City of Franklin

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

Meeting Agenda

Work Session

Tuesday, May 12, 2026 | **5:00 PM** | **Williamson County Auditorium**

MEETING LOCATION
Williamson County Auditorium
1320 West Main Street

CALL TO ORDER

CITIZEN COMMENTS

Comments on agenda items may be made in person or by emailing recorder@franklintn.gov before noon on the day of the meeting. Comments will be submitted for the record.

WORK SESSION DISCUSSION ITEMS

1. Annual Sustainability Commission Update

   Sponsors: Emily Wright, Kelly Dannenfelser, Andrew Orr

2. Discussion Of Williamson County Homeless Alliance Proposal

   Sponsors: Kevin Riggs

3. *Consideration Of Ordinance 2026-06, An Ordinance To Rezone 204.34 Acres From Planned (PD 1.26) District To Planned (PD 1.27) District And Rezone 0.55 Acres From Planned (PD 1.26) District To Residential 1 (R-1) District For The Property Located South Of Murfreesboro Road And East Of South Carothers Road, Including The Property Located At 1005 Copley Road. (Colletta Park PUD Subdivision) Establishing A Public Hearing On June 9, 2026
   FMPC 4/23/26, 7-0
   Sponsors: Emily Wright, Amy Diaz-Barriga, Ariella Stanford

4. Consideration Of Resolution 2026-25, A Resolution Approving A Revised Development Plan For Colletta PUD Subdivision, For The Property Located South Of Murfreesboro Road And East Of South Carothers Road. Establishing A Public Hearing On June 9, 2026
   FMPC 4/23/26, 7-0
   Sponsors: Emily Wright, Amy Diaz-Barriga, Ariella Stanford

5. Consideration Of Resolution 2026-24, A Resolution Approving A Revised Development Plan For Ovation PUD Subdivision With 15 Modifications Of Development Standards (Building Type, On-Street Parking, Loading Zones, And Signs), For The Property Located At The Southeast Corner Of East McEwen Drive And Carothers Parkway. Establishing A Public Hearing On June 9, 2026
   FMPC 4/23/26, 7-0 (MOS 1: 6-1, MOS 2: 7-0 with conditions, MOS 3: 7-0, MOS 4: 7-0, MOS 5: 7-0, MOS

6: 7-0, MOS 7: 5-2 with conditions, MOS 8: 7-0, MOS 9: 7-0, MOS 10: 7-0, MOS 11: 7-0, MOS 12: 6-1, MOS 13: 7-0, MOS 14: 7-0, MOS 15: 7-0)

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

6. Consideration Of Resolution 2026-22, A Resolution To Initiate A Study At The Request Of The Property Owner For A Plan Of Services For A Potential Future Annexation Of 79.05 Acres, Located At 4002, 4006, 4008, 4022, 4030, And 4066 Arno Road, 4261, 4251, And 4231 Murfreesboro Road, As Well As A Property East Of Arno Road And South Of Terri Park Way. Establishing A Public Hearing On June 9, 2026

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

7. *Consideration Of Final Change Order To COF Contract No. 2022-0023, With SBW Constructors For Adams Street Water And Sewer Improvements For A Decrease Of $7,917.63

   Sponsors: Michelle Hatcher, Brian Goodwin

8. Consideration of COF Contract No. 2026-0170 With Alliance Engineering For Hobas Evaluation And Rehabilitation Design Services For The For Fiberglass Reinforced Plastic Pipe

   Sponsors: Michelle Hatcher

9. Update Of Franklin Transit Authority Master Plan

   Sponsors: Max Baker

OTHER BUSINESS

ADJOURN

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.

City of Franklin

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

File #: 21-01856

DATE: 5/12/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Emily Wright, Director of Planning and Sustainability
Kelly Dannenfelser, Asst. Director of Planning
Andrew Orr, Long Range Planning Supervisor

SUBJECT:

Annual Sustainability Commission Update

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the annual Sustainability Commission update.

BACKGROUND/STAFF COMMENTS:
Please see the attached slides for the annual Sustainability Commission update.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the annual update regarding the work conducted by the Sustainability Commission.

City of Franklin Annual Report to the Board of Mayor and Aldermen

Sustainability Commission

May 12, 2026

CURRENT MEMBERS

Christina Christiansen, Chair, (Utility Rep)

Alderman Beverly Burger (BOMA)

April Eaton (Franklin Tomorrow)

Keith Gordon

Jim Mahurin

Al Pramuk

Brian Stone

Anna Timme

Meredith Zehnder



MEETINGS

2nd Friday @ 8:00 AM

Typically, 8-9 meetings/year

CURRENT

- Conducted Annual Litter Survey in February
- Bee City USA Overseeing Committee
  - Public Outreach and Engagement
  - Fire 1 Garden Refresh
  - Gresham Smith/Parks Department collaboration at Bicentennial Park
  - Streets Department Stewardship
- Policy Guide Monitoring and Implementation

OUTLOOK

- Bee City USA implementation
  - Establish Partnerships
  - Share Information
  - Public outreach and engagement
- Scaling up litter pick ups and pollinator gardens
- Monitoring and implementation of policy guides (energy, waste reduction, and transportation)
- Solar expansion project at Water Reclamation Facility
- Forum for new ideas



Questions?

WILLIAMSON COUNTY
HOMELESS ALLIANCE

615-979-5940

Stable House

113 Old Carter's Creek Pike; Franklin, Tennessee
February 11, 2026
Pastor Kevin Riggs

Paradym.
VENTURES

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FREE

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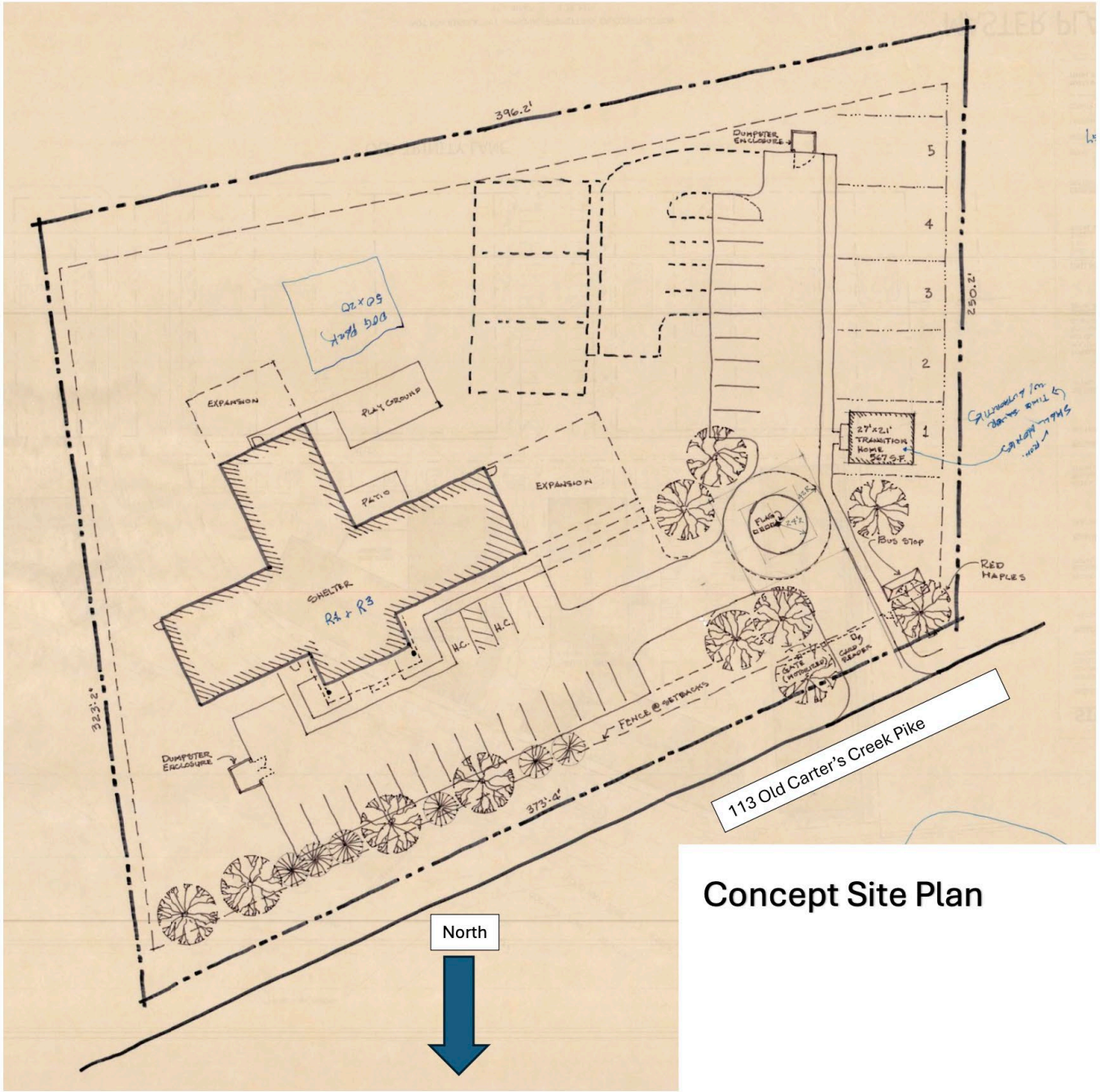
VENTURES

113 Old Carter's Creek Pike; Utilities Map with Contours in Black





Concept Site Plan

The Vision:

The vision of Williamson County Homeless Alliance is to establish transitional housing that provides rest, recovery, and holistic assistance to our unhoused neighbors, offering them stability. Pastor Kevin Riggs.

Site Notes:

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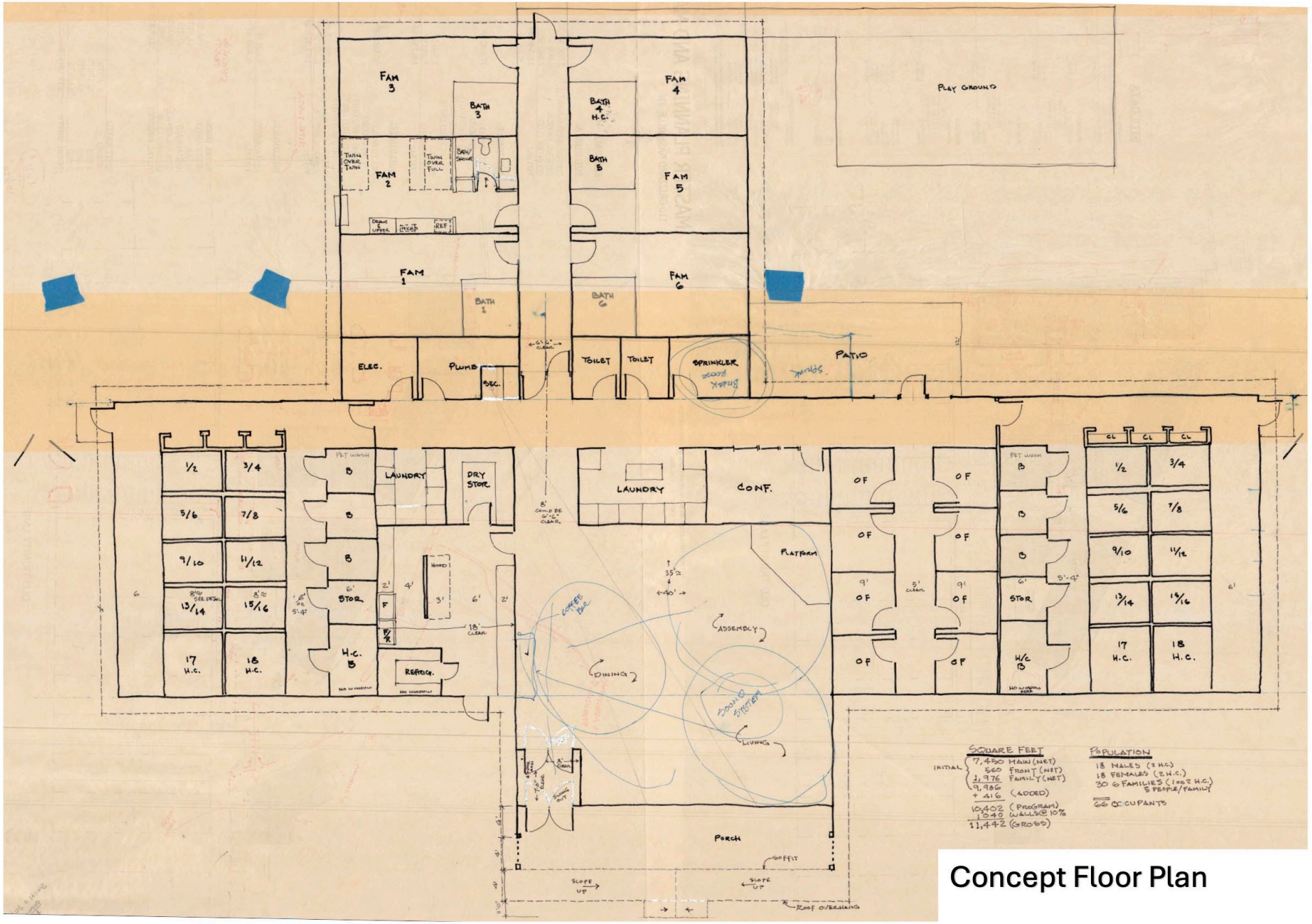

Concept Floor Plan

Notes:

Multi-purpose space containing Living Room, Dining Room, and Assembly areas.

Bunk Room for Women on left, and for the Men on right.

Six Family Rooms in the Rear similar to hotel rooms.

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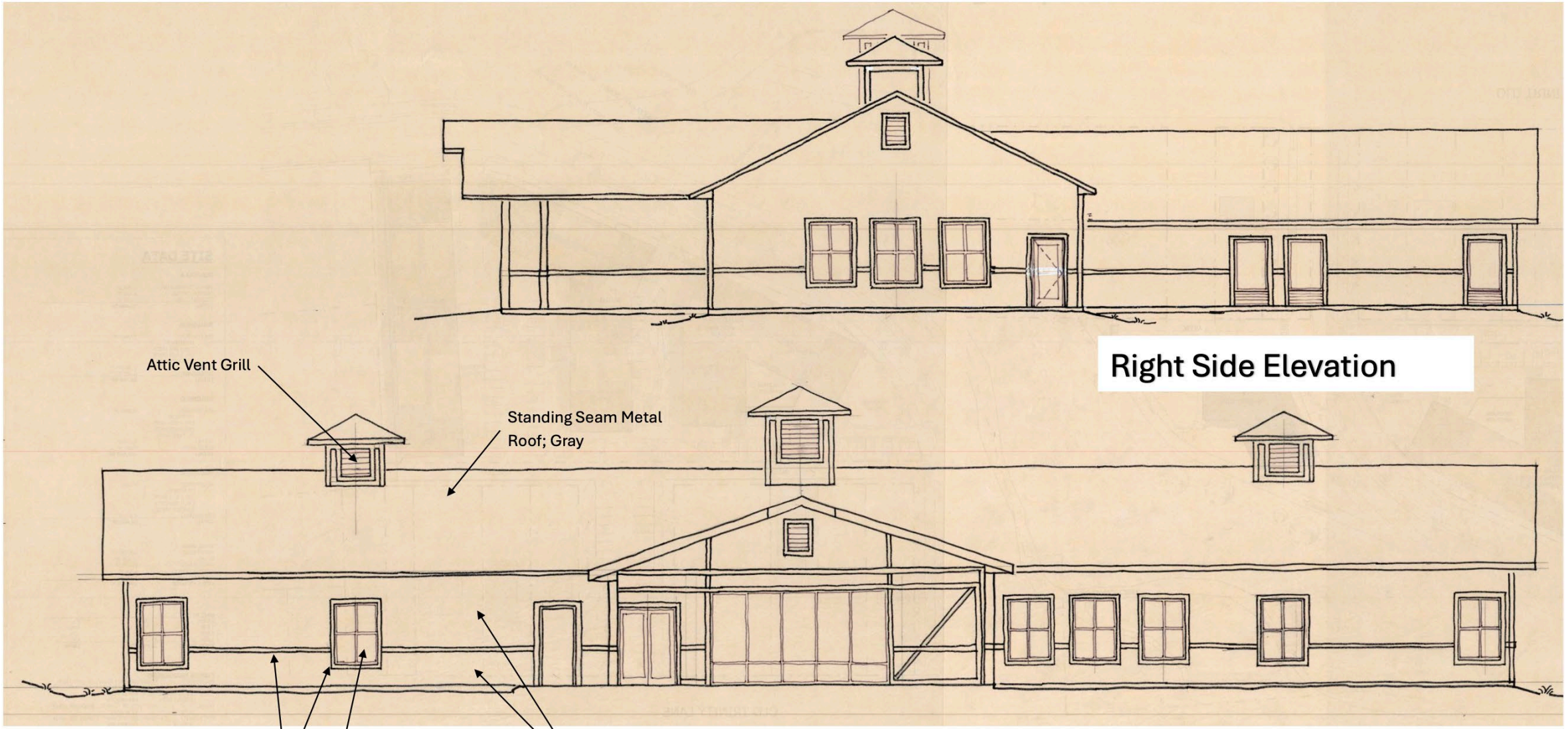
6" Exterior stud bearing walls with R-19 batts, OSB Ext. Sheathing, ½" interior Gyp and Exterior T-111 Finish veneer, painted.

Fully Sprinklered, Wood Trusses, Prefinished Metal Standing Seam Roofing, Concrete Slab Floor with Turn-down Slab to form the footing.



Right Side Elevation

Attic Vent Grill

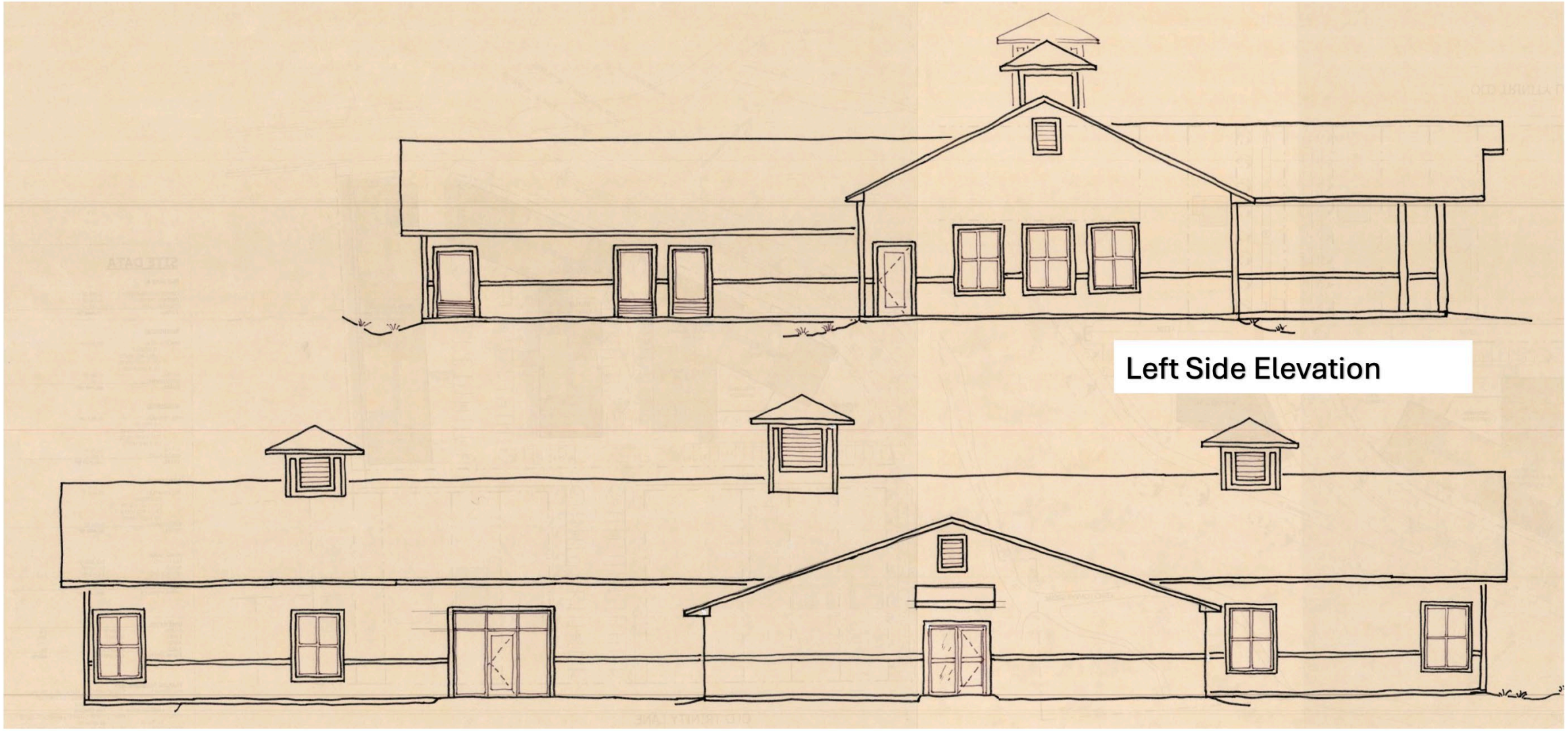
Standing Seam Metal Roof; Gray

1 x 6 Wood Trim Board; Painted, Soft Cream White.

Insulating Glass; 2 x 4.5 Prefinished White Alum. Frame.

T-111 Rusticated Painted Veneer; Subdued Barn Red.

Front (North) Elevation



Left Side Elevation

Rear Elevation



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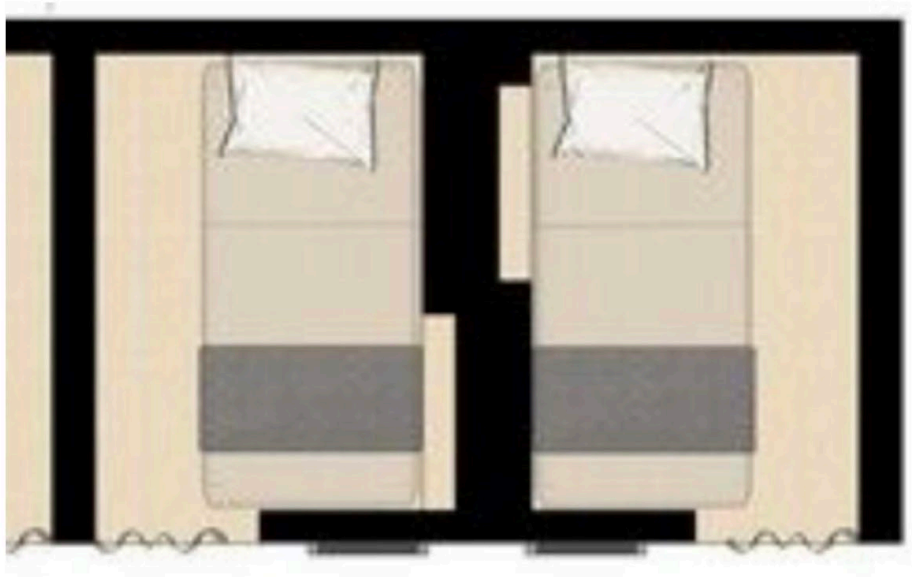
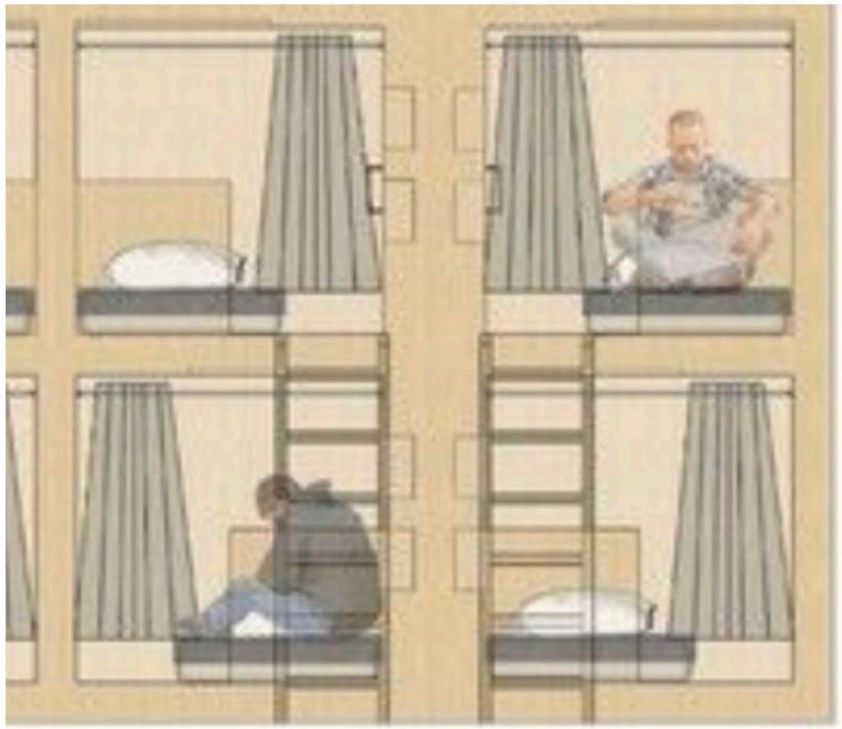
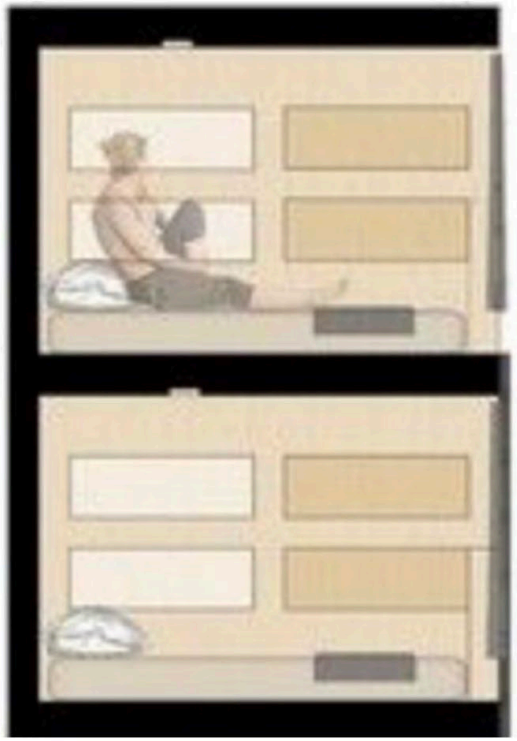








LR1418 SERIES

18" LAV-TOILET COMBY WITH OVAL LAVATORY BOWL

Featuring a hemispherical cabinet design, seamless welded construction, and toilet bowl housing, the LR1418 Comby significantly reduces ligature attachment points. Toilet is a concealed blowout jet type with elongated bowl, self-draining flushing rim, integral contoured seat, and Air-Control™ pneumatically operated pushbutton valve.



PRODUCT FUNCTION:

The toilet is designed to meet the needs for ligature resistance, ADA, water conservation and the rigorous demands of security facilities in a chase (rear mount) application.

PRODUCT DETAILS:

BRAND: Secur-Care™
MATERIAL: 14 gage stainless steel
MOUNTING: Rear Mount (Chase), On-Floor Mount
TOILET ORIENTATION: Left Offset (-LO), Right Offset (-RO)
CONFIGURATIONS AVAILABLE: On-Floor with Wall Waste Outlet (-2), On-Floor with Floor Waste Outlet (-3)
PRODUCT FEATURES: Ligature-resistant, highly vandal-resistant, lead free
COMPLIANCES: ADA compliant (when installed properly), WaterSense - Meets EPA criteria certified by IAPMO R&T 1.28 gpf, GREEN UPC

LR1449 SERIES

ADA COMPLIANT LAV-TOILET COMBY - OFFSET TOILET

Model LR1449 Comby features a 19 x 49.25 inch (483 x 1,251 mm) counter with an integral D-shaped lavatory bowl and back splash. The offset toilet's winged sides, hemispherical components, and grab bar with closure plate all serve to limit the unit being used as a ligature device. Fixture is arranged to be installed on finished wall and serviced from an accessible pipe chase.



PRODUCT FUNCTION:

The toilet is designed to meet the needs for ligature

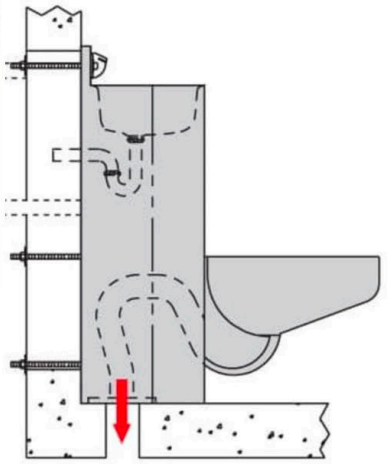
PRODUCT DETAILS:

BRAND: Secur-Care™



Model **LR1449 Series**

Secur-Care® Ligature-Resistant, ADA Compliant Rear Mount Comby with Offset Toilet and D-Shaped Lavatory Bowl



Toilet/Shower Rooms: The typical and handicap toilet/shower rooms will utilize stainless steel fixtures that are highly durable with respect to combative forces and the type of fixtures that have very few moving parts. The types of fixtures that are extremely low maintenance, and they are hygienic with respect to sanitary conditions. All four walls and the ceiling are of durable nonabsorbent materials allowing the room to be routinely and completely washed down. The floors too are of non-absorbent materials that are slip resistant surfaces.

The shower fixtures will offer a moderate and reasonable flow of water at the desired personal temperature allowing an occupant to close an eye to the day or to the night and escape beneath the soothing water for the prescribed and necessary length of time.

The toilet/shower room is locked from the inside to shut-out the world, providing, for a time, a private and personal space, where the opportunity for cleaning and grooming falls into place increasing one's dignity, self-respect, and confidence to unlock the door and go out beyond it.





-P Penal Head -

Regarding our Shower-Ware product line, in applications where vandalism is a primary concern, this showerhead prevents the user from altering the spray or removing nozzle. Spray adjustment is made through the nozzle with a hex key. Specification of -P Penal Head prevents selection of additional shower head options.

The exterior of Stable House is sheathed in Oriented Strand Board for the materials structural properties creating integral structural diaphragms to resist horizontal forces. Over the exterior sheathing the rustic T1-11 is the applied finish creating the desired aesthetic, and is painted accordingly

A study of the appearance with respect to overall scale determines whether the desired rustication groove pattern is 8” or 12”, as well as the availability of material.

The T1-11 applied to the exterior wall, though a finish, contributes to the structural integrity of the structure as well.





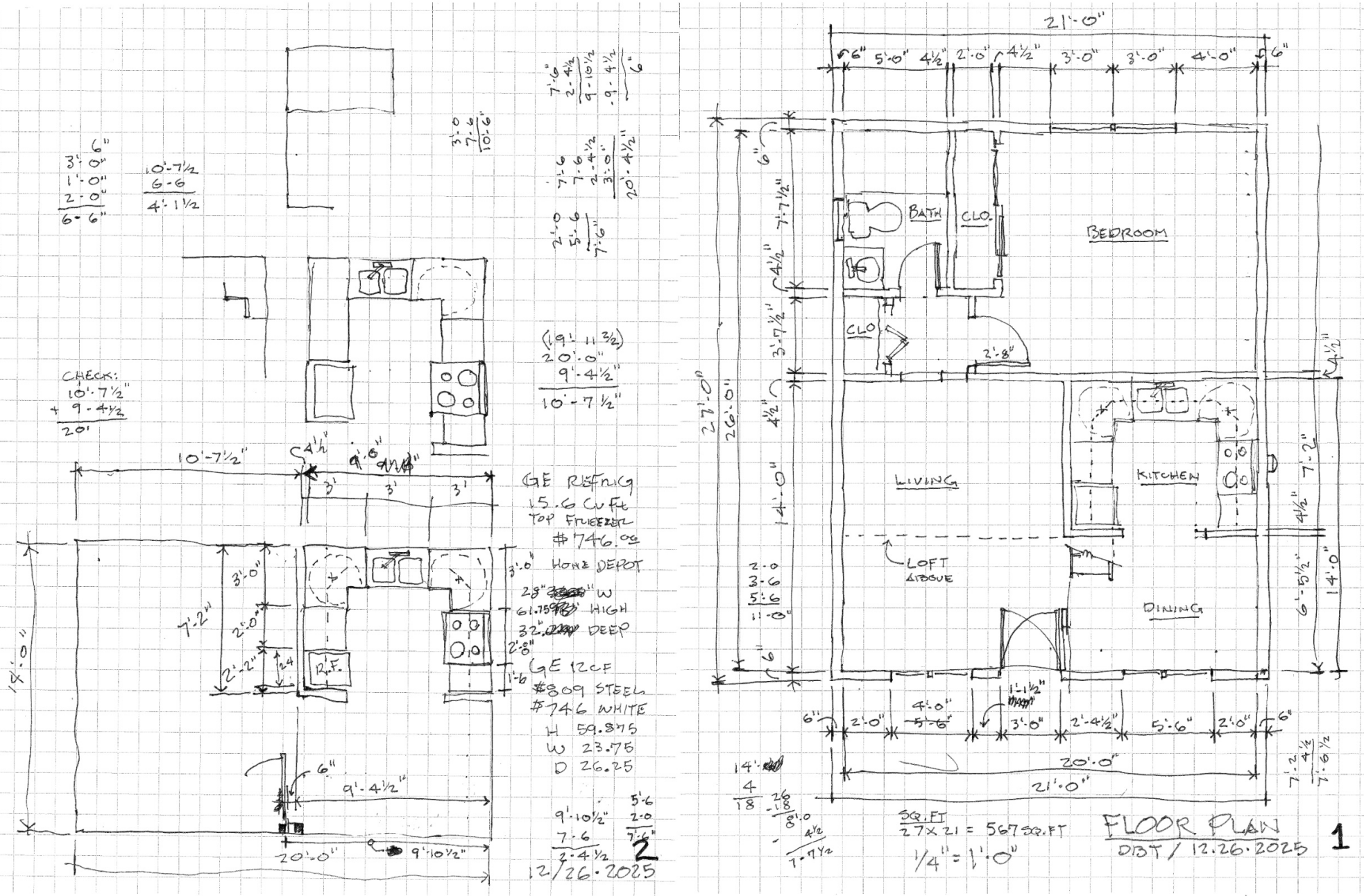
Plytanium T1-11 8-in Groove Pattern 0.594-in x 48.0-in x 96.0-in SYP Plywood Panel siding

Item #12957 | Model #1366354

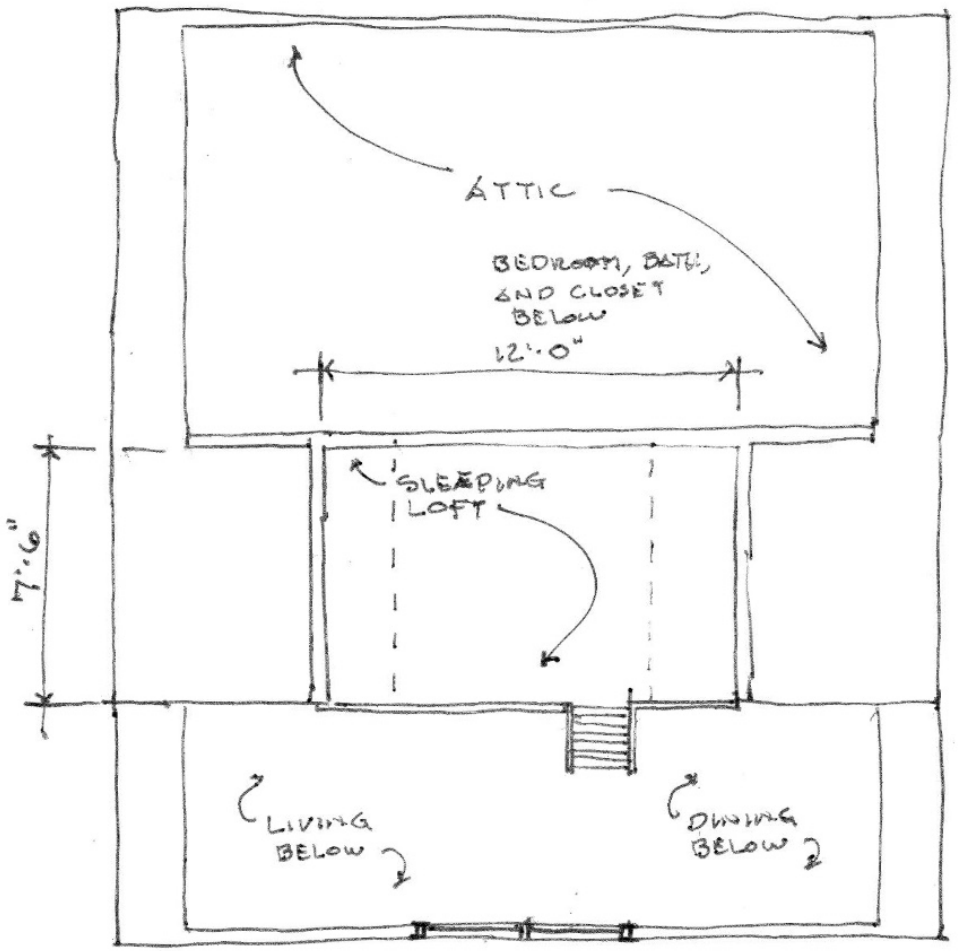
Shop Plytanium

★★★★☆ 3.9 99

$44.98



21'-0"
BATH
CLO.
BEDROOM
CLO
LIVING
KITCHEN
LOFT ABOVE
DINING
27'-0"
26'-0"
14'-0"
20'-0"
21'-0"
10'-7½"
9'-4½"
20'-0"
9'-10½"
R.F.
GE REFRIG
15.6 Cu Ft
TOP FREEZER
#746.00
HOME DEPOT
28" W
61.75 HIGH
32" DEEP
GE 12CF
#809 STEEL
#746 WHITE
H 59.875
W 23.75
D 26.25
12/26·2025
2
SQ. FT
27 X 21 = 567 SQ. FT
1/4" = 1'-0"
FLOOR PLAN
DBT / 12.26.2025
1

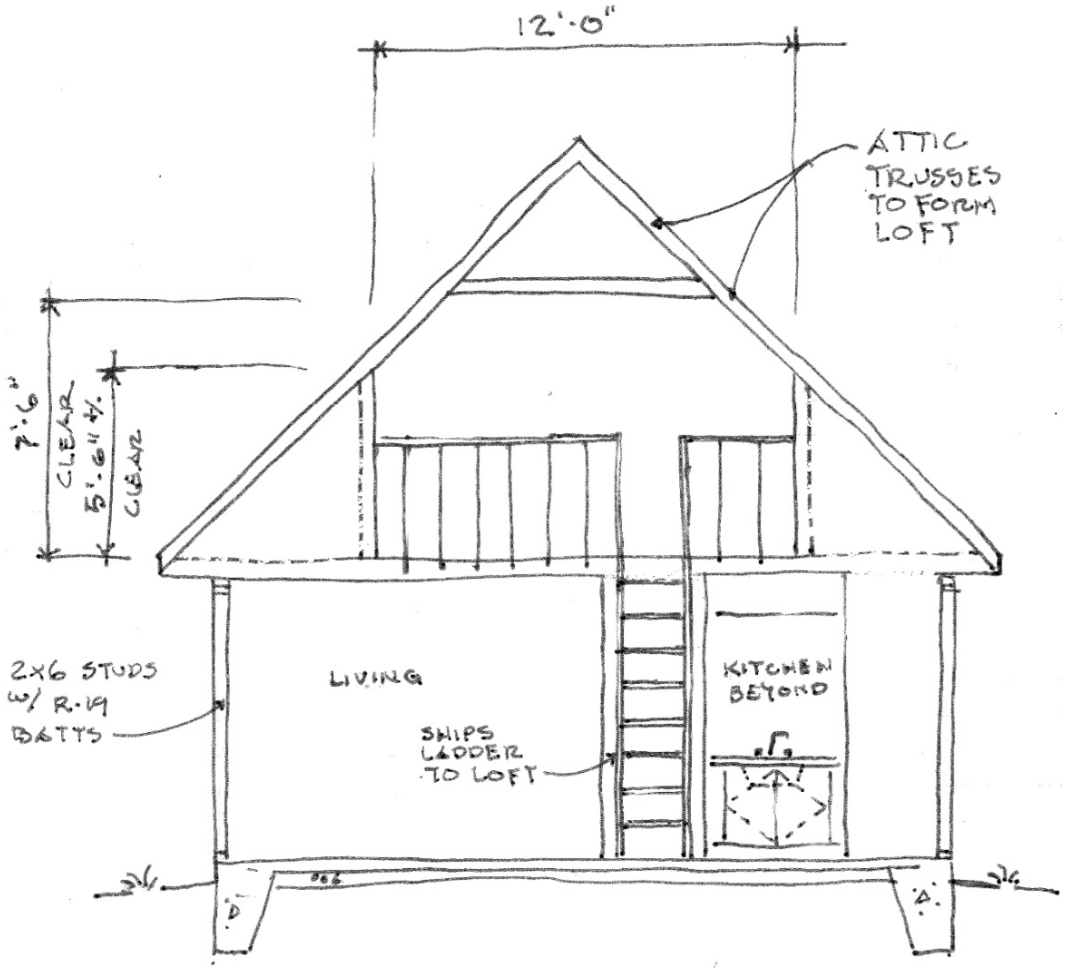


SLEEPING LOFT PLAN



FRONT ELEVATION

4



SECTION/ELEVATION

5

QUESTIONS?

WILLIAMSON COUNTY
HOMELESS ALLIANCE

615-979-5940

Stable House

113 Old Carter's Creek Pike; Franklin, Tennessee
February 11, 2026
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Paradym.
VENTURES

WILLIAMSON COUNTY
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STABLE HOUSE

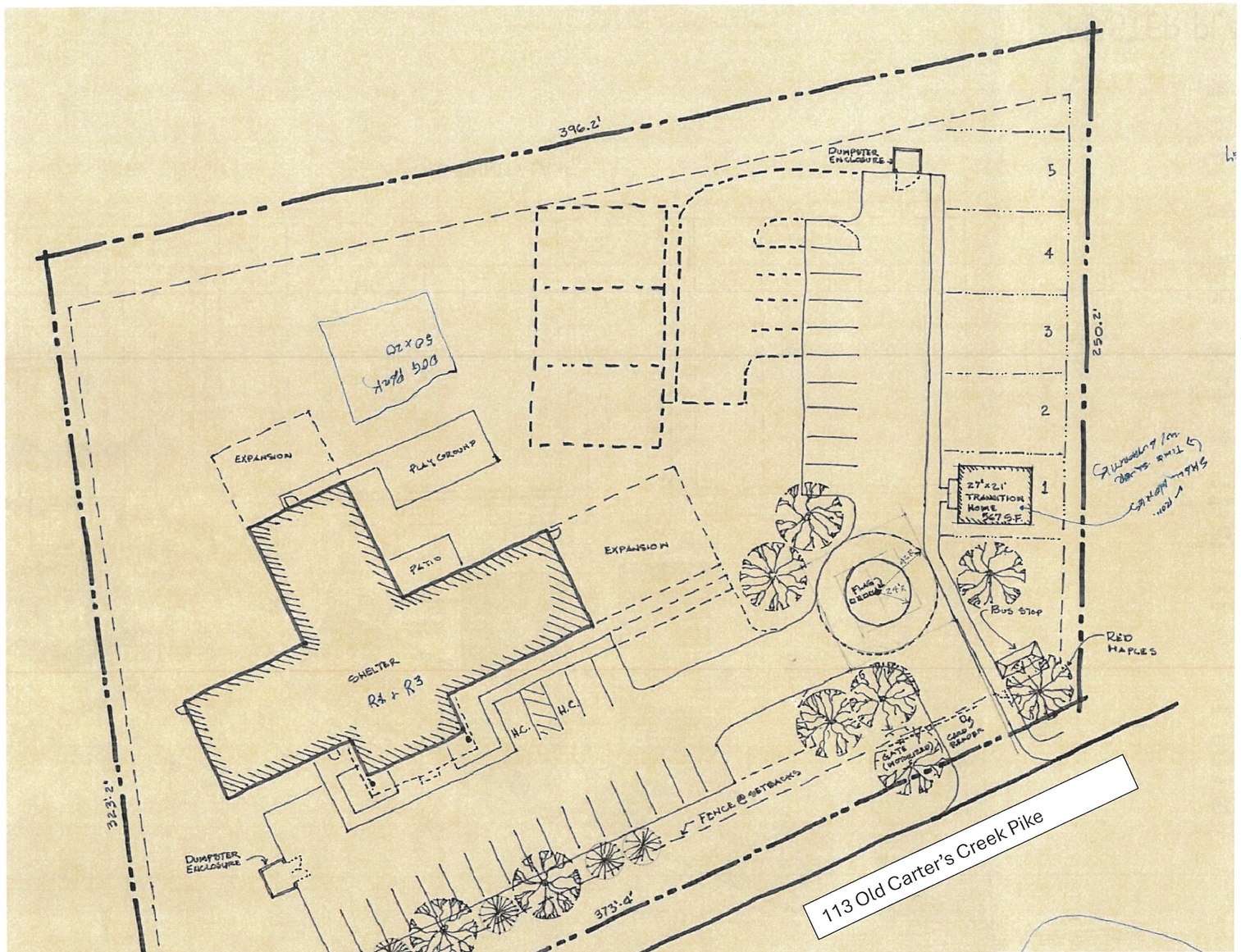
113 OLD CARTER'S CREEK PIKE; FRANKLIN, TENNESSEE
FEBRUARY 11, 2026
PASTOR KEVIN RIGGS

Paradym.
VENTURES

SEEKING SOLUTIONS FOR OUR COMMUNITY

113 Old Carter's Creek Pike; Utilities Map with Contours in Black





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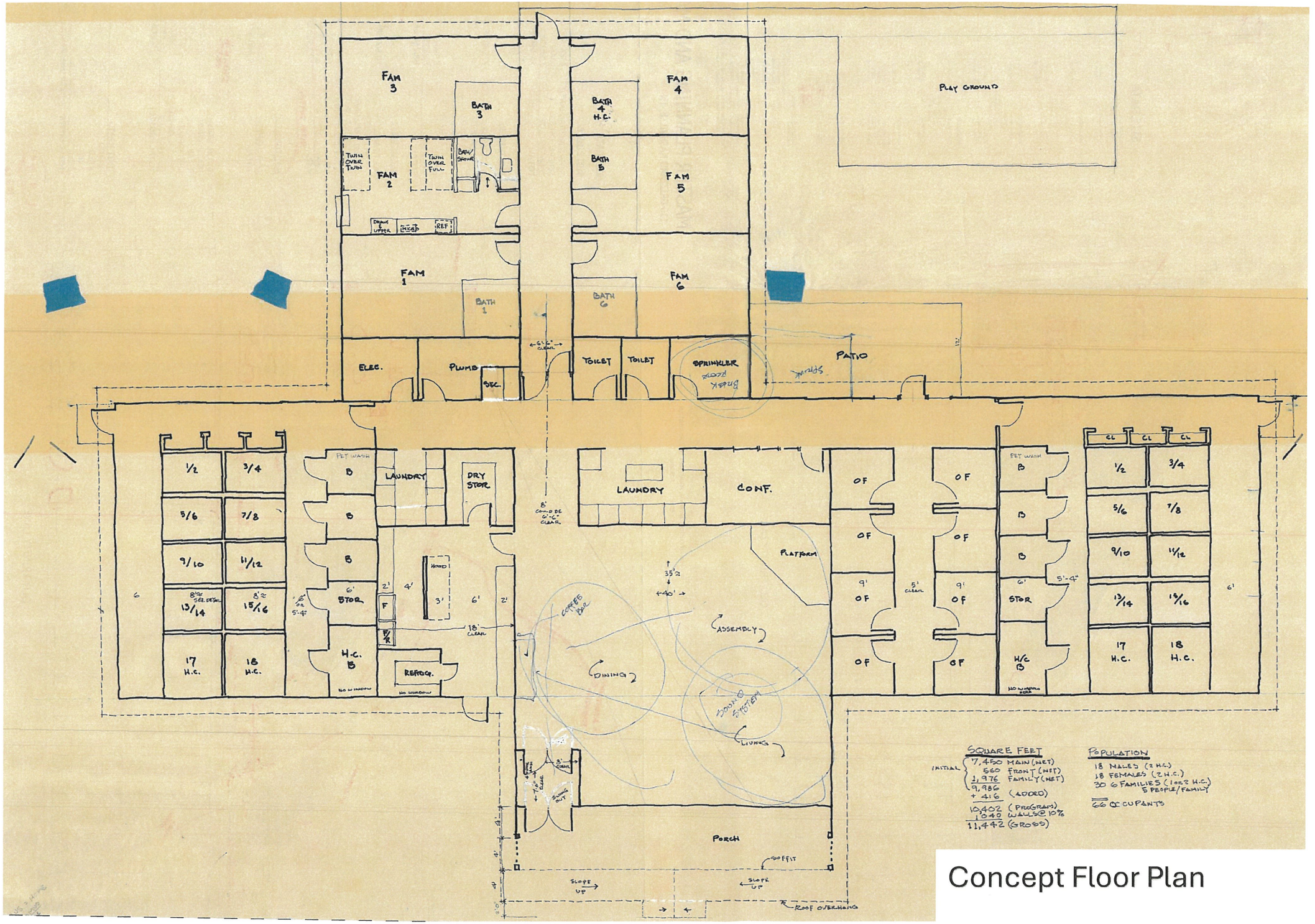

SQUARE FEET

INITIAL
- 7,450 MAIN (NET)
- 560 FRONT (NET)
- 1,976 FAMILY (NET)
- 9,986
- + 416 (ADDED)
- 10,402 (PROGRAM)
- 1040 WALLS @ 10%
- 11,442 (GROSS)

POPULATION

18 MALES (2 H.C.)
18 FEMALES (2 H.C.)
30 & FAMILIES (1 OF 2 H.C.)
5 PEOPLE/FAMILY
66 OCCUPANTS

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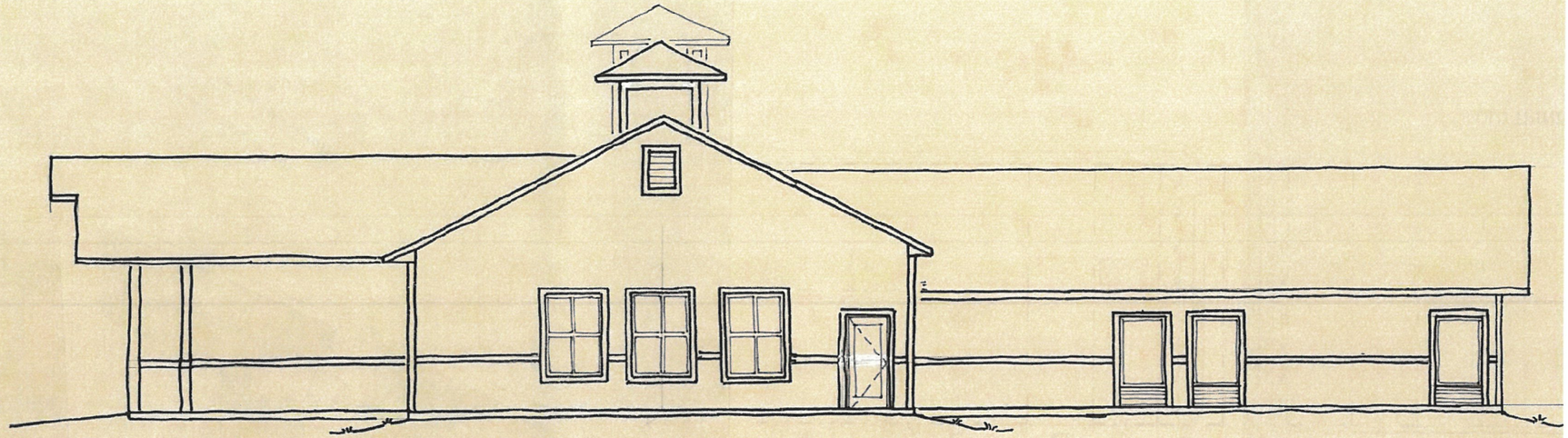
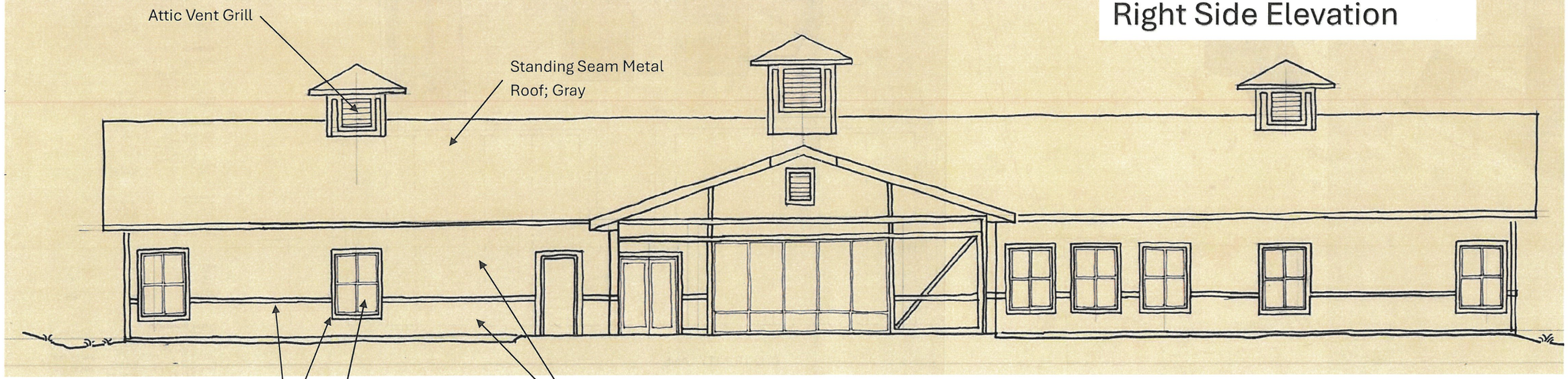
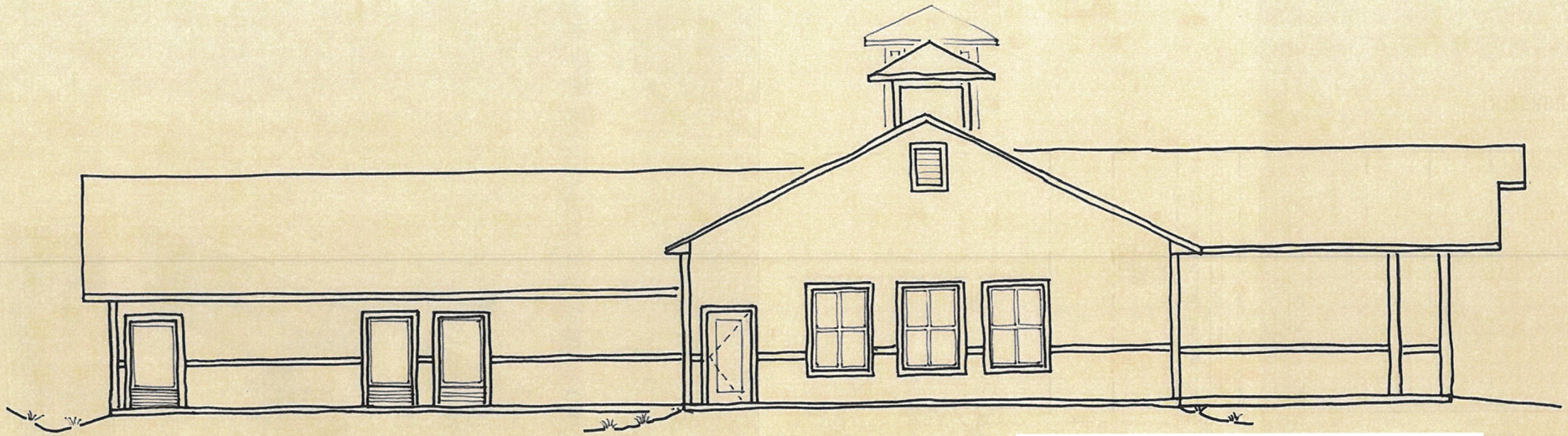


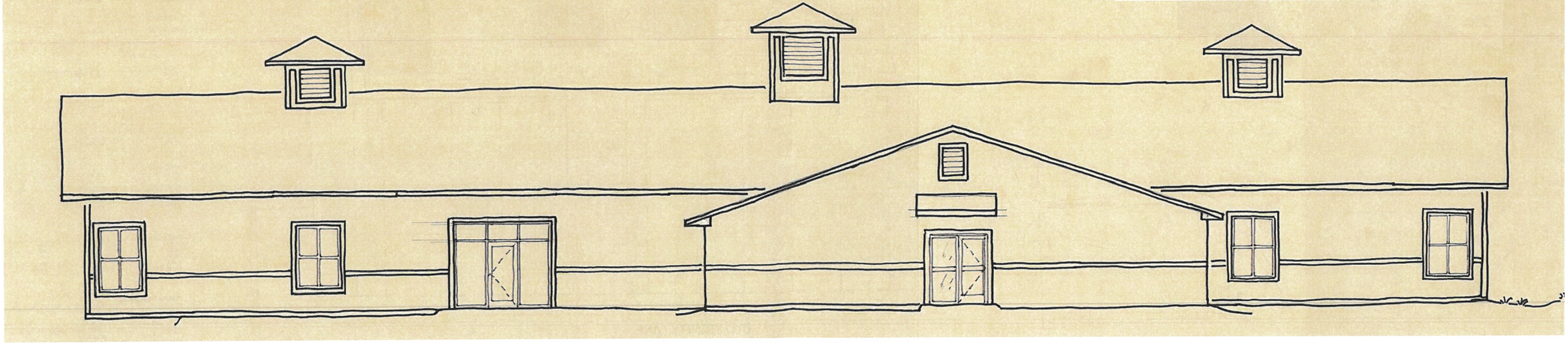
Right Side Elevation



Front (North) Elevation



Left Side Elevation



Rear Elevation



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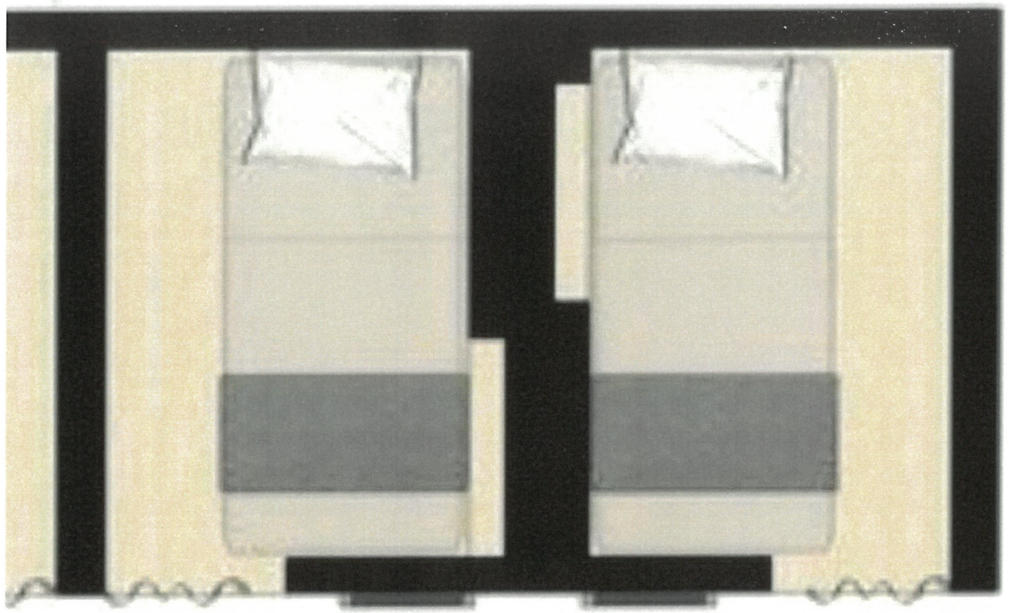
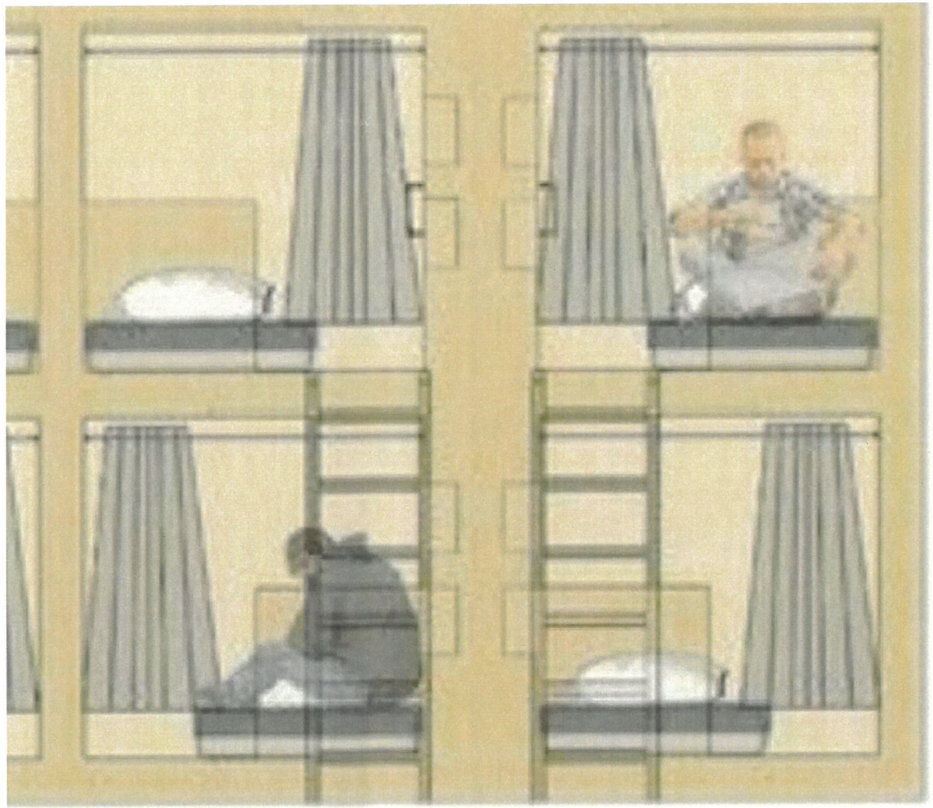
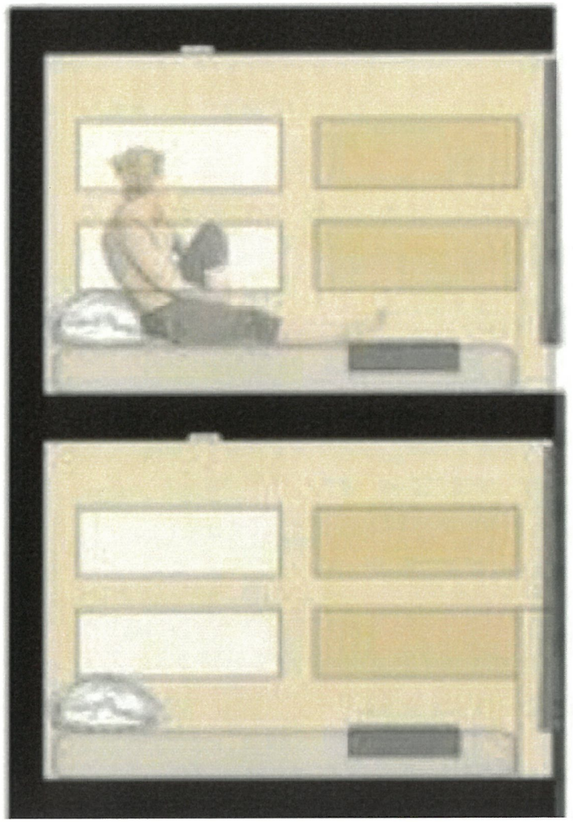
Our sleeping berths are similar to these images, but do not have need of the storage shelves, as the individual occupants clean up and out of the berths, and must exit the facility each morning in preparation for their day. The berths do have individual recessed light fixtures in the ceiling of each berth. There is an electrical outlet for charging and running individual electrical devices in each berth. There is a night light in each berth that can be either on or off.

The rack of Sleeping Berths are completely within the ambient air temperature of the bunk room (not on any exterior wall) so that independent HVAC conditioning for each berth is not necessary. In the summer the setpoint for the HVAC will be slightly lower to offset the accumulation of body heat within the individual berths.









LR1418 SERIES

18" LAV-TOILET COMBY WITH OVAL LAVATORY BOWL



Featuring a hemispherical cabinet design, seamless welded construction, and toilet bowl housing, the LR1418 Comby significantly reduces ligature attachment points. Toilet is a concealed blowout jet type with elongated bowl, self-draining flushing rim, integral contoured seat, and Air-Control™ pneumatically operated pushbutton valve.

PRODUCT FUNCTION:

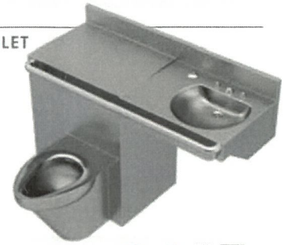
The toilet is designed to meet the needs for ligature resistance, ADA, water conservation and the rigorous demands of security facilities in a chase (rear mount) application.

PRODUCT DETAILS:

BRAND: Secur-Care™
MATERIAL: 14 gage stainless steel
MOUNTING: Rear Mount (Chase), On-Floor Mount
TOILET ORIENTATION: Left Offset (-LO), Right Offset (-RO)
CONFIGURATIONS AVAILABLE: On-Floor with Wall Waste Outlet (-2), On-Floor with Floor Waste Outlet (-3)
PRODUCT FEATURES: Ligature-resistant, highly vandal-resistant, lead free
COMPLIANCES: ADA compliant (when installed properly), WaterSense - Meets EPA criteria certified by IAPMO R&T 1.28 gpf, GREEN UPC

LR1449 SERIES

ADA COMPLIANT LAV-TOILET COMBY - OFFSET TOILET



Model LR1449 Comby features a 19 x 49.25 inch (483 x 1,251 mm) counter with an integral D-shaped lavatory bowl and back splash. The offset toilet's winged sides, hemispherical components, and grab bar with closure plate all serve to limit the unit being used as a ligature device. Fixture is arranged to be installed on finished wall and serviced from an accessible pipe chase.

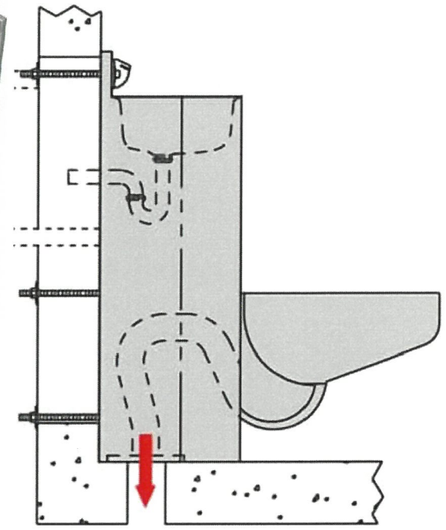
PRODUCT FUNCTION:

The toilet is designed to meet the needs for ligature

PRODUCT DETAILS:

BRAND: Secur-Care™





Model **LR1449 Series**

Secur-Care® Ligature-Resistant, ADA Compliant Rear Mount Comby with Offset Toilet and D-Shaped Lavatory Bowl

Toilet/Shower Rooms: The typical and handicap toilet/shower rooms will utilize stainless steel fixtures that are highly durable with respect to combative forces and the type of fixtures that have very few moving parts. The types of fixtures that are extremely low maintenance, and they are hygienic with respect to sanitary conditions. All four walls and the ceiling are of durable nonabsorbent materials allowing the room to be routinely and completely washed down. The floors too are of non-absorbent materials that are slip resistant surfaces.

The shower fixtures will offer a moderate and reasonable flow of water at the desired personal temperature allowing an occupant to close an eye to the day or to the night and escape beneath the soothing water for the prescribed and necessary length of time.

The toilet/shower room is locked from the inside to shut-out the world, providing, for a time, a private and personal space, where the opportunity for cleaning and grooming falls into place increasing one's dignity, self-respect, and confidence to unlock the door and go out beyond it.





-P Penal Head -

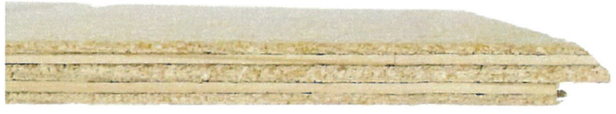
Regarding our Shower-Ware product line, in applications where vandalism is a primary concern, this showerhead prevents the user from altering the spray or removing nozzle. Spray adjustment is made through the nozzle with a hex key. Specification of -P Penal Head prevents selection of additional shower head options.

The exterior of Stable House is sheathed in Oriented Strand Board for the materials structural properties creating integral structural diaphragms to resist horizontal forces. Over the exterior sheathing the rustic T1-11 is the applied finish creating the desired aesthetic, and is painted accordingly

A study of the appearance with respect to overall scale determines whether the desired rustication groove pattern is 8" or 12", as well as the availability of material.

The T1-11 applied to the exterior wall, though a finish, contributes to the structural integrity of the structure as well.





Plytanium T1-11 8-in Groove Pattern 0.594-in x 48.0-in x 96.0-in SYP Plywood Panel siding

Item #12957 | Model #1366354

Shop Plytanium

★★★★☆ 3.9 99

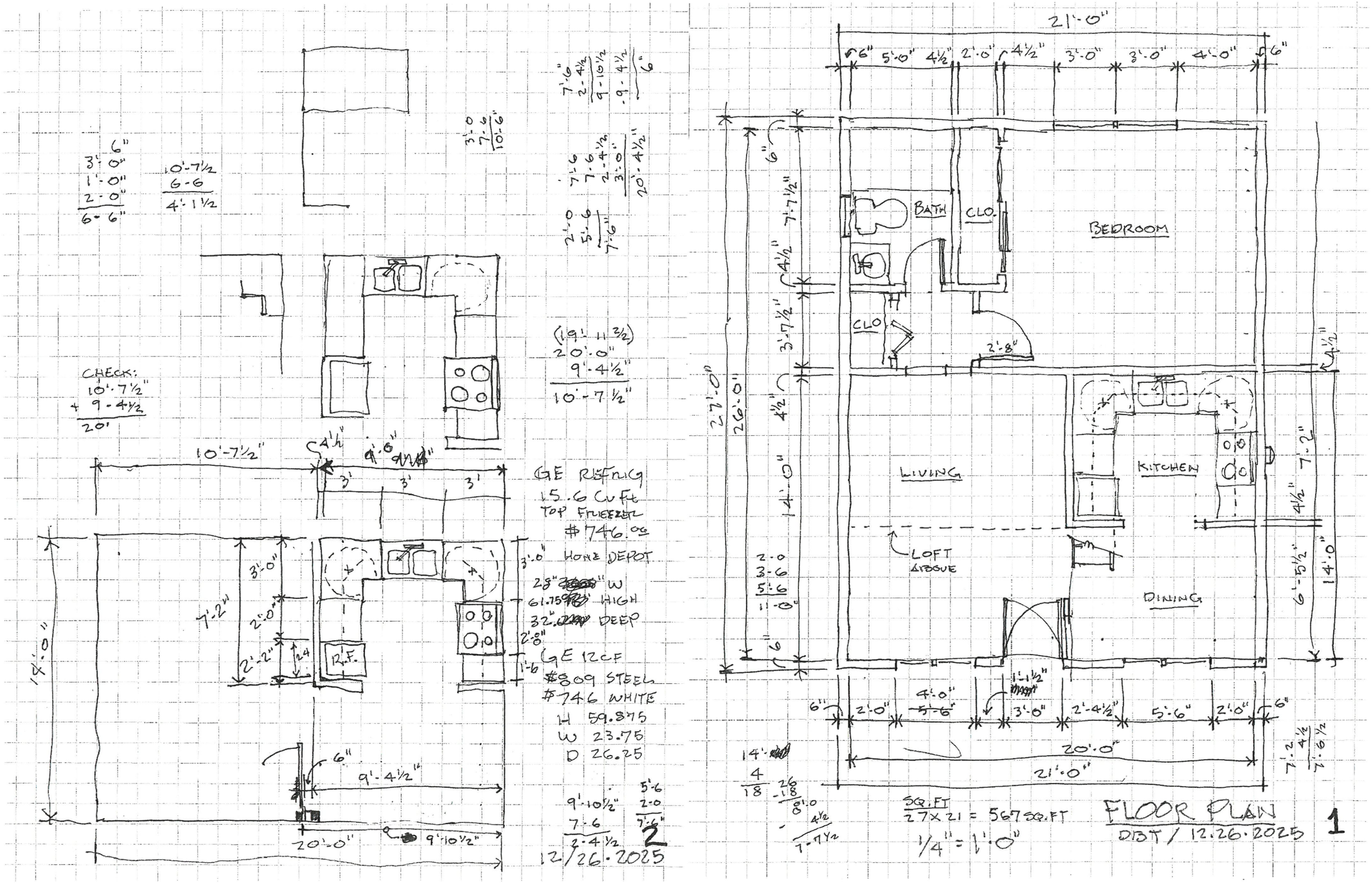
$44.98

10

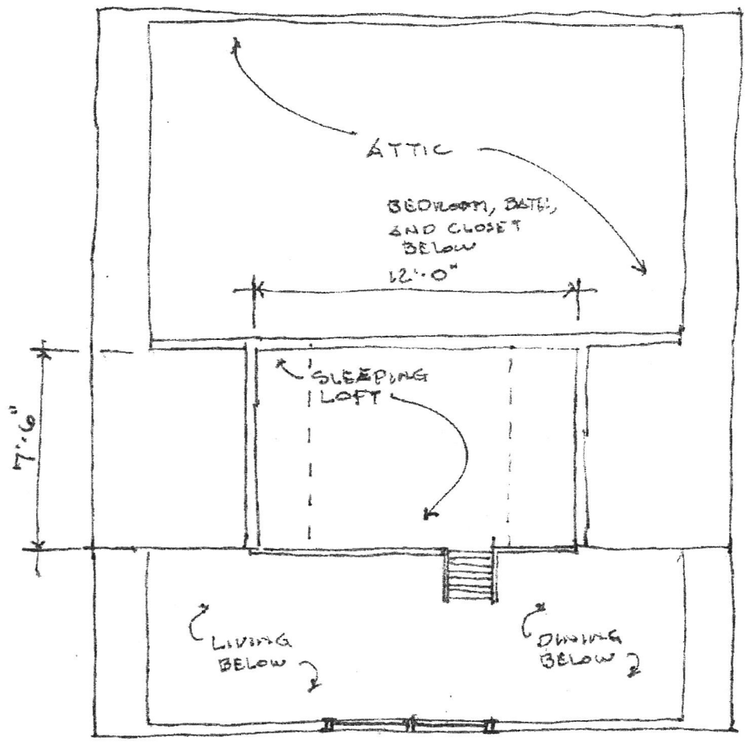
The Following Three Pages Are Representing a Small Home

567 Square Feet Main Level

Loft, Add 90 square Feet

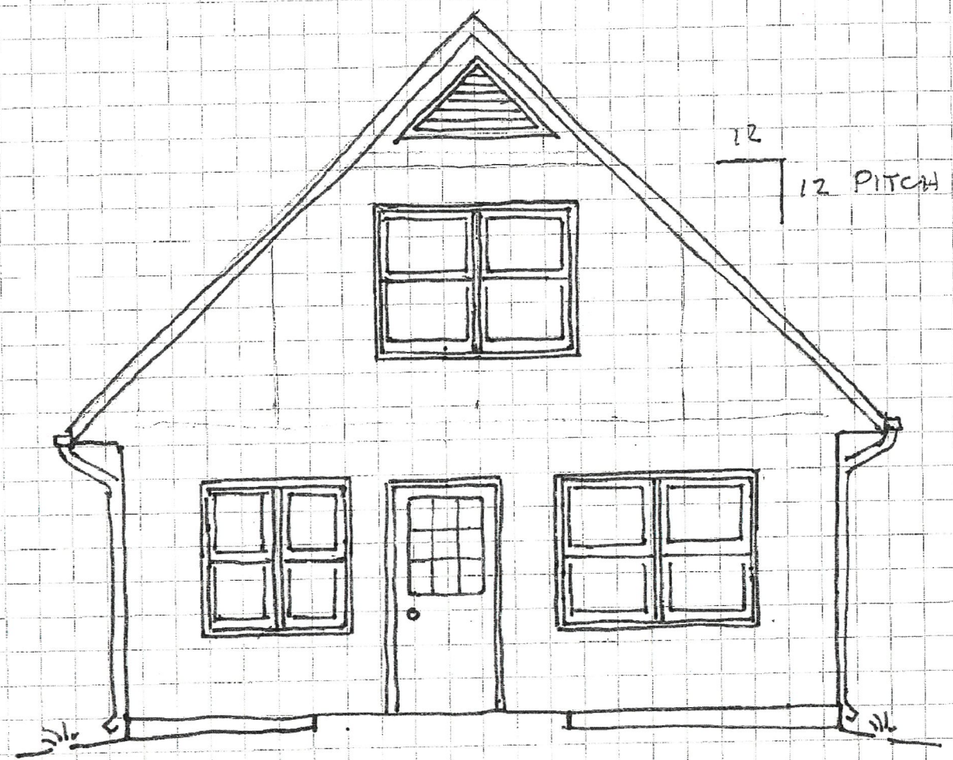


CHECK:
10'-7½"
+ 9-4½
20'
10'-7½"
9'-4½"
20'-0"
9'-10½"
14'-0"
7'-2"
3'-0"
2'-0"
2'-2"
R.F.
GE REFRIG
15.6 CU FT
TOP FREEZER
#746.00
HOME DEPOT
28" W
61.75 HIGH
32" DEEP
GE 12CF
#809 STEEL
#746 WHITE
H 59.875
W 23.75
D 26.25
12/26·2025
2
21'-0"
BATH
CLO.
BEDROOM
CLO
LIVING
KITCHEN
LOFT ABOVE
DINING
20'-0"
21'-0"
27'-0"
26'-0"
14'-0"
SQ.FT
27 X 21 = 567 SQ.FT
1/4" = 1'-0"
FLOOR PLAN
DBT / 12.26.2025
1



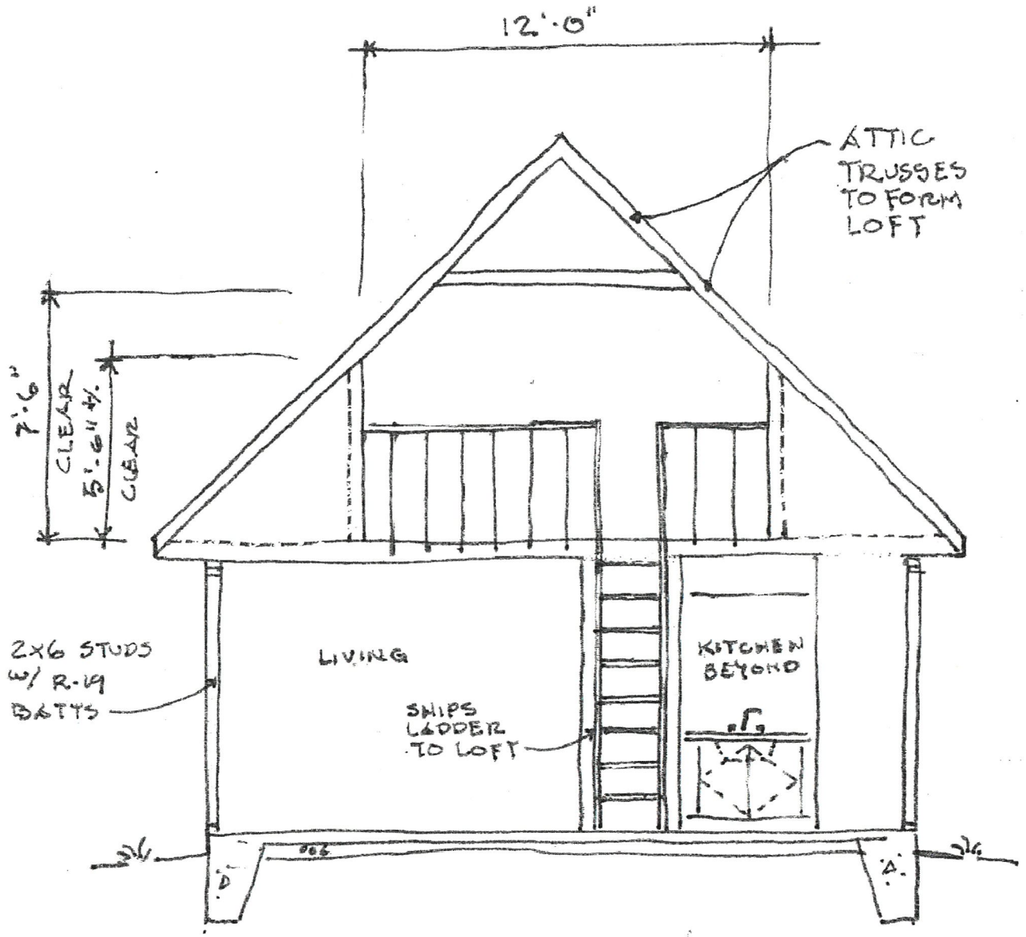
SLEEPING LOFT PLAN

3



FRONT ELEVATION

4



SECTION/ELEVATION

5

THE STABLE HOUSE PROJECT

Williamson County Homeless Alliance
BOMA Work-Study
Tuesday May 12, 2026

Williamson County Homeless Alliance (WCHA) was birthed out of Franklin Community Church (FCC). In 2012, FCC began providing emergency shelter during cold weather for men living on the streets in Franklin. However, the history of the church's homeless ministry extends to nearly fifty years ago. Sometime in the late 1970s, Franklin Free Will Baptist Church, under the leadership of Pastor James Davis, opened the Lighthouse, a homeless shelter, in downtown Franklin. While the Lighthouse experienced a short tenure, it planted the seeds of WCHA. In 1989, Rev. Dr. Kevin Riggs became the pastor of Franklin Free Will Baptist Church. The original church was located on Del Rio Pike. In 1999, the church sold its property on Del Rio Pike and changed their name to Franklin Community Church.

From 2012 through the winter of 2018, FCC offered emergency shelter during the winter, using their community center on Natchez Street, various warehouses, and the American Legion on Eighth Avenue North. In February 2018, a public meeting was held at St. Paul's Episcopal Church to talk about homelessness in our county. Pastor Kevin Riggs led the discussion. Out of that meeting WCHA was formed, receiving their 501c3 status in June 2019. In the summer of 2018 until the present day, WCHA started using local churches for their emergency shelter.[1] From its inception, our desire to provide emergency shelter is based on the Prophet Isaiah's words in Isaiah 58:6-7, *"Is not this the kind of fasting I have chosen: to loose the chains of injustice and untie the cords of the yoke, to set the oppressed free and break every yoke? Is it not to share your food with the hungry and to provide the poor wanderer with shelter—when you see the naked, to clothe them, and not to turn away from your own flesh and blood?"*

King Solomon, the wisest man to ever live, wrote, *"Though one may be overpowered, two can defend themselves. A cord of three strands is not quickly broken"* (Ecclesiastes 4:12). There is something powerful about a set of three cords. From the very beginning, WCHA has strived to develop three cords of support and three cords of services. The three cords of support (including funding, volunteers, staff, etc…) are the religious/non-profit community, the business community, and the government. Implied in all three is individual support. We envision all three major components of our community working together to create sustainable transitional housing that helps people holistically—spiritually, physically, and emotionally. The three cords of services are transitional housing, permanent housing, and wrap-around services.

Philosophy, Vision, and Mission of WCHA

The foundational philosophy of WCHA is based on 1 John 3:17, *"If you see some brother or sister in need and have the means to do something about it but turn a cold shoulder and do nothing, what happens to God's love? It disappears. And you made it disappear."* As a community I believe we have the means and compassion for others to do what needs to be done.

[1] WCHA's rule of thumb has been to provide emergency shelter when the temperature is below 32 degrees. Since 2012, FCC and WCHA have provided approximately 500 nights of emergency shelter.

Our approach is holistic. This means we serve those experiencing homelessness in a step-by-step process assisting individuals and families to take action to recover becoming self-sustaining members of the community. The process begins by proving a safe and secure place for unhoused citizens to rest and recover. A permanent transitional sanctuary will provide a base for the individual and families to build trust and to receive the type of services needed to begin healing. Services will be provided by WCHA or by third party partners experienced in providing these services and counseling.

The vision and mission of WCHA have not changed since its founding. Our vision is to create a permanent transitional sanctuary serving the whole person, providing a place of rest, recovery, and holistic assistance. With that as our vision, our specific mission is to develop and maintain a permanent transitional sanctuary meeting the needs of people experiencing homelessness in Franklin/Williamson County by partnering with local government, non-profits, churches, and individuals.

The Stable House

Two years ago, WCHA's board empowered their Executive Director, Pastor Kevin Riggs, to start looking for land to build a permanent transitional sanctuary. Pastor Riggs scheduled meetings with both the Franklin city government and the county government to determine what zoning was needed for such a project, enabling Pastor Riggs to seek suitable land fitting the criteria. During a meeting with the county, Mayor Rogers Anderson informed Pastor Riggs about land that used to be owned by the county but is now owned by the city. Mayor Anderson believed this land would be ideal for what WCHA was wanting to do. Not long after that meeting, Pastor Riggs began informal and informational conversations with city officials about the land at 113 Old Carter's Creek Pike. Pastor Riggs then solicited help from Mr. Ron Crutcher (civil engineer, retired) and Mr. David Thayer (architect, retired). After several meetings with the city, and countless meetings with Mr. Crutcher and Mr. Thayer, the idea of the Stable House was formed.

The Stable house strives to blend into the community with an established rural esthetic, offering an opportunity for individuals and families to rest and recover, gaining a new sense of origin, from which they can find a way to obtain a stable and productive life. The esthetic vision for Stable House is to convey the essence of a common rural structure (a barn) to blend in with the rural nature of Williamson County on the outskirts of Franklin, Tennessee.

Four Areas of Concern

The Stable House project is a unique project and one that has never been tried in our community. WCHA acknowledges that along with any new idea comes questions and concerns. Especially when the new idea deals with how to best service our unhoused neighbors. Below are four concerns we feel need to be addressed. Undoubtedly, there are more than four concerns. These four concerns serve as a basis to continue the conversation.

1. "Not In My Backyard."

The tendency of well-meaning people is to be concerned that any type of service to people experiencing homelessness will result in higher vagrancy, higher crime, and lower property values. No one wants that in their backyard. WCHA does not want to do anything that will lower the standard of living in our community. WCHA is committed to being good neighbors and being an asset to the community. We believe the Stable House will raise the standard in our city of what it means to *"love your neighbor as yourself"* (Mark 12:31).

According to a study commissioned by the National Alliance to End Homelessness, a chronically homeless person costs the taxpayer an average of $35,578 per year. Housing them cost around $12,500 per person per year.[2] In a comprehensive study on homelessness in Central Florda it was concluded that "allowing homelessness to exist in a community is more expensive than providing the solutions to the problem."[3] The high cost of doing nothing includes things like property damage, arresting unhoused people, using jails as a homeless shelter, medical expenses especially in emergency rooms, etc. A holistic approach including transitional housing and permanent supportive housing decreases vagrancy and crime, while increasing property values.[4]

2. "If you build it, they will come."

Once again, the concern of well-meaning people is providing services to people experiencing homelessness will attract more people experiencing homelessness to our community. Afterall, everyone wants to move to Franklin/Williamson County.

Research, however, does not support this argument. First, people experiencing homelessness are already in our community and each year their numbers increase. Secondly, most people who are homeless are homeless in the city in which they were already living. The CEO of a large homeless ministry in Nashville informed me (Pastor Kevin) their research showed 85% of the homeless they serve were from Davidson County. More recently, the CEO of a large homeless ministry on the West Coast told me (Pastor Kevin) the same thing. Furthermore, in 2018, Seatle, Washington studied their homeless population and discovered that 83.1% of their homeless population were from Seattle.[5] In other words, only 15% of people experiencing homelessness are transient.

There have been times when WCHA encounters people in our community who are homeless who have relocated here from other places. Sometimes they tell us God told them to move to Franklin. More often than not, they tell us they moved to Franklin believing they would find a good paying job allowing them to provide for their family and be successful. However, their dreams turned into a nightmare when they did not find that great job, and they underestimated the high cost of housing in Franklin/Williamson County. As a result, they fall through the cracks and become homeless. When we can, and when they are willing, we help our unhoused neighbors return home by purchasing bus tickets or assisting with gas. But that is not always

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[2] "Ending Chronic Homelessness Saves Taxpayers Money," www.endhomelessness.org.

[3] "The Cost of Long-Term Homelessness in Central Florida," p. 5, www.ImpactHomelessness.org

[4] "The Impact of Supportive Housing on Surrounding Neighborhoods: Evidence from New York City," www.furmancenter.NYU.edu.

[5] "Where are Homeless People in King County From?" 2018 Seatle/King County Cout Us in Report. Emily M. Eng. The Seatle Times.

possible. Franklin/Williamson County is a wonderful place to live and raise a family. We have built six successful cities in our county, and when you build a thriving city, people will come, and they'll keep coming. But with growth comes an unintended reality: more people experiencing homelessness. A strong city must be ready not only to grow, but to care for those who arrive in need.

3. Security.

Security cannot be overstated. WCHA seeks to strive for the highest security for both the community and those who stay at the Stable House. Security includes a fence around the entire property. Most of the property will be fenced using a rod iron fence, six feet high and curved with a point on the end. Not only will this type of fence be secure, but it will also be ascetically pleasing. Furthermore, cameras will be strategically placed around the property as well as inside the building. Additionally, at least one security guard will be on the premises overnight, throughout a large portion of the day, and over the weekend and holidays. As people come in to spend the night at Stable House, their bags and personal belongings will be searched. Also, while Stable House will not require sobriety to enter, alcohol and drug use will be strictly prohibited on site. Furthermore, all residents of Stable House will be subject to random drug tests. Furthermore, background checks will be done on those who will be staying in the small homes.

Finally, the front gate will be closed and locked overnight, and the interior hallways of the Stable House connecting the dormitories and family area will be locked to prevent access to the other areas of the Stable House while residents sleep. Over the years, WCHA has worked closely with the Franklin Police Department and the Williamson County Sheriff's office. We believe that partnership will continue. Since FCC and WCHA started providing emergency shelter (2012), we have only had to call the police three times. All three times were for minor infractions.

4. Programming.

Holistic programming is the foundation on which Stable House is being built. Wrap around services, including case management, counseling, and job skills will be provided either inhouse or in partnership with many of our community non-profits. Below is a partial list of some of our community partners:

- Habitat for Humanity of Williamson/Maury County
- Hard Bargain Association
- Franklin Housing Authority
- Shelter Equity
- Graceworks
- One Generation Away
- EduCare
- Bridges
- 21st Recovery Court
- The Gentry Foundation
- Franklin Special District
- Williamson County Public Schools
- Franklin Community Development

To Whom It may Concern,

I ma writing in regards to the proposed Transitional Housing Development by The Williamson County Homeless Alliance located off of Carters Creek Pike in Franklin. I believe this project is a great step for our city and region as we seek to intentionally serve the least of these.

One Generation Away commits to provide food resources to those staying in the facility as they are transitioning. It's a privilege to play a small part in a life altering journey of one of our neighbors.

I want to encourage you to approve this facility with the hopes that it will not only be a blessing to our community but to other communities as a model for curbing homelessness.

Sincerely,

Chris Whitney
CEO/Founder
One Generation Away
chris@onegenaway.com
314-239-9754

May 5, 2026

To Whom It May Concern,

My name is Laurel-Anne Siebel, and I serve as a Career Coach at the American Job Center in Franklin. I recently learned about the possibility of the Williamson Homeless Alliance opening the "Stable House," and I am writing to express my strong support for this initiative.

Through my work at the American Job Center, as well as my involvement with the United Way, I see firsthand that homelessness is a significant and growing issue in our community. Many of my clients are currently homeless or at immediate risk of becoming so. Just this week, I worked with a family of nine—including seven children, one of whom has special needs. The mother is employed, yet unable to meet the requirement of earning three times the rent, which many apartment complexes mandate.

I work with individuals across a wide spectrum—those with advanced education and strong professional backgrounds, as well as those with low incomes. Increasingly, even highly skilled professionals, such as software engineers facing layoffs, are at risk of losing stable housing.

Additionally, through my work with Bridges Domestic Shelter, I see women who are courageously starting over, yet struggling to secure safe and affordable housing.

Many of my clients are actively working to improve their circumstances by enrolling in training programs in healthcare, the skilled trades, and CDL certification programs to name a few. These individuals are making intentional efforts to secure employment that can sustainably support themselves and their families—an outcome that is crucial to the long-term stability of our county. However, these programs take time to complete, and without stable housing during that period, their progress is at risk.

With the Homeless Alliances' strong partnership with the American Job Center, individuals experiencing homelessness can access comprehensive, wraparound services that support both immediate needs and long-term success. Through this kind of collaboration, families and individuals have a meaningful opportunity not only to recover from homelessness, but to emerge stronger and more self-sufficient.

These experiences underscore an important truth: homelessness can happen to anyone. There is often a misconception that individuals experiencing homelessness have made poor choices, but in reality, many are navigating circumstances beyond their control.

Currently, there are very limited options for individuals and families who suddenly find themselves without housing. Even when they qualify for assistance, the wait for stable housing can be lengthy. In the meantime, there is a critical gap—there is simply no safe, reliable place for people to go.

The need for transitional housing solutions like the "Stable House" is urgent and growing. Providing a safe, temporary environment where individuals and families can stabilize and work toward permanent housing would not only support those in crisis, but also strengthen the safety and well-being of the entire Williamson County community.

This initiative has my overwhelming support.

Kindest Regards,

Career Advisor
Laurel-Anne Siebel
Career Advisor - Franklin, Tennessee
(615) 370-6004 Office
(925) 577-4238 Cell

Northern Middle Tennessee Workforce Board Inc.

Workforce Essentials
Solutions that work!

TOP WORK PLACES 2016-2024
Tennessean.
Workforce Essentials is a 2024 Top Workplace!
9 Years Running

May 4, 2026

Williamson County Homeless Alliance
511 West Meade Blvd.
Franklin, TN 37064

RE: Letter of Support for The Stable House Project

To Whom It May Concern:

I am writing on behalf of The TMA Group/Franklin Transit Authority to formally express support for the proposed The Stable House Project to be located at 113 Old Carter's Creek Pike.

Daily we are reminded of the urgent need for safe, affordable housing for individuals and families experiencing homelessness in our community. Projects like this are essential to providing stability.

The Williamson County Homeless Alliance has a proven track record of outreach to our homeless neighbors. This project, which includes transitional housing, 24/7 staff, security services, and on-site case management, will not only support the individuals residing there but will also improve the surrounding neighborhood with the project's campus design. Further, this location is accessible to transit, thereby allowing clients access to jobs and services.

This greatly needed project will address a critical gap in our community's resources and offer a pathway toward stability, health, and self-sufficiency.

I urge decision makers, partners, and stakeholders to lend their full support to this vital initiative. Together, we can make a long-lasting difference in the lives of our vulnerable neighbors.

Thank you for your consideration.

Sincerely,

Debbie Henry
President/CEO

708 Columbia Avenue
Franklin, TN 37064
www.tmagroup.org **www.franklintransit.org**

FRANKLIN HOUSING

Lighting Your Path to Affordable Housing

April 29, 2026

RE: Letter of support for the Williamson County Homeless Alliance's Stable House

To whom it may concern:

I am writing to express my strong support for the Williamson County Homeless Alliance's Stable House and their dedicated efforts to provide emergency shelter, support services, and transitional housing in our community.

As the President/CEO of the Franklin Housing Authority, I have seen firsthand the critical need for a safe, compassionate space for our unhoused neighbors. Kevin Riggs and his staff fill this gap by offering not just a roof, but comprehensive, trauma-informed care that promotes dignity and stability.

Supporting the Stable House is an investment in a more compassionate, equitable community. I urge you to support their transitional housing plan to ensure they can continue their crucial work.

Sincerely,

Derwin Jackson

Derwin Jackson

200 Spring Street, Franklin, TN 37064
615-794-1247

HARD BARGAIN ASSOCIATION

Hard Bargain Association
PO BOX 545
Franklin, TN 37064
04/22/2026

Dr. Kevin Riggs
511 W. Meade Blvd
Franklin, TN 37064

Dear Dr. Riggs,

On behalf of Hard Bargain Association HBA, I am pleased to offer this letter of strong support for your efforts to develop a comprehensive transitional housing program in Franklin, Tennessee.

As an organization deeply committed to addressing housing inequities and strengthening communities, Hard Bargain Association recognizes the critical need for safe, stable, and supportive transitional housing. Your vision for a comprehensive model—one that not only provides shelter but also integrates supportive services, education, and pathways to long-term stability—aligns closely with our mission and values.

Franklin and the surrounding communities continue to experience growing challenges related to housing accessibility and affordability. A thoughtfully designed transitional housing initiative such as yours will play a vital role in bridging the gap for individuals and families working to regain stability and independence. We especially value your commitment to a holistic approach that supports not just housing needs, but also personal development, financial literacy, and long-term self-sufficiency.

Hard Bargain Association stands ready to support collaborative efforts that advance this important work. We believe partnerships are essential to creating lasting impact, and we welcome opportunities to align resources, share expertise, and collectively serve those most in need within our community.

Thank you for your leadership and dedication to expanding housing solutions in Franklin. We fully support your initiative and are confident it will make a meaningful and lasting difference.

If you require any additional information, please do not hesitate to contact me directly.

Sincerely,

Derrick L. Solomon
Executive Director
Hard Bargain Association
Derrick@hardbargain.org

Derrick L. Solomon

Habitat for Humanity® Williamson-Maury

We build **strength**, **stability**, **self-reliance**, *and* **shelter**.

Williamson County Homeless Alliance
Attn: Pastor Kevin Riggs
511 West Meade Blvd.
Franklin, TN 37064

Dear Pastor Riggs,

Thank you for the opportunity to learn more about the vision of the Williamson County Homeless Alliance's Stable House Project. I am truly encouraged by your commitment to serving our unhoused neighbors with compassion, dignity, and purpose.

At Habitat for Humanity Williamson-Maury (HFHWM), we believe that safe and stable housing is foundational to a person's well-being and sense of God-given dignity. Your vision for Stable House – of creating a place of rest, recovery, and renewed purpose - reflects our shared belief. The pathway you are building, from shelter to transitional housing to independence, is much needed in our community.

What resonates most is the heart behind the work. This is more than providing a roof overhead, it is about walking alongside individuals as they rebuild their lives, restore hope, and rediscover their place in our community. That calling is one we have in common. As Christian ministries, we are each responding in our own way to the charge to love our neighbors, serve those in need, and create opportunities for people to thrive.

I am grateful for the leadership you and the Homeless Alliance are providing by addressing homelessness in Williamson County. It is clear that Stable House has been designed with care and a desire to meet people where they are while helping them move forward.

HFHWM looks forward to supporting the Williamson County Homeless Alliance and the Stable House Project to the fullest of our ability. We are encouraged by the potential for collaboration and the impact this work can have on our neighbors in need.

Thank you for your faithfulness to this mission and for inviting us to join in partnership.

Warmest regards,

Kim Randell

Kim Randell
CEO
Habitat for Humanity Williamson-Maury

GraceWorks Ministries
104 Southeast Parkway
Franklin, TN 37064
615.794.9055
www.graceworkstn.org

April 22, 2026

To Whom It May Concern,

On behalf of GraceWorks Ministries, I am pleased to express our strong support for the Stable House vision put forward by the Williamson County Homeless Alliance for the currently publicly owned property under consideration. This proposed transitional living facility represents a thoughtful and much-needed response to one of the most pressing gaps in our community's continuum of care: access to housing.

As a fellow nonprofit serving vulnerable neighbors throughout Williamson County, GraceWorks works daily with individuals and families navigating the crisis of homelessness or the very real risk of losing stable housing. Through this work, it has become abundantly clear that while our community offers many services, housing opportunities remain one of the most critical and limited resources. Stable House directly addresses this challenge by creating a bridge from crisis to stability—an approach that is both practical and deeply dignifying.

We are particularly encouraged by the collaborative spirit underlying the Stable House vision. No single organization can solve homelessness alone, and lasting solutions require strong partnerships between nonprofits, local government, faith communities, and civic leaders. Projects like Stable House strengthen the overall fabric of care in Williamson County by ensuring that the services offered across our network can truly lead to sustained outcomes.

GraceWorks Ministries believes Stable House will serve as an essential resource in helping neighbors move forward with hope, stability, and a renewed sense of possibility. We fully support this effort and are grateful for the leadership and vision of the Williamson County Homeless Alliance in pursuing solutions that honor the dignity and potential of every person.

Thank you for considering this important project and for your ongoing commitment to the wellbeing of our community.

Sincerely,

Alicia Bell
Chief Executive Officer
GraceWorks Ministries

Rogers C. Anderson
Williamson County Mayor

WILLIAMSON COUNTY GOVERNMENT

April 23, 2026

Pastor Kevin Riggs
Franklin Community Development, Inc.
Franklin, TN 37064

Dear Pastor Riggs:

On behalf of the Williamson County Health Department, it is my pleasure to offer this letter of support for the Williamson County Homeless Alliance's Stable House project. Through our ongoing partnerships with Ascension Saint Thomas and Vanderbilt University Medical Center, data from Williamson County's recent Community Health Needs Assessment (CHNA) identified significant gaps in safe, attainable housing. Accessible housing—including homelessness services, transitional housing, and aging in place—are key priorities in our county's Community Health Improvement Plan.

This project would create meaningful opportunities for individuals and families to have their basic needs met through stable housing, empowering them to maintain their homes and live with dignity. The planned facility is less than one mile from the health department, where residents in your program would have access to primary care, communicable disease services (including HIV, hepatitis, and TB), dental services, family planning, and vaccinations. Fees for services are based on family size and income, and for most clients, costs would likely be $0. Both the Franklin and Fairview Clinics also provide free resources such as car seats and Pack and Play cribs, as well as connections to additional community support.

Volunteer Behavioral Health Services maintains office space in both health department locations and provides mental health, addiction, and crisis services for TennCare recipients and individuals who are uninsured or underinsured.

I am truly excited about this proposed funding opportunity and the positive impact it will have on the well-being of our unhoused neighbors and on overall health outcomes in our community. If you have any questions or need additional information, please feel free to call me at 615-595-1258 or email me at Catherine.montgomery@tn.gov.

Best regards,

C. A. Montgomery

Cathy Montgomery, Director, Williamson County Health Department

May 8, 2026

City of Franklin
Board of Mayor and Aldermen
109 3rd Avenue South
Franklin, TN 37064

Dear Mayor and Aldermen,

I am writing regarding the proposed transitional housing for the existing homeless population in Franklin. I met with Pastor Riggs this morning and learned about the proposed new facility. While I cannot speak directly to the needs of the human population, I can share my experience regarding the impacted pet population.

In my role, I have seen firsthand the profound bond between people and their pets. For many individuals, a pet is not simply a companion animal - it is family, emotional support, stability, and often the sole consistent relationship in their lives. With the focus on loneliness and mental health in our community, it goes beyond animal welfare to promote programs that keep people with their pets. National studies and outreach organizations consistently report that many individuals will decline shelter, treatment programs, or in-patient mental health treatment if they are unable to remain with their pets.

Pet-friendly transitional housing removes a significant barrier to seeking help. When individuals know they can remain united with their animals, they are more likely to engage with housing programs, mental health services, substance abuse treatment, employment assistance, and other wraparound support that ultimately benefit both the individual and the broader Williamson County community. The Williamson County Animal Center operates a temporary crisis sheltering program for animals that find themselves in this limbo due to the needs of their owner, but there is not currently a solution for the pets of unhoused individuals. Our program does not encompass these pets due to the lack of an existing structured program for their owners.

Additionally, stable environments reduce the likelihood of animals becoming lost, abandoned, unvaccinated, or surrendered to already strained sheltering systems. Programs that help keep people and pets together are often among the most cost-effective strategies for both human and animal stability.

Respectfully,

Ondrea Johnson
Director
Williamson County Animal Center

File #: 26-0371

DATE: 5/12/2026

TO: Board of Mayor and Aldermen

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

*Consideration Of Ordinance 2026-06, An Ordinance To Rezone 204.34 Acres From Planned (PD 1.26) District To Planned (PD 1.27) District And Rezone 0.55 Acres From Planned (PD 1.26) District To Residential 1 (R-1) District For The Property Located South Of Murfreesboro Road And East Of South Carothers Road, Including The Property Located At 1005 Copley Road. (Colletta Park PUD Subdivision) Establishing A Public Hearing On June 9, 2026
FMPC 4/23/26, 7-0

PURPOSE:

PROJECT INFORMATION
COF Project Number: 9066
Applicant: Greg Gamble
Owner: Ford Colletta, LLC, Charles Gore (representative)

BACKGROUND/STAFF COMMENTS:
This property is located south of Murfreesboro Road and east of South Carothers Road. The applicant is requesting a rezoning of the 204.34 acre Colletta Park PUD Subdivision from Planned (PD 1.26) District to Planned (PD 1.27) District, and a rezoning of the 0.55 acre parcel being removed from the Colletta Park PUD Subdivision from PD (1.26) to Residential 1 (R-1) District. This rezoning is associated with revision 2 of the Colletta Park PUD Subdivision development plan (Resolution 2026-25). Envision Franklin recommends the Single Family Residential Design Concept for the majority of the project (including the 0.55 acre parcel requesting R-1 zoning), and a smaller portion of the existing Development Plan recommends the Mixed Residential Design Concept.

Envision Franklin's Single Family Residential design concept states, "The Single Family Residential design concept consists of single-family residential neighborhoods, which provide a range of single family dwellings and lot sizes." The plan as approved incorporates the recommendations and guiding principles of the Single Family Residential design concept by providing different lot sizes within the plan to provide the range of single-family homes as suggested within Envision Franklin. Part of the development lies within the Mixed Residential design concept, which states, "The Mixed Residential

design concept contains residential neighborhoods with a combination of single-family dwellings, duplexes, multiplexes, and townhouses. The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods." The approved plan has townhomes on this parcel to add to the existing single-family development. They are achieving a transition by providing open spaces between the townhomes and the adjacent neighborhoods. The development plan revision and this rezoning request are not proposed to change any of these features.

The 0.55 acre property proposed to be removed is currently designated as open space in Colletta PUD Subdivision. The acreage of designated open space in the development plan currently exceeds the required amount, and would still exceed the required amount with the 0.55 acre parcel removed from the development. While the 0.55 acre parcel alone does not meet the R-1 Zoning Ordinance requirements for lot size, the neighboring property intends to consolidate his lot with this parcel, and develop in accordance with R-1 zoning. As far as the Colletta development is concerned, the number of units and the uses are not changing, but the decrease in acreage causes the density of the development to go up slightly. The accompanying Development Plan along with the proposed rezoning meets the intent of Envision Franklin.

PROCEDURAL REQUIREMENTS:

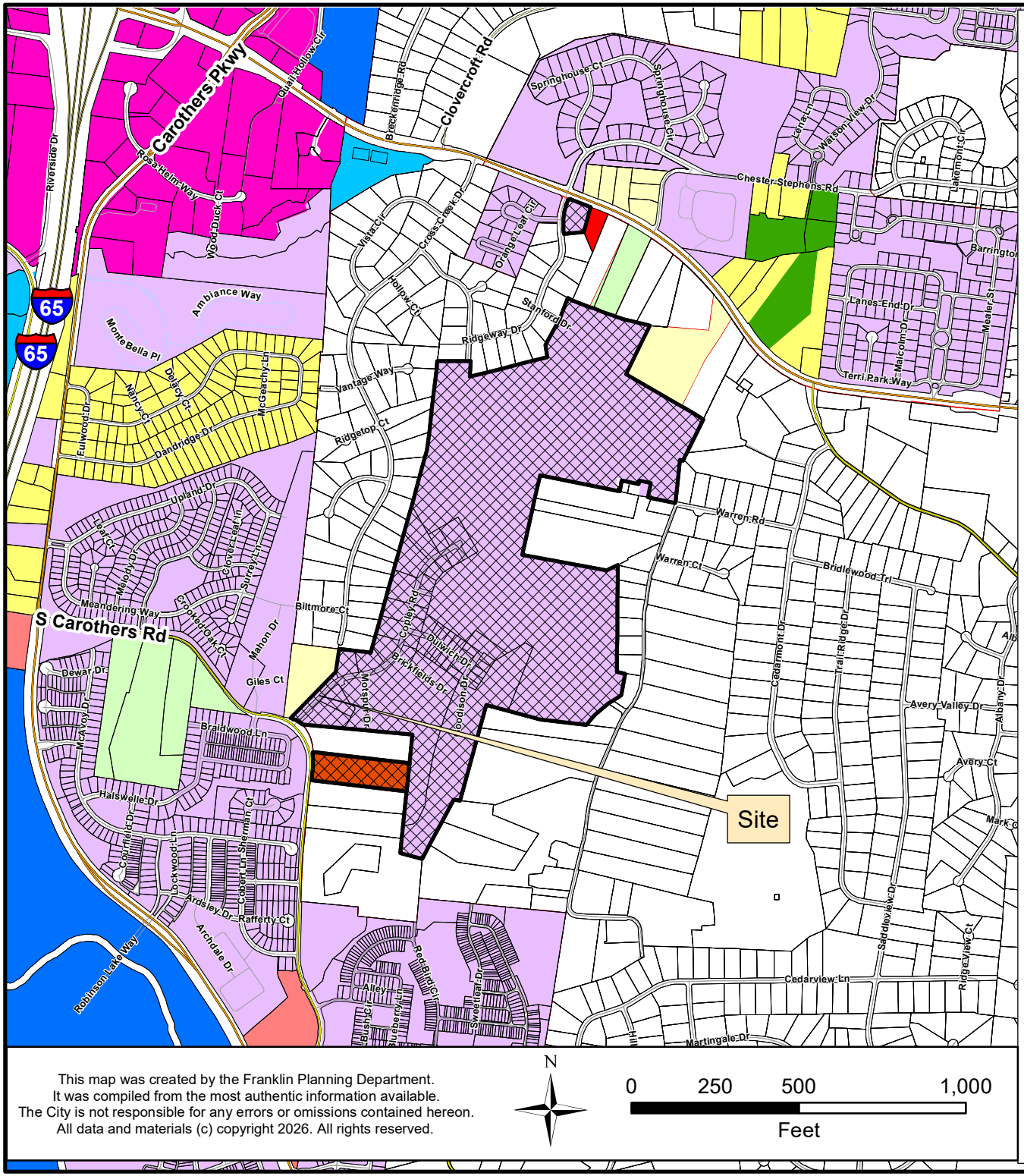
1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Ordinance 2026-06 by a vote of 7-0.
Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2026-06.



