1) Stewart Signs (the "Company") expressly warrants to the original purchaser ("You" or "Buyer" or "Owner" or "Customer") that, for a period of five (5) years from the date of shipment (the "Warranty Period"), the electronic displays and the associated Company products (the "Product") will be reasonably free of material defects in materials and workmanship impacting Product fit, form and/or function. During the Warranty Period, the Company will, at its discretion, repair or replace any defective covered Product. The Owner will be responsible for removing and reinstalling any and all repaired or replacement parts. This Limited Warranty only applies to the Company's Product if installed, used, and maintained in the manner recommended by Company, and this Limited Warranty is conditioned upon compliance with all such instructions. Lifetime telephone support for the Product is provided, as needed.
- 2) In the event the Product is damaged during shipping, it is the responsibility of the Buyer to refuse delivery, causing the Product to be returned to the manufacturer for repair. Title to the Product passes to the Buyer upon the Company's delivery to the freight carrier. The Company assumes no liability for damage caused by careless handling or poor installation, except for work completed by employees of the Company.
- 3) Any information or suggestion by the Company with respect to the Product concerning applications, specifications or compliance with zoning, codes and standards is provided solely for your convenience and without any representation as to accuracy or suitability. You must verify and test the suitability of any information with respect to the Product for your specific application.
- 4) Sign Structure and Sign Face: In the event the sign structure or identification/changeable copy portion of the sign malfunctions under normal use and service thereof DURING THE LIFE OF THE SIGN due to material defects in workmanship or materials, the Company will, at its option, repair or replace any defective materials.
- 5) Vandalism to Sign Faces: This Limited Warranty covers polycarbonate faces against breakage due to vandalism DURING THE LIFE OF THE SIGN. Warranty protection does not extend to these surfaces if damaged by gunshots, or when damaged coincident with damage to the sign cabinet in which the faces are installed. LED panels are also covered from vandalism for the duration of the electronics portion of the Limited Warranty (5 years). Excludes Cornerstone monument signs and other Cornerstone components.
- 6) Failed electronic parts or assemblies will be repaired or replaced, at the sole discretion of the Company. Replacement or repaired parts are warranted to be free from material defects in material or workmanship for ninety (90) days, or for the remainder of the Warranty Period of the Product they are replacing or in which they are installed, whichever is longer.
- 7) The Company will repair failed LED pixels if greater than one quarter of one percent (0.25%) of the total number of pixels in the sign have failed in one (1) calendar year, provided the sign is installed with the recommended ventilation system for its location. The definition of pixel failure is when all LEDs in the pixel will no longer emit light. Pixel repair is performed at the Company Repair Center. It is common knowledge within the sign industry that all LEDs degrade and produce less light as they age. Eventually the LEDs will require replacement even though the LEDs will still emit light. This Limited Warranty does not cover normal LED degradation.
- 8) Customer Obligations:  
Failure by the Customer to properly maintain the Product will void coverage for affected components. The Customer shall notify the Company immediately of equipment failure and allow the Company full and free access to the Product when required. Waiver of liability or other restriction shall not be imposed as a site access requirement. The Customer is responsible for all costs and management oversight associated with providing the Company access to the Product, providing the necessary machines, communication facilities and other equipment, inclusive of but not limited to lifting equipment. Should on-site repair be required, Customer is required to have a responsible individual on-site to provide access to the Product as well as sign off on a completed work order.
- 9) Exclusions and Restrictions:  
The Company reserves the right to restrict service, limit replacement parts, or invalidate this Limited Warranty to Customers whose account balance is past due.  
This Limited Warranty specifically excludes any on-site labor required to service the covered Product, including diagnosis, removal, and installation of parts and/or products. Any on-site service required by the Customer of Company technicians or a local Company-authorized service provider is billable to the Customer based on an agreed-upon written quote.  
This Limited Warranty does not apply to software. Software is covered by a separate agreement, which appears in the Company's software license agreement.  
ID cabinet LED illumination and power supply are covered for two (2) years, when purchased as a system.
- 10) This Limited Warranty specifically does not cover the following:
  - a) Third-party communication devices such as wireless devices and modems, which are covered by a separate electronic communication warranty. This includes the Ubiquiti wireless radios provided by Stewart Signs, which carry a one (1) year warranty from ship date when purchased with a new sign.
  - b) Damage to Product that has been moved from its original installation location or is mounted in a mobile structure.
  - c) Cosmetic damage to the Product (including but not limited to scratches and dents that do not otherwise affect the fit, form or functionality of the Product or materially impair its use).
  - d) Recovery or transfer of any data or software stored on the Product not originally installed on the Product by the Company.

