# City of Franklin

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

## Meeting Agenda

## Franklin Municipal Planning Commission

**Thursday, July 24, 2025** | **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 at the meeting or by emailing planningintake@franklintn.gov before noon on the day before the meeting. Emailed comments will be**

**provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.**

**APPROVAL OF MINUTES**

1. Consideration Of Approval Of The June 26, 2025, FMPC Minutes.

**ANNOUNCEMENTS**

**CONSENT AGENDA**

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

2. Consideration Of Approval Of Items 3-8 And 13 On The Consent Agenda.

**SITE PLAN SURETIES**

3. Amelia Park PUD Subdivision, Final Plat, Section 5; Accept The Sidewalks Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement; Extend The Performance Agreement For Streets Improvement To January 22, 2026. (CONSENT AGENDA)

   ***Sponsors:*** Melodie Brady

4. Berry Farms Reams-Fleming Tract PUD Subdivision, Site Plan, Infrastructure; Extend The Performance Agreement For Drainage And Sidewalks Improvements To July 23, 2026. (CONSENT AGENDA)

   ***Sponsors:*** Melodie Brady

5. Carothers Development Property Subdivision, Final Plat, Revision 1; Accept The Acces, Sidewalks And Streets Improvements, Release The Performance Agreement. (CONSENT AGENDA)

   ***Sponsors:*** Melodie Brady

6. Harts Landmark Subdivision; Extend The Maintenance Agreement For Water Improvement To October 23, 2025. (CONSENT AGENDA)

   ***Sponsors:*** Melodie Brady

7. Longview Subdivision, Final Plat, Revision 1, Lots 11 and 12; Extend The Performance Agreement For Green Infrastructure Improvement To July 23, 2026. (CONSENT AGENDA)

   ***Sponsors:*** Melodie Brady

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

***Sponsors:*** Melodie Brady

**REZONINGS/DEVELOPMENT PLANS**

9. Consideration of Ordinance 2025-22: An Ordinance To Rezone 27.19 Acres Planned (PD 21.8/850,000/700) District To Planned (PD 33.1/245,460/300) District For The Property Located South Of McEwen Drive And West Of Carothers Parkway (Aureum PUD Subdivision).

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

10. Consideration Of Resolution 2025-53, A Resolution Approving A Revised Development Plan For Aureum PUD Subdivision With 4 Modifications Of Development Standards (Roof Forms And Signs) For The Property Located South Of East McEwen Drive And West Of Carothers Parkway.

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

11. Consideration of Ordinance 2025-20, An Ordinance To Rezone 103.93 Acres From Planned (PD 12.23/480,000/450) District To (PD 15.34/1,655,000/350) District For The Property Located At The Southeast Corner Of East McEwen Drive And Carothers Parkway (Ovation PUD Subdivision).

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

12. Consideration Of Resolution 2025-52, A Resolution Approving A Revised Development Plan For Ovation PUD Subdivision With 8 Modifications Of Development Standards (Building Type, Retaining Wall Height, And Parking Structures), For The Property Located At The Southeast Corner Of East McEwen Drive And Carothers Parkway.

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

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

13. Tuck Away PUD Subdivision, Site Plan, Developing 31,607 Square Feet Of Institutional Space, On 25.64 Acres, Located At 1192 Lewisburg Pike. (CONSENT AGENDA)

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

**ANY OTHER BUSINESS**

**ADJOURN**

City of Franklin

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(615) 791-3217

# Meeting Minutes

## Franklin Municipal Planning Commission

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1. *Staff Presentation*
2. *Public comments*
3. *Applicant presentation, and*
4. *Motion / discussion / vote*

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### CALL TO ORDER

Chair Lindsey called the meeting to order at 7:02 PM.

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

Commissioners Absent: none

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

Chair Roger Lindsey asked for citizen comments. There were none.

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### APPROVAL OF MINUTES

1. Consideration Of Approval Of The May 22, 2025 FMPC Minutes.

***Sponsors:***

***Attachments:*** 1. DRAFT May 22 2025 FMPC minutes

A motion was made by Commissioner Allen, seconded by Commissioner Petersen to approve the Minutes from the May 22, 2025, meeting. The motion carried 8-0 (Chair Lindsey recused).

**ANNOUNCEMENTS**

Ms. Wright reminded the Commissioners to speak clearly into the microphone and to ask to be recognized by the Chair before speaking as this will allow time for the microphone to be turned on.

Item #27

Ms. Wright explained that the title of item #27 is correct. A 30-day public notice is required by state law before an item can be officially added to the agenda. An additional request was made for item #27 and added to the 30-day notice but shortly after that time, a portion of the request was removed. The agenda published last week is correct but does not exactly reflect the 30-day public notice dated May 22, 2025. Ms. Wright assured the Commissioners the title of item #27 is correct and reflects what is being requested.

Item #22

Ms. Wright announced that there is a typo in the resolution number for item #22. The resolution number on the agenda reads 2028-45 but should read 2025-45 to reflect the correct year. Ms. Wright asked the Board to make a motion to amend Item #22 to reflect the correct resolution number.

MOTION (Item #22 Correction)

Commissioner McLemore motioned to change the resolution number of Item #22 to read 2025-45, seconded by Commissioner Harrison. The motion carried by a vote of 9-0.

**CONSENT AGENDA**

2. Consideration Of Approval Of Items 3-18 And 24-25 On The Consent Agenda.

***Sponsors:***

***Attachments:*** None

A motion was made by Commissioner Mann, seconded by Commissioner Harrison to approve items 3-18 and 24-25 as presented on the Consent Agenda. The motion carried 9-0.

**SITE PLAN SURETIES**

3. Aerial Adventure Subdivision, Final Plat; Release The Maintenance Agreement For Green Infrastructure Improvement. (CONSENT AGENDA)

***Sponsors:*** Melodie Brady

***Attachments:*** 1. Aerial Adventure - green infrastructure

The item was Approved on Consent Agenda.

4. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7; Extend The Performance Agreement For Sidewalks Improvement To June 25, 2026. (CONSENT AGENDA)

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

The item was Approved on Consent Agenda.

5. Gateway Village PUD Subdivision, Site Plan, Section 3, Lot 136 (Office Building); Extend The Performance Agreement For Landscaping Improvement To June 25, 2026. (CONSENT AGENDA)

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

The item was Approved on Consent Agenda.

6. Gist Street PUD Subdivision, Site Plan; Extend The Performance Agreement For Green Infrastructure Improvement To June 25, 2026. (CONSENT AGENDA)

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

The item was Approved on Consent Agenda.

7. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Extend The Performance Agreement For Sidewalks Improvement To June 25, 2026. (CONSENT AGENDA)

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

The item was Approved on Consent Agenda.

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

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

The item was Approved on Consent Agenda.

9. Highlands At Ladd Park PUD Subdivision, Site Plan, Section 19; Extend The Performance Agreement For Landscaping Improvement To June 25, 2026. (CONSENT AGENDA)

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

The item was Approved on Consent Agenda.

10. McEwen Place PUD Subdivision, Site Plan, Section 3, lot 303 and 304 (Block C); Accept The Performance Agreement For Sidewalks Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

***Sponsors:*** Melodie Brady

***Attachments:*** 1. Action request for sidewalks
2. Inspection result

The item was Approved on Consent Agenda.

11. Ovation Subdivision, Site Plan, Lot 3 (Ovation East End); Extend The Performance Agreement For Landscaping And Streets Private Improvements To June 25, 2026. (CONSENT AGENDA)

***Sponsors:*** Melodie Brady

***Attachments:*** None

The item was Approved on Consent Agenda.

12. Pinnacle Commons Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To June 25, 2026. (CONSENT AGENDA)

***Sponsors:*** Melodie Brady

***Attachments:*** None

The item was Approved on Consent Agenda.

13. Spring Creek Subdivision, Site Plan, Section 1, Revision 4; Extend The Performance Agreement For Landscaping Improvement To June 25, 2026. (CONSENT AGENDA)

***Sponsors:*** Melodie Brady

***Attachments:*** None

The item was Approved on Consent Agenda.

14. Standard At Cool Springs Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Sidewalks Improvement To June 25, 2026. (CONSENT AGENDA)

***Sponsors:*** Melodie Brady

***Attachments:*** None

The item was Approved on Consent Agenda.

15. Stream Valley PUD Subdivision, Site Plan, Section 14; Extend The Performance Agreement For Landscaping Improvement To June 25, 2026. (CONSENT AGENDA)

***Sponsors:*** Melodie Brady

***Attachments:*** None

The item was Approved on Consent Agenda.

16. Stream Valley PUD Subdivision, Site Plan, Section 16; Extend The Performace Agreement For Landscaping Improvement To June 25, 2026. (CONSENT AGENDA)

***Sponsors:*** Melodie Brady

***Attachments:*** None

The item was Approved on Consent Agenda.

17. Water's Edge PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Green Infrastructure Improvement To June 25, 2026. (CONSENT AGENDA)

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

The item was Approved on Consent Agenda.

18. Watson Glen Subivision, Site Plan, Section 2, Lot 30 (Miles Auto Spa); Extend The Performance Agreement For Green Infrastructure, Landscaping, Sidewalks And Streets Improvements To June 25, 2026. (CONSENT AGENDA)

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

The item was Approved on Consent Agenda.

## VESTED RIGHTS/SITE PLAN EXTENSION

19. Consideration Of Resolution 2025-46, A Resolution Amending The 555 Franklin Road PUD Subdivision To Extend The Vested Rights, For The Property Located West Of Franklin Road And South Of Gateway Court, Located at 555 Franklin Road.

***Sponsors:*** Emily Huffer, Amy Diaz-Barriga, Joseph Bryan
***Attachments:***
1. MAP 555 Franklin Rd PUD
2. RES_2025-46_555FranklinPUDVestingExt_Combined_LawApproved02
3. Franklin Vesting Extension 5-12-2025
4. 555 Franklin Rd PUD DP_ORIGINAL STAFF REPORT
5. 555 Franklin Rd PUD Approved Development Plan

Staff Presentation: Joey Bryan. The request is to extend the vesting period by 36 months, from October 10, 2025, until October 10, 2028, to allow the applicant to secure any necessary permits and commence site preparation. The development plan for the 555 Franklin Road PUD was approved by BOMA on October 10, 2022. The plans include a mix of age-restricted multifamily, and continuum of care uses. Overall, it was approved for 120 multifamily units and 142,500 square feet of non-residential space. The project had one Modifications of Standards which was to reduce the 18-inch foundation height of the front façade of the multifamily building to grade level. Staff recommended approval, with conditions, of the Development Plan. A site plan for the 555 Franklin Road PUD was approved in May 2023, however no building permits have been secured for the site. The applicant is committed to offering senior housing on the site and intends to pull permits and begin site preparation by early 2026.

Vesting Impacts: If the vesting period is not extended, the project entitlements would cease to exist and stop work orders would be issued. A new development would need to be approved and would be reviewed against the current local development standards. In reviewing the plan against the current City regulations, the current plan generally complies. The differences in today's Zoning Ordinance versus their vested Ordinance (1/1/2022) are minor and could be incorporated into the design without major changes to the plan. The sewer capacity for this project has been accounted for in Water Management models. A new parkland agreement would need to be approved for any new plan, as well as a new traffic impact offset agreement. Traffic volumes in the area have increased, negatively impacting the level of service on adjacent roadways and consequently, the required offsite improvements. Additionally, the Board of Mayor and Aldermen have

approved an increase in the road impact fees since the approval of this development to better support the City's ability to pay for much-needed infrastructure.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-46 if they determine that the continuation of vested rights is in the best interest of the community.

Citizen Comments: None

Applicant Presentation: Greg Gamble, Gamble Design Collaborative. Mr. Gamble explained that the senior living facility is focused on a continuum of care for seniors including independent living, assisted living and memory care. The multifamily building previously referenced is the building for independent living seniors. Mr. Gamble also noted that the site plan has not expired and they plan to move ahead with the grading permit.

Dave Erickson, Ryan Companies US, Inc. Mr. Erickson stated that the company has every intention of moving forward with the senior living facility and plans to break ground in the first quarter of 2026. The construction delays were due to general market conditions along with delays in easement acquisitions required for the off-site sewer improvements, part of the conditions of approval. Mr. Erickson thanked the Commissioners for their consideration.

**MOTION**
Commissioner Franks motioned to recommend approval to the Board of Mayor and Aldermen, Resolution 2025-46, A Resolution Amending The 555 Franklin Road PUD Subdivision To Extend The Vested Rights, For The Property Located West Of Franklin Road And South Of Gateway Court, Located at 555 Franklin Road, seconded by Commissioner Orr.

The motion carried by a vote of 9-0.

## REZONINGS/DEVELOPMENT PLANS

20. Consideration Of Ordinance 2025-10, An Ordinance To Rezone 19.43 Acres From Civic Institutional (CI) District To Heavy Industrial (HI) District For The Property Located North Of Century Court And West Of Beasley Drive, At 408 Century Court.

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

***Attachments:***
1. MAP 408 Century Ct-WilCo Jail, Rezoning
2. ORD_2025-10_408CenturyCtRez_Combined_LawApproved
3. COF 8772 WCJSP_Rezoning Plan_20250430

Staff Presentation: Joey Bryan. The applicant is requesting to rezone the subject property from Civic Institutional (CI) to Heavy Industrial (HI) as part of a larger plan to renovate the existing Williamson County Justice System campus. The property consists of 19.43 acres and is located at 408 Century Court. Envision Franklin places this parcel in the Industrial Flex Design Concept. While the Industrial Flex Design Concept does not outright support any new heavy industrial uses, the Williamson County Justice System is not requesting any new uses on the property, and the Heavy Industrial District maintains their current operations and allows for enhancement of the facilities. The Heavy Industrial Zoning District is the only district that permits Correctional Facilities. Due to the continuation of existing use and the unique circumstances of the scope of work and services provided to the community, staff recommend approval of this rezoning request.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2025-10.

Citizen Comments: None

Applicant Presentation: None

**MOTION**

Commissioner Harrison motioned to recommend the approval to the Board of Mayor and Aldermen, Ordinance 2025-10, An Ordinance To Rezone 19.43 Acres From Civic Institutional (CI) District To Heavy Industrial (HI) District For The Property Located North Of Century Court And West Of Beasley Drive, At 408 Century Court., seconded by Commissioner Orr.

The motion carried by a vote of 9-0.

21. Consideration Of Resolution 2025-44, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located West Of Lewisburg Pike And South Of Henpeck Lane, At 1288 Lewisburg Pike, By The City Of Franklin, Tennessee.

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

***Attachments:***
1. MAP 1288 Lewisburg Pk Annex
2. RES 2025-44 1288 Lewisburg Pk Gateway_POS_Combined_Law Approved (2) 06.12.25
3. Gateway Franklin Church, Annexation Initiation - submittal 002

Staff Presentation: Joey Bryan. The Plan of Services outlines how infrastructure will need to be provided to serve the property of 10.58 acres should the property located at 1228 Lewisburg Pike be annexed. The property is noncontinuous to City limits but is within the southern portion of the Franklin Urban Growth Boundary (UGB). The property includes one parcel and lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study. This Basin is identified as a short-term annexation capability area. Water availability will be provided by HB&TS. The Draft Plan of Services details no major concerns in providing infrastructure and services to the property. No additional personnel or equipment will be necessary for either Fire, Police Protection, or Sanitation. An easement crossing a neighboring property would need to be established by the applicant, at their expense, to serve this property with sanitary sewer.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-44.

Citizen Comments: Gordon Edder, property owner adjacent to the church. Mr. Edder stated that he is fully supportive of church efforts but has concerns about sanitary sewer access and stormwater management.

Applicant Presentation: Charlie Weir, founding Pastor of Gateway Church. Mr. Weir explained that the church septic system takes up 3 acres of the church property. The church is requesting annexation of the property to allow the 3 acres to become usable green space for outdoor activities.

**MOTION**
Commissioner Franks motioned to recommend approval to the Board of Mayor and Aldermen, Resolution 2025-44, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located West Of Lewisburg Pike And South Of Henpeck Lane, At 1288 Lewisburg Pike, By The City Of Franklin, Tennessee, seconded by Commissioner McLemore.

The motion carried by a vote of 9-0.

22. Consideration Of Resolution 2028-45, A Resolution To Annex One Property, Consisting Of 10.58 Acres, Located West Of Lewisburg Pike And South Of Henpeck Lane, 1288 Lewisburg Pike And Not Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

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

***Attachments:***
1. MAP 1288 Lewisburg Pk Annex
2. RES 2025-45 1288 Lewisburg Pk_annex_Combined_Law Approved 06.12.25
3. Gateway Franklin Church, Annexation Initiation - submittal 002

Staff Presentation: Joey Bryan. The subject property requesting annexation is within the Neighborhood Commercial Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to maintain the existing use on the property as a church campus. Institutional uses are supported within the Neighborhood Commercial Design Concept.

RECOMMENDATION
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-45.

Citizen Comments: None

Applicant Presentation: None

**MOTION**
Commissioner Orr motioned to recommend approval to the Board of Mayor and Aldermen, Resolution 2025-45, A Resolution To Annex One Property, Consisting Of 10.58 Acres, Located West Of Lewisburg Pike And South Of Henpeck Lane, 1288 Lewisburg Pike And Not Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB) seconded by Commissioner Allen.

The motion carried by a vote of 9-0.

23. Consideration Of Ordinance 2025-17, An Ordinance To Zone 10.58 Acres Civic Institutional (CI) District, For The Property Located West Of Lewisburg Pike And South Of Henpeck Lane, At 1288 Lewisburg Pike.

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

***Attachments:***
1. MAP 1288 Lewisburg Pkl, Zoning
2. ORD 2025-17 1288 Lewisburg Pk Zon_Combined_Law Approved 06.12.25
3. C-5.0 - GRADING DRAINAGE PLAN - REV #2

Staff Presentation: Joey Bryan. The subject property consists of 10.58 acres and is currently zoned MGA-1 (County). Envision Franklin places this parcel into the Neighborhood Commercial Design Concept. The property currently contains the Gateway Franklin Church campus, and it is the congregation that is requesting to be annexed into the City. Envision Franklin supports institutional uses, such as church campuses, within the Neighborhood Commercial design concept. The zoning as proposed is consistent with the recommendations of Envision Franklin.

RECOMMENDATION
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2025-17.

Citizen Comments:
Patrick Collins, Franklin. Mr. Collins asked if the property lies in the Franklin city boundary or if it lies in the county and if it contiguous to the city boundary.
Ms. Wright answered in response to the question stating that the property is in the urban growth boundary but is not within the city limits and is not contiguous to the city limits.

Applicant Presentation: None

**MOTION**
Commissioner McLemore motioned to recommend approval to the Board of Mayor and Aldermen, Ordinance 2025-17, An Ordinance To Zone 10.58 Acres Civic Institutional (CI) District, For The Property Located West Of Lewisburg Pike And South Of Henpeck Lane, At 1288 Lewisburg Pike, seconded by Commissioner Mann.

The motion carried by a vote of 9-0.

## SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

24. Franklin Ridge Subdivision, Final Plat, Section 1, Creating 14 Residential Lots And 2 Open Space Lots, And Dedicating Right Of Way, On 19.37 Acres, Located At 565 Jordan Road. (CONSENT AGENDA)

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

***Attachments:***
1. MAP Franklin Ridge Subdivision, Final Plat, Section 1
2. 118665004sec1
3. Conditions of Approval_Franklin Ridge Subdivision, Final Plat, Section 1

The item was Approved on Consent Agenda.

25. Lincoln Southeast Subdivision, Final Plat, Creating 1 Lot And Establishing Easements, On 14.93 Acres, Located At 117 Southeast Parkway. (CONSENT AGENDA)

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

***Attachments:***
1. MAP Lincoln Southeast Subdivision, Final Plat
2. 1017714_2025-06-05_final plat
3. Conditions of Approval_Lincoln Southeast Subdivision, Final Plat

The item was Approved on Consent Agenda.

## ENVISION FRANKLIN PLAN AMENDMENTS

26. PUBLIC HEARING: Consideration Of Resolution 2025-39, A Resolution By The Franklin Municipal Planning Commission To Amend Envision Franklin To Incorporate Approved Changes To The Urban Growth Boundary.

***Sponsors:*** Emily Wright, Andrew Orr

***Attachments:***
1. Envision Franklin Update 5/22/25 JCW Slides
2. RES_2025-39_EnvisionFranklinUpdate_Combined_LawApproved

Staff Presentation: Andrew Orr. This city-sponsored plan amendment request is to amend Envision Franklin to align with the updated Williamson County Growth Plan completed in late 2024. This was a multi-year process to amend the Urban Growth Boundaries (UGBs) and Planned Growth Areas for each jurisdiction within Williamson County. Franklin added territory in the Goose Creek Basin and removed territory in the West Basin, along Carters Creek Pike and Southall Road, and south along US 31 Columbia Pike with some locations along the UGB shifting to align with parcel lines. The most notable change includes updating Figure 4.1 Design Concepts Map for recently added and removed parcels from Franklin's UGB. Newly added parcels need to be assigned to design concepts and staff recommendations are largely the same as those presented in the 2023 Envision Franklin public draft. The mapping update also includes extending the conservation design concept where existing flood plains are located and where steep slopes occur to protect hillsides and hill crests. Secondly, this update includes recommended Special Considerations pertaining to corridor setbacks for newly added parcels in the Goose Creek Basin to provide enhanced landscaping and appropriate setbacks as new development occurs. The recommended setbacks are generally comparable to other developments along Lewisburg Pike such as Berry Farms, Stream Valley, Southbrook and Southvale.
All maps and exhibits showing the UGB throughout the document have been updated with the new boundary. This includes the maps in the Introduction, in Appendix A: Existing Conditions and Trends, Appendix B: Development Suitability Analysis, and in Appendix C: Annexation Analysis. In accordance with the plan amendment process, the city staff sent out mailers to impacted property owners as well as those within 500 feet and held open office hours with interested citizens on April 25, 2025, from 8:00 AM to 5:00 PM at the Eastern Flank Rental Facility to discuss the proposed changes to Envision Franklin.

RECOMMENDATION:
Staff recommend approval of Resolution 2025-39.

Citizen Comments: None

Applicant Presentation: None

**MOTION**

Commissioner Orr recommended approval of Resolution 2025-39, A Resolution By The Franklin Municipal Planning Commission To Amend Envision Franklin To Incorporate Approved Changes To The Urban Growth Boundary, seconded by Commissioner Harrison.

The motion carried by a vote of 9-0.

27. *PUBLIC HEARING: Consideration Of Resolution 2025-41, A Resolution To Adopt An Envision Franklin Plan Amendment For 4468 And 4417 Murfreesboro Road And 151 Trinity Road And Surrounding Parcels Located East Of North Chapel Road And Encompassing Map 088 Parcel 01801, Map 088 Parcel 01802, Map 088 Parcel 01805, Map 088 Parcel 01806, MAP 087 03800 And A Portion Of Map 088 Parcel 01900 To Change The Design Concepts Map From Rural Reserve To Village Green And To Add Special Considerations To The Village Green Design Concept.

***Sponsors:*** Emily Wright, Andrew Orr, Joel Aguilera

***Attachments:***
1. MAP Smith Family Properties, Envision Franklin Plan Amendment
2. RES_2025-41_LawApproved
3. Envision Franklin Amendment Submittal
4. Conceptual Site Plan
5. Parcel Exhibit
6. Combined Citizen Comments
7. Karen Smith 1
8. Karen Smith 2
9. Karen Smith 3

Staff Presentation: Joel Aguilera. This application is to amend the Envision Franklin Design Concepts Map for 494.21 acres located along Murfreesboro Road. The request is to amend the Design Concepts Map from Rural Reserve to the Village Green Design Concept as well as to add a new Special Consideration for the Village Green Design Concept. The property currently has the Rural Reserve Design Concept with 138 acres of the site marked for Conservation due to the floodplain. The purpose of this request is so that the applicant may develop the site with a master-planned development consisting of single-family houses, townhouses, duplexes, small-scale multifamily, live-work units, and supporting commercial uses consistent with the vision of Village Green. The applicant is also proposing a Special Consideration request for the purposes of permitting two secondary uses: a rural retreat hospitality use with an event venue and continuum of care use(s). The Special Consideration would allow for rural retreat use (and the hospitality's ancillary uses) to be supported within Village Green. The size and scale of the proposed rural retreat use is comparable to the hospitality uses supported by Envision Franklin for the Armistead PUD Subdivision as well as for the Harlin PUD Subdivision. The location of the use along Murfreesboro Road and away from existing residential uses seems appropriate. In addition to the rural retreat hospitality use, the special consideration would also allow for continuum of care as a secondary use. The applicant seeks a building maximum of 95,000 square feet which is comparable to other neighborhood-scale continuum of care uses in Franklin such as the facilities located at the corner of New Highway 96W and Mack Hatcher Parkway near Westhaven and the facility located adjacent to the Williamson County Recreational Center on Fulton Greer Lane.

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

Criteria #1. Significant changes have occurred since the adoption of the Plan and necessitate the proposed amendment; Staff Responses to Criteria #1:

There have been significant changes since the adoption of the recent Envision Franklin update. The Urban Growth Boundary was ratified on November 13, 2024, which included a large portion of
the Mayes Creek Basin signaling the City's interest in growing into this basin over the next 20 years. The applicant then submitted an Annexation Initiation request to the Board of Mayor and
Aldermen which was approved on February 11, 2025. This affirmative vote signaled an interest to further study the annexation request. Secondly, the State of Tennessee Residential Infrastructure Development Act (RIDA) of 2024 and the Real Estate Infrastructure Development Act of 2025 both recently passed which assist with the extension of public utility infrastructure to properties through the creation of development districts, which represents a new way of funding

infrastructure in the state through the creation of a property assessment on the future property owners of the development. The applicant intends to utilize this tool, and the City has expressed interest in learning more about it and how to implement it.

Criteria #2. The proposal is consistent with the overall intent of the Plan, its guiding principles, desired land-use patterns, the development suitability analysis, and infill maps as applicable;
Staff Responses to Criteria #2:

The provided proposal for Village Green is consistent with the overall Vision and Guiding Principles of Envision Franklin, as it preserves over 300 acres of floodplain, forested areas, and meadows while also providing a mix of housing options in a unique development that encourages a strong sense of place and character. The plan generally meets the guiding principles of Envision Franklin, specifically Housing Choices, Vibrant Neighborhoods, and Natural Beauty. While the staff recommends the City grow in an orderly, contiguous, and efficient manner, consistent with the Managed Growth guiding principle of Envision Franklin, it may not be possible for that to occur in the Mayes Creek Basin due to the prevalence of existing county subdivisions, established estate lots, and the long distance required for the extension of sewer into the basin, and this property encompasses the largest tract of undeveloped land in the City's eastern UGB and serves as the linchpin for annexation into this area. The Development Suitability Analysis, located in Appendix B of Envision Franklin, highlights the overall development suitability of land within the City's UGB. The primary challenges to growth in the Mayes Creek Basin include lack of sewer service, inadequate fire coverage, presence of floodplain along Mayes Creek, lack of multi-use trails, and distance from commercial centers.

Applicant Responses to Staff Comments:
The applicant has provided the following information in its application.
Fire Service: Sufficient land will be dedicated to the City, at no cost to the City, to construct a future fire station to serve the eastern sector of the City of Franklin with a location to be determined later.
Roadway Infrastructure – Improvements: The applicant has acknowledged and adjusted the North Chapel Road corridor to match the alignment shown in the Connect Franklin Major Thoroughfare Plan. However, the concept plan does not show street connectivity east to west, between North Village and East Village. The staff have requested this connection, which will likely cause changes to the conceptual plan.
Land Uses: With the widening of Murfreesboro Road now complete to a 4-lane section, the improved roadway can now better support local commercial uses and a variety of housing options. The City recognizes that congestion exists at peak hours at the I-65 interchange and that will need to be further evaluated if this Plan Amendment is approved and if the applicant submits an Annexation Request and Development Plan for approval.
Water and Sewer Availability: The applicant has stated that with the passage of RIDA, public utility infrastructure, including water, streets, bridges, wastewater, and electric facilities, can be financed and extended to support residential housing development. The applicant has stated that this legislation will help with the overall funding and extension of public infrastructure without bearing any considerable cost to the City of Franklin. However, for sewer, additional information, review of designs, and jurisdictional approvals must still be given to serve this master-planned development.

Criteria #3. The design is compatible with the design concept of the surrounding area and does not cause an abrupt change in massing, form, or architecture.

Staff Responses to Criteria #3:

The conceptual design of the proposed neighborhood, and the Village Green Design Concept generally, does not cause an abrupt change in massing, form, or architecture. There are some existing houses adjacent to the subject property and transitions should be used, such as additional landscaping or spatial buffering between established uses seeking to remain and any new development. Village Green requires significant open space preservation and the conceptual plan shows much of the property preserved, which allows for ample, uninterrupted space between the development and neighboring properties.

Criteria #4. The proposal does not adversely affect the health and safety of residents or damage the natural environment or scenic quality in contradiction to the Plan.

Staff Responses to Criteria #4:

The proposal would not damage the natural environment or scenic quality of the area, as it does not intend to disturb or change any of the Conservation area on-site, or the floodplain areas. The conceptual plan on the north side of Murfreesboro Road shows the developed areas predominantly nestled within the valley and the wooded hillside significantly blocking viewsheds of new construction from nearby properties and is proposing a large setback from Murfreesboro Road. Staff does not believe that the development would negatively impact the health and safety of residents. However, citizens have raised

awareness about local flooding in the area after heavy rain events. Staff does not anticipate this land use change to worsen these conditions because of the city's stringent storm water regulations. Additionally, the applicant has been in communication with the city of Franklin Fire Department regarding dedication of space for a future station as part of the master plan development.

Criteria #5. Substantial improvements in the quality of life for City residents will be achieved.
Staff Responses to Criteria #5:
Staff believe that this amendment could lead to quality-of-life improvements for citizens by providing a variety of new housing options and the opportunity for outdoor recreation. Additionally, the Village Green Design Concept introduces local commercial land uses that provide nearby residents with the opportunity to walk to goods and services in their neighborhood, reducing daily vehicle trips and miles traveled. The Special Consideration proposed to add continuum of care uses will also support aging in place and provide additional housing options for seniors.

A virtual neighborhood meeting was held and staff met with nearby residents who also raised concerns about the overall vision of the development, specifically regarding the increase in density, flooding in the area, inadequate roads, and increased traffic and safety concerns at the intersection of North Chapel Road and Murfreesboro Road.

Mr. Aguilera noted that the Planning Commission is only reviewing the applicant's requested land use change, from Rural Reserve to Village Green, and the Special Consideration to add a rural retreat hospitality use and the continuum of care use. The master plan shown as part of this application is conceptual and has not been fully reviewed for compliance with Franklin's Zoning Ordinance. Staff will ensure that all requirements are met on any future development submittals. Several issues have been identified by the Planning and Engineering staff and have been communicated to the applicant and will need to be addressed. A Traffic Impact Analysis will be required upon submitting a Development Plan.

For this plan amendment request, the staff has worked with the applicant closely to ensure that the application provides a clear vision of the proposed master-planned development and ample justification for requesting the Village Green Design Concept, as well as rationale for the requested Special Consideration. Although nearby residents have expressed concerns with the overall vision and land uses proposed with the development, the staff believes the amendment request meets the review criteria and recommends approval of the Envision Franklin amendment request.

RECOMMENDATION:
Staff recommends approval of Resolution 2025-41.

Citizen Comments:

Jason Holleman, 4210 Park Avenue, Nashville. Mr. Holleman stated that he is speaking on behalf of the CAREs group in opposition to the Envision Franklin Plan Amendment. Envision Franklin specifically suggests that rural reserve is the appropriate concept for most of the 500 acres with the land use plan recommending no less than half acre single family lots. The Village Green design concept would be a significant departure from the established policy. Mr. Holleman pointed out that this would not be a contiguous annexation, leaving pockets of land remaining in the county and mostly undeveloped and rural.
Jack Davidson, 4115 Trinity Road. Mr. Davidson stated that his main concern is flooding as he's witnessed increased flooding along Ladd Road as development continues to grow and recommended a robust study of the topography before changes are made. Mr. Davidson also stated that the proposed property lends itself to a Rural Reserve concept or Large Lot Residential.

Steve Iler, 4237 North Chapel Road. Mr. Iller recommended careful consideration of the new RIDA policy as the more complicated a program is, the more likely financial mistakes are made, adding more debt to the city. Flooding and traffic continue to be a concern. Mr. Iller stated that the reason the area has one home every 10-15 acres is because the ground is rocky and doesn't allow for efficient rain absorption.

Barb Cramer, 1035 John Williams Road. Ms. Cramer urged the Commission to reject the request to change the design concept from Rural Reserve to Village Green. The RIDA program helps the developer financially by shifting the financial burden to the homeowner, ultimately making a home purchase unaffordable. The Village Green concept, for this area, will have inadequate buffers as most of the development will take place along the edges because the middle area is a floodplain, limiting the space for recreational activities. For these reasons, Ms. Cramer asked the Board to deny the request.

Greg Lawrence, Williamson Co. Commissioner, 4th District. Mr. Lawrence stated that he's spoken extensively to Franklin Aldermen and the Smith family about development of this beautiful property into something everyone can agree on. A new greenway trail, along Hwy 96 east, is in the early stages of development. The greenway trail along with the Smith property could be developed into something exceptional that doesn't exist anywhere else, creating unique amenities for citizens and visitors, like the upcoming Armistead development along Hwy 96 west. A mixture of agriculture and equestrian uses are more appropriate for the character of the area.

John Morss, 4419 Russem Lane. Mr. Morss stated that the major thoroughfares such as Wilson Pike, Arno Road, North Chapel and others are not slated for improvements until 2035-2040, according to Franklin Connect. The proposed development will be completed much sooner, creating more traffic congestion on top of existing traffic issues. The roads cannot accommodate vehicle traffic for a development that will be the size of Berry Farms. Mr. Morss urged the Commissioner reject the resolution to adopt an Envision Franklin Plan Amendment.

Patrick Collins, 4458 North Chapel Road. Mr. Collins stated that he is against the potential development of this corridor of Franklin because of the lack of infrastructure. Mr. Collins further stated that he and most of the citizens present at the meeting live in Williamson County and are not represented by an elected official in the City of Franklin. Development of this property is premature and should continue to be zoned Rural Reserve to reflect the surrounding legacy homesteads.

Jeff Goodspeed, 3408 Stagecoach Drive. Mr. Goodspeed stated that the number one reason to reject the proposed zoning change is due to the lack of infrastructure. The city would be putting the cart before the horse if development is allowed to move forward. Focusing on current school enrollments for the 2025-26 school year, Mr. Goodspeed stated that Trinity Elementary, Arrington Elementary, Millcreek Elementary and others are at 83% capacity or higher. Page Middle and Millcreek Middle Schools are at 100% capacity, with Page High and Nolensville High at 100% capacity, and Independence High at 93 % capacity. Mr. Goodspeed further noted that these percentages don't reflect the yet to be completed developments of Poplar Farms (500+ homes), Colletta Park (400 + homes), Starnes Creek, the Highlands and Lookaway Farms. Mr. Goodspeed asked the Board to vote against the request for rezoning and vote against the addition of 1300 more homes to this already congested area.

Melissa Savage, 4102 Trinity Road. Ms. Savage acknowledged that development is inevitable but questioned when the negative impacts outweigh the benefits, is it too much. Wilson Pike, North Chapel Road, Pate Road and others have become unsafe for residents due to speeding and reckless driving as the Williamson County Sherriff's department cannot answer the number of calls coming into their switchboard. In an emergency, residents are faced with extensive travel time of up to 20-30 additional minutes. The number of units proposed along with the already approved high density developments further exacerbate the already challenging situation and seriously affect the quality of life for residents.

Israel Holliday, 2000 Cain Hollow. Mr. Holliday stated that Rural Reserve or Estate Residential design concepts consider forested areas, hillsides and water resources and better reflect the characteristics of this part of Franklin. There are several creeks not identified by a blue line on the map that are valuable natural resources. Mr. Holliday stated that he has hundreds of photos of flooding examples and has concerns about the 60 homes built on top of an undesignated blue line. According to Mr. Holliday, the Village Green designation will have devastating consequences for this area of Franklin as the unintended consequences of the widening of Hwy 96.

Janice Williams, 1041 John Williams Road. Ms. Williams suggested a better way to conserve property on this side of Franklin would be to establish an equestrian park benefiting all Franklin citizens and visitors. Ms. Williams referred to Morven Park, an International Equestrian Center in Virginia, as a potential model and suggestion for the property. Ms. Williams stated that this part of Franklin is rural and should remain a rural area.

Cheryl Hughes, 1752 Burke Hollow Road. Ms. Hughes thanked the Commissioners for their time and efforts on behalf of the citizens of Franklin. Ms. Hughes noted the condition of Wilson Pike and the amount of traffic congestion causing stress to residents. Typically, on the edge of the UGB, moving into the county, housing density is reduced, but the math on the proposed development would allow for 6 units per acre, which could total up to 1200–1300 homes on the edge of the UGB. Looking at the existing established neighborhoods of one-acre lots, Village Green permits higher density in areas more appropriate for large lot residential and at the very least maintain the Rural Reserve designation. Ms. Hughes implored the Board to carefully consider the proposed changes as the decision will affect the future of this area of Franklin.

Maggie McCarty, 4237 North Chapel Road. Ms. McCarty stated that she would allocate her time to Mr. Kimbrough.

Shane Kimbrough, 4244 North Chapel Road. Mr. Kimbrough explained that this proposed high-density development will be adjacent to his property, and he will have a front-row view of the destruction of wildlife habitats and the natural serenity he enjoys. The rural agricultural character will be replaced with concrete and heavy machinery, light pollution, overcrowded schools and more flooding issues. The Village Green concept directly conflicts with Franklin's long-term goals and vision for the future by adversely affecting the health and safety of citizens and by altering the natural environment. Mr. Kimbrough urged the Commissioners to protect the rural community by voting against rezoning and the proposed high density development plan.

Karen Smith, 4343 North Chapel Road. Ms. Smith explained that 138 of the 494 acres fall into the center of the 70% open space, making 42% of unbuildable land as homes cannot be built in the floodplain. Mayes Creek is a big, fast-flowing body of water that runs 3 miles through the subject property and into Ms. Smith's property, eventually dumping into the Harpeth River. When it rains, Trinity, North Chapel and Arno Roads must be closed, making emergency access impossible. Flooding is a real issue, and everyone continues to talk about it, and yet discussion of the proposed project continues to move forward. Also, to make space for the villages and retail buildings, significant deforestation will be required, further complicating the flooding issue. Ms. Smith finished up by asking the Board to reject the request to rezone Rural Reserve to Village Green.

Janet Curtis, North Chapel Road. Ms. Curtis stated that she is speaking in strong opposition to the proposed land use change to Village Green due to the adverse effects and overwhelming challenges the project presents. This level of high-density project does not fit the character of the area and will significantly add to the traffic delays and safety. Ms. Curtis noted that Murfreesboro Road averages 15-16 accidents a month. Deforestation needed to make space for development will result in the loss of wildlife habitats, increased flooding and permanent loss of natural resources. Ms. Curtis urged the Commissioners to reject this request because of the lack of infrastructure and too many other unanswered questions.

Rick Canada, 4348 North Chapel Road. Mr. Canada stated that the unintended consequences of the widening of Hwy 96 East have increased traffic in the area. Traffic is of the utmost importance and concern as it's common to see a 2-mile backup for those trying to get on I-65 from Highway 96 East. Adding a cluster of densely populated developments will generate 1000's more cars and is not prudent planning. Mr. Canada finished by asking the Board to please limit high density development to avoid more unintended consequences.

Bill Petty, Williamson Co. Commissioner, District 10. Mr. Petty stated that growth and the degree of growth should be the main concern. As leaders, Mr. Petty explained that decisions must be made about how much growth and crowding is too much. Citizens have raised several valid points and Mr. Petty stated he supports the citizens and their concerns 100 percent.

Russ Wharton, 1885 West Harpeth Road. Mr. Wharton stated that over time we've seen the results of outdated FEMA flood maps in Franklin, Wilson County, Nashville and other areas in Middle Tennessee. The maps are not taking into consideration new residential development, climate change, and other factors that influence flooding. There are many well-argued points by citizens regarding safety, environmental, infrastructure and financial concerns regarding the proposed development. Mr. Wharton suggested looking at several other priority areas in the City of Franklin rather than trying to develop an area that's not even in the Franklin UGB, especially an area with many unanswered questions and concerns. Mr. Wharton stated that he is not in favor of the development and urged the Commissioners to take the citizen concerns seriously.

John Shaeffer, 4219 Pate Road. Mr. Shaeffer stated that he is proud to live in Franklin and contribute to the community. The most concerning issues are traffic and safety along with overcrowded schools. Mr. Shaeffer suggested that Franklin may end up like Atlanta regarding high-density living and traffic congestion. Please listen to the well-articulated points by the citizens and maintain Rural Reserve as the appropriate Design Concept.

Applicant Presentation: Jeff Hines. Mr. Hines stated that the best way to look at this situation is to view it as a long educational journey that began back in 2018, and a lot has changed. A year ago, during the Envision Franklin update, city consultants and planning staff recommended that the subject area be designated as the Village Green Design Concept. The FMPC was not comfortable with the decision and the decision was rescinded prior to the final Envision Franklin Update vote. Village Green was a new concept at the time, but now there is a better understanding of the unique zoning opportunities Village Green can allow for. One is the Infrastructure Development District or IDD, which is a tool for developers, city government, and homeowners, that assists in the financing of significant infrastructure improvements especially for outlying areas. Funding is provided through a substantially lower bond rate compared to conventional loans.

Because of the size of the subject property, the 494-acre site can leverage enough revenue through the IDD to extend sewer services to the northern Mayes Creek Basin including existing development. This is a critical decision regarding the eastern UGB and how future development will look. Mr. Hines further explained that an IDD would provide for road improvements, including widening of Trinity and North Chapel Roads and installation of traffic signals.

Many of the questions presented by citizens will be answered when a development plan is brought before the FMPC. Now, the next step is to put an IDD policy in place with parameters that govern how the policy is implemented. With a Village Green designation, neither the tree lines nor the floodplain will be disturbed. Village Green can be considered true conservation, blended with development, in a very sensitive way and more closely meets the goals of Envision Franklin with attention to gateway preservation. Current Williamson County zoning for this area allows for 1-acre homesites that can be backed up to Highway 96 whereas Village Green requires a 700-foot setback allowing for open space and preservation of pastures. Village Green offers a variety of housing and creates exceptional places for people to gather and participate in recreational activities with interconnected multi-use trails. Managed growth and proactive planning goals of Envision Franklin can be achieved by taking advantage of the IDD along with the Village Green design concept by bringing much-needed infrastructure improvements to the eastern UGB. If the 494 acres are not utilized to bring services to this area, Mr. Hines stated that he isn't sure how services could be provided. Without partnership with large sector private development, the financial responsibility falls on the city government to provide infrastructure improvements. This unique proposal anchors the city's commitment to the eastern growth boundary that will serve citizens for years to come. The projected timeframe for the development buildout is 10–20 years through a 3-phase development process.

To answer concerns about traffic, Mr. Hines stated that a traffic study will be conducted prior to any finalization of the plan, and he committed to being part of the traffic solution. The goal is not to be like other developments but to blend in and complement the existing character while offering a unique living experience.

**MOTION (Disapproval)**
Alderman Petersen motioned to disapprove Resolution 2025-41, A Resolution To Adopt An Envision Franklin Plan Amendment For 4468 And 4417 Murfreesboro Road And 151 Trinity Road And Surrounding Parcels Located East Of North Chapel Road And Encompassing Map 088 Parcel 01801, Map 088 Parcel 01802, Map 088 Parcel 01805, Map 088 Parcel 01806, MAP 087 03800 And A Portion Of Map 088 Parcel 01900 To Change The Design Concepts Map From Rural Reserve To Village Green And To Add Special Considerations To The Village Green Design Concept, seconded by Commissioner Allen.

Discussion:
Commissioner Allen stated that every property owner has the right to sell his or her property, but since last fall, nothing has changed regarding the subject property being designated as Village Green. The state has passed RIDA and IDD to assist developers financially, but the subject property is on the edge of the UGB with too many unanswered questions. The amount of money needed to extend sewer services to the area will be astronomical. Commissioner Allen explained that the property is too far out, and it is not the right time to commit to such a large project. The widening of Highway 96 east has created more traffic as it's being used as a cut through with all four lanes full of traffic most days. Approval of the proposed rezoning and project would not be for the betterment of the community.

Commissioner Williamson stated that she received a book in the mail and would be donating it to the public library. Regarding the subject property, Commissioner Williamson stated that it doesn't make sense to put a commercial node along with a high-density development on the edge of the UGB. Other neighborhoods such as the upcoming Armistead development and Westhaven have commercial components but are located within the Mack Hatcher ring and not at the edge of the UGB. Looking east and north of the subject property, most of the property is extremely rural with less infrastructure support. Also, looking at the interchange of I-65 and Highway 96 and the traffic delays, it doesn't make sense to add a density node east of I-65 unless significant road improvements are made in the future.

Commissioner Franks stated that he supports staff's recommendations for approval because the FMPC would have the ability to review the plans as they come forward and make changes to the proposed density. Traffic signalization is important and much-needed throughout Highway 96. Commissioner Franks noted his support for the project.

Commissioner Orr asked the applicant where the commercial nodes were located within the concept plan.

Mr. Hines explained that the neighborhood commercial is already in place at the intersection of North Chapel Road and Highway 96. Mr. Hines also noted that one of the buildings in the East Village would have retail on the first floor and

residential on the second floor and above.

Commissioner Mann stated that he agrees with Commissioner Franks and explained that throughout the yearlong discussion about updating Envision Franklin, not much opposition was heard regarding this property being zoned as Village Green until the very end of the year. This is an opportunity for a public and private partnership to fund much-needed infrastructure improvements. Commissioner Mann explained that he would like to see approval of the Envision Franklin update so that a traffic study could be conducted and is fully supportive of seeing a development plan so that the Commission can decide how to best utilize this property. Village Green is the right policy for this piece of land and Commissioner Mann agrees with the staff's recommendation.

Commissioner McLemore stated that considering the study and research completed by staff paired with the city's goals for the future, Village Green will allow concerns to be addressed. Traffic, flooding, and overcrowded schools need to be concentrated on, and solutions discussed using the best available tools. Commissioner McLemore explained that she agrees with the staff's recommendations to change the subject property from Rural Reserve to Village Green.

Chair Lindsey stated that the property will be developed, and it is the Commission's job to decide how development will occur based on the parameters provided by the City Planning Department. Particularly the 70% open space established by Village Green is desirable opposed to 50% open space that Rural Reserve suggests. Chair Lindsey explained that the IDD policy passed by the State seems to be a more appropriate way to fund infrastructure for a new development by passing the cost onto the homeowner. Chair Lindsey also stated that he cannot convince himself that Village Green is not the best way to move forward and will vote in support of the city staff's recommendation.

The motion failed 3-6 (Commissioners Harrison, Franks, Lindsey, Orr, Mann, and McLemore voting against).

**MOTION (Approval)**

Alderman Franks motioned to approve Resolution 2025-41, A Resolution To Adopt An Envision Franklin Plan Amendment For 4468 And 4417 Murfreesboro Road And 151 Trinity Road And Surrounding Parcels Located East Of North Chapel Road And Encompassing Map 088 Parcel 01801, Map 088 Parcel 01802, Map 088 Parcel 01805, Map 088 Parcel 01806, MAP 087 03800 And A Portion Of Map 088 Parcel 01900 To Change The Design Concepts Map From Rural Reserve To Village Green And To Add Special Considerations To The Village Green Design Concept, seconded by Commissioner Harrison.

The motion carried by a vote of 6-3 (Commissioners Allen, Petersen and Williamson voting against).

## ANY OTHER BUSINESS

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

## ADJOURN

There being no further business, Commissioner Allen motioned to adjourn the meeting, seconded by Commissioner Orr. The motion carried by a vote of 9-0 and the meeting adjourned at 09:11 PM.

_____ _____

Chair Date

I strongly urge you to reject Resolution 2025-41, which proposes converting nearly 500 acres in the Mayes Creek Basin from *Rural Reserve* to *Village Green.* This proposed change raises five key concerns.

**One -** The use of Tennessee's new ***Real Estate Infrastructure Development Act*** allows developers to **avoid** upfront infrastructure costs and impact fees - **shifting** them onto future homeowners through **long-term special assessments**. This lowers immediate costs for developers, but it increases the long-term financial burden on working-class families—teachers, firefighters, office workers—undermining true affordability.
A $600,000 home could result in a **monthly payment exceeding $5,100**, which is more than the monthly salary of a starting teacher. A $300,000 home (if available) results in payments above **$2,400 a month,** more than half of a teacher's monthly salary). Adding special assessments and high-interest rates over decades could make **home ownership out of reach** for working class folks.

**Two -** The proposed Village Green plan introduces multi-family housing and commercial space into an area of larger-lot single-family homes. **Inadequate buffer zones or landscape transitions on the outer edges of the plan** will disrupt the current neighborhood character, potentially reduce adjacent property values, and degrade quality of life for current residents. The proposal claims to preserve open space, but most of that open space actually lies internally on floodplain areas providing **limited recreational or ecological value.**

**Three -** Much of the proposed development lies within sensitive floodplain areas and conservation zones. **No independent engineering or flood mitigation plans** have been presented. Concerns remain regarding increased flooding and erosion, long-term environmental degradation, and risk to residents.

**Four -** The area surrounding North Chapel Road and Murfreesboro Road already faces congestion and safety concerns. The added traffic from a dense, mixed-use development, including senior care, a hotel, and retail will make the current problems even worse. **A comprehensive, independent traffic impact study needs to be done**.

**Five -** The proposed new fire station and public services will serve the new development—not existing rural residents. And commercial elements like the 80-room hotel and senior care facility create an **incompatible commercial intensity in the rural zone.**

**The Tennessee Real Estate Infrastructure Act** mirrors similar programs (like Florida's CDDs) where developers, issued municipal bonds, **defaulted.** Homeowners were then left responsible for debt payments and entire communities were left unfinished. This shows the **real risk of granting developers' quasi-governmental powers, while insulating them from accountability.**

I urge the Commission to **deny Resolution 2025-41** and **preserve** the Mayes Creek area's *Rural Reserve* designation and even consider *Large Lot Residential* or *Development Reserve* classifications which better reflect the community's vision and long-term capacity.

Deár Planning Commissioners:

I would like to take a few moments to inform you of some important facts. This letter is long so I will only go through a few items and you can review the rest:

You may get less OpenSpace with Rural Reserve, Large Lot residential or Development Reserve but you will still get a large portion of Open Space due to floodplain and hilltop area. You will also get a lot less houses and more openness due to the houses being so spread out

**Village Green** – 70% Open Space means over 1300 various size multi-family and single family homes plus commercial, a fire station and senior housing facility on177 acres (**this is more homes than are in Berry Farms**).

**Rural Reserve** – 50% Open Space means 474 homes of various size single family homes with no commercial on the same 177 acres. A Senior House Option is allowed

**Large Lot Residential** – Approximately 362 homes built of 362 acres (due to 133 acres are in the flood plain)

**Development Reserve** – Large Lot homes so no more than approximately 362 homes

**Commercial**: County is building to the east of this area both the Arrington Special Area Plan and Triune Special Area Plan which will provide all different types of shopping which will eliminate traffic heading into Franklin

**Surveys**:

All surveys from 2018 – 2024 which shows at least 80% of the residents **want limited growth**

**Traffic**:

2024 – **16 accidents per month** on Murfreesboro Road between Cox Rd & I65 **for a 12-month period**

2025 - **15 accidents per month in the 1st 3 months** on Murfreesboro Rd between Cox & 65

**Significant Changes**: **What are they**?

Besides 96 being widened to 4 lanes, the only change to the UGB map in 2024 is the inclusion of additional acreage in the McEwen area. **No additional acreage** appears to have been added to the Mayes Creek area.

**Design Concept:**

This is in no way compatible with the surrounding area and will be an abrupt change. You go from rural to high-density totally changing the character of the area. There are several lots around this property designed as Rural Development 5 meaning 1 unit per 5 acres.

**Adverse Effects**:

1. Staff noted that the fire station **will serve in answering and assisting with any emergency service calls** **for this development and future developments. It says nothing about the aid to the current residents in the County,**
2. More Noise

3. More traffic –people won't be able to ride their bikes, children won't be able to walk to the park and school
4. Loss of Wildlife
5. Total Deforestation of the SE corner of N Chapel and 96
6. Flooding
7. Loss of the tranquility we have come to enjoy
8. Increase Sewer and Water Rates for City residents
9. It will devalue current homeowners' property

**Improvement in the Quality of Life of City Residents. How?**

- They will be living in closer proximity to their neighbors with very little yard
- High Density often brings higher crime
- Overcrowding in schools - Trinity Elementary at 89% capacity
  Page Middle is at 100% capacity
  Page HS at 77% capacity
- This will not guarantee Work Force Affordable Housing
- Franklin's population has grown by almost 1,000% in the last 40 years with no improvement to infrastructure except widening of 96 and partial extension of Mack Hatcher Parkway
- According to the City of Franklin's 2024 Development Report, there are 10,867 dwelling units approved but not yet built. Let's get those built and see what is still needed.

Williamson County residents have been responsible for the cost of building, staffing and maintaining these schools. This capacity is just as Poplar Farms 550+ homes are starting to be built and Colletta Parks 224 homes + Townhomes haven't even started to be built

**Feasibility Study** requested by BOMA has not yet been completed

**Real Estate Development Infrastructure Act** - No Policy in Place

BOMA has no policy in place as of yet for the use of this act. We have no idea if they will allow it, how much of a bond will be allowed or how long will be given for the bond to be repaid. Too many unanswered questions. All this will do is make the new homeowners pay the price of the infrastructure and impact fees instead of the developer.

**Development Reserve and Lot Large Residential**

They are both consistent with the overall Vision and Guiding Principles of Envision Franklin and can also preserve the floodplain, forested areas and meadows all while offering a mixture of housing types just on larger lots. It can also offer vibrant neighborhoods and natural beauty.

**Primary Challenges**:

- Prevalence of existing county subdivisions, established estate lots, lack of sewer and the long distance required for the extension of sewer.
- Inadequate fire coverage
- Presence of floodplain along Mayes Creek
- Lack of multi-use trails
- Distance from commercial centers
- The roads around this proposed high-density development are narrow 2-lane county roads inadequate to handle heavy traffic
- The cost to the County to educate these students, repair the roads from heavy traffic and for possible improvements to the Redwing Substation are unknown

- Financial Impact is unknown-City has put cost of operating new fire station at $1.26M annually but the cost for police and sanitation are unknown at this time
- No Environmental Study
- No Traffic Study
- No preliminary engineering has taken place to verify force main routing and whether the lift station location can meet all City of Franklin sanitary sewer requirements.

There are just too many unknown variables and to many questions with unknown answers at this time for you to change the land use plan to Village Green. If you change it now, **it will never go back to Rural Reserve or any other type of land use designation**.

I am requesting at this time that you not change the land use plan back to Village Green. If you are going to change the land use plan, change it back to Development Reserve or Large-Lot Residential as described below.

> **The Development Reserve includes areas along the fringes of the Franklin UGB and is characterized by agricultural uses and single-family residential uses on significant acreage. Public sewer access is unavailable in these areas. Rural road widths are not capable of handling high traffic volumes. New growth should only be encouraged in areas where adequate public water, sewer, and streets are available or are planned. Any new buildings should be designed around natural features to protect forested areas, hillsides and hilltops, water resources, and tree rows.**

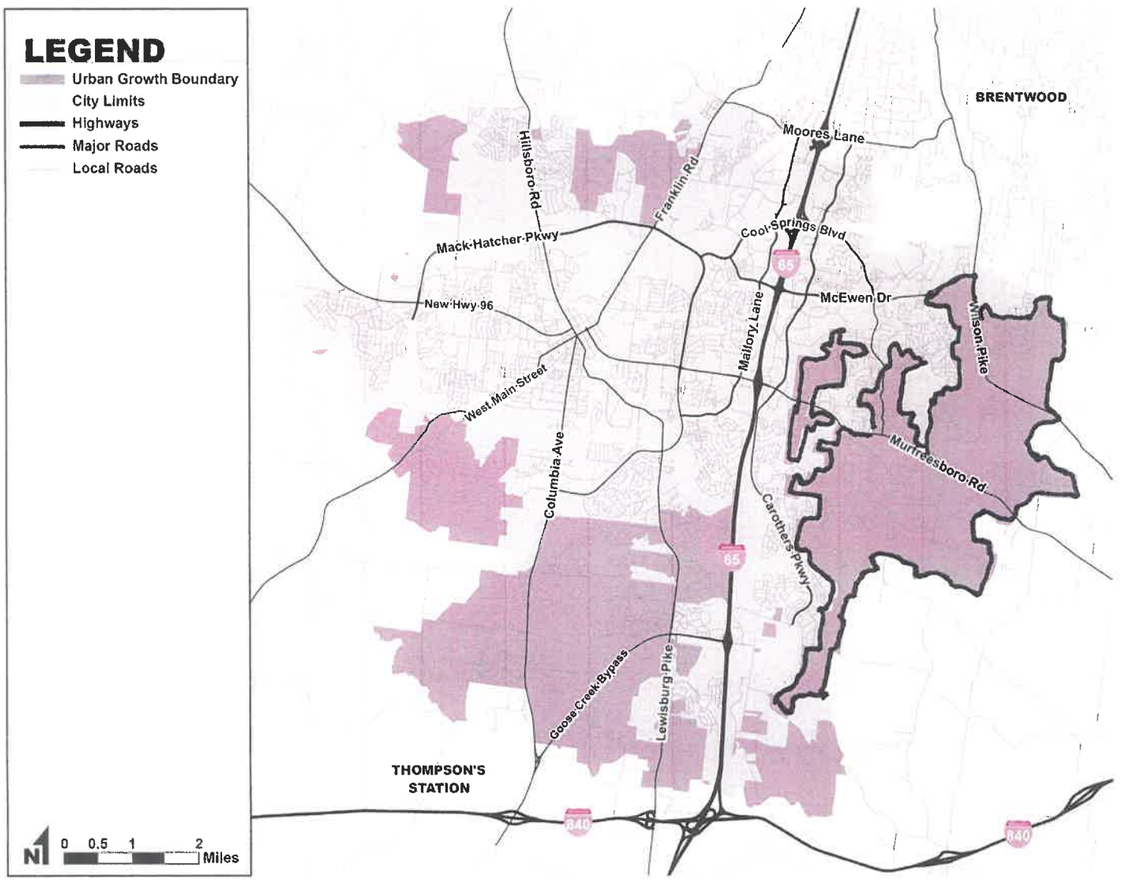
> **The Large-Lot Residential design concept reflects the established character of existing neighborhoods and often provides a transition between City and County subdivisions. New development should have an overall maximum density of one unit per acre to fit contextually with surrounding neighborhoods. Neighborhoods should be designed around natural features to highlight forested areas, hillsides and hilltops, water resources, and tree rows.**

Thank you, Janet Curtis

## PLANNING AREA

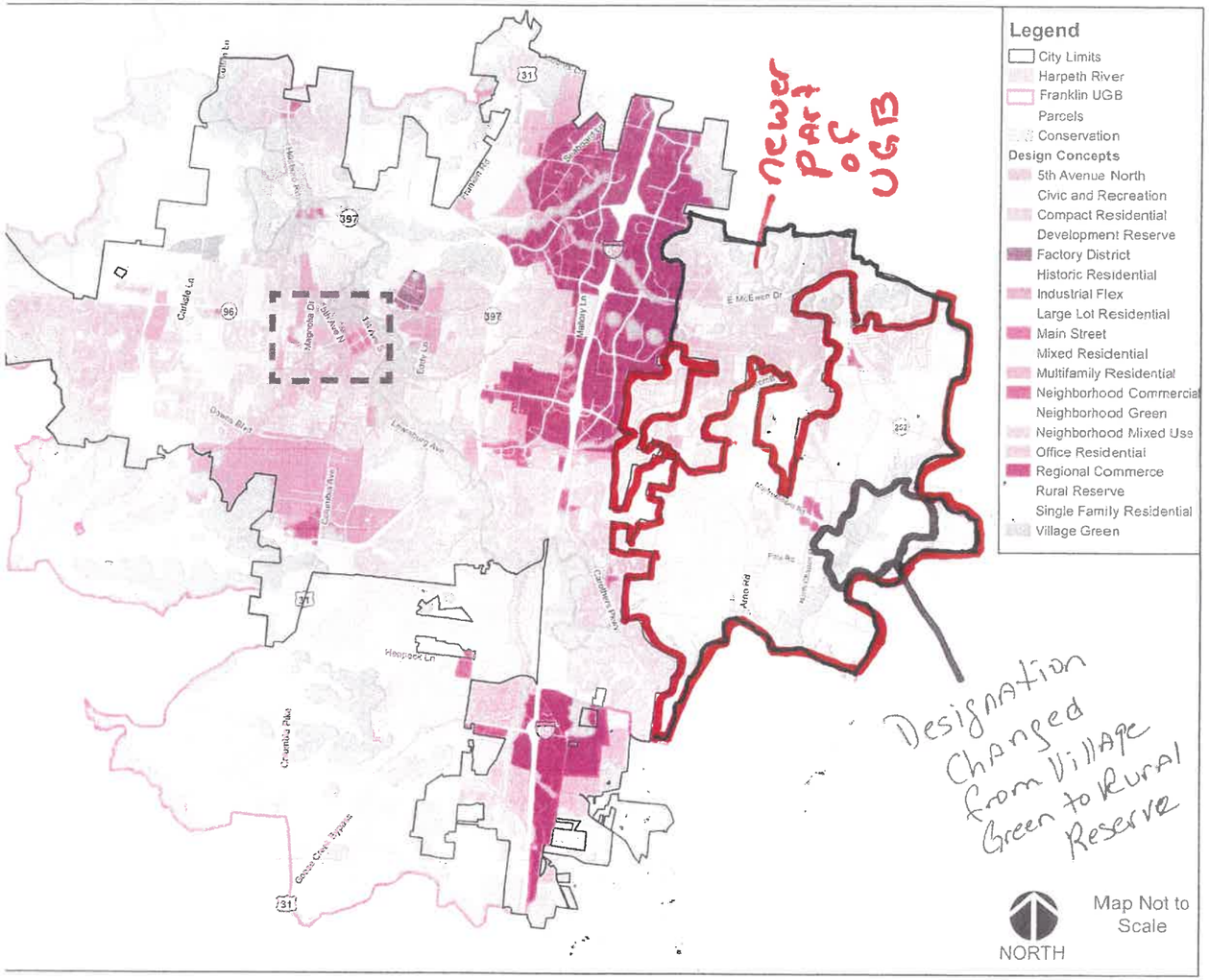
The City of Franklin municipal limits encompass an area of approximately 45 square miles. The planning area includes the state-mandated Urban Growth Boundary (UGB), which contains an additional 30 square miles of land area surrounding the City (see Figure 1.1). Franklin is part of the Nashville-Davidson-Murfreesboro-Franklin, TN Metropolitan Statistical Area.

FIGURE 1.1: CITY AND URBAN GROWTH BOUNDARY

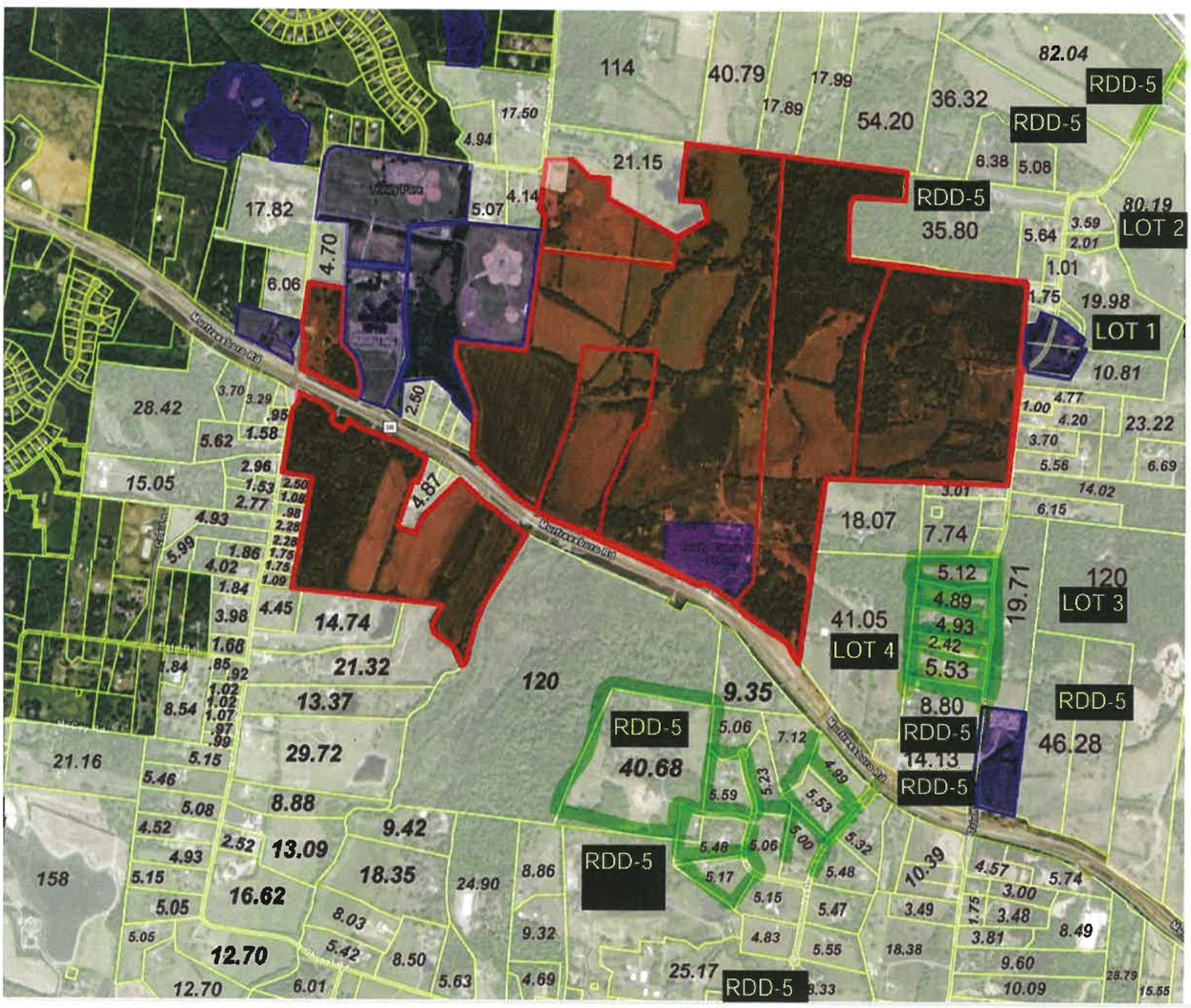



UGB MAP
Nov 2023

## 4.1: DESIGN CONCEPTS MAP




Updated July 2024




**(Red)**
**Smith Property (495 ac)**

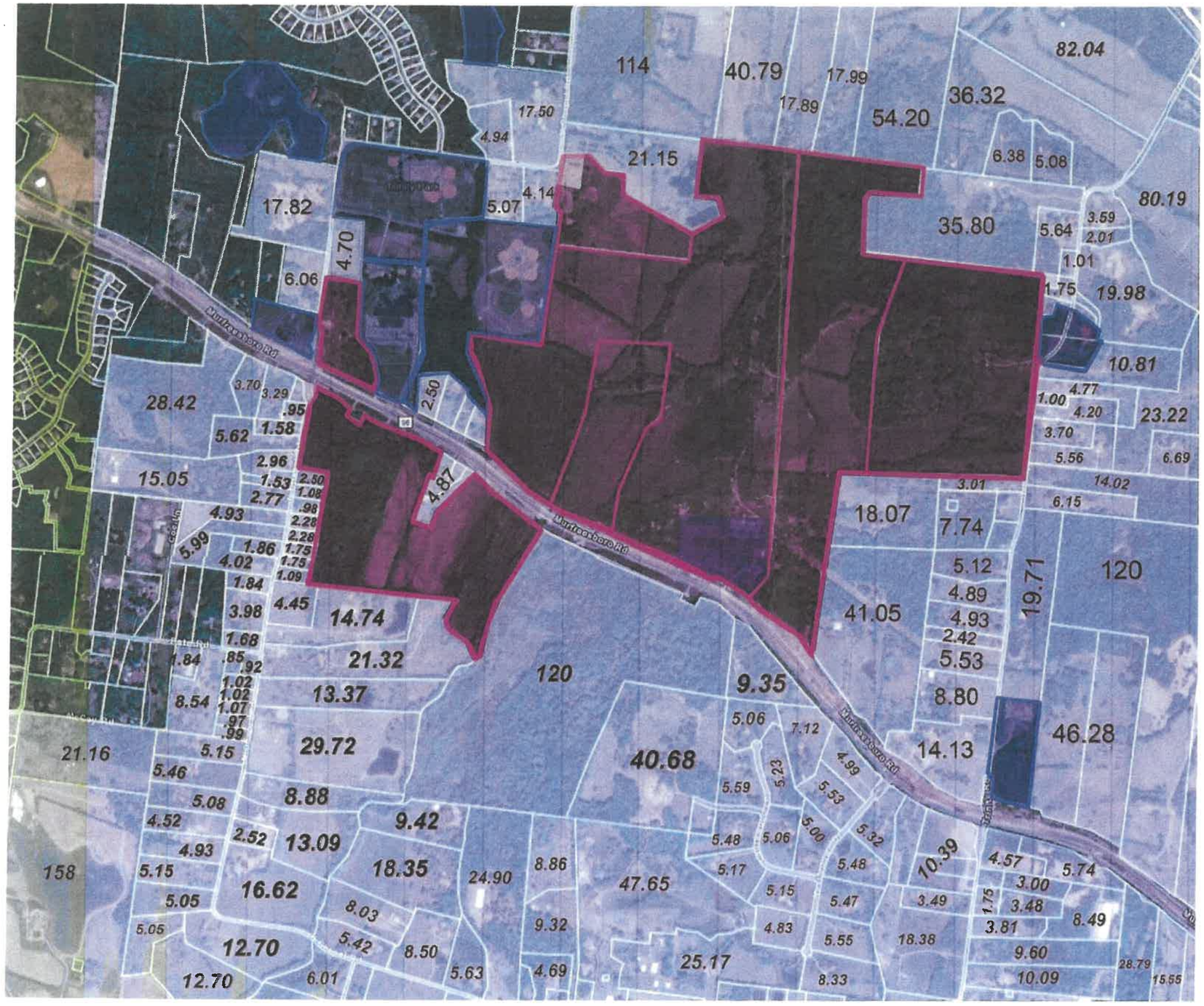
**Blue)**
**Wilco / Church /**
**School / Wastewater**

***2173.45 residential ac***
***149 residential lots***
***14.59 lot average size***

Lot 1 - 19.98 acres
Lot 2 - 80.19 acres
Lot 3 - 120 acres
Lot 4 - 41.05 acres

ALL LOTS 1-4 AND ALL PROPERTIES LISTED AS RDD-5 ARE RURAL DEVELOPMENT DISTRICT - 5 WHICH MEANS THEY ARE IN THE COUNTY AND THEY ARE DEVELOPED AT 1 UNIT PER 5 ACRES

ALL PROPERTIES OUTLINED IN GREEN ARE DESIGNATED AS RDD-5 (RESIDENTIAL DEVELOPMENT DISTRICT 5 IN THE COUNTY




**(Red)**
**Smith Property (495 ac)**

**Blue)**
**Wilco / Church /**
**School / Wastewater**

***2173.45 residential ac***
***149 residential lots***
***14.59 lot average size***

HISTORIC FRANKLIN TENNESSEE

**City of Franklin**

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

**File #: 21-0784**

**DATE:** July 3, 2025

**TO:** Franklin Municipal Planning Commission

**FROM:**

**SUBJECT:**

Consideration Of Approval Of Items 3-8 And 13 On The Consent Agenda.

**PURPOSE:**

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning

**BACKGROUND/STAFF COMMENTS:**
(Brief description of the history and supporting information regarding the item, including an explanation of why staff is recommending the action.)

**FINANCIAL IMPACT:**

(Include the cost of the item, how the item will be funded, which fund it will come from, if there are grants or loans involved and whether the item is included in the current approved budget.)

**RECOMMENDATION:**

Staff recommends

**PLANNING AND SUSTAINABILITY DEPARTMENT**

**Emily Wright, AICP**
Director

**Dr. Ken Moore**
Mayor

**Eric S. Stuckey**
City Administrator

HISTORIC
**FRANKLIN**
TENNESSEE

# ACTION REQUEST – REQUEST FOR EARLIER AGENDA

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

6-2-2025
**Date Submitted**

**AMELIA PARK PUD SUBDIVISION, FINAL PLAT, SECTION 5**
Complete name of project – indicate whether site plan or final plat.
Where applicable, include subdivision, section, revision, lot number and name of building

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

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

| | |
|---|---|
| **X** Release to Maintenance | |
| _____ *Reduce and extend to _____ *(not less than six mos)* | |
| _____ Extend to _____ *(not less than six mos)* | |
| SIGNED: _____ Developer or Representative | |

***If requesting reduction, indicate amount complete:***
_____ %
***Note in margin-How did you arrive at this percentage?***
***If requesting reduction and less than 90% complete,***
estimate remaining amount to complete this improvement:
$ _____
*Reductions shall not exceed 50%, or minimum maintenance amount.

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

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

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

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

**B:** Kate McDonald ***(Engineer or Landscape Architect – print name)*** affirms that Jessica Clouser 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:




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

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

# INSPECTION PUNCH LIST

**INSPECTION CYCLE:** July 24, 2025
**INSPECTING DEPARTMENT:** Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

---

**AMELIA PARK PUD SUBDIVISION, FINAL PLAT, SECTION 5 – COF 6173**

| | |
|---|---|
| Improvement: | Sidewalks |
| Surety Type: | Performance |
| Original Amount: | $61,000.00 |
| Current Amount: | $61,000.00 |
| Request: | RELEASE TO MA |
| Recommendation: | Release to maintenance |
| Date of Inspection: | 24-June-2025 |
| Inspector: | Daniel Brady |
| Staff Comments: | |

A review of this project revealed the following deficiency*:

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

**ACTION REQUEST**
**May 1, 2025**

**RE: CAROTHERS DEVELOPMENT PROPERTY SUBDIVISION, FINAL PLAT, REVISION 1; STREETS IMPROVEMENT**

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

_____ Release to Maintenance Agreement

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

__X__ Extend to 12 months *(not less than six mos)*

SIGNED:
_____
Developer or Representative

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

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

**For a release or reduction to be considered, the following statement must be completed by the developer's engineer, or for landscaping improvements, by the developer's landscape architect.**

***(Incomplete requests will not be accepted)***

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

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

**B:** _____ ***(Engineer – 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:

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

Forward completed request to COF Planning Dept., ATTN: Melodie Brady, email to melodie.brady@franklintn.gov

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

HISTORIC
FRANKLIN
TENNESSEE

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

**ACTION REQUEST**
**May 1, 2025**

**RE: CAROTHERS DEVELOPMENT PROPERTY SUBDIVISION, FINAL PLAT, REVISION 1; SIDEWALKS IMPROVEMENT**

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

_____ Release to Maintenance Agreement

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

X Extend to 12 months *(not less than six mos)*

SIGNED:
_____
Developer or Representative

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

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

**For a release or reduction to be considered, the following statement must be completed by the developer's engineer, or for landscaping improvements, by the developer's landscape architect.**

***(Incomplete requests will not be accepted)***

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

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

**B:** _____ ***(Engineer – 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:

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

Forward completed request to COF Planning Dept., ATTN: Melodie Brady, email to melodie.brady@franklintn.gov

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

HISTORIC
FRANKLIN
TENNESSEE

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

**ACTION REQUEST**
**May 1, 2025**

**RE: CAROTHERS DEVELOPMENT PROPERTY SUBDIVISION, FINAL PLAT, REVISION 1; ACCESS IMPROVEMENT**

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

| |
|---|
| _____ Release to Maintenance Agreement |
| _____ *Reduce and extend to _____ *(not less than six mos)* |
| X Extend to 12 months *(not less than six mos)* |
| SIGNED: |
| Developer or Representative |

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

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

**For a release or reduction to be considered, the following statement must be completed by the developer's engineer, or for landscaping improvements, by the developer's landscape architect.**

***(Incomplete requests will not be accepted)***

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

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

**B:** _____ ***(Engineer – 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:

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

Forward completed request to COF Planning Dept., ATTN: Melodie Brady, email to melodie.brady@franklintn.gov

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

May 1, 2025

Larry Hubbard
The Carothers Development, LLC
5660 Peachtree Industrial Blvd.
Norcross, GA 30071

**Re: CAROTHERS DEVELOPMENT PROPERTY SUBDIVISION, FINAL PLAT, REVISION 1; EXPIRING IMPROVEMENT**

Dear Larry Hubbard,

This is a reminder that the performance agreement for access, sidewalks and streets improvements, as indicated in the referenced final plat, are set to expire. The City of Franklin will consider this matter on **Friday, July 18, 2025.**

If you're looking to get your letter of credit released/reduced or cashier's check returned for completed work, we need you to fill out an Action Request form first. We've included one with this letter to make it simple. Please complete and return it to us by **Monday, June 2, 2025**. If we don't receive it by then, we'll have to extend your improvement for another year and continue to hold your surety.

Please be aware that no action request forms will be accepted after **June 2, 2025**.

Thank you for your prompt attention to this matter

Sincerely,

Melodie Brady

Melodie Brady
Surety Coordinator
109 Third Avenue South
Franklin, TN 37064
Melodie.brady@franklintn.gov

Enclosure: action request

# INSPECTION PUNCH LIST

**INSPECTION CYCLE:** July 24, 2025
**INSPECTING DEPARTMENT:** Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

---

**CAROTHERS DEVELOPMENT PROPERTY SUBDIVISION, FINAL PLAT, REVISION 1 – COF 4567**

| | |
|---|---|
| Improvement: | Access |
| Surety Type: | Performance |
| Original Amount: | $3,500.00 |
| Current Amount: | $3,500.00 |
| Request: | EXTEND 1 YEAR |
| Recommendation: | Release no maintenance |
| Date of Inspection: | 24-June-2025 |
| Inspector: | Daniel Brady |
| Staff Comments: | |

A review of this project revealed the following deficiency*:

# INSPECTION PUNCH LIST

**INSPECTION CYCLE:** July 24, 2025
**INSPECTING DEPARTMENT:** Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

---

**CAROTHERS DEVELOPMENT PROPERTY SUBDIVISION, FINAL PLAT, REVISION 1 – COF 4567**

| | |
|---|---|
| Improvement: | Streets |
| Surety Type: | Performance |
| Original Amount: | $17,000.00 |
| Current Amount: | $17,000.00 |
| Request: | EXTEND 1 YEAR |
| Recommendation: | Release no maintenance |
| Date of Inspection: | 24-June-2025 |
| Inspector: | Daniel Brady |
| Staff Comments: | |

A review of this project revealed the following deficiency*:

# INSPECTION PUNCH LIST

**INSPECTION CYCLE:** July 24, 2025
**INSPECTING DEPARTMENT:** Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

---

**CAROTHERS DEVELOPMENT PROPERTY SUBDIVISION, FINAL PLAT, REVISION 1 – COF 4567**

| | |
|---|---|
| Improvement: | Sidewalks |
| Surety Type: | Performance |
| Original Amount: | $25,000.00 |
| Current Amount: | $25,000.00 |
| Request: | EXTEND 1 YEAR |
| Recommendation: | Release no maintenance |
| Date of Inspection: | 24-June-2025 |
| Inspector: | Daniel Brady |
| Staff Comments: | |

A review of this project revealed the following deficiency*:

City of Franklin

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

**File #: 21-0757**

**DATE:** June 27, 2025

**TO:** Franklin Municipal Planning Commission

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

**SUBJECT:**

Consideration of Ordinance 2025-22: An Ordinance To Rezone 27.19 Acres Planned (PD 21.8/850,000/700) District To Planned (PD 33.1/245,460/300) District For The Property Located South Of McEwen Drive And West Of Carothers Parkway (Aureum PUD Subdivision).

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 8850
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Ralph Knauss, Southstar

**BACKGROUND/STAFF COMMENTS:**
The applicant is requesting to rezone 27.19 Acres from Planned (PD 21.8/850,000/700) District to Planned (PD 33.1/245,460/300) District for the property located south of McEwen Drive and west of Carothers Parkway to accommodate the proposed development plan. The development plan has been submitted concurrently. Envision Franklin places this property in the Regional Commerce Design Concept.

The Regional Commerce Design concept states that these areas "contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources." Envision Franklin's Regional Commerce Design Concept also states that, "New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor." A separate development plan Resolution (2025-53) is being considered with this rezoning. The proposed mix of uses (Multifamily Residential, Office, and Commercial) as outlined in the Aureum PUD Development Plan (Resolution 2025-53) meets the intent of the Regional Commerce Design Concept by providing activated streetscapes and comprehensive site planning.

**PROCEDURAL REQUIREMENTS:**

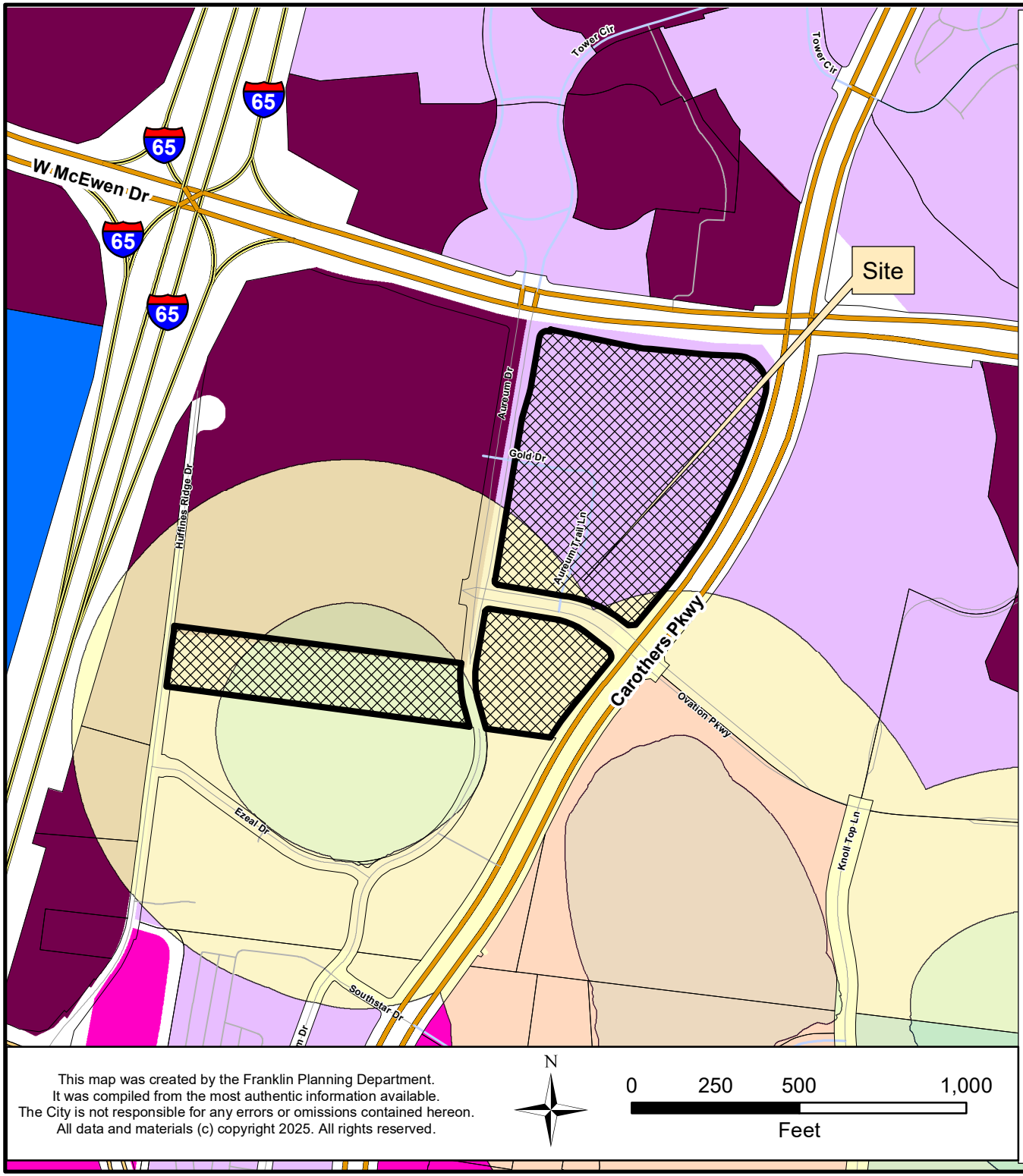
1. The City’s project identification number shall be included on all correspondence with any City department relative to this project.

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2025-22.




**AUREUM PUD SUBDIVISION**
**ORDINANCE 2025-22**
**RESOLUTION 2025-53**

**Project Information**
Existing Zoning: PD (21.8 / 850,000 / 700)
Proposed Zoning: PD (33.1 / 245,460 / 300)
Overlay Districts: HTO, HHO, 500' Buffer of Hillside
Site Acreage: 27.19 acres
Proposed Number of Dwelling Units: 900 Proposed
Nonresidential SF: 245,460 SF
Hotel Keys: 300

## Legend

- Aureum 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.
All data and materials (c) copyright 2025. All rights reserved.

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

**ORDINANCE 2025-22**

**AN ORDINANCE TO REZONE 27.19 ACRES FROM PLANNED (PD 21.8/850,000/700) DISTRICT TO PLANNED (PD 33.1/245,460/300) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF MCEWEN DRIVE AND WEST OF CAROTHERS PARKWAY (AUREUM PUD SUBDIVISION)**

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

**WHEREAS**, the Planned PD 33.1/245,460/300) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

**WHEREAS,** the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2025-53, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

**SECTION I.** That the following described property shall be, and is hereby, rezoned from its present zoning classification of Planned (PD 21.8/850,000/700) District to Planned (PD 33.1/245,460/300) District:

PREMISES CONSIDERED

| Map-Parcel | Acres |
|---|---|
| 062-01802 | 15.25 |
| 062-01903 | 5.05 |
| 062-01816 | 3.47 |
| Total | 27.19 |

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

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

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

**ATTEST:**

By: _____
**Angie Skarp**
City Recorder

**CITY OF FRANKLIN, TENNESSEE:**

By: _____
**Dr. Ken Moore**
Mayor

**Approved as to form by:**

_____
**Shauna R. Billingsley**
City Attorney

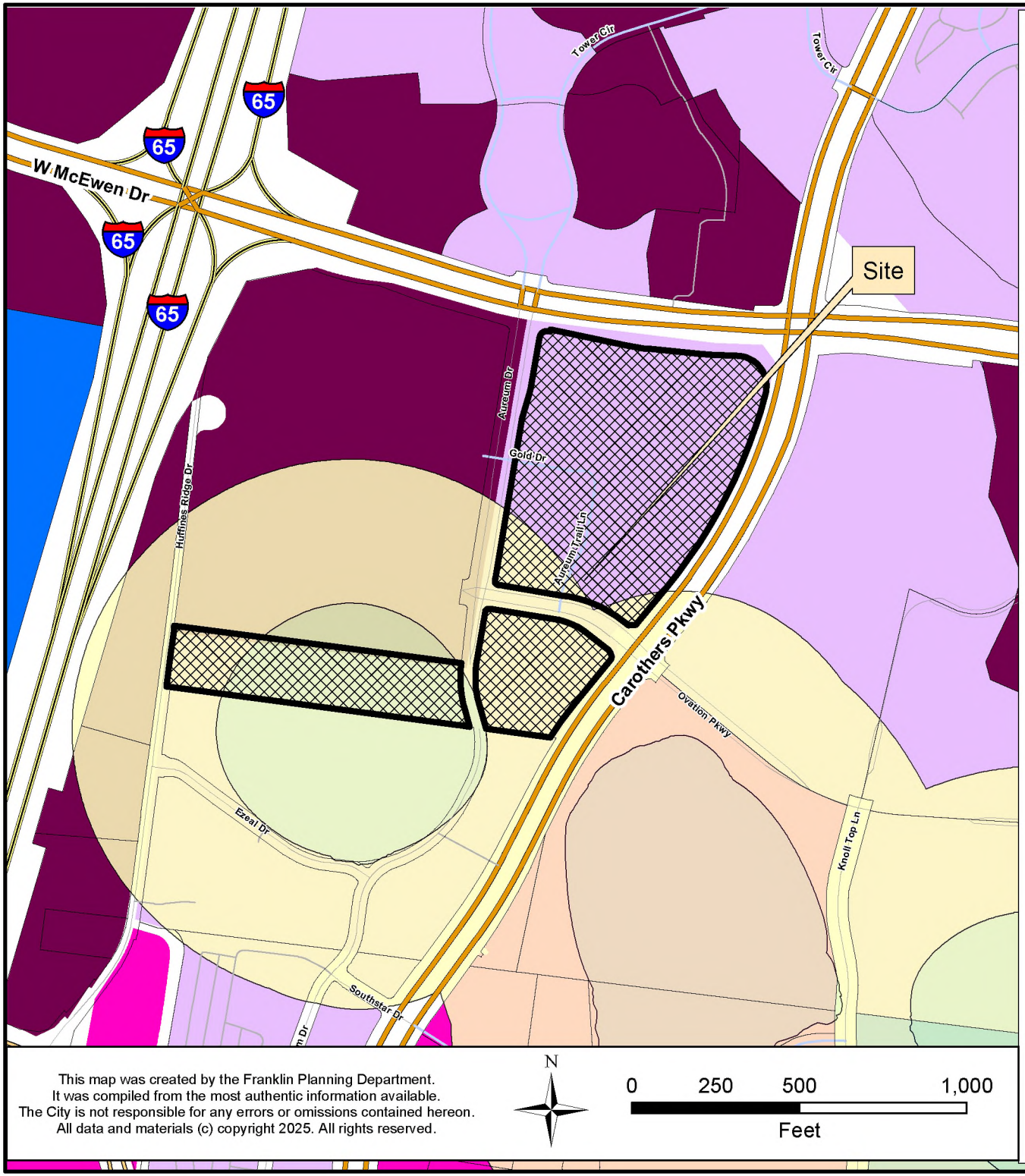
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____




**AUREUM PUD SUBDIVISION**
**ORDINANCE 2025-22**
**RESOLUTION 2025-53**

**Project Information**
Existing Zoning: PD (21.8 / 850,000 / 700)
Proposed Zoning: PD (33.1 / 245,460 / 300)
Overlay Districts: HHO, 500' Buffer of Hillside
Site Acreage: 27.19 acres
Proposed Number of Dwelling Units: 900
Proposed Nonresidential SF: 245,460 SF
Hotel Keys: 300

## Legend

- Aureum 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.
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Feet

HISTORIC FRANKLIN TENNESSEE

# AUREUM PUD SUBDIVISION

## REZONING REQUEST - (PD 33.1 / 245,460 / 300)

Franklin, Williamson County, Tennessee

## SHEET INDEX


| | |
|---|---|
| C0.0 | COVER SHEET |
| C1.0 | EXISTING CONDITIONS |


## DEVELOPMENT TEAM


**APPLICANT & LANDSCAPE ARCHITECT:**
GAMBLE DESIGN COLLABORATIVE
JEFF ROSIAK, PLA
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-545-4121
JEFF@GDC-TN.COM

**DEVELOPER / OWNER:**
SOUTHSTAR, LLC
GLENN S. MCGEHEE
800 CRESCENT CENTRE DRIVE, SUITE 440
FRANKLIN, TN 37067
615-472-8993
GMCGEHEE@SOUTHSTARCO.COM

**ENGINEER:**
RAGAN SMITH
EVAN FOSTER
315 WOODLAND ST
NASHVILLE, TN 37206
615-244-8591
EFOSTER@RAGANSMITH.COM

**ARCHITECT:**
NELSON WORLDWIDE, LLC
JEREMY HULL
1055 HOWELL MILL ROAD, SUITE 1250
ATLANTA, GA 30318
770-209-9393
JHULL@NELSONWW.COM




NOT TO SCALE

## SITE DATA

**AUREUM PUD SUBDIVISION, REZONING**

| | |
|---|---|
| **PROJECT NUMBER:** | 8850 |
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| **PROPOSED LAND USE:** | MIXED-USE |

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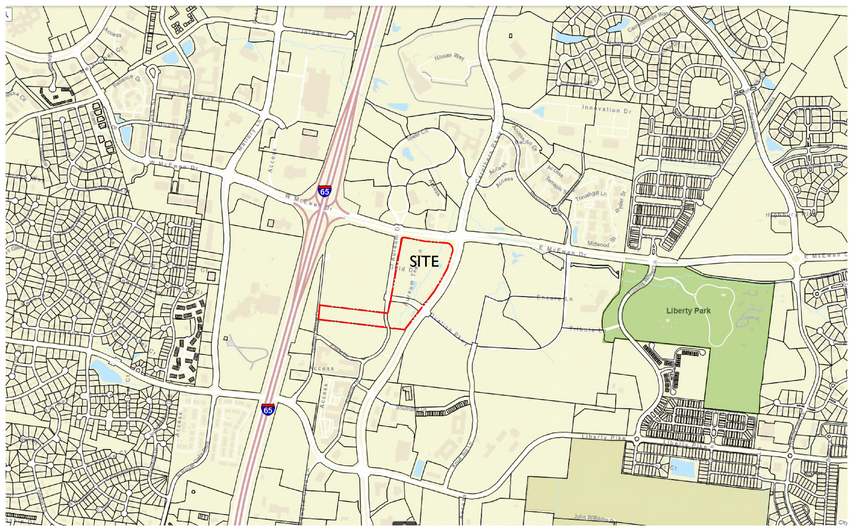


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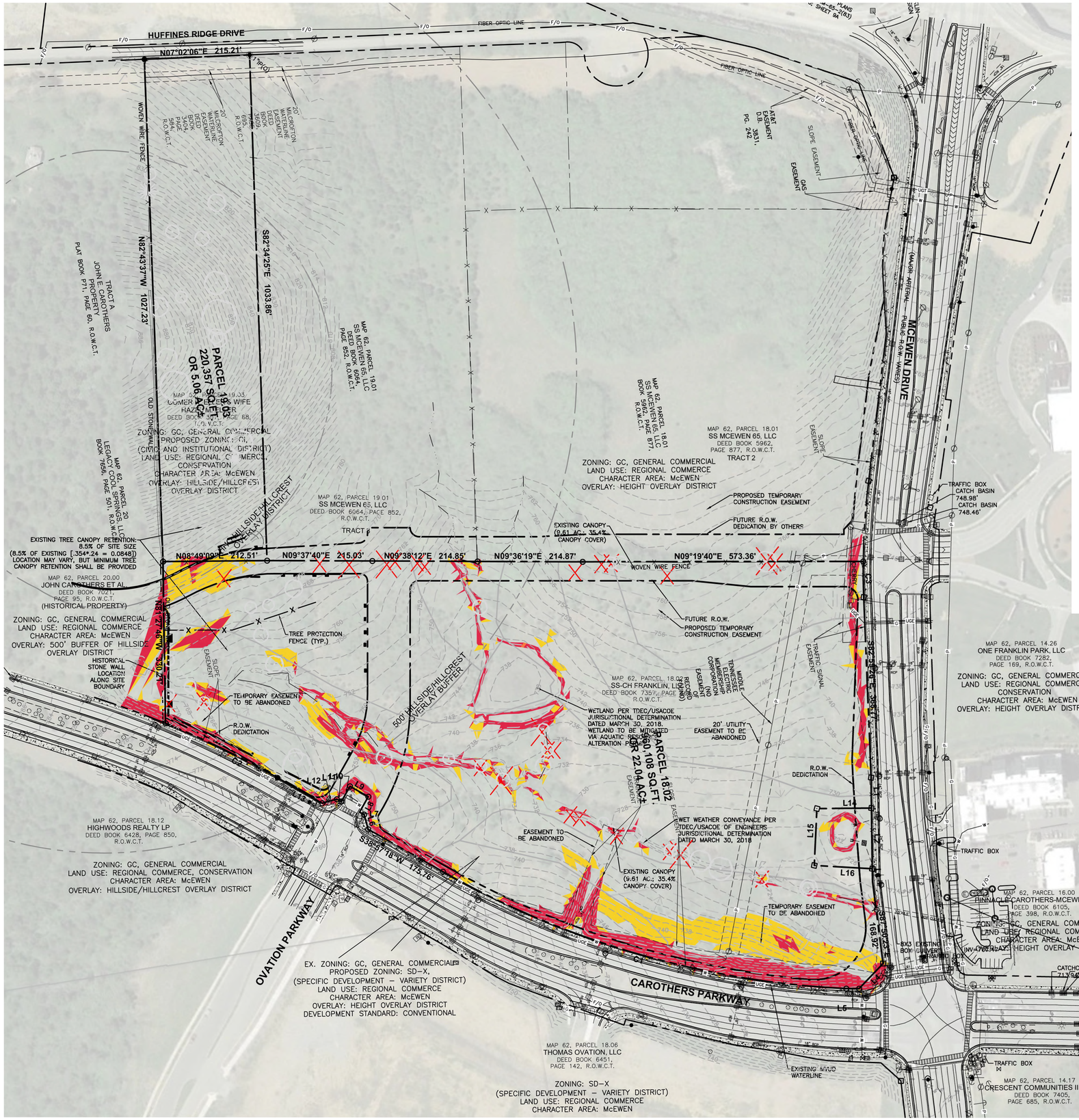
NOT TO SCALE

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 328
07.18.25

| | |
|---|---|
| INITIAL SUBMITTAL: | 2025-06-04 |
| RESUBMITTAL: | 2025-07-03 |
| COF # | 8851 |

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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| SOIL SURVEY | | |
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| SOIL SYMBOL | SOIL NAME | DESCRIPTION |
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| MbC2 | Maury Silt Loam | 2–5% slopes, eroded |
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| StC2 | Stiversville Silt Loam | 5–12% slopes, eroded |
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0 100 200 300

NOTE:
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

# AUREUM PUD SUBDIVISION
## REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. BOBAK
REGISTERED
TENNESSEE NO. 346
LANDSCAPE ARCHITECT
6.18.25

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS
SHEET
CI.0
COF: 8850



G:\21\8850\CIVIL ENGINEERING\PD SHEETS\21 PUD EXIST.DWG
PLOTTED BY BRENT DIEKLER ON: 5/22/2025 5:47 PM
LAST UPDATED BY KAILEN ON: 5/22/2025 5:38 PM

# AUREUM PUD SUBDIVISION

## REZONING REQUEST - (PD 33.1 / 245,460 / 300)

Franklin, Williamson County, Tennessee

## SHEET INDEX


| | |
|---|---|
| C0.0 | COVER SHEET |
| C1.0 | EXISTING CONDITIONS |


## DEVELOPMENT TEAM


**APPLICANT & LANDSCAPE ARCHITECT:**
GAMBLE DESIGN COLLABORATIVE
JEFF ROSIAK, PLA
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-545-4121
JEFF@GDC-TN.COM

**DEVELOPER / OWNER:**
SOUTHSTAR, LLC
GLENN S. MCGEHEE
800 CRESCENT CENTRE DRIVE, SUITE 440
FRANKLIN, TN 37067
615-472-8993
GMCGEHEE@SOUTHSTARCO.COM

**ENGINEER:**
RAGAN SMITH
EVAN FOSTER
315 WOODLAND ST
NASHVILLE, TN 37206
615-244-8591
EFOSTER@RAGANSMITH.COM

**ARCHITECT:**
NELSON WORLDWIDE, LLC
JEREMY HULL
1055 HOWELL MILL ROAD, SUITE 1250
ATLANTA, GA 30318
770-209-9393
JHULL@NELSONWW.COM




NOT TO SCALE

## SITE DATA

**AUREUM PUD SUBDIVISION, REZONING**

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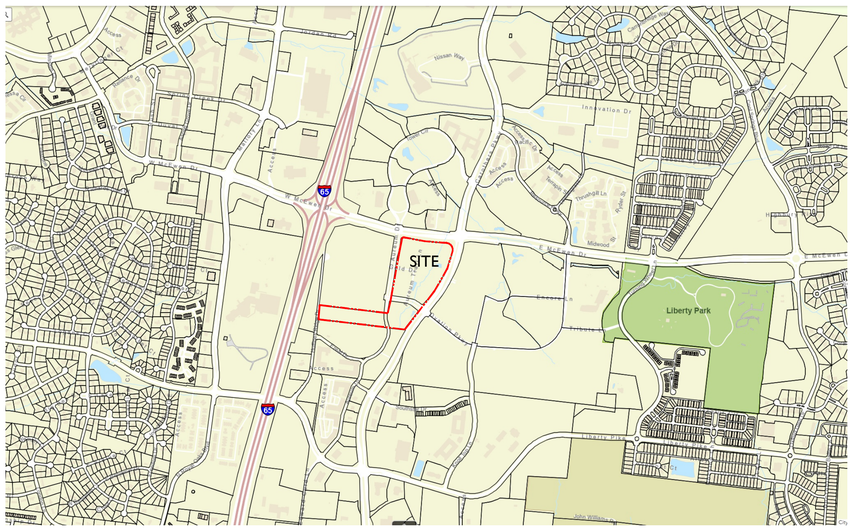


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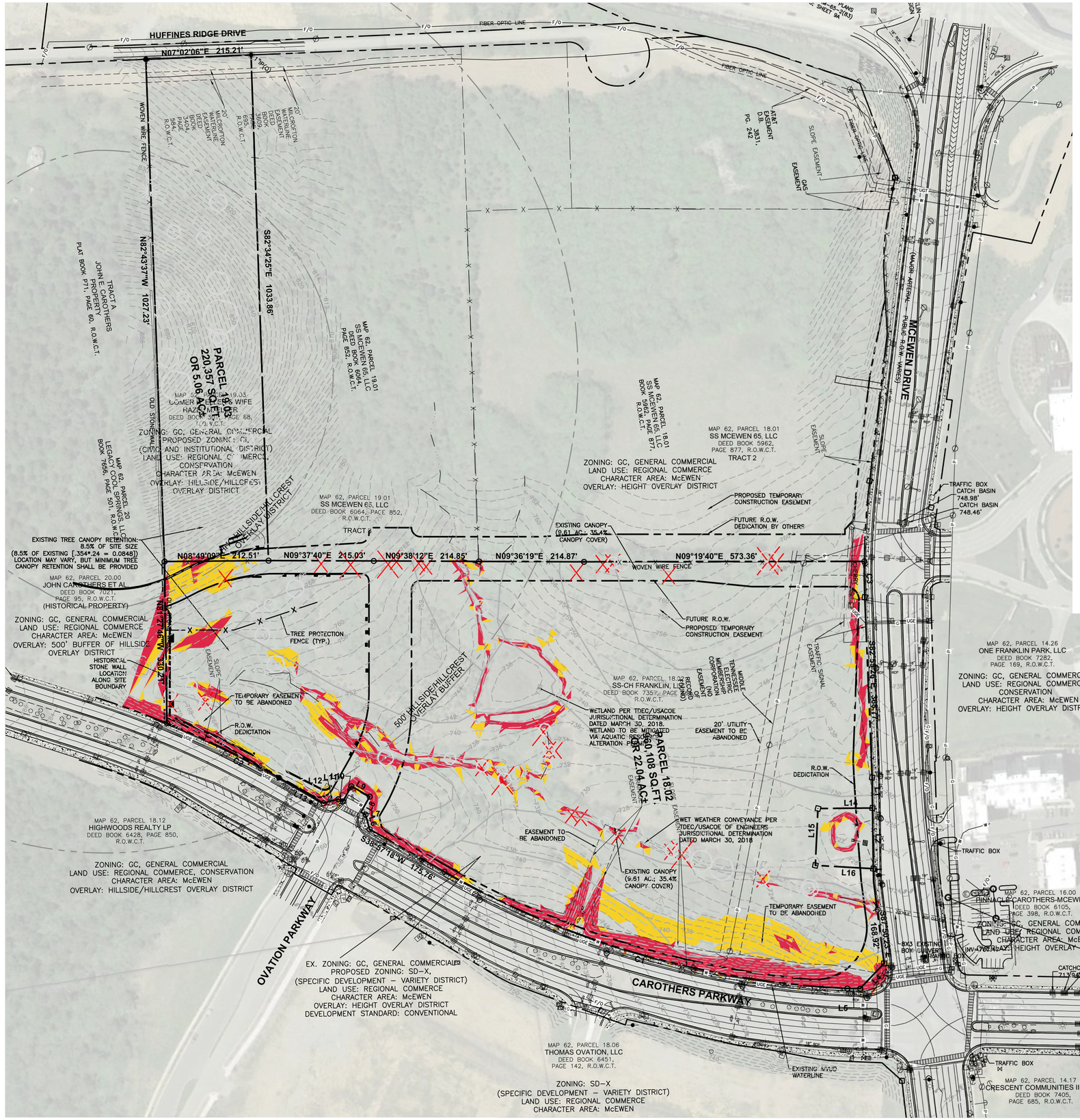
NOT TO SCALE

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE NO. 328
07.18.25

| | |
|---|---|
| INITIAL SUBMITTAL: | 2025-06-04 |
| RESUBMITTAL: | 2025-07-03 |
| COF # | 8851 |

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON


# AUREUM PUD SUBDIVISION
## REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. POLAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 346
LANDSCAPE ARCHITECT
CTB 2.25

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
CI.0

COF: 8850



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**File #: 21-0755**

**DATE:** June 27, 2025

**TO:** Franklin Municipal Planning Commission

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

**SUBJECT:**

Consideration Of Resolution 2025-53, A Resolution Approving A Revised Development Plan For Aureum PUD Subdivision With 4 Modifications Of Development Standards (Roof Forms And Signs) For The Property Located South Of East McEwen Drive And West Of Carothers Parkway.

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 8851
Applicant: Greg Gamble, Gamble Design Collaborative
Owner:Ralph Knauss, Southstar

**BACKGROUND/STAFF COMMENTS:**
The applicant has submitted a development plan revision for Aureum PUD Subdivision, a multi-phase, mixed-use development located south of East McEwen Drive and west of Carothers Parkway. The applicant is proposing 900 multifamily dwelling units, 245,460 square feet of nonresidential space, and 300 hotel rooms for a site that is composed of 27.19 acres. The proposed development plan is vested and has been reviewed under the July 2018 Zoning Ordinance.

As detailed in the associated rezoning, Ordinance (2025-22), Envision Franklin places these parcels within the Regional Commerce Design concept states that these areas "contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources." The Regional Commerce Design Concept also states that, "New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor." The proposed mix of uses (Multifamily Residential, Office, and Commercial) as outlined in the Aureum PUD Development Plan meets the intent and guiding principles of the Regional Commerce Design Concept by providing activated streetscapes and comprehensive site planning.

A parking study has been submitted that analyzes the parking needs throughout the development in comparison to the requirements of the vested zoning ordinance. The applicant has incorporated

shared parking that will be utilized. The shared parking study meets the requirements of Chapter 5.9.11(2), which outlines that an alternative parking plan may be utilized with the justification that "includes information on the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover, and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces." Staff supports the proposed shared parking analysis, based on National Parking publications. The shared parking utilization will support parking efficiency over convenience, but does provide for a small surplus during the allocated peak utilization time frame. The residential uses are part of the proposed share factor, and are not assigned dedicated spaces.

The traffic impact analysis has been submitted and reviewed and Staff agrees with all proposed improvements. The parkland agreement will be executed and will coincide with this development plan when the development plan is considered by the BOMA.

**MODIFICATION OF STANDARDS:**
There are four Modification of Standards (MOS) requests for this plan. This plan also has an existing MOS that was previously approved by BOMA on June 11, 2019, with the original Aureum PUD Subdivision Development Plan.

MOS #1: Requesting a modification of standards to allow pitched or gabled roofs in addition to flat or low-pitched roofs for non-residential and mixed-use structures. Pitched roofs are requested in the Village Center zone as designated within the development plan and the MOS exhibit (attached to staff report).

> Chapter 5.3.6(9)(c) states, "Flat or low-pitched roofs with parapet walls are encouraged within traditional areas; however, sloped roofs are permitted as necessary as a transitional feature, as allowed in Subsection 5.3.4, Transitional Features." The zoning ordinance has more recently been updated to allow for pitched or gabled roofs so this request is now consistent with the intent of the zoning ordinance. Staff recommends approval of MOS #1.

MOS #2: Requesting a modification of standards to allow a maximum of (3) digital, interactive wayfinding screen panels in the designated zones within the Village Center as designated within the development plan and the MOS exhibit (attached to staff report).

> Chapter 5.12.5(6)(c) states, "Exposed neon and LED that is visible is prohibited for signs and shall not be incorporated into the design of a principal or accessory structure. " The current version of the zoning ordinance also prohibits these types of illumination. Interactive, LED, moving signs are prohibited in all signs types, and have been since the last major update to the signage standards. The request to allow prohibited sign illumination for digital, interactive screen panels is not consistent with the purpose and intent of not only the vested zoning ordinance but also the current zoning ordinance. Staff recommends disapproval of MOS #2.

MOS #3: Requesting a modification of standards to allow for neon lighting, LED lighting to be used as internal illumination when the sign has a 3-dimensional depth (within a channel or when used to reinforce the design of the sign), or when used as back-lighting to create halo lighting effect.

> Chapter 5.12.5(6)(c) states, "Exposed neon and LED that are visible are prohibited for signs and shall not be incorporated into the design of a principal or accessory structure. " The current zoning ordinance also prohibits these types of illumination. The request to allow prohibited sign illumination is not consistent with the purpose and intent of not only the vested zoning ordinance but also the current zoning ordinance. Staff recommends disapproval of MOS #3.

MOS #4: Requesting a modification of standards to allow string lighting as an appropriate lighting

solution in pedestrian-oriented areas, dining areas, and amenity spaces within the development. String lights will be permitted in designated zones within the development plan and the MOS exhibits (attached to staff report). There shall be no string lights or other hanging obstructions within the public ROW or spanning fire access lanes.

Chapter 5.12.9(13) states, "Signs Prohibited in All Base Districts - The following signs shall be prohibited and may neither be erected nor maintained: String Lights." The zoning ordinance has more recently been updated to allow string lights. The request to allow string lights is now consistent with the intent of the zoning ordinance. Staff recommends approval of MOS #4.

**PROJECT CONSIDERATIONS:**

The vested and approved development plan utilizes the Conventional Design Standards as opposed to the Traditional Design Standards. The zoning ordinance that this plan is vested in allowed for this property to use either Traditional or Conventional Design Standards (characteristics of each have been included below). With this revision, the applicant has adjusted the design standard being utilized to the Traditional Design Standard. This change is notable only primarily because it reduces the parking requirements as well as the open space requirement from 5% to 3%.

**(1) Traditional Areas**

Portions of the city designated as traditional areas typically include development with the following characteristics:

**(a)** A modified grid street system with a prevalent use of alleys and use of cul-de-sac streets only where topography or other natural constraints exist;

**(b)** Lots with variable sizes, widths, and orientations in proximity to one another along with the provision of formal open spaces;

**(c)** Human-scaled buildings with high quality exterior materials located within proximity or adjacent to the primary streets they front;

**(d)** Pedestrian and transit orientation, with widespread provision of on-street parking and off-street surface parking areas located beside or behind buildings; and

**(e)** Integrated residential and nonresidential land uses located in the same building or in proximity to one another without extensive buffering.

**(2) Conventional Areas**

Portions of the city designated as conventional areas typically include development with the following characteristics:

**(a)** Curvilinear streets with cul-de-sacs and some alleys serving narrow lots or areas subject to environmental constraints;

**(b)** Lots with relatively uniform widths and sizes along with formal and informal open space areas;

**(c)** Both pedestrian and automobile-oriented streetscapes including some lots fronted by surface parking lots located between the street and the building they serve;

**(d)** Nonresidential developments typically set back from the streets they front and extended in strip form along streets; and

**(e)** Segregation of different land uses into groups of similar type separated from other types by buffering and location.

**PROCEDURAL REQUIREMENTS:**

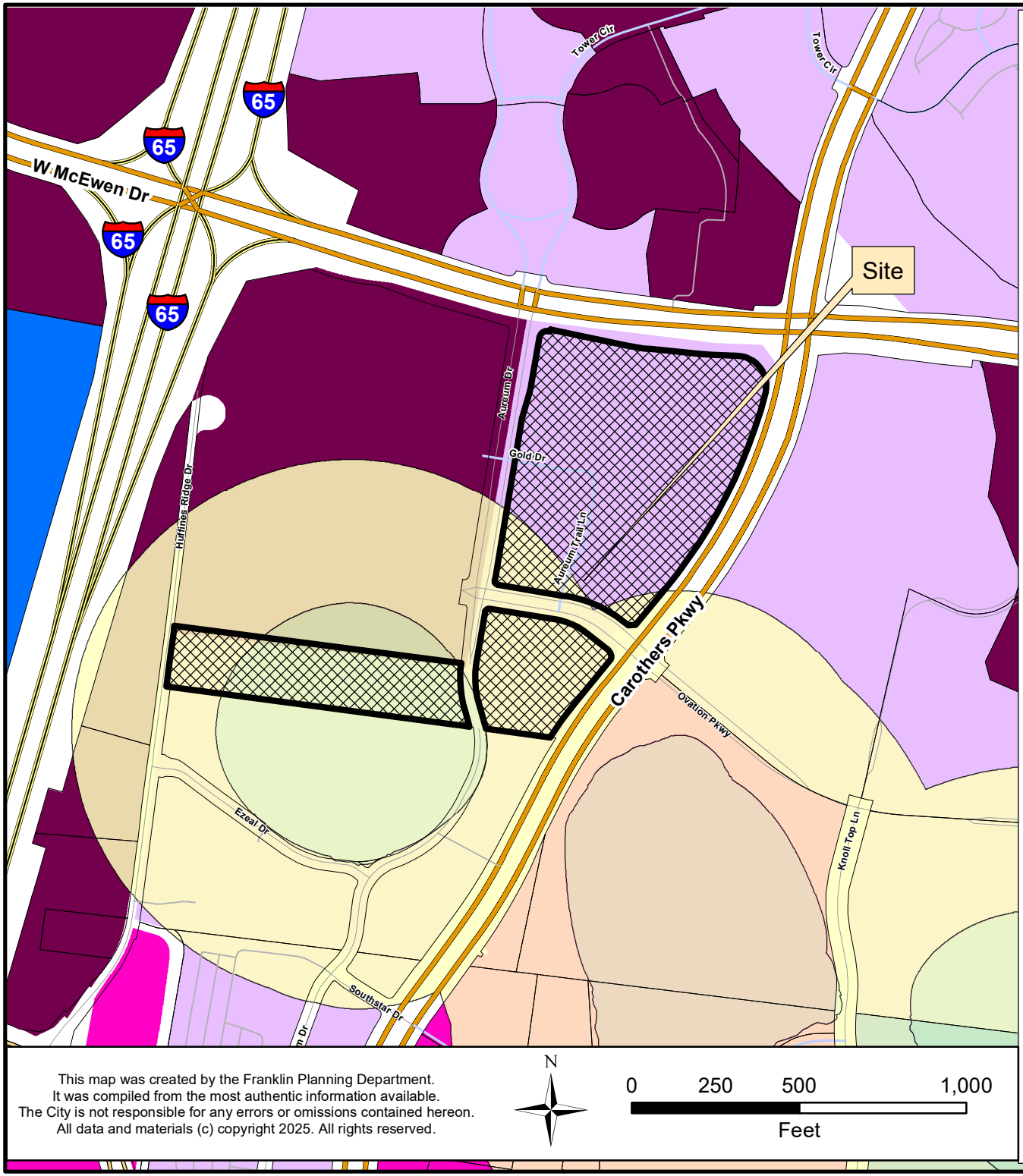
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online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

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-53, with conditions.




**AUREUM PUD SUBDIVISION**
**ORDINANCE 2025-22**
**RESOLUTION 2025-53**

**Project Information**

Existing Zoning: PD (21.8 / 850,000 / 700)
Proposed Zoning: PD (33.1 / 245,460 / 300)
Overlay Districts: HTO, HHO, 500' Buffer of Hillside
Site Acreage: 27.19 acres
Proposed Number of Dwelling Units: 900 Proposed
Nonresidential SF: 245,460 SF
Hotel Keys: 300

## Legend

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

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It was compiled from the most authentic information available.
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HISTORIC FRANKLIN TENNESSEE

**RESOLUTION 2025-53**

**A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR AUREUM PUD SUBDIVISION WITH 4 MODIFICATIONS OF DEVELOPMENT STANDARDS (ROOF FORMS AND SIGNS), FOR THE PROPERTY LOCATED SOUTH OF EAST MCEWEN DRIVE AND WEST OF CAROTHERS PARKWAY**

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

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

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

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

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

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

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

**WHEREAS,** BOMA originally rezoned the subject Property as part of Ordinance 2019-10 on June 25, 2019 and originally approved a Development Plan for the subject property as part of Resolution 2019-31 on June 11, 2019 and the last Development Plan Revision approved by the FMPC for the subject property as part of Resolution 2024-42 on June 27, 2024; and

**WHEREAS,** in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, the approval of the Development Plan by the BOMA in Resolution 2019-31, initiated a vesting period during which the development standards adopted by the City, and in effect on the date of approval, remain the standards applicable to the approved PUD Development Plan; and

**WHEREAS,** the property owner is now wishing to revise the Development Plan and amend the zoning on the property to correspond with the entitlements shown on the Revised Development Plan; and

**WHEREAS,** amendments to Development Plans approved on, or after January 1, 2015, shall be reviewed pursuant to the requirements of the Franklin Zoning Ordinance Subsection 2.4.2 (15; and

**WHEREAS**, BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2025-22.

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

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

PREMISES CONSIDERED

| Map-Parcel | Acres |
|---|---|
| 062-01802 | 15.25 |
| 062-01903 | 5.05 |
| 062-01816 | 3.47 |
| Total | 27.19 |

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

**SECTION III:** That the overall entitlements, as amended, for the Aureum PUD Subdivision are as follows:

| Entitlements | Aureum PUD Subdivision |
|---|---|
| Original Base Zone District | PD 21.8/850,000/700 |
| Requested Base Zone District | PD 33.1/245,460/300 |
| Other Zoning Overlays | HHO, HTO, 500 ft. Buffer of HHO |
| Character Area Overlay | MECO-4 |
| Development Standard | Either (Traditional) |
| Number of Dwelling Units | 900 |
| Number of Nonresidential Square Footage | 245, 460 SF |
| Number of Hotel Rooms | 300 |
| Connectivity Index | 1.66, 2.33 provided |
| Open Space Requirements | 3% |
| Number of Phases in Development | 3 |
| Vested Development Plan Approval | Resolution No. 2019-31<br><br>Date of approval: June 11, 2019 |
| Approved Modification of Development Standards | MOS 1: 5.3.5(3)(e): Attached residential structures shall incorporate pitched roofs. |

| | |
|---|---|
| | Amend to allow flat roofs in addition to pitched roofs.<br><br>*Approved* |
| Development Plan Revision Number | 3 |

**SECTION IV:** That the Revised Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission 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 V:** That the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

| | |
|---|---|
| MOS 1: **Roof Forms on Nonresidential and Mixed-Use Structures.**<br><br>Approved: _____<br><br>Denied: _____ | 5.3.6(9)(c): Roof Forms - Flat or low-pitched roofs with parapet walls are encouraged within traditional areas; however, sloped roofs are permitted as necessary as a transitional feature as allowed in Subsection 5.3.4, Transitional Features.<br><br>Request to permit pitched or gabled roofs in addition to flat or low-pitched roofs for Nonresidential and Mixed-Use structures. Pitched roofs are requested in the "Village Center Zone" as designated on the development plan.<br><br>Staff recommended *approval*. |
| MOS 2: **Sign Illumination**<br><br>Approved: _____<br><br>Denied: _____ | 5.12.5 (6)(c): Illumination (Prohibited Signage) - Exposed neon and LED that is visible is prohibited for signs and shall not be incorporated into the design of a principal or accessory structure.<br><br>Request to permit a maximum of 3 digital, interactive screen panels and restricted to the "Village Center.<br><br>Staff recommended dis*approval*. |
| MOS 3: **Sign Illumination**<br><br>Approved: _____ | 5.12.5 (6)(c): Illumination (Prohibited Signage) - Exposed neon and LED that is visible is prohibited for signs and shall not |

| | |
|---|---|
| Denied: _____ | be incorporated into the design of a principal or accessory structure.<br><br>Request to permit neon lighting, LED lighting to be used as internal illumination when the sign has 3-dimensional depth (within a channel or when used to reinforce the design of the sign), or when used as back-lighting to create a halo lighting effect.<br><br>Staff recommended dis*approval*. |
| MOS 4: **Signs Prohibited in All Base Districts**<br><br>Approved: _____<br><br>Denied: _____ | 5.12.9(13) Signs Prohibited in All Base Districts - The following signs shall be prohibited and may neither be erected nor maintained: (13) String Lighting<br><br>Request to permit string lighting in designated areas per the development plan. String lighting is not requested over fire access lanes or within public right-of-way.<br><br>Staff recommended *approval*. |

**SECTION VI.** That this Resolution shall take effect from and after the passage of Ordinance 2025-22 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 _____, 2025.

**ATTEST:**

By: _____
**Angie Skarp**
City Recorder

**CITY OF FRANKLIN, TN:**

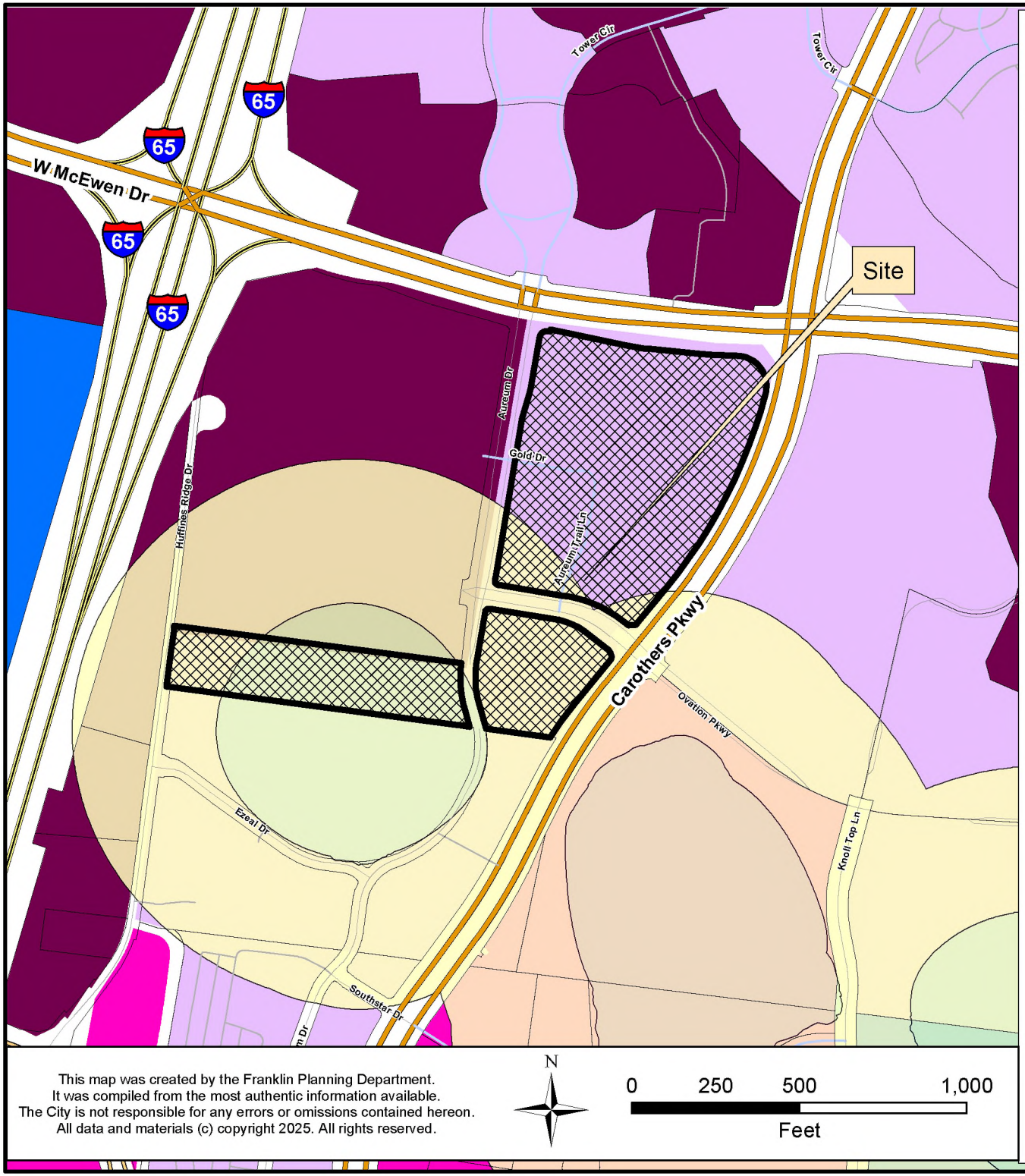
By: _____
**DR. KEN MOORE**
Mayor

**Approved as to form by:**

_____
**Shauna R. Billingsley**
City Attorney

PREAPPLICATION CONFERENCE: June 3, 2025

| | |
|---|---|
| BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: | June 26, 2025 |
| NEIGHBORHOOD MEETING: | June 4, 2025 |
| PLANNING COMMISSION RECOMMENDED APPROVAL: | _____ |
| PUBLIC HEARING AND BOMA APPROVAL: | _____ |




**AUREUM PUD SUBDIVISION**
**ORDINANCE 2025-22**
**RESOLUTION 2025-53**

**Project Information**
Existing Zoning: PD (21.8 / 850,000 / 700)
Proposed Zoning: PD (33.1 / 245,460 / 300)
Overlay Districts: HHO, 500' Buffer of Hillside
Site Acreage: 27.19 acres
Proposed Number of Dwelling Units: 900
Proposed Nonresidential SF: 245,460 SF
Hotel Keys: 300

## Legend

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

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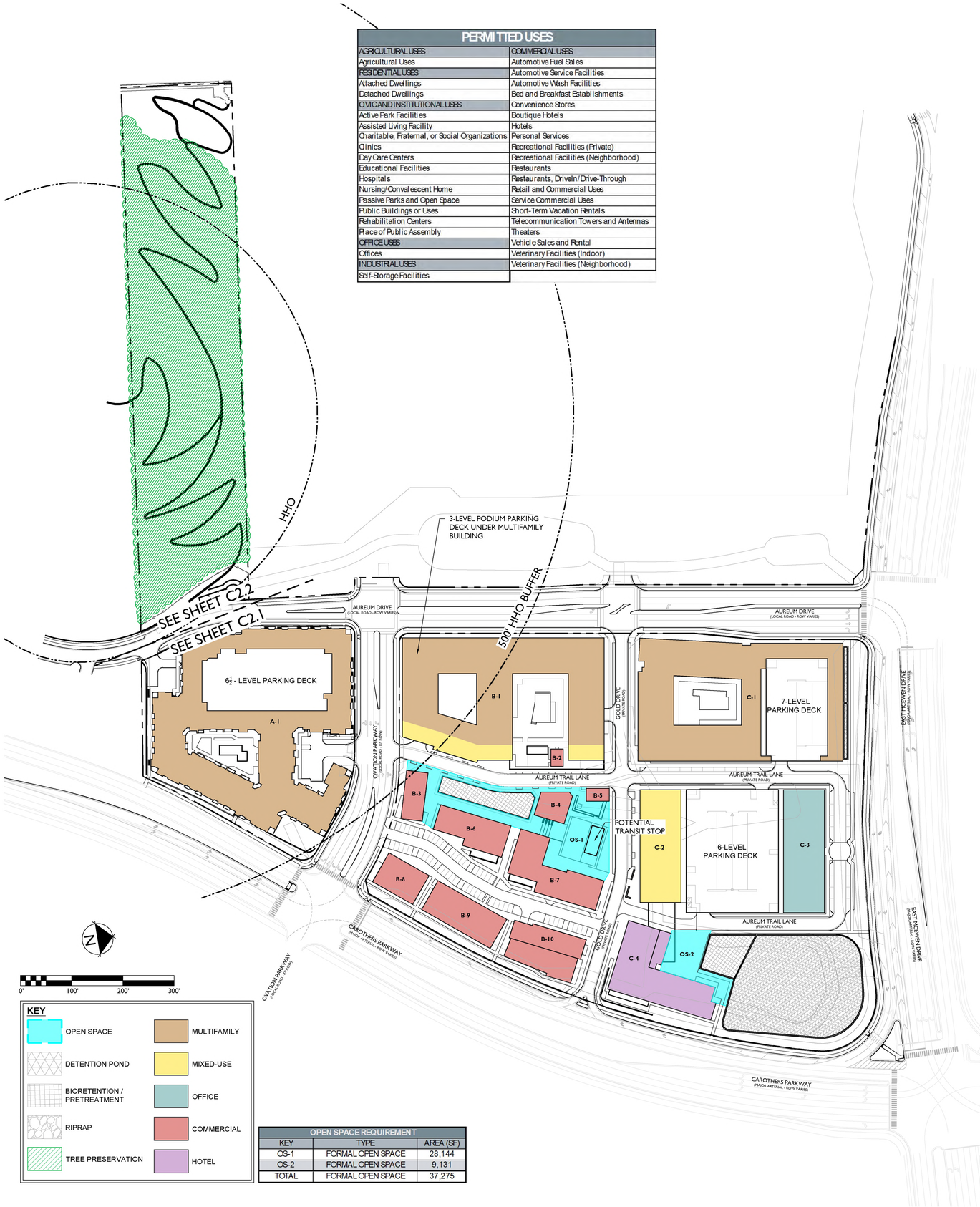
HISTORIC FRANKLIN TENNESSEE

| PERMITTED USES | |
|---|---|
| AGRICULTURAL USES | COMMERCIAL USES |
| Agricultural Uses | Automotive Fuel Sales |
| RESIDENTIAL USES | Automotive Service Facilities |
| Attached Dwellings | Automotive Wash Facilities |
| Detached Dwellings | Bed and Breakfast Establishments |
| CIVIC AND INSTITUTIONAL USES | Convenience Stores |
| Active Park Facilities | Boutique Hotels |
| Assisted Living Facility | Hotels |
| Charitable, Fraternal, or Social Organizations | Personal Services |
| Clinics | Recreational Facilities (Private) |
| Day Care Centers | Recreational Facilities (Neighborhood) |
| Educational Facilities | Restaurants |
| Hospitals | Restaurants, DriveIn/Drive-Through |
| Nursing/Convalescent Home | Retail and Commercial Uses |
| Passive Parks and Open Space | Service Commercial Uses |
| Public Buildings or Uses | Short-Term Vacation Rentals |
| Rehabilitation Centers | Telecommunication Towers and Antennas |
| Place of Public Assembly | Theaters |
| OFFICE USES | Vehicle Sales and Rental |
| Offices | Veterinary Facilities (Indoor) |
| INDUSTRIAL USES | Veterinary Facilities (Neighborhood) |
| Self-Storage Facilities | |




| OPEN SPACE REQUIREMENT | | |
|---|---|---|
| KEY | TYPE | AREA (SF) |
| OS-1 | FORMAL OPEN SPACE | 28,144 |
| OS-2 | FORMAL OPEN SPACE | 9,131 |
| TOTAL | FORMAL OPEN SPACE | 37,275 |

## SITE DATA

**AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3**

| | |
|---|---|
| **PROJECT NUMBER:** | 8851 |
| **SITE ACREAGE/SF:** | 27.19 AC / 1,184,425 SF |
| **EXISTING ZONING:** | PLANNED DISTRIT (PD 21.8 / 850,000 / 700) |
| **PROPOSED ZONING:** | PLANNED DISTRICT (PD 33.1 / 245,460 / 300) |
| **APPLICABLE DEVELOPMENT STANDARD:** | EITHER APPLY |
| **PROPOSED DEVELOPMENT STANDARD:** | TRADITIONAL* (SEE SHEET C0.0 FOR JUSTIFICATION) |
| **APPLICABLE OVERLAYS:** | HTO, HHO', 500' HHO BUFFER |
| **MAP / PARCELS:** | 062 / 18.02, 18.16, 19.03 |
| **ADDRESS:** | TBD |
| **EXISTING LAND USE:** | VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN) |
| **PROPOSED LAND USE:** | MIXED-USE |

## REGULATIONS

**BUILDING TYPES APPLIED:**
ATTACHED RESIDENTIAL, COMMERCIAL

**ANTICIPATED ROW DEDICATION:**
3.66 AC (159,577 SF)

**ADJUSTED SITE ACREAGE:**
23.53 AC (1,024,848 SF) (TBD AT SITE PLAN)

**BUILDING HEIGHT:**
1-9 STORIES W/ ROOFTOP AMENITIES AS ALLOWED ON 8-STORIES)

**DWELLING UNIT COUNT, BY TYPE:**

| | |
|---|---|
| MULTIFAMILY: | 900 |

**TREE CANOPY RETENTION:**

| | |
|---|---|
| EX TREE CANOPY: | 35.4% / 418,744 SF / 9.61 AC |
| TREE CANOPY RETENTION REQUIRED: | 24% / 100,499 SF / 2.31 AC |
| TREE CANOPY RETENTION PROVIDED: | 46% / 192,659 SF / 4.42 AC |

**SPECIMEN TREE REPLACEMENT:**

| | |
|---|---|
| SPECIMEN TREE CALIPER REMOVED: | 652 |
| TOTAL EXEMPT ACCESS ESMT CALIPERS TO BE REMOVED: | -98 |
| ADJUSTED TREE CALIPERS REMOVED: | 554 |
| SPECIMEN TREE DBH REPLACEMENT: | 1,108 |
| CALIPER INCHES PROVIDED PHASE 1: | 45 |
| CALIPER INCHES TO BE PROVIDED IN REMAINING PHASES: | 1063 |

**OPEN SPACE:**

| | |
|---|---|
| REQUIRED OPEN SPACE: | 3% OF SITE (35,533 SF; 0.82 AC) |
| PROVIDED OS: | 3.6% OF SITE (37,275 SF; 0.86 AC) |

**PARKLAND IMPACT FEES:** SEE SHEET C2.3

**LANDSCAPE SURFACE RATIO:**

| | |
|---|---|
| MIN. LSR: | 0.20 |
| PROVIDED LSR: | 0.27 (TBD AT SITE PLAN) |

| | |
|---|---|
| **PARKING REQUIRED:** | SEE SHEET C2.1 |
| **PARKING PROVIDED:** | SEE SHEET C2.1 |
| **BIKE PARKING REQUIRED:** | SEE SHEET C4.2 |

**SETBACKS APPLIED TO OVERALL SITE BOUNDARY:**

PERIMETER SETBACKS (FROM R.O.W./BOUNDARY):

| | |
|---|---|
| E. MCEWEN DRIVE: | 15' MIN. |
| CAROTHERS PARKWAY: | 15' MIN. |
| OVATION PKWY: | 0' MIN.*** |
| SOUTHERN BOUNDARY: | 15' MIN. |

INTERNAL SETBACKS:

| | |
|---|---|
| FRONT: | |
| PUBLIC ROAD: | 0' MIN. (FROM R.O.W.) |
| OPEN SPACE/PLAZA: | 0' MIN. |
| AUREUM TRAIL: | 0' MIN. (FROM FACE OF CURB) |
| REAR: | 0' MIN. |
| SIDE: | 0' MIN. |

***BALCONIES SHALL BE ALLOWED TO EXTEND INTO THE PUBLIC ROW OVER THE SIDEWALK/PLANTERS AND INTO THE PRIVATE DRIVES/SIDEWALK/PLANTERS BUT SHALL MEET UTILITY PROVIDERS AND FIRE MARSHALL CLEARANCE REQUIREMENTS. APPROVAL FROM THE UTILITY PROVIDERS AND FIRE MARSHALL SHALL BE OBTAINED WITH THE SITE PLAN APPROVAL TO VERIFY CLEARANCE REQUIREMENTS ARE BEING MET.

**FIRE HYDRANTS:** ALL HYDRANTS TO BE PRIVATE

**TRANSIT LOCATION:** FINAL LOCATION TO BE DETERMINED AT SITE PLAN IN COORDINATION WITH COF ENGINEERING DEPARTMENT.

## IMPACT STATEMENT

### WATER
MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER TO THIS PARCEL. FIRE FLOW DATA INDICATES THAT DOMESTIC, FIRE AND IRRIGATION DEMANDS CAN BE MET FOR THE DEVELOPMENT OF THE PROPERTY. MALLORY VALLEY AND THEIR ENGINEERS WILL PROVIDE THE DESIGNS FOR ANY NEW CONNECTIONS TO THE 12" WATER LINE STUB LOCATED SOUTH OF MCEWEN DRIVE AND THE 18" WATER LINE LOCATED WEST OF CAROTHERS PARKWAY. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 306 GPM. A TWO (2) HYDRANT FLOW TEST WAS PERFORMED ON JANUARY 27, 2022 BY HETHCOAT & DAVIS, INC. THE READ HYDRANT PROVIDED A STATIC PRESSURE OF 156 PSI AND A RESIDUAL PRESSURE OF 150 PSI. THE FLOW HYDRANT PROVIDED A STATIC PRESSURE OF 145 PSI AND A RESIDUAL PRESSURE OF 135 PSI.

### SANITARY SEWER
THE CITY OF FRANKLIN PROVIDES SEWER SERVICE FOR THE DEVELOPMENT. CURRENTLY, PUBLIC SEWER LINES ARE BEING INSTALLED PER COF #7804. THE MAXIMUM ANTICIPATED DEMAND FOR THIS DEVELOPMENT IS 1,068 SFUE.

### RECLAIMED WATER LINE
CURRENTLY NO WATER REUSE LINES EXIST ON THE EAST SIDE OF INTERSTATE 65 AND THIS PROJECT WILL NOT BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.

### DRAINAGE FACILITIES
CURRENTLY, ALL SITE STORMWATER FLOWS TO A CULVERT UNDER MCEWEN DRIVE NEAR THE NORTHEAST CORNER OF THE PARCEL. THE EXISTING ONSITE DETENTION AND WATER QUALITY FEATURES ARE BEING INSTALLED PER COF #7804. THE PROPOSED SD-X DEVELOPMENT WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE.

### STORMWATER
GREEN INFRASTRUCTURE PRACTICES ARE SHOWN FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. FUTURE STORMWATER DESIGN WILL COMPLY WITH CITY OF FRANKLIN BEST MANAGEMENT PRACTICES STORMWATER MANAGEMENT MANUAL AS WELL AS ALTERNATE BMPS SUPPORTED BY CITY STAFF INCLUDING PERVIOUS PAVERS, BIO-RETENTION AREAS AND DETENTION PONDS. ADDITIONAL METHODS MAY BE PROPOSED AT SITE PLAN SUBMITTALS, AND ARE UNDERSTOOD TO NEED STAFF APPROVAL PRIOR TO IMPLEMENTATION.

### ELECTRICITY
MIDDLE TENNESSEE ELECTRIC IS THE ELECTRICAL PROVIDER FOR THIS PROPERTY.

### GAS
ATMOS IS THE NATURAL GAS PROVIDER FOR THIS PROPERTY.

### REFUSE COLLECTION
REFUSE COLLECTION BY A COMBINATION OF CITY OF FRANKLIN COLLECTION SERVICES AND PRIVATE COLLECTION SERVICES

### STREET NETWORK
MCEWEN DRIVE, TO THE NORTH OF THE PROPERTY, AND CAROTHERS PARKWAY, TO THE EAST OF THE PROPERTY, ARE CLASSIFIED AS MAJOR ARTERIAL ROADS ON THE CURRENT MAJOR THOROUGHFARE PLAN. OFF-SITE ROADWAY IMPROVEMENTS CONSISTENT WITH THE INTEGRATED GROWTH PLAN ARE PROPOSED WITH THE PUD AND OUTLINED IN THE TRAFFIC IMPACT STUDY. INTERNAL PROPOSED DRIVES PROVIDE CONNECTIVITY THROUGH THE DEVELOPMENT FROM THE MAJOR ARTERIAL ROADS TO THE ADJACENT PARCELS.

| BUILDING KEY | | | | | | | |
|---|---|---|---|---|---|---|---|
| GROUP | BUILDING | CONSTRUCTION TYPE | STORIES | PERMITTED BUILDING USES | COMMERCIAL/ OFFICE SF | KEYS | MULTI-FAMILY/ CONDO (UNITS) |
| A | 1 | 2 | 5 | MULTIFAMILY | | | 296 |
| B | 1 | 1 | 6-8 | MULTIFAMILY/ COMMERCIAL/ RESTAURANT/ RETAIL | | | 280 |
| | 2 | 2 | 1-2 | COMMERCIAL/ RESTAURANT/ RETAIL | 800 | | |
| | 3 | 2 | 1-2 | COMMERCIAL/ RESTAURANT/ RETAIL | 8,000 | | |
| | 4 | 2 | 1-2 | COMMERCIAL/ RESTAURANT/ RETAIL | 3,300 | | |
| | 5 | 2 | 1 | COMMERCIAL/ RESTAURANT/ RETAIL | 1,100 | | |
| | 6 | 2 | 1-2 | COMMERCIAL/ RESTAURANT/ RETAIL | 7,500 | | |
| | 7 | 2 | 1-2 | COMMERCIAL/ RESTAURANT/ RETAIL | 19,400 | | |
| | 8 | 2 | 2-3 | COMMERCIAL/ RESTAURANT/ RETAIL | 5,850 | | |
| | 9 | 2 | 2-3 | COMMERCIAL/ RESTAURANT/ RETAIL | 9,225 | | |
| | 10 | 2 | 2-3 | COMMERCIAL/ RESTAURANT/ RETAIL | 20,000 | | |
| | | | ***SUBTOTAL*** | | ***75,175*** | | ***280*** |
| C | 1 | 1 | 6-8 | MULTIFAMILY | | | 280 |
| | 2 | 1 | 3-5 | MULTIFAMILY/ COMMERCIAL/ RESTAURANT/ RETAIL/ OFFICE | 46,685 | | 44 |
| | 3 | 1 | 6-9 | OFFICE | 123,600 | | |
| | 4 | 1 | 6-9 | HOTEL | | 300 | |
| | | | ***SUBTOTAL*** | | ***170,285*** | ***300*** | ***324*** |
| **TOTALS** | | | | | **245,460** | **300** | **900** |


GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON


# AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. ROSAK
REGISTERED
TENNESSEE NO. 338
LANDSCAPE ARCHITECT
4.18.25

Revision Date
1. _____
2. _____
3. _____
4. _____

OVERALL DEVELOPMENT PLAN

SHEET
C2.0

COF: 8851

## SHEET INDEX


| | |
|---|---|
| C0.0 | COVER SHEET |
| C0.1 | MODIFICATION OF STANDARDS |
| C0.2 | 2024-06-06 APPROVED DEVELOPMENT PLAN |
| C1.0 | EXISTING CONDITIONS |
| C2.0 | OVERALL DEVELOPMENT PLAN |
| C2.1 | DEVELOPMENT PLAN ENLARGEMENT |
| C2.2 | DEVELOPMENT PLAN ENLARGEMENT |
| C2.3 | PREVIOUSLY APPROVED PARKLAND DEDICATION |
| C2.4 | PARKLAND DEDICATION |
| C2.5 | FUTURE IGP PLAN |
| C3.0 | OVERALL GRADING AND DRAINAGE PLAN |
| C3.1 | ENLARGED GRADING AND DRAINAGE PLAN |
| C3.2 | ENLARGED GRADING AND DRAINAGE PLAN |
| C4.0 | OVERALL ROW AND ACCESS PLAN |
| C4.1 | OVERALL ROW AND ACCESS PLAN |
| C4.2 | ENLARGED ROW AND ACCESS PLAN |
| C4.3 | ENLARGED ROW AND ACCESS PLAN |
| C4.4 | STREET NETWORK PLAN AND SECTIONS |
| C4.5 | STREET SECTIONS |
| C4.6 | PREVIOUSLY APPROVED STREET SECTIONS |
| C5.0 | OVERALL UTILITY PLAN |
| C5.0 | ENLARGED UTILITY PLAN |
| C5.2 | ENLARGED UTILITY PLAN |
| C6.0 | PHASING PLAN |
| C6.1 | PARKING PHASING |
| L1.0 | APPROVED TREE PRESERVATION PLAN |
| A1.0 | ARCHITECTURE CHARACTER |
| A1.1 | ARCHITECTURE CHARACTER |
| A1.2 | ARCHITECTURE CHARACTER |
| A1.3 | ARCHITECTURE CHARACTER |


## DEVELOPMENT TEAM


**APPLICANT & LANDSCAPE ARCHITECT:**
GAMBLE DESIGN COLLABORATIVE
JEFF ROSIAK, PLA
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-545-4121
JEFF@GDC-TN.COM

**DEVELOPER / OWNER:**
SOUTHSTAR, LLC
GLENN S. MCGEHEE
800 CRESCENT CENTRE DRIVE, SUITE 440
FRANKLIN, TN 37067
615-472-8993
GMCGEHEE@SOUTHSTARCO.COM

**ENGINEER:**
RAGAN SMITH
EVAN FOSTER
315 WOODLAND ST
NASHVILLE, TN 37206
615-244-8591
EFOSTER@RAGANSMITH.COM

**ARCHITECT:**
NELSON WORLDWIDE, LLC
JEREMY HULL
1055 HOWELL MILL ROAD, SUITE 1250
ATLANTA, GA 30318
770-209-9393
JHULL@NELSONWW.COM


## ENVISION FRANKLIN COMPLIANCE

CONSISTENT WITH THE MAJOR OBJECTIVES OF ENVISION FRANKLIN, AUREUM IS INTENDED TO BE AN INTEGRAL COMMUNITY FOR THE RESIDENTS, EMPLOYEES, AND VISITORS THROUGH CAREFULLY CRAFTED DESIGN SPECIFIC TO THE DEVELOPMENT. AUREUM WILL ATTRACT A VARIETY OF BUSINESS OPPORTUNITIES FOR COMMERCIAL DEVELOPMENT AND RESIDENTIAL OPPORTUNITIES BY PROVIDING AN EXCEPTIONAL MIXED-USE ENVIRONMENT FOR ALL TO ENJOY.

AUREUM IS LOCATED AT THE SOUTHWEST CORNER OF CAROTHERS PARKWAY AND EAST MCEWEN DRIVE AND ADJACENT TO I-65 CORRIDOR. THIS PROMINENT LOCATION ALLOWS THE DEVELOPMENT TO BE DESIGNED TOWARDS HIGHER INTENSITY DEVELOPMENT, TALLER BUILDINGS, AND A MIX OF USES. AUREUM IS IDENTIFIED AS "REGIONAL COMMERCE" IN ENVISION FRANKLIN "DESIGN CONCEPTS MAP," AND IS IN ACCORDANCE WITH THE "REGIONAL COMMERCE" DESCRIPTION SET FORTH BY ENVISION FRANKLIN PUBLICATION AS "HIGH INTENSITY ACTIVITY CENTERS THAT ATTRACT LARGE NUMBERS OF PEOPLE AND EMPLOYERS FROM BOTH WITHIN AND OUTSIDE THE CITY." CLOSE PROXIMITY TO I-65 CORRIDOR AND HIGH-PROFILE PRESENCE ALONG BOTH MCEWEN DRIVE AND CAROTHERS PARKWAY WILL DRIVE THE STANDARDS OF AUREUM AND ITS SURROUNDING AREAS TO BE UNPARALLELED.

THE AUREUM SITE IS CURRENTLY UNDERUTILIZED, VACANT, AND CONTAINS SPARSE EXISTING VEGETATION. THE PROPOSED DEVELOPMENT WILL SEEK TO MAXIMIZE THE SITE'S LAND USE POTENTIAL BY CONVERTING UNDERUTILIZED LAND INTO VIBRANT MIXED-USE COMMUNITY WITH DEFINING ARCHITECTURAL BUILDINGS, WALKWAYS THAT ENGAGE PEDESTRIAN CIRCULATION, AND INTEGRATED PARKING STRUCTURES SHARED AMONGST THE USERS. AUREUM WILL INCLUDE A VARIETY OF PUBLIC SPACES SUCH AS PLAZAS, COURTYARDS, AND PEDESTRIAN SHARED STREETS, ALL EASILY ACCESSIBLE FROM AN INTERCONNECTED NETWORK OF SIDEWALKS AND PATHS.

AUREUM WILL FEATURE NEW MEDIUM- TO HIGH-DENSITY RESIDENTIAL HOUSING. INCORPORATING ADDITIONAL RESIDENTIAL USES WILL ENHANCE THE ECONOMIC VIABILITY OF BOTH THIS PROJECT AND THE SURROUNDING COMMERCIAL DEVELOPMENTS. EXISTING SINGLE- AND MULTI-FAMILY NEIGHBORHOODS IN THE SURROUNDING AREA, AS WELL AS THE NUMEROUS COMMERCIAL BUSINESSES, WILL BENEFIT FROM A VARIETY OF NEW RESTAURANTS, SHOPS, AND EMPLOYMENT OPPORTUNITIES WITHIN AUREUM.

## IMPACT STATEMENT

### WATER
MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER TO THIS PARCEL. FIRE FLOW DATA INDICATES THAT DOMESTIC, FIRE AND IRRIGATION DEMANDS CAN BE MET FOR THE DEVELOPMENT OF THE PROPERTY. MALLORY VALLEY AND THEIR ENGINEERS WILL PROVIDE THE DESIGNS FOR ANY NEW CONNECTIONS TO THE 12" WATER LINE STUB LOCATED SOUTH OF MCEWEN DRIVE AND THE 18" WATER LINE LOCATED WEST OF CAROTHERS PARKWAY. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 306 GPM. A TWO (2) HYDRANT FLOW TEST WAS PERFORMED ON JANUARY 27, 2022 BY HETHCOAT & DAVIS, INC. THE READ HYDRANT PROVIDED A STATIC PRESSURE OF 156 PSI AND A RESIDUAL PRESSURE OF 150 PSI. THE FLOW HYDRANT PROVIDED A STATIC PRESSURE OF 145 PSI AND A RESIDUAL PRESSURE OF 135 PSI.

### SANITARY SEWER
THE CITY OF FRANKLIN PROVIDES SEWER SERVICE FOR THE DEVELOPMENT. CURRENTLY, PUBLIC SEWER LINES ARE BEING INSTALLED PER COF #7804. THE MAXIMUM ANTICIPATED DEMAND FOR THIS DEVELOPMENT IS 1,068 SFUE.

### RECLAIMED WATER LINE
CURRENTLY NO WATER REUSE LINES EXIST ON THE EAST SIDE OF INTERSTATE 65 AND THIS PROJECT WILL NOT BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.

### DRAINAGE FACILITIES
CURRENTLY, ALL SITE STORMWATER FLOWS TO A CULVERT UNDER MCEWEN DRIVE NEAR THE NORTHEAST CORNER OF THE PARCEL. THE EXISTING ONSITE DETENTION AND WATER QUALITY FEATURES ARE BEING INSTALLED PER COF #7804. THE PROPOSED SD-X DEVELOPMENT WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE.

### STORMWATER
GREEN INFRASTRUCTURE PRACTICES ARE SHOWN FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. FUTURE STORMWATER DESIGN WILL COMPLY WITH CITY OF FRANKLIN BEST MANAGEMENT PRACTICES STORMWATER MANAGEMENT MANUAL AS WELL AS ALTERNATE BMPS SUPPORTED BY CITY STAFF INCLUDING PERVIOUS PAVERS, BIO-RETENTION AREAS AND DETENTION PONDS. ADDITIONAL METHODS MAY BE PROPOSED AT SITE PLAN SUBMITTALS, AND ARE UNDERSTOOD TO NEED STAFF APPROVAL PRIOR TO IMPLEMENTATION.

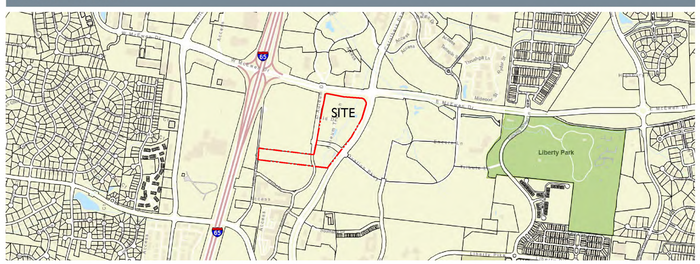
### ELECTRICITY
MIDDLE TENNESSEE ELECTRIC IS THE ELECTRICAL PROVIDER FOR THIS PROPERTY.

### GAS
ATMOS IS THE NATURAL GAS PROVIDER FOR THIS PROPERTY.

### REFUSE COLLECTION
REFUSE COLLECTION BY A COMBINATION OF CITY OF FRANKLIN COLLECTION SERVICES AND PRIVATE COLLECTION SERVICES

### STREET NETWORK
MCEWEN DRIVE, TO THE NORTH OF THE PROPERTY, AND CAROTHERS PARKWAY, TO THE EAST OF THE PROPERTY, ARE CLASSIFIED AS MAJOR ARTERIAL ROADS ON THE CURRENT MAJOR THOROUGHFARE PLAN. OFF-SITE ROADWAY IMPROVEMENTS CONSISTENT WITH THE INTEGRATED GROWTH PLAN ARE PROPOSED WITH THE PUD AND OUTLINED IN THE TRAFFIC IMPACT STUDY. INTERNAL PROPOSED DRIVES PROVIDE CONNECTIVITY THROUGH THE DEVELOPMENT FROM THE MAJOR ARTERIAL ROADS TO THE ADJACENT PARCELS.

## VICINITY MAP




NOT TO SCALE

# AUREUM PUD SUBDIVISION

## DEVELOPMENT PLAN, REVISION 3 (PD 33.1 / 245,460 / 300)

Franklin, Williamson County, Tennessee



NOT TO SCALE

## PREVIOUSLY APPROVED MOS - COF 6910

1. **MOS 5.3.5(3)(e) Roof Forms** – Amend to allow flat roofs in addition to pitched roof for attached residential structures. Pitched roofs are not applicable for all urban structures. **PREVIOUSLY APPROVED**

## PROPOSED MODIFICATION OF STANDARDS

2. **MOS 5.3.6(9)(c) Roof Forms** – Amend to allow pitched or gabled roofs in addition to flat or low-pitched roofs for Nonresidential and Mixed-Use structures. Pitched roofs are requested in the Village Center zone as designated below. These roof-types create a distinct and appropriate visual style that will create a unique and attractive character for the Aureum Village Center (permitted locations highlighted below).

3. **MOS 5.12.5(6)(c) Prohibited Signage** – Modification to allow a maximum of (3) Digital, Interactive wayfinding screen panels in the designated zones within the Village Center. These signs are an appropriate design solution for pedestrian navigation and way finding in the Village Center (permitted locations highlighted below).

4. **MOS 5.12.5(6)(c) Prohibited Signage** – Modification to allow for Neon Lighting, LED Lighting to be used as internal illumination when the sign has 3-dimensional depth (within a channel or when used to reinforce the design of the sign), or when used as back-lighting to create a halo lighting effect.

5. **MOS 5.12.9(13) Signs Prohibited in All Base Districts** – Allow String Lights as an appropriate lighting solution in pedestrian-oriented areas, dining areas, and amenity spaces within the development. String lights will be permitted in zones designated below. There shall be no sting lights or other hanging obstructions within public ROW or spanning Fire Access Lanes.

## VESTING STANDARDS

THE ORIGINAL DEVELOPMENT PLAN (COF: 6810) WAS APPROVED UNDER THE 07-01-2018 ZONING ORDINANCE:

| | |
|---|---|
| **ZONING ORDINANCE:** | 07-01-2018 |
| **SUBDIVISION REGULATIONS:** | 02-28-2013 |
| **HISTORIC DISTRICT DESIGN GUIDELINES:** | N/A |
| **TRANSPORTATION AND STREET TECHNICAL STANDARDS:** | 04-25-2017 |
| **STORMWATER BMP MANUAL:** | 01-01-2016 |
| **TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION:** | 12-10-2013 |
| **MUNICIPAL CODE:** | 10-23-2018 |

COMPREHENSIVE REVIEW AT SITE PLAN:

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN STAFF WILL OCCUR AT SITE PLAN. 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 THE CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT SITE PLAN, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE NO. 328 LANDSCAPE ARCHITECT 6.28.25

| | |
|---|---|
| PRE-APP SUBMITTAL: | 2025-05-23 |
| INITIAL SUBMITTAL: | 2025-06-04 |
| RESUBMITTAL: | 2025-07-03 |
| ONE STOP: | |
| COF # | 8851 |

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

## SITE DATA

**AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3**

| | |
|---|---|
| **PROJECT NUMBER:** | 8851 |
| **SITE ACREAGE/SF:** | 27.19 AC / 1,184,425 SF |
| **EXISTING ZONING:** | PLANNED DISTRIT (PD 21.8 / 850,000 / 700) |
| **PROPOSED ZONING:** | PLANNED DISTRICT (PD 33.1 / 245,460 / 300) |
| **APPLICABLE DEVELOPMENT STANDARD:** | EITHER APPLY |
| **PROPOSED DEVELOPMENT STANDARD:** | TRADITIONAL* (SEE SHEET C0.0 FOR JUSTIFICATION) |
| **APPLICABLE OVERLAYS:** | HTO, HHO', 500' HHO BUFFER |
| **MAP / PARCELS:** | 062 / 18.02, 18.16, 19.03 |
| **ADDRESS:** | TBD |
| **EXISTING LAND USE:** | VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN) |
| **PROPOSED LAND USE:** | MIXED-USE |

**PARKING SUMMARY:**
PARKING WILL BE PROVIDED VIA ON-STREET SPACES AND PARKING STRUCTURES THROUGHOUT THE DEVELOPMENT. THE TRAFFIC IMPACT STUDY WILL BE SUBMITTED AT INITIAL SUBMITTAL BY RAGAN-SMITH ASSOCIATES. THE TOTAL PARKING PROVIDED WILL BE SUBJECT TO A FULL SHARED PARKING ANALYSIS. SHARED PARKING WILL UTILIZE 31.17% SHARED SPACES.

**ACCESSIBLITY INFORMATION:**
CURB RAMPS AND ACCESSIBLE ROUTES TO BE PROVIDED WITH CONSTRUCTION PLAN PHASE.

**SURVEY INFORMATION:**
BOUNDARY INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC, DATED DECEMBER 14, 2011. BOUNDARY INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN OR DERIVED FROM DEED OF RECORD IN BOOK 301, PAGE 88, DATE UNKNOWN AND THE ABOVE REFERENCED SURVEYS.

TOPOGRAPHIC INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED OCTOBER 31, 2012. TOPOGRAPHIC INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC, DATED DECEMBER 14, 2011. TOPOGRAPHIC INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED AUGUST 30, 2013. TOPOGRAPHIC INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY KEVIN A. EDMONSON, RLS, DATED MAY 5, 2007. TOPOGRAPHIC INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC., DATED AUGUST 30, 2013 AND FROM WILLIAMSON COUNTY GIS CONTOURS.

**PLAT REFERENCE:**
NONE

**DEED REFERENCE:**
BEING THE SAME PROPERTY CONVEYED TO SS-CH FRANKLIN, LLC BY QUITCLAIM DEED FROM VANDERBILT UNIVERSITY MEDICAL CENTER BY DEED OF RECORD IN BOOK 7357, PAGE 667, REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE.

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

**FLOOD INFORMATION:**
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0212G, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2024, WHICH MAKES UP A PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT: COMMUNITY No. 470206, PANEL NO. 0212, SUFFIX G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED, SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**STATEMENT OF ARCHITECTURAL INTENT:**
SEE STATEMENT OF ARCHITECTURAL IMPACT ON SHEET A1.0 FOR CONCEPTUAL MASSING.

**DEVELOPMENT PHASING:**
MASTER DEVELOPER RESERVES THE RIGHT TO ADJUST PHASING BASED ON MARKET CONDITIONS. PHASING IS SUBJECT TO CHANGE BEYOND WHAT IS SHOWN PRELIMINARILY WITH THE PUD PLANS.

**USE PHASING:**
USE LOCATIONS/MASSING SHOWN ON THE CONCEPTUAL LAYOUT MAY VARY AT FINAL SITE PLAN BASED ON MARKET CONDITIONS. USES MAY NOT EXCEED MAXIMUM DENSITY SHOWN WITH THIS APPLICATION. PUBLIC ROADWAY ACCESS POINTS ARE SUBJECT TO MINOR ADJUSTMENTS AT SITE PLAN DEVELOPMENT.

***TRADITIONAL DEVELOPMENT STANDARDS:**
THIS DEVELOPMENT PLAN INCORPORATES THE TRADITIONAL DEVELOPMENT STANDARDS. DEVELOPMENT ON LOTS OR SITES ARE DESIGNATED AS EITHER TRADITIONAL OR CONVENTIONAL MUST USE EITHER TRADITIONAL OR CONVENTIONAL STANDARDS, AND MUST NOT MIX THE TWO. THE TRADITIONAL DESIGN STANDARDS ARE THE MOST APPROPRIATE FOR THE AUREUM DEVELOPMENT PLAN WHERE THE FOLLOWING CHARACTERISTICS ARE SATISFIED.

1. A MODIFIED GRID STREET SYSTEM WITH A PREVALENT USE OF ALLEYS AND USE OF CUL-DE-SAC STREETS ONLY WHERE TOPOGRAPHY OR OTHER NATURAL CONSTRAINTS EXIST;
2. LOTS WITH VARIABLE SIZES, WIDTHS, AND ORIENTATIONS IN PROXIMITY TO ONE ANOTHER ALONG WITH THE PROVISION OF FORMAL OPEN SPACES;
3. HUMAN-SCALED BUILDINGS WITH HIGH QUALITY EXTERIOR MATERIALS LOCATED WITHIN PROXIMITY OR ADJACENT TO THE PRIMARY STREETS THEY FRONT;
4. PEDESTRIAN AND TRANSIT ORIENTATION, WITH WIDESPREAD PROVISION OF ON-STREET PARKING AND OFF-STREET SURFACE PARKING AREAS LOCATED BESIDE OR BEHIND BUILDINGS;
5. INTEGRATED RESIDENTIAL AND NONRESIDENTIAL LAND USES LOCATED IN THE SAME BUILDING OR IN PROXIMITY TO ONE ANOTHER WITHOUT EXTENSIVE BUFFERING.

OPEN SPACE REQUIREMENTS TO FOLLOW THE TRADITIONAL DEVELOPMENT STANDARDS
PARKING REQUIREMETNS ARE TO FOLLOW THE TRADITIONAL DEVELOPMENT STANDARDS.
ALL ARCHITECTURAL REQUIREMENTS ARE TO FOLLOW THE TRADITIONAL DEVELOPMENT STANDARDS.

## REGULATIONS

**BUILDING TYPES APPLIED:**
ATTACHED RESIDENTIAL, COMMERCIAL

**ANTICIPATED ROW DEDICATION:**
3.66 AC (159,577 SF)

**ADJUSTED SITE ACREAGE:**
23.53 AC (1,024,848 SF) (TBD AT SITE PLAN)

**BUILDING HEIGHT:**
1-9 STORIES W/ ROOFTOP AMENITIES AS ALLOWED ON 8-STORIES)

**DWELLING UNIT COUNT, BY TYPE:**

| | |
|---|---|
| MULTIFAMILY: | 900 |

**TREE CANOPY RETENTION:**

| | |
|---|---|
| EX TREE CANOPY: | 35.4% / 418,744 SF / 9.61 AC |
| TREE CANOPY RETENTION REQUIRED: | 24% / 100,499 SF / 2.31 AC |
| TREE CANOPY RETENTION PROVIDED: | 46% / 192,659 SF / 4.42 AC |

**SPECIMEN TREE REPLACEMENT:**

| | |
|---|---|
| SPECIMEN TREE CALIPER REMOVED: | 652 |
| TOTAL EXEMPT ACCESS ESMT CALIPERS TO BE REMOVED: | -98 |
| ADJUSTED TREE CALIPERS REMOVED: | 554 |
| SPECIMEN TREE DBH REPLACEMENT: | 1,108 |
| CALIPER INCHES PROVIDED PHASE 1: | 45 |
| CALIPER INCHES TO BE PROVIDED IN REMAINING PHASES: | 1063 |

**OPEN SPACE:**

| | |
|---|---|
| REQUIRED OPEN SPACE: | 3% OF SITE (35,533 SF; 0.82 AC) |
| PROVIDED OS: | 3.6% OF SITE (37,275 SF; 0.86 AC) |

**PARKLAND IMPACT FEES:** SEE SHEET C2.3

**LANDSCAPE SURFACE RATIO:**

| | |
|---|---|
| MIN. LSR: | 0.20 |
| PROVIDED LSR: | 0.27 (TBD AT SITE PLAN) |

| | |
|---|---|
| **PARKING REQUIRED:** | SEE SHEET C2.1 |
| **PARKING PROVIDED:** | SEE SHEET C2.1 |
| **BIKE PARKING REQUIRED:** | SEE SHEET C4.2 |

**SETBACKS APPLIED TO OVERALL SITE BOUNDARY:**

| | |
|---|---|
| PERIMETER SETBACKS (FROM R.O.W./BOUNDARY): | |
| E. MCEWEN DRIVE: | 15' MIN. |
| CAROTHERS PARKWAY: | 15' MIN. |
| OVATION PKWY: | 0' MIN.*** |
| SOUTHERN BOUNDARY: | 15' MIN. |
| INTERNAL SETBACKS: | |
| FRONT: | |
| PUBLIC ROAD: | 0' MIN. (FROM R.O.W.) |
| OPEN SPACE/PLAZA: | 0' MIN. |
| AUREUM TRAIL: | 0' MIN. (FROM FACE OF CURB) |
| REAR: | 0' MIN. |
| SIDE: | 0' MIN. |

***BALCONIES SHALL BE ALLOWED TO EXTEND INTO THE PUBLIC ROW OVER THE SIDEWALK/PLANTERS AND INTO THE PRIVATE DRIVE/SIDEWALK/PLANTERS BUT SHALL MEET UTILITY PROVIDERS AND FIRE MARSHALL CLEARANCE REQUIREMENTS. APPROVAL FROM THE UTILITY PROVIDERS AND FIRE MARSHALL SHALL BE OBTAINED WITH THE SITE PLAN APPROVAL TO VERIFY CLEARANCE REQUIREMENTS ARE BEING MET.

**FIRE HYDRANTS:** ALL HYDRANTS TO BE PRIVATE

**TRANSIT LOCATION:** FINAL LOCATION TO BE DETERMINED AT SITE PLAN IN COORDINATION WITH COF ENGINEERING DEPARTMENT.

# APPROVED MOS - COF 6910

1. **MOS 5.3.5(3)(e) Roof Forms** – Amend to allow flat roofs in addition to pitched roof for attached residential structures. Pitched roofs are not applicable for all urban structures. **PREVIOUSLY APPROVED**

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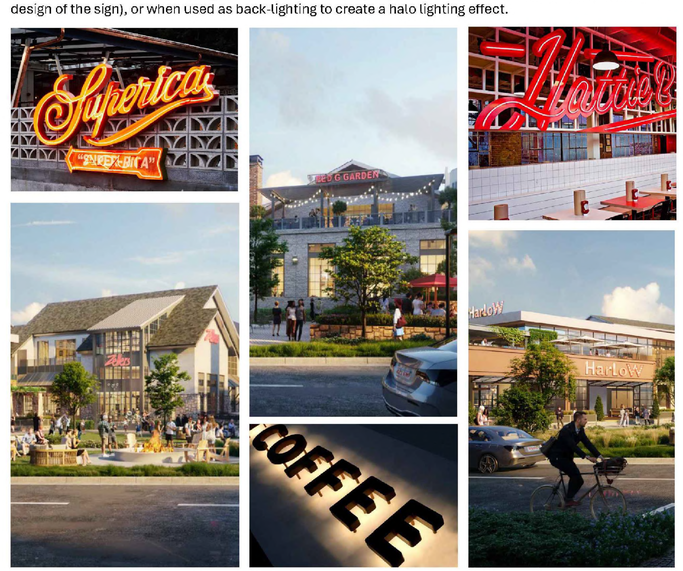


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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. ROSAK
REGISTERED
TENNESSEE NO. 696
LANDSCAPE ARCHITECT
09.03.25

Revision Date
△ _____
△ _____
△ _____
△ _____

MODIFICATION OF STANDARDS

SHEET
C0.1

COF: 8851

## DEVELOPMENT PLAN OFFSET AGREEMENTS:

1) PARKLAND DEDICATION: SEE SHEET C2.2 FOR OFFSET REQUESTS.
2) ROADWAY IMPACT FEE: SEE SHEET C2.3 FOR OFFSET REQUESTS.

**KEY**

- MULTI-FAMILY
- OFFICE
- HOTEL
- RESTAURANT/RETAIL
- GARAGE
- CANOPY

**SHARED PARKING ANALYSIS**

| USE | Density | Hotel Assembly Area Occu. | Outdoor Seats | Staff | COF Parking Ratio ( PER 1000 SF or Keys or BR) | COF Parking Req per Ratio | COF Parking Ratio (.67/Seat) | COF Parking Ratio (1/Employee) | COF Parking Ratio (.25/Occu.) | COF Overall Parking Req by Use | PARKING PROVIDED PHASE 1 | PARKING PROVIDED PHASE 2 | PARKING PROVIDED PHASE 3 | PARKING PROVIDED PHASE 4 | PARKING PROVIDED PHASE 5 | PARKING PROVIDED PHASE 6 | ULI Unadjusted Parking Demand | ULI Shared Parking Reduction | ULI Recommended Parking |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Retail | 70,000 | | | | 3.33 | 233 | | | | 233 | | | | | | | | | |
| Restaurant | 30,000 | | 90 | 90 | 10.00 | 300 | 60 | 90 | | 450 | | | | | | | | | |
| Office (Tower) | 500,000 | | | | 4.00 | 2,000 | | | | 2,000 | | | | | | | | | |
| Office (Loft) | 250,000 | | | | 4.00 | 1,000 | | | | 1,000 | | | | | | | | | |
| Hotel (Full Service) | 300 | 1,300 | | 25 | 1.00 | 300 | | 25 | 325 | 650 | 500 | 398 | 1,150 | 1,550 | 0 | 550 | 4,872 | 17.04% | 4,042 |
| Hotel (Limited) | 200 | 0 | | 25 | 1.00 | 200 | | 25 | 0 | 225 | | | | | | | | | |
| Hotel (Extended) | 200 | 0 | | 25 | 1.00 | 200 | | 25 | 0 | 225 | | | | | | | | | |
| Multi-Family (Phase 1) | 304 | | | | 1.5/2.5/3 | 578 | | | | 578 | | | | | | | | | |
| Multi-Family (Phase2) | 176 | | | | 1.5/2.5/3 | 326 | | | | 326 | | | | | | | | | |
| TOTAL | | | | | | | | | | 5,688 | 4,148 | | | | | | | | |
| | | | | | | | | | COF SHARED: | 27.07% | | | | | | | | | |

Multi-Family PH 1: Assumes (44) Studio Units, (138) 1 BR, & (122) 2BR
Multi-Family PH 2: Assumes 69% 1 BR, 22% 2BR, & 9% 3BR

(SEE APPROVED SHARED PARKING ANALYSIS FOR MAXIMUM SHARED RATIO)

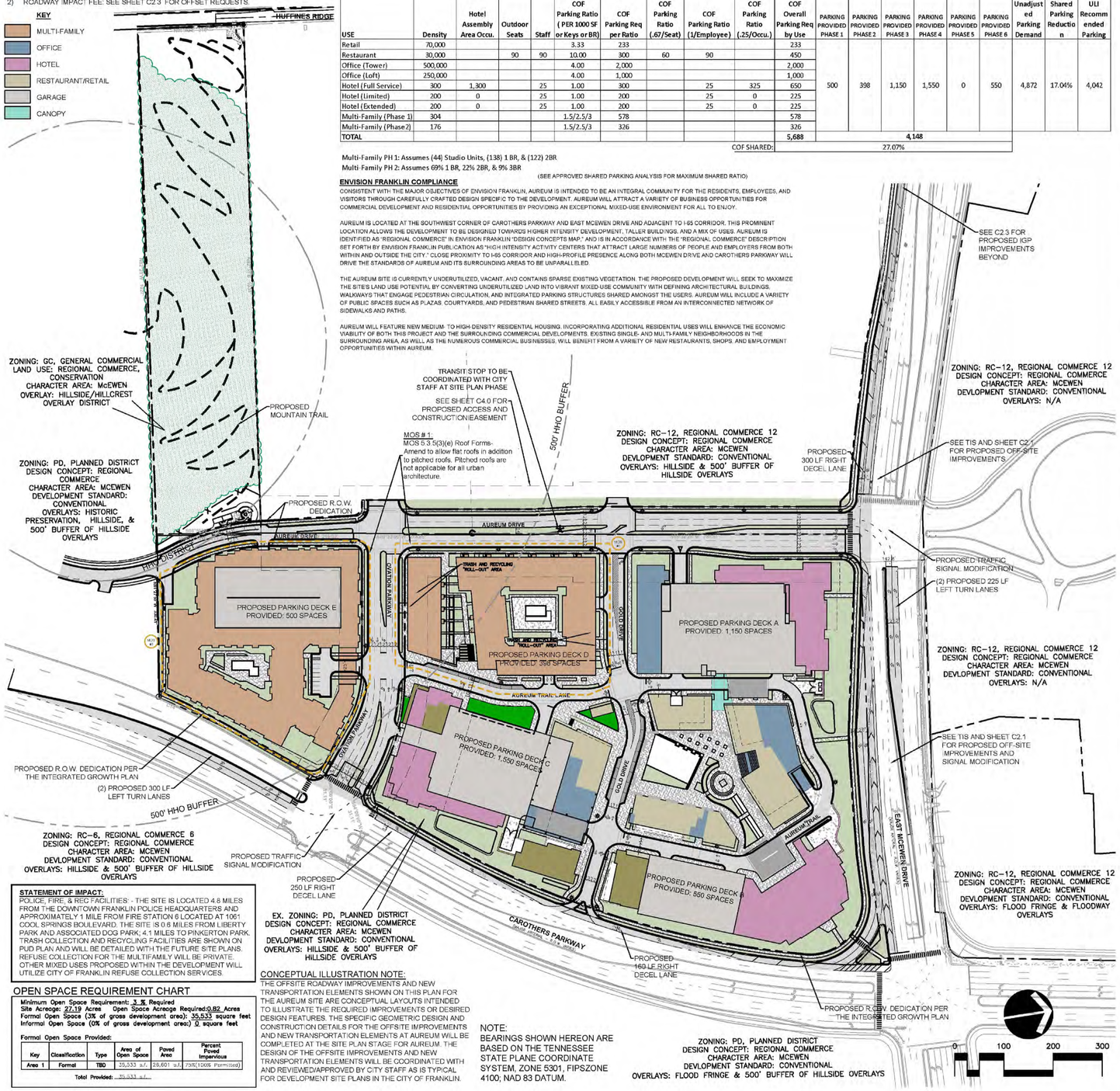
**ENVISION FRANKLIN COMPLIANCE**

CONSISTENT WITH THE MAJOR OBJECTIVES OF ENVISION FRANKLIN, AUREUM IS INTENDED TO BE AN INTEGRAL COMMUNITY FOR THE RESIDENTS, EMPLOYEES, AND VISITORS THROUGH CAREFULLY CRAFTED DESIGN SPECIFIC TO THE DEVELOPMENT. AUREUM WILL ATTRACT A VARIETY OF BUSINESS OPPORTUNITIES FOR COMMERCIAL DEVELOPMENT AND RESIDENTIAL OPPORTUNITIES BY PROVIDING AN EXCEPTIONAL MIXED-USE ENVIRONMENT FOR ALL TO ENJOY.

AUREUM IS LOCATED AT THE SOUTHWEST CORNER OF CAROTHERS PARKWAY AND EAST MCEWEN DRIVE AND ADJACENT TO I-65 CORRIDOR. THIS PROMINENT LOCATION ALLOWS THE DEVELOPMENT TO BE DESIGNED TOWARDS HIGHER INTENSITY DEVELOPMENT, TALLER BUILDINGS, AND A MIX OF USES. AUREUM IS IDENTIFIED AS "REGIONAL COMMERCE" IN ENVISION FRANKLIN "DESIGN CONCEPTS MAP," AND IS IN ACCORDANCE WITH THE "REGIONAL COMMERCE" DESCRIPTION SET FORTH BY ENVISION FRANKLIN PUBLICATION AS "HIGH INTENSITY ACTIVITY CENTERS THAT ATTRACT LARGE NUMBERS OF PEOPLE AND EMPLOYERS FROM BOTH WITHIN AND OUTSIDE THE CITY." CLOSE PROXIMITY TO I-65 CORRIDOR AND HIGH-PROFILE PRESENCE ALONG BOTH MCEWEN DRIVE AND CAROTHERS PARKWAY WILL DRIVE THE STANDARDS OF AUREUM AND ITS SURROUNDING AREAS TO BE UNPARALLELED.

THE AUREUM SITE IS CURRENTLY UNDERUTILIZED, VACANT, AND CONTAINS SPARSE EXISTING VEGETATION. THE PROPOSED DEVELOPMENT WILL SEEK TO MAXIMIZE THE SITE'S LAND USE POTENTIAL BY CONVERTING UNDERUTILIZED LAND INTO VIBRANT MIXED-USE COMMUNITY WITH DEFINING ARCHITECTURAL BUILDINGS, WALKWAYS THAT ENGAGE PEDESTRIAN CIRCULATION, AND INTEGRATED PARKING STRUCTURES SHARED AMONGST THE USERS. AUREUM WILL INCLUDE A VARIETY OF PUBLIC SPACES SUCH AS PLAZAS, COURTYARDS, AND PEDESTRIAN SHARED STREETS, ALL EASILY ACCESSIBLE FROM AN INTERCONNECTED NETWORK OF SIDEWALKS AND PATHS.

AUREUM WILL FEATURE NEW MEDIUM TO HIGH-DENSITY RESIDENTIAL HOUSING, INCORPORATING ADDITIONAL RESIDENTIAL USES WILL ENHANCE THE ECONOMIC VIABILITY OF BOTH THIS PROJECT AND THE SURROUNDING COMMERCIAL DEVELOPMENTS. EXISTING SINGLE- AND MULTI-FAMILY NEIGHBORHOODS IN THE SURROUNDING AREA, AS WELL, AS THE NUMEROUS COMMERCIAL BUSINESSES, WILL BENEFIT FROM A VARIETY OF NEW RESTAURANTS, SHOPS, AND EMPLOYMENT OPPORTUNITIES WITHIN AUREUM.




**STATEMENT OF IMPACT:**

POLICE, FIRE, & REC FACILITIES' - THE SITE IS LOCATED 4.8 MILES FROM THE DOWNTOWN FRANKLIN POLICE HEADQUARTERS AND APPROXIMATELY 1 MILE FROM FIRE STATION 6 LOCATED AT 1061 COOL SPRINGS BOULEVARD. THE SITE IS 0.6 MILES FROM LIBERTY PARK AND ASSOCIATED DOG PARK; 4.1 MILES TO PINKERTON PARK. TRASH COLLECTION AND RECYCLING FACILITIES ARE SHOWN ON PUD PLAN AND WILL BE DETAILED WITH THE FUTURE SITE PLANS. REFUSE COLLECTION FOR THE MULTIFAMILY WILL BE PRIVATE. OTHER MIXED USES PROPOSED WITHIN THE DEVELOPMENT WILL UTILIZE CITY OF FRANKLIN REFUSE COLLECTION SERVICES.

**OPEN SPACE REQUIREMENT CHART**

Minimum Open Space Requirement: 3 % Required
Site Acreage: 27.19 Acres Open Space Acreage Required:0.82 Acres
Formal Open Space (3% of gross development area): 35,533 square feet
Informal Open Space (0% of gross development area:) 0 square feet

Formal Open Space Provided:

| Key | Classification | Type | Area of Open Space | Paved Area | Percent Paved Impervious |
|---|---|---|---|---|---|
| Area 1 | Formal | TBD | 35,533 s.f. | 28,601 s.f. | 79%(100% Permitted) |
| | | Total Provided: | 35,533 s.f. | | |

**CONCEPTUAL ILLUSTRATION NOTE:**

THE OFFSITE ROADWAY IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS SHOWN ON THIS PLAN FOR THE AUREUM SITE ARE CONCEPTUAL LAYOUTS INTENDED TO ILLUSTRATE THE REQUIRED IMPROVEMENTS OR DESIRED DESIGN FEATURES. THE SPECIFIC GEOMETRIC DESIGN AND CONSTRUCTION DETAILS FOR THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS AT AUREUM WILL BE COMPLETED AT THE SITE PLAN STAGE FOR AUREUM. THE DESIGN OF THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS WILL BE COORDINATED WITH AND REVIEWED/APPROVED BY CITY STAFF AS IS TYPICAL FOR DEVELOPMENT SITE PLANS IN THE CITY OF FRANKLIN.

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

## SITE DATA CHART:

**PROJECT INFORMATION:**

| | |
|---|---|
| NAME: | AUREUM |
| CITY OF FRANKLIN PROJECT NUMBER: | TBD |
| SUBDIVISION / LOT #: | AUREUM PUD SUBDIVISION, REVISION 2 |
| MAP / PARCEL: | 062 / 18.02, 19.03 |
| STREET ADDRESS: | TBD<br>FRANKLIN<br>WILLIAMSON<br>TN |
| CIVIL DISTRICT: | 8TH |
| EXISTING ZONING: | PLANNED DISTRICT (PD 17.65 DUA/650,000 SF/700 KEYS) |
| CHARACTER AREA OVERLAY: | MECO-4 |
| PROPOSED ZONING: | PLANNED DISTRICT (PD 17.65 DUA/650,000 SF/700 KEYS) |
| OTHER APPLICABLE OVERLAYS: | HTO, HHO, 500' HHO BUFFER |
| APPLICABLE DEVELOPMENT STANDARD: | EITHER APPLY |
| PROPOSED DEVELOPMENT STANDARD: | CONVENTIONAL |
| EXISTING LAND USE: | VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN) |
| ACREAGE (SQUARE FOOTAGE) OF SITE: | 27.19 AC. (1,184,425± S.F.) |

| OWNERS/DEVELOPERS: | APPLICANT: |
|---|---|
| SS-CH FRANKLIN, LLC | RAGAN-SMITH ASSOCIATES, INC. |
| 501 CORPORATE CENTER DR. SUITE 315 | 315 WOODLAND STREET |
| FRANKLIN, TN 37067 | NASHVILLE, TN 37206 |
| (615) 472-8016 | (615) 244-8591 |
| GLENN MCGEHEE | SCOTTY BERNICK |
| ROBERT G. SCHAEDLE III | SBERNICK@RAGANSMITH.COM |
| GMCGEHEE@SOUTHSTARCO.COM | |
| RSCHAEDLE@CHARTWELLHOSPITALITY.COM | |

MINIMUM REQUIRED BUILDING SETBACK LINES:

PERIMETER SETBACKS (FROM R.O.W./BOUNDARY):

| | |
|---|---|
| E. MCEWEN DRIVE: | 15' MIN. |
| CAROTHERS PARKWAY: | 15' MIN. |
| TOWER CIRLCE: | 0' MIN. (***BALCONIES ALLOWED TO EXTEND INTO R.O.W. SEE NOTE) |
| OVATION PKWY: | 0' MIN. (***BALCONIES ALLOWED TO EXTEND INTO R.O.W. SEE NOTE) |
| EDWARD CURD LANE: | 0' MIN. (***BALCONIES ALLOWED TO EXTEND INTO R.O.W. SEE NOTE) |
| SOUTHERN BOUNDARY: | 15' MIN. |

INTERNAL SETBACKS:

| | |
|---|---|
| FRONT (PUBLIC ROAD): | 0' MIN. (FROM R.O.W.) |
| FRONT (AUREUM TRAIL, SOUTH OF GOLDEN WAY): | 8' MIN. (FROM FACE OF CURB) |
| FRONT (AUREUM TRAIL, NORTH OF GOLDEN WAY): | 8' MIN. (FROM FACE OF CURB) |
| FRONT (OPEN SPACE/PLAZA): | 0' MIN. |
| SIDE: | 0' MIN. |
| REAR: | 0' MIN. |

***BALCONIES SHALL BE ALLOWED TO EXTEND INTO THE PUBLIC R.O.W. OVER THE SIDEWALK/PLANTERS AND INTO THE PRIVATE DRIVE SIDEWALK/PLANTERS BUT SHALL MEET UTILITY PROVIDERS AND FIRE MARSHAL CLEARANCE REQUIREMENTS. APPROVAL FROM THE UTILITY PROVIDERS AND FIRE MARSHAL SHALL BE OBTAINED WITH SITE PLAN APPROVAL TO VERIFY CLEARANCE REQUIREMENTS ARE BEING MET.

| | |
|---|---|
| ANTICIPATED R.O.W. DEDICATION: | 3.66 AC (159,577 S.F.) |
| ADJUSTED SITE ACREAGE: | 23.53 AC (1,024,848 S.F.) (TBD AT SITE PLAN PHASE) |

PROJECT DENSITY:

| | |
|---|---|
| NON-RESIDENTIAL SF / HOTEL KEYS: | |
| OFFICE: | 750,000 S.F. |
| RETAIL/RESTAURANT: | 100,000 S.F. |
| HOTEL KEYS (SF): | 700 KEYS (525,000 S.F.) |
| TOTAL: | 1,375,100 SF (INCLUDES 700 HOTEL KEYS) |
| ATTACHED RESIDENTIAL UNITS: | 480 MULTIFAMILY UNITS (525,000 S.F.) |
| OVERALL DENSITY: | 17.65 [480 UNITS / 27.19 AC] |
| NET DENSITY (MINUS R.O.W.) | 20.40 [480 UNITS/ 23.53 AC] |
| NET DENSITY (MINUS R.O.W. & OVERLAY): | 24.36 [480 UNITS/ 19.70 AC] |
| BUILDING HEIGHT: | 1 - 12 STORIES (W/ROOFTOP AMENITIES AS ALLOWED ON 12-STORIES) |
| PARKING REQUIREMENT: | (SEE OVERALL PARKING CHART, SHEET C2.0) |
| PARKING PROVIDED: | (SEE OVERALL PARKING CHART, SHEET C2.0) |
| MIN. LANDSCAPE SURFACE RATIO (LSR): | 20 |
| PROV. LANDSCAPE SURFACE RATION: | 31 (TBD AT SITE PLAN, MUST MEET MIN. LSR) |

TREE CANOPY:

| | |
|---|---|
| EX. TREE CANOPY % / SF / AC: | 35.4% / 418,744 S.F. / 9.61 AC |
| EX. TREE CANOPY % / SF / AC: | 8.5% [ 354X.24] / 100,629 S.F. / 2.31 AC |
| PROP. TREE CANOPY % / SF / AC: | 16.2% / 192,659 S.F. / 4.42 AC (EXCLUDING FUTURE R.O.W.) |
| EXISTING SPECIMEN TREE DBH: | 744 DBH |
| SPECIMEN TREE DBH TO REMAIN: | 48 DBH |
| SPECIMEN TREE DBH REMOVAL: | 696 DBH |
| EXEMPTION WITHIN R.O.W.: | (382 DBH) |
| ADJUSTED DBH REPLACEMENT: | 314 DBH (696-382) |
| SPECIMEN TREE REPLACEMENT: | 628 DBH (314 X 2) |

| | |
|---|---|
| OPEN SPACE: | (SEE OPEN SPACE CHARTS, SHEET C2.0) |
| TOTAL: | 0.82 AC. (3%) |
| IIINFORMAL: | 0 AC. - N/A |

**PARKING SUMMARY:**

PARKING WILL BE PROVIDED VIA ON-STREET SPACES AND PARKING STRUCTURES THROUGHOUT THE DEVELOPMENT. THE TRAFFIC IMPACT STUDY WILL BE SUBMITTED AT INITIAL SUBMITTAL BY RAGAN-SMITH ASSOCIATES (UPDATED: APRIL 4, 2019). THE TOTAL PARKING PROVIDED WILL BE SUBJECT TO A FULL SHARED PARKING ANALYSIS. SHARED PARKING WILL UTILIZE 30% SHARED SPACES.

**ACCESSIBILITY INFORMATION:**

CURB RAMPS AND ACCESSIBLE ROUTES TO BE PROVIDED WITH CONSTRUCTION PLAN PHASE.

**SURVEY INFORMATION:**

BOUNDARY INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC. DATED DECEMBER 14, 2011. BOUNDARY INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN OR DERIVED FROM DEED OF RECORD IN BOOK 301, PAGE 88. DATE UNKNOWN AND THE ABOVE REFERENCED SURVEYS.

TOPOGRAPHIC INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED OCTOBER 31, 2012. TOPOGRAPHIC INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC. DATED DECEMBER 14, 2011. TOPOGRAPHIC INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED AUGUST 30, 2013. TOPOGRAPHIC INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY KEVIN A. EDMONSON, RLS, DATED MAY 5, 2007. TOPOGRAPHIC INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC., DATED AUGUST 30, 2013 AND FROM WILLIAMSON COUNTY GIS CONTOURS.

**PLAT REFERENCE:**

NONE

**DEED REFERENCE:**

BEING THE SAME PROPERTY CONVEYED TO SS-CH FRANKLIN, LLC BY QUITCLAIM DEED FROM VANDERBILT UNIVERSITY MEDICAL CENTER BY DEED OF RECORD IN BOOK 7357, PAGE 667, REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE.

**MINERAL RIGHTS INFORMATION:**

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

**FLOOD INFORMATION:**

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0312F AND 47187C0220F, BOTH WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT; COMMUNITY No. 470206, PANEL NO. 0212, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
ACREAGE (SQUARE FOOTAGE) OF SITE: 27.19 AC. (1,184,425± S.F.)

**STATEMENT OF ARCHITECTURAL INTENT:**

SEE STATEMENT OF ARCHITECTURAL IMPACT ON SHEET A1.0 FOR CONCEPTUAL MASSING.

**DEVELOPMENT PHASING:**

MASTER DEVELOPER RESERVES THE RIGHT TO ADJUST PHASING BASED ON MARKET CONDITIONS. PHASING IS SUBJECT TO CHANGE BEYOND WHAT IS SHOWN PRELIMINARILY WITH THE PUD PLANS.

**USE PHASING:**

USE LOCATIONS/MASSING SHOWN ON THE CONCEPTUAL LAYOUT MAY VARY AT FINAL SITE PLAN BASED ON MARKET CONDITIONS. USES MAY NOT EXCEED MAXIMUM DENSITY SHOWN WITH THIS APPLICATION. PUBLIC ROADWAY ACCESS POINTS ARE SUBJECT TO MINOR ADJUSTMENTS AT SITE PLAN DEVELOPMENT.

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

APPROVED DEVELOPMENT PLAN - COF 8490


GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON
RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com
SCOTT MICHAEL BERNICK REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329 LANDSCAPE ARCHITECT


CITY OF FRANKLIN #8490
**AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2**
FOR
SS-CH FRANKLIN, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

| | |
|---|---|
| Scale: | 1" = 100' |
| Date: | JUNE 6, 2024 |
| Approved By: | S. BERNICK |
| Revisions: | |

JEFFREY A. POPLAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 346 LANDSCAPE ARCHITECT 06.13.25

Drawing Title:
OVERALL DEVELOPMENT PLAN

Drawing No.
C2.0

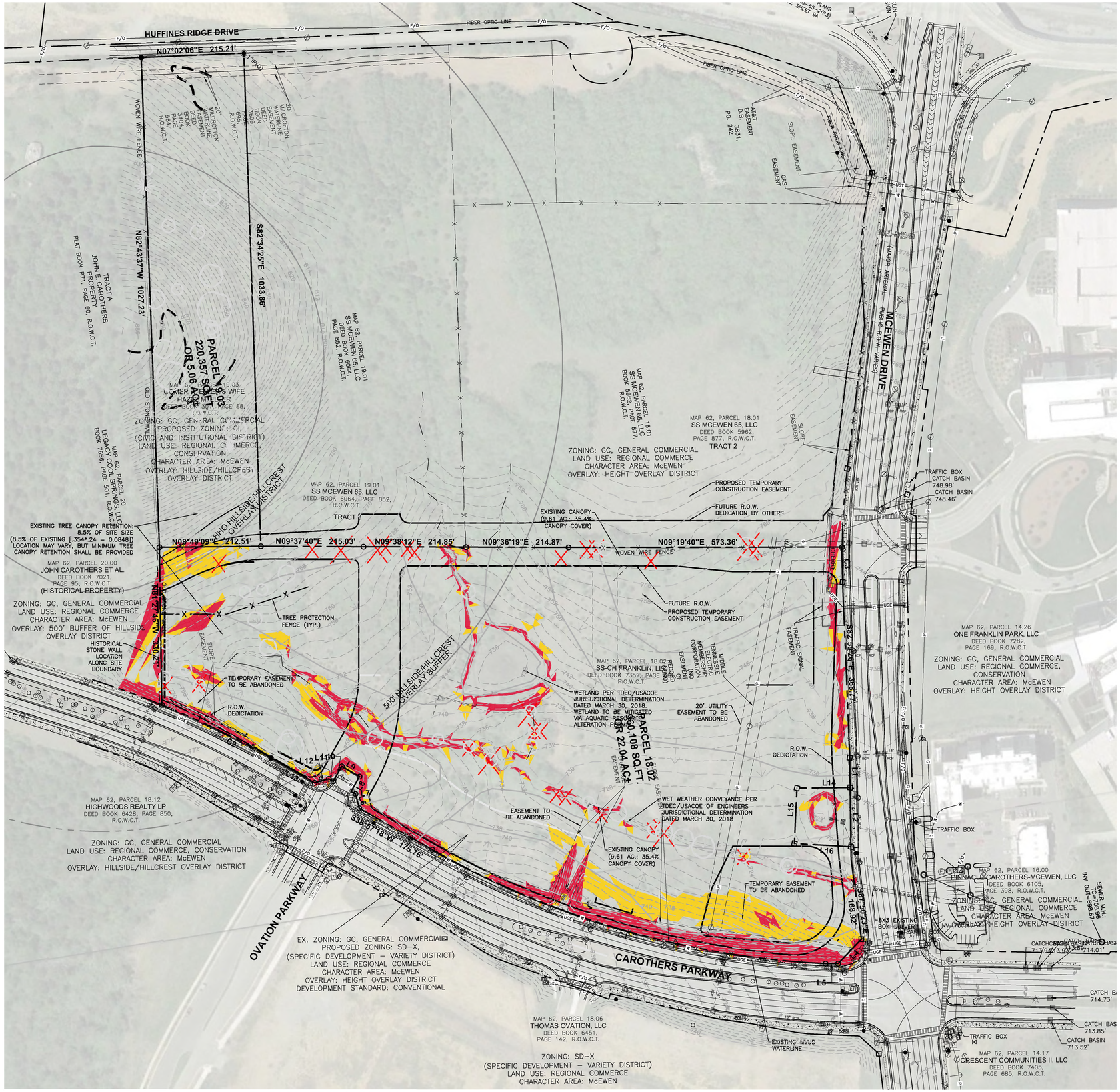
Project No.
24-0107

Revision Date
△
△
△
△

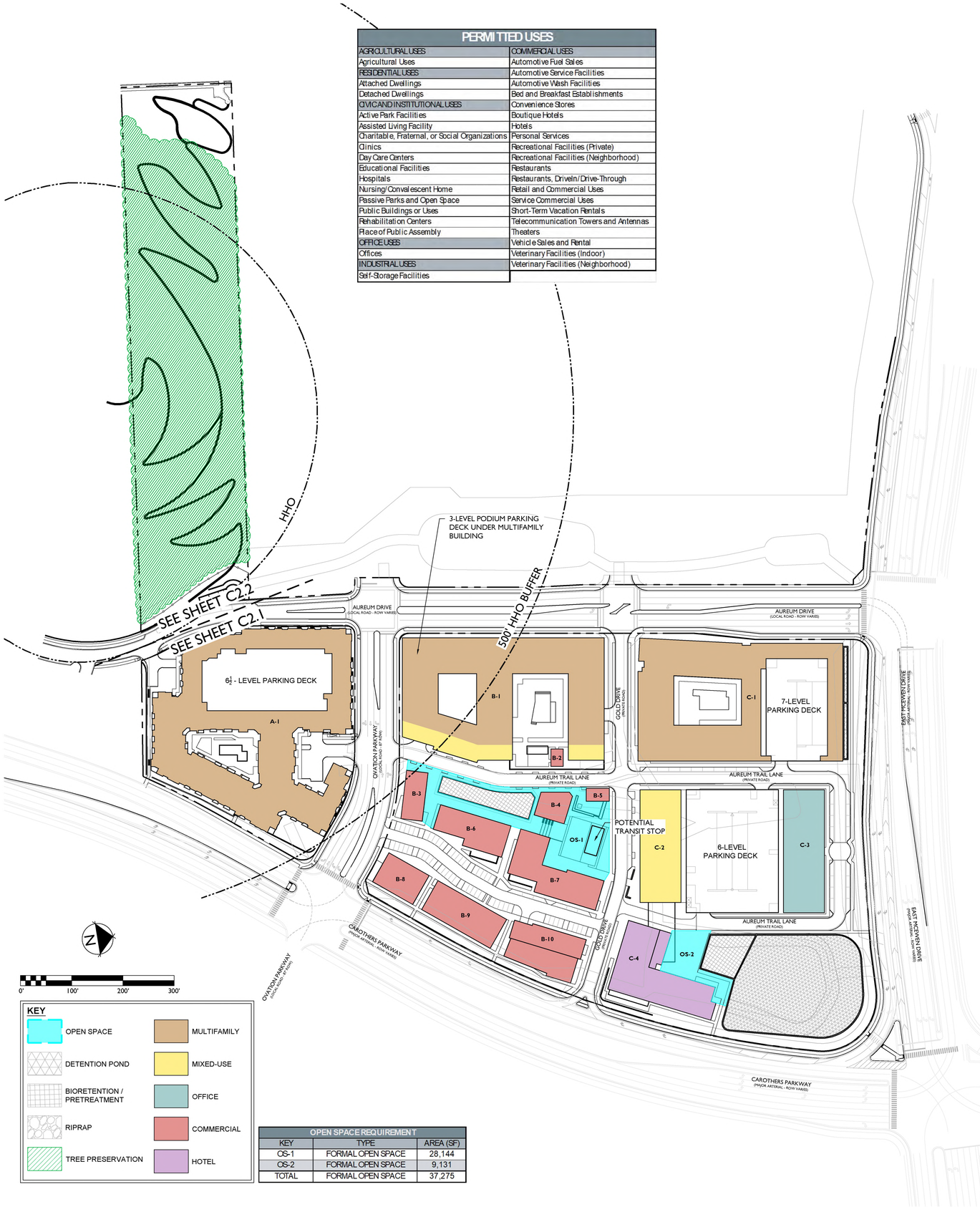
2024-06-06 APPROVED DEVELOPMENT PLAN

SHEET
C0.2
COF: 8851

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee


HUFFINES RIDGE DRIVE
N07°02'06"E 215.21'
FIBER OPTIC LINE
WOVEN WIRE FENCE
N82°43'37"W 1027.23'
S82°34'25"E 1033.86'
TRACT A
JOHN E. CAROTHERS PROPERTY
PLAT BOOK P71, PAGE 60, R.O.W.C.T.
PARCEL 18.03
220,357 SQ.FT.
OR 5.06 AC±
MAP 62, PARCEL 19.03
CORMER CHARLES & WIFE HAYLEY MEYER
DEED BOOK 9511, PAGE 68, R.O.W.C.T.
ZONING: GC, GENERAL COMMERCIAL
PROPOSED ZONING: CI, (CIVIC AND INSTITUTIONAL DISTRICT)
LAND USE: REGIONAL COMMERCE, CONSERVATION
CHARACTER AREA: McEWEN
OVERLAY: HILLSIDE/HILLCREST OVERLAY DISTRICT
MAP 62, PARCEL 19.01
SS MCEWEN 65, LLC
DEED BOOK 6064, PAGE 852, R.O.W.C.T.
TRACT 1
MAP 62, PARCEL 18.01
SS MCEWEN 65, LLC
DEED BOOK 5962, PAGE 877, R.O.W.C.T.
TRACT 2
ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
OVERLAY: HEIGHT OVERLAY DISTRICT
MCEWEN DRIVE
(MAJOR ARTERIAL PUBLIC R.O.W. VARIES)
PROPOSED TEMPORARY CONSTRUCTION EASEMENT
FUTURE R.O.W. DEDICATION BY OTHERS
EXISTING CANOPY (9.61 AC.; 35.4% CANOPY COVER)
FUTURE R.O.W.
PROPOSED TEMPORARY CONSTRUCTION EASEMENT
TRAFFIC BOX
CATCH BASIN 748.98'
CATCH BASIN 748.46'
SLOPE EASEMENT
GAS EASEMENT
AT&T EASEMENT D.B. 2831, PG. 242
EXISTING TREE CANOPY RETENTION: 8.5% OF SITE SIZE (8.5% OF EXISTING [.354*.24 = 0.0848]) LOCATION MAY VARY, BUT MINIMUM TREE CANOPY RETENTION SHALL BE PROVIDED
MAP 62, PARCEL 20.00
JOHN CAROTHERS ET AL.
DEED BOOK 7021, PAGE 95, R.O.W.C.T.
(HISTORICAL PROPERTY)
ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
OVERLAY: 500' BUFFER OF HILLSIDE OVERLAY DISTRICT
HISTORICAL STONE WALL LOCATION ALONG SITE BOUNDARY
OLD STONEWALL
MAP 62, PARCEL 20
LEGACY COOLSPRINGS, LLC
DEED BOOK 7656, PAGE 501, R.O.W.C.T.
N08°49'09"E 212.51'
N09°37'40"E 215.03'
N09°38'12"E 214.85'
N09°36'19"E 214.87'
N09°19'40"E 573.36'
WOVEN WIRE FENCE
TREE PROTECTION FENCE (TYP.)
TEMPORARY EASEMENT TO BE ABANDONED
R.O.W. DEDICTATION
500' HILLSIDE/HILLCREST OVERLAY BUFFER
HILLSIDE/HILLCREST OVERLAY DISTRICT
PARCEL 18.02
260,108 SQ.FT.
OR 22.04 AC±
WETLAND PER TDEC/USACOE JURISDICTIONAL DETERMINATION DATED MARCH 30, 2018. WETLAND TO BE MITIGATED VIA AQUATIC RESOURCE ALTERATION PERMIT
MAP 62, PARCEL 18.02
SS-CH FRANKLIN, LLC
DEED BOOK 7357, PAGE 1, R.O.W.C.T.
TENNESSEE GAS PIPELINE COMPANY, A DELAWARE CORPORATION
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP MARKETING CORPORATION
REGIONAL DETENTION EASEMENT (TYP.)
20' UTILITY EASEMENT TO BE ABANDONED
TRAFFIC SIGNAL EASEMENT
MAP 62, PARCEL 14.26
ONE FRANKLIN PARK, LLC
DEED BOOK 7282, PAGE 169, R.O.W.C.T.
ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE, CONSERVATION
CHARACTER AREA: McEWEN
OVERLAY: HEIGHT OVERLAY DISTRICT
R.O.W. DEDICTATION
EASEMENT TO BE ABANDONED
WET WEATHER CONVEYANCE PER TDEC/USACOE OF ENGINEERS JURISDICTIONAL DETERMINATION DATED MARCH 30, 2018
EXISTING CANOPY (9.61 AC.; 35.4% CANOPY COVER)
TEMPORARY EASEMENT TO BE ABANDONED
TRAFFIC BOX
MAP 62, PARCEL 16.00
FINNACLE CAROTHERS-MCEWEN, LLC
DEED BOOK 6105, PAGE 398, R.O.W.C.T.
ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
OVERLAY: HEIGHT OVERLAY DISTRICT
8X3 EXISTING BOX CULVERT
INV-706.04'±
SEWER M.H.: INV. IN=708.96' OUT=698.67'
CATCH BASIN 714.01'
CATCH BA 714.73'
CATCH BAS 713.85'
CATCH BASIN 713.52'
MAP 62, PARCEL 14.17
CRESCENT COMMUNITIES II, LLC
DEED BOOK 7405, PAGE 685, R.O.W.C.T.
MAP 62, PARCEL 18.12
HIGHWOODS REALTY LP
DEED BOOK 6428, PAGE 850, R.O.W.C.T.
ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE, CONSERVATION
CHARACTER AREA: McEWEN
OVERLAY: HILLSIDE/HILLCREST OVERLAY DISTRICT
S38°57'18"W 175.76'
OVATION PARKWAY
EX. ZONING: GC, GENERAL COMMERCIAL
PROPOSED ZONING: SD-X, (SPECIFIC DEVELOPMENT - VARIETY DISTRICT)
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
OVERLAY: HEIGHT OVERLAY DISTRICT
DEVELOPMENT STANDARD: CONVENTIONAL
CAROTHERS PARKWAY
S87°50'23"E 168.32'
MAP 62, PARCEL 18.06
THOMAS OVATION, LLC
DEED BOOK 6451, PAGE 142, R.O.W.C.T.
ZONING: SD-X
(SPECIFIC DEVELOPMENT - VARIETY DISTRICT)
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
EXISTING 4"WUD WATERLINE
L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16
C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C13 C14 C15 C16 C17 C18 C19 C20 C21 C22 C23 C24 C25 C26 C27 C28 C29 C30 C31 C32 C33 C34 C35 C36 C37 C38 C39 C40

| PERMITTED USES | |
|---|---|
| AGRICULTURAL USES | COMMERCIAL USES |
| Agricultural Uses | Automotive Fuel Sales |
| RESIDENTIAL USES | Automotive Service Facilities |
| Attached Dwellings | Automotive Wash Facilities |
| Detached Dwellings | Bed and Breakfast Establishments |
| CIVIC AND INSTITUTIONAL USES | Convenience Stores |
| Active Park Facilities | Boutique Hotels |
| Assisted Living Facility | Hotels |
| Charitable, Fraternal, or Social Organizations | Personal Services |
| Clinics | Recreational Facilities (Private) |
| Day Care Centers | Recreational Facilities (Neighborhood) |
| Educational Facilities | Restaurants |
| Hospitals | Restaurants, DriveIn/Drive-Through |
| Nursing/Convalescent Home | Retail and Commercial Uses |
| Passive Parks and Open Space | Service Commercial Uses |
| Public Buildings or Uses | Short-Term Vacation Rentals |
| Rehabilitation Centers | Telecommunication Towers and Antennas |
| Place of Public Assembly | Theaters |
| OFFICE USES | Vehicle Sales and Rental |
| Offices | Veterinary Facilities (Indoor) |
| INDUSTRIAL USES | Veterinary Facilities (Neighborhood) |
| Self-Storage Facilities | |




**KEY**

- OPEN SPACE
- DETENTION POND
- BIORETENTION / PRETREATMENT
- RIPRAP
- TREE PRESERVATION
- MULTIFAMILY
- MIXED-USE
- OFFICE
- COMMERCIAL
- HOTEL

| OPEN SPACE REQUIREMENT | | |
|---|---|---|
| KEY | TYPE | AREA (SF) |
| OS-1 | FORMAL OPEN SPACE | 28,144 |
| OS-2 | FORMAL OPEN SPACE | 9,131 |
| TOTAL | FORMAL OPEN SPACE | 37,275 |

## SITE DATA

**AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3**

| | |
|---|---|
| **PROJECT NUMBER:** | 8851 |
| **SITE ACREAGE/SF:** | 27.19 AC / 1,184,425 SF |
| **EXISTING ZONING:** | PLANNED DISTRIT (PD 21.8 / 850,000 / 700) |
| **PROPOSED ZONING:** | PLANNED DISTRICT (PD 33.1 / 245,460 / 300) |
| **APPLICABLE DEVELOPMENT STANDARD:** | EITHER APPLY |
| **PROPOSED DEVELOPMENT STANDARD:** | TRADITIONAL* (SEE SHEET C0.0 FOR JUSTIFICATION) |
| **APPLICABLE OVERLAYS:** | HTO, HHO', 500' HHO BUFFER |
| **MAP / PARCELS:** | 062 / 18.02, 18.16, 19.03 |
| **ADDRESS:** | TBD |
| **EXISTING LAND USE:** | VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN) |
| **PROPOSED LAND USE:** | MIXED-USE |

## REGULATIONS

**BUILDING TYPES APPLIED:**
ATTACHED RESIDENTIAL, COMMERCIAL

**ANTICIPATED ROW DEDICATION:**
3.66 AC (159,577 SF)

**ADJUSTED SITE ACREAGE:**
23.53 AC (1,024,848 SF) (TBD AT SITE PLAN)

**BUILDING HEIGHT:**
1-9 STORIES W/ ROOFTOP AMENITIES AS ALLOWED ON 8-STORIES)

**DWELLING UNIT COUNT, BY TYPE:**

| | |
|---|---|
| MULTIFAMILY: | 900 |

**TREE CANOPY RETENTION:**

| | |
|---|---|
| EX TREE CANOPY: | 35.4% / 418,744 SF / 9.61 AC |
| TREE CANOPY RETENTION REQUIRED: | 24% / 100,499 SF / 2.31 AC |
| TREE CANOPY RETENTION PROVIDED: | 46% / 192,659 SF / 4.42 AC |

**SPECIMEN TREE REPLACEMENT:**

| | |
|---|---|
| SPECIMEN TREE CALIPER REMOVED: | 652 |
| TOTAL EXEMPT ACCESS ESMT CALIPERS TO BE REMOVED: | -98 |
| ADJUSTED TREE CALIPERS REMOVED: | 554 |
| SPECIMEN TREE DBH REPLACEMENT: | 1,108 |
| CALIPER INCHES PROVIDED PHASE 1: | 45 |
| CALIPER INCHES TO BE PROVIDED IN REMAINING PHASES: | 1063 |

**OPEN SPACE:**

| | |
|---|---|
| REQUIRED OPEN SPACE: | 3% OF SITE (35,533 SF; 0.82 AC) |
| PROVIDED OS: | 3.6% OF SITE (37,275 SF; 0.86 AC) |

**PARKLAND IMPACT FEES:** SEE SHEET C2.3

**LANDSCAPE SURFACE RATIO:**

| | |
|---|---|
| MIN. LSR: | 0.20 |
| PROVIDED LSR: | 0.27 (TBD AT SITE PLAN) |

| | |
|---|---|
| **PARKING REQUIRED:** | SEE SHEET C2.1 |
| **PARKING PROVIDED:** | SEE SHEET C2.1 |
| **BIKE PARKING REQUIRED:** | SEE SHEET C4.2 |

**SETBACKS APPLIED TO OVERALL SITE BOUNDARY:**

PERIMETER SETBACKS (FROM R.O.W./BOUNDARY):

| | |
|---|---|
| E. MCEWEN DRIVE: | 15' MIN. |
| CAROTHERS PARKWAY: | 15' MIN. |
| OVATION PKWY: | 0' MIN.*** |
| SOUTHERN BOUNDARY: | 15' MIN. |

INTERNAL SETBACKS:

| | |
|---|---|
| FRONT: | |
| PUBLIC ROAD: | 0' MIN. (FROM R.O.W.) |
| OPEN SPACE/PLAZA: | 0' MIN. |
| AUREUM TRAIL: | 0' MIN. (FROM FACE OF CURB) |
| REAR: | 0' MIN. |
| SIDE: | 0' MIN. |

***BALCONIES SHALL BE ALLOWED TO EXTEND INTO THE PUBLIC ROW OVER THE SIDEWALK/PLANTERS AND INTO THE PRIVATE DRIVES/SIDEWALK/PLANTERS BUT SHALL MEET UTILITY PROVIDERS AND FIRE MARSHALL CLEARANCE REQUIREMENTS. APPROVAL FROM THE UTILITY PROVIDERS AND FIRE MARSHALL SHALL BE OBTAINED WITH THE SITE PLAN APPROVAL TO VERIFY CLEARANCE REQUIREMENTS ARE BEING MET.

**FIRE HYDRANTS:** ALL HYDRANTS TO BE PRIVATE

**TRANSIT LOCATION:** FINAL LOCATION TO BE DETERMINED AT SITE PLAN IN COORDINATION WITH COF ENGINEERING DEPARTMENT.

## IMPACT STATEMENT

### WATER
MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER TO THIS PARCEL. FIRE FLOW DATA INDICATES THAT DOMESTIC, FIRE AND IRRIGATION DEMANDS CAN BE MET FOR THE DEVELOPMENT OF THE PROPERTY. MALLORY VALLEY AND THEIR ENGINEERS WILL PROVIDE THE DESIGNS FOR ANY NEW CONNECTIONS TO THE 12" WATER LINE STUB LOCATED SOUTH OF MCEWEN DRIVE AND THE 18" WATER LINE LOCATED WEST OF CAROTHERS PARKWAY. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 306 GPM. A TWO (2) HYDRANT FLOW TEST WAS PERFORMED ON JANUARY 27, 2022 BY HETHCOAT & DAVIS, INC. THE READ HYDRANT PROVIDED A STATIC PRESSURE OF 156 PSI AND A RESIDUAL PRESSURE OF 150 PSI. THE FLOW HYDRANT PROVIDED A STATIC PRESSURE OF 145 PSI AND A RESIDUAL PRESSURE OF 135 PSI.

### SANITARY SEWER
THE CITY OF FRANKLIN PROVIDES SEWER SERVICE FOR THE DEVELOPMENT. CURRENTLY, PUBLIC SEWER LINES ARE BEING INSTALLED PER COF #7804. THE MAXIMUM ANTICIPATED DEMAND FOR THIS DEVELOPMENT IS 1,068 SFUE.

### RECLAIMED WATER LINE
CURRENTLY NO WATER REUSE LINES EXIST ON THE EAST SIDE OF INTERSTATE 65 AND THIS PROJECT WILL NOT BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.

### DRAINAGE FACILITIES
CURRENTLY, ALL SITE STORMWATER FLOWS TO A CULVERT UNDER MCEWEN DRIVE NEAR THE NORTHEAST CORNER OF THE PARCEL. THE EXISTING ONSITE DETENTION AND WATER QUALITY FEATURES ARE BEING INSTALLED PER COF #7804. THE PROPOSED SD-X DEVELOPMENT WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE.

### STORMWATER
GREEN INFRASTRUCTURE PRACTICES ARE SHOWN FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. FUTURE STORMWATER DESIGN WILL COMPLY WITH CITY OF FRANKLIN BEST MANAGEMENT PRACTICES STORMWATER MANAGEMENT MANUAL AS WELL AS ALTERNATE BMPS SUPPORTED BY CITY STAFF INCLUDING PERVIOUS PAVERS, BIO-RETENTION AREAS AND DETENTION PONDS. ADDITIONAL METHODS MAY BE PROPOSED AT SITE PLAN SUBMITTALS, AND ARE UNDERSTOOD TO NEED STAFF APPROVAL PRIOR TO IMPLEMENTATION.

### ELECTRICITY
MIDDLE TENNESSEE ELECTRIC IS THE ELECTRICAL PROVIDER FOR THIS PROPERTY.

### GAS
ATMOS IS THE NATURAL GAS PROVIDER FOR THIS PROPERTY.

### REFUSE COLLECTION
REFUSE COLLECTION BY A COMBINATION OF CITY OF FRANKLIN COLLECTION SERVICES AND PRIVATE COLLECTION SERVICES

### STREET NETWORK
MCEWEN DRIVE, TO THE NORTH OF THE PROPERTY, AND CAROTHERS PARKWAY, TO THE EAST OF THE PROPERTY, ARE CLASSIFIED AS MAJOR ARTERIAL ROADS ON THE CURRENT MAJOR THOROUGHFARE PLAN. OFF-SITE ROADWAY IMPROVEMENTS CONSISTENT WITH THE INTEGRATED GROWTH PLAN ARE PROPOSED WITH THE PUD AND OUTLINED IN THE TRAFFIC IMPACT STUDY. INTERNAL PROPOSED DRIVES PROVIDE CONNECTIVITY THROUGH THE DEVELOPMENT FROM THE MAJOR ARTERIAL ROADS TO THE ADJACENT PARCELS.

| BUILDING KEY | | | | | | | |
|---|---|---|---|---|---|---|---|
| GROUP | BUILDING | CONSTRUCTION TYPE | STORIES | PERMITTED BUILDING USES | COMMERCIAL/ OFFICE SF | KEYS | MULTI-FAMILY/ CONDO (UNITS) |
| A | 1 | 2 | 5 | MULTIFAMILY | | | 296 |
| B | 1 | 1 | 6-8 | MULTIFAMILY / COMMERCIAL / RESTAURANT/ RETAIL | | | 280 |
| | 2 | 2 | 1-2 | COMMERCIAL / RESTAURANT/ RETAIL | 800 | | |
| | 3 | 2 | 1-2 | COMMERCIAL / RESTAURANT/ RETAIL | 8,000 | | |
| | 4 | 2 | 1-2 | COMMERCIAL / RESTAURANT/ RETAIL | 3,300 | | |
| | 5 | 2 | 1 | COMMERCIAL / RESTAURANT/ RETAIL | 1,100 | | |
| | 6 | 2 | 1-2 | COMMERCIAL / RESTAURANT/ RETAIL | 7,500 | | |
| | 7 | 2 | 1-2 | COMMERCIAL / RESTAURANT/ RETAIL | 19,400 | | |
| | 8 | 2 | 2-3 | COMMERCIAL / RESTAURANT/ RETAIL | 5,850 | | |
| | 9 | 2 | 2-3 | COMMERCIAL / RESTAURANT/ RETAIL | 9,225 | | |
| | 10 | 2 | 2-3 | COMMERCIAL / RESTAURANT/ RETAIL | 20,000 | | |
| | | | ***SUBTOTAL*** | | ***75,175*** | | ***280*** |
| C | 1 | 1 | 6-8 | MULTIFAMILY | | | 280 |
| | 2 | 1 | 3-5 | MULTIFAMILY / COMMERCIAL / RESTAURANT/ RETAIL / OFFICE | 46,685 | | 44 |
| | 3 | 1 | 6-9 | OFFICE | 123,600 | | |
| | 4 | 1 | 6-9 | HOTEL | | 300 | |
| | | | ***SUBTOTAL*** | | ***170,285*** | ***300*** | ***324*** |
| **TOTALS** | | | | | **245,460** | **300** | **900** |

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

# AUREUM PUD SUBDIVISION
# DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

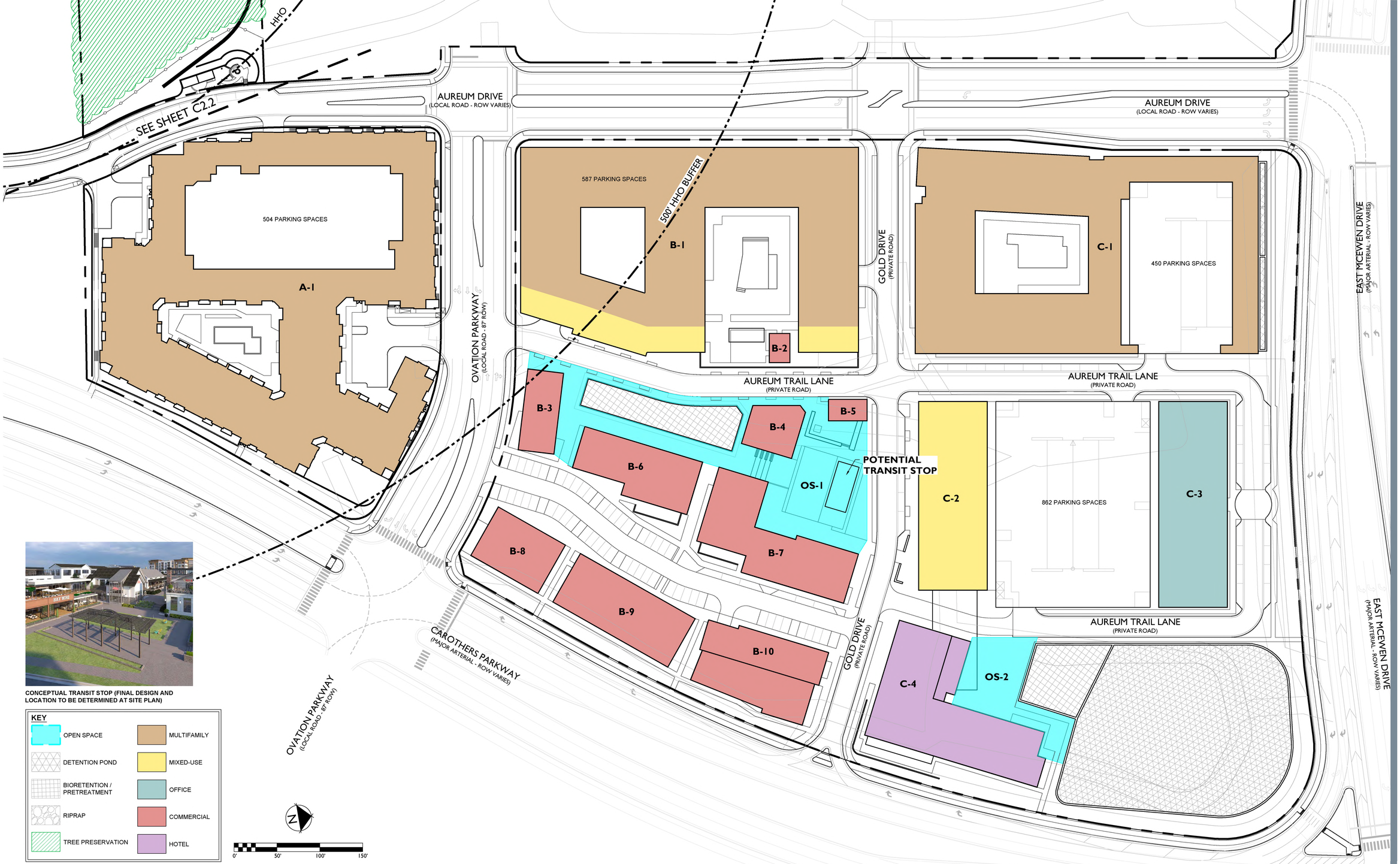
JEFFREY A. ROSIAK
REGISTERED
TENNESSEE NO. 338
LANDSCAPE ARCHITECT
07.18.25

Revision Date
1. _____
2. _____
3. _____
4. _____

OVERALL DEVELOPMENT PLAN

SHEET
C2.0

COF: 8851






CONCEPTUAL TRANSIT STOP (FINAL DESIGN AND LOCATION TO BE DETERMINED AT SITE PLAN)

**KEY**

- OPEN SPACE
- DETENTION POND
- BIORETENTION / PRETREATMENT
- RIPRAP
- TREE PRESERVATION
- MULTIFAMILY
- MIXED-USE
- OFFICE
- COMMERCIAL
- HOTEL

**SHARED PARKING ANALYSIS**

| USE | DENSITY | HOTEL ASSEMBLY AREA OCCUPANCY | OUTDOOR SEATING | STAFF | COF PARKING RATIO (PER 1000 SF / KEYS / BR) | COF PARKING REQ PER RATIO | COF PARKING RATIO (0.67 / SEAT) | COF PARKING RATIO (1 / EMPLOYEE) | COF PARKING RATIO (0.25 / OCCUPANCY) | COF OVERALL PARKING REQ BY USE | PARKING PROVIDED PHASE 1 | PARKING PROVIDED PHASE 2 | PARKING PROVIDED PHASE 3 | ULI UNADJUSTED PARKING DEMAND* | ULI SHARED PARKING RATIO* | ULI RECOMMENDED PARKING* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Retail | 65,760 | | | | 2.50 | 164 | | | | 164 | 504 | 651 | 1,338 | 3,194 | 27.08% | 2,329 |
| Restaurant | 26,100 | | 90 | 90 | 7.50 | 196 | 60 | 68 | | 324 | | | | | | |
| Office | 153,600 | | | | 2.85 | 438 | | | | 438 | | | | | | |
| Hotel | 300 | 1,300 | | 25 | 1.00 | 300 | | 19 | 221 | 540 | | | | | | |
| Multi-Family *(Building A)* | 296 *(188 1BR, 93 2BR, 15 3BR)* | | | | 1.5/2.5/3 | 560 | | | | 560 | | | | | | |
| Multi-Family *(Building B)* | 280 *(178 1BR, 88 2BR, 14 3BR)* | | | | 1.5/2.5/3 | 529 | | | | 529 | | | | | | |
| Multi-Family *(Building C)* | 280 *(178 1BR, 88 2BR, 14 3BR)* | | | | 1.5/2.5/3 | 529 | | | | 529 | | | | | | |
| Condo | 44 *(2BR)* | | | | 2.50 | 110 | | | | 110 | | | | | | |
| TOTAL | | | | | | | | | | 3,194 | 2,493 | | | | | |
| | | | | | | | | | COF SHARED: | 21.95% | | | | | | |

** ULI Parking recommendations based on highest demand period (weekend).*

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

# AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
TENNESSEE NO. 696
LANDSCAPE ARCHITECT
Oct 03.25

Revision Date
△ _____
△ _____
△ _____
△ _____

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.1

COF: 8851




GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

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# AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

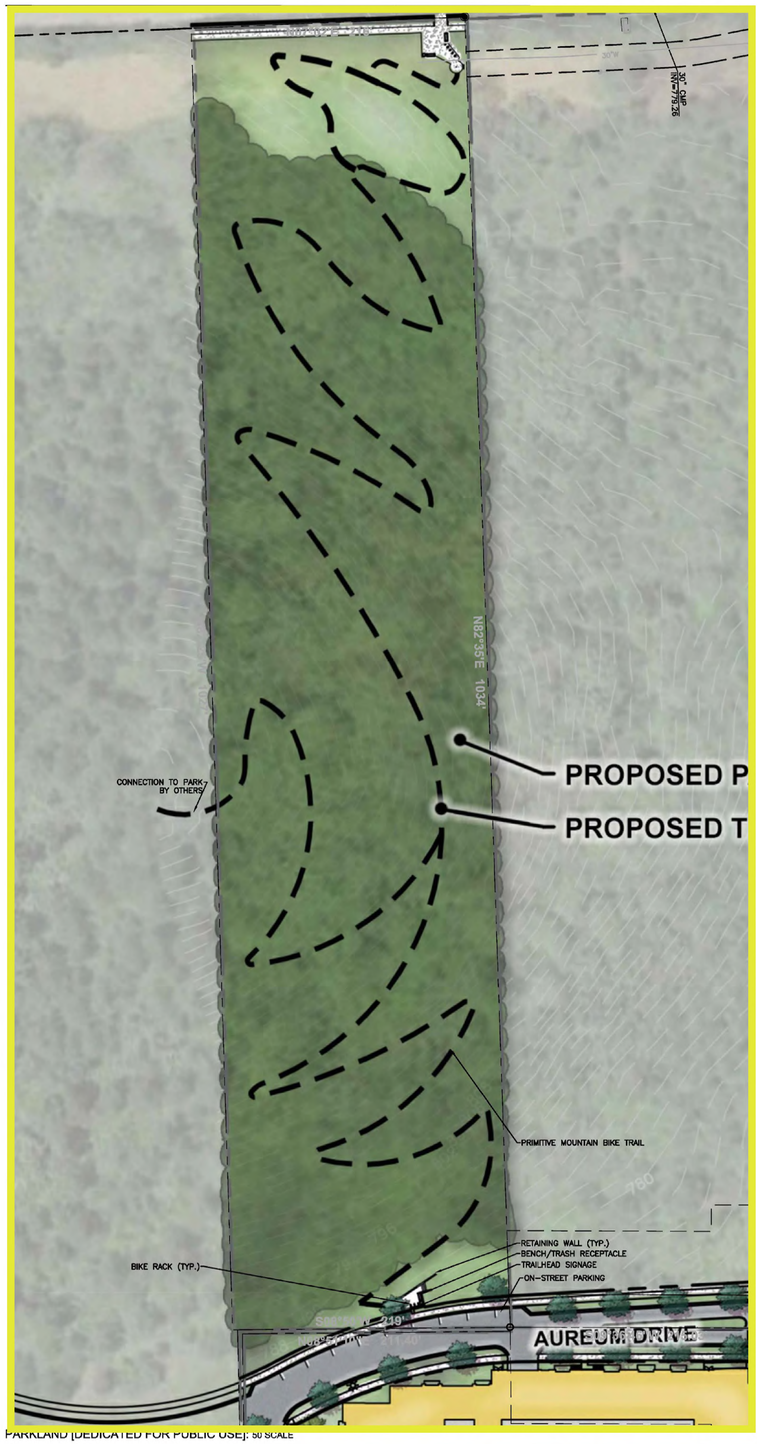
JEFFREY A. ROSIAK
REGISTERED
TENNESSEE NO. 686
LANDSCAPE ARCHITECT
04.03.25

Revision Date

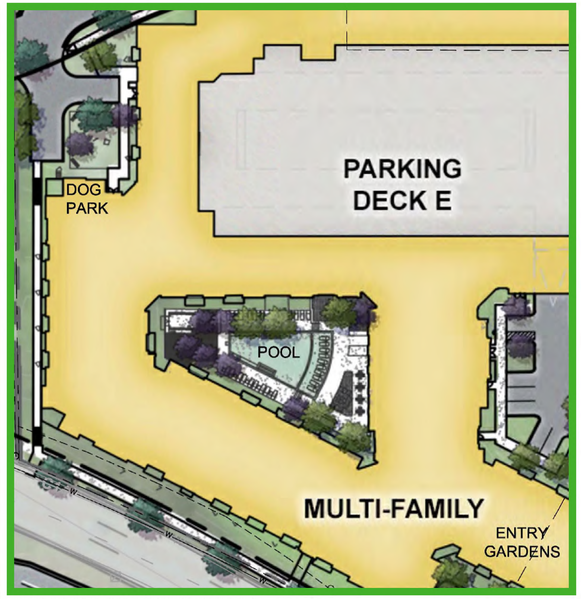
DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.2

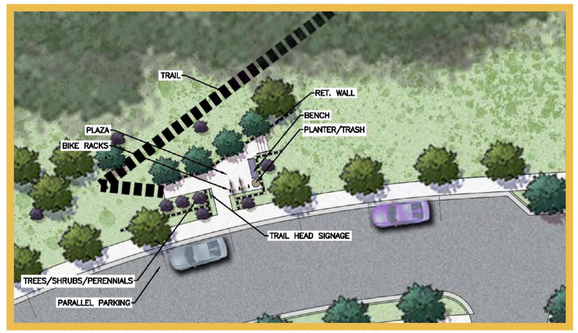
COF: 8851



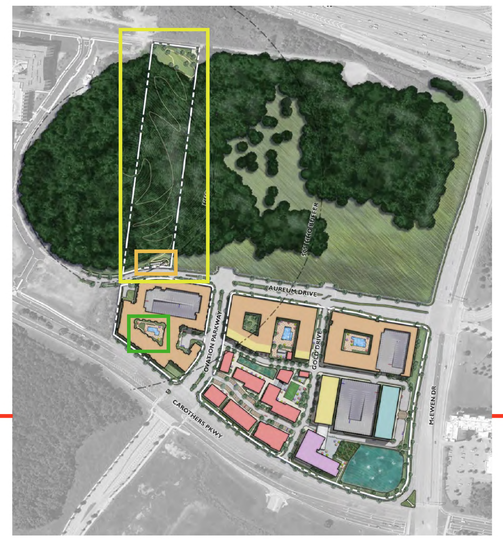

PARKLAND [DEDICATED FOR PUBLIC USE]: 50 SCALE




MULTI-FAMILY (PHASE 1) AMENITY [PRIVATE]: 40 SCALE




PARKLAND TRAILHEAD [DEDICATED FOR PUBLIC USE]: 10 SCALE




PARKLAND KEY MAP

**Aureum Parkland Dedication Calculations**

**Parkland Impact Fee Calculations**

| Description | Qty. | Units | cost/unit | Required Impact Fee |
|---|---|---|---|---|
| Multi-Family Units | 296 | Units | $ 4,304.00 | $ 1,273,984.00 |

**Parkland Land Dedication / Set-aside Calculations**

| Description | Qty. | Units | Remarks |
|---|---|---|---|
| Acreage Required (For Pulic Park Dedication) | 5 | ac | As Approved by BOMA |
| Acreage Provided (For Public Park Dedication) | 5.15 | ac | |
| Acreage Provided Value (Actual Purchase Cost) | $ 1,300,000.00 | | Plus Closing/Legal/Survey/Title Fees |
| **Public for Public Use (100% of Off-Set Allowed)** | | | |
| 5.15 Public Park: Land Dedication Value (100%) | 5.15 | Ac. | $ 62,121.00 $ 319,923.15 |
| **Private for Public Use (75% of Off-Set Allowed)** | | | |
| Plaza: Land Set-aside Value (75%) | 0.00 | Ac. | $ 62,121.00 $ - |
| **Private for Private Use (25% of Off-Set Allowed)** | | | |
| Multi-family (Phase 1): Land Set-aside Value (25%) | 0.25 | Ac. | $ 62,121.00 $ 3,882.56 |

**Construction of Public Park Improvements in Lieu of Parkland Impact Fee Off-sets**

| Description | Qty. | Units | cost/unit | Total |
|---|---|---|---|---|
| **Land Acquistion Cost:** | | | | |
| Legal, Survey, Title, Closing | 1 | ls | $ 40,000.00 | $ 40,000.00 |
| Land Financing Cost Prior to Const. (3yr@5%) | 1 | ls | $ 195,000.00 | $ 195,000.00 |
| **Total Land Acquisition Cost:** | | | | **$ 235,000.00** |
| **Parkland Improvement Costs:** | | | | |
| Parkland Construction Drawing Design Cost | 1 | ls | $ 125,000.00 | $ 125,000.00 |
| **Park - Trail Improvements:** | | | | |
| **Primitive Bike/Hiking Trail (on-site)** | 2,900 | lf | $ 15.00 | $ 43,500.00 |
| **Primitive Bike/Hiking Trail (off-site)** | 100 | ac | $ 20.00 | $ 2,000.00 |
| **Trail Grading, Clearing, Grubbing** | 27,000 | sf | $ 1.80 | $ 48,600.00 |
| **Park Appurtenances** | | | | |
| Benches | 4 | ea | $ 2,500.00 | $ 10,000.00 |
| Trash Receptacles | 1 | ea | $ 1,200.00 | $ 1,200.00 |
| Bike Racks (For up to 22 Bikes, 2 bikes per Rack) | 11 | ea | $ 500.00 | $ 5,500.00 |
| Trail Head Map Kiosk | 2 | ea | $ 7,500.00 | $ 15,000.00 |
| Trail Head Plaza | 1,600 | sf | $ 15.00 | $ 24,000.00 |
| **Plaza Hardscape & Parallel Parking** | | | | |
| Asphalt (Parallel Parking) | 165 | sy | $ 65.00 | $ 10,725.00 |
| Concrete Sidewalk | 2,700 | sf | $ 6.00 | $ 16,200.00 |
| Steps/Ramp/Handrails | 1 | ls | $ 7,500.00 | $ 7,500.00 |
| Curb/Gutter | 500 | lf | $ 15.00 | $ 7,500.00 |
| Light Poles | 3 | ea | $ 3,200.00 | $ 9,600.00 |
| Parking/Amenity Grading, Clearing, Grubbing | 1 | ea | $ 55,000.00 | $ 55,000.00 |
| Storm Pipe | 100 | lf | $ 105.00 | $ 10,500.00 |
| Storm Inlets | 2 | ea | $ 4,800.00 | $ 9,600.00 |
| Utility Connections (Water/Sewer) | 1 | ls | $ 35,000.00 | $ 35,000.00 |
| Retaining Wall | 2,200 | sf | $ 35.00 | $ 77,000.00 |
| **Landscaping** | | | | |
| 3" Cal. Canopy Trees (Parking Lot Islands) | 12 | ea | $ 550.00 | $ 6,600.00 |
| 2" Cal. Understory Trees (Accent Plantings) | 12 | ea | $ 400.00 | $ 4,800.00 |
| 36" Ht. Shrubs (Parking Lot Screening) | 50 | ea | $ 180.00 | $ 9,000.00 |
| Perennials | 75 | ea | $ 15.00 | $ 1,125.00 |
| Seed | 27,000 | sf | $ 0.25 | $ 6,750.00 |
| **Construction Supervision and Management** | 1 | ls | $ 108,000.00 | $ 108,000.00 |
| **Construction Inspection Costs - Consultants** | 1 | ls | $ 25,000.00 | $ 25,000.00 |
| **Construction Financing Costs (1-Year)** | 1 | ls | $ 115,000.00 | $ 115,000.00 |
| **Total Public Park Improvements Cost:** | | | | **$ 1,024,700.00** |

**Construction of Private Park and Recreation Amenities Improvements in Lieu of Parkland Impact Fee Off-sets (Not Open to Public)**

| Description | Qty. | Units | 25% cost/unit | Total |
|---|---|---|---|---|
| **Private Recreation Amenities** (Courtyards/Dog Park/Gardens) | | | | |
| Multi-family (Phase 1) [Cost - 25% x $1,000,000] | 1 | ls | $ 250,000.00 | $ 250,000.00 |
| **Total Private Park Improvements Cost [25%]:** | | | | **$ 250,000.00** |

**Parkland Dedication Offset Calculations**

| Description | Qty. | Units | cost/unit | Total |
|---|---|---|---|---|
| Parkland Land Dedication / Set-aside Value: | | | | $ 323,805.71 |
| Public & Private Parkland Construction Cost Total: | | | | $ 1,274,700.00 |
| Total Proposed Parkland Dedication | | | | $ 1,598,505.71 |
| Required Parkland Dedication | | | | $ 1,273,984.00 |
| Parkland Dedication Balance | | | | $ (324,521.71) |

**NOTE: The Aureum Parkland Dedication Calculations were developed based upon the following key assumptions:**

1. The actual Land Acquisition Cost will be $1,300,000.00 however reimbursement for Land Dedication will be $319,923.00 based upon the current Parkland Dedication Ordinance eligible value of $62,121.00 per acre and 5.15 acres of parkland Area;
2. Closing Costs resulting from the land acquisition for legal, survey, title, taxes, recording, etc. will be +/-$40,000.00;
3. Due to Aureum Construction Phasing/Sequencing, Aureum Development Team will need to hold land for 3 years following acquisition prior to beginning any physical Parkland Dedication Improvements. This will result in land financing costs of $195,000.00 based upon 3 years interest at 5% of purchase price;
4. Design costs related to civil, architectural, landscape and trail design costs of the Parkland Improvements will be $125,000.00;
5. Construction of Parkland Improvements will begin in year 4 following acquisition and will require 1 year to construct. Construction financing costs including the cost of the land in year 4 are estimated at $115,000.00;
6. Private Recreational Facilities for the pool, deck, furnishings and amenities for Aureum's planned multi-family apartments will be approximately $1,000,000.00. Per the ordinance, these costs are eligible to be offset at 25% or a total of $250,000.00;
7. Elements/Features listed in schedule above are for design intent and may vary at the Site Plan phase. As such, costs provided may vary also. All elements/features used to make Parkland Improvement shall count towards the 100% offset.

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

APPROVED PARKLAND PLAN - COF 8490

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

CITY OF FRANKLIN #8490
**AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3**
FOR
SS-CH FRANKLIN, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: AS NOTED
Date: JANUARY 13, 2024
Approved By: S. BERNICK
Revisions:

Drawing Title:
ENLARGED PARKLAND PLAN

Drawing No.
C2.2
Project No.
24-0107

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. POLIVAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 346
EXP. 3.25

Revision Date
1 _____
2 _____
3 _____
4 _____

PREVIOUSLY APPROVED PARKLAND DEDICATION
SHEET
C2.3
COF: 8851



BUILDING B-1 POOL



BUILDING B-1 SECONDARY AMENITY



BUILDING C-1 POOL




PARKLAND KEY MAP



PHASE 2 PLAZA

**PREVIOUSLY APPROVED PARKLAND DEDICATION AGREEMENT (See Sheet C2.3)**

| Parkland Impact Fees | | |
|---|---|---|
| Parkland Impact Fee Calculation | | |
| 296 Multifamily Units @ $4,304 per unit | $ | 1,273,984 |
| **Subtotal of Parkland Impact Fees** | $ | 1,273,984 |
| **Parkland Impact Fee Offsets** | | |
| Land Dedication | | |
| Public Park for Public Use (Park): 5.15ac @ $62,121 | $ | 319,923 |
| Private for Public Use | $ | - |
| Private for Private Use (A-1 pool): 0.25ac @ $62,121 | $ | 3,883 |
| Construction of Public Park | $ | 1,024,700 |
| Construction of Private Park | | |
| A-1 Multi-Family Phase 1 (pool): $1,000,000 | $ | 1,000,000 |
| **Subtotal of Offsets** | $ | 2,348,506 |
| **Summary** | | |
| **Subtotal of Parkland Impact Fee** | $ | 1,273,984 |
| **Subtotal of Offsets** | $ | 2,348,506 |
| **Parkland Dedication Balance** | $ | **(1,074,522)** |

**PROPOSED ADDITIONAL PARKLAND DEDICATION AGREEMENT**

| Parkland Impact Fees | | |
|---|---|---|
| Parkland Impact Fee Calculation | | |
| 604 Multifamily Units @ $5,268 per unit (Additional units over 296 Originally Approved) | $ | 3,181,872 |
| **Subtotal of Parkland Impact Fees** | $ | 3,181,872 |
| **Parkland Impact Fee Offsets** | | |
| Land Dedication | | |
| Public Park for Public Use | $ | - |
| Private for Public Use (Public Plaza): 0.82ac at $62,121/ac | $ | 51,001 |
| Private for Private Use | | |
| B-1 Residential Amenity (pool): 0.48ac @ $62,121/ac | $ | 29,507 |
| B-1 Res. Amenity (amenity 2): 0.15 ac @ $62,121/ac | $ | 9,473 |
| C-1 Residential Amenity (pool): 0.28 ac @ $62,121/ac | $ | 17,574 |
| Construction of Private Park open to Public | | |
| Plaza Space and Boardwalk ($2,400,000 | $ | 2,400,000 |
| Construction of Private Park | | |
| B-1 Multi-Family Amenity($1,500,000 | $ | 1,500,000 |
| B-1 Multi-Family Amenity 2 ($500,000 | $ | 500,000 |
| C-1 Multi-Family ($1,250,000 | $ | 1,250,000 |
| **Subtotal of Private Parks** | $ | **5,757,556** |
| **Summary** | | |
| **Previously Approved Subtotal of Parkland Impact Fees** | $ | 1,273,984 |
| **Proposed (NEW) Subtotal of Parkland Impact Fee** | $ | 3,181,872 |
| **Previously Approved Subtotal of Offsets** | $ | 2,348,506 |
| **Proposed (New) Subtotal of Offsets** | $ | 5,757,556 |
| **Parkland Dedication Balance** | $ | **(3,650,206)** |

*PER CONVERSATIONS WITH PARK STAFF, THE PARKLAND AGREEMENT THAT WAS APPROVED ON 6/11/2025 FOR THE PREVIOUSLY APPROVED 296 UNITS FEE OF $1,273,984.00 WILL BE PAYED WITH PERMIT FOR THE FIRST PHASE. AT THE TIME THAT THE DEVELOPMENT PLAN AND ZONING IS APPROVED, THE REMAINING 604 UNITS WILL REQUIRE A FEE PAYMENT AT TIME OF FINAL PLAT FOR 25% OF THE $3,181,872.00 (OR $795,468) PLUS A PRO-RATED COST PER PROPOSED UNIT TO BE PLATTED AT THE TIME OF FINAL PLAT.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. BRUNK
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE NO. 346
LANDSCAPE ARCHITECT
6.18.25

Revision Date
1 _____
2 _____
3 _____
4 _____

PARKLAND DEDICATION

SHEET
C2.4

COF: 8851




## DESIGN STANDARDS NOTE:

AT THE SITE PLAN STAGE, ALL ROADWAY IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE COMMON STANDARDS AS ESTABLISHED BY (A) THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS, (B) THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AND (C) THE TENNESSEE DEPARTMENT OF TRANSPORTATION DESIGN GUIDELINES AND STANDARD DETAILS. FEATURES SUCH AS TAPER LENGTHS, HORIZONTAL AND VERTICAL GEOMETRY, CLEAR ZONES, GUARDRAIL REQUIREMENTS, ETC., SHALL BE EVALUATED IN GREATER DETAIL AT THE SITE PLAN STAGE AND WILL BE REQUIRED TO CONFORM TO THE ACCEPTED STANDARD IN ORDER TO ENSURE PUBLIC SAFETY AND WELL-BEING, AS WELL AS THE CONTINUED FUNCTIONALITY OF THE EXISTING AND PROPOSED STREET NETWORKS.

## CONCEPTUAL ILLUSTRATION NOTE:

THE OFFSITE ROADWAY IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS SHOWN ON THIS PLAN FOR THE AUREUM SITE ARE CONCEPTUAL LAYOUTS INTENDED TO ILLUSTRATE THE REQUIRED IMPROVEMENTS OR DESIRED DESIGN FEATURES. THE SPECIFIC GEOMETRIC DESIGN AND CONSTRUCTION DETAILS FOR THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS AT AUREUM WILL BE COMPLETED AT THE SITE PLAN STAGE FOR AUREUM. THE DESIGN OF THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS WILL BE COORDINATED WITH AND REVIEWED/APPROVED BY CITY STAFF AS IS TYPICAL FOR DEVELOPMENT SITE PLANS IN THE CITY OF FRANKLIN.

0 100 200 300

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


GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
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NELSON
EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
No. 120457
STATE OF TENNESSEE


# COF# 8851

## AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3

Franklin, Williamson County, Tennessee

Revision Date

FUTURE IGP PLAN

SHEET
C2.5

COF: 8851



G:\2-0885\1-CIVIL ENGINEERING\05-SHEETS\01-PUD FUTURE IGP.DWG
PLOTTED BY: KAIDEN KLEIN ON: 7/3/2025 10:41 AM LAST UPDATED BY: KLEIN ON: 7/3/2025 9:19 AM




**STATEMENT OF IMPACTS:**

DRAINAGE FACILITIES: CURRENTLY, ALL SITE STORMWATER FLOWS TO A CULVERT UNDER MCEWEN DRIVE NEAR THE NORTHEAST CORNER OF THE PARCEL. CURRENTLY DETENTION AND WATER QUALITY FEATURES ARE BEING INSTALLED PER COF #7804. THE PROPOSED DEVELOPMENT PLAN WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE. EACH INDIVIDUAL PHASE OF THE DEVELOPMENT PLAN WILL ALSO FOLLOW CITY OF FRANKLIN DEVELOPMENT STANDARDS.

**STORMWATER NARRATIVE**

GREEN INFRASTRUCTURE PRACTICES ARE SHOWN FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. FUTURE STORMWATER DESIGN WILL COMPLY WITH CITY OF FRANKLIN BEST MANAGEMENT PRACTICES STORMWATER MANAGEMENT MANUAL AS WELL AS ALTERNATE BMPS SUPPORTED BY CITY STAFF INCLUDING PERVIOUS PAVERS, BIO-RETENTION AREAS AND DETENTION PONDS. ADDITIONAL METHODS MAY BE PROPOSED AT SITE PLAN SUBMITTALS, AND ARE UNDERSTOOD TO NEED STAFF APPROVAL PRIOR TO IMPLEMENTATION.

**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.
6. ENVIRONMENTAL PERMITTING PER JURISDICTIONAL DETERMINATION FROM TDEC/USACOE SHALL BE DONE WITH SITE PLANS.
7. THE PROPOSED BUILDINGS HAVE VARYING FINISHED FLOOR ELEVATIONS. THESE ELEVATIONS ARE NOT CURRENTLY SET AND WILL BE FURTHER DEVELOPED AS EACH PHASE IS DEVELOPED.

**EXISTING GRADING & DRAINAGE DATA CHART:**

DRAINAGE:
SITE AREA: 27.19 AC
IMPERVIOUS AREA: 21.24AC
DISTURBED AREA: 27.09 AC
Existing Rv VALUE: .14
PEAK FLOW RUNOFF:
SITE PEAK FLOWS WILL BE DETERMINED AT SITE PLAN DEVELOPMENT. PEAK FLOW ATTENUATION WILL OCCUR ON SITE, AND DISCHARGE FROM THE SITE WILL NOT BE INCREASED.

HATCH LEGEND:

- PROPOSED BUILDING
- CONCRETE WALK
- CONCRETE PAVEMENT
- HARDSCAPE
- FORMAL OPEN SPACE
- PERVIOUS PAVERS
- DETENTION POND
- BIORETENTION AREA
- GREEN SPACE AREA

0 100 200 300

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

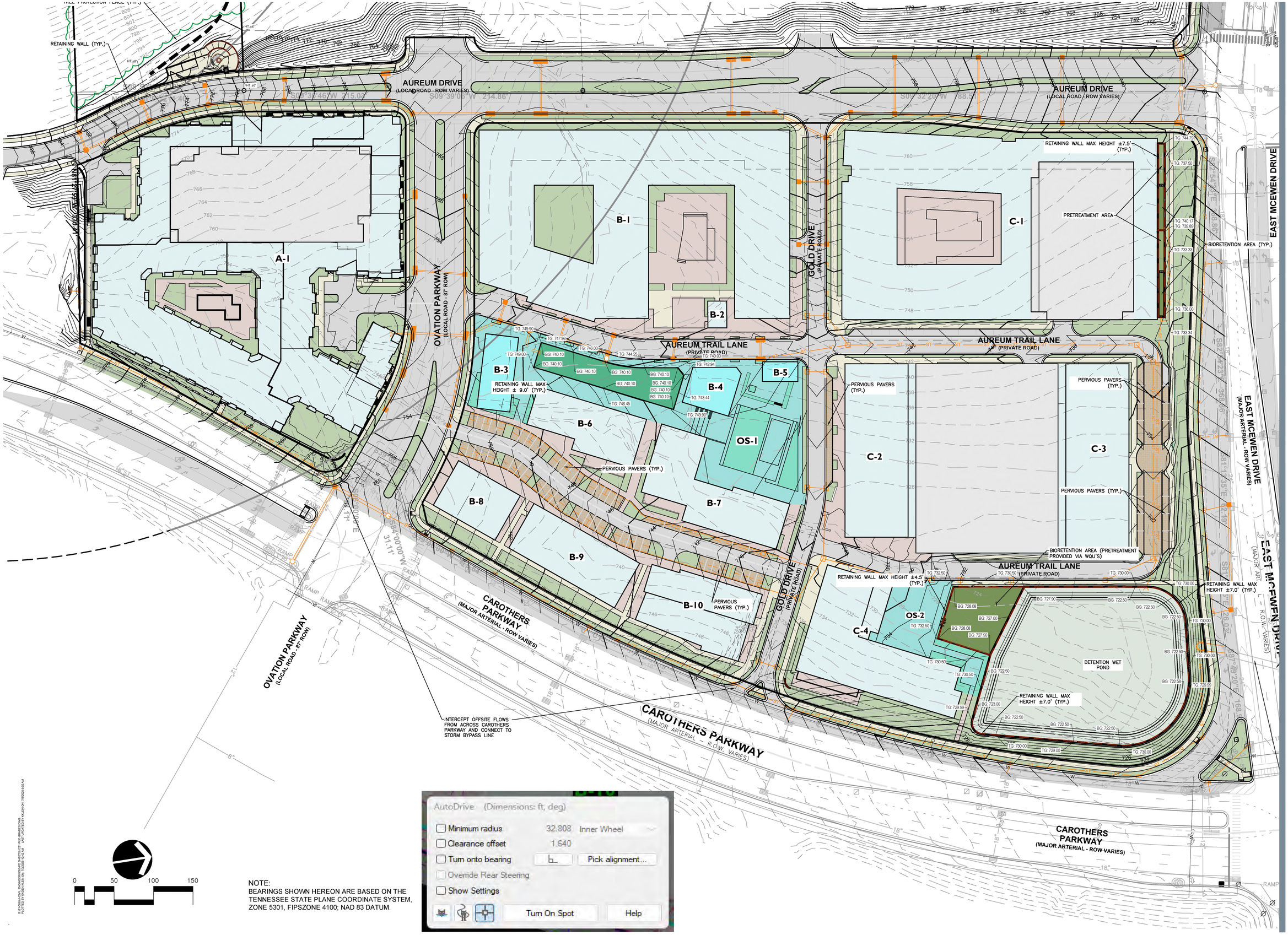

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON
EVAN BLAKE FOSTER REGISTERED ENGINEER AGRICULTURE STRUCTURAL CIVIL No. 120457 STATE OF TENNESSEE


# COF# 8851
## AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

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

OVERALL GRADING & DRAINAGE PLAN
SHEET
C3.0
COF: 8851


G:\21-0009\CIVIL ENGINEERING\PLOTSHEETS\21 PUD GRADES.DWG
PLOTTED BY KADEN KLEIN ON: 7/2/2025 10:41 AM LAST UPDATED BY KKLEIN ON: 7/2/2025 9:52 AM

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
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STATE OF TENNESSEE

# COF# 8851
## AUREUM PUD SUBDIVISION
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Franklin, Williamson County, Tennessee

Revision Date

ENLARGED GRADING & DRAINAGE PLAN
SHEET
C3.1

COF: 8851

HUFFINES RIDGE

HUFFINES RIDGE DRIVE

N07°02'51"E 429.55'

N07°02'E 216'

BENCHMARK
EL=782.33'

IR(N)
NAIL&BOX

IR(N)

30" CMP
INV=779.26

20' MILCROFTON EASEMENT D.B. 3609, PG 695 (21)

20' MILCROFTON EASEMENT D.B. 3609, PG 702 (16)

PROJECT BENCH MARK
CHISELED "X" ON FIRE HYDRANT
ELEV=806.00

(33' PUBLIC R.O.W.)