COLLETTA PARK PUD SUBDIVISION, REVISION 2
ORDINANCE 2026-06
RESOLUTION 2026-25

Project Information

Existing Zoning: Planned (PD 1.26) District
Proposed Zoning: Planned (PD 1.27) District, R-1
Overlay Districts: None
Site Acreage: 204.89 acres
Proposed Number of Dwelling Units: None
Proposed Nonresidential Square Footage: None

Legend

- Colletta Park 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

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

HISTORIC FRANKLIN TENNESSEE

ORDINANCE 2026-06

AN ORDINANCE TO REZONE 204.34 ACRES FROM PLANNED (PD 1.26) DISTRICT TO PLANNED (PD 1.27) DISTRICT AND REZONE 0.55 ACRES FROM PLANNED (PD 1.26) DISTRICT TO RESIDENTIAL 1 (R-1) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF MURFREESBORO ROAD AND EAST OF SOUTH CAROTHERS ROAD, INCLUDING THE PROPERTY LOCATED AT 1005 COPLEY ROAD. (COLLETTA PARK PUD SUBDIVISION)

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

WHEREAS, the Planned (PD) District and Residential 1 (R-1)District provide 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 2026-25, 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 1.26) District to Planned (PD 1.27) District:

PREMISES CONSIDERED

Map-Parcel	Acres
089-05500	195.76
079-02800	1.5
079-02900	1.2
089-04100	5.86
089-04300	0.02
Total	204.34

And that the following described property shall be, and is hereby, rezoned from its present zoning classification of Planned (PD 1.26) District to Residential 1 (R-1) District:

PREMISES CONSIDERED

Map-Parcel	Acres
089F-03900	0.55
Total	0.55

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

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

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

ATTEST:

By: _____
Cayce Anderson
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

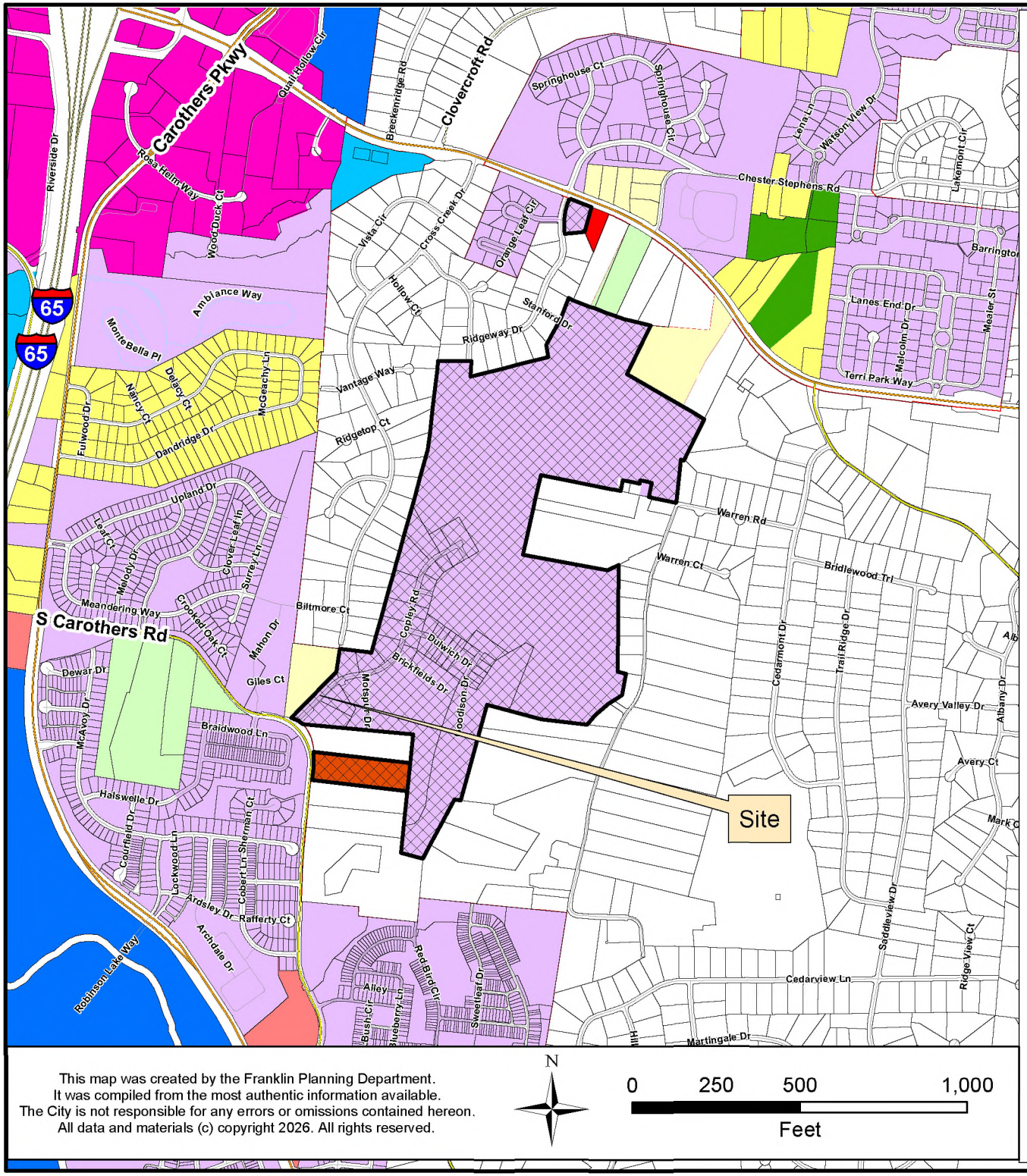
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



COLLETTA PARK PUD SUBDIVISION, REVISION 2
ORDINANCE 2026-06
RESOLUTION 2026-25

Project Information
Existing Zoning: Planned (PD 1.26) District
Proposed Zoning: Planned (PD 1.27) District, R-1
Overlay Districts: None
Site Acreage: 204.89 acres
Proposed Number of Dwelling Units: None
Proposed Nonresidential Square Footage: None

Legend

- Colletta Park PUD Subdivision
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
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- R6 Residential 6 District
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- CI Civic Institutional District
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- DD Downtown District
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- RC4 Regional Commerce 4 District
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0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

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

ENGINEER:
KIMLEY-HORN
RYAN McMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
ryan.mcmaster@kimley-horn.com

DEVELOPER/OWNER:
FORD COLLETTA LLC.
MIKE FORD
554 FRANKLIN RD SUITE 300
FRANKLIN, TN 37069
615-503-9727
chad.gore@mikefordbuilders.com

COLLETTA PARK PUD SUBDIVISION

REZONING REQUEST
PD(1.27 DUA)

Franklin, Williamson, Tennessee

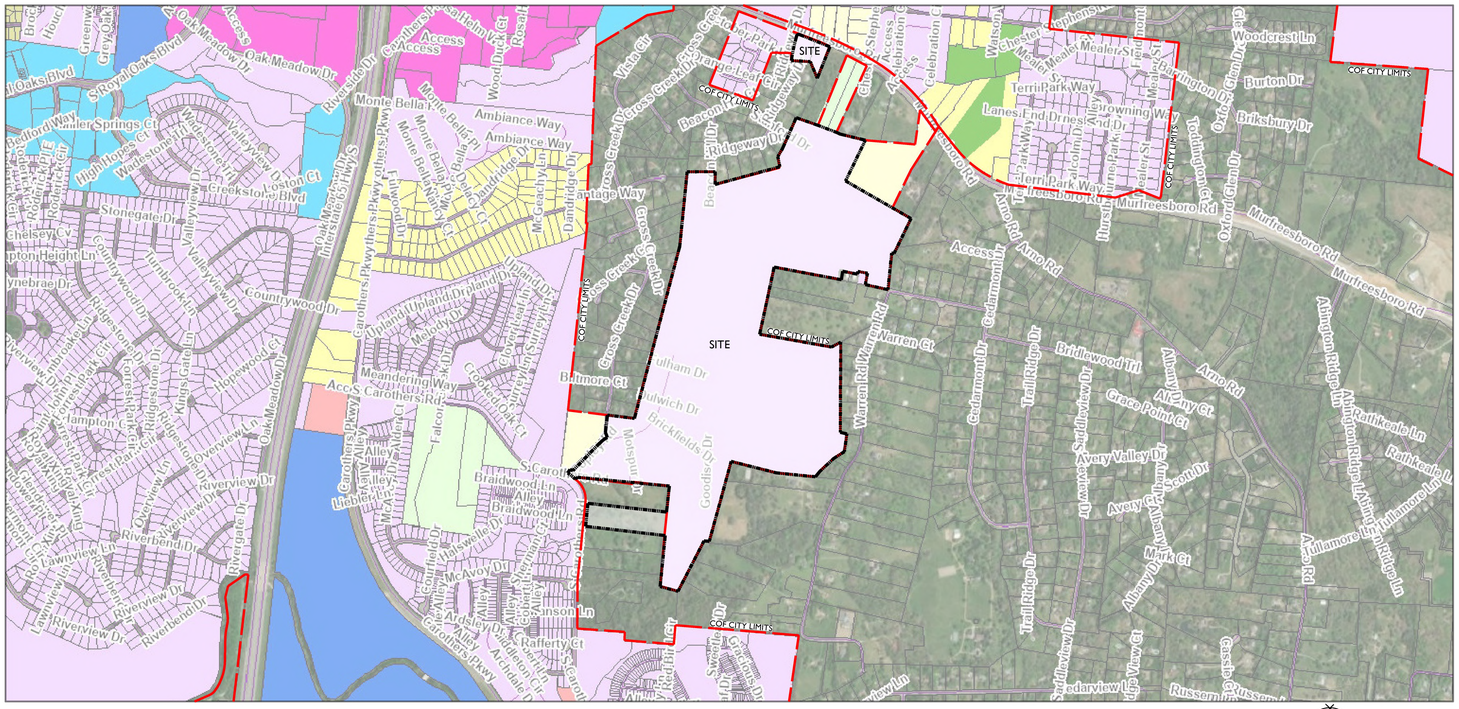
SITE DATA

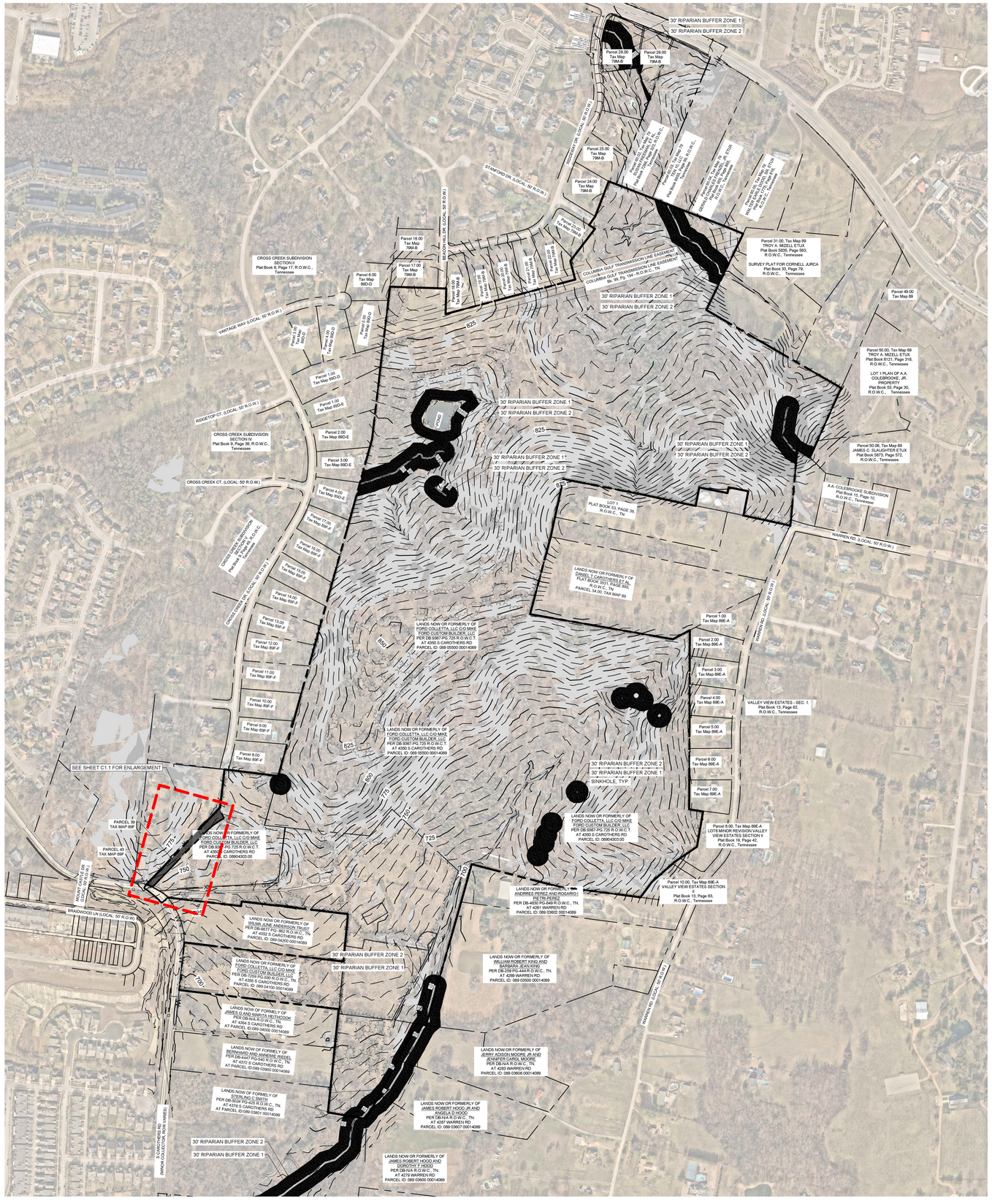
SUBDVISION/DEVELOPMENT:	**COLLETTA PARK PUD SUBDIVISION - REZONING REQUEST**
COF PROJECT NUMBER:	9066
TAX MAP & PARCELS:	079 MB 02800, 079 MB 02900, 089-04100, 089-05500, 089F-03900, 089F-04300
ADDRESS	1101 RIDGEWAY DRIVE MURFREESBORO ROAD 4356 SOUTH CAROTHERS ROAD 1005 COPLEY ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
POSTAL CODE:	37069
SITE ACREAGE/SF:	204.34 AC / 8,901,050 SF
REGULATIONS	
EXISTING ZONING:	PD (1.26 DUA)
PROPOSED ZONING:	PD (1.27 DUA)
OVERLAY ZONING:	N/A
BUILDING TYPES APPLIED:	HOUSE, TOWNHOUSE
FRONTAGE TYPES APPLIED:	YARD URBAN
EXISITING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	RESIDENTIAL
ENVISION FRANKLIN DESIGN CONCEPT	SINGLE FAMILY RESIDENTIAL, MIXED RESIDENTIAL

NOTE*: THIS REZONING REQUEST IS ASSOCIATED WITH THE COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN - REVISION 2 SUBMITTAL (COF#9067).

SHEET INDEX

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


SITE
SITE
COF CITY LIMITS
Gross Creek Dr
Monte Bella Dr
Ambiance Way
Ridgeway Dr
Benson Ln
Vista Ct
Celebration Cir
Watson Ln
Chester Ln
Meales Ln
Terri Park Way
Lanes End Dr
Browning Way
Murfreesboro Rd
Burton Dr
Briksbury Dr
Woodcrest Ln
Oxford Glen Dr
Toddington Ct
Arno Rd
Warren Ct
Warren Rd
Cedarmont Dr
Trail Ridge Dr
Bridlewood Trl
Avery Valley Dr
Grace Point Ct
Albany Ct
Abington Ridge Ln
Ratliffeale Ln
Killamore Ln
Oak Meadow Dr
S Royal Oaks Blvd
Bedford Way
Highthorpe Springs Ct
Greekstone Blvd
Valley View Dr
Stonegate Dr
Chelsey Cv
Countrywood Dr
Riverview Dr
Riverbend Dr
Overview Ln
Oak Meadow Ln
Riverside Dr
Access
S Carothers Rd
Carothers Pkwy
Meandering Way
Falcon Ridge Dr
Braidwood Ln
Alley
Liberty Ln
Mc Avoy Dr
Rafferty Ct
Anderson Ln
Ardsley Dr
Brickfield Dr
Goodlett Dr
Fulham Dr
Fulwich Dr
Baltimore Ct
Motspur Dr
Upland Dr
Meadow Dr
Gross Creek Dr
Gross Creek Ct
Vantage Way
Danbridge Dr
McGeachy Ln
Wood Duck Ct
Rosalie Dr
Greenwood Dr
Bruce Dr
Houcks Ln
Grey Oaks Dr
Oak Meadow Dr
Access
Cedarhurst Dr
Saint Helen Way
Access
Monte Bella Dr
Monte Bella Pl
Monte Bella Way
Ambiance Way
Ambiance Dr
Gross Creek Dr
Gross Creek Ct
Vista Ct
Celebration Cir
Access
Stephen Ln



Premises Considered		
Map-Parcel	Acres	Proposed Zoning
079M-B02800	1.5	PD(1.27 DUA)
079M-B02900	1.2	PD(1.27 DUA)
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ENVISION FRANKLIN DESIGN CONCEPT	SINGLE FAMILY RESIDENTIAL, MIXED RESIDENTIAL

NOTE*: THIS REZONING REQUEST IS ASSOCIATED WITH THE COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN - REVISION 2 SUBMITTAL (COF#9067).

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA AND TOPO SURVEY PREPARED BY KIMLEY-HORN, DATED 08/28/2024. ADDITIONALLY, ONSITE INFORMATION IS DERIVED FROM COLLETTA PARK PUD SUBDIVISION SECTIONS 1 & 2 SITE PLANS (COF #9544 & COF #TBD). 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 NUMBER 47187C0214GF, DATED DECEMBER 22, 2016 ; 47187C0220F, DATED SEPTEMBER 29, 2006.

EXISTING STORMWATER NARRATIVE

IN THE EXISTING CONDITION, STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS AN AGRICULTURAL GENTLY SLOPING THROUGHOUT THE PROPERTY. RUNOFF TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW TO ONE OUTFALLS. OUTFALL #1 IS AN EXISTING STREAM AT THE SOUTHERN END OF THE PROPERTY

SITE SLOPE TABLE

14% - 19.99%

20% and above

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive | Franklin, TN 37067|Main: 615 301 1100
© 2025 Kimley-Horn and Associates, Inc.

FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION REZONING REQUEST

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED LANDSCAPE ARCHITECT No. 327317 STATE OF TENNESSEE

Revision Date

OVERALL EXISITNG CONDITIONS

SHEET

C1.0

COF# 9066

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ENVISION FRANKLIN DESIGN CONCEPT	SINGLE FAMILY RESIDENTIAL, MIXED RESIDENTIAL

NOTE*: THIS REZONING REQUEST IS ASSOCIATED WITH THE COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN - REVISION 2 SUBMITTAL (COF#9067).

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089-04100	5.86	PD(1.27DUA)
089F-04300	0.02	PD(1.27DUA)
089F-03900	0.55	R-1
Total	204.89	

PROPERTY LINE

SINKHOLE TO BE MITIGATED PER GEOTECHNICAL RECOMMENDATION

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

Parcel 8.00 Tax Map 89F-F

S14°36'36"W 1621.80'

N83°04'49"W 310.92'

S35°41'11"W 250.00'

S43°46'15"W 1.76'

S43°46'15"W 29.51'

LANDS NOW OR FORMERLY OF PHANIKIRAN T AND ANUSHA YARLAGADDA PER DB-8752 PG-557 R.O.W.C., TN. AT 4348 S CAROTHERS RD PARCEL ID: 089 04302 00014089

PREVIOUS PUD BOUNDARY

R=250.00' L=57.54' N27°33'16"W 7.76'

R=326.13' L=47.81'

0.55 ACRE AREA OUT PARCEL (PARCEL 39, TAX MAP 89F)

R=425.00' L=89.69'

REVISED PUD BOUNDARY

LANDS NOW OR FORMERLY OF FORD COLLETTA, LLC C/O MIKE FORD CUSTOM BUILDER, LLC PER DB.9367-PG.725 R.O.W.C.T. AT 4350 S CAROTHERS RD PARCEL ID: 08904303.00

S47°45'15"W 1.67'

GRAVEL

OVERHEAD ELECTRIC POLE TO BE REMOVED

S83°16'43"E 611.50'

N10°14'17"E 26.60'

S83°16'49"E 422.33'

LANDS NOW OR FORMERLY OF WILMA JUNE ANDERSON TRUST PER DB-6677 PG- 862 R.O.W.C., TN. AT 4352 S CAROTHERS RD PARCEL ID: 089 04200 00014089

OVERHEAD ELECTRIC TO BE REMOVED

TREE CANOPY

DIRECTION ONLY COULD NOT FIND PIPE

RIM=735.75' INV24"RCP(NW)=728.40' INV24"RCP(SE)=728.55'

HEADWALL INV=728.05'

RIM=737.91' INV 24"RCP(NW)=728.35' INV 24"RCP(E)=728.35'

RIM=738.22' INV24"RCP(S)=728.62' INV 24"RCP(W)=728.54' INV 24"RCP(NE)=728.60'

PARCEL 43 TAX MAP 89F

IRON ROD

S32°08'04"W 22.24'

R=273.70' L=38.62'

S56°28'06"E 23.95'

S53°51'00"E 20.54'

S50°20'24"E 39.39'

S46°40'37"E 23.05'

S43°46'23"E 26.46'

N47°46'43"E 47.05'

GRAPHIC SCALE IN FEET 0 ## ## ###

NORTH

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

4031 Aspen Grove Drive | Franklin, TN 37067|Main: 615 300 6800 | Kimley-Horn.com

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 127919 STATE OF TENNESSEE

Revision Date

ENLARGED EXISTING CONDITIONS SHEET

C1.1

COF# 9066

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

ENGINEER:
KIMLEY-HORN
RYAN McMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
ryan.mcmaster@kimley-horn.com

DEVELOPER/OWNER:
FORD COLLETTA LLC.
MIKE FORD
554 FRANKLIN RD SUITE 300
FRANKLIN, TN 37069
615-503-9727
chad.gore@mikefordbuilders.com

COLLETTA PARK PUD SUBDIVISION

REZONING REQUEST
PD(1.27 DUA)

Franklin, Williamson, Tennessee

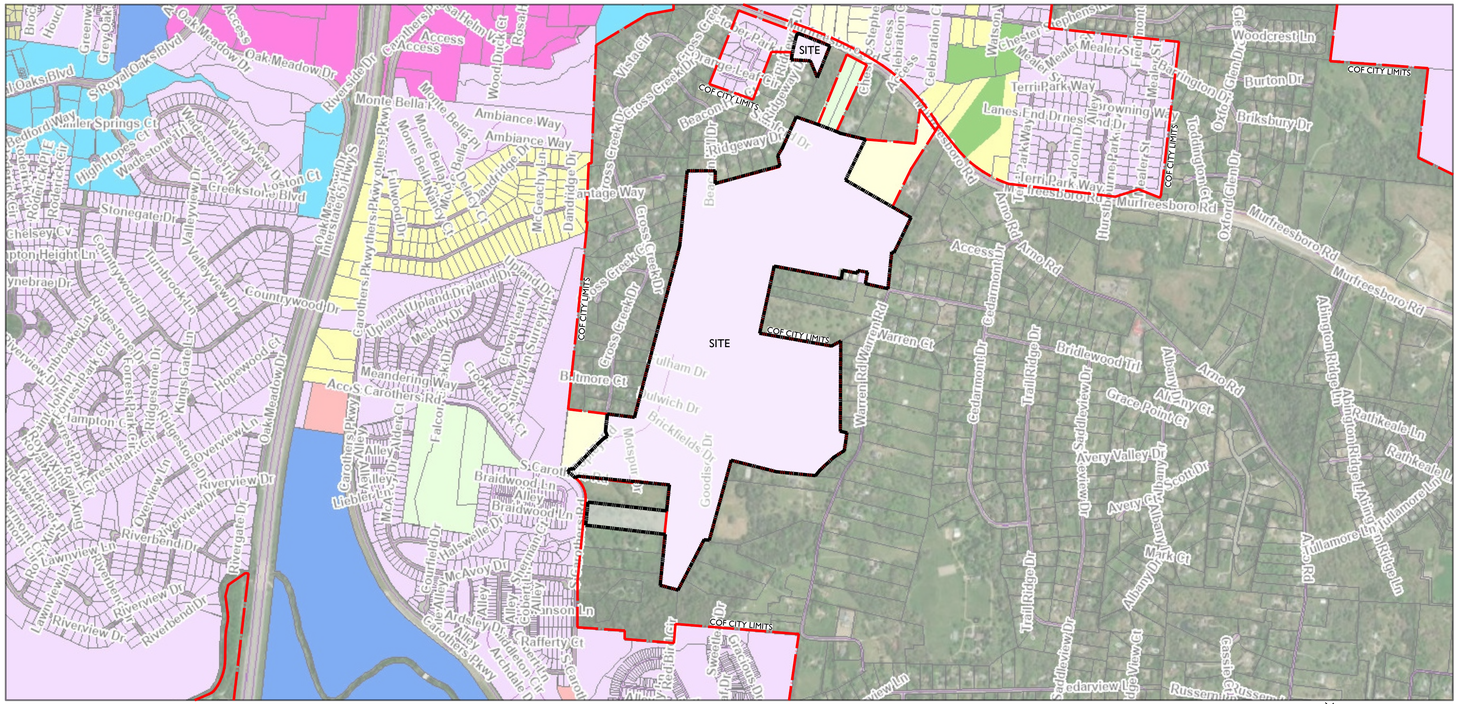
SITE DATA

SUBDVISION/DEVELOPMENT:	**COLLETTA PARK PUD SUBDIVISION - REZONING REQUEST**
COF PROJECT NUMBER:	9066
TAX MAP & PARCELS:	079 MB 02800, 079 MB 02900, 089-04100, 089-05500, 089F-03900, 089F-04300
ADDRESS	1101 RIDGEWAY DRIVE MURFREESBORO ROAD 4356 SOUTH CAROTHERS ROAD 1005 COPLEY ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
POSTAL CODE:	37069
SITE ACREAGE/SF:	204.34 AC / 8,901,050 SF
REGULATIONS	
EXISTING ZONING:	PD (1.26 DUA)
PROPOSED ZONING:	PD (1.27 DUA)
OVERLAY ZONING:	N/A
BUILDING TYPES APPLIED:	HOUSE, TOWNHOUSE
FRONTAGE TYPES APPLIED:	YARD URBAN
EXISITING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	RESIDENTIAL
ENVISION FRANKLIN DESIGN CONCEPT	SINGLE FAMILY RESIDENTIAL, MIXED RESIDENTIAL

NOTE*: THIS REZONING REQUEST IS ASSOCIATED WITH THE COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN - REVISION 2 SUBMITTAL (COF#9067).

SHEET INDEX

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



NOT TO SCALE

PENDING APPROVAL BY BOMA, THIS DOCUMENT WAS REVIEWED UNDER AND IS NOW VESTED IN THE FOLLOWING DEVELOPMENT STANDARDS:

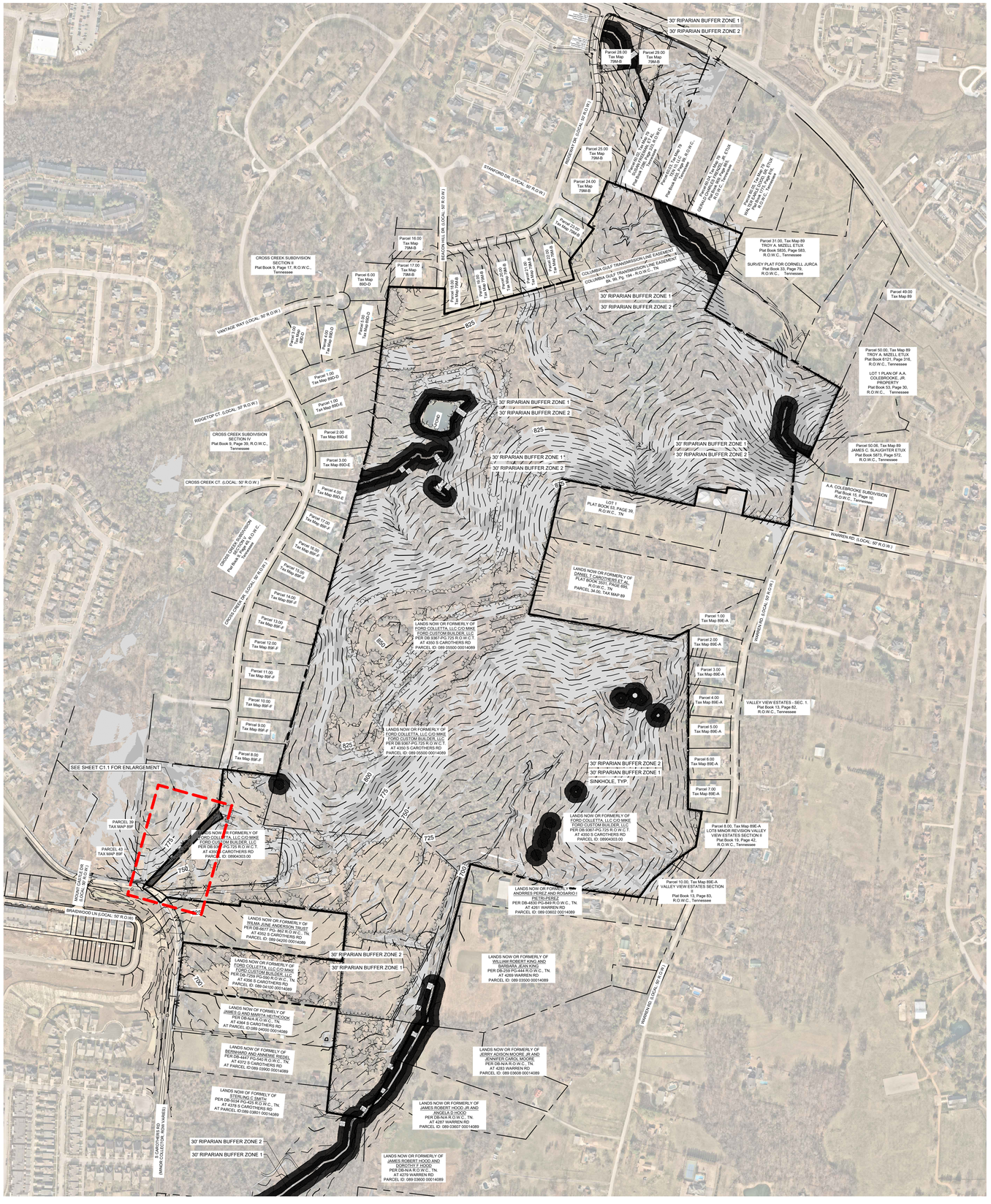
ZONING ORDINANCE: JANUARY 1, 2017
SUBDIVISION REGULATIONS: FEBRUARY 28, 2013
HISTORIC DISTRICT DESIGN GUIDELINES: N/A
TRANSPORTATION AND STREET TECHNICAL STANDARDS: APRIL 25, 2017
STORMWATER BMP MANUAL: JANUARY 1, 2016
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION: DECEMBER 10, 2013
MUNICIPAL CODE: AUGUST 13, 2019

INITIAL SUBMITTAL: MARCH 9, 2026
RESUBMITTAL: APRIL 2, 2026
ONE STOP:
COF #:9066

FORD CLASSIC HOMES

Kimley»Horn

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE



Premises Considered

Map-Parcel	Acres	Proposed Zoning
079M-B02800	1.5	PD (1.27 DUA)
079M-B02900	1.2	PD (1.27 DUA)
089-05500	195.76	PD (1.27 DUA)
089-04100	5.86	PD (1.27 DUA)
089F-04300	0.02	PD (1.27 DUA)
089F-03900	0.55	R-1
Total	204.89	

SITE DATA CHART

SUBDIVISION/DEVELOPMENT:	**COLLETTA PARK PUD SUBDIVISION - REZONING REQUEST**
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BUILDING TYPES APPLIED:	HOUSE, TOWNHOUSE
FRONTAGE TYPES APPLIED:	YARD URBAN
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	RESIDENTIAL
ENVISION FRANKLIN DESIGN CONCEPT	SINGLE FAMILY RESIDENTIAL, MIXED RESIDENTIAL

NOTE*: THIS REZONING REQUEST IS ASSOCIATED WITH THE COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN - REVISION 2 SUBMITTAL (COF#9067).

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA AND TOPO SURVEY PREPARED BY KIMLEY-HORN, DATED 08/28/2024. ADDITIONALLY, ONSITE INFORMATION IS DERIVED FROM COLLETTA PARK PUD SUBDIVISION SECTIONS 1 & 2 SITE PLANS (COF #8544 & COF #TBD). 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 NUMBER 47187C0214GF, DATED DECEMBER 22, 2016 ; 47187C0220F, DATED SEPTEMBER 29, 2006.

EXISTING STORMWATER NARRATIVE

IN THE EXISTING CONDITION, STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS AN AGRICULTURAL GENTLY SLOPING THROUGHOUT THE PROPERTY. RUNOFF TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW TO ONE OUTFALLS. OUTFALL #1 IS AN EXISTING STREAM AT THE SOUTHERN END OF THE PROPERTY

SITE SLOPE TABLE

14% - 19.99%

20% and above

GRAPHIC SCALE IN FEET
0 150 300 600

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615 844 2740
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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION REZONING REQUEST

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED ENGINEER No. 127919 STATE OF TENNESSEE

Revision Date

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

OVERALL EXISITNG CONDITIONS

SHEET

C1.0

COF# 9066

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
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14% - 19.99%

20% and above

SITE DATA CHART

SUBDIVISION/DEVELOPMENT:	**COLLETTA PARK PUD SUBDIVISION - REZONING REQUEST**
COF PROJECT NUMBER:	9066
TAX MAP & PARCELS:	079 MB 02800, 079 MB 02900, 089-04100, 089-05500, 089F-03900, 089F-04300
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PROPOSED LAND USE:	RESIDENTIAL
ENVISION FRANKLIN DESIGN CONCEPT	SINGLE FAMILY RESIDENTIAL, MIXED RESIDENTIAL

NOTE*: THIS REZONING REQUEST IS ASSOCIATED WITH THE COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN - REVISION 2 SUBMITTAL (COF#9067).

Premises Considered

Map-Parcel	Acres	Proposed Zoning
079M-002800	1.5	PD(1.27DUA)
079M-002900	1.2	PD(1.27DUA)
089-05500	195.76	PD(1.27DUA)
089-04100	5.86	PD(1.27DUA)
089F-04300	0.02	PD(1.27DUA)
089F-03900	0.55	R-1
Total	204.89	

PROPERTY LINE

SINKHOLE TO BE MITIGATED PER GEOTECHNICAL RECOMMENDATION

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

Parcel 8.00 Tax Map 89F-F

S15°36'06"W 1624.80'

N83°04'49"W 310.92'

S20°23'14"W 1405.95'

S43°46'15"W 1.76'

S43°46'15"W 29.51'

LANDS NOW OR FORMERLY OF PHANIKIRAN T AND ANUSHA YARLAGADDA PER DB-8752 PG-557 R.O.W.C., TN. AT 4348 S CAROTHERS RD PARCEL ID: 089 04302 00014089

PREVIOUS PUD BOUNDARY

R=250.00' L=57.54' N27°33'16"W 7.76'

R=326.13' L=47.81'

0.55 ACRE AREA OUT PARCEL (PARCEL 39, TAX MAP 89F)

R=425.00' L=89.69'

REVISED PUD BOUNDARY

LANDS NOW OR FORMERLY OF FORD COLLETTA, LLC C/O MIKE FORD CUSTOM BUILDER, LLC PER DB.9367-PG.725 R.O.W.C.T AT 4350 S CAROTHERS RD PARCEL ID: 08904303.00

S74°49'00"E 1,000'±

GRAVEL

OHE

S83°16'43"E 611.50'

GRAVEL

OVERHEAD ELECTRIC POLE TO BE REMOVED

N10°14'17"E 26.60'

S83°16'49"E 422.39'

LANDS NOW OR FORMERLY OF WILMA JUNE ANDERSON TRUST PER DB-6677 PG- 862 R.O.W.C., TN AT 4352 S CAROTHERS RD PARCEL ID: 089 04200 00014089

OVERHEAD ELECTRIC TO BE REMOVED

DIRECTION ONLY COULD NOT FIND PIPE

PARCEL 43 TAX MAP 89F

IRON ROD

S32°08'04"W 22.24'

R=273.70' L=36.62'

S56°28'06"E 23.95'

S53°51'00"E 20.54'

S50°20'24"E 39.39'

S46°40'37"E 23.05'

S43°46'23"E 26.46'

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HEADWALL INV=728.05'

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TREE CANOPY

GRAPHIC SCALE IN FEET 0 ## ## ###

NORTH

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

4031 Aspen Grove Drive, Franklin, TN 37067Main: 615 301 1100 www.kimley-horn.com

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURAL & ENVIRONMENTAL No. 127919 STATE OF TENNESSEE

Revision Date

ENLARGED EXISTING CONDITIONS SHEET

C1.1

COF# 9066

File #: 26-0370

DATE: 5/12/2026

TO: Board of Mayor and Aldermen

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

Consideration Of Resolution 2026-25, A Resolution Approving A Revised Development Plan For Colletta PUD Subdivision, For The Property Located South Of Murfreesboro Road And East Of South Carothers Road. Establishing A Public Hearing On June 9, 2026
FMPC 4/23/26, 7-0

PURPOSE:

PROJECT INFORMATION
COF Project Number: 9067
Applicant: Greg Gamble
Owner: Ford Colletta, LLC, Charles Gore (representative)

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a development plan revision for Colletta Park PUD Subdivision. The sole intent of the proposed revision is to remove a 0.55 acre parcel from the development plan. The purpose of this revision is in collaboration with the neighboring property, which abuts the 0.55 acre property that is proposed to be removed from the development plan. This neighboring property has expressed intent to develop the property, and consolidating his lot with the 0.55 acre parcel currently in Colletta PUD Subdivision, would allow his property to front Copley Road. Without frontage to Copley Road, his property currently does not have enough road frontage along S Carothers Road to subdivide.

The 0.55 acre property proposed to be removed is currently designated as open space in Colletta PUD Subdivision. The acreage of designated open space in the development plan currently exceeds the required amount, and would still exceed the required amount with the 0.55 acre parcel removed from the development.

The number of units and the uses are not changing, but the decrease in acreage causes the density of the development to go up slightly. For this reason, there is an associated rezoning request to change the density of Colletta Park PUD Subdivision from PD (1.26) to PD (1.27). Since the density

of the development is changing, this plan triggers approval from BOMA.

PROCEDURAL REQUIREMENTS:

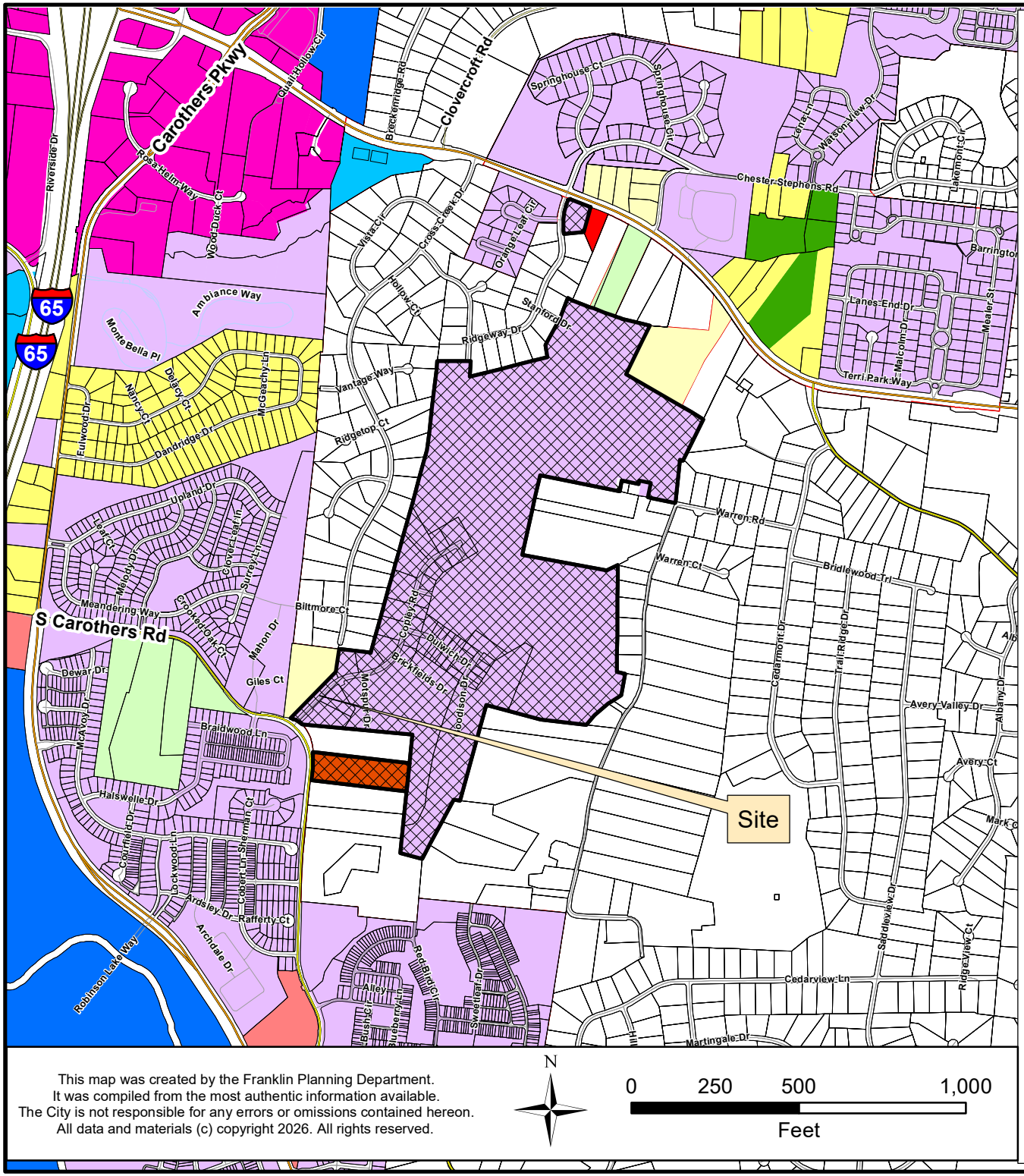
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online 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:

Franklin Municipal Planning Commission recommends approval of Resolution 2026-25, with conditions, by a vote of 7-0.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2026-25, with conditions.



COLLETTA PARK PUD SUBDIVISION, REVISION 2
ORDINANCE 2026-06
RESOLUTION 2026-25

Project Information
Existing Zoning: Planned (PD 1.26) District
Proposed Zoning: Planned (PD 1.27) District, R-1
Overlay Districts: None
Site Acreage: 204.89 acres
Proposed Number of Dwelling Units: None
Proposed Nonresidential Square Footage: None

Legend

- Colletta Park 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

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Feet

HISTORIC FRANKLIN TENNESSEE

RESOLUTION 2026-25

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR COLLETTA PARK PUD SUBDIVISION, FOR THE PROPERTY LOCATED SOUTH OF MURFREESBORO ROAD AND EAST OF SOUTH CAROTHERS ROAD.

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 2016-28 on December 13, 2016, and originally approved a Development Plan for the subject property as part of Resolution 2017-62 on December 12, 2017; 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 2017-62, 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 2026-06.

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
089-05500	195.76
079-02800	1.5
079-02900	1.2
089-04100	5.86
089-04300	0.02
Total	204.34

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 Colletta Park PUD Subdivision are as follows:

Entitlements	Colletta Park PUD Subdivision
Base Zone District	PD (1.26)
Requested Base Zone District	PD (1.27)
Other Zoning Overlays	N/A
Character Area Overlay	SWCO-3/MECO-6
Development Standard	Conventional
Number of Dwelling Units	259
Connectivity Index	1.31
Open Space Requirements	15%
Number of Phases in Development	6
Vested Development Plan Approval	Resolution No. 2017-62 Date of approval: 12/12/17
Approved Modification of Development Standards	MOS 1 - Lots Less than an acre. MOS 2- Cul-De-Sac length greater than 500 feet and serve more than 20 lots.
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 this Resolution shall take effect from and after the passage of Ordinance 2026-06, on third and final reading, the health, safety, and welfare of the citizens requiring it.

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

ATTEST:

By: _____
Cayce Anderson
City Recorder

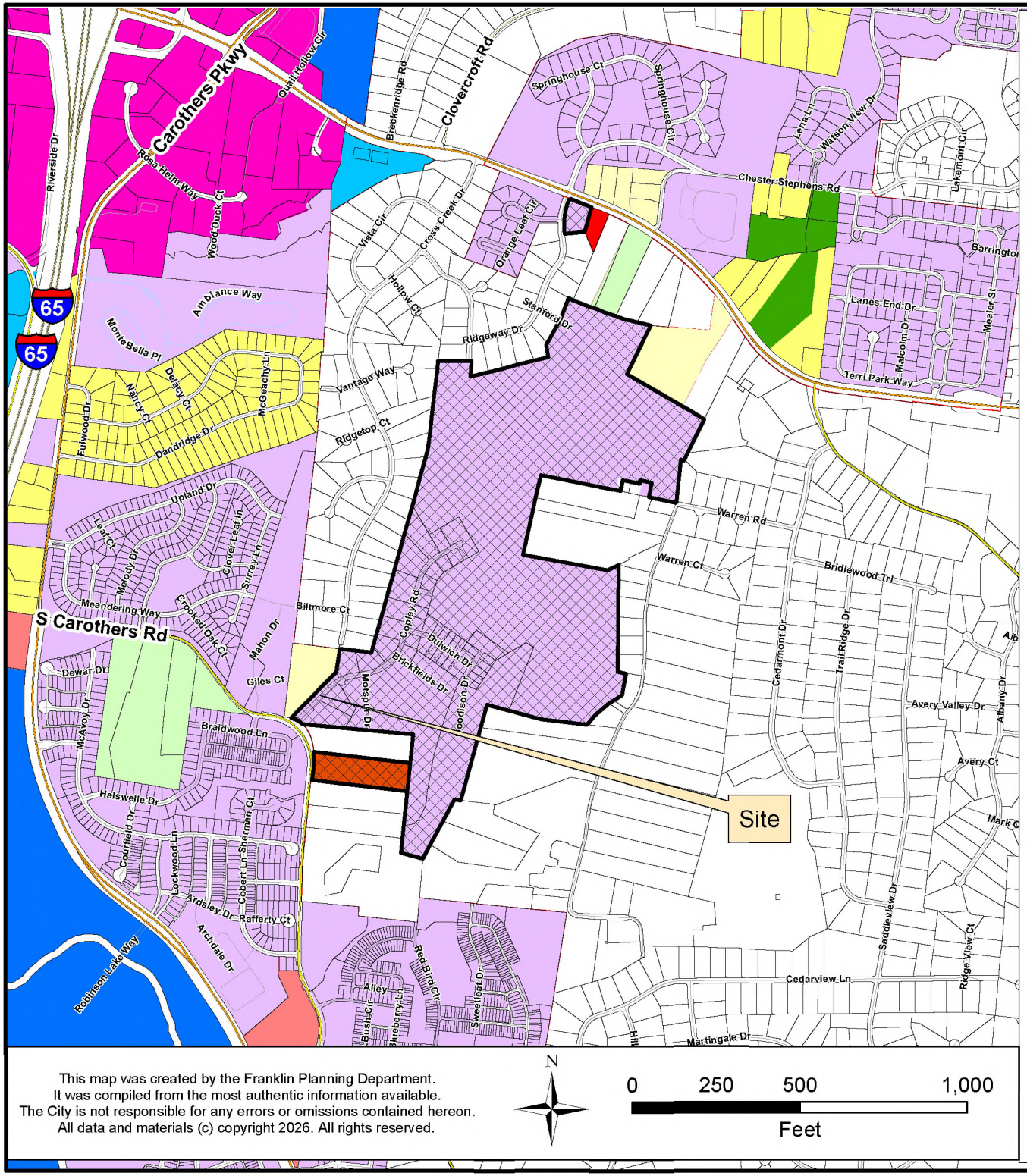
CITY OF FRANKLIN, TN:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	March 3, 2026
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	March 26, 2026
NEIGHBORHOOD MEETING:	March 3, 2026
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____



COLLETTA PARK PUD SUBDIVISION, REVISION 2
ORDINANCE 2026-06
RESOLUTION 2026-25

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Feet

HISTORIC FRANKLIN TENNESSEE

COLLETTA PARK PUD SUBDIVISION - REVISION 2

DEVELOPMENT PLAN

UPDATED DUA

PD(1.27 DUA)

Franklin, Williamson, Tennessee

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

ENGINEER:
KIMLEY-HORN
RYAN McMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
ryan.mcmaster@kimley-horn.com

DEVELOPER/OWNER:
FORD COLLETTA LLC.
MIKE FORD
554 FRANKLIN RD SUITE 300
FRANKLIN, TN 37069
615-503-9727
chad.gore@mikefordbuilders.com

REVISION STATEMENT

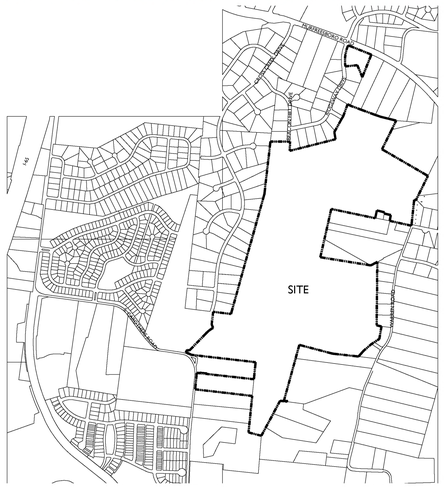
PURPOSE OF REVISION 2:

THIS REQUEST REMOVES 0.55 ACRES FROM THE COLLETTA PROPERTY IN ORDER TO PROVIDE THE NEIGHBORING YARLAGADDA PROPERTY (PARCEL 43.02, TAX MAP 89) WITH A DIRECT CONNECTION TO COPLEY ROAD, PRESERVING ACCESS AND FUTURE DEVELOPMENT POTENTIAL FOR THE PARCEL. THE CHANGE IS MINIMAL IN SCALE, RESULTING IN A DENSITY ADJUSTMENT FROM 1.26 TO 1.27 DWELLING UNITS PER ACRE, AND DOES NOT IMPACT THE OVERALL DEVELOPMENT PATTERN OR CHARACTER OF THE CURRENTLY APPROVED PLAN.

UPDATED SHEET INDEX

SHEET INDEX

C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C2A	APPROVED DEVELOPMENT PLAN
C2B	APPROVED DEVELOPMENT PLAN
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	DEVELOPMENT PLAN ENLARGEMENT
C3.0	GRADING AND DRAINAGE
C4.0	ROW AND ACCESS PLAN
C4.1	ROW AND ACCESS PLAN
C5.0	UTILITY PLAN
C6.0	PHASING PLAN
L1.0	OVERALL TREE PRESERVATION PLAN
L1.1	TREE PRESERVATION PLAN ENLARGEMENT
L1.2	SPECIMEN TREE LIST
EX.2	BUFFER MITIGATION PLAN
A1.0	ARCHITECTURAL ELEVATIONS
A1.1	ARCHITECTURAL ELEVATIONS
A1.2	ARCHITECTURAL ELEVATIONS
A1.3	ARCHITECTURAL ELEVATIONS
A1.4	ARCHITECTURAL ELEVATIONS
A1.5	ARCHITECTURAL ELEVATIONS



NOT TO SCALE

REQUESTED MODIFICATIONS OF STANDARDS COLLETTA PARK PUD SUBDIVISION

MOS 1
#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards

The applicant requests a Modification of Standards as it relates to the following item for the Seward Hall, Special Area 3: "new development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres." While this design criteria is appropriate for a portion of the proposed Colletta Park, it would not allow the development to appropriately transition to the high density development of the Carothers Parkway corridor. Approval of this MOS would allow the develop pattern in the proposed Colletta Park to transition between the two divergent, existing development patterns.

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SPECIAL CONDITION
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STATEMENT OF IMPACTS:

WATER:
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
259 X 350 GPD = 90,650 GPD

SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAYS CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE POTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.

REPURIFIED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:
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THE SITE IS LOCATED BETWEEN MAJOR ARTERIAL MURFREESBORO ROAD AND MINOR COLLECTOR S CAROTHERS ROAD. DAILY ACCESS TO COLLETTA PARK IS PROVIDED BY A DIRECT CONNECTION TO S CAROTHERS ROAD.

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DRAINAGE FACILITIES:
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
259 HOMES X .45 STUDENTS = 117 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS:
A HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.

PARKLAND DEDICATION:
PARKLAND IMPACT FEES AND PARKLAND DEDICATION REQUIREMENTS ARE BASED ON THE MATHEMATICAL FORMULAS AND ALLOCATIONS SET FORTH IN THE CITY'S PARKLAND DEDICATION ORDINANCE: ORDINANCE 2016-25 AND FRANKLIN MUNICIPAL CODE § 25-405.

259 X $4,304 = $1,114,736

NOTE: AS ACCESS POINTS AND IMPACTS TO THE STREET NETWORK ARE DETERMINED, THE STATEMENT OF IMPACTS MAY NEED TO BE REVISED

UPDATED SITE DATA

SITE DATA

SUBDIVISION/DEVELOPMENT:	**COLLETTA PARK SUBDIVISION, PUD DEVELOPMENT PLAN - REVISION 2**
COF PROJECT NUMBER:	9067
TAX MAP & PARCELS:	079 MB 02800, 079 MB 02900, 089-04100, 089-05500, 089F-04300
ADDRESS	1101 RIDGEWAY DRIVE MURFREESBORO ROAD 4356 SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
POSTAL CODE:	37069
SITE ACREAGE/SF:	204.34 AC / 8,901,050 SF
REGULATIONS	
EXISTING ZONING:	PD (1.26 DUA)
PROPOSED ZONING:	PD (1.27 DUA)
OVERLAY ZONING:	N/A
BUILDING TYPES APPLIED:	HOUSE, TOWNHOUSE
SETBACKS:	
120' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	35'
SIDE YARD-	15'
SIDE STREET-	25'
REAR YARD-	35'
85' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	20'
SIDE YARD-	10'
SIDE STREET-	15'
REAR YARD-	20'
65' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	20'
SIDE YARD-	5'
SIDE STREET-	15'
REAR YARD-	20'
46' SINGLE-FAMILY ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
41' SINGLE-FAMILY ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
TOWNHOMES ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
DWELLING UNIT COUNT, BY TYPE:	120' SINGLE-FAMILY: 53 85' SINGLE-FAMILY: 17 65' SINGLE-FAMILY: 105 46' SINGLE FAMILY: 8 41' SINGLE FAMILY: 49 TOWNHOMES: 27
TOTAL:	259
BUILDING HEIGHT:	2 STORIES
LANDSCAPE SURFACE RATIO:	0.40
MINIMUM LANDSCAPE SURFACE RATIO:	0.30
OPEN SPACE SF REQUIRED:	1,335,114 SF; 30.65 AC (15% OF SITE)
FORMAL OPEN SPACE SF REQUIRED:	453,895 SF; 10.42 AC (34% OF REQUIRED OPEN SPACE)
FORMAL OPEN SPACE SF PROPOSED:	501,257 SF; 11.50 AC (36% OF REQUIRED OPEN SPACE)
INFORMAL OPEN SPACE REQUIRED:	881,219 SF; 20.23 AC (66% OF REQUIRED OPEN SPACE)
INFORMAL OPEN SPACE AREA PROVIDED:	2,737,124 SF; 62.84 (205% OF REQUIRED OPEN SPACE)
TREE PRESERVATION REQUIRED:	52.90 AC (36% OF EXISTING)
TREE PRESERVATION PROPOSED:	55.11 AC (37.5% OF EXISTING)
PARKING REQUIRED:	
SINGLE-FAMILY RESIDENTIAL:	464 (2 PER UNIT)
TOWNHOMES:	81 (3 PER 3 BEDROOM)
TOTAL:	545
PARKING PROVIDED:	635
HISTORICAL RESOURCE TREATMENT:	NA
OVERALL DENSITY:	1.26 UNITS/AC
NET DENSITY (MINUS ROW):	1.42 UNITS/AC
NET DENSITY (MINUS ROW AND STREAM BUFFERS):	1.48 UNITS/AC
NONRESIDENTIAL SQUARE FOOTAGE:	NA
TOTAL ACREAGE BY USE, ENTIRE SITE:	101.49 AC RESIDENTIAL 74.78 AC OPEN SPACE 5.68 AC NON-BUILDABLE LOTS 22.94 AC RIGHT-OF-WAY
TOTAL ACREAGE BY USE, PER SECTION:	SECTION 1 16.53 AC RESIDENTIAL (36 UNITS) 8.35 AC OPEN SPACE SECTION 2 19.62 AC RESIDENTIAL (119 UNITS) 6.82 AC OPEN SPACE SECTION 3 32.05 AC RESIDENTIAL (33 UNITS) 18.71 AC OPEN SPACE SECTION 4 16.70 AC RESIDENTIAL (59 UNITS) 29.16 AC OPEN SPACE SECTION 5 16.59 AC RESIDENTIAL (12 UNITS) 9.74 AC OPEN SPACE

PENDING APPROVAL BY BOMA, THIS DOCUMENT WAS REVIEWED UNDER AND IS NOW VESTED IN THE FOLLOWING DEVELOPMENT STANDARDS:

ZONING ORDINANCE: JANUARY 1, 2017

SUBDIVISION REGULATIONS: FEBRUARY 28, 2013

HISTORIC DISTRICT DESIGN GUIDELINES: N/A

TRANSPORTATION AND STREET TECHNICAL STANDARDS: APRIL 25, 2017

STORMWATER BMP MANUAL: JANUARY 1, 2016

TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION: DECEMBER 10, 2013

MUNICIPAL CODE: AUGUST 13, 2019

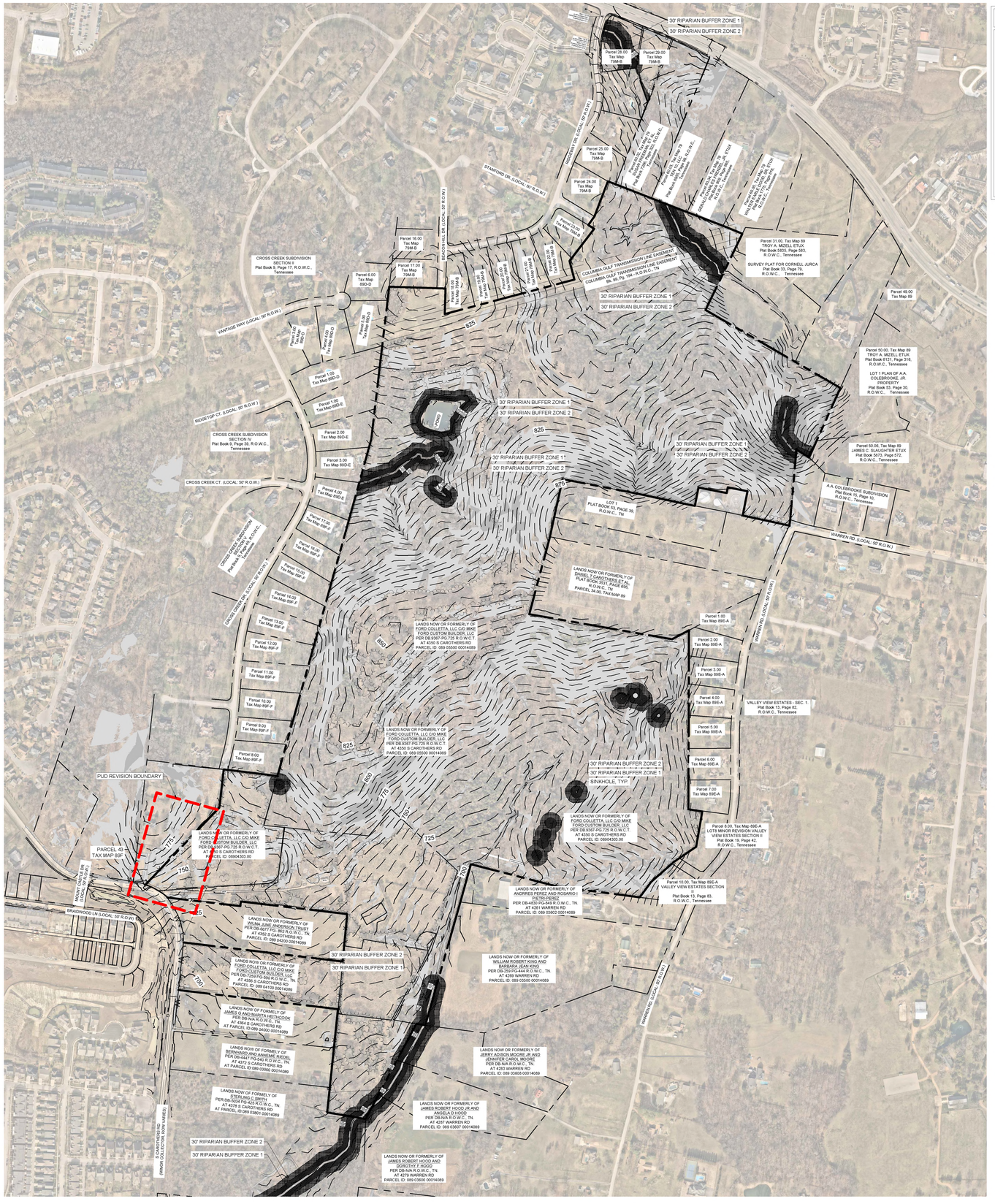
PRE-APP SUBMITTAL: FEBRUARY 23, 2026
INITIAL SUBMITTAL: MARCH 9, 2026
RESUBMITTAL: APRIL 2, 2026
ONE STOP:
COF #:9067

FORD CLASSIC HOMES

Kimley»Horn

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE



SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA AND TOPO SURVEY PREPARED BY KIMLEY-HORN, DATED 08/28/2024. ADDITIONALLY, ONSITE INFORMATION IS DERIVED FROM COLLETTA PARK PUD SUBDIVISION SECTIONS 1 & 2 SITE PLANS (COF #8544 & COF #TBD). 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 NUMBER 47187C0214GF, DATED DECEMBER 22, 2016 ; 47187C0220F, DATED SEPTEMBER 29, 2006.

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

EXISTING STORMWATER NARRATIVE

IN THE EXISTING CONDITION, STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS AN AGRICULTURAL GENTLY SLOPING THROUGHOUT THE PROPERTY. RUNOFF TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW TO ONE OUTFALLS. OUTFALL #1 IS AN EXISTING STREAM AT THE SOUTHERN END OF THE PROPERTY

GRAPHIC SCALE IN FEET
0 150 300 600

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615 844 2573 www.kimley-horn.com
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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 131219 STATE OF TENNESSEE

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

OVERALL EXISITNG CONDITIONS

SHEET
C1.0
COF # 9067

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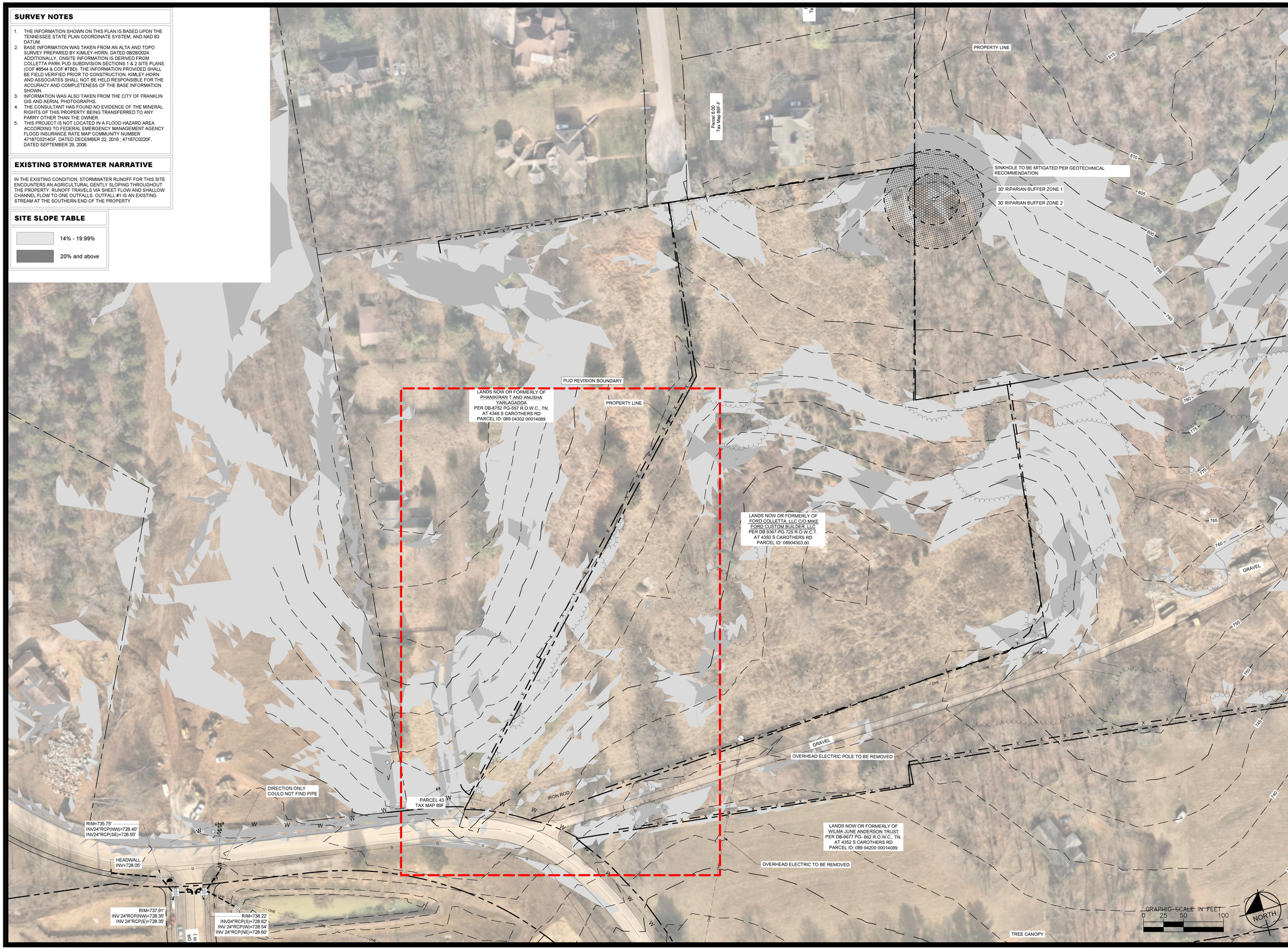

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4031 Aspen Grove Drive, Franklin, TN 37067
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WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 127919 STATE OF TENNESSEE 4/2/26

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.1

COF # 9067

⚠ ADDITIONAL DESIGN CONCEPT, ADDITIONAL LOT TYPES

LOCAL COMPATIBILITY:

COLLETTA PARK IS LOCATED IN THE SINGLE FAMILY AND MIXED RESIDENTIAL DESIGN CONCEPTS OF ENVISION FRANKLIN. THE CHARACTER OF THE SURROUNDING AREA IS ALSO SINGLE FAMILY AND MIXED RESIDENTIAL HOMES.

DESIGN CONCEPTS: SINGLE FAMILY, MIXED RESIDENTIAL

APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

1. THE EXISTING USES ADJACENT TO THE PROPOSED NEIGHBORHOOD OF COLLETTA PARK ARE A COMBINATION OF SINGLE FAMILY RESIDENTIAL NEIGHBORHOODS TO NORTH, EAST AND WEST AND TRANSITION TO MIXED RESIDENTIAL/SINGLE FAMILY TO THE SOUTH. MOST OF THE EXISTING NEIGHBORHOODS AND ABUTTING PROPERTIES ARE LOCATED OUTSIDE OF THE CITY OF FRANKLIN AND WERE DEVELOPED PRIOR TO PUBLIC SEWER BEING AVAILABLE. LOTS OF EQUAL SIZE ARE PROPOSED ADJACENT TO THESE SUBDIVISIONS.

2. THE LAND USE PLAN FOR THIS SPECIAL AREA STATES THAT THERE ARE "MANY AREAS THAT ARE ENVIRONMENTALLY SENSITIVE". THE PROPOSED DEVELOPMENT PLAN PRESERVES SIGNIFICANT QUANTITIES OF OPEN SPACE BOTH AS A BUFFER TO ADJOINING USES AS WELL AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS.

3. THE LAND USE PLAN STATES THAT NEW GROWTH SHALL BE ENCOURAGED ONLY IN AREAS WHERE ADEQUATE PUBLIC WATER, SEWER AND STREETS ARE PLANNED. THE APPLICANT HAS PROPOSED EXTENDING THE PUBLIC SEWER TO THE SOUTH WHERE A MAIN INTERCEPTOR IS LOCATED IN THE CAROTHERS ROAD CORRIDOR, AND TO THE NORTH WERE A MAIN INTERCEPTOR IS LOCATED ADJACENT TO OCTOBER PARK SUBDIVISION.

4. THE LAND USE PLAN STIPULATES THAT SMALLER LOTS SHOULD NOT BE LOCATED ON THE EXTERIOR OF A PROPOSED DEVELOPMENT ADJACENT TO OR ACROSS THE STREET FROM LARGER LOTS OF AN EXISTING DEVELOPMENT. THE PROPOSED PLAN PROVIDES SINGLE FAMILY HOME LOTS OF COMPARABLE SIZE TO ADJOINING RESIDENTIAL USES AND/OR ARE SEPARATED FROM THEM BY OPEN SPACE BUFFERS OR PUBLIC ROW. THE PROPOSED DEVELOPMENT TRANSITIONS SOUTH TO SMALLER LOTS AND TOWNHOMES IN PROXIMITY TO THE CAROTHERS ROAD CORRIDOR.

5. THE PROPOSED DEVELOPMENT INCORPORATES A NUMBER OF OPEN SPACES THAT ARE PROPOSED TO BE DEVELOPED INTO ACTIVE USE SPACES AND WILL QUALIFY AS FORMAL OPEN SPACES.

6. PRESERVED AREAS AT THE PERIMETER OF THE SITE WILL BE DEVELOPED WITH WALKING TRAILS OF VARYING DEGREES OF DIFFICULTY FOR USE BY THE RESIDENTS.

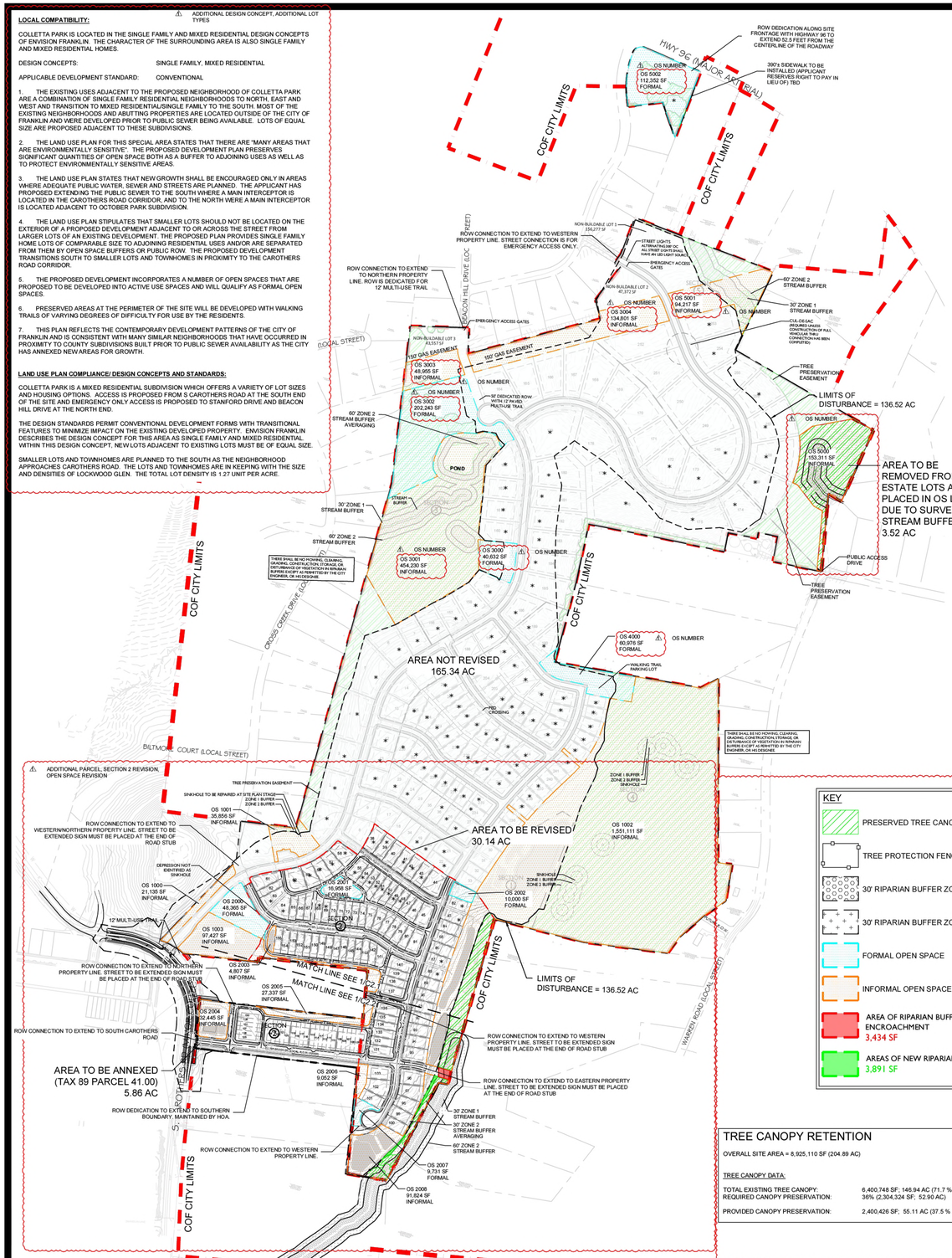
7. THIS PLAN REFLECTS THE CONTEMPORARY DEVELOPMENT PATTERNS OF THE CITY OF FRANKLIN AND IS CONSISTENT WITH MANY SIMILAR NEIGHBORHOODS THAT HAVE OCCURRED IN PROXIMITY TO COUNTY SUBDIVISIONS BUILT PRIOR TO PUBLIC SEWER AVAILABILITY AS THE CITY HAS ANNEXED NEW AREAS FOR GROWTH.

LAND USE PLAN COMPLIANCE/ DESIGN CONCEPTS AND STANDARDS:

COLLETTA PARK IS A MIXED RESIDENTIAL SUBDIVISION WHICH OFFERS A VARIETY OF LOT SIZES AND HOUSING OPTIONS. ACCESS IS PROPOSED FROM S CAROTHERS ROAD AT THE SOUTH END OF THE SITE AND EMERGENCY ONLY ACCESS IS PROPOSED TO STANFORD DRIVE AND BEACON HILL DRIVE AT THE NORTH END.

THE DESIGN STANDARDS PERMIT CONVENTIONAL DEVELOPMENT FORMS WITH TRANSITIONAL FEATURES TO MINIMIZE IMPACT ON THE EXISTING DEVELOPED PROPERTY. ENVISION FRANKLIN DESCRIBES THE DESIGN CONCEPT FOR THIS AREA AS SINGLE FAMILY AND MIXED RESIDENTIAL WITHIN THIS DESIGN CONCEPT, NEW LOTS ADJACENT TO EXISTING LOTS MUST BE OF EQUAL SIZE.

SMALLER LOTS AND TOWNHOMES ARE PLANNED TO THE SOUTH AS THE NEIGHBORHOOD APPROACHES CAROTHERS ROAD. THE LOTS AND TOWNHOMES ARE IN KEEPING WITH THE SIZE AND DENSITIES OF LOCKWOOD GLEN. THE TOTAL LOT DENSITY IS 1.27 UNIT PER ACRE.



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POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
259 HOMES X .45 STUDENTS = 117 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS:
A HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.

PARKLAND DEDICATION:
PARKLAND IMPACT FEES AND PARKLAND DEDICATION REQUIREMENTS ARE BASED ON THE MATHEMATICAL FORMULAS AND ALLOCATIONS SET FORTH IN THE CITY'S PARKLAND DEDICATION ORDINANCE: ORDINANCE 2016-25 AND FRANKLIN MUNICIPAL CODE § 25-405.

259 X $4,304 = $1,114,736

NOTE: AS ACCESS POINTS AND IMPACTS TO THE STREET NETWORK ARE DETERMINED, THE STATEMENT OF IMPACTS MAY NEED TO BE REVISED

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- FORMAL OPEN SPACE
- INFORMAL OPEN SPACE
- AREA OF RIPARIAN BUFFER ENCROACHMENT 3,434 SF
- AREAS OF NEW RIPARIAN BUFFER 3,891 SF

TREE CANOPY RETENTION

OVERALL SITE AREA = 8,925,110 SF (204.89 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	6,400,748 SF; 146.94 AC (71.7 % OF SITE)
REQUIRED CANOPY PRESERVATION:	36% (2,304,324 SF; 52.90 AC)
PROVIDED CANOPY PRESERVATION:	2,400,426 SF; 55.11 AC (37.5 % OF EXISTING)

⚠ SITE DATA CHART, OPEN SPACE CHART, TREE CANOPY CHART, ADDITIONAL PARCEL

SITE DATA

SUBDIVISION/DEVELOPMENT:	**COLLETTA PARK SUBDIVISION, PUD DEVELOPMENT PLAN - REVISION 1**
COF PROJECT NUMBER:	8691
TAX MAP & PARCELS:	079 MB 02800, 079 MB 02900, 089-04100, 089-05500
ADDRESS	1101 RIDGEWAY DRIVE MURFREESBORO ROAD 4356 SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
POSTAL CODE:	37064
SITE ACREAGE/SF:	204.89 AC / 8,925,110 SF

REGULATIONS

EXISTING ZONING:	PUD (CITY), MGA-1(COUNTY)
PROPOSED ZONING:	PUD (1.26 DUA)
OVERLAY ZONING:	N/A
BUILDING TYPES APPLIED:	HOUSE, TOWNHOUSE

SETBACKS:

120' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	35'
SIDE YARD-	15'
SIDE STREET-	25'
REAR YARD-	35'
85' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	20'
SIDE YARD-	10'
SIDE STREET-	15'
REAR YARD-	20'
65' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	20'
SIDE YARD-	5'
SIDE STREET-	15'
REAR YARD-	20'
46' SINGLE-FAMILY ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
41' SINGLE-FAMILY ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
TOWNHOMES ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'

DWELLING UNIT COUNT, BY TYPE:	120' SINGLE-FAMILY: 53
	85' SINGLE-FAMILY: 17
	65' SINGLE-FAMILY: 105
	46' SINGLE FAMILY: 8
	41' SINGLE FAMILY: 49
	TOWNHOMES: 27
TOTAL:	259
BUILDING HEIGHT:	2 STORIES
LANDSCAPE SURFACE RATIO:	0.40
MINIMUM LANDSCAPE SURFACE RATIO:	0.30
OPEN SPACE SF REQUIRED:	1,338,599 SF; 30.73 AC (15% OF SITE)
FORMAL OPEN SPACE SF REQUIRED:	455,202 SF; 10.45 AC (34% OF REQUIRED OPEN SPACE)
FORMAL OPEN SPACE SF PROPOSED:	501,257 SF; 11.50 AC (36% OF REQUIRED OPEN SPACE)
INFORMAL OPEN SPACE REQUIRED:	883,397 SF; 20.28 AC (66% OF REQUIRED OPEN SPACE)
INFORMAL OPEN SPACE AREA PROVIDED:	2,756,508 SF; 63.28 (206% OF REQUIRED OPEN SPACE)
TREE PRESERVATION REQUIRED:	52.90 AC (36% OF EXISTING)
TREE PRESERVATION PROPOSED:	55.11 AC (37.5% OF EXISTING)
PARKING REQUIRED:	
SINGLE-FAMILY RESIDENTIAL:	464 (2 PER UNIT)
TOWNHOMES:	81 (3 PER 3 BEDROOM)
TOTAL:	545
PARKING PROVIDED:	635
HISTORICAL RESOURCE TREATMENT:	NA
OVERALL DENSITY:	1.26 UNITS/AC
NET DENSITY (MINUS ROW):	1.42 UNITS/AC
NET DENSITY (MINUS ROW AND STREAM BUFFERS):	1.48 UNITS/AC
NONRESIDENTIAL SQUARE FOOTAGE:	NA
TOTAL ACREAGE BY USE, ENTIRE SITE:	101.49 AC RESIDENTIAL 74.78 AC OPEN SPACE 5.68 AC NON-BUILDABLE LOTS 22.94 AC RIGHT-OF-WAY
TOTAL ACREAGE BY USE, PER SECTION:	SECTION 1 16.53 AC RESIDENTIAL (36 UNITS) 8.35 AC OPEN SPACE SECTION 2 19.62 AC RESIDENTIAL (119 UNITS) 8.82 AC OPEN SPACE SECTION 3 32.05 AC RESIDENTIAL (33 UNITS) 18.71 AC OPEN SPACE SECTION 4 16.70 AC RESIDENTIAL (59 UNITS) 29.16 AC OPEN SPACE SECTION 5 16.59 AC RESIDENTIAL (12 UNITS) 9.74 AC OPEN SPACE

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE
1000	INFORMAL	GREEN BELT	21,135 SF (0.48 AC)
1001	INFORMAL	GREEN BELT	35,856 SF (0.82 AC)
1002	INFORMAL	GREEN BELT	1,551,111 SF (35.61 AC)
1003	INFORMAL	GREEN BELT	97,427 SF (2.24 AC)
2000	FORMAL	AMENITY	48,365 SF (1.11 AC)
2001	FORMAL	PARK	16,958 SF (0.39 AC)
2002	FORMAL	PARK	10,000 SF (0.23 AC)
2003	INFORMAL	GREEN BELT	4,807 SF (0.11 AC)
2004	INFORMAL	GREEN BELT	32,445 SF (0.75 AC)
2005	INFORMAL	GREEN BELT	27,337 SF (0.63 AC)
2006	INFORMAL	GREEN BELT	9,052 SF (0.21 AC)
2007	FORMAL	PARK	9,731 SF (0.22 AC)
2008	INFORMAL	GREEN BELT	91,824 SF (2.11 AC)
3000	FORMAL	PARK	40,632 SF (0.93 AC)
3001	INFORMAL	GREEN BELT	454,230 SF (10.43 AC)
3002	FORMAL	PARK	202,243 SF (4.64 AC)
3003	INFORMAL	GREEN BELT	48,955 SF (1.12 AC)
3004	INFORMAL	GREEN BELT	134,801 SF (3.09 AC)
4000	FORMAL	PARK	60,976 SF (1.40 AC)
5000	INFORMAL	GREEN BELT	153,311 SF (3.52 AC)
5001	INFORMAL	GREEN BELT	94,217 SF (2.16 AC)
5002	FORMAL	PARK	112,352 SF (2.58 AC)

NON-BUILDABLE LOTS:

KEY	AREA
1	156,277 SF (3.59 AC)
2	47,372 SF (1.09 AC)
3	43,557 SF (1.00 AC)

TOTAL NON-BUILDABLE LOT AREA: 5.68 AC

TOTAL FORMAL OPEN SPACE PROVIDED: 11.50 AC

TOTAL INFORMAL OPEN SPACE PROVIDED: 63.28 AC

TOTAL OPEN SPACE PROVIDED: 74.78 AC (36.70%)

OPEN SPACE REQUIREMENT CHART:
MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE AREA: 204.89 AC
OPEN SPACE ACREAGE REQUIRED: 30.73 AC
FORMAL OPEN SPACE REQUIRED: 34% (10.45 AC)
INFORMAL OPEN SPACE REQUIRED: 66% (20.28 AC)

N
0 300 600 900

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

Revision Date
1 JANUARY 13, 2025

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF# 8691

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee

Revision Date
1 JUNE 19, 2025
2 APRIL 2, 2026

APPROVED DEVELOPMENT PLAN
SHEET
C2A
COF# 9067

LOCAL COMPATIBILITY:

COLLETTA PARK IS LOCATED IN THE SINGLE FAMILY AND MIXED RESIDENTIAL DESIGN CONCEPTS OF ENVISION FRANKLIN. THE CHARACTER OF THE SURROUNDING AREA IS ALSO SINGLE FAMILY AND MIXED RESIDENTIAL HOMES.

DESIGN CONCEPTS: SINGLE FAMILY, MIXED RESIDENTIAL

APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

1. THE EXISTING USES ADJACENT TO THE PROPOSED NEIGHBORHOOD OF COLLETTA PARK ARE A COMBINATION OF SINGLE FAMILY RESIDENTIAL NEIGHBORHOODS TO NORTH, EAST AND WEST AND TRANSITION TO MIXED RESIDENTIAL/SINGLE FAMILY TO THE SOUTH. MOST OF THE EXISTING NEIGHBORHOODS AND ABUTTING PROPERTIES ARE LOCATED OUTSIDE OF THE CITY OF FRANKLIN AND WERE DEVELOPED PRIOR TO PUBLIC SEWER BEING AVAILABLE. LOTS OF EQUAL SIZE ARE PROPOSED ADJACENT TO THESE SUBDIVISIONS.

2. THE LAND USE PLAN FOR THIS SPECIAL AREA STATES THAT THERE ARE "MANY AREAS THAT ARE ENVIRONMENTALLY SENSITIVE". THE PROPOSED DEVELOPMENT PLAN PRESERVES SIGNIFICANT QUANTITIES OF OPEN SPACE BOTH AS A BUFFER TO ADJOINING USES AS WELL AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS.

3. THE LAND USE PLAN STATES THAT NEW GROWTH SHALL BE ENCOURAGED ONLY IN AREAS WHERE ADEQUATE PUBLIC WATER, SEWER AND STREETS ARE PLANNED. THE APPLICANT HAS PROPOSED EXTENDING THE PUBLIC SEWER TO THE SOUTH WHERE A MAIN INTERCEPTOR IS LOCATED IN THE CAROTHERS ROAD CORRIDOR, AND TO THE NORTH WERE A MAIN INTERCEPTOR IS LOCATED ADJACENT TO OCTOBER PARK SUBDIVISION.

4. THE LAND USE PLAN STIPULATES THAT SMALLER LOTS SHOULD NOT BE LOCATED ON THE EXTERIOR OF A PROPOSED DEVELOPMENT ADJACENT TO OR ACROSS THE STREET FROM LARGER LOTS OF AN EXISTING DEVELOPMENT. THE PROPOSED PLAN PROVIDES SINGLE FAMILY HOME LOTS OF COMPARABLE SIZE TO ADJOINING RESIDENTIAL USES AND/OR ARE SEPARATED FROM THEM BY OPEN SPACE BUFFERS OR PUBLIC ROW. THE PROPOSED DEVELOPMENT TRANSITIONS SOUTH TO SMALLER LOTS AND TOWNHOMES IN PROXIMITY TO THE CAROTHERS ROAD CORRIDOR.

5. THE PROPOSED DEVELOPMENT INCORPORATES A NUMBER OF OPEN SPACES THAT ARE PROPOSED TO BE DEVELOPED INTO ACTIVE USE SPACES AND WILL QUALIFY AS FORMAL OPEN SPACES.

6. PRESERVED AREAS AT THE PERIMETER OF THE SITE WILL BE DEVELOPED WITH WALKING TRAILS OF VARYING DEGREES OF DIFFICULTY FOR USE BY THE RESIDENTS.

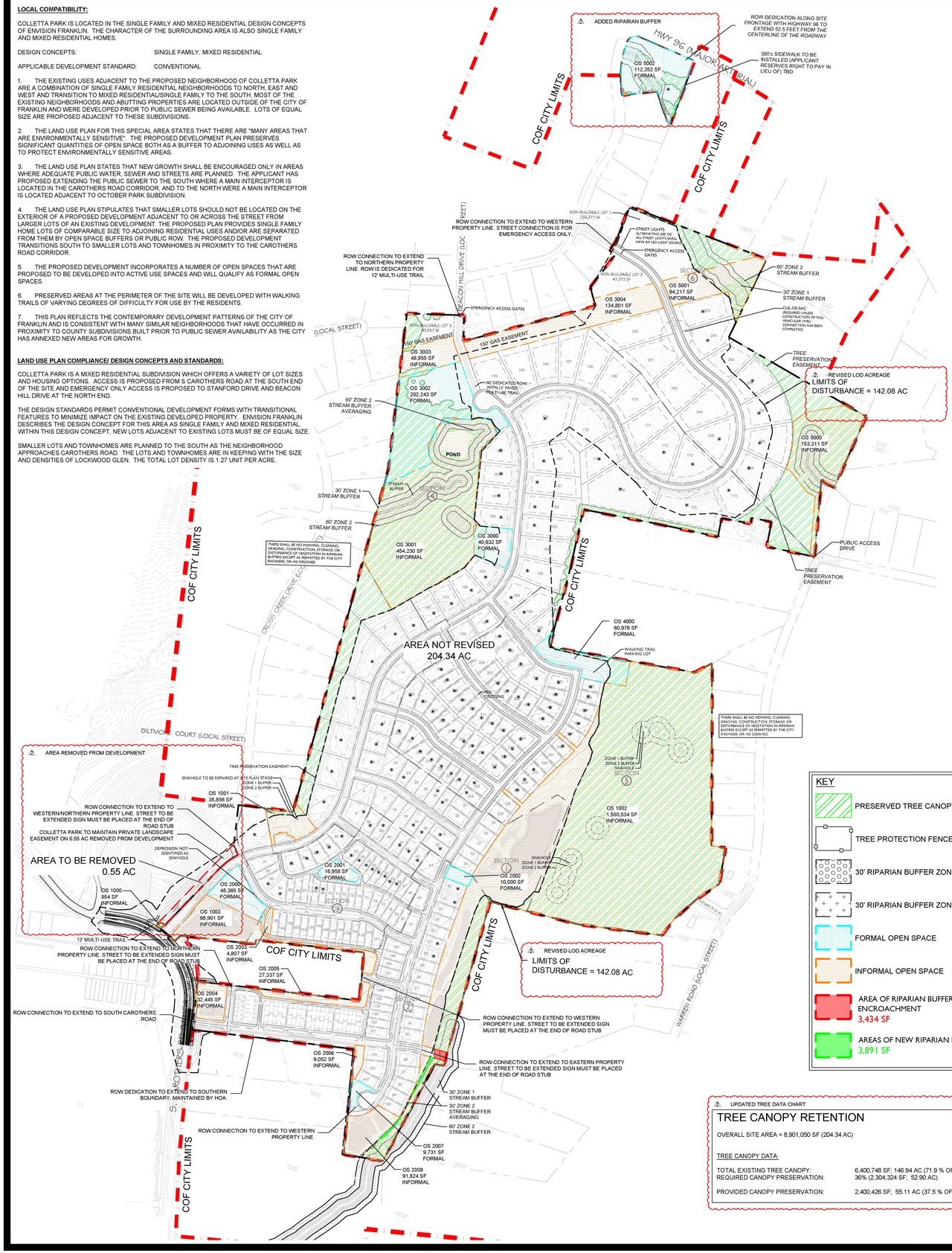
7. THIS PLAN REFLECTS THE CONTEMPORARY DEVELOPMENT PATTERNS OF THE CITY OF FRANKLIN AND IS CONSISTENT WITH MANY SIMILAR NEIGHBORHOODS THAT HAVE OCCURRED IN PROXIMITY TO COUNTY SUBDIVISIONS BUILT PRIOR TO PUBLIC SEWER AVAILABILITY AS THE CITY HAS ANNEXED NEW AREAS FOR GROWTH.

LAND USE PLAN COMPLIANCE/ DESIGN CONCEPTS AND STANDARDS:

COLLETTA PARK IS A MIXED RESIDENTIAL SUBDIVISION WHICH OFFERS A VARIETY OF LOT SIZES AND HOUSING OPTIONS. ACCESS IS PROPOSED FROM S CAROTHERS ROAD AT THE SOUTH END OF THE SITE AND EMERGENCY ONLY ACCESS IS PROPOSED TO STANFORD DRIVE AND BEACON HILL DRIVE AT THE NORTH END.

THE DESIGN STANDARDS PERMIT CONVENTIONAL DEVELOPMENT FORMS WITH TRANSITIONAL FEATURES TO MINIMIZE IMPACT ON THE EXISTING DEVELOPED PROPERTY. ENVISION FRANKLIN DESCRIBES THE DESIGN CONCEPT FOR THIS AREA AS SINGLE FAMILY AND MIXED RESIDENTIAL WITHIN THIS DESIGN CONCEPT, NEW LOTS ADJACENT TO EXISTING LOTS MUST BE OF EQUAL SIZE.

SMALLER LOTS AND TOWNHOMES ARE PLANNED TO THE SOUTH AS THE NEIGHBORHOOD APPROACHES CAROTHERS ROAD. THE LOTS AND TOWNHOMES ARE IN KEEPING WITH THE SIZE AND DENSITIES OF LOCKWOOD GLEN. THE TOTAL LOT DENSITY IS 1.27 UNIT PER ACRE.



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- FORMAL OPEN SPACE
- INFORMAL OPEN SPACE
- AREA OF RIPARIAN BUFFER ENCROACHMENT 3,434 SF
- AREAS OF NEW RIPARIAN BUFFER 3,891 SF

UPDATED TREE DATA CHART

TREE CANOPY RETENTION

OVERALL SITE AREA = 8,901,050 SF (204.34 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	6,400,748 SF; 146.94 AC (71.9 % OF SITE)
REQUIRED CANOPY PRESERVATION:	36% (2,304,324 SF; 52.90 AC)
PROVIDED CANOPY PRESERVATION:	2,400,426 SF; 55.11 AC (37.5 % OF EXISTING)

REQUESTED MODIFICATIONS OF STANDARDS COLLETTA PARK PUD SUBDIVISION

MOS 1

#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards

The applicant requests a Modification of Standards as it relates to the following item for the Seward Hall, Special Area 3: "new development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres." While this design criteria is appropriate for a portion of the proposed Colletta Park, it would not allow the development to appropriately transition to the high density development of the Carothers Parkway corridor. Approval of this MOS would allow the develop pattern in the proposed Colletta Park to transition between the two divergent, existing development patterns.

MOS 2

#2. Modification of Standards Request for Cul-de-sac length.
The applicant requests a Modification of Standards to permit a cul-de-sac longer than 500 feet and containing more than 20 lots in two locations. The first location is to the north with the roadway that ends at an emergency connection to Stanford Drive, and the second is located at the southern drive where future connection is planned to Carothers Road and to Simmons Ridge. Lots on the southern drive would require fire sprinklers if a second point of access is not made available prior to platting of the lots.

DESIGN MODIFICATION - CONNECTIVITY INDEX

Due to Williamson County's limitations on connectivity to Beacon Hill and Stanford Drive, existing development without access on the western boundary, and topographic constraints along Warren Road, the client requests a design modification for connectivity.

MODIFICATION OF STREET STANDARD

Applicant requests a right of way width of 50 feet. The new street standards require a 52' ROW. The street standards were updated during Colletta Park's design process. The proposed Colletta Park 50' street section has 1' of separation between the sidewalk and ROW line, as opposed to the newly required 52' street section, which has 2' of separation.

SPECIAL CONDITION

Colletta Park's northern connection to Stanford Drive is limited to emergency connection only. Colletta Park has a full access off of Carothers Road, and will participate in improving Carothers Road to a three-lane collector. Due to the limited roadway connections, the development will be restricted to a maximum of 138 platted lots prior to the development plan or preliminary plat approval of a second access to Carothers Road.

STATEMENT OF IMPACTS:

WATER:
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
259 X 350 GPD = 90,650 GPD

SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAYS CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE POTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.

REPURIFIED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C 4.0 OVERALL ROW AND ACCESS PLAN INCLUDING CONNECTIVITY ELEMENTS.

THE SITE IS LOCATED BETWEEN MAJOR ARTERIAL MURFREESBORO ROAD AND MINOR COLLECTOR S CAROTHERS ROAD. DAILY ACCESS TO COLLETTA PARK IS PROVIDED BY A DIRECT CONNECTION TO S CAROTHERS ROAD.

ACCESS FROM THE NORTH WILL BE RESTRICTED TO EMERGENCIES ONLY. EMERGENCY ACCESS ROUTES WILL CONNECT TO LOCAL ROADS STANFORD DRIVE AND BEACON HILL DRIVE. THE STANFORD DRIVE CONNECTION WILL BE A FULL 50' ROW AND ROAD CONNECTION, WITH AN EMERGENCY ACCESS GATE. THE BEACON HILL DRIVE CONNECTION WILL BE A 12' PAVED MULTI-USE TRAIL WITH A 50' ROW DEDICATION.

FUTURE ROAD CONNECTIONS ARE PROVIDED. A FULL TRAFFIC IMPACT STUDY PREPARED BY FISCHBACH TRAFFIC GROUP, LLC AND REVIEWED BY A THIRD PARTY, VOLKERT ENGINEERING. PROVIDES GREATER DETAIL OF THE OVERALL IMPACT OF THE DEVELOPMENT ON THE EXISTING ROAD NETWORK.

DRAINAGE FACILITIES:
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
259 HOMES X .45 STUDENTS = 117 PROJECTED STUDENTS

REFUSE COLLECTION:
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259 X $4,304 = $1,114,736

NOTE: AS ACCESS POINTS AND IMPACTS TO THE STREET NETWORK ARE DETERMINED, THE STATEMENT OF IMPACTS MAY NEED TO BE REVISED

UPDATED SITE DATA

SITE DATA

SUBDIVISION/DEVELOPMENT:	**COLLETTA PARK SUBDIVISION, PUD DEVELOPMENT PLAN - REVISION 2**
COF PROJECT NUMBER:	9067
TAX MAP & PARCELS:	079 MB 02800, 079 MB 02900, 089-04100, 089-05500, 089F-04300
ADDRESS	1101 RIDGEWAY DRIVE MURFREESBORO ROAD 4356 SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
POSTAL CODE:	37069
SITE ACREAGE/SF:	204.34 AC / 8,901,050 SF
REGULATIONS	
EXISTING ZONING:	PD (1.26 DUA)
PROPOSED ZONING:	PD (1.27 DUA)
OVERLAY ZONING:	N/A
BUILDING TYPES APPLIED:	HOUSE, TOWNHOUSE
SETBACKS:	
120' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	35'
SIDE YARD-	15'
SIDE STREET-	25'
REAR YARD-	35'
85' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	20'
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SIDE STREET-	10'
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MINIMUM LANDSCAPE SURFACE RATIO:	0.30
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INFORMAL OPEN SPACE REQUIRED:	881,219 SF; 20.23 AC (66% OF REQUIRED OPEN SPACE)
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UPDATED OPEN SPACE CHART

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE
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2005	INFORMAL	GREEN BELT	27,337 SF (0.63 AC)
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KEY	AREA
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TOTAL NON-BUILDABLE LOT AREA: 5.68 AC

TOTAL FORMAL OPEN SPACE PROVIDED: 11.50 AC

TOTAL INFORMAL OPEN SPACE PROVIDED: 62.84 AC

TOTAL OPEN SPACE PROVIDED: 74.34 AC (36.37%)

OPEN SPACE REQUIREMENT CHART:
MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE AREA: 204.34 AC
OPEN SPACE ACREAGE REQUIRED: 30.65 AC
FORMAL OPEN SPACE REQUIRED: 34% (10.42 AC)
INFORMAL OPEN SPACE REQUIRED: 66% (20.23 AC)

N

0 300 600 900

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
615-207-2444 www.kimley-horn.com
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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN - REVISION 2

Franklin, Williamson County, Tennessee

LANDSCAPE ARCHITECT — STATE OF TENNESSEE — REGISTERED — No. 412 — AGRICULTURE & COMMERCE

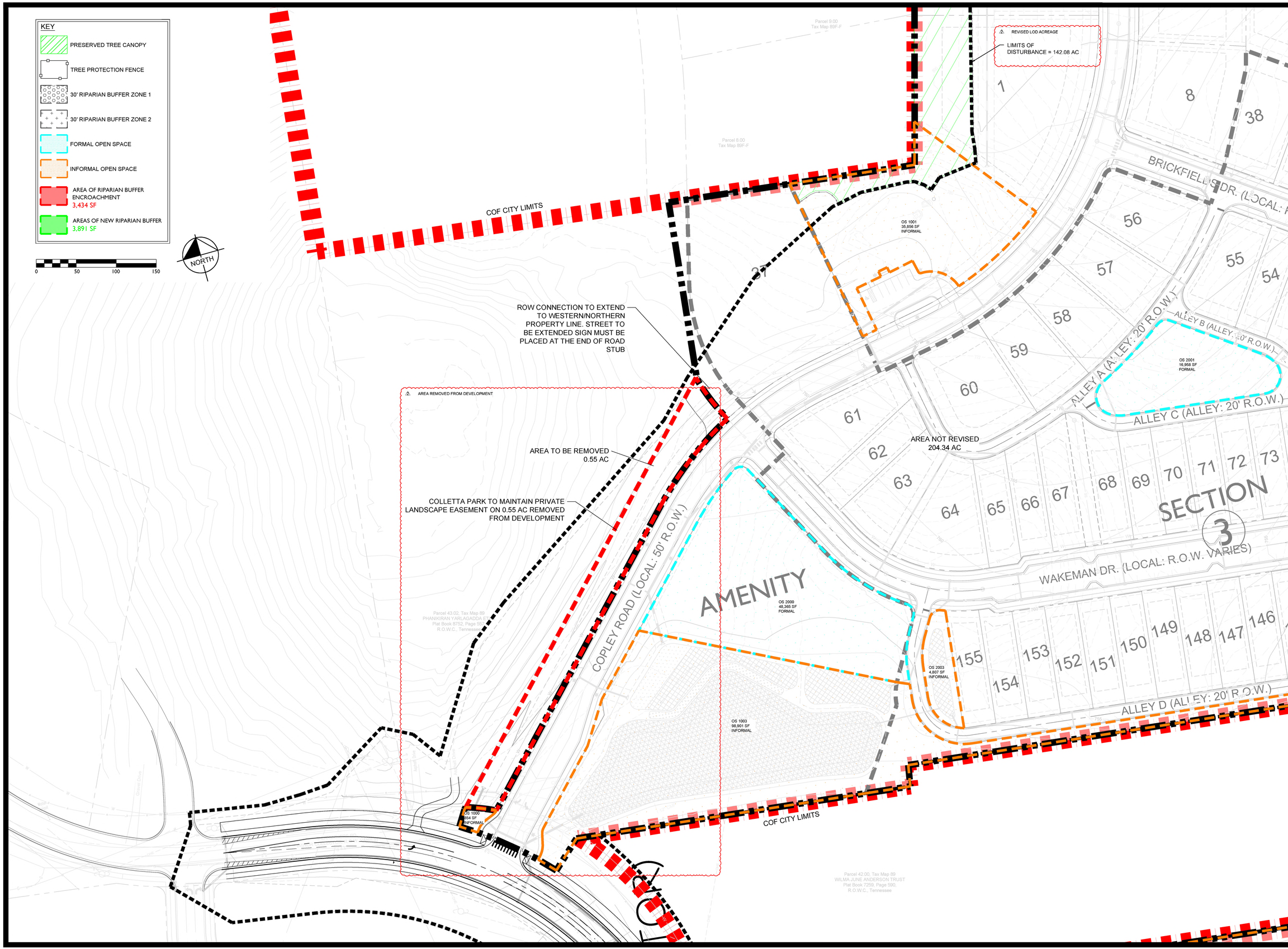
Revision Date

1	JUNE 19, 2025
2	APRIL 2, 2026

OVERALL DEVELOPMENT PLAN

SHEET C2.0

COF# 9067



GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

4031 Aspen Grove Drive, Nranklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2

Franklin, Williamson County, Tennessee

MATTHEW S. HOFF
AGRICULTURE
COMMERCE
TENNESSEE NO. 1412
LANDSCAPE ARCHITECT
1/10/26

Revision Date

1. JUNE 19, 2025
2. APRIL 2, 2026

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.1

COF# 9067

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.

STORMWATER NARRATIVE

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND WILL SHEET FLOW INTO A CLOSED STORM SYSTEM TOWARDS THE BIORETENTION AREAS. STORMWATER RUNOFF WILL FLOW INTO PROPOSED BIORETENTION AREA FOR INFILTRATION AND TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES VIA AN OVERFLOW BERM/STORM STRUCTURES TO THE PROPOSED DETENTION STRUCTURES.

RUNOFF THAT EXCEEDS THE FIRST INCH OF RAINFALL WILL BE ROUTED VIA STORM STRUCTURE TO AN UNDERGROUND DETENTION STRUCTURE. AN OUTLET CONTROL STRUCTURE WILL LIMIT DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

STATEMENT OF IMPACTS

THERE WILL BE APPROXIMATELY 16.17 ACRES OF IMPERVIOUS AREA ADDED ON SITE.

STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

RIPARIAN BUFFER NOTE

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

HATCH LEGEND

WATER QUALITY	
DETENTION	

PRE / POST DEVELOPMENT 100 YR DRAINAGE

OUTFALL	PRE DEVELOPMENT FLOW	POST DEVELOPMENT FLOW
OUTFALL 1	65.60 CFS	65.62 CFS
OUTFALL 2	341.54 CFS	341.54 CFS

PUD REVISION BOUNDARY

LANDS NOW OR FORMERLY OF
PHANIKIRAN T AND ANUSHA YARLAGADDA
PER DB-8762 PG-557 R.O.W.C., TN.
AT 4348 S CAROTHERS RD
PARCEL ID: 089 04302 00014089

Parcel 8.00
Tax Map 89F-F

COLLETTA PARK PUD
SUBDIVISION SECTION 1 PER
COF #8544

BRICKFIELDS DR. (LOCAL: R.O.W. VARIES)

ALLEY A (ALLEY: 20' R.O.W.)

ALLEY B (ALLEY: 20' R.O.W.)

ALLEY C (ALLEY: 20' R.O.W.)

WAKEMAN DR. (LOCAL: R.O.W. VARIES)

ALLEY D (ALLEY: 20' R.O.W.)

S CAROTHERS RD
(MINOR COLLECTOR, ROW VARIES)

RIGHT OF WAY

DIRECTION ONLY
COULD NOT FIND PIPE

RIM=735.75'
INV24"RCP(NW)=728.40'
INV24"RCP(SE)=728.55'

HEADWALL
INV=728.05'

RIM=737.91'
INV 24"RCP(NW)=728.35'
INV 24"RCP(E)=728.35'

RIM=738.22'
INV24"RCP(S)=728.62'
INV 24"RCP(W)=728.54'
INV 24"RCP(NE)=728.60'

LANDS NOW OR FORMERLY OF
WILMA JUNE ANDERSON TRUST
PER DB-6677 PG- 862 R.O.W.C., TN.
AT 4352 S CAROTHERS RD
PARCEL ID: 089 04200 00014089

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE TENNESSEE
COMMERCE
NO. 137315
STATE OF TENNESSEE

Revision Date
△
△
△
△

ENLARGED GRADING AND DRAINAGE PLAN
SHEET
C3.0
COF # 9067

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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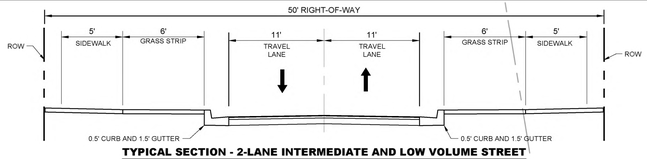
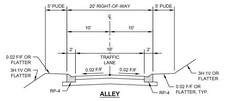
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING 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 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.
8. STREETS AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN THE CONSTRUCTION OF THE NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT, AND MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.



TYPICAL SECTION - 2-LANE INTERMEDIATE AND LOW VOLUME STREET

NTS



ALLEY

VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

FIRE FLOW TEST

FLOW TEST DATE: 12/30/2024, 2:23 PM
STATIC PRESSURE: 83.0 psi
RESIDUAL PRESSURE: 81.0 psi
FLOW: 8,698 GPM @ 20 psi

TESTED BY INFLO DESIGN GROUP, LLC; JASON ENGLISH, P.E.; GRANT VOSS

STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS ALONG SOUTH CAROTHERS WILL BE REQUIRED BASED ON THE PROJECTED TRIPS.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD
SUBDIVISION
DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & ENVIRONMENTAL
No. 127319
STATE OF TENNESSEE

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

ROW AND ACCESS PLAN

SHEET
C4.0

COF # 9067

ROW & ACCESS GENERAL NOTES

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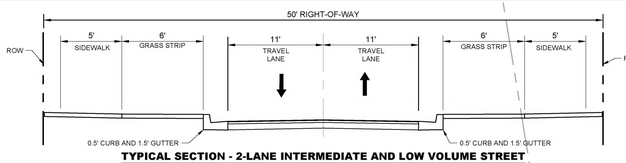

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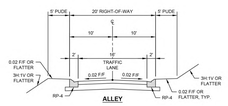
NTS



VEHICLE LEGEND

- VEHICLE FENDER PATH
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FIRE FLOW TEST

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD
SUBDIVISION
DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL COMMERCE
No. 127319
STATE OF TENNESSEE

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

ROW AND ACCESS PLAN

SHEET
C4.1

COF # 9067

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.