INITIALS 



Prepared for: 3-D Technical Services • Blue Ball, OH

Prepared by: Jane Hyde • [jhyde@stewartsigns.com](mailto:jhyde@stewartsigns.com) • 1.888.237.3928 x1740

- 11) This Limited Warranty specifically does not cover conditions, defects or damage caused by or resulting from the following:
- Defects caused by: unreasonable or unintended use of Product; improper or unauthorized handling; accident; omission; neglect; vandalism (unless otherwise noted in this Limited Warranty); misuse; physical abuse; installation, use and/or fabrication, and maintenance of the Product by any party other than the Company.
  - Damage (not resulting from manufacturing defects) that occurs while the Product is in the Owner's control and/or possession, unless otherwise noted in this Limited Warranty.
  - Extreme physical or electrical stress or interference; environmental conditions beyond the Company's control, such as man-made or naturally occurring salt air/fog, electrochemical oxidation or corrosion and/or metallic pollutants. Also not covered is normal wear and tear; inadequate, improper, or surges of electrical power; lightning, floods, fire, acts of God, war, terrorism, or other external causes, including Force Majeure.
  - Unauthorized modification, including installation of third-party software on the Product.
  - Product modification or service by anyone other than: (a) the Company, (b) a Company-authorized service provider, or (c) Customer's own installation of Company approved parts with instruction from the Company. Service to damaged or malfunctioning Product which has not been ordered or authorized by the Company's Customer Satisfaction Department is not covered under this Limited Warranty and will automatically invalidate this Limited Warranty.
  - Computer viruses, Trojan horses, worms, self-replicating code or like destructive code which was not included in the Product by the Company.
  - Products installed with known or visible manufacturing defects at the time of installation.
- 12) The Company will provide and be responsible for the cost of shipping parts from the Company to the Customer, with the exception of sign faces replaced due to vandalism. Standard shipping via the United States Postal Service or other commercial parcel delivery company is the default method of delivery. Expedited delivery is available to the Customer at his or her expense.
- 13) Warranty claims must be registered with the Company within thirty (30) days of damage or malfunction. To register a claim, the Customer must contact the Company at the location specified below and provide (a) his or her name and any other required contact information, (b) Product and purchase descriptions, and (c) the nature of the defect. The Company reserves the right (at its sole discretion) to require proof of original purchase (e.g. paid invoice, receipt) and to visit the site of the installation or to require documentation of the claim before assuming any responsibility under the provisions of this Limited Warranty.
- 14) THE LIMITED WARRANTIES SET FORTH HEREIN ARE THE ONLY WARRANTIES MADE BY THE COMPANY IN CONNECTION WITH THE PRODUCT. THE COMPANY CANNOT AND DOES NOT MAKE ANY IMPLIED OR EXPRESS WARRANTIES WITH RESPECT TO THE PRODUCT, AND DISCLAIMS ALL OTHER WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE COMPANY'S SOLE OBLIGATION UNDER THIS LIMITED WARRANTY SHALL BE TO REPAIR OR REPLACE MALFUNCTIONING OR DEFECTIVE PARTS OF THE PRODUCT. BUYER ASSUMES ALL RISK WHATSOEVER AS TO THE RESULT OF THE USE OF THE PRODUCT PURCHASED, WHETHER USED SINGULARLY OR IN COMBINATION WITH ANY OTHER PRODUCTS OR SUBSTANCES.
- 15) NO CLAIM BY BUYER OF ANY KIND, INCLUDING CLAIMS FOR INDEMNIFICATION, SHALL BE GREATER IN AMOUNT THAN THE PURCHASE PRICE OF THE PRODUCT WITH RESPECT TO WHICH DAMAGES ARE CLAIMED. IN NO EVENT SHALL COMPANY BE LIABLE TO BUYER IN TORT, CONTRACT OR OTHERWISE, FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, RELIANCE, PUNITIVE OR EXEMPLARY DAMAGES, OR FOR LOSS OF PROFIT, REVENUE OR USE, IN CONNECTION WITH, ARISING OUT OF, OR AS A RESULT OF, THE SALE, DELIVERY, SERVICING, USE OR LOSS OF USE OF THE PRODUCT SOLD HEREUNDER, OR FOR ANY LIABILITY THAT BUYER HAS TO ANY THIRD PARTY WITH RESPECT THERETO.

10-Year Parts Guarantee - Stewart Signs provides a 10-year parts guarantee for our LED signage. While hardware can change year over year, we will have available suitable hardware to allow the continued use of your signage for 10-years from the ship date of the sign. Changes in hardware include but are not limited to: visual hardware changes, software changes, or control system upgrades.

**Contact Information:**

Stewart Signs Customer Satisfaction  
2201 Cantu Court, Suite 215  
Sarasota, FL 34232  
Phone: 855-841-4624  
Web: [www.stewartsigns.com/support/](http://www.stewartsigns.com/support/)

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