IR(N)

C1

C2

WATER LINE EASEMENT
D.B.3517, PG 886 (10)

ATE&T EASEMENT
D.B. 4040, PG 947 (12)
D.B. 3786, PG 747 (12)
D.B. 3755, PG 543 (12)

AT&T EASEMENT
D.B. 3831, PG. 242, (18)

FIBER OPTIC LINE

GAS EASEMENT
D.B. 3629, PG. 1 (11)

DRIVEWAY

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0 50 100 150

500 FT HILLSIDE/HILLCREST OVERLAY BUFFER

HHD HILLSIDE/HILLCREST OVERLAY DISTRICT

N82°35'E 1034'

N82°35'W 1027'

TREE PROTECTION FENCE (TYP.)

RETAINING WALL (TYP.)

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

N09°39'46"W 215.02'

S09°39'06"W 214.86'

S06°32'20"W 88.57'

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

RETAINING WALL MAX HEIGHT ±7.5' (TYP.)

TG: 744.79

TG: 737.50

G:\2021\CIVIL ENGINEERING\PD SHEETS\C3.2 PUD GRADES.DWG
PLOTTED BY: HAYDEN KLEIN ON: 7/5/2023 10:42 AM LAST UPDATED BY: KKLEIN ON: 7/5/2023 8:52 AM

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 120457
STATE OF TENNESSEE

# COF# 8851

## AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3

Franklin, Williamson County, Tennessee

Revision Date

ENLARGED GRADING & DRAINAGE PLAN

SHEET
C3.2

COF: 8851




## STATEMENT OF IMPACTS:

STREET NETWORK: MCEWEN DRIVE, TO THE NORTH OF THE PROPERTY, AND CAROTHERS PARKWAY, TO THE EAST OF THE PROPERTY, ARE CLASSIFIED AS MAJOR ARTERIAL ROADS ON THE CURRENT MAJOR THOROUGHFARE PLAN. OFF-SITE ROADWAY IMPROVEMENTS CONSISTENT WITH THE THE INTEGRATED GROWTH PLAN ARE PROPOSED WITH THE PUD AND OUTLINED IN THE MAY 2025 TRAFFIC IMPACT STUDY UPDATE. INTERNAL PROPOSED DRIVES PROVIDE CONNECTIVITY THROUGH THE DEVELOPMENT FROM THE MAJOR ARTERIAL ROADS TO THE ADJACENT PARCELS.

**ROADWAY NETWORK NARRATIVE**

THE EXISTING ROADWAY NETWORK IN THE PROJECT VICINITY CONSISTS OF MAJOR ARTERIALS AND PRIVATE ROADWAYS.

- **EAST MCEWEN DRIVE** IS CLASSIFIED AS A MAJOR ARTERIAL THAT PROVIDES ACCESS TO INTERSTATE 65. EAST MCEWEN DRIVE IS ORIENTED IN AN EAST-WEST DIRECTION AND THE POSTED SPEED LIMIT IN THE STUDY AREA IS 40 MPH.
- **CAROTHERS PARKWAY** IS CLASSIFIED AS A MAJOR ARTERIAL. CAROTHERS PARKWAY IS ORIENTED IN A NORTH-SOUTH DIRECTION AND THE POSTED SPEED LIMIT IS 40 MPH.
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**ROW & ACCESS GENERAL NOTES**

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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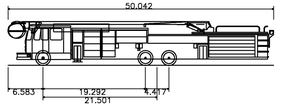
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING 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 SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
8. AT THE SITE PLAN STAGE, ALL ROADWAY IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE COMMON STANDARDS AS ESTABLISHED BY:
   (A)THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS
   (B)THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AND
   (C) THE TENNESSEE DEPARTMENT OF TRANSPORTATION DESIGN GUIDELINES AND STANDARD DETAILS.
   FEATURES SUCH AS TAPER LENGTHS, HORIZONTAL AND VERTICAL GEOMETRY, CLEAR ZONES, GUARDRAIL REQUIREMENTS, ETC., SHALL BE EVALUATED IN GREATER DETAIL AT THE SITE PLAN STAGE AND WILL BE REQUIRED TO CONFORM TO THE ACCEPTED STANDARD IN ORDER TO ENSURE PUBLIC SAFETY AND WELL-BEING, AS WELL AS THE CONTINUED FUNCTIONALITY OF THE EXISTING AND PROPOSED STREET NETWORKS.
9. ROADS SHALL BE COMPLETED AND INSPECTED BEFORE A BUILDING PERMIT IS ISSUED.
10. ROADS MUST BE CONSTRUCTED TO MINIMIZE EROSION IMPACTS
11. ROADS SHALL BE A MINIMUM OF 20-FEET WIDE.
12. ACCESS ROADS SHALL TERMINATE NOT LESS THAN 150-FEET FROM ANY PORTION OF A STRUCTURE.
13. TURNAROUNDS REQUIRED FOR ACCESS ROADS LONGER THAN 150-FEET
14. ROADS SHALL BE AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 80,000 POUNDS.
15. 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.
16. IF A SEWER MANHOLE IS LOCATED IN THE GRAVEL AREA, THE MANHOLE MUST BE PROTECTED TO PREVENT DAMAGING MANHOLE. METHODS OF PROTECTING THE MANHOLE SHALL BE APPROVED BY THE WATER DEPARTMENT AND MAY INCLUDE INSTALLING AN ASPHALT RING AROUND THE MANHOLE, PAVING THE AREA AROUND THE MANHOLE OR OTHER METHOD AS APPROVED BY THE WATER DEPARTMENT.
17. 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 SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE: https://franklintn.geocivicx.com/secure/
18. PLANS MUST BE APPROVED BY THE ENGINEERING PREPARING THE STANDARD OF CARE/DESIGN INTENT.

## FIRE LANE NOTES:

**PUBLIC PROPERTY:** WHERE FIRE LANES MAY BE BLOCKED BY PARKED VEHICLES, APPROVED SIGNS OR OTHER APPROVED MARKINGS SAYING **NO PARKING FIRE LANE** MUST BE INSTALLED AND MAINTAINED AS DIRECTED BY THE FIRE CODE OFFICIAL. (IFC 503.3)
**PRIVATE PROPERTY:** WHERE PARKED CARS MAY NARROW THE FIRE LANE TO LESS THAN 20-FEET, THE FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL ORDINANCE, 7-225. FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING **FIRE LANE-NO PARKING** VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.

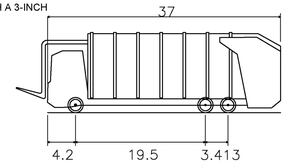
SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.




Franklin Fire SD-7 (Tower 2 Truck)

| | |
|---|---|
| Overall Length | 50.042ft |
| Overall Width | 8.333ft |
| Overall Body Height | 8.303ft |
| Min Body Ground Clearance | 0.627ft |
| Track Width | 8.000ft |
| Lock-to-lock time | 6.00s |
| Wall to Wall Turning Radius | 42.000ft |

Note: Design Speed is 5mph

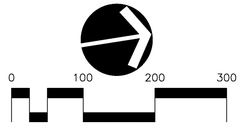



Front Load Trash Truck

| | |
|---|---|
| Overall Length | 37.000ft |
| Overall Width | 8.0833ft |
| Overall Body Height | 12.500ft |
| Min Body Ground Clearance | 0.698ft |
| Track Width | 6.500ft |
| Curb to Curb Turning Radius | 46.000ft |

TRUCK BUMPER OVERHANG
TRUCK TIRE ROUTE
PUBLIC ROW
PRIVATE ROADS

TRUCK BUMPER OVERHANG
TRUCK TIRE ROUTE




**KEY**
LOADING/UNLOADING ZONE
FIRELANE MARKING

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

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

https://franklintn.geocivix.com/secure/

PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.

## FIRE HYDRANT FLOW TEST DATA

PROJECT NAME: AUREUM
DATE: 02/26/2025
PROJECT LOCATION: FRANKLIN, TN
PERFORMED BY: PARKER HOWELL, JON LYNN, AND JUSTIN MAXWELL, MVUD

TEST 1:
RESIDUAL HYDRANT NUMBER: 2078
LOCATION: CAROTHERS PKWY
STATIC PRESSURE: 150 PSI
RESIDUAL PRESSURE: 146 PSI

FLOWING HYDRANT NUMBER: 2085
LOCATION: AUREUM DR
STATIC PRESSURE: 136 PSI
FLOW RATE: 1229 GAL/MIN

G:\2-0085\1-CIVIL ENGINEERING\PS SHEETS\01 PUD ACCESS ROW.DWG
PLOTTED BY: KADEN KLEIN ON: 7/3/2025 10:42 AM
LAST UPDATED BY: KLEIN ON: 7/3/2025 9:59 AM

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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DEVELOPMENT PLAN REVISION 3
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1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

OVERALL R.O.W & ACCESS PLAN
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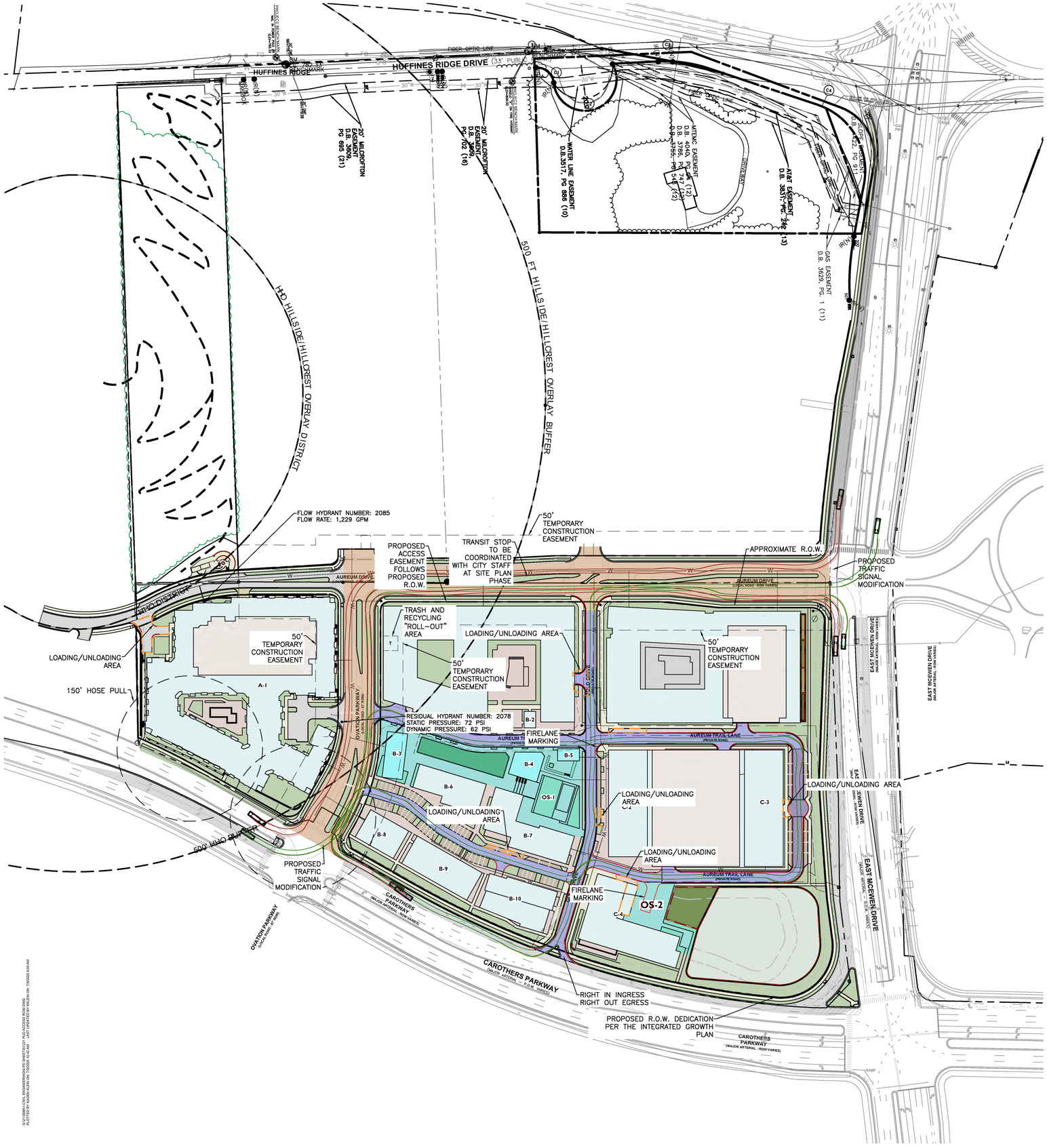


## STATEMENT OF IMPACTS:

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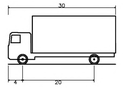
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING 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 SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
8. AT THE SITE PLAN STAGE, ALL ROADWAY IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE COMMON STANDARDS AS ESTABLISHED BY:
   (A)THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS
   (B)THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AND
   (C) THE TENNESSEE DEPARTMENT OF TRANSPORTATION DESIGN GUIDELINES AND STANDARD DETAILS.
   FEATURES SUCH AS TAPER LENGTHS, HORIZONTAL AND VERTICAL GEOMETRY, CLEAR ZONES, GUARDRAIL REQUIREMENTS, ETC., SHALL BE EVALUATED IN GREATER DETAIL AT THE SITE PLAN STAGE AND WILL BE REQUIRED TO CONFORM TO THE ACCEPTED STANDARD IN ORDER TO ENSURE PUBLIC SAFETY AND WELL-BEING, AS WELL AS THE CONTINUED FUNCTIONALITY OF THE EXISTING AND PROPOSED STREET NETWORKS.
9. ROADS SHALL BE COMPLETED AND INSPECTED BEFORE A BUILDING PERMIT IS ISSUED.
10. ROADS MUST BE CONSTRUCTED TO MINIMIZE EROSION IMPACTS
11. ROADS SHALL BE A MINIMUM OF 20-FEET WIDE.
12. ACCESS ROADS SHALL TERMINATE NOT LESS THAN 150-FEET FROM ANY PORTION OF A STRUCTURE.
13. TURNAROUNDS REQUIRED FOR ACCESS ROADS LONGER THAN 150-FEET
14. ROADS SHALL BE AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 80,000 POUNDS.
15. 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.
16. IF A SEWER MANHOLE IS LOCATED IN THE GRAVEL AREA, THE MANHOLE MUST BE PROTECTED TO PREVENT DAMAGING MANHOLE. METHODS OF PROTECTING THE MANHOLE SHALL BE APPROVED BY THE WATER DEPARTMENT AND MAY INCLUDE INSTALLING AN ASPHALT RING AROUND THE MANHOLE, PAVING THE AREA AROUND THE MANHOLE OR OTHER METHOD AS APPROVED BY THE WATER DEPARTMENT.
17. 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 SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE: https://franklintn.geocivicx.com/secure/
18. PLANS MUST BE APPROVED BY THE ENGINEERING PREPARING THE STANDARD OF CARE/DESIGN INTENT.

## FIRE LANE NOTES:

**PUBLIC PROPERTY:** WHERE FIRE LANES MAY BE BLOCKED BY PARKED VEHICLES, APPROVED SIGNS OR OTHER APPROVED MARKINGS SAYING **NO PARKING FIRE LANE** MUST BE INSTALLED AND MAINTAINED AS DIRECTED BY THE FIRE CODE OFFICIAL. (IFC 503.3)
**PRIVATE PROPERTY:** WHERE PARKED CARS MAY NARROW THE FIRE LANE TO LESS THAN 20-FEET, THE FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL ORDINANCE, 7-225. FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING **FIRE LANE-NO PARKING** VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.

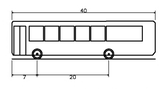
SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.

Note: Design Speed is 5mph




SU–30 – Single Unit Truck

| | |
|---|---|
| Overall Length | 30.000ft |
| Overall Width | 8.000ft |
| Overall Body Height | 13.500ft |
| Min Body Ground Clearance | 1.367ft |
| Track Width | 8.000ft |
| Lock-to-lock time | 5.00s |
| Curb to Curb Turning Radius | 41.800ft |




S–BUS–40 – Large School Bus (84 pass.)

| | |
|---|---|
| Overall Length | 40.000ft |
| Overall Width | 8.000ft |
| Overall Body Height | 10.500ft |
| Min Body Ground Clearance | 1.070ft |
| Track Width | 8.000ft |
| Lock-to-lock time | 5.00s |
| Curb to Curb Turning Radius | 39.100ft |

TRUCK BUMPER OVERHANG
TRUCK TIRE ROUTE
PUBLIC ROW
PRIVATE ROADS
BUS BUMPER OVERHANG
BUS TIRE ROUTE

**KEY**
LOADING/UNLOADING ZONE
FIRELANE MARKING

0 100 200 300

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

G:\21-0008\CIVIL ENGINEERING\PLOTS SHEETS\21-PUD-ACCESS ROW.DWG
PLOTTED BY: MADEN KLEIN ON: 7/2/2025 10:42 AM LAST UPDATED BY: KKLEIN ON: 7/2/2025 9:58 AM

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON




COF# 8851
AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

Revision Date
△ _____
△ _____
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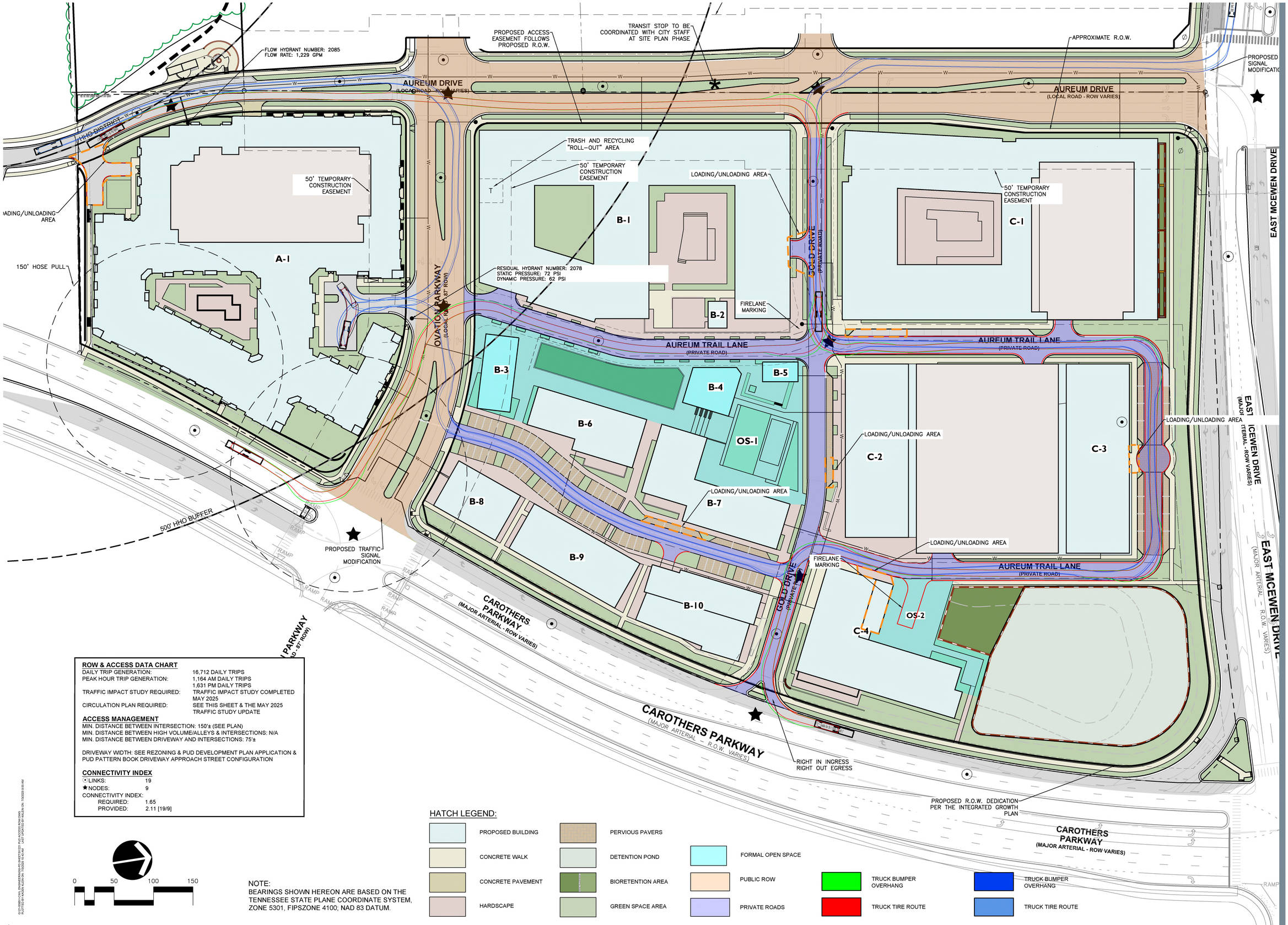
OVERALL R.O.W & ACCESS PLAN
SHEET
C4.1
COF: 8851




**ROW & ACCESS DATA CHART**

| | |
|---|---|
| DAILY TRIP GENERATION: | 16,712 DAILY TRIPS |
| PEAK HOUR TRIP GENERATION: | 1,164 AM DAILY TRIPS<br>1,631 PM DAILY TRIPS |
| TRAFFIC IMPACT STUDY REQUIRED: | TRAFFIC IMPACT STUDY COMPLETED MAY 2025 |
| CIRCULATION PLAN REQUIRED: | SEE THIS SHEET & THE MAY 2025 TRAFFIC STUDY UPDATE |

**ACCESS MANAGEMENT**

MIN. DISTANCE BETWEEN INTERSECTION: 150'± (SEE PLAN)
MIN. DISTANCE BETWEEN HIGH VOLUME/ALLEYS & INTERSECTIONS: N/A
MIN. DISTANCE BETWEEN DRIVEWAY AND INTERSECTIONS: 75'±

DRIVEWAY WIDTH: SEE REZONING & PUD DEVELOPMENT PLAN APPLICATION & PUD PATTERN BOOK DRIVEWAY APPROACH STREET CONFIGURATION

**CONNECTIVITY INDEX**

| | |
|---|---|
| ⊙ LINKS: | 19 |
| ★ NODES: | 9 |
| CONNECTIVITY INDEX: | |
| REQUIRED: | 1.65 |
| PROVIDED: | 2.11 [19/9] |

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

HATCH LEGEND:

| | | | | |
|---|---|---|---|---|
| PROPOSED BUILDING | PERVIOUS PAVERS | FORMAL OPEN SPACE | TRUCK BUMPER OVERHANG | TRUCK BUMPER OVERHANG |
| CONCRETE WALK | DETENTION POND | PUBLIC ROW | TRUCK TIRE ROUTE | TRUCK TIRE ROUTE |
| CONCRETE PAVEMENT | BIORETENTION AREA | PRIVATE ROADS | | |
| HARDSCAPE | GREEN SPACE AREA | | | |

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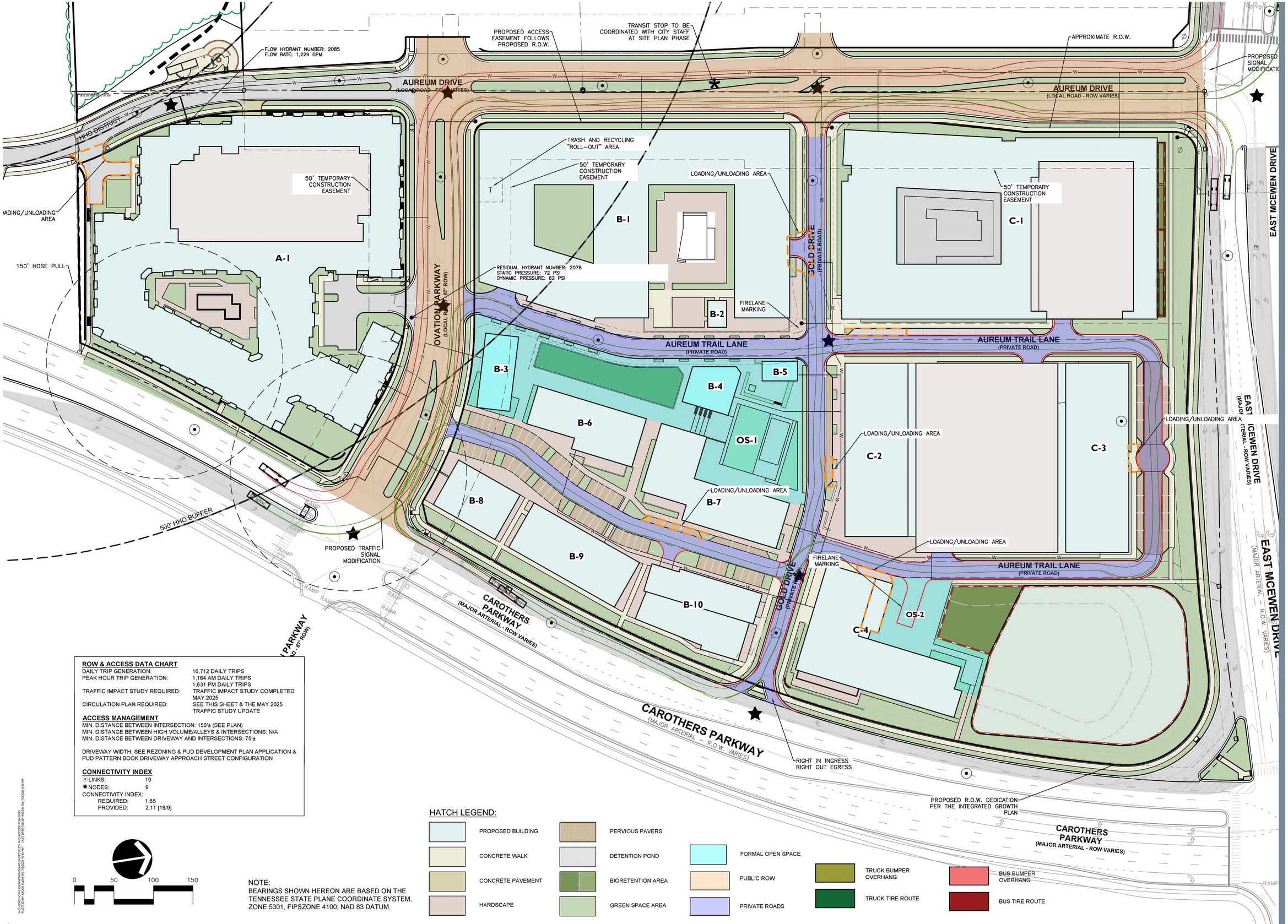
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON
EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 120457
STATE OF TENNESSEE

# COF# 8851
## AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

Revision Date

ENLARGED R.O.W & ACCESS PLAN
SHEET
C4.2
COF: 8851




**ROW & ACCESS DATA CHART**

| | |
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| DAILY TRIP GENERATION: | 16,712 DAILY TRIPS |
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MIN. DISTANCE BETWEEN HIGH VOLUME/ALLEYS & INTERSECTIONS: N/A
MIN. DISTANCE BETWEEN DRIVEWAY AND INTERSECTIONS: 75'±

DRIVEWAY WIDTH: SEE REZONING & PUD DEVELOPMENT PLAN APPLICATION & PUD PATTERN BOOK DRIVEWAY APPROACH STREET CONFIGURATION

**CONNECTIVITY INDEX**

| | |
|---|---|
| ☉ LINKS: | 19 |
| ★ NODES: | 9 |
| CONNECTIVITY INDEX: | |
| REQUIRED: | 1.65 |
| PROVIDED: | 2.11 [19/9] |

0 50 100 150

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

HATCH LEGEND:

- PROPOSED BUILDING
- CONCRETE WALK
- CONCRETE PAVEMENT
- HARDSCAPE
- PERVIOUS PAVERS
- DETENTION POND
- BIORETENTION AREA
- GREEN SPACE AREA
- FORMAL OPEN SPACE
- PUBLIC ROW
- PRIVATE ROADS
- TRUCK BUMPER OVERHANG
- TRUCK TIRE ROUTE
- BUS BUMPER OVERHANG
- BUS TIRE ROUTE

G:\2\12880\CIVIL ENGINEERING\04-PD (SHEET)\2122 PUD ACCESS ROW.DWG
PLOTTED BY KADEN KLEIN ON 7/9/2025 10:42 AM
LAST UPDATED BY KKLEIN ON 7/9/2025 9:55 AM

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON
EVAN BLAKE FOSTER
REGISTERED ENGINEER
No. 120457
STATE OF TENNESSEE

# COF# 8851
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Franklin, Williamson County, Tennessee

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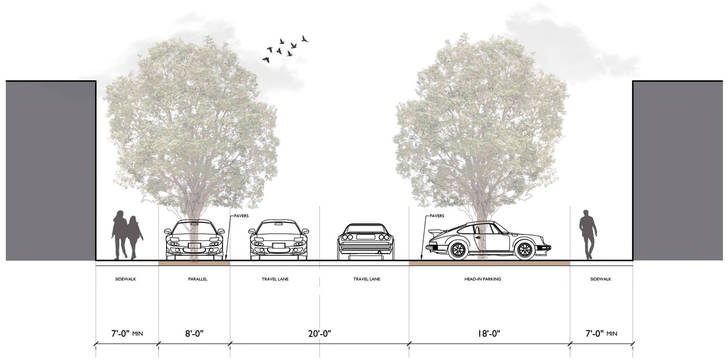
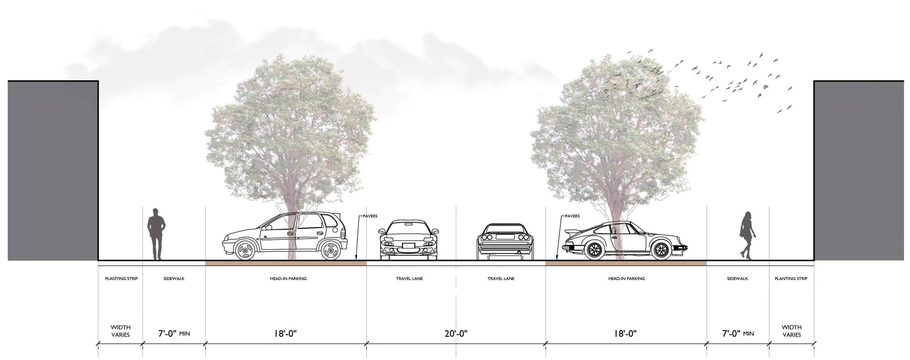
ENLARGED R.O.W & ACCESS PLAN
SHEET
C4.3

COF: 8851

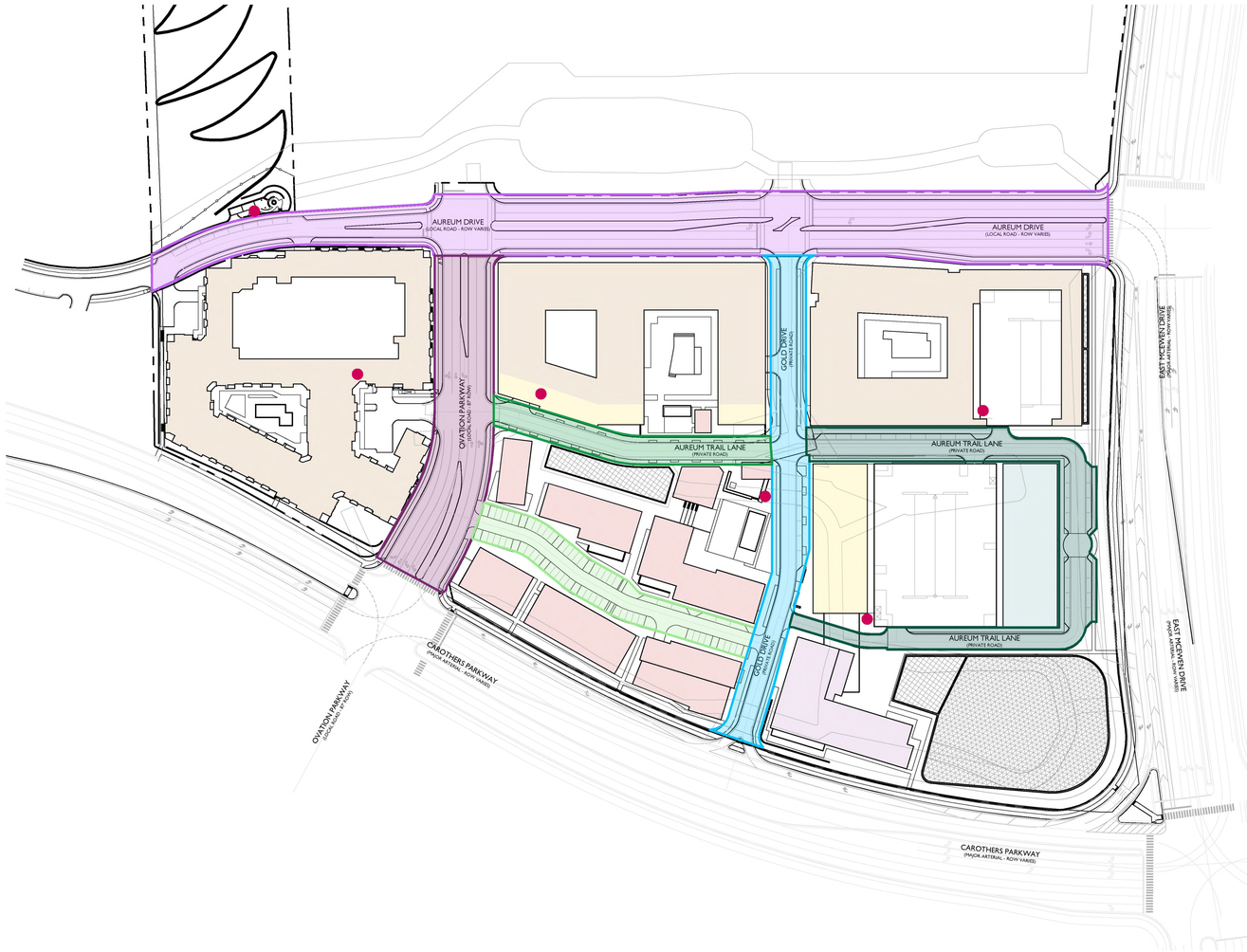



ENHANCED DRIVE AISLE - PARALLEL PARKING




ENHANCED DRIVE AISLE - HEAD-IN PARKING

0' 8' 16' 32'




## BIKE PARKING

249 BIKE PARKING SPACES REQUIRED
● BIKE PARKING LOCATIONS



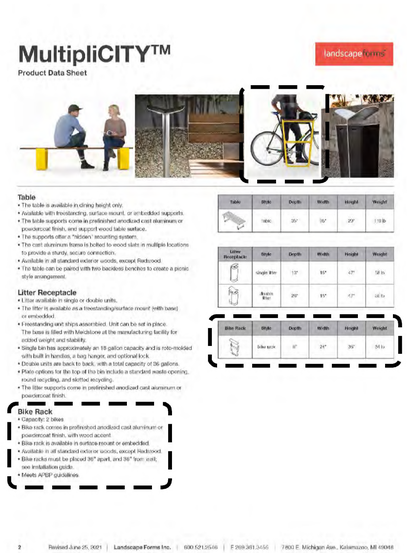

MultipliCITY™
Product Data Sheet
landscape forms

Table
- The table is available in dining height only.
- Available with freestanding, surface mount, or embedded supports.
- The table supports come in prefinished anodized cast aluminum or powdercoat finish, and support wood table surface.
- The supports offer a "hidden" mounting system.
- The cast aluminum frame is bolted to wood slats in multiple locations to provide a sturdy, secure connection.
- Available in all standard exterior woods, except Redwood.
- The table can be paired with two backless benches to create a picnic style arrangement.

Litter Receptacle
- Litter available in single or double units.
- The litter is available as a freestanding/surface mount (with base) or embedded.
- Freestanding unit ships assembled. Unit can be set in place. The base is filled with Medalone at the manufacturing facility for added weight and stability.
- Single bin has approximately an 18 gallon capacity and is roto-molded with built in handles, a bag hanger, and optional lock.
- Double units are back to back, with a total capacity of 36 gallons.
- Plate options for the top of the bin include a standard waste opening, round recycling, and slotted recycling.
- The litter supports come in prefinished anodized cast aluminum or powdercoat finish.

Bike Rack
- Capacity: 2 bikes
- Bike rack comes in prefinished anodized cast aluminum or powdercoat finish, with wood accent
- Bike rack is available in surface mount or embedded.
- Available in all standard exterior woods, except Redwood.
- Bike racks must be placed 36" apart, and 36" from wall, see installation guide.
- Meets AFBF guidelines

| Table | Style | Depth | Width | Height | Weight |
|---|---|---|---|---|---|
| | Table | 35" | 36" | 29" | 119 lb |

| Litter Receptacle | Style | Depth | Width | Height | Weight |
|---|---|---|---|---|---|
| | Single litter | 13" | 16" | 47" | 58 lb |
| | Double litter | 29" | 16" | 47" | 68 lb |

| Bike Rack | Style | Depth | Width | Height | Weight |
|---|---|---|---|---|---|
| | Bike rack | 6" | 24" | 36" | 54 lb |

2 Revised June 25, 2021 | Landscape Forms Inc. | 800 521.2546 | F 269 381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048

AUREUM DRIVE
OVATION PARKWAY
GOLD DRIVE
AUREUM TRAIL NORTH OF GOLD DRIVE
AUREUM TRAIL SOUTH OF GOLD DRIVE
ENHANCED DRIVE AISLE

0' 100' 200' 300'

N

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

# AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee




Revision Date
△ _____
△ _____
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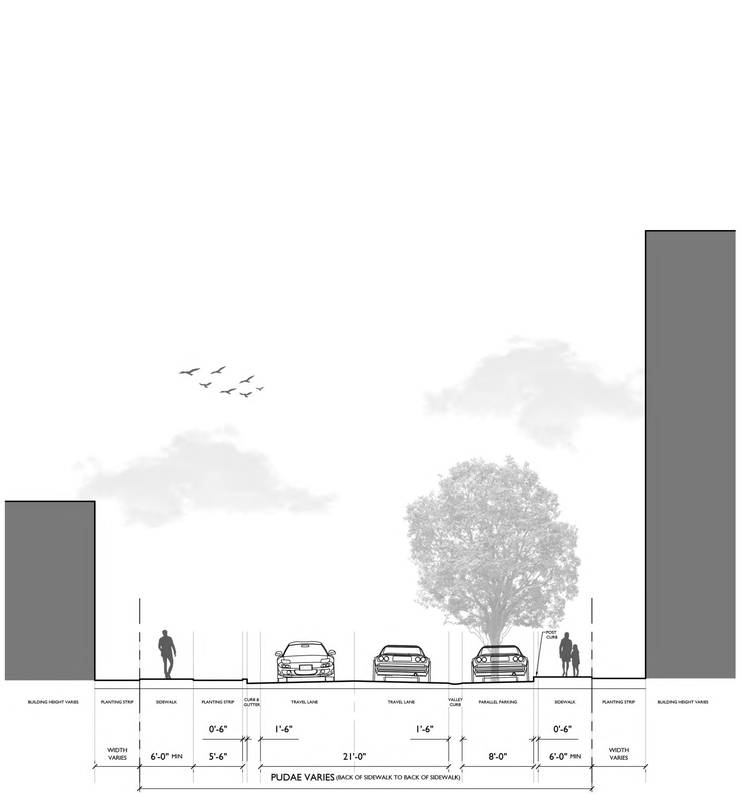
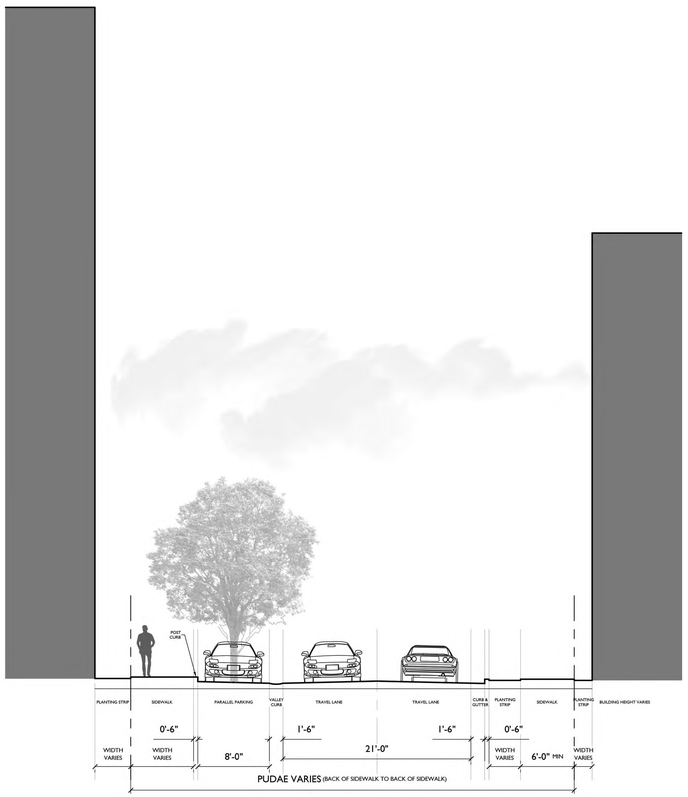
STREET NETWORK PLAN AND SECTIONS
SHEET
C4.4
COF: 8851




GOLD DRIVE*




AUREUM TRAIL - NORTH OF GOLD DRIVE*




AUREUM TRAIL - SOUTH OF GOLD DRIVE*

0' 8' 16' 32'

* TABLES AND CHAIRS AS WELL AS ARCHITECTURAL FEATURES, SUCH AS AWNINGS AND BALCONIES, MAY EXTEND INTO PUDAE.

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

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# AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

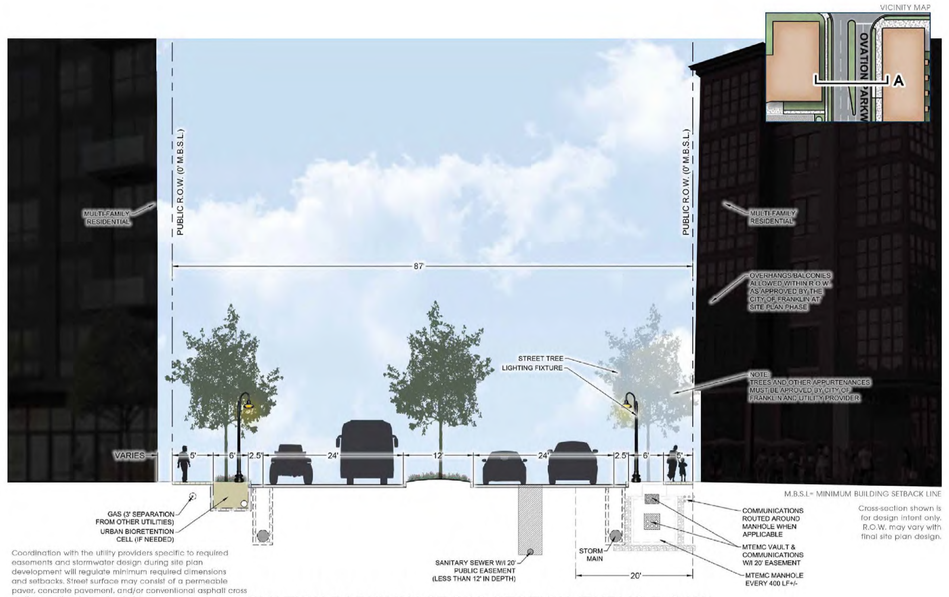



Revision Date

STREET SECTIONS

SHEET
C4.5

COF: 8851




OVATION PARKWAY CROSS SECTION (PUBLIC R.O.W.)




AUREUM DRIVE CROSS SECTION (PUBLIC R.O.W.)




AUREUM TRAIL LANE [SOUTH OF GOLD DRIVE] & GOLD DRIVE CROSS SECTION (PRIVATE)




AUREUM TRAIL DRIVE [NORTH OF GOLD DRIVE] CROSS SECTION (PRIVATE)

NOTE:
CROSS-SECTIONS SHOWN ARE FOR DESIGN INTENT ONLY. MAY VARY WITH FINAL SITE PLAN DESIGN.

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

APPROVED STREET SECTIONS - COF 8490


RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com
SCOTT MICHAEL BERNICK REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE NO. 1047 LANDSCAPE ARCHITECT 06/06/2024


CITY OF FRANKLIN #8490
**AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2**
FOR
SS-CH FRANKLIN, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

| | |
|---|---|
| Scale: | NO SCALE |
| Date: | JUNE 6, 2024 |
| Approved By: | S. BERNICK |
| Revisions: | |

Drawing Title:
CROSS SECTIONS

Drawing No.
A1.4

Project No.
24-0107


GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee


JEFFREY A. PODLAK REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE NO. 2305 LANDSCAPE ARCHITECT 6.18.25


Revision Date
△ _____
△ _____
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PREVIOUSLY APPROVED STREET SECTIONS
SHEET
C4.6
COF: 8851




GAS — GAS

S — SANITARY SEWER (20' EASEMENT)

W — WATER (10' EASEMENT)

UGE — ELECTRIC (20' EASEMENT)

ST — ST — STORM SEWER

JACK AND BORE INSTALLATION

NOTE:
ALL BUILDING BORDERING RIGHT-OF-WAY TO BE SERVICED WITH WATER AND ELECTRIC FROM THE RIGHT OF WAY.

**STATEMENT OF IMPACTS:**

1. WATER FACILITIES: MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER FOR THIS PARCEL. FIRE FLOW DATA INDICATES THAT DOMESTIC, FIRE AND IRRIGATION DEMANDS CAN BE MET FOR THE DEVELOPMENT OF THE PROPERTY. MALLORY VALLEY AND THEIR ENGINEERS WILL PROVIDE THE DESIGNS FOR ANY NEW CONNECTIONS TO THE 12" WATER LINE STUB LOCATED SOUTH OF MCEWEN DRIVE AND THE 18" WATER LINE LOCATED WEST OF CAROTHERS PARKWAY. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 306 GPM. A TWO-HYDRANT FLOW TEST WAS PERFORMED ON JANUARY 27, 2022 BY BRADLEY MCCANN (MVUD) AND HUNTER PATTON (H&D). DURING THE TEST, THE READ HYDRANT SHOWED STATIC AND RESIDUAL PRESSURES OF 156 AND 150 PSI. THE FLOW HYDRANT SHOWED STATIC AND RESIDUAL PRESSURES OF 145 AND 135 PSI WITH A 1,199 GPM FLOWRATE.
2. SEWER FACILITIES: THE CITY OF FRANKLIN PROVIDES SEWER AND SERVICE FOR THE DEVELOPMENT. CURRENTLY PUBLIC SEWER LINES ARE BEING INSTALLED PER COF #7804. THE MAXIMUM ANTICIPATED DEMAND FOR THIS DEVELOPMENT IS 1,068 SFUE
3. REPURIFIED (REUSE) WATER FACILITIES: CURRENTLY NO WATER REUSE LINES EXIST ON THE EAST SIDE OF INTERSTATE 65 AND THIS PROJECT WILL NOT BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.
4. ELECTRICITY FACILITIES: MIDDLE TENNESSEE ELECTRIC IS THE ELECTRICAL PROVIDER FOR THIS PROPERTY.
5. GAS FACILITIES: ATMOS IS THE NATURAL GAS PROVIDER FOR THIS PROPERTY.

**UTILITY NARRATIVE:**

THE DEVELOPMENT IS INTENDED TO BE SERVED BY PUBLIC SEWER, PUBLIC WATER, UNDERGROUND ELECTRIC, AND GAS THROUGHOUT. CURRENTLY, AUTHORITIES THAT WILL BE ASSISTING IN THE DETAILS OF THESE SERVICES ARE MALLORY VALLEY UTILITY DISTRICT, CITY OF FRANKLIN SEWER, MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION, AND ATMOS ENERGY.

## 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

**LIGHTING NOTE:**
ALL STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

**UTILITY NOTE:**
UTILITY PHASING & LOCATIONS SHOWN ARE CONCEPTUAL. SPECIFIC ALIGNMENT & PHASING TO BE COORDINATED AND APPROVED WITH THE UTILITY PROVIDERS.

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

https://franklintn.geocivix.com/secure/

PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.

**WATER & SEWER DATA CHART**

| | |
|---|---|
| FACILITY TYPE: | MIXED USE, SEWER |
| UNIT FLOW IN GPD: | (SEE AVAILABILITY REQUEST) |
| NUMBER OF UNITS: | (SEE AVAILABILITY REQUEST) |
| TOTAL FLOW IN GPD: | 503,700 GPD (SEWER PREVIOUSLY APPROVED) |
| | 306 GPM (WATER PREVIOUSLY APPROVED) |

**UTILITY PROVIDERS**

| | |
|---|---|
| SEWER: | FRANKLIN, TN WATER MANAGEMENT DEPARTMENT: 615-794-4554 |
| WATER: | MALLORY VALLEY UTILITY DISTRICT: 615-628-0237 |
| GAS: | ATMOS ENERGY: 615-566-3073 |
| ELECTRIC: | MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION: 1-877-777-9020 |

## FIRE HYDRANT FLOW TEST DATA

PROJECT NAME: AUREUM
DATE: 02/26/2025
PROJECT LOCATION: FRANKLIN, TN
PERFORMED BY: PARKER HOWELL, JON LYNN, AND JUSTIN MAXWELL, MVUD

TEST 1:
RESIDUAL HYDRANT NUMBER: 2078
LOCATION: CAROTHERS PKWY
STATIC PRESSURE: 150 PSI
RESIDUAL PRESSURE: 146 PSI

FLOWING HYDRANT NUMBER: 2085
LOCATION: AUREUM DR
STATIC PRESSURE: 136 PSI
FLOW RATE: 1229 GAL/MIN

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

0 100 200 300

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON
EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGREE FUTURE
No. 120457
STATE OF TENNESSEE

# COF# 8851

## AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3

Franklin, Williamson County, Tennessee

Revision Date
1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

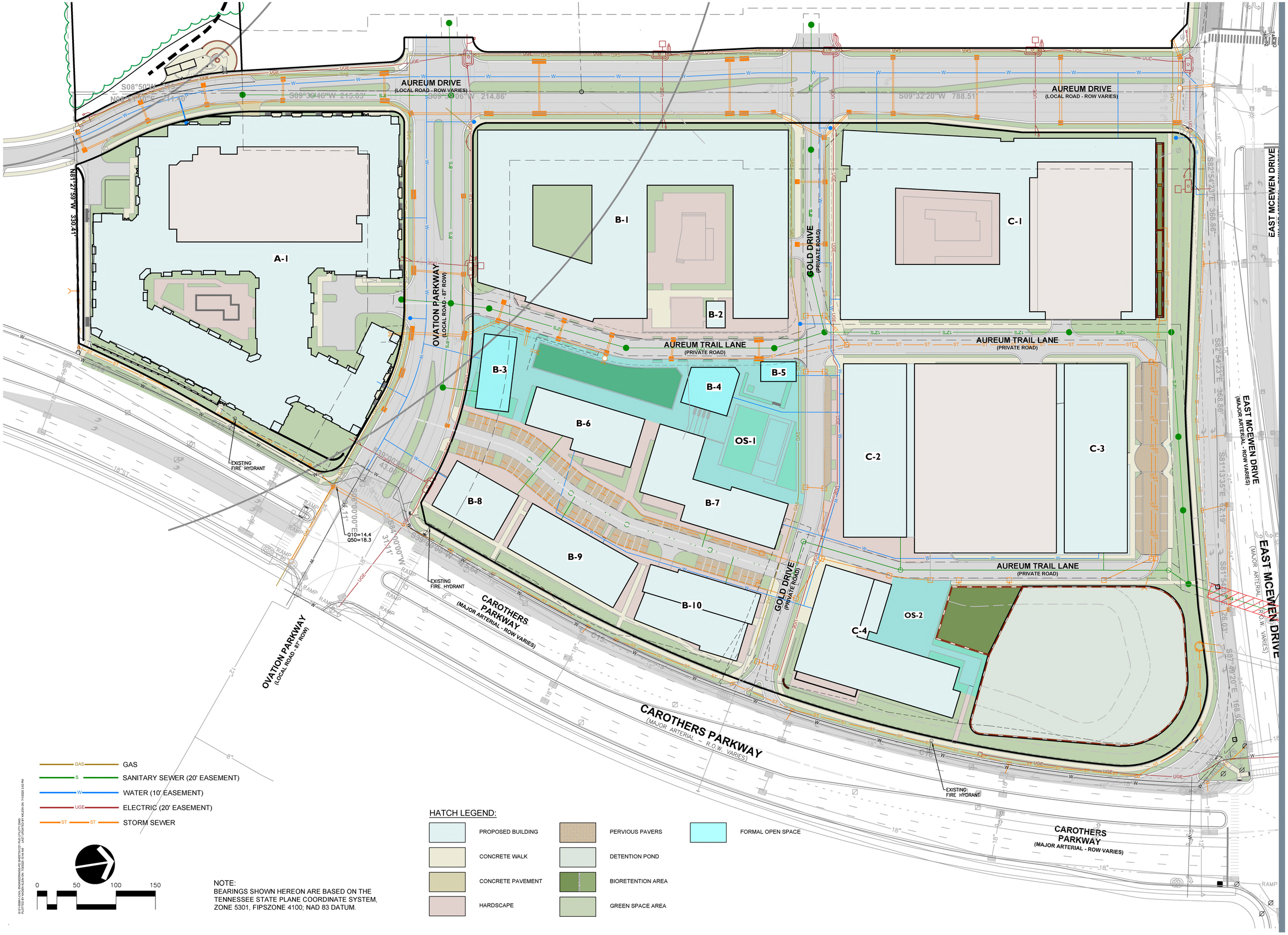
OVERALL UTILITY PLAN

SHEET
C5.0

COF: 8851



G:\2-10000-CIVIL ENGINEERING\05-SHEETS\01-PUD UTILITY.DWG
PLOTTED BY KAIDEN KLEIN ON: 7/1/2025 10:12 AM LAST UPDATED BY KKLEIN ON: 7/1/2025 3:02 PM




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

HATCH LEGEND:

| | | |
|---|---|---|
| PROPOSED BUILDING | PERVIOUS PAVERS | FORMAL OPEN SPACE |
| CONCRETE WALK | DETENTION POND | |
| CONCRETE PAVEMENT | BIORETENTION AREA | |
| HARDSCAPE | GREEN SPACE AREA | |

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 120457
STATE OF TENNESSEE

# COF# 8851

## AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3

Franklin, Williamson County, Tennessee

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.1

COF: 8851

HUFFINES RIDGE

HUFFINES RIDGE DRIVE

N07°02'51"E 425.05'

N07°02'E 216'

BENCHMARK
EL. 782.33'

IR(N)
MAILBOX

IR(N)

30' CMP
INV=779.26

20' MILCROFTON EASEMENT
D.B. 3809,
PG 693 (21)

20' MILCROFTON EASEMENT
D.B. 3809,
PG 702 (10)

PROJECT BENCH MARK
CHISELD "X" ON FIRE HYDRANT
ELEV=806.00

WATER LINE EASEMENT
D.B.3517, PG 886 (10)

MTENC EASEMENT
D.B. 4040, PG 94 (12)
D.B. 3786, PG 741 (12)
D.B. 3755, PG 540 (12)

AT&T EASEMENT
D.B. 3831, PG. 242 (12)

GAS EASEMENT
D.B. 3629, PG. 1 (11)

DRIVE-WAY

FIBER OPTIC LINE

0 50 100 150

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

N82°25'W 1027'

N82°35'E 1034'

S08°50'W 211.40'

S89°39'40"W 215.03'

S89°50'06"W 214.86'

S09°32'20"W 788.51

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

N79°10'24"E 303.52'

S10°49'36"E 303.52'

S79°10'24"W 303.52'

S10°49'36"E 303.52'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
CRUMLEY
No. 120451
STATE OF TENNESSEE

# COF# 8851

## AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3

Franklin, Williamson County, Tennessee

| Revision | Date | |
|---|---|---|
| 7 | 2022.02.07 | PER CITY CONDITIONS OF APPROVAL |
| 6 | 2022.01.06 | PER CITY COMMENTS |
| 5 | 2021.12.13 | PER CITY COMMENTS |
| 4 | 2021.11.29 | PER ARCHITECTURE |
| 3 | 2019.07.01 | PER CITY COA COMMENTS |
| 2 | 2019.09.04 | PER CITY COMMENT |

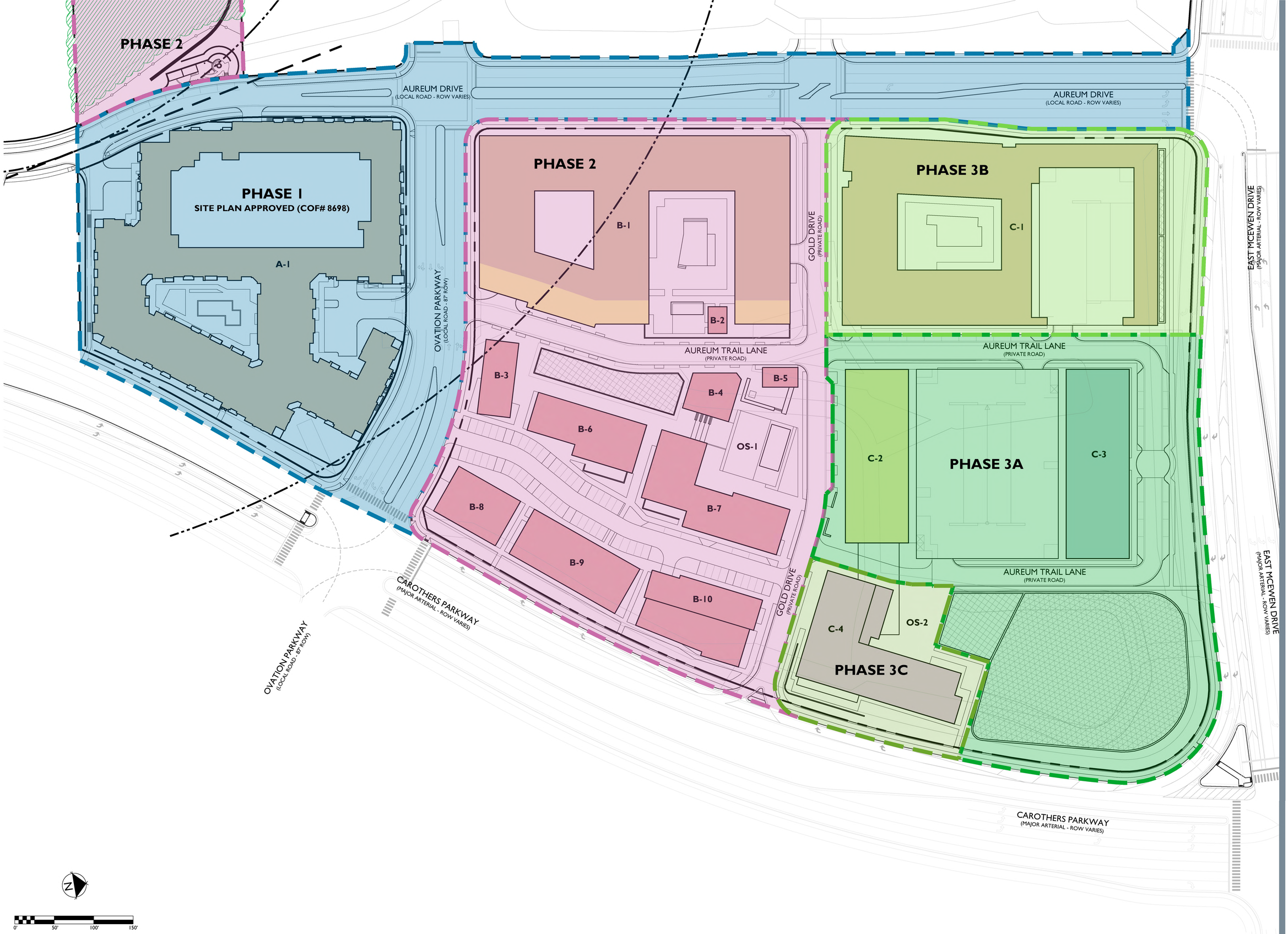
ENLARGED UTILITY PLAN

SHEET
C5.2

COF: 8851



G:\2018\8851\CIVIL ENGINEERING\C5-PKG SHEETS\C5.2 PUD UTILITY.DWG
PLOTTED BY AIDEN ALLEN ON 7/1/2020 10:44 AM
LAST UPDATED BY AALLEN ON 7/1/2020 3:53 PM




GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

# AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

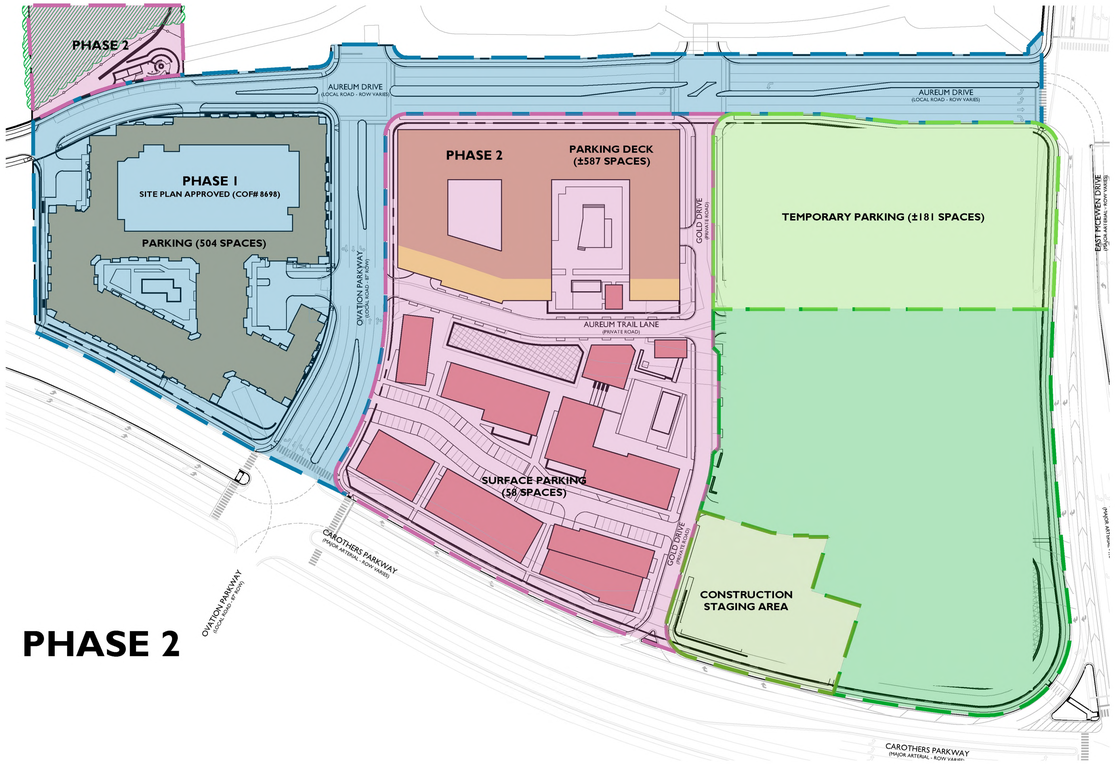
JEFFREY A. ROSIAK
REGISTERED
TENNESSEE NO. 686
LANDSCAPE ARCHITECT
09.03.25

Revision Date

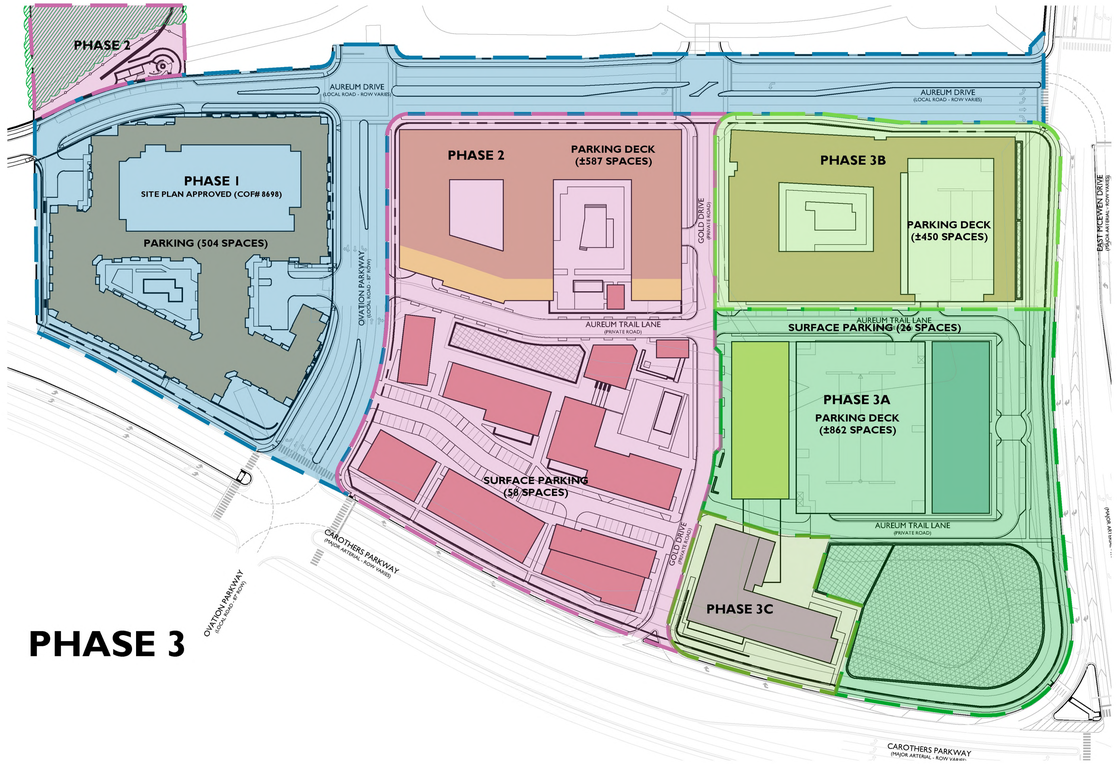
PHASING PLAN

SHEET
C6.0

COF: 8851




PHASE 2




PHASE 3

| PHASED PARKING | | | |
|---|---|---|---|
| Completed Phase | ULI Parking Required | Permanent Parking Provided | Temporary Parking |
| 1 (Site Plan Previously Approved) | 568 | 504 | Site Plan Approved |
| 2 | 1,336 | 1149 | 187 |
| 3A | 1,858 | 2037 | 0 |
| 3B | 2,654 | 2493 | All Parking Built* |
| 3C | 3,194 | 2493 | All Parking Built* |

*Permanent parking meets ULI recommendations based upon highest demand period (weekend).

0' 100' 200' 300'

*UNTIL USE AND PARKING SHARE RATIOS ARE COMPLETED, TEMPORARY PARKING WILL CONFORM TO MINIMUM ULI PARKING STANDARDS.

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

# AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. ROSAK
REGISTERED
TENNESSEE NO. 686
LANDSCAPE ARCHITECT
03.25

Revision Date

PARKING PHASING

SHEET
C6.1

COF: 8851

## SITE DATA

**AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3**

| | |
|---|---|
| **PROJECT NUMBER:** | 8851 |
| **SITE ACREAGE/SF:** | 27.19 AC / 1,184,425 SF |
| **EXISTING ZONING:** | PLANNED DISTRIT (PD 21.8 / 850,000 / 700) |
| **PROPOSED ZONING:** | PLANNED DISTRICT (PD 33.1 / 245,460 / 300) |
| **APPLICABLE DEVELOPMENT STANDARD:** | EITHER APPLY |
| **PROPOSED DEVELOPMENT STANDARD:** | TRADITIONAL* (SEE SHEET C0.0 FOR JUSTIFICATION) |
| **APPLICABLE OVERLAYS:** | HTO, HHO', 500' HHO BUFFER |
| **MAP / PARCELS:** | 062 / 18.02, 18.16, 19.03 |
| **ADDRESS:** | TBD |
| **EXISTING LAND USE:** | VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN) |
| **PROPOSED LAND USE:** | MIXED-USE |

## REGULATIONS

**BUILDING TYPES APPLIED:**
ATTACHED RESIDENTIAL, COMMERCIAL

**ANTICIPATED ROW DEDICATION:**
3.66 AC (159,577 SF)

**ADJUSTED SITE ACREAGE:**
23.53 AC (1,024,848 SF) (TBD AT SITE PLAN)

**BUILDING HEIGHT:**
1-9 STORIES W/ ROOFTOP AMENITIES AS ALLOWED ON 8-STORIES)

**DWELLING UNIT COUNT, BY TYPE:**

| | |
|---|---|
| MULTIFAMILY: | 900 |

**TREE CANOPY RETENTION:**

| | |
|---|---|
| EX TREE CANOPY: | 35.4% / 418,744 SF / 9.61 AC |
| TREE CANOPY RETENTION REQUIRED: | 24% / 100,499 SF / 2.31 AC |
| TREE CANOPY RETENTION PROVIDED: | 46% / 192,659 SF / 4.42 AC |

**SPECIMEN TREE REPLACEMENT:**

| | |
|---|---|
| SPECIMEN TREE CALIPER REMOVED: | 652 |
| TOTAL EXEMPT ACCESS ESMT CALIPERS TO BE REMOVED: | -98 |
| ADJUSTED TREE CALIPERS REMOVED: | 554 |
| SPECIMEN TREE DBH REPLACEMENT: | 1,108 |
| CALIPER INCHES PROVIDED PHASE 1: | 45 |
| CALIPER INCHES TO BE PROVIDED IN REMAINING PHASES: | 1063 |

**OPEN SPACE:**

| | |
|---|---|
| REQUIRED OPEN SPACE: | 3% OF SITE (35,533 SF; 0.82 AC) |
| PROVIDED OS: | 3.6% OF SITE (37,275 SF; 0.86 AC) |

**PARKLAND IMPACT FEES:** SEE SHEET C2.3

**LANDSCAPE SURFACE RATIO:**

| | |
|---|---|
| MIN. LSR: | 0.20 |
| PROVIDED LSR: | 0.27 (TBD AT SITE PLAN) |

**PARKING REQUIRED:** SEE SHEET C2.1
**PARKING PROVIDED:** SEE SHEET C2.1
**BIKE PARKING REQUIRED:** SEE SHEET C4.2

**SETBACKS APPLIED TO OVERALL SITE BOUNDARY:**
PERIMETER SETBACKS (FROM R.O.W./BOUNDARY):

| | |
|---|---|
| E. MCEWEN DRIVE: | 15' MIN. |
| CAROTHERS PARKWAY: | 15' MIN. |
| OVATION PKWY: | 0' MIN.*** |
| SOUTHERN BOUNDARY: | 15' MIN. |

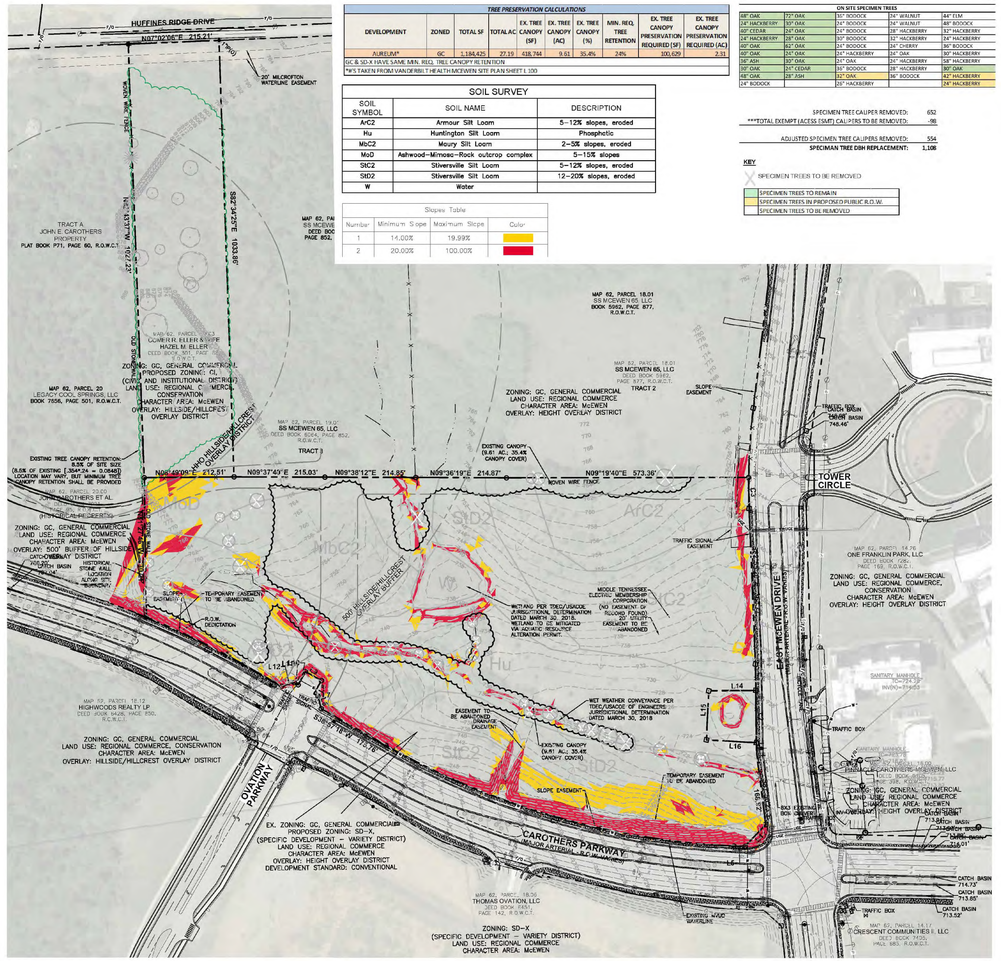
INTERNAL SETBACKS:

| | |
|---|---|
| FRONT: | |
| PUBLIC ROAD: | 0' MIN. (FROM R.O.W.) |
| OPEN SPACE/PLAZA: | 0' MIN. |
| AUREUM TRAIL: | 0' MIN. (FROM FACE OF CURB) |
| REAR: | 0' MIN. |
| SIDE: | 0' MIN. |

***BALCONIES SHALL BE ALLOWED TO EXTEND INTO THE PUBLIC ROW OVER THE SIDEWALK/PLANTERS AND INTO THE PRIVATE DRIVE/SIDEWALK/PLANTERS BUT SHALL MEET UTILITY PROVIDERS AND FIRE MARSHALL CLEARANCE REQUIREMENTS. APPROVAL FROM THE UTILITY PROVIDERS AND FIRE MARSHALL SHALL BE OBTAINED WITH THE SITE PLAN APPROVAL TO VERIFY CLEARANCE REQUIREMENTS ARE BEING MET.

**FIRE HYDRANTS:** ALL HYDRANTS TO BE PRIVATE

**TRANSIT LOCATION:** FINAL LOCATION TO BE DETERMINED AT SITE PLAN IN COORDINATION WITH COF ENGINEERING DEPARTMENT.




*TREE PRESERVATION CALCULATIONS*

| DEVELOPMENT | ZONED | TOTAL SF | TOTAL AC | EX. TREE CANOPY (SF) | EX. TREE CANOPY (AC) | EX. TREE CANOPY (%) | MIN. REQ. TREE RETENTION | EX. TREE CANOPY PRESERVATION REQUIRED (SF) | EX. TREE CANOPY PRESERVATION REQUIRED (AC) |
|---|---|---|---|---|---|---|---|---|---|
| AUREUM* | GC | 1,184,425 | 27.19 | 418,744 | 9.61 | 35.4% | 24% | 100,629 | 2.31 |

GC & SD-X HAVE SAME MIN. REQ. TREE CANOPY RETENTION
*AS TAKEN FROM VANDERBILT HEALTH MCEWEN SITE PLAN SHEET L 100

SOIL SURVEY

| SOIL SYMBOL | SOIL NAME | DESCRIPTION |
|---|---|---|
| ArC2 | Armour Silt Loam | 5–12% slopes, eroded |
| Hu | Huntington Silt Loam | Phosphatic |
| MbC2 | Moury Silt Loam | 2–5% slopes, eroded |
| MoD | Ashwood–Mimosa–Rock outcrop complex | 5–15% slopes |
| StC2 | Stiversville Silt Loam | 5–12% slopes, eroded |
| StD2 | Stiversville Silt Loam | 12–20% slopes, eroded |
| W | Water | |

Slopes Table

| Number | Minimum Slope | Maximum Slope | Color |
|---|---|---|---|
| 1 | 14.00% | 19.99% | |
| 2 | 20.00% | 100.00% | |

ON SITE SPECIMEN TREES

| | | | | |
|---|---|---|---|---|
| 58" OAK | 27" OAK | 30" BODOCK | 24" WALNUT | 44" ELM |
| 24" HACKBERRY | 30" OAK | 24" BODOCK | 24" WALNUT | 48" BODOCK |
| 40" CEDAR | 24" OAK | 24" BODOCK | 28" HACKBERRY | 32" HACKBERRY |
| 24" HACKBERRY | 28" OAK | 30" BODOCK | 32" HACKBERRY | 24" HACKBERRY |
| 30" OAK | 42" OAK | 24" BODOCK | 24" CHERRY | 36" BODOCK |
| 30" OAK | 30" OAK | 24" HACKBERRY | 24" OAK | 36" HACKBERRY |
| 36" ASH | 30" OAK | 24" OAK | 24" HACKBERRY | 58" HACKBERRY |
| 30" OAK | 24" CEDAR | 24" BODOCK | 28" HACKBERRY | 36" OAK |
| 28" OAK | 28" ASH | 32" OAK | 36" BODOCK | 42" HACKBERRY |
| 24" BODOCK | | 30" HACKBERRY | | 24" HACKBERRY |

SPECIMEN TREE CALIPER REMOVED: 652
***TOTAL EXEMPT (ACCESS ESMT) CALIPERS TO BE REMOVED: -98
ADJUSTED SPECIMEN TREE CALIPERS REMOVED: 554
SPECIMAN TREE DBH REPLACEMENT: 1,108

KEY
SPECIMEN TREES TO BE REMOVED
SPECIMEN TREES TO REMAIN
SPECIMEN TREES IN PROPOSED PUBLIC R.O.W.
SPECIMEN TREES TO BE REMOVED

**SITE DATA CHART:**

**PROJECT INFORMATION:**

| | |
|---|---|
| SUBDIVISION: | AUREUM PUD SUB, REV. 1 |
| LOT #: | N/A |
| STREET ADDRESS: | TBD |
| MAP: | 062 |
| PARCEL: | 18.02, 19.03 |
| CIVIL DISTRICT: | 8TH |
| ACREAGE (SQUARE FOOTAGE) OF SITE: | 27.19 AC. (1,184,425± S.F.) |

**EXISTING ZONING INFORMATION:**

| | |
|---|---|
| ZONING: | PD (PLANNED DISTRICT) |
| EXISTING APPLICABLE OVERLAYS: | HTO, HHO, 500' HHO BUFFER |
| CHARACTER AREA OVERLAY: | MEOD-4 |
| APPLICABLE DEVELOPMENT STANDARD: | EITHER APPLY |
| PROPOSED DEVELOPMENT STANDARD: | CONVENTIONAL |
| EXISTING LAND USE: | VACANT |

**EXISTING TREE CANOPY:**

| | |
|---|---|
| EX. TREE CANOPY S.F.: | 418,744 S.F. |
| EX. TREE CANOPY AC: | 9.61 AC |
| EX. TREE CANOPY %: | 35.4% |

**TREE SAVE AREA:**

| | |
|---|---|
| TREE SAVE AREA REQ. | 40,590 S.F. |
| TREE SAVE AREA PROVIDED | 40,590 S.F. |

**SURVEY INFORMATION:**
BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM FIELD RUN SURVEY PERFORMED BY BY RAGANSMITH-ASSOCIATES, INC., DATED SEPTEMBER 21, 2020. BEARINGS SHOWN BASE ON TENNESSEE STATE PLANE COORDINATES N.A.D. 83 GRID NORTH. VERTICAL DATUM: N.A.V.D. 88

**PLAT REFERENCE:**
NONE

**DEED REFERENCE:**
BEING THE SAME PROPERTY CONVEYED TO SS-CH FRANKLIN, LLC BY QUITCLAIM DEED FROM VANDERBILT UNIVERSITY MEDICAL CENTER BY DEED OF RECORD IN BOOK 7357, PAGE 687, REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE.

**MINERAL RIGHTS INFORMATION:**
THE CURRENT DEED FOR THE PROPERTY SITE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

**FLOOD INFORMATION:**
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0121F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT, COMMUNITY No. 470206, PANEL No. 0121, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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

CITY OF FRANKLIN, TN ENGINEERING DEPT 10/30/2024 THIS SHEET IS PART OF THE APPROVED SITE PLANS

0 100 200

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

CITY OF FRANKLIN # 7804

# AUREUM PUD SUBDIVISION, REV. 1, SITE PLAN

FOR

SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

| | |
|---|---|
| Scale: | 8"=-89' |
| Date: | March 14, 2022 |
| Approved By: | S.M.B. |

Revisions:
1 05/05/2022 PER CITY COMMENTS
2 08/02/2023 PER CITY COMMENTS

Drawing Title:
TREE PRESERVATION PLAN

Drawing No.
L1.0

Project No.
21-0085

APPROVED TREE PRESERVATION PLAN - COF 7840

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. ROMAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 346 LANDSCAPE ARCHITECT 08.25

Revision Date
△
△
△
△

APPROVED TREE PRESERVATION PLAN

SHEET
LI.0

COF: 8851




# CENTRAL PLAZA

**NOTE:**
IMAGES DO NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF SECTION 5.3.6 OF THE ZONING ORDINANCE AT TIME OF SITE PLAN UNLESS AN MOS HAS BEEN SPECIFICALLY REQUESTED WITH THIS SUBMITTAL.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee




Revision Date
△ _____
△ _____
△ _____
△ _____

ARCHITECTURE CHARACTER SHEET
A1.0
COF: 8851




# CORNER OF OVATION AND CAROTHERS PARKWAY

**NOTE:**
IMAGES DO NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF SECTION 5.3.6 OF THE ZONING ORDINANCE AT TIME OF SITE PLAN UNLESS AN MOS HAS BEEN SPECIFICALLY REQUESTED WITH THIS SUBMITTAL.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. ROMAK
REGISTERED
TENNESSEE NO. 346
LANDSCAPE ARCHITECT
08.25

Revision Date
△ _____
△ _____
△ _____
△ _____

ARCHITECTURE CHARACTER SHEET
AI.1
COF: 8851





# CORNER OF OVATION PARKWAY AND GOLD DRIVE

**NOTE:**
IMAGES DO NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF SECTION 5.3.6 OF THE ZONING ORDINANCE AT TIME OF SITE PLAN UNLESS AN MOS HAS BEEN SPECIFICALLY REQUESTED WITH THIS SUBMITTAL.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
TENNESSEE NO. 686
LANDSCAPE ARCHITECT
Oct 03.25

Revision Date
△
△
△
△

ARCHITECTURE CHARACTER
SHEET
A1.2

COF: 8851






# PEDESTRIAN VIEW OF CENTRAL PLAZA

**NOTE:**
IMAGES DO NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF SECTION 5.3.6 OF THE ZONING ORDINANCE AT TIME OF SITE PLAN UNLESS AN MOS HAS BEEN SPECIFICALLY REQUESTED WITH THIS SUBMITTAL.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. ADAMIAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 346
8.18.25

Revision Date
△ _____
△ _____
△ _____
△ _____

ARCHITECTURE CHARACTER SHEET
A1.3
COF: 8851

**COF no: 8851**

**CONDITIONS OF APPROVAL:**

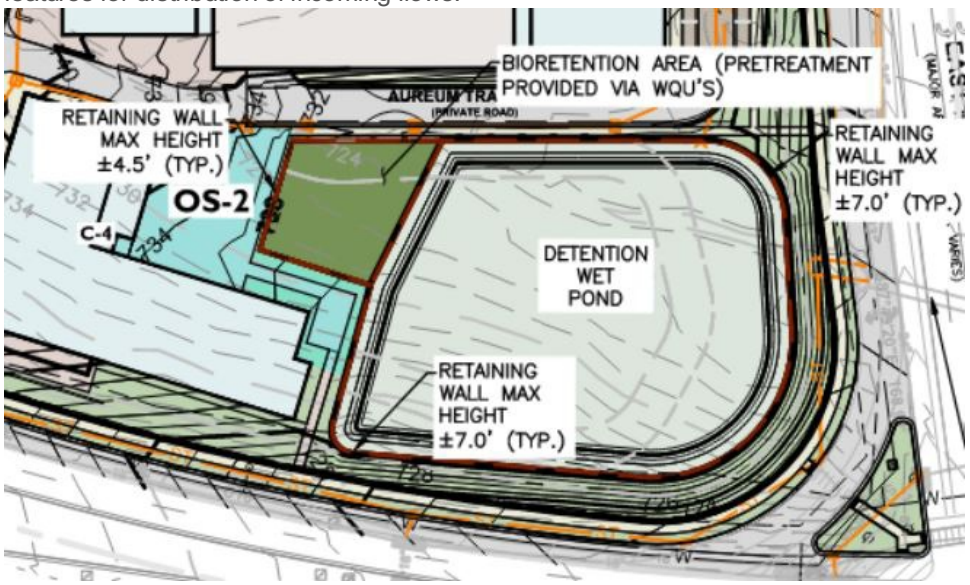
## Open Issues: 24 These issues are currently being filtered

### Engineering - Development Plan Checklist

#### General Issues

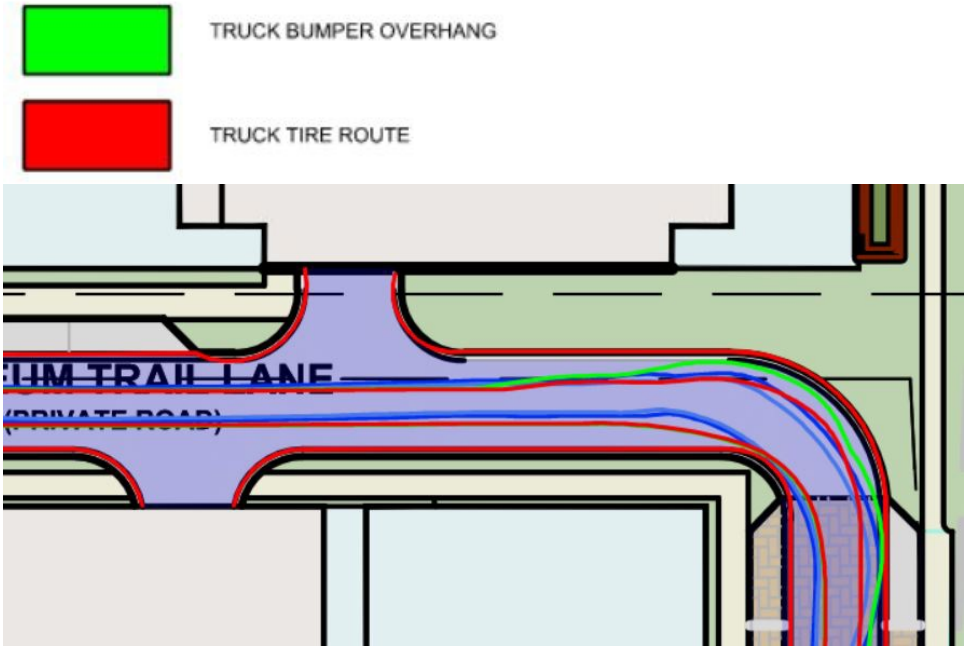
**42. No Mega-Bio**

lance.fittro@franklintn.gov The previous comment has not been addressed. Applicant shall include the clarification of design intent on the plans **by showing conceptual break-up of bioretention having contributing drainage area in excess of limitations in the BMP Manual on the plans as well.** Applicant is likewise advised that while water quality units may be utilized for pretreatment, flow-based treatment practices typically do not dissipate velocity as effectively as properly-sized forebays. Velocity dissipation will be required for all flows entering bioretention as necessary for long-term maintenance, in spite of notes such as that shown below. Where limitations in the BMP Manual are exceeded for a single stormwater management feature, these shall be broken up into separate features for distribution of incoming flows.




**47. Autoturn Input**

lance.fittro@franklintn.gov Where the autoturn analysis uses a red line to indicate the truck tire route, a red line should not also be used to indicate curb / edge of pavement. Applicant shall correct to clearly indicate fire apparatus wheel tracks around the northern loop of Aureum Trail Lane.




## 58. Stormwater Inlets

joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

**At Site Plan**, stormwater inlets along public and private thoroughfares shall be located at curb locations. Where curb is modified by this revision, previously constructed infrastructure, including inlets and pipe, shall be removed and new infrastructure installed at the new curb location.

## 61. ADA Pedestrian Crossings

joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

The ADA pedestrian crossings shown on the development plan do not meet Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG) and are not approved.

**At Site Plan**, Applicant shall revise pedestrian crossings to meet PROWAG standards.

## 62. Autoturn

joe.marlo@franklintn.gov *Exhibit provided on C4.1 shows the Single Unit Truck and School Bus vehicles using the full width of the road to navigate through the site, similar what a firetruck may do in an emergency. The intent of the exhibit is to demonstrate that these non-emergency vehicles can navigate the non-standard street geometry proposed without leaving their lane. Please revise accordingly.*

Due to the density and non-standard street sections proposed, Applicant shall provide Autoturn exhibits for the following design vehicles and demonstrate that the vehicles can navigate the street network proposed without lane departure.

For exhibit clarity, please show right turns only when possible. Vehicles shall stay in their lane.

Autoturn Vehicle Exhibits:

- Single Unit Truck (AASHTO SU-30) along all public and private streets and alleys
- School Bus (AASHTO S-BUS 40) along all potential bus routes.

## 65. ADA On-Street Parking

joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

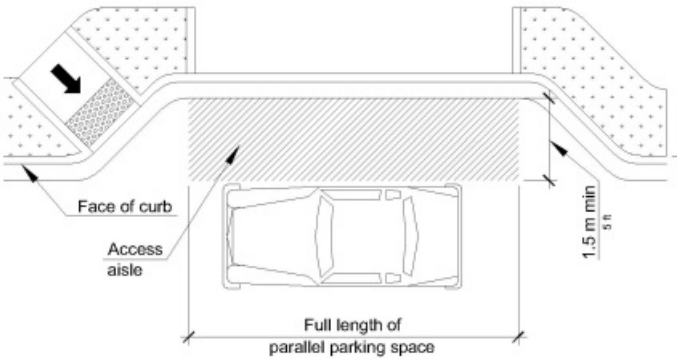
*The Applicant shall be aware that the on-street parking layout currently shown on the Development Plan does not appear to accommodate required ADA on-street parking spaces, which, once implemented at Site Plan, will likely affect street, sidewalk, and potentially building layouts.*

**At Site Plan**, where on-street parking is provided and is metered or designated by signs or pavement markings, Applicant shall provide accessible on-street parking spaces meeting the following:

1. Construction and quantity of accessible on-street parking spaces shall comply with the "*Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way*" by the United States Access Board.
2. A 5'-0" access aisle shall be provided at each accessible on-street parking space exclusive of the gutter and in addition to the 8'-0" minimum stall width. The access aisle shall be provided regardless of the location of the space along the block face.
3. Curb flares promoting vehicular entry/exit shall be provided at each end of the accessible space exclusive of the 22'-0" stall length to accommodate parking against the curb line.
4. Additional ROW / Easement shall be dedicated as necessary to accommodate the accessible on-street parking space and sidewalk beyond.

TABLE R211 ON-STREET PARKING SPACES

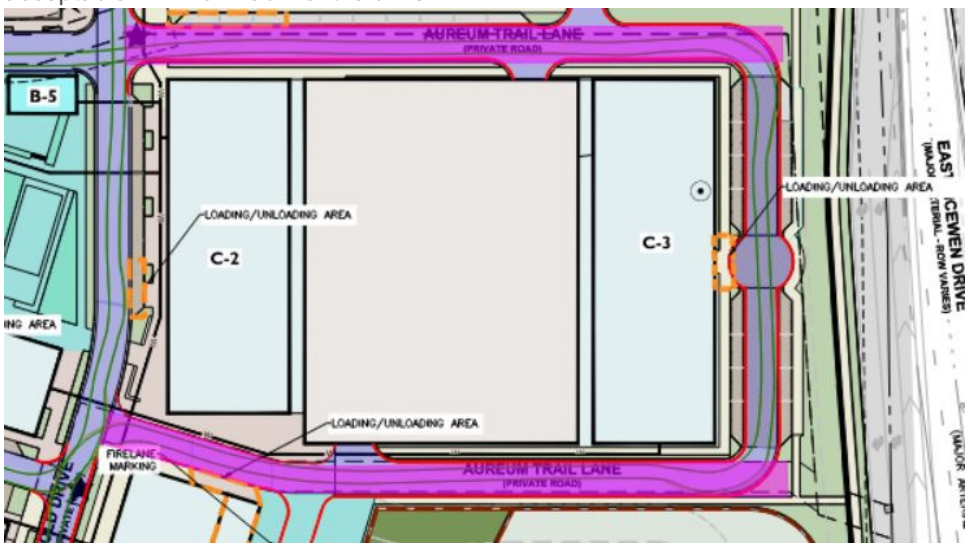
| Total number of metered or designated parking spaces | Minimum required number of *accessible* parking spaces |
|---|---|
| 1 to 25 | 1. |
| 26 to 50 | 2. |
| 51 to 75 | 3. |
| 76 to 100 | 4. |
| 101 to 150 | 5. |
| 151 to 200 | 6. |
| 201 and over | 4 percent of total. |




## 68. Street Standards

lance.fittro@franklintn.gov The included Request for Modification of Engineering Standards to reduce the minimum centerline radius of the private street, Aureum Trail Lane, to 25' is not approved.

As discussed in the meeting with Engineering and Fire staff following resubmittal of these plans, Applicant shall indicate the portions of Aureum Trail Lane north of the intersection with Gold Drive as an "Internal Drive" on the plans having a minimum width of 26' (as measured from face-of-curb to face-of-curb) for the eastern and western legs (pink highlight below) as required for Fire access. The northern portion of the loop may be reduced to 20' width. All other design standards for Internal Drives as identified in the Zoning Ordinance (minimum lane widths, sidewalks, parallel parking, etc) shall be met, with Autoturn analysis of COF fire apparatus turning movements governing the acceptable minimum radii for the drive.




### 70. Stormwater Easements

lance.fittro@franklintn.gov The previous comment has not been addressed. Applicant shall show and label easements associated with stormwater management features and storm pipe on the development plan, and ensure appropriate setbacks from ROW, structures and utilities are conceptually provided on the development plan, to be verified with future site plans.

### 74. Transit

jimmy.wiseman@franklintn.gov A preliminary meeting was held with the developers of Ovation and Aureum to discuss transit in this area. This region has been identified as a major priority by WeGo, Franklin Transit Authority and other regional transit partners. The developers have shown interest in working with Staff and these entities to incorporate transit elements into their respective developments. Prior to One Stop and the next site plan submittal, the applicant shall meet with Engineering, Planning and the regional transit representatives to plan for this area. Transit elements shall be included in the appropriate site plans going forward unless otherwise determined by the City Traffic Engineer or designee.

## FIRE--Planning--DRT

### General Issues

### 19. Fire Flow

stephen.otero@Franklintn.gov What is the residual PSI for the flowing hydrant? Please put this in the plans so I can determine the fire flow at 20 PSI.

**FIRE HYDRANT FLOW TEST DATA**

PROJECT NAME: AUREUM
DATE: 02/26/2025
PROJECT LOCATION: FRANKLIN, TN
PERFORMED BY: PARKER HOWELL, JON LYNN, AND JUSTIN MAXWELL, MVUD

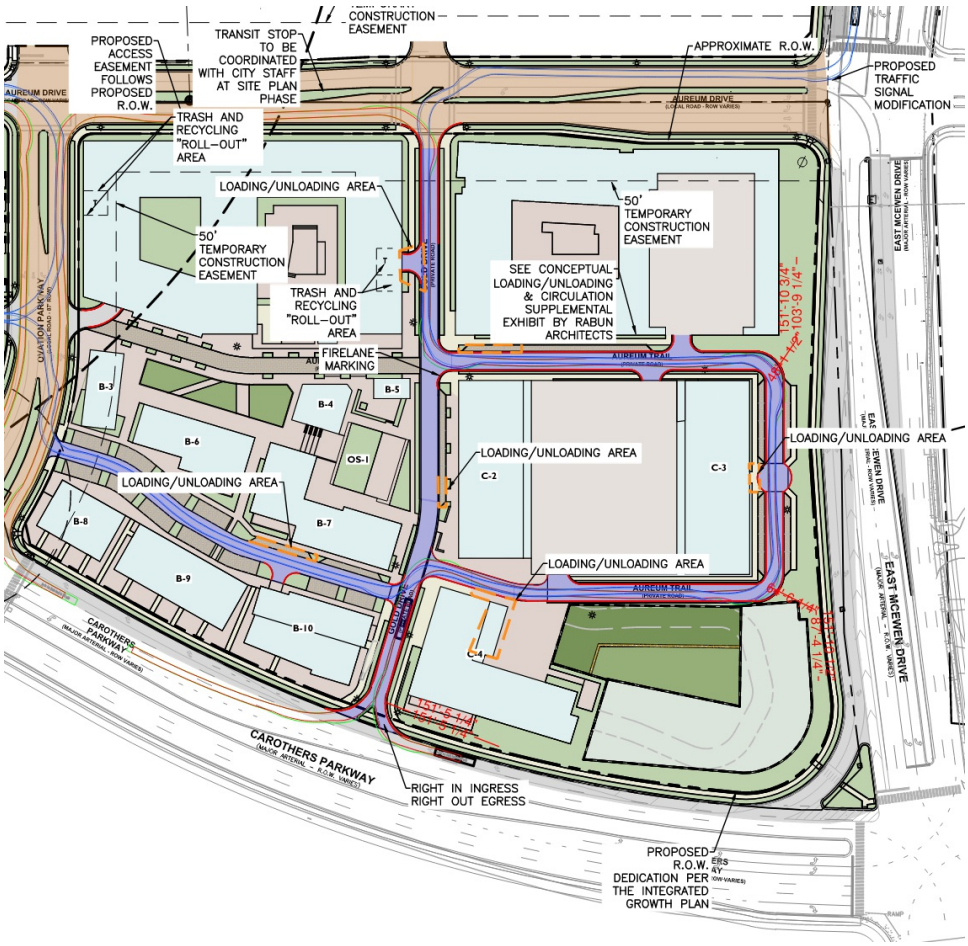
TEST 1:
RESIDUAL HYDRANT NUMBER: 2078
LOCATION: CAROTHERS PKWY
STATIC PRESSURE: 150 PSI
RESIDUAL PRESSURE: 146 PSI

FLOWING HYDRANT NUMBER: 2085
LOCATION: AUREUM DR
STATIC PRESSURE: 136 PSI
FLOW RATE: 1229 GAL/MIN

[Edited By Stephen Otero]

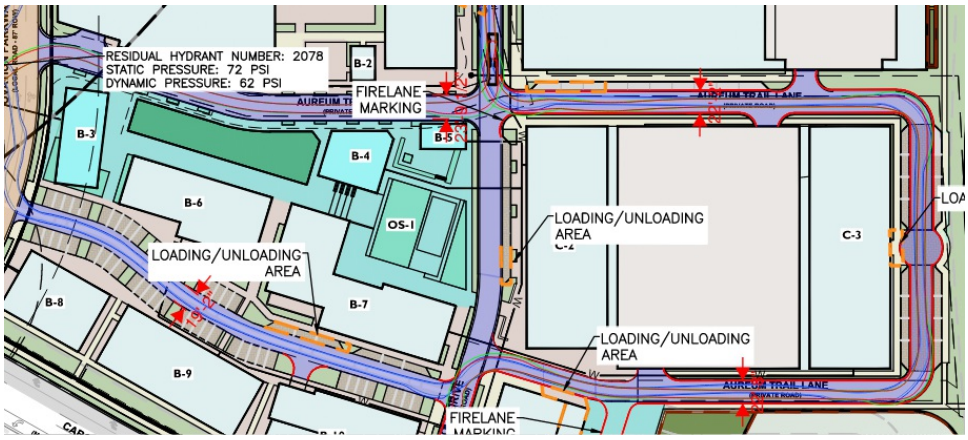
## 71. Fire lanes

stephen.otero@Franklintn.gov Fire lanes on Aureum Trail must be 26' wide on the East and West sides of the structure.




## 72. Fire Lane Widths

stephen.otero@Franklintn.gov The fire lanes shown below must be 26' wide. This was discussed at the in-person meeting we had with GDC and Southstar. The one exception may be the street with the B buildings. If these buildings do not exceed 30' height, they can remain at 20'. Your table shows some of the B building being 2-3 stories, which could trigger the 26' wide fire lanes.




[Edited By Stephen Otero]

## Parks

### General Issues

#### 2. Parkland information

kevinl@franklintn.gov Parks

With the new ordinance changes going into effect on July 1, the amended Parkland Impact Fee Ordinance requires that all Parkland Impact Fee Agreements align with the submitted Development Plans, specifically regarding dwelling unit counts.

Exhibits were sent in to Parks on 7-10-25 at 3:38pm, however if the Parkland Agreement is not ready come Work Session you will be asked to **"defer"** until we have a law approved agreement. The work session is Aug 12th, and we will need the law approved version signed by the applicant no later than Aug 6th . All this to say, Law has a 30–45-day turnaround and we will try to submit what was sent early next week to Law.
[Edited By Kevin Lindsey]

## Planning

### General Issues

#### 22. Envision Franklin

chelsea.randolph@franklintn.gov *Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***
Chapter 6.8 of the Franklin Zoning Ordinance requires pedestrian connections to all ground floor dwelling units of the Multifamily building type. This will be reviewed with Site Plan submittal.

#### 26. MOS 3 - Chapter 5.3.6 (9)(c) - Roof Forms

chelsea.randolph@franklintn.gov

**MOS 5.3.6(9)(c) Roof Forms** – Amend to allow pitched or gabled roofs in addition to flat or low-pitched roofs for Nonresidential and Mixed-Use structures. Pitched roofs are requested in the Village Center zone as designated below. These roof-types create a distinct and appropriate visual style that will create a unique and attractive character for the Aureum Village Center (permitted locations highlighted below).

Staff can support this MOS with the restrictions laid out in the language of the request. The current zoning ordinance allows for pitched or gabled roofs so with the additional information The applicant has provided information to support that the MOS protects the overall purposes of the zoning ordinance.

## 27. MOS 4 - Chapter 5.12.5(6)(c) - Prohibited Signage

chelsea.randolph@franklintn.gov

**MOS 3 - AS LABELED ON PLANS**

Request:

**MOS 5.12.5(6)(c) Prohibited Signage** – Allow for Neon Lighting, LED Lighting when used as Building Mounted signs as an appropriate sign type in the pedestrian-oriented, mixed-use core of the development.

Staff does not support this MOS due to its' contradiction of the purpose and intent of the zoning ordinance. The information provided by the applicant does not address how the MOS protects the overall purposes of the zoning ordinance while allowing a prohibited signs that are still not allowed in today's ordinance.

## 28. MOS 5 - Chapter 5.12.5 (6) (c)

chelsea.randolph@franklintn.gov

**MOS 4 - AS LABELED ON PLANS**

Request:

**MOS 5.12.5(6)(c) Prohibited Signage** – Allow for Neon Lighting, LED Lighting when used as Building Mounted signs as an appropriate sign type in the pedestrian-oriented, mixed-use core of the development.

Staff does not support this MOS due to its' contradiction of the purpose and intent of the zoning ordinance. The information provided by the applicant does not address how the MOS protects the overall purposes of the zoning ordinance while allowing a prohibited signs that are still not allowed in today's ordinance.

## 29. MOS 6 - Chapter 5.12.9 (13)

chelsea.randolph@franklintn.gov

**MOS 5 - AS LABELED ON PLANS**

Request:

**MOS 5.12.9(13) Signs Prohibited in All Base Districts** – Allow String Lights as an appropriate lighting solution in pedestrian-oriented areas, dining areas, and amenity spaces within the development. String lights will be permitted in zones designated below. There shall be no sting lights or other hanging obstructions within public ROW or spanning Fire Access Lanes.

Staff can support this MOS. The current zoning ordinance allows for string lights.

## 54. Shared parking analysis

chelsea.randolph@franklintn.gov Applicant shall sign and record a shared parking agreement (per Chapter 5.9.11B(ii)). Please see requirement language below:

(ii) A Shared Parking Plan shall be enforced through a written agreement among all owners of record. An attested copy of the agreement between the owners of record must be recorded. Recordation of the agreement shall take place prior to issuance of a Certificate of Occupancy for any use to be served by the shared parking area. A shared parking agreement may be revoked only if all required off-street parking spaces will be provided in accordance with the requirements of Table 5-9, Minimum Off-Street Parking Standards.

## 67. Phasing

chelsea.randolph@franklintn.gov Applicant shall update the note below:

"Until use and parking share ratios are completed, temporary parking will conform to minimum ULI Parking standards."

to the following:

"Until use and parking share ratios are completed, temporary parking will conform to minimum City of Franklin parking standards."

## Water/Sewer

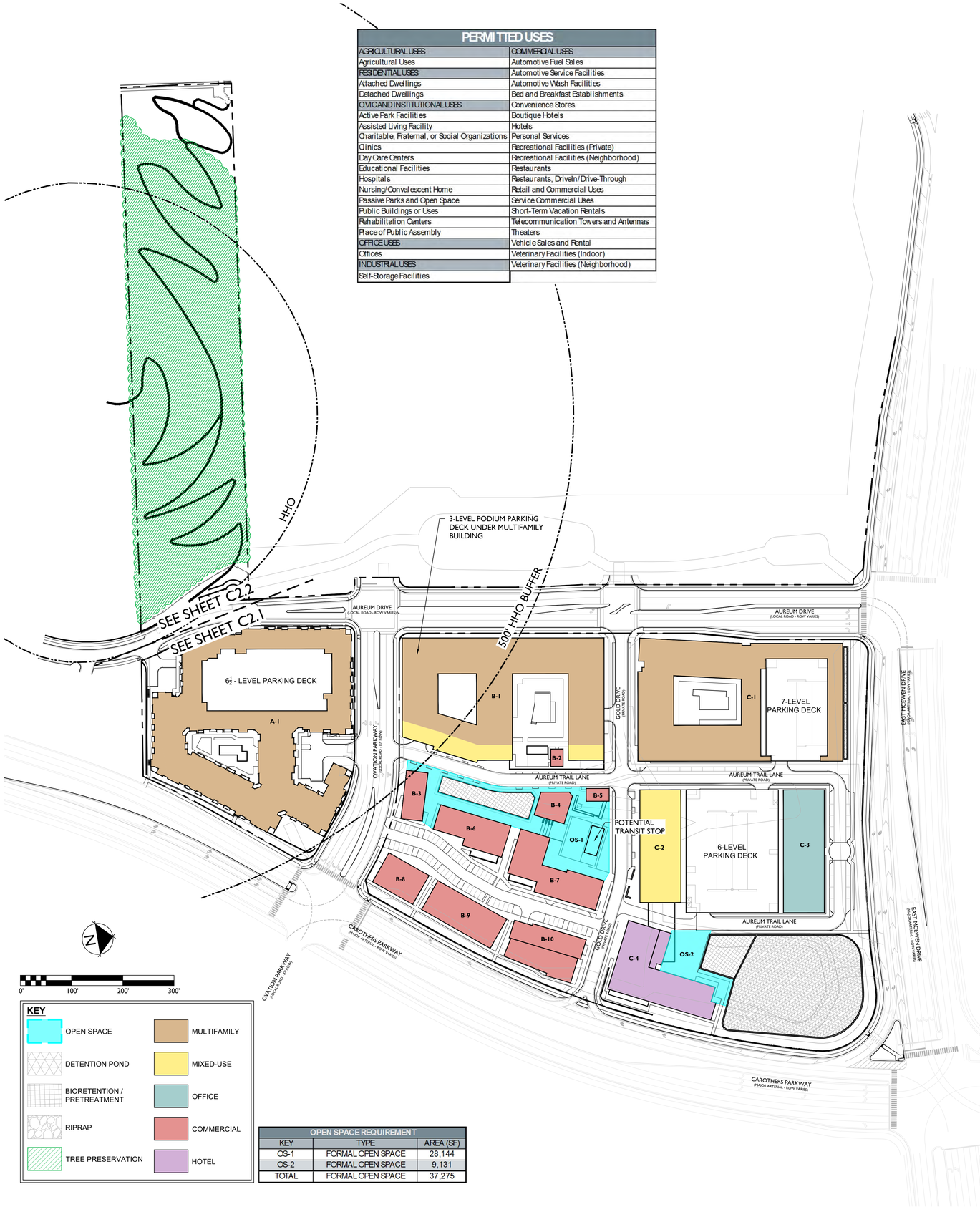
## General Issues

### 73. Sewer near pavers

scott.andrews@franklintn.gov ***This is a new comment of an advisory nature.***

Applicant shall keep in mind at site plan the depth of sewer and easement width for the sewer shown below, in addition to its proximity to the permeable pavers. If the edges of the easement align with the start of the permeable pavers, there shall be a delineation, such as a concrete wall, between the easement and pavers so excavating the full width of the easement does not have a detrimental affect on the pavers' substrate and treatment area and WMD will not have issues with drainage entering the excavated area or having to replace bioretention material.
[Edited By Scott Andrews]

| PERMITTED USES | |
|---|---|
| AGRICULTURAL USES | COMMERCIAL USES |
| Agricultural Uses | Automotive Fuel Sales |
| RESIDENTIAL USES | Automotive Service Facilities |
| Attached Dwellings | Automotive Wash Facilities |
| Detached Dwellings | Bed and Breakfast Establishments |
| CIVIC AND INSTITUTIONAL USES | Convenience Stores |
| Active Park Facilities | Boutique Hotels |
| Assisted Living Facility | Hotels |
| Charitable, Fraternal, or Social Organizations | Personal Services |
| Clinics | Recreational Facilities (Private) |
| Day Care Centers | Recreational Facilities (Neighborhood) |
| Educational Facilities | Restaurants |
| Hospitals | Restaurants, DriveIn/Drive-Through |
| Nursing/Convalescent Home | Retail and Commercial Uses |
| Passive Parks and Open Space | Service Commercial Uses |
| Public Buildings or Uses | Short-Term Vacation Rentals |
| Rehabilitation Centers | Telecommunication Towers and Antennas |
| Place of Public Assembly | Theaters |
| OFFICE USES | Vehicle Sales and Rental |
| Offices | Veterinary Facilities (Indoor) |
| INDUSTRIAL USES | Veterinary Facilities (Neighborhood) |
| Self-Storage Facilities | |




**KEY**

- OPEN SPACE
- DETENTION POND
- BIORETENTION / PRETREATMENT
- RIPRAP
- TREE PRESERVATION
- MULTIFAMILY
- MIXED-USE
- OFFICE
- COMMERCIAL
- HOTEL

| OPEN SPACE REQUIREMENT | | |
|---|---|---|
| KEY | TYPE | AREA (SF) |
| OS-1 | FORMAL OPEN SPACE | 28,144 |
| OS-2 | FORMAL OPEN SPACE | 9,131 |
| TOTAL | FORMAL OPEN SPACE | 37,275 |

## SITE DATA

**AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3**

| | |
|---|---|
| **PROJECT NUMBER:** | 8851 |
| **SITE ACREAGE/SF:** | 27.19 AC / 1,184,425 SF |
| **EXISTING ZONING:** | PLANNED DISTRIT (PD 21.8 / 850,000 / 700) |
| **PROPOSED ZONING:** | PLANNED DISTRICT (PD 33.1 / 245,460 / 300) |
| **APPLICABLE DEVELOPMENT STANDARD:** | EITHER APPLY |
| **PROPOSED DEVELOPMENT STANDARD:** | TRADITIONAL* (SEE SHEET C0.0 FOR JUSTIFICATION) |
| **APPLICABLE OVERLAYS:** | HTO, HHO', 500' HHO BUFFER |
| **MAP / PARCELS:** | 062 / 18.02, 18.16, 19.03 |
| **ADDRESS:** | TBD |
| **EXISTING LAND USE:** | VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN) |
| **PROPOSED LAND USE:** | MIXED-USE |

## REGULATIONS

**BUILDING TYPES APPLIED:**
ATTACHED RESIDENTIAL, COMMERCIAL

**ANTICIPATED ROW DEDICATION:**
3.66 AC (159,577 SF)

**ADJUSTED SITE ACREAGE:**
23.53 AC (1,024,848 SF) (TBD AT SITE PLAN)

**BUILDING HEIGHT:**
1-9 STORIES W/ ROOFTOP AMENITIES AS ALLOWED ON 8-STORIES)

**DWELLING UNIT COUNT, BY TYPE:**
MULTIFAMILY: 900

**TREE CANOPY RETENTION:**

| | |
|---|---|
| EX TREE CANOPY: | 35.4% / 418,744 SF / 9.61 AC |
| TREE CANOPY RETENTION REQUIRED: | 24% / 100,499 SF / 2.31 AC |
| TREE CANOPY RETENTION PROVIDED: | 46% / 192,659 SF / 4.42 AC |

**SPECIMEN TREE REPLACEMENT:**

| | |
|---|---|
| SPECIMEN TREE CALIPER REMOVED: | 652 |
| TOTAL EXEMPT ACCESS ESMT CALIPERS TO BE REMOVED: | -98 |
| ADJUSTED TREE CALIPERS REMOVED: | 554 |
| SPECIMEN TREE DBH REPLACEMENT: | 1,108 |
| CALIPER INCHES PROVIDED PHASE 1: | 45 |
| CALIPER INCHES TO BE PROVIDED IN REMAINING PHASES: | 1063 |

**OPEN SPACE:**

| | |
|---|---|
| REQUIRED OPEN SPACE: | 3% OF SITE (35,533 SF; 0.82 AC) |
| PROVIDED OS: | 3.6% OF SITE (37,275 SF; 0.86 AC) |

**PARKLAND IMPACT FEES:** SEE SHEET C2.3

**LANDSCAPE SURFACE RATIO:**

| | |
|---|---|
| MIN. LSR: | 0.20 |
| PROVIDED LSR: | 0.27 (TBD AT SITE PLAN) |

| | |
|---|---|
| **PARKING REQUIRED:** | SEE SHEET C2.1 |
| **PARKING PROVIDED:** | SEE SHEET C2.1 |
| **BIKE PARKING REQUIRED:** | SEE SHEET C4.2 |

**SETBACKS APPLIED TO OVERALL SITE BOUNDARY:**

PERIMETER SETBACKS (FROM R.O.W./BOUNDARY):

| | |
|---|---|
| E. MCEWEN DRIVE: | 15' MIN. |
| CAROTHERS PARKWAY: | 15' MIN. |
| OVATION PKWY: | 0' MIN.*** |
| SOUTHERN BOUNDARY: | 15' MIN. |

INTERNAL SETBACKS:

| | |
|---|---|
| FRONT: | |
| PUBLIC ROAD: | 0' MIN. (FROM R.O.W.) |
| OPEN SPACE/PLAZA: | 0' MIN. |
| AUREUM TRAIL: | 0' MIN. (FROM FACE OF CURB) |
| REAR: | 0' MIN. |
| SIDE: | 0' MIN. |

***BALCONIES SHALL BE ALLOWED TO EXTEND INTO THE PUBLIC ROW OVER THE SIDEWALK/PLANTERS AND INTO THE PRIVATE DRIVE/SIDEWALK/PLANTERS BUT SHALL MEET UTILITY PROVIDERS AND FIRE MARSHALL CLEARANCE REQUIREMENTS. APPROVAL FROM THE UTILITY PROVIDERS AND FIRE MARSHALL SHALL BE OBTAINED WITH THE SITE PLAN APPROVAL TO VERIFY CLEARANCE REQUIREMENTS ARE BEING MET.

**FIRE HYDRANTS:** ALL HYDRANTS TO BE PRIVATE

**TRANSIT LOCATION:** FINAL LOCATION TO BE DETERMINED AT SITE PLAN IN COORDINATION WITH COF ENGINEERING DEPARTMENT.

## IMPACT STATEMENT

### WATER
MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER TO THIS PARCEL. FIRE FLOW DATA INDICATES THAT DOMESTIC, FIRE AND IRRIGATION DEMANDS CAN BE MET FOR THE DEVELOPMENT OF THE PROPERTY. MALLORY VALLEY AND THEIR ENGINEERS WILL PROVIDE THE DESIGNS FOR ANY NEW CONNECTIONS TO THE 12" WATER LINE STUB LOCATED SOUTH OF MCEWEN DRIVE AND THE 18" WATER LINE LOCATED WEST OF CAROTHERS PARKWAY. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 306 GPM. A TWO (2) HYDRANT FLOW TEST WAS PERFORMED ON JANUARY 27, 2022 BY HETHCOAT & DAVIS, INC. THE READ HYDRANT PROVIDED A STATIC PRESSURE OF 156 PSI AND A RESIDUAL PRESSURE OF 150 PSI. THE FLOW HYDRANT PROVIDED A STATIC PRESSURE OF 145 PSI AND A RESIDUAL PRESSURE OF 135 PSI.

### SANITARY SEWER
THE CITY OF FRANKLIN PROVIDES SEWER SERVICE FOR THE DEVELOPMENT. CURRENTLY, PUBLIC SEWER LINES ARE BEING INSTALLED PER COF #7804. THE MAXIMUM ANTICIPATED DEMAND FOR THIS DEVELOPMENT IS 1,068 SFUE.

### RECLAIMED WATER LINE
CURRENTLY NO WATER REUSE LINES EXIST ON THE EAST SIDE OF INTERSTATE 65 AND THIS PROJECT WILL NOT BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.

### DRAINAGE FACILITIES
CURRENTLY, ALL SITE STORMWATER FLOWS TO A CULVERT UNDER MCEWEN DRIVE NEAR THE NORTHEAST CORNER OF THE PARCEL. THE EXISTING ONSITE DETENTION AND WATER QUALITY FEATURES ARE BEING INSTALLED PER COF #7804. THE PROPOSED SD-X DEVELOPMENT WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE.

### STORMWATER
GREEN INFRASTRUCTURE PRACTICES ARE SHOWN FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. FUTURE STORMWATER DESIGN WILL COMPLY WITH CITY OF FRANKLIN BEST MANAGEMENT PRACTICES STORMWATER MANAGEMENT MANUAL AS WELL AS ALTERNATE BMPS SUPPORTED BY CITY STAFF INCLUDING PERVIOUS PAVERS, BIO-RETENTION AREAS AND DETENTION PONDS. ADDITIONAL METHODS MAY BE PROPOSED AT SITE PLAN SUBMITTALS, AND ARE UNDERSTOOD TO NEED STAFF APPROVAL PRIOR TO IMPLEMENTATION.

### ELECTRICITY
MIDDLE TENNESSEE ELECTRIC IS THE ELECTRICAL PROVIDER FOR THIS PROPERTY.

### GAS
ATMOS IS THE NATURAL GAS PROVIDER FOR THIS PROPERTY.

### REFUSE COLLECTION
REFUSE COLLECTION BY A COMBINATION OF CITY OF FRANKLIN COLLECTION SERVICES AND PRIVATE COLLECTION SERVICES

### STREET NETWORK
MCEWEN DRIVE, TO THE NORTH OF THE PROPERTY, AND CAROTHERS PARKWAY, TO THE EAST OF THE PROPERTY, ARE CLASSIFIED AS MAJOR ARTERIAL ROADS ON THE CURRENT MAJOR THOROUGHFARE PLAN. OFF-SITE ROADWAY IMPROVEMENTS CONSISTENT WITH THE INTEGRATED GROWTH PLAN ARE PROPOSED WITH THE PUD AND OUTLINED IN THE TRAFFIC IMPACT STUDY. INTERNAL PROPOSED DRIVES PROVIDE CONNECTIVITY THROUGH THE DEVELOPMENT FROM THE MAJOR ARTERIAL ROADS TO THE ADJACENT PARCELS.

| BUILDING KEY | | | | | | | |
|---|---|---|---|---|---|---|---|
| GROUP | BUILDING | CONSTRUCTION TYPE | STORIES | PERMITTED BUILDING USES | COMMERCIAL/ OFFICE SF | KEYS | MULTI-FAMILY/ CONDO (UNITS) |
| A | 1 | 2 | 5 | MULTIFAMILY | | | 296 |
| B | 1 | 1 | 6-8 | MULTIFAMILY / COMMERCIAL / RESTAURANT/ RETAIL | | | 280 |
| | 2 | 2 | 1-2 | COMMERCIAL / RESTAURANT/ RETAIL | 800 | | |
| | 3 | 2 | 1-2 | COMMERCIAL / RESTAURANT/ RETAIL | 8,000 | | |
| | 4 | 2 | 1-2 | COMMERCIAL / RESTAURANT/ RETAIL | 3,300 | | |
| | 5 | 2 | 1 | COMMERCIAL / RESTAURANT/ RETAIL | 1,100 | | |
| | 6 | 2 | 1-2 | COMMERCIAL / RESTAURANT/ RETAIL | 7,500 | | |
| | 7 | 2 | 1-2 | COMMERCIAL / RESTAURANT/ RETAIL | 19,400 | | |
| | 8 | 2 | 2-3 | COMMERCIAL / RESTAURANT/ RETAIL | 5,850 | | |
| | 9 | 2 | 2-3 | COMMERCIAL / RESTAURANT/ RETAIL | 9,225 | | |
| | 10 | 2 | 2-3 | COMMERCIAL / RESTAURANT/ RETAIL | 20,000 | | |
| | | | ***SUBTOTAL*** | | ***75,175*** | | ***280*** |
| C | 1 | 1 | 6-8 | MULTIFAMILY | | | 280 |
| | 2 | 1 | 3-5 | MULTIFAMILY / COMMERCIAL / RESTAURANT/ RETAIL / OFFICE | 46,685 | | 44 |
| | 3 | 1 | 6-9 | OFFICE | 123,600 | | |
| | 4 | 1 | 6-9 | HOTEL | | 300 | |
| | | | ***SUBTOTAL*** | | ***170,285*** | ***300*** | ***324*** |
| **TOTALS** | | | | | **245,460** | **300** | **900** |

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

# AUREUM PUD SUBDIVISION
# DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. ROSNAK
REGISTERED
TENNESSEE NO. 338
LANDSCAPE ARCHITECT
6.18.25

Revision Date
1. _____
2. _____
3. _____
4. _____

OVERALL DEVELOPMENT PLAN

SHEET
C2.0

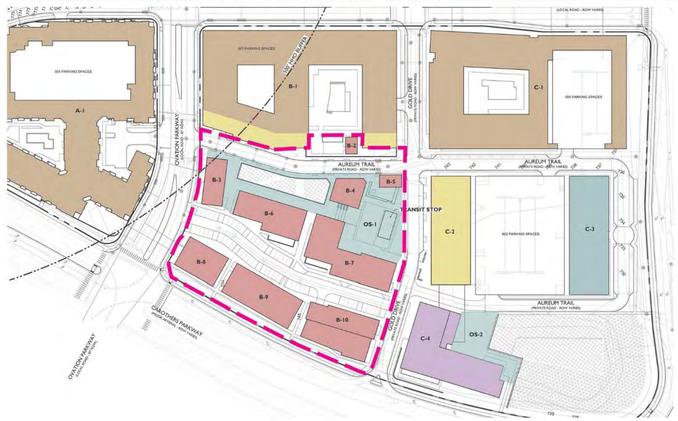
COF: 8851

# APPROVED MOS - COF 6910

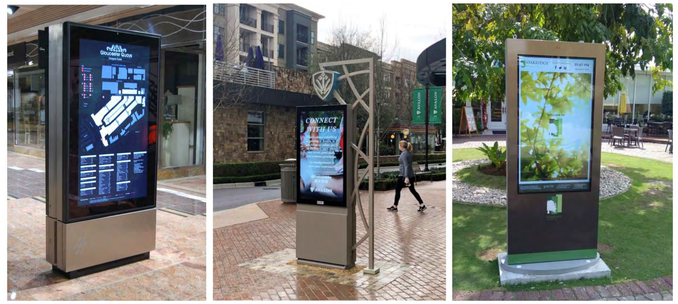
1. **MOS 5.3.5(3)(e) Roof Forms** – Amend to allow flat roofs in addition to pitched roof for attached residential structures. Pitched roofs are not applicable for all urban structures. **PREVIOUSLY APPROVED**

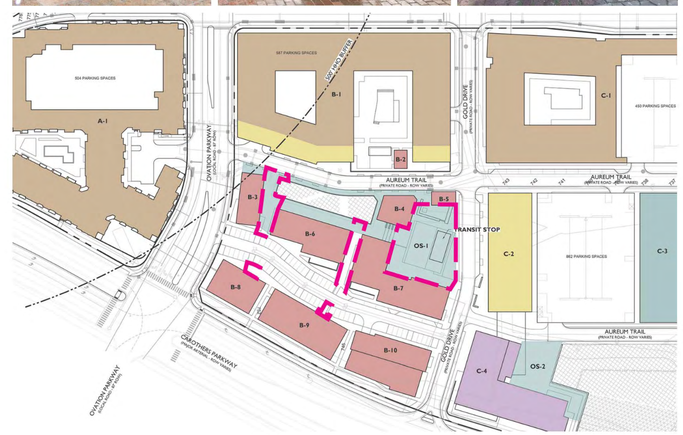
2. **MOS 5.3.6(9)(c) Roof Forms** – Amend to allow pitched or gabled roofs in addition to flat or low-pitched roofs for Nonresidential and Mixed-Use structures. Pitched roofs are requested in the Village Center zone as designated below. These roof-types create a distinct and appropriate visual style that will create a unique and attractive character for the Aureum Village Center (permitted locations highlighted below).





3. **MOS 5.12.5(6)(c) Prohibited Signage** – Modification to allow a maximum of (3) Digital, Interactive wayfinding screen panels in the designated zones within the Village Center. These signs are an appropriate design solution for pedestrian navigation and way finding in the Village Center (permitted locations highlighted below).

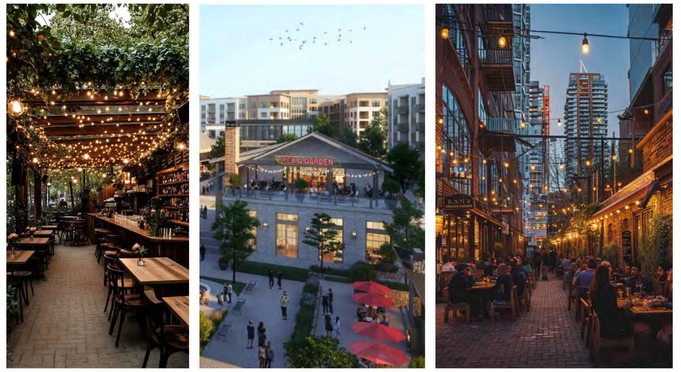




4. **MOS 5.12.5(6)(c) Prohibited Signage** – Modification to allow for Neon Lighting, LED Lighting to be used as internal illumination when the sign has 3-dimensional depth (within a channel or when used to reinforce the design of the sign), or when used as back-lighting to create a halo lighting effect.




5. **MOS 5.12.9(13) Signs Prohibited in All Base Districts** – Allow String Lights as an appropriate lighting solution in pedestrian-oriented areas, dining areas, and amenity spaces within the development. String lights will be permitted in zones designated below. There shall be no sting lights or other hanging obstructions within public ROW or spanning Fire Access Lanes.





GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. ROSAK
REGISTERED
TENNESSEE NO. 696
LANDSCAPE ARCHITECT
09.03.25

Revision Date

MODIFICATION OF STANDARDS

SHEET
C0.1

COF: 8851

## SHEET INDEX


| | |
|---|---|
| C0.0 | COVER SHEET |
| C0.1 | MODIFICATION OF STANDARDS |
| C0.2 | 2024-06-06 APPROVED DEVELOPMENT PLAN |
| C1.0 | EXISTING CONDITIONS |
| C2.0 | OVERALL DEVELOPMENT PLAN |
| C2.1 | DEVELOPMENT PLAN ENLARGEMENT |
| C2.2 | DEVELOPMENT PLAN ENLARGEMENT |
| C2.3 | PREVIOUSLY APPROVED PARKLAND DEDICATION |
| C2.4 | PARKLAND DEDICATION |
| C2.5 | FUTURE IGP PLAN |
| C3.0 | OVERALL GRADING AND DRAINAGE PLAN |
| C3.1 | ENLARGED GRADING AND DRAINAGE PLAN |
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| C4.1 | OVERALL ROW AND ACCESS PLAN |
| C4.2 | ENLARGED ROW AND ACCESS PLAN |
| C4.3 | ENLARGED ROW AND ACCESS PLAN |
| C4.4 | STREET NETWORK PLAN AND SECTIONS |
| C4.5 | STREET SECTIONS |
| C4.6 | PREVIOUSLY APPROVED STREET SECTIONS |
| C5.0 | OVERALL UTILITY PLAN |
| C5.0 | ENLARGED UTILITY PLAN |
| C5.2 | ENLARGED UTILITY PLAN |
| C6.0 | PHASING PLAN |
| C6.1 | PARKING PHASING |
| L1.0 | APPROVED TREE PRESERVATION PLAN |
| A1.0 | ARCHITECTURE CHARACTER |
| A1.1 | ARCHITECTURE CHARACTER |
| A1.2 | ARCHITECTURE CHARACTER |
| A1.3 | ARCHITECTURE CHARACTER |


## DEVELOPMENT TEAM


**APPLICANT & LANDSCAPE ARCHITECT:**
GAMBLE DESIGN COLLABORATIVE
JEFF ROSIAK, PLA
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-545-4121
JEFF@GDC-TN.COM

**DEVELOPER / OWNER:**
SOUTHSTAR, LLC
GLENN S. MCGEHEE
800 CRESCENT CENTRE DRIVE, SUITE 440
FRANKLIN, TN 37067
615-472-8993
GMCGEHEE@SOUTHSTARCO.COM

**ENGINEER:**
RAGAN SMITH
EVAN FOSTER
315 WOODLAND ST
NASHVILLE, TN 37206
615-244-8591
EFOSTER@RAGANSMITH.COM

**ARCHITECT:**
NELSON WORLDWIDE, LLC
JEREMY HULL
1055 HOWELL MILL ROAD, SUITE 1250
ATLANTA, GA 30318
770-209-9393
JHULL@NELSONWW.COM


## ENVISION FRANKLIN COMPLIANCE

CONSISTENT WITH THE MAJOR OBJECTIVES OF ENVISION FRANKLIN, AUREUM IS INTENDED TO BE AN INTEGRAL COMMUNITY FOR THE RESIDENTS, EMPLOYEES, AND VISITORS THROUGH CAREFULLY CRAFTED DESIGN SPECIFIC TO THE DEVELOPMENT. AUREUM WILL ATTRACT A VARIETY OF BUSINESS OPPORTUNITIES FOR COMMERCIAL DEVELOPMENT AND RESIDENTIAL OPPORTUNITIES BY PROVIDING AN EXCEPTIONAL MIXED-USE ENVIRONMENT FOR ALL TO ENJOY.

AUREUM IS LOCATED AT THE SOUTHWEST CORNER OF CAROTHERS PARKWAY AND EAST MCEWEN DRIVE AND ADJACENT TO I-65 CORRIDOR. THIS PROMINENT LOCATION ALLOWS THE DEVELOPMENT TO BE DESIGNED TOWARDS HIGHER INTENSITY DEVELOPMENT, TALLER BUILDINGS, AND A MIX OF USES. AUREUM IS IDENTIFIED AS "REGIONAL COMMERCE" IN ENVISION FRANKLIN "DESIGN CONCEPTS MAP," AND IS IN ACCORDANCE WITH THE "REGIONAL COMMERCE" DESCRIPTION SET FORTH BY ENVISION FRANKLIN PUBLICATION AS "HIGH INTENSITY ACTIVITY CENTERS THAT ATTRACT LARGE NUMBERS OF PEOPLE AND EMPLOYERS FROM BOTH WITHIN AND OUTSIDE THE CITY." CLOSE PROXIMITY TO I-65 CORRIDOR AND HIGH-PROFILE PRESENCE ALONG BOTH MCEWEN DRIVE AND CAROTHERS PARKWAY WILL DRIVE THE STANDARDS OF AUREUM AND ITS SURROUNDING AREAS TO BE UNPARALLELED.

THE AUREUM SITE IS CURRENTLY UNDERUTILIZED, VACANT, AND CONTAINS SPARSE EXISTING VEGETATION. THE PROPOSED DEVELOPMENT WILL SEEK TO MAXIMIZE THE SITE'S LAND USE POTENTIAL BY CONVERTING UNDERUTILIZED LAND INTO VIBRANT MIXED-USE COMMUNITY WITH DEFINING ARCHITECTURAL BUILDINGS, WALKWAYS THAT ENGAGE PEDESTRIAN CIRCULATION, AND INTEGRATED PARKING STRUCTURES SHARED AMONGST THE USERS. AUREUM WILL INCLUDE A VARIETY OF PUBLIC SPACES SUCH AS PLAZAS, COURTYARDS, AND PEDESTRIAN SHARED STREETS, ALL EASILY ACCESSIBLE FROM AN INTERCONNECTED NETWORK OF SIDEWALKS AND PATHS.

AUREUM WILL FEATURE NEW MEDIUM- TO HIGH-DENSITY RESIDENTIAL HOUSING. INCORPORATING ADDITIONAL RESIDENTIAL USES WILL ENHANCE THE ECONOMIC VIABILITY OF BOTH THIS PROJECT AND THE SURROUNDING COMMERCIAL DEVELOPMENTS. EXISTING SINGLE- AND MULTI-FAMILY NEIGHBORHOODS IN THE SURROUNDING AREA, AS WELL AS THE NUMEROUS COMMERCIAL BUSINESSES, WILL BENEFIT FROM A VARIETY OF NEW RESTAURANTS, SHOPS, AND EMPLOYMENT OPPORTUNITIES WITHIN AUREUM.

## IMPACT STATEMENT

### WATER
MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER TO THIS PARCEL. FIRE FLOW DATA INDICATES THAT DOMESTIC, FIRE AND IRRIGATION DEMANDS CAN BE MET FOR THE DEVELOPMENT OF THE PROPERTY. MALLORY VALLEY AND THEIR ENGINEERS WILL PROVIDE THE DESIGNS FOR ANY NEW CONNECTIONS TO THE 12" WATER LINE STUB LOCATED SOUTH OF MCEWEN DRIVE AND THE 18" WATER LINE LOCATED WEST OF CAROTHERS PARKWAY. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 306 GPM. A TWO (2) HYDRANT FLOW TEST WAS PERFORMED ON JANUARY 27, 2022 BY HETHCOAT & DAVIS, INC. THE READ HYDRANT PROVIDED A STATIC PRESSURE OF 156 PSI AND A RESIDUAL PRESSURE OF 150 PSI. THE FLOW HYDRANT PROVIDED A STATIC PRESSURE OF 145 PSI AND A RESIDUAL PRESSURE OF 135 PSI.

### SANITARY SEWER
THE CITY OF FRANKLIN PROVIDES SEWER SERVICE FOR THE DEVELOPMENT. CURRENTLY, PUBLIC SEWER LINES ARE BEING INSTALLED PER COF #7804. THE MAXIMUM ANTICIPATED DEMAND FOR THIS DEVELOPMENT IS 1,068 SFUE.

### RECLAIMED WATER LINE
CURRENTLY NO WATER REUSE LINES EXIST ON THE EAST SIDE OF INTERSTATE 65 AND THIS PROJECT WILL NOT BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.

### DRAINAGE FACILITIES
CURRENTLY, ALL SITE STORMWATER FLOWS TO A CULVERT UNDER MCEWEN DRIVE NEAR THE NORTHEAST CORNER OF THE PARCEL. THE EXISTING ONSITE DETENTION AND WATER QUALITY FEATURES ARE BEING INSTALLED PER COF #7804. THE PROPOSED SD-X DEVELOPMENT WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE.

### STORMWATER
GREEN INFRASTRUCTURE PRACTICES ARE SHOWN FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. FUTURE STORMWATER DESIGN WILL COMPLY WITH CITY OF FRANKLIN BEST MANAGEMENT PRACTICES STORMWATER MANAGEMENT MANUAL AS WELL AS ALTERNATE BMPS SUPPORTED BY CITY STAFF INCLUDING PERVIOUS PAVERS, BIO-RETENTION AREAS AND DETENTION PONDS. ADDITIONAL METHODS MAY BE PROPOSED AT SITE PLAN SUBMITTALS, AND ARE UNDERSTOOD TO NEED STAFF APPROVAL PRIOR TO IMPLEMENTATION.

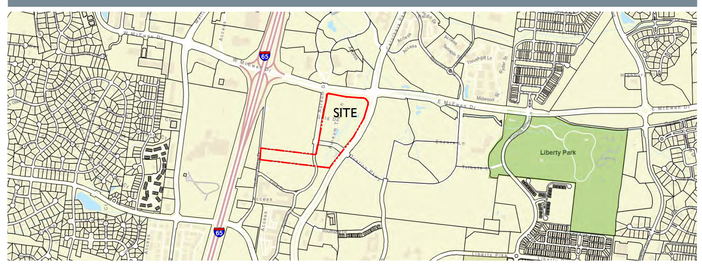
### ELECTRICITY
MIDDLE TENNESSEE ELECTRIC IS THE ELECTRICAL PROVIDER FOR THIS PROPERTY.

### GAS
ATMOS IS THE NATURAL GAS PROVIDER FOR THIS PROPERTY.

### REFUSE COLLECTION
REFUSE COLLECTION BY A COMBINATION OF CITY OF FRANKLIN COLLECTION SERVICES AND PRIVATE COLLECTION SERVICES

### STREET NETWORK
MCEWEN DRIVE, TO THE NORTH OF THE PROPERTY, AND CAROTHERS PARKWAY, TO THE EAST OF THE PROPERTY, ARE CLASSIFIED AS MAJOR ARTERIAL ROADS ON THE CURRENT MAJOR THOROUGHFARE PLAN. OFF-SITE ROADWAY IMPROVEMENTS CONSISTENT WITH THE INTEGRATED GROWTH PLAN ARE PROPOSED WITH THE PUD AND OUTLINED IN THE TRAFFIC IMPACT STUDY. INTERNAL PROPOSED DRIVES PROVIDE CONNECTIVITY THROUGH THE DEVELOPMENT FROM THE MAJOR ARTERIAL ROADS TO THE ADJACENT PARCELS.

## VICINITY MAP




NOT TO SCALE

# AUREUM PUD SUBDIVISION

## DEVELOPMENT PLAN, REVISION 3 (PD 33.1 / 245,460 / 300)

Franklin, Williamson County, Tennessee



NOT TO SCALE

## PREVIOUSLY APPROVED MOS - COF 6910

1. **MOS 5.3.5(3)(e) Roof Forms** – Amend to allow flat roofs in addition to pitched roof for attached residential structures. Pitched roofs are not applicable for all urban structures. **PREVIOUSLY APPROVED**

## PROPOSED MODIFICATION OF STANDARDS

2. **MOS 5.3.6(9)(c) Roof Forms** – Amend to allow pitched or gabled roofs in addition to flat or low-pitched roofs for Nonresidential and Mixed-Use structures. Pitched roofs are requested in the Village Center zone as designated below. These roof-types create a distinct and appropriate visual style that will create a unique and attractive character for the Aureum Village Center (permitted locations highlighted below).

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COMPREHENSIVE REVIEW AT SITE PLAN:

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN STAFF WILL OCCUR AT SITE PLAN. 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 THE CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT SITE PLAN, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

## VESTING STANDARDS

THE ORIGINAL DEVELOPMENT PLAN (COF: 6810) WAS APPROVED UNDER THE 07-01-2018 ZONING ORDINANCE:

| | |
|---|---|
| **ZONING ORDINANCE:** | 07-01-2018 |
| **SUBDIVISION REGULATIONS:** | 02-28-2013 |
| **HISTORIC DISTRICT DESIGN GUIDELINES:** | N/A |
| **TRANSPORTATION AND STREET TECHNICAL STANDARDS:** | 04-25-2017 |
| **STORMWATER BMP MANUAL:** | 01-01-2016 |
| **TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION:** | 12-10-2013 |
| **MUNICIPAL CODE:** | 10-23-2018 |

JEFFREY A. ROSIAK — REGISTERED — TENNESSEE NO. 3... — LANDSCAPE ARCHITECT — 6.28.25

| | |
|---|---|
| PRE-APP SUBMITTAL: | 2025-05-23 |
| INITIAL SUBMITTAL: | 2025-06-04 |
| RESUBMITTAL: | 2025-07-03 |
| ONE STOP: | |
| COF # | 8851 |

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

## SITE DATA

**AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3**

| | |
|---|---|
| **PROJECT NUMBER:** | 8851 |
| **SITE ACREAGE/SF:** | 27.19 AC / 1,184,425 SF |
| **EXISTING ZONING:** | PLANNED DISTRIT (PD 21.8 / 850,000 / 700) |
| **PROPOSED ZONING:** | PLANNED DISTRICT (PD 33.1 / 245,460 / 300) |
| **APPLICABLE DEVELOPMENT STANDARD:** | EITHER APPLY |
| **PROPOSED DEVELOPMENT STANDARD:** | TRADITIONAL* (SEE SHEET C0.0 FOR JUSTIFICATION) |
| **APPLICABLE OVERLAYS:** | HTO, HHO', 500' HHO BUFFER |
| **MAP / PARCELS:** | 062 / 18.02, 18.16, 19.03 |
| **ADDRESS:** | TBD |
| **EXISTING LAND USE:** | VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN) |
| **PROPOSED LAND USE:** | MIXED-USE |

**PARKING SUMMARY:**
PARKING WILL BE PROVIDED VIA ON-STREET SPACES AND PARKING STRUCTURES THROUGHOUT THE DEVELOPMENT. THE TRAFFIC IMPACT STUDY WILL BE SUBMITTED AT INITIAL SUBMITTAL BY RAGAN-SMITH ASSOCIATES. THE TOTAL PARKING PROVIDED WILL BE SUBJECT TO A FULL SHARED PARKING ANALYSIS. SHARED PARKING WILL UTILIZE 31.17% SHARED SPACES.

**ACCESSIBLITY INFORMATION:**
CURB RAMPS AND ACCESSIBLE ROUTES TO BE PROVIDED WITH CONSTRUCTION PLAN PHASE.

**SURVEY INFORMATION:**
BOUNDARY INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC, DATED DECEMBER 14, 2011. BOUNDARY INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN OR DERIVED FROM DEED OF RECORD IN BOOK 301, PAGE 88, DATE UNKNOWN AND THE ABOVE REFERENCED SURVEYS.

TOPOGRAPHIC INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED OCTOBER 31, 2012. TOPOGRAPHIC INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC, DATED DECEMBER 14, 2011. TOPOGRAPHIC INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED AUGUST 30, 2013. TOPOGRAPHIC INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY KEVIN A. EDMONSON, RLS, DATED MAY 5, 2007. TOPOGRAPHIC INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC., DATED AUGUST 30, 2013 AND FROM WILLIAMSON COUNTY GIS CONTOURS.

**PLAT REFERENCE:**
NONE

**DEED REFERENCE:**
BEING THE SAME PROPERTY CONVEYED TO SS-CH FRANKLIN, LLC BY QUITCLAIM DEED FROM VANDERBILT UNIVERSITY MEDICAL CENTER BY DEED OF RECORD IN BOOK 7357, PAGE 667, REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE.

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

**FLOOD INFORMATION:**
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0212G, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2024, WHICH MAKES UP A PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT: COMMUNITY No. 470206, PANEL NO. 0212, SUFFIX G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED, SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**STATEMENT OF ARCHITECTURAL INTENT:**
SEE STATEMENT OF ARCHITECTURAL IMPACT ON SHEET A1.0 FOR CONCEPTUAL MASSING.

**DEVELOPMENT PHASING:**
MASTER DEVELOPER RESERVES THE RIGHT TO ADJUST PHASING BASED ON MARKET CONDITIONS. PHASING IS SUBJECT TO CHANGE BEYOND WHAT IS SHOWN PRELIMINARILY WITH THE PUD PLANS.

**USE PHASING:**
USE LOCATIONS/MASSING SHOWN ON THE CONCEPTUAL LAYOUT MAY VARY AT FINAL SITE PLAN BASED ON MARKET CONDITIONS. USES MAY NOT EXCEED MAXIMUM DENSITY SHOWN WITH THIS APPLICATION. PUBLIC ROADWAY ACCESS POINTS ARE SUBJECT TO MINOR ADJUSTMENTS AT SITE PLAN DEVELOPMENT.

***TRADITIONAL DEVELOPMENT STANDARDS:**
THIS DEVELOPMENT PLAN INCORPORATES THE TRADITIONAL DEVELOPMENT STANDARDS. DEVELOPMENT ON LOTS OR SITES ARE DESIGNATED AS EITHER TRADITIONAL OR CONVENTIONAL MUST USE EITHER TRADITIONAL OR CONVENTIONAL STANDARDS, AND MUST NOT MIX THE TWO. THE TRADITIONAL DESIGN STANDARDS ARE THE MOST APPROPRIATE FOR THE AUREUM DEVELOPMENT PLAN WHERE THE FOLLOWING CHARACTERISTICS ARE SATISFIED.

1. A MODIFIED GRID STREET SYSTEM WITH A PREVALENT USE OF ALLEYS AND USE OF CUL-DE-SAC STREETS ONLY WHERE TOPOGRAPHY OR OTHER NATURAL CONSTRAINTS EXIST;
2. LOTS WITH VARIABLE SIZES, WIDTHS, AND ORIENTATIONS IN PROXIMITY TO ONE ANOTHER ALONG WITH THE PROVISION OF FORMAL OPEN SPACES;
3. HUMAN-SCALED BUILDINGS WITH HIGH QUALITY EXTERIOR MATERIALS LOCATED WITHIN PROXIMITY OR ADJACENT TO THE PRIMARY STREETS THEY FRONT;
4. PEDESTRIAN AND TRANSIT ORIENTATION, WITH WIDESPREAD PROVISION OF ON-STREET PARKING AND OFF-STREET SURFACE PARKING AREAS LOCATED BESIDE OR BEHIND BUILDINGS;
5. INTEGRATED RESIDENTIAL AND NONRESIDENTIAL LAND USES LOCATED IN THE SAME BUILDING OR IN PROXIMITY TO ONE ANOTHER WITHOUT EXTENSIVE BUFFERING.

OPEN SPACE REQUIREMENTS TO FOLLOW THE TRADITIONAL DEVELOPMENT STANDARDS
PARKING REQUIREMETNS ARE TO FOLLOW THE TRADITIONAL DEVELOPMENT STANDARDS.
ALL ARCHITECTURAL REQUIREMENTS ARE TO FOLLOW THE TRADITIONAL DEVELOPMENT STANDARDS.

## REGULATIONS

**BUILDING TYPES APPLIED:**
ATTACHED RESIDENTIAL, COMMERCIAL

**ANTICIPATED ROW DEDICATION:**
3.66 AC (159,577 SF)

**ADJUSTED SITE ACREAGE:**
23.53 AC (1,024,848 SF) (TBD AT SITE PLAN)

**BUILDING HEIGHT:**
1-9 STORIES W/ ROOFTOP AMENITIES AS ALLOWED ON 8-STORIES)

**DWELLING UNIT COUNT, BY TYPE:**
MULTIFAMILY: 900

**TREE CANOPY RETENTION:**

| | |
|---|---|
| EX TREE CANOPY: | 35.4% / 418,744 SF / 9.61 AC |
| TREE CANOPY RETENTION REQUIRED: | 24% / 100,499 SF / 2.31 AC |
| TREE CANOPY RETENTION PROVIDED: | 46% / 192,659 SF / 4.42 AC |

**SPECIMEN TREE REPLACEMENT:**

| | |
|---|---|
| SPECIMEN TREE CALIPER REMOVED: | 652 |
| TOTAL EXEMPT ACCESS ESMT CALIPERS TO BE REMOVED: | -98 |
| ADJUSTED TREE CALIPERS REMOVED: | 554 |
| SPECIMEN TREE DBH REPLACEMENT: | 1,108 |
| CALIPER INCHES PROVIDED PHASE 1: | 45 |
| CALIPER INCHES TO BE PROVIDED IN REMAINING PHASES: | 1063 |

**OPEN SPACE:**

| | |
|---|---|
| REQUIRED OPEN SPACE: | 3% OF SITE (35,533 SF; 0.82 AC) |
| PROVIDED OS: | 3.6% OF SITE (37,275 SF; 0.86 AC) |

**PARKLAND IMPACT FEES:** SEE SHEET C2.3

**LANDSCAPE SURFACE RATIO:**

| | |
|---|---|
| MIN. LSR: | 0.20 |
| PROVIDED LSR: | 0.27 (TBD AT SITE PLAN) |

| | |
|---|---|
| **PARKING REQUIRED:** | SEE SHEET C2.1 |
| **PARKING PROVIDED:** | SEE SHEET C2.1 |
| **BIKE PARKING REQUIRED:** | SEE SHEET C4.2 |

**SETBACKS APPLIED TO OVERALL SITE BOUNDARY:**

| | |
|---|---|
| PERIMETER SETBACKS (FROM R.O.W./BOUNDARY): | |
| E. MCEWEN DRIVE: | 15' MIN. |
| CAROTHERS PARKWAY: | 15' MIN. |
| OVATION PKWY: | 0' MIN.*** |
| SOUTHERN BOUNDARY: | 15' MIN. |
| INTERNAL SETBACKS: | |
| FRONT: | |
| PUBLIC ROAD: | 0' MIN. (FROM R.O.W.) |
| OPEN SPACE/PLAZA: | 0' MIN. |
| AUREUM TRAIL: | 0' MIN. (FROM FACE OF CURB) |
| REAR: | 0' MIN. |
| SIDE: | 0' MIN. |

***BALCONIES SHALL BE ALLOWED TO EXTEND INTO THE PUBLIC ROW OVER THE SIDEWALK/PLANTERS AND INTO THE PRIVATE DRIVE/SIDEWALK/PLANTERS BUT SHALL MEET UTILITY PROVIDERS AND FIRE MARSHALL CLEARANCE REQUIREMENTS. APPROVAL FROM THE UTILITY PROVIDERS AND FIRE MARSHALL SHALL BE OBTAINED WITH THE SITE PLAN APPROVAL TO VERIFY CLEARANCE REQUIREMENTS ARE BEING MET.

**FIRE HYDRANTS:** ALL HYDRANTS TO BE PRIVATE

**TRANSIT LOCATION:** FINAL LOCATION TO BE DETERMINED AT SITE PLAN IN COORDINATION WITH COF ENGINEERING DEPARTMENT.

# APPROVED MOS - COF 6910

1. **MOS 5.3.5(3)(e) Roof Forms** – Amend to allow flat roofs in addition to pitched roof for attached residential structures. Pitched roofs are not applicable for all urban structures. **PREVIOUSLY APPROVED**

2. **MOS 5.3.6(9)(c) Roof Forms** – Amend to allow pitched or gabled roofs in addition to flat or low-pitched roofs for Nonresidential and Mixed-Use structures. Pitched roofs are requested in the Village Center zone as designated below. These roof-types create a distinct and appropriate visual style that will create a unique and attractive character for the Aureum Village Center (permitted locations highlighted below).



3. **MOS 5.12.5(6)(c) Prohibited Signage** – Modification to allow a maximum of (3) Digital, Interactive wayfinding screen panels in the designated zones within the Village Center. These signs are an appropriate design solution for pedestrian navigation and way finding in the Village Center (permitted locations highlighted below).



4. **MOS 5.12.5(6)(c) Prohibited Signage** – Modification to allow for Neon Lighting, LED Lighting to be used as internal illumination when the sign has 3-dimensional depth (within a channel or when used to reinforce the design of the sign), or when used as back-lighting to create a halo lighting effect.




5. **MOS 5.12.9(13) Signs Prohibited in All Base Districts** – Allow String Lights as an appropriate lighting solution in pedestrian-oriented areas, dining areas, and amenity spaces within the development. String lights will be permitted in zones designated below. There shall be no sting lights or other hanging obstructions within public ROW or spanning Fire Access Lanes.



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
TENNESSEE NO. 696
LANDSCAPE ARCHITECT
09.03.25

Revision Date

MODIFICATION OF STANDARDS

SHEET
C0.1

COF: 8851

## DEVELOPMENT PLAN OFFSET AGREEMENTS:

1) PARKLAND DEDICATION: SEE SHEET C2.2 FOR OFFSET REQUESTS.
2) ROADWAY IMPACT FEE: SEE SHEET C2.3 FOR OFFSET REQUESTS.

KEY
- MULTI-FAMILY
- OFFICE
- HOTEL
- RESTAURANT/RETAIL
- GARAGE
- CANOPY

**SHARED PARKING ANALYSIS**

| USE | Density | Hotel Assembly Area Occu. | Outdoor Seats | Staff | COF Parking Ratio ( PER 1000 SF or Keys or BR) | COF Parking Req per Ratio | COF Parking Ratio (.67/Seat) | COF Parking Ratio (1/Employee) | COF Parking Ratio (.25/Occu.) | COF Overall Parking Req by Use | PARKING PROVIDED PHASE 1 | PARKING PROVIDED PHASE 2 | PARKING PROVIDED PHASE 3 | PARKING PROVIDED PHASE 4 | PARKING PROVIDED PHASE 5 | PARKING PROVIDED PHASE 6 | ULI Unadjusted Parking Demand | ULI Shared Parking Reduction | ULI Recommended Parking |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Retail | 70,000 | | | | 3.33 | 233 | | | | 233 | | | | | | | | | |
| Restaurant | 30,000 | | 90 | 90 | 10.00 | 300 | 60 | 90 | | 450 | | | | | | | | | |
| Office (Tower) | 500,000 | | | | 4.00 | 2,000 | | | | 2,000 | | | | | | | | | |
| Office (Loft) | 250,000 | | | | 4.00 | 1,000 | | | | 1,000 | | | | | | | | | |
| Hotel (Full Service) | 300 | 1,300 | | 25 | 1.00 | 300 | | 25 | 325 | 650 | 500 | 398 | 1,150 | 1,550 | 0 | 550 | 4,872 | 17.04% | 4,042 |
| Hotel (Limited) | 200 | 0 | | 25 | 1.00 | 200 | | 25 | 0 | 225 | | | | | | | | | |
| Hotel (Extended) | 200 | 0 | | 25 | 1.00 | 200 | | 25 | 0 | 225 | | | | | | | | | |
| Multi-Family (Phase 1) | 304 | | | | 1.5/2.5/3 | 578 | | | | 578 | | | | | | | | | |
| Multi-Family (Phase2) | 176 | | | | 1.5/2.5/3 | 326 | | | | 326 | | | | | | | | | |
| TOTAL | | | | | | | | | | 5,688 | 4,148 | | | | | | | | |
| | | | | | | | | | COF SHARED: | | 27.07% | | | | | | | | |

Multi-Family PH 1: Assumes (44) Studio Units, (138) 1 BR, & (122) 2BR
Multi-Family PH 2: Assumes 69% 1 BR, 22% 2BR, & 9% 3BR

(SEE APPROVED SHARED PARKING ANALYSIS FOR MAXIMUM SHARED RATIO)

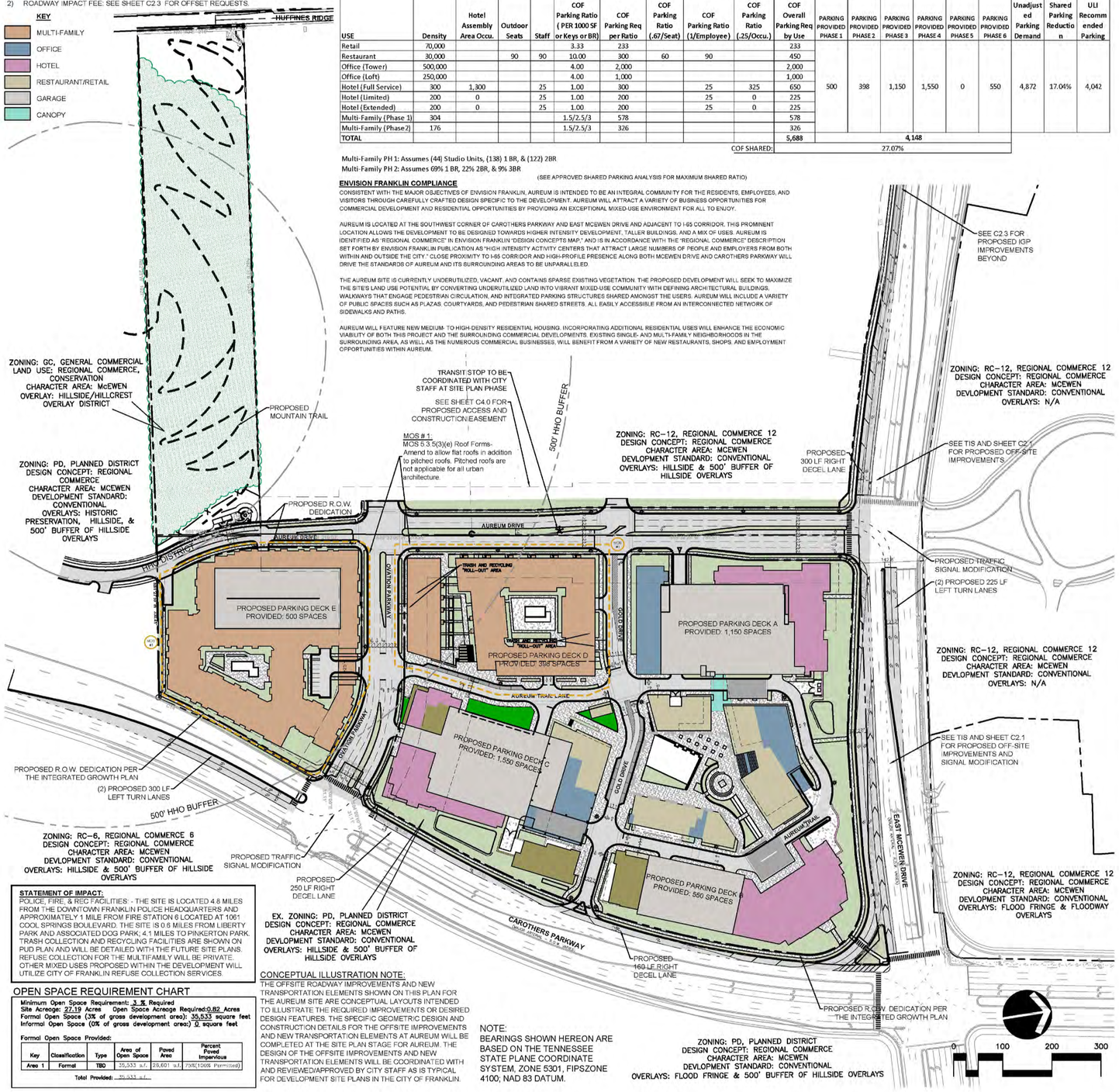
**ENVISION FRANKLIN COMPLIANCE**

CONSISTENT WITH THE MAJOR OBJECTIVES OF ENVISION FRANKLIN, AUREUM IS INTENDED TO BE AN INTEGRAL COMMUNITY FOR THE RESIDENTS, EMPLOYEES, AND VISITORS THROUGH CAREFULLY CRAFTED DESIGN SPECIFIC TO THE DEVELOPMENT. AUREUM WILL ATTRACT A VARIETY OF BUSINESS OPPORTUNITIES FOR COMMERCIAL DEVELOPMENT AND RESIDENTIAL OPPORTUNITIES BY PROVIDING AN EXCEPTIONAL MIXED-USE ENVIRONMENT FOR ALL TO ENJOY.

AUREUM IS LOCATED AT THE SOUTHWEST CORNER OF CAROTHERS PARKWAY AND EAST MCEWEN DRIVE AND ADJACENT TO I-65 CORRIDOR, THIS PROMINENT LOCATION ALLOWS THE DEVELOPMENT TO BE DESIGNED TOWARDS HIGHER INTENSITY DEVELOPMENT, TALLER BUILDINGS, AND A MIX OF USES. AUREUM IS IDENTIFIED AS "REGIONAL COMMERCE" IN ENVISION FRANKLIN "DESIGN CONCEPTS MAP," AND IS IN ACCORDANCE WITH THE "REGIONAL COMMERCE" DESCRIPTION SET FORTH BY ENVISION FRANKLIN PUBLICATION AS "HIGH INTENSITY ACTIVITY CENTERS THAT ATTRACT LARGE NUMBERS OF PEOPLE AND EMPLOYERS FROM BOTH WITHIN AND OUTSIDE THE CITY." CLOSE PROXIMITY TO I-65 CORRIDOR AND HIGH-PROFILE PRESENCE ALONG BOTH MCEWEN DRIVE AND CAROTHERS PARKWAY WILL DRIVE THE STANDARDS OF AUREUM AND ITS SURROUNDING AREAS TO BE UNPARALLELED.

THE AUREUM SITE IS CURRENTLY UNDERUTILIZED, VACANT, AND CONTAINS SPARSE EXISTING VEGETATION. THE PROPOSED DEVELOPMENT WILL SEEK TO MAXIMIZE THE SITE'S LAND USE POTENTIAL BY CONVERTING UNDERUTILIZED LAND INTO VIBRANT MIXED-USE COMMUNITY WITH DEFINING ARCHITECTURAL BUILDINGS, WALKWAYS THAT ENGAGE PEDESTRIAN CIRCULATION, AND INTEGRATED PARKING STRUCTURES SHARED AMONGST THE USERS. AUREUM WILL INCLUDE A VARIETY OF PUBLIC SPACES SUCH AS PLAZAS, COURTYARDS, AND PEDESTRIAN SHARED STREETS. ALL EASILY ACCESSIBLE FROM AN INTERCONNECTED NETWORK OF SIDEWALKS AND PATHS.

AUREUM WILL FEATURE NEW MEDIUM- TO HIGH-DENSITY RESIDENTIAL HOUSING, INCORPORATING ADDITIONAL RESIDENTIAL USES WILL ENHANCE THE ECONOMIC VIABILITY OF BOTH THIS PROJECT AND THE SURROUNDING COMMERCIAL DEVELOPMENTS. EXISTING SINGLE- AND MULTI-FAMILY NEIGHBORHOODS IN THE SURROUNDING AREA, AS WELL, AS THE NUMEROUS COMMERCIAL BUSINESSES, WILL BENEFIT FROM A VARIETY OF NEW RESTAURANTS, SHOPS, AND EMPLOYMENT OPPORTUNITIES WITHIN AUREUM.




**STATEMENT OF IMPACT:**

POLICE, FIRE, & REC FACILITIES' - THE SITE IS LOCATED 4.8 MILES FROM THE DOWNTOWN FRANKLIN POLICE HEADQUARTERS AND APPROXIMATELY 1 MILE FROM FIRE STATION 6 LOCATED AT 1061 COOL SPRINGS BOULEVARD. THE SITE IS 0.6 MILES FROM LIBERTY PARK AND ASSOCIATED DOG PARK; 4.1 MILES TO PINKERTON PARK. TRASH COLLECTION AND RECYCLING FACILITIES ARE SHOWN ON PUD PLAN AND WILL BE DETAILED WITH THE FUTURE SITE PLANS. REFUSE COLLECTION FOR THE MULTIFAMILY WILL BE PRIVATE. OTHER MIXED USES PROPOSED WITHIN THE DEVELOPMENT WILL UTILIZE CITY OF FRANKLIN REFUSE COLLECTION SERVICES.

### OPEN SPACE REQUIREMENT CHART

Minimum Open Space Requirement: 3 % Required
Site Acreage: 27.19 Acres Open Space Acreage Required:0.82 Acres
Formal Open Space (3% of gross development area): 35,533 square feet
Informal Open Space (0% of gross development area): 0 square feet

Formal Open Space Provided:

| Key | Classification | Type | Area of Open Space | Paved Area | Percent Paved Impervious |
|---|---|---|---|---|---|
| Area 1 | Formal | TBD | 35,533 s.f. | 29,601 s.f. | 79%(100% Permitted) |
| Total Provided: | | | 35,533 s.f. | | |

**CONCEPTUAL ILLUSTRATION NOTE:**

THE OFFSITE ROADWAY IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS SHOWN ON THIS PLAN FOR THE AUREUM SITE ARE CONCEPTUAL LAYOUTS INTENDED TO ILLUSTRATE THE REQUIRED IMPROVEMENTS OR DESIRED DESIGN FEATURES. THE SPECIFIC GEOMETRIC DESIGN AND CONSTRUCTION DETAILS FOR THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS AT AUREUM WILL BE COMPLETED AT THE SITE PLAN STAGE FOR AUREUM. THE DESIGN OF THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS WILL BE COORDINATED AND REVIEWED/APPROVED BY CITY STAFF AS IS TYPICAL FOR DEVELOPMENT SITE PLANS IN THE CITY OF FRANKLIN.

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

## SITE DATA CHART:

**PROJECT INFORMATION:**

| | |
|---|---|
| NAME: | AUREUM |
| CITY OF FRANKLIN PROJECT NUMBER: | TBD |
| SUBDIVISION / LOT #: | AUREUM PUD SUBDIVISION, REVISION 2 |
| MAP / PARCEL: | 062 / 18.02, 18.03 |
| STREET ADDRESS: | TBD<br>FRANKLIN<br>WILLIAMSON<br>TN |
| CIVIL DISTRICT: | 8TH |
| EXISTING ZONING: | PLANNED DISTRICT (PD 17.65 DUA/650,000 SF/700 KEYS) |
| CHARACTER AREA OVERLAY: | MECO-4 |
| PROPOSED ZONING: | PLANNED DISTRICT (PD 17.65 DUA/650,000 SF/700 KEYS) |
| OTHER APPLICABLE OVERLAYS: | HTO, HHO, 500' HHO BUFFER |
| APPLICABLE DEVELOPMENT STANDARD: | EITHER APPLY |
| PROPOSED DEVELOPMENT STANDARD: | CONVENTIONAL |
| EXISTING LAND USE: | VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN) |
| ACREAGE (SQUARE FOOTAGE) OF SITE: | 27.19 AC. (1,184,425± S.F.) |

| OWNERS/DEVELOPERS: | APPLICANT: |
|---|---|
| SS-CH FRANKLIN, LLC | RAGAN-SMITH ASSOCIATES, INC. |
| 501 CORPORATE CENTER DR. SUITE 315 | 315 WOODLAND STREET |
| FRANKLIN, TN 37067 | NASHVILLE, TN 37206 |
| (615) 472-8916 | (615) 244-8591 |
| GLENN MCGEHEE | SCOTTY BERNICK |
| ROBERT G. SCHAEDLE III | SBERNICK@RAGANSMITH.COM |
| GMCGEHEE@SOUTHSTARCO.COM | |
| RSCHAEDLE@CHARTWELLHOSPITALITY.COM | |

MINIMUM REQUIRED BUILDING SETBACK LINES:

PERIMETER SETBACKS (FROM R.O.W./BOUNDARY):

| | |
|---|---|
| E. MCEWEN DRIVE: | 15' MIN. |
| CAROTHERS PARKWAY: | 15' MIN. |
| TOWER CIRLCE: | 0' MIN. (***BALCONIES ALLOWED TO EXTEND INTO R.O.W. SEE NOTE) |
| OVATION PKWY: | 0' MIN. (***BALCONIES ALLOWED TO EXTEND INTO R.O.W. SEE NOTE) |
| EDWARD CURD LANE: | 0' MIN. (***BALCONIES ALLOWED TO EXTEND INTO R.O.W. SEE NOTE) |
| SOUTHERN BOUNDARY: | 15' MIN. |

INTERNAL SETBACKS:

| | |
|---|---|
| FRONT (PUBLIC ROAD): | 0' MIN. (FROM R.O.W.) |
| FRONT (AUREUM TRAIL, SOUTH OF GOLDEN WAY): | 8' MIN. (FROM FACE OF CURB) |
| FRONT (AUREUM TRAIL, NORTH OF GOLDEN WAY): | 8' MIN. (FROM FACE OF CURB) |
| FRONT (OPEN SPACE/PLAZA): | 0' MIN. |
| SIDE: | 0' MIN. |
| REAR: | 0' MIN. |

***BALCONIES SHALL BE ALLOWED TO EXTEND INTO THE PUBLIC R.O.W. OVER THE SIDEWALK/PLANTERS AND INTO THE PRIVATE DRIVE SIDEWALK/PLANTERS BUT SHALL MEET UTILITY PROVIDERS AND FIRE MARSHAL CLEARANCE REQUIREMENTS. APPROVAL FROM THE UTILITY PROVIDERS AND FIRE MARSHAL SHALL BE OBTAINED WITH SITE PLAN APPROVAL TO VERIFY CLEARANCE REQUIREMENTS ARE BEING MET.

| | |
|---|---|
| ANTICIPATED R.O.W. DEDICATION: | 3.66 AC (159,577 S.F.) |
| ADJUSTED SITE ACREAGE: | 23.53 AC (1,024,848 S.F.) (TBD AT SITE PLAN PHASE) |

PROJECT DENSITY:

| | |
|---|---|
| NON-RESIDENTIAL SF / HOTEL KEYS: | |
| OFFICE: | 750,000 S.F. |
| RETAIL/RESTAURANT: | 100,000 S.F. |
| HOTEL KEYS (SF): | 700 KEYS (525,000 S.F.) |
| TOTAL: | 1,375,100 SF (INCLUDES 700 HOTEL KEYS) |
| ATTACHED RESIDENTIAL UNITS: | 480 MULTIFAMILY UNITS (525,000 S.F.) |
| OVERALL DENSITY: | 17.65 [480 UNITS / 27.19 AC] |
| NET DENSITY (MINUS R.O.W.) | 20.40 [480 UNITS/ 23.53 AC] |
| NET DENSITY (MINUS R.O.W. & OVERLAY): | 24.36 [480 UNITS/ 19.70 AC] |
| BUILDING HEIGHT: | 1 - 12 STORIES (W/ROOFTOP AMENITIES AS ALLOWED ON 12-STORIES) |
| PARKING REQUIREMENT: | (SEE OVERALL PARKING CHART, SHEET C2.0) |
| PARKING PROVIDED: | (SEE OVERALL PARKING CHART, SHEET C2.0) |
| MIN. LANDSCAPE SURFACE RATIO (LSR): | 20 |
| PROV. LANDSCAPE SURFACE RATION: | 31 (TBD AT SITE PLAN, MUST MEET MIN. LSR) |

TREE CANOPY:

| | |
|---|---|
| EX. TREE CANOPY % / SF / AC: | 35.4% / 418,744 S.F. / 9.61 AC |
| EX. TREE CANOPY % / SF / AC: | 8.5% [ 354X.24] / 100,629 S.F. / 2.31 AC |
| PROP. TREE CANOPY % / SF / AC: | 16.2% / 192,659 S.F. / 4.42 AC (EXCLUDING FUTURE R.O.W.) |
| EXISTING SPECIMEN TREE DBH: | 744 DBH |
| SPECIMEN TREE DBH TO REMAIN: | 48 DBH |
| SPECIMEN TREE DBH REMOVAL: | 696 DBH |
| EXEMPTION WITHIN R.O.W.: | (382 DBH) |
| ADJUSTED DBH REPLACEMENT: | 314 DBH (696-382) |
| SPECIMEN TREE REPLACEMENT: | 628 DBH (314 X 2) |

| | |
|---|---|
| OPEN SPACE: | (SEE OPEN SPACE CHARTS, SHEET C2.0) |
| TOTAL: | 0.82 AC. (3%) |
| INFORMAL: | 0 AC. - N/A |

**PARKING SUMMARY:**
PARKING WILL BE PROVIDED VIA ON-STREET SPACES AND PARKING STRUCTURES THROUGHOUT THE DEVELOPMENT. THE TRAFFIC IMPACT STUDY WILL BE SUBMITTED AT INITIAL SUBMITTAL BY RAGAN-SMITH ASSOCIATES (UPDATED: APRIL 4, 2019). THE TOTAL PARKING PROVIDED WILL BE SUBJECT TO A FULL SHARED PARKING ANALYSIS. SHARED PARKING WILL UTILIZE 30% SHARED SPACES.

**ACCESSIBILITY INFORMATION:**
CURB RAMPS AND ACCESSIBLE ROUTES TO BE PROVIDED WITH CONSTRUCTION PLAN PHASE.

**SURVEY INFORMATION:**
BOUNDARY INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC. DATED DECEMBER 14, 2011. BOUNDARY INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN OR DERIVED FROM DEED OF RECORD IN BOOK 301, PAGE 88. DATE UNKNOWN AND THE ABOVE REFERENCED SURVEYS.

TOPOGRAPHIC INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED OCTOBER 31, 2012. TOPOGRAPHIC INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC. DATED DECEMBER 14, 2011. TOPOGRAPHIC INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED AUGUST 30, 2013. TOPOGRAPHIC INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY KEVIN A. EDMONSON, RLS, DATED MAY 5, 2007. TOPOGRAPHIC INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC., DATED AUGUST 30, 2013 AND FROM WILLIAMSON COUNTY GIS CONTOURS.

**PLAT REFERENCE:**
NONE

**DEED REFERENCE:**
BEING THE SAME PROPERTY CONVEYED TO SS-CH FRANKLIN, LLC BY QUITCLAIM DEED FROM VANDERBILT UNIVERSITY MEDICAL CENTER BY DEED OF RECORD IN BOOK 7357, PAGE 667, REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE.

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

**FLOOD INFORMATION:**
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X," AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0212F AND 47187C0220F, BOTH WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT: COMMUNITY NO. 470206, PANEL NO. 0212, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
ACREAGE (SQUARE FOOTAGE) OF SITE: 27.19 AC. (1,184,425± S.F.)

**STATEMENT OF ARCHITECTURAL INTENT:**
SEE STATEMENT OF ARCHITECTURAL IMPACT ON SHEET A1.0 FOR CONCEPTUAL MASSING.

**DEVELOPMENT PHASING:**
MASTER DEVELOPER RESERVES THE RIGHT TO ADJUST PHASING BASED ON MARKET CONDITIONS. PHASING IS SUBJECT TO CHANGE BEYOND WHAT IS SHOWN PRELIMINARILY WITH THE PUD PLANS.

**USE PHASING:**
USE LOCATION/MASSING SHOWN ON THE CONCEPTUAL LAYOUT MAY VARY AT FINAL SITE PLAN BASED ON MARKET CONDITIONS. USES MAY NOT EXCEED MAXIMUM DENSITY SHOWN WITH THIS APPLICATION. PUBLIC ROADWAY ACCESS POINTS ARE SUBJECT TO MINOR ADJUSTMENTS AT SITE PLAN DEVELOPMENT.

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

APPROVED DEVELOPMENT PLAN - COF 8490

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

SCOTT MICHAEL BERNICK REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 371 LANDSCAPE ARCHITECT

CITY OF FRANKLIN #8490
**AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2**
FOR
SS-CH FRANKLIN, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 100'
Date: JUNE 6, 2024
Approved By: S. BERNICK
Revisions:

Drawing Title:
OVERALL DEVELOPMENT PLAN

Drawing No.
C2.0

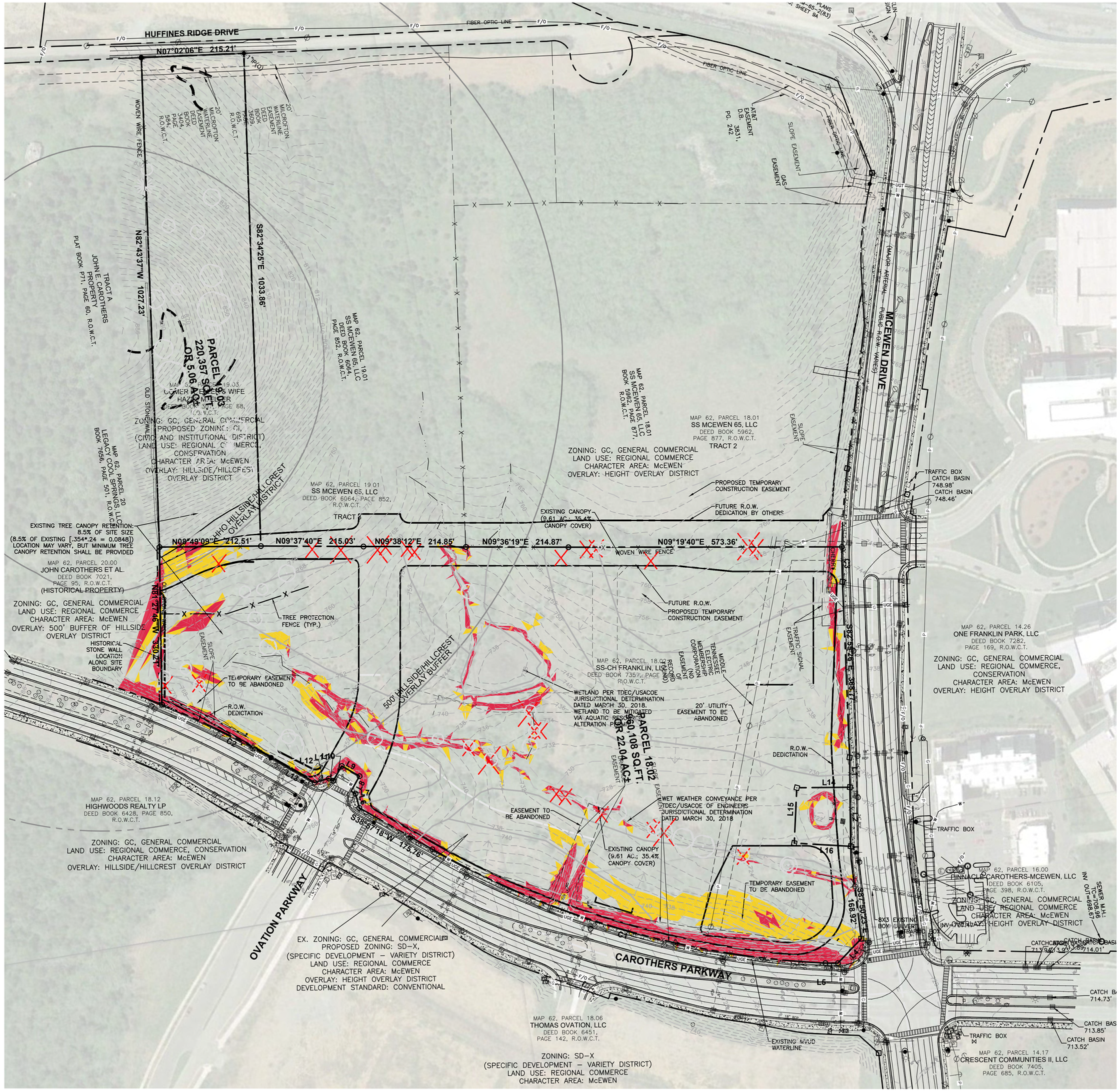
Project No.
24-0107

JEFFREY A. POLLACK REGISTERED ENGINEER TENNESSEE NO. 116 LANDSCAPE ARCHITECT CPB.25

Revision Date
2024-06-06 APPROVED DEVELOPMENT PLAN

SHEET
C0.2
COF: 8851

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee




**SURVEY INFORMATION**

BOUNDARY INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES, LLC, DATED APRIL 11, 2017. TOPOGRAPHIC INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES, LLC, DATED OCTOBER 31, 2012.

BOUNDARY & TOPOGRAPHIC INFORMATION FOR PARCELS 18.02, 18.16 AND 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES, LLC, DATED SEPTEMBER 27, 2019.

| SOIL SURVEY | | |
|---|---|---|
| SOIL SYMBOL | SOIL NAME | DESCRIPTION |
| ArC2 | Armour Silt Loam | 5–12% slopes, eroded |
| Hu | Huntington Silt Loam | Phosphatic |
| MbC2 | Maury Silt Loam | 2–5% slopes, eroded |
| MoD | Ashwood–Mimosa–Rock outcrop complex | 5–15% slopes |
| StC2 | Stiversville Silt Loam | 5–12% slopes, eroded |
| StD2 | Stiversville Silt Loam | 12–20% slopes, eroded |
| W | Water | |

| Slopes Table | | | |
|---|---|---|---|
| Number | Minimum Slope | Maximum Slope | Color |
| 1 | 14.00% | 19.99% | |
| 2 | 20.00% | 100.00% | |

**EXISTING GRADING & DRAINAGE DATA CHART:**

DRAINAGE:
SITE AREA: 27.19 AC
IMPERVIOUS AREA: 21.24AC
DISTURBED AREA: 27.09 AC
Existing Rv VALUE: .14
PEAK FLOW RUNOFF:
SITE PEAK FLOWS WILL BE DETERMINED AT SITE PLAN DEVELOPMENT. PEAK FLOW ATTENUATION WILL OCCUR ON SITE, AND DISCHARGE FROM THE SITE WILL NOT BE INCREASED.

0 100 200 300

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


GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON
EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
CRUMLEY
No. 120457
STATE OF TENNESSEE


# COF# 8851

## AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3

Franklin, Williamson County, Tennessee

Revision Date

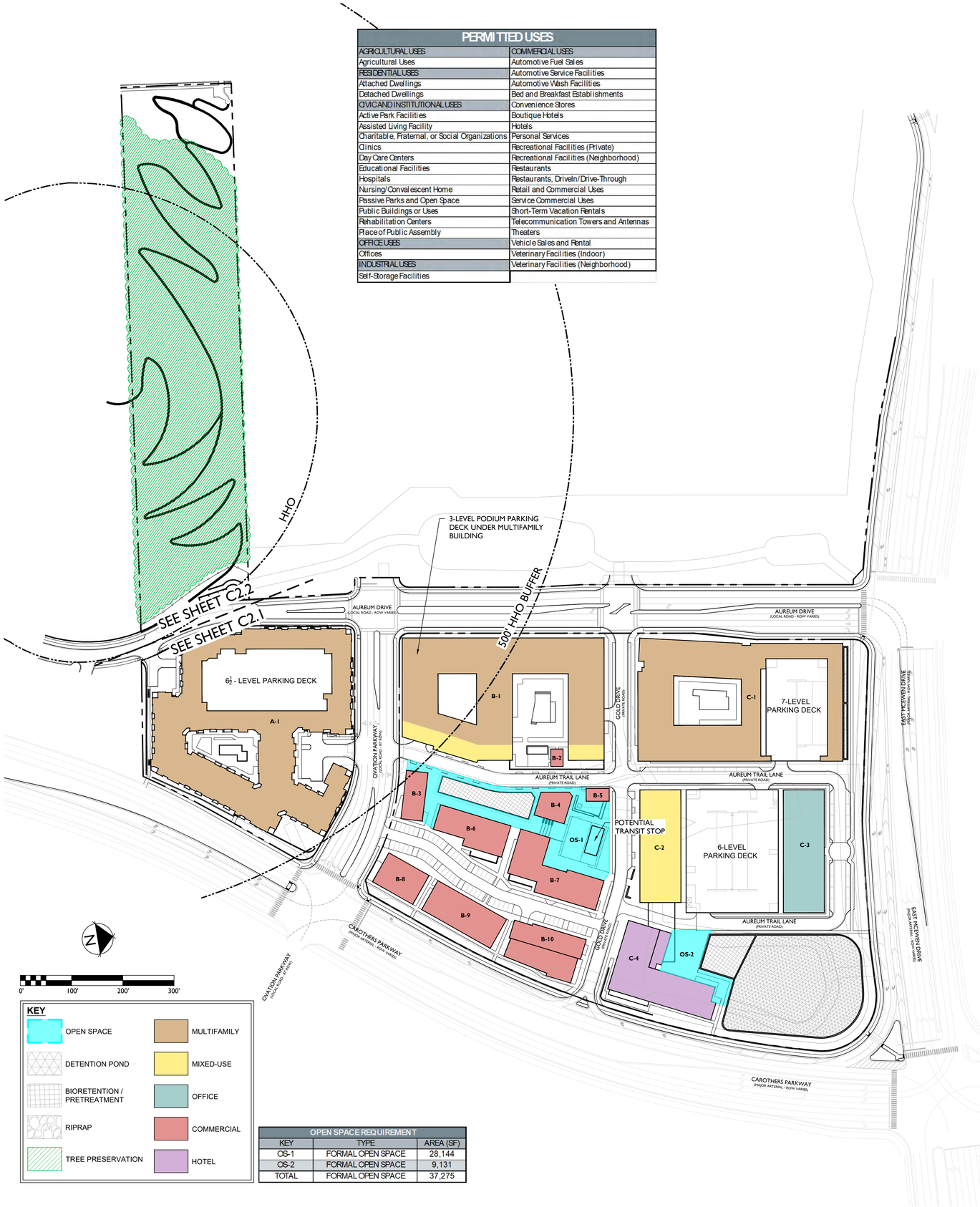
OVERALL EXISTING CONDITIONS PLAN

SHEET
C1.0

COF: 8851


G:\c-1688\CIVIL ENGINEERING\PS SHEETS\C01 PLAN EXIST.DWG
PLOTTED BY KADEN KLEIN ON 7/3/2025 10:41 AM LAST UPDATED BY KKLEIN ON 6/25/2025 12:57 PM

| PERMITTED USES | |
|---|---|
| AGRICULTURAL USES | COMMERCIAL USES |
| Agricultural Uses | Automotive Fuel Sales |
| RESIDENTIAL USES | Automotive Service Facilities |
| Attached Dwellings | Automotive Wash Facilities |
| Detached Dwellings | Bed and Breakfast Establishments |
| CIVIC AND INSTITUTIONAL USES | Convenience Stores |
| Active Park Facilities | Boutique Hotels |
| Assisted Living Facility | Hotels |
| Charitable, Fraternal, or Social Organizations | Personal Services |
| Clinics | Recreational Facilities (Private) |
| Day Care Centers | Recreational Facilities (Neighborhood) |
| Educational Facilities | Restaurants |
| Hospitals | Restaurants, DriveIn/Drive-Through |
| Nursing/Convalescent Home | Retail and Commercial Uses |
| Passive Parks and Open Space | Service Commercial Uses |
| Public Buildings or Uses | Short-Term Vacation Rentals |
| Rehabilitation Centers | Telecommunication Towers and Antennas |
| Place of Public Assembly | Theaters |
| OFFICE USES | Vehicle Sales and Rental |
| Offices | Veterinary Facilities (Indoor) |
| INDUSTRIAL USES | Veterinary Facilities (Neighborhood) |
| Self-Storage Facilities | |




**KEY**

- OPEN SPACE
- DETENTION POND
- BIORETENTION / PRETREATMENT
- RIPRAP
- TREE PRESERVATION
- MULTIFAMILY
- MIXED-USE
- OFFICE
- COMMERCIAL
- HOTEL

| OPEN SPACE REQUIREMENT | | |
|---|---|---|
| KEY | TYPE | AREA (SF) |
| OS-1 | FORMAL OPEN SPACE | 28,144 |
| OS-2 | FORMAL OPEN SPACE | 9,131 |
| TOTAL | FORMAL OPEN SPACE | 37,275 |

## SITE DATA

**AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3**

| | |
|---|---|
| **PROJECT NUMBER:** | 8851 |
| **SITE ACREAGE/SF:** | 27.19 AC / 1,184,425 SF |
| **EXISTING ZONING:** | PLANNED DISTRIT (PD 21.8 / 850,000 / 700) |
| **PROPOSED ZONING:** | PLANNED DISTRICT (PD 33.1 / 245,460 / 300) |
| **APPLICABLE DEVELOPMENT STANDARD:** | EITHER APPLY |
| **PROPOSED DEVELOPMENT STANDARD:** | TRADITIONAL* (SEE SHEET C0.0 FOR JUSTIFICATION) |
| **APPLICABLE OVERLAYS:** | HTO, HHO', 500' HHO BUFFER |
| **MAP / PARCELS:** | 062 / 18.02, 18.16, 19.03 |
| **ADDRESS:** | TBD |
| **EXISTING LAND USE:** | VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN) |
| **PROPOSED LAND USE:** | MIXED-USE |

## REGULATIONS

**BUILDING TYPES APPLIED:**
ATTACHED RESIDENTIAL, COMMERCIAL

**ANTICIPATED ROW DEDICATION:**
3.66 AC (159,577 SF)

**ADJUSTED SITE ACREAGE:**
23.53 AC (1,024,848 SF) (TBD AT SITE PLAN)

**BUILDING HEIGHT:**
1-9 STORIES W/ ROOFTOP AMENITIES AS ALLOWED ON 8-STORIES)

**DWELLING UNIT COUNT, BY TYPE:**
MULTIFAMILY: 900

**TREE CANOPY RETENTION:**

| | |
|---|---|
| EX TREE CANOPY: | 35.4% / 418,744 SF / 9.61 AC |
| TREE CANOPY RETENTION REQUIRED: | 24% / 100,499 SF / 2.31 AC |
| TREE CANOPY RETENTION PROVIDED: | 46% / 192,659 SF / 4.42 AC |

**SPECIMEN TREE REPLACEMENT:**

| | |
|---|---|
| SPECIMEN TREE CALIPER REMOVED: | 652 |
| TOTAL EXEMPT ACCESS ESMT CALIPERS TO BE REMOVED: | -98 |
| ADJUSTED TREE CALIPERS REMOVED: | 554 |
| SPECIMEN TREE DBH REPLACEMENT: | 1,108 |
| CALIPER INCHES PROVIDED PHASE 1: | 45 |
| CALIPER INCHES TO BE PROVIDED IN REMAINING PHASES: | 1063 |

**OPEN SPACE:**

| | |
|---|---|
| REQUIRED OPEN SPACE: | 3% OF SITE (35,533 SF; 0.82 AC) |
| PROVIDED OS: | 3.6% OF SITE (37,275 SF; 0.86 AC) |

**PARKLAND IMPACT FEES:** SEE SHEET C2.3

**LANDSCAPE SURFACE RATIO:**

| | |
|---|---|
| MIN. LSR: | 0.20 |
| PROVIDED LSR: | 0.27 (TBD AT SITE PLAN) |

| | |
|---|---|
| **PARKING REQUIRED:** | SEE SHEET C2.1 |
| **PARKING PROVIDED:** | SEE SHEET C2.1 |
| **BIKE PARKING REQUIRED:** | SEE SHEET C4.2 |

**SETBACKS APPLIED TO OVERALL SITE BOUNDARY:**

PERIMETER SETBACKS (FROM R.O.W./BOUNDARY):

| | |
|---|---|
| E. MCEWEN DRIVE: | 15' MIN. |
| CAROTHERS PARKWAY: | 15' MIN. |
| OVATION PKWY: | 0' MIN.*** |
| SOUTHERN BOUNDARY: | 15' MIN. |

INTERNAL SETBACKS:

| | |
|---|---|
| FRONT: | |
| PUBLIC ROAD: | 0' MIN. (FROM R.O.W.) |
| OPEN SPACE/PLAZA: | 0' MIN. |
| AUREUM TRAIL: | 0' MIN. (FROM FACE OF CURB) |
| REAR: | 0' MIN. |
| SIDE: | 0' MIN. |

***BALCONIES SHALL BE ALLOWED TO EXTEND INTO THE PUBLIC ROW OVER THE SIDEWALK/PLANTERS AND INTO THE PRIVATE DRIVE/SIDEWALK/PLANTERS BUT SHALL MEET UTILITY PROVIDERS AND FIRE MARSHALL CLEARANCE REQUIREMENTS. APPROVAL FROM THE UTILITY PROVIDERS AND FIRE MARSHALL SHALL BE OBTAINED WITH THE SITE PLAN APPROVAL TO VERIFY CLEARANCE REQUIREMENTS ARE BEING MET.

**FIRE HYDRANTS:** ALL HYDRANTS TO BE PRIVATE

**TRANSIT LOCATION:** FINAL LOCATION TO BE DETERMINED AT SITE PLAN IN COORDINATION WITH COF ENGINEERING DEPARTMENT.

## IMPACT STATEMENT

### WATER
MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER TO THIS PARCEL. FIRE FLOW DATA INDICATES THAT DOMESTIC, FIRE AND IRRIGATION DEMANDS CAN BE MET FOR THE DEVELOPMENT OF THE PROPERTY. MALLORY VALLEY AND THEIR ENGINEERS WILL PROVIDE THE DESIGNS FOR ANY NEW CONNECTIONS TO THE 12" WATER LINE STUB LOCATED SOUTH OF MCEWEN DRIVE AND THE 18" WATER LINE LOCATED WEST OF CAROTHERS PARKWAY. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 306 GPM. A TWO (2) HYDRANT FLOW TEST WAS PERFORMED ON JANUARY 27, 2022 BY HETHCOAT & DAVIS, INC. THE READ HYDRANT PROVIDED A STATIC PRESSURE OF 156 PSI AND A RESIDUAL PRESSURE OF 150 PSI. THE FLOW HYDRANT PROVIDED A STATIC PRESSURE OF 145 PSI AND A RESIDUAL PRESSURE OF 135 PSI.

### SANITARY SEWER
THE CITY OF FRANKLIN PROVIDES SEWER SERVICE FOR THE DEVELOPMENT. CURRENTLY, PUBLIC SEWER LINES ARE BEING INSTALLED PER COF #7804. THE MAXIMUM ANTICIPATED DEMAND FOR THIS DEVELOPMENT IS 1,068 SFUE.

### RECLAIMED WATER LINE
CURRENTLY NO WATER REUSE LINES EXIST ON THE EAST SIDE OF INTERSTATE 65 AND THIS PROJECT WILL NOT BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.

### DRAINAGE FACILITIES
CURRENTLY, ALL SITE STORMWATER FLOWS TO A CULVERT UNDER MCEWEN DRIVE NEAR THE NORTHEAST CORNER OF THE PARCEL. THE EXISTING ONSITE DETENTION AND WATER QUALITY FEATURES ARE BEING INSTALLED PER COF #7804. THE PROPOSED SD-X DEVELOPMENT WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE.

### STORMWATER
GREEN INFRASTRUCTURE PRACTICES ARE SHOWN FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. FUTURE STORMWATER DESIGN WILL COMPLY WITH CITY OF FRANKLIN BEST MANAGEMENT PRACTICES STORMWATER MANAGEMENT MANUAL AS WELL AS ALTERNATE BMPS SUPPORTED BY CITY STAFF INCLUDING PERVIOUS PAVERS, BIO-RETENTION AREAS AND DETENTION PONDS. ADDITIONAL METHODS MAY BE PROPOSED AT SITE PLAN SUBMITTALS, AND ARE UNDERSTOOD TO NEED STAFF APPROVAL PRIOR TO IMPLEMENTATION.

### ELECTRICITY
MIDDLE TENNESSEE ELECTRIC IS THE ELECTRICAL PROVIDER FOR THIS PROPERTY.

### GAS
ATMOS IS THE NATURAL GAS PROVIDER FOR THIS PROPERTY.

### REFUSE COLLECTION
REFUSE COLLECTION BY A COMBINATION OF CITY OF FRANKLIN COLLECTION SERVICES AND PRIVATE COLLECTION SERVICES

### STREET NETWORK
MCEWEN DRIVE, TO THE NORTH OF THE PROPERTY, AND CAROTHERS PARKWAY, TO THE EAST OF THE PROPERTY, ARE CLASSIFIED AS MAJOR ARTERIAL ROADS ON THE CURRENT MAJOR THOROUGHFARE PLAN. OFF-SITE ROADWAY IMPROVEMENTS CONSISTENT WITH THE INTEGRATED GROWTH PLAN ARE PROPOSED WITH THE PUD AND OUTLINED IN THE TRAFFIC IMPACT STUDY. INTERNAL PROPOSED DRIVES PROVIDE CONNECTIVITY THROUGH THE DEVELOPMENT FROM THE MAJOR ARTERIAL ROADS TO THE ADJACENT PARCELS.

| BUILDING KEY | | | | | | | |
|---|---|---|---|---|---|---|---|
| GROUP | BUILDING | CONSTRUCTION TYPE | STORIES | PERMITTED BUILDING USES | COMMERCIAL/ OFFICE SF | KEYS | MULTI-FAMILY/ CONDO (UNITS) |
| A | 1 | 2 | 5 | MULTIFAMILY | | | 296 |
| B | 1 | 1 | 6-8 | MULTIFAMILY / COMMERCIAL / RESTAURANT/ RETAIL | | | 280 |
| | 2 | 2 | 1-2 | COMMERCIAL / RESTAURANT/ RETAIL | 800 | | |
| | 3 | 2 | 1-2 | COMMERCIAL / RESTAURANT/ RETAIL | 8,000 | | |
| | 4 | 2 | 1-2 | COMMERCIAL / RESTAURANT/ RETAIL | 3,300 | | |
| | 5 | 2 | 1 | COMMERCIAL / RESTAURANT/ RETAIL | 1,100 | | |
| | 6 | 2 | 1-2 | COMMERCIAL / RESTAURANT/ RETAIL | 7,500 | | |
| | 7 | 2 | 1-2 | COMMERCIAL / RESTAURANT/ RETAIL | 19,400 | | |
| | 8 | 2 | 2-3 | COMMERCIAL / RESTAURANT/ RETAIL | 5,850 | | |
| | 9 | 2 | 2-3 | COMMERCIAL / RESTAURANT/ RETAIL | 9,225 | | |
| | 10 | 2 | 2-3 | COMMERCIAL / RESTAURANT/ RETAIL | 20,000 | | |
| | | | ***SUBTOTAL*** | | ***75,175*** | | ***280*** |
| C | 1 | 1 | 6-8 | MULTIFAMILY | | | 280 |
| | 2 | 1 | 3-5 | MULTIFAMILY / COMMERCIAL / RESTAURANT/ RETAIL / OFFICE | 46,685 | | 44 |
| | 3 | 1 | 6-9 | OFFICE | 123,600 | | |
| | 4 | 1 | 6-9 | HOTEL | | 300 | |
| | | | ***SUBTOTAL*** | | ***170,285*** | ***300*** | ***324*** |
| **TOTALS** | | | | | **245,460** | **300** | **900** |

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

# AUREUM PUD SUBDIVISION
# DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

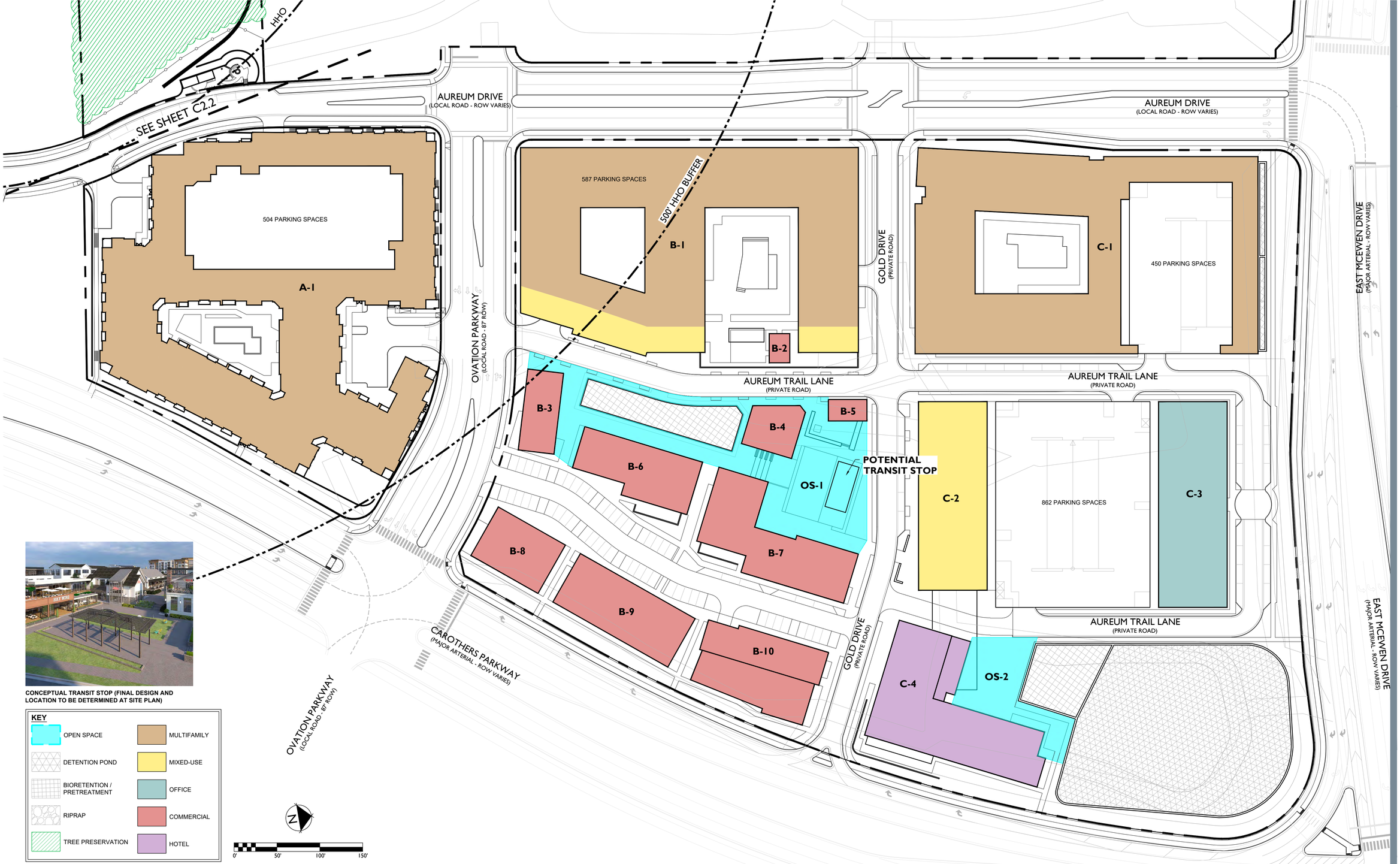
JEFFREY A. ROSLAK
REGISTERED
TENNESSEE NO. 328
LANDSCAPE ARCHITECT
7.18.25

Revision Date
1. _____
2. _____
3. _____
4. _____

OVERALL DEVELOPMENT PLAN

SHEET
C2.0

COF: 8851






CONCEPTUAL TRANSIT STOP (FINAL DESIGN AND LOCATION TO BE DETERMINED AT SITE PLAN)

**KEY**

- OPEN SPACE
- DETENTION POND
- BIORETENTION / PRETREATMENT
- RIPRAP
- TREE PRESERVATION
- MULTIFAMILY
- MIXED-USE
- OFFICE
- COMMERCIAL
- HOTEL

**SHARED PARKING ANALYSIS**

| USE | DENSITY | HOTEL ASSEMBLY AREA OCCUPANCY | OUTDOOR SEATING | STAFF | COF PARKING RATIO (PER 1000 SF / KEYS / BR) | COF PARKING REQ PER RATIO | COF PARKING RATIO (0.67 / SEAT) | COF PARKING RATIO (1 / EMPLOYEE) | COF PARKING RATIO (0.25 / OCCUPANCY) | COF OVERALL PARKING REQ BY USE | PARKING PROVIDED PHASE 1 | PARKING PROVIDED PHASE 2 | PARKING PROVIDED PHASE 3 | ULI UNADJUSTED PARKING DEMAND* | ULI SHARED PARKING RATIO* | ULI RECOMMENDED PARKING* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Retail | 65,760 | | | | 2.50 | 164 | | | | 164 | | | | | | |
| Restaurant | 26,100 | | 90 | 90 | 7.50 | 196 | 60 | 68 | | 324 | | | | | | |
| Office | 153,600 | | | | 2.85 | 438 | | | | 438 | | | | | | |
| Hotel | 300 | 1,300 | | 25 | 1.00 | 300 | | 19 | 221 | 540 | 504 | 651 | 1,338 | 3,194 | 27.08% | 2,329 |
| Multi-Family *(Building A)* | 296 *(188 1BR, 93 2BR, 15 3BR)* | | | | 1.5/2.5/3 | 560 | | | | 560 | | | | | | |
| Multi-Family *(Building B)* | 280 *(178 1BR, 88 2BR, 14 3BR)* | | | | 1.5/2.5/3 | 529 | | | | 529 | | | | | | |
| Multi-Family *(Building C)* | 280 *(178 1BR, 88 2BR, 14 3BR)* | | | | 1.5/2.5/3 | 529 | | | | 529 | | | | | | |
| Condo | 44 *(2BR)* | | | | 2.50 | 110 | | | | 110 | | | | | | |
| **TOTAL** | | | | | | | | | | **3,194** | **2,493** | | | | | |
| | | | | | | | | | **COF SHARED:** | **21.95%** | | | | | | |

**ULI Parking recommendations based on highest demand period (weekend).*

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

# AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

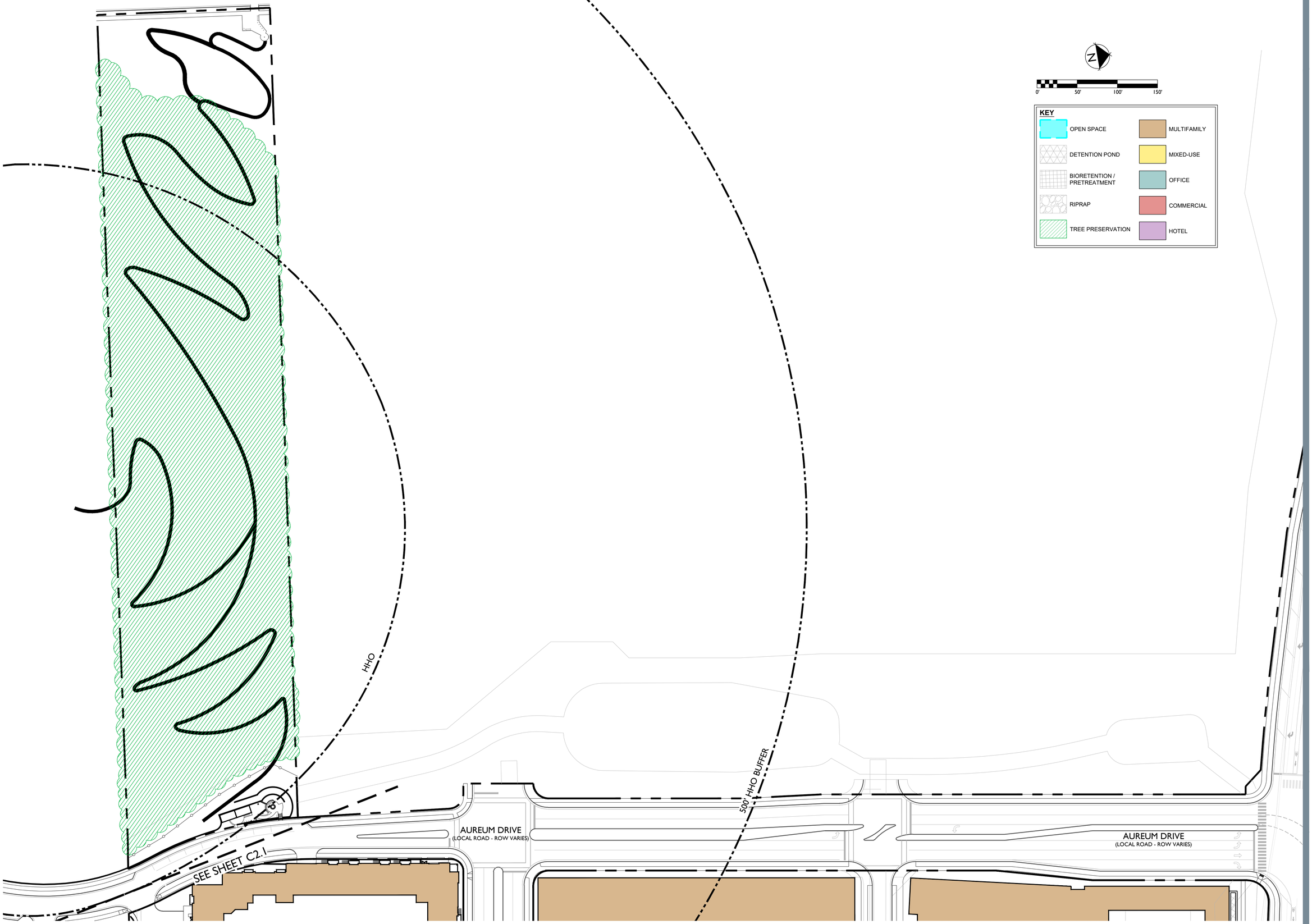
JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 696
Apr 03.25

Revision Date
△ _____
△ _____
△ _____
△ _____

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.1

COF: 8851




GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

# AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

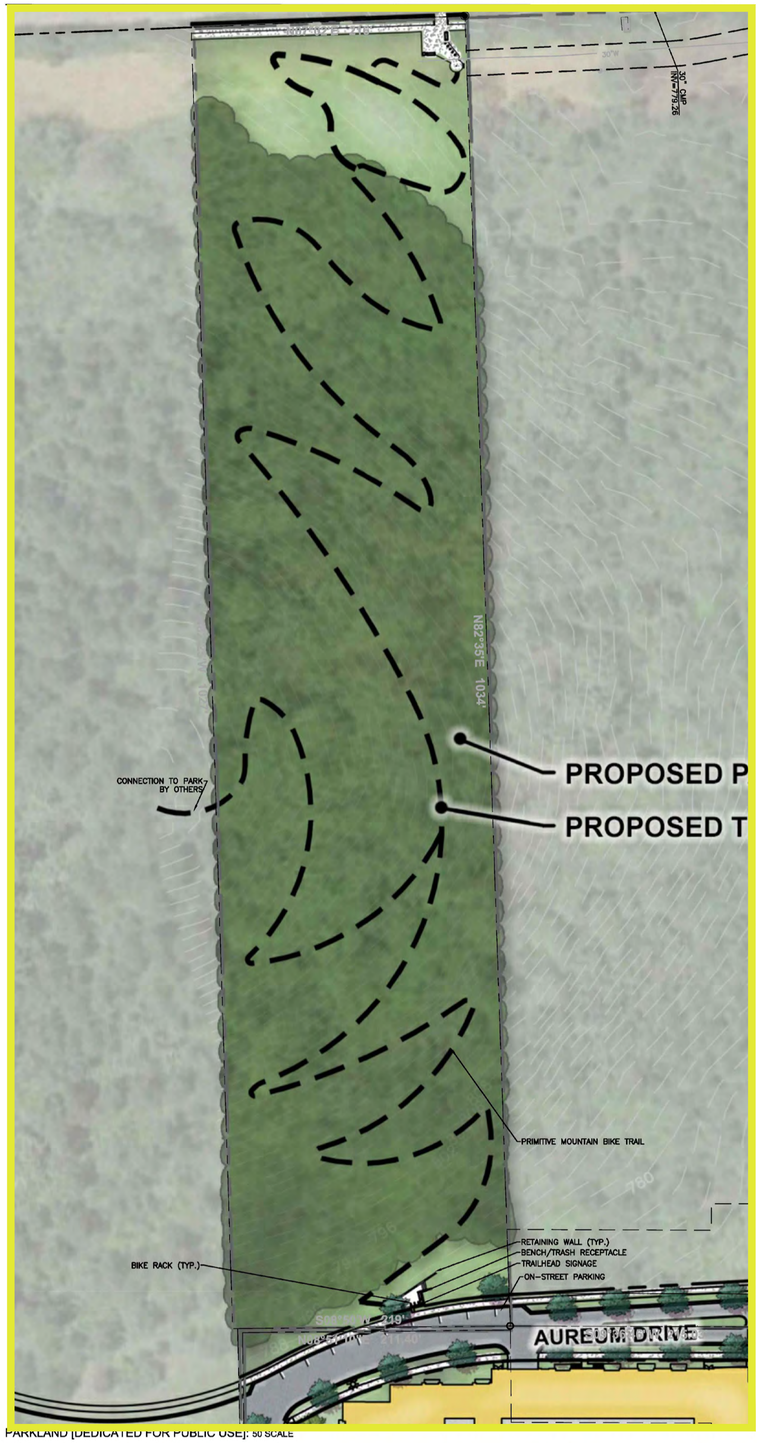
JEFFREY A. ROSAK
REGISTERED
TENNESSEE NO. 346
LANDSCAPE ARCHITECT
8.18.25

Revision Date
△ _____
△ _____
△ _____
△ _____

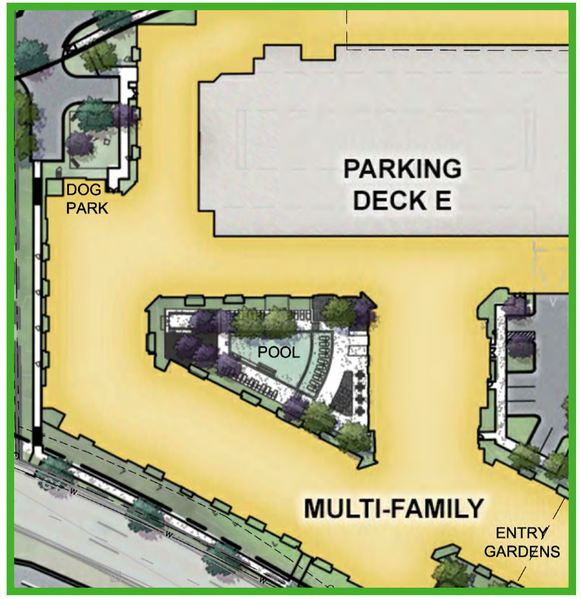
DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.2

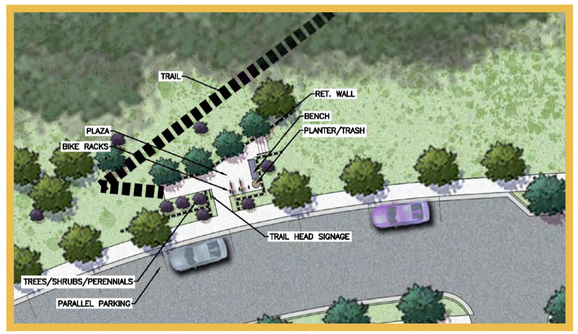
COF: 8851



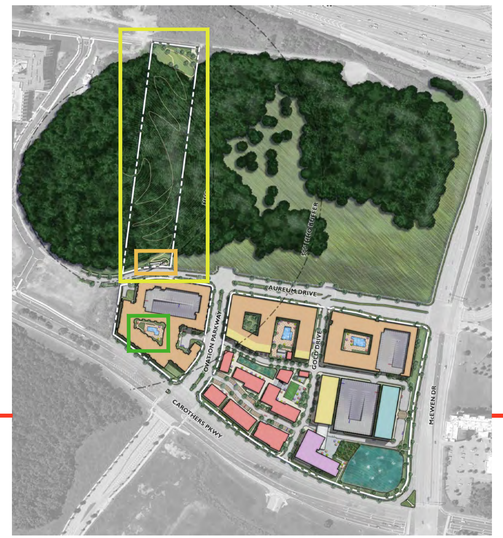

PARKLAND [DEDICATED FOR PUBLIC USE]: 80 SCALE




MULTI-FAMILY (PHASE 1) AMENITY [PRIVATE]: 40 SCALE




PARKLAND TRAILHEAD [DEDICATED FOR PUBLIC USE]: 10 SCALE




PARKLAND KEY MAP

**Aureum Parkland Dedication Calculations**

**Parkland Impact Fee Calculations**

| Description | Qty. | Units | cost/unit | Required Impact Fee |
|---|---|---|---|---|
| Multi-Family Units | 296 | Units | $ 4,304.00 | $ 1,273,984.00 |

**Parkland Land Dedication / Set-aside Calculations**

| Description | Qty. | Units | Remarks |
|---|---|---|---|
| Acreage Required (For Pulic Park Dedication) | 5 | ac | As Approved by BOMA |
| Acreage Provided (For Public Park Dedication) | 5.15 | ac | |
| Acreage Provided Value (Actual Purchase Cost) | $ 1,300,000.00 | | Plus Closing/Legal/Survey/Title Fees |
| **Public for Public Use (100% of Off-Set Allowed)** | | | |
| 5.15 Public Park: Land Dedication Value (100%) | 5.15 | Ac. | $ 62,121.00 $ 319,923.15 |
| **Private for Public Use (75% of Off-Set Allowed)** | | | |
| Plaza: Land Set-aside Value (75%) | 0.00 | Ac. | $ 62,121.00 $ - |
| **Private for Private Use (25% of Off-Set Allowed)** | | | |
| Multi-family (Phase 1): Land Set-aside Value (25%) | 0.25 | Ac. | $ 62,121.00 $ 3,882.56 |

**Construction of Public Park Improvements in Lieu of Parkland Impact Fee Off-sets**

| Description | Qty. | Units | cost/unit | Total |
|---|---|---|---|---|
| **Land Acquistion Cost:** | | | | |
| Legal, Survey, Title, Closing | 1 | ls | $ 40,000.00 | $ 40,000.00 |
| Land Financing Cost Prior to Const. (3yr@5%) | 1 | ls | $ 195,000.00 | $ 195,000.00 |
| **Total Land Acquisition Cost:** | | | | **$ 235,000.00** |
| **Parkland Improvement Costs:** | | | | |
| Parkland Construction Drawing Design Cost | 1 | ls | $ 125,000.00 | $ 125,000.00 |
| **Park - Trail Improvements:** | | | | |
| **Primitive Bike/Hiking Trail (on-site)** | 2,900 | lf | $ 15.00 | $ 43,500.00 |
| **Primitive Bike/Hiking Trail (off-site)** | 100 | ac | $ 20.00 | $ 2,000.00 |
| **Trail Grading, Clearing, Grubbing** | 27,000 | sf | $ 1.80 | $ 48,600.00 |
| **Park Appurtenances** | | | | |
| Benches | 4 | ea | $ 2,500.00 | $ 10,000.00 |
| Trash Receptacles | 1 | ea | $ 1,200.00 | $ 1,200.00 |
| Bike Racks (For up to 22 Bikes, 2 bikes per Rack) | 11 | ea | $ 500.00 | $ 5,500.00 |
| Trail Head Map Kiosk | 2 | ea | $ 7,500.00 | $ 15,000.00 |
| Trail Head Plaza | 1,600 | sf | $ 15.00 | $ 24,000.00 |
| **Plaza Hardscape & Parallel Parking** | | | | |
| Asphalt (Parallel Parking) | 165 | sy | $ 65.00 | $ 10,725.00 |
| Concrete Sidewalk | 2,700 | sf | $ 6.00 | $ 16,200.00 |
| Steps/Ramp/Handrails | 1 | ls | $ 7,500.00 | $ 7,500.00 |
| Curb/Gutter | 500 | lf | $ 15.00 | $ 7,500.00 |
| Light Poles | 3 | ea | $ 3,200.00 | $ 9,600.00 |
| Parking/Amenity Grading, Clearing, Grubbing | 1 | ea | $ 55,000.00 | $ 55,000.00 |
| Storm Pipe | 100 | lf | $ 105.00 | $ 10,500.00 |
| Storm Inlets | 2 | ea | $ 4,800.00 | $ 9,600.00 |
| Utility Connections (Water/Sewer) | 1 | ls | $ 35,000.00 | $ 35,000.00 |
| Retaining Wall | 2,200 | sf | $ 35.00 | $ 77,000.00 |
| **Landscaping** | | | | |
| 3" Cal. Canopy Trees (Parking Lot Islands) | 12 | ea | $ 550.00 | $ 6,600.00 |
| 2" Cal. Understory Trees (Accent Plantings) | 12 | ea | $ 400.00 | $ 4,800.00 |
| 36" Ht. Shrubs (Parking Lot Screening) | 50 | ea | $ 180.00 | $ 9,000.00 |
| Perennials | 75 | ea | $ 15.00 | $ 1,125.00 |
| Seed | 27,000 | sf | $ 0.25 | $ 6,750.00 |
| **Construction Supervision and Management** | 1 | ls | $ 108,000.00 | $ 108,000.00 |
| **Construction Inspection Costs - Consultants** | 1 | ls | $ 25,000.00 | $ 25,000.00 |
| **Construction Financing Costs (1-Year)** | 1 | ls | $ 115,000.00 | $ 115,000.00 |
| **Total Public Park Improvements Cost:** | | | | **$ 1,024,700.00** |

**Construction of Private Park and Recreation Amenities Improvements in Lieu of Parkland Impact Fee Off-sets (Not Open to Public)**

| Description | Qty. | Units | 25% cost/unit | Total |
|---|---|---|---|---|
| **Private Recreation Amenities** (Courtyards/Dog Park/Gardens) | | | | |
| Multi-family (Phase 1) [Cost - 25% x $1,000,000] | 1 | ls | $ 250,000.00 | $ 250,000.00 |
| **Total Private Park Improvements Cost [25%]:** | | | | **$ 250,000.00** |

**Parkland Dedication Offset Calculations**

| Description | Qty. | Units | cost/unit | Total |
|---|---|---|---|---|
| Parkland Land Dedication / Set-aside Value: | | | | $ 323,805.71 |
| Public & Private Parkland Construction Cost Total: | | | | $ 1,274,700.00 |
| Total Proposed Parkland Dedication | | | | $ 1,598,505.71 |
| Required Parkland Dedication | | | | $ 1,273,984.00 |
| Parkland Dedication Balance | | | | $ (324,521.71) |

NOTE: **The Aureum Parkland Dedication Calculations were developed based upon the following key assumptions:**

1. The actual Land Acquisition Cost will be $1,300,000.00 however reimbursement for Land Dedication will be $319,923.00 based upon the current Parkland Dedication Ordinance eligible value of $62,121.00 per acre and 5.15 acres of parkland Area;
2. Closing Costs resulting from the land acquisition for legal, survey, title, taxes, recording, etc. will be +/- $40,000.00;
3. Due to Aureum Construction Phasing/Sequencing, Aureum Development Team will need to hold land for 3 years following acquisition prior to beginning any physical Parkland Dedication Improvements. This will result in land financing costs of $195,000.00 based upon 3 years interest at 5% of purchase price;
4. Design costs related to civil, architectural, landscape and trail design costs of the Parkland Improvements will be $125,000.00;
5. Construction of Parkland Improvements will begin in year 4 following acquisition and will require 1 year to construct. Construction financing costs including the cost of the land in year 4 are estimated at $115,000.00;
6. Private Recreational Facilities for the pool, deck, furnishings and amenities for Aureum's planned multi-family apartments will be approximately $1,000,000.00. Per the ordinance, these costs are eligible to be offset at 25% or a total of $250,000.00;
7. Elements/Features listed in schedule above are for design intent and may vary at the Site Plan phase. As such, costs provided may vary also. All elements/features used to make Parkland Improvement shall count towards the 100% offset.

APPROVED PARKLAND PLAN - COF 8490

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

CITY OF FRANKLIN #8490
**AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3**
FOR
**SS-CH FRANKLIN, LLC**
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: AS NOTED
Date: JANUARY 13, 2024
Approved By: S. BERNICK
Revisions:

Drawing Title:
ENLARGED PARKLAND PLAN

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

Drawing No.
C2.2
Project No.
24-0107

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. BERNAK
REGISTERED
TENNESSEE NO. 328
LANDSCAPE ARCHITECT
CA#328

Revision Date
△ _____
△ _____
△ _____
△ _____

PREVIOUSLY APPROVED PARKLAND DEDICATION
SHEET
C2.3
COF: 8851



BUILDING B-1 POOL



BUILDING B-1 SECONDARY AMENITY



BUILDING C-1 POOL




PARKLAND KEY MAP



PHASE 2 PLAZA

**PREVIOUSLY APPROVED PARKLAND DEDICATION AGREEMENT (See Sheet C2.3)**

| | | |
|---|---|---|
| **Parkland Impact Fees** | | |
| Parkland Impact Fee Calculation | | |
| 296 Multifamily Units @ $4,304 per unit | $ | 1,273,984 |
| **Subtotal of Parkland Impact Fees** | $ | 1,273,984 |
| **Parkland Impact Fee Offsets** | | |
| Land Dedication | | |
| Public Park for Public Use (Park): 5.15ac @ $62,121 | $ | 319,923 |
| Private for Public Use | $ | - |
| Private for Private Use (A-1 pool): 0.25ac @ $62,121 | $ | 3,883 |
| Construction of Public Park | $ | 1,024,700 |
| Construction of Private Park | | |
| A-1 Multi-Family Phase 1 (pool): $1,000,000 | $ | 1,000,000 |
| **Subtotal of Offsets** | $ | 2,348,506 |
| **Summary** | | |
| **Subtotal of Parkland Impact Fee** | $ | 1,273,984 |
| **Subtotal of Offsets** | $ | 2,348,506 |
| **Parkland Dedication Balance** | **$** | **(1,074,522)** |

**PROPOSED ADDITIONAL PARKLAND DEDICATION AGREEMENT**

| | | |
|---|---|---|
| **Parkland Impact Fees** | | |
| Parkland Impact Fee Calculation | | |
| 604 Multifamily Units @ $5,268 per unit | $ | 3,181,872 |
| (Additional units over 296 Originally Approved) | | |
| **Subtotal of Parkland Impact Fees** | $ | 3,181,872 |
| **Parkland Impact Fee Offsets** | | |
| Land Dedication | | |
| Public Park for Public Use | $ | - |
| Private for Public Use (Public Plaza): 0.82ac at $62,121/ac | $ | 51,001 |
| Private for Private Use | | |
| B-1 Residential Amenity (pool): 0.48ac @ $62,121/ac | $ | 29,507 |
| B-1 Res. Amenity (amenity 2): 0.15 ac @ $62,121/ac | $ | 9,473 |
| C-1 Residential Amenity (pool): 0.28 ac @ $62,121/ac | $ | 17,574 |
| Construction of Private Park open to Public | | |
| Plaza Space and Boardwalk ($2,400,000 | $ | 2,400,000 |
| Construction of Private Park | | |
| B-1 Multi-Family Amenity($1,500,000 | $ | 1,500,000 |
| B-1 Multi-Family Amenity 2 ($500,000 | $ | 500,000 |
| C-1 Multi-Family ($1,250,000 | $ | 1,250,000 |
| **Subtotal of Private Parks** | **$** | **5,757,556** |
| **Summary** | | |
| **Previously Approved Subtotal of Parkland Impact Fees** | $ | 1,273,984 |
| **Proposed (NEW) Subtotal of Parkland Impact Fee** | $ | 3,181,872 |
| **Previously Approved Subtotal of Offsets** | $ | 2,348,506 |
| **Proposed (New) Subtotal of Offsets** | $ | 5,757,556 |
| **Parkland Dedication Balance** | **$** | **(3,650,206)** |

*PER CONVERSATIONS WITH PARK STAFF, THE PARKLAND AGREEMENT THAT WAS APPROVED ON 6/11/2025 FOR THE PREVIOUSLY APPROVED 296 UNITS FEE OF $1,273,984.00 WILL BE PAYED WITH PERMIT FOR THE FIRST PHASE. AT THE TIME THAT THE DEVELOPMENT PLAN AND ZONING IS APPROVED, THE REMAINING 604 UNITS WILL REQUIRE A FEE PAYMENT AT TIME OF FINAL PLAT FOR 25% OF THE $3,181,872.00 (OR $795,468) PLUS A PRO-RATED COST PER PROPOSED UNIT TO BE PLATTED AT THE TIME OF FINAL PLAT.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. ROSAK
REGISTERED
TENNESSEE NO. 636
LANDSCAPE ARCHITECT
Apr 03.25

Revision Date

PARKLAND DEDICATION

SHEET
C2.4

COF: 8851

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PLOTTED BY KAIDEN KLEINON: 7/3/2025 10:41 AM LAST UPDATED BY KLEINON: 7/3/2025 9:19 AM

DESIGN STANDARDS NOTE:
AT THE SITE PLAN STAGE, ALL ROADWAY IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE COMMON STANDARDS AS ESTABLISHED BY (A) THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS, (B) THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AND (C) THE TENNESSEE DEPARTMENT OF TRANSPORTATION DESIGN GUIDELINES AND STANDARD DETAILS. FEATURES SUCH AS TAPER LENGTHS, HORIZONTAL AND VERTICAL GEOMETRY, CLEAR ZONES, GUARDRAIL REQUIREMENTS, ETC., SHALL BE EVALUATED IN GREATER DETAIL AT THE SITE PLAN STAGE AND WILL BE REQUIRED TO CONFORM TO THE ACCEPTED STANDARD IN ORDER TO ENSURE PUBLIC SAFETY AND WELL-BEING, AS WELL AS THE CONTINUED FUNCTIONALITY OF THE EXISTING AND PROPOSED STREET NETWORKS.

CONCEPTUAL ILLUSTRATION NOTE:
THE OFFSITE ROADWAY IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS SHOWN ON THIS PLAN FOR THE AUREUM SITE ARE CONCEPTUAL LAYOUTS INTENDED TO ILLUSTRATE THE REQUIRED IMPROVEMENTS OR DESIRED DESIGN FEATURES. THE SPECIFIC GEOMETRIC DESIGN AND CONSTRUCTION DETAILS FOR THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS AT AUREUM WILL BE COMPLETED AT THE SITE PLAN STAGE FOR AUREUM. THE DESIGN OF THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS WILL BE COORDINATED WITH AND REVIEWED/APPROVED BY CITY STAFF AS IS TYPICAL FOR DEVELOPMENT SITE PLANS IN THE CITY OF FRANKLIN.

0 100 200 300

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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

EVAN BLAKE FOSTER REGISTERED ENGINEER AGRICULTURE COMMERCE No. 120451 STATE OF TENNESSEE

# COF# 8851
## AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

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

FUTURE IGP PLAN

SHEET
C2.5

COF: 8851




**STATEMENT OF IMPACTS:**

DRAINAGE FACILITIES: CURRENTLY, ALL SITE STORMWATER FLOWS TO A CULVERT UNDER MCEWEN DRIVE NEAR THE NORTHEAST CORNER OF THE PARCEL. CURRENTLY DETENTION AND WATER QUALITY FEATURES ARE BEING INSTALLED PER COF #7804. THE PROPOSED DEVELOPMENT PLAN WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE. EACH INDIVIDUAL PHASE OF THE DEVELOPMENT PLAN WILL ALSO FOLLOW CITY OF FRANKLIN DEVELOPMENT STANDARDS.

**STORMWATER NARRATIVE**

GREEN INFRASTRUCTURE PRACTICES ARE SHOWN FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. FUTURE STORMWATER DESIGN WILL COMPLY WITH CITY OF FRANKLIN BEST MANAGEMENT PRACTICES STORMWATER MANAGEMENT MANUAL AS WELL AS ALTERNATE BMPS SUPPORTED BY CITY STAFF INCLUDING PERVIOUS PAVERS, BIO-RETENTION AREAS AND DETENTION PONDS. ADDITIONAL METHODS MAY BE PROPOSED AT SITE PLAN SUBMITTALS, AND ARE UNDERSTOOD TO NEED STAFF APPROVAL PRIOR TO IMPLEMENTATION.

**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.
6. ENVIRONMENTAL PERMITTING PER JURISDICTIONAL DETERMINATION FROM TDEC/USACOE SHALL BE DONE WITH SITE PLANS.
7. THE PROPOSED BUILDINGS HAVE VARYING FINISHED FLOOR ELEVATIONS. THESE ELEVATIONS ARE NOT CURRENTLY SET AND WILL BE FURTHER DEVELOPED AS EACH PHASE IS DEVELOPED.

**EXISTING GRADING & DRAINAGE DATA CHART:**

DRAINAGE:
SITE AREA: 27.19 AC
IMPERVIOUS AREA: 21.24AC
DISTURBED AREA: 27.09 AC
Existing Rv VALUE: .14
PEAK FLOW RUNOFF:
SITE PEAK FLOWS WILL BE DETERMINED AT SITE PLAN DEVELOPMENT. PEAK FLOW ATTENUATION WILL OCCUR ON SITE, AND DISCHARGE FROM THE SITE WILL NOT BE INCREASED.

HATCH LEGEND:

- PROPOSED BUILDING
- CONCRETE WALK
- CONCRETE PAVEMENT
- HARDSCAPE
- FORMAL OPEN SPACE
- PERVIOUS PAVERS
- DETENTION POND
- BIORETENTION AREA
- GREEN SPACE AREA

0 100 200 300

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


GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON
EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 120457
STATE OF TENNESSEE


# COF# 8851
## AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

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

OVERALL GRADING & DRAINAGE PLAN
SHEET
C3.0
COF: 8851



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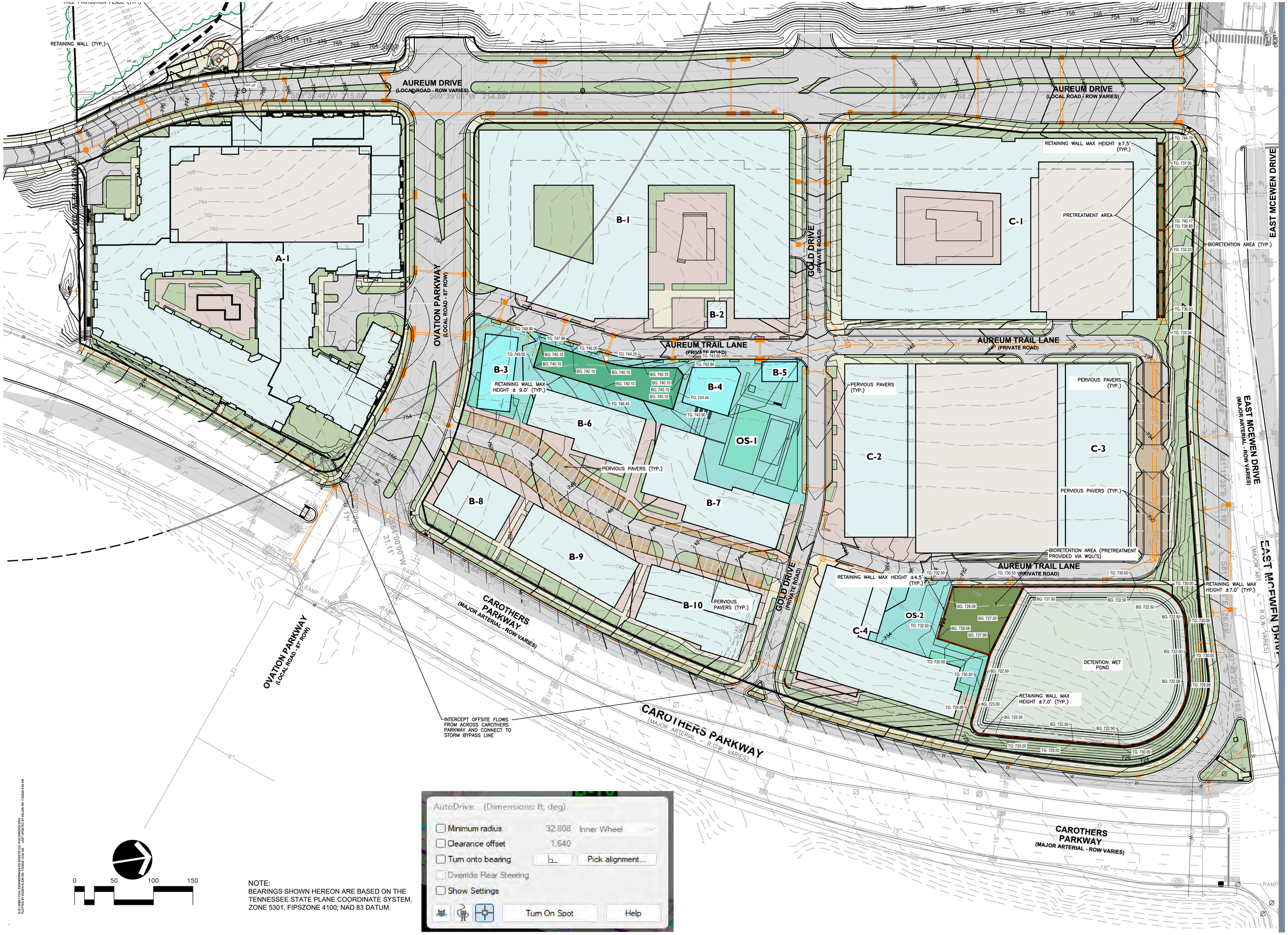
PLOTTED BY KAIDEN KLEIN ON 7/2/2025 10:41 AM LAST UPDATED BY KKLEIN ON 7/2/2025 9:32 AM




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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

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NELSON

EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 120457
STATE OF TENNESSEE

# COF# 8851
## AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

Revision Date

ENLARGED GRADING & DRAINAGE PLAN
SHEET
C3.1

COF: 8851

HUFFINES RIDGE

HUFFINES RIDGE DRIVE

N07°02'51"E 429.55'

N07°02'E 216'

N82°35'E 1034'

S82°35'W 1027'

500 FT HILLSIDE/HILLCREST OVERLAY BUFFER

HHO HILLSIDE/HILLCREST OVERLAY DISTRICT

WATER LINE EASEMENT D.B.3517, PG 886 (10)

PROJECT BENCH MARK
CHISELED "X" ON FIRE HYDRANT
ELEV=806.00

RIM=782.33'
BENCHMARK

30" CMP
INV=779.26

IR(N)

IR(N)
NAILBOX

IR(N)
#503

IR(N)
#504

20' MILCROFTON EASEMENT D.B. 3609, PG 695 (21)

20' MILCROFTON EASEMENT D.B. 3609, PG 702 (16)

AT&T/MC EASEMENT D.B. 4040, PG 947 (12)
D.B. 3796, PG 747 (12)
D.B. 3755, PG 543 (12)

AT&T EASEMENT D.B. 3831, PG. 242 (18)

GAS EASEMENT D.B. 3629, PG. 1 (11)

(33' PUBLIC R.O.W.)

DRIVEWAY

MCFD DITCH LINE

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

0 50 100 150

TREE PROTECTION FENCE (TYP.)

RETAINING WALL (TYP.)

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

S09°39'06"W 214.86'

N73°37'46"W 715.02'

S09°32'20"W 88.5'

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

RETAINING WALL MAX HEIGHT ±7.5'
(TYP.)

TG: 744.75

TG: 737.50

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PLOTTED BY AIDEN KLEIN ON 7/3/2025 10:42 AM LAST UPDATED BY KLEIN ON 7/3/2025 9:02 AM

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
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NELSON

EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 120457
STATE OF TENNESSEE

# COF# 8851

## AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3

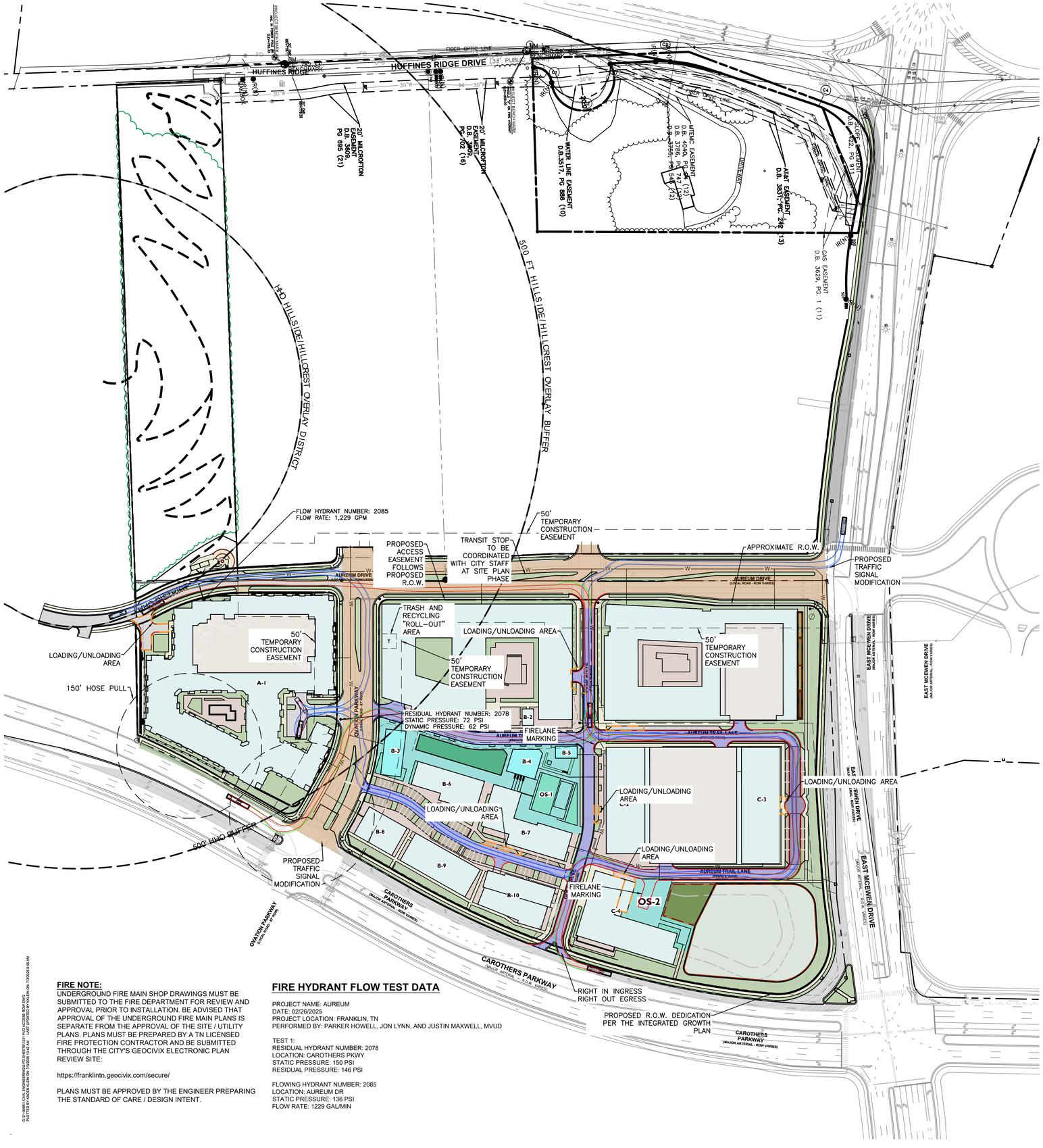
Franklin, Williamson County, Tennessee

Revision Date

ENLARGED GRADING & DRAINAGE PLAN

SHEET
C3.2

COF: 8851




## STATEMENT OF IMPACTS:

STREET NETWORK: MCEWEN DRIVE, TO THE NORTH OF THE PROPERTY, AND CAROTHERS PARKWAY, TO THE EAST OF THE PROPERTY, ARE CLASSIFIED AS MAJOR ARTERIAL ROADS ON THE CURRENT MAJOR THOROUGHFARE PLAN. OFF-SITE ROADWAY IMPROVEMENTS CONSISTENT WITH THE INTEGRATED GROWTH PLAN ARE PROPOSED WITH THE PUD AND OUTLINED IN THE MAY 2025 TRAFFIC IMPACT STUDY UPDATE. INTERNAL PROPOSED DRIVES PROVIDE CONNECTIVITY THROUGH THE DEVELOPMENT FROM THE MAJOR ARTERIAL ROADS TO THE ADJACENT PARCELS.

**ROADWAY NETWORK NARRATIVE**

THE EXISTING ROADWAY NETWORK IN THE PROJECT VICINITY CONSISTS OF MAJOR ARTERIALS AND PRIVATE ROADWAYS.

- **EAST MCEWEN DRIVE** IS CLASSIFIED AS A MAJOR ARTERIAL THAT PROVIDES ACCESS TO INTERSTATE 65. EAST MCEWEN DRIVE IS ORIENTED IN AN EAST-WEST DIRECTION AND THE POSTED SPEED LIMIT IN THE STUDY AREA IS 40 MPH.
- **CAROTHERS PARKWAY** IS CLASSIFIED AS A MAJOR ARTERIAL. CAROTHERS PARKWAY IS ORIENTED IN A NORTH-SOUTH DIRECTION AND THE POSTED SPEED LIMIT IS 40 MPH.
- **AUREUM DRIVE** IS A LOCAL ROADWAY THAT PROVIDES DIRECT ACCESS TO AUREUM AND TO THE CAROTHERS CROSSING DEVELOPMENT SOUTH OF AUREUM. AUREUM DRIVE IS ORIENTED IN AN NORTH-SOUTH DIRECTION AND THE POSTED SPEED LIMIT IS 30 MPH.
- **OVATION PARKWAY** IS A LOCAL ROADWAY THAT PROVIDES DIRECT ACCESS TO THE OVATION DEVELOPMENT EAST OF CAROTHERS PARKWAY AND TO AUREUM WEST OF CAROTHERS PARKWAY. OVATION PARKWAY IS ORIENTED IN AN EAST-WEST DIRECTION AND THE POSTED SPEED LIMIT IS 30 MPH.

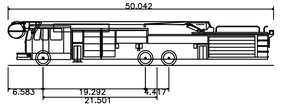
**ROW & ACCESS GENERAL NOTES**

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
8. AT THE SITE PLAN STAGE, ALL ROADWAY IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE COMMON STANDARDS AS ESTABLISHED BY:
   (A)THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS
   (B)THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AND
   (C) THE TENNESSEE DEPARTMENT OF TRANSPORTATION DESIGN GUIDELINES AND STANDARD DETAILS.
   FEATURES SUCH AS TAPER LENGTHS, HORIZONTAL AND VERTICAL GEOMETRY, CLEAR ZONES, GUARDRAIL REQUIREMENTS, ETC., SHALL BE EVALUATED IN GREATER DETAIL AT THE SITE PLAN STAGE AND WILL BE REQUIRED TO CONFORM TO THE ACCEPTED STANDARD IN ORDER TO ENSURE PUBLIC SAFETY AND WELL-BEING, AS WELL AS THE CONTINUED FUNCTIONALITY OF THE EXISTING AND PROPOSED STREET NETWORKS.
9. ROADS SHALL BE COMPLETED AND INSPECTED BEFORE A BUILDING PERMIT IS ISSUED.
10. ROADS MUST BE CONSTRUCTED TO MINIMIZE EROSION IMPACTS
11. ROADS SHALL BE A MINIMUM OF 20-FEET WIDE.
12. ACCESS ROADS SHALL TERMINATE NOT LESS THAN 150-FEET FROM ANY PORTION OF A STRUCTURE.
13. TURNAROUNDS REQUIRED FOR ACCESS ROADS LONGER THAN 150-FEET
14. ROADS SHALL BE AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 80,000 POUNDS.
15. 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.
16. IF A SEWER MANHOLE IS LOCATED IN THE GRAVEL AREA, THE MANHOLE MUST BE PROTECTED TO PREVENT DAMAGING MANHOLE. METHODS OF PROTECTING THE MANHOLE SHALL BE APPROVED BY THE WATER DEPARTMENT AND MAY INCLUDE INSTALLING AN ASPHALT RING AROUND THE MANHOLE, PAVING THE AREA AROUND THE MANHOLE OR OTHER METHOD AS APPROVED BY THE WATER DEPARTMENT.
17. 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 SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE: https://franklintn.geocivicx.com/secure/
18. PLANS MUST BE APPROVED BY THE ENGINEERING PREPARING THE STANDARD OF CARE/DESIGN INTENT.

## FIRE LANE NOTES:

**PUBLIC PROPERTY:** WHERE FIRE LANES MAY BE BLOCKED BY PARKED VEHICLES, APPROVED SIGNS OR OTHER APPROVED MARKINGS SAYING **NO PARKING FIRE LANE** MUST BE INSTALLED AND MAINTAINED AS DIRECTED BY THE FIRE CODE OFFICIAL. (IFC 503.3)
**PRIVATE PROPERTY:** WHERE PARKED CARS MAY NARROW THE FIRE LANE TO LESS THAN 20-FEET, THE FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL ORDINANCE, 7-225. FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING **FIRE LANE-NO PARKING** VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.

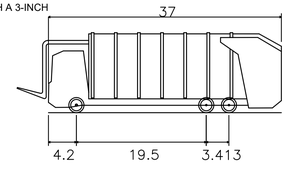
SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.




Franklin Fire SD-7 (Tower 2 Truck)

| | |
|---|---|
| Overall Length | 50.042ft |
| Overall Width | 8.333ft |
| Overall Body Height | 8.303ft |
| Min Body Ground Clearance | 0.627ft |
| Track Width | 8.000ft |
| Lock-to-lock time | 6.00s |
| Wall to Wall Turning Radius | 42.000ft |

Note: Design Speed is 5mph




Front Load Trash Truck

| | |
|---|---|
| Overall Length | 37.000ft |
| Overall Width | 8.0833ft |
| Overall Body Height | 12.500ft |
| Min Body Ground Clearance | 0.698ft |
| Track Width | 6.500ft |
| Curb to Curb Turning Radius | 46.000ft |

TRUCK BUMPER OVERHANG
TRUCK TIRE ROUTE
PUBLIC ROW
PRIVATE ROADS

TRUCK BUMPER OVERHANG
TRUCK TIRE ROUTE

**KEY**
LOADING/UNLOADING ZONE
FIRELANE MARKING

0 100 200 300

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

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

https://franklintn.geocivix.com/secure/

PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.