AGENCY CONTACTS

WATER	GAS	CABLE	CITY OF FRANKLIN
MILCROFTON UTILITY DISTRICT 6333 ARNO ROAD FRANKLIN, TN 37064 PHONE: (615) 794-5947 CONTACT: MIKE JONES	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: BLAKE DAVIS	UNITED COMMUNICATION, INC. 120 TAYLOR STREET, CHAPEL HILL, TN 37034 PHONE: (800) 779-2227 CONTACT: KIMBERLY GOODWIN	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING : AMY DIAZ-BARRIGA 615-550-6977 ENGINEERING : LANCE FITTRO 615-550-6676

ELECTRIC	SANITARY SEWER	TELEPHONE	INTERNET PROVIDER
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-4554 CONTACT: UTILITY INSPECTOR	UNITED COMMUNICATION, INC. 120 TAYLOR STREET, CHAPEL HILL, TN 37034 PHONE: (800) 779-2227 CONTACT: KIMBERLY GOODWIN	UNITED COMMUNICATION, INC. 120 TAYLOR STREET, CHAPEL HILL, TN 37034 PHONE: (800) 779-2227 CONTACT: KIMBERLY GOODWIN

STATEMENT OF IMPACTS

WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF A 24" WATER MAIN EXTENSION FROM S CAROTHERS TO THE EXISTING WATER TOWER ON SITE. THE PROJECT SITE IS SERVICED BY MILCROFTON UTILITY DISTRICT.

SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO AN 12" SEWER CONNECTION TO THE NEARBY SIMMIONS RIDGE DEVELOPMENT.

FIRE FLOW TEST

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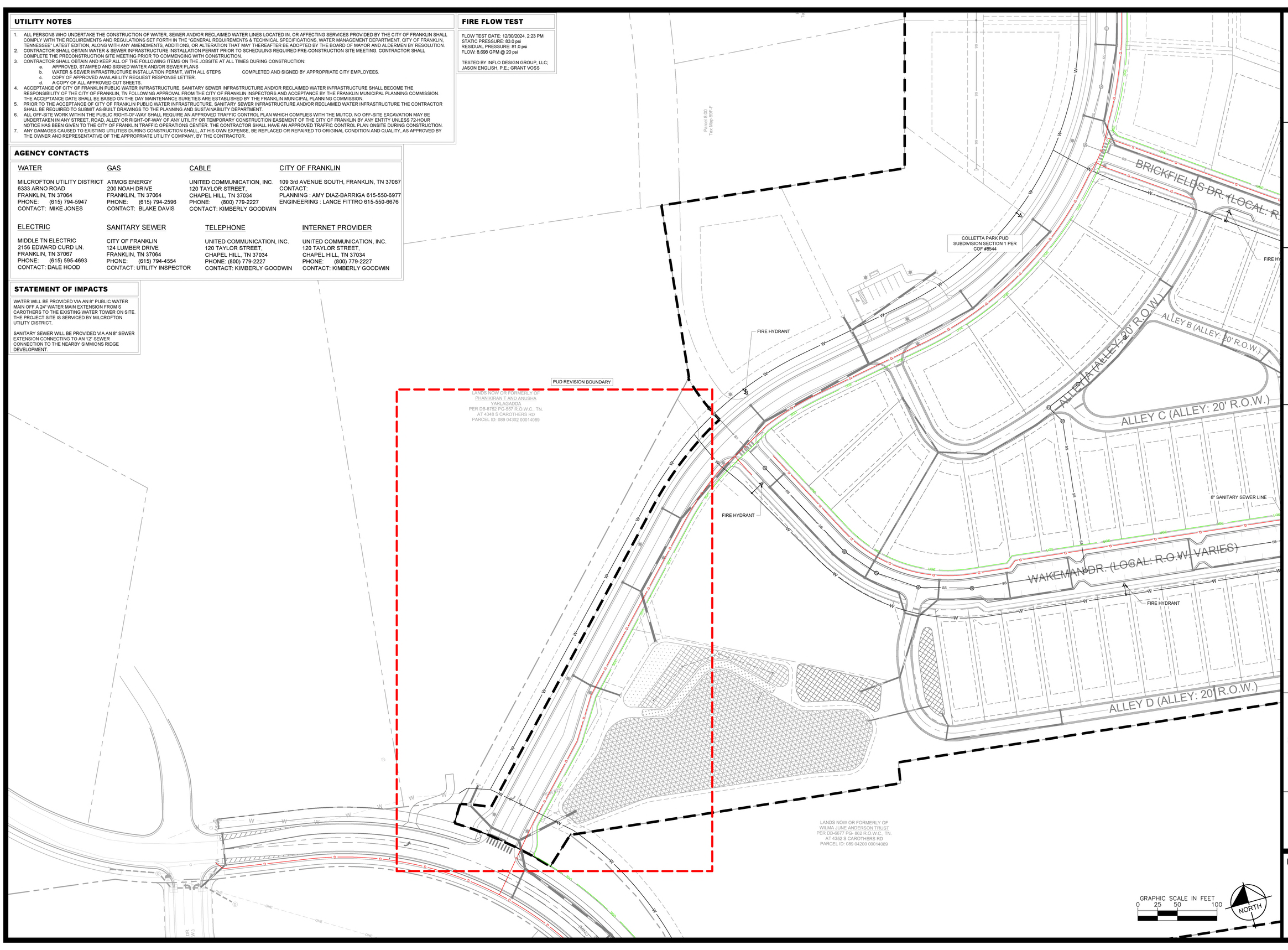
JASON ENGLISH, P.E.; GRANT VOSS



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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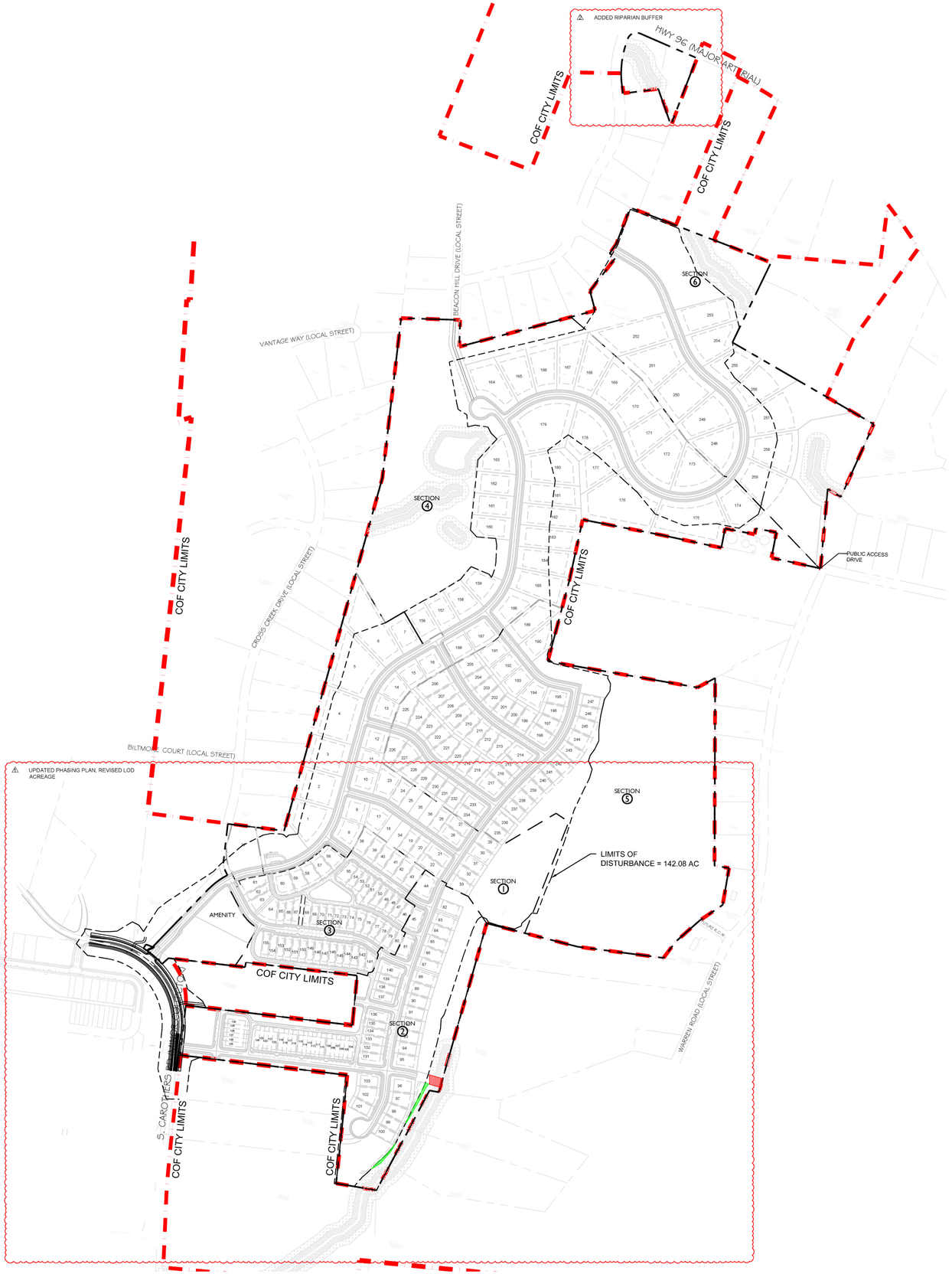
COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 137319
STATE OF TENNESSEE

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED UTILITY PLAN

SHEET
C5.0
COF # 9067



KEY

AREA OF RIPARIAN BUFFER ENCROACHMENT
3,434 SF

AREAS OF NEW RIPARIAN BUFFER
3,891 SF

UPDATED PHASING CHART

PHASING TAKEDOWN CHART

Development	Total Acreage	120' Detached Dwellings	85' Detached Dwellings	65' Detached Dwellings	46' Detached Dwellings	41' Detached Dwellings	Townhomes	Total Dwellings
Development Plan	204.34	53	17	105	8	49	27	259
Section 1	28.99	7	11	18	0	0	0	36
Section 2	23.20	0	0	25	6	4	27	62
Section 3	14.00	1	0	11	0	45	0	57
Section 4	56.05	31	2	0	0	0	0	33
Section 5	49.25	2	4	53	0	0	0	59
Section 6	32.85	12	0	0	0	0	0	12

N

0 300 600 900

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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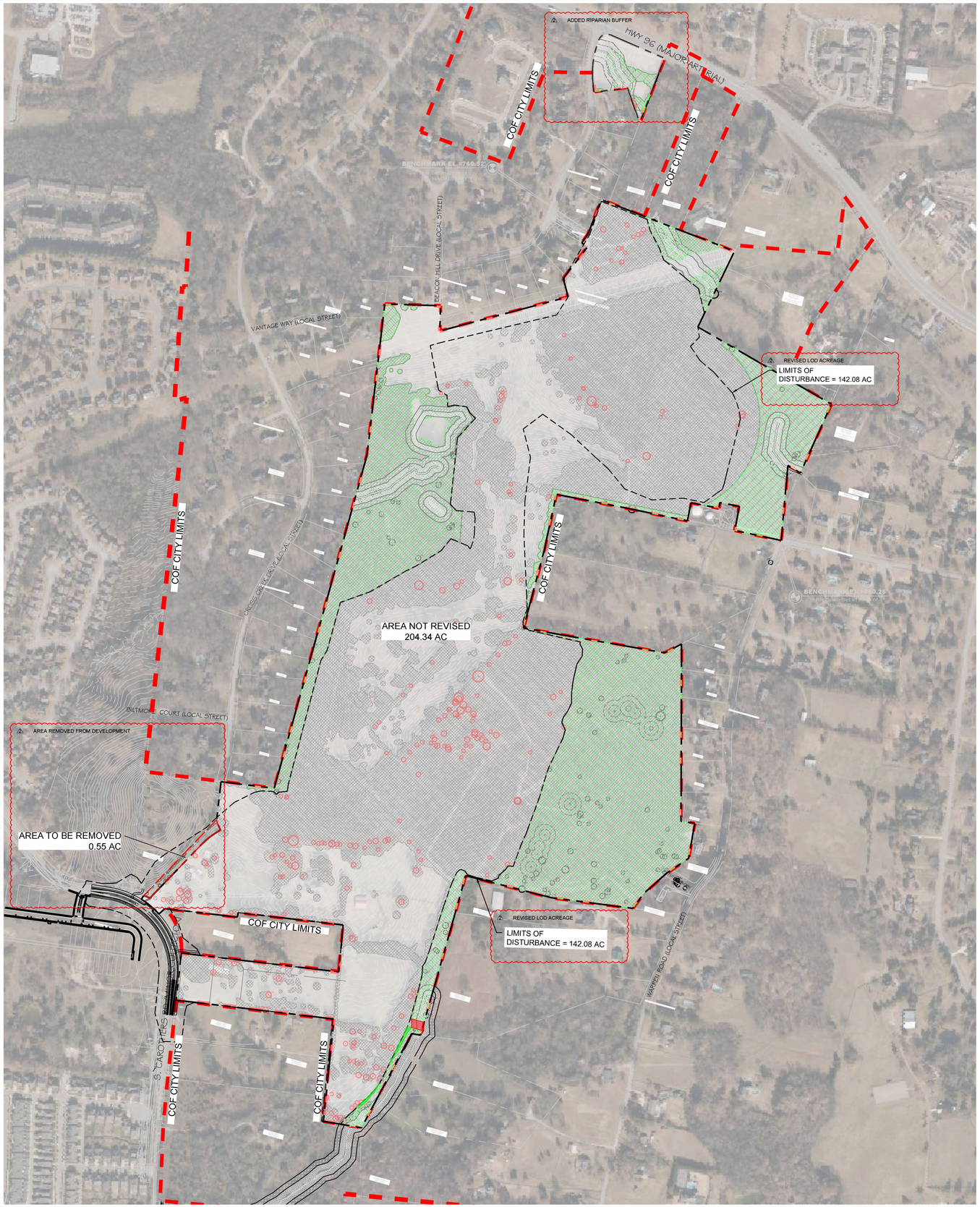
FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee

Revision Date
1 JUNE 19, 2025
2 APRIL 2, 2026

PHASING PLAN

SHEET
C6.0
COF# 9067



KEY

- EXISTING TREE CANOPY
- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- SPECIMEN TREES
- SPECIMEN TREES REMOVED
- AREA OF RIPARIAN BUFFER ENCROACHMENT 3,434 SF
- AREAS OF NEW RIPARIAN BUFFER 3,891 SF

UPDATED TREE DATA CHART

TREE CANOPY RETENTION

OVERALL SITE AREA = 8,901,050 SF (204.34 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	6,400,748 SF; 146.94 AC (71.9 % OF SITE)
REQUIRED CANOPY PRESERVATION:	36% (2,304,324 SF; 52.90 AC)
PROVIDED CANOPY PRESERVATION:	2,400,426 SF; 55.11 AC (37.5 % OF EXISTING)

NOTE: SEE L1.2 FOR SPECIMEN TREE LIST.

N

0 300 600 900

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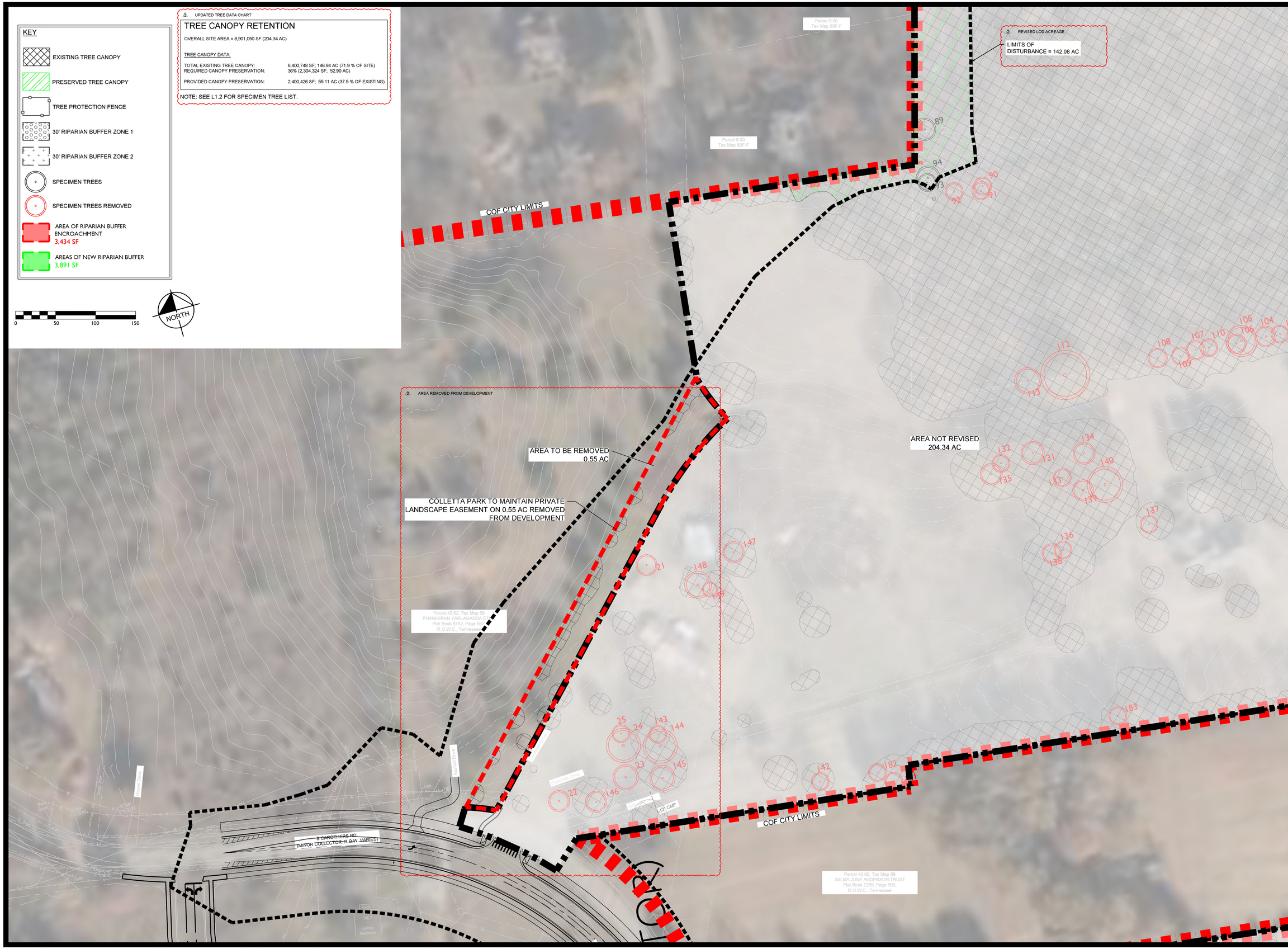
COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee

STATE OF TENNESSEE
JOSEPH E. GAMBLE
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
TENNESSEE NO. 1419

Revision Date
1 JUNE 19, 2025
2 APRIL 2, 2026

OVERALL TREE PRESERVATION PLAN
SHEET
L1.0
COF# 9067



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee

MATTHEW S. HOFF AGRICULTURE COMMERCE TENNESSEE NO. 1412 LANDSCAPE ARCHITECT

1/10/26

Revision Date

1. JUNE 19, 2025
2. APRIL 2, 2026

TREE PRESERVATION PLAN ENLARGEMENT

SHEET

L1.1

COF# 9067

SPECIMEN TREES			
TREE #	INCHES	SPECIES	REMOVED
1	34	HACKBERRY	X
2	26	HACKBERRY	X
3	24	OAK	X
4	24	OAK	X
5	24	HACKBERRY	X
6	24	HACKBERRY	X
7	40	HACKBERRY	X
8	36	HACKBERRY	X
9	30	HACKBERRY	X
10	24	HACKBERRY	X
11	24	HACKBERRY	X
12	36	HACKBERRY	X
13	36	HACKBERRY	X
14	36	OAK	X
15	36	HACKBERRY	X
16	36	HACKBERRY	X
17	36	HACKBERRY	X
18	24	HACKBERRY	X
19	24	HACKBERRY	X
20	30	HACKBERRY	X
21	36	OAK	X
22	28	HACKBERRY	X
23	34	HACKBERRY	X
24	46	HACKBERRY	X
25	24	HACKBERRY	X
26	24	MAPLE	X
27	28	MAPLE	X
28	30	MAPLE	X
29	24	OAK	X
30	26	OAK	X
31	26	OAK	X
32	72	OAK	X
33	60	OAK	X
34	36	OAK	X
35	30	HICKORY	X
36	42	OAK	X
37	46	OAK	X
38	48	OAK	X
39	40	OAK	X
40	24	OAK	X
41	24	OAK	X
42	24	OAK	X
43	28	CHERRY	X
44	28	ELM	X
45	30	HACKBERRY	X
46	30	OAK	X
47	36	OAK	X
48	36	HACKBERRY	X
49	36	CHERRY	X
50	36	OAK	X
51	24	OAK	X
52	24	ELM	X
53	24	HACKBERRY	X
54	24	HACKBERRY	X
55	24	BEECH	X
56	24	OAK	X
57	24	OAK	X
58	30	OAK	X
59	30	MAPLE	X
60	24	OAK	X
61	26	OAK	X
62	26	OAK	X
63	24	HACKBERRY	X
64	24	HACKBERRY	X
65	24	ELM	X
66	24	HACKBERRY	X
67	24	OAK	X
68	24	OAK	X
69	24	OAK	X
70	24	ELM	X
71	28	OAK	X
72	24	OAK	X
73	26	OAK	X
74	36	OAK	X
75	36	OAK	X
76	24	HACKBERRY	X
77	24	POPLAR	X
78	24	OAK	X
79	30	ELM	X
80	30	OAK	X
81	24	OAK	X
82	48	OAK	X
83	24	OAK	X
84	36	OAK	X
85	40	OAK	X
86	40	OAK	X
87	30	HACKBERRY	
88	24	HACKBERRY	
89	30	OAK	
90	24	ELM	X
91	24	ELM	X
92	24	OAK	X
93	24	POPLAR	
94	32	POPLAR	
95	24	HACKBERRY	X
96	24	MAPLE	X
97	36	OAK	X
98	36	HACKBERRY	X
99	32	OAK	X
100	24	HACKBERRY	X
101	24	ASH	X
102	24	OAK	X
103	30	CHERRY	X
104	28	OAK	X
105	42	OAK	X
106	26	OAK	X
107	26	CHERRY	X
108	26	ASH	X
109	24	LOCUST	X
110	24	ASH	X
111	24	OAK	X
112	66	OAK	X
113	36	POPLAR	X
114	30	HACKBERRY	
115	24	HACKBERRY	
116	24	CEDAR	X
117	24	HACKBERRY	X
118	40	Sycamore	
119	28	OAK	
120	28	MAPLE	
121	30	HACKBERRY	
122	26	HACKBERRY	
123	24	HACKBERRY	X
124	30	HACKBERRY	X
125	60	Sycamore	
126	24	CEDAR	X
127	24	CEDAR	X
128	30	HACKBERRY	X
129	30	HACKBERRY	X
130	36	Sycamore	
131	32	OAK	X
132	24	OAK	X
133	24	OAK	X
134	30	OAK	X
135	30	OAK	X
136	24	OAK	X
137	24	OAK	X
138	26	OAK	X
139	28	OAK	X
140	48	OAK	X
141	24	HICKORY	X
142	24	HACKBERRY	X
143	24	HACKBERRY	X
144	46	HACKBERRY	X
145	34	HACKBERRY	X
146	28	HACKBERRY	X
147	28	OAK	X
148	36	OAK	X
149	26	OAK	X
150	28	HICKORY	X
151	30	OAK	X
152	24	OAK	X
153	24	OAK	X
154	36	OAK	X
155	36	OAK	X
156	24	HACKBERRY	X
157	40	HACKBERRY	X
158	24	OAK	X
159	28	HACKBERRY	X
160	28	HACKBERRY	X
161	30	HACKBERRY	X
162	36	HACKBERRY	X
163	24	HACKBERRY	X
164	24	HACKBERRY	X
165	36	HACKBERRY	X
166	36	HACKBERRY	X
167	36	HACKBERRY	X
168	36	OAK	X
169	36	HACKBERRY	X
170	36	HACKBERRY	X
171	24	HACKBERRY	X
172	24	HACKBERRY	X
173	30	HACKBERRY	X
174	36	HACKBERRY	
175	40	HACKBERRY	X
176	24	HACKBERRY	X
177	24	HACKBERRY	
178	24	OAK	
179	24	OAK	
180	26	HACKBERRY	
181	34	HACKBERRY	
182	28	CEDAR	X
183	28	CEDAR	X
184	24	OAK	
185	34	OAK	
186	26	OAK	
187	24	OAK	
188	26	POPLAR	
189	34	OAK	
190	48	Sycamore	
191	48	OAK	
192	36	HACKBERRY	X
193	50	OAK	X
194	40	OAK	X
195	24	OAK	X
196	48	HACKBERRY	X
197	24	HACKBERRY	X
198	28	HACKBERRY	X
199	36	HACKBERRY	
200	24	OAK	
201	28	HACKBERRY	
202	24	OAK	
203	30	HACKBERRY	X
204	36	HACKBERRY	
205	24	HACKBERRY	X
206	24	HACKBERRY	X
207	24	HACKBERRY	X
208	36	Twin	X
209	24	HACKBERRY	X
210	32	HACKBERRY	X
211	36	HACKBERRY	
212	30	HACKBERRY	
213	30	OAK	
214	30	HACKBERRY	
215	32	ELM	
216	24	OAK	
217	30	ELM	
218	24	HACKBERRY	
219	32	HACKBERRY	
220	36	HACKBERRY - TWIN	
221	32	HACKBERRY	X
222	44	HACKBERRY - TWIN	X
223	24	HACKBERRY - TWIN	X
224	24	HACKBERRY - TWIN	X
225	24	HACKBERRY - TWIN	X
226	24	HACKBERRY - TWIN	X
227	30	ELM	
228	30	HACKBERRY	
229	30	ELM	
230	24	ELM	
231	40	OAK	
232	24	HACKBERRY	
233	30	ELM	
234	24	OAK - TWIN	X
235	24	OAK	X
236	24	HACKBERRY	X
237	60	OAK	X
238	26	HACKBERRY (X3)	X
239	24	HACKBERRY	X
240	36	OAK	X
241	48	OAK	X
242	46	HACKBERRY	
243	30	HACKBERRY	
244	30	HACKBERRY	
245	30	OAK	
246	24	OAK	
247	24	OAK	
248	30	OAK	
249	36	OAK	
250	30	OAK	X
251	46	HACKBERRY	X
252	30	HACKBERRY	X
253	36	HACKBERRY	
254	60	HACKBERRY	
255	24	OAK	
256	30	OAK	
257	30	OAK	X
258	24	HACKBERRY	
259	24	BEECH	
260	30	OAK	
261	28	OAK - TWIN	
262	28	OAK	
263	28	OAK	X
264	24	OAK	X
265	24	HACKBERRY	X
266	30	HACKBERRY	X
267	30	HACKBERRY - TWIN	X
268	24	HACKBERRY - TWIN	X
269	24	HACKBERRY	X
270	28	HACKBERRY - TWIN	X
271	30	OAK	X
272	40	OAK	X
273	30	ELM	
274	24	HACKBERRY	
275	30	HICKORY	
276	24	OAK	
277	36	Sycamore	
278	24	HACKBERRY	
279	24	HICKORY	
280	24	HICKORY	
281	24	HICKORY	
282	24	POPLAR	
283	26	MAPLE	
284	26	MAPLE	
285	30	OAK	
286	26	HACKBERRY	
287	26	HICKORY	
288	34	MAPLE	
289	30	MAPLE	
290	28	OAK	
291	32	OAK	
292	32	MAPLE	
293	30	MAPLE	
294	30	MAPLE	
295	36	OAK	
296	30	OAK	X
297	24	OAK	X
298	24	HACKBERRY	
299	30	MAPLE	
300	30	HACKBERRY	
301	24	OAK	
302	24	HACKBERRY	
303	24	ASH	
304	24	OAK	
305	24	OAK	
306	36	OAK	
307	28	OAK	
308	32	OAK	
309	48	HACKBERRY - TWIN	X
310	24	HACKBERRY	
311	28	OAK	X
312	30	HACKBERRY	
313	30	OAK - TWIN	
314	26	CEDAR - TWIN	X
315	24	OAK	X
316	30	HACKBERRY	
317	24	OAK	
318	26	HACKBERRY - TWIN	X
319	26	CEDAR - TWIN	X
320	26	OAK - TWIN	X
321	28	HACKBERRY	X
322	24	OAK	X
323	28	OAK	X
324	36	OAK	X
325	24	OAK	X
326	30	OAK	
327	36	OAK	
328	32	OAK	
329	36	MAPLE	
330	24	OAK	X
331	24	OAK	
332	24	OAK	
333	24	HACKBERRY	
334	30	HACKBERRY	
335	24	HACKBERRY	
336	36	HACKBERRY	
337	60	OAK	
338	24	OAK	
339	42	OAK - TWIN	
340	28	OAK	
341	24	OAK	
342	28	HACKBERRY - TWIN	
343	24	OAK	X
344	34	OAK	
345	24	OAK	
346	24	OAK - TWIN	
347	30	OAK	
348	24	OAK	
349	30	OAK	
350	28	OAK	
351	24	OAK	X
352	36	OAK	X
353	30	OAK - TWIN	
354	24	OAK	
355	26	OAK	X
356	26	HACKBERRY	X
357	36	MAPLE	X
358	29	MAPLE	X
359	26	PINE	X
360	24	ELM	X

TOTAL SPECIMEN INCHES:	10,773
TOTAL HEALTHY INCHES REMOVED:	6867
TOTAL REPLACEMENT INCHES REQUIRED:	13,734

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee

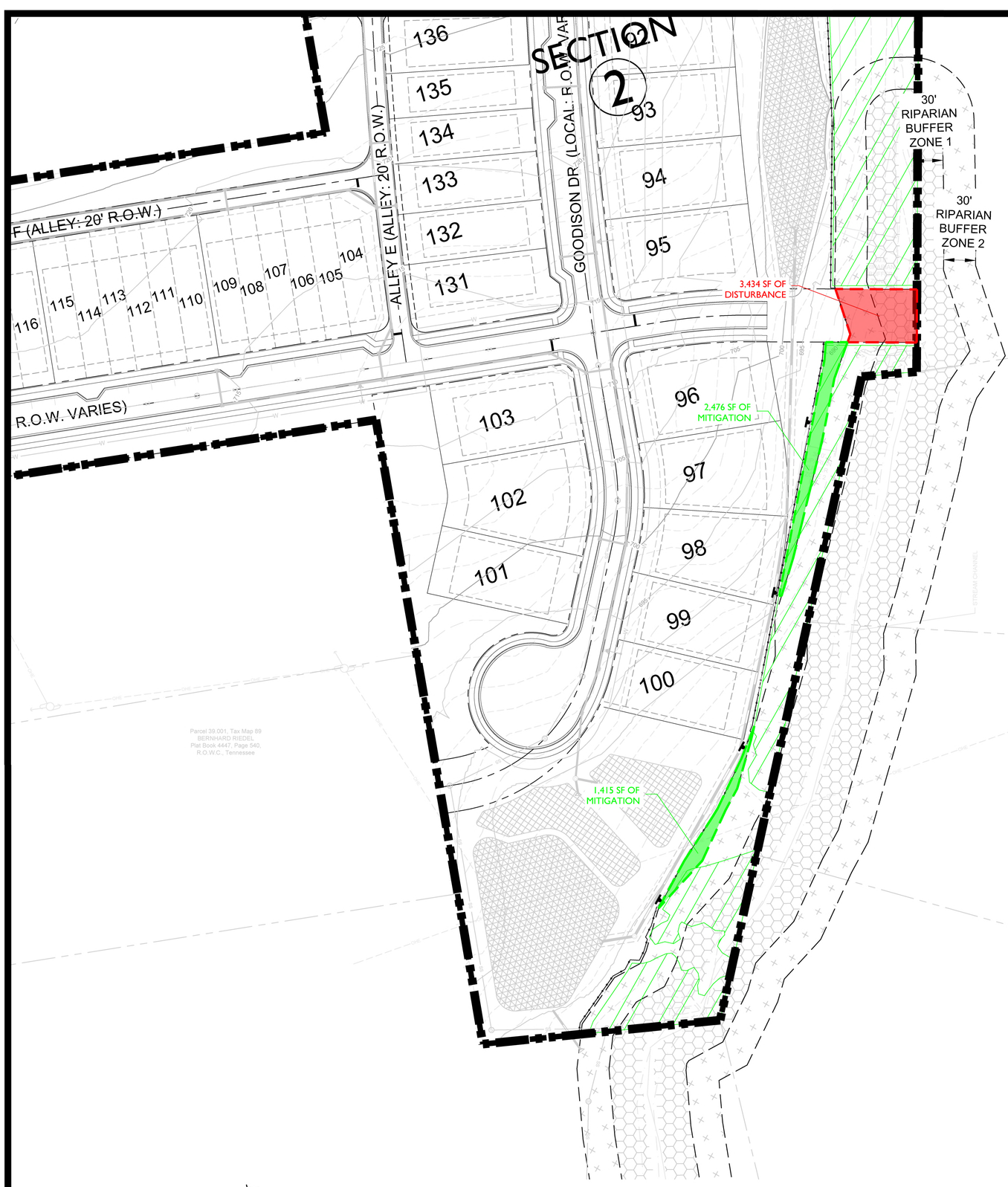


Revision Date
1 JUNE 19, 2025
2 APRIL 2, 2026
3
4

SPECIMEN TREE LIST

SHEET
L1.2

COF# 9067



PROPOSED COMPARABLE WATER QUALITY IMPROVEMENTS

At the time of the Development Plan submittal, conversations with the COF Stormwater Coordinator indicated that the ARAP and additional Zone 2 Riparian Buffer areas were sufficient for the encroached crossing. However, if COF staff finds further impacts or offsets, the applicant may be required to provide further comparable water quality improvements such as live staking.

A schedule for Urban Riparian Buffer Zone enhancement has been applied to this area.

Prior to starting site work, the owner/installer, the COF Stormwater Coordinator and the COF Land Planner shall meet on site to verify plant placement and installation methods.

RIPARIAN BUFFER VEGETATION

In the urban riparian zone buffers, all water resources shall be enhanced. Enhancement shall include removal of invasive species and the re-establishment of native species which includes a mix a canopy trees, understory trees, shrubs, and a native seed mix of forbes/grasses/sedges/rushes suitable for a moist shaded understory environment.

There shall be no mowing, clearing grading, construction, storage, or disturbanceof vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

KEY

- AREA OF RIPARIAN BUFFER ENCROACHMENT 3,434 SF
- AREAS OF NEW RIPARIAN BUFFER 3,891 SF
- BUFFER SIGNAGE 150' SPACING
- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2

NOTE: BUFFER MANAGEMENT PLAN TO BE FINALIZED WITH STAFF THROUGHOUT SITE PLAN STAGE OF THE DEVELOPMENT.

NOTE: LAYOUT PENDING ON APPROVAL FROM TDEC ARAP.

*'AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

THIS REQUEST HAS BEEN SUBMITTED TO THE COF STORMWATER COORDINATOR FOR APPROVAL OF A VARIANCE REQUEST TO FMC 23-107. FINAL STORMWATER MANAGEMENT PLAN TO BE PROVIDED WITH SITE PLAN SUBMITTAL.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee

Revision Date
1. JUNE 19, 2025
2. APRIL 2, 2026

BUFFER MITIGATION EXHIBIT

SHEET
EX.2

COF# 9067

TYPICAL ESTATE LOT HOME NOTES

1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE STREET WITH SIDE LOADED GARAGE.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 3500 SF TO 7500 SF
5. THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE VESTED FRANKLIN ZONING ORDINANCE.



TYPICAL 120' LOT HOME FRONT ELEVATION
NOT TO SCALE



TYPICAL 120' LOT HOME REAR ELEVATION
NOT TO SCALE

TYPICAL ESTATE LOT DIAGRAM AND SETBACKS

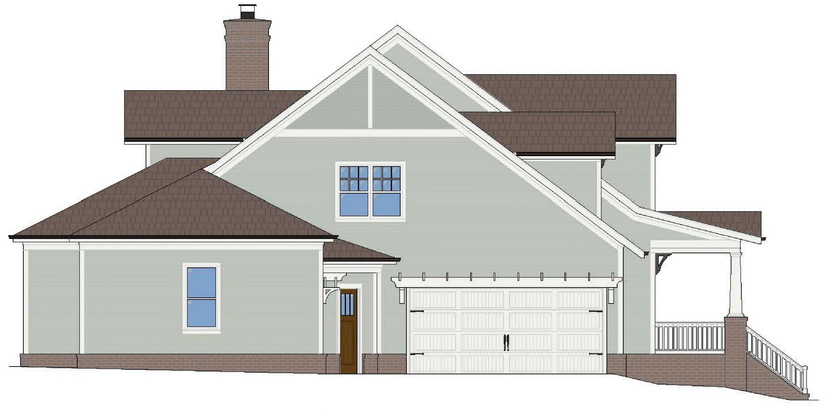


LOT SETBACKS

FRONT:	35'
SIDE:	15'
SIDE STREET:	25'
REAR:	35'



TYPICAL 120' LOT HOME RIGHT ELEVATION
NOT TO SCALE



TYPICAL 120' LOT HOME LEFT ELEVATION
NOT TO SCALE

NOTE: THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE FRANKLIN ZONING ORDINANCE.

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COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee

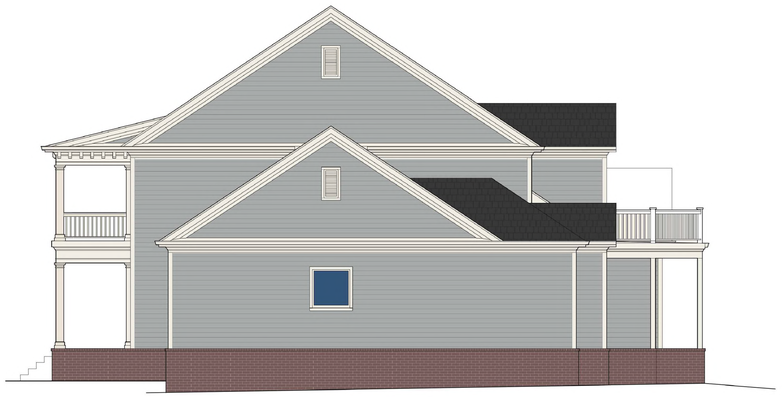
MATTHEW T. HOLLEY
AGRICULTURE
COMMERCE
TENNESSEE NO. 3123
LANDSCAPE ARCHITECT

Revision Date
1. JUNE 19, 2025
2. APRIL 2, 2026
3.
4.

ARCHITECTURAL ELEVATIONS

SHEET
A1.0

COF# 9067

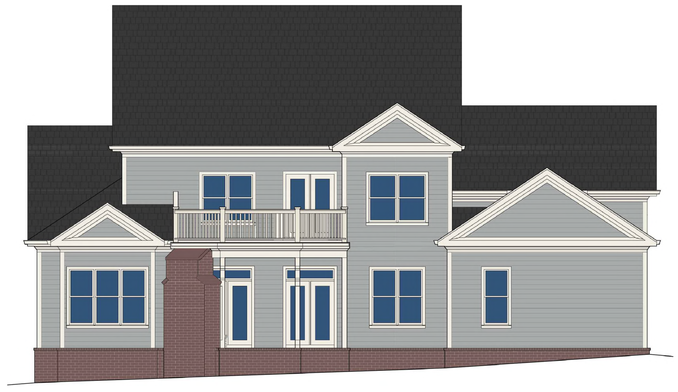


TYPICAL 85' LOT HOME RIGHT ELEVATION
NOT TO SCALE



TYPICAL 85' LOT HOME FRONT ELEVATION
NOT TO SCALE

NOTE: THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE FRANKLIN ZONING ORDINANCE.



TYPICAL 85' LOT HOME REAR ELEVATION
NOT TO SCALE

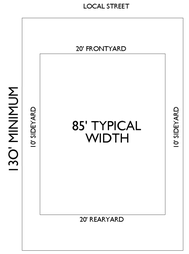


TYPICAL 85' LOT HOME LEFT ELEVATION
NOT TO SCALE

TYPICAL 85' LOT HOME NOTES

1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE STREET WITH FRONT-LOADED GARAGE.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 3500 SF TO 5000 SF
5. THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE VESTED FRANKLIN ZONING ORDINANCE.

TYPICAL 85' LOT DIAGRAM AND SETBACKS



LOT SETBACKS

FRONT:	20'
SIDE:	10'
SIDE STREET:	15'
REAR:	20'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee



Revision Date
1 JUNE 19, 2025
2 APRIL 2, 2026

ARCHITECTURAL ELEVATIONS

SHEET
A1.1

COF# 9067



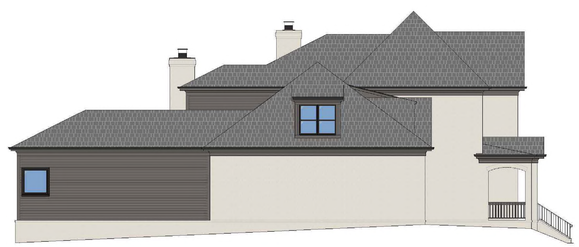
TYPICAL 65' LOT HOME FRONT ELEVATION
NOT TO SCALE



TYPICAL 65' LOT HOME RIGHT ELEVATION
NOT TO SCALE



TYPICAL 65' LOT HOME REAR ELEVATION
NOT TO SCALE



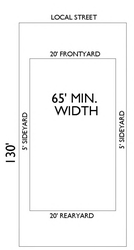
TYPICAL 65' LOT HOME LEFT ELEVATION
NOT TO SCALE

NOTE: THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE FRANKLIN ZONING ORDINANCE.

TYPICAL 65' LOT HOME NOTES

1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE STREET WITH FRONT-LOADED GARAGE.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 3200 SF TO 4800 SF
5. THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE VESTED FRANKLIN ZONING ORDINANCE.

TYPICAL 65' LOT DIAGRAM AND SETBACKS



LOT SETBACKS

FRONT:	20'
SIDE:	5'
SIDE STREET:	15'
REAR:	20'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main:
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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee

MATTHEW S. HOFF
AGRICULTURE
COMMERCE
TENNESSEE NO. 1412
LANDSCAPE ARCHITECT
1/19/26

Revision Date
1. JUNE 19, 2025
2. APRIL 2, 2026

ARCHITECTURAL ELEVATIONS

SHEET
A1.2

COF# 9067



TYPICAL 46' LOT HOME FRONT ELEVATION

NOT TO SCALE

NOTE: THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE FRANKLIN ZONING ORDINANCE.



TYPICAL 46' LOT HOME RIGHT ELEVATION

NOT TO SCALE



TYPICAL 46' LOT HOME REAR ELEVATION

NOT TO SCALE



TYPICAL 46' LOT HOME LEFT ELEVATION

NOT TO SCALE

TYPICAL 46' LOT HOME NOTES

1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE ALLEY. GARAGE IS SET BACK EXACTLY 5 FEET OR AT LEAST 22 FEET FROM THE ALLEY.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2500 SF TO 3500 SF
5. THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE VESTED FRANKLIN ZONING ORDINANCE.

TYPICAL 46' LOT DIAGRAM AND SETBACKS



LOT SETBACKS

FRONT:	15'
SIDE:	5'
SIDE STREET:	10'
REAR:	5'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2

Franklin, Williamson County, Tennessee



Revision Date

1. JUNE 19, 2025
2. APRIL 2, 2026

ARCHITECTURAL ELEVATIONS

SHEET

A1.3

COF# 9067



TYPICAL 41' LOT HOME FRONT ELEVATION

NOT TO SCALE

NOTE: THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE FRANKLIN ZONING ORDINANCE.

TYPICAL 41' LOT HOME NOTES

1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE ALLEY. GARAGE IS SET BACK EXACTLY 5 FEET OR AT LEAST 22 FEET FROM THE ALLEY.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2200 SF TO 3200 SF
5. THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE VESTED FRANKLIN ZONING ORDINANCE.

TYPICAL 41' LOT DIAGRAM AND SETBACKS



LOT SETBACKS

FRONT:	15'
SIDE:	5'
SIDE STREET:	10'
REAR:	5'



TYPICAL 41' LOT HOME RIGHT ELEVATION

NOT TO SCALE



TYPICAL 41' LOT HOME REAR ELEVATION

NOT TO SCALE



TYPICAL 41' LOT HOME LEFT ELEVATION

NOT TO SCALE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee



Revision Date

1. JUNE 19, 2025
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ARCHITECTURAL ELEVATIONS

SHEET
A1.4

COF# 9067



TYPICAL TOWNHOME HOME FRONT ELEVATION

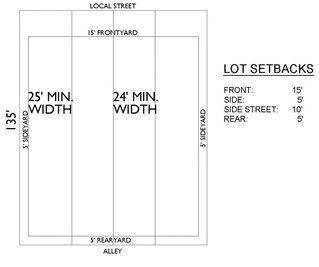
NOT TO SCALE

NOTE: THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE FRANKLIN ZONING ORDINANCE.

TYPICAL TOWNHOME HOME NOTES

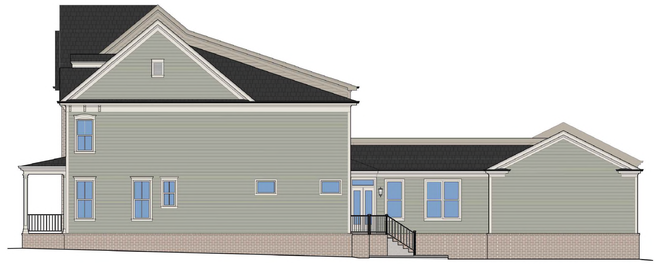
1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE ALLEY. GARAGE IS SET BACK EXACTLY 5 FEET OR AT LEAST 22 FEET FROM THE ALLEY.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2200 SF TO 2600 SF
5. THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE VESTED FRANKLIN ZONING ORDINANCE.

TYPICAL TOWNHOME DIAGRAM AND SETBACKS



LOT SETBACKS

FRONT:	15'
SIDE:	5'
SIDE STREET:	10'
REAR:	5'



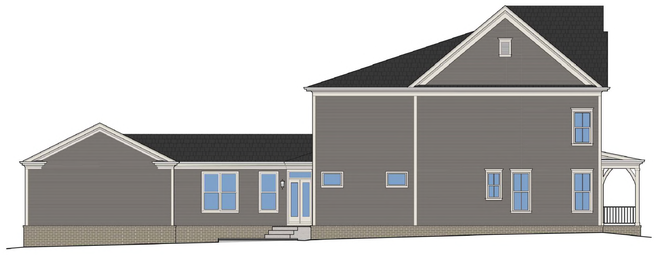
TYPICAL TOWNHOME RIGHT ELEVATION

NOT TO SCALE



TYPICAL TOWNHOME REAR ELEVATION

NOT TO SCALE



TYPICAL TOWNHOME HOME LEFT ELEVATION

NOT TO SCALE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee

STATE OF TENNESSEE
MATTHEW T. HELLEN
4/10/26
AGRICULTURE
COMMERCE
TENNESSEE NO. 3412
LANDSCAPE ARCHITECT

Revision Date
1. JUNE 19, 2025
2. APRIL 2, 2026

ARCHITECTURAL ELEVATIONS

SHEET
A1.5

COF# 9067

COF no: 9067

CONDITIONS OF APPROVAL:

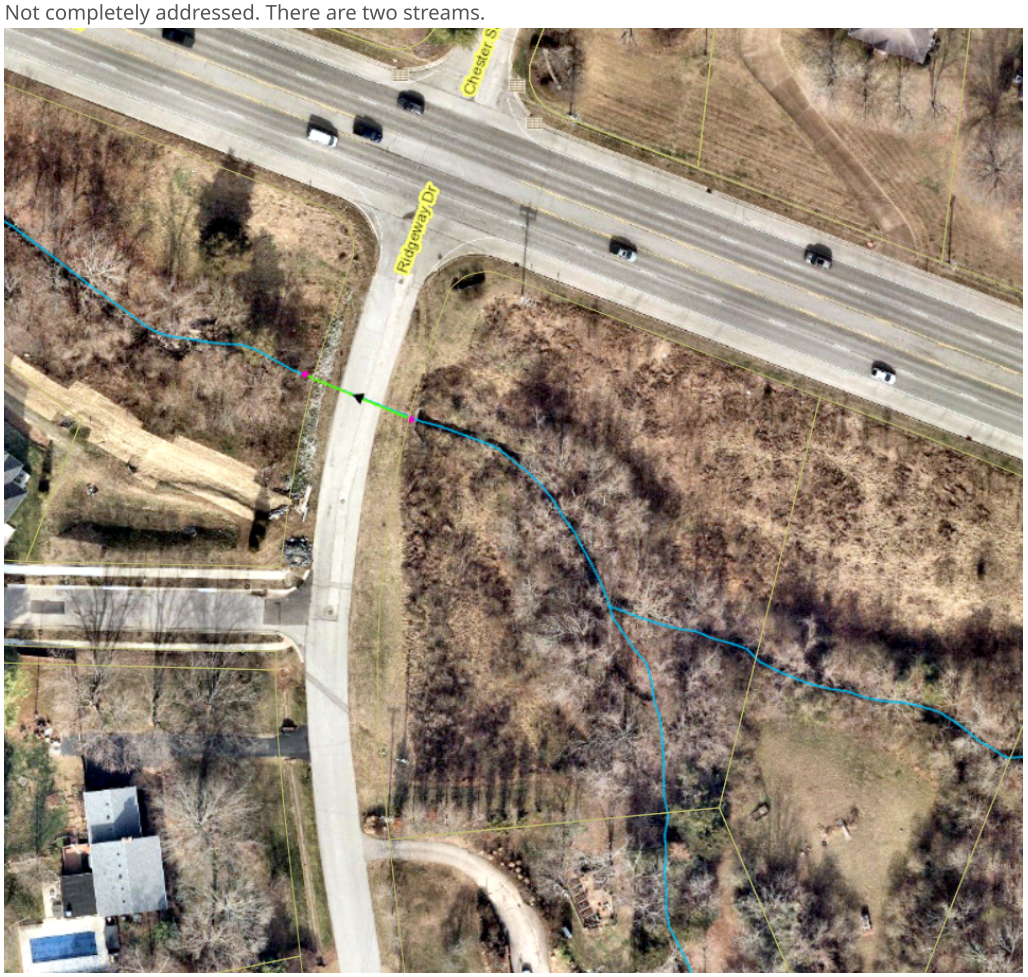
Open Issues: 1 These issues are currently being filtered

Stormwater

General Issues

7. Riparian Buffer

jeff.willoughby@franklintn.gov Not completely addressed. There are two streams.



COLLETTA PARK PUD SUBDIVISION - REVISION 2

DEVELOPMENT PLAN

⚠ UPDATED DUA

PD(1.27 DUA)

Franklin, Williamson, Tennessee

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

ENGINEER:
KIMLEY-HORN
RYAN McMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
ryan.mcmaster@kimley-horn.com

DEVELOPER/OWNER:
FORD COLLETTA LLC.
MIKE FORD
554 FRANKLIN RD SUITE 300
FRANKLIN, TN 37069
615-503-9727
chad.gore@mikefordbuilders.com

⚠ REVISION STATEMENT

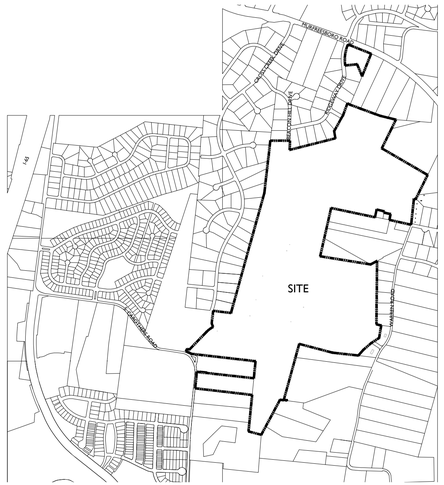
PURPOSE OF REVISION 2:

THIS REQUEST REMOVES 0.55 ACRES FROM THE COLLETTA PROPERTY IN ORDER TO PROVIDE THE NEIGHBORING YARLAGADDA PROPERTY (PARCEL 43.02, TAX MAP 89) WITH A DIRECT CONNECTION TO COPLEY ROAD, PRESERVING ACCESS AND FUTURE DEVELOPMENT POTENTIAL FOR THE PARCEL. THE CHANGE IS MINIMAL IN SCALE, RESULTING IN A DENSITY ADJUSTMENT FROM 1.26 TO 1.27 DWELLING UNITS PER ACRE, AND DOES NOT IMPACT THE OVERALL DEVELOPMENT PATTERN OR CHARACTER OF THE CURRENTLY APPROVED PLAN.

⚠ UPDATED SHEET INDEX

SHEET INDEX

C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C2A	APPROVED DEVELOPMENT PLAN
C2B	APPROVED DEVELOPMENT PLAN
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	DEVELOPMENT PLAN ENLARGEMENT
C3.0	GRADING AND DRAINAGE
C4.0	ROW AND ACCESS PLAN
C4.1	ROW AND ACCESS PLAN
C5.0	UTILITY PLAN
C6.0	PHASING PLAN
L1.0	OVERALL TREE PRESERVATION PLAN
L1.1	TREE PRESERVATION PLAN ENLARGEMENT
L1.2	SPECIMEN TREE LIST
EX.2	BUFFER MITIGATION PLAN
A1.0	ARCHITECTURAL ELEVATIONS
A1.1	ARCHITECTURAL ELEVATIONS
A1.2	ARCHITECTURAL ELEVATIONS
A1.3	ARCHITECTURAL ELEVATIONS
A1.4	ARCHITECTURAL ELEVATIONS
A1.5	ARCHITECTURAL ELEVATIONS



NOT TO SCALE

REQUESTED MODIFICATIONS OF STANDARDS
COLLETTA PARK PUD SUBDIVISION

MOS 1
#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards

The applicant requests a Modification of Standards as it relates to the following item for the Seward Hall, Special Area 3: "new development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres." While this design criteria is appropriate for a portion of the proposed Colletta Park, it would not allow the development to appropriately transition to the high density development of the Carothers Parkway corridor. Approval of this MOS would allow the develop pattern in the proposed Colletta Park to transition between the two divergent, existing development patterns.

MOS 2
#2. Modification of Standards Request for Cul-de-sac length.
The applicant requests a Modification of Standards to permit a cul-de-sac longer than 500 feet and containing more than 20 lots in two locations. The first location is to the north with the roadway that ends at an emergency connection to Stanford Drive, and the second is located at the southern drive where future connection is planned to Carothers Road and to Simmons Ridge. Lots on the southern drive would require fire sprinklers if a second point of access is not made available prior to platting of the lots.

DESIGN MODIFICATION - CONNECTIVITY INDEX
Due to Williamson County's limitations on connectivity to Beacon Hill and Stanford Drive, existing development without access on the western boundary, and topographic constraints along Warren Road, the client requests a design modification for connectivity.

MODIFICATION OF STREET STANDARD
Applicant requests a right of way width of 50 feet. The new street standards require a 52' ROW. The street standards were updated during Colletta Park's design process. The proposed Colletta Park 50' street section has 1' of separation between the sidewalk and ROW line, as opposed to the newly required 52' street section, which has 2' of separation.

SPECIAL CONDITION
Colletta Park's northern connection to Stanford Drive is limited to emergency connection only. Colletta Park has a full access off of Carothers Road, and will participate in improving Carothers Road to a three-lane collector. Due to the limited roadway connections, the development will be restricted to a maximum of 138 platted lots prior to the development plan or preliminary plat approval of a second access to Carothers Road.

STATEMENT OF IMPACTS:
WATER:
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
259 X 350 GPD = 90,650 GPD

SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAYS CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE POTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.

REPURIFIED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C 4.0 OVERALL ROW AND ACCESS PLAN INCLUDING CONNECTIVITY ELEMENTS.

THE SITE IS LOCATED BETWEEN MAJOR ARTERIAL MURFREESBORO ROAD AND MINOR COLLECTOR S CAROTHERS ROAD. DAILY ACCESS TO COLLETTA PARK IS PROVIDED BY A DIRECT CONNECTION TO S CAROTHERS ROAD.

ACCESS FROM THE NORTH WILL BE RESTRICTED TO EMERGENCIES ONLY. EMERGENCY ACCESS ROUTES WILL CONNECT TO LOCAL ROADS STANFORD DRIVE AND BEACON HILL DRIVE. THE STANFORD DRIVE CONNECTION WILL BE A FULL 50' ROW AND ROAD CONNECTION, WITH AN EMERGENCY ACCESS GATE. THE BEACON HILL DRIVE CONNECTION WILL BE A 12' PAVED MULTI-USE TRAIL WITH A 50' ROW DEDICATION.

FUTURE ROAD CONNECTIONS ARE PROVIDED. A FULL TRAFFIC IMPACT STUDY PREPARED BY FISCHBACH TRAFFIC GROUP, LLC AND REVIEWED BY A THIRD PARTY, VOLKERT ENGINEERING, PROVIDES GREATER DETAIL OF THE OVERALL IMPACT OF THE DEVELOPMENT ON THE EXISTING ROAD NETWORK.

DRAINAGE FACILITIES:
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
259 HOMES X .45 STUDENTS = 117 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS:
A HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.

PARKLAND DEDICATION:
PARKLAND IMPACT FEES AND PARKLAND DEDICATION REQUIREMENTS ARE BASED ON THE MATHEMATICAL FORMULAS AND ALLOCATIONS SET FORTH IN THE CITY'S PARKLAND DEDICATION ORDINANCE: ORDINANCE 2016-25 AND FRANKLIN MUNICIPAL CODE § 25-405.

259 X $4,304 = $1,114,736

NOTE: AS ACCESS POINTS AND IMPACTS TO THE STREET NETWORK ARE DETERMINED, THE STATEMENT OF IMPACTS MAY NEED TO BE REVISED

⚠ UPDATED SITE DATA

SITE DATA

SUBDIVISION/DEVELOPMENT:	**COLLETTA PARK SUBDIVISION, PUD DEVELOPMENT PLAN - REVISION 2**
COF PROJECT NUMBER:	9067
TAX MAP & PARCELS:	079 MB 02800, 079 MB 02900, 089-04100, 089-05500, 089F-04300
ADDRESS	1101 RIDGEWAY DRIVE MURFREESBORO ROAD 4356 SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
POSTAL CODE:	37069
SITE ACREAGE/SF:	204.34 AC / 8,901,050 SF
REGULATIONS	
EXISTING ZONING:	PD (1.26 DUA)
PROPOSED ZONING:	PD (1.27 DUA)
OVERLAY ZONING:	N/A
BUILDING TYPES APPLIED:	HOUSE, TOWNHOUSE
SETBACKS:	
120' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	35'
SIDE YARD-	15'
SIDE STREET-	25'
REAR YARD-	35'
85' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	20'
SIDE YARD-	10'
SIDE STREET-	15'
REAR YARD-	20'
65' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	20'
SIDE YARD-	5'
SIDE STREET-	15'
REAR YARD-	20'
46' SINGLE-FAMILY ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
41' SINGLE-FAMILY ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
TOWNHOMES ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
DWELLING UNIT COUNT, BY TYPE:	120' SINGLE-FAMILY: 53 85' SINGLE-FAMILY: 17 65' SINGLE-FAMILY: 105 46' SINGLE FAMILY: 8 41' SINGLE FAMILY: 49 TOWNHOMES: 27
TOTAL:	259
BUILDING HEIGHT:	2 STORIES
LANDSCAPE SURFACE RATIO:	0.40
MINIMUM LANDSCAPE SURFACE RATIO:	0.30
OPEN SPACE SF REQUIRED:	1,335,114 SF; 30.65 AC (15% OF SITE)
FORMAL OPEN SPACE SF REQUIRED:	453,895 SF; 10.42 AC (34% OF REQUIRED OPEN SPACE)
FORMAL OPEN SPACE SF PROPOSED:	501,257 SF; 11.50 AC (36% OF REQUIRED OPEN SPACE)
INFORMAL OPEN SPACE REQUIRED:	881,219 SF; 20.23 AC (66% OF REQUIRED OPEN SPACE)
INFORMAL OPEN SPACE AREA PROVIDED:	2,737,124 SF; 62.84 (205% OF REQUIRED OPEN SPACE)
TREE PRESERVATION REQUIRED:	52.90 AC (36% OF EXISTING)
TREE PRESERVATION PROPOSED:	55.11 AC (37.5% OF EXISTING)
PARKING REQUIRED:	
SINGLE-FAMILY RESIDENTIAL:	464 (2 PER UNIT)
TOWNHOMES:	81 (3 PER 3 BEDROOM)
TOTAL:	545
PARKING PROVIDED:	635
HISTORICAL RESOURCE TREATMENT:	NA
OVERALL DENSITY:	1.26 UNITS/AC
NET DENSITY (MINUS ROW):	1.42 UNITS/AC
NET DENSITY (MINUS ROW AND STREAM BUFFERS):	1.48 UNITS/AC
NONRESIDENTIAL SQUARE FOOTAGE:	NA
TOTAL ACREAGE BY USE, ENTIRE SITE:	101.49 AC RESIDENTIAL 74.78 AC OPEN SPACE 5.68 AC NON-BUILDABLE LOTS 22.94 AC RIGHT-OF-WAY
TOTAL ACREAGE BY USE, PER SECTION:	SECTION 1 16.53 AC RESIDENTIAL (36 UNITS) 8.35 AC OPEN SPACE SECTION 2 19.62 AC RESIDENTIAL (119 UNITS) 6.82 AC OPEN SPACE SECTION 3 32.05 AC RESIDENTIAL (33 UNITS) 18.71 AC OPEN SPACE SECTION 4 16.70 AC RESIDENTIAL (59 UNITS) 29.16 AC OPEN SPACE SECTION 5 16.59 AC RESIDENTIAL (12 UNITS) 9.74 AC OPEN SPACE

PENDING APPROVAL BY BOMA, THIS DOCUMENT WAS REVIEWED UNDER AND IS NOW VESTED IN THE FOLLOWING DEVELOPMENT STANDARDS:

ZONING ORDINANCE: JANUARY 1, 2017

SUBDIVISION REGULATIONS: FEBRUARY 28, 2013

HISTORIC DISTRICT DESIGN GUIDELINES: N/A

TRANSPORTATION AND STREET TECHNICAL STANDARDS: APRIL 25, 2017

STORMWATER BMP MANUAL: JANUARY 1, 2016

TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION: DECEMBER 10, 2013

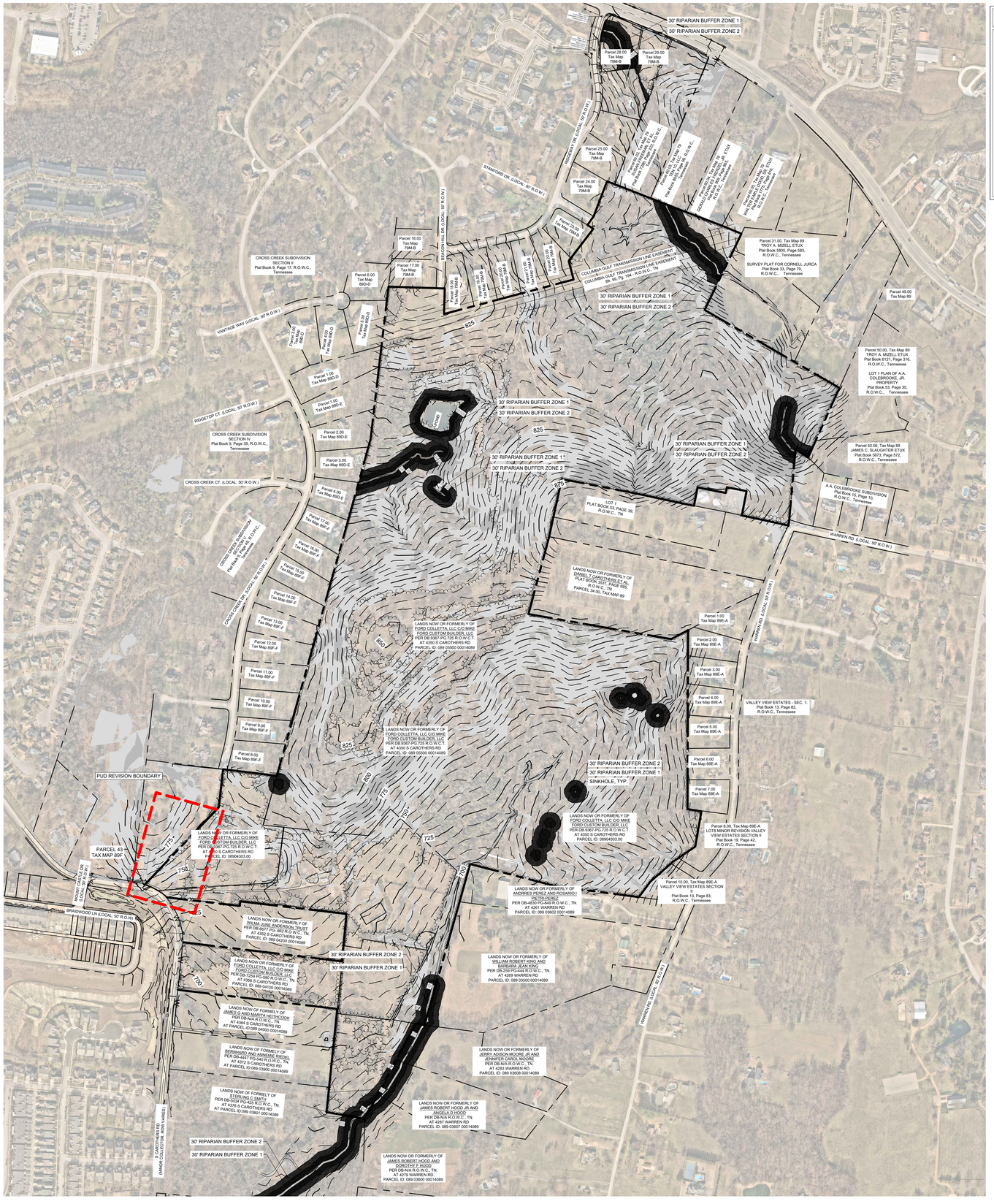
MUNICIPAL CODE: AUGUST 13, 2019

PRE-APP SUBMITTAL: FEBRUARY 23, 2026
INITIAL SUBMITTAL: MARCH 9, 2026
RESUBMITTAL: APRIL 2, 2026
ONE STOP:
COF #:9067

FORD CLASSIC HOMES

Kimley»Horn

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE



SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA AND TOPO SURVEY PREPARED BY KIMLEY-HORN, DATED 08/28/2024. ADDITIONALLY, ONSITE INFORMATION IS DERIVED FROM COLLETTA PARK PUD SUBDIVISION SECTIONS 1 & 2 SITE PLANS (COF #8544 & COF #TBD). 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 NUMBER 47187C0214GF, DATED DECEMBER 22, 2016 ; 47187C0220F, DATED SEPTEMBER 29, 2006.

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

EXISTING STORMWATER NARRATIVE

IN THE EXISTING CONDITION, STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS AN AGRICULTURAL GENTLY SLOPING THROUGHOUT THE PROPERTY. RUNOFF TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW TO ONE OUTFALLS. OUTFALL #1 IS AN EXISTING STREAM AT THE SOUTHERN END OF THE PROPERTY

GRAPHIC SCALE IN FEET
0 150 300 600

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615 844 2573 Fax: 615 370 2269
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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARWOOD III REGISTERED ENGINEER ARCHITECTURE Brown SUMMER 11-19-19 STATE OF TENNESSEE

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

OVERALL EXISITNG CONDITIONS

SHEET
C1.0
COF # 9067

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA AND TOPO SURVEY PREPARED BY KIMLEY-HORN, DATED 08/28/2024. ADDITIONALLY, ONSITE INFORMATION IS DERIVED FROM COLLETTA PARK PUD SUBDIVISION SECTIONS 1 & 2 SITE PLANS (COF #8544 & COF #TBD). 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 NUMBER 47187C0214GF, DATED DECEMBER 22, 2016 ; 47187C0220F, DATED SEPTEMBER 29, 2006.

EXISTING STORMWATER NARRATIVE

IN THE EXISTING CONDITION, STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS AN AGRICULTURAL GENTLY SLOPING THROUGHOUT THE PROPERTY. RUNOFF TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW TO ONE OUTFALLS. OUTFALL #1 IS AN EXISTING STREAM AT THE SOUTHERN END OF THE PROPERTY

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

PROPERTY LINE

Parcel 8.00
Tax Map 89F-F

SINKHOLE TO BE MITIGATED PER GEOTECHNICAL RECOMMENDATION

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

PUD REVISION BOUNDARY

PROPERTY LINE

LANDS NOW OR FORMERLY OF
PHANIKIRAN T AND ANUSHA YARLAGADDA
PER DB-8752 PG-557 R.O.W.C., TN.
AT 4348 S CAROTHERS RD
PARCEL ID: 089 04302 00014089

LANDS NOW OR FORMERLY OF
FORD COLLETTA, LLC C/O MIKE FORD CUSTOM BUILDER, LLC
PER DB 9367-PG 725 R.O.W.C.T.
AT 4350 S CAROTHERS RD
PARCEL ID: 08904303.00

LANDS NOW OR FORMERLY OF
WILMA JUNE ANDERSON TRUST
PER DB-6677 PG- 862 R.O.W.C., TN.
AT 4352 S CAROTHERS RD
PARCEL ID: 089 04200 00014089

PARCEL 43
TAX MAP 89F

DIRECTION ONLY
COULD NOT FIND PIPE

IRON ROD

RIM=735.75'
INV24"RCP(NW)=728.40'
INV24"RCP(SE)=728.55'

HEADWALL
INV=728.05'

RIM=737.91'
INV 24"RCP(NW)=728.35'
INV 24"RCP(E)=728.35'

RIM=738.22'
INV24"RCP(S)=728.62'
INV 24"RCP(W)=728.54'
INV 24"RCP(NE)=728.60'

OVERHEAD ELECTRIC POLE TO BE REMOVED

OVERHEAD ELECTRIC TO BE REMOVED

GRAVEL

TREE CANOPY

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD
SUBDIVISION
DEVELOPMENT PLAN - REVISION 2

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 121819
STATE OF TENNESSEE
7/9/26

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

ENLARGED EXISTING CONDITIONS
SHEET
C1.1
COF # 9067

⚠ ADDITIONAL DESIGN CONCEPT, ADDITIONAL LOT TYPES

LOCAL COMPATIBILITY:

COLLETTA PARK IS LOCATED IN THE SINGLE FAMILY AND MIXED RESIDENTIAL DESIGN CONCEPTS OF ENVISION FRANKLIN. THE CHARACTER OF THE SURROUNDING AREA IS ALSO SINGLE FAMILY AND MIXED RESIDENTIAL HOMES.

DESIGN CONCEPTS: SINGLE FAMILY, MIXED RESIDENTIAL

APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

1. THE EXISTING USES ADJACENT TO THE PROPOSED NEIGHBORHOOD OF COLLETTA PARK ARE A COMBINATION OF SINGLE FAMILY RESIDENTIAL NEIGHBORHOODS TO NORTH, EAST AND WEST AND TRANSITION TO MIXED RESIDENTIAL/SINGLE FAMILY TO THE SOUTH. MOST OF THE EXISTING NEIGHBORHOODS AND ABUTTING PROPERTIES ARE LOCATED OUTSIDE OF THE CITY OF FRANKLIN AND WERE DEVELOPED PRIOR TO PUBLIC SEWER BEING AVAILABLE. LOTS OF EQUAL SIZE ARE PROPOSED ADJACENT TO THESE SUBDIVISIONS.

2. THE LAND USE PLAN FOR THIS SPECIAL AREA STATES THAT THERE ARE "MANY AREAS THAT ARE ENVIRONMENTALLY SENSITIVE". THE PROPOSED DEVELOPMENT PLAN PRESERVES SIGNIFICANT QUANTITIES OF OPEN SPACE BOTH AS A BUFFER TO ADJOINING USES AS WELL AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS.

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4. THE LAND USE PLAN STIPULATES THAT SMALLER LOTS SHOULD NOT BE LOCATED ON THE EXTERIOR OF A PROPOSED DEVELOPMENT ADJACENT TO OR ACROSS THE STREET FROM LARGER LOTS OF AN EXISTING DEVELOPMENT. THE PROPOSED PLAN PROVIDES SINGLE FAMILY HOME LOTS OF COMPARABLE SIZE TO ADJOINING RESIDENTIAL USES AND/OR ARE SEPARATED FROM THEM BY OPEN SPACE BUFFERS OR PUBLIC ROW. THE PROPOSED DEVELOPMENT TRANSITIONS SOUTH TO SMALLER LOTS AND TOWNHOMES IN PROXIMITY TO THE CAROTHERS ROAD CORRIDOR.

5. THE PROPOSED DEVELOPMENT INCORPORATES A NUMBER OF OPEN SPACES THAT ARE PROPOSED TO BE DEVELOPED INTO ACTIVE USE SPACES AND WILL QUALIFY AS FORMAL OPEN SPACES.

6. PRESERVED AREAS AT THE PERIMETER OF THE SITE WILL BE DEVELOPED WITH WALKING TRAILS OF VARYING DEGREES OF DIFFICULTY FOR USE BY THE RESIDENTS.

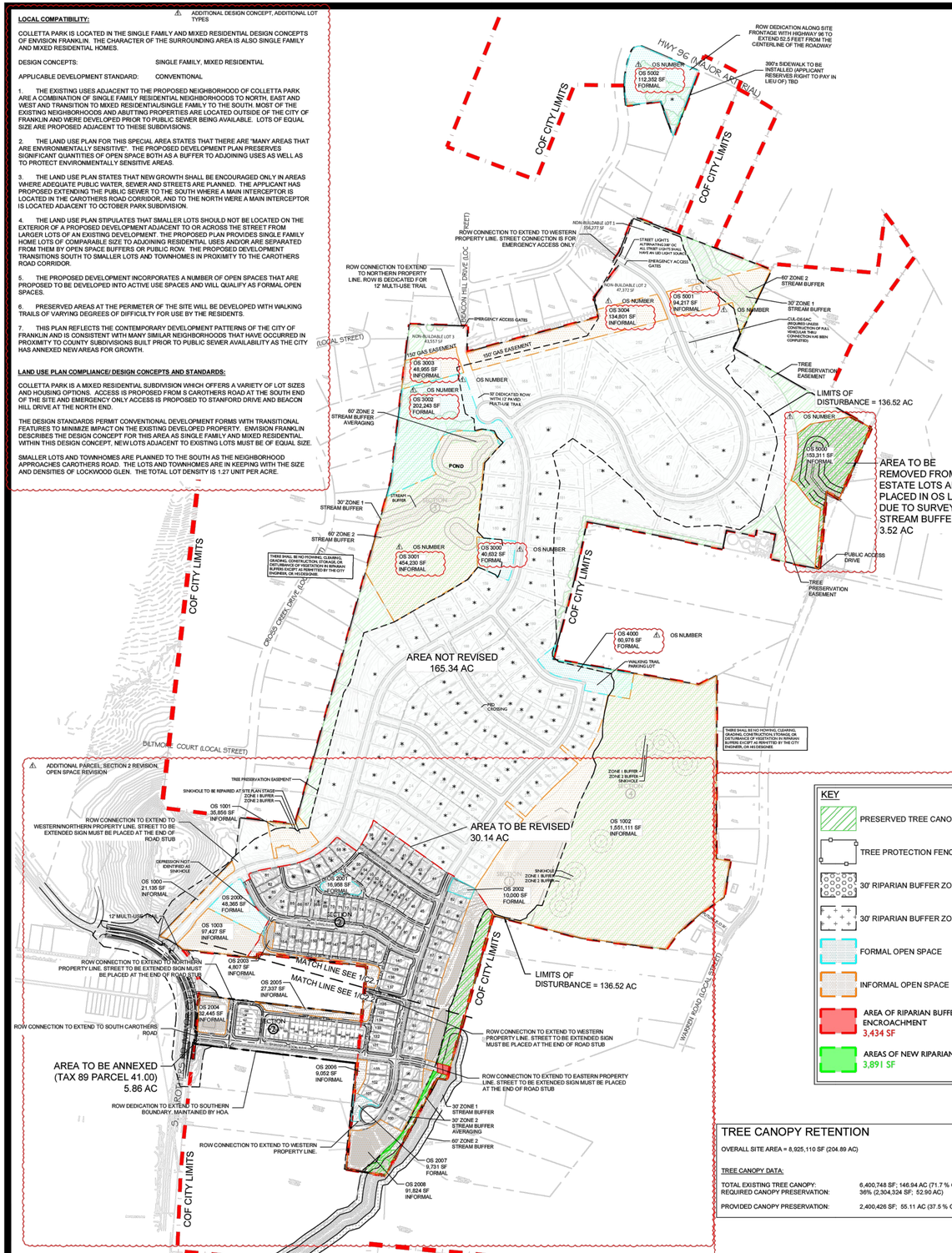
7. THIS PLAN REFLECTS THE CONTEMPORARY DEVELOPMENT PATTERNS OF THE CITY OF FRANKLIN AND IS CONSISTENT WITH MANY SIMILAR NEIGHBORHOODS THAT HAVE OCCURRED IN PROXIMITY TO COUNTY SUBDIVISIONS BUILT PRIOR TO PUBLIC SEWER AVAILABILITY AS THE CITY HAS ANNEXED NEW AREAS FOR GROWTH.

LAND USE PLAN COMPLIANCE/ DESIGN CONCEPTS AND STANDARDS:

COLLETTA PARK IS A MIXED RESIDENTIAL SUBDIVISION WHICH OFFERS A VARIETY OF LOT SIZES AND HOUSING OPTIONS. ACCESS IS PROPOSED FROM S CAROTHERS ROAD AT THE SOUTH END OF THE SITE AND EMERGENCY ONLY ACCESS IS PROPOSED TO STANFORD DRIVE AND BEACON HILL DRIVE AT THE NORTH END.

THE DESIGN STANDARDS PERMIT CONVENTIONAL DEVELOPMENT FORMS WITH TRANSITIONAL FEATURES TO MINIMIZE IMPACT ON THE EXISTING DEVELOPED PROPERTY. ENVISION FRANKLIN DESCRIBES THE DESIGN CONCEPT FOR THIS AREA AS SINGLE FAMILY AND MIXED RESIDENTIAL WITHIN THIS DESIGN CONCEPT, NEW LOTS ADJACENT TO EXISTING LOTS MUST BE OF EQUAL SIZE.

SMALLER LOTS AND TOWNHOMES ARE PLANNED TO THE SOUTH AS THE NEIGHBORHOOD APPROACHES CAROTHERS ROAD. THE LOTS AND TOWNHOMES ARE IN KEEPING WITH THE SIZE AND DENSITIES OF LOCKWOOD GLEN. THE TOTAL LOT DENSITY IS 1.27 UNIT PER ACRE.



REQUESTED MODIFICATIONS OF STANDARDS COLLETTA PARK PUD SUBDIVISION

MOS 1

#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards

The applicant requests a Modification of Standards as it relates to the following item for the Seward Hall, Special Area 3: "new development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres." While this design criteria is appropriate for a portion of the proposed Colletta Park, it would not allow the development to appropriately transition to the high density development of the Carothers Parkway corridor. Approval of this MOS would allow the develop pattern in the proposed Colletta Park to transition between the two divergent, existing development patterns.

MOS 2

#2. Modification of Standards Request for Cul-de-sac length.
The applicant requests a Modification of Standards to permit a cul-de-sac longer than 500 feet and containing more than 20 lots in two locations. The first location is to the north with the roadway that ends at an emergency connection to Stanford Drive, and the second is located at the southern drive where future connection is planned to Carothers Road and to Simmons Ridge. Lots on the southern drive would require fire sprinklers if a second point of access is not made available prior to platting of the lots.

DESIGN MODIFICATION - CONNECTIVITY INDEX
Due to Williamson County's limitations on connectivity to Beacon Hill and Stanford Drive, existing development without access on the western boundary, and topographic constraints along Warren Road, the client requests a design modification for connectivity.

MODIFICATION OF STREET STANDARD
Applicant requests a right of way width of 50 feet. The new street standards require a 52' ROW. The street standards were updated during Colletta Park's design process. The proposed Colletta Park 50' street section has 1' of separation between the sidewalk and ROW line, as opposed to the newly required 52' street section, which has 2' of separation.

SPECIAL CONDITION
Colletta Park's northern connection to Stanford Drive is limited to emergency connection only. Colletta Park has a full access off of Carothers Road, and will participate in improving Carothers Road to a three-lane collector. Due to the limited roadway connections, the development will be restricted to a maximum of 138 platted lots prior to the development plan or preliminary plat approval of a second access to Carothers Road.

STATEMENT OF IMPACTS:

WATER:
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
259 X 350 GPD = 90,650 GPD

SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAYS CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE POTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.

REPURIFIED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C 4.0 OVERALL ROW AND ACCESS PLAN INCLUDING CONNECTIVITY ELEMENTS.

THE SITE IS LOCATED BETWEEN MAJOR ARTERIAL MURFREESBORO ROAD AND MINOR COLLECTOR S CAROTHERS ROAD. DAILY ACCESS TO COLLETTA PARK IS PROVIDED BY A DIRECT CONNECTION TO S CAROTHERS ROAD.

ACCESS FROM THE NORTH WILL BE RESTRICTED TO EMERGENCIES ONLY. EMERGENCY ACCESS ROUTES WILL CONNECT TO LOCAL ROADS STANFORD DRIVE AND BEACON HILL DRIVE. THE STANFORD DRIVE CONNECTION WILL BE A FULL 50' ROW AND ROAD CONNECTION, WITH AN EMERGENCY ACCESS GATE. THE BEACON HILL DRIVE CONNECTION WILL BE A 12' PAVED MULTI-USE TRAIL WITH A 50' ROW DEDICATION.

FUTURE ROAD CONNECTIONS ARE PROVIDED. A FULL TRAFFIC IMPACT STUDY PREPARED BY FISCHBACH TRAFFIC GROUP, LLC AND REVIEWED BY A THIRD PARTY, VOLKERT ENGINEERING, PROVIDES GREATER DETAIL OF THE OVERALL IMPACT OF THE DEVELOPMENT ON THE EXISTING ROAD NETWORK.

DRAINAGE FACILITIES:
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
259 HOMES X .45 STUDENTS = 117 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS:
A HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.

PARKLAND DEDICATION:
PARKLAND IMPACT FEES AND PARKLAND DEDICATION REQUIREMENTS ARE BASED ON THE MATHEMATICAL FORMULAS AND ALLOCATIONS SET FORTH IN THE CITY'S PARKLAND DEDICATION ORDINANCE: ORDINANCE 2016-25 AND FRANKLIN MUNICIPAL CODE § 25-405.

259 X $4,304 = $1,114,736

NOTE: AS ACCESS POINTS AND IMPACTS TO THE STREET NETWORK ARE DETERMINED, THE STATEMENT OF IMPACTS MAY NEED TO BE REVISED

⚠ SITE DATA CHART, OPEN SPACE CHART, TREE CANOPY CHART, ADDITIONL PARCEL

SITE DATA

SUBDIVISION/DEVELOPMENT:	**COLLETTA PARK SUBDIVISION, PUD DEVELOPMENT PLAN - REVISION 1**
COF PROJECT NUMBER:	8691
TAX MAP & PARCELS:	079 MB 02800, 079 MB 02900, 089-04100, 089-05500
ADDRESS	1101 RIDGEWAY DRIVE MURFREESBORO ROAD 4356 SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
POSTAL CODE:	37064
SITE ACREAGE/SF:	204.89 AC / 8,925,110 SF

REGULATIONS

EXISTING ZONING:	PUD (CITY), MGA-1(COUNTY)
PROPOSED ZONING:	PUD (1.26 DUA)
OVERLAY ZONING:	N/A
BUILDING TYPES APPLIED:	HOUSE, TOWNHOUSE

SETBACKS:

120' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	35'
SIDE YARD-	15'
SIDE STREET-	25'
REAR YARD-	35'
85' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	20'
SIDE YARD-	10'
SIDE STREET-	15'
REAR YARD-	20'
65' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	20'
SIDE YARD-	5'
SIDE STREET-	15'
REAR YARD-	20'
46' SINGLE-FAMILY ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
41' SINGLE-FAMILY ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
TOWNHOMES ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'

DWELLING UNIT COUNT, BY TYPE:	120' SINGLE-FAMILY:	53
	85' SINGLE-FAMILY:	17
	65' SINGLE-FAMILY:	105
	46' SINGLE FAMILY:	8
	41' SINGLE FAMILY:	49
	TOWNHOMES:	27
TOTAL:		259
BUILDING HEIGHT:	2 STORIES	
LANDSCAPE SURFACE RATIO:	0.40	
MINIMUM LANDSCAPE SURFACE RATIO:	0.30	
OPEN SPACE SF REQUIRED:	1,338,599 SF; 30.73 AC (15% OF SITE)	
FORMAL OPEN SPACE SF REQUIRED:	455,202 SF; 10.45 AC (34% OF REQUIRED OPEN SPACE)	
FORMAL OPEN SPACE SF PROPOSED:	501,257 SF; 11.50 AC (36% OF REQUIRED OPEN SPACE)	
INFORMAL OPEN SPACE REQUIRED:	883,397 SF; 20.28 AC (66% OF REQUIRED OPEN SPACE)	
INFORMAL OPEN SPACE AREA PROVIDED:	2,756,508 SF; 63.28 (206% OF REQUIRED OPEN SPACE)	
TREE PRESERVATION REQUIRED:	52.90 AC (36% OF EXISTING)	
TREE PRESERVATION PROPOSED:	55.11 AC (37.5% OF EXISTING)	
PARKING REQUIRED:		
SINGLE-FAMILY RESIDENTIAL:	464 (2 PER UNIT)	
TOWNHOMES:	81 (3 PER 3 BEDROOM)	
TOTAL:	545	
PARKING PROVIDED:	635	
HISTORICAL RESOURCE TREATMENT:	NA	
OVERALL DENSITY:	1.26 UNITS/AC	
NET DENSITY (MINUS ROW):	1.42 UNITS/AC	
NET DENSITY (MINUS ROW AND STREAM BUFFERS):	1.48 UNITS/AC	
NONRESIDENTIAL SQUARE FOOTAGE:	NA	
TOTAL ACREAGE BY USE, ENTIRE SITE:	101.49 AC RESIDENTIAL 74.78 AC OPEN SPACE 5.68 AC NON-BUILDABLE LOTS 22.94 AC RIGHT-OF-WAY	
TOTAL ACREAGE BY USE, PER SECTION:	SECTION 1 16.53 AC RESIDENTIAL (36 UNITS) 8.35 AC OPEN SPACE SECTION 2 19.62 AC RESIDENTIAL (119 UNITES) 8.82 AC OPEN SPACE SECTION 3 32.05 AC RESIDENTIAL (33 UNITS) 18.71 AC OPEN SPACE SECTION 4 16.70 AC RESIDENTIAL (59 UNITS) 29.16 AC OPEN SPACE SECTION 5 16.59 AC RESIDENTIAL (12 UNITS) 9.74 AC OPEN SPACE	

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE
1000	INFORMAL	GREEN BELT	21,135 SF (0.48 AC)
1001	INFORMAL	GREEN BELT	35,856 SF (0.82 AC)
1002	INFORMAL	GREEN BELT	1,551,111 SF (35.61 AC)
1003	INFORMAL	GREEN BELT	97,427 SF (2.24 AC)
2000	FORMAL	AMENITY	48,365 SF (1.11 AC)
2001	FORMAL	PARK	16,958 SF (0.39 AC)
2002	FORMAL	PARK	10,000 SF (0.23 AC)
2003	INFORMAL	GREEN BELT	4,807 SF (0.11 AC)
2004	INFORMAL	GREEN BELT	32,445 SF (0.75 AC)
2005	INFORMAL	GREEN BELT	27,337 SF (0.63 AC)
2006	INFORMAL	GREEN BELT	9,052 SF (0.21 AC)
2007	FORMAL	PARK	9,731 SF (0.22 AC)
2008	INFORMAL	GREEN BELT	91,824 SF (2.11 AC)
3000	FORMAL	PARK	40,632 SF (0.93 AC)
3001	INFORMAL	GREEN BELT	454,230 SF (10.43 AC)
3002	FORMAL	PARK	202,243 SF (4.64 AC)
3003	INFORMAL	GREEN BELT	48,955 SF (1.12 AC)
3004	INFORMAL	GREEN BELT	134,801 SF (3.09 AC)
4000	FORMAL	PARK	60,976 SF (1.40 AC)
5000	INFORMAL	GREEN BELT	153,311 SF (3.52 AC)
5001	INFORMAL	GREEN BELT	94,217 SF (2.16 AC)
5002	FORMAL	PARK	112,352 SF (2.58 AC)

NON-BUILDABLE LOTS:

KEY	AREA
1	156,277 SF (3.59 AC)
2	47,372 SF (1.09 AC)
3	43,557 SF (1.00 AC)

TOTAL NON-BUILDABLE LOT AREA: 5.68 AC

TOTAL FORMAL OPEN SPACE PROVIDED: 11.50 AC

TOTAL INFORMAL OPEN SPACE PROVIDED: 63.28 AC

TOTAL OPEN SPACE PROVIDED: 74.78 AC (36.70%)

OPEN SPACE REQUIREMENT CHART:
MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE AREA: 204.89 AC
OPEN SPACE ACREAGE REQUIRED: 30.73 AC
FORMAL OPEN SPACE REQUIRED: 34% (10.45 AC)
INFORMAL OPEN SPACE REQUIRED: 66% (20.28 AC)

KEY
- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- FORMAL OPEN SPACE
- INFORMAL OPEN SPACE
- AREA OF RIPARIAN BUFFER ENCROACHMENT 3,434 SF
- AREAS OF NEW RIPARIAN BUFFER 3,891 SF

TREE CANOPY RETENTION

OVERALL SITE AREA = 8,925,110 SF (204.89 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	6,400,748 SF; 146.94 AC (71.7 % OF SITE)
REQUIRED CANOPY PRESERVATION:	36% (2,304,324 SF; 52.90 AC)
PROVIDED CANOPY PRESERVATION:	2,400,426 SF; 55.11 AC (37.5 % OF EXISTING)

N
0 300 600 900

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 1
Franklin, Williamson County, Tennessee

Revision Date
⚠1 JANUARY 13, 2025
2
3
4

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF# 8691

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee

Revision Date
⚠1 JUNE 19, 2025
⚠2 APRIL 2, 2026
3
4

APPROVED DEVELOPMENT PLAN
SHEET
C2A
COF# 9067

LOCAL COMPATIBILITY:

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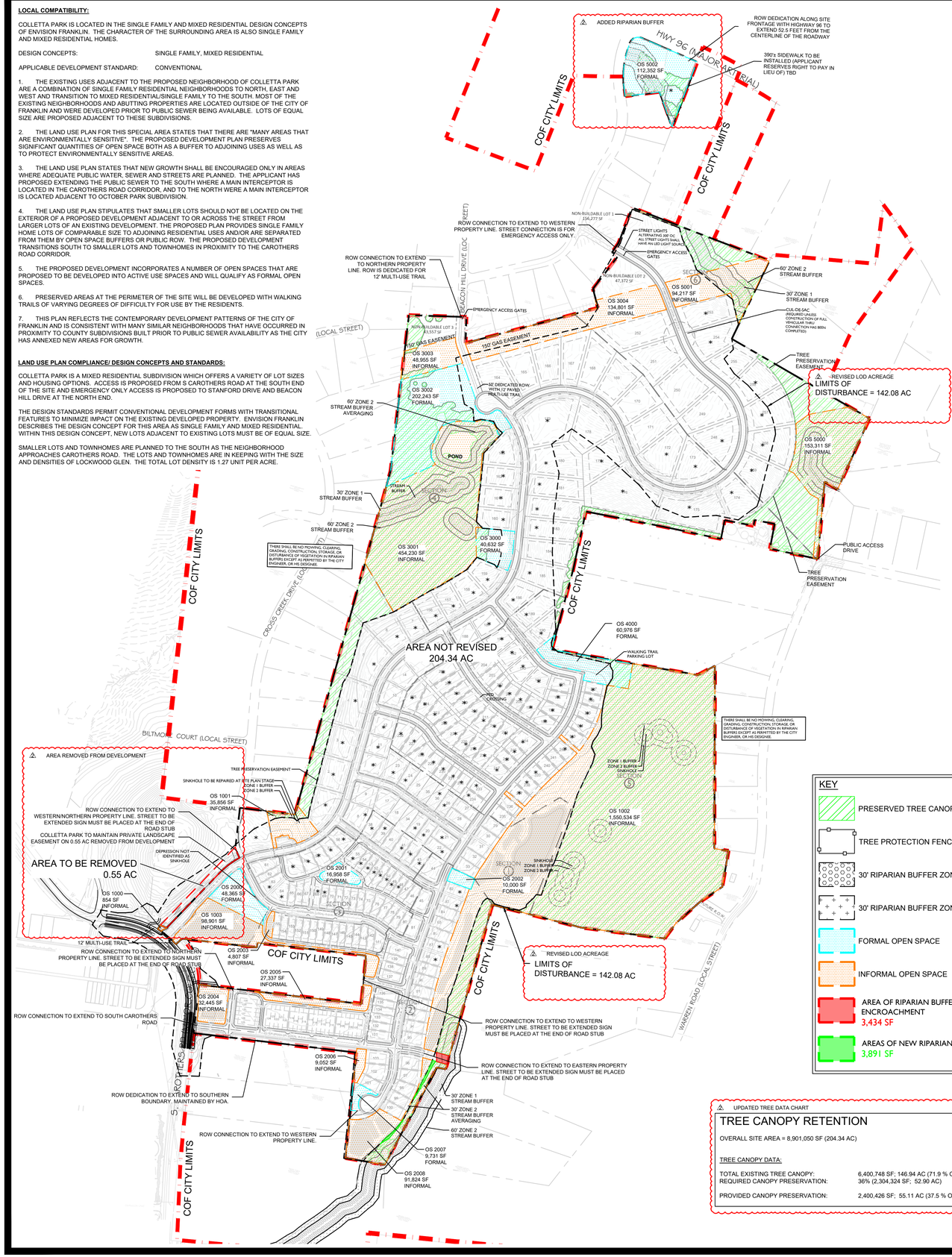
LAND USE PLAN COMPLIANCE/ DESIGN CONCEPTS AND STANDARDS:

COLLETTA PARK IS A MIXED RESIDENTIAL SUBDIVISION WHICH OFFERS A VARIETY OF LOT SIZES AND HOUSING OPTIONS. ACCESS IS PROPOSED FROM S CAROTHERS ROAD AT THE SOUTH END OF THE SITE AND EMERGENCY ONLY ACCESS IS PROPOSED TO STANFORD DRIVE AND BEACON HILL DRIVE AT THE NORTH END.

THE DESIGN STANDARDS PERMIT CONVENTIONAL DEVELOPMENT FORMS WITH TRANSITIONAL FEATURES TO MINIMIZE IMPACT ON THE EXISTING DEVELOPED PROPERTY. ENVISION FRANKLIN DESCRIBES THE DESIGN CONCEPT FOR THIS AREA AS SINGLE FAMILY AND MIXED RESIDENTIAL. WITHIN THIS DESIGN CONCEPT, NEW LOTS ADJACENT TO EXISTING LOTS MUST BE OF EQUAL SIZE.

SMALLER LOTS AND TOWNHOMES ARE PLANNED TO THE SOUTH AS THE NEIGHBORHOOD APPROACHES CAROTHERS ROAD. THE LOTS AND TOWNHOMES ARE IN KEEPING WITH THE SIZE AND DENSITIES OF LOCKWOOD GLEN. THE TOTAL LOT DENSITY IS 1.27 UNIT PER ACRE.



UPDATED TREE DATA CHART

TREE CANOPY RETENTION

OVERALL SITE AREA = 8,901,050 SF (204.34 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	6,400,748 SF; 146.94 AC (71.9 % OF SITE)
REQUIRED CANOPY PRESERVATION:	36% (2,304,324 SF; 52.90 AC)
PROVIDED CANOPY PRESERVATION:	2,400,426 SF; 55.11 AC (37.5 % OF EXISTING)

REQUESTED MODIFICATIONS OF STANDARDS COLLETTA PARK PUD SUBDIVISION

MOS 1

#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards

The applicant requests a Modification of Standards as it relates to the following item for the Seward Hall, Special Area 3: "new development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres." While this design criteria is appropriate for a portion of the proposed Colletta Park, it would not allow the development to appropriately transition to the high density development of the Carothers Parkway corridor. Approval of this MOS would allow the develop pattern in the proposed Colletta Park to transition between the two divergent, existing development patterns.

MOS 2

#2. Modification of Standards Request for Cul-de-sac length.
The applicant requests a Modification of Standards to permit a cul-de-sac longer than 500 feet and containing more than 20 lots in two locations. The first location is to the north with the roadway that ends at an emergency connection to Stanford Drive, and the second is located at the southern drive where future connection is planned to Carothers Road and to Simmons Ridge. Lots on the southern drive would require fire sprinklers if a second point of access is not made available prior to platting of the lots.

DESIGN MODIFICATION - CONNECTIVITY INDEX

Due to Williamson County's limitations on connectivity to Beacon Hill and Stanford Drive, existing development without access on the western boundary, and topographic constraints along Warren Road, the client requests a design modification for connectivity.

MODIFICATION OF STREET STANDARD

Applicant requests a right of way width of 50 feet. The new street standards require a 52' ROW. The street standards were updated during Colletta Park's design process. The proposed Colletta Park 50' street section has 1' of separation between the sidewalk and ROW line, as opposed to the newly required 52' street section, which has 2' of separation.

SPECIAL CONDITION

Colletta Park's northern connection to Stanford Drive is limited to emergency connection only. Colletta Park has a full access off of Carothers Road, and will participate in improving Carothers Road to a three-lane collector. Due to the limited roadway connections, the development will be restricted to a maximum of 138 platted lots prior to the development plan or preliminary plat approval of a second access to Carothers Road.

STATEMENT OF IMPACTS:

WATER:
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
259 X 350 GPD = 90,650 GPD

SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAYS CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE POTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.

REPURIFIED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C 4.0 OVERALL ROW AND ACCESS PLAN INCLUDING CONNECTIVITY ELEMENTS.

THE SITE IS LOCATED BETWEEN MAJOR ARTERIAL MURFREESBORO ROAD AND MINOR COLLECTOR S CAROTHERS ROAD. DAILY ACCESS TO COLLETTA PARK IS PROVIDED BY A DIRECT CONNECTION TO S CAROTHERS ROAD.

ACCESS FROM THE NORTH WILL BE RESTRICTED TO EMERGENCIES ONLY. EMERGENCY ACCESS ROUTES WILL CONNECT TO LOCAL ROADS STANFORD DRIVE AND BEACON HILL DRIVE. THE STANFORD DRIVE CONNECTION WILL BE A FULL 50' ROW AND ROAD CONNECTION, WITH AN EMERGENCY ACCESS GATE. THE BEACON HILL DRIVE CONNECTION WILL BE A 12' PAVED MULTI-USE TRAIL WITH A 50' ROW DEDICATION.

FUTURE ROAD CONNECTIONS ARE PROVIDED. A FULL TRAFFIC IMPACT STUDY PREPARED BY FISCHBACH TRAFFIC GROUP, LLC AND REVIEWED BY A THIRD PARTY, VOLKERT ENGINEERING, PROVIDES GREATER DETAIL OF THE OVERALL IMPACT OF THE DEVELOPMENT ON THE EXISTING ROAD NETWORK.

DRAINAGE FACILITIES:
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
259 HOMES X .45 STUDENTS = 117 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS:
A HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.

PARKLAND DEDICATION:
PARKLAND IMPACT FEES AND PARKLAND DEDICATION REQUIREMENTS ARE BASED ON THE MATHEMATICAL FORMULAS AND ALLOCATIONS SET FORTH IN THE CITY'S PARKLAND DEDICATION ORDINANCE: ORDINANCE 2016-25 AND FRANKLIN MUNICIPAL CODE § 25-405.

259 X $4,304 = $1,114,736

NOTE: AS ACCESS POINTS AND IMPACTS TO THE STREET NETWORK ARE DETERMINED, THE STATEMENT OF IMPACTS MAY NEED TO BE REVISED

UPDATED OPEN SPACE CHART

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE
1000	INFORMAL	GREEN BELT	854 SF (0.02 AC)
1001	INFORMAL	GREEN BELT	35,856 SF (0.82 AC)
1002	INFORMAL	GREEN BELT	1,550,534 SF (35.60 AC)
1003	INFORMAL	GREEN BELT	98,901 SF (2.27 AC)
2000	FORMAL	AMENITY	48,365 SF (1.11 AC)
2001	FORMAL	PARK	16,958 SF (0.39 AC)
2002	FORMAL	PARK	10,000 SF (0.23 AC)
2003	INFORMAL	GREEN BELT	4,807 SF (0.11 AC)
2004	INFORMAL	GREEN BELT	32,445 SF (0.75 AC)
2005	INFORMAL	GREEN BELT	27,337 SF (0.63 AC)
2006	INFORMAL	GREEN BELT	9,052 SF (0.21 AC)
2007	FORMAL	PARK	9,731 SF (0.22 AC)
2008	INFORMAL	GREEN BELT	91,824 SF (2.11 AC)
3000	FORMAL	PARK	40,632 SF (0.93 AC)
3001	INFORMAL	GREEN BELT	454,230 SF (10.43 AC)
3002	FORMAL	PARK	202,243 SF (4.64 AC)
3003	INFORMAL	GREEN BELT	48,955 SF (1.12 AC)
3004	INFORMAL	GREEN BELT	134,801 SF (3.09 AC)
4000	FORMAL	PARK	60,976 SF (1.40 AC)
5000	INFORMAL	GREEN BELT	153,311 SF (3.52 AC)
5001	INFORMAL	GREEN BELT	94,217 SF (2.16 AC)
5002	FORMAL	PARK	112,352 SF (2.58 AC)

NON-BUILDABLE LOTS:

KEY	AREA
1	156,277 SF (3.59 AC)
2	47,372 SF (1.09 AC)
3	43,557 SF (1.00 AC)

TOTAL NON-BUILDABLE LOT AREA: 5.68 AC

TOTAL FORMAL OPEN SPACE PROVIDED: 11.50 AC

TOTAL INFORMAL OPEN SPACE PROVIDED: 62.84 AC

TOTAL OPEN SPACE PROVIDED: 74.34 AC (36.37%)

OPEN SPACE REQUIREMENT CHART:
MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE AREA: 204.34 AC
OPEN SPACE ACREAGE REQUIRED: 30.65 AC
FORMAL OPEN SPACE REQUIRED: 34% (10.42 AC)
INFORMAL OPEN SPACE REQUIRED: 66% (20.23 AC)

UPDATED SITE DATA

SITE DATA

SUBDIVISION/DEVELOPMENT:	**COLLETTA PARK SUBDIVISION, PUD DEVELOPMENT PLAN - REVISION 2**
COF PROJECT NUMBER:	9067
TAX MAP & PARCELS:	079 MB 02800, 079 MB 02900, 089-04100, 089-05500, 089F-04300
ADDRESS	1101 RIDGEWAY DRIVE MURFREESBORO ROAD 4356 SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
POSTAL CODE:	37069
SITE ACREAGE/SF:	204.34 AC / 8,901,050 SF
REGULATIONS	
EXISTING ZONING:	PD (1.26 DUA)
PROPOSED ZONING:	PD (1.27 DUA)
OVERLAY ZONING:	N/A
BUILDING TYPES APPLIED:	HOUSE, TOWNHOUSE
SETBACKS:	
120' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	35'
SIDE YARD-	15'
SIDE STREET-	25'
REAR YARD-	35'
85' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	20'
SIDE YARD-	10'
SIDE STREET-	15'
REAR YARD-	20'
65' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	20'
SIDE YARD-	5'
SIDE STREET-	15'
REAR YARD-	20'
46' SINGLE-FAMILY ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
41' SINGLE-FAMILY ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
TOWNHOMES ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
DWELLING UNIT COUNT, BY TYPE:	120' SINGLE-FAMILY: 53 85' SINGLE-FAMILY: 17 65' SINGLE-FAMILY: 105 46' SINGLE FAMILY: 8 41' SINGLE FAMILY: 49 TOWNHOMES: 27
TOTAL:	259
BUILDING HEIGHT:	2 STORIES
LANDSCAPE SURFACE RATIO:	0.40
MINIMUM LANDSCAPE SURFACE RATIO:	0.30
OPEN SPACE SF REQUIRED:	1,335,114 SF; 30.65 AC (15% OF SITE)
FORMAL OPEN SPACE SF REQUIRED:	453,895 SF; 10.42 AC (34% OF REQUIRED OPEN SPACE)
FORMAL OPEN SPACE SF PROPOSED:	501,257 SF; 11.50 AC (36% OF REQUIRED OPEN SPACE)
INFORMAL OPEN SPACE REQUIRED:	881,219 SF; 20.23 AC (66% OF REQUIRED OPEN SPACE)
INFORMAL OPEN SPACE AREA PROVIDED:	2,737,124 SF; 62.84 (205% OF REQUIRED OPEN SPACE)
TREE PRESERVATION REQUIRED:	52.90 AC (36% OF EXISTING)
TREE PRESERVATION PROPOSED:	55.11 AC (37.5% OF EXISTING)
PARKING REQUIRED:	
SINGLE-FAMILY RESIDENTIAL:	464 (2 PER UNIT)
TOWNHOMES:	81 (3 PER 3 BEDROOM)
TOTAL:	545
PARKING PROVIDED:	635
HISTORICAL RESOURCE TREATMENT:	NA
OVERALL DENSITY:	1.26 UNITS/AC
NET DENSITY (MINUS ROW):	1.42 UNITS/AC
NET DENSITY (MINUS ROW AND STREAM BUFFERS):	1.48 UNITS/AC
NONRESIDENTIAL SQUARE FOOTAGE:	NA
TOTAL ACREAGE BY USE, ENTIRE SITE:	101.49 AC RESIDENTIAL 74.78 AC OPEN SPACE 5.68 AC NON-BUILDABLE LOTS 22.94 AC RIGHT-OF-WAY
TOTAL ACREAGE BY USE, PER SECTION:	SECTION 1 16.53 AC RESIDENTIAL (36 UNITS) 8.35 AC OPEN SPACE SECTION 2 19.62 AC RESIDENTIAL (119 UNITS) 8.82 AC OPEN SPACE SECTION 3 32.05 AC RESIDENTIAL (33 UNITS) 18.71 AC OPEN SPACE SECTION 4 16.70 AC RESIDENTIAL (59 UNITS) 29.16 AC OPEN SPACE SECTION 5 16.59 AC RESIDENTIAL (12 UNITS) 9.74 AC OPEN SPACE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN - REVISION 2

Franklin, Williamson County, Tennessee

REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
AGRICULTURE
LICENSE NO. 1419
COMMISSION EXPIRES
4/30/2026

Revision Date

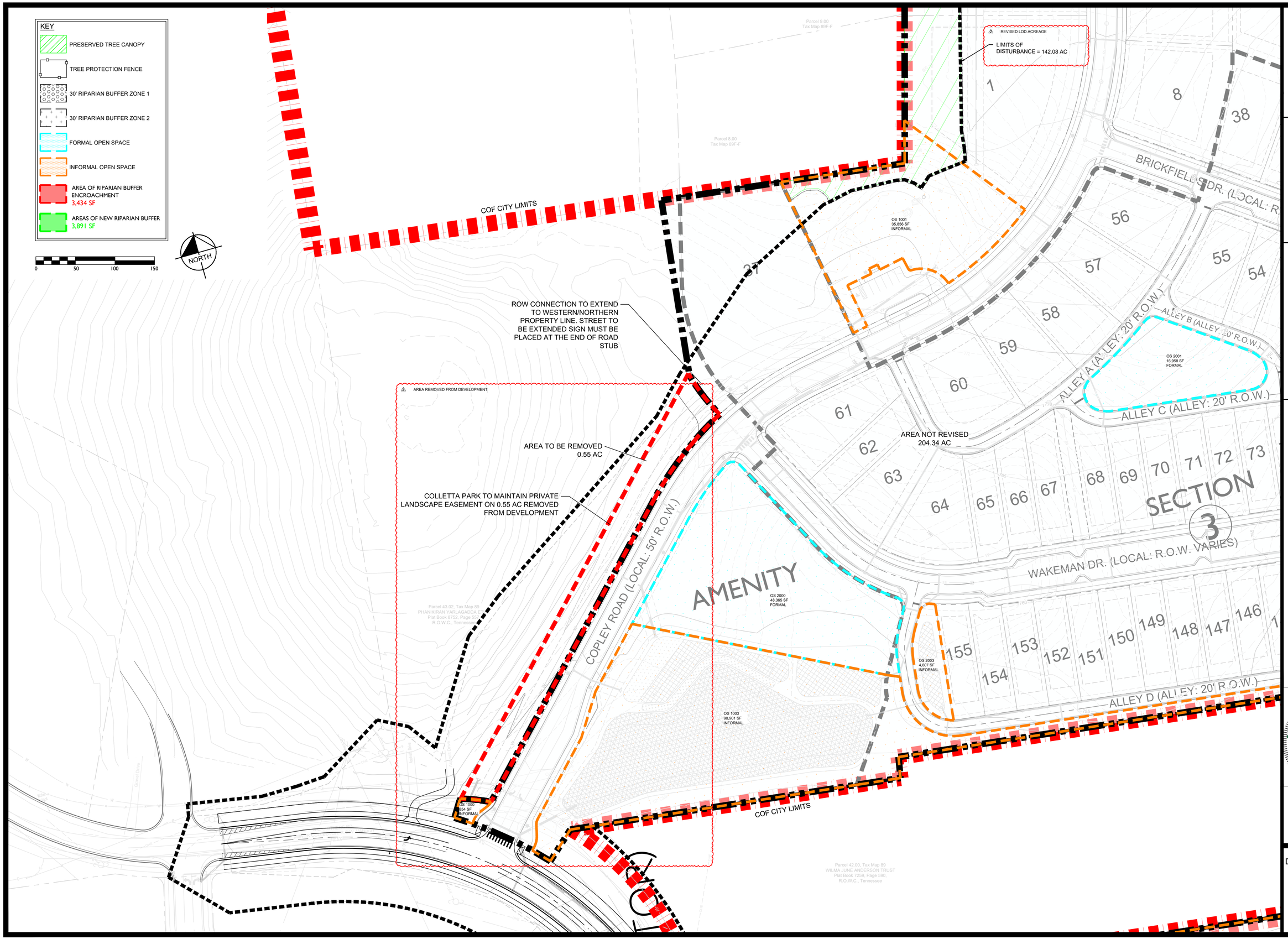
1	JUNE 19, 2025
2	APRIL 2, 2026

OVERALL DEVELOPMENT PLAN

SHEET C2.0

COF# 9067

N
0 300 600 900



GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2

Franklin, Williamson County, Tennessee

MATTHEW S. HOFF
AGRICULTURE
COMMERCE
TENNESSEE NO. 1412
LANDSCAPE ARCHITECT
1/10/26

Revision Date

1. JUNE 19, 2025
2. APRIL 2, 2026

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.1

COF# 9067

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.