## FIRE HYDRANT FLOW TEST DATA

PROJECT NAME: AUREUM
DATE: 02/26/2025
PROJECT LOCATION: FRANKLIN, TN
PERFORMED BY: PARKER HOWELL, JON LYNN, AND JUSTIN MAXWELL, MVUD

TEST 1:
RESIDUAL HYDRANT NUMBER: 2078
LOCATION: CAROTHERS PKWY
STATIC PRESSURE: 150 PSI
RESIDUAL PRESSURE: 146 PSI

FLOWING HYDRANT NUMBER: 2085
LOCATION: AUREUM DR
STATIC PRESSURE: 136 PSI
FLOW RATE: 1229 GAL/MIN

G:\2-0085\1-CIVIL ENGINEERING\5-PS SHEETS\1201 PUD ACCESS ROW.DWG
PLOTTED BY KAERN KLEIN ON 7/3/2025 10:42 AM LAST UPDATED BY KKLEIN ON 7/3/2025 8:58 AM

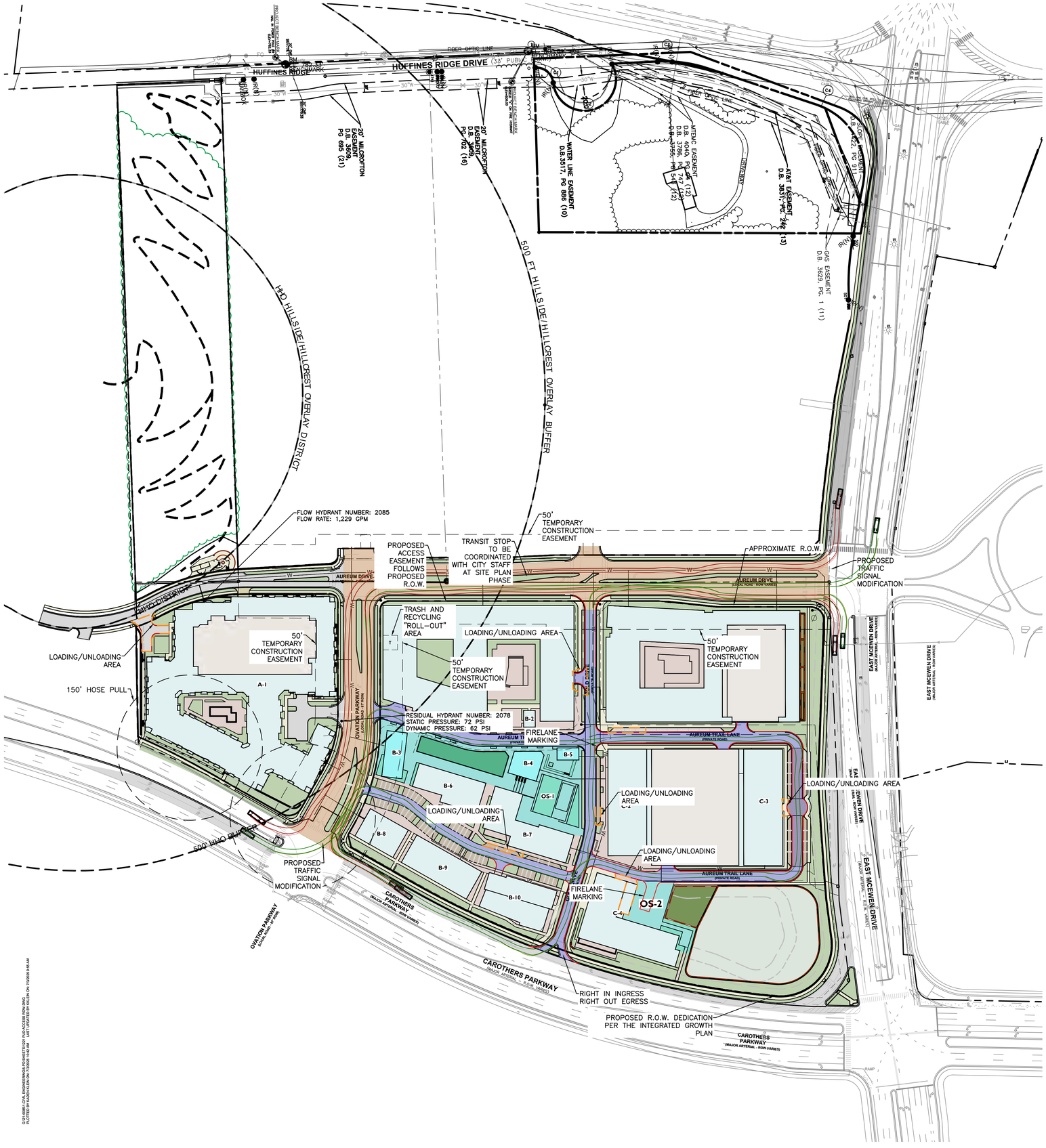
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 120451
STATE OF TENNESSEE

COF# 8851
AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

Revision Date

OVERALL R.O.W & ACCESS PLAN
SHEET
C4.0
COF: 8851




## STATEMENT OF IMPACTS:

STREET NETWORK: MCEWEN DRIVE, TO THE NORTH OF THE PROPERTY, AND CAROTHERS PARKWAY, TO THE EAST OF THE PROPERTY, ARE CLASSIFIED AS MAJOR ARTERIAL ROADS ON THE CURRENT MAJOR THOROUGHFARE PLAN. OFF-SITE ROADWAY IMPROVEMENTS CONSISTENT WITH THE INTEGRATED GROWTH PLAN ARE PROPOSED WITH THE PUD AND OUTLINED IN THE MAY 2025 TRAFFIC IMPACT STUDY UPDATE. INTERNAL PROPOSED DRIVES PROVIDE CONNECTIVITY THROUGH THE DEVELOPMENT FROM THE MAJOR ARTERIAL ROADS TO THE ADJACENT PARCELS.

**ROADWAY NETWORK NARRATIVE**

THE EXISTING ROADWAY NETWORK IN THE PROJECT VICINITY CONSISTS OF MAJOR ARTERIALS AND PRIVATE ROADWAYS.

- **EAST MCEWEN DRIVE** IS CLASSIFIED AS A MAJOR ARTERIAL THAT PROVIDES ACCESS TO INTERSTATE 65. EAST MCEWEN DRIVE IS ORIENTED IN AN EAST-WEST DIRECTION AND THE POSTED SPEED LIMIT IN THE STUDY AREA IS 40 MPH.
- **CAROTHERS PARKWAY** IS CLASSIFIED AS A MAJOR ARTERIAL. CAROTHERS PARKWAY IS ORIENTED IN A NORTH-SOUTH DIRECTION AND THE POSTED SPEED LIMIT IS 40 MPH.
- **AUREUM DRIVE** IS A LOCAL ROADWAY THAT PROVIDES DIRECT ACCESS TO AUREUM AND TO THE CAROTHERS CROSSING DEVELOPMENT SOUTH OF AUREUM. AUREUM DRIVE IS ORIENTED IN AN NORTH-SOUTH DIRECTION AND THE POSTED SPEED LIMIT IS 30 MPH.
- **OVATION PARKWAY** IS A LOCAL ROADWAY THAT PROVIDES DIRECT ACCESS TO THE OVATION DEVELOPMENT EAST OF CAROTHERS PARKWAY AND TO AUREUM WEST OF CAROTHERS PARKWAY. OVATION PARKWAY IS ORIENTED IN AN EAST-WEST DIRECTION AND THE POSTED SPEED LIMIT IS 30 MPH.

**ROW & ACCESS GENERAL NOTES**

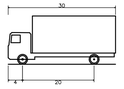
1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
8. AT THE SITE PLAN STAGE, ALL ROADWAY IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE COMMON STANDARDS AS ESTABLISHED BY:
   (A)THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS
   (B)THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AND
   (C) THE TENNESSEE DEPARTMENT OF TRANSPORTATION DESIGN GUIDELINES AND STANDARD DETAILS.
   FEATURES SUCH AS TAPER LENGTHS, HORIZONTAL AND VERTICAL GEOMETRY, CLEAR ZONES, GUARDRAIL REQUIREMENTS, ETC., SHALL BE EVALUATED IN GREATER DETAIL AT THE SITE PLAN STAGE AND WILL BE REQUIRED TO CONFORM TO THE ACCEPTED STANDARD IN ORDER TO ENSURE PUBLIC SAFETY AND WELL-BEING, AS WELL AS THE CONTINUED FUNCTIONALITY OF THE EXISTING AND PROPOSED STREET NETWORKS.
9. ROADS SHALL BE COMPLETED AND INSPECTED BEFORE A BUILDING PERMIT IS ISSUED.
10. ROADS MUST BE CONSTRUCTED TO MINIMIZE EROSION IMPACTS
11. ROADS SHALL BE A MINIMUM OF 20-FEET WIDE.
12. ACCESS ROADS SHALL TERMINATE NOT LESS THAN 150-FEET FROM ANY PORTION OF A STRUCTURE.
13. TURNAROUNDS REQUIRED FOR ACCESS ROADS LONGER THAN 150-FEET
14. ROADS SHALL BE AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 80,000 POUNDS.
15. 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.
16. IF A SEWER MANHOLE IS LOCATED IN THE GRAVEL AREA, THE MANHOLE MUST BE PROTECTED TO PREVENT DAMAGING MANHOLE. METHODS OF PROTECTING THE MANHOLE SHALL BE APPROVED BY THE WATER DEPARTMENT AND MAY INCLUDE INSTALLING AN ASPHALT RING AROUND THE MANHOLE, PAVING THE AREA AROUND THE MANHOLE OR OTHER METHOD AS APPROVED BY THE WATER DEPARTMENT.
17. 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 SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE: https://franklintn.geocivicx.com/secure/
18. PLANS MUST BE APPROVED BY THE ENGINEERING PREPARING THE STANDARD OF CARE/DESIGN INTENT.

## FIRE LANE NOTES:

**PUBLIC PROPERTY:** WHERE FIRE LANES MAY BE BLOCKED BY PARKED VEHICLES, APPROVED SIGNS OR OTHER APPROVED MARKINGS SAYING **NO PARKING FIRE LANE** MUST BE INSTALLED AND MAINTAINED AS DIRECTED BY THE FIRE CODE OFFICIAL. (IFC 503.3)
**PRIVATE PROPERTY:** WHERE PARKED CARS MAY NARROW THE FIRE LANE TO LESS THAN 20-FEET, THE FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL ORDINANCE, 7-225. FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING **FIRE LANE-NO PARKING** VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.

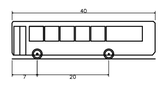
SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.

Note: Design Speed is 5mph




SU-30 – Single Unit Truck

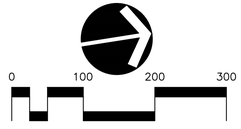
| | |
|---|---|
| Overall Length | 30.000ft |
| Overall Width | 8.000ft |
| Overall Body Height | 13.500ft |
| Min Body Ground Clearance | 1.367ft |
| Track Width | 8.000ft |
| Lock-to-lock time | 5.00s |
| Curb to Curb Turning Radius | 41.800ft |




S-BUS-40 – Large School Bus (84 pass.)

| | |
|---|---|
| Overall Length | 40.000ft |
| Overall Width | 8.000ft |
| Overall Body Height | 10.500ft |
| Min Body Ground Clearance | 1.070ft |
| Track Width | 8.000ft |
| Lock-to-lock time | 5.00s |
| Curb to Curb Turning Radius | 39.100ft |

TRUCK BUMPER OVERHANG
TRUCK TIRE ROUTE
PUBLIC ROW
PRIVATE ROADS
BUS BUMPER OVERHANG
BUS TIRE ROUTE




**KEY**
LOADING/UNLOADING ZONE
FIRELANE MARKING

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

G:\21-0085\1-CIVIL ENGINEERING\PLAN SHEETS\1-01 PUD ACCESS ROW.DWG
PLOTTED BY: KAITLYN KLEIN ON: 7/3/2025 10:42 AM LAST UPDATED BY: KLEIN ON: 7/3/2025 9:58 AM

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

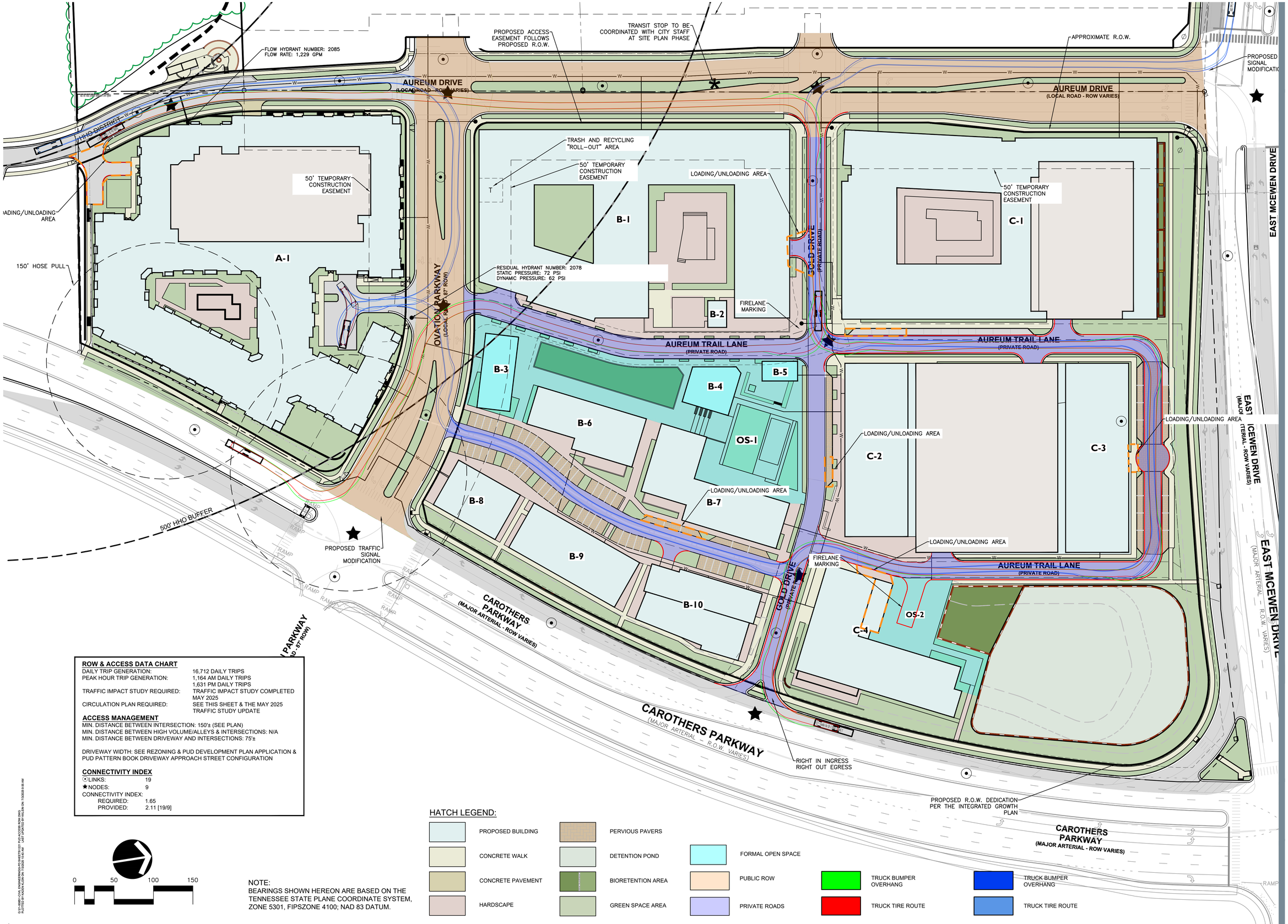
EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 120457
STATE OF TENNESSEE

# COF# 8851

# AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

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

OVERALL R.O.W & ACCESS PLAN
SHEET
C4.1
COF: 8851




**ROW & ACCESS DATA CHART**

| | |
|---|---|
| DAILY TRIP GENERATION: | 16,712 DAILY TRIPS |
| PEAK HOUR TRIP GENERATION: | 1,164 AM DAILY TRIPS<br>1,631 PM DAILY TRIPS |
| TRAFFIC IMPACT STUDY REQUIRED: | TRAFFIC IMPACT STUDY COMPLETED MAY 2025 |
| CIRCULATION PLAN REQUIRED: | SEE THIS SHEET & THE MAY 2025 TRAFFIC STUDY UPDATE |

**ACCESS MANAGEMENT**

MIN. DISTANCE BETWEEN INTERSECTION: 150'± (SEE PLAN)
MIN. DISTANCE BETWEEN HIGH VOLUME/ALLEYS & INTERSECTIONS: N/A
MIN. DISTANCE BETWEEN DRIVEWAY AND INTERSECTIONS: 75'±

DRIVEWAY WIDTH: SEE REZONING & PUD DEVELOPMENT PLAN APPLICATION & PUD PATTERN BOOK DRIVEWAY APPROACH STREET CONFIGURATION

**CONNECTIVITY INDEX**

| | |
|---|---|
| ⦿LINKS: | 19 |
| ★NODES: | 9 |
| CONNECTIVITY INDEX: | |
| REQUIRED: | 1.65 |
| PROVIDED: | 2.11 [19/9] |

HATCH LEGEND:

| | | | | |
|---|---|---|---|---|
| PROPOSED BUILDING | PERVIOUS PAVERS | FORMAL OPEN SPACE | TRUCK BUMPER OVERHANG | TRUCK BUMPER OVERHANG |
| CONCRETE WALK | DETENTION POND | PUBLIC ROW | TRUCK TIRE ROUTE | TRUCK TIRE ROUTE |
| CONCRETE PAVEMENT | BIORETENTION AREA | PRIVATE ROADS | | |
| HARDSCAPE | GREEN SPACE AREA | | | |

NOTE:
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
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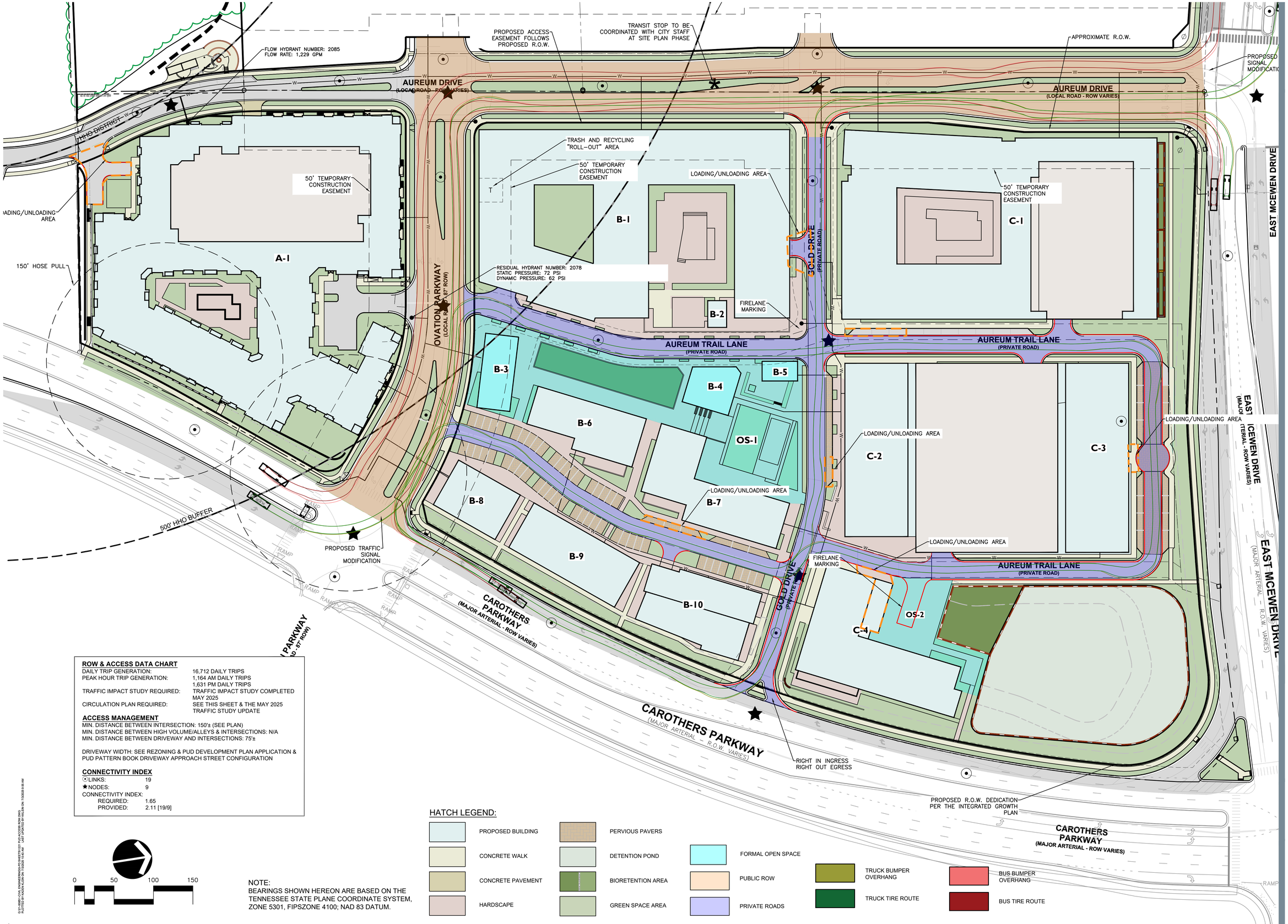
a Pape-Dawson company
NELSON
EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 120457
STATE OF TENNESSEE

# COF# 8851
## AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

Revision Date

ENLARGED R.O.W & ACCESS PLAN
SHEET
C4.2
COF: 8851




**ROW & ACCESS DATA CHART**

| | |
|---|---|
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| CIRCULATION PLAN REQUIRED: | SEE THIS SHEET & THE MAY 2025 TRAFFIC STUDY UPDATE |

**ACCESS MANAGEMENT**

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MIN. DISTANCE BETWEEN HIGH VOLUME/ALLEYS & INTERSECTIONS: N/A
MIN. DISTANCE BETWEEN DRIVEWAY AND INTERSECTIONS: 75'±

DRIVEWAY WIDTH: SEE REZONING & PUD DEVELOPMENT PLAN APPLICATION & PUD PATTERN BOOK DRIVEWAY APPROACH STREET CONFIGURATION

**CONNECTIVITY INDEX**

| | |
|---|---|
| ⊙LINKS: | 19 |
| ★NODES: | 9 |
| CONNECTIVITY INDEX: | |
| REQUIRED: | 1.65 |
| PROVIDED: | 2.11 [19/9] |

0 50 100 150

NOTE:
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HATCH LEGEND:

- PROPOSED BUILDING
- CONCRETE WALK
- CONCRETE PAVEMENT
- HARDSCAPE
- PERVIOUS PAVERS
- DETENTION POND
- BIORETENTION AREA
- GREEN SPACE AREA
- FORMAL OPEN SPACE
- PUBLIC ROW
- PRIVATE ROADS
- TRUCK BUMPER OVERHANG
- TRUCK TIRE ROUTE
- BUS BUMPER OVERHANG
- BUS TIRE ROUTE

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
No. 120451
STATE OF TENNESSEE

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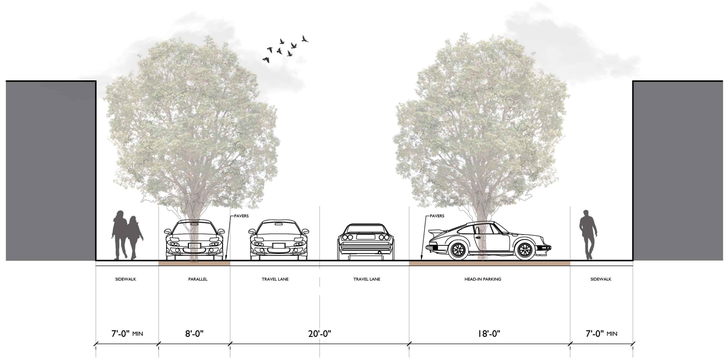
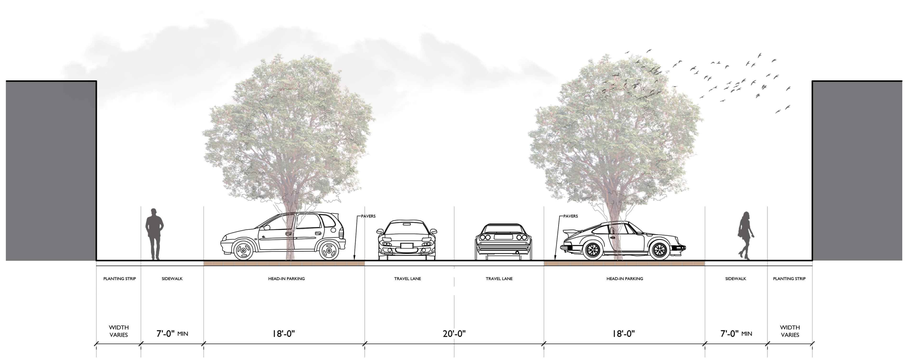
ENLARGED R.O.W & ACCESS PLAN
SHEET
C4.3

COF: 8851

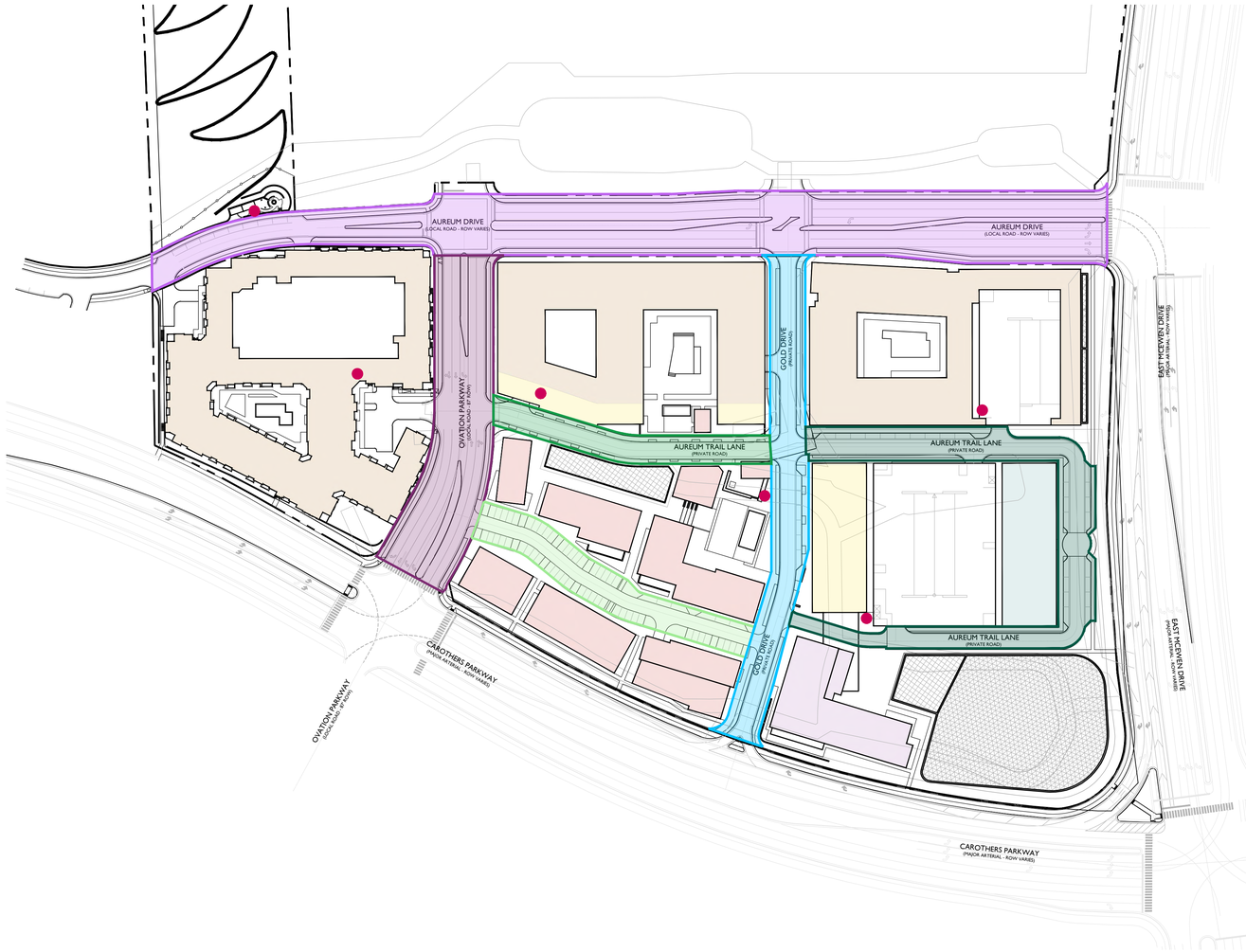



ENHANCED DRIVE AISLE - PARALLEL PARKING




ENHANCED DRIVE AISLE - HEAD-IN PARKING

0' 8' 16' 32'




## BIKE PARKING

249 BIKE PARKING SPACES REQUIRED
● BIKE PARKING LOCATIONS




MultipliCITY™
Product Data Sheet
landscape forms

Table
- The table is available in dining height only.
- Available with freestanding, surface mount, or embedded supports.
- The table supports come in prefinished anodized cast aluminum or powdercoat finish, and support wood table surface.
- The supports offer a "hidden" mounting system.
- The cast aluminum frame is bolted to wood slats in multiple locations to provide a sturdy, secure connection.
- Available in all standard exterior woods, except Redwood.
- The table can be paired with two backless benches to create a picnic style arrangement.

Litter Receptacle
- Litter available in single or double units.
- The litter is available as a freestanding/surface mount (with base) or embedded.
- Freestanding unit ships assembled. Unit can be set in place. The base is filled with Meldstone at the manufacturing facility for added weight and stability.
- Single bin has approximately an 18 gallon capacity and is roto-molded with built in handles, a bag hanger, and optional lock.
- Double units are back to back, with a total capacity of 36 gallons.
- Plate options for the top of the bin include a standard waste opening, round recycling, and slotted recycling.
- The litter supports come in prefinished anodized cast aluminum or powdercoat finish.

Bike Rack
- Capacity: 2 bikes
- Bike rack comes in prefinished anodized cast aluminum or powdercoat finish, with wood accent
- Bike rack is available in surface mount or embedded.
- Available in all standard exterior woods, except Redwood.
- Bike racks must be placed 36" apart, and 36" from wall; see installation guide.
- Meets APBP guidelines.

| Table | Style | Depth | Width | Height | Weight |
|---|---|---|---|---|---|
| | Table | 35" | 36" | 29" | 119 lb |

| Litter Receptacle | Style | Depth | Width | Height | Weight |
|---|---|---|---|---|---|
| | single litter | 13" | 16" | 47" | 58 lb |
| | double litter | 29" | 16" | 47" | 68 lb |

| Bike Rack | Style | Depth | Width | Height | Weight |
|---|---|---|---|---|---|
| | bike rack | 6" | 24" | 36" | 54 lb |

2 Revised June 25, 2021 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048

- AUREUM DRIVE
- OVATION PARKWAY
- GOLD DRIVE
- AUREUM TRAIL NORTH OF GOLD DRIVE
- AUREUM TRAIL SOUTH OF GOLD DRIVE
- ENHANCED DRIVE AISLE

0' 100' 200' 300'

N

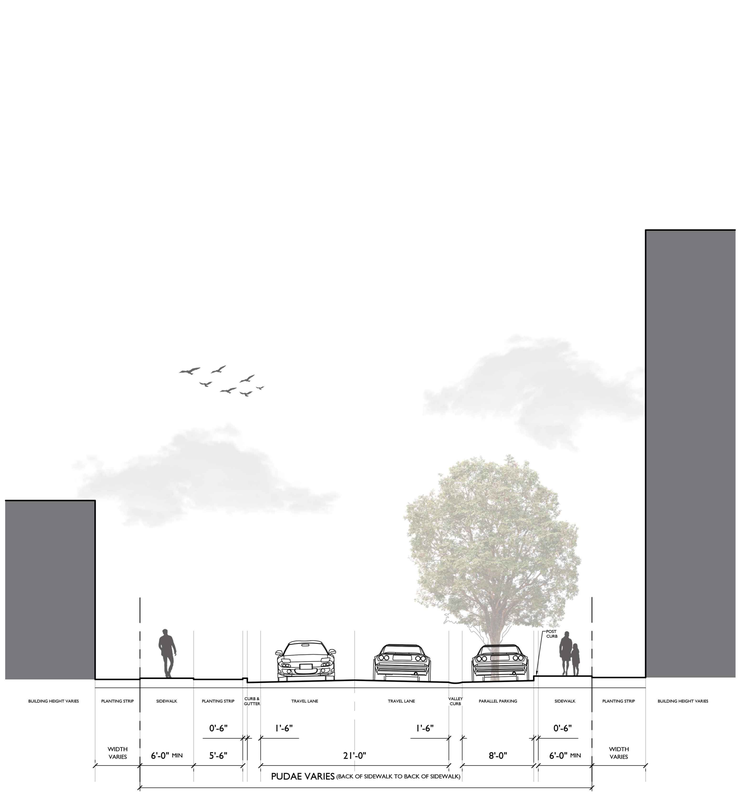
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

# AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

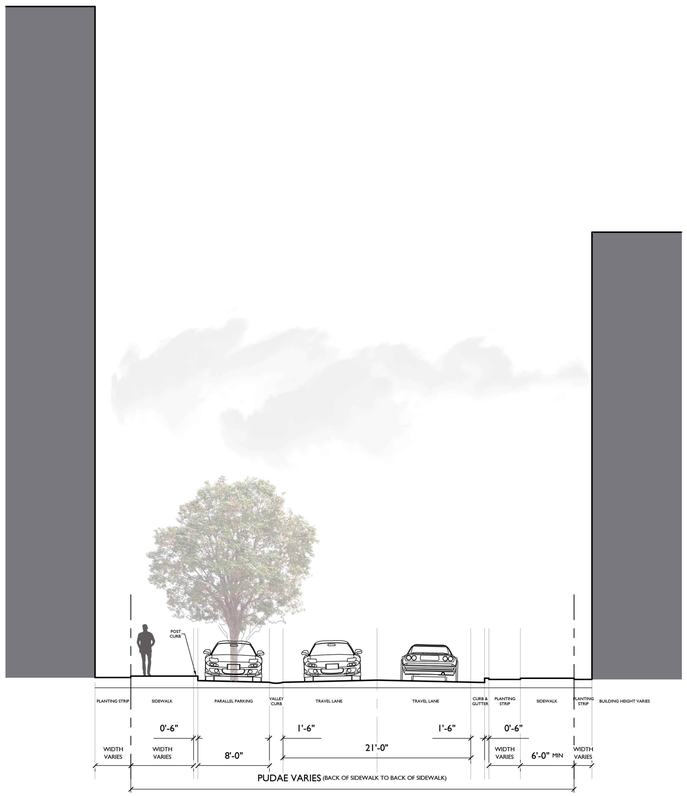
JEFFREY A. ROSAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 696
JAN 03.25

Revision Date
△ _____
△ _____
△ _____
△ _____

STREET NETWORK PLAN AND SECTIONS
SHEET
C4.4
COF: 8851




GOLD DRIVE*




AUREUM TRAIL - NORTH OF GOLD DRIVE*




AUREUM TRAIL - SOUTH OF GOLD DRIVE*

0' 8' 16' 32'

* TABLES AND CHAIRS AS WELL AS ARCHITECTURAL FEATURES, SUCH AS AWNINGS AND BALCONIES, MAY EXTEND INTO PUDAE.

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

# AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

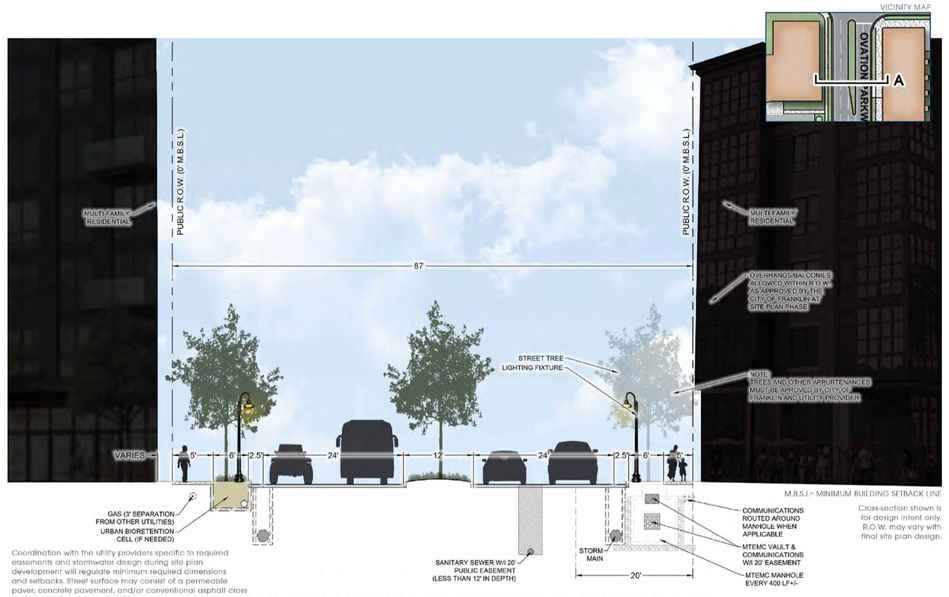
JEFFREY A. ROSAK
REGISTERED
TENNESSEE NO. 646
LANDSCAPE ARCHITECT
04.03.25

Revision Date

STREET SECTIONS

SHEET
C4.5

COF: 8851




OVATION PARKWAY CROSS SECTION (PUBLIC R.O.W.)




AUREUM DRIVE CROSS SECTION (PUBLIC R.O.W.)




MODIFIED BY PROPOSED PLAN

AUREUM TRAIL LANE [SOUTH OF GOLD DRIVE] & GOLD DRIVE CROSS SECTION (PRIVATE)




MODIFIED BY PROPOSED PLAN

AUREUM TRAIL DRIVE [NORTH OF GOLD DRIVE] CROSS SECTION (PRIVATE)

NOTE:
CROSS-SECTIONS SHOWN ARE FOR DESIGN INTENT ONLY. MAY VARY WITH FINAL SITE PLAN DESIGN.

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

APPROVED STREET SECTIONS - COF 8490


GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com
SCOTT MICHAEL BERNICK REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE NO. 328 6/30/2025


CITY OF FRANKLIN #8490
**AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2**
FOR
**SS-CH FRANKLIN, LLC**
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: NO SCALE
Date: JUNE 6, 2024
Approved By: S. BERNICK
Revisions:

Drawing Title:
CROSS SECTIONS

Drawing No.
A1.4

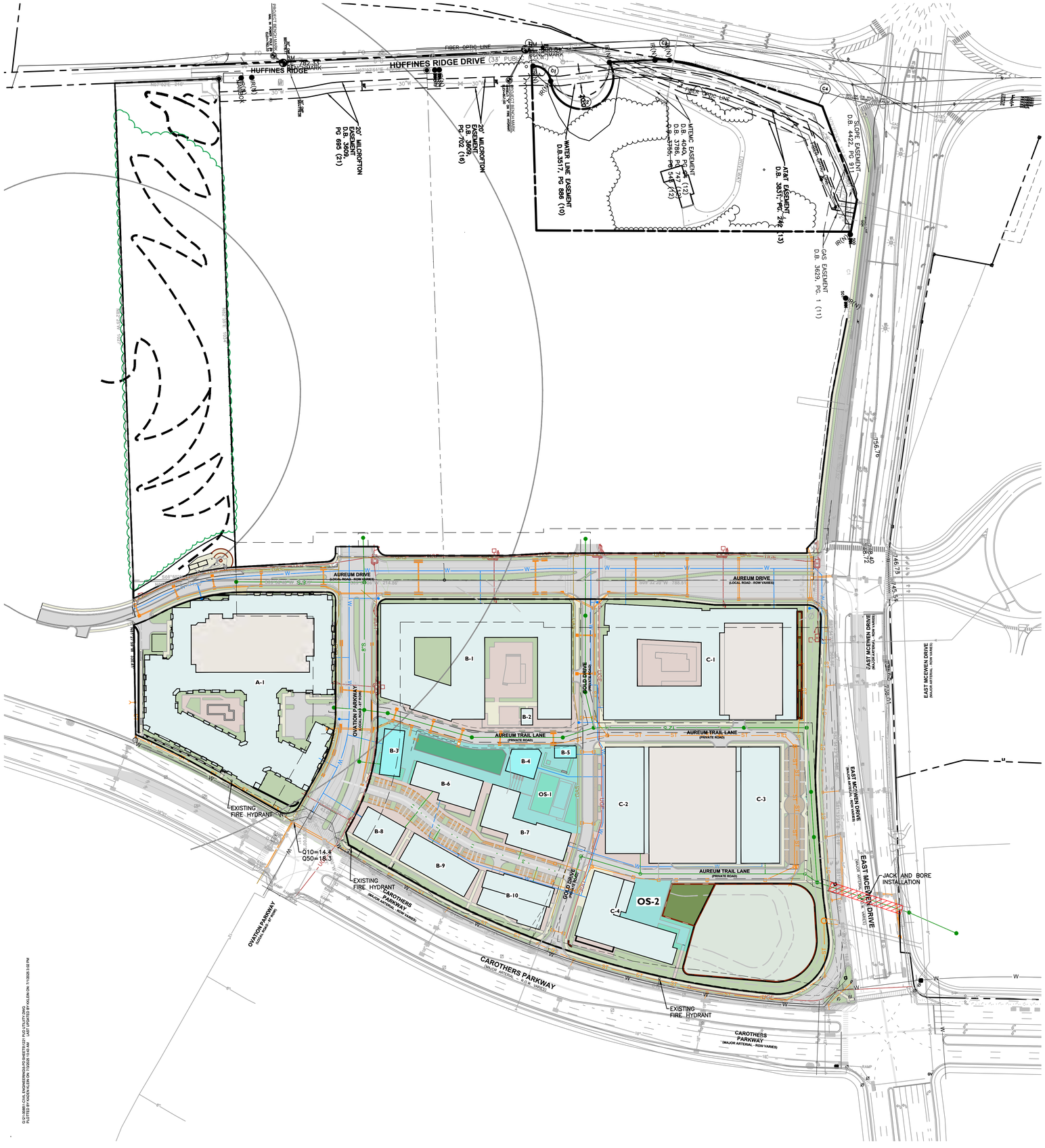
Project No.
24-0107

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. POLIAK REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE NO. 328 6/30/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

PREVIOUSLY APPROVED STREET SECTIONS
SHEET
C4.6
COF: 8851




GAS — GAS

S — SANITARY SEWER (20' EASEMENT)

W — WATER (10' EASEMENT)

UGE — ELECTRIC (20' EASEMENT)

ST — STORM SEWER

JACK AND BORE INSTALLATION

NOTE:
ALL BUILDING BORDERING RIGHT-OF-WAY TO BE SERVICED WITH WATER AND ELECTRIC FROM THE RIGHT OF WAY.

**STATEMENT OF IMPACTS:**

1. WATER FACILITIES: MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER FOR THIS PARCEL. FIRE FLOW DATA INDICATES THAT DOMESTIC, FIRE AND IRRIGATION DEMANDS CAN BE MET FOR THE DEVELOPMENT OF THE PROPERTY. MALLORY VALLEY AND THEIR ENGINEERS WILL PROVIDE THE DESIGNS FOR ANY NEW CONNECTIONS TO THE 12" WATER LINE STUB LOCATED SOUTH OF MCEWEN DRIVE AND THE 18" WATER LINE LOCATED WEST OF CAROTHERS PARKWAY. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 306 GPM. A TWO-HYDRANT FLOW TEST WAS PERFORMED ON JANUARY 27, 2022 BY BRADLEY MCCANN (MVUD) AND HUNTER PATTON (H&D). DURING THE TEST, THE READ HYDRANT SHOWED STATIC AND RESIDUAL PRESSURES OF 156 AND 150 PSI. THE FLOW HYDRANT SHOWED STATIC AND RESIDUAL PRESSURES OF 145 AND 135 PSI WITH A 1,199 GPM FLOWRATE.
2. SEWER FACILITIES: THE CITY OF FRANKLIN PROVIDES SEWER AND SERVICE FOR THE DEVELOPMENT. CURRENTLY PUBLIC SEWER LINES ARE BEING INSTALLED PER COF #7804. THE MAXIMUM ANTICIPATED DEMAND FOR THIS DEVELOPMENT IS 1,068 SFUE
3. REPURIFIED (REUSE) WATER FACILITIES: CURRENTLY NO WATER REUSE LINES EXIST ON THE EAST SIDE OF INTERSTATE 65 AND THIS PROJECT WILL NOT BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.
4. ELECTRICITY FACILITIES: MIDDLE TENNESSEE ELECTRIC IS THE ELECTRICAL PROVIDER FOR THIS PROPERTY.
5. GAS FACILITIES: ATMOS IS THE NATURAL GAS PROVIDER FOR THIS PROPERTY.

**UTILITY NARRATIVE:**

THE DEVELOPMENT IS INTENDED TO BE SERVED BY PUBLIC SEWER, PUBLIC WATER, UNDERGROUND ELECTRIC, AND GAS THROUGHOUT. CURRENTLY, AUTHORITIES THAT WILL BE ASSISTING IN THE DETAILS OF THESE SERVICES ARE MALLORY VALLEY UTILITY DISTRICT, CITY OF FRANKLIN SEWER, MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION, AND ATMOS ENERGY.

## 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

**LIGHTING NOTE:**
ALL STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

**UTILITY NOTE:**
UTILITY PHASING & LOCATIONS SHOWN ARE CONCEPTUAL.
SPECIFIC ALIGNMENT & PHASING TO BE COORDINATED AND APPROVED WITH THE UTILITY PROVIDERS.

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

https://franklintn.geocivix.com/secure/

PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.

**WATER & SEWER DATA CHART**

| | |
|---|---|
| FACILITY TYPE: | MIXED USE, SEWER |
| UNIT FLOW IN GPD: | (SEE AVAILABILITY REQUEST) |
| NUMBER OF UNITS: | (SEE AVAILABILITY REQUEST) |
| TOTAL FLOW IN GPD: | 503,700 GPD (SEWER PREVIOUSLY APPROVED) |
| | 306 GPM (WATER PREVIOUSLY APPROVED) |

**UTILITY PROVIDERS**

| | |
|---|---|
| SEWER: | FRANKLIN, TN WATER MANAGEMENT DEPARTMENT: 615-794-4554 |
| WATER: | MALLORY VALLEY UTILITY DISTRICT: 615-628-0237 |
| GAS: | ATMOS ENERGY: 615-566-3073 |
| ELECTRIC: | MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION: 1-877-777-9020 |

## FIRE HYDRANT FLOW TEST DATA

PROJECT NAME: AUREUM
DATE: 02/26/2025
PROJECT LOCATION: FRANKLIN, TN
PERFORMED BY: PARKER HOWELL, JON LYNN, AND JUSTIN MAXWELL, MVUD

TEST 1:
RESIDUAL HYDRANT NUMBER: 2078
LOCATION: CAROTHERS PKWY
STATIC PRESSURE: 150 PSI
RESIDUAL PRESSURE: 146 PSI

FLOWING HYDRANT NUMBER: 2085
LOCATION: AUREUM DR
STATIC PRESSURE: 136 PSI
FLOW RATE: 1229 GAL/MIN

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

0 100 200 300

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
CRUMPLER
No. 120457
STATE OF TENNESSEE

# COF# 8851
# AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

Revision Date
1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

OVERALL UTILITY PLAN

SHEET
C5.0

COF: 8851



G:\2-08851 CIVIL ENGINEERING\5-PS SHEETS\C5.0 PUD UTILITY.DWG
PLOTTED BY KAZEN KLEIN ON 7/1/2025 10:43 AM LAST UPDATED BY KKLEIN ON 7/1/2025 5:08 PM

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

EAST MCEWEN DRIVE
(MAJOR ARTERIAL - ROW VARIES)

OVATION PARKWAY
(LOCAL ROAD - 87' ROW)

GOLD DRIVE
(PRIVATE ROAD)

AUREUM TRAIL LANE
(PRIVATE ROAD)

AUREUM TRAIL LANE
(PRIVATE ROAD)

CAROTHERS PARKWAY
(MAJOR ARTERIAL - R.O.W. VARIES)

CAROTHERS PARKWAY
(MAJOR ARTERIAL - ROW VARIES)

OVATION PARKWAY
(LOCAL ROAD - 87' ROW)

CAROTHERS PARKWAY
(MAJOR ARTERIAL - ROW VARIES)

CAROTHERS PARKWAY
(MAJOR ARTERIAL - ROW VARIES)

EAST MCEWEN DRIVE
(MAJOR ARTERIAL - R.O.W. VARIES)

A-1
B-1
B-2
B-3
B-4
B-5
B-6
B-7
B-8
B-9
B-10
C-1
C-2
C-3
C-4
OS-1
OS-2

EXISTING FIRE HYDRANT

EXISTING FIRE HYDRANT

EXISTING FIRE HYDRANT

Q10=14.4
Q50=18.3

N81°27'59"W 330.41'

S08°50'W

S09°32'20"W 788.51

S82°54'23"E 368.86'

S81°13'35"E 62.19'

S87°29'20"E 168.59'

S39°30'00"W 43.08'

S84°40'00"W 31.11'

GAS
SANITARY SEWER (20' EASEMENT)
WATER (10' EASEMENT)
ELECTRIC (20' EASEMENT)
STORM SEWER

HATCH LEGEND:

- PROPOSED BUILDING
- CONCRETE WALK
- CONCRETE PAVEMENT
- HARDSCAPE
- PERVIOUS PAVERS
- DETENTION POND
- BIORETENTION AREA
- GREEN SPACE AREA
- FORMAL OPEN SPACE

0 50 100 150

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

G:\2-JOBS\...\CIVIL ENGINEERING\4-PD SHEETS\01 EXH\C5.1 EXH UTILITY.DWG
PLOTTED BY KAIDEN KLEIN ON 7/3/2025 10:44 AM
LAST UPDATED BY KLEIN ON 7/1/2025 3:03 PM

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
CRUMLEY
No. 120451
STATE OF TENNESSEE

# COF# 8851
## AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

Revision Date

ENLARGED UTILITY PLAN
SHEET
C5.1

COF: 8851

HUFFINES RIDGE

HUFFINES RIDGE DRIVE

N07°02'51"E 425.66'

N07°02'E 216'

EL. 782.33'
BENCHMARK

IR(N)
MAILBOX

IR(N)

30' CMP
INV=779.26

30'W

20'

20' MILCROFTON
EASEMENT
D.B. 3609,
PG 689 (21)

20' MILCROFTON
EASEMENT
D.B. 3609,
PG 702 (16)

PROJECT BENCH MARK
CHISELED "X" ON FIRE HYDRANT
ELEV=806.00

IRS(N)

C1

C2

WATER LINE EASEMENT
D.B.3517, PG 886 (10)

0 50 100 150

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

MTEMC EASEMENT
D.B. 4040, PG 94 (12)
D.B. 3786, PG 741 (12)
D.B. 3755, PG 543 (12)

DRIVE-WAY

AT&T EASEMENT
D.B. 3831, PG. 242 (10)

N72°10'24"E 303.52'

TELE

FIBER OPTIC LINE

FOC

GAS EASEMENT
D.B. 3629, PG. 1 (11)

N82°25'W 1027'

N82°35'E 1034'

S08°50'W 211.40'

N08°50'E 211.40'

S69°30'40"W 215.93'

S69°30'06"W 214.86'

S09°32'20"W 788.51

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

S72°10'24"W 303.52'

UGE

GAS

W

G:\2-1885\CIVIL ENGINEERING\C5-SHEETS\C5.2 TUD UTILITY.DWG
PLOTTED BY AIDEN KLEIN ON 7/3/2020 11:44 AM LAST UPDATED BY KLEIN ON 7/1/2020 3:53 PM

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
CRUMES
No. 120457
STATE OF TENNESSEE

COF# 8851

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

Revision Date

| | | |
|---|---|---|
| 1 | 2022.02.07 | PER CITY CONDITIONS OF APPROVAL |
| 2 | 2022.01.06 | PER CITY COMMENTS |
| 3 | 2021.12.13 | PER CITY COMMENTS |
| 4 | 2021.11.29 | PER ARCHITECTURE |
| 5 | 2019.07.01 | PER CITY COA COMMENTS |
| 6 | 2019.09.04 | PER CITY COMMENT |

ENLARGED UTILITY PLAN
SHEET
C5.2

COF: 8851




GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

# AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
TENNESSEE NO. 686
LANDSCAPE ARCHITECT
03.25

Revision Date

PHASING PLAN

SHEET
C6.0

COF: 8851

PHASE 2

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

PHASE 1
SITE PLAN APPROVED (COF# 8698)

A-1

OVATION PARKWAY
(LOCAL ROAD - 87' ROW)

PHASE 2

B-1

B-2

GOLD DRIVE
(PRIVATE ROAD)

PHASE 3B

C-1

EAST MCEWEN DRIVE
(MAJOR ARTERIAL - ROW VARIES)

AUREUM TRAIL LANE
(PRIVATE ROAD)

AUREUM TRAIL LANE
(PRIVATE ROAD)

B-3

B-4

B-5

B-6

OS-1

C-2

PHASE 3A

C-3

B-8

B-7

B-9

B-10

GOLD DRIVE
(PRIVATE ROAD)

AUREUM TRAIL LANE
(PRIVATE ROAD)

EAST MCEWEN DRIVE
(MAJOR ARTERIAL - ROW VARIES)

C-4

OS-2

PHASE 3C

CAROTHERS PARKWAY
(MAJOR ARTERIAL - ROW VARIES)

OVATION PARKWAY
(LOCAL ROAD - 87' ROW)

CAROTHERS PARKWAY
(MAJOR ARTERIAL - ROW VARIES)

CAROTHERS PARKWAY
(MAJOR ARTERIAL - ROW VARIES)

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

# AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3

Franklin, Williamson County, Tennessee

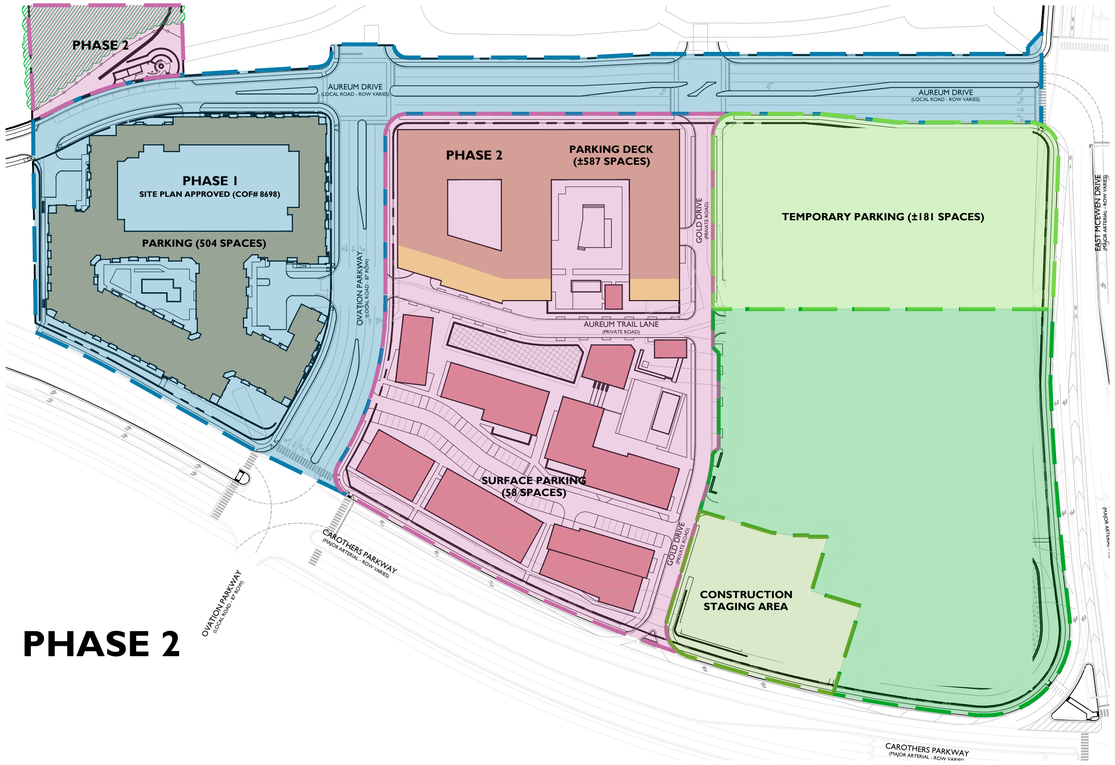
JEFFREY A. PODJAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 346
LANDSCAPE ARCHITECT
6/18/25

Revision Date

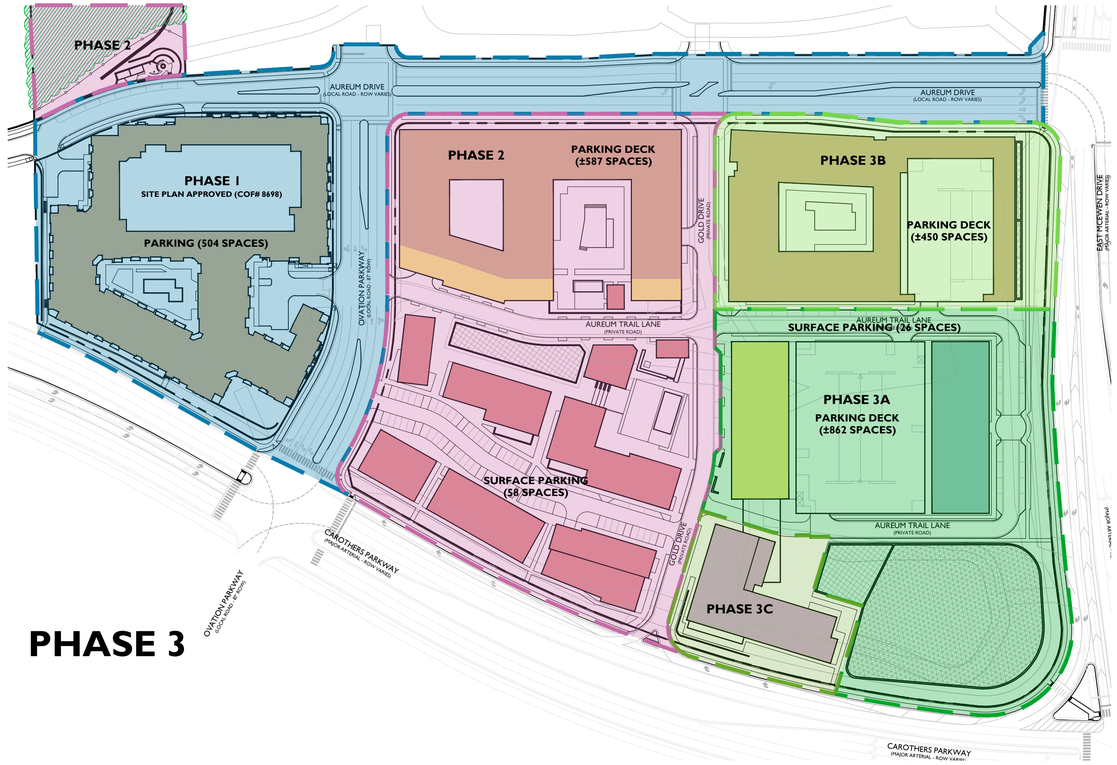
PHASING PLAN

SHEET
C6.0

COF: 8851



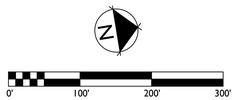

## PHASE 2




## PHASE 3

| PHASED PARKING | | | |
|---|---|---|---|
| Completed Phase | ULI Parking Required | Permanent Parking Provided | Temporary Parking |
| 1 (Site Plan Previously Approved) | 568 | 504 | Site Plan Approved |
| 2 | 1,336 | 1149 | 187 |
| 3A | 1,858 | 2037 | 0 |
| 3B | 2,654 | 2493 | All Parking Built* |
| 3C | 3,194 | 2493 | All Parking Built* |

*Permanent parking meets ULI recommendations based upon highest demand period (weekend).




*UNTIL USE AND PARKING SHARE RATIOS ARE COMPLETED, TEMPORARY PARKING WILL CONFORM TO MINIMUM ULI PARKING STANDARDS.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

# AUREUM PUD SUBDIVISION
## DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. ROSAK
REGISTERED
TENNESSEE NO. 346
LANDSCAPE ARCHITECT
7.18.25

Revision Date
1 _____
2 _____
3 _____
4 _____

PARKING PHASING

SHEET
C6.1
COF: 8851

## SITE DATA

**AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3**

| | |
|---|---|
| **PROJECT NUMBER:** | 8851 |
| **SITE ACREAGE/SF:** | 27.19 AC / 1,184,425 SF |
| **EXISTING ZONING:** | PLANNED DISTRIT (PD 21.8 / 850,000 / 700) |
| **PROPOSED ZONING:** | PLANNED DISTRICT (PD 33.1 / 245,460 / 300) |
| **APPLICABLE DEVELOPMENT STANDARD:** | EITHER APPLY |
| **PROPOSED DEVELOPMENT STANDARD:** | TRADITIONAL* (SEE SHEET C0.0 FOR JUSTIFICATION) |
| **APPLICABLE OVERLAYS:** | HTO, HHO', 500' HHO BUFFER |
| **MAP / PARCELS:** | 062 / 18.02, 18.16, 19.03 |
| **ADDRESS:** | TBD |
| **EXISTING LAND USE:** | VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN) |
| **PROPOSED LAND USE:** | MIXED-USE |

## REGULATIONS

**BUILDING TYPES APPLIED:**
ATTACHED RESIDENTIAL, COMMERCIAL

**ANTICIPATED ROW DEDICATION:**
3.66 AC (159,577 SF)

**ADJUSTED SITE ACREAGE:**
23.53 AC (1,024,848 SF) (TBD AT SITE PLAN)

**BUILDING HEIGHT:**
1-9 STORIES W/ ROOFTOP AMENITIES AS ALLOWED ON 8-STORIES)

**DWELLING UNIT COUNT, BY TYPE:**

| | |
|---|---|
| MULTIFAMILY: | 900 |

**TREE CANOPY RETENTION:**

| | |
|---|---|
| EX TREE CANOPY: | 35.4% / 418,744 SF / 9.61 AC |
| TREE CANOPY RETENTION REQUIRED: | 24% / 100,499 SF / 2.31 AC |
| TREE CANOPY RETENTION PROVIDED: | 46% / 192,659 SF / 4.42 AC |

**SPECIMEN TREE REPLACEMENT:**

| | |
|---|---|
| SPECIMEN TREE CALIPER REMOVED: | 652 |
| TOTAL EXEMPT ACCESS ESMT CALIPERS TO BE REMOVED: | -98 |
| ADJUSTED TREE CALIPERS REMOVED: | 554 |
| SPECIMEN TREE DBH REPLACEMENT: | 1,108 |
| CALIPER INCHES PROVIDED PHASE 1: | 45 |
| CALIPER INCHES TO BE PROVIDED IN REMAINING PHASES: | 1063 |

**OPEN SPACE:**

| | |
|---|---|
| REQUIRED OPEN SPACE: | 3% OF SITE (35,533 SF; 0.82 AC) |
| PROVIDED OS: | 3.6% OF SITE (37,275 SF; 0.86 AC) |

**PARKLAND IMPACT FEES:** SEE SHEET C2.3

**LANDSCAPE SURFACE RATIO:**

| | |
|---|---|
| MIN. LSR: | 0.20 |
| PROVIDED LSR: | 0.27 (TBD AT SITE PLAN) |

**PARKING REQUIRED:** SEE SHEET C2.1
**PARKING PROVIDED:** SEE SHEET C2.1
**BIKE PARKING REQUIRED:** SEE SHEET C4.2

**SETBACKS APPLIED TO OVERALL SITE BOUNDARY:**
PERIMETER SETBACKS (FROM R.O.W./BOUNDARY):

| | |
|---|---|
| E. MCEWEN DRIVE: | 15' MIN. |
| CAROTHERS PARKWAY: | 15' MIN. |
| OVATION PKWY: | 0' MIN.*** |
| SOUTHERN BOUNDARY: | 15' MIN. |

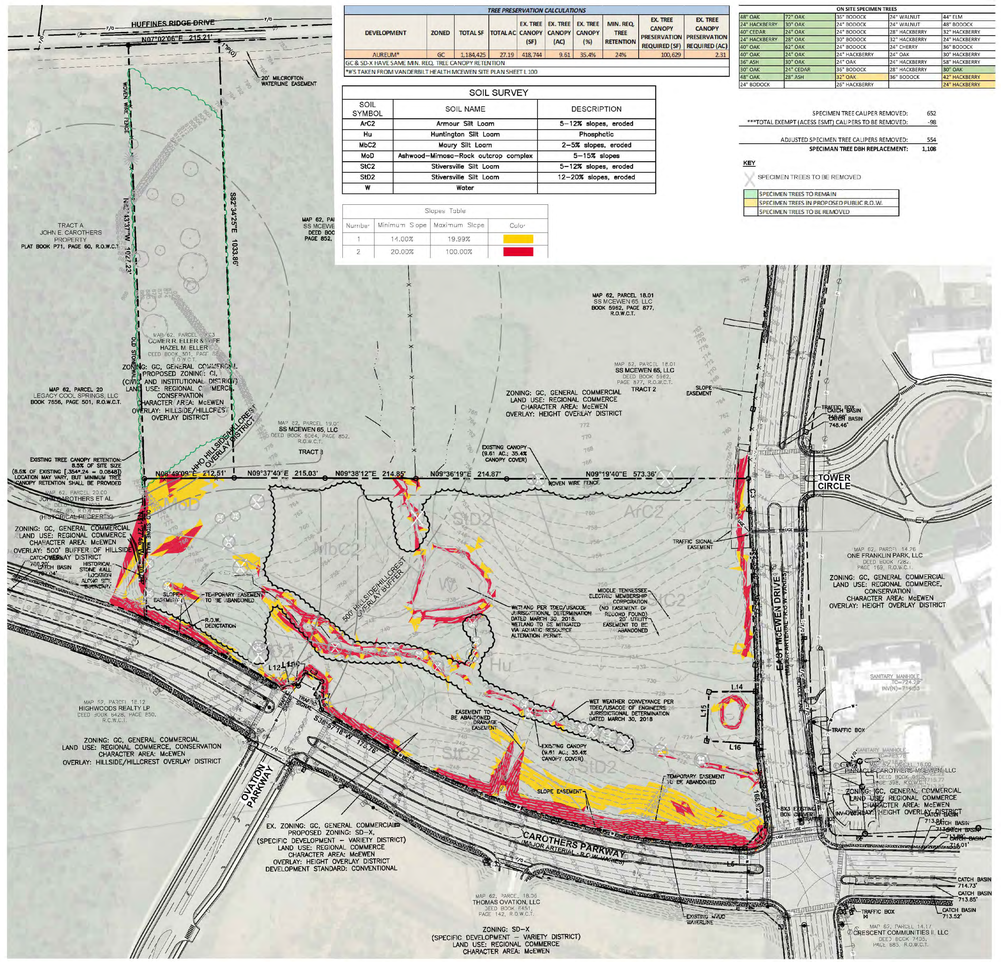
INTERNAL SETBACKS:

| | |
|---|---|
| FRONT: | |
| PUBLIC ROAD: | 0' MIN. (FROM R.O.W.) |
| OPEN SPACE/PLAZA: | 0' MIN. |
| AUREUM TRAIL: | 0' MIN. (FROM FACE OF CURB) |
| REAR: | 0' MIN. |
| SIDE: | 0' MIN. |

***BALCONIES SHALL BE ALLOWED TO EXTEND INTO THE PUBLIC ROW OVER THE SIDEWALK/PLANTERS AND INTO THE PRIVATE DRIVE/SIDEWALK/PLANTERS BUT SHALL MEET UTILITY PROVIDERS AND FIRE MARSHALL CLEARANCE REQUIREMENTS. APPROVAL FROM THE UTILITY PROVIDERS AND FIRE MARSHALL SHALL BE OBTAINED WITH THE SITE PLAN APPROVAL TO VERIFY CLEARANCE REQUIREMENTS ARE BEING MET.

**FIRE HYDRANTS:** ALL HYDRANTS TO BE PRIVATE

**TRANSIT LOCATION:** FINAL LOCATION TO BE DETERMINED AT SITE PLAN IN COORDINATION WITH COF ENGINEERING DEPARTMENT.




*TREE PRESERVATION CALCULATIONS*

| DEVELOPMENT | ZONED | TOTAL SF | TOTAL AC | EX. TREE CANOPY (SF) | EX. TREE CANOPY (AC) | EX. TREE CANOPY (%) | MIN. REQ. TREE RETENTION | EX. TREE CANOPY PRESERVATION REQUIRED (SF) | EX. TREE CANOPY PRESERVATION REQUIRED (AC) |
|---|---|---|---|---|---|---|---|---|---|
| AUREUM* | GC | 1,184,425 | 27.19 | 418,744 | 9.61 | 35.4% | 24% | 100,629 | 2.31 |

GC & SD-X HAVE SAME MIN. REQ. TREE CANOPY RETENTION
*AS TAKEN FROM VANDERBILT HEALTH MCEWEN SITE PLAN SHEET L 100

SOIL SURVEY

| SOIL SYMBOL | SOIL NAME | DESCRIPTION |
|---|---|---|
| ArC2 | Armour Silt Loam | 5–12% slopes, eroded |
| Hu | Huntington Silt Loam | Phosphatic |
| MbC2 | Moury Silt Loam | 2–5% slopes, eroded |
| MoD | Ashwood–Mimosa–Rock outcrop complex | 5–15% slopes |
| StC2 | Stiversville Silt Loam | 5–12% slopes, eroded |
| StD2 | Stiversville Silt Loam | 12–20% slopes, eroded |
| W | Water | |

Slopes Table

| Number | Minimum Slope | Maximum Slope | Color |
|---|---|---|---|
| 1 | 14.00% | 19.99% | |
| 2 | 20.00% | 100.00% | |

ON SITE SPECIMEN TREES

| | | | | |
|---|---|---|---|---|
| 58" OAK | 72" OAK | 32" BOXOCK | 24" WALNUT | 44" SYM |
| 24" HACKBERRY | 50" OAK | 24" BOXOCK | 24" WALNUT | 48" BOOCK |
| 40" CEDAR | 24" OAK | 24" BOXOCK | 28" HACKBERRY | 32" HACKBERRY |
| 24" HACKBERRY | 28" OAK | 30" BOXOCK | 32" HACKBERRY | 24" HACKBERRY |
| 40" OAK | 42" OAK | 24" BOXOCK | 24" CHERRY | 36" BOOCK |
| 50" OAK | 24" OAK | 24" HACKBERRY | 24" OAK | 36" HACKBERRY |
| 36" ASH | 30" OAK | 24" OAK | 24" HACKBERRY | 58" HACKBERRY |
| 30" OAK | 27" CEDAR | 24" BOOCK | 28" HACKBERRY | 36" OAK |
| 48" OAK | 28" ASH | 42" OAK | 36" BOOCK | 42" HACKBERRY |
| 24" BOOCK | | 30" HACKBERRY | | 24" HACKBERRY |

SPECIMEN TREE CALIPER REMOVED: 652
***TOTAL EXEMPT ACCESS (ESMT) CALIPERS TO BE REMOVED: -98
ADJUSTED SPECIMEN TREE CALIPERS REMOVED: 554
SPECIMAN TREE DBH REPLACEMENT: 1,108

KEY
SPECIMEN TREES TO BE REMOVED
SPECIMEN TREES TO REMAIN
SPECIMEN TREES IN PROPOSED PUBLIC R.O.W.
SPECIMEN TREES TO BE REMOVED

**SITE DATA CHART:**

**PROJECT INFORMATION:**

| | |
|---|---|
| SUBDIVISION: | AUREUM PUD SUB, REV. 1 |
| LOT #: | N/A |
| STREET ADDRESS: | TBD |
| MAP: | 062 |
| PARCEL: | 18.02, 19.03 |
| CIVIL DISTRICT: | 8TH |
| ACREAGE (SQUARE-FOOTAGE) OF SITE: | 27.19 AC. (1,184,425± S.F.) |

**EXISTING ZONING INFORMATION:**

| | |
|---|---|
| ZONING: | PD (PLANNED DISTRICT) |
| EXISTING APPLICABLE OVERLAYS: | HTO, HHO, 500' HHO BUFFER |
| CHARACTER AREA OVERLAY: | MEOD-4 |
| APPLICABLE DEVELOPMENT STANDARD: | EITHER APPLY |
| PROPOSED DEVELOPMENT STANDARD: | CONVENTIONAL |
| EXISTING LAND USE: | VACANT |

**EXISTING TREE CANOPY:**

| | |
|---|---|
| EX. TREE CANOPY S.F.: | 418,744 S.F. |
| EX. TREE CANOPY AC: | 9.61 AC |
| EX. TREE CANOPY %: | 35.4% |

**TREE SAVE AREA:**

| | |
|---|---|
| TREE SAVE AREA REQ. | 40,590 S.F. |
| TREE SAVE AREA PROVIDED | 40,590 S.F. |

**SURVEY INFORMATION:**
BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM FIELD RUN SURVEY PERFORMED BY BY RAGANSMITH-ASSOCIATES, INC., DATED SEPTEMBER 21, 2018. BEARINGS SHOWN BASE ON TENNESSEE STATE PLANE COORDINATES N.A.D. 83 GRID NORTH. VERTICAL DATUM IS N.A.V.D. 88

**PLAT REFERENCE:**
NONE

**DEED REFERENCE:**
BEING THE SAME PROPERTY CONVEYED TO SS-CH FRANKLIN, LLC BY QUITCLAIM DEED FROM VANDERBILT UNIVERSITY MEDICAL CENTER BY DEED OF RECORD IN BOOK 7357, PAGE 687, REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE

**MINERAL RIGHTS INFORMATION:**
TO THE BEST OF OUR KNOWLEDGE, THIS PROPERTY SITE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

**FLOOD INFORMATION:**
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0121F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT. COMMUNITY No. 470204, PANEL No. 0121, SUFFIX F, WHICH IN THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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

0 100 200

CITY OF FRANKLIN, TN TRANSITIONS DEPT 10/10/2024 THIS SHEET IS PART OF THE APPROVED SITE PLAN

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

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

CITY OF FRANKLIN # 7804

**AUREUM PUD SUBDIVISION, REV. 1, SITE PLAN**
FOR
SS-CH FRANKLIN, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=100'
Date: March 14, 2022
Approved By: S.M.B.

Revisions:
1 05/05/2023 PER CITY COMMENTS
2 08/02/2023 PER CITY COMMENTS

Drawing Title:
TREE PRESERVATION PLAN

Drawing No.
L1.0

Project No.
21-0085

APPROVED TREE PRESERVATION PLAN - COF 7840

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. POMAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 346 LANDSCAPE ARCHITECT 08.25

Revision Date
1 _____
2 _____
3 _____
4 _____

APPROVED TREE PRESERVATION PLAN

SHEET
L1.0

COF: 8851



# CENTRAL PLAZA

**NOTE:**
IMAGES DO NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF SECTION 5.3.6 OF THE ZONING ORDINANCE AT TIME OF SITE PLAN UNLESS AN MOS HAS BEEN SPECIFICALLY REQUESTED WITH THIS SUBMITTAL.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
TENNESSEE NO. 696
LANDSCAPE ARCHITECT
9.03.25

Revision Date

ARCHITECTURE CHARACTER SHEET
A1.0
COF: 8851



# CORNER OF OVATION AND CAROTHERS PARKWAY

**NOTE:**
IMAGES DO NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF SECTION 5.3.6 OF THE ZONING ORDINANCE AT TIME OF SITE PLAN UNLESS AN MOS HAS BEEN SPECIFICALLY REQUESTED WITH THIS SUBMITTAL.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
TENNESSEE NO. 686
LANDSCAPE ARCHITECT
Oct 03.25

Revision Date

ARCHITECTURE CHARACTER SHEET
A1.1
COF: 8851




# CORNER OF OVATION PARKWAY AND GOLD DRIVE

**NOTE:**
IMAGES DO NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF SECTION 5.3.6 OF THE ZONING ORDINANCE AT TIME OF SITE PLAN UNLESS AN MOS HAS BEEN SPECIFICALLY REQUESTED WITH THIS SUBMITTAL.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee




Revision Date
△ _____
△ _____
△ _____
△ _____

ARCHITECTURE CHARACTER
SHEET
A1.2
COF: 8851





# PEDESTRIAN VIEW OF CENTRAL PLAZA

**NOTE:**
IMAGES DO NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF SECTION 5.3.6 OF THE ZONING ORDINANCE AT TIME OF SITE PLAN UNLESS AN MOS HAS BEEN SPECIFICALLY REQUESTED WITH THIS SUBMITTAL.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. POSIAK
REGISTERED
TENNESSEE NO. 686
LANDSCAPE ARCHITECT
04.03.25

Revision Date
△
△
△
△

ARCHITECTURE CHARACTER
SHEET
A1.3
COF: 8851

City of Franklin

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

**File #: 21-0758**

**DATE:** June 27, 2025

**TO:** Franklin Municipal Planning Commission

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

**SUBJECT:**

Consideration of Ordinance 2025-20, An Ordinance To Rezone 103.93 Acres From Planned (PD 12.23/480,000/450) District To (PD 15.34/1,655,000/350) District For The Property Located At The Southeast Corner Of East McEwen Drive And Carothers Parkway (Ovation PUD Subdivision).

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 8848
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Alex Chambers, Highwoods Realty LP

**BACKGROUND/STAFF COMMENTS:**
The applicant is requesting to rezone 103.933 Acres from Planned (PD 12.23/480,000/450) District to Planned (PD 15.05/1,655,000/350) District for the property located at the southeast corner of East McEwen Drive and Carothers Parkway to accommodate the proposed development plan. The development plan has been submitted concurrently. Envision Franklin places this property in the Regional Commerce Design Concept.

The Regional Commerce Design concept states that these areas "contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources." Envision Franklin's Regional Commerce Design Concept also states that, "New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor." A separate development plan Resolution (2025-52) is being considered with this rezoning. The proposed mix of uses (Attached Residential, Office, and Commercial) as outlined in the Ovation PUD Development Plan (Resolution 2025-52) meets the intent of the Regional Commerce Design Concept by providing activated streetscapes and comprehensive site planning.

**PROCEDURAL REQUIREMENTS:**

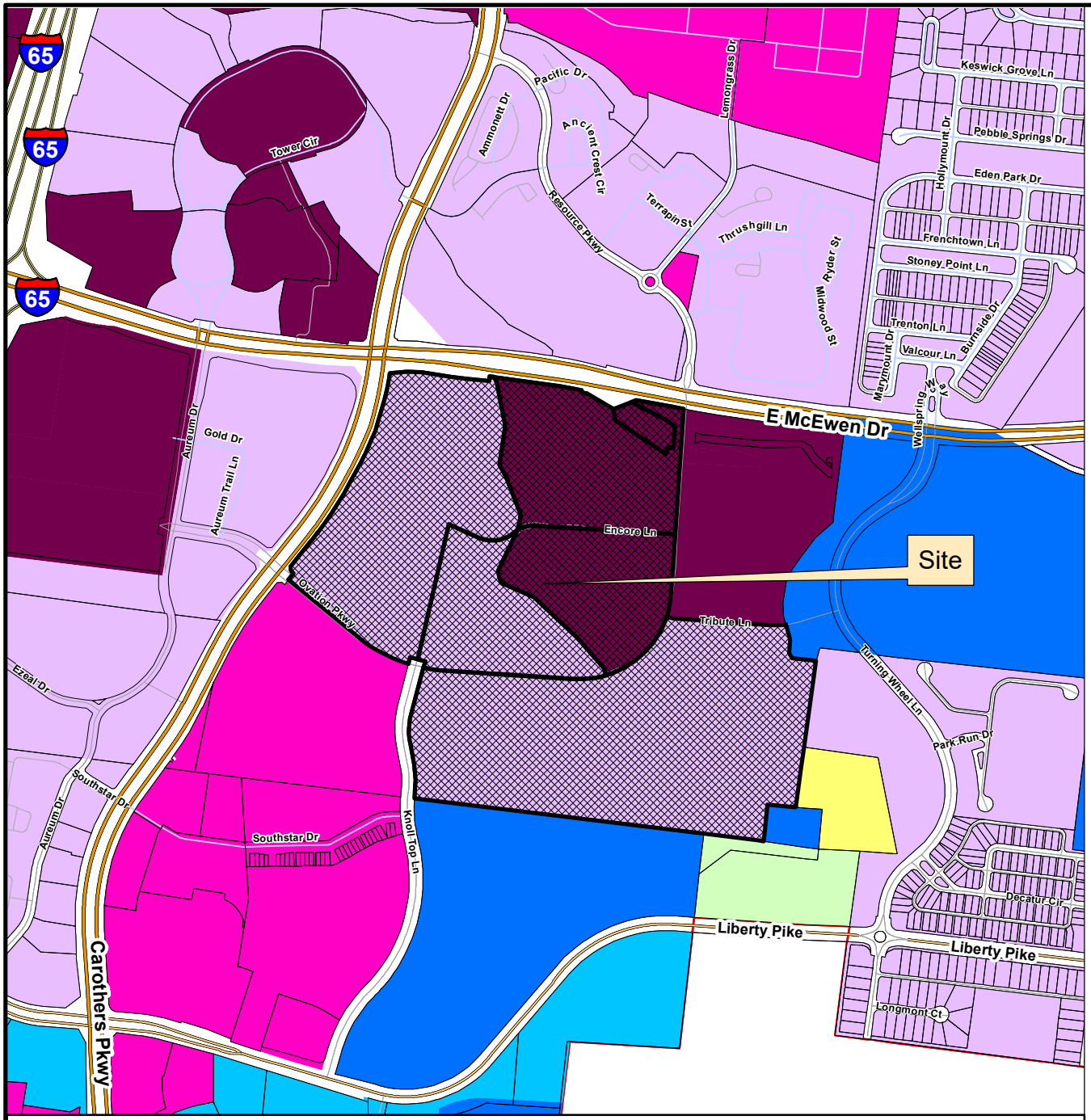
1. The City’s project identification number shall be included on all correspondence with any City department relative to this project.

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2025-20.

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N

0 250 500 1,000

Feet

**OVATION PUD SUBDIVISION**
**ORDINANCE 2025-20**
**RESOLUTION 2025-52**

**Project Information**
Existing Zoning: SD-X (12.23 DUA/480,00 SF/450 Keys), RC12
Proposed Zoning: PD (15.34 DUA / 1,655,000 SF/ 350 Keys)
Overlay Districts: FWO, FFO, HHO, 500' Buffer of Hillside
Site Acreage: 103.933 acres
Proposed Number of Dwelling Units: 1594
Proposed Nonresidential Square Footage: 1,655,000 SF

## Legend

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

HISTORIC FRANKLIN TENNESSEE

**ORDINANCE 2025-20**

**AN ORDINANCE TO REZONE 103.933 ACRES FROM PLANNED (PD 12.23/480,000/450) DISTRICT TO (PD 15.34/1,655,000/350) DISTRICT FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF EAST MCEWEN DRIVE AND CAROTHERS PARKWAY (Ovation PUD Subdivision)**

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

**WHEREAS**, the Planned (PD 15.34/1,655,000/350) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

**WHEREAS,** the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2025-52, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

**SECTION I.** That the following described property shall be, and is hereby, rezoned from its present zoning classification of Planned (PD 12.23/480,000/450) District to Planned (PD 15.34/1,655,000/350) District:

PREMISES CONSIDERED

| Map-Parcel | Acres |
|---|---|
| 062-01809 | 42.58 |
| 062-01807 | 14.31 |
| 062-01806 | 24.00 |
| 062-01811 | 10.51 |
| 062-01810 | 11.44 |
| 062-01813 | 0.003 |
| 062-01814 | 1.09 |
| Total | 103.933 |

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

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

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

**ATTEST:**

By: _____
**Angie Skarp**
City Recorder

**CITY OF FRANKLIN, TENNESSEE:**

By: _____
**Dr. Ken Moore**
Mayor

**Approved as to form by:**

_____
**Shauna R. Billingsley**
City Attorney

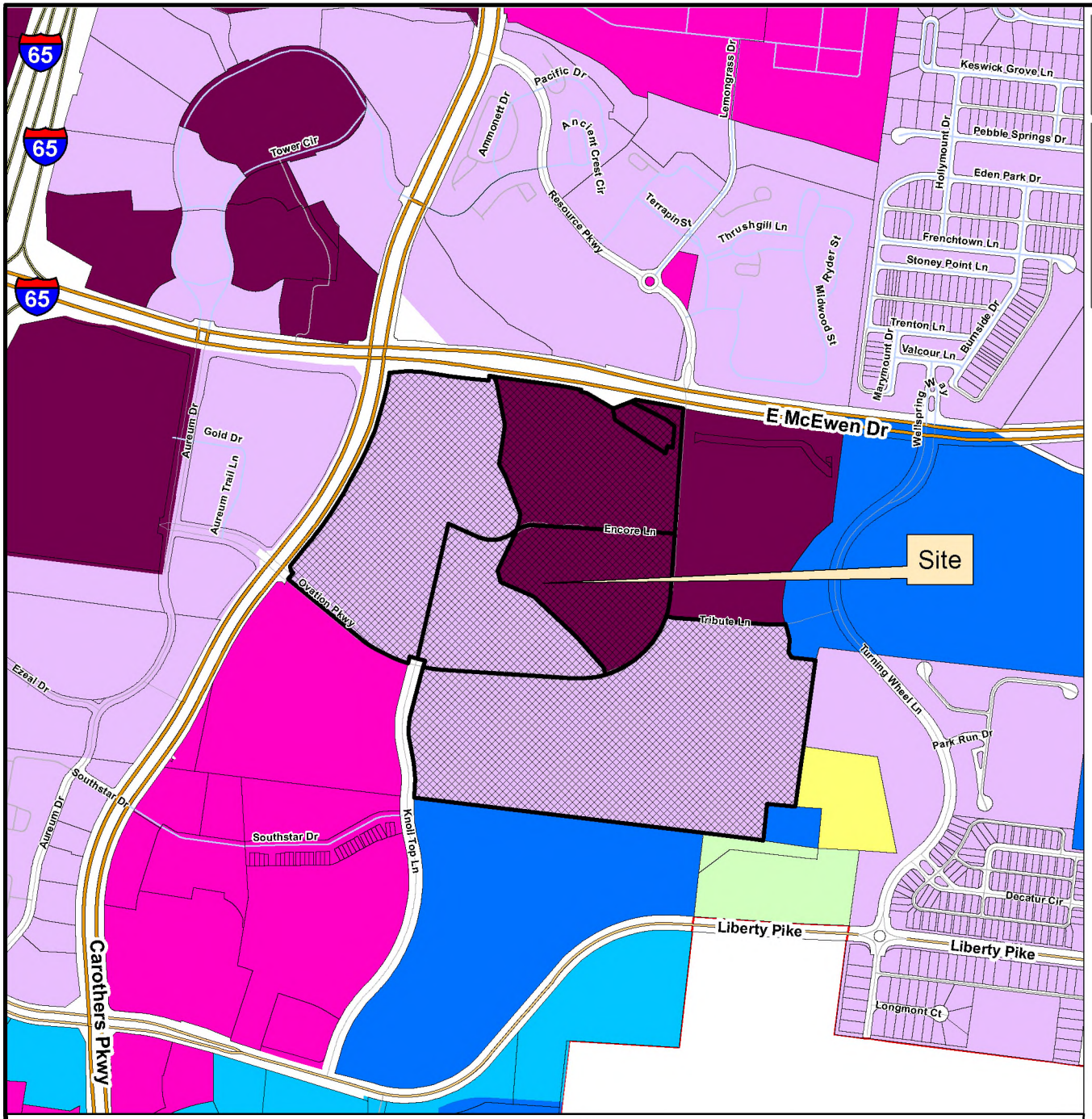
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

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N

0 250 500 1,000

Feet

**OVATION PUD SUBDIVISION**
**ORDINANCE 2025-20**
**RESOLUTION 2025-52**

**Project Information**
Existing Zoning: SD-X (12.23 DUA/480,00 SF/450 Keys), RC12
Proposed Zoning: PD (15.34 DUA / 1,655,000 SF/ 350 Keys)
Overlay Districts: FWO, FFO, HHO, 500' Buffer of Hillside
Site Acreage: 103.933 acres
Proposed Number of Dwelling Units: 1594
Proposed Nonresidential Square Footage: 1,655,000 SF

## Legend

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- R6 Residential 6 District
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- 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

| ACREAGE CHART | |
|---|---|
| MAP-PARCEL | ACRES |
| 062 01806 00008062 | 24.00 |
| 062 01807 00008062 | 14.31 |
| 062 01809 00008062 | 42.58 |
| 062 01810 00008062 | 11.44 |
| 062 01811 00008062 | 10.51 |
| 062 01813 00008062 | 0.003 |
| 062 01814 00008062 | 1.09 |
| TOTAL: | 103.933 |

PARCEL 7
MAP: 062 0813 00008062
0.003 ACRES

PARCEL 8
MAP: 062 01814 00008062
1.09 ACRES

PARCEL 2
MAP: 062 01807 00008062
14.31 ACRES

PARCEL 1
MAP: 062 01806 00008062
24.00 ACRES

PARCEL 5
MAP: 062 01810 00008062
11.44 ACRES

PARCEL 6
MAP: 062 01811 00008062
10.51 ACRES

PARCEL 4
MAP: 062 01809 00008062
42.58 ACRES

Kimley»Horn

# OVATION PUD SUBDIVISION

REZONING EXHIBIT

JUNE 25TH, 2025

0 75 150 300 450

NORTH

# OVATION PUD SUBDIVISION

## REZONING REQUEST - PD(15.34 DUA; 1,655,000 SF; 350 KEYS)

Franklin, Williamson County, Tennessee

## SHEET INDEX


| | |
|---|---|
| C1.0 | EXISTING CONDITIONS |
| C1.1 | EXISTING CONDITIONS ENLARGEMENT |
| C1.2 | EXISTING CONDITIONS ENLARGEMENT |
| C1.3 | EXISTING CONDITIONS ENLARGEMENT |
| C1.4 | EXISTING CONDITIONS ENLARGEMENT |
| C1.5 | EXISTING CONDITIONS ENLARGEMENT |
| C1.6 | EXISTING CONDITIONS ENLARGEMENT |
| C1.7 | EXISTING CONDITIONS ENLARGEMENT |


## DEVELOPMENT TEAM


OWNER/DEVELOPER:
HIGHWOODS REALTY LP
CONTACT: ALEX CHAMBERS
3322 WEST AVENUE SUITE 600
NASHVILLE, TN 37203
(615)340-1239

DEVELOPMENT PARTNER:
CENTERCAL PROPERTIES, LLC
TOLL BROTHERS

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN
(615) 975-5765

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

EXECUTIVE ARCHITECT:
HASTINGS ARCHITECTURE
CONTACT: CHUCK GANNAWAY
225 POLK AVENUE SUITE 100
NASHVILLE, TN 37203
(615)329-1399

RESIDENTIAL CONCEPT ARCHITECT
DWELL DESIGN STUDIO

RETAIL CONCEPT ARCHITECT
MICHAEL HSU OFFICE OF ARCHITECTURE

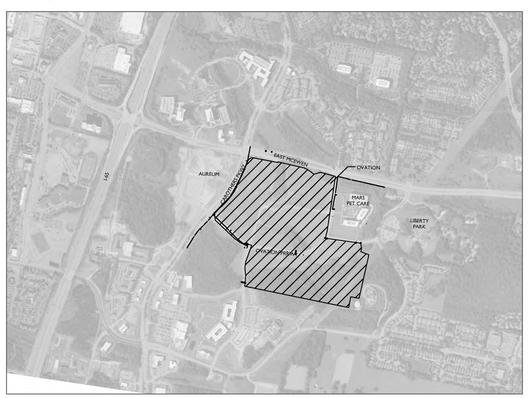
LANDSCAPE CONCEPT ARCHITECT
AO


## VESTING STANDARDS

| | |
|---|---|
| ZONING ORDINANCE: | JANUARY 1, 2025 |
| SUBDIVISION REGULATIONS: | JANUARY 1, 2022 |
| TRANSPORTATION AND STREET TECHNICAL STANDARDS: | JULY 1, 2021 |
| STORMWATER BMP MANUAL: | JULY 1, 2021 |
| TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION: | OCTOBER 13, 2020 |
| MUNICIPAL CODE: | MAY 30, 2022 |

COMPREHENSIVE REVIEW AT SITE PLAN:

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN STAFF WILL OCCUR AT SITE PLAN. 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 THE CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT SITE PLAN, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.




NOT TO SCALE




## MODIFICATION OF STANDARDS

### APPROVED - STORMWATER APPEALS BOARD VARIANCE

Stormwater Appeals Board Variance Request
Approved on January 17, 2013
Associated with Ovation PUD Development Plan COF #4543

The project shall meet all conditions set forth by the Stormwater Appeals Board ruling dated 12-17-2013 and the letter to Ryan McMaster RE: Ovation Revised Development Plan dated 3-1-2023.

### REQUESTED MOS DEVELOPMENT PLAN REV. 2

MOS 1 - Section 9.6.5: Block Length. To allow the block encompassing the Wetland Park to be 3,600 LF.

MOS 2 - Section 6.6: Roof Elements. To permit flat roofs with parapets for town homes.

MOS 3 - Section 6.9: Building Elements - Retail Storefronts. To allow Retail Storefronts on Commercial / Mixed-Use buildings up to 50% without transom windows up to 50% without knee walls.

MOS 4 - Section 6.10: Primary Materials on Facade. To allow up to three of the following: Brick, natural stone, cultured stone, or pre-cast concrete as primary material on a facade for a large scale office building.

MOS 5 - Section 6.9: Primary Materials on Facade. To allow up to three of the following: Brick, natural stone, cultured stone, smooth wood siding, fiber cement siding, or pre-cast concrete as primary material on a facade for a commercial/mixed-use building where office is a primary use.

MOS 6 - Section 13.2.5.A - Retaining Walls for Multifamily, Nonresidential, and Mixed Uses. Request to eliminate the requirement of planting at the base of the retaining wall behind building J since the wall will be placed in close proximity to an established riparian buffer. The evergreen shrub requirement conflicts with the native plant requirement as directed in Franklin's Best Management Practice Stormwater Management Manual.

MOS 7 - Section 13.2.5: Maximum Height of Retaining Walls. To increase the maximum retaining wall height to a maximum height of 22 feet for one wall behind building J and to a maximum of 16 feet for one wall adjacent to Brook Meadow Lane.

MOS 9 - Section 10.5.2 A - Parking Structures . Request to place a parking structure parallel to the Carothers Parkway and the McEwen Drive Right of Ways.

ROAD IMPACT FEES
THE OVATION PUD WAS ENTITLED IN 2014 AND IS GRAND-FATHERED IN PURSUANT TO ORDINANCE 2023-41

## SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

| | |
|---|---|
| COF PROJECT NUMBER: | 8848 |
| SITE ACREAGE/SF: | 103.93 AC |
| EXISTING ZONING: | SD-X (12.23 DUA / 450 KEYS/ 480,00 SF OF COMMERCIAL)<br>RC12 |
| PROPOSED ZONING: | PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS) |
| OVERLAY ZONING: | FWO, FFO, HHO, 500FT BUFFER |
| TAX MAP & PARCELS: | MAP 62, PARCELS: 18.06, 18.07, 18.09, 18.10, 18.11, 18.14 |
| ADDRESS: | SE CORNER, INTERSECTION OF EAST MCEWEN DRIVE & S. CAROTHERS PKWY, FRANKLIN, WILLIAMSON COUNTY |
| VESTING: | |

## REGULATIONS

BUILDING TYPES APPLIED:
COMMERCIAL/MIXED USE; LARGE SCALE OFFICE BUILDING; MULTI-FAMILY; TOWNHOUSE
FRONTAGE TYPES APPLIED:
- URBAN - ALL MULTI-FAMILY BUILDINGS
- LANDSCAPE - ALL OTHER BUILDING TYPES

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
- FRONT: 10'
- SIDE: 15'
- REAR: 25'

SETBACKS TOWNHOMES:
- FRONT: 5'
- SIDE: 7.5'; 15' MIN. BETWEEN BUILDINGS
- REAR: 5'

SETBACKS INTERIOR LOTS:
- FRONT, SIDE, REAR: 0

DWELLING UNIT COUNT: 1594 UNITS
- MULTI-FAMILY: 1525
- TOWNHOUSE: 69

COMMERCIAL SF: 1,655,000 SF
- SEE PERMITTED USES SHEET C2.0

HOTEL KEYS: 350 KEYS

BUILDING HEIGHT: 1-12 STORIES *SEE C2.0 FOR DETAILS

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: 24% OF EXISTING CANOPY
EXISTING CANOPY: 24.86 AC; 24% OF SITE AREA
CANOPY PRESERVED: 19.37 AC; 78% OF EXISTING CANOPY

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

PARKING REQUIRED, BY USE:
- REQUIRED PER COF: 8,890 PARKING SPACES; *SEE C2.0
- REQUIRED PER SHARED PARKING: 6,974
- PROVIDED: 7,612 SPACES

HISTORIC RESOURCE TREATMENT: N

## BUILDING CODE DATA

BUILDING SQUARE FOOTAGE IN ACCORDANCE WITH CHAPTER 5 OF THE IBC.

BUILDING OCCUPANCY IN ACCORDANCE WITH CHAPTER 3 OF THE IBC.

CONSTRUCTION TYPE IN ACCORDANCE WITH CHAPTER 6 OF THE IBC.

SEE SHEET C2.0

## IMPACT STATEMENT

WATER
The development will be served via Mallory Valley Utility District Water.
- Usage: The development will include both residential and commercial units, requiring a higher volume of water for daily operations.
- Infrastructure: The development is currently adjacent to an 8" and 12" MVUD main. It will necessitate the removal of existing water main and rerouting through the site.
-

SANITARY SEWER
The development will be served via City of Franklin Sewer.
- Capacity: The mixed-use nature means there will be a varied range of wastewater generated, a capacity request has been submitted to the city of Franklin. Per the submitted sewer availability request, it is estimated that this development will demand 2,508.6 SFUE's or 878,010 GPD.
- Infrastructure: The construction of new lines, will be required to accommodate the development. The development proposes the removal and realignment of existing sewer main to outfall to the existing 12" main located at the northeast corner of the site.

RECLAIMED WATER LINE
The development will not be served by reclaimed water.

STORMWATER AND DRAINAGE FACILITIES
Stormwater management is crucial for the site given its layout and flow direction.
- Flow Management: Stormwater will flow from south to north, necessitating effective capture, treatment, and release systems.
- Bioretention and Detention: The inclusion of bioretention, detention ponds, underground detention structures, and the yet-to-be constructed wetland system will help manage runoff and provide water quality per City of Franklin Standards
- Infrastructure: Creating appropriate drainage systems and ensuring the ponds are integrated effectively within the development plan is essential for effective stormwater management. Approximately 45 acres of impervious area is proposed on the site.

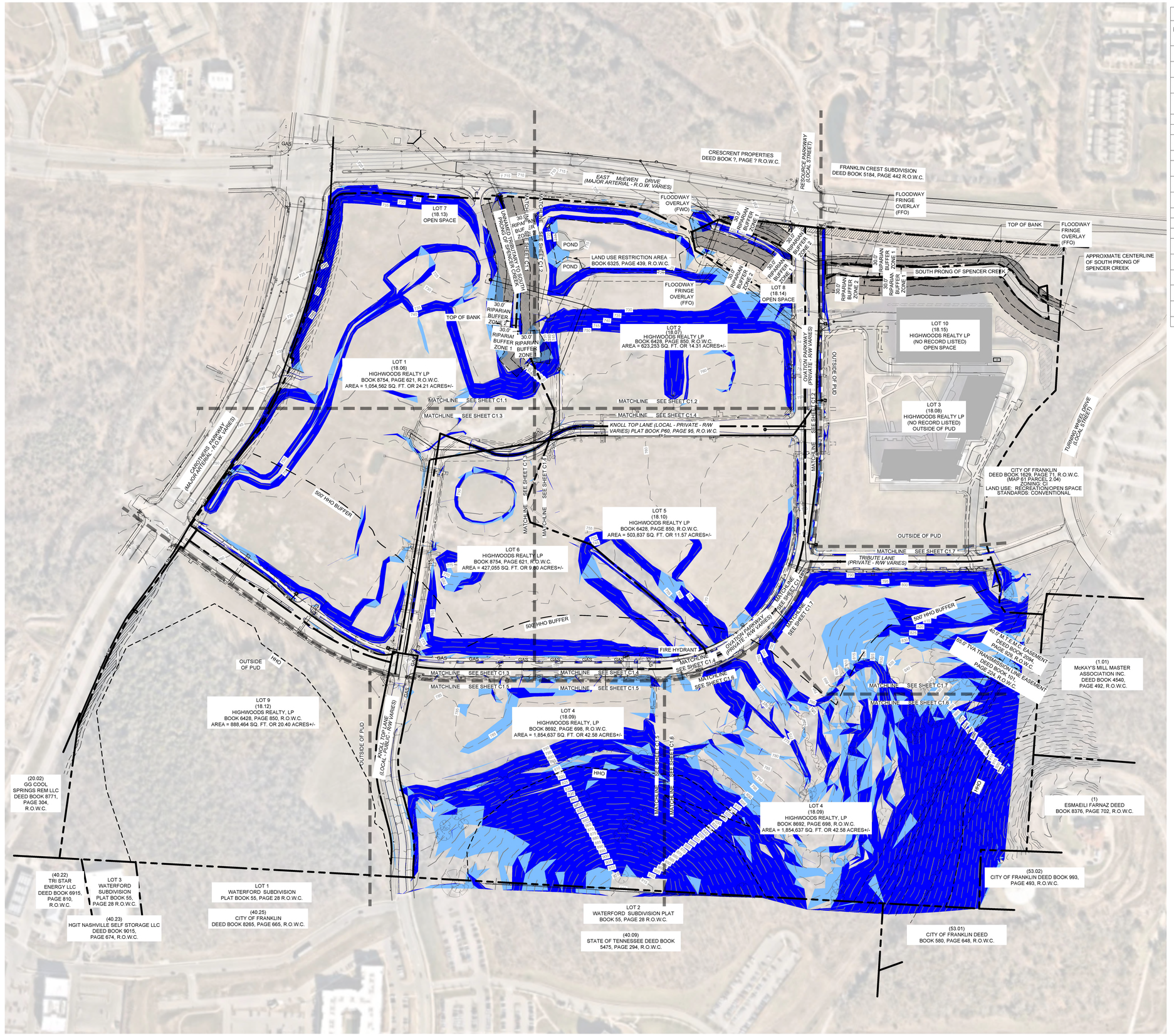
STREETS
- Traffic Flow: Increased traffic on Carothers Parkway and McEwen Drive will necessitate improvements to road capacity, traffic signal systems, as identified with the TIS. Per the TIS, it is estimated that this development will contribute 34,266 total daily trips (2,785 peak trips and 3,345 PM peak trips).
- Connectivity: Enhanced connectivity, including pedestrian pathways, bike lanes, and public transit options, will be incorporated to reduce congestion and promote alternative transportation modes. The development proposes the use of 2 existing right-in-right-out curb cuts along Carothers Parkway and McEwen Drive, and various other connection points along the private Ovation Parkway.

PRE-APP SUBMITTAL: MAY 23, 2025
INITIAL SUBMITTAL: JUNE 9, 2025
RESUBMITTAL: July 3, 2025

ONE STOP:

COF # 8848:

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329 09.08.25




| SOIL REPORT | | | |
|---|---|---|---|
| MAP UNIT SYMBOL | MAP UNIT NAME | ACRES OF AOI | % OF AOI |
| ArB2 | ARMOUR SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED | 10.6 | 6.9% |
| ArC2 | ARMOUR SITL LOAM, 5 TO 12 PERCENT SLOPES, ERODED | 12.1 | 7.8% |
| BrD2 | BRAXTON CHERTY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED | 0.6 | 0.4% |
| BsD3 | BRAXTON CHERTY SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERE ERODED | 6.2 | 4.0% |
| Eg | EGAM SILT LOAM, PHOSPHATIC | 1.3 | 0.8% |
| Gu | GULLIED LAND | 1.2 | 0.8% |
| HbC2 | HAMPSHIRE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED | 3.6 | 2.4% |
| Hu | HUNTINGTON SILT LOAM, PHOSPHATIC | 30.8 | 20.0% |
| MbB2 | MAURY SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED | 5.8 | 3.7% |
| MbC2 | MAURY SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED | 0.1 | 0.1% |
| MoD | ASHWOOD-MIMOSA-ROCK OUTCROP COMPLEX, 5 TO 15 PERCENT SLOPES | 7.0 | 4.5% |
| Mp | MINE PITS AT DUMPS | 0.0 | 0.0% |
| Mr | MINE LAND, RECLAIMED | 0.4 | 0.3% |
| Rc | ROCKLAND | 28.3 | 18.3% |
| StC3 | STIVERSVILLE CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERELY ERODED | 7.9 | 5.1% |
| StD3 | STIVERSVILLE CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERELY ERODED | 15.6 | 10.1% |
| StB2 | STIVERSVILLE SILT LOAM, 2 TO 5 PERCENT SLOPES | 4.1 | 2.7% |
| StC2 | STIVERSVILLE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED | 13.9 | 9.0% |
| StD2 | STIVERSVILLE SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED | 1.6 | 1.0% |
| W | WATER | 3.2 | 2.1% |

## SURVEY NOTES

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## STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED GENTLY SLOPING HILLSIDE THROUGHOUT THE PROPERTY. FLOW TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF THREE DIRECTIONS, NOTED ABOVE WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING INLET ALONG CAROTHERS PARKWAY, OUTFALL #2 IS AN EXISTING INLET ALONG LIBERTY PIKE, OUTFALL #3 IS UNKNOWN WOODED AREAS.

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## EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

## SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT FOR THE PUBLIC
No. 137819
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL EXISTING CONDITIONS

SHEET
**C1.0**

COF # 8849

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Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\1-Development Plan\Rezoning\C1.0 OVERALL EXISTING CONDITIONS - OVATION REZONING PACKAGE.dwg C1.0 OVERALL EXISTING CONDITIONS Jul 03, 2025 9:20am by: James.Parker

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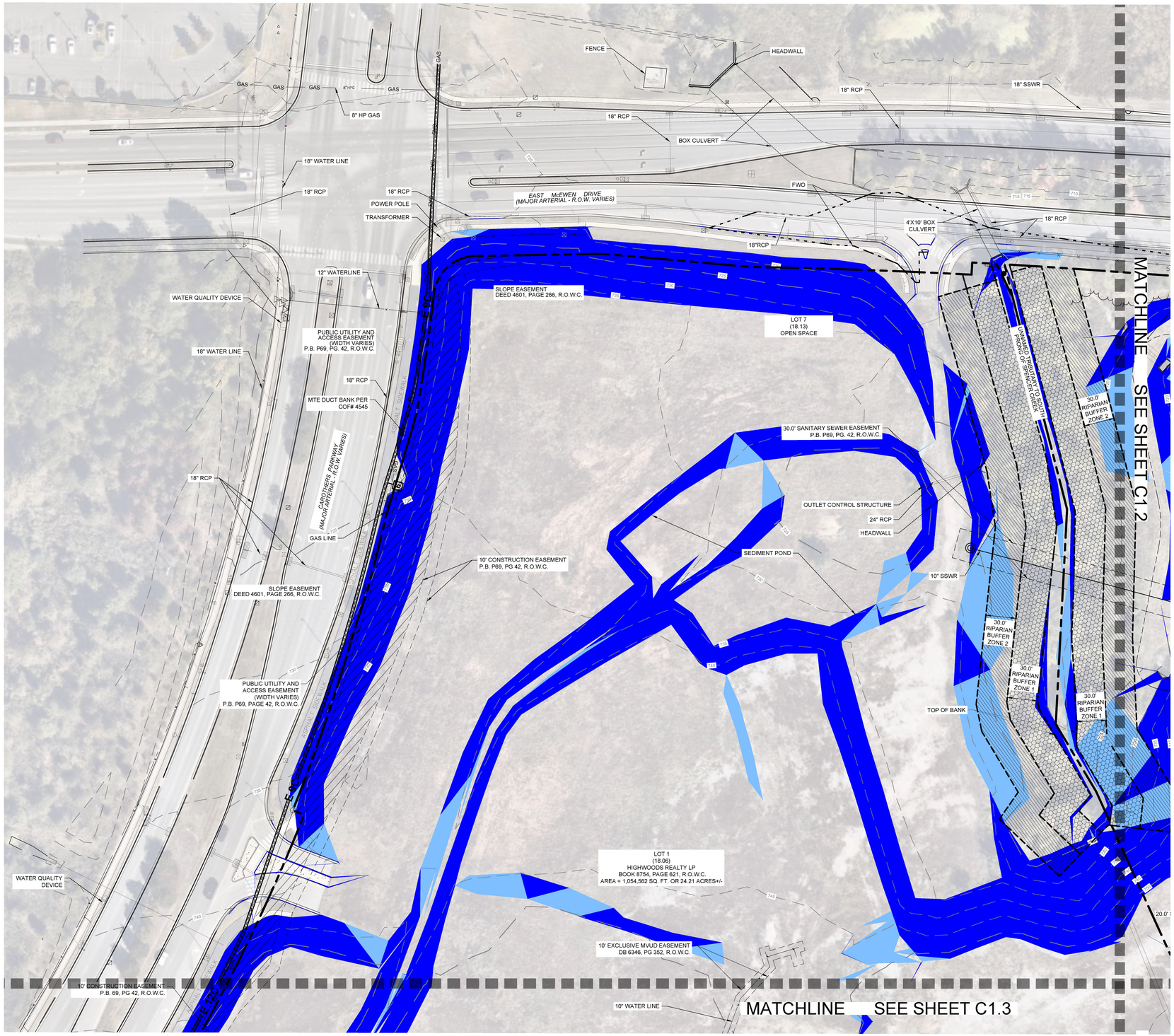


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## SITE SLOPE TABLE

| | |
|---|---|
| | 14% - 19.99% |
| | 20% and above |




GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COLUMBIA
No. 121219
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
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- △ _____
- △ _____
- △ _____

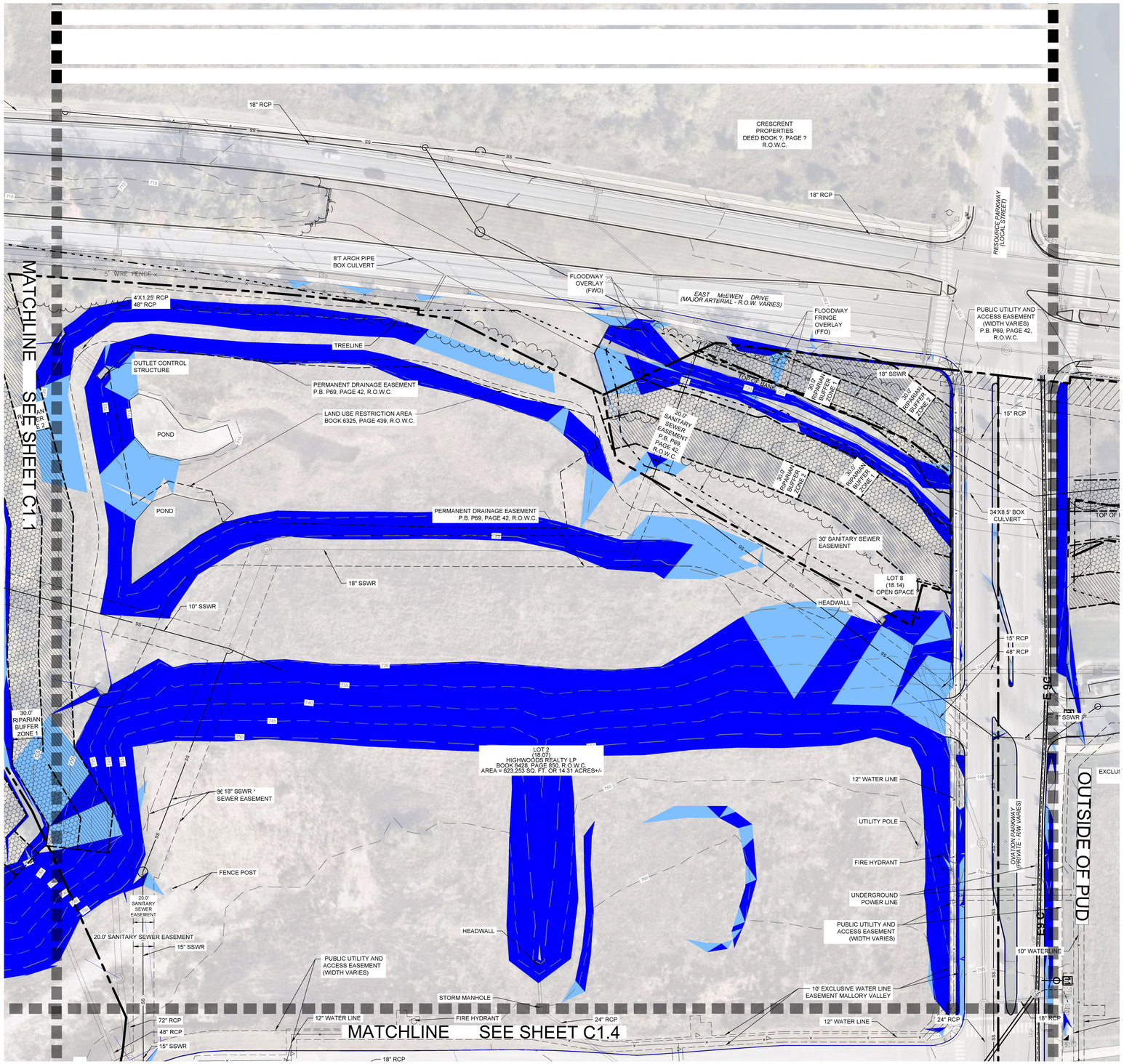
ENLARGED EXISTING CONDITIONS

SHEET
**C1.1**

COF # 8849



Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\1-Development Plan\Rezoning\C1.1 OVERALL EXISTING CONDITIONS - OVATION REZONING PACKAGE.dwg C1.1 ENLARGED EXISTING CONDITIONS Jul 03, 2025 9:20am by: James.Parker

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## EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

## SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above




GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 137818
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXX

Revision Date

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ENLARGED EXISTING CONDITIONS

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**C1.2**

COF # 8849



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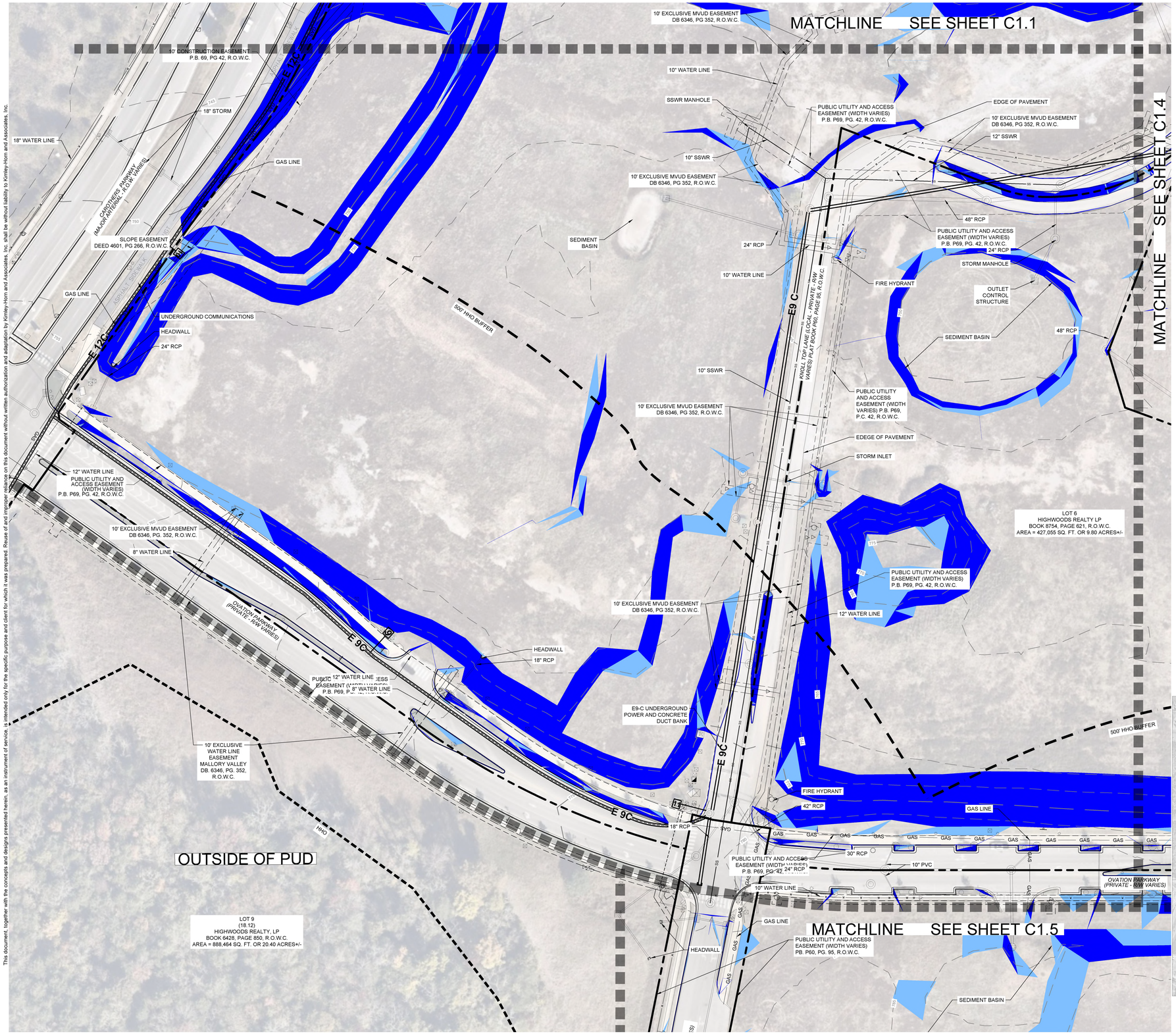


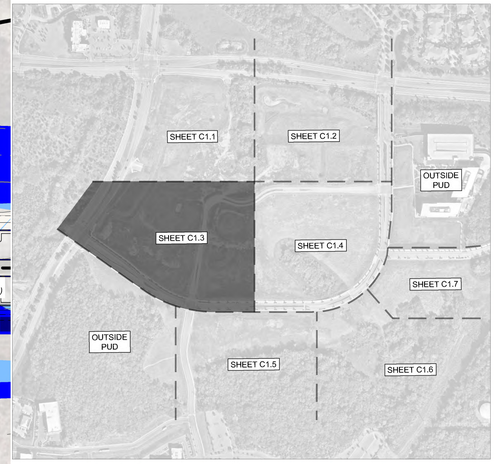


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## SITE SLOPE TABLE

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CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON REGISTERED ENGINEER 128319 STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED EXISTING CONDITIONS

SHEET
**C1.3**

COF # 8849

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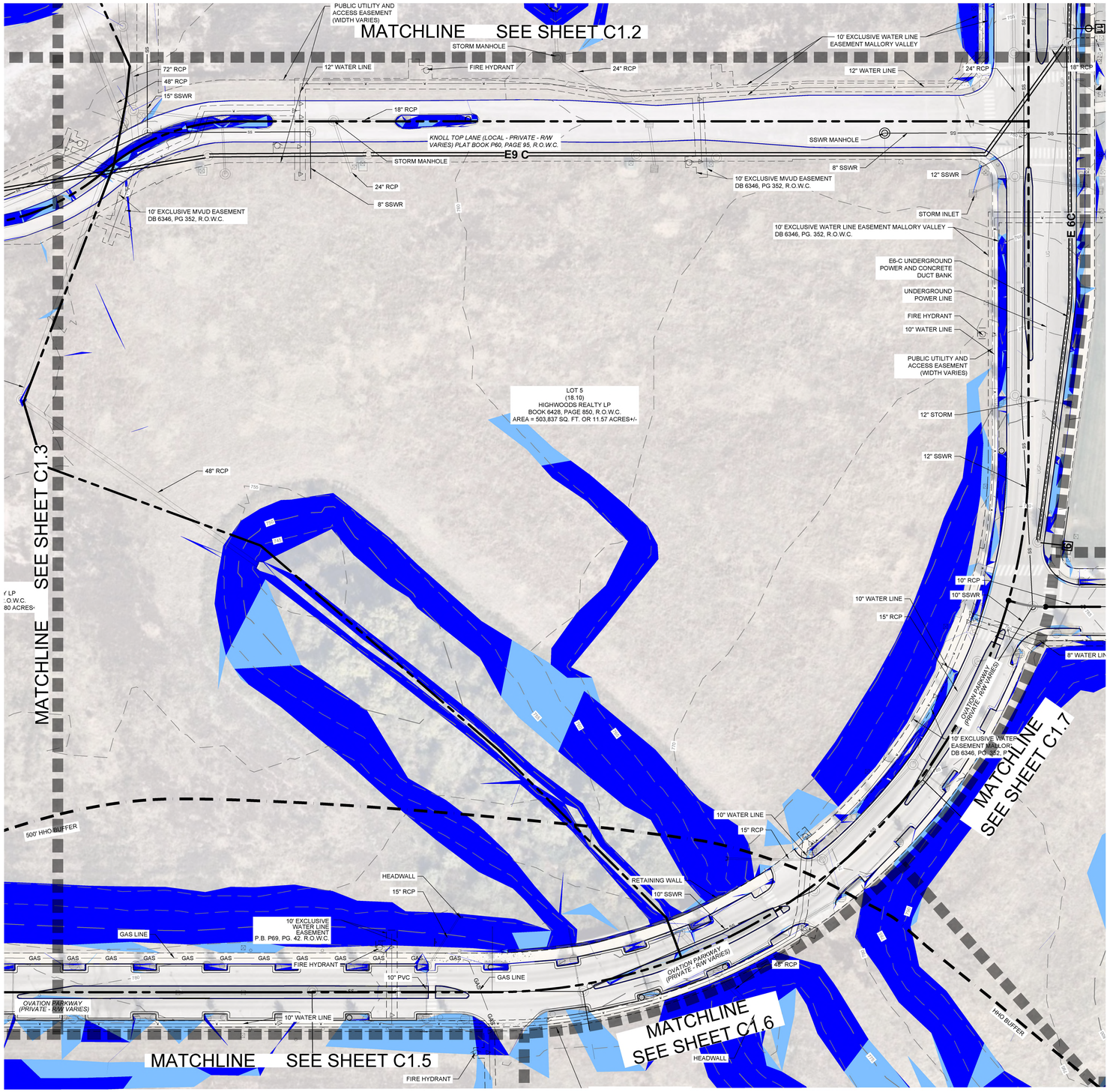


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- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

## SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above




GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 121818
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date

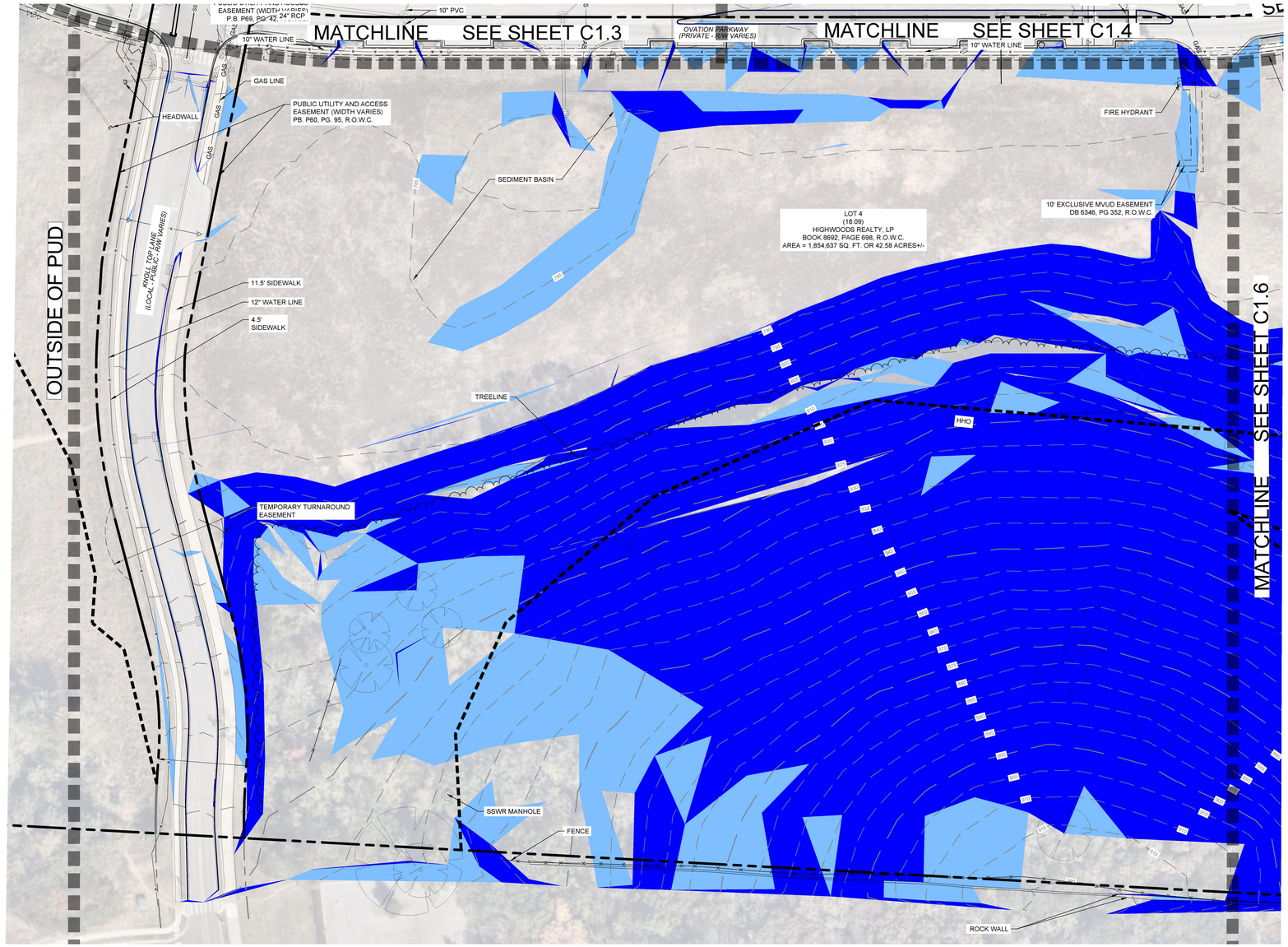
ENLARGED EXISTING CONDITIONS

SHEET
**C1.4**

COF # 8849



Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\1-Development Plan\Rezoning\C1.1 OVERALL EXISTING CONDITIONS - OVATION REZONING PACKAGE.dwg C1.4 ENLARGED EXISTING CONDITIONS Jul 03, 2025 9:21am by: James.Parker

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## STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED GENTLY SLOPING HILLSIDE THROUGHOUT THE PROPERTY. FLOW TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF THREE DIRECTIONS, NOTED ABOVE WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING INLET ALONG CAROTHERS PARKWAY. OUTFALL #2 IS AN EXISTING INLET ALONG LIBERTY PIKE, OUTFALL #3 IS UNKNOWN WOODED AREAS.

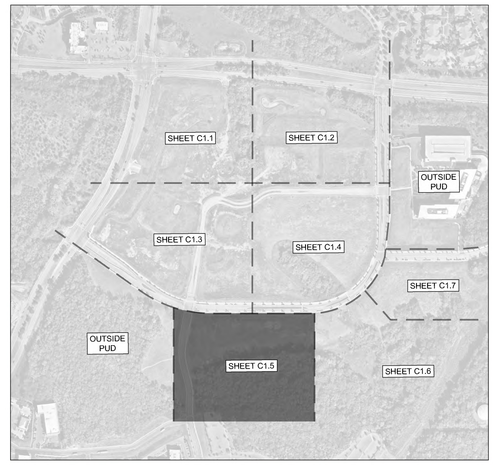
OUTFALLS #1 AND #2 WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

## EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

## SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above




GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127939
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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

ENLARGED EXISTING CONDITIONS

SHEET
**C1.5**

COF # 8849



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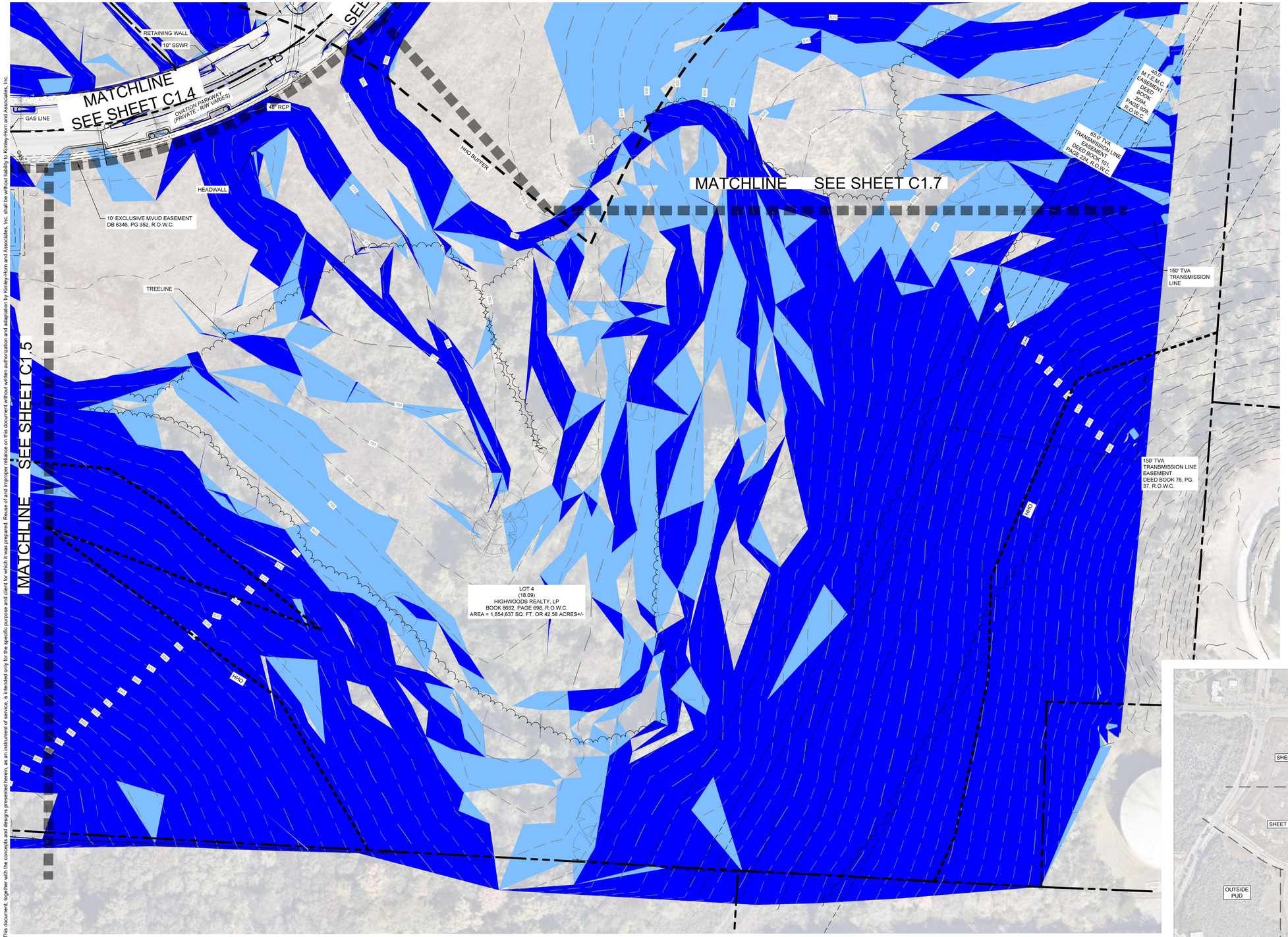
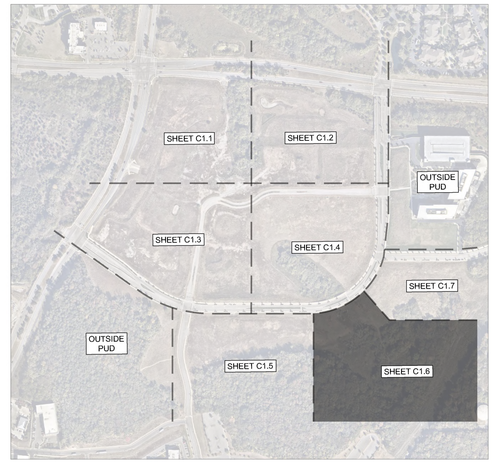
Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\1-Development Plan\Rezoning\C1.1 OVERALL EXISTING CONDITIONS - OVATION REZONING PACKAGE.dwg C1.5 ENLARGED EXISTING CONDITIONS Jul 03, 2025 9:21am by: James.Parker




## SURVEY NOTES

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CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127819
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXX

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ENLARGED EXISTING CONDITIONS

SHEET
**C1.6**

COF # 8849



Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\1-Development Plan\Rezoning\C1.1 OVERALL EXISTING CONDITIONS - OVATION REZONING PACKAGE.dwg C1.6 ENLARGED EXISTING CONDITIONS Jul 03, 2025 9:21am by: James.Parker

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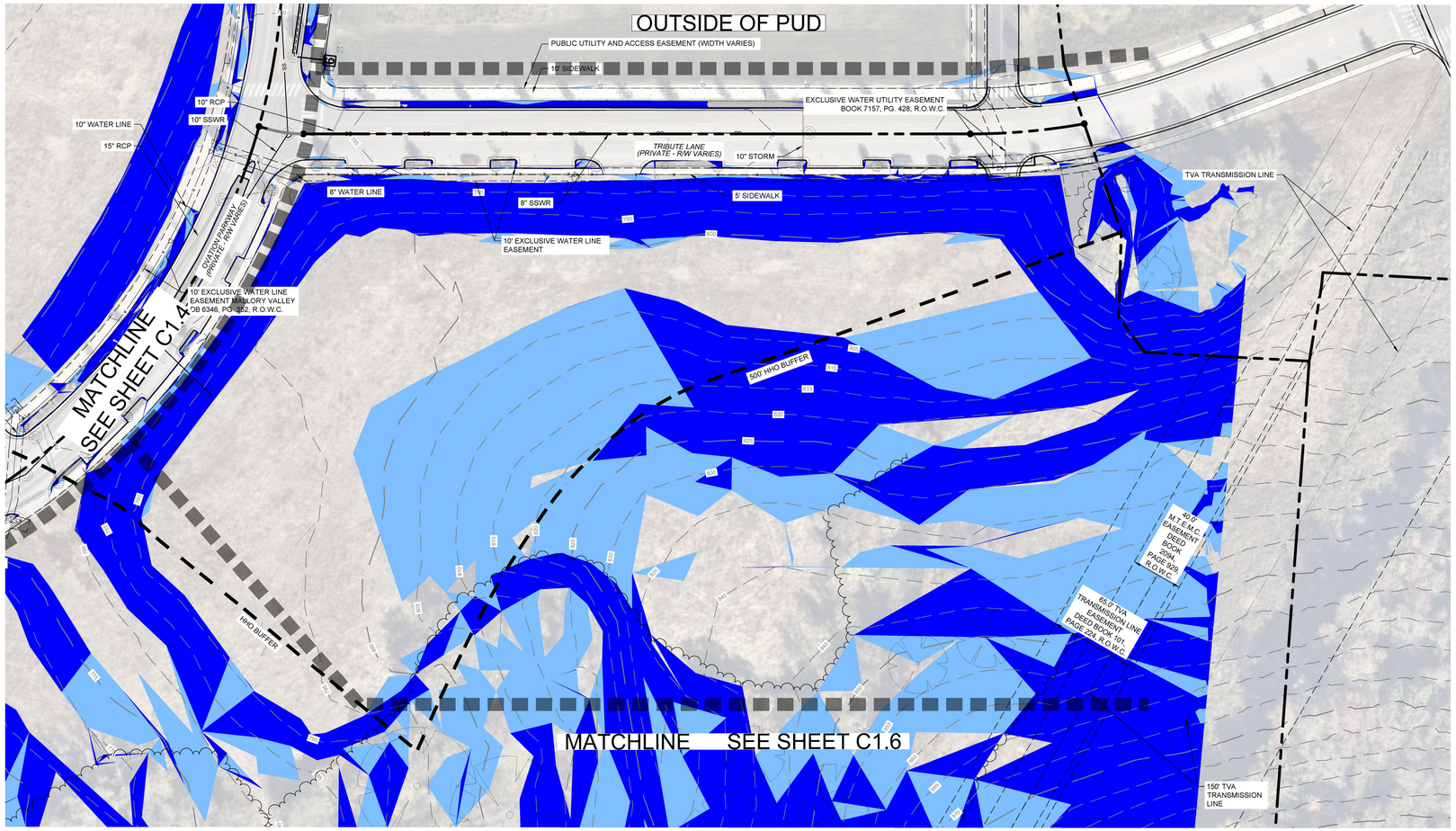


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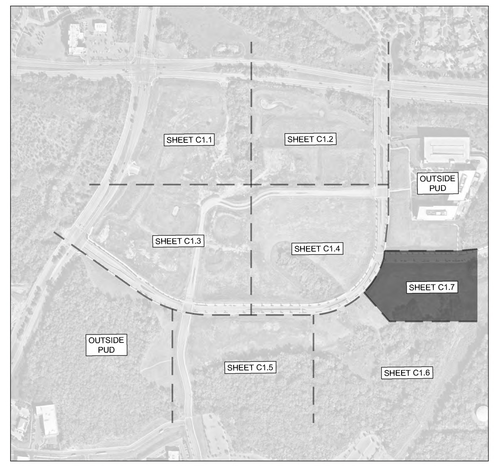


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CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COLUMBIA
No. 137219
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
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- △ _____
- △ _____
- △ _____

ENLARGED EXISTING CONDITIONS

SHEET
**C1.7**

COF # 8849



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# OVATION PUD SUBDIVISION

## REZONING REQUEST - PD(15.34 DUA; 1,655,000 SF; 350 KEYS)

Franklin, Williamson County, Tennessee

## SHEET INDEX


| | |
|---|---|
| C1.0 | EXISTING CONDITIONS |
| C1.1 | EXISTING CONDITIONS ENLARGEMENT |
| C1.2 | EXISTING CONDITIONS ENLARGEMENT |
| C1.3 | EXISTING CONDITIONS ENLARGEMENT |
| C1.4 | EXISTING CONDITIONS ENLARGEMENT |
| C1.5 | EXISTING CONDITIONS ENLARGEMENT |
| C1.6 | EXISTING CONDITIONS ENLARGEMENT |
| C1.7 | EXISTING CONDITIONS ENLARGEMENT |


## DEVELOPMENT TEAM


OWNER/DEVELOPER:
HIGHWOODS REALTY LP
CONTACT: ALEX CHAMBERS
3322 WEST AVENUE SUITE 600
NASHVILLE, TN 37203
(615)340-1239

DEVELOPMENT PARTNER:
CENTERCAL PROPERTIES, LLC
TOLL BROTHERS

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN
(615) 975-5765

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

EXECUTIVE ARCHITECT:
HASTINGS ARCHITECTURE
CONTACT: CHUCK GANNAWAY
225 POLK AVENUE SUITE 100
NASHVILLE, TN 37203
(615)329-1399

RESIDENTIAL CONCEPT ARCHITECT
DWELL DESIGN STUDIO

RETAIL CONCEPT ARCHITECT
MICHAEL HSU OFFICE OF ARCHITECTURE

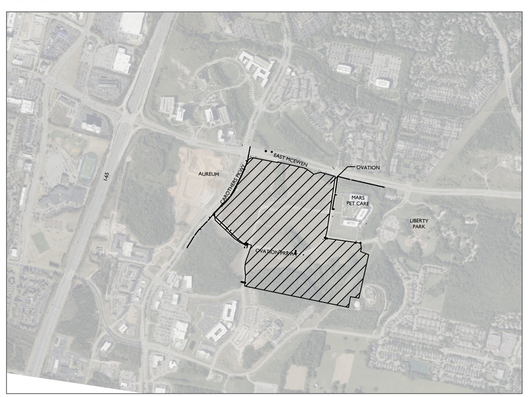
LANDSCAPE CONCEPT ARCHITECT
AO


## VESTING STANDARDS

| | |
|---|---|
| ZONING ORDINANCE: | JANUARY 1, 2025 |
| SUBDIVISION REGULATIONS: | JANUARY 1, 2022 |
| TRANSPORTATION AND STREET TECHNICAL STANDARDS: | JULY 1, 2021 |
| STORMWATER BMP MANUAL: | JULY 1, 2021 |
| TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION: | OCTOBER 13, 2020 |
| MUNICIPAL CODE: | MAY 30, 2022 |

COMPREHENSIVE REVIEW AT SITE PLAN:

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN STAFF WILL OCCUR AT SITE PLAN. 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 THE CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT SITE PLAN, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.




NOT TO SCALE




## MODIFICATION OF STANDARDS

### APPROVED - STORMWATER APPEALS BOARD VARIANCE

Stormwater Appeals Board Variance Request
Approved on January 17, 2013
Associated with Ovation PUD Development Plan COF #4543

The project shall meet all conditions set forth by the Stormwater Appeals Board ruling dated 12-17-2013 and the letter to Ryan McMaster RE: Ovation Revised Development Plan dated 3-1-2023.

### REQUESTED MOS DEVELOPMENT PLAN REV. 2

MOS 1 - Section 9.6.5: Block Length. To allow the block encompassing the Wetland Park to be 3,600 LF.

MOS 2 - Section 6.6: Roof Elements. To permit flat roofs with parapets for town homes.

MOS 3 - Section 6.9: Building Elements - Retail Storefronts. To allow Retail Storefronts on Commercial / Mixed-Use buildings up to 50% without transom windows up to 50% without knee walls.

MOS 4 - Section 6.10: Primary Materials on Facade. To allow up to three of the following: Brick, natural stone, cultured stone, or pre-cast concrete as primary material on a facade for a large scale office building.

MOS 5 - Section 6.9: Primary Materials on Facade. To allow up to three of the following: Brick, natural stone, cultured stone, smooth wood siding, fiber cement siding, or pre-cast concrete as primary material on a facade for a commercial/mixed-use building where office is a primary use.

MOS 6 - Section 13.2.5.A - Retaining Walls for Multifamily, Nonresidential, and Mixed Uses. Request to eliminate the requirement of planting at the base of the retaining wall behind building J since the wall will be placed in close proximity to an established riparian buffer. The evergreen shrub requirement conflicts with the native plant requirement as directed in Franklin's Best Management Practice Stormwater Management Manual.

MOS 7 - Section 13.2.5: Maximum Height of Retaining Walls. To increase the maximum retaining wall height to a maximum height of 22 feet for one wall behind building J and to a maximum of 16 feet for one wall adjacent to Brook Meadow Lane.

MOS 9 - Section 10.5.2 A - Parking Structures . Request to place a parking structure parallel to the Carothers Parkway and the McEwen Drive Right of Ways.

ROAD IMPACT FEES
THE OVATION PUD WAS ENTITLED IN 2014 AND IS GRAND-FATHERED IN PURSUANT TO ORDINANCE 2023-41

## SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

| | |
|---|---|
| COF PROJECT NUMBER: | 8848 |
| SITE ACREAGE/SF: | 103.93 AC |
| EXISTING ZONING: | SD-X (12.23 DUA / 450 KEYS/ 480,00 SF OF COMMERCIAL) RC12 |
| PROPOSED ZONING: | PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS) |
| OVERLAY ZONING: | FWO, FFO, HHO, 500FT BUFFER |
| TAX MAP & PARCELS: | MAP 62, PARCELS: 18.06, 18.07, 18.09, 18.10, 18.11, 18.14 |
| ADDRESS: | SE CORNER, INTERSECTION OF EAST MCEWEN DRIVE & S. CAROTHERS PKWY, FRANKLIN, WILLIAMSON COUNTY |
| VESTING: | |

## REGULATIONS

BUILDING TYPES APPLIED:
COMMERCIAL/MIXED USE; LARGE SCALE OFFICE BUILDING; MULTI-FAMILY; TOWNHOUSE
FRONTAGE TYPES APPLIED:
- URBAN - ALL MULTI-FAMILY BUILDINGS
- LANDSCAPE - ALL OTHER BUILDING TYPES

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
- FRONT: 10'
- SIDE: 15'
- REAR: 25'

SETBACKS TOWNHOMES:
- FRONT: 5'
- SIDE: 7.5'; 15' MIN. BETWEEN BUILDINGS
- REAR: 5'

SETBACKS INTERIOR LOTS:
- FRONT, SIDE, REAR: 0

DWELLING UNIT COUNT: 1594 UNITS
- MULTI-FAMILY: 1525
- TOWNHOUSE: 69

COMMERCIAL SF: 1,655,000 SF
- SEE PERMITTED USES SHEET C2.0

HOTEL KEYS: 350 KEYS

BUILDING HEIGHT: 1-12 STORIES *SEE C2.0 FOR DETAILS

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: 24% OF EXISTING CANOPY
EXISTING CANOPY: 24.86 AC; 24% OF SITE AREA
CANOPY PRESERVED: 19.37 AC; 78% OF EXISTING CANOPY

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

PARKING REQUIRED, BY USE:
- REQUIRED PER COF: 8,890 PARKING SPACES; *SEE C2.0
- REQUIRED PER SHARED PARKING: 6,974
- PROVIDED: 7,612 SPACES

HISTORIC RESOURCE TREATMENT: N

## BUILDING CODE DATA

BUILDING SQUARE FOOTAGE IN ACCORDANCE WITH CHAPTER 5 OF THE IBC.

BUILDING OCCUPANCY IN ACCORDANCE WITH CHAPTER 3 OF THE IBC.

CONSTRUCTION TYPE IN ACCORDANCE WITH CHAPTER 6 OF THE IBC.

SEE SHEET C2.0

## IMPACT STATEMENT

WATER
The development will be served via Mallory Valley Utility District Water.
- Usage: The development will include both residential and commercial units, requiring a higher volume of water for daily operations.
- Infrastructure: The development is currently adjacent to an 8" and 12" MVUD main. It will necessitate the removal of existing water main and rerouting through the site.
-

SANITARY SEWER
The development will be served via City of Franklin Sewer.
- Capacity: The mixed-use nature means there will be a varied range of wastewater generated, a capacity request has been submitted to the city of Franklin. Per the submitted sewer availability request, it is estimated that this development will demand 2,508.6 SFUE's or 878,010 GPD.
- Infrastructure: The construction of new lines, will be required to accommodate the development. The development proposes the removal and realignment of existing sewer main to outfall to the existing 12" main located at the northeast corner of the site.

RECLAIMED WATER LINE
The development will not be served by reclaimed water.

STORMWATER AND DRAINAGE FACILITIES
Stormwater management is crucial for the site given its layout and flow direction.
- Flow Management: Stormwater will flow from south to north, necessitating effective capture, treatment, and release systems.
- Bioretention and Detention: The inclusion of bioretention, detention ponds, underground detention structures, and the yet-to-be constructed wetland system will help manage runoff and provide water quality per City of Franklin Standards
- Infrastructure: Creating appropriate drainage systems and ensuring the ponds are integrated effectively within the development plan is essential for effective stormwater management. Approximately 45 acres of impervious area is proposed on the site.

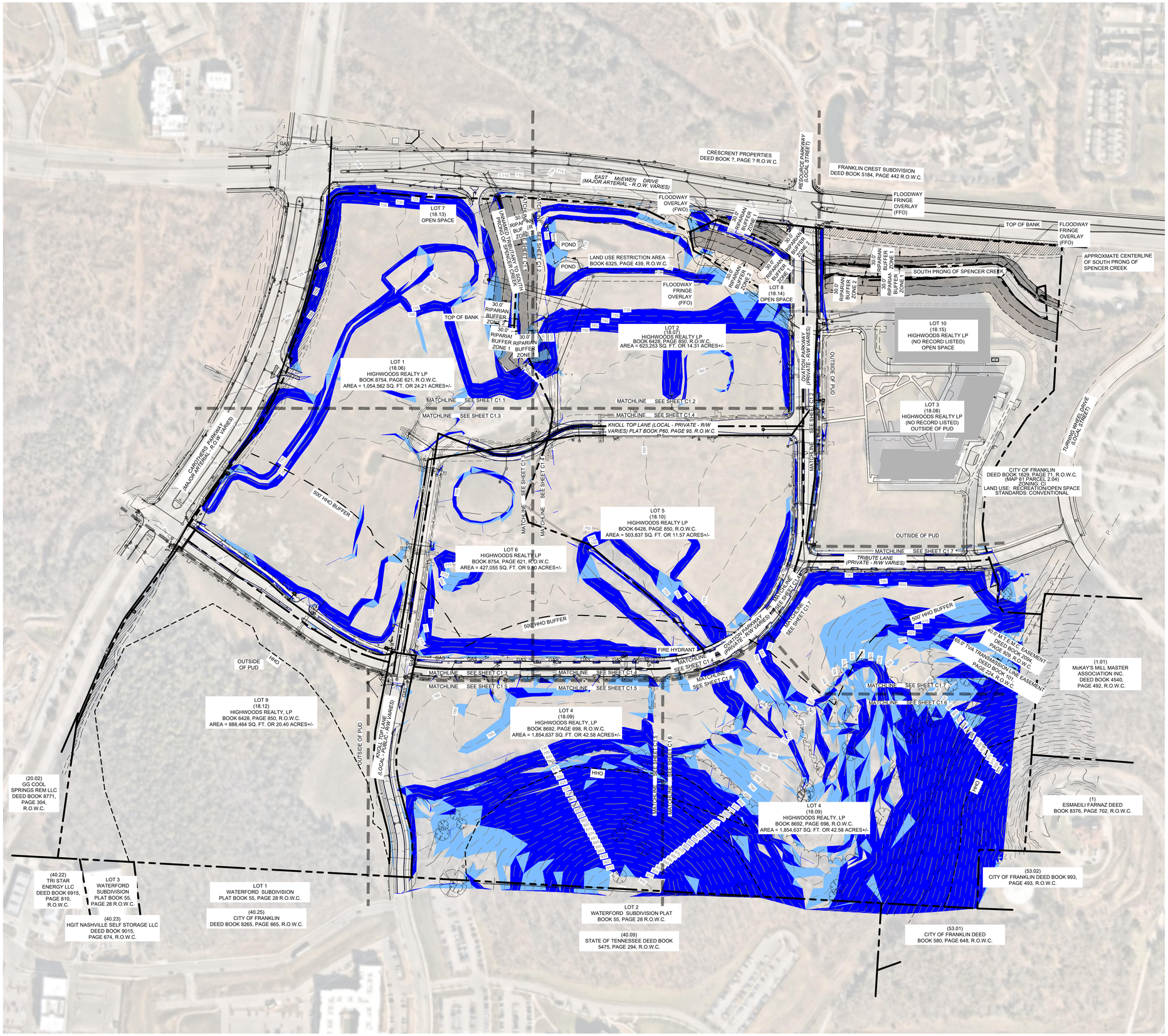
STREETS
- Traffic Flow: Increased traffic on Carothers Parkway and McEwen Drive will necessitate improvements to road capacity, traffic signal systems, as identified with the TIS. Per the TIS, it is estimated that this development will contribute 34,266 total daily trips (2,785 peak trips and 3,345 PM peak trips).
- Connectivity: Enhanced connectivity, including pedestrian pathways, bike lanes, and public transit options, will be incorporated to reduce congestion and promote alternative transportation modes. The development proposes the use of 2 existing right-in-right-out curb cuts along Carothers Parkway and McEwen Drive, and various other connection points along the private Ovation Parkway.

PRE-APP SUBMITTAL: MAY 23, 2025
INITIAL SUBMITTAL: JUNE 9, 2025
RESUBMITTAL: July 3, 2025

ONE STOP:

COF # 8848:

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 328 09.18.25




| SOIL REPORT | | | |
|---|---|---|---|
| MAP UNIT SYMBOL | MAP UNIT NAME | ACRES OF AOI | % OF AOI |
| ArB2 | ARMOUR SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED | 10.6 | 6.9% |
| ArC2 | ARMOUR SITL LOAM, 5 TO 12 PERCENT SLOPES, ERODED | 12.1 | 7.8% |
| BrD2 | BRAXTON CHERTY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED | 0.6 | 0.4% |
| BsD3 | BRAXTON CHERTY SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERE ERODED | 6.2 | 4.0% |
| Eg | EGAM SILT LOAM, PHOSPHATIC | 1.3 | 0.8% |
| Gu | GULLIED LAND | 1.2 | 0.8% |
| HbC2 | HAMPSHIRE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED | 3.6 | 2.4% |
| Hu | HUNTINGTON SILT LOAM, PHOSPHATIC | 30.8 | 20.0% |
| MbB2 | MAURY SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED | 5.8 | 3.7% |
| MbC2 | MAURY SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED | 0.1 | 0.1% |
| MoD | ASHWOOD-MIMOSA-ROCK OUTCROP COMPLEX, 5 TO 15 PERCENT SLOPES | 7.0 | 4.5% |
| Mp | MINE PITS AT DUMPS | 0.0 | 0.0% |
| Mr | MINE LAND, RECLAIMED | 0.4 | 0.3% |
| Rc | ROCKLAND | 28.3 | 18.3% |
| StC3 | STIVERSVILLE CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERELY ERODED | 7.9 | 5.1% |
| StD3 | STIVERSVILLE CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERELY ERODED | 15.6 | 10.1% |
| StB2 | STIVERSVILLE SILT LOAM, 2 TO 5 PERCENT SLOPES | 4.1 | 2.7% |
| StC2 | STRIVERSVILLE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED | 13.9 | 9.0% |
| StD2 | STIVERSVILLE SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED | 1.6 | 1.0% |
| W | WATER | 3.2 | 2.1% |

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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

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Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
No. 121819
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date

OVERALL EXISTING CONDITIONS

SHEET
**C1.0**

COF # 8849

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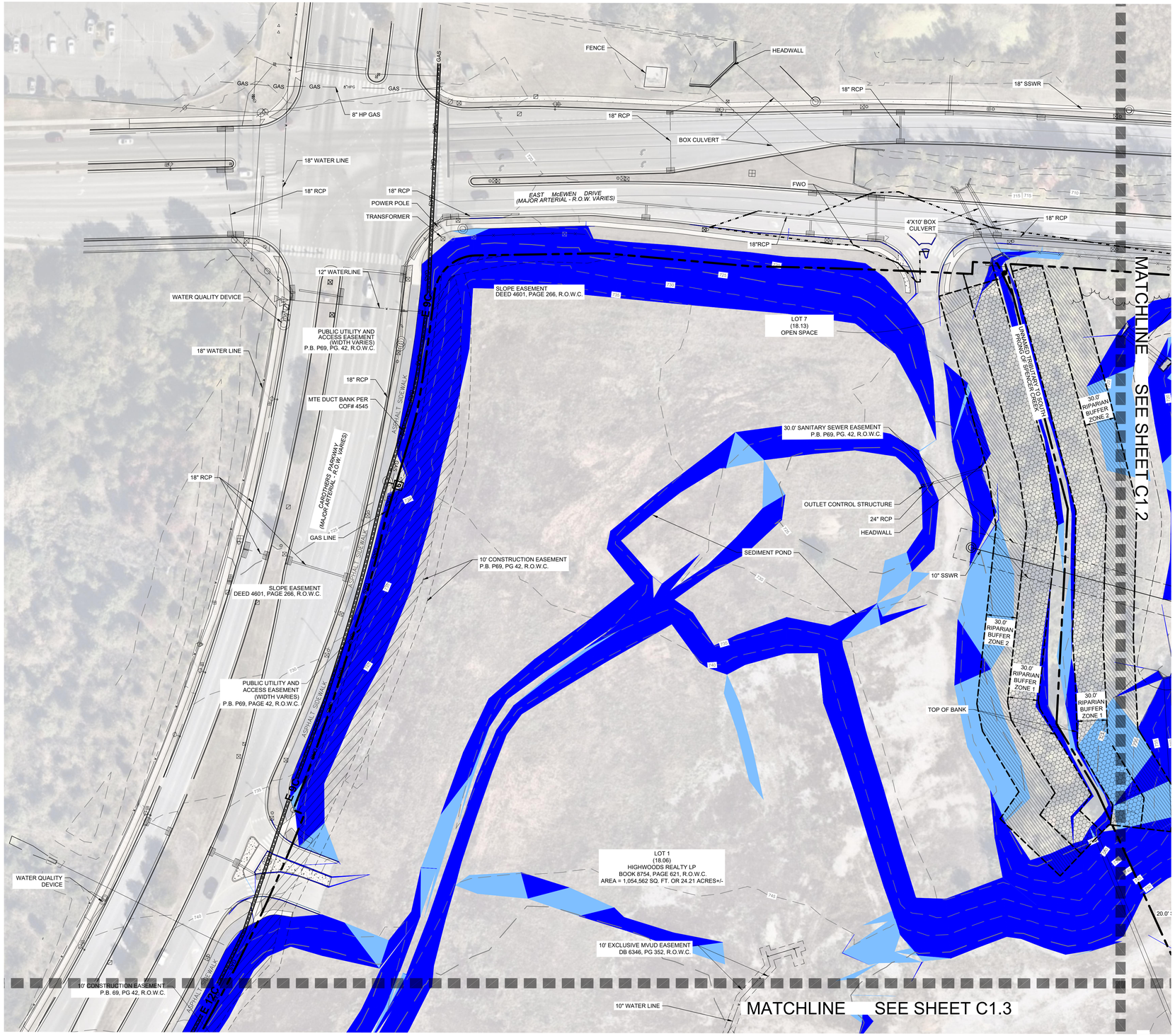


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## STORMWATER NARRATIVE

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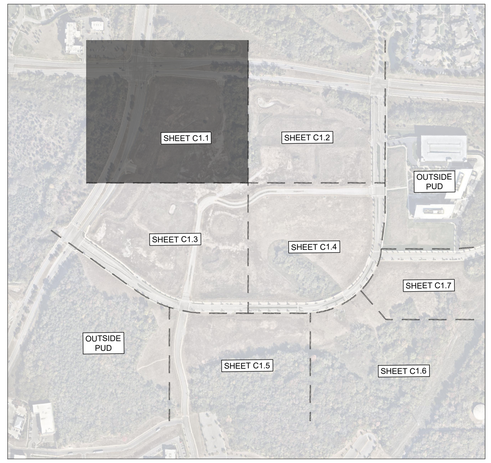
## SITE SLOPE TABLE

| | |
|---|---|
| | 14% - 19.99% |
| | 20% and above |




GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION
## REZONING
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
No. 127918
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

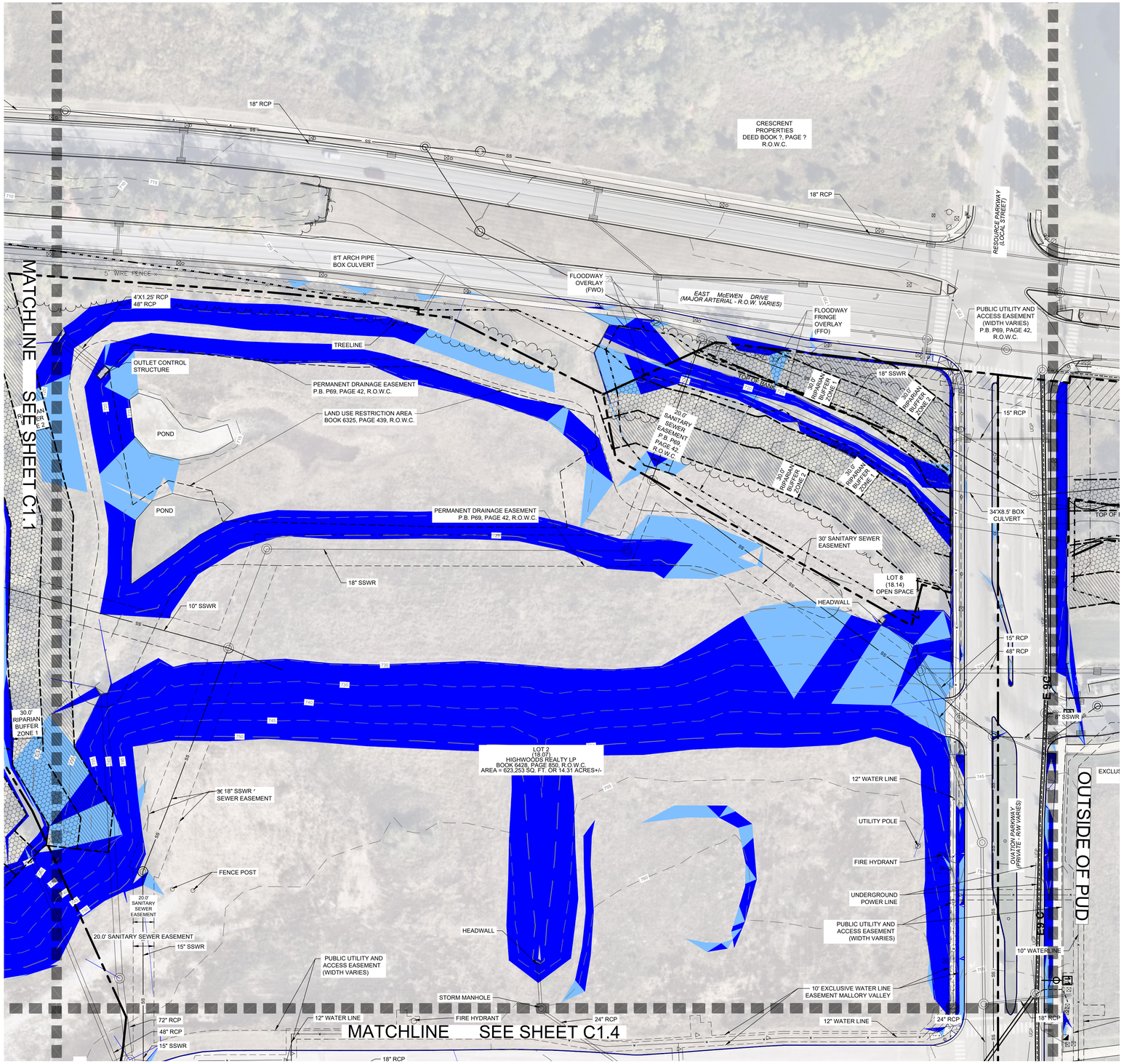
ENLARGED EXISTING CONDITIONS

SHEET
**C1.1**

COF # 8849



Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\1-Development Plan\Rezoning\C1.1 OVERALL EXISTING CONDITIONS - OVATION REZONING PACKAGE.dwg C1.1 ENLARGED EXISTING CONDITIONS Jul 03, 2025 9:20am by: James.Parker

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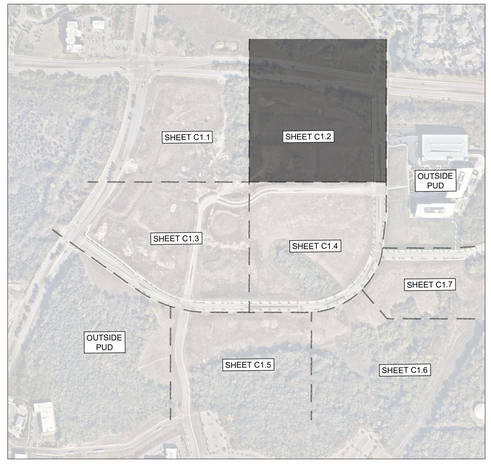
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

## SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above




GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENCY NUMBER
No. 127918
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date

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2. _____
3. _____
4. _____

ENLARGED EXISTING CONDITIONS

SHEET
**C1.2**

COF # 8849



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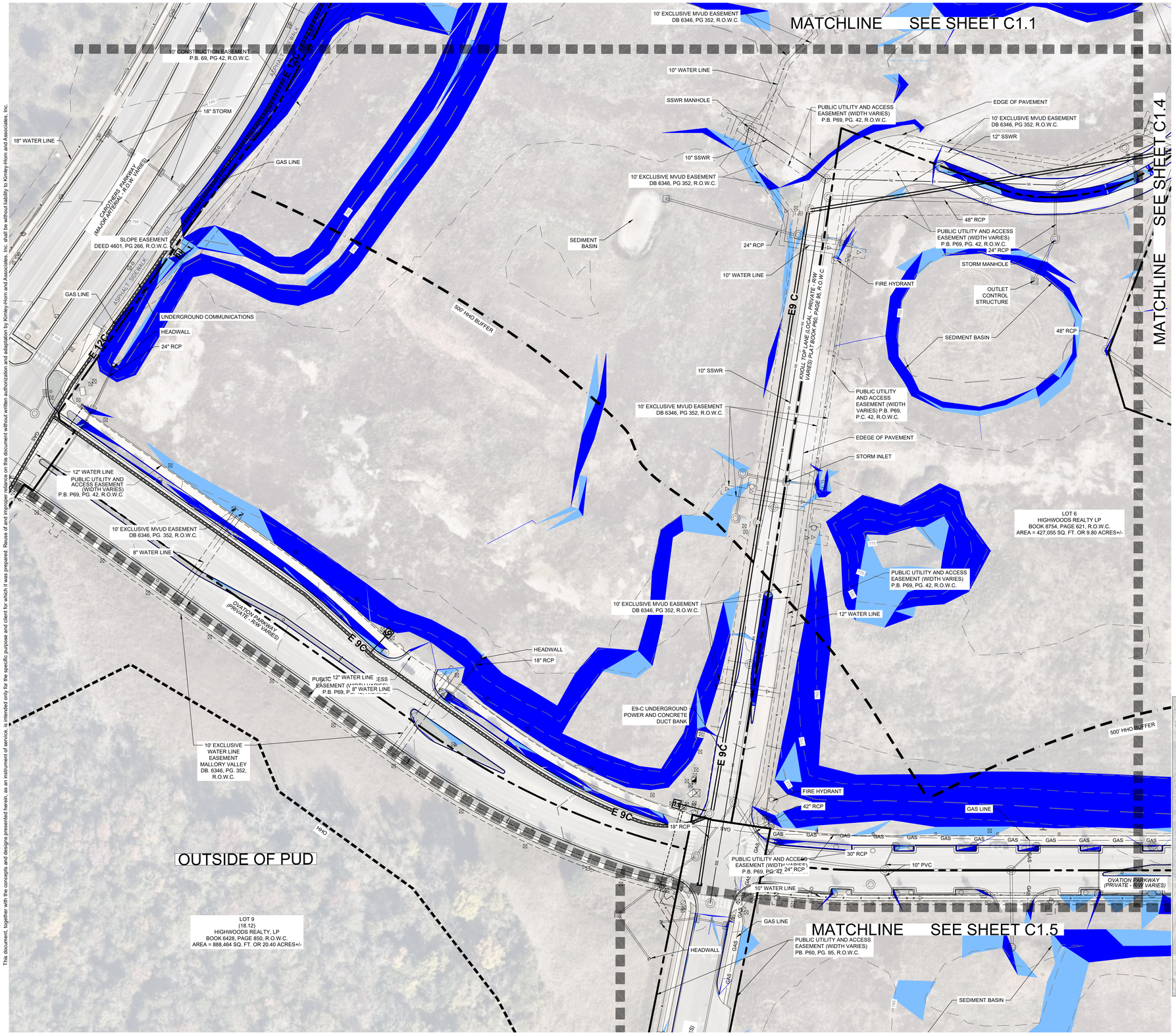
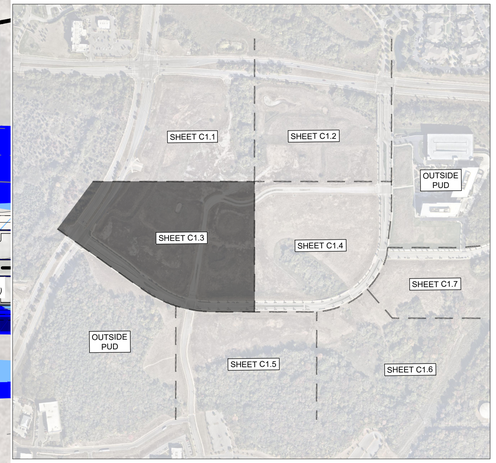
Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\1-Development Plan\Rezoning\C1.1 OVERALL EXISTING CONDITIONS - OVATION REZONING PACKAGE.dwg C1.2 ENLARGED EXISTING CONDITIONS Jul 03, 2025 9:20am by: James.Parker

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NORTH

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- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

## SITE SLOPE TABLE

| | |
|---|---|
| | 14% - 19.99% |
| | 20% and above |

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
No. 127819
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED EXISTING CONDITIONS

SHEET
**C1.3**

COF # 8849

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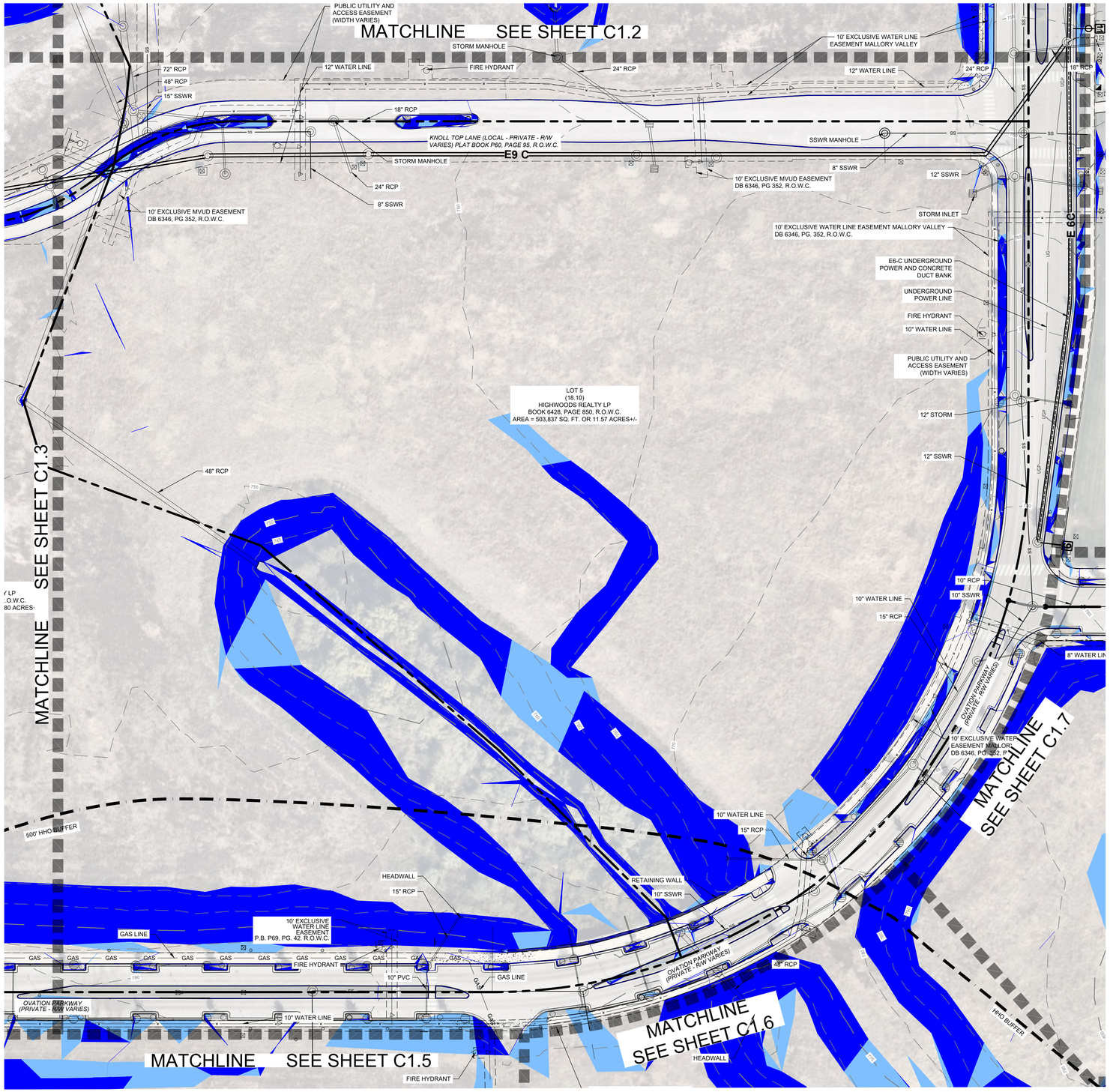


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- HHO
- 500' HHO BUFFER
- TOP OF BANK

## SITE SLOPE TABLE

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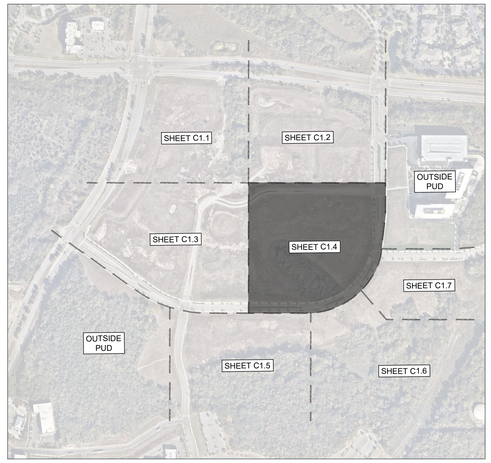



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127819
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date

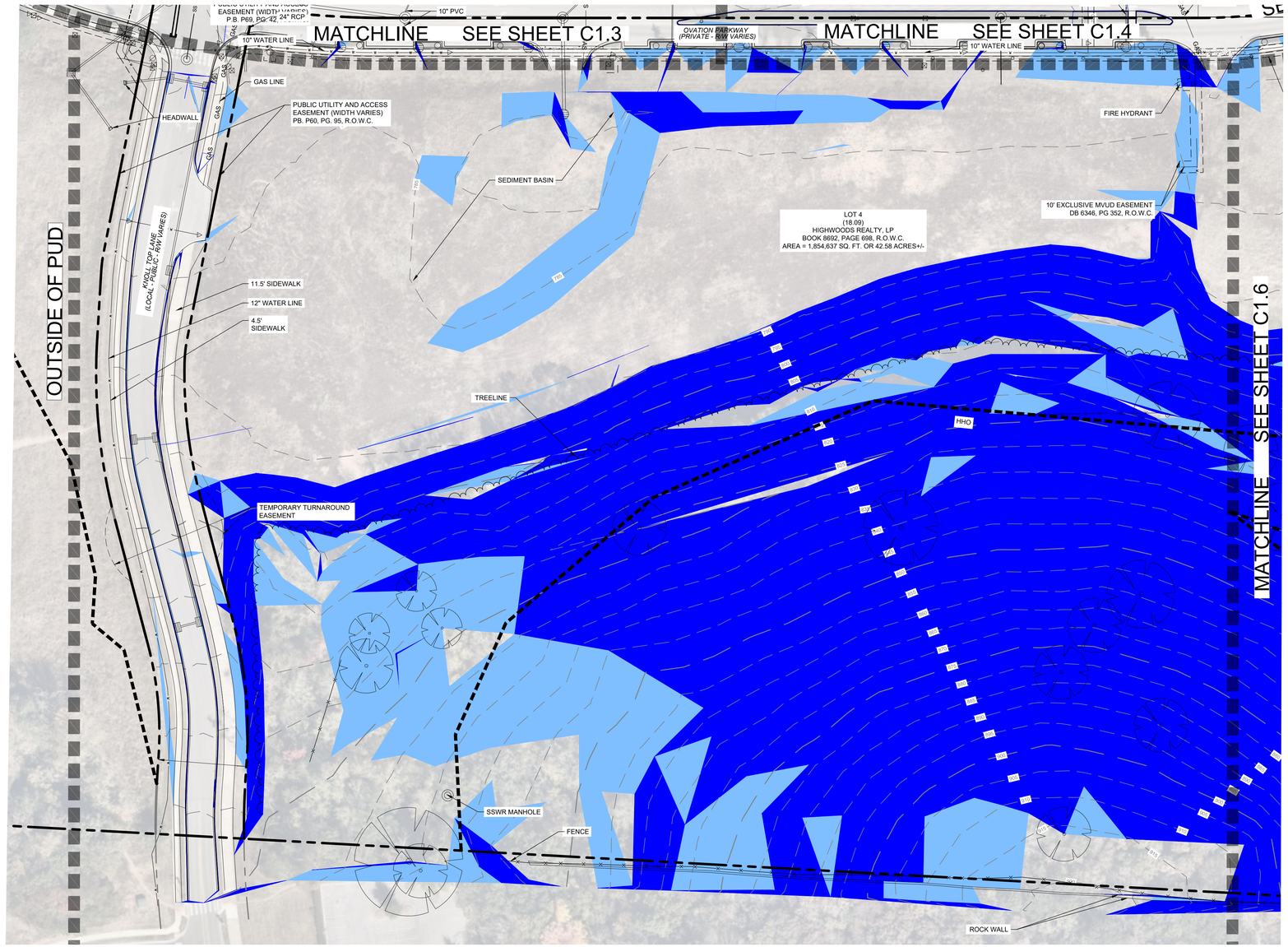
ENLARGED EXISTING CONDITIONS

SHEET
**C1.4**

COF # 8849



Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\1-Development Plan\Rezoning\C1.1 OVERALL EXISTING CONDITIONS - OVATION REZONING PACKAGE.dwg C1.4 ENLARGED EXISTING CONDITIONS Jul 03, 2025 9:21am by: James.Parker

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- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

## SITE SLOPE TABLE

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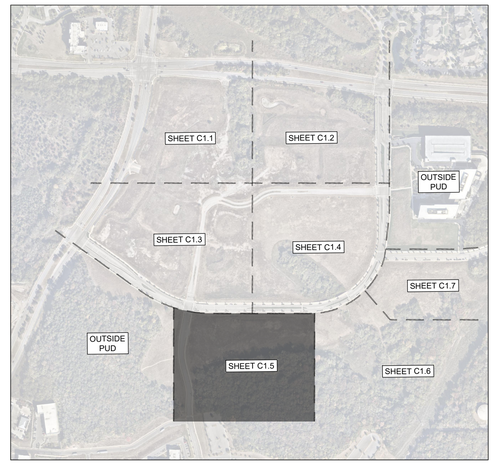


GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
STATE OF TENNESSEE
No. 127919

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
**C1.5**

COF # 8849

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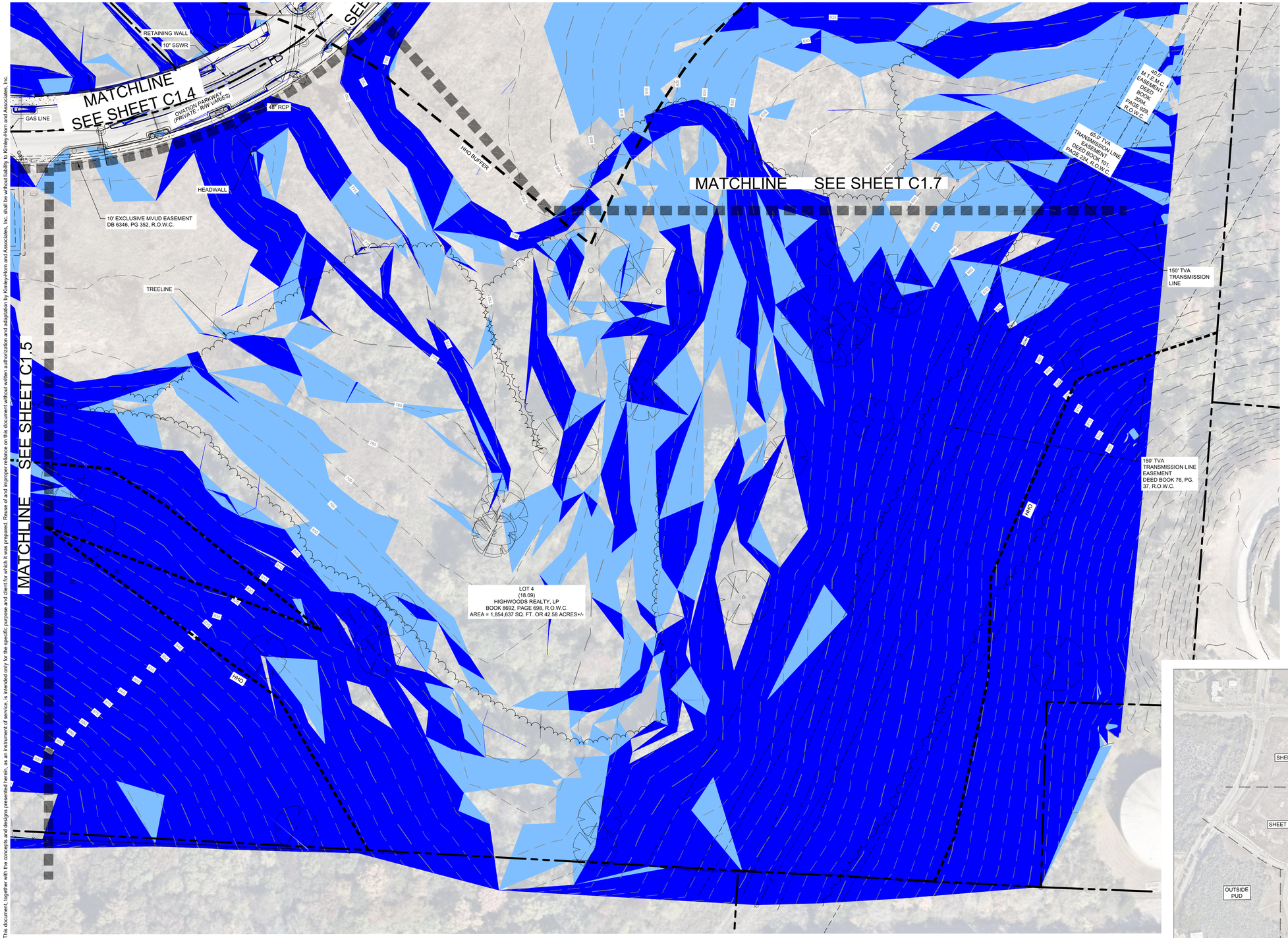


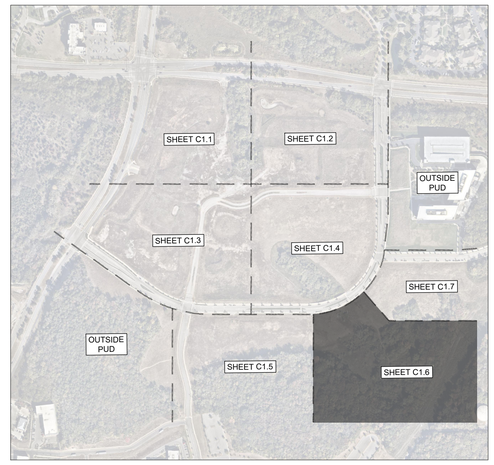


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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127839
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
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2 _____
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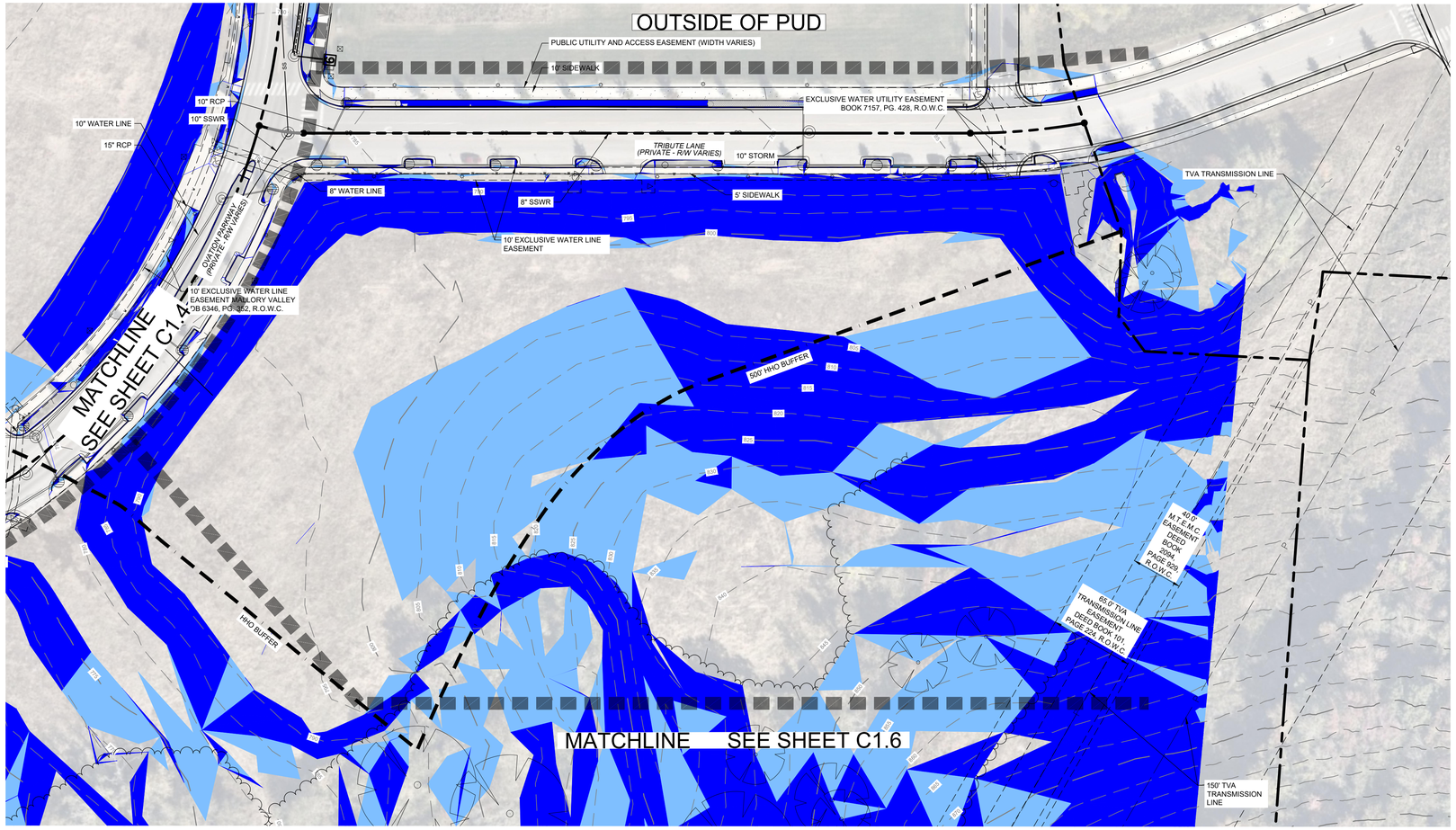
ENLARGED EXISTING CONDITIONS

SHEET
**C1.6**

COF # 8849



Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\1-Development Plan\Rezoning\C1.1 OVERALL EXISTING CONDITIONS - OVATION REZONING PACKAGE.dwg C1.6 ENLARGED EXISTING CONDITIONS Jul 03, 2025 9:21am by: James.Parker

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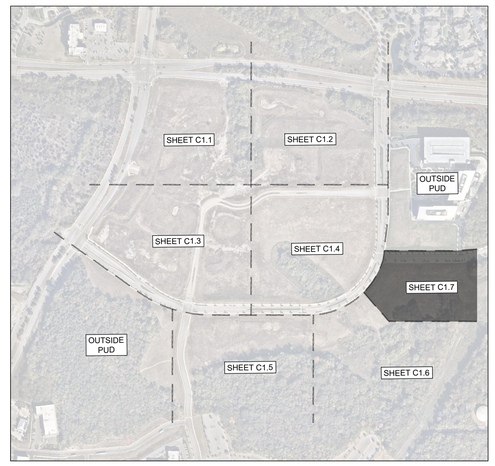


GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
07/02/2025

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
**C1.7**

COF # 8849

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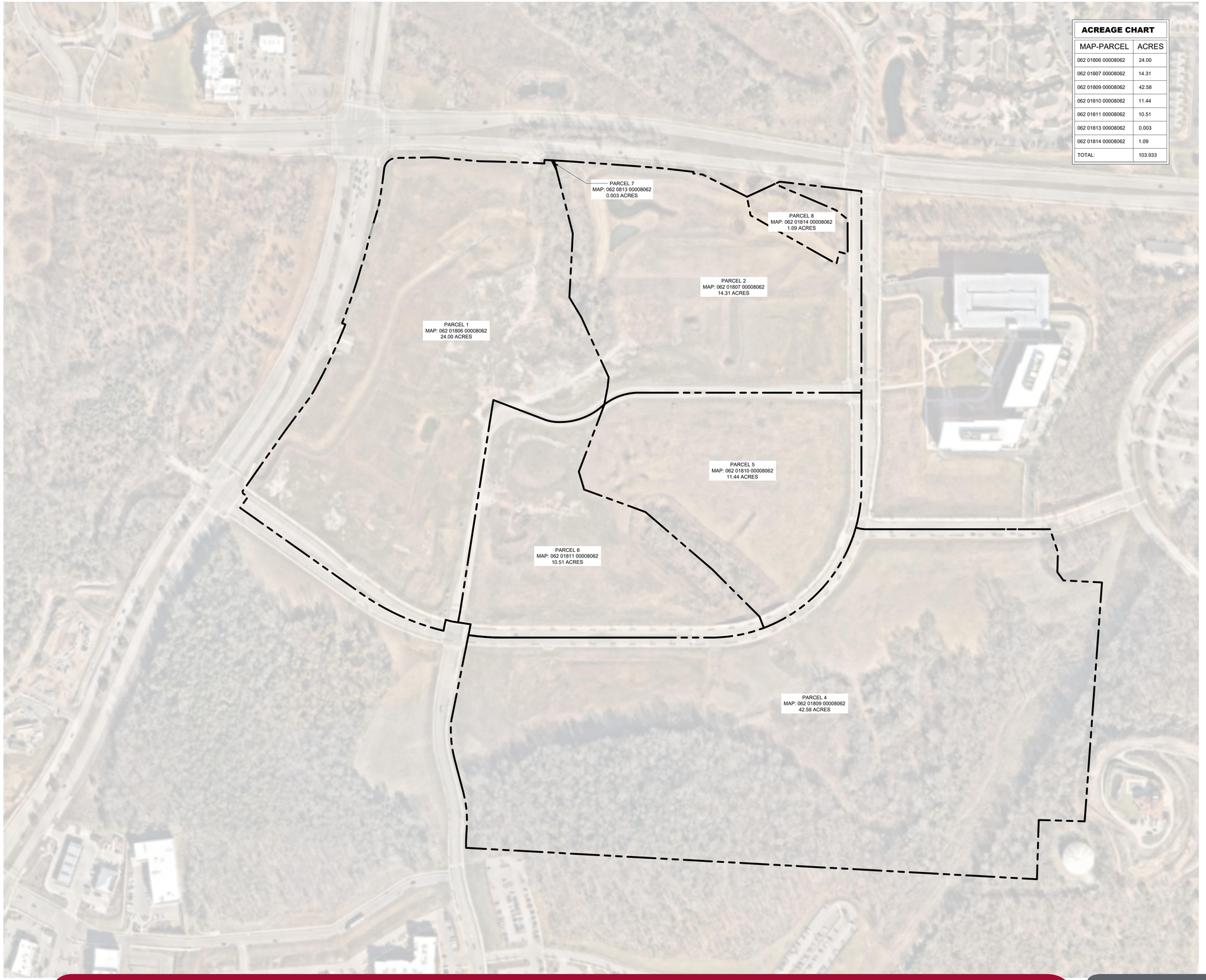
| ACREAGE CHART | |
|---|---|
| MAP-PARCEL | ACRES |
| 062 01806 00008062 | 24.00 |
| 062 01807 00008062 | 14.31 |
| 062 01809 00008062 | 42.58 |
| 062 01810 00008062 | 11.44 |
| 062 01811 00008062 | 10.51 |
| 062 01813 00008062 | 0.003 |
| 062 01814 00008062 | 1.09 |
| TOTAL: | 103.933 |




Kimley»Horn

# OVATION PUD SUBDIVISION

REZONING EXHIBIT

JUNE 25TH, 2025

0 75 150 300 450

NORTH

**File #: 21-0756**

**DATE:** June 27, 2025

**TO:** Franklin Municipal Planning Commission

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

**SUBJECT:**

Consideration Of Resolution 2025-52, A Resolution Approving A Revised Development Plan For Ovation PUD Subdivision With 8 Modifications Of Development Standards (Building Type, Retaining Wall Height, And Parking Structures), For The Property Located At The Southeast Corner Of East McEwen Drive And Carothers Parkway.

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 8849
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Alex Chambers, Highwoods Realty LP

**BACKGROUND/STAFF COMMENTS:**
The applicant has submitted a development plan for Ovation PUD Subdivision, a multiphase, mixed-use development located at the southeast corner of East McEwen Drive and Carothers Parkway. The applicant is proposing 1525 multifamily dwelling units, 69 townhouse dwelling units, 1,655,000 square feet of nonresidential space, and 350 hotel rooms for a site that is composed of 103.93 acres. As detailed in the associated rezoning, Ordinance (2025-20), Envision Franklin places these parcels within the Regional Commerce Design concept states that these areas "contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources." The Regional Commerce Design Concept also states that, "New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor." The proposed mix of uses (Residential, Office, and Commercial) as outlined in the Ovation PUD Development Plan meets the intent and guiding principles of the Regional Commerce Design Concept by providing activated streetscapes and comprehensive site planning.

A shared parking study has been submitted that analyzes the parking needs inside the Ovation Parkway loop in comparison to the requirements of the vested zoning ordinance. The applicant has incorporated shared parking that will be utilized. The shared parking study meets the requirements of

Chapter 10.4.1. Allowing the reduction of 2,339 spaces, inside the loop of Ovation Parkway, promotes parking efficiency over parking convenience, and supports efforts to minimize impervious surfaces throughout the site. Any uses outside the Ovation Parkway loop will individually meet the parking requirements within the zoning ordinance without the utilization of a shared parking plan.

The traffic impact analysis has been submitted and reviewed and the staff agrees with all proposed improvements. The parkland agreement will be executed and will coincide with this development plan when the development plan is considered by the BOMA.

**MODIFICATION OF STANDARDS:**
There are eight modification of standard requests for this plan.

MOS #1: Requesting a modification of standards to allow a maximum block length of 3,600 LF for the block encompassing the Wetland Park and stormwater management area.

> Chapter 3.6.5 (Internal Street Network) states, "Block length perimeter shall not exceed a maximum of 2,400 feet, except the DRT may approve a block length perimeter up to 3,200 feet in cases: 1. Where environmental or topographic constraints exist;2. Where the street classification prevents a connection; or 3. Where a proposal includes an internal parking structure." The proposed block length is 3, 598 linear feet, which is nearly 400 linear feet more than what can be approved administratively. With that said, the block encompasses an existing wetland area which includes two sections of protected stream and stream buffer area as well as an existing stormwater management area. This block includes two parking structures and a fire lane, which provides emergency and pedestrian access through the block. This request meets the standards laid out for staff within the zoning ordinance but exceeds the amount allowable to be approved administratively. The request also does not threaten the purpose and intent of the zoning ordinance. Staff recommends approval of MOS #1.

MOS #2: Requesting a modification of standards to allow flat roofs with parapets for the Townhouse Building Type.

> Chapter 6.6 states the roof element's pitch, "3:12 to 12:12, excluding small roof sections over porches, entryways, or similar features". Staff can support this request based on the proposed urban, mixed-use context and the precedent set by the approval of a similar MOS for the adjacent development (Aureum PUD). Staff recommends approval of MOS #2.

MOS #3: Requesting a modification of standards to allow up to 50% of Retail Storefronts on Commercial / Mixed-Use building types to not have transom windows and to allow up to 50% of Retail Storefronts on Commercial/Mixed-Use building types to not have knee walls.

> Chapter 6.9 (Building Elements - Retail Storefronts) states, "Any storefront shall have display windows, transom windows, knee walls of between 18 and 24 inches tall, and other architectural elements such as bulkheads, trim, and cornice details." This request is not consistent with the intent of the zoning ordinance. Knee walls provide a base which is required for facade composition by our zoning ordinance. Both knee walls and transoms define a more traditional, classic design which is prioritized in this building type. In addition, the request results in practical difficulties in enforcement and the tracking of the 50% allowance. Staff recommends disapproval of MOS #3.

MOS #4: Requesting a modification of standards to allow up to three of the following as primary materials on a facade: Brick, natural stone, cultured stone, or pre-cast concrete as primary material on a facade for a large-scale office building type.

Chapter 6.10 states, "Primary Materials on Facade: Up to three of the following: brick, natural stone, or cultured stone." Staff requested more information addressing why pre-cast is suitable and advised the applicant to provide some explanation as to how the addition of pre-cast concrete would enhance the design of the development more than if the standards were strictly adhered to, and adequate explanation was not provided. Limited example photos were provided, with the majority of the examples being from other locations. There are no specifications related to the application of the proposed pre-cast concrete material in terms of scoring or facade variation, as discussed at the Joint Conceptual Workshop. This request is not consistent with the purpose and intent of the zoning ordinance. Staff recommends disapproval of MOS #4.

MOS #5: Requesting a modification of standards to allow up to three of the following: Brick, natural stone, cultured stone, smooth wood siding, fiber cement siding, or pre-cast concrete as primary material on a facade for a commercial/mixed-use building type.

Chapter 6.9 states, "Primary Materials on Facade: Up to two of the following: brick, natural stone, cultured stone, smooth wood siding, or fiber cement siding." Staff requested more information addressing why pre-cast is suitable and advised the applicant to provide some explanation as to how the addition of pre-cast concrete would enhance the design of the development more than if the standards were strictly adhered to and adequate explanation was not provided. Staff does not support the addition of pre-cast concrete. Limited example photos were provided, with the majority of the examples being from other locations. There are no specifications related to the application of the proposed pre-cast concrete material in terms of scoring or facade variation, as discussed at the Joint Conceptual Workshop. This request is not consistent with the purpose and intent of the zoning ordinance. Staff recommends disapproval of MOS #5.

MOS #6: Requesting a modification of standards to eliminate the requirement for planting at the base of the retaining wall behind building J, as shown in the development plan.

Chapter 13.2.5.A (Retaining Walls for Multifamily, Nonresidential, and Mixed Uses) states, "Each retaining wall shall have a single row of evergreen shrubs, planted every five feet on center, at the base of the wall to soften its appearance. Shrubs shall be a minimum of 30 inches in height at the time of planting. Evergreen trees or groundcover may be permitted as an alternative, subject approval of the Department of Planning and Sustainability." The existence of the established riparian buffer meets the intent of the screening of retaining walls. Therefore, the request does not threaten the purpose and intent of the zoning ordinance. Staff recommends approval of MOS #6.

MOS #7: Requesting a modification of standards to increase the maximum retaining wall height to a maximum height of 22 feet for one wall, located behind building J; and to increase the maximum retaining wall height to a maximum of 16' adjacent to Brook Meadow Lane. Locations are shown in the development plan.

Chapter 13.2.5 states, "Maximum Height of Retaining Walls: 10 feet". The applicant is purposing to exceed the height allowance within Chapter 13 in two places on the site. Both walls could be reduced if the density of the site overall was reduced. The applicant has not provided any exhibits that detail that the height of these walls would enhance the design of the site. This request is contradictory to the purpose and intent of this section of the zoning ordinance. Staff recommends disapproval of MOS #7.

MOS #8: Requesting a modification of standard to place a parking structure parallel to the Carothers Parkway and the McEwen Drive Right of Ways, as shown in the development plan.

Chapter 10.5.2.A (Parking Structures) states, "Outside of the CFO and CAO, where along an arterial or collector street, parking structures shall be screened by buildings at least as tall as the parking structures." The zoning ordinance clearly requires that where along an arterial or collector street, at-or-above grade parking structures shall be screened by buildings at least as tall as the parking structures. The proposed MOS does not enhance the design of the development more than if the standards were strictly adhered to. The conditions upon which the request is based do not seem unique to the design intent for the development and seem to be applicable generally to other properties, and the modification is not consistent with Envision Franklin or the intent of the Zoning Ordinance. In addition, the adjacent development (Aureum) was able to locate their parking structures internal to the site and meet the requirements of the zoning ordinance. Staff advises the same for this site.

The request for the parking structure along the McEwen Drive right-of-way is about 390 feet from the right-of-way. Staff was clear on the importance of showing the view from McEwen Drive of the proposed parking structure. While a few graphics were provided to show the distance from McEwen Drive and the topography/natural features between McEwen and the parking structure, there were no graphics or exhibits provided to ensure that the parking structure wouldn't be viewed from the right-of way. The graphics provided seem to only shed light on how much of this structure will actually be seen from McEwen and while there is a large amount of space between the parking structure and McEwen, there appears to be only a small portion of the structure that will be screened from view. These requests threaten the purpose and intent of the zoning ordinance and are not consistent with the level of design expected within the City of Franklin.

Staff recommends disapproval of MOS #8 unless the following conditions are achieved with the purpose of meeting a greater public benefit for the overall transportation system in a high priority regional transit corridor that could justify the placement of a parking structure along a major arterial street against Zoning Ordinance requirements: (1) A regional and/or local transit ticket office with possible ancillary amenities is located on the first floor of the parking structure along Carothers to activate the ground floor facing the street; (2) A transit stop (perhaps with a designated pull-off area) is located on Carothers Parkway adjacent to the parking structure, and pedestrian connections are provided directly from the parking structure to the transit stop; (3) A specified amount of park and ride parking spaces, as determined by the City of Franklin and regional and local transit providers, are provided within the Carothers Parkway parking structure; (4) The shared parking study is updated at One-Stop to reflect the park and ride spaces, as staff anticipates there to be minimal impact to the development's parking demand at the peak times; and (5) Elevated architectural detailing is provided on the facades of both parking structures to make the appearance of the parking structures mimic other buildings in the development.

Should the FMPC/BOMA wish to approve MOS #8, staff would recommend that the following condition also apply: Elevated architectural detailing shall be provided on the facades of both parking structures to make the appearance of the parking structures mimic other buildings in the development.

PROCEDURAL REQUIREMENTS:

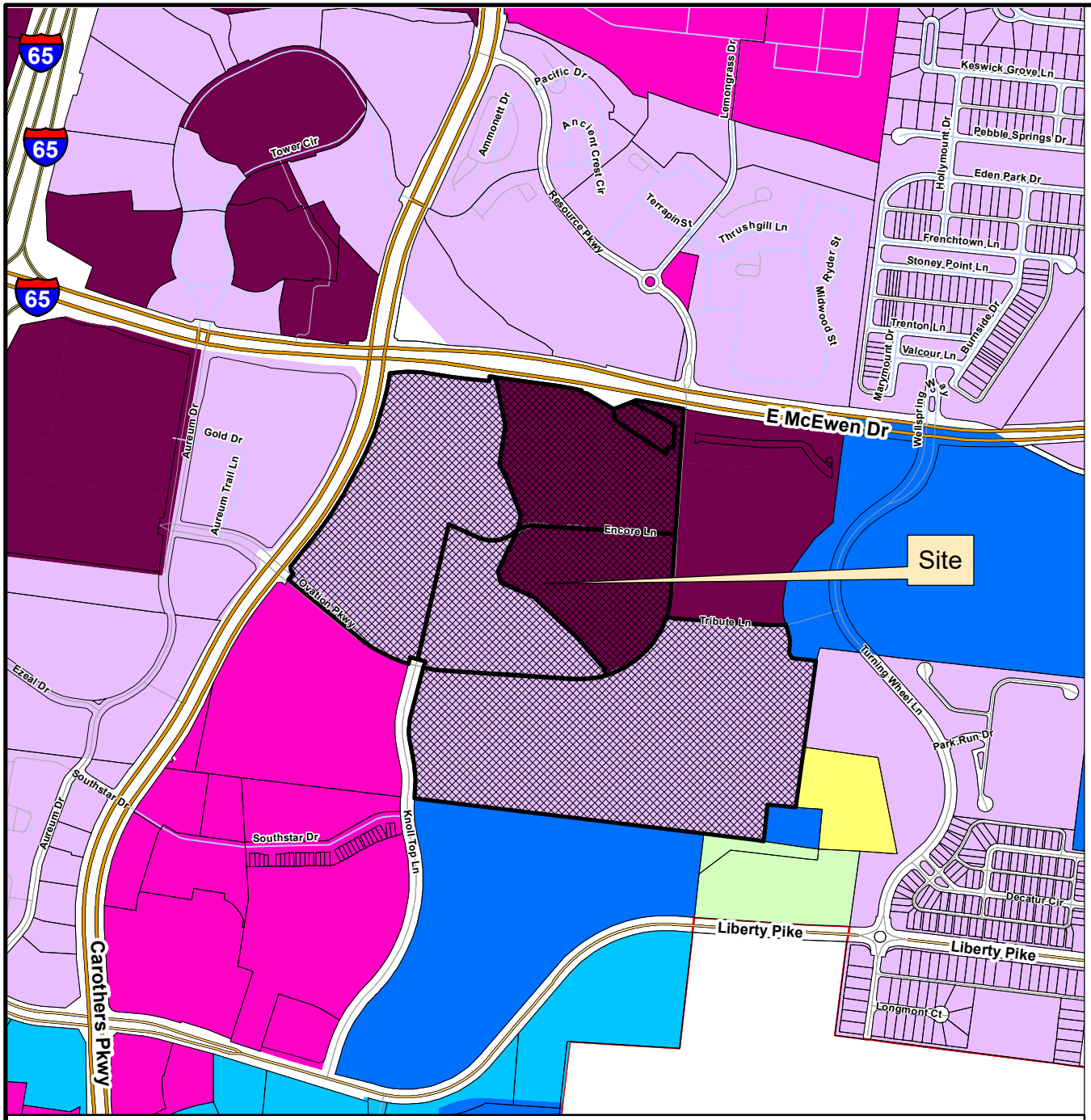
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online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

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-52, with conditions.

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Feet

**OVATION PUD SUBDIVISION**
**ORDINANCE 2025-20**
**RESOLUTION 2025-52**

**Project Information**
Existing Zoning: SD-X (12.23 DUA/480,00 SF/450 Keys), RC12
Proposed Zoning: PD (15.34 DUA / 1,655,000 SF/ 350 Keys)
Overlay Districts: FWO, FFO, HHO, 500' Buffer of Hillside
Site Acreage: 103.933 acres
Proposed Number of Dwelling Units: 1594
Proposed Nonresidential Square Footage: 1,655,000 SF

## Legend

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

HISTORIC FRANKLIN TENNESSEE

**RESOLUTION 2025-52**

**A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR OVATION PUD SUBDIVISION WITH 8 MODIFICATIONS OF DEVELOPMENT STANDARDS (BUILDING TYPE, RETAINING WALL HEIGHT, AND PARKING STRUCTURES), FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF EAST MCEWEN DRIVE AND CAROTHERS PARKWAY**

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

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

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

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

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

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

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

**WHEREAS,** BOMA originally rezoned the subject Property as part of Ordinance 2014-18 on August 26, 2014, and originally approved a Development Plan for the subject property as part of Resolution 2014-68 on October 28, 2014; and

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

**WHEREAS,** the property owner is now wishing to revise the Development Plan and amend the zoning on the property to correspond with the entitlements shown on the Revised Development Plan; and

**WHEREAS**, BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2025-20.

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

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

PREMISES CONSIDERED

| Map-Parcel | Acres |
|---|---|
| 062-01809 | 42.58 |
| 062-01807 | 14.31 |
| 062-01806 | 24.00 |
| 062-01811 | 10.51 |
| 062-01810 | 11.44 |
| 062-01813 | 0.003 |
| 062-01814 | 1.09 |
| Total | 103.933 |

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

**SECTION III:** That the overall entitlements, as amended, for the Ovation PUD Subdivision are as follows:

| Entitlements | Ovation PUD Subdivision |
|---|---|
| Original Base Zone District | PD 12.23/480,000/450 |
| Requested Base Zone District | PD 15.34/1,655,000/350 |
| Other Zoning Overlays | FWO, FFO, HHO, 500 ft. Buffer of HHO |
| Number of Dwelling Units | 1594 units |
| Number of Nonresidential Square Footage | 1,655,000 SF |
| Number of Hotel Rooms | 350 keys |
| Open Space Requirements | 5% |
| Number of Phases in Development | 2 |
| Development Plan Revision Number | 2 |

**SECTION IV:** That the Revised Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission 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 V:** That the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

| | |
|---|---|
| MOS 1: **Block Length**<br><br>Approved: _____<br><br>Denied: _____ | Chapter 9.6.5: Internal Street Network – Block length perimeter shall not exceed a maximum of 2,400 feet.<br><br>Request to allow a maximum block length of 3,600 LF for the block encompassing the Wetland Park and stormwater management area.<br><br>*Staff recommended approval.* |
| MOS 2: **Roof Elements in the Townhouse Building Type.**<br><br>Approved: _____<br><br>Denied: _____ | Chapter 6.6 Townhouse Building Type: Roof Elements – Pitch shall be 3:12 to 12:12, excluding small roof sections over porches, entryways, or similar features.<br><br>Request to permit flat roofs with parapets for townhouse building type.<br><br>*Staff recommended approval.* |
| MOS 3: **Building Elements (Retail Storefront) in the Commercial/Mixed-Use Building Type.**<br><br>Approved: _____<br><br>Denied: _____ | Chapter 6.9: – Commercial/Mixed-Use Building Type: Building Elements (Retail Storefronts) Any storefront shall have display windows, transom windows, knee walls of between 18 and 24 inches tall, and other architectural elements such as bulkheads, trim, and cornice detailing<br><br>Request to permit allow up to 50% of retail storefronts to not have transom windows and allow up to 50% of retail storefronts to not have knee walls on Commercial/Mixed-Use Building Type.<br><br>*Staff recommended disapproval.* |
| MOS 4: **Materials in the Large-Scale Office Building Type.**<br><br>Approved: _____<br><br>Denied: _____ | Chapter 6.10 Large-Scale Office Building Type: Materials (Primary Materials on a façade) - Up to three of the following: brick, natural stone, or cultured stone.<br><br>Request to permit up to three of the following: brick, natural stone, cultured stone or pre-cast concrete. |

| | |
|---|---|
| | *Staff recommended disapproval.* |
| MOS 5: **Materials in the Commercial/ Mixed-Use Building Type.**<br><br>Approved: _____<br><br>Denied: _____ | Chapter 6.9 Commercial/Mixed-Use Building Type: Materials (Primary Materials on a façade) - Up to two of the following: brick, natural stone, or cultured stone.<br><br>Request to permit up to three of the following: brick, natural stone, cultured stone smooth wood siding, fiber cement siding, or pre-cast concrete.<br><br>*Staff recommended disapproval.* |
| MOS 6: **Plantings for Retaining Walls for Multifamily, Nonresidential, and Mixed Uses.**<br><br>Approved: _____<br><br>Denied: _____ | Chapter 13.2.5A: Retaining Walls for Multifamily, Nonresidential, and Mixed Uses – Retaining wall height: Each retaining wall shall have a single row of evergreen shrubs, planted every five feet on center, at the base of the wall to soften its appearance. Shrubs shall be a minimum of 30 inches in height at the time of planting. Evergreen trees or groundcover may be permitted as an alternative, subject to approval of the Department of Planning and Sustainability.<br><br>Request to eliminate the requirement of planting at the base of the retaining wall behind building J since the wall will be placed near an established riparian buffer.<br><br>*Staff recommended approval.* |
| MOS 7: **Height for Retaining Walls for Multifamily, Nonresidential, and Mixed Uses.**<br><br>Approved: _____<br><br>Denied: _____ | Chapter 13.2.5: Retaining Walls for Multifamily, Nonresidential, and Mixed Uses – Retaining wall height: 10 feet max.<br><br>Request to permit the maximum retaining wall height to be 22 feet for one retaining wall on the site located behind building J; and to increase the maximum retaining wall height to a maximum of 16' adjacent to Brook Meadow Lane.<br><br>*Staff recommended disapproval.* |

| | |
|---|---|
| MOS 8: **Location of Parking Structures.**<br><br>Approved: _____<br><br>Denied: _____ | Chapter 10.5.2A: Parking Structures – Where along an arterial or collector street, at-or-above grade parking structures shall be screened by buildings at least as tall as the parking structures. At-or-above grade parking structures may be either attached to the rear of a building that fronts the street or a detached, standalone structure behind the building. They also may be completely wrapped by the principal building from all sides.<br><br>Request to permit parking structures parallel to both Carothers Parkway and McEwen Drive Right of Ways.<br><br>*Staff recommended disapproval.* |

**SECTION VI.** That this Resolution shall take effect from and after the passage of Ordinance 2025-20, 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 _____, 2025.

**ATTEST:**

By: _____
**Angie Skarp**
City Recorder

**CITY OF FRANKLIN, TN:**

By: _____
**Dr. Ken Moore**
Mayor

**Approved as to form by:**

_____
**Shauna R. Billingsley**
City Attorney

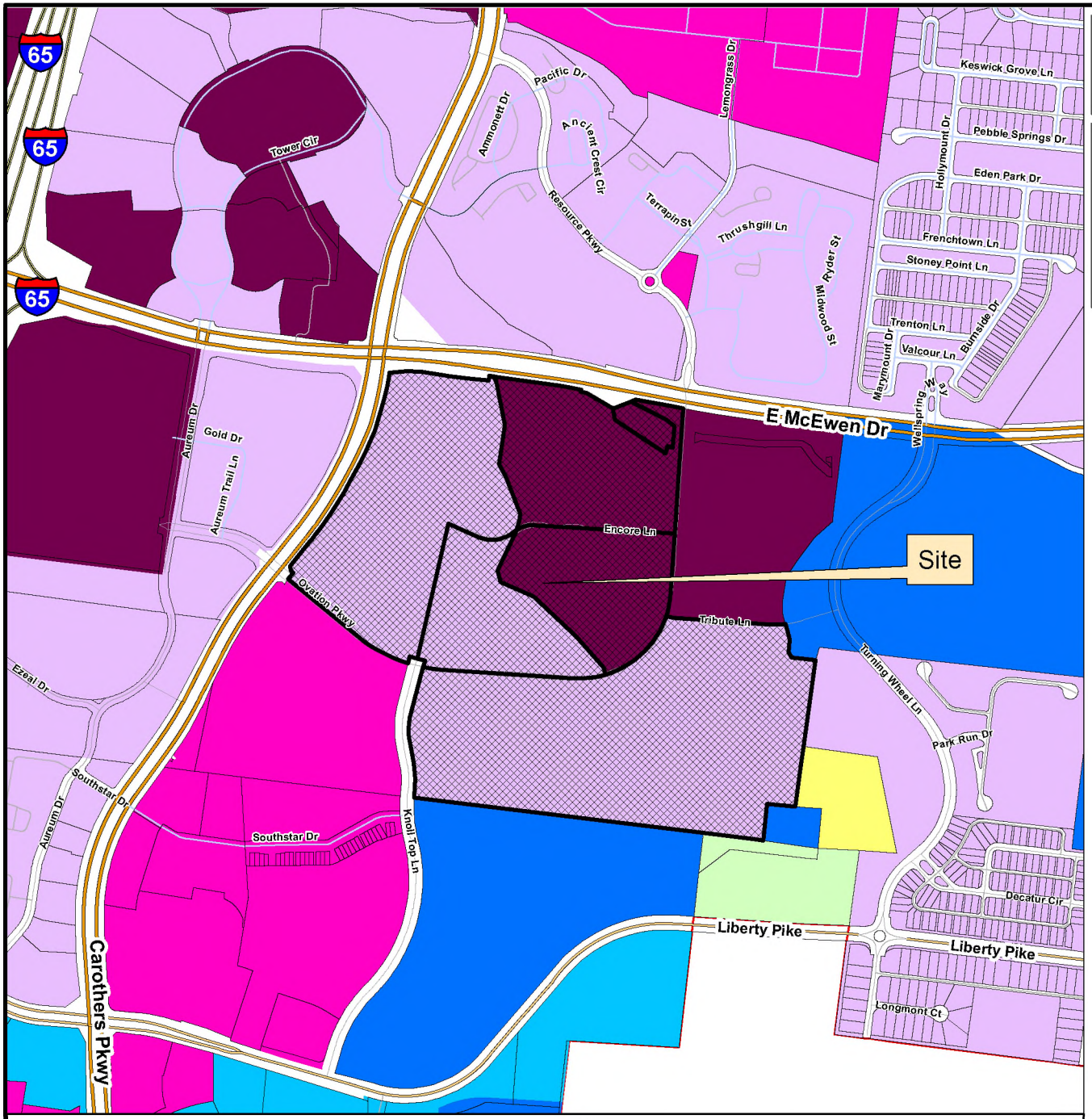
PREAPPLICATION CONFERENCE: June 3, 2025

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: June 26, 2025

NEIGHBORHOOD MEETING: June 17, 2025

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

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Feet

**OVATION PUD SUBDIVISION**
**ORDINANCE 2025-20**
**RESOLUTION 2025-52**

**Project Information**
Existing Zoning: SD-X (12.23 DUA/480,00 SF/450 Keys), RC12
Proposed Zoning: PD (15.34 DUA / 1,655,000 SF/ 350 Keys)
Overlay Districts: FWO, FFO, HHO, 500' Buffer of Hillside
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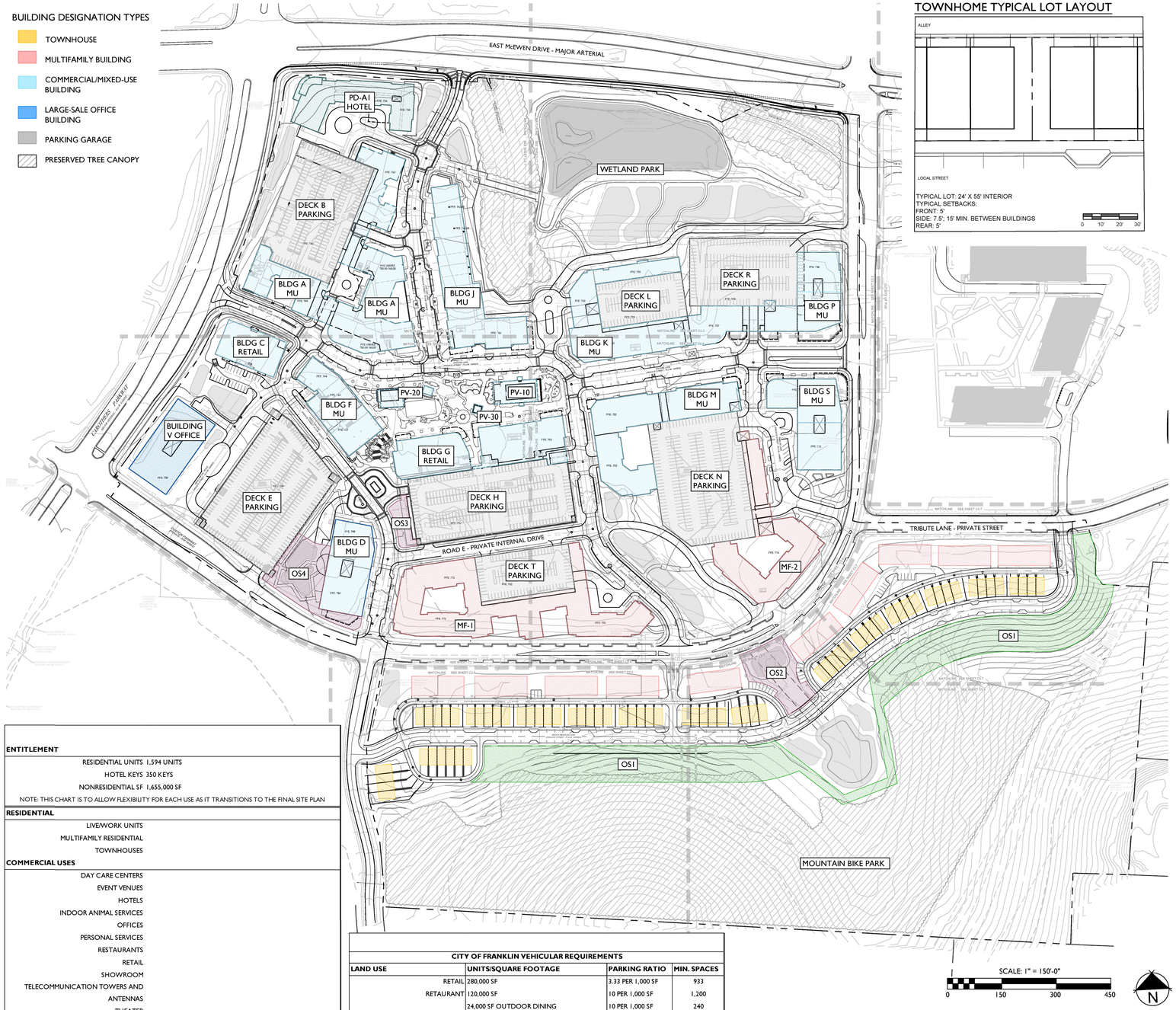
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

HISTORIC FRANKLIN TENNESSEE

BUILDING DESIGNATION TYPES

- TOWNHOUSE
- MULTIFAMILY BUILDING
- COMMERCIAL/MIXED-USE BUILDING
- LARGE-SALE OFFICE BUILDING
- PARKING GARAGE
- PRESERVED TREE CANOPY




TOWNHOME TYPICAL LOT LAYOUT




| ENTITLEMENT | |
|---|---|
| RESIDENTIAL UNITS | 1,594 UNITS |
| HOTEL KEYS | 350 KEYS |
| NONRESIDENTIAL SF | 1,655,000 SF |
| NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH USE AS IT TRANSITIONS TO THE FINAL SITE PLAN | |
| **RESIDENTIAL** | |
| LIVE/WORK UNITS | |
| MULTIFAMILY RESIDENTIAL | |
| TOWNHOUSES | |
| **COMMERCIAL USES** | |
| DAY CARE CENTERS | |
| EVENT VENUES | |
| HOTELS | |
| INDOOR ANIMAL SERVICES | |
| OFFICES | |
| PERSONAL SERVICES | |
| RESTAURANTS | |
| RETAIL | |
| SHOWROOM | |
| TELECOMMUNICATION TOWERS AND ANTENNAS | |
| THEATER | |
| **RECREATIONAL USES** | |
| ACTIVE RECREATION | |
| COMMERCIAL RECREATION | |
| NEIGHBORHOOD AMENITITES | |
| PASSIVE PARKS AND OPEN SPACE | |
| **HOTEL** | |

OPEN SPACE CALCULATIONS

TOTAL SITE AREA: 104.54 ACRES
TOTAL REQUIRED OPEN SPACE: 5% (5.23 ACRES)

PROVIDED OPEN SPACE:

| | | |
|---|---|---|
| OS1 | GREENWAY | 4.08 ACRES |
| OS2 | POCKET PARK | 0.49 ACRES |
| OS3 | POCKET PARK | 0.13 ACRES |
| OS4 | POCKET PARK | 0.61 ACRES |

TOTAL PROVIDED: 5.31 AC

OPEN SPACE POCKET PARK
- SEATING
- CANOPIES OR GAZEBOS
- SITE FURNISHINGS
- FOUNTAINS, SCULPTURE, OR ART
- PLAYGROUND

GREENWAY
- 12' MULTI-USE PATH
- SEATING
- LANDSCAPE

| CITY OF FRANKLIN VEHICULAR REQUIREMENTS | | | |
|---|---|---|---|
| **LAND USE** | **UNITS/SQUARE FOOTAGE** | **PARKING RATIO** | **MIN. SPACES** |
| RETAIL | 280,000 SF | 3.33 PER 1,000 SF | 933 |
| RETAURANT | 120,000 SF | 10 PER 1,000 SF | 1,200 |
| | 24,000 SF OUTDOOR DINING | 10 PER 1,000 SF | 240 |
| OFFICE | 1,225,000 SF | 3 PER 1,000 SF | 3,675 |
| COMMERCIAL RECREATION | 30,000 SF | 3.33 PER 1,000 SF | 100 |
| MULTI-FAMILY (APARTMENTS) | | | |
| STUDIO | 70 UNITS | 1.25 PER UNIT | 88 |
| 1-BEDROOM | 698 UNITS | 1.25 PER UNIT | 873 |
| 2-BEDROOM | 488 UNITS | 2.25 PER UNIT | 1098 |
| 3-BEDROOM | 140 UNITS | 2.25 PER UNIT | 315 |
| MULTI-FAMILY (FOR-SALE CONDOS) | 130 UNITS | 2.25 PER UNIT | 270 |
| TOWNHOME | 69 UNITS | 2 PER UNIT | 138 |
| **TOTAL REQUIRED VEHICULAR PARKING SPACES:** | | | **8,930 SPACES** |
| **TOTAL VEHICULAR SPACES REQUIRED PER SHARED PARKING**:** | | | **6,974 SPACES** |
| **TOTAL REQUIRED VEHICULAR PROVIDED:** | | | **7,612 SPACES** |
| **CITY OF FRANKLIN BICYLE REQUIREMENTS** | | | |
| MULTIFAMILY | 2,671 BEDROOMS | 0.05 PER BEDROOM | 134 |
| OFFICE | 1,225,000 SF | 1 PER 20,000 SF | 62 |
| OTHER USES | 1 PER 20 REQUIRED VEHICULAR SPACES | | 124 |
| **TOTAL REQUIRED BICYCLE PARKING SPACES:** | | | **320 SPACES** |
| **SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY HORN FOR SHARED PARKING DETAILS | | | |

NOTES:
1. CONCURRENTLY WITH SITE PLAN, APPLICANT WILL COORDINATE WITH CITY OF FRANKLIN FOR LOCATION OF TRANSIT STOPS.
2. BICYCLE PARKING LOCATIONS AND DETAILS WILL BE COORDINATED WITH SITE PLAN.
3. CONCURRENTLY WITH SITE PLAN, MAIL KIOSK LOCATIONS WILL BE COORDINATED AND IDENTIFIED.

## SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

| | |
|---|---|
| COF PROJECT NUMBER: | 8849 |
| SITE ACREAGE/SF: | 103.93 AC |
| EXISTING ZONING: | SD-X (12.23 DUA / 450 KEYS/ 480,00 SF OF COMMERCIAL) RC12 |
| PROPOSED ZONING: | PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS) |
| OVERLAY ZONING: | FWO, FFO, HHO, 500FT BUFFER |
| TAX MAP & PARCELS: | MAP 62, PARCELS: 18.06, 18.07, 18.09, 18.10, 18.11, 18.14 |
| ADDRESS: | SE CORNER, INTERSECTION OF EAST MCEWEN DRIVE & S. CAROTHERS PKWY, FRANKLIN, WILLIAMSON COUNTY |
| VESTING: | |

## REGULATIONS

BUILDING TYPES APPLIED:
COMMERCIAL/MIXED USE; LARGE SCALE OFFICE BUILDING; MULTI-FAMILY; TOWNHOUSE
FRONTAGE TYPES APPLIED:
URBAN - ALL MULTI-FAMILY BUILDINGS
LANDSCAPE - ALL OTHER BUILDING TYPES
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 15'
REAR: 25'
SETBACKS TOWNHOMES:
FRONT: 5'
SIDE: 7.5', 15' MIN. BETWEEN BUILDINGS
REAR: 5'
SETBACKS INTERIOR LOTS:
FRONT, SIDE, REAR: 0
DWELLING UNIT COUNT: 1594 UNITS
MULTI-FAMILY: 1525
TOWNHOUSE: 69
COMMERCIAL SF: 1,655,000 SF
SEE PERMITTED USES SHEET C2.0
HOTEL KEYS: 350 KEYS

BUILDING HEIGHT: 1-12 STORIES *SEE C2.0 FOR DETAILS

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: 24% OF EXISTING CANOPY
EXISTING CANOPY: 24.86 AC; 24% OF SITE AREA
CANOPY PRESERVED: 19.37 AC; 78% OF EXISTING CANOPY

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

PARKING REQUIRED, BY USE:
REQUIRED PER COF: 8,890 PARKING SPACES; *SEE C2.0
REQUIRED PER SHARED PARKING: 6,974
PROVIDED: 7,612 SPACES

HISTORIC RESOURCE TREATMENT: N

## BUILDING CODE DATA

BUILDING SQUARE FOOTAGE IN ACCORDANCE WITH CHAPTER 5 OF THE IBC.

BUILDING OCCUPANCY IN ACCORDANCE WITH CHAPTER 3 OF THE IBC.

CONSTRUCTION TYPE IN ACCORDANCE WITH CHAPTER 6 OF THE IBC.

## IMPACT STATEMENT

WATER
The development will be served via Mallory Valley Utility District Water.
- Usage: The development will include both residential and commercial units, requiring a higher volume of water for daily operations.
- Infrastructure: The development is currently adjacent to an 8" and 12" MVUD main. It will necessitate the removal of existing water main and rerouting through the site.

SANITARY SEWER
The development will be served via City of Franklin Sewer.
- Capacity: The mixed-use nature means there will be a varied range of wastewater generated, a capacity request has been submitted to the city of Franklin. Per the submitted sewer availability request, it is estimated that this development will demand 2,508.6 SFUE's or 878,010 GPD.
- Infrastructure: The construction of new lines, will be required to accommodate the development. The development proposes the removal and realignment of existing sewer main to outfall to the existing 12" main located at the northeast corner of the site.

RECLAIMED WATER LINE
The development will not be served by reclaimed water.

STORMWATER AND DRAINAGE FACILITIES
Stormwater management is crucial for the site given its layout and flow direction.
- Flow Management: Stormwater will flow from south to north, necessitating effective capture, treatment, and release systems.
- Bioretention and Detention: The inclusion of bioretention, detention ponds, underground detention structures, and the yet-to-be constructed wetland system will help manage runoff and provide water quality per City of Franklin Standards
- Infrastructure: Creating appropriate drainage systems and ensuring the ponds are integrated effectively within the development plan is essential for effective stormwater management. Approximately 45 acres of impervious area is proposed on the site.

STREETS
- Traffic Flow: Increased traffic on Carothers Parkway and McEwen Drive will necessitate improvements to road capacity, traffic signal systems, as identified with the TIS. Per the TIS, it is estimated that this development will contribute 34,266 total daily trips (2,785 peak trips and 3,345 PM peak trips).
- Connectivity: Enhanced connectivity, including pedestrian pathways, bike lanes, and public transit options, will be incorporated to reduce congestion and promote alternative transportation modes. The development proposes the use of 2 existing right-in-right-out curb cuts along Carothers Parkway and McEwen Drive, and various other connection points along the private Ovation Parkway.

| BUILDING KEY | RESIDENTIAL UNITS | OFFICE SF | RETAIL SF | COMMERCIAL RECREATION SF | HEIGHT (STORIES) | CONSTRUCTION TYPE |
|---|---|---|---|---|---|---|
| A | 365 | - | 61,000 | - | 5-7 | Type I - Retail<br>Type IIIA - Residential<br>Fully Sprinkled. |
| C | - | - | 35,000 | - | 1-3 | Type IIIA Sprinkled |
| D | - | 250,000 | 11,900 | - | 6-12 | Type I-II. Fully sprinkled |
| F | - | 250,000 | 35,000 | - | 6-12 | Type I-II. Fully sprinkled |
| G | - | 50,000 | 67,000 | 40,000 | 4-8 | Type I-II. Fully sprinkled |
| J | - | - | 50,000 | - | 4-8 | Type IIIA Sprinkled |
| K | 270 | - | 50,000 | - | 5-7 | Type I - Retail<br>Type IIIA - Residential<br>Fully Sprinkled. |
| M | 260 | - | 47,500 | - | 5-7 | Type I - Retail<br>Type IIIA - Residential<br>Fully Sprinkled. |
| MF-1 | 300 | - | - | - | 4-6 | Type V or Type IIIA - fully sprinkled |
| MF-2 | 200 | - | - | - | 4-6 | Type V or Type IIIA - fully sprinkled |
| P | - | 225,000 | - | - | 6-12 | Type I-II. Fully sprinkled |
| S | - | 225,000 | 30,000 | - | 6-12 | Type I-II. Fully sprinkled |
| PD-A1 (HOTEL) | - | - | - | - | 4-8 | Type I-IIIA - Sprinkled |
| PV-10 | - | - | 250 | - | 1 | Type V - Non Sprinkled |
| PV12 | - | - | 250 | - | 1 | Type V - Non Sprinkled |
| PV14 | - | - | 355 | - | 1 | Type V - Non Sprinkled |
| PV20 | - | - | 1,390 | - | 1 | Type V - Non Sprinkled |
| PV30 | - | - | 384 | - | 1 | Type V - Non Sprinkled |
| V | - | 250,000 | - | - | 6-10 | Type I-II. Fully sprinkled |
| MULTI-FAMILY | 120 | - | - | - | 3-4 | |
| TOWNHOME | 69 | - | - | - | 2-3 | |
| DECK B | - | - | - | - | 4-6 | |
| DECK E | - | - | - | - | 7-8 | |
| DECK H | - | - | - | - | 3-4 | |
| DECK L | - | - | - | - | 4-6 | |
| DECK N | - | - | - | - | 6-7 | |
| DECK R | - | - | - | - | 4-6 | |
| DECK T | - | - | - | - | 4-6 | |

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
AGRICULTURAL
LANDSCAPE ARCHITECT
TENNESSEE NO. 2210

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
2 _____
3 _____
4 _____

DEVELOPMENT PLAN
SHEET
C2.0
COF # 8849

# OVATION PUD SUBDIVISION

## DEVELOPMENT PLAN REVISION 2 - PD(15.34 DUA; 1,655,000 SF; 350 KEYS)

Franklin, Williamson County, Tennessee

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| C0.2 | PUD COMPARISON |
| C0.3 | MODIFICATION OF STANDARDS REQUEST |
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| C4.3 | ROW & ACCESS PLAN ENLARGEMENT |
| C4.4 | ROW & ACCESS PLAN ENLARGEMENT |
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| C5.3 | UTILITY PLAN ENLARGEMENT |
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| A2.0 | MASSING AND VIEW SHED STUDY |
| A3.0 | TYPICAL ARCHITECTURE |
| A4.0 | TYPICAL ARCHITECTURE |
| A5.0 | TYPICAL ARCHITECTURE |
| A6.0 | TYPICAL ARCHITECTURE |
| A7.0 | TYPICAL ARCHITECTURE |
| A8.0 | TYPICAL ARCHITECTURE |


## DEVELOPMENT TEAM


OWNER/DEVELOPER:
HIGHWOODS REALTY LP
CONTACT: ALEX CHAMBERS
3322 WEST AVENUE SUITE 600
NASHVILLE, TN 37203
(615)340-1239

DEVELOPMENT PARTNER:
CENTERCAL PROPERTIES, LLC
TOLL BROTHERS

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN
(615) 975-5765

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

EXECUTIVE ARCHITECT:
HASTINGS ARCHITECTURE
CONTACT: CHUCK GANNAWAY
225 POLK AVENUE SUITE 100
NASHVILLE, TN 37203
(615)329-1399

RESIDENTIAL CONCEPT ARCHITECT
DWELL DESIGN STUDIO

RETAIL CONCEPT ARCHITECT
MICHAEL HSU OFFICE OF ARCHITECTURE

LANDSCAPE CONCEPT ARCHITECT
AO





## SITE DATA

| | |
|---|---|
| OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2 | |
| COF PROJECT NUMBER: | 8849 |
| SITE ACREAGE/SF: | 103.93 AC |
| EXISTING ZONING: | SD-X (12.23 DUA / 450 KEYS/ 480,00 SF OF COMMERCIAL) RC12 |
| PROPOSED ZONING: | PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS) |
| OVERLAY ZONING: | FWO, FFO, HHO, 500FT BUFFER |
| TAX MAP & PARCELS: | MAP 62, PARCELS: 18.06, 18.07, 18.09, 18.10, 18.11, 18.14 |
| ADDRESS: | SE CORNER, INTERSECTION OF EAST MCEWEN DRIVE & S. CAROTHERS PKWY, FRANKLIN, WILLIAMSON COUNTY |
| VESTING: | |

## REGULATIONS

BUILDING TYPES APPLIED:
COMMERCIAL/MIXED USE; LARGE SCALE OFFICE BUILDING; MULTI-FAMILY; TOWNHOUSE

FRONTAGE TYPES APPLIED:
- URBAN - ALL MULTI-FAMILY BUILDINGS
- LANDSCAPE - ALL OTHER BUILDING TYPES

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
- FRONT: 10'
- SIDE: 15'
- REAR: 25'

SETBACKS TOWNHOMES:
- FRONT: 5'
- SIDE: 7.5'; 15' MIN. BETWEEN BUILDINGS
- REAR: 5'

SETBACKS INTERIOR LOTS:
- FRONT, SIDE, REAR: 0

DWELLING UNIT COUNT: 1594 UNITS
- MULTI-FAMILY: 1525
- TOWNHOUSE: 69

COMMERCIAL SF: 1,655,000 SF
- SEE PERMITTED USES SHEET C2.0

HOTEL KEYS: 350 KEYS

BUILDING HEIGHT: 1-12 STORIES *SEE C2.0 FOR DETAILS

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: 24% OF EXISTING CANOPY
EXISTING CANOPY: 24.86 AC; 24% OF SITE AREA
CANOPY PRESERVED: 19.37 AC; 78% OF EXISTING CANOPY

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

PARKING REQUIRED, BY USE:
- REQUIRED PER COF: 8,890 PARKING SPACES; *SEE C2.0
- REQUIRED PER SHARED PARKING: 6,974
- PROVIDED: 7,612 SPACES

HISTORIC RESOURCE TREATMENT: N

## BUILDING CODE DATA

BUILDING SQUARE FOOTAGE IN ACCORDANCE WITH CHAPTER 5 OF THE IBC.

BUILDING OCCUPANCY IN ACCORDANCE WITH CHAPTER 3 OF THE IBC.

CONSTRUCTION TYPE IN ACCORDANCE WITH CHAPTER 6 OF THE IBC.

SEE SHEET C2.0

## VESTING STANDARDS

| | |
|---|---|
| ZONING ORDINANCE: | JANUARY 1, 2025 |
| SUBDIVISION REGULATIONS: | JANUARY 1, 2022 |
| TRANSPORTATION AND STREET TECHNICAL STANDARDS: | JULY 1, 2021 |
| STORMWATER BMP MANUAL: | JULY 1, 2021 |
| TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION: | OCTOBER 13, 2020 |
| MUNICIPAL CODE: | MAY 30, 2022 |

COMPREHENSIVE REVIEW AT SITE PLAN:

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN STAFF WILL OCCUR AT SITE PLAN. 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 THE CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT SITE PLAN, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.




NOT TO SCALE

## MODIFICATION OF STANDARDS

### APPROVED - STORMWATER APPEALS BOARD VARIANCE

Stormwater Appeals Board Variance Request
Approved on January 17, 2013
Associated with Ovation PUD Development Plan COF #4543

The project shall meet all conditions set forth by the Stormwater Appeals Board ruling dated 12-17-2013 and the letter to Ryan McMaster RE: Ovation Revised Development Plan dated 3-1-2023.

### REQUESTED MOS DEVELOPMENT PLAN REV. 2

MOS 1 - Section 9.6.5: Block Length. To allow the block encompassing the Wetland Park to be 3,600 LF.

MOS 2 - Section 6.6: Roof Elements. To permit flat roofs with parapets for town homes.

MOS 3 - Section 6.9: Building Elements - Retail Storefronts. To allow Retail Storefronts on Commercial / Mixed-Use buildings up to 50% without transom windows up to 50% without knee walls.

MOS 4 - Section 6.10: Primary Materials on Facade. To allow up to three of the following: Brick, natural stone, cultured stone, or pre-cast concrete as primary material on a facade for a large scale office building.

MOS 5 - Section 6.9: Primary Materials on Facade. To allow up to three of the following: Brick, natural stone, cultured stone, smooth wood siding, fiber cement siding, or pre-cast concrete as primary material on a facade for a commercial/mixed-use building where office is a primary use.

MOS 6 - Section 13.2.5.A - Retaining Walls for Multifamily, Nonresidential, and Mixed Uses. Request to eliminate the requirement of planting at the base of the retaining wall behind building J since the wall will be placed in close proximity to an established riparian buffer. The evergreen shrub requirement conflicts with the native plant requirement as directed in Franklin's Best Management Practice Stormwater Management Manual.

MOS 7 - Section 13.2.5: Maximum Height of Retaining Walls. To increase the maximum retaining wall height to a maximum height of 22 feet for one wall behind building J and to a maximum of 16 feet for one wall adjacent to Brook Meadow Lane.

MOS 9 - Section 10.5.2 A - Parking Structures . Request to place a parking structure parallel to the Carothers Parkway and the McEwen Drive Right of Ways.

ROAD IMPACT FEES
THE OVATION PUD WAS ENTITLED IN 2014 AND IS GRAND-FATHERED IN PURSUANT TO ORDINANCE 2023-41

## IMPACT STATEMENT

WATER
The development will be served via Mallory Valley Utility District Water.
- Usage: The development will include both residential and commercial units, requiring a higher volume of water for daily operations.
- Infrastructure: The development is currently adjacent to an 8" and 12" MVUD main. It will necessitate the removal of existing water main and rerouting through the site.
-

SANITARY SEWER
The development will be served via City of Franklin Sewer.
- Capacity: The mixed-use nature means there will be a varied range of wastewater generated, a capacity request has been submitted to the city of Franklin. Per the submitted sewer availability request, it is estimated that this development will demand 2,508.6 SFUE's or 878,010 GPD.
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RECLAIMED WATER LINE
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STORMWATER AND DRAINAGE FACILITIES
Stormwater management is crucial for the site given its layout and flow direction.
- Flow Management: Stormwater will flow from south to north, necessitating effective capture, treatment, and release systems.
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- Infrastructure: Creating appropriate drainage systems and ensuring the ponds are integrated effectively within the development plan is essential for effective stormwater management. Approximately 45 acres of impervious area is proposed on the site.

STREETS
- Traffic Flow: Increased traffic on Carothers Parkway and McEwen Drive will necessitate improvements to road capacity, traffic signal systems, as identified with the TIS. Per the TIS, it is estimated that this development will contribute 34,266 total daily trips (2,785 peak trips and 3,345 PM peak trips).
- Connectivity: Enhanced connectivity, including pedestrian pathways, bike lanes, and public transit options, will be incorporated to reduce congestion and promote alternative transportation modes. The development proposes the use of 2 existing right-in-right-out curb cuts along Carothers Parkway and McEwen Drive, and various other connection points along the private Ovation Parkway.

PRE-APP SUBMITTAL: MAY 23, 2025
INITIAL SUBMITTAL: JUNE 9, 2025
RESUBMITTAL: July 3, 2025

ONE STOP:

COF # 8849:

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329 COMMERCE STATE OF TENNESSEE AGRICULTURE 04.08.25




NOT TO SCALE

OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
AGRICULTURE
COMMERCE
TENNESSEE No. 1214
LANDSCAPE ARCHITECT
07/08/25

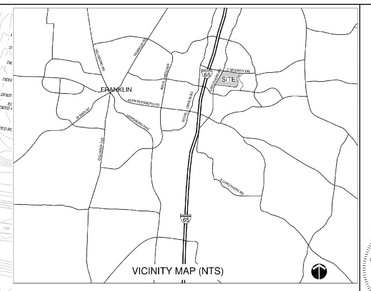
INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
△
△
△

OVATION
MASTERPLAN
SHEET
C0.0
COF # 8849

# EXISTING PUD DEVELOPMENT PLAN - FOR REFERENCE ONLY - NOT TO SCALE




## SITE DATA

PROJECT NAME: OVATION
PROJECT NUMBER: 4540
SUBDIVISION: OVATION
MAP, PARCEL NUMBERS: 62, 18.04 and 18.05
ADDRESS: SOUTHEAST INTERSECTION OF EAST MCEWEN DRIVE AND SOUTH CAROTHERS PARKWAY IN THE COOK SPRINGS AREA
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9

EXISTING ZONING & CHARACTER AREA OVERLAY: GC - GENERAL COMMERCIAL & MECO 4
PROPOSED ZONING: SD-X
OVERLAYS: FSO & FSO ON PORTIONS OF SITE
APPLICABLE DEVELOPMENT STANDARDS: CONVENTIONAL
SITE ACREAGE: +/- 145.46 AC
SITE SQUARE FOOTAGE: +/- 6,557,109 SF
PUD SITE ACREAGE: +/- 77.7 AC
PUD SITE SQUARE FOOTAGE: +/- 3,390,181.1 SF
MINIMUM PERIMETER REQUIRED SETBACK LINES:
YARD FRONTING ON ANY STREET: 30 FEET (EXISTING R.O.W. & 20' OFF PROPOSED R.O.W.)
SIDE YARD: 15 FEET
REAR YARD: 25 FEET

OWNER/DEVELOPER:
GLENN WILSON AND
GE FINN MOSHEIFE - SIS McFWFN, LLC
501 CORPORATE CENTER DRIVE, #315
FRANKLIN, TN 37067
615.467.8916
GMCGEHCE@SOUTHSTAR.COM

W. BRIAN FEAMES - HIGHWOODS REALTY, LP
3322 WEST END AVE, #600
NASHVILLE, TN 37203
615.320.5566
BRIAN.FEAMES@HIGHWOODS.COM

APPLICANT:
5005 MERIDIAN BLVD. STE 100
FRANKLIN TN 37067
CONTACT: GARY VOGRIN
615.647.2936
GARY@KISERVOGRIN.COM

**SITE DEVELOPMENT INTERNAL SETBACKS**

| Standard | Residential Detached (Street Loaded) | Residential Detached (Alley Loaded) | Residential Attached | Mixed-Use | Nonresidential |
|---|---|---|---|---|---|
| Front yard and side street setback | 10-30 feet | 10-30 feet | 0 or 5-25 feet | 0-15 feet | 0-20 feet |
| Side yard setback | 5 feet | 5 feet | 0 | 0-5 feet | 0 feet |
| Rear yard setback | 5 feet | 5 feet | 5 feet | 0 feet | 0 feet |

BUILDING SQUARE FOOTAGE: +/- 2,382,153 SF
BUILDING HEIGHT: 1-12 STORIES
LANDSCAPE SURFACE RATIO: 0.40
MIN. LANDSCAPE SURFACE RATIO: 0.20
MIN. PARKING REQUIREMENT: RESIDENTIAL = 1991 SPACES
(412-1 BR UNITS, 427-2 BR UNITS, & 25-3 BR UNITS)
MIN. PARKING REQUIREMENT: NON-RESIDENTIAL = 3075 SPACES
MAX. PARKING LIMIT: 4606 SPACES
PARKING PROVIDED*: WALKER'S SHARED PARKING ANALYSIS, DATED 8.15.2014, RECOMMENDS PROVIDING A TOTAL OF 3,504 SPACES TO MEET THE OVERALL SHARED PARKING DEMAND FOR DEVELOPMENT. PLANNED PROVIDED PARKING IS 3,784 SPACES.

**PROVIDED PARKING BREAKDOWN BY BLOCK***

| Block | 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|---|
| On-Street Spaces | 142 | 94 | 72 | 19 | 103 |
| Surface Spaces | 0 | 0 | 0 | 0 | 87 |
| Structured Spaces | 732 | 955 | 566 | 610 | 226** |
| Residential Driveway Spaces | 0 | 0 | 0 | 0 | 88 |
| Residential Garage Spaces | 0 | 0 | 0 | 0 | 90 |
| **TOTAL** | 874 | 1049 | 638 | 629 | 594 |

* BLOCK KEY PLAN IN WALKER PARKING REPORT FIG. 1, PAGE 1
** 142 DEFERRED SPACES (TO SATISFY NEEDS OF BUILDING F1) CAN BE PROVIDED BY INCREASING PARKING DECK E TO 5 LEVELS (TOTAL 248 SPACES IF NECESSARY)

RESIDENTIAL DENSITY: GROSS 12.23 / NET 16.49 (SEE CHART BELOW FOR BREAKDOWN)
PROPOSED LAND USE: MIXED-USE
TREE CANOPY: 41.3%
PARKLAND DEDICATION REQUIREMENT: 15.57 AC.
PARKLAND DEDICATION REQUIREMENT SATISFIED WITH 13.57 AC OF MODIFIED PARKLAND DEDICATION**
OPEN SPACE: 2.8 AC REQUIRED / 2.8 AC PROVIDED
INCOMPATIBLE USE BUFFER: N/A

## MODIFICATION OF STANDARDS

1. THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS SO THAT A COMBINATION OF DEDICATION OF LAND AND CONSTRUCTION OF TRAILS CAN BE USED TO SATISFY PARKLAND DEDICATION REQUIREMENTS INSTEAD OF FUTURE LAND DEDICATION OR FEES IN LIEU OF. (SEE SHEET L-4).

2. THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS FOR RESIDENTIAL BUILDINGS WITH A MAXIMUM BUILDING LENGTH OF 200', PROPOSED MAX BUILDING LENGTH IS TO BE 766 FEET.

## GENERAL NOTES

1. There are no historical structures on this site as identified by The National Registers of Historic Places.
2. Based on RPM Transportation Consultants LLC's traffic impact study completed in October 2013, the total trip generation for all land uses will be 29,735 trips per day.
3. Adequate turning movements shall be provided for utility and service vehicles (See Sheet P-3.0).
4. This development will result in an increase of 950 household units. Based on an average of 0.23 school age students per multifamily household, this will increase the current student school population by a total of +/- 53 students within the following schools:
   Kenrose Elementary School = 4.8 miles away
   Woodland Middle School = 5.1 miles away
   Centennial High School = 1.4 miles away
5. Blocks 4 and 5 shall implement a horizontal property regime for these residential sections.
6. All public improvements to be located in an easement.
7. Prior to construction, tree protection fence to be constructed per City of Franklin specifications.
8. This site will require the use of on-site water quality practices to treat stormwater from the site.
9. [ C1 ] = CIVIC & INSTITUTIONAL ADJACENT LAND USE DISTRICT
   [ RX ] = RESIDENTIAL VARIETY ADJACENT LAND USE DISTRICT
   [ GC ] = GENERAL COMMERCIAL ADJACENT LAND USE DISTRICT
   [ R-2 ] = R-2 RESIDENTIAL ADJACENT LAND USE
   [ ER ] = ESTATE RESIDENTIAL
10. Reclaimed (reuse) water facilities: Use of reclaimed water will be incorporated if available to the site.
11. Refuse collection from residential units will be private.
12. Existing Franklin Transit Authority TMA Eastbound route stops at Mallory Lane and McEwen Drive.
13. Project to be completed in 2 Phases (1A, 1B and 2). See map for illustrated phase delineations. Expected commencement is August of 2014.
14. Site lighting to be Sylus model: DSX-LED-16-P5-40K-qb, or similar, in coordination with Middle TN Electric Company and the City of Franklin Design Standards and will be to pedestrian scale and illuminated with cut-off fixtures.
15. Nearest Facilities:
   FIRE = Franklin Fire Department Station 2, 2.9 miles away
   POLICE = Franklin Police Department, 4.6 miles away
   RECREATIONAL = Liberty Park, 100 feet away
16. Per the Land Use Plan Area MECO-4: Attached residential dwellings uses are appropriate in the southeast corner of MECO-4. High quality design and people friendly environments will be encouraged through heightened standards and site design to reinforce the small town appeal of Franklin.
17. This proposed mixed-use development is compatible with the surrounding area, given the adjacent uses to the west across I-65, and to the north.
18. This site has direct access to McEwen Drive, which is a major arterial, and Carothers Pkwy, which is also a major arterial, to collect and disperse vehicular traffic. Refer to Traffic Impact Study prepared by RMP Transportation Group.
19. Connectivity Index Score was approved on Preliminary Plat.
20. The anticipated impact on streets shown on the major thoroughfare plan is a fulfillment of the demands for off-network connections and a reduction or minimal impact on major arterials. The proposed multi-modal trail and connections to Liberty park shall provide alternative means of transportation.
21. Mallory Valley Utility District is the potable water supplier. Use of re-purified water will be incorporated if available. Maximum capacity is approximately 1.3 million GPD.
22. All streets to be private except for Knoll Top Lane.
23. All retaining walls shall be in compliance with the City of Franklin Zoning Ordinance.
24. All commercial, multi-family and single family residential shall have fire sprinkler systems.
25. City of Franklin is the sanitary sewer provider. Maximum capacity is approximately 1.3 million GPD.
26. Stormwater Quality and Quantity practices will be implemented on site.
27. The nearest hydrant is located west of Carothers at the intersection of Ovation Parkway. The hydrant has a static pressure of 144 PSI and residual pressure of 132 PSI.
28. Although the grass channels and vegetated filter strips are not currently shown, we would like to reserve the ability to specify those BMP's should future programming allow their usage.
29. Per Ovation Buffer Management Plan, approved by City of Franklin Stormwater Appeals Board on December 17th, 2013, grading will be allowed in the first 30' (ZONE 2) of Water Resource Buffer and Additional Buffer areas, as identified on this plan.

## SITE TABULATION MATRIX

**GROUP A (543,216 SF - 12.48 AC)**

| NUMBER | BUILDING USE | RETAIL COMMERCIAL (sq. ft.)* | OFFICE COMMERCIAL (sq. ft)* | RESIDENTIAL (dwelling units) | HOTEL (keys) |
|---|---|---|---|---|---|
| 1 | 1 Level Restaurant (5,400) / Retail (3,400) | 8,800 | 0 | 0 | 0 |
| 2 | 1 Level Restaurant | 7,000 | 0 | 0 | 0 |
| 3 | 1 Level Restaurant | 7,000 | 0 | 0 | 0 |
| 4 | 2 Level Retail | 13,140 | 0 | 0 | 75 |
| 5 | 1 Level Retail / 3 Level Residential Above | 4,760 | 0 | 30 | 0 |
| 6 | 2 Level Anchor Retail | 80,000 | 0 | 0 | 0 |
| 7 | 1 Level Retail | 27,500 | 0 | 0 | 0 |
| 8 | 1 Level Retail (15,000) / 12 Level Theater (45,000) and Office (30,000) Above | 71,100 | 30,000 | 0 | 0 |
| | Sub-Total | 220,800 | 30000 | 0 | 0 |

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage erected by the PUD

**GROUP B (76,851 SF - 1.75 AC)**

| NUMBER | BUILDING USE | RETAIL COMMERCIAL (sq. ft.)* | OFFICE COMMERCIAL (sq. ft)* | RESIDENTIAL (dwelling units) | HOTEL (keys) |
|---|---|---|---|---|---|
| 1 | 1 Level Restaurant | 1,600 | 0 | 0 | 0 |
| 2 | 1 Level Restaurant | 1,600 | 0 | 0 | 0 |
| 3 | 1 Level Restaurant | 2,400 | 0 | 0 | 0 |
| 4 | 1 Level Restaurant | 1,200 | 0 | 0 | 0 |
| 5 | 1 Level Restaurant | 1,200 | 0 | 0 | 0 |
| | Sub-Total | 8,300 | 0 | 0 | 0 |

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage erected by the PUD

**GROUP C (489,605 SF - 11.24 AC)**

| NUMBER | BUILDING USE | RETAIL COMMERCIAL (sq. ft.)* | OFFICE COMMERCIAL (sq. ft)* | RESIDENTIAL (dwelling units) | HOTEL (keys) |
|---|---|---|---|---|---|
| 1 | 1 Level Grocery | 28,000 | 0 | 0 | 0 |
| 2 | 1 Level Retail (8,300) / Restaurant (6,000) | 32,000 | 0 | 0 | 0 |
| 3 | 1 Level Retail / 3 Level Residential Above | 32,900 | 0 | 92 | 0 |
| 4 | 1 Level Retail / 3 Level Residential Above | 29,700 | 0 | 88 | 0 |
| 5 | 1 Level Retail | 6,500 | 0 | 0 | 75 |
| 6 | 1 Level Retail / 3 Level Residential Above | 4,000 | 0 | 0 | 75 |
| 7 | 1 Level Retail | 10,000 | 0 | 0 | 150 |
| 8 | 1 Level Retail | 5,000 | 0 | 0 | 0 |
| | Sub-Total | 148,100 | 0 | 180 | 75 |

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage erected by the PUD

**GROUP D (103,117 SF - 2.34 AC)**

| NUMBER | BUILDING USE | RETAIL COMMERCIAL (sq. ft.)* | OFFICE COMMERCIAL (sq. ft)* | RESIDENTIAL (dwelling units) | HOTEL (keys) |
|---|---|---|---|---|---|
| 1 | 1 Level Retail / 8 Lvl Hotel Above | 39,600 | 0 | 0 | 300 |
| | Sub-Total | 39,600 | 0 | 0 | 300 |

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage erected by the PUD

**GROUP E (311,425 SF - 7.21 AC)**

| NUMBER | BUILDING USE | RETAIL COMMERCIAL (sq. ft.)* | OFFICE COMMERCIAL (sq. ft)* | RESIDENTIAL (dwelling units) | HOTEL (keys) |
|---|---|---|---|---|---|
| 1 | 1 Level Retail / 3 Level Multi-Family Above | 27,000 | 0 | 40 | 0 |
| 2 | 1 Level Retail / 3 Level Multi-Family Above | 6,500 | 0 | 33 | 0 |
| 3 | 4 Level Multi-Family | 0 | 0 | 135 | 0 |
| | Sub-Total | 33,500 | 0 | 208 | 0 |

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage erected by the PUD

**GROUP F (773,368 SF - 17.80 AC)**

| NUMBER | BUILDING USE | RETAIL COMMERCIAL (sq. ft.)* | OFFICE COMMERCIAL (sq. ft)* | RESIDENTIAL (dwelling units) | HOTEL (keys) |
|---|---|---|---|---|---|
| 1 | 5 Level Multi-Family | 0 | 0 | 395 | 0 |
| | Sub-Total | 0 | 0 | 395 | 0 |

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage erected by the PUD

**GROUP G (249,844 SF - 5.74 AC)**

| NUMBER | BUILDING USE | RETAIL COMMERCIAL (sq. ft.)* | OFFICE COMMERCIAL (sq. ft)* | RESIDENTIAL (dwelling units) | HOTEL (keys) |
|---|---|---|---|---|---|
| 1 | 3 Level Multi-Family Flats | 0 | 0 | 56 | 0 |
| 2 | 1 Level Multi-Family (2 Level Towns over Flats) | 0 | 0 | 181 | 0 |
| 3 | Level Multi-Family (1st under 2 Level Towns) | 0 | 0 | 181 | 0 |
| | Sub-Total | 0 | 0 | 92 | 0 |

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage erected by the PUD

**GROUP H (64,400 SF - 1.48 AC)**

| NUMBER | BUILDING USE | RETAIL COMMERCIAL (sq. ft.)* | OFFICE COMMERCIAL (sq. ft)* | RESIDENTIAL (dwelling units) | HOTEL (keys) |
|---|---|---|---|---|---|
| 1 | 3 Level Flats over Podium Parking | 0 | 0 | 26 | 0 |
| | Sub-Total | 0 | 0 | 26 | 0 |

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage erected by the PUD

**GROUP I (578,651 SF - 13.28 AC)**

| NUMBER | BUILDING USE | RETAIL COMMERCIAL (sq. ft.)* | OFFICE COMMERCIAL (sq. ft)* | RESIDENTIAL (dwelling units +/-) | HOTEL (sq. ft.) |
|---|---|---|---|---|---|
| 1 | 2-3 Level "Tree Houses" | 0 | 0 | 25 | 0 |
| | Sub-Total | 0 | 0 | 25 | 0 |

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage erected by the PUD

**GROUP J (192,358 SF - 4.42 AC)**

| NUMBER | BUILDING USE | RETAIL COMMERCIAL (sq. ft.)* | OFFICE COMMERCIAL (sq. ft)* | RESIDENTIAL (dwelling units) | HOTEL (keys) |
|---|---|---|---|---|---|
| 1 | 3 Level Townhouses | 0 | 0 | 17 | 0 |
| 2 | 3 Level Cottages | 0 | 0 | 15 | 0 |
| | Sub-total | 0 | 0 | 32 | 0 |

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage erected by the PUD

**TOTAL NON-RESIDENTIAL BUILDING SQ. FT. / DWELLING UNITS AND HOTEL KEYS**

| | RETAIL COMMERCIAL (sq. ft.) | OFFICE COMMERCIAL (sq. ft) | RESIDENTIAL (dwelling units) | HOTEL (keys) |
|---|---|---|---|---|
| **TOTAL** | 450,000 | 30,000 | 950 | 450 |

## MINIMUM OPEN SPACE REQUIREMENTS FOR MIXED USE

Developable Acreage = Total P.U.D. Site Area - Hilltop Overlay - 20% slopes - Stream Buffers = 54.7 AC
5% of Developable Acreage Required for Formal Open Space = 2.8 AC
Informal Open Space Required: 0.0 




EXISTING PUD AREA




PROPOSED PUD AREA

| | 2014 SD-X EXISTING PUD ENTITLEMENT | 2014 TRAFFIC STUDY SD-X RC12 AREA | 2025 PROPOSED PUD DEVELOPMENT PLAN ENTITLEMENT | 2025 TRAFFIC STUDY SD-X + RC12 AREA | PUD PLAN CHANGE | TRAFFIC STUDY CHANGE |
|---|---|---|---|---|---|---|
| AREA | 77.7AC | - | 103.93 AC | - | -26.23 AC | - |
| RETAIL/ RESTAURANT | 450,000 SF | 413,000 SF<br>37,000 SF | 400,000 SF | 280,000 SF<br>120,000 SF | -50,000 SF | **-50,000 SF** |
| OFFICE | 30,000 SF | 1,400,000 SF | 1,225,000 SF | 1,450,000 SF | +1,195,000 SF | **+50,000 SF** |
| COMMERCIAL ENTERTAINMENT | - | - | 30,00 SF | 30,000 SF | +30,000 SF | **+30,000 SF** |
| HOTEL | 450 KEYS | 450 KEYS | 350 KEYS | 350 KEYS | -100 KEYS | **-100 KEYS** |
| RESIDENTIAL | 950 UNITS | 950 UNITS | 1594 UNITS | 1594 UNITS | +644 UNITS | **+644 UNITS** |
| | | | | | | |
| TOTAL DAILY TRIPS | | 32,058 | | 33,162 | | **+1,104 TRIPS** |
| TOTAL AM PEAK TRIPS | | 2,179 | | 2,458 | | **+279 TRIPS** |
| TOTAL PM PEAK TRIPS | | 2,835 | | 3,038 | | **+199 TRIPS** |

* TOTAL TRAFFIC IMPACT OF BOTH PUD AREA AND ADJACENT RC12 AREA WAS STUDIED IN 2014, AND HAS BEEN USED AS BACKGROUND FOR TRAFFIC IMPROVEMENTS IN THE AREA (McEWEN INTERCHANGE & McEWEN TO WILSON PIKE)

* PUD AREA EXPANSION AREA IS WITH IN PREVIOUS TRAFFIC STUDY AREA.

OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee




INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

DEVELOPMENT PLAN COMPARISON

SHEET
C0.2

COF # 8849

Modification 1 - Block Length

Section 9.6.5 Internal Street Network

Maximum Block Length perimeter shall not exceed a maximum of 2,400 feet, expect the DRT may approve a block length perimeter up to 3,200 feet in cases: 1. Where environmental or topographic constraints exist; 2. Where the street classification prevents a connection; or 3. Where a proposal includes an internal parking structure.

Modification Request: To allow a maximum block length of 3,600 LF for the block encompassing the Wetland Park and stormwater management area.

The block encompassing the Wetland Park is defined by several existing factors. First, existing intersection of McEwen and Live Oak Lane is located as far east as possible. Secondly, the access point of Ovation Parkway and Encore Lane is established based on the existing conditions. The Wetland Park area includes two sections of protected stream and stream buffer area and an existing stormwater management area. This request is asking to exceed the maximum block length by 400 LF. The interior block, defined by Live Oak Lane and Encore Lane have pulled their roadways and buildings as close as possible to the Wetland Park. This block includes two parking structures and a fire lane, which does provide emergency and pedestrian access through the block.

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

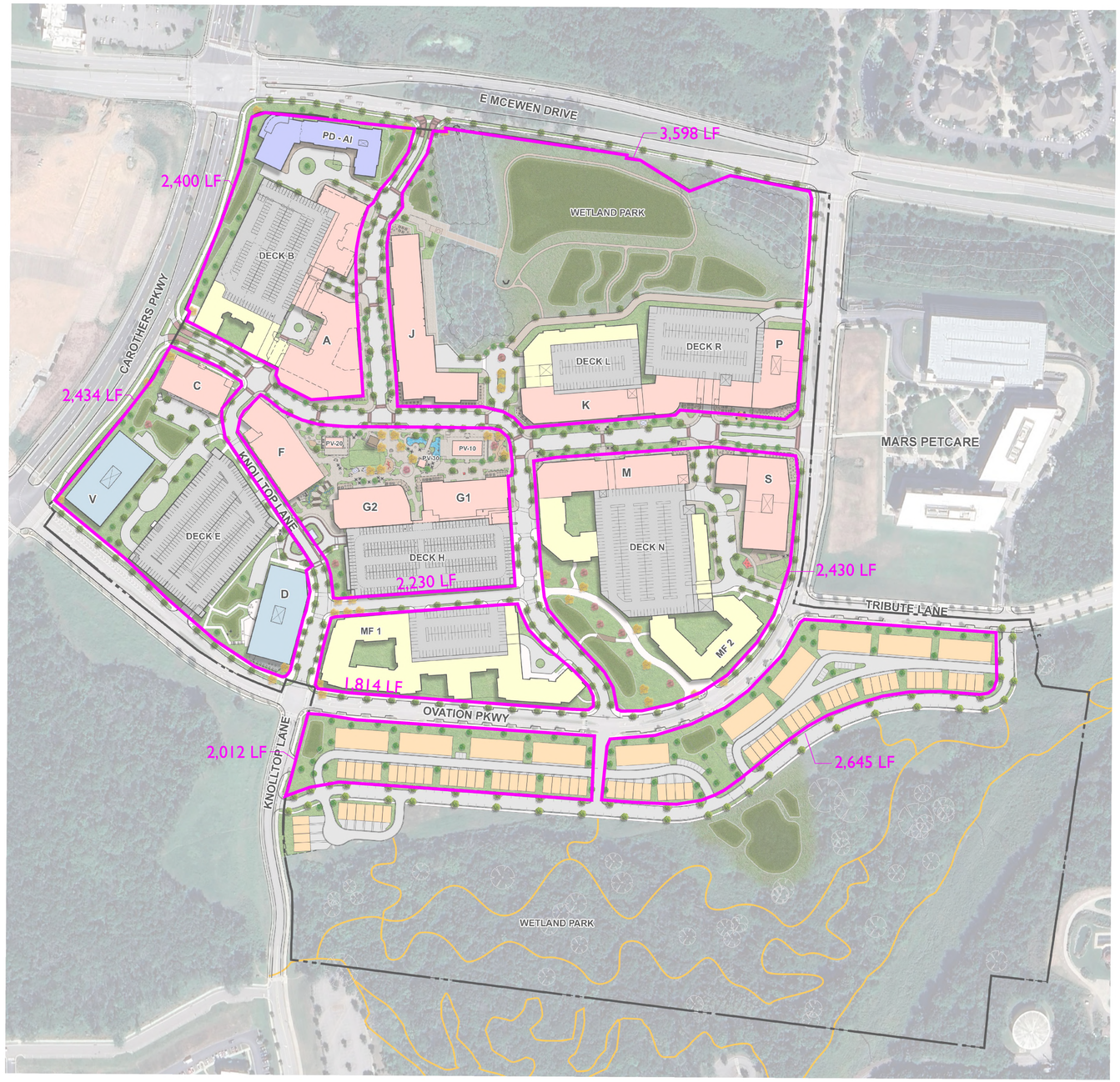
This modification takes into account the existing conditions of this site, which include existing roadway network and environmental conditions that prevent the block from being bisected by additional roadways.

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

The existing roadway connections and environmental restrictions are unique to this parcel. In addition to the naturally occurring environmental conditions, the stormwater management use of the site was approved by the Stormwater Appeals Board Variance on Jan. 17, 2013.

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

The modification is consistent with the Guiding Principles in Envision Franklin. Specifically, the pedestrian and emergency accesses through this block ensure that the principles of connectivity are supported, even if the overall block perimeter is exceeded by 400 LF due to existing environmental factors.




NOT TO SCALE

OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1214
07/08/25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments

OVATION
MASTERPLAN
SHEET
C0.3
COF # 8849

Building Types: Rationale for Modification of Standards
The branding of Ovation as a unified master plan that creates a unique sense of place. As part of this identity, the applicant is requesting Modifications that would both enforce this sense of place and help the development be consistent with other developments in the Cool Springs area.

Modification 2 - Townhouse Roof Elements

Section 6.6: Roof Elements
Pitch shall be 3:12 to 12:12, excluding small roof sections over porches, entryways, or similar features.

Modification Request: To permit flat roofs with parapets for town homes.

This request is in keeping with the intent to provide high design architecture and diversity within the Ovation master plan. Similar town homes with flat roofs with parapets in Franklin are located at Jamison Station, the Brownstones in downtown Franklin, and Berry Farms.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   This requested modification seeks the ability to apply creative and unique architecture in the Ovation development. This modification requests that a flat roof town home with a parapet be incorporate for architectural variety in this more urban context of Ovation.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   This modification is related to the size and scale of the development and seeks to have multiple tools available to incorporate architectural variety.

3. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin consistently refers to preserving the City's established character. This Modification of Standards would allow Townhouse Buildings to have flat roofs similar in character to those in downtown Franklin and in mixed-use developments in Franklin. Both are prime example of successful, attractive mixed-use developments.





Modification 3 - Retail Storefronts, Remove a requirement for transom windows and kneewalls

Section 6.9: Building Elements - Retail Storefronts
Any storefront shall have display windows, transom windows, knee walls of between 18 and 24 inches tall, and other architectural elements such as bulkheads, trim, and cornice details.

Modification Request: To allow up to 50% of Retail Storefronts on Commercial / Mixed-Use buildings to not have transom windows and to allow up to 50% of Retail Storefronts on Commercial/Mixed-Use buildings to not have knee walls.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   This requested modification seeks the ability to apply creative and unique architecture in the Ovation development. This modification requests that glass storefronts be permitted to extend to the ground level to incorporate architectural variety. Similarly, the modification requests that not all commercial/mixed-use buildings require transoms.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   This modification is related to the size and scale of the development and seeks to have multiple tools available to incorporate architectural variety.

3. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin consistently refers to preserving the City's established character. This Modification of Standards would allow Commercial/Mixed-Use Buildings with glass to the ground level and/or without transoms as are already established in downtown Franklin and in mixed-use developments in Cool Springs. Both are prime examples of successful, attractive mixed-use developments.





Local Franklin examples without knee walls











Project Name: Bridgeport Village in Tigard, OR






Project Name: Village at Meridian in Meridian, ID








Project Name: Village at Totem Lake in Kirkland, WA

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PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1218
07/08/25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

OVATION
MASTERPLAN
SHEET
C0.4
COF # 8849

Modification 4 - Large Scale Office Building Materials

Section 6.10: Primary Materials on Facade
Up to three of the following: brick, natural stone, or cultured stone.

Modification Request: To allow up to three of the following: Brick, natural stone, cultured stone, or pre-cast concrete as primary material on a facade for a large scale office building.

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

   It is the desire of this development to create a complementary architectural variety throughout the site. This modification will enable the large-scale office buildings to feature similar levels of architectural variety as similarly sized commercial and mixed-use buildings. Pre-cast concrete offers a readily available and visually similar alternative to many of the accepted primary materials.

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

   The Ovation development seeks to create architectural variety throughout the site while still being visually cohesive internally and to the existing, neighboring development, Mars. Introduction of a third façade material and the ability to pre-cast concrete as a building material will help to accomplish this consistency throughout this mixed-use community.

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

   Envision Franklin requests visually interesting architectural facades as well as the ability to create strong identity through design. The Ovation development is seeking to accomplish these goals in both their place making and their architectural identity. This increase in the materials palette allows for the large-scale office buildings to blend into the mixed use community.

Modification 5 - Commercial/Mixed-Use Building Materials

Section 6.9: Primary Materials on Facade
Up to two of the following: brick, natural stone, cultured stone, smooth wood siding, or fiber cement siding.

Modification Request: To allow up to three of the following: Brick, natural stone, cultured stone, smooth wood siding, fiber cement siding, or pre-cast concrete as primary material on a facade for a commercial/mixed use building.

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

   This modification is intended for mixed-use buildings with office as a primary use. It is the desire of this development to create a complementary architectural variety throughout the site. This modification will enable the large-scale office buildings to feature similar levels of architectural variety as similarly sized commercial and mixed-use buildings. Pre-cast concrete offers a readily available and visually similar alternative to many of the accepted primary materials.

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

   The Ovation development seeks to create architectural variety throughout the site while still being visually cohesive internally and to the existing, neighboring development, Mars. Introduction of a third façade material and the ability to pre-cast concrete as a building material will help to accomplish this consistency throughout this mixed-use community.

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

   Envision Franklin requests visually interesting architectural facades as well as the ability to create strong identity through design. The Ovation development is seeking to accomplish these goals in both their place making and their architectural identity. This increased in the palette allows for the large-scale office buildings to blend into the mixed use community.

**Modification 6 - Retaining Wall Screening**

Section 13.2.5.A - Retaining Walls for Multifamily, Nonresidential, and Mixed Uses
Each retaining wall shall have a single row of evergreen shrubs, planted every five feet on center, at the base of the wall to soften its appearance. Shrubs shall be a minimum of 30 inches in height at the time of planting. Evergreen trees or groundcover may be permitted as an alternative, subject approval of the Department of Planning and Sustainability.

**Modification Request:** Request to eliminate the requirement of planting at the base of the retaining wall behind building J since the wall will be placed in close proximity to an established riparian buffer. The evergreen shrub requirement conflicts with the native plant requirement as directed in Franklin's Best Management Practice Stormwater Management Manual.

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

   The evergreen shrub requirement is to enhance the visual appearance of the retaining wall. In this instance the retaining wall is screened from view with approximately 120 feet wide existing mature trees in a protected stream buffer. The Stormwater Management Manual requires a mixture of native plants to enhance the water quality aspects of the stream.

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

   The public viewshed is from the top of the wall. The bottom of the wall, where the shrubs are required is not visible from the public viewshed.

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

   The modification is consistent with the Guiding Principles of Envision Franklin, and does not diminish the high-intensity activity center. In the Regional Commerce Policy, landscape buffers are encouraged adjacent to single family residential areas, parking areas, and service areas.

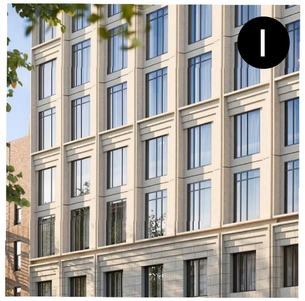
Architectural precast concrete offers a range of benefits that make it an attractive choice for modern construction. One of its primary advantages is its design versatility. Precast panels can be molded into virtually any shape, texture, or color, allowing the design team flexibility to achieve complex and aesthetically pleasing facades that would be difficult or costly with traditional materials. This flexibility supports both creative expression and functional design. It also enables the integration of insulation, window openings, and decorative elements directly into the panels.

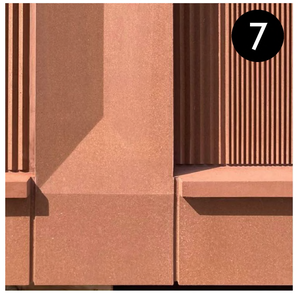
Considering the size of the Ovation development and the desire for placemaking,
Architectural precast introduces another tool to provide diversity of design, scale, and materiality. Additionally, because architectural precast components are manufactured in controlled environments, they maintain high quality and consistency, reducing the likelihood of defects and ensuring a precise fit during installation.

Architectural precast will add value to Ovation through construction efficiency. Precast elements are produced off-site and delivered ready for installation, which minimizes on-site labor, reduces construction time, and mitigates weather-related delays. This streamlined process not only accelerates project timelines but also enhances safety by limiting the amount of work performed at height or in hazardous conditions. Furthermore, architectural precast is known for its durability and low maintenance, offering excellent resistance to fire, weather, and pests. Its thermal mass also contributes to energy efficiency, helping regulate indoor temperatures and reduce heating and cooling costs.

These combined attributes have made architectural precast concrete a desirable material in modern construction for decades. It continues to be used on a variety of project types throughout the country and will contribute to the overall aesthetic experience of Ovation.

1. Project Name: The Harper
   Location: East 86th Street, Manhattan, NY
   Architect: ODA Architecture
   Date of Construction: 2024
2. Project Name: Educational Media Foundation HQ
   Location: Franklin, TN
   Architect: HASTINGS
   Date of Construction: 2024
3. Project Name: Peabody Plaza
   Location: Nashville, TN
   Architect: HASTINGS
   Date of Construction: 2020
4. Project Name: 4 Cannon Street
   Location: London, England
   Architect: PLPArchitecture
   Date of Construction: 2020
5. Project Name: The Orchard
   Location: Chicago, IL
   Architect: Antunovich Associates
   Date of Construction: 2020
6. Project Name: Wembley North Eastlands
   Location: London, England
   Architect: Hawthorn Tompkins
   Date of Construction: 2025
7. Project Name: 144 Vanderbilt
   Location: Brooklyn, NY
   Architect: Solid Objectives
   Date of Construction: 2024



















OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 329
COURAGE
7-2-25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

BUILDING MODIFICATION OF STANDARDS
SHEET
C0.5
COF # 8849

**Modification 7 - Wall Retaining Wall Height**

Section 13.2.5: Maximum Height of Retaining Walls

Maximum Height of 10 feet

Modification Request: To increase the maximum retaining wall height to a maximum height of 22 feet for one wall, located behind building J; and to increase the maximum retaining wall height to a maximum of 16' adjacent to Brook Meadow Lane.

22 ft wall behind Building J:

Live Oak Lane has an existing right-in/ right-out driveway cut onto McEwen. This driveway cut is constructed today, and there is no flexibility for it to be relocated closer to Carothers Parkway nor closer to South Prong of Spencer Creek. South Prong of Spencer Creek is a protected Waters of the State and has 60' buffers from the top of bank on both sides of the creek. Due to the fixed access location directly adjacent to the buffer, and due to the City of Franklin Technical Street Standards for horizontal geometry for private streets, realigning this driveway location is not possible. The grade changes from 780 at Ovation Parkway down to 715 at the McEwen access requires a substantial grade change along the street. To maintain appropriate slopes along the main pedestrian plaza and streets, as well as ensure appropriate slopes for fire apparatus as the road travels southbound and climbs in elevation, the wall height is required. The retaining wall is located behind building J, screened from view. The low side of the wall is on the eastern side and is screened from view by existing trees within the stream buffer of South Prong of Spencer Creek.

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

This modification will allow for a road alignment of Live Oak Lane that does not encroach on an adjacent stream buffer. The protection of this stream buffer is critical to the water quality aspects of the stream. The location of the right-in right-out intersection at McEwen Drive is constructed and is located at its western most point to the intersection of Carothers and McEwen Drive.

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

The intersection of McEwen Drive and Live Oak Lane is located as far west as possible to provide separation between the intersection and Carothers Parkway. It is located adjacent to a protected stream buffer on the eastern side of the right of way. Due to the location of intersection, the elevation of McEwen, and the elevation of the stream channel results in a wall that is taller than 10 feet along the eastern side of Live Oak Lane.

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

The modification is consistent with the Guiding Principles in Envision Franklin. Specifically, the viewshed of the wall from McEwen is protected by a width of 120' of existing mature trees. The wall will be below the tree canopy and shielded from view.

16' wall adjacent to Brook Meadow Lane:

The 16' retaining wall proposed south of the residential development serves to eliminate grading and development impact into the Hillside Hillcrest Overlay. The street located directly to the north of the retaining wall (Brook Meadow Lane) is proposed at the maximum possible elevation while still meeting City of Franklin Technical Standards for local roadways. The placement of Brook Meadow Lane is pulled as far north as possible and has defined connection points at both Knoll Top Lane and Tribute Lane. The townhomes and multi-family buildings on the residential block between Brook Meadow Lane and Ovation Parkway are targeted to be between 2 and 4 stories, which will help shield the wall from public and off-site views. Vegetative screening, according to City of Franklin requirements, will be implemented.

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

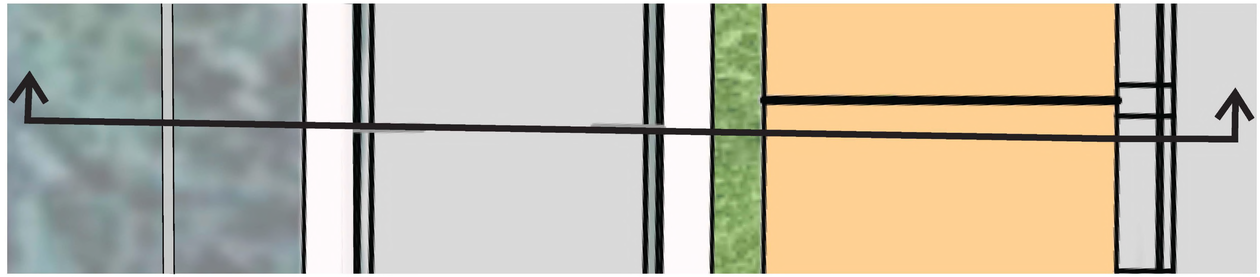
The design of this wall serves to eliminate grading and development impacts into the Hillside Hillcrest Overlay. The current design maximizes the amount of tree canopy preservation on the top side of the wall.

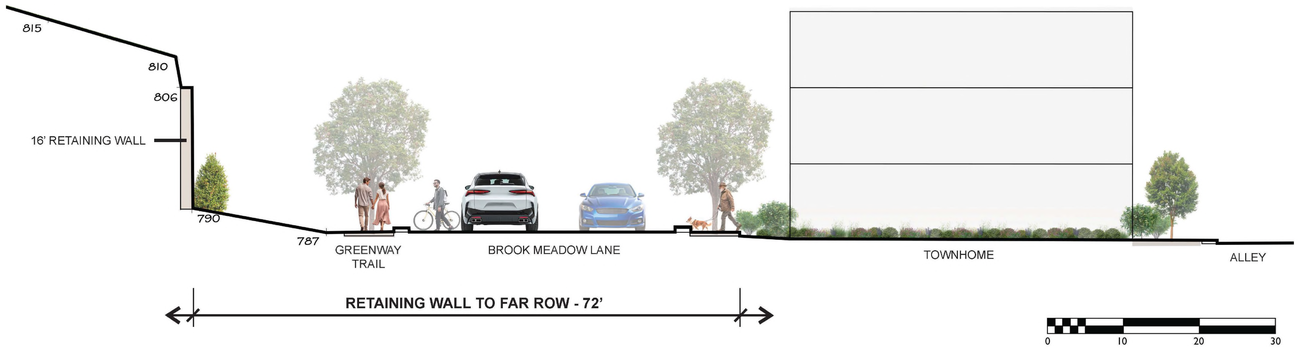
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

The location of Brook Meadow Lane is pulled as far north as possible and has its connections points set by existing conditions. This segment of retaining wall over 10 feet is necessary to reduce development impacts to the Hillside Hillcrest Overlay.

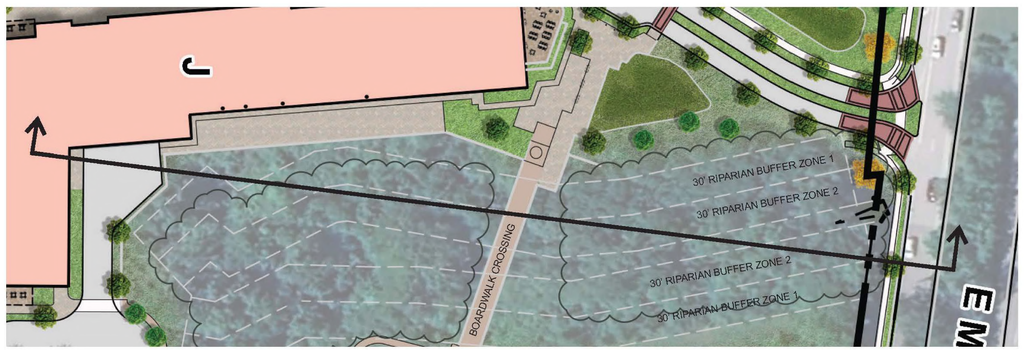
3. The modification is consistent with the intent of Envision Franklin:

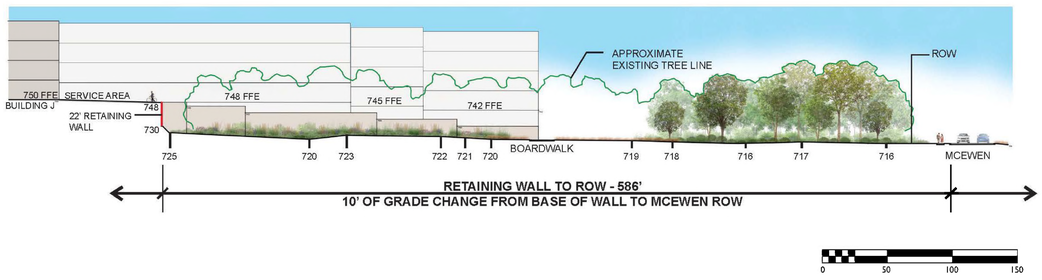
This modification is consistent with the Guiding Principle to protect natural features and existing tree canopies, and minimizing site disturbance in the hilltops, hillsides, and steep slopes.



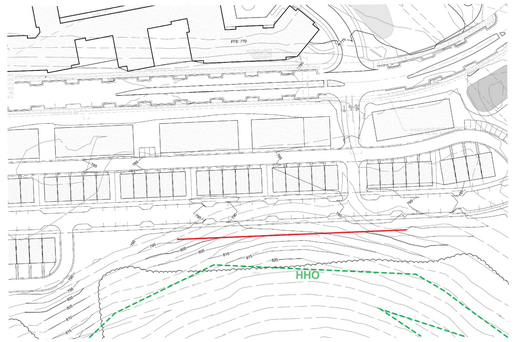



16' WALL BY BROOK MEADOW LANE




22' WALL NEXT TO BUILDING J







OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

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

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
2
3
4

BUILDING MODIFICATION OF STANDARDS

SHEET
C0.6

COF # 8849

Modification 8 - Parking and Transit

Section 10.5.2 A - Parking Structures
Outside of the CFO and CAO, where along an arterial or collector street, parking structures shall be screened by buildings at least as tall as the parking structures.

Modification Request: Request to place a parking structure parallel to the Carothers Parkway and the McEwen Drive Right of Ways.

The parking garage located along Carothers Parkway is between 40 and 65 feet from the right of way, and the parking garage located along McEwen Drive is between 320 and 355 feet from the right of way.

The garage along Carothers Parkway will be constructed with architectural finishes in keeping with the high design style of the mixed use and office buildings within the Ovation Master Plan. Openings will be vertically oriented to appear as window openings that meet the regulations of the Commercial/Mixed Use Building Type. Pedestrian entrances will be prominently located on the façade facing Carothers Parkway and will be highly visible. The garage along McEwen is set back and does not have a dominating presence on the viewshed of McEwen Drive.

Section 10.5.2 At or Above Grade Parking Structures outside of the CFP or CAO1, CAO2, or CAO3 (D) states;

At or above grade parking structures shall be visually similar in character to the principle building by

1. Matching the materials or being composed of brick; and
2. Vertically orienting the openings to appear as windows of the same size and rhythm as the principal building

The items below are additional commitments of this Modification of Standards

3. Architectural detailing to be similar size and rhythm as the primary structure
4. Building to include a base, middle and cap
5. A minimum of three different building facades will be applied along the parking structure façade facing the arterial road. Should the garage width change to less than 150 feet then only two facades would be required.
6. Pedestrian access entry facing the arterial road
7. Foundation landscape planting along the base of the parking structure.

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

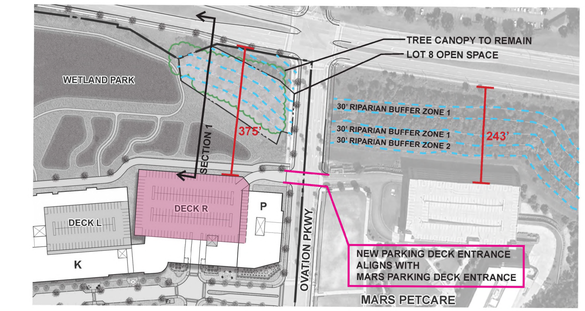
   Parking structures within Ovation are distributed throughout the master plan to provide convenient parking to the various uses in the plan. One of the structures is located between 40 and 65 feet from Carothers Parkway and another is between 320 and 355 feet from McEwen Drive. Both of these roadways are arterial roads. The design of the development is enhanced with better distribution of parking. The parking structures location on the outer edges of the master plan provide for clear and obvious destinations for automobiles, while keeping the interior of the master plan more pedestrian oriented by reducing the number of automobiles through the development's internal drives.

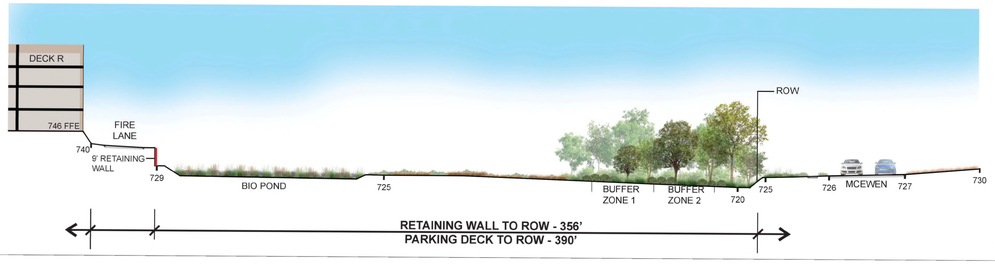
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

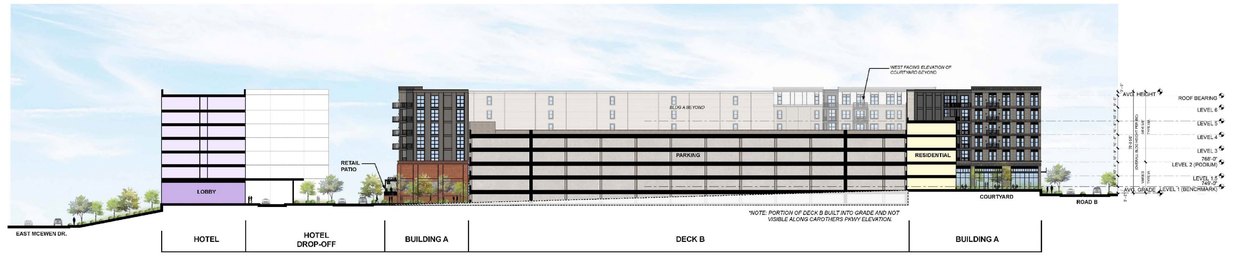
   Ovation is a unique, mixed use master plan with a variety of uses designed for a pedestrian friendly experience. Locating the parking structures predominantly on the outer edges of the master plan reduces the presence of the automobiles within the interior of the development.

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

   Envision Franklin states: The majority of off-street and structured parking should be located to the side or rear of buildings. Large expanses of pavement, particularly between a building and a street, should be avoided. Architectural and/or landscape features should be used so as to diminish the appearance of parking from public view. The parking garages are located to the side of the buildings they serve and have been located such that landscape screening can be provided within the 90 foot distance to the right of way to diminish the appearance from the public view.



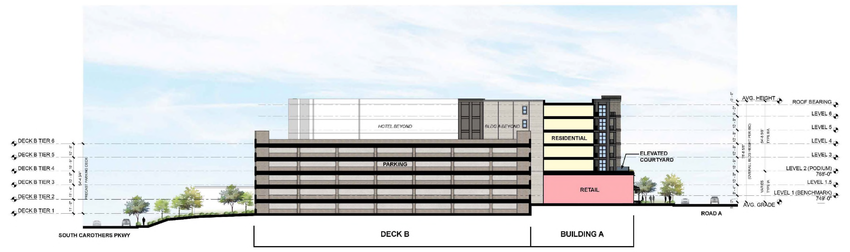




**Section AA: North to South**
Scale: 1" = 30' - 0"



CONCEPTUAL ELEVATION

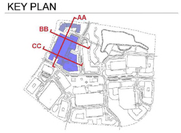



**Section BB: East to West**
Scale: 1" = 30' - 0"




**Section CC: East to West**
Scale: 1" = 30' - 0"

KEY PLAN




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

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1213
07/29/25

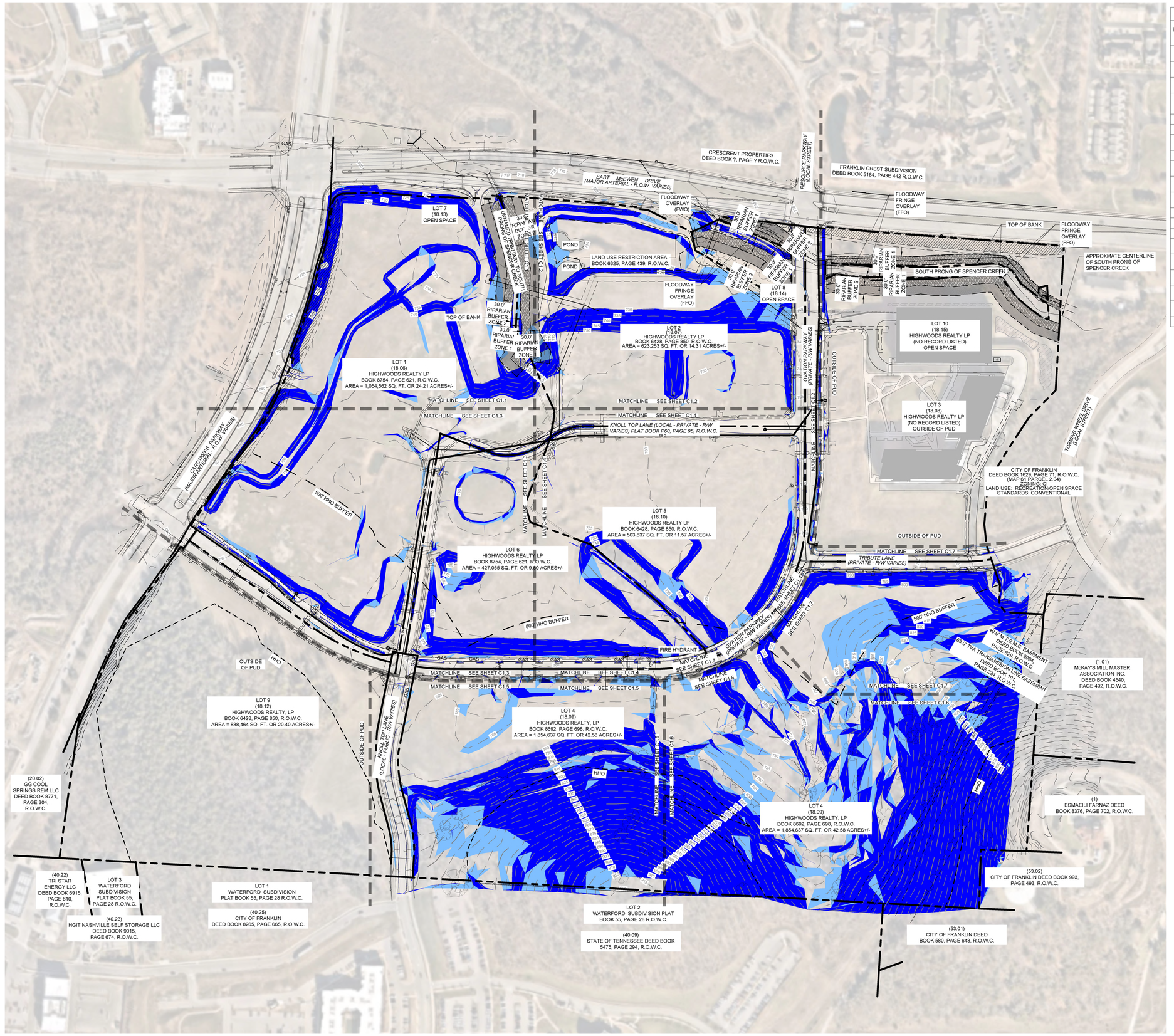
INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

BUILDING MODIFICATION OF STANDARDS

SHEET
C0.7

COF # 8849




| SOIL REPORT | | | |
|---|---|---|---|
| MAP UNIT SYMBOL | MAP UNIT NAME | ACRES OF AOI | % OF AOI |
| ArB2 | ARMOUR SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED | 10.6 | 6.9% |
| ArC2 | ARMOUR SITL LOAM, 5 TO 12 PERCENT SLOPES, ERODED | 12.1 | 7.8% |
| BrD2 | BRAXTON CHERTY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED | 0.6 | 0.4% |
| BsD3 | BRAXTON CHERTY SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERE ERODED | 6.2 | 4.0% |
| Eg | EGAM SILT LOAM, PHOSPHATIC | 1.3 | 0.8% |
| Gu | GULLIED LAND | 1.2 | 0.8% |
| HbC2 | HAMPSHIRE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED | 3.6 | 2.4% |
| Hu | HUNTINGTON SILT LOAM, PHOSPHATIC | 30.8 | 20.0% |
| MbB2 | MAURY SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED | 5.8 | 3.7% |
| MbC2 | MAURY SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED | 0.1 | 0.1% |
| MoD | ASHWOOD-MIMOSA-ROCK OUTCROP COMPLEX, 5 TO 15 PERCENT SLOPES | 7.0 | 4.5% |
| Mp | MINE PITS AT DUMPS | 0.0 | 0.0% |
| Mr | MINE LAND, RECLAIMED | 0.4 | 0.3% |
| Rc | ROCKLAND | 28.3 | 18.3% |
| StC3 | STIVERSVILLE CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERELY ERODED | 7.9 | 5.1% |
| StD3 | STIVERSVILLE CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERELY ERODED | 15.6 | 10.1% |
| StB2 | STIVERSVILLE SILT LOAM, 2 TO 5 PERCENT SLOPES | 4.1 | 2.7% |
| StC2 | STRIVERSVILLE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED | 13.9 | 9.0% |
| StD2 | STIVERSVILLE SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED | 1.6 | 1.0% |
| W | WATER | 3.2 | 2.1% |

## SURVEY NOTES

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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 NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C0220G, DATED DECEMBER 20, 2024, ZONE "X".

## STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED GENTLY SLOPING HILLSIDE THROUGHOUT THE PROPERTY. FLOW TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF THREE DIRECTIONS, NOTED ABOVE WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING INLET ALONG CAROTHERS PARKWAY, OUTFALL #2 IS AN EXISTING INLET ALONG LIBERTY PIKE, OUTFALL #3 IS UNKNOWN WOODED AREAS.

OUTFALLS #1 AND #2 WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

## EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

## SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION
# DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT FOR KIMLEY-HORN
No. 127819
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL EXISTING CONDITIONS

SHEET
**C1.0**

COF # 8849

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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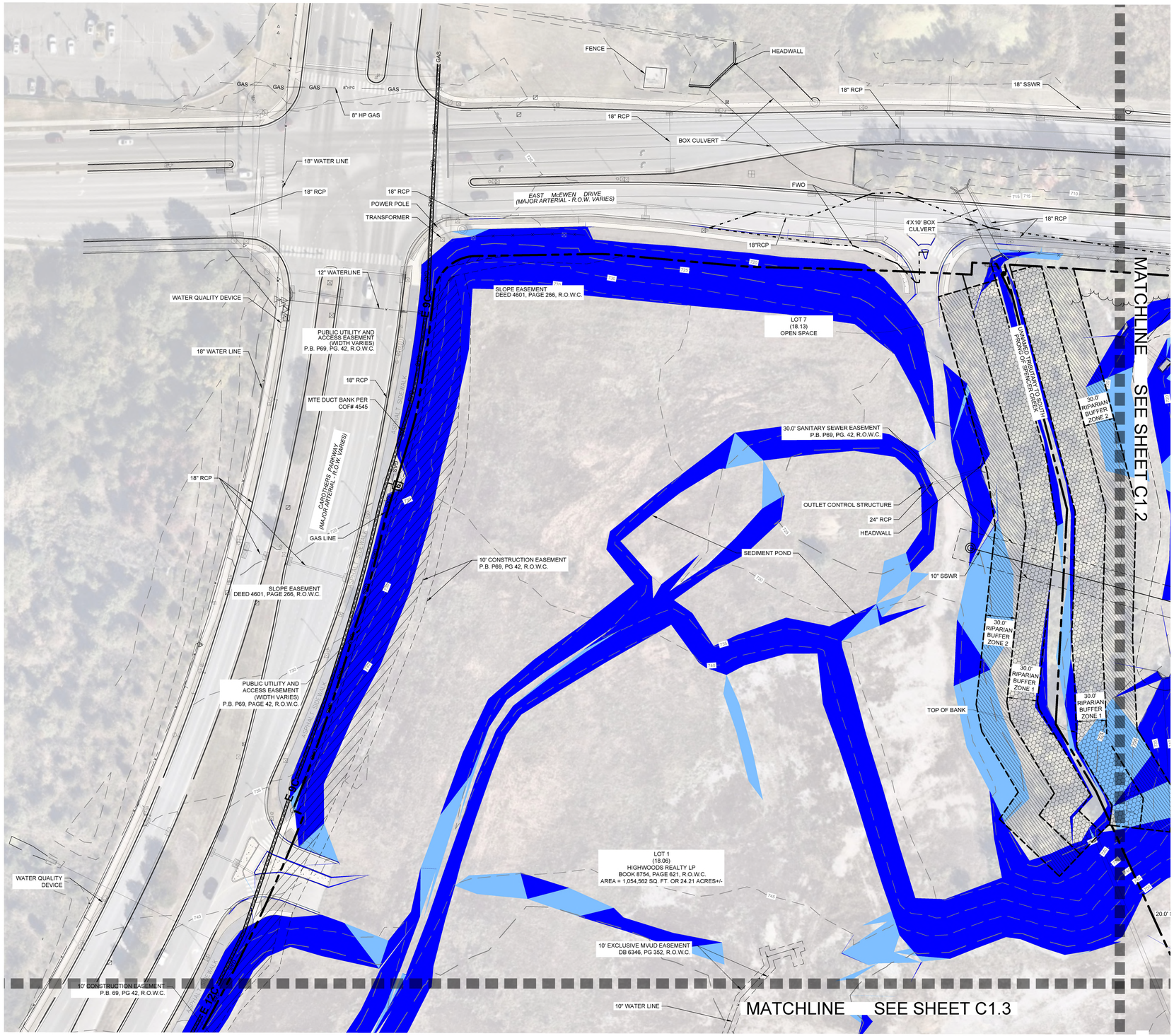


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## STORMWATER NARRATIVE

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## SITE SLOPE TABLE

| | |
|---|---|
| | 14% - 19.99% |
| | 20% and above |




GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION
# DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COLUMBIA
No. 121219
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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

ENLARGED EXISTING CONDITIONS

SHEET
**C1.1**

COF # 8849



Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C1.1 ENLARGED EXISTING CONDITIONS.dwg C1.1 ENLARGED EXISTING CONDITIONS Jul 03, 2025 1:24pm by: James.Parker

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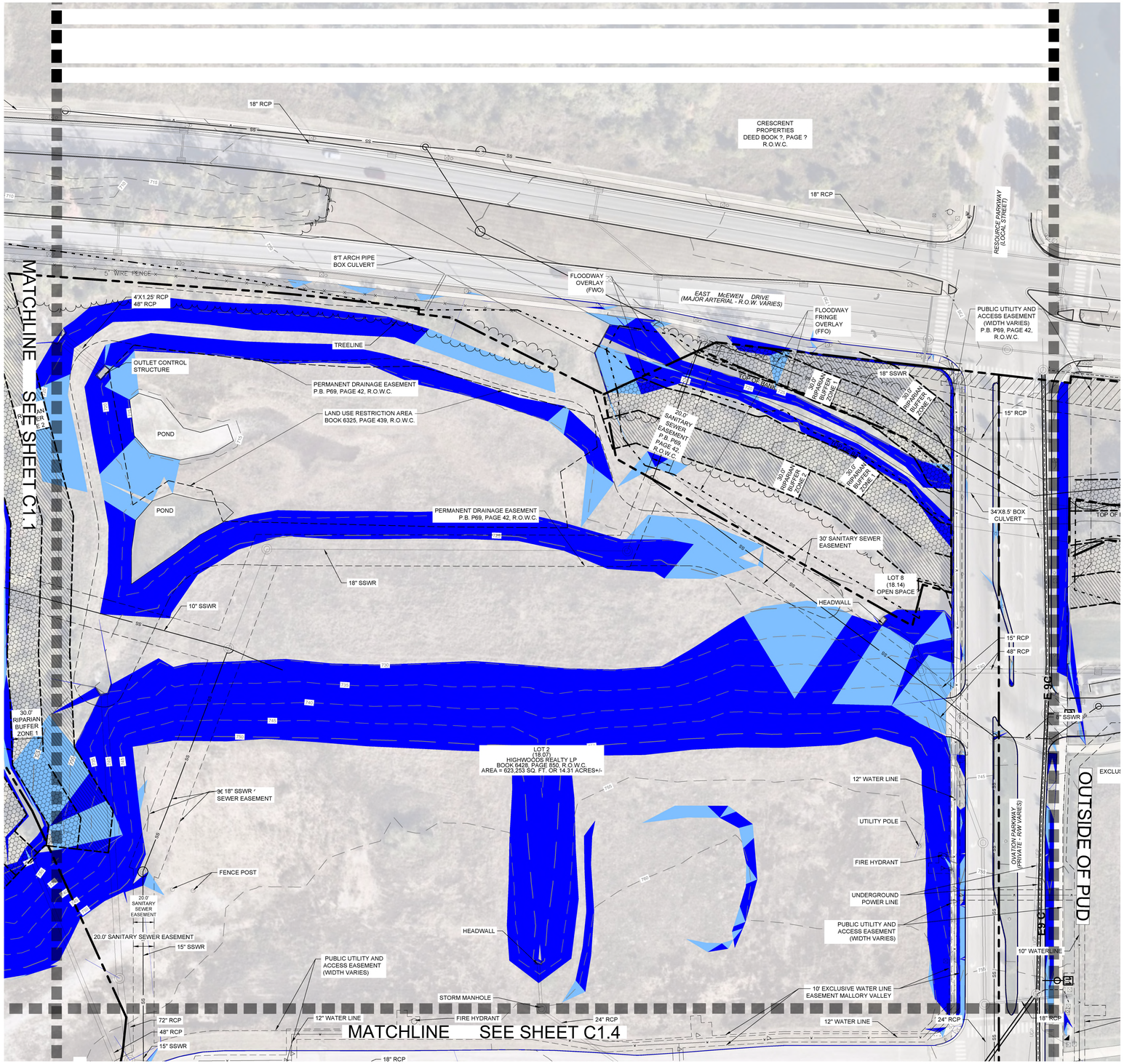


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## EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

## SITE SLOPE TABLE

| | |
|---|---|
| | 14% - 19.99% |
| | 20% and above |




GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137818
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXX

Revision Date

1 _____
2 _____
3 _____
4 _____

ENLARGED EXISTING CONDITIONS

SHEET
**C1.2**

COF # 8849



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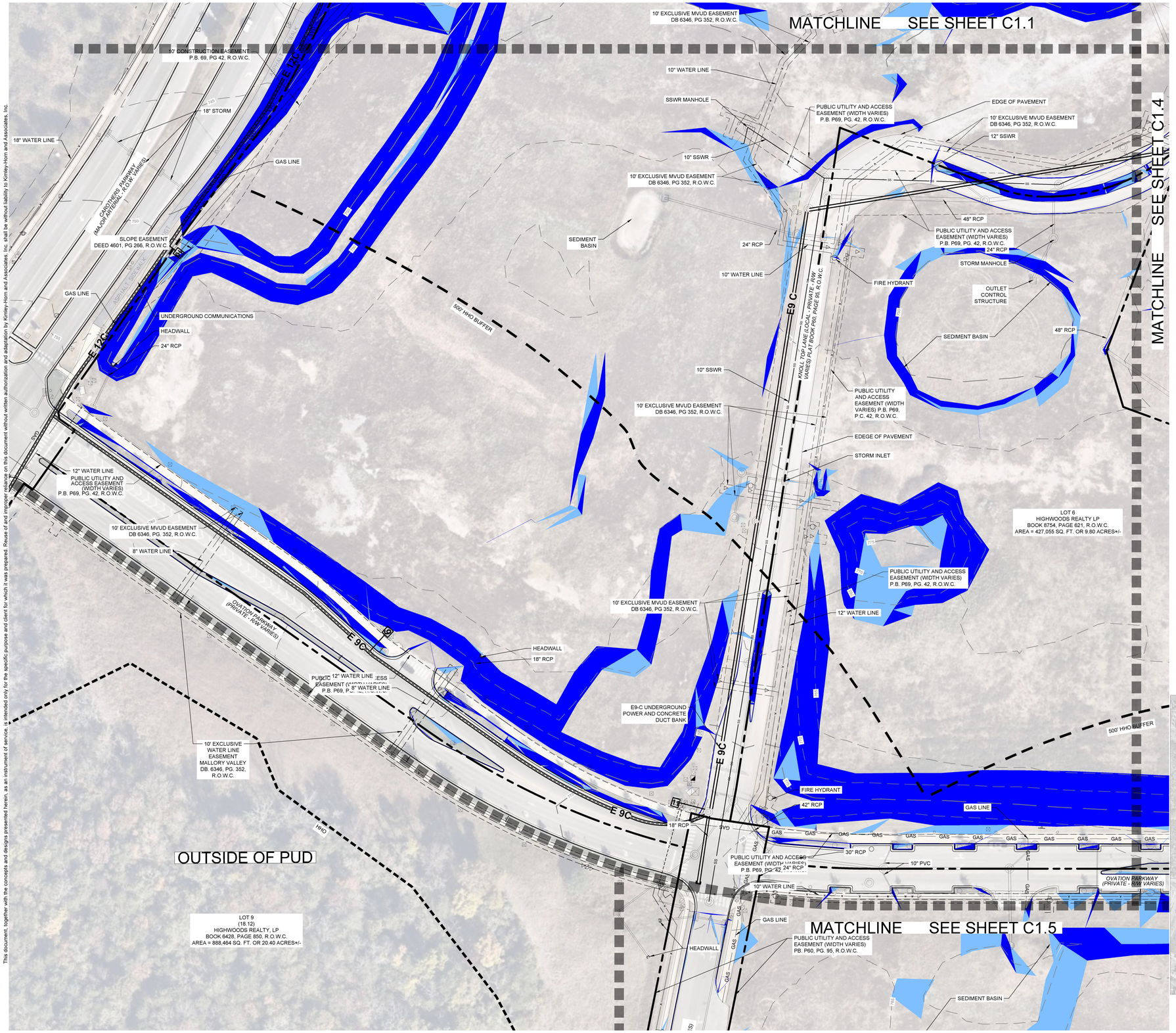


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## STORMWATER NARRATIVE

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## EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

## SITE SLOPE TABLE

| | |
|---|---|
| | 14% - 19.99% |
| | 20% and above |




GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121819
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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

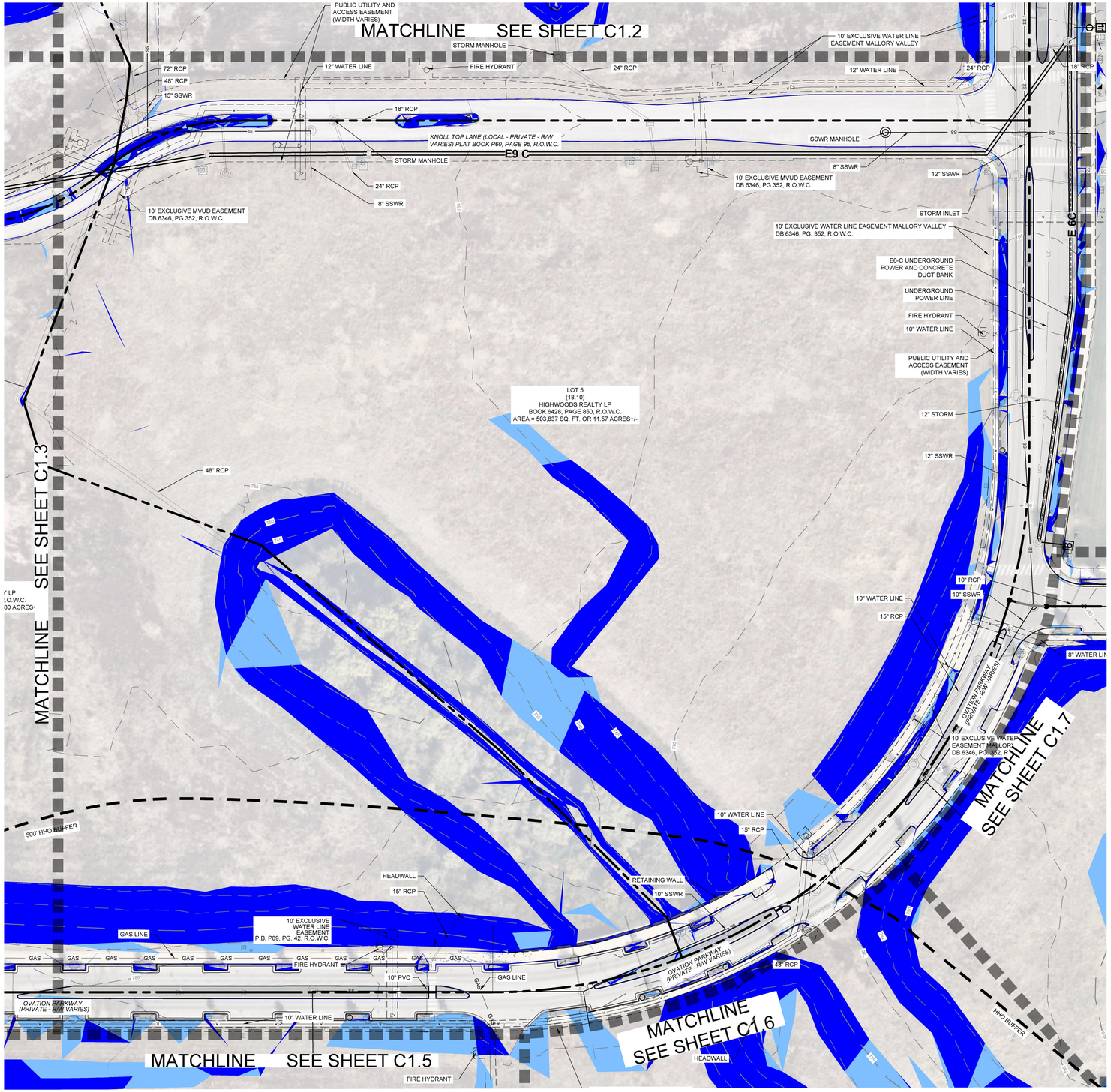
ENLARGED EXISTING CONDITIONS

SHEET
**C1.3**

COF # 8849



Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C1.1 ENLARGED EXISTING CONDITIONS.dwg C1.3 ENLARGED EXISTING CONDITIONS Jul 03, 2025 1:25pm by: James.Parker




## SURVEY NOTES

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## STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED GENTLY SLOPING HILLSIDE THROUGHOUT THE PROPERTY. FLOW TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF THREE DIRECTIONS, NOTED ABOVE WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING INLET ALONG CAROTHERS PARKWAY, OUTFALL #2 IS AN EXISTING INLET ALONG LIBERTY PIKE, OUTFALL #3 IS UNKNOWN WOODED AREAS.

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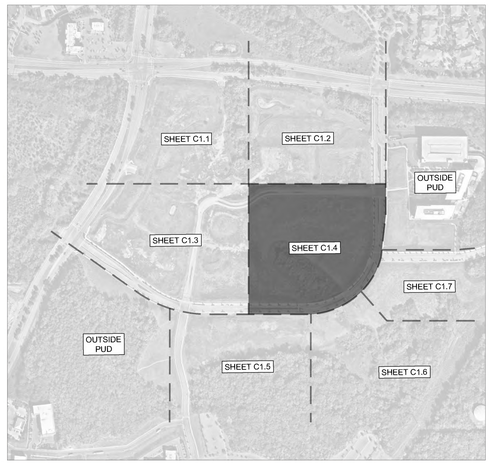
## EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

## SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above




GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127818
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXX

Revision Date

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

ENLARGED EXISTING CONDITIONS

SHEET
**C1.4**

COF # 8849

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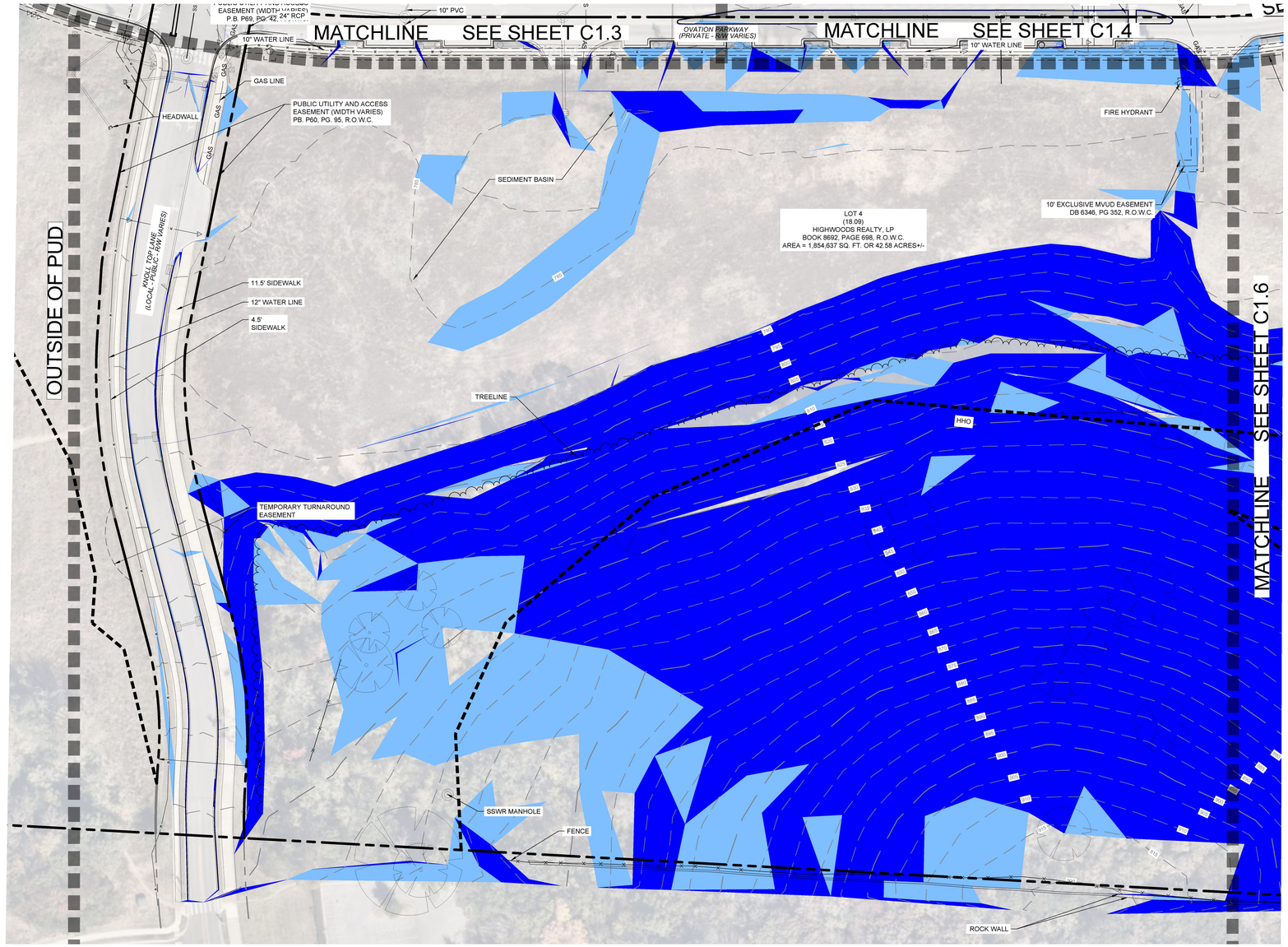


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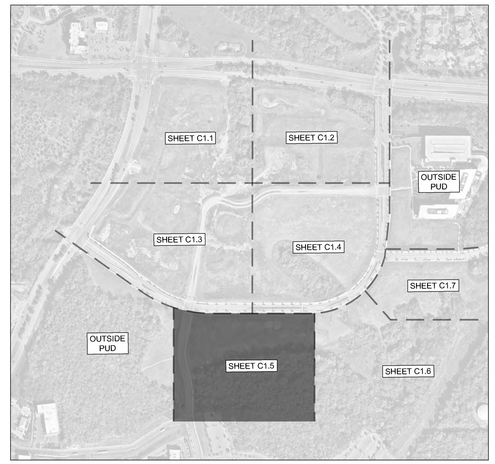


GRAPHIC SCALE IN FEET
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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION
# DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL COMMERCIAL
No. 137219
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
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- △ _____
- △ _____
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ENLARGED EXISTING CONDITIONS

SHEET
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COF # 8849

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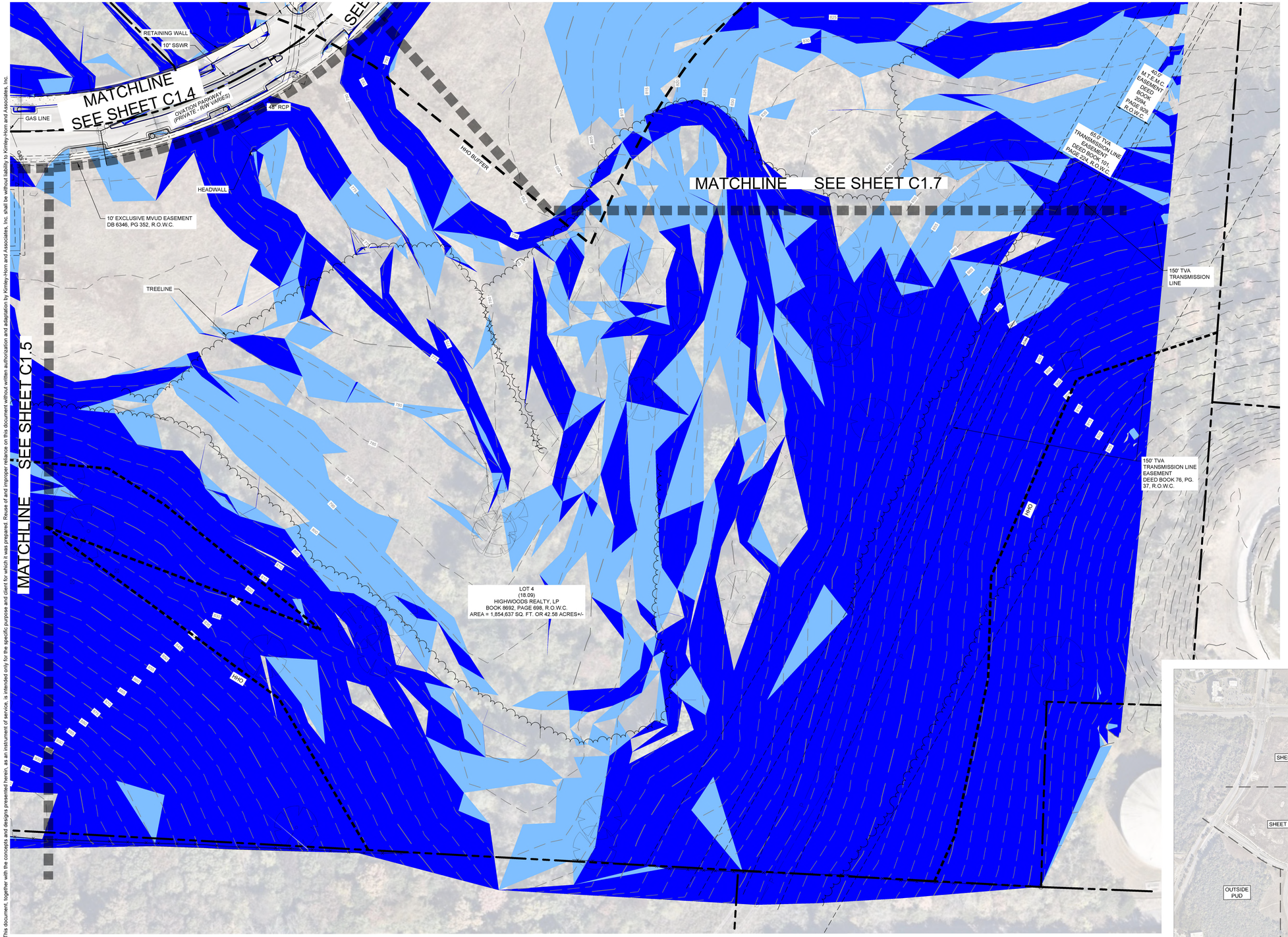


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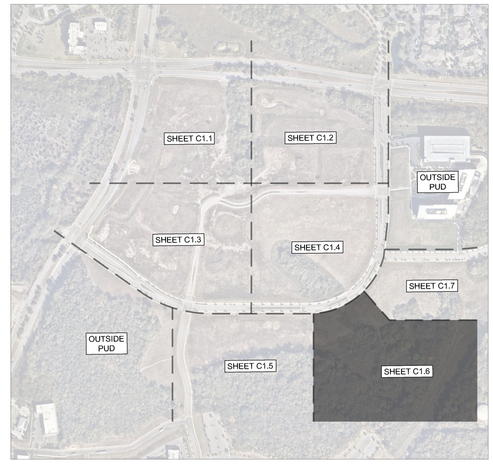


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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 127819 STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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

ENLARGED EXISTING CONDITIONS

SHEET
**C1.6**

COF # 8849



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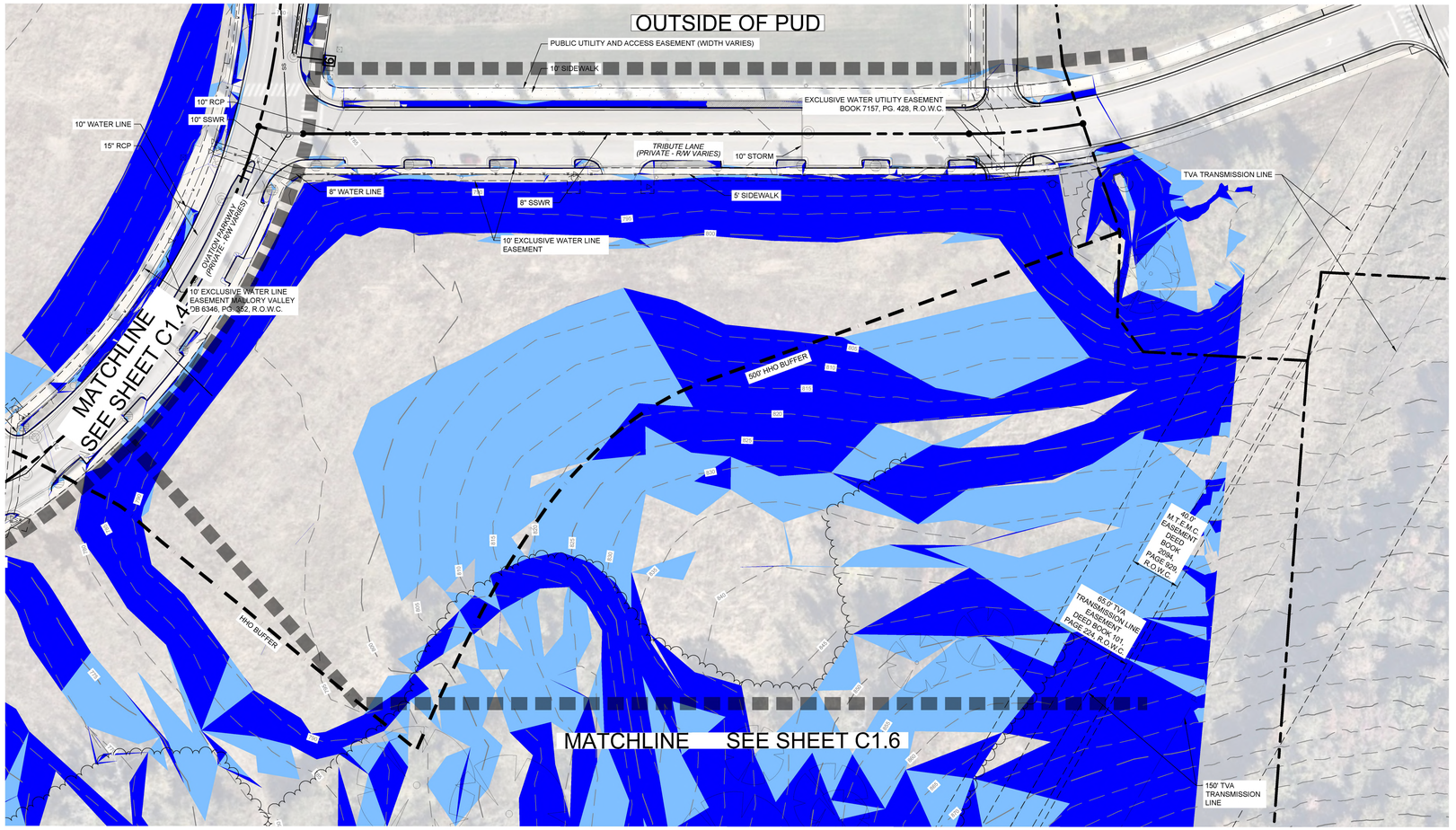


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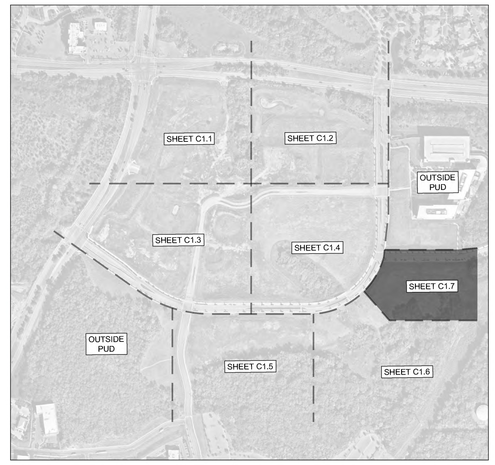


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CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION
# DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS
No. 137219
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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**C1.7**

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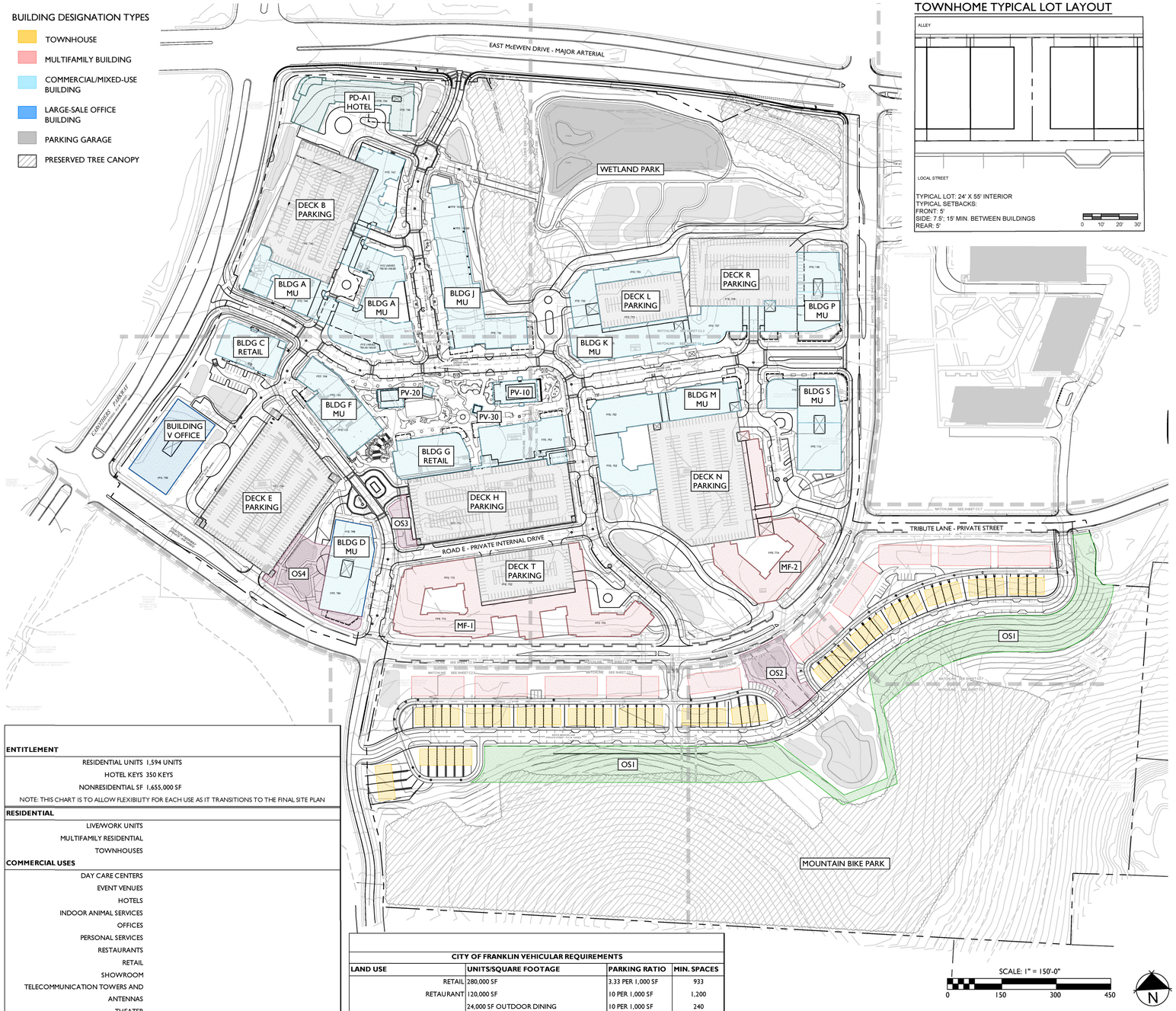



## TOWNHOME TYPICAL LOT LAYOUT




## SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

| | |
|---|---|
| COF PROJECT NUMBER: | 8849 |
| SITE ACREAGE/SF: | 103.93 AC |
| EXISTING ZONING: | SD-X (12.23 DUA / 450 KEYS/ 480,00 SF OF COMMERCIAL)<br>RC12 |
| PROPOSED ZONING: | PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS) |
| OVERLAY ZONING: | FWO, FFO, HHO, 500FT BUFFER |
| TAX MAP & PARCELS: | MAP 62, PARCELS: 18.06, 18.07, 18.09, 18.10, 18.11, 18.14 |
| ADDRESS: | SE CORNER, INTERSECTION OF EAST MCEWEN DRIVE & S. CAROTHERS PKWY, FRANKLIN, WILLIAMSON COUNTY |
| VESTING: | |

## REGULATIONS

BUILDING TYPES APPLIED:
COMMERCIAL/MIXED USE; LARGE SCALE OFFICE BUILDING; MULTI-FAMILY; TOWNHOUSE
FRONTAGE TYPES APPLIED:
URBAN - ALL MULTI-FAMILY BUILDINGS
LANDSCAPE - ALL OTHER BUILDING TYPES
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 15'
REAR: 25'
SETBACKS TOWNHOMES:
FRONT: 5'
SIDE: 7.5', 15' MIN. BETWEEN BUILDINGS
REAR: 5'
SETBACKS INTERIOR LOTS:
FRONT, SIDE, REAR: 0
DWELLING UNIT COUNT: 1594 UNITS
MULTI-FAMILY: 1525
TOWNHOUSE: 69
COMMERCIAL SF: 1,655,000 SF
SEE PERMITTED USES SHEET C2.0
HOTEL KEYS: 350 KEYS

BUILDING HEIGHT: 1-12 STORIES *SEE C2.0 FOR DETAILS

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: 24% OF EXISTING CANOPY
EXISTING CANOPY: 24.86 AC; 24% OF SITE AREA
CANOPY PRESERVED: 19.37 AC; 78% OF EXISTING CANOPY

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

PARKING REQUIRED, BY USE:
REQUIRED PER COF: 8,890 PARKING SPACES; *SEE C2.0
REQUIRED PER SHARED PARKING: 6,974
PROVIDED: 7,612 SPACES

HISTORIC RESOURCE TREATMENT: N

## BUILDING CODE DATA

BUILDING SQUARE FOOTAGE IN ACCORDANCE WITH CHAPTER 5 OF THE IBC.

BUILDING OCCUPANCY IN ACCORDANCE WITH CHAPTER 3 OF THE IBC.

CONSTRUCTION TYPE IN ACCORDANCE WITH CHAPTER 6 OF THE IBC.

## IMPACT STATEMENT

WATER
The development will be served via Mallory Valley Utility District Water.

- Usage: The development will include both residential and commercial units, requiring a higher volume of water for daily operations.
- Infrastructure: The development is currently adjacent to an 8" and 12" MVUD main. It will necessitate the removal of existing water main and rerouting through the site.

SANITARY SEWER
The development will be served via City of Franklin Sewer.

- Capacity: The mixed-use nature means there will be a varied range of wastewater generated, a capacity request has been submitted to the city of Franklin. Per the submitted sewer availability request, it is estimated that this development will demand 2,508.6 SFUE's or 878,010 GPD.
- Infrastructure: The construction of new lines, will be required to accommodate the development. The development proposes the removal and realignment of existing sewer main to outfall to the existing 12" main located at the northeast corner of the site.

RECLAIMED WATER LINE
The development will not be served by reclaimed water.

STORMWATER AND DRAINAGE FACILITIES
Stormwater management is crucial for the site given its layout and flow direction.

- Flow Management: Stormwater will flow from south to north, necessitating effective capture, treatment, and release systems.
- Bioretention and Detention: The inclusion of bioretention, detention ponds, underground detention structures, and the yet-to-be constructed wetland system will help manage runoff and provide water quality per City of Franklin Standards
- Infrastructure: Creating appropriate drainage systems and ensuring the ponds are integrated effectively within the development plan is essential for effective stormwater management. Approximately 45 acres of impervious area is proposed on the site.

STREETS

- Traffic Flow: Increased traffic on Carothers Parkway and McEwen Drive will necessitate improvements to road capacity, traffic signal systems, as identified with the TIS. Per the TIS, it is estimated that this development will contribute 34,266 total daily trips (2,785 peak trips and 3,345 PM peak trips).
- Connectivity: Enhanced connectivity, including pedestrian pathways, bike lanes, and public transit options, will be incorporated to reduce congestion and promote alternative transportation modes. The development proposes the use of 2 existing right-in-right-out curb cuts along Carothers Parkway and McEwen Drive, and various other connection points along the private Ovation Parkway.

| ENTITLEMENT | |
|---|---|
| RESIDENTIAL UNITS | 1,594 UNITS |
| HOTEL KEYS | 350 KEYS |
| NONRESIDENTIAL SF | 1,655,000 SF |
| NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH USE AS IT TRANSITIONS TO THE FINAL SITE PLAN | |
| **RESIDENTIAL** | |
| LIVE/WORK UNITS | |
| MULTIFAMILY RESIDENTIAL | |
| TOWNHOUSES | |
| **COMMERCIAL USES** | |
| DAY CARE CENTERS | |
| EVENT VENUES | |
| HOTELS | |
| INDOOR ANIMAL SERVICES | |
| OFFICES | |
| PERSONAL SERVICES | |
| RESTAURANTS | |
| RETAIL | |
| SHOWROOM | |
| TELECOMMUNICATION TOWERS AND ANTENNAS | |
| THEATER | |
| **RECREATIONAL USES** | |
| ACTIVE RECREATION | |
| COMMERCIAL RECREATION | |
| NEIGHBORHOOD AMENITITES | |
| PASSIVE PARKS AND OPEN SPACE | |
| **HOTEL** | |

### OPEN SPACE CALCULATIONS

TOTAL SITE AREA: 104.54 ACRES
TOTAL REQUIRED OPEN SPACE: 5% (5.23 ACRES)

PROVIDED OPEN SPACE:

| | | |
|---|---|---|
| OS1 | GREENWAY | 4.08 ACRES |
| OS2 | POCKET PARK | 0.49 ACRES |
| OS3 | POCKET PARK | 0.13 ACRES |
| OS4 | POCKET PARK | 0.61 ACRES |

TOTAL PROVIDED: 5.31 AC

OPEN SPACE POCKET PARK

- SEATING
- CANOPIES OR GAZEBOS
- SITE FURNISHINGS
- FOUNTAINS, SCULPTURE, OR ART
- PLAYGROUND

GREENWAY

- 12' MULTI-USE PATH
- SEATING
- LANDSCAPE

| CITY OF FRANKLIN VEHICULAR REQUIREMENTS | | | |
|---|---|---|---|
| **LAND USE** | **UNITS/SQUARE FOOTAGE** | **PARKING RATIO** | **MIN. SPACES** |
| RETAIL | 280,000 SF | 3.33 PER 1,000 SF | 933 |
| RETAURANT | 120,000 SF | 10 PER 1,000 SF | 1,200 |
| | 24,000 SF OUTDOOR DINING | 10 PER 1,000 SF | 240 |
| OFFICE | 1,225,000 SF | 3 PER 1,000 SF | 3,675 |
| COMMERCIAL RECREATION | 30,000 SF | 3.33 PER 1,000 SF | 100 |
| MULTI-FAMILY (APARTMENTS) | | | |
| STUDIO | 70 UNITS | 1.25 PER UNIT | 88 |
| 1-BEDROOM | 698 UNITS | 1.25 PER UNIT | 873 |
| 2-BEDROOM | 488 UNITS | 2.25 PER UNIT | 1098 |
| 3-BEDROOM | 140 UNITS | 2.25 PER UNIT | 315 |
| MULTI-FAMILY (FOR-SALE CONDOS) | 130 UNITS | 2.25 PER UNIT | 270 |
| TOWNHOME | 69 UNITS | 2 PER UNIT | 138 |
| **TOTAL REQUIRED VEHICULAR PARKING SPACES:** | | | **8,930 SPACES** |
| **TOTAL VEHICULAR SPACES REQUIRED PER SHARED PARKING**:** | | | **6,974 SPACES** |
| **TOTAL REQUIRED VEHICULAR PROVIDED:** | | | **7,612 SPACES** |
| **CITY OF FRANKLIN BICYLE REQUIREMENTS** | | | |
| MULTIFAMILY | 2,671 BEDROOMS | 0.05 PER BEDROOM | 134 |
| OFFICE | 1,225,000 SF | 1 PER 20,000 SF | 62 |
| OTHER USES | 1 PER 20 REQUIRED VEHICULAR SPACES | | 124 |
| **TOTAL REQUIRED BICYCLE PARKING SPACES:** | | | **320 SPACES** |
| **SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY HORN FOR SHARED PARKING DETAILS | | | |

NOTES:
1. CONCURRENTLY WITH SITE PLAN, APPLICANT WILL COORDINATE WITH CITY OF FRANKLIN FOR LOCATION OF TRANSIT STOPS.
2. BICYCLE PARKING LOCATIONS AND DETAILS WILL BE COORDINATED WITH SITE PLAN.
3. CONCURRENTLY WITH SITE PLAN, MAIL KIOSK LOCATIONS WILL BE COORDINATED AND IDENTIFIED.

| BUILDING KEY | RESIDENTIAL UNITS | OFFICE SF | RETAIL SF | COMMERCIAL RECREATION SF | HEIGHT (STORIES) | CONSTRUCTION TYPE |
|---|---|---|---|---|---|---|
| A | 365 | - | 61,000 | - | 5-7 | Type I - Retail<br>Type IIIA - Residential<br>Fully Sprinkled. |
| C | - | - | 35,000 | - | 1-3 | Type IIIA Sprinkled |
| D | - | 250,000 | 11,900 | - | 6-12 | Type I-II. Fully sprinkled |
| F | - | 250,000 | 35,000 | - | 6-12 | Type I-II. Fully sprinkled |
| G | - | 50,000 | 67,000 | 40,000 | 4-8 | Type I-II. Fully sprinkled |
| J | - | - | 50,000 | - | 4-8 | Type IIIA Sprinkled |
| K | 270 | - | 50,000 | - | 5-7 | Type I - Retail<br>Type IIIA - Residential<br>Fully Sprinkled. |
| M | 260 | - | 47,500 | - | 5-7 | Type I - Retail<br>Type IIIA - Residential<br>Fully Sprinkled. |
| MF-1 | 300 | - | - | - | 4-6 | Type V or Type IIIA - fully sprinkled |
| MF-2 | 200 | - | - | - | 4-6 | Type V or Type IIIA - fully sprinkled |
| P | - | 225,000 | - | - | 6-12 | Type I-II. Fully sprinkled |
| S | - | 225,000 | 30,000 | - | 6-12 | Type I-II. Fully sprinkled |
| PD-A1 (HOTEL) | - | - | - | - | 4-8 | Type I-IIIA - Sprinkled |
| PV-10 | - | - | 250 | - | 1 | Type V - Non Sprinkled |
| PV12 | - | - | 250 | - | 1 | Type V - Non Sprinkled |
| PV14 | - | - | 355 | - | 1 | Type V - Non Sprinkled |
| PV20 | - | - | 1,390 | - | 1 | Type V - Non Sprinkled |
| PV30 | - | - | 384 | - | 1 | Type V - Non Sprinkled |
| V | - | 250,000 | - | - | 6-10 | Type I-II. Fully sprinkled |
| MULTI-FAMILY | 120 | - | - | - | 3-4 | |
| TOWNHOME | 69 | - | - | - | 2-3 | |
| DECK B | - | - | - | - | 4-6 | |
| DECK E | - | - | - | - | 7-8 | |
| DECK H | - | - | - | - | 3-4 | |
| DECK L | - | - | - | - | 4-6 | |
| DECK N | - | - | - | - | 6-7 | |
| DECK R | - | - | - | - | 4-6 | |
| DECK T | - | - | - | - | 4-6 | |

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

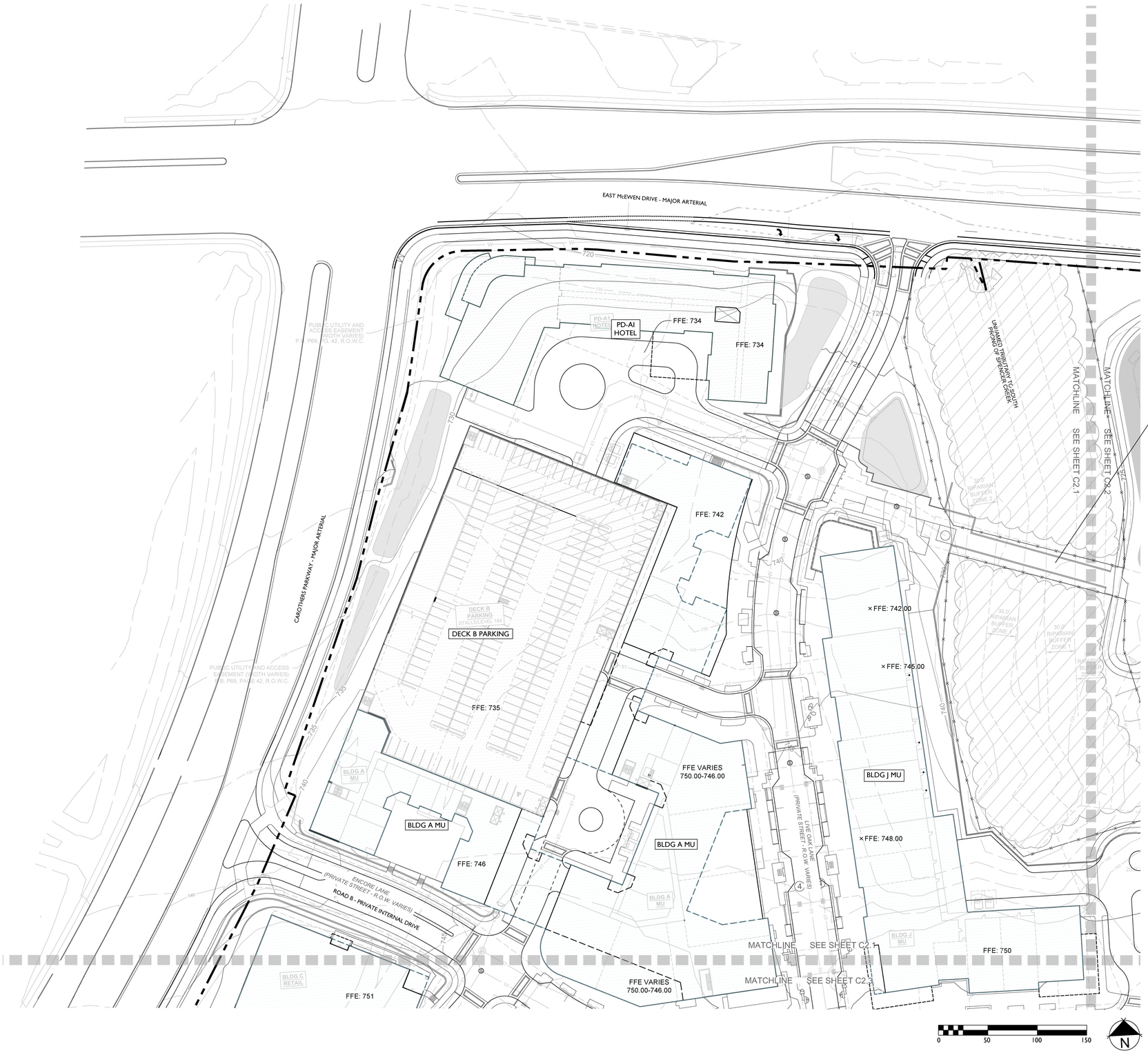
# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 2200
06.09.25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
2 _____
3 _____
4 _____

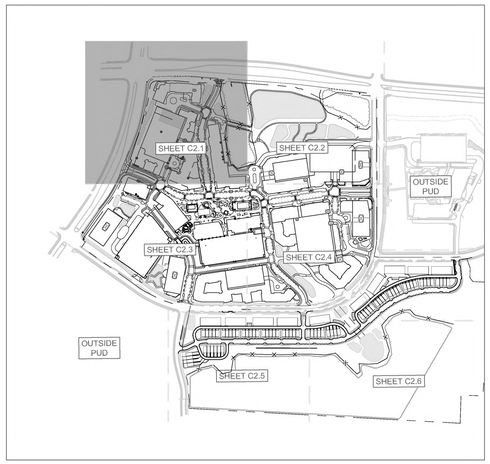
DEVELOPMENT PLAN
SHEET
C2.0
COF # 8849




Final location of Boardwalk to be determined at Site Plan. The Development Plan does not represent nor document any approvals by the City of Franklin Water and Sewer Department and The City of Franklin Stormwater Department for design and location. The applicant must coordinate with these departments prior to Site Plan submittal of final design and location.

**BUILDING DESIGNATION TYPES**

- TOWNHOUSE
- MULTIFAMILY BUILDING
- COMMERCIAL/MIXED-USE BUILDING
- LARGE-SALE OFFICE BUILDING
- PARKING GARAGE
- POCKET PACK
- GREENWAY
- PRESERVED TREE CANOPY




OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1230 COMMERCE

INITIAL SUBMITTAL: June 9, 2025

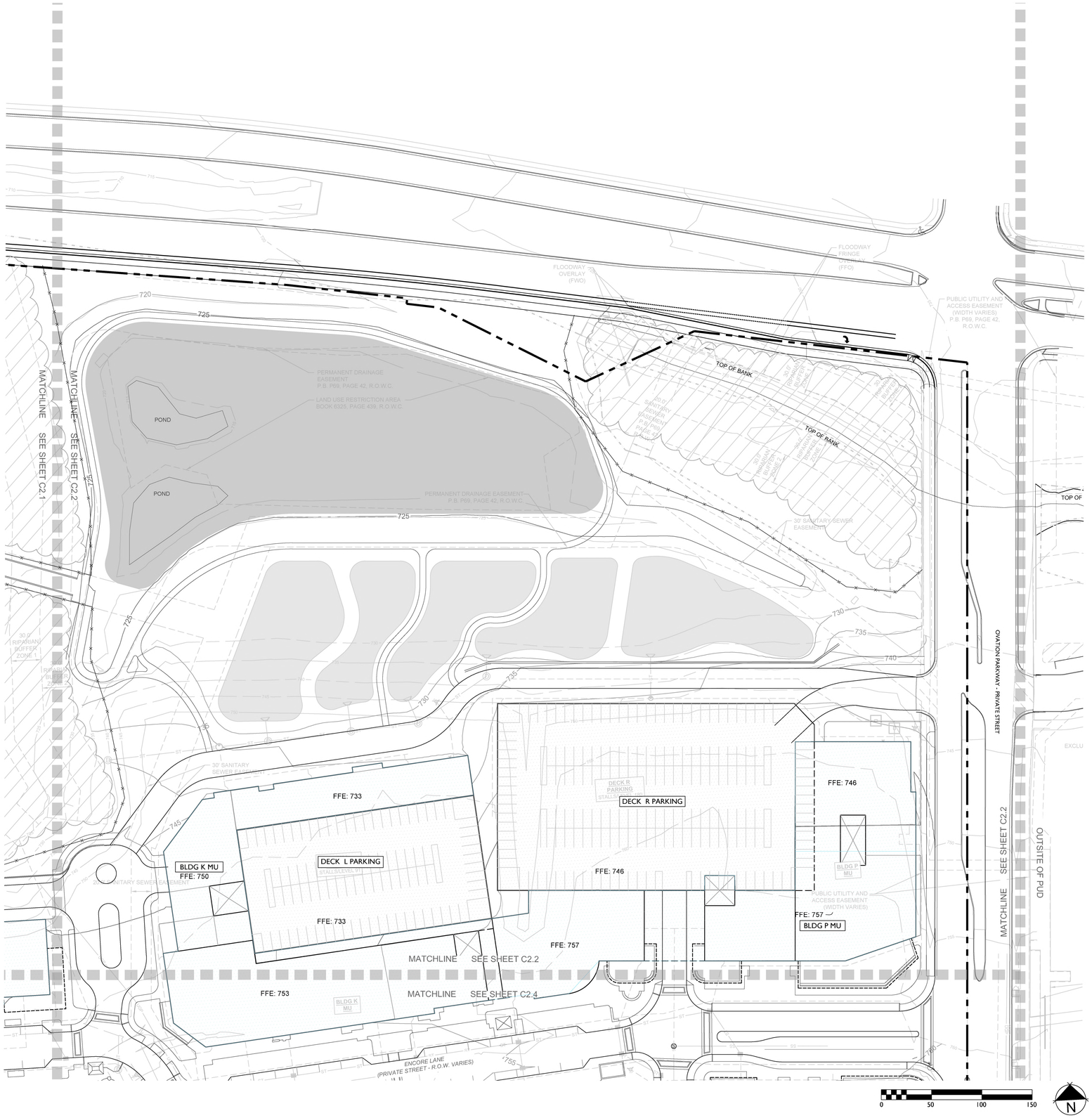
| Revision Date |
|---|
| 1. July 3, 2025 - staff comments |
| 2. |
| 3. |
| 4. |

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.1

COF # 8849


MATCHLINE SEE SHEET C2.1
MATCHLINE SEE SHEET C2.2
POND
POND
PERMANENT DRAINAGE EASEMENT P.B. P69, PAGE 42, R.O.W.C.
LAND USE RESTRICTION AREA BOOK 6325, PAGE 439, R.O.W.C.
PERMANENT DRAINAGE EASEMENT P.B. P69, PAGE 42, R.O.W.C.
FLOODWAY OVERLAY (FWO)
FLOODWAY FRINGE OVERLAY (FFO)
PUBLIC UTILITY AND ACCESS EASEMENT (WIDTH VARIES) P.B. P69, PAGE 42, R.O.W.C.
TOP OF BANK
TOP OF BANK
30' RIPARIAN BUFFER ZONE 2
30' RIPARIAN BUFFER ZONE 1
60.0' SANITARY SEWER EASEMENT P.B. P69, PAGE 42, R.O.W.C.
30' SANITARY SEWER EASEMENT
30' SANITARY SEWER EASEMENT
30' RIPARIAN BUFFER ZONE 1
30' RIPARIAN BUFFER ZONE 2
720
725
730
735
740
745
750
755
760
765
770
775
780
785
790
795
800
805
810
815
820
825
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870
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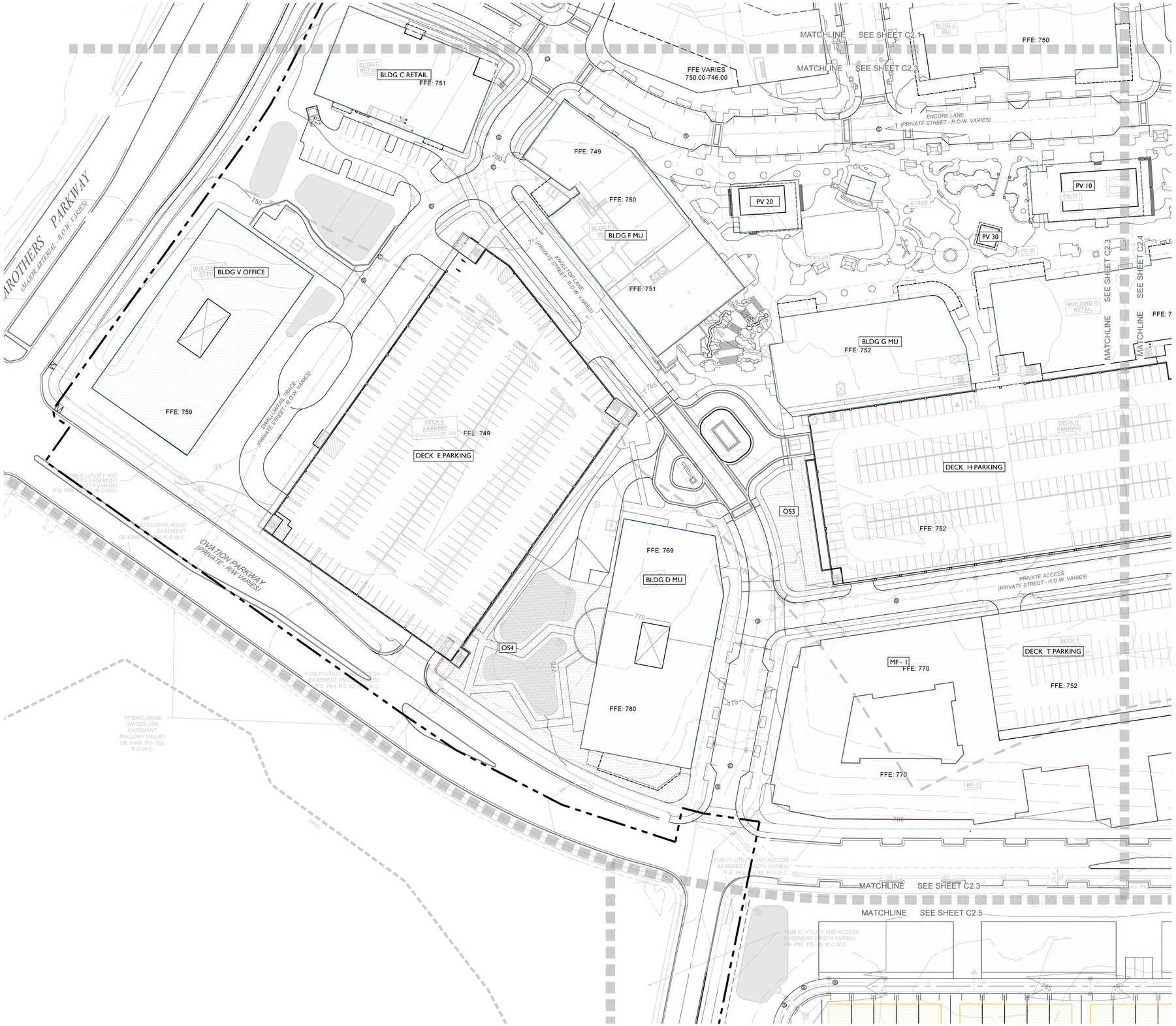
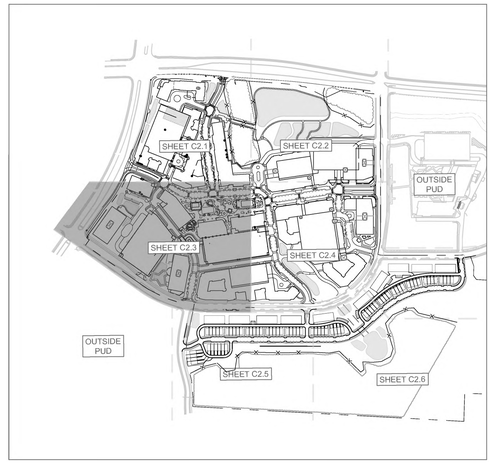
910
915




**BUILDING DESIGNATION TYPES**

- TOWNHOUSE
- MULTIFAMILY BUILDING
- COMMERCIAL/MIXED-USE BUILDING
- LARGE-SALE OFFICE BUILDING
- PARKING GARAGE
- POCKET PACK
- GREENWAY
- PRESERVED TREE CANOPY




OVATION
FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

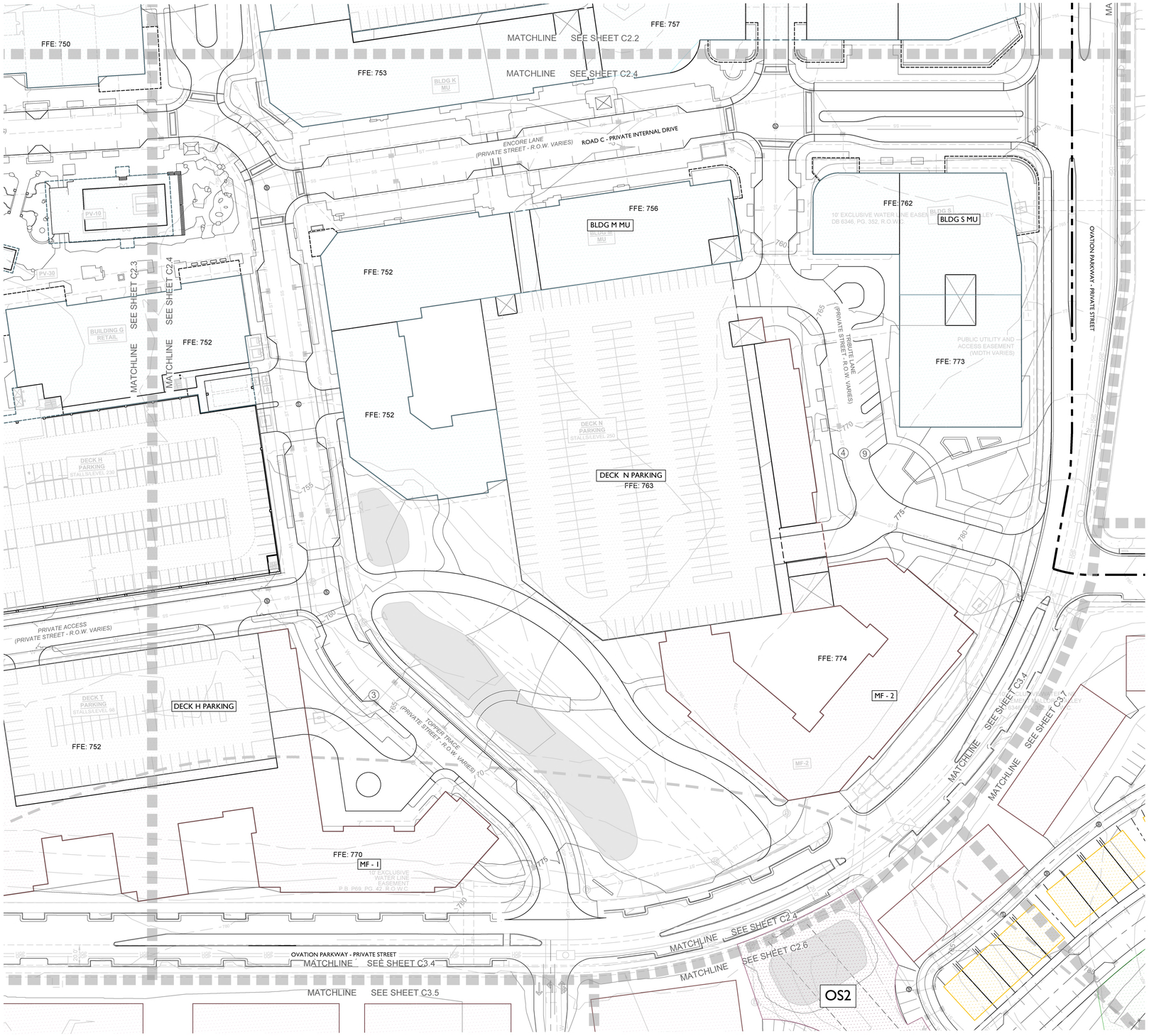
DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1214 07/08/25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments

DEVELOPMENT PLAN ENLARGEMENT
SHEET
C2.3

COF # 8849




**BUILDING DESIGNATION TYPES**

- TOWNHOUSE
- MULTIFAMILY BUILDING
- COMMERCIAL/MIXED-USE BUILDING
- LARGE-SALE OFFICE BUILDING
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- POCKET PACK
- GREENWAY
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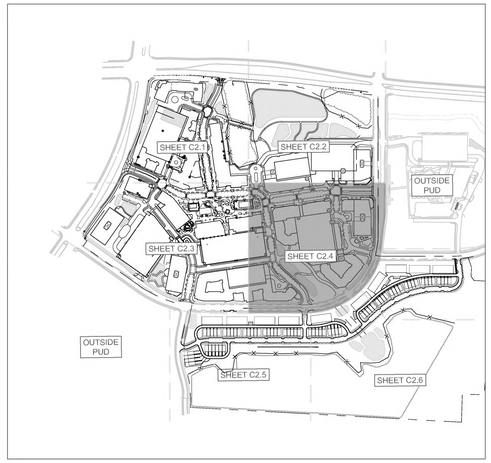



OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329

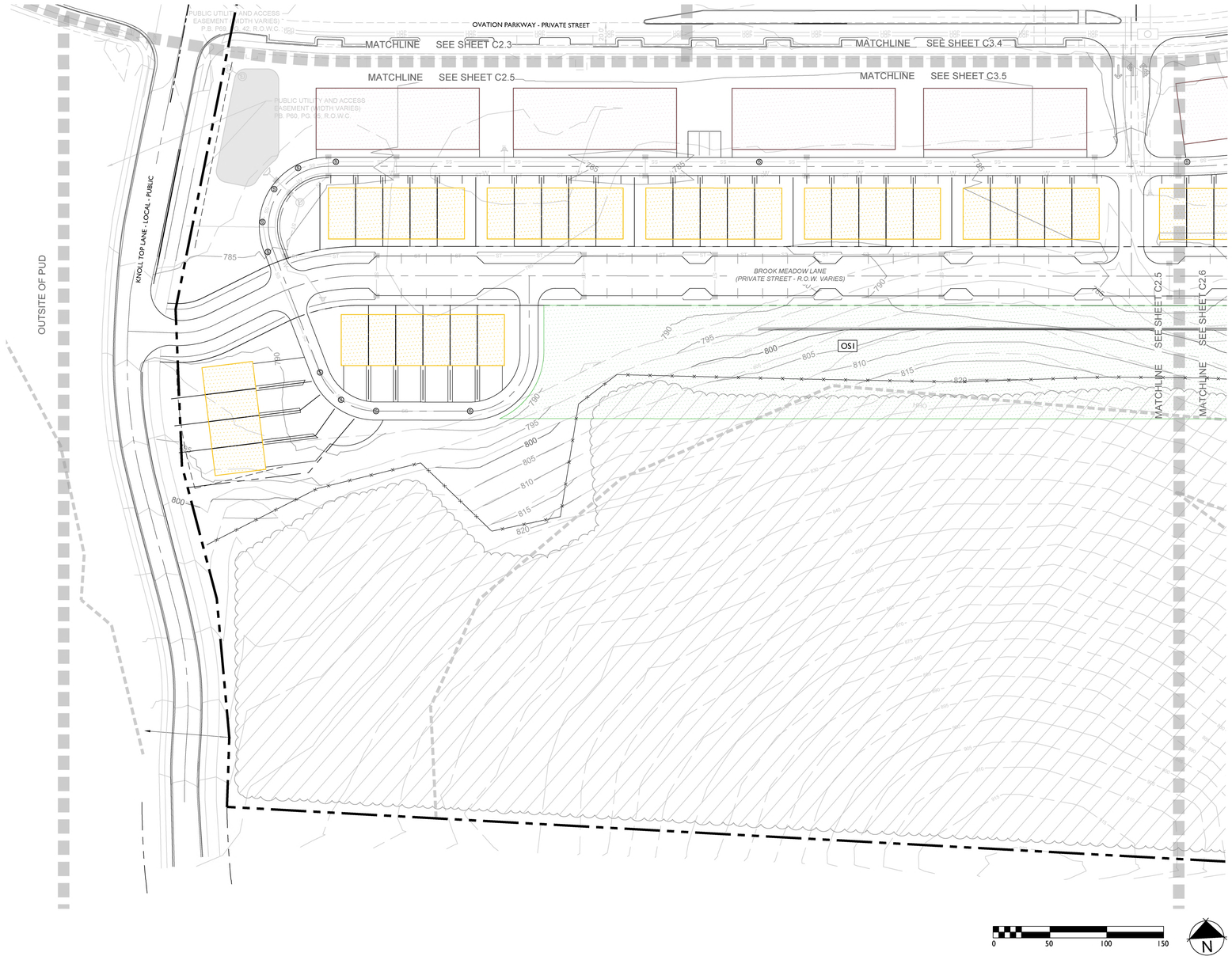
INITIAL SUBMITTAL: June 9, 2025

| Revision Date |
|---|
| 1 July 3, 2025 - staff comments |
| 2 |
| 3 |
| 4 |

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.4

COF # 8849




**BUILDING DESIGNATION TYPES**

- TOWNHOUSE
- MULTIFAMILY BUILDING
- COMMERCIAL/MIXED-USE BUILDING
- LARGE-SALE OFFICE BUILDING
- PARKING GARAGE
- POCKET PACK
- GREENWAY
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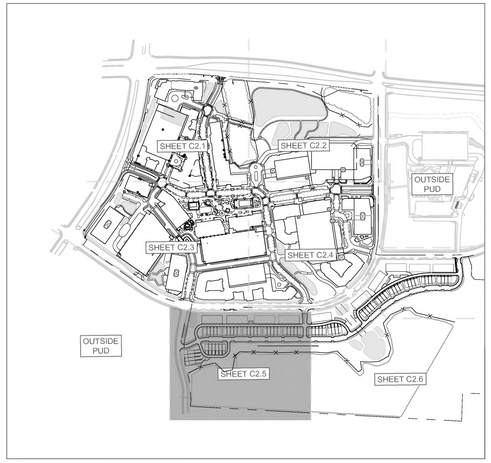



OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

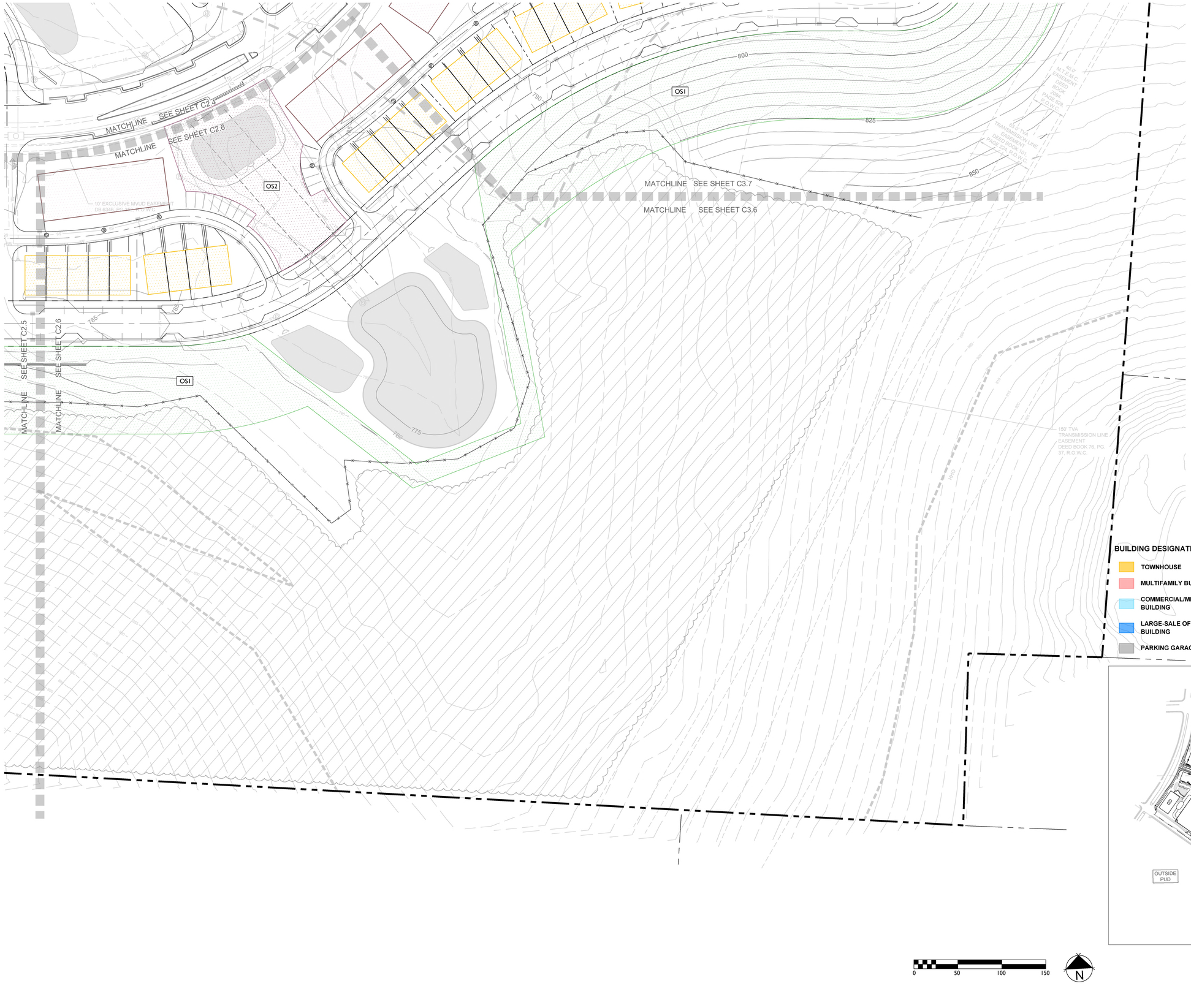
DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1214
07/09/25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments

DEVELOPMENT PLAN ENLARGEMENT
SHEET
C2.5

COF # 8849




OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 COMMERCE

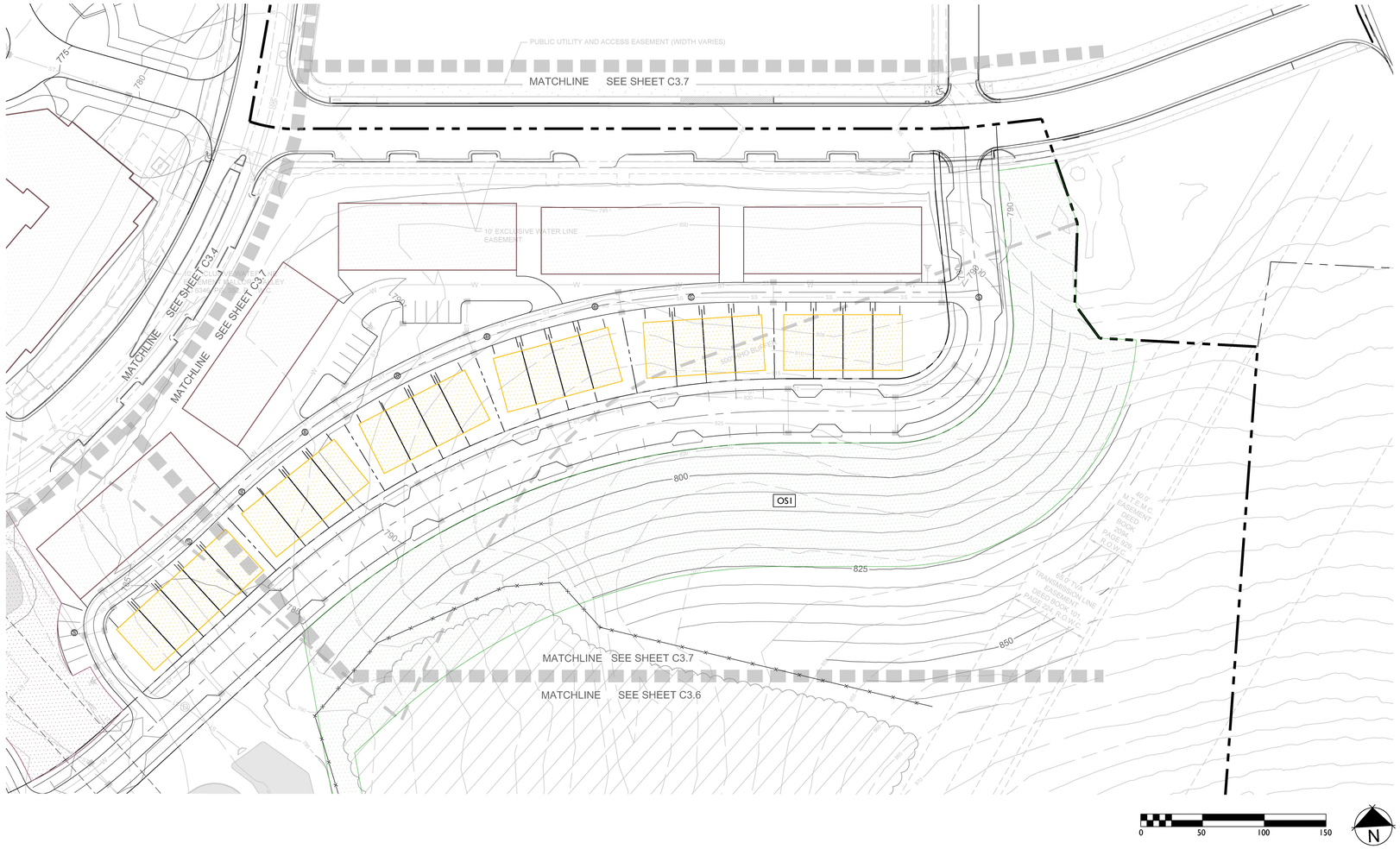
INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

DEVELOPMENT PLAN ENLARGEMENT

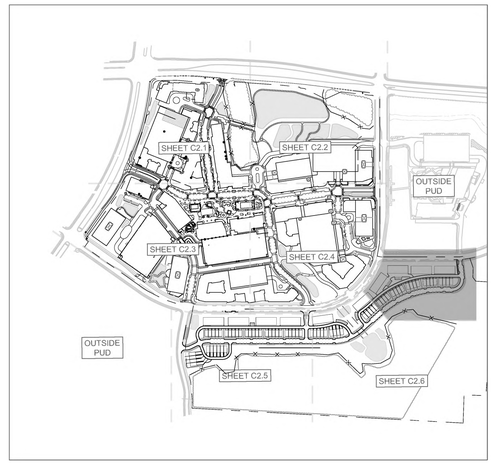
SHEET
C2.6

COF # 8849




**BUILDING DESIGNATION TYPES**

- TOWNHOUSE
- MULTIFAMILY BUILDING
- COMMERCIAL/MIXED-USE BUILDING
- LARGE-SALE OFFICE BUILDING
- PARKING GARAGE
- POCKET PACK
- GREENWAY
- PRESERVED TREE CANOPY




OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 COMMERCE

INITIAL SUBMITTAL: June 9, 2025

Revision Date

1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.7

COF # 8849




## LEGEND

- WATER
- SANITARY SEWER
- STORM SEWER 15"-24"
- STORM SEWER 30"-48"
- STORM SEWER <15"
- UNDERGROUND ELECTRIC (4-6" CONDUITS)
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE

## STORMWATER IMPACT STATEMENT

STORMWATER MANAGEMENT IS CRUCIAL FOR THE SITE GIVEN ITS LAYOUT AND FLOW DIRECTION.

FLOW MANAGEMENT:
STORMWATER WILL FLOW FROM SOUTH TO NORTH, NECESSITATING EFFECTIVE CAPTURE, TREATMENT, AND RELEASE SYSTEMS.

BIORETENTION AND DETENTION PONDS:
THE INCLUSION OF BIORETENTION AND DETENTION PONDS WILL HELP MANAGE RUNOFF, IMPROVE WATER QUALITY, AND REDUCE THE RISK OF FLOODING. THE DEVELOPMENT WILL UTILIZE THE EXISTING DETENTION BASIN LOCATED AT THE NORTHEAST CORNER OF THE SITE.

INFRASTRUCTURE:
CREATING APPROPRIATE DRAINAGE SYSTEMS AND ENSURING THE PONDS ARE INTEGRATED EFFECTIVELY WITHIN THE DEVELOPMENT PLAN IS ESSENTIAL FOR EFFECTIVE STORMWATER MANAGEMENT. APPROXIMATELY 45 ACRES OF IMPERVIOUS AREA IS PROPOSED ON THE SITE.

## HATCH LEGEND

- BIORETENTION
- UNDERGROUND DETENTION
- DETENTION

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
07/02/2025

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date

OVERALL GRADING AND DRAINAGE PLAN

SHEET
**C3.0**

COF # 8849

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.

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C3.0 OVERALL GRADING AND DRAINAGE PLAN.dwg C3.0 OVERALL GRADING AND DRAINAGE PLAN Jul 03, 2025 1:25pm by: James.Parker

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## COF 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.
6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

## HATCH LEGEND

- BIORETENTION
- UNDERGROUND DETENTION
- DETENTION

## LEGEND

- WATER
- SANITARY SEWER
- STORM SEWER 15"-24"
- STORM SEWER 30"-48"
- STORM SEWER <15"
- UNDERGROUND ELECTRIC (4-6" CONDUITS)
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE

## STORMWATER IMPACT STATEMENT

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INFRASTRUCTURE:
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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & ENVIRONMENTAL
No. 137219
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
**C3.1**

COF # 8849

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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.
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## HATCH LEGEND

- BIORETENTION
- UNDERGROUND DETENTION
- DETENTION

## LEGEND

- W — WATER
- SS — SANITARY SEWER
- ST — ST — STORM SEWER 15"-24"
- ST — ST — STORM SEWER 30"-48"
- STORM SEWER <15"
- UGP — UNDERGROUND ELECTRIC (4-6" CONDUITS)
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- WATER METER
- FH — FIRE HYDRANT
- S — SANITARY SEWER MANHOLE

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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 131115
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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

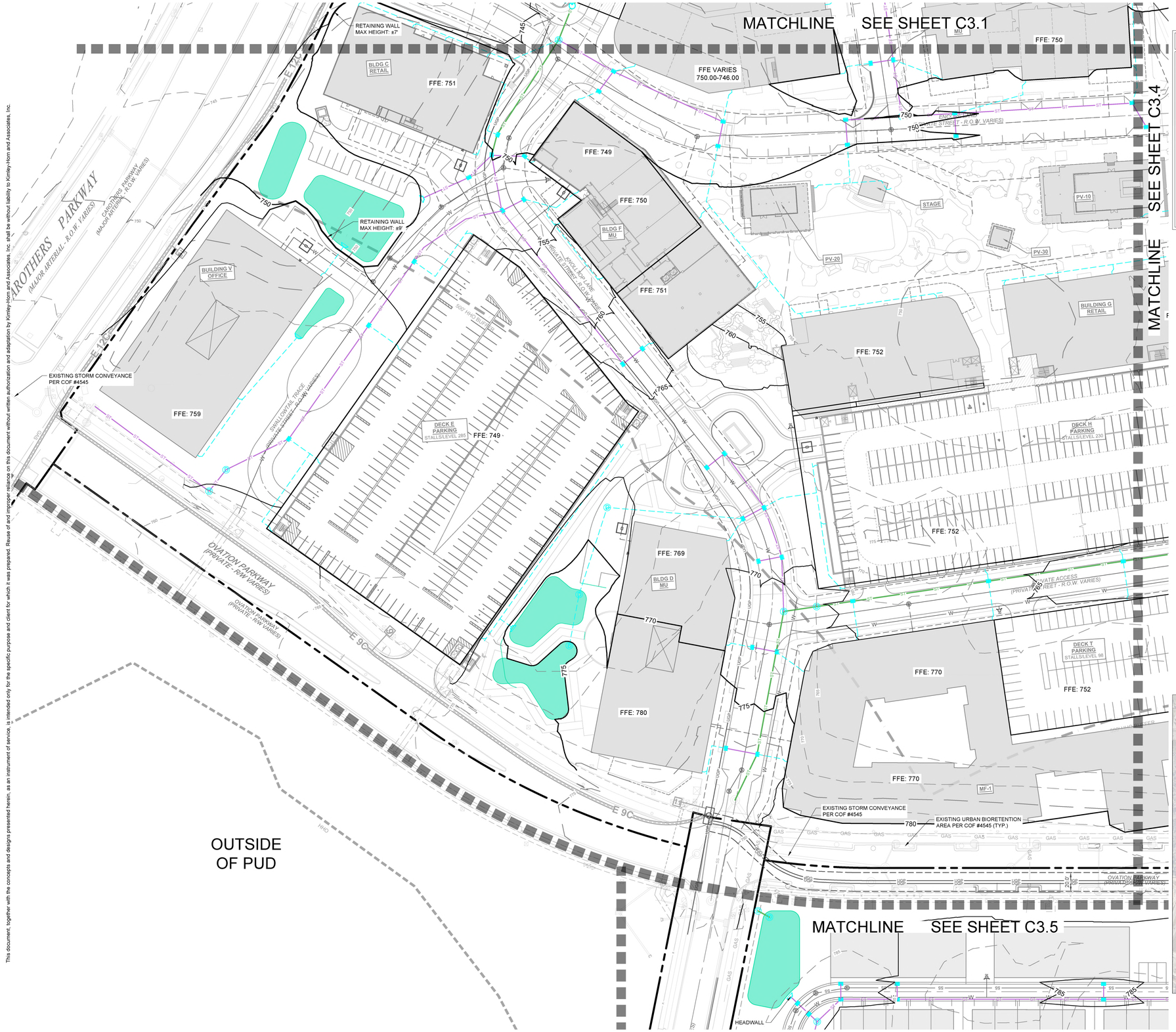
ENLARGED GRADING AND DRAINAGE PLAN

SHEET
**C3.2**

COF # 8849



Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.2 ENLARGED GRADING AND DRAINAGE PLAN Jul 03, 2025 1:26pm by: James.Parker




## COF GRADING & DRAINAGE GENERAL NOTES

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- UNDERGROUND DETENTION
- DETENTION

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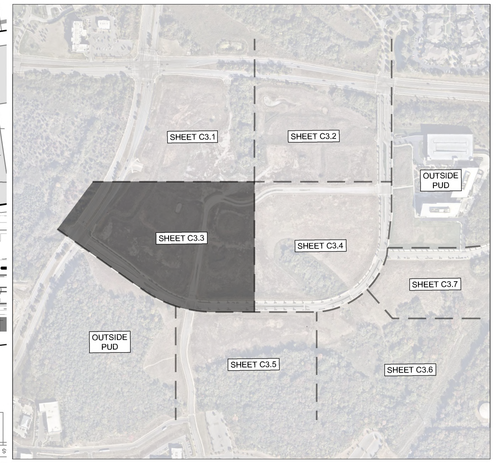


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CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COLUMBIA
No. 137319
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
**C3.3**

COF # 8849



Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.3 ENLARGED GRADING AND DRAINAGE PLAN Jul 03, 2025 1:26pm by: James.Parker




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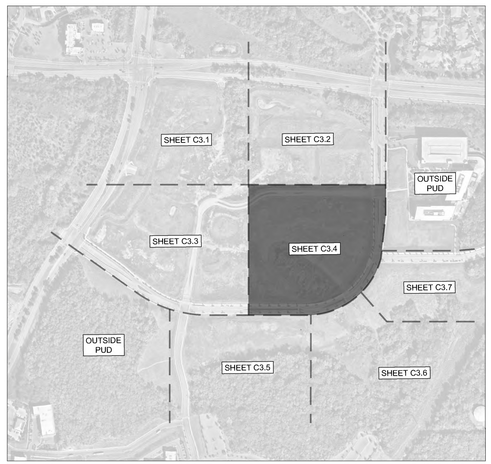


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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 121131
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date

1. _____
2. _____
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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
**C3.4**

COF # 8849

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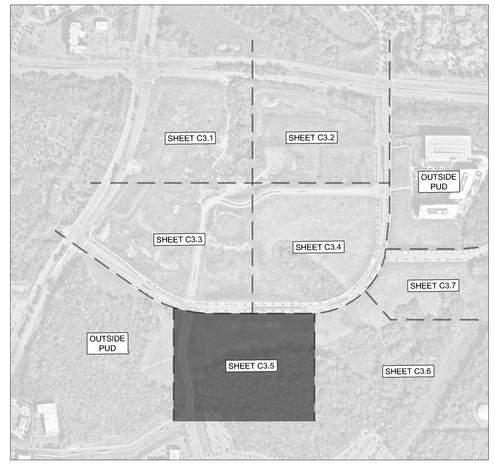


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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127818
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
**C3.5**

COF # 8849

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AREA PER COF #4545 (TYP.)

EXISTING STORM CONVEYANCE PER COF #4545

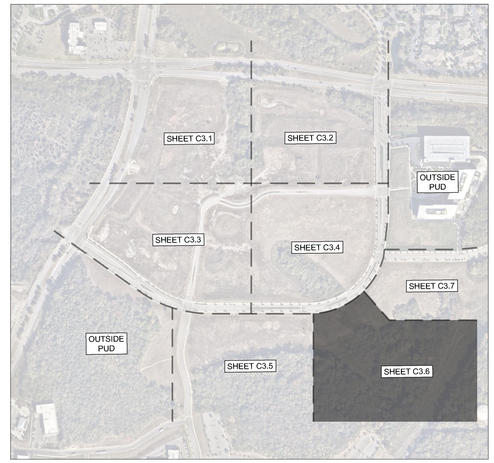
MATCHLINE SEE SHEET C3.4

OVATION PARKWAY (PRIVATE DRIVE)

MATCHLINE SEE SHEET C3.7

MATCHLINE SEE SHEET C3.5

HEADWALL

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CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION
# DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
**C3.6**

COF # 8849



Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.6 ENLARGED GRADING AND DRAINAGE PLAN Jul 03, 2025 1:26pm by: James.Parker

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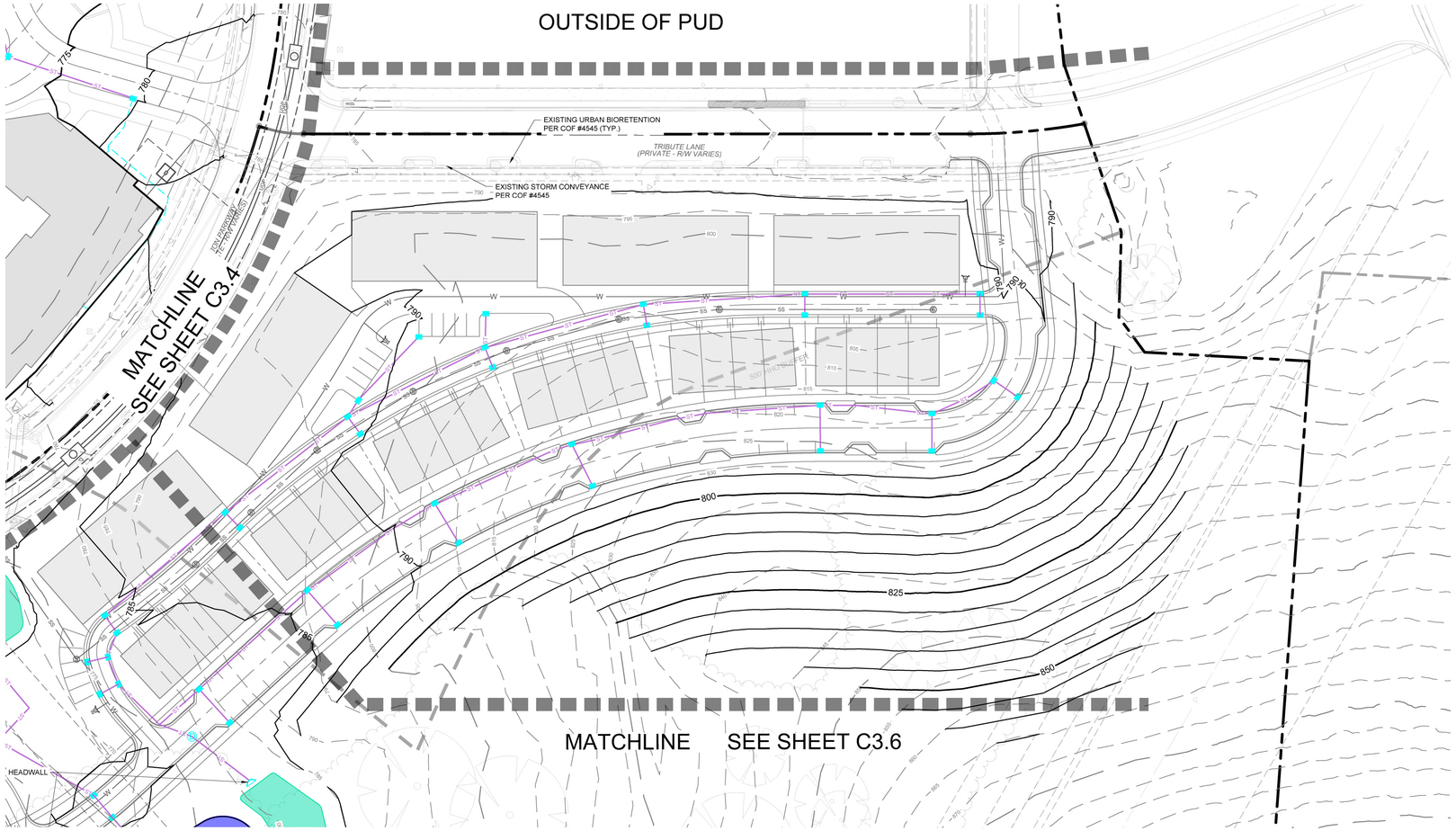


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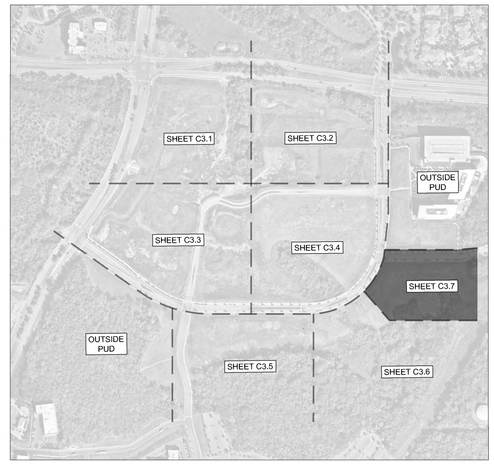


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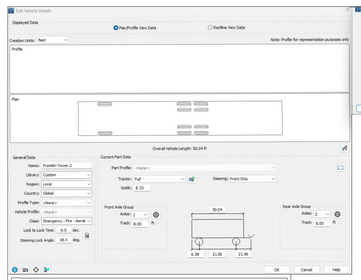
COF # 8849



Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.7 ENLARGED GRADING AND DRAINAGE PLAN Jul 03, 2025 1:26pm by: James.Parker



## FIRE FLOW TEST

FLOW TEST DATE: 05/27/2025, 11:00 AM
STATIC PRESSURE: 142 psi
RESIDUAL PRESSURE: 132 psi
FLOW: 1178 GPM

TESTED BY MALLORY VALLEY UTILITY DEPARTMENT; PARKER HOWELL, JON LYNN, JUSTIN MAXWELL

## STREETS IMPACT STATEMENT

THIS DEVELOPMENT WILL IMPACT LOCAL TRANSPORTATION INFRASTRUCTURE.
TRAFFIC FLOW
INCREASED TRAFFIC ON CAROTHERS PARKWAY AND MCEWEN DRIVE WILL NECESSITATE IMPROVEMENTS TO ROAD CAPACITY, TRAFFIC SIGNAL SYSTEMS, AS IDENTIFIED WITH THE TIS. PER THE TIS, IT IS ESITMATED THAT THIS DEVELOPMENT WILL CONTRIBUTE 34,266 TOTAL DAILY TRIPS (2,785 AM PEAK TRIPS AND 3.345 PM PEAK TRIPS).
CONNECTIVITY.
ENHANCED CONNECTIVITY, INCLUDING PEDESTRIAN PATHWAYS AND BIKE LANES WILL BE INCORPORATED OR UTILIZED TO REDUCE CONGESTION AND PROMOTE ALTERNATIVE TRANSPORTATION MODES. THE DEVELOPMENT PROPOSES THE USE OF TWO EXISTING RIGHT-IN-RIGHT-OUT CURB CUTS ALONG CAROTHERS PARKWAY AND MCEWEN DRIVE, AND VARIOUS OTHER CONNECTION POINTS ALONG THE PRIVATE OVATION PARKWAY.

## FIRE TRUCK ACCESS NOTE

- ANY FIRE TRUCK EMERGENCY ACCESS PATH OR DRIVE AISLE THAT IS GREATER THAN 150' SHALL PROVIDE AN APPROPRIATE TURNAROUND FOR THE STANDARD FRANKLIN FIRE TRUCK.
- 150' HOSE LAY ACCESS SHALL BE PROVIDED TO ALL BUILDINGS. IN LOCATIONS WHERE THIS IS NOT POSSIBLE, APPLICANT WILL WORK WITH THE COF FIRE MARSHALL AT SITE PLAN TO MEET ADDITIONAL REQUIREMENTS SUCH AS FIRE SPRINKLER SYSTEMS OR STANDPIPES TO MEET THE CURRENT FIRE CODE AT THAT TIME.
- AT SITE PLAN, ALL AUTOTURN MOVEMENTS FOR THE STANDARD CITY OF FRANKLIN FIRE TRUCK SHALL SHOW FULL ACCESS WITHOUT CONFLICTS FOR THE APPROPRIATE EMERGENCY VEHICLES PATHS.

## PRIVATE FIRE HYDRANT NOTE

PRIVATE HYDRANTS:
1. THE BARREL AND CAPS OF THE HYDRANT SHALL BE PAINTED PPG OIL-BASED SILVER
2. THE TOP / BONNET OF THE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH THE FOLLOWING:
   ABOVE 1500-GPM = PPG OIL-BASED SAFETY BLUE
   1000-GPM TO 1499-GPM = PPG OIL-BASED SAFETY GREEN
   500-GPM TO 999-GPM = PPG OIL-BASED SAFETY ORANGE
   BELOW 500-GPM = PPG OIL-BASED SAFETY RED

## UNDERGROUND SHOP DRAWING NOTE

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

https://franklintn.geocivix.com/secure/

PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.




## FIRE LANE NOTE

PUBLIC PROPERTY: WHERE PARKED CARS MAY NARROW THE FIRE LANE TO LESS THAN 20-FEET, THE FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL ORDINANCE, 7-225.

FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING FIRE LANE—NO PARKING VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.

SIZE OF LETTERING ON PAVEMENT SHALL BE 18" HIGH WITH A 3" BRUSH STROKE.

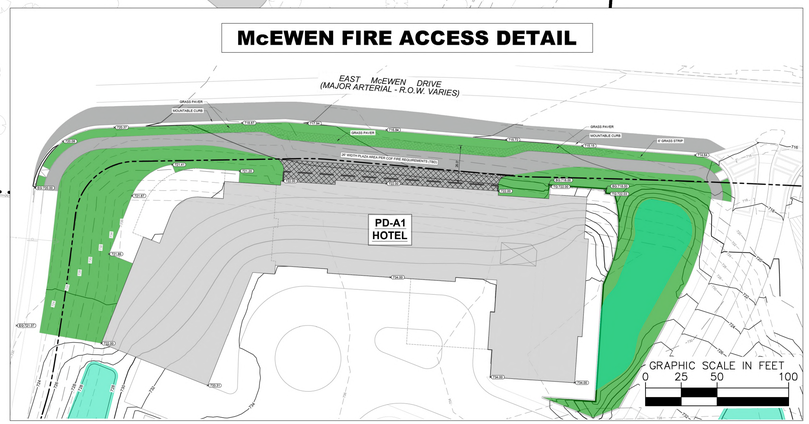
## BUILDING INFORMATION

| NAME | TOTAL SF | RESIDENTIAL SF | Office | Retail | Amenity/Fitness | NONRESIDENTIAL SF | HEIGHTS (STORIES) | CONSTRUCTION TYPE |
|---|---|---|---|---|---|---|---|---|
| BUILDING A | 504,840 | 443,840 | 0 | 61,000 | | 61,000 | 5-7 | Type I - Retail<br>Type IIIA - Residential<br>Fully Sprinkled, |
| BUILDING C | 35,000 | x | 0 | 35,000 | | 35,000 | 1-3 | Type IIIA Sprinkled |
| BUILDING D | 261,900 | x | 250,000 | 11,900 | | 261,900 | 4-12 | Type I-II. Fully sprinkled |
| BUILDING F | 285,000 | x | 250,000 | 35,000 | | 285,000 | 4-12 | Type I-II. Fully sprinkled |
| BUILDING G | 157,000 | x | 50,000 | 67,000 | 40,000 | 157,000 | 4-7 | Type I-II. Fully sprinkled |
| BUILDING J | 50,000 | | | 50,000 | | 50,000 | 1-7 | Type IIIA Sprinkled |
| BUILDING K | 378,320 | 328,320 | | 50,000 | | 50,000 | 5-7 | Type I - Retail<br>Type IIIA - Residential<br>Fully Sprinkled, |
| BUILDING M | 363,660 | 316,160 | | 47,500 | | 47,500 | 5-7 | Type I - Retail<br>Type IIIA - Residential<br>Fully Sprinkled, |
| BUILDING MF-1 | 364,800 | 364,800 | | | | 0 | 4-6 | Type V or Type IIIA - fully sprinkled |
| BUILDING MF-2 | 243,200 | 243,200 | | | | 0 | 4-6 | Type V or Type IIIA - fully sprinkled |
| BUILDING P | 225,000 | x | 225,000 | | | 225,000 | 6-10 | Type I-II. Fully sprinkled |
| BUILDING S | 255,000 | x | 225,000 | 30,000 | | 255,000 | 6-10 | Type I-II. Fully sprinkled |
| PD-A1 (HOTEL) | 0 | x | | | | 0 | 8-10 | Type I-IIIA - Sprinkled |
| PV-10 | 250 | x | | 250 | | 250 | 1 | Type V - Non Sprinkled |
| PV-12 | 250 | x | | 250 | | 250 | 1 | Type V - Non Sprinkled |
| PV-14 | 355 | x | | 355 | | 355 | 1 | Type V - Non Sprinkled |
| PV-20 | 1,390 | x | | 1,390 | | 1,390 | | Type V - Non Sprinkled |
| PV-30 | 384 | x | | 384 | | 384 | | Type V - Non Sprinkled |
| BUILDING V | 250,000 | x | 250,000 | 0 | | 250,000 | 6-10 | Type I-II. Fully sprinkled |

## CITY OF FRANKLIN FIRE HYDRANT NOTES

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. HYDRANTS TO BE INSTALLED WITH 6" MIN. DUCTILE IRON FIRE LINES UNLESS OTHERWISE NOTED.

## McEWEN FIRE ACCESS DETAIL




## ROW & ACCESS GENERAL NOTES

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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.

## KEYNOTE LEGEND

| | |
|---|---|
| A | PROPOSED PUBLIC FIRE HYDRANT ASSEMBLY |
| B | EXISTING FIRE HYDRANT ASSEMBLY |
| C | MAIN BUILDING ENTRANCE. FINAL LOCATION WILL BE PROVIDED AT SITE PLAN SUBMITTAL |
| D | FIRE DEPARTMENT CONNECTION (TYP.) FINAL LOCATION WILL BE PROVIDED AT SITE PLAN SUBMITTAL |
| E | FRANKLIN T-2 SUTPHEN FIRE TRUCK |
| F | CITY OF FRANKLIN GARBAGE TRUCK |
| G | PROPOSED PRIVATE FIRE HYDRANT ASSEMBLY |

## SIGHT DISTANCE NOTE

AT SITE PLAN, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

## ADA PARKING NOTE

AT SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

## FDC LOCATIONS NOTE

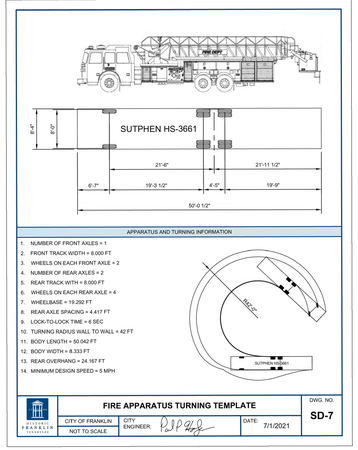
FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO CITY OF FRANKLIN / IBC STANDARDS.

## AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH

## TRUCK TURN LEGEND

- FRONT TIRES
- BACK TIRES
- VEHICLE FENDER PATH




GRAPHIC SCALE IN FEET
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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127818
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

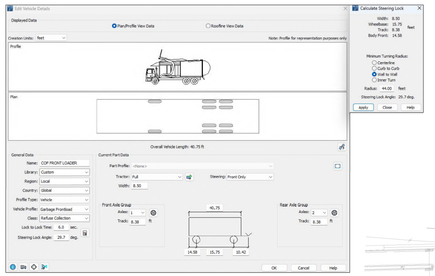
Revision Date
1 _____
2 _____
3 _____
4 _____

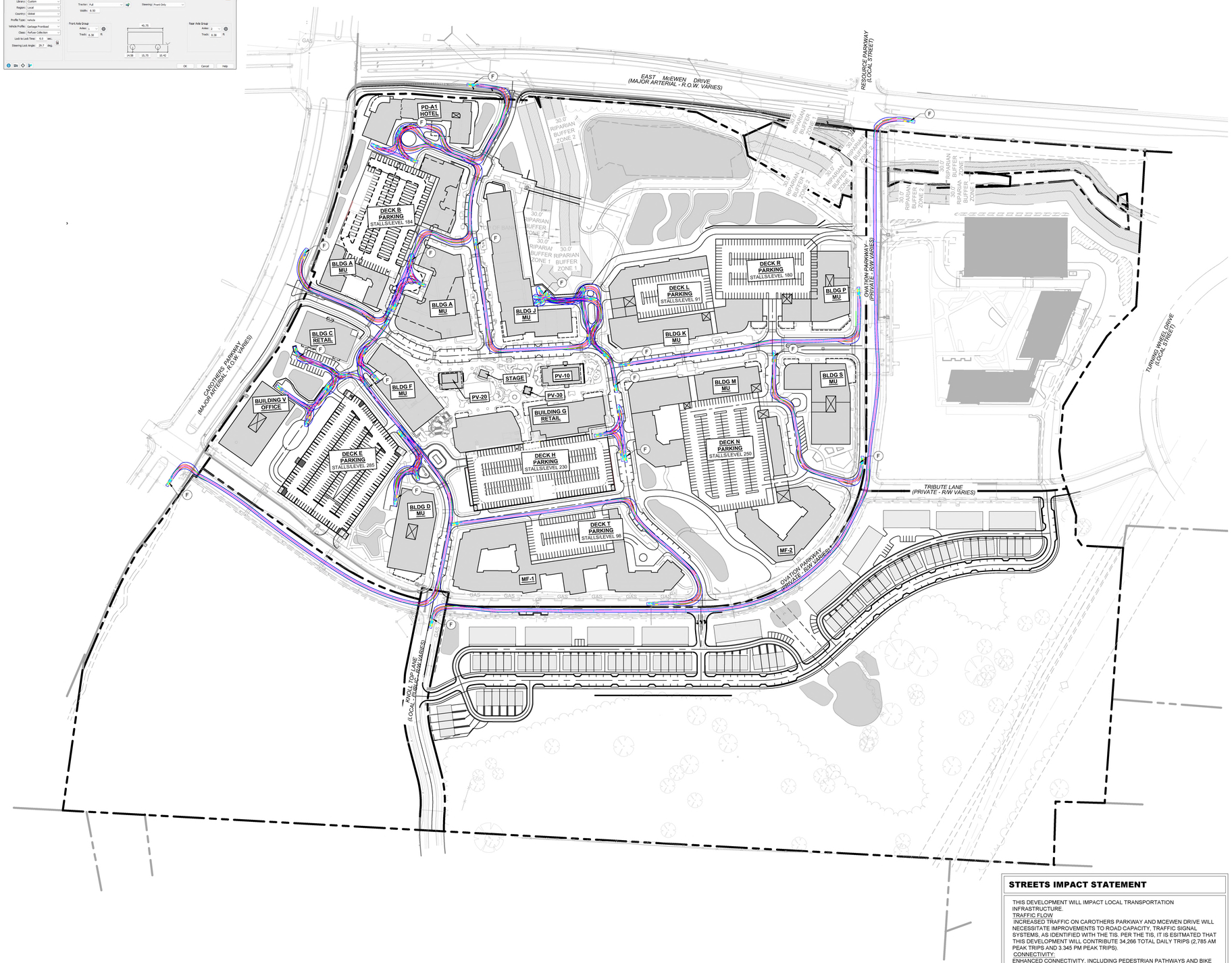
OVERALL ROW & ACCESS PLAN - FIRE

SHEET
**C4.0**

COF # 8849

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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## KEYNOTE LEGEND

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| B | EXISTING FIRE HYDRANT ASSEMBLY |
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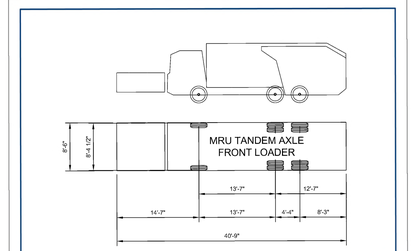
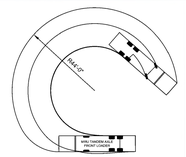
## TRUCK TURN LEGEND

- FRONT TIRES
- BACK TIRES
- VEHICLE FENDER PATH




APPARATUS AND TURNING INFORMATION

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




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

## STREETS IMPACT STATEMENT

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GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION
# DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127818
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
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4 _____

OVERALL ROW & ACCESS PLAN - REFUSE

SHEET
**C4.1**

COF # 8849



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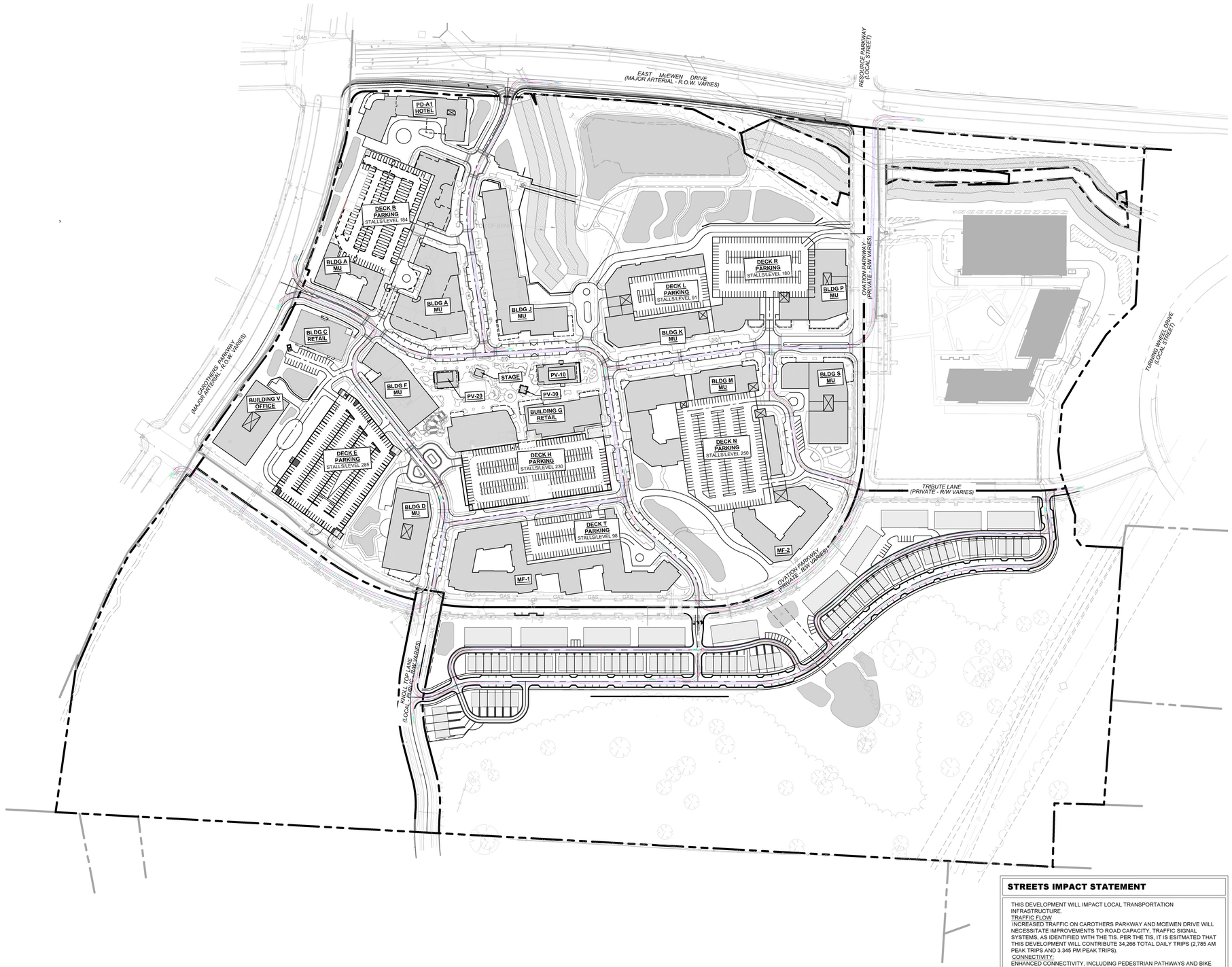
Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C4.1 OVERALL ROW & ACCESS PLAN.dwg C4.1 Jul 03, 2025 1:27pm by: James.Parker

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## SIGHT DISTANCE NOTE

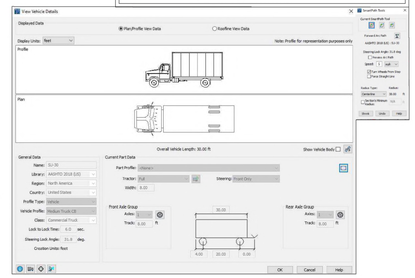
AT SITE PLAN, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

## ADA PARKING NOTE

AT SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

## TRUCK TURN LEGEND

- FRONT TIRES
- BACK TIRES
- VEHICLE FENDER PATH



## STREETS IMPACT STATEMENT

THIS DEVELOPMENT WILL IMPACT LOCAL TRANSPORTATION INFRASTRUCTURE.
TRAFFIC FLOW
INCREASED TRAFFIC ON CAROTHERS PARKWAY AND MCEWEN DRIVE WILL NECESSITATE IMPROVEMENTS TO ROAD CAPACITY, TRAFFIC SIGNAL SYSTEMS, AS IDENTIFIED WITH THE TIS. PER THE TIS, IT IS ESITMATED THAT THIS DEVELOPMENT WILL CONTRIBUTE 34,266 TOTAL DAILY TRIPS (2,785 AM PEAK TRIPS AND 3.345 PM PEAK TRIPS).
CONNECTIVITY:
ENHANCED CONNECTIVITY, INCLUDING PEDESTRIAN PATHWAYS AND BIKE LANES WILL BE INCORPORATED OR UTILIZED TO REDUCE CONGESTION AND PROMOTE ALTERNATIVE TRANSPORTATION MODES. THE DEVELOPMENT PROPOSES THE USE OF TWO EXISTING RIGHT-IN-RIGHT-OUT CURB CUTS ALONG CAROTHERS PARKWAY AND MCEWEN DRIVE, AND VARIOUS OTHER CONNECTION POINTS ALONG THE PRIVATE OVATION PARKWAY.

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C4.2 OVERALL ROW AND ACCESS PLAN.dwg C4.2 Jul 03, 2025 1:27pm by: James.Parker

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127818
STATE OF TENNESSEE

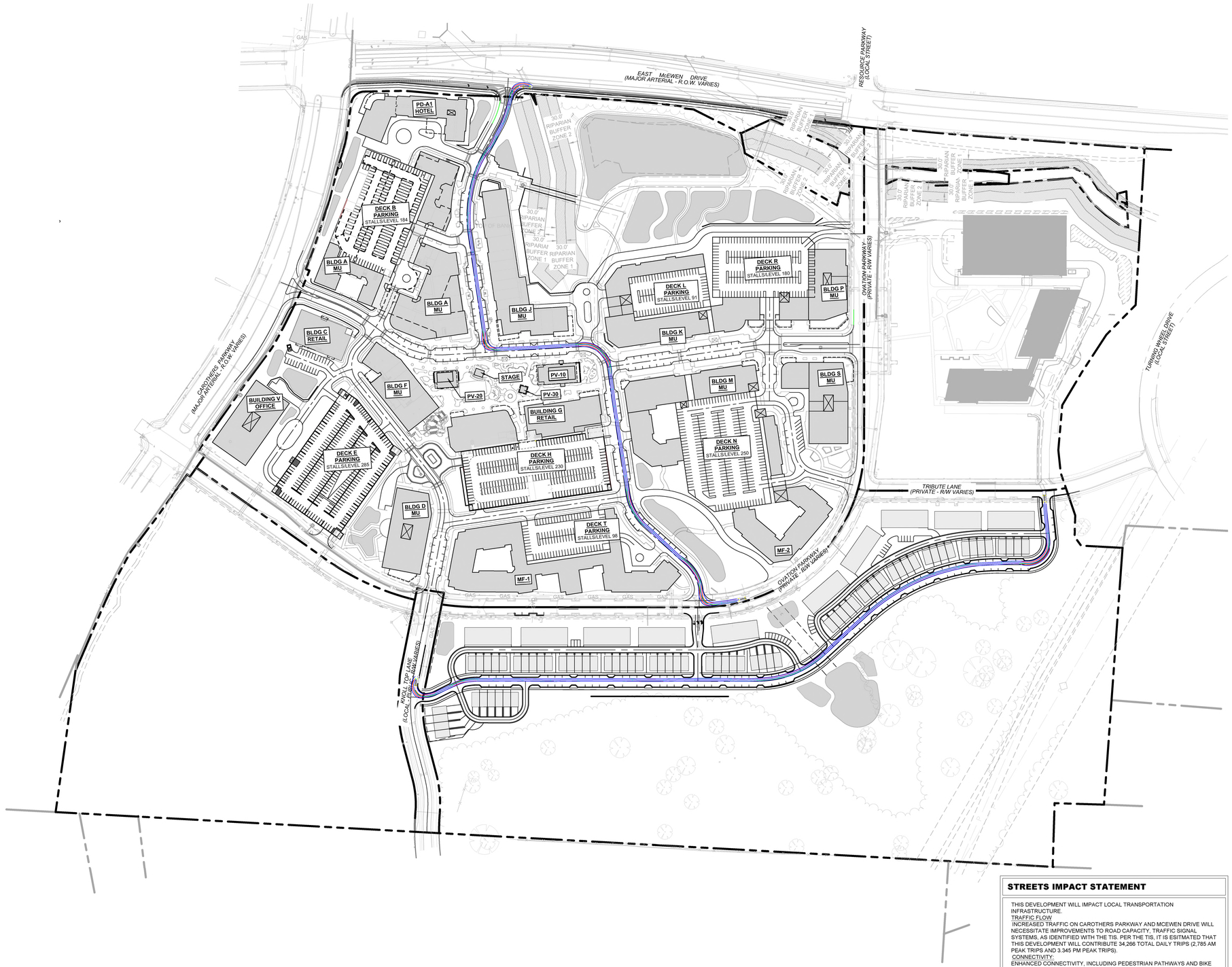
INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL ROW & ACCESS PLAN - SUT

SHEET
**C4.2**

COF # 8849




## ROW & 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.

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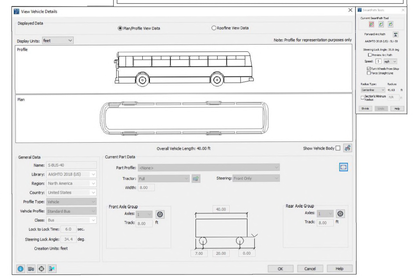
## TRUCK TURN LEGEND

- FRONT TIRES
- BACK TIRES
- VEHICLE FENDER PATH




## STREETS IMPACT STATEMENT

THIS DEVELOPMENT WILL IMPACT LOCAL TRANSPORTATION INFRASTRUCTURE.
TRAFFIC FLOW
INCREASED TRAFFIC ON CAROTHERS PARKWAY AND MCEWEN DRIVE WILL NECESSITATE IMPROVEMENTS TO ROAD CAPACITY, TRAFFIC SIGNAL SYSTEMS, AS IDENTIFIED WITH THE TIS. PER THE TIS, IT IS ESITMATED THAT THIS DEVELOPMENT WILL CONTRIBUTE 34,266 TOTAL DAILY TRIPS (2,785 AM PEAK TRIPS AND 3.345 PM PEAK TRIPS).
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GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL ROW & ACCESS PLAN - BUS

SHEET
**C4.3**

COF # 8849




**LEGEND**

- TOWN CENTER STREET (PRIVATE)
- TOWN CENTER STREET W/ PARALLELS (PRIVATE)
- ENTRANCE BOULEVARD AT MCEWEN (PRIVATE)
- TOWN CENTER STREET AT OPEN SPACE (PRIVATE)
- ENTRANCE BOULEVARD (PRIVATE)
- ALLEY (PRIVATE)
- LOCAL ROAD (PUBLIC)
- ACCESS DRIVE (PRIVATE)

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
07/02/2025

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date

STREET NETWORK PLAN

SHEET
**C4.4**

COF # 8849

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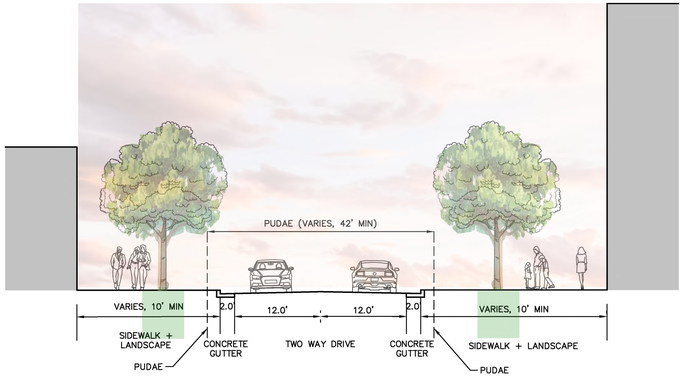
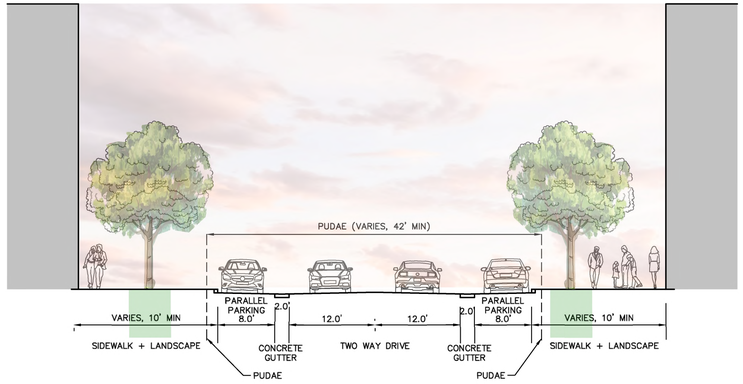
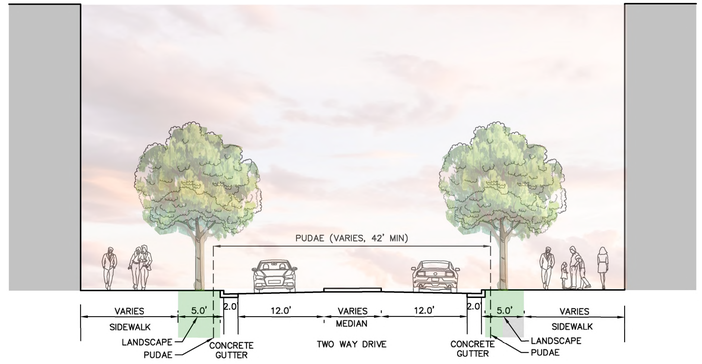
## TOWN CENTER STREET (PRIVATE)



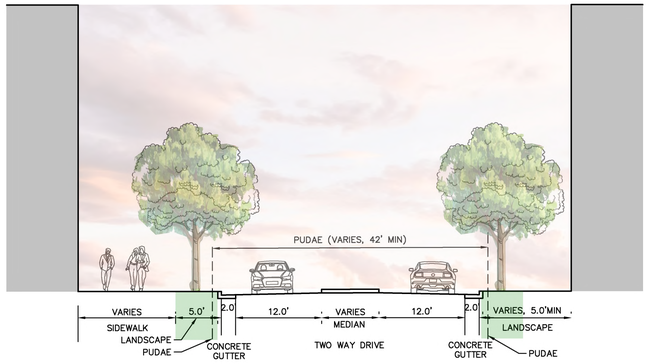

## TOWN CENTER STREET WITH PARALLELS (PRIVATE)



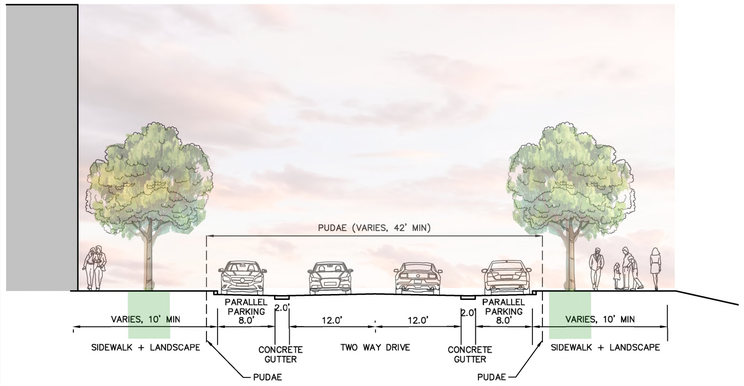

## ENTRANCE BOULEVARD (PRIVATE)



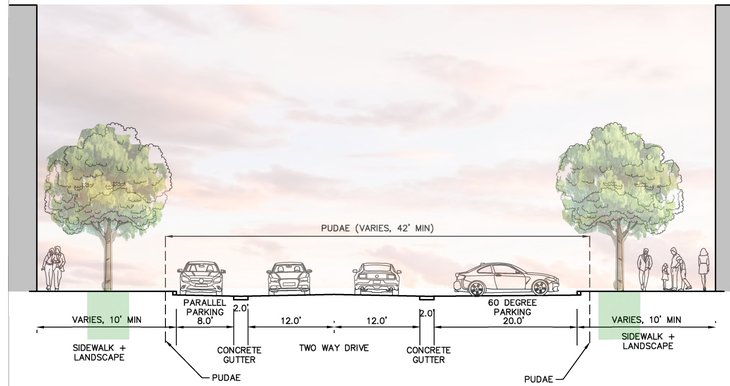

## ENTRANCE BOULEVARD AT MCEWEN (PRIVATE)




## TOWN CENTER STREET AT OPEN SPACE (PRIVATE)




## ACCESS DRIVE (PRIVATE)

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CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127818
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date

1 _____
2 _____
3 _____
4 _____

STREET NETWORK SECTIONS

SHEET
**C4.5**

COF # 8849



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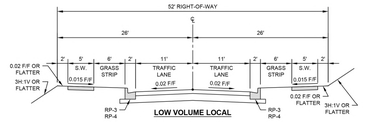
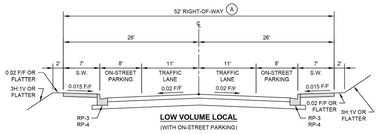
LOCAL ROAD (PUBLIC)




**LOW VOLUME LOCAL**




**LOW VOLUME LOCAL**
(WITH ON-STREET PARKING)

DESIGN NOTES

(A) ADDITIONAL RIGHT-OF-WAY OR PUBLIC ACCESS EASEMENT WIDTH SHALL BE PROVIDED AS NEEDED TO ACCOMMODATE ACCESSIBLE ON-STREET PARKING.

**LOW VOLUME LOCAL STREET SECTIONS**

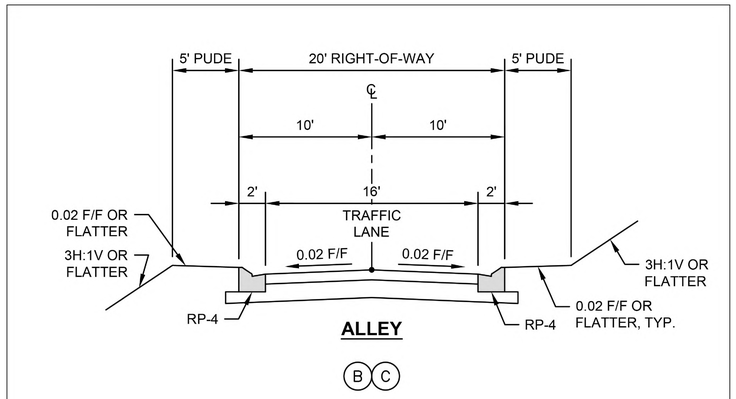
DWG. NO. **TS-6**

CITY OF FRANKLIN
NOT TO SCALE

CITY ENGINEER: RJP

DATE: 7/1/2021

ALLEY (PRIVATE)




**ALLEY**

CENTERCAL PROPERTIES, LLC

Highwoods

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FRANKLIN, TN

WILLIAM GRAY HARRISON
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STREET NETWORK SECTIONS

SHEET
**C4.6**

COF # 8849

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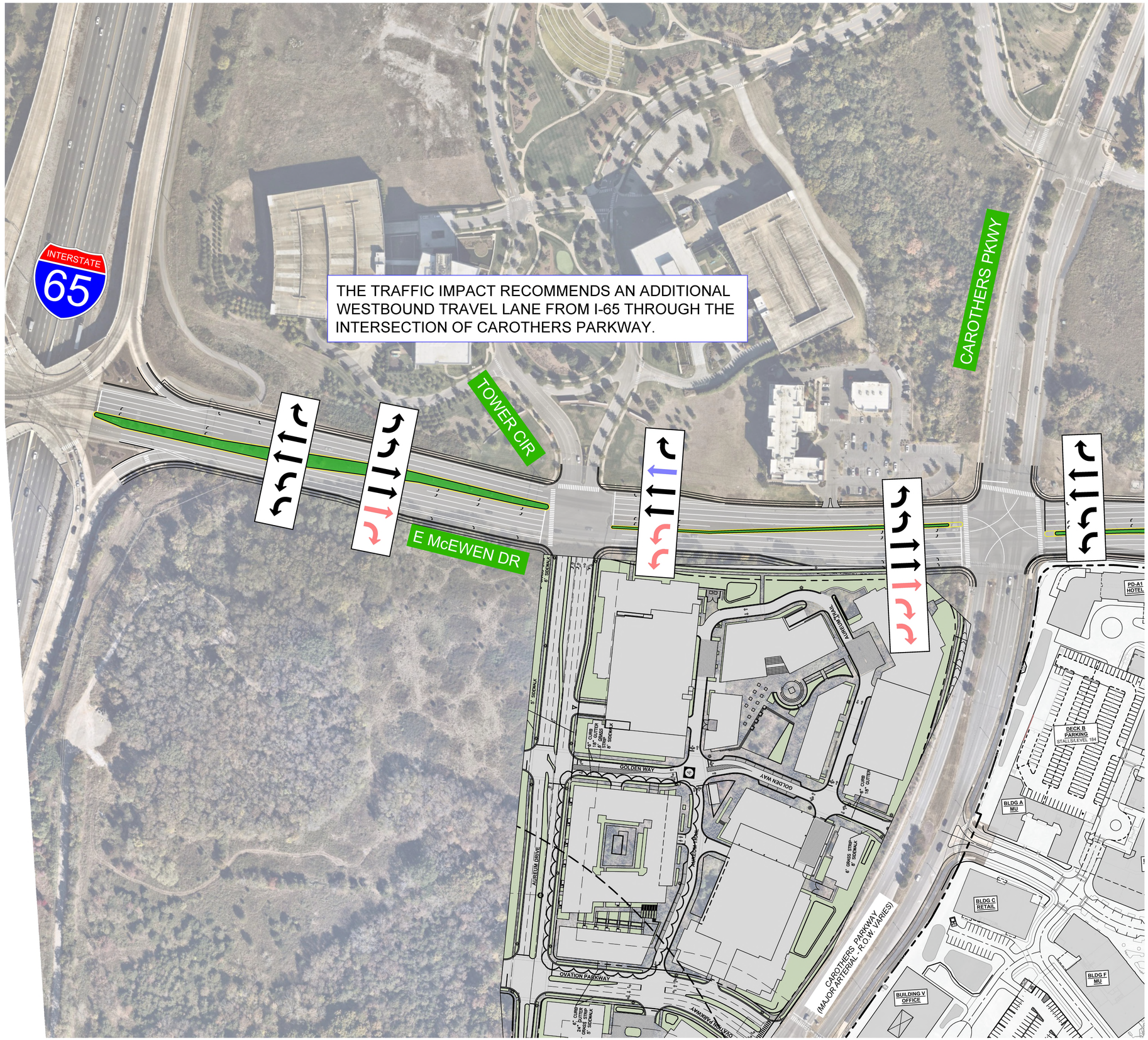


## LEGEND

- IMPROVEMENTS TO BE CONSTRUCTED BY AEURUM
- IMPROVEMENTS TO BE CONSTRUCTED BY OVATION
- IMPROVEMENTS REQUESTED BY CITY STAFF

## STREETS IMPACT STATEMENT

THIS DEVELOPMENT WILL IMPACT LOCAL TRANSPORTATION INFRASTRUCTURE.

TRAFFIC FLOW

INCREASED TRAFFIC ON CAROTHERS PARKWAY AND MCEWEN DRIVE WILL NECESSITATE IMPROVEMENTS TO ROAD CAPACITY, TRAFFIC SIGNAL SYSTEMS, AS IDENTIFIED WITH THE TIS. PER THE TIS, IT IS ESITMATED THAT THIS DEVELOPMENT WILL CONTRIBUTE 34,266 TOTAL DAILY TRIPS (2,785 AM PEAK TRIPS AND 3.345 PM PEAK TRIPS).

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GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
01/03/2025

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date

OFFSITE IMPROVEMENTS - MCEWEN WESTBOUND

SHEET

**C4.7**

COF # 8849

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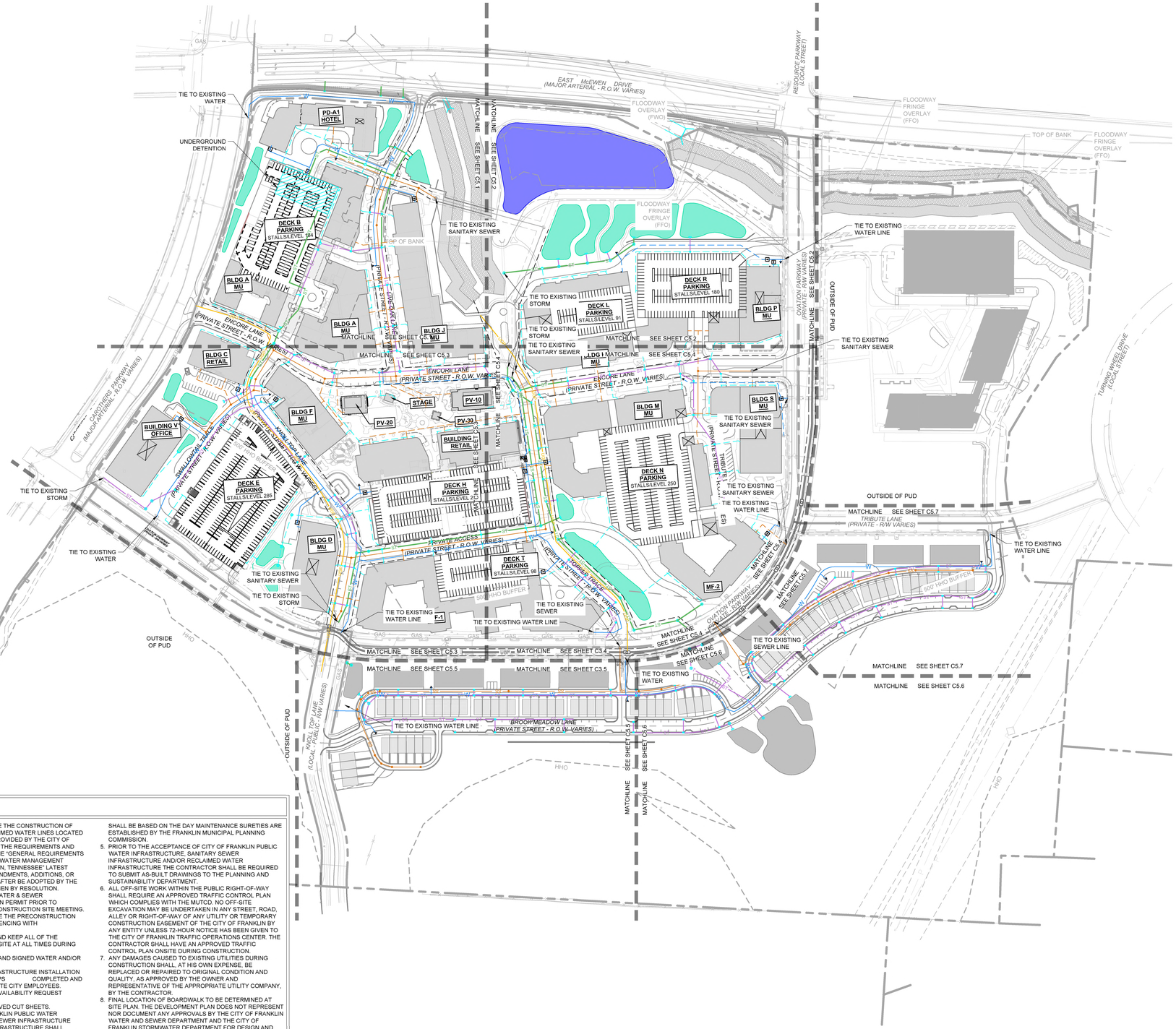


## UTILITY NOTES

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 PRECONSTRUCTION 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.
8. FINAL LOCATION OF BOARDWALK TO BE DETERMINED AT SITE PLAN. THE DEVELOPMENT PLAN DOES NOT REPRESENT NOR DOCUMENT ANY APPROVALS BY THE CITY OF FRANKLIN WATER AND SEWER DEPARTMENT AND THE CITY OF FRANKLIN STORMWATER DEPARTMENT FOR DESIGN AND LOCATION. THE APPLICANT MUST COORDINATE WITH THESE DEPARTMENTS PRIOR TO SITE PLAN SUBMITTAL OF FINAL DESIGN AND LOCATION.

## LEGEND

- W — WATER
- W — PRIVATE WATER SERVICE
- SS — SANITARY SEWER
- SS — PRIVATE SEWER SERVICE
- ST — STORM SEWER (15"-24")
- ST — STORM SEWER (30"-48")
- ST — STORM SEWER <15"
- UGP — UNDERGROUND ELECTRIC (9-6" CONDUITS)
- UGP — UNDERGROUND ELECTRIC (4-6" CONDUITS)
- UTILITY EASEMENT
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- WATER METER
- FIRE HYDRANT (PUBLIC/PRIVATE VARIES, SEE SHEET C4.0)
- SANITARY SEWER MANHOLE

## IMPACT STATEMENT

WATER
THE DEVELOPMENT WILL BE SERVED VIA MALLORY VALLEY UTILITY DISTRICT WATER. USAGE: THE DEVELOPMENT WILL INCLUDE BOTH RESIDENTIAL AND COMMERCIAL UNITS, REQUIRING A HIGHER VOLUME OF WATER FOR DAILY OPERATIONS.
INFRASTRUCTURE: THE DEVELOPMENT IS CURRENTLY ADJACENT TO AN 8" AND 12" MVUD MAIN. IT WILL NECESSITATE THE REMOVAL OF EXISTING WATER MAIN AND REROUTING THROUGH THE SITE.

SANITARY SEWER
THE DEVELOPMENT WILL BE SERVED VIA CITY OF FRANKLIN SEWER.
CAPACITY: THE MIXED-USE NATURE MEANS THERE WILL BE A VARIED RANGE OF WASTEWATER GENERATED, A CAPACITY REQUEST HAS BEEN SUBMITTED BY THE CITY OF FRANKLIN. PER THE SEWER AVAILABILITY REQUEST, IT IS ESTIMATED THAT THIS DEVELOPMENT WILL DEMAND 2,508.6 SFUE'S OR 878,010 GPD.
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RECLAIMED WATER LINE
THE DEVELOPMENT WILL NOT BE SERVED BY RECLAIMED WATER.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

## EXISTING SEWER NOTE

VARIOUS EXISTING SEWER PIPES HAVE KNOWN MAINTENANCE ISSUES AND/OR ARE FULL WITH DEBRIS AND SEDIMENT. SEWER PIPES PER COF #4544 INTENDED TO REMAIN WITH THIS PLAN ARE TO BE CLEANED, VIDEOED, AND INSPECTED PRIOR TO THE FIRST SITE PLAN SUBMITTAL AND PIPES TO BE REPLACED AS NECESSARY.

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127939
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
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OVERALL UTILITY PLAN

SHEET
**C5.0**

COF # 8849



Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.0 OVERALL UTILITY PLAN.dwg C5.0 OVERALL UTILITY PLAN Jul 03, 2025 1:29pm by: James.Parker

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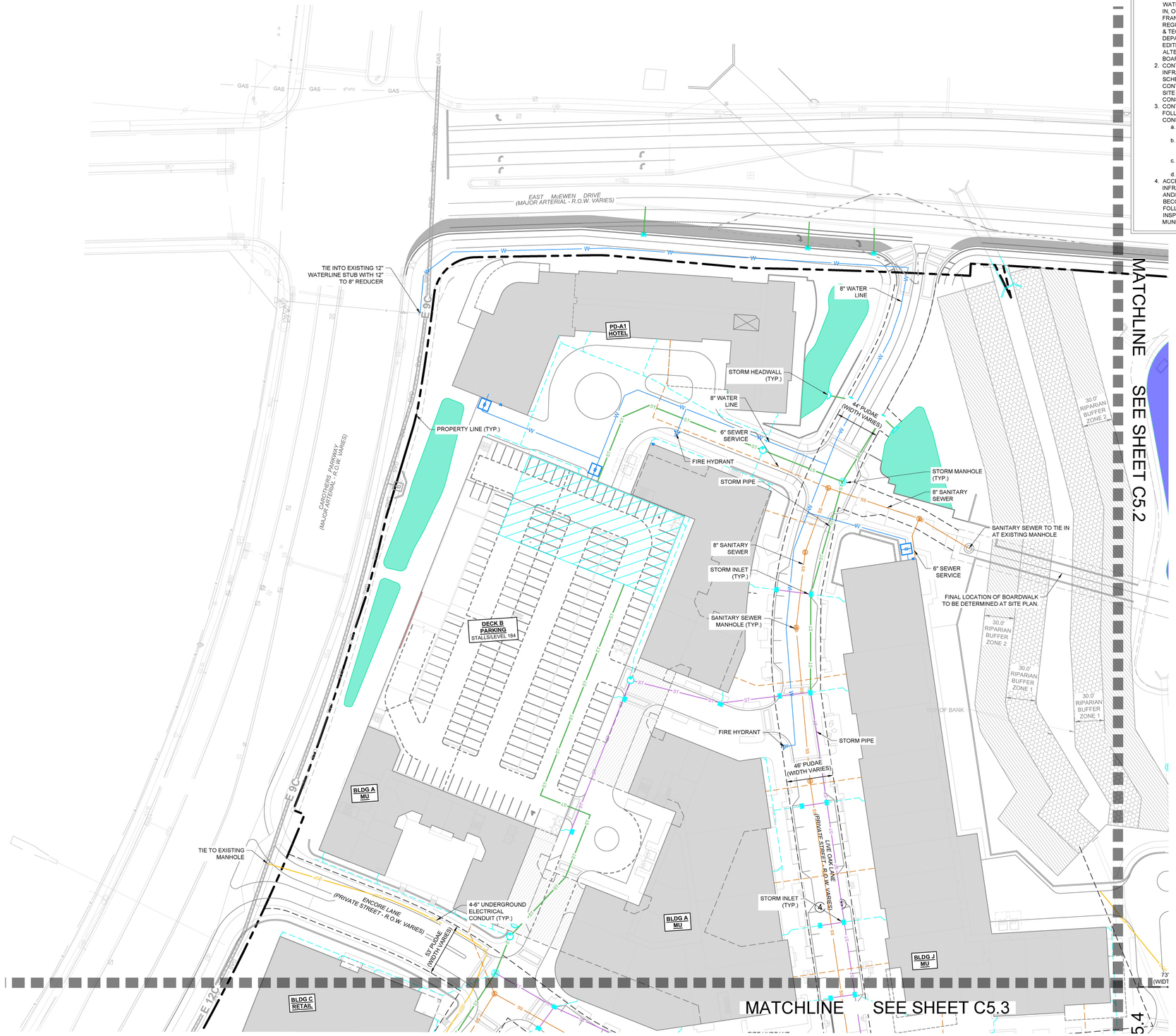


## UTILITY NOTES

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- SS — SANITARY SEWER
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GRAPHIC SCALE IN FEET
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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION
# DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS
COLUMBIA
No. 137319
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
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ENLARGED UTILITY PLAN

SHEET
**C5.1**

COF # 8849



Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.1 ENLARGED UTILITY PLAN Jul 03, 2025 1:29pm by: James.Parker




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GRAPHIC SCALE IN FEET
0 25 50 100
NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURAL — No. 131431 — STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
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ENLARGED UTILITY PLAN

SHEET
**C5.2**

COF # 8849

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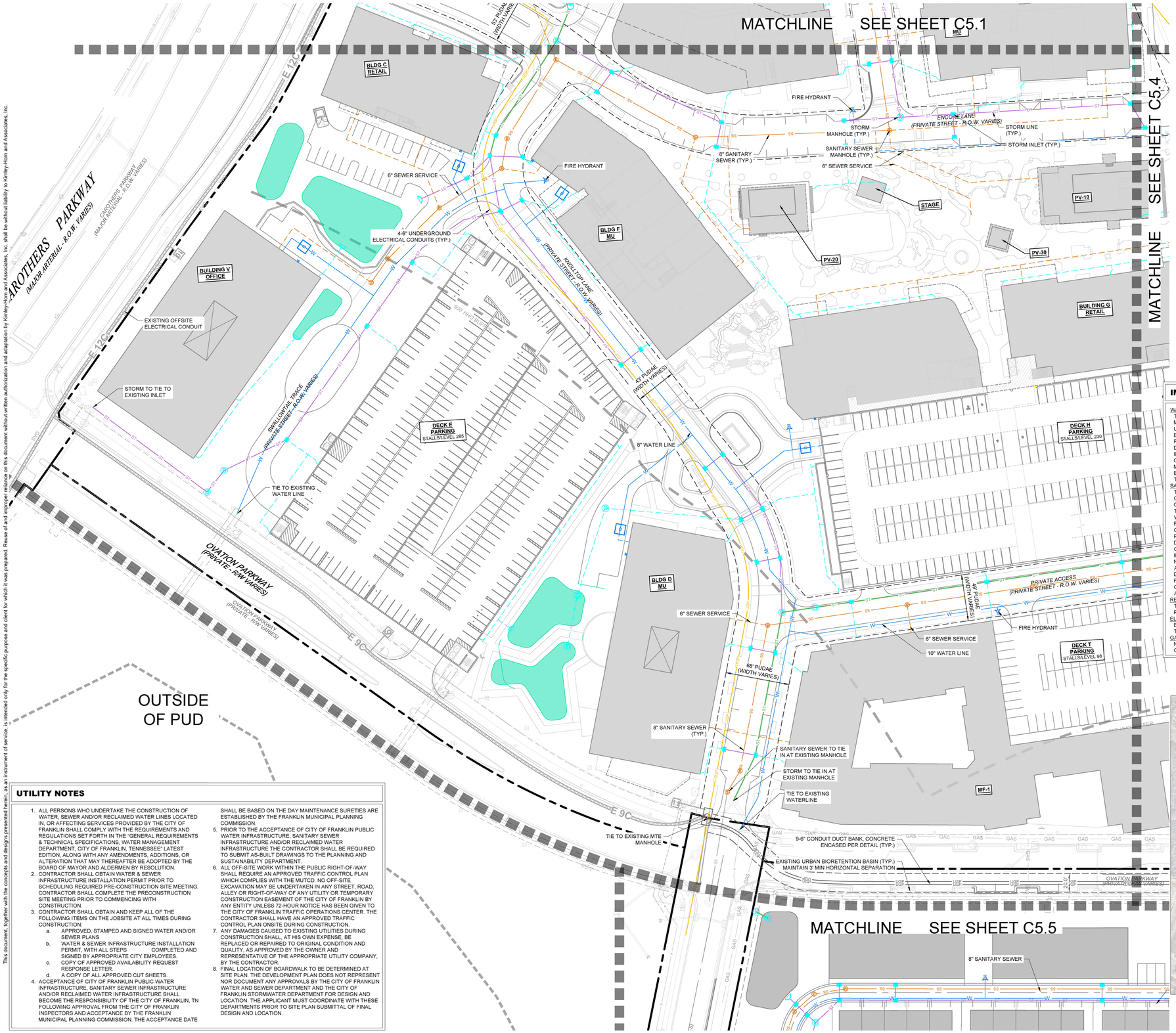


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|---|---|---|
| MALLORY VALLEY<br>465 DUKE DRIVE<br>FRANKLIN, TN 37067<br>PHONE: (615) 628-0237<br>CONTACT: KAREN YORK | ATMOS ENERGY<br>200 NOAH DRIVE<br>FRANKLIN, TN 37064<br>PHONE: (615) 485-6377<br>CONTACT: BRADIE ARMSTRONG | AT&T<br>PHONE: (615) 595-7816<br>CONTACT: MIKE BOGGESS<br>MB127D@ATT.COM |
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| MIDDLE TN ELECTRIC<br>2156 EDWARD CURD LN.<br>FRANKLIN, TN 37067<br>PHONE: (615) 595-4693<br>CONTACT: DALE HOOD | CITY OF FRANKLIN<br>124 LUMBER DRIVE<br>FRANKLIN, TN 37064<br>PHONE: (615) 794-4554<br>CONTACT: BEN MCNEIL | COMCAST<br>2501 McGAVOCK PK, SUITE 1206<br>NASHVILLE, TN 37214<br>PHONE: (615) 550-6855<br>CONTACT: PAULA BROOKS |

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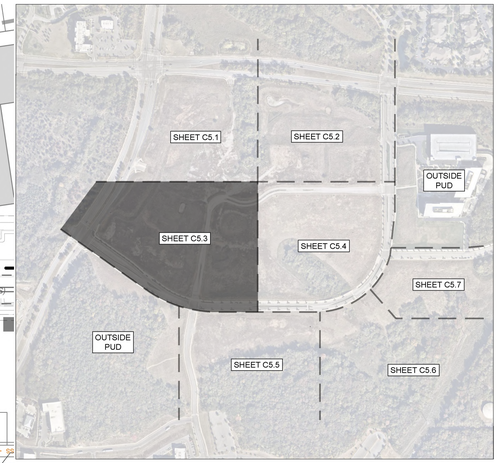


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INITIAL SUBMITTAL: XXXXXXXXX

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ENLARGED UTILITY PLAN

SHEET
**C5.3**

COF # 8849




## UTILITY NOTES

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2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION 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.
8. FINAL LOCATION OF BOARDWALK TO BE DETERMINED AT SITE PLAN. THE DEVELOPMENT PLAN DOES NOT REPRESENT NOR DOCUMENT ANY APPROVALS BY THE CITY OF FRANKLIN WATER AND SEWER DEPARTMENT AND THE CITY OF FRANKLIN STORMWATER DEPARTMENT FOR DESIGN AND LOCATION. THE APPLICANT MUST COORDINATE WITH THESE DEPARTMENTS PRIOR TO SITE PLAN SUBMITTAL OF FINAL DESIGN AND LOCATION.

## UTILITY CONTACTS

| WATER | GAS | TELEPHONE |
|---|---|---|
| MALLORY VALLEY<br>465 DUKE DRIVE<br>FRANKLIN, TN 37067<br>PHONE: (615) 628-0237<br>CONTACT: KAREN YORK | ATMOS ENERGY<br>200 NOAH DRIVE<br>FRANKLIN, TN 37064<br>PHONE: (615) 485-6377<br>CONTACT: BRADIE ARMSTRONG | AT&T<br>PHONE: (615) 595-7816<br>CONTACT: MIKE BOGGESS<br>MB127D@ATT.COM |
| **ELECTRIC** | **SANITARY SEWER** | **CABLE** |
| MIDDLE TN ELECTRIC<br>2156 EDWARD CURD LN.<br>FRANKLIN, TN 37067<br>PHONE: (615) 595-4693<br>CONTACT: DALE HOOD | CITY OF FRANKLIN<br>124 LUMBER DRIVE<br>FRANKLIN, TN 37064<br>PHONE: (615) 794-4554<br>CONTACT: BEN MCNEIL | COMCAST<br>2501 McGAVOCK PK, SUITE 1206<br>NASHVILLE, TN 37214<br>PHONE: (615) 550-6855<br>CONTACT: PAULA BROOKS |

## IMPACT STATEMENT

WATER
THE DEVELOPMENT WILL BE SERVED VIA MALLORY VALLEY UTILITY DISTRICT WATER.
USAGE: THE DEVELOPMENT WILL INCLUDE BOTH RESIDENTIAL AND COMMERCIAL UNITS, REQUIRING A HIGHER VOLUME OF WATER FOR DAILY OPERATIONS.
INFRASTRUCTURE: THE DEVELOPMENT IS CURRENTLY ADJACENT TO AN 8" AND 12" MVUD MAIN. IT WILL NECESSITATE THE REMOVAL OF EXISTING WATER MAIN AND REROUTING THROUGH THE SITE.
SANITARY SEWER
THE DEVELOPMENT WILL BE SERVED VIA CITY OF FRANKLIN SEWER.
CAPACITY: THE MIXED-USE NATURE MEANS THERE WILL BE A VARIED RANGE OF WASTEWATER GENERATED, A CAPACITY REQUEST HAS BEEN SUBMITTED BY THE CITY OF FRANKLIN. PER THE SEWER AVAILABILITY REQUEST, IT IS ESTIMATED THAT THIS DEVELOPMENT WILL DEMAND 2,508.6 SFUE'S OR 878,010 GPD.
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RECLAIMED WATER LINE
THE DEVELOPMENT WILL NOT BE SERVED BY RECLAIMED WATER.
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ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.
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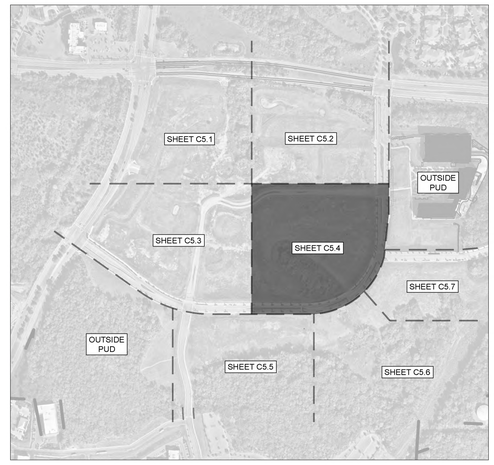
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

## LEGEND

- WATER
- PRIVATE WATER SERVICE
- SANITARY SEWER
- PRIVATE SEWER SERVICE
- STORM SEWER (15"-24")
- STORM SEWER (30"-48")
- STORM SEWER <15"
- UNDERGROUND ELECTRIC (9-6" CONDUITS)
- UNDERGROUND ELECTRIC (4-6" CONDUITS)
- UTILITY EASEMENT
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- WATER METER
- FIRE HYDRANT (PUBLIC/PRIVATE VARIES, SEE SHEET C4.0)
- SANITARY SEWER MANHOLE




GRAPHIC SCALE IN FEET
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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION
# DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
No. 127219
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED UTILITY PLAN

SHEET
**C5.4**

COF # 8849



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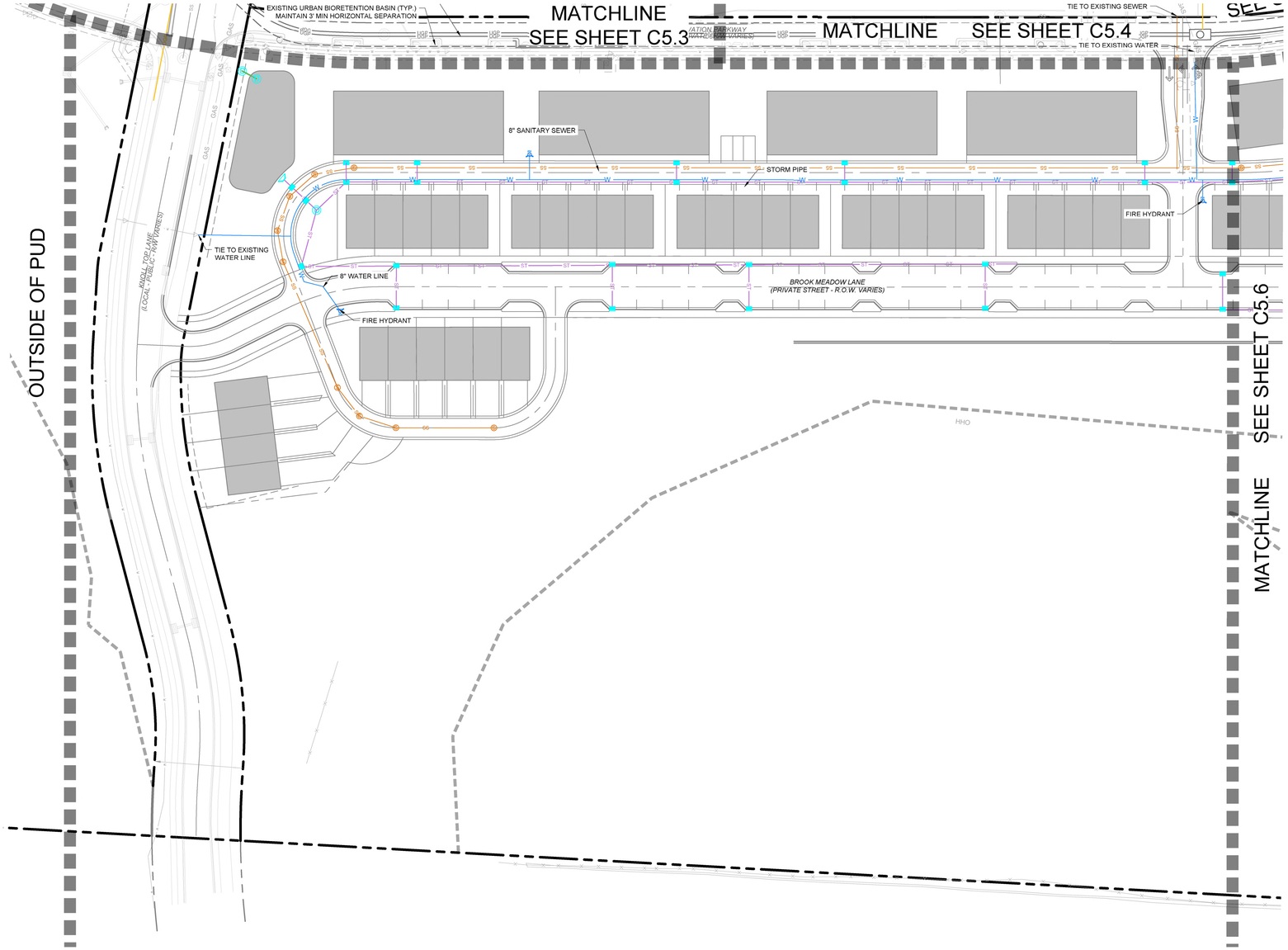
Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.4 ENLARGED UTILITY PLAN Jul 03, 2025 1:29pm by: James.Parker

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FRANKLIN, TN 37067
PHONE: (615) 628-0237
CONTACT: KAREN YORK

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ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 485-6377
CONTACT: BRADIE ARMSTRONG

**TELEPHONE**
AT&T
PHONE: (615) 595-7816
CONTACT: MIKE BOGGESS
MB127D@ATT.COM

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FRANKLIN, TN 37067
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CITY OF FRANKLIN
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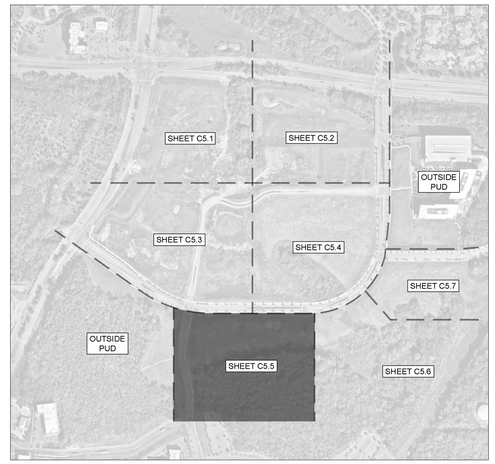


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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION
# DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
No. 137219
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
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ENLARGED UTILITY PLAN

SHEET
**C5.5**

COF # 8849



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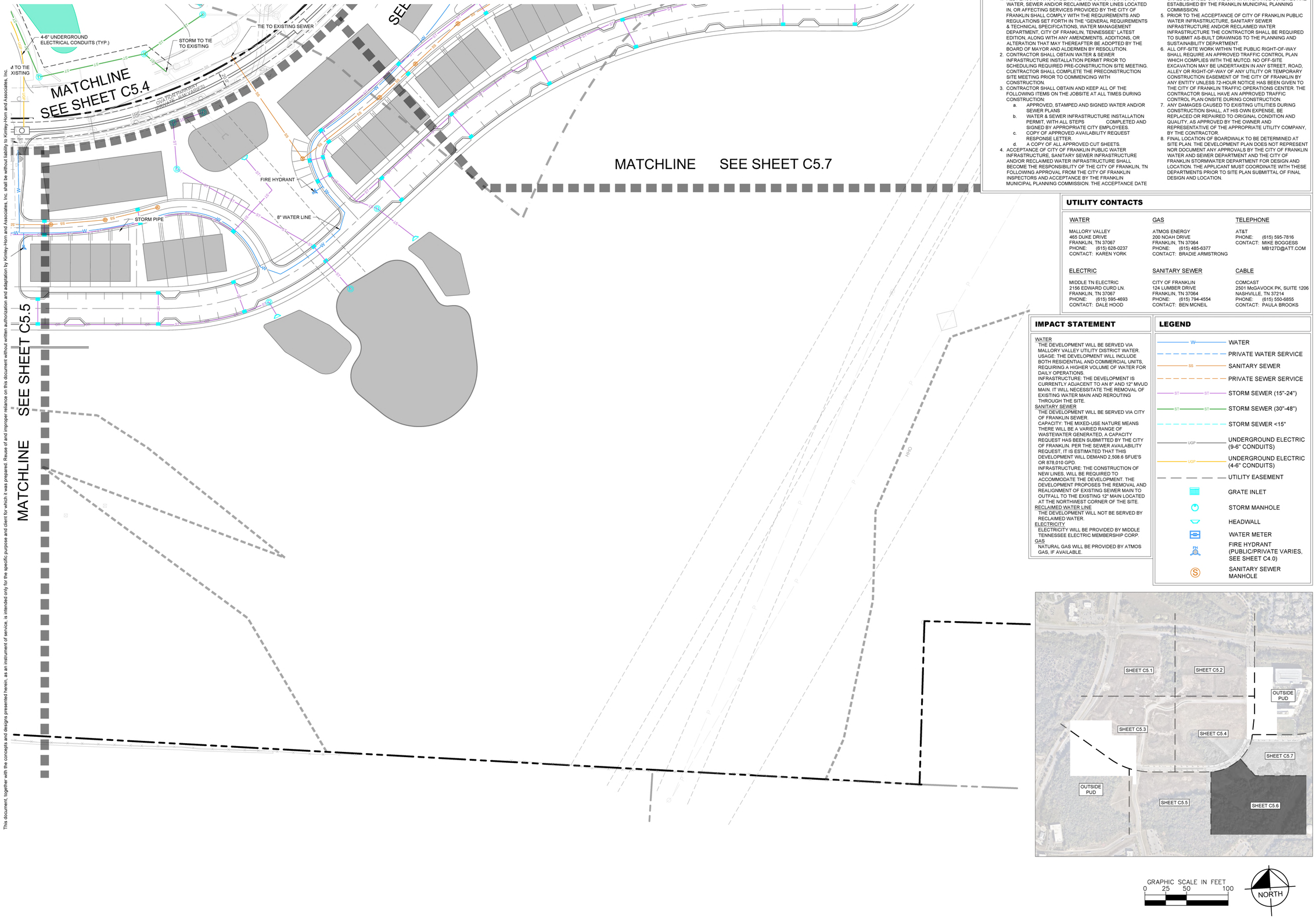
Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.5 ENLARGED UTILITY PLAN Jul 03, 2025 1:29pm by: James.Parker

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|---|---|---|
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## LEGEND

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- SS — SANITARY SEWER
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- ST — STORM SEWER (15"-24")
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GRAPHIC SCALE IN FEET
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NORTH

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CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION
# DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & ENVIRONMENTAL
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
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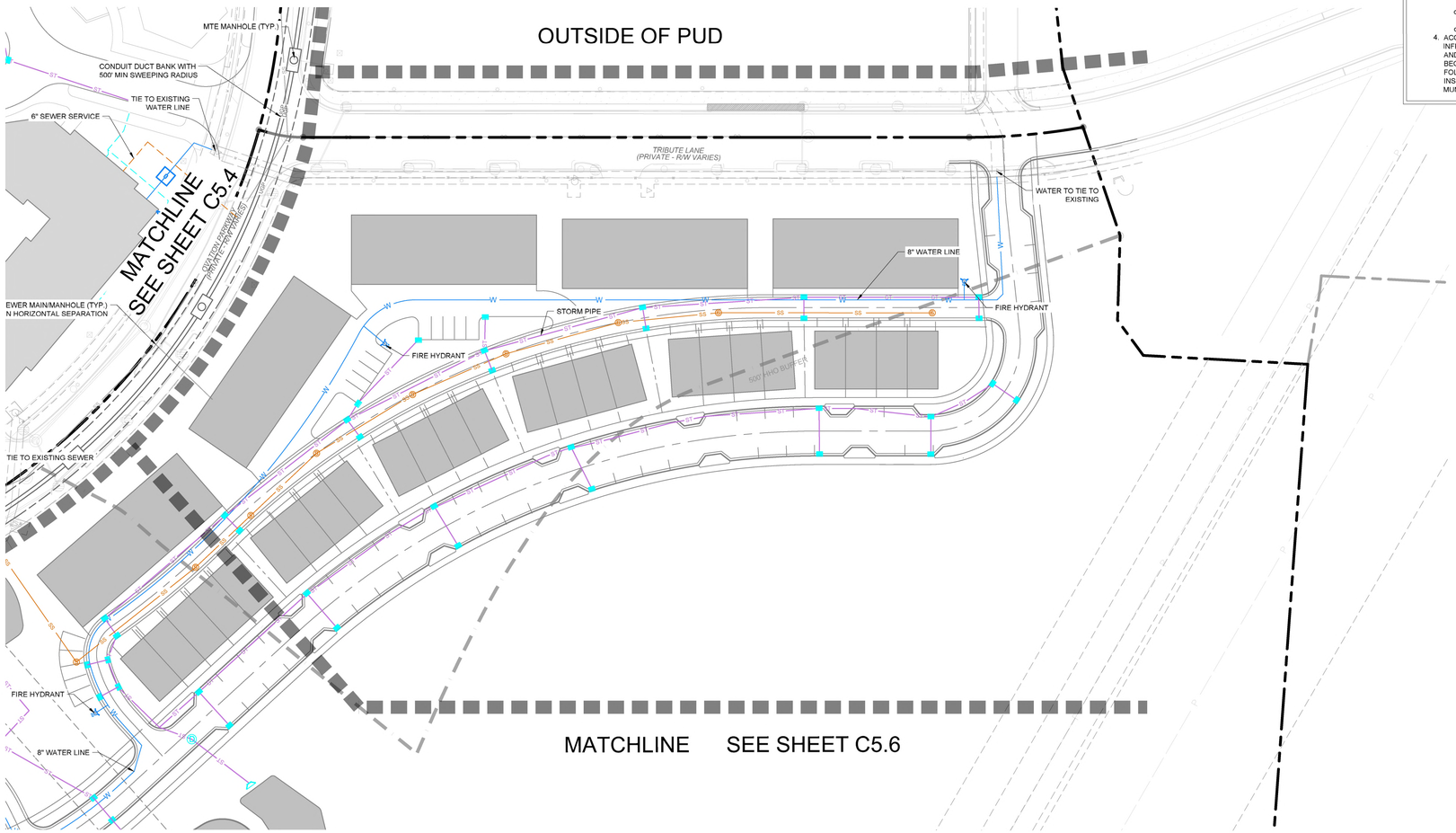
ENLARGED UTILITY PLAN

SHEET
**C5.6**

COF # 8849

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   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.
8. FINAL LOCATION OF BOARDWALK TO BE DETERMINED AT SITE PLAN. THE DEVELOPMENT PLAN DOES NOT REPRESENT NOR DOCUMENT ANY APPROVALS BY THE CITY OF FRANKLIN WATER AND SEWER DEPARTMENT AND THE CITY OF FRANKLIN STORMWATER DEPARTMENT FOR DESIGN AND LOCATION. THE APPLICANT MUST COORDINATE WITH THESE DEPARTMENTS PRIOR TO SITE PLAN SUBMITTAL OF FINAL DESIGN AND LOCATION.

## UTILITY CONTACTS

**WATER**
MALLORY VALLEY
465 DUKE DRIVE
FRANKLIN, TN 37067
PHONE: (615) 628-0237
CONTACT: KAREN YORK

**GAS**
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 485-6377
CONTACT: BRADIE ARMSTRONG

**TELEPHONE**
AT&T
PHONE: (615) 595-7816
CONTACT: MIKE BOGGESS
MB127D@ATT.COM

**ELECTRIC**
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

**SANITARY SEWER**
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-4554
CONTACT: BEN MCNEIL

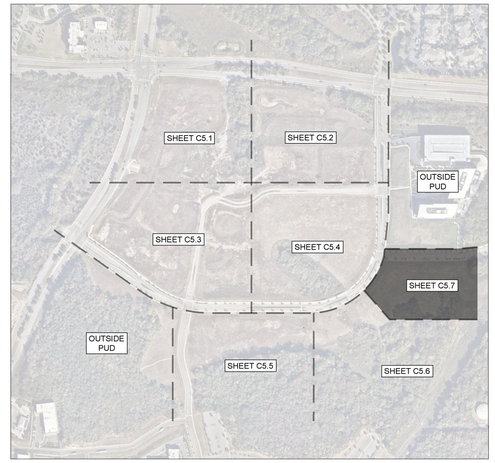
**CABLE**
COMCAST
2501 McGAVOCK PK, SUITE 1206
NASHVILLE, TN 37214
PHONE: (615) 550-6855
CONTACT: PAULA BROOKS

## IMPACT STATEMENT

WATER
THE DEVELOPMENT WILL BE SERVED VIA MALLORY VALLEY UTILITY DISTRICT WATER.
USAGE: THE DEVELOPMENT WILL INCLUDE BOTH RESIDENTIAL AND COMMERCIAL UNITS, REQUIRING A HIGHER VOLUME OF WATER FOR DAILY OPERATIONS.
INFRASTRUCTURE: THE DEVELOPMENT IS CURRENTLY ADJACENT TO AN 8" AND 12" MVUD MAIN. IT WILL NECESSITATE THE REMOVAL OF EXISTING WATER MAIN AND REROUTING THROUGH THE SITE.
SANITARY SEWER
THE DEVELOPMENT WILL BE SERVED VIA CITY OF FRANKLIN SEWER.
CAPACITY: THE MIXED-USE NATURE MEANS THERE WILL BE A VARIED RANGE OF WASTEWATER GENERATED, A CAPACITY REQUEST HAS BEEN SUBMITTED BY THE CITY OF FRANKLIN. PER THE SEWER AVAILABILITY REQUEST, IT IS ESTIMATED THAT THIS DEVELOPMENT WILL DEMAND 2,508.6 SFUE'S OR 878,010 GPD.
INFRASTRUCTURE: THE CONSTRUCTION OF NEW LINES, WILL BE REQUIRED TO ACCOMMODATE THE DEVELOPMENT. THE DEVELOPMENT PROPOSES THE REMOVAL AND REALIGNMENT OF EXISTING SEWER MAIN TO OUTFALL TO THE EXISTING 12" MAIN LOCATED AT THE NORTHWEST CORNER OF THE SITE.
RECLAIMED WATER LINE
THE DEVELOPMENT WILL NOT BE SERVED BY RECLAIMED WATER.
ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.
GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

## LEGEND

- WATER
- PRIVATE WATER SERVICE
- SANITARY SEWER
- PRIVATE SEWER SERVICE
- STORM SEWER (15"-24")
- STORM SEWER (30"-48")
- STORM SEWER <15"
- UNDERGROUND ELECTRIC (9-6" CONDUITS)
- UNDERGROUND ELECTRIC (4-6" CONDUITS)
- UTILITY EASEMENT
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- WATER METER
- FIRE HYDRANT (PUBLIC/PRIVATE VARIES, SEE SHEET C4.0)
- SANITARY SEWER MANHOLE




GRAPHIC SCALE IN FEET
0 25 50 100
NORTH

CENTERCAL PROPERTIES, LLC
Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

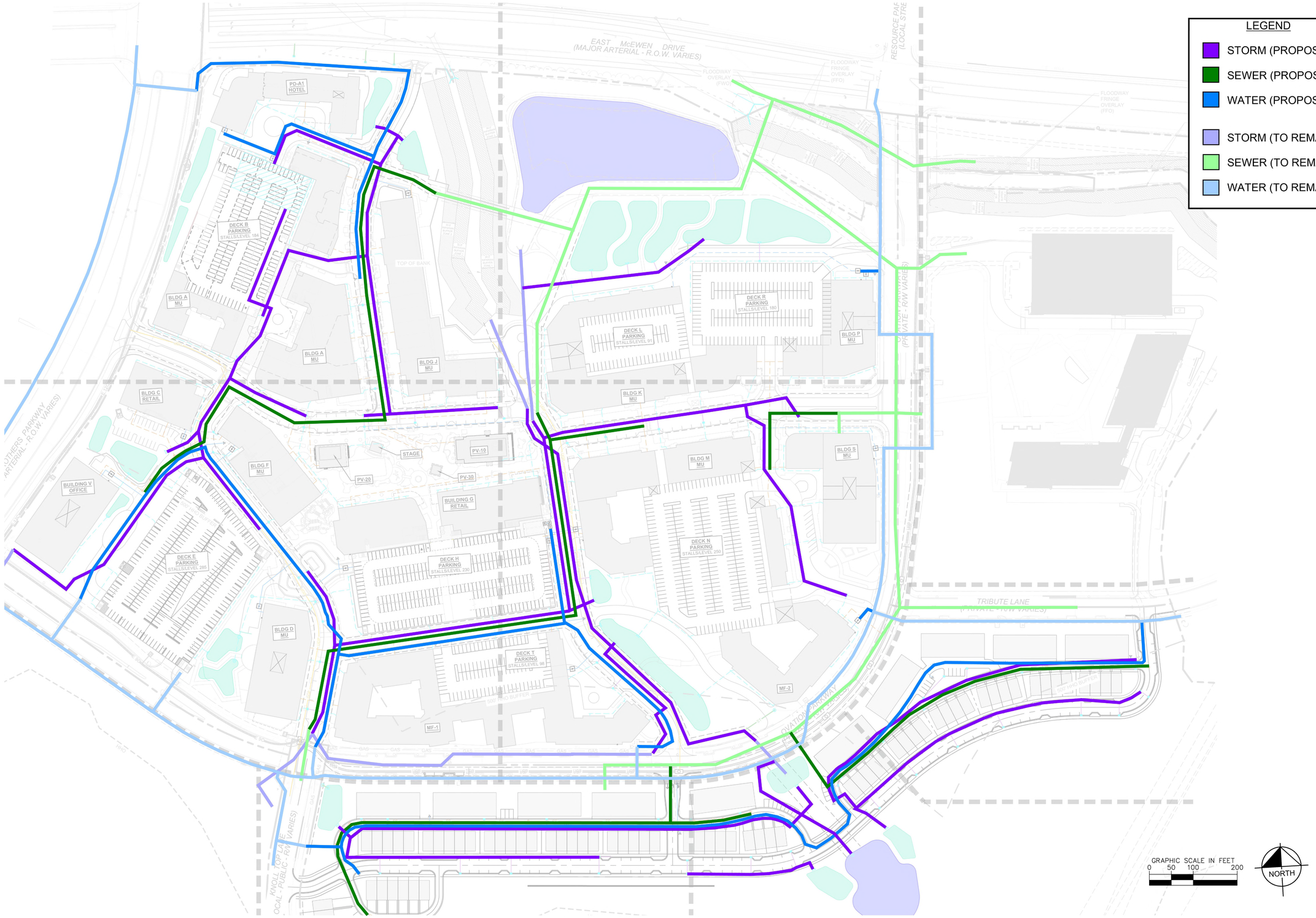
ENLARGED UTILITY PLAN

SHEET
**C5.7**

COF # 8849

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.

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.7 ENLARGED UTILITY PLAN Jul 03, 2025 1:30pm by: James.Parker




CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
07/07/2025

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date

UTILITY EXHIBIT

SHEET
**C5.8**

COF # 8849

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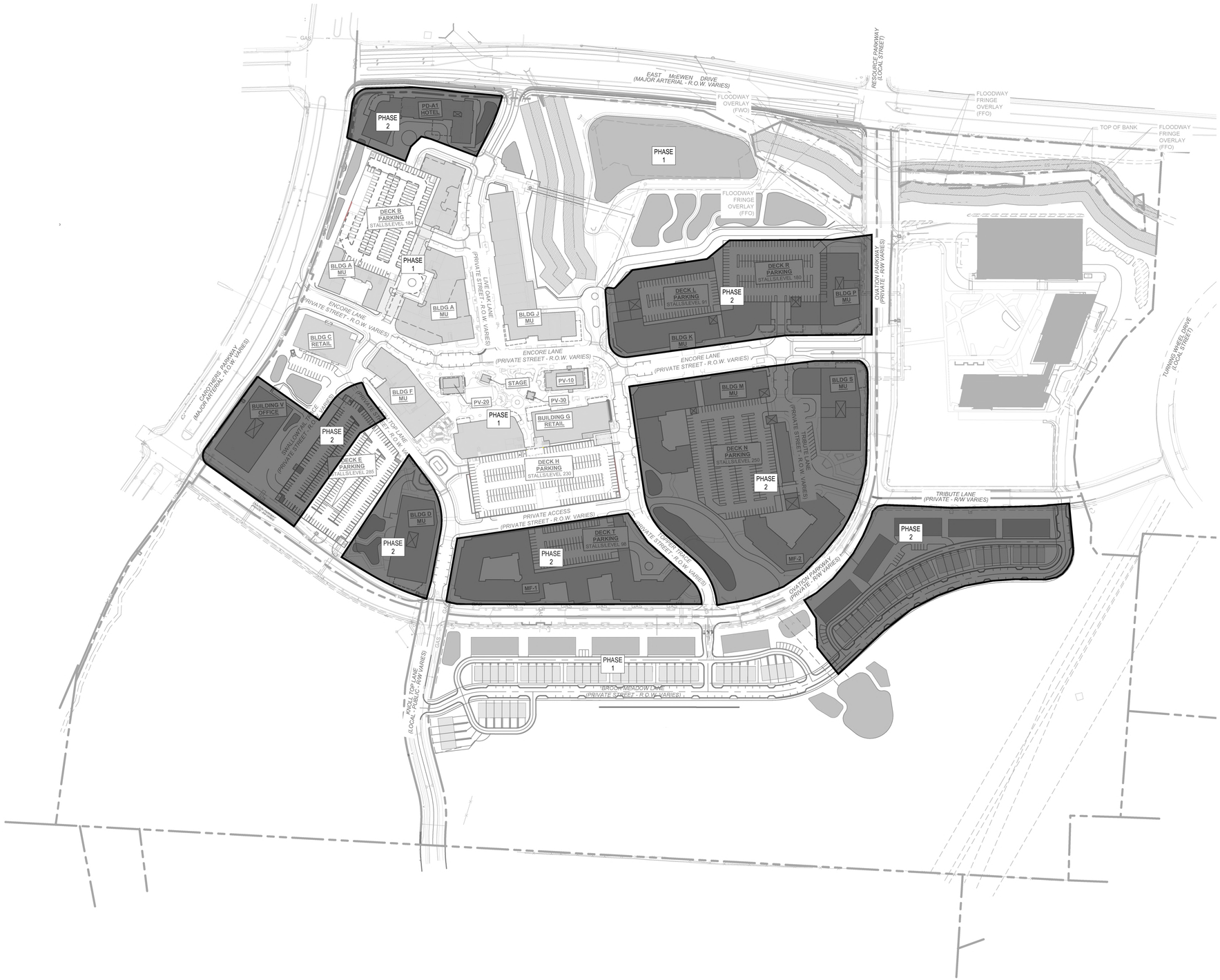



GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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

PHASING PLAN

SHEET
**C6.0**

COF # 8849



Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C6.0 OVERALL PHASING PLAN.dwg C6.0 OVERALL PHASING PLAN Jul 03, 2025 1:30pm by: James.Parker




| SPECIMEN TREE CHART | |
|---|---|
| 33" OAK | 24" ELM |
| 24" MAPLE | 24" ELM |
| 30" HICKORY | 24" ELM |
| 30" ELM | 24"ELM |
| 24" HICKORY | 30" HACKBERRY |
| 24" OAK | 24" TREE |
| 24" OAK | 24" TREE |
| 24" ELM | 24" ELM |
| 24" ELM | 24" ELM |
| 24" ELM | 24" ELM |
| 24" ELM | 24" ELM |
| 30" HICKORY | 36" ELM |
| 30" ELM | 30" HICKORY |
| 24" ELM | 24" ELM |
| 24" ELM | 24" ELM |
| 24" ELM | 24" ELM |
| 48" ELM | 48" ELM |
| 48" ELM | 24" HICKORY |
| 24" OAK | |

KEY

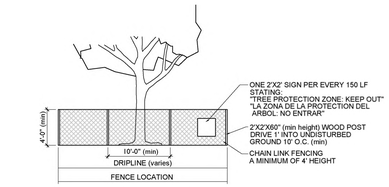
SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO REMOVE

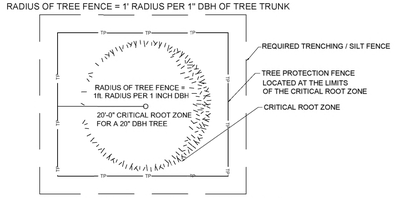
TREE SAVE AREA

| TREE CANOPY AREA | | | |
|---|---|---|---|
| BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY X ACRES WHICH IS X% OF THE TOTAL SITE. | | | |
| TREE AREA | EXISTING | REMOVED | RETAINED |
| | 1,082,902 SF | 792,603 SF | 290,299 SF |
| TREE CANOPY DATA | | | |
| EXISTING TREE CANOPY | 24.86 AC | | |
| | 24% OF TOTAL SITE | | |
| REQUIRED CANOPY PRESERVATION | 5.96 AC | | |
| | 24% OF TOTAL CANOPY | | |
| PROVIDED CANOPY PRESERVATION | 18.20 AC | | |
| | 73% OF TOTAL CANOPY | | |

| TREE REPLACEMENT CALCULATIONS | |
|---|---|
| CALIPER REMOVED | 138 INCHES |
| CALIPER REPLACEMENT | (138 X 2) = 276 INCHES |




RADIUS OF TREE FENCE = 1' RADIUS PER 1" DBH OF TREE TRUNK




CONTRACTORS RESPONSIBILITY TO AQUIRE TREE REMOVAL PERMITS

TREE PROTECTION FENCING DETAIL

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. 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.

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

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 COMMERCE

INITIAL SUBMITTAL: June 9, 2025

Revision Date

1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

TREE PRESERVATION PLAN

SHEET

L1.0

COF # 8849







OVATION
FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1218
07/08/25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments

TREE PRESERVATION PLAN
SHEET
L1.1

COF # 8849







OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1230

INITIAL SUBMITTAL: June 9, 2025

| Revision Date |
|---|
| 1 July 3, 2025 - staff comments |
| 2 |
| 3 |
| 4 |

TREE PRESERVATION PLAN

SHEET

L1.2

COF # 8849




KEY

SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO REMOVE

TREE SAVE AREA




OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 07.29.25

INITIAL SUBMITTAL: June 9, 2025

Revision Date

1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

TREE PRESERVATION PLAN

SHEET

L1.3

COF # 8849




KEY

SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO REMOVE

TREE SAVE AREA




OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329

INITIAL SUBMITTAL: June 9, 2025

Revision Date

1 July 3, 2025 - staff comments

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TREE PRESERVATION PLAN

SHEET

L1.4

COF # 8849







OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 07/31/26

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
2 _____
3 _____
4 _____

TREE PRESERVATION PLAN
SHEET
L1.5

COF # 8849







OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 329

INITIAL SUBMITTAL: June 9, 2025

| Revision Date |
|---|
| 1 July 3, 2025 - staff comments |
| 2 |
| 3 |
| 4 |

TREE PRESERVATION PLAN

SHEET

L1.6

COF # 8849




KEY

SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO REMOVE

TREE SAVE AREA




OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329

INITIAL SUBMITTAL: June 9, 2025

Revision Date

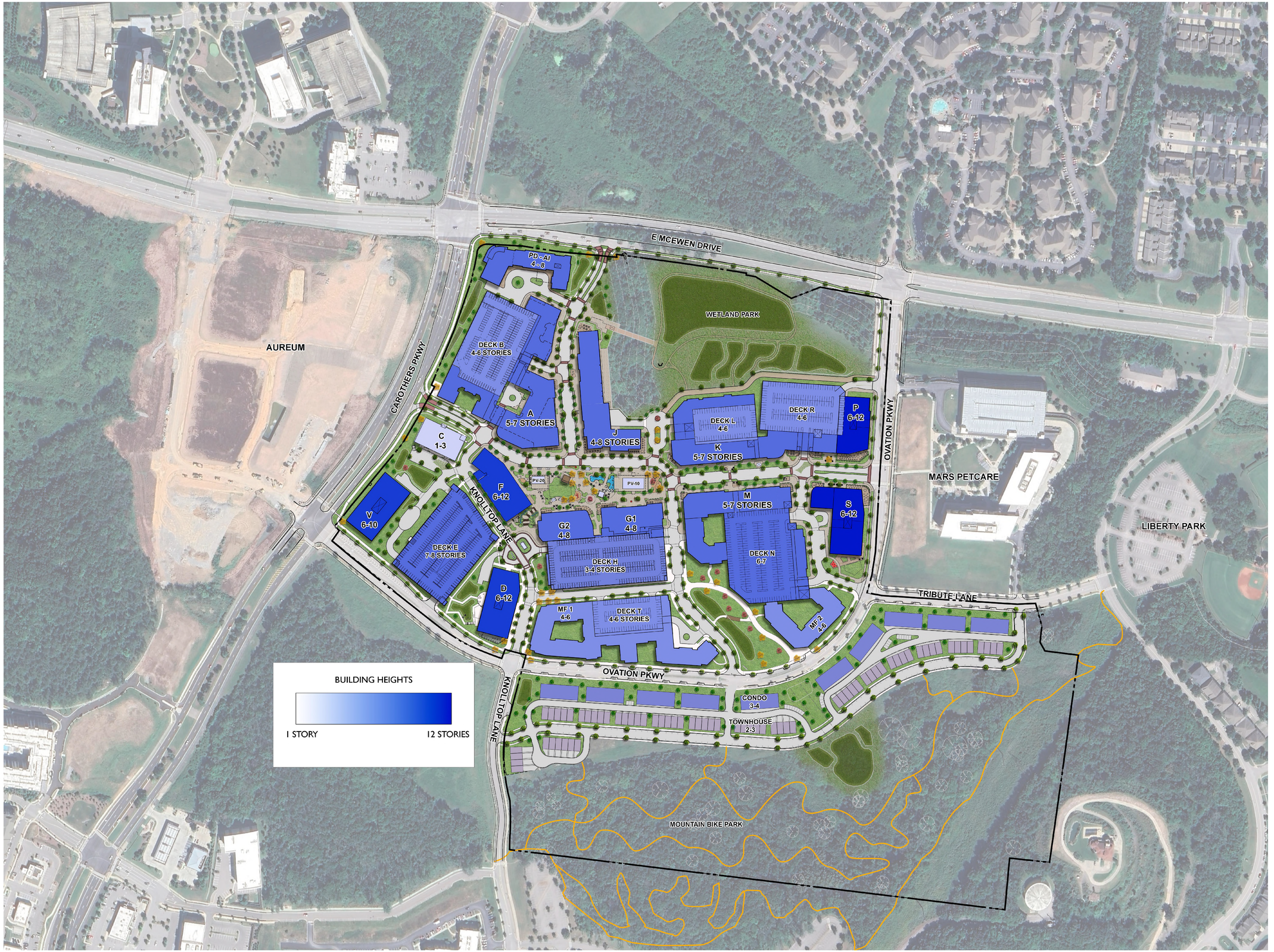
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

TREE PRESERVATION PLAN

SHEET

L1.7

COF # 8849




NOT TO SCALE

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL
PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1234

INITIAL SUBMITTAL: June 9, 2025

| Revision Date |
|---|
| 1 July 3, 2025 - staff comments |
| 2 |
| 3 |
| 4 |

BUILDING HEIGHT EXHIBIT

SHEET
A1.0

COF # 8849

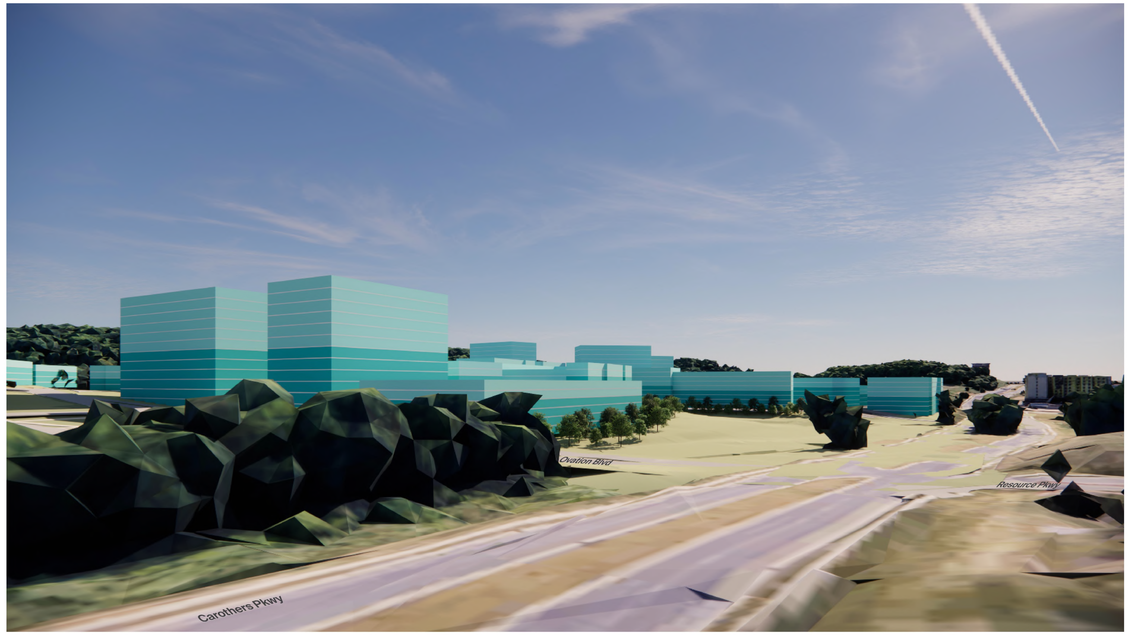



VIEW ALONG CAROTHERS PARKWAY

VIEWSHED/MASSING STUDY:
BUILDING MASSING REFLECTS BUILDING HEIGHT RANGE. DARKER LAYER REPRESENTS MINIMUM HEIGHT RANGE, WHILE LIGHTER COLORS ABOVE REPRESENT THE HEIGHT MAXIMUM.




VIEW AT CAROTHERS PARKWAY MCEWEN INTERSECTION




VIEW FROM MCEWEN

OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1214
07/08/25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
△ _____
△ _____
△ _____

BUILDING MASSING
VIEW SHED STUDY
SHEET
A2.0

COF # 8849




NOTES:

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- THE SIGNAGE SHOWN IN THESE ILLUSTRATIVE GRAPHICS ARE IN NO WAY APPROVED BY THE CIT OF FRANKLIN AND WILL REQUIRE A FULL SUBMITTAL FOR SIGNAGE PERMIT AT THE APPROPRIATE TIME. THESE SIGNS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THESE SIGNS DO NOT REPRESENT TENANTS NOR BUSINESSES WITHIN THE OVATION DEVELOPMENT.
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OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1214

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
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△
△

TYPICAL ARCHITECTURE
SHEET
A3.0
COF # 8849




NOTES:

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OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1214

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
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△ _____
△ _____

TYPICAL
ARCHITECTURE
SHEET
A4.0

COF # 8849



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OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1214
07/08/25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
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△ _____
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TYPICAL ARCHITECTURE
SHEET
A5.0

COF # 8849




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OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1213
COMMERCE

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
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△
△

TYPICAL
ARCHITECTURE
SHEET
A6.0

COF # 8849




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OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
AGRICULTURE
COMMERCE
TENNESSEE No. 1214
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
△ _____
△ _____
△ _____

TYPICAL
ARCHITECTURE
SHEET
A7.0

COF # 8849



NOTES:

- THE ELEVATIONS PROVIDED FOR THE DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE AT SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE.
- THE SIGNAGE SHOWN IN THESE ILLUSTRATIVE GRAPHICS ARE IN NO WAY APPROVED BY THE CIT OF FRANKLIN AND WILL REQUIRE A FULL SUBMITTAL FOR SIGNAGE PERMIT AT THE APPROPRIATE TIME. THESE SIGNS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THESE SIGNS DO NOT REPRESENT TENANTS NOR BUSINESSES WITHIN THE OVATION DEVELOPMENT.
- THE PARKING SHOWN IN THESE ILLUSTRATIVE GRAPHICS IS IN NO WAY APPROVED BY THE CITY OF FRANKLIN AND ARE SHOWN ONLY AS ILLUSTRATIVE IN THESE GRAPHICS.

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL
PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No.
07/03/25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

TYPICAL
ARCHITECTURE
SHEET
A8.0

COF # 8849

**COF no: 8849**

**CONDITIONS OF APPROVAL:**

## Open Issues: 39 These issues are currently being filtered

### Engineering - Checklist

#### General Issues

**6. Development Plan**

kevin.long@franklintn.gov ***This is an advisory comment and does not hinder the approval of this development plan.***

At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

### Engineering - Development Plan Checklist

#### General Issues

**79. Traffic Impact Analysis**

jimmy.wiseman@franklintn.gov The applicant shall add all of the identified improvements from the Traffic Impact Analysis to the the development plan.

All of the required offsite improvements shall be constructed in conjunction with the Phase 1 of the Ovation development unless otherwise determined by the City Engineer, or designee.

**113. Demolition Plan**

joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

**At Site Plan**, all existing storm infrastructure that will not be used in the revised storm design shall be removed (i.e. and not abandoned-in-place).

**116. Sidewalks and Multi-Use Paths**

joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

**At Site Plan**, a new crosswalk with new ADA pedestrian curb ramps at each end matching the width and direction of the multi-use path shall be installed at the E McEwen / Carothers Parkway intersection.

**121. Street Cross Sections**

joe.marlo@franklintn.gov Applicant shall extend Public Utility, Drainage, and Access Easements (PUDAE) now shown on private street cross sections to encapsulate the adjacent sidewalks.

**125. ADA On-Street Parking**

joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

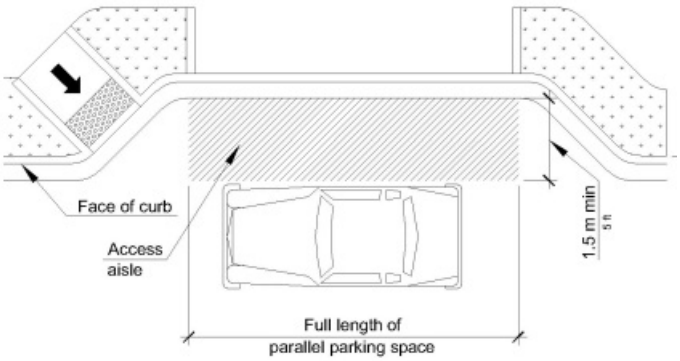
*The Applicant shall be aware that the on-street parking layout currently shown on the Development Plan does not appear to accommodate required ADA on-street parking spaces, which, once implemented at Site Plan, will likely affect street, sidewalk, and potentially building layouts.*

**At Site Plan**, where on-street parking is provided and is metered or designated by signs or pavement markings, Applicant shall provide accessible on-street parking spaces meeting the following:

1. Construction and quantity of accessible on-street parking spaces shall comply with the "*Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way*" by the United States Access Board.
2. A 5'-0" access aisle shall be provided at each accessible on-street parking space exclusive of the gutter and in addition to the 8'-0" minimum stall width. The access aisle shall be provided regardless of the location of the space along the block face.
3. Curb flares promoting vehicular entry/exit shall be provided at each end of the accessible space exclusive of the 22'-0" stall length to accommodate parking against the curb line.
4. Additional ROW / Easement shall be dedicated as necessary to accommodate the accessible on-street parking space and sidewalk beyond.

TABLE R211 ON-STREET PARKING SPACES

| Total number of metered or designated parking spaces | Minimum required number of *accessible* parking spaces |
|---|---|
| 1 to 25 | 1. |
| 26 to 50 | 2. |
| 51 to 75 | 3. |
| 76 to 100 | 4. |
| 101 to 150 | 5. |
| 151 to 200 | 6. |
| 201 and over | 4 percent of total. |




## 127. Alley

joe.marlo@franklintn.gov *Comment not yet addressed on drawings.*

Applicant shall remove proposed parking at curves in alleys.

## 128. Uncontrolled Pedestrian Crossings

joe.marlo@franklintn.gov

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

Approval of this Development Plan does not constitute approval of uncontrolled pedestrian crossings shown.

**At Site Plan**, permissible uncontrolled pedestrian crossing locations shall be determined by the City of Franklin Traffic Engineer or his designee on a case-by-case basis.

## 135. No Wye Alleys

lance.fittro@franklintn.gov

The previous comment remains to be addressed with the future Site Plan(s), but does not hinder approval of the Development Plan:

T-Alley intersections shall be designed per COF Standard Drawing SD-6. Wye or other skewed alley intersection geometries which do not provide full access by fire and sanitation service vehicles expected to utilize them are not permitted.

Driveways and private drives accessed from alleys shall be delineated with ribbon curb and/or entrance ramps to distinguish from the alley pavement and discourage parking that would hinder movement of City service vehicles including Fire and Sanitation through the alley.

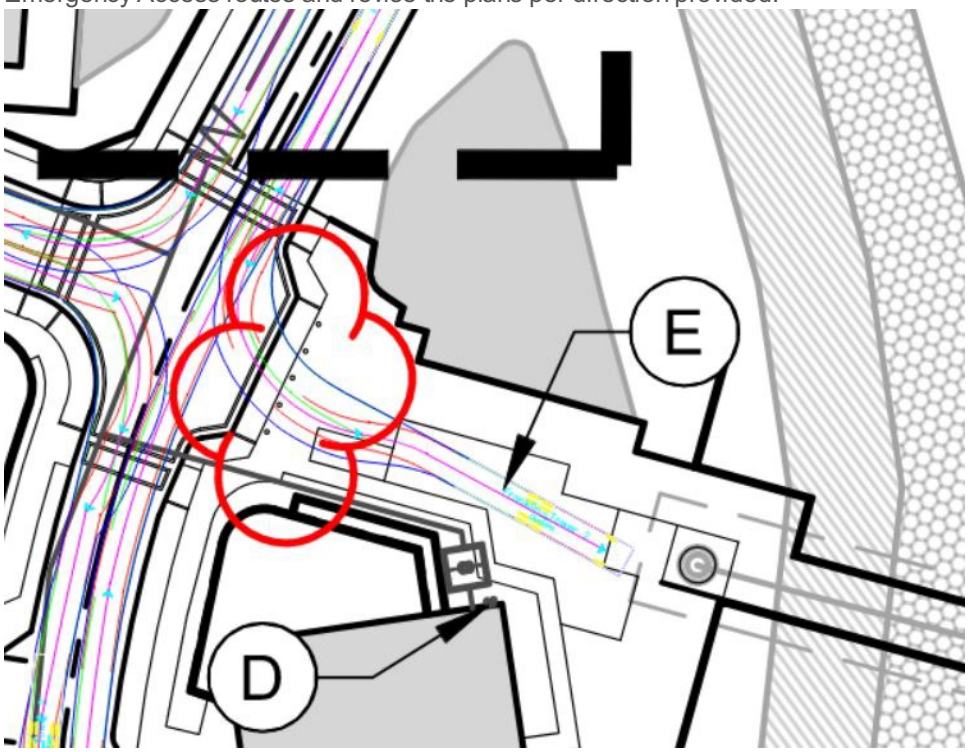
## 138. Vehicular Travel Ways

lance.fittro@franklintn.gov

The previous comment shall be addressed with future site plan submittals, and does not hinder approval of the Development Plan:
Applicant shall show alley construction in compliance with the Franklin Transportation and Street Technical Standards, including but not limited to alley entrance aprons, intersection of alleys, minimum centerline radii, and removal of "eyebrows" or other extraneous alley pavement on the plans. "Private Alleys" shown on the plans shall be designed to the same standards as public alleys where utilized for City service vehicles including Fire and Sanitation. Paved vehicular ways which do not meet these standards shall be private drives maintained by the property owner(s) and clearly designated as such on the site plan and final plat.

## 141. Fire Access

| | |
|---|---|
| lance.fittro@franklintn.gov | While call-out for removable bollards has been removed from the plans, the bollards are still graphically shown. Removable bollards are generally not acceptable for Fire Access routes due to the increased response time required for removal of the bollards. Applicant shall coordinate with Fire staff for all proposed limitations of public access for Emergency Access routes and revise the plans per direction provided. |



## 146. Transit

| | |
|---|---|
| jimmy.wiseman@franklintn.gov | A preliminary meeting was held with the developers of Ovation and Aureum to discuss transit in this area. This region has been identified as a major priority by WeGo, Franklin Transit Authority and other regional transit partners. The developers have shown interest in working with Staff and these entities to incorporate transit elements into their respective developments. Prior to One Stop and the next site plan submittal, the applicant shall meet with Engineering, Planning and the regional transit representatives to plan for this area. Transit elements shall be included in the appropriate site plans going forward unless otherwise determined by the City Traffic Engineer or designee. |

## 150. Turn Lane Improvements

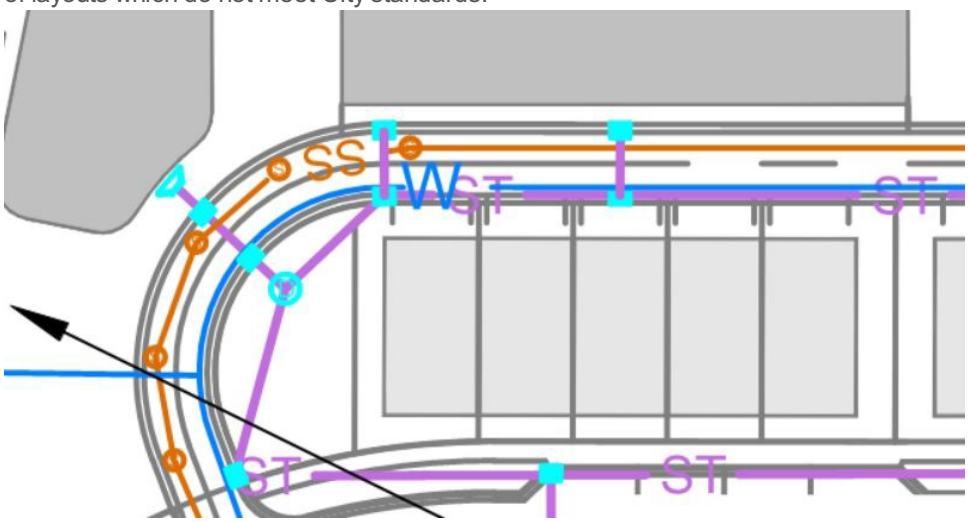
| | |
|---|---|
| joe.marlo@franklintn.gov | *The following is a newcomment due to newinformation shown. (turn lane improvements in E McEwen)*<br><br>*Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***<br><br>**At Site Plan**, the existing signal pole at the southeast corner of the E McEwen/Carothers Parkway intersection shall be removed and a new signal pole shall be installed behind the new sidewalk/multi-use path now shown. |

## 152. Stormwater Infrastructure

| | |
|---|---|
| joe.marlo@franklintn.gov | *Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***<br><br>The conceptual stormwater design shown on the Development Plan is not approved and shall be further evaluated at the detailed Site Plan stage. The Applicant is cautioned that significant drainage easements on the order of 40+ feet wide may be required at deep storm infrastructure locations. Foundation depth limitations of adjacent buildings may also be needed. Appropriate separation from other utilities, including water, sewer, gas, and electricity shall be provided. Parallel storm infrastructure shall be combined where possible and splitter boxes used. Further requirements may be made once a detailed stormwater design is provided. |

## 153. Utility Layout Advisory

lance.fittro@franklintn.gov This is an advisory comment to be addressed with the future site plan(s) and does not hinder approval of the Development Plan:
Comprehensive review of roadway, stormwater an utility elements by City of Franklin staff will occur at Site Plan. All proposed utilities must demonstrate required minimum separation with the future Site Plan design. As discussed with the previous meeting, this will be a problem in the area below. Depiction of utility layouts which do not meet minimum separation requirements on the Development Plan do not constitute approval of layouts which do not meet City standards.