STORMWATER NARRATIVE

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND WILL SHEET FLOW INTO A CLOSED STORM SYSTEM TOWARDS THE BIORETENTION AREAS. STORMWATER RUNOFF WILL FLOW INTO PROPOSED BIORETENTION AREA FOR INFILTRATION AND TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES VIA AN OVERFLOW BERM/STORM STRUCTURES TO THE PROPOSED DETENTION STRUCTURES.

RUNOFF THAT EXCEEDS THE FIRST INCH OF RAINFALL WILL BE ROUTED VIA STORM STRUCTURE TO AN UNDERGROUND DETENTION STRUCTURE. AN OUTLET CONTROL STRUCTURE WILL LIMIT DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

STATEMENT OF IMPACTS

THERE WILL BE APPROXIMATELY 16.17 ACRES OF IMPERVIOUS AREA ADDED ON SITE.

STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

RIPARIAN BUFFER NOTE

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

HATCH LEGEND

WATER QUALITY	
DETENTION	

PRE / POST DEVELOPMENT 100 YR DRAINAGE

OUTFALL	PRE DEVELOPMENT FLOW	POST DEVELOPMENT FLOW
OUTFALL 1	65.60 CFS	65.62 CFS
OUTFALL 2	341.54 CFS	341.54 CFS

PUD REVISION BOUNDARY

COLLETTA PARK PUD SUBDIVISION SECTION 1 PER COF #8544

LANDS NOW OR FORMERLY OF PHANIKIRAN T AND ANUSHA YARLAGADDA PER DB-8752 PG-557 R.O.W.C., TN. AT 4348 S CAROTHERS RD PARCEL ID: 089 04302 00014089

LANDS NOW OR FORMERLY OF WILMA JUNE ANDERSON TRUST PER DB-6677 PG- 862 R.O.W.C., TN. AT 4352 S CAROTHERS RD PARCEL ID: 089 04200 00014089

Parcel 8.00 Tax Map 89F-F

BRICKFIELDS DR. (LOCAL: R.O.W. VARIES)

ALLEY A (ALLEY; 20' R.O.W.)

ALLEY B (ALLEY; 20' R.O.W.)

ALLEY C (ALLEY; 20' R.O.W.)

WAKEMAN DR. (LOCAL: R.O.W. VARIES)

ALLEY D (ALLEY; 20' R.O.W.)

S CAROTHERS RD (MINOR COLLECTOR; ROW VARIES)

RIGHT OF WAY

DIRECTION ONLY COULD NOT FIND PIPE

RIM=735.75' INV24"RCP(NW)=728.40' INV24"RCP(SE)=728.55'

HEADWALL INV=728.05'

RIM=737.91' INV 24"RCP(NW)=728.35' INV 24"RCP(E)=728.35'

RIM=738.22' INV24"RCP(S)=728.62' INV 24"RCP(W)=728.54' INV 24"RCP(NE)=728.60'

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee

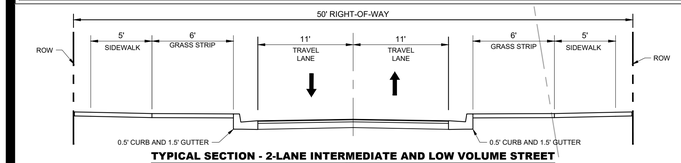
WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE RESIDENTIAL COMMERCE No. 127815 STATE OF TENNESSEE

Revision Date
△
△
△
△

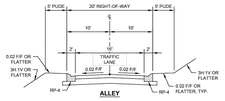
ENLARGED GRADING AND DRAINAGE PLAN
SHEET
C3.0
COF # 9067

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 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.
8. STREETS AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN THE CONSTRUCTION OF THE NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT, AND MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.



TYPICAL SECTION - 2-LANE INTERMEDIATE AND LOW VOLUME STREET
NTS



VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

FIRE FLOW TEST

FLOW TEST DATE: 12/30/2024, 2:23 PM
STATIC PRESSURE: 83.0 psi
RESIDUAL PRESSURE: 81.0 psi
FLOW: 8,698 GPM @ 20 psi

TESTED BY INFLO DESIGN GROUP, LLC;
JASON ENGLISH, P.E.; GRANT VOSS

STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS ALONG SOUTH CAROTHERS WILL BE REQUIRED BASED ON THE PROJECTED TRIPS.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615 844 2740 Fax: 615 370 1395
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FORD CLASSIC HOMES

COLLETTA PARK PUD
SUBDIVISION
DEVELOPMENT PLAN - REVISION 2

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & COMMERCIAL
No. 127819
STATE OF TENNESSEE

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

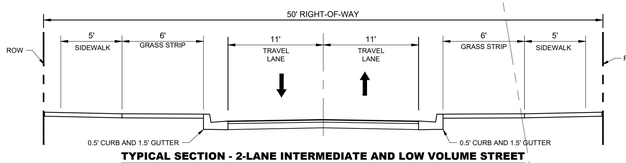
ROW AND ACCESS PLAN

SHEET
C4.0

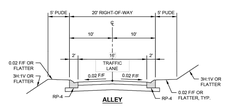
COF # 9067

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 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.
8. STREETS AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN THE CONSTRUCTION OF THE NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT, AND MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.



TYPICAL SECTION - 2-LANE INTERMEDIATE AND LOW VOLUME STREET
NTS



VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS ALONG SOUTH CAROTHERS WILL BE REQUIRED BASED ON THE PROJECTED TRIPS.

FIRE FLOW TEST

FLOW TEST DATE: 12/30/2024, 2:23 PM
STATIC PRESSURE: 83.0 psi
RESIDUAL PRESSURE: 81.0 psi
FLOW: 8,698 GPM @ 20 psi

TESTED BY INFLO DESIGN GROUP, LLC; JASON ENGLISH, P.E.; GRANT VOSS

Parcel 8.00
Tax Map 89F-F

PUD REVISION BOUNDARY

LANDS NOW OR FORMERLY OF
PHANIKIRAN T AND ANUSHA YARLAGADDA
PER DB-8752 PG-557 R.O.W.C., TN.
AT 4348 S CAROTHERS RD
PARCEL ID: 089 04302 00014089

LANDS NOW OR FORMERLY OF
WILMA JUNE ANDERSON TRUST
PER DB-6677 PG- 862 R.O.W.C., TN.
AT 4352 S CAROTHERS RD
PARCEL ID: 089 04200 00014089

COLLETTA PARK PUD
SUBDIVISION SECTION 1 PER
COF #8544

BRICKFIELDS DR. (LOCAL: R.
ALLEY A (ALLEY: 20' R.O.W.)
ALLEY B (ALLEY: 20' R.O.W.)
ALLEY C (ALLEY: 20' R.O.W.)
WAKEMAN DR. (LOCAL: R.O.W. VARIES)
ALLEY D (ALLEY: 20' R.O.W.)
FIRE HYDRANT
FIRE HYDRANT
FIRE HYDRANT
FIRE HYDRANT

GRAPHIC SCALE IN FEET
0 25 50 100
NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD
SUBDIVISION
DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS
No. 127519
STATE OF TENNESSEE

Revision Date
△ _____
△ _____
△ _____
△ _____

ROW AND ACCESS PLAN

SHEET
C4.1

COF # 9067

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.

AGENCY CONTACTS

WATER	GAS	CABLE	CITY OF FRANKLIN
MILCROFTON UTILITY DISTRICT 6333 ARNO ROAD FRANKLIN, TN 37064 PHONE: (615) 794-5947 CONTACT: MIKE JONES	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: BLAKE DAVIS	UNITED COMMUNICATION, INC. 120 TAYLOR STREET, CHAPEL HILL, TN 37034 PHONE: (800) 779-2227 CONTACT: KIMBERLY GOODWIN	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING : AMY DIAZ-BARRIGA 615-550-6977 ENGINEERING : LANCE FITTRO 615-550-6676

ELECTRIC	SANITARY SEWER	TELEPHONE	INTERNET PROVIDER
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-4554 CONTACT: UTILITY INSPECTOR	UNITED COMMUNICATION, INC. 120 TAYLOR STREET, CHAPEL HILL, TN 37034 PHONE: (800) 779-2227 CONTACT: KIMBERLY GOODWIN	UNITED COMMUNICATION, INC. 120 TAYLOR STREET, CHAPEL HILL, TN 37034 PHONE: (800) 779-2227 CONTACT: KIMBERLY GOODWIN

STATEMENT OF IMPACTS

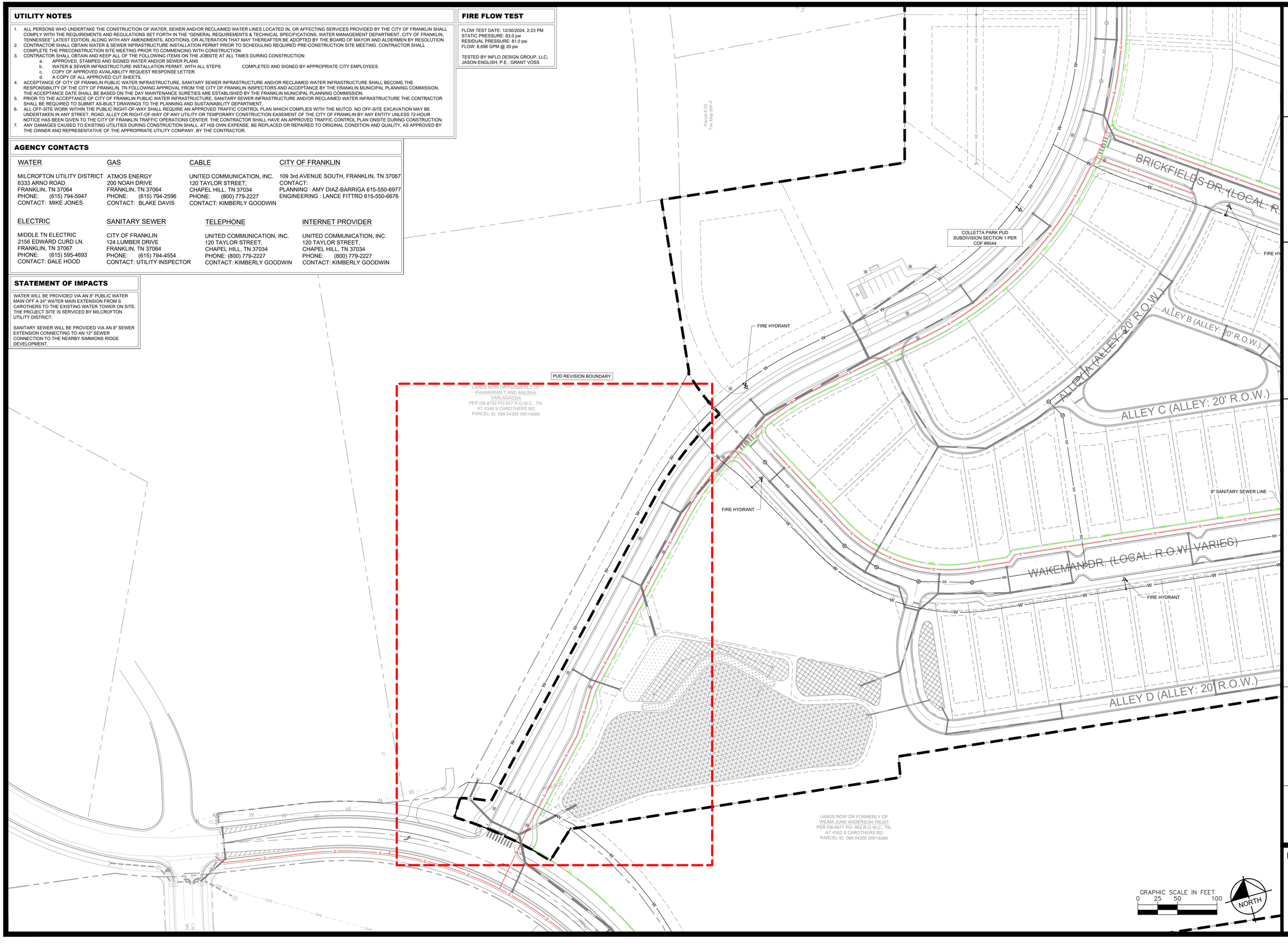
WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF A 24" WATER MAIN EXTENSION FROM S CAROTHERS TO THE EXISTING WATER TOWER ON SITE. THE PROJECT SITE IS SERVICED BY MILCROFTON UTILITY DISTRICT.

SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO AN 12" SEWER CONNECTION TO THE NEARBY SIMMIONS RIDGE DEVELOPMENT.

FIRE FLOW TEST

FLOW TEST DATE: 12/30/2024, 2:23 PM
STATIC PRESSURE: 83.0 psi
RESIDUAL PRESSURE: 81.0 psi
FLOW: 8,698 GPM @ 20 psi

TESTED BY INFLO DESIGN GROUP, LLC;
JASON ENGLISH, P.E.; GRANT VOSS



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

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DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS
No. 127919
STATE OF TENNESSEE

Revision Date
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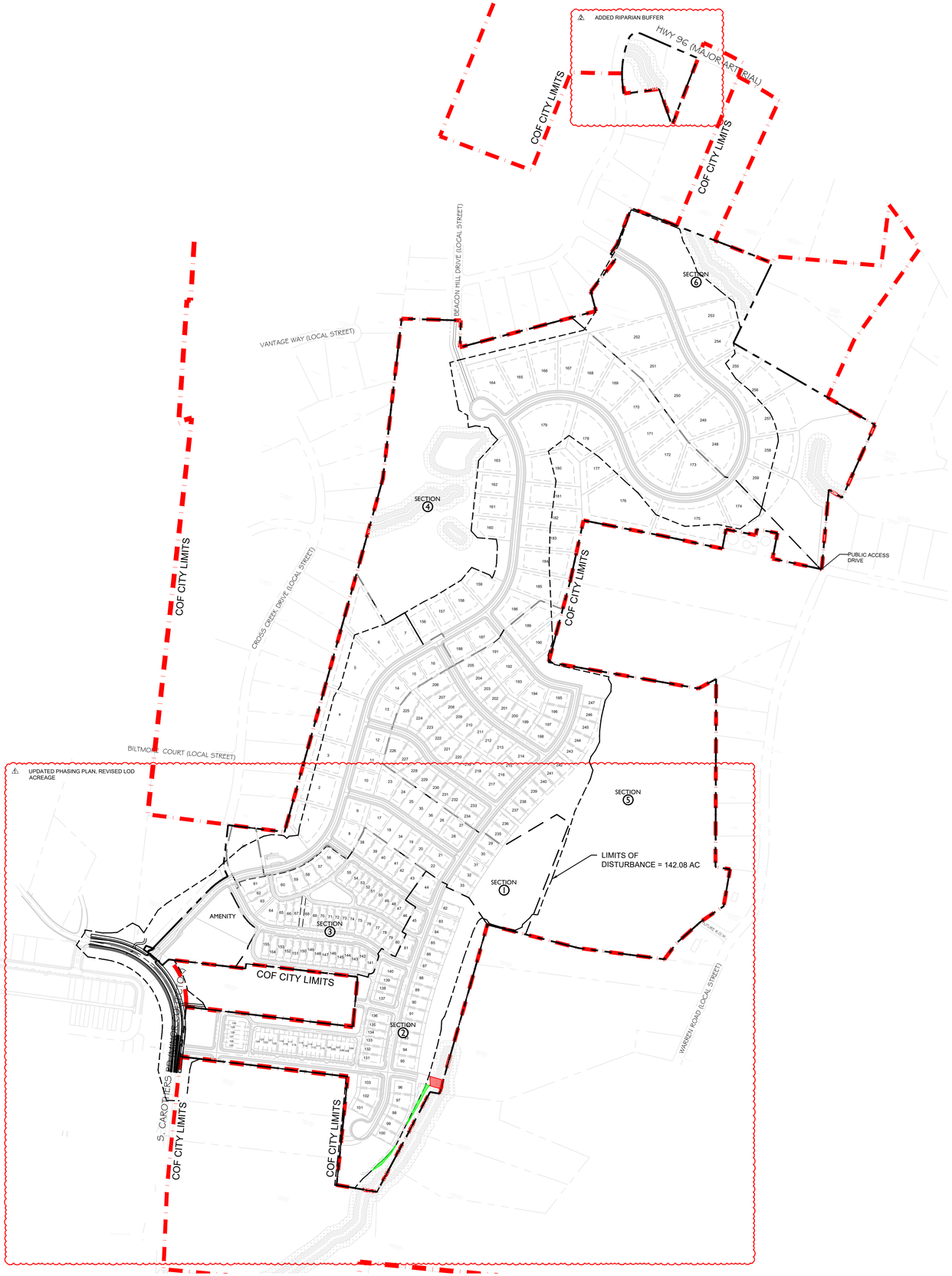
ENLARGED UTILITY PLAN

SHEET
C5.0
COF # 9067



KEY

AREA OF RIPARIAN BUFFER ENCROACHMENT
3,434 SF

AREAS OF NEW RIPARIAN BUFFER
3,891 SF

UPDATED PHASING CHART

PHASING TAKEDOWN CHART

Development	Total Acreage	120' Detached Dwellings	85' Detached Dwellings	65' Detached Dwellings	46' Detached Dwellings	41' Detached Dwellings	Townhomes	Total Dwellings
Development Plan	204.34	53	17	105	8	49	27	259
Section 1	28.99	7	11	18	0	0	0	36
Section 2	23.20	0	0	25	6	4	27	62
Section 3	14.00	1	0	11	0	45	0	57
Section 4	56.05	31	2	0	0	0	0	33
Section 5	49.25	2	4	53	0	0	0	59
Section 6	32.85	12	0	0	0	0	0	12

N

0 300 600 900

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee

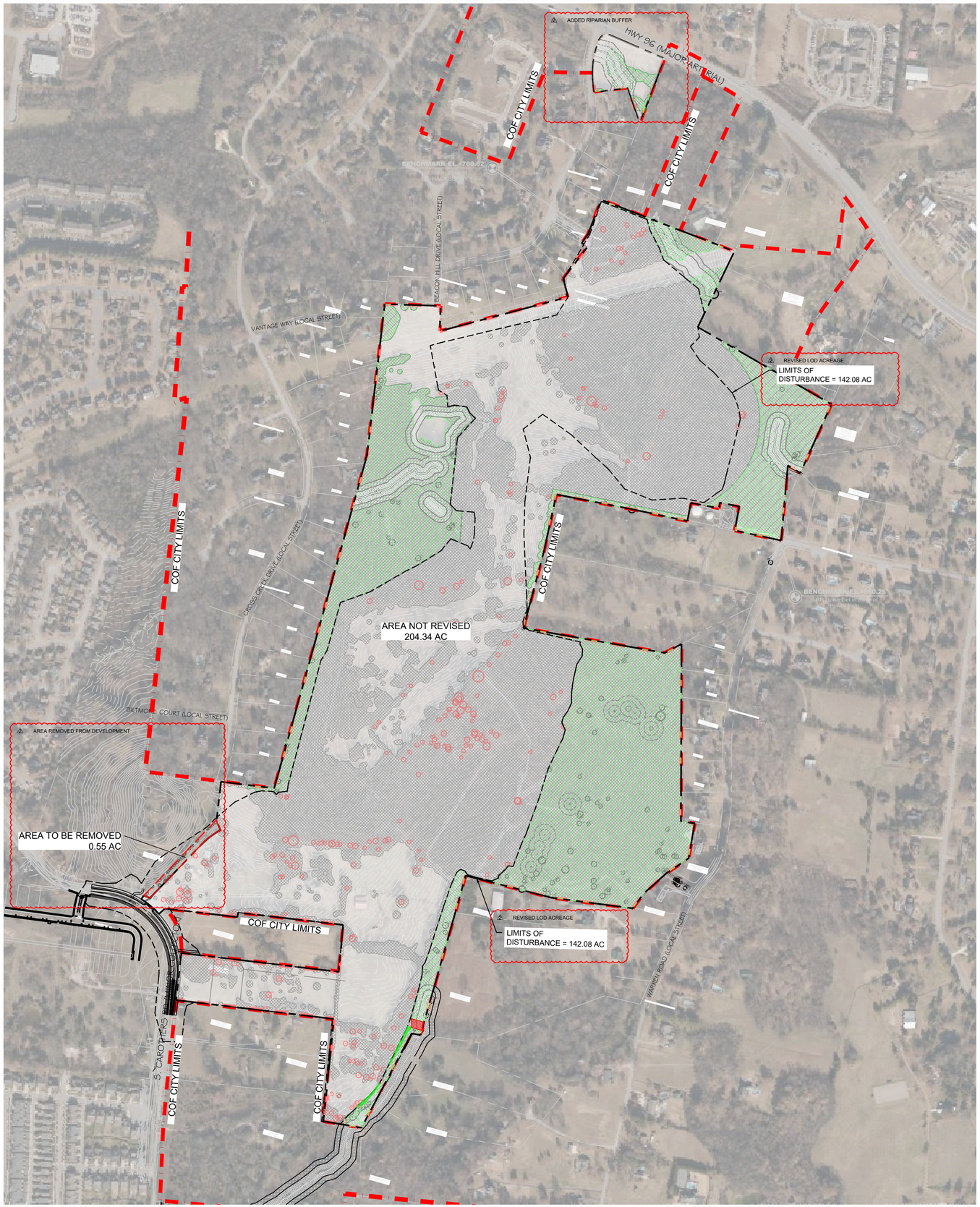
MATTHEW S. HOFF
AGRICULTURE
COMMERCE
TENNESSEE NO. 1412
LANDSCAPE ARCHITECT
1/10/26

Revision Date
1 JUNE 19, 2025
2 APRIL 2, 2026

PHASING PLAN

SHEET
C6.0

COF# 9067



KEY

- EXISTING TREE CANOPY
- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- SPECIMEN TREES
- SPECIMEN TREES REMOVED
- AREA OF RIPARIAN BUFFER ENCROACHMENT 3,434 SF
- AREAS OF NEW RIPARIAN BUFFER 3,891 SF

UPDATED TREE DATA CHART

TREE CANOPY RETENTION

OVERALL SITE AREA = 8,901,050 SF (204.34 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	6,400,748 SF; 146.94 AC (71.9 % OF SITE)
REQUIRED CANOPY PRESERVATION:	36% (2,304,324 SF; 52.90 AC)
PROVIDED CANOPY PRESERVATION:	2,400,426 SF; 55.11 AC (37.5 % OF EXISTING)

NOTE: SEE L1.2 FOR SPECIMEN TREE LIST.

N

0 300 600 900

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee

MATTHEW S. FORD AGRICULTURE COMMERCE TENNESSEE NO. 1412 LANDSCAPE ARCHITECT

1/10/26

Revision Date

1. JUNE 19, 2025
2. APRIL 2, 2026

OVERALL TREE PRESERVATION PLAN

SHEET

L1.0

COF# 9067

KEY

- EXISTING TREE CANOPY
- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- SPECIMEN TREES
- SPECIMEN TREES REMOVED
- AREA OF RIPARIAN BUFFER ENCROACHMENT 3,434 SF
- AREAS OF NEW RIPARIAN BUFFER 3,891 SF

0 50 100 150

NORTH

⚠ UPDATED TREE DATA CHART

TREE CANOPY RETENTION

OVERALL SITE AREA = 8,901,050 SF (204.34 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	6,400,748 SF; 146.94 AC (71.9 % OF SITE)
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PROVIDED CANOPY PRESERVATION:	2,400,426 SF; 55.11 AC (37.5 % OF EXISTING)

NOTE: SEE L1.2 FOR SPECIMEN TREE LIST.

⚠ REVISED LOD ACREAGE

LIMITS OF DISTURBANCE = 142.08 AC

Parcel 9.00 Tax Map 89F-F

Parcel 8.00 Tax Map 89F-F

COF CITY LIMITS

⚠ AREA REMOVED FROM DEVELOPMENT

AREA TO BE REMOVED 0.55 AC

AREA NOT REVISED 204.34 AC

COLLETTA PARK TO MAINTAIN PRIVATE LANDSCAPE EASEMENT ON 0.55 AC REMOVED FROM DEVELOPMENT

Parcel 43.02, Tax Map 89 PHANIKIRAN YARLAGADDA Plat Book 8752, Page 58, R.O.W.C., Tennessee

Parcel 42.00, Tax Map 89 WILMA JUNE ANDERSON TRUST Plat Book 7259, Page 590, R.O.W.C., Tennessee

S CAROTHERS RD MINOR COLLECTOR (5 LN) (VARIES)

Carved Drive

Carved Drive

Carved Drive

121 CMP

Existing Residence

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

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DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee

Revision Date

1	JUNE 19, 2025
2	APRIL 2, 2026

TREE PRESERVATION PLAN ENLARGEMENT

SHEET L1.1

COF# 9067

SPECIMEN TREES

TREE #	INCHES	SPECIES	REMOVED
1	34	HACKBERRY	X
2	26	HACKBERRY	X
3	24	OAK	X
4	24	OAK	X
5	24	HACKBERRY	X
6	24	HACKBERRY	X
7	40	HACKBERRY	X
8	36	HACKBERRY	X
9	30	HACKBERRY	X
10	24	HACKBERRY	X
11	24	HACKBERRY	X
12	36	HACKBERRY	X
13	36	HACKBERRY	X
14	36	OAK	X
15	36	HACKBERRY	X
16	36	HACKBERRY	X
17	36	HACKBERRY	X
18	24	HACKBERRY	X
19	24	HACKBERRY	X
20	30	HACKBERRY	X
21	36	OAK	X
22	28	HACKBERRY	X
23	34	HACKBERRY	X
24	46	HACKBERRY	X
25	24	HACKBERRY	X
26	24	MAPLE	X
27	28	MAPLE	X
28	30	MAPLE	X
29	24	OAK	X
30	26	OAK	X
31	26	OAK	X
32	72	OAK	X
33	60	OAK	X
34	36	OAK	X
35	30	HICKORY	X
36	42	OAK	X
37	46	OAK	X
38	48	OAK	X
39	40	OAK	X
40	24	OAK	X
41	24	OAK	X
42	24	OAK	X
43	28	CHERRY	X
44	28	ELM	X
45	30	HACKBERRY	X
46	30	OAK	X
47	36	OAK	X
48	36	HACKBERRY	X
49	36	CHERRY	X
50	36	OAK	X
51	24	OAK	X
52	24	ELM	X
53	24	HACKBERRY	X
54	24	HACKBERRY	X
55	24	BEECH	X
56	24	OAK	X
57	24	OAK	X
58	30	OAK	X
59	30	MAPLE	X
60	24	OAK	X
61	26	OAK	X
62	26	OAK	X
63	24	HACKBERRY	X
64	24	HACKBERRY	X
65	24	ELM	X
66	24	HACKBERRY	X
67	24	OAK	X
68	24	OAK	X
69	24	OAK	X
70	24	ELM	X
71	28	OAK	X
72	24	OAK	X
73	26	OAK	X
74	36	OAK	X
75	36	OAK	X
76	24	HACKBERRY	X
77	24	POPLAR	X
78	24	OAK	X
79	30	ELM	X
80	30	OAK	X
81	24	OAK	X
82	48	OAK	X
83	24	OAK	X
84	36	OAK	X
85	40	OAK	X
86	40	OAK	X
87	30	HACKBERRY	
88	24	HACKBERRY	
89	30	OAK	
90	24	ELM	X
91	24	ELM	X
92	24	OAK	X
93	24	POPLAR	
94	32	POPLAR	
95	24	HACKBERRY	X
96	24	MAPLE	X
97	36	OAK	X
98	36	HACKBERRY	X
99	32	OAK	X
100	24	HACKBERRY	X
101	24	ASH	X
102	24	OAK	X
103	30	CHERRY	X
104	28	OAK	X
105	42	OAK	X
106	26	OAK	X
107	26	CHERRY	X
108	26	ASH	X
109	24	LOCUST	X
110	24	ASH	X
111	24	OAK	X
112	66	OAK	X
113	36	POPLAR	X
114	30	HACKBERRY	
115	24	HACKBERRY	
116	24	CEDAR	X
117	24	HACKBERRY	X
118	40	Sycamore	
119	28	OAK	
120	28	MAPLE	
121	30	HACKBERRY	
122	26	HACKBERRY	
123	24	HACKBERRY	X
124	30	HACKBERRY	X
125	60	Sycamore	
126	24	CEDAR	X
127	24	CEDAR	X
128	30	HACKBERRY	X
129	30	HACKBERRY	X
130	36	Sycamore	
131	32	OAK	X
132	24	OAK	X
133	24	OAK	X
134	30	OAK	X
135	30	OAK	X
136	24	OAK	X
137	24	OAK	X
138	26	OAK	X
139	28	OAK	X
140	48	OAK	X
141	24	HICKORY	X
142	24	HACKBERRY	X
143	24	HACKBERRY	X
144	46	HACKBERRY	X
145	34	HACKBERRY	X
146	28	HACKBERRY	X
147	28	OAK	X
148	36	OAK	X
149	26	OAK	X
150	28	HICKORY	X
151	30	OAK	X
152	24	OAK	X
153	24	OAK	X
154	36	OAK	X
155	36	OAK	X
156	24	HACKBERRY	X
157	40	HACKBERRY	X
158	24	OAK	X
159	28	HACKBERRY	X
160	28	HACKBERRY	X
161	30	HACKBERRY	X
162	36	HACKBERRY	X
163	24	HACKBERRY	X
164	24	HACKBERRY	X
165	36	HACKBERRY	X
166	36	HACKBERRY	X
167	36	HACKBERRY	X
168	36	OAK	X
169	36	HACKBERRY	X
170	36	HACKBERRY	X
171	24	HACKBERRY	X
172	24	HACKBERRY	X
173	30	HACKBERRY	X
174	36	HACKBERRY	
175	40	HACKBERRY	X
176	24	HACKBERRY	X
177	24	HACKBERRY	
178	24	OAK	
179	24	OAK	
180	26	HACKBERRY	
181	34	HACKBERRY	
182	28	CEDAR	X
183	28	CEDAR	X
184	24	OAK	
185	34	OAK	
186	26	OAK	
187	24	OAK	
188	26	POPLAR	
189	34	OAK	
190	48	Sycamore	
191	48	OAK	
192	36	HACKBERRY	X
193	50	OAK	X
194	40	OAK	X
195	24	OAK	X
196	48	HACKBERRY	X
197	24	HACKBERRY	X
198	28	HACKBERRY	X
199	36	HACKBERRY	
200	24	OAK	
201	28	HACKBERRY	
202	24	OAK	
203	30	HACKBERRY	X
204	36	HACKBERRY	
205	24	HACKBERRY	X
206	24	HACKBERRY	X
207	24	HACKBERRY	X
208	36	Twin	X
209	24	HACKBERRY	X
210	32	HACKBERRY	X
211	36	HACKBERRY	
212	30	HACKBERRY	
213	30	OAK	
214	30	HACKBERRY	
215	32	ELM	
216	24	OAK	
217	30	ELM	
218	24	HACKBERRY	
219	32	HACKBERRY	
220	36	HACKBERRY - TWIN	
221	32	HACKBERRY	X
222	44	HACKBERRY - TWIN	X
223	24	HACKBERRY - TWIN	X
224	24	HACKBERRY - TWIN	X
225	24	HACKBERRY - TWIN	X
226	24	HACKBERRY - TWIN	X
227	30	ELM	
228	30	HACKBERRY	
229	30	ELM	
230	24	ELM	
231	40	OAK	
232	24	HACKBERRY	
233	30	ELM	
234	24	OAK - TWIN	X
235	24	OAK	X
236	24	HACKBERRY	X
237	60	OAK	X
238	26	HACKBERRY (X3)	X
239	24	HACKBERRY	X
240	36	OAK	X
241	48	OAK	X
242	46	HACKBERRY	
243	30	HACKBERRY	
244	30	HACKBERRY	
245	30	OAK	
246	24	OAK	
247	24	OAK	
248	30	OAK	
249	36	OAK	
250	30	OAK	X
251	46	HACKBERRY	X
252	30	HACKBERRY	X
253	36	HACKBERRY	
254	60	HACKBERRY	
255	24	OAK	
256	30	OAK	
257	30	OAK	X
258	24	HACKBERRY	
259	24	BEECH	
260	30	OAK	
261	28	OAK - TWIN	
262	28	OAK	
263	28	OAK	X
264	24	OAK	X
265	24	HACKBERRY	X
266	30	HACKBERRY	X
267	30	HACKBERRY - TWIN	X
268	24	HACKBERRY - TWIN	X
269	24	HACKBERRY	X
270	28	HACKBERRY - TWIN	X
271	30	OAK	X
272	40	OAK	X
273	30	ELM	
274	24	HACKBERRY	
275	30	HICKORY	
276	24	OAK	
277	36	Sycamore	
278	24	HACKBERRY	
279	24	HICKORY	
280	24	HICKORY	
281	24	HICKORY	
282	24	POPLAR	
283	26	MAPLE	
284	26	MAPLE	
285	30	OAK	
286	26	HACKBERRY	
287	26	HICKORY	
288	34	MAPLE	
289	30	MAPLE	
290	28	OAK	
291	32	OAK	
292	32	MAPLE	
293	30	MAPLE	
294	30	MAPLE	
295	36	OAK	
296	30	OAK	X
297	24	OAK	X
298	24	HACKBERRY	
299	30	MAPLE	
300	30	HACKBERRY	
301	24	OAK	
302	24	HACKBERRY	
303	24	ASH	
304	24	OAK	
305	24	OAK	
306	36	OAK	
307	28	OAK	
308	32	OAK	
309	48	HACKBERRY - TWIN	X
310	24	HACKBERRY	
311	28	OAK	X
312	30	HACKBERRY	
313	30	OAK - TWIN	
314	26	CEDAR - TWIN	X
315	24	OAK	X
316	30	HACKBERRY	
317	24	OAK	
318	26	HACKBERRY - TWIN	X
319	26	CEDAR - TWIN	X
320	26	OAK - TWIN	X
321	28	HACKBERRY	X
322	24	OAK	X
323	28	OAK	X
324	36	OAK	X
325	24	OAK	X
326	30	OAK	
327	36	OAK	
328	32	OAK	
329	36	MAPLE	
330	24	OAK	X
331	24	OAK	
332	24	OAK	
333	24	HACKBERRY	
334	30	HACKBERRY	
335	24	HACKBERRY	
336	36	HACKBERRY	
337	60	OAK	
338	24	OAK	
339	42	OAK - TWIN	
340	28	OAK	
341	24	OAK	
342	28	HACKBERRY - TWIN	
343	24	OAK	X
344	34	OAK	
345	24	OAK	
346	24	OAK - TWIN	
347	30	OAK	
348	24	OAK	
349	30	OAK	
350	28	OAK	
351	24	OAK	X
352	36	OAK	X
353	30	OAK - TWIN	
354	24	OAK	
355	26	OAK	X
356	26	HACKBERRY	X
357	36	MAPLE	X
358	29	MAPLE	X
359	26	PINE	X
360	24	ELM	X

TOTAL SPECIMEN INCHES:	10,773
TOTAL HEALTHY INCHES REMOVED:	6867
TOTAL REPLACEMENT INCHES REQUIRED:	13,734

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee

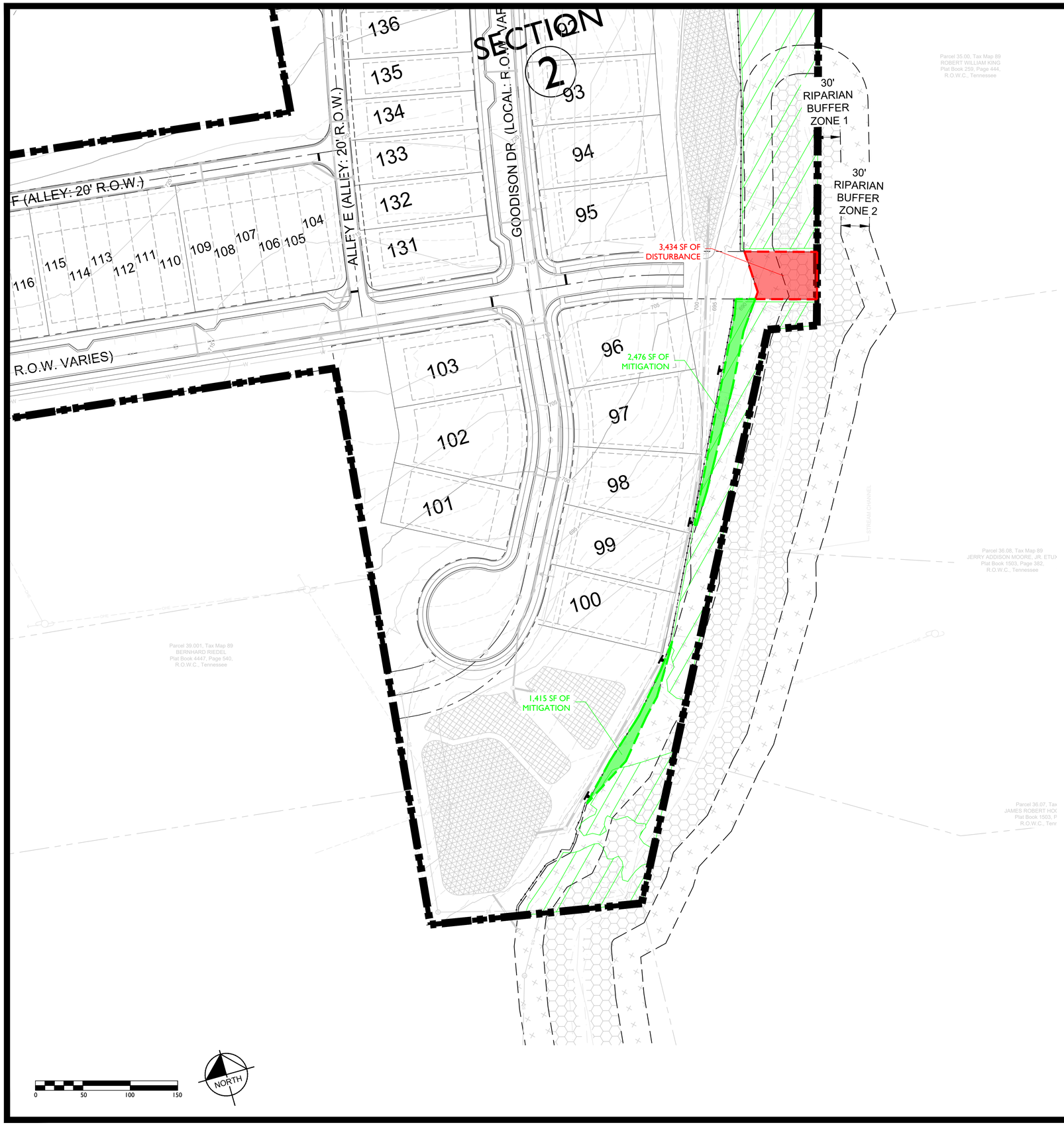
STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
REGISTERED
COMMERCE
LANDSCAPE ARCHITECT

Revision Date
1. JUNE 19, 2025
2. APRIL 2, 2026
3.
4.

SPECIMEN TREE LIST

SHEET
L1.2

COF# 9067



PROPOSED COMPARABLE WATER QUALITY IMPROVEMENTS

At the time of the Development Plan submittal, conversations with the COF Stormwater Coordinator indicated that the ARAP and additional Zone 2 Riparian Buffer areas were sufficient for the encroached crossing. However, if COF staff finds further impacts or offsets, the applicant may be required to provide further comparable water quality improvements such as live staking.

A schedule for Urban Riparian Buffer Zone enhancement has been applied to this area.

Prior to starting site work, the owner/installer, the COF Stormwater Coordinator and the COF Land Planner shall meet on site to verify plant placement and installation methods.

RIPARIAN BUFFER VEGETATION

In the urban riparian zone buffers, all water resources shall be enhanced. Enhancement shall include removal of invasive species and the re-establishment of native species which includes a mix a canopy trees, understory trees, shrubs, and a native seed mix of forbes/grasses/sedges/rushes suitable for a moist shaded understory environment.

There shall be no mowing, clearing grading, construction, storage, or disturbanceof vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

KEY

- AREA OF RIPARIAN BUFFER ENCROACHMENT 3,434 SF
- AREAS OF NEW RIPARIAN BUFFER 3,891 SF
- BUFFER SIGNAGE 150' SPACING
- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2

NOTE: BUFFER MANAGEMENT PLAN TO BE FINALIZED WITH STAFF THROUGHOUT SITE PLAN STAGE OF THE DEVELOPMENT.

NOTE: LAYOUT PENDING ON APPROVAL FROM TDEC ARAP.

*'AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

THIS REQUEST HAS BEEN SUBMITTED TO THE COF STORMWATER COORDINATOR FOR APPROVAL OF A VARIANCE REQUEST TO FMC 23-107. FINAL STORMWATER MANAGEMENT PLAN TO BE PROVIDED WITH SITE PLAN SUBMITTAL.

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee

MATTHEW S. HOFF
AGRICULTURE
COMMERCE
TENNESSEE NO. 1412
LANDSCAPE ARCHITECT
1/19/26

Revision Date
1 JUNE 19, 2025
2 APRIL 2, 2026

BUFFER MITIGATION EXHIBIT
SHEET
EX.2
COF# 9067

TYPICAL ESTATE LOT HOME NOTES

1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE STREET WITH SIDE LOADED GARAGE.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 3500 SF TO 7500 SF
5. THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE VESTED FRANKLIN ZONING ORDINANCE.

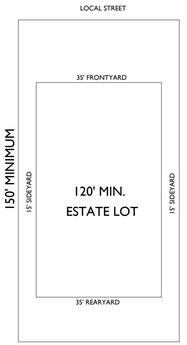


TYPICAL 120' LOT HOME FRONT ELEVATION
NOT TO SCALE



TYPICAL 120' LOT HOME REAR ELEVATION
NOT TO SCALE

TYPICAL ESTATE LOT DIAGRAM AND SETBACKS

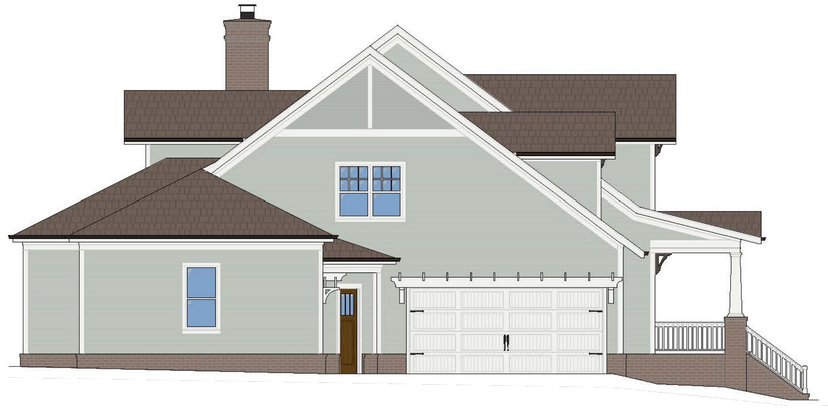


LOT SETBACKS

FRONT:	35'
SIDE:	15'
SIDE STREET:	25'
REAR:	35'



TYPICAL 120' LOT HOME RIGHT ELEVATION
NOT TO SCALE



TYPICAL 120' LOT HOME LEFT ELEVATION
NOT TO SCALE

NOTE: THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE FRANKLIN ZONING ORDINANCE.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee

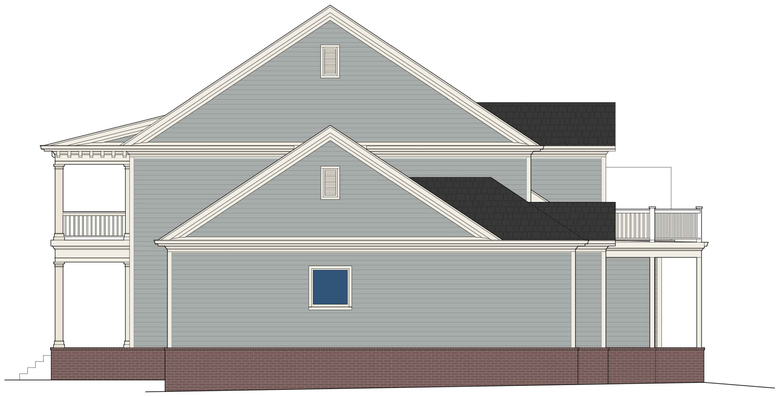


Revision Date
1. JUNE 19, 2025
2. APRIL 2, 2026
3.
4.

ARCHITECTURAL ELEVATIONS

SHEET
A1.0

COF# 9067



TYPICAL 85' LOT HOME RIGHT ELEVATION
NOT TO SCALE



TYPICAL 85' LOT HOME FRONT ELEVATION
NOT TO SCALE



TYPICAL 85' LOT HOME REAR ELEVATION
NOT TO SCALE

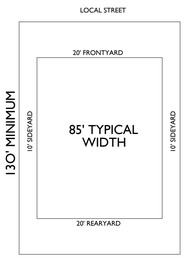
TYPICAL 85' LOT HOME NOTES

1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE STREET WITH FRONT-LOADED GARAGE.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 3500 SF TO 5000 SF
5. THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE VESTED FRANKLIN ZONING ORDINANCE.



TYPICAL 85' LOT HOME LEFT ELEVATION
NOT TO SCALE

TYPICAL 85' LOT DIAGRAM AND SETBACKS



LOT SETBACKS

FRONT:	20'
SIDE:	10'
SIDE STREET:	15'
REAR:	20'

NOTE: THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE FRANKLIN ZONING ORDINANCE.

GAMBLE DESIGN COLLABORATIVE
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FORD CLASSIC HOMES

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DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee



Revision Date
1. JUNE 19, 2025
2. APRIL 2, 2026

ARCHITECTURAL ELEVATIONS

SHEET
A1.1

COF# 9067



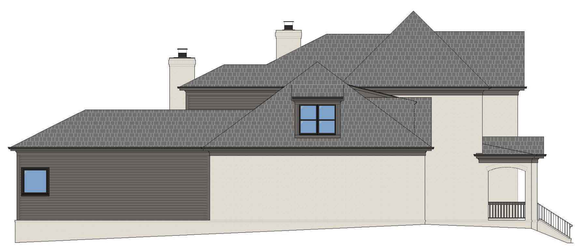
TYPICAL 65' LOT HOME FRONT ELEVATION
NOT TO SCALE



TYPICAL 65' LOT HOME RIGHT ELEVATION
NOT TO SCALE



TYPICAL 65' LOT HOME REAR ELEVATION
NOT TO SCALE

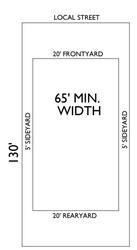


TYPICAL 65' LOT HOME LEFT ELEVATION
NOT TO SCALE

TYPICAL 65' LOT HOME NOTES

1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE STREET WITH FRONT-LOADED GARAGE.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 3200 SF TO 4800 SF
5. THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE VESTED FRANKLIN ZONING ORDINANCE.

TYPICAL 65' LOT DIAGRAM AND SETBACKS



LOT SETBACKS

FRONT:	20'
SIDE:	5'
SIDE STREET:	15'
REAR:	20'

NOTE: THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE FRANKLIN ZONING ORDINANCE.

GAMBLE DESIGN COLLABORATIVE
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COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2
Franklin, Williamson County, Tennessee

MATTHEW S. HOFF
AGRICULTURE
COMMERCE
TENNESSEE NO. 1412
LANDSCAPE ARCHITECT
1/19/26

Revision Date
1. JUNE 19, 2025
2. APRIL 2, 2026

ARCHITECTURAL ELEVATIONS
SHEET
A1.2
COF# 9067



TYPICAL 46' LOT HOME FRONT ELEVATION

NOT TO SCALE

NOTE: THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE FRANKLIN ZONING ORDINANCE.



TYPICAL 46' LOT HOME RIGHT ELEVATION

NOT TO SCALE



TYPICAL 46' LOT HOME REAR ELEVATION

NOT TO SCALE



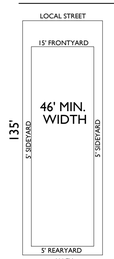
TYPICAL 46' LOT HOME LEFT ELEVATION

NOT TO SCALE

TYPICAL 46' LOT HOME NOTES

1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE ALLEY. GARAGE IS SET BACK EXACTLY 5 FEET OR AT LEAST 22 FEET FROM THE ALLEY.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2500 SF TO 3500 SF
5. THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE VESTED FRANKLIN ZONING ORDINANCE.

TYPICAL 46' LOT DIAGRAM AND SETBACKS



LOT SETBACKS

FRONT:	15'
SIDE:	5'
SIDE STREET:	10'
REAR:	5'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2

Franklin, Williamson County, Tennessee

MATTHEW S. HOFF
AGRICULTURE
COMMERCE
TENNESSEE NO. 1412
LANDSCAPE ARCHITECT
1/10/26

Revision Date

1. JUNE 19, 2025
2. APRIL 2, 2026

ARCHITECTURAL ELEVATIONS

SHEET

A1.3

COF# 9067



TYPICAL 41' LOT HOME FRONT ELEVATION

NOT TO SCALE

NOTE: THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE FRANKLIN ZONING ORDINANCE.



TYPICAL 41' LOT HOME RIGHT ELEVATION

NOT TO SCALE



TYPICAL 41' LOT HOME REAR ELEVATION

NOT TO SCALE



TYPICAL 41' LOT HOME LEFT ELEVATION

NOT TO SCALE

TYPICAL 41' LOT HOME NOTES

1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE ALLEY. GARAGE IS SET BACK EXACTLY 5 FEET OR AT LEAST 22 FEET FROM THE ALLEY.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2200 SF TO 3200 SF
5. THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE VESTED FRANKLIN ZONING ORDINANCE.

TYPICAL 41' LOT DIAGRAM AND SETBACKS



LOT SETBACKS

FRONT:	15'
SIDE:	5'
SIDE STREET:	10'
REAR:	5'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION

DEVELOPMENT PLAN - REVISION 2

Franklin, Williamson County, Tennessee

MATTHEW S. HOFF AGRICULTURE COMMERCE TENNESSEE NO. 1412 LANDSCAPE ARCHITECT

1/19/26

Revision Date

1. JUNE 19, 2025
2. APRIL 2, 2026

ARCHITECTURAL ELEVATIONS

SHEET

A1.4

COF# 9067



TYPICAL TOWNHOME HOME FRONT ELEVATION

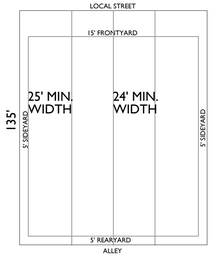
NOT TO SCALE

NOTE: THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE FRANKLIN ZONING ORDINANCE.

TYPICAL TOWNHOME HOME NOTES

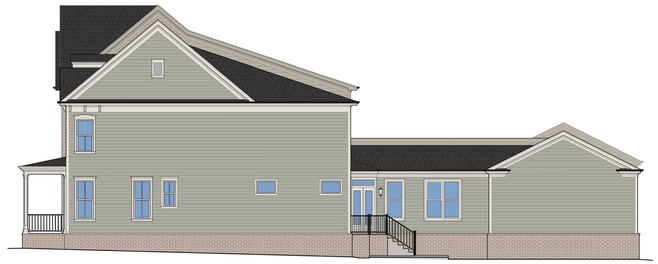
1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE ALLEY. GARAGE IS SET BACK EXACTLY 5 FEET OR AT LEAST 22 FEET FROM THE ALLEY.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2200 SF TO 2600 SF
5. THE PROVIDED RESIDENTIAL ELEVATIONS ARE CONCEPTUAL IN NATURE AND FINAL ELEVATIONS MAY VARY. ALL ELEVATIONS ARE FULLY REPRESENTATIVE OF THE INTENDED ARCHITECTURAL CHARACTER AND DESIGNED TO MEET THE MINIMUM ARCHITECTURAL DEVELOPMENT STANDARDS IN THE VESTED FRANKLIN ZONING ORDINANCE.

TYPICAL TOWNHOME DIAGRAM AND SETBACKS



LOT SETBACKS

FRONT:	15'
SIDE:	5'
SIDE STREET:	10'
REAR:	5'



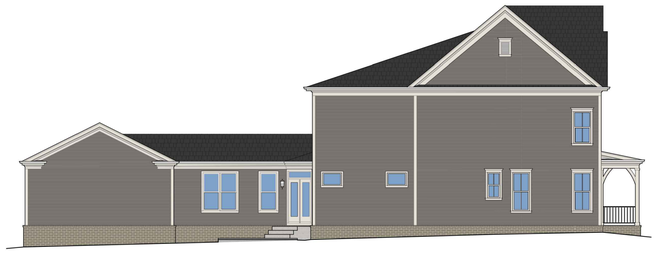
TYPICAL TOWNHOME RIGHT ELEVATION

NOT TO SCALE



TYPICAL TOWNHOME REAR ELEVATION

NOT TO SCALE



TYPICAL TOWNHOME HOME LEFT ELEVATION

NOT TO SCALE

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION

DEVELOPMENT PLAN - REVISION 2

Franklin, Williamson County, Tennessee

MATTHEW S. HOFF AGRICULTURE COMMERCE TENNESSEE NO. 1412 LANDSCAPE ARCHITECT

Revision Date

1. JUNE 19, 2025
2. APRIL 2, 2026

ARCHITECTURAL ELEVATIONS

SHEET

A1.5

COF# 9067

LOCAL COMPATIBILITY:

COLLETTA PARK IS LOCATED IN THE SINGLE FAMILY AND MIXED RESIDENTIAL DESIGN CONCEPTS OF ENVISION FRANKLIN. THE CHARACTER OF THE SURROUNDING AREA IS ALSO SINGLE FAMILY AND MIXED RESIDENTIAL HOMES.

DESIGN CONCEPTS: SINGLE FAMILY, MIXED RESIDENTIAL

APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

1. THE EXISTING USES ADJACENT TO THE PROPOSED NEIGHBORHOOD OF COLLETTA PARK ARE A COMBINATION OF SINGLE FAMILY RESIDENTIAL NEIGHBORHOODS TO NORTH, EAST AND WEST AND TRANSITION TO MIXED RESIDENTIAL/SINGLE FAMILY TO THE SOUTH. MOST OF THE EXISTING NEIGHBORHOODS AND ABUTTING PROPERTIES ARE LOCATED OUTSIDE OF THE CITY OF FRANKLIN AND WERE DEVELOPED PRIOR TO PUBLIC SEWER BEING AVAILABLE. LOTS OF EQUAL SIZE ARE PROPOSED ADJACENT TO THESE SUBDIVISIONS.

2. THE LAND USE PLAN FOR THIS SPECIAL AREA STATES THAT THERE ARE "MANY AREAS THAT ARE ENVIRONMENTALLY SENSITIVE". THE PROPOSED DEVELOPMENT PLAN PRESERVES SIGNIFICANT QUANTITIES OF OPEN SPACE BOTH AS A BUFFER TO ADJOINING USES AS WELL AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS.

3. THE LAND USE PLAN STATES THAT NEW GROWTH SHALL BE ENCOURAGED ONLY IN AREAS WHERE ADEQUATE PUBLIC WATER, SEWER AND STREETS ARE PLANNED. THE APPLICANT HAS PROPOSED EXTENDING THE PUBLIC SEWER TO THE SOUTH WHERE A MAIN INTERCEPTOR IS LOCATED IN THE CAROTHERS ROAD CORRIDOR, AND TO THE NORTH WERE A MAIN INTERCEPTOR IS LOCATED ADJACENT TO OCTOBER PARK SUBDIVISION.

4. THE LAND USE PLAN STIPULATES THAT SMALLER LOTS SHOULD NOT BE LOCATED ON THE EXTERIOR OF A PROPOSED DEVELOPMENT ADJACENT TO OR ACROSS THE STREET FROM LARGER LOTS OF AN EXISTING DEVELOPMENT. THE PROPOSED PLAN PROVIDES SINGLE FAMILY HOME LOTS OF COMPARABLE SIZE TO ADJOINING RESIDENTIAL USES AND/OR ARE SEPARATED FROM THEM BY OPEN SPACE BUFFERS OR PUBLIC ROW. THE PROPOSED DEVELOPMENT TRANSITIONS SOUTH TO SMALLER LOTS AND TOWNHOMES IN PROXIMITY TO THE CAROTHERS ROAD CORRIDOR.

5. THE PROPOSED DEVELOPMENT INCORPORATES A NUMBER OF OPEN SPACES THAT ARE PROPOSED TO BE DEVELOPED INTO ACTIVE USE SPACES AND WILL QUALIFY AS FORMAL OPEN SPACES.

6. PRESERVED AREAS AT THE PERIMETER OF THE SITE WILL BE DEVELOPED WITH WALKING TRAILS OF VARYING DEGREES OF DIFFICULTY FOR USE BY THE RESIDENTS.

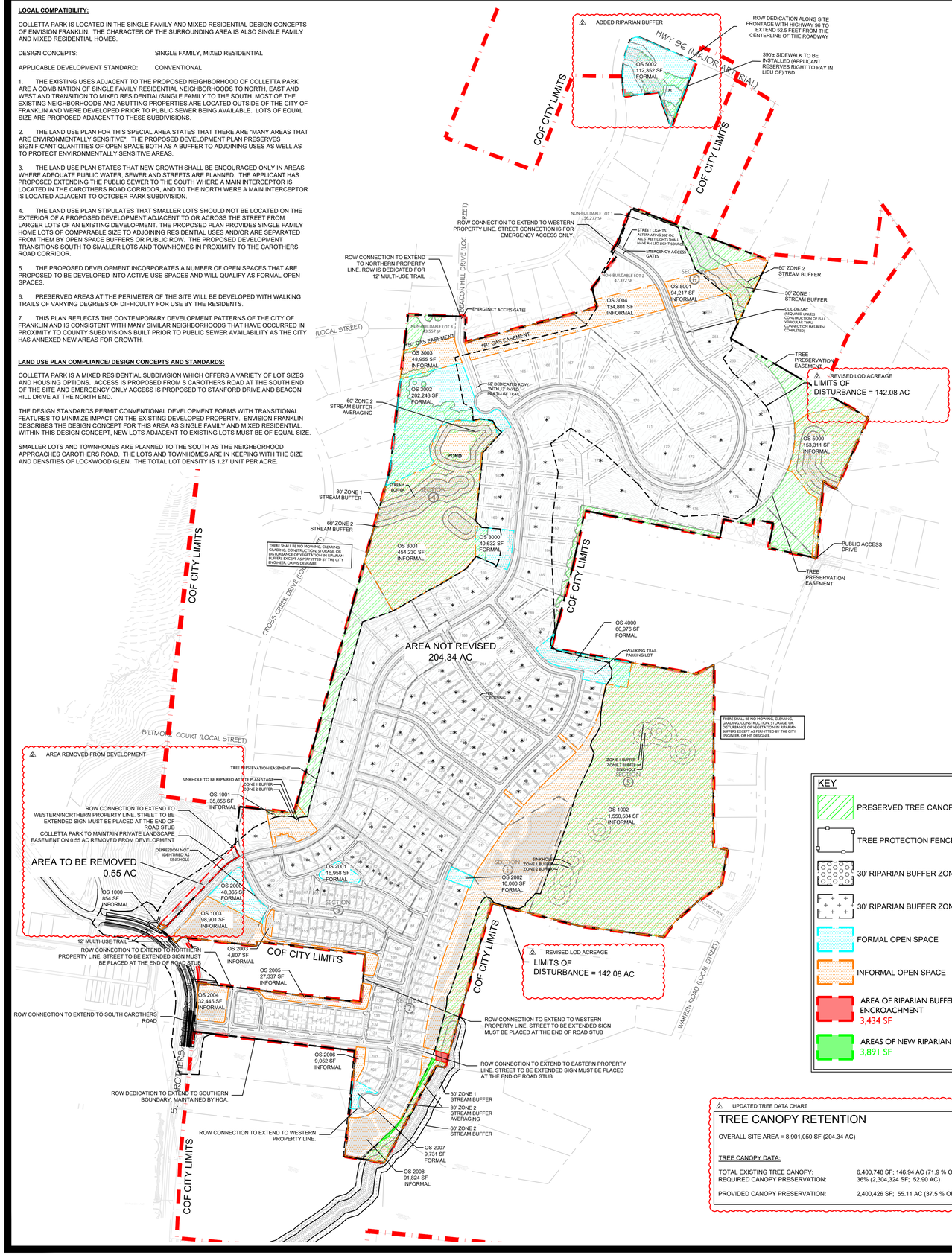
7. THIS PLAN REFLECTS THE CONTEMPORARY DEVELOPMENT PATTERNS OF THE CITY OF FRANKLIN AND IS CONSISTENT WITH MANY SIMILAR NEIGHBORHOODS THAT HAVE OCCURRED IN PROXIMITY TO COUNTY SUBDIVISIONS BUILT PRIOR TO PUBLIC SEWER AVAILABILITY AS THE CITY HAS ANNEXED NEW AREAS FOR GROWTH.

LAND USE PLAN COMPLIANCE/ DESIGN CONCEPTS AND STANDARDS:

COLLETTA PARK IS A MIXED RESIDENTIAL SUBDIVISION WHICH OFFERS A VARIETY OF LOT SIZES AND HOUSING OPTIONS. ACCESS IS PROPOSED FROM S CAROTHERS ROAD AT THE SOUTH END OF THE SITE AND EMERGENCY ONLY ACCESS IS PROPOSED TO STANFORD DRIVE AND BEACON HILL DRIVE AT THE NORTH END.

THE DESIGN STANDARDS PERMIT CONVENTIONAL DEVELOPMENT FORMS WITH TRANSITIONAL FEATURES TO MINIMIZE IMPACT ON THE EXISTING DEVELOPED PROPERTY. ENVISION FRANKLIN DESCRIBES THE DESIGN CONCEPT FOR THIS AREA AS SINGLE FAMILY AND MIXED RESIDENTIAL. WITHIN THIS DESIGN CONCEPT, NEW LOTS ADJACENT TO EXISTING LOTS MUST BE OF EQUAL SIZE.

SMALLER LOTS AND TOWNHOMES ARE PLANNED TO THE SOUTH AS THE NEIGHBORHOOD APPROACHES CAROTHERS ROAD. THE LOTS AND TOWNHOMES ARE IN KEEPING WITH THE SIZE AND DENSITIES OF LOCKWOOD GLEN. THE TOTAL LOT DENSITY IS 1.27 UNIT PER ACRE.



UPDATED TREE DATA CHART

TREE CANOPY RETENTION

OVERALL SITE AREA = 8,901,050 SF (204.34 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	6,400,748 SF; 146.94 AC (71.9 % OF SITE)
REQUIRED CANOPY PRESERVATION:	36% (2,304,324 SF; 52.90 AC)
PROVIDED CANOPY PRESERVATION:	2,400,426 SF; 55.11 AC (37.5 % OF EXISTING)

REQUESTED MODIFICATIONS OF STANDARDS COLLETTA PARK PUD SUBDIVISION

MOS 1

#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards

The applicant requests a Modification of Standards as it relates to the following item for the Seward Hall, Special Area 3: "new development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres." While this design criteria is appropriate for a portion of the proposed Colletta Park, it would not allow the development to appropriately transition to the high density development of the Carothers Parkway corridor. Approval of this MOS would allow the develop pattern in the proposed Colletta Park to transition between the two divergent, existing development patterns.

MOS 2

#2. Modification of Standards Request for Cul-de-sac length.
The applicant requests a Modification of Standards to permit a cul-de-sac longer than 500 feet and containing more than 20 lots in two locations. The first location is to the north with the roadway that ends at an emergency connection to Stanford Drive, and the second is located at the southern drive where future connection is planned to Carothers Road and to Simmons Ridge. Lots on the southern drive would require fire sprinklers if a second point of access is not made available prior to platting of the lots.

DESIGN MODIFICATION - CONNECTIVITY INDEX

Due to Williamson County's limitations on connectivity to Beacon Hill and Stanford Drive, existing development without access on the western boundary, and topographic constraints along Warren Road, the client requests a design modification for connectivity.

MODIFICATION OF STREET STANDARD

Applicant requests a right of way width of 50 feet. The new street standards require a 52' ROW. The street standards were updated during Colletta Park's design process. The proposed Colletta Park 50' street section has 1' of separation between the sidewalk and ROW line, as opposed to the newly required 52' street section, which has 2' of separation.

SPECIAL CONDITION

Colletta Park's northern connection to Stanford Drive is limited to emergency connection only. Colletta Park has a full access off of Carothers Road, and will participate in improving Carothers Road to a three-lane collector. Due to the limited roadway connections, the development will be restricted to a maximum of 138 platted lots prior to the development plan or preliminary plat approval of a second access to Carothers Road.

STATEMENT OF IMPACTS:

WATER:
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
259 X 350 GPD = 90,650 GPD

SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAYS CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE POTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.

REPURIFIED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C 4.0 OVERALL ROW AND ACCESS PLAN INCLUDING CONNECTIVITY ELEMENTS.

THE SITE IS LOCATED BETWEEN MAJOR ARTERIAL MURFREESBORO ROAD AND MINOR COLLECTOR S CAROTHERS ROAD. DAILY ACCESS TO COLLETTA PARK IS PROVIDED BY A DIRECT CONNECTION TO S CAROTHERS ROAD.

ACCESS FROM THE NORTH WILL BE RESTRICTED TO EMERGENCIES ONLY. EMERGENCY ACCESS ROUTES WILL CONNECT TO LOCAL ROADS STANFORD DRIVE AND BEACON HILL DRIVE. THE STANFORD DRIVE CONNECTION WILL BE A FULL 50' ROW AND ROAD CONNECTION, WITH AN EMERGENCY ACCESS GATE. THE BEACON HILL DRIVE CONNECTION WILL BE A 12' PAVED MULTI-USE TRAIL WITH A 50' ROW DEDICATION.

FUTURE ROAD CONNECTIONS ARE PROVIDED. A FULL TRAFFIC IMPACT STUDY PREPARED BY FISCHBACH TRAFFIC GROUP, LLC AND REVIEWED BY A THIRD PARTY, VOLKERT ENGINEERING, PROVIDES GREATER DETAIL OF THE OVERALL IMPACT OF THE DEVELOPMENT ON THE EXISTING ROAD NETWORK.

DRAINAGE FACILITIES:
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
259 HOMES X .45 STUDENTS = 117 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS:
A HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.

PARKLAND DEDICATION:
PARKLAND IMPACT FEES AND PARKLAND DEDICATION REQUIREMENTS ARE BASED ON THE MATHEMATICAL FORMULAS AND ALLOCATIONS SET FORTH IN THE CITY'S PARKLAND DEDICATION ORDINANCE: ORDINANCE 2016-25 AND FRANKLIN MUNICIPAL CODE § 25-405.

259 X $4,304 = $1,114,736

NOTE: AS ACCESS POINTS AND IMPACTS TO THE STREET NETWORK ARE DETERMINED, THE STATEMENT OF IMPACTS MAY NEED TO BE REVISED

UPDATED OPEN SPACE CHART

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE
1000	INFORMAL	GREEN BELT	854 SF (0.02 AC)
1001	INFORMAL	GREEN BELT	35,856 SF (0.82 AC)
1002	INFORMAL	GREEN BELT	1,550,534 SF (35.60 AC)
1003	INFORMAL	GREEN BELT	98,901 SF (2.27 AC)
2000	FORMAL	AMENITY	48,365 SF (1.11 AC)
2001	FORMAL	PARK	16,958 SF (0.39 AC)
2002	FORMAL	PARK	10,000 SF (0.23 AC)
2003	INFORMAL	GREEN BELT	4,807 SF (0.11 AC)
2004	INFORMAL	GREEN BELT	32,445 SF (0.75 AC)
2005	INFORMAL	GREEN BELT	27,337 SF (0.63 AC)
2006	INFORMAL	GREEN BELT	9,052 SF (0.21 AC)
2007	FORMAL	PARK	9,731 SF (0.22 AC)
2008	INFORMAL	GREEN BELT	91,824 SF (2.11 AC)
3000	FORMAL	PARK	40,632 SF (0.93 AC)
3001	INFORMAL	GREEN BELT	454,230 SF (10.43 AC)
3002	FORMAL	PARK	202,243 SF (4.64 AC)
3003	INFORMAL	GREEN BELT	48,955 SF (1.12 AC)
3004	INFORMAL	GREEN BELT	134,801 SF (3.09 AC)
4000	FORMAL	PARK	60,976 SF (1.40 AC)
5000	INFORMAL	GREEN BELT	153,311 SF (3.52 AC)
5001	INFORMAL	GREEN BELT	94,217 SF (2.16 AC)
5002	FORMAL	PARK	112,352 SF (2.58 AC)

NON-BUILDABLE LOTS:

KEY	AREA
1	156,277 SF (3.59 AC)
2	47,372 SF (1.09 AC)
3	43,557 SF (1.00 AC)

TOTAL NON-BUILDABLE LOT AREA: 5.68 AC

TOTAL FORMAL OPEN SPACE PROVIDED: 11.50 AC

TOTAL INFORMAL OPEN SPACE PROVIDED: 62.84 AC

TOTAL OPEN SPACE PROVIDED: 74.34 AC (36.37%)

UPDATED SITE DATA

SITE DATA

SUBDIVISION/DEVELOPMENT:	**COLLETTA PARK SUBDIVISION, PUD DEVELOPMENT PLAN - REVISION 2**
COF PROJECT NUMBER:	9067
TAX MAP & PARCELS:	079 MB 02800, 079 MB 02900, 089-04100, 089-05500, 089F-04300
ADDRESS	1101 RIDGEWAY DRIVE MURFREESBORO ROAD 4356 SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
POSTAL CODE:	37069
SITE ACREAGE/SF:	204.34 AC / 8,901,050 SF
REGULATIONS	
EXISTING ZONING:	PD (1.26 DUA)
PROPOSED ZONING:	PD (1.27 DUA)
OVERLAY ZONING:	N/A
BUILDING TYPES APPLIED:	HOUSE, TOWNHOUSE
SETBACKS:	
120' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	35'
SIDE YARD-	15'
SIDE STREET-	25'
REAR YARD-	35'
85' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	20'
SIDE YARD-	10'
SIDE STREET-	15'
REAR YARD-	20'
65' SINGLE-FAMILY FRONT-LOADED	
FRONT YARD-	20'
SIDE YARD-	5'
SIDE STREET-	15'
REAR YARD-	20'
46' SINGLE-FAMILY ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
41' SINGLE-FAMILY ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
TOWNHOMES ALLEY-LOADED	
FRONT YARD-	15'
SIDE YARD-	5'
SIDE STREET-	10'
REAR YARD-	5'
DWELLING UNIT COUNT, BY TYPE:	120' SINGLE-FAMILY: 53 85' SINGLE-FAMILY: 17 65' SINGLE-FAMILY: 105 46' SINGLE FAMILY: 8 41' SINGLE FAMILY: 49 TOWNHOMES: 27
TOTAL:	259
BUILDING HEIGHT:	2 STORIES
LANDSCAPE SURFACE RATIO:	0.40
MINIMUM LANDSCAPE SURFACE RATIO:	0.30
OPEN SPACE SF REQUIRED:	1,335,114 SF; 30.65 AC (15% OF SITE)
FORMAL OPEN SPACE SF REQUIRED:	453,895 SF; 10.42 AC (34% OF REQUIRED OPEN SPACE)
FORMAL OPEN SPACE SF PROPOSED:	501,257 SF; 11.50 AC (36% OF REQUIRED OPEN SPACE)
INFORMAL OPEN SPACE REQUIRED:	881,219 SF; 20.23 AC (66% OF REQUIRED OPEN SPACE)
INFORMAL OPEN SPACE AREA PROVIDED:	2,737,124 SF; 62.84 (205% OF REQUIRED OPEN SPACE)
TREE PRESERVATION REQUIRED:	52.90 AC (36% OF EXISTING)
TREE PRESERVATION PROPOSED:	55.11 AC (37.5% OF EXISTING)
PARKING REQUIRED:	
SINGLE-FAMILY RESIDENTIAL:	464 (2 PER UNIT)
TOWNHOMES:	81 (3 PER 3 BEDROOM)
TOTAL:	545
PARKING PROVIDED:	635
HISTORICAL RESOURCE TREATMENT:	NA
OVERALL DENSITY:	1.26 UNITS/AC
NET DENSITY (MINUS ROW):	1.42 UNITS/AC
NET DENSITY (MINUS ROW AND STREAM BUFFERS):	1.48 UNITS/AC
NONRESIDENTIAL SQUARE FOOTAGE:	NA
TOTAL ACREAGE BY USE, ENTIRE SITE:	101.49 AC RESIDENTIAL 74.78 AC OPEN SPACE 5.68 AC NON-BUILDABLE LOTS 22.94 AC RIGHT-OF-WAY
TOTAL ACREAGE BY USE, PER SECTION:	SECTION 1 16.53 AC RESIDENTIAL (36 UNITS) 8.35 AC OPEN SPACE SECTION 2 19.62 AC RESIDENTIAL (119 UNITS) 8.82 AC OPEN SPACE SECTION 3 32.05 AC RESIDENTIAL (33 UNITS) 18.71 AC OPEN SPACE SECTION 4 16.70 AC RESIDENTIAL (59 UNITS) 29.16 AC OPEN SPACE SECTION 5 16.59 AC RESIDENTIAL (12 UNITS) 9.74 AC OPEN SPACE

OPEN SPACE REQUIREMENT CHART:
MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE AREA: 204.34 AC
OPEN SPACE ACREAGE REQUIRED: 30.65 AC
FORMAL OPEN SPACE REQUIRED: 34% (10.42 AC)
INFORMAL OPEN SPACE REQUIRED: 66% (20.23 AC)

N
0 300 600 900

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

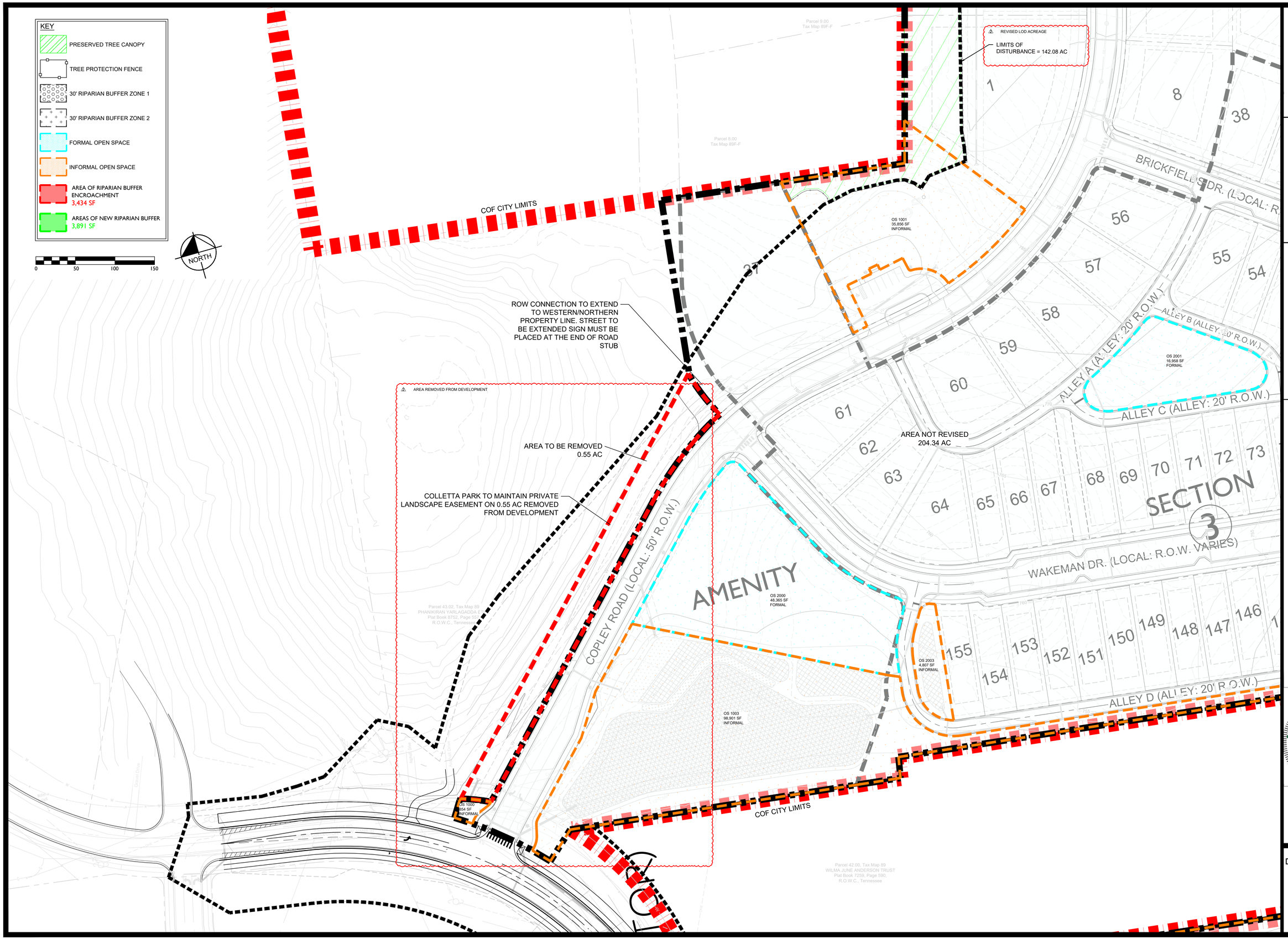
STATE OF TENNESSEE DEPARTMENT OF AGRICULTURE REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1419 CHRISTOPHER M. GAMBLE

COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN - REVISION 2

Franklin, Williamson County, Tennessee

Revision Date
1 JUNE 19, 2025
2 APRIL 2, 2026

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF# 9067



GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN - REVISION 2

Franklin, Williamson County, Tennessee

MATTHEW S. HOFF
AGRICULTURE
COMMERCE
TENNESSEE NO. 1412
LANDSCAPE ARCHITECT
1/10/26

Revision Date

1. JUNE 19, 2025
2. APRIL 2, 2026

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.1

COF# 9067

File #: 26-0364

DATE: 5/12/2026

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Resolution 2026-24, A Resolution Approving A Revised Development Plan For Ovation PUD Subdivision With 15 Modifications Of Development Standards (Building Type, On-Street Parking, Loading Zones, And Signs), For The Property Located At The Southeast Corner Of East McEwen Drive And Carothers Parkway. Establishing A Public Hearing On June 9, 2026
FMPC 4/23/26, 7-0 (MOS 1: 6-1, MOS 2: 7-0 with conditions, MOS 3: 7-0, MOS 4: 7-0, MOS 5: 7-0, MOS 6: 7-0, MOS 7: 5-2 with conditions, MOS 8: 7-0, MOS 9: 7-0, MOS 10: 7-0, MOS 11: 7-0, MOS 12: 6-1, MOS 13: 7-0, MOS 14: 7-0, MOS 15: 7-0)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 9071
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Alex Chambers, Highwoods Realty LP

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a development plan revision for Ovation PUD Subdivision to request an additional 15 modifications of standards and to update their vesting to current standards. The vesting update does not change the plan in any way it just allows some additional signs by right. This revision does not propose any changes in density or entitlements from Revision 2. Revision 2 entitled the Development Plan for 1525 multifamily dwelling units, 69 townhouse dwelling units, 1,655,000 square feet of nonresidential space, and 350 hotel keys for a site that is composed of 103.93 acres. For reference, Revision 3 was a layout revision to improve roadway design and building placement that was approved at the January 2026 FMPC meeting. With this revision, Revision 4, there are no major layout changes, and the only changes to the plan are those as a result of the modifications of standards requested.

MODIFICATION OF STANDARDS:
There are 15 additional modification of standard requests for this plan to add to the 8 approved with Revision 2.

MOS #1: Request to allow angled parking along internal, private streets.
Chapter 9.2.4. B states that, "Other streets may have parallel parking per the Transportation and Street Technical Standards", and the proposed alternative is angled parking along internal, private streets. The intent of the Zoning Ordinance is to limit the amount of parking in front of buildings, accentuating pedestrian-friendly and activated streetscapes. Angled parking creates the feeling of a parking lot in front of buildings. Unlike parallel parking spaces, angled parking requires additional pavement to accommodate both the parking space and movement in and out of the space. Angled parking also creates an unsafe environment for patrons wanting to access their trunk while their car is parked, placing the patron within the drive lane of the street. In addition, the proposed configuration does not meet the City's engineering standards, raising additional concerns related to safety, maneuverability, and operational consistency with the street network. At the Joint Conceptual Workshop, it was mentioned by some elected/appointed officials that angled parking could be supported as a parking option when the street traffic volume was low. The location proposed for this angled parking is along the major thoroughfare of the development, within the heart of the activated commercial and entertainment core of the development. For all these reasons, staff feels that standard parallel parking or other compliant configurations should be utilized. **Staff recommends disapproval of MOS #1.**

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

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

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

MOS #5: Request to permit irregular shaped signage.

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

MOS #6: Request to permit Neon and LED internal illumination when the sign has three-dimensional depth and is used within a channel or used to reinforce the design of the sign as letters, numbers, logos, and accent lines.
Chapter 15.1.6 states, "Exposed neon and LED that is visible are prohibited and shall not be incorporated into the design of a principal building or accessory structure." This standard will apply to the following sign types: band signs, development entry signs, monument signs, vertical blade signs, and wall signs." **Staff recommends approval of MOS #6. (Supported by recent approvals by BOMA of similar requests).**

MOS #7: Request to permit LED electronic message center signs.
The applicant has requested a total of 15 pedestrian-scale interactive displays to provide way finding or advertising. These signs will be a maximum square footage of 50 total square feet per sign with a maximum of two sides and a maximum height of ten feet. These signs are to be located on internal drives only and located within the frontage of commercial/mixed-use building types or within formal open space out of view of Carothers Parkway, McEwen Drive, and Ovation Parkway. Chapter 15.1.10O states, "The following signs are prohibited: O. LED electronic message center signs." The applicant's request for 15 of these prohibited signs and, because of their prohibition, staff has no standards for the size of the sign. With a dimension capped at 10 feet in height, and the maximum allowance for 50 square feet, the MOS essentially permits a 10-foot-tall by 5-foot wide sign, or the standard width of a sidewalk. The size and quantity proposed by the applicant is too substantial for staff to support. **Staff recommends disapproval of MOS #7.**
At the FMPC Meeting, the applicant provided an alternative proposal that was supported by the FMPC. The FMPC recommended approval with the following changes to the request:
The applicant has requested a total of **12** pedestrian-scale interactive displays to provide way finding or advertising. These signs will be a maximum square footage of 50 total square feet per sign with a maximum of two sides and a maximum height of **eight** feet. These signs are to be located on internal drives only and located within the frontage of commercial/mixed-use building types or within formal open space out of view of Carothers Parkway, McEwen Drive, and Ovation Parkway.

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

MOS #9: Request to permit band signs above the entrance to a paseo/alleyway.
Chapter 15.4 states that band signs are permitted at a, "Maximum of one per main entrance per retail storefront/ tenant space of the ground floor, if no wall sign is present on the building and that the sign area is a maximum of 1.5 square feet per linear foot of retail storefront/tenant space facade." The applicant is requesting to add language to allow for band signs to be located above the entrance of a paseo/alleyway with the existing sign area requirements (for band signs) which staff can support.
Staff recommends approval of MOS #9.

MOS #10: Request to allow a canopy sign to project above the canopy roofline and allow for internal illumination.

Chapter 15.5 states that canopy signs "shall be placed on the front face of the canopy and outside of the HPO, the sign may be placed above the canopy when channel cut letters are used and that lighting should be external illumination only." The applicant is requesting to add language to allow canopy signage to be located above the canopy roofline and allow for both external and internal illumination when not visible from McEwen Drive or Carothers Parkway and the canopy is located at the ground floor entrance. **Staff recommends approval of MOS #10 (based on the approval by BOMA of similar MOS requests).**

MOS #11: Request to Allow a directory signs on the building façade or freestanding, adjacent to the primary entrances to the building with a maximum of ten square feet per building façade (in addition to other permitted signage on the building) and with exterior or interior illumination.

Chapter 15.8 states that a directory sign is defined as a "small sign that is flat against the building facade and mounted or applied directly to the building and has a sign area of a maximum of 4.5 square feet per building facade (in addition to the other permitted signage on the building) and that allows for external illumination only." While the request deviates from what is allowed within the zoning ordinance, it is similar to requests made with other plans that were approved and supported by BOMA. **Staff recommends approval of MOS #11 (based on the approval by BOMA of similar MOS requests).**

MOS #12: Request to permit external and internal illumination for Small Hanging and Projecting Signs.

Chapter 15.12 states for Small Hanging and Projecting signs that lighting should be, "External illumination only". **Staff recommends disapproval of MOS #12. This type of request has not been approved or requested anywhere else, so there is no precedent for this request. Small Hanging and Projecting Signs are meant to be on a pedestrian scale and aimed at the pedestrian realm and internal illumination does not aid in achieving this intent.**

MOS #13: Request to allow a maximum of one vertical blade sign per commercial / mixed-use building where residential is on upper floors over commercial, a maximum of one per multifamily building, and a maximum of one per parking structure. Vertical blade signs shall not project below the window header of the first floor and shall not project above the parapet of the building façade. Vertical blade signs shall be a maximum of 4 ft from the building façade inclusive of bracket depth.

Chapter 15.14 states that vertical blade signs are permitted at a "maximum of one per building frontage on a street intersection and may be used only if no other hanging sign exists on the ground floor retail storefront/tenant space below. The sign area of vertical blade signs is a maximum of 30 square feet or one square foot per linear foot of building facade, whichever is less. Vertical blade signs must be placed at the corner of the building or at the change in mass near the corner of the building, shall not project below the window header of the first floor, shall not project above the cornice of a two-story building or above the window sills of the third story of a building with more than two stories. Vertical blade signs shall project from the building facade at a 90-degree angle or at a 45-degree angle when placed at a corner of a building at a maximum of 3.5 feet from the building facade with the brackets connecting the sign to the building facade being a minimum depth of one foot and a maximum of 1.5 feet." The updates to the language within the zoning ordinance requested by the applicant are not overly concerning to staff. **Staff recommends approval of MOS #13.**

MOS #14: Request to permit Painted Wall Signs and add language to the quantity, placement, and materials.

Chapter 15.15 states that wall signs are permitted at a "maximum of one per building facade only if no band sign exists on the building and the materials allowed are brick, stone, wood, metal, or a composite material that has the same properties." The applicant is proposing language to allow for **painted** wall signs. **Staff recommends approval of MOS #14, based on positive feedback from the JCW regarding painted signs with an MOS request.**

MOS #15: Request to permit 20 percent coverage on window signs and the materials to include white, frosted, or gold leaf vinyl.

Chapter 15.16 states that window signs are permitted to be a "maximum of 15 percent of an individual window area but shall not exceed 5 window signs. In cases where windows are grouped, the sign area shall not exceed 15 percent of the window grouping area and the allowable materials include metal, wood, or easily removable paint, paper, cloth, or other like material, or neon tubing as permitted within the lighting section of the zoning ordinance." Staff is not overly concerned with the language updates requested by the applicant. **Staff recommends approval of MOS #15.**

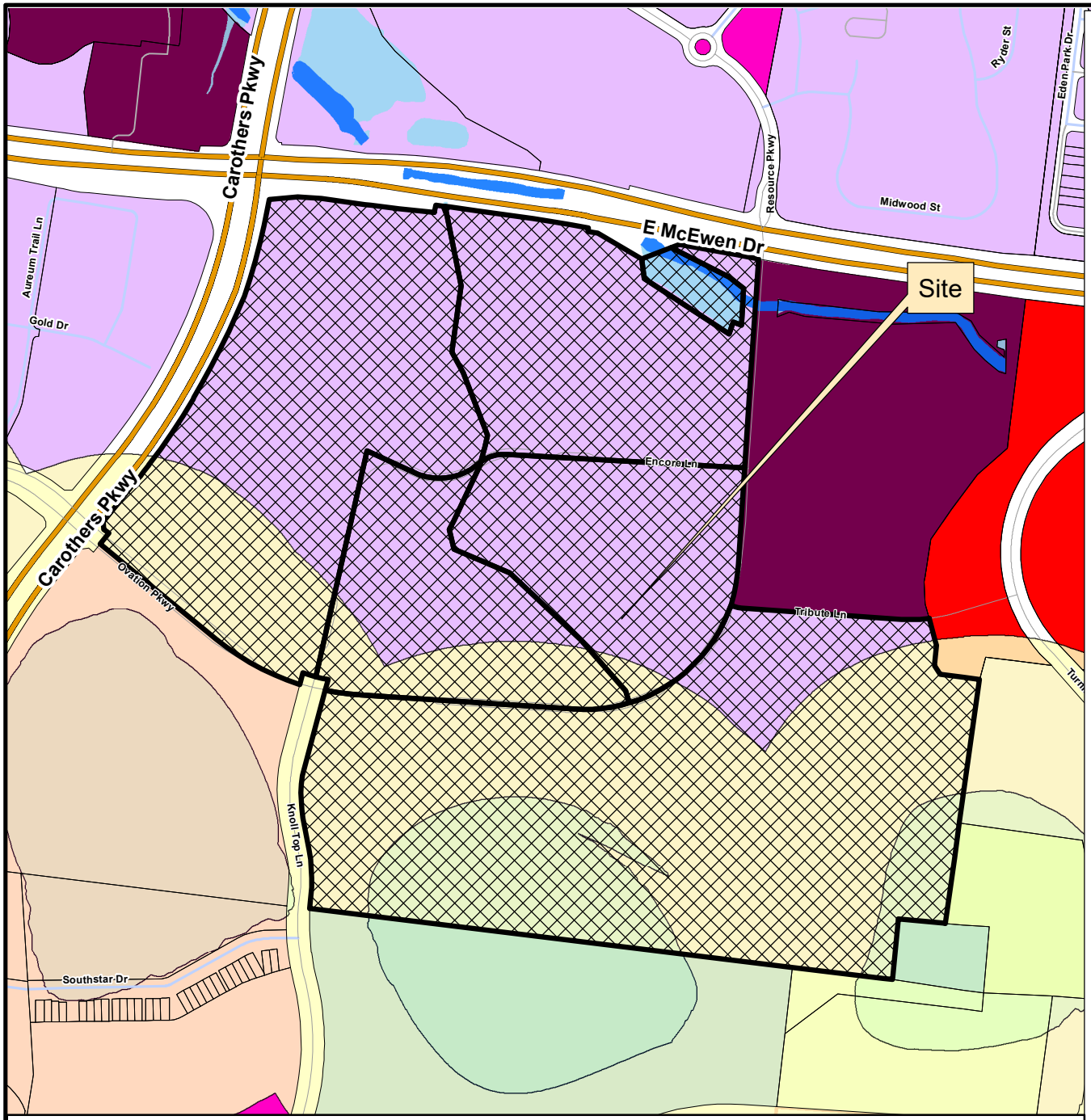
PROCEDURAL REQUIREMENTS:
1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online plan review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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Resolution 2026-24, with conditions, and recommends approval of all requested modifications of standards.
Staff recommends that the Board of Mayor Alderman approve Resolution 2026-24, with conditions.



OVATION PUD SUBDIVISION, REVISION 4
RESOLUTION 2026-24

Project Information
Zoning: PD (15.34 DUA; 1,655,000 SF; 350 Keys)
Overlays: FWO, FFO, HHO, 500' Buffer of Hillside
Site Acreage: 103.93 acres
Additional Proposed Dwelling Units: None
Additional Proposed Nonresidential Square Footage: None

Legend

- Ovation PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- Floodway Fringe Overlay
- Floodway Overlay
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
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HISTORIC FRANKLIN TENNESSEE

RESOLUTION 2026-24

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR OVATION PUD SUBDIVISION WITH 15 ADDITIONAL MODIFICATIONS OF DEVELOPMENT STANDARDS (BUILDING TYPE, ON-STREET PARKING, LOADING ZONES, AND SIGNS), FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF EAST MCEWEN DRIVE AND CAROTHERS PARKWAY.

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 in Resolution 2025-52, 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 20.19.4.

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
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
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	3
Vested Development Plan Approval	Resolution No. 2025-52 Date of approval: September 9, 2025, 6-1
Approved Modification of Development Standards	MOS 1: Maximum block length of 3,600 LF for the block encompassing the Wetland Park and stormwater management area.

	MOS 2: Permit flat roofs with parapets for townhouse building type. MOS 3: Allow retail storefronts to not have transom windows and allow retail storefronts to not have knee walls on Commercial/Mixed-Use Building Type. MOS 4: Permit up to three of the following: brick, natural stone, cultured stone or pre-cast concrete. MOS 5: Permit up to three of the following: brick, natural stone, cultured stone smooth wood siding, fiber cement siding, or pre-cast concrete. MOS 6: 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. MOS 7: Permit the maximum retaining wall height to be 22 feet for one retaining wall on the site located behind building J. MOS 8: Permit parking structures parallel to both Carothers Parkway and McEwen Drive Right of Ways with the following conditions: 1. Architectural detailing to be similar size and rhythm as the primary structure. 2. Building to include a base, middle and cap.

	3. 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. 4. Pedestrian access entry facing the arterial road. 5. Foundation landscape planting along the base of the parking structure.
Development Plan Revision Number	4

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: **Parallel Parking** Approved: _____ Denied: _____	Chapter 9.2.4B: Other streets may have parallel parking per the Transportation and Street Technical Standards. **Request** to allow angled on-street parking. *Staff recommended disapproval.*

MOS 2: **Loading Zones** Approved: _____ Denied: _____	Section 10.6.3B: An on-site loading area shall be: 1. Located to the rear of the building adjacent to the loading doors; and 2. Arranged to have safe and convenient access to a street, but in no case shall the loading area extend into the required drive aisle of a parking area. **Request** to allow loading zone in the front of "Building C" as labeled on the development plan. *Staff recommended approval, with conditions.*
MOS 3: **Multifamily Building Type** Approved: _____ Denied: _____	Section 6.8: The front façade shall face the public street, private street, or internal drive, in that priority order. The front façade shall parallel the frontage. **Request** to add the following language for the Multifamily Building type: ",except where the building pulls back from being parallel to the street to allow for activated and usable open space that is well connected to the pedestrian network." *Staff recommended approval.*
MOS 4: **Commercial/Mixed-Use Building Type** Approved: _____ Denied: _____	Section 6.9: The front façade shall face the public street, private street, or internal drive, in that priority order. The front façade shall parallel the frontage. **Request** to add the following language for the Commercial/Mixed-Use Building Type: "except where the building pulls back from being parallel to the street to allow for activated and usable open space that is well connected to the pedestrian network." *Staff recommended approval.*
MOS 5: **Proportion and Shape - Signs** Approved: _____ Denied: _____	Section 15.1.3: Signs shall not be irregularly shaped, except for small hanging/projecting signs. **Request** to permit irregular shaped signage; Band signs, canopy signs,

	development entry signs, monument signs, small hanging/projecting signs, vertical blade signs, and wall signs. *Staff recommended approval.*
MOS 6: **Internal Illumination - Signs** Approved: _____ Denied: _____	Section 15.1.6.E: Exposed neon and LED that is visible are prohibited and shall not be incorporated into the design of a principal building or accessory structure. Window signs may have neon as per Section 15.16, Window Sign. **Request** to permit neon and LED internal illumination when the sign has three-dimensional depth and is used within a channel or used to reinforce the design of the sign as letters, numbers, logos, and accent lines for Band Signs, Development Entry Signs, Monument Signs, Vertical Blade Signs and Wall signs. *Staff recommended approval.*
MOS 7: **Prohibited Signs** Approved: _____ Denied: _____	Section 15.1.10O: Prohibited Signs - LED electronic message center signs. **Request** to permit 15 pedestrian scale interactive displays to provide wayfinding or advertising. Maximum square footage of 50 total square feet per sign with a maximum of two sides. Maximum height of ten feet. Signs to be located on internal drives only and located within the frontage of commercial / mixed use building types or within formal open space out of view of Carothers Parkway, McEwen Drive, and Ovation Parkway. *Staff recommended disapproval.*
MOS 8: **Prohibited Signs** Approved: _____ Denied: _____	Section 15.1.10P: Prohibited Signs – LED display screens. **Request** to permit a large format digital display screen mounted to the façade of a building for on-site advertising and events. Sign to be located on the ground floor of a commercial / mixed use building out of view from Carothers Parkway, McEwen

	Drive, and Ovation Parkway. Maximum square footage of 400 square feet. *Staff recommended disapproval.*
MOS 9: **Band Signs** Approved: _____ Denied: _____	Section 15.4: Quantity: Maximum of one per main entrance per retail storefront/ tenant space of the ground floor, if no wall sign is present on the building. Buildings five stories or more may have band signs as described above, in addition to permitted wall signs. Applied to the ground floor façade and does not project above the roof line. Placement: Vertically aligned with the center of an architectural element such as a retail storefront/tenant space window or entrance or centered over the overall space occupied by the business. **Request** to add the following language: Quantity: In addition to the placement above, a band sign may be located at the entry points to a paseo or alleyway where the band sign spans across the gap mounting to both buildings or on either side of the entrance. Placement: When the band sign is located at the entry of a paseo/alleyway, the band sign has a maximum of 1.5 square feet per linear foot of opening between each side of the paseo/ alleyway. *Staff recommended approval.*
MOS 10: **Canopy Signs** Approved: _____ Denied: _____	Section 15.5: Placement - Shall not project below the canopy or be located above the building roof line **Request** to allow canopy signage to be located above the canopy roof line and internal illumination is permitted when not visible from McEwen Drive or Carothers Parkway and the canopy is located at the ground floor entrance. *Staff recommended approval.*

MOS 11: **Directory Signs** Approved: _____ Denied: _____	Section 15.8: Description and Area - A small sign that is flat against the building facade and mounted or applied directly to the building. Maximum of 4.5 square feet per building facade, in addition to the other permitted signage on the building. **Request** to permit Directory Signs on the building façade or free standing adjacent to the primary entrances to the building with a maximum of ten square feet per building façade and with exterior or interior illumination. *Staff recommended approval.*
MOS 12: **Small Hanging and Projecting Signs** Approved: _____ Denied: _____	Section 15.12: Lighting – External illumination only, subject to Subsection 15.1.5, External Illumination. **Request** to permit external and internal illumination for Small Hanging and Projecting Signs. *Staff recommended disapproval.*
MOS 13: **Vertical Blade Sign** Approved: _____ Denied: _____	Section 15.14: Description and Projection – A vertically-oriented sign that projects from a commercial/mixed-use building that is two or more stories and fronts a street intersection. Maximum of 3.5 feet from the building facade, inclusive of bracket depth. Brackets connecting the sign to the building facade shall be a minimum depth of one foot and maximum of 1.5 feet. **Request** to add/remove the following language: Quantity: ~~Maximum of one per building frontage on a street intersection and may be used only if no other hanging sign exists on the ground floor retail storefront / tenant space below/~~ **A Maximum of one per commercial / mixed use building frontage where residential is on upper floors over commercial, a maximum of one per multifamily building, and a maximum of one per parking structure.**

	Placement: ~~At the corner of the building or at the change in mass near the corner of the building.~~ Shall not project below the window header of the first floor. ~~Shall not project above the cornice of a two-story building or above the window sills of the third story of a building with more than two stories.~~ **,and shall not project above the parapet of the building façade.** Projection: Projects from the building façade at a 90-degree angle or at a 45-degree angle when placed at a corner of a building. ~~Maximum of 3.5 feet from the building façade,~~ **Maximum of 4 ft from the building façade inclusive of bracket depth**, brackets connecting the sign to the building façade shall be a minimum depth of one foot and a maximum of 1.5 feet. *Staff recommended approval.*
MOS 14: **Wall Signs** Approved: _____ Denied: _____	Section 15.15: Quantity - Maximum of one per building facade only if no band sign exists on the building. Buildings five stories or more may have wall signs as described above, in addition to permitted band signs. **Request** to permit one additional painted wall sign per multi-tenant building facade. Materials: Painted graphics or signage on tenant storefronts or facades including branded murals, and direction wayfinding is permitted. *Staff recommended approval.*
MOS 15: **Window Signs** Approved: _____ Denied: _____	Section 15.16: Sign Area: Maximum of 15 percent of an individual window area, but shall not exceed 5 window signs. In cases where windows are grouped, the sign area shall not exceed 15 percent of the window grouping area. Material: Metal, wood, or easily removable paint, paper, cloth, or other like material, or neon tubing as permitted below.

	Lighting: Retail businesses may have one interior neon sign, by permit only, and shall comply with all other standards in this Section. The computation for the sign area shall include the outermost limits of any neon tubing. All other illumination is prohibited **Request** to permit 20 percent coverage on Window Signs and allow white, frosted, or gold leaf vinyl. *Staff recommended approval.*

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

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

ATTEST:

By: _____
Cayce Anderson
City Recorder

CITY OF FRANKLIN, TN:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

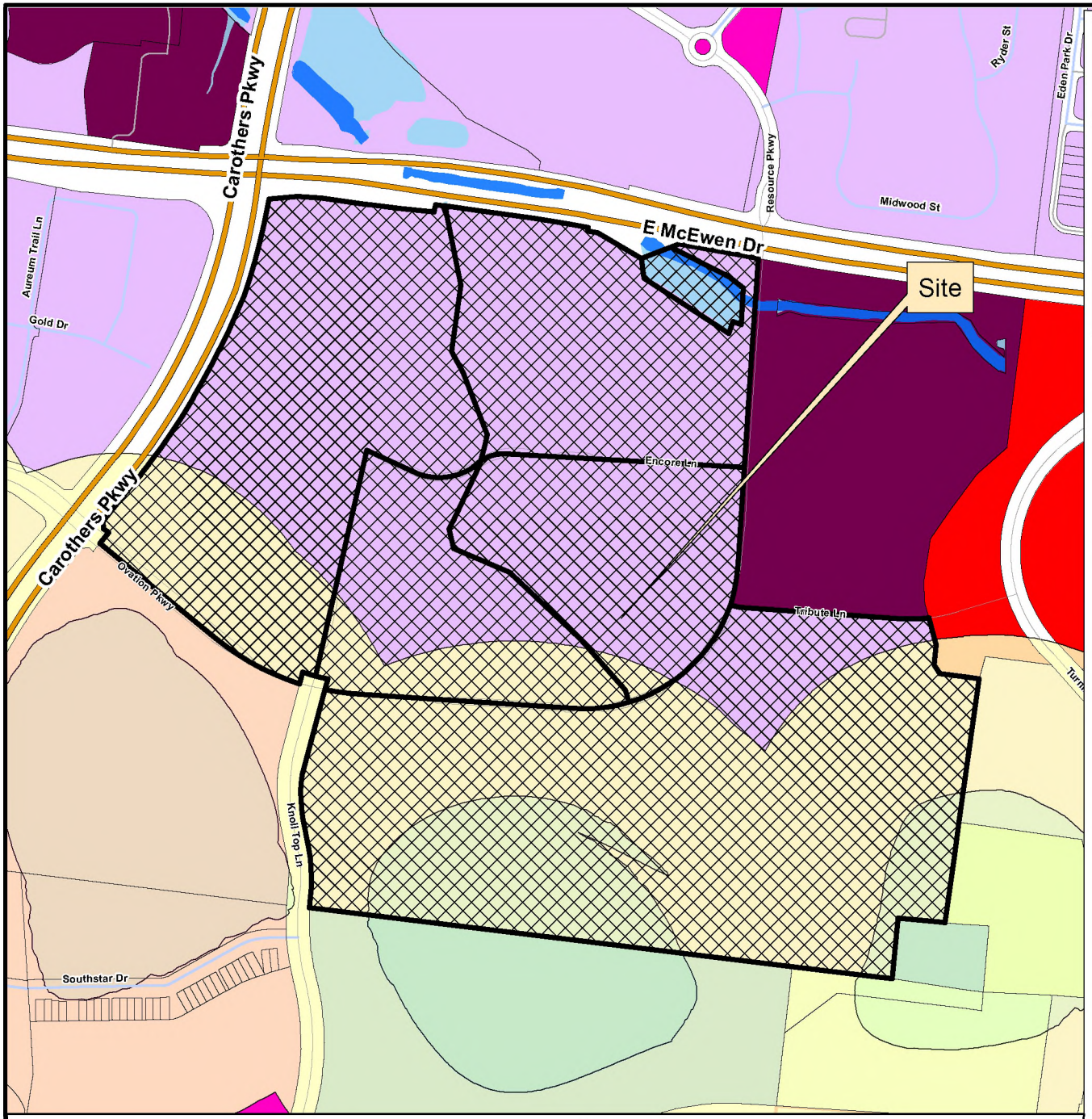
PREAPPLICATION CONFERENCE: March 3, 2026

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: March 26, 2026

NEIGHBORHOOD MEETING: March 3, 2026

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____



OVATION PUD SUBDIVISION, REVISION 4
RESOLUTION 2026-24

Project Information

Zoning: PD (15.34 DUA; 1,655,000 SF; 350 Keys)
Overlays: FWO, FFO, HHO, 500' Buffer of Hillside
Site Acreage: 103.93 acres
Additional Proposed Dwelling Units: None
Additional Proposed Nonresidential Square Footage: None

Legend

- Ovation PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- Floodway Fringe Overlay
- Floodway Overlay
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
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- R6 Residential 6 District
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- OR Office Residential District
- CI Civic Institutional District
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- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
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- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
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- LI Light Industrial District
- HI Heavy Industrial District

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HISTORIC FRANKLIN TENNESSEE

OVATION PUD SUBDIVISION

DEVELOPMENT PLAN REVISION 4 - PD(15.34 DUA; 1,655,000 SF; 350 KEYS)

Franklin, Williamson County, Tennessee

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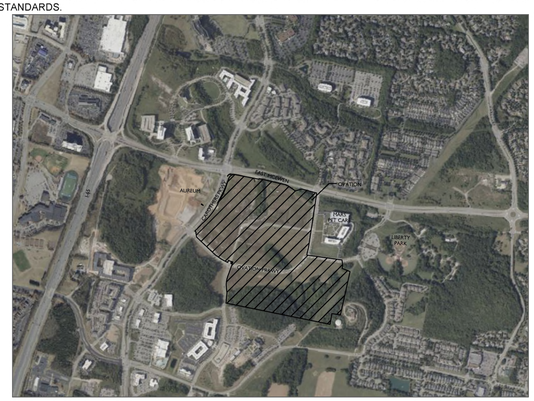
VESTING STANDARDS

ZONING ORDINANCE:	JANUARY 13, 2026
SUBDIVISION REGULATIONS:	JANUARY 1, 2026
TRANSPORTATION AND STREET TECHNICAL STANDARDS:	JULY 1, 2025
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

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.

APPROVED 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 without transom windows and 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.
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.
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.

No MOS requested for Development Plan Rev. 3

ROAD IMPACT FEES
THE OVATION PUD WAS ENTITLED IN 2014 AND IS GRAND-FATHERED IN PURSUANT TO ORDINANCE 2023-41

REQUESTED MOS DEVELOPMENT PLAN REV. 4

MOS 1 - Section 9.2.4B: To allow angled on-street parking.
MOS 2 - Section 10.6.3B: To allow loading zone in the front of Building C.
MOS 3 - Section 6.8: Multi-family building: To allow a front facade to pull back from a parallel presentation to allow for activated and usable open space that is well connected to the pedestrian network.
MOS 4 - Section 6.9: Commerical/Mixed Use Building: To allow a front facade to pull back from a parallel presentation to allow for activated and usable open space that is well connected to the pedestrian network.
MOS 5 - Section 15.1.3: To permit irregular shaped signage Band Signs, Canopy Signs, Development Entry Signs, Monument Signs, Small Hanging/ Projecting Signs, Vertical Blade Signs, and Wall Signs.
MOS 6 - Section 15.1.6E: To permit Neon and LED internal illumination when the sign has three dimensional depth and is used within a channel or used to reinforce the design of the sign as letters, numbers, logos, and accent lines for Band Signs, Development Entry Signs, Monument Signs, Vertical Blade Signs and Wall signs.
MOS 7 - Section 15.1.10O: To permit up to fifteen (15) pedestrian scale interactive displays to provide wayfinding or advertising.
MOS 8 - Section 15.1.10P: To permit a large format digital display screen mounted to the façade of a building for on-site advertising and events.
MOS 9 - Section 15.4: To permit Band Signs above the entrance to a paseo/alleyway
MOS 10 - Section 15.5: To permit Canopy Signs to be located above the canopy roof line, and to permit internal illumination when located on an internal drive.
MOS 11 - Section 15.8: To permit Directory Signs on the building façade or free standing adjacent to the primary entrances to the building with a maximum of ten square feet per building façade and with exterior or interior illumination.
MOS 12 - Section 15.12: To permit external and internal illumination for Small Hanging and Projecting Signs.
MOS 13 - Section 15.14: To permit a Vertical Blade Sign for residential uses above commercial in a mixed-use building where a commercial use may have a hanging sign at the first floor level, and to permit the sign to be no taller than the parapet of the building with a maximum extension of four feet from the building.
MOS 14 - Section 15.15: To permit one additional wall sign per multi-tenant building facade.
MOS 15 - Section 15.16: To permit 20 percent coverage on Window Signs.

SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 4

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	103.93 AC
EXISTING ZONING:	PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS)
	RC12
PROPOSED ZONING:	NO CHANGE
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
PROVIDED LSA: 7.60 AC

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: 5%
OPEN SPACE SF REQUIRED: NONE
NATURAL AREA OPEN SPACE REQUIRED: 10.45 AC (10%)
OPEN SPACE PROVIDED: 5.59 AC
NATURAL OPEN SPACE PROVIDED: 27.75 AC

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.

DEV PLAN REVISION SUMMARY

DEVELOPMENT PLAN REVISION 2 (COF#8849) UPDATED MASTER PLAN, SITE AREA, AND DEVELOPMENT ENTITLEMENTS. THIS DEVELOPMENT PLAN REVISION ALSO INCLUDED MULTIPLE MODIFICATION OF STANDARDS.