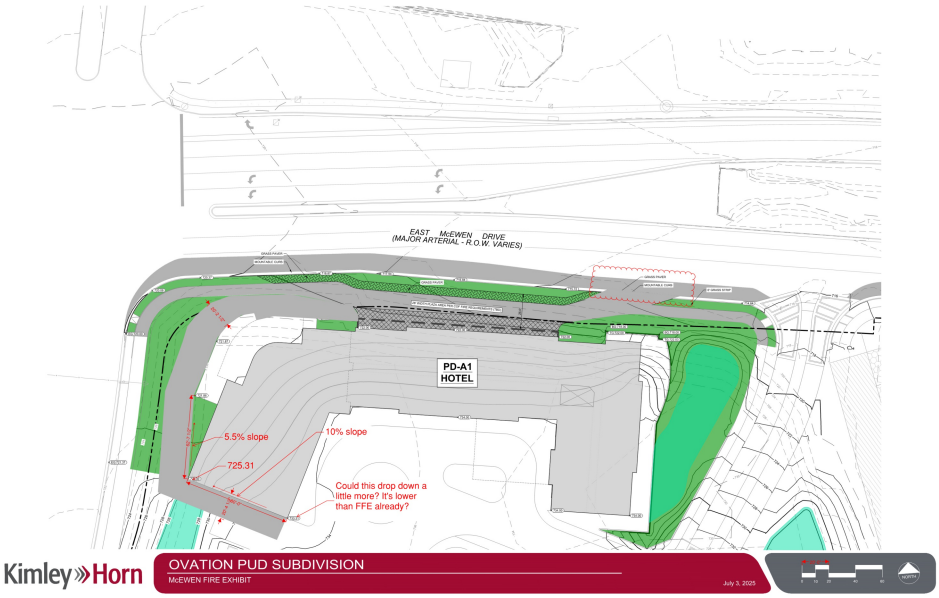

**FIRE--Planning--DRT**

## General Issues

### 36. Fire access

stephen.otero@Franklintn.gov Fire preferred the other idea Jimmy Wiseman proposed, which is attached below. That said, I have concerns about pedestrian safety with the current design. A rollover curb creates the potential for a vehicle to accidentally—or intentionally—drive into the plaza and strike people. While installing a gate with a Knox box could mitigate that risk, it may be visually unappealing.

As of 7/10/25, this design is still under discussion between the City and the applicant.




[Edited By Stephen Otero]

## Parks

## General Issues

### 7. Parkland information

kevinl@franklintn.gov Parks

Parkland information shall be listed on the plan set:
**1594 u's x $5,268 = $8,397,192**
**25% of the total due at first plat $2,099,298 plus the number of units proposed at the pro-rated amount shown on the plat.**
**75% of the total, or $6,297,894, will be due when new plats are presented at a pro-rated amount of $3,951 until all units are accounted for.**
[Edited By Kevin Lindsey]

### 151. Parkland information

kevinl@franklintn.gov Parks

With the new ordinance changes going into effect on July 1, the amended Parkland Impact Fee Ordinance requires that all Parkland Impact Fee Agreements align with the submitted Development Plans, specifically regarding dwelling unit counts.

As of 8:06 AM on July 14, 2025, we have not received a Parkland Agreement. During a phone conversation late Friday afternoon, Mr. Gamble mentioned that he is arranging a meeting with Vernon Gerth to discuss payment options and the language for the Parkland Agreement.

This will be conditionally approved to go to the Planning Commission, with the condition that the applicant shall submit the Parkland Agreement before the July 24th FMPC meeting. Projection of the Work Session is Aug 26th, approval Sept 9th for the Parkland Agreement.
-
[Edited By Kevin Lindsey]

## Planning

### General Issues

### 14. MOS 1 - Townhouse Roof Elements

chelsea.randolph@franklintn.gov **MOS 2 - AS LABELED ON PLANS**

MOS from Chapter 6.6 (Townhomes)- Roof Elements
Request - To permit flat roofs with parapets for town homes.

Staff can support this request based on the contextual precedent set by the approval of a similar MOS for the adjacent development (Aureum PUD).

## 17. MOS 4 - Mixed-Use/Commercial Building Type (RS)

chelsea.randolph@franklintn.gov **MOS 3 - AS LABELED ON PLANS**

MOS from Chapter 6.9 (Commercial/Mixed-Use) - Building Elements
Request - To allow Retail Storefronts on Commercial / Mixed-Use buildings **without transom windows** AND **without knee walls**.

**Staff does not support this MOS.** Knee walls provide a base, and define a more traditional, classic design. Transom windows also provide a more traditional, classic design.

## 18. MOS 5 - Large Scale Office Building Type

chelsea.randolph@franklintn.gov **MOS 4 - AS LABELED ON PLANS**

MOS from Chapter 6.10 (Large Scale Office Building Type) - Materials (Primary Materials on a façade)
Request - To allow up to three of the following: Brick, natural stone or pre-cast concrete as primary material on a façade for a large scale office building.

**Staff does not support this request.** Staff requested more information as to why pre-cast is suitable today and advised the applicant to provide some explanation as to how the addition of pre-cast concrete would enhance the design of the development more than if the standards were strictly adhered to which was not provided. The examples, aside from one, are all outside the City of Franklin.

## 21. MOS 6 - Parking Structures

chelsea.randolph@franklintn.gov **MOS 8 - AS LABELED ON PLANS**

MOS from Chapter 10.5.2 (Parking and Transit) - Parking Structures
Request - To place a parking structure parallel to the **Carothers Parkway** Right of Way.

**Staff does not support this MOS request.** The zoning ordinance clearly requires that where along an arterial or collector street, at-or-above grade parking structures shall be screened by buildings at least as tall as the parking structures. The proposed MOS does not enhance the design of the development more than if the standards were strictly adhered to, the conditions upon which the request is based do not seem unique to the design intent for the development and seem to be applicable generally to other properties; and the modification does not seem consistent with the intent of Envision Franklin. In addition, the adjacent development (Aureum) was able to located their parking structures internal to the site and meet the requirements of the zoning ordinance. Staff advises the same for this site. Refer to Chapter 20.8.4.

In addition, the applicant included the following in their justification "the garage along Carothers Parkway will be constructed with architectural finishes in keeping with the high design style of the mixed use and office buildings within the Ovation Master Plan. Openings will be vertically oriented to appear as window openings that meeting the regulations of the Commercial / Mixed Use Building Type. Pedestrian entrances will be prominently located on the façade facing Carothers Parkway and will be highly visible." These statements are generally part of the existing requirements for parking structures within Chapter 10.5.2.

MOS from Chapter 10.5.2 (Parking and Transit) - Parking Structures
Request - To place a parking structure parallel to **McEwen Drive** Right of Way.

**Staff does not support this MOS request.** While additional information was provided to show the distance from McEwen Drive and the topography/natural features between McEwen and the parking structure, it shed light on how much of this structure will actually be seen from McEwen and this structure will not be screened at all.

## 23. MOS 7 - Retaining Wall Height

| | |
|---|---|
| chelsea.randolph@franklintn.gov | **MOS 7- AS LABELED ON PLANS**<br><br>MOS from Chapter 13.2.5 (Retaining Walls) - Height<br>Request - To increase the maximum retaining wall height to a maximum height of 22 feet for one wall, located behind building J; and to increase the maximum retaining wall height to a maximum of 16' adjacent to Brook Meadow Lane.<br><br>**Staff does not support this MOS.** The applicant is purposing to exceed the height allowance within Chapter 13 in two places. Both walls could be reduced if the density of the site is reduced. The applicant has not provided any exhibits that detail that the height of these walls would enhance the design of the site. |

## 24. MOS 8 - Retaining Wall Screening

| | |
|---|---|
| chelsea.randolph@franklintn.gov | **MOS 6- AS LABELED ON PLANS**<br><br>MOS from Chapter 13.2.5 A (Retaining Walls) - Screening<br>Request - To request to eliminate the requirement of planting at the base of the retaining wall since the wall will be placed in close proximity to an established riparian buffer. The evergreen shrub requirement conflicts with the native plant requirement as directed in Franklin's Best Management Practice Stormwater Management Manual.<br><br>Staff can support this request. The existence of the established riparian buffer meets the intent of the screening of retaining walls. |

## 84. Parking

| | |
|---|---|
| chelsea.randolph@franklintn.gov | Applicant shall provide a breakdown of the use's parking requirements for outside of the Ovation Parkway loop. Any uses outside the Ovation Parkway loop are not subject to a share factor and will be required to meet the requirements of the zoning ordinance. |

## 97. MOS 9 - Commercial/Mixed-Use Building Materials

| | |
|---|---|
| chelsea.randolph@franklintn.gov | **MOS 5 - AS LABELED ON PLANS**<br>MOS from Chapter 6.9 (Commercial/Mixed-Use) - Materials (Primary Materials on a façade)<br>Request - To allow up to **three** of the following: Brick, natural stone, cultured stone, smooth wood siding, fiber cement siding, or pre-cast concrete as primary material on a façade for a commercial/mixed-use building.<br><br>Staff does not support the addition of pre-cast concrete or the increase in the number of allowable materials. Staff requested more information as to why pre-cast is suitable today and advised the applicant to provide some explanation as to how the addition of pre-cast concrete would enhance the design of the development more than if the standards were strictly adhered to which was not provided. The examples, aside from one, are all outside the City of Franklin. |

## 100. Shared Parking

| | |
|---|---|
| chelsea.randolph@franklintn.gov | Applicant shall sign and record a shared parking agreement (per Chapter 10.4.1). The agreement shall be signed by all applicable property owners and recorded at the Register of Deeds prior to issuance of a building permit for any use to be served by the shared parking. |

## 142. MOS 1 - Maximum Block Length

chelsea.randolph@franklintn.gov Chapter 9.6.5 Internal Street Network

Request: Allow a maximum block length of 3,600 LF for the block encompassing the Wetland Park and stormwater management area.

Staff can support this request based on the existing stream, stream buffer, and stormwater management area. This request is 400 LF over the amount that the ordinance allows DRT to approve administratively.

## 144. Shared Parking Study

chelsea.randolph@franklintn.gov Applicant shall update the following section on Page 5 of the Share Parking Study with a full sentence, not a fragment, and explanation of the 59% figure.

- **Mode Adjustment:** Projected parking demand assumes that 100% Driving, with the exception of the Commercial Uses – Hotel land use. The ULI driving adjustment of 59% is used for this mode adjustment. Additionally, the office land use assumes that

## 145. Shared Parking Study

chelsea.randolph@franklintn.gov Applicant shall ensure that the City of Franklin's full build-out number match throughout both the parking study and the development plan sheets.

Development plan (Page C2.0, Chart for City of Franklin Vehicular Requirements)

| | |
|---|---|
| **TOTAL REQUIRED VEHICULAR PARKING SPACES:** | **8,930 SPACES** |

Shared Parking Study (Page 9, Table 8 - City of Franklin Parking Requirements - Full Build-Out)

**Table 8. City of Franklin Parking Requirements – Full Build-Out**

| Land Use | Density | Minimum Parking Ratio | Minimum Spaces |
|---|---|---|---|
| **Commercial Uses – Retail** | 273,000 SF | 3.33 spaces per KSF | 909 spaces |
| **Commercial Uses – Restaurants, Inside and Outside Seating*** | 147,000 SF | 10.00 spaces per KSF + 1 space per Employee | 1,801 spaces |
| **Commercial Uses – Hotels**** | 350 Keys | 1 space per Key + 1 space per Employee | 403 spaces |
| **Commercial Uses – Offices** | 1,225,000 SF | 3.00 spaces per KSF | 3,675 spaces |
| **Commercial Uses – Recreational (Health Club)***** | 40,000 SF | 5.20 spaces per KSF | 208 spaces |
| **Multifamily Residential** | 1,395 Units | - | - |
| **Studio (Studio)** | 69 Units | 1.25 spaces per Unit | 86 spaces |
| **1-BR Unit (1-Bedroom)** | 698 Units | 1.25 spaces per Unit | 873 spaces |
| **2+ BR Unit (2-Bedrooms)** | 488 Units | 2.25 spaces per Unit | 1,098 spaces |
| **2+ BR Unit (3-Bedrooms)** | 140 Units | 2.25 space per Unit | 315 spaces |
| | | **TOTAL:** | **9,368 spaces** |

*Employee count is based on the ULI Ratio of 2.25 spaces per 1,000 square feet for employee parking. This assumes no mode adjustments or internal

## Planning (Landscape)

## General Issues

### 96. Regulations Chart

jason.arnold@franklintn.gov Comment not addressed. At one stop review, applicant shall include the provided LSA and Open Space amounts.

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: 24% OF EXISTING CANOPY
EXISTING CANOPY: 24.86 AC; 24% OF SITE AREA
CANOPY PRESERVED: 19.37 AC; 78% OF EXISTING CANOPY

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

PARKING REQUIRED, BY USE:
REQUIRED PER COF: 8,890 PARKING SPACES; *SEE C2.0
REQUIRED PER SHARED PARKING: 6,974
PROVIDED: 7,612 SPACES

HISTORIC RESOURCE TREATMENT: N

## Stormwater

## General Issues

### 85. Riparian Buffer

jeff.willoughby@franklintn.gov

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

The Buffer Management Plan shall contain the following:

- Encroachment areas labeled and hatched red with square footage of each encroachment area provided
- Mitigation areas labeled and hatched green with square footage of each mitigation area provided
- Buffer enhancement plan
- Total buffer square footage onsite (existing conditions)
- Justification for all encroachments and why the impacts are unavoidable, and not self-created.

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

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

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

### 86. Stormwater Appeals Board 12-17-2013

jeff.willoughby@franklintn.gov The project shall meet all conditions set forth by the Stormwater Appeals Board ruling dated 12-17-2013 and the letter to Ryan McMaster RE:Ovation Revised Development plan dated 3-1-2023

## Water/Sewer

### General Issues

### 42. Sanitary sewer

ben.mcneil@franklintn.gov The applicant added a note for various existing sewer pipes having known maintenance issues, the applicant shall provide the line locations to be fully inspected for approvals to clarify what segments are not meeting requirements. As the note currently reads, there is no indication of the line segments to be inspected, this will cause unnecessary confusion without clear indication of lines to be reinspected and corrected. The applicant shall clarify.

The applicant shall show and note the replacement of the following line segments from the original infrastructure plan.

Replace:

- line segment between MH 14- 15
- line segment between 13 and 13B
- line segment between MH 1 and 2
- line segment between MH 11 and 4
- line segment between manhole 20 and 19

The remaining line segments must be cleaned and fully evaluated prior to the development plan being approved. The current line segments have gravel mud and debris that are on the existing bond list for review.

The current infrastructure plan has nopt been fully accepted by the City due to the issues found upon inspection. The segments called out to be replaced must be fully replaced as point repairs have already been attempted in several locations and the issues have not been resolved.

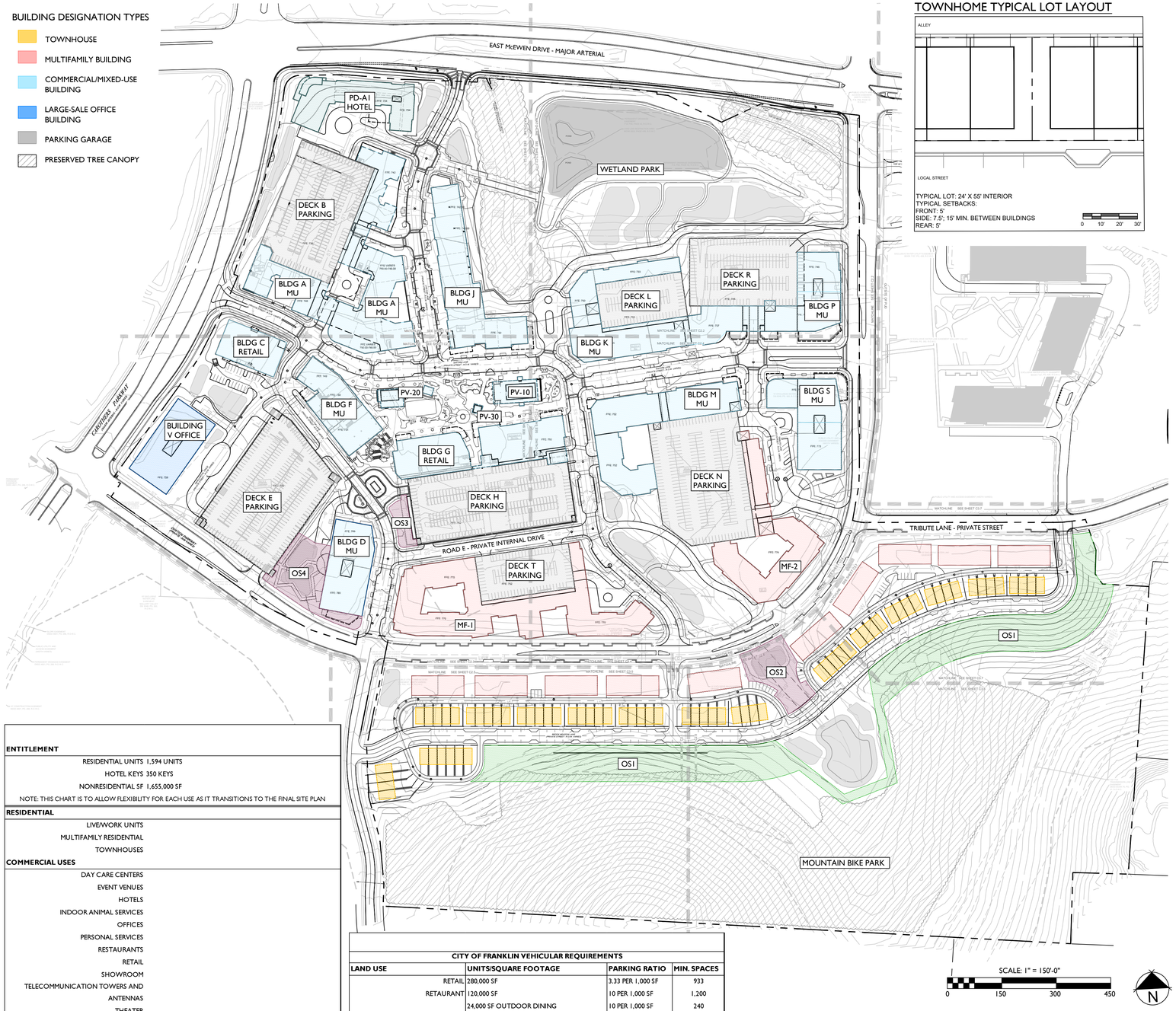
## Zoning

### General Issues

#### 82. FFO

shanna.mccoy@franklintn.gov Advisory:

The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO or FWO.




## TOWNHOME TYPICAL LOT LAYOUT




## SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

| | |
|---|---|
| COF PROJECT NUMBER: | 8849 |
| SITE ACREAGE/SF: | 103.93 AC |
| EXISTING ZONING: | SD-X (12.23 DUA / 450 KEYS/ 480,00 SF OF COMMERCIAL)<br>RC12 |
| PROPOSED ZONING: | PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS) |
| OVERLAY ZONING: | FWO, FFO, HHO, 500FT BUFFER |
| TAX MAP & PARCELS: | MAP 62, PARCELS: 18.06, 18.07, 18.09, 18.10, 18.11, 18.14 |
| ADDRESS: | SE CORNER, INTERSECTION OF EAST MCEWEN DRIVE & S. CAROTHERS PKWY, FRANKLIN, WILLIAMSON COUNTY |
| VESTING: | |

## REGULATIONS

BUILDING TYPES APPLIED:
COMMERCIAL/MIXED USE; LARGE SCALE OFFICE BUILDING; MULTI-FAMILY; TOWNHOUSE
FRONTAGE TYPES APPLIED:
URBAN - ALL MULTI-FAMILY BUILDINGS
LANDSCAPE - ALL OTHER BUILDING TYPES
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 15'
REAR: 25'
SETBACKS TOWNHOMES:
FRONT: 5'
SIDE: 7.5', 15' MIN. BETWEEN BUILDINGS
REAR: 5'
SETBACKS INTERIOR LOTS:
FRONT, SIDE, REAR: 0
DWELLING UNIT COUNT: 1594 UNITS
MULTI-FAMILY: 1525
TOWNHOUSE: 69
COMMERCIAL SF: 1,655,000 SF
SEE PERMITTED USES SHEET C2.0
HOTEL KEYS: 350 KEYS

BUILDING HEIGHT: 1-12 STORIES *SEE C2.0 FOR DETAILS

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: 24% OF EXISTING CANOPY
EXISTING CANOPY: 24.86 AC; 24% OF SITE AREA
CANOPY PRESERVED: 19.37 AC; 78% OF EXISTING CANOPY

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
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PARKING REQUIRED, BY USE:
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REQUIRED PER SHARED PARKING: 6,974
PROVIDED: 7,029 SPACES

HISTORIC RESOURCE TREATMENT: N

## BUILDING CODE DATA

BUILDING SQUARE FOOTAGE IN ACCORDANCE WITH CHAPTER 5 OF THE IBC.

BUILDING OCCUPANCY IN ACCORDANCE WITH CHAPTER 3 OF THE IBC.

CONSTRUCTION TYPE IN ACCORDANCE WITH CHAPTER 6 OF THE IBC.

## IMPACT STATEMENT

WATER
The development will be served via Mallory Valley Utility District Water.

- Usage: The development will include both residential and commercial units, requiring a higher volume of water for daily operations.
- Infrastructure: The development is currently adjacent to an 8" and 12" MVUD main. It will necessitate the removal of existing water main and rerouting through the site.

SANITARY SEWER
The development will be served via City of Franklin Sewer.

- Capacity: The mixed-use nature means there will be a varied range of wastewater generated, a capacity request has been submitted to the city of Franklin. Per the submitted sewer availability request, it is estimated that this development will demand 2,508.6 SFUE's or 878,010 GPD.
- Infrastructure: The construction of new lines, will be required to accommodate the development. The development proposes the removal and realignment of existing sewer main to outfall to the existing 12" main located at the northeast corner of the site.

RECLAIMED WATER LINE
The development will not be served by reclaimed water.

STORMWATER AND DRAINAGE FACILITIES
Stormwater management is crucial for the site given its layout and flow direction.

- Flow Management: Stormwater will flow from south to north, necessitating effective capture, treatment, and release systems.
- Bioretention and Detention: The inclusion of bioretention, detention ponds, underground detention structures, and the yet-to-be constructed wetland system will help manage runoff and provide water quality per City of Franklin Standards
- Infrastructure: Creating appropriate drainage systems and ensuring the ponds are integrated effectively within the development plan is essential for effective stormwater management. Approximately 45 acres of impervious area is proposed on the site.

STREETS

- Traffic Flow: Increased traffic on Carothers Parkway and McEwen Drive will necessitate improvements to road capacity, traffic signal systems, as identified with the TIS. Per the TIS, it is estimated that this development will contribute 34,266 total daily trips (2,785 peak trips and 3,345 PM peak trips).
- Connectivity: Enhanced connectivity, including pedestrian pathways, bike lanes, and public transit options, will be incorporated to reduce congestion and promote alternative transportation modes. The development proposes the use of 2 existing right-in-right-out curb cuts along Carothers Parkway and McEwen Drive, and various other connection points along the private Ovation Parkway.

| ENTITLEMENT | |
|---|---|
| RESIDENTIAL UNITS | 1,594 UNITS |
| HOTEL KEYS | 350 KEYS |
| NONRESIDENTIAL SF | 1,655,000 SF |
| NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH USE AS IT TRANSITIONS TO THE FINAL SITE PLAN | |
| **RESIDENTIAL** | |
| LIVE/WORK UNITS | |
| MULTIFAMILY RESIDENTIAL | |
| TOWNHOUSES | |
| **COMMERCIAL USES** | |
| DAY CARE CENTERS | |
| EVENT VENUES | |
| HOTELS | |
| INDOOR ANIMAL SERVICES | |
| OFFICES | |
| PERSONAL SERVICES | |
| RESTAURANTS | |
| RETAIL | |
| SHOWROOM | |
| TELECOMMUNICATION TOWERS AND ANTENNAS | |
| THEATER | |
| **RECREATIONAL USES** | |
| ACTIVE RECREATION | |
| COMMERCIAL RECREATION | |
| NEIGHBORHOOD AMENITITES | |
| PASSIVE PARKS AND OPEN SPACE | |
| **HOTEL** | |

### OPEN SPACE CALCULATIONS

TOTAL SITE AREA: 104.54 ACRES
TOTAL REQUIRED OPEN SPACE: 5% (5.23 ACRES)

PROVIDED OPEN SPACE:

| | | |
|---|---|---|
| OS1 | GREENWAY | 4.08 ACRES |
| OS2 | POCKET PARK | 0.49 ACRES |
| OS3 | POCKET PARK | 0.13 ACRES |
| OS4 | POCKET PARK | 0.61 ACRES |

TOTAL PROVIDED: 5.31 AC

OPEN SPACE POCKET PARK

- SEATING
- CANOPIES OR GAZEBOS
- SITE FURNISHINGS
- FOUNTAINS, SCULPTURE, OR ART
- PLAYGROUND

GREENWAY

- 12' MULTI-USE PATH
- SEATING
- LANDSCAPE

| CITY OF FRANKLIN VEHICULAR REQUIREMENTS | | | |
|---|---|---|---|
| **LAND USE** | **UNITS/SQUARE FOOTAGE** | **PARKING RATIO** | **MIN. SPACES** |
| RETAIL | 280,000 SF | 3.33 PER 1,000 SF | 933 |
| RETAURANT | 120,000 SF | 10 PER 1,000 SF | 1,200 |
| | 24,000 SF OUTDOOR DINING | 10 PER 1,000 SF | 240 |
| OFFICE | 1,225,000 SF | 3 PER 1,000 SF | 3,675 |
| COMMERCIAL RECREATION | 30,000 SF | 3.33 PER 1,000 SF | 100 |
| MULTI-FAMILY (APARTMENTS) | | | |
| STUDIO | 70 UNITS | 1.25 PER UNIT | 88 |
| 1-BEDROOM | 698 UNITS | 1.25 PER UNIT | 873 |
| 2-BEDROOM | 488 UNITS | 2.25 PER UNIT | 1098 |
| 3-BEDROOM | 140 UNITS | 2.25 PER UNIT | 315 |
| MULTI-FAMILY (FOR-SALE CONDOS) | 120 UNITS | 2.25 PER UNIT | 270 |
| TOWNHOME | 69 UNITS | 2 PER UNIT | 138 |
| **TOTAL REQUIRED VEHICULAR PARKING SPACES:** | | | **8,930 SPACES** |
| **TOTAL VEHICULAR SPACES REQUIRED PER SHARED PARKING**:** | | | **6,974 SPACES** |
| **TOTAL REQUIRED VEHICULAR PROVIDED:** | | | **7,029 SPACES** |

| CITY OF FRANKLIN BICYLE REQUIREMENTS | | | |
|---|---|---|---|
| MULTIFAMILY | 2,671 BEDROOMS | 0.05 PER BEDROOM | 134 |
| OFFICE | 1,225,000 SF | 1 PER 20,000 SF | 62 |
| OTHER USES | 1 PER 20 REQUIRED VEHICULAR SPACES | | 124 |
| **TOTAL REQUIRED BICYCLE PARKING SPACES:** | | | **320 SPACES** |
| **SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY HORN FOR SHARED PARKING DETAILS | | | |

NOTES:
1. CONCURRENTLY WITH SITE PLAN, APPLICANT WILL COORDINATE WITH CITY OF FRANKLIN FOR LOCATION OF TRANSIT STOPS.
2. BICYCLE PARKING LOCATIONS AND DETAILS WILL BE COORDINATED WITH SITE PLAN.
3. CONCURRENTLY WITH SITE PLAN, MAIL KIOSK LOCATIONS WILL BE COORDINATED AND IDENTIFIED.

| BUILDING KEY | RESIDENTIAL UNITS | OFFICE SF | RETAIL SF | COMMERCIAL RECREATION SF | HEIGHT (STORIES) | CONSTRUCTION TYPE |
|---|---|---|---|---|---|---|
| A | 365 | - | 61,000 | - | 5-7 | Type I - Retail<br>Type IIIA - Residential<br>Fully Sprinkled. |
| C | - | - | 35,000 | - | 1-3 | Type IIIA Sprinkled |
| D | - | 250,000 | 11,900 | - | 6-12 | Type I-II. Fully sprinkled |
| F | - | 250,000 | 35,000 | - | 6-12 | Type I-II. Fully sprinkled |
| G | - | 50,000 | 67,000 | 40,000 | 4-8 | Type I-II. Fully sprinkled |
| J | - | - | 50,000 | - | 4-8 | Type IIIA Sprinkled |
| K | 270 | - | 50,000 | - | 5-7 | Type I - Retail<br>Type IIIA - Residential<br>Fully Sprinkled. |
| M | 260 | - | 47,500 | - | 5-7 | Type I - Retail<br>Type IIIA - Residential<br>Fully Sprinkled. |
| MF-1 | 300 | - | - | - | 4-6 | Type V or Type IIIA - fully sprinkled |
| MF-2 | 200 | - | - | - | 4-6 | Type V or Type IIIA - fully sprinkled |
| P | - | 225,000 | - | - | 6-12 | Type I-II. Fully sprinkled |
| S | - | 225,000 | 30,000 | - | 6-12 | Type I-II. Fully sprinkled |
| PD-A1 (HOTEL) | - | - | - | - | 4-8 | Type I-IIIA - Sprinkled |
| PV-10 | - | - | 250 | - | 1 | Type V - Non Sprinkled |
| PV12 | - | - | 250 | - | 1 | Type V - Non Sprinkled |
| PV14 | - | - | 355 | - | 1 | Type V - Non Sprinkled |
| PV20 | - | - | 1,390 | - | 1 | Type V - Non Sprinkled |
| PV30 | - | - | 384 | - | 1 | Type V - Non Sprinkled |
| V | - | 250,000 | - | - | 6-10 | Type I-II. Fully sprinkled |
| MULTI-FAMILY | 120 | - | - | - | 3-4 | |
| TOWNHOME | 69 | - | - | - | 2-3 | |
| DECK B | - | - | - | - | 4-6 | |
| DECK E | - | - | - | - | 7-8 | |
| DECK H | - | - | - | - | 3-4 | |
| DECK L | - | - | - | - | 4-6 | |
| DECK N | - | - | - | - | 6-7 | |
| DECK R | - | - | - | - | 4-6 | |
| DECK T | - | - | - | - | 4-6 | |

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1234
07/09/2025

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
2 _____
3 _____
4 _____

DEVELOPMENT PLAN
SHEET
C2.0
COF # 8849

Modification 1 - Block Length

Section 9.6.5 Internal Street Network

Maximum Block Length perimeter shall not exceed a maximum of 2,400 feet, expect the DRT may approve a block length perimeter up to 3,200 feet in cases: 1. Where environmental or topographic constraints exist; 2. Where the street classification prevents a connection; or 3. Where a proposal includes an internal parking structure.

Modification Request: To allow a maximum block length of 3,600 LF for the block encompassing the Wetland Park and stormwater management area.

The block encompassing the Wetland Park is defined by several existing factors. First, existing intersection of McEwen and Live Oak Lane is located as far east as possible. Secondly, the access point of Ovation Parkway and Encore Lane is established based on the existing conditions. The Wetland Park area includes two sections of protected stream and stream buffer area and an existing stormwater management area. This request is asking to exceed the maximum block length by 400 LF. The interior block, defined by Live Oak Lane and Encore Lane have pulled their roadways and buildings as close as possible to the Wetland Park. This block includes two parking structures and a fire lane, which does provide emergency and pedestrian access through the block.

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

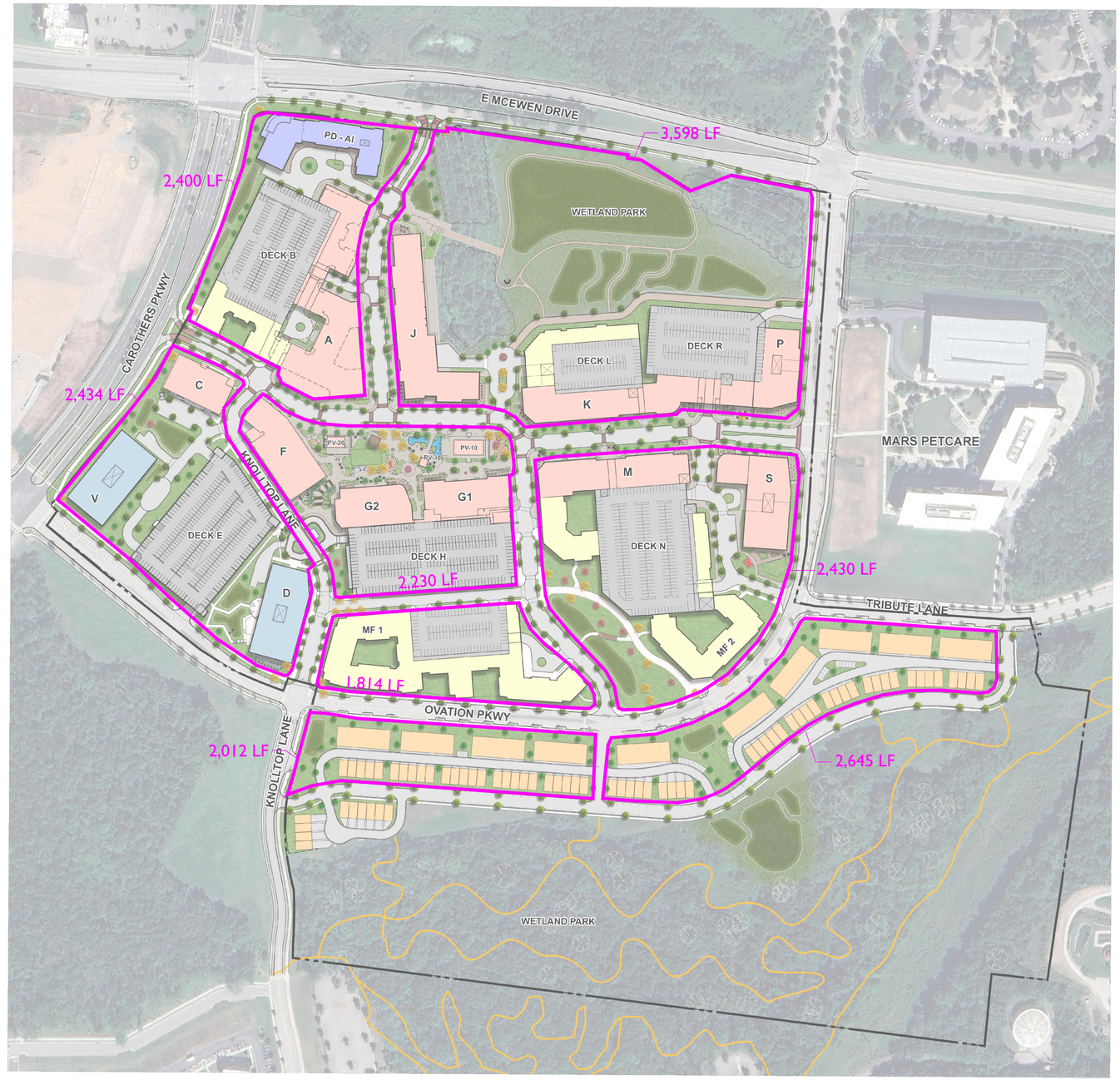
This modification takes into account the existing conditions of this site, which include existing roadway network and environmental conditions that prevent the block from being bisected by additional roadways.

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

The existing roadway connections and environmental restrictions are unique to this parcel. In addition to the naturally occurring environmental conditions, the stormwater management use of the site was approved by the Stormwater Appeals Board Variance on Jan. 17, 2013.

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

The modification is consistent with the Guiding Principles in Envision Franklin. Specifically, the pedestrian and emergency accesses through this block ensure that the principles of connectivity are supported, even if the overall block perimeter is exceeded by 400 LF due to existing environmental factors.




NOT TO SCALE

OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1214
07/08/25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments

OVATION
MASTERPLAN
SHEET
C0.3
COF # 8849

Building Types: Rationale for Modification of Standards
The branding of Ovation as a unified master plan that creates a unique sense of place. As part of this identity, the applicant is requesting Modifications that would both enforce this sense of place and help the development be consistent with other developments in the Cool Springs area.

Modification 2 - Townhouse Roof Elements

Section 6.6: Roof Elements
Pitch shall be 3:12 to 12:12, excluding small roof sections over porches, entryways, or similar features.

Modification Request: To permit flat roofs with parapets for town homes.

This request is in keeping with the intent to provide high design architecture and diversity within the Ovation master plan. Similar town homes with flat roofs with parapets in Franklin are located at Jamison Station, the Brownstones in downtown Franklin, and Berry Farms.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   This requested modification seeks the ability to apply creative and unique architecture in the Ovation development. This modification requests that a flat roof town home with a parapet be incorporate for architectural variety in this more urban context of Ovation.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   This modification is related to the size and scale of the development and seeks to have multiple tools available to incorporate architectural variety.

3. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin consistently refers to preserving the City's established character. This Modification of Standards would allow Townhouse Buildings to have flat roofs similar in character to those in downtown Franklin and in mixed-use developments in Franklin. Both are prime example of successful, attractive mixed-use developments.





Modification 3 - Retail Storefronts, Remove a requirement for transom windows and kneewalls

Section 6.9: Building Elements - Retail Storefronts
Any storefront shall have display windows, transom windows, knee walls of between 18 and 24 inches tall, and other architectural elements such as bulkheads, trim, and cornice details.

Modification Request: To allow up to 50% of Retail Storefronts on Commercial / Mixed-Use buildings to not have transom windows and to allow up to 50% of Retail Storefronts on Commercial/Mixed-Use buildings to not have knee walls.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   This requested modification seeks the ability to apply creative and unique architecture in the Ovation development. This modification requests that glass storefronts be permitted to extend to the ground level to incorporate architectural variety. Similarly, the modification requests that not all commercial/mixed-use buildings require transoms.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   This modification is related to the size and scale of the development and seeks to have multiple tools available to incorporate architectural variety.

3. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin consistently refers to preserving the City's established character. This Modification of Standards would allow Commercial/Mixed-Use Buildings with glass to the ground level and/or without transoms as are already established in downtown Franklin and in mixed-use developments in Cool Springs. Both are prime examples of successful, attractive mixed-use developments.










Project Name: Bridgeport Village in Tigard, OR






Project Name: Village at Meridian in Meridian, ID






Local Franklin examples without knee walls









Project Name: Village at Totem Lake in Kirkland, WA

OVATION
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## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No.: 329

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

OVATION
MASTERPLAN
SHEET
C0.4
COF # 8849

Modification 4 - Large Scale Office Building Materials

Section 6.10: Primary Materials on Facade
Up to three of the following: brick, natural stone, or cultured stone.

Modification Request: To allow up to three of the following: Brick, natural stone, cultured stone, or pre-cast concrete as primary material on a facade for a large scale office building.

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

   It is the desire of this development to create a complementary architectural variety throughout the site. This modification will enable the large-scale office buildings to feature similar levels of architectural variety as similarly sized commercial and mixed-use buildings. Pre-cast concrete offers a readily available and visually similar alternative to many of the accepted primary materials.

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

   The Ovation development seeks to create architectural variety throughout the site while still being visually cohesive internally and to the existing, neighboring development, Mars. Introduction of a third façade material and the ability to pre-cast concrete as a building material will help to accomplish this consistency throughout this mixed-use community.

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

   Envision Franklin requests visually interesting architectural facades as well as the ability to create strong identity through design. The Ovation development is seeking to accomplish these goals in both their place making and their architectural identity. This increase in the materials palette allows for the large-scale office buildings to blend into the mixed use community.

Modification 5 - Commercial/Mixed-Use Building Materials

Section 6.9: Primary Materials on Facade
Up to two of the following: brick, natural stone, cultured stone, smooth wood siding, or fiber cement siding.

Modification Request: To allow up to three of the following: Brick, natural stone, cultured stone, smooth wood siding, fiber cement siding, or pre-cast concrete as primary material on a facade for a commercial/mixed use building.

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

   This modification is intended for mixed-use buildings with office as a primary use. It is the desire of this development to create a complementary architectural variety throughout the site. This modification will enable the large-scale office buildings to feature similar levels of architectural variety as similarly sized commercial and mixed-use buildings. Pre-cast concrete offers a readily available and visually similar alternative to many of the accepted primary materials.

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

   The Ovation development seeks to create architectural variety throughout the site while still being visually cohesive internally and to the existing, neighboring development, Mars. Introduction of a third façade material and the ability to pre-cast concrete as a building material will help to accomplish this consistency throughout this mixed-use community.

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

   Envision Franklin requests visually interesting architectural facades as well as the ability to create strong identity through design. The Ovation development is seeking to accomplish these goals in both their place making and their architectural identity. This increased in the palette allows for the large-scale office buildings to blend into the mixed use community.

**Modification 6 - Retaining Wall Screening**

Section 13.2.5.A - Retaining Walls for Multifamily, Nonresidential, and Mixed Uses
Each retaining wall shall have a single row of evergreen shrubs, planted every five feet on center, at the base of the wall to soften its appearance. Shrubs shall be a minimum of 30 inches in height at the time of planting. Evergreen trees or groundcover may be permitted as an alternative, subject approval of the Department of Planning and Sustainability.

**Modification Request:** Request to eliminate the requirement of planting at the base of the retaining wall behind building J since the wall will be placed in close proximity to an established riparian buffer. The evergreen shrub requirement conflicts with the native plant requirement as directed in Franklin's Best Management Practice Stormwater Management Manual.

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

   The evergreen shrub requirement is to enhance the visual appearance of the retaining wall. In this instance the retaining wall is screened from view with approximately 120 feet wide existing mature trees in a protected stream buffer. The Stormwater Management Manual requires a mixture of native plants to enhance the water quality aspects of the stream.

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

   The public viewshed is from the top of the wall. The bottom of the wall, where the shrubs are required is not visible from the public viewshed.

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

   The modification is consistent with the Guiding Principles of Envision Franklin, and does not diminish the high-intensity activity center. In the Regional Commerce Policy, landscape buffers are encouraged adjacent to single family residential areas, parking areas, and service areas.

Architectural precast concrete offers a range of benefits that make it an attractive choice for modern construction. One of its primary advantages is its design versatility. Precast panels can be molded into virtually any shape, texture, or color, allowing the design team flexibility to achieve complex and aesthetically pleasing facades that would be difficult or costly with traditional materials. This flexibility supports both creative expression and functional design. It also enables the integration of insulation, window openings, and decorative elements directly into the panels.

Considering the size of the Ovation development and the desire for placemaking,
Architectural precast introduces another tool to provide diversity of design, scale, and materiality. Additionally, because architectural precast components are manufactured in controlled environments, they maintain high quality and consistency, reducing the likelihood of defects and ensuring a precise fit during installation.

Architectural precast will add value to Ovation through construction efficiency. Precast elements are produced off-site and delivered ready for installation, which minimizes on-site labor, reduces construction time, and mitigates weather-related delays. This streamlined process not only accelerates project timelines but also enhances safety by limiting the amount of work performed at height or in hazardous conditions. Furthermore, architectural precast is known for its durability and low maintenance, offering excellent resistance to fire, weather, and pests. Its thermal mass also contributes to energy efficiency, helping regulate indoor temperatures and reduce heating and cooling costs.

These combined attributes have made architectural precast concrete a desirable material in modern construction for decades. It continues to be used on a variety of project types throughout the country and will contribute to the overall aesthetic experience of Ovation.

1. Project Name: The Harper
   Location: East 86th Street, Manhattan, NY
   Architect: ODA Architecture
   Date of Construction: 2024

2. Project Name: Educational Media Foundation HQ
   Location: Franklin, TN
   Architect: HASTINGS
   Date of Construction: 2024

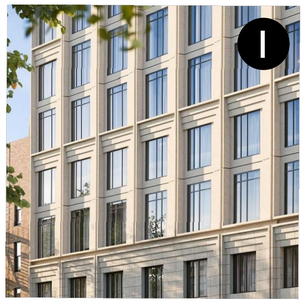
3. Project Name: Peabody Plaza
   Location: Nashville, TN
   Architect: HASTINGS
   Date of Construction: 2020

4. Project Name: 4 Cannon Street
   Location: London, England
   Architect: PLPArchitecture
   Date of Construction: 2020

5. Project Name: The Orchard
   Location: Chicago, IL
   Architect: Antunovich Associates
   Date of Construction: 2020

6. Project Name: Wembley North Eastlands
   Location: London, England
   Architect: Hawthorn Tompkins
   Date of Construction: 2025

7. Project Name: 144 Vanderbilt
   Location: Brooklyn, NY
   Architect: Solid Objectives
   Date of Construction: 2024









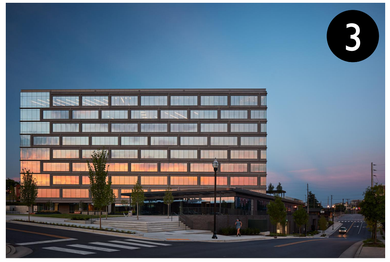













OVATION
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OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1214
07.22.25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

BUILDING MODIFICATION OF STANDARDS
SHEET
C0.5
COF # 8849

**Modification 7 - Wall Retaining Wall Height**

Section 13.2.5: Maximum Height of Retaining Walls

Maximum Height of 10 feet

Modification Request: To increase the maximum retaining wall height to a maximum height of 22 feet for one wall, located behind building J; and to increase the maximum retaining wall height to a maximum of 16' adjacent to Brook Meadow Lane.

22 ft wall behind Building J:

Live Oak Lane has an existing right-in/ right-out driveway cut onto McEwen. This driveway cut is constructed today, and there is no flexibility for it to be relocated closer to Carothers Parkway nor closer to South Prong of Spencer Creek. South Prong of Spencer Creek is a protected Waters of the State and has 60' buffers from the top of bank on both sides of the creek. Due to the fixed access location directly adjacent to the buffer, and due to the City of Franklin Technical Street Standards for horizontal geometry for private streets, realigning this driveway location is not possible. The grade changes from 780 at Ovation Parkway down to 715 at the McEwen access requires a substantial grade change along the street. To maintain appropriate slopes along the main pedestrian plaza and streets, as well as ensure appropriate slopes for fire apparatus as the road travels southbound and climbs in elevation, the wall height is required. The retaining wall is located behind building J, screened from view. The low side of the wall is on the eastern side and is screened from view by existing trees within the stream buffer of South Prong of Spencer Creek.

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

This modification will allow for a road alignment of Live Oak Lane that does not encroach on an adjacent stream buffer. The protection of this stream buffer is critical to the water quality aspects of the stream. The location of the right-in right-out intersection at McEwen Drive is constructed and is located at its western most point to the intersection of Carothers and McEwen Drive.

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

The intersection of McEwen Drive and Live Oak Lane is located as far west as possible to provide separation between the intersection and Carothers Parkway. It is located adjacent to a protected stream buffer on the eastern side of the right of way. Due to the location of intersection, the elevation of McEwen, and the elevation of the stream channel results in a wall that is taller than 10 feet along the eastern side of Live Oak Lane.

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

The modification is consistent with the Guiding Principles in Envision Franklin. Specifically, the viewshed of the wall from McEwen is protected by a width of 120' of existing mature trees. The wall will be below the tree canopy and shielded from view.

16' wall adjacent to Brook Meadow Lane:

The 16' retaining wall proposed south of the residential development serves to eliminate grading and development impact into the Hillside Hillcrest Overlay. The street located directly to the north of the retaining wall (Brook Meadow Lane) is proposed at the maximum possible elevation while still meeting City of Franklin Technical Standards for local roadways. The placement of Brook Meadow Lane is pulled as far north as possible and has defined connection points at both Knoll Top Lane and Tribute Lane. The townhomes and multi-family buildings on the residential block between Brook Meadow Lane and Ovation Parkway are targeted to be between 2 and 4 stories, which will help shield the wall from public and off-site views. Vegetative screening, according to City of Franklin requirements, will be implemented.

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

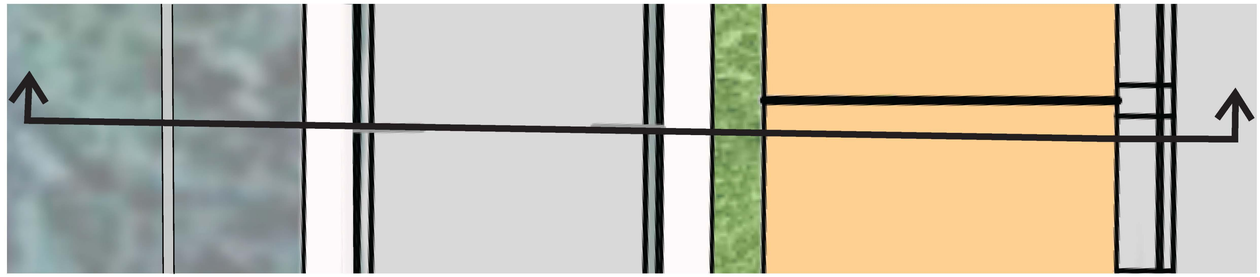
The design of this wall serves to eliminate grading and development impacts into the Hillside Hillcrest Overlay. The current design maximizes the amount of tree canopy preservation on the top side of the wall.

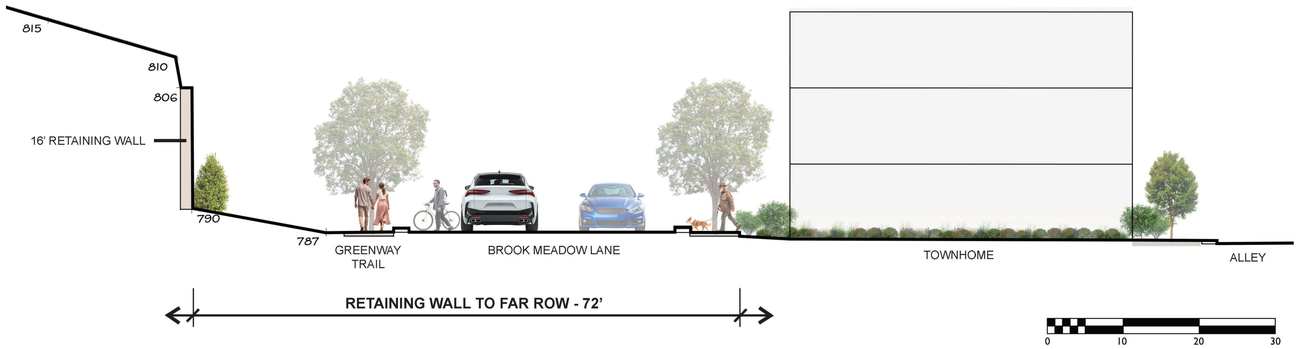
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

The location of Brook Meadow Lane is pulled as far north as possible and has its connections points set by existing conditions. This segment of retaining wall over 10 feet is necessary to reduce development impacts to the Hillside Hillcrest Overlay.

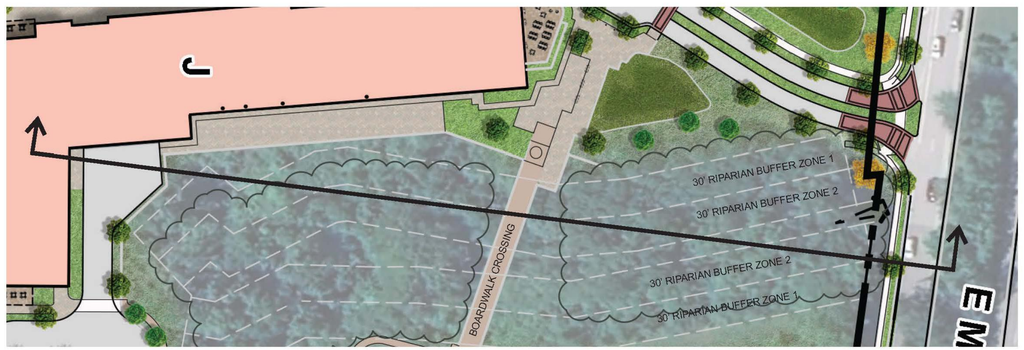
3. The modification is consistent with the intent of Envision Franklin:

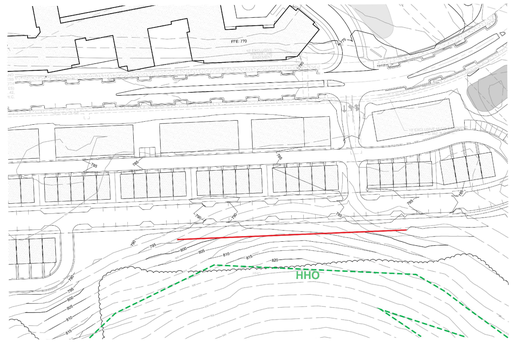
This modification is consistent with the Guiding Principle to protect natural features and existing tree canopies, and minimizing site disturbance in the hilltops, hillsides, and steep slopes.

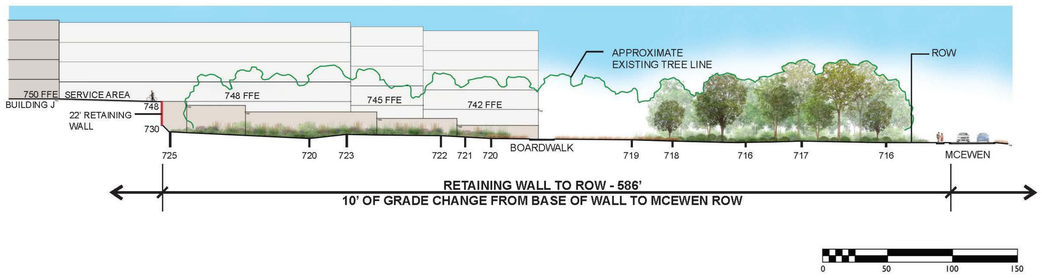





16' WALL BY BROOK MEADOW LANE




22' WALL NEXT TO BUILDING J




OVATION
FRANKLIN, TN

Highwoods
CENTERCAL
PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

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

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
2
3
4

BUILDING MODIFICATION OF STANDARDS

SHEET
C0.6

COF # 8849

Modification 8 - Parking and Transit

Section 10.5.2 A - Parking Structures
Outside of the CFO and CAO, where along an arterial or collector street, parking structures shall be screened by buildings at least as tall as the parking structures.

Modification Request: Request to place a parking structure parallel to the Carothers Parkway and the McEwen Drive Right of Ways.

The parking garage located along Carothers Parkway is between 40 and 65 feet from the right of way, and the parking garage located along McEwen Drive is between 320 and 355 feet from the right of way.

The garage along Carothers Parkway will be constructed with architectural finishes in keeping with the high design style of the mixed use and office buildings within the Ovation Master Plan. Openings will be vertically oriented to appear as window openings that meet the regulations of the Commercial/Mixed Use Building Type. Pedestrian entrances will be prominently located on the façade facing Carothers Parkway and will be highly visible. The garage along McEwen is set back and does not have a dominating presence on the viewshed of McEwen Drive.

Section 10.5.2 At or Above Grade Parking Structures outside of the CFP or CAO1, CAO2, or CAO3 (D) states;

At or above grade parking structures shall be visually similar in character to the principle building by

1. Matching the materials or being composed of brick; and
2. Vertically orienting the openings to appear as windows of the same size and rhythm as the principal building

The items below are additional commitments of this Modification of Standards

3. Architectural detailing to be similar size and rhythm as the primary structure
4. Building to include a base, middle and cap
5. A minimum of three different building facades will be applied along the parking structure façade facing the arterial road. Should the garage width change to less than 150 feet then only two facades would be required.
6. Pedestrian access entry facing the arterial road
7. Foundation landscape planting along the base of the parking structure.

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

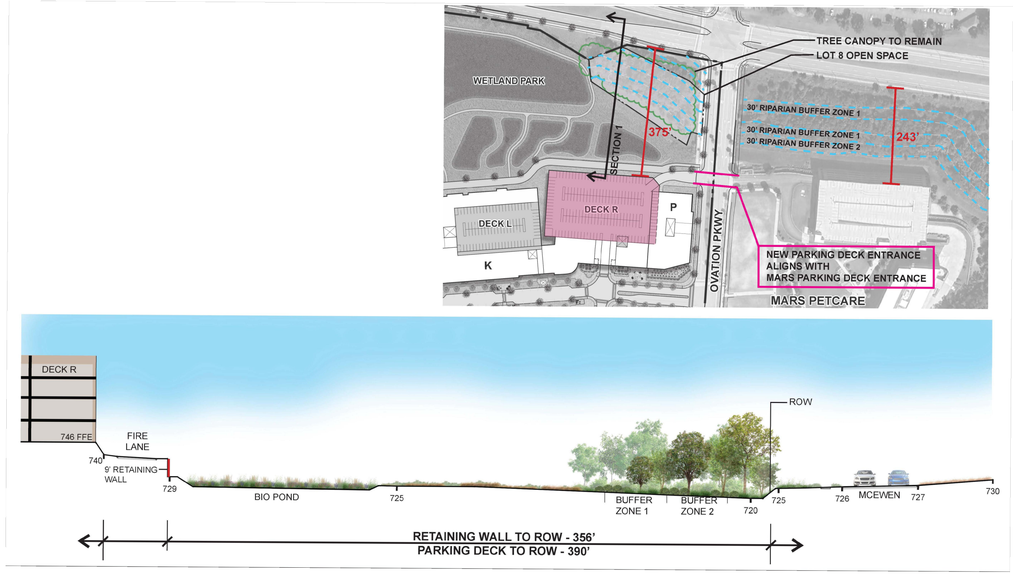
   Parking structures within Ovation are distributed throughout the master plan to provide convenient parking to the various uses in the plan. One of the structures is located between 40 and 65 feet from Carothers Parkway and another is between 320 and 355 feet from McEwen Drive. Both of these roadways are arterial roads. The design of the development is enhanced with better distribution of parking. The parking structures location on the outer edges of the master plan provide for clear and obvious destinations for automobiles, while keeping the interior of the master plan more pedestrian oriented by reducing the number of automobiles through the development's internal drives.

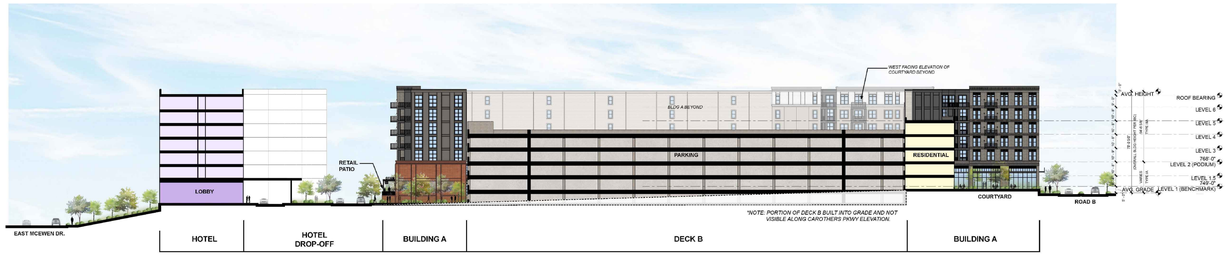
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

   Ovation is a unique, mixed use master plan with a variety of uses designed for a pedestrian friendly experience. Locating the parking structures predominantly on the outer edges of the master plan reduces the presence of the automobiles within the interior of the development.

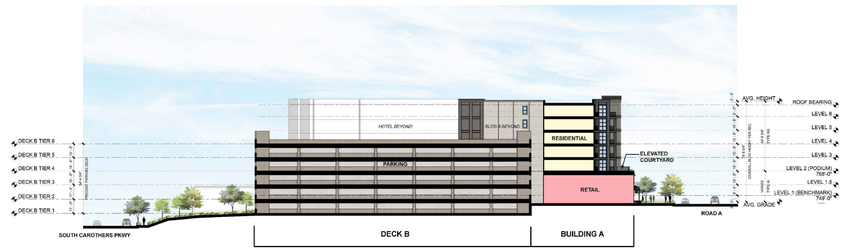
3. The modification is consistent with the intent of Envision Franklin:

   Envision Franklin states: The majority of off-street and structured parking should be located to the side or rear of buildings. Large expanses of pavement, particularly between a building and a street, should be avoided. Architectural and/or landscape features should be used so as to diminish the appearance of parking from public view. The parking garages are located to the side of the buildings they serve and have been located such that landscape screening can be provided within the 90 foot distance to the right of way to diminish the appearance from the public view.




**Section AA: North to South**
Scale: 1" = 30' - 0"




**Section BB: East to West**
Scale: 1" = 30' - 0"

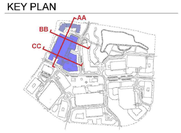



**Section CC: East to West**
Scale: 1" = 30' - 0"



CONCEPTUAL ELEVATION

KEY PLAN




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

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
SIGNATURE
07/29/25
TENNESSEE No. 121
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: June 9, 2025

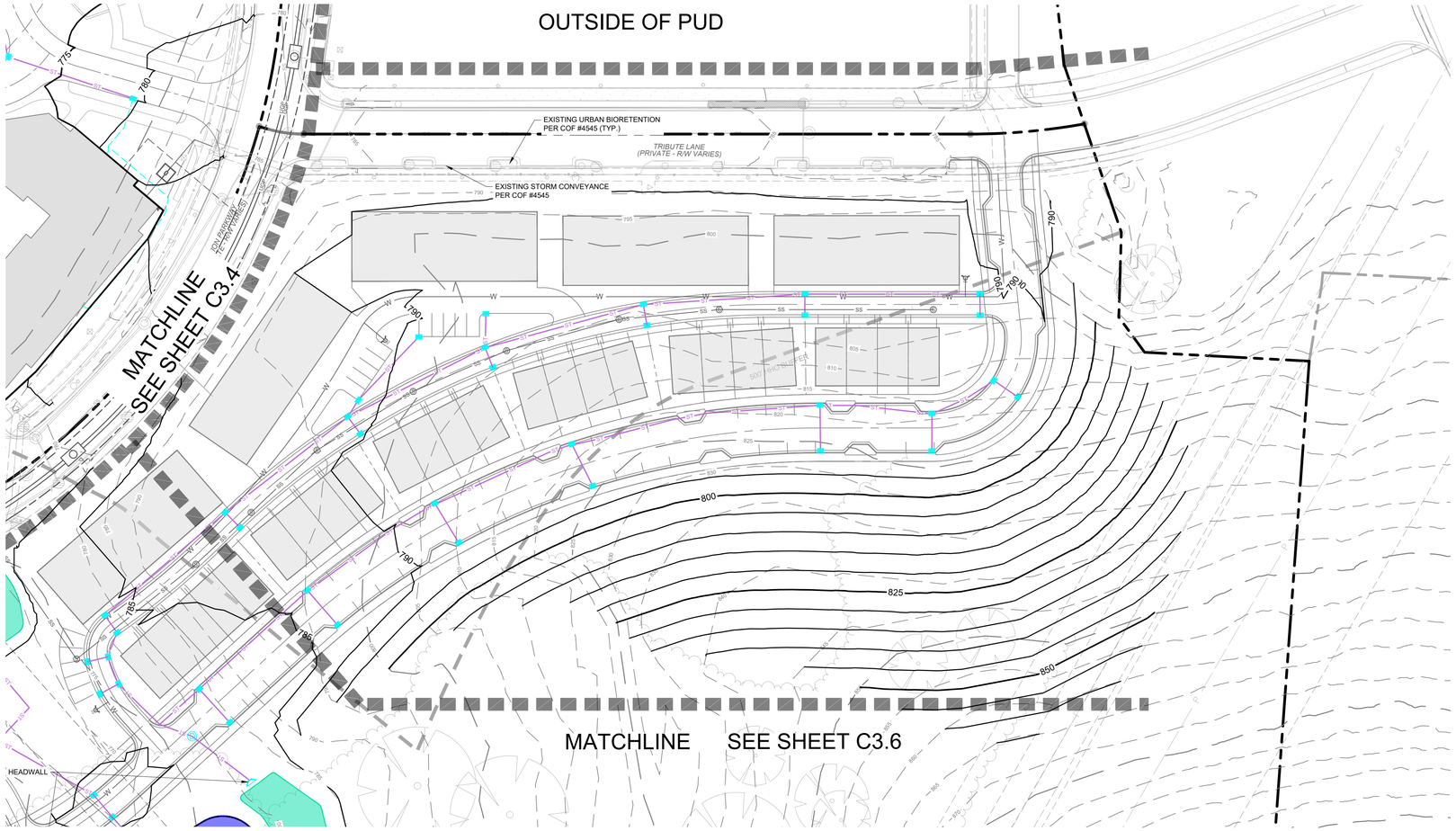
Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

BUILDING MODIFICATION OF STANDARDS

SHEET
C0.7

COF # 8849

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.




## COF 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.
6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

## HATCH LEGEND

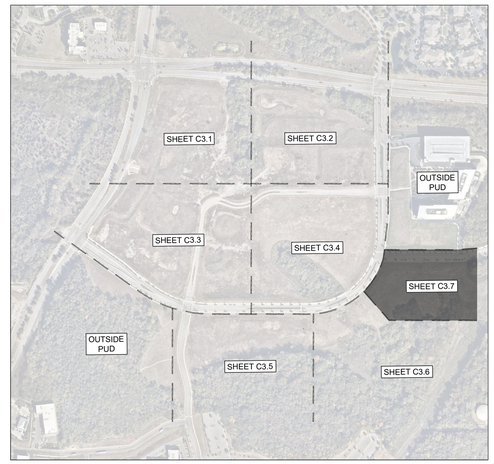
- BIORETENTION
- UNDERGROUND DETENTION
- DETENTION

## LEGEND

- W — WATER
- SS — SANITARY SEWER
- ST — ST — STORM SEWER 15"-24"
- ST — ST — STORM SEWER 30"-48"
- STORM SEWER <15"
- UGP — UNDERGROUND ELECTRIC (4-6" CONDUITS)
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- WATER METER
- FH — FIRE HYDRANT
- S — SANITARY SEWER MANHOLE

## STORMWATER IMPACT STATEMENT

STORMWATER MANAGEMENT IS CRUCIAL FOR THE SITE GIVEN ITS LAYOUT AND FLOW DIRECTION.
FLOW MANAGEMENT:
STORMWATER WILL FLOW FROM SOUTH TO NORTH, NECESSITATING EFFECTIVE CAPTURE, TREATMENT, AND RELEASE SYSTEMS.
BIORETENTION AND DETENTION PONDS:
THE INCLUSION OF BIORETENETION AND DETENTION PONDS WILL HELP MANAGE RUNOFF, IMPROVE WATER QUALITY, AND REDUCE THE RISK OF FLOODING. THE DEVELOPMENT WILL UTILIZE THE EXISTING DETENTION BASIN LOCATED AT THE NORTHEAST CORNER OF THE SITE.
INFRASTRUCTURE:
CREATING APPROPRIATE DRAINAGE SYSTEMS AND ENSURING THE PONDS ARE INTEGRATED EFFECTIVELY WITHIN THE DEVELOPMENT PLAN IS ESSENTIAL FOR EFFECTIVE STORMWATER MANAGEMENT. APPROXIMATELY 45 ACRES OF IMPERVIOUS AREA IS PROPOSED ON THE SITE.




GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION
# DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

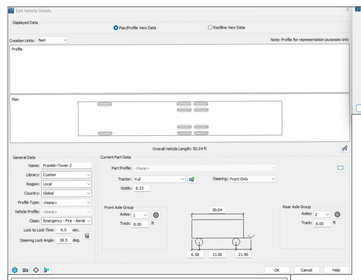
ENLARGED GRADING AND DRAINAGE PLAN

SHEET
**C3.7**

COF # 8849



Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.7 ENLARGED GRADING AND DRAINAGE PLAN Jul 03, 2025 1:26pm by: James.Parker



## FIRE FLOW TEST

FLOW TEST DATE: 05/27/2025, 11:00 AM
STATIC PRESSURE: 142 psi
RESIDUAL PRESSURE: 132 psi
FLOW: 1178 GPM

TESTED BY MALLORY VALLEY UTILITY DEPARTMENT; PARKER HOWELL, JON LYNN, JUSTIN MAXWELL

## STREETS IMPACT STATEMENT

THIS DEVELOPMENT WILL IMPACT LOCAL TRANSPORTATION INFRASTRUCTURE.
TRAFFIC FLOW
INCREASED TRAFFIC ON CAROTHERS PARKWAY AND MCEWEN DRIVE WILL NECESSITATE IMPROVEMENTS TO ROAD CAPACITY, TRAFFIC SIGNAL SYSTEMS, AS IDENTIFIED WITH THE TIS. PER THE TIS, IT IS ESITMATED THAT THIS DEVELOPMENT WILL CONTRIBUTE 34,266 TOTAL DAILY TRIPS (2,785 AM PEAK TRIPS AND 3.345 PM PEAK TRIPS).
CONNECTIVITY.
ENHANCED CONNECTIVITY, INCLUDING PEDESTRIAN PATHWAYS AND BIKE LANES WILL BE INCORPORATED OR UTILIZED TO REDUCE CONGESTION AND PROMOTE ALTERNATIVE TRANSPORTATION MODES. THE DEVELOPMENT PROPOSES THE USE OF TWO EXISTING RIGHT-IN-RIGHT-OUT CURB CUTS ALONG CAROTHERS PARKWAY AND MCEWEN DRIVE, AND VARIOUS OTHER CONNECTION POINTS ALONG THE PRIVATE OVATION PARKWAY.

## FIRE TRUCK ACCESS NOTE

- ANY FIRE TRUCK EMERGENCY ACCESS PATH OR DRIVE AISLE THAT IS GREATER THAN 150' SHALL PROVIDE AN APPROPRIATE TURNAROUND FOR THE STANDARD FRANKLIN FIRE TRUCK.
- 150' HOSE LAY ACCESS SHALL BE PROVIDED TO ALL BUILDINGS. IN LOCATIONS WHERE THIS IS NOT POSSIBLE, APPLICANT WILL WORK WITH THE COF FIRE MARSHALL AT SITE PLAN TO MEET ADDITIONAL REQUIREMENTS SUCH AS FIRE SPRINKLER SYSTEMS OR STANDPIPES TO MEET THE CURRENT FIRE CODE AT THAT TIME.
- AT SITE PLAN, ALL AUTOTURN MOVEMENTS FOR THE STANDARD CITY OF FRANKLIN FIRE TRUCK SHALL SHOW FULL ACCESS WITHOUT CONFLICTS FOR THE APPROPRIATE EMERGENCY VEHICLES PATHS.

## PRIVATE FIRE HYDRANT NOTE

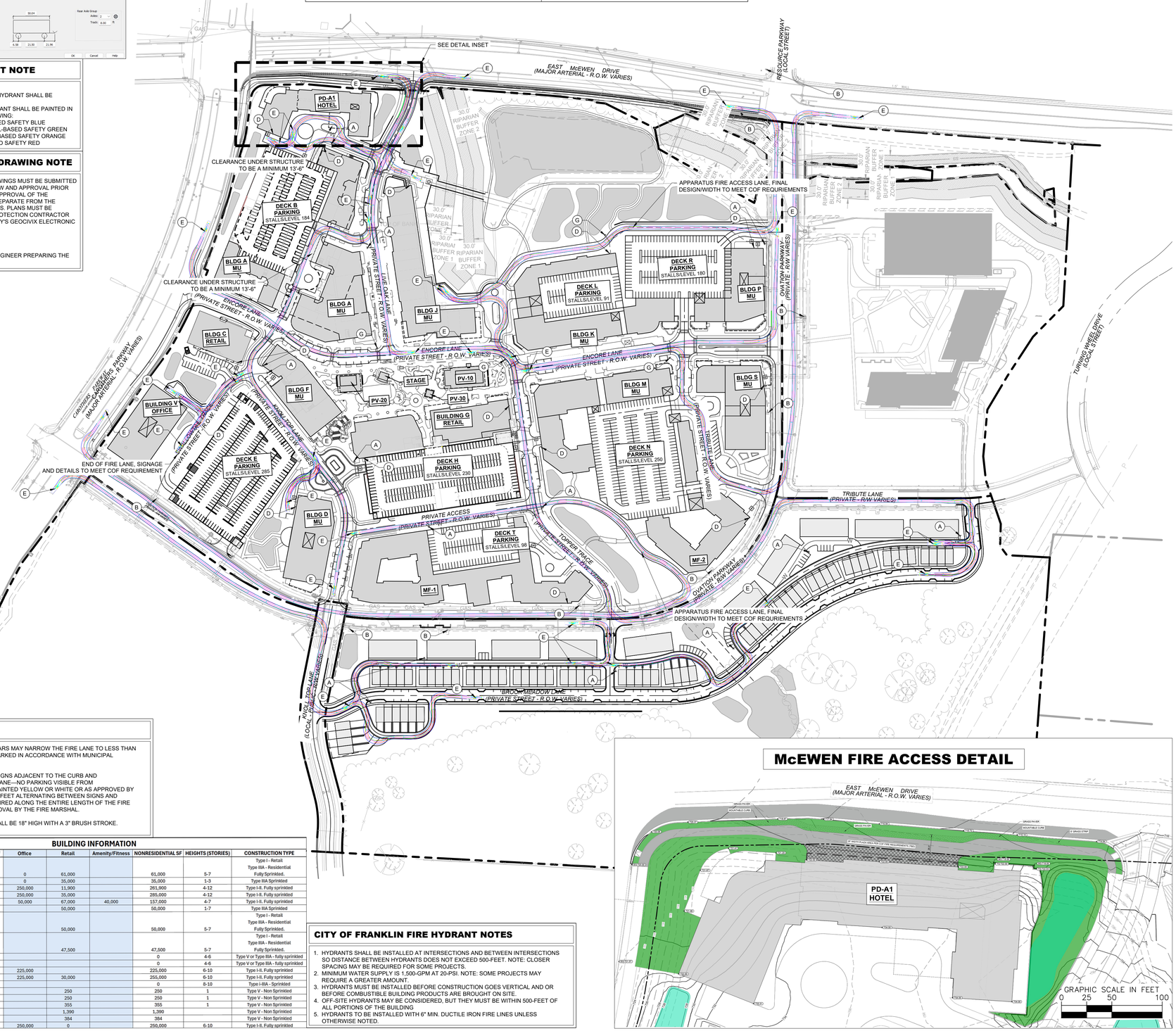
PRIVATE HYDRANTS:
1. THE BARREL AND CAPS OF THE HYDRANT SHALL BE PAINTED PPG OIL-BASED SILVER
2. THE TOP / BONNET OF THE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH THE FOLLOWING:
   ABOVE 1500-GPM = PPG OIL-BASED SAFETY BLUE
   1000-GPM TO 1499-GPM = PPG OIL-BASED SAFETY GREEN
   500-GPM TO 999-GPM = PPG OIL-BASED SAFETY ORANGE
   BELOW 500-GPM = PPG OIL-BASED SAFETY RED

## UNDERGROUND SHOP DRAWING NOTE

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

https://franklintn.geocivix.com/secure/

PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.




## FIRE LANE NOTE

PUBLIC PROPERTY: WHERE PARKED CARS MAY NARROW THE FIRE LANE TO LESS THAN 20-FEET, THE FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL ORDINANCE, 7-225.

FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING FIRE LANE—NO PARKING VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.

SIZE OF LETTERING ON PAVEMENT SHALL BE 18" HIGH WITH A 3" BRUSH STROKE.

## BUILDING INFORMATION

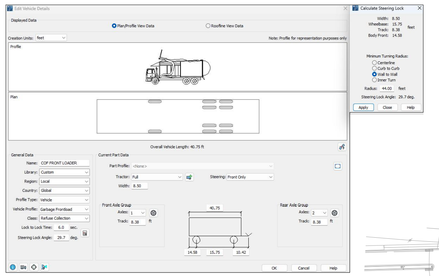
| NAME | TOTAL SF | RESIDENTIAL SF | Office | Retail | Amenity/Fitness | NONRESIDENTIAL SF | HEIGHTS (STORIES) | CONSTRUCTION TYPE |
|---|---|---|---|---|---|---|---|---|
| BUILDING A | 504,840 | 443,840 | 0 | 61,000 | | 61,000 | 5-7 | Type I - Retail<br>Type IIIA - Residential<br>Fully Sprinkled, |
| BUILDING C | 35,000 | x | 0 | 35,000 | | 35,000 | 1-3 | Type IIIA Sprinkled |
| BUILDING D | 261,900 | x | 250,000 | 11,900 | | 261,900 | 4-12 | Type I-B, Fully sprinkled |
| BUILDING F | 285,000 | x | 250,000 | 35,000 | | 285,000 | 4-12 | Type I-B, Fully sprinkled |
| BUILDING G | 157,000 | x | 50,000 | 67,000 | 40,000 | 157,000 | 4-7 | Type I-B, Fully sprinkled |
| BUILDING J | 50,000 | | | 50,000 | | 50,000 | 1-7 | Type IIIA Sprinkled |
| BUILDING K | 378,320 | 328,320 | | 50,000 | | 50,000 | 5-7 | Type I - Retail<br>Type IIIA - Residential<br>Fully Sprinkled, |
| BUILDING M | 363,660 | 316,160 | | 47,500 | | 47,500 | 5-7 | Type I - Retail<br>Type IIIA - Residential<br>Fully Sprinkled, |
| BUILDING MF-1 | 364,800 | 364,800 | | | | 0 | 4-6 | Type V or Type IIIA - fully sprinkled |
| BUILDING MF-2 | 243,200 | 243,200 | | | | 0 | 4-6 | Type V or Type IIIA - fully sprinkled |
| BUILDING P | 225,000 | x | 225,000 | | | 225,000 | 6-10 | Type I-B, Fully sprinkled |
| BUILDING S | 255,000 | x | 225,000 | 30,000 | | 255,000 | 6-10 | Type I-B, Fully sprinkled |
| PD-A1 (HOTEL) | 0 | x | | | | 0 | 8-10 | Type I-BA - Sprinkled |
| PV-10 | 250 | x | | 250 | | 250 | 1 | Type V - Non Sprinkled |
| PV-12 | 250 | x | | 250 | | 250 | 1 | Type V - Non Sprinkled |
| PV-14 | 355 | x | | 355 | | 355 | 1 | Type V - Non Sprinkled |
| PV-20 | 1,390 | x | | 1,390 | | 1,390 | | Type V - Non Sprinkled |
| PV-30 | 384 | x | | 384 | | 384 | | Type V - Non Sprinkled |
| BUILDING V | 250,000 | x | 250,000 | 0 | | 250,000 | 6-10 | Type I-B, Fully sprinkled |

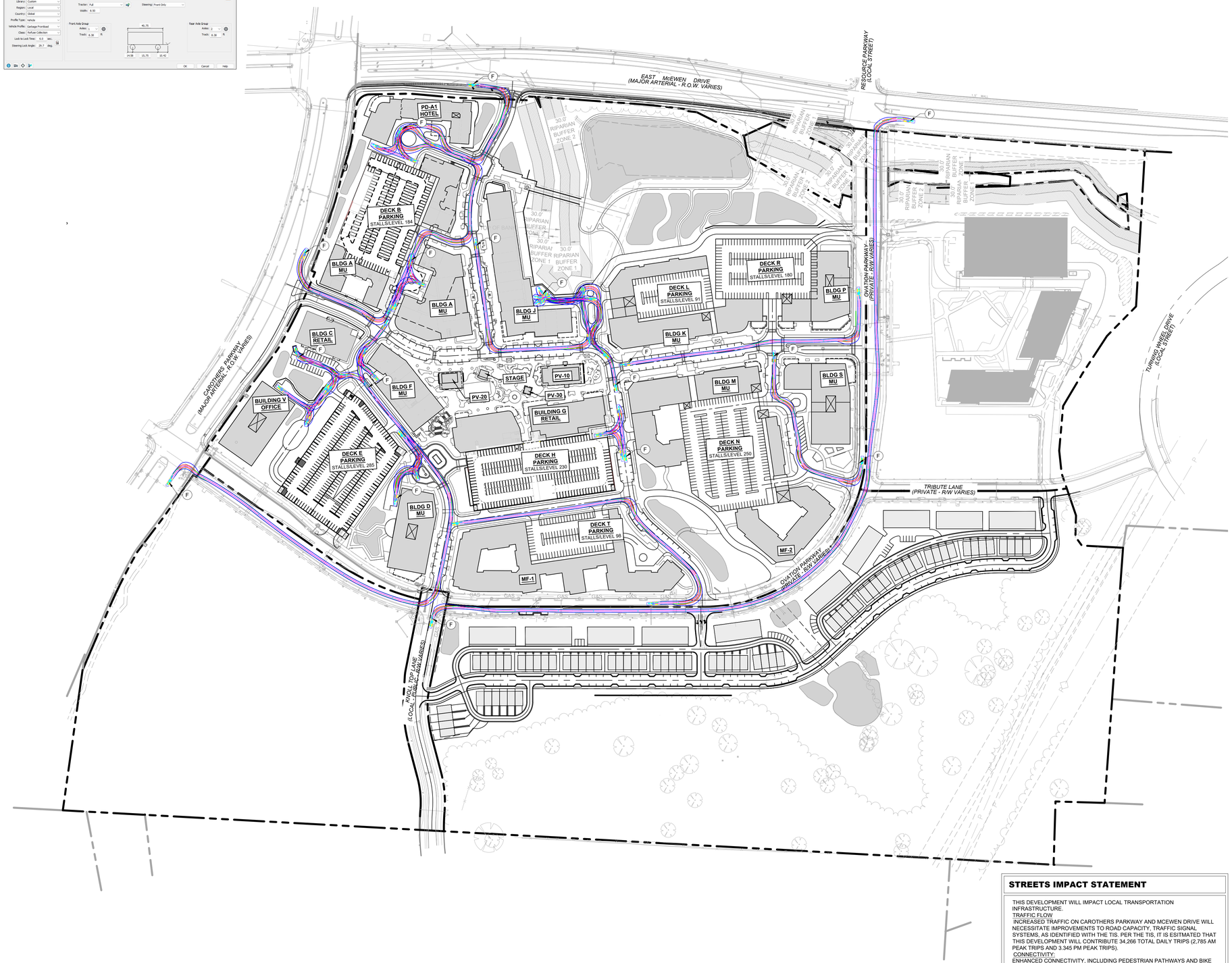
## CITY OF FRANKLIN FIRE HYDRANT NOTES

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. HYDRANTS TO BE INSTALLED WITH 6" MIN. DUCTILE IRON FIRE LINES UNLESS OTHERWISE NOTED.

## McEWEN FIRE ACCESS DETAIL


EAST McEWEN DRIVE (MAJOR ARTERIAL - R.O.W. VARIES)
PD-A1 HOTEL
GRADED RIVER
MOUNTABLE CURB
GRADED SWALE
GRADED SLOPE
GRADED SLOPE
GRADED SLOP




## ROW & 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.

## KEYNOTE LEGEND

| | |
|---|---|
| A | PROPOSED FIRE HYDRANT ASSEMBLY |
| B | EXISTING FIRE HYDRANT ASSEMBLY |
| C | MAIN BUILDING ENTRANCE. FINAL LOCATION WILL BE PROVIDED AT SITE PLAN SUBMITTAL |
| D | FIRE DEPARTMENT CONNECTION (TYP.) FINAL LOCATION WILL BE PROVIDED AT SITE PLAN SUBMITTAL |
| E | FRANKLIN T-2 SUTPHEN FIRE TRUCK |
| F | CITY OF FRANKLIN GARBAGE TRUCK |

## SIGHT DISTANCE NOTE

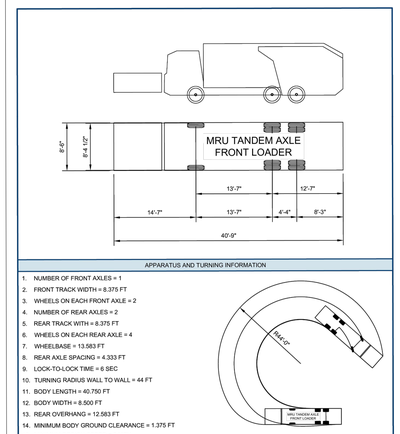
AT SITE PLAN, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

## ADA PARKING NOTE

AT SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

## TRUCK TURN LEGEND

- FRONT TIRES
- BACK TIRES
- VEHICLE FENDER PATH




APPARATUS AND TURNING INFORMATION

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




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

## STREETS IMPACT STATEMENT

THIS DEVELOPMENT WILL IMPACT LOCAL TRANSPORTATION INFRASTRUCTURE.
TRAFFIC FLOW
INCREASED TRAFFIC ON CAROTHERS PARKWAY AND MCEWEN DRIVE WILL NECESSITATE IMPROVEMENTS TO ROAD CAPACITY, TRAFFIC SIGNAL SYSTEMS, AS IDENTIFIED WITH THE TIS. PER THE TIS, IT IS ESITMATED THAT THIS DEVELOPMENT WILL CONTRIBUTE 34,266 TOTAL DAILY TRIPS (2,785 AM PEAK TRIPS AND 3.345 PM PEAK TRIPS).
CONNECTIVITY:
ENHANCED CONNECTIVITY, INCLUDING PEDESTRIAN PATHWAYS AND BIKE LANES WILL BE INCORPORATED OR UTILIZED TO REDUCE CONGESTION AND PROMOTE ALTERNATIVE TRANSPORTATION MODES. THE DEVELOPMENT PROPOSES THE USE OF TWO EXISTING RIGHT-IN-RIGHT-OUT CURB CUTS ALONG CAROTHERS PARKWAY AND MCEWEN DRIVE, AND VARIOUS OTHER CONNECTION POINTS ALONG THE PRIVATE OVATION PARKWAY.

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION
# DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127939
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL ROW & ACCESS PLAN - REFUSE

SHEET
**C4.1**

COF # 8849



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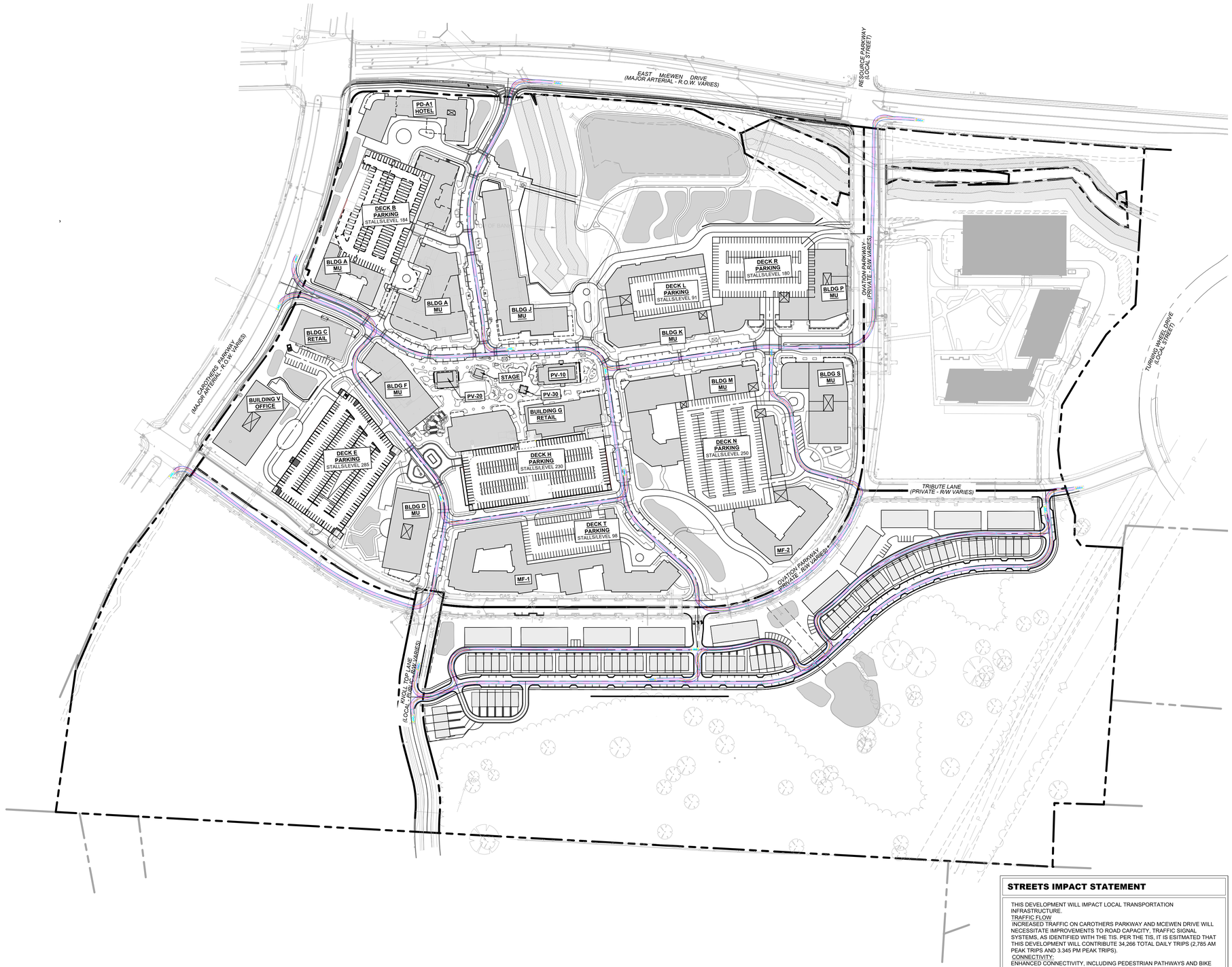
Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C4.1 OVERALL ROW & ACCESS PLAN.dwg C4.1 Jul 03, 2025 1:27pm by: James.Parker




## ROW & 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.
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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.

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- FRONT TIRES
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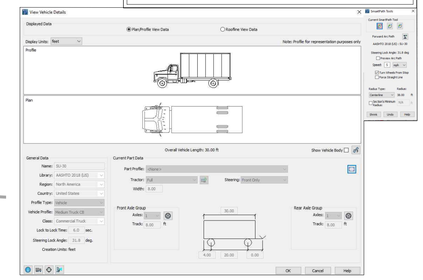


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GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127931
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL ROW & ACCESS PLAN - SUT

SHEET
**C4.2**

COF # 8849

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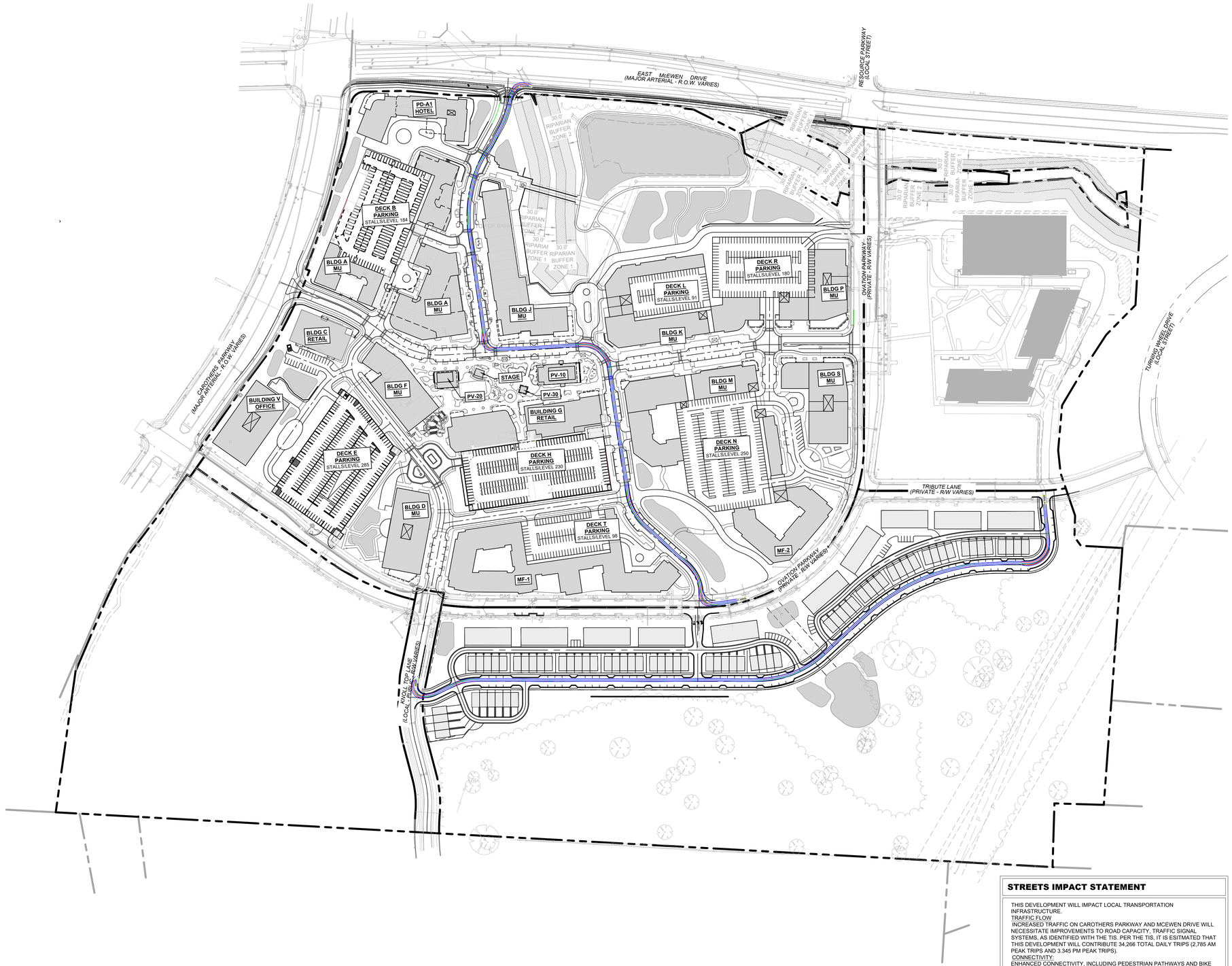


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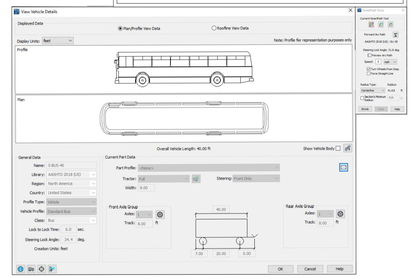


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GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION
# DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127931
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL ROW & ACCESS PLAN - BUS

SHEET
**C4.3**

COF # 8849



Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C4.3 OVERALL ROW & ACCESS PLAN.dwg C4.3 Jul 03, 2025 1:27pm by: James.Parker




**LEGEND**

- TOWN CENTER STREET (PRIVATE)
- TOWN CENTER STREET W/ PARALLELS (PRIVATE)
- ENTRANCE BOULEVARD AT MCEWEN (PRIVATE)
- TOWN CENTER STREET AT OPEN SPACE (PRIVATE)
- ENTRANCE BOULEVARD (PRIVATE)
- ALLEY (PRIVATE)
- LOCAL ROAD (PUBLIC)
- ACCESS DRIVE (PRIVATE)

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION
# DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127819
STATE OF TENNESSEE
07/10/2025

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

STREET
NETWORK PLAN

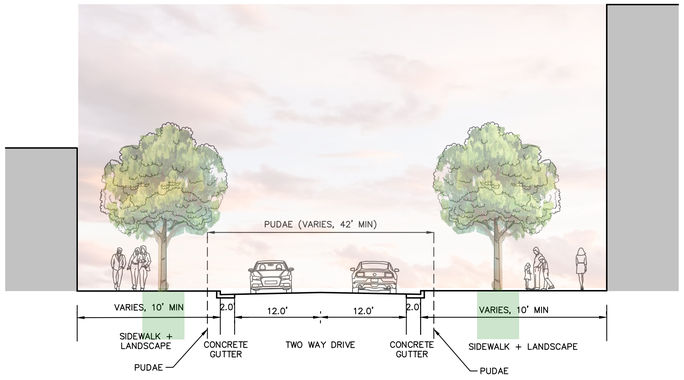
SHEET
**C4.4**

COF # 8849

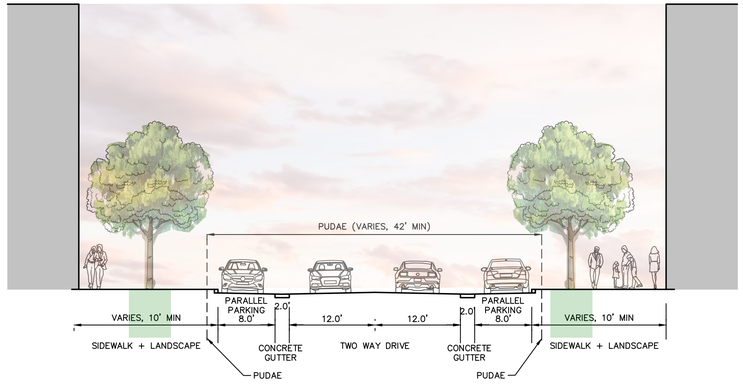


Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C4.4 OVERALL ROW & ACCESS PLAN.dwg C4.4 ROAD SECTIONS Jul 03, 2025 1:28pm by: James.Parker

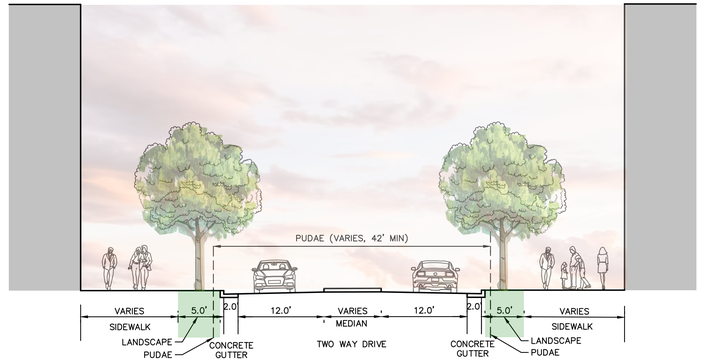
## TOWN CENTER STREET (PRIVATE)



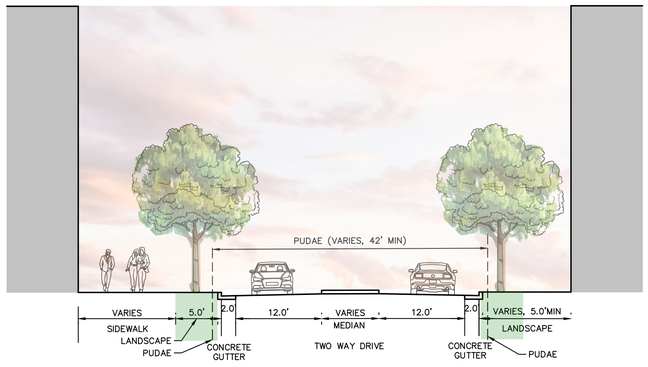

## TOWN CENTER STREET WITH PARALLELS (PRIVATE)



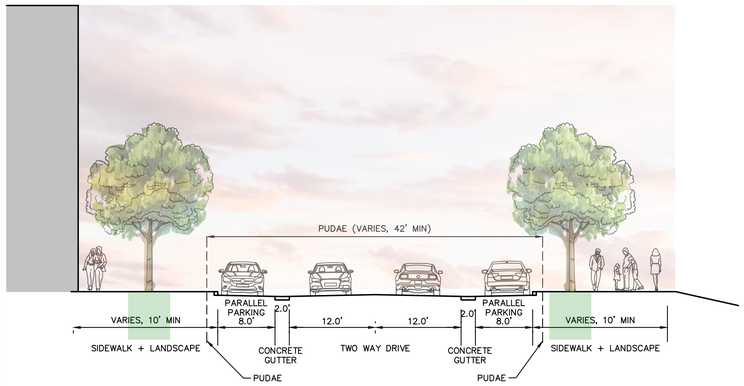

## ENTRANCE BOULEVARD (PRIVATE)



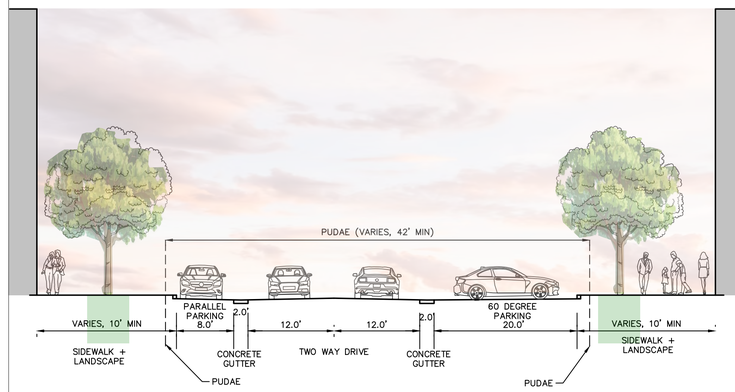

## ENTRANCE BOULEVARD AT MCEWEN (PRIVATE)




## TOWN CENTER STREET AT OPEN SPACE (PRIVATE)




## ACCESS DRIVE (PRIVATE)

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CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
07/02/2025

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date

STREET NETWORK SECTIONS

SHEET

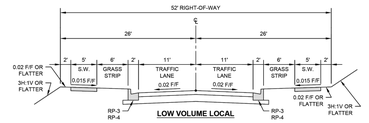
**C4.5**

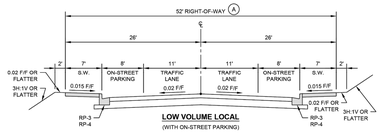
COF # 8849



Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C4.4 OVERALL ROW & ACCESS PLAN.dwg C4.5 ROAD SECTIONS Jul 03, 2025 1:28pm by: James.Parker

LOCAL ROAD (PUBLIC)




DESIGN NOTES

A ADDITIONAL RIGHT-OF-WAY OR PUBLIC ACCESS EASEMENT WIDTH SHALL BE PROVIDED AS NEEDED TO ACCOMMODATE ACCESSIBLE ON-STREET PARKING.

**LOW VOLUME LOCAL STREET SECTIONS**

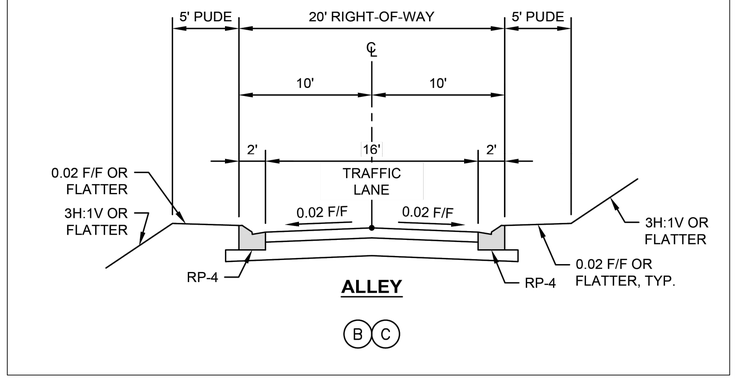
DWG. NO. **TS-6**

CITY OF FRANKLIN
NOT TO SCALE

CITY ENGINEER: RJP

DATE: 7/1/2021

ALLEY (PRIVATE)




CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date

STREET NETWORK SECTIONS

SHEET
**C4.6**

COF # 8849

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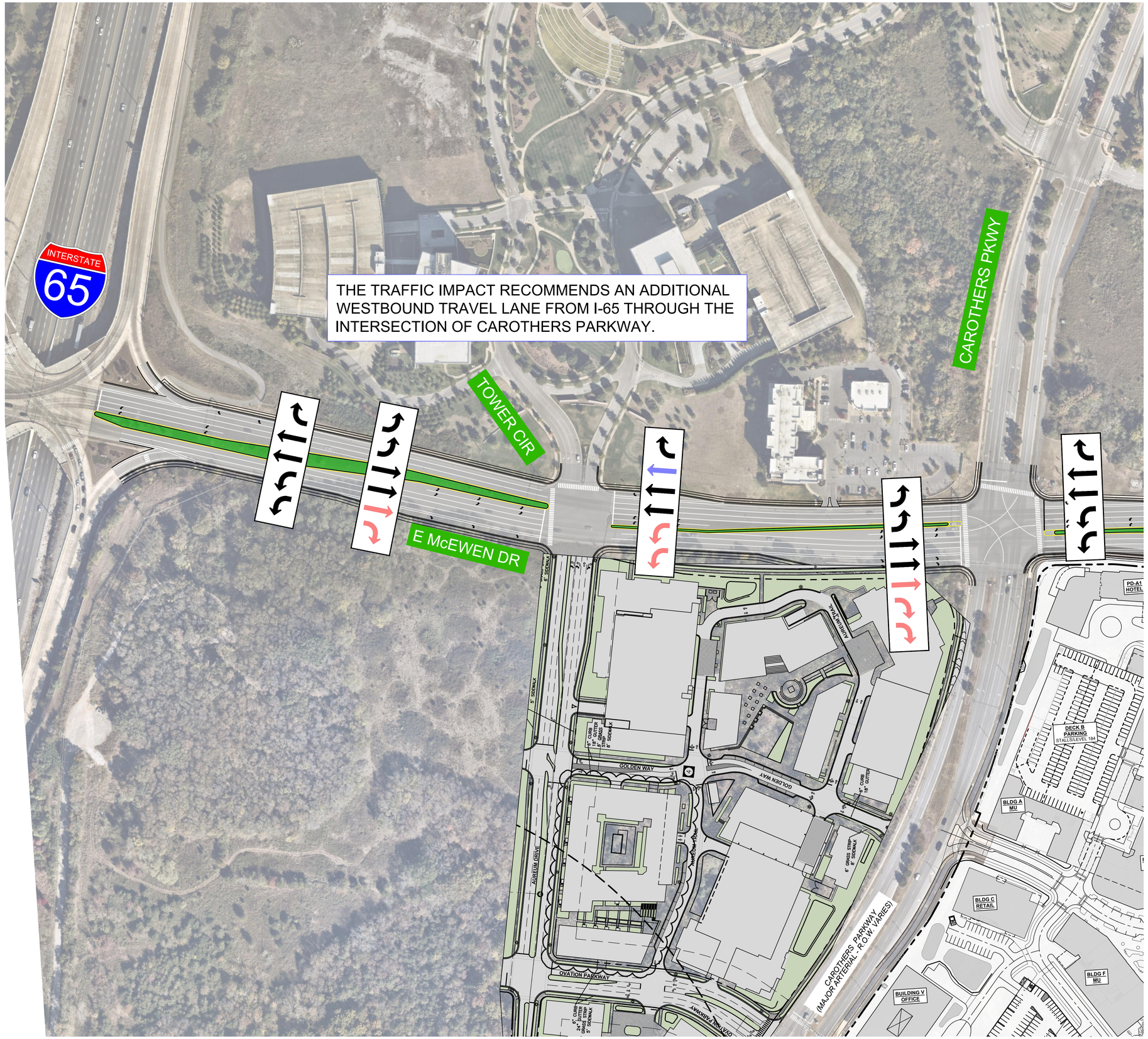



## LEGEND

- IMPROVEMENTS TO BE CONSTRUCTED BY AEURUM
- IMPROVEMENTS TO BE CONSTRUCTED BY OVATION
- IMPROVEMENTS REQUESTED BY CITY STAFF

## STREETS IMPACT STATEMENT

THIS DEVELOPMENT WILL IMPACT LOCAL TRANSPORTATION INFRASTRUCTURE.
TRAFFIC FLOW
INCREASED TRAFFIC ON CAROTHERS PARKWAY AND MCEWEN DRIVE WILL NECESSITATE IMPROVEMENTS TO ROAD CAPACITY, TRAFFIC SIGNAL SYSTEMS, AS IDENTIFIED WITH THE TIS. PER THE TIS, IT IS ESTIMATED THAT THIS DEVELOPMENT WILL CONTRIBUTE 34,266 TOTAL DAILY TRIPS (2,785 AM PEAK TRIPS AND 3,345 PM PEAK TRIPS).
CONNECTIVITY:
ENHANCED CONNECTIVITY, INCLUDING PEDESTRIAN PATHWAYS AND BIKE LANES WILL BE INCORPORATED OR UTILIZED TO REDUCE CONGESTION AND PROMOTE ALTERNATIVE TRANSPORTATION MODES. THE DEVELOPMENT PROPOSES THE USE OF TWO EXISTING RIGHT-IN-RIGHT-OUT CURB CUTS ALONG CAROTHERS PARKWAY AND MCEWEN DRIVE, AND VARIOUS OTHER CONNECTION POINTS ALONG THE PRIVATE OVATION PARKWAY.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & SOMMERVILLE
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

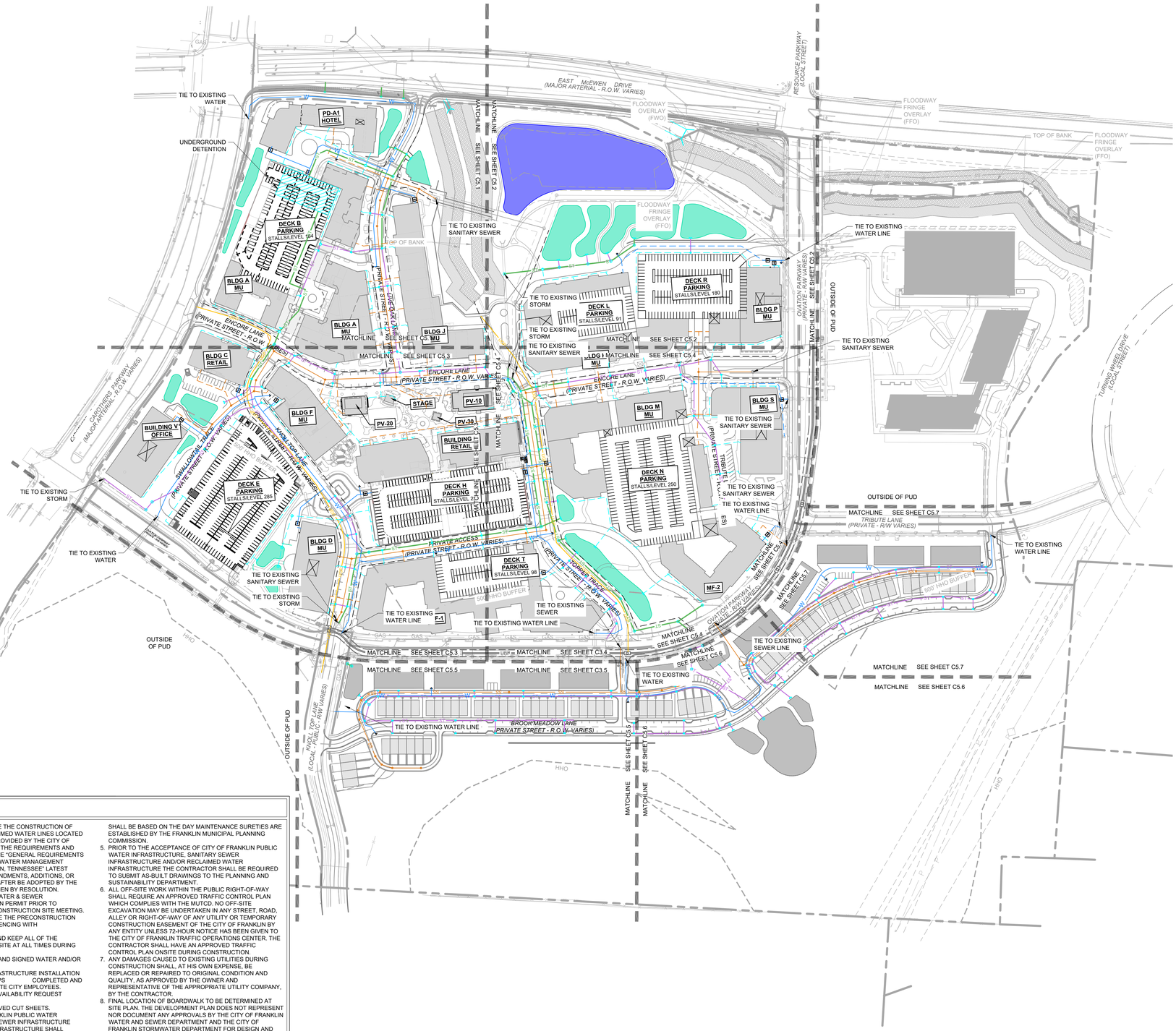
OFFSITE IMPROVEMENTS - MCEWEN WESTBOUND

SHEET
**C4.7**

COF # 8849



Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C4.7 OFFSITE IMPROVEMENTS - McEWEN WESTBOUND.dwg C4.7 OFFSITE IMPROVEMENTS - McEWEN WESTBOUND Jul 03, 2025 1:28pm by: James.Parker

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## LEGEND

- W — WATER
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- SS — SANITARY SEWER
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ELECTRICITY
- ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
- NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

## EXISTING SEWER NOTE

VARIOUS EXISTING SEWER PIPES HAVE KNOWN MAINTENANCE ISSUES AND/OR ARE FULL WITH DEBRIS AND SEDIMENT. SEWER PIPES PER COF #4544 INTENDED TO REMAIN WITH THIS PLAN ARE TO BE CLEANED, VIDEOED, AND INSPECTED PRIOR TO THE FIRST SITE PLAN SUBMITTAL AND PIPES TO BE REPLACED AS NECESSARY.

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — 1777 — STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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

OVERALL UTILITY PLAN

SHEET
**C5.0**

COF # 8849

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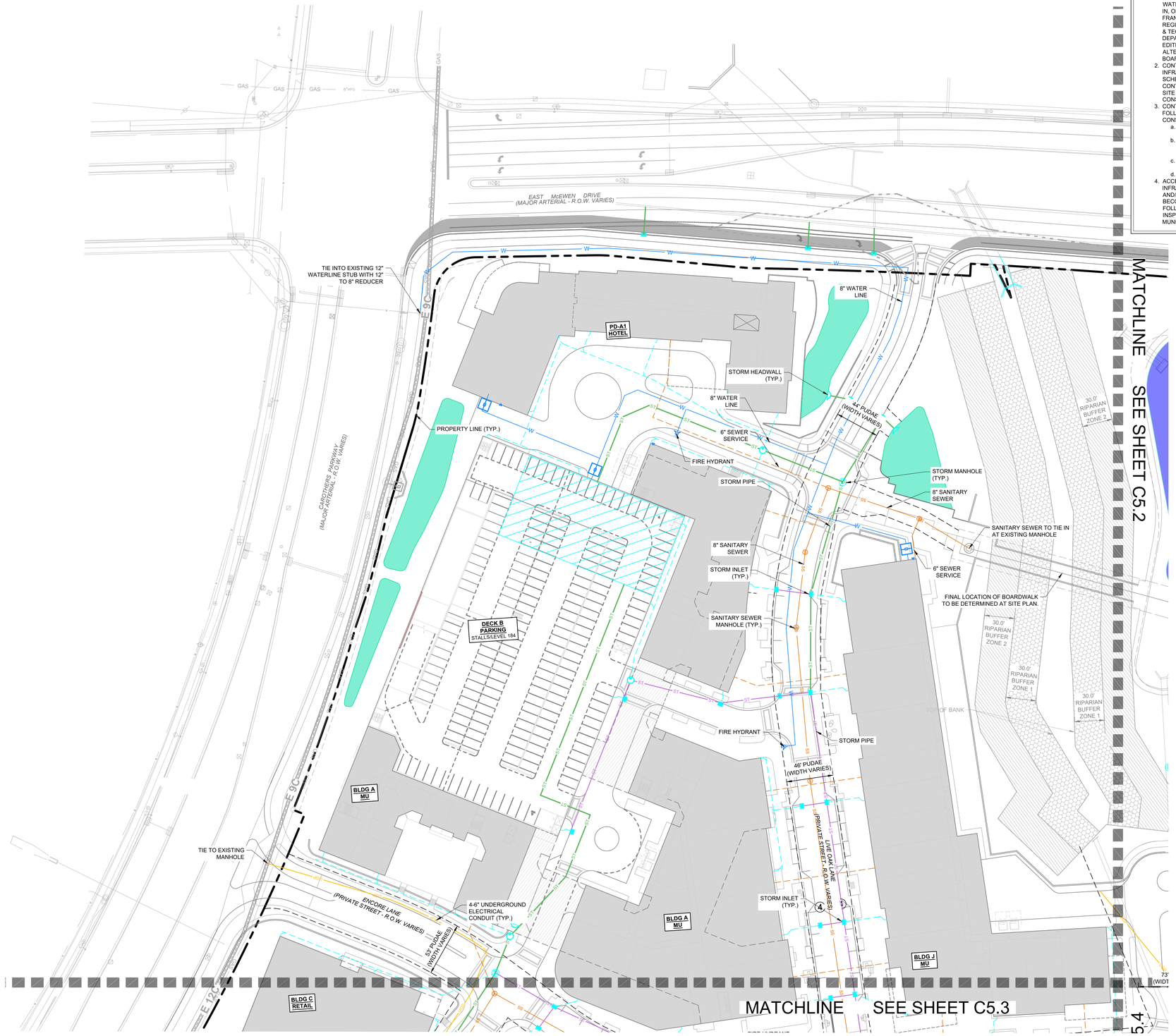


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## UTILITY CONTACTS

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MALLORY VALLEY
465 DUKE DRIVE
FRANKLIN, TN 37067
PHONE: (615) 628-0237
CONTACT: KAREN YORK

**GAS**
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 485-6377
CONTACT: BRADIE ARMSTRONG

**TELEPHONE**
AT&T
PHONE: (615) 595-7816
CONTACT: MIKE BOGGESS
MB127D@ATT.COM

**ELECTRIC**
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

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124 LUMBER DRIVE
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CONTACT: BEN MCNEIL

**CABLE**
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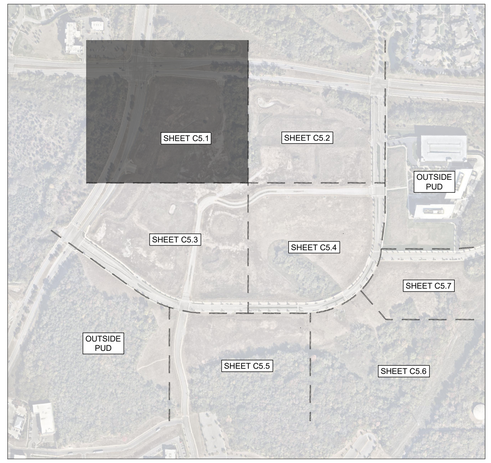


GRAPHIC SCALE IN FEET
0 25 50 100
NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL COMMERCIAL
No. 137819
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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

ENLARGED UTILITY PLAN

SHEET
**C5.1**

COF # 8849



Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.1 ENLARGED UTILITY PLAN Jul 03, 2025 1:29pm by: James.Parker




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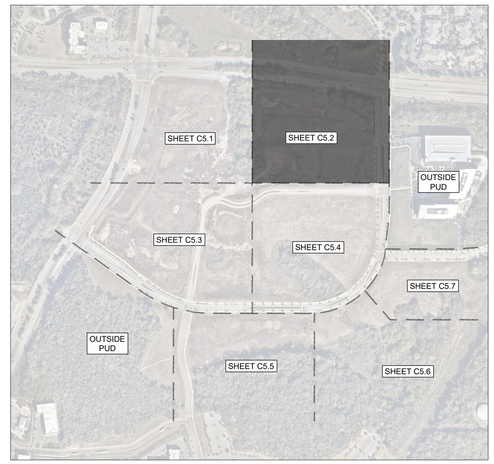


GRAPHIC SCALE IN FEET
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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
CERTIFICATE NUMBER
COMMERCE
No. 127839
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
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ENLARGED UTILITY PLAN

SHEET
**C5.2**

COF # 8849



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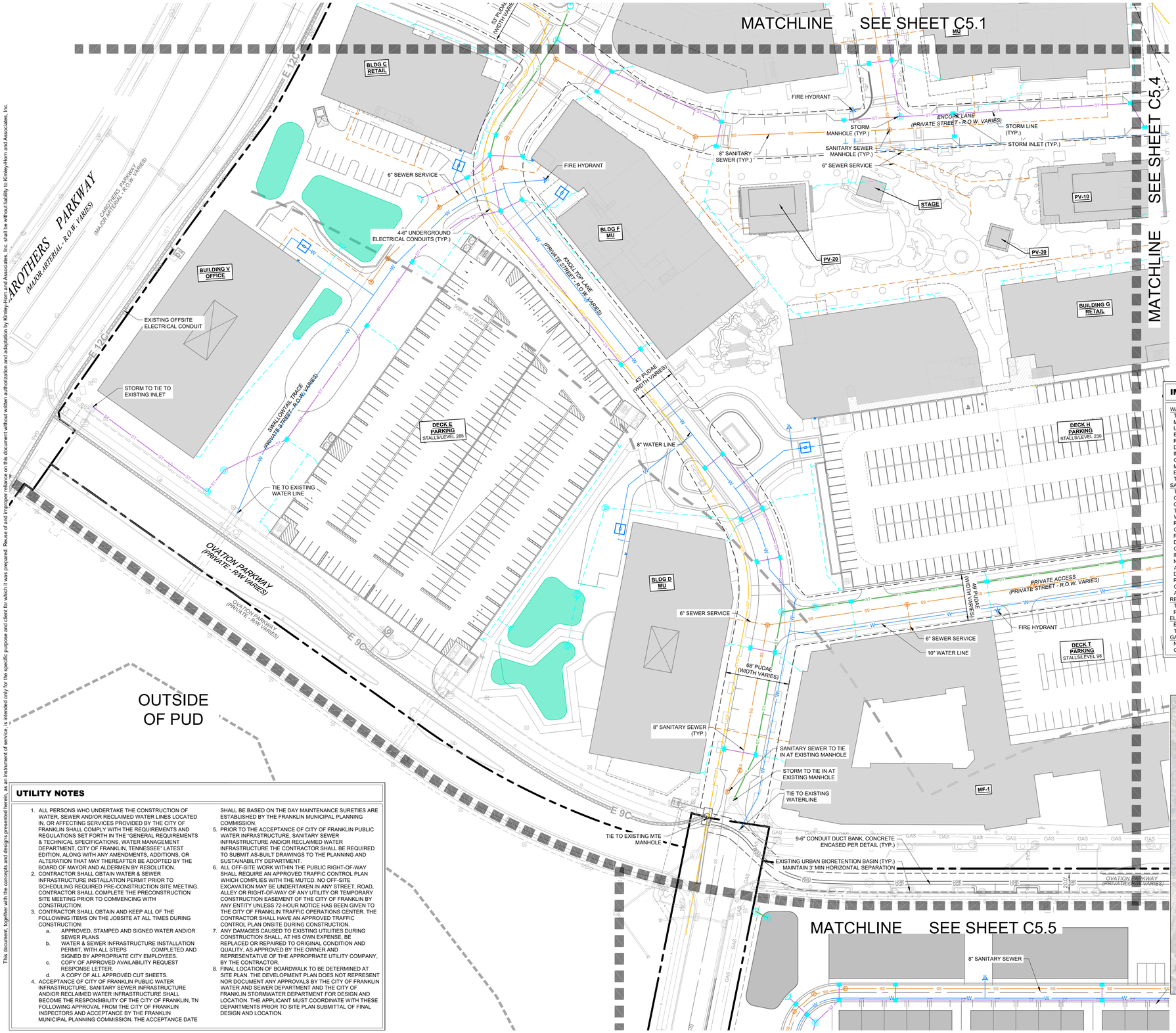
Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.2 ENLARGED UTILITY PLAN Jul 03, 2025 1:29pm by: James.Parker

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| MALLORY VALLEY<br>465 DUKE DRIVE<br>FRANKLIN, TN 37067<br>PHONE: (615) 628-0237<br>CONTACT: KAREN YORK | ATMOS ENERGY<br>200 NOAH DRIVE<br>FRANKLIN, TN 37064<br>PHONE: (615) 485-6377<br>CONTACT: BRADIE ARMSTRONG | AT&T<br>PHONE: (615) 595-7816<br>CONTACT: MIKE BOGGESS<br>MB127D@ATT.COM |
| **ELECTRIC** | **SANITARY SEWER** | **CABLE** |
| MIDDLE TN ELECTRIC<br>2156 EDWARD CURD LN.<br>FRANKLIN, TN 37067<br>PHONE: (615) 595-4693<br>CONTACT: DALE HOOD | CITY OF FRANKLIN<br>124 LUMBER DRIVE<br>FRANKLIN, TN 37064<br>PHONE: (615) 794-4554<br>CONTACT: BEN MCNEIL | COMCAST<br>2501 McGAVOCK PK, SUITE 1206<br>NASHVILLE, TN 37214<br>PHONE: (615) 550-6855<br>CONTACT: PAULA BROOKS |

## IMPACT STATEMENT

WATER
THE DEVELOPMENT WILL BE SERVED VIA MALLORY VALLEY UTILITY DISTRICT WATER.
USAGE: THE DEVELOPMENT WILL INCLUDE BOTH RESIDENTIAL AND COMMERCIAL UNITS, REQUIRING A HIGHER VOLUME OF WATER FOR DAILY OPERATIONS.
INFRASTRUCTURE: THE DEVELOPMENT IS CURRENTLY ADJACENT TO AN 8" AND 12" MVUD MAIN. IT WILL NECESSITATE THE REMOVAL OF EXISTING WATER MAIN AND REROUTING THROUGH THE SITE.
SANITARY SEWER
THE DEVELOPMENT WILL BE SERVED VIA CITY OF FRANKLIN SEWER.
CAPACITY: THE MIXED-USE NATURE MEANS THERE WILL BE A VARIED RANGE OF WASTEWATER GENERATED, A CAPACITY REQUEST HAS BEEN SUBMITTED BY THE CITY OF FRANKLIN. PER THE SEWER AVAILABILITY REQUEST, IT IS ESTIMATED THAT THIS DEVELOPMENT WILL DEMAND 2,508.6 SFUE'S OR 878,010 GPD.
INFRASTRUCTURE: THE CONSTRUCTION OF NEW LINES, WILL BE REQUIRED TO ACCOMMODATE THE DEVELOPMENT. THE DEVELOPMENT PROPOSES THE REMOVAL AND REALIGNMENT OF EXISTING SEWER MAIN TO OUTFALL TO THE EXISTING 12" MAIN LOCATED AT THE NORTHWEST CORNER OF THE SITE.
RECLAIMED WATER LINE
THE DEVELOPMENT WILL NOT BE SERVED BY RECLAIMED WATER.
ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.
GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

## LEGEND

- WATER
- PRIVATE WATER SERVICE
- SANITARY SEWER
- PRIVATE SEWER SERVICE
- STORM SEWER (15"-24")
- STORM SEWER (30"-48")
- STORM SEWER <15"
- UNDERGROUND ELECTRIC (9-6" CONDUITS)
- UNDERGROUND ELECTRIC (4-6" CONDUITS)
- UTILITY EASEMENT
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- WATER METER
- FIRE HYDRANT (PUBLIC/PRIVATE VARIES, SEE SHEET C4.0)
- SANITARY SEWER MANHOLE

## UTILITY 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.
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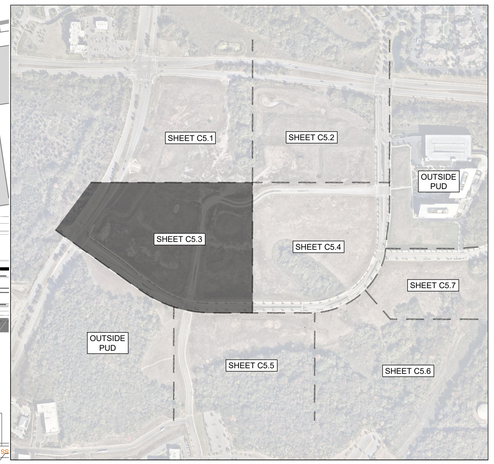


GRAPHIC SCALE IN FEET
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NORTH

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Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\planSheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.3 ENLARGED UTILITY PLAN Jul 03, 2025 1:29pm by: James.Parker

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS
NUMBER 137437
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date

ENLARGED UTILITY PLAN

SHEET
**C5.3**

COF # 8849




## UTILITY NOTES

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## UTILITY CONTACTS

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MALLORY VALLEY
465 DUKE DRIVE
FRANKLIN, TN 37067
PHONE: (615) 628-0237
CONTACT: KAREN YORK

**GAS**
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 485-6377
CONTACT: BRADIE ARMSTRONG

**TELEPHONE**
AT&T
PHONE: (615) 595-7816
CONTACT: MIKE BOGGESS
MB127D@ATT.COM

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2156 EDWARD CURD LN.
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PHONE: (615) 595-4693
CONTACT: DALE HOOD

**SANITARY SEWER**
CITY OF FRANKLIN
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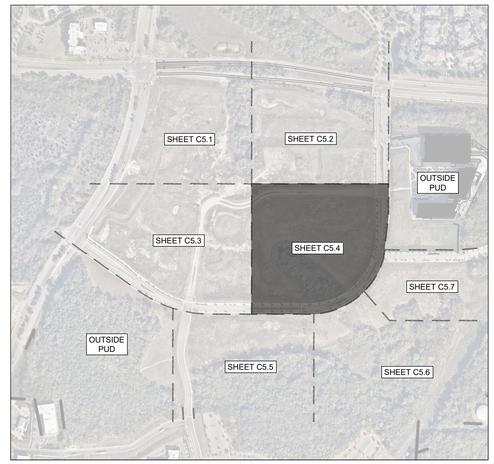


GRAPHIC SCALE IN FEET
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NORTH

# OVATION PUD SUBDIVISION
# DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
No. 127819
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED UTILITY PLAN

SHEET
**C5.4**

COF # 8849

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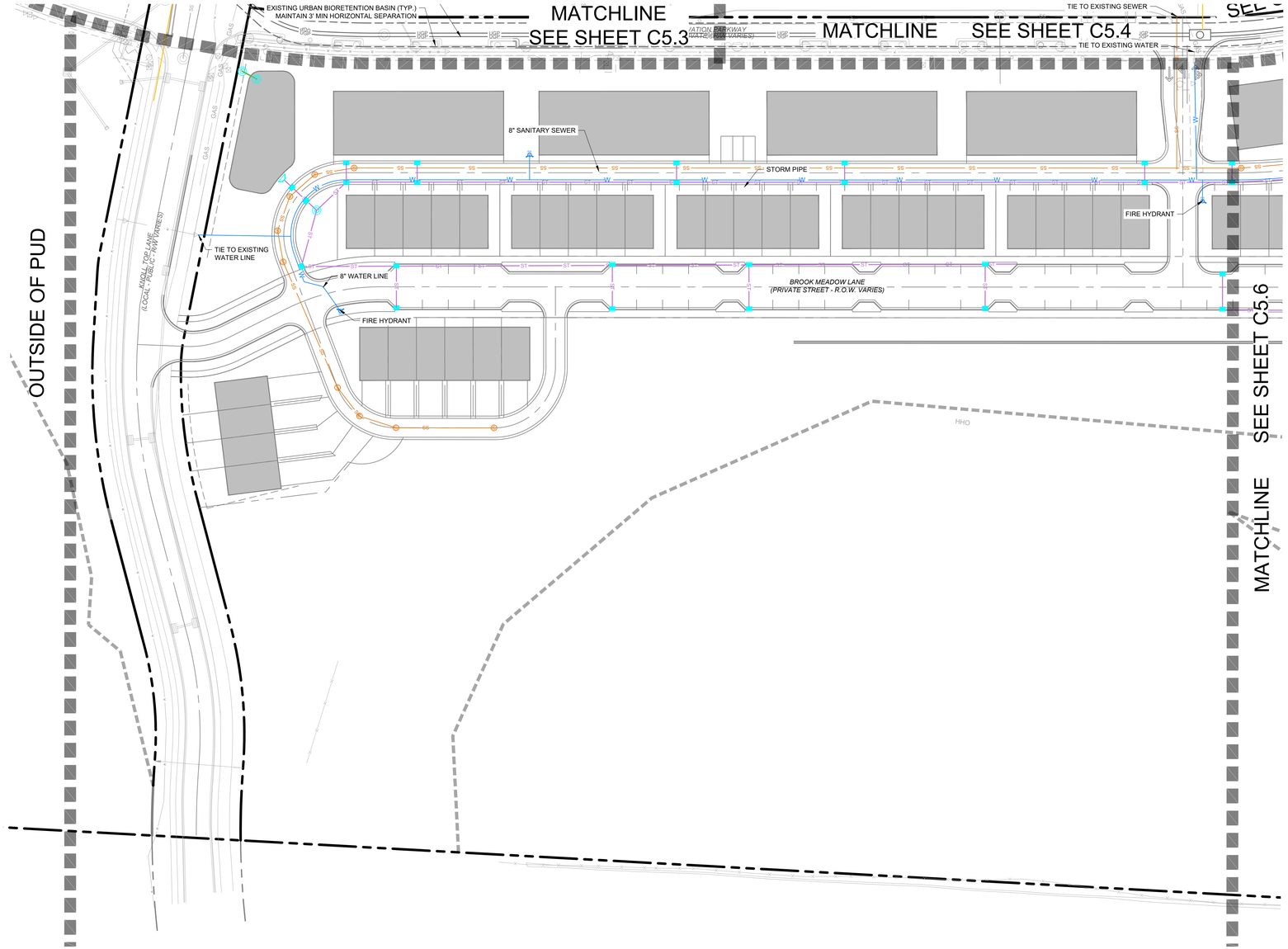


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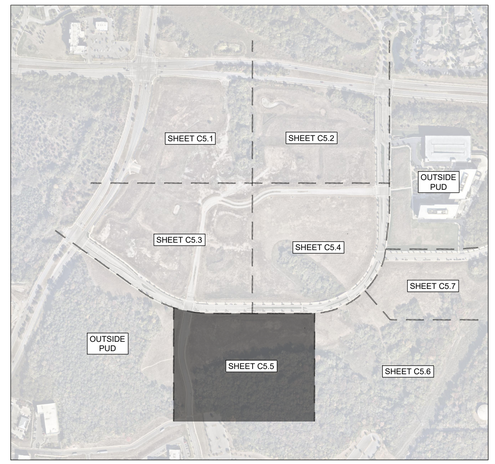


GRAPHIC SCALE IN FEET
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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION
# DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
No. 137919
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
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ENLARGED UTILITY PLAN

SHEET
**C5.5**

COF # 8849



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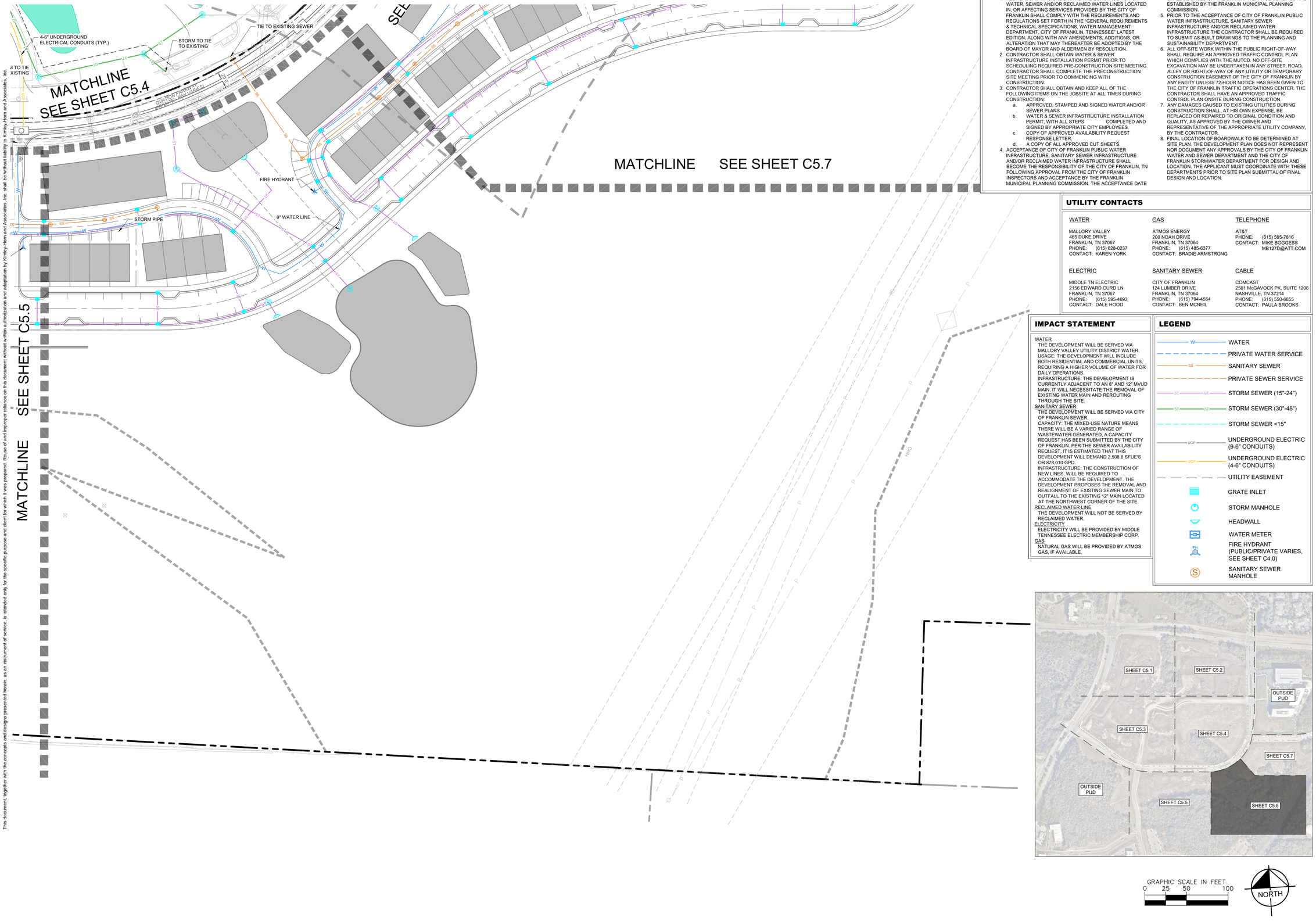
Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.5 ENLARGED UTILITY PLAN Jul 03, 2025 1:29pm by: James.Parker

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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.
8. FINAL LOCATION OF BOARDWALK TO BE DETERMINED AT SITE PLAN. THE DEVELOPMENT PLAN DOES NOT REPRESENT NOR DOCUMENT ANY APPROVALS BY THE CITY OF FRANKLIN WATER AND SEWER DEPARTMENT AND THE CITY OF FRANKLIN STORMWATER DEPARTMENT FOR DESIGN AND LOCATION. THE APPLICANT MUST COORDINATE WITH THESE DEPARTMENTS PRIOR TO SITE PLAN SUBMITTAL OF FINAL DESIGN AND LOCATION.

## UTILITY CONTACTS

**WATER**
MALLORY VALLEY
465 DUKE DRIVE
FRANKLIN, TN 37067
PHONE: (615) 628-0237
CONTACT: KAREN YORK

**GAS**
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 485-6377
CONTACT: BRADIE ARMSTRONG

**TELEPHONE**
AT&T
PHONE: (615) 595-7816
CONTACT: MIKE BOGGESS
MB127D@ATT.COM

**ELECTRIC**
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

**SANITARY SEWER**
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-4554
CONTACT: BEN MCNEIL

**CABLE**
COMCAST
2501 McGAVOCK PK, SUITE 1206
NASHVILLE, TN 37214
PHONE: (615) 550-6855
CONTACT: PAULA BROOKS

## IMPACT STATEMENT

WATER
THE DEVELOPMENT WILL BE SERVED VIA MALLORY VALLEY UTILITY DISTRICT WATER.
USAGE: THE DEVELOPMENT WILL INCLUDE BOTH RESIDENTIAL AND COMMERCIAL UNITS, REQUIRING A HIGHER VOLUME OF WATER FOR DAILY OPERATIONS.
INFRASTRUCTURE: THE DEVELOPMENT IS CURRENTLY ADJACENT TO AN 8" AND 12" MVUD MAIN. IT WILL NECESSITATE THE REMOVAL OF EXISTING WATER MAIN AND REROUTING THROUGH THE SITE.
SANITARY SEWER
THE DEVELOPMENT WILL BE SERVED VIA CITY OF FRANKLIN SEWER.
CAPACITY: THE MIXED-USE NATURE MEANS THERE WILL BE A VARIED RANGE OF WASTEWATER GENERATED, A CAPACITY REQUEST HAS BEEN SUBMITTED BY THE CITY OF FRANKLIN. PER THE SEWER AVAILABILITY REQUEST, IT IS ESTIMATED THAT THIS DEVELOPMENT WILL DEMAND 2,508.6 SFUE'S OR 878,010 GPD.
INFRASTRUCTURE: THE CONSTRUCTION OF NEW LINES, WILL BE REQUIRED TO ACCOMMODATE THE DEVELOPMENT. THE DEVELOPMENT PROPOSES THE REMOVAL AND REALIGNMENT OF EXISTING SEWER MAIN TO OUTFALL TO THE EXISTING 12" MAIN LOCATED AT THE NORTHWEST CORNER OF THE SITE.
RECLAIMED WATER LINE
THE DEVELOPMENT WILL NOT BE SERVED BY RECLAIMED WATER.
ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.
GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

## LEGEND

- W — WATER
- PRIVATE WATER SERVICE
- SS — SANITARY SEWER
- PRIVATE SEWER SERVICE
- ST — STORM SEWER (15"-24")
- ST — STORM SEWER (30"-48")
- STORM SEWER <15"
- UGP — UNDERGROUND ELECTRIC (9-6" CONDUITS)
- UGP — UNDERGROUND ELECTRIC (4-6" CONDUITS)
- UTILITY EASEMENT
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- WATER METER
- FH — FIRE HYDRANT (PUBLIC/PRIVATE VARIES, SEE SHEET C4.0)
- S — SANITARY SEWER MANHOLE

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CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION
# DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & SOMMERS
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED UTILITY PLAN

SHEET
**C5.6**

COF # 8849



Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.6 ENLARGED UTILITY PLAN Jul 03, 2025 1:29pm by: James.Parker

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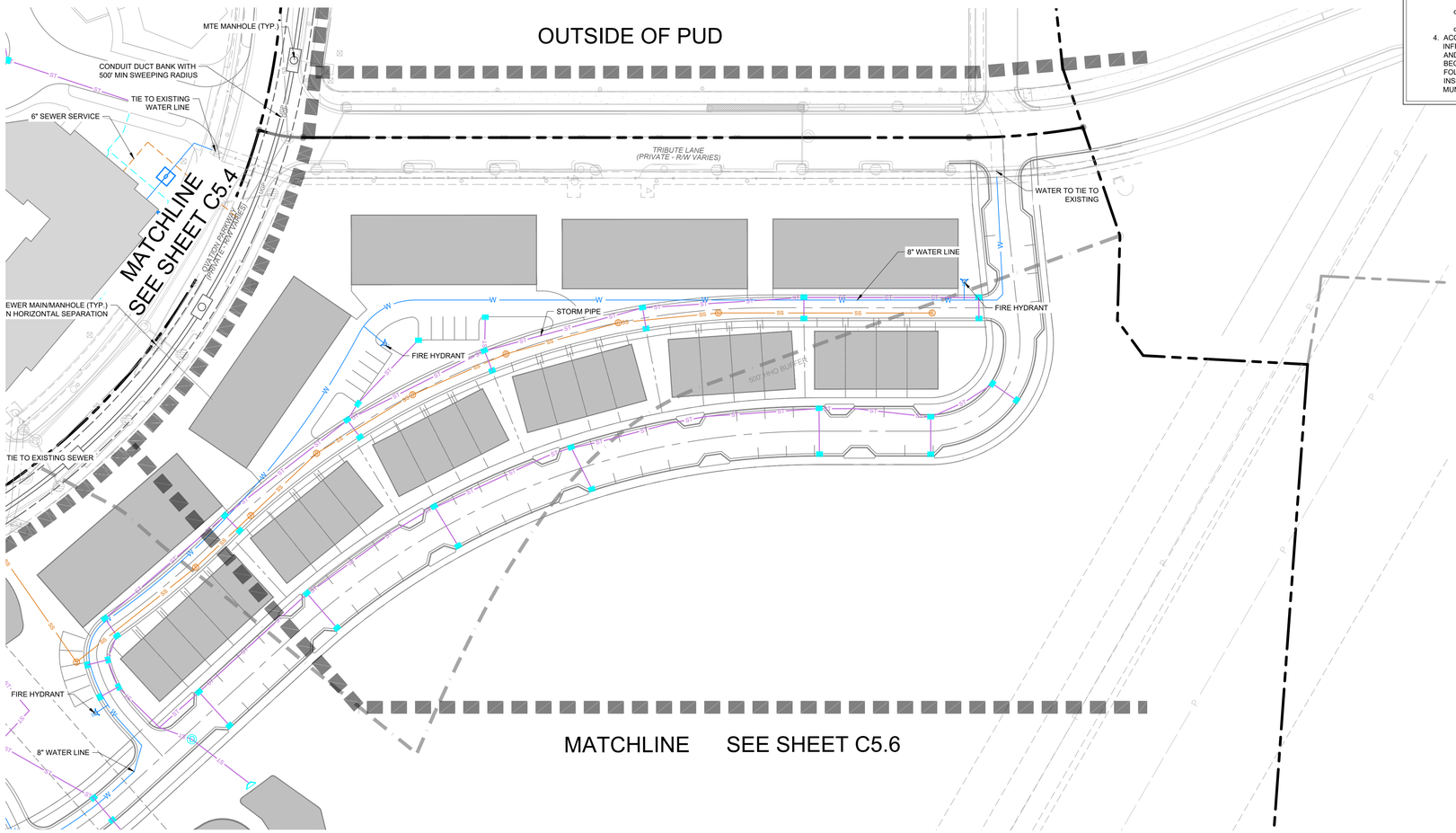


## UTILITY NOTES

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 PRECONSTRUCTION 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.
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## UTILITY CONTACTS

| WATER | GAS | TELEPHONE |
|---|---|---|
| MALLORY VALLEY<br>465 DUKE DRIVE<br>FRANKLIN, TN 37067<br>PHONE: (615) 628-0237<br>CONTACT: KAREN YORK | ATMOS ENERGY<br>200 NOAH DRIVE<br>FRANKLIN, TN 37064<br>PHONE: (615) 485-6377<br>CONTACT: BRADIE ARMSTRONG | AT&T<br>PHONE: (615) 595-7816<br>CONTACT: MIKE BOGGESS<br>MB127D@ATT.COM |
| **ELECTRIC** | **SANITARY SEWER** | **CABLE** |
| MIDDLE TN ELECTRIC<br>2156 EDWARD CURD LN.<br>FRANKLIN, TN 37067<br>PHONE: (615) 595-4693<br>CONTACT: DALE HOOD | CITY OF FRANKLIN<br>124 LUMBER DRIVE<br>FRANKLIN, TN 37064<br>PHONE: (615) 794-4554<br>CONTACT: BEN MCNEIL | COMCAST<br>2501 McGAVOCK PK, SUITE 1206<br>NASHVILLE, TN 37214<br>PHONE: (615) 550-6855<br>CONTACT: PAULA BROOKS |

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- SANITARY SEWER
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- FIRE HYDRANT (PUBLIC/PRIVATE VARIES, SEE SHEET C4.0)
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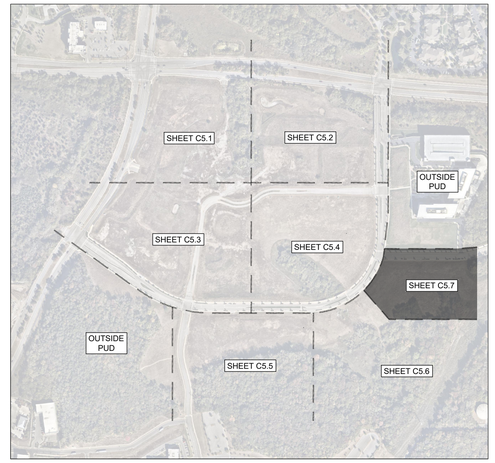


GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127935
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED UTILITY PLAN

SHEET
**C5.7**

COF # 8849



Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.7 ENLARGED UTILITY PLAN Jul 03, 2025 1:30pm by: James.Parker

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CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION
# DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

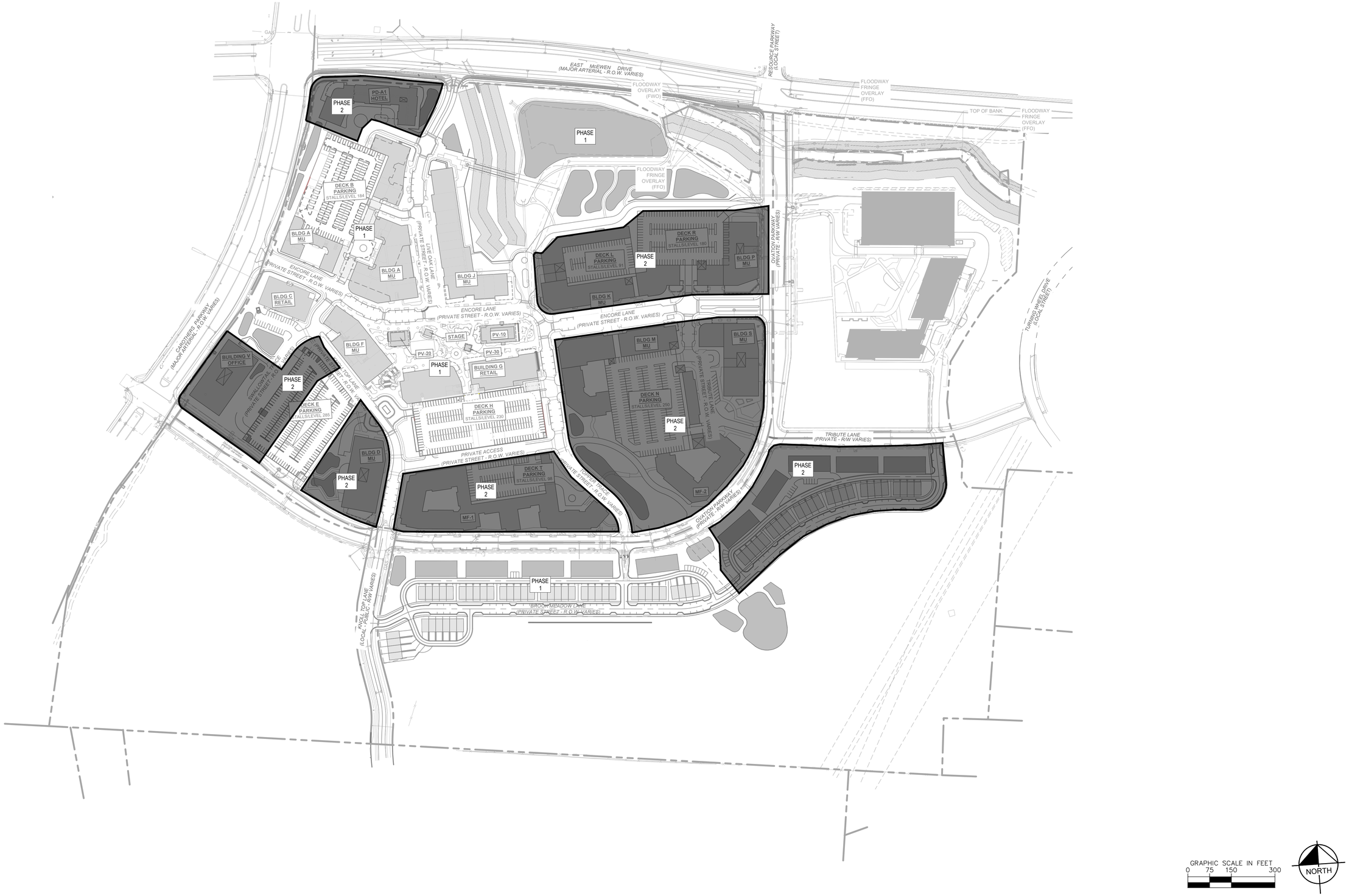
UTILITY EXHIBIT

SHEET
**C5.8**

COF # 8849



Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.8 UTILITY EXHIBIT Jul 03, 2025 1:30pm by: James.Parker




CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
07/02/2025

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date

PHASING PLAN

SHEET
**C6.0**

COF # 8849

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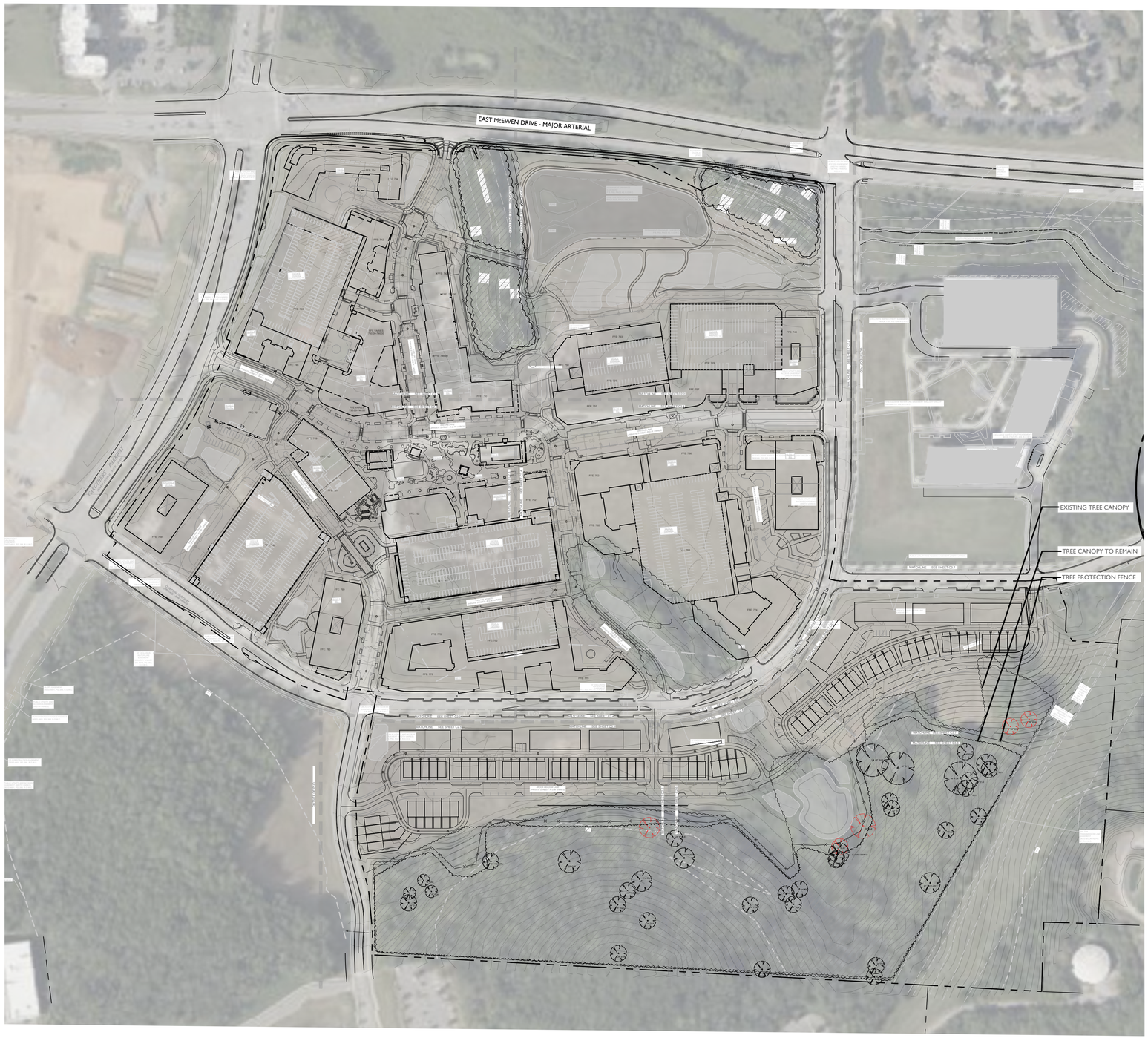
Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C6.0 OVERALL PHASING PLAN.dwg C6.0 OVERALL PHASING PLAN Jul 03, 2025 1:30pm by: James.Parker




| SPECIMEN TREE CHART | |
|---|---|
| 33" OAK | 24" ELM |
| 24" MAPLE | 24" ELM |
| 30" HICKORY | 24" ELM |
| 30" ELM | 24"ELM |
| 24" HICKORY | 30" HACKBERRY |
| 24" OAK | 24" TREE |
| 24" OAK | 24" TREE |
| 24" ELM | 24" ELM |
| 24" ELM | 24" ELM |
| 24" ELM | 24" ELM |
| 24" ELM | 24" ELM |
| 30" HICKORY | 36" ELM |
| 30" ELM | 30" HICKORY |
| 24" ELM | 24" ELM |
| 24" ELM | 24" ELM |
| 24" ELM | 24" ELM |
| 48" ELM | 48" ELM |
| 48" ELM | 24" HICKORY |
| 24" OAK | |

KEY

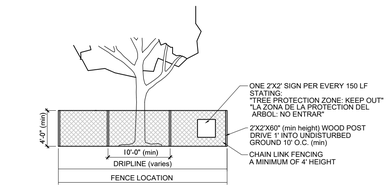
SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO REMOVE

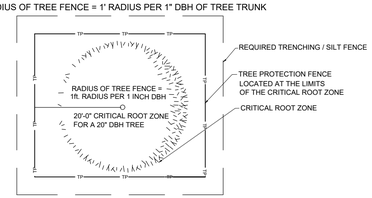
TREE SAVE AREA

| TREE CANOPY AREA | | | |
|---|---|---|---|
| BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY X ACRES WHICH IS X% OF THE TOTAL SITE. | | | |
| TREE AREA | EXISTING | REMOVED | RETAINED |
| | 1,082,902 SF | 792,603 SF | 290,299 SF |
| TREE CANOPY DATA | | | |
| EXISTING TREE CANOPY | 24.86 AC | | |
| | 24% OF TOTAL SITE | | |
| REQUIRED CANOPY PRESERVATION | 5.96 AC | | |
| | 24% OF TOTAL CANOPY | | |
| PROVIDED CANOPY PRESERVATION | 18.20 AC | | |
| | 73% OF TOTAL CANOPY | | |

| TREE REPLACEMENT CALCULATIONS | |
|---|---|
| CALIPER REMOVED | 138 INCHES |
| CALIPER REPLACEMENT | (138 X 2) = 276 INCHES |




RADIUS OF TREE FENCE = 1' RADIUS PER 1" DBH OF TREE TRUNK




CONTRACTORS RESPONSIBILITY TO AQUIRE TREE REMOVAL PERMITS

TREE PROTECTION FENCING DETAIL

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. 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.

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

OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE No. 329 LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: June 9, 2025

| Revision Date |
|---|
| 1 July 3, 2025 - staff comments |
| 2 |
| 3 |
| 4 |

TREE PRESERVATION PLAN

SHEET

L1.0

COF # 8849







OVATION
FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

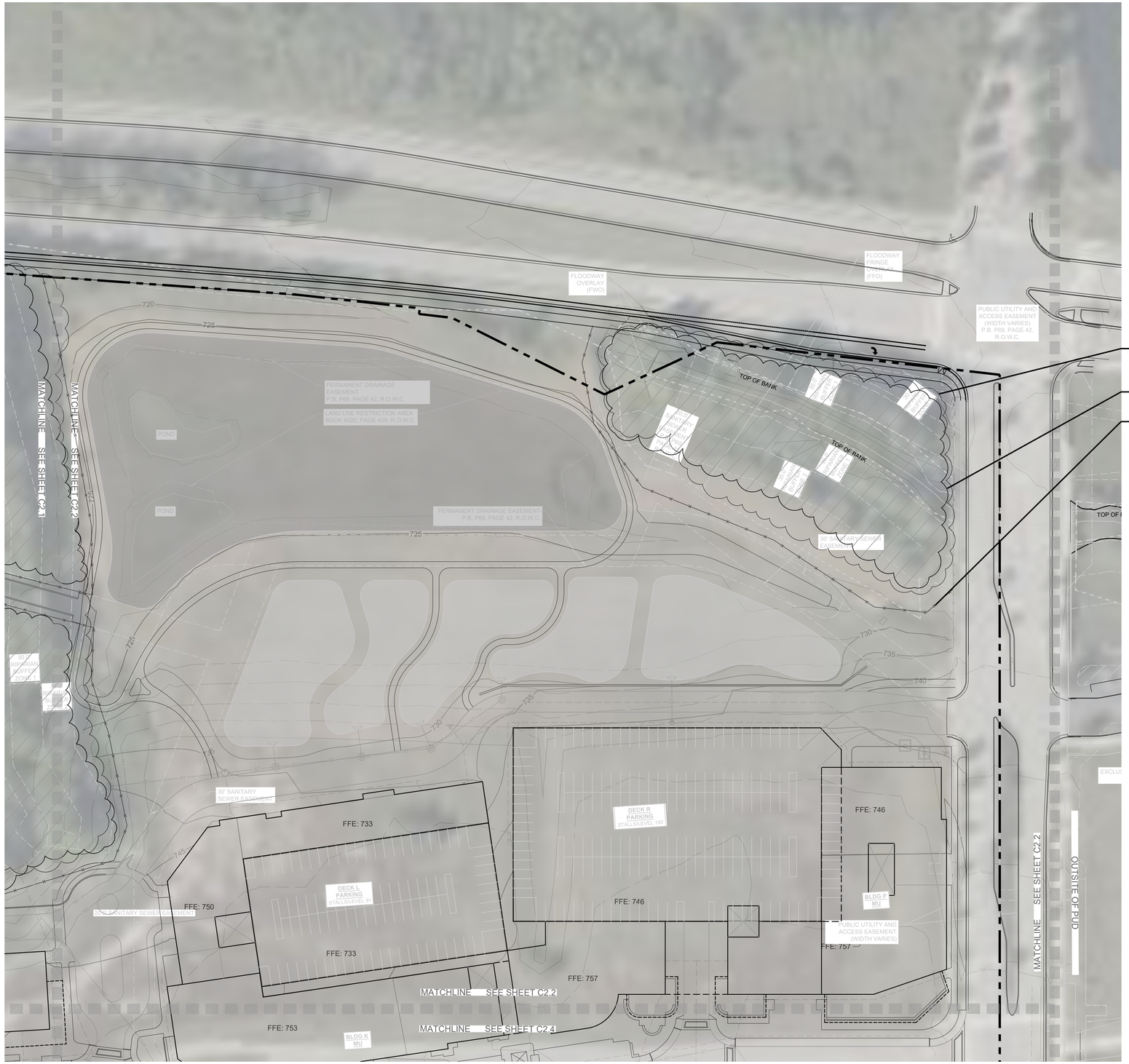
DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1213
07/08/25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments

TREE PRESERVATION PLAN
SHEET
L1.1

COF # 8849




KEY

SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO REMOVE

TREE SAVE AREA

EXISTING TREE CANOPY

TREE CANOPY TO REMAIN

TREE PROTECTION FENCE




OVATION
FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1218
07/08/25

INITIAL SUBMITTAL: June 9, 2025

Revision Date

1. July 3, 2025 - staff comments

TREE PRESERVATION PLAN

SHEET

L1.2

COF # 8849




KEY

SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO REMOVE

TREE SAVE AREA




OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REELER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329

INITIAL SUBMITTAL: June 9, 2025

Revision Date

1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

TREE PRESERVATION PLAN

SHEET

L1.3

COF # 8849




KEY

SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO REMOVE

TREE SAVE AREA




OVATION
FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1214
07/08/25

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Revision Date

1. July 3, 2025 - staff comments

TREE PRESERVATION PLAN

SHEET

L1.4

COF # 8849







OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 07/29/25

INITIAL SUBMITTAL: June 9, 2025

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3. _____
4. _____

TREE PRESERVATION PLAN

SHEET

L1.5

COF # 8849







OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No.
07/09/25

INITIAL SUBMITTAL: June 9, 2025

| Revision | Date |
|---|---|
| 1 | July 3, 2025 - staff comments |
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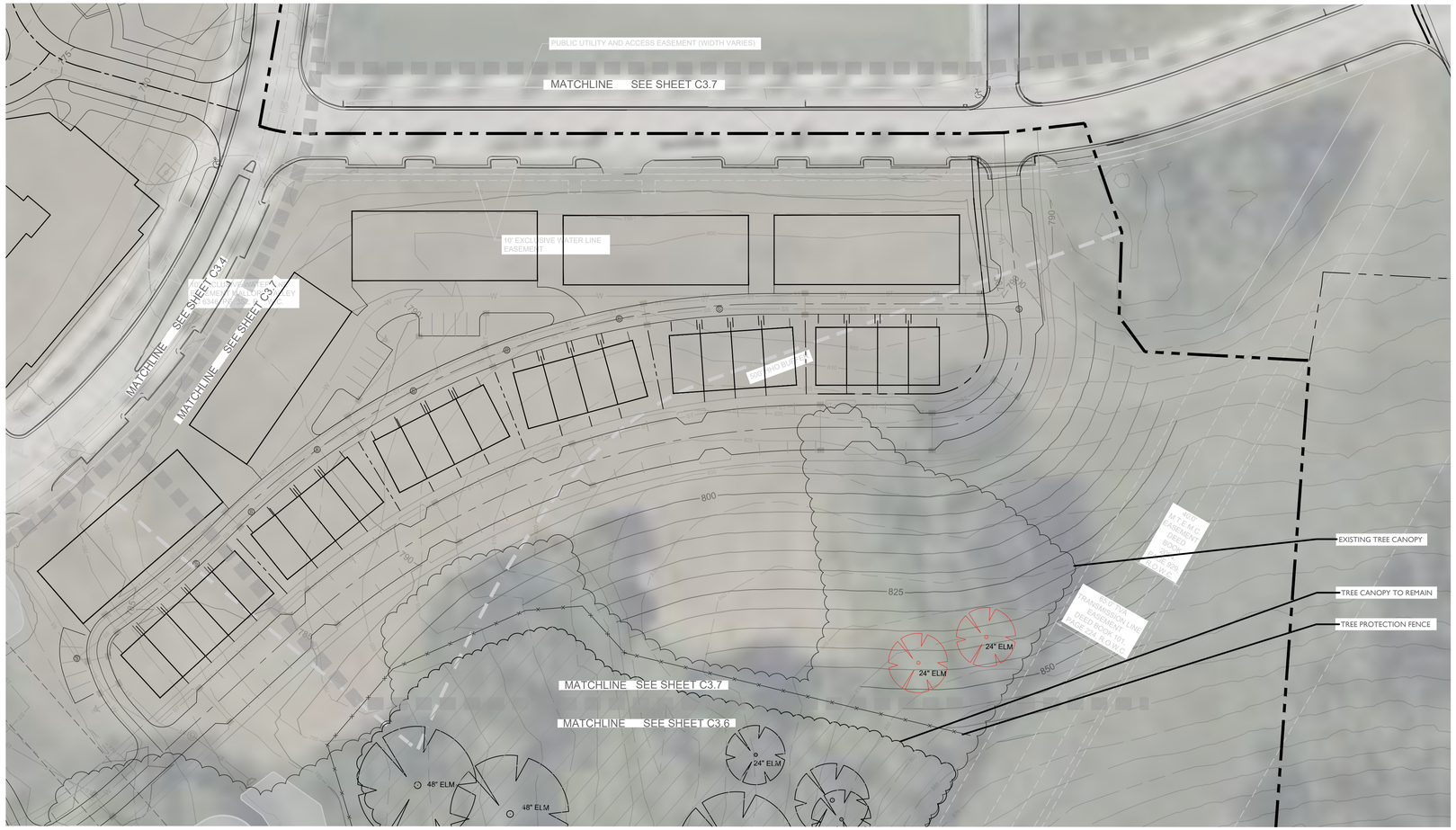
TREE PRESERVATION PLAN

SHEET

L1.6

COF # 8849




KEY

SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO REMOVE

TREE SAVE AREA




OVATION

FRANKLIN, TN

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INITIAL SUBMITTAL: June 9, 2025

| Revision | Date |
|---|---|
| 1. | July 3, 2025 - staff comments |
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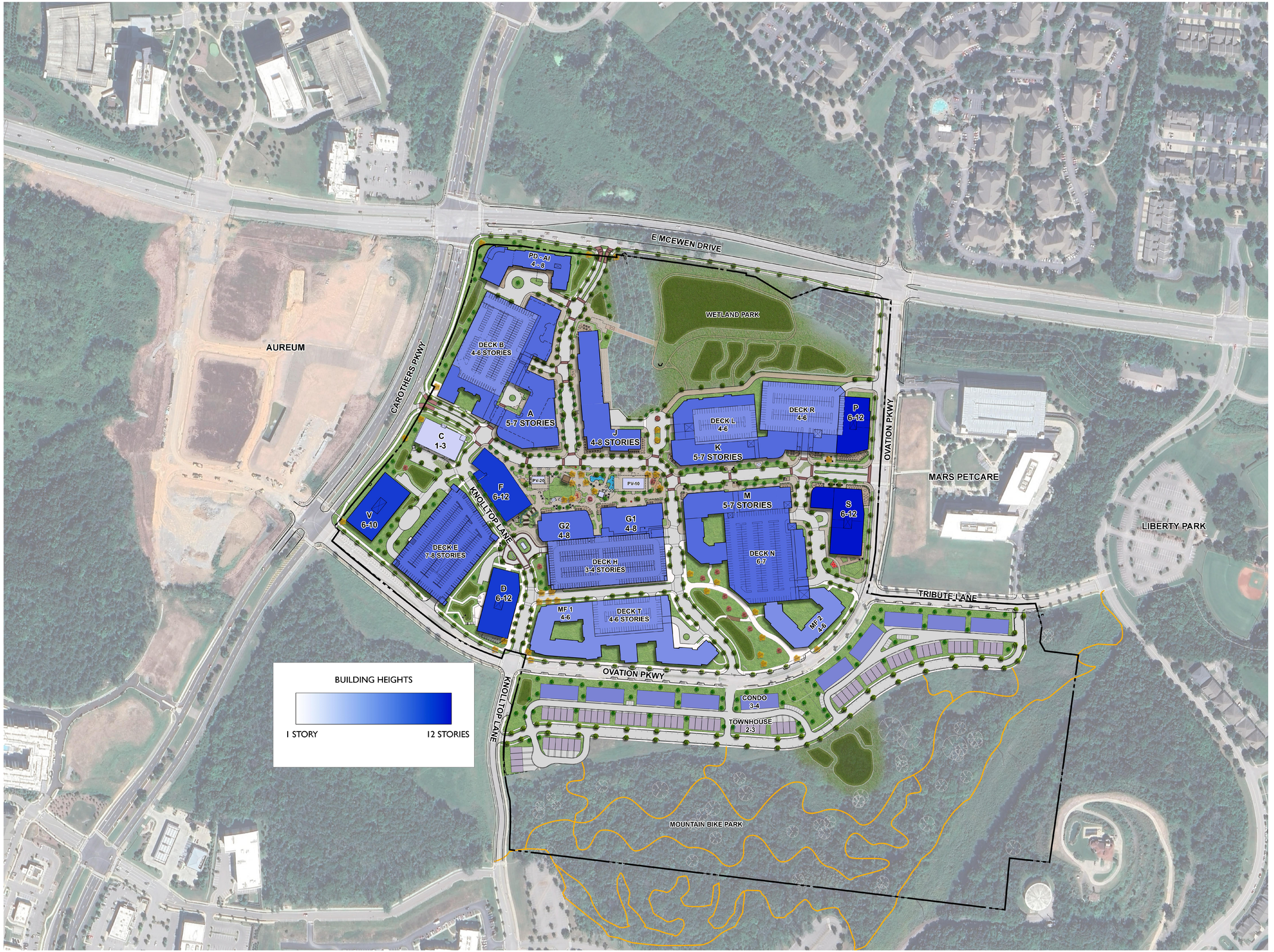
TREE PRESERVATION PLAN

SHEET

L1.7

COF # 8849




NOT TO SCALE

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL
PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: June 9, 2025

| Revision Date |
|---|
| 1. July 3, 2025 - staff comments |
| 2. |
| 3. |
| 4. |

BUILDING HEIGHT EXHIBIT

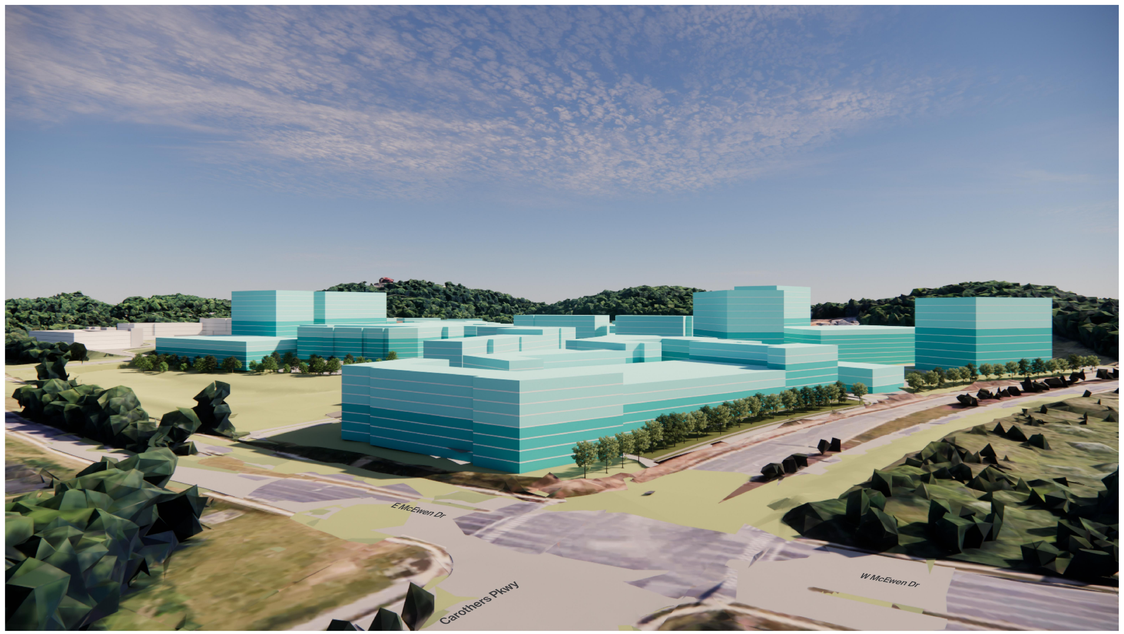
SHEET
A1.0

COF # 8849

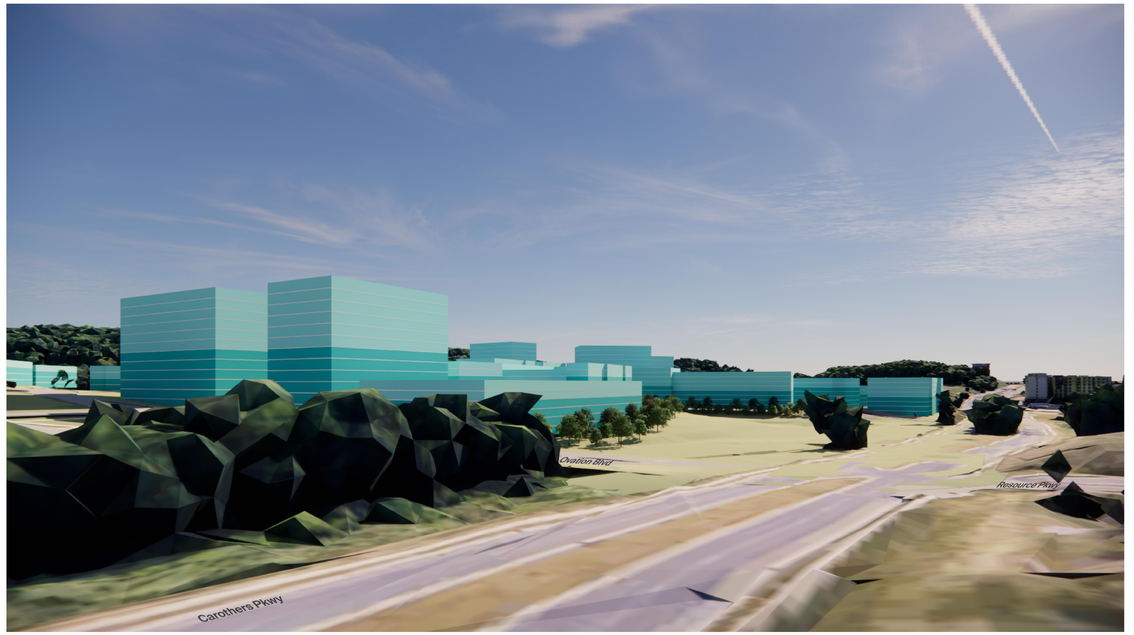



VIEW ALONG CAROTHERS PARKWAY

VIEWSHED/MASSING STUDY:
BUILDING MASSING REFLECTS BUILDING HEIGHT RANGE. DARKER LAYER REPRESENTS MINIMUM HEIGHT RANGE, WHILE LIGHTER COLORS ABOVE REPRESENT THE HEIGHT MAXIMUM.




VIEW AT CAROTHERS PARKWAY MCEWEN INTERSECTION




VIEW FROM MCEWEN

OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee




INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
△ _____
△ _____
△ _____

BUILDING MASSING
VIEW SHED STUDY
SHEET
A2.0

COF # 8849




NOTES:

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OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1214

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments

TYPICAL ARCHITECTURE
SHEET
A3.0
COF # 8849




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OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1214

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments

TYPICAL ARCHITECTURE
SHEET
A4.0

COF # 8849



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OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee




INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
△
△
△

TYPICAL ARCHITECTURE
SHEET
A5.0

COF # 8849




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OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1214

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
△
△
△

TYPICAL
ARCHITECTURE
SHEET
A6.0

COF # 8849




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OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee




INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments

TYPICAL ARCHITECTURE
SHEET
A7.0

COF # 8849



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OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1218
COMMERCE
07/08/25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments

TYPICAL ARCHITECTURE
SHEET
A8.0

COF # 8849

# OVATION PUD SUBDIVISION

## DEVELOPMENT PLAN REVISION 2 - PD(15.34 DUA; 1,655,000 SF; 350 KEYS)

Franklin, Williamson County, Tennessee

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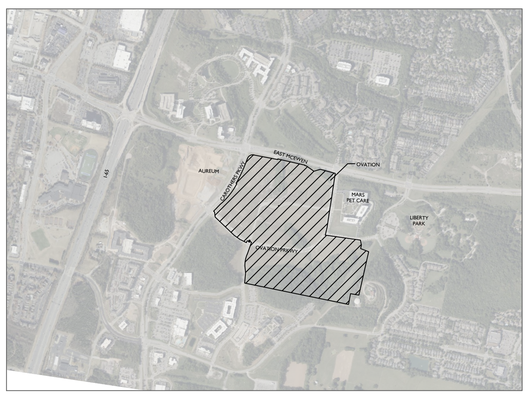
| A6.0 | TYPICAL ARCHITECTURE |
| A7.0 | TYPICAL ARCHITECTURE |
| A8.0 | TYPICAL ARCHITECTURE |


## VESTING STANDARDS

| | |
|---|---|
| ZONING ORDINANCE: | JANUARY 1, 2025 |
| SUBDIVISION REGULATIONS: | JANUARY 1, 2022 |
| TRANSPORTATION AND STREET TECHNICAL STANDARDS: | JULY 1, 2021 |
| STORMWATER BMP MANUAL: | JULY 1, 2021 |
| TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION: | OCTOBER 13, 2020 |
| MUNICIPAL CODE: | MAY 30, 2022 |

COMPREHENSIVE REVIEW AT SITE PLAN:

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN STAFF WILL OCCUR AT SITE PLAN. 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 THE CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT SITE PLAN, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.




## DEVELOPMENT TEAM

OWNER/DEVELOPER:
HIGHWOODS REALTY LP
CONTACT: ALEX CHAMBERS
3322 WEST AVENUE SUITE 600
NASHVILLE, TN 37203
(615)340-1239

DEVELOPMENT PARTNER:
CENTERCAL PROPERTIES, LLC
TOLL BROTHERS

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN
(615) 975-5765

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

EXECUTIVE ARCHITECT:
HASTINGS ARCHITECTURE
CONTACT: CHUCK GANNAWAY
225 POLK AVENUE SUITE 100
NASHVILLE, TN 37203
(615)329-1399

RESIDENTIAL CONCEPT ARCHITECT
DWELL DESIGN STUDIO

RETAIL CONCEPT ARCHITECT
MICHAEL HSU OFFICE OF ARCHITECTURE

LANDSCAPE CONCEPT ARCHITECT
AO




## MODIFICATION OF STANDARDS

APPROVED - STORMWATER APPEALS BOARD VARIANCE

Stormwater Appeals Board Variance Request
Approved on January 17, 2013
Associated with Ovation PUD Development Plan COF #4543

The project shall meet all conditions set forth by the Stormwater Appeals Board ruling dated 12-17-2013 and the letter to Ryan McMaster RE: Ovation Revised Development Plan dated 3-1-2023.

## REQUESTED MOS DEVELOPMENT PLAN REV. 2

MOS 1 - Section 9.6.5: Block Length. To allow the block encompassing the Wetland Park to be 3,600 LF.

MOS 2 - Section 6.6: Roof Elements. To permit flat roofs with parapets for town homes.

MOS 3 - Section 6.9: Building Elements - Retail Storefronts. To allow Retail Storefronts on Commercial / Mixed-Use buildings up to 50% without transom windows up to 50% without knee walls.

MOS 4 - Section 6.10: Primary Materials on Facade. To allow up to three of the following: Brick, natural stone, cultured stone, or pre-cast concrete as primary material on a facade for a large scale office building.

MOS 5 - Section 6.9: Primary Materials on Facade. To allow up to three of the following: Brick, natural stone, cultured stone, smooth wood siding, fiber cement siding, or pre-cast concrete as primary material on a facade for a commercial/mixed-use building where office is a primary use.

MOS 6 - Section 13.2.5.A - Retaining Walls for Multifamily, Nonresidential, and Mixed Uses. Request to eliminate the requirement of planting at the base of the retaining wall behind building J since the wall will be placed in close proximity to an established riparian buffer. The evergreen shrub requirement conflicts with the native plant requirement as directed in Franklin's Best Management Practice Stormwater Management Manual.

MOS 7 - Section 13.2.5: Maximum Height of Retaining Walls. To increase the maximum retaining wall height to a maximum height of 22 feet for one wall behind building J and to a maximum of 16 feet for one wall adjacent to Brook Meadow Lane.

MOS 9 - Section 10.5.2 A - Parking Structures . Request to place a parking structure parallel to the Carothers Parkway and the McEwen Drive Right of Ways.

ROAD IMPACT FEES
THE OVATION PUD WAS ENTITLED IN 2014 AND IS GRAND-FATHERED IN PURSUANT TO ORDINANCE 2023-41

## SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

| | |
|---|---|
| COF PROJECT NUMBER: | 8849 |
| SITE ACREAGE/SF: | 103.93 AC |
| EXISTING ZONING: | SD-X (12.23 DUA / 450 KEYS/ 480,00 SF OF COMMERCIAL)<br>RC12 |
| PROPOSED ZONING: | PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS) |
| OVERLAY ZONING: | FWO, FFO, HHO, 500FT BUFFER |
| TAX MAP & PARCELS: | MAP 62, PARCELS: 18.06, 18.07, 18.09, 18.10, 18.11, 18.14 |
| ADDRESS: | SE CORNER, INTERSECTION OF EAST MCEWEN DRIVE & S. CAROTHERS PKWY, FRANKLIN, WILLIAMSON COUNTY |
| VESTING: | |

## REGULATIONS

BUILDING TYPES APPLIED:
COMMERCIAL/MIXED USE; LARGE SCALE OFFICE BUILDING; MULTI-FAMILY; TOWNHOUSE
FRONTAGE TYPES APPLIED:
- URBAN - ALL MULTI-FAMILY BUILDINGS
- LANDSCAPE - ALL OTHER BUILDING TYPES

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
- FRONT: 10'
- SIDE: 15'
- REAR: 25'

SETBACKS TOWNHOMES:
- FRONT: 5'
- SIDE: 7.5'; 15' MIN. BETWEEN BUILDINGS
- REAR: 5'

SETBACKS INTERIOR LOTS:
- FRONT, SIDE, REAR: 0

DWELLING UNIT COUNT: 1594 UNITS
- MULTI-FAMILY: 1525
- TOWNHOUSE: 69

COMMERCIAL SF: 1,655,000 SF
- SEE PERMITTED USES SHEET C2.0

HOTEL KEYS: 350 KEYS

BUILDING HEIGHT: 1-12 STORIES *SEE C2.0 FOR DETAILS

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: 24% OF EXISTING CANOPY
EXISTING CANOPY: 24.86 AC; 24% OF SITE AREA
CANOPY PRESERVED: 19.37 AC; 78% OF EXISTING CANOPY

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

PARKING REQUIRED, BY USE:
- REQUIRED PER COF: 8,890 PARKING SPACES; *SEE C2.0
- REQUIRED PER SHARED PARKING: 6,974
- PROVIDED: 7,612 SPACES

HISTORIC RESOURCE TREATMENT: N

## BUILDING CODE DATA

BUILDING SQUARE FOOTAGE IN ACCORDANCE WITH CHAPTER 5 OF THE IBC.

BUILDING OCCUPANCY IN ACCORDANCE WITH CHAPTER 3 OF THE IBC.

CONSTRUCTION TYPE IN ACCORDANCE WITH CHAPTER 6 OF THE IBC.

SEE SHEET C2.0

## IMPACT STATEMENT

WATER
The development will be served via Mallory Valley Utility District Water.
- Usage: The development will include both residential and commercial units, requiring a higher volume of water for daily operations.
- Infrastructure: The development is currently adjacent to an 8" and 12" MVUD main. It will necessitate the removal of existing water main and rerouting through the site.
-

SANITARY SEWER
The development will be served via City of Franklin Sewer.
- Capacity: The mixed-use nature means there will be a varied range of wastewater generated, a capacity request has been submitted to the city of Franklin. Per the submitted sewer availability request, it is estimated that this development will demand 2,508.6 SFUE's or 878,010 GPD.
- Infrastructure: The construction of new lines, will be required to accommodate the development. The development proposes the removal and realignment of existing sewer main to outfall to the existing 12" main located at the northeast corner of the site.

RECLAIMED WATER LINE
The development will not be served by reclaimed water.

STORMWATER AND DRAINAGE FACILITIES
Stormwater management is crucial for the site given its layout and flow direction.
- Flow Management: Stormwater will flow from south to north, necessitating effective capture, treatment, and release systems.
- Bioretention and Detention: The inclusion of bioretention, detention ponds, underground detention structures, and the yet-to-be constructed wetland system will help manage runoff and provide water quality per City of Franklin Standards
- Infrastructure: Creating appropriate drainage systems and ensuring the ponds are integrated effectively within the development plan is essential for effective stormwater management. Approximately 45 acres of impervious area is proposed on the site.

STREETS
- Traffic Flow: Increased traffic on Carothers Parkway and McEwen Drive will necessitate improvements to road capacity, traffic signal systems, as identified with the TIS. Per the TIS, it is estimated that this development will contribute 34,266 total daily trips (2,785 peak trips and 3,345 PM peak trips).
- Connectivity: Enhanced connectivity, including pedestrian pathways, bike lanes, and public transit options, will be incorporated to reduce congestion and promote alternative transportation modes. The development proposes the use of 2 existing right-in-right-out curb cuts along Carothers Parkway and McEwen Drive, and various other connection points along the private Ovation Parkway.

PRE-APP SUBMITTAL: MAY 23, 2025
INITIAL SUBMITTAL: JUNE 9, 2025
RESUBMITTAL: July 3, 2025

ONE STOP:

COF # 8849:

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329 COMMERCE AGRICULTURE 04.08.25




NOT TO SCALE

OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
COMMERCE
TENNESSEE No. 1214
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments

OVATION
MASTERPLAN
SHEET
C0.0

COF # 8849

# EXISTING PUD DEVELOPMENT PLAN - FOR REFERENCE ONLY - NOT TO SCALE




## SITE DATA

PROJECT NAME: OVATION
PROJECT NUMBER: 4540
SUBDIVISION: OVATION
MAP, PARCEL NUMBERS: 62, 18.04 and 18.05
ADDRESS: SOUTHEAST INTERSECTION OF EAST MCEWEN DRIVE AND SOUTH CAROTHERS PARKWAY IN THE COOL SPRINGS AREA
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9

EXISTING ZONING & CHARACTER AREA OVERLAY: GC - GENERAL COMMERCIAL & MECO-4
PROPOSED ZONING: SD-X
OVERLAYS: FWO & FFO ON PORTIONS OF SITE
APPLICABLE DEVELOPMENT STANDARDS: CONVENTIONAL
SITE ACREAGE: +/- 145.46 AC
SITE SQUARE FOOTAGE: +/- 6,337,109 SF
PUD SITE ACREAGE: +/- 77.7 AC
PUD SITE SQUARE FOOTAGE: +/- 3,390,181.1 SF
MINIMUM PERIMETER REQUIRED SETBACK LINES:
YARD FRONTING ON ANY STREET: 30 FEET (EXISTING R.O.W. & 20' OFF PROPOSED R.O.W.)
SIDE YARD: 15 FEET
REAR YARD: 25 FEET

OWNER/DEVELOPER:
GLENN WILSON AND
GLENN MOSHEHE - SS McEWEN, LLC
501 CORPORATE CENTER DRIVE, #315
FRANKLIN, TN 37067
615.472.8916
GMCGEHEE@SOUTHSTAR.COM

W. BRIAN REAMES - HIGHWOODS REALTY, LP
3322 WEST END AVE, #600
NASHVILLE, TN 37203
615.320.5556
BRIAN.REAMES@HIGHWOODS.COM

APPLICANT:
5005 MERIDIAN BLVD. STE 100
FRANKLIN TN 37067
CONTACT: GARY VOGRIN
615.547.2036
GARY@KISERVOGRIN.COM

**SITE DEVELOPMENT INTERNAL SETBACKS**

| Standard | Residencial Detached (Street Loaded) | Residencial Detached (Alley Loaded) | Residencial Attached | Mixed-Use | Nonresidential |
|---|---|---|---|---|---|
| From yard and side street setback | 10-30 feet | 10-30 feet | 0 or 5-25 feet | 0-15 feet | 0-20 feet |
| Side yard setback | 5 feet | 5 feet | 0 | 0-5 feet | 0 feet |
| Rear yard setback | 5 feet | 5 feet | 5 feet | 0 feet | 0 feet |

BUILDING SQUARE FOOTAGE: +/- 2,362,150 SF
BUILDING HEIGHT: 1-12 STORIES
LANDSCAPE SURFACE RATIO: 0.40
MIN. LANDSCAPE SURFACE RATIO: 0.20
MIN. PARKING REQUIREMENT: RESIDENTIAL = 1991 SPACES
(410-1 BR UNITS, 427-2 BR UNITS, & 25-3 BR UNITS)
MIN. PARKING REQUIREMENT: NON-RESIDENTIAL = 3270 SPACES
MAX. PARKING LIMIT: 6606 SPACES
PARKING PROVIDED*: WALKER'S SHARED PARKING ANALYSIS, DATED 8.15.2014, RECOMMENDS PROVIDING A TOTAL OF 3,504 SPACES TO MEET THE OVERALL SHARED PARKING DEMAND FOR DEVELOPMENT. PLANNED PROVIDED PARKING IS 3,784 SPACES.

**PROVIDED PARKING BREAKDOWN BY BLOCK***

| Block | 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|---|
| On-Street Spaces | 142 | 94 | 72 | 19 | 103 |
| Surface Spaces | 0 | 0 | 0 | 0 | 87 |
| Structured Spaces | 732 | 955 | 566 | 610 | 226** |
| Residential Driveway Spaces | 0 | 0 | 0 | 0 | 88 |
| Residential Garage Spaces | 0 | 0 | 0 | 0 | 90 |
| **TOTAL** | 874 | 1049 | 638 | 629 | 594 |

* BLOCK KEY PLAN IN WALKER PARKING REPORT FIG. 1, PAGE 1
** 142 DEFERRED SPACES (TO SATISFY NEEDS OF BUILDING F1) CAN BE PROVIDED BY INCREASING PARKING DECK E TO 3 LEVELS (TOTAL 248 SPACES IF NECESSARY)

RESIDENTIAL DENSITY: GROSS 12.23 / NET 16.49 (SEE CHART BELOW FOR BREAKDOWN)
PROPOSED LAND USE: MIXED-USE
TREE CANOPY: 41.3%
PARKLAND DEDICATION REQUIREMENT: 13.57 AC.
PARKLAND DEDICATION REQUIREMENT SATISFIED WITH 13.57 AC OF MODIFIED PARKLAND DEDICATION**
OPEN SPACE: 2.8 AC REQUIRED / 2.8 AC PROVIDED
INCOMPATIBLE USE BUFFER: N/A

## MODIFICATION OF STANDARDS

1. THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS SO THAT A COMBINATION OF DEDICATION OF LAND AND CONSTRUCTION OF TRAILS CAN BE USED TO SATISFY PARKLAND DEDICATION REQUIREMENTS INSTEAD OF PURE LAND DEDICATION OR FEES IN LIEU OF. (SEE SHEET L-4).

2. THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS FOR RESIDENTIAL BUILDINGS WITH A MAXIMUM BUILDING LENGTH OF 200'. PROPOSED MAX BUILDING LENGTH IS TO BE 766 FEET.

## GENERAL NOTES

1. There are no historical structures on this site as identified by The National Registers of Historic Places.
2. Based on RPM Transportation Consultants LLC's traffic impact study completed in October 2013, the total trip generation for all land uses will be 29,735 trips per day.
3. Adequate turning movements shall be provided for utility and service vehicles (See Sheet P-3.0).
4. This development will result in an increase of 950 household units. Based on an average of 0.23 school age students per multifamily household, this will increase the current student school population by a total of +/- 53 students within the following schools:
   Kenrose Elementary School = 4.8 miles away
   Woodland Middle School = 5.1 miles away
   Centennial High School = 1.4 miles away
5. Blocks 4 and 5 shall implement a horizontal property regime for these residential sections.
6. All public improvements to be located in an easement.
7. Prior to construction, tree protection fence to be constructed per City of Franklin specifications.
8. This site will require the use of on-site water quality practices to treat stormwater from the site.
9. [ CI ] = CIVIC & INSTITUTIONAL ADJACENT LAND USE DISTRICT
   [ RX ] = RESIDENTIAL VARIETY ADJACENT LAND USE DISTRICT
   [ GC ] = GENERAL COMMERCIAL ADJACENT LAND USE DISTRICT
   [ R-2 ] = R-2 RESIDENTIAL ADJACENT LAND USE
   [ ER ] = ESTATE RESIDENTIAL
10. Reclaimed (reuse) water facilities: Use of reclaimed water will be incorporated if available to the site.
11. Refuse collection from residential units will be private.
12. Existing Franklin Transit Authority TMA Eastbound route stops at Mallory Lane and McEwen Drive.
13. Project to be completed in 2 Phases (1A, 1B and 2). See map for illustrated phase delineations. Expected commencement is August of 2014.
14. Site lighting to be Stylus model DSX4-L2-HO8TR-RS-400-3S, or similar, in coordination with Middle TN Electric Company and the City of Franklin Design Standards and will be to pedestrian scale and illuminated with cut-off fixtures.
15. Nearest Facilities:
   FIRE = Franklin Fire Department Station 2, 2.9 miles away
   POLICE = Franklin Police Department, 4.6 miles away
   RECREATIONAL = Liberty Park, 100 foot away
16. Per the Land Use Plan Area MECO-4. Attached residential dwellings uses are appropriate in the southeast corner of MECO-4. High quality design and people friendly environments will be encouraged through heightened standards and site design to reinforce the small town appeal of Franklin.
17. This proposed mixed-use development is compatible with the surrounding area, given the adjacent uses to the west across I-65, and to the north.
18. This site has direct access to McEwen Drive, which is a major arterial, and Carothers Pkwy, which is also a major arterial, to collect and disperse vehicular traffic. Refer to Traffic Impact Study prepared by RMP Transportation Group.
19. Connectivity Index Score was approved on Preliminary Plat.
20. The anticipated impact on streets shown on the major thoroughfare plan is a fulfillment of the demands for off-network connections and a reduction or minimal impact on major arterials. The proposed multi-modal trail and connections to Liberty park shall provide alternative means of transportation.
21. Mallory Valley Utility District is the potable water supplier. Use of re-purified water will be incorporated if available. Maximum capacity is approximately 1.3 million GPD.
22. All streets to be private except for Knoll Top Lane.
23. All retaining walls shall be in compliance with the City of Franklin Zoning Ordinance.
24. All commercial, multi-family and single family residential shall have fire sprinkler systems.
25. City of Franklin is the sanitary sewer provider. Maximum capacity is approximately 1.3 million GPD.
26. Stormwater Quality and Quantity practices will be implemented on site.
27. The nearest hydrant is located west of Carothers at the intersection of Ovation Parkway. The hydrant has a static pressure of 144 PSI and residual pressure of 132 PSI.
28. Although the grass channels and vegetated filter strips are not currently shown, we would like to reserve the ability to specify those BMP's should future programming allow their usage.
29. Per Ovation Buffer Management Plan, approved by City of Franklin Stormwater Appeals Board on December 17th, 2013, grading will be allowed in the first 30' (ZONE 2) of Water Resource Buffer and Additional Buffer areas, as identified on this plan.

## SITE TABULATION MATRIX

**GROUP A (343,816 SF - 11.48 AC)**

| NUMBER | BUILDING USE | RETAIL COMMERCIAL (sq. ft.)* | OFFICE COMMERCIAL (sq. ft.)* | RESIDENTIAL (dwelling units) | HOTEL (keys) |
|---|---|---|---|---|---|
| 1 | 1 Level Restaurant (5,400) / Retail (3,400) | 8,800 | 0 | 0 | 0 |
| 2 | 1 Level Restaurant | 7,000 | 0 | 0 | 0 |
| 3 | 1 Level Restaurant | 7,000 | 0 | 0 | 0 |
| 4 | 1 Level Retail | 13,140 | 0 | 0 | 0 |
| 5 | 1 Level Retail | 4,360 | 0 | 0 | 0 |
| 6 | 2 Level Anchor Retail | 80,000 | 0 | 0 | 0 |
| 7 | 1 Level Retail | 27,500 | 0 | 0 | 0 |
| 8 | 1 Level Retail (15,000) / 12 Level Theater (45,000) and Office (30,000) Above | 71,100 | 30,000 | 0 | 0 |
| | Sub-Total | 220,800 | 30000 | 0 | 0 |

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

**GROUP B (76,851 SF - 1.75 AC)**

| NUMBER | BUILDING USE | RETAIL COMMERCIAL (sq. ft.)* | OFFICE COMMERCIAL (sq. ft.)* | RESIDENTIAL (dwelling units) | HOTEL (keys) |
|---|---|---|---|---|---|
| 1 | 1 Level Restaurant | 1,600 | 0 | 0 | 0 |
| 2 | 1 Level Restaurant | 1,600 | 0 | 0 | 0 |
| 3 | 1 Level Restaurant | 2,400 | 0 | 0 | 0 |
| 4 | 1 Level Restaurant | 1,200 | 0 | 0 | 0 |
| 5 | 1 Level Restaurant | 1,200 | 0 | 0 | 0 |
| | Sub-Total | 8,000 | 0 | 0 | 0 |

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

**GROUP C (489,605 SF - 11.24 AC)**

| NUMBER | BUILDING USE | RETAIL COMMERCIAL (sq. ft.)* | OFFICE COMMERCIAL (sq. ft.)* | RESIDENTIAL (dwelling units) | HOTEL (keys) |
|---|---|---|---|---|---|
| 1 | 1 Level Grocery | 28,000 | 0 | 0 | 0 |
| 2 | 1 Level Retail (8,300) / Restaurant (6,000) | 32,000 | 0 | 0 | 0 |
| 3 | 1 Level Retail / 3 Level Residential Above | 32,900 | 0 | 92 | 0 |
| 4 | 1 Level Retail / 3 Level Residential Above | 29,700 | 0 | 88 | 0 |
| 5 | 1 Level Retail | 6,500 | 0 | 0 | 75 |
| 6 | 1 Level Retail / 3 Level Residential Above | 4,000 | 0 | 0 | 75 |
| 7 | 1 Level Retail | 10,000 | 0 | 0 | 150 |
| 8 | 1 Level Retail | 5,000 | 0 | 0 | 0 |
| | Sub-Total | 148,100 | 0 | 180 | 75 |

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

**GROUP D (103,117 SF - 2.34 AC)**

| NUMBER | BUILDING USE | RETAIL COMMERCIAL (sq. ft.)* | OFFICE COMMERCIAL (sq. ft.)* | RESIDENTIAL (dwelling units) | HOTEL (keys) |
|---|---|---|---|---|---|
| 1 | 1 Level Retail / 8-12 Level Hotel Above | 39,600 | 0 | 0 | 300 |
| | Sub-Total | 39,600 | 0 | 0 | 300 |

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

**GROUP E (311,425 SF - 7.21 AC)**

| NUMBER | BUILDING USE | RETAIL COMMERCIAL (sq. ft.)* | OFFICE COMMERCIAL (sq. ft.)* | RESIDENTIAL (dwelling units) | HOTEL (keys) |
|---|---|---|---|---|---|
| 1 | 1 Level Retail / 3 Level Multi-Family Above | 27,000 | 0 | 40 | 0 |
| 2 | 1 Level Retail / 3 Level Multi-Family Above | 6,500 | 0 | 25 | 0 |
| 3 | 4 Level Multi-Family | 0 | 0 | 135 | 0 |
| | Sub-Total | 33,500 | 0 | 200 | 0 |

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

**GROUP F (775,368 SF - 17.80 AC)**

| NUMBER | BUILDING USE | RETAIL COMMERCIAL (sq. ft.)* | OFFICE COMMERCIAL (sq. ft.)* | RESIDENTIAL (dwelling units) | HOTEL (keys) |
|---|---|---|---|---|---|
| 1 | 5 Level Multi-Family | 0 | 0 | 395 | 0 |
| | Sub-Total | 0 | 0 | 395 | 0 |

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

**GROUP G (249,844 SF - 5.74 AC)**

| NUMBER | BUILDING USE | RETAIL COMMERCIAL (sq. ft.)* | OFFICE COMMERCIAL (sq. ft.)* | RESIDENTIAL (dwelling units) | HOTEL (keys) |
|---|---|---|---|---|---|
| 1 | 3 Level Multi-Family Flats | 0 | 0 | 56 | 0 |
| 2 | 3 Level Multi-Family (2 Level Towns over Flats) | 0 | 0 | 18 | 0 |
| 3 | 3 Level Multi-Family (Flats under 2 Level Towns) | 0 | 0 | 18 | 0 |
| | Sub-Total | 0 | 0 | 92 | 0 |

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

**GROUP H (64,400 SF - 1.48 AC)**

| NUMBER | BUILDING USE | RETAIL COMMERCIAL (sq. ft.)* | OFFICE COMMERCIAL (sq. ft.)* | RESIDENTIAL (dwelling units) | HOTEL (keys) |
|---|---|---|---|---|---|
| 1 | 3 Level Flats over Podium Parking | 0 | 0 | 26 | 0 |
| | Sub-Total | 0 | 0 | 26 | 0 |

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

**GROUP I (578,651 SF - 13.28 AC)**

| NUMBER | BUILDING USE | RETAIL COMMERCIAL (sq. ft.)* | OFFICE COMMERCIAL (sq. ft.)* | RESIDENTIAL (dwelling units +/-) | HOTEL (sq. ft.) |
|---|---|---|---|---|---|
| 1 | 2-3 Level "Tree Houses" | 0 | 0 | 25 | 0 |
| | Sub-Total | 0 | 0 | 25 | 0 |

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

**GROUP J (192,358 SF - 4.42 AC)**

| NUMBER | BUILDING USE | RETAIL COMMERCIAL (sq. ft.)* | OFFICE COMMERCIAL (sq. ft.)* | RESIDENTIAL (dwelling units) | HOTEL (keys) |
|---|---|---|---|---|---|
| 1 | 3 Level Townhouses | 0 | 0 | 17 | 0 |
| 2 | 3 Level Cottages | 0 | 0 | 15 | 0 |
| | Sub-total | 0 | 0 | 32 | 0 |

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

**TOTAL NON-RESIDENTIAL BUILDING SQ. FT. / DWELLING UNITS AND HOTEL KEYS**

| | RETAIL COMMERCIAL (sq. ft.) | OFFICE COMMERCIAL (sq. ft.) | RESIDENTIAL (dwelling units) | HOTEL (keys) |
|---|---|---|---|---|
| **TOTAL** | 450,000 | 30,000 | 950 | 450 |

## MINIMUM OPEN SPACE REQUIREMENTS FOR MIXED USE

Developable Acreage = Total P.U.D. Site Area - Hilltop Overlay - 20% slopes - Stream Buffers = 54.7 AC
5% of Developable Acreage Required for Formal Open Space = 2.8 AC
Informal Open Space Required: 0.0 AC / Informal Open Space Provided = NA

| KEY | CLASS | TYPE | AREA OF OPEN SPACE (+/-) | MAX. PAVED AREA (80%) |
|---|---|---|---|---|
| Area F-1 | Formal | Entrance Park | 35,373 | 28,298 |
| Area F-2 | Formal | Blvd. Median | 10,455 | 8,364 |
| Area F-3 | Formal | Blvd. Terminus Park | 10,750 | 8,600 |
| Area F-4 | Formal | Active Pedestrian | 27,224 | 21,779 |
| Area F-5 | Formal | Active Pedestrian | 8,515 | 6,812 |
| Area F-6 | Formal | Village Park | 16,819 | 13,455 |
| Area F-7 | Formal | Village Park | 12,512 | 10,010 |
| | | Total Formal O/S Provided | 121,648 | (2.8 acres or 5%) |

## RESIDENTIAL PROJECT DENSITY

| SECTION | SQ. FT. | AC. | DU | DENSITY |
|---|---|---|---|---|
| A | 521464.8 | 11.9 | Retail Only | 0.0 |
| B | 517799.7 | 1.2 | Retail Only | 0.0 |
| C | 5265553.5 | 12.1 | 105 | 8.7 |
| D | 107964.5 | 2.5 | Retail Only | 0.0 |
| E | 321148.3 | 7.4 | 275 | 37.2 |
| F | 635531.6 | 14.36 | 395 | 27.5 |
| G | 210327.31 | 4.87 | 57 | 11.7 |
| H | 641893.34 | 1.47 | 60 | 40.8 |
| I | 534232.61 | 12.26 | 13 | 1.1 |
| J | 415748.18 | 9.54 | 45 | 4.7 |
| | **Project Gross Density** | 77.6 | 950 | 12.24 |
| | **Project Net Density** | 57.6 | 950 | 16.49 |

## PARKING BLOCK KEY MAP

( FROM WALKER PARKING REPORT, FIG. 1, PAGE 1)



## SLOPE LEGEND

> 20.00

## LEGEND

* Building type
** Unique building delineation
*** Total Building Level

Architectural IPerspective Key (reference Pattern Book)

Architectural Elevation Key (reference Pattern Book)

Proposed SD-X PUD Zoning/Property Line Boundary

0 100 200 300

SCALE: 1"= 100'

KISERVOGRINDESIGN
5005 Meridian Blvd. Ste. 100, Franklin, TN 37067
615.472.2013

RICHARD GARY McMURRAY, TENNESSEE NO. 2102 REGISTERED LANDSCAPE ARCHITECT 9-14

CLARB CERTIFIED LANDSCAPE ARCHITECT

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN (REVISION 1)

# OVATION: SUBDIVISION (SD-X DISTRICT) DEVELOPMENT PLAN
## HIGHWOODS REALTY, LP AND SS MCEWEN, LP, FRANKLIN, TN
## DEVELOPMENT PLAN ENLARGEMENT

REVISIONS
08-04-2014 PER C.O.F. STAFF COMMENTS

CITY OF FRANKLIN PROJECT # 4645

DATE: 08-04-2014
DESIGNED BY: RWK
DRAWN BY: RB
CHECKED BY: GMcG
Q.C. BY: MKH
SCALE: 1" = 100'
PROJECT #: 14546
SHEET #: 14546

L-3

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329 COMMERCE

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

APPROVED PUD

SHEET
C0.1

COF # 8849




EXISTING PUD AREA




PROPOSED PUD AREA

| | 2014 SD-X EXISTING PUD ENTITLEMENT | 2014 TRAFFIC STUDY SD-X RC12 AREA | 2025 PROPOSED PUD DEVELOPMENT PLAN ENTITLEMENT | 2025 TRAFFIC STUDY SD-X + RC12 AREA | PUD PLAN CHANGE | TRAFFIC STUDY CHANGE |
|---|---|---|---|---|---|---|
| AREA | 77.7AC | - | 103.93 AC | - | -26.23 AC | - |
| RETAIL/ RESTAURANT | 450,000 SF | 413,000 SF<br>37,000 SF | 400,000 SF | 280,000 SF<br>120,000 SF | -50,000 SF | **-50,000 SF** |
| OFFICE | 30,000 SF | 1,400,000 SF | 1,225,000 SF | 1,450,000 SF | +1,195,000 SF | **+50,000 SF** |
| COMMERCIAL ENTERTAINMENT | - | - | 30,00 SF | 30,000 SF | +30,000 SF | **+30,000 SF** |
| HOTEL | 450 KEYS | 450 KEYS | 350 KEYS | 350 KEYS | -100 KEYS | **-100 KEYS** |
| RESIDENTIAL | 950 UNITS | 950 UNITS | 1594 UNITS | 1594 UNITS | +644 UNITS | **+644 UNITS** |
| | | | | | | |
| TOTAL DAILY TRIPS | | 32,058 | | 33,162 | | **+1,104 TRIPS** |
| TOTAL AM PEAK TRIPS | | 2,179 | | 2,458 | | **+279 TRIPS** |
| TOTAL PM PEAK TRIPS | | 2,835 | | 3,038 | | **+199 TRIPS** |

* TOTAL TRAFFIC IMPACT OF BOTH PUD AREA AND ADJACENT RC12 AREA WAS STUDIED IN 2014, AND HAS BEEN USED AS BACKGROUND FOR TRAFFIC IMPROVEMENTS IN THE AREA (McEWEN INTERCHANGE & McEWEN TO WILSON PIKE)

* PUD AREA EXPANSION AREA IS WITH IN PREVIOUS TRAFFIC STUDY AREA.

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1234
7-3-2025

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

DEVELOPMENT PLAN COMPARISON

SHEET
C0.2

COF # 8849

Modification 1 - Block Length

Section 9.6.5 Internal Street Network

Maximum Block Length perimeter shall not exceed a maximum of 2,400 feet, expect the DRT may approve a block length perimeter up to 3,200 feet in cases: 1. Where environmental or topographic constraints exist; 2. Where the street classification prevents a connection; or 3. Where a proposal includes an internal parking structure.

Modification Request: To allow a maximum block length of 3,600 LF for the block encompassing the Wetland Park and stormwater management area.

The block encompassing the Wetland Park is defined by several existing factors. First, existing intersection of McEwen and Live Oak Lane is located as far east as possible. Secondly, the access point of Ovation Parkway and Encore Lane is established based on the existing conditions. The Wetland Park area includes two sections of protected stream and stream buffer area and an existing stormwater management area. This request is asking to exceed the maximum block length by 400 LF. The interior block, defined by Live Oak Lane and Encore Lane have pulled their roadways and buildings as close as possible to the Wetland Park. This block includes two parking structures and a fire lane, which does provide emergency and pedestrian access through the block.

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

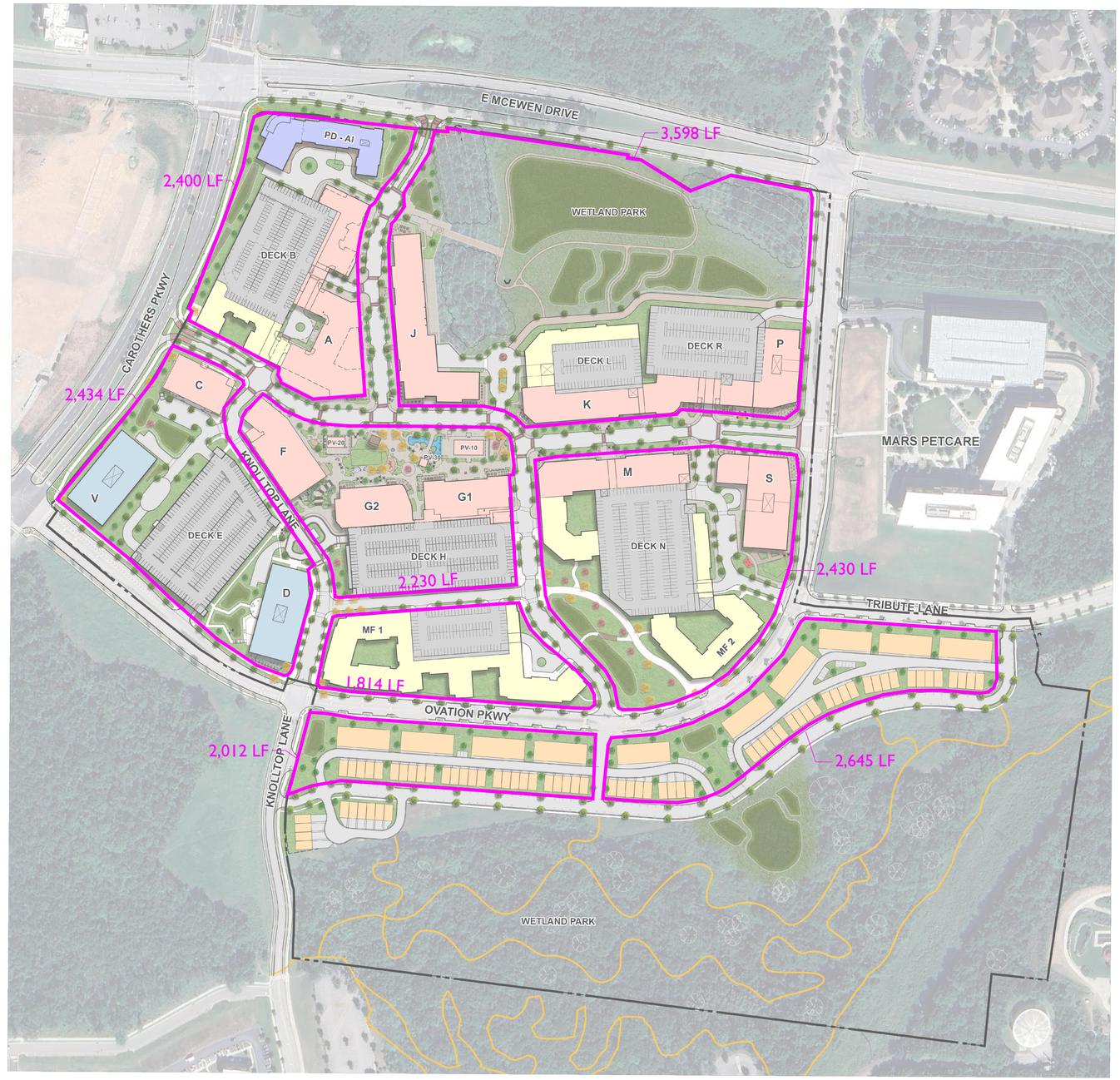
This modification takes into account the existing conditions of this site, which include existing roadway network and environmental conditions that prevent the block from being bisected by additional roadways.

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

The existing roadway connections and environmental restrictions are unique to this parcel. In addition to the naturally occurring environmental conditions, the stormwater management use of the site was approved by the Stormwater Appeals Board Variance on Jan. 17, 2013.

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

The modification is consistent with the Guiding Principles in Envision Franklin. Specifically, the pedestrian and emergency accesses through this block ensure that the principles of connectivity are supported, even if the overall block perimeter is exceeded by 400 LF due to existing environmental factors.




NOT TO SCALE

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1214

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

OVATION
MASTERPLAN
SHEET
C0.3
COF # 8849

Building Types: Rationale for Modification of Standards
The branding of Ovation as a unified master plan that creates a unique sense of place. As part of this identity, the applicant is requesting Modifications that would both enforce this sense of place and help the development be consistent with other developments in the Cool Springs area.

Modification 2 - Townhouse Roof Elements

Section 6.6: Roof Elements
Pitch shall be 3:12 to 12:12, excluding small roof sections over porches, entryways, or similar features.

Modification Request: To permit flat roofs with parapets for town homes.

This request is in keeping with the intent to provide high design architecture and diversity within the Ovation master plan. Similar town homes with flat roofs with parapets in Franklin are located at Jamison Station, the Brownstones in downtown Franklin, and Berry Farms.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   This requested modification seeks the ability to apply creative and unique architecture in the Ovation development. This modification requests that a flat roof town home with a parapet be incorporate for architectural variety in this more urban context of Ovation.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   This modification is related to the size and scale of the development and seeks to have multiple tools available to incorporate architectural variety.

3. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin consistently refers to preserving the City's established character. This Modification of Standards would allow Townhouse Buildings to have flat roofs similar in character to those in downtown Franklin and in mixed-use developments in Franklin. Both are prime example of successful, attractive mixed-use developments.





Modification 3 - Retail Storefronts, Remove a requirement for transom windows and kneewalls

Section 6.9: Building Elements - Retail Storefronts
Any storefront shall have display windows, transom windows, knee walls of between 18 and 24 inches tall, and other architectural elements such as bulkheads, trim, and cornice details.

Modification Request: To allow up to 50% of Retail Storefronts on Commercial / Mixed-Use buildings to not have transom windows and to allow up to 50% of Retail Storefronts on Commercial/Mixed-Use buildings to not have knee walls.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   This requested modification seeks the ability to apply creative and unique architecture in the Ovation development. This modification requests that glass storefronts be permitted to extend to the ground level to incorporate architectural variety. Similarly, the modification requests that not all commercial/mixed-use buildings require transoms.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   This modification is related to the size and scale of the development and seeks to have multiple tools available to incorporate architectural variety.

3. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin consistently refers to preserving the City's established character. This Modification of Standards would allow Commercial/Mixed-Use Buildings with glass to the ground level and/or without transoms as are already established in downtown Franklin and in mixed-use developments in Cool Springs. Both are prime examples of successful, attractive mixed-use developments.










Project Name: Bridgeport Village in Tigard, OR






Project Name: Village at Meridian in Meridian, ID






Local Franklin examples without knee walls









Project Name: Village at Totem Lake in Kirkland, WA

OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED TENNESSEE NO.: 329 LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: June 9, 2025

| Revision Date |
| --- |
| 1 July 3, 2025 - staff comments |
| 2 |
| 3 |
| 4 |

OVATION MASTERPLAN

SHEET

C0.4

COF # 8849

Modification 4 - Large Scale Office Building Materials

Section 6.10: Primary Materials on Facade
Up to three of the following: brick, natural stone, or cultured stone.

Modification Request: To allow up to three of the following: Brick, natural stone, cultured stone, or pre-cast concrete as primary material on a facade for a large scale office building.

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

   It is the desire of this development to create a complementary architectural variety throughout the site. This modification will enable the large-scale office buildings to feature similar levels of architectural variety as similarly sized commercial and mixed-use buildings. Pre-cast concrete offers a readily available and visually similar alternative to many of the accepted primary materials.

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

   The Ovation development seeks to create architectural variety throughout the site while still being visually cohesive internally and to the existing, neighboring development, Mars. Introduction of a third façade material and the ability to pre-cast concrete as a building material will help to accomplish this consistency throughout this mixed-use community.

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

   Envision Franklin requests visually interesting architectural facades as well as the ability to create strong identity through design. The Ovation development is seeking to accomplish these goals in both their place making and their architectural identity. This increase in the materials palette allows for the large-scale office buildings to blend into the mixed use community.

Modification 5 - Commercial/Mixed-Use Building Materials

Section 6.9: Primary Materials on Facade
Up to two of the following: brick, natural stone, cultured stone, smooth wood siding, or fiber cement siding.

Modification Request: To allow up to three of the following: Brick, natural stone, cultured stone, smooth wood siding, fiber cement siding, or pre-cast concrete as primary material on a facade for a commercial/mixed use building.

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

   This modification is intended for mixed-use buildings with office as a primary use. It is the desire of this development to create a complementary architectural variety throughout the site. This modification will enable the large-scale office buildings to feature similar levels of architectural variety as similarly sized commercial and mixed-use buildings. Pre-cast concrete offers a readily available and visually similar alternative to many of the accepted primary materials.

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

   The Ovation development seeks to create architectural variety throughout the site while still being visually cohesive internally and to the existing, neighboring development, Mars. Introduction of a third façade material and the ability to pre-cast concrete as a building material will help to accomplish this consistency throughout this mixed-use community.

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

   Envision Franklin requests visually interesting architectural facades as well as the ability to create strong identity through design. The Ovation development is seeking to accomplish these goals in both their place making and their architectural identity. This increased in the palette allows for the large-scale office buildings to blend into the mixed use community.

Architectural precast concrete offers a range of benefits that make it an attractive choice for modern construction. One of its primary advantages is its design versatility. Precast panels can be molded into virtually any shape, texture, or color, allowing the design team flexibility to achieve complex and aesthetically pleasing facades that would be difficult or costly with traditional materials. This flexibility supports both creative expression and functional design. It also enables the integration of insulation, window openings, and decorative elements directly into the panels.

Considering the size of the Ovation development and the desire for placemaking,
Architectural precast introduces another tool to provide diversity of design, scale, and materiality. Additionally, because architectural precast components are manufactured in controlled environments, they maintain high quality and consistency, reducing the likelihood of defects and ensuring a precise fit during installation.

Architectural precast will add value to Ovation through construction efficiency. Precast elements are produced off-site and delivered ready for installation, which minimizes on-site labor, reduces construction time, and mitigates weather-related delays. This streamlined process not only accelerates project timelines but also enhances safety by limiting the amount of work performed at height or in hazardous conditions. Furthermore, architectural precast is known for its durability and low maintenance, offering excellent resistance to fire, weather, and pests. Its thermal mass also contributes to energy efficiency, helping regulate indoor temperatures and reduce heating and cooling costs.

These combined attributes have made architectural precast concrete a desirable material in modern construction for decades. It continues to be used on a variety of project types throughout the country and will contribute to the overall aesthetic experience of Ovation.

1. Project Name: The Harper
   Location: East 86th Street, Manhattan, NY
   Architect: ODA Architecture
   Date of Construction: 2024

2. Project Name: Educational Media Foundation HQ
   Location: Franklin, TN
   Architect: HASTINGS
   Date of Construction: 2024

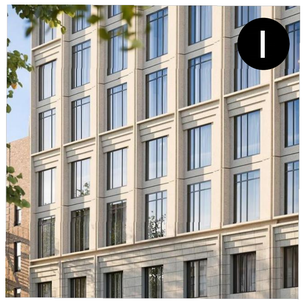
3. Project Name: Peabody Plaza
   Location: Nashville, TN
   Architect: HASTINGS
   Date of Construction: 2020

4. Project Name: 4 Cannon Street
   Location: London, England
   Architect: PLPArchitecture
   Date of Construction: 2020

5. Project Name: The Orchard
   Location: Chicago, IL
   Architect: Antunovich Associates
   Date of Construction: 2020

6. Project Name: Wembley North Eastlands
   Location: London, England
   Architect: Hawthorn Tompkins
   Date of Construction: 2025

7. Project Name: 144 Vanderbilt
   Location: Brooklyn, NY
   Architect: Solid Objectives
   Date of Construction: 2024









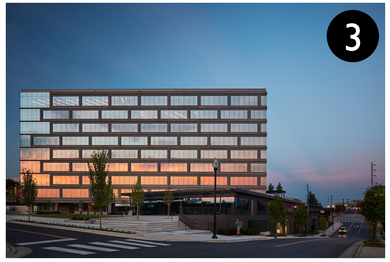













**Modification 6 - Retaining Wall Screening**

Section 13.2.5.A - Retaining Walls for Multifamily, Nonresidential, and Mixed Uses
Each retaining wall shall have a single row of evergreen shrubs, planted every five feet on center, at the base of the wall to soften its appearance. Shrubs shall be a minimum of 30 inches in height at the time of planting. Evergreen trees or groundcover may be permitted as an alternative, subject approval of the Department of Planning and Sustainability.

**Modification Request:** Request to eliminate the requirement of planting at the base of the retaining wall behind building J since the wall will be placed in close proximity to an established riparian buffer. The evergreen shrub requirement conflicts with the native plant requirement as directed in Franklin's Best Management Practice Stormwater Management Manual.

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

   The evergreen shrub requirement is to enhance the visual appearance of the retaining wall. In this instance the retaining wall is screened from view with approximately 120 feet wide existing mature trees in a protected stream buffer. The Stormwater Management Manual requires a mixture of native plants to enhance the water quality aspects of the stream.

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

   The public viewshed is from the top of the wall. The bottom of the wall, where the shrubs are required is not visible from the public viewshed.

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

   The modification is consistent with the Guiding Principles of Envision Franklin, and does not diminish the high-intensity activity center. In the Regional Commerce Policy, landscape buffers are encouraged adjacent to single family residential areas, parking areas, and service areas.

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1216
07.22.25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

BUILDING MODIFICATION OF STANDARDS
SHEET
C0.5
COF # 8849

**Modification 7 - Wall Retaining Wall Height**

Section 13.2.5: Maximum Height of Retaining Walls

Maximum Height of 10 feet

Modification Request: To increase the maximum retaining wall height to a maximum height of 22 feet for one wall, located behind building J; and to increase the maximum retaining wall height to a maximum of 16' adjacent to Brook Meadow Lane.

22 ft wall behind Building J:

Live Oak Lane has an existing right-in/ right-out driveway cut onto McEwen. This driveway cut is constructed today, and there is no flexibility for it to be relocated closer to Carothers Parkway nor closer to South Prong of Spencer Creek. South Prong of Spencer Creek is a protected Waters of the State and has 60' buffers from the top of bank on both sides of the creek. Due to the fixed access location directly adjacent to the buffer, and due to the City of Franklin Technical Street Standards for horizontal geometry for private streets, realigning this driveway location is not possible. The grade changes from 780 at Ovation Parkway down to 715 at the McEwen access requires a substantial grade change along the street. To maintain appropriate slopes along the main pedestrian plaza and streets, as well as ensure appropriate slopes for fire apparatus as the road travels southbound and climbs in elevation, the wall height is required. The retaining wall is located behind building J, screened from view. The low side of the wall is on the eastern side and is screened from view by existing trees within the stream buffer of South Prong of Spencer Creek.

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

This modification will allow for a road alignment of Live Oak Lane that does not encroach on an adjacent stream buffer. The protection of this stream buffer is critical to the water quality aspects of the stream. The location of the right-in right-out intersection at McEwen Drive is constructed and is located at its western most point to the intersection of Carothers and McEwen Drive.

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

The intersection of McEwen Drive and Live Oak Lane is located as far west as possible to provide separation between the intersection and Carothers Parkway. It is located adjacent to a protected stream buffer on the eastern side of the right of way. Due to the location of intersection, the elevation of McEwen, and the elevation of the stream channel results in a wall that is taller than 10 feet along the eastern side of Live Oak Lane.

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

The modification is consistent with the Guiding Principles in Envision Franklin. Specifically, the viewshed of the wall from McEwen is protected by a width of 120' of existing mature trees. The wall will be below the tree canopy and shielded from view.

16' wall adjacent to Brook Meadow Lane:

The 16' retaining wall proposed south of the residential development serves to eliminate grading and development impact into the Hillside Hillcrest Overlay. The street located directly to the north of the retaining wall (Brook Meadow Lane) is proposed at the maximum possible elevation while still meeting City of Franklin Technical Standards for local roadways. The placement of Brook Meadow Lane is pulled as far north as possible and has defined connection points at both Knoll Top Lane and Tribute Lane. The townhomes and multi-family buildings on the residential block between Brook Meadow Lane and Ovation Parkway are targeted to be between 2 and 4 stories, which will help shield the wall from public and off-site views. Vegetative screening, according to City of Franklin requirements, will be implemented.

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

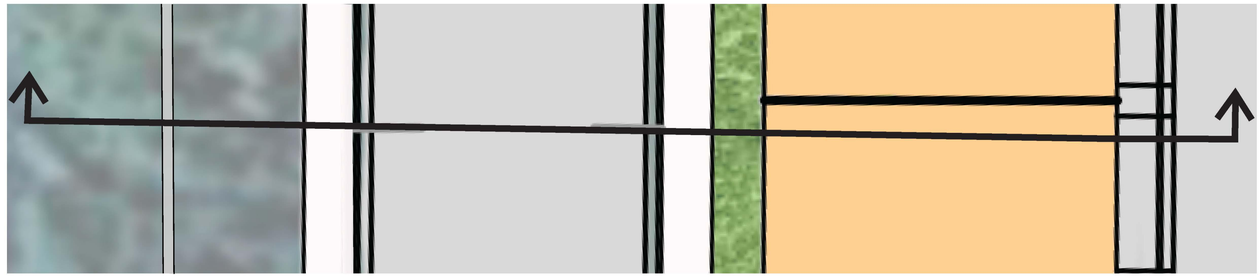
The design of this wall serves to eliminate grading and development impacts into the Hillside Hillcrest Overlay. The current design maximizes the amount of tree canopy preservation on the top side of the wall.

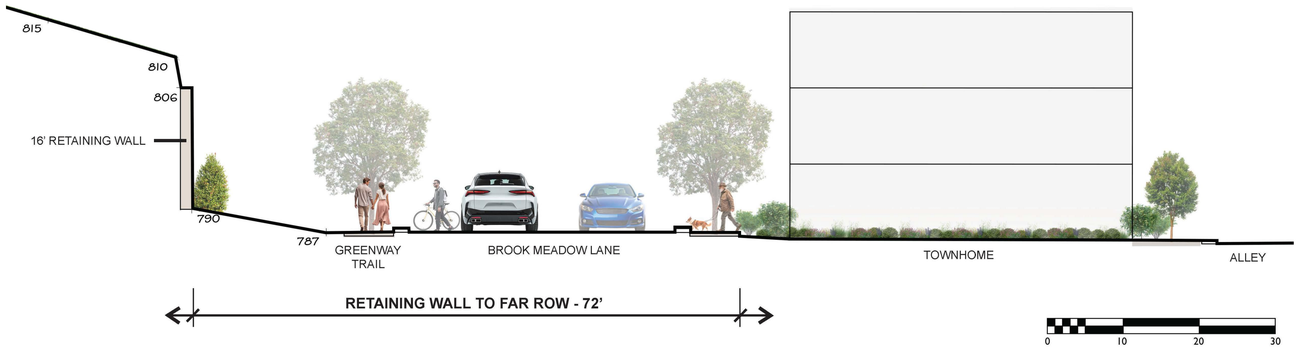
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

The location of Brook Meadow Lane is pulled as far north as possible and has its connections points set by existing conditions. This segment of retaining wall over 10 feet is necessary to reduce development impacts to the Hillside Hillcrest Overlay.

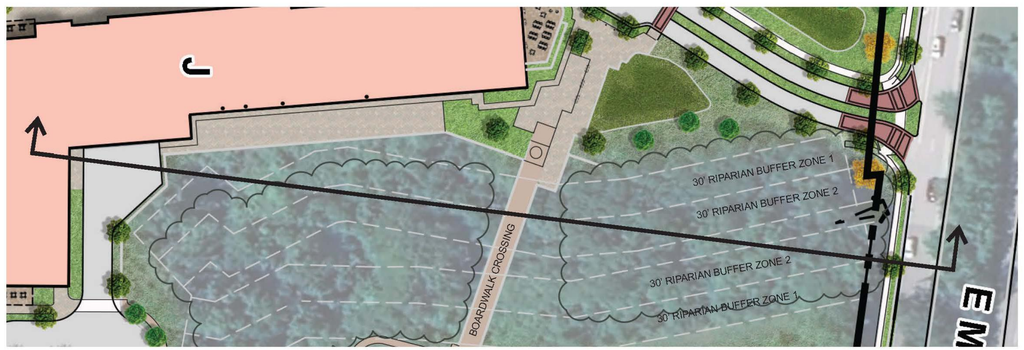
3. The modification is consistent with the intent of Envision Franklin:

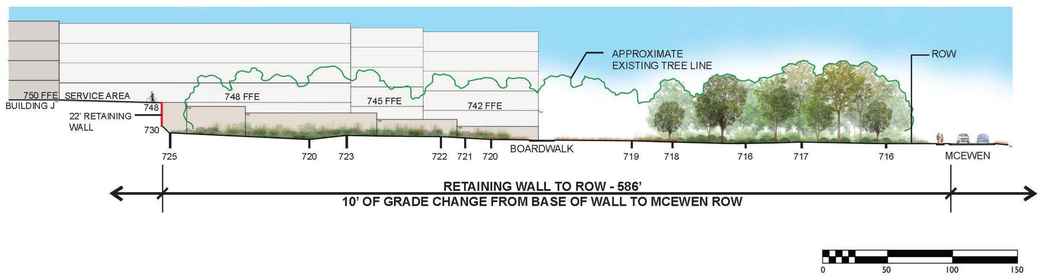
This modification is consistent with the Guiding Principle to protect natural features and existing tree canopies, and minimizing site disturbance in the hilltops, hillsides, and steep slopes.



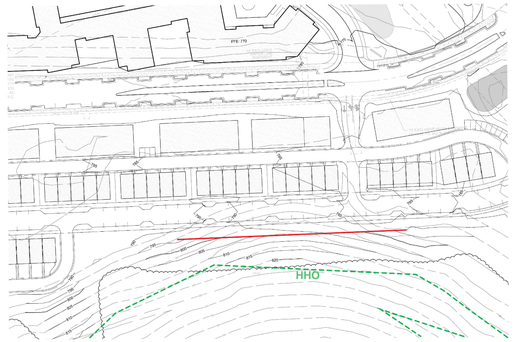


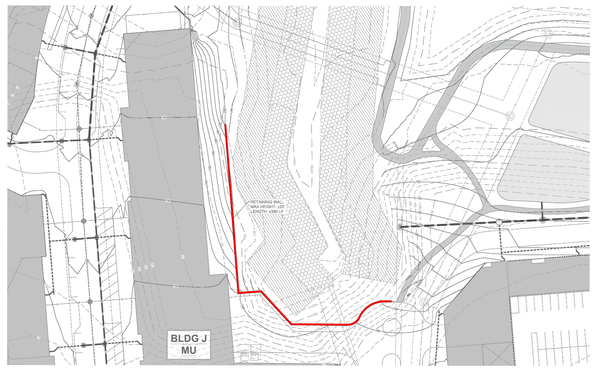

16' WALL BY BROOK MEADOW LANE




22' WALL NEXT TO BUILDING J




OVATION
FRANKLIN, TN

Highwoods
CENTERCAL
PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1
07.22.25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
2
3
4

BUILDING MODIFICATION OF STANDARDS

SHEET
C0.6

COF # 8849

Modification 8 - Parking and Transit

Section 10.5.2 A - Parking Structures
Outside of the CFO and CAO, where along an arterial or collector street, parking structures shall be screened by buildings at least as tall as the parking structures.

Modification Request: Request to place a parking structure parallel to the Carothers Parkway and the McEwen Drive Right of Ways.

The parking garage located along Carothers Parkway is between 40 and 65 feet from the right of way, and the parking garage located along McEwen Drive is between 320 and 355 feet from the right of way.

The garage along Carothers Parkway will be constructed with architectural finishes in keeping with the high design style of the mixed use and office buildings within the Ovation Master Plan. Openings will be vertically oriented to appear as window openings that meet the regulations of the Commercial/Mixed Use Building Type. Pedestrian entrances will be prominently located on the façade facing Carothers Parkway and will be highly visible. The garage along McEwen is set back and does not have a dominating presence on the viewshed of McEwen Drive.

Section 10.5.2 At or Above Grade Parking Structures outside of the CFP or CAO1, CAO2, or CAO3 (D) states;

At or above grade parking structures shall be visually similar in character to the principle building by

1. Matching the materials or being composed of brick; and
2. Vertically orienting the openings to appear as windows of the same size and rhythm as the principal building

The items below are additional commitments of this Modification of Standards

3. Architectural detailing to be similar size and rhythm as the primary structure
4. Building to include a base, middle and cap
5. A minimum of three different building facades will be applied along the parking structure façade facing the arterial road. Should the garage width change to less than 150 feet then only two facades would be required.
6. Pedestrian access entry facing the arterial road
7. Foundation landscape planting along the base of the parking structure.

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

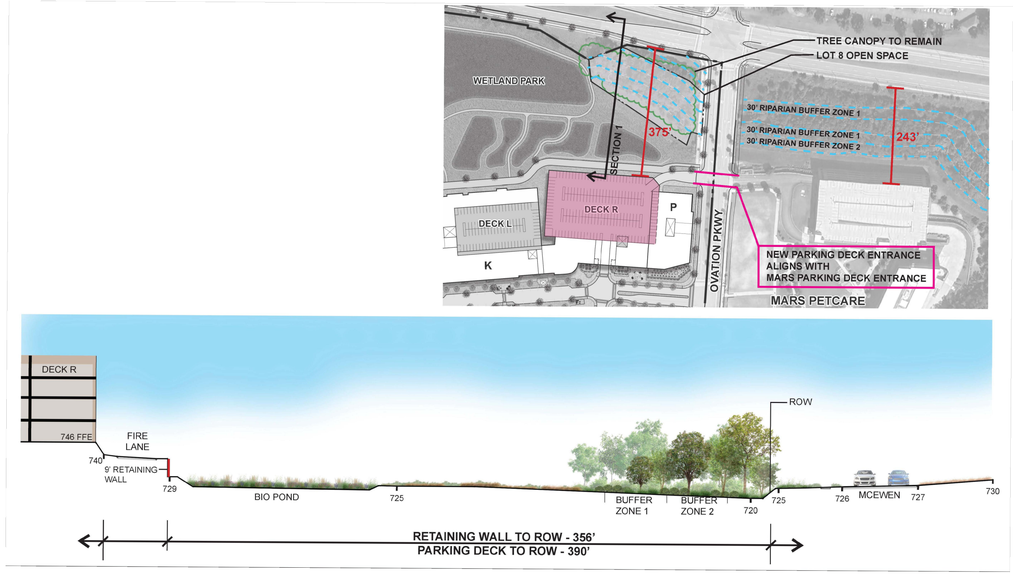
   Parking structures within Ovation are distributed throughout the master plan to provide convenient parking to the various uses in the plan. One of the structures is located between 40 and 65 feet from Carothers Parkway and another is between 320 and 355 feet from McEwen Drive. Both of these roadways are arterial roads. The design of the development is enhanced with better distribution of parking. The parking structures location on the outer edges of the master plan provide for clear and obvious destinations for automobiles, while keeping the interior of the master plan more pedestrian oriented by reducing the number of automobiles through the development's internal drives.

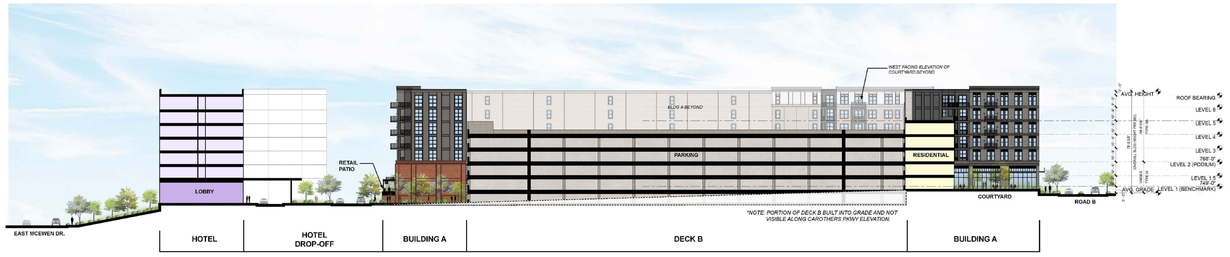
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

   Ovation is a unique, mixed use master plan with a variety of uses designed for a pedestrian friendly experience. Locating the parking structures predominantly on the outer edges of the master plan reduces the presence of the automobiles within the interior of the development.

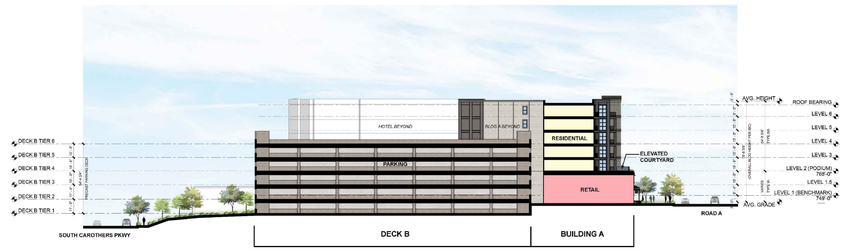
3. The modification is consistent with the intent of Envision Franklin:

   Envision Franklin states: The majority of off-street and structured parking should be located to the side or rear of buildings. Large expanses of pavement, particularly between a building and a street, should be avoided. Architectural and/or landscape features should be used so as to diminish the appearance of parking from public view. The parking garages are located to the side of the buildings they serve and have been located such that landscape screening can be provided within the 90 foot distance to the right of way to diminish the appearance from the public view.




**Section AA: North to South**
Scale: 1" = 30' - 0"




**Section BB: East to West**
Scale: 1" = 30' - 0"



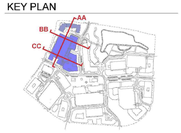

**Section CC: East to West**
Scale: 1" = 30' - 0"



CONCEPTUAL ELEVATION

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

KEY PLAN




OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
SIGNATURE
07/29/25
TENNESSEE No. 121
LANDSCAPE ARCHITECT

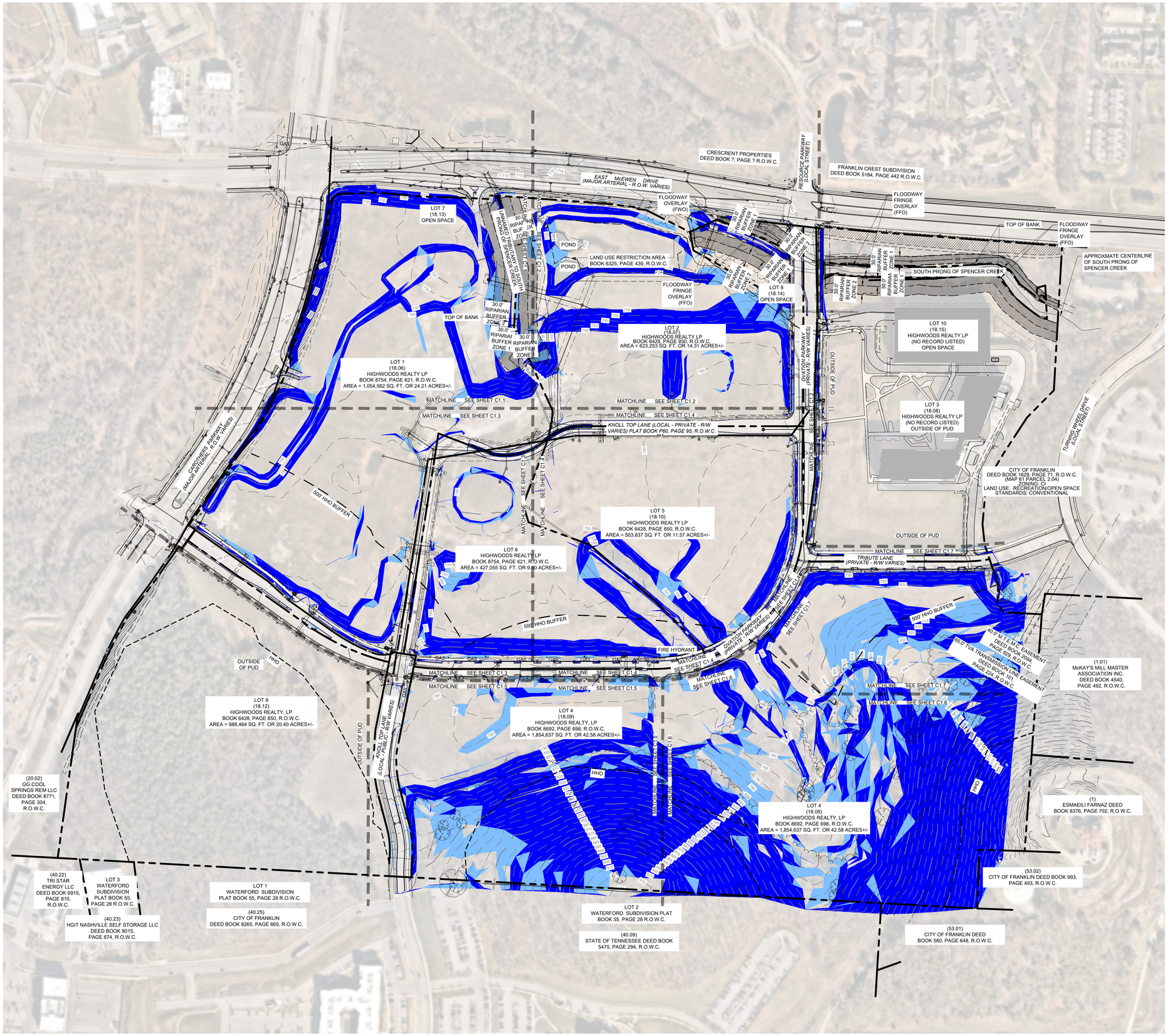
INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

BUILDING MODIFICATION OF STANDARDS

SHEET
C0.7

COF # 8849




| SOIL REPORT | | | |
|---|---|---|---|
| MAP UNIT SYMBOL | MAP UNIT NAME | ACRES OF AOI | % OF AOI |
| ArB2 | ARMOUR SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED | 10.6 | 6.9% |
| ArC2 | ARMOUR SITL LOAM, 5 TO 12 PERCENT SLOPES, ERODED | 12.1 | 7.8% |
| BrD2 | BRAXTON CHERTY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED | 0.6 | 0.4% |
| BsD3 | BRAXTON CHERTY SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERE ERODED | 6.2 | 4.0% |
| Eg | EGAM SILT LOAM, PHOSPHATIC | 1.3 | 0.8% |
| Gu | GULLIED LAND | 1.2 | 0.8% |
| HbC2 | HAMPSHIRE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED | 3.6 | 2.4% |
| Hu | HUNTINGTON SILT LOAM, PHOSPHATIC | 30.8 | 20.0% |
| MbB2 | MAURY SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED | 5.8 | 3.7% |
| MbC2 | MAURY SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED | 0.1 | 0.1% |
| MoD | ASHWOOD-MIMOSA-ROCK OUTCROP COMPLEX, 5 TO 15 PERCENT SLOPES | 7.0 | 4.5% |
| Mp | MINE PITS AT DUMPS | 0.0 | 0.0% |
| Mr | MINE LAND, RECLAIMED | 0.4 | 0.3% |
| Rc | ROCKLAND | 28.3 | 18.3% |
| StC3 | STIVERSVILLE CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERELY ERODED | 7.9 | 5.1% |
| StD3 | STIVERSVILLE CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERELY ERODED | 15.6 | 10.1% |
| StB2 | STIVERSVILLE SILT LOAM, 2 TO 5 PERCENT SLOPES | 4.1 | 2.7% |
| StC2 | STRIVERSVILLE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED | 13.9 | 9.0% |
| StD2 | STIVERSVILLE SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED | 1.6 | 1.0% |
| W | WATER | 3.2 | 2.1% |

## 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 A TOPOGRAPHIC AND ALTA SURVEY PREPARED BY BARGE DESIGN SOLUTIONS DATED 05/01/2023. 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 NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C0220G, DATED DECEMBER 20, 2024, ZONE "X".

## STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED GENTLY SLOPING HILLSIDE THROUGHOUT THE PROPERTY. FLOW TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF THREE DIRECTIONS, NOTED ABOVE WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING INLET ALONG CAROTHERS PARKWAY. OUTFALL #2 IS AN EXISTING INLET ALONG LIBERTY PIKE, OUTFALL #3 IS UNKNOWN WOODED AREAS.

OUTFALLS #1 AND #2 WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

## EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

## SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION
# DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
No. 121919
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL EXISTING CONDITIONS

SHEET
**C1.0**

COF # 8849

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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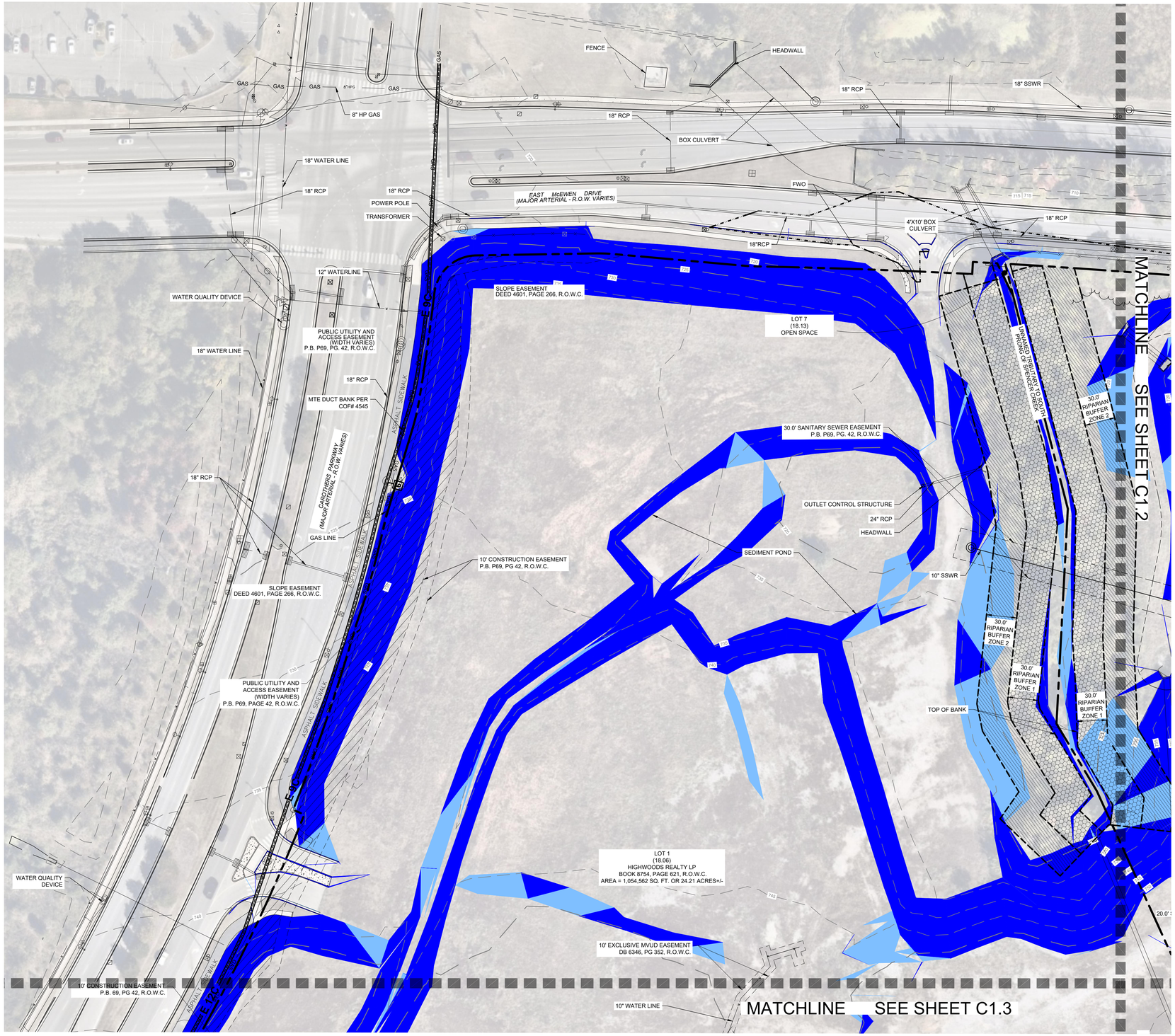


## SURVEY NOTES

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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 NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C0220G, DATED DECEMBER 20, 2024, ZONE "X".

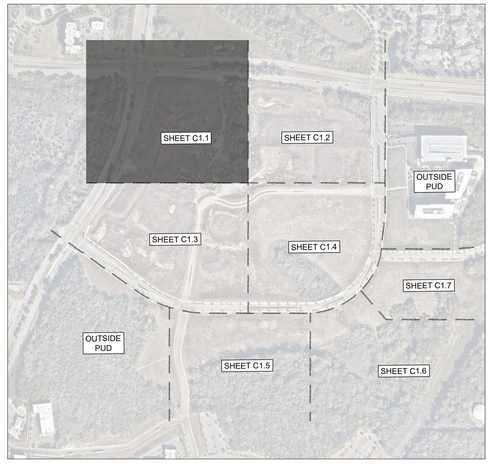
## STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED GENTLY SLOPING HILLSIDE THROUGHOUT THE PROPERTY. FLOW TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF THREE DIRECTIONS, NOTED ABOVE WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING INLET ALONG CAROTHERS PARKWAY. OUTFALL #2 IS AN EXISTING INLET ALONG LIBERTY PIKE, OUTFALL #3 IS UNKNOWN WOODED AREAS.

OUTFALLS #1 AND #2 WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

## SITE SLOPE TABLE

| | |
|---|---|
| | 14% - 19.99% |
| | 20% and above |




GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION
# DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
No. 127918
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED EXISTING CONDITIONS

SHEET
**C1.1**

COF # 8849



Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C1.1 ENLARGED EXISTING CONDITIONS.dwg C1.1 ENLARGED EXISTING CONDITIONS Jul 03, 2025 1:24pm by: James.Parker

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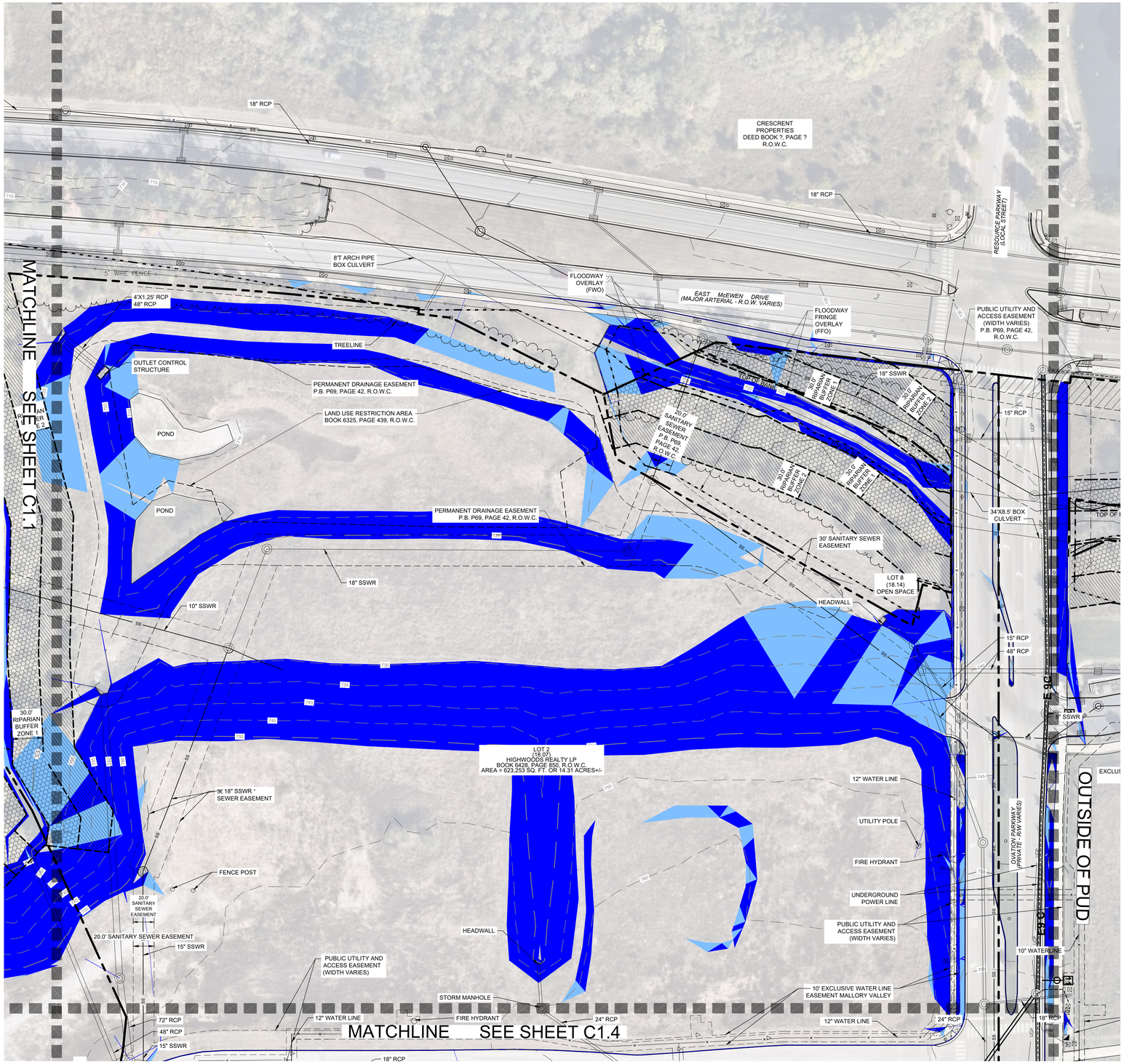


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## STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED GENTLY SLOPING HILLSIDE THROUGHOUT THE PROPERTY. FLOW TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF THREE DIRECTIONS, NOTED ABOVE WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING INLET ALONG CAROTHERS PARKWAY. OUTFALL #2 IS AN EXISTING INLET ALONG LIBERTY PIKE, OUTFALL #3 IS UNKNOWN WOODED AREAS.

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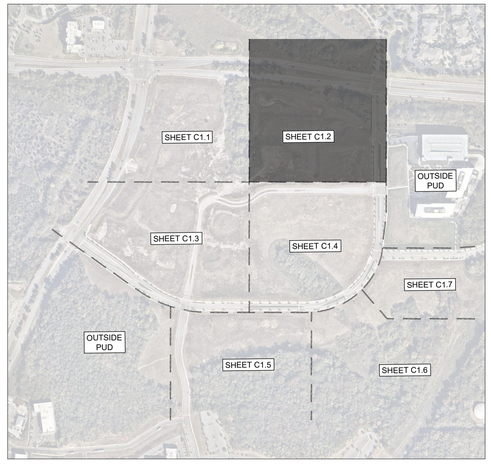
## EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

## SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above




GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
No. 127918
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date

1. _____
2. _____
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4. _____

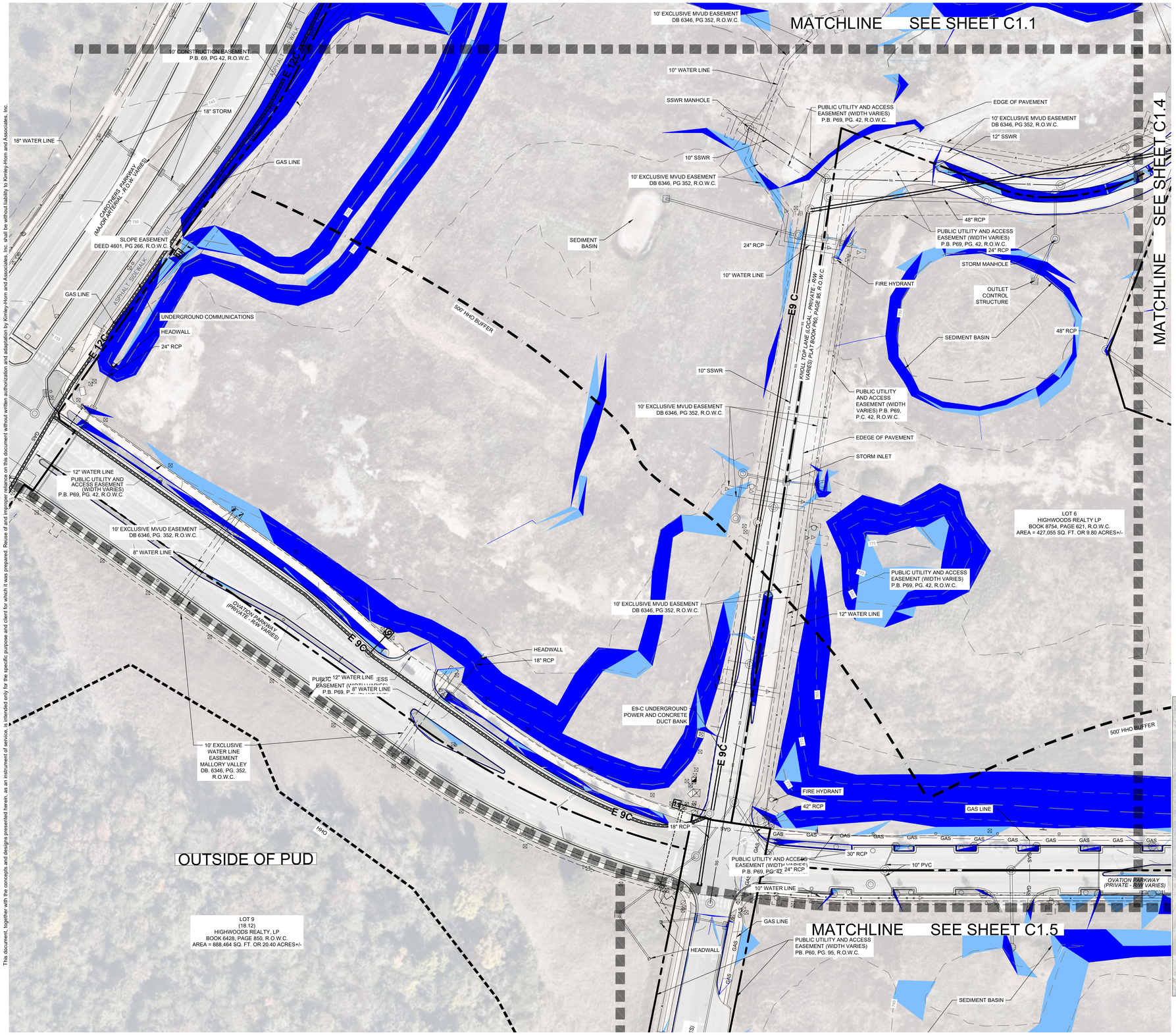
ENLARGED EXISTING CONDITIONS

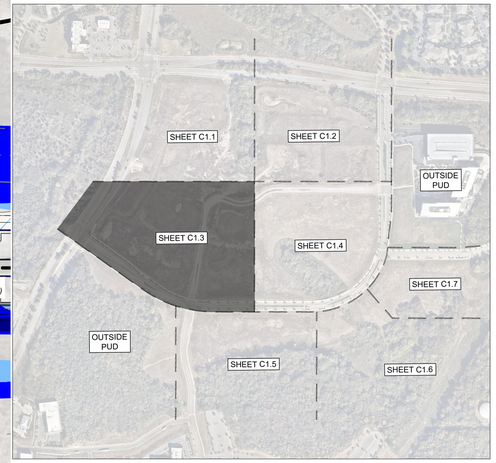
SHEET
**C1.2**

COF # 8849



Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C1.1 ENLARGED EXISTING CONDITIONS.dwg C1.2 ENLARGED EXISTING CONDITIONS Jul 03, 2025 1:24pm by: James.Parker

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| | |
|---|---|
| | 14% - 19.99% |
| | 20% and above |

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF OWNERSHIP
No. 121919
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
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2 _____
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ENLARGED EXISTING CONDITIONS

SHEET
**C1.3**

COF # 8849

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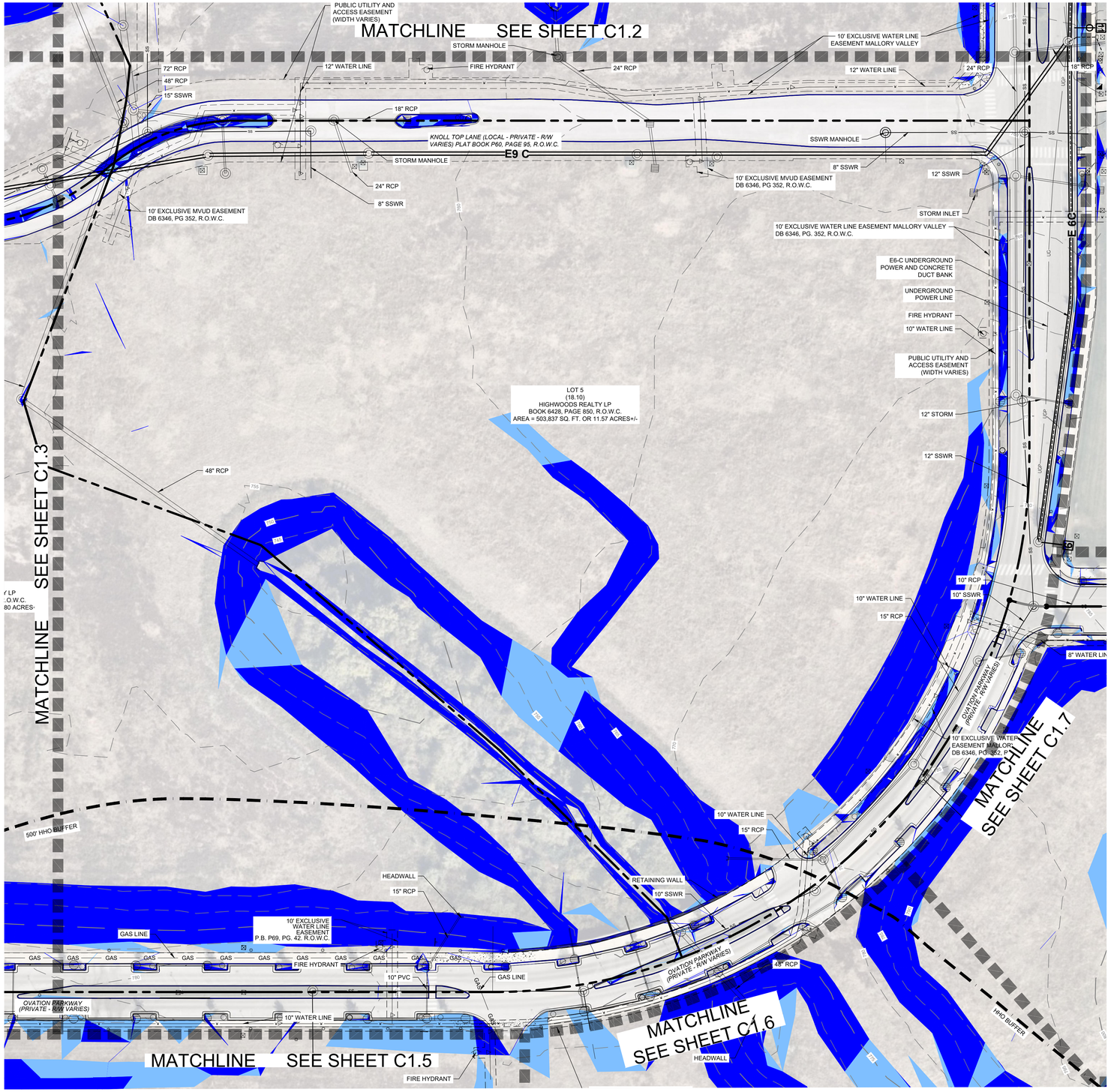


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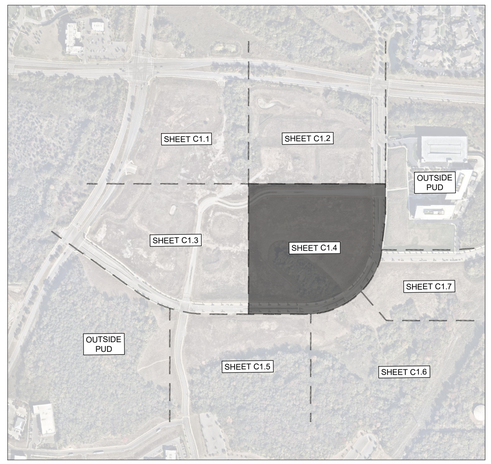


GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
07/03/2025

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
**C1.4**

COF # 8849

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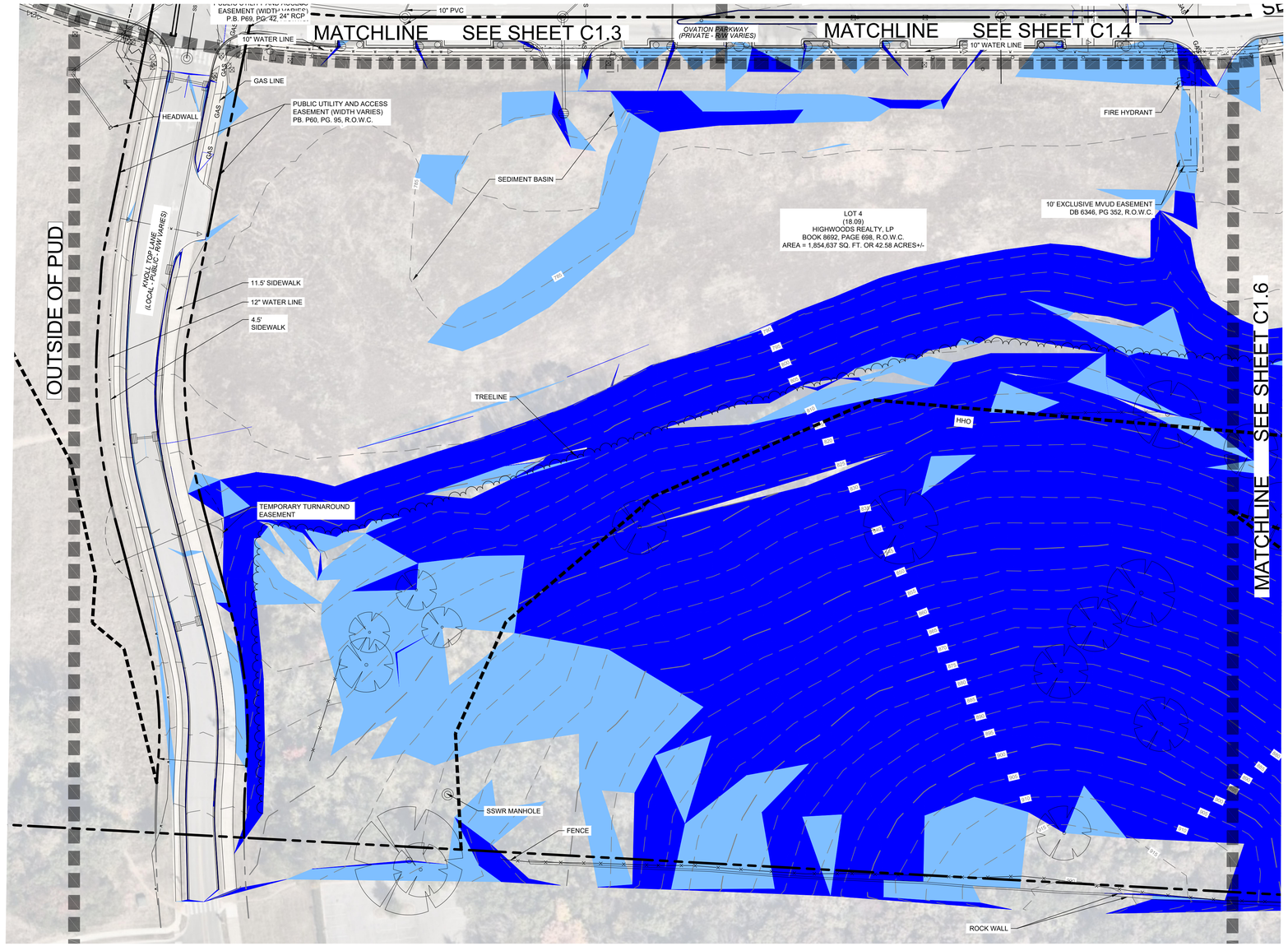
Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C1.1 ENLARGED EXISTING CONDITIONS.dwg C1.4 ENLARGED EXISTING CONDITIONS Jul 03, 2025 1:25pm by: James.Parker

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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION
# DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS
No. 137919
STATE OF TENNESSEE
07/03/2025

INITIAL SUBMITTAL: XXXXXXXXX

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MATCHLINE SEE SHEET C1.4

MATCHLINE SEE SHEET C1.5

MATCHLINE SEE SHEET C1.7

RETAINING WALL

10" SSWR

GAS LINE

OVATION PARKWAY (PRIVATE - R/W VARIES)

48" RCP

HHO BUFFER

HEADWALL

10' EXCLUSIVE MVUD EASEMENT DB 6346, PG 352, R.O.W.C.

TREELINE

60' M.T.E.M.C. EASEMENT DEED BOOK 2694, PG. 928 R.O.W.C.

65' TVA TRANSMISSION LINE EASEMENT DEED BOOK 101, PAGE 224, R.O.W.C.

150' TVA TRANSMISSION LINE

150' TVA TRANSMISSION LINE EASEMENT DEED BOOK 76, PG. 37, R.O.W.C.

LOT 4
(18.09)
HIGHWOODS REALTY, LP
BOOK 8692, PAGE 698, R.O.W.C.
AREA = 1,854,637 SQ. FT. OR 42.58 ACRES+/-

HHO

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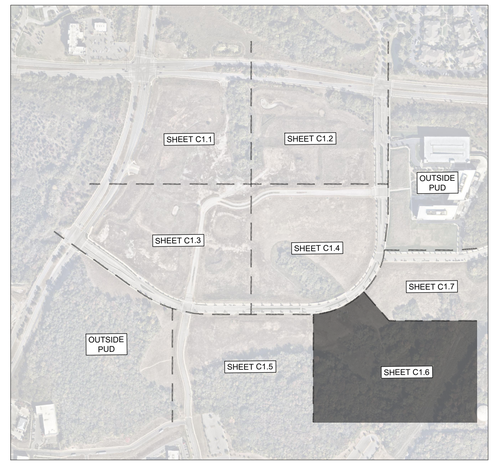


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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION
# DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127839
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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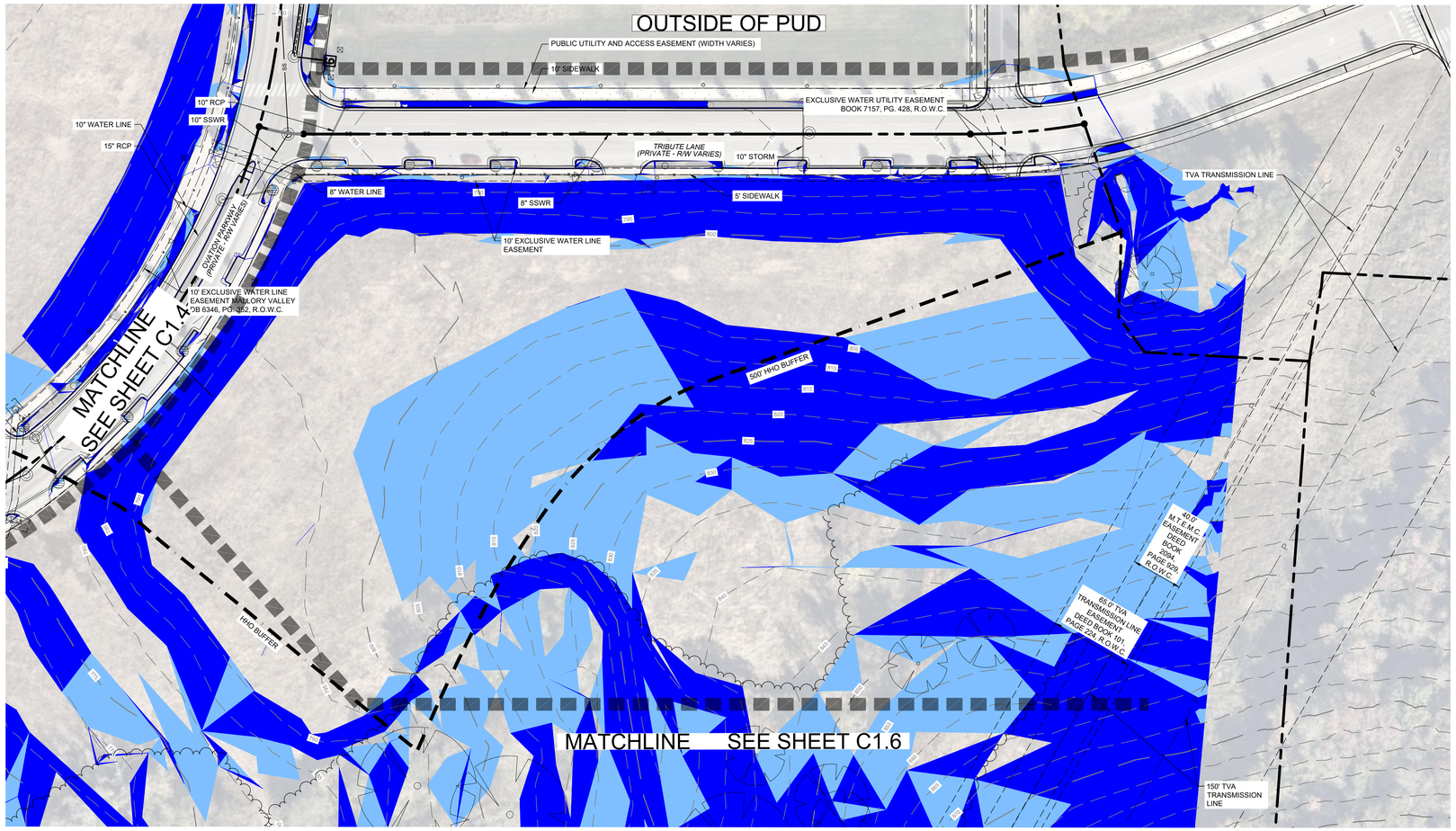


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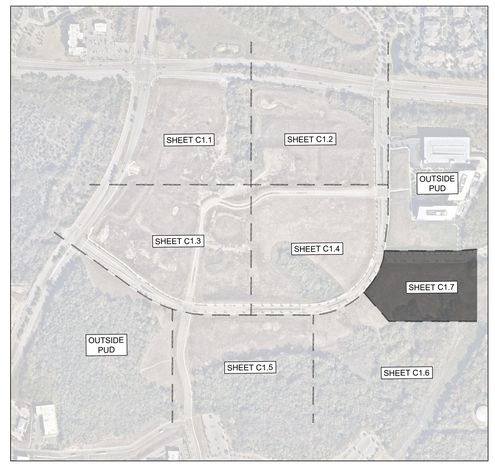


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CENTERCAL PROPERTIES, LLC

Highwoods

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WILLIAM GRAY HARRISON
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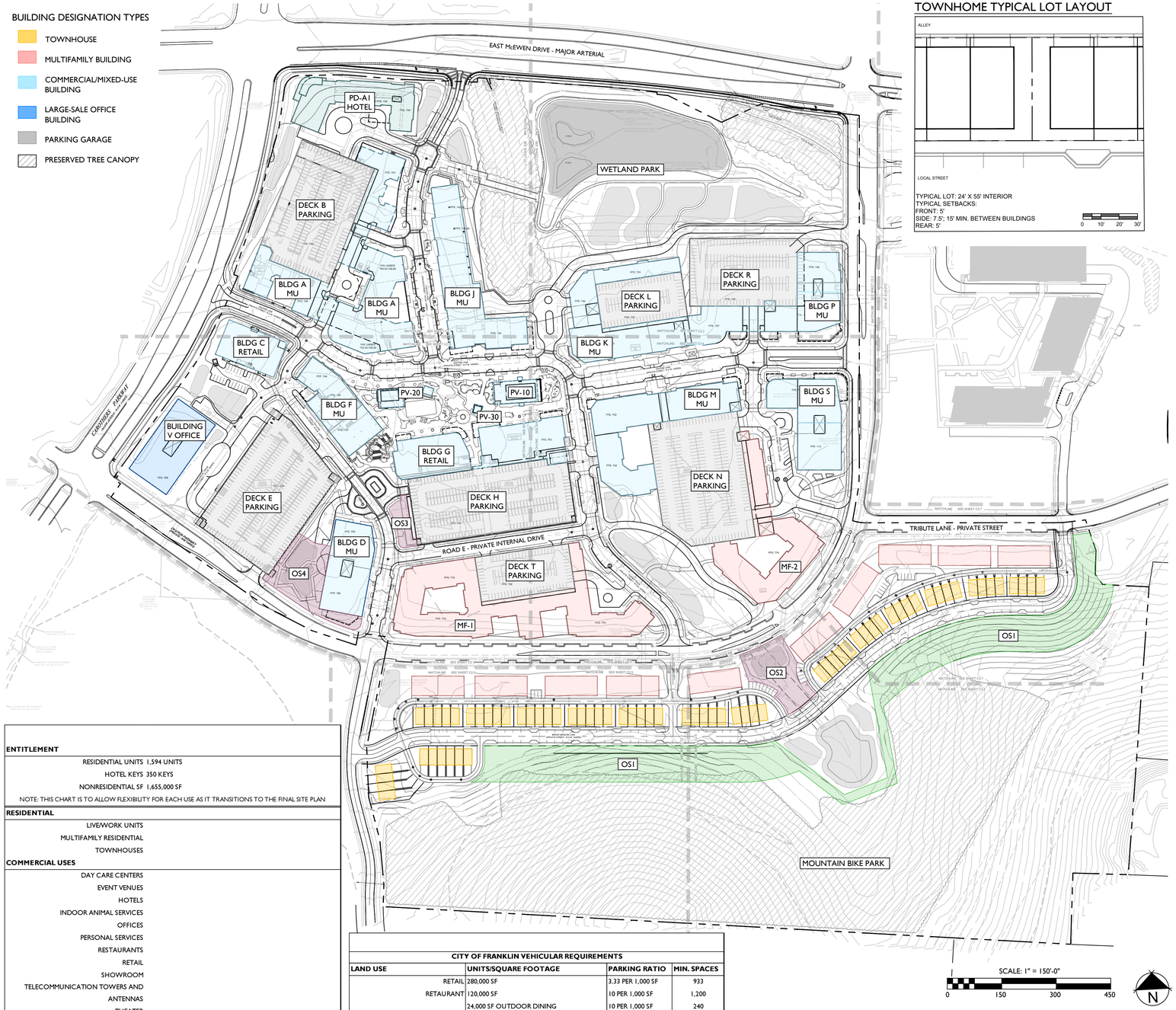
BUILDING DESIGNATION TYPES

- TOWNHOUSE
- MULTIFAMILY BUILDING
- COMMERCIAL/MIXED-USE BUILDING
- LARGE-SALE OFFICE BUILDING
- PARKING GARAGE
- PRESERVED TREE CANOPY




TOWNHOME TYPICAL LOT LAYOUT




| ENTITLEMENT | |
|---|---|
| RESIDENTIAL UNITS | 1,594 UNITS |
| HOTEL KEYS | 350 KEYS |
| NONRESIDENTIAL SF | 1,655,000 SF |
| NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH USE AS IT TRANSITIONS TO THE FINAL SITE PLAN | |
| **RESIDENTIAL** | |
| LIVE/WORK UNITS | |
| MULTIFAMILY RESIDENTIAL | |
| TOWNHOUSES | |
| **COMMERCIAL USES** | |
| DAY CARE CENTERS | |
| EVENT VENUES | |
| HOTELS | |
| INDOOR ANIMAL SERVICES | |
| OFFICES | |
| PERSONAL SERVICES | |
| RESTAURANTS | |
| RETAIL | |
| SHOWROOM | |
| TELECOMMUNICATION TOWERS AND ANTENNAS | |
| THEATER | |
| **RECREATIONAL USES** | |
| ACTIVE RECREATION | |
| COMMERCIAL RECREATION | |
| NEIGHBORHOOD AMENITITES | |
| PASSIVE PARKS AND OPEN SPACE | |
| **HOTEL** | |

OPEN SPACE CALCULATIONS

TOTAL SITE AREA: 104.54 ACRES
TOTAL REQUIRED OPEN SPACE: 5% (5.23 ACRES)

PROVIDED OPEN SPACE:

| | | |
|---|---|---|
| OS1 | GREENWAY | 4.08 ACRES |
| OS2 | POCKET PARK | 0.49 ACRES |
| OS3 | POCKET PARK | 0.13 ACRES |
| OS4 | POCKET PARK | 0.61 ACRES |

TOTAL PROVIDED: 5.31 AC

OPEN SPACE POCKET PARK
- SEATING
- CANOPIES OR GAZEBOS
- SITE FURNISHINGS
- FOUNTAINS, SCULPTURE, OR ART
- PLAYGROUND

GREENWAY
- 12' MULTI-USE PATH
- SEATING
- LANDSCAPE

| CITY OF FRANKLIN VEHICULAR REQUIREMENTS | | | |
|---|---|---|---|
| **LAND USE** | **UNITS/SQUARE FOOTAGE** | **PARKING RATIO** | **MIN. SPACES** |
| RETAIL | 280,000 SF | 3.33 PER 1,000 SF | 933 |
| RETAURANT | 120,000 SF | 10 PER 1,000 SF | 1,200 |
| | 24,000 SF OUTDOOR DINING | 10 PER 1,000 SF | 240 |
| OFFICE | 1,225,000 SF | 3 PER 1,000 SF | 3,675 |
| COMMERCIAL RECREATION | 30,000 SF | 3.33 PER 1,000 SF | 100 |
| MULTI-FAMILY (APARTMENTS) | | | |
| STUDIO | 70 UNITS | 1.25 PER UNIT | 88 |
| 1-BEDROOM | 698 UNITS | 1.25 PER UNIT | 873 |
| 2-BEDROOM | 488 UNITS | 2.25 PER UNIT | 1098 |
| 3-BEDROOM | 140 UNITS | 2.25 PER UNIT | 315 |
| MULTI-FAMILY (FOR-SALE CONDOS) | 130 UNITS | 2.25 PER UNIT | 270 |
| TOWNHOME | 69 UNITS | 2 PER UNIT | 138 |
| **TOTAL REQUIRED VEHICULAR PARKING SPACES:** | | | **8,930 SPACES** |
| **TOTAL VEHICULAR SPACES REQUIRED PER SHARED PARKING**:** | | | **6,974 SPACES** |
| **TOTAL REQUIRED VEHICULAR PROVIDED:** | | | **7,612 SPACES** |

| CITY OF FRANKLIN BICYLE REQUIREMENTS | | | |
|---|---|---|---|
| MULTIFAMILY | 2,671 BEDROOMS | 0.05 PER BEDROOM | 134 |
| OFFICE | 1,225,000 SF | 1 PER 20,000 SF | 62 |
| OTHER USES | 1 PER 20 REQUIRED VEHICULAR SPACES | | 124 |
| **TOTAL REQUIRED BICYCLE PARKING SPACES:** | | | **320 SPACES** |
| **SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY HORN FOR SHARED PARKING DETAILS | | | |

NOTES:
1. CONCURRENTLY WITH SITE PLAN, APPLICANT WILL COORDINATE WITH CITY OF FRANKLIN FOR LOCATION OF TRANSIT STOPS.
2. BICYCLE PARKING LOCATIONS AND DETAILS WILL BE COORDINATED WITH SITE PLAN.
3. CONCURRENTLY WITH SITE PLAN, MAIL KIOSK LOCATIONS WILL BE COORDINATED AND IDENTIFIED.

## SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

| | |
|---|---|
| COF PROJECT NUMBER: | 8849 |
| SITE ACREAGE/SF: | 103.93 AC |
| EXISTING ZONING: | SD-X (12.23 DUA / 450 KEYS/ 480,00 SF OF COMMERCIAL)<br>RC12 |
| PROPOSED ZONING: | PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS) |
| OVERLAY ZONING: | FWO, FFO, HHO, 500FT BUFFER |
| TAX MAP & PARCELS: | MAP 62, PARCELS: 18.06, 18.07, 18.09, 18.10, 18.11, 18.14 |
| ADDRESS: | SE CORNER, INTERSECTION OF EAST MCEWEN DRIVE & S. CAROTHERS PKWY, FRANKLIN, WILLIAMSON COUNTY |
| VESTING: | |

## REGULATIONS

BUILDING TYPES APPLIED:
COMMERCIAL/MIXED USE; LARGE SCALE OFFICE BUILDING; MULTI-FAMILY; TOWNHOUSE
FRONTAGE TYPES APPLIED:
- URBAN - ALL MULTI-FAMILY BUILDINGS
- LANDSCAPE - ALL OTHER BUILDING TYPES

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
- FRONT: 10'
- SIDE: 15'
- REAR: 25'

SETBACKS TOWNHOMES:
- FRONT: 5'
- SIDE: 7.5', 15' MIN. BETWEEN BUILDINGS
- REAR: 5'

SETBACKS INTERIOR LOTS:
- FRONT, SIDE, REAR: 0

DWELLING UNIT COUNT: 1594 UNITS
- MULTI-FAMILY: 1525
- TOWNHOUSE: 69

COMMERCIAL SF: 1,655,000 SF
- SEE PERMITTED USES SHEET C2.0

HOTEL KEYS: 350 KEYS

BUILDING HEIGHT: 1-12 STORIES *SEE C2.0 FOR DETAILS

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: 24% OF EXISTING CANOPY
EXISTING CANOPY: 24.86 AC; 24% OF SITE AREA
CANOPY PRESERVED: 19.37 AC; 78% OF EXISTING CANOPY

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

PARKING REQUIRED, BY USE:
- REQUIRED PER COF: 8,890 PARKING SPACES; *SEE C2.0
- REQUIRED PER SHARED PARKING: 6,974
- PROVIDED: 7,612 SPACES

HISTORIC RESOURCE TREATMENT: N

## BUILDING CODE DATA

BUILDING SQUARE FOOTAGE IN ACCORDANCE WITH CHAPTER 5 OF THE IBC.

BUILDING OCCUPANCY IN ACCORDANCE WITH CHAPTER 3 OF THE IBC.

CONSTRUCTION TYPE IN ACCORDANCE WITH CHAPTER 6 OF THE IBC.

## IMPACT STATEMENT

WATER
The development will be served via Mallory Valley Utility District Water.
- Usage: The development will include both residential and commercial units, requiring a higher volume of water for daily operations.
- Infrastructure: The development is currently adjacent to an 8" and 12" MVUD main. It will necessitate the removal of existing water main and rerouting through the site.

SANITARY SEWER
The development will be served via City of Franklin Sewer.
- Capacity: The mixed-use nature means there will be a varied range of wastewater generated, a capacity request has been submitted to the city of Franklin. Per the submitted sewer availability request, it is estimated that this development will demand 2,508.6 SFUE's or 878,010 GPD.
- Infrastructure: The construction of new lines, will be required to accommodate the development. The development proposes the removal and realignment of existing sewer main to outfall to the existing 12" main located at the northeast corner of the site.

RECLAIMED WATER LINE
The development will not be served by reclaimed water.

STORMWATER AND DRAINAGE FACILITIES
Stormwater management is crucial for the site given its layout and flow direction.
- Flow Management: Stormwater will flow from south to north, necessitating effective capture, treatment, and release systems.
- Bioretention and Detention: The inclusion of bioretention, detention ponds, underground detention structures, and the yet-to-be constructed wetland system will help manage runoff and provide water quality per City of Franklin Standards
- Infrastructure: Creating appropriate drainage systems and ensuring the ponds are integrated effectively within the development plan is essential for effective stormwater management. Approximately 45 acres of impervious area is proposed on the site.

STREETS
- Traffic Flow: Increased traffic on Carothers Parkway and McEwen Drive will necessitate improvements to road capacity, traffic signal systems, as identified with the TIS. Per the TIS, it is estimated that this development will contribute 34,266 total daily trips (2,785 peak trips and 3,345 PM peak trips).
- Connectivity: Enhanced connectivity, including pedestrian pathways, bike lanes, and public transit options, will be incorporated to reduce congestion and promote alternative transportation modes. The development proposes the use of 2 existing right-in-right-out curb cuts along Carothers Parkway and McEwen Drive, and various other connection points along the private Ovation Parkway.

| BUILDING KEY | RESIDENTIAL UNITS | OFFICE SF | RETAIL SF | COMMERCIAL RECREATION SF | HEIGHT (STORIES) | CONSTRUCTION TYPE |
|---|---|---|---|---|---|---|
| A | 365 | - | 61,000 | - | 5-7 | Type I - Retail<br>Type IIIA - Residential<br>Fully Sprinkled. |
| C | - | - | 35,000 | - | 1-3 | Type IIIA Sprinkled |
| D | - | 250,000 | 11,900 | - | 6-12 | Type I-II. Fully sprinkled |
| F | - | 250,000 | 35,000 | - | 6-12 | Type I-II. Fully sprinkled |
| G | - | 50,000 | 67,000 | 40,000 | 4-8 | Type I-II. Fully sprinkled |
| J | - | - | 50,000 | - | 4-8 | Type IIIA Sprinkled |
| K | 270 | - | 50,000 | - | 5-7 | Type I - Retail<br>Type IIIA - Residential<br>Fully Sprinkled. |
| M | 260 | - | 47,500 | - | 5-7 | Type I - Retail<br>Type IIIA - Residential<br>Fully Sprinkled. |
| MF-1 | 300 | - | - | - | 4-6 | Type V or Type IIIA - fully sprinkled |
| MF-2 | 200 | - | - | - | 4-6 | Type V or Type IIIA - fully sprinkled |
| P | - | 225,000 | - | - | 6-12 | Type I-II. Fully sprinkled |
| S | - | 225,000 | 30,000 | - | 6-12 | Type I-II. Fully sprinkled |
| PD-A1 (HOTEL) | - | - | - | - | 4-8 | Type I-IIIA - Sprinkled |
| PV-10 | - | - | 250 | - | 1 | Type V - Non Sprinkled |
| PV12 | - | - | 250 | - | 1 | Type V - Non Sprinkled |
| PV14 | - | - | 355 | - | 1 | Type V - Non Sprinkled |
| PV20 | - | - | 1,390 | - | 1 | Type V - Non Sprinkled |
| PV30 | - | - | 384 | - | 1 | Type V - Non Sprinkled |
| V | - | 250,000 | - | - | 6-10 | Type I-II. Fully sprinkled |
| MULTI-FAMILY | 120 | - | - | - | 3-4 | |
| TOWNHOME | 69 | - | - | - | 2-3 | |
| DECK B | - | - | - | - | 4-6 | |
| DECK E | - | - | - | - | 7-8 | |
| DECK H | - | - | - | - | 3-4 | |
| DECK L | - | - | - | - | 4-6 | |
| DECK N | - | - | - | - | 6-7 | |
| DECK R | - | - | - | - | 4-6 | |
| DECK T | - | - | - | - | 4-6 | |

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

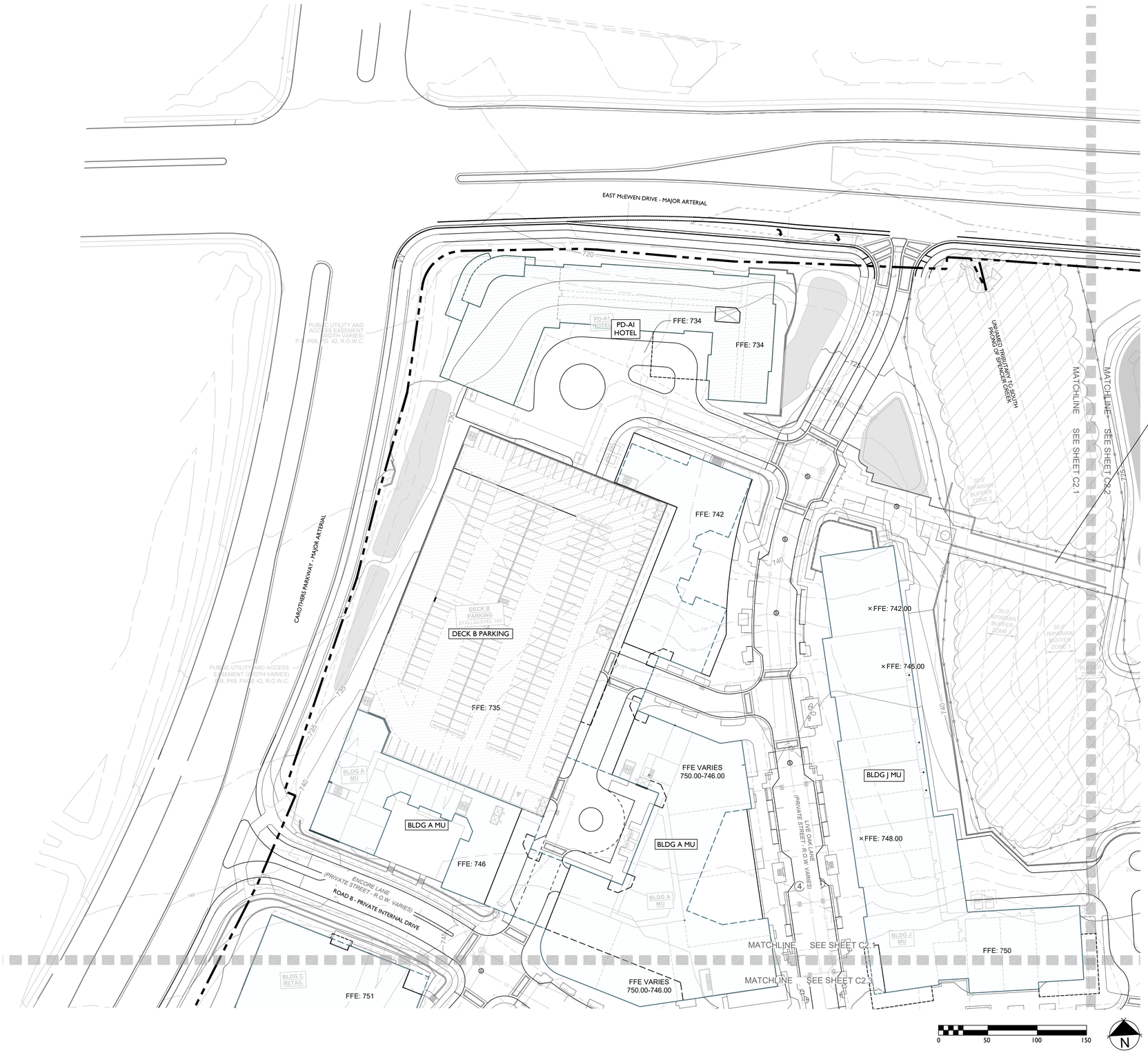
# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
AGRICULTURE
TENNESSEE NO. 1329
LANDSCAPE ARCHITECT
08.25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
2
3
4

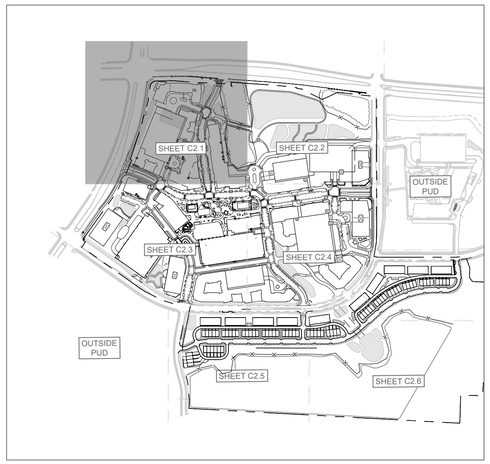
DEVELOPMENT PLAN
SHEET
C2.0
COF # 8849




Final location of Boardwalk to be determined at Site Plan. The Development Plan does not represent nor document any approvals by the City of Franklin Water and Sewer Department and The City of Franklin Stormwater Department for design and location. The applicant must coordinate with these departments prior to Site Plan submittal of final design and location.

**BUILDING DESIGNATION TYPES**

- TOWNHOUSE
- MULTIFAMILY BUILDING
- COMMERCIAL/MIXED-USE BUILDING
- LARGE-SALE OFFICE BUILDING
- PARKING GARAGE
- POCKET PACK
- GREENWAY
- PRESERVED TREE CANOPY




OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1230 COMMERCE

INITIAL SUBMITTAL: June 9, 2025

| Revision | Date |
|---|---|
| 1. | July 3, 2025 - staff comments |
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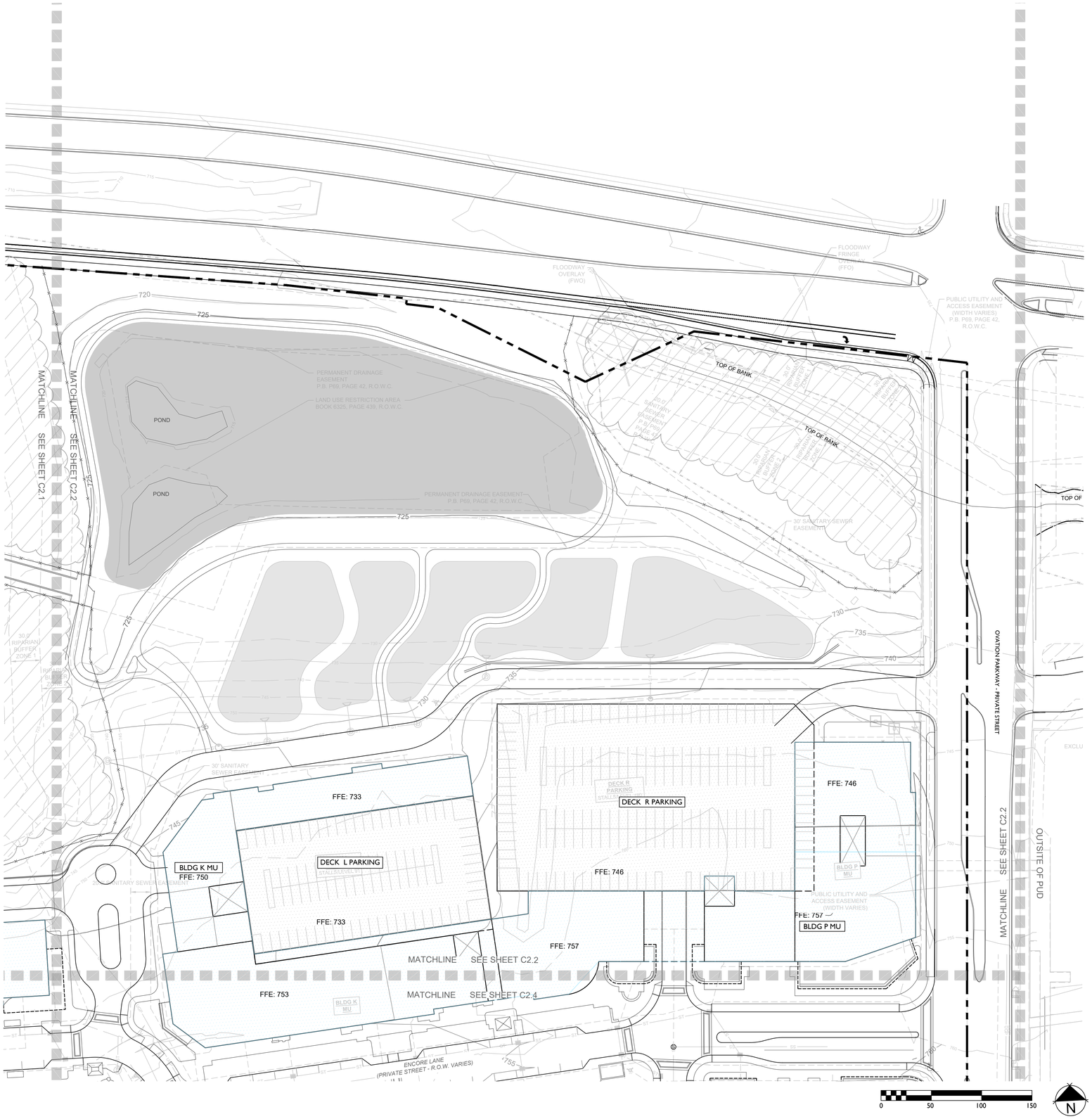
DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.1

COF # 8849




**BUILDING DESIGNATION TYPES**

- TOWNHOUSE
- MULTIFAMILY BUILDING
- COMMERCIAL/MIXED-USE BUILDING
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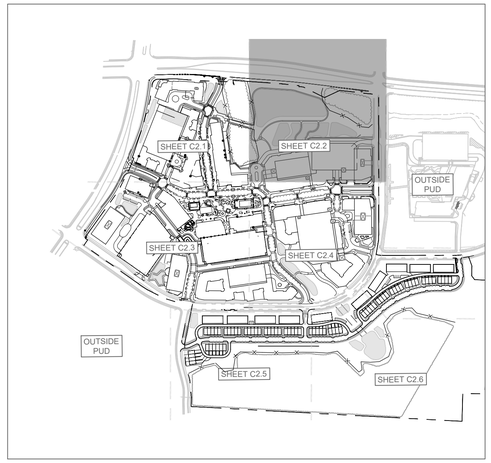


OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329

INITIAL SUBMITTAL: June 9, 2025

Revision Date

1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.2

COF # 8849




**BUILDING DESIGNATION TYPES**

- TOWNHOUSE
- MULTIFAMILY BUILDING
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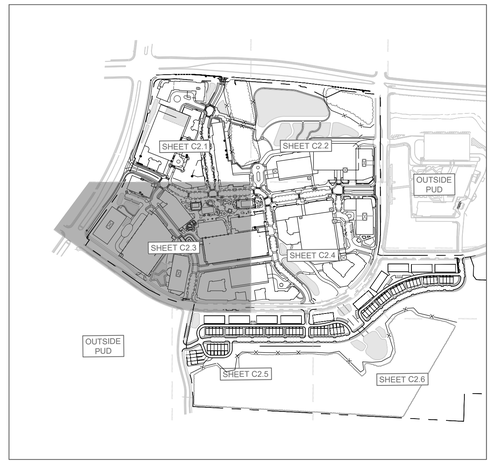



OVATION
FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

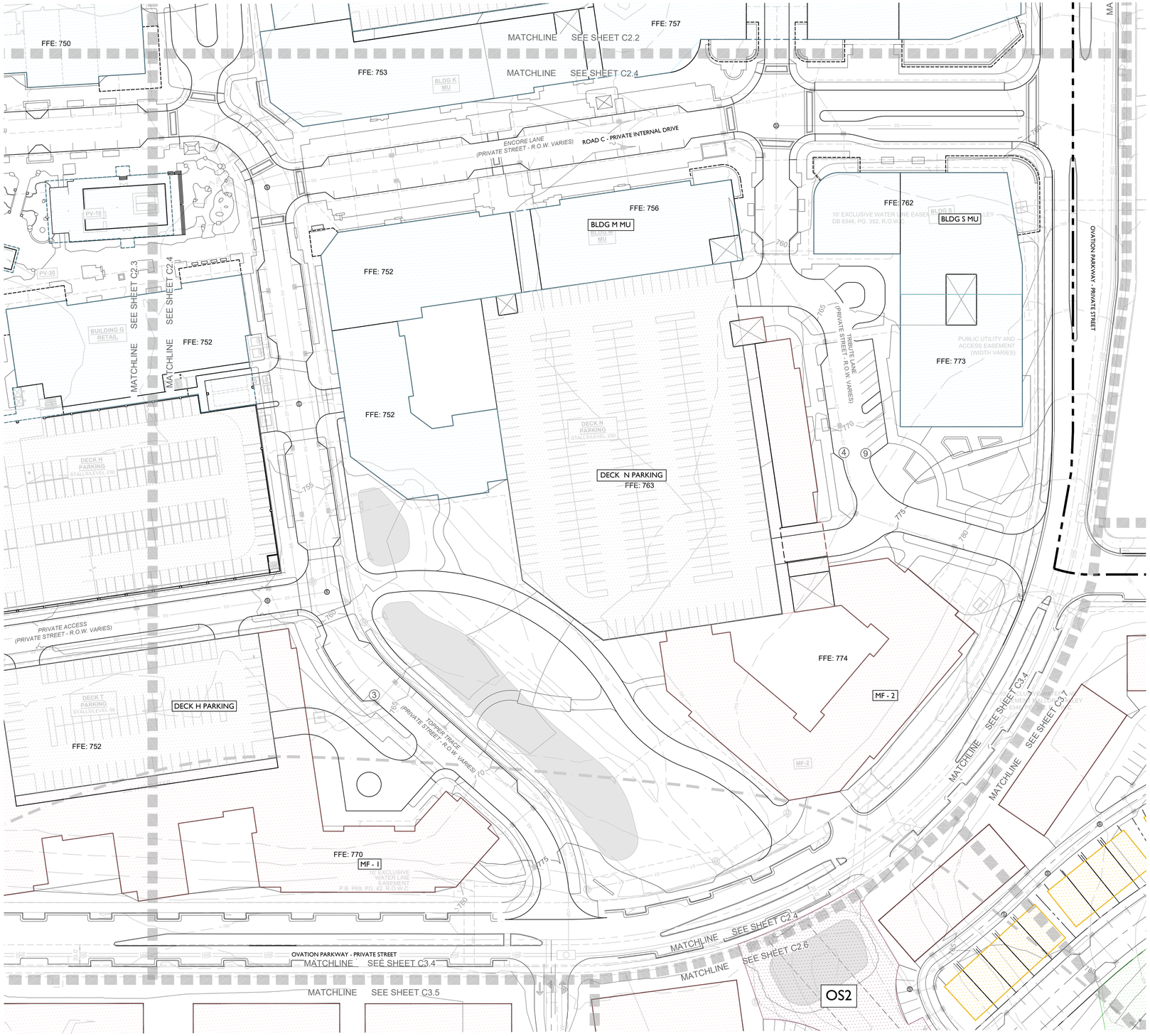
DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1214
07/08/25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments

DEVELOPMENT PLAN ENLARGEMENT
SHEET
C2.3

COF # 8849




**BUILDING DESIGNATION TYPES**

- TOWNHOUSE
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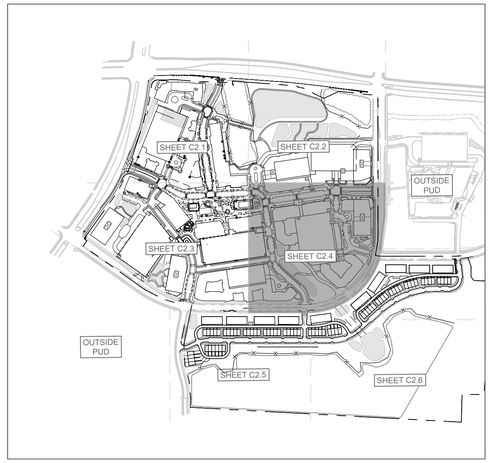


OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
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DEVELOPMENT PLAN ENLARGEMENT
SHEET
C2.4

COF # 8849




**BUILDING DESIGNATION TYPES**

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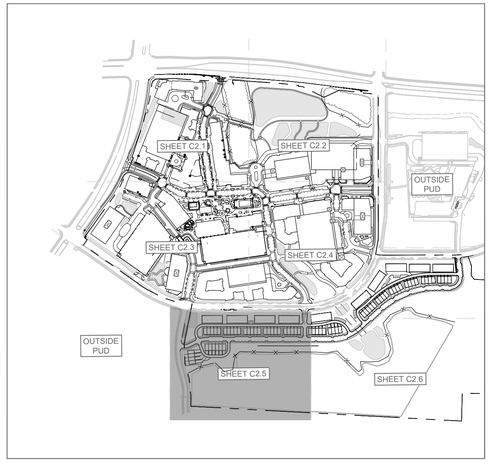



OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329

INITIAL SUBMITTAL: June 9, 2025

Revision Date

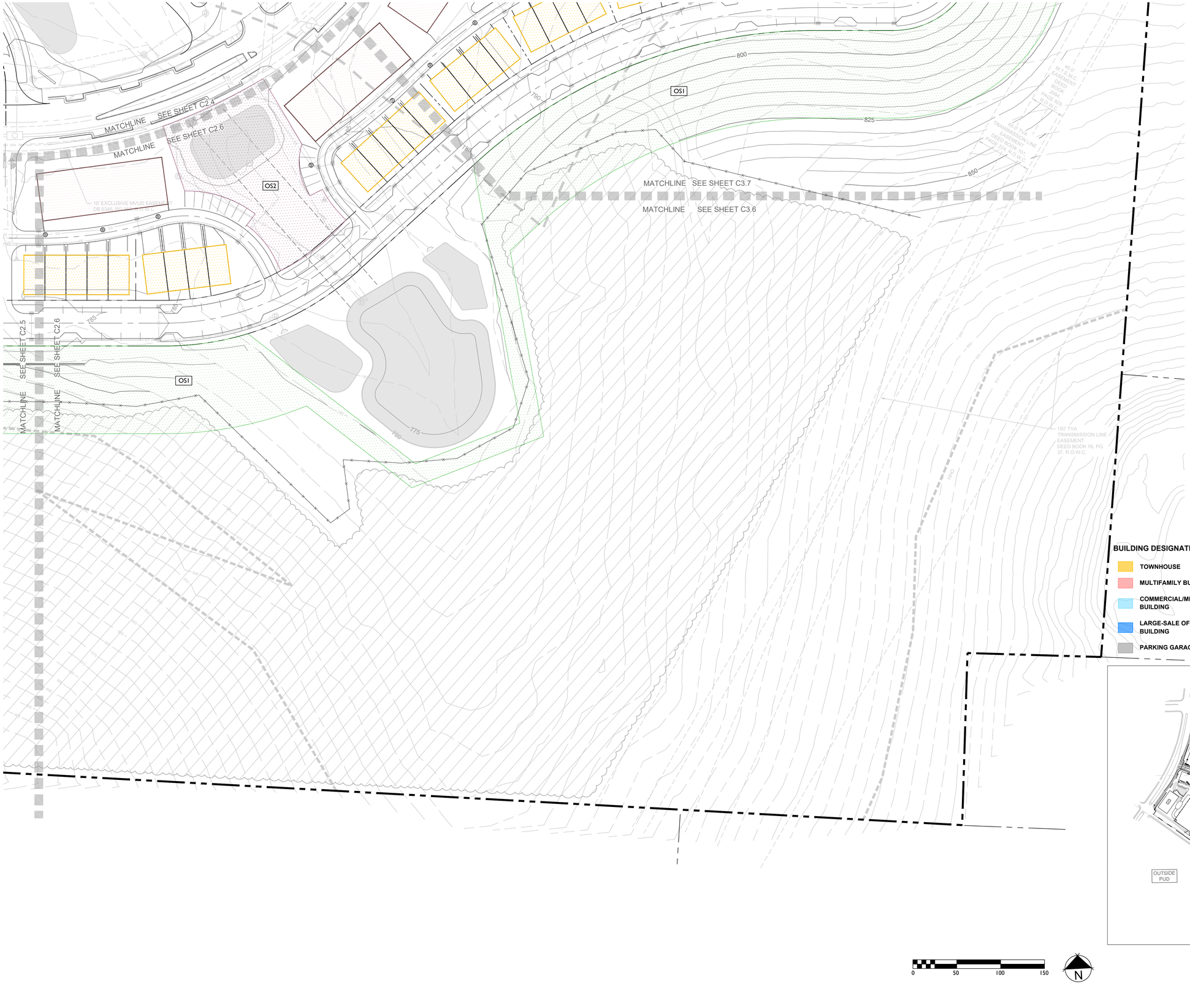
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.5

COF # 8849




# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

DRAKE A. REEDER
REGISTERED
TENNESSEE No. 329
LANDSCAPE ARCHITECT

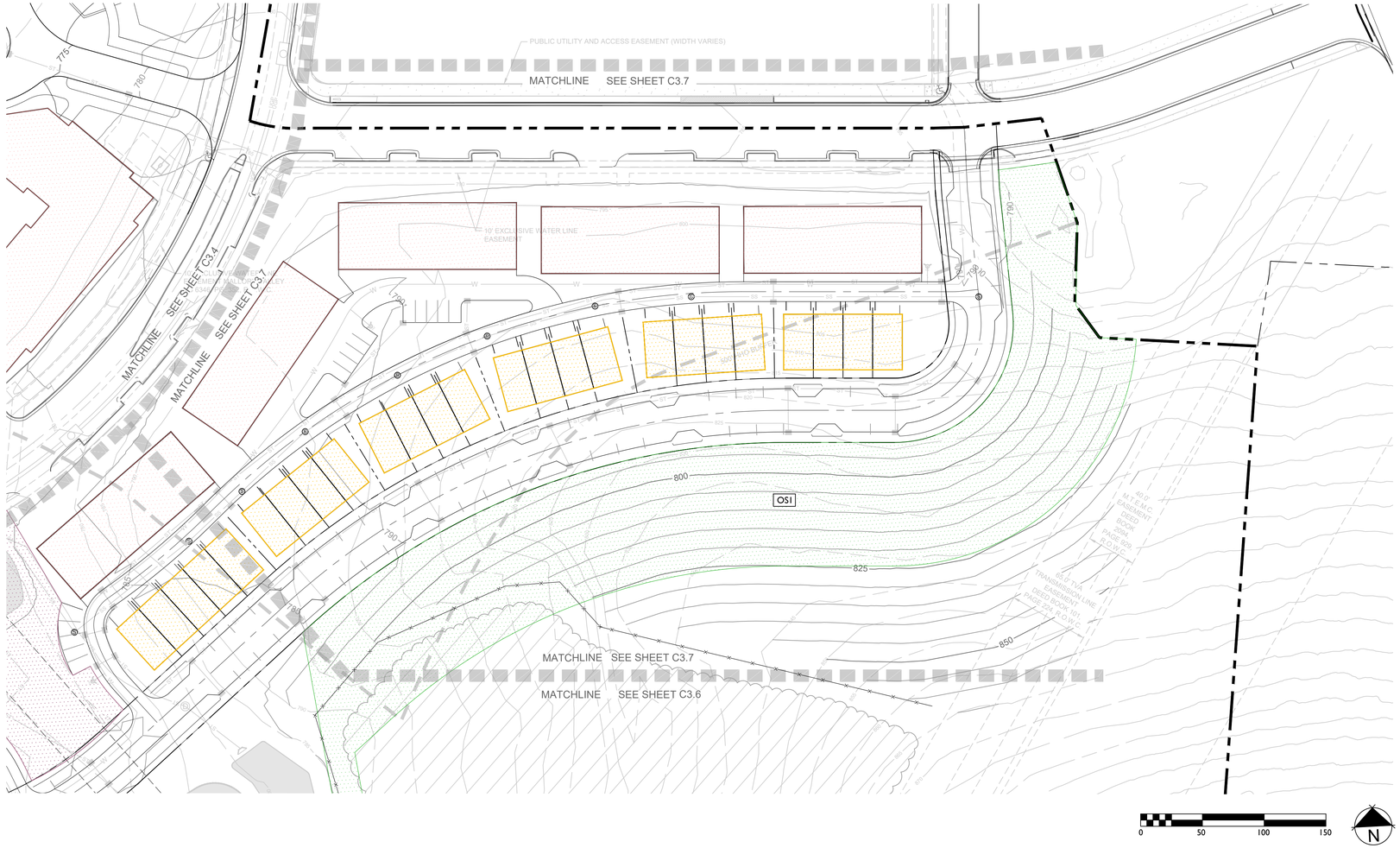
INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.6

COF # 8849




**BUILDING DESIGNATION TYPES**

- TOWNHOUSE
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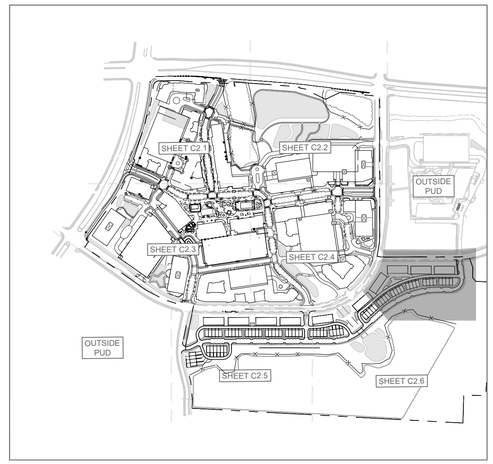


OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

# OVATION PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 COMMERCE

INITIAL SUBMITTAL: June 9, 2025

| Revision Date |
|---|
| 1. July 3, 2025 - staff comments |
| 2. |
| 3. |
| 4. |

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.7

COF # 8849




## LEGEND

- W — WATER
- SS — SANITARY SEWER
- ST — ST — STORM SEWER 15"-24"
- ST — ST — STORM SEWER 30"-48"
- STORM SEWER <15"
- UGP — UNDERGROUND ELECTRIC (4-6" CONDUITS)
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- WATER METER
- FH — FIRE HYDRANT
- S — SANITARY SEWER MANHOLE

## STORMWATER IMPACT STATEMENT

STORMWATER MANAGEMENT IS CRUCIAL FOR THE SITE GIVEN ITS LAYOUT AND FLOW DIRECTION.
FLOW MANAGEMENT:
STORMWATER WILL FLOW FROM SOUTH TO NORTH, NECESSITATING EFFECTIVE CAPTURE, TREATMENT, AND RELEASE SYSTEMS.
BIORETENTION AND DETENTION PONDS:
THE INCLUSION OF BIORETENTION AND DETENTION PONDS WILL HELP MANAGE RUNOFF, IMPROVE WATER QUALITY, AND REDUCE THE RISK OF FLOODING. THE DEVELOPMENT WILL UTILIZE THE EXISTING DETENTION BASIN LOCATED AT THE NORTHEAST CORNER OF THE SITE.
INFRASTRUCTURE:
CREATING APPROPRIATE DRAINAGE SYSTEMS AND ENSURING THE PONDS ARE INTEGRATED EFFECTIVELY WITHIN THE DEVELOPMENT PLAN IS ESSENTIAL FOR EFFECTIVE STORMWATER MANAGEMENT. APPROXIMATELY 45 ACRES OF IMPERVIOUS AREA IS PROPOSED ON THE SITE.

## HATCH LEGEND

- BIORETENTION
- UNDERGROUND DETENTION
- DETENTION

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL GRADING AND DRAINAGE PLAN

SHEET
**C3.0**

COF # 8849

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.

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C3.0 OVERALL GRADING AND DRAINAGE PLAN.dwg C3.0 OVERALL GRADING AND DRAINAGE PLAN Jul 03, 2025 1:25pm by: James.Parker

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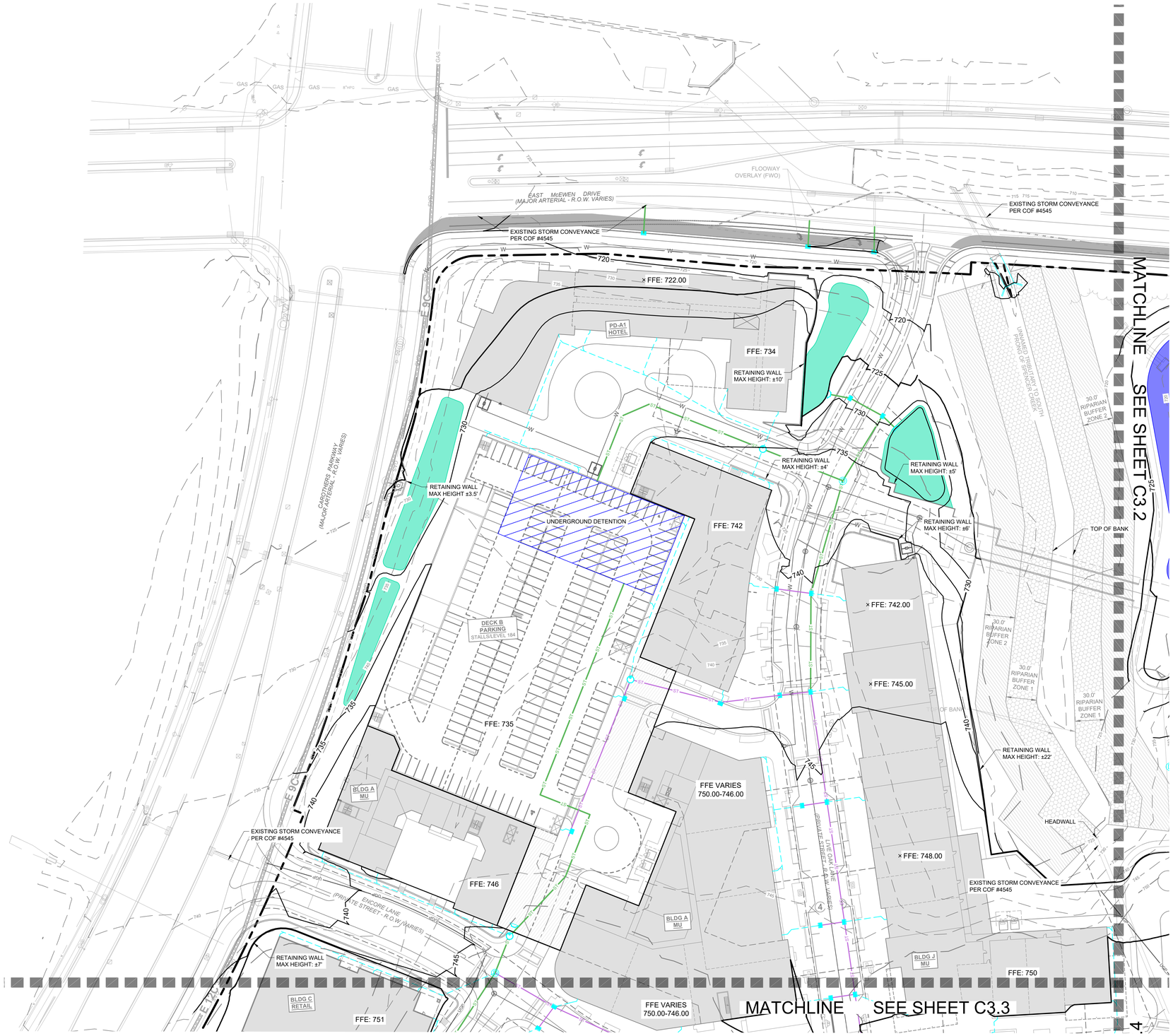


## COF GRADING & DRAINAGE GENERAL NOTES

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.
6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

## HATCH LEGEND

- BIORETENTION
- UNDERGROUND DETENTION
- DETENTION

## LEGEND

- WATER
- SANITARY SEWER
- STORM SEWER 15"-24"
- STORM SEWER 30"-48"
- STORM SEWER <15"
- UNDERGROUND ELECTRIC (4-6" CONDUITS)
- GRATE INLET
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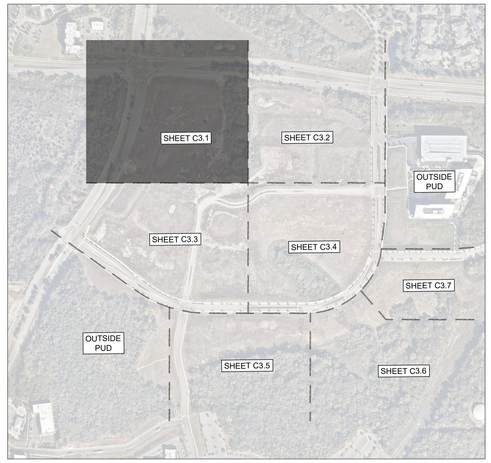


GRAPHIC SCALE IN FEET
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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 121919
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
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2 _____
3 _____
4 _____

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
**C3.1**

COF # 8849



Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.1 ENLARGED GRADING AND DRAINAGE PLAN Jul 03, 2025 1:25pm by: James.Parker

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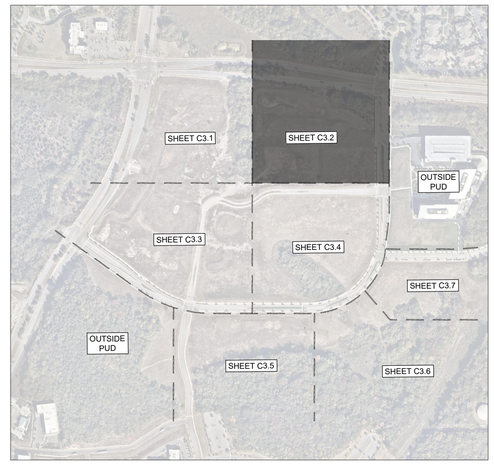


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NORTH

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Highwoods

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Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127319
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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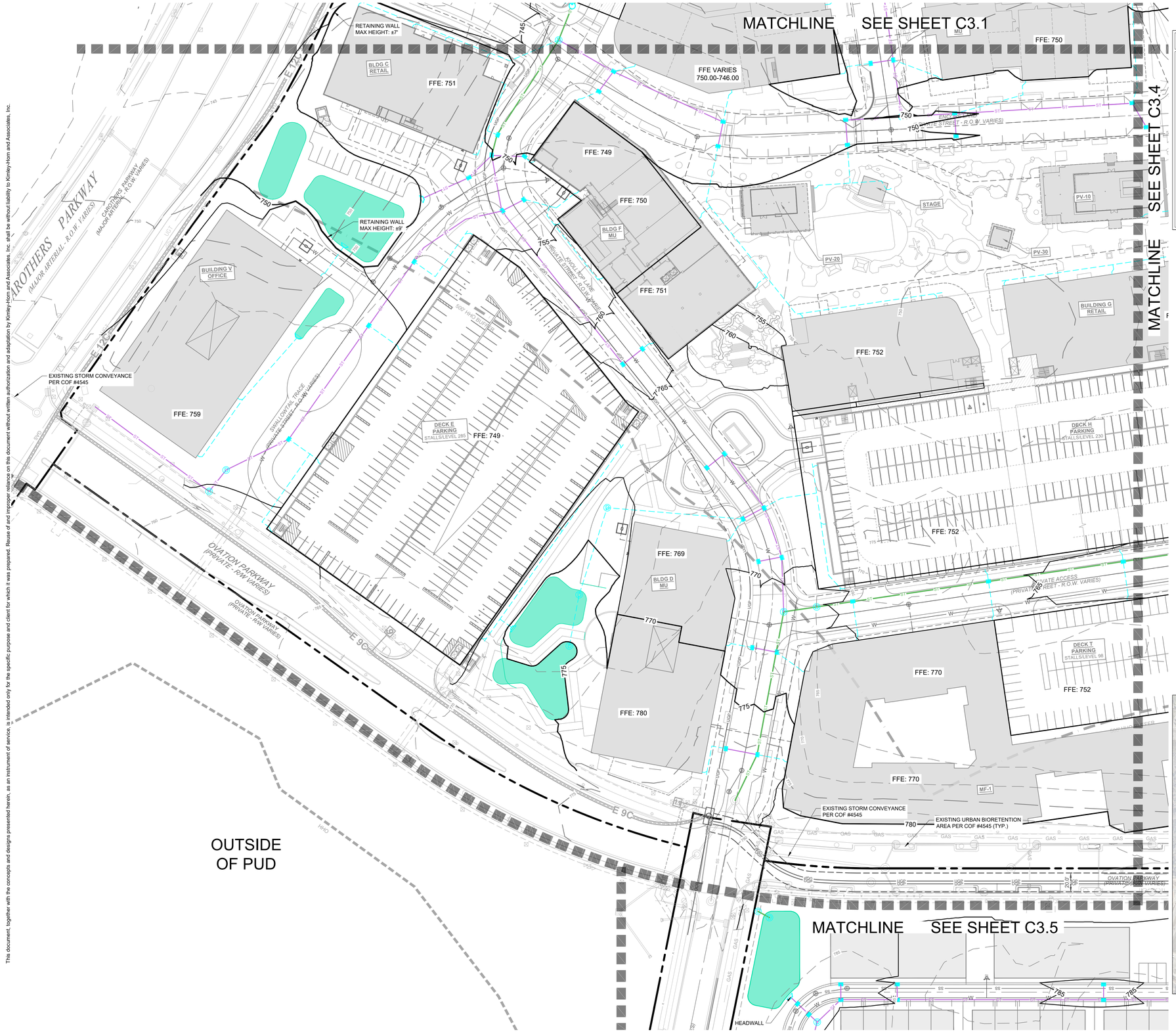
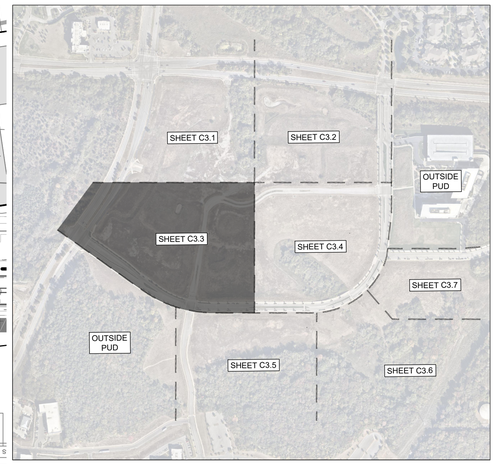
ENLARGED GRADING AND DRAINAGE PLAN

SHEET
**C3.2**

COF # 8849

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CENTERCAL PROPERTIES, LLC

Highwoods

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Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS
No. 137819
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
**C3.3**

COF # 8849



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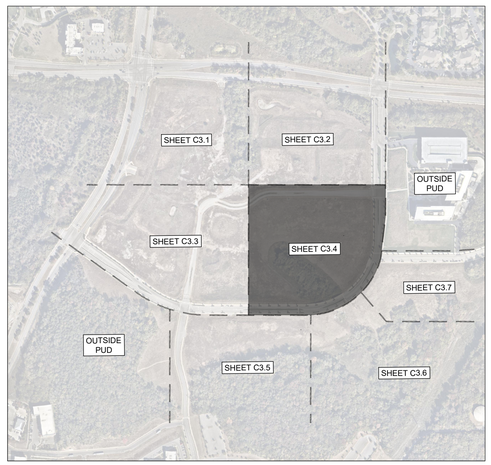


GRAPHIC SCALE IN FEET
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CENTERCAL PROPERTIES, LLC

Highwoods

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Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 127319 STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
**C3.4**

COF # 8849



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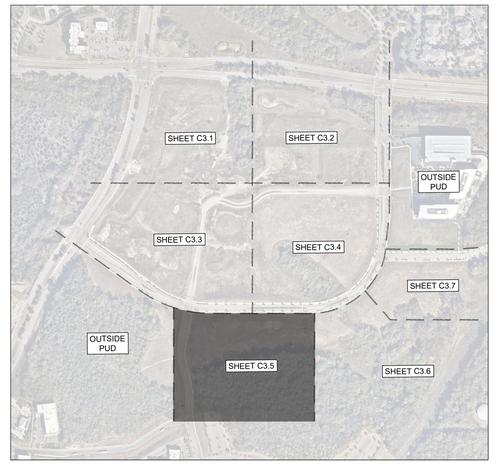


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**C3.5**

COF # 8849

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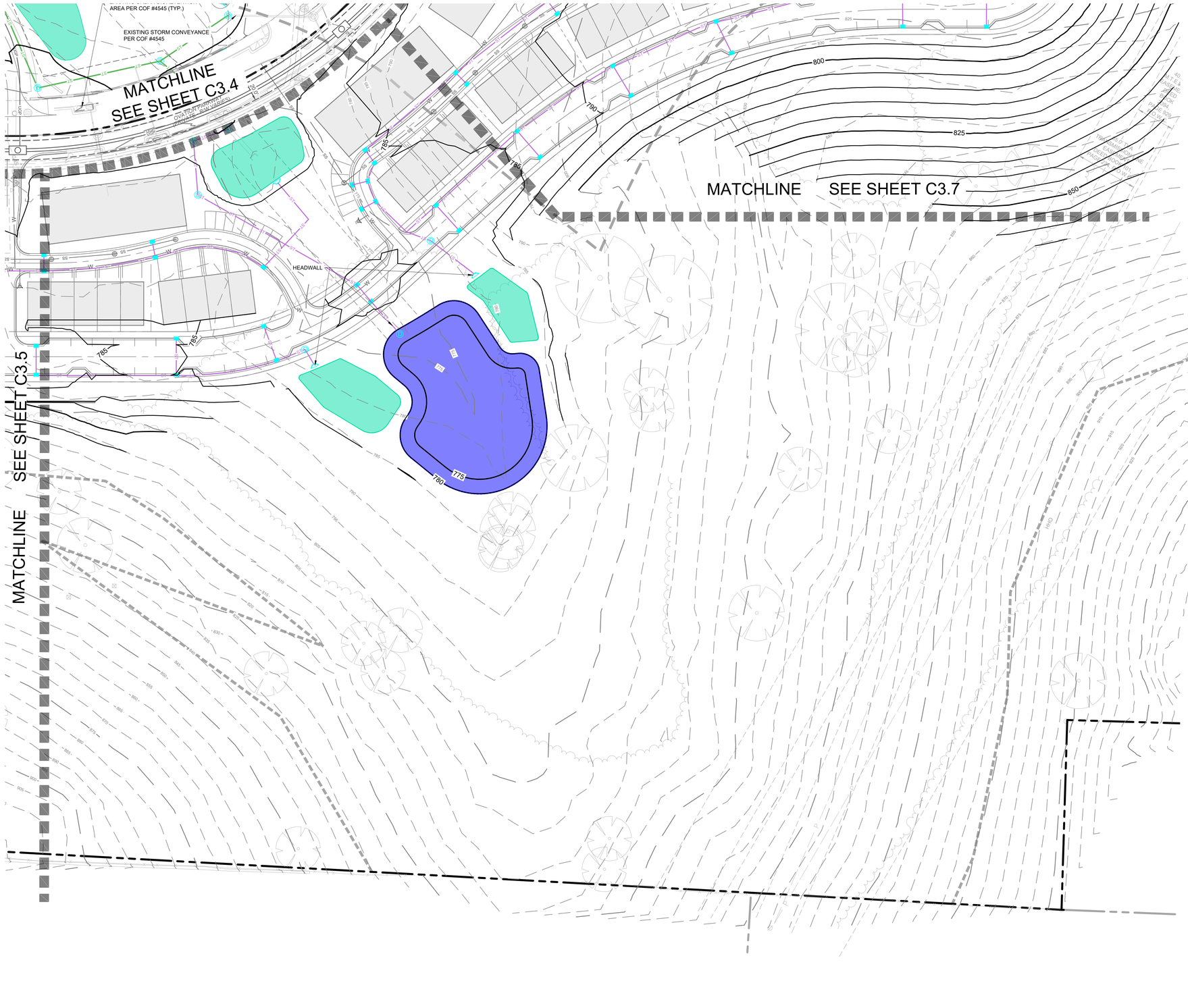


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THE INCLUSION OF BIORETENETION AND DETENTION PONDS WILL HELP MANAGE RUNOFF, IMPROVE WATER QUALITY, AND REDUCE THE RISK OF FLOODING. THE DEVELOPMENT WILL UTILIZE THE EXISTING DETENTION BASIN LOCATED AT THE NORTHEAST CORNER OF THE SITE.
INFRASTRUCTURE:
CREATING APPROPRIATE DRAINAGE SYSTEMS AND ENSURING THE PONDS ARE INTEGRATED EFFECTIVELY WITHIN THE DEVELOPMENT PLAN IS ESSENTIAL FOR EFFECTIVE STORMWATER MANAGEMENT. APPROXIMATELY 45 ACRES OF IMPERVIOUS AREA IS PROPOSED ON THE SITE.




GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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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CENTERCAL PROPERTIES, LLC

Highwoods

# OVATION PUD SUBDIVISION
# DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
No. 127919
STATE OF TENNESSEE
07/10/2025

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
**C3.6**

COF # 8849

# MEMORANDUM

**To:** Taylor Wells, Director of Development
Highwoods Properties
3322 West End Avenue, Suite 600
Nashville, TN 37203

**From:** Jeshua Pringle, AICP, CAPP
Kimley-Horn and Associates, Inc.

**Date:** June 30, 2025

**Subject:** Ovation Development – Shared Parking Study

## INTRODUCTION

Highwoods Properties (the Client) retained Kimley-Horn and Associates, Inc. (Kimley-Horn), to provide professional parking planning services for the Ovation proposed development project in Franklin, TN, along East McEwen Drive. The proposed mixed-use site is bounded by East McEwen Drive to the north, Carothers Parkway to the west, and Ovation Parkway to the south and east, **Figure 1**.




**Figure 1. Ovation Development Site Plan**

For the purposes of this study, the site is evaluated in two phases: Phase 1 and Full Build-Out. Phase 1 reflects the development of three subareas: Zones 1 and 3 and the partial development of Zone 2. At Full Build-Out, the Ovation development is planned to contain the completed Zone 2 as well as the development of Zones 4 – 7. This evaluation utilizes City of Franklin (COF) base parking ratios and Urban Land Institute (ULI) Shared Parking Methodologies, which incorporate monthly and hourly demand factors. Lastly, this study evaluates a moderate level of internal capture, reflecting demand behavior generated by employees, residents, and hotel guests. Kimley-Horn utilized the Urban Land Institute, Shared Parking Model, 3rd Edition, released in March 2020.

The site is expected to park itself, meaning all parking demands generated by its uses will be parked on-site. This memorandum provides a summary of conclusions, the methodology used to make these conclusions, detailed parking demand calculations, recommendations, and a discussion of other considerations.

## SUMMARY OF CONCLUSIONS

The Ovation Development is planned to be constructed in multiple phases across seven development zones. Phase 1 is planned to include the development of Zones 1 and 3, as well as the partial development of Zone 2. At Full Build-Out, Zone 2 will be completed, and the Ovation development will add Zones 4 – 7. Using the industry standard ULI Shared Parking methodology, parking demand for these development zones was evaluated. Land use densities aligned with the maximum entitled development density to present the highest level of projected parking demand for the development. The projected parking demand for all development zones was compared to the City of Franklin's minimum parking requirements for this planned development.

**Phase 1:** According to the City of Franklin Zoning Ordinance (ZO), Phase 1 development is required to provide 3,551 spaces. When factoring in the sharing of the planned parking supply, the projected Phase 1 demand is reduced to 2,433 parking spaces. Compared to the planned supply of 2,708 spaces, the Phase 1 development is projected to have a surplus of 275 spaces.

***Recommendation: Based on this study, the Phase 1 planned parking supply of 2,708 spaces can accommodate the Phase 1 projected parking demand of 2,433 spaces. Compared to the City of Franklin Zoning Ordinance, the City could allow a parking reduction up to 31%.***

**Full Build-Out:** According to the City of Franklin Zoning Ordinance, the Full Build-Out of the Ovation development is required to provide 9,368 spaces. When factoring in the sharing of the planned parking supply, the projected Full Build-Out demand is reduced to 6,974 spaces. Compared to the planned supply of 7,029 spaces, including on-street parking spaces, the Full Build-Out development is projected to have a surplus of 55 spaces.

***Recommendation: Based on this study, the Full Build-Out planned parking supply of 7,029 spaces can accommodate the Full Build-Out projected parking demand of 6,974 spaces. Compared to the City of Franklin Zoning Ordinance, the City could allow a parking reduction up to 25%.***

The Ovation development's planned parking supply is sufficient to accommodate the site's projected parking demand after Phase 1 and Full Build-Out. This projected parking demand reflects the City of Franklin's minimum parking requirements and the sharing of parking across the site.

# SHARED PARKING STUDY

## METHODOLOGY

There are two fundamental components of the parking demand model used for this analysis: first, the determination of parking ratios to be applied to generate parking demand estimates, and second, the shared parking methodology that analyzes the interaction between parking for the various land uses on site. This study assesses the Ovation Development at the completion of Phase 1 and at Full Build-Out. All townhomes associated with this development are assumed to have private parking and are not included in this shared parking analysis.

## PHASE 1 DEVELOPMENT

At the completion of Phase 1, the Ovation Development is planned to contain the land uses detailed in **Table 1**.

**Table 1. Phase 1 Land Use Densities by Zone**

| Land Uses | Zone 1 | Zone 2* | Zone 3 | Total |
|---|---|---|---|---|
| Commercial Uses – Retail | 86,010 SF | 16,190 SF | 73,240 SF | 175,440 |
| Commercial Uses – Restaurant, Inside and Outside Seating | 46,313 SF | 6,939 SF | 39,437 SF | 92,689 SF |
| Commercial Uses - Hotel | 350 Keys | N/A | N/A | 350 Keys |
| Commercial Uses – Office** | N/A | 150,000 SF | 50,000 SF | 200,000 SF |
| Commercial Uses – Recreational (Health Club) | N/A | N/A | 40,000 SF | 40,000 SF |
| Multifamily Residential | 365 Units | N/A | N/A | 365 Units |
| • Studio | 17 Units | N/A | N/A | 17 Units |
| • 1-Bedroom | 183 Units | N/A | N/A | 183 Units |
| • 2-Bedrooms | 128 Units | N/A | N/A | 128 Units |
| • 3-Bedrooms | 37 Units | N/A | N/A | 37 Units |

*Additional retail, restaurant, and office square footage added in future phases. | ** Square Footage reflects the Gross Floor Area for Office land use.

The proposed development site is zoned as Planned Development and Regional Commerce 12. Based on the City's municipal code for minimum parking requirements, the Ovation proposed development would need to build **3,551** parking spaces. **Table 2** details the minimum parking ratios for the proposed development.

**Table 2. City of Franklin Parking Requirements - Phase 1**

| Land Use | Density | Minimum Parking Ratio | Minimum Spaces |
|---|---|---|---|
| Commercial Uses – Retail | 175,440 SF | 3.33 spaces per KSF | 584 spaces |
| Commercial Uses – Restaurants, Inside and Outside Seating* | 92,689 SF | 10.00 spaces per KSF + 1 space per Employee | 1,135 spaces |
| Commercial Uses – Hotels** | 350 Keys | 1 space per Key + 1 space per Employee | 403 spaces |
| Commercial Uses – Offices | 200,000 SF | 3.00 spaces per KSF | 600 spaces |
| Commercial Uses – Recreational (Health Club)*** | 40,000 SF | 5.20 spaces per KSF | 208 spaces |
| Multifamily Residential | 365 Units | - | - |
| • Studio (Studio) | 17 Units | 1.25 spaces per Unit | 21 spaces |
| • 1-BR Unit (1-Bedroom) | 183 Units | 1.25 spaces per Unit | 229 spaces |
| • 2+ BR Unit (2-Bedrooms) | 128 Units | 2.25 spaces per Unit | 288 spaces |
| • 2+ BR Unit (3-Bedrooms) | 37 Units | 2.25 space per Unit | 83 spaces |
| | | **TOTAL:** | **3,551 spaces** |

*Employee count is based on the equivalent ULI Ratio for Commercial Uses – Restaurants, Inside and Outside Seating of 2.25 spaces per 1,000 square feet for employee parking. This assumes no mode adjustments or internal capture.
**Employee count is based on the equivalent ULI Ratio for Commercial Uses – Hotel of 0.15 spaces per Key for employee parking. This assumes no mode adjustment or internal capture.
***Reflects the Commercial Uses – Recreational (Health Club) land use space, which has a variable rate in Subsection 10.2.3 Minimum Parking. The Institute of Transportation Engineers (ITE) Parking Generation manual stipulates 5.20 spaces per 1,000 square feet for Land Use Group 400-499 Recreational – Land Use: 492 – Health/Fitness Club.

As part of Phase 1, the Ovation development is planned to include 2,708 spaces across three parking facilities and on-street parking spaces, see **Table 3**. As detailed in the next section, this planned parking supply is sufficient to accommodate the Phase 1 projected parking demand.

**Table 3. Phase 1 - Planned Parking Supply**

| Phase | Zone | Deck/Facility | Supply |
|---|---|---|---|
| Phase 1 | Zone 1 | Deck B | 1,133 spaces |
| Phase 1 | Zone 2 | Deck E | 741 spaces |
| Phase 1 | Zone 3 | Deck H | 739 spaces |
| Phase 1 | Zones 1 – 3 | On-street Parking | 95 spaces |
| | | **Total** | **2,708 spaces** |

## Phase 1 – Projected Demand

### *Underlying Assumptions*

In addition to parking ratios, mode, and internal capture adjustments, the shared parking analysis incorporates the underlying assumptions outlined in **Table 4**. These conservative assumptions align with the Client's stated management strategies and were used to inform mode split and non-captive ratio adjustments.

**Table 4. Management Practices and Impacts on the Model**

| Management Practices and Assumptions | Impact on Model |
|---|---|
| **Commercial Uses – Retail Allocation**: The retail leasing strategy for this development assumes approximately 30% of retail GLA will be targeted to food and beverage tenants. All retail land uses will have 70% allocated as soft goods and 30% allocated as food and beverage. Outdoor seating square footage is included in land use densities for projected parking demand. | Phase 1: Retail 268,129 SF (Soft-Goods: 175,440 SF, Fine/Casual Dining: 92,689 SF) |
| **Residential Unit Mix:** The following percentages were used for all residential unit mixes: Studio = 5%, 1 Bedrooms = 50%, 2 Bedrooms = 35%, and 3+ Bedrooms = 10% | Total unit counts are separated into a mixture of studio, 1-bedroom, 2-bedroom, and 3-bedroom units with parking ratios specific to each unit type. |
| **Nested Parking:** Multifamily Residential parking will include a portion of spaces in a nested area or a separate parking facility from other land uses. | This model assesses resident parking demand in shared parking nests. These spaces are not available for sharing across land uses or users. Overall, this decreases the efficiency of the whole site and provides a more conservative analysis result. |

**Base Ratios, Mode Adjustments, and Internal Capture**

This shared parking analysis uses the City of Franklin's minimum ratios as a baseline for determining the projected parking demand. In addition to these base ratios, this analysis utilizes the ULI Shared Parking Model, which is a national standard tool used to determine cumulative parking demand for developments with multiple land uses. The model considers that

while each land use generates parking demand for a certain number of parking spaces, these demands fluctuate hour-by-hour, day-by-day, and month-by-month. Because individual land uses may not experience peak parking demand at the same time, the model seeks to share parking between these land uses to minimize the amount of space and resources devoted to parking. Additionally, the ULI Shared Parking Model allows for non-vehicular mode (trips such as walking, biking, transit, and rideshare) and non-captive ratio (trips originating from outside of the future development) adjustments to be made for mixed-use developments to account for trips generated by the site that do not require parking. All base ratios, mode adjustments, and non-captive ratio adjustments are detailed in **Table 5**. The following factors are included in this table:

- **Base Ratios:** Base Ratios are from the City of Franklin Zoning Ordinance.
    - The Commercial Uses – Recreational (Health Club) base ratio is designated as varying in the COF ZO; therefore, the ITE Parking Generation Manual was used to determine the base ratio.
- **Mode Adjustment:** Projected parking demand assumes that 100% Driving, with the exception of the Commercial Uses – Hotel land use. The ULI driving adjustment of 59% is used for this mode adjustment. Additionally, the office land use assumes that
- **Non-Captive Ratio:** According to Chapter 2 of the ULI Shared Parking Manual, the "non-captive percentage" refers to the proportion of trips made solely for a specific use. In other words, it indicates how many people visit a site with the primary intent of using that particular facility. For instance, hotel guests typically come specifically to stay at the hotel, so the hotel's non-captive percentage is 100%. However, those same guests might also dine at the hotel's restaurant during their stay. Since their parking needs are already covered by the hotel, these internal visits don't create additional parking demand for the restaurant. Therefore, the restaurant's total parking demand consists of a combination of:
    - **Captive demand**: internal trips from hotel guests, office workers, or residents already on site.
    - **Non-captive demand**: visitors who come solely to dine at the restaurant.

  This distinction helps in accurately assessing parking needs and understanding how different uses interact within a mixed-use development.
- **Project Ratio:** The rate at which parking demand is generated. Project Ratio rates are used to calculate demand factors and the projected parking demand.

**Figure 2** illustrates the three-step process for calculating the projected parking demand of a particular land use.

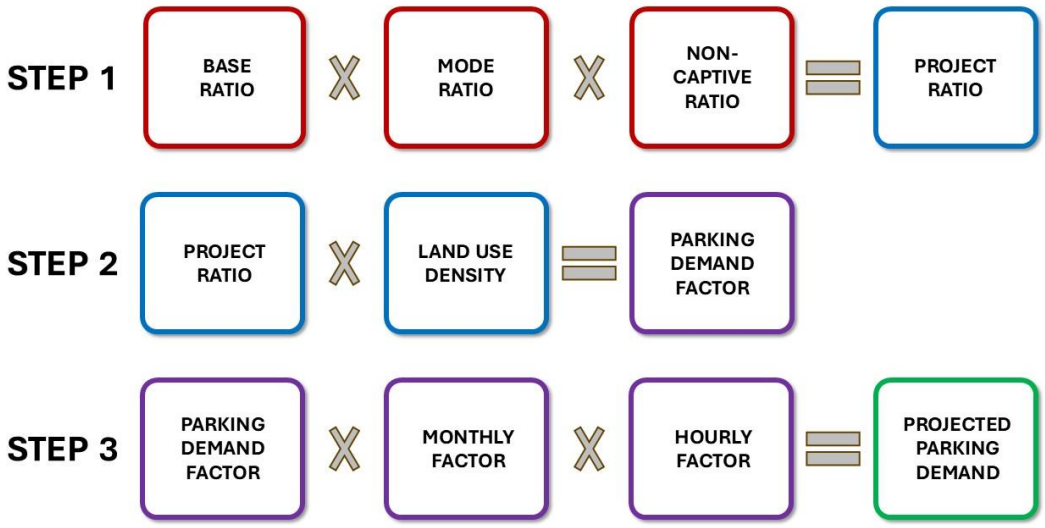



**Figure 2. Shared Parking Calculation Process**

**Table 5. Project Ratio Calculation Attributes at Peak Hour Demand**

| Land Use | COF Base Ratio | Mode Ratio | Non-Captive Ratio | Project Ratio |
|---|---|---|---|---|
| Commercial Uses - Retail | 3.33 spaces/KSF* | 100% | 88% | 3.00 spaces/KSF |
| Commercial Uses – Restaurant, Inside and Outside Seating | 12.25 spaces/KSF | 100% | 65% | 8.75 spaces/KSF |
| Commercial Uses – Hotel** | 1.15 spaces/Key | 59% | 100% | 0.74 spaces/Key |
| Commercial Uses – Office | 3.00 spaces/KSF | 100% | 92% | 2.75 spaces/KSF |
| Commercial Uses – Recreational (Health Club) | 5.20 spaces/KSF | 100% | 56% | 3.00 spaces/KSF |
| Multifamily Residential | | | | |
| • Studio (Studio) | 1.25 spaces/Unit | 100% | 100% | 1.25 spaces/Unit |
| • 1-BR Unit (1-Bedroom) | 1.25 spaces/Unit | 100% | 100% | 1.25 spaces/Unit |
| • 2+ BR Unit (2-Bedrooms) | 2.25 spaces/Unit | 100% | 100% | 2.25 spaces/Unit |
| • 2+ BR Unit (3-Bedrooms) | 2.25 spaces/Unit | 100% | 100% | 2.25 spaces/Unit |

*KSF = 1,000 Square Feet

*Employee count is based on the equivalent ULI Ratio for Commercial Uses – Restaurants, Inside and Outside Seating of 2.25 spaces per 1,000 square feet for employee parking. This assumes no mode adjustments or internal capture.

**Employee count is based on the equivalent ULI Ratio for Commercial Uses – Hotel of 0.15 spaces per Key for employee parking. This assumes no mode adjustment or internal capture.

As seen in **Table 5**, this analysis incorporates no mode adjustments for all land uses except for Commercial Uses – Hotel. Based on the ULI Shared Parking Methodology and associated observations, hotel guests in suburban settings typically have a 59% driving rate. This reflects the use of modes that do not require parking on site, such as the use of ridesharing.

Non-captive Ratio for this site is developed based on the mixture of land uses and the percentage of external vs. internal trips. Per the ULI Shared Parking Manual, non-captive adjustments should be modified for each scenario. For additional details on Non-captive Ratio, see the ULI Shared Parking Manual, Chapter 12, Pages 13 – 14, provided in **Appendix C.** A detailing of the Non-captive ratio factors used for this analysis is provided in **Appendix D**.

### *Projected Parking Demand*

Land uses within Phase 1 were evaluated to project the peak parking demand within this planned development area. The land uses in this area are assumed to share a common parking supply across Decks B, E, and H. Based on the land use densities detailed in **Table 1**, management practices detailed in **Table 4**, and mode adjustments and internal capture ratios detailed in **Table 5**, the projected peak parking demand for Phase 1 was calculated. The Phase 1 demand is projected to peak at 2,433 spaces at 2:00 PM on a weekday, and 2,125 spaces at 6:00 PM on a weekend. **Figures 3 and 4** illustrate the projected peak parking demand for Phase 1. As seen in these figures, the Phase 1 planned supply of 2,708 spaces is sufficient to accommodate the projected peak parking demand, resulting in a surplus of 275 parking spaces on a weekday and 583 spaces on a weekend. **Tables 6 – 8** detail the weekday and weekend projected peak parking demand by zone.

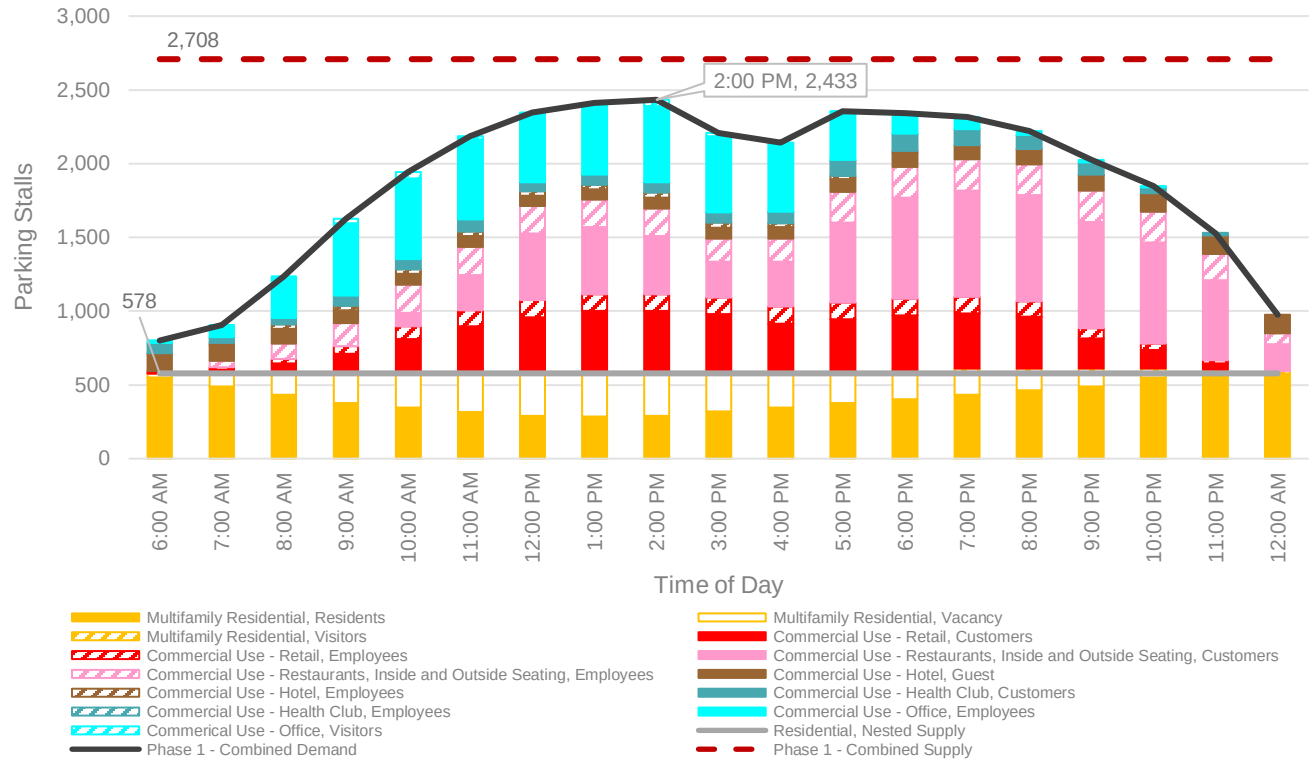



**Figure 3. Phase 1 Weekday Projected Demand by Time of Day, Combined Zones**

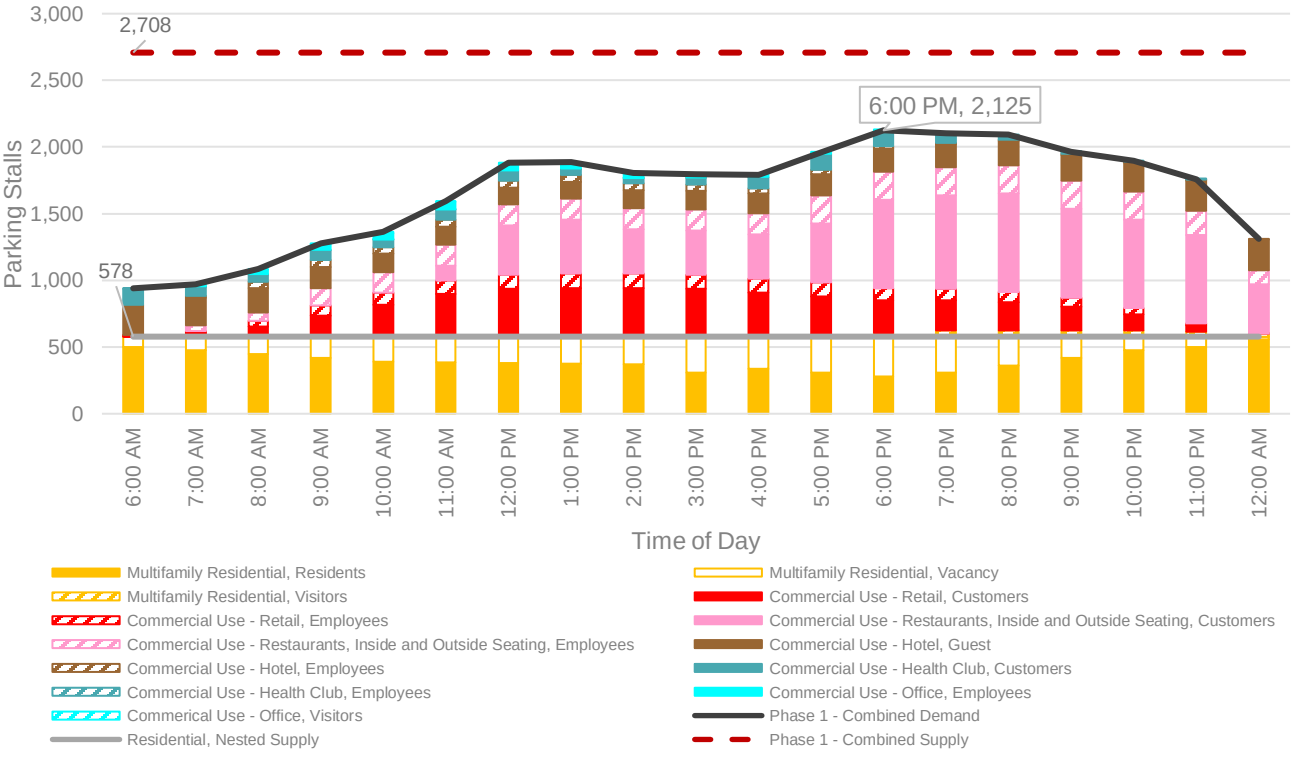



**Figure 4. Phase 1 Weekend Projected Parking Demand by Time of Day, Combined Zones**

**Phase 1 Conclusion:** Based on the Phase 1 projected peak parking demand of 2,433 spaces, the planned parking supply of 2,708 spaces is sufficient to accommodate Ovation's Phase 1 parking needs. This results in a projected surplus of 275 spaces during the projected peak hour on a weekday. Requiring the Ovation development to build to the minimum required parking supply of 3,551 spaces would result in a projected surplus of 1,118 spaces during peak conditions. Additional details on the Phase 1 development, organized by development zone, are provided in **Appendix A**.

***Recommendation: The City of Franklin should permit the Phase 1 development of Ovation, with a planned supply of 2,708 spaces.***

## FULL BUILD-OUT (FUTURE PHASES)

The Full Build-Out of the Ovation Development is planned to occur in future phases. This analysis evaluates the projected parking demand following the completion of Zone 2 and the addition of Zones 4 – 7. The projected parking demand highlights the combined demand across all zones of the Ovation development. Details on the projected demand by development zone are provided in **Appendix B**.

**Table 6** details the land use densities associated with the Future Phases of development. Notably, since Zone 2 is included in Future Phases, the densities detailed in this table represent the combined density of development that occurred in Phase 1, as well as the addition of development in Future Phases.

**Table 6. Future Phases Land Use Density by Zone**

| Land Uses | Zone 2* | Zone 4 | Zone 5 & Zone 6 | Zone 7 | Total |
|---|---|---|---|---|---|
| Commercial Uses - Retail | 24,500 SF | N/A | 35,000 SF | 54,250 SF | 113,750 SF |
| Commercial Uses – Restaurant, Inside and Outside Seating | 13,192 SF | N/A | 18,846 SG | 29,212 SF | 61,250 SF |
| Commercial Uses – Office** | 775,000 SF | N/A | 200,000 SF | 200,000 SF | 1,175,000 SF |
| Multifamily Residential | N/A | 300 Units | 270 Units | 460 Units | 1,030 |
| • Studio | N/A | 15 Units | 14 Units | 23 Units | 52 |
| • 1-Bedroom | N/A | 150 Units | 135 Units | 230 Units | 515 |
| • 2-Bedrooms | N/A | 105 Units | 94 Units | 161 Units | 360 |
| • 3-Bedrooms | N/A | 30 Units | 27 Units | 46 Units | 103 |

*Full Built-Out of Zone 2 is inclusive of densities in Phase 1 and reflects the cumulative density after development

** Square Footage reflects the Gross Floor Area for Office land use.

The combined densities of Phase 1 and Future Phases are detailed in **Table 7**. These densities are used to calculate the City of Franklin's minimum parking requirements and the Ovation development's projected parking demand at Full Build-Out. As noted previously, all townhomes associated with this development are expected to have private parking and are excluded from this analysis.

**Table 7. Ovation Entitlement Development Density at Full Build-Out**

| Land Uses | Density |
|---|---|
| Commercial Uses – Retail | 273,000 SF |
| Commercial Uses – Restaurant, Inside and Outside Seating | 147,000 SF |
| Commercial Uses – Hotel | 350 Keys |
| Commercial Uses – Office* | 1,225,000 SF |
| Commercial Uses – Health Club | 40,000 SF |
| Multifamily Residential | 1,395 Units |
| • Studio | 69 Units |
| • 1-Bedroom | 698 Units |
| • 2-Bedrooms | 488 Units |
| • 3-Bedrooms | 140 Units |

*Square Footage reflects the Gross Floor Area for Office land use.

This assessment includes a review of the minimum parking ratios required by the City of Franklin's Zoning Ordinance and the resulting parking space requirements. Based on the City's Zoning Ordinance for minimum parking requirements, the Ovation proposed development would need to build **9,368** parking spaces at Full Build-Out. **Table 8** details the minimum parking ratios for the proposed development at Full Build-Out.

**Table 8. City of Franklin Parking Requirements – Full Build-Out**

| Land Use | Density | Minimum Parking Ratio | Minimum Spaces |
|---|---|---|---|
| **Commercial Uses – Retail** | 273,000 SF | 3.33 spaces per KSF | 909 spaces |
| **Commercial Uses – Restaurants, Inside and Outside Seating*** | 147,000 SF | 10.00 spaces per KSF + 1 space per Employee | 1,801 spaces |
| **Commercial Uses – Hotels**** | 350 Keys | 1 space per Key + 1 space per Employee | 403 spaces |
| **Commercial Uses – Offices** | 1,225,000 SF | 3.00 spaces per KSF | 3,675 spaces |
| **Commercial Uses – Recreational (Health Club)***** | 40,000 SF | 5.20 spaces per KSF | 208 spaces |
| **Multifamily Residential** | 1,395 Units | - | - |
| **Studio (Studio)** | 69 Units | 1.25 spaces per Unit | 86 spaces |
| **1-BR Unit (1-Bedroom)** | 698 Units | 1.25 spaces per Unit | 873 spaces |
| **2+ BR Unit (2-Bedrooms)** | 488 Units | 2.25 spaces per Unit | 1,098 spaces |
| **2+ BR Unit (3-Bedrooms)** | 140 Units | 2.25 space per Unit | 315 spaces |
| | | **TOTAL:** | **9,368 spaces** |

*Employee count is based on the ULI Ratio of 2.25 spaces per 1,000 square feet for employee parking. This assumes no mode adjustments or internal capture.

**Employee count is based on the ULI Ratio of 0.15 spaces per Key for employee parking. This assumes no mode adjustment or internal capture.

***Reflects the Health Club land use space, which is not specifically detailed in Subsection 10.2.3 Minimum Parking. The Institute of Transportation Engineers (ITE) Parking Generation manual stipulates 5.20 spaces per 1,000 square feet for Land Use Group 400-499 Recreational – Land Use: 492 – Health/Fitness Club.

Although the City of Franklin's municipal code requires a minimum of **9,368** parking spaces, this study aims to evaluate the parking demand projected for this proposed development based on industry standards adjusted to account for localized parking behavior.

## Full Build-Out Projected Demand

### *Planned Parking Supply*

At Full Build-Out, the Ovation development is planned to include 7,029 parking spaces, as shown in **Table 9**.

**Table 9. Planned Parking Supply at Full Build-Out**

| Phase | Zone | Deck/Facility | Supply |
|---|---|---|---|
| Phase 1 | Zone 1 | Deck B | 1,133 spaces |
| Future Phases | Zone 2 | Deck E | 1,669 spaces |
| Phase 1 | Zone 3 | Deck H | 739 spaces |
| Future Phases | Zone 4 | Deck M | 450 spaces |
| Future Phases | Zones 5 & 6 | Decks L & R | 1,300 spaces |
| Future Phases | Zone 7 | Deck N | 1,600 spaces |
| Future Phases | All Zones | On-street Parking | 138 spaces |
| | | **Total** | **7,029 spaces** |

### *Analysis Factors*

The Full Build-Out analysis factors are consistent with the underlying assumptions, base ratios, mode adjustments, and internal capture ratios used in the Phase 1 analysis. **Tables 4 – 6** detail the analysis factors associated with Full Build-Out demand projections. Additionally, Zones 5 and 6 are evaluated as a combined development zone. To minimize inefficiency associated with nesting residential parking, nested residential areas are planned to be developed at a ratio of 1 space per unit for nested parking. For the purposes of this study, "nested parking" refers to a secure, access-controlled area located within a larger planned parking facility. Access to this nested area is restricted to residents who hold valid parking permits. Importantly, the spaces within the nested zone are not presumed to be individually assigned or reserved for specific users; rather, they are shared among eligible permit holders.

### *Projected Parking Demand*

Land uses after Full Build-Out were evaluated to project the peak parking demand within the Ovation development. The land uses in this area are assumed to share a common parking supply across all parking facilities detailed in **Table 9**. Based on the land use densities detailed in **Table 9**, management practices detailed in **Table 4**, and mode adjustments and internal capture ratios detailed in **Table 5**, the projected peak parking demand at Full Build-Out was calculated. The Full Build-Out demand is projected to peak at 6,974 spaces at 2:00 PM on a weekday, and 4,166 spaces at 8:00 PM on a weekend. **Figures 5 and 6** illustrate the projected peak parking demand at Full Build-Out. As seen in these figures, the Full Build-Out planned supply of 7,029 spaces is sufficient to accommodate the projected parking demand, resulting in a surplus of 55 parking spaces at the weekday peak and 2,863 spaces at the weekend peak. Additional details on the Full Build-Out development, organized by development zone, are provided in **Appendix B**.

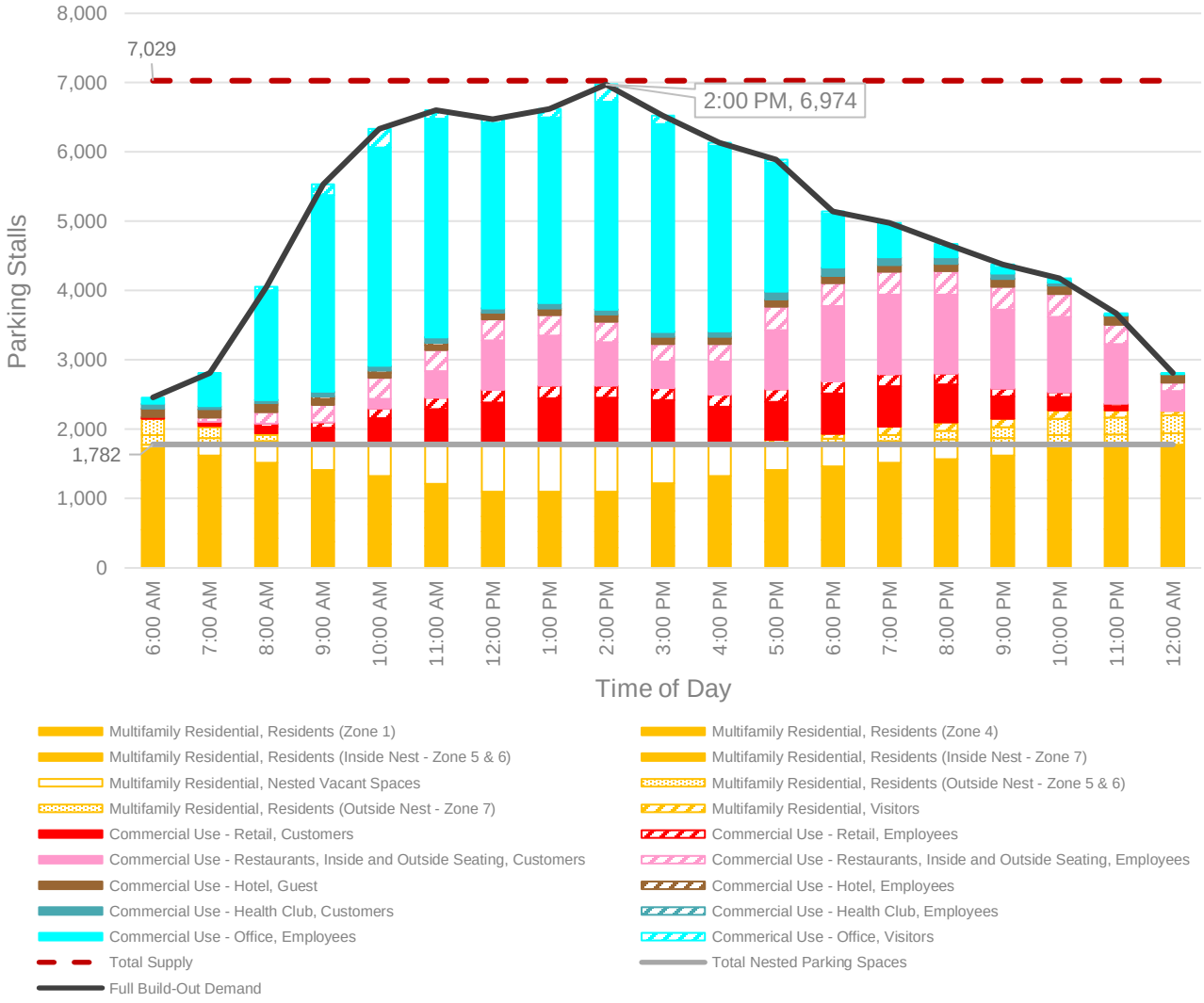



**Figure 5. Full Build-Out Weekday Projected Parking Demand by Time of Day, Combined Zones**

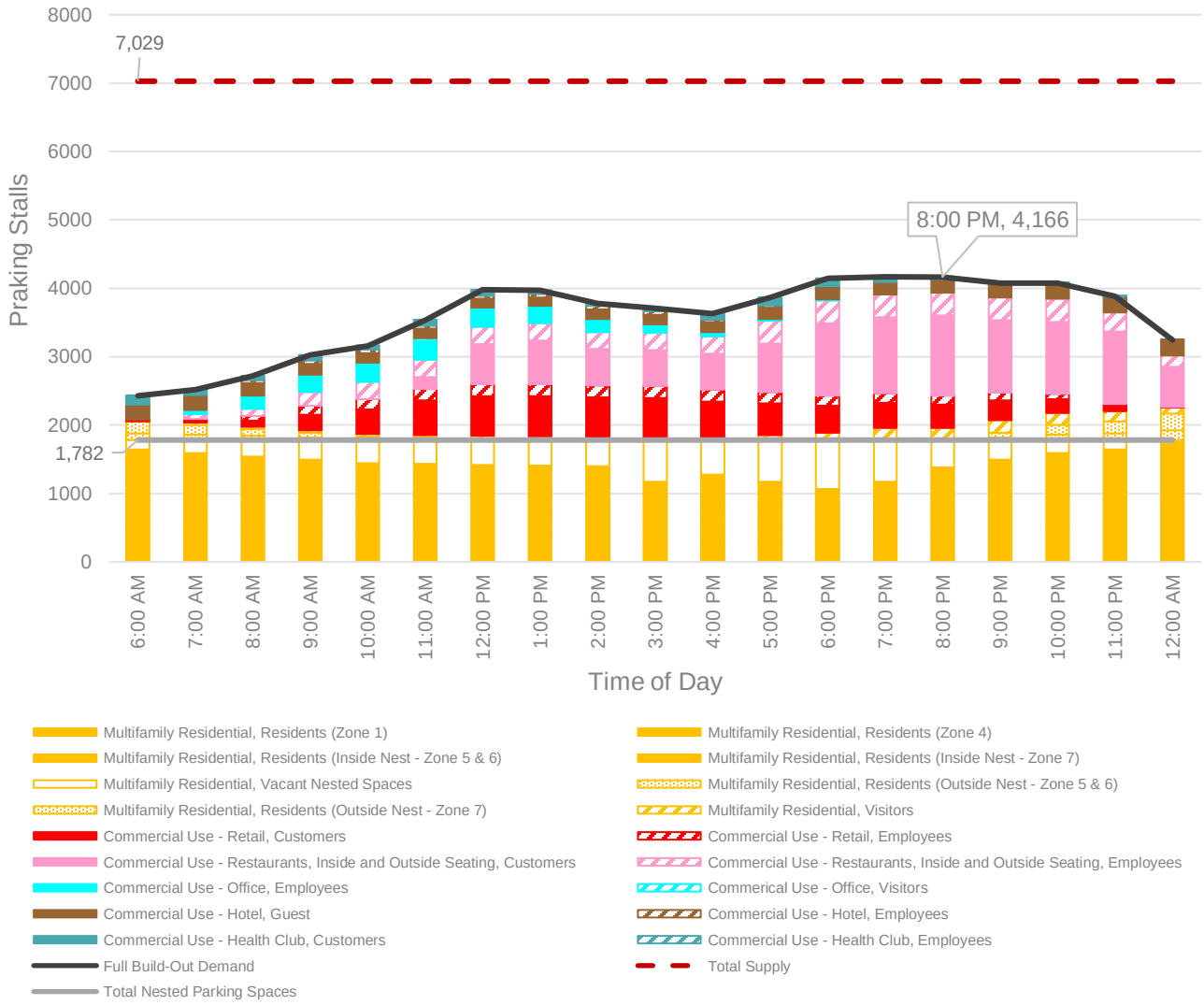



**Figure 6. Full Build-Out Weekend Projected Parking Demand by Time of Day, Combined Zones**

# CONCLUSION AND RECOMMENDATIONS

## Total Development Summary

Ovation Development is planned to be constructed in multiple phases across seven development zones. Phase 1 is planned to include the development of Zones 1 and 3 and the partial development of Zone 2. In Future Phases, Zone 2 will be fully built out, and the Ovation development will add Zones 4 – 7. Using the industry standard ULI shared parking methodology, parking demand for these development zones was evaluated. Land use densities aligned with the maximum entitled development density to present the highest level of projected parking demand for the development. In all instances where residential land uses were evaluated, residential parking demand was assessed as nested parking or in a parking facility designated for residential use. The projected parking demand for all development zones was compared to the City of Franklin's minimum parking requirements for this planned development.

Based on this comparison, this study concludes that the planned parking supply of approximately **7,029** spaces can accommodate the projected peak parking demand of **6,974** spaces, resulting in a **surplus of 55 spaces**.

Compared to the City of Franklin's required minimum parking supply of 9,368 spaces, the planned parking demand reflects a **25%** reduction in the number of spaces needed to accommodate the projected parking demand. During weekday evenings and on weekends, the site's surplus parking supply is projected to range from approximately 1,800 spaces to 2,900 spaces. To reduce the oversupply of parking in the planned Ovation development, increase the feasibility of future development, and accommodate future parking needs, the Ovation development should include approximately **7,029** spaces.

- **Phase 1:** Based on this study, the Phase 1 planned parking supply of 2,708 spaces can accommodate the Phase 1 projected parking demand of 2,433 spaces. Compared to the City of Franklin Zoning Ordinance, the City could allow a parking reduction up to 31%.
- **Full Build-Out:** Based on this study, the Full Build-Out planned parking supply of 7,029 spaces can accommodate the Full Build-Out projected parking demand of 6,974 spaces. Compared to the City of Franklin Zoning Ordinance, the City could allow a parking reduction up to 25%.

## *OTHER CONSIDERATIONS*

Several factors could increase or decrease the number of parking spaces needed to serve the site, as calculated and reported in this memorandum.

Factors that could increase parking demand include:

- High leasing ratios for office or residential tenants that are not considered in this study
- Lower work-from-home rates for office employees
- Higher work-from-home rates for residents of the development
- Any increase in the amount of reserved/nested parking

Factors that could decrease the parking demand include:

- Lower vehicle ownership rates among residents
- Lower rates of reserved parking for the residential and office land uses
- Higher work-from-home rates for office employees
- Lower work-from-home rates for residents

We hope you find this information helpful. Please reach out to me at (404)-998-8682 should you have any questions or should you want to work with us in revising your program to maximize your parking potential.

Sincerely,

Kimley-Horn and Associates



Jeshua Pringle, AICP, CAPP
Associate, Project Manager

# APPENDIX A: PHASE 1 – PROJECTED PEAK PARKING DEMAND BY ZONE

**Table 10. Zone 1 - Peak Projected Parking Demand**

| | | Peak Month: December Weekday (2:00 PM) | | | | | Peak Month: December Weekend (6:00 PM) | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Land Use | Quantity | Base Rate | Mode Adj. | Non-Captive Ratio | Project Ratio | Est. Parking Demand | Base Rate | Mode Adj. | Non-Captive Ratio | Project Ratio | Est. Parking Demand |
| **Retail - Soft Goods** | | | | | | | | | | | |
| **Customers** | 86,010 SF GLA | 2.68 | 100% | 88% | 2.35 | 203 | 2.66 | 100% | 88% | 2.34 | 109 |
| **Employees** | | 0.65 | 100% | 100% | 0.65 | 56 | 0.67 | 100% | 100% | 0.67 | 40 |
| **Fine/Casual Dining** | | | | | | | | | | | |
| **Customers** | 46,313 SF GLA | 10.00 | 100% | 65% | 6.50 | 196 | 10.00 | 100% | 80% | 8.00 | 329 |
| **Employees** | | 2.25 | 100% | 100% | 2.25 | 95 | 2.25 | 100% | 100% | 2.50 | 105 |
| ***Hotel*** | | | | | | | | | | | |
| **Guest** | 350 Keys | 1.00 | 59% | 100% | 0.59 | 74 | 1.00 | 69% | 100% | 0.69 | 172 |
| **Employees** | | 0.15 | 100% | 100% | 0.15 | 32 | 0.15 | 100% | 100% | 0.15 | 20 |
| **Residential** | | | | | | | | | | | |
| **Studio** | 17 Units | 1.12 | 100% | 100% | 1.12 | 11 | 1.06 | 100% | 100% | 1.06 | 10 |
| **1-Bedroom** | 183 Units | 1.13 | 100% | 100% | 1.13 | 103 | 1.07 | 100% | 100% | 1.07 | 98 |
| **2-Bedrooms** | 128 Units | 2.12 | 100% | 100% | 2.12 | 136 | 2.06 | 100% | 100% | 2.06 | 132 |
| **3-Bedrooms** | 37 Units | 2.16 | 100% | 100% | 2.16 | 39 | 2.15 | 100% | 100% | 2.12 | 39 |
| **Visitors** | 365 Units | 0.09 | 100% | 100% | 0.09 | 6 | 0.13 | 100% | 100% | 0.13 | 28 |
| | | Customers/Visitors | | | | 479 | Customers/Visitors | | | | 638 |
| | | Employees/Residents | | | | 472 | Employees/Residents | | | | 444 |
| | | **Total** | | | | **951** | **Total** | | | | **1,082** |

**Table 11. Zone 2 - Peak Projected Parking Demand**

| | | Peak Month: December Weekday (2:00 PM) | | | | | Peak Month: December Weekend (6:00 PM) | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Land Use | Quantity | Base Rate | Mode Adj. | Non-Captive Ratio | Adj. Rate | Est. Parking Demand | Base Rate | Mode Adj. | Non-Captive Ratio | Adj. Rate | Est. Parking Demand |
| **Retail - Soft Goods** | | | | | | | | | | | |
| **Customers** | 16,190 SF GLA | 2.68 | 100% | 88% | 2.35 | 39 | 2.66 | 100% | 88% | 2.33 | 25 |
| **Employees** | | 0.65 | 100% | 100% | 0.65 | 11 | 0.67 | 100% | 100% | 0.67 | 9 |
| **Fine/Casual Dining** | | | | | | | | | | | |
| **Customers** | 6,939 SF GLA | 10.00 | 100% | 65% | 6.50 | 30 | 10.00 | 100% | 80% | 8.00 | 50 |
| **Employees** | | 2.25 | 100% | 100% | 2.25 | 14 | 2.25 | 100% | 100% | 2.50 | 16 |
| **Office** | | | | | | | | | | | |
| **Employees** | 150,000 SF GFA | 2.78 | 100% | 92% | 2.54 | 363 | 0.31 | 100% | 80% | 0.25 | 2 |
| **Visitors** | | 0.22 | 100% | 95% | 0.21 | 30 | 0.03 | 100% | 100% | 0.03 | 0 |
| | | Customers/Visitors | | | | 99 | Customers/Visitors | | | | 75 |
| | | Employees/Residents | | | | 388 | Employees/Residents | | | | 27 |
| | | **Total** | | | | **487** | **Total** | | | | **102** |

| Table 12. Zone 3 - Peak Projected Parking Demand | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Peak Month: December | | | | | Peak Month: December | | | | |
| | | Weekday (2:00 PM) | | | | | Weekend (6:00 PM) | | | | |
| **Land Use** | **Quantity** | **Base Rate** | **Mode Adj.** | **Non-Captive Ratio** | **Adj. Rate** | **Est. Parking Demand** | **Base Rate** | **Mode Adj.** | **Non-Captive Ratio** | **Adj. Rate** | **Est. Parking Demand** |
| **Retail - Soft Goods** | | | | | | | | | | | |
| **Customers** | 73,240 SF GLA | 2.68 | 100% | 88% | 2.35 | 173 | 2.66 | 100% | 88% | 2.33 | 111 |
| **Employees** | | 0.65 | 100% | 100% | 0.65 | 48 | 0.67 | 100% | 100% | 0.67 | 42 |
| **Fine/Casual Dining** | | | | | | | | | | | |
| **Customers** | 39,437 SF GLA | 10.00 | 100% | 65% | 6.50 | 167 | 10.00 | 100% | 80% | 8.00 | 284 |
| **Employees** | | 2.25 | 100% | 100% | 2.25 | 80 | 2.25 | 100% | 100% | 2.50 | 89 |
| **Health Club** | | | | | | | | | | | |
| **Customers** | 40,000 SF GFA | 5.20 | 100% | 56% | 2.80 | 64 | 5.00 | 100% | 56% | 2.80 | 106 |
| **Employees** | | 0.40 | 100% | 100% | 0.20 | 6 | 0.20 | 100% | 100% | 0.20 | 8 |
| **Office** | | | | | | | | | | | |
| **Employees** | 50,000 SF GFA | 3.38 | 100% | 95% | 3.21 | 153 | 0.34 | 100% | 95% | 0.32 | 1 |
| **Visitors** | | 0.28 | 100% | 100% | 0.28 | 14 | 0.03 | 100% | 100% | 0.03 | 0 |
| | | | Customers/Visitors | | | 419 | | Customers/Visitors | | | 502 |
| | | | Employees/Residents | | | 287 | | Employees/Residents | | | 139 |
| | | | **Total** | | | **706** | | **Total** | | | **641** |

## APPENDIX B: FULL BUILD-OUT PROJECTED PEAK PARKING DEMAND BY ZONE

**Table 13. Zone 1 - Peak Projected Parking Demand**

| | | Peak Month: December Weekday (2:00 PM) | | | | | Peak Month: December Weekend (8:00 PM) | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Land Use | Quantity | Base Rate | Mode Adj. | Non-Captive Ratio | Project Ratio | Est. Parking Demand | Base Rate | Mode Adj. | Non-Captive Ratio | Project Ratio | Est. Parking Demand |
| **Retail - Soft Goods** | | | | | | | | | | | |
| **Customers** | 86,010 SF GLA | 2.68 | 100% | 88% | 2.35 | 203 | 2.66 | 100% | 88% | 2.34 | 94 |
| **Employees** | | 0.65 | 100% | 100% | 0.65 | 56 | 0.67 | 100% | 100% | 0.67 | 36 |
| **Fine/Casual Dining** | | | | | | | | | | | |
| **Customers** | 46,313 SF GLA | 10.00 | 100% | 65% | 6.50 | 196 | 10.00 | 100% | 80% | 8.00 | 366 |
| **Employees** | | 2.25 | 100% | 100% | 2.25 | 95 | 2.25 | 100% | 100% | 2.50 | 105 |
| ***Hotel*** | | | | | | | | | | | |
| **Guest** | 350 Keys | 1.00 | 59% | 100% | 0.59 | 74 | 1.00 | 69% | 100% | 0.69 | 184 |
| **Employees** | | 0.15 | 100% | 100% | 0.15 | 32 | 0.15 | 100% | 100% | 0.15 | 10 |
| **Residential** | | | | | | | | | | | |
| **Studio** | 17 Units | 1.12 | 100% | 100% | 1.12 | 11 | 1.06 | 100% | 100% | 1.06 | 13 |
| **1-Bedroom** | 183 Units | 1.13 | 100% | 100% | 1.13 | 103 | 1.07 | 100% | 100% | 1.07 | 126 |
| **2-Bedrooms** | 128 Units | 2.12 | 100% | 100% | 2.12 | 136 | 2.06 | 100% | 100% | 2.06 | 172 |
| **3-Bedrooms** | 37 Units | 2.16 | 100% | 100% | 2.16 | 39 | 2.15 | 100% | 100% | 2.12 | 51 |
| **Visitors** | 365 Units | 0.09 | 100% | 100% | 0.09 | 6 | 0.13 | 100% | 100% | 0.13 | 47 |
| | | | | Customers/Visitors | | 479 | | | Customers/Visitors | | 691 |
| | | | | Employees/Residents | | 472 | | | Employees/Residents | | 513 |
| | | | | **Total** | | **951** | | | **Total** | | **1,204** |

**Table 14. Zone 2 - Peak Projected Parking Demand at Full Build-Out**

| | | Peak Month: December Weekday (2:00 PM) | | | | | Peak Month: December Weekend (8:00 PM) | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Land Use | Quantity | Base Rate | Mode Adj. | Non-Captive Ratio | Adj. Rate | Est. Parking Demand | Base Rate | Mode Adj. | Non-Captive Ratio | Adj. Rate | Est. Parking Demand |
| **Retail - Soft Goods** | | | | | | | | | | | |
| **Customers** | 24,500 SF GLA | 2.90 | 100% | 88% | 2.30 | 58 | 2.66 | 100% | 88% | 2.34 | 32 |
| **Employees** | | 0.70 | 100% | 100% | 0.70 | 16 | 0.67 | 100% | 100% | 0.67 | 13 |
| **Fine/Casual Dining** | | | | | | | | | | | |
| **Customers** | 13,192 SF GLA | 13.25 | 100% | 65% | 6.50 | 56 | 10.00 | 100% | 80% | 8.00 | 106 |
| **Employees** | | 2.25 | 100% | 100% | 2.25 | 27 | 2.25 | 100% | 100% | 2.50 | 30 |
| **Office** | | | | | | | | | | | |
| **Employees** | 775,000 SF GFA | 2.60 | 100% | 92% | 2.54 | 1,873 | 0.28 | 100% | 80% | 0.22 | 0 |
| **Visitors** | | 0.20 | 100% | 95% | 0.21 | 154 | 0.02 | 100% | 100% | 0.02 | 0 |
| | | | | Customers/Visitors | | 268 | | | Customers/Visitors | | 138 |
| | | | | Employees/Residents | | 1,916 | | | Employees/Residents | | 43 |
| | | | | **Total** | | **2,184** | | | **Total** | | **181** |

| Table 15. Zone 3 - Peak Projected Parking Demand | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Peak Month: December | | | | | Peak Month: December | | | | |
| | | Weekday (2:00 PM) | | | | | Weekend (8:00 PM) | | | | |
| **Land Use** | **Quantity** | **Base Rate** | **Mode Adj.** | **Non-Captive Ratio** | **Adj. Rate** | **Est. Parking Demand** | **Base Rate** | **Mode Adj.** | **Non-Captive Ratio** | **Adj. Rate** | **Est. Parking Demand** |
| **Retail - Soft Goods** | | | | | | | | | | | |
| **Customers** | 73,240 SF GLA | 2.68 | 100% | 88% | 2.35 | 173 | 2.66 | 100% | 88% | 2.33 | 94 |
| **Employees** | | 0.65 | 100% | 100% | 0.65 | 48 | 0.67 | 100% | 100% | 0.67 | 37 |
| **Fine/Casual Dining** | | | | | | | | | | | |
| **Customers** | 39,437 SF GLA | 10.00 | 100% | 65% | 6.50 | 167 | 10.00 | 100% | 80% | 8.00 | 316 |
| **Employees** | | 2.25 | 100% | 100% | 2.25 | 80 | 2.25 | 100% | 100% | 2.50 | 89 |
| **Health Club** | | | | | | | | | | | |
| **Customers** | 40,000 SF GFA | 5.20 | 100% | 56% | 2.80 | 64 | 5.00 | 100% | 56% | 2.80 | 34 |
| **Employees** | | 0.40 | 100% | 100% | 0.20 | 6 | 0.20 | 100% | 100% | 0.20 | 4 |
| **Office** | | | | | | | | | | | |
| **Employees** | 50,000 SF GFA | 3.38 | 100% | 95% | 3.21 | 153 | 0.34 | 100% | 95% | 0.32 | 0 |
| **Visitors** | | 0.28 | 100% | 100% | 0.28 | 14 | 0.03 | 100% | 100% | 0.03 | 0 |
| | | | | Customers/Visitors | | 419 | | | Customers/Visitors | | 444 |
| | | | | Employees/Residents | | 287 | | | Employees/Residents | | 130 |
| | | | | **Total** | | **706** | | | **Total** | | **574** |

| Table 16. Zone 4 - Peak Projected Parking Demand | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Peak Month: December | | | | | Peak Month: December | | | | |
| | | Weekday (2:00 PM) | | | | | Weekend (8:00 PM) | | | | |
| **Land Use** | **Quantity** | **Base Rate** | **Mode Adj.** | **Non-Captive Ratio** | **Adj. Rate** | **Est. Parking Demand** | **Base Rate** | **Mode Adj.** | **Non-Captive Ratio** | **Adj. Rate** | **Est. Parking Demand** |
| **Residential** | | | | | | | | | | | |
| **Studio** | 15 Units | 1.12 | 100% | 100% | 1.12 | 9 | 1.06 | 100% | 100% | 1.06 | 10 |
| **1-Bedroom** | 150 Units | 1.13 | 100% | 100% | 1.13 | 85 | 1.07 | 100% | 100% | 1.07 | 105 |
| **2-Bedrooms** | 105 Units | 2.12 | 100% | 100% | 2.11 | 112 | 2.06 | 100% | 100% | 2.06 | 141 |
| **3-Bedrooms** | 30 Units | 2.16 | 100% | 100% | 2.16 | 33 | 2.12 | 100% | 100% | 2.12 | 42 |
| **Visitors** | 300 Units | 0.09 | 100% | 100% | 0.09 | 5 | 0.13 | 100% | 100% | 0.13 | 39 |
| | | | | Customers/Visitors | | 5 | | | Customers/Visitors | | 39 |
| | | | | Employees/Residents | | 237 | | | Employees/Residents | | 298 |
| | | | | **Total** | | **242** | | | **Total** | | **337** |

| Table 17. Zones 5 and 6 - Peak Projected Parking Demand | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Peak Month: December | | | | | Peak Month: December | | | | |
| | | Weekday (2:00 PM) | | | | | Weekend (8:00 PM) | | | | |
| Land Use | Quantity | Base Rate | Mode Adj. | Non-Captive Ratio | Adj. Rate | Est. Parking Demand | Base Rate | Mode Adj. | Non-Captive Ratio | Adj. Rate | Est. Parking Demand |
| **Retail - Soft Goods** | | | | | | | | | | | |
| **Customers** | 35,000 SF GLA | 2.68 | 100% | 88% | 2.35 | 82 | 2.66 | 100% | 88% | 2.34 | 45 |
| **Employees** | | 0.67 | 100% | 100% | 0.65 | 23 | 0.67 | 100% | 100% | 0.67 | 18 |
| **Fine/Casual Dining** | | | | | | | | | | | |
| **Customers** | 18,846 SF GLA | 10.00 | 100% | 65% | 6.50 | 80 | 10.00 | 100% | 80% | 8.00 | 151 |
| **Employees** | | 2.25 | 100% | 100% | 2.25 | 39 | 2.25 | 100% | 100% | 2.25 | 43 |
| **Office** | | | | | | | | | | | |
| **Employees** | 200,000 SF GFA | 2.78 | 100% | 92% | 2.54 | 484 | 0.30 | 100% | 80% | 0.24 | - |
| **Visitors** | | 0.22 | 100% | 95% | 0.21 | 40 | 0.03 | 100% | 100% | 0.03 | - |
| **Residential** | | | | | | | | | | | |
| **Studio** | 14 Units | 1.12 | 100% | 100% | 1.12 | 8 | 1.06 | 100% | 100% | 1.06 | 10 |
| **1-Bedroom** | 135 Units | 1.13 | 100% | 100% | 1.13 | 76 | 1.07 | 100% | 100% | 1.07 | 94 |
| **2-Bedrooms** | 95 Units | 2.12 | 100% | 100% | 2.12 | 101 | 2.06 | 100% | 100% | 2.06 | 127 |
| **3-Bedrooms** | 27 Units | 2.16 | 100% | 100% | 2.16 | 30 | 2.12 | 100% | 100% | 2.12 | 38 |
| **Visitors** | 270 Units | 0.09 | 100% | 100% | 0.09 | 5 | 0.13 | 100% | 100% | 0.13 | 35 |
| | | Customers/Visitors | | | | 207 | Customers/Visitors | | | | 231 |
| | | Employees/Residents | | | | 760 | Employees/Residents | | | | 330 |
| | | **Total** | | | | **967** | **Total** | | | | **561** |

| Table 18. Zone 7 – Peak Projected Parking Demand | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Peak Month: December | | | | | Peak Month: December | | | | |
| | | Weekday (2:00 PM) | | | | | Weekend (8:00 PM) | | | | |
| Land Use | Quantity | Base Rate | Mode Adj. | Non-Captive Ratio | Adj. Rate | Est. Parking Demand | Base Rate | Mode Adj. | Non-Captive Ratio | Adj. Rate | Est. Parking Demand |
| **Retail - Soft Goods** | | | | | | | | | | | |
| **Customers** | 54,250 SF GLA | 2.68 | 100% | 88% | 2.35 | 128 | 2.66 | 100% | 88% | 2.34 | 70 |
| **Employees** | | 0.65 | 100% | 100% | 0.65 | 36 | 0.67 | 100% | 100% | 0.67 | 28 |
| **Fine/Casual Dining** | | | | | | | | | | | |
| **Customers** | 29,212 SF GLA | 10.00 | 100% | 65% | 6.50 | 124 | 10.00 | 100% | 80% | 8.00 | 234 |
| **Employees** | | 2.25 | 100% | 100% | 2.25 | 59 | 2.25 | 100% | 100% | 2.50 | 66 |
| ***Office*** | | | | | | | | | | | |
| **Employees** | 200,000 SF GFA | 2.78 | 100% | 92% | 2.54 | 484 | 0.30 | 100% | 80% | 0.24 | - |
| **Visitors** | | 0.22 | 100% | 95% | 0.21 | 40 | 0.03 | 100% | 100% | 0.03 | - |
| **Residential** | | | | | | | | | | | |
| **Studio** | 23 Units | 1.12 | 100% | 100% | 1.12 | 13 | 1.06 | 100% | 100% | 1.06 | 16 |
| **1-Bedroom** | 230 Units | 1.13 | 100% | 100% | 1.13 | 130 | 1.07 | 100% | 100% | 1.07 | 161 |
| **2-Bedrooms** | 161 Units | 2.12 | 100% | 100% | 2.12 | 171 | 2.06 | 100% | 100% | 2.06 | 216 |
| **3-Bedrooms** | 46 Units | 2.16 | 100% | 100% | 2.16 | 50 | 2.12 | 100% | 100% | 2.12 | 64 |
| **Visitors** | 460 Units | 0.09 | 100% | 100% | 0.09 | 8 | 0.13 | 100% | 100% | 0.13 | 59 |
| | | Customers/Visitors | | | | 300 | Customers/Visitors | | | | 363 |
| | | Employees/Residents | | | | 943 | Employees/Residents | | | | 551 |
| | | **Total** | | | | **1,243** | **Total** | | | | **914** |

## APPENDIX C: ULI SHARED PARKING MANUAL EXCEPT – NON-CAPTIVE RATIO

the core location may not be necessary or appropriate. This sharing of existing parking resources enables such projects to be more financially viable while maintaining the existing environment that prices employee parking according to market forces and thus encourages alternate modes and reduced traffic in the core areas. Most important, if spaces are reserved for specific users, they cannot be shared with other land uses. For example, in some cases where a shared parking analysis was found to be unreliable, it had assumed that residential spaces would be shared, but the residential leasing plan developed later in the process included separated, dedicated stalls for the residents' parking needs. Leasing deals for office and retail tenants may also include reserved parking. Spaces that are reserved for specific users are part of the parking needed for that land use, whether or not a vehicle is present.

The terms "weekday" and "weekend" were also modified in the second edition and are retained herein. Weekdays are defined as extending from 6 a.m. Monday to 5 p.m. Friday. Weekends include Friday evening and all day Saturday. This categorization avoids increasing weekday factors to reflect Friday evening activity at restaurants, cinemas, and other venues with considerably more demand on Friday evenings than other weekdays. Parking requirements on Sundays are not considered herein, because they are rarely a significant factor in parking planning, and data are currently inadequate to arrive at recommended ratios for Sunday conditions at most land uses.

When performed manually, the determination of critical scenarios for peak parking needs is usually an iterative process. It is important to select a number of hours, days, and months for initial analysis, apply factors appropriate to each scenario, and then determine the overall peak accumulation. Presuming a peak accumulation day/time/season and then applying factors for only that one condition may not yield the true peak hour for the combination.

Although shared parking analysis is typically performed to determine the overall total number of spaces required, formulating the overall parking plan often means examining multiple periods. For example, one might design sufficient parking for a project's office buildings for their design day and then allow that parking to be shared by the other uses on evenings and weekends. Exploring additional scenarios thus may assist in devising successful parking management plans.

Downtown Silver Spring, Maryland, offers a good case study. Even though the number of new spaces built with the project was based on the peak customer demand, the parking study investigated whether sufficient spaces existed in the vicinity for employees on both weekdays and weekends. Some means of discouraging employee parking in the spaces intended for customers was also needed, particularly since the project is located only a few blocks from a Metro station for the Washington, D.C., rail transit system. Such issues are discussed in more detail later in this book; however, they do affect decisions regarding the number of spaces to be constructed and which spaces can be shared at what times.

In sum, the more scenarios that are developed, the better the understanding of the parking conditions and the greater the likely success of a shared parking analysis and parking management plan. ULI/ICSC/NPA have made available a shared parking model in Excel that greatly eases the number of iterations required to determine the overall peak need for parking as well as to develop additional scenarios.

Using the default values recommended in this book, along with user input of quantities of land uses, driving, and noncaptive adjustments, the model calculates the parking needs in each hour of the day from 6 a.m. to midnight, weekdays and weekends, for each month. It then determines the peak hour of the peak months for weekdays and weekends. If necessary, the user can then make further manual adjustments to finalize the analysis.

Another key issue in methodology is the strong recommendation that driving and noncaptive adjustments be modified for each scenario. These factors vary by four combinations of time and day of week:

- weekday daytime,
- weekday evening,
- weekend daytime, and
- weekend evening.

For example, a significantly higher proportion of the patrons of a restaurant near large concentrations of office workers will be captive on a weekday at noon than would be true that same evening. Driving adjustments for employees may differ on weekdays and weekends and by time of day, depending on the service schedules of local transit systems, the perception of security at certain times of the day, and other factors. Conversely, ride-hailing services in recent years have clearly taken a role in supplementing transit in evening and weekend hours. Although it may appear reasonable to increase employee and visitor driving adjustments for RDE and office uses in the evening, an upturn in ride hailing during that period can offset or perhaps even lower driving ratios at some locations, particularly if valet parking is provided in the evening. Valet parking is often not only an increased cost of parking, but also an indicator of an increased level of parking "hassle"; both are key drivers of ride-hailing use in the evening.

Although this book discusses captive market effects for a number of land uses, the magnitude will be affected significantly by the combinations of land uses and, more specifically, the relative quantities. For example, the noncaptive adjustments for a 10,000-square-foot restaurant in a 40,000-square-foot strip shopping center will be distinctly different from the adjustments for a restaurant of that size in a mixed-use project with significant office space or hotel rooms. Even ranges of noncaptive factors for each land use thus would be misleading. Therefore, suggested ranges of noncaptive factors are not tabulated in this book. The sole exception is hotels, where a rational relationship typically exists between the number of guest rooms and the square feet of restaurants and meeting and conference/banquet space. This chapter includes a discussion of how to develop noncaptive adjustments, and examples are provided in the case studies of chapter 7.

Regarding step 5 of the methodology, the wide availability of information regarding modal splits for commuters in a community (or even in a census tract) greatly assists in the development of driving adjustments for employees. Information is also available on automobile ownership by household that can be identified by community or a more specific area. This information can be obtained through local surveys of comparable conditions. Sources of modal split data are also provided in the American Community Survey (ACS) and Census Transportation Planning Products (CTPP) databases, as further discussed later in this book. Adjustments of differences in auto occupancy are more likely to affect employee parking than visitor parking. Formal ride-sharing and transportation demand management (TDM) programs at employment centers can and will increase the auto occupancy of commuters above that found in Low-Density Suburban developments.

Step 8 is another particularly critical step in the process. After running the analysis, stop and confirm that it presents an adequate picture of the parking demand. Even when one is using the *Shared Parking* SP Model, which will determine the peak demand for the assumptions that have been entered, other scenarios may exist that should be factored into parking planning. Whereas one scenario may indeed reflect the overall peak demand, other scenarios may be important to encourage a developer's acceptance of the findings or to provide input for parking planning and management. Tenants may need to see an alternate scenario than the peak to understand the sharing of parking at the time of the tenant's peak needs. The number of spaces provided in each parking area or facility may be driven by particular needs at specific times of the day that should be documented to help ensure adequate and convenient parking for tenants.

## DEFINITION OF TERMS

A key to understanding the shared parking methodology is the definition of terms and assumptions inherent in the use of those terms.

**Parking ratio** is the number of parking spaces that should be provided per unit of land use, if parking serves only that land use. The ratios recommended herein are based on the expected peak accumulation of vehicles at the peak hour on a design day (see below), assuming nearly 100 percent modal split to automobile use and minimal ride sharing. The recommended ratios also include consideration of effective supply issues.

## APPENDIX D: INTERNAL CAPTURE ASSUMPTIONS

As detailed in the ULI Shared Parking Manual, Internal Capture is expected to vary by time of day and weekday/weekend. To reflect the assumed internal capture associated with the Ovation development, the following non-captive ratios were used in this analysis.

**Table 19. Commercial Uses - Retail Non-Captive Ratios**

| User Type | Weekday | | Weekend | |
|---|---|---|---|---|
| | Daytime | Evening | Daytime | Evening |
| Customers | 88% | 88% | 88% | 88% |
| Employees | 100% | 100% | 100% | 100% |

These non-captive ratios assume that 12% of Commercial Uses - Retail customers can be attributed to internal capture associated with office, residential, and hotel land uses. Retail employees are not assumed to live on site or be associated with internal capture.

**Table 20. Commercial Uses – Restaurant, Inside and Outside Seating Non-Captive Ratios**

| User Type | Weekday | | Weekend | |
|---|---|---|---|---|
| | Daytime | Evening | Daytime | Evening |
| Customers | 65% | 78% | 80% | 80% |
| Employees | 100% | 100% | 100% | 100% |

These non-captive ratios assume that internal capture associated with Commercial Uses – Restaurant, Inside and Outside Seating customers can be attributed to internal capture associated with office, residential, and hotel land uses. Internal capture is assumed to be highest during the weekday daytime, reflecting a high rate of internal capture among Office Employees as well as some internal capture associated with Residents and Hotel Guests. Weekday Evening internal capture is assumed to be attributed to Residents and Hotel Guests, with a smaller portion associated with Office Employees. Weekend Daytime and Evening internal capture is assumed to be associated with Residents and Hotel Guests.

**Table 21. Commercial Uses – Hotel Non-Captive Ratios**

| User Type | Weekday | | Weekend | |
|---|---|---|---|---|
| | Daytime | Evening | Daytime | Evening |
| Guests | 100% | 100% | 100% | 100% |
| Employees | 100% | 100% | 100% | 100% |

All Commercial Uses – Hotel parking demand is assumed to be generated off-site, with no internal capture.

**Table 22. Commercial Uses – Office Non-Captive Ratios**

| User Type | Weekday | | Weekend | |
|---|---|---|---|---|
| | Daytime | Evening | Daytime | Evening |
| Visitors | 95% | 95% | 100% | 100% |
| Employees | 92% | 90% | 80% | 80% |

The Commercial Uses – Office non-captive ratios assume that 5% of office visitors will be generated from on-site users such as Hotel Guests and Residents.

Additionally, the Office Employee non-captive ratio is assumed to vary on weekdays and weekends. During a typical weekday daytime, 8% of employee demand is assumed to be generated on-site from Residents. In the evenings and on weekends, it is assumed that employees who go to the office during non-typical hours will likely be employees who live on-site; therefore, the percentage of internal capture increases during evenings and weekends, ranging from 10% to 20%.

**Table 23. Commercial Uses – Recreational (Health Club) Non-Captive Ratios**

| User Type | Weekday | | Weekend | |
|---|---|---|---|---|
| | Daytime | Evening | Daytime | Evening |
| Customers | 46% | 56% | 76% | 56% |
| Employees | 100% | 100% | 100% | 100% |

The Commercial Uses – Recreational (Health Club) non-captive ratio is assumed to vary on weekdays and weekend. This land use is intended to serve Office Employees and Residents. Therefore, internal capture assumptions associated with this land use are higher to reflect limited access by off-site customers.

**Table 24. Multifamily Residential Non-Captive Ratios**

| User Type | Weekday | | Weekend | |
|---|---|---|---|---|
| | Daytime | Evening | Daytime | Evening |
| Residents | 100% | 100% | 100% | 100% |
| Employees | 100% | 100% | 100% | 100% |

All Multifamily Residential parking demand is assumed to have no internal capture.

City of Franklin

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

**File #: 21-0803**

**DATE:** July 10, 2025

**TO:** Franklin Municipal Planning Commission

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

**SUBJECT:**

Tuck Away PUD Subdivision, Site Plan, Developing 31,607 Square Feet Of Institutional Space, On 25.64 Acres, Located At 1192 Lewisburg Pike. (CONSENT AGENDA)

**PURPOSE:**

**PROJECT INFORMATION**
COF Project Number: 8764
Applicant: Deaton Hildabrand, Kimley-Horn
Owner: Fellowship Bible Church, Bill Wellons, Rep.

**BACKGROUND/STAFF COMMENTS:**
The purpose of this site plan is to construct a church campus at the property located at 1192 Lewisburg Pike. The plan consists of 25.64 acres and is zoned Planned (PD) District. This site plan includes converting an existing single-family house into office space and constructing 31,607 square feet of new institutional space. The original development plan for the Tuck Away PUD Subdivision was approved in March 2021, and the revised development plan for the proposed church campus with revised entitlements was approved in April 2024. The site plan presented matches the revised development plan for the construction of the Fellowship Bible Church campus.

**PROCEDURAL REQUIREMENTS:**
1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. Once the corrected site plan has been approved, one (1) full-size and one (1) half-sized copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once the project has obtained Site Plan approval, the applicant will be notified by COF Engineering Department with instructions regarding the status of their digitally stamped construction plans.

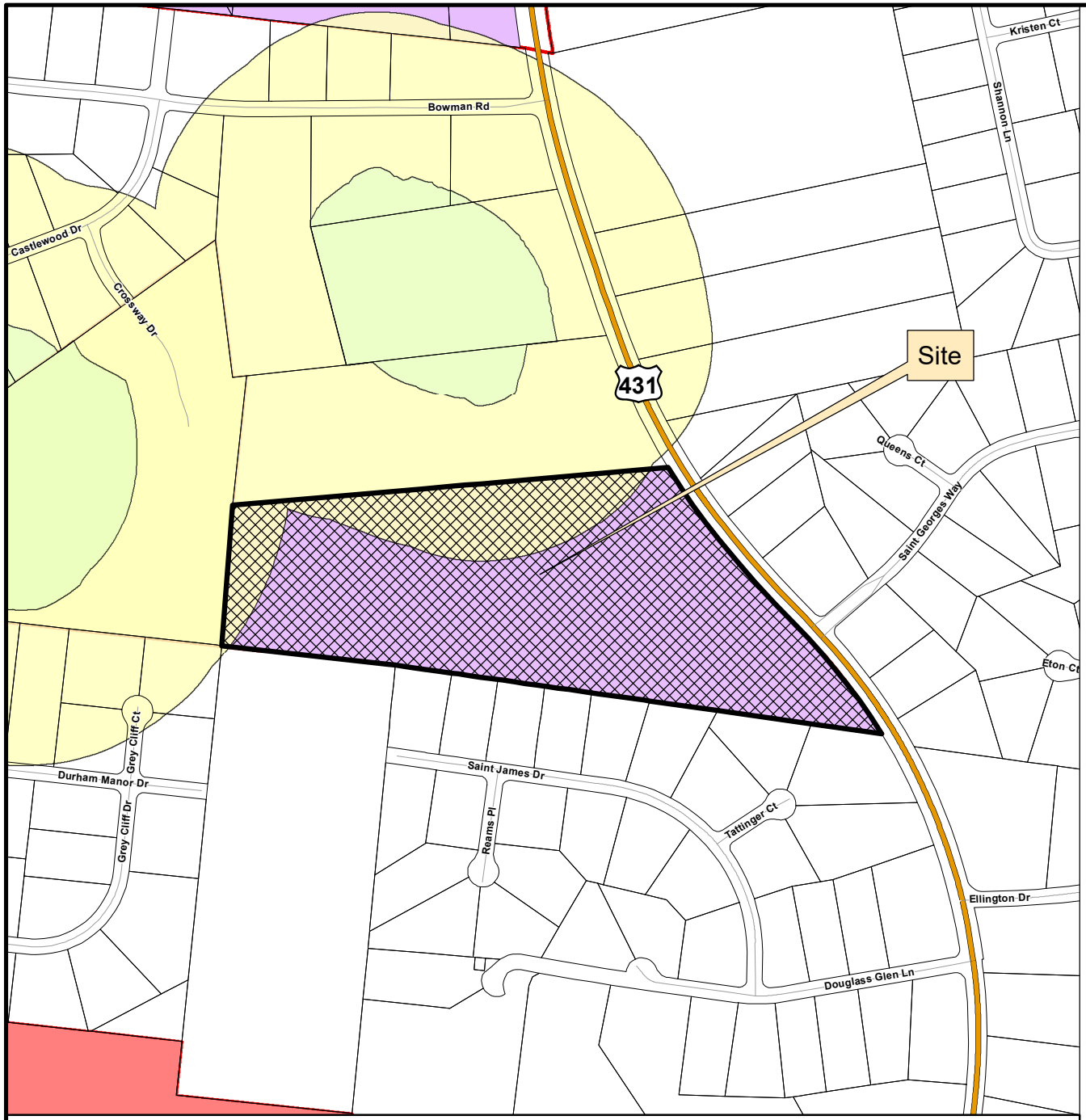
4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to the start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The City’s project identification number shall be included in all correspondence with any City department relative to this project.

**FINANCIAL IMPACT:**

Unknown.

**RECOMMENDATION:**

Staff recommends approval of the Tuck Away PUD Subdivison Site Plan, with conditions.




# TUCK AWAY PUD SUBDIVISION
# SITE PLAN

**Project Information**

Existing Zoning: PD Planned District (120,000 SF)
Overlay Districts: 500' Buffer of Hillside
Site Acreage: 25.64 acres
Proposed Number of Dwelling Units: None
Proposed Nonresidential Square Footage: 31,607 SF

## Legend

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

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

0 250 500 1,000

Feet

HISTORIC FRANKLIN TENNESSEE

**COF no: 8764**

**CONDITIONS OF APPROVAL:**

**Open Issues: 17 These issues are currently being filtered**

## Engineering - Roadway Improvements

### 20250703- Tuck Away PUD Subdivision - Plans.pdf

#### 90. Roadway and traffic signal plans

david.chang@franklintn.gov The NB left turn lane does not meet the minimum standards for a deceleration length. This has also been changed from a previously agreed-upon version.

The same for the SBR on Lewisburg.
[Edited By David Chang]

## Engineering - Site Plan Checklist

### General Issues

#### 31. Lewisburg Frontage

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

Be aware that this site plan is located along a State Route, and a TDOT Highway Entrance Permit is required for any connection to a State Route or work done in state-owned right-of-way. (See TDOT Highway Entrance Permit for more information.)

Approval of the TDOT Highway Entrance Permit must be obtained prior to issuance of a City grading permit.

Also be aware any site plan TDOT deems out of compliance typically will need to go before the Engineering Exceptions Panel, which meets quarterly.

#### 33. Final Plat

joe.marlo@franklintn.gov *As final plats followthe FMPC reviewcycle, the Applicant is encouraged to start the final plat process as soon as possible.*

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

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

#### 34. Offsite Improvements

joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval.*

**Prior to the first issuance of a Certificate of Occupancy**, the offsite improvements for Lewisburg Pike required with this Site Plan shall be constructed by the developer and accepted by the City of Franklin.

#### 35. Retaining Walls

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

**Prior to the first issuance of a Grading Permit,** all retaining wall building permits shall be submitted and approved by Building and Neighborhood Services (BNS). Submittals shall be complete, including drawings and calculations.

## 82. V. Site Permits

amanda.ray@franklintn.gov

**FOR FUTURE REFERENCE:**

The **Site Permit Application Packet** has been uploaded to the ***Site Documents*** folder in the document manager. For your site this includes:

- Permit Checklist
- Fee Worksheet
- Stormwater/Grading Permit
- Utility Permit
- Permit Instructions

**PERMIT APPLICATION SUBMITTAL INSTRUCTIONS:**

- Complete the permit application. Incomplete applications will not be processed.
  - Asterisks mark sections that need to be completed
  - Review entire application for accuracy and update any incorrect information.
  - Completed permit applications should be emailed to: amanda.ray@franklintn.gov.

**FEES:**

Fees are listed on the FEE WORKSHEET (included in the Permit Application Packet).

**OPTIONS FOR PAYING PERMIT FEES:**

- **OVER THE PHONE**: Pay by credit card by calling the Building & Neighborhood Services Dept (BNS): (615-794-7012).
  - Provide the Permit Tech the Project COF # and list of fees you want to pay. You will find these fees listed on the Fee Worksheet.
- **IN PERSON/BY MAIL:** Pay by check or with credit card by visiting the Building & Neighborhood Services Dept (BNS) at our new Interim office (address below)
  - Complete the Contact Info on the Fee Worksheet and give to BNS permit tech. You can pay with a credit card or check.
  - IF MAILING a check payment:
    - Complete the Contact Info on the Fee Worksheet and make sure the check references the COF#. Mail the check together with the Fee Worksheet to:

MAILING ADDRESS:
City of Franklin – Building & Neighborhood Services
109 3rd Avenue South, Suite 110
Franklin, TN 37064

INTERIM CITY HALL LOCATION (for drop offs)
BNS Dept
120 9th Ave South
Franklin, TN 37064

Any questions regarding the Site Permitting process can be directed to amanda.ray@franklintn.gov

**LONG TERM MAINTENANCE PLAN & AGREEMENT DIRECTIONS:**

**LTMP MUST first be approved by Jeff Willoughby.** When ready for site permits, email Jeff a complete LTMP package, making sure to use the newest LTMP agreement and form found here. This should be done AFTER plans are approved so latest, approved plan sheets are included.

**DO NOT SUBMIT THE HARD COPY OF THE SIGNED AGREEMENT & LTMP PACKAGE TO CITY HALL UNTIL YOU RECIEVE A NOTIFICATION THAT THE LTMP DOCUMENT HAS BEEN APPROVED.**

Once you are notified that the LTMP document has been approved then follow these instructions for submitting the ORIGINAL full document for recording:

- **Print the FULL LTMP Document (City Approved) and Agreement in 8.5" X 11" size**
  - **Please NOTE: This agreement must be signed by the Property OWNER, not a leaser**
  - **LTMP Form**: Sign the Owner's Authorization on LTMP Form if not yet done (located underneath the Engineer's signature)
  - **LTM Agreement Pg 1** - Fill out All Blanks (except for Contract # & Permit #)
  - **LTM Agreement Pg 2** - Sign and notarize Owners' Section
- **Submit the ORIGINAL, Signed & Notarized** Long Term Maintenance Agreement **along with LTMP documents to Building & Neighborhood Services:**
  - Put full document in an envelope with Attn: Jeff Willoughby on front
  - Provide contact info of whom to contact when documents/permits are ready

## Performance Agreement and Surety

### General Issues

#### 44. Engineering Sureties

kevin.long@franklintn.gov

| Applicant shall post sureties in the following amounts: | |
|---|---|
| **I. CITY WATER** | **$ 30,000.00** |
| **II. CITY SEWER** | **$ 1,404,000.00** |
| III. PUBLIC SIDEWALK: | |
| IV. CITY STREETS | |
| **V. PRIVATE STREETS (INCLUDING SHARED ACCESS)** | **$ 351,000.00** |
| **VI. STREET ACCESS** | **$ 10,000.00** |

| | |
|---|---|
| VII. TEMPORARY TURNAROUNDS | |
| VIII. TRAFFIC SIGNALS | |
| IX. I.T.S. ELEMENTS | |
| **X. STORMWATER DRAINAGE** | **$ 847,000.00** |
| **XI. GREEN INFRASTRUCTURE** | **$ 748,000.00** |

*NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way.* ***Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety.*** *A 25% contingency is applied to each surety category. EPSC is based on a flat $7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

| **Line Items (For Reference Only:)** | **Quantity** |
|---|---|
| 8" WATER MAIN | 115 LF |
| 8" SEWER MAIN | 3599 LF |
| 4' MANHOLES | 23 EA |
| LOCAL AND ALLEY PAVEMENT | 3470 SY |
| CONCRETE CURB | |
| SIGNS/STRIPING/ETC | |
| NEW OR MODIFIED STREET CONNECTIONS | 1 EA |
| 15" RCP CULVERT | 197 LF |
| 18" RCP CULVERT | 2454 LF |
| 24" RCP CULVERT | 58 LF |
| 48" RCP CULVERT | 137 LF |
| ENDWALLS / HEADWALLS | 13 EA |
| SINGLE INLET / JUNCTION BOX | 14 EA |
| DRY POND | 4976 CY |
| POND OUTLET STRUCTURE | 2 EA |
| BIORETENTION/RAIN GARDEN (Total Water Quality Treatment Volume) | 27669 CF |

## 62. Engineering Sureties

kevin.long@franklintn.gov ***(This comment is for informational purposes only and to serve as a reminder to staff.)***

**Because this development is located on a state highway, a TDOT Highway Entrance Permit is required.** Per TDOT Manual for Constructing Driveway Entrances on State Highways, 2015 Edition, "No person may construct a driveway or related encroachment on state highway right-of-way, including the modification, revision, or change in use of any existing driveway facilities, without first obtaining a state highway entrance permit. (Change in use includes increasing the number of trips.) The property owner, whose property will be accessed by the driveway or street being built or modified, is responsible for obtaining a highway entrance permit and fulfilling all associated requirements. All entrance permit applications (except for residential drives or field entrances), along

with any other required information shall be forwarded to the appropriate Tennessee Department of Transportation (TDOT) Region Traffic Engineering Office. See the TDOT Traffic Engineering Office website's Highway Entrance Permit page for a link to Region Traffic Engineering offices." **The City of Franklin is not involved in the TDOT Highway Entrance Permit process. The City of Franklin Street Access Surety is not required for connections to state highways where it is expected that the property owner shall post a performance bond with TDOT.**

**80. Landscape**

jason.arnold@franklintn.gov Landscape surety $94,000

**81. Landscape Green Infrastructure**

jason.arnold@franklintn.gov Landscape Green Infrastructure $28,000

## Stormwater

### General Issues

**53. SWPPP & NOI (NPDES)**

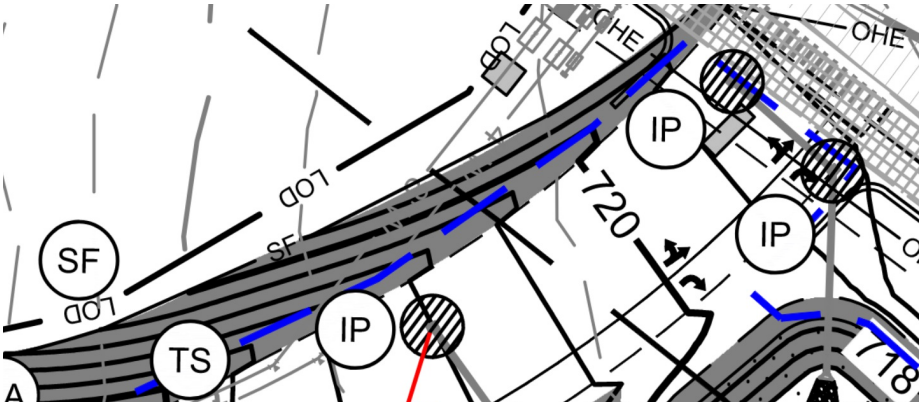
Doug.Noonan@franklintn.gov QLP fee of $1,000 is due prior to permitting. This comment shall remain open as a reminder to applicant/staff.

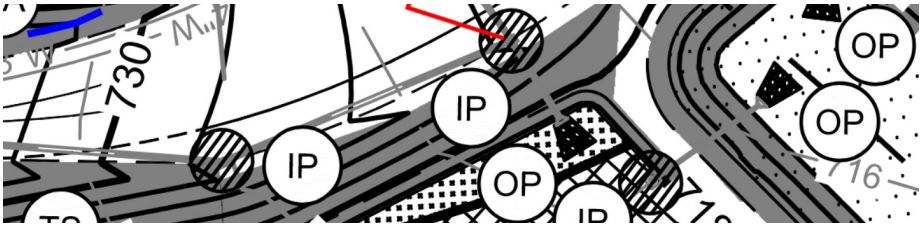
- Checks shall be made out to City of Franklin, submitted to the City of Franklin Engineering Department, and reference the COF# & QLP-NOI fee.
- Fee will be included on the Permit Fee Worksheet and may be paid with the permit fees or separately.
- Fee may be paid over the phone with a credit card by calling our BNS Department (615-794-7012).

## 56. EPSC

Doug.Noonan@franklintn.gov

Comment not addressed, "Temporary diversions may be needed to prevent stormwater from being directed to the lowest inlets and/or off-site until the drive is topped, such as Durawattle or equivalent. A detail for shall be provided.





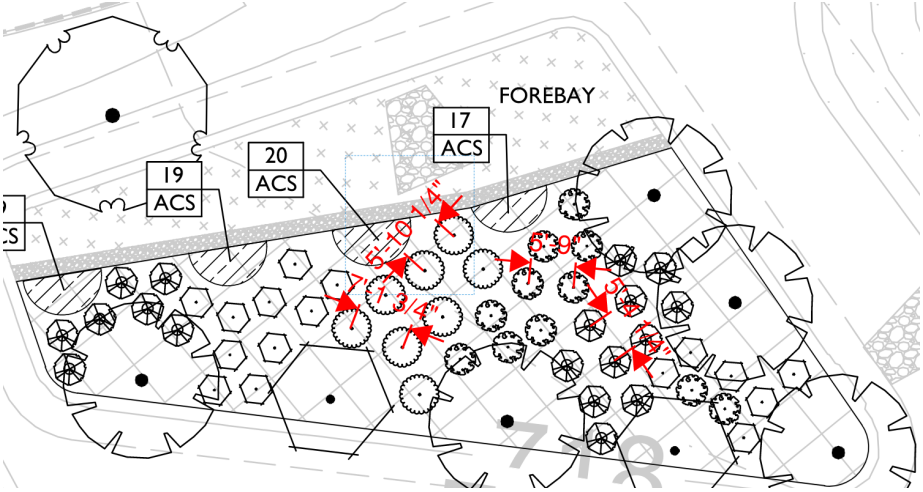

The placement was the eels will still allow the the stormwater to bypass treatment and and the trap, potentially flowing across Lewisburg. Diversion shall be shown to direct stormwater into the trap. "

Placing the diversion downstream of the structures, will not allow the water to enter the structures. The water would have to flow up hill as shown to get into the structures.

## 76. Bioretention

jeff.willoughby@franklintn.gov

Callouts/leaders are missing from some of the plants in bio 4. Spacing/coverage seems to be lacking as well. Some plants are 7'+ apart. Ensure spacing for plants match what is called out and required in the BMP manual native plants list. I would recommend double checking bio 1 as well. Some distances seem farther than the required spacing.





[Edited By Jeff Willoughby]

**83. EPSC**

Doug.Noonan@franklintn.gov Ensure details for porous and non-porous baffles are provided.

**84. EPSC**

Doug.Noonan@franklintn.gov I apologize, I incorrectly stated basin and meant trap. There should be a note or detail as to how the trap will function with an OCS/skimmer. The note should also detail at what elevation a resting pier should be installed to maintain wet storage. Ensure the skimmer is shown on the interim EPSC plan too.
[Edited By Doug Noonan]

## Water/Sewer

### General Issues

**16. Private water pump**

ben.mcneil@franklintn.gov Franklin Water management staff has reviewed the calculations for the proposed private fire pump and are in agreement with the proposal. The applicant must note on site plan and final plat that all testing and filling of the tank other than emergency scenario is to be done in the cold weather months. Off peak demand time to reduce impacts to public water system.

**PRESSURE LOSSES**
Fill line:
1,177ft (2,000) , and 4" diameter.
Appx. **9psi loss**

Elevation Loss:
Approximately 55’ of grade change." At appx. 0.433 psi / ft
Appx. **24psi loss**

Tank Height (Additional Elevation loss):
Tank is less than 30' tall. At appx. 0.433 psi / ft
Appx. **13psi loss**

Backflow Preventer Loss:

At 170 gpm: **4 psi loss**
(Standard 4" Backflow- Ames C200)

Total pressure loss:
9psi + 24psi + 13psi + 4psi = **50 psi loss**

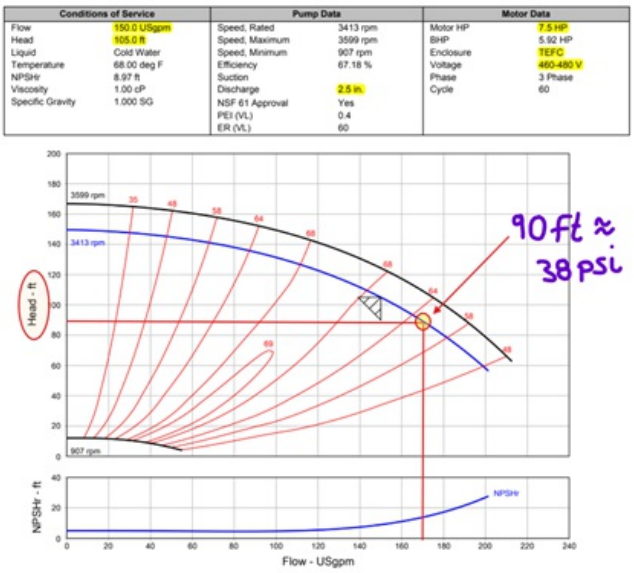
**SUPPLY & BOOSTER PUMP**
City Supply:
Available City Pressure @ 170gpm:
***Appx 37psi (*model results shared on 6/27)**

Booster Pump:
Psi Boost @ 170gpm **: +38psi**
(Refer to pump output curve)

**SUMMARY OF LOSSES vs SUPPLY**
*City Supply* + *Booster Pump*: 37psi +38psi = **75psi available**

**SUPPLY - LOSSES**
**(37 + 38) - (9 + 24 + 13+ 4) = +25 psi**

These are basic calculations, but they should provide confidence that the supply to the tank will reach the top of the tank with the current UG pipe sizes & Booster pump rating.
*+25 psi at the top of the tank's fill line.*



# SITE PLAN SUBMITTAL
# COF PROJECT #8764

# TUCK AWAY PUD SUBDIVISION

## 1192 LEWISBURG PIKE
## FRANKLIN, TENNESSEE

PRE-APPLICATION SUBMITTAL: 9/30/2024
SITE PLAN SUBMITTAL: 10/14/2024
PRE-APPLICATION RESUBMITTAL: 3/21/2025
SITE PLAN SUBMITTAL: 4/7/2025
SITE PLAN RESUBMITTAL: 7/3/2025

**FEMA NOTE**

THE SITE IS LOCATED WITHIN "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER U.S. FEMA FIRM PANEL 47187C0213G DATED 12/22/2016. SEE FIRM FOR MORE DETAIL.

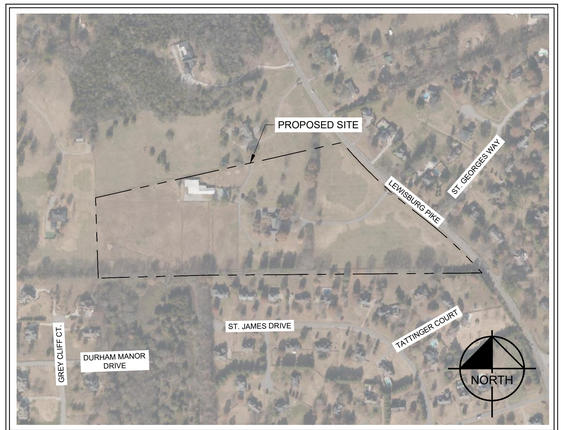
**STORMWATER ASSURANCE**

ALL REGIONAL STORMWATER QUALITY INFRASTRUCTURE SHALL BE INSTALLED AND FUNCTIONING PROPERLY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENTS USING THEM.

**SITE DATA TABLE**

| | |
|---|---|
| PROJECT NAME: | TUCK AWAY PUD SUBDIVISION |
| COF PROJECT # | 8764 |
| PARCEL(S): | 106 00800 |
| ADDRESS: | 1192 LEWISBURG PIKE<br>FRANKLIN, TN 37064 |
| CITY: | FRANKLIN |
| COUNTY: | WILLIAMSON |
| STATE: | TENNESSEE |
| CIVIL DISTRICT: | 10TH CIVIL DISTRICT |
| EXISTING ZONING: | PLANNED DISTRICT (PD) (120,000 SF) |
| OTHER APPLICABLE OVERLAYS: | HILLSIDE HILLCREST OVERLAY DISTRICT (HHO)<br>*500' HHO BUFFER* |
| VESTING (IF APPLICABLE): | MARCH 23,2021 (ORIGINAL BOMA APPROVAL DATE) |
| TOTAL ACREAGE OF SITE: | 25.64 ACRES |
| TOTAL SQUARE FOOTAGE OF SITE: | 1,116,963 SF |
| AREA DEDICATED TO ROW: | 0.84 ACRES (36,544 SF) |
| TOTAL DISTURBED AREA INCLUDING OFFSITE: | 17.64 ACRES |
| EXISTING BUILDING SQUARE FOOTAGE: | 17,323 SF |
| EXISTING BARN | ±9,066 SF |
| EXISTING HOUSE | ±8,257 SF |
| PROPOSED BUILDING SQUARE FOOTAGE: | 31,607 SF |
| EXISTING HOUSE | ±8,257 SF |
| PROPOSED BUILDING | ±23,350 SF |
| PROPOSED CONSTRUCTION TYPE | TYPE II-B |
| OWNER: | FELLOWSHIP BIBLE CHURCH |
| ADDRESS: | 1210 FRANKLIN ROAD<br>BRENTWOOD, TN 37027 |
| APPLICANT: | KIMLEY-HORN & ASSOCIATES |
| ADDRESS: | 4031 ASPEN GROVE DRIVE, SUITE 200<br>FRANKLIN, TN 37067 |
| PHONE: | 615-564-2701 |
| EMAIL: | MARY.MCGOWAN@KIMLEY-HORN.COM |
| CONTACT NAME: | MARY MCGOWAN, P.E. |
| BUILDING SETBACKS: | FRONT: 100'<br>SIDE: 5'<br>REAR: 20' |
| BUILDING HEIGHT: | MAX. 2 STORIES<br>MAX HEIGHT: 53' |
| BUILDING TYPES APPLIED: | CIVIC |
| FRONTAGE TYPES APPLIED: | YARD/LANDSCAPE FRONTAGE |
| PROPOSED USES: | PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES |
| MINIMUM LANDSCAPE SURFACE RATIO: | 0.20 |
| PROVIDED LANDSCAPE SURFACE RATIO: | SEE LANDSCAPE SHEETS |
| PROPOSED SEATING (PHASE 1): | 548 SEATS |
| MINIMUM PARKING REQUIREMENT: | 220 TOTAL SPACES (1 SPACE PER 2.5 SEATS) |
| EXISTING PARKING: | 0 EXISTING SPACES |
| TOTAL PARKING PROVIDED: | 309 TOTAL SPACES |

NOTES:
1. 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.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
3. BASE INFORMATION WAS TAKEN FROM A BOUNDARY AND TOPO SURVEY PREPARED BY WILSON AND ASSOCIATES, P.C. DATED 6/10/2024. 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.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. PORTIONS OF PROPOSED DEVELOPMENT IN THIS PROJECT FALL WITHIN ZONES X PER THE FEMA FIRM MAPS NUMBERED 47187C0213G, DATED DECEMBER 22, 2016.




**VICINITY MAP**
NOT TO SCALE

**COUNCIL DISTRICT 7**
**CITY OF FRANKLIN**
**WILLIAMSON COUNTY, TENNESSEE**

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TUCK AWAY PUD SUBDIVISION DEVELOPMENT TAKE DOWN CHART

| DEVELOPMENT | APPROVAL DATE | PRE-APP SUBMITTAL | INITIAL SUBMITTAL | ONE STOP SUBMITTAL | ENTITLED BUILDING SF | PROPOSED BUILDING SF | REMAINING BUILDING SF |
|---|---|---|---|---|---|---|---|
| TUCK AWAY PUD SUBDIVISION - PHASE 1 | -- | 3/24/2025 | 4/7/2025 | TBD | 125,000 SF | 31,607 SF | 93,393 SF |
| TUCK AWAY PUD SUBDIVISION - PHASE 2 | -- | TBD | TBD | TBD | TBD | TBD | TBD |

Kimley»Horn

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| DEVELOPMENT STANDARDS | VERSION/DATE |
|---|---|
| ZONING ORDINANCE | 12/8/2020 |
| SUBDIVISION REGULATIONS | 12/12/2019 |
| TRANSPORTATION & STREET TECHNICAL STANDARDS | 04/25/2017 |
| STORMWATER BMP MANUAL | 1/1/2016 |
| TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION | 10/13/2020 |
| MUNICIPAL CODE | 8/11/2020 |

**OWNER / DEVELOPER**

FELLOWSHIP BIBLE CHURCH
1210 FRANKLIN RD
BRENTWOOD, TENNESSEE 37027
CONTACT: BILL WELLONS
PHONE: 615-277-9513

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

**PERMITTING / UTILITY CONTACTS**

**LANDSCAPE ARCHITECT**
GAMBLE DESIGN COLLABORATIVE
324 LIBERTY PIKE, SUITE 145
FRANKLIN, TENNESSEE 37064
CONTACT: DRAKE REEDER
PHONE: (615) 975-5765

**ARCHITECT**
BAUER ASKEW ARCHITECTURE, PPLC
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KIMLEY-HORN AND ASSOCIATES, INC.
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**SANITARY SEWER**
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**CITY OF FRANKLIN**
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FRANKLIN, TN 37064
PLANNING: AMY DIAZ-BARRIGA (615) 550-6977
ENGINEERING: LANCE FITTRO (615) 550-6676

**TELEPHONE**
AT&T
CONTACT: DAVID TUTTEROW
PHONE: (615) 595-7816

**ENGINEER'S SEAL**

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE COMMERCE — 07/03/2025 — No. 127314 — STATE OF TENNESSEE

| REVISION NO. | DATE | REMARKS |
|---|---|---|
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| FILE NUMBER | SHEET NUMBER | TOTAL SHEETS |
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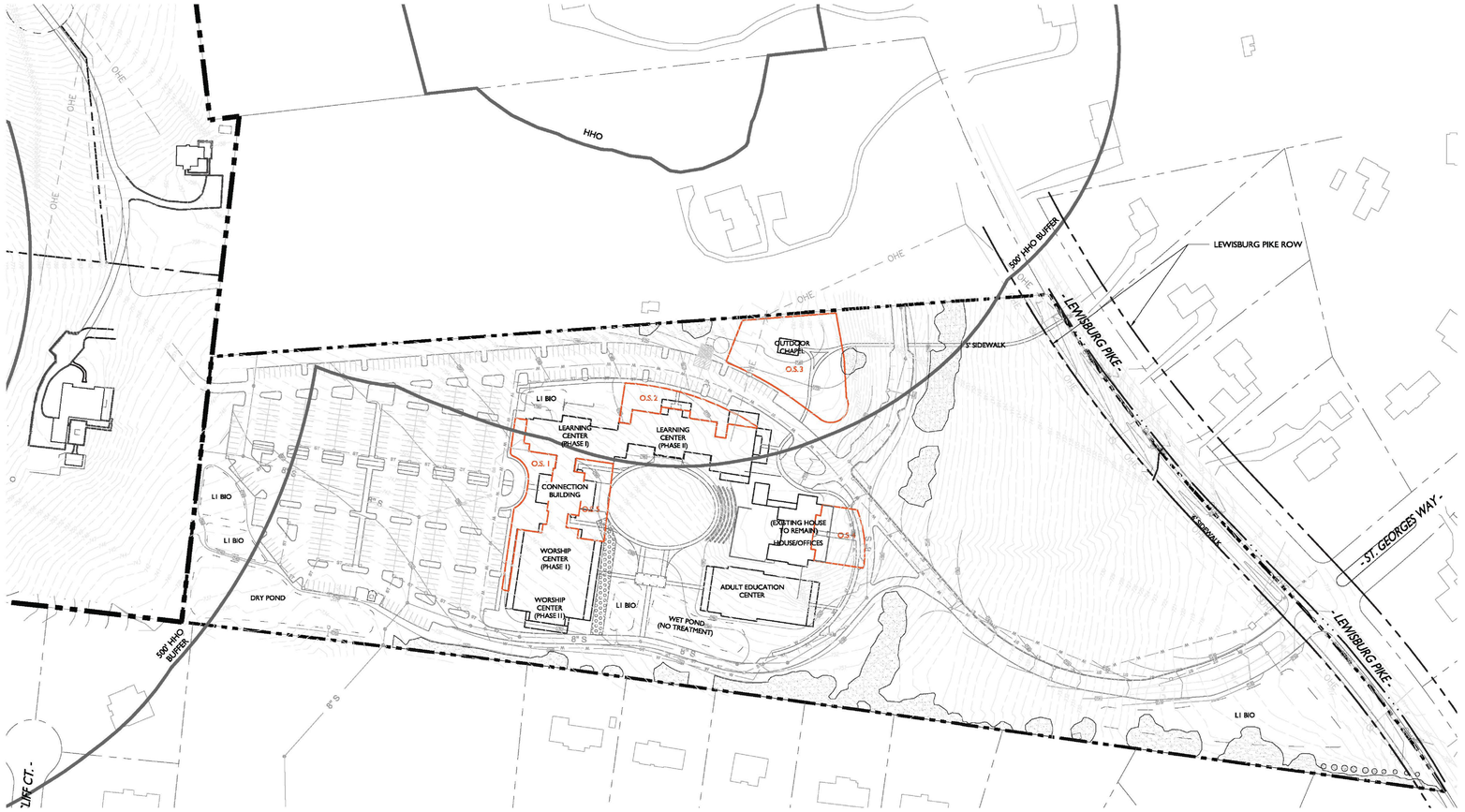


## SITE DATA CHART

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

KEY

OPEN SPACE

PRESERVED TREES

## TREE CANOPY RETENTION

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

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

TREE CANOPY DATA:

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

## OPEN SPACE REQUIREMENT

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

PROVIDED: 57,417 SF TOTAL (5%)

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

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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

DRAKE A. REEDER REGISTERED COMMERCE TENNESSEE No. 1218 LANDSCAPE ARCHITECT 07.01.24

Revision Date

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF #8389

NOT TO SCALE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED COMMERCE TENNESSEE No. 1218 LANDSCAPE ARCHITECT 07.01.24

Revision Date

APPROVED DEVELOPMENT PLAN
SHEET
C0.1
COF # 8764

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# CONTRACTOR RESPONSIBILITIES

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

   A. THE CONTRACTOR SHALL VERIFY ALL PROPOSED AND EXISTING CONDITIONS INCLUDING UTILITIES (INVERTS, CONNECTIONS, MATERIALS, ETC.) AND DIMENSIONS WITHIN THE LIMITS OF WORK PRIOR TO THE START OF CONSTRUCTION.

   B. THE CONTRACTOR IS RESPONSIBLE FOR ALL NOTIFICATIONS AND LIAISONS WITH UTILITY COMPANIES DURING THE PROCESS OF LOCATING, RELOCATING, AND TYING INTO PUBLIC UTILITIES.

   C. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR INSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.

2. DURING CONSTRUCTION:

   A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.

   B. THE CONTRACTOR SHALL USE MATERIALS AND EMPLOY CONSTRUCTION METHODS IN ORDER TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS. WHERE A CONFLICT OCCURS, THE STRICTEST DESIGN SHALL GOVERN. THE ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY SPECIFIC DEVIATIONS AND OBTAIN ENGINEER'S WRITTEN APPROVAL OF THE SPECIFIC DEVIATION.

   C. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

   D. ALL CONSTRUCTION MUST CONFORM TO THE STANDARDS, SPECIFICATIONS, AND CODES OF THE GOVERNING MUNICIPALITIES.

   E. CONSTRUCTION SHALL MEET ALL STANDARDS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT (VERSION 2010).

   F. IF THE CONTRACTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL, AT HIS OWN EXPENSE, REPLACE OR REPAIR THE UTILITIES TO ORIGINAL CONDITION AND QUALITY AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY.

   G. SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS IN ACCORDANCE WITH GOVERNING ORDINANCES MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. SAID CONTROL DEVICES SHALL BE PER THE MANUAL OF TRAFFIC CONTROL DEVICES, M.U.T.C.D., CURRENT EDITION, AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

   H. TRAFFIC CONTROLS AND OTHER WARNING DEVICES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORK ON CITY, COUNTY, OR TENNESSEE DEPARTMENT OF TRANSPORTATION ROADS. THEY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF ALL WORK.

   I. ALL WARNING DEVICES SHALL BE EITHER TYPE I BARRICADES OR DRUMS WITH WARNING LIGHTS ON EVERY OTHER DEVICE. THEY SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION, METRO NASHVILLE STANDARDS FOR COLOR, SIZE, REFLECTIVITY, HEIGHT, AND PLACEMENT.

   J. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED AT ALL TIMES.

   K. CONTRACTOR SHALL SHORE AND BRACE ALL EARTH, FORMS, CONCRETE, STEEL, WOOD, AND MASONRY TO RESIST GRAVITY, EARTH, WIND, THERMAL, CONSTRUCTION, AND MISCELLANEOUS LOADS DURING CONSTRUCTION.

   L. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.

   M. UNLESS OTHERWISE NOTED THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS TO THE ENGINEER. DESIGN DOCUMENTS SHALL NOT BE REPRODUCED AS SHOP DRAWINGS.

   N. IN CASE OF UNFORESEEN CONSTRUCTION COMPLICATIONS OR DISCREPANCIES, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.

   O. ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE.

   P. AS-BUILT DRAWINGS OF ROADWAYS, STORM DRAINS, SANITARY SEWER AND WATER LINES, FIELD APPROVAL BY THE ENGINEER, AND ALL APPLICABLE BONDS ARE REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE OWNER.

   Q. CONTRACTOR SHALL MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL EXISTING BUILDINGS THROUGHOUT CONSTRUCTION UNLESS APPROVAL FOR SERVICE INTERRUPTION IS OBTAINED FROM THE OWNERS IN ADVANCE.

   R. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

   S. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.

   T. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS, ETC.

   U. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.

   V. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.

# ADA COMPLIANCE:

A. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.

B. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.

C. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.

D. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

E. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.

F. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

# GENERAL NOTES:

1. THE PROJECT SITE IS SHOWN ON WILLIAMSON COUNTY, PARCEL 106 00800.
2. BASE INFORMATION WAS TAKEN FROM A FROM A BOUNDARY AND TOPO SURVEY PREPARED BY TWM DATED 6/10/2024 AND WILSON & ASSOCIATES, P.C. DATED 7/10/2024. 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. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED IN ACCORDANCE WITH LOCAL AGENCY STANDARDS WHEREVER UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
5. WHERE NOT SPECIFIED, THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES IN ORDER TO ASSURE POSITIVE DRAINAGE TO STORM INLETS.
6. ALL DIMENSIONS ARE TO FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
7. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 3500 PSI MIN. CONCRETE.
8. 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.
9. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL MUNICIPALITY.
10. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE LOCAL MUNICIPALITY AND STATE DOT REGULATIONS AND SPECIFICATIONS.
11. THE CONTRACTOR SHALL PAVE AND COLD PLANE IN THE DIRECTION OF TRAFFIC.
12. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL GOVERNING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

# DEMOLITION INFORMATION:

1. NOTIFICATIONS:

   THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY INSPECTOR(S) 24 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.

2. DISPOSAL GUIDELINES:

   A. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.

   B. REMOVE EXISTING PAVED AREAS AS SHOWN INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.

   C. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEMOLITION.

   D. ALL DEMOLISHED MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.

3. TREE PROTECTION GUIDELINES:

   PROTECT ALL EXISTING TREES NOTED "TO REMAIN" AND ALL ITEMS TO BE TURNED OVER TO THE OWNER DURING DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES. ANY EXISTING ITEMS TO BE TURNED OVER TO THE OWNER WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. TREES WHICH ARE DAMAGED WILL BE REPLACED OR REIMBURSED AT A RATE TO BE DETERMINED BY THE OWNER.

4. UTILITIES:

   A. PRIOR TO REMOVING OR ABANDONING ANY UTILITY THE CONTRACTOR SHALL VERIFY THAT NO UPSTREAM SERVICE WILL BE TERMINATED. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY TERMINATION NOT SHOWN ON THE PLANS.

   B. ALL ABANDONED WATER LINES, STORM SEWER PIPE, SANITARY SEWER PIPES, GAS LINES, OR ANY OTHER ABANDONED UNDERGROUND UTILITY SHALL BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.

# SITE GRADING:

1. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY 17.73 ACRES.
2. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0213G, DATED 12/22/2016.
3. TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL ROUTE AROUND THESE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL BE UTILIZED TO PREVENT LOSS OF TOPSOIL MATERIAL.
2. UNSUITABLE SOILS SHALL BE REMOVED FROM THE SITE AT NO ADDITIONAL COST TO THE OWNER.
3. FILL AREA SHALL BE PROOF-ROLLED UNDER THE DIRECTION OF A QUALIFIED SOILS ENGINEER WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATION. AREAS WHICH ARE SOFT OR UNSTABLE SHALL BE UNDERCUT UNTIL STABLE SOILS ARE FOUND.
4. CUT AREA SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILLED AREAS. SOFT OR UNSTABLE SOILS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12".
5. ALL FILL AREAS SHALL BE RAISED IN LIFTS NOT EXCEEDING 6 INCHES. UNLESS OTHERWISE APPROVED BY QUALIFIED SOIL ENGINEER TO OBTAIN REQUIRED COMPACTION.
6. ALL GRADING SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.
7. ALL AREAS SHALL BE GRADED TO PROVIDE PROPER DRAINAGE AND PREVENT STANDING WATER.
8. ELEVATIONS SHOWN ON THE PLANS ARE THE FINISH GRADE ELEVATIONS.
9. ALL BACKFILL BEHIND WALLS SHALL BE INSTALLED PER WALL MANUFACTURER'S INSTALLATION SPECIFICATIONS OR AS NOTED ON PLANS, WHICHEVER IS MORE RESTRICTIVE.
10. CONTRACTOR SHALL REFER TO SITE SPECIFIC GEOTECHNICAL REPORT AND SITE SPECIFIC STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO COMMENCING WITH EARTHWORK ACTIVITIES.
11. PERMANENT CUT AND FILL SLOPES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE NOTED.
12. THE PROPOSED GRADING PLAN IS A RESULT OF AN ENGINEERED DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO SLOPES AND STORM RUNOFF. SHOULD THE CONTRACTOR HAVE QUESTIONS OR COMMENTS RELATED TO THE PROPOSED DESIGN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
13. THE CONTRACTOR SHALL NOTIFY "ONE CALL" (811) AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT IS NOT A MEMBER OF TN ONE CALL. THE CONTRACTOR SHALL ALSO NOTIFY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT TO LOCATE WATER AND/OR SEWER AT LEAST 72 HOURS PRIOR TO THE ESTIMATED TIME OF EXCAVATION.
14. EARTHWORK ACTIVITIES MUST BE SUPERVISED BY A LICENSED GEOTECHNICAL ENGINEER.
15. THE CONTRACTOR SHALL PROVIDE AS-BUILT CONDITIONS OF ALL UTILITIES AND STORMWATER PONDS PER THE LOCAL MUNICIPALITY REGULATIONS. AS-BUILT CONDITIONS MUST BE LOCATED BY A LICENSED LAND SURVEYOR.

# EROSION AND SEDIMENT CONTROL INFORMATION:

1. COMPREHENSIVE:

   A. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

   B. PROVISIONS TO PREVENT EROSION OF SOIL FROM THE SITE SHALL BE AT A MINIMUM IN CONFORMANCE WITH THE REQUIREMENTS OF THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK. LATEST EDITION. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

   C. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE STANDARDS SPECIFIED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS, CURRENT EDITION.

   D. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

   E. THE CONSTRUCTION OF THE SITE WILL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.

   F. CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY OR EXIT FROM THE SITE AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE AS CONDITIONS DEMAND, REPAIR, AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OFF SITE ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. ACCESS POINTS PROTECTED WITH A CONSTRUCTION EXIT SHALL BE OTHERWISE BARRICADED UNTIL THE SITE IS STABILIZED.

   G. EROSION CONTROL DEVICES ARE TO BE INSTALLED AND FULLY OPERATIONAL PRIOR TO ANY DEMOLITION.

   H. SILT FENCE SHALL BE TYPE C TEMPORARY SILT FENCE AND BE WIRE ENFORCED, UNLESS OTHERWISE NOTED.

   I. ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS.

2. DURING CONSTRUCTION:

   A. ON-SITE DUST CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.

   B. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT HAS ACCUMULATED TO ½ THE ORIGINAL HEIGHT OF THE BARRIER.

   C. ALL OPEN SWALES MUST BE GRASSED AND RIP-RAP MUST BE PLACED AS REQUIRED TO CONTROL EROSION. STONE FOR RIP-RAP SHALL CONSIST OF ROUGH UN-HEWN QUARRY GRANITE AS NEARLY IN RECTANGULAR SECTION AS PRACTICAL. THE MINIMUM SIZE STONE SHALL WEIGH BETWEEN 75 AND 150 POUNDS AND SHALL BE HAND PLACED AS A LOOSE STONE EMBANKMENT.

   D. AT ANY TIME DURING CONSTRUCTION IF IT BECOMES NECESSARY TO PUMP STORM WATER OR GROUNDWATER FROM AN EXCAVATION, THE PUMPED WATER MUST NOT HAVE AN OBJECTIONABLE COLOR CONTRAST WHEN COMPARED TO THE RECEIVING WATERS AND MUST NOT IMPAIR IN ANY WAY THE RECEIVING WATERS. WATER THAT DOES NOT MEET THESE REQUIREMENTS MUST BE FILTERED OR DISCHARGED INTO A TEMPORARY SEDIMENT BASIN, WEIR TANK, DEWATERING TANK, GRAVITY BAG FILTER, SAND MEDIA FILTER, OR OTHER APPROVED DEVICE UNTIL IT MEETS THE EFFLUENT REQUIREMENTS. ONCE THE EFFLUENT REQUIREMENTS HAVE BEEN MET THE WATER MAY BE DISCHARGED INTO THE STORM SEWER SYSTEM.

      THESE SAME REQUIREMENTS APPLY TO ALL AUTHORIZED NON-STORM WATER DISCHARGES UNDER THE STATE OF TENNESSEE GENERAL NPDES PERMIT NO. TNR 100000, AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

   E. NO GRADED SLOPE SHALL EXCEED 3H:1V UNLESS OTHERWISE NOTED.

   F. EPSC MEASURES SHALL ONLY BE REMOVED AFTER THE SITE HAS ESTABLISHED A SOLID, STABILIZED STAND OF GRASS.

# STORM DRAINAGE INFORMATION:

1. PIPES:

   A. UNLESS OTHERWISE NOTED ON THE DRAWING RCP SHALL BE CLASS III WITH "O" RING JOINTS.

   B. THE PIPE MANUFACTURER SHALL SUPPLY A CLASSIFICATION OF THE PIPE SPECIFICATIONS FOR EACH PIPE PRIOR TO INSTALLATION.

   C. PIPE INSTALLATION SHALL CONFORM TO THE LOCAL MUNICIPALITY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.

   D. IF UNDERGROUND WATER/SPRINGS ARE UNCOVERED DURING CONSTRUCTION, PERMANENT FRENCH DRAINS MAY BE REQUIRED. CONSULTATION WITH THE ONSITE GEOTECHNICAL ENGINEER WILL BE REQUIRED.

2. STRUCTURES:

   A. ALL STRUCTURES SHALL BE MADE OF PRECAST CONCRETE. ALL INVERTS SHALL BE NEATLY FORMED UP TO THE SPRING LINE WITH MORTAR OR BRICK TO INSURE PROPER FLOW.

   B. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INVERTS AND PIPE SLOPES PRIOR TO INSTALLATION TO ENSURE PROPER COVER AND LENGTHS OF PIPE.

   C. CONTRACTOR SHALL REMOVE SEDIMENT FROM ALL STORM STRUCTURES PRIOR TO ACCEPTANCE BY LOCAL MUNICIPALITY.

   D. THE CONTRACTOR SHALL COMPACT FILL SUFFICIENTLY AROUND ALL STRUCTURES, PIPES, ETC. WITHIN PROPOSED PAVEMENT TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY/MAINTENANCE PERIOD SHALL BE RESTORED AT THE CONTRACTORS EXPENSE.

# SANITARY SEWER NOTES:

1. CONSTRUCTION CRITERIA:

   A. ALL INSTALLATION, MATERIALS, AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY STANDARD SPECIFICATIONS.

   B. ALL WASTEWATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION AND SEDIMENTATION IN ACCORDANCE WITH REGULATIONS PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED IN THE PERMANENT EASEMENT AREA.

   C. THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO 98% OF THE THEORETICAL MAXIMUM DENSITY. BACKFILL MATERIAL SHALL BE FREE OF ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

   D. THE CONTRACTOR FOR VERTICAL CONSTRUCTION SHALL VERIFY THE ELEVATION OF THE SANITARY SEWER SERVICE VS. FINISH FLOOR ELEVATION FOR EACH BUILDING AND ADJUST THE PROPOSED FINISH FLOOR ELEVATION AS NECESSARY IN ORDER TO ASSURE PROPER SEWER SERVICE.

   E. PROPOSED LOT CORNERS SHALL BE STAKED IN THE FIELD PRIOR TO UTILITY SERVICE INSTALLATION.

1. PIPES:

   A. THE MINIMUM VERTICAL DISTANCE BETWEEN WATER AND SEWER LINES SHALL BE 18 INCHES. THE MINIMUM HORIZONTAL DISTANCE BETWEEN WATER AND SEWER LINES SHALL BE 10 FEET WHERE PRACTICAL.

   B. LOW PRESSURE AIR TESTING IS REQUIRED FOR ALL WASTEWATER PIPE SYSTEMS. THIS TEST MUST MEET ALL REQUIREMENTS AS OUTLINED IN ASTM C-828-80 OR CURRENT REVISION.

   C. WHERE A SEWER LINE CROSSES UNDER A WATER MAIN, THE TOP OF THE SEWER LINE SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. IF PROPER SEPARATION CANNOT BE PROVIDED, CONSTRUCT THE WATER CROSSING WITH MECHANICAL JOINT DIP FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER LINE.

   D. ALL SEWER SERVICES SHALL BE 6 INCHES IN DIAMETER AND EXTEND TO THE PROPERTY LINE.

   E. CONTRACTOR SHALL PROVIDE #8 WIRE WITH ALL SEWER SERVICES.

3. STRUCTURES:

   A. CONTRACTOR SHALL FIELD VERIFY LOCATION AND INVERT ELEVATIONS OF WASTEWATER PIPE FOR CONNECTION TO EXISTING WASTEWATER SYSTEMS PRIOR TO STARTING UTILITY WORK.

   B. EXISTING MANHOLES LOCATED WITHIN PROPOSED CUT/FILL AREAS SHALL BE ADJUSTED TO ASSURE THAT THE TOP OF GRATE MATCHED PROPOSED FINISH GRADE.

   C. THE OUTSIDE OF ALL MANHOLES SHALL BE COATED WITH BITUMINOUS PAINT.

   D. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT SEAL METHOD.

# WATER SYSTEM INFORMATION:

1. NOTIFICATIONS:

   A. NOTIFY LOCAL MUNICIPALITY AND UTILITY DISTRICT PRIOR TO THE START OF CONSTRUCTION AND THE WATER AND SEWER INSPECTOR FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ANY METER WORK.

   B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITIES SO THAT WATER MAINS DO NOT CONFLICT WITH OTHER UTILITIES.

   C. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL BENDS IN ORDER TO PROVIDE THE ALIGNMENT SHOWN ON THE PLANS. VERTICAL BENDS SHALL BE PROVIDED IN ORDER TO PASS UNDER/OVER OTHER UTILITY LINES, PROVIDING MINIMUM COVER AS SPECIFIED BY THE LOCAL MUNICIPALITY. PROVIDE BRACING AND SUPPORT AS REQUIRED BY THE LOCAL MUNICIPALITY.

2. HYDRANTS:

   A. FOR FIRE HYDRANT INSTALLATION REFER TO DETAILS.

3. PIPES:

   A. ALL EXISTING DOMESTIC WATER LINES ARE TO BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.

   B. D.I.P. SHALL BE USED THROUGHOUT THE ENTIRE PROJECT UNLESS OTHERWISE NOTED ON THE PLANS. ALL INSTALLATION, MATERIAL, DISINFECTION, AND INSPECTIONS SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY STANDARD SPECIFICATIONS.

   C. PROVIDE A MINIMUM OF 36 INCHES OF COVER OVER ALL WATER MAINS.

4. WATER MAIN INSTALLATION:

   A. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE LOCAL MUNICIPALITY.

   B. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATER MAIN, AS NECESSARY, IN ORDER TO PROVIDE PROPER SEPARATION OF UTILITIES AND ALLOW SPACING NECESSARY FOR BRACING AT BENDS AND TEES.

   C. WATER SERVICES SHALL BE ¾ INCH TYPE K COPPER AND SHALL INCLUDE CORPORATION STOPS, METER BOXES, AND OTHER FITTINGS AS REQUIRED.

   D. ALL WATER LINE SERVICES SHALL EXTEND BEYOND THE RIGHT-OF-WAY AND INTO PRIVATE LOTS.

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TUCK AWAY PUD SUBDIVISION
SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — 07/02/2008 — COMMERCE — No. 123731 — STATE OF TENNESSEE

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## STORMWATER EROSION PREVENTION AND SEDIMENT CONTROL REQUIREMENTS:

• EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5 YEAR, 24 HOUR STORM, AS A MINIMUM.
• EROSION PREVENTION AND SEDIMENT CONTROLS MUST BE INSPECTED ONCE A WEEK AND 24 HOURS BEFORE A RAIN EVENT AFTER A 0.25 INCH RAIN EVENT AND DOCUMENTED ON THE INSPECTION SITE CHECKLIST.
• SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST IMMEDIATELY BE PHYSICALLY REMOVED.
• STABILIZATION MEASURES MUST BE PERFORMED WITHIN SEVEN (7) DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING. THIS IS A COVER CROP WITH AT LEAST 75% COVERAGE.
• DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES.

### TEMPORARY STABILIZATION & PERMANENT STABILIZATION

• STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.
• STRAW MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER."
• STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
• EXCAVATED TOPSOIL TO BE REUSED MUST BE STOCKPILED AND ENCIRCLED WITH SILT FENCING. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET, STOCKPILE SLOPES MUST BE 2:1 OR FLATTER. STOCKPILES WHICH HAVE NOT BEEN USED FOR 14 CALENDAR DAYS SHALL BE STABILIZED THROUGH THE APPLICATION OF SOD, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES.
• OFF-SITE SPOIL OR BORROW AREAS MUST HAVE APPROVED SEDIMENT CONTROL PLANS.
• A 25 FOOT UNDISTURBED STREAMSIDE BUFFER ZONE WILL BE LEFT FROM TOP OF BANK ON BOTH SIDES FOR THE ENTIRE LENGTH OF STREAMS THAT TDEC DETERMINES TO BE A PERENNIAL OR INTERMITTENT STREAM. THE STREAMSIDE BUFFER SHALL BE FENCED OFF WHERE THERE IS NO ENCROACHMENT. BUFFER MEANS A VEGETATED AREA, INCLUDING TREES AND SHRUBS THAT EXISTS OR IS ESTABLISHED TO PROTECT A STREAM SYSTEM, LAKE, OR RESERVOIR AREA. THIS BUFFER ALSO APPLIES TO OTHER SENSITIVE AREAS SUCH AS SPRINGS, WETLANDS AND SINKHOLES. TDEC REQUIRES A 60 FOOT CONSTRUCTION BUFFER ON SOME STREAMS.
• AN ORANGE CONSTRUCTION FENCE IS REQUIRED TO DESIGNATE THE BUFFER AREA BEFORE CLEARING OR TREE REMOVAL HAS BEGUN.
• THIS STREAMSIDE BUFFER WILL BE LEFT IN UNDISTURBED OR ENHANCED (WHEN REQUIRED BY THE CITY) AND WILL BE PART OF OPEN SPACE AND RECOGNIZED ON COVENANTS WITH RESTRICTIONS OF HOW IT IS TO BE MAINTAINED BY HOMEOWNER ASSOCIATION OR NONRESIDENTIAL PROPERTY OWNER. IF MORE THAN REGULAR MAINTENANCE IS EVER NEEDED, I.E. REMOVAL OF SMALL BRUSH OR TREES THAT HAVE FALLEN, A LANDSCAPE PLAN AND A TREE CUTTING PERMIT IS REQUIRED.
• ALL SEDIMENT BASINS, TRAP EMBANKMENTS, SWALES, PERIMETER DIKES, AND PERMANENT SLOPES STEEPER OR EQUAL TO 3:1 SHALL BE STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH OR OTHER APPROVED STABILIZATION MEASURES, WITHIN SEVEN (7) CALENDAR DAYS OF ESTABLISHMENT. ALL AREAS DISTURBED OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM MUST BE MINIMIZED AND STABILIZED IMMEDIATELY. MAINTENANCE MUST BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION. RESTABILIZATION OR OVERSEEDING WILL BE REQUIRED, IF NECESSARY.
• IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
• CONSTRUCT AND STABILIZE SEDIMENT POND AND CONVEYANCES FIRST. STABILIZE MEANS:

A.) A UNIFORM (E. G., EVENLY DISTRIBUTED, WITHOUT LARGE BARE AREAS) PERENNIAL VEGETATIVE COVER WITH A DENSITY OF A MINIMUM OF 75 PERCENT OF THE NATIVE BACKGROUND VEGETATIVE COVER FOR THE AREA ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES, OR

B.) EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIPRAP, GABIONS, OR GEOTEXTILE) HAVE BEEN EMPLOYED WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
• IF THERE IS A GRAVEL ENVELOPE IN FRONT OF THE OUTLET ORIFICE, IT WILL BE REMOVED AS SOON AS THE SITE IS STABILIZED AND BEFORE BONDS ARE RELEASED.
• INCLUDE A FOREBAY IN ANY DETENTION POND TO FACILITATE EASIER MAINTENANCE.
• WITH EARTHEN WALLS, PLACE AN ANTISEEP COLLAR (OR COLLARS) AROUND THE OUTLET PIPE.

### SEDIMENT FENCE

SEDIMENT FENCES OR OTHER SEDIMENT BARRIERS, HAS BEEN INSTALLED PROPERLY ALONG TOPOGRAPHICAL CONTOURS DOWNSLOPE OF THE AREA TO BE DISTURBED PRIOR TO ANY GRADING, CLEARING AND/OR ANY OTHER CONSTRUCTION ACTIVITY.
SEDIMENT FENCES:
USE PRINCIPALLY IN AREAS WHERE SHEET FLOW OCCURS.
INSTALL ALONG A LEVEL CONTOUR, SO WATER DOES NOT POND MORE THAN 1.5 FEET (0.5 M) AT ANY POINT. THE MAXIMUM SLOPE PERPENDICULAR TO THE FENCE LINE SHOULD BE 1:1. NO MORE THAN 0.25 ACRE (0.1 HA) PER 100 FT. (31.4 M), OR 0.5 CFS (1.4 X 10-2 M3/S) OF CONCENTRATED FLOW SHOULD DRAIN TO ANY POINT ALONG THE SILT FENCE.
TURN ENDS OF FENCE UPHILL TO PREVENT SCOUR FROM WASH AROUND. INTERMITTENTLY, TURN FENCE UPHILL.
PROVIDE AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE (APPROX. 1200 SQ. FT. (111.5 M2) PER ACRE (0.4 HA) DRAINING TO THE SILT FENCE).
SELECT FILTER FABRIC THAT RETAINS 85% OF THE SOIL, BY WEIGHT, BASED ON SIEVE ANALYSIS, BUT IS NOT FINER THAN AN EQUIVALENT OPENING SIZE OF 70.

• STRAW/HAY BALES (ARE NOT RECOMMENDED) SILT FENCES, SAND BAG BARRIERS, AND ROCK FILTERS (ESPECIALLY CONTINUOUS BERMS) ARE PREFERRED OVER STRAW/HAY BALES BECAUSE SEDIMENT REMOVAL EFFICIENCIES, DURABILITY, AND MAINTENANCE REQUIREMENTS ARE FAR LESS DESIRABLE IN STRAW/HAY BALES.

• INLET PROTECTION: WHERE APPLICABLE, INLET PROTECTIONS FOR NEARBY STORM SEWER CURB AND DROP INLETS HAVE BEEN INSTALLED.

• IDENTIFY STORM DRAIN PROTECTION: WHERE APPLICABLE, PROTECTIONS FOR NEARBY STORM SEWER CURB AND DROP INLETS HAVE BEEN INSTALLED.

SAND BAG BARRIER: USED TO CREATE A SMALL SEDIMENT TRAP UPSTREAM OF INLETS ON SLOPED, PAVED STREETS.

EXCAVATED DROP INLET SEDIMENT TRAP: AN EXCAVATED AREA AROUND THE INLET TO TRAP.

GUTTERBUDDY TYPE PROTECTION: USED TO CREATE A SMALL WATER PONDING AREA TO SETTLE SEDIMENT OUT BEFORE WATER ENTERS STORM DRAIN.

(EXCERPT FROM FRANKLIN BEST MANAGEMENT PRACTICE MANUAL)
SEDIMENT FENCES:
USE PRINCIPALLY IN AREAS WHERE SHEET FLOW OCCURS.
- INSTALL ALONG A LEVEL CONTOUR, SO WATER DOES NOT POND MORE THAN 1.5 FEET (0.5 M) AT ANY POINT.
- THE MAXIMUM SLOPE PERPENDICULAR TO THE FENCE LINE SHOULD BE 1:1.
- NO MORE THAN 0.25 ACRE (0.1 HA) PER 100 FT. (31.4 M), OR 0.5 CFS (1.4 X 10-2 M3/S) OF CONCENTRATED FLOW SHOULD DRAIN TO ANY POINT ALONG THE SILT FENCE.
- TURN ENDS OF FENCE UPHILL TO PREVENT SCOUR FROM WASH AROUND.
- PROVIDE AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE (APPROX. 1200 SQ. FT. (111.5 M2) PER ACRE (0.4 HA) DRAINING TO THE SILT FENCE).
- SELECT FILTER FABRIC THAT RETAINS 85% OF THE SOIL, BY WEIGHT, BASED ON SIEVE ANALYSIS, BUT IS NOT FINER THAN AN EQUIVALENT OPENING SIZE OF 70.

• SEDIMENT MUST BE REMOVED FROM SEDIMENT BARRIERS, PONDS AND OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAD BEEN REDUCED BY 33%. ALL EP&SC DEVICES ARE TO REMAIN IN PLACE UNTIL THE SITE HAS BEEN STABILIZED AND A GOOD STAND OF GRASS HAS BEEN ESTABLISHED.
• WHEN A SEDIMENT FENCE'S CAPACITY HAS BEEN REDUCED 33%, IT SHALL BE REPLACED.
• EROSIONS PREVENTION AND SEDIMENT CONTROL DEVICES, EP&SC, SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD; GENERALLY CONSIDERED TO BE THROUGH THE COMPLETION OF RESTORATION. A COPY OF YOUR EP&SC PLAN ALONG WITH AN INSPECTION CHECKLIST AND STORMWATER PERMIT, IF APPLICABLE, MUST BE AT THE PROJECT SITE AT ALL TIMES. THE INSPECTION CHECKLIST SHALL HAVE A RECORD OF DATES EP&SC DEVICES ARE INSPECTED AND ANY CORRECTION ACTION TAKEN OR MAJOR OBSERVATIONS.
• EXCAVATED TOPSOIL TO BE REUSED MUST BE STOCKPILED AND ENCIRCLED WITH SILT FENCING.

**CONSTRUCTION ENTRANCE:** THIS SITE SHALL CONTAIN A TEMPORARY STONE CONSTRUCTION ENTRANCE THAT CONFORMS TO THE CITY OF FRANKLIN'S STORMWATER ORDINANCE AND BEST MANAGEMENT PRACTICE MANUAL. IT MUST BE INSTALLED WITHIN 24 HOURS OF GRADING OR THE PERMIT WILL BE REVOKED. THE USE OF FILTER CLOTH BENEATH CONSTRUCTION ENTRANCE IS REQUIRED. STONES SHOULD BE 3 INCH CRUSHED, WASHED, AND WELL GRADED ROCK TO AT LEAST A 6-INCH (15.2) DEEP AND SHALL BE KEPT CLEAN BY ADDING STONE AS NEEDED. IT SHALL BE 20 FEET WIDE. SEE DETAIL TCP-03 FOR SPECIFIC CONSTRUCTION ENTRANCE DETAILS. SEE HTTP://WWW.FRANKLIN-GOV.COM/ENGINEERING/STORMWATER/BMP/TCP/TCP-03.PDF
• A QUALIFIED PERSON WHO HAS TAKEN AN APPROVED EROSION AND SEDIMENTATION COURSE MUST INSPECT BMPS.
• WHERE APPLICABLE, INLET PROTECTIONS FOR NEARBY STORM SEWER CURB AND DROP INLETS HAVE BEEN INSTALLED.
• WHERE APPLICABLE, EXISTING VEGETATION AND BUFFER WILL BE MAINTAINED AND TEMPORARY COVER CROPS WILL BE USED.
• SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST IMMEDIATELY BE PHYSICALLY REMOVED.
• BUILDING AND WASTE MATERIALS, AND NON-STORM WATER DISCHARGES, SUCH AS CONCRETE, PAINT WASHWATER, OR MACHINERY LEAKAGE OR SPILLAGE MUST BE MANAGED TO PREVENT THEM FROM ENTERING THE STORMWATER SYSTEM, GROUND WATER OR NEARBY WATER BODY.
• EP&SC AND STORMWATER CONTROLS SHALL BE INSTALLED AND MAINTAINED ACCORDING TO FRANKLIN'S BMP MANUAL. YOU CAN FIND A COPY OF IT AT: HTTP://WWW.FRANKLINGOV.COM/ENGINEERING/STORMWATER/INDEX.HTM
• STORMWATER DETENTION/RETENTION AND SEDIMENT PONDS WILL BE INSTALLED AT THE BEGINNING OF THE PROJECT.
• LARGE CONSTRUCTION SITES SHALL BE BUILT IN PHASES.

**DEWATERING:** SEDIMENT TRAP/BASIN DEWATERING FOR CLEANOUT OR REPAIR MAY ONLY BE DONE WITH THE CITY OF FRANKLIN INSPECTOR'S PERMISSION. THE INSPECTOR MUST APPROVE THE DEWATERING METHOD FOR EACH APPLICATION. THE FOLLOWING METHODS MAY BE CONSIDERED:
A. PUMP DISCHARGE MAY BE DIRECTED TO ANOTHER ON-SITE SEDIMENT TRAP OR BASIN, PROVIDED IT IS OF SUFFICIENT VOLUME AND THE PUMP INTAKE IS FLOATED TO PREVENT AGITATION OR SUCTION OF DEPOSITED SEDIMENTS; OR
B. THE PUMP INTAKE MAY UTILIZE A REMOVABLE PUMPING STATION AND MUST DISCHARGE INTO AN UNDISTURBED AREA THROUGH A NON-EROSIVE OUTLET; OR
C. THE PUMP INTAKE MAY BE FLOATED AND DISCHARGE INTO A DIRT BAG (12 OZ. NONWOVEN FABRIC), OR APPROVED EQUIVALENT, LOCATED IN AN UNDISTURBED BUFFER AREA.
D. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
• ANY REQUEST FOR CHANGES TO THE APPROVED SEDIMENT CONTROL PLAN OR SEQUENCE OF CONSTRUCTION MUST BE SUBMITTED TO THE SEDIMENT CONTROL INSPECTOR AND APPROVED BEFORE IMPLEMENTING CHANGES. MAJOR CHANGES WILL REQUIRE A PLAN REVISION.
• THE PERMITTEE SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO TRAVERSED PUBLIC THOROUGHFARE(S). ALL MATERIALS DEPOSITED ONTO PUBLIC THOROUGHFARE(S) SHALL BE REMOVED IMMEDIATELY.
• OBTAINING OF ANY PERMITS IS THE RESPONSIBILITY OF THE STORMWATER MANAGEMENT PERMIT HOLDER OR DEVELOPER.
• PERMITTEES SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE, OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.

## STORMWATER PONDS AND WATER QUALITY MAINTENANCE NOTES

• CHECK OUTLET REGULARLY FOR CLOGGING AND REMOVE ANY DEBRIS.
• CHECK BANKS AND BOTTOM SURFACE OF BASIN FOR EROSION AND CORRECT AS NECESSARY.
• CHECK AT LEAST ANNUALLY AND AFTER EACH EXTREME STORM EVENT, THE FACILITY SHOULD BE CLEANED OF ACCUMULATED DEBRIS. THE BANKS OF SURFACE PONDS SHOULD BE CHECKED AND AREAS OF EROSION REPAIRED. REMOVE NUISANCE WETLAND SPECIES AND TAKE APPROPRIATE MEASURES TO CONTROL MOSQUITOES.
• THIS MAINTENANCE TYPICALLY INCLUDES SEDIMENT, FLOATABLE, AND DEBRIS REMOVAL FROM INLETS, OUTLETS AND SKIMMERS
• POND VEGETATION NEEDS TO BE TRIMMED OR HARVESTED AS APPROPRIATE, GRASSY AREAS FREQUENTLY MOWED.
• THE OUTLET STRUCTURE FILTER SHALL BE CHECKED REGULARLY FOR CLOGGING AND SHALL BE CLEANED AND REPAIRED AS NECESSARY.
• REMOVE SEDIMENT WHEN ACCUMULATION REACHED 6 INCHES, OR IF RE-SUSPENSION IS OBSERVED OR PROBABLE. SEDIMENT MAY BE PERMITTED TO ACCUMULATE DEEPER THAN 6 INCHES IF THERE IS A PERMANENT MARKER INDICATING DEPTH WHERE SEDIMENT NEEDS TO BE REMOVED, AND THAT MARK HAS NOT BEEN MET.
• SOME SEDIMENT MAY CONTAIN CONTAMINANTS OR WHICH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) REQUIRES SPECIAL DISPOSAL PROCEDURE. IF THERE IS ANY UNCERTAINTY ABOUT WHAT THE SEDIMENT CONTAINS OR IT IS KNOWN TO CONTAIN CONTAMINANTS, THEN TDEC SHOULD BE CONSULTED AND THEIR DISPOSAL RECOMMENDATIONS FOLLOWED. THE TDEC DIVISION OF WATER POLLUTION CONTROL SHOULD BE CONTACTED AT (615) 532-0625. GENERALLY, SPECIAL ATTENTION OR SAMPLING SHOULD BE GIVEN TO SEDIMENT ACCUMULATED IN FACILITIES SERVING INDUSTRIAL, MANUFACTURING OR HEAVY COMMERCIAL SITES, FUELING CENTS OR AUTOMOTIVE MAINTENANCE AREAS, LARGE PARKING AREAS, OR OTHER AREAS WHERE POLLUTANTS (OTHER THAN CLEAN SOIL) ARE SUSPECTED TO ACCUMULATE AND BE CONVEYED BY STORM RUNOFF. SOME SEDIMENT COLLECTED MAY BE INNOCUOUS (FREE OF POLLUTANTS) AND CAN BE USED AS FILL MATERIAL, COVER OR LAND SPREADING. IT IS IMPORTANT THAT THIS MATERIAL NOT BE PLACED IN ANY WAY THAT WILL PROMOTE OR ALLOW RE-SUSPENSION IN STORM RUNOFF.

## ENHANCED SWALE INSPECTION AND MAINTENANCE NOTES

| ACTIVITY | SCHEDULE |
|---|---|
| FOR DRY SWALES, MOW GRASS TO MAINTAIN A HEIGHT OF 4 TO 6 INCHES. REMOVE GRASS CLIPPINGS. | AS NEEDED (FREQUENT/SEASONAL) |
| INSPECT GRASS ALONG SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES AND CORRECT. | ANNUALLY (SEMI-ANNUALY THE FIRST YEAR) |
| REMOVE TRASH AND DEBRIS ACCUMULATED IN THE INFLOW FOREBAY. | |
| INSPECT AND CORRECT EROSION PROBLEMS IN THE SAND/SOIL BED OF DRY SWALES. | |
| BASED ON INSPECTION, PLANT AN ALTERNATIVE GRASS SPECIES IF THE ORIGINAL GRASS COVER HAS NOT BEEN SUCCESSFULLY ESTABLISHED. | |
| REPLANT WETLAND SPECIES (FOR WET SWALE) IF NOT SUFFICIENTLY ESTABLISHED. | |
| INSPECT PEA GRAVEL DIAPHRAGM FOR CLOGGING AND CORRECT THE PROBLEM. | |
| ROTO-TILL OR CULTIVATE THE SURFACE OF THE SAND/SOIL BED OF DRY SWALES IF TEH SWALE DOES NOT DRAW DOWN WITHIN 48 HOURS. | AS NEEDED |
| REMOVE SEDIMENT BUILDUP WITHIN THE BOTTOM OF THE SWALE ONCE IT HAS ACCUMULATED 25% OF THE ORIGINAL DESIGN VOLUME. | |

STORMWATER INFRASTRUCTURE "AS BUILTS": FRANKLIN CODE SECTION 16-706 (2)(GG): AS NEW DEVELOPMENT CONSTRUCTION IS COMPLETED, AN "AS-BUILT" PLAN, CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER, MUST BE SUBMITTED UPON COMPLETION OF THE STORMWATER MANAGEMENT FACILITIES INCLUDED IN THE APPROVED CONSTRUCTION PLANS THE LICENSED PROFESSIONAL SHALL CERTIFY THAT: THE FACILITIES HAVE BEEN CONSTRUCTED AS SHOWN ON THE "ASBUILT" PLAN, AND FACILITIES MEET THE APPROVED STORMWATER MANAGEMENT PLAN AND SPECIFICATIONS, OR ACHIEVE THE FUNCTION FOR WHICH THEY WERE DESIGNED. COORDINATE DATA SHALL BE PRESENTED IN THE STATE OF TENNESSEE PLANE SYSTEM WITH THE NORTH AMERICAN DATUM 1983 (NAD83) AND NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. ELECTRONIC AND 2 PAPER COPIES (PER CITY REQUIREMENTS) ARE REQUIRED.
A. (SEE WEB SITE HTTP://WWW.FRANKLIN-GOV.COM/PDF/ASBUILTREQUIREMENTS.)

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# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — 07/03/2025 — No. 121314 — STATE OF TENNESSEE

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DRAWN BY: ___
CHECKED BY: ___
DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

CITY OF FRANKLIN NOTES

SHEET NUMBER
**C0.3**




**SEE SHEET C1.1 FOR OFFSITE EXISTING CONDITIONS**

## 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 FOR ONSITE WAS TAKEN FROM BOUNDARY AND TOPO SURVEY PREPARED BY TWM,P.C. DATED 6/3/2021. OFFSITE INFORMATION AND TOPO SURVEY WAS PREPARED BY WILSON AND ASSOCIATES, P.C. DATED 10/29/2024. 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 PARTY OTHER THAN THE OWNER.

## STORMWATER NARRATIVE

RUNOFF FOR THIS SITE ENCOUNTERS PRIMARILY GRASSY FIELDS SLOPING TOWARDS THE SOUTH SIDE OF THE SITE TO LEWISBURG PIKE DITCH TO THE SOUTHEAST CORNER OF THE SITE OR THE LOW POINT AT THE SOTUH SIDE OF THE SITE THAT LEADS TO A CREEK. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW TOWARDS THE SOUTHERN CREEK OR ROADSIDE DITCH. OUTFALLS ARE LABELED IN THE PLANS. EXISTING.
ALL OUTFALLS WILL BE UTILITZED IN THE DEVELOPMENT OF THIS SITE.

## SITE SLOPE TABLE

| | |
|---|---|
| | 14% - 19.99% |
| | 20% and above |

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDEBRAND
TENNESSEE REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
No. 337314
07/02/2025
STATE OF TENNESSEE

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CHECKED BY: ___
DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

EXISTING CONDITIONS

SHEET NUMBER
**C1.0**

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**SEE SHEET C1.0 FOR ONSITE EXISTING CONDITIONS**




## 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 FOR ONSITE WAS TAKEN FROM BOUNDARY AND TOPO SURVEY PREPARED BY TWM,P.C. DATED 6/3/2021. OFFSITE INFORMATION AND TOPO SURVEY WAS PREPARED BY WILSON AND ASSOCIATES, P.C. DATED 10/29/2024. 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 PARTY OTHER THAN THE OWNER.

## STORMWATER NARRATIVE

RUNOFF FOR THIS SITE ENCOUNTERS PRIMARILY GRASSY FIELDS SLOPING TOWARDS THE SOUTH SIDE OF THE SITE TO LEWISBURG PIKE DITCH TO THE SOUTHEAST CORNER OF THE SITE OR THE LOW POINT AT THE SOTUH SIDE OF THE SITE THAT LEADS TO A CREEK. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW TOWARDS THE SOUTHERN CREEK OR ROADSIDE DITCH. OUTFALLS ARE LABELED IN THE PLANS. EXISTING.
ALL OUTFALLS WILL BE UTILITZED IN THE DEVELOPMENT OF THIS SITE.

## SITE SLOPE TABLE

| | |
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| | 14% - 19.99% |
| | 20% and above |

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
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# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127314
07/02/2025
STATE OF TENNESSEE

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| DATE: | 6/5/2025 |
| KIMLEY-HORN PROJECT NO. | 118725000 |

EXISTING CONDITIONS - OFFSITE

SHEET NUMBER
**C1.1**


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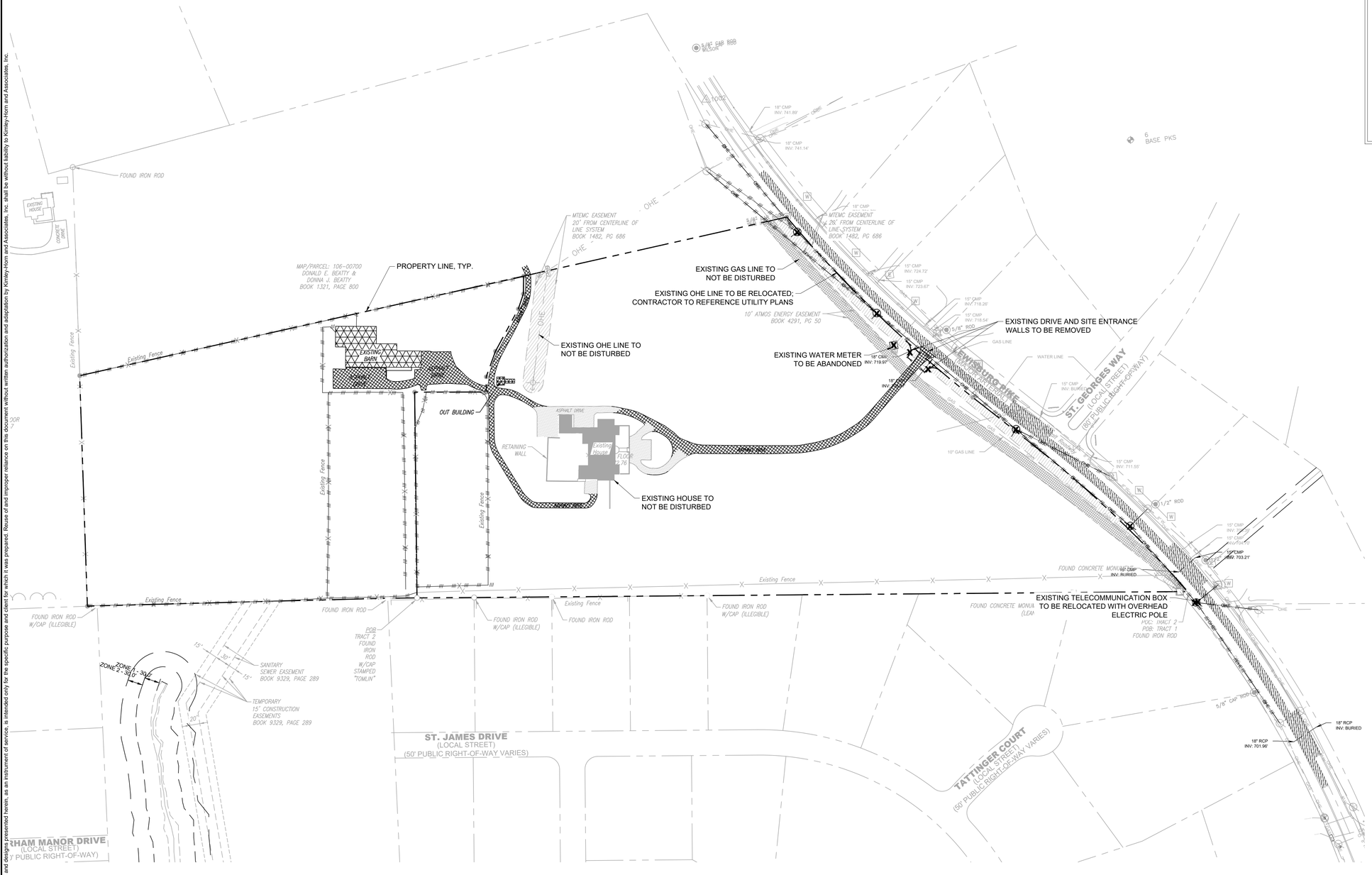


## DEMOLITION INFORMATION

1. NOTIFICATIONS:
   THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY INSPECTOR(S) 24 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
2. DISPOSAL GUIDELINES:
   A. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.
   B. REMOVE EXISTING PAVED AREAS AS SHOWN INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.
   C. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEMOLITION.
   D. ALL DEMOLISHED MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
3. UTILITIES:
   A. PRIOR TO REMOVING OR ABANDONING ANY UTILITY THE CONTRACTOR SHALL VERIFY THAT NO UPSTREAM SERVICE WILL BE TERMINATED. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY TERMINATION NOT SHOWN ON THE PLANS.
   B. ALL ABANDONED WATER LINES, STORM SEWER PIPE, SANITARY SEWER PIPES, GAS LINES, OR ANY OTHER ABANDONED UNDERGROUND UTILITY SHALL BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.

## EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

## DEMOLITION LEGEND

| | |
|---|---|
| | REMOVE ASPHALT |
| | DEMOLISH AND REMOVE STRUCTURE |
| | REMOVE CONCRETE / RIGID PAVEMENT |
| | MILL AND OVERLAY |
| —//—//— | REMOVE LINEAR OBJECT (FENCE/UTILITIES) |
| X | REMOVE OBJECT |

**SEE DEMOLITION NOTES, SHEET C0-01.**

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
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# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 127314 — 07/02/2025 — STATE OF TENNESSEE

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DEMOLITION PLAN

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## STRIPING GENERAL NOTE

ALL PROPOSED STRIPING IS TO BE THERMOPLASTIC.

| DEVELOPMENT STANDARDS | VERSION/DATE |
|---|---|
| ZONING ORDINANCE | 12/8/2020 |
| SUBDIVISION REGULATIONS | 12/12/2019 |
| TRANSPORTATION & STREET TECHNICAL STANDARDS | 04/25/2017 |
| STORMWATER BMP MANUAL | 1/1/2016 |
| TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION | 10/13/2020 |
| MUNICIPAL CODE | 8/11/2020 |

## SITE AREA TABLE

| | |
|---|---|
| TOTAL SITE AREA= | 25.64 AC. |
| TOTAL DISTURBED AREA= | ± 17.46 AC. |
| TOTAL IMPERVIOUS AREA= | ± 6.05 AC. |
| AREA DEDICATED TO ROW= | 0.84 AC. |

## SITE HATCH LEGEND

- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- BIORETENTION AREA
- DRY POND
- GRASS PAVE FIRE ACCESS
- MILL AND OVERLAY
- CRUSHED STONE AREA

## SITE DATA TABLE

| | |
|---|---|
| PROJECT NAME: | TUCK AWAY PUD SUBDIVISION |
| COF PROJECT # | 8764 |
| PARCEL(S): | 106 00800 |
| ADDRESS: | 1192 LEWISBURG PIKE<br>FRANKLIN, TN 37064 |
| CITY: | FRANKLIN |
| COUNTY: | WILLIAMSON |
| STATE: | TENNESSEE |
| CIVIL DISTRICT: | 10TH CIVIL DISTRICT |
| EXISTING ZONING: | PLANNED DISTRICT (PD) (120,000 SF) |
| OTHER APPLICABLE OVERLAYS: | HILLSIDE HILLCREST OVERLAY DISTRICT (HHO)<br>*500' HHO BUFFER* |
| VESTING (IF APPLICABLE): | MARCH 23,2021 (ORIGINAL BOMA APPROVAL DATE) |
| TOTAL ACREAGE OF SITE: | 25.64 ACRES |
| TOTAL SQUARE FOOTAGE OF SITE: | 1,116,963 SF |
| AREA DEDICATED TO ROW: | 0.84 ACRES (36,544 SF) |
| TOTAL DISTURBED AREA INCLUDING OFFSITE: | 17.64 ACRES |
| EXISTING BUILDING SQUARE FOOTAGE: | 17,323 SF |
| EXISTING BARN | ±9,066 SF |
| EXISTING HOUSE | ±8,257 SF |
| PROPOSED BUILDING SQUARE FOOTAGE: | 31,607 SF |
| EXISTING HOUSE | ±8,257 SF |
| PROPOSED BUILDING | ±23,350 SF |
| PROPOSED CONSTRUCTION TYPE | TYPE II-B |
| OWNER: | FELLOWSHIP BIBLE CHURCH |
| ADDRESS: | 1210 FRANKLIN ROAD<br>BRENTWOOD, TN 37027 |
| APPLICANT: | KIMLEY-HORN & ASSOCIATES |
| ADDRESS: | 4031 ASPEN GROVE DRIVE, SUITE 200<br>FRANKLIN, TN 37067 |
| PHONE: | 615-564-2701 |
| EMAIL | MARY.MCGOWAN@KIMLEY-HORN.COM |
| CONTACT NAME: | MARY MCGOWAN, P.E. |
| BUILDING SETBACKS: | FRONT: 100'<br>SIDE: 5'<br>REAR: 20' |
| BUILDING HEIGHT: | MAX. 2 STORIES<br>MAX HEIGHT: 53' |
| BUILDING TYPES APPLIED: | CIVIC |
| FRONTAGE TYPES APPLIED: | YARD/LANDSCAPE FRONTAGE |
| PROPOSED USES: | PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES |
| MINIMUM LANDSCAPE SURFACE RATIO: | 0.20 |
| PROVIDED LANDSCAPE SURFACE RATIO: | SEE LANDSCAPE SHEETS |
| PROPOSED SEATING (PHASE 1): | 548 SEATS |
| MINIMUM PARKING REQUIREMENT: | 220 TOTAL SPACES (1 SPACE PER 2.5 SEATS) |
| EXISTING PARKING: | 0 EXISTING SPACES |
| TOTAL PARKING PROVIDED: | 309 TOTAL SPACES |

NOTES:

1. 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.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
3. BASE INFORMATION WAS TAKEN FROM A BOUNDARY AND TOPO SURVEY PREPARED BY WILSON AND ASSOCIATES, P.C. DATED 6/10/2024. 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.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. PORTIONS OF PROPOSED DEVELOPMENT IN THIS PROJECT FALL WITHIN ZONES X PER THE FEMA FIRM MAPS NUMBERED 47187C0213G, DATED DECEMBER 22, 2016.

## SITE PLAN KEYNOTE LEGEND

- (A) 5' CONCRETE SIDEWALK (SEE DETAIL SHEET C2.7 FOR DETAILS)
- (B) 6" POST CURB (SEE SHEET C2.6 FOR DETAILS)
- (C) 10' ATMOS ENERGY EASEMENT
- (D) MTEMC EASEMENT 20' FROM CENTERLINE OF LINE SYSTEM
- (E) PROPERTY LINE, TYP.
- (F) BUILDING SPLIT (REF. ARCHITECT DRAWINGS FOR FINAL LOCATION)
- (G) EXISTING RETAINING WALL
- (H) EXISTING SANITARY SEWER EASEMENT
- (I) TEMPORARY 15' CONSTRUCTION EASEMENT
- (J) DUMPSTER ENCLOSURE
- (K) 10' BUILDING FRONT SETBACK
- (L) PROPOSED ASPHALT DRIVE LOOP TO CONNECT TO EX. HOUSE DRIVEWAY
- (M) WHITE THERMOPLASTIC STOP BAR, TYP.
- (N) THERMOPLASTIC ROAD MARKINGS, TYP.
- (O) 7' CONCRETE SIDEWALK
- (P) 4" PARKING STRIPE, TYP.
- (Q) PROPOSED FIRE TANK
- (R) PROPOSED RETAINING WALL
- (S) SITE ENTRANCE
- (T) GREEN INFRASTRUCTURE EASEMENT (GIE)
- (U) FIRE ACCESS DRIVE
- (V) EMERGENCY ACCESS EASEMENT
- (W) CENTERLINE OF ROAD
- (X) CROSSWALK
- (Y) DECORATIVE WET POND
- (Z) DRY POND
- (AA) LEVEL 2 BIORETENTION POND
- (BB) PROPOSED PUMP HOUSE
- (CC) PUBLIC DRAINAGE EASEMENT (PDE)
- (DD) CROSS ACCESS EASEMENT
- (EE) STOP BAR AND STOP SIGN (TYP.)
- (FF) TURN LANE ARROW PAVEMENT MARKING
- (GG) 6" WHITE STRIPING
- (HH) 6" DASHED WHITE STRIPING
- (II) 6" DOUBLE YELLOW STRIPING
- (JJ) 18" YELLOW GORE STRIPING
- (KK) GUARDRAIL

GRAPHIC SCALE IN FEET
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# TUCK AWAY PUD SUBDIVISION
# SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 127311 — 07/02/2025 — STATE OF TENNESSEE

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DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

SITE LAYOUT - OVERALL

SHEET NUMBER
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## SITE PLAN KEYNOTE LEGEND

| | |
|---|---|
| A | 5' CONCRETE SIDEWALK (SEE DETAIL SHEET C2.7 FOR DETAILS) |
| B | 6" POST CURB (SEE SHEET C2.6 FOR DETAILS) |
| C | 10' ATMOS ENERGY EASEMENT |
| D | EXISTING MTEMC EASEMENT |
| E | PROPERTY LINE, TYP. |
| F | PROPOSED 20' SANITARY SEWER EASEMENT |
| G | EXISTING RETAINING WALL |
| H | EXISTING SANITARY SEWER EASEMENT |
| I | TEMPORARY 15' CONSTRUCTION EASEMENT |
| J | DUMPSTER ENCLOSURE, REFERENCE ARCHITECTURAL PLANS FOR DETAILS |
| K | 10' BUILDING FRONT SETBACK |
| L | MONUMENT SIGN |
| M | SITE ENTRANCE DECORATIVE WALL |
| N | THERMOPLASTIC SSYL |
| O | 7' CONCRETE SIDEWALK |
| P | 4" PARKING STRIPE, TYP. |
| Q | PROPOSED FIRE TANK, BY OTHERS |
| R | PROPOSED RETAINING WALL |
| S | SITE ENTRANCE |
| T | GREEN INFRASTRUCTURE EASEMENT (GIE) |
| U | LANDSCAPE ISLAND (TYP. WIDTH 9.0') |
| V | ADA PARKING STALLS |
| W | CENTERLINE OF ROAD |
| X | CROSSWALK |
| Y | DECORATIVE WET POND |
| Z | DRY POND |
| AA | LEVEL 2 BIORETENTION POND |
| BB | PROPOSED PUMP HOUSE |
| CC | HOLLYWOOD STYLE FIRE ACCESS DRIVE |
| DD | PUBLIC DRAINAGE EASEMENT (PDE) |
| EE | CROSS ACCESS EASEMENT |
| FF | PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (PUDAE) |
| GG | STOP SIGN AND STOP BAR |
| HH | GUARDRAIL |
| II | FIRE ACCESS DRIVE SIGNS |
| JJ | CURB CUT (SEE SHEET 2.6 FOR DETAILS) |
| KK | W11-2 AND W16-9P SIGN |
| LL | W11-2 AND W16-7P SIGN |




W11-2 SIGN | W16-9P SIGN | W16-7P SIGN

## SITE HATCH LEGEND

- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- BIORETENTION AREA
- DRY POND
- GRASS PAVED DRIVE AISLE
- MILL AND OVERLAY
- COF RD-1 STREET SECTION
- CRUSHED STONE AREA

## SITE DATA TABLE

| | |
|---|---|
| PROJECT NAME: | TUCK AWAY PUD SUBDIVISION |
| COF PROJECT # | 8764 |
| PARCEL(S): | 106 00800 |
| ADDRESS: | 1192 LEWISBURG PIKE<br>FRANKLIN, TN 37064 |
| CITY: | FRANKLIN |
| COUNTY: | WILLIAMSON |
| STATE: | TENNESSEE |
| CIVIL DISTRICT: | 10TH CIVIL DISTRICT |
| EXISTING ZONING: | PLANNED DISTRICT (PD) (120,000 SF) |
| OTHER APPLICABLE OVERLAYS: | HILLSIDE HILLCREST OVERLAY DISTRICT (HHO)<br>*500' HHO BUFFER* |
| VESTING (IF APPLICABLE): | MARCH 23,2021 (ORIGINAL BOMA APPROVAL DATE) |
| TOTAL ACREAGE OF SITE: | 25.64 ACRES |
| TOTAL SQUARE FOOTAGE OF SITE: | 1,116,963 SF |
| AREA DEDICATED TO ROW: | 0.84 ACRES (36,544 SF) |
| TOTAL DISTURBED AREA INCLUDING OFFSITE: | 17.64 ACRES |
| EXISTING BUILDING SQUARE FOOTAGE: | 17,323 SF |
| EXISTING BARN | ±9,066 SF |
| EXISTING HOUSE | ±8,257 SF |
| PROPOSED BUILDING SQUARE FOOTAGE: | 31,607 SF |
| EXISTING HOUSE | ±8,257 SF |
| PROPOSED BUILDING | ±23,350 SF |
| PROPOSED CONSTRUCTION TYPE | TYPE II-B |
| OWNER: | FELLOWSHIP BIBLE CHURCH |
| ADDRESS: | 1210 FRANKLIN ROAD<br>BRENTWOOD, TN 37027 |
| APPLICANT: | KIMLEY-HORN & ASSOCIATES |
| ADDRESS: | 4031 ASPEN GROVE DRIVE, SUITE 200<br>FRANKLIN, TN 37067 |
| PHONE: | 615-564-2701 |
| EMAIL: | MARY.MCGOWAN@KIMLEY-HORN.COM |
| CONTACT NAME: | MARY MCGOWAN, P.E. |
| BUILDING SETBACKS: | FRONT: 100'<br>SIDE: 5'<br>REAR: 20' |
| BUILDING HEIGHT: | MAX. 2 STORIES<br>MAX HEIGHT: 53' |
| BUILDING TYPES APPLIED: | CIVIC |
| FRONTAGE TYPES APPLIED: | YARD/LANDSCAPE FRONTAGE |
| PROPOSED USES: | PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES |
| MINIMUM LANDSCAPE SURFACE RATIO: | 0.20 |
| PROVIDED LANDSCAPE SURFACE RATIO: | SEE LANDSCAPE SHEETS |
| PROPOSED SEATING (PHASE 1): | 548 SEATS |
| MINIMUM PARKING REQUIREMENT: | 220 TOTAL SPACES (1 SPACE PER 2.5 SEATS) |
| EXISTING PARKING: | 0 EXISTING SPACES |
| TOTAL PARKING PROVIDED: | 309 TOTAL SPACES |

NOTES:
1. 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.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
3. BASE INFORMATION WAS TAKEN FROM A BOUNDARY AND TOPO SURVEY PREPARED BY WILSON AND ASSOCIATES, P.C. DATED 6/10/2024. 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.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. PORTIONS OF PROPOSED DEVELOPMENT IN THIS PROJECT FALL WITHIN ZONES X PER THE FEMA FIRM MAPS NUMBERED 47187C0213G, DATED DECEMBER 22, 2016.

| DEVELOPMENT STANDARDS | VERSION/DATE |
|---|---|
| ZONING ORDINANCE | 12/8/2020 |
| SUBDIVISION REGULATIONS | 12/12/2019 |
| TRANSPORTATION & STREET TECHNICAL STANDARDS | 04/25/2017 |
| STORMWATER BMP MANUAL | 1/1/2016 |
| TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION | 10/13/2020 |
| MUNICIPAL CODE | 8/11/2020 |

## SITE AREA TABLE

| | |
|---|---|
| TOTAL SITE AREA= | 25.64 AC. |
| TOTAL DISTURBED AREA= | ± 15.68 AC. |
| TOTAL IMPERVIOUS AREA= | ± 6.05 AC. |
| AREA DEDICATED TO ROW= | 0.84 AC. |

## STRIPING GENERAL NOTE

ALL PROPOSED STRIPING IS TO BE THERMOPLASTIC.