DEVELOPMENT PLAN REVISION 3 (COF #9000) UPDATED ROADWAY AND BUILDING PLACEMENT. NO ENTITLEMENT CHANGES OR MODIFICATION OF STANDARDS WERE REQUESTED.

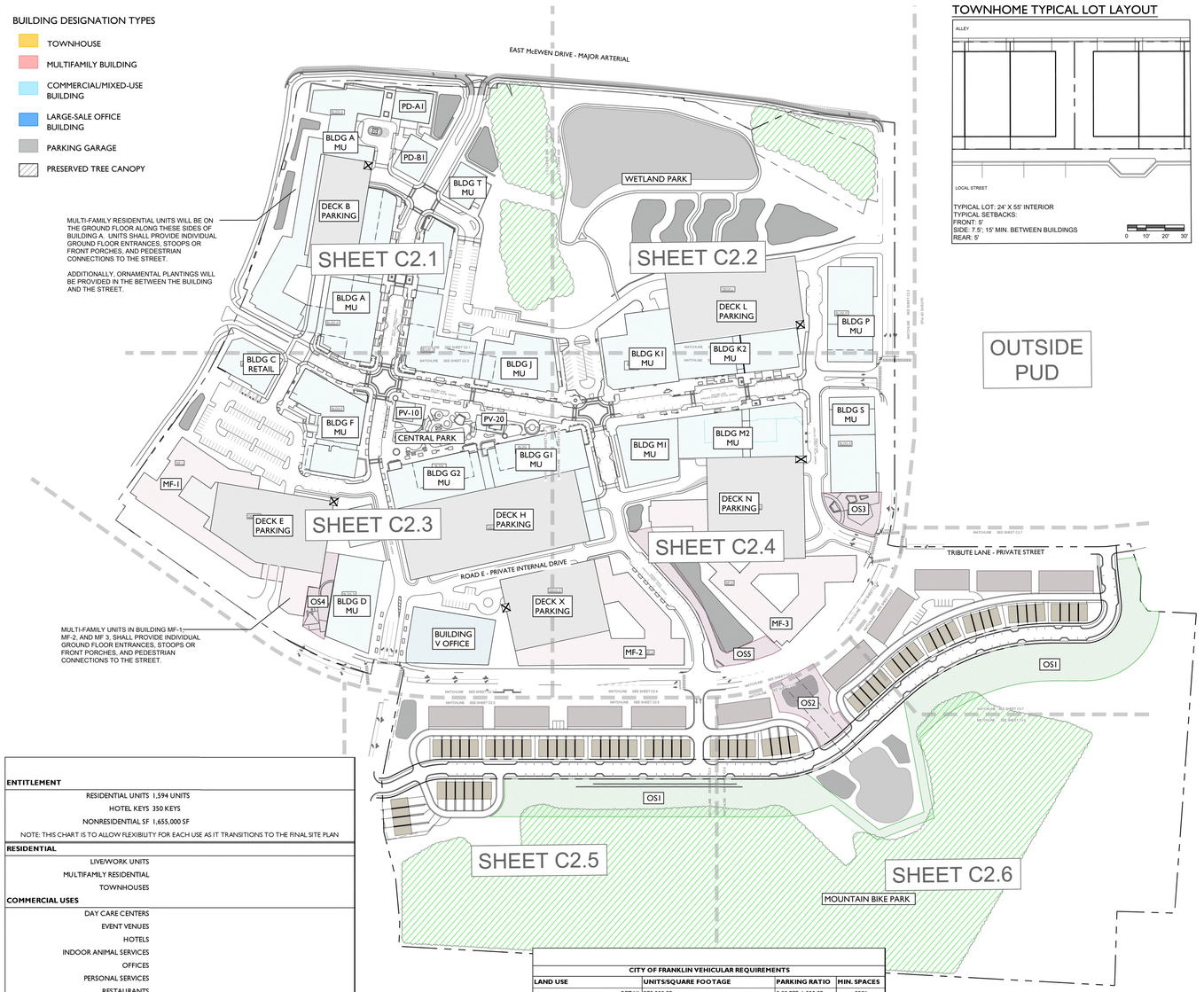
DEVELOPMENT PLAN REVISION 4 (COF#9071) UPDATED BUILDING PLACEMENT. REVISION INCLUDES MODIFICATION OF STANDARDS REQUEST FOR ON-STREET PARKING, BUILDING RELATIONSHIP TO FRONTAGE, AND SIGNAGE. NO ENTITLEMENT CHANGES REQUESTED.

PRE-APP SUBMITTAL: FEBRUARY 23, 2026
INITIAL SUBMITTAL: MARCH 09, 2026
RESUBMITTAL: APRIL 02, 2026

COF # 9071

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

EXISTING PUD DEVELOPMENT PLAN - FOR REFERENCE ONLY - NOT TO SCALE



TOWNHOME TYPICAL LOT LAYOUT

SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3	
COF PROJECT NUMBER:	xxxx
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EXISTING ZONING:	PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS)
	RC12
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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
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FRONT: 10'
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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
PROVIDED LSA:	7.60 AC
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:	5%
OPEN SPACE SF REQUIRED:	NONE
NATURAL AREA SF REQUIRED:	5.31 AC
OPEN SPACE PROVIDED:	5.59 AC

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.

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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	0.30 ACRES
OS4	POCKET PARK	0.25 ACRES
OS5	POCKET PARK	0.47 ACRES

TOTAL PROVIDED: 5.59 AC

PARKLAND INFORMATION

1594 U'S X $5,268 = $8,397,19225% 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.

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	273,000 SF	3.33 PER 1,000 SF	909*
RETAURANT	147,000 SF	10 PER 1,000 SF	1,801*
	INCLUDES INDOOR AND OUTDOOR SEATING		
OFFICE	1,225,000 SF	3 PER 1,000 SF	3,675*
HOTEL	350 KEYS	1 PER KEY + 1 PER EMPLOYEE	403*
COMMERCIAL RECREATION	40,000 SF	3.33 PER 1,000 SF	134*
MULTI-FAMILY (APARTMENTS)			
STUDIO	69 UNITS	1.25 PER UNIT	86*
1-BEDROOM	698 UNITS	1.25 PER UNIT	873*
2-BEDROOM	488 UNITS	2.25 PER UNIT	1,098*
3-BEDROOM	140 UNITS	2.25 PER UNIT	315*
MULTI-FAMILY (FOR-SALE CONDOS)	130 UNITS	2.25 PER UNIT	293
TOWNHOME	69 UNITS	2 PER UNIT	138
TOTAL REQUIRED VEHICULAR PARKING SPACES:			**9,294 SPACES**
TOTAL VEHICULAR SPACES REQUIRED PER SHARED PARKING:**			**6,974 SPACES**
REQUIRED PARKING OUTSIDE OF OVATION PARKWAY LOOP:			431 SPACES
TOTAL REQUIRED VEHICULAR PARKING:			**7,405 SPACES**
PARKING PROVIDED OUTSIDE OF OVATION PARKWAY LOOP:			516 SPACES
TOTAL VEHICULAR PARKING PROVIDED:			**7,345 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**

*PARKING REQUIRED/PROVIDED WITHIN OVATION PARKWAY LOOP. PARKING INCLUDED IN SHARED PARKING STUDY

**SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY HORN FOR SHARED PARKING DETAILS

SCALE: 1" = 150'-0"
0 150 300 450
N

GENERAL 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.

PARK NOTES:
IT IS ANTICIPATED THAT CENTRAL PARK, WETLAND PARK, AND THE MOUNTAIN BIKE PARK WILL BE DESIGNED OPEN SPACE AREAS. THEY ARE NOT INCLUDED IN THE FORMAL OPEN SPACE DESIGNATIONS OR CALCULATIONS BECAUSE IT IS ANTICIPATED THAT PARKLAND DEDICATION FUNDS MAY BE UTILIZED IN THESE AREAS.
CENTRAL PARK: PEDESTRIAN AREA WITH OUTDOOR GATHERING SPACES, SEATING, LIGHTING, STAGE, ORNAMENTAL LANDSCAPE MATERIAL.
WETLAND PARK: PEDESTRIAN AREA WITH BOARDWALKS, SEATING AND INFORMATIONAL KIOSKS
MOUNTAIN BIKE PARK: MOUNTAIN BIKE TRAIL TO TIE INTO TRAIL ON SURROUNDING PROPERTIES.

FRONTAGE NOTES:
BUILDINGS G1 AND G2 WILL HAVE BUILDING FRONTAGES WITH ENTRANCES ON INTERNAL STREETS KNOLL TOP LANE AND TOPPER TRACE. ADDITIONALLY, THESE BUILDING SITES WILL HAVE FRONTAGE AND ENTRANCES ONTO CENTRAL PARK, WHICH IS AN ACTIVATED STREETSCAPE AND PARK BETWEEN BUILDINGS G1 AND G2 AND ENCORE LANE. PEDESTRIAN CONNECTIONS BETWEEN STREETS, BUILDINGS, AND GATHERING SPACES WILL BE DESIGNED IN CENTRAL PARK.

PV-10 AND PC-20 SHALL HAVE DOORS THAT FRONT ONTO ENCORE LANE SOLIDIFYING THE FRONTAGE ALONG ENCORE LANE.

BUILDING HEIGHT NOTES:
PD-A1, PD-B1, C AND 7 ARE PLANNED TO BE BETWEEN ONE TO THREE STORIES IN HEIGHT. IF ANY OF THESE BUILDINGS ALONG THE PERIMETER ARE SUBMITTED AS ONE-STORY BUILDINGS, THEY WILL BE DESIGNED TO APPEAR AS AT LEAST TWO-STORY BUILDINGS FROM THE EXTERIOR.

BUILDING KEY	RESIDENTIAL UNITS	HOTEL KEYS	OFFICE SF	RETAIL SF	HEIGHT (STORIES)	CONSTRUCTION TYPE
A	308		-	44,000	5-7	Type I - Retail Type V- IIIA - Residential Fully Sprinkled.
C	-		-	13,000	1-3	Type IIIA Sprinkled
D	-		250,000	8,000	6-12	Type I-II. Fully sprinkled
F	-		225,000	30,000	6-12	Type I-II. Fully sprinkled
G	104		0	50,000	4-8	Type IIIA - V. Fully sprinkled
J	-		-	92,000	4-8	Type IIIA Sprinkled
K-1	0		-	25,000	1-3	Type I - Retail Fully Sprinkled.
K-2		350		49,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
M-1			-	24,000	1-3	Type I - Retail Fully Sprinkled.
M-2	150			49,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
MF-1	270		-	-	4-6	Type V or Type IIIA - fully sprinkled
MF-2	270		-	-	4-6	Type V or Type IIIA - fully sprinkled
MF-3	293				4-6	Type V or Type IIIA - fully sprinkled
P	-		250,000	10,000	6-12	Type I-II. Fully sprinkled
S	-		250,000	10,000	6-12	Type I-II. Fully sprinkled
PD-A1 (RESTAURANT)	-		-	8,000	1-3	
PD-B1 (RESTAURANT)				8,000	1-3	
PD-C1				8,000	1-3	
T (RESTAURANT)				8,000	1-3	
PV-10	-		-	1,000	1	Type V - Non Sprinkled
PV20	-		-	1,000	1	Type V - Non Sprinkled
V	-		250,000	-	5-8	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	
DECK X	-		-	-		

OVATION
FRANKLIN, TN
Highwoods
CENTERCAL PROPERTIES, LLC

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

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE — TENNESSEE REGISTERED LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DEC. 8, 2025

Revision Date
1. JAN. 2, 2026
2. FEB. 16, 2026

DEVELOPMENT PLAN
SHEET
C2.0
COF # 9000

RESUBMITTAL: APRIL 02, 2026

Revision Date

APPROVED PUD

SHEET
C0.1
COF # 9071



OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT

RESUBMITTAL: APRIL 02, 2026

Revision Date

PROPOSED
MASTER PLAN

SHEET
C0.2

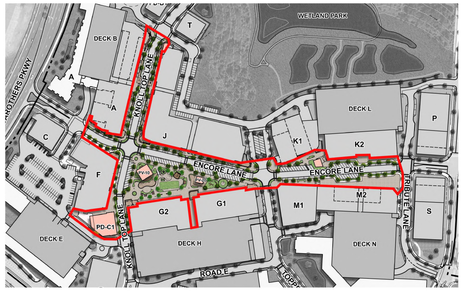
COF # 9071

MOS 1 - TO ALLOW ANGLED PARKING ALONG INTERNAL, PRIVATE STREETS

SECTION 9.2.4.B

OTHER STREETS MAY HAVE PARALLEL, OR ANGLED PARKING, PER THE TRANSPORTATION AND STREET STANDARDS.

THE OVATION DEVELOPMENT HAS A VARIETY OF PARKING STYLES AND LOCATIONS IN ORDER TO SUPPORT THE RETAIL AND RESIDENTIAL USES ON SITE. THE VAST MAJORITY OF THE SITE PARKING IS PROPOSED WITHIN PARKING STRUCTURES. HOWEVER, TO SUPPORT THE LONG-TERM VIABILITY OF THE RETAIL CORE, CONVENIENCE PARKING AND ACCESS TO "QUICK TURNOVER" PARKING IS ESSENTIAL. THE DEVELOPER IS REQUESTING THE FLEXIBILITY TO INCLUDE ANGLED PARKING IN ADDITION TO PARALLEL ON-STREET PARKING FOR A SELECT AREA ALONG THE INTERNAL MIXED-USE STREETS. THE ANGLED PARKING IS SEEN AS A COMPLIMENT TO THE STRUCTURED PARKING. ANGLED PARKING WILL BE LOCATED ONLY IN THE HIGHLIGHTED AREA IN THE MAP. THE ANGLED PARKING WOULD NOT BE ON PUBLIC STREETS AND WOULD NOT BE VISIBLE FROM THE PERIMETER OF THE SITE.



THE FLEXIBILITY TO INCLUDE ANGLED PARKING IN ON-STREET PARKING DESIGN HAS BEEN SUCCESSFULLY UTILIZED IN OTHER DEVELOPMENTS IN FRANKLIN AND IN OTHER DEVELOPMENTS CONSTRUCTED BY THE APPLICANT. WHILE THIS DESIGN IS NOT APPROPRIATE FOR EVERY LOCATION, ANGLED PARKING CAN BE UTILIZED WITHOUT ANY DETRIMENT TO THE PUBLIC GOOD AND WITHOUT SUBSTANTIALLY IMPAIRING THE PURPOSE AND INTENT OF THE ZONING ORDINANCE.

ANGLED PARKING ENCOURAGES SLOWER VEHICLES SPEEDS AND IS ALSO A SIMPLER PARKING MOVEMENT FOR MANY DRIVERS. IN COMMERCIAL AREAS WHERE PARKING SPOTS ARE OFTEN UTILIZED FOR SHORTER STAYS, ANGLED PARKING ALLOWS FOR EASIER VISIBILITY OF VACANT SPOTS AND MANEUVERABILITY. ADDITIONALLY, ANGLED PARKING KEEPS DRIVERS AND PASSENGERS EXITING THE VEHICLES OUTSIDE OF THE TRAVEL LANES. THIS ALSO PROVIDES EASIER ACCESS TO TRUNK OR REAR VEHICLE ACCESS FOR SHOPPING BAGS AND STORING STROLLERS.

THE STREETSCAPE DESIGN IS A VERY IMPORTANT FEATURE OF THE OVATION DEVELOPMENT. THE STREETSCAPE IS INTENDED TO BE ACTIVATED BY PEDESTRIANS. STREET DESIGN IS FOR LOW SPEED WITH MULTIPLE PEDESTRIAN CROSSWALKS AND LANDSCAPE FEATURES TO BREAK UP THE PARKING AREAS. LARGER PLAZA AREAS, GATHERING AND SITTING SPACES AS WELL AS ENHANCED LANDSCAPING WILL ALL BE A PART OF THE DESIGN. THESE INTERNAL ROADWAYS ARE NOT INTENDED TO FEEL LIKE OR BE DESIGNED TO LOOK LIKE PARKING LOTS.

LOCAL EXAMPLES:

FRANKLIN CURRENTLY HAS SEVERAL EXAMPLES WHERE ANGLED ON-STREET PARKING IS UTILIZED INSTEAD OF, OR IN ADDITION TO, PARALLEL PARKING. ONE EXAMPLE IS TWO BLOCKS OF HUGES CROSSING IN BERRY FARMS. THESE BLOCKS HAVE NO REPORTED ACCIDENTS, AND ARE SAFE AND COMFORTABLE FOR THE RESIDENTS AND VISITORS.

ANOTHER EXAMPLE IS WEST MAIN STREET IN DOWNTOWN FRANKLIN. WHILE ALL OTHER STREETS HAVE ONLY PARALLEL PARKING, THE SECTION FRONTING WILLIAMSON COUNTY VETERANS PARK IS ANGLED PARKING.





CENTERCAL EXAMPLES:

STATION PARK (TOP) AND VILLAGE AT TOTEM LAKE (BELOW)





REGIONAL EXAMPLES:

WHEN LOOKING TO SUCCESSFUL MIXED-USE STREETS, MANY EXAMPLES DEMONSTRATE ANGLED PARKING IN SELECT LOCATIONS. THE CONGRESS FOR NEW URBANISM (CNU) HAS STUDIED SEVERAL IN THEIR EFFORT TO PROMOTE INFILL DEVELOPMENT AND TRADITIONAL NEIGHBORHOOD DESIGN PRINCIPLES. ONE SUCH EXAMPLE IS EDDY STREET NEIGHBORHOOD IN SOUTH BEND, INDIANA. CNU STATES THAT THIS WAS A PUBLIC-PRIVATE PARTNERSHIP BETWEEN THE UNIVERSITY OF NOTRE DAME, A LOCAL REVITALIZATION GROUP, AND THE CITY OF SOUTH BEND.





THE MIXED-USE MAIN STREET INCLUDES MORE THAN 180,000 SQUARE FEET OF RETAIL, RESTAURANT SPACE AND OFFICES, AS WELL AS 300 HOTEL ROOMS. THIS MIXED-USE CORE UTILIZES ANGLED PARKING. IT SHOULD BE NOTED THAT ON OTHER SURROUNDING STREETS, PARALLEL PARKING IS UTILIZED. THIS HIGHLIGHTS THE IDEA THAT PARKING STYLES AND ROADWAY CAN BE FLEXIBLE TO SUPPORT THE NEEDS OF THE SPECIFIC STREET.

EDDY STREET PHOTO FROM CNU WEBSITE.
AERIAL: GOOGLE EDDY STREET

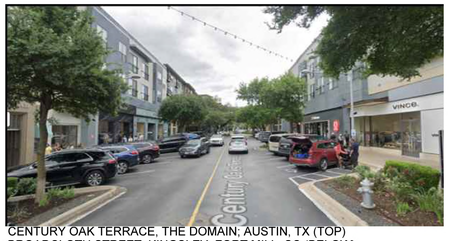


PHILLIPS PLACE; CHARLOTTE, NC (TOP)
SUMMIT AT FRITZ FARM; LEXINGTON, KY (BELOW)

REGIONAL EXAMPLES:

ANGLED PARKING IN A MIXED-USE OR COMMERCIAL CORRIDOR IS A COMMON CONDITION. BELOW ARE ADDITIONAL REGIONAL EXAMPLES WHERE ANGLED PARKING HAS BEEN UTILIZED IN A PORTION OF A COMMERCIAL AND/OR MIXED-USE CORRIDOR.

THESE LOCAL AND REGIONAL EXAMPLES EMPHASIZE THE NEED FOR SITE SPECIFIC DESIGN FLEXIBILITY. THEY ALSO PROVIDE CONTEXT FOR WHAT MANY OF THE RETAIL AND RESTAURANT TENANTS EXPECT TO SEE FROM THEIR DEVELOPMENT: MIX OF LONG-TERM AND SHORT-TERM PARKING OPTIONS THAT ARE CONVENIENT AND ACCESSIBLE TO THEIR PATRONS.



CENTURY OAK TERRACE, THE DOMAIN; AUSTIN, TX (TOP)
BROADCLOTH STREET, KINGSLEY; FORT MILL, SC (BELOW)



MARATHON AVE, THE SHOPS AT CLEARFORK; FORT WORTH, TX





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FRANKLIN, TN

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MOS 1

SHEET
C0.3

COF # 9071

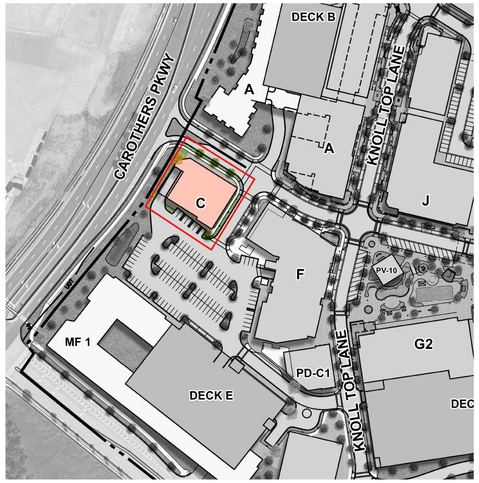
MOS 2 - TO ALLOW LOADING ZONE IN THE FRONT OF A BUILDING

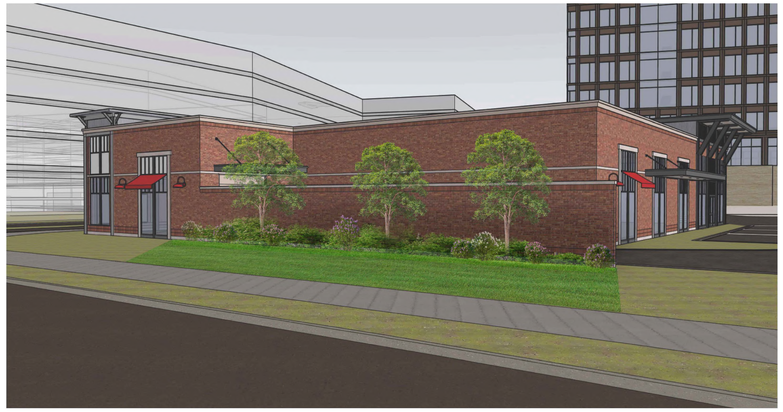
SECTION 10.6.3.B

AN ON-SITE LOADING AREA SHALL BE:

1. LOCATED TO THE REAR OF THE BUILDING ADJACENT TO THE LOADING DOORS; AND IN FRONT OF BUILDING C

BUILDING C IS LOCATED ON THE CORNER OF CAROTHERS PARKWAY AND ENCORE LANE. THIS CONFIGURATION CREATES A SITUATION WHERE BUILDING C HAS TWO BUILDING "FRONTS' AND NO BUILDING "REAR.' THE BUILDING IS DESIGNED TO PROVIDE A SCREENED AND RECESSED LOADING ZONE. THE LOADING ZONE WILL NOT BE VISIBLE FROM CAROTHERS PARKWAY.





OVATION
FRANKLIN, TN
3D VIEW - BLDG C - OPTION A
02/16/26

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CENTERCAL - OWNER/DEVELOPER |



2 BUILDING ELEVATION - SOUTH
P-301 A111 3/32" = 1'-0"



1 BUILDING ELEVATION - WEST
P-301 A111 3/32" = 1'-0"

OVATION
FRANKLIN, TN
BLDG C - EXTERIOR ELEVATIONS - OPTION A
02/16/26

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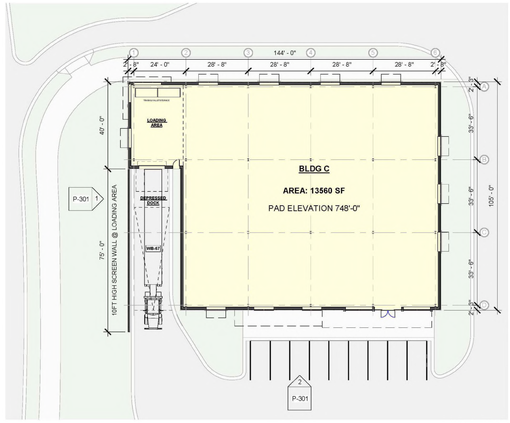

OVATION
FRANKLIN, TN
BLDG C - L1 OVERALL FLOOR PLAN - OPTION A
02/16/26

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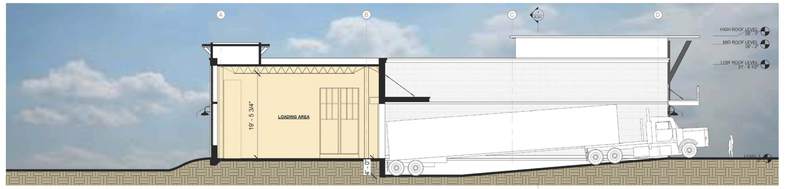
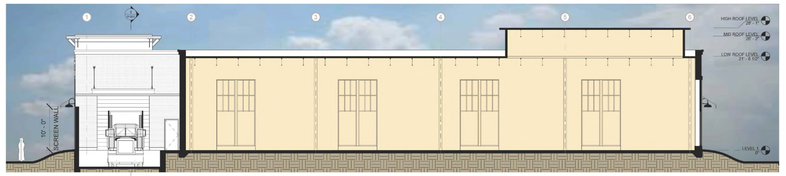


2 LONGITUDINAL (NORTH-SOUTH) SECTION
P-311 A111 3/32" = 1'-0"



1 LATITUDINAL (EAST-WEST) SECTION
P-311 A111 3/32" = 1'-0"

OVATION
FRANKLIN, TN
BLDG C - OVERALL BLDG SECTIONS - OPTION A
02/16/26

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MOS 2

SHEET
C0.4

COF # 9071

MOS 3 AND 4 - TO ALLOW VARIATION AND INTEREST IN THE BUILDING FAÇADE PRESENTATION.

6.8 MULTIFAMILY; BUILDING ORIENTATION AND ENTRY; FAÇADE POSITION:

THE FRONT FAÇADE SHALL FACE THE PUBLIC STREET, PRIVATE STREET, OR INTERNAL DRIVE, IN THAT PRIORITY ORDER. THE FRONT FAÇADE SHALL PARALLEL THE FRONTAGE, EXCEPT WHERE THE BUILDING PULLS BACK FROM BEING PARALLEL TO THE STREET TO ALLOW FOR ACTIVATED AND USABLE OPEN SPACE THAT IS WELL CONNECTED TO THE PEDESTRIAN NETWORK.

6.9 COMMERCIAL/MIXED-USE BUILDING; BUILDING ORIENTATION AND ENTRY; FAÇADE LOCATION:

THE FRONT FAÇADE SHALL FACE THE PUBLIC STREET, PRIVATE STREET, OR INTERNAL DRIVE, IN THAT PRIORITY ORDER. THE FRONT FAÇADE SHALL PARALLEL THE FRONTAGE, EXCEPT WHERE THE BUILDING PULLS BACK FROM BEING PARALLEL TO THE STREET TO ALLOW FOR ACTIVATED AND USABLE OPEN SPACE THAT IS WELL CONNECTED TO THE PEDESTRIAN NETWORK.

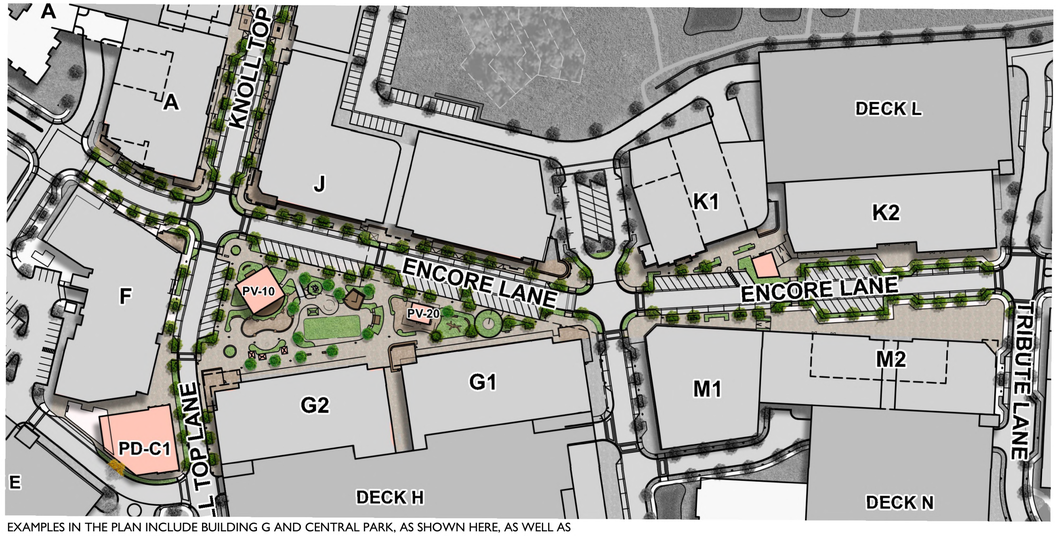
THE OVATION STREETSCAPE IS BEING DESIGNED TO CREATE AN ENGAGING PEDESTRIAN ENVIRONMENT. THE INTENT OF THIS PARALLEL BUILDING REQUIREMENT IN THE ZONING ORDINANCE IS TO REQUIRE THE STREETS TO BE DEFINED BY ARCHITECTURAL PRESENCE. THE OVATION DEVELOPMENT IS KEEPING THIS INTENT; HOWEVER, THEY ARE SEEKING FLEXIBILITY TO DESIGN A MORE INTERESTING AND ENGAGING PEDESTRIAN ZONE BETWEEN THE BUILDING AND THE STREET.

KEY ELEMENTS TO THIS DESIGN INVOLVE PEELING THE ARCHITECTURE BACK FROM THE STREET FRONTAGES IN KEY LOCATIONS TO CREATE SPACES FOR PARKS, PLAZAS, AND OTHER ACTIVE PEDESTRIAN SPACES. VARIATION IN THE WIDTH OF SIDEWALK AND THE CREATION OF GATHERING SPACES AND PLAZAS WILL ENCOURAGE THE USE AND ENJOYMENT OF THESE OUTDOOR SPACES. STRICT ADHERENCE TO KEEPING THE BUILDING FACADES PARALLEL TO THE FRONTAGE PREVENTS THIS UNIQUE PLACEMAKING DESIGN.

BUILDINGS G1 AND G2 ARE AN EXAMPLE OF THIS PLACEMAKING. AS THESE BUILDINGS ARE PLACED AT AN ANGLE TO ENCORE LANE IN ORDER TO PROVIDE THE BACKDROP TO THE CENTRAL PARK. THIS PARK SPACE IS DESIGNED WITH SMALL RETAIL BUILDINGS, PEDESTRIAN PAVILIONS, A CENTRAL STAGE, AND PEDESTRIAN SEATING.

AS THE DESIGN TEAM WORKS TO INTEGRATE THE BUILDINGS INTO THE STREETSCAPE, THEY ARE LOOKING FOR OPPORTUNITIES TO CREATE MEANINGFUL OUTDOOR SPACES AND PEDESTRIAN EXPERIENCES BETWEEN THE CURB AND THE FRONT OF THE BUILDING. ALLOWING THIS DEVELOPMENT TO REMOVE THE PARALLEL REQUIREMENT ALLOWS THE DESIGNERS THE FLEXIBILITY TO DESIGN WITH THIS PURPOSE.

ADDITIONALLY, THE EXISTING ROADWAYS OVATION PARKWAY AND CAROTHERS PARKWAY ARE CURVILINEAR. THIS EXISTING ALIGNMENT MAKES BUILDING PLACEMENT DIFFICULT TO ACHIEVE CONTINUOUS PARALLEL BUILDING PLACEMENT. REMOVAL OF THE STRICT ADHERENCE TO THIS REQUIREMENT ALLOWS FOR MORE TRADITIONAL BUILDING PLACEMENT.



EXAMPLES IN THE PLAN INCLUDE BUILDING G AND CENTRAL PARK, AS SHOWN HERE, AS WELL AS THE FRONTAGES OF BUILDING K AND M.



















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2 _____
3 _____
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MOS 3

SHEET
C0.5

COF # 9071

SIGNAGE MODIFICATION OF STANDARDS

SIGNAGE: RATIONALE FOR MODIFICATION OF STANDARDS

THE BRANDING OF OVATION AS A UNIFIED MASTER PLAN AND THE SUCCESS OF THE COMMERCIAL BUSINESSES WITHIN THE MASTER PLAN RELIES ON THE EFFECTIVE IDENTIFICATION OF ESTABLISHMENTS AND THE EFFECTIVENESS OF THE WAYFINDING SYSTEM. OVATION IS A MASTER PLANNED VIBRANT MIXED-USE CENTER, AND THE SIGNAGE SHOULD REFLECT SPIRIT OF THE PLACE. OVATION PROPOSES A COMPREHENSIVE SIGNAGE APPROACH THAT MEETS THE ELEVATED AESTHETIC STANDARDS ENVISIONED BY THE DEVELOPMENT FOR BUSINESSES AND OFFERS FLEXIBILITY FOR WAYFINDING. THESE MODIFICATIONS OF STANDARDS ALLOW FOR THE TASTEFUL IDENTIFICATION OF THE PROJECT AND WAYFINDING WITHOUT CLUTTERING OR DETRACTING FROM THE PROJECT.

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE PROJECT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO:

WITHIN THE CONTEXT OF A COMPREHENSIVE SIGNAGE PACKAGE, THE MODIFICATIONS ALLOW FOR THE EFFECTIVE AND TASTEFUL IDENTIFICATION OF THE OVATION BUSINESSES AND WAY FINDING. THE SUCCESSFUL BRANDING OF THE MASTER PLAN DEPENDS ON THE PERCEPTION AND DELIVERY OF A DESIRABLE PLACE TO CONDUCT BUSINESS AND TO CONNECT AS A COMMUNITY. THE BUSINESSES WITHIN THE DEVELOPMENT RELY ON AN ATTRACTIVE AND FUNCTIONAL SIGNAGE PACKAGE AS ALLOWED BY THE MODIFICATIONS OF STANDARDS.

2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE PROPERTY AND ARE NOT APPLICABLE GENERALLY TO OTHER PROPERTY:

OVATION IS A MIXED-USE COMMUNITY OFFERING OFFICES, RETAIL, AND RESTAURANTS COMBINED IN A SETTING ACCESSIBLE TO DRIVERS, CYCLISTS, AND PEDESTRIANS. THE OVATION MASTER PLAN IS CRAFTED TO CAPTURE THE ESSENCE OF "PLACE MAKING," AND IS BRANDED AS A WHOLISTIC URBAN NEIGHBORHOOD. THE BRANDING IS INTENDED TO ENHANCE SITE IDENTIFICATION, NAVIGATION, WALKABILITY AND HIGHLIGHT NATURAL FEATURES AND AMENITIES. THE MASTER PLAN OF OVATION IS UNLIKE ANY OTHER DEVELOPMENT IN FRANKLIN WITH URBAN COMMERCIAL RETAIL MAIN STREETS, INTEGRATED RESIDENTIAL HOMES, AND A MASTER PLAN THAT EMBRACES THE PRESERVATION OF THE NATURAL FEATURES OF THE PROPERTY.

3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN, THE CITY OF FRANKLIN'S LAND USE PLAN:

ENVISION FRANKLIN STATES: HIGH-QUALITY DESIGN OF BUILDINGS, PUBLIC SPACES, STREETS, PEDESTRIAN FACILITIES, AND LANDSCAPING WORK TOGETHER TO ENHANCE THE PUBLIC REALM AND CREATE EXCEPTIONAL PLACES FOR PEOPLE. ALSO STATED IS: THE CHARACTER OF NEW STREETS AND

THE ASSOCIATED ELEMENTS SHOULD REFLECT THE DESIRED CHARACTER AND DESIGN OF THE DEVELOPMENT AND CONTRIBUTE TO ITS SENSE OF PLACE. THE GOALS OF ENVISION FRANKLIN ARE MET WITH THE UPDATED COMPREHENSIVE VISION OF OVATION. MODIFICATIONS TO THE SHAPE, HEIGHT AND AREA OF SIGNS PERMITTED WITHIN OVATION COMPLEMENT THE GOALS OF ENVISION FRANKLIN TO CREATE A MASTER PLAN WITH A TRUE SENSE OF PLACE.

MOS 5 - PROPORTION AND SHAPE

MODIFICATION TO PERMIT BAND SIGNS, CANOPY SIGNS, DEVELOPMENT ENTRY SIGNS, MONUMENT SIGNS, SMALL HANGING / PROJECTING SIGNS, VERTICAL BLADE SIGNS, AND WALL SIGNS TO HAVE IRREGULAR SHAPES.

SECTION 15.1.3 PROPORTION AND SHAPE
SIGNS SHALL NOT BE IRREGULARLY SHAPED, EXCEPT FOR SMALL HANGING / PROJECTING SIGNS.

MODIFICATION REQUEST: PERMIT IRREGULAR SHAPED SIGNAGE BAND SIGNS, CANOPY SIGNS, DEVELOPMENT ENTRY SIGNS, MONUMENT SIGNS, SMALL HANGING / PROJECTING SIGNS, VERTICAL BLADE SIGNS, AND WALL SIGNS.

STANDARDS REVISED TO ALLOW IRREGULARLY SHAPED SIGNAGE RELATED TO THE ELEMENT THAT IS REPRESENTATIVE OF THE PROJECT AND BUSINESS LOGO OR SYMBOL.

THIS PROPOSED MODIFICATION OF STANDARDS IS TO ALLOW FOR AN ARTISTIC TRANSLATION OF THE LOGO FORM INTO IRREGULAR, YET RELATED SHAPES TO CREATE THREE-DIMENSIONAL SIGN ELEMENTS TO ENHANCE THE BUSINESS IDENTITY OR DEVELOPMENT BRAND AND SUPPORT THE ESTABLISHMENT OF A UNIQUE SENSE OF PLACE WITHIN OVATION.







MOS 6 - INTERNAL ILLUMINATION

MODIFICATION TO PERMIT NEON AND LED INTERNAL ILLUMINATION WHEN THE SIGN HAS THREE-DIMENSIONAL DEPTH AND IS USED WITHIN A CHANNEL OR USED TO REINFORCE THE DESIGN OF THE SIGN AS LETTERS, NUMBERS, LOGOS, AND ACCENT LINES.

15.1.6E INTERNAL ILLUMINATION
E. EXPOSED NEON AND LED THAT ARE VISIBLE ARE PROHIBITED AND SHALL NOT BE INCORPORATED INTO THE DESIGN OF A PRINCIPAL BUILDING OR ACCESSORY STRUCTURE. WINDOW SIGNS MAY HAVE NEON AS PER SECTION 15.16, WINDOW SIGN.

MODIFICATION REQUEST: PERMIT NEON LIGHTING, AND LED LIGHTING WHEN USED WITHIN A CHANNEL OR USED TO REINFORCE THE DESIGN OF THE SIGN AS LETTERS, NUMBERS, LOGOS, AND ACCENT LINES.

THIS STANDARD WILL APPLY TO THE FOLLOWING SIGN TYPES:

BAND SIGNS, DEVELOPMENT ENTRY SIGNS, MONUMENT SIGNS, VERTICAL BLADE SIGNS, AND WALL SIGNS.

THIS PROPOSED MODIFICATION OF STANDARDS IS TO ALLOW FOR AN ARTISTIC LIGHTING OPTION FOR BUSINESS AND FOR DEVELOPMENT BRANDING ELEMENTS TO ENHANCE AND SUPPORT THE ESTABLISHMENT OF A UNIQUE SENSE OF PLACE WITHIN OVATION.

NEON AND LED LIGHTS WILL BE ON DIMMER CONTROLS.







MOS 7- LED MESSAGE CENTER WAYFINDING SIGNS

MODIFICATION TO PERMIT UP TO FIFTEEN (15) PEDESTRIAN SCALE INTERACTIVE DISPLAYS TO PROVIDE WAYFINDING OR ADVERTISING. MAXIMUM SQUARE FOOTAGE OF 50 TOTAL SQUARE FEET PER SIGN WITH A MAXIMUM OF TWO SIDES. MAXIMUM HEIGHT OF LESS THAN TEN (10) FEET. SIGNS TO BE LOCATED ON INTERNAL DRIVES ONLY AND LOCATED WITHIN THE FRONTAGE OF COMMERCIAL / MIXED USE BUILDING TYPES OR WITHIN FORMAL OPEN SPACE OUT OF VIEW OF CAROTHERS PARKWAY, MCEWEN DRIVE, AND OVATION PARKWAY.

15.1.10O PROHIBITED SIGNS
O. LED ELECTRONIC MESSAGE CENTER SIGNS







PROPOSED ALLOWABLE AREA



MOS 8- LED DISPLAY SCREEN

MODIFICATION TO PERMIT A LARGE FORMAT DIGITAL DISPLAY SCREEN MOUNTED TO THE FAÇADE OF A BUILDING FOR ON-SITE ADVERTISING AND EVENTS. SIGN TO BE LOCATED ON THE GROUND FLOOR OF A COMMERCIAL / MIXED USE BUILDING OUT OF VIEW FROM CAROTHERS PARKWAY, MCEWEN DRIVE, AND OVATION PARKWAY. MAXIMUM SQUARE FOOTAGE OF 400 SQUARE FEET.

15.1.10P PROHIBITED SIGNS
P. LED DISPLAY SCREENS

THIS PROPOSED MODIFICATION IS TO PERMIT A LARGE DIGITAL SCREEN WITHIN THE CENTRAL PARK OPEN SPACE FOR MOVIES AND ENTERTAINMENT. THE SCREEN IS LOCATED FACING SOUTH IN FRONT OF BUILDING G.

THIS MODIFICATION IS TO PERMIT A PERMANENT LOCATION FOR OUTDOOR MOVIES IN THE PARK, ENTERTAINMENT FOR FAMILIES, AND CREATE A CULTURE OF FUN FAMILY-ORIENTED ACTIVITIES WITHIN THE MASTER PLAN. CENTERCAL'S TYPICAL USE OF LED SCREENS INCLUDES THE FOLLOWING: PLACEMAKING AND ARRIVAL EXPERIENCE, SEASONAL AND FMAILY-ORIENTED EVENTS, WELLNESS AND ACTIVE PROGRAMMING, CENTER EVENTS, TENANTS SUPPORT AND WAYFINDING, CULTURAL CELEBRATION AND COMMUNITY EVENTS, ADVERTISING.





PROPOSED ALLOWABLE AREA



MOS 9- BAND SIGNS

MODIFICATION TO PERMIT BAND SIGNS ABOVE THE ENTRANCE TO A PASEO/ALLEYWAY

SECTION 15.4 SIGNS – BAND SIGN

A SIGN THAT IS FLAT AGAINST THE FAÇADE AND PLACED DIRECTLY ABOVE A GROUND FLOOR MAIN ENTRANCE OF A RETAIL STOREFRONT / TENANT SPACE AND RUNS HORIZONTALLY

QUANTITY: MAXIMUM OF ONE PER MAIN ENTRANCE PER RETAIL STOREFRONT/ TENANT SPACE OF THE GROUND FLOOR, IF NO WALL SIGN IS PRESENT ON THE BUILDING. BUILDINGS FIVE STORIES OR MORE MAY HAVE BAND SIGNS AS DESCRIBED ABOVE, IN ADDITION TO PERMITTED WALL SIGNS.
IN ADDITION TO THE PLACEMENT ABOVE, A BAND SIGN MAY BE LOCATED THE ENTRY POINTS TO A PASEO OR ALLEYWAY WHERE THE BAND SIGN SPANS ACROSS THE GAP MOUNTING TO BOTH BUILDINGS OR ON EITHER SIDE OF THE ENTRANCE.

SIGN AREA: MAXIMUM OF 1.5 SQUARE FEET PER LINEAR FOOT OF RETAIL STOREFRONT / TENANT SPACE FAÇADE. WHEN THE BAND SIGN IS LOCATED AT THE ENTRY OF A PASEO/ALLEYWAY, THE BAND SIGN HAS A MAXIMUM OF 1.5 SQUARE FEET PER LINEAR FOOT OF OPENING BETWEEN EACH SIDE OF THE PASEO/ ALLEYWAY.

PLACEMENT: APPLIED TO THE GROUND FLOOR FAÇADE AND DOES NOT PROJECT ABOVE THE ROOF LINE. VERTICALLY ALIGNED WITH THE CENTER OF AN ARCHITECTURAL ELEMENT SUCH AS A RETAIL STOREFRONT / TENANT SPACE WINDOW OR ENTRANCE OR CENTERED OVER THE OVERALL SPACE OCCUPIED BY THE BUSINESS.

PROJECTION: MAXIMUM OF ONE FOOT FROM THE BUILDING FAÇADE.
MATERIALS: BRICK, STONE, WOOD, METAL, OR A COMPOSITE MATERIAL THAT HAS THE SAME PROPERTIES.
LIGHTING: EXTERNAL OR INTERNAL ILLUMINATION.



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MOS 4-8

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COF # 9071

MOS 10- CANOPY SIGNS

MODIFICATION TO PERMIT CANOPY SIGNS LOCATED ABOVE THE CANOPY, PROJECTING ABOVE THE CANOPY, OR PROJECTING ABOVE THE BUILDING ROOF LINE, AND TO PERMIT INTERNAL AND EXTERNAL ILLUMINATION WHEN LOCATED ON AN INTERNAL DRIVE.

15.5 CANOPY SIGNS

LIGHTING: EXTERNAL ILLUMINATION ONLY.

SIGN AREA: MAXIMUM OF 90 PERCENT OF THE CANOPY FACE OR 120 SQUARE FEET, WHICHEVER IS SMALLER.

PLACEMENT: SHALL BE PLACED ON THE FRONT FACE OF THE CANOPY AND OUTSIDE OF THE HPO, THE SIGN MAY BE PLACED ABOVE THE CANOPY WHEN CHANNEL CUT LETTERS ARE USED. ~~SHALL NOT PROJECT BELOW THE CANOPY OR BE LOCATED ABOVE THE ROOF LINE.~~
ALLOW CANOPY SIGNAGE TO BE LOCATED ABOVE THE CANOPY ROOF LINE.

PROJECTION: MAXIMUM OF ONE FOOT FROM THE CANOPY FACE
MATERIALS: METAL
LIGHTING: EXTERNAL ILLUMINATION ONLY, SUBJECT TO SUBSECTION 15.1.5, EXTERNAL ILLUMINATION.
EXTERNAL ILLUMINATION IS PERMITTED. INTERNAL ILLUMINATION IS PERMITTED WHEN NOT VISIBLE FROM MCEWEN DRIVE OR CAROTHERS PARKWAY AND THE CANOPY IS LOCATED AT THE GROUND FLOOR ENTRANCE.





MOS 11- DIRECTORY SIGNS

MODIFICATION TO PERMIT DIRECTORY SIGNS ON THE BUILDING FAÇADE OR FREE STANDING ADJACENT TO THE PRIMARY ENTRANCES TO THE BUILDING WITH A MAXIMUM OF TEN SQUARE FEET PER BUILDING FAÇADE AND WITH EXTERIOR OR INTERIOR ILLUMINATION.

SECTION 15.8 - DIRECTORY SIGNS:
DESCRIPTION: A SMALL SIGN THAT IS FLAT AGAINST THE BUILDING FAÇADE AND MOUNTED OR APPLIED DIRECTLY TO THE BUILDING.

SIGN AREA: MAXIMUM OF 4.5 SQUARE FEET PER BUILDING FAÇADE, IN ADDITION TO THE OTHER PERMITTED SIGNAGE ON THE BUILDING.

LIGHTING: EXTERNAL ILLUMINATION ONLY.

I. MODIFICATION TO PERMIT ONE MONUMENT SIGN PER OFFICE BUILDING, MULTIFAMILY RESIDENTIAL BUILDING, AND HOTEL USE LOCATED ALONG CAROTHERS PARKWAY, MCEWEN DRIVE, AND OVATION PARKWAY.

A SMALL SIGN THAT IS FLAT AGAINST THE BUILDING FAÇADE AND MOUNTED OR APPLIED DIRECTLY TO THE BUILDING. SIGNS MAY ALSO BE PLACED FREESTANDING ADJACENT TO THE PRIMARY ENTRANCE TO THE BUILDING.

SIGN AREA: ~~MAXIMUM OF 4.5 SQUARE FEET PER BUILDING FAÇADE, IN ADDITION TO THE OTHER PERMITTED SIGNAGE ON THE BUILDING.~~ MAXIMUM OF 10 SQUARE FEET PER BUILDING FAÇADE, IN ADDITION TO THE OTHER PERMITTED SIGNAGE ON THE BUILDING.

PROJECTION: MAXIMUM OF ONE FOOT FROM THE BUILDING FAÇADE.
HEIGHT: MAXIMUM OF SIX FEET AT THE TOP OF THE SIGN AREA.
MATERIALS: BRICK, STONE, WOOD, METAL, OR A COMPOSITE MATERIAL THAT HAS THE SAME PROPERTIES.
LIGHTING: EXTERNAL ILLUMINATION ONLY, SUBJECT TO SUBSECTION 15.1.5, EXTERNAL ILLUMINATION.
EXTERNAL AND INTERNAL ILLUMINATION IS PERMITTED.



MOS 12- SMALL HANGING AND PROJECTING SIGNS

MODIFICATION TO PERMIT EXTERNAL AND INTERNAL ILLUMINATION FOR SMALL HANGING AND PROJECTING SIGNS.

SECTION 15.12 SIGNS – SMALL HANGING / PROJECTING SIGN
MODIFICATION REQUEST SHOWN IN RED

A SMALL SIGN THAT EITHER HANGS FROM BEAMS, BRACKETS, OR POLES OR THAT PROJECTS FROM POLES OR BRACKETS FROM THE BUILDING.
QUANTITY: MAXIMUM OF ONE PER BUILDING MAIN ENTRANCE, IN ADDITION TO OTHER BUILDING SIGNAGE.
SIGN AREA: MAY HAVE UP TO TWO SIDES, WITH A MAXIMUM OF 4.5 SQUARE FEET PER SIDE.

PROJECTION: PROJECTS FROM THE BUILDING FAÇADE AT A 90-DEGREE ANGLE OR AT A 45-DEGREE ANGLE WHEN PLACED AT A CORNER OF A BUILDING. MAXIMUM OF FOUR FEET FROM THE BUILDING FAÇADE, INCLUSIVE OF BRACKET DEPTH.

PLACEMENT: MINIMUM CLEARANCE OF 8 FEET FROM THE GRADE SURFACE (GENERALLY DEFINED AS THE SIDEWALK OR PORCH FLOOR)

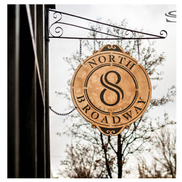
HEIGHT: MAXIMUM HEIGHT SHALL BE THE ROOF LINE OR WINDOWSILL OF THE SECOND STORY, WHICHEVER IS LESS

MATERIALS: WOOD, METAL, OR A COMPOSITE MATERIAL THAT HAS THE SAME PROPERTIES

LIGHTING: EXTERNAL ILLUMINATION ONLY, SUBJECT TO SUBSECTION 15.1.15,

EXTERNAL ILLUMINATION.
EXTERNAL AND INTERNAL ILLUMINATION ARE PERMITTED. -









MOS 13 - VERTICAL BLADE SIGN

MODIFICATION TO PERMIT A VERTICAL BLADE SIGN FOR RESIDENTIAL USES ABOVE COMMERCIAL IN A MIXED-USE BUILDING WHERE A COMMERCIAL USE MAY HAVE A HANGING SIGN AT THE FIRST FLOOR LEVEL, AND TO PERMIT THE SIGN TO BE NO TALLER THAN THE PARAPET OF THE BUILDING WITH A MAXIMUM EXTENSION OF FOUR FEET FROM THE BUILDING.

SECTION 15.14 SIGNS – VERTICAL BLADE SIGN
MODIFICATION REQUEST SHOWN IN RED

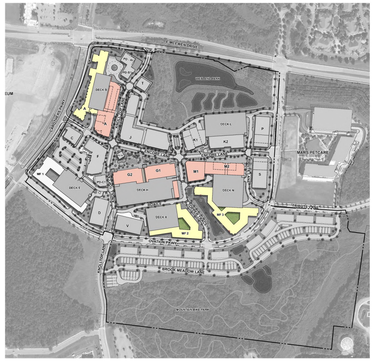
A VERTICALLY ORIENTED SIGN THAT PROJECTS FROM A COMMERCIAL / MIXED-USE BUILDING THAT IS TWO OR MORE STORIES AND FRONTS A STREET INTERSECTION.

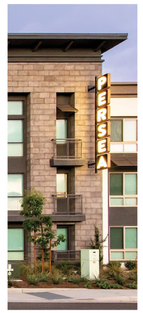
QUANTITY: ~~MAXIMUM OF ONE PER BUILDING FRONTAGE ON A STREET INTERSECTION AND MAY BE USED ONLY IF NO OTHER HANGING SIGN EXISTS ON THE GROUND FLOOR RETAIL STOREFRONT / TENANT SPACE BELOW.~~
A MAXIMUM OF ONE PER COMMERCIAL / MIXED USE BUILDING FRONTAGE WHERE RESIDENTIAL IS ON UPPER FLOORS OVER COMMERCIAL, A MAXIMUM OF ONE PER MULTIFAMILY BUILDING, AND A MAXIMUM OF ONE PER PARKING STRUCTURE.

SIGN AREA: MAXIMUM OF 30 SQUARE FEET OR ONE SQUARE FOOT PER LINEAR FOOT OF BUILDING FAÇADE, WHICHEVER IS LESS.
PLACEMENT: ~~AT THE CORNER OF THE BUILDING OR AT THE CHANGE IN MASS NEAR THE CORNER OF THE BUILDING.~~ SHALL NOT PROJECT BELOW THE WINDOW HEADER OF THE FIRST FLOOR. ~~SHALL NOT PROJECT ABOVE THE CORNICE OF A TWO-STORY BUILDING OR ABOVE THE WINDOW SILLS OF THE THIRD STORY OF A BUILDING WITH MORE THAN TWO STORIES.~~, AND SHALL NOT PROJECT ABOVE THE PARAPET OF THE BUILDING FAÇADE.

PROJECTION: PROJECTS FROM THE BUILDING FAÇADE AT A 90-DEGREE ANGLE OR AT A 45-DEGREE ANGLE WHEN PLACED AT A CORNER OF A BUILDING. ~~MAXIMUM OF 3.5 FEET FROM THE BUILDING FAÇADE,~~ MAXIMUM OF 4 FT FROM THE BUILDING FAÇADE INCLUSIVE OF BRACKET DEPTH. BRACKETS CONNECTING THE SIGN TO THE BUILDING FAÇADE SHALL BE A MINIMUM DEPTH OF ONE FOOT AND A MAXIMUM OF 1.5 FEET.

MATERIALS: METAL WITH A MINIMUM THICKNESS OF ONE-HALF INCH AND MAXIMUM THICKNESS OF ONE FOOT.
LIGHTING: EXTERNAL ILLUMINATION, SUBJECT TO 15.1.15 EXTERNAL ILLUMINATION OR INTERNAL ILLUMINATION, SUBJECT TO SUBSECTION 15.1.6, INTERNAL ILLUMINATION.









MOS 14 - WALL SIGNS

MODIFICATION TO PERMIT PAINTED WALL SIGNS.

SECTION 15.15: A SIGN THAT IS FLAT AGAINST THE BUILDING FAÇADE AND MOUNTED OR APPLIED DIRECTLY TO THE BUILDING.

QUANTITY: MAXIMUM OF ONE PER BUILDING FAÇADE ONLY IF NO BAND SIGN EXISTS ON THE BUILDING.
BUILDINGS FIVE STORIES OR MORE MAY HAVE SIGNS AS DESCRIBED ABOVE, IN ADDITION TO PERMITTED BAND SIGNS.
ONE ADDITIONAL PAINTED WALL SIGN IS PERMITTED PER MULTI-TENANT BUILDING FAÇADE.

SIGN AREA: MAXIMUM OF ONE SQUARE FOOT PER LINEAR FOOT OF BUILDING FAÇADE.

PLACEMENT: MAXIMUM HEIGHT SHALL BE THE MAIN ROOF LINE OF THE UPPERMOST FULL STORY; MAXIMUM HEIGHT OF 16 FEET WHEN LOCATED WITHIN 200 FEET OF A RESIDENTIAL LOT. WHERE THERE IS A ONE-STORY BUILDING WITH A RETAIL STOREFRONT, THE SIGN MAY BE UP TO FIVE FEET ABOVE THE STOREFRONT ROOF LINE ON A PARAPET WHEN THE PARAPET WRAPS ALL THE WAY AROUND THE BUILDING.

PROJECTION: MAXIMUM OF ONE FOOT FROM THE BUILDING FAÇADE.

MATERIALS: BRICK, STONE, WOOD, METAL OR A COMPOSITE MATERIAL THAT HAS THE SAME PROPERTIES.
PAINTED GRAPHICS OR SIGNAGE ON TENANT STOREFRONTS OR FACADES INCLUDING BRANDED MURALS, AND DIRECTION WAYFINDING IS PERMITTED.

LIGHTING: EXTERNAL ILLUMINATION, SUBJECT TO 15.1.15 EXTERNAL ILLUMINATION OR INTERNAL ILLUMINATION, SUBJECT TO SUBSECTION 15.1.6, INTERNAL ILLUMINATION.

THIS PROPOSED MODIFICATION OF STANDARDS IS TO ALLOW FOR DEVELOPMENT SIGNAGE, AND BUILDING SIGNAGE FOR OVATION, OFFICE, MULTIFAMILY RESIDENTIAL, AND HOTELS TO ENHANCE THE BUSINESS IDENTITY OR DEVELOPMENT BRAND AND SUPPORT THE ESTABLISHMENT OF A UNIQUE SENSE OF PLACE WITHIN OVATION.







MOS 15 - WINDOW SIGNS

MODIFICATION TO PERMIT 20 PERCENT COVERAGE

SECTION 15.16 SIGNS – WINDOW SIGN
MODIFICATION REQUEST SHOWN IN RED

A SIGN PLACED WITHIN, AFFIXED TO, IN CONTACT WITH, OR LOCATION WITHIN 12 INCHES OF GLAZING AND VISIBLE FROM THE EXTERIOR

SIGN AREA: MAXIMUM OF ~~15 PERCENT~~ 20 PERCENT OF AN INDIVIDUAL WINDOW AREA BUT SHALL NOT EXCEED 5 WINDOW SIGNS. IN CASES WHERE WINDOWS ARE GROUPED, THE SIGN AREA SHALL NOT EXCEED ~~15 PERCENT~~ 20 PERCENT OF THE WINDOW GROUPING AREA.

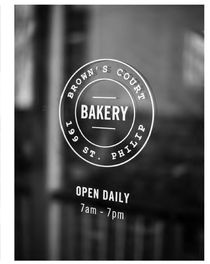
PLACEMENT: FULLY WITHIN THE INTERIOR OF THE BUILDING AND ATTACHED DIRECTLY TO OR MOUNTED WITHIN 12 INCHES OF THE INSIDE OF THE BUSINESS.

MATERIALS: METAL, WOOD, OR EASILY REMOVABLE PAINT, PAPER, CLOTH, OR OTHER LIKE MATERIAL INCLUDING WHITE, FROSTED, OR GOLD LEAF VINYL, OR NEON TUBING AS PERMITTED BELOW.

LIGHTING: RETAIL BUSINESSES MAY HAVE ONE INTERIOR NEON SIGN, BY PERMIT ONLY, AND SHALL COMPLY WITH ALL OTHER STANDARDS IN THIS SECTION. THE COMPUTATION FOR THE SIGN AREA SHALL INCLUDE THE OUTERMOST LIMITS OF ANY NEON TUBING. ALL OTHER ILLUMINATION IS PROHIBITED.









OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE
LANDSCAPE ARCHITECT

RESUBMITTAL: APRIL 02, 2026

Revision Date

MOS 9 -14

SHEET
C0.7

COF # 9071



A MODIFICATION OF STANDARDS WAS GRANTED WITH DEVELOPMENT PLAN REVISION 2 (COF# 8849) WHICH ALLOWED THE BLOCK ENCOMPASSING THE WETLAND PARK TO EXCEED 3,200 LF. THE EXISTING ROADWAY CONNECTIONS TO MCEWEN AND OVATION PARKWAY HAVE NOT CHANGED.

BLOCK #2 AND BLOCK #6 EXCEED 2,400LF. HOWEVER, BOTH ARE LESS THAN 3,200 LF AND BOTH CONTAIN INTERNAL PARKING STRUCTURES AND ROADWAY CONNECTIONS THAT ARE EITHER EXISTING OR MEETING DISTANCE STANDARDS.

OVATION
FRANKLIN, TN

Highwoods
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GREGORY C. GAMBILL
REGISTERED
LANDSCAPE ARCHITECT

RESUBMITTAL: APRIL 02, 2026

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△ _____
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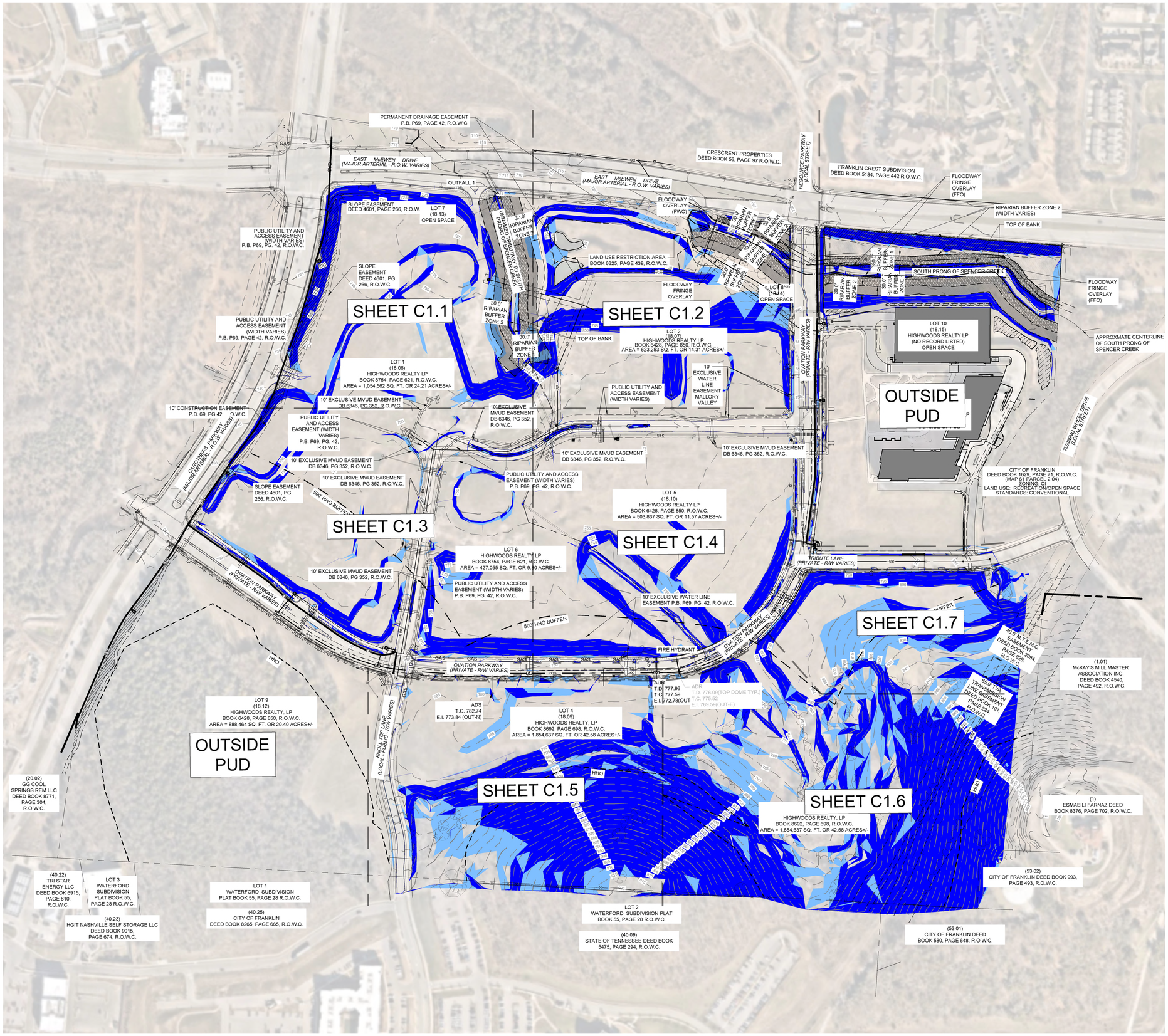
△ _____

BLOCK LENGTH EXHIBIT
SHEET
C0.8

COF # 9071



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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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.
5. A MAJORITY OF THE PROJECT SITE IS NOT LOCATED IN A FLOOD HAZARD AREA AND IS IN ZONE "X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY INSURANCE RATE MAP COMMUNITY NO. 47187C0220G DATED DECEMBER 20, 2024. PORTIONS OF THE SITE AT THE NORTHEAST ARE ZONE "AE".

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE IS CONVEYED VIA UNDERGROUND PIPES, OVERLAND CHANNELS, AND SHEET FLOW. FLOW IS COLLECTED INTO SEVERAL EXISTING PONDS AND SEDIMENT BASINS. EXISTING INFRASTRUCTURE IS INSTALLED PER THE APPROVED INFRASTRUCTURE PLANS (COF #4545).

THE SITE OUTFALLS TO A 4' X 10' BOX CULVERT (OUTFALL 1).

EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK
- FFO — FFO
- FWO — FWO

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 4

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF #9071

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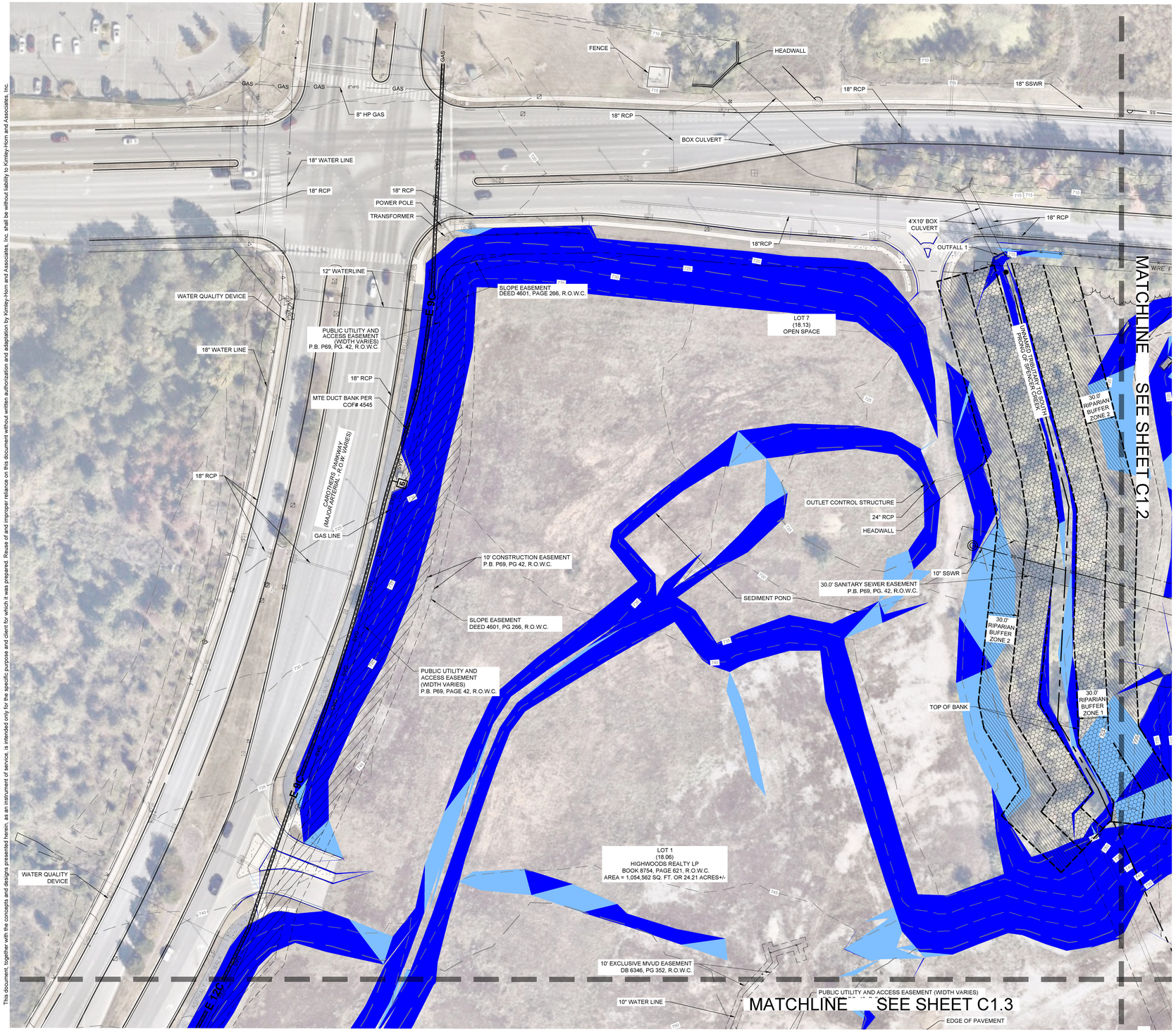

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3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. A MAJORITY OF THE PROJECT SITE IS NOT LOCATED IN A FLOOD HAZARD AREA AND IS IN ZONE "X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY INSURANCE RATE MAP COMMUNITY NO. 47187C0220G DATED DECEMBER 20, 2024. PORTIONS OF THE SITE AT THE NORTHEAST ARE ZONE "AE".

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE IS CONVEYED VIA UNDERGROUND PIPES, OVERLAND CHANNELS, AND SHEET FLOW. FLOW IS COLLECTED INTO SEVERAL EXISTING PONDS AND SEDIMENT BASINS. EXISTING INFRASTRUCTURE IS INSTALLED PER THE APPROVED INFRASTRUCTURE PLANS (COF #4545).

THE SITE OUTFALLS TO A 4' X 10' BOX CULVERT (OUTFALL 1).

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK
- FFO
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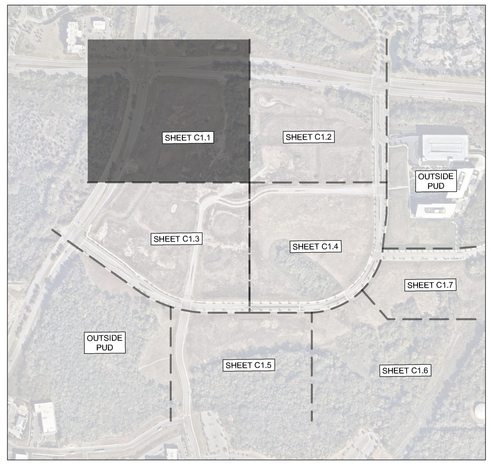

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

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3 _____
4 _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.1

COF #9071

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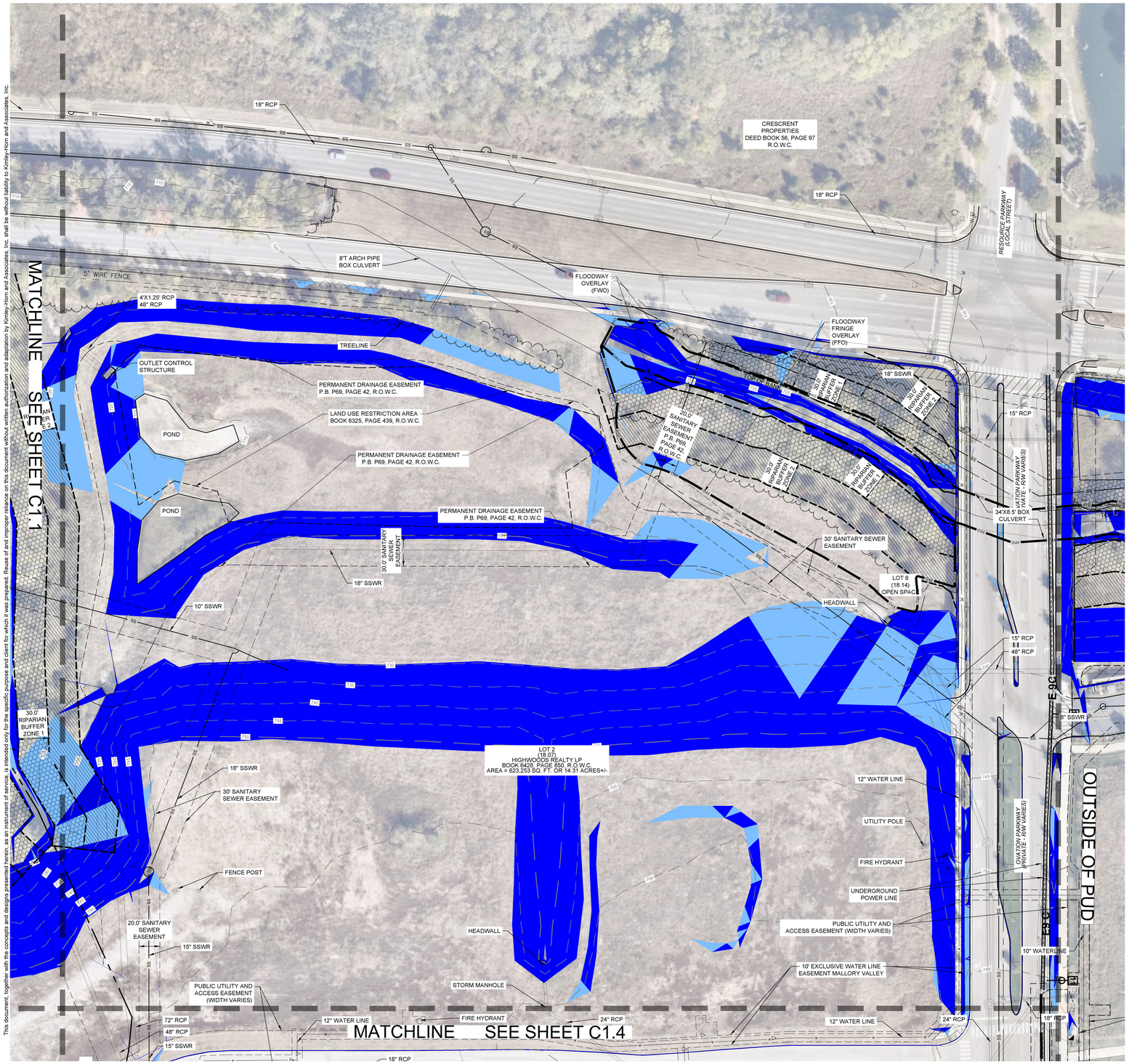

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5. A MAJORITY OF THE PROJECT SITE IS NOT LOCATED IN A FLOOD HAZARD AREA AND IS IN ZONE "X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY INSURANCE RATE MAP COMMUNITY NO. 47187C0220G DATED DECEMBER 20, 2024. PORTIONS OF THE SITE AT THE NORTHEAST ARE ZONE "AE".

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE IS CONVEYED VIA UNDERGROUND PIPES, OVERLAND CHANNELS, AND SHEET FLOW. FLOW IS COLLECTED INTO SEVERAL EXISTING PONDS AND SEDIMENT BASINS. EXISTING INFRASTRUCTURE IS INSTALLED PER THE APPROVED INFRASTRUCTURE PLANS (COF #4545).

THE SITE OUTFALLS TO A 4' X 10' BOX CULVERT (OUTFALL 1).

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK
- FFO
- FWO



GRAPHIC SCALE IN FEET
0 25 50 100

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INITIAL SUBMITTAL: 03/09/2026

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4 _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.2

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C1.1 ENLARGED EXISTING CONDITIONS.dwg C1.2 ENLARGED EXISTING CONDITIONS Apr 02, 2026 10:23am by: Mackie.Nicholas



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STORMWATER NARRATIVE

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THE SITE OUTFALLS TO A 4' X 10' BOX CULVERT (OUTFALL 1).

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK
- FFO
- FWO

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OVATION

FRANKLIN, TN

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 127519 STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

Revision Date

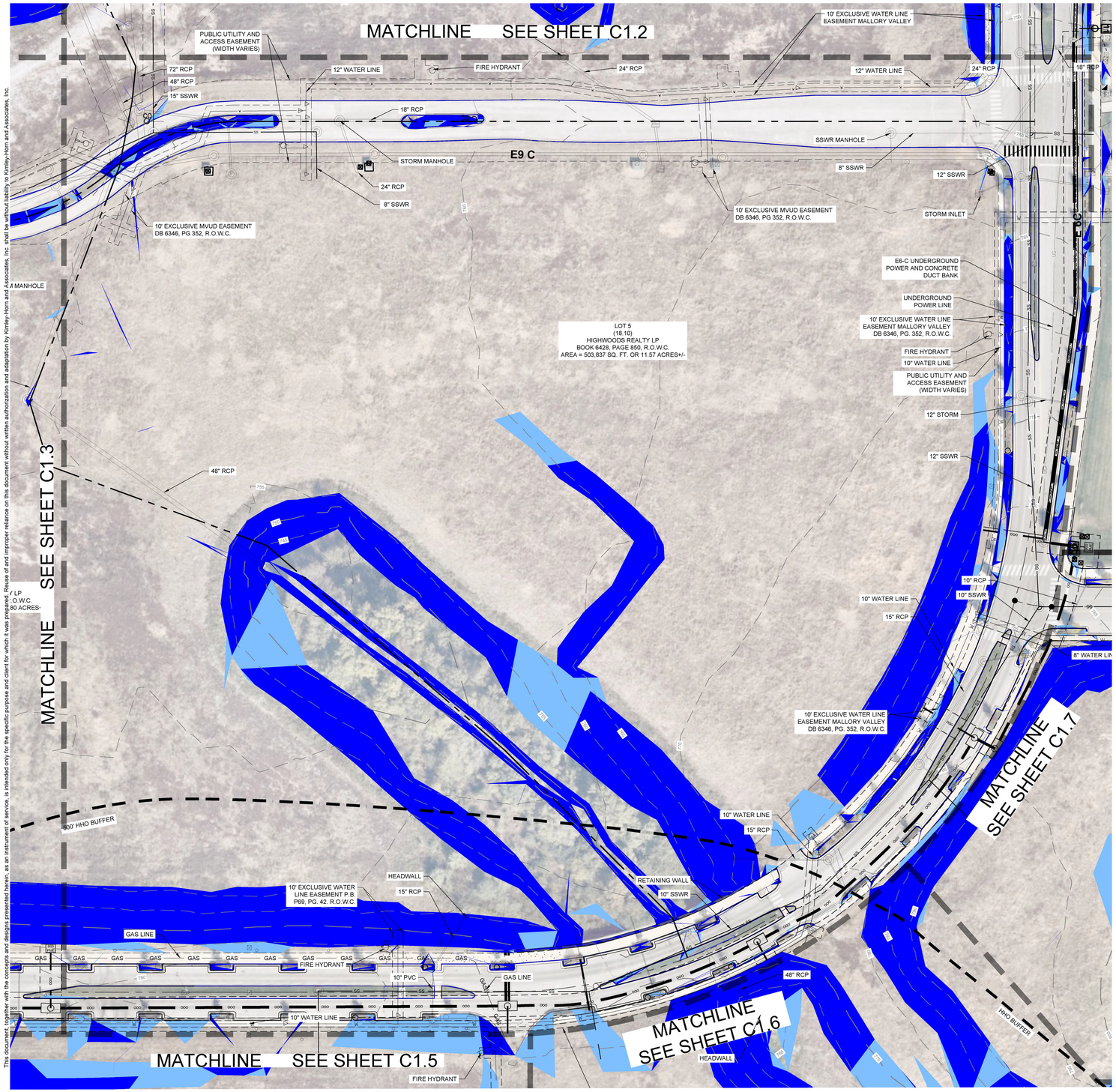
ENLARGED EXISTING CONDITIONS

SHEET

C1.3

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C1.1 ENLARGED EXISTING CONDITIONS.dwg C1.3 ENLARGED EXISTING CONDITIONS Apr 02, 2026 10:23am by: Mackie.Nicholas



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SURVEY NOTES

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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.
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4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. A MAJORITY OF THE PROJECT SITE IS NOT LOCATED IN A FLOOD HAZARD AREA AND IS IN ZONE "X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY INSURANCE RATE MAP COMMUNITY NO. 47187C0220G DATED DECEMBER 20, 2024. PORTIONS OF THE SITE AT THE NORTHEAST ARE ZONE "AE".

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE IS CONVEYED VIA UNDERGROUND PIPES, OVERLAND CHANNELS, AND SHEET FLOW. FLOW IS COLLECTED INTO SEVERAL EXISTING PONDS AND SEDIMENT BASINS. EXISTING INFRASTRUCTURE IS INSTALLED PER THE APPROVED INFRASTRUCTURE PLANS (COF #4545).

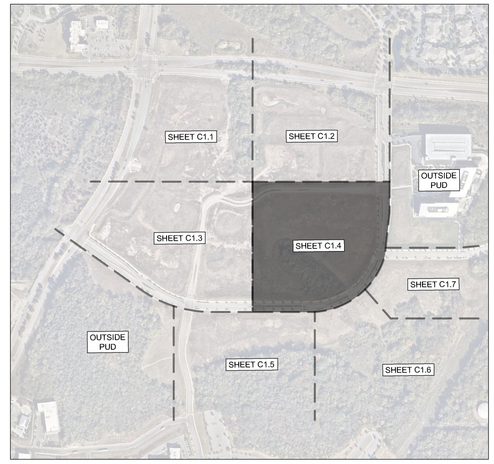
THE SITE OUTFALLS TO A 4' X 10' BOX CULVERT (OUTFALL 1).

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK
- FFO — FFO
- FWO — FWO



GRAPHIC SCALE IN FEET
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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
ARCHITECTURE
COMMERCE
No. 121917
STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

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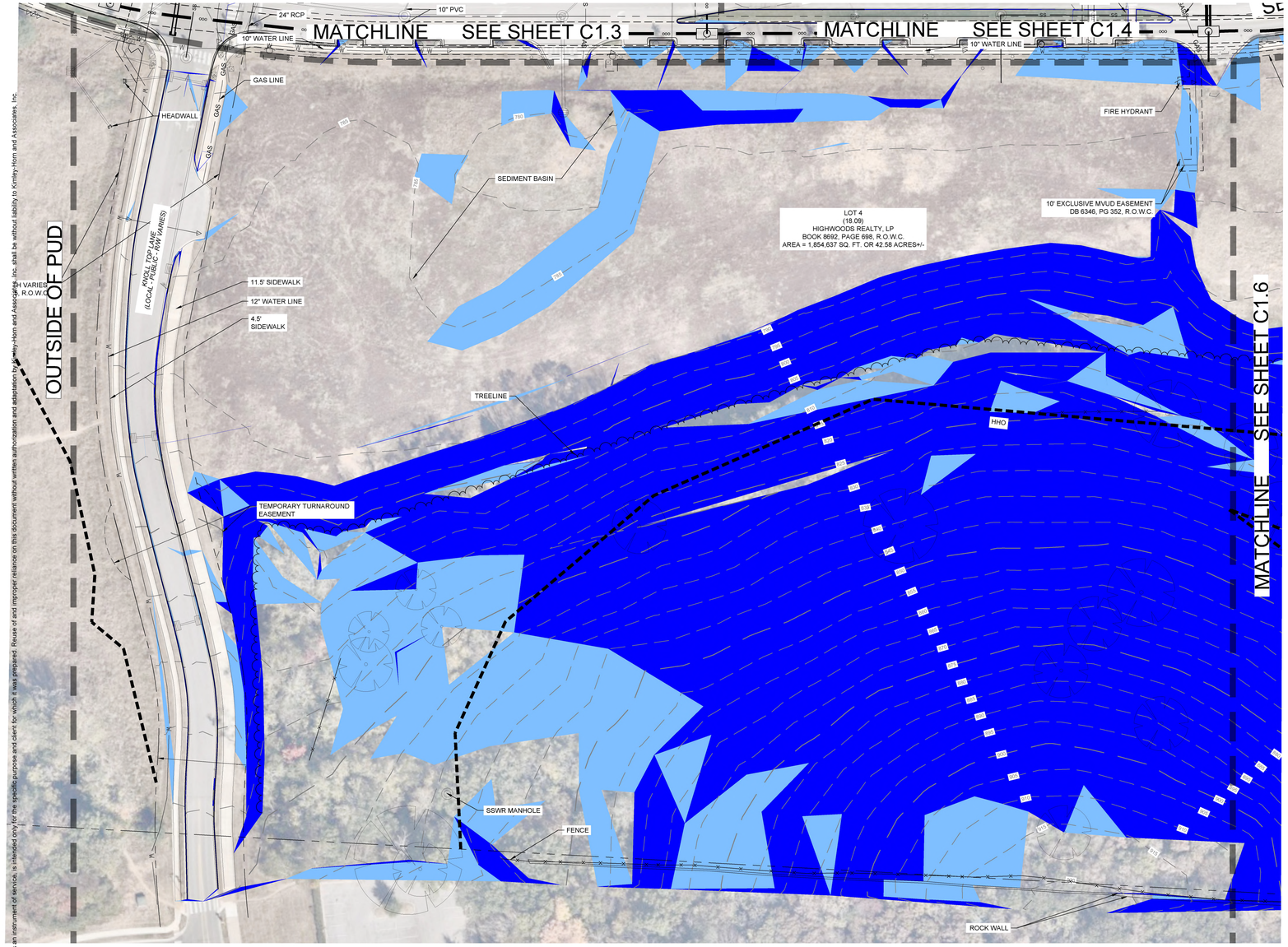

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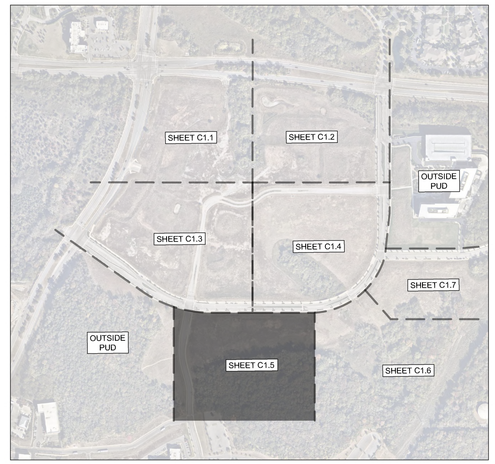

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Highwoods

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DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

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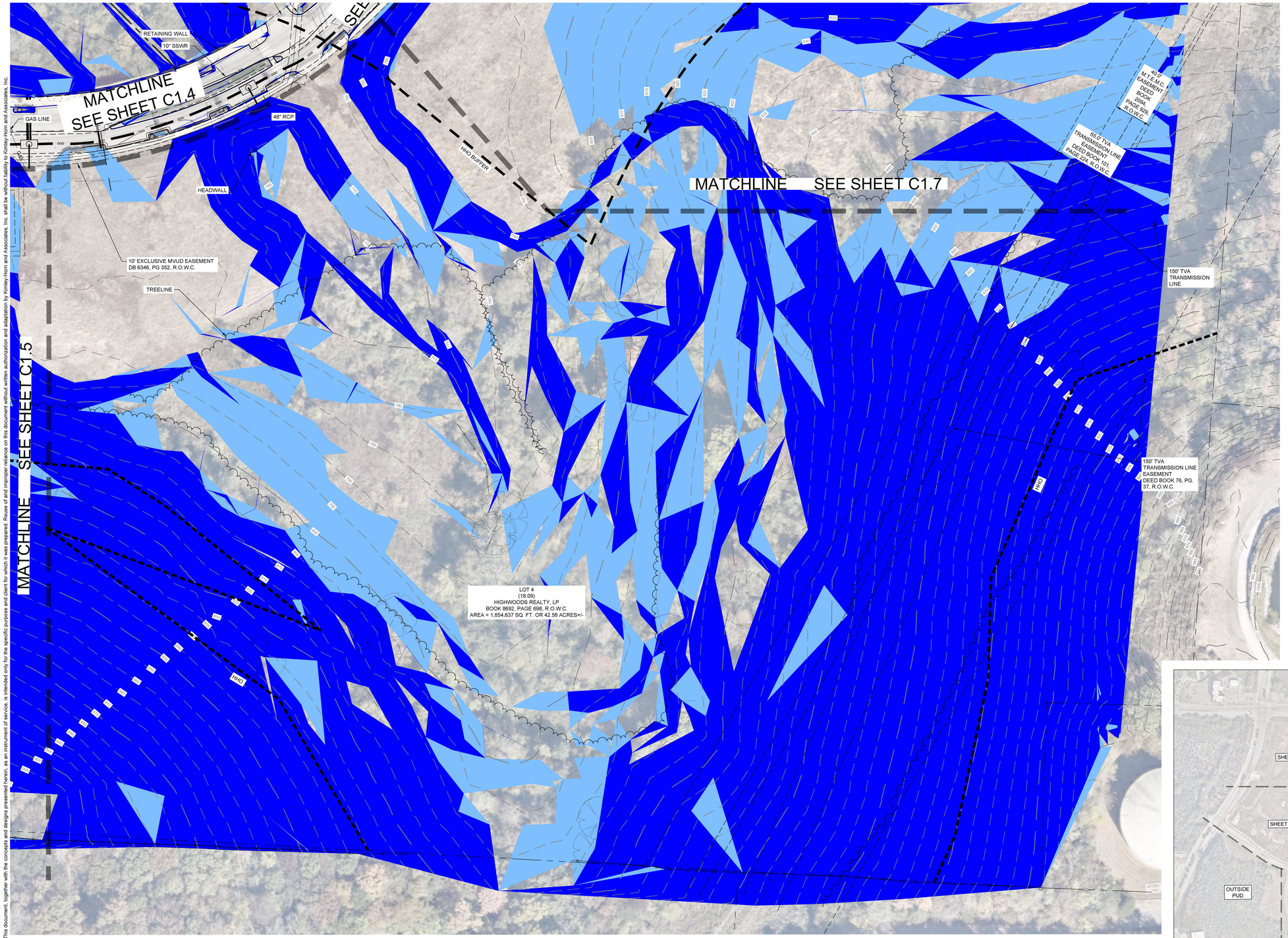

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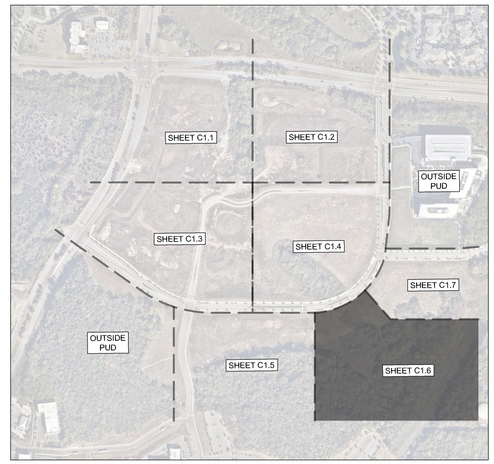

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Highwoods

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Franklin, Williamson County, Tennessee

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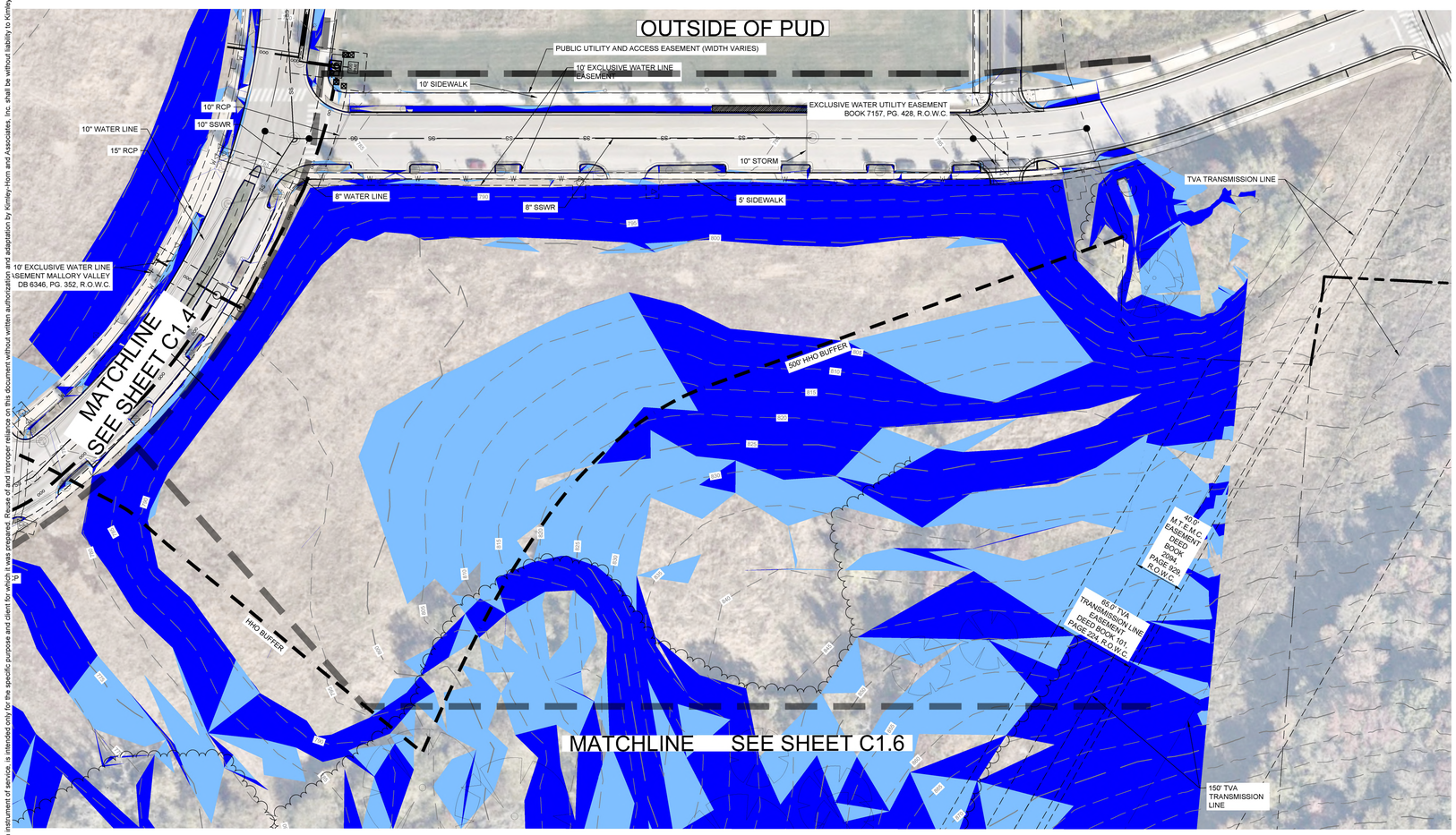

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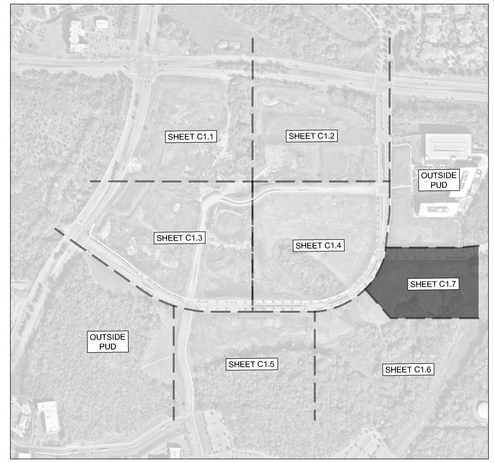

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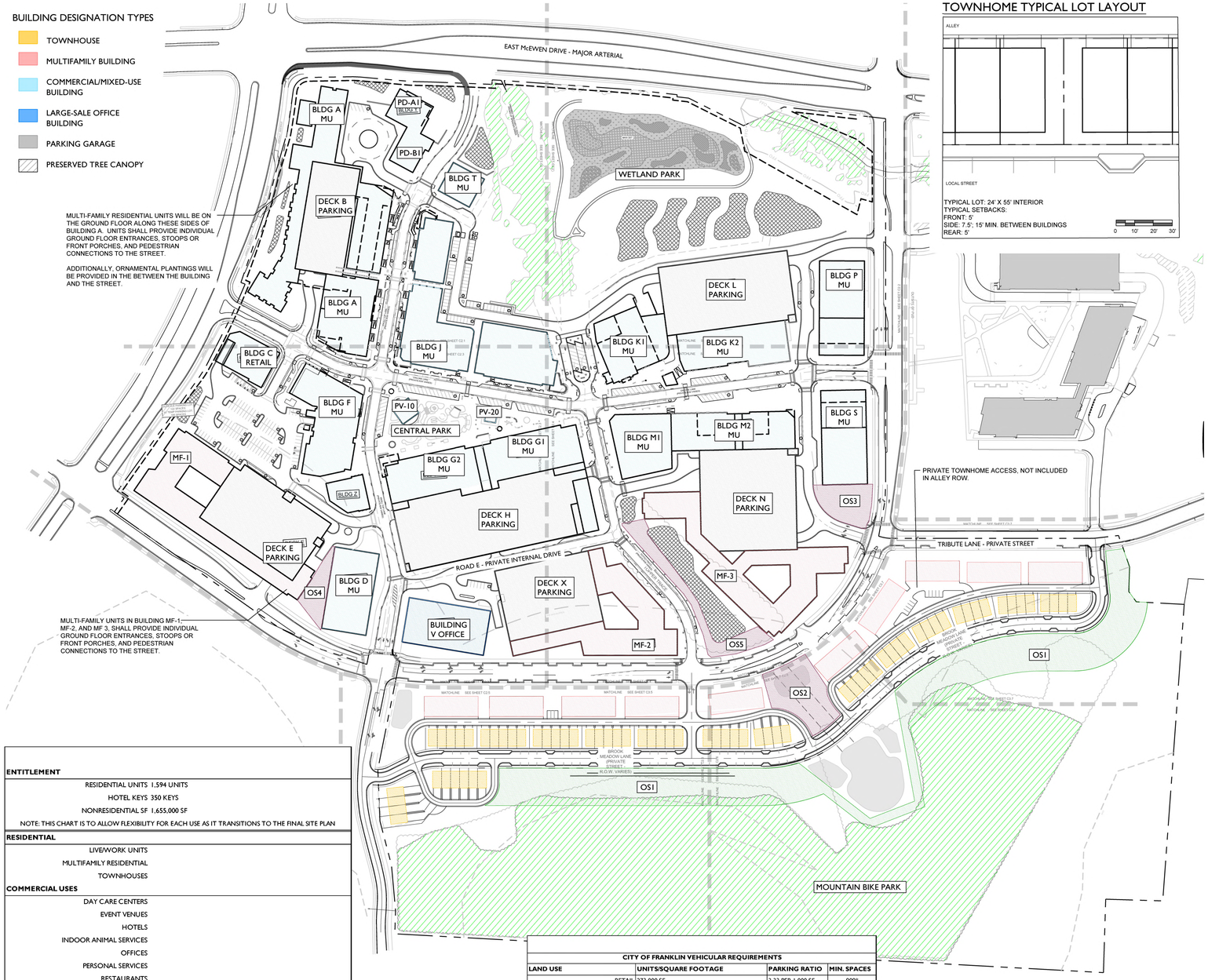
BUILDING DESIGNATION TYPES

- TOWNHOUSE
- MULTIFAMILY BUILDING
- COMMERCIAL/MIXED-USE BUILDING
- LARGE-SALE OFFICE BUILDING
- PARKING GARAGE
- PRESERVED TREE CANOPY

MULTI-FAMILY RESIDENTIAL UNITS WILL BE ON THE GROUND FLOOR ALONG THESE SIDES OF BUILDING A. UNITS SHALL PROVIDE INDIVIDUAL GROUND FLOOR ENTRANCES, STOOPS OR FRONT PORCHES, AND PEDESTRIAN CONNECTIONS TO THE STREET.

ADDITIONALLY, ORNAMENTAL PLANTINGS WILL BE PROVIDED IN THE BETWEEN THE BUILDING AND THE STREET.

MULTI-FAMILY UNITS IN BUILDING MF-1, MF-2, AND MF-3, SHALL PROVIDE INDIVIDUAL GROUND FLOOR ENTRANCES, STOOPS OR FRONT PORCHES, AND PEDESTRIAN CONNECTIONS TO THE STREET.



TOWNHOME TYPICAL LOT LAYOUT

SCALE: 1" = 150'-0"

0 150 300 450

N

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)
TOTAL REQUIRED NATURAL SPACE: 10% (10.45 ACRES)

PROVIDED OPEN SPACE:

OS1	GREENWAY	4.08 ACRES
OS2	POCKET PARK	0.49 ACRES
OS3	POCKET PARK	0.30 ACRES
OS4	POCKET PARK	0.25 ACRES
OS5	POCKET PARK	0.47 ACRES

TOTAL PROVIDED: 5.59 AC
NATURAL SPACE PROVIDED: 27.75 ACRES

PARKLAND INFORMATION

1594 U'S X $5.268 = $8,397,19225% 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.

- 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	273,000 SF	3.33 PER 1,000 SF	909*
RETAURANT	147,000 SF INCLUDES INDOOR AND OUTDOOR SEATING	10 PER 1,000 SF	1,801*
OFFICE	1,225,000 SF	3 PER 1,000 SF	3,675*
HOTEL	350 KEYS	1 PER KEY + 1 PER EMPLOYEE	403*
COMMERCIAL RECREATION	40,000 SF	3.33 PER 1,000 SF	134*
MULTI-FAMILY (APARTMENTS)			
STUDIO	69 UNITS	1.25 PER UNIT	86*
1-BEDROOM	698 UNITS	1.25 PER UNIT	873*
2-BEDROOM	488 UNITS	2.25 PER UNIT	1,098*
3-BEDROOM	140 UNITS	2.25 PER UNIT	315*
MULTI-FAMILY (FOR-SALE CONDOS)	130 UNITS	2.25 PER UNIT	293
TOWNHOME	69 UNITS	2 PER UNIT	138
TOTAL REQUIRED VEHICULAR PARKING SPACES:			**9,294 SPACES**
TOTAL VEHICULAR SPACES REQUIRED PER SHARED PARKING:**			**6,974 SPACES**
REQUIRED PARKING OUTSIDE OF OVATION PARKWAY LOOP:			431 SPACES
TOTAL REQUIRED VEHICULAR PARKING:			**7,405 SPACES**
PARKING PROVIDED OUTSIDE OF OVATION PARKWAY LOOP:			516 SPACES
TOTAL VEHICULAR PARKING PROVIDED:			**7,545 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**

*PARKING REQUIRED/PROVIDED WITHIN OVATION PARKWAY LOOP. PARKING INCLUDED IN SHARED PARKING STUDY

**SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY HORN FOR SHARED PARKING DETAILS

GENERAL 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.

PARK NOTES:
IT IS ANTICIPATED THAT CENTRAL PARK, WETLAND PARK, AND THE MOUNTAIN BIKE PARK WILL BE DESIGNED OPEN SPACE AREAS. THEY ARE NOT INCLUDED IN THE FORMAL OPEN SPACE DESIGNATIONS OR CALCULATIONS BECAUSE IT IS ANTICIPATED THAT PARKLAND DEDICATION FUNDS MAY BE UTILIZED IN THESE AREAS.
CENTRAL PARK: PEDESTRIAN AREA WITH OUTDOOR GATHERING SPACES, SEATING, LIGHTING, STAGE, ORNAMENTAL LANDSCAPE MATERIAL.
WETLAND PARK: PEDESTRIAN AREA WITH BOARDWALKS, SEATING AND INFORMATIONAL KIOSKS
MOUNTAIN BIKE PARK: MOUNTAIN BIKE TRAIL TO TIE INTO TRAIL ON SURROUNDING PROPERTIES.

FRONTAGE NOTES:
BUILDINGS G1 AND G2 WILL HAVE BUILDING FRONTAGES WITH ENTRANCES ON INTERNAL STREETS KNOLL TOP LANE AND TOPPER TRACE. ADDITIONALLY, THESE BUILDING SITES WILL HAVE FRONTAGE AND ENTRANCES ONTO CENTRAL PARK, WHICH IS AN ACTIVATED STREETSCAPE AND PARK BETWEEN BUILDINGS G1 AND G2 AND ENCORE LANE. PEDESTRIAN CONNECTIONS BETWEEN STREETS, BUILDINGS, AND GATHERING SPACES WILL BE DESIGNED IN CENTRAL PARK.

PV-10 AND PC-20 SHALL HAVE DOORS THAT FRONT ONTO ENCORE LANE SOLIDIFYING THE FRONTAGE ALONG ENCORE LANE.

BUILDING HEIGHT NOTES:
PD-A1, PD-B1, C AND T ARE PLANNED TO BE BETWEEN ONE TO THREE STORIES IN HEIGHT. IF ANY OF THESE BUILDINGS ALONG THE PERIMETER ARE SUBMITTED AS ONE-STORY BUILDINGS, THEY WILL BE DESIGNED TO APPEAR AS AT LEAST TWO-STORY BUILDINGS FROM THE EXTERIOR.

SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3

COF PROJECT NUMBER:	xxxx
SITE ACREAGE/SF:	103.93 AC
EXISTING ZONING:	PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS) RC12
PROPOSED ZONING:	NO CHANGE
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
PROVIDED LSA:	7.60 AC
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:	5%
OPEN SPACE SF REQUIRED:	NONE
NATURAL AREA OPEN SPACE REQUIRED:	10.45 AC (10%)
OPEN SPACE PROVIDED:	5.59 AC
NATURAL OPEN SPACE PROVIDED:	27.75 AC

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	HOTEL KEYS	OFFICE SF	RETAIL SF	HEIGHT (STORIES)	CONSTRUCTION TYPE
A	308		-	44,000	5-7	Type I - Retail Type V- IIIA - Residential Fully Sprinkled.
C	-		-	13,000	1-3	Type IIIA Sprinkled
D	-		250,000	8,000	6-12	Type I-II. Fully sprinkled
F	-		225,000	30,000	6-12	Type I-II. Fully sprinkled
G	104		0	50,000	4-8	Type IIIA - V. Fully sprinkled
J	-		-	92,000	4-8	Type IIIA Sprinkled
K-1	0		-	25,000	1-3	Type I - Retail Fully Sprinkled.
K-2		350		49,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
M-1			-	24,000	1-3	Type I - Retail Fully Sprinkled.
M-2	150			49,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
MF-1	270		-	-	4-6	Type V or Type IIIA - fully sprinkled
MF-2	270		-	-	4-6	Type V or Type IIIA - fully sprinkled
MF-3	293				4-6	Type V or Type IIIA - fully sprinkled
P	-		250,000	10,000	6-12	Type I-II. Fully sprinkled
S	-		250,000	10,000	6-12	Type I-II. Fully sprinkled
PD-A1 (RESTAURANT)	-		-	8,000	1-3	
PD-B1 (RESTAURANT)				8,000	1-3	
PD-C1				8,000	1-3	
T (RESTAURANT)				8,000	1-3	
PV-10	-		-	1,000	1	Type V - Non Sprinkled
PV20	-		-	1,000	1	Type V - Non Sprinkled
V	-		250,000	-	5-8	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	
DECK X	-		-	-		

OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

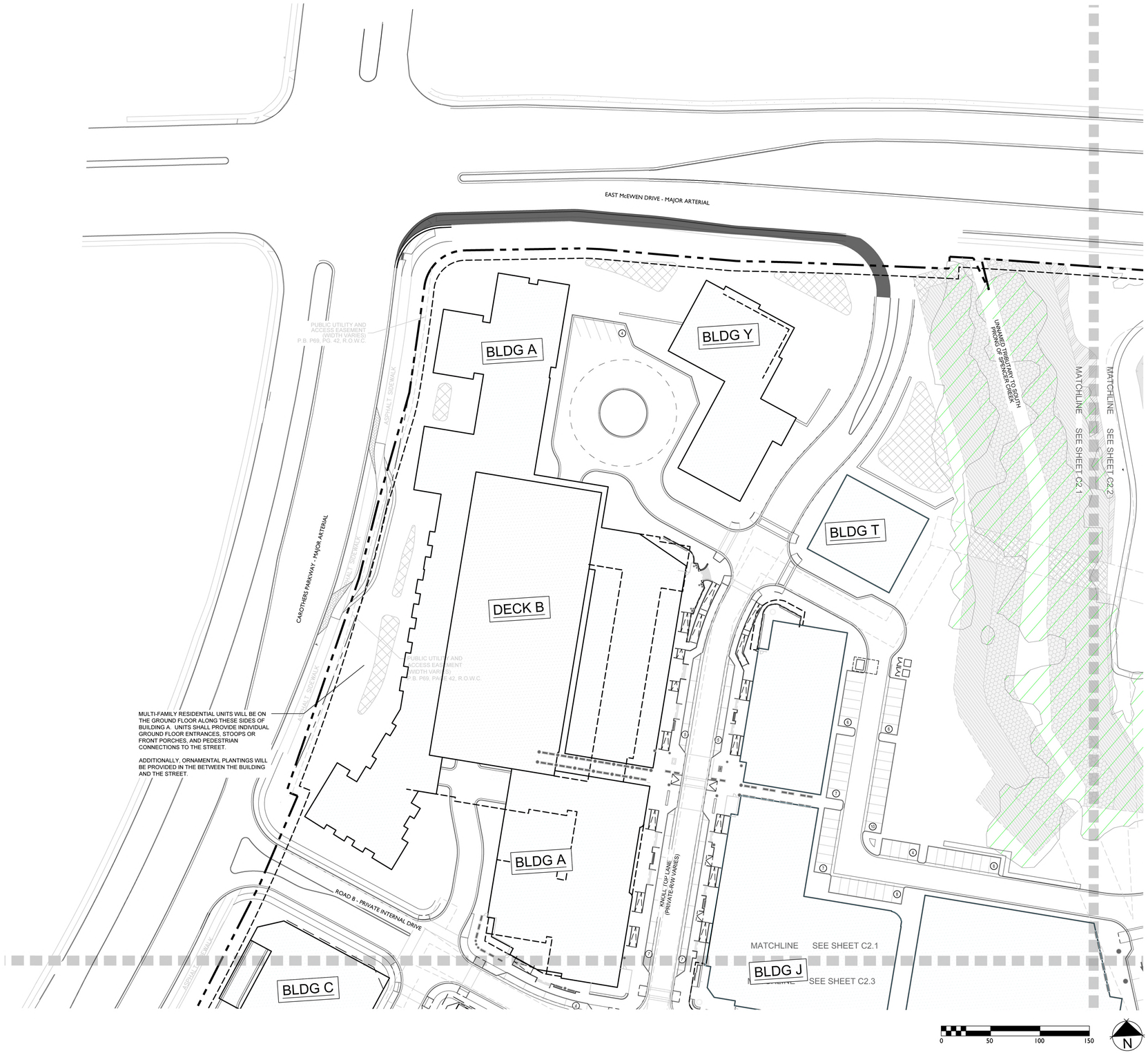
OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

RESUBMITTAL: APRIL 02, 2026

Revision Date

DEVELOPMENT PLAN
SHEET
C2.0

COF # 9071



BUILDING DESIGNATION TYPES

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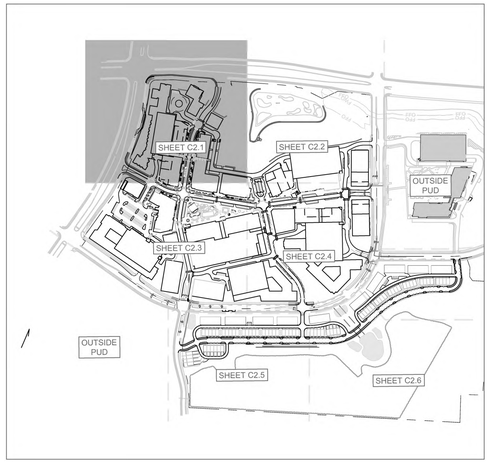
- LARGE-SALE OFFICE BUILDING
- PARKING GARAGE
- POCKET PACK
- GREENWAY
- PRESERVED TREE CANOPY



OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

JOHN C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

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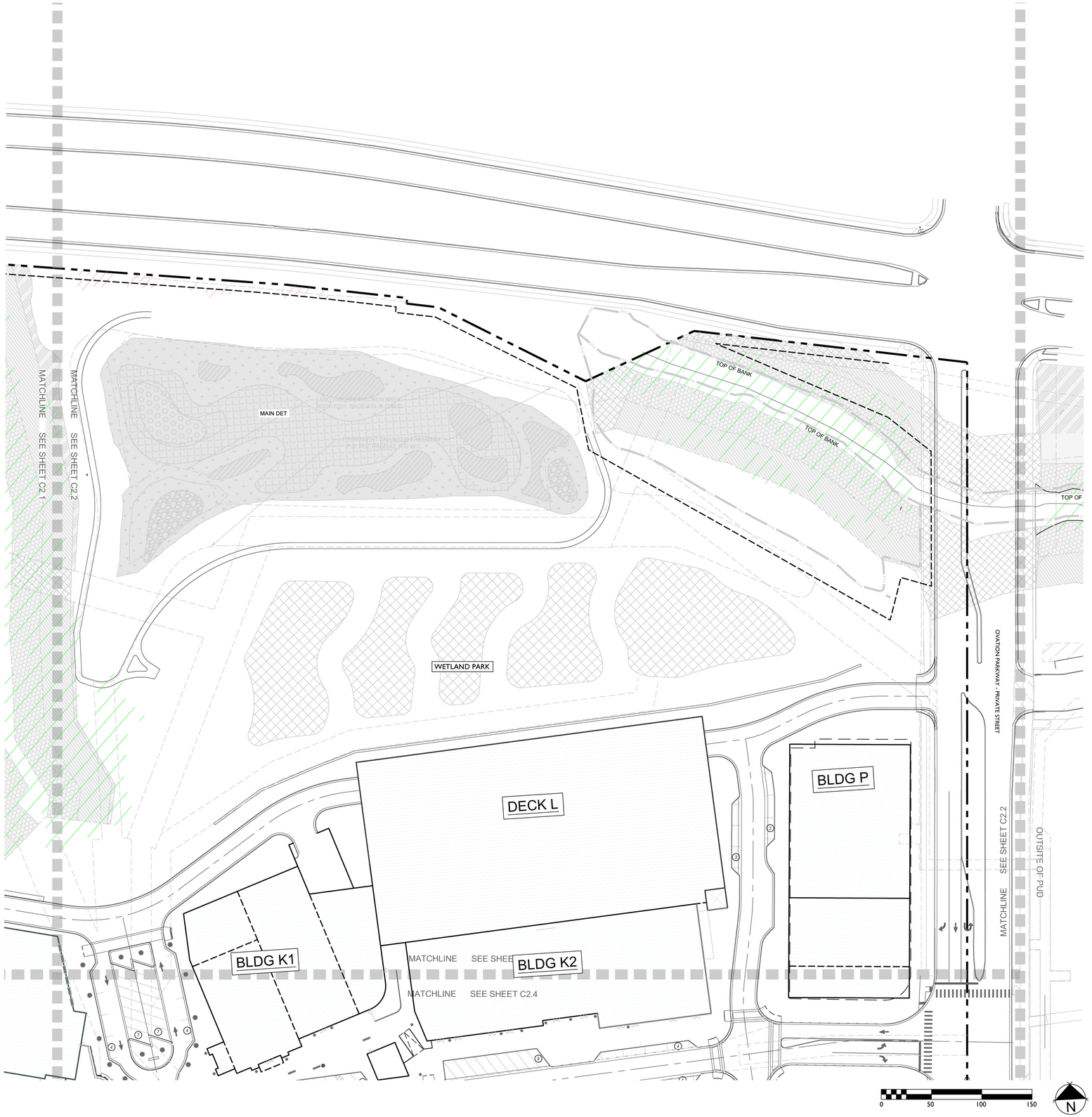
DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.1

COF # 9071



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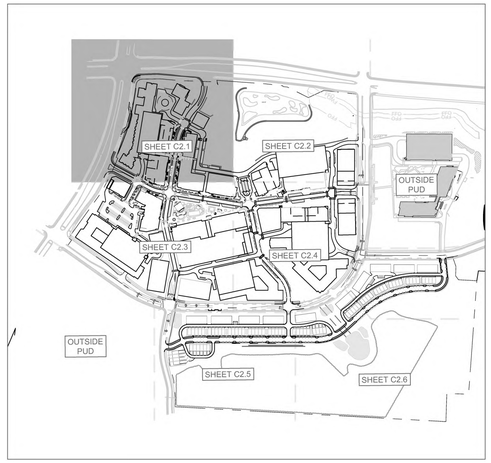

OVATION

FRANKLIN, TN

Highwoods

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OVATION PUD SUBDIVISION
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Franklin, Williamson County, Tennessee

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DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.2

COF # 9071



FRONTAGE NOTES:
BUILDINGS G1 AND G2 WILL HAVE BUILDING FRONTAGES WITH ENTRANCES ON INTERNAL STREETS KNOLL TOP LANE AND TOPPER TRACE. ADDITIONALLY, THESE BUILDING SITES WILL HAVE FRONTAGE AND ENTRANCES ONTO CENTRAL PARK, WHICH IS AN ACTIVATED STREETSCAPE AND PARK BETWEEN BUILDINGS G1 AND G2 AND ENCORE LANE. PEDESTRIAN CONNECTIONS BETWEEN STREETS, BUILDINGS, AND GATHERING SPACES WILL BE DESIGNED IN CENTRAL PARK.

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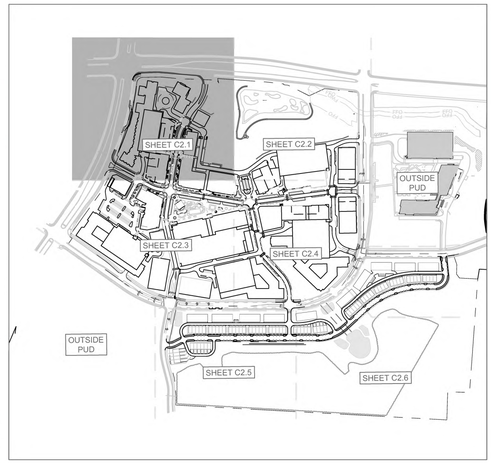

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JOHN C. GAMBLE
TENNESSEE
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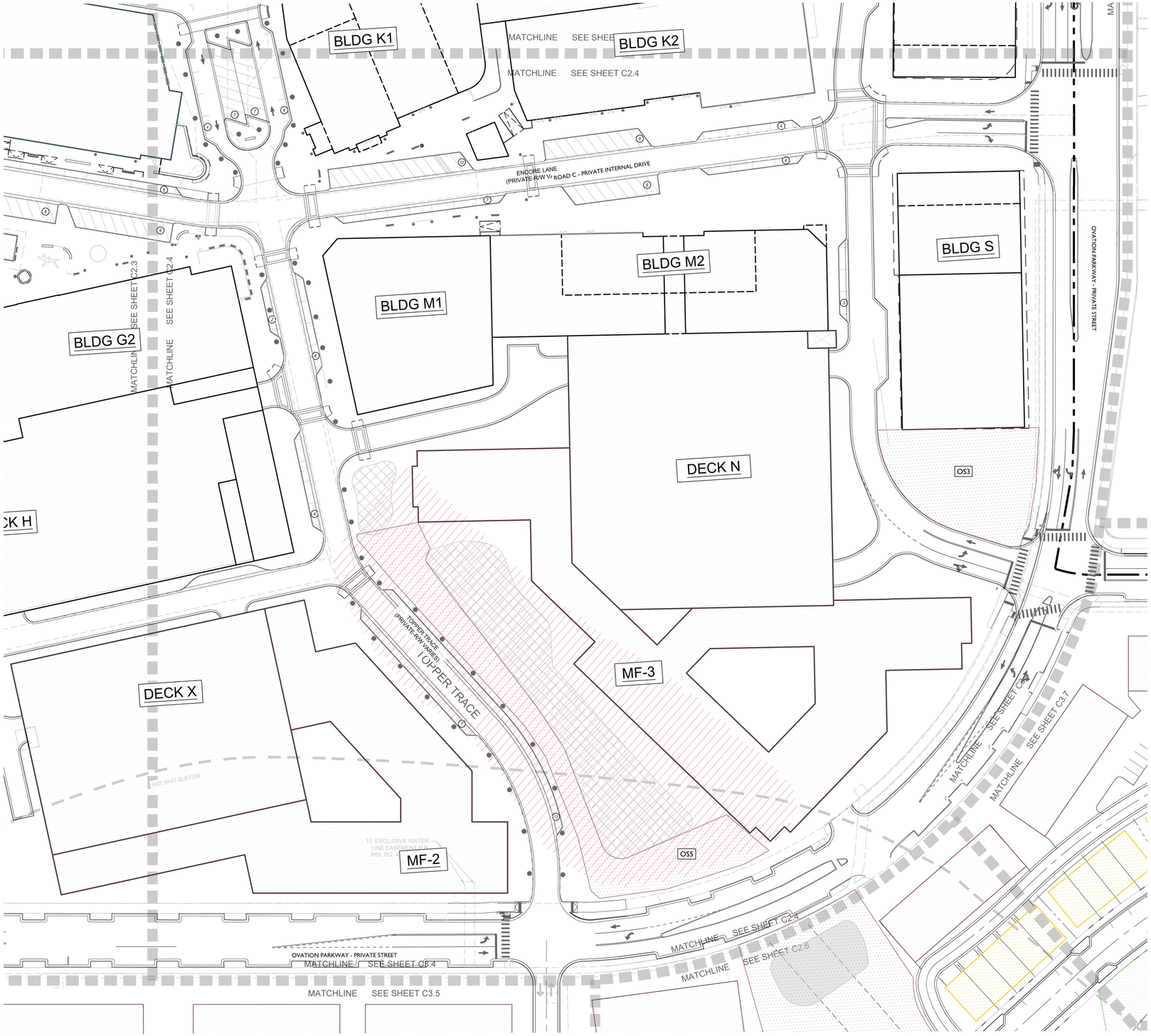
SHEET

C2.3

COF # 9071



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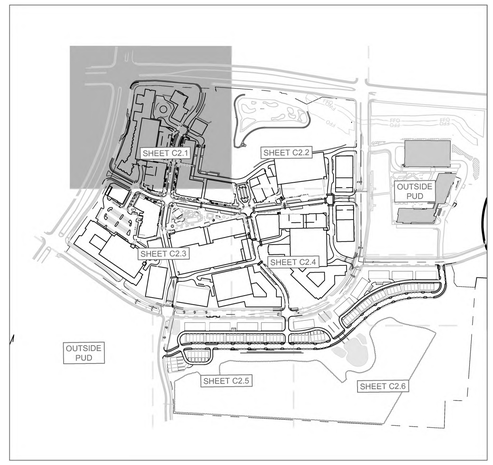

OVATION

FRANKLIN, TN

Highwoods

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Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

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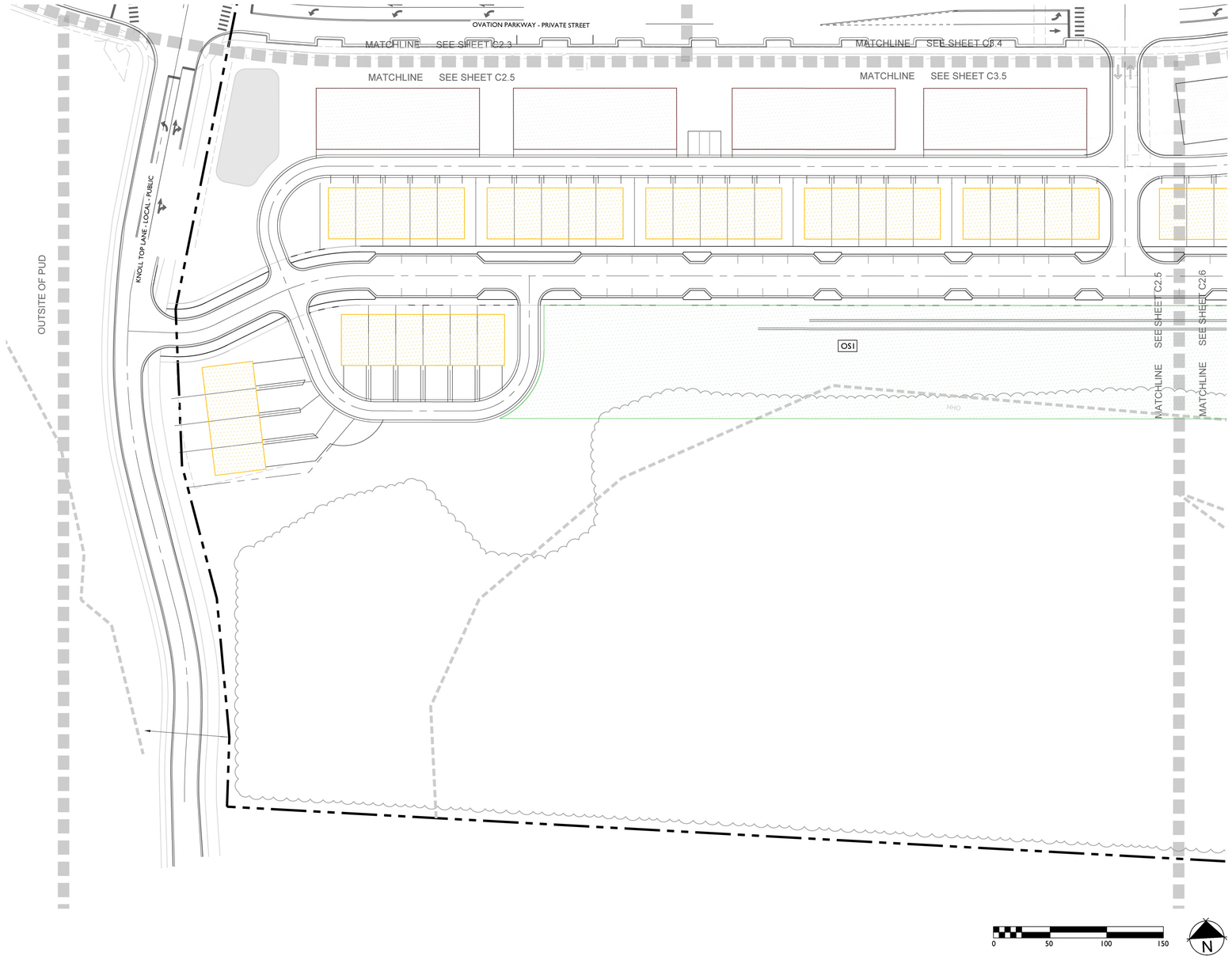
DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.4

COF # 9071



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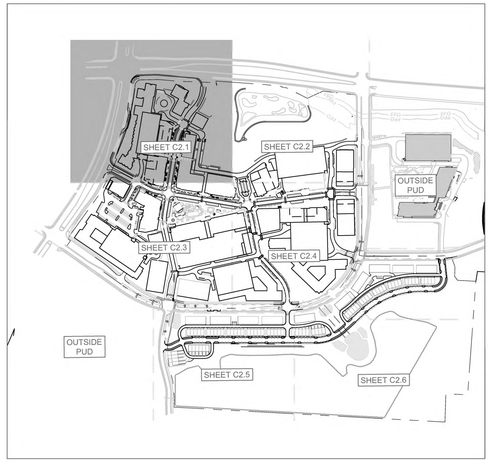

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

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- △ _____
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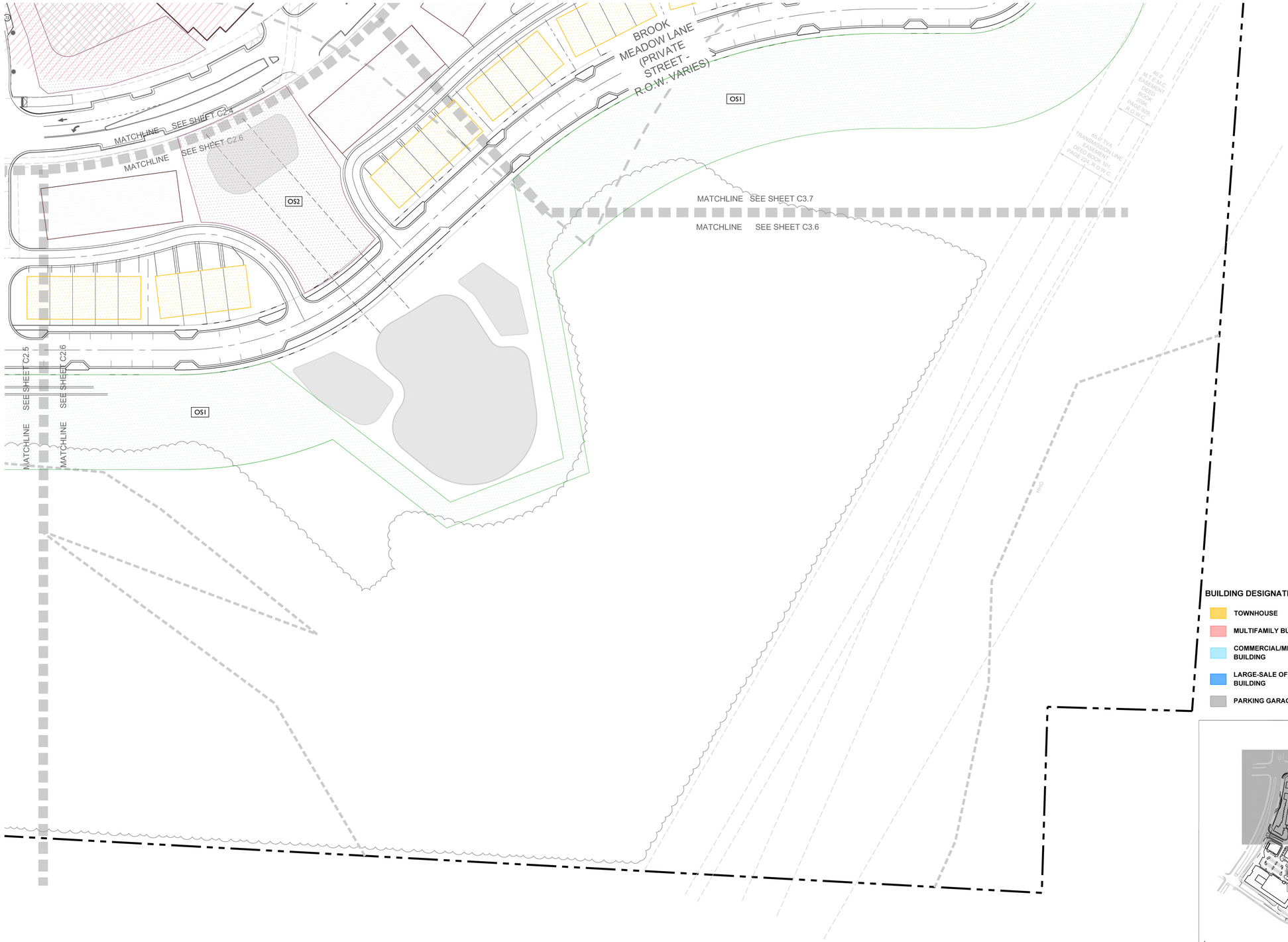
DEVELOPMENT PLAN ENLARGEMENT
SHEET
C2.5

COF # 9071



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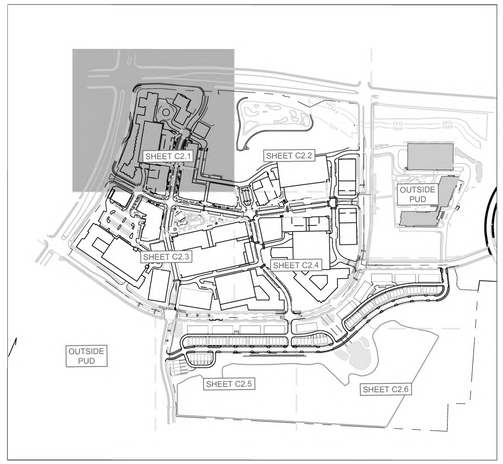

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OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT

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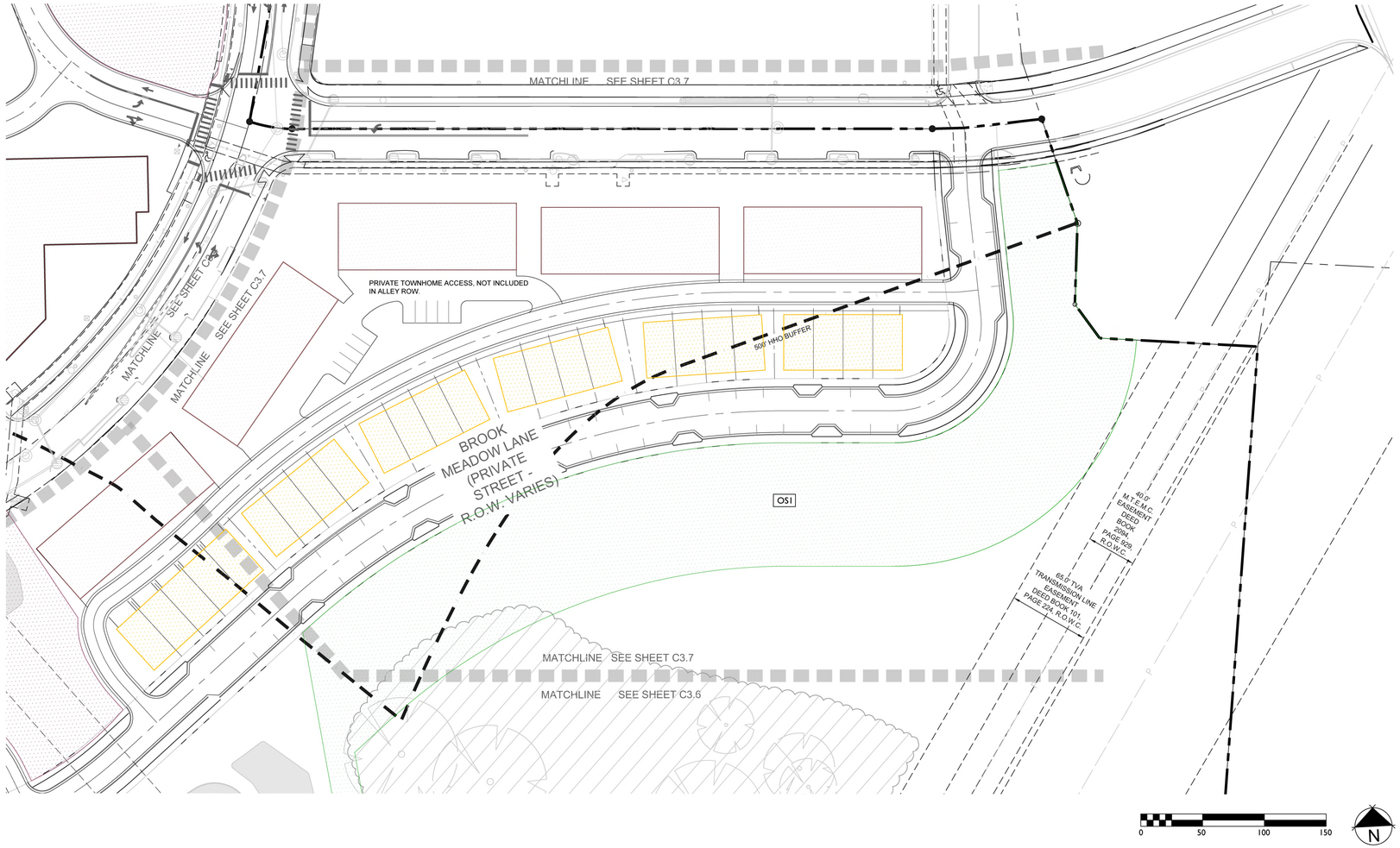
DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.6

COF # 9071



BUILDING DESIGNATION TYPES

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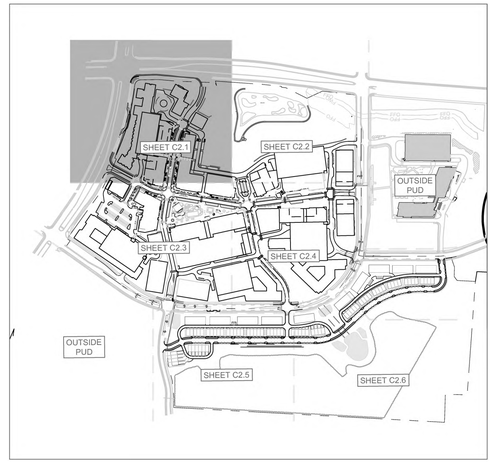

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FRANKLIN, TN

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Franklin, Williamson County, Tennessee

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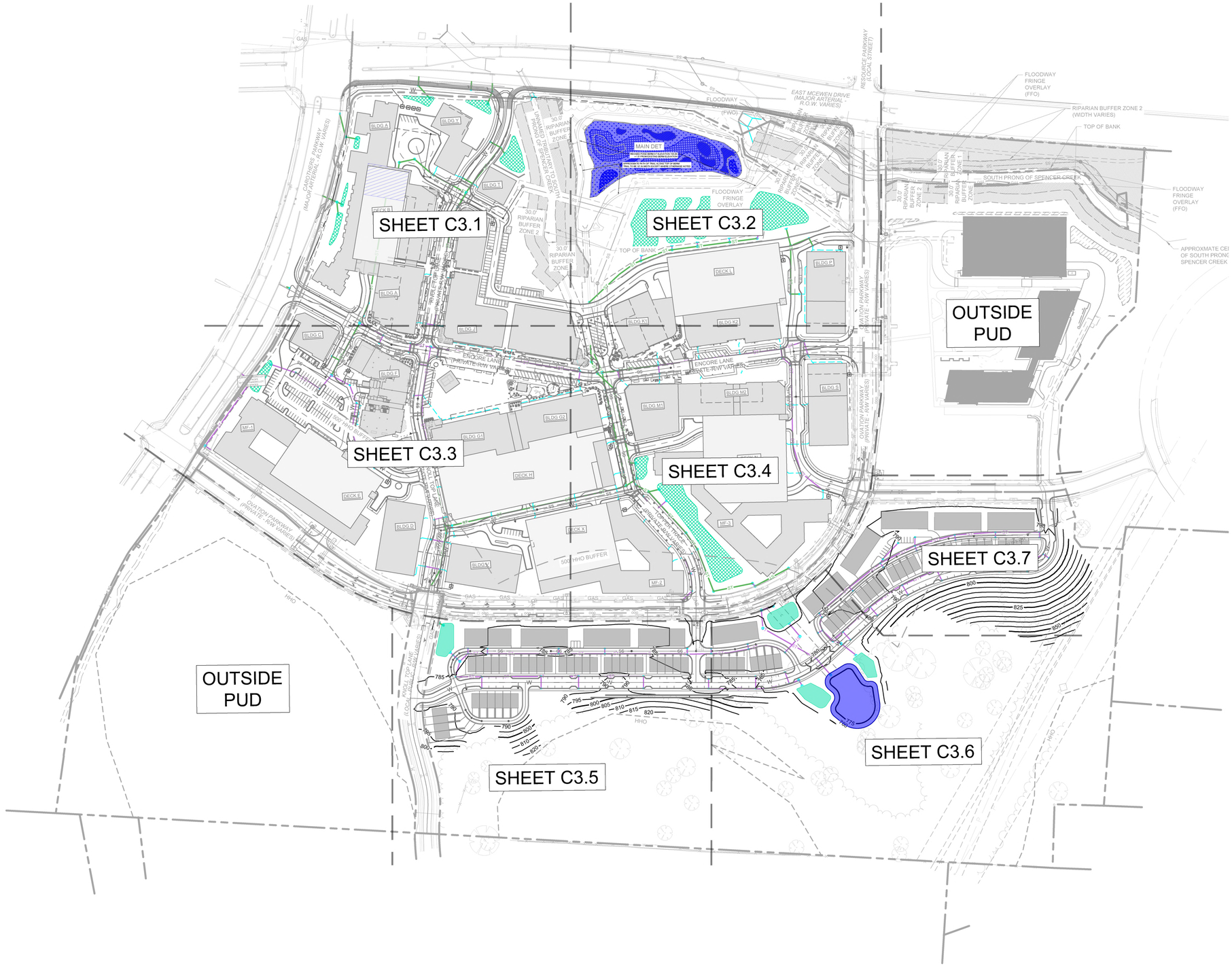
DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.7

COF # 9071



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. RUNOFF IS CONVEYED PRIMARILY VIA PIPES AND SHEET FLOW.
BIORETENTION AND DETENTION PONDS:
THE INCLUSION OF BIORETENETION AND DETENTION PONDS WILL 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 IN ADDITION TO PROPOSED DETENTION MEASURES.
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

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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL GRADING AND DRAINAGE PLAN

SHEET
C3.0

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C3.0 OVERALL GRADING AND DRAINAGE PLAN.dwg C3.0 OVERALL GRADING AND DRAINAGE PLAN Apr 02, 2026 10:25am by: Mackie.Nicholas

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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

- W — WATER
- SS — SANITARY SEWER
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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — No. 121219 — STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

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

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.1

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.1 ENLARGED GRADING AND DRAINAGE PLAN Apr 02, 2026 10:25am by: Mackie.Nicholas

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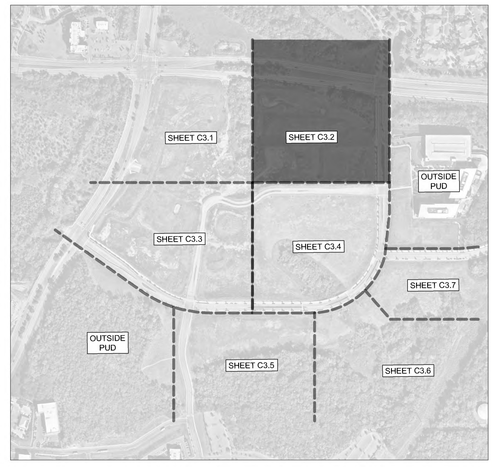

GRAPHIC SCALE IN FEET
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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE COMMERCE — No. 121919 — STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

Revision Date
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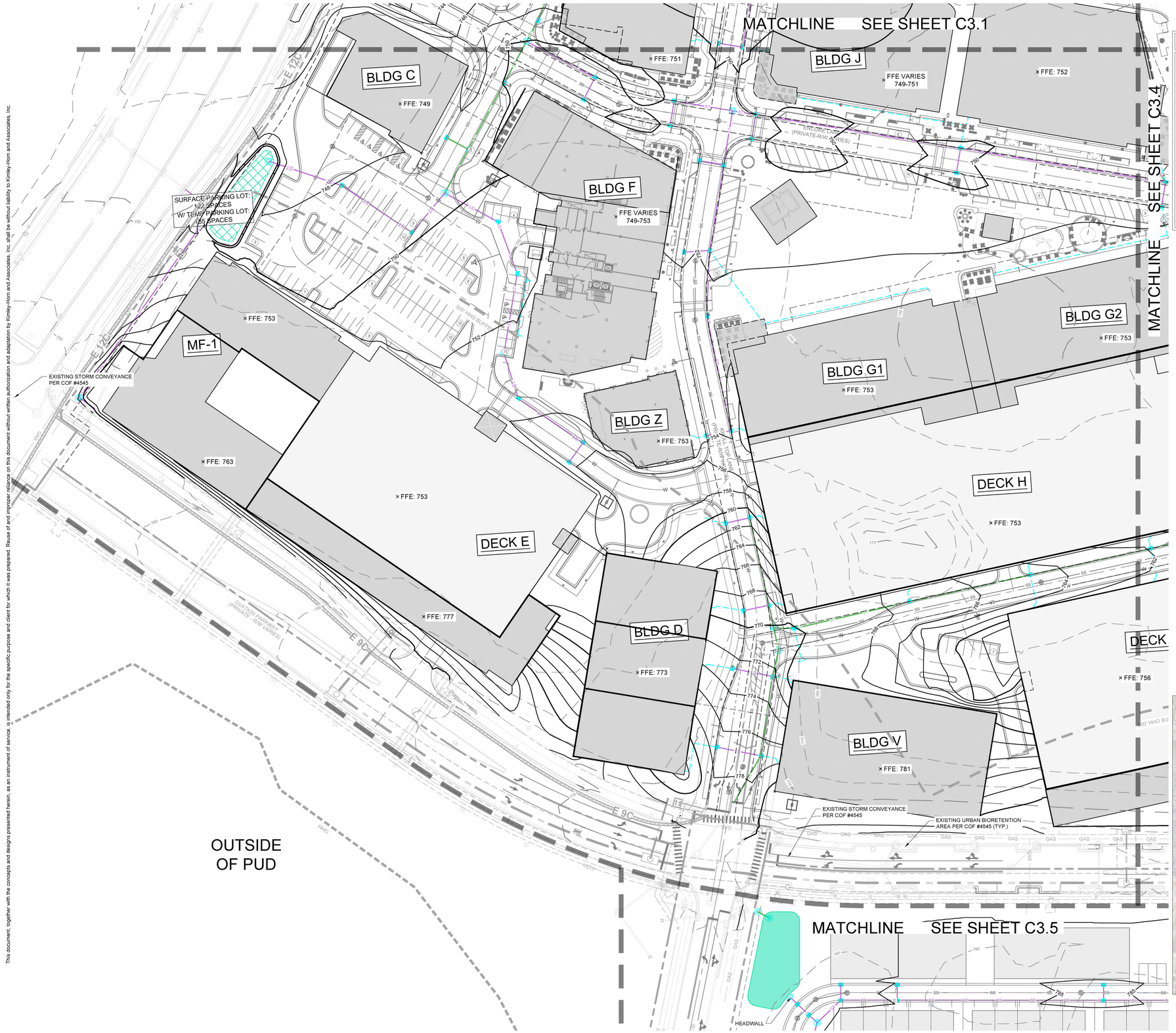
ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.2

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.2 ENLARGED GRADING AND DRAINAGE PLAN Apr 02, 2026 10:25am by: Mackie.Nicholas



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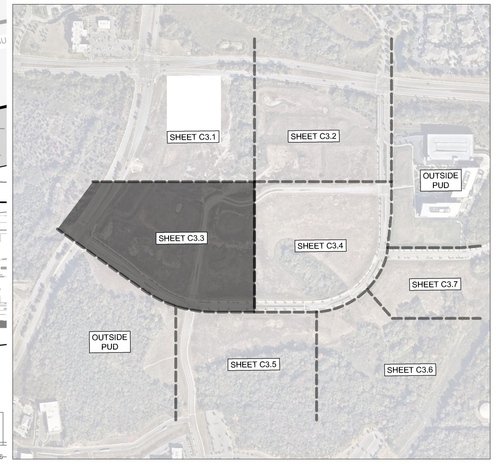

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WILLIAM GRAY HARRISON — REGISTERED ENGINEER — No. 121519 — STATE OF TENNESSEE

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ENLARGED GRADING AND DRAINAGE PLAN

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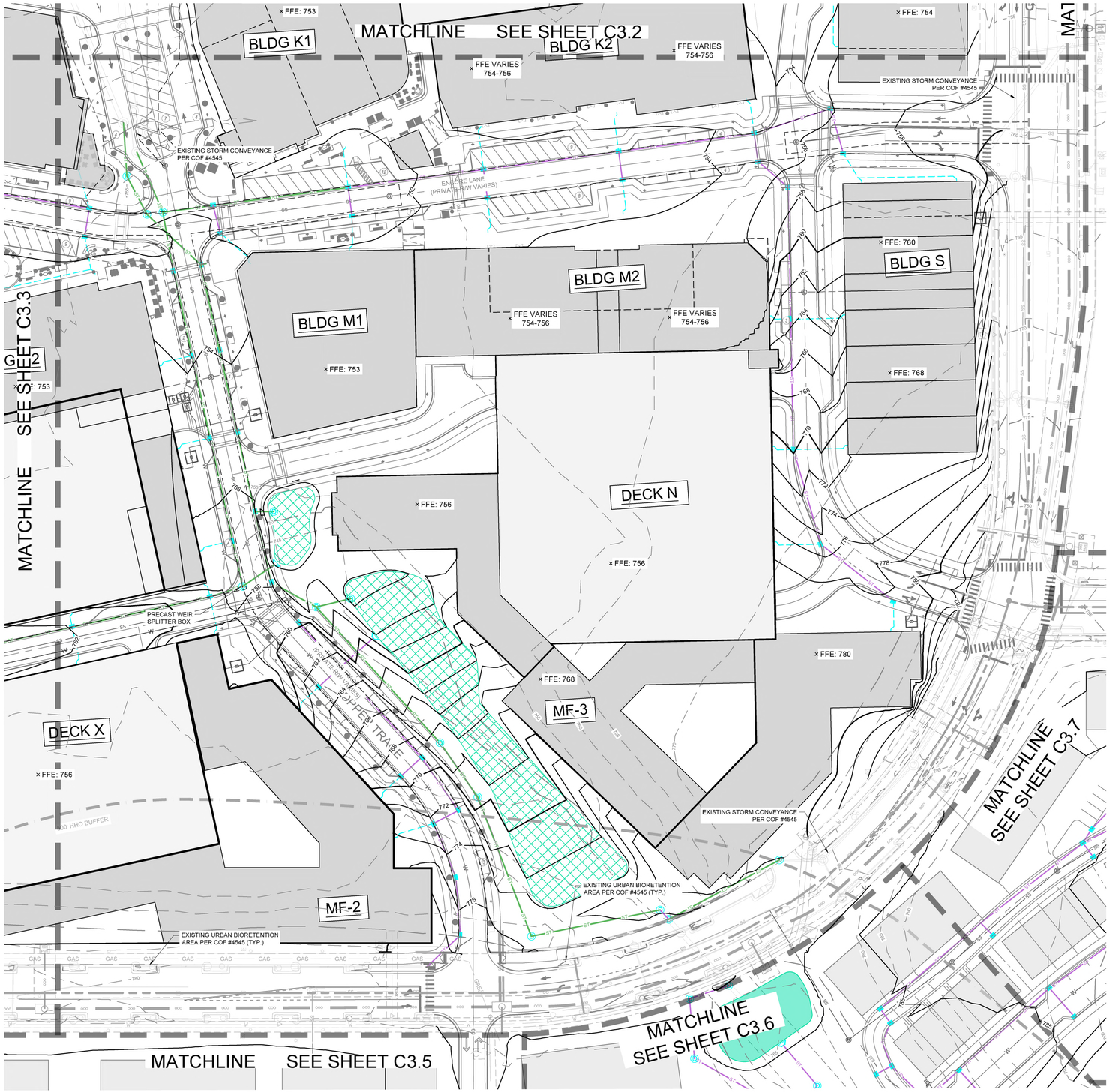

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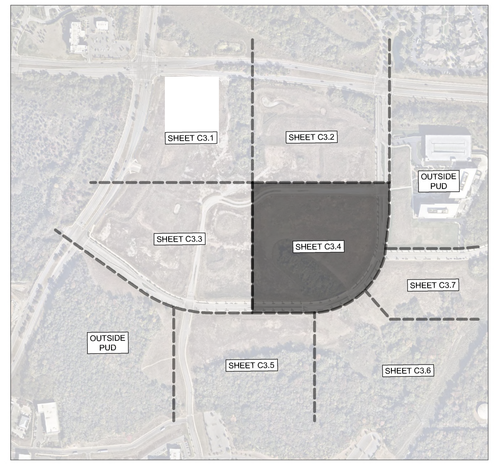

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No. 121219

INITIAL SUBMITTAL: 03/09/2026

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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.4

COF #9071

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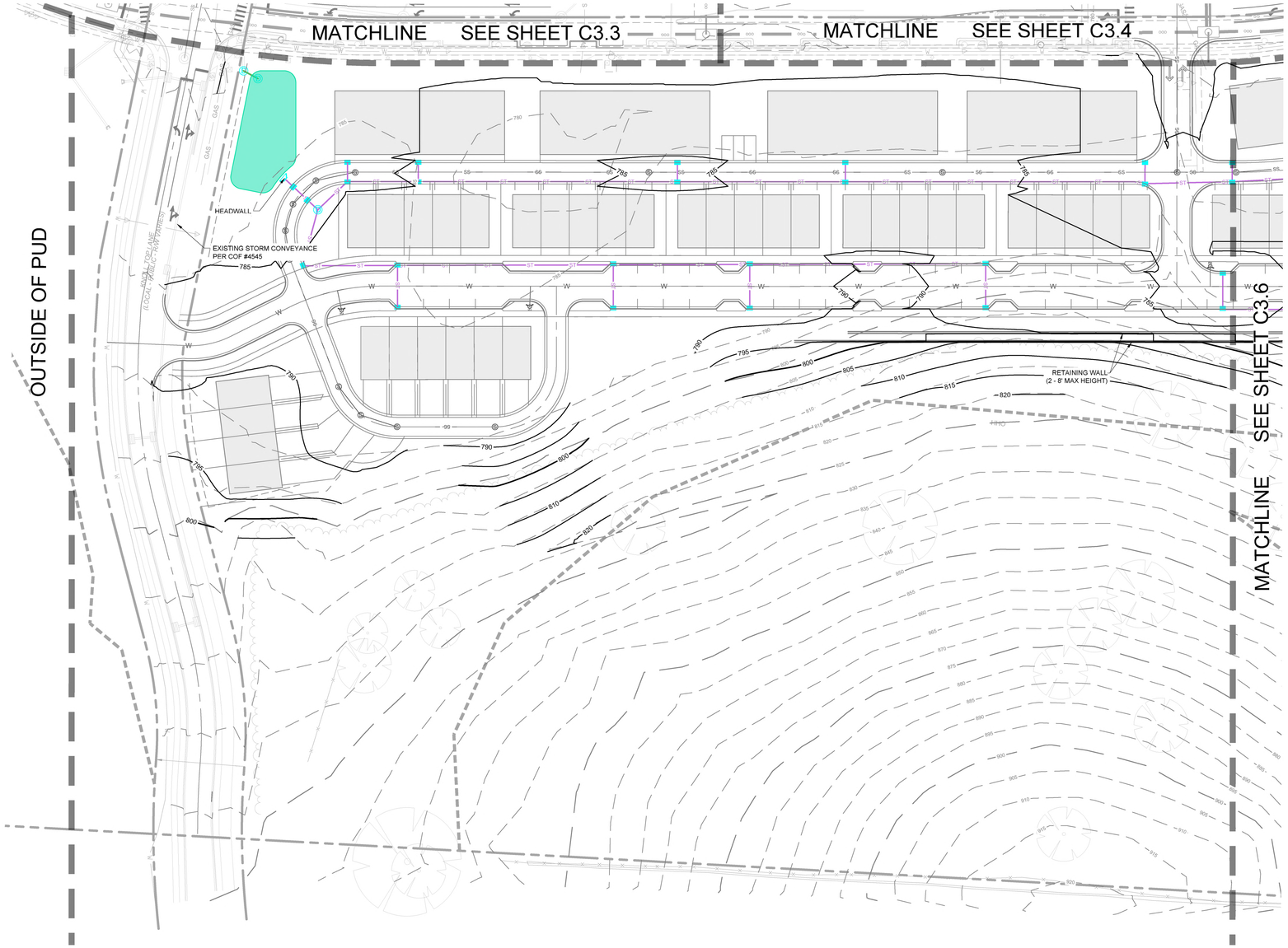

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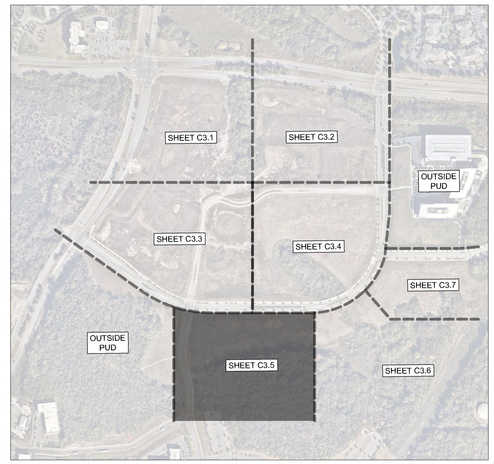

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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.5

COF #9071

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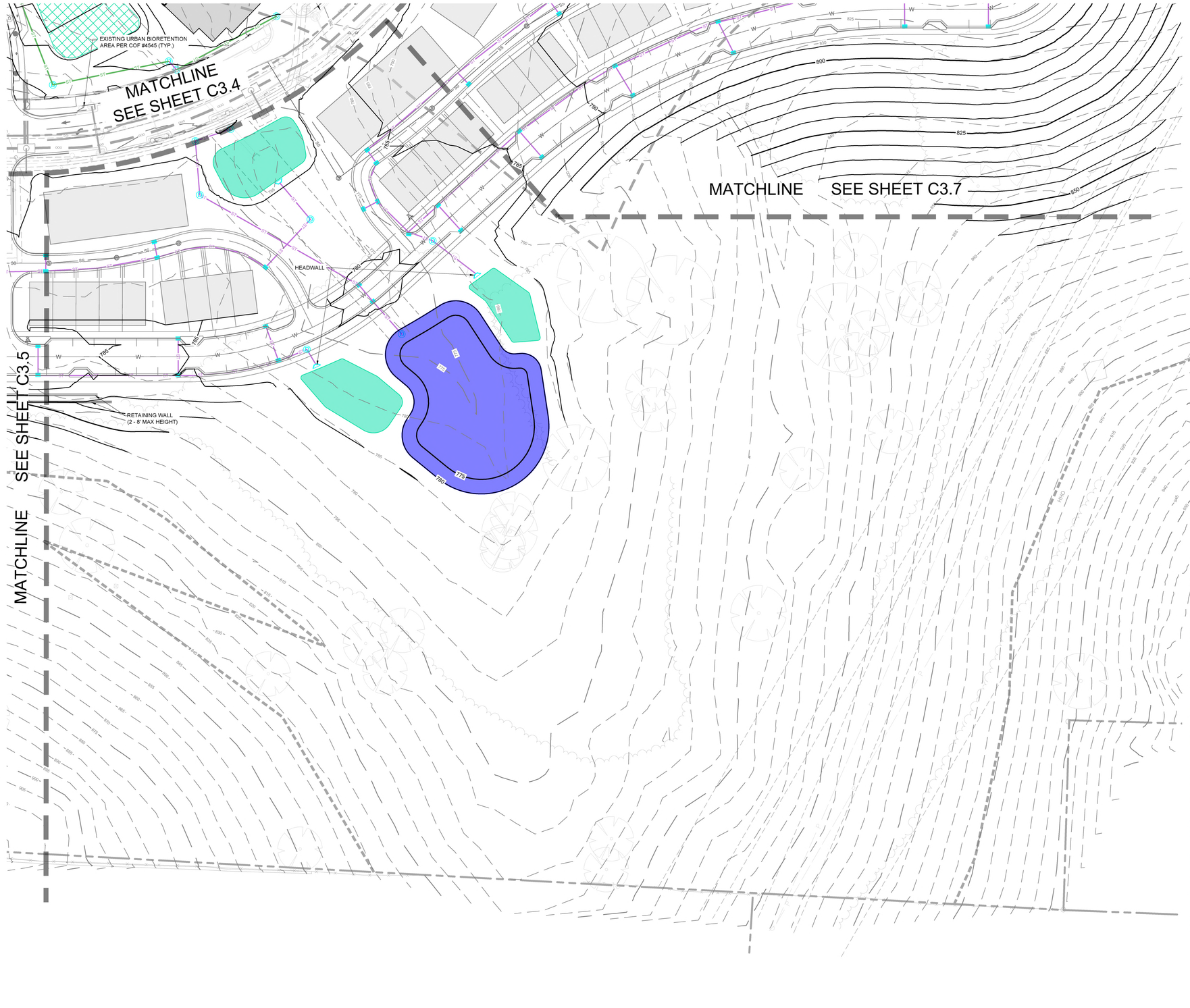

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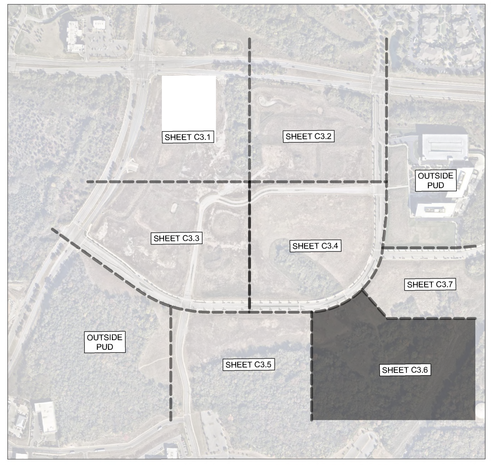

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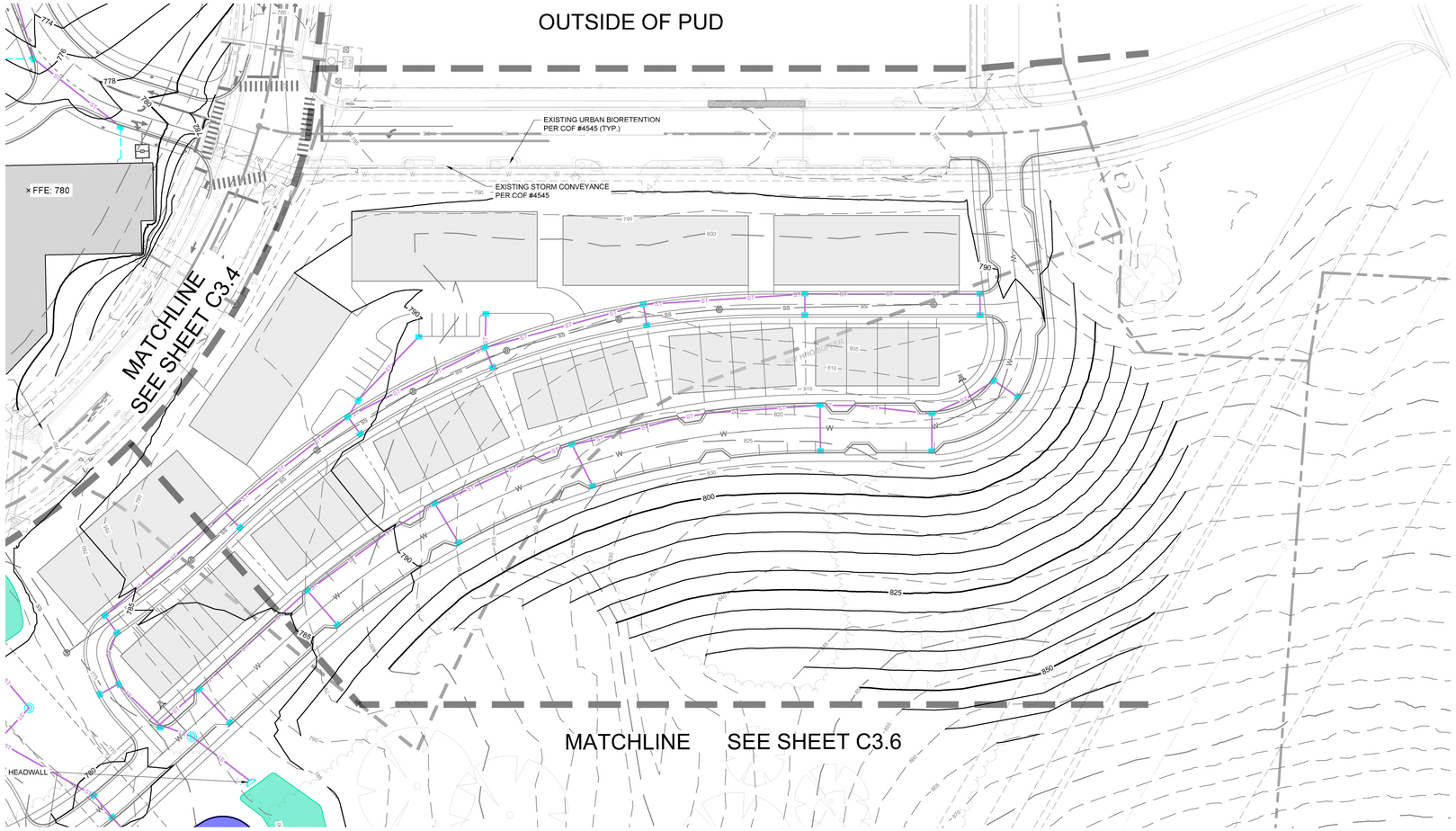


COF GRADING & DRAINAGE GENERAL NOTES

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

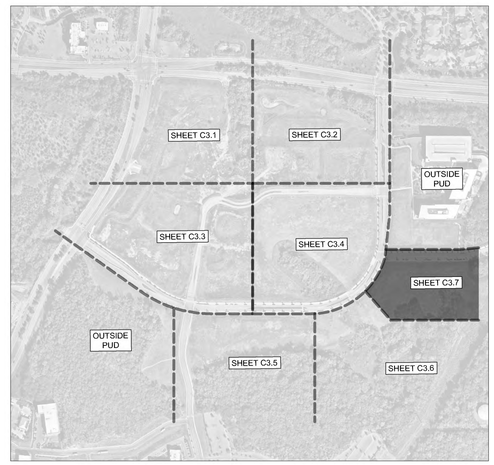
- BIORETENTION
- UNDERGROUND DETENTION
- DETENTION

LEGEND

- 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. RUNOFF IS CONVEYED PRIMARILY VIA PIPES AND SHEET FLOW.
BIORETENTION AND DETENTION PONDS:
THE INCLUSION OF BIORETENTION AND DETENTION PONDS WILL 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 IN ADDITION TO PROPOSED DETENTION MEASURES.
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
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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 121219 — STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

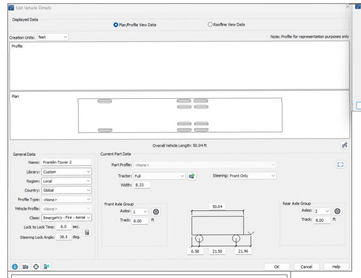
Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.7

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.7 ENLARGED GRADING AND DRAINAGE PLAN Apr 02, 2026 10:26am by: Mackie.Nicholas



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.
- AT SITE PLAN, FIRE ACCESS FOR BUILDINGS, INCLUDING THE AREA OUTLINED IN RED ON THIS SHEET, SHALL BE COORDINATED WITH CITY STAFF TO MEET APPLICABLE CODES.

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.

PRIVATE FIRE HYDRANT NOTE

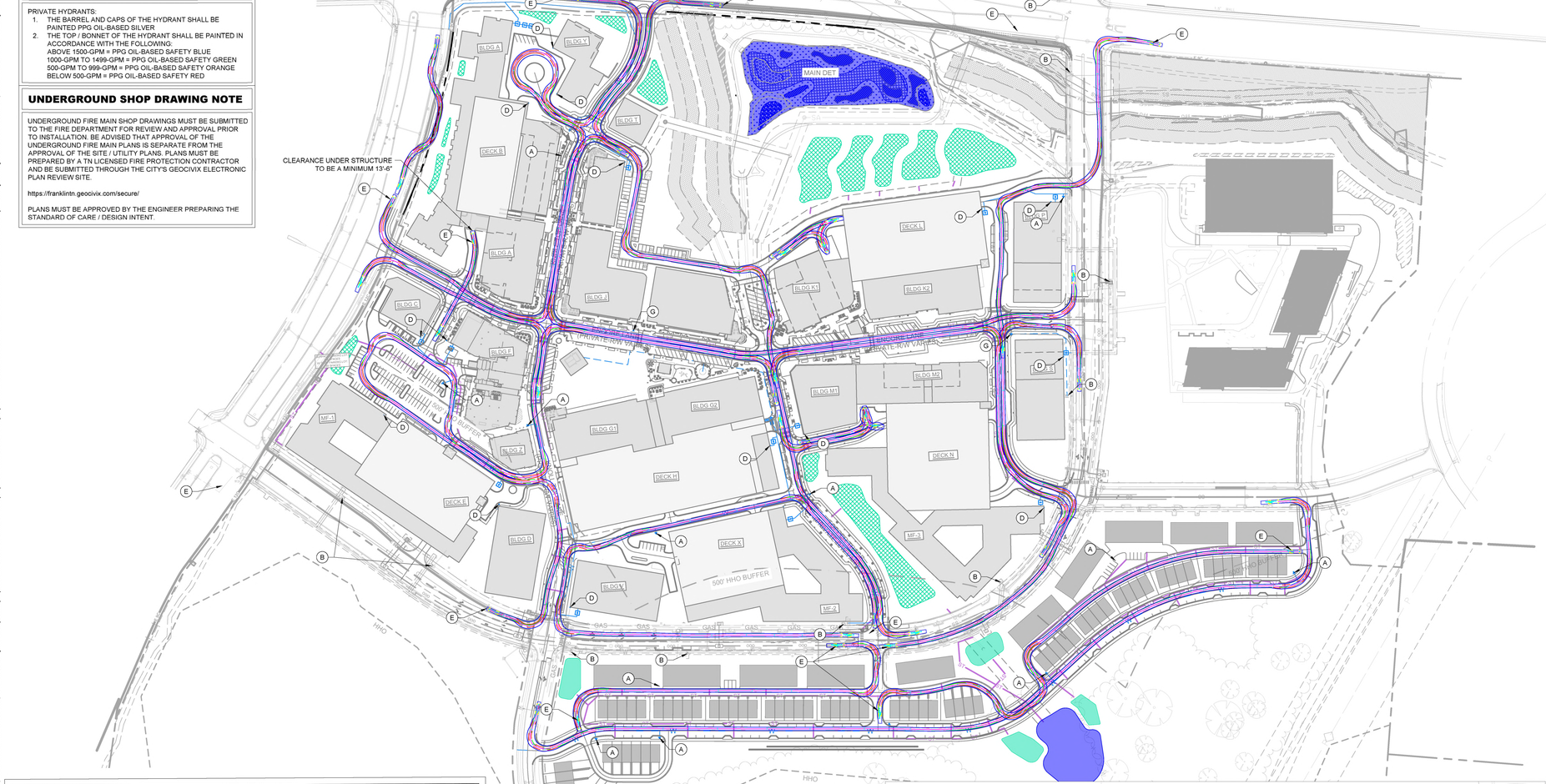
PRIVATE HYDRANTS:
1. THE BARREL AND CAPS OF THE HYDRANT SHALL BE PAINTED PPG OIL-BASED SILVER
2. THE TOP / BONNET OF THE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH THE FOLLOWING:
   ABOVE 1500-GPM = PPG OIL-BASED SAFETY BLUE
   1000-GPM TO 1499-GPM = PPG OIL-BASED SAFETY GREEN
   500-GPM TO 999-GPM = 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/

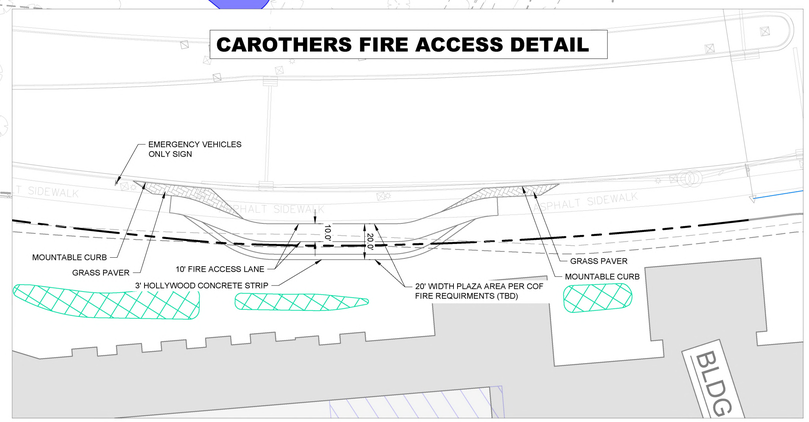
PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.



BUILDING INFORMATION

BUILDING KEY	RESIDENTIAL UNITS	HOTEL KEYS	OFFICE SF	RETAIL SF	HEIGHTS (STORIES)	CONSTRUCTION TYPE
A	308		-	44,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
C	-			13,000	1-3	Type IIIA Sprinkled
D	-		250,000	8,000	6-12	Type I-II. Fully sprinkled
F	-		250,000	30,000	6-12	Type I-II. Fully sprinkled
G	104		0	50,000	4-8	Type I-II. Fully sprinkled
J	-		-	92,000	4-8	Type IIIA Sprinkled
K-1	0		-	25,000	1-3	Type I - Retail Fully Sprinkled.
K-2		350		49,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
M-1	-		-	24,000	1-3	Type I - Retail Fully Sprinkled.
M-2	150			49,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
MF-1	270		-	-	4-6	Type V or Type IIIA. Fully sprinkled
MF-2	270		-	-	4-6	Type V or Type IIIA. Fully sprinkled
MF-3	293				4-6	Type V or Type IIIA. Fully sprinkled
P	-		250,000	10,000	6-12	Type I-II. Fully sprinkled
S	-		250,000	10,000	6-12	Type I-II. Fully sprinkled
PD-A1 (RESTAURANT)	-			8,000	1-3	
PD-B1 (RESTAURAUNT)				8,000	1-3	
PD-C1				8,000	1-3	
T (RESTAURANT)				8,000	1-3	
PV-10	-		-	1,000	1	Type V - Non Sprinkled
PV-20	-		-	1,000	1	Type V - Non Sprinkled
V	-		250,000	-	5-8	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	
DECK X	-		-	-		

CAROTHERS FIRE ACCESS DETAIL



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.

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.

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
- (G) PROPOSED PRIVATE FIRE HYDRANT ASSEMBLY

SIGHT DISTANCE NOTE

BUILDINGS, PARKING STALLS, AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE SIGHT DISTANCE REQUIREMENTS ARE MET PER CITY OF FRANKLIN STAFF.

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

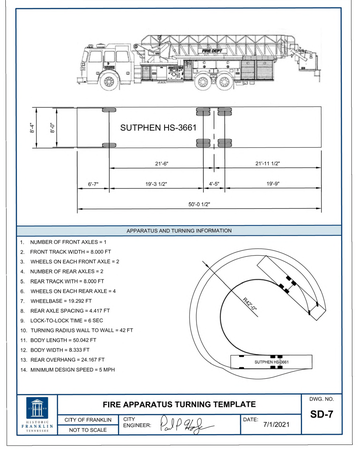
FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO CITY OF FRANKLIN / IBC STANDARDS.

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
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127131
STATE OF TENNESSEE
12/12/25

INITIAL SUBMITTAL: 03/09/2026

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

OVERALL ROW & ACCESS PLAN - FIRE

SHEET
C4.0

COF #9071

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

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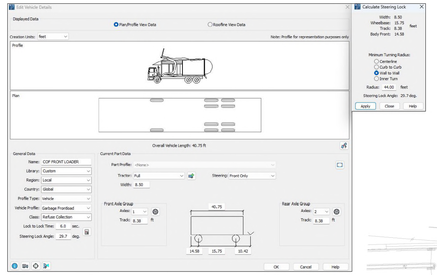

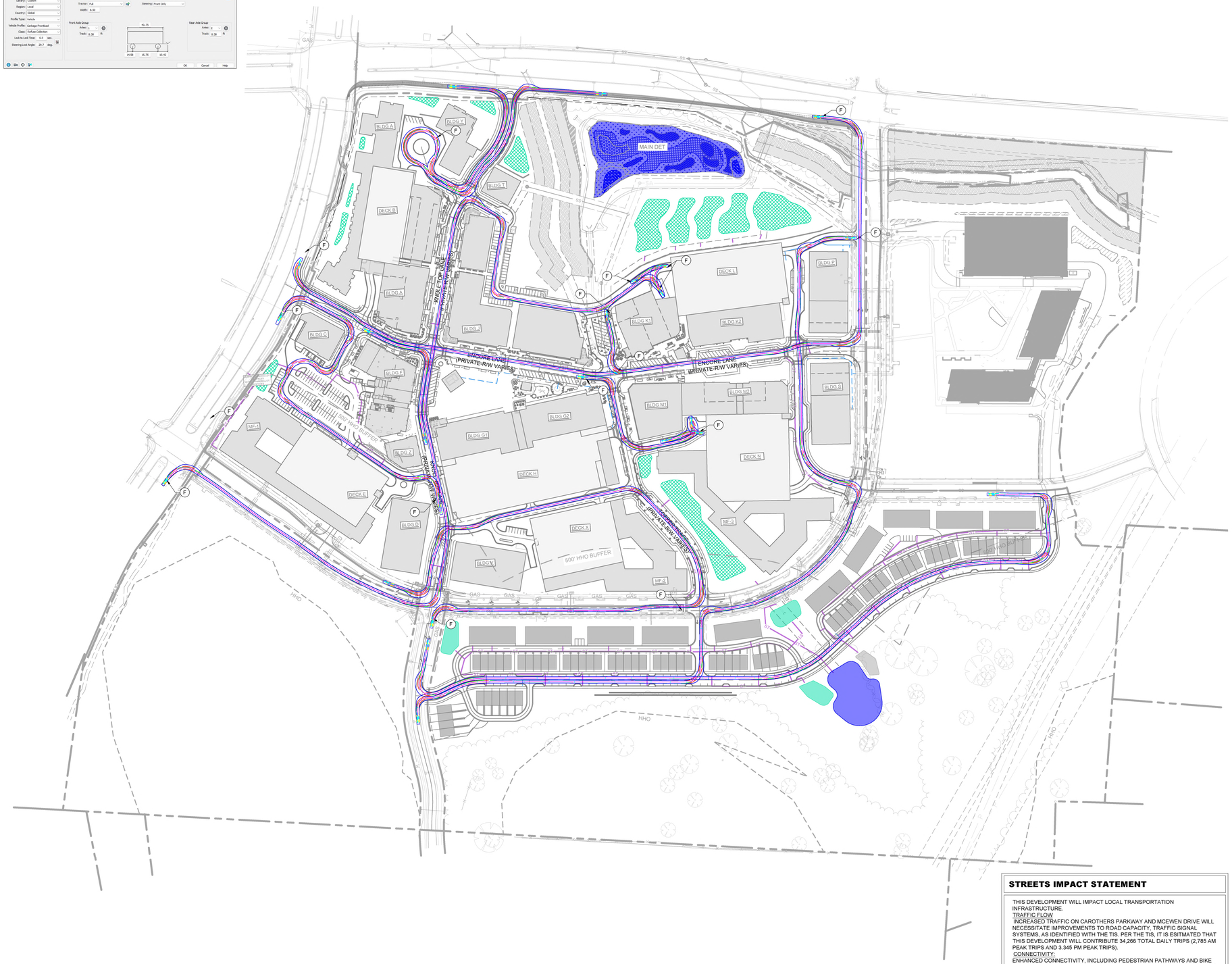

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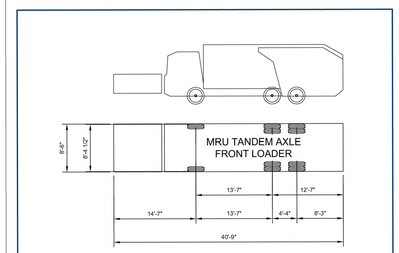
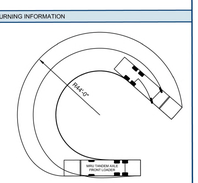
TRUCK TURN LEGEND

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

STREETS IMPACT STATEMENT

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TRAFFIC FLOW
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GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127313
STATE OF TENNESSEE
12/12/25

INITIAL SUBMITTAL: 03/09/2026

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL ROW & ACCESS PLAN - REFUSE

SHEET
C4.1

COF #9071

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Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C4.1 OVERALL ROW & ACCESS PLAN.dwg C4.1-OVERALL ROW & ACCESS PLAN - REFUSE Apr 02, 2026 10:27am by: Mackie.Nicholas

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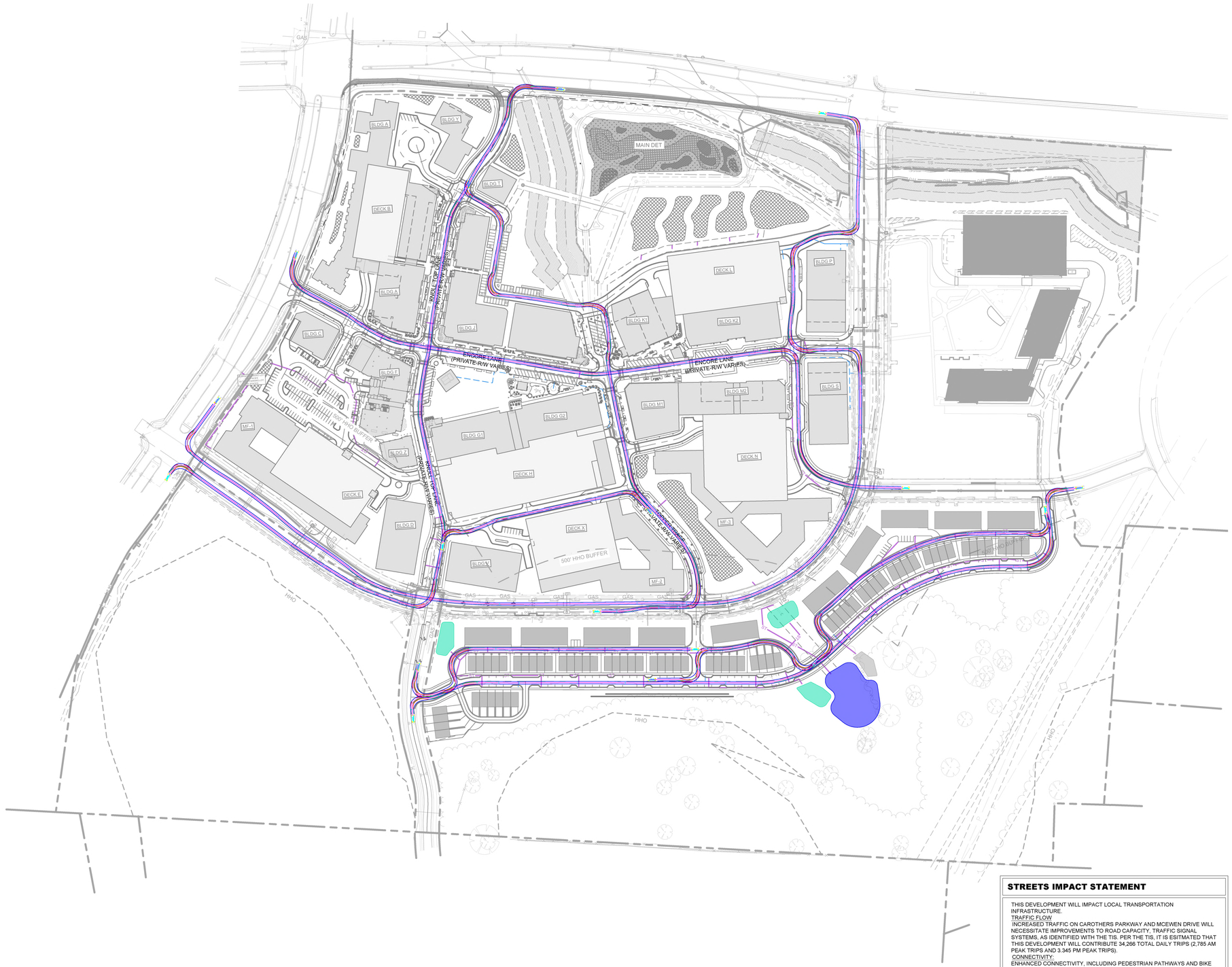

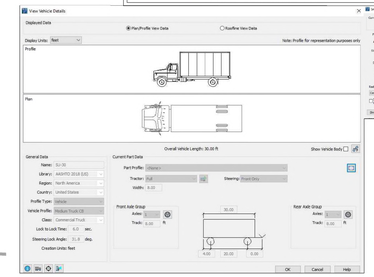

ROW & ACCESS GENERAL NOTES

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TRUCK TURN LEGEND

- FRONT TIRES
- BACK TIRES
- VEHICLE FENDER PATH

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 4

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127313
STATE OF TENNESSEE
12/16

INITIAL SUBMITTAL: 03/09/2026

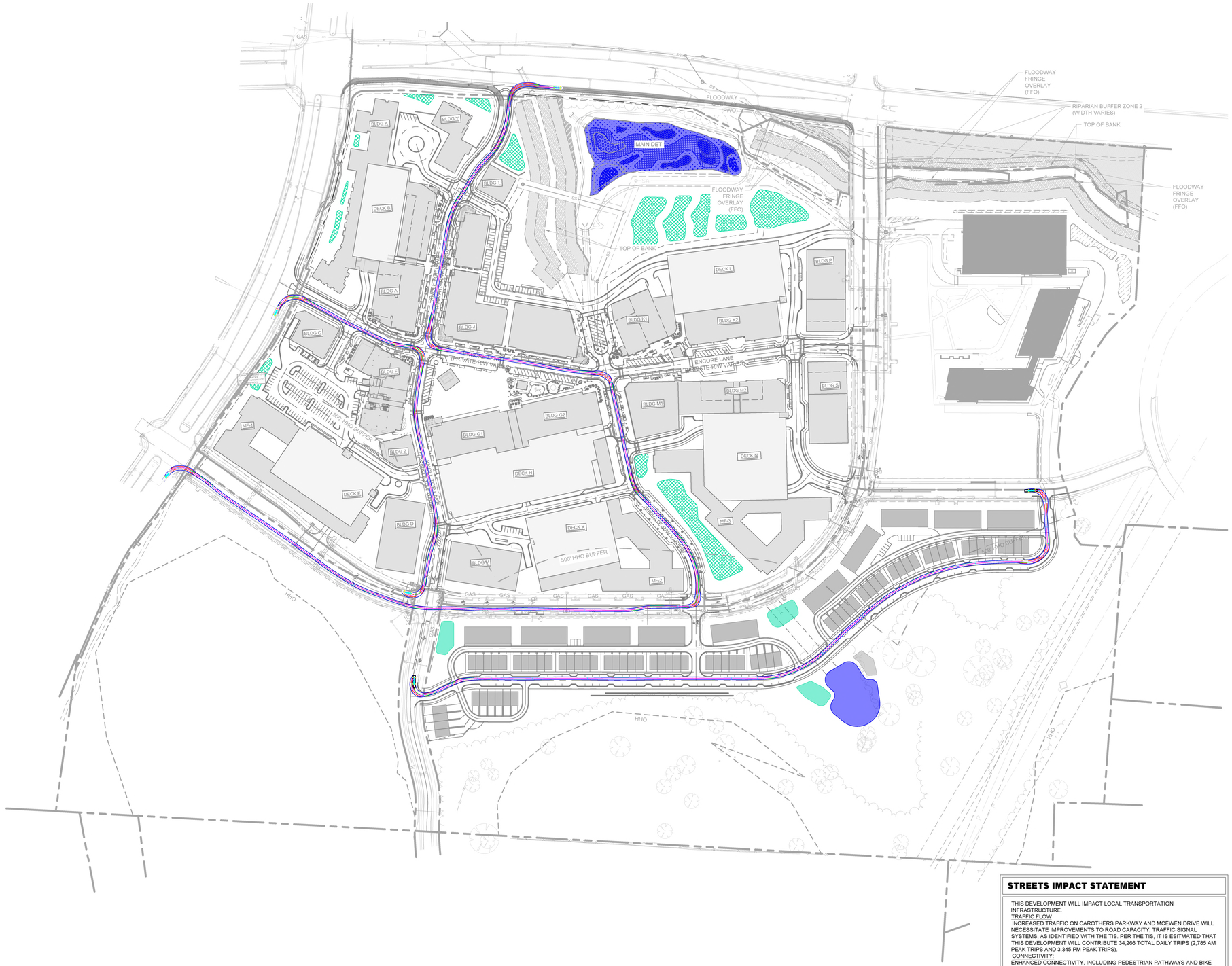
Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL ROW & ACCESS PLAN - SUT

SHEET
C4.2

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C4.2 OVERALL ROW AND ACCESS PLAN.dwg C4.2- OVERALL ROW & ACCESS PLAN - SUT Apr 02, 2026 10:28am by: Mackie.Nicholas



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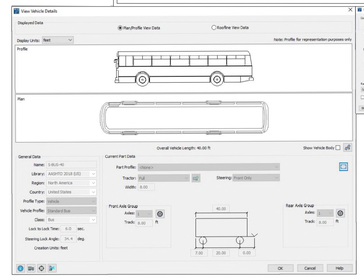

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GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127519
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

Revision Date
1 ONE STOP SUBMITTAL
2 _____
3 _____
4 _____

OVERALL ROW & ACCESS PLAN - BUS

SHEET
C4.3

COF # 9000

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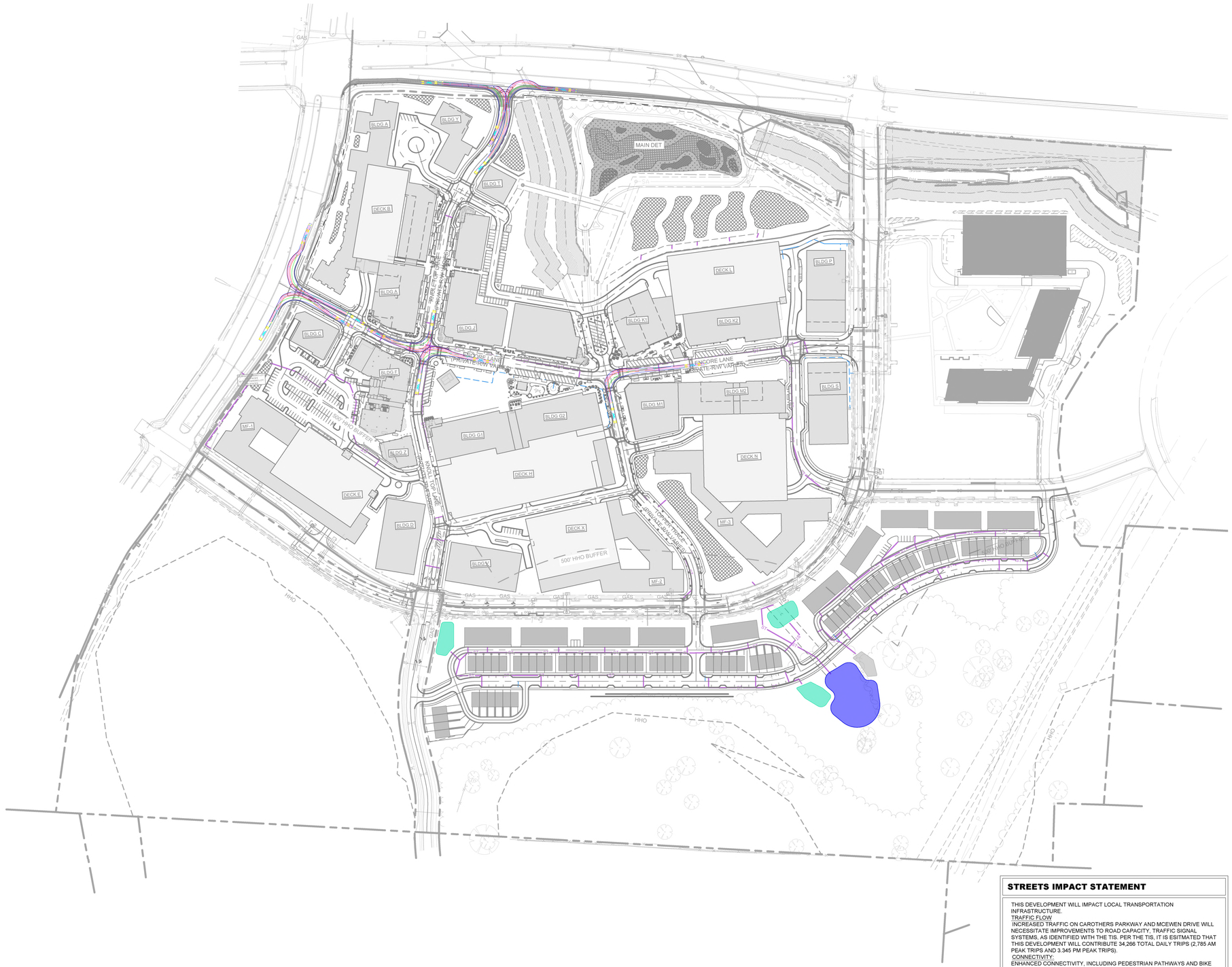

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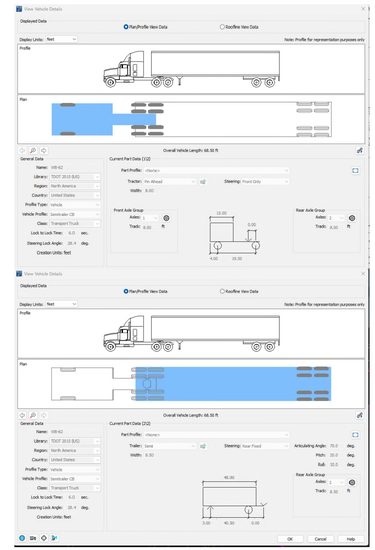

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GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127313
STATE OF TENNESSEE
12/16

INITIAL SUBMITTAL: 03/09/2026

Revision Date
1 _____
2 _____
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4 _____

OVERALL ROW & ACCESS PLAN - WB62

SHEET
C4.4

COF #9071

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LEGEND

- TOWN CENTER STREET (PRIVATE)
- TOWN CENTER STREET W/ PARKING (PRIVATE)
- ENTRANCE BOULEVARD AT MCEWEN (PRIVATE)
- TOWN CENTER STREET AT OPEN SPACE (PRIVATE)
- ENTRANCE BOULEVARD (PRIVATE)
- ALLEY (PUBLIC)
- LOCAL ROAD (PUBLIC)
- PRIVATE DRIVEWAY

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C4.6 OVERALL ROW & ACCESS PLAN.dwg C4.5- STREET NETWORK PLAN Apr 02, 2026 11:08am by: Mackie.Nicholas

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

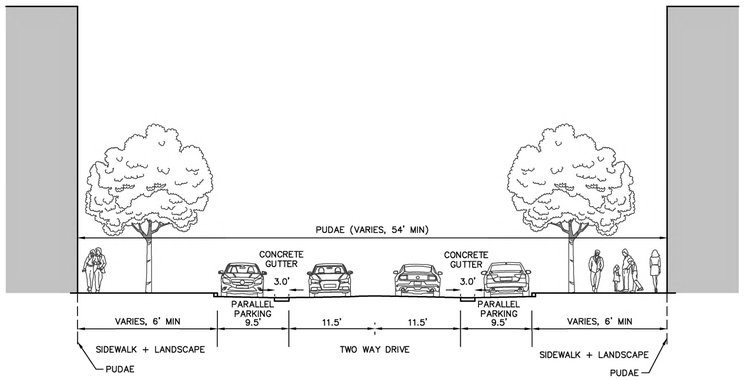
Revision Date

STREET NETWORK PLAN

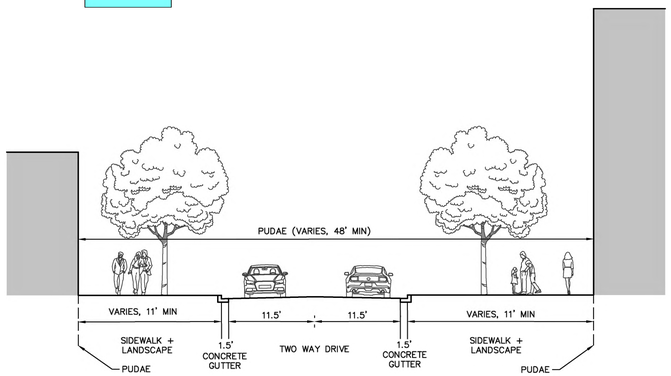
SHEET
C4.5

COF #9071

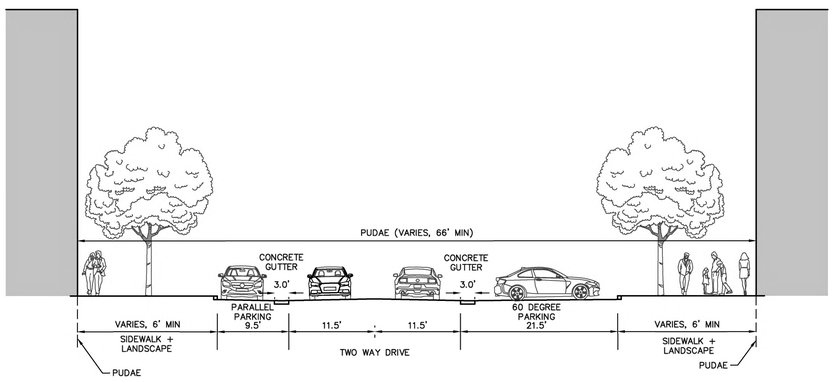
TOWN CENTER STREET WITH PARKING (PRIVATE)



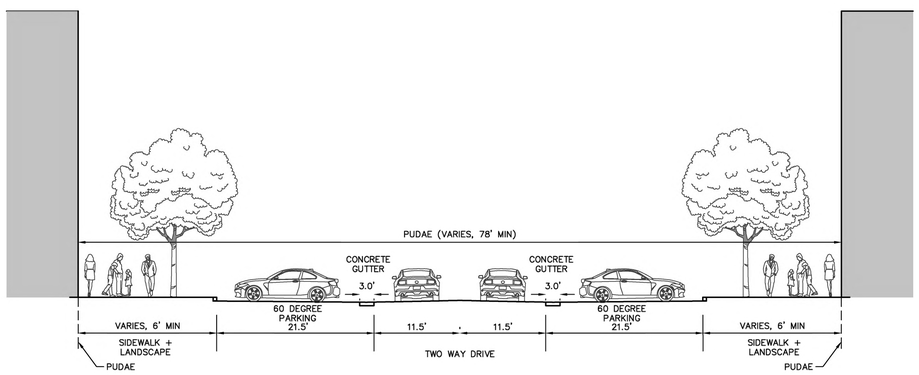
TOWN CENTER STREET (PRIVATE)



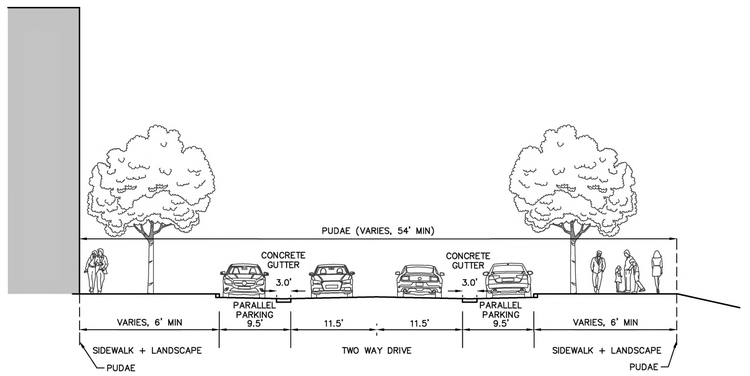
TOWN CENTER STREET WITH 60° ANLGED ONE SIDE (PRIVATE)



TOWN CENTER STREET WITH 60° ANLGED BOTH SIDES (PRIVATE)



TOWN CENTER STREET AT OPEN SPACE (PRIVATE)



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INITIAL SUBMITTAL: 03/09/2026

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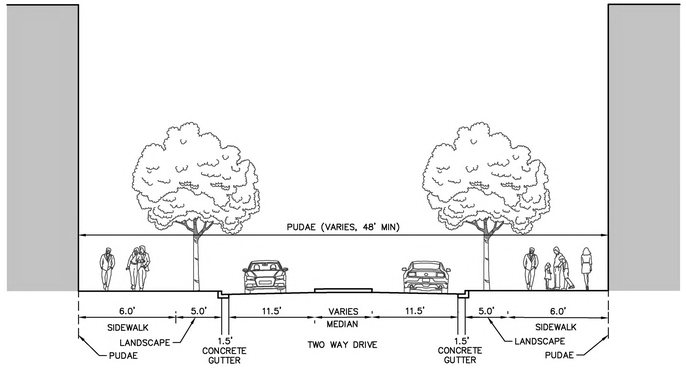
STREET NETWORK SECTIONS

SHEET
C4.6

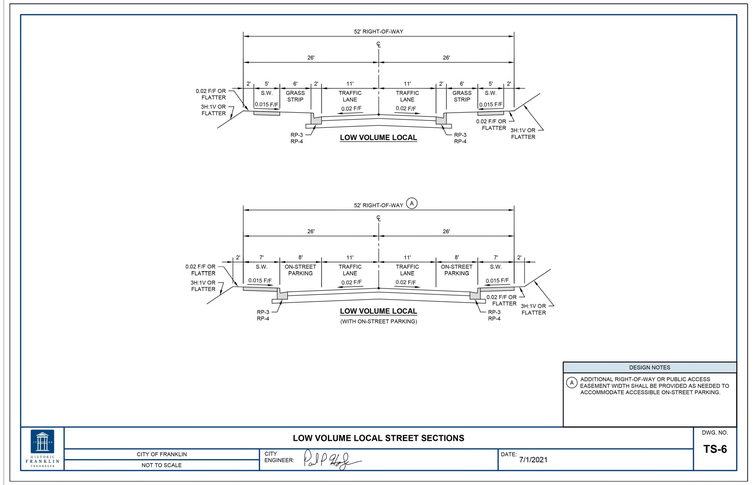
COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C4.6 OVERALL ROW & ACCESS PLAN.dwg C4.6- STREET NETWORK SECTIONS Apr 02, 2026 11:08am by: Mackie.Nicholas

ENTRANCE BOULEVARD (PRIVATE)



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

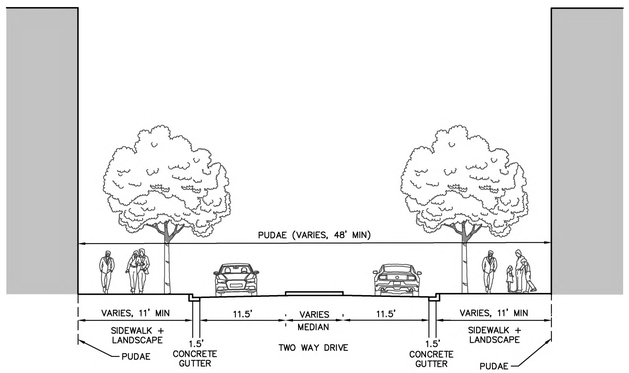
CITY OF FRANKLIN
NOT TO SCALE

CITY ENGINEER:

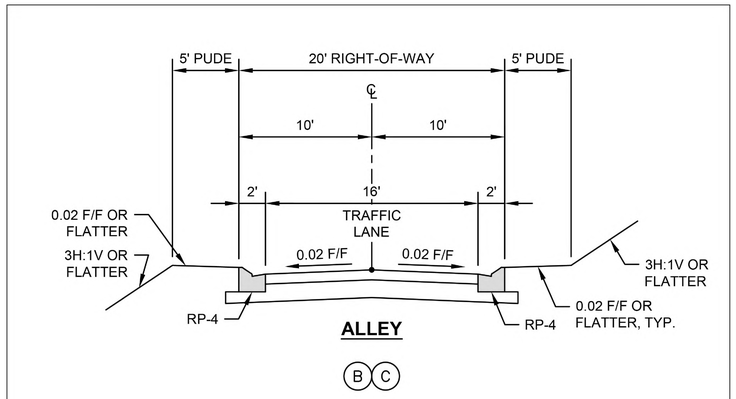
DATE: 7/1/2021

DWG. NO. **TS-6**

ENTRANCE BOULEVARD AT MCEWEN (PRIVATE)



ALLEY (PUBLIC)



CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

Revision Date
1 _____
2 _____
3 _____
4 _____

STREET NETWORK SECTIONS

SHEET
C4.7

COF #9071

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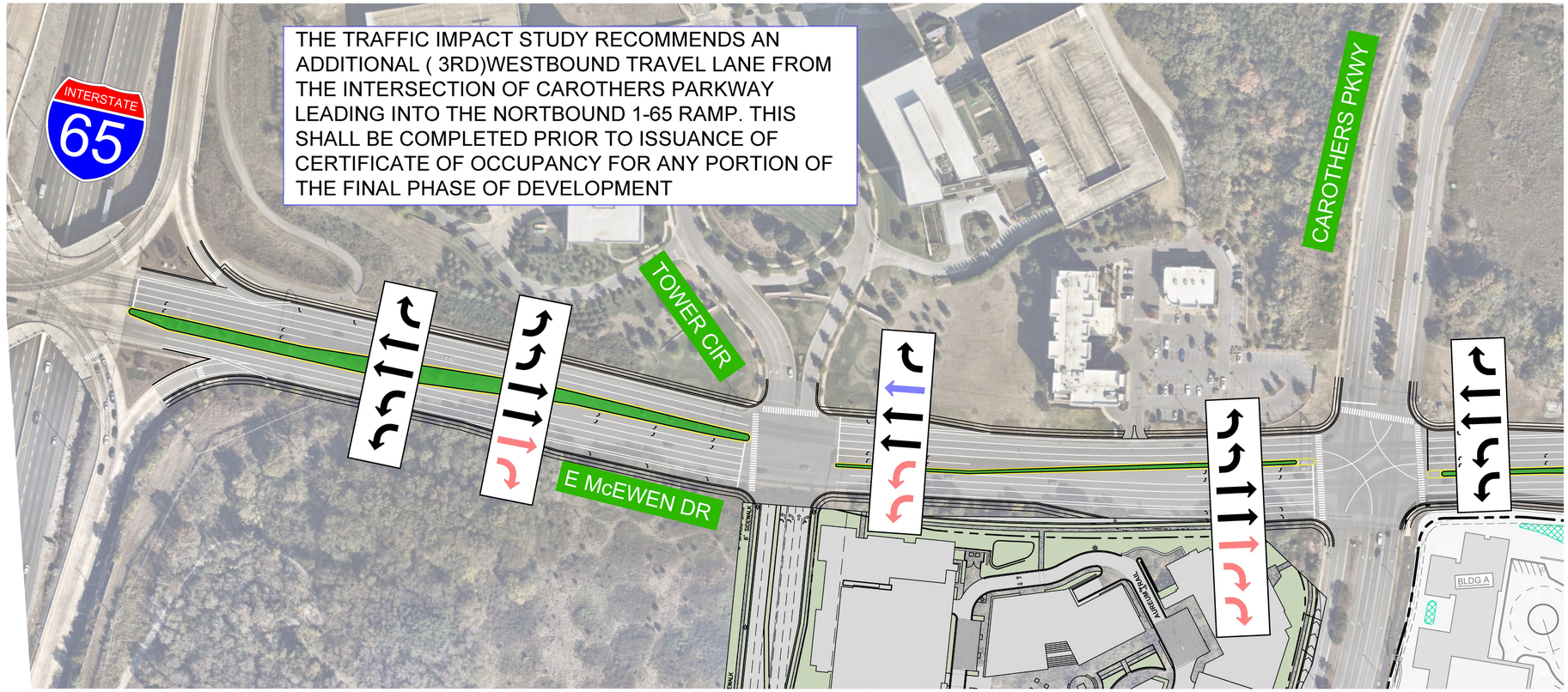

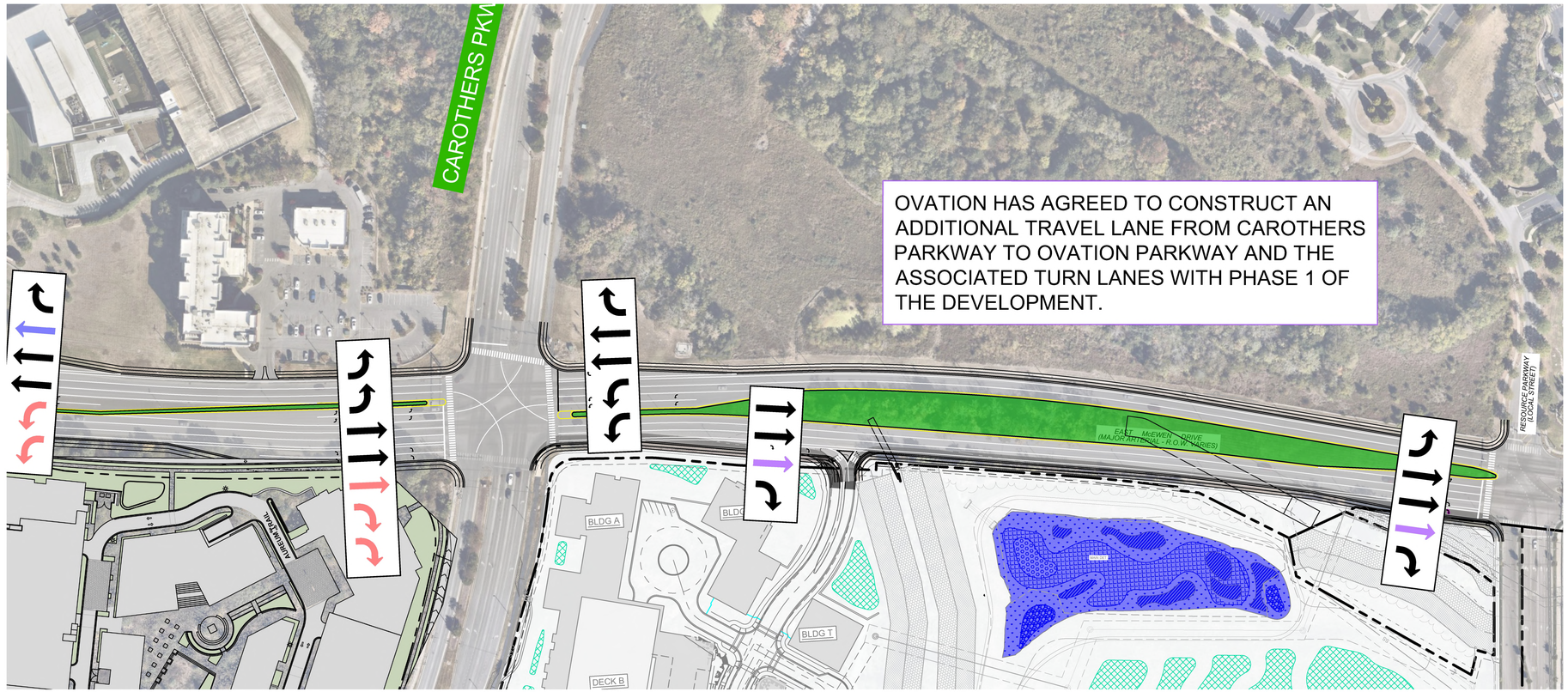

LEGEND

- 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).
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 4

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

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

OFFSITE IMPROVEMENTS - MCEWEN WESTBOUND

SHEET
C4.8

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C4.7 OFFSITE IMPROVEMENTS - McEWEN WESTBOUND.dwg C4.7-OFFSITE IMPROVEMENTS - McEWEN WESTBOUND Apr 02, 2026 10:30am by: Mackie.Nicholas

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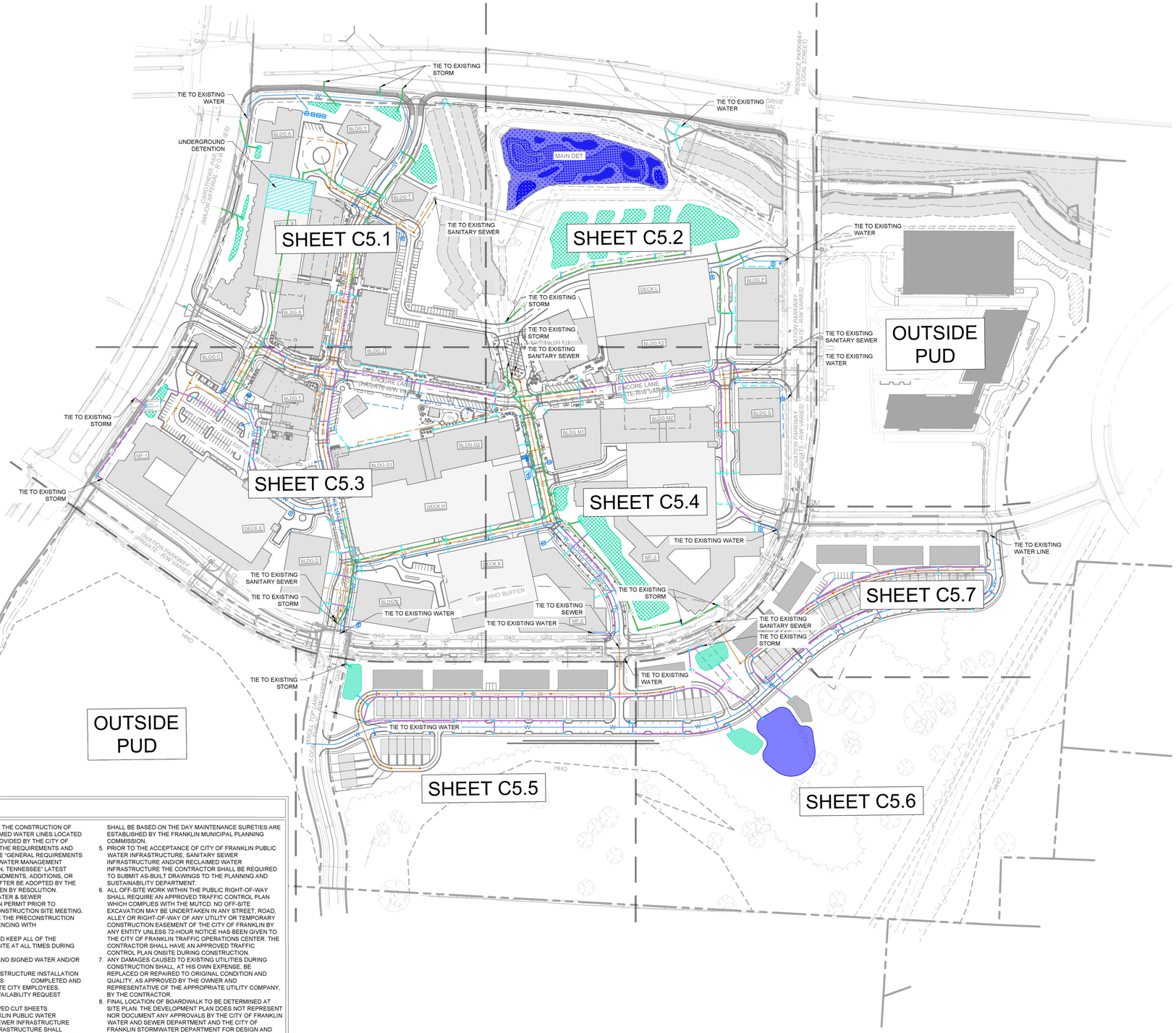

UTILITY NOTES

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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.
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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.

LEGEND

- W — WATER
- W — PRIVATE WATER SERVICE
- SS — SANITARY SEWER
- SS — PRIVATE SEWER SERVICE
- ST — ST — STORM SEWER (15"-24")
- ST — 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

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.