## STORMWATER ASSURANCE

ALL REGIONAL STORMWATER QUALITY INFRASTRUCTURE SHALL BE INSTALLED AND FUNCTIONING PROPERLY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENTS USING THEM.

BUILDING 1
± 23,350 SF

BUILDING SETBACK PER DEVELOPMENT PLAN, TYP.

± 107 LF CIP RETAINING WALL
MAX HEIGHT = 8.0'

± 51 LF RETAINING WALL
MAX HEIGHT = 5.2'

REFERENCE LA PLANS FOR COURTYARD AREA DESIGN

± 180 LF RETAINING WALL
MAX HEIGHT = 3'

MTEMC EASEMENT
20' FROM CENTERLINE OF LINE SYSTEM
BOOK 1482, PG 686

OHE

ASPHALT DRIVE

RETAINING WALL

Exist House

SEE SHEET C2.2

TRACT 1
PART OF
MAP/PARCEL 106-00800.01
CROSS FAMILY LIMITED PARTNERSHIP
BOOK 1356 PAGE 883
6.628± ACRES
288,652± SQ FT

FOUND IRON ROD

FOUND IRON ROD W/CAP (ILLEGIBLE)

Existing Fence

FOUND IRON ROD

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — No. 121114 — 07/25/2025 — STATE OF TENNESSEE

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | | | |
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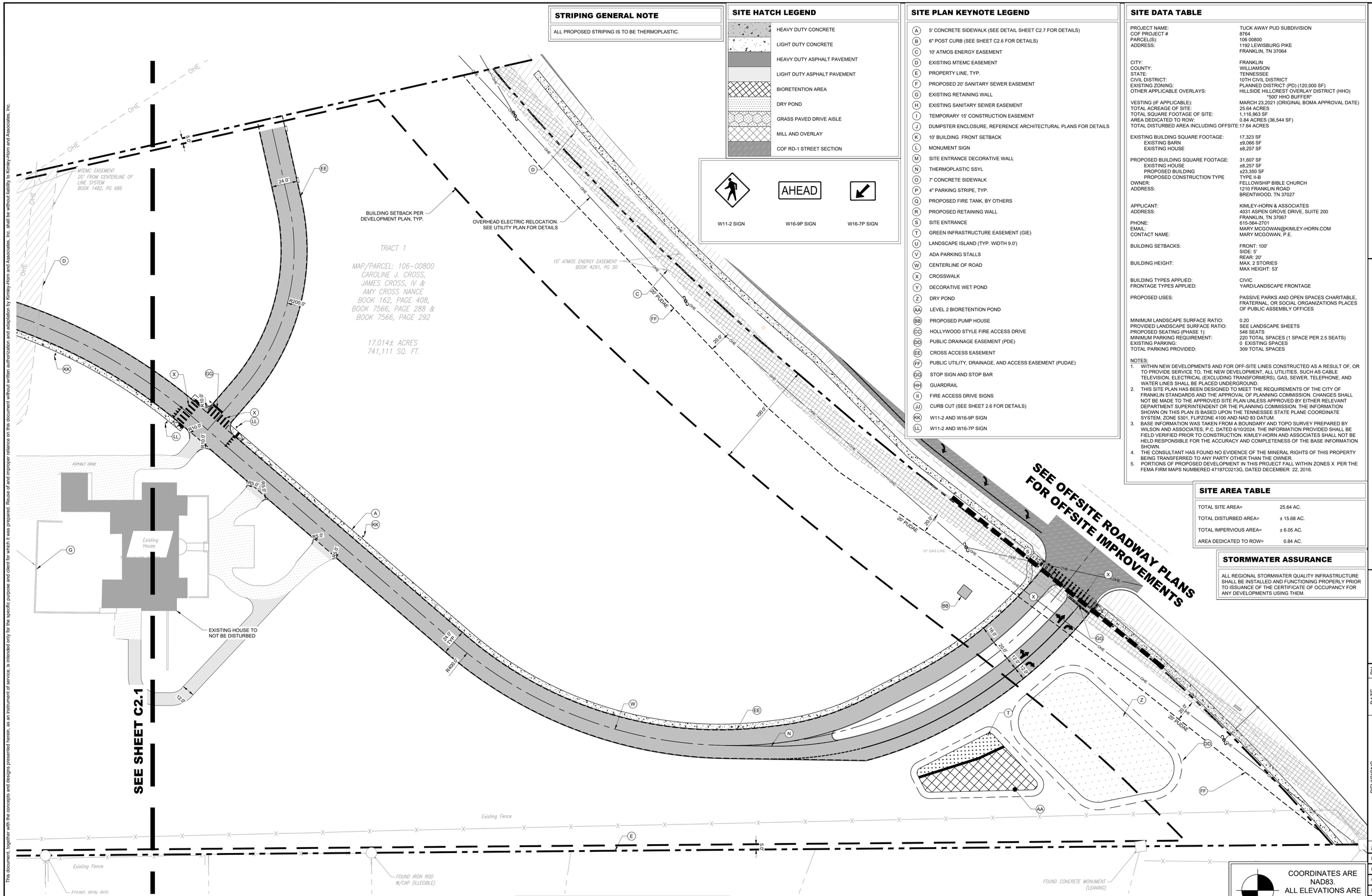
| 9 | | | |
| 10 | | | |

DESIGNED BY: ___
DRAWN BY: ___
CHECKED BY: ___
DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2.1


OHE
MTEMC EASEMENT
20' FROM CENTERLINE OF
LINE SYSTEM
BOOK 1482, PG 686
BUILDING SETBACK PER
DEVELOPMENT PLAN, TYP.
OVERHEAD ELECTRIC RELOCATION.
SEE UTILITY PLAN FOR DETAILS
TRACT 1
MAP/PARCEL: 106-00800
CAROLINE J. CROSS,
JAMES CROSS, IV &
AMY CROSS NANCE
BOOK 162, PAGE 408,
BOOK 7566, PAGE 288 &
BOOK 7566, PAGE 292
17.014± ACRES
741,111 SQ. FT.
10" ATMOS ENERGY EASEMENT
BOOK 4291, PG 50
20' PUDAE
10" GAS LINE
ASPHALT DRIVE
Existing
House
EXISTING HOUSE TO
NOT BE DISTURBED
SEE SHEET C2.1
SEE OFFSITE ROADWAY PLANS
FOR OFFSITE IMPROVEMENTS
Existing Fence
FOUND IRON ROD
W/CAP (ILLEGIBLE)
FOUND IRON ROD
FOUND CONCRETE MONUMENT
(LEANING)
R200.0'
R480.0'
R10.0'
R5.0'
24.0'
24.0' TYP
12.0'
100.0'
20.0'
14.0'
12.0'
5.0'
5.0'
1.5%
1.5%
1.5%

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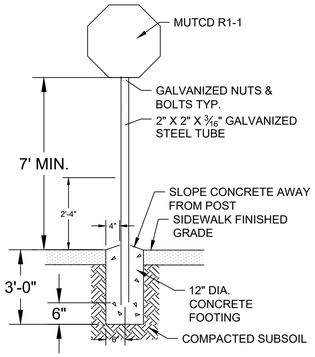
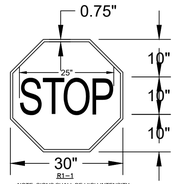



1 STOP SIGNAGE DETAIL
SCALE:





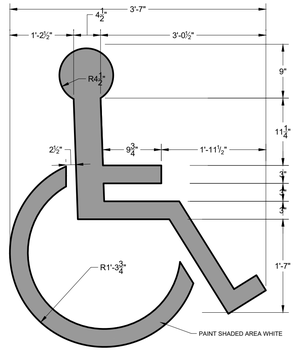


MUTCD R-8

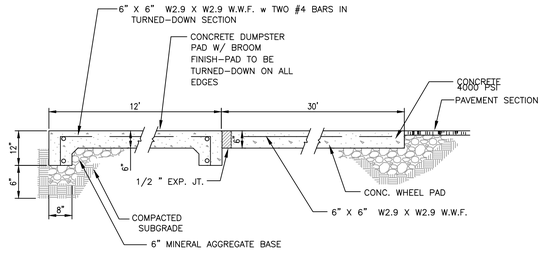



MUTCD R-8A

2 ACCESSIBLE PARKING SPACE SIGNAGE DETAIL
SCALE:

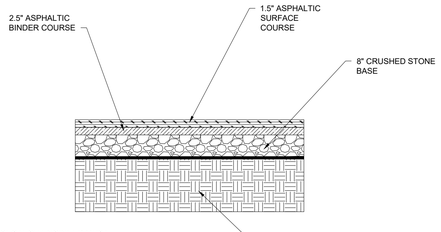



3 ACCESSIBLE PARKING SPACE SYMBOL
SCALE:



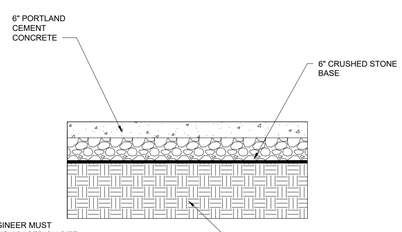

4 CONCRETE DUMPSTER PAD
SCALE:

NOTE: A LICENSED GEOTECH ENGINEER MUST PROVIDE A FINAL PAVEMENT DESIGN BASED ON SITE CONDITIONS



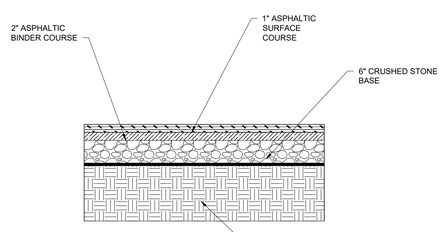

NOTE: A LICENSED GEOTECH ENGINEER MUST PROVIDE A FINAL PAVEMENT DESIGN BASED ON SITE CONDITIONS. SEE OCTOBER 25, 2024 REPORT PROVIDED BY LABELLA
NOTE: HEAVY DUTY SECTIONS ARE AREAS THAT WILL BE SUBJECT TO FIRE TRUCKS, GARBAGE TRUCKS, OR OTHER SIMILAR VEHICLES INCLUDING MAIN DRIVES OF THE DEVELOPMENT.

5 TYPICAL PAVEMENT SECTION - HEAVY DUTY ASPHALT
SCALE:



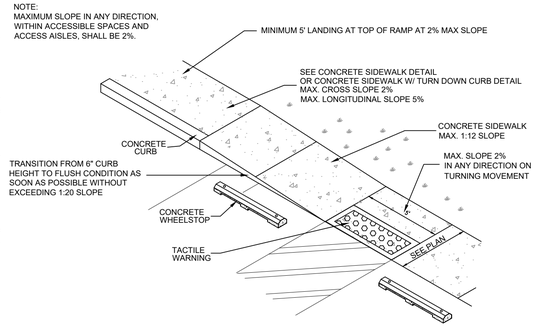

NOTE: A LICENSED GEOTECH ENGINEER MUST PROVIDE A FINAL PAVEMENT DESIGN BASED ON SITE CONDITIONS. SEE OCTOBER 25, 2024 REPORT PROVIDED BY LABELLA
NOTE: HEAVY DUTY SECTIONS ARE AREAS THAT WILL BE SUBJECT TO FIRE TRUCKS, GARBAGE TRUCKS, OR OTHER SIMILAR VEHICLES INCLUDING MAIN DRIVES OF THE DEVELOPMENT.

6 TYPICAL PAVEMENT SECTION - HEAVY DUTY CONCRETE
SCALE:

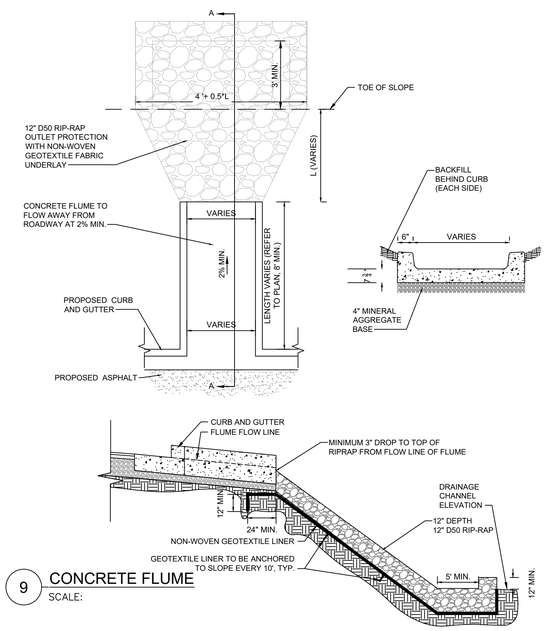



NOTE: A LICENSED GEOTECH ENGINEER MUST PROVIDE A FINAL PAVEMENT DESIGN BASED ON SITE CONDITIONS. SEE OCTOBER 25, 2024 REPORT PROVIDED BY LABELLA
NOTE: LIGHT DUTY SECTIONS ARE APPROPRIATE FOR VEHICULAR TRAFFIC AND PARKING AREAS.

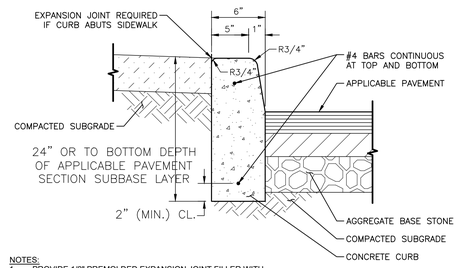
7 TYPICAL PAVEMENT SECTION - LIGHT DUTY ASPHALT
SCALE:




8 DETECTABLE WARNING RAMP
SCALE:

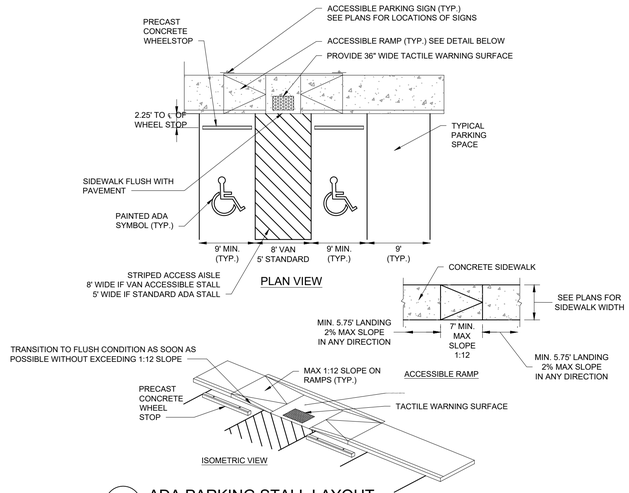



9 CONCRETE FLUME
SCALE:




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 4,000 PSI.

10 6" POST CURB
SCALE:




11 ADA PARKING STALL LAYOUT
SCALE:

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# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND — REGISTERED — AGRICULTURE — ARCHITECTURE — COMMERCE — No. 111114 — STATE OF TENNESSEE — 07/03/2025

| REVISIONS | DATE | BY |
|---|---|---|
| 1 | | |
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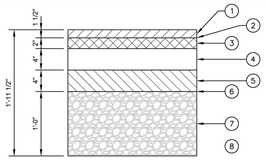
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

DESIGNED BY: ___
DRAWN BY: ___
CHECKED BY: ___
DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

SITE DETAILS

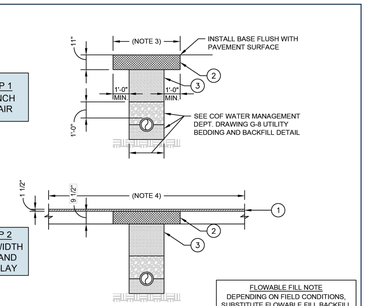
SHEET NUMBER
**C2.6**




| 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. |
|---|---|---|---|
| CITY OF FRANKLIN | CITY ENGINEER: Paul P Holzen | DATE: 7/1/2021 | RD-1 |
| NOT TO SCALE | | | |

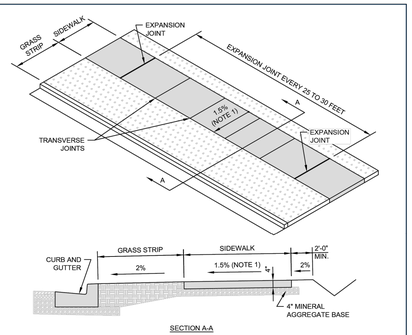



| PAVEMENT SCHEDULE |
|---|
| (1) 1.5" - BITUMINOUS SURFACE COURSE 411-02.10 ACS MIX (PG 70-22) GRADING D RDWY |
| (2) BITUMINOUS AGGREGATE BASE 307-02.08 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING B-M2 |
| (3) MINERAL AGGREGATE BASE (PLACED IN LIFTS NOT EXCEEDING 6") 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D |

TACK AND PRIME COATS NOT SHOWN FOR CLARITY. SEE DRAWINGS RD-1 AND RD-2.

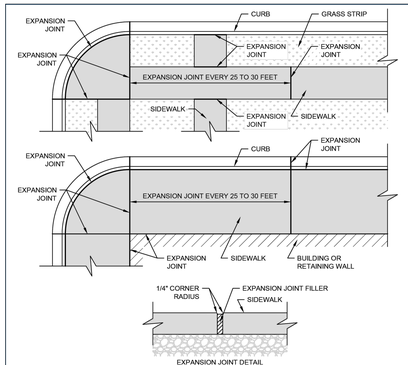
| NOTES |
|---|
| 1. CONTRACTOR SHALL COORD. TRENCH, BACKFILL, AND PAVEMENT INSPECTIONS WITH THE COF STREET DEPARTMENT. |
| 2. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND APPROVED TRAFFIC CONTROL PLAN. |
| 3. SAWCUT EXISTING PAVEMENTS, BASES, CURB AND GUTTER, AND SIDEWALKS (CUT JOINT 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 P Holzen | DATE: 7/1/2023 | RD-7 |
| NOT TO SCALE | | | |



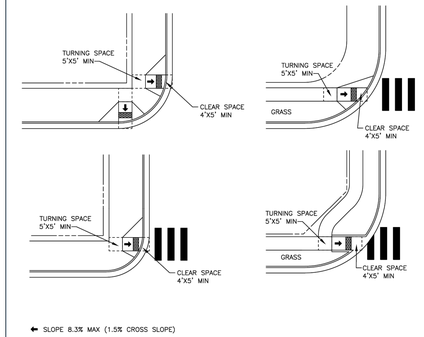

| NOTES |
|---|
| 1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX. |
| 2. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D |
| 3. CONCRETE: 4" MIN. THICK CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT, BROOM FINISH |
| 4. EXPANSION JOINTS: SEE DRAWING 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 P Holzen | DATE: 7/1/2021 | RP-8 |
| NOT TO SCALE | | | |




| NOTES |
|---|
| 1. EXPANSION JOINTS: |
| A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1) |
| 2. 1/2" THICK EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS: |
| A. TRANSVERSE TO SIDEWALK AT 25 TO 30 FEET APART DEPENDING ON TRANSVERSE JOINT MARKINGS |
| B. TRANSVERSE TO SIDEWALK AT CURB EXPANSION JOINTS WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB |
| C. BETWEEN CURB AND SIDEWALK WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB |
| D. AT ABUTTING RIGID DRIVEWAYS OR OTHER SIDEWALKS |
| E. AT CHANGES IN SIDEWALK DIRECTION, INCLUDING AT STREET CORNERS AND AT CURVED SECTIONS |
| F. AT OTHER PLACES WHERE STRESSES MAY DEVELOP |
| 3. 1" THICK EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALK ABUTS CIRCULAR CURBS, BUILDINGS, AND WALLS. |

| HISTORIC FRANKLIN TENNESSEE | SIDEWALK EXPANSION JOINT | | DWG. NO. |
|---|---|---|---|
| CITY OF FRANKLIN | CITY ENGINEER: Paul P Holzen | DATE: 7/1/2023 | RP-10 |
| NOT TO SCALE | | | |




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 P Holzen | DATE: 7/1/2021 | RP-16 |
| NOT TO SCALE | | | |




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

| HISTORIC FRANKLIN TENNESSEE | PERPENDICULAR CURB RAMP | | DWG. NO. |
|---|---|---|---|
| CITY OF FRANKLIN | CITY ENGINEER: Paul P Holzen | DATE: 7/1/2021 | RP-11 |
| NOT TO SCALE | | | |




| NOTES |
|---|
| 1. SIGNS SHALL BE FABRICATED WITH HIGH INTENSITY PRISMATIC GRADE REFLECTIVE MATERIALS WITH A MINIMUM 7-YEAR WARRANTY. |
| 2. SIGNS SHALL BE MUTCD COMPLIANT. |
| 3. MINIMUM HEIGHT, AS MEASURED VERTICALLY FROM THE BOTTOM OF SIGN TO THE TOP OF CURB, OR IN THE ABSENCE OF A CURB, TO THE ELEVATION OF THE NEAR EDGE OF TRAVELED WAY, SHALL BE 7 FEET. HEIGHT TO THE BOTTOM OF A SECONDARY SIGN MOUNTED BELOW PRIMARY SIGN MAY BE 1-FOOT LESS. SEE MUTCD FIG. 2A-2 AND SECTION 2A.18. |
| 4. DECORATIVE AND POWDER COATED POSTS ARE ALLOWED ONLY WHEN MAINTAINED BY A HOMEOWNERS OR BUSINESS ASSOCIATION AND PROVIDED WITH BREAKAWAY POST ANCHORS. |
| 5. SHOP DRAWINGS FOR ALL POSTS AND ANCHORS SHALL BE SUBMITTED TO THE CITY OF FRANKLIN STREET DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ORDERING OR INSTALLING. |

| HISTORIC FRANKLIN TENNESSEE | LOCAL STREET SIGN | | DWG. NO. |
|---|---|---|---|
| CITY OF FRANKLIN | CITY ENGINEER: Paul P Holzen | DATE: 7/1/2022 | RP-21 |
| NOT TO SCALE | | | |

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# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764




| No. | REVISIONS | DATE | BY |
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| 1 | | | |
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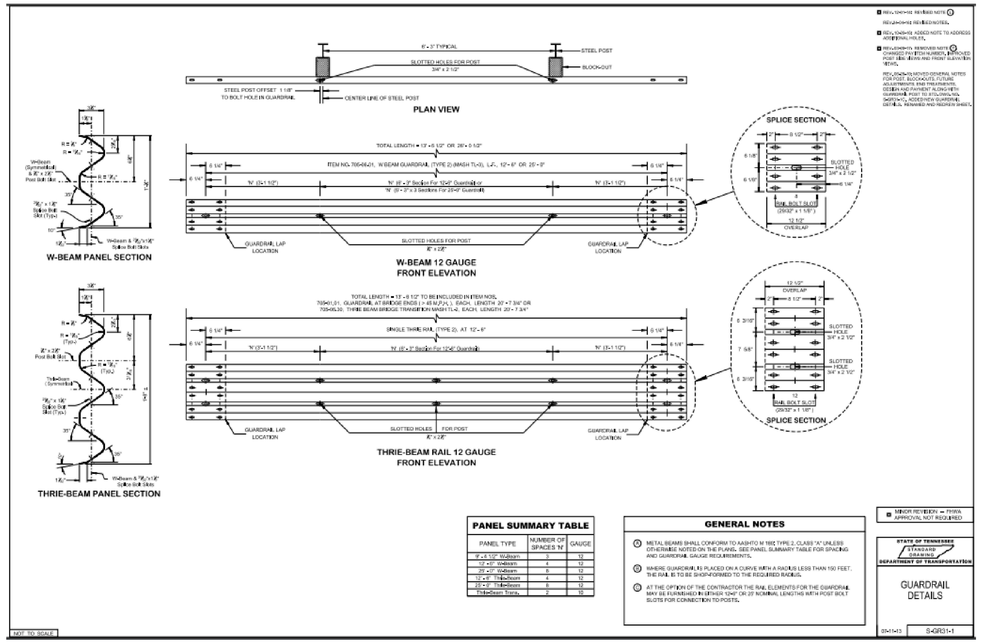
DESIGNED BY: ___
DRAWN BY: ___
CHECKED BY: ___
DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

SITE DETAILS

SHEET NUMBER
**C2.7**




| PANEL SUMMARY TABLE | | |
|---|---|---|
| PANEL TYPE | NUMBER OF SPACES N | GAUGE |
| 9'-4.125" W-Beam | 3 | 12 |
| 12'-6.5" W-Beam | 4 | 12 |
| 25'-0" W-Beam | 8 | 12 |
| 12'-6" Thrie-Beam | 4 | 12 |
| 25'-0" Thrie-Beam | 8 | 12 |
| Thrie-Beam Trans. | 2 | 10 |

**GENERAL NOTES**

1. METAL BEAMS SHALL CONFORM TO AASHTO M 180 TYPE 2, CLASS "A" UNLESS OTHERWISE NOTED ON THE PLANS. SEE PANEL SUMMARY TABLE FOR SPACING AND GUARDRAIL GAUGE REQUIREMENTS.
2. WHERE GUARDRAIL IS PLACED ON A CURVE WITH A RADIUS LESS THAN 150 FEET, THE RAIL IS TO BE SHOP-FORMED TO THE REQUIRED RADIUS.
3. AT THE OPTION OF THE CONTRACTOR THE RAIL ELEMENTS FOR THE GUARDRAIL MAY BE FURNISHED IN LENGTHS 12'-6" OR 25' NOMINAL LENGTHS WITH POST BOLT SLOTS FOR CONNECTION TO POSTS.

REV. 10-19-16 REVISED NOTE 3.

REV. 3-16-18 ADDED NOTE TO ADDRESS ADDITIONAL HOLES.

REV. 3-29-19 REVISED GENERAL NOTES FOR POST, BLOCKOUT, FUTURE GUARDRAIL, AND TRANSITION SECTION AND PAYMENT ALONG WITH GUARDRAIL POST TO STD. DWG. NO. SMRTN-C, ADDED NEW GUARDRAIL DETAILS, REVISED AND REDRAWN SHEET.

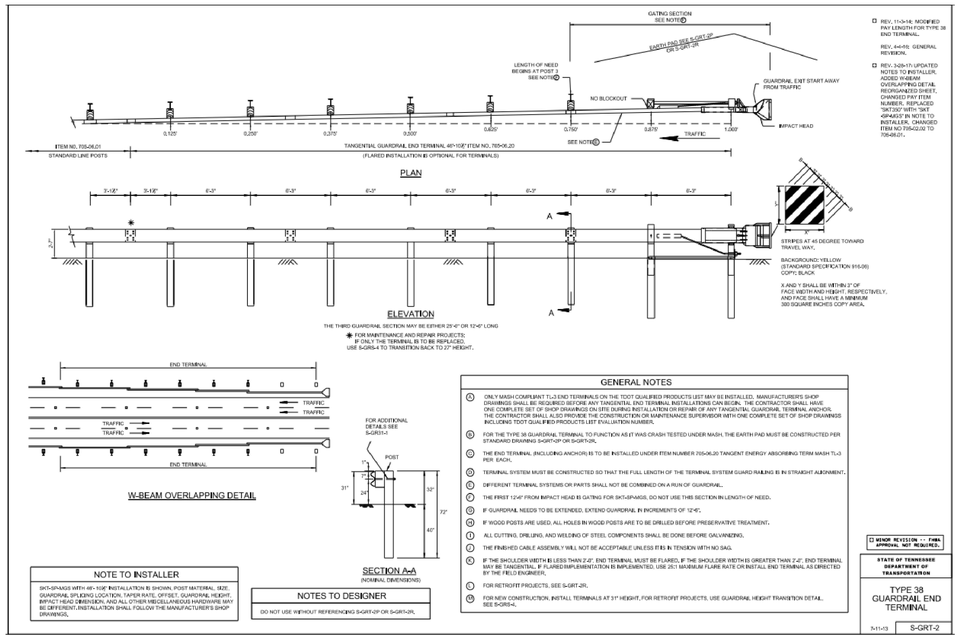
MINOR REVISION — THRA APPROVAL NOT REQUIRED.

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

GUARDRAIL DETAILS

SM-1-13 | S-GR31-1

1 GUARDRAIL DETAILS
NOT TO SCALE




**NOTE TO INSTALLER**

SKT-3P ASSY WITH 46'-10.5" INSTALLATION IS SHOWN. POST MATERIAL, SIZE, GUARDRAIL SPLICING LOCATION, TAPER RATE, OFFSET, GUARDRAIL HEIGHT, IMPACT HEAD DIMENSION, AND ALL OTHER MISCELLANEOUS HARDWARE MAY BE DIFFERENT. INSTALLATION SHALL FOLLOW THE MANUFACTURER'S SHOP DRAWINGS.

**NOTES TO DESIGNER**

DO NOT USE WITHOUT REFERENCING S-GRT-2P OR S-GRT-2R.

**GENERAL NOTES**

A. ONLY MASH COMPLIANT TL-3 END TERMINALS ON THE TDOT QUALIFIED PRODUCTS LIST MAY BE INSTALLED. MANUFACTURER'S SHOP DRAWINGS SHALL BE REQUIRED BEFORE ANY TANGENTIAL END TERMINAL INSTALLATIONS CAN BEGIN. THE CONTRACTOR SHALL HAVE ONE COMPLETE SET OF SHOP DRAWINGS ON SITE DURING INSTALLATION OR REPAIR OF ANY TANGENTIAL GUARDRAIL TERMINAL ANCHOR. THE CONTRACTOR SHALL ALSO PROVIDE THE CONSTRUCTION OR MAINTENANCE SUPERVISOR WITH ONE COMPLETE SET OF SHOP DRAWINGS INCLUDING TDOT QUALIFIED PRODUCTS LIST EVALUATION NUMBER.

B. FOR THE TYPE 38 GUARDRAIL TERMINAL TO FUNCTION AS IT WAS CRASH TESTED UNDER MASH, THE EARTH PAD MUST BE CONSTRUCTED PER STANDARD DRAWING S-GRT-2P OR S-GRT-2R.

C. THE END TERMINAL (INCLUDING ANCHOR) IS TO BE INSTALLED UNDER ITEM NUMBER 705-06.20 TANGENT ENERGY ABSORBING TERM MASH TL-3 PER EACH.

D. TERMINAL SYSTEM MUST BE CONSTRUCTED SO THAT THE FULL LENGTH OF THE TERMINAL SYSTEM GUARD RAILING IS IN STRAIGHT ALIGNMENT.

E. DIFFERENT TERMINAL SYSTEMS OR PARTS SHALL NOT BE COMBINED ON A RUN OF GUARDRAIL.

F. THE FIRST 12'-6" FROM IMPACT HEAD IS GATING FOR SKT-3P ASSY. DO NOT USE THIS SECTION IN LENGTH OF NEED.

G. IF GUARDRAIL NEEDS TO BE EXTENDED, EXTEND GUARDRAIL IN INCREMENTS OF 12'-6".

H. IF WOOD POSTS ARE USED, ALL HOLES IN WOOD POSTS ARE TO BE DRILLED BEFORE PRESERVATIVE TREATMENT.

I. ALL CUTTING, DRILLING, AND WELDING OF STEEL COMPONENTS SHALL BE DONE BEFORE GALVANIZING.

J. THE FINISHED CABLE ASSEMBLY WILL NOT BE ACCEPTABLE UNLESS IT IS IN TENSION WITH NO SAG.

K. IF THE SHOULDER WIDTH IS LESS THAN 2'-0", END TERMINAL MUST BE FLARED. IF THE SHOULDER WIDTH IS GREATER THAN 2'-0", END TERMINAL MAY BE TANGENTIAL. IF FLARED IMPLEMENTATION IS IMPLEMENTED, USE 25:1 MAXIMUM FLARE RATE OR INSTALL END TERMINAL AS DIRECTED BY THE FIELD ENGINEER.

L. FOR RETROFIT PROJECTS, SEE S-GRT-2R.

M. FOR NEW CONSTRUCTION, INSTALL TERMINALS AT 31" HEIGHT. FOR RETROFIT PROJECTS, USE GUARDRAIL HEIGHT TRANSITION DETAIL. SEE S-GR5-4.

REV. 11-1-16: MODIFIED PAY LENGTH FOR TYPE 38 END TERMINAL.

REV. 4-4-19: GENERAL REVISION.

REV. 3-29-19 (1) UPDATED NOTES TO INSTALLER, ADDED W-BEAM OVERLAPPING DETAIL, REORGANIZED SHEET, ADDED ITEM NO. 705-06.20 NUMBER, REPLACED "SKT350" WITH "SKT SP-PASS" IN NOTE TO INSTALLER, CHANGED ITEM NO 705-06.02 TO 705-06.01.

MINOR REVISION — THRA APPROVAL NOT REQUIRED.

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION

TYPE 38 GUARDRAIL END TERMINAL

11-1-16 | S-GRT-2

2 TYPE 38 GUARDRAIL END TERMINAL
NOT TO SCALE

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# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 127314 — 07/02/2025 — STATE OF TENNESSEE

| No. | REVISIONS | DATE | BY |
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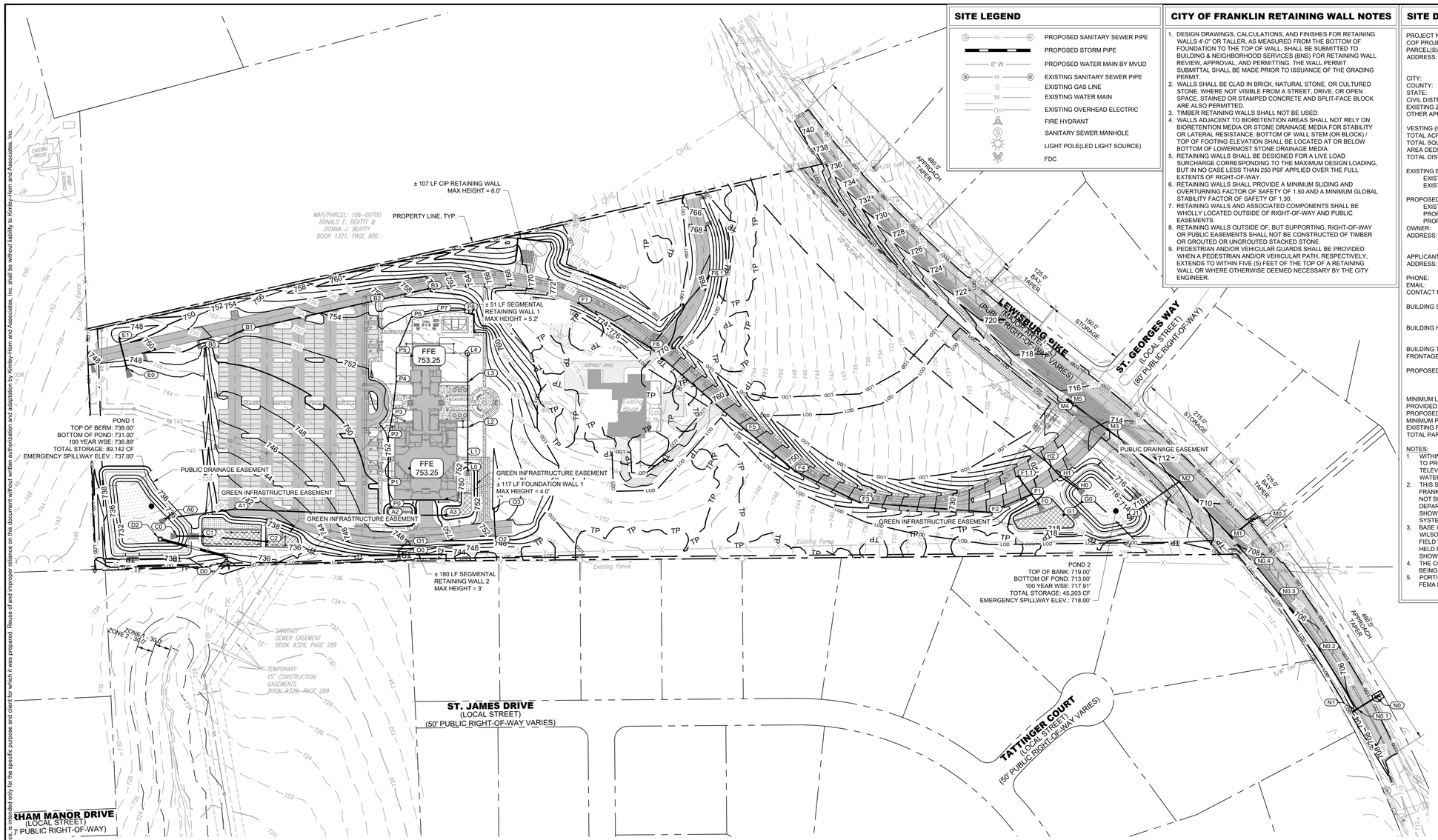
DESIGNED BY: ___
DRAWN BY: ___
CHECKED BY: ___
DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

SITE DETAILS

SHEET NUMBER
**C2.8**




## SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM PIPE
- PROPOSED WATER MAIN BY MVUD
- EXISTING SANITARY SEWER PIPE
- EXISTING GAS LINE
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- LIGHT POLE(LED LIGHT SOURCE)
- FDC

## CITY OF FRANKLIN RETAINING WALL NOTES

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

## SITE DATA TABLE

| | |
|---|---|
| PROJECT NAME: | TUCK AWAY PUD SUBDIVISION |
| COF PROJECT # | 8764 |
| PARCEL(S): | 106 00800 |
| ADDRESS: | 1192 LEWISBURG PIKE<br>FRANKLIN, TN 37064 |
| CITY: | FRANKLIN |
| COUNTY: | WILLIAMSON |
| STATE: | TENNESSEE |
| CIVIL DISTRICT: | 10TH CIVIL DISTRICT |
| EXISTING ZONING: | PLANNED DISTRICT (PD) (120,000 SF) |
| OTHER APPLICABLE OVERLAYS: | HILLSIDE HILLCREST OVERLAY DISTRICT (HHO)<br>*500' HHO BUFFER* |
| VESTING (IF APPLICABLE): | MARCH 23,2021 (ORIGINAL BOMA APPROVAL DATE) |
| TOTAL ACREAGE OF SITE: | 25.64 ACRES |
| TOTAL SQUARE FOOTAGE OF SITE: | 1,116,963 SF |
| AREA DEDICATED TO ROW: | 0.84 ACRES (36,544 SF) |
| TOTAL DISTURBED AREA INCLUDING OFFSITE: | 17.64 ACRES |
| EXISTING BUILDING SQUARE FOOTAGE: | 17,323 SF |
| EXISTING BARN | ±9,066 SF |
| EXISTING HOUSE | ±8,257 SF |
| PROPOSED BUILDING SQUARE FOOTAGE: | 31,607 SF |
| EXISTING HOUSE | ±8,257 SF |
| PROPOSED BUILDING | ±23,350 SF |
| PROPOSED CONSTRUCTION TYPE | TYPE II-B |
| OWNER: | FELLOWSHIP BIBLE CHURCH |
| ADDRESS: | 1210 FRANKLIN ROAD<br>BRENTWOOD, TN 37027 |
| APPLICANT: | KIMLEY-HORN & ASSOCIATES |
| ADDRESS: | 4031 ASPEN GROVE DRIVE, SUITE 200<br>FRANKLIN, TN 37067 |
| PHONE: | 615-564-2701 |
| EMAIL: | MARY.MCGOWAN@KIMLEY-HORN.COM |
| CONTACT NAME: | MARY MCGOWAN, P.E. |
| BUILDING SETBACKS: | FRONT: 100'<br>SIDE: 5'<br>REAR: 20' |
| BUILDING HEIGHT: | MAX. 2 STORIES<br>MAX HEIGHT: 53' |
| BUILDING TYPES APPLIED: | CIVIC |
| FRONTAGE TYPES APPLIED: | YARD/LANDSCAPE FRONTAGE |
| PROPOSED USES: | PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES |
| MINIMUM LANDSCAPE SURFACE RATIO: | 0.20 |
| PROVIDED LANDSCAPE SURFACE RATIO: | SEE LANDSCAPE SHEETS |
| PROPOSED SEATING (PHASE 1): | 548 SEATS |
| MINIMUM PARKING REQUIREMENT: | 220 TOTAL SPACES (1 SPACE PER 2.5 SEATS) |
| EXISTING PARKING: | 0 EXISTING SPACES |
| TOTAL PARKING PROVIDED: | 309 TOTAL SPACES |

NOTES:
1. 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.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
3. BASE INFORMATION WAS TAKEN FROM A BOUNDARY AND TOPO SURVEY PREPARED BY WILSON AND ASSOCIATES, P.C. DATED 6/10/2024. 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.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. PORTIONS OF PROPOSED DEVELOPMENT IN THIS PROJECT FALL WITHIN ZONES X PER THE FEMA FIRM MAPS NUMBERED 47187C0213G, DATED DECEMBER 22, 2016.

## RETAINING WALL PERMIT NOTE

PRIOR TO THE FIRST ISSUANCE OF A GRADING PERMIT, ALL RETAINING WALL BUILDING PERMITS SHALL BE SUBMITTED AND APPROVED BY BUILDING AND NEIGHBORHOOD SERVICES (BNS). SUBMITTALS SHALL BE COMPLETE, INCLUDING DRAWINGS AND CALCULATIONS.

## HARDSCAPE NOTE

ALL HARDSCAPE AREA IS TO BE ROUTED TO THE BIORETENTION AREA.

## GRADING PLAN LEGEND

- 476.17 SPOT ELEVATION
  - HP HIGH POINT
  - TC TOP OF CURB
  - TW TOP OF WALL
  - INV INVERT
  - LP LOW POINT
  - BC BOTTOM OF CURB / GUTTER LINE
  - BW BOTTOM OF EXPOSED WALL
  - RIM TOP OF GRATE / COVER
- FFE 472.50 FINISH FLOOR ELEVATION
- 500 EXISTING CONTOUR
- 500 PROPOSED CONTOUR

### STRUCTURE TABLE

| NAME | DESCRIPTION | TOP GRATE |
|---|---|---|
| A0 | HEADWALL | |
| A1 | MANHOLE | 740.57 |
| A2 | CATCH BASIN W/ JBS 4310 GRATE | 748.50 |
| A3 | CATCH BASIN W/ JBS 4310 GRATE | 748.75 |
| B0 | HEADWALL | |
| B1 | COMBINATION INLET W/ JBS 3101 GRATE | 752.37 |
| B2 | COMBINATION INLET W/ JBS 3101 GRATE | 754.99 |
| B3 | COMBINATION INLET W/ JBS 3101 GRATE | 759.23 |
| C0 | HEADWALL | |
| C1 | CATCH BASIN W/ JBS 4310 GRATE | 736.50 |
| C2 | CATCH BASIN W/ JBS 4310 GRATE | 736.57 |
| D0 | HEADWALL | |
| D1 | MANHOLE | 735.67 |
| D2 | OUTLET CONTROL STRUCTURE | |
| E0 | HEADWALL | |
| E1 | HEADWALL | |
| F0 | HEADWALL | |
| F1 | COMBINATION INLET W/ JBS 3101 GRATE | 720.82 |
| F1.1 | COMBINATION INLET W/ JBS 3101 GRATE | 722.25 |
| F2 | COMBINATION INLET W/ JBS 3101 GRATE | 725.74 |
| F3 | COMBINATION INLET W/ JBS 3101 GRATE | 740.60 |
| F4 | COMBINATION INLET W/ JBS 3101 GRATE | 748.74 |
| F5 | COMBINATION INLET W/ JBS 3101 GRATE | 755.27 |
| F6 | COMBINATION INLET W/ JBS 3101 GRATE | 770.25 |

### STRUCTURE TABLE

| NAME | DESCRIPTION | TOP GRATE |
|---|---|---|
| F6.1 | COMBINATION INLET W/ JBS 3101 GRATE | 767.60 |
| F7 | COMBINATION INLET W/ JBS 3101 GRATE | 772.19 |
| G0 | HEADWALL | |
| G1 | CATCH BASIN W/ JBS 4310 GRATE | 718.00 |
| H0 | HEADWALL | |
| H1 | COMBINATION INLET W/ JBS 3101 GRATE | 717.06 |
| H2 | COMBINATION INLET W/ JBS 3101 GRATE | 718.00 |
| J1 | OUTLET CONTROL STRUCTURE | |
| L0 | HEADWALL | |
| L1 | ADS DOME GRATE | 752.00 |
| L2 | ADS DOME GRATE | 751.99 |
| L3 | ADS DOME GRATE | 751.94 |
| L4 | ADS DOME GRATE | 751.75 |
| M0 | TDOT D-PE-24A CROSS DRAIN ENDWALL W/ SAFETY GRATE | |
| M1 | TRIPLE COMBINATION INLET W/ JBS 3101 GRATE | 708.28 |
| M2 | COMBINATION INLET W/ JBS 3101 GRATE | 710.74 |
| M3 | COMBINATION INLET W/ JBS 3101 GRATE | 713.43 |
| M4 | MANHOLE | 715.58 |
| M5 | TDOT D-PE-24A SIDE DRAIN ENDWALL W/ SAFETY GRATE | |
| N0 | TDOT D-PE-24A CROSS DRAIN ENDWALL W/ SAFETY GRATE | |
| N0.1 | COMBINATION INLET W/ JBS 3101 GRATE | 706.32 |
| N0.2 | DOUBLE COMBINATION INLET W/ JBS 3101 GRATE | 705.42 |
| N0.3 | DOUBLE COMBINATION INLET W/ JBS 3101 GRATE | 706.35 |
| N0.4 | DOUBLE COMBINATION INLET W/ JBS 3101 GRATE | 707.34 |

### STRUCTURE TABLE

| NAME | DESCRIPTION | TOP GRATE |
|---|---|---|
| N1 | TDOT D-PE-18A CROSS DRAIN ENDWALL W/ SAFETY GRATE | |
| O0 | HEADWALL | |
| O1 | MANHOLE | 745.48 |
| O2 | MANHOLE | 748.32 |
| O3 | HEADWALL | |
| P0 | HEADWALL | |
| P1 | ADS DOME GRATE | 751.90 |
| P2 | ADS DOME GRATE | 752.17 |
| P3 | ADS DOME GRATE | 752.90 |
| P4 | ADS DOME GRATE | 752.58 |
| P5 | ADS DOME GRATE | 751.97 |
| P6 | ADS DOME GRATE | 753.00 |
| P7 | ADS DOME GRATE | 753.25 |
| P8 | ADS DOME GRATE | 753.35 |

### PIPE TABLE

| NAME | UPSTREAM | DOWNSTREAM | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|---|---|
| A1 - A0 | 734.07 (A1) | 731.00 (A0) | 18" | 132' | 2.34% | RCP |
| A2 - A1 | 742.40 (A2) | 734.07 (A1) | 18" | 290' | 2.88% | RCP |
| A3 - A2 | 743.50 (A3) | 742.40 (A2) | 18" | 110' | 1.00% | RCP |
| B1 - B0 | 746.37 (B1) | 745.98 (B0) | 18" | 78' | 0.50% | RCP |
| B2 - B1 | 747.82 (B2) | 746.37 (B1) | 18" | 248' | 0.59% | RCP |
| B3 - B2 | 754.20 (B3) | 747.82 (B2) | 18" | 112' | 5.75% | RCP |
| C1 - C0 | 731.19 (C1) | 731.00 (C0) | 18" | 48' | 0.40% | RCP |
| C2 - C1 | 731.68 (C2) | 731.19 (C1) | 18" | 122' | 0.40% | RCP |
| D1 - D0 | 730.06 (D1) | 730.00 (D0) | 48" | 7' | 1.00% | RCP |
| D2 - D1 | 731.00 (D2) | 730.06 (D1) | 48" | 130' | 0.72% | RCP |
| E1 - E0 | 745.50 (E1) | 744.50 (E0) | 24" | 58' | 1.73% | RCP |
| F1 - F0 | 717.61 (F1) | 717.50 (F0) | 18" | 24' | 0.50% | RCP |
| F1.1 - F1 | 718.32 (F1.1) | 717.61 (F1) | 18" | 43' | 1.66% | RCP |
| F2 - F1 | 720.58 (F2) | 717.61 (F1) | 18" | 87' | 3.42% | RCP |
| F3 - F2 | 735.90 (F3) | 720.58 (F2) | 18" | 246' | 6.25% | RCP |
| F4 - F3 | 743.97 (F4) | 735.90 (F3) | 18" | 135' | 6.00% | RCP |
| F5 - F4 | 749.10 (F5) | 743.97 (F4) | 18" | 121' | 4.25% | RCP |
| F6 - F5 | 762.08 (F6) | 749.10 (F5) | 18" | 240' | 5.42% | RCP |
| F6.1 - F6 | 762.96 (F6.1) | 762.08 (F6) | 18" | 174' | 0.51% | RCP |
| F7 - F6 | 767.00 (F7) | 762.08 (F6) | 18" | 159' | 3.10% | RCP |

### PIPE TABLE

| NAME | UPSTREAM | DOWNSTREAM | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|---|---|
| G1 - G0 | 713.25 (G1) | 713.00 (G0) | 12" | 41' | 0.62% | RCP |
| H1 - H0 | 713.40 (H1) | 713.00 (H0) | 18" | 40' | 1.00% | RCP |
| H2 - H1 | 713.84 (H2) | 713.40 (H1) | 18" | 45' | 1.00% | RCP |
| J1 - M2 | 713.00 (J1) | 708.37 (M2) | 15" | 115' | 4.05% | RCP |
| L1 - L0 | 748.39 (L1) | 748.25 (L0) | 15" | 29' | 0.50% | HDPE |
| L2 - L1 | 748.65 (L2) | 748.39 (L1) | 15" | 53' | 0.50% | HDPE |
| L3 - L2 | 749.33 (L3) | 748.90 (L2) | 12" | 86' | 0.50% | HDPE |
| L4 - L3 | 749.60 (L4) | 749.33 (L3) | 12" | 55' | 0.50% | HDPE |
| M1 - M0 | 703.68 (M1) | 703.21 (M0) | 24" | 48' | 1.00% | RCP |
| M2 - M1 | 705.11 (M2) | 703.68 (M1) | 24" | 143' | 1.00% | RCP |
| M3 - M2 | 708.62 (M3) | 705.11 (M2) | 24" | 167' | 2.10% | RCP |
| M4 - M3 | 711.49 (M4) | 708.62 (M3) | 24" | 79' | 3.63% | RCP |
| M5 - M4 | 713.72 (M5) | 711.49 (M4) | 24" | 8' | 28.92% | RCP |
| N0.1 - N0 | 701.24 (N0.1) | 701.00 (N0) | 24" | 43' | 0.57% | RCP |
| N0.2 - N0.1 | 702.16 (N0.2) | 701.50 (N0.1) | 18" | 133' | 0.50% | RCP |
| N0.3 - N0.2 | 702.80 (N0.3) | 702.16 (N0.2) | 18" | 129' | 0.50% | RCP |
| N0.4 - N0.3 | 703.17 (N0.4) | 702.80 (N0.3) | 18" | 75' | 0.50% | RCP |
| N1 - N0.1 | 703.00 (N1) | 701.24 (N0.1) | 18" | 4' | 57.93% | RCP |
| O1 - O0 | 739.65 (O1) | 739.40 (O0) | 12" | 13' | 2.00% | HDPE |
| O2 - O1 | 745.33 (O2) | 739.65 (O1) | 12" | 183' | 3.11% | HDPE |

### PIPE TABLE

| NAME | UPSTREAM | DOWNSTREAM | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|---|---|
| O3 - O2 | 751.15 (O3) | 745.33 (O2) | 12" | 65' | 9.00% | HDPE |
| P1 - P0 | 748.27 (P1) | 748.00 (P0) | 12" | 41' | 0.66% | HDPE |
| P2 - P1 | 748.72 (P2) | 748.27 (P1) | 12" | 91' | 0.50% | HDPE |
| P3 - P2 | 749.04 (P3) | 748.72 (P2) | 12" | 43' | 0.75% | HDPE |
| P4 - P3 | 749.51 (P4) | 749.04 (P3) | 12" | 63' | 0.75% | HDPE |
| P5 - P4 | 749.92 (P5) | 749.51 (P4) | 12" | 55' | 0.75% | HDPE |
| P6 - P5 | 750.48 (P6) | 749.92 (P5) | 12" | 74' | 0.75% | HDPE |
| P7 - P6 | 750.85 (P7) | 750.48 (P6) | 12" | 51' | 0.75% | HDPE |
| P8 - P7 | 751.24 (P8) | 750.85 (P7) | 12" | 52' | 0.75% | HDPE |

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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Main: 615.564.2701 | www.kimley-horn.com
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# TUCK AWAY PUD SUBDIVISION
# SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127314
07/02/2025
STATE OF TENNESSEE

| No. | REVISIONS | DATE | BY |
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DRAWN BY: ___
CHECKED BY: ___
DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

GRADING AND DRAINAGE PLAN - OVERALL

SHEET NUMBER
**C3.0**

The 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.

Drawing name: K:\FRA_LDEV\118725000 - 1190 lewisburg pike\4-CADD\plansheets\C3.0 GRADING AND DRAINAGE PLAN - OVERALL.dwg C3.0 GRADING AND DRAINAGE PLAN - OVERALL Jul 03, 2025 12:53pm by: Gracie.Wix

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.

## COF 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.
6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

## SITE DATA TABLE

| | |
|---|---|
| PROJECT NAME: | TUCK AWAY PUD SUBDIVISION |
| COF PROJECT # | 8764 |
| PARCEL(S): | 106 00800 |
| ADDRESS: | 1192 LEWISBURG PIKE<br>FRANKLIN, TN 37064 |
| CITY: | FRANKLIN |
| COUNTY: | WILLIAMSON |
| STATE: | TENNESSEE |
| CIVIL DISTRICT: | 10TH CIVIL DISTRICT |
| EXISTING ZONING: | PLANNED DISTRICT (PD) (120,000 SF) |
| OTHER APPLICABLE OVERLAYS: | HILLSIDE HILLCREST OVERLAY DISTRICT (HHO)<br>"500' HHO BUFFER" |
| VESTING (IF APPLICABLE): | MARCH 23,2021 (ORIGINAL BOMA APPROVAL DATE) |
| TOTAL ACREAGE OF SITE: | 25.64 ACRES |
| TOTAL SQUARE FOOTAGE OF SITE: | 1,116,963 SF |
| AREA DEDICATED TO ROW: | 0.84 ACRES (36,544 SF) |
| TOTAL DISTURBED AREA INCLUDING OFFSITE: | 17.64 ACRES |
| EXISTING BUILDING SQUARE FOOTAGE: | 17,323 SF |
| EXISTING BARN | ±9,066 SF |
| EXISTING HOUSE | ±8,257 SF |
| PROPOSED BUILDING SQUARE FOOTAGE: | 31,607 SF |
| EXISTING HOUSE | ±8,257 SF |
| PROPOSED BUILDING | ±23,350 SF |
| PROPOSED CONSTRUCTION TYPE | TYPE II-B |
| OWNER: | FELLOWSHIP BIBLE CHURCH |
| ADDRESS: | 1210 FRANKLIN ROAD<br>BRENTWOOD, TN 37027 |
| APPLICANT: | KIMLEY-HORN & ASSOCIATES |
| ADDRESS: | 4031 ASPEN GROVE DRIVE, SUITE 200<br>FRANKLIN, TN 37067 |
| PHONE: | 615-564-2701 |
| EMAIL: | MARY.MCGOWAN@KIMLEY-HORN.COM |
| CONTACT NAME: | MARY MCGOWAN, P.E. |
| BUILDING SETBACKS: | FRONT: 100'<br>SIDE: 5'<br>REAR: 20' |
| BUILDING HEIGHT: | MAX. 2 STORIES<br>MAX HEIGHT: 53' |
| BUILDING TYPES APPLIED: | CIVIC |
| FRONTAGE TYPES APPLIED: | YARD/LANDSCAPE FRONTAGE |
| PROPOSED USES: | PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES |
| MINIMUM LANDSCAPE SURFACE RATIO: | 0.20 |
| PROVIDED LANDSCAPE SURFACE RATIO: | SEE LANDSCAPE SHEETS |
| PROPOSED SEATING (PHASE 1): | 548 SEATS |
| MINIMUM PARKING REQUIREMENT: | 220 TOTAL SPACES (1 SPACE PER 2.5 SEATS) |
| EXISTING PARKING: | 0 EXISTING SPACES |
| TOTAL PARKING PROVIDED: | 309 TOTAL SPACES |

NOTES:
1. 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.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
3. BASE INFORMATION WAS TAKEN FROM A BOUNDARY AND TOPO SURVEY PREPARED BY WILSON AND ASSOCIATES, P.C. DATED 6/10/2024. 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.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. PORTIONS OF PROPOSED DEVELOPMENT IN THIS PROJECT FALL WITHIN ZONES X PER THE FEMA FIRM MAPS NUMBERED 47187C0213G, DATED DECEMBER 22, 2016.

## SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM PIPE
- PROPOSED WATER MAIN BY MVUD
- EXISTING SANITARY SEWER PIPE
- EXISTING GAS LINE
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- LIGHT POLE(LED LIGHT SOURCE)
- FDC

## SITE HATCH LEGEND

- BIORETENTION AREA

## GRADING PLAN LEGEND

- 476.17 — SPOT ELEVATION
- HP HIGH POINT; TC TOP OF CURB; TW TOP OF WALL; INV INVERT; LP LOW POINT; BC BOTTOM OF CURB / GUTTER LINE; BW BOTTOM OF EXPOSED WALL; RIM TOP OF GRATE / COVER
- FFE 472.50 — FINISH FLOOR ELEVATION
- 500 — EXISTING CONTOUR
- 500 — PROPOSED CONTOUR

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 137311 — STATE OF TENNESSEE — 07/03/2025

| No. | REVISIONS | DATE | BY |
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DESIGNED BY: ___
DRAWN BY: ___
CHECKED BY: ___
DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

SITE GRADING PLAN - ENLARGEMENT

SHEET NUMBER
C3.1

SEE SHEET C3.2

Drawing name: K:\FRA_LDEV\118725000 - 1190 lewisburg pike\4-CADD\plansheets\C3.1 SITE GRADING PLAN - ENLARGEMENT.dwg C3.1 SITE GRADING PLAN - ENLARGEMENT Jul 03, 2025 12:54pm by: Gracie.Wix

## COF GRADING & DRAINAGE GENERAL NOTES

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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.
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## SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM PIPE
- PROPOSED WATER MAIN BY MVUD
- EXISTING SANITARY SEWER PIPE
- EXISTING GAS LINE
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- LIGHT POLE(LED LIGHT SOURCE)
- FDC

## SITE HATCH LEGEND

- BIORETENTION AREA

## SITE DATA TABLE

| | |
|---|---|
| PROJECT NAME: | TUCK AWAY PUD SUBDIVISION |
| COF PROJECT # | 8764 |
| PARCEL(S): | 106 00800 |
| ADDRESS: | 1192 LEWISBURG PIKE<br>FRANKLIN, TN 37064 |
| CITY: | FRANKLIN |
| COUNTY: | WILLIAMSON |
| STATE: | TENNESSEE |
| CIVIL DISTRICT: | 10TH CIVIL DISTRICT |
| EXISTING ZONING: | PLANNED DISTRICT (PD) (120,000 SF) |
| OTHER APPLICABLE OVERLAYS: | HILLSIDE HILLCREST OVERLAY DISTRICT (HHO)<br>"500' HHO BUFFER" |
| VESTING (IF APPLICABLE): | MARCH 23,2021 (ORIGINAL BOMA APPROVAL DATE) |
| TOTAL ACREAGE OF SITE: | 25.64 ACRES |
| TOTAL SQUARE FOOTAGE OF SITE: | 1,116,963 SF |
| AREA DEDICATED TO ROW: | 0.84 ACRES (36,544 SF) |
| TOTAL DISTURBED AREA INCLUDING OFFSITE: | 17.64 ACRES |
| EXISTING BUILDING SQUARE FOOTAGE: | 17,323 SF |
| EXISTING BARN | ±9,066 SF |
| EXISTING HOUSE | ±8,257 SF |
| PROPOSED BUILDING SQUARE FOOTAGE: | 31,607 SF |
| EXISTING HOUSE | ±8,257 SF |
| PROPOSED BUILDING | ±23,350 SF |
| PROPOSED CONSTRUCTION TYPE | TYPE II-B |
| OWNER: | FELLOWSHIP BIBLE CHURCH |
| ADDRESS: | 1210 FRANKLIN ROAD<br>BRENTWOOD, TN 37027 |
| APPLICANT: | KIMLEY-HORN & ASSOCIATES |
| ADDRESS: | 4031 ASPEN GROVE DRIVE, SUITE 200<br>FRANKLIN, TN 37067 |
| PHONE: | 615-564-2701 |
| EMAIL: | MARY.MCGOWAN@KIMLEY-HORN.COM |
| CONTACT NAME: | MARY MCGOWAN, P.E. |
| BUILDING SETBACKS: | FRONT: 100'<br>SIDE: 5'<br>REAR: 20' |
| BUILDING HEIGHT: | MAX. 2 STORIES<br>MAX HEIGHT: 53' |
| BUILDING TYPES APPLIED: | CIVIC |
| FRONTAGE TYPES APPLIED: | YARD/LANDSCAPE FRONTAGE |
| PROPOSED USES: | PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES |
| MINIMUM LANDSCAPE SURFACE RATIO: | 0.20 |
| PROVIDED LANDSCAPE SURFACE RATIO: | SEE LANDSCAPE SHEETS |
| PROPOSED SEATING (PHASE 1): | 548 SEATS |
| MINIMUM PARKING REQUIREMENT: | 220 TOTAL SPACES (1 SPACE PER 2.5 SEATS) |
| EXISTING PARKING: | 0 EXISTING SPACES |
| TOTAL PARKING PROVIDED: | 309 TOTAL SPACES |

NOTES:
1. 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.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
3. BASE INFORMATION WAS TAKEN FROM A BOUNDARY AND TOPO SURVEY PREPARED BY WILSON AND ASSOCIATES, P.C. DATED 6/10/2024. 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.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. PORTIONS OF PROPOSED DEVELOPMENT IN THIS PROJECT FALL WITHIN ZONES X PER THE FEMA FIRM MAPS NUMBERED 47187C0213G, DATED DECEMBER 22, 2016.

## GRADING PLAN LEGEND

- 476.17 — SPOT ELEVATION (HP HIGH POINT, TC TOP OF CURB, TW TOP OF WALL, INV INVERT; LP LOW POINT, BC BOTTOM OF CURB / GUTTER LINE, BW BOTTOM OF EXPOSED WALL, RIM TOP OF GRATE / COVER)
- FFE 472.50 — FINISH FLOOR ELEVATION
- 500 — EXISTING CONTOUR
- 500 — PROPOSED CONTOUR


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

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# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 127314 — 07/02/2025 — STATE OF TENNESSEE

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DRAWN BY: ___
CHECKED BY: ___
DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

SITE GRADING PLAN - ENLARGEMENT

SHEET NUMBER
**C3.2**

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 20 40 80

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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.

Drawing name: K:\FRA_LDEV\118725000 - 1190 lewisburg pike\4-CADD\plansheets\C3.1 SITE GRADING PLAN - ENLARGEMENT.dwg C3.2 SITE GRADING PLAN - ENLARGEMENT Jul 03, 2025 12:54pm by: Gracie.Wix

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.

## COF EPSC GENERAL NOTES

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROLS, AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTHMOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 14 DAYS (7 DAYS FOR ≥35% SLOPES)
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART
5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

## BIORETENTION NOTE:

CONTRACTOR SHALL USE EXTREME CAUTION TO NOT COMPACT BIORETENTION LOCATIONS THROUGHOUT THE DURATION OF THE CONSTRUCTION PROCESS. THIS IS TO ENSURE THE INFILTRATION RATES REMAIN UNCHANGED.

## RIPARIAN BUFFER NOTE:

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

## RIPARIAN BUFFER SIGN NOTE:

AS PER FMC 23-107(5)(D) BUFFER BOUNDARIES SHALL BE MARKED WITH SIGNS THAT PERSIST BEFORE, DURING , AND AFTER CONSTRUCTION. SIGNAGE SHALL BE POSTED AT THE EDGE OF THE BUFFER ZONE, EACH LOT LINE, AND AT A MAXIMUM SPACING OF (150) FEET. THIS SPACING CAN BE REDUCED FOR LARGER SCALE DEVELOPMENTS AS APPROVED BY THE CITY ENGINEER. THE LOCATION OF THE SIGNAGE SHALL BE SHOWN ON THE INITIAL EPSC AND BUFFER MITIGATION PLANS.

THESE SIGNS SHALL BE PURCHASED BY THE APPLICANT DURING THE STORM WATER AND GRADING PERMITTING PROCESS. THIS DEVELOPMENT PROJECT REQUIRES (7) RIPARIAN BUFFER SIGNS TO BE PURCHASED.

## BIORETENTION 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. INSTALL PERMEABLE GEOTEXTILE FABRIC.
7. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
8. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218
9. 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.
10. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY.
11. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA
12. SOD SLOPES
13. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON ASBUILT PLANS.

## EROSION CONTROL LEGEND

| | | |
|---|---|---|
| FR | STONE FILTER RING - CLASS A RIP-RAP, 2' THICK - REFER TO DETAIL SHEET C3.51 |
| OP | OUTLET PROTECTION - REFER TO DETAIL SHEET C3.50 |
| DD | DIVERSION DITCH - REFER TO DETAIL SHEET C3.50 |
| IP | INLET PROTECTION - REFER TO DETAIL SHEET C3.51 |
| SF | SILT FENCE - REFER TO DETAIL SHEET C3.50 |
| EE | EROSION EELS - REFER TO DETAIL SHEET C3.50 |
| CD | ROCK CHECK DAM - REFER TO DETAIL SHEET C3.51 |
| CW | CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3.50 |
| MA | EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL, CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3.50 |
| CE | CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3.50 |
| TS | TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3.51 |
| PS | PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3.51 |
| TP | TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3.50 |
| LOD | LIMITS OF DISTURBANCE |
| | CONSTRUCTION SIGN |

## TREE PROTECTION FENCING NOTE

TREE PROTECTION FENCING IS TO REMAIN IN PLACE UNTIL FINAL INSPECTION AND SIGN-OFF ON THE MASTER BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY BY THE URBAN FORESTER. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

## WATER QUALITY BMP 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. INSTALLER'S OF WATER QUALITY BMP'S SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.
2. CONTRACTOR SHALL PROVIDE NECESSARY PROTECTION FOR ALL GIP'S FROM COMPACTION.

## EPSC PHASE 1 CONSTRUCTION SEQUENCE

1. INSTALL CONSTRUCTION ENTRANCE/EXIT AND CONCRETE WASHOUT.
2. A GRADING PERMIT WILL NOT BE ISSUED ON THIS LOT UNTIL RURAL PLAINS CIRCLE IS PAVED OR AN ALTERNATE CITY-APPROVED MEANS OF ACCESS IS PROVIDED.
3. INSTALL SILT FENCE AND TREE PROTECTION.
4. CONTRACTOR TO CONTACT ENGINEERING DEPARTMENT TO OBTAIN STORMWATER PERMIT. THE CONTRACTOR SHALL CONTACT APPROPRIATE PARTY FOR INSPECTION OF EROSION CONTROL DEVICES AND TO OBTAIN FULL GRADING PERMIT.

PHASE 1 SEDIMENT BASIN DRAINAGE AREA (10.92 AC.)

OFFSITE DIVERSION DITCH 2

FOREBAY AREA WITH TWO POROUS BAFFLES
BOTTOM ELEVATION: 734
TOP ELEVATION: 737
MINIMUM VOLUME: 8,500 CF

PRINCIPAL SPILLWAY; SEE SEDIMENT BASIN DETAIL FOR RISER INFORMATION

NON-POROUS BAFFLES (2)

4" FAIRCLOTH FLOATING SKIMMER WITH 3" ORIFICE

20' WIDE EMERGENCY SPILLWAY

SEDIMENT BASIN OUTFALL

SEDIMENT BASIN
DESIGN DRAINAGE AREA: 18.71 AC
REQUIRED STORAGE: 67,693 CF
PROVIDED STORAGE: 91,106 CF
REQUIRED WET STORAGE: 33,846 SF
PROVIDED WET STORAGE: 36,457 SF
REQUIRED DRY STORAGE: 33,846 SF
PROVIDED DRY STORAGE: 33,854 SF
REQUIRED SURFACE AREA: 18,012 SF
PROVIDED SURFACE AREA: 20,874 SF
TOP OF EMBANKMENT: 738.00'
TOP OF EMBANKMENT WIDTH: 6.0'
TOP OF WET POND: 734.00'
BOTTOM OF BASIN: 731.00'
PRINCIPAL SPILLWAY ELEVATION: 736.00'
EMERGENCY SPILLWAY ELEVATION: 737.00'
5-YR WATER SURFACE ELEVATION: 736.46'
25-YR WATER SURFACE ELEVATION: 736.73'

POA 1; TOTAL DISTURBED AND UNDISTURBED DRAINAGE AREA: 23.93 AC

PHASE 1 SEDIMENT BASIN DRAINAGE AREA (10.92 AC.)

ONSITE DIVERSION DITCH 1

PHASE 1 SEDIMENT TRAP DRAINAGE AREA (4.14 AC.)

PHASE 1 SEDIMENT TRAP DRAINAGE AREA (4.14 AC.)

POROUS BAFFLES (2)

20' WIDE EMERGENCY SPILLWAY

PRINCIPAL SPILLWAY (RISER)

FLOATING SKIMMER

POA 2; TOTAL DISTURBED AND UNDISTURBED DRAINAGE AREA: 19.84 AC

SEDIMENT TRAP
DESIGN DRAINAGE AREA: 4.14 AC
REQUIRED STORAGE: 14,979 CF
PROVIDED STORAGE: 45,427 CF
REQUIRED WET STORAGE: 7,489 SF
PROVIDED WET STORAGE: 11,073 SF
REQUIRED DRY STORAGE: 7,489 SF
PROVIDED DRY STORAGE: 14,992 SF
REQUIRED SURFACE AREA: 3,908 SF
PROVIDED SURFACE AREA: 10,846 SF
EMERGENCY SPILLWAY ELEVATION: 718.00'

LEWISBURG PIKE (PUBLIC RIGHT-OF-WAY VARIES)

ST. GEORGES WAY (LOCAL STREET) (60' PUBLIC RIGHT-OF-WAY)

ST. JAMES DRIVE (LOCAL STREET) (50' PUBLIC RIGHT-OF-WAY VARIES)

TATTINGER COURT (LOCAL STREET) (50' PUBLIC RIGHT-OF-WAY VARIES)

GREY CLIFF CT. (LOCAL STREET) (50' PUBLIC RIGHT-OF-WAY VARIES)

DURHAM MANOR DRIVE (LOCAL STREET) (50' PUBLIC RIGHT-OF-WAY)

MTEMC EASEMENT 20' FROM CENTERLINE OF LINE SYSTEM BOOK 1482, PG 686

MTEMC EASEMENT 26' FROM CENTERLINE OF LINE SYSTEM BOOK 1482, PG 686

10' NTMOC ENERGY EASEMENT BOOK 4291, PG 50

MAP/PARCEL: 104.00700 DONALD C. BEATTY & DONNA J. BEATTY BOOK 1321, PAGE 800

COORDINATES ARE NAD83. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDEBRAND — 07/02/2025 — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — 137111 — STATE OF TENNESSEE

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DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

EROSION CONTROL PLAN - PHASE 1

SHEET NUMBER
**C3.5**

## COF EPSC GENERAL NOTES

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTHMOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 14 DAYS (7 DAYS FOR ≥35% SLOPES)
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5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

## BIORETENTION NOTE:

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## RIPARIAN BUFFER NOTE:

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## BIORETENTION CONSTRUCTION SEQUENCING

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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. INSTALL PERMEABLE GEOTEXTILE FABRIC.
7. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
8. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218
9. 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.
10. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY.
11. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA
12. SOD SLOPES
13. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON ASBUILT PLANS.

## EROSION CONTROL LEGEND

| | | |
|---|---|---|
| FR | STONE FILTER RING - CLASS A RIP-RAP, 2' THICK - REFER TO DETAIL SHEET C3.51 |
| OP | OUTLET PROTECTION - REFER TO DETAIL SHEET C3.50 |
| DD | DIVERSION DITCH - REFER TO DETAIL SHEET C3.50 |
| IP | INLET PROTECTION - REFER TO DETAIL SHEET C3.51 |
| SF | SILT FENCE - REFER TO DETAIL SHEET C3.50 |
| EE | EROSION EELS - REFER TO DETAIL SHEET C3.50 |
| CD | ROCK CHECK DAM - REFER TO DETAIL SHEET C3.51 |
| CW | CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3.50 |
| MA | EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL, CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3.50 |
| CE | CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3.50 |
| TS | TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3.51 |
| PS | PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3.51 |
| TP | TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3.50 |
| LOD | LIMITS OF DISTURBANCE |
| | CONSTRUCTION SIGN |

## WATER QUALITY BMP 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. INSTALLER'S OF WATER QUALITY BMP'S SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.
2. CONTRACTOR SHALL PROVIDE NECESSARY PROTECTION FOR ALL GIP'S FROM COMPACTION.

## EPSC PHASE 2 NOTE

EPSC MEASURES SHALL BE PROVIDED AROUND BUILDINGS, ALONG SIDEWALKS, AND/OR BEHIND CURBS TO PREVENT SEDIMENT FORM MIGRATING/DISCHARGING INTO PAVED SURFACES.

## CULVERT INSTALLATION NOTE

CULVERTS SHALL BE INSTALLED IN THE DRY AND STABILIZED IMMEDIATELY.

PHASE 2 SEDIMENT BASIN DRAINAGE AREA (18.71 AC.)

OFFSITE DIVERSION DITCH 2

ONSITE DIVERSION DITCH 4

FOREBAY AREA WITH TWO POROUS BAFFLES
BOTTOM ELEVATION: 734
TOP ELEVATION: 737
MINIMUM VOLUME: 8,500 CF

ONSITE DIVERSION DITCH 3

NON-POROUS BAFFLES (2)

4" FAIRCLOTH FLOATING SKIMMER WITH 3" ORIFICE

RISER TO REMAIN IN PLACE FOR THE DURATION OF THE PHASE 2 EPSC PLAN UNTIL THE UPSTREAM CONTRIBUTING DRAINAGE AREA IS STABLIZIED; PERMANENT OCS TO BE INSTALLED ONCE UPSTREAM CONTRIBUTING DRAINAGE AREA IS STABILIZED

SEDIMENT BASIN
DESIGN DRAINAGE AREA: 18.71 AC
REQUIRED STORAGE: 67,693 CF
PROVIDED STORAGE: 91,106 CF
REQUIRED WET STORAGE: 33,846 SF
PROVIDED WET STORAGE: 36,457 SF
REQUIRED DRY STORAGE: 33,846 SF
PROVIDED DRY STORAGE: 33,854 SF
REQUIRED SURFACE AREA: 18,012 SF
PROVIDED SURFACE AREA: 20,874 SF
TOP OF EMBANKMENT: 738.00'
TOP OF EMBANKMENT WIDTH: 6.0'
TOP OF WET POND: 734.00'
BOTTOM OF BASIN: 731.00'
PRINCIPAL SPILLWAY ELEVATION: 736.00'
EMERGENCY SPILLWAY ELEVATION: 737.00'
5-YR WATER SURFACE ELEVATION: 736.46'
25-YR WATER SURFACE ELEVATION: 736.73'

POA 1; TOTAL DISTURBED AND UNDISTURBED DRAINAGE AREA: 23.93 AC

POA 3; TOTAL DISTURBED AND UNDISTURBED DRAINAGE AREA: 1.45 AC

PHASE 2 SEDIMENT BASIN DRAINAGE AREA (18.71 AC.)

POA 3 DRAINAGE AREA (1.45 AC.)

ONSITE DIVERSION DITCH 1

PHASE 2 SEDIMENT TRAP DRAINAGE AREA (2.51 AC.)

EROSION EELS TO BE PLACED IMMEDIATELY DOWNSTREAM OF PROPOSED STORM INLETS

POROUS BAFFLES (2)

PROPOSED OUTLET PIPE SECTIONS TO BE INSTALLED PRIOR TO THE ROADWAY IMPROVEMENTS TO ALLOW FOR DISCHARGE FROM SEDIMENT TRAP

POA 2; TOTAL DISTURBED AND UNDISTURBED DRAINAGE AREA: 19.84 AC

ONSITE DIVERSION DITCH 5

SEDIMENT TRAP
DESIGN DRAINAGE AREA: 4.14 AC
REQUIRED STORAGE: 14,979 CF
PROVIDED STORAGE: 45,427 CF
REQUIRED WET STORAGE: 7,489 SF
PROVIDED WET STORAGE: 11,073 SF
REQUIRED DRY STORAGE: 7,489 SF
PROVIDED DRY STORAGE: 14,992 SF
REQUIRED SURFACE AREA: 3,908 SF
PROVIDED SURFACE AREA: 10,846 SF
EMERGENCY SPILLWAY ELEVATION: 718.00'

POA 4 DRAINAGE AREA (DISTURBED) (0.48 AC.)

POA 4 DRAINAGE AREA (UNDISTURBED) (4.82 AC.)

POA 4; TOTAL DRAINAGE AREA: 5.30 AC
DISTURBED DRAINAGE AREA: 0.48 AC
UNDISTURBED DRAINAGE AREA: 4.82 AC

**LEWISBURG PIKE**
(PUBLIC ARTERIAL ROADWAY)
(VARIES)

**ST. GEORGES WAY**
(LOCAL STREET)
(60' PUBLIC RIGHT-OF-WAY)

**ST. JAMES DRIVE**
(LOCAL STREET)
(50' PUBLIC RIGHT-OF-WAY VARIES)

**TATTINGER COURT**
(LOCAL STREET)
(50' PUBLIC RIGHT-OF-WAY VARIES)

**GREY CLIFF CT.**
(LOCAL STREET)
(50' PUBLIC RIGHT-OF-WAY VARIES)

**DURHAM MANOR DRIVE**
(LOCAL STREET)
(50' PUBLIC RIGHT-OF-WAY)

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — 07/02/2025 — COMMERCE — No. 137314 — STATE OF TENNESSEE

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DESIGNED BY: ___
DRAWN BY: ___
CHECKED BY: ___
DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

EROSION CONTROL PLAN - PHASE 2

SHEET NUMBER
**C3.6**

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Drawing name: K:\FRA_LDEV\118725000 - 1190 lewisburg pike\4-CADD\plansheets\C3-10 EROSION CONTROL PLAN - PHASE 1.dwg C3-20 EROSION CONTROL PLAN - PHASE 2 Jul 03, 2025 12:54pm by: Gracie.Wix

## STORMWATER MANAGEMENT NOTE

All STORMWATER MANAGEMENT FEATURES FOR A SITE/SECTION SHALL BE INSTALLED WITHIN NINETY (90) DAYS OF ISSUANCE OF A TEMPORARY CERTIFICATE OF USE AND OCCUPANCY (TCUO)/TEMPORARY CERTIFICATE OF COMPLETION (TCOC) AND/OR WHEN A STORMWATER MANAGEMENT FEATURES CONTRIBUTING DRAINAGE AREA IS BUILT OUT AND/OR STABILIZED (AS DETERMINED BY THE SITES STORMWATER INSPECTOR). FURTHERMORE, STORMWATER CONTROL MEASURES (SCM'S) SHALL BE INSPECTED BY A LICENSED PROFESSIONAL ENGINEER DOCUMENTING THE SCM'S HAVE BEEN INSTALLED PER THE APPROVED SITE PLAN. AN INSPECTION REPORT DOCUMENTING THIS SHALL BE REQUIRED TO BE SUBMITTED TO THE CITY'S ENGINEERING DEPARTMENT WITHIN NINETY (90) DAYS OF THE SCM'S COMPLETION.

## COF EPSC GENERAL NOTES

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTHMOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 14 DAYS (7 DAYS FOR ≥35% SLOPES)
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART
5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

## BIORETENTION NOTE:

CONTRACTOR SHALL USE EXTREME CAUTION TO NOT COMPACT BIORETENTION LOCATIONS THROUGHOUT THE DURATION OF THE CONSTRUCTION PROCESS. THIS IS TO ENSURE THE INFILTRATION RATES REMAIN UNCHANGED.

## RIPARIAN BUFFER NOTE:

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

## BIORETENTION 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. INSTALL PERMEABLE GEOTEXTILE FABRIC.
7. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
8. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218
9. 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.
10. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY.
11. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA
12. SOD SLOPES
13. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON ASBUILT PLANS.

## EROSION CONTROL LEGEND

| | | |
|---|---|---|
| FR | STONE FILTER RING - CLASS A RIP-RAP, 2' THICK - REFER TO DETAIL SHEET C3.51 |
| OP | OUTLET PROTECTION - REFER TO DETAIL SHEET C3.50 |
| DD | DIVERSION DITCH - REFER TO DETAIL SHEET C3.50 |
| IP | INLET PROTECTION - REFER TO DETAIL SHEET C3.51 |
| SF | SILT FENCE - REFER TO DETAIL SHEET C3.50 |
| EE | EROSION EELS - REFER TO DETAIL SHEET C3.50 |
| CD | ROCK CHECK DAM - REFER TO DETAIL SHEET C3.51 |
| CW | CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3.50 |
| MA | EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL, CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3.50 |
| CE | CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3.50 |
| TS | TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3.51 |
| PS | PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3.51 |
| TP | TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3.50 |
| LOD | LIMITS OF DISTURBANCE |
| | CONSTRUCTION SIGN |

## WATER QUALITY BMP 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. INSTALLERS OF WATER QUALITY BMP'S SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.
2. CONTRACTOR SHALL PROVIDE NECESSARY PROTECTION FOR ALL GIP'S FROM COMPACTION.

## EPSC PHASE 3 CONSTRUCTION SEQUENCE

1. PERMANENTLY STABILIZE SITE.
2. UPON PERMANENT SITE STABILIZATION, REMOVE SILT FENCE, TREE PROTECTION, AND ALL OTHER TEMPORARY EROSION CONTROL DEVICES.
3. FINISH INSTALLING PERMANENT STORMWATER BMP'S SHOWN ON THIS PLAN PER THE CITY OF FRANKLIN BMP MANUAL.

## SCM NOTE

THE EXISTING SCM'S SHALL BE MAINTAINED PER THE LONG TERM MAINTENANCE PLAN BEFORE SURETIES ARE RELEASED.

LEWISBURG PIKE (SR 106) (STATE HIGHWAY) (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

ST. GEORGES WAY (LOCAL STREET) (50' PUBLIC RIGHT-OF-WAY)

ST. JAMES DRIVE (LOCAL STREET) (50' PUBLIC RIGHT-OF-WAY VARIES)

TATTINGER COURT (LOCAL STREET) (50' PUBLIC RIGHT-OF-WAY VARIES)

GREY CLIFF CT. (LOCAL STREET) (50' PUBLIC RIGHT-OF-WAY VARIES)

DURHAM MANOR DRIVE (LOCAL STREET) (50' PUBLIC RIGHT-OF-WAY)

POA 1; TOTAL DISTURBED AND UNDISTURBED DRAINAGE AREA: 23.93 AC

POA 2; TOTAL DISTURBED AND UNDISTURBED DRAINAGE AREA: 19.84 AC

POA 3; TOTAL DISTURBED AND UNDISTURBED DRAINAGE AREA: 1.45 AC

POA 4; TOTAL DRAINAGE AREA: 5.30 AC
DISTURBED DRAINAGE AREA: 0.48 AC
UNDISTURBED DRAINAGE AREA: 4.82 AC

4" FAIRCLOTH FLOATING SKIMMER WITH 3" ORIFICE

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH


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

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# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
07/03/2025
COMMERCE
STATE OF TENNESSEE

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DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

EROSION CONTROL PLAN - PHASE 3

SHEET NUMBER
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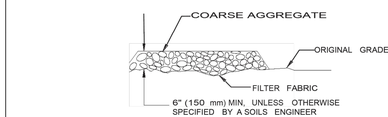
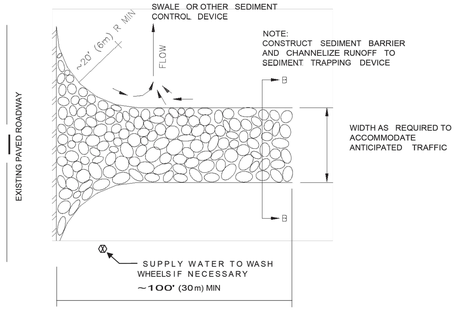
**ACTIVITY:** Stabilized Construction Entrance — TCP- 01




SECTION B-B
N.T.S.

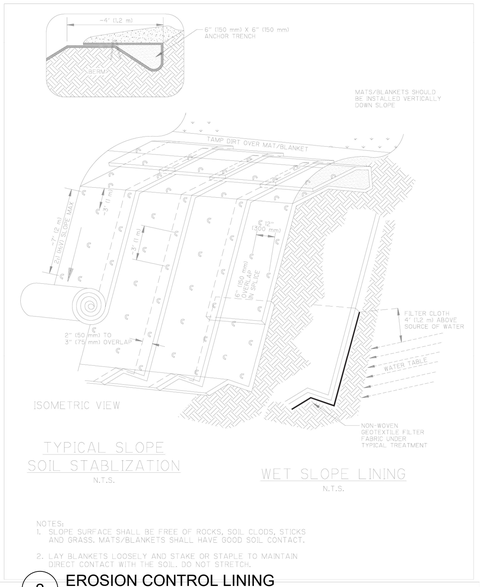



PLAN VIEW
N.T.S.

1 CONSTRUCTION ENTRANCE
SCALE: Figure TCP-01-1
Stabilized Construction Entrance



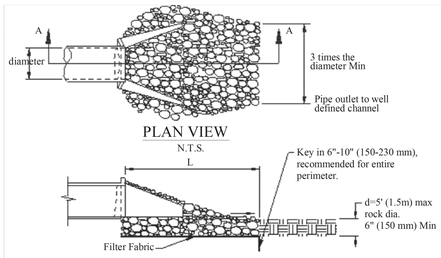
**ACTIVITY:** Geotextiles — PESC – 02




2 EROSION CONTROL LINING
SCALE: Figure PESC-02-2
Anchoring Geotextiles on Embankments



**ACTIVITY:** Outlet Protection — PESC – 07



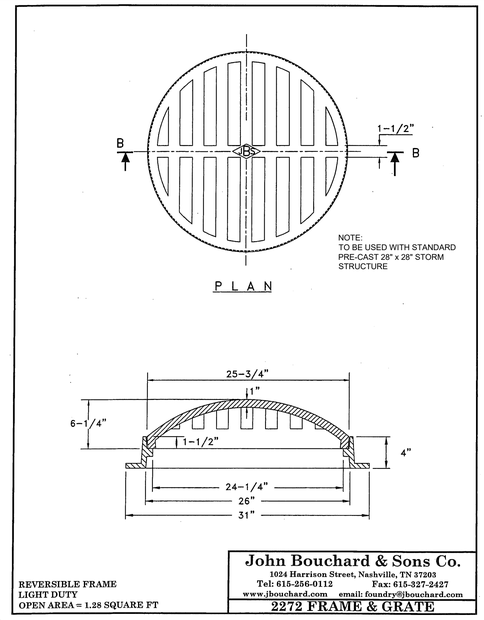

Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

| Pipe Diameter in (mm) | Discharge ft ³/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

3 OUTLET PROTECTION DETAIL
SCALE: Figure PESC-07-1
Outlet Protection Sizing



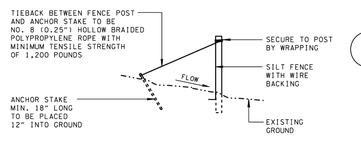



4 DOME CATCH BASIN
SCALE:





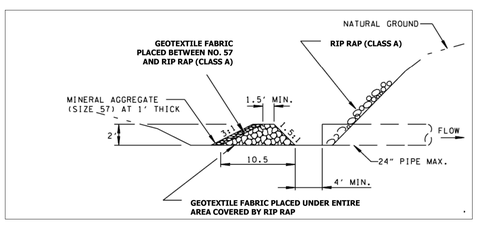




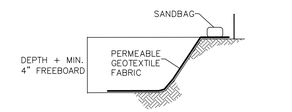

SILT FENCE TIEBACK

(WHEN REQUIRED BY THE ENGINEER OR NOTED IN THE PLANS, COST TO BE INCLUDED IN THE ITEMS FOR SILT FENCE WITH WIRE BACKING)

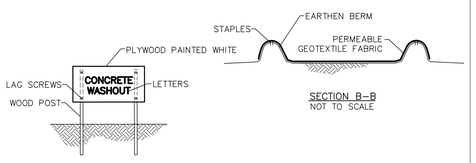
5 SILT FENCE DETAIL
SCALE:




8 FILTER RING
NOT TO SCALE



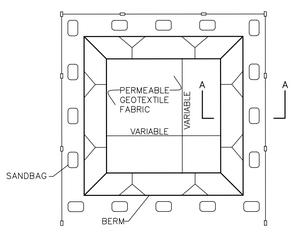

SECTION A–A
NOT TO SCALE




CONCRETE WASHOUT SIGN
(OR EQUIVALENT)

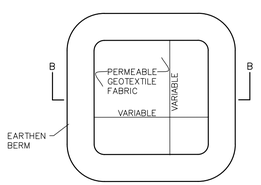



SECTION B–B
NOT TO SCALE




PLAN VIEW
NOT TO SCALE

TYPE "BELOW GRADE"




PLAN VIEW
NOT TO SCALE

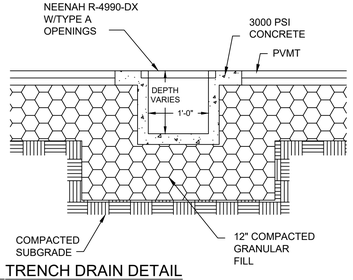
TYPE "ABOVE GRADE" WITH EATHERN BERMS

NOTES:

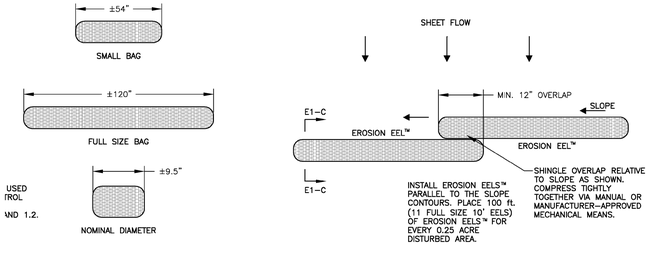
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.

2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.

9 CONCRETE WASHOUT DETAIL
SCALE:

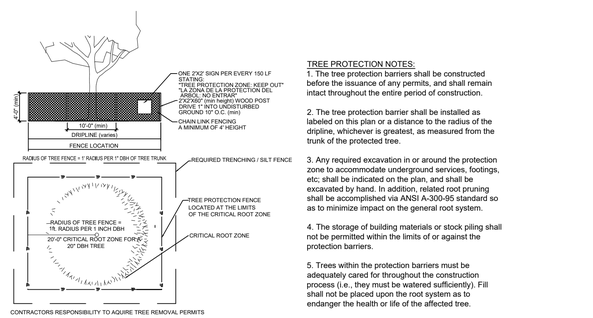



6 TRENCH DRAIN DETAIL
SCALE:




DETAIL E1–A: EROSION EELs™
N.T.S.

7 EROSION EEL DETAIL
SCALE:




TREE PROTECTION FENCING DETAIL
FOR SAVED TREES

NOTE
ALL TP FENCE SHALL BE INSTALLED PRIOR TO INSPECTIONS FOR GRADING PERMIT. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED OUTSIDE THE LIMITS OF TP.

TREE PROTECTION DETAIL
NOT TO SCALE

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.

10 TREE PROTECTION DETAIL
SCALE:

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TUCK AWAY WAY PUD SUBDIVISION
SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND — REGISTERED LANDSCAPE ARCHITECT — AGRICULTURE — 07/02/2008 — COMMERCE — No. 327 — STATE OF TENNESSEE

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DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

GRADING & DRAINAGE DETAILS

SHEET NUMBER
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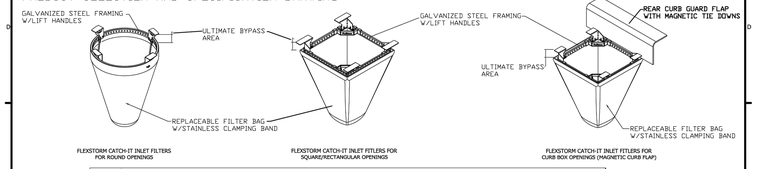
FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING

TENNESSEE



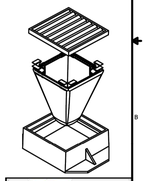

FLEXSTORM CATCH-IT INLET FILTERS FOR ROUND OPENINGS

FLEXSTORM CATCH-IT INLET FITLERS FOR SQUARE/RECTANGULAR OPENINGS

FLEXSTORM CATCH-IT INLET FITLERS FOR CURB BOX OPENINGS (MAGNETIC CURB FLAP)

**Product selection for FLEXSTORM CATCH-IT Filters (Temporary Inlet Protection)**

| TDOT Standard | JR HOE Catalog | JBS Catalog # | Inlet Type | Grate Size | Opening Size | Bag Cap. (ft³) | FX Flow Ratings (CFS) | ADS P/N |
|---|---|---|---|---|---|---|---|---|
| TDOT std. #12, #10, #25, #41 | | 3123 | Curb Box (CB) | 36.25 x 21.75 | 32.0 x 17.75 | 3.4 | 2.0 | 62LCBFX |
| TDOT std. #18 | | 3061 | Square/Rect (SQ) | 24.875 x 26.25 (x2) | 48 x 24 | 6.2 | 3.8 | 62XLSQFX |
| | HOE 518 | 4254 | Square/Rect (SQ) | 24 x 36 | 22 x 34 | 3.5 | 2.4 | 62LSQ2436FX |
| | HOE 525 | 3080 | Curb Box (CB) | 35.5 x 17.5 | 33.0 x 16.0 | 3.8 | 2.2 | 62LCBEXTFX |
| Nashville, TN std. CB | | 3300 | Curb Box (CB) | 31.375 x 21.375 | 29.5 x 19.0 | 3.3 | 2.0 | 62LCBFX |
| | HOE 280 | 4075 | Square/Rect (SQ) | 24 x 24 | 22 x 22 | 2.2 | 1.8 | 62MS22QFX |
| Memphis TN std. #10 | HOE 320 | 4190 | Square/Rect (SQ) | 25.75 x 25.75 | 23.75 x 23.75 | 3.1 | 1.9 | 62MSQFX |
| | | 4220/4330 | Square/Rect (SQ) | 27.75 x 27.75 | 26 x 26 | 5.0 | 2.3 | 62LSQFX |
| Metro Nashville std. | HOE 568 | 4300/4310/4315 | Square/Rect (SQ) | 31.5 x 31.5 | 30.0 x 30.0 | 5.4 | 2.5 | 62XLSQFX |
| TDOT std. #42 | HOE 595 | 4200/4260 | Square/Rect (SQ) | 35.5 x 35.5 | 33.25 X 33.25 | 6.1 | 2.6 | 62XLSQFX |



FLEXSTORM INLET FILTERS CATCH-IT

*FLOW RATINGS SHOWN ARE 50% MAXIMUM

NOTES:
1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL FRAMING FOR PROLONGED PRODUCT LIFE.
2. TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZED DRAINAGE STRUCTURE. FLEXSTORM DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE. CONCRETE STRUCUTRES MAY REQUIRE ADDITIONAL REVIEW.
3. UPON ORDERING THE ADS P/N CONFIRMATION OF THE DOT CALLOUT, FLEXSTORM ITEM CODE, CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED.
4. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

INSTALLATION:
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER INTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

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| SIZE | DRWG NO | REV |
|---|---|---|
| C | C-TN-SUBMIT | A |
| SCALE | SHEET 1 OF 1 | |

1 INLET PROTECTION
NOT TO SCALE

| LATE WINTER/EARLY SPRING PLANTING | | SUMMER PLANTING | |
|---|---|---|---|
| **SPECIES** | **RATE (LB/ACRE)** | **SPECIES** | **RATE (LB/ACRE)** |
| RYE | 120 | OATS | 60 |
| | | BROWN TOP MILLET | 30 |
| **SEEDING DATES** | | **SEEDING DATES** | |
| EAST | ABOVE 2500 FEET: FEB. 15 - MAY 15<br>BELOW 2500 FEET: FEB. 1- MAY 1 | EAST | MAY 15 - AUG. 15 |
| MIDDLE | JAN. 1 - MAY 1 | MIDDLE | MAY 1 - AUG. 15 |
| WEST | DEC. 1 - APR. 15 | WEST | APR. 15 - AUG. 15 |
| **MAINTENANCE** | | **MAINTENANCE** | |
| REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE. | | REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE. | |

| FALL PLANTING | | ALL SEASON NOTES |
|---|---|---|
| **SPECIES** | **RATE (LB/ACRE)** | **SOIL AMENDMENTS** |
| OATS | 30 | FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER. |
| WINTER WHEAT | 30 | |
| **SEEDING DATES** | | **MULCH** |
| EAST | AUG. 15 - DEC. 15 | APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL. |
| MIDDLE | AUG. 15 - DEC. 30 | |
| WEST | AUG. 15 - DEC. 30 | |
| **MAINTENANCE** | | |
| REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE. IF NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/AC CRIMSON CLOVER IN LATE FEBRUARY OR EARLY MARCH. | | |

NOTES:
1. TEMPORARY STABILIZATION MEASURES SHALL BE DONE IN ACCORDANCE WITH TDEC EROSION AND SEDIMENT CONTROL HANDBOOK, FOURTH EDITION OR NEWER.

2 TEMPORARY STABILIZATION
NOT TO SCALE

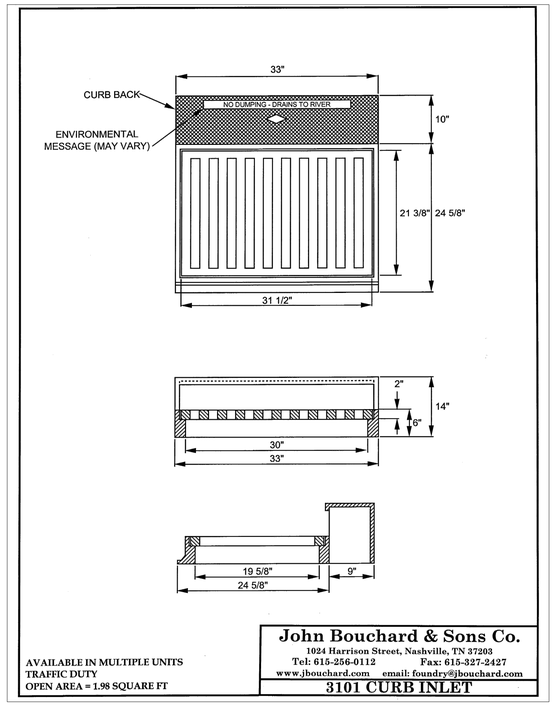
| LOW MAINTENANCE AREAS - SLOPES, POOR AND SHALLOW SOILS | | |
|---|---|---|
| **PREFERRED RATE/MIX (LB/AC PLS)** | **SEEDING DATES** | |
| | *BEST* | *MARGINAL* |
| 15 BROWNTOP MILLET (NURSE CROP) | AUG. 25 - SEP. 15 | SEP. 15 - OCT. 25 |
| 5 LITTLE BLUESTEM | FEB. 15 - MAY 30 | MAR. 21 - MAY 30 |
| 2 SWITCH GRASS | | |
| 2 TALL DROPSEED | | |
| 5 SIDEOATS GRAMMA | | |
| 2 BLACK-EYED SUSAN | | |
| 2 PARTRIDGE PEA | | |
| 1 GREYHEADED CONEFLOWER | | |

| LOW MAINTENANCE AREAS - SLOPES, SOILS > 6" DEEP | | |
|---|---|---|
| **PREFERRED RATE/MIX (LB/AC PLS)** | **SEEDING DATES** | |
| | *BEST* | *MARGINAL* |
| 15 BROWNTOP MILLET (NURSE CROP) | AUG. 25 - SEP. 15 | SEP. 15 - OCT. 25 |
| 5 PURPLETOP | FEB. 15 - MAY 30 | MAR. 21 - APR. 15 |
| 5 LITTLE BLUESTEM | | |
| 5 VIRGINIA WILD RYE | | |
| 2 BLACK-EYED SUSAN | | |
| 2 PARTRIDGE PEA | | |
| 1 GREYHEADED CONEFLOWER | | |

| HIGH MAINTENANCE AREAS - LAWNS, ETC. | | |
|---|---|---|
| **PREFERRED RATE/MIX (LB/AC PLS)** | **SEEDING DATES** | |
| | *BEST* | *MARGINAL* |
| 15 BROWNTOP MILLET (NURSE CROP) | AUG. 30 - OCT. 15 | FEB. 15 - APR. 15 |
| 2 PARTRIDGE PEA | | |
| 45 RED FESCUE | | |
| 45 HARD FESCUE | | |
| 25 CHEWING FESCUE | | |

NOTES:
1. MIXES INDICATED ABOVE ARE FOR THE REGION II PLANTING AREA (MIDDLE TENNESSEE).
2. PERMANENT STABILIZATION MEASURES SHALL BE DONE IN ACCORDANCE WITH TDEC EROSION AND SEDIMENT CONTROL HANDBOOK, FOURTH EDITION OR NEWER.
3. REFER TO LANDSCAPE PLANS FOR PERMANENT STABILIZATION PRACTICES AND AREAS TO RECEIVE SOD.

3 PERMANENT STABILIZATION
NOT TO SCALE

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OPEN AREA = 1.98 SQUARE FT

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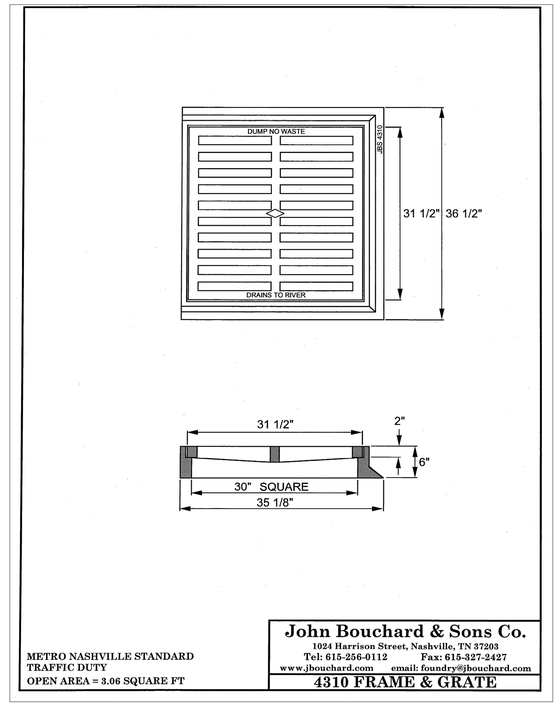
**3101 CURB INLET**

5 JBS 3101 CURB INLET DETAIL
NOT TO SCALE

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**4310 FRAME & GRATE**

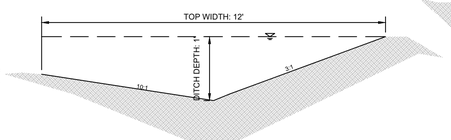
6 JBS 4310 FRAME AND GRATE DETAIL
NOT TO SCALE




TEMPORARY DIVERSION DITCH DESIGN
END INV: VARIES
FLOW: VARIES
MIN SLOPE: 0.50%
LENGTH: VARIES

TEMPORARY DITCH SIZED FOR WORST CASE SCENARIO
TEMPORARY DITCHES SIZED FOR THE 5-YEAR 5-MIN STORM EVENT

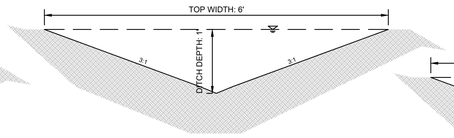
4 TEMPORARY DIVERSION DITCH (TYP.)
SCALE:




PERMANENT DIVERSION DITCH 1 DESIGN
REQUIRED FLOW CAPACITY (10-YEAR): 3.51 CFS
DESIGN FLOW CAPACITY: 17.02 CFS
START INV: 760'
END INV: 752'
MIN SLOPE: 0.50%
LENGTH: 324'

PERMANENT DITCH SIZED FOR WORST CASE SCENARIO
PERMANENT DITCHES SIZED FOR THE 10-YEAR 5-MIN STORM EVENT

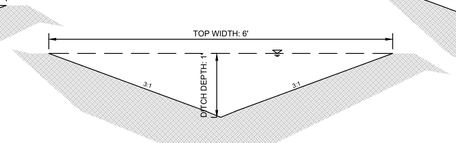
7 PERMANENT DIVERSION DITCH 1
SCALE:




PERMANENT DIVERSION DITCH 2 DESIGN
REQUIRED FLOW CAPACITY (10-YEAR): 18.03 CFS
DESIGN FLOW CAPACITY: 19.73 CFS
START INV: 777'
END INV: 745'
MIN SLOPE: 3.31%
LENGTH: 772'

PERMANENT DITCH SIZED FOR WORST CASE SCENARIO
PERMANENT DITCHES SIZED FOR THE 10-YEAR 5-MIN STORM EVENT

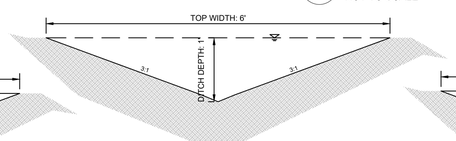
8 PERMANENT DIVERSION DITCH 2
SCALE:




PERMANENT DIVERSION DITCH 3 DESIGN
REQUIRED FLOW CAPACITY (10-YEAR): 3.96 CFS
DESIGN FLOW CAPACITY: 7.67 CFS
START INV: 744'
END INV: 734'
MIN SLOPE: 0.50%
LENGTH: 313'

PERMANENT DITCH SIZED FOR WORST CASE SCENARIO
PERMANENT DITCHES SIZED FOR THE 10-YEAR 5-MIN STORM EVENT

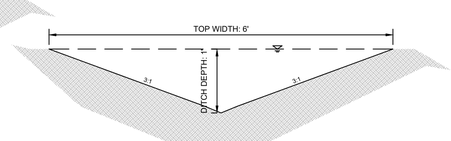
9 PERMANENT DIVERSION DITCH 3
SCALE:




PERMANENT DIVERSION DITCH 4 DESIGN
REQUIRED FLOW CAPACITY (10-YEAR): 4.67 CFS
DESIGN FLOW CAPACITY: 16.12 CFS
START INV: 745.86'
END INV: 736'
MIN SLOPE: 2.21%
LENGTH: 320'

PERMANENT DITCH SIZED FOR WORST CASE SCENARIO
PERMANENT DITCHES SIZED FOR THE 10-YEAR 5-MIN STORM EVENT

10 PERMANENT DIVERSION DITCH 4
SCALE:




PERMANENT DIVERSION DITCH 5 DESIGN
REQUIRED FLOW CAPACITY (10-YEAR): 2.40 CFS
DESIGN FLOW CAPACITY: 8.47 CFS
START INV: 718'
END INV: 713'
MIN SLOPE: 0.61%
LENGTH: 286'

PERMANENT DITCH SIZED FOR WORST CASE SCENARIO
PERMANENT DITCHES SIZED FOR THE 10-YEAR 5-MIN STORM EVENT

11 PERMANENT DIVERSION DITCH 5
SCALE:

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# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — 07/03/2025 — COMMERCE — No. 137311 — STATE OF TENNESSEE

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
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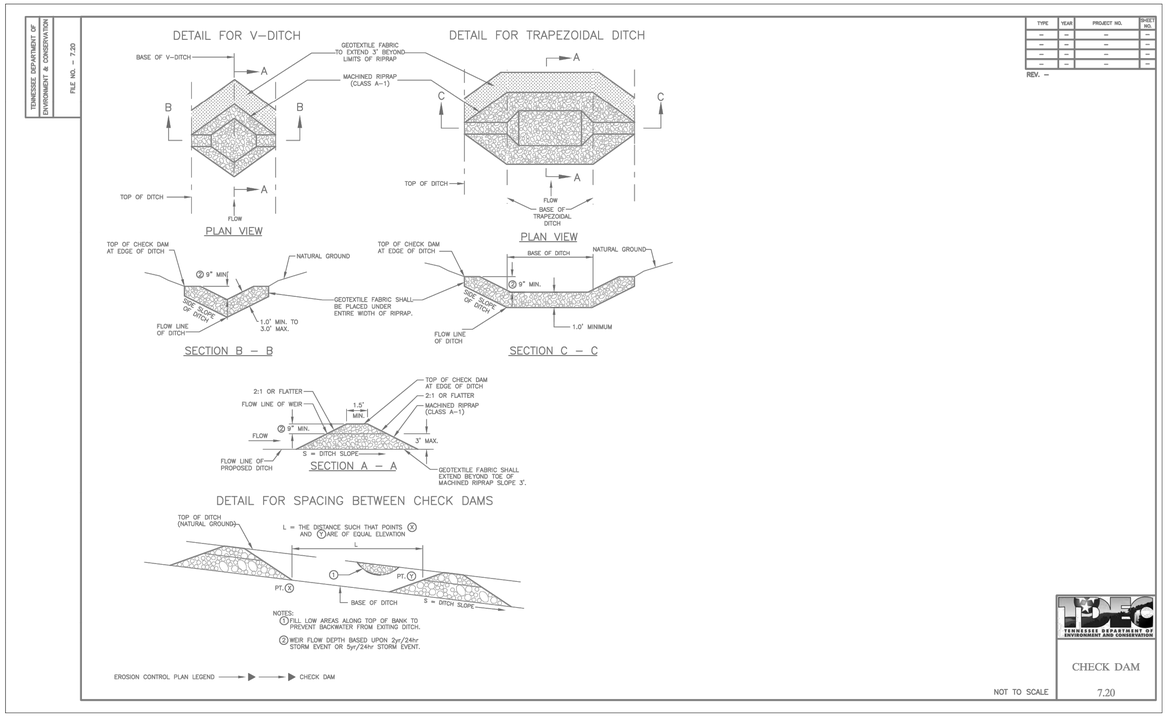
| 10 | | | |

DESIGNED BY: ___
DRAWN BY: ___
CHECKED BY: ___
DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

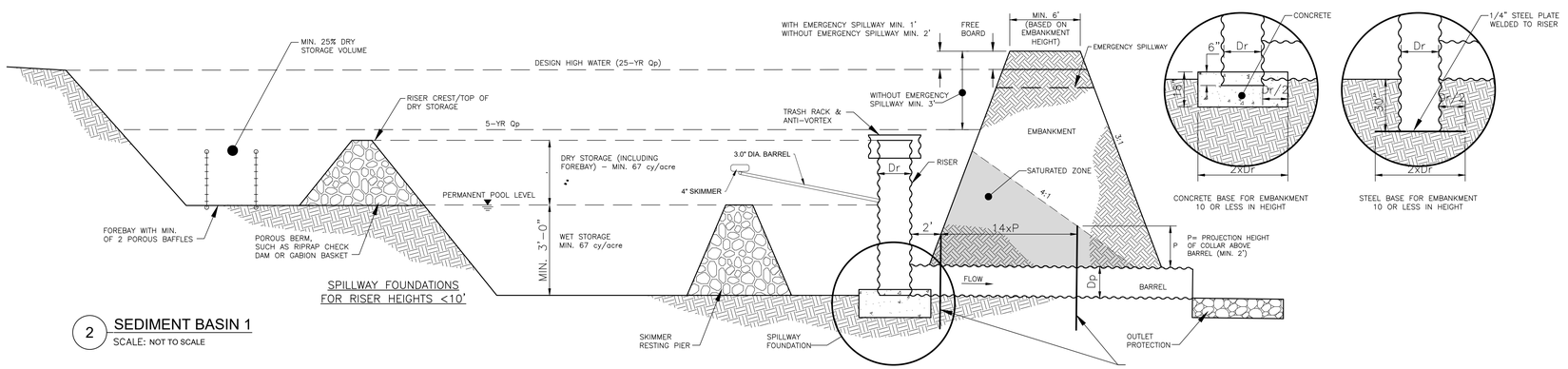
GRADING & DRAINAGE DETAILS

SHEET NUMBER
**C3.9**

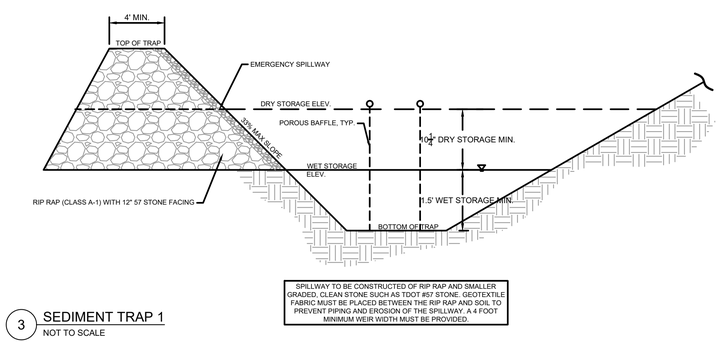
Drawing name: K:\FRA_LDEV\118725000 - 1190 lewisburg pike\4-CADD\plansheets\C8-00 SITE DETAILS.dwg C3.9 Jul 03, 2025 12:58pm by: Gracie.Wix




1 TDEC CHECK DAM
NOT TO SCALE




2 SEDIMENT BASIN 1
SCALE: NOT TO SCALE




3 SEDIMENT TRAP 1
NOT TO SCALE

## SEDIMENT BASIN DESIGN CALCULATIONS

Kimley»Horn

### Project Information

| | | | |
|---|---|---|---|
| Project Name: | Tuck Away PUD Subdivision | | |
| KHA Project #: | 118725000 | | |
| Designed by: | ZTB | Date: | 6/2/2025 |
| Checked by: | | Date: | |
| Revised by: | | Date: | |

### Sediment Basin #1

| | | |
|---|---|---|
| Basin Drainage Area (A) (ac) = | 18.71 | |
| Runoff Coefficient (C) = | 0.50 | |
| SCS Curve Number (CN) = | 81.00 | |
| Time of Concentration (min) = | 15.00 | |
| Rainfall Intensity (2-yr Storm) "i" (in/hr) = | 3.78 | |
| Rainfall Intensity (5-yr Storm) "i" (in/hr) = | 4.42 | |
| Rainfall Intensity (25-yr Storm) "i" (in/hr) = | 5.54 | |
| Flow ($Q_2$) (cfs) = | 35.4 | (Q=C*i*A) |
| Flow ($Q_5$) (cfs) = | 41.3 | (Q=C*i*A) |
| Flow ($Q_{25}$) (cfs) = | 51.8 | (Q=C*i*A) |
| WET Storage Volume (cf) = | 33,846 | |
| DRY Storage Volume (cf) = | 33,846 | |
| Required Total Volume (cf) = | 67,693 | (WET + DRY Volumes) |
| Forebay Volume (cf) = | 8,462 | |
| Required Surface Area (sf) = | 18,012 | |
| Storage Depth "R" (ft) = | 7.00 | |
| Embankment Downstream Side Slope = | 3:1 | |
| Embankment Upstream Side Slope = | 3:1 | |
| Embankment Total Height = | 7.00 | |
| Minimum Embankment Width = | 12.00 | |

| | Elev (ft) | Area (SF) | Cumulative Volume (CF) |
|---|---|---|---|
| **Bottom Elevation** | 731.00 | *8,170* | *0* |
| | 732.00 | *9,382* | *8,776* |
| | 733.00 | *10,655* | *18,795* |
| | 734.00 | *11,987* | *30,116* |
| | 735.00 | *13,377* | *42,798* |
| | 736.00 | *14,831* | *56,902* |
| | 737.00 | *16,352* | *72,493* |
| | 738.00 | *20,874* | *91,106* |
| **Total Basin Volume** | | | 91,106 CF |
| | | | 3,374 CY |
| | | | 2.09 Ac-Ft |

| | | |
|---|---|---|
| Designed WET Storage Elev = | 734.50 | |
| Designed WET Storage Volume (cf) = | 36,457 | |
| Designed DRY Storage Elev = | 736.86 | |
| Designed DRY Storage Volume (cf) = | 33,854 | |
| Designed Total Volume (cf)= | 91,106 | **O.K. > Minimum Required Volume** |

### Skimmer Design

| | | | | | |
|---|---|---|---|---|---|
| Dewatering Volume = Dry Storage Volume | 33,846 | CF | Dewatering Time | 72 | hrs |
| Skimmer Flow Rate | 0.131 | CFS | | 3.00 | days |
| | 11,282 | ft²/Day | Head (H) | 0.333 | ft |
| | | | Orifice Area | 6.88 | in² |
| **Skimmer Size** | **4.0** | **in** | **Orifice Diameter** | **3.0** | **in** |

### Principal Spillway Design

| | | | | | |
|---|---|---|---|---|---|
| **Spillway Type** | Standpipe | | Spillway Foundation Type | Concrete | |
| **Diameter** | 4.0 | ft | Base Thickness | 18" | |
| | 3.0 | | Base Length/Width | 8.00 | ft |
| **Orifice Area** | 12.57 | ft² | Top of Foundation Elevation | 731.00 | |
| **Spillway Elevation** | 736.00 | | | | |
| **5-yr H** | 0.46 | ft | **5-yr Q** | 41.22 | CFS |
| **25-yr H** | 0.73 | ft | **25-yr Q** | 51.70 | CFS |

### Emergency Spillway Design

| | | | | | |
|---|---|---|---|---|---|
| **Weir Width** | 20.0 | ft | | | |
| **Weir Elevation** | 737.00 | | | | |
| **Weir C-Value** | 2.70 | | | | |
| **5-yr H** | -0.54 | ft | **5-yr Q** | 0.00 | CFS |
| **25-yr H** | -0.27 | ft | **25-yr Q** | 0.00 | CFS |

### Water Surface Elevations

| | |
|---|---|
| **5-yr Elevation** | 736.46 |
| **5-yr Freeboard** | 1.54 |
| **25-yr Elevation** | 736.73 |
| **25-yr Freeboard** | 1.27 |

### Sediment Trap #ST1

| | | |
|---|---|---|
| Drainage Area (Site) (ac) = | 4.14 | |
| Disturbed Area (ac) = | 0.43 | |
| Runoff Coefficient (C) = | 0.50 | |
| Time of Concentration = | 16.00 | |
| Rainfall Intensity (2-yr Storm) "i" (in/hr) = | 3.70 | |
| Rainfall Intensity (5-yr Storm) "i" (in/hr) = | 4.34 | |
| Flow ($Q_2$) (cfs) = | 7.7 | (Q=c*i*drainage area) |
| Flow ($Q_5$) (cfs) = | 9.0 | (Q=c*i*drainage area) |
| WET Storage Volume (cf) = | 7,469 | (67 cy per Disturbed Acre) |
| DRY Storage Volume (cf) = | 7,469 | (67 cy per Disturbed Acre) |
| Required Total Volume (cf) = | 14,979 | (WET + DRY Volumes) |
| *Required Surface Area (Trapping Efficiency)(sf) = | 3,908 | ( 435 sf per cfs of Q5 peak inflow) |
| **Storage Dimensions:** | | |
| Basin Side Slopes ( X : 1 ) = | 3.0 | |
| Storage Depth "R" (ft) = | 4.0 | |

| | Elev (ft) | Area (SF) | Cumulative Volume (CF) | Cumulative Volume (CY) | |
|---|---|---|---|---|---|
| **Bottom Elevation** | 713.00 | *4,628* | *0* | *0* | |
| **Sediment Storage Zone (WET STORAGE)** | 714.00 | *5,522* | *5,075* | *188* | |
| | 715.00 | *6,473* | *11,073* | *410* | 2.00 DEPTH OF WET STORAGE |
| **Settling Zone (DRY STORAGE)** | 716.00 | *7,482* | *18,050* | *669* | |
| **Embankment/Emergency Spillway** | 717.00 | *8,546* | *26,064* | *965* | 2.00 DEPTH OF DRY STORAGE |
| | 718.00 | *9,667* | *35,171* | *1,303* | 2.00 FREEBOARD |
| | 719.00 | *10,846* | *45,427* | *1,682* | |

| | | |
|---|---|---|
| Designed Wet Storage Volume (cf)= | 11,073 | **O.K. > Minimum Required Volume** |
| Designed Dry Storage Volume (cf)= | 14,992 | **O.K. > Minimum Required Volume** |
| Designed Storage Volume (cf)= | 45,427 | **O.K. > Minimum Required Storage** |
| Designed Surface Area (sf)= | 10,846 | **O.K. > Minimum Required Surface Area** |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# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND — REGISTERED AGRICULTURE — COMMERCE — STATE OF TENNESSEE — 07/03/2025

REVISIONS

| No. | DATE | BY |
|---|---|---|
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| 10 | | |

DESIGNED BY: ___
DRAWN BY: ___
CHECKED BY: ___
DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

GRADING & DRAINAGE DETAILS

SHEET NUMBER
**C3.10**

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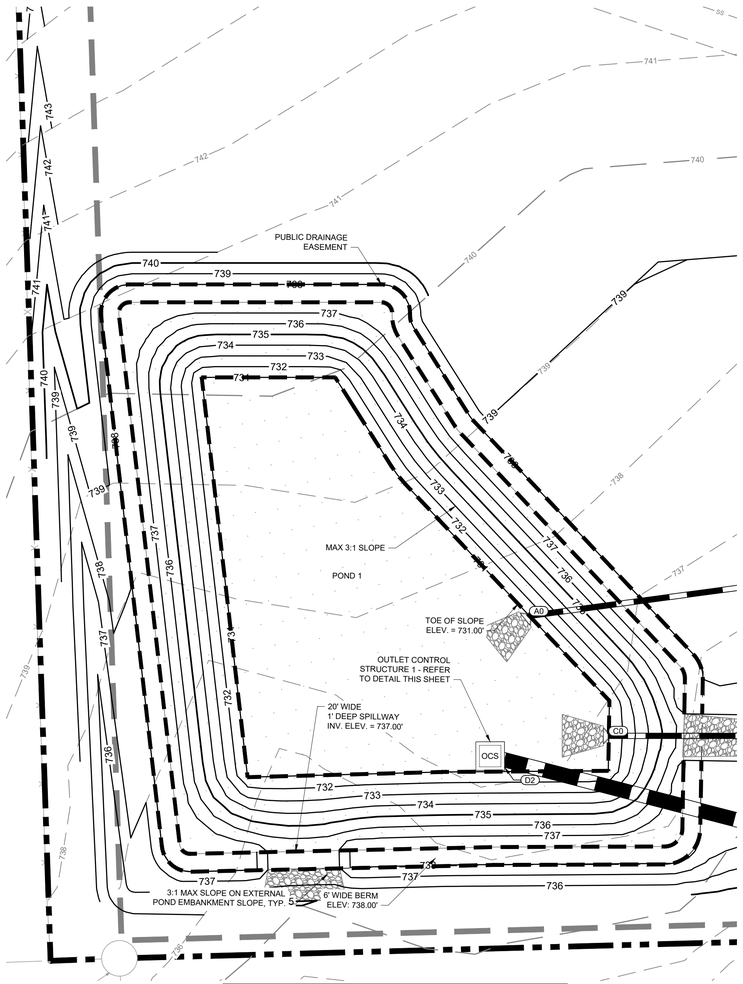
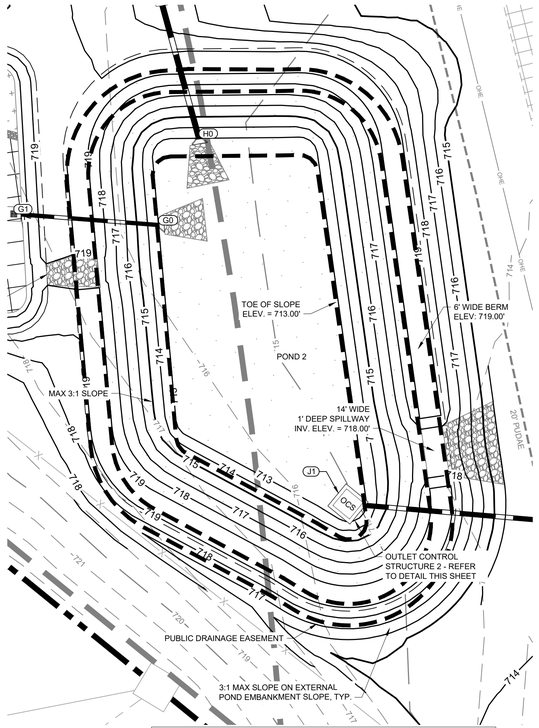


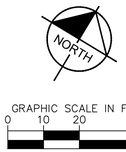




GRAPHIC SCALE IN FEET
0 10 20 40

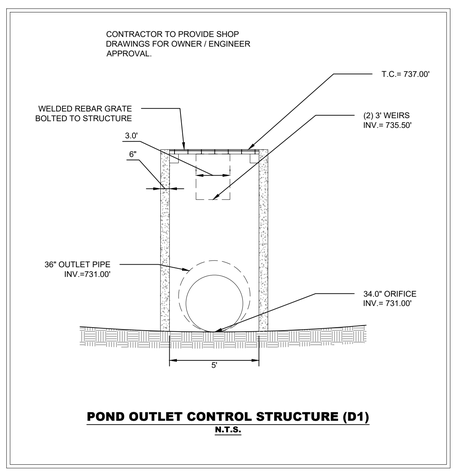
## POND 1 ENLARGEMENT



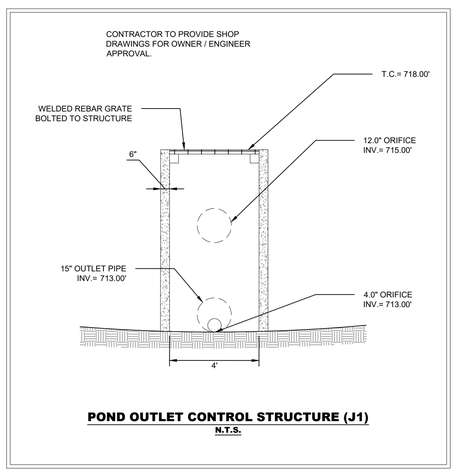




GRAPHIC SCALE IN FEET
0 10 20 40

## POND 2 ENLARGEMENT




**POND OUTLET CONTROL STRUCTURE (D1)**
**N.T.S.**




**POND OUTLET CONTROL STRUCTURE (J1)**
**N.T.S.**

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
07/02/2025
COMMERCE
No. 121214
STATE OF TENNESSEE

| No. | DATE | REVISIONS | BY |
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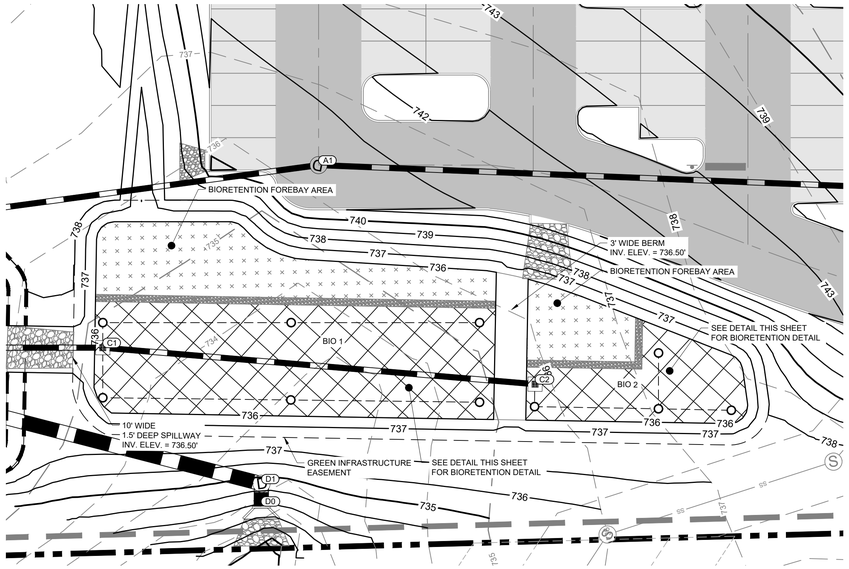
DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

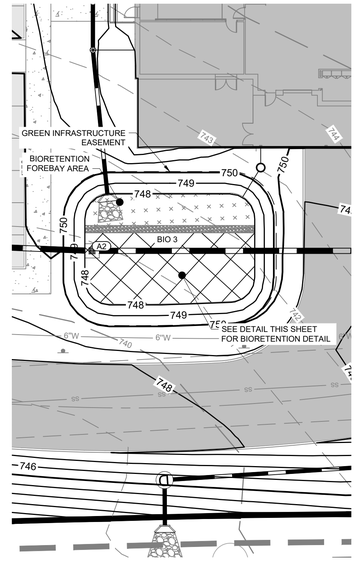
DETENTION POND - ENLARGEMENTS

SHEET NUMBER
**C3.11**




1 BIORETENTION AREAS 1 AND 2
LEVEL 2 BIORETENTION
SCALE:

GRAPHIC SCALE IN FEET
0 10 20 40




3 BIORETENTION AREA 3
LEVEL 2 BIORETENTION
SCALE:

GRAPHIC SCALE IN FEET
0 10 20 40

BIO #1

| INPUT DATA | | | |
|---|---|---|---|
| Treatment Volume (Tv) | 10,669 | CF | *(From Metro LID Spreadsheet)* |
| Pretreatment Cell Depth | 1 | FT | |
| Bioretention Surface Elevation | 736.0 | FT | |

| BIORETENTION SECTION | Depth in | Depth ft | Porosity | Bot. Elev. ft | |
|---|---|---|---|---|---|
| Ponding | 6 | 0.50 | 1.00 | 736.00 | |
| Surface (mulch, river stone) | 3 | 0.25 | 0.00 | 735.75 | |
| Media | 36 | 3.00 | 0.40 | 732.75 | |
| Choker Stone | 3 | 0.25 | 0.00 | 732.50 | |
| Underdrain Stone Jacket | 9 | 0.75 | 0.40 | 731.75 | < Max outlet pipe invert elevation |
| Stone Sump | 24 | 2.00 | 0.40 | 729.75 | |
| Total Section Depth (incl. ponding) | 6.75 | FT | | | |
| Effective Depth ($D_E$) | 2.80 | FT | *(SUMPRODUCT of Depth x Porosity)* | | |

| RESULTS | | | |
|---|---|---|---|
| Required Pretreatment Volume | 1600.35 | CF | *(15% of total treatment volume (Tv))* |
| Remaining Req'd Bioretention Volume | 9068.65 | CF | *(Total treatment volume - Pretreatment volume)* |
| **Req'd Pretreatment Area** | 1600 | SF | *(Pretreatment vol. divided by avg pretreatment depth)* |
| Pretreatment Area Provided | 1809 | SF | |
| **Req'd Bioretention Surface Area** | 3239 | SF | *(Bioretention volume divided by effective depth)* |
| Bioretention Surface Area Provided | 3,463 | SF | |
| **Total Area Required** | 4839.15 | SF | |
| Treatment Volume (Tv) Provided | 11505.4 | CF | *(Pretreatment Area x Depth + Bioretention SA x $D_E$)* |
| **Percent of Required Tv Provided** | 108% | | |

BIO #2

| INPUT DATA | | | |
|---|---|---|---|
| Treatment Volume (Tv) | 3,431 | CF | *(From Metro LID Spreadsheet)* |
| Pretreatment Cell Depth | 1 | FT | |
| Bioretention Surface Elevation | 736.0 | FT | |

| BIORETENTION SECTION | Depth in | Depth ft | Porosity | Bot. Elev. ft | |
|---|---|---|---|---|---|
| Ponding | 6 | 0.50 | 1.00 | 736.00 | |
| Surface (mulch, river stone) | 3 | 0.25 | 0.00 | 735.75 | |
| Media | 36 | 3.00 | 0.40 | 732.75 | |
| Choker Stone | 3 | 0.25 | 0.00 | 732.50 | |
| Underdrain Stone Jacket | 9 | 0.75 | 0.40 | 731.75 | < Max outlet pipe invert elevation |
| Stone Sump | 24 | 2.00 | 0.40 | 729.75 | |
| Total Section Depth (incl. ponding) | 6.75 | FT | | | |
| Effective Depth ($D_E$) | 2.80 | FT | *(SUMPRODUCT of Depth x Porosity)* | | |

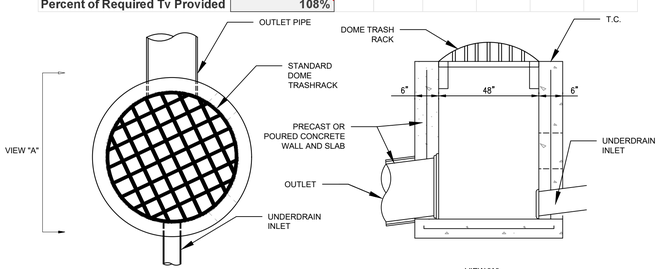
| RESULTS | | | |
|---|---|---|---|
| Required Pretreatment Volume | 514.65 | CF | *(15% of total treatment volume (Tv))* |
| Remaining Req'd Bioretention Volume | 2916.35 | CF | *(Total treatment volume - Pretreatment volume)* |
| **Req'd Pretreatment Area** | 515 | SF | *(Pretreatment vol. divided by avg pretreatment depth)* |
| Pretreatment Area Provided | 625 | SF | |
| **Req'd Bioretention Surface Area** | 1042 | SF | *(Bioretention volume divided by effective depth)* |
| Bioretention Surface Area Provided | 1,140 | SF | |
| **Total Area Required** | 1556.20 | SF | |
| Treatment Volume (Tv) Provided | 3817 | CF | *(Pretreatment Area x Depth + Bioretention SA x $D_E$)* |
| **Percent of Required Tv Provided** | 111% | | |

BIO #3

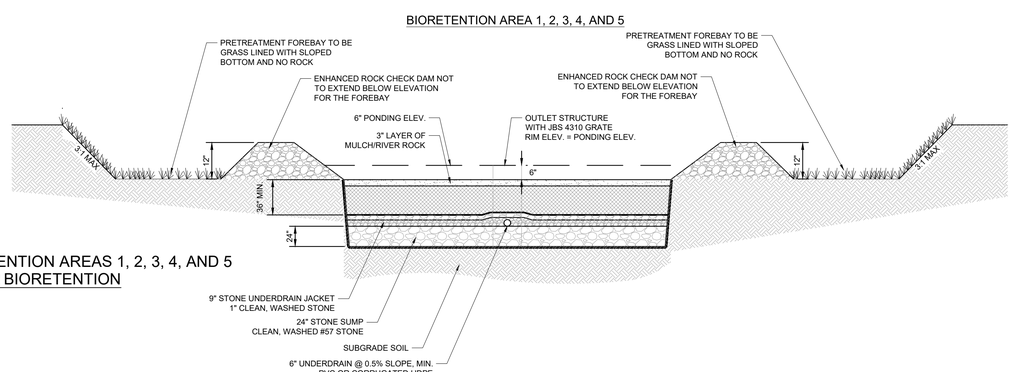
| INPUT DATA | | | |
|---|---|---|---|
| Treatment Volume (Tv) | 2,753 | CF | *(From Metro LID Spreadsheet)* |
| Pretreatment Cell Depth | 1 | FT | |
| Bioretention Surface Elevation | 748.0 | FT | |

| BIORETENTION SECTION | Depth in | Depth ft | Porosity | Bot. Elev. ft | |
|---|---|---|---|---|---|
| Ponding | 6 | 0.50 | 1.00 | 748.00 | |
| Surface (mulch, river stone) | 3 | 0.25 | 0.00 | 747.75 | |
| Media | 36 | 3.00 | 0.40 | 744.75 | |
| Choker Stone | 3 | 0.25 | 0.00 | 744.50 | |
| Underdrain Stone Jacket | 9 | 0.75 | 0.40 | 743.75 | < Max outlet pipe invert elevation |
| Stone Sump | 24 | 2.00 | 0.40 | 741.75 | |
| Total Section Depth (incl. ponding) | 6.75 | FT | | | |
| Effective Depth ($D_E$) | 2.80 | FT | *(SUMPRODUCT of Depth x Porosity)* | | |

| RESULTS | | | |
|---|---|---|---|
| Required Pretreatment Volume | 412.95 | CF | *(15% of total treatment volume (Tv))* |
| Remaining Req'd Bioretention Volume | 2340.05 | CF | *(Total treatment volume - Pretreatment volume)* |
| **Req'd Pretreatment Area** | 413 | SF | *(Pretreatment vol. divided by avg pretreatment depth)* |
| Pretreatment Area Provided | 505 | SF | |
| **Req'd Bioretention Surface Area** | 836 | SF | *(Bioretention volume divided by effective depth)* |
| Bioretention Surface Area Provided | 916 | SF | |
| **Total Area Required** | 1248.68 | SF | |
| Treatment Volume (Tv) Provided | 3069.8 | CF | *(Pretreatment Area x Depth + Bioretention SA x $D_E$)* |
| **Percent of Required Tv Provided** | 112% | | |




5 BIORETENTION OUTLET CONTROL STRUCTURE
SCALE:




6 BIORETENTION AREAS 1, 2, 3, 4, AND 5
LEVEL 2 BIORETENTION
SCALE:

**BIORETENTION NOTE**

GENERAL FILTER MEDIA COMPOSITION. THE RECOMMENDED BIORETENTION SOIL MIXTURE IS GENERALLY CLASSIFIED AS LOAMY SAND ON THE USDA TEXTURE TRIANGLE, WITH THE FOLLOWING COMPOSITION.

- 85% - 88% SAND
- 8% - 12% SOIL FINES
- 3% - 5% ORGANIC MATTER

**KEYNOTE LEGEND**

(A) WATER SURFACE ELEVATION

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.


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

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND
REGISTERED ENGINEER
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No. 127314
07/02/2025
STATE OF TENNESSEE

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KIMLEY-HORN PROJECT NO. 118725000

BIO - ENLARGEMENTS

SHEET NUMBER
C3.12


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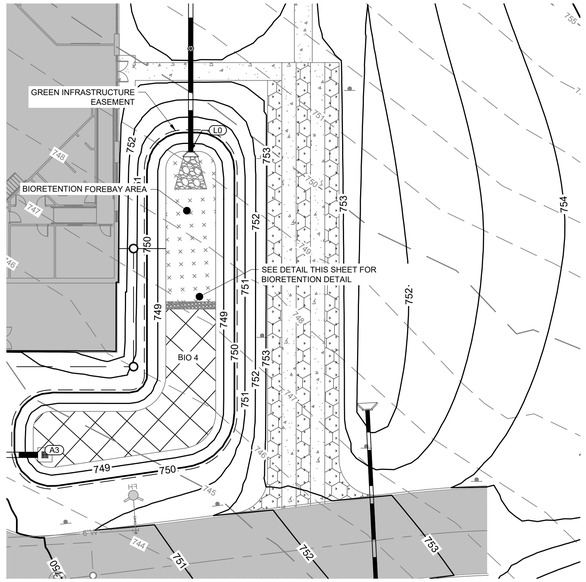


4 BIORETENTION AREA 4
LEVEL 2 BIORETENTION
SCALE:

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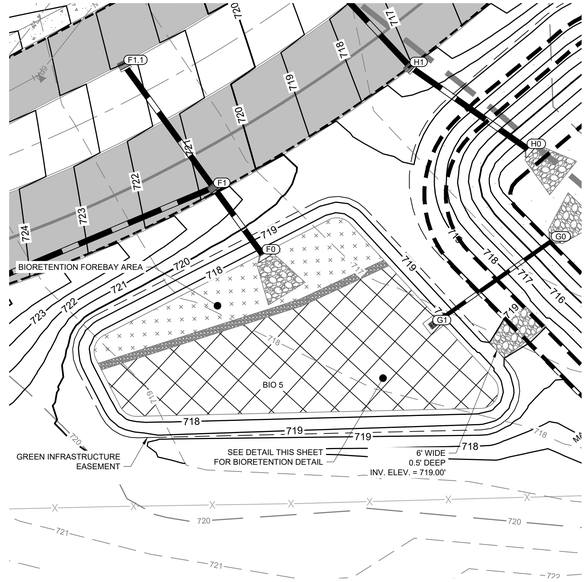


5 BIORETENTION AREA 5
LEVEL 2 BIORETENTION
SCALE:

GRAPHIC SCALE IN FEET
0 10 20 40

BIO #4

| INPUT DATA | | | |
|---|---|---|---|
| Treatment Volume (Tv) | 3,103 | CF | *(From Metro LID Spreadsheet)* |
| Pretreatment Cell Depth | 1 | FT | |
| Bioretention Surface Elevation | 748.3 | FT | |

| BIORETENTION SECTION | Depth in | Depth ft | Porosity | Bot. Elev. ft | |
|---|---|---|---|---|---|
| Ponding | 6 | 0.50 | 1.00 | 748.25 | |
| Surface (mulch, river stone) | 3 | 0.25 | 0.00 | 748.00 | |
| Media | 36 | 3.00 | 0.40 | 745.00 | |
| Choker Stone | 3 | 0.25 | 0.00 | 744.75 | |
| Underdrain Stone Jacket | 9 | 0.75 | 0.40 | 744.00 | < Max outlet pipe invert elevation |
| Stone Sump | 24 | 2.00 | 0.40 | 742.00 | |
| Total Section Depth (incl. ponding) | 6.75 | FT | | | |
| Effective Depth ($D_E$) | 2.80 | FT | *(SUMPRODUCT of Depth x Porosity)* | | |

| RESULTS | | | |
|---|---|---|---|
| Required Pretreatment Volume | 465.45 | CF | *(15% of total treatment volume (Tv))* |
| Remaining Req'd Bioretention Volume | 2637.55 | CF | *(Total treatment volume - Pretreatment volume)* |
| **Req'd Pretreatment Area** | 465 | SF | *(Pretreatment vol. divided by avg pretreatment depth)* |
| Pretreatment Area Provided | 603 | SF | |
| **Req'd Bioretention Surface Area** | 942 | SF | *(Bioretention volume divided by effective depth)* |
| Bioretention Surface Area Provided | 1,042 | SF | |
| **Total Area Required** | 1407.43 | SF | |
| Treatment Volume (Tv) Provided | 3520.6 | CF | *(Pretreatment Area x Depth + Bioretention SA x $D_E$)* |
| **Percent of Required Tv Provided** | 113% | | |

BIO #5

| INPUT DATA | | | |
|---|---|---|---|
| Treatment Volume (Tv) | 7,714 | CF | *(From Metro LID Spreadsheet)* |
| Pretreatment Cell Depth | 1 | FT | |
| Bioretention Surface Elevation | 717.5 | FT | |

| BIORETENTION SECTION | Depth in | Depth ft | Porosity | Bot. Elev. ft | |
|---|---|---|---|---|---|
| Ponding | 6 | 0.50 | 1.00 | 717.50 | |
| Surface (mulch, river stone) | 3 | 0.25 | 0.00 | 717.25 | |
| Media | 36 | 3.00 | 0.40 | 714.25 | |
| Choker Stone | 3 | 0.25 | 0.00 | 714.00 | |
| Underdrain Stone Jacket | 9 | 0.75 | 0.40 | 713.25 | < Max outlet pipe invert elevation |
| Stone Sump | 24 | 2.00 | 0.40 | 711.25 | |
| Total Section Depth (incl. ponding) | 6.75 | FT | | | |
| Effective Depth ($D_E$) | 2.80 | FT | *(SUMPRODUCT of Depth x Porosity)* | | |

| RESULTS | | | |
|---|---|---|---|
| Required Pretreatment Volume | 1157.10 | CF | *(15% of total treatment volume (Tv))* |
| Remaining Req'd Bioretention Volume | 6556.90 | CF | *(Total treatment volume - Pretreatment volume)* |
| **Req'd Pretreatment Area** | 1157 | SF | *(Pretreatment vol. divided by avg pretreatment depth)* |
| Pretreatment Area Provided | 1201 | SF | |
| **Req'd Bioretention Surface Area** | 2342 | SF | *(Bioretention volume divided by effective depth)* |
| Bioretention Surface Area Provided | 2,731 | SF | |
| **Total Area Required** | 3498.85 | SF | |
| Treatment Volume (Tv) Provided | 8847.8 | CF | *(Pretreatment Area x Depth + Bioretention SA x $D_E$)* |
| **Percent of Required Tv Provided** | 115% | | |

**BIORETENTION NOTE**

GENERAL FILTER MEDIA COMPOSITION. THE RECOMMENDED BIORETENTION SOIL MIXTURE IS GENERALLY CLASSIFIED AS LOAMY SAND ON THE USDA TEXTURE TRIANGLE, WITH THE FOLLOWING COMPOSITION.

- 85% - 88% SAND
- 8% - 12% SOIL FINES
- 3% - 5% ORGANIC MATTER

**KEYNOTE LEGEND**

(A) WATER SURFACE ELEVATION

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

Kimley»Horn
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Main: 615.564.2701 | www.kimley-horn.com
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TUCK AWAY PUD SUBDIVISION
SITE PLAN
FRANKLIN, TENNESSEE
COF PROJECT NUMBER 8764

DEATON J. HILDA BRAD
REGISTERED
AGRICULTURE
COMMERCE
No. 121114
07/03/2025
STATE OF TENNESSEE

| No. | REVISIONS | DATE | BY |
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DRAWN BY: ___
CHECKED BY: ___
DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

BIO - ENLARGEMENTS

SHEET NUMBER
C3.13

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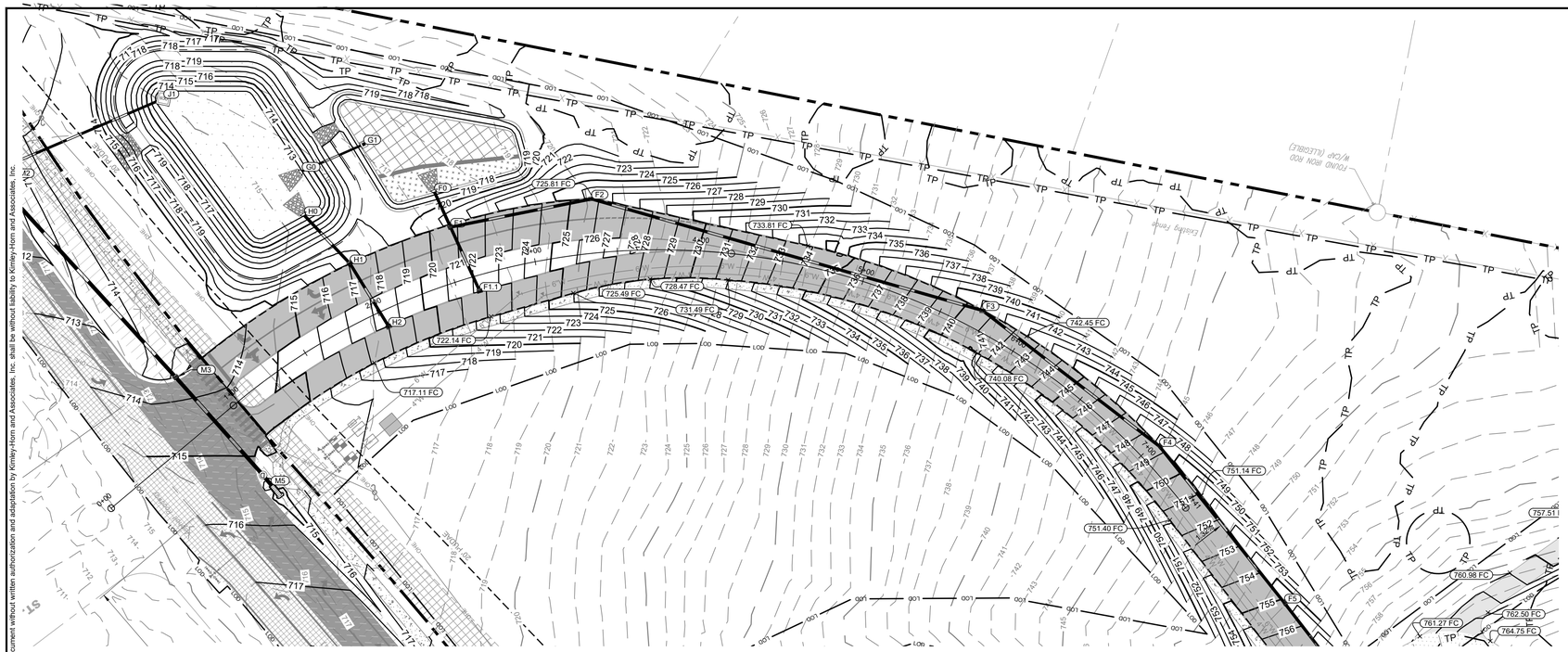


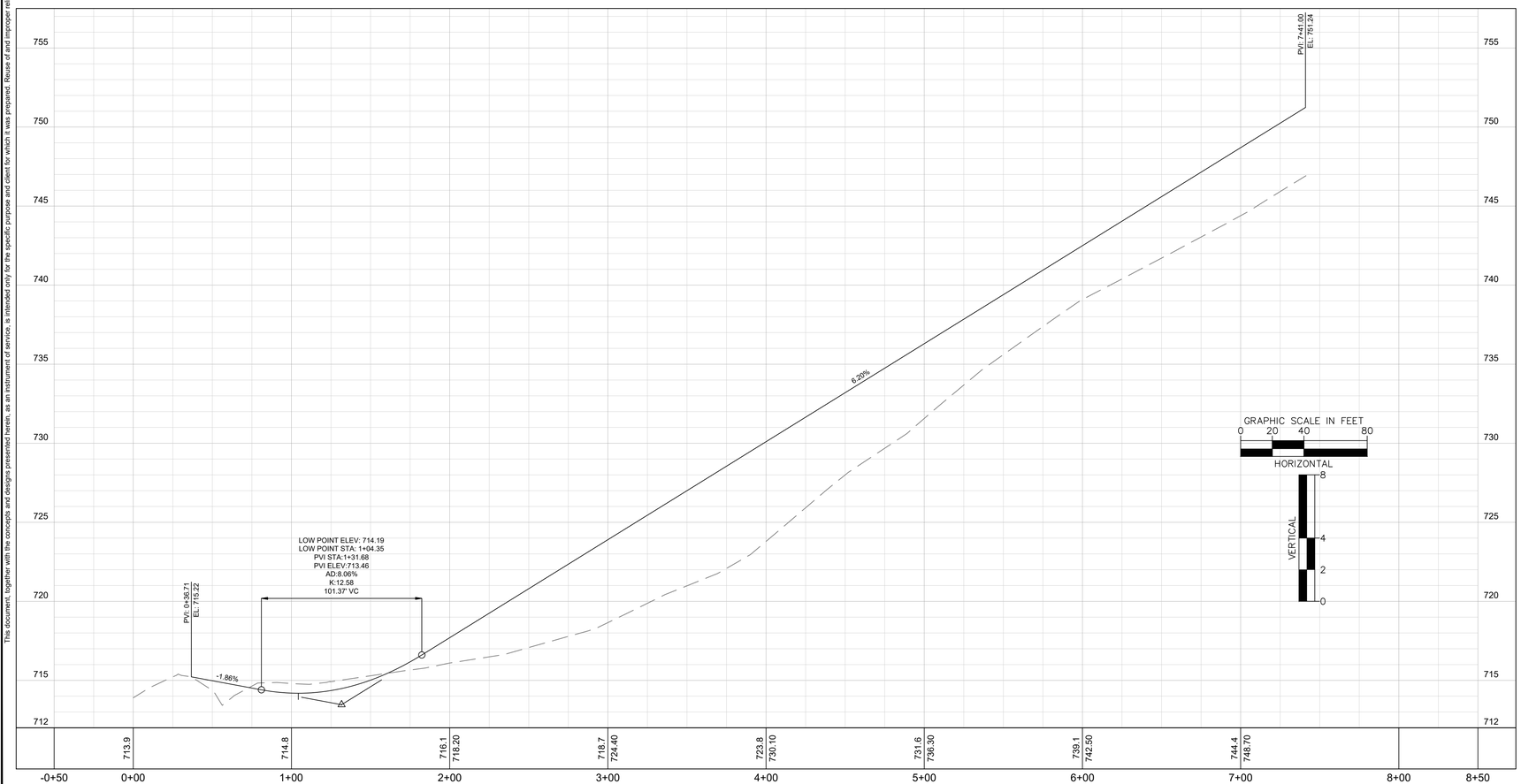


## SITE DATA TABLE

| | |
|---|---|
| PROJECT NAME: | TUCK AWAY PUD SUBDIVISION |
| COF PROJECT # | 8764 |
| PARCEL(S): | 106 00800 |
| ADDRESS: | 1192 LEWISBURG PIKE<br>FRANKLIN, TN 37064 |
| CITY: | FRANKLIN |
| COUNTY: | WILLIAMSON |
| STATE: | TENNESSEE |
| CIVIL DISTRICT: | 10TH CIVIL DISTRICT |
| EXISTING ZONING: | PLANNED DISTRICT (PD) (120,000 SF) |
| OTHER APPLICABLE OVERLAYS: | HILLSIDE HILLCREST OVERLAY DISTRICT (HHO)<br>"500' HHO BUFFER" |
| VESTING (IF APPLICABLE): | MARCH 23,2021 (ORIGINAL BOMA APPROVAL DATE) |
| TOTAL ACREAGE OF SITE: | 25.64 ACRES |
| TOTAL SQUARE FOOTAGE OF SITE: | 1,116,963 SF |
| AREA DEDICATED TO ROW: | 0.84 ACRES (36,544 SF) |
| TOTAL DISTURBED AREA INCLUDING OFFSITE: | 17.64 ACRES |
| EXISTING BUILDING SQUARE FOOTAGE: | 17,323 SF |
| EXISTING BARN | ±9,066 SF |
| EXISTING HOUSE | ±8,257 SF |
| PROPOSED BUILDING SQUARE FOOTAGE: | 31,607 SF |
| EXISTING HOUSE | ±8,257 SF |
| PROPOSED BUILDING | ±23,350 SF |
| PROPOSED CONSTRUCTION TYPE | TYPE II-B |
| OWNER: | FELLOWSHIP BIBLE CHURCH |
| ADDRESS: | 1210 FRANKLIN ROAD<br>BRENTWOOD, TN 37027 |
| APPLICANT: | KIMLEY-HORN & ASSOCIATES |
| ADDRESS: | 4031 ASPEN GROVE DRIVE, SUITE 200<br>FRANKLIN, TN 37067 |
| PHONE: | 615-564-2701 |
| EMAIL: | MARY.MCGOWAN@KIMLEY-HORN.COM |
| CONTACT NAME: | MARY MCGOWAN, P.E. |
| BUILDING SETBACKS: | FRONT: 100'<br>SIDE: 5'<br>REAR: 20' |
| BUILDING HEIGHT: | MAX. 2 STORIES<br>MAX HEIGHT: 53' |
| BUILDING TYPES APPLIED: | CIVIC |
| FRONTAGE TYPES APPLIED: | YARD/LANDSCAPE FRONTAGE |
| PROPOSED USES: | PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES |
| MINIMUM LANDSCAPE SURFACE RATIO: | 0.20 |
| PROVIDED LANDSCAPE SURFACE RATIO: | SEE LANDSCAPE SHEETS |
| PROPOSED SEATING (PHASE 1): | 548 SEATS |
| MINIMUM PARKING REQUIREMENT: | 220 TOTAL SPACES (1 SPACE PER 2.5 SEATS) |
| EXISTING PARKING: | 0 EXISTING SPACES |
| TOTAL PARKING PROVIDED: | 309 TOTAL SPACES |

NOTES:
1. 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.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
3. BASE INFORMATION WAS TAKEN FROM A BOUNDARY AND TOPO SURVEY PREPARED BY WILSON AND ASSOCIATES, P.C. DATED 6/10/2024. 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.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. PORTIONS OF PROPOSED DEVELOPMENT IN THIS PROJECT FALL WITHIN ZONES X PER THE FEMA FIRM MAPS NUMBERED 47187C0213G, DATED DECEMBER 22, 2016.

## COF 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.
6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

## SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM PIPE
- 8" W — PROPOSED WATER MAIN BY MVUD
- EXISTING SANITARY SEWER PIPE
- EXISTING GAS LINE
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- LIGHT POLE(LED LIGHT SOURCE)
- FDC

## SITE HATCH LEGEND

- BIORETENTION AREA

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 20 40 80

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## SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 127314 — 07/02/2025 — STATE OF TENNESSEE

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DRAWN BY: ___
CHECKED BY: ___
DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

ENTRANCE DRIVE PLAN PROFILE

SHEET NUMBER
**C3.14**

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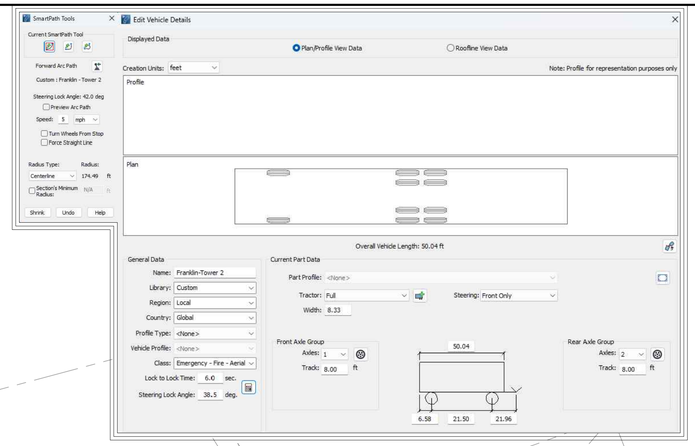
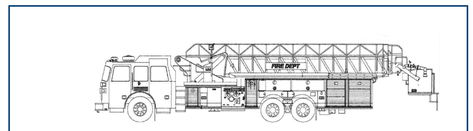
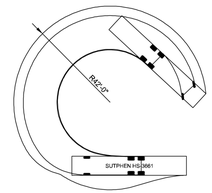



APPARATUS AND TURNING INFORMATION

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




HISTORIC FRANKLIN TENNESSEE

**FIRE APPARATUS TURNING TEMPLATE**

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




## ROW & 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 A FULL 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.

## AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH

## VEHICLE LEGEND

VEHICLE FENDER PATH
VEHICLE FRONT WHEEL PATH
VEHICLE REAR WHEEL PATH

## FIRE LANE NOTE

WHERE PARKED CARS MAY NARROW THE FIRE LANE TO LESS THAN 20-FEET, THE FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL ORDINANCE, 7-225.

FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING FIRE LANE—NO PARKING VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.

SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.

## COF UNDERGROUND SHOP DRAWING NOTE

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

## KEYNOTE LEGEND

| | |
|---|---|
| A | PROPOSED FIRE HYDRANT ASSEMBLY |
| B | RELOCATED EXISTING FIRE HYDRANT ASSEMBLY |
| C | EXISTING FIRE HYDRANT ASSEMBLY |
| D | FIRE DEPARTMENT CONNECTION (TYP.) |
| E | FRANKLIN T-2 SUTPHEN FIRE TRUCK |
| F | EMERGENCY FIRE ACCESS |
| G | SITE ENTRANCE |
| H | FIRE LINE NO PARKING SIGNAGE |

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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# TUCK AWAY PUD SUBDIVISION
# SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
CIVIL
COMMERCE
No. 127314
07/02/2025
STATE OF TENNESSEE

| No. | REVISIONS | DATE | BY |
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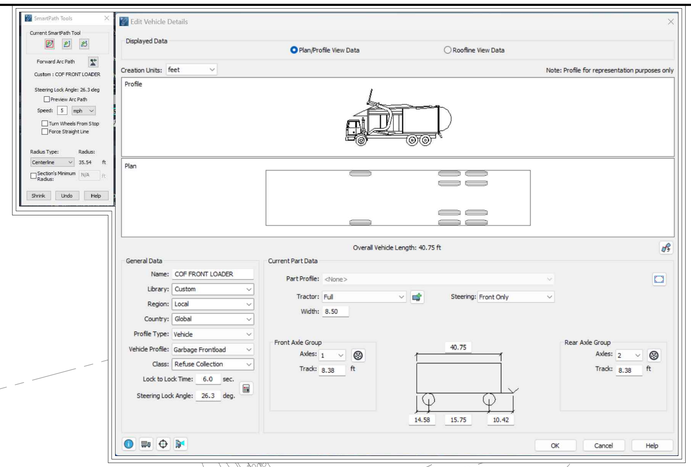
DESIGNED BY: ___
DRAWN BY: ___
CHECKED BY: ___
DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

OVERALL ROW & ACCESS PLAN

SHEET NUMBER
**C4.1**







## KEYNOTE LEGEND

| | |
|---|---|
| A | DUMPSTER AREA |
| B | SITE ENTRANCE |
| C | CITY OF FRANKLIN FRONT LOADER GARBAGE TRUCK |




APPARATUS AND TURNING INFORMATION

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




**SOLID WASTE APPARATUS TURNING TEMPLATE**

CITY OF FRANKLIN
NOT TO SCALE
CITY ENGINEER:
DATE: 9/21/2023
DWG. NO. SD-8

## ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
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3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A A FULL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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## AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH

## VEHICLE LEGEND

VEHICLE FENDER PATH
VEHICLE FRONT WHEEL PATH
VEHICLE REAR WHEEL PATH

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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# TUCK AWAY PUD SUBDIVISION
# SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127314
07/02/2025
STATE OF TENNESSEE

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DESIGNED BY: ___
DRAWN BY: ___
CHECKED BY: ___
DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

WASTE DISPOSAL PLAN

SHEET NUMBER
**C4.2**

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Drawing name: K:\FRA_LDEV\118725000 - 1190 lewisburg pike\4-CADD\plansheets\C4.2 WASTE DISPOSAL PLAN.dwg C4.2 WASTE DISPOSAL PLAN Jul 03, 2025 12:59pm by: Gracie.Wix

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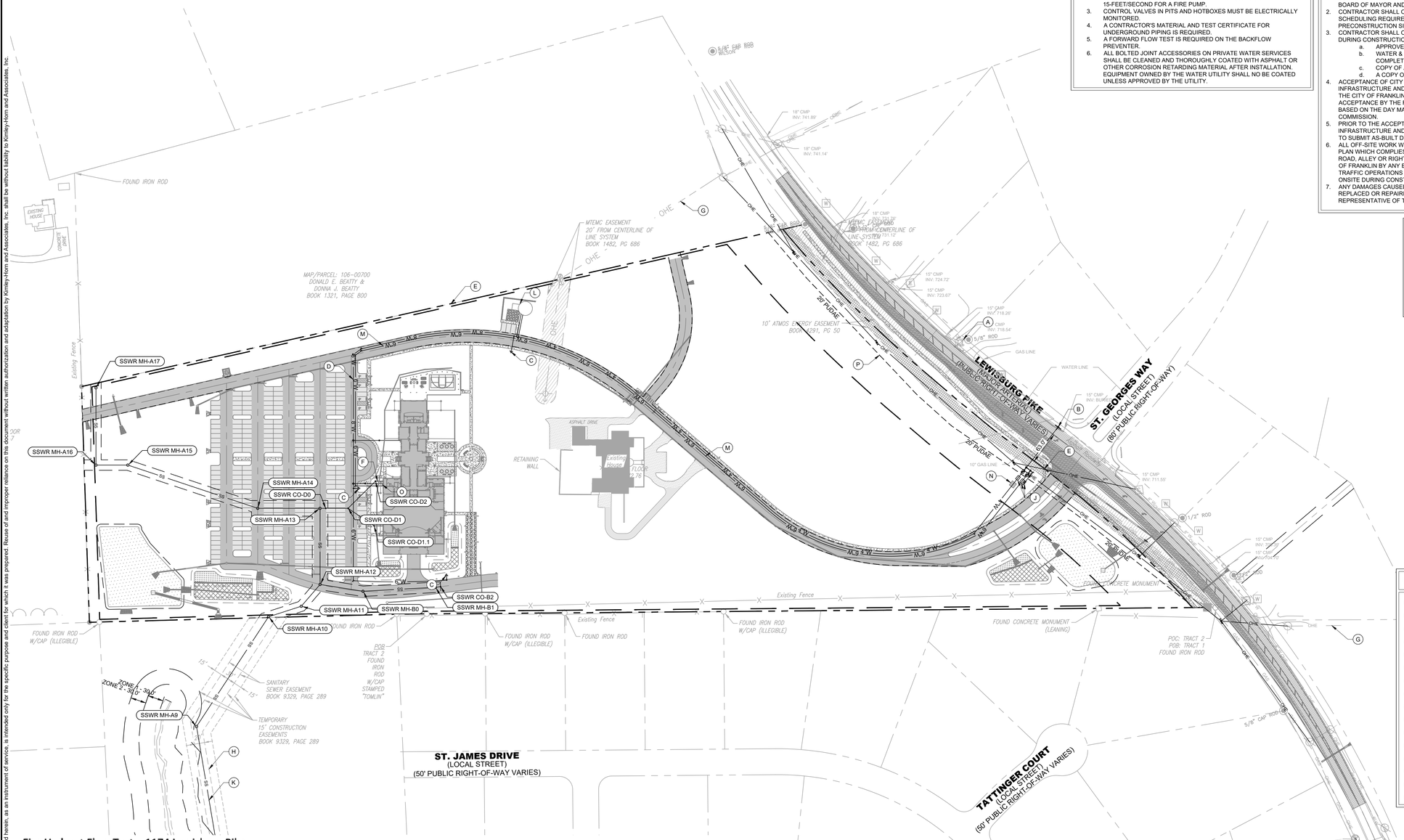


## Fire Hydrant Flow Test – 1174 Lewisburg Pike

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Manufacturer | Mueller | Model | NA | Year Manufactured | 1967 | Size | 5.25 |
| Open Orientation | Counterclockwise | Outlet Size | 2 | Coefficient | 1.4 | Pitot Reading | 9 |
| GPM | 501 | Static B | 40 | Residual B | 30 | Minutes Flowed | 2 |
| Est. Consumption | 1002 | | | | | | |
| Projected Results at 20 psi | | | 728 | Projected Results at 0 psi | | | 1059 |

## Fire Hydrant Flow Test – 1187 Lewisburg Pike

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Manufacturer | Mueller | Model | NA | Year Manufactured | 1967 | Size | 5.25 |
| Open Orientation | Counterclockwise | Outlet Size | 2 | Coefficient | 1.4 | Pitot Reading | 11 |
| GPM | 554 | Static B | 30 | Residual B | 24 | Minutes Flowed | 2 |
| Est. Consumption | 1108 | | | | | | |
| Projected Results at 20 psi | | | 730 | Projected Results at 0 psi | | | 1321 |

## WATER SERVICE INSTALLATION AND TESTING

1. PIPE MUST BE HYDROSTATICALLY TESTED TO 200-PSI FOR 2-HOURS. THE TEST MUST BE WITNESSED BY THE FIRE DEPARTMENT.
2. PIPE MUST BE FLUSHED BEFORE CONNECTING TO THE ABOVEGROUND PIPE. THE FLUSH MUST BE WITNESSED BY THE FIRE DEPARTMENT. MINIMUM FLUSH IS 10-FEET/SECOND OR 15-FEET/SECOND FOR A FIRE PUMP.
3. CONTROL VALVES IN PITS AND HOTBOXES MUST BE ELECTRICALLY MONITORED.
4. A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING IS REQUIRED.
5. A FORWARD FLOW TEST IS REQUIRED ON THE BACKFLOW PREVENTER.
6. ALL BOLTED JOINT ACCESSORIES ON PRIVATE WATER SERVICES SHALL BE CLEANED AND THOROUGHLY COATED WITH ASPHALT OR OTHER CORROSION RETARDING MATERIAL AFTER INSTALLATION. EQUIPMENT OWNED BY THE WATER UTILITY SHALL NO BE COATED UNLESS APPROVED BY THE UTILITY.

## UTILITY 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 PRECONSTRUCTION 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.

## COF UNDERGROUND SHOP DRAWING NOTE

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

## SITE LEGEND

- SS — PROPOSED SANITARY SEWER PIPE
- FM — PROPOSED SANITARY SEWER FORCE MAIN
- W — PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- SS — EXISTING SANITARY SEWER PIPE
- RCWL — PROPOSED RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- OHE — EXISTING OVERHEAD ELECTRIC
- EXISTING STORM PIPE
- LOD — LIMITS OF DISTURBANCE
- FH — FIRE HYDRANT
- S — SANITARY SWER MANHOLE
- LIGHT POLE(4000K LED LIGHT SOURCE)
- FDC — FIRE DEPARTMENT CONNECTION
- WM — WATER METER
- DETENTION
- BIORETENTION

## UTILITY PLAN KEYNOTE LEGEND

- (A) EXISTING FIRE HYDRANT (TYP.)
- (B) PROPOSED CONNECTION TO EXISTING 8" WATER LINE
- (C) PROPOSED FIRE HYDRANT (PRIVATE HYDRANTS TO BE PAINTED SILVER)
- (D) PROPOSED 8" PVC WATER LINE
- (E) PROPERTY LINE, TYP.
- (F) PROPOSED DOMESTIC WATER CONNECTION
- (G) EXISTING OVERHEAD ELECTRIC, TYP.
- (H) EXISTING SANITARY SEWER EASEMENT
- (I) TEMPORARY 15' CONSTRUCTION EASEMENT
- (J) PROPOSED BACKFLOW PREVENTOR
- (K) 8" PUBLIC SANITARY SEWER EXTENSION
- (L) PROPOSED FIRE TANK
- (M) PROPOSED 6" DOMESTIC PVC WATER LINE
- (N) PROPOSED PRIVATE FIRE PUMP HOUSE
- (O) PROPOSED FIRE DEPARTMENT CONNECTION
- (P) 20' PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE)

## PRIVATE FIRE HYDRANTS

1. THE BARREL AND CAPS OF THE HYDRANT SHALL BE PAINTED PPG OIL-BASED SILVER
2. THE TOP/BONNET OF THE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH THE FOLLOWING:
   2.1. 1500-GPM AND HIGHER = PPG OIL-BASED SAFETY BLUE
   2.2. 1000-GPM TO 1499-GPM = PPG OIL-BASED SAFETY GREEN
   2.3. 500-GPM TO 999-GPM = PPG OIL-BASED SAFETY ORANGE
   2.4. BELOW 500-GPM = PPG OIL-BASED SAFETY RED

## OFFSITE SEWER INSATALLATION

UPON COMPLETION OF THE SANITARY SEWER INSTALLATION, WILLIAMSON COUNTY SCHOOL PROPERTY SHALL BE RESTORED TO EXISTING CONDITION.

## FIRE FLOW TEST (PUMP ON)

FLOW TEST DATE: 11/01/2024, 10:35 AM
STATIC PRESSURE: 44 psi
RESIDUAL PRESSURE: 32 psi
FLOW: 1,035.8 GPM

TESTED BY ALLEN TROUT & BEN HOLT, I/S ENGINEERING & UTILITIES, INC.

## UTILITY CONTACTS

**WATER**
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615) 550-6861
CONTACT: BEN MCNEIL

**GAS**
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-2596
CONTACT: RON MYATT

**TELEPHONE**
AT&T
(615) 595-7816
CONTACT: DAVID TUTTEROW

**ELECTRIC**
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

**SANITARY SEWER**
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615) 550-6861
CONTACT: BEN MCNEIL

**CABLE**
COMCAST
2501 McGAVOCK PK, SUITE 1206
NASHVILLE, TN 37214
(615)550-6855
CONTACT: PAULA BROOKS

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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# TUCK AWAY PUD SUBDIVISION
# SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — CONSULTANT — No. 121214 — 07/02/2025 — STATE OF TENNESSEE

| No | REVISIONS | DATE | BY |
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DESIGNED BY: ___
DRAWN BY: ___
CHECKED BY: ___
DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

UTILITY PLAN - OVERALL

SHEET NUMBER
**C5.0**

## UTILITY 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 PRECONSTRUCTION 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.

## UTILITY CONTACTS

**WATER**
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615) 550-6861
CONTACT: BEN MCNEIL

**GAS**
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-2596
CONTACT: RON MYATT

**TELEPHONE**
AT&T
(615) 595-7816
CONTACT: DAVID TUTTEROW

**ELECTRIC**
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

**SANITARY SEWER**
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615) 550-6855
CONTACT: BEN MCNEIL

**CABLE**
COMCAST
2501 McGAVOCK PK, SUITE 1206
NASHVILLE, TN 37214
(615)550-6855
CONTACT: PAULA BROOKS

## UTILITY PLAN KEYNOTE LEGEND

- (A) EXISTING FIRE HYDRANT (TYP.)
- (B) PROPOSED CONNECTION TO EXISTING 8" WATER LINE
- (C) PROPOSED PRIVATE FIRE HYDRANT (PRIVATE HYDRANTS TO BE PAINTED SILVER)
- (D) PROPOSED PRIVATE 4" PVC WATER LINE
- (E) PROPERTY LINE, TYP.
- (F) PROPOSED DOMESTIC WATER CONNECTION
- (G) EXISTING OVERHEAD ELECTRIC, TYP.
- (H) EXISTING SANITARY SEWER EASEMENT
- (I) TEMPORARY 15' CONSTRUCTION EASEMENT
- (J) PROPOSED 4" DOMESTIC BACKFLOW PREVENTOR
- (K) 8" PUBLIC SANITARY SEWER EXTENSION
- (L) PROPOSED FIRE TANK
- (M) PROPOSED PRIVATE 6" DOMESTIC PVC WATER LINE
- (N) PROPOSED 20' SANITARY SEWER EASEMENT
- (O) PROPOSED SANITARY SEWER MANHOLE
- (P) PROPOSED 8" FIRE METER
- (Q) PROPOSED 4" DOMESTIC METER
- (R) PROPOSED PRIVATE FIRE PUMP HOUSE
- (S) PROPOSED FIRE DEPARTMENT CONNECTION
- (T) EXISTING WATER MAIN TO BE ABANDONED AT THE MAIN LINE
- (U) 2" IRRIGATION METER
- (V) 8" DOUBLE CHECK VALVE
- (W) 2" BACKFLOW PREVENTER
- (X) PRIVATE 6" PVC SEWER LINE
- (Y) 90° BEND
- (Z) 45° BEND
- (AA) 20' PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE)
- (BB) SHUTOFF VALVE FOR FIRE HYDRANT
- (CC) PROPOSED 8" FIRE BACKFLOW PREVENTOR
- (DD) PROPOSED 30' SANITARY SEWER EASERMENT

## SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT
- SANITARY SWER MANHOLE
- LIGHT POLE(4000K LED LIGHT SOURCE)
- FIRE DEPARTMENT CONNECTION
- WATER METER
- DETENTION
- BIORETENTION

## COF UNDERGROUND SHOP DRAWING NOTE

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

## WATER SERVICE INSTALLATION AND TESTING

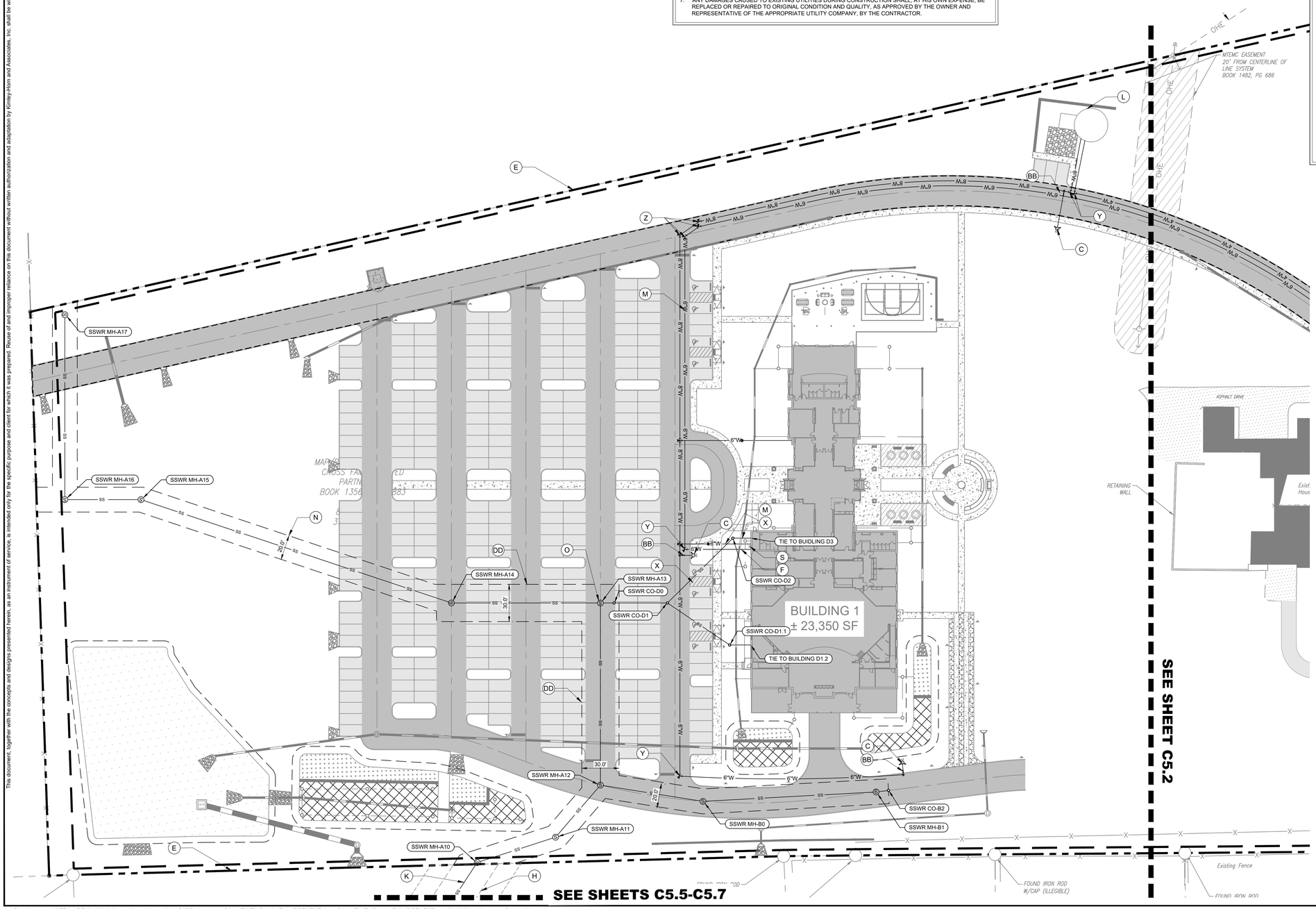
1. PIPE MUST BE HYDROSTATICALLY TESTED TO 200-PSI FOR 2-HOURS. THE TEST MUST BE WITNESSED BY THE FIRE DEPARTMENT.
2. PIPE MUST BE FLUSHED BEFORE CONNECTING TO THE ABOVEGROUND PIPE. THE FLUSH MUST BE WITNESSED BY THE FIRE DEPARTMENT. MINIMUM FLUSH IS 10-FEET/SECOND OR 15-FEET/SECOND FOR A FIRE PUMP.
3. CONTROL VALVES IN PITS AND HOTBOXES MUST BE ELECTRICALLY MONITORED.
4. A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING IS REQUIRED.
5. A FORWARD FLOW TEST IS REQUIRED ON THE BACKFLOW PREVENTER.
6. ALL BOLTED JOINT ACCESSORIES ON PRIVATE WATER SERVICES SHALL BE CLEANED AND THOROUGHLY COATED WITH ASPHALT OR OTHER CORROSION RETARDING MATERIAL AFTER INSTALLATION. EQUIPMENT OWNED BY THE WATER UTILITY SHALL NO BE COATED UNLESS APPROVED BY THE UTILITY.

## FIRE FLOW TEST (PUMP ON)

FLOW TEST DATE: 11/01/2024, 10:35 AM
STATIC PRESSURE: 44 psi
RESIDUAL PRESSURE: 32 psi
FLOW: 1,035.8 GPM

TESTED BY ALLEN TROUT & BEN HOLT, I/S ENGINEERING & UTILITIES, INC.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.




GRAPHIC SCALE IN FEET
0 20 40 80

NORTH


Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com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# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 127314 — 07/02/2025 — STATE OF TENNESSEE

| No | REVISIONS | DATE | BY |
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DRAWN BY: ___
CHECKED BY: ___
DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
**C5.1**


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Drawing name: K:\FRA_LDEV\118725000 - 1190 lewisburg pike\4-CADD\plansheets\C5.1 UTILITY PLAN - ENLARGEMENT.dwg C5.1 UTILITY PLAN - ENLARGEMENT Jul 03, 2025 1:00pm by: Gracie.Wix

## ATMOS GAS CROSSING NOTE

EXISTING ATMOS PUBLIC GAS MAIN IS INSTALLED WITH GALVANIC CATHODIC PROTECTED AND SHOULD NOT BE DISTURBED DURING CONSTRUCTION OF WATER LINE. WATER LINE TO MEET THE VERTICAL SEPARATION AS STATED IN THE PLANS TO WHICH ATMOS DOES NOT ANTICIPATE ANY IMPACT IF MET.

## COF UNDERGROUND SHOP DRAWING NOTE

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

| | |
|---|---|
| A | EXISTING FIRE HYDRANT (TYP.) |
| B | PROPOSED CONNECTION TO EXISTING 8" WATER LINE |
| C | PROPOSED PRIVATE FIRE HYDRANT (PRIVATE HYDRANTS TO BE PAINTED SILVER) |
| D | PROPOSED PRIVATE 4" PVC WATER LINE |
| E | PROPERTY LINE, TYP. |
| F | PROPOSED DOMESTIC WATER CONNECTION |
| G | EXISTING OVERHEAD ELECTRIC, TYP. |
| H | EXISTING SANITARY SEWER EASEMENT |
| I | TEMPORARY 15' CONSTRUCTION EASEMENT |
| J | PROPOSED 4" DOMESTIC BACKFLOW PREVENTOR |
| K | 8" PUBLIC SANITARY SEWER EXTENSION |
| L | PROPOSED FIRE TANK |
| M | PROPOSED PRIVATE 6" DOMESTIC PVC WATER LINE |
| N | PROPOSED 20' SANITARY SEWER EASEMENT |
| O | PROPOSED SANITARY SEWER MANHOLE |
| P | PROPOSED 4" FIRE METER |
| Q | PROPOSED 4" DOMESTIC METER |
| R | PROPOSED PRIVATE FIRE PUMP HOUSE; SEE FIRE PROTECTION PLANS FOR PUMP INFORMATION |
| S | PROPOSED FIRE DEPARTMENT CONNECTION |
| T | EXISTING WATER MAIN TO BE ABANDONED AT THE MAIN LINE |
| U | 2" IRRIGATION METER |
| V | 8" DOUBLE CHECK VALVE |
| W | 2" BACKFLOW PREVENTER |
| X | PRIVATE 6" PVC SEWER LINE |
| Y | 90° BEND |
| Z | 45° BEND |
| AA | 20' PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) |
| BB | SHUTOFF VALVE FOR FIRE HYDRANT |
| CC | PROPOSED 8" FIRE BACKFLOW PREVENTOR |

## SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT
- SANITARY SWER MANHOLE
- LIGHT POLE(4000K LED LIGHT SOURCE)
- FIRE DEPARTMENT CONNECTION
- WATER METER
- DETENTION
- BIORETENTION

TRACT 1

MAP/PARCEL: 106-00800
CAROLINE J. CROSS,
JAMES CROSS, IV &
AMY CROSS NANCE
BOOK 162, PAGE 408,
BOOK 7566, PAGE 288 &
BOOK 7566, PAGE 292

17.014± ACRES
741,111 SQ. FT.

MTEMC EASEMENT
20' FROM CENTERLINE OF LINE SYSTEM
BOOK 1482, PG 686

10" ATMOS ENERGY EASEMENT
BOOK 4291, PG 50

20' PUDAE

10" GAS LINE

LEWISBURG PIKE
(PUBLIC RIGHT-OF-WAY VARIES)

ST. GEORGES WA

ASPHALT DRIVE

Existing House

SEE SHEET C5.1

SEE ATMOS GAS CROSSING NOTE THIS SHEET. SEE SHEET C5.9 FOR ENLARGEMENT AND PROFILE OF CROSSING.

CONTRACTOR TO NOTIFY ATMOS DURING CONSTRUCTION OF STORM LINE IN CROSSING WITH PUBLIC GAS LINE. ATMOS TO WRAP GAS PIPE AT POINT OF CROSSING AND UP TO 3' ON EACH SIDE.

Existing Fence

FOUND IRON ROD W/CAP (ILLEGIBLE)

FOUND IRON ROD

FOUND CONCRETE MONUMENT (LEANING)

15" CMP INV: BURIED

15" CMP INV: 711.55'

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH


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

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# TUCK AWAY PUD SUBDIVISION
# SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
07/03/2025
COMMERCE
No. 137131
STATE OF TENNESSEE

| No. | DATE | REVISIONS | BY |
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DRAWN BY: ___
CHECKED BY: ___
DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
**C5.2**

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.

Drawing name: K:\FRA_LDEV\118725000 - 1190 lewisburg pike\4-CADD\plansheets\C5.1 UTILITY PLAN - ENLARGEMENT.dwg C5.2 UTILITY PLAN - ENLARGEMENT Jul 03, 2025 1:00pm by: Gracie.Wix

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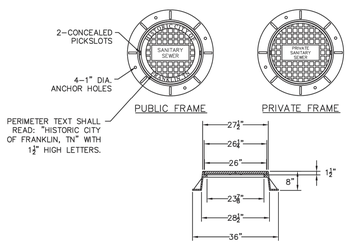
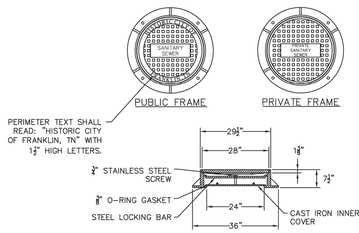



NOTE:
JOHN BOUCHARD & SONS CASTING #1152 MODIFIED OR APPROVED EQUAL.

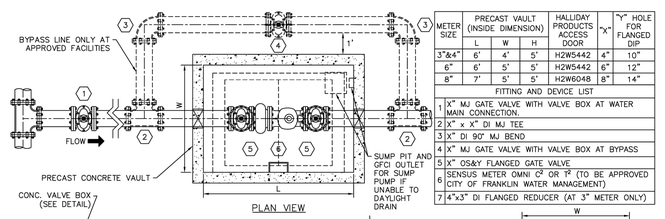
STANDARD




NOTE:
JOHN BOUCHARD & SONS CASTING #1123 MODIFIED OR APPROVED EQUAL.

WATERTIGHT

| MANHOLE FRAME AND COVER | | | DWG. NO. |
|---|---|---|---|
| CITY OF FRANKLIN | WATER MANAGEMENT DIRECTOR: | DATE: 10/16/2019 | WW-3 |
| NOT TO SCALE | | | |

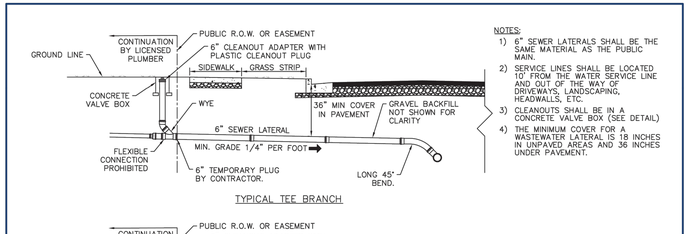



| METER SIZE | PRECAST VAULT (INSIDE DIMENSION) L | W | H | HALLIDAY PRODUCTS ACCESS DOOR | "Y" HOLE FOR FLANGED DIP |
|---|---|---|---|---|---|
| 3"&4" | 6' | 4' | 5' | H2W5442 | 4" |
| 6" | 6' | 5' | 5' | H2W5442 | 6" |
| 8" | 7' | 5' | 5' | H2W6048 | 8" |

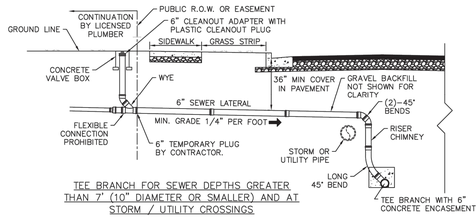
| FITTING AND DEVICE LIST | |
|---|---|
| 1 | X" MJ GATE VALVE WITH VALVE BOX AT WATER MAIN CONNECTION. |
| 2 | X" x X" DI MJ TEE |
| 3 | X" DI 90° MJ BEND |
| 4 | X" MJ GATE VALVE WITH VALVE BOX AT BYPASS |
| 5 | X" OS&Y FLANGED GATE VALVE |
| 6 | SENSUS METER OMNI C² OR T² (TO BE APPROVED CITY OF FRANKLIN WATER MANAGEMENT) |
| 7 | 4"x3" DI FLANGED REDUCER (AT 3" METER ONLY) |

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

| 3"-8" WATER METER | | | DWG. NO. |
|---|---|---|---|
| CITY OF FRANKLIN | WATER MANAGEMENT DIRECTOR: | DATE: 10/16/2019 | W-3 |
| NOT TO SCALE | | | |



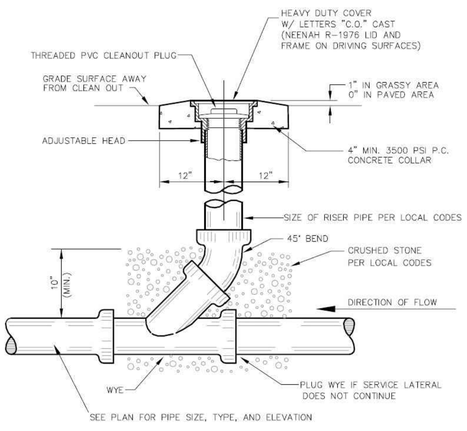

TYPICAL TEE BRANCH




TEE BRANCH FOR SEWER DEPTHS GREATER THAN 7' (10" DIAMETER OR SMALLER) AND AT STORM / UTILITY CROSSINGS

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.

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




NOTE: SEE APPLICABLE DETAIL FOR BACKFILL AND BEDDING INSTRUCTIONS.

1 CLEANOUT
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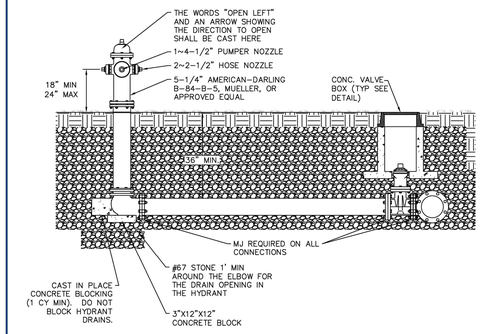
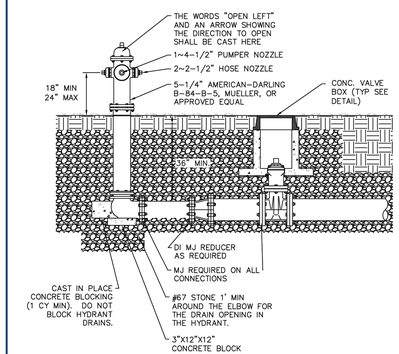



NOTES:
1) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.

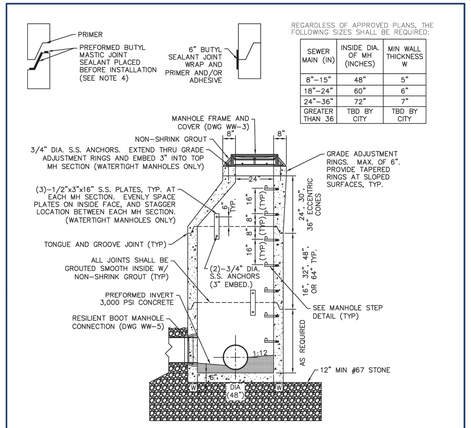
| FIRE HYDRANT SETTING | | | DWG. NO. |
|---|---|---|---|
| CITY OF FRANKLIN | WATER MANAGEMENT DIRECTOR: | DATE: 10/16/2019 | W-9 |
| NOT TO SCALE | | | |




| MAIN SIZE | END PIPE SIZE |
|---|---|
| 6" – 18" | 6" BLOW-OFF |
| 18" & GREATER | AS APPROVED BY CITY ENGINEER |

NOTES:
1) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.
2) FOR MAINS THAT ARE TO BE EXTENDED USE A VALVE EQUAL TO THE MAIN SIZE AS THE BLOW-OFF CONTROL VALVE AND THEN REDUCE.

| FIRE HYDRANT SETTING FOR DOMESTIC WATER BLOW-OFF | | | DWG. NO. |
|---|---|---|---|
| CITY OF FRANKLIN | WATER MANAGEMENT DIRECTOR: | DATE: 10/16/2019 | W-10 |
| NOT TO SCALE | | | |




48" MANHOLE

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

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

NOTES:
1) STRUCTURE SHALL CONFORM TO ASTM C478, LATEST REVISION.
2) CONCRETE – f'c = 4,000 PSI MIN.
3) REBAR – ASTM A615 GRADE 60 AND ASTM A1064
4) LOADS – AASHTO H–20 LOAD RATED WITH 30% IMPACT
5) EXISTING MANHOLES SHALL BE CORE DRILLED FOR SEWER CONNECTION.
6) ALL PRECAST MANHOLES SHALL CONTAIN XYPEX ADMIXTURE OR APPROVED EQUAL.
7) COMPRESS MANHOLE RISERS TOGETHER PERMITTING VISUAL INSPECTION OF SEALANT. SEALANT SHALL PROTRUDE FROM JOINT CIRCUMFERENCE FOR ACCEPTANCE. WHERE MASTIC DOES NOT PROTRUDE, EITHER INSIDE OR OUTSIDE, INJECT JOINT WITH CONSEAL CS-231, CONTROLLED EXPANSION WATERSTOP.

| 48" DIAMETER PRECAST MANHOLE | | | DWG. NO. |
|---|---|---|---|
| CITY OF FRANKLIN | WATER MANAGEMENT DIRECTOR: | DATE: 10/16/2019 | WW-1 |
| NOT TO SCALE | | | |

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

| TYPE | TDOT STANDARD DRAWINGS |
|---|---|
| CATCH BASINS | TDOT CATCH BASINS 10, 12, 13, 14, 16, AND 17 TYPE (SEE NOTE 3) |
| CATCH BASIN GRATES | SEE CITY OF FRANKLIN DRAWINGS RP-1 THRU RP-4 |
| AREA DRAINS - 1 GRATE | D-CB-42 SERIES |
| AREA DRAINS - 2 GRATES | D-CB-43 SERIES |
| AREA DRAIN GRATES | D-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-PE-1 THRU D-PE-9F |
| SAFETY CROSS DRAIN ENDWALLS | D-PE-15A THRU D-PE-48A, AND D-PE-99 |
| SAFETY SIDE DRAIN ENDWALLS | D-SEW-1A |
| PIPE CULVERTS AND FLUMES | D-FLU-1, D-PB-1 THRU D-PB-3 |
| PIPE CULVERT INSTALLATION | D-PB-1, D-PB-2 |

NOTES

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

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

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# TUCK AWAY WAY PUD SUBDIVISION SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDEBRAND — LICENSED LANDSCAPE ARCHITECT — AGRICULTURE — COMMERCE — No. 337 — 07/03/2025 — STATE OF TENNESSEE

| No. | REVISIONS | DATE | BY |
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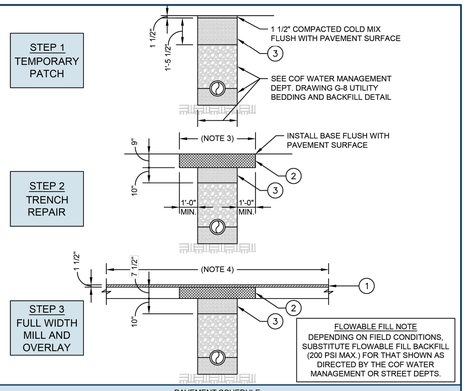
DESIGNED BY: ___
DRAWN BY: ___
CHECKED BY: ___
DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

UTILITY DETAILS

SHEET NUMBER
C5.3




**PAVEMENT SCHEDULE**

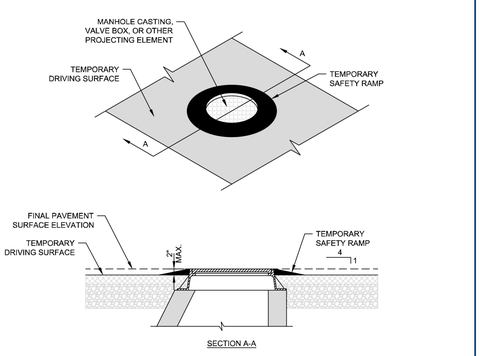
1. 1.5" - BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX (PG 64-22) GRADING E RDWY
2. BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
3. MINERAL AGGREGATE BASE (PLACED IN LIFTS NOT EXCEEDING 6")
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

TACK AND PRIME COATS NOT SHOWN FOR CLARITY. SEE DRAWING RD-3.

**NOTES**

1. CONTRACTOR SHALL COORD. TRENCH, BACKFILL, AND PAVEMENT INSPECTIONS WITH THE COF STREET DEPARTMENT.
2. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND APPROVED TRAFFIC CONTROL PLAN.
3. SAWCUT EXISTING PAVEMENTS, BASES, CURB AND GUTTER, AND SIDEWALKS (CUT JOINT TO JOINT) IN NEAT LINES.
4. AT PERPENDICULAR STREET CUTS, MILL AND OVERLAY SHALL EXTEND A MINIMUM OF 100 FEET CENTERED ON THE TRENCH. AT PARALLEL STREET CUTS, MILL AND OVERLAY SHALL EXTEND A MINIMUM DISTANCE FROM THE EDGE OF PAVEMENT TO THE CENTERLINE OF STREET. FINAL LIMITS SHALL BE DETERMINED BY THE CITY ENGINEER.

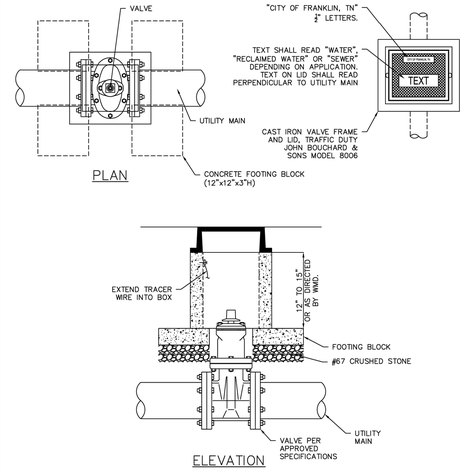
| | | | | |
|---|---|---|---|---|
| HISTORIC FRANKLIN TENNESSEE | **ASPHALT PAVEMENT TRENCH REPAIR LOCAL STREET** | | | DWG. NO. **RD-6** |
| CITY OF FRANKLIN | CITY ENGINEER: | DATE: | | |
| NOT TO SCALE | | 7/1/2021 | | |




**NOTES**

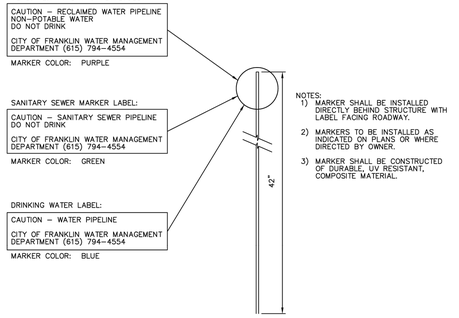
1. PROVIDE AND MAINTAIN TEMPORARY SAFETY RAMPS AT ALL ROADWAY ELEMENTS PROJECTING GREATER THAN 3/4 INCH ABOVE TEMPORARY DRIVING SURFACES.
2. TEMPORARY SAFETY RAMP:
   A. RUBBER MANHOLE SAFETY RAMP BY AMERICAN HIGHWAY PRODUCTS OR EQUAL
   B. ASPHALT RING, ADEQUATELY COMPACTED TO PROVIDE A FIRM DRIVING SURFACE
3. TEMPORARY SAFETY RAMPS SHALL BE FULLY REMOVED PRIOR TO PLACEMENT OF SURFACE COURSE.

| | | | | |
|---|---|---|---|---|
| HISTORIC FRANKLIN TENNESSEE | **TEMPORARY SAFETY RAMP AT ROADWAY PROJECTIONS** | | | DWG. NO. **RD-8** |
| CITY OF FRANKLIN | CITY ENGINEER: | DATE: | | |
| NOT TO SCALE | | 7/1/2021 | | |




NOTES:
1) FOUR (4) CONCRETE BLOCKS ARE TO BE PLACED UNDER EACH CORNER OF THE VALVE BOX AS SHOWN.
2) CONCRETE SHALL BE 4,000 PSI @ 28 DAYS REINFORCED WITH WELDED WIRE MESH.
3) STRUCTURE SHALL CONFORM TO ASTM C858.

| | | | | |
|---|---|---|---|---|
| HISTORIC FRANKLIN TENNESSEE | **CONCRETE VALVE BOX** | | | DWG. NO. **G-2** |
| CITY OF FRANKLIN | WATER MANAGEMENT DIRECTOR: | DATE: | | |
| NOT TO SCALE | | 10/16/2019 | | |

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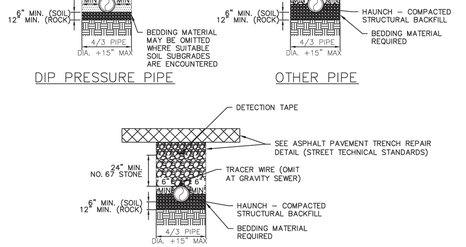
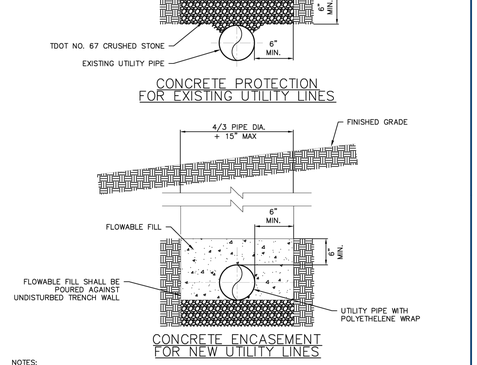
| HISTORIC FRANKLIN TENNESSEE | **UTILITY IDENTIFICATION MARKER** | | | DWG. NO. **G-4** |
| CITY OF FRANKLIN | WATER MANAGEMENT DIRECTOR: | DATE: | | |
| NOT TO SCALE | | 10/16/2019 | | |




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

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




NOTES:
1) FLOWABLE FILL (CLSM) COMPRESSION STRENGTH = 200 PSI MAX.
2) FLOWABLE FILL TO BE PLACED 16 HOURS BEFORE BACKFILLING TRENCH
3) PRIOR TO ENCASING DUCTILE IRON PIPE IN FLOWABLE FILL, WRAP PIPE WITH 4-MIL HDCL (HIGH-DENSITY, CROSS LAMINATED) POLYETHYLENE OR 8-MIL LLD (LINEAR LOW-DENSITY) POLYETHELENE.

| | | | | |
|---|---|---|---|---|
| HISTORIC FRANKLIN TENNESSEE | **CONCRETE PROTECTION FOR BURIED UTILITIES** | | | DWG. NO. **G-9** |
| CITY OF FRANKLIN | WATER MANAGEMENT DIRECTOR: | DATE: | | |
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# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEAKON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 127131 — 07/02/2008 — STATE OF TENNESSEE

| No. | REVISIONS | DATE | BY |
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DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

UTILITY DETAILS

SHEET NUMBER
**C5.4**

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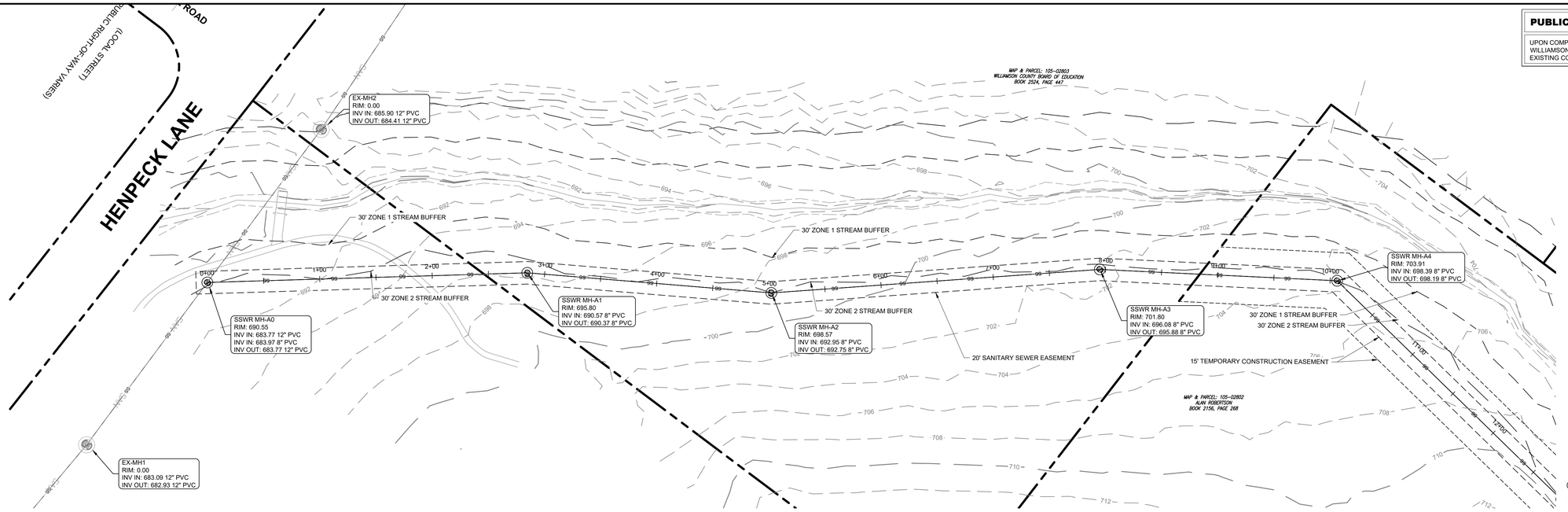


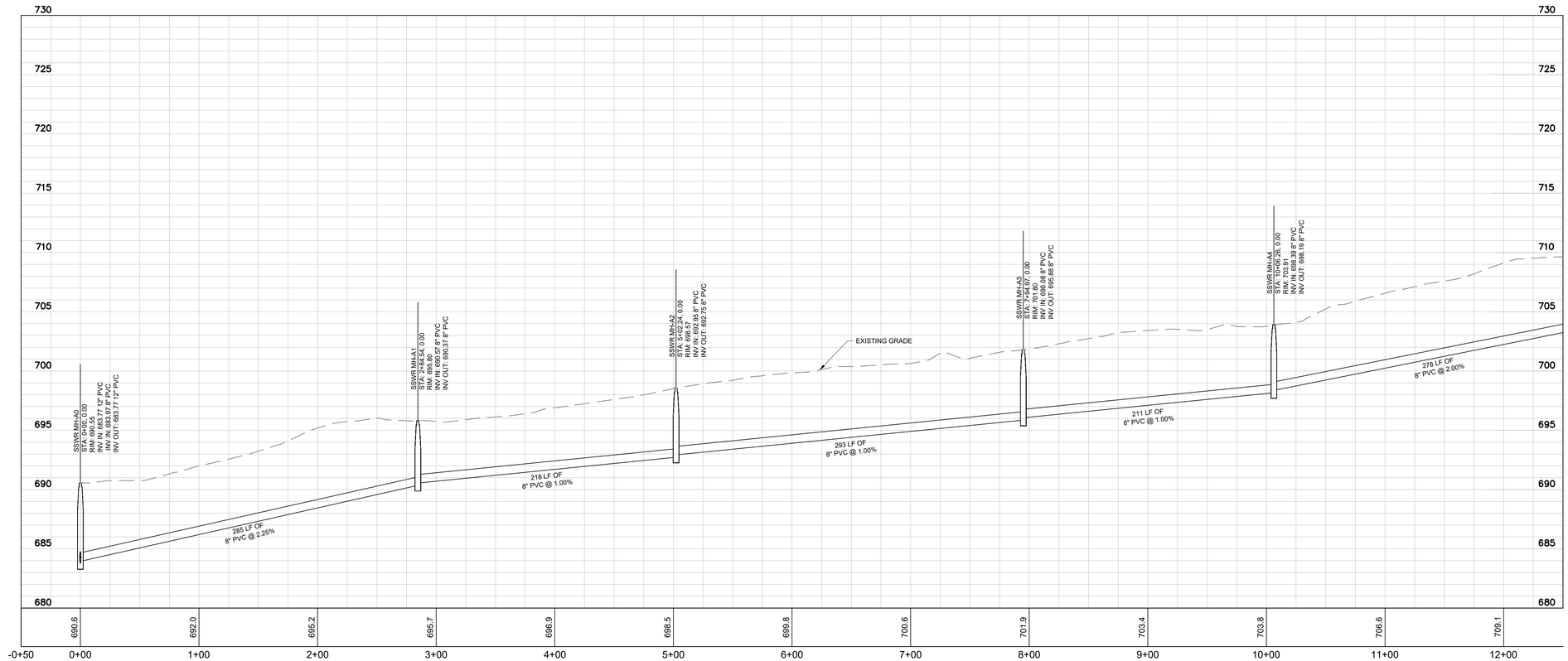


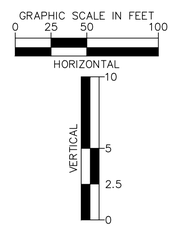


# PUBLIC SEWER EXTENSION (STA 0+00 TO 12+50)

**PUBLIC SEWER INSATALLATION NOTE**

UPON COMPLETION OF THE SANITARY SEWER INSTALLATION, WILLIAMSON COUNTY SCHOOL PROPERTY SHALL BE RESTORED TO EXISTING CONDITION.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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TUCK AWAY PUD SUBDIVISION
SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
07/02/2025
STATE OF TENNESSEE

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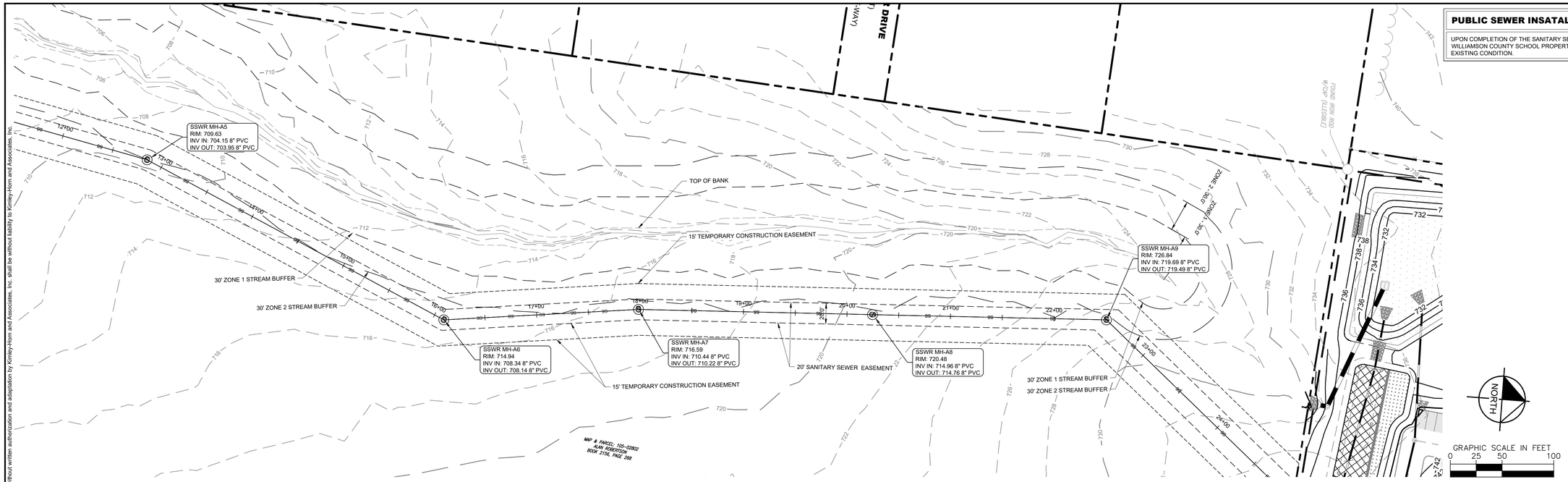
KIMLEY-HORN PROJECT NO. 118725000

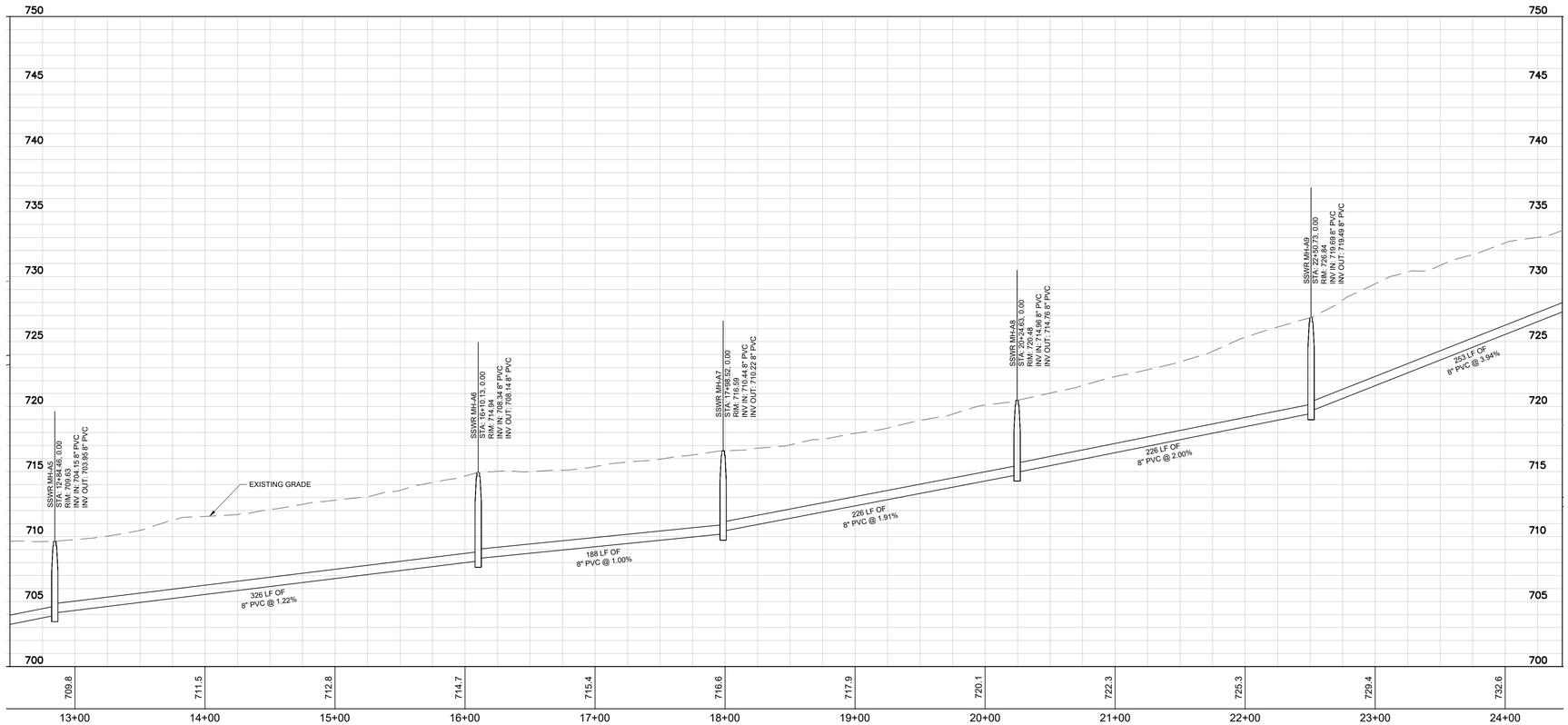
SANITARY SEWER PLAN AND PROFILE

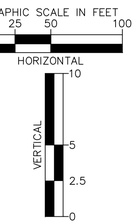
SHEET NUMBER
**C5.5**

## PUBLIC SEWER INSATALLATION NOTE

UPON COMPLETION OF THE SANITARY SEWER INSTALLATION, WILLIAMSON COUNTY SCHOOL PROPERTY SHALL BE RESTORED TO EXISTING CONDITION.




# PUBLIC SEWER EXTENSION (STA 12+50 TO 24+50)

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TUCK AWAY PUD SUBDIVISION
SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
07/02/2025
COMMERCE
No. 127314
STATE OF TENNESSEE

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SANITARY SEWER PLAN AND PROFILE

SHEET NUMBER
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Drawing name: K:\FRA_LDEV\118725000 - 1190 lewisburg pike\4-CADD\plansheets\C5.5 SANITARY SEWER PLAN AND PROFILE .dwg C5.6 SANITARY SEWER PLAN AND PROFILE Jul 03, 2025 1:04pm by: Gracie.Wix

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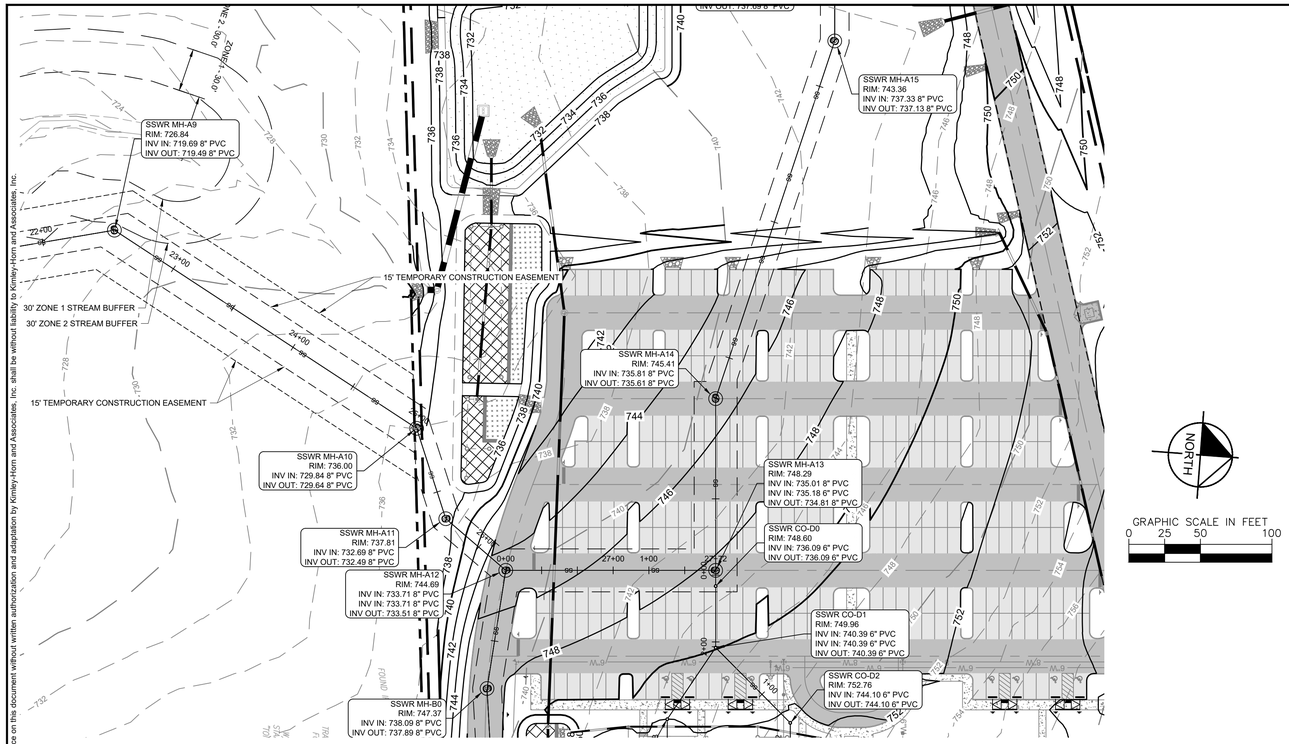


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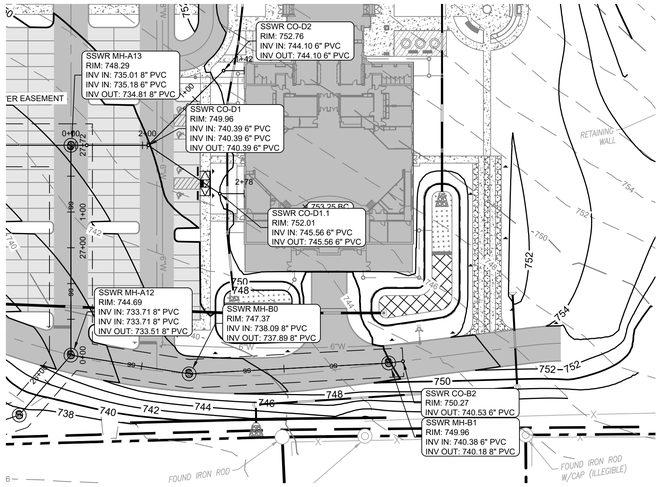


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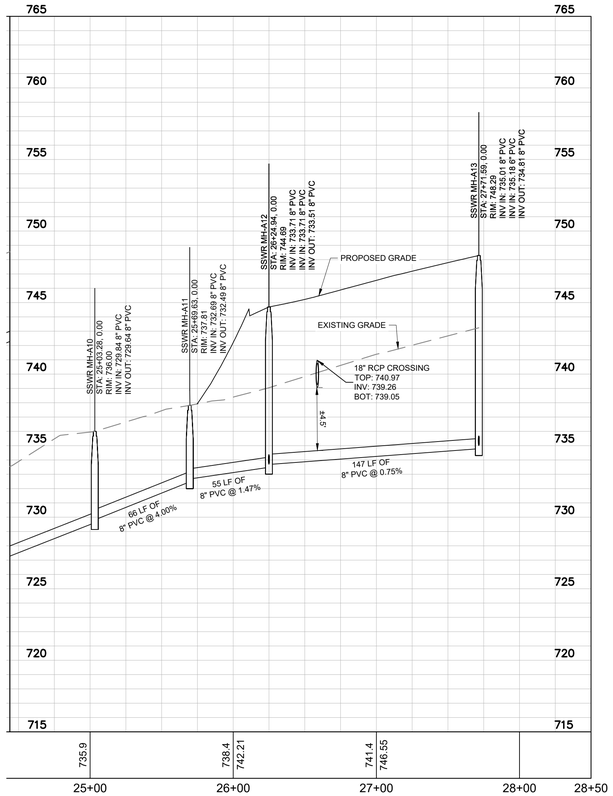


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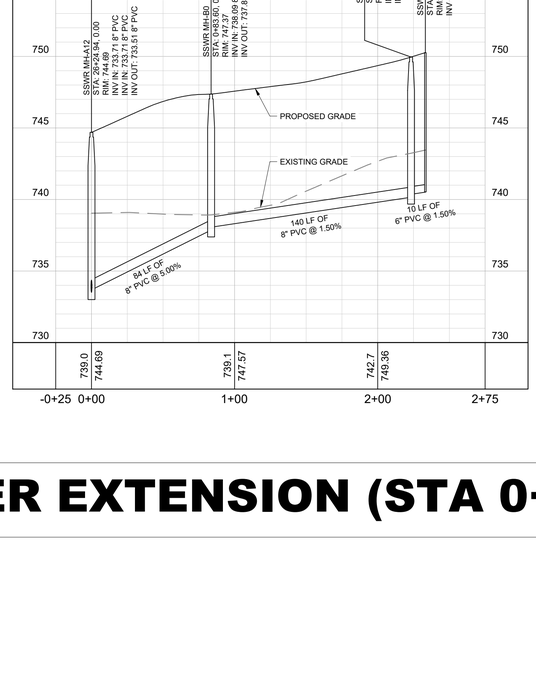


GRAPHIC SCALE IN FEET
HORIZONTAL
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VERTICAL
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**PUBLIC SEWER INSATALLATION NOTE**

UPON COMPLETION OF THE SANITARY SEWER INSTALLATION, WILLIAMSON COUNTY SCHOOL PROPERTY SHALL BE RESTORED TO EXISTING CONDITION.

# PUBLIC SEWER EXTENSION (STA 24+50 TO 28+50)

# PUBLIC SEWER EXTENSION (STA 0+00 TO 7+00)

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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TUCK AWAY PUD SUBDIVISION
SITE PLAN
FRANKLIN, TENNESSEE
COF PROJECT NUMBER 8764

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
07/02/2025
STATE OF TENNESSEE

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CHECKED BY: ___
DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

SANITARY SEWER PLAN AND PROFILE

SHEET NUMBER
C5.7

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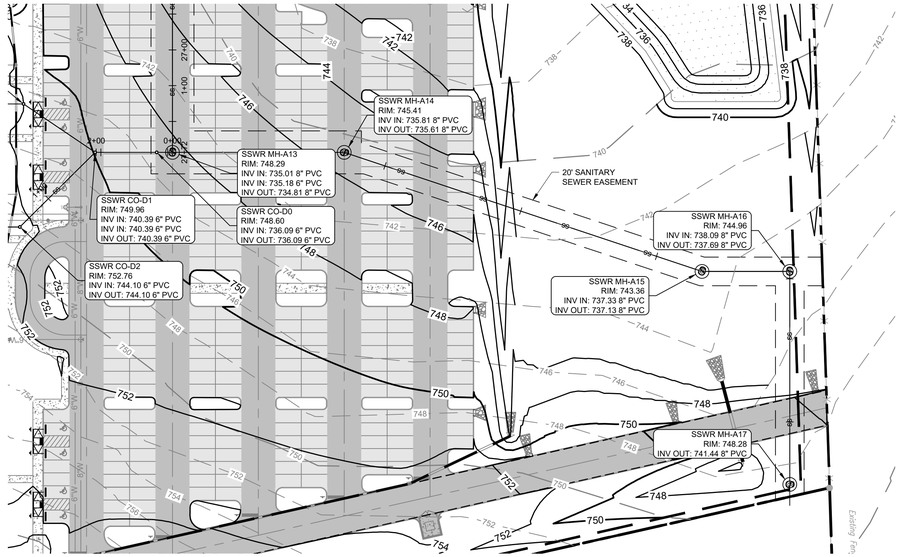


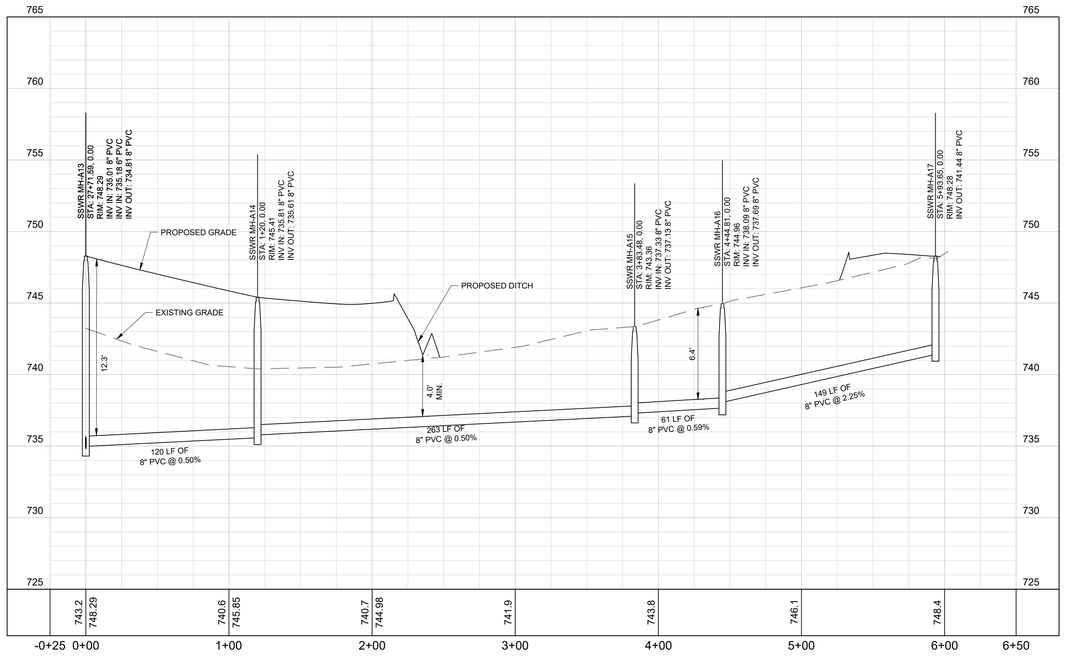


# PUBLIC SEWER EXTENSION (STA 0+00 TO 6+50)

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TUCK AWAY PUD SUBDIVISION
SITE PLAN
FRANKLIN, TENNESSEE
COF PROJECT NUMBER 8764

DEATON J. HILDABRAND
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
No. 122114
07/02/2025
STATE OF TENNESSEE

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SANITARY SEWER PLAN AND PROFILE

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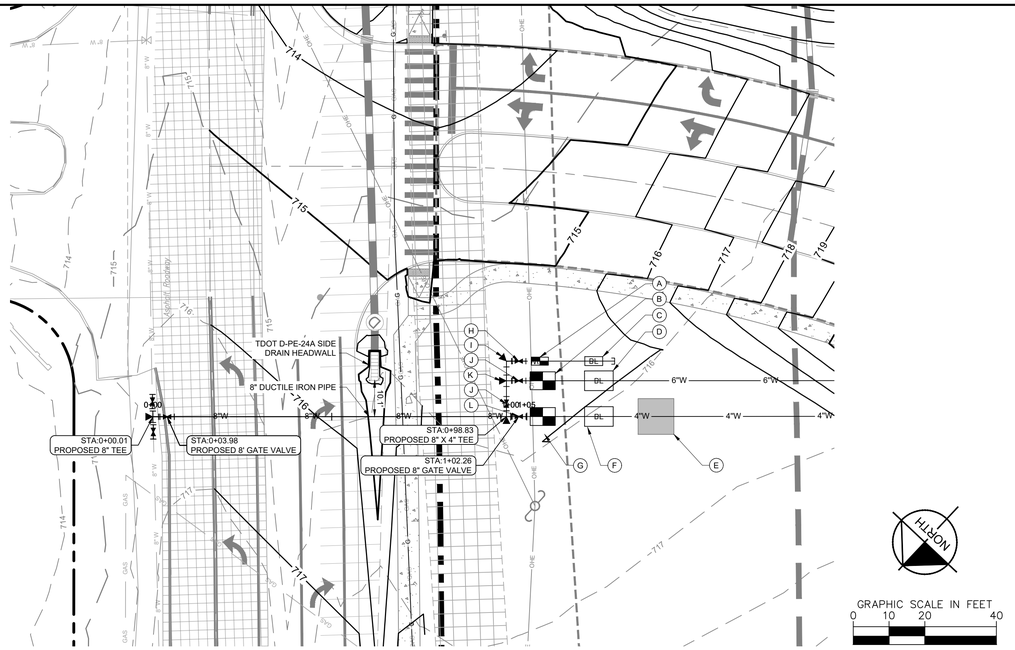





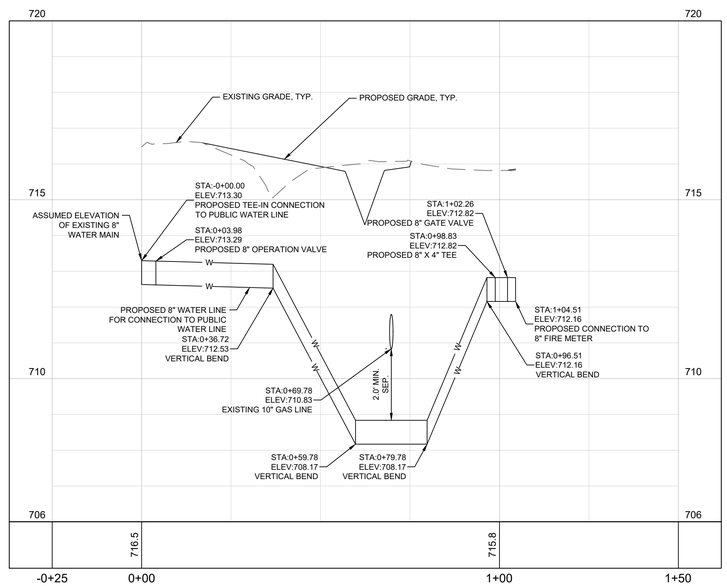


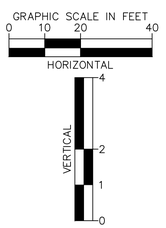


# PUBLIC WATER LINE A

## WATER PLAN KEYNOTE LEGEND

| | |
|---|---|
| A | PROPOSED 2" IRRIGATION METER |
| B | PROPOSED 4" DOMESTIC METER |
| C | PROPOSED 2" IRRIGATION BACKFLOW PREVENTER |
| D | PROPOSED 4" DOMESTIC BACKFLOW PREVENTER |
| E | PROPOSED PRIVATE FIRE PUMP HOUSE |
| F | PROPOSED 8" FIRE BACKFLOW PREVENTER |
| G | PROPOSED 8" FIRE METER VAULT |
| H | 2" GATE VALVE |
| I | 4" X 2" 90° BEND |
| J | 4" GATE VALVE |
| K | 4" X 4" TEE |
| L | 8" GATE VALVE |

## ATMOS GAS CROSSING NOTE

EXISTING ATMOS PUBLIC GAS MAIN IS INSTALLED WITH GALVANIC CATHODIC PROTECTED AND SHOULD NOT BE DISTURBED DURING CONSTRUCTION OF WATER LINE. WATER LINE TO MEET THE VERTICAL SEPARATION AS STATED IN THE PLANS TO WHICH ATMOS DOES NOT ANTICIPATE ANY IMPACT IF MET.

COORDINATES ARE NAD83.
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TUCK AWAY PUD SUBDIVISION
SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127314
STATE OF TENNESSEE
07/02/2025

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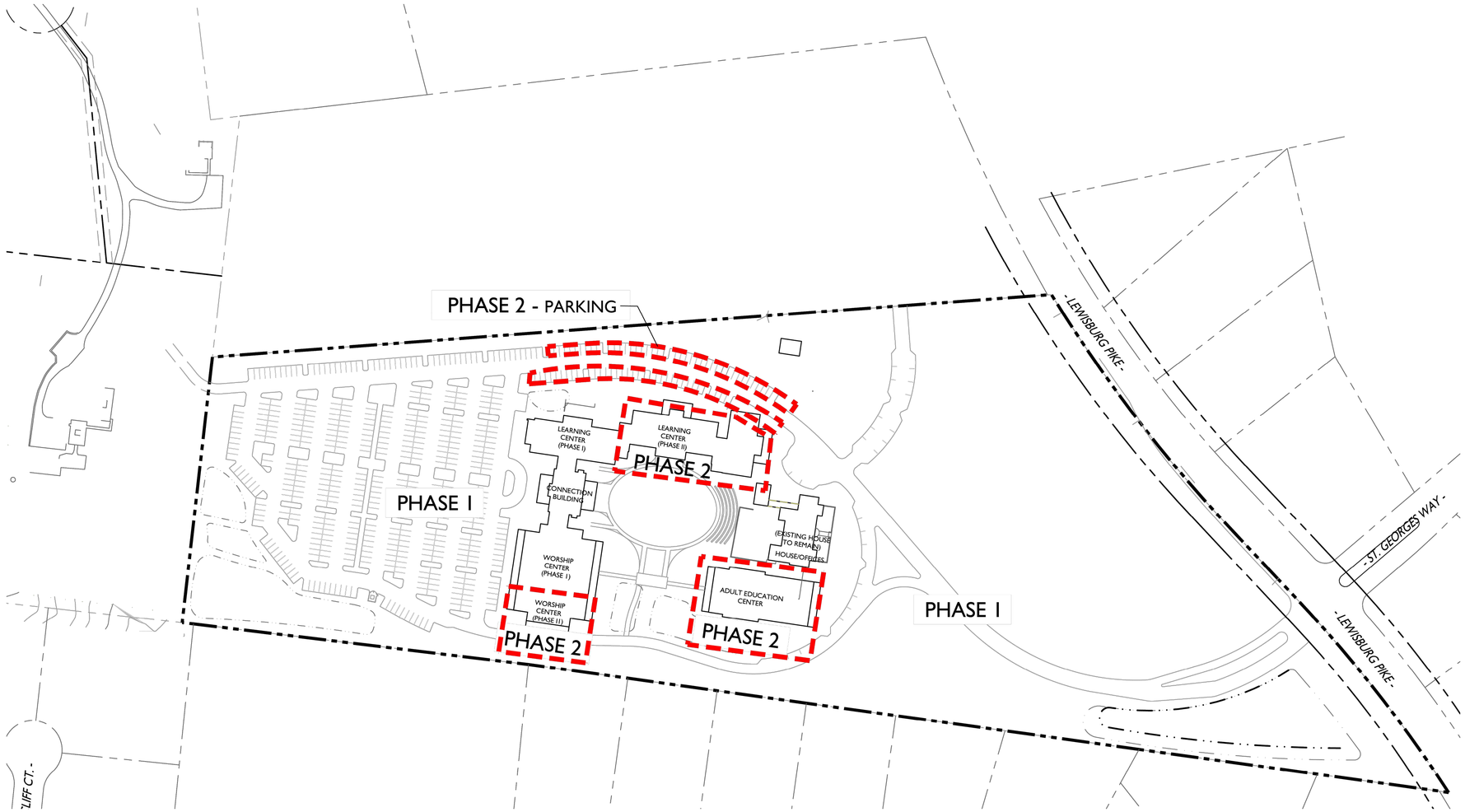
DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

WATER PLAN - PLAN AND PROFILE

SHEET NUMBER
**C5.9**




## SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | Fellowship Bible Church PUD, REVISION 1 |
| PROJECT NUMBER: | 8389 |
| ADDRESS: | 1190 LEWISBURG PIKE, FRANKLIN, TN 37064 |
| PARCEL(S): | 106 00800 |
| ACREAGE / SF OF SITE: | 25.64 AC / 1,116,977 SF |
| VESTING (IF APPLICABLE): | MARCH 23, 2021 (ORIGINAL BOMA APPROVAL DATE) |
| CIVIL DISTRICT: | 10TH |
| EXISTING ZONING: | PD (0.71) |
| PROPOSED ZONING: | PD (120,000 SF) |
| ZONING OVERLAY: | HHO, 500' HHO BUFFER |
| BUILDING TYPES APPLIED: | CIVIC INSTITUTIONAL |
| FRONTAGE TYPES APPLIED: | YARD/LANDSCAPE FRONTAGE |
| LOT WIDTH: | N/A |
| LOT SIZE: | N/A |
| SETBACKS | |
| FRONT: | 100' |
| SIDE: | 5' |
| REAR: | 20' |
| PROPOSED USES: | PASSIVE PARKS AND OPEN SPACES<br>CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS<br>PLACES OF PUBLIC ASSEMBLY<br>OFFICES |
| PARKING, PROVIDED: | 591<br>(ALL SURFACE, ALL IMPERVIOUS) |
| BUILDING HEIGHT: | MAX 2 STORIES |
| MINIMUM LSA: | 20% |
| OPEN SPACE REQUIRED: | 5% |
| TREE CANOPY RETENTION ACREAGE: | 1.45 AC |
| OWNER: | JIM CROSS<br>103 FORREST CROSSING BLVD. FRANKLIN, TN 37064<br>SUITE 205 |
| APPLICANT: | GAMBLE DESIGN COLLABORATIVE |
| ADDRESS: | 3020 STANSBERRY LANE, FRANKLIN, TN 37069<br>SUITE 145 |
| NUMBER: | (615) 975-5765 |
| EMAIL: | greg.gamble@gdc-tn.com |
| CONTACT: | GREG GAMBLE |

## BUILDING SQUARE FOOTAGES

PHASE 1

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

PHASE 2

| BLDG | SQ. FT. |
|---|---|
| WORSHIP CENTER - II | 10,200 |
| LEARNING CENTER - II | 35,300 |
| ADULT EDUCATION CENTER | 21,000 |

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# TUCK AWAY PUD SUBDIVISION
## DEVELOPMENT PLAN, REVISION 1
## (FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1216 COMMERCE

02.01.24

Revision Date

PHASING PLAN

SHEET

C6.0

COF #8389

# STANDARD ROADWAY DRAWINGS

## STANDARD ROADWAY TITLE SHEET, ABBREVIATIONS, AND LEGENDS

| | | |
|---|---|---|
| RD-TP-1 | 09-26-16 | STANDARD ROADWAY DRAWINGS TITLE SHEET |
| RD-A-1 | 02-20-20 | STANDARD ABBREVIATIONS A THROUGH L |
| RD-A-2 | | STANDARD ABBREVIATIONS M THROUGH Z |
| RD-L-1 | 02-20-20 | STANDARD LEGEND |
| RD-L-1A | | STANDARD LEGEND |
| RD-L-2 | 02-20-20 | STANDARD LEGEND FOR UTILITY INSTALLATIONS |
| RD-L-3 | 02-20-20 | STANDARD LEGEND FOR SIGNALIZATION AND LIGHTING |
| RD-L-4 | 02-20-20 | STANDARD LEGEND FOR SIGNALIZATION AND LIGHTING |
| RD-L-5 | 02-20-20 | STANDARD LEGEND FOR EROSION PREVENTION AND SEDIMENT CONTROL |
| RD-L-6 | 02-20-20 | STANDARD LEGEND FOR EROSION PREVENTION AND SEDIMENT CONTROL |
| RD-L-7 | 02-20-20 | STANDARD LEGEND FOR EROSION PREVENTION AND SEDIMENT CONTROL |

## ROADWAY DESIGN STANDARDS

| | | |
|---|---|---|
| RD11-SE-1 | | TRANSITION AND CROSS SLOPE DETAILS |
| RD11-SE-2 | | SUPERELEVATION TRANSITION DETAILS FOR UNDIVIDED ROADWAYS |
| RD11-SE-2A | | SUPERELEVATION TRANSITION SECTIONS FOR UNDIVIDED ROADWAYS |
| RD11-TS-2 | | DESIGN STANDARDS FOR COLLECTORS, 2-LANE ROADS AND STREETS |
| RD11-TS-6 | | TYPICAL CURB & GUTTER SECTIONS WITH SHOULDERS AND WITH GRASS STRIPS |
| RD11-TS-6A | | TYPICAL CURB & GUTTER SECTIONS WITHOUT SHOULDERS AND WITH GRASS STRIPS |
| RD11-S-11 | | DESIGN AND CONSTRUCTION DETAILS FOR ROADSIDE SLOPE DEVELOPMENT |
| RD11-S-11A | | ROADSIDE DITCH DETAILS FOR DESIGN AND CONSTRUCTION |
| RD11-SD-1 | | INTERSECTION SIGHT DISTANCE DESIGN AND GENERAL NOTES |
| RD11-SD-2 | | INTERSECTION SIGHT DISTANCE LANDSCAPE AND OBSTRUCTION |
| RD11-SD-3 | | INTERSECTION SIGHT DISTANCE 2-LANE ROADWAYS |
| RD01-S-11 | 04-04-03 | DESIGN AND CONSTRUCTION DETAILS FOR ROADSIDE SLOPE DEVELOPMENT |
| RD01-S-11A | 10-15-02 | ROADSIDE DITCH DETAILS FOR DESIGN AND CONSTRUCTION |

## PIPE CULVERTS AND ENDWALLS

| | | |
|---|---|---|
| D-PB-1 | 03-04-21 | STANDARD DETAILS FOR CONCRETE PIPE INSTALLATION |
| D-PB-3 | 11-30-20 | INDUCED TRENCH SOIL EMBANKMENT FOR PIPE CULVERT INSTALLATION |
| D-PE-15A | 06-28-19 | TYPE "U" CROSS DRAIN ENDWALL FOR 15" PIPE (FOR 3:1, 4:1 & 6:1 SLOPES) |
| D-PE-18B | 06-28-19 | TYPE "U" CROSS DRAIN ENDWALL FOR 18" PIPE, BILL OF STEEL AND PRECAST NOTES |

## CATCH BASINS AND MANHOLES

| | | |
|---|---|---|
| D-CB-12P | 02-20-20 | STANDARD PRECAST RECTANGULAR CONCRETE NO.12 CATCH BASIN |
| D-CB-12RB | 02-20-20 | STANDARD PRECAST 60" AND 72" CIRCULAR NO. 12 CATCH BASIN FOR USE WITH 6" VERTICAL CURB |
| D-CB-99 | 02-20-20 | MISCELLANEOUS DETAILS FOR RECTANGULAR STRUCTURES |
| D-CB-99R | 01-28-22 | MISCELLANEOUS DETAILS FOR ROUND STRUCTURES |
| D-CB-99RA | 10-29-21 | BILL OF STEEL FOR ROUND CATCH BASIN LIDS |
| D-CBB-12A | 06-28-19 | TYPE 'B' CAST IRON FRAME, GRATE & VERTICAL INLET DETAILS FOR NOS. 10, 12, 14, 16 & 17 TYPE CATCH BASINS |
| D-CBB-12D | | TYPE "B" CAST IRON FRAME, GRATE & CURB HOOD DETAILS FOR NOS. 10, 12, 14, 16 & 17 TYPE CATCH BASINS |
| D-MH-2 | 02-20-2020 | STANDARD PRECAST NO. 3 MANHOLE |

## ROADWAY, PAVEMENT APPURTENANCES, AND FENCES

| | | |
|---|---|---|
| RP-D-15 | 06-15-21 | DETAILS OF STANDARD CONCRETE DRIVEWAYS |
| RP-SC-1 | 05-04-22 | SLOPING CONCRETE CURB AND CURB AND GUTTER |
| RP-VC-10 | 03-04-21 | VERTICAL CONCRETE CURB AND CURB AND GUTTER (FOR 8" TO 12" GUTTER DEPTH) |

## MULTIMODAL

| | | |
|---|---|---|
| MM-CR-1 | 06-28-19 | DETECTABLE WARNING SURFACE PLACEMENT ON CURB RAMPS |
| MM-CR-5 | 06-28-19 | SINGLE CROSSING CURB RAMP IN CURVE |
| MM-PM-1 | | SIGNING AND PAVEMENT MARKINGS AT INTERSECTION CROSSINGS FOR SHARED-USE PATHS |
| MM-SW-1 | 06-28-19 | DETAILS FOR CONCRETE SIDEWALKS |
| MM-SW-2 | | ALTERNATE DETAILS FOR CONCRETE SIDEWALK (REHABILITATION) |

## SAFETY DESIGN AND GUARDRAILS

| | | |
|---|---|---|
| S-CZ-1 | 06-28-19 | CLEAR ZONE CRITERIA |

## DESIGN - TRAFFIC CONTROL

| | | |
|---|---|---|
| T-M-1 | 06-28-19 | DETAILS OF PAVEMENT MARKINGS FOR CONVENTIONAL ROADS AND MARKING ABBREVIATIONS |
| T-M-2 | 06-28-19 | DETAILS OF PAVEMENT MARKINGS FOR CONVENTIONAL ROADS |
| T-M-4 | 07-17-20 | STANDARD INTERSECTION PAVEMENT MARKINGS |
| T-WZ-10 | 04-02-12 | ADVANCE ROAD WORK SIGNING ON HIGHWAYS AND FREEWAYS |
| T-WZ-55 | 10-29-21 | SIDEWALK TRAFFIC CONTROL |

## EROSION PREVENTION AND SEDIMENT CONTROL

| | | |
|---|---|---|
| EC-STR-3B | 06-15-21 | SILT FENCE |
| EC-STR-6 | 11-30-20 | ROCK CHECK DAM |
| EC-STR-6A | 05-06-16 | ENHANCED ROCK CHECK DAM |
| EC-STR-11 | 03-16-17 | CULVERT PROTECTION TYPE 1 |
| EC-STR-19 | 04-01-08 | CATCH BASIN PROTECTION |
| EC-STR-39 | 01-20-06 | CURB INLET PROTECTION TYPE 1 & 2 |
| EC-STR-39A | 01-20-06 | CURB INLET PROTECTION TYPE 3 & 4 |
| EC-STR-46 | | CATCH BASIN FILTER ASSEMBLY (TYPE 6) |
| EC-STR-46A | | CATCH BASIN FILTER ASSEMBLY (TYPE 6) SLIPCOVER DETAILS |

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TUCK AWAY PUD SUBDIVISION
SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
07/03/2025
COMMERCE
No. 137218
STATE OF TENNESSEE

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| CHECKED BY: | BJV |
| DATE: | 6/5/2025 |
| KIMLEY-HORN PROJECT NO. | 118725000 |

**STANDARD DRAWINGS**

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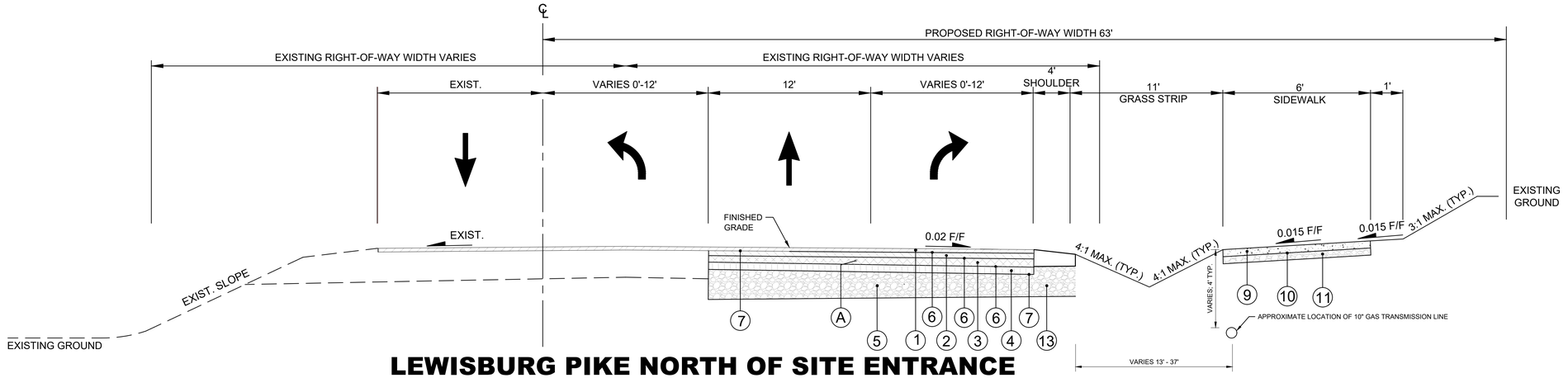
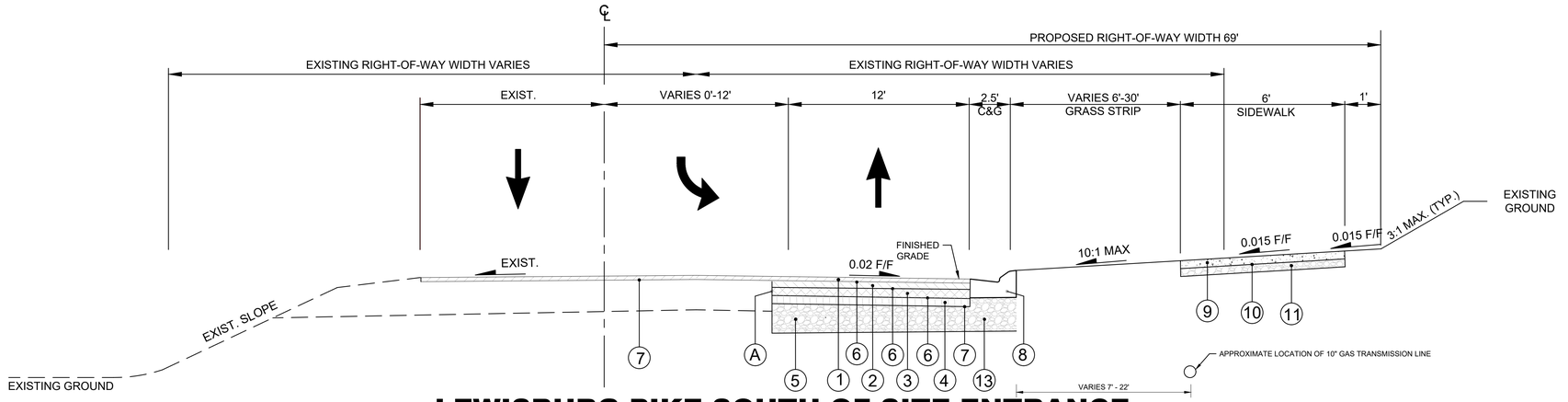



# LEWISBURG PIKE NORTH OF SITE ENTRANCE

ROADWAY CLASSIFICATION: MAJOR ARTERIAL




# LEWISBURG PIKE SOUTH OF SITE ENTRANCE

ROADWAY CLASSIFICATION: MAJOR ARTERIAL
TANGENT SECTION

PROPOSED PAVEMENT SCHEDULE - ALL ROADWAYS

| | | |
|---|---|---|
| (1) ASPHALTIC CONCRETE SURFACES (HM) AT 1.5" THICK<br>ITEM NO. 411-01.11 ACS MIX (PG70-22) GRADING D | (6) TACK COAT<br>ITEM NO. 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (SEE 403.05 FOR DETERMINING APPLICATON RATE IN THE FIELD) | (11) MINERAL AGGREGATE BASE AT 4 IN. THICK<br>ITEM NO. 303-01 MINERAL AGGREGATE. TYPE A BASE. GRADING D |
| (2) BITUMINOUS PLANT MIX BASE (HM) AT 2 IN. THICK (APPROX. 226 LBS/SY) ITEM NO. 307-02.08 ASPHALT CONCRETE MIX (PG70-22) (BPMB-HM) GRADING B-M2 | (7) 1.5" ASPHALT MILLING<br>ITEM NO. 415-01.01 COLD PLANTING BITUMINOUS PAVEMENT | (12) PRIME COAT<br>ITEM NO. 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (APPROX. 0.30-0.35 GAL/SY)<br>ITEM NO. 402-02 AGGREGATE FOR COVER MATERIAL (PC) (APPOX. 8-12 LB/SY) |
| (3) BITUMINOUS PLANT MIX BASE (HM) AT 4 IN. THICK (APPROX. 460 LBS/SY) ITEM NO. 307-02.01 ASPHALT CONCRETE MIX (PG70-22) (BPMB-HM) GRADING A | (8) 6-30 CURB AND GUTTTER<br>ITEM NO. 702-03 CONCRETE COMBINED CURB AND GUTTER | (13) MINERAL AGGREGATE BASE AT 20 IN. THICK<br>ITEM NO. 303-01 MINERAL AGGREGATE. TYPE A BASE. GRADING D |
| (4) BITUMINOUS PLANT MIX BASE (HM) AT 4 IN. THICK (APPROX. 360 LBS/SY) ITEM NO. 307-01.21 ASPHALT CONCRETE MIX (PG70-22) (BPMB-HM) GRADING A-S | (9) 4" MIN. THICK A CONCRETE (3,500 PSI, 6% AIR)<br>WITH SYNTHETIC FIBER REINFORCEMENT, BROOM FINISH | (A) EXISTING PAVEMENT TO BE SAW-CUT AND TRIMMED TO STRAIGHT VERTICAL LINE.<br>ANY LOOSE OR DISTURBED PAVEMENT MUST BE REMOVED AND REPLACED. |
| (5) MINERAL AGGREGATE BASE AT 12 IN. THICK<br>ITEM NO. 303-01 MINERAL AGGREGATE. TYPE A BASE. GRADING D | (10) PRIME COAT<br>ITEM NO. 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC)(0.30-0.035 GAL/SY)<br>ITEM NO. 402-02 AGGREGATE FOR COVER MATERIAL (PC)(8-12 LB/SY) | |

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DEATON J. HILDA BRAID
REGISTERED
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No. 121114
STATE OF TENNESSEE
07/03/2025

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| DESIGNED BY: | BFG |
| DRAWN BY: | BFG |
| CHECKED BY: | LEE |
| DATE: | 6/5/2025 |

KIMLEY-HORN PROJECT NO. 118725000

**TYPICAL SECTIONS**

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# GENERAL NOTES

ALL STANDARD SPECIFICATIONS REFER TO TDOT ROADWAY STANDARD SPECIFICATIONS.