EXISTING SEWER NOTE

VARIOUS EXISTING SEWER PIPES HAVE KNOWN MAINTENANCE ISSUES AND/OR ARE FULL WITH DEBRIS AND SEDIMENT. SEWER PIPES PER COF #4545 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

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

Revision Date
- △ _____
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- △ _____
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OVERALL UTILITY PLAN

SHEET
C5.0

COF #9071

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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

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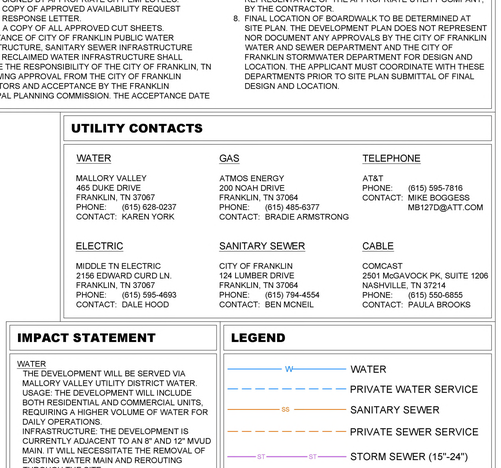

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 121219
STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

Revision Date
1 _____
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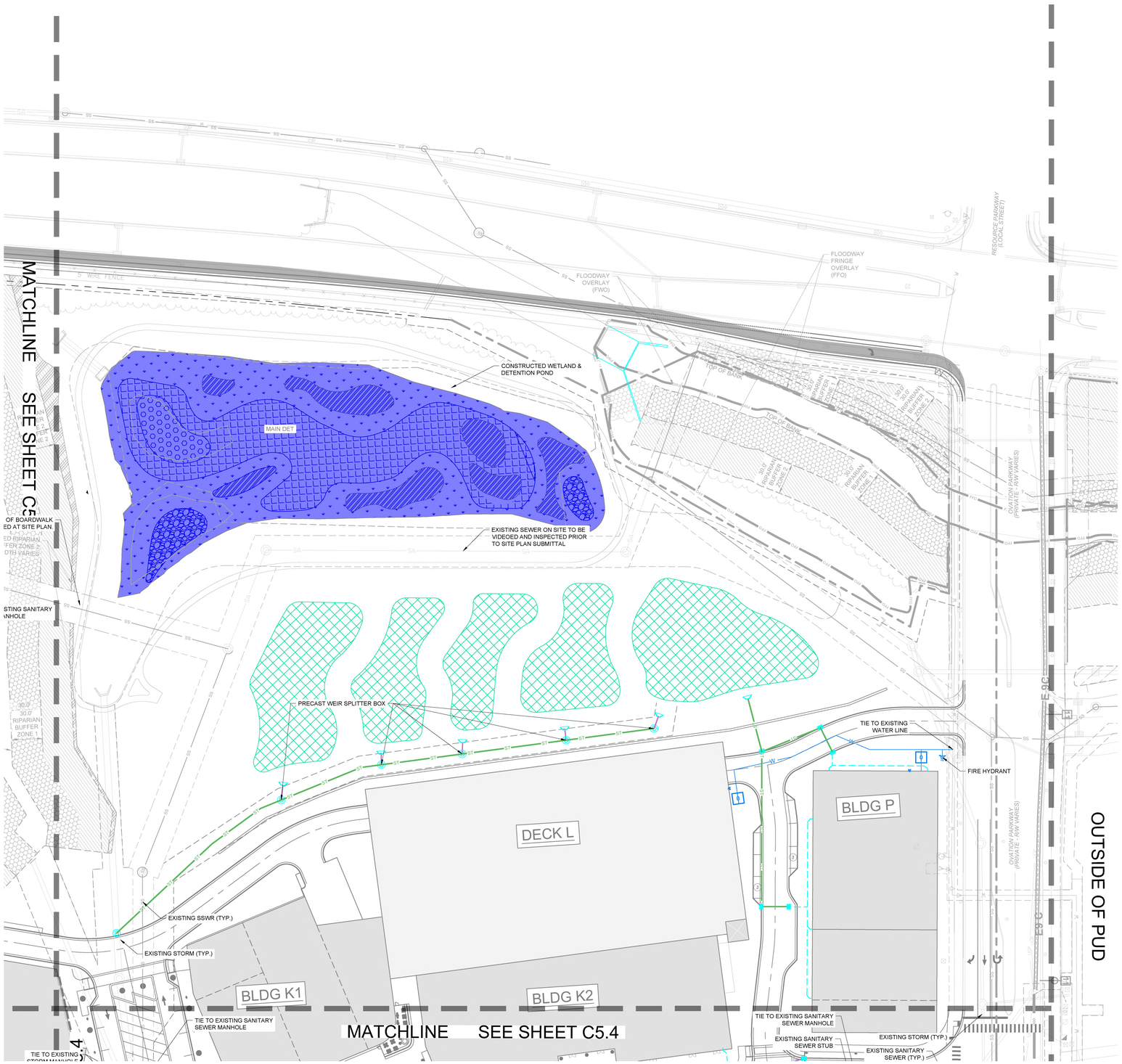
ENLARGED UTILITY PLAN

SHEET
C5.1

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C5.1 ENLARGED UTILITY PLAN.dwg C5.1-ENLARGED UTILITY PLAN Apr 02, 2026 10:31am by: Mackie.Nicholas



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LEGEND

- WATER
- PRIVATE WATER SERVICE
- SANITARY SEWER
- PRIVATE SEWER SERVICE
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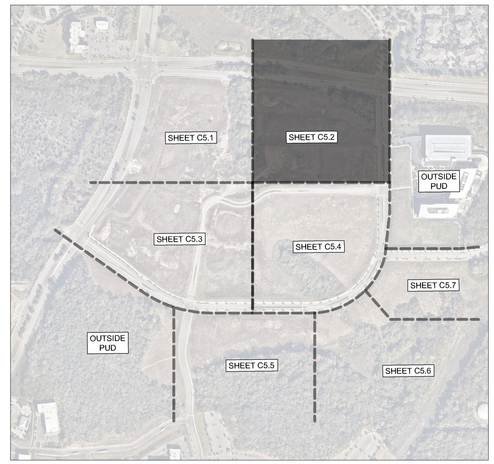

GRAPHIC SCALE IN FEET
0 25 50 100
NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

Revision Date
1 _____
2 _____
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ENLARGED UTILITY PLAN

SHEET
C5.2

COF #9071

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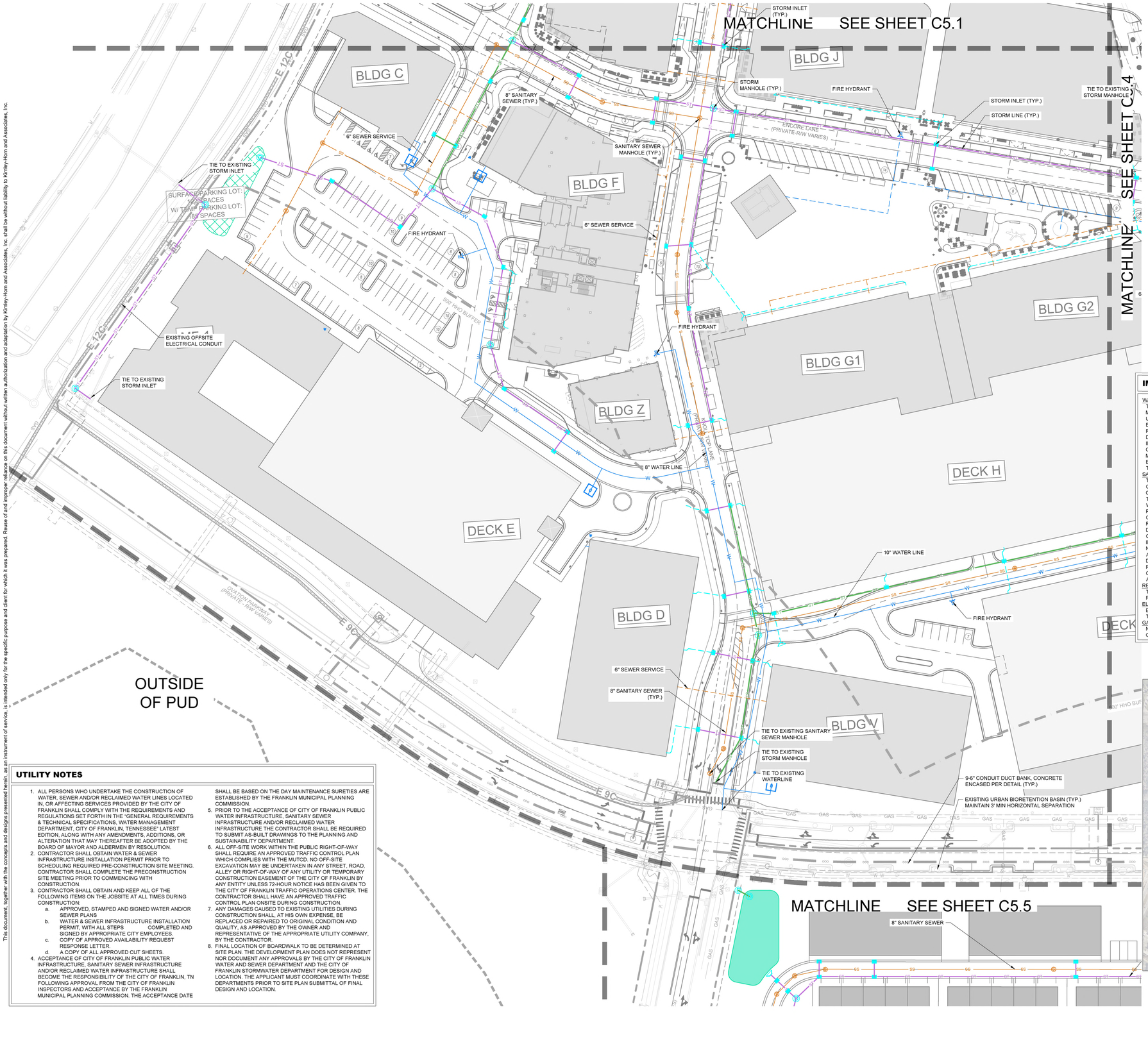

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ELECTRIC	**SANITARY SEWER**	**CABLE**
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-4554 CONTACT: BEN MCNEIL	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 PHONE: (615) 550-6855 CONTACT: PAULA BROOKS

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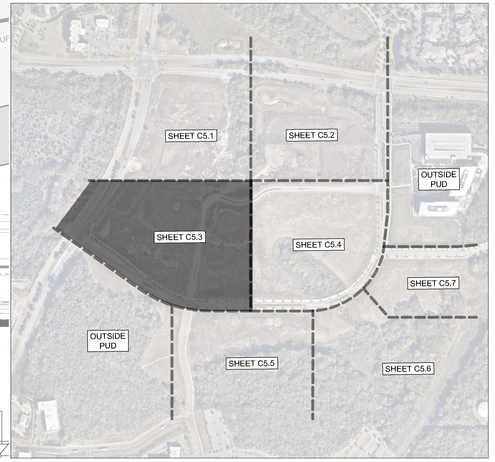

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 121218
STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

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ENLARGED UTILITY PLAN

SHEET
C5.3

COF #9071

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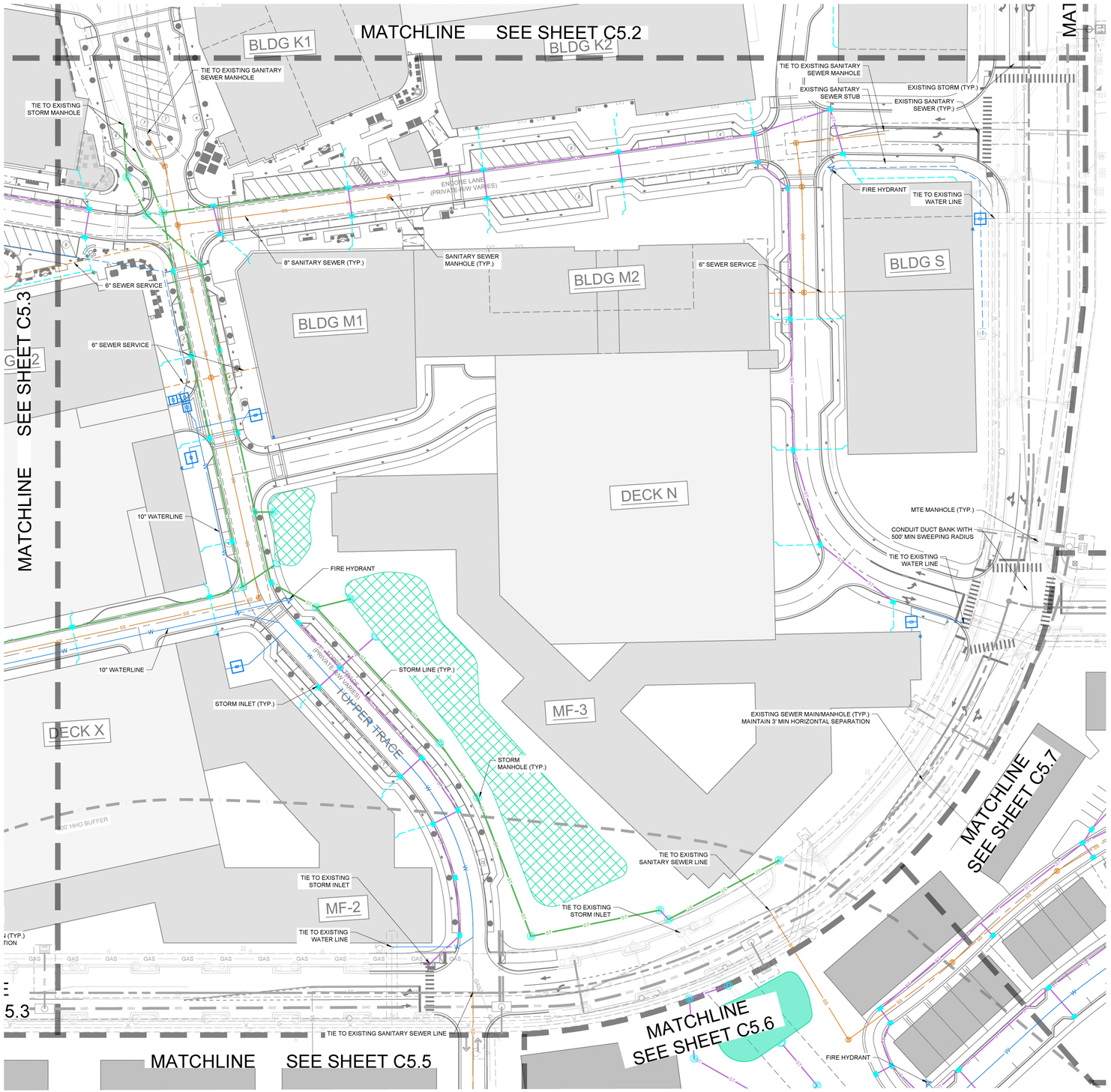

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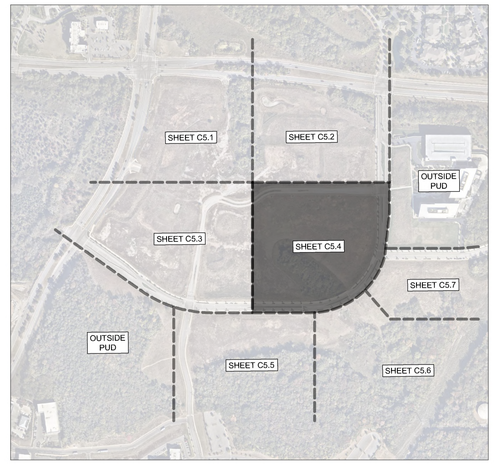

GRAPHIC SCALE IN FEET
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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

OVATION
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WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE 1919 STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

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ENLARGED UTILITY PLAN

SHEET
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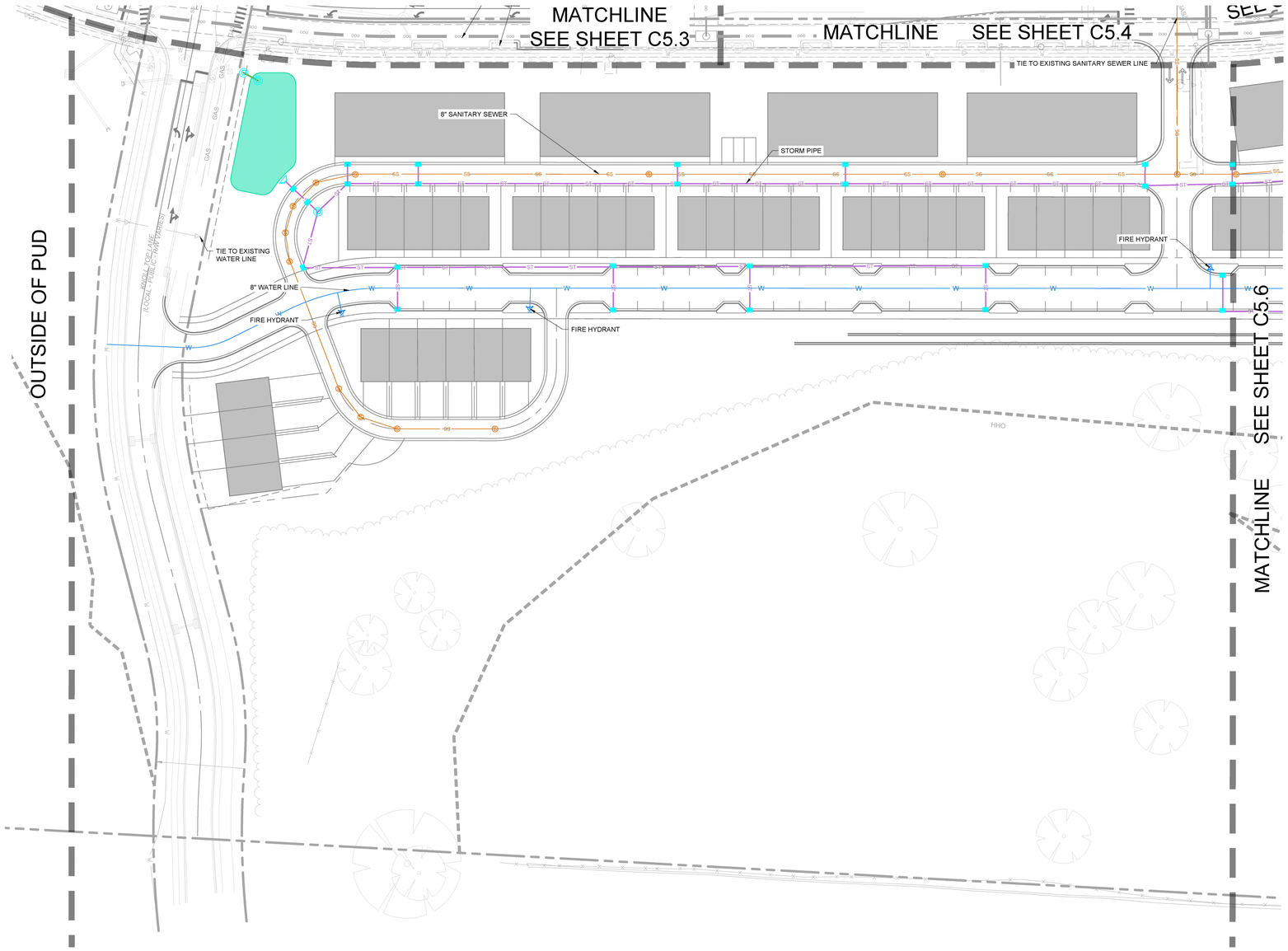

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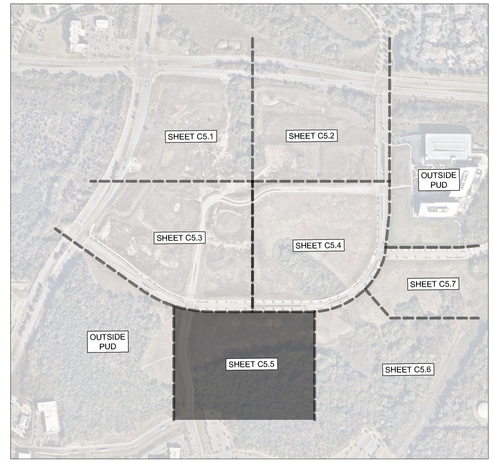

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED UTILITY PLAN

SHEET
C5.5

COF #9071

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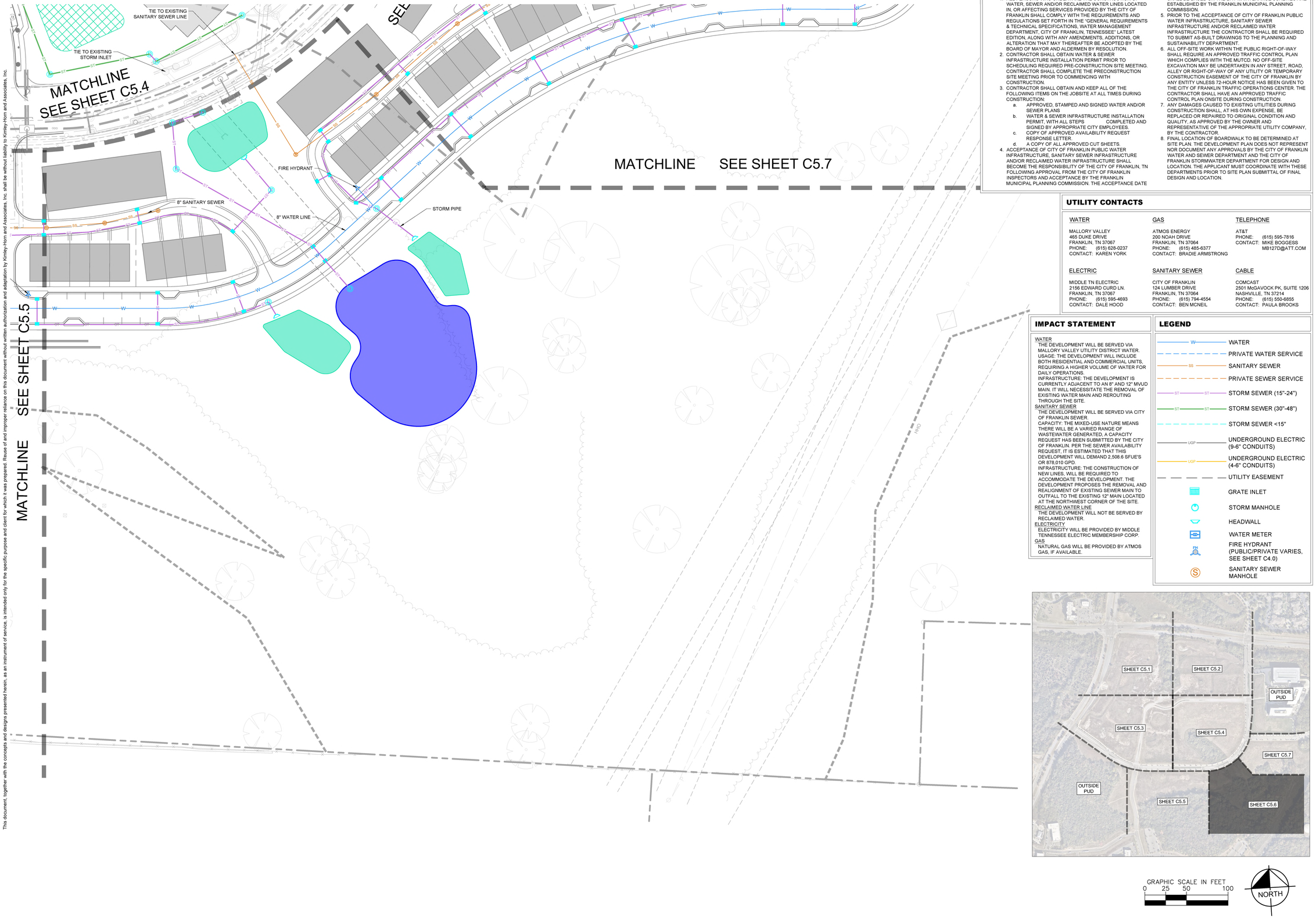

UTILITY NOTES

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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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.
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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.
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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.

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)
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- HEADWALL
- WATER METER
- FIRE HYDRANT (PUBLIC/PRIVATE VARIES, SEE SHEET C4.0)
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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C5.1 ENLARGED UTILITY PLAN.dwg C5.6 ENLARGED UTILITY PLAN Apr 02, 2026 10:32am by: Mackie.Nicholas

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 121219 — STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

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ENLARGED UTILITY PLAN

SHEET
C5.6

COF #9071

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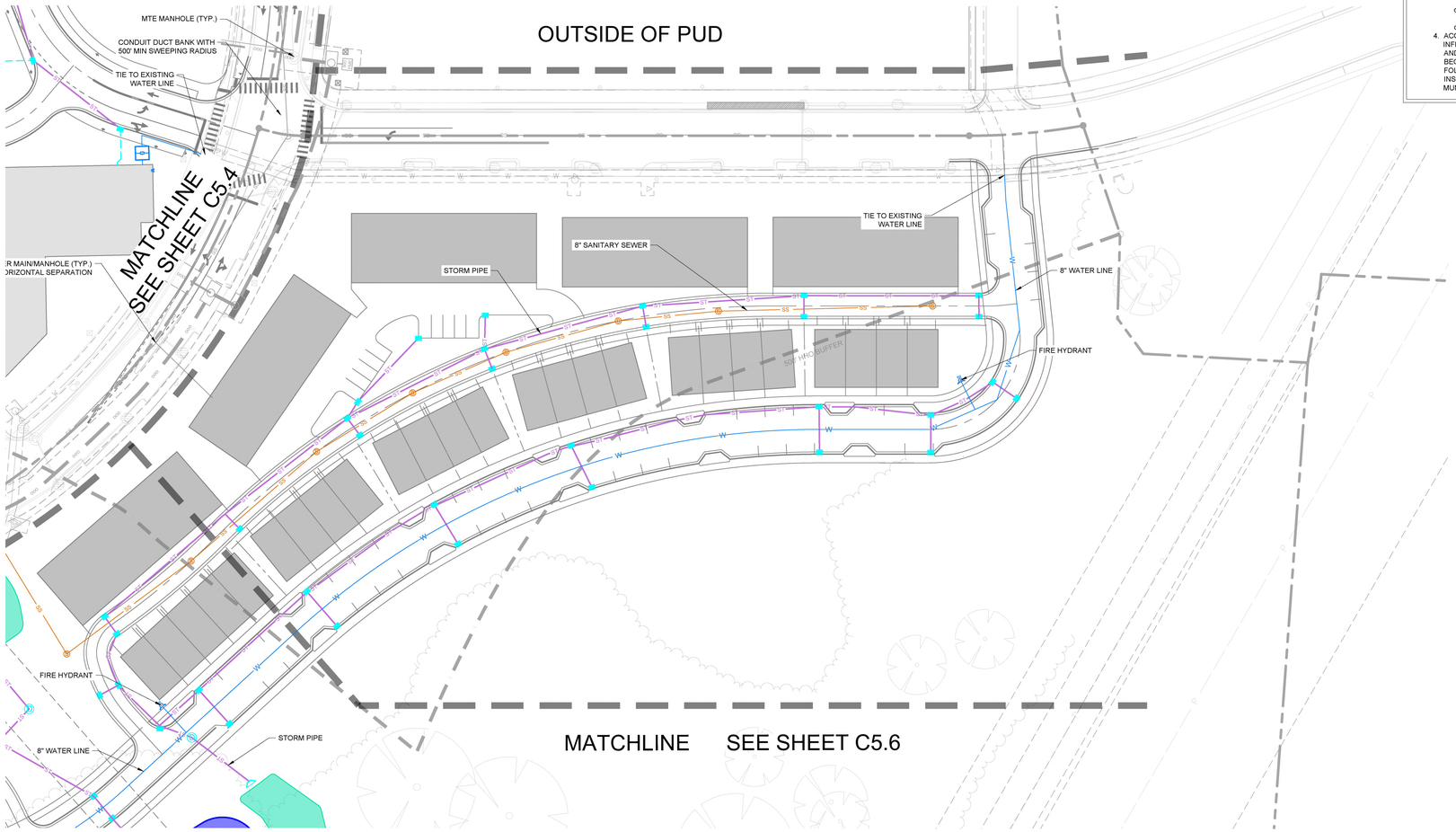

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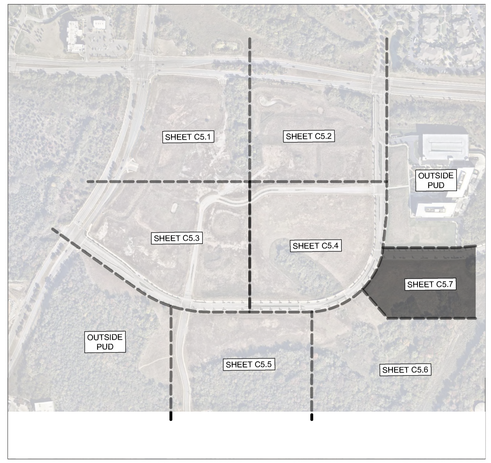

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 127919 — STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

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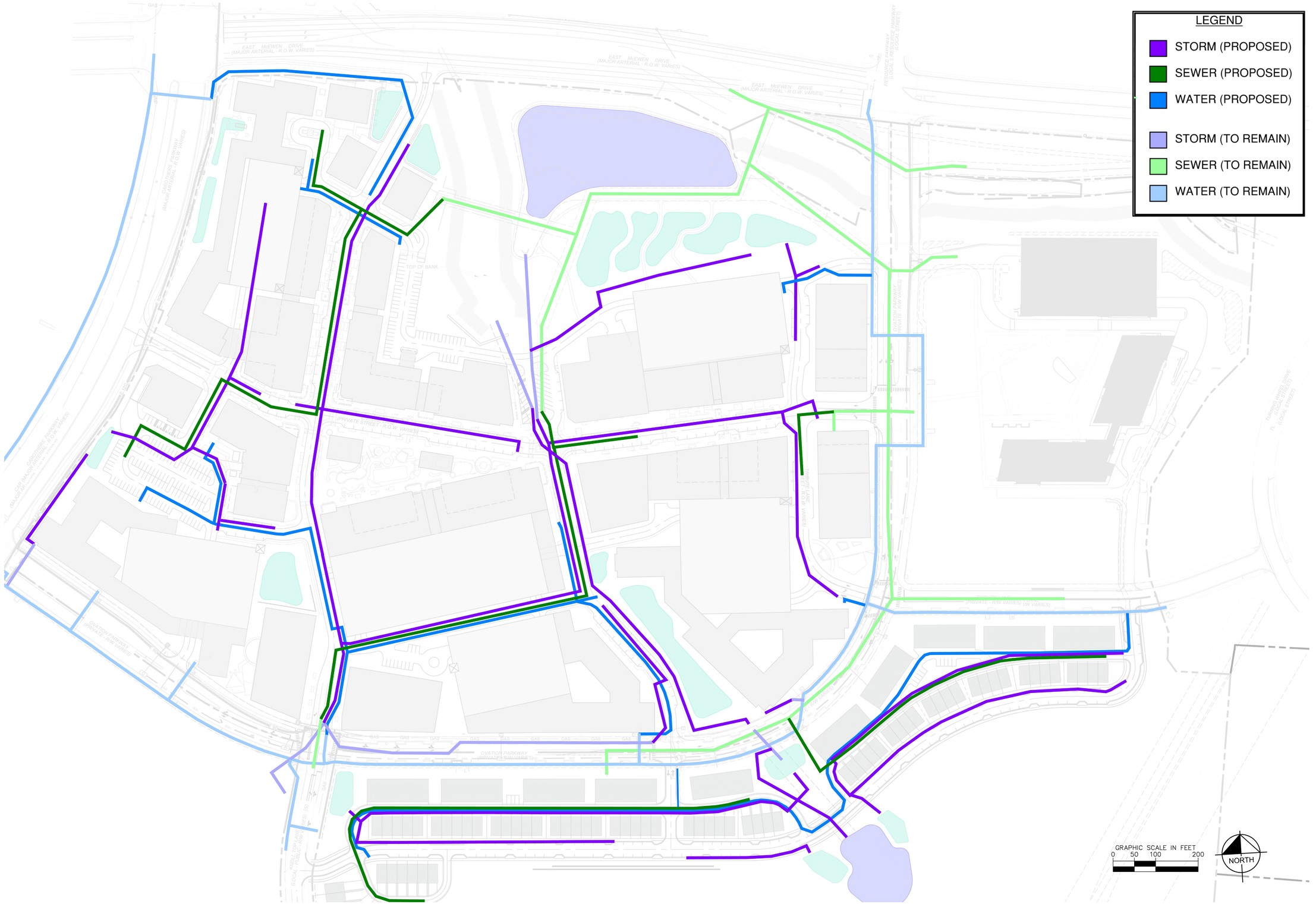
ENLARGED UTILITY PLAN

SHEET
C5.7

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C5.1 ENLARGED UTILITY PLAN.dwg C5.7 ENLARGED UTILITY PLAN Apr 02, 2026 10:32am by: Mackie.Nicholas



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CENTERCAL PROPERTIES, LLC

Highwoods

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Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
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STATE OF TENNESSEE

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UTILITY EXHIBIT

SHEET
C5.8

COF #9071

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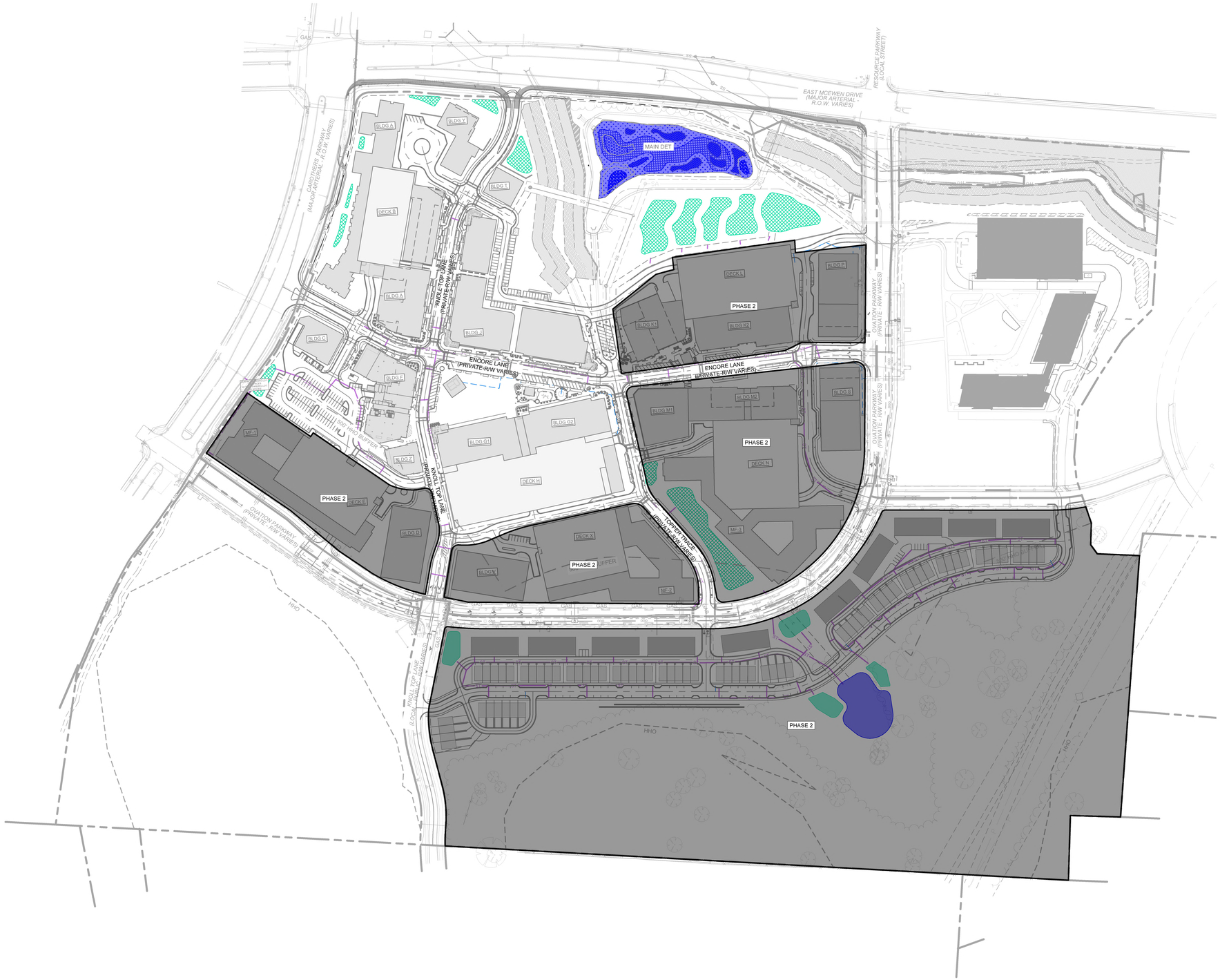

GRAPHIC SCALE IN FEET
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NORTH

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Highwoods

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DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
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STATE OF TENNESSEE

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OVERALL
PHASING PLAN

SHEET
C6.0

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C6.0 OVERALL PHASING PLAN.dwg C6.0 OVERALL PHASING PLAN Apr 02, 2026 10:33am by: Mackie.Nicholas



LANDSCAPE DATA CHART

PROJECT: OVATION PUD SUBDIVISION, DEVELOPMENT PLAN REVISION 4
COF#: 9071
SITE ACREAGE: 103.93 ACRES
SITE ZONING & OVERLAYS: PD(15.34 DUA/1,655,000 SF/ 350 KEYS)
ZONING OVERLAYS: FWO, FFO, HHO, 500FT BUFFER
MINIMUM REQUIRED LSA: 0.20 ; 2.08AC
PROVIDED LSA: 7.31%; 7.60 AC
ORIGINAL CANOPY COVER: 24.62 AC
TREE CANOPY REQUIRED: 24%; 5.96 AC
PRESERVED CANOPY COVER PROVIDED: 23.89 AC; 98%
NUMBER AND DBH SPECIMEN TREES REMOVED: 5

TREE CANOPY CHART

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	

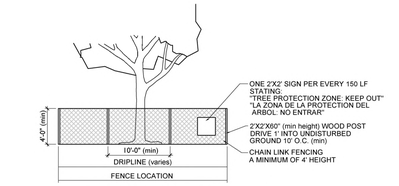
SPECIMEN TREES HIGHLIGHTED IN RED WERE IDENTIFIED FOR REMOVAL IN THE DEVELOPMENT PLAN. NO SPECIMEN TREES ARE DESIGNATED FOR REMOVAL WITH THIS SITE PLAN

TREE CANOPY AREA			
BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 24.62 ACRES WHICH IS 24% OF THE TOTAL SITE.			
TREE AREA	EXISTING	REMOVED	RETAINED
	1,072,573 SF	246,106 SF	989,365 SF
TREE CANOPY DATA			
EXISTING TREE CANOPY	24.62 AC		
	24% OF TOTAL SITE		
REQUIRED CANOPY PRESERVATION	5.96 AC		
	24% OF TOTAL CANOPY		
TREE CANOPY REMOVED SITE PLAN 1 (COF#9021)	0.73 AC		
	23.89 AC CANOPY REMAINING		
TREE CANOPY REMOVED DEVELOPMENT PLAN REV4 (COF#9071)	4.92 AC		
	18.97AC CANOPY REMAINING		

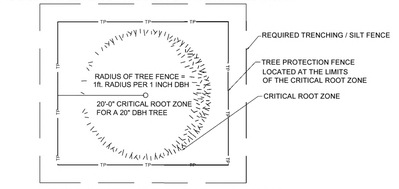
TREE REPLACEMENT CALCULATIONS	
CALIPER REMOVED	138 INCHES
CALIPER REPLACEMENT	(138 X 2) = 276 INCHES

KEY

- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO REMOVE
- TREE SAVE AREA
- CANOPY REMOVED (SP1)
- CANOPY REMOVED (DP REV4)



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.

Know what's below. Call before you dig.

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

GREGORY C. GAMBILL
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT

RESUBMITTAL: APRIL 02, 2026

Revision Date

TREE PRESERVATION PLAN

SHEET
L1.0

COF # 9071





OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

JOHN C. GAMBLE
LANDSCAPE ARCHITECT

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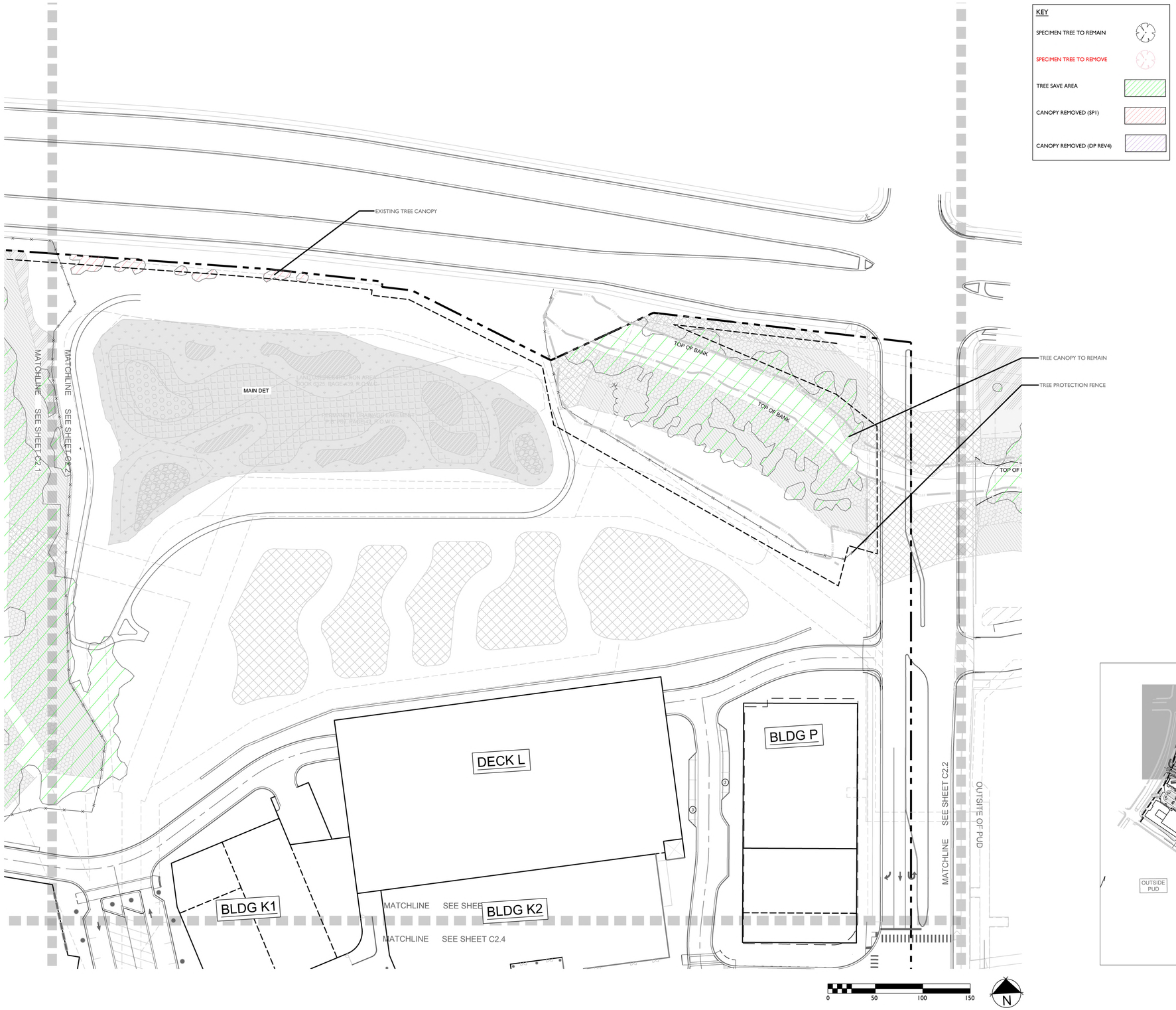
TREE PRESERVATION PLAN
SHEET
L1.1

COF # 9071





OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

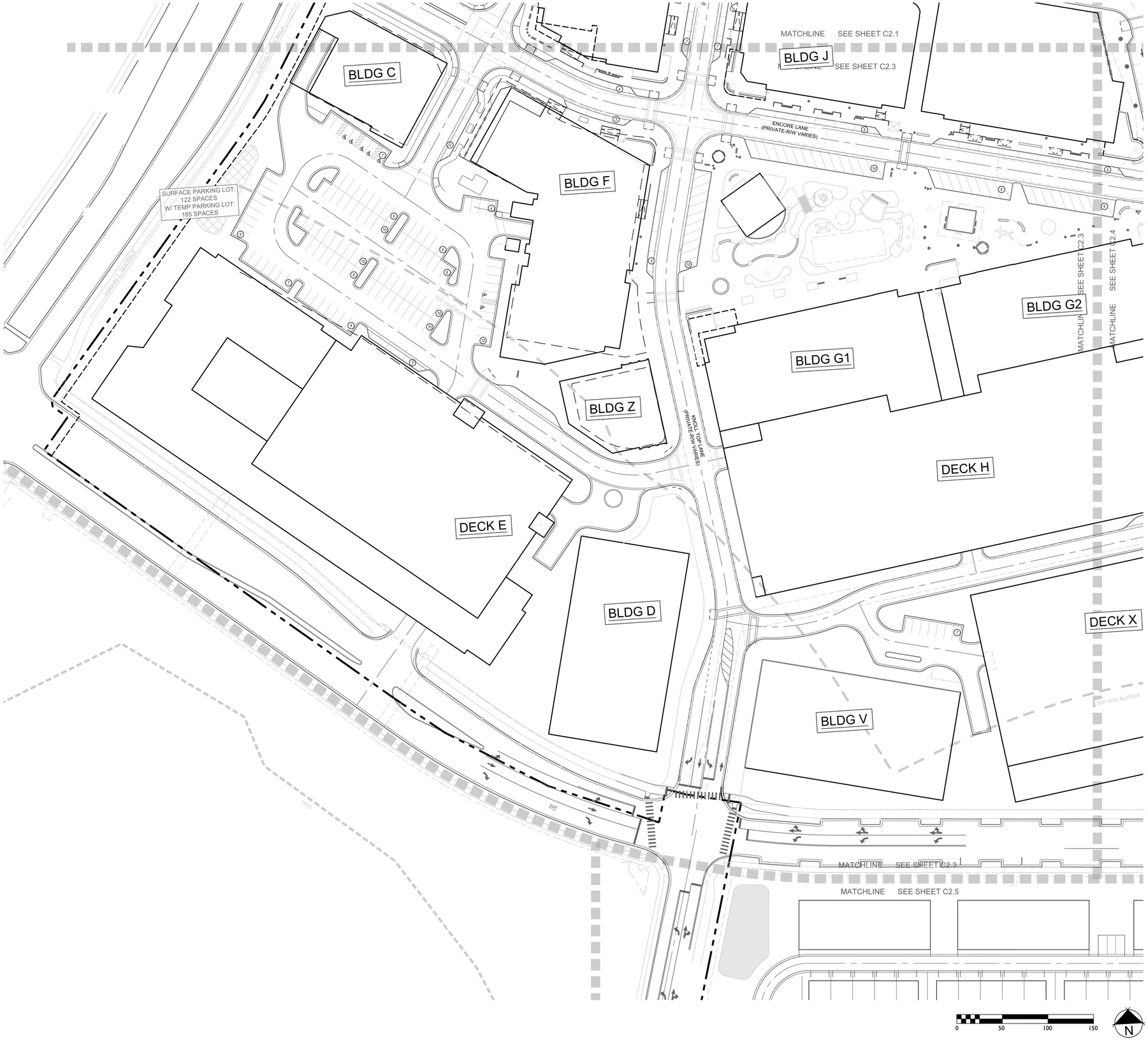
RESUBMITTAL: APRIL 02, 2026

Revision Date

TREE PRESERVATION PLAN

SHEET
L1.2

COF # 9071





OVATION

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OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

RESUBMITTAL: APRIL 02, 2026

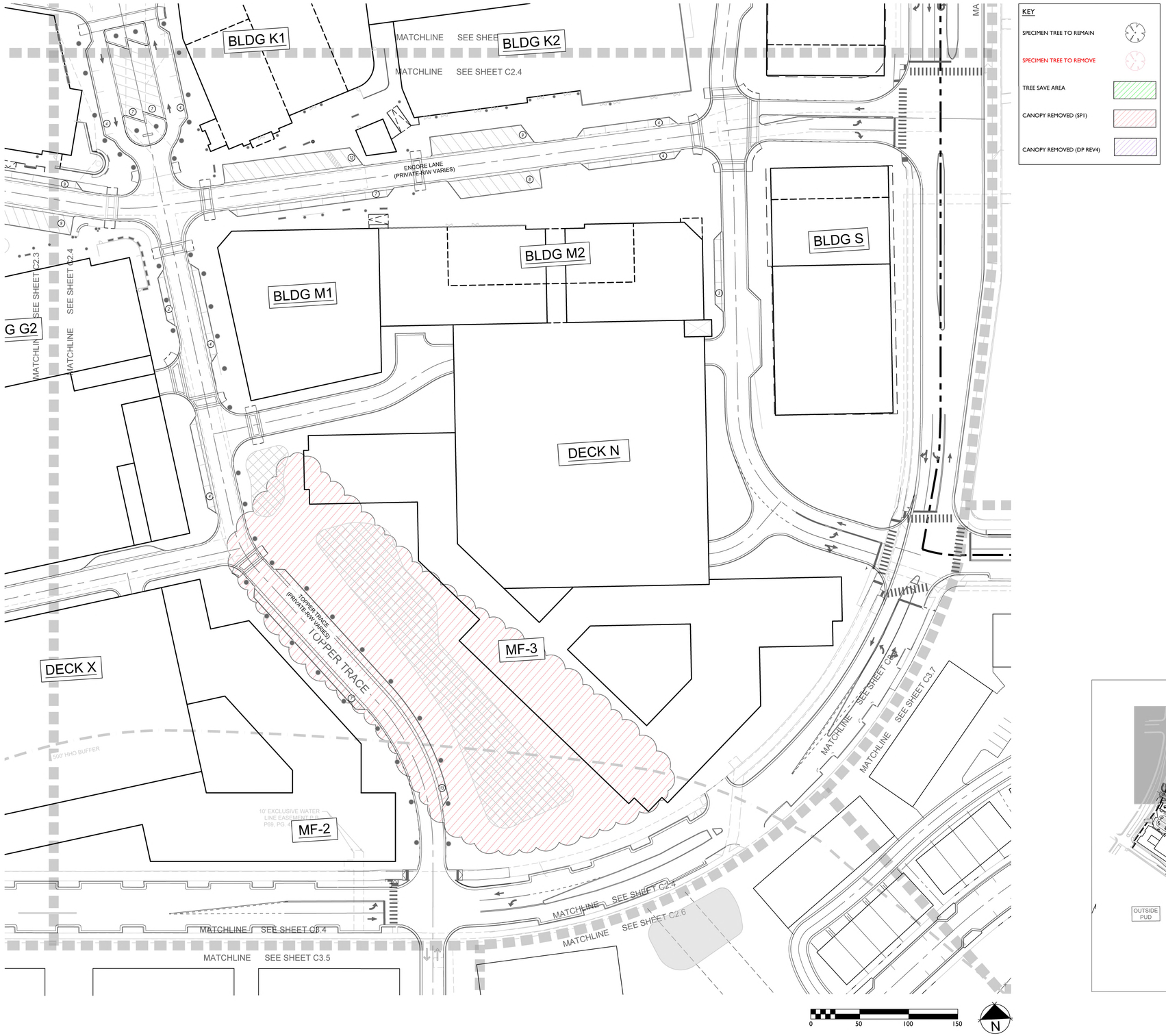
Revision Date

TREE PRESERVATION PLAN

SHEET

L1.3

COF # 9071





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DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

RESUBMITTAL: APRIL 02, 2026

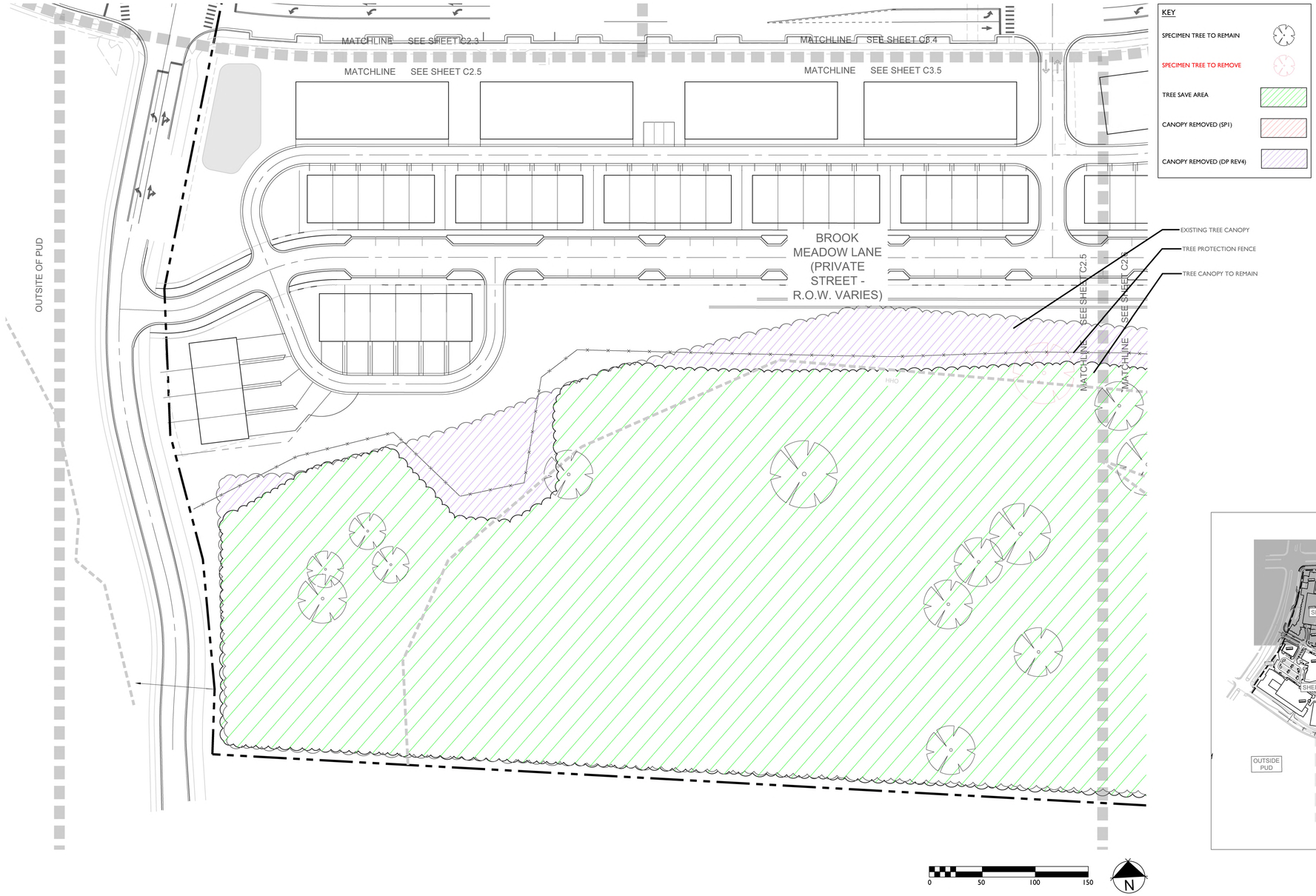
Revision Date

TREE PRESERVATION PLAN

SHEET

L1.4

COF # 9071



KEY

- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO REMOVE
- TREE SAVE AREA
- CANOPY REMOVED (SP1)
- CANOPY REMOVED (DP REV4)



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Franklin, Williamson County, Tennessee

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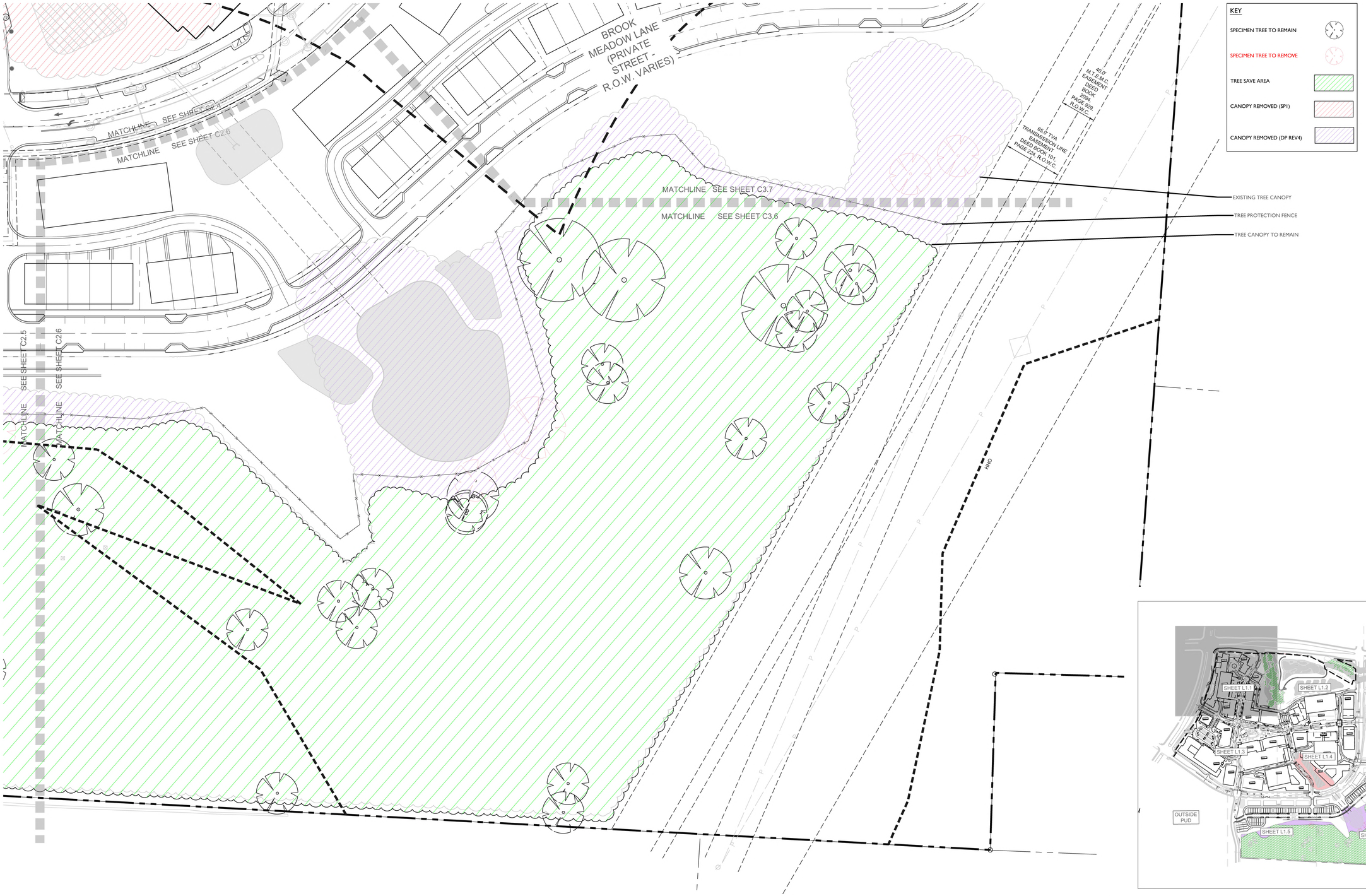
Revision Date

TREE PRESERVATION PLAN

SHEET
L1.5

COF # 9071



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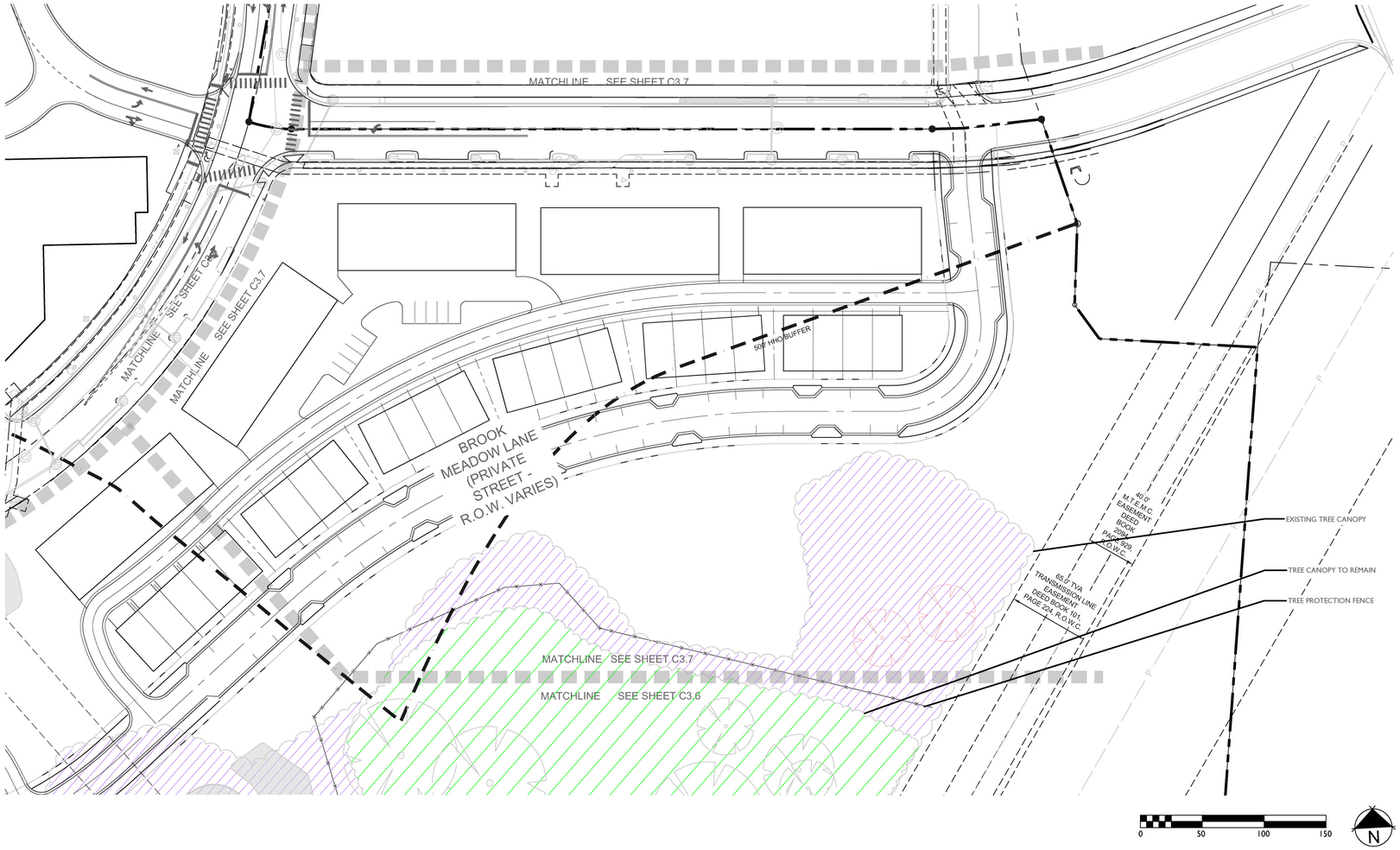
TREE PRESERVATION PLAN

SHEET

L1.6

COF # 9071



KEY

- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO REMOVE
- TREE SAVE AREA
- CANOPY REMOVED (SP1)
- CANOPY REMOVED (DP REV4)



OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

RESUBMITTAL: APRIL 02, 2026

Revision Date

TREE PRESERVATION PLAN

SHEET

L1.7

COF # 9071

OVATION PUD SUBDIVISION

DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee



NOT TO SCALE

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GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

OVATION
STORMWATER MANAGEMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

RESUBMITTAL: APRIL 02, 2026

Revision Date

COVER AND MAP CONTEXT

SHEET
EX1.0

This stormwater package has been submitted for your review and confirmation of design intent associated with the previous approvals of the Ovation PUD subdivision.

Ovation is a proposed 104.53 acre mixed-use development on the corner of East McEwen Drive and Carothers Parkway. Highwoods Realty Limited Partnership, the current owner and lead developer, plans to create a mixed-use destination. **This compliance letter provides a history and narrative of previous agreements, decisions, design implications and progress related to stormwater and water quality, and it outlines conditions to meet the intent of the decisions made by the City of Franklin Stormwater Appeals Board and Board of Mayor and Aldermen**.

Current Vesting

The Board of Mayor and Alderman approved the Development Plan for Ovation on September 9, 2025.

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

Several regulations of Municipal Code, Title 23 Stormwater Management have been changed since the original approval of the Ovation PUD and Stormwater Variance in 2013. **Section 23-107 Riparian resources buffer requirements** no longer require the application of buffers to wet weather conveyances.

Water Resource Context

South Prong of Spencer Creek runs along the northern portion of this site and is Waters of the State. It has a 30' zone 1 riparian buffer and a 30' zone 2 riparian buffer. An unnamed tributary of South Prong flows south to north at the northern portion of this site from the existing pump house to McEwen Drive and is Waters of the State. This tributary has a 30' zone 1 riparian buffer and a 30' zone 2 riparian buffer.

Prior to the 2014 PUD approval, a 1.66 acre farm pond and 1.54 acres of wetland were determined to be Waters of the State and deemed jurisdictional. On June 20, 2014, TDEC issued approval of the application for the permanent fill of the wetland, pond, a 125-foot crossing over the South Prong of Spencer Creek, and 40 feet of temporary utility line crossing. Per this approval, these impacts are mitigated through the requirements of Part II, Mitigation Requirements and Monitoring Procedures (see DWR Water Quality Certification). These include the purchase of 1.59 credits from the Swamp Road Wetland Mitigation Bank, the purchase of 2.0 credits from the Tennessee Wildlife Federation, the on-site creation of 1.4 acre pond/wetland system to be placed under the division's "Notice of Land Use Restrictions" (see Land Use Restriction Deed receipt).

Approved Variance

On December 17, 2013, the Ovation design team submitted a formal Variance Request to the City of Franklin Stormwater Appeals Board.

In the fall of 2014, the City of Franklin approved a Development Plan for Ovation. The approval of the Development Plan was contingent upon the adherence to a Stormwater Appeals Board variance as described below. The condition of approval has carried over to the new Development Plan approved by the Board of Mayor and Aldermen on September 9, 2025.

The Variance requested the elimination of approximately 600 linear feet of Streamside Buffer applied on Water Bodies that serves twenty-five (25) acres or more of tributary area. The regulation that required the application of Streamside Buffers is from the FMC Title 23, in 2013. This regulation and requirement were removed in the adopted FMC Title 23, in 2021. An updated Jurisdictional determination deemed all portions of the unnamed tributary south of the pump house as a non-jurisdictional wet weather conveyance. Wet Weather Conveyances serving twenty-five (25) acres or more of tributary area no longer require stream side buffers.

The Ovation Master Plan maintains compliance with the following conditions of approval from the approved variance request.

Variance Conditions of Approval:

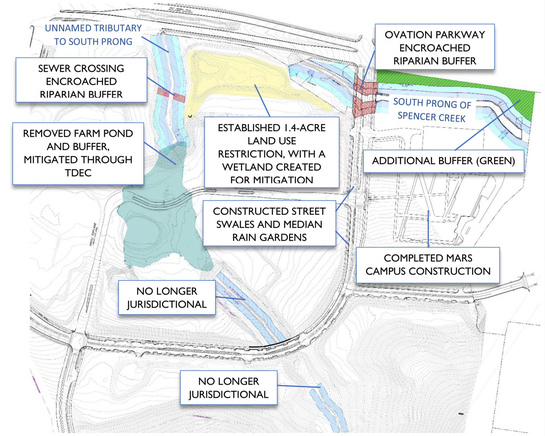
1. Mitigate the loss of riparian zone onsite at a rate of 1:1.5 times. All Buffers shall be located in an Open Space Lot and placed in a "No Disturbed Conservation Easement"
2. At a minimum, construct all Green Infrastructure as generally shown on the Green Infrastructure Practices Plan with emphasis on "Green" practices from Exhibit 7 from the approved SAB Variance Request (see Appendix B)
3. Obtain staff approval on the Buffer Management Plan as part of their site plan approval and should generally comply with Exhibit 10 from the approved SAB Variance Request (see Appendix C)
4. Variance does not grant approval to make any floodplain alterations that do not comply with the City of Franklin Municipal Code
5. Variance does not grant approval to reduce the buffer along any Jurisdictional Stream
6. Provide wetland mitigation on site to the maximum practical extent. Submit to staff a wetland mitigation plan showing areas of wetland implementation and that these are not part of a treatment train process

Work Completed as of September 2025

- Ovation Parkway has been constructed. (See Infrastructure Site Plan, COF #4545). Ovation Parkway crossed a portion of South Prong, resulting in approximately 16,435 square feet of encroached riparian buffers
- The area including the 1.66 acre farm pond and 1.54 acre wetland area have been removed.
- Owner paid $26,640 for 111 credits in the West Lower Cumberland Service Area to offset the USACE stream impacts (see Stream and Wetland Credit receipt)
- Prior to start of grading, Owner paid $107,800 on August 25, 2014 to Wetlands Reserve, LLC for 3.08 credits from the Swamp Road Wetland Mitigation Bank to mitigate 1.54 AC of jurisdictional wetlands (see Stream and Wetland Credit receipt)

  - Specifically, the 0.26-acre seep wetland and 1.28-ac pond fringe wetland were impacted, and USACE and TDEC approved the ARAP permit

  - It is our understanding that the TDEC required the mitigation credits to satisfy their permit requirements.
- Proposed 1.4-acre pond/wetland system has been submitted to TDEC and has been subsequently platted under a Notice of Land Use Restriction deed (see Land Use Restriction Deed receipt)
- The Lot 3 East End (Mars campus) portion has been constructed. Various stormwater items have been completed with this part of the development including: the removal of exotic invasive plant material in approximately 101,121 square feet of riparian buffer and created bio-retention ponds. (see Lot 3 East End Site Plan, COF #6420)
- Installed street sedge swales, median rain garden, and bioretention ponds. (see Infrastructure Site Plan, COF #4545)



Map – Original Conditions and Completed SAB Variance Conditions, as of August 2025

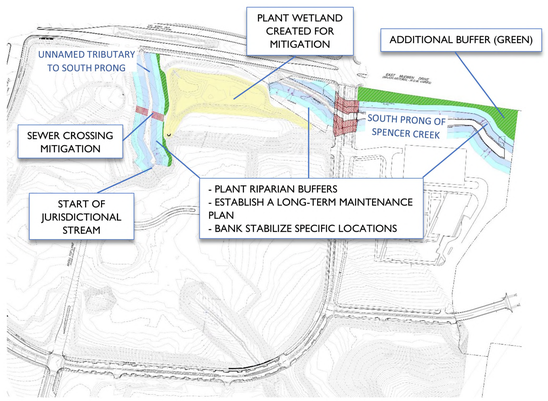
Two Site Plan Applications have been approved since the 2014 Development Plan:

1. Ovation Site Plan (Infrastructure), COF #4545, 6/26/17 Approval Date
2. Ovation Site Plan, Lot 3 (East End), COF #6420, 11/8/17 Approval Date

Overview

In the 10 years that have passed since the Stormwater Appeals Board approved the Variance Request in December 2013, there have been various changes to City of Franklin ordinances, design guidelines, and definitions which are applicable to the Ovation Development. First, the City of Franklin has adopted a new Zoning Ordinance (2025) and Stormwater Regulations (2021) which require a different set of standards than the ordinance under which the old plan was designed and approved. Second, the wet weather conveyance is no longer a protected resource under the new stormwater ordinance. Additionally, the City of Franklin design guidelines, manuals, and calculation tools for Water Quality have been revised and/or updated multiple times resulting in different standards.

- South Prong of Spencer Creek is Waters of the State and is jurisdictional. 60-foot streamside buffers are applied.
- The Unnamed Tributary to South Prong is Waters of the State and is jurisdictionally. 60-foot streamside buffers are applied.



Map – SAB Variance Conditions to be Completed

2013 Variance Conditions of Approval - Items to be completed

1. **The applicant shall mitigate the loss of riparian zone onsite at a rate of 1:1.5 times. All buffers shall be located in Open Space Lot and placed in a "No Disturbed Conservation Easement."**

   Riparian buffer impacts include:
   A. 16,435 square feet Ovation Parkway Encroachment
   B. 3,664 square feet Sewer Crossing Encroachment
   C. 3,158 square feet Culvert Extension and Sidewalk Encroachment
   D. 3,146 square feet ROW Dedication Encroachment

   Total Riparian Zone Impacts: 26,403 square feet
   26,403 sf x 1.5 = 39,605 sf of buffer mitigation required

   Additional Riparian Buffer Provided:
   A. 39,115 square feet of Additional Riparian Buffer is provided north of South Prong of Spencer Creek
   B. 3,598 square feet of Additional Riparian Buffer is provided along the eastern side of the unnamed tributary.
   Total Additional Riparian Buffer Provided: 42,713 square feet

2. **At a minimum the applicant shall be required to construct all Green Infrastructure as generally shown on the Green Infrastructure Practices Plan with emphasis on "Green" practices (Exhibit 7)**
   The 2021 BMP Manual will be implemented for the entire PUD (Ovation Development Plan), and the original drainage basins will be preserved to the maximum extent practical.

   Standards for water quality have changed over the past 10 years, and current design standards require developments to meet updated runoff reduction that provide treatment value to a different extent than what was acceptable at the time of the previous SAB decision. The water quality proposed in this update are based on the July 1, 2021 BMP Manual for runoff reduction and green infrastructure design, such as updated pretreatment measures, limits to imposing infrastructure, and meeting an updated runoff reduction calculation method.

3. **The applicant shall be required to obtain staff approval on the Buffer Management Plan as part of their site plan approval and should generally comply with Exhibit 10.**

   Riparian buffers of South Prong of Spencer Creek and Unnamed Tributary of South Prong:
   - A planting plan for the riparian buffers was established with the original SAB approval. See sheets L-1.1, L-1.2, and L-1.3 (Exhibit 10 from Original Variance) for more details
   - The best mitigation benefits for this riparian buffer is to effectively remove the exotic plant material so that the existing native material can be released to establish and thrive. A long-term invasive management plan is prescribed to effectively remove the invasive plant material. See sheet EX3.0 for more details

   Summary of Previous Work:
   Mars Campus East End Site Plan references the infrastructure Site Plan (COF #4545) approved on 12/03/2013 and calls out a management plan for the riparian buffer located on the east side of Ovation Parkway.
   Work to be completed:
   A Buffer Management Plan will be submitted with each applicable and corresponding Site Plan. They will follow, to the best extent possible, the planting guide established in Exhibit 10 of the SAB original variance document set. A copy is included in the supplemental documents here in.
   A general and long-term buffer management plan is provided on EX3.0

4. **This variance approval does not grant approval to make any floodplain alterations that do not comply with the City of Franklin Municipal Code.**
   Alterations were made to the floodplain and were approved with the infrastructure Site Plan (COF 4545). The LOMR has been approved by FEMA.
   No additional alterations to the floodplain are proposed with the new development plan.

5. **This variance does not grant approval to reduce the buffer along any Jurisdictional Stream.**
   No jurisdictional stream buffers have been reduced outside of the approved buffer encroachment which has been or is being mitigated. No additional buffer reductions are proposed.

6. **The applicant shall provide wetland mitigation on site to the maximum practical extent. The applicant shall submit to staff a wetland mitigation plan showing areas of wetland implementation and that these are not part of a treatment train process.**
   A wetland mitigation area has been created on site and is not a part of the stormwater treatment. As of 2023, the wetland pond has been constructed and placed in a land easement. The applicant proposes to plant it as was agreed with the original 2013 Development Plan. This includes removing the turf grass and planting native material suitable for wetland conditions. Planting details are provided on sheet EX3.3

In addition to the applicable conditions, <u>new</u> mitigation items include:

1. Construct engineered bank stabilizations in (3) areas
   - The applicant proposes to repair the bank where there is more severe damage.
   - See sheet EX3.1 for more details.
2. Propose a long-term invasive maintenance plan to control the re-emergence of exotic invasive plants. This maintenance plan will be part of the Buffer Management Plan submitted with each Site Plan to be approved by the City of Franklin Stormwater Management Coordinator (see sheet EX3.0)
3. Provide landscape plans for the wetland mitigation area (see sheet EX3.3)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

OVATION
STORMWATER MANAGEMENT PLAN
Franklin, Williamson County, Tennessee

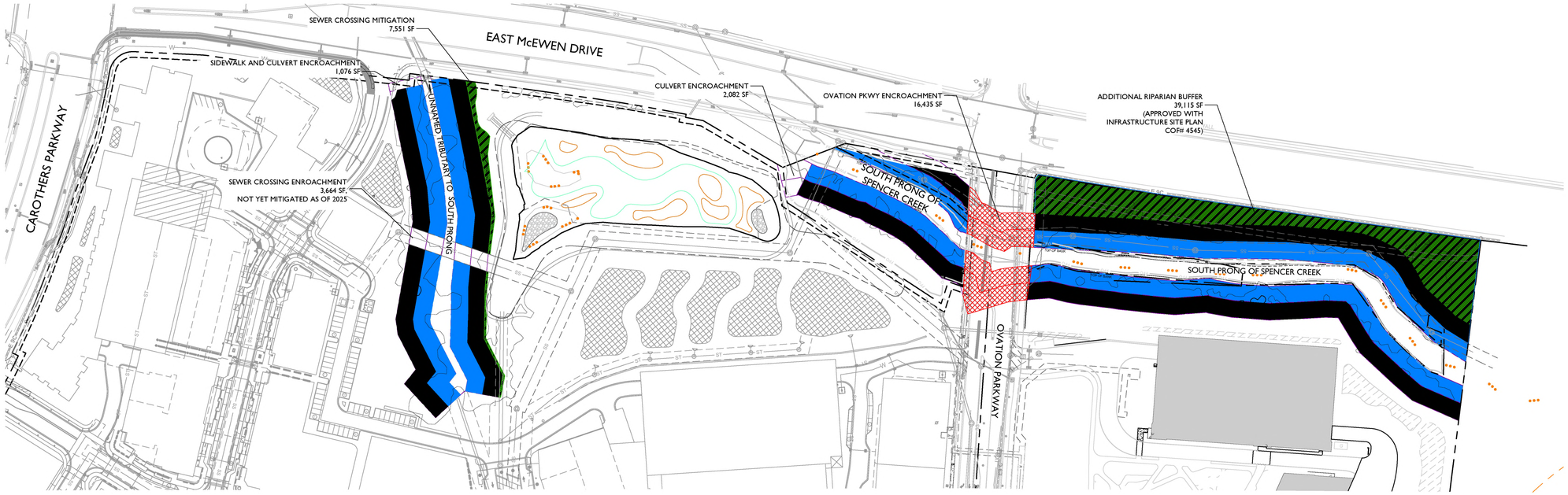
GREGORY C. GAMBLE — TENNESSEE — REGISTERED LANDSCAPE ARCHITECT — 2127

RESUBMITTAL: APRIL 02, 2026

Revision Date
1 _____
2 _____
3 _____
4 _____

STORMWATER VARIANCE NARRATIVE

SHEET
EX2.0



STORMWATER VARIANCE MITIGATION CONDITIONS

VARIANCE #1

"Mitigate the loss of riparian zone onsite at a rate of 1:1.5 times. All Buffers shall be located in an Open Space Lot and placed in a 'No Disturbed Conservation Easement'"

Riparian buffer impacts include:

A. 16,435 square feet Ovation Parkway Encroachment

B. 3,664 square feet Sewer Crossing Encroachment

C. 3,158 square feet Culvert Extension and Sidewalk Encroachment

D. 3,146 square feet ROW Dedication Encroachment

Total Riparian Zone Impacts: 23,257 square feet

26,403 sf x 1.5 = 39,605 sf of buffer mitigation required

Additional Riparian Buffer Provided:

A. 39,115 square feet of Additional Riparian Buffer is provided north of South Prong of Spencer Creek

B. 3,598 square feet of Additional Riparian Buffer is provided along the eastern side of the unnamed tributary.

Total Additional Riparian Buffer Provided: 42,713 square feet

VARIANCE #3

"Obtain staff approval on the Buffer Management Plan as part of their site plan approval and should generally comply with Exhibit 10 from the approved SAB Variance Request"

Summary of Previous Work:

- A planting plan for the riparian buffers was established with the original SAB approval. See sheets L-1.1, L-1.2, and L-1.3 (Exhibit 10 from Original Variance) for more details

There is riparian buffer located on the east side of Ovation Parkway and adjacent to the Mars Campus. However, the Mars Campus East End Site Plan references The Infrastructure Site Plan (COF#4545) was approved on 12/03/2013 and calls out a management plan for the riparian buffer located on the east side of Ovation Parkway.

- See sheet L1.0 of this Site Plan, included in the supplemental documents
- Mars Campus East End Site Plan references the infrastructure Site Plan (COF #4545) approved on 12/03/2013 and calls out a management plan for the riparian buffer located on the east side of Ovation Parkway.

Proposed:

- A buffer Management Plan will be submitted with each applicable and corresponding Site Plan. They will follow, to the best intent possible, the planting guide established in Exhibit 10 of the SAB original variance documetn set. A copy is included in the supplemental documents with this submittal.
- The best mitigation benefits for this riparian buffer is to effectively remove the exotic plant material so that the existing native material can be released to establish and thrive. A long-term invasive management plan is prescribed to effectively remove the invasive plant material. See sheet EX4.0 for more details
- See sheet EX3.1 for stream bank stabilization

VARIANCE #5

"Variance does not grant approval to reduce the buffer along any Jurisdictional Stream"

Summary of Previous Work:

- No jurisdictional streams have been reduced outside of the approved buffer encroachment, which as been or is being proposed to be mitigated

Proposed:

- No jurisdictional stream buffers are proposed to be reduced or encroached with the 2025 Development Plan

BUFFER ENCROACHMENT

ENCROACHMENT	
OVATION PKWY BRIDGE CROSSING	16,435 SF
SEWER CROSSING	3,664 SF
SIDEWALK & CULVERT	1,076 SF
CULVERT	2,082 SF
ROW DEDICATION	3,146 SF
TOTAL ENCROACHMENT	26,403 SF
REQUIRED MITIGATION (1.5:1)	39,605 SF
MITIGATION	
ADDITIONAL BUFFER	39,115 SF
SEWER CROSSING MITIGATION	3,598 SF
TOTAL MITIGATION	42,713 SF

RIPARIAN BUFFER STANDARD ENHANCEMENT NOTE

PRIOR TO BEGINNING WORK, AN ON-SITE MEETING SHALL OCCUR WITH THE LANDSCAPE CONTRACTOR, THE LANDSCAPE ARCHITECT, AND THE CITY OF FRANKLIN STORMWATER COORDINATOR TO DISCUSS ALL RIPARIAN BUFFER ENHANCEMENT EFFORTS. THE LANDSCAPE CONTRACTOR SHALL CONTACT THE INSPECTOR

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

BUFFER BOUNDARIES SHALL BE MARKED WITH SIGNS THAT PERSIST BEFORE, DURING, AND AFTER CONSTRUCTION. SIGNAGE SHALL BE POSTED AT THE EDGE OF THE BUFFER ZONE, EACH LOT LINE, AND AT A MAXIMUM SPACING OF ONE HUNDRED FIFTY (150) FEET.

LONG-TERM RIPARIAN BUFFER MANAGEMENT PLAN

In order to establish success of the native plantings, a long-term maintenance plan is proposed with this site. The following procedures shall be implemented to restore healthy riparian forest corridors with a diversity of appropriate native species:

-All seed and plant materials shall be sourced from licensed nurseries offering seed and plant materials suitable to a southeastern U.S., preferably middle TN, climate.
-All restoration work shall be conducted by an established company that has trained horticultural staff who is knowledgeable in ecological restoration and native plants. Hired horticulturalist shall be responsible for marking exotic species for removal and protecting existing native plant species.
- Contact Jeff Willoughby (City of Franklin) and Julie Jones (Gamble Design Collaborative) for an on-site pre-construction meeting prior to starting each phase of work.

PHASE 1 - IMPLEMENTATION

Phase 1 bonds the exotic invasive removal and planting of native material with the infrastructure site plan. The enhancement work will start with the commencement of the infrastructure and subsequent site plans. See PHASING NOTE on sheet EX3.2 for details.

PHASE 2 - MAINTENANCE

Phase 2 is to include monitoring and maintenance. This work shall begin at completion of Phase 1 and continue for a minimum of 3 years. The following is a guideline for long-term maintenance:

- Monitoring shall be performed during autumn months while leaves are present on trees and plants are actively growing. Emerging invasive species shall be treated with a broadcast application of Garlon 3A, or approved similar, according to label specifications.
- Monitoring shall be done on all zone 1 and zone 2 riparian buffers and the wetland pond.

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

OVATION
STORMWATER MANAGEMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

RESUBMITTAL: APRIL 02, 2026

Revision Date

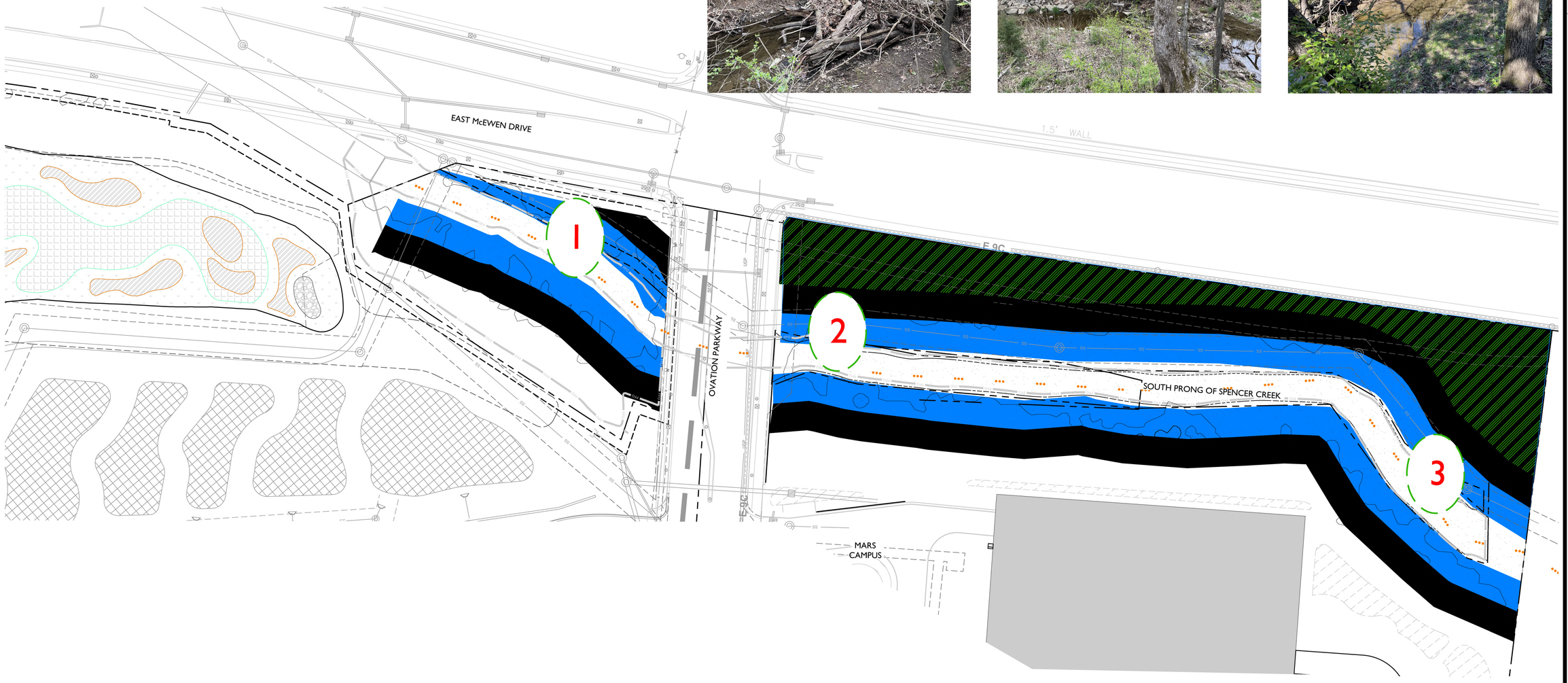
VARIANCE CONDITIONS #1, 3, 5
RIPARIAN BUFFER MANAGEMENT

SHEET
EX3.0









STORMWATER VARIANCE MITIGATION CONDITIONS

VARIANCE #3

"Obtain staff approval on the Buffer Management Plan as part of their site plan approval and should generally comply with Exhibit 10 from the approved SAB Variance Request"

Summary of Previous Work:

- There is riparian buffer located on the east side of Ovation Parkway and adjacent to the Mars Campus. The Infrastructure Site Plan (COF #4545) was approved on 12/03/2013 and calls out a management plan for the riparian buffer located on the east side of Ovation Parkway. See sheet L1.0 of this Site Plan, included in the supplemental documents

Proposed:

- As part of the Buffer Management Plan, bank stabilization will occur in three (3) areas. See this sheet for details

BANK STABILIZATION

THREE (3) AREAS ALONG SOUTH PRONG AND THE UNNAMED TRIBUTARY HAVE A DEGREE OF SEVERE DAMAGE AND/OR EROSION ALONG ITS STREAM BANK. APPLICANT PROPOSES TO ADDRESS THESE ISSUES AS PART OF THE REMAINING BUFFER IMPROVEMENTS.

CONSTRUCTION DOCUMENTS WITH FURTHER DETAILS WILL BE PROVIDED WITH CORRESPONDING SITE PLAN(S).

1 BUFFER, WEST OF OVATION DR.

- REMOVE BLOCKAGE
- STABILIZE EROSIONS AND SINGLE-POINT DISCHARGES

2 SOUTH PRONG, WEST

- STABILIZE EROSIONS AND SINGLE-POINT DISCHARGES

3 SOUTH PRONG, EAST

- STABILIZE EROSIONS AND SINGLE-POINT DISCHARGES

NATURAL CHANNEL DESIGN TECHNIQUES

ALL THREE AREAS WILL BE RESTORED USING NATURAL CHANNEL DESIGN TECHNIQUES TO AVOID FURTHER DISRUPTION AND MITIGATION OF HARD ARMORING TECHNIQUES (I.E. RIP PAP, GABIONS). THE FOLLOWING NATURAL METHOD OPTIONS WILL BE EVALUATED TO DETERMINE MOST APPROPRIATE MEANS FOR STABILIZING THE BANK EROSION:

- BANK RE-GRADING AND SHAPING: Adjusting the slope and contour of stream banks to more stable angles, often incorporating meanders to mimic natural stream patterns.
- VEGETATION PLANTING: Using native vegetation to stabilize banks. The root systems of these plants help bind the soil, reducing erosion. Common choices include willows, grasses, and shrubs
- BIOENGINEERING METHODS: Combining live plants with non-living materials to reinforce soil and protect banks. Examples include fascines (bundles of live branches), brush mattresses, and live staking
- IN-STREAM STRUCTURES: Installing features like rock vanes, log jams, and root wads to redirect water flow away from vulnerable banks, dissipate energy, and create diverse aquatic habitats
- FLOODPLAIN CONNECTIVITY: Ensuring that the stream has access to its floodplain, which can absorb floodwaters, reduce the stream's energy, and provide a natural overflow area.
- COIR ROLLS AND MATS: Using biodegradable coconut fiber rolls and mats to provide initial stabilization while vegetation establishes itself

KEY

- 30' ZONE 1 RIPARIAN BUFFER
- 30' ZONE 2 RIPARIAN BUFFER
- FORESTED CANOPY

N

0 30 60 90

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

OVATION STORMWATER MANAGEMENT PLAN

Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT

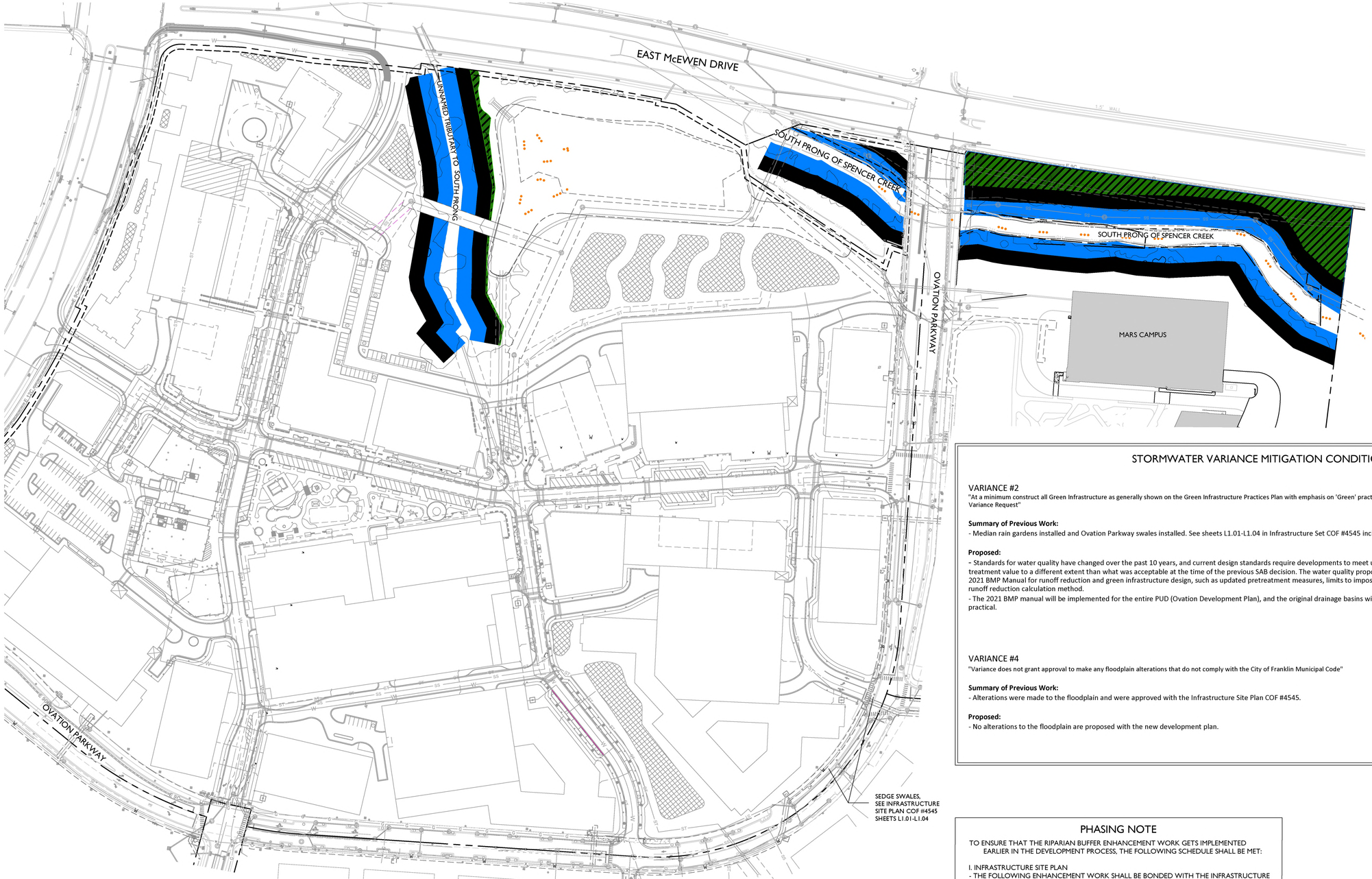
RESUBMITTAL: APRIL 02, 2026

Revision Date

VARIANCE CONDITION #3 BANK STABILIZATION

SHEET

EX3.1



KEY

- 30' ZONE 1 RIPARIAN BUFFER
- 30' ZONE 2 RIPARIAN BUFFER
- AREA OF NEW ZONE 2 RIPARIAN BUFFER
- FORESTED AREA

STORMWATER VARIANCE MITIGATION CONDITIONS

VARIANCE #2

"At a minimum construct all Green Infrastructure as generally shown on the Green Infrastructure Practices Plan with emphasis on 'Green' practices from Exhibit 7 from the approved SAB Variance Request"

Summary of Previous Work:

- Median rain gardens installed and Ovation Parkway swales installed. See sheets L1.01-L1.04 in Infrastructure Set COF #4545 included with supplemental documents

Proposed:

- Standards for water quality have changed over the past 10 years, and current design standards require developments to meet updated runoff reduction that provide treatment value to a different extent than what was acceptable at the time of the previous SAB decision. The water quality proposed in this update are based on the July 1, 2021 BMP Manual for runoff reduction and green infrastructure design, such as updated pretreatment measures, limits to imposing infrastructure, and meeting an updated runoff reduction calculation method.
- The 2021 BMP manual will be implemented for the entire PUD (Ovation Development Plan), and the original drainage basins will be preserved to the maximum extent practical.

VARIANCE #4

"Variance does not grant approval to make any floodplain alterations that do not comply with the City of Franklin Municipal Code"

Summary of Previous Work:

- Alterations were made to the floodplain and were approved with the Infrastructure Site Plan COF #4545.

Proposed:

- No alterations to the floodplain are proposed with the new development plan.

PHASING NOTE

TO ENSURE THAT THE RIPARIAN BUFFER ENHANCEMENT WORK GETS IMPLEMENTED EARLIER IN THE DEVELOPMENT PROCESS, THE FOLLOWING SCHEDULE SHALL BE MET:

I. INFRASTRUCTURE SITE PLAN
- THE FOLLOWING ENHANCEMENT WORK SHALL BE BONDED WITH THE INFRASTRUCTURE SITE PLAN:
  - 1) INVASIVE PLANT REMOVAL
  - 2) RIPARIAN BUFFER PLANTING (SEE SHEETS EX4.1, EX4.2)
    - ZONE 1
    - ZONE 2
    - ADDITIONAL MITIGATION AREAS
  - 3) WETLAND POND PLANTING (SEE SHEET EX3.3)

N

0 100 200 300

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

OVATION
STORMWATER MANAGEMENT PLAN
Franklin, Williamson County, Tennessee

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VARIANCE CONDITIONS #2, #4 GI AND FLOODPLAIN

SHEET

EX3.2



KEY

- 30' ZONE 1 RIPARIAN BUFFER
- 30' ZONE 2 RIPARIAN BUFFER
- AREA OF MITIGATED ZONE 2 RIPARIAN BUFFER
  7,710 SF
- FORESTED AREA

N

0 30 60 90

STORMWATER VARIANCE MITIGATION CONDITIONS

VARIANCE #6

"Provide wetland mitigation on site to the maximum practical extent. Submit to staff a wetland mitigation plan showing areas of wetland implementation and that these are not part of a treatment train process"

Summary of Previous Work:

- Farm pond and associated buffer were removed
- As of September 2025, the wetland created for mitigation has been constructed and placed in a land easement. It is not part of the stormwater treatment.

Proposed:

- A planting plan, which includes removing the turf grass and installing native material suitable for wetland conditions, is proposed. See this sheet for planting details.

WETLAND PLANTING PLAN

ALL UNFORESTED AREA IN THE WETLAND POND SHALL HAVE BARE ROOT PLANTS INSTALLED AT APPROXIMATELY 10' ON CENTER. ADDITIONALLY, REMAINING AREAS NOT INSTALLED WITH BARE ROOT PLANTS SHALL RECEIVE A BROAD CAST OF RIPARIAN SEED MIX. THE FOLLOWING NOTES AND PLANT SCHEDULE APPLY TO THESE AREAS.

DEEP POOL & FOREBAYS
2,674 SQFT.

PLANTS IN THIS AREA SHOULD BE ACCUSTOMED TO BEING IN WATER YEAR-ROUND.

BARE ROOT PLANTS REQUIRED: 2,674 SF / 120 SF = 23 PLANTS

BOTANICAL NAME	COMMON NAME
PERENNIALS / GRASSES	
PONTEDERIA CORDATA	PICKEREL WEED
SCIRPUS PENDULUS	RUFOUS BULRUSH
SCIRPUS CYPERINUS	WOOLGRASS




LOW MARSH
28,292 SQ.FT.

PLANTS IN THIS AREA WILL BE OCCASIONALLY INUNDATED WITH WATER.

BARE ROOT PLANTS REQUIRED: 28,292 SF / 120 SF = 263 PLANTS

BOTANICAL NAME	COMMON NAME
SHRUBS	
CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH
CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY
PHYSOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK
CORNUS AMOMUM	SMOOTH DOGWOOD




HIGH MARSH
8,753 SQFT.

PLANTS IN THIS AREA WILL RARELY BE INUNDATED WITH WATER.

BARE ROOT PLANTS REQUIRED: 8,753 SF / 120 SF = 73 PLANTS

BOTANICAL NAME	COMMON NAME
PERENNIALS / GRASSES	
ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER
ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED
PHLOX MACULATA	MEADOW PHLOX




AREA OF HYDROSEED
35,154 SQFT.

THIS AREA WILL BE VARIED. DESIGN INTENT IS TO BE A GRASSY MEADOW.

APPLY HYDROSEED AT A RATE OF 4 LBS/ACRE

BOTANICAL NAME	COMMON NAME
PERENNIALS / GRASSES	
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM (40%)
CAREX VULPINOIDEA	FOX SEDGE (40%)
IRIS VERSICOLOR	BLUE FLAG IRIS (20%)




WETLAND MANAGEMENT PLAN

IN ORDER FOR NATIVE PLANT ESTABLISHMENT TO BE SUCCESSFUL, IT IS MOST IMPORTANT TO PROPERLY PREPARE THE SOIL AND SITE. WETLAND POND WORK MUST BE BY A LICENSED AND INSURED COMPANY IN ORDER TO APPLY RESTRICTED-USE PESTICIDES IN THE STATE OF TN. FOR BEST SUCCESS OF NATIVE PLANTING, COMPANY MUST ALSO HAVE WORKING HORTICULTURE KNOWLEDGE WITH WETLAND AND RIPARIAN EXPERIENCE.

1st ROUND:
CONTACT JEFF WILLOUGHBY (COF) AND JULIE JONES (GDC) PRIOR TO STARTING FIRST TREATMENT WORK FOR AN ON-SITE MEETING

- Remove invasive plant material by hand by means of applying a solution of an approved aquatic herbicide (such as glyphosate or tricolopyr)

2nd ROUND

- Plant shrubs, grasses, and forbes from landscape schedule (this sheet). Hydroseed specified area

GENERAL NOTE FOR ALL RIPARIAN BUFFER AREAS:

ONCE LANDSCAPE BONDS HAVE BEEN RELEASED FOR THE WETLAND, THE 3-YEAR MAINTENANCE PLAN WILL BEGIN.

ALL RESTORATION AND MAINTENANCE WORK SHALL BE CONDUCTED BY AN ESTABLISHED COMPANY THAT HAS A TRAINED HORTICULTURIST WHO IS KNOWLEDGEABLE AND EXPERIENCED IN ECOLOGICAL RESTORATION.

CONTACT JEFF WILLOUGHBY (COF) AND JULIE JONES (GDC) FOR AN ON-SITE PRE-CONSTRUCTION MEETING AT THE START OF EACH PHASE.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

OVATION
STORMWATER MANAGEMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT

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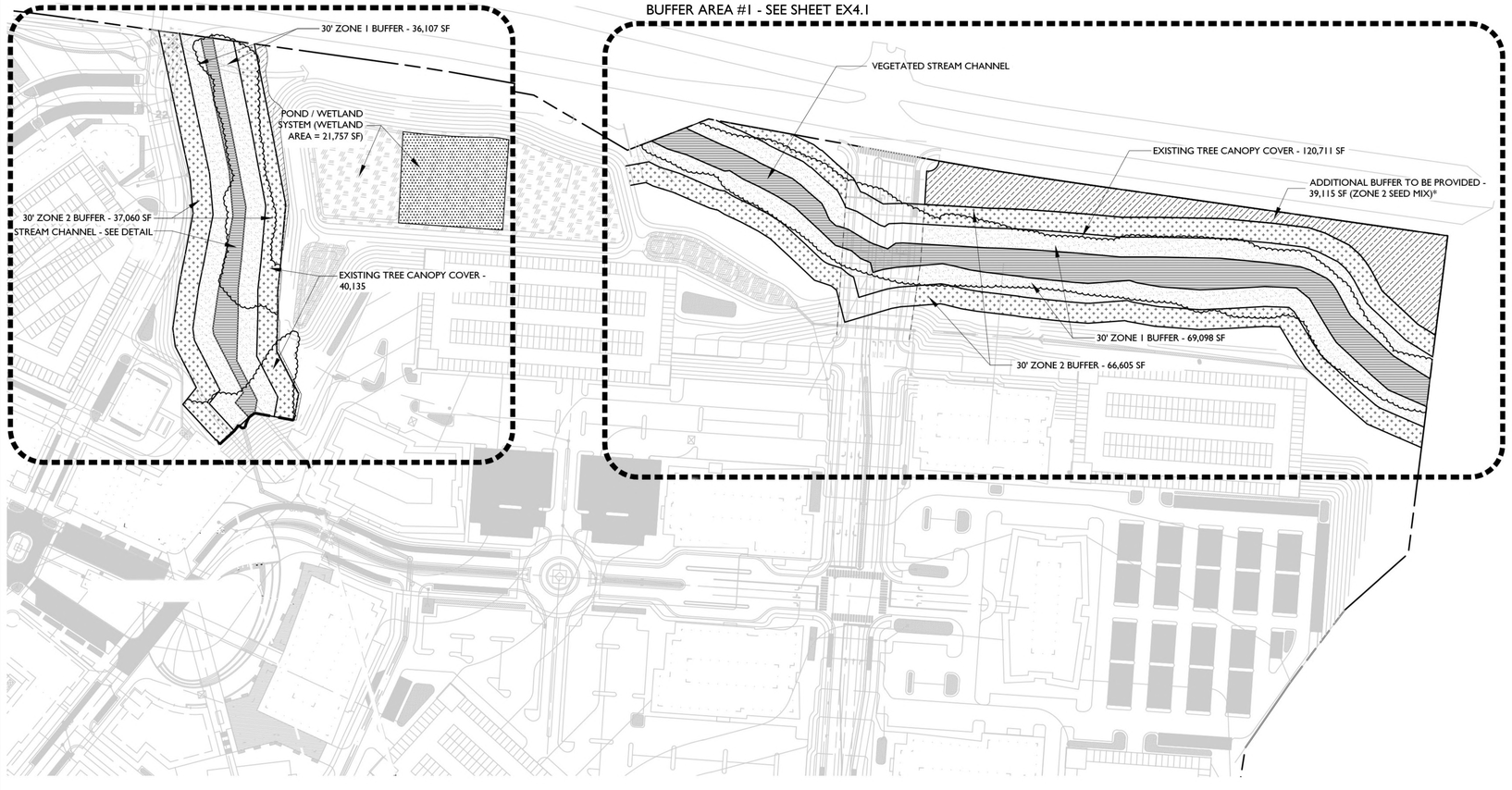
VARIANCE CONDITION #6 WETLAND LANDSCAPE

SHEET
EX3.3



30' ZONE 1 BUFFER AREAS	
NORTHEAST	69,098 SF
NORTHWEST	36,107 SF
TOTAL: 105,205 SF (2.42 AC)	

30' ZONE 2 BUFFER AREAS	
NORTHEAST	66,605 SF
NORTHWEST	37,060 SF
TOTAL: 103,665 SF (2.37 AC)	

ADDITIONAL BUFFER AREAS	
NORTHEAST (MARS)	39,115 SF
NORTHWEST (SEWER)	3,664 SF
TOTAL: 42,713 SF (0.98 AC)	

OVERALL BUFFER AREAS	
ZONE 1	99,963 SF
ZONE 2	114,124 SF
TOTAL:	**214,087 SF (4.91 AC)**

CONSTRUCTED WETLAND AREA	
IN POND/WETLAND SYSTEM	21,757 SF
TOTAL: 21,757 SF (0.5 AC)	

STREAM BUFFER MANAGEMENT PLAN LANDSCAPE LIST

QNTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING
TREES						
118	LT	LIRIODENDEON TULIPIFERA	TULIP POPLAR	2" CAL.	8'-10'	AS SHOWN
118	BV	BETULA NIGRA	RIVER BIRCH	2" CAL.	8'-10'	AS SHOWN
UNDERSTORY TREES						
112	CF	CORNUS FLORIDA	DOGWOOD	2" CAL.	8'-10'	AS SHOWN
113	AA	AMALANCHIER ARBOREA	SERVICEBERRY	2" CAL.	8'-10'	AS SHOWN
SHRUBS						
X	IV	ILEX VERTICULLATA	WINTERBERRY	3 GAL		36" O.C.

EXISTING TREE CANOPY COVERAGE

AREAS OF CONVEYANCE THAT ARE CURRENTLY UNDER TREE CANOPY COVER

NORTHEAST CONVEYANCE CANOPY:	120,711 SF
NORTHWEST CONVEYANCE CANOPY:	40,135 SF
TOTAL: 160,846 SF	

BUFFER ZONE 1 SEED MIX

SEED MIX TO USED IN BUFFER ZONE 1- TOTAL AREA: 2.42 ACRES
BIODEGRADABLE STABLIZATION FABRIC WITH SEED MIX AND HYDRO SEEDING
MIX TO BE APPLIED AT A RATE OF 15 LBS PER ACRE (36.3 LBS)

QNTY	BOTANICAL NAME	COMMON NAME
12.5 LBS	ECHINOCHLOA MURICATA	BARNYARD GRASS
12.5 LBS	ELYMUS VIRGINICUS	VIRGINIA RYE GRASS
12.5 LBS	LEERSIA ORYZOIDES	RICE CUTGRASS
12.5 LBS	PANICUM CLANDESTINUM	DEERTONGUE

IF PLANTED IN THE MONTHS OF OCT-FEB ALSO ADD ANNUAL RYE GRASS SEED AT A RATE OF 10 LBS PER ACRE

BUFFER ZONE 2 SEED MIX (INCLUDING ADDITIONAL BUFFER AREAS)

SEED MIX TO USED IN BUFFER ZONE 2 - TOTAL AREA: 3.29 ACRES
BIODEGRADABLE STABLIZATION FABRIC WITH SEED MIX AND HYDRO SEEDING
MIX TO BE APPLIED AT A RATE OF 15 LBS PER ACRE (49.4 LBS)

QNTY	BOTANICAL NAME	COMMON NAME
10 LBS	ECHINECEA PURPUREA	PURPLE CONE FLOWER
10 LBS	ELYMUS VIRGINICUS	VIRGINIA RYE GRASS
10 LBS	RUDBECKIA HIRTA	BLACK-EYE SUSAN
10 LBS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM

IF PLANTED IN THE MONTHS OF OCT-FEB ALSO ADD ANNUAL RYE GRASS SEED AT A RATE OF 10 LBS PER ACRE

LIVE STAKES

LIVE STAKES TO BE PLANTED IN A DOUBLE ROW, 3'-0" O.C. TRIANGULAR SPACING ON SLOPES OF LANDSCAPE BUFFER AREA

%	BOTANICAL NAME	COMMON NAME
25%	CORNUS AMONIUM	SILKY DOGWOOD
25%	DISCOLOR SALIX	NATIVE PUSSYWILLOW
50%	SALIX NIGRA	BLACK WILLOW

SUPPLEMENTAL PLANT LIST

TREES	
ACER RUBRUM	RED MAPLE
LIQUIDAMBER STYRACIFLUA	SWEET GUM
NYSSA AQUATICA	WATER TUPELO
PLATANUS OCCIDENTALIS	SYCAMORE
QUERCUS LYRATA	OVERCUP OAK
QUERCUS MICHAUXII	SWAMP OAK
QUERCUS NIGRA	WATER OAK
QUERCUS PALUSTRIS	PIN OAK
QUERCUS PHELLOS	WILLIW OAK
TAXODIUM DISTICHUM	BALD CYPRESS
UNDERSTORY	
HAMAMELIS VIRGINIANA	WITCHHAZEL
ALNUS SERRULATA	ALDER
ARONIA ARBUTIFOLIA	CHOCKBERRY
ILEX DECIDUA	POSSOMHAW
ILEX VERTICULLATA	WINTERBERRY
VIBURNUM DENTATUM	ARROWWOOD VIBURNUM
VIBURNUM NUDUM	POSSOMHAW VIBURNUM

***NOTE:** ALL ADDITIONAL BUFFERS SUBJECT TO LIMITED GRADING, AS NEEDED.

ORIGINAL LANDSCAPE PLAN AND SCHEDULES BY KISER VOGRIN DESIGN

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

OVATION
STORMWATER MANAGEMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE — REGISTERED — TENNESSEE — LANDSCAPE ARCHITECT

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

RIPARIAN BUFFER PLANTING PLAN

SHEET
EX4.0



BUFFER AREA #1

BUFFER AREA #2

LEGEND

- EXISTING TREE CANOPY, TO REMAIN
- 30'-0" ZONE 1 BUFFER
- 30'-0" ZONE 2 BUFFER
- STREAM CHANNEL
- CANOPY TREE, TYP. (SEE L1.1 FOR SPECIES DISTRIBUTION)
- UNDERSTORY TREE, TYP. (SEE L1.1 FOR SPECIES DISTRIBUTION)
- HERBACEOUS MATRIX (SEE DETAIL 4/L1.1)

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RIPARIAN BUFFER PLANTING PLAN

SHEET
EX4.1

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. SEE FINAL CIVIL CONSTRUCTION PLANS FOR PLACEMENT AND DETAILS OF TREE PROTECTION FENCE.

2. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL STAKE THE LIMITS OF THE TREE PRESERVATION AREAS AND ASSOCIATED TREE CANOPY.

3. 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.

4. 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.

5. EQUIPMENT STORAGE AND/OR MATERIALS STORAGE WITHIN THE TREE PRESERVATION AREA IS STRICKLY PROHIBITED.

6. ROOTS EXPOSED BY CONSTRUCITON ACTIVITES SHALL BE PRUNED FLUSH WITH THE GROUND AND/OR BACKFILLED WITH TOP SOIL AS SOON AS POSSIBLE.

CLEARING OF EXOTIC / INVASIVE PLANT MATERIAL

1.REMOVAL OF EXOTIC / INVASIVE PLANTS SHOULD OCCUR DURING MONTHS WHEN THE PLANTS ARE DORMANT. IF CONSTRUCTION ACTIVITY DOES NOT PERMIT THIS TIMING, CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT, NATIVE HORTICULTURIST AND CITY OF FRANKLIN STORMWATER MANAGEMENT COORDINATOR FOR PROPER REMOVAL.

2. ALL MATERIAL IDENTIFIED IN THE TENNESSEE EXOTIC PEST PLANT COUNCIL'S INVASIVE EXOTIC PEST PLANTS LIST (DECEMBER 2009, 2ND EDITION) THAT ARE PRESENT WITHIN THE BUFFER MANAGEMENT ZONE, SHALL BE REMOVED.

3. ALL MATERIAL SHALL BE HAND-CLEAR AND CUT TO GROUND TO LIMIT DISTURBANCE TO SOILS. NO ROOT REMOVAL SHALL BE PERMITTED.

4. UPON REMOVAL, EXPOSED STUMPS SHALL BE TREATED WITH HERBICIDE CONTAINING 50% GLYPHOSATE AND 50% WATER.

5. REMOVE LOOSE AND DEAD DEBRIS.

6. EXCLUDE AREAS OF ROCK OUT-CROPINGS.

7. PLANTED TREES AND SHRUBS MAY BE FIELD ADJUSTED BY LANDSCAPE ARCHITECT FOR EVEN COVERAGE WHERE NECESSARY.

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.

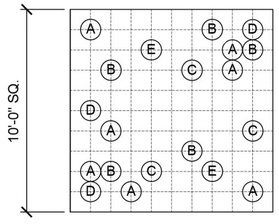
7. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.

8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING AND LAYOUT OF PLANT BEDS.

9. 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.

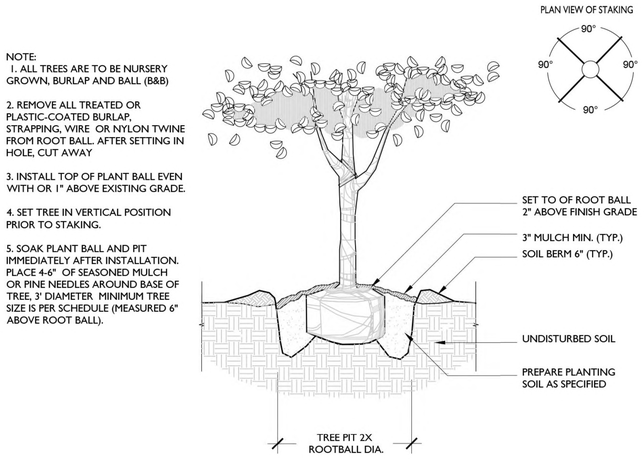
10. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.