## GRADING

(1) ANY AREA THAT IS DISTURBED OUTSIDE LIMITS OF CONSTRUCTION DURING THE LIFE OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.

(2) CERTIFICATION FOR ALL BORROW PITS MUST BE OBTAINED IN ACCORDANCE WITH SUBSECTION 107.06 OF THE STANDARD SPECIFICATIONS.

(3) THE CONTRACTOR SHALL NOT DISPOSE OF ANY MATERIAL EITHER ON OR OFF STATE-OWNED R.O.W. IN A REGULATORY FLOOD WAY AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WITHOUT APPROVAL BY FEMA. 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.

## SEEDING AND SODDING

(1) ALL EXISTING ROADS WITHIN THE RIGHT-OF-WAY AND NOT IN THE GRADED AREA THAT ARE TO BE ABANDONED SHALL BE SCARIFIED, OBLITERATED, TOPSOILED AND SEEDED. SCARIFYING AND OBLITERATING THE PAVEMENT WILL NOT BE MEASURED AND PAID FOR DIRECTLY, BUT THE COST WILL BE INCLUDED IN THE COST OF OTHER ITEMS. TOPSOIL, IN ACCORDANCE WITH SECTION 203 OF THE STANDARD SPECIFICATIONS, WILL BE MEASURED AND PAID FOR UNDER ITEMS 203-04 AND/OR 203-07. SEEDING, IN ACCORDANCE WITH SECTION 801 OF THE STANDARD SPECIFICATIONS, WILL BE MEASURED AND PAID FOR UNDER ITEM 801-01.

(2) SOD SHALL BE PLACED AT LOCATIONS SHOWN ON THE PLANS TO PREVENT DAMAGE TO ADJACENT FACILITIES AND PROPERTY DUE TO EROSION ON ALL NEWLY GRADED CUT AND FILL SLOPES AS WORK PROGRESSES.

(3) ITEM NO. 801-01.02, CROWN VETCH MIXTURE (WITH MULCH), SHALL BE USED ON SLOPES 3:1 OR STEEPER AND OTHER AREAS AS INDICATED IN THE PLANS THAT ARE INACCESSIBLE FOR MOWING.

(4) ITEM NO. 801-01, SEEDING (WITH MULCH), SHALL BE USED WHERE EROSION CONTROL BLANKET OR SOD ARE NOT APPLIED.

(5) ITEM NO. 801-02, SEEDING (WITHOUT MULCH) AND EROSION CONTROL BLANKET, SHALL BE PLACED AT LOCATIONS SHOWN ON THE PLANS AS WELL AS LOCATIONS DIRECTED BY THE ENGINEER.

## GUARDRAIL

(1) THE PROPOSED GUARDRAIL, INCLUDING ANY ANCHOR SYSTEM, SHALL BE INSTALLED QUICKLY TO MINIMIZE TRAFFIC EXPOSURE TO ANY HAZARD. NO PAYMENT WILL BE MADE FOR A SECTION OF PROPOSED GUARDRAIL, INCLUDING ANCHORS, UNTIL IT IS COMPLETE IN PLACE.

(2) GUARDRAIL IS TO BE COMPLETE IN PLACE BEFORE THE MAINLINE ROADWAY IS OPENED TO TRAFFIC.

## DRAINAGE

(1) THE CONTRACTOR SHALL SHAPE DITCHES TO THE SPECIFIED DESIGN. THIS WORK WILL NOT BE MEASURED AND PAID FOR DIRECTLY, BUT THE COST WILL BE INCLUDED IN THE COST OF ITEM NO. 208-01 SHOULDERS AND DITCHES AND ITEM NO. 203-01 ROAD AND DRAINAGE EXCAVATION (UNCLASSIFIED).

(2) EXCAVATION FOR PIPE CULVERTS WILL NOT BE MEASURED AND PAID FOR DIRECTLY, BUT WILL BE INCLUDED IN THE PRICE BID PER LINEAR FOOT OF PIPE (CHOOSE THE APPLICABLE ITEM(S) FROM THE FOLLOWING: PIPE CULVERTS, STORM SEWERS, CONDUITS, ALL OTHER CULVERTS AND MINOR STRUCTURES).

(3) CULVERT EXCAVATION FOR CONCRETE BOX OR SLAB TYPE CULVERTS OR BRIDGES WILL NOT BE MEASURED AND PAID FOR DIRECTLY, BUT THE COST WILL BE INCLUDED IN THE COST OF TDOT ITEM NUMBER 204-01 CULVERT EXCAVATION (UNCLASSIFIED).

(4) THE CUTTING OF INLET AND OUTLET DITCHES WHERE SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER WILL BE MEASURED AND PAID FOR AS ITEM NO. 203-01 ROAD AND DRAINAGE EXCAVATION (UNCLASSIFIED).

(5) WHERE A CULVERT (PIPE, SLAB OR BOX) IS MOVED TO A NEW LOCATION OTHER THAN THAT SHOWN ON THE PLANS, INCREASING OR DECREASING THE AMOUNT OF CULVERT EXCAVATION, WILL NOT RESULT IN AN INCREASE OR DECREASE IN THE AMOUNT OF PAYMENT THAT WILL BE MADE DUE TO SUCH CHANGE.

(6) DURING CONSTRUCTION OF DRAINAGE STRUCTURES ALL COST ASSOCIATED WITH MAINTAINING THE FLOW OF WATER AND TRAFFIC, AT THESE STRUCTURES, DURING THE PHASED CONSTRUCTION OF THIS PROJECT ARE TO BE INCLUDED IN THE UNIT PRICE OF THE DRAINAGE STRUCTURES AND TRAFFIC CONTROL ITEMS.

(7) ALL EXISTING PIPES AS SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER THAT ARE TO BE LEFT IN PLACE AND ABANDONED MUST BE BACKFILLED AND PLUGGED. ALL COST FOR THIS WORK SHALL BE INCLUDED IN ITEM NO. 204-08.01, BACKFILL MATERIAL (FLOWABLE FILL), C.Y.

## FENCING

(1) LOCATION OF THE FENCE SHALL BE ONE FOOT INSIDE THE RIGHT-OF-WAY EXCEPT WHERE SHOWN OTHERWISE ON THE PLANS.

(2) FENCES SHALL BE TURNED IN AT DRAINAGE STRUCTURES, STOCK PASSES AND BRIDGES WHERE DIRECTED BY THE ENGINEER SO AS TO ABUT WINGWALLS AND/OR ABUTMENTS.

(3) THE CONTRACTOR SHALL GIVE THE AFFECTED PROPERTY OWNERS A TWO-WEEK NOTICE PRIOR TO CUTTING FENCES.

(4) THE CONTRACTOR SHALL BE REQUIRED TO INSTALL ACCESS CONTROL FENCES PRIOR TO CUTTING EXISTING STOCK FENCES IN AREAS UTILIZED BY DOMESTIC LIVESTOCK OR OTHER AREAS AS DIRECTED BY THE ENGINEER.

## MISCELLANEOUS

(1) ALL DETOUR, ACCESS, SERVICE AND FRONTAGE ROADS SHALL BE CONSTRUCTED WITH A MINIMUM OF ONE (1) COURSE OF BASE MATERIAL BEFORE TRAFFIC IS INTERRUPTED ON EXISTING ROADS.

(2) THE CONTRACTOR SHALL BE REQUIRED TO REMOVE AND RESET MAILBOXES AND POSTS WHERE AND AS DIRECTED BY THE ENGINEER. COST TO BE INCLUDED IN PRICE BID FOR OTHER CONSTRUCTION ITEMS.

(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.

## ROAD CLOSURE

(1) NO LESS THAN SEVEN (7) DAYS PRIOR TO THE CLOSURE OF THE ROAD, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING INDIVIDUALS OR AGENCIES COMPLETELY DESCRIBING THE AFFECTED ROADS AND THE APPROXIMATE DURATION OF THE CONSTRUCTION: THESE PARTIES INCLUDE, BUT ARE NOT LIMITED TO: MT. JULIET (1) LOCAL LAW ENFORCEMENT OFFICE, (2) LOCAL FIRE DEPARTMENT, (3) AMBULANCE SERVICE, (4) LOCAL SCHOOL SUPERINTENDENT, (5) UNITED STATES POSTAL SERVICE, AND (6) LOCAL ROAD SUPERINTENDENT.

## PAVEMENT MARKINGS

### TEMPORARY PAVEMENT MARKINGS ON INTERMEDIATE LAYERS

(1) TEMPORARY PAVEMENT LINE MARKINGS ON INTERMEDIATE LAYERS OF PAVEMENT SHALL BE REFLECTIVE TAPE OR REFLECTORIZED PAINT INSTALLED TO PERMANENT STANDARDS AT THE END OF EACH DAY'S WORK. SHORT, UNMARKED SECTIONS SHALL NOT BE ALLOWED. THESE MARKINGS WILL BE MEASURED AND PAID FOR UNDER ITEM NO. 716-05.01, PAINTED PAVEMENT MARKING (4" LINE), L.M.

### FINAL PAVEMENT MARKING

(2) IN AREAS WITH OPEN-GRADED FRICTION COURSE PAVEMENT, THE CONTRACTOR WILL BE REQUIRED TO PERFORM THE FOLLOWING WORK:

a. SHOULDERS SHALL BE BROOMED AND DE-GRASSED IN A MANNER WHICH PERMITS PROPER DRAINAGE OF PAVEMENT STRUCTURE. MATERIAL SHALL BE PICKED UP AND REMOVED. THIS WILL BE PAID FOR UNDER ITEM NO. 208-01.05.

b. REMOVE ALL GARBAGE AND CONSTRUCTION DEBRIS FROM PROJECT. THE COST FOR THIS WILL BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS OF CONSTRUCTION.

(3) PERMANENT PAVEMENT LINE MARKINGS SHALL BE 6" ENHANCED FLATLINE THERMOPLASTIC INSTALLED TO PERMANENT STANDARDS AT THE END OF EACH DAY'S WORK. SHORT UNMARKED SECTIONS SHALL NOT BE ALLOWED. PAVEMENT MARKINGS WILL BE MEASURED AND PAID FOR UNDER ITEM NO. 716-12.02, ENHANCED FLATLINE THERMO PVMT MRKNG (6IN LINE), L.M. THE CONTRACTOR SHALL HAVE THE OPTION OF USING REFLECTORIZED PAINT INSTALLED TO PERMANENT STANDARDS AT THE END OF EACH DAY'S WORK AND THEN INSTALLING THE PERMANENT MARKINGS AFTER THE PAVING OPERATION IS COMPLETED. THE TEMPORARY MARKINGS FOR THE FINAL SURFACE WILL NOT BE MEASURED AND PAID FOR DIRECTLY, BUT THE COSTS ARE TO BE INCLUDED IN THE PRICE BID FOR THE PERMANENT MARKINGS.

### DETOURS, LANE SHIFTS AND MEDIAN CROSS-OVERS

(4) THE PAVEMENT MARKING ON THE DETOUR AND LANE SHIFTS FOR CENTERLINE, EDGELINES, AND LANE LINES WILL BE INSTALLED AND MAINTAINED TO THE SAME STANDARDS AS FOR PERMANENT MARKINGS ON THE MAIN ROADWAY. THESE MARKINGS SHALL BE IN PLACE PRIOR TO ALLOWING TRAFFIC ONTO THE PAVEMENT. THESE PAVEMENT MARKINGS WILL BE MEASURED AND PAID FOR UNDER ITEM NO. 716-05.01 L.M.

(5) BEFORE OPENING THE DETOUR AND LANE SHIFT TO TRAFFIC, THE TRANSITIONAL MARKINGS ON THE EXISTING ROADWAY MUST BE IN PLACE. THESE MARKINGS WILL BE MEASURED AND PAID FOR UNDER ITEM NO. 712-09.01 REMOVABLE PAVEMENT MARKING LINE PER L.F. ALL EXISTING MARKINGS IN THE AREA OF THESE TRANSITIONAL MARKINGS SHALL BE OBLITERATED AND ALL EXISTING RAISED PAVEMENT MARKERS SHALL BE REMOVED TO ELIMINATE CONFLICTING MARKINGS. REMOVAL OF THE EXISTING CONFLICTING MARKINGS AND RAISED PAVEMENT MARKERS WILL NOT BE MEASURED AND PAID FOR DIRECTLY, BUT THE COST WILL BE INCLUDED IN ITEM NO. 712-01, TRAFFIC CONTROL, LUMP SUM.

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TUCK AWAY PUD SUBDIVISION
SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — 07/02/2025 — STATE OF TENNESSEE — No. 127314

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DRAWN BY: BFG
CHECKED BY: WGH
DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

GENERAL NOTES

SHEET NUMBER
2C

## PAVEMENT

### PAVING

(1) THE CONTRACTOR SHALL BE REQUIRED TO COLD PLANE AND PAVE IN THE DIRECTION OF TRAFFIC.

(2) THE CONTRACTOR SHALL ATTACH A DEVICE TO THE SCREED OF THE PAVER SUCH THAT MATERIAL IS CONFINED AT THE END GATE AND EXTRUDES THE ASPHALT MATERIAL IN SUCH A WAY THAT RESULTS IN A CONSOLIDATED WEDGE-SHAPE PAVEMENT EDGE OF APPROXIMATELY 25 TO 30 DEGREES AS IT LEAVES THE PAVER (MEASURED FROM A LINE PARALLEL TO THE PAVEMENT SURFACE.) THE DEVICE SHALL MEET THE REQUIREMENTS THAT ARE CURRENTLY SET FORTH IN SPECIAL PROVISION 407SE.

## RIPRAP

(1) RIPRAP SHALL CONSIST OF FURNISHING AND PLACING EITHER RUBBLE STONES BY HAND OR MACHINED. RUBBLE STONE SHALL MEET THE REQUIREMENTS OF SECTION 709 OF THE STANDARD SPECIFICATIONS AND SHALL BE CLEAN (FREE FROM ORGANIC MATTER), DURABLE, ANGULAR WITH FRACTURED FACES, NEARLY RECTANGULAR IN SHAPE WITH A BREADTH OR THICKNESS AT LEAST ONE-THIRD ITS LENGTH.

IF THE CONTRACTOR ELECTS TO USE MACHINED RIPRAP, IT SHALL BE IN ACCORDANCE WITH SECTION 709 OF THE STANDARD SPECIFICATIONS EXCEPT AS MODIFIED BY THIS NOTE. MACHINED RIPRAP SHALL BE IN ACCORDANCE WITH SECTION 709 OF THE STANDARD SPECIFICATIONS EXCEPT AS MODIFIED BY THIS NOTE. MACHINED RIPRAP SHALL BE CLEAN SHOT ROCK CONTAINING NO SAND, DUST, OR ORGANIC MATERIALS AND SHALL VARY IN SIZE FROM 3" TO 2'- 4". THE STONE SIZES SHALL BE DISTRIBUTED UNIFORMLY THROUGHOUT THE SIZE RANGE WITH NO MORE THAN 20% OF THE MATERIAL (BY WEIGHT) LESS THAN 6". THE THICKNESS OF THE STONE LAYER SHALL BE 2'-6" (+/-4") AND THE SIZE GRADATION SHALL BE UNIFORMLY DISTRIBUTED THROUGHOUT THE LAYER THICKNESS AND FROM TOP TO BOTTOM OF THE SLOPE. UPON COMPLETION OF THE PROJECT, A VISUAL INSPECTION SHALL REVEAL THAT APPROXIMATELY 50% OF THE SURFACE AREA CONSISTS OF STONES 12" OR LARGER. PAYMENT WILL BE MADE UNDER ITEM 709-05.10 MACHINED RIPRAP (CLASS B), C.Y., AND QUANTITIES WILL BE BASED ON THE AVERAGE THICKNESS OF 1'.

## SIGNING

(1) THE LENGTHS OF ALL SIGN SUPPORTS SHOWN ON THE SIGN SCHEDULE ARE APPROXIMATE AND ARE FOR ESTIMATING PURPOSES ONLY. THE LENGTHS WERE COMPUTED FROM THE CROSS-SECTIONS CONTAINED IN THE CONSTRUCTION PLANS. IN THE EVENT THE SUPPORT LENGTHS ARE 2 FEET SHORTER OR LONGER THAN SHOWN ON THE PLANS, THE ENGINEER SHALL VERIFY THE SUPPORT TYPE WITH THE CITY ENGINEER. THE CONTRACTOR SHALL VERIFY ALL SUPPORT LENGTHS AT THE SITE PRIOR TO ORDERING MATERIAL.

(2) THE TOP OF THE SIGN FOOTINGS SHALL BE PLACED LEVEL WITH THE GROUND LINE.

(3) AFTER THE SIGN LOCATIONS HAVE BEEN STAKED, BUT PRIOR TO ORDERING ANY MATERIAL FOR THE SUPPORTS, THERE SHALL BE A FIELD INSPECTION AND APPROVAL BY THE CITY ENGINEER.

(4) THE CONTRACTOR SHALL BE REQUIRED TO FURNISH LAYOUT DRAWINGS OF ALL EXTRUDED PANEL SIGNS WITH SPACING OF ALL LETTERS, NUMERALS, SHIELDS, AND ARROWS. ONE PDF SET OF THE LAYOUT DRAWINGS SHALL BE SENT TO THE CITY ENGINEER.

(5) ALL SIGNS MARKED "TO BE REMOVED" ARE TO BE REMOVED BY THE CONTRACTOR AND PAID FOR UNDER ITEM NO. 713-15 AND BECOME THE PROPERTY OF THE CONTRACTOR.

(6) THE EXISTING FOOTINGS ARE TO BE REMOVED 6 INCHES BELOW GROUND LINE.

(7) THE LETTERS, DIGITS, ARROWS, BORDERS, AND ALPHABET ACCESSORIES ON ALL FLAT SHEET SIGNS SHALL BE APPLIED BY SILK SCREENING PROCESS.

(8) ALL SIGNS WHICH INTERFERE WITH CONSTRUCTION WILL BE RELOCATED OUTSIDE LIMITS OF CONSTRUCTION BY THE CONTRACTOR. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR WILL RESTORE THE SIGNS TO ORIGINAL LOCATION. THE CONTRACTOR SHALL CHECK WITH THE CITY ENGINEER PRIOR TO MOVING ANY PERMANENT SIGNS.

(9) AFTER THE PERMANENT SIGN LOCATIONS HAVE BEEN STAKED, THERE SHALL BE A FIELD INSPECTION AND APPROVAL BY THE CITY ENGINEER. PAYMENT FOR LOCATION AND STAKING SHOULD BE INCLUDED IN THE BID PRICE FOR OTHER ITEMS OF CONSTRUCTION. ANY RELOCATION REQUIRED, DUE TO THE SIGN NOT BEING INSTALLED IN THE CORRECT LOCATION, WILL BE DONE AT THE CONTRACTOR'S EXPENSE.

## CONSTRUCTION WORK ZONE & TRAFFIC CONTROL

(1) ADVANCED WARNING SIGNS SHALL NOT BE DISPLAYED MORE THAN FORTY-EIGHT (48) HOURS BEFORE PHYSICAL CONSTRUCTION BEGINS. SIGNS MAY BE ERECTED UP TO ONE WEEK BEFORE NEEDED, IF THE SIGN FACE IS FULLY COVERED.

(2) IF THE CONTRACTOR MOVES OFF THE PROJECT, HE SHALL COVER OR REMOVE ALL UNNEEDED SIGNS AS DIRECTED BY THE ENGINEER. COSTS OF REMOVAL, COVERING, AND REINSTALLING SIGNS SHALL NOT BE MEASURED AND PAID FOR SEPARATELY, BUT ALL COSTS SHALL BE INCLUDED IN THE ORIGINAL UNIT PRICE BID FOR ITEM NO 712-06, SIGNS (CONSTRUCTION) PER SQUARE FOOT.

(3) A LONG TERM BUT SPORADIC USE WARNING SIGN, SUCH AS A FLAGGER SIGN, MAY REMAIN IN PLACE WHEN NOT REQUIRED PROVIDED THE SIGN FACE IS FULLY COVERED.

(4) TRAFFIC CONTROL DEVICES SHALL NOT BE DISPLAYED OR ERECTED UNLESS RELATED CONDITIONS ARE PRESENT NECESSITATING WARNING.

(5) USE OF BARRICADES, PORTABLE BARRIER RAILS, AND DRUMS SHALL BE LIMITED TO THE IMMEDIATE AREAS OF CONSTRUCTION WHERE A HAZARD IS PRESENT. THESE DEVICES SHALL NOT BE STORED ALONG THE ROADWAY WITHIN THIRTY (30) FEET OF THE EDGE OF THE TRAVELED WAY BEFORE OR AFTER USE UNLESS PROTECTED BY GUARDRAIL, BRIDGE RAIL, AND/OR BARRIERS INSTALLED FOR OTHER PURPOSES FOR ROADWAYS WITH CURRENT ADT'S LESS THAN 1500 AND DESIGN SPEED OF LESS THAN 60 MPH. THIS DISTANCE SHALL INCREASE TO FORTY-FIVE (45) FEET FOR ROADWAYS WITH CURRENT ADT'S OF 1500 OR GREATER AND DESIGN SPEED OF 60 MPH OR GREATER OR ON THE OUTSIDE OF A HORIZONTAL CURVE. THESE DEVICES SHALL BE REMOVED FROM THE CONSTRUCTION WORK ZONE WHEN THE ENGINEER DETERMINES THEY ARE NO LONGER NEEDED. WHERE THERE IS INSUFFICIENT RIGHT-OF-WAY TO PROVIDE FOR THIS REQUIRED SETBACK, THE CONTRACTOR SHALL DETERMINE THE ALTERNATE LOCATIONS AND REQUEST THE ENGINEER'S APPROVAL TO USE THEM.

(6) THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK ANY VEHICLES OR CONSTRUCTION EQUIPMENT DURING PERIODS OF INACTIVITY, WITHIN THIRTY (30) FEET OF THE EDGE OF PAVEMENT WHEN THE LANE IS OPEN TO TRAFFIC UNLESS PROTECTED BY GUARDRAIL, BRIDGE RAIL, AND/OR BARRIERS INSTALLED FOR OTHER PURPOSES FOR ROADWAYS WITH CURRENT ADT'S LESS THAN 1500 AND DESIGN SPEED OF LESS THAN 60 MPH. THIS DISTANCE SHALL BE INCREASED TO FORTY-FIVE (45) FEET FOR ROADWAYS WITH CURRENT ADT'S OF 1500 OR GREATER AND DESIGN SPEED OF 60 MPH OR GREATER OR ON THE OUTSIDE OF A HORIZONTAL CURVE. PRIVATELY OWNED VEHICLES SHALL NOT BE ALLOWED TO PARK WITHIN THIRTY (30) FEET OF AN OPEN TRAFFIC LANE AT ANY TIME UNLESS PROTECTED AS DESCRIBED ABOVE FOR ROADWAYS WITH CURRENT ADT'S LESS THAN 1500 AND DESIGN SPEED OF LESS THAN 60 MPH. THIS DISTANCE SHALL BE INCREASED TO FORTY-FIVE (45) FEET FOR ROADWAYS WITH CURRENT ADT'S OF 1500 OR GREATER AND DESIGN SPEED OF 60 MPH OR GREATER OR ON THE OUTSIDE OF A HORIZONTAL CURVE. WHERE THERE IS INSUFFICIENT RIGHT-OF-WAY TO PROVIDE FOR THIS REQUIRED SETBACK, THE CONTRACTOR SHALL DETERMINE THE ALTERNATE LOCATIONS AND REQUEST THE ENGINEER'S APPROVAL TO USE THEM.

(7) ALL DETOUR AND CONSTRUCTION SIGNING SHALL BE IN STRICT ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

(8) ALL DETOURS SHALL BE PAVED, STRIPED, SIGNED, AND FLEXIBLE DRUMS ARE TO BE IN PLACE BEFORE IT IS OPENED TO TRAFFIC.

(9) THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING CONSTRUCTION SIGNS. THE COST OF THIS WORK SHALL BE INCLUDED IN ITEM NO. 712-06, SIGNS (CONSTRUCTION), S.F.

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TUCK AWAY PUD SUBDIVISION
SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
07/03/2025
COMMERCE
No. 137314
STATE OF TENNESSEE

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| KIMLEY-HORN PROJECT NO. | 118725000 |

**GENERAL NOTES**

SHEET NUMBER
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# SPECIAL NOTES

## GRADING

(1) THE GRADING TABULATIONS AND RESULTING EARTHWORK ASSOCIATED BID QUANTITIES WERE PREPARED UTILIZING AVAILABLE GEOTECHNICAL INFORMATION AND/OR REPORTS PREPARED FOR THIS PROJECT. THIS INFORMATION IS PROVIDED FOR GENERAL INFORMATION AND ESTIMATION GUIDANCE ONLY.

(2) BORING DEPICTIONS SHOWN ON THE FOUNDATION DATA SHEETS, SOILS SHEETS, PLANS, AND CROSS-SECTIONS INDICATE SOIL AND ROCK CONDITIONS AT THE SPECIFIC BORING LOCATIONS. ANY SOIL PROFILE AND/OR ROCK LINE IS INTERPRETIVE BASED ON THE JUDGMENT OF THE GEOTECHNICAL ENGINEER/GEOLOGIST. THE TRANSITION BETWEEN BORINGS AND LAYERS MAY VARY SIGNIFICANTLY DEPENDING ON THE GEOLOGIC FORMATIONS ENCOUNTERED.

(3) THE CONTRACTOR SHALL UTILIZE ALL INFORMATION PROVIDED IN THE PLANS, CROSS-SECTIONS AND CONTRACT DOCUMENTS INCLUDING ANY SPECIAL PROVISIONS AS WELL AS UTILIZING HIS PAST EXPERIENCE WITH PROJECTS OF SIMILAR NATURE, SCOPE AND LOCATION IN PREPARATION OF HIS BID FOR EARTHWORK ITEMS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND PROVIDE EQUIPMENT AND MEANS NECESSARY TO CONDUCT THE EXCAVATION ACTIVITIES IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.

(4) EARTHWORK IS PAID FOR UNDER ITEM NO. 203-01, ROAD AND DRAINAGE EXCAVATION (UNCLASSIFIED). NO ADDITIONAL PAYMENT WILL BE MADE FOR EARTHWORK QUANTITIES BASED SOLELY ON A CLAIM THAT THE QUANTITIES SHOWN IN THE GRADING TABULATION OR ELSEWHERE IN THE PLANS ARE INACCURATE WITH RESPECT TO THE TYPE OF MATERIALS ENCOUNTERED DURING CONSTRUCTION EXCEPT AS PROVIDED FOR BY SECTION 104.02 IN THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OR AS AMENDED IN SUPPLEMENTAL SPECIFICATIONS.

## RETAINING WALLS

(1) ALL COST OF BUILDING, INSTALLING AND BACKFILLING THE RETAINING WALL, INCLUDING GRANULAR BACKFILL, GEOTEXTILE FABRIC (TYPE IV), LEVELING PAD, AMD MOMENT SLAB, SHALL BE INCLUDED IN THE COST OF THE RETAINING WALL. COSTS FOR EXCAVATION OF THE WALL SHALL BE INCLUDED IN ITEM NO. 203-01, ROAD AND DRAINAGE EXCAVATION PER CUBIC YARD. END AREAS FOR EXCAVATION FOR THE WALL SHALL BE INCLUDED IN END AREA TOTALS ON CROSS-SECTIONS.

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TUCK AWAY PUD SUBDIVISION
SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND
REGISTERED ENGINEER
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07/02/2025
No. 127314
STATE OF TENNESSEE

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KIMLEY-HORN PROJECT NO. 118725000

**SPECIAL NOTES**

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**2D**

# ENVIRONMENTAL NOTES

## ENVIRONMENTAL GENERAL NOTES

### NATURAL RESOURCES.

(1) SOIL MATERIALS MUST BE PREVENTED FROM ENTERING WATERS OF THE STATE/U.S. EPSC MEASURES TO PROTECT NATURAL RESOURCES AND WATER QUALITY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. APPROPRIATE EPSC MEASURES MUST BE INSTALLED ALONG THE BASE OF ALL FILLS AND CUTS, ON THE DOWNHILL SIDE OF STOCKPILED SOIL, AND ALONG NATURAL RESOURCES IN CLEARED AREAS TO PREVENT SEDIMENT MIGRATION INTO STREAMS, WETLANDS OR OTHER NATURAL FEATURES IN ACCORDANCE WITH TDOT STANDARDS. EPSC MEASURES SHALL BE INSTALLED ON THE CONTOUR, ENTRENCHED AND STAKED, AND EXTEND THE WIDTH OF THE AREA TO BE CLEARED.

(2) NEW CHANNEL CONSTRUCTION SHALL BE COMPLETED IN THE DRY AND STABILIZED FOR AT LEAST 72 HOURS PRIOR TO DIVERTING WATER FROM THE EXISTING AND/OR TEMPORARY CHANNEL.

(3) INSTREAM EPSC DEVICES REQUIRE A REVIEW BY THE CITY ENGINEER TO DETERMINE IF WATER QUALITY PERMITS SHOULD BE OBTAINED.

(4) THE OPERATION OF EQUIPMENT IN WATERS OF THE STATE/U.S., INCLUDING WETLANDS AND EPHEMERAL, INTERMITTENT, AND PERENNIAL STREAMS, IS NOT ALLOWED.

(5) THE WIDTH OF THE FILL ASSOCIATED WITH TEMPORARY CROSSINGS SHALL BE LIMITED TO THE MINIMUM NECESSARY FOR THE ACTUAL CROSSING, NOT TO EXCEED THE WIDTH SPECIFIED IN THE STANDARD DRAWING.

(6) STREAM BEDS SHALL NOT BE USED AS TRANSPORTATION ROUTES FOR CONSTRUCTION EQUIPMENT. TEMPORARY CULVERT CROSSINGS SHALL BE LIMITED TO ONE POINT PER STREAM AND EPSC MEASURES SHALL BE USED WHERE THE STREAM BANKS ARE DISTURBED. WHERE THE STREAMBED IS NOT COMPOSED OF BEDROCK, A PAD OF CLEAN ROCK SHALL BE USED AT THE CROSSING POINT AND CULVERTED TO PREVENT THE IMPOUNDMENT OF WATER FLOW. CLEAN ROCK IS ROCK OF VARIOUS TYPE AND SIZE, DEPENDING UPON APPLICATION, WHICH CONTAINS NO FINES, SOILS, OR OTHER WASTES OR CONTAMINANTS. OTHER MATERIALS USED FOR ALL TEMPORARY FILLS SHALL BE COMPLETELY REMOVED IN THEIR ENTIRETY AFTER THE WORK IS COMPLETED AND THE AFFECTED AREAS RETURNED TO PREEXISTING ELEVATIONS. ALL TEMPORARY CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STD. DWG. EC-STR-25 UNLESS SPECIFICALLY ADDRESSED IN THE EPSC PLANS. ALTERNATIVELY, PLACING A TEMPORARY BRIDGE (E.G. BAILEY BRIDGE OR EQUIVALENT, TIMBERS, ETC.) FROM TOP OF BANK TO TOP OF BANK OR THE APPROPRIATE USE OF BARGES AT THE CROSSING TO AVOID DISTURBANCE OF THE STREAMBED IS AN ACCEPTABLE OPTION.

(7) HEAVY EQUIPMENT WORKING IN WETLANDS WITH PERMITTED TEMPORARY IMPACTS SHALL BE PLACED ON MATS, OR OTHER MEASURES MUST BE TAKEN TO MINIMIZE SOIL DISTURBANCE AND COMPACTION UNLESS SPECIFICALLY ADDRESSED IN THE CONSTRUCTION PLANS. ANY MATS AND OTHER MEASURES USED FOR HEAVY EQUIPMENT SHALL BE REMOVED IN THEIR ENTIRETY AFTER THE WORK IS COMPLETED. ALL AFFECTED AREAS SHOULD BE RETURNED TO PRE-EXISTING CONDITIONS.

(8) WETLANDS SHALL NOT BE USED AS EQUIPMENT STORAGE, STAGING, OR TRANSPORTATION AREAS, UNLESS SPECIFICALLY PROVIDED FOR IN THE CONSTRUCTION PLANS AND PERMITS.

(9) THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS PRIOR TO ANY CONSTRUCTION AND MAINTENANCE ACTIVITIES TO ENSURE THAT ENVIRONMENTAL FEATURES (E.G., STREAMS, WETLANDS, SPRINGS, ETC.) ARE NOT IMPACTED BEYOND PERMITTED LOCATIONS. IF THE CONTRACTOR OR PROJECT INSPECTOR IS UNSURE OF THE IDENTITY OF AN ENVIRONMENTAL FEATURE, THE INSPECTOR SHALL CONTACT THE CITY ENGINEER IMMEDIATELY.

### SPECIES

(10) NO ACTIVITY MAY SUBSTANTIALLY DISRUPT THE MOVEMENT OF THOSE SPECIES OF AQUATIC LIFE INDIGENOUS TO THE WATER BODY, INCLUDING THOSE SPECIES THAT NORMALLY MIGRATE THROUGH THE AREA.

(11) SHOULD CLIFF SWALLOW OR BARN SWALLOW NESTS, EGGS, OR BIRDS (YOUNG AND ADULTS) BE PRESENT, THE CONTRACTOR SHALL CONTACT THE LOCAL U.S. FISH & WILDLIFE SERVICE OFFICE TO DETERMINE IF SEASONAL RESTRICTIONS WILL BE NECESSARY. GENERALLY, BIRDS, NESTS, AND EGGS MAY NOT BE DISTURBED BETWEEN APRIL 15 AND JULY 31. FROM AUGUST 1 TO APRIL 14, NESTS CAN BE REMOVED OR DESTROYED SO LONG AS BIRDS OR EGGS ARE NOT PRESENT, AND MEASURES IMPLEMENTED TO PREVENT FUTURE NEST BUILDING AT THE SITE (I.E., CLOSING OFF AREA USING NETTING).

(12) IF THE REMOVAL OF ANY TREES WITH A DIAMETER AT BREAST HEIGHT (DBH) GREATER THAN 3 INCHES IS DEEMED NECESSARY THE ENGINEER SHALL CONTACT THE LOCAL U.S. FISH & WILDLIFE SERICE OFFICE IMMEDIATELY.

### PERMITS, PLANS & RECORDS

(13) THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND OBTAIN ANY NECESSARY ENVIRONMENTAL PERMITS OR APPROVALS, INCLUDING BUT NOT LIMITED TO ARCHAEOLOGY, ECOLOGY, HISTORICAL, HAZARDOUS MATERIALS, AIR AND NOISE, TDEC ARAP/401, USACE SECTION 404, TVA SECTION 26A, AND TDEC NPDES PERMITS, FROM FEDERAL, STATE AND/OR LOCAL AGENCIES REGARDING ANY MATERIAL AND STAGING AREAS AND THE OPERATION OF ANY PROJECT-DEDICATED ASPHALT AND/OR CONCRETE PLANTS TO BE USED. ANY SUCH PERMITS SHALL BE SUPPLIED TO THE ENGINEER PRIOR TO THE USE OF THE PERMITTED AREA(S).

(14) ANY DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, THE PROJECT AS CONSTRUCTED, AND THE PERMIT(S) ISSUED FOR THE PROJECT, SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. THE CITY ENGINEER SHALL BE CONTACTED IN THESE INSTANCES AND DECIDE WHICH HAS PRECEDENCE AND WHETHER PERMIT OR PLANS REVISIONS ARE NEEDED. IN GENERAL, PERMIT CONDITIONS WILL PREVAIL.

(15) IF A CHANGE IN PROJECT SCOPE OCCURS DURING CONSTRUCTION, INCLUDING VALUE ENGINEERING, THE CITY ENGINEER SHALL BE CONTACTED TO DETERMINE WHETHER PERMIT REVISIONS ARE NEEDED. THE ENGINEER SHALL BE CONTACTED TO DETERMINE IF ANY PLAN REVISIONS ARE NEEDED.

(16) THE CONTRACTOR SHALL REVIEW ALL EXISTING PERMITS TO ENSURE THAT WORK AT PERMITTED SITES DOES NOT EXCEED EXPIRATION DATE. IF WORK IS GOING TO BE CONTINUED AFTER EXPIRATION DATES, THE CONTRACTOR SHALL CONTACT THE CITY ENGINEER TO COMMENCE PERMIT RENEWAL PROCESS.

(17) ALL WATER QUALITY PERMITS SHALL BE POSTED NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE ACCESSIBLE TO THE PUBLIC. THE NAME, COMPANY NAME, EMAIL ADDRESS, TELEPHONE NUMBER AND ADDRESS OF THE PROJECT SITE OWNER, OPERATOR, OR A LOCAL CONTACT PERSON WITH A BRIEF DESCRIPTION OF THE PROJECT SHALL ALSO BE POSTED. IF POSTING THIS INFORMATION NEAR A MAIN ENTRANCE IS INFEASIBLE, THE INFORMATION SHALL BE PLACED IN A PUBLICLY ACCESSIBLE LOCATION NEAR WHERE THE CONSTRUCTION IS ACTIVELY UNDERWAY AND MOVED AS NECESSARY. THIS LOCATION SHALL BE POSTED AT THE CONSTRUCTION SITE. ALL POSTINGS SHALL BE MAINTAINED IN LEGIBLE CONDITION.

### SUPPORT ACTIVITIES

(18) MATERIALS AND STAGING AREAS SHALL NOT AFFECT ANY WATERS OF THE STATE/U.S. UNLESS THESE AREAS ARE SPECIFICALLY COVERED BY ENVIRONMENTAL PERMITS, OBTAINED SOLELY BY THE CONTRACTOR. THE CONTRACTOR SHALL REVIEW ALL EXISTING PERMITS TO ENSURE THAT WORK AT PERMITTED SITES DOES NOT EXCEED EXPIRATION DATES. IF WORK IS GOING TO BE CONTINUED AFTER EXPIRATION DATES, THE CONTRACTOR SHALL CONTACT THE CITY ENGINEER TO COMMENCE PERMIT RENEWAL PROCESS.

### ENVIRONMENTAL

(19) EXCEPT AS OTHERWISE SPECIFIED, THERE ARE NO KNOWN SPECIAL ENVIRONMENTAL FACTORS PRESENT ON THIS PROJECT THAT INDICATE A NEED FOR SEASONAL LIMITATIONS ON THE CLEARING, GRUBBING, EXCAVATION, GRADING, CUTTING OR FILLING OPERATIONS OR ON THE TOTAL AREA OF EXPOSED SOIL.

(20) THE CITY ENGINEER SHALL BE INVITED TO ALL PRE-CONSTRUCTION MEETINGS.

### ECOLOGY

(21) THE CITY ENGINEER OR A DESIGNEE SHALL ADVISE THE CONTRACTOR DURING THE PRE-CONSTRUCTION MEETING WHEN THE CITY ENGINEER OR A DESIGNATED CONSULTANT WILL NEED TO BE ONSITE FOR WORK BEING DONE WHICH COULD AFFECT WATERS OF THE STATE/U.S. OR SPECIES.

(22) THE CITY ENGINEER OR A DESIGNEE SHALL ATTEND THE PRE-CONSTRUCTION MEETING FOR ALL PROJECTS WHICH HAVE THREATENED OR ENDANGERED SPECIES OR CRITICAL HABITAT PROXIMAL TO SCHEDULED WORK. THIS WILL PROVIDE THE OPPORTUNITY TO ENSURE THAT PERSONNEL INCLUDING THE CONTRACTOR'S PERSONNEL AND SUBCONTRACTORS ARE MADE AWARE OF THE NECESSARY PRECAUTIONS THAT MUST BE FOLLOWED.

(23) ALL PROJECTS WITH LEGALLY PROTECTED SPECIES OR CRITICAL HABITAT IDENTIFIED SHALL HAVE MEASURES IN PLACE TO CONTAIN CONCRETE DUST, CEMENT DUST AND ALL OTHER MATERIALS. THESE MATERIALS ARE NOT ALLOWED TO ENTER WATERS OF THE STATE/U.S.

### SCOPE OF WORK

(24) WORK INCLUDES SIDEWALK, CURB AND GUTTER, GRADING, COLD PLANING, PAVING, WIDENING, STRIPING, TRAFFIC CONTROL, ROADSIDE DITCHES, AND DRAINAGE IMPROVEMENTS ALONG BENDERS FERRY ROAD.

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TUCK AWAY PUD SUBDIVISION
SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
07/03/2025
COMMERCE
No. 137316
STATE OF TENNESSEE

| No. | REVISIONS | DATE | BY |
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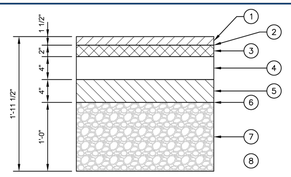
DESIGNED BY: BFG
DRAWN BY: BFG
CHECKED BY: WGH
DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

**ENVIRONMENTAL NOTES**

SHEET NUMBER
**2E**

# CITY OF FRANKLIN STANDARD DRAWINGS




| PAVEMENT SCHEDULE |
|---|
| (1) 1.5" - BITUMINOUS SURFACE COURSE<br>411-02.10 ACS MIX (PG 70-22) GRADING D RDWY |
| (2) TACK COAT<br>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)<br>307-02.08 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING B-M2 |
| (4) 4" - ASPHALTIC AGGREGATE BASE BINDER (460 LB/SY)<br>307-02.01 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING A |
| (5) 4" - ASPHALT AGGREGATE BASE (360 LB/SY)<br>307-02.02 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING A-S<br>307-02.03 AGGREGATE (BPMB-HM) GRADING A-S |
| (6) PRIME COAT<br>402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY<br>402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY |
| (7) 12" - MINERAL AGGREGATE BASE<br>303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D |
| (8) AGGREGATE UNDERDRAINS WITH PIPE (NOT SHOWN)<br>(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 |

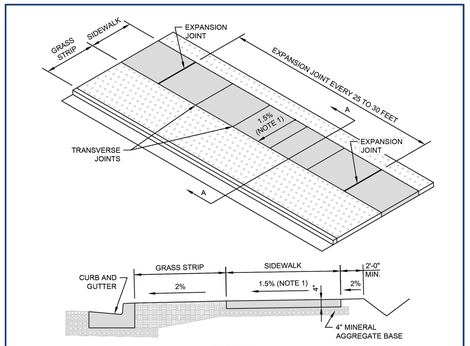
HISTORIC FRANKLIN TENNESSEE

**MAJOR AND MINOR ARTERIAL PAVEMENT SECTION**

CITY OF FRANKLIN | CITY ENGINEER: | DATE: 7/1/2021

NOT TO SCALE

DWG. NO. **RD-1**




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 |

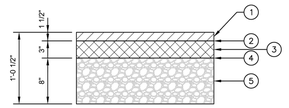
HISTORIC FRANKLIN TENNESSEE

**CONCRETE SIDEWALK**

CITY OF FRANKLIN | CITY ENGINEER: | DATE: 7/1/2021

NOT TO SCALE

DWG. NO. **RP-8**




| PAVEMENT SCHEDULE |
|---|
| (1) 1.5" - BITUMINOUS SURFACE COURSE<br>411-01.11 ACS MIX (PG 64-22) GRADING E RDWY |
| (2) TACK COAT<br>403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES) |
| (3) 3" - BITUMINOUS AGGREGATE BASE<br>307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2 |
| (4) PRIME COAT<br>402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY<br>402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY |
| (5) 8" - MINERAL AGGREGATE BASE<br>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

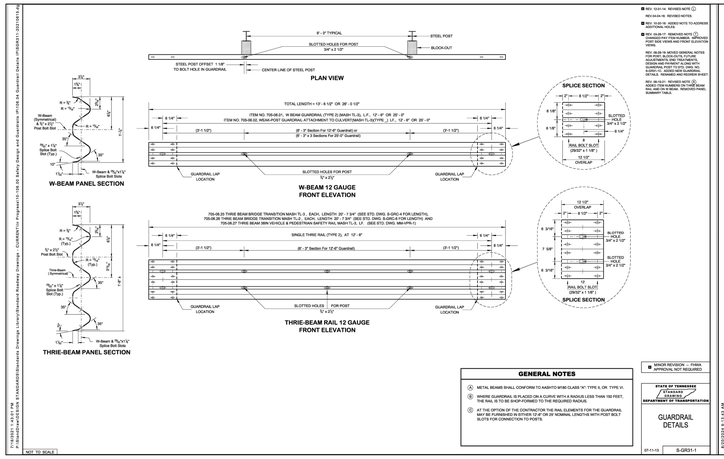
**LOCAL, ALLEY, AND MEWS PAVEMENT SECTION**

CITY OF FRANKLIN | CITY ENGINEER: | DATE: 7/1/2021

NOT TO SCALE

DWG. NO. **RD-3**

# TDOT STANDARD DRAWINGS




| GENERAL NOTES |
|---|
| (A) METAL BEAMS SHALL CONFORM TO AASHTO M180 CLASS "A", TYPE II, OR TYPE VI. |
| (B) WHERE GUARDRAIL IS PLACED ON A CURVE WITH A RADIUS LESS THAN 150 FEET, THE RAIL IS TO BE SHOP FORMED TO THE REQUIRED RADIUS. |
| (C) AT THE OPTION OF THE CONTRACTOR THE RAIL ELEMENTS FOR THE GUARDRAIL MAY BE FURNISHED IN EITHER 12'-6" OR 25'-0" NOMINAL LENGTHS WITH POST BOLT SLOTS FOR CONNECTION TO POSTS. |

NOT TO SCALE

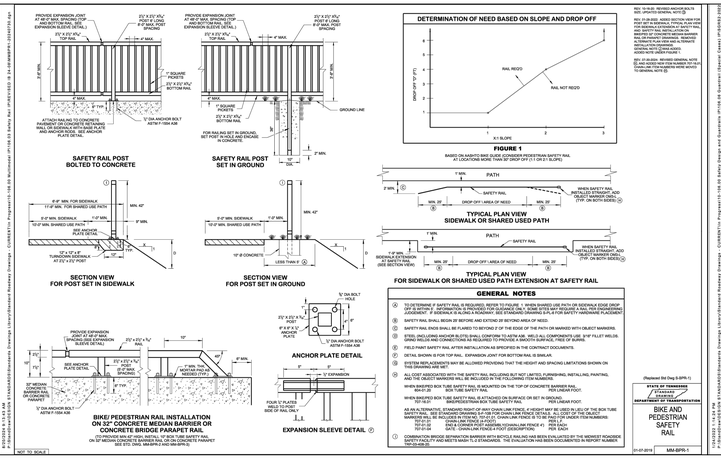
- REV.: 12-01-14 - REVISED NOTE (C)
- REV.04-04-16 - REVISED NOTES.
- REV.: 10-01-16 - ADDED NOTE TO ADDRESS ADDITIONAL NOUS.
- REV.: 01-01-17 - ADDED NOTE (D) DISCUSSION OF ITEM NUMBER - INTERIOR POST SIDE VIEWS AND FRONT ELEVATION.
- REV.: 04-05-19 - ADVICE GENERAL NOTES FOR POST, BLOCK-OUTS, FUTURE DESIGNS AND PAYMENT ALONG WITH REVISIONS TO STANDARD DRAWING S-GRD-1. - ADDED NEW GUARDRAIL TERMINAL SYSTEMS AND REMOVED POST
- REV.: 04-01-21 - REVISED NOTE (D) ADDED ITEM NUMBERS ON THREE BEAM TRANSITIONS. - REMOVED THRIEL NUMBER TABLE.

MINOR REVISION – FHWA APPROVAL NOT REQUIRED

STATE OF TENNESSEE STANDARD DEPARTMENT OF TRANSPORTATION

GUARDRAIL DETAILS

07-11-13 | S-GRD-1-1




**DETERMINATION OF NEED BASED ON SLOPE AND DROP OFF**




FIGURE 1

BASED ON AASHTO BIKE GUIDE (CONSIDER PEDESTRIAN SAFETY RAIL AT LOCATIONS MORE THAN 30' DROP OFF (1:1 OR 2:1 SLOPE)




TYPICAL PLAN VIEW
SIDEWALK OR SHARED USED PATH

TYPICAL PLAN VIEW
FOR SIDEWALK OR SHARED USED PATH EXTENSION AT SAFETY RAIL

| GENERAL NOTES |
|---|
| (A) TO DETERMINE IF SAFETY RAIL IS REQUIRED, REFER TO FIGURE 1. WHEN SHARED USE PATH OR SIDEWALK EDGE DROP-OFF IS WITHIN 3', INFORMATION IS PROVIDED FOR GUIDANCE ONLY. SOME SITES MAY REQUIRE A RAIL PER ENGINEERING JUDGEMENT. IF SIDEWALK IS BLIND & ROADWAY, SEE STANDARD DRAWING SA-PLR FOR SAFETY HARDWARE PLACEMENT |
| (B) SAFETY RAIL SHALL BEGIN 25' BEFORE AND EXTEND 25' BEYOND AREA OF NEED. |
| (C) SAFETY RAIL ENDS SHALL BE FLARED TO BEYOND 2' OF THE EDGE OF THE PATH OR MARKED WITH OBJECT MARKERS. |
| (D) STEEL (INCLUDING ANCHOR BLOTS) SHALL CONFORM TO ASTM A36. WELD ALL COMPONENTS USE 3/16" FILLET WELDS. GALVANIZE AFTER FABRICATION PER AASHTO M111 OR ASTM A123 WITH A MINIMUM WEIGHT OF 3oz/SF. |
| (E) FIELD PAINT SAFETY RAIL AFTER INSTALLATION AS SPECIFIED IN THE CONTRACT DOCUMENTS. |
| (F) DETAIL SHOWN IS FOR TOP RAIL. EXPANSION JOINT FOR BOTTOM RAIL IS SIMILAR. |
| (G) SYSTEM REPLACEMENTS MAY BE ALLOWED PROVIDING THAT THE HEIGHT AND SPACING LIMITATIONS SHOWN ON THIS DRAWING ARE MET. |
| (H) ALL COST ASSOCIATED WITH THE SAFETY RAIL INCLUDING BUT NOT LIMITED, FURNISHING, INSTALLING PAINTING, AND THE OBJECT MARKERS WILL BE INCLUDED IN THE FOLLOWING ITEM NUMBERS. |
| WHEN BRIDGED BOX TUBE SAFETY RAIL IS MOUNTED ON THE TOP OF CONCRETE BARRIER RAIL: 707-02.01 BRIDGED/TRANSITION BOX TUBE SAFETY RAIL PER LINEAR FOOT. |
| WHEN BRIDGED BOX TUBE SAFETY RAIL IS ATTACHED ON BARRIER OR SET IN GROUND: 707-02.01 BRIDGED/TRANSITION BOX TUBE SAFETY RAIL PER LINEAR FOOT. |
| AS AN ALTERNATIVE, STANDARD RIGHT-OF-WAY CHAIN LINK FENCE, 4' HEIGHT MAY BE USED IN LIEU OF THE BOX TUBE SAFETY RAIL. SEE STANDARD DRAWING SA-FSB FOR CHAIN LINK FENCE DETAILS. ALL COST OF THE CHAIN LINK FENCE INCLUDING BUT NOT LIMITED TO, FURNISHING, INSTALLING, PAINTING, AND THE OBJECT MARKERS WILL BE INCLUDED IN THE FOLLOWING ITEM NUMBERS: 707-01.01 CHAIN LINK FENCE (4' HIGH) PER L.F. 707-01.02 GATE - CHAIN LINK FENCE (HORIZONTAL SW FENCE 4') PER EACH 707-01.04 GATE - CHAIN LINK FENCE 4' POST (DESCRIPTION) PER EACH |
| (I) COMBINATION BRIDGE SEPARATION BARRIER WITH BICYCLE RAILING HAS BEEN EVALUATED BY THE MIDWEST ROADSIDE SAFETY PROGRAM AND MEETS MASH TL-3 STANDARDS. THE EVALUATION HAS BEEN DOCUMENTED IN REPORT NUMBER TRP-03-376-17. |

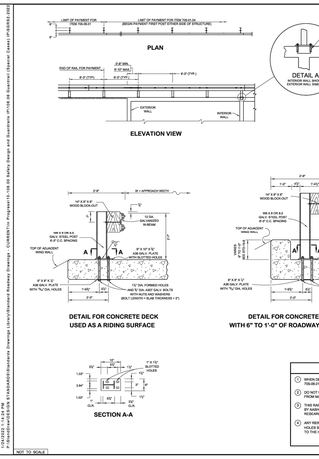
- REV.: 10-16-20 - REVISED ANCHOR BOLTS NOTE. - REVISED GENERAL NOTE (I)
- REV.: 01-05-2022 - ADDED SECTION VIEW FOR POST SET IN SIDEWALK, TYPICAL PLAN VIEW FOR SIDEWALK EXTENSION AT SAFETY RAIL AND GENERAL NOTE (H)
- REV.: 07-01-2022 - REVISED GENERAL NOTE (H) AND ADDED ITEM NUMBERS. - REVISED ALTERNATE PLAN VIEW AND ALTERNATE GENERAL NOTE (I) - REVISED GENERAL NOTE (I) FROM MASH TL-2 TO MASH TL-3
- REV.: 01-05-2024 - REVISED GENERAL NOTE (C) AND ADDED ITEM NUMBER 707-01.04 - REVISED GENERAL NOTE (H) AND ADDED NOTE (I)

(Replaced Std Dwg S-SPR-1)

STATE OF TENNESSEE STANDARD DEPARTMENT OF TRANSPORTATION

BIKE AND PEDESTRIAN SAFETY RAIL

01-07-2019 | MM-BPR-1




| DESIGN NOTES |
|---|
| (1) WHEN DEPTH OF FILL AT FACE OF GUARDRAIL EXCEEDS 3'-4", USE ITEM NUMBER 705-03.01 AS SHOWN ON S-GRD-1 SERIES. |
| (2) DO NOT USE ON PRECAST CONCRETE STRUCTURE WITHOUT PRIOR APPROVAL FROM MANUFACTURERS. |
| (3) THIS RAIL SYSTEM HAS BEEN TESTED AND PASSED BY THE CRITERIA SET FORTH IN NCHRP REPORT 350 AND MASH 2016 AND IS ACCEPTABLE FOR USE ON THE NATIONAL HIGHWAY SYSTEM (NHS). TPP (EA142-0003) NO. 11, 2011 |
| (4) ANY REINFORCING STEEL THAT INTERFERES WITH THE 1 ½" DIAMETER FORMED HOLES SHALL BE MOVED HORIZONTALLY TO PROVIDE A 1" MINIMUM CLEARANCE TO THE HOLE. |

| GENERAL NOTES |
|---|
| (A) IN ORDER TO EXPEDITE INSTALLATION, GUARDRAIL POST MAY BE FIELD-CUT TO ADJUST THE LENGTH REQUIRED. ALL CUT SURFACES MUST RECEIVE GALVANIZE COATING. |
| (B) FOR DIMENSIONS AND DETAILS NOT SHOWN SEE STANDARD STRUCTURES DRAWING NOS. STD-1177 AND STD-1178, AND STANDARD ROADWAY DRAWING S-GRD-1 SERIES. |
| (C) TO BE PAID FOR UNDER ITEM NO. 705-01.04, "METAL BEAM GUARD FENCE, PER LF. |
| (D) ANCHOR BOLTS TO BE 12" DIA., ASTM A 36, SINGLE BT. NUTS AND WASHERS TO BE GALVANIZED. |
| (E) INSERT ASSEMBLY TO BE USED FOR CONNECTION OF POSTS OVER WALLS ONLY AND MAY NOT BE USED AS A SUBSTITUTE FOR PLATE ASSEMBLY ELSEWHERE. |
| (F) SLOPE TO MATCH ADJOINING ROADWAY SIDE SLOPE. |
| (G) LOCATIONS WHERE GUARDRAIL ATTACHMENT TO CONCRETE SLAB CANNOT BE ACCOMPLISHED DUE TO SITE CONDITIONS, REFER TO MEMA POST STANDARD DRAWINGS & DETAILS FOR ALTERNATE ATTACHMENTS. |

- REV.: 6-06-16 - CORRECTED WELD DETAIL
- REV.: 7-6-17 (CORRECTED 8/2, 2040, 9/20, 2040, 10/2, 2040, 10/20, 2040, 11/2, 2040) NOTES (C), (D) AND (F) - CHANGED NOTE (E) TO ITEM NUMBER IN NOTE(C)
- REV.: 10-16-19 - REVISED INSET.
- REV.: 04-15-21 - REVISED DETAIL A, ADDED ALTERNATE DETAIL A, ALTERNATE DETAIL B
- REV.: 01-09-2022 - GENERAL NOTE (I) WAS ADDED.

MINOR REVISION – FHWA APPROVAL NOT REQUIRED

STATE OF TENNESSEE STANDARD DEPARTMENT OF TRANSPORTATION

SPECIAL CASE GUARDRAIL ATTACHMENT TO CONCRETE DECKS

01-11-2019 | S-GRS-2

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# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND AGRICULTURE COMMERCE STATE OF TENNESSEE 07/10/2025

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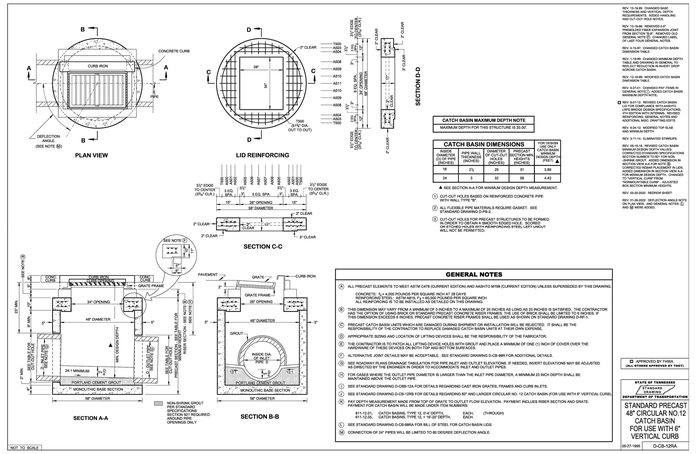
DESIGNED BY: BFG
DRAWN BY: BFG
CHECKED BY: WGH
DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

**DETAIL SHEETS**

SHEET NUMBER **2F**

Drawing name: K:\FRA_LDEV\118725000 - 1190 lewisburg pike\4-CADD\plansheets\Offsite - Lewisburg Pike Improvements\002C - General Notes.dwg 2F - DETAIL SHEETS Jul 03, 2025 1:07pm by: Gracie.Wix

# TDOT STANDARD DRAWINGS



# TDOT STANDARD DRAWINGS

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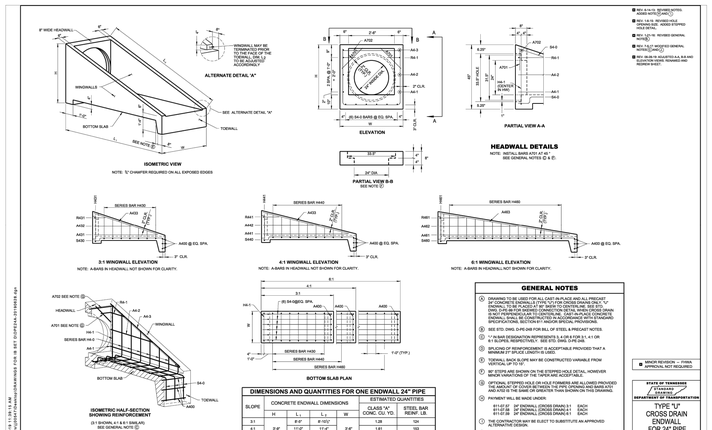


## DIMENSIONS AND QUANTITIES FOR ONE ENDWALL 24" PIPE

| SLOPE | CONCRETE ENDWALL DIMENSIONS | | | | ESTIMATED QUANTITIES | |
|---|---|---|---|---|---|---|
| | H | $L_1$ | $L_2$ | W | CLASS "A" CONC. CU. YD. | STEEL BAR REINF., LB. |
| 3:1 | 7'-0" | 9'-6" | 8'-10½" | 7'-6" | 1.28 | 124 |
| 4:1 | | 11'-0" | 11'-4" | | 1.61 | 169 |
| 6:1 | | 16'-2" | 16'-4½" | | 2.26 | 215 |

## GENERAL NOTES

ⓐ DRAWING TO BE USED FOR ALL CAST-IN-PLACE AND ALL PRECAST 42" CONCRETE ENDWALLS (TYPE "U") FOR CROSS DRAINS ONLY. ENDWALL TO BE PLACED 0'-6" BELOW TO CENTERLINE SEE STD. DWG. D-PE-04 FOR SKEWED CONNECTION DETAIL WHEN CROSS DRAIN IS NOT PERPENDICULAR TO CENTERLINE. WHEN ENDWALL SHALL BE CONSTRUCTED ON A GRADE WITH STAGGERED HORIZONTAL JOINTS, SEE STD. DWG. D-PE-05 FOR DETAILS.

ⓑ SEE STD. DWG. D-PE-24B FOR BILL OF STEEL & PRECAST NOTES.

ⓒ '1' IN BAR DESIGNATION REPRESENTS 5, 6 OR 8 FOR 3:1, 4:1 OR 6:1 SLOPES, RESPECTIVELY. SEE STD. DWG. D-PE-24B.

ⓓ SPLICING OF REINFORCEMENT IS ACCEPTABLE PROVIDED THAT A MINIMUM 27" SPLICE LENGTH IS USED.

ⓔ VERTICAL SLOPE MAY BE CONSTRUCTED VARIABLE FROM 3:1 TO 6:1.

ⓕ 90° STEPS ARE SHOWN ON THE STEPPED HOLE DETAIL, HOWEVER MINOR VARIATIONS OF THE TYPES ARE ACCEPTABLE.

ⓖ OPTIONAL STEPPED HOLE OR HOLE FORMERS ARE ALLOWED PROVIDED THAT THE AREA OF THE METHOD USED IS NOT LESS THAN AND NOT MORE THAN THE SAME OR GREATER THAN SHOWN ON THIS DRAWING.

ⓗ PAYMENT WILL BE MADE UNDER:

| | |
|---|---|
| 611-07.80 | ENDWALL (CROSS DRAIN) 3:1 EACH |
| 611-07.81 | ENDWALL (CROSS DRAIN) 4:1 EACH |
| 611-07.82 | ENDWALL (CROSS DRAIN) 6:1 EACH |

ⓘ THE CONTRACTOR MAY ELECT TO SUBSTITUTE AN APPROVED ALTERNATIVE DESIGN.

ⓙ DIMENSIONING AND REINFORCING TOLERANCES WILL BE AS SHOWN IN STANDARD OPERATING PROCEDURE (SOP) S-5.

MINOR REVISION — FHWA APPROVAL NOT REQUIRED

STATE OF TENNESSEE STANDARD DEPARTMENT OF TRANSPORTATION

TYPE "U" CROSS DRAIN ENDWALL FOR 24" PIPE

| 03-01-2012 | D-PE-24A |
|---|---|

NOT TO SCALE

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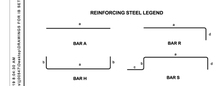
BID: 06-09-16 REVISED AND REDRAWN SHEET.

## BILL OF STEEL

| CODE NO. | LOCATION | BAR SIZE | 3:1 WINGWALL SLOPE BENDING DIMENSIONS a | b | c | d | NO. REQ'D | LENGTH | 4:1 WINGWALL SLOPE BENDING DIMENSIONS a | b | c | d | NO. REQ'D | LENGTH | 6:1 WINGWALL SLOPE BENDING DIMENSIONS a | b | c | d | NO. REQ'D | LENGTH |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A480 | TOEWALL | 5 | 5'-3" | - | - | - | 3 | 5'-3" | 5'-3" | - | - | - | 3 | 5'-3" | 5'-3" | - | - | - | 3 | 5'-3" |
| A451 | WINGWALL1 | 4 | 9'-4" | - | - | - | 2 | 9'-4" | - | - | - | - | - | - | - | - | - | - | - | - |
| A452 | WINGWALL2 | 4 | 8'-10" | - | - | - | 2 | 8'-10" | - | - | - | - | - | - | - | - | - | - | - | - |
| A453 | WINGWALL3 | 4 | 8'-3" | - | - | - | 2 | 8'-4" | - | - | - | - | - | - | - | - | - | - | - | - |
| A454 | WINGWALL4 | 4 | 7'-10" | - | - | - | 2 | 7'-10" | - | - | - | - | - | - | - | - | - | - | - | - |
| A455 | WINGWALL5 | 4 | 7'-5" | - | - | - | 2 | 7'-5" | - | - | - | - | - | - | - | - | - | - | - | - |
| A456 | WINGWALL6 | 4 | 6'-10" | - | - | - | 2 | 6'-10" | - | - | - | - | - | - | - | - | - | - | - | - |
| A465 | WINGWALL5 | 4 | - | - | - | - | - | - | 5'-4" | - | - | - | 2 | 5'-10" | - | - | - | - | - | - |
| A466 | WINGWALL6 | 4 | - | - | - | - | - | - | 4'-10" | - | - | - | 2 | 5'-10" | - | - | - | - | - | - |
| A481 | WINGWALL1 | 4 | - | - | - | - | - | - | - | - | - | - | - | - | 14'-11" | - | - | - | 2 | 14'-11" |
| A482 | WINGWALL2 | 4 | - | - | - | - | - | - | - | - | - | - | - | - | 8'-11" | - | - | - | 2 | 8'-11" |
| A483 | WINGWALL3 | 4 | - | - | - | - | - | - | - | - | - | - | - | - | 5'-4" | - | - | - | 2 | 5'-4" |
| A701 | HEADWALL | 7 | 2'-9" | - | - | - | 2 | 2'-9" | 2'-9" | - | - | - | 2 | 2'-9" | 2'-9" | - | - | - | 2 | 2'-9" |
| A702 | HEADWALL | 7 | 1'-4.5" | - | - | - | 2 | 1'-4.5" | 1'-4.5" | - | - | - | 2 | 1'-4.5" | 1'-4.5" | - | - | - | 2 | 1'-4.5" |
| A709 | HEADWALL | 7 | 2'-9" | - | - | - | 1 | 2'-9" | 2'-9" | - | - | - | 1 | 2'-9" | 2'-9" | - | - | - | 1 | 2'-9" |
| SERIES H430 | BOTTOM SLAB & WINGWALL | 4 | 3'-9" | * | - | - | 1 | 43'-9" | - | - | - | - | - | - | - | - | - | - | - | - |
| | | | * DIMENSION "b" VARIES FROM 3'-3.5" TO 3'-9.5" IN INCREMENTS OF 0'-4" (5 BARS) | | | | | | | | | | | | | | | | | |
| H451 | BOTTOM SLAB & HEADWALL | 4 | 3'-3" | 3'-3.5" | - | - | 1 | 6'-7" | - | - | - | - | - | - | - | - | - | - | - | - |
| SERIES H440 | BOTTOM SLAB & WINGWALL | 4 | - | - | - | - | - | - | 3'-2" | * | - | - | 1 | 58'-3.5" | - | - | - | - | - | - |
| | | | * DIMENSION "b" VARIES FROM 3'-3.5" TO 3'-7.5" IN INCREMENTS OF 0'-2" (13 BARS) | | | | | | | | | | | | | | | | | |
| H481 | BOTTOM SLAB & HEADWALL | 4 | - | - | - | - | - | - | 3'-7" | 3'-7.5" | - | - | 1 | 91'-7" | - | - | - | - | - | - |
| SERIES H480 | BOTTOM SLAB & WINGWALL | 4 | - | - | - | - | - | - | - | - | - | - | - | - | 9'-3" | * | - | - | 1 | 92'-7" |
| | | | * DIMENSION "b" VARIES FROM 3'-3.5" TO 3'-7.5" IN INCREMENTS OF 0'-2" (13 BARS) | | | | | | | | | | | | | | | | | |
| A491 | WINGWALL & HEADWALL | 4 | 1'-4" | 0'-8" | - | - | 2 | 2'-0" | - | - | - | - | - | - | - | - | - | - | - | - |
| A441 | WINGWALL & HEADWALL | 4 | - | - | - | - | - | - | 1'-10" | 0'-8" | - | - | 2 | 3'-5" | - | - | - | - | - | - |
| A461 | WINGWALL & HEADWALL | 4 | - | - | - | - | - | - | - | - | - | - | - | - | 2'-10" | 0'-8" | - | - | 2 | 3'-7" |
| A430 | BOTTOM SLAB & TOEWALL | 4 | 2'-4.5" | 0'-4.5" | 0'-8" | 1'-1" | 6 | 10'-3" | - | - | - | - | - | - | - | - | - | - | - | - |
| A440 | BOTTOM SLAB & TOEWALL | 4 | - | - | - | - | - | - | 2'-11.5" | 0'-4.5" | 0'-8" | 1'-1" | 6 | 12'-1" | - | - | - | - | - | - |
| A460 | BOTTOM SLAB & TOEWALL | 4 | - | - | - | - | - | - | - | - | - | - | - | - | 3'-11.5" | 0'-4.5" | 0'-8" | 1'-1" | 6 | 13'-7" |

REINFORCING STEEL LEGEND




REINFORCING STEEL CODE

| TYPE | SIZE | SERIES |
|---|---|---|
| A | 5 | 06 |

DIMENSIONS SHOWN ON THIS SHEET ARE OUTSIDE TO OUTSIDE OF BAR.

STANDARD C.R.S.I. HOOK DETAILS SHALL APPLY, EXCEPT AS NOTED.

## PRECAST NOTES

PRECAST UNITS:

THE CONTRACTOR MAY, WITH PERMISSION FROM THE ENGINEER, SUBSTITUTE PRECAST ENDWALLS FOR CAST-IN-PLACE ENDWALLS AS FOLLOWS:

① APPROPRIATE SIZING AND LOCATION OF THE LIFTING INSERTS SHALL BE THE RESPONSIBILITY OF THE FABRICATOR TO ASSURE BALANCED HANDLING DURING INSTALLATION OF THE PRECAST ENDWALL.

② THE CONTRACTOR TO PATCH ALL LIFTING INSERT HOLES AND PLACE A MINIMUM OF ONE (1) INCH OF COVER OVER THE HARDWARE OF THESE DEVICES ON BOTH TOP AND BOTTOM SURFACES.

③ PAYMENT FOR PRECAST ENDWALLS SHALL BE BASED ON THE QUANTITIES FOR CAST-IN-PLACE ENDWALLS IN ACCEPTABLE.

④ PRECAST ENDWALL UNITS WHICH ARE DAMAGED DURING SHIPMENT OR INSTALLATION WILL BE REJECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND REPLACE THE DAMAGED ENDWALL UNITS AT HIS OWN EXPENSE.

⑤ PIPE OPENINGS FOR HEADWALLS ARE BASED ON REINFORCED CONCRETE PIPE WITH TYPE "B" WALL THICKNESS (AASHTO M170).

⑥ ADDITIONAL REINFORCING STEEL NECESSARY TO MAINTAIN THE INTEGRITY OF THE STRUCTURE DURING HANDLING AND PLACEMENT SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.

CONCRETE: 5,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
REINFORCING STEEL: ASTM A615, Fy=60,000 POUNDS PER SQUARE INCH.

MINOR REVISION — FHWA APPROVAL NOT REQUIRED

STATE OF TENNESSEE STANDARD DEPARTMENT OF TRANSPORTATION

TYPE "U" CROSS DRAIN ENDWALL FOR 30" PIPE, BILL OF STEEL AND PRECAST NOTES

| 03-01-2012 | D-PE-30B |
|---|---|

NOT TO SCALE

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BID: 06-09-16 REVISED AND REDRAWN SHEET.




## DIMENSIONS AND QUANTITIES FOR ONE ENDWALL 42" PIPE

| SLOPE | CONCRETE ENDWALL DIMENSIONS | | | | | | ESTIMATED QUANTITIES | | |
|---|---|---|---|---|---|---|---|---|---|
| | H | $L_1$ | $L_2$ | $L_3$ | W | I.D. | MIN. CONC. CU. YD. | STEEL BAR REINF. LB. | STRUCTURAL STEEL PIPE @ 0°, LB. |
| 3:1 | 7'-9" | 14'-4.5" | 7'-4.5" | - | 9'-3" | 3'-6" | 3.03 | 281 | 148 |
| 4:1 | 7'-5" | 18'-4.5" | 9'-1.5" | - | | | 3.85 | 337 | 180 |
| 6:1 | 30'-9" | 27'-10.5" | 9'-1" | 9'-1" | | | 5.30 | 464 | 284 |

NOTE: SEE STD. DWG. D-PE-06 FOR STRUCTURAL STEEL PIPE DIMENSIONS LG & WG.

## GENERAL NOTES

ⓐ DRAWING TO BE USED FOR ALL CAST-IN-PLACE AND ALL PRECAST 42" CONCRETE ENDWALLS (TYPE "U") FOR CROSS DRAINS ONLY. ENDWALL TO BE PLACED 0'-6" BELOW TO CENTERLINE SEE STD. DWG. D-PE-04 FOR SKEWED CONNECTION DETAIL WHEN CROSS DRAIN IS NOT PERPENDICULAR TO CENTERLINE. WHEN ENDWALL SHALL BE CONSTRUCTED ON A GRADE WITH STAGGERED HORIZONTAL JOINTS, SEE STD. DWG. D-PE-05 FOR DETAILS.

ⓑ SEE STD. DWG. D-PE-42B FOR BILL OF STEEL & PRECAST NOTES.

ⓒ '1' IN BAR DESIGNATION REPRESENTS 5, 6 OR 8 FOR 3:1, 4:1 OR 6:1 SLOPES, RESPECTIVELY.

ⓓ SPLICING OF REINFORCEMENT IS ACCEPTABLE PROVIDED THAT A MINIMUM 27" SPLICE LENGTH IS USED.

ⓔ VERTICAL SLOPE MAY BE CONSTRUCTED VARIABLE FROM 3:1 TO 6:1.

ⓕ PAYMENT WILL BE MADE UNDER:

| | |
|---|---|
| 611-07.83 | ENDWALL (CROSS DRAIN) 3:1 EACH |
| 611-07.84 | ENDWALL (CROSS DRAIN) 4:1 EACH |
| 611-07.85 | ENDWALL (CROSS DRAIN) 6:1 EACH |

ⓖ THE CONTRACTOR MAY ELECT TO SUBSTITUTE AN APPROVED ALTERNATIVE DESIGN.

ⓗ DIMENSIONING AND REINFORCING TOLERANCES WILL BE AS SHOWN IN STANDARD OPERATING PROCEDURE (SOP) S-5.

MINOR REVISION — FHWA APPROVAL NOT REQUIRED

STATE OF TENNESSEE STANDARD DEPARTMENT OF TRANSPORTATION

TYPE "U" CROSS DRAIN ENDWALL FOR 42" PIPE, WITH STEEL PIPE GRATE (FOR 3:1, 4:1 & 6:1 SLOPES)

| 03-01-2012 | D-PE-42A |
|---|---|

NOT TO SCALE

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BID: 06-09-16 REVISED AND REDRAWN SHEET.

## BILL OF STEEL

| CODE NO. | LOCATION | BAR SIZE | 3:1 WINGWALL SLOPE BENDING DIMENSIONS a | b | c | d | NO. REQ'D | LENGTH | 4:1 WINGWALL SLOPE BENDING DIMENSIONS a | b | c | d | NO. REQ'D | LENGTH | 6:1 WINGWALL SLOPE BENDING DIMENSIONS a | b | c | d | NO. REQ'D | LENGTH |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A480 | TOEWALL | A | 4'-10" | - | - | - | 3 | 4'-10" | 4'-10" | - | - | - | 3 | 4'-10" | 4'-10" | - | - | - | 3 | 4'-10" |
| A451 | WINGWALL1 | A | 8'-3" | - | - | - | 2 | 8'-3" | - | - | - | - | - | - | - | - | - | - | - | - |
| A452 | WINGWALL2 | A | 8'-1" | - | - | - | 2 | 8'-1" | - | - | - | - | - | - | - | - | - | - | - | - |
| A453 | WINGWALL3 | A | 8'-3" | - | - | - | 2 | 8'-3" | - | - | - | - | - | - | - | - | - | - | - | - |
| A454 | WINGWALL4 | A | 8'-10" | - | - | - | 2 | 8'-10" | - | - | - | - | - | - | - | - | - | - | - | - |
| A455 | WINGWALL5 | A | 9'-6" | - | - | - | 2 | 9'-6" | - | - | - | - | - | - | - | - | - | - | - | - |
| A456 | WINGWALL6 | A | 10'-3" | - | - | - | 2 | 10'-3" | - | - | - | - | - | - | - | - | - | - | - | - |
| A465 | WINGWALL5 | A | - | - | - | - | - | - | 9'-6" | - | - | - | 2 | 9'-6" | - | - | - | - | - | - |
| A466 | WINGWALL6 | A | - | - | - | - | - | - | 10'-3" | - | - | - | 2 | 10'-3" | - | - | - | - | - | - |
| A481 | WINGWALL1 | A | - | - | - | - | - | - | - | - | - | - | - | - | 17'-7" | - | - | - | 2 | 17'-7" |
| A482 | WINGWALL2 | A | - | - | - | - | - | - | - | - | - | - | - | - | 12'-1" | - | - | - | 2 | 12'-1" |
| A483 | WINGWALL3 | A | - | - | - | - | - | - | - | - | - | - | - | - | 9'-6" | - | - | - | 2 | 9'-6" |
| A464 | WINGWALL4 | A | - | - | - | - | - | - | - | - | - | - | - | - | 8'-10" | - | - | - | 4 | 8'-10" |
| A465 | WINGWALL5 | A | - | - | - | - | - | - | - | - | - | - | - | - | 8'-3" | - | - | - | 4 | 8'-3" |
| A466 | WINGWALL6 | A | - | - | - | - | - | - | - | - | - | - | - | - | 7'-9" | - | - | - | 4 | 7'-9" |
| A700 | HEADWALL | 7 | 2'-0" | - | - | - | 2 | 2'-0" | 2'-0" | - | - | - | 2 | 2'-0" | 2'-0" | - | - | - | 2 | 2'-0" |
| A701 | HEADWALL | 7 | 2'-3.5" | - | - | - | 2 | 2'-3.5" | 2'-3.5" | - | - | - | 2 | 2'-3.5" | 2'-3.5" | - | - | - | 2 | 2'-3.5" |
| A702 | HEADWALL | 7 | 2'-3.5" | - | - | - | 2 | 2'-3.5" | 2'-3.5" | - | - | - | 2 | 2'-3.5" | 2'-3.5" | - | - | - | 2 | 2'-3.5" |
| A703 | HEADWALL | 7 | 3'-0" | - | - | - | 1 | 3'-0" | 3'-0" | - | - | - | 1 | 3'-0" | 3'-0" | - | - | - | 1 | 3'-0" |
| SERIES H430 | BOTTOM SLAB & WINGWALL | A | 4'-10" | * | - | - | 1 | 118'-0" | - | - | - | - | - | - | - | - | - | - | - | - |
| | | | * DIMENSION "b" VARIES FROM 4'-3.5" TO 4'-7.5" IN INCREMENTS OF 0'-4" (13 BARS) | | | | | | | | | | | | | | | | | |
| H451 | BOTTOM SLAB & HEADWALL | A | 4'-10" | 4'-11.5" | - | - | 1 | 14'-10" | - | - | - | - | - | - | - | - | - | - | - | - |
| SERIES H440 | BOTTOM SLAB & WINGWALL | A | - | - | - | - | - | - | 4'-10" | * | - | - | 1 | 100'-0" | - | - | - | - | - | - |
| | | | * DIMENSION "b" VARIES FROM 4'-3" TO 5'-0" IN INCREMENTS OF 0'-5" (15 BARS) | | | | | | | | | | | | | | | | | |
| H481 | BOTTOM SLAB & HEADWALL | A | - | - | - | - | - | - | 4'-10" | 5'-0" | - | - | 1 | 34' - 11.5" | - | - | - | - | - | - |
| SERIES H480 | BOTTOM SLAB & WINGWALL | A | - | - | - | - | - | - | - | - | - | - | - | - | 14'-0" | * | - | - | 1 | 348' - 11.5" |
| | | | * DIMENSION "b" VARIES FROM 4'-6.5" TO 5'-0.5" IN INCREMENTS OF 0'-4" (12 BARS) | | | | | | | | | | | | | | | | | |
| A491 | WINGWALL & HEADWALL | A | 12'-7" | 0'-8" | - | - | 2 | 13'-4" | - | - | - | - | - | - | - | - | - | - | - | - |
| A441 | WINGWALL & HEADWALL | A | 2'-3" | 0'-8" | - | - | 2 | 3'-1" | - | - | - | - | - | - | - | - | - | - | - | - |
| A461 | WINGWALL & HEADWALL | A | - | - | - | - | - | - | 10'-10" | 0'-8" | - | - | 2 | 12'-3" | - | - | - | - | - | - |
| A431 | WINGWALL & HEADWALL | A | - | - | - | - | - | - | 9'-10" | 1'-8" | - | - | 2 | 12'-7" | - | - | - | - | - | - |
| A432 | WINGWALL & HEADWALL | A | - | - | - | - | - | - | - | - | - | - | - | - | 20'-5" | 0'-8" | - | - | 2 | 20'-7" |
| A433 | WINGWALL & HEADWALL | A | - | - | - | - | - | - | - | - | - | - | - | - | 17'-7" | 1'-8" | - | - | 2 | 17'-11" |
| A430 | BOTTOM SLAB & TOEWALL | A | 3'-7.5" | 0'-4.5" | 0'-8" | 1'-1" | 6 | 15'-1" | - | - | - | - | - | - | - | - | - | - | - | - |
| A440 | BOTTOM SLAB & TOEWALL | A | - | - | - | - | - | - | 3'-11.5" | 0'-4.5" | 0'-8" | 1'-1" | 6 | 18'-1" | - | - | - | - | - | - |
| A460 | BOTTOM SLAB & TOEWALL | A | - | - | - | - | - | - | - | - | - | - | - | - | 5'-3.5" | 0'-4.5" | 0'-8" | 1'-1" | 6 | 20'-1" |

REINFORCING STEEL LEGEND




REINFORCING STEEL CODE

| TYPE | SIZE | SERIES |
|---|---|---|
| A | 5 | 06 |

DIMENSIONS SHOWN ON THIS SHEET ARE OUTSIDE TO OUTSIDE OF BAR.

STANDARD C.R.S.I. HOOK DETAILS SHALL APPLY, EXCEPT AS NOTED.

## PRECAST NOTES

PRECAST UNITS:

THE CONTRACTOR MAY, WITH PERMISSION FROM THE ENGINEER, SUBSTITUTE PRECAST ENDWALLS FOR CAST-IN-PLACE ENDWALLS AS FOLLOWS:

① APPROPRIATE SIZING AND LOCATION OF THE LIFTING INSERTS SHALL BE THE RESPONSIBILITY OF THE FABRICATOR TO ASSURE BALANCED HANDLING DURING INSTALLATION OF THE PRECAST ENDWALL.

② THE CONTRACTOR TO PATCH ALL LIFTING INSERT HOLES AND PLACE A MINIMUM OF ONE (1) INCH OF COVER OVER THE HARDWARE OF THESE DEVICES ON BOTH TOP AND BOTTOM SURFACES.

③ PAYMENT FOR PRECAST ENDWALLS SHALL BE BASED ON THE QUANTITIES FOR CAST-IN-PLACE ENDWALLS IN ACCEPTABLE.

④ PRECAST ENDWALL UNITS WHICH ARE DAMAGED DURING SHIPMENT OR INSTALLATION WILL BE REJECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND REPLACE THE DAMAGED ENDWALL UNITS AT HIS OWN EXPENSE.

⑤ PIPE OPENINGS FOR HEADWALLS ARE BASED ON REINFORCED CONCRETE PIPE WITH TYPE "B" WALL THICKNESS (AASHTO M170).

⑥ ADDITIONAL REINFORCING STEEL NECESSARY TO MAINTAIN THE INTEGRITY OF THE STRUCTURE DURING HANDLING AND PLACEMENT SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.

CONCRETE: 5,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
REINFORCING STEEL: ASTM A615, Fy=60,000 POUNDS PER SQUARE INCH.

MINOR REVISION — FHWA APPROVAL NOT REQUIRED

STATE OF TENNESSEE STANDARD DEPARTMENT OF TRANSPORTATION

TYPE "U" CROSS DRAIN ENDWALL FOR 42" PIPE, BILL OF STEEL AND PRECAST NOTES

| 03-01-2012 | D-PE-42B |
|---|---|

NOT TO SCALE

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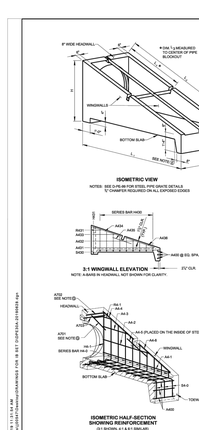
BID: 06-09-16 REVISED AND REDRAWN SHEET.




## DIMENSIONS AND QUANTITIES FOR ONE ENDWALL 30" PIPE

| SLOPE | CONCRETE ENDWALL DIMENSIONS | | | | | | ESTIMATED QUANTITIES | | |
|---|---|---|---|---|---|---|---|---|---|
| | H | $L_1$ | $L_2$ | $L_3$ | W | I.D. | MIN. CONC. CU. YD. | STEEL BAR REINF. LB. | STRUCTURAL STEEL PIPE @ 0°, LB. |
| 3:1 | 7'-3" | 12'-1" | 5'-10½" | - | 8'-6" | 2'-6" | 2.45 | 239 | 132 |
| 4:1 | 7'-0" | 15'-4" | 7'-6" | 4'-1.5" | | | 3.08 | 276 | 160 |
| 6:1 | | 23'-4" | 13'-10½" | | | | 4.39 | 368 | 217 |

NOTE: SEE STD. DWG. D-PE-06 FOR STRUCTURAL STEEL PIPE DIMENSIONS LG & WG.

## GENERAL NOTES

ⓐ DRAWING TO BE USED FOR ALL CAST-IN-PLACE AND ALL PRECAST 30" CONCRETE ENDWALLS (TYPE "U") FOR CROSS DRAINS ONLY. ENDWALL TO BE PLACED 0'-6" BELOW TO CENTERLINE SEE STD. DWG. D-PE-04 FOR SKEWED CONNECTION DETAIL WHEN CROSS DRAIN IS NOT PERPENDICULAR TO CENTERLINE. WHEN ENDWALL SHALL BE CONSTRUCTED ON A GRADE WITH STAGGERED HORIZONTAL JOINTS, SEE STD. DWG. D-PE-05 FOR DETAILS.

ⓑ SEE STD. DWG. D-PE-36B FOR BILL OF STEEL & PRECAST NOTES.

ⓒ '1' IN BAR DESIGNATION REPRESENTS 5, 6 OR 8 FOR 3:1, 4:1 OR 6:1 SLOPES, RESPECTIVELY.

ⓓ SPLICING OF REINFORCEMENT IS ACCEPTABLE PROVIDED THAT A MINIMUM 27" SPLICE LENGTH IS USED.

ⓔ VERTICAL SLOPE MAY BE CONSTRUCTED VARIABLE FROM 3:1 TO 6:1.

ⓕ PAYMENT WILL BE MADE UNDER:

| | |
|---|---|
| 611-07.86 | ENDWALL (CROSS DRAIN) 3:1 EACH |
| 611-07.87 | ENDWALL (CROSS DRAIN) 4:1 EACH |
| 611-07.88 | ENDWALL (CROSS DRAIN) 6:1 EACH |

ⓖ THE CONTRACTOR MAY ELECT TO SUBSTITUTE AN APPROVED ALTERNATIVE DESIGN.

ⓗ DIMENSIONING AND REINFORCING TOLERANCES WILL BE AS SHOWN IN STANDARD OPERATING PROCEDURE (SOP) S-5.

MINOR REVISION — FHWA APPROVAL NOT REQUIRED

STATE OF TENNESSEE STANDARD DEPARTMENT OF TRANSPORTATION

TYPE "U" CROSS DRAIN ENDWALL FOR 30" PIPE, WITH STEEL PIPE GRATE (FOR 3:1, 4:1 & 6:1 SLOPES)

| 03-01-2012 | D-PE-36A |
|---|---|

NOT TO SCALE

---

BID: 6-10-19, REVISED ALTERNATE GRADING FOR STRUCTURAL STEEL PIPE.
BID: 1-13-20, STANDARD REQUIREMENT FOR GRATE ON ALL ENDWALLS.
BID: 6-12-20, REVISED NOTE ⓒ ADDED SPACING DETAILS.
BID: 6-15-21, REVISED GENERAL NOTES, ADDED ELEVATED TO TABLE.
BID: 06-09-16 REVISED AND REDRAWN SHEET.
BID: 6-15-22, REVISED ELEV. DIMENSION, ADDED ANCHOR BOLT DETAILS PLACEMENT DIMENSIONS.
BID: 09-01-22, REVISED GENERAL NOTES Ⓒ,Ⓓ AND Ⓔ.
BID: 10-28-21, ADDED GENERAL NOTE Ⓘ.
BID: 07-07-25, REVISED GENERAL NOTE Ⓒ.




## DIMENSIONS AND QUANTITIES FOR ONE ENDWALL

| SIDE DRAIN DIA. (D) | CONCRETE ENDWALL DIMENSIONS | | | GRATE PLACEMENT DIMENSIONS | | | STRUCTURAL STEEL PIPE @ 0° DIMENSIONS AND QUANTITIES | | | STRUCT. STEEL |
|---|---|---|---|---|---|---|---|---|---|---|
| | H | W | $L_1$ | $L_2$ | $L_3$ | $L_4$ | WG | NO. REQ'D. | LB. | |
| 18" | 7'-0" | 9'-0" | 9'-0" | 7'-0" | 1'-0" | 2'-0" | 7'-0" | 1 | 1,100 | 110 |
| 24" | 7'-0" | 9'-0" | 9'-0" | 7'-0" | 1'-0" | 2'-0" | 7'-0" | 1 | 1,100 | 110 |
| 30" | 7'-0" | 9'-0" | 9'-0" | 7'-0" | 1'-0" | 2'-0" | 7'-0" | 1 | 1,100 | 110 |
| 36" | 7'-0" | 9'-0" | 9'-0" | 7'-0" | 1'-0" | 2'-0" | 7'-0" | 1 | 1,100 | 110 |
| 42" | 7'-0" | 9'-0" | 9'-0" | 7'-0" | 1'-0" | 2'-0" | 7'-0" | 1 | 1,100 | 110 |
| 48" | 7'-0" | 9'-0" | 9'-0" | 7'-0" | 1'-0" |

## RIGHT-OF-WAY

(1) EXISTING PAVED DRIVEWAY PER TRACT REMAINDER WILL BE REPLACED IN KIND TO A TOUCHDOWN POINT.

(2) WHERE THE EXISTING DRIVEWAY IS UNPAVED AND THE PROPOSED DRIVEWAY EXCEEDS 7 PERCENT IN GRADE, EACH DRIVEWAY WILL BE PAVED TO A TOUCHDOWN POINT OR UNTIL THE GRADE IS LESS THAN 7 PERCENT.

(3) WHERE THE EXISTING DRIVEWAY IS UNPAVED AND THE PROPOSED DRIVEWAY IS LESS THAN 7 PERCENT IN GRADE, EACH DRIVEWAY WILL BE PAVED A SHOULDER WIDTH FROM THE EDGE OF PAVEMENT AND THE REMAINDER OF THAT DRIVEWAY REPLACED IN KIND TO A TOUCHDOWN POINT.

(4) ANY NECESSARY PAVING OF DRIVEWAYS WILL BE DONE DURING PAVING OPERATIONS ON THE MAIN ROADWAY.

(5) RIGHT-OF-WAY STAKING WILL BE CONDUCTED AT 50 FOOT INTERVALS AND ON BOTH SIDES OF EXISTING DRIVEWAY. STAKING WILL BE CONDUCTED AT THE BEGINNING OF THE PROJECT AND AS NEEDED THROUGHOUT THE DURATION OF CONSTRUCTION.

## UTILITY

(1) THE LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE APPROXIMATE ONLY. THE 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. THEREFORE, RELIANCE UPON THE TYPE, SIZE, AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION, AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) OR NOT MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. NOTIFICATION BY CALLING THE TENNESSEE ONE CALL SYSTEM, INC., AT 1-800-351-1111 AS REQUIRED BY TCA 65-31-106 WILL BE REQUIRED.

(2) UNLESS OTHERWISE NOTED, ALL UTILITY ADJUSTMENTS WILL BE PERFORMED BY THE UTILITY OR ITS REPRESENTATIVE. THE CONTRACTOR AND UTILITY OWNERS WILL BE REQUIRED TO COOPERATE WITH EACH OTHER IN ORDER TO EXPEDITE THE WORK REQUIRED BY THIS CONTRACT. ON CONTRACTS WHERE CONSTRUCTION STAKES, LINES, AND GRADES ARE CONTRACT ITEMS, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE RIGHT-OF-WAY OR SLOPE STAKES, DITCH OR STREAM BED GRADES, OR OTHER ESSENTIAL SURVEY STAKING TO PREVENT CONFLICTS WITH THE HIGHWAY CONSTRUCTION. FREQUENTLY, THIS WILL BE REQUIRED AS THE FIRST ITEM OF WORK AND AT ANY LOCATION ON THE PROJECT DIRECTED BY THE ENGINEER.

(3) THE CONTRACTOR WILL 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 THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT. THE COST OF PROTECTING UTILITIES FROM DAMAGE AND FURNISHING SPECIAL EQUIPMENT WILL BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS OF CONSTRUCTION.

(4) PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS. ADVANCE CLEAR CUTTING MAY BE REQUIRED BY THE ENGINEER AT ANY LOCATION WHERE CLEARING IS CALLED FOR IN THE SPECIFICATIONS AND CLEAR CUTTING IS NECESSARY FOR A UTILITY RELOCATION. ANY ADDITIONAL COST WILL BE INCLUDED IN THE UNIT PRICE BID FOR THE CLEARING ITEM SPECIFIED IN THE PLANS.

(5) 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 IN ACCORDANCE WITH TCA 65-31-106. NOTIFICATION BY CALLING THE TENNESSEE ONE CALL SYSTEM, INC AT 1-800-351-1111 WILL BE REQUIRED.

## UTILITY OWNERS

**TELEPHONE: AT&T**
CONTACT: DAVID TUTTEROW
OFFICE PHONE: 615 595 7816

**GAS: ATMOS ENERGY**
200 NOAH DRIVE
FRANKLIN, TN 37064
OFFICE PHONE: 615 794 2596
CONTACT: BLAKED DAVIS
Email: BLAKE.DAVIS@ATMOSENERGY.COM

**ELECTRIC: MIDDLE TN ELECTRIC**
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
CONTACT: DALE HOOD
OFFICE PHONE: 615 595 4693
Email: dhood@mte.com

**SEWER: CITY OF FRANKLIN GAS MANAGEMENT**
124 LUMBER DRIVE
FRANKLIN, TN 37064
CONTACT: BEN MCNEIL
OFFICE PHONE: 615 794 4554

**WATER: HB & TS**
505 DOWNS BOULEVARD
FRANKLIN, TN 37064
CONTACT: CODY LOVETT
OFFICE PHONE: 615 794 7796

**CABLE: COMCAST**
2501 McGAVOCK PIKE, SUITE 1206
NASHVILLE, TN 37214
CONTACT: PAULA BROOKS
OFFICE PHONE: 615 550 6855

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TUCK AWAY PUD SUBDIVISION
SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 127314 — 07/02/2025 — STATE OF TENNESSEE

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DRAWN BY: ___
CHECKED BY: ___
DATE: 6/5/2025
KIMLEY-HORN PROJECT NO. 118725000

RIGHT-OF-WAY NOTES

SHEET NUMBER
3

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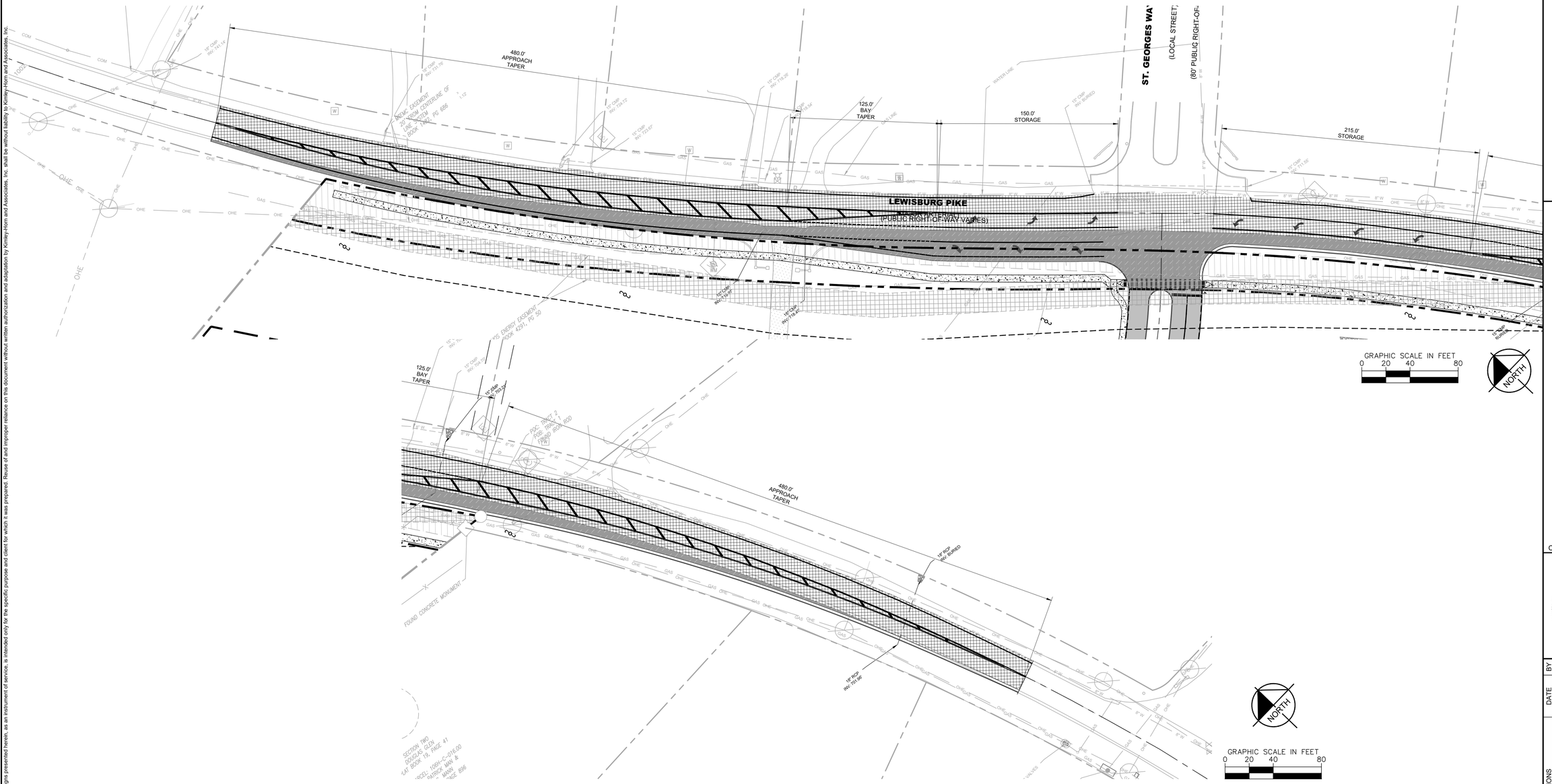


**LEGEND**

- DENOTES PERMANENT DRAINAGE EASEMENT
- DENOTES TEMPORARY CONSTRUCTION EASEMENT
- DENOTES PROPOSED SLOPE EASEMENT

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# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
07/03/2025
COMMERCE
No. 137731
STATE OF TENNESSEE

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PROPERTY MAP

SHEET NUMBER
**3A**

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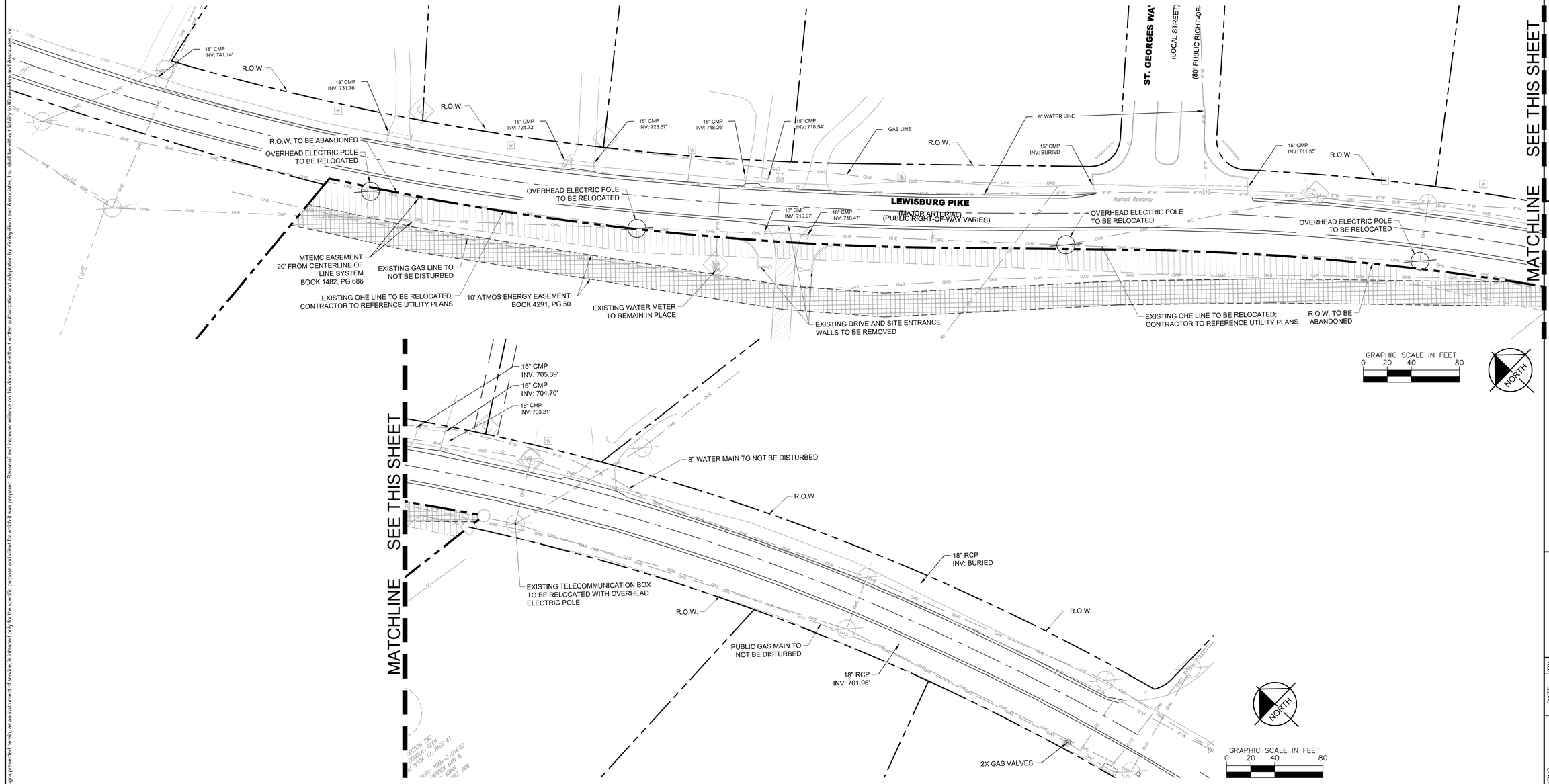


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# TUCK AWAY WAY PUD SUBDIVISION
## SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137131
07/03/2025
STATE OF TENNESSEE

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KIMLEY-HORN PROJECT NO.
118725000

PRESENT LAYOUT

SHEET NUMBER
**4**

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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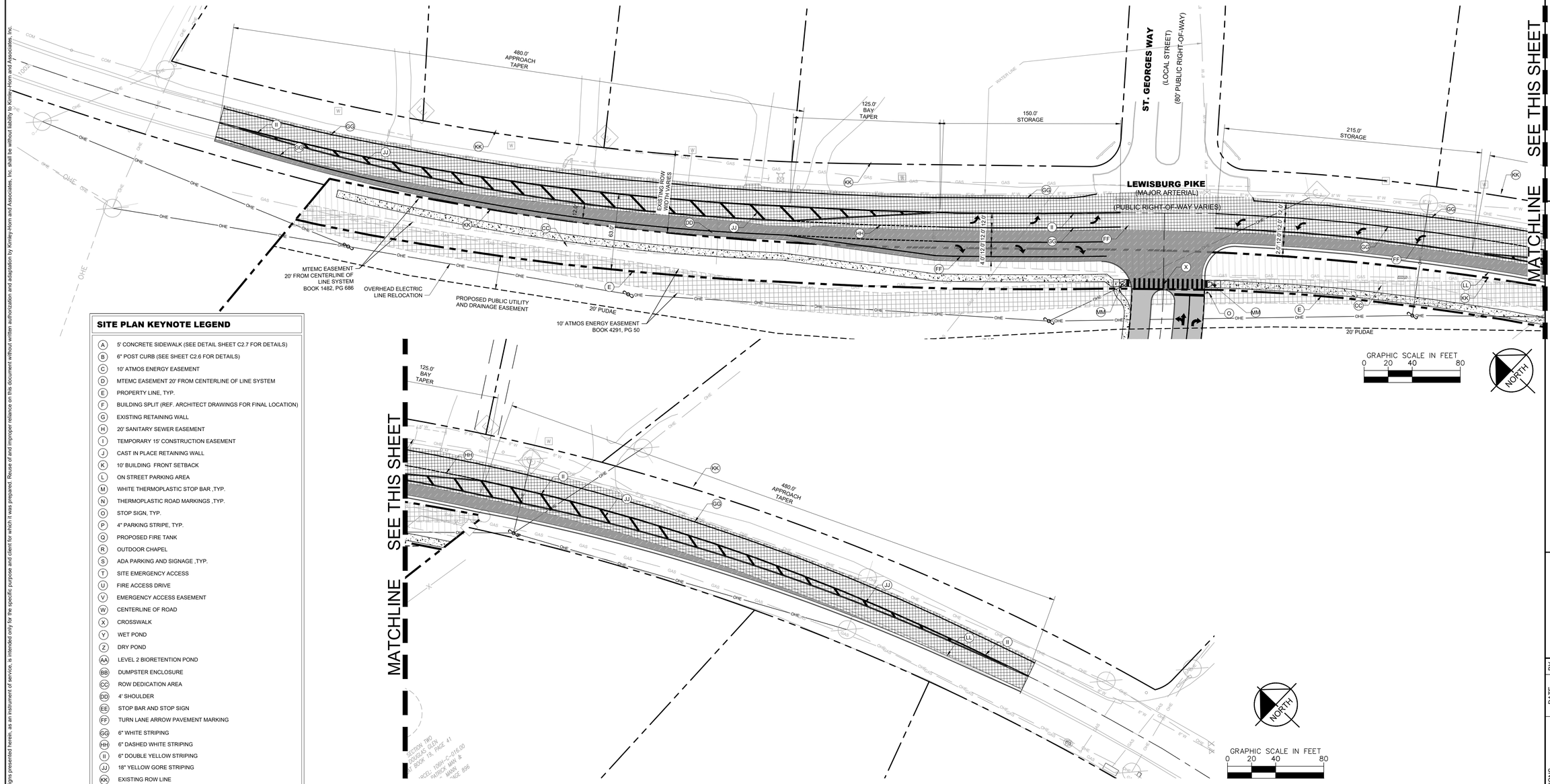


## SITE PLAN KEYNOTE LEGEND

| | |
|---|---|
| A | 5' CONCRETE SIDEWALK (SEE DETAIL SHEET C2.7 FOR DETAILS) |
| B | 6" POST CURB (SEE SHEET C2.6 FOR DETAILS) |
| C | 10' ATMOS ENERGY EASEMENT |
| D | MTEMC EASEMENT 20' FROM CENTERLINE OF LINE SYSTEM |
| E | PROPERTY LINE, TYP. |
| F | BUILDING SPLIT (REF. ARCHITECT DRAWINGS FOR FINAL LOCATION) |
| G | EXISTING RETAINING WALL |
| H | 20' SANITARY SEWER EASEMENT |
| I | TEMPORARY 15' CONSTRUCTION EASEMENT |
| J | CAST IN PLACE RETAINING WALL |
| K | 10' BUILDING FRONT SETBACK |
| L | ON STREET PARKING AREA |
| M | WHITE THERMOPLASTIC STOP BAR ,TYP. |
| N | THERMOPLASTIC ROAD MARKINGS ,TYP. |
| O | STOP SIGN, TYP. |
| P | 4" PARKING STRIPE, TYP. |
| Q | PROPOSED FIRE TANK |
| R | OUTDOOR CHAPEL |
| S | ADA PARKING AND SIGNAGE ,TYP. |
| T | SITE EMERGENCY ACCESS |
| U | FIRE ACCESS DRIVE |
| V | EMERGENCY ACCESS EASEMENT |
| W | CENTERLINE OF ROAD |
| X | CROSSWALK |
| Y | WET POND |
| Z | DRY POND |
| AA | LEVEL 2 BIORETENTION POND |
| BB | DUMPSTER ENCLOSURE |
| CC | ROW DEDICATION AREA |
| DD | 4' SHOULDER |
| EE | STOP BAR AND STOP SIGN |
| FF | TURN LANE ARROW PAVEMENT MARKING |
| GG | 6" WHITE STRIPING |
| HH | 6" DASHED WHITE STRIPING |
| II | 6" DOUBLE YELLOW STRIPING |
| JJ | 18" YELLOW GORE STRIPING |
| KK | EXISTING ROW LINE |
| LL | 2.5' CURB AND GUTTER |
| MM | ADA ACCESSIBLE RAMP |

## SITE HATCH LEGEND

- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- BIORETENTION AREA
- DRY POND
- GRASS PAVED DRIVE AISLE
- MILL AND OVERLAY
- COF RD-1 STREET SECTION

## TRAFFIC SIGNAL NOTE

THE CITY OF FRANKLIN HAS THE AUTHORITY TO AUTHORIZE A DEVELOPER TO INSTALL TRAFFIC SIGNAL AND ASSOCIATED PAVEMENT MARKINGS VIA THE CITY PERMITTING PROCESS. CONTRACTOR TO VERIFY WITH THE CITY OF FRANKLIN THE ASSOCIATED SIGNAL INFRASTRUCTURE IS IN WORKING CONDITION BEFORE REMOVING STOP SIGNS.

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

## STRIPING GENERAL NOTE

ALL PROPOSED STRIPING IS TO BE THERMOPLASTIC.

## LEWISBURG PIKE NOTE

UNLESS OTHERWISE REQUIRED BY TDOT, THE PAVEMENT SECTION FOR LEWISBURG PIKE SHALL MEET THE CITY OF FRANKLIN (COF) STANDARD DRAWING RD-1 PAVEMENT SECTION FOR A MAJOR ARTERIAL STREET. AS THE EXISTING PAVEMENT SECTION FOR LEWISBURG PIKE IS UNKNOWN AND REVISIONS TO THE PAVEMENT SURFACE ELEVATION ARE PROPOSED, THE EXISTING PAVEMENT COMPOSITION AND THICKNESSES SHALL BE DETERMINED PRIOR TO CONSTRUCTION. SHOULD ANALYSIS INDICATE THAT THE FINAL PAVEMENT CROSS SECTION IS INSUFFICIENT TO MEET COF RD-1, FULL DEPTH RECLAMATION OR OTHER ENGINEERED REHABILITATION MEASURES NECESSARY TO PROVIDE PAVEMENT HAVING THE EQUIVALENT PERFORMANCE OF COF RD-1 SHALL BE PROVIDED. A LICENSED GEOTECHNICAL ENGINEERING REPRESENTATIVE SHALL CONTINUOUSLY MONITOR ANY REHABILITATION MEASURE AND PROVIDE RECOMMENDATIONS DURING CONSTRUCTION, HOWEVER FINAL FULL-DEPTH RECLAMATION OR REHABILITATION MEASURES IMPLEMENTED SHALL BE AT THE DISCRETION OF TDOT AND THE COF STREET DEPARTMENT BASED ON FIELD CONDITIONS. ALL WORK AND COSTS ASSOCIATED WITH FULL DEPTH RECLAMATION OR REHABILITATION OF THE STREET SECTION, INCLUDING BUT NOT LIMITED TO ENGINEERING,TESTING,AND CONSTRUCTION, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEACON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
07/03/2025
COMMERCE
No. 137111
STATE OF TENNESSEE

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| DATE: | 6/5/2025 |
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ENLARGED PROPOSED LAYOUT

SHEET NUMBER
**4A**

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## GRADING PLAN LEGEND

| | | | | |
|---|---|---|---|---|
| 476.17 | SPOT ELEVATION | | | |
| | HP | HIGH POINT | LP | LOW POINT |
| | TC | TOP OF CURB | BC | BOTTOM OF CURB / GUTTER LINE |
| | TW | TOP OF WALL | BW | BOTTOM OF EXPOSED WALL |
| | INV | INVERT | RIM | TOP OF GRATE / COVER |
| FFE 472.50 | FINISH FLOOR ELEVATION | | | |
| 500 | EXISTING CONTOUR | | | |
| 500 | PROPOSED CONTOUR | | | |

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

630
630

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# TUCK AWAY WAY PUD SUBDIVISION
## SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
07/03/2025
COMMERCE
No. 137131
STATE OF TENNESSEE

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GRADING PLAN

SHEET NUMBER
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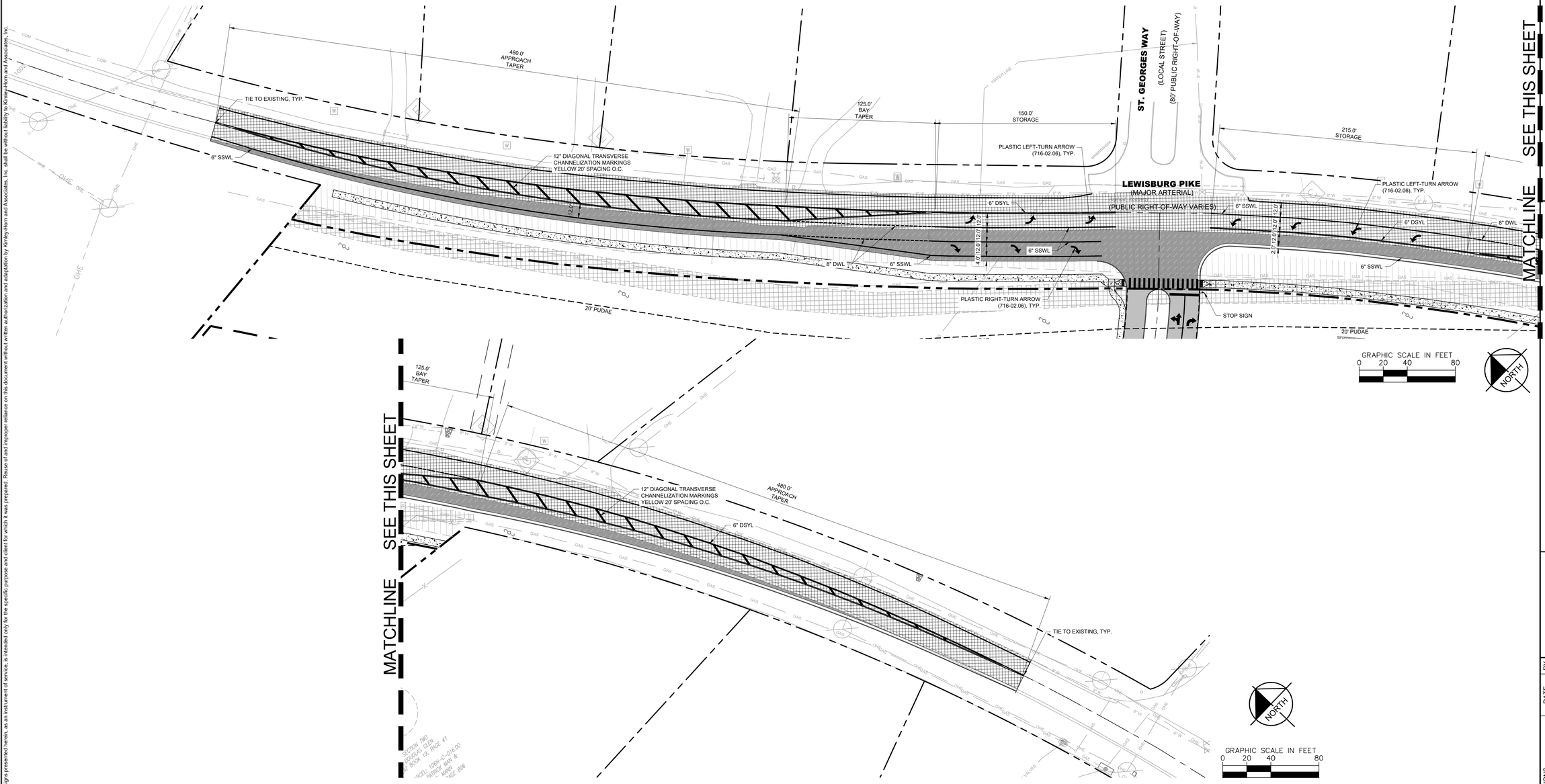





## STRIPING AND MARKINGS NOTES

- ALL NEW STRIPING AND MARKING TO BE THERMOPLASTIC
- ALL STIPING AND MARKING TO BE IN ACCORDANCE WITH TDOT STANDARD DRAWINGS T-M-1, T-M-2, T-M-3, T-M-4

MARKING ABBREVIATIONS:
SSWL - SINGLE SOLID WHITE LINE
DSYL - DOUBLE SOLID YELLOW LINE
DWL - DOTTED WHITE LINE
SSYL - SINGLE SOLID YELLOW LINE
SBYL - SINGLE BROKEN YELLOW LINE

## TRAFFIC SIGNAL NOTE

THE CITY OF FRANKLIN HAS THE AUTHORITY TO AUTHORIZE A DEVELOPER TO INSTALL TRAFFIC SIGNAL AND ASSOCIATED PAVEMENT MARKINGS VIA THE CITY PERMITTING PROCESS. CONTRACTOR TO VERIFY WITH THE CITY OF FRANKLIN THE ASSOCIATED SIGNAL INFRASTRUCTURE IS IN WORKING CONDITION BEFORE REMOVING STOP SIGNS.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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# TUCK AWAY WAY PUD SUBDIVISION
## SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
07/03/2025
COMMERCE
No. 137131
STATE OF TENNESSEE

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DRAWN BY: —
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KIMLEY-HORN PROJECT NO. 118725000

SIGNING AND MARKING

SHEET NUMBER
6

## SIGN LEGEND




G20-2
36"X18"




W20-1
36"X36"

## LEGEND

| | |
|---|---|
| XX' | LANE WIDTH |
| | CONSTRUCTION SIGN |
| | FLEXIBLE DRUMS (CHANNELIZING) |
| | WORK AREA |
| | DIRECTION OF TRAVEL |

## CITY OF FRANKLIN TRAFFIC CONTROL NOTE

LANE CLOSURES IN CITY OF FRANKLIN ROADWAYS SHALL BE LIMITED TO THE HOURS OF 9:00AM TO 3:00PM UNLESS SPECIAL APPROVAL IS GRANTED BY THE CITY OF FRANKLIN ENGINEERING DEPARTMENT. EACH ROADWAY CONSTRUCTION OPERATION SHALL BE EMAILED TO THE TRAFFIC OPERATIONS CENTER AT TOCMAIL@FRANKLINTN.GOV A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK. ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND TRAFFIC CONTROL PLAN APPROVED BY THE STREET DEPARTMENT.

## TRAFFIC HANDLING NOTES

1. CONTRACTOR TO FURNISH AND INSTALL TEMPORARY CONSTRUCTION SIGN.
2. SPACE CONES 25' ON CENTER.
3. WORK ZONE.

## SPECIAL NOTES

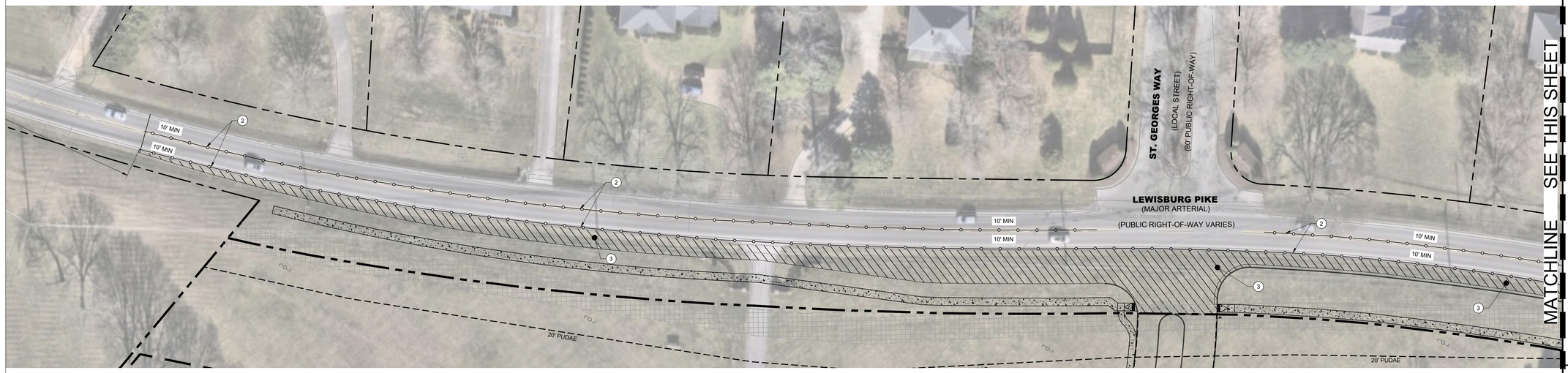
1. CONTRACTOR SHALL MAINTAIN ACCESS TO PRIVATE DRIVES AT ALL TIMES DURING CONSTRUCTION OPERATIONS. MAINTENANCE GRAVEL WILL BE USED AS DIRECTED BY THE ENGINEER FOR ACCESS.
2. CONTRACTOR SHALL ENSURE A MIN. 10FT LANE IS BEING PROVIDED FOR EACH DIRECTION OF TRAVEL.

## TRAFFIC CONTROL NOTES

1. ADVANCED WARNING SIGNS SHALL NOT BE DISPLAYED MORE THAN FORTY-EIGHT (48) HOURS BEFORE PHYSICAL CONSTRUCTION BEGINS. SIGNS MAY BE ERECTED UP TO ONE WEEK BEFORE NEEDED, IF THE SIGN FACE IS FULLY COVERED.
2. IF THE CONTRACTOR MOVES OFF THE PROJECT, HE SHALL COVER OR REMOVE ALL UNNEEDED SIGNS AS DIRECTED BY THE ENGINEER. COSTS OF REMOVAL, COVERING, AND INSTALLING SIGNS SHALL NOT BE MEASURED AND PAID FOR SEPARATELY. BUT ALL COSTS SHALL BE INCLUDED IN THE ORIGINAL UNIT PRICE BID FOR ITEM NO 712-06, SIGNS (CONSTRUCTION) PER SQUARE FOOT.
3. A LONG TERM BUT SPORADIC USE WARNING SIGN, SUCH AS A FLAGGER SIGN, MAY REMAIN IN PLACE WHEN NOT REQUIRED PROVIDED THE SIGN FACE IS FULLY COVERED.
4. USE OF BARRICADES, PORTABLE BARRIER RAILS, VERTICAL PANELS, AND DRUMS SHALL BE LIMITED TO THE IMMEDIATE AREAS OF CONSTRUCTION WHERE A HAZARD IS PRESENT. THESE DEVICES SHALL NOT BE STORED ALONG THE ROADWAY WITHIN THIRTY (30) FEET OF THE EDGE OF THE TRAVELED WAY BEFORE OR AFTER USE UNLESS PROTECTED BY GUARDRAIL, BRIDGE RAIL, AND/OR BARRIERS INSTALLED FOR OTHER PURPOSES. THESE DEVICES SHALL BE REMOVED FROM THE CONSTRUCTION WORK ZONE WHEN THE ENGINEER DETERMINES THEY ARE NO LONGER NEEDED. WHERE THERE IS INSUFICIENT RIGHT-OF-WAY TO PROVIDE FOR THIS 30-FOOT SETBACK, THE CONTRACTOR SHALL DETERMINE THE ALTERNATE LOCATIONS AND REQUEST THE ENGINEER'S APPROVAL TO USE THEM.
5. THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK ANY VEHICLES OR CONSTRUCTION EQUIPMENT DURING PERIODS OF INACTIVITY, WITHIN THIRTY (30) FEET OF THE EDGE OF PAVEMENT WHEN THE LANE IS OPEN TO TRAFFIC. UNLESS PROTECTED BY GUARDRAIL, BRIDGE RAIL, AND/OR BARRIERS INSTALLED FOR OTHER PURPOSES. PRIVATELY OWNED VEHICLES SHALL NOT BE ALLOWED TO PARK WITHIN THIRTY (30) FEET OF AN OPEN TRAFFIC LANE AT ANY TIME UNLESS PROTECTED AS DESCRIBED ABOVE. WHERE THERE IS INSUFFICIENT RIGHT-OF-WAY TO PROVIDE FOR THIS 30-FOOT SETBACK, THE CONTRACTOR SHALL DETERMINE THE ALTERNATE LOCATIONS AND REQUEST THE ENGINEER'S APPROVAL TO USE THEM.
6. ALL DETOUR AND CONSTRUCTION SIGNING SHALL BE IN STRICT ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
7. TRAFFIC CONTROL DEVICES SHALL NOT BE DISPLAYED OR ERECTED UNLESS RELATED CONDITIONS ARE PRESENT NECESSITATING WARNING.
8. THIS SET OF PLANS IS NOT INTENDED TO SUPERSEDE OR RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY TOWARD MOTORISTS OR PROPERTY OWNERS WITHIN THE CONSTRUCTION LIMITS.
9. THE CONSTRUCTION SIGNING IS TO SERVE AS A GUIDE ONLY. OTHER SIGNS MAY BE REQUIRED DURING VARIOUS PHASES OF CONSTRUCTION. ALL REGULATORY AND WARNING SIGNS WHICH ARE NO LONGER APPROPRIATE BECAUSE OF THE CONSTRUCTION SHALL BE COVERED OR REMOVED.
10. THE APPROPRIATE TRAFFIC CONTROL SHALL BE INSTALLED AT THE INCEPTION OF EACH STAGE OF CONSTRUCTION AND SHALL BE PROPERLY MAINTAINED AND/OR OPERATED DURING THE TIME SUCH SPECIAL CONDITIONS EXIST. THEY SHALL REMAIN IN PLACE ONLY AS LONG AS THEY ARE NEEDED AND SHALL BE IMMEDIATELY REMOVED THEREAFTER.
11. ALL TRAFFIC CONTROL DEVICES AND THEIR INSTALLATION SHALL MEET THE STANDARD PRESCRIBED IN THE STATE OF TENNESSEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SHALL COMPLY WITH THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAYS, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 712 - TEMPORARY TRAFFIC CONTROL.
12. BARRICADE WARNING LIGHTS SHALL BE ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD FOR FLASHING AND STEADY BURN BARRICADE WARNING LIGHTS 1978.
13. AT ALL TIMES THE ROADWAY MUST BE MAINTAINED IN A CONDITION TO ALLOW THE PASSAGE OF EMERGENCY VEHICLES AND THEIR ACCESS TO RESIDENCES THROUGHOUT THE CONSTRUCTION ZONE.
14. THE TRAFFIC CONTROL PLAN AS SHOWN SHALL BE CONSIDERED AS A MINIMUM. OTHER DEVICES MAY BE REQUIRED AS DIRECTED BY THE ENGINEER. EXTRA PAYMENT WILL BE MADE UNDER THE APPROPRIATE ITEM.
15. ALL TRAFFIC CONTROL DEVICES SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF THE PROJECT.
16. TYPE III BARRICADES OR DRUMS WITH ATTACHED TYPE C WARNING LIGHTS BE PROVIDED AS NECESSARY TO ALLOW FOR THE PASSAGE OF VEHICLES (ON LOCAL TRAFFIC BARRICADES) AND NOT CAUSE VEHICLE CONFLICT THROUGH CONSTRUCTION ZONE AT 40' C TO C. PARTICULAR ATTENTION SHALL BE PAID AT PAVEMENT EDGES WHERE CURB AND GUTTER OR SHOULDERS ARE REMOVED OR TO BE REPLACED.
17. ANY LANE CLOSURES SHALL BE SIGNED IN ACCORDANCE WITH SECTION VI OR MUTCD.
18. THE CONTRACTOR IS DIRECTLY RESPONSIBLE FOR THE PROVISION OF ANY AND ALL TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH MUTCD AND SECTION 712 OF THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
19. ALL TRAFFIC CONTROL DEVICES SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF THE PORTION OF THE PROJECT. DURING CONSTRUCTION CONTRACTOR SHALL FOLLOW T.D.O.T.'S "GUIDELINES FOR HANDLING DIFFERENCE IN ELEVATION BETWEEN ADJACENT ROADWAY ELEMENTS".
20. PRIOR TO CLOSING ANY ROAD TO THROUGH TRAFFIC, THE CONTRACTOR WILL BE REQUIRED TO NOTIFY ALL AFFECTED LOCAL AGENCIES CONCERNING THE ROAD CLOSURE. THE AGENCIES TO BE CONTACTED SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: FIRE DEPT., SHERIFFS DEPT., POST OFFICE, BOARD OF EDUCATION, ETC.
21. SIGNAGE SHALL COMPLY WITH M.U.T.C.D. AND WITH T.D.O.T. STD. DWGS. T-M-1 THROUGH T-M-4.
22. TRAFFIC AND STREET NAME SIGNS SHALL BE RELOCATED AND RESET AS AN INTEGRAL PART OF THE WORK. TRENCHES IN STREETS TEMPORARILY REOPENED TO TRAFFIC SHALL BE MAINTAINED AND SURFACED WITH COLD MIX OR BINDER UNTIL FINAL CONSTRUCTION.
23. THE CONTRACTOR MAY DEVELOP AN ALTERNATE TRAFFIC CONTROL PLAN IF APPROVED BY THE CITY TRAFFIC DEPT AND CITY ENGINEER.
24. ACCESS TO PROPERTY WITHIN CONSTRUCTION LIMITS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
25. CONTRACTOR SHALL FURNISH FLAGGER(S) AS NECESSARY. COST TO BE INCLUDED IN ITEM FOR TRAFFIC CONTROL.
26. THESE PLANS ARE NOT INTENDED TO SUPERSEDE OR RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY TOWARD MOTORISTS OR PROPERTY OWNERS WITHIN CONSTRUCTION LIMITS OR TOWARD INSTALLING TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH CURRENT M.U.T.C.D. REQUIREMENTS.



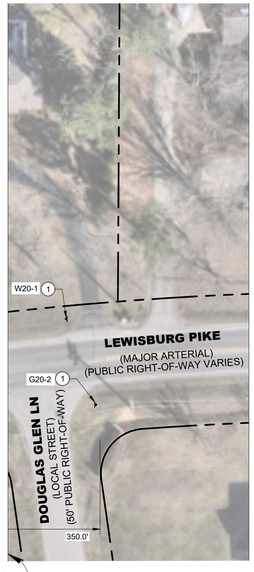

250' OUT







170' OUT




GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.


Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com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# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
FRANKLIN, TENNESSEE

COF PROJECT NUMBER 8764

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 131114
07/02/2025
STATE OF TENNESSEE

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
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| 5 | | | |
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| 7 | | | |
| 8 | | | |
| 9 | | | |
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|---|---|
| DESIGNED BY: | LEE |
| DRAWN BY: | ZTB |
| CHECKED BY: | LEE |
| DATE: | 6/5/2025 |

KIMLEY-HORN PROJECT NO.
118725000

TRAFFIC CONTROL PLANS

SHEET NUMBER
**T1**


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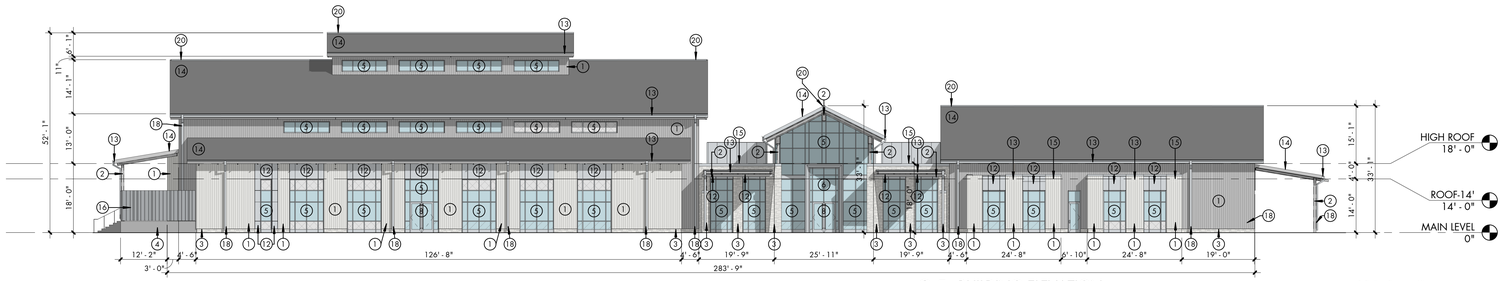
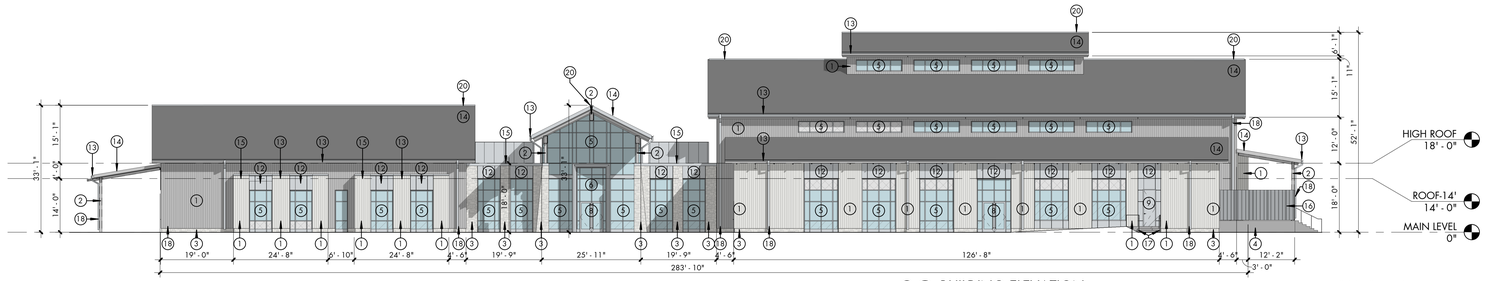
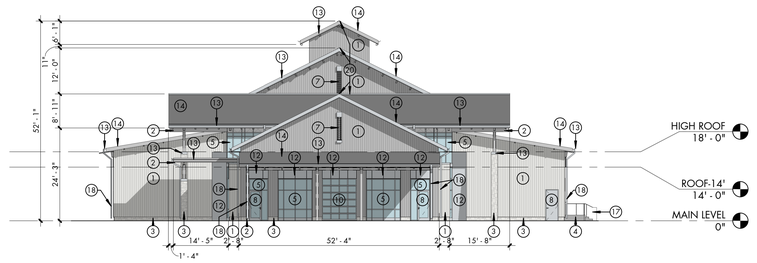


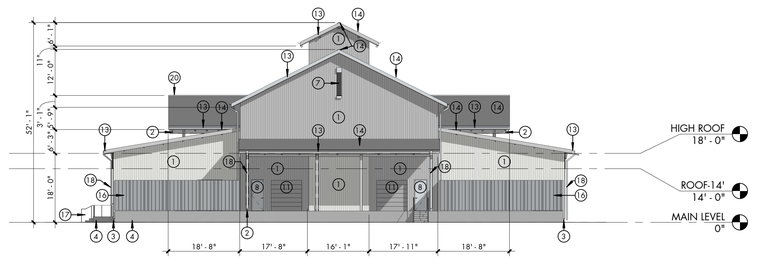

## - 01 BUILDING ELEVATION
OVERALL ELEVATION - EAST (FRONTAGE) - SUBMITTAL




## - 02 BUILDING ELEVATION
OVERALL ELEVATION - WEST - SUBMITTAL




## - 03 BUILDING ELEVATION
OVERALL ELEVATION - NORTH - SUBMITTAL




## - 04 BUILDING ELEVATION
OVERALL ELEVATION - SOUTH - SUBMITTAL

## EXTERIOR ELEVATION CODED NOTES

1. HARDIE ARTISAN SHIPLAP SIDING - VERTICAL ORIENTATION (PAINTED)
2. EXPOSED STEEL STRUCTURE (PAINTED)
3. DRYSTACK, ROUGH CUT TENNESSEE LIMESTONE MASONRY VENEER, REFER TO SECTION DETAILS
4. CAST-IN-PLACE CONCRETE
5. ALUMINUM STOREFRONT WINDOW (COLOR:TBD)
6. ALUMINUM CURTAINWALL SYSTEM (COLOR:TBD)
7. PREFINISHED MTL LOUVERED VEBT (COLOR TO MATCH STOREFRONT SYSTEM)
8. ALUMINUM STOREFRONT DOORS (COLOR TO MATCH STOREFRONT SYSTEM) - REFER TO DOOR SCHEDULE
9. HOLLOW METAL DOOR (COLOR TO MATCH STOREFRONT SYSTEM) - REFER TO DOOR SCHEDULE
10. INSULATED ALUMINUM GLASS OVERHEAD DOOR (COLOR TO MATCH STOREFRONT SYSTEM) - REFER TO DOOR SCHEDULE
11. INSULATED SECTIONAL STEEL DOOR (COLOR TO MATCH STOREFRONT SYSTEM) - REFER TO DOOR SCHEDULE
12. COMPOSITE METAL PANEL SYSTEM (COLOR TO MATCH STOREFRONT SYSTEM)
13. PREFINISHED GUTTER, REFER TO SECTION DETAILS
14. PREFINISHED MECHANICALLY SEAMED STANDING SEAM ROOF SYSTEM - 1.5" RIBS AT 16" O.C. (COLOR: TBD)
15. EPDM MEMBRANE ROOF OVER 1/4"/12" TAPERED INSULATION AND COVER BOARD, REFER TO SECTION DETAILS
16. WOOD PRIVACY FENCE (PAINTED, COLOR: TBD)
17. POWDER COATED STEEL EXTERIOR HANDRAIL - REFER TO DETAILS
18. PREFINISHED ALUMINUM DOWNSPOUTS, REFER TO PLUMBING DRAWINGS
19. ROOFTOP MECHANICAL UNIT SCREEN
20. ROOF RIDGE

TEMPERED GLAZING, REFER TO WINDOW SCHEDULE.

GLAZED SPANDREL, REFER TO WINDOW SCHEDULE.

## COF ELEVATION NOTE

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## OVERALL EAST (FRONTAGE) MATERIAL NOTES

| | SURFACE AREA | GROSS/NET PERCENTAGES |
|---|---|---|
| GROSS OF WALL | 6,783 GSF | |
| GROSS OF GLAZING | 2,441 GSF | 36 % |
| NET OF WALL | 4342 NSF | |
| NET HARDIE BOARD SIDING SYSTEM | 3447 NSF | 79 % |
| NET STONE VENEER | 417 NSF | 10 % |
| NET METAL PANEL SYSTEM | 478 NSF | 11 % |

## OVERALL WEST MATERIAL NOTES

| | SURFACE AREA | GROSS/NET PERCENTAGES |
|---|---|---|
| GROSS OF WALL | 6,819 GSF | |
| GROSS OF GLAZING | 2,436 GSF | 36 % |
| NET OF WALL | 4383 NSF | |
| NET HARDIE BOARD SIDING SYSTEM | 3478 NSF | 79 % |
| NET STONE VENEER | 427 NSF | 10 % |
| NET METAL PANEL SYSTEM | 478 NSF | 11 % |

## OVERALL NORTH MATERIAL NOTES

| | SURFACE AREA | GROSS/NET PERCENTAGES |
|---|---|---|
| GROSS OF WALL | 2,886 GSF | |
| GROSS OF GLAZING | 488 GSF | 17 % |
| NET OF WALL | 2,398 NSF | |
| NET HARDIE BOARD SIDING SYSTEM | 2,025 NSF | 84 % |
| NET STONE VENEER | 126 NSF | 5 % |
| NET METAL PANEL SYSTEM | 247 NSF | 10 % |

## OVERALL SOUTH MATERIAL NOTES

| | SURFACE AREA | GROSS/NET PERCENTAGES |
|---|---|---|
| GROSS OF WALL | 2,906 GSF | |
| GROSS OF GLAZING | 0 GSF | 0 % |
| NET OF WALL | 2,906 NSF | |
| NET HARDIE BOARD SIDING SYSTEM | 2,904 NSF | 100 % |
| NET STONE VENEER | 2 NSF | 0 % |
| NET METAL PANEL SYSTEM | 0 NSF | 0 % |

BUILDING TYPE - CIVIL


BAUER | ASKEW
architecture, pllc

615
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F 726.4891
615

1615
sixteenth
avenue south

nashville
tennessee
37212


JAMES CHARLES BAUER
REGISTERED ARCHITECT
No. 105715
STATE OF TENNESSEE

23007

Fellowship Bible Church

FELLOWSHIP BIBLE CHURCH | NEW FRANKLIN CAMPUS

1190 LEWISURG PIKE,
FRANKLIN, TN 37604

| # | DESCRIPTION | DATE |
|---|---|---|

COF #: 8764

EXTERIOR ELEVATIONS - OVERALL - SUBMITTAL

A3.02

06/05/25

100% DESIGN DEVELOPMENT


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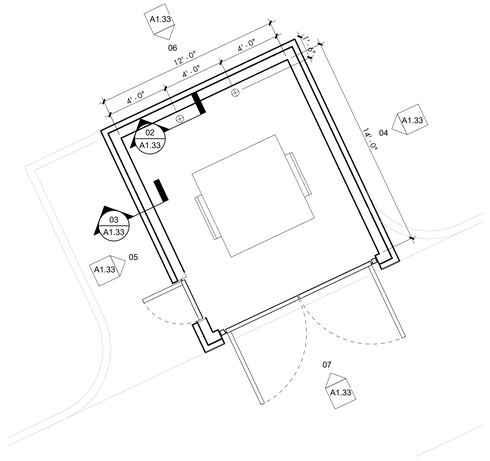
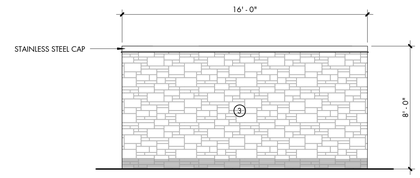


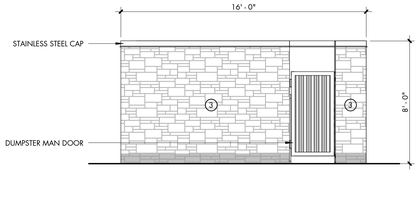

## - 01 ENLARGED FLOOR PLAN
ENLARGED DUMPSTER PLAN

0 1' 2' 4'



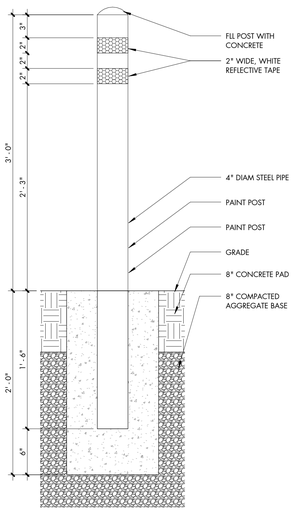

## - 04 BUILDING ELEVATION
DUMPSTER ENCLOSURE ELEVATION - EAST - SUBMITTAL

0 1' 2' 4'



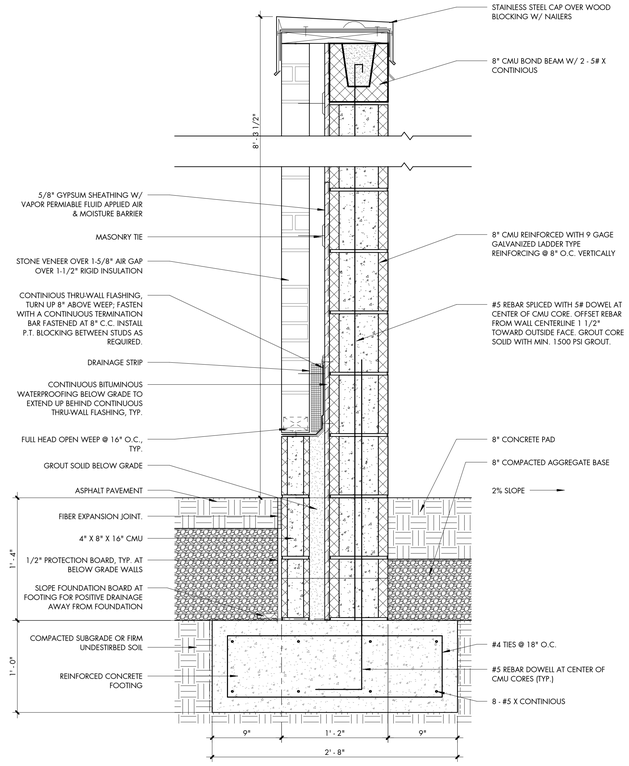

## - 05 BUILDING ELEVATION
DUMPSTER ENCLOSURE ELEVATION - WEST- SUBMITTAL

0 1' 2' 4'



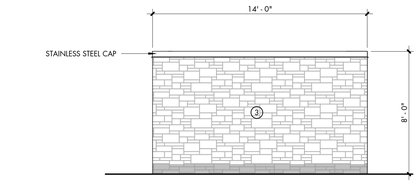

## - 02 SECTION DETAIL
TYPICAL BOLLARD DETAIL

0 3" 6" 1'



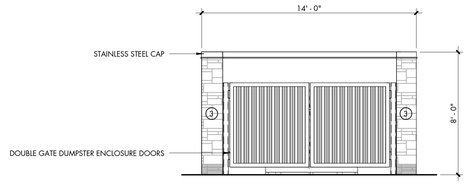

## - 03 SECTION DETAIL
DUMPSTER ENCLOSURE WALL

0 3" 6" 1'




## - 06 BUILDING ELEVATION
DUMPSTER ENCLOSURE ELEVATION - NORTH - SUBMITTAL

0 1' 2' 4'




## - 07 BUILDING ELEVATION
DUMPSTER ENCLOSURE ELEVATION - SOUTH - SUBMITTAL

0 1' 2' 4'

## EXTERIOR ELEVATION CODED NOTES

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2. EXPOSED STEEL STRUCTURE (PAINTED)
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18. PREFINISHED ALUMINUM DOWNSPOUTS, REFER TO PLUMBING DRAWINGS
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20. ROOF RIDGE

TEMPERED GLAZING, REFER TO WINDOW SCHEDULE.

GLAZED SPANDREL, REFER TO WINDOW SCHEDULE.

## COF ELEVATION NOTE

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## DUMPSTER ENCLOSURE EAST MATERIAL NOTES

| | SURFACE AREA | GROSS/NET PERCENTAGES |
|---|---|---|
| GROSS OF WALL | 128 GSF | |
| GROSS OF GLAZING | 0 GSF | 0 % |
| NET OF WALL | 128 NSF | |
| NET STONE VENEER | 121 NSF | 95 % |
| NET METAL | 7 NSF | 5 % |

## DUMPSTER ENCLOSURE WEST MATERIAL NOTES

| | SURFACE AREA | GROSS/NET PERCENTAGES |
|---|---|---|
| GROSS OF WALL | 104 GSF | |
| GROSS OF GLAZING | 0 GSF | 0 % |
| NET OF WALL | 104 NSF | |
| NET STONE VENEER | 98 NSF | 94 % |
| NET METAL | 6 NSF | 6 % |

## DUMPSTER ENCLOSURE NORTH MATERIAL NOTES

| | SURFACE AREA | GROSS/NET PERCENTAGES |
|---|---|---|
| GROSS OF WALL | 112 GSF | |
| GROSS OF GLAZING | 0 GSF | 0 % |
| NET OF WALL | 112 NSF | |
| NET STONE VENEER | 106 NSF | 95 % |
| NET METAL | 6 NSF | 5 % |

## DUMPSTER ENCLOSURE SOUTH MATERIAL NOTES

| | SURFACE AREA | GROSS/NET PERCENTAGES |
|---|---|---|
| GROSS OF WALL | 21 GSF | |
| GROSS OF GLAZING | 0 GSF | 0 % |
| NET OF WALL | 21 NSF | |
| NET STONE VENEER | 20 NSF | 95 % |
| NET METAL | 1 NSF | 5 % |

BUILDING TYPE - CIVIL

BAUER | ASKEW
architecture, pllc
615
T 726.0047
F 726.4891
615
1615
sixteenth
avenue south
nashville
tennessee
37212

JAMES CHARLES ELDER
REGISTERED ARCHITECT
No. 105715
STATE OF TENNESSEE

23007

Fellowship Bible Church

FELLOWSHIP BIBLE CHURCH | NEW FRANKLIN CAMPUS

1190 LEWISURG PIKE, FRANKLIN, TN 37604

| # | DESCRIPTION | DATE |
|---|---|---|

ENLARGED DUMPSTER

A1.33

06/05/25

100% DESIGN DEVELOPMENT

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## Schedule

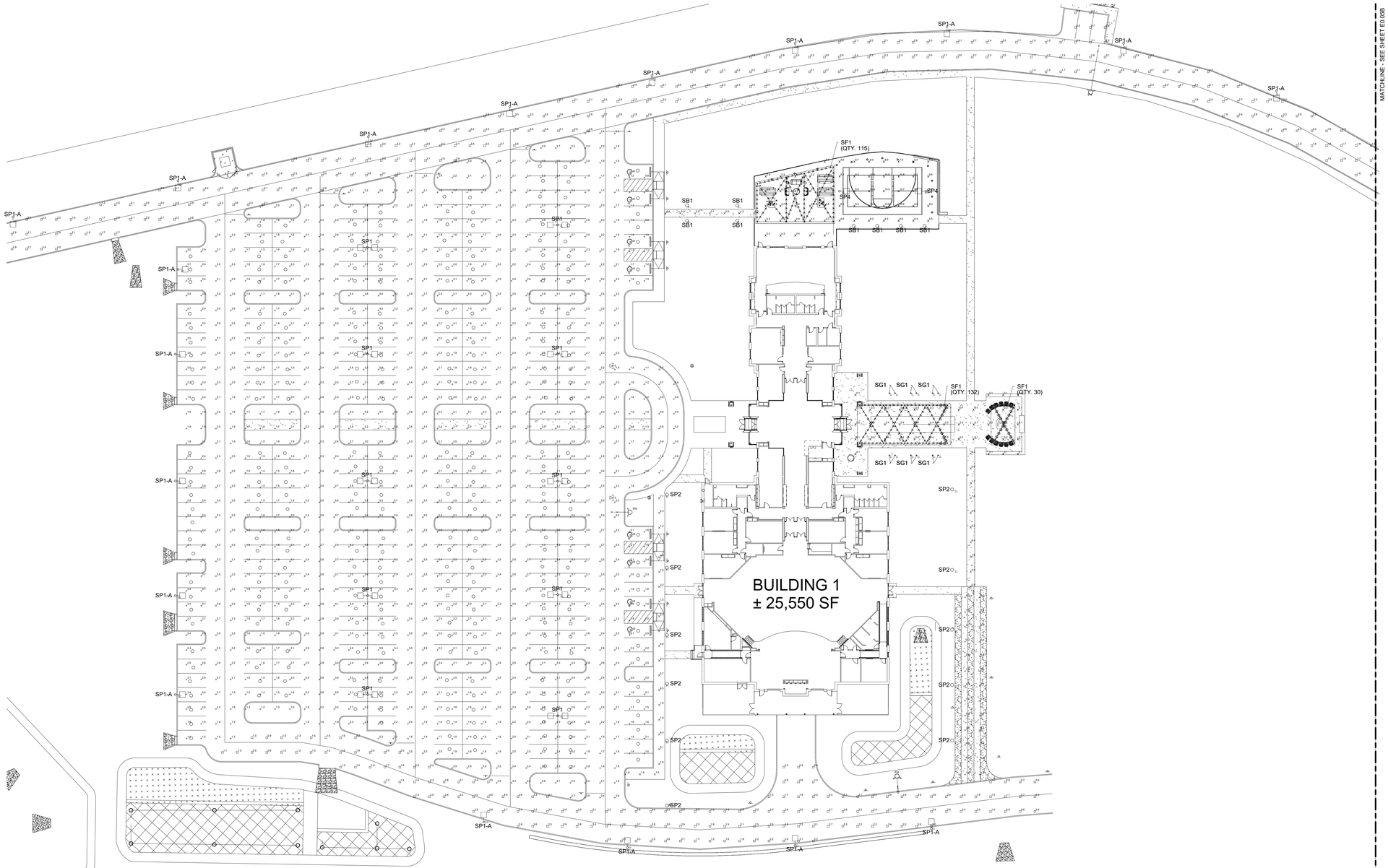
| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Filename | Lumen Multiplier | Light Loss Factor | Total Lamp Lumens | Wattage | Plot |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | SB1 | 8 | TARGETTI | CBB-41-16-3K-L3-30 | MR3 BO 160 17W 30K 360° FE | CBB41323B6_000 FE.IES | 1 | 0.9 | 2585 | 19.8 | Max: 236cd |
| | SF1 | 265 | DURALAMP | STARGAZER LAMP G19 | DL5G2210 | DL5G__2210.ies | 1 | 0.9 | 20 | 0.6 | Max: 4cd |
| | SG1 | 12 | TARGETTI | KPL-41-2Nx(L2-30-MWFL | KEPLERO ZOOM REC PNJ ADJ LED 30W 3000K MWFL | KPL41ZNL230_MWFL.IES | 1 | 0.9 | 4550 | 39.7 | Max: 457lx/cd |
| | SP1 | 10 | Lithonia Lighting | DSX1 LED P4 33K 80CRI MVOLT RPA TSW FINISH | D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 80 CRI Type 3 White | DSX1_LED_P4_33K_80CRI_TSW.ies | 1 | 0.9 | 29638 | 247.88 | Max: 5770cd |
| | SP1-A | 18 | Lithonia Lighting | DSX1 LED P4 30K 80CRI MVOLT RPA TSW FINISH | D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 80 CRI Type 3 Medium | DSX1_LED_P4_30K_80CRI_TSW.ies | 1 | 0.9 | 13805 | 123.94 | Max: 1257.1cd |
| | SP1-B | 6 | Lithonia Lighting | DSX1 LED P4 30K 80CRI MVOLT RPA TSW FINISH | D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 80 CRI Type 4 Medium | DSX1_LED_P4_30K_80CRI_TMS.ies | 1 | 0.9 | 14179 | 123.94 | Max: 1137lx/cd |
| | SP2 | 11 | LUMINIS | CTYG2-L3L35-30K-MVOLT-P4-OPTIONS-FINISH | CTYG2 | CTYG2-L3L35-40K.ies | 0.94 | 0.9 | 3463 | 30 | Max: 123.5cd |
| | SP4 | 2 | WISCONSIN LIGHTING LAB | WS-GTX-175-30-MV-A-WA-MOUNTING | WILLsport - GTX | WS-GTX-175-30-xx-4-xx | 1 | 0.9 | 25975 | 175 | Max: 1366lx/cd |

## Statistics

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|---|
| CONCRETE WALKWAY - RIGHT | + | 1.4 fc | 4.3 fc | 0.3 fc | 14.3:1 | 4.7:1 |
| DRIVEWAY - BOTTOM | □ | 2.3 fc | 6.2 fc | 0.3 fc | 20.7:1 | 7.7:1 |
| DRIVEWAY - TOP | □ | 2.4 fc | 4.0 fc | 0.2 fc | 20.0:1 | 12.0:1 |
| DRIVEWAY ADDITIONAL TO ROAD | + | 1.0 fc | 3.0 fc | 0.0 fc | N/A | N/A |
| PARKING LOT | + | 2.4 fc | 4.0 fc | 0.4 fc | 10.0:1 | 6.0:1 |
| STRING LIGHTS AREA 1 & HALF-COURT | × | 5.4 fc | 10.9 fc | 0.2 fc | 54.5:1 | 27.0:1 |
| STRING LIGHTS AREA 2 | × | 0.2 fc | 0.4 fc | 0.1 fc | 4.0:1 | 2.0:1 |
| WALKWAY @ LEFT FACADE | × | 3.6 fc | 7.7 fc | 1.2 fc | 6.4:1 | 3.0:1 |
| WALKWAY @ RIGHT FACADE | × | 0.9 fc | 2.0 fc | 0.2 fc | 10.0:1 | 4.5:1 |
| WALKWAY @ TOP LEFT FACADE | × | 0.4 fc | 1.2 fc | 0.1 fc | 12.0:1 | 4.0:1 |

Note

- MEASUREMENTS TAKEN @ GRADE
- MOUNTING HEIGHT IS NOTED ON EACH FIXTURE




1 SITE PLAN
SITE LIGHTING (PART A) PHOTOMETRICS


BAUER | ASKEW
architecture . pllc

615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south

nashville
tennessee
37212


PATRICK SHEEHEY
REGISTERED ENGINEER
AGRICULTURE
7/3/25
NO. 123951
STATE OF TENNESSEE


I.C. Thomasson Associates, Inc.
CONSULTING ENGINEERS
2950 KRAFT DRIVE
NASHVILLE, TN. 37204
PHONE (615) 346-3400
FAX (615) 346-3550
www.icthomasson.com


240154

Fellowship Bible Church

FELLOWSHIP BIBLE CHURCH
DEVELOPMENT PLAN

FRANKLIN, WILLIAMSON
COUNTY, TENNESSEE

| # | DESCRIPTION | DATE |
|---|---|---|

SITE LIGHTING
PHOTOMETRICS
(PART A)

# E0.04A

7/3/25

SITE PLAN COF#8764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## Schedule

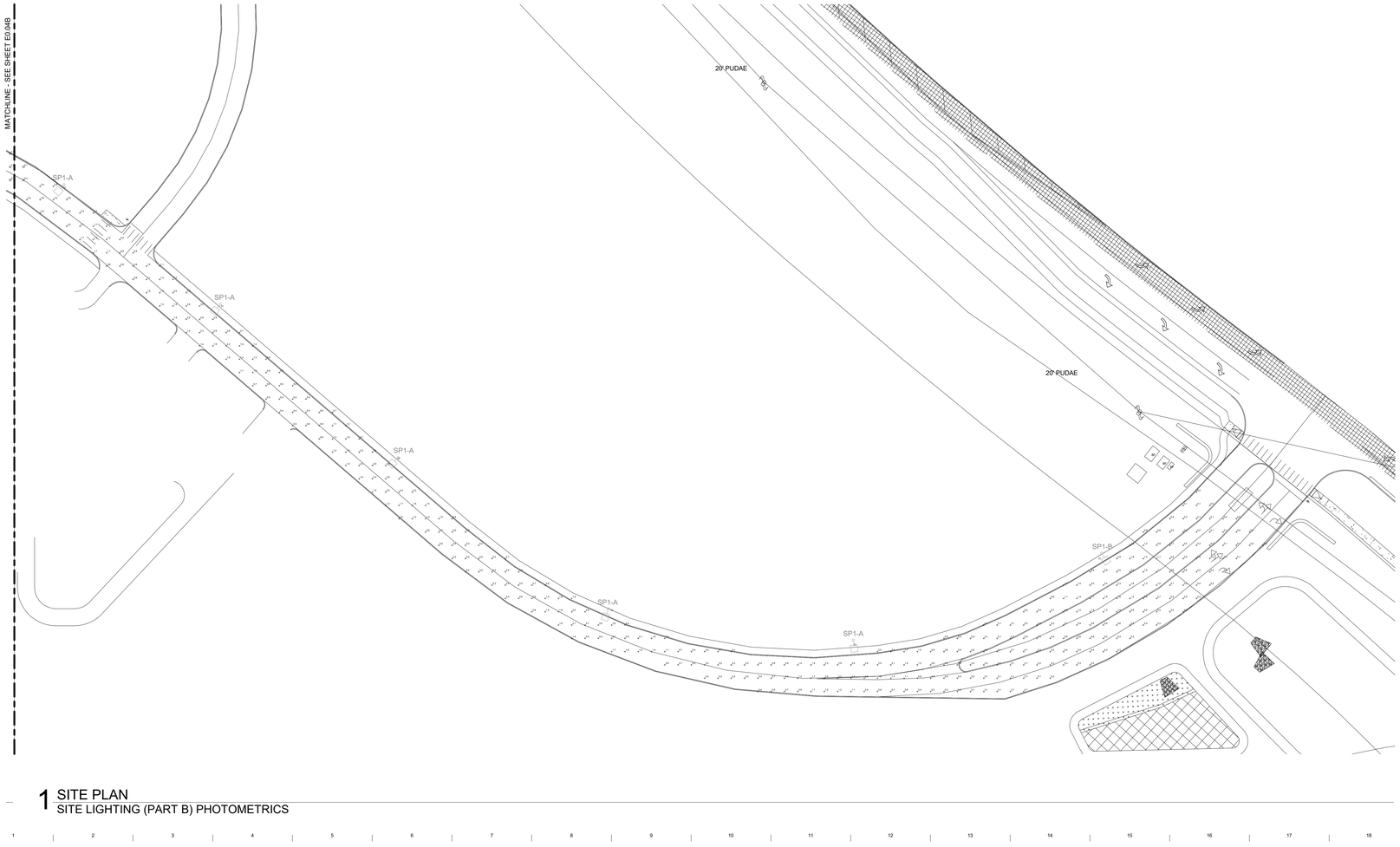
| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Filename | Lumen Multiplier | Light Loss Factor | Total Lamp Lumens | Wattage | Plot |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | SB1 | 8 | TARGETTI | CBB-41-16-3K-L3-30 | MRS BO 160 17W 30K 360° FE | CBB41629K300 FE IES | 1 | 0.9 | 2585 | 19.8 | Max - 2784 cf |
| | SF1 | 265 | DURALAMP | STARGAZER LAMP G16 | DL5G2210 | DL5G__2210.ies | 1 | 0.9 | 20 | 0.6 | Max - 4cd |
| | SG1 | 12 | TARGETTI | KPL-41-2Nx(L2-30-MWFL | KEPLERO ZOOM REC PKJ ADJ LED 30W 3000K MWFL | KPL41ZNL230_MWFL IES | 1 | 0.9 | 4550 | 39.7 | Max - 4579 cd |
| | SP1 | 10 | Lithonia Lighting | DSX1 LED P4 30K 80CRI MVOLT RPA 70W FINISH | D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 80 CRI Type 3 White | DSX1_LED_P4_3K_80CRI_T3W.ies | 1 | 0.9 | 29638 | 247.88 | Max - 9778cd |
| | SP1-A | 18 | Lithonia Lighting | DSX1 LED P4 30K 80CRI MVOLT RPA 70W FINISH | D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 80 CRI Type 2 Medium | DSX1_LED_P4_3K_80CRI_T4M.ies | 1 | 0.9 | 13805 | 123.94 | Max - 1257.1cd |
| | SP1-B | 6 | Lithonia Lighting | DSX1 LED P4 30K 80CRI MVOLT RPA 70W FINISH | D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 80 CRI Type 4 Medium | DSX1_LED_P4_3K_80CRI_T4M.ies | 1 | 0.9 | 14174 | 123.94 | Max - 1137.9cd |
| | SP2 | 11 | LUMINIS | CTY02-L3L35-30K-MVOLT-PM-OPTIONS-FINISH | CTY02 | CTY02-L3L35-40K.ies | 0.94 | 0.9 | 3463 | 30 | Max - 1213.1cd |
| | SP4 | 2 | WISCONSIN LIGHTING LAB | WS-GTX-175-30-MV-A-WA-MOUNTING | WILLsport - GTX | WS-GTX-175-30-xx-A.ies | 1 | 0.9 | 25975 | 175 | Max - 19660cd |

## Statistics

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|---|
| CONCRETE WALKWAY - RIGHT | + | 1.4 fc | 4.3 fc | 0.3 fc | 14.3:1 | 4.7:1 |
| DRIVEWAY - BOTTOM | □ | 2.3 fc | 6.2 fc | 0.3 fc | 20.7:1 | 7.7:1 |
| DRIVEWAY - TOP | □ | 2.4 fc | 4.0 fc | 0.2 fc | 20.0:1 | 12.0:1 |
| DRIVEWAY ADDITIONAL TO ROAD | + | 1.0 fc | 3.0 fc | 0.0 fc | N/A | N/A |
| PARKING LOT | + | 2.4 fc | 4.0 fc | 0.4 fc | 10.0:1 | 6.0:1 |
| STRING LIGHTS AREA 1 & HALF-COURT | × | 5.4 fc | 10.9 fc | 0.2 fc | 54.5:1 | 27.0:1 |
| STRING LIGHTS AREA 2 | × | 0.2 fc | 0.4 fc | 0.1 fc | 4.0:1 | 2.0:1 |
| WALKWAY @ LEFT FACADE | × | 3.6 fc | 7.7 fc | 1.2 fc | 6.4:1 | 3.0:1 |
| WALKWAY @ RIGHT FACADE | × | 0.9 fc | 2.0 fc | 0.2 fc | 10.0:1 | 4.5:1 |
| WALKWAY @ TOP LEFT FACADE | × | 0.4 fc | 1.2 fc | 0.1 fc | 12.0:1 | 4.0:1 |

**Note**

- MEASUREMENTS TAKEN @ GRADE
- MOUNTING HEIGHT IS NOTED ON EACH FIXTURE




1 SITE PLAN
SITE LIGHTING (PART B) PHOTOMETRICS


BAUER | ASKEW
architecture . pllc

615
T 7 2 6 . 0 0 4 7
F 7 2 6 . 4 8 9 1
615

1615
sixteenth
avenue south

nashville
tennessee
37212

PATRICK SHEELEY
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
7/3/25
No. 1235
STATE OF TENNESSEE

ICT
I.C. Thomasson Associates, Inc.
CONSULTING ENGINEERS
2950 KRAFT DRIVE
NASHVILLE, TN. 37204
PHONE (615) 346-3400
FAX (615) 346-3550
www.icthomasson.com


240154

Fellowship Bible Church

FELLOWSHIP BIBLE CHURCH
DEVELOPMENT PLAN

FRANKLIN, WILLIAMSON
COUNTY, TENNESSEE

| # | DESCRIPTION | DATE |
|---|---|---|

SITE LIGHTING
PHOTOMETRICS
(PART B)

# E0.05B

7/3/25

SITE PLAN COF#8764

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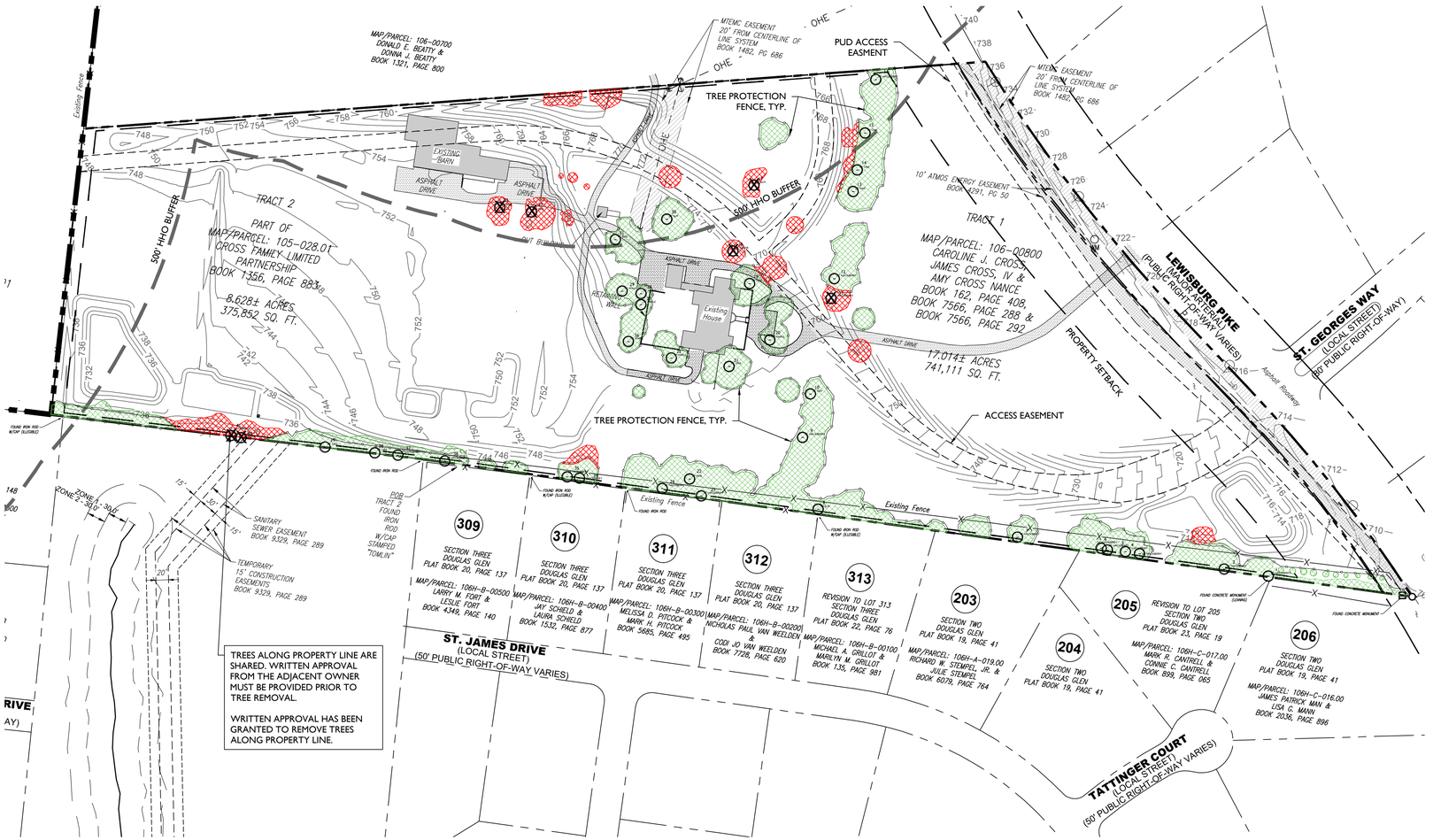



## SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | TUCK AWAY PUD SUBDIVISION |
| PROJECT NUMBER: | XXXX |
| ADDRESS: | 1190 LEWISBURG PIKE, FRANKLIN, TN 37064 |
| PARCEL(S): | 106 00800 |
| ACREAGE / SF OF SITE: | 25.64 AC / 1,116,977 SF |
| VESTING (IF APPLICABLE): | MARCH 23, 2021 (ORIGINAL BOMA APPROVAL DATE) |
| CIVIL DISTRICT: | 10TH |
| EXISTING ZONING: | PD (0.71) |
| PROPOSED ZONING: | PD (120,000 SF) |
| ZONING OVERLAY: | 500' HHO BUFFER |
| BUILDING TYPES APPLIED: | CIVIC INSTITUTIONAL |
| FRONTAGE TYPES APPLIED: | YARD/LANDSCAPE FRONTAGE |
| SETBACKS | |
| FRONT: | 100' |
| SIDE: | 5' |
| REAR: | 20' |
| BUILDING HEIGHT: | MAX 2 STORIES |
| PROPOSED USES: | PASSIVE PARKS AND OPEN SPACES<br>CHARITABLE, FRATERNAL, OR<br>SOCIAL ORGANIZATIONS<br>PLACES OF PUBLIC ASSEMBLY<br>OFFICES |
| MINIMUM LSA: | 20% |
| OPEN SPACE REQUIRED: | 5% |
| TREE CANOPY RETENTION ACREAGE: | 1.98 AC |
| OWNER: | JIM CROSS<br>103 FORREST CROSSING BLVD.<br>SUITE 205<br>FRANKLIN, TN 37064 |
| APPLICANT: | KIMLEY-HORN ASSOCIATES |
| ADDRESS: | 4031 ASPEN GROVE DRIVE<br>SUITE 200<br>FRANKLIN, TN 37067 |
| FRONT: | (615) 564-2701 |
| EMAIL: | MARY.MCGOWAN@KIMLEY-HORN.COM |
| CONTACT: | MARY MCGOWAN |

| TREE CANOPY AREA | | | |
|---|---|---|---|
| | OVERALL SITE AREA = | 1,116,977 SF | 25.64 AC |
| TREE AREA | EXISTING | REMOVED | RETAINED |
| | 112,706 SF | 20,916 SF | 91,790 SF |
| **TREE CANOPY DATA** | | | |
| EXISTING TREE CANOPY: | 112,706 SF | | 2.59 AC |
| | 10% | | OF SITE |
| REQUIRED CANOPY PRESERVATION: | 60,861 SF | | 1.40 AC |
| | 54% | | OF TOTAL CANOPY |
| PROVIDED CANOPY PRESERVATION: | 91,790 SF | | 2.11 AC |
| | 81% | | OF TOTAL CANOPY |
| EXISTING TREE CANOPY CALCULATION IS BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY. | | | |

| SPECIMEN TREE REPLACEMENT | | | |
|---|---|---|---|
| # | DIAMETER (in.) | SPECIES | STATUS |
| 1 | 24 | HACKBERRY | |
| 2 | 26 | HACKBERRY | |
| 3 | 26 | HACKBERRY | |
| 4 | 24 | HACKBERRY | |
| 5 | 34 | HACKBERRY | |
| 6 | 24 | HACKBERRY | |
| 7 | 30 | HACKBERRY | |
| 8 | 30 | ELM | |
| 9 | 26 | HACKBERRY | |
| 10 | 36 | ASH | |
| 11 | 24 | HACKBERRY | REMOVED SECTION I |
| 12 | 26 | HACKBERRY | |
| 13 | 30 | OAK | |
| 14 | 30 | OAK | |
| 15 | 36 | OAK | |
| 16 | 24 | HACKBERRY | |
| 17 | 32 | ELM | REMOVED SECTION I |
| 18 | 26 | CEDAR | REMOVED SECTION I |
| 19 | 30 | OAK | |
| 20 | 24 | MAPLE | |
| 21 | 36 | OAK | |
| 22 | 24 | PINE | |
| 23 | 24 | HACKBERRY | |
| 24 | 24 | HACKBERRY | |
| 25 | 24 | MAPLE | |
| 26 | 24 | MAPLE | |
| 27 | 24 | MAPLE | |
| 28 | 24 | MAPLE | |
| 29 | 24 | WALNUT | |
| 30 | 36 | ELM | |
| 31 | 42 | ELM | |
| 32 | 24 | PINE | REMOVED SECTION I |
| 33 | 24 | PINE | REMOVED SECTION I |
| 34 | 24 | HACKBERRY | |
| 35 | 24 | HACKBERRY | |
| 36 | 28 | HACKBERRY | |
| 37 | 24 | HACKBERRY | |
| 38 | 24 | OAK | |
| 39 | 24 | OAK | |
| 40 | 36 | OAK | REMOVED SECTION I |
| 41 | 24 | HACKBERRY | REMOVED SECTION I |
| 42 | 24 | HACKBERRY | SECTION 2 |
| 43 | 24 | CEDAR | SECTION 2 |
| 44 | 30 | HACKBERRY | SECTION 2 |
| 45 | 24 | HACKBERRY | SECTION 2 |
| 46 | 24 | LOCUST | SECTION 2 |
| 47 | 20 | LOCUST | SECTION 2 |
| 48 | 24 | OAK | SECTION 2 |
| 49 | 24 | HACKBERRY | SECTION 2 |
| 50 | 26 | CEDAR | SECTION 2 |
| 51 | 24 | HACKBERRY | SECTION 2 |
| 52 | 24 | HACKBERRY | SECTION 2 |
| TOTAL INCHES REMOVED (SECTION 1): | | | 190 |
| REPLACEMENT INCHES REQD: | | | 380 |

KEY

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

## TREE PROTECTION FENCING NOTES & DETAIL (NTS)

TREE PROTECTION NOTES:

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

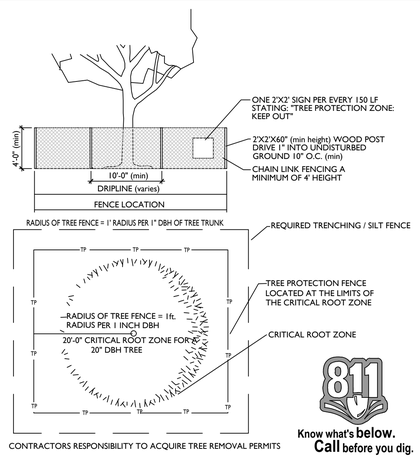
2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

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

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

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

6. All tree protection fencing shall be in place prior to the issuance of a grading or land disturbance permit and shall be maintained in good working order until all construction activity is completed. No disturbance is permitted in a tree preservation area. Any required erosion control measures shall be placed outside of any tree protection fencing.




CONTRACTORS RESPONSIBILITY TO ACQUIRE TREE REMOVAL PERMITS

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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
Franklin, Williamson County, Tennessee

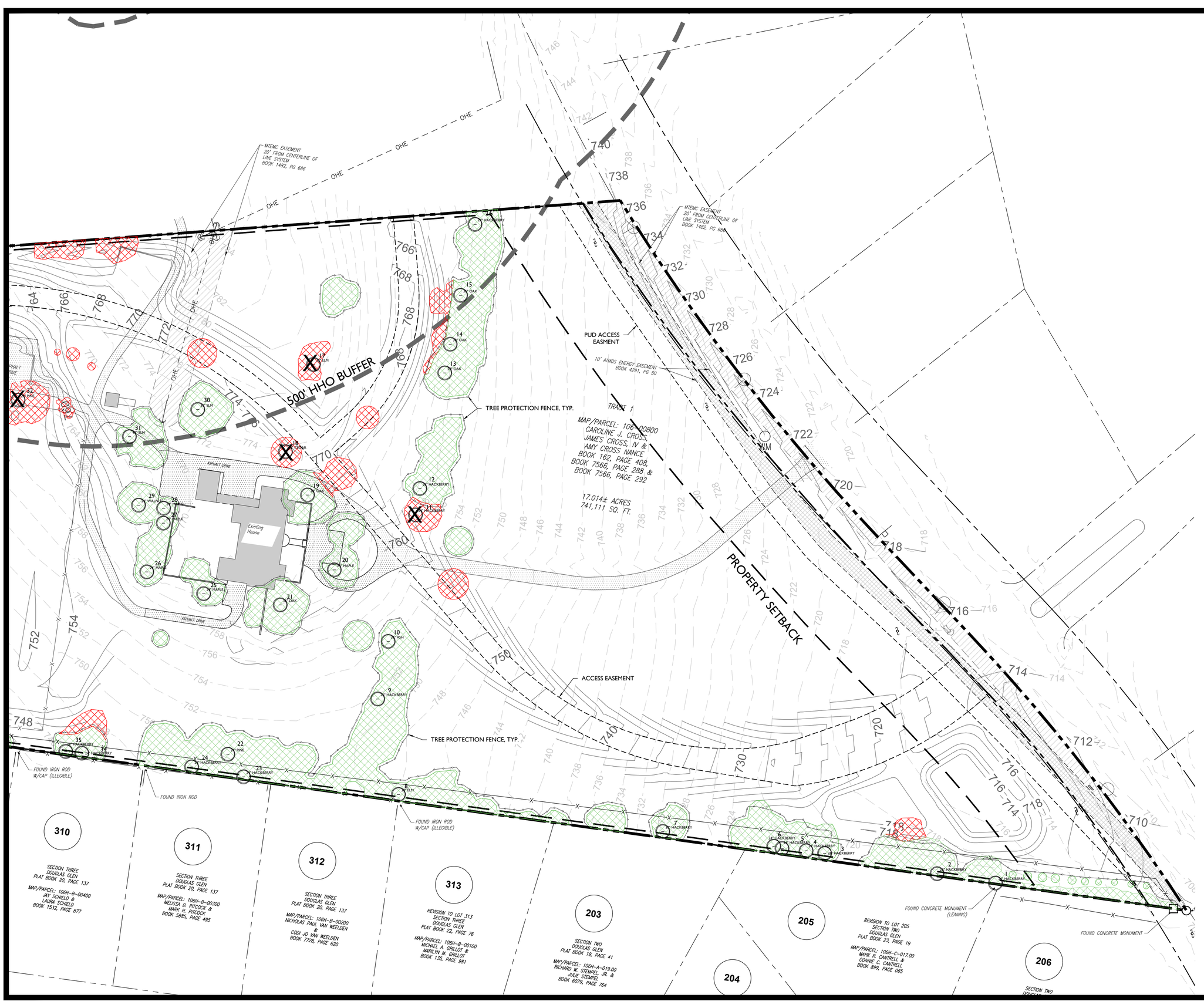
DRAKE A. REEDER
REGISTERED
AGRICULTURAL
LANDSCAPE ARCHITECT
TENNESSEE No. 1219
07.23.21

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

OVERALL TREE PRESERVATION PLAN

SHEET
LI.0

COF # 8764




KEY

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

**SPECIMEN TREE REPLACEMENT**

| # | DIAMETER (in.) | SPECIES | STATUS |
|---|---|---|---|
| 1 | 24 | HACKBERRY | |
| 2 | 26 | HACKBERRY | |
| 3 | 26 | HACKBERRY | |
| 4 | 24 | HACKBERRY | |
| 5 | 34 | HACKBERRY | |
| 6 | 24 | HACKBERRY | |
| 7 | 30 | HACKBERRY | |
| 8 | 30 | ELM | |
| 9 | 26 | HACKBERRY | |
| 10 | 36 | ASH | |
| 11 | 24 | HACKBERRY | REMOVED SECTION 1 |
| 12 | 26 | HACKBERRY | |
| 13 | 30 | OAK | |
| 14 | 30 | OAK | |
| 15 | 36 | OAK | |
| 16 | 24 | HACKBERRY | |
| 17 | 32 | ELM | REMOVED SECTION 1 |
| 18 | 26 | CEDAR | REMOVED SECTION 1 |
| 19 | 30 | OAK | |
| 20 | 24 | MAPLE | |
| 21 | 36 | OAK | |
| 22 | 24 | PINE | |
| 23 | 24 | HACKBERRY | |
| 24 | 24 | HACKBERRY | |
| 25 | 24 | MAPLE | |
| 26 | 24 | MAPLE | |
| 27 | 24 | MAPLE | |
| 28 | 24 | MAPLE | |
| 29 | 24 | WALNUT | |
| 30 | 36 | ELM | |
| 31 | 42 | ELM | |
| 32 | 24 | PINE | REMOVED SECTION 1 |
| 33 | 24 | PINE | REMOVED SECTION 1 |
| 34 | 24 | HACKBERRY | |
| 35 | 24 | HACKBERRY | |
| 36 | 28 | HACKBERRY | |
| 37 | 24 | HACKBERRY | |
| 38 | 24 | OAK | |
| 39 | 24 | OAK | |
| 40 | 36 | OAK | REMOVED SECTION 1 |
| 41 | 24 | HACKBERRY | REMOVED SECTION 1 |
| 42 | 24 | HACKBERRY | SECTION 2 |
| 43 | 24 | CEDAR | SECTION 2 |
| 44 | 30 | HACKBERRY | SECTION 2 |
| 45 | 24 | HACKBERRY | SECTION 2 |
| 46 | 24 | LOCUST | SECTION 2 |
| 47 | 20 | LOCUST | SECTION 2 |
| 48 | 24 | OAK | SECTION 2 |
| 49 | 24 | HACKBERRY | SECTION 2 |
| 50 | 26 | CEDAR | SECTION 2 |
| 51 | 24 | HACKBERRY | SECTION 2 |
| 52 | 24 | HACKBERRY | SECTION 2 |
| TOTAL INCHES REMOVED (SECTION 1): | | | 190 |
| REPLACEMENT INCHES REQD: | | | 380 |

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1218
07.29.22

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

TREE PRESERVATION PLAN ENLARGEMENT

SHEET
L1.1

COF # 8764




KEY

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

**SPECIMEN TREE REPLACEMENT**

| # | DIAMETER (in.) | SPECIES | STATUS |
|---|---|---|---|
| 1 | 24 | HACKBERRY | |
| 2 | 26 | HACKBERRY | |
| 3 | 26 | HACKBERRY | |
| 4 | 24 | HACKBERRY | |
| 5 | 34 | HACKBERRY | |
| 6 | 24 | HACKBERRY | |
| 7 | 30 | HACKBERRY | |
| 8 | 30 | ELM | |
| 9 | 26 | HACKBERRY | |
| 10 | 36 | ASH | |
| 11 | 24 | HACKBERRY | REMOVED SECTION 1 |
| 12 | 26 | HACKBERRY | |
| 13 | 30 | OAK | |
| 14 | 30 | OAK | |
| 15 | 36 | OAK | |
| 16 | 24 | HACKBERRY | |
| 17 | 32 | ELM | REMOVED SECTION 1 |
| 18 | 26 | CEDAR | REMOVED SECTION 1 |
| 19 | 30 | OAK | |
| 20 | 24 | MAPLE | |
| 21 | 36 | OAK | |
| 22 | 24 | PINE | |
| 23 | 24 | HACKBERRY | |
| 24 | 24 | HACKBERRY | |
| 25 | 24 | MAPLE | |
| 26 | 24 | MAPLE | |
| 27 | 24 | MAPLE | |
| 28 | 24 | MAPLE | |
| 29 | 24 | WALNUT | |
| 30 | 36 | ELM | |
| 31 | 42 | ELM | |
| 32 | 24 | PINE | REMOVED SECTION 1 |
| 33 | 24 | PINE | REMOVED SECTION 1 |
| 34 | 24 | HACKBERRY | |
| 35 | 24 | HACKBERRY | |
| 36 | 28 | HACKBERRY | |
| 37 | 24 | HACKBERRY | |
| 38 | 24 | OAK | |
| 39 | 24 | OAK | |
| 40 | 36 | OAK | REMOVED SECTION 1 |
| 41 | 24 | HACKBERRY | REMOVED SECTION 1 |
| 42 | 24 | HACKBERRY | SECTION 2 |
| 43 | 24 | CEDAR | SECTION 2 |
| 44 | 30 | HACKBERRY | SECTION 2 |
| 45 | 24 | HACKBERRY | SECTION 2 |
| 46 | 24 | LOCUST | SECTION 2 |
| 47 | 20 | LOCUST | SECTION 2 |
| 48 | 24 | OAK | SECTION 2 |
| 49 | 24 | HACKBERRY | SECTION 2 |
| 50 | 26 | CEDAR | SECTION 2 |
| 51 | 24 | HACKBERRY | SECTION 2 |
| 52 | 24 | HACKBERRY | SECTION 2 |
| TOTAL INCHES REMOVED (SECTION 1): | | | 190 |
| REPLACEMENT INCHES REQD: | | | 380 |

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
Franklin, Williamson County, Tennessee

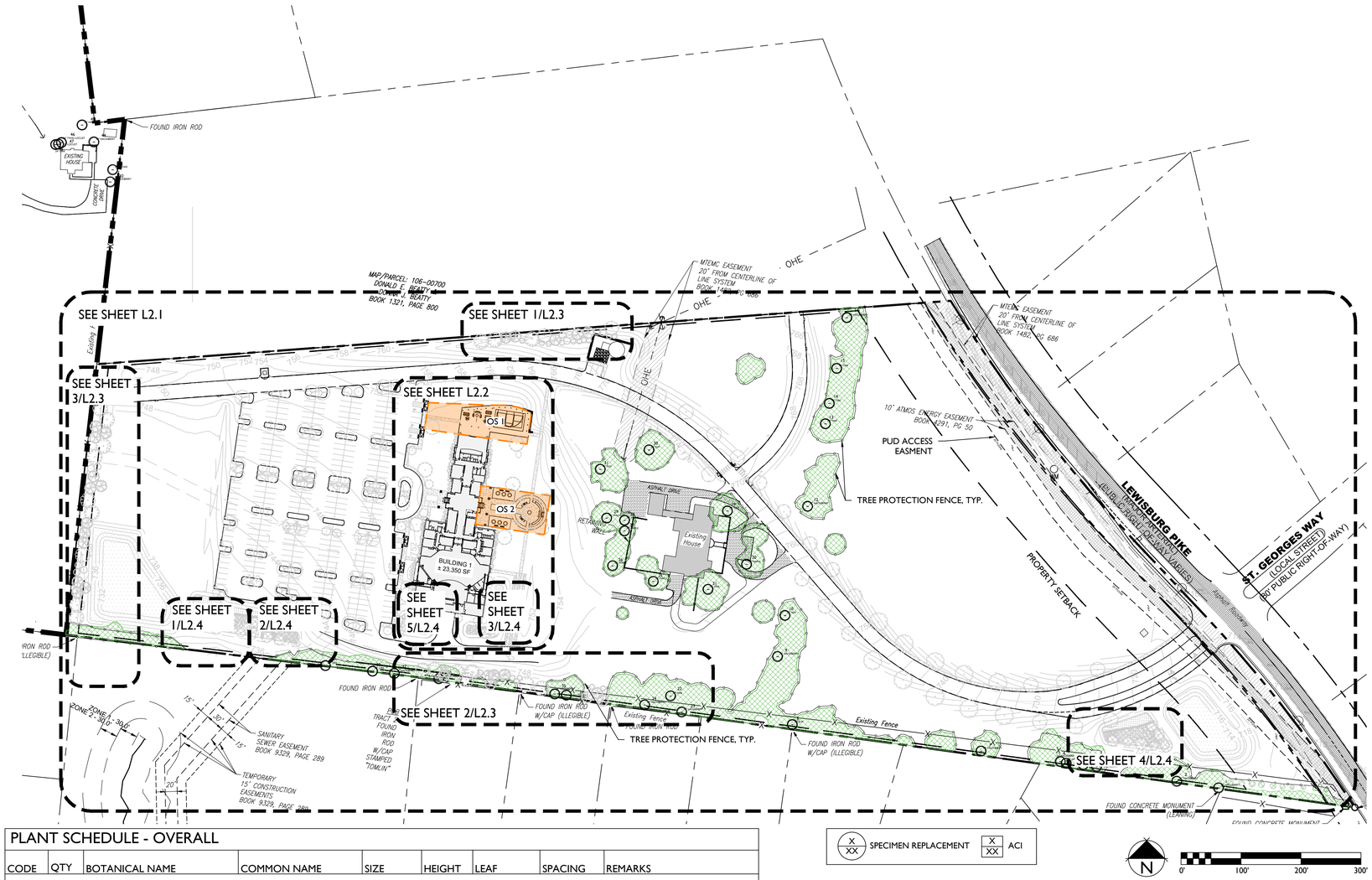
DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1218
07/08/2025

Revision Date

TREE PRESERVATION PLAN ENLARGEMENT

SHEET
L1.2

COF # 8764




## SITE DATA CHART

| | |
|---|---|
| PROJECT NAME: | TUCK AWAY PUD SUBDIVISION |
| PROJECT NUMBER: | XXXX |
| ADDRESS: | 1190 LEWISBURG PIKE, FRANKLIN, TN 37064 |
| PARCEL(S): | 106 00800 |
| ACREAGE / SF OF SITE: | 25.64 AC / 1,116,977 SF |
| VESTING (IF APPLICABLE): | MARCH 23, 2021 (ORIGINAL BOMA APPROVAL DATE) |
| CIVIL DISTRICT: | 10TH |
| EXISTING ZONING: | PD (0.71) |
| PROPOSED ZONING: | PD (120,000 SF) |
| ZONING OVERLAY: | 500' HHO BUFFER |
| BUILDING TYPES APPLIED: | CIVIC INSTITUTIONAL |
| FRONTAGE TYPES APPLIED: | YARD/LANDSCAPE FRONTAGE |
| SETBACKS | |
| FRONT: | 100' |
| SIDE: | 5' |
| REAR: | 20' |
| BUILDING HEIGHT: | MAX 2 STORIES |
| PROPOSED USES: | PASSIVE PARKS AND OPEN SPACES<br>CHARITABLE, FRATERNAL, OR<br>SOCIAL ORGANIZATIONS<br>PLACES OF PUBLIC ASSEMBLY<br>OFFICES |
| MINIMUM LSA: | 20% |
| OPEN SPACE REQUIRED: | 5% |
| TREE CANOPY RETENTION ACREAGE: | 1.98 AC |
| OWNER: | JIM CROSS<br>103 FORREST CROSSING BLVD.<br>SUITE 205<br>FRANKLIN, TN 37064 |
| APPLICANT: | KIMLEY-HORN ASSOCIATES |
| ADDRESS: | 4031 ASPEN GROVE DRIVE<br>SUITE 200<br>FRANKLIN, TN 37067 |
| FRONT: | (615) 564-2701 |
| EMAIL: | MARY.MCGOWAN@KIMLEY-HORN.COM |
| CONTACT: | MARY MCGOWAN |

| LANDSCAPE REQUIREMENTS (ACI) | | | |
|---|---|---|---|
| OVERALL SITE AREA = | 25.64 AC | | |
| OVERALL REQUIRED LSA = | 5.13 AC | | |
| OVERALL TREE SAVE AREA = | 2.11 AC | | |
| ADJUSTED LSA WITH CREDIT = | 3.02 AC | | |
| CANOPY (82" PER AC) = | 247" | | |
| UNDERSTORY (21" PER AC) = | 63" | QUANTITY PROVIDED | |
| SHRUBS (96 PER AC) = | 290 | SECTION 1 | TOTAL INCHES |
| 3" CALIPER CANOPY TREES: | 62 | | |
| AGGREGATE CANOPY CALIPER INCHES PROVIDED: | 186" | | **186"** |
| AGGREGATE CANOPY CALIPER INCHES REQUIRED: | | | 247" |
| | | | |
| 2" CALIPER UNDERSTORY TREES: | 34 | | |
| AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED: | 68" | | **68"** |
| AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED: | | | 63" |
| | | | TOTAL SHRUBS |
| TOTAL SHRUBS PROVIDED: | 302 | | **302** |
| TOTAL SHRUBS REQUIRED: | | | 290 |

*NOTE: ACI REQUIREMENTS ARE FOR WHOLE SITE. ONLY SECTION 1 LANDSCAPE IS PROVIDED. REMAINDER OF REQUIRED ACI WILL BE PROVIDED WITH FUTURE SECTIONS.

## PLANT SCHEDULE - OVERALL

| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | LEAF | SPACING | REMARKS |
|---|---|---|---|---|---|---|---|---|
| **CANOPY TREES** | | | | | | | | |
| AA | 13 | Acer rubrum 'Autumn Flame' | Autumn Flame Red Maple | 3" Cal. B&B | 14`-16` | DECIDUOUS | AS SHOWN | CENTRAL LEADER |
| BN | 19 | Betula nigra | River Birch | 3" Cal. B&B | 14`-16` | DECIDUOUS | AS SHOWN | |
| GB | 10 | Ginkgo biloba (Male) | Ginkgo | 3" Cal. B&B | 12`-14` | DECIDUOUS | AS SHOWN | MALE, CENTRAL LEADER |
| IA | 33 | Ilex opaca | American Holly | 3" Cal. B&B | 6`-8` | EVERGREEN | AS SHOWN | FULL TO GROUND |
| JE | 12 | Juniperus virginiana | Eastern Redcedar | 3" Cal. B&B | 8`-10` | EVERGREEN | AS SHOWN | CENTRAL LEADER |
| MG | 19 | Magnolia grandiflora | Southern Magnolia | 3" Cal. B&B | 12`-14` | EVERGREEN | AS SHOWN | BALANCED BRANCHING |
| PT | 24 | Pinus taeda | Loblolly Pine | 3" Cal. B&B | 10`-12` | EVERGREEN | AS SHOWN | BALANCED BRANCHING |
| QS | 35 | Quercus shumardii | Shumard Oak | 3" Cal. B&B | 14`-16` | DECIDUOUS | AS SHOWN | MIN. 4' CLEAR TRUNK HEIGHT FROM GROUND |
| UP | 14 | Ulmus parvifolia | Lacebark Elm | 3" Cal. B&B | 14`-16` | DECIDUOUS | AS SHOWN | CENTRAL LEADER |
| ZG | 10 | Zelkova serrata 'Green Vase' | Green Vase Japanese Zelkova | 3" Cal. B&B | 12`-14` | DECIDUOUS | AS SHOWN | |
| | 189 | (SUBTOTAL) | | | | | | |
| **EVERGREEN TREES** | | | | | | | | |
| IC | 2 | Ilex cassine | Dahoon Holly | 2" Cal. B&B | 6`-8` | EVERGREEN | AS SHOWN | EVENLY BRANCHED, FULL SYMMETRICAL |
| IN | 20 | Ilex x 'Nellie R. Stevens' | Nellie R. Stevens Holly | 2" Cal. B&B | 6`-8` | EVERGREEN | AS SHOWN | FULL TO GROUND |
| MV | 6 | Magnolia virginiana | Sweetbay Magnolia | 2" Cal. B&B | 12`-14` | EVERGREEN | AS SHOWN | |
| | 28 | (SUBTOTAL) | | | | | | |
| **UNDERSTORY TREES** | | | | | | | | |
| UE | 6 | Ulmus parvifolia 'BSNUPF' PP 17655 | Everclear Lacebark Elm | 2" Cal. B&B | 10`-12` | DECIDUOUS | AS SHOWN | |
| | 6 | (SUBTOTAL) | | | | | | |
| **SHRUBS** | | | | | | | | |
| BD | 50 | Buddleja davidii | Butterfly Bush | | 24" | DECIDUOUS | 5` O.C. | |
| BSI | 30 | Buxus sinica insularis 'Wintergreen' | Wintergreen Korean Boxwood | | 18" | EVERGREEN | 36" O.C. | |
| CAB | 21 | Callicarpa americana | American Beautyberry | | 24" | DECIDUOUS | 36" O.C. | |
| CAS | 44 | Clethra alnifolia | Sweet Pepper Bush | | 24" | DECIDUOUS | 5` O.C. | |
| HQ | 8 | Hydrangea quercifolia | Oakleaf Hydrangea | | 36" | DECIDUOUS | 5` O.C. | |
| IGD | 22 | Ilex glabra 'Densa' | Densa Holly | | 30" | EVERGREEN | 48" O.C. | |
| JCB | 30 | Juniperus chinensis 'Blue Point' | Blue Point Juniper | | 5`-6` | EVERGREEN | AS SHOWN | FULL TO GROUND |
| LCR | 30 | Loropetalum chinense rubrum 'Shang-hi' | Purple Diamond Loropetalum | | 30" | EVERGREEN | AS SHOWN | |
| PLO | 17 | Prunus laurocerasus 'Otto Luyken' | Otto Luyken English Laurel | | 24" | EVERGREEN | 4` O.C. | |
| VD | 50 | Viburnum dentatum 'Arrowwood' | Arrowwood Viburnum | | 24" | DECIDUOUS | 5` O.C. | |
| | 302 | (SUBTOTAL) | | | | | | |
| **GROUND COVERS** | | | | | | | | |
| ACS | 510 | Asclepias syriaca | Common Milkweed | 1 gal. | | | 18" O.C. | |
| | 510 | (SUBTOTAL) | | | | | | |

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

| OPEN SPACE REQUIREMENT CHART | | | | | |
|---|---|---|---|---|---|
| MINIMUM OPEN SPACE REQUIREMENT: | 5% FORMAL | | | | |
| TOTAL SITE AREA: | 25.64 AC | | | | |
| *OPEN SPACE REQUIRED: | 1.28 AC FORMAL | | | | |
| OPEN SPACE PROVIED - PHASE 1 | | | | | |
| KEY | CLASSIFICATION | TYPE | AREA OF OPEN SPACE | | AREA FEATURES |
| OS 1 | FORMAL | PLAZA | 9,169 SF | 0.21 AC | SEATING ELEMENTS, DECORATIVE HARDSCAPE, SPORT COURT, FURNISHINGS |
| OS 2 | FORMAL | PLAZA | 7,633 SF | 0.18 AC | SEATING ELEMENTS, DECORATIVE HARDSCAPE, FURNISHINGS |
| | | *TOTAL O.S. ACRES PROVIDED: | 16,802 SF | 0.39 AC | |

*NOTE: OPEN SPACE REQUIREMENTS ARE FOR WHOLE SITE. ONLY SECTION 1 OPEN SPACE IS PROVIDED. REMAINDER OF REQUIRED OPEN SPACE WILL BE PROVIDED WITH FUTURE SECTIONS.

| SPECIMEN TREE REPLACEMENT | | | |
|---|---|---|---|
| TOTAL HEALTHY INCHES REMOVED | 190" | QUANTITY PROVIDED (SECTION 1) | CALIPER INCH CONVERSION |
| REPLACEMENT INCHES REQUIRED | 380" | | |
| 3" CALIPER CANOPY TREES: | | 127 | 381" |
| 2" CALIPER UNDERSTORY TREES: | | 0 | 0" |
| 1" CALIPER NATIVE MIX TREES: | | 0 | 0" |
| TOTAL CALIPER INCHES OF SPECIMEN TREE REPLACEMENT PROVIDED: | | | 381" |
| SPECIMEN TREE REPLACEMENT REQUIRED (TOTAL SITE): | | | **380"** |
| REPLACEMENT CALIPER INCH DEFICIT/SURPLUS: | | | 1" |

*NOTE: SPECIMEN TREE REPLACEMENT REQUIREMENTS ARE FOR WHOLE SITE. ONLY SECTION 1 LANDSCAPE IS PROVIDED. REMAINDER OF SPECIMEN TREE REPLACEMENT REQUIREMENTS WILL BE PROVIDED WITH FUTURE SECTIONS.

KEY

- PRESERVED TREES
- REFORESTATION
- OPEN SPACE
- TREE PROTECTION FENCE
- SPECIMEN TREES

NORTH SUPPLEMENTAL BUFFER

DEVELOPING USE: PD
EXISTING ADJACENT USE/ZONING: MGA - 1 (WILLIAMSON COUNTY)

SITE ACREAGE: 25.64 AC
TRANSITIONAL ZONE 1 (BUFFER AREA: 5,950 SF)
BUFFER WIDTH: 25 FT
BUFFER LENGTH: 238 LF (238/100=2.38 --- 2.38x5=12 TREES EACH)
EXISTING TREE CANOPY: 1,617 SF
REQUIRED BUFFER COVERAGE: 4,328 SF

| | |
|---|---|
| MINIMUM CANOPY TREES REQUIRED: | 12 |
| CANOPY TREES PROVIDED: | 13 |
| | |
| MINIMUM UNDERSTORY TREES REQUIRED: | 12 |
| UNDERSTORY TREES PROVIDED: | 12 |

SOUTH SUPPLEMENTAL BUFFER

DEVELOPING USE: PD
EXISTING ADJACENT USE/ZONING: MGA - 1 (WILLIAMSON COUNTY)

SITE ACREAGE: 25.64 AC
TRANSITIONAL ZONE 1 (BUFFER AREA: 11,905 SF)
BUFFER WIDTH: 25 FT
BUFFER LENGTH: 509 LF (206 LF OF SUPPLEMENTAL PLANTING)
(206/100=2.06 --- 2.06x5=10 TREES EACH)
EXISTING TREE CANOPY: 7,021 SF
REQUIRED BUFFER COVERAGE: 4,884 SF

| | |
|---|---|
| MINIMUM CANOPY TREES REQUIRED: | 10 |
| CANOPY TREES PROVIDED: | 16 |
| | |
| MINIMUM UNDERSTORY TREES REQUIRED: | 10 |
| UNDERSTORY TREES PROVIDED: | 10 |

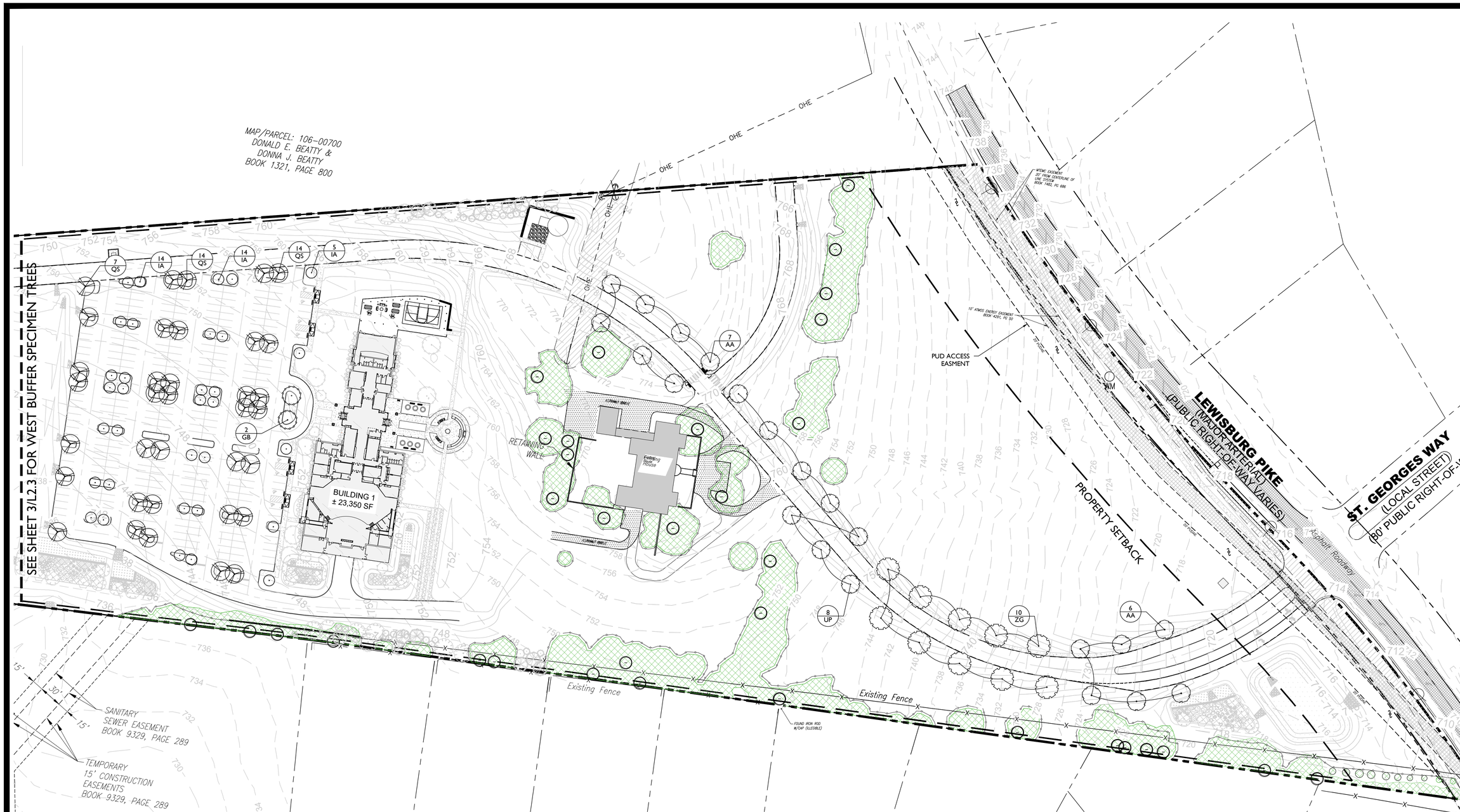
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1229 CONVERSE

Revision Date
△ _____
△ _____
△ _____
△ _____

LANDSCAPE PLAN ENLARGEMENT
SHEET
L2.0
COF # 8764




## PLANT SCHEDULE - SPECIMEN TREE REPLACEMENT

| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | LEAF | SPACING | REMARKS |
|---|---|---|---|---|---|---|---|---|
| CANOPY TREES | | | | | | | | |
| AA | 13 | Acer rubrum 'Autumn Flame' | Autumn Flame Red Maple | 3" Cal. B&B | 14'-16' | DECIDUOUS | AS SHOWN | CENTRAL LEADER |
| GB | 2 | Ginkgo biloba (Male) | Ginkgo | 3" Cal. B&B | 12'-14' | DECIDUOUS | AS SHOWN | MALE, CENTRAL LEADER |
| IA | 33 | Ilex opaca | American Holly | 3" Cal. B&B | 6'-8' | EVERGREEN | AS SHOWN | FULL TO GROUND |
| QS | 35 | Quercus shumardii | Shumard Oak | 3" Cal. B&B | 14'-16' | DECIDUOUS | AS SHOWN | MIN. 4' CLEAR TRUNK HEIGHT FROM GROUND |
| UP | 8 | Ulmus parvifolia | Lacebark Elm | 3" Cal. B&B | 14'-16' | DECIDUOUS | AS SHOWN | CENTRAL LEADER |
| ZG | 10 | Zelkova serrata 'Green Vase' | Green Vase Japanese Zelkova | 3" Cal. B&B | 12'-14' | DECIDUOUS | AS SHOWN | |
| | 101 | (SUBTOTAL) | | | | | | |

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

NOTE: TREES LOCATED IN THE WEST BUFFER ALSO COUNT AS SPECIMEN TREE REPLACEMENT TREES.

X/XX SPECIMEN REPLACEMENT — X/XX ACI

KEY

- PRESERVED TREES
- REFORESTATION
- OPEN SPACE
- TREE PROTECTION FENCE
- SPECIMEN TREES

N

0' 60' 120' 180'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# TUCK AWAY PUD SUBDIVISION

## SITE PLAN

Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1214
07/08/25

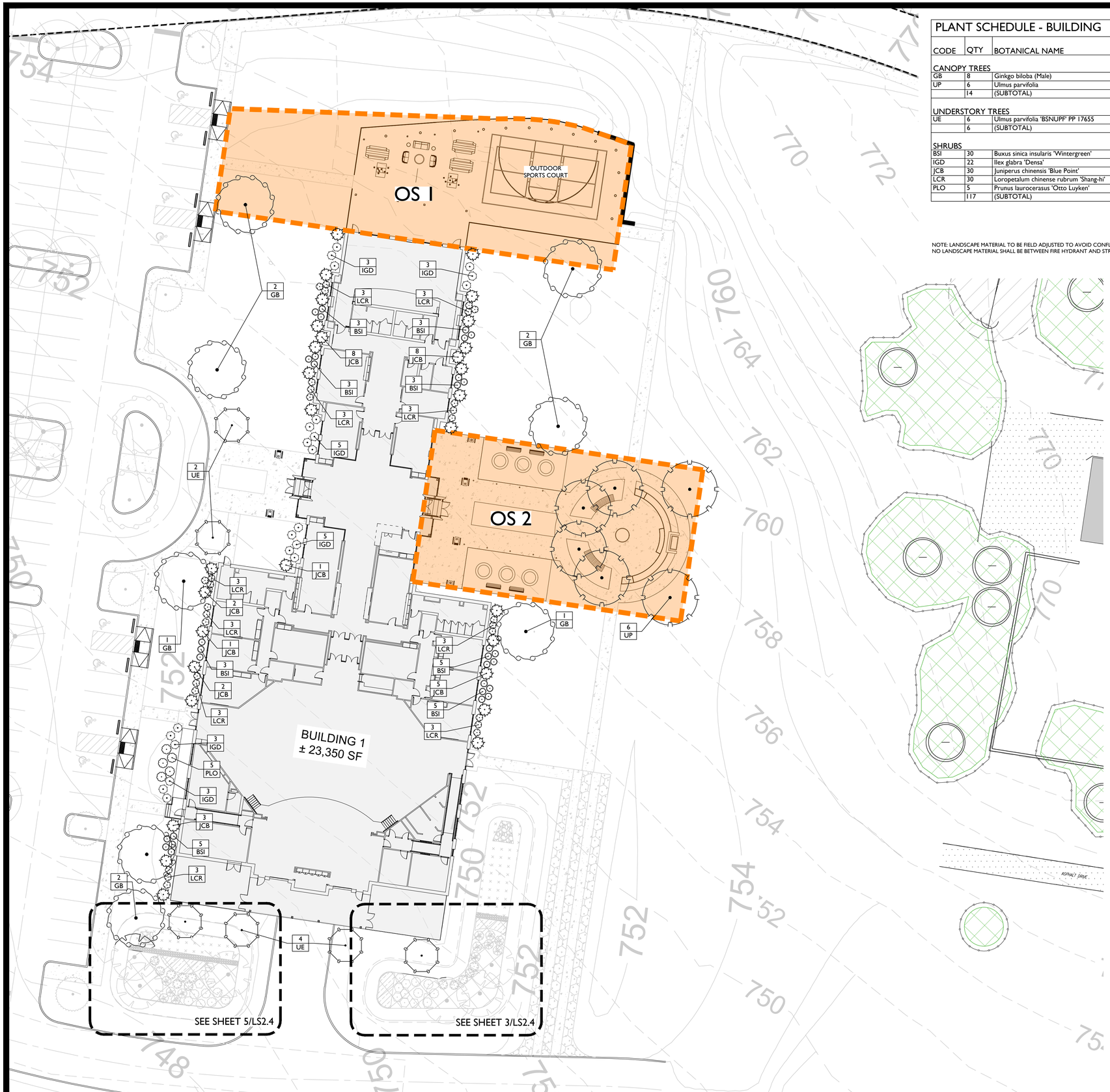
Revision Date

LANDSCAPE PLAN ENLARGEMENT

SHEET

L2.1

COF # 8764




## PLANT SCHEDULE - BUILDING

| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | LEAF | SPACING | REMARKS |
|---|---|---|---|---|---|---|---|---|
| **CANOPY TREES** | | | | | | | | |
| GB | 8 | Ginkgo biloba (Male) | Ginkgo | 3" Cal. B&B | 12`-14` | DECIDUOUS | AS SHOWN | MALE, CENTRAL LEADER |
| UP | 6 | Ulmus parvifolia | Lacebark Elm | 3" Cal. B&B | 14`-16` | DECIDUOUS | AS SHOWN | CENTRAL LEADER |
| | 14 | (SUBTOTAL) | | | | | | |
| **UNDERSTORY TREES** | | | | | | | | |
| UE | 6 | Ulmus parvifolia 'BSNUPF' PP 17655 | Everclear Lacebark Elm | 2" Cal. B&B | 10`-12` | DECIDUOUS | AS SHOWN | |
| | 6 | (SUBTOTAL) | | | | | | |
| **SHRUBS** | | | | | | | | |
| BSI | 30 | Buxus sinica insularis 'Wintergreen' | Wintergreen Korean Boxwood | | 18" | EVERGREEN | 36" O.C. | |
| IGD | 22 | Ilex glabra 'Densa' | Densa Holly | | 30" | EVERGREEN | 48" O.C. | |
| JCB | 30 | Juniperus chinensis 'Blue Point' | Blue Point Juniper | | 5`-6` | EVERGREEN | AS SHOWN | FULL TO GROUND |
| LCR | 30 | Loropetalum chinense rubrum 'Shang-hi' | Purple Diamond Loropetalum | | 30" | EVERGREEN | AS SHOWN | |
| PLO | 5 | Prunus laurocerasus 'Otto Luyken' | Otto Luyken English Laurel | | 24" | EVERGREEN | 4` O.C. | |
| | 117 | (SUBTOTAL) | | | | | | |

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS.
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

X / XX SPECIMEN REPLACEMENT  X / XX ACI



KEY
- PRESERVED TREES
- REFORESTATION
- OPEN SPACE
- TREE PROTECTION FENCE
- SPECIMEN TREES

| OPEN SPACE REQUIREMENT CHART | |
|---|---|
| MINIMUM OPEN SPACE REQUIREMENT: | 5% FORMAL |
| TOTAL SITE AREA: | 25.64 AC |
| *OPEN SPACE REQUIRED: | 1.28 AC FORMAL |

OPEN SPACE PROVIED - PHASE 1

| KEY | CLASSIFICATION | TYPE | AREA OF OPEN SPACE | | AREA FEATURES |
|---|---|---|---|---|---|
| OS 1 | FORMAL | PLAZA | 2,936 SF | 0.07 AC | SEATING ELEMENTS, DECORATIVE HARDSCAPE, FURNISHINGS |
| OS 2 | FORMAL | PLAZA | 6,290 SF | 0.14 AC | SEATING ELEMENTS, DECORATIVE HARDSCAPE, SPORT COURT, FURNISHINGS |
| OS 3 | FORMAL | PLAZA | 5,005 SF | 0.11 AC | SEATING ELEMENTS, DECORATIVE HARDSCAPE, FURNISHINGS |
| | | *TOTAL O.S. ACRES PROVIDED: | 14,231 SF | 0.32 AC | |

*NOTE: OPEN SPACE REQUIREMENTS ARE FOR WHOLE SITE. ONLY SECTION 1 OPEN SPACE IS PROVIDED. REMAINDER OF REQUIRED OPEN SPACE WILL BE PROVIDED WITH FUTURE SECTIONS.

N  0'  20'  40'  60'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
Franklin, Williamson County, Tennessee

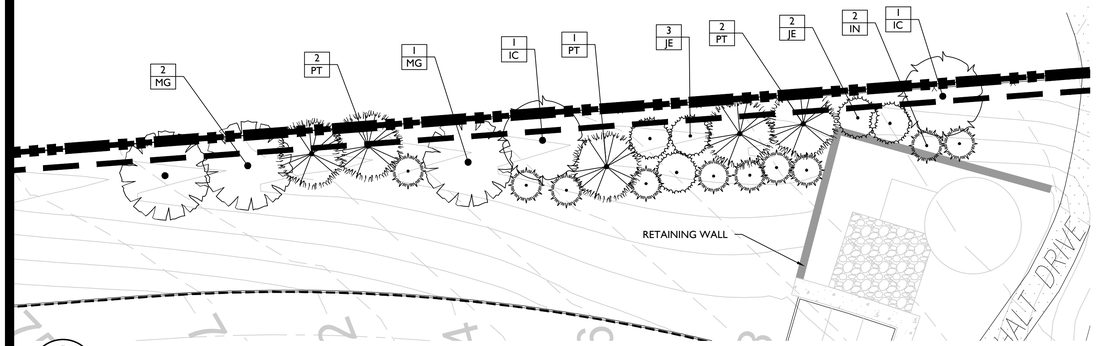
DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1234 CONVERGENCE 12.24

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

LANDSCAPE PLAN ENLARGEMENT

SHEET
L2.2

COF # 8764




## 1 L2.3 NORTH SUPPLEMENTAL BUFFER - 238 LF

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS.
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

| PLANT SCHEDULE - NORTH BUFFER | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | LEAF | SPACING | REMARKS |
| CANOPY TREES | | | | | | | | |
| JE | 5 | Juniperus virginiana | Eastern Redcedar | 3" Cal. B&B | 8`-10` | EVERGREEN | AS SHOWN | CENTRAL LEADER |
| MG | 3 | Magnolia grandiflora | Southern Magnolia | 3" Cal. B&B | 12`-14` | EVERGREEN | AS SHOWN | BALANCED BRANCHING |
| PT | 5 | Pinus taeda | Loblolly Pine | 3" Cal. B&B | 10`-12` | EVERGREEN | AS SHOWN | BALANCED BRANCHING |
| | 13 | (SUBTOTAL) | | | | | | |
| EVERGREEN TREES | | | | | | | | |
| IC | 2 | Ilex cassine | Dahoon Holly | 2" Cal. B&B | 6`-8` | EVERGREEN | AS SHOWN | EVENLY BRANCHED, FULL SYMMETRICAL |
| IN | 10 | Ilex x 'Nellie R. Stevens' | Nellie R. Stevens Holly | 2" Cal. B&B | 6`-8` | EVERGREEN | AS SHOWN | FULL TO GROUND |
| | 12 | (SUBTOTAL) | | | | | | |

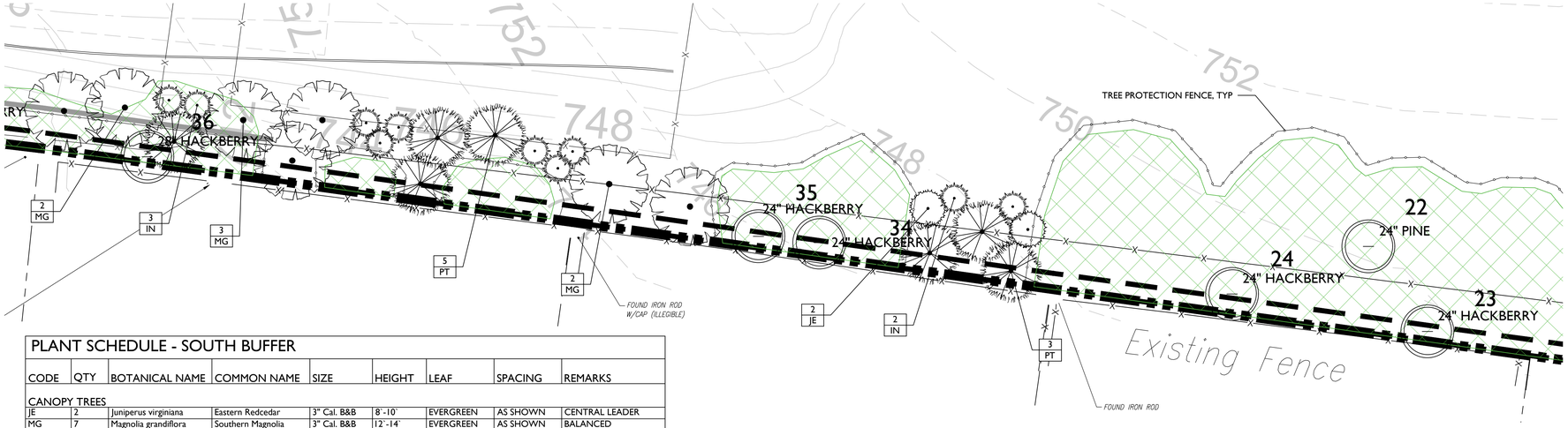
X/XX SPECIMEN REPLACEMENT  X/XX ACI

NORTH SUPPLEMENTAL BUFFER

DEVELOPING USE: PD
EXISTING ADJACENT USE/ZONING: MGA - 1 (WILLIAMSON COUNTY)

SITE ACREAGE: 25.64 AC
TRANSITIONAL ZONE 1 (BUFFER AREA: 5,950 SF)
BUFFER WIDTH: 25 FT
BUFFER LENGTH: 238 LF (238/100=2.38 --- 2.38x5=12 TREES EACH)
EXISTING TREE CANOPY: 1,617 SF
REQUIRED BUFFER COVERAGE: 4,328 SF

| | |
|---|---|
| MINIMUM CANOPY TREES REQUIRED: | 12 |
| CANOPY TREES PROVIDED: | 13 |
| | |
| MINIMUM UNDERSTORY TREES REQUIRED: | 12 |
| UNDERSTORY TREES PROVIDED: | 12 |




X/XX SPECIMEN REPLACEMENT  X/XX ACI

SOUTH SUPPLEMENTAL BUFFER

DEVELOPING USE: PD
EXISTING ADJACENT USE/ZONING: MGA - 1 (WILLIAMSON COUNTY)

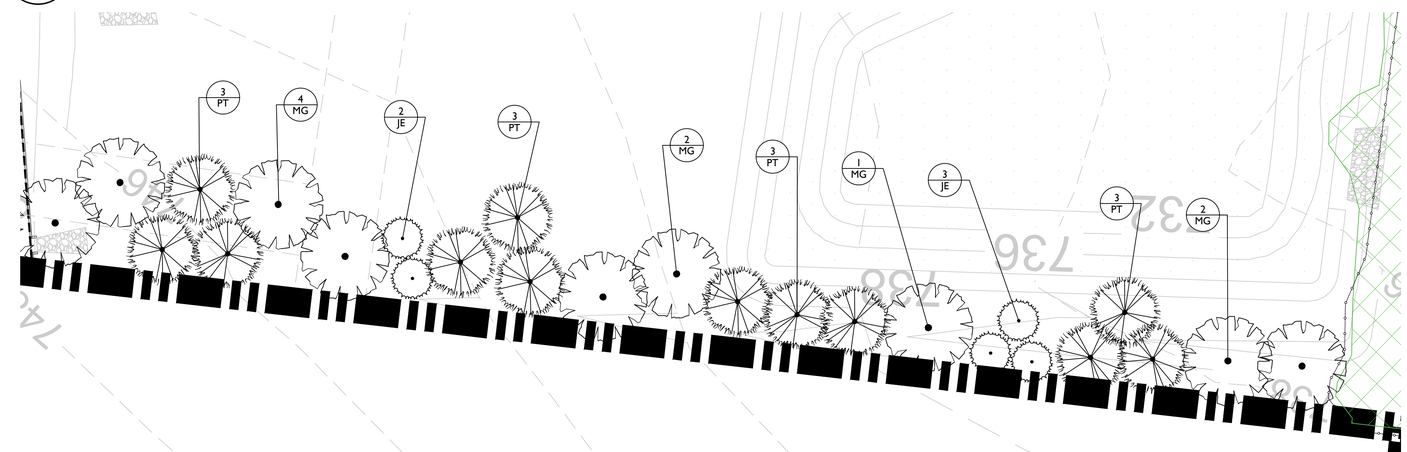
SITE ACREAGE: 25.64 AC
TRANSITIONAL ZONE 1 (BUFFER AREA: 11,905 SF)
BUFFER WIDTH: 25 FT
BUFFER LENGTH: 509 LF (206 LF OF SUPPLEMENTAL PLANTING)
(206/100=2.06 --- 2.06x5=10 TREES EACH)
EXISTING TREE CANOPY: 7,021 SF
REQUIRED BUFFER COVERAGE: 4,884 SF

| | |
|---|---|
| MINIMUM CANOPY TREES REQUIRED: | 10 |
| CANOPY TREES PROVIDED: | 16 |
| | |
| MINIMUM UNDERSTORY TREES REQUIRED: | 10 |
| UNDERSTORY TREES PROVIDED: | 10 |

| PLANT SCHEDULE - SOUTH BUFFER | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | LEAF | SPACING | REMARKS |
| CANOPY TREES | | | | | | | | |
| JE | 2 | Juniperus virginiana | Eastern Redcedar | 3" Cal. B&B | 8`-10` | EVERGREEN | AS SHOWN | CENTRAL LEADER |
| MG | 7 | Magnolia grandiflora | Southern Magnolia | 3" Cal. B&B | 12`-14` | EVERGREEN | AS SHOWN | BALANCED BRANCHING |
| PT | 7 | Pinus taeda | Loblolly Pine | 3" Cal. B&B | 10`-12` | EVERGREEN | AS SHOWN | BALANCED BRANCHING |
| | 16 | (SUBTOTAL) | | | | | | |
| EVERGREEN TREES | | | | | | | | |
| IN | 10 | Ilex x 'Nellie R. Stevens' | Nellie R. Stevens Holly | 2" Cal. B&B | 6`-8` | EVERGREEN | AS SHOWN | FULL TO GROUND |
| | 10 | (SUBTOTAL) | | | | | | |

## 2 L2.3 SOUTH SUPPLEMENTAL BUFFER - 509 LF TOTAL - 206 LF OF SUPPLEMENT

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS.
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.




| PLANT SCHEDULE - WEST BUFFER | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | LEAF | SPACING | REMARKS |
| CANOPY TREES | | | | | | | | |
| JE | 5 | Juniperus virginiana | Eastern Redcedar | 3" Cal. B&B | 8`-10` | EVERGREEN | AS SHOWN | CENTRAL LEADER |
| MG | 9 | Magnolia grandiflora | Southern Magnolia | 3" Cal. B&B | 12`-14` | EVERGREEN | AS SHOWN | BALANCED BRANCHING |
| PT | 12 | Pinus taeda | Loblolly Pine | 3" Cal. B&B | 10`-12` | EVERGREEN | AS SHOWN | BALANCED BRANCHING |
| | 26 | (SUBTOTAL) | | | | | | |

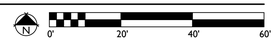
X/XX SPECIMEN REPLACEMENT  X/XX ACI

KEY

- PRESERVED TREES
- REFORESTATION
- OPEN SPACE
- TREE PROTECTION FENCE
- SPECIMEN TREES

## 3 L2.3 WEST BUFFER

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND DRIVEWAYS.
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.




GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 2136 03/31/25

Revision Date
- △ _____
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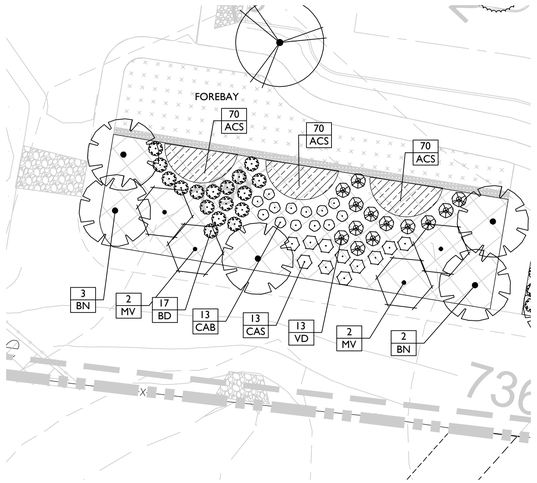
ENLARGED BUFFER LANDSCAPE PLAN

SHEET L2.3

COF # 8764




## PLANT SCHEDULE - BIO 1

| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | LEAF | SPACING | REMARKS |
|---|---|---|---|---|---|---|---|---|
| CANOPY TREES | | | | | | | | |
| BN | 5 | Betula nigra | River Birch | 3" Cal. B&B | 14'-16' | DECIDUOUS | AS SHOWN | |
| EVERGREEN TREES | | | | | | | | |
| MV | 4 | Magnolia virginiana | Sweetbay Magnolia | 2" Cal. B&B | 12'-14' | EVERGREEN | AS SHOWN | |
| SHRUBS | | | | | | | | |
| BD | 17 | Buddleja davidii | Butterfly Bush | | 24" | DECIDUOUS | 5' O.C. | |
| CAB | 13 | Callicarpa americana | American Beautyberry | | 24" | DECIDUOUS | 36" O.C. | |
| CAS | 11 | Clethra alnifolia | Sweet Pepper Bush | | 24" | DECIDUOUS | 5' O.C. | |
| VD | 13 | Viburnum dentatum 'Arrowwood' | Arrowwood Viburnum | | 24" | DECIDUOUS | 5' O.C. | |
| GROUND COVERS | | | | | | | | |
| ACS | 210 | Asclepias syriaca | Common Milkweed | 1 gal. | | | 18" O.C. | |

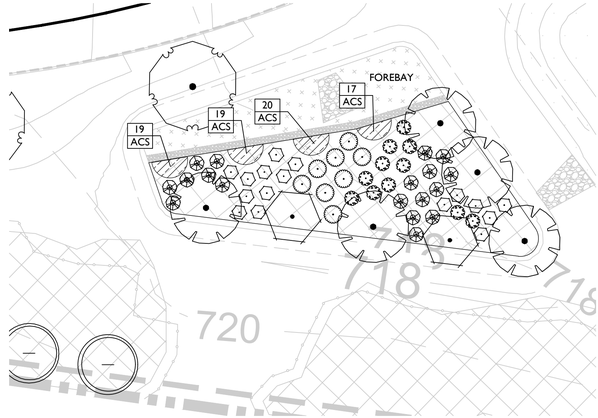
NOTE: ALL BIORETENTION AREAS TO BE COVERED WITH SHREDDED HARDWOOD MULCH.
MULCH SHALL BE A NON-FLOATABLE CYPRESS MULCH, FREE OF DYE, OR EQUIVALENT

**LANDSCAPE INSTALLERS SHALL NOT MAKE SUBSTITUTIONS OF PLANT SPECIES OR ADJUSTMENTS TO QUANTITIES.**
PLANT SPECIES AND QUANTITY SUBSTITUTION REQUEST SHALL BE SUBMITTED BY THE LANDSCAPE ARCHITECT OF RECORD AND MUST BE SUBMITTED TO THE CITY'S STORWMATER COORDINATOR FOR APPROVAL BEFORE SUBSTITUTIONS ARE MADE ONSITE. FAILURE TO DO SO SHALL RESULT IN GI BOND WITHHOLDINGS.

X/XX SPECIMEN REPLACEMENT  X/XX ACI

N 0' 20' 40' 60'

## 1 / L2.4 BIORETENTION AREA 1 - 3,463 SF - (LEVEL 2 ORNAMENTAL)

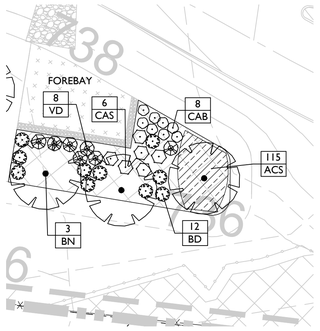



## PLANT SCHEDULE - BIO 4

| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | LEAF | SPACING | REMARKS |
|---|---|---|---|---|---|---|---|---|
| CANOPY TREES | | | | | | | | |
| BN | 5 | Betula nigra | River Birch | 3" Cal. B&B | 14'-16' | DECIDUOUS | AS SHOWN | |
| EVERGREEN TREES | | | | | | | | |
| MV | 2 | Magnolia virginiana | Sweetbay Magnolia | 2" Cal. B&B | 12'-14' | EVERGREEN | AS SHOWN | |
| SHRUBS | | | | | | | | |
| BD | 11 | Buddleja davidii | Butterfly Bush | | 24" | DECIDUOUS | 5' O.C. | |
| CAS | 16 | Clethra alnifolia | Sweet Pepper Bush | | 24" | DECIDUOUS | 5' O.C. | |
| HQ | 8 | Hydrangea quercifolia | Oakleaf Hydrangea | | 36" | DECIDUOUS | 5' O.C. | |
| VD | 18 | Viburnum dentatum 'Arrowwood' | Arrowwood Viburnum | | 24" | DECIDUOUS | 5' O.C. | |
| GROUND COVERS | | | | | | | | |
| ACS | 75 | Asclepias syriaca | Common Milkweed | 1 gal. | | | 18" O.C. | |

NOTE: ALL BIORETENTION AREAS TO BE COVERED WITH SHREDDED HARDWOOD MULCH.
MULCH SHALL BE A NON-FLOATABLE CYPRESS MULCH, FREE OF DYE, OR EQUIVALENT

**LANDSCAPE INSTALLERS SHALL NOT MAKE SUBSTITUTIONS OF PLANT SPECIES OR ADJUSTMENTS TO QUANTITIES.**
PLANT SPECIES AND QUANTITY SUBSTITUTION REQUEST SHALL BE SUBMITTED BY THE LANDSCAPE ARCHITECT OF RECORD AND MUST BE SUBMITTED TO THE CITY'S STORWMATER COORDINATOR FOR APPROVAL BEFORE SUBSTITUTIONS ARE MADE ONSITE. FAILURE TO DO SO SHALL RESULT IN GI BOND WITHHOLDINGS.




## PLANT SCHEDULE - BIO 2

| 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 | |
| SHRUBS | | | | | | | | |
| BD | 10 | Buddleja davidii | Butterfly Bush | | 24" | DECIDUOUS | 5' O.C. | |
| CAB | 8 | Callicarpa americana | American Beautyberry | | 24" | DECIDUOUS | 36" O.C. | |
| CAS | 6 | Clethra alnifolia | Sweet Pepper Bush | | 24" | DECIDUOUS | 5' O.C. | |
| VD | 7 | Viburnum dentatum 'Arrowwood' | Arrowwood Viburnum | | 24" | DECIDUOUS | 5' O.C. | |
| GROUND COVERS | | | | | | | | |
| ACS | 115 | Asclepias syriaca | Common Milkweed | 1 gal. | | | 18" O.C. | |

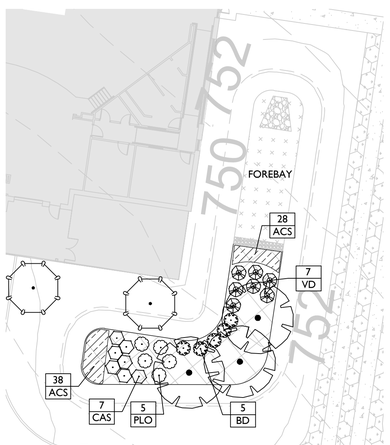
NOTE: ALL BIORETENTION AREAS TO BE COVERED WITH SHREDDED HARDWOOD MULCH.
MULCH SHALL BE A NON-FLOATABLE CYPRESS MULCH, FREE OF DYE, OR EQUIVALENT

**LANDSCAPE INSTALLERS SHALL NOT MAKE SUBSTITUTIONS OF PLANT SPECIES OR ADJUSTMENTS TO QUANTITIES.**
PLANT SPECIES AND QUANTITY SUBSTITUTION REQUEST SHALL BE SUBMITTED BY THE LANDSCAPE ARCHITECT OF RECORD AND MUST BE SUBMITTED TO THE CITY'S STORWMATER COORDINATOR FOR APPROVAL BEFORE SUBSTITUTIONS ARE MADE ONSITE. FAILURE TO DO SO SHALL RESULT IN GI BOND WITHHOLDINGS.

X/XX SPECIMEN REPLACEMENT  X/XX ACI

N 0' 20' 40' 60'

## 2 / L2.4 BIORETENTION AREA 2 - 1,138 SF - (LEVEL 2 ORNAMENTAL)




## PLANT SCHEDULE - BIO 3

| 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 | |
| SHRUBS | | | | | | | | |
| BD | 5 | Buddleja davidii | Butterfly Bush | | 24" | DECIDUOUS | 5' O.C. | |
| CAS | 7 | Clethra alnifolia | Sweet Pepper Bush | | 24" | DECIDUOUS | 5' O.C. | |
| PLO | 5 | Prunus laurocerasus 'Otto Luyken' | Otto Luyken English Laurel | | 24" | EVERGREEN | 4' O.C. | |
| VD | 7 | Viburnum dentatum 'Arrowwood' | Arrowwood Viburnum | | 24" | DECIDUOUS | 5' O.C. | |
| GROUND COVERS | | | | | | | | |
| ACS | 66 | Asclepias syriaca | Common Milkweed | 1 gal. | | | 18" O.C. | |

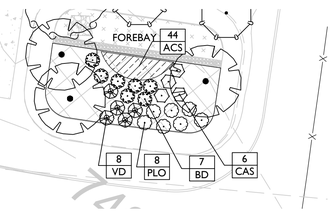
NOTE: ALL BIORETENTION AREAS TO BE COVERED WITH SHREDDED HARDWOOD MULCH.
MULCH SHALL BE A NON-FLOATABLE CYPRESS MULCH, FREE OF DYE, OR EQUIVALENT

**LANDSCAPE INSTALLERS SHALL NOT MAKE SUBSTITUTIONS OF PLANT SPECIES OR ADJUSTMENTS TO QUANTITIES.**
PLANT SPECIES AND QUANTITY SUBSTITUTION REQUEST SHALL BE SUBMITTED BY THE LANDSCAPE ARCHITECT OF RECORD AND MUST BE SUBMITTED TO THE CITY'S STORWMATER COORDINATOR FOR APPROVAL BEFORE SUBSTITUTIONS ARE MADE ONSITE. FAILURE TO DO SO SHALL RESULT IN GI BOND WITHHOLDINGS.

X/XX SPECIMEN REPLACEMENT  X/XX ACI

N 0' 20' 40' 60'

## 3 / L2.4 BIORETENTION AREA 3 - 1,042 SF - (LEVEL 2 ORNAMENTAL)




## PLANT SCHEDULE - BIO 5

| 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 | |
| | 3 | (SUBTOTAL) | | | | | | |
| SHRUBS | | | | | | | | |
| BD | 7 | Buddleja davidii | Butterfly Bush | | 24" | DECIDUOUS | 5' O.C. | |
| CAS | 4 | Clethra alnifolia | Sweet Pepper Bush | | 24" | DECIDUOUS | 5' O.C. | |
| PLO | 7 | Prunus laurocerasus 'Otto Luyken' | Otto Luyken English Laurel | | 24" | EVERGREEN | 4' O.C. | |
| VD | 5 | Viburnum dentatum 'Arrowwood' | Arrowwood Viburnum | | 24" | DECIDUOUS | 5' O.C. | |
| | 23 | (SUBTOTAL) | | | | | | |
| GROUND COVERS | | | | | | | | |
| ACS | 44 | Asclepias syriaca | Common Milkweed | 1 gal. | | | 18" O.C. | |
| | 44 | (SUBTOTAL) | | | | | | |

NOTE: ALL BIORETENTION AREAS TO BE COVERED WITH SHREDDED HARDWOOD MULCH.
MULCH SHALL BE A NON-FLOATABLE CYPRESS MULCH, FREE OF DYE, OR EQUIVALENT

**LANDSCAPE INSTALLERS SHALL NOT MAKE SUBSTITUTIONS OF PLANT SPECIES OR ADJUSTMENTS TO QUANTITIES.**
PLANT SPECIES AND QUANTITY SUBSTITUTION REQUEST SHALL BE SUBMITTED BY THE LANDSCAPE ARCHITECT OF RECORD AND MUST BE SUBMITTED TO THE CITY'S STORWMATER COORDINATOR FOR APPROVAL BEFORE SUBSTITUTIONS ARE MADE ONSITE. FAILURE TO DO SO SHALL RESULT IN GI BOND WITHHOLDINGS.

X/XX SPECIMEN REPLACEMENT  X/XX ACI

N 0' 20' 40' 60'

## 4 / L2.4 BIORETENTION AREA 4 - 2,731 SF - (LEVEL 2 ORNAMENTAL)

X/XX SPECIMEN REPLACEMENT  X/XX ACI

N 0' 20' 40' 60'

## 5 / L2.4 BIORETENTION AREA 5 - 916 SF - (LEVEL 2 ORNAMENTAL)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

# TUCK AWAY PUD SUBDIVISION
## SITE PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1234

Revision Date
△
△
△
△

BIORETENTION LANDSCAPE
SHEET
L2.4
COF # 8764

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 STRICTLY 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.

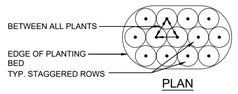
9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.

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.

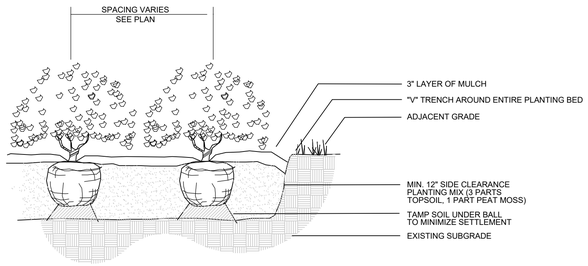
13. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.



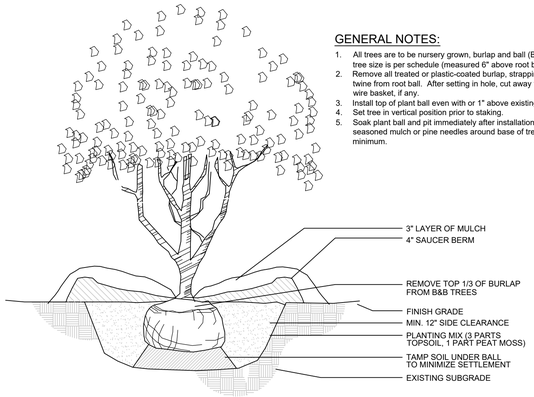

PLAN

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.




## SHRUB PLANTING

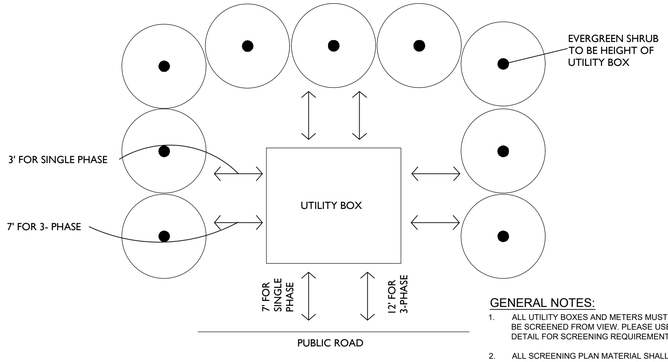



GENERAL NOTES:

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.

## UNDERSTORY TREE

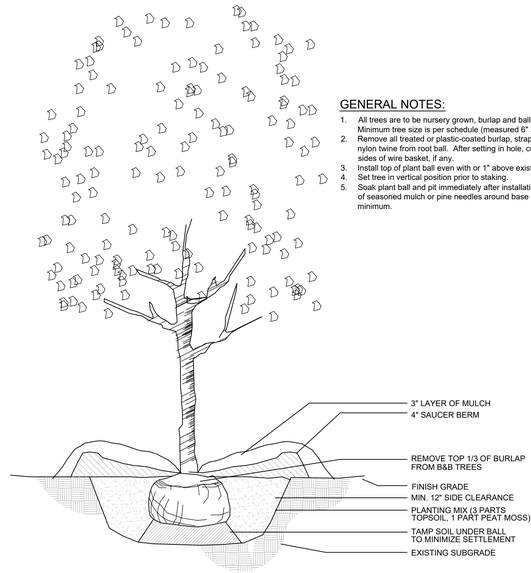
SECTION




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.

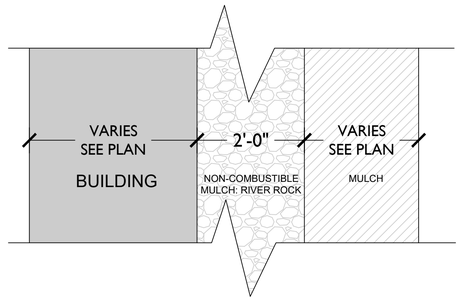
## UTILITY BOX SCREEN




GENERAL NOTES:

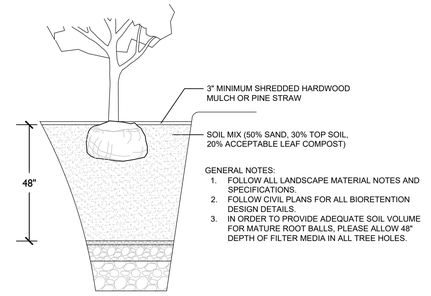
1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install 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.

## SINGLE TRUNK DECIDUOUS TREE




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

## NON-COMBUSTIBLE MULCH




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.

## BIORETENTION TREE PLANTING


GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE


# TUCK AWAY PUD SUBDIVISION

SITE PLAN

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No: 1213

Revision Date

LANDSCAPE DETAILS & NOTES

SHEET

L3.0

COF # 8764