11. AREAS WITHIN THE STREAM SIDE BUFFER SHALL BE HYDRO-MULCHED PER PLAN SPECIFICATIONS. NO ADDITIONAL MULCH OR SOD ARE REQUIRED IN THESE PLANS.

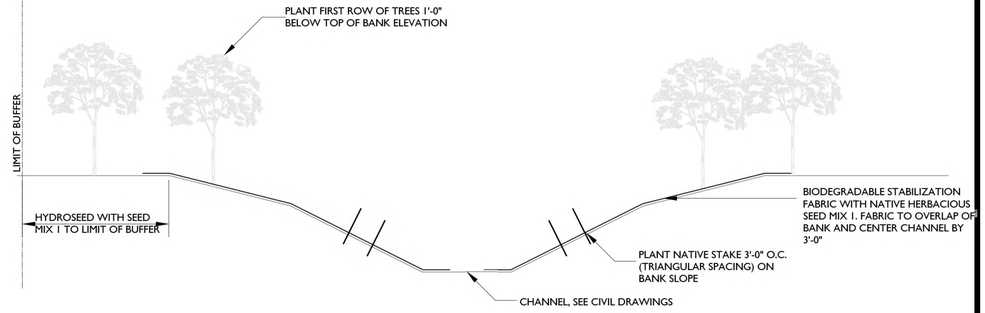


A-Andropogon gerardii
B-Androgon glomeratus
C-Schizachyrium scoparium
D-Sorghastrum nutans
E-Aster novae-angliae
F-Rudbeckia fulgida

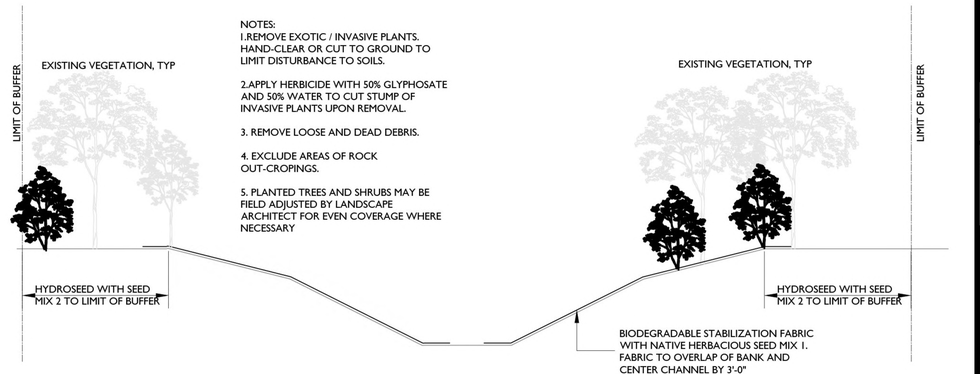
4 L-1.3 HERBACEOUS MATRIX
SCALE: N.T.S.



1 L-1.3 TREE PLANTING DETAIL
SCALE: N.T.S.



2 L-1.3 CHANNEL SECTION
SCALE: N.T.S.



3 L-1.3 VEGETATED CHANNEL SECTION
SCALE: N.T.S.

ORIGINAL LANDSCAPE PLAN AND SCHEDULES BY KISER VOGRIN DESIGN

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

OVATION
STORMWATER MANAGEMENT PLAN
Franklin, Williamson County, Tennessee

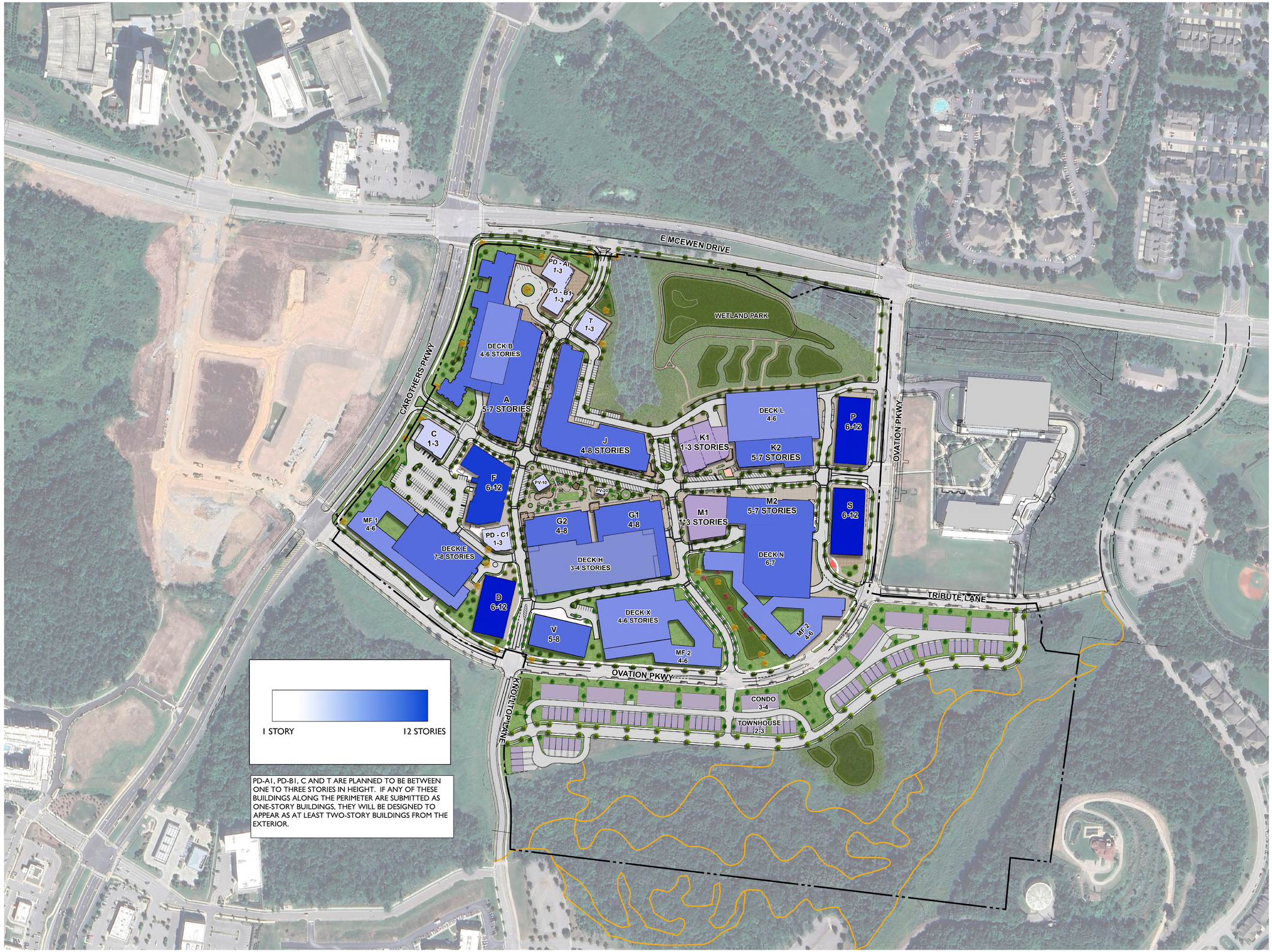
GREGORY C. GAMBLE
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT

RESUBMITTAL: APRIL 02, 2026

Revision Date
△
△
△
△

RIPARIAN BUFFER PLANTING NOTES & DETAILS

SHEET
EX4.2



NOT TO SCALE

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

RESUBMITTAL: APRIL 02, 2026

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

BUILDING HEIGHT EXHIBIT

SHEET
A1.0

COF # 9071



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.
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FRANKLIN, TN

Highwoods
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Franklin, Williamson County, Tennessee

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TYPICAL ARCHITECTURE
SHEET
A3.0

COF # 9071



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FRANKLIN, TN

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DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

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LANDSCAPE ARCHITECT

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TYPICAL ARCHITECTURE
SHEET
A4.0

COF # 9071



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OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

JOHN C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

RESUBMITTAL: APRIL 02, 2026

Revision Date
△ _____
△ _____
△ _____
△ _____

TYPICAL ARCHITECTURE
SHEET
A5.0

COF # 9071



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OVATION
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DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

RESUBMITTAL: APRIL 02, 2026

Revision Date
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△ _____
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△ _____

TYPICAL ARCHITECTURE
SHEET
A6.0

COF # 9071



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OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

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REGISTERED
LANDSCAPE ARCHITECT

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△ _____
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TYPICAL
ARCHITECTURE
SHEET
A7.0

COF # 9071



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Franklin, Williamson County, Tennessee

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TENNESSEE
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TYPICAL
ARCHITECTURE
SHEET
A8.0

COF # 9071

COF no: 9071

CONDITIONS OF APPROVAL:

Open Issues: 42 These issues are currently being filtered

Engineering

General Issues

36. Street Standards

jimmy.wiseman@franklintn.gov

1. Street Sections of Private Streets Status: Approved

The request to allow modified street sections in lieu of standard local street sections is approved. The proposed design is consistent with the intent of the Ovation PUD as a pedestrian-oriented, urban development. The modified sections, including adjustments to lane widths, sidewalks, and streetscape elements, are acceptable as presented, subject to final design review and construction plan approval.

2. Angled On-Street Parking Status: Denied (Pending the Modification of Standards Vote by The Board of Mayor and Aldermen)

The request to allow 60-degree angled on-street parking is denied. The proposed configuration does not meet the City's engineering standards and raises concerns related to safety, maneuverability, and operational consistency within the street network. Standard parallel parking or other compliant configurations shall be utilized unless otherwise approved through a revised submittal with additional supporting analysis.

3. Intersection Curb Return Radii

Status: Approved (As Shown on Development Plan)
The request to allow 25-foot curb return radii in select locations is approved as shown on the Development Plan. The proposed radii are consistent with the approved layout and have been evaluated in the context of the overall street network and anticipated vehicle movements. Any deviations from the approved Development Plan will require additional review.

37. ROW Dedication

joe.marlo@franklintn.gov

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

Developments that adjoin existing streets shall dedicate additional fee simple right-of-way where necessary to meet the minimum requirements for the functional street classification of the existing street.

At Site Plan, Applicant shall provide ROW Dedication along Carothers Parkway and McEwen Drive matching that shown in the Cool Springs Transportation Network Study Recommendations or as approved by the City Engineer.

39. Pedestrian Access

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.

40. 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.***

ADA on-street parking does not appear to have been accounted for in the Development Plan design, and plan revisions may be required at Site Plan.

At Site Plan, where new on-street parking is proposed on public or private streets, Applicant shall provide ADA on-street parking spaces meeting the requirements of the Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG) by the Architectural and Transportation Barriers Compliance Board. The minimum on-street parking space shall be 13 feet wide by 24 feet long, with additional length to allow vehicles to park adjacent to the curb. Proposed buildings and elements shown on the Development Plan shall not be considered a constraint to providing this minimum size.

41. Signal

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, 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.

42. Stormwater Infrastructure

joe.marlo@franklintn.gov

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

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 in addition to the easement width. 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.

43. 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.

44. Sight Distance

joe.marlo@franklintn.gov

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

Sight distance has not been studied in the Development Plan design, and plan revisions may be required at Site Plan.

At Site Plan, Applicant shall remove proposed on-street parking spaces that conflict with AASHTO sight distance requirements.

45. Curb and Gutter

joe.marlo@franklintn.gov

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

Private streets shall meet the requirements for Public streets.

At Site Plan, The minimum width of gutter shall be 18 inches plus a 6-inch curb (24 inch minimum total curb and gutter width) unless otherwise approved by the City Engineer through the Modification of Engineering Standards process.

52. Autoturns

joe.marlo@franklintn.gov

Comment not adequately addressed. Several routes/turns were not run or still show conflicts.

The following shall remain open as a Condition of Approval.

At Site Plan, Applicant shall design streets, alleys, and drive aisles to provide unobstructed movements for applicable vehicles at 5mph, including the following:

1. Streets shall be designed such that no portion of emergency or non-emergency vehicles leaves the legal travel lane between intersections.
2. No travel way shall require a vehicle to encroach into parking areas.
3. Alleys shall be designed such that City Fire and Sanitation vehicles can traverse the alley without significant encroachment beyond ROW, as determined by the City Fire and Sanitation Departments.

60. Non-Compliant Alleys

lance.fittro@franklintn.gov

The previous Condition of Approval remains applicable for this Development Plan revision unless otherwise modified by the Board of Mayor and Aldermen through approval of a Modification of Standards and/or by the City Engineer's approval of a Modification of Engineering Standards, as applicable for the standard being modified:

Public streets and alleys be shown in compliance with the Franklin Transportation and Street Technical Standards. Private streets shall be designed to the same standards as public streets. Internal drives shall be designed per the Franklin Zoning Ordinance. Private drives and parking lots shall be designed per the Franklin Zoning Ordinance.

While it is understood that comprehensive review of roadways, stormwater management and

utilities will occur at site plan stage, depiction of these elements on the Development Plan shall be in general compliance with the vested development standards. Depiction of non-compliant site elements on the Development Plan shall not constitute an entitlement to be exercised at Site Plan stage.

61. 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.

63. Street Names

joe.marlo@franklintn.gov

Comment not adequately addressed. Street names and classifications are still not shown on several sheets, making review references more challenging.

Applicant shall provide street and alley names and classifications on all plan sheets. For example:

- Ovation Parkway is not labeled on C2.0
- No alleys appear to be labeled on plans
- Numerous streets are still not labeled on overall and enlarged civil drawings (C3.xx and later)
- Brook Meadow Lane is labeled as "Private" and alleys are unlabeled on plans, however they are both labeled as "Public" on C4.5 and C4.7.

Planning

General Issues

2. Project number

chelsea.randolph@franklintn.gov

COMMENT NOT ADDRESSED:

Applicant shall state project number COF 9071 on all sheets and any future correspondence.

SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 4	
COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	103.93 AC
EXISTING ZONING:	PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS) RC12
PROPOSED ZONING:	NO CHANGE
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:	

8. MOS 1 - Angled Parking

chelsea.randolph@franklintn.gov MOS Request 1: Section 9.2.4.B - Request to allow angled parking along internal, private streets.

Staff recommends disapproval of this MOS. The zoning ordinance does not allow for seas of parking in front of buildings. Angled parking essentially creates a parking lot in front of all of the proposed buildings. In addition, the applicant has been advised on many occasions that engineering may be supportive of rear-in angled parking but that head-in angled parking poses too much of a safety risk and causes unnecessary traffic. Refer to Chapter 20.8.4 for additional context for MOS requests.

9. MOS 2 - Loading Zone Location

chelsea.randolph@franklintn.gov MOS Request 2: Section 10.6.3B - Request to allow loading zone in the front of a building.

Staff recommends approval with the condition that the brick screening wall be integrated into the façade and meets the requirements of the building type.

10. MOS 3 - Building Facade Variation

chelsea.randolph@franklintn.gov MOS Request 3: Chapter 6.8 - Request to allow variation in the building facade presentation.

Staff recommends approval.

11. MOS 4 - Irregular Shaped Signage

chelsea.randolph@franklintn.gov MOS Request 4, now **MOS Request 5:** Chapter 15.1.3 - Request to permit irregular shaped signage Band Signs, Canopy Signs, Development Entry Signs, Monument Signs, Small Hanging/ Projecting Signs, Vertical Blade Signs, and Wall Signs.

Staff recommends approval. (Supported by recent approvals of similar requests, by BOMA.)

12. MOS 5 - Neon and LED Internal Illumination

chelsea.randolph@franklintn.gov MOS Request 5, now **MOS Request 6**: Chapter 15.1.6 - Request to permit Neon and LED internal illumination when the sign has three dimensional depth and is used within a channel or used to reinforce the design of the sign as letters, numbers, logos, and accent lines. This standard will apply to the following sign types: band signs, development entry signs, monument signs, vertical blade signs, and wall signs.

Staff recommends approval. (Supported by recent approvals of similar requests by BOMA)

13. MOS 6 - Wayfinding Signs

chelsea.randolph@franklintn.gov

MOS Request 6, **now MOS Request 7**: Chapter 15.1.10O - Request to permit 15 pedestrian scale interactive displays to provide wayfinding or advertising. Maximum square footage of 50 total square feet per sign with a maximum of two sides. Maximum height of ten feet. Signs to be located on internal drives only and located within the frontage of commercial / mixed use building types or within formal open space out of view of Carothers Parkway, McEwen Drive, and Ovation Parkway.

Staff recommends disapproval.

14. MOS 7 - Large Format Digital Display

chelsea.randolph@franklintn.gov

MOS Request 7, now **MOS Request 8**: Chapter 15.1.10P - Request to permit a large format digital display screen mounted to the façade of a building for on-site advertising and events. Sign to be located on the ground floor of a commercial / mixed use building out of view from Carothers Parkway, McEwen Drive, and Ovation Parkway. Maximum square footage of 400 square feet.

Staff recommends disapproval.

15. MOS 8 - Band Signs (Parking Garage)

chelsea.randolph@franklintn.gov

MOS Request 8, now **MOS Request 9**: Chapter 15.4 - Request to permit Band Signs above the entrance to a PASEO/ALLEYWAY.

Staff recommends approval.

16. MOS 9 - Canopy Signs

chelsea.randolph@franklintn.gov

MOS Request 9, now **MOS Request 10**: Chapter 15.5 - Request to allow a Canopy Sign to project above the canopy, and above the roofline when located on an internal drive. External illumination is permitted. Internal illumination is permitted when not visible from McEwen Drive or Carothers Parkway and the canopy is located at the ground floor entrance.

Staff recommends approval(based on the approval of similar MOS requests, by BOMA).

17. MOS 10 - Directory Signs

chelsea.randolph@franklintn.gov

MOS Request 10, now **MOS Request 11**: Chapter 15.8 - Request to Allow a Directory Signs on the building façade or free standing adjacent to the primary entrances to the building with a maximum of ten square feet per building façade (in addition to other permitted signage on the building) and with exterior or interior illumination.

Staff recommends approval(based on recent approval of similar MOS requests, by BOMA).

19. MOS 11 - Small Hanging and Projecting Sign Illumin

chelsea.randolph@franklintn.gov

MOS Request 11, now **MOS Request 12**: Chapter 15.12 - Request to permit external and internal illumination for Small Hanging and Projecting Signs.

Staff recommends disapproval. This type of request has not been approved anywhere else so there is no precedent for this request. Small Hanging and Projecting Signs are meant to be on a pedestrian scale and aimed at the pedestrian realm and internal illumination does not aid in achieving this intent.

20. MOS 12 - Vertical Blade Sign

chelsea.randolph@franklintn.gov

MOS Request 12, now **MOS Request 13**: Chapter 15.14 - Request to allow a maximum of one per commercial / mixed use building where residential is on upper floors over commercial, a maximum of one per multifamily building, and a maximum of one per parking structure. Shall not project below the window header of the first floor and shall not project above the parapet of the building façade. Maximum of 4 ft from the building façade inclusive of bracket depth.

Staff recommends approval.

21. MOS 13 - Painted Wall Signs

chelsea.randolph@franklintn.gov

MOS Request 13, now **MOS Request 14**: Chapter 15.15 - Request to permit Painted Wall Signs and add language to the quantity, placement, and materials.

Staff recommends approval based on positive feedback from the JCW regarding painted signs with an MOS request.

22. MOS 14 - Window Signs

chelsea.randolph@franklintn.gov

MOS Request 14, now **MOS Request 15**: Chapter 15.16 - Request to permit 20 percent coverage on Window Signs.

Staff recommends approval.

23. MOS 15 - Building Facade Variation

chelsea.randolph@franklintn.gov

MOS Request 3: Chapter 6.8 - Request to allow variation in the building facade presentation.

Staff recommends approval.

27. Shared Parking Agreement

chelsea.randolph@franklintn.gov

Comment to remain as advisory but will not impede the consideration of approval of the development plan:

Per Chapter 10.4.1, A shared parking 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.

32. block length

chelsea.randolph@franklintn.gov

Applicant shall include the following statement on sheet C0.8:

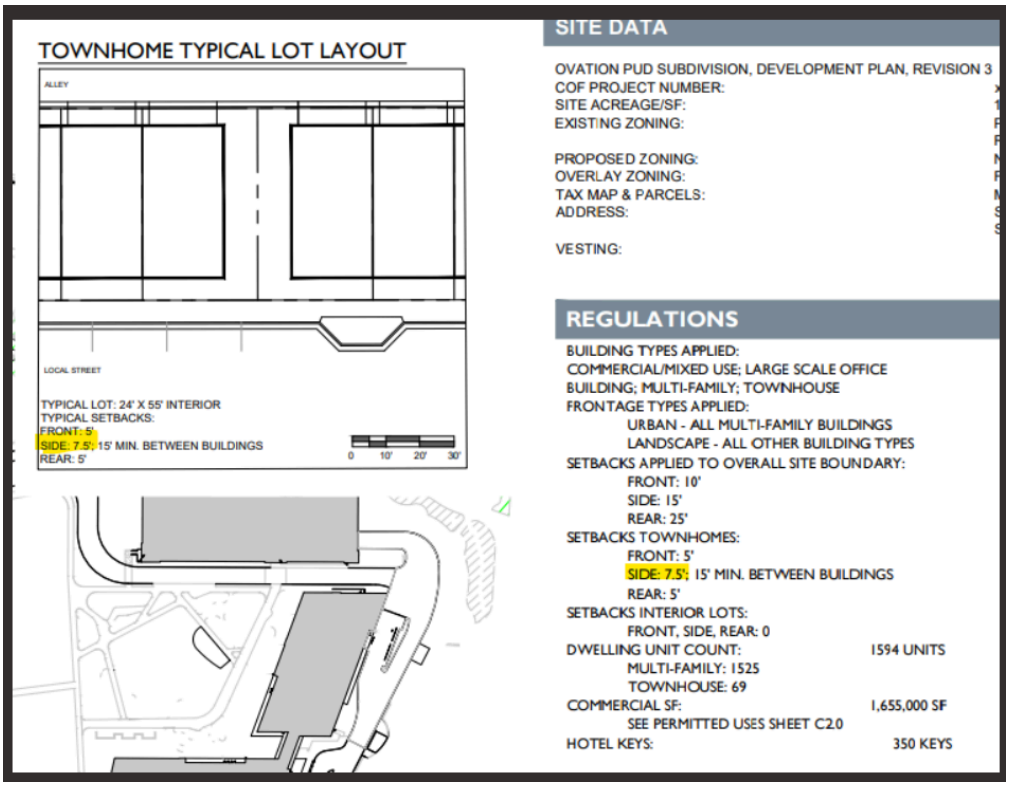
"Block 2, 6, and 9 have been submitted to Staff and meet the requirements of Chapter 9.6.5 Internal Street Network."

64. Setbacks

chelsea.randolph@franklintn.gov

Applicant shall update the setbacks for townhomes. Often times, lot lines run along the shared wall between two townhomes, meaning the setback needs to be 0'.

Update the setbacks to be listed as:
SIDE: 0', 7.5' end unit with 15' between buildings



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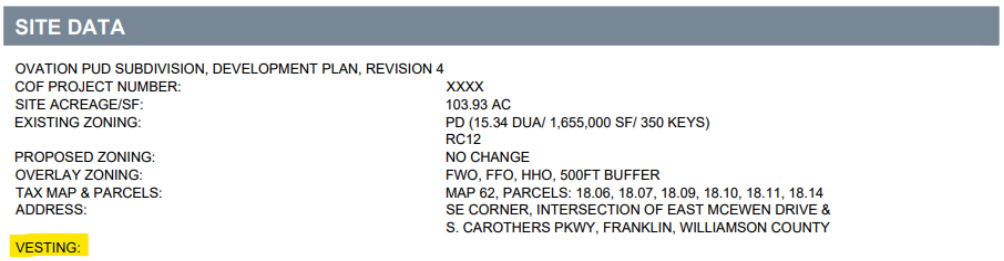
65. vesting

chelsea.randolph@franklintn.gov Applicant shall add the vesting date within the site data chart:

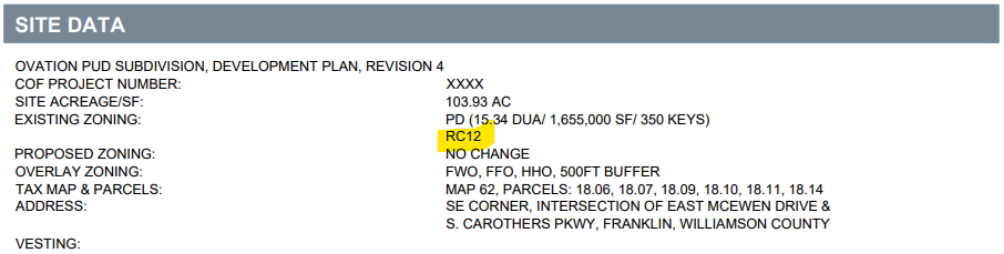


SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 4	
COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	103.93 AC
EXISTING ZONING:	PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS) RC12
PROPOSED ZONING:	NO CHANGE
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:	

66. Site Data Chart

chelsea.randolph@franklintn.gov Applicant shall remove "RC12" from the existing zoning within the site data chart.



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COF PROJECT NUMBER:	XXXX
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VESTING:	

67. Purpose Statement on Cover Sheet

chelsea.randolph@franklintn.gov Applicant shall include the updating of the vesting for the proposed plan:

DEVELOPMENT PLAN REVISION 4 (COF#9071) UPDATED BUILDING PLACEMENT. REVISION INCLUDES MODIFICATION OF STANDARDS REQUEST FOR ON-STREET PARKING, BUILDING RELATIONSHIP TO FRONTAGE, AND SIGNAGE. NO ENTITLEMENT CHANGES REQUESTED.

68. Parking

chelsea.randolph@franklintn.gov Applicant shall update the parking calculations on the Cover Page, Sheet C2.0, and any other page within the sheet set of the development plan that references parking to match the shared parking agreement approved with Revision 3. No changes have been approved or included as part of Revision 4.

Applicant agreed via email April 4, 2026 that no changes to parking have been made and that the condition of approval will be met at OneStop.

69. Owner and Applicant Contact Information

chelsea.randolph@franklintn.gov	Applicant shall provide a contact person with email for the Developer and Owner listed on the cover page.

Planning (Landscape)

General Issues

55. Open space documentation

chelsea.randolph@franklintn.gov	COMMENT NOT ADDRESSED: Fix the chart on sheet C2.0 AND the cover sheet. There is a 5% open space requirement and a 10% natural area requirement. Show these percentages. Show what those equate to in sf footage (required) and the amount of sf you're providing for each required %.

OPEN SPACE REQUIREMENT:	5%
OPEN SPACE SF REQUIRED:	NONE
NATURAL AREA OPEN SPACE REQUIRED:	10.45 AC (10%)
OPEN SPACE PROVIDED:	5.59 AC
NATURAL OPEN SPACE PROVIDED:	27.75 AC

56. Open Space Type

jason.arnold@franklintn.gov	Staff and BOMA are concerned that the changes to the pocket park reduce some of the prominence shown in previous versions. There is a smaller path and no longer a bridge which incorporates the stormwater feature into the park. Applicant shall demonstrate how the pocket park will connect the multi-family building to the street, how all the features will activate and define the space and that the pocket park will meet the zoning ordinance standards at site plan.

Zoning

General Issues

59. FFO

shanna.mccoy@franklintn.gov	Comment to remain open as a reminder. The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.

BUILDING DESIGNATION TYPES

- TOWNHOUSE
- MULTIFAMILY BUILDING
- COMMERCIAL/MIXED-USE BUILDING
- LARGE-SALE OFFICE BUILDING
- PARKING GARAGE
- PRESERVED TREE CANOPY

MULTI-FAMILY RESIDENTIAL UNITS WILL BE ON THE GROUND FLOOR ALONG THESE SIDES OF BUILDING A. UNITS SHALL PROVIDE INDIVIDUAL GROUND FLOOR ENTRANCES, STOOPS OR FRONT PORCHES, AND PEDESTRIAN CONNECTIONS TO THE STREET.

ADDITIONALLY, ORNAMENTAL PLANTINGS WILL BE PROVIDED IN THE BETWEEN THE BUILDING AND THE STREET.

MULTI-FAMILY UNITS IN BUILDING MF-1, MF-2, AND MF 3, SHALL PROVIDE INDIVIDUAL GROUND FLOOR ENTRANCES, STOOPS OR FRONT PORCHES, AND PEDESTRIAN CONNECTIONS TO THE STREET.



TOWNHOME TYPICAL LOT LAYOUT

SCALE: 1" = 150'-0"
0 150 300 450
N

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)
TOTAL REQUIRED NATURAL SPACE: 10% (10.45 ACRES)

PROVIDED OPEN SPACE:

OS1	GREENWAY	4.08 ACRES
OS2	POCKET PARK	0.49 ACRES
OS3	POCKET PARK	0.30 ACRES
OS4	POCKET PARK	0.25 ACRES
OS5	POCKET PARK	0.47 ACRES

TOTAL PROVIDED: 5.59 AC
NATURAL SPACE PROVIDED: 27.75 ACRES

PARKLAND INFORMATION

1594 U'S X $5,268 = $8,397,1922$5% 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.

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	273,000 SF	3.33 PER 1,000 SF	909*
RETAURANT	147,000 SF	10 PER 1,000 SF	1,801*
	INCLUDES INDOOR AND OUTDOOR SEATING		
OFFICE	1,225,000 SF	3 PER 1,000 SF	3,675*
HOTEL	350 KEYS	1 PER KEY + 1 PER EMPLOYEE	403*
COMMERCIAL RECREATION	40,000 SF	3.33 PER 1,000 SF	134*
MULTI-FAMILY (APARTMENTS)			
STUDIO	69 UNITS	1.25 PER UNIT	86*
1-BEDROOM	698 UNITS	1.25 PER UNIT	873*
2-BEDROOM	488 UNITS	2.25 PER UNIT	1,098*
3-BEDROOM	140 UNITS	2.25 PER UNIT	315*
MULTI-FAMILY (FOR-SALE CONDOS)	130 UNITS	2.25 PER UNIT	293
TOWNHOME	69 UNITS	2 PER UNIT	138
TOTAL REQUIRED VEHICULAR PARKING SPACES:			**9,294 SPACES**
TOTAL VEHICULAR SPACES REQUIRED PER SHARED PARKING:**			**6,974 SPACES**
REQUIRED PARKING OUTSIDE OF OVATION PARKWAY LOOP:			431 SPACES
TOTAL REQUIRED VEHICULAR PARKING:			**7,405 SPACES**
PARKING PROVIDED OUTSIDE OF OVATION PARKWAY LOOP:			516 SPACES
TOTAL VEHICULAR PARKING PROVIDED:			**7,545 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**

*PARKING REQUIRED/PROVIDED WITHIN OVATION PARKWAY LOOP. PARKING INCLUDED IN SHARED PARKING STUDY

**SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY HORN FOR SHARED PARKING DETAILS

GENERAL 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.

PARK NOTES:
IT IS ANTICIPATED THAT CENTRAL PARK, WETLAND PARK, AND THE MOUNTAIN BIKE PARK WILL BE DESIGNED OPEN SPACE AREAS. THEY ARE NOT INCLUDED IN THE FORMAL OPEN SPACE DESIGNATIONS OR CALCULATIONS BECAUSE IT IS ANTICIPATED THAT PARKLAND DEDICATION FUNDS MAY BE UTILIZED IN THESE AREAS.
CENTRAL PARK: PEDESTRIAN AREA WITH OUTDOOR GATHERING SPACES, SEATING, LIGHTING, STAGE, ORNAMENTAL LANDSCAPE MATERIAL.
WETLAND PARK: PEDESTRIAN AREA WITH BOARDWALKS, SEATING AND INFORMATIONAL KIOSKS
MOUNTAIN BIKE PARK: MOUNTAIN BIKE TRAIL TO TIE INTO TRAIL ON SURROUNDING PROPERTIES.

FRONTAGE NOTES:
BUILDINGS G1 AND G2 WILL HAVE BUILDING FRONTAGES WITH ENTRANCES ON INTERNAL STREETS KNOLL TOP LANE AND TOPPER TRACE. ADDITIONALLY, THESE BUILDING SITES WILL HAVE FRONTAGE AND ENTRANCES ONTO CENTRAL PARK, WHICH IS AN ACTIVATED STREETSCAPE AND PARK BETWEEN BUILDINGS G1 AND G2 AND ENCORE LANE. PEDESTRIAN CONNECTIONS BETWEEN STREETS, BUILDINGS, AND GATHERING SPACES WILL BE DESIGNED IN CENTRAL PARK.

PV-10 AND PC-20 SHALL HAVE DOORS THAT FRONT ONTO ENCORE LANE SOLIDIFYING THE FRONTAGE ALONG ENCORE LANE.

BUILDING HEIGHT NOTES:
PD-A1, PD-B1, C AND T ARE PLANNED TO BE BETWEEN ONE TO THREE STORIES IN HEIGHT. IF ANY OF THESE BUILDINGS ALONG THE PERIMETER ARE SUBMITTED AS ONE-STORY BUILDINGS, THEY WILL BE DESIGNED TO APPEAR AS AT LEAST TWO-STORY BUILDINGS FROM THE EXTERIOR.

SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3

COF PROJECT NUMBER:	xxxx
SITE ACREAGE/SF:	103.93 AC
EXISTING ZONING:	PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS) RC12
PROPOSED ZONING:	NO CHANGE
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
PROVIDED LSA:	7.60 AC
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:	5%
OPEN SPACE SF REQUIRED:	NONE
NATURAL AREA OPEN SPACE REQUIRED:	10.45 AC (10%)
OPEN SPACE PROVIDED:	5.59 AC
NATURAL OPEN SPACE PROVIDED:	27.75 AC

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	HOTEL KEYS	OFFICE SF	RETAIL SF	HEIGHT (STORIES)	CONSTRUCTION TYPE
A	308		-	44,000	5-7	Type I - Retail Type V-IIIA - Residential Fully Sprinkled.
C	-		-	13,000	1-3	Type IIIA Sprinkled
D	-		250,000	8,000	6-12	Type I-II. Fully sprinkled
F	-		225,000	30,000	6-12	Type I-II. Fully sprinkled
G	164		0	50,000	4-8	Type IIIA - V. Fully sprinkled
J	-		-	92,000	4-8	Type IIIA Sprinkled
K-1	0		-	25,000	1-3	Type I - Retail Fully Sprinkled.
K-2		350		49,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
M-1			-	24,000	1-3	Type I - Retail Fully Sprinkled.
M-2	150			49,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
MF-1	270		-	-	4-6	Type V or Type IIIA - fully sprinkled
MF-2	270		-	-	4-6	Type V or Type IIIA - fully sprinkled
MF-3	293				4-6	Type V or Type IIIA - fully sprinkled
P	-		250,000	10,000	6-12	Type I-II. Fully sprinkled
S	-		250,000	10,000	6-12	Type I-II. Fully sprinkled
PD-A1 (RESTAURANT)	-		-	8,000	1-3	
PD-B1 (RESTAURANT)				8,000	1-3	
PD-C1				8,000	1-3	
T (RESTAURANT)				8,000	1-3	
PV-10	-		-	1,000	1	Type V- Non Sprinkled
PV20	-		-	1,000	1	Type V- Non Sprinkled
V	-		250,000	-	5-8	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	
DECK X	-		-	-		

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee



RESUBMITTAL: APRIL 02, 2026

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

DEVELOPMENT PLAN
SHEET
C2.0
COF # 9071



NOTES:

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OVATION
FRANKLIN, TN

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CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

GREGORY C. GAMBILL
REGISTERED
LANDSCAPE ARCHITECT

RESUBMITTAL: APRIL 02, 2026

Revision Date
1 _____
2 _____
3 _____
4 _____

TYPICAL ARCHITECTURE
SHEET
A3.0

COF # 9071



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REGISTERED
LANDSCAPE ARCHITECT

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TYPICAL ARCHITECTURE
SHEET
A4.0

COF # 9071



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JOHN C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

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TYPICAL ARCHITECTURE
SHEET
A5.0

COF # 9071



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TYPICAL ARCHITECTURE
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A6.0

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TYPICAL
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A7.0

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TYPICAL
ARCHITECTURE
SHEET
A8.0

COF # 9071

OVATION PUD SUBDIVISION

DEVELOPMENT PLAN REVISION 4 - PD(15.34 DUA; 1,655,000 SF; 350 KEYS)

Franklin, Williamson County, Tennessee

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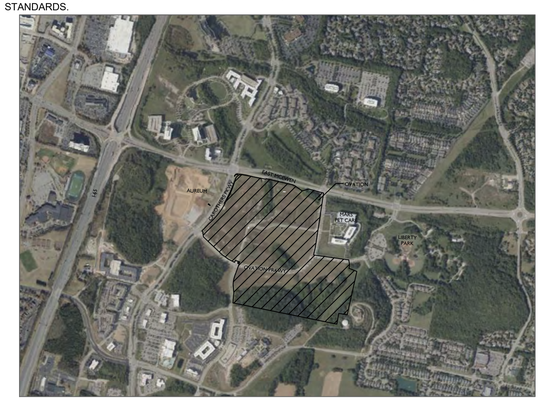
VESTING STANDARDS

ZONING ORDINANCE:	JANUARY 13, 2026
SUBDIVISION REGULATIONS:	JANUARY 1, 2026
TRANSPORTATION AND STREET TECHNICAL STANDARDS:	JULY 1, 2025
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

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

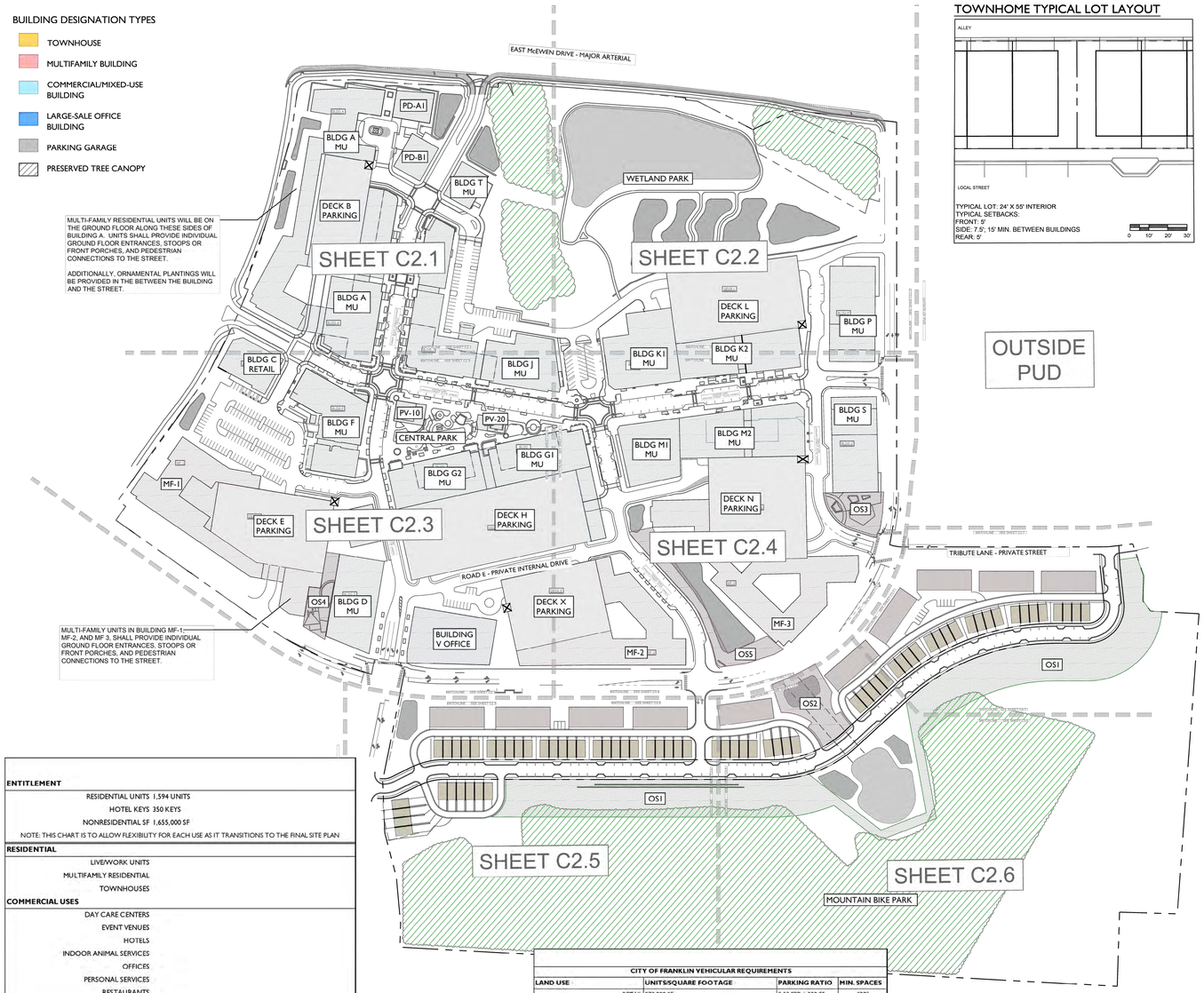
RESIDENTIAL CONCEPT ARCHITECT
DWELL DESIGN STUDIO

RETAIL CONCEPT ARCHITECT
MICHAEL HSU OFFICE OF ARCHITECTURE

LANDSCAPE CONCEPT ARCHITECT
AO



EXISTING PUD DEVELOPMENT PLAN - FOR REFERENCE ONLY - NOT TO SCALE



TOWNHOME TYPICAL LOT LAYOUT

SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3	
COF PROJECT NUMBER:	xxxx
SITE ACREAGE/SF:	103.93 AC
EXISTING ZONING:	PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS)
	RC12
PROPOSED ZONING:	NO CHANGE
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
PROVIDED LSA:	7.60 AC
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:	5%
OPEN SPACE SF REQUIRED:	NONE
NATURAL AREA SF REQUIRED:	5.31 AC
OPEN SPACE PROVIDED:	5.59 AC

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 outfill 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	
LIVEWORK 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	0.30 ACRES
OS4	POCKET PARK	0.25 ACRES
OS5	POCKET PARK	0.47 ACRES

TOTAL PROVIDED: 5.59 AC

PARKLAND INFORMATION

1594 U'S X $5,268 = $8,397,19225% 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.

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	273,000 SF	3.33 PER 1,000 SF	909[1]
RETAURANT	147,000 SF	10 PER 1,000 SF	1,801[1]
	INCLUDES INDOOR AND OUTDOOR SEATING		
OFFICE	1,225,000 SF	3 PER 1,000 SF	3,675[1]
HOTEL	350 KEYS	1 PER KEY + 1 PER EMPLOYEE	403[1]
COMMERCIAL RECREATION	40,000 SF	3.33 PER 1,000 SF	134[1]
MULTI-FAMILY (APARTMENTS)			
STUDIO	69 UNITS	1.25 PER UNIT	86[1]
1-BEDROOM	698 UNITS	1.25 PER UNIT	873[1]
2-BEDROOM	488 UNITS	2.25 PER UNIT	1,098[1]
3-BEDROOM	140 UNITS	2.25 PER UNIT	315[1]
MULTI-FAMILY (FOR-SALE CONDOS)	130 UNITS	2.25 PER UNIT	293
TOWNHOME	69 UNITS	2 PER UNIT	138
TOTAL REQUIRED VEHICULAR PARKING SPACES:			**9,294 SPACES**
TOTAL VEHICULAR SPACES REQUIRED PER SHARED PARKING[2]:			**6,974 SPACES**
REQUIRED PARKING OUTSIDE OF OVATION PARKWAY LOOP:			431 SPACES
TOTAL REQUIRED VEHICULAR PARKING:			**7,405 SPACES**
PARKING PROVIDED OUTSIDE OF OVATION PARKWAY LOOP:			516 SPACES
TOTAL VEHICULAR PARKING PROVIDED:			**7,545 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**

[1]PARKING REQUIRED/PROVIDED WITHIN OVATION PARKWAY LOOP. PARKING INCLUDED IN SHARED PARKING STUDY

[2]SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY HORN FOR SHARED PARKING DETAILS

GENERAL 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.

PARK NOTES:
IT IS ANTICIPATED THAT CENTRAL PARK, WETLAND PARK, AND THE MOUNTAIN BIKE PARK WILL BE DESIGNED OPEN SPACE AREAS. THEY ARE NOT INCLUDED IN THE FORMAL OPEN SPACE DESIGNATIONS OR CALCULATIONS BECAUSE IT IS ANTICIPATED THAT PARKLAND DEDICATION FUNDS MAY BE UTILIZED IN THESE AREAS.
CENTRAL PARK: PEDESTRIAN AREA WITH OUTDOOR GATHERING SPACES, SEATING, LIGHTING, STAGE, ORNAMENTAL LANDSCAPE MATERIAL.
WETLAND PARK: PEDESTRIAN AREA WITH BOARDWALKS, SEATING AND INFORMATIONAL KIOSKS
MOUNTAIN BIKE PARK: MOUNTAIN BIKE TRAIL TO TIE INTO TRAIL ON SURROUNDING PROPERTIES.

FRONTAGE NOTES:
BUILDINGS G1 AND G2 WILL HAVE BUILDING FRONTAGES WITH ENTRANCES ON INTERNAL STREETS KNOLL TOP LANE AND TOPPER TRACE. ADDITIONALLY, THESE BUILDING SITES WILL HAVE FRONTAGE AND ENTRANCES ONTO CENTRAL PARK, WHICH IS AN ACTIVATED STREETSCAPE AND PARK BETWEEN BUILDINGS G1 AND G2 AND ENCORE LANE. PEDESTRIAN CONNECTIONS BETWEEN STREETS, BUILDINGS, AND GATHERING SPACES WILL BE DESIGNED IN CENTRAL PARK.

PV-10 AND PC-20 SHALL HAVE DOORS THAT FRONT ONTO ENCORE LANE SOLIDIFYING THE FRONTAGE ALONG ENCORE LANE.

BUILDING HEIGHT NOTES:
PD-A1, PD-B1, C AND 7 ARE PLANNED TO BE BETWEEN ONE TO THREE STORIES IN HEIGHT. IF ANY OF THESE BUILDINGS ALONG THE PERIMETER ARE SUBMITTED AS ONE-STORY BUILDINGS, THEY WILL BE DESIGNED TO APPEAR AS AT LEAST TWO-STORY BUILDINGS FROM THE EXTERIOR.

BUILDING KEY	RESIDENTIAL UNITS	HOTEL KEYS	OFFICE SF	RETAIL SF	HEIGHT (STORIES)	CONSTRUCTION TYPE
A	308		-	44,000	5-7	Type I - Retail Type V- IIIA - Residential Fully Sprinkled.
C	-		-	13,000	1-3	Type IIIA Sprinkled
D	-		250,000	8,000	6-12	Type I-II. Fully sprinkled
F	-		225,000	30,000	6-12	Type I-II. Fully sprinkled
G	104		0	50,000	4-8	Type IIIA - V. Fully sprinkled
J	-		-	92,000	4-8	Type IIIA Sprinkled
K-1	0		-	25,000	1-3	Type I - Retail Fully Sprinkled.
K-2		350		49,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
M-1			-	24,000	1-3	Type I - Retail Fully Sprinkled.
M-2	150			49,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
MF-1	270		-	-	4-6	Type V or Type IIIA - fully sprinkled
MF-2	270		-	-	4-6	Type V or Type IIIA - fully sprinkled
MF-3	293				4-6	Type V or Type IIIA - fully sprinkled
P	-		250,000	10,000	6-12	Type I-II. Fully sprinkled
S	-		250,000	10,000	6-12	Type I-II. Fully sprinkled
PD-A1 (RESTAURANT)	-		-	8,000	1-3	
PD-B1 (RESTAURANT)				8,000	1-3	
PD-C1				8,000	1-3	
T (RESTAURANT)				8,000	1-3	
PV-10	-		-	1,000	1	Type V - Non Sprinkled
PV20	-		-	1,000	1	Type V - Non Sprinkled
V	-		250,000	-	5-8	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	
DECK X	-		-	-		

OVATION
FRANKLIN, TN
Highwoods
CENTERCAL PROPERTIES, LLC

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

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DEC. 8, 2025

Revision Date
1. JAN. 2, 2026
2. FEB. 16, 2026

DEVELOPMENT PLAN
SHEET
C2.0
COF # 9000

RESUBMITTAL: APRIL 02, 2026

Revision Date

APPROVED PUD

SHEET
C0.1
COF # 9071



OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

RESUBMITTAL: APRIL 02, 2026

Revision Date

PROPOSED
MASTER PLAN

SHEET
C0.2

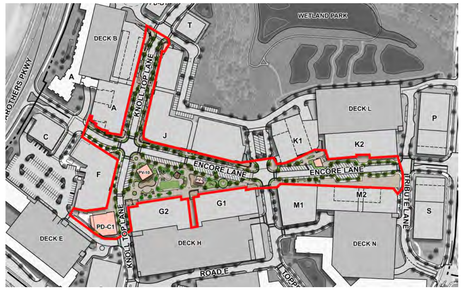
COF # 9071

MOS 1 - TO ALLOW ANGLED PARKING ALONG INTERNAL, PRIVATE STREETS

SECTION 9.2.4.B

OTHER STREETS MAY HAVE PARALLEL, OR ANGLED PARKING, PER THE TRANSPORTATION AND STREET STANDARDS.

THE OVATION DEVELOPMENT HAS A VARIETY OF PARKING STYLES AND LOCATIONS IN ORDER TO SUPPORT THE RETAIL AND RESIDENTIAL USES ON SITE. THE VAST MAJORITY OF THE SITE PARKING IS PROPOSED WITHIN PARKING STRUCTURES. HOWEVER, TO SUPPORT THE LONG-TERM VIABILITY OF THE RETAIL CORE, CONVENIENCE PARKING AND ACCESS TO "QUICK TURNOVER" PARKING IS ESSENTIAL. THE DEVELOPER IS REQUESTING THE FLEXIBILITY TO INCLUDE ANGLED PARKING IN ADDITION TO PARALLEL ON-STREET PARKING FOR A SELECT AREA ALONG THE INTERNAL MIXED-USE STREETS. THE ANGLED PARKING IS SEEN AS A COMPLIMENT TO THE STRUCTURED PARKING. ANGLED PARKING WILL BE LOCATED ONLY IN THE HIGHLIGHTED AREA IN THE MAP. THE ANGLED PARKING WOULD NOT BE ON PUBLIC STREETS AND WOULD NOT BE VISIBLE FROM THE PERIMETER OF THE SITE.



THE FLEXIBILITY TO INCLUDE ANGLED PARKING IN ON-STREET PARKING DESIGN HAS BEEN SUCCESSFULLY UTILIZED IN OTHER DEVELOPMENTS IN FRANKLIN AND IN OTHER DEVELOPMENTS CONSTRUCTED BY THE APPLICANT. WHILE THIS DESIGN IS NOT APPROPRIATE FOR EVERY LOCATION, ANGLED PARKING CAN BE UTILIZED WITHOUT ANY DETRIMENT TO THE PUBLIC GOOD AND WITHOUT SUBSTANTIALLY IMPAIRING THE PURPOSE AND INTENT OF THE ZONING ORDINANCE.

ANGLED PARKING ENCOURAGES SLOWER VEHICLES SPEEDS AND IS ALSO A SIMPLER PARKING MOVEMENT FOR MANY DRIVERS. IN COMMERCIAL AREAS WHERE PARKING SPOTS ARE OFTEN UTILIZED FOR SHORTER STAYS, ANGLED PARKING ALLOWS FOR EASIER VISIBILITY OF VACANT SPOTS AND MANEUVERABILITY. ADDITIONALLY, ANGLED PARKING KEEPS DRIVERS AND PASSENGERS EXITING THE VEHICLES OUTSIDE OF THE TRAVEL LANES. THIS ALSO PROVIDES EASIER ACCESS TO TRUNK OR REAR VEHICLE ACCESS FOR SHOPPING BAGS AND STORING STROLLERS.

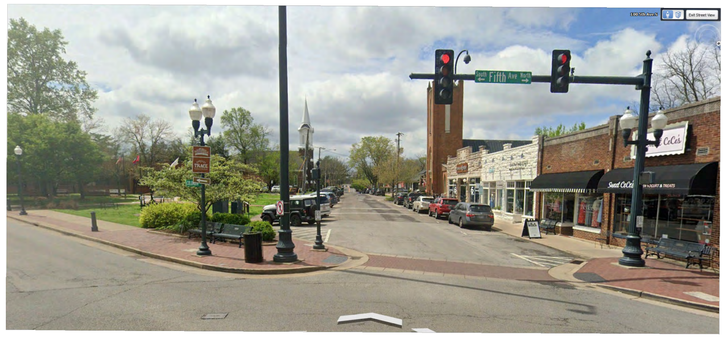
THE STREETSCAPE DESIGN IS A VERY IMPORTANT FEATURE OF THE OVATION DEVELOPMENT. THE STREETSCAPE IS INTENDED TO BE ACTIVATED BY PEDESTRIANS. STREET DESIGN IS FOR LOW SPEED WITH MULTIPLE PEDESTRIAN CROSSWALKS AND LANDSCAPE FEATURES TO BREAK UP THE PARKING AREAS. LARGER PLAZA AREAS, GATHERING AND SITTING SPACES AS WELL AS ENHANCED LANDSCAPING WILL ALL BE A PART OF THE DESIGN. THESE INTERNAL ROADWAYS ARE NOT INTENDED TO FEEL LIKE OR BE DESIGNED TO LOOK LIKE PARKING LOTS.

LOCAL EXAMPLES:

FRANKLIN CURRENTLY HAS SEVERAL EXAMPLES WHERE ANGLED ON-STREET PARKING IS UTILIZED INSTEAD OF, OR IN ADDITION TO, PARALLEL PARKING. ONE EXAMPLE IS TWO BLOCKS OF HUGES CROSSING IN BERRY FARMS. THESE BLOCKS HAVE NO REPORTED ACCIDENTS, AND ARE SAFE AND COMFORTABLE FOR THE RESIDENTS AND VISITORS.

ANOTHER EXAMPLE IS WEST MAIN STREET IN DOWNTOWN FRANKLIN. WHILE ALL OTHER STREETS HAVE ONLY PARALLEL PARKING, THE SECTION FRONTING WILLIAMSON COUNTY VETERANS PARK IS ANGLED PARKING.





CENTERCAL EXAMPLES:

STATION PARK (TOP) AND VILLAGE AT TOTEM LAKE (BELOW)





REGIONAL EXAMPLES:

WHEN LOOKING TO SUCCESSFUL MIXED-USE STREETS, MANY EXAMPLES DEMONSTRATE ANGLED PARKING IN SELECT LOCATIONS. THE CONGRESS FOR NEW URBANISM (CNU) HAS STUDIED SEVERAL IN THEIR EFFORT TO PROMOTE INFILL DEVELOPMENT AND TRADITIONAL NEIGHBORHOOD DESIGN PRINCIPLES. ONE SUCH EXAMPLE IS EDDY STREET NEIGHBORHOOD IN SOUTH BEND, INDIANA. CNU STATES THAT THIS WAS A PUBLIC-PRIVATE PARTNERSHIP BETWEEN THE UNIVERSITY OF NOTRE DAME, A LOCAL REVITALIZATION GROUP, AND THE CITY OF SOUTH BEND.





THE MIXED-USE MAIN STREET INCLUDES MORE THAN 180,000 SQUARE FEET OF RETAIL, RESTAURANT SPACE AND OFFICES, AS WELL AS 300 HOTEL ROOMS. THIS MIXED-USE CORE UTILIZES ANGLED PARKING. IT SHOULD BE NOTED THAT ON OTHER SURROUNDING STREETS, PARALLEL PARKING IS UTILIZED. THIS HIGHLIGHTS THE IDEA THAT PARKING STYLES AND ROADWAY CAN BE FLEXIBLE TO SUPPORT THE NEEDS OF THE SPECIFIC STREET.

EDDY STREET PHOTO FROM CNU WEBSITE.
AERIAL: GOOGLE EDDY STREET

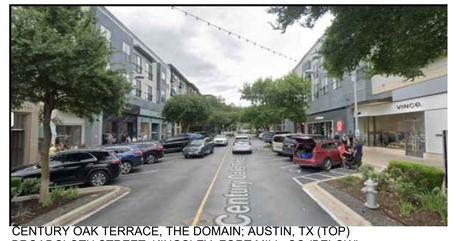


PHILLIPS PLACE; CHARLOTTE, NC (TOP)
SUMMIT AT FRITZ FARM; LEXINGTON, KY (BELOW)



REGIONAL EXAMPLES:
ANGLED PARKING IN A MIXED-USE OR COMMERCIAL CORRIDOR IS A COMMON CONDITION. BELOW ARE ADDITIONAL REGIONAL EXAMPLES WHERE ANGLED PARKING HAS BEEN UTILIZED IN A PORTION OF A COMMERCIAL AND/OR MIXED-USE CORRIDOR.

THESE LOCAL AND REGIONAL EXAMPLES EMPHASIZE THE NEED FOR SITE SPECIFIC DESIGN FLEXIBILITY. THEY ALSO PROVIDE CONTEXT FOR WHAT MANY OF THE RETAIL AND RESTAURANT TENANTS EXPECT TO SEE FROM THEIR DEVELOPMENT: MIX OF LONG-TERM AND SHORT-TERM PARKING OPTIONS THAT ARE CONVENIENT AND ACCESSIBLE TO THEIR PATRONS.



CENTURY OAK TERRACE, THE DOMAIN; AUSTIN, TX (TOP)
BROADCLOTH STREET, KINGSLEY; FORT MILL, SC (BELOW)

MARATHON AVE, THE SHOPS AT CLEARFORK; FORT WORTH, TX





OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT
4/2/2026

RESUBMITTAL: APRIL 02, 2026

Revision Date
△ _____
△ _____
△ _____
△ _____

MOS 1

SHEET
C0.3

COF # 9071

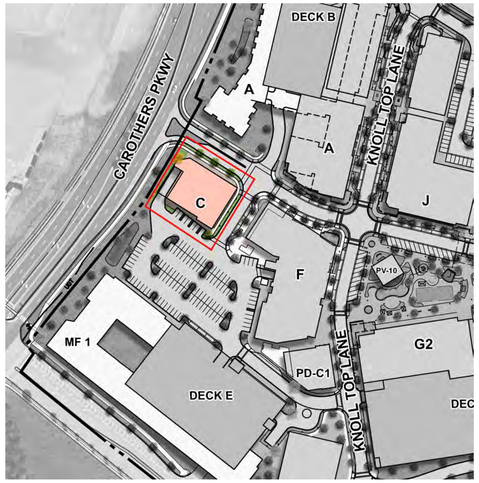
MOS 2 - TO ALLOW LOADING ZONE IN THE FRONT OF A BUILDING

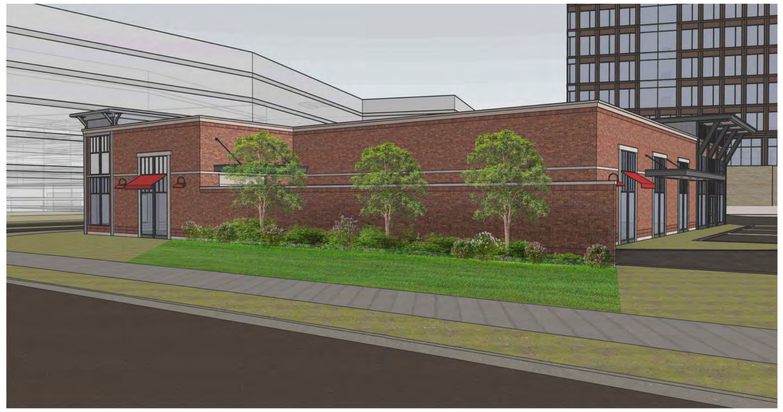
SECTION 10.6.3.B

AN ON-SITE LOADING AREA SHALL BE:

1. LOCATED TO THE REAR OF THE BUILDING ADJACENT TO THE LOADING DOORS; AND IN FRONT OF BUILDING C

BUILDING C IS LOCATED ON THE CORNER OF CAROTHERS PARKWAY AND ENCORE LANE. THIS CONFIGURATION CREATES A SITUATION WHERE BUILDING C HAS TWO BUILDING "FRONTS' AND NO BUILDING "REAR.' THE BUILDING IS DESIGNED TO PROVIDE A SCREENED AND RECESSED LOADING ZONE. THE LOADING ZONE WILL NOT BE VISIBLE FROM CAROTHERS PARKWAY.





OVATION
FRANKLIN, TN
ANTUNOVICH ASSOCIATES - ARCHITECT | 224 WEST HURON STREET, CHICAGO IL 60654 | MAIN: 312. 266. 1126 FAX: 312. 266. 7123
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3D VIEW - BLDG C - OPTION A
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BLDG C - EXTERIOR ELEVATIONS - OPTION A
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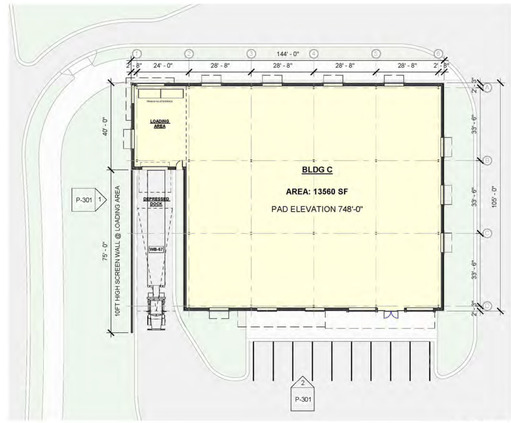

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BLDG C - L1 OVERALL FLOOR PLAN - OPTION A
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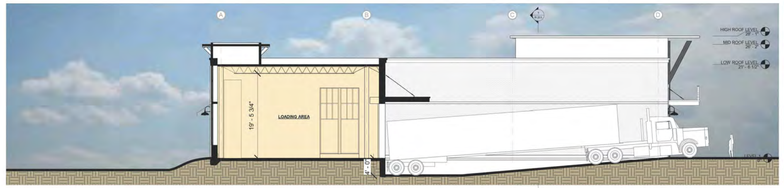

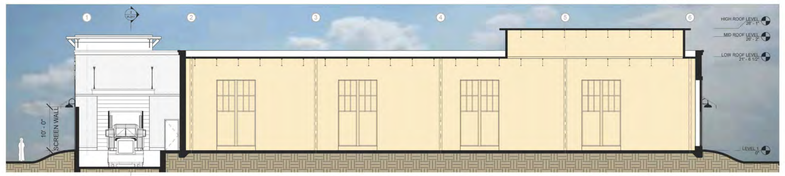

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BLDG C - OVERALL BLDG SECTIONS - OPTION A
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OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE

RESUBMITTAL: APRIL 02, 2026

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MOS 2

SHEET
C0.4

COF # 9071

MOS 3 AND 4 - TO ALLOW VARIATION AND INTEREST IN THE BUILDING FAÇADE PRESENTATION.

6.8 MULTIFAMILY; BUILDING ORIENTATION AND ENTRY; FAÇADE POSITION:

THE FRONT FAÇADE SHALL FACE THE PUBLIC STREET, PRIVATE STREET, OR INTERNAL DRIVE, IN THAT PRIORITY ORDER. THE FRONT FAÇADE SHALL PARALLEL THE FRONTAGE, EXCEPT WHERE THE BUILDING PULLS BACK FROM BEING PARALLEL TO THE STREET TO ALLOW FOR ACTIVATED AND USABLE OPEN SPACE THAT IS WELL CONNECTED TO THE PEDESTRIAN NETWORK.

6.9 COMMERCIAL/MIXED-USE BUILDING; BUILDING ORIENTATION AND ENTRY; FAÇADE LOCATION:

THE FRONT FAÇADE SHALL FACE THE PUBLIC STREET, PRIVATE STREET, OR INTERNAL DRIVE, IN THAT PRIORITY ORDER. THE FRONT FAÇADE SHALL PARALLEL THE FRONTAGE, EXCEPT WHERE THE BUILDING PULLS BACK FROM BEING PARALLEL TO THE STREET TO ALLOW FOR ACTIVATED AND USABLE OPEN SPACE THAT IS WELL CONNECTED TO THE PEDESTRIAN NETWORK.

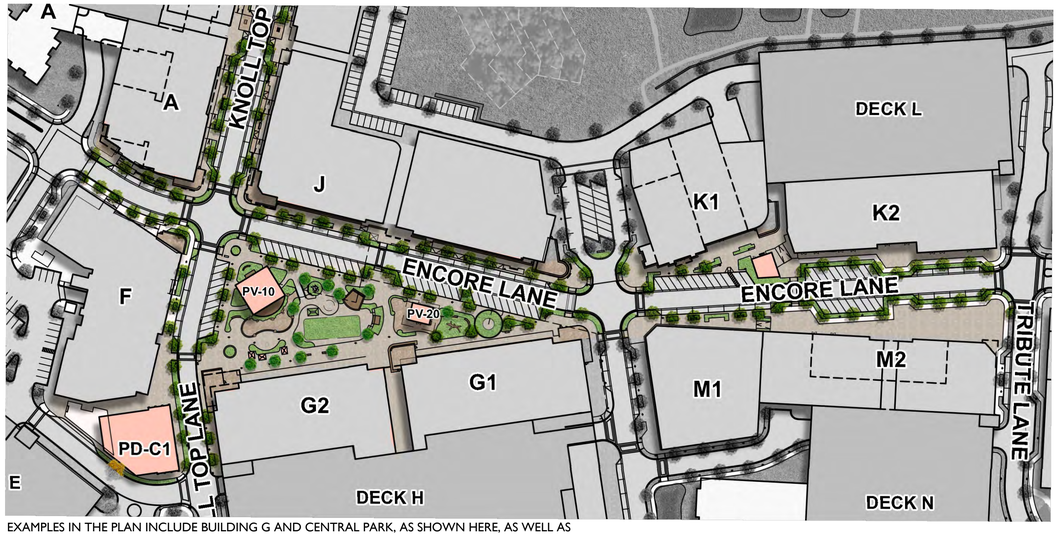
THE OVATION STREETSCAPE IS BEING DESIGNED TO CREATE AN ENGAGING PEDESTRIAN ENVIRONMENT. THE INTENT OF THIS PARALLEL BUILDING REQUIREMENT IN THE ZONING ORDINANCE IS TO REQUIRE THE STREETS TO BE DEFINED BY ARCHITECTURAL PRESENCE. THE OVATION DEVELOPMENT IS KEEPING THIS INTENT; HOWEVER, THEY ARE SEEKING FLEXIBILITY TO DESIGN A MORE INTERESTING AND ENGAGING PEDESTRIAN ZONE BETWEEN THE BUILDING AND THE STREET.

KEY ELEMENTS TO THIS DESIGN INVOLVE PEELING THE ARCHITECTURE BACK FROM THE STREET FRONTAGES IN KEY LOCATIONS TO CREATE SPACES FOR PARKS, PLAZAS, AND OTHER ACTIVE PEDESTRIAN SPACES. VARIATION IN THE WIDTH OF SIDEWALK AND THE CREATION OF GATHERING SPACES AND PLAZAS WILL ENCOURAGE THE USE AND ENJOYMENT OF THESE OUTDOOR SPACES. STRICT ADHERENCE TO KEEPING THE BUILDING FACADES PARALLEL TO THE FRONTAGE PREVENTS THIS UNIQUE PLACEMAKING DESIGN.

BUILDINGS G1 AND G2 ARE AN EXAMPLE OF THIS PLACEMAKING. AS THESE BUILDINGS ARE PLACED AT AN ANGLE TO ENCORE LANE IN ORDER TO PROVIDE THE BACKDROP TO THE CENTRAL PARK. THIS PARK SPACE IS DESIGNED WITH SMALL RETAIL BUILDINGS, PEDESTRIAN PAVILIONS, A CENTRAL STAGE, AND PEDESTRIAN SEATING.

AS THE DESIGN TEAM WORKS TO INTEGRATE THE BUILDINGS INTO THE STREETSCAPE, THEY ARE LOOKING FOR OPPORTUNITIES TO CREATE MEANINGFUL OUTDOOR SPACES AND PEDESTRIAN EXPERIENCES BETWEEN THE CURB AND THE FRONT OF THE BUILDING. ALLOWING THIS DEVELOPMENT TO REMOVE THE PARALLEL REQUIREMENT ALLOWS THE DESIGNERS THE FLEXIBILITY TO DESIGN WITH THIS PURPOSE.

ADDITIONALLY, THE EXISTING ROADWAYS OVATION PARKWAY AND CAROTHERS PARKWAY ARE CURVILINEAR. THIS EXISTING ALIGNMENT MAKES BUILDING PLACEMENT DIFFICULT TO ACHIEVE CONTINUOUS PARALLEL BUILDING PLACEMENT. REMOVAL OF THE STRICT ADHERENCE TO THIS REQUIREMENT ALLOWS FOR MORE TRADITIONAL BUILDING PLACEMENT.



EXAMPLES IN THE PLAN INCLUDE BUILDING G AND CENTRAL PARK, AS SHOWN HERE, AS WELL AS THE FRONTAGES OF BUILDING K AND M.



















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MOS 3

SHEET
C0.5

COF # 9071

SIGNAGE MODIFICATION OF STANDARDS

SIGNAGE: RATIONALE FOR MODIFICATION OF STANDARDS

THE BRANDING OF OVATION AS A UNIFIED MASTER PLAN AND THE SUCCESS OF THE COMMERCIAL BUSINESSES WITHIN THE MASTER PLAN RELIES ON THE EFFECTIVE IDENTIFICATION OF ESTABLISHMENTS AND THE EFFECTIVENESS OF THE WAYFINDING SYSTEM. OVATION IS A MASTER PLANNED VIBRANT MIXED-USE CENTER, AND THE SIGNAGE SHOULD REFLECT SPIRIT OF THE PLACE. OVATION PROPOSES A COMPREHENSIVE SIGNAGE APPROACH THAT MEETS THE ELEVATED AESTHETIC STANDARDS ENVISIONED BY THE DEVELOPMENT FOR BUSINESSES AND OFFERS FLEXIBILITY FOR WAYFINDING. THESE MODIFICATIONS OF STANDARDS ALLOW FOR THE TASTEFUL IDENTIFICATION OF THE PROJECT AND WAYFINDING WITHOUT CLUTTERING OR DETRACTING FROM THE PROJECT.

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE PROJECT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO:

WITHIN THE CONTEXT OF A COMPREHENSIVE SIGNAGE PACKAGE, THE MODIFICATIONS ALLOW FOR THE EFFECTIVE AND TASTEFUL IDENTIFICATION OF THE OVATION BUSINESSES AND WAY FINDING. THE SUCCESSFUL BRANDING OF THE MASTER PLAN DEPENDS ON THE PERCEPTION AND DELIVERY OF A DESIRABLE PLACE TO CONDUCT BUSINESS AND TO CONNECT AS A COMMUNITY. THE BUSINESSES WITHIN THE DEVELOPMENT RELY ON AN ATTRACTIVE AND FUNCTIONAL SIGNAGE PACKAGE AS ALLOWED BY THE MODIFICATIONS OF STANDARDS.

2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE PROPERTY AND ARE NOT APPLICABLE GENERALLY TO OTHER PROPERTY:

OVATION IS A MIXED-USE COMMUNITY OFFERING OFFICES, RETAIL, AND RESTAURANTS COMBINED IN A SETTING ACCESSIBLE TO DRIVERS, CYCLISTS, AND PEDESTRIANS. THE OVATION MASTER PLAN IS CRAFTED TO CAPTURE THE ESSENCE OF "PLACE MAKING," AND IS BRANDED AS A WHOLISTIC URBAN NEIGHBORHOOD. THE BRANDING IS INTENDED TO ENHANCE SITE IDENTIFICATION, NAVIGATION, WALKABILITY AND HIGHLIGHT NATURAL FEATURES AND AMENITIES. THE MASTER PLAN OF OVATION IS UNLIKE ANY OTHER DEVELOPMENT IN FRANKLIN WITH URBAN COMMERCIAL RETAIL MAIN STREETS, INTEGRATED RESIDENTIAL HOMES, AND A MASTER PLAN THAT EMBRACES THE PRESERVATION OF THE NATURAL FEATURES OF THE PROPERTY.

3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN, THE CITY OF FRANKLIN'S LAND USE PLAN:

ENVISION FRANKLIN STATES: HIGH-QUALITY DESIGN OF BUILDINGS, PUBLIC SPACES, STREETS, PEDESTRIAN FACILITIES, AND LANDSCAPING WORK TOGETHER TO ENHANCE THE PUBLIC REALM AND CREATE EXCEPTIONAL PLACES FOR PEOPLE. ALSO STATED IS: THE CHARACTER OF NEW STREETS AND

THE ASSOCIATED ELEMENTS SHOULD REFLECT THE DESIRED CHARACTER AND DESIGN OF THE DEVELOPMENT AND CONTRIBUTE TO ITS SENSE OF PLACE. THE GOALS OF ENVISION FRANKLIN ARE MET WITH THE UPDATED COMPREHENSIVE VISION OF OVATION. MODIFICATIONS TO THE SHAPE, HEIGHT AND AREA OF SIGNS PERMITTED WITHIN OVATION COMPLEMENT THE GOALS OF ENVISION FRANKLIN TO CREATE A MASTER PLAN WITH A TRUE SENSE OF PLACE.

MOS 5 - PROPORTION AND SHAPE

MODIFICATION TO PERMIT BAND SIGNS, CANOPY SIGNS, DEVELOPMENT ENTRY SIGNS, MONUMENT SIGNS, SMALL HANGING / PROJECTING SIGNS, VERTICAL BLADE SIGNS, AND WALL SIGNS TO HAVE IRREGULAR SHAPES.

SECTION 15.1.3 PROPORTION AND SHAPE
SIGNS SHALL NOT BE IRREGULARLY SHAPED, EXCEPT FOR SMALL HANGING / PROJECTING SIGNS.

MODIFICATION REQUEST: PERMIT IRREGULAR SHAPED SIGNAGE BAND SIGNS, CANOPY SIGNS, DEVELOPMENT ENTRY SIGNS, MONUMENT SIGNS, SMALL HANGING / PROJECTING SIGNS, VERTICAL BLADE SIGNS, AND WALL SIGNS.

STANDARDS REVISED TO ALLOW IRREGULARLY SHAPED SIGNAGE RELATED TO THE ELEMENT THAT IS REPRESENTATIVE OF THE PROJECT AND BUSINESS LOGO OR SYMBOL.

THIS PROPOSED MODIFICATION OF STANDARDS IS TO ALLOW FOR AN ARTISTIC TRANSLATION OF THE LOGO FORM INTO IRREGULAR, YET RELATED SHAPES TO CREATE THREE-DIMENSIONAL SIGN ELEMENTS TO ENHANCE THE BUSINESS IDENTITY OR DEVELOPMENT BRAND AND SUPPORT THE ESTABLISHMENT OF A UNIQUE SENSE OF PLACE WITHIN OVATION.







MOS 6 - INTERNAL ILLUMINATION

MODIFICATION TO PERMIT NEON AND LED INTERNAL ILLUMINATION WHEN THE SIGN HAS THREE-DIMENSIONAL DEPTH AND IS USED WITHIN A CHANNEL OR USED TO REINFORCE THE DESIGN OF THE SIGN AS LETTERS, NUMBERS, LOGOS, AND ACCENT LINES.

15.1.6E INTERNAL ILLUMINATION
E. EXPOSED NEON AND LED THAT ARE VISIBLE ARE PROHIBITED AND SHALL NOT BE INCORPORATED INTO THE DESIGN OF A PRINCIPAL BUILDING OR ACCESSORY STRUCTURE. WINDOW SIGNS MAY HAVE NEON AS PER SECTION 15.16, WINDOW SIGN.

MODIFICATION REQUEST: PERMIT NEON LIGHTING, AND LED LIGHTING WHEN USED WITHIN A CHANNEL OR USED TO REINFORCE THE DESIGN OF THE SIGN AS LETTERS, NUMBERS, LOGOS, AND ACCENT LINES.

THIS STANDARD WILL APPLY TO THE FOLLOWING SIGN TYPES:

BAND SIGNS, DEVELOPMENT ENTRY SIGNS, MONUMENT SIGNS, VERTICAL BLADE SIGNS, AND WALL SIGNS.

THIS PROPOSED MODIFICATION OF STANDARDS IS TO ALLOW FOR AN ARTISTIC LIGHTING OPTION FOR BUSINESS AND FOR DEVELOPMENT BRANDING ELEMENTS TO ENHANCE AND SUPPORT THE ESTABLISHMENT OF A UNIQUE SENSE OF PLACE WITHIN OVATION.

NEON AND LED LIGHTS WILL BE ON DIMMER CONTROLS.







MOS 7- LED MESSAGE CENTER WAYFINDING SIGNS

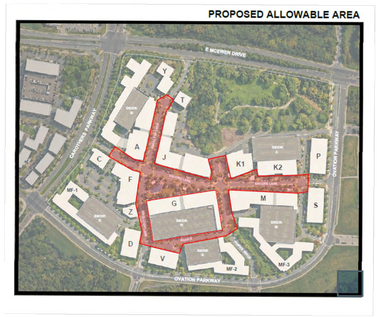
MODIFICATION TO PERMIT UP TO FIFTEEN (15) PEDESTRIAN SCALE INTERACTIVE DISPLAYS TO PROVIDE WAYFINDING OR ADVERTISING. MAXIMUM SQUARE FOOTAGE OF 50 TOTAL SQUARE FEET PER SIGN WITH A MAXIMUM OF TWO SIDES. MAXIMUM HEIGHT OF LESS THAN TEN (10) FEET. SIGNS TO BE LOCATED ON INTERNAL DRIVES ONLY AND LOCATED WITHIN THE FRONTAGE OF COMMERCIAL / MIXED USE BUILDING TYPES OR WITHIN FORMAL OPEN SPACE OUT OF VIEW OF CAROTHERS PARKWAY, MCEWEN DRIVE, AND OVATION PARKWAY.

15.1.100 PROHIBITED SIGNS
0. LED ELECTRONIC MESSAGE CENTER SIGNS









MOS 8- LED DISPLAY SCREEN

MODIFICATION TO PERMIT A LARGE FORMAT DIGITAL DISPLAY SCREEN MOUNTED TO THE FAÇADE OF A BUILDING FOR ON-SITE ADVERTISING AND EVENTS. SIGN TO BE LOCATED ON THE GROUND FLOOR OF A COMMERCIAL / MIXED USE BUILDING OUT OF VIEW FROM CAROTHERS PARKWAY, MCEWEN DRIVE, AND OVATION PARKWAY. MAXIMUM SQUARE FOOTAGE OF 400 SQUARE FEET.

15.1.10P PROHIBITED SIGNS
P. LED DISPLAY SCREENS

THIS PROPOSED MODIFICATION IS TO PERMIT A LARGE DIGITAL SCREEN WITHIN THE CENTRAL PARK OPEN SPACE FOR MOVIES AND ENTERTAINMENT. THE SCREEN IS LOCATED FACING SOUTH IN FRONT OF BUILDING G.

THIS MODIFICATION IS TO PERMIT A PERMANENT LOCATION FOR OUTDOOR MOVIES IN THE PARK, ENTERTAINMENT FOR FAMILIES, AND CREATE A CULTURE OF FUN FAMILY-ORIENTED ACTIVITIES WITHIN THE MASTER PLAN. CENTERCAL'S TYPICAL USE OF LED SCREENS INCLUDES THE FOLLOWING: PLACEMAKING AND ARRIVAL EXPERIENCE, SEASONAL AND FMAILY-ORIENTED EVENTS, WELLNESS AND ACTIVE PROGRAMMING, CENTER EVENTS, TENANT'S SUPPORT AND WAYFINDING, CULTURAL CELEBRATION AND COMMUNITY EVENTS, ADVERTISING.







MOS 9- BAND SIGNS

MODIFICATION TO PERMIT BAND SIGNS ABOVE THE ENTRANCE TO A PASEO/ALLEYWAY

SECTION 15.4 SIGNS – BAND SIGN

A SIGN THAT IS FLAT AGAINST THE FAÇADE AND PLACED DIRECTLY ABOVE A GROUND FLOOR MAIN ENTRANCE OF A RETAIL STOREFRONT / TENANT SPACE AND RUNS HORIZONTALLY

QUANTITY: MAXIMUM OF ONE PER MAIN ENTRANCE PER RETAIL STOREFRONT/ TENANT SPACE OF THE GROUND FLOOR, IF NO WALL SIGN IS PRESENT ON THE BUILDING. BUILDINGS FIVE STORIES OR MORE MAY HAVE BAND SIGNS AS DESCRIBED ABOVE, IN ADDITION TO PERMITTED WALL SIGNS.
IN ADDITION TO THE PLACEMENT ABOVE, A BAND SIGN MAY BE LOCATED THE ENTRY POINTS TO A PASEO OR ALLEYWAY WHERE THE BAND SIGN SPANS ACROSS THE GAP MOUNTING TO BOTH BUILDINGS OR ON EITHER SIDE OF THE ENTRANCE.

SIGN AREA: MAXIMUM OF 1.5 SQUARE FEET PER LINEAR FOOT OF RETAIL STOREFRONT / TENANT SPACE FAÇADE. WHEN THE BAND SIGN IS LOCATED AT THE ENTRY OF A PASEO/ALLEYWAY, THE BAND SIGN HAS A MAXIMUM OF 1.5 SQUARE FEET PER LINEAR FOOT OF OPENING BETWEEN EACH SIDE OF THE PASEO/ ALLEYWAY.

PLACEMENT: APPLIED TO THE GROUND FLOOR FAÇADE AND DOES NOT PROJECT ABOVE THE ROOF LINE. VERTICALLY ALIGNED WITH THE CENTER OF AN ARCHITECTURAL ELEMENT SUCH AS A RETAIL STOREFRONT / TENANT SPACE WINDOW OR ENTRANCE OR CENTERED OVER THE OVERALL SPACE OCCUPIED BY THE BUSINESS.

PROJECTION: MAXIMUM OF ONE FOOT FROM THE BUILDING FAÇADE.
MATERIALS: BRICK, STONE, WOOD, METAL, OR A COMPOSITE MATERIAL THAT HAS THE SAME PROPERTIES.
LIGHTING: EXTERNAL OR INTERNAL ILLUMINATION.



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MOS 10- CANOPY SIGNS

MODIFICATION TO PERMIT CANOPY SIGNS LOCATED ABOVE THE CANOPY, PROJECTING ABOVE THE CANOPY, OR PROJECTING ABOVE THE BUILDING ROOF LINE, AND TO PERMIT INTERNAL AND EXTERNAL ILLUMINATION WHEN LOCATED ON AN INTERNAL DRIVE.

15.5 CANOPY SIGNS

LIGHTING: EXTERNAL ILLUMINATION ONLY.

SIGN AREA: MAXIMUM OF 90 PERCENT OF THE CANOPY FACE OR 120 SQUARE FEET, WHICHEVER IS SMALLER.

PLACEMENT: SHALL BE PLACED ON THE FRONT FACE OF THE CANOPY AND OUTSIDE OF THE HPO, THE SIGN MAY BE PLACED ABOVE THE CANOPY WHEN CHANNEL CUT LETTERS ARE USED. ~~SHALL NOT PROJECT BELOW THE CANOPY OR BE LOCATED ABOVE THE ROOF LINE.~~
ALLOW CANOPY SIGNAGE TO BE LOCATED ABOVE THE CANOPY ROOF LINE.

PROJECTION: MAXIMUM OF ONE FOOT FROM THE CANOPY FACE
MATERIALS: METAL
LIGHTING: EXTERNAL ILLUMINATION ONLY, SUBJECT TO SUBSECTION 15.1.5, EXTERNAL ILLUMINATION.
EXTERNAL ILLUMINATION IS PERMITTED. INTERNAL ILLUMINATION IS PERMITTED WHEN NOT VISIBLE FROM MCEWEN DRIVE OR CAROTHERS PARKWAY AND THE CANOPY IS LOCATED AT THE GROUND FLOOR ENTRANCE.





MOS 11- DIRECTORY SIGNS

MODIFICATION TO PERMIT DIRECTORY SIGNS ON THE BUILDING FAÇADE OR FREE STANDING ADJACENT TO THE PRIMARY ENTRANCES TO THE BUILDING WITH A MAXIMUM OF TEN SQUARE FEET PER BUILDING FAÇADE AND WITH EXTERIOR OR INTERIOR ILLUMINATION.

SECTION 15.8 - DIRECTORY SIGNS:
DESCRIPTION: A SMALL SIGN THAT IS FLAT AGAINST THE BUILDING FAÇADE AND MOUNTED OR APPLIED DIRECTLY TO THE BUILDING.

SIGN AREA: MAXIMUM OF 4.5 SQUARE FEET PER BUILDING FAÇADE, IN ADDITION TO THE OTHER PERMITTED SIGNAGE ON THE BUILDING.

LIGHTING: EXTERNAL ILLUMINATION ONLY.

I. MODIFICATION TO PERMIT ONE MONUMENT SIGN PER OFFICE BUILDING, MULTIFAMILY RESIDENTIAL BUILDING, AND HOTEL USE LOCATED ALONG CAROTHERS PARKWAY, MCEWEN DRIVE, AND OVATION PARKWAY.

A SMALL SIGN THAT IS FLAT AGAINST THE BUILDING FAÇADE AND MOUNTED OR APPLIED DIRECTLY TO THE BUILDING. SIGNS MAY ALSO BE PLACED FREESTANDING ADJACENT TO THE PRIMARY ENTRANCE TO THE BUILDING.

SIGN AREA: ~~MAXIMUM OF 4.5 SQUARE FEET PER BUILDING FAÇADE, IN ADDITION TO THE OTHER PERMITTED SIGNAGE ON THE BUILDING.~~ MAXIMUM OF 10 SQUARE FEET PER BUILDING FAÇADE, IN ADDITION TO THE OTHER PERMITTED SIGNAGE ON THE BUILDING.

PROJECTION: MAXIMUM OF ONE FOOT FROM THE BUILDING FAÇADE.
HEIGHT: MAXIMUM OF SIX FEET AT THE TOP OF THE SIGN AREA.
MATERIALS: BRICK, STONE, WOOD, METAL, OR A COMPOSITE MATERIAL THAT HAS THE SAME PROPERTIES.
LIGHTING: EXTERNAL ILLUMINATION ONLY, SUBJECT TO SUBSECTION 15.1.5, EXTERNAL ILLUMINATION.
EXTERNAL AND INTERNAL ILLUMINATION IS PERMITTED.



MOS 12- SMALL HANGING AND PROJECTING SIGNS

MODIFICATION TO PERMIT EXTERNAL AND INTERNAL ILLUMINATION FOR SMALL HANGING AND PROJECTING SIGNS.

SECTION 15.12 SIGNS – SMALL HANGING / PROJECTING SIGN
MODIFICATION REQUEST SHOWN IN RED

A SMALL SIGN THAT EITHER HANGS FROM BEAMS, BRACKETS, OR POLES OR THAT PROJECTS FROM POLES OR BRACKETS FROM THE BUILDING.
QUANTITY: MAXIMUM OF ONE PER BUILDING MAIN ENTRANCE, IN ADDITION TO OTHER BUILDING SIGNAGE.
SIGN AREA: MAY HAVE UP TO TWO SIDES, WITH A MAXIMUM OF 4.5 SQUARE FEET PER SIDE.

PROJECTION: PROJECTS FROM THE BUILDING FAÇADE AT A 90-DEGREE ANGLE OR AT A 45-DEGREE ANGLE WHEN PLACED AT A CORNER OF A BUILDING. MAXIMUM OF FOUR FEET FROM THE BUILDING FAÇADE, INCLUSIVE OF BRACKET DEPTH.

PLACEMENT: MINIMUM CLEARANCE OF 8 FEET FROM THE GRADE SURFACE (GENERALLY DEFINED AS THE SIDEWALK OR PORCH FLOOR)

HEIGHT: MAXIMUM HEIGHT SHALL BE THE ROOF LINE OR WINDOWSILL OF THE SECOND STORY, WHICHEVER IS LESS

MATERIALS: WOOD, METAL, OR A COMPOSITE MATERIAL THAT HAS THE SAME PROPERTIES

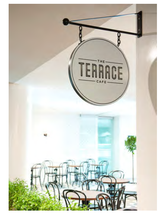
LIGHTING: EXTERNAL ILLUMINATION ONLY, SUBJECT TO SUBSECTION 15.1.15,

EXTERNAL ILLUMINATION.
EXTERNAL AND INTERNAL ILLUMINATION ARE PERMITTED. -









MOS 13 - VERTICAL BLADE SIGN

MODIFICATION TO PERMIT A VERTICAL BLADE SIGN FOR RESIDENTIAL USES ABOVE COMMERCIAL IN A MIXED-USE BUILDING WHERE A COMMERCIAL USE MAY HAVE A HANGING SIGN AT THE FIRST FLOOR LEVEL, AND TO PERMIT THE SIGN TO BE NO TALLER THAN THE PARAPET OF THE BUILDING WITH A MAXIMUM EXTENSION OF FOUR FEET FROM THE BUILDING.

SECTION 15.14 SIGNS – VERTICAL BLADE SIGN
MODIFICATION REQUEST SHOWN IN RED

A VERTICALLY ORIENTED SIGN THAT PROJECTS FROM A COMMERCIAL / MIXED-USE BUILDING THAT IS TWO OR MORE STORIES AND FRONTS A STREET INTERSECTION.

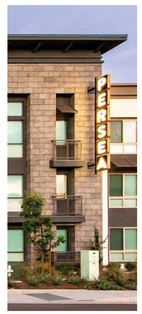
QUANTITY: ~~MAXIMUM OF ONE PER BUILDING FRONTAGE ON A STREET INTERSECTION AND MAY BE USED ONLY IF NO OTHER HANGING SIGN EXISTS ON THE GROUND FLOOR RETAIL STOREFRONT / TENANT SPACE BELOW.~~
A MAXIMUM OF ONE PER COMMERCIAL / MIXED USE BUILDING FRONTAGE WHERE RESIDENTIAL IS ON UPPER FLOORS OVER COMMERCIAL, A MAXIMUM OF ONE PER MULTIFAMILY BUILDING, AND A MAXIMUM OF ONE PER PARKING STRUCTURE.

SIGN AREA: MAXIMUM OF 30 SQUARE FEET OR ONE SQUARE FOOT PER LINEAR FOOT OF BUILDING FAÇADE, WHICHEVER IS LESS.
PLACEMENT: ~~AT THE CORNER OF THE BUILDING OR AT THE CHANGE IN MASS NEAR THE CORNER OF THE BUILDING.~~ SHALL NOT PROJECT BELOW THE WINDOW HEADER OF THE FIRST FLOOR. ~~SHALL NOT PROJECT ABOVE THE CORNICE OF A TWO-STORY BUILDING OR ABOVE THE WINDOW SILLS OF THE THIRD STORY OF A BUILDING WITH MORE THAN TWO STORIES.~~, AND SHALL NOT PROJECT ABOVE THE PARAPET OF THE BUILDING FAÇADE.

PROJECTION: PROJECTS FROM THE BUILDING FAÇADE AT A 90-DEGREE ANGLE OR AT A 45-DEGREE ANGLE WHEN PLACED AT A CORNER OF A BUILDING. ~~MAXIMUM OF 3.5 FEET FROM THE BUILDING FAÇADE,~~ MAXIMUM OF 4 FT FROM THE BUILDING FAÇADE INCLUSIVE OF BRACKET DEPTH. BRACKETS CONNECTING THE SIGN TO THE BUILDING FAÇADE SHALL BE A MINIMUM DEPTH OF ONE FOOT AND A MAXIMUM OF 1.5 FEET.

MATERIALS: METAL WITH A MINIMUM THICKNESS OF ONE-HALF INCH AND MAXIMUM THICKNESS OF ONE FOOT.
LIGHTING: EXTERNAL ILLUMINATION, SUBJECT TO 15.1.15 EXTERNAL ILLUMINATION OR INTERNAL ILLUMINATION, SUBJECT TO SUBSECTION 15.1.6, INTERNAL ILLUMINATION.









MOS 14 - WALL SIGNS

MODIFICATION TO PERMIT PAINTED WALL SIGNS.

SECTION 15.15: A SIGN THAT IS FLAT AGAINST THE BUILDING FAÇADE AND MOUNTED OR APPLIED DIRECTLY TO THE BUILDING.

QUANTITY: MAXIMUM OF ONE PER BUILDING FAÇADE ONLY IF NO BAND SIGN EXISTS ON THE BUILDING.
BUILDINGS FIVE STORIES OR MORE MAY HAVE SIGNS AS DESCRIBED ABOVE, IN ADDITION TO PERMITTED BAND SIGNS.
ONE ADDITIONAL PAINTED WALL SIGN IS PERMITTED PER MULTI-TENANT BUILDING FAÇADE.

SIGN AREA: MAXIMUM OF ONE SQUARE FOOT PER LINEAR FOOT OF BUILDING FAÇADE.

PLACEMENT: MAXIMUM HEIGHT SHALL BE THE MAIN ROOF LINE OF THE UPPERMOST FULL STORY; MAXIMUM HEIGHT OF 16 FEET WHEN LOCATED WITHIN 200 FEET OF A RESIDENTIAL LOT. WHERE THERE IS A ONE-STORY BUILDING WITH A RETAIL STOREFRONT, THE SIGN MAY BE UP TO FIVE FEET ABOVE THE STOREFRONT ROOF LINE ON A PARAPET WHEN THE PARAPET WRAPS ALL THE WAY AROUND THE BUILDING.

PROJECTION: MAXIMUM OF ONE FOOT FROM THE BUILDING FAÇADE.

MATERIALS: BRICK, STONE, WOOD, METAL OR A COMPOSITE MATERIAL THAT HAS THE SAME PROPERTIES.
PAINTED GRAPHICS OR SIGNAGE ON TENANT STOREFRONTS OR FACADES INCLUDING BRANDED MURALS, AND DIRECTION WAYFINDING IS PERMITTED.

LIGHTING: EXTERNAL ILLUMINATION, SUBJECT TO 15.1.15 EXTERNAL ILLUMINATION OR INTERNAL ILLUMINATION, SUBJECT TO SUBSECTION 15.1.6, INTERNAL ILLUMINATION.

THIS PROPOSED MODIFICATION OF STANDARDS IS TO ALLOW FOR DEVELOPMENT SIGNAGE, AND BUILDING SIGNAGE FOR OVATION, OFFICE, MULTIFAMILY RESIDENTIAL, AND HOTELS TO ENHANCE THE BUSINESS IDENTITY OR DEVELOPMENT BRAND AND SUPPORT THE ESTABLISHMENT OF A UNIQUE SENSE OF PLACE WITHIN OVATION.







MOS 15 - WINDOW SIGNS

MODIFICATION TO PERMIT 20 PERCENT COVERAGE

SECTION 15.16 SIGNS – WINDOW SIGN
MODIFICATION REQUEST SHOWN IN RED

A SIGN PLACED WITHIN, AFFIXED TO, IN CONTACT WITH, OR LOCATION WITHIN 12 INCHES OF GLAZING AND VISIBLE FROM THE EXTERIOR

SIGN AREA: MAXIMUM OF ~~15 PERCENT~~ 20 PERCENT OF AN INDIVIDUAL WINDOW AREA BUT SHALL NOT EXCEED 5 WINDOW SIGNS. IN CASES WHERE WINDOWS ARE GROUPED, THE SIGN AREA SHALL NOT EXCEED ~~15 PERCENT~~ 20 PERCENT OF THE WINDOW GROUPING AREA.

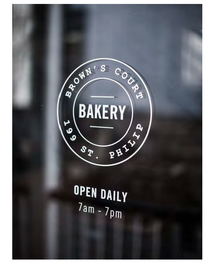
PLACEMENT: FULLY WITHIN THE INTERIOR OF THE BUILDING AND ATTACHED DIRECTLY TO OR MOUNTED WITHIN 12 INCHES OF THE INSIDE OF THE BUSINESS.

MATERIALS: METAL, WOOD, OR EASILY REMOVABLE PAINT, PAPER, CLOTH, OR OTHER LIKE MATERIAL INCLUDING WHITE, FROSTED, OR GOLD LEAF VINYL, OR NEON TUBING AS PERMITTED BELOW.

LIGHTING: RETAIL BUSINESSES MAY HAVE ONE INTERIOR NEON SIGN, BY PERMIT ONLY, AND SHALL COMPLY WITH ALL OTHER STANDARDS IN THIS SECTION. THE COMPUTATION FOR THE SIGN AREA SHALL INCLUDE THE OUTERMOST LIMITS OF ANY NEON TUBING. ALL OTHER ILLUMINATION IS PROHIBITED.









OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

JEREMY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

RESUBMITTAL: APRIL 02, 2026

Revision Date

MOS 9 -14

SHEET
C0.7

COF # 9071



A MODIFICATION OF STANDARDS WAS GRANTED WITH DEVELOPMENT PLAN REVISION 2 (COF# 8849) WHICH ALLOWED THE BLOCK ENCOMPASSING THE WETLAND PARK TO EXCEED 3,200 LF. THE EXISTING ROADWAY CONNECTIONS TO MCEWEN AND OVATION PARKWAY HAVE NOT CHANGED.

BLOCK #2 AND BLOCK #6 EXCEED 2,400LF. HOWEVER, BOTH ARE LESS THAN 3,200 LF AND BOTH CONTAIN INTERNAL PARKING STRUCTURES AND ROADWAY CONNECTIONS THAT ARE EITHER EXISTING OR MEETING DISTANCE STANDARDS.

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL
PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

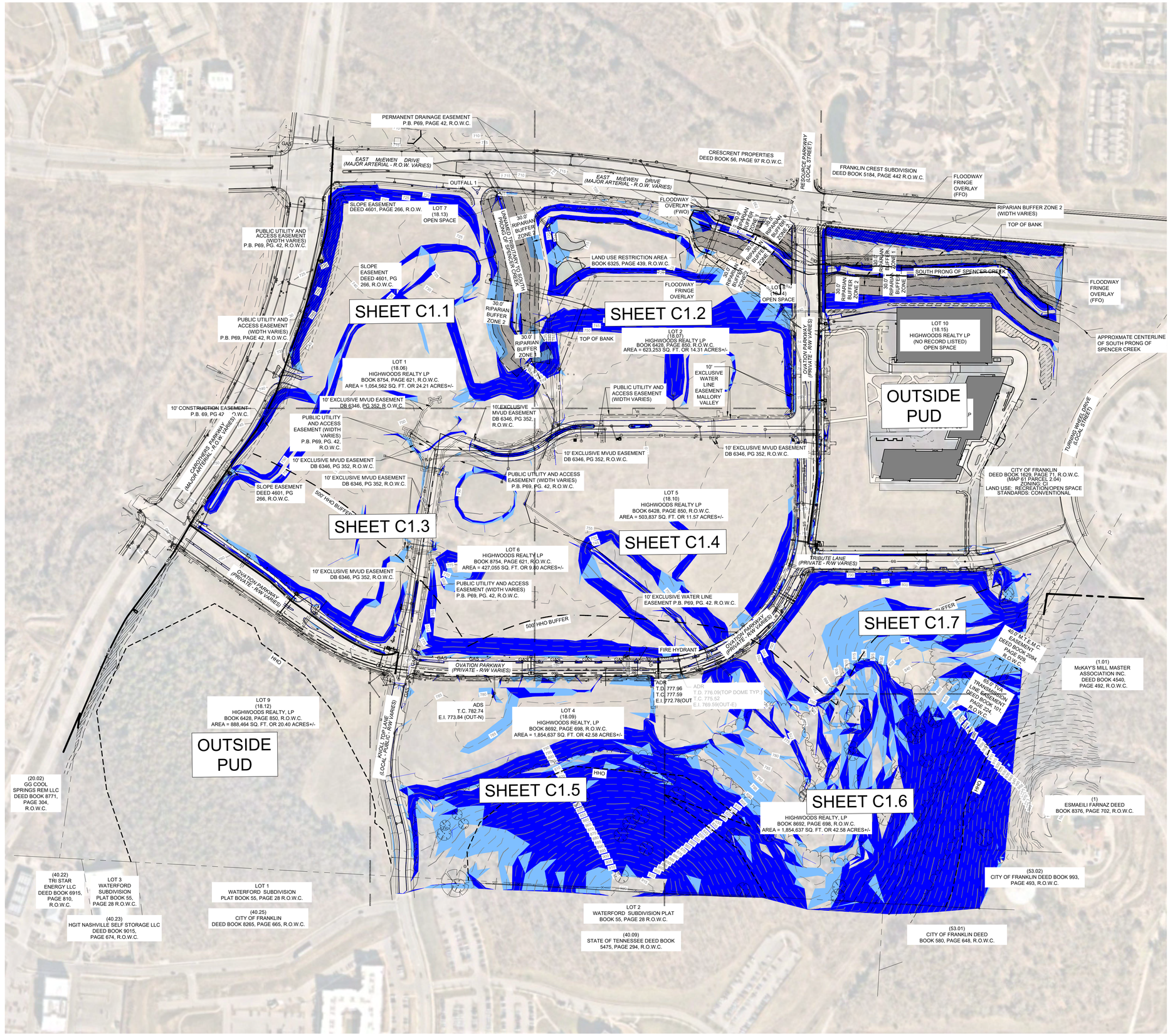
GREGORY C. GAMBILL
REGISTERED
LANDSCAPE ARCHITECT
42226

RESUBMITTAL: APRIL 02, 2026

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

BLOCK LENGTH EXHIBIT
SHEET
C0.8

COF # 9071



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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STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE IS CONVEYED VIA UNDERGROUND PIPES, OVERLAND CHANNELS, AND SHEET FLOW. FLOW IS COLLECTED INTO SEVERAL EXISTING PONDS AND SEDIMENT BASINS. EXISTING INFRASTRUCTURE IS INSTALLED PER THE APPROVED INFRASTRUCTURE PLANS (COF #4545).

THE SITE OUTFALLS TO A 4' X 10' BOX CULVERT (OUTFALL 1).

EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK
- FFO
- FWO

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C1.0 OVERALL EXISTING CONDITIONS.dwg C1.0 OVERALL EXISTING CONDITIONS Apr 02, 2026 10:23am by: Mackie.Nicholas

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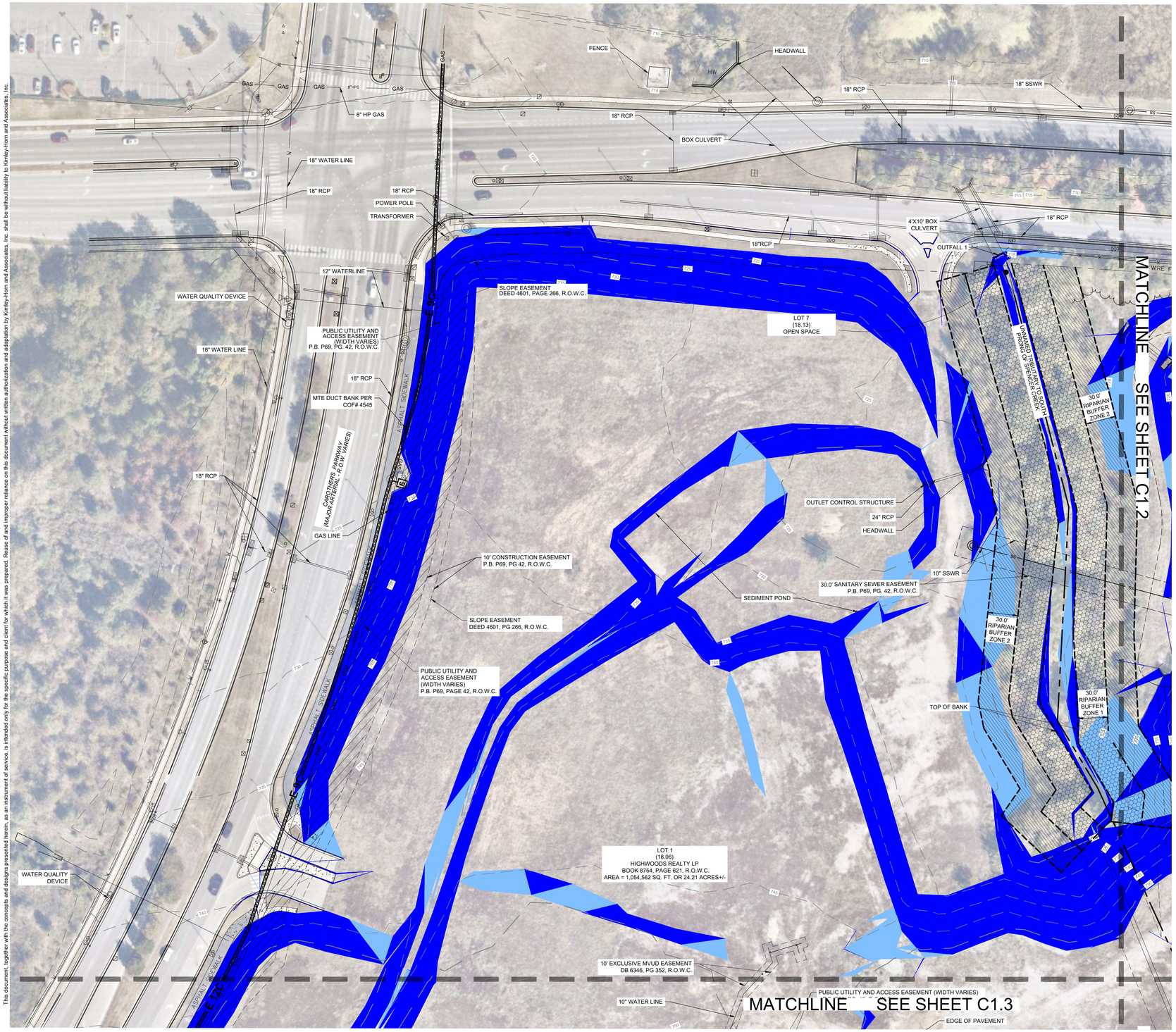

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SITE SLOPE TABLE

	14% - 19.99%
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EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK
- FFO
- FWO



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127519
STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

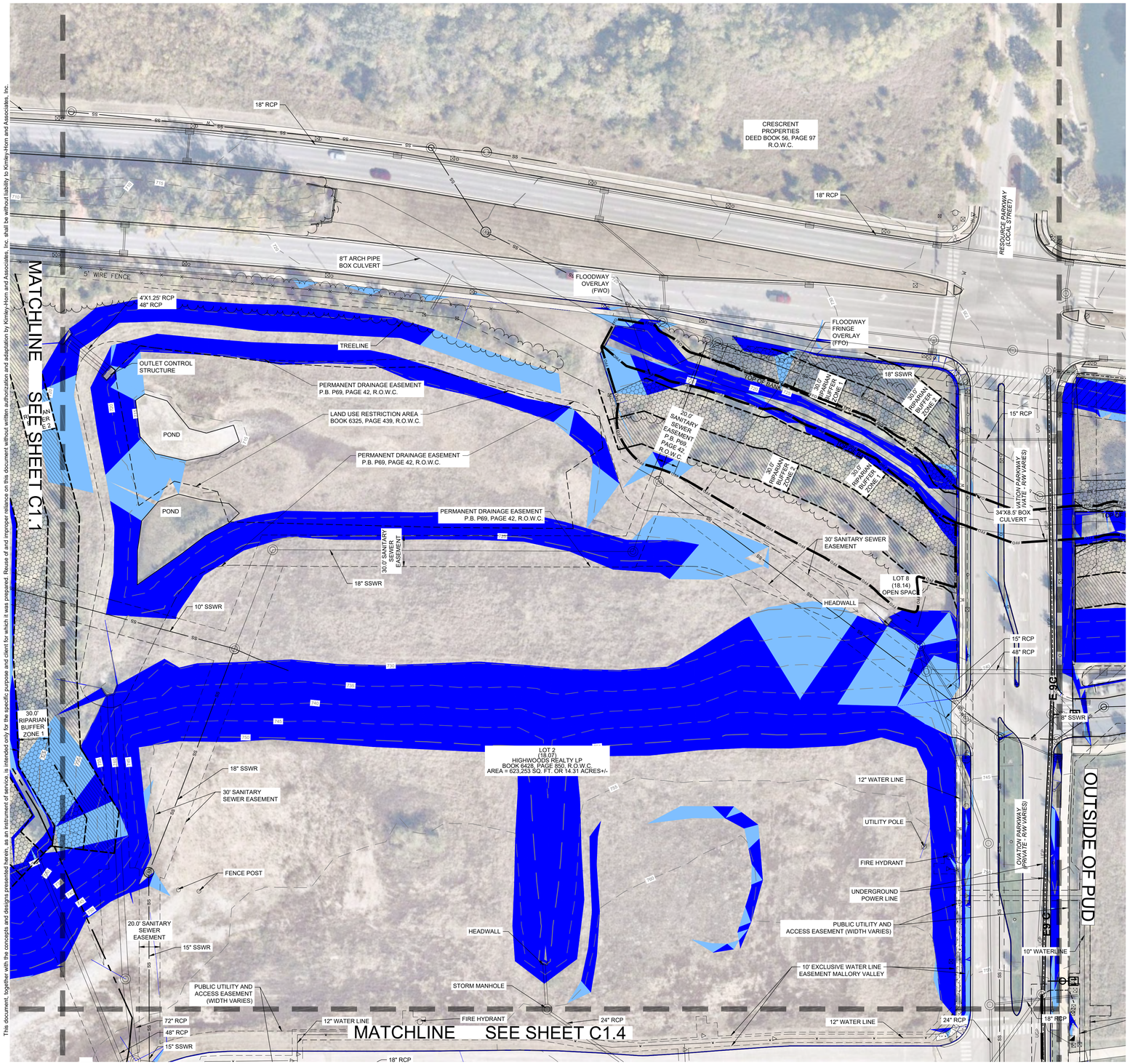
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.1

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C1.1 ENLARGED EXISTING CONDITIONS.dwg C1.1 ENLARGED EXISTING CONDITIONS Apr 02, 2026 10:23am by: Mackie.Nicholas



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THE SITE OUTFALLS TO A 4' X 10' BOX CULVERT (OUTFALL 1).

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
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- HHO
- 500' HHO BUFFER
- TOP OF BANK
- FFO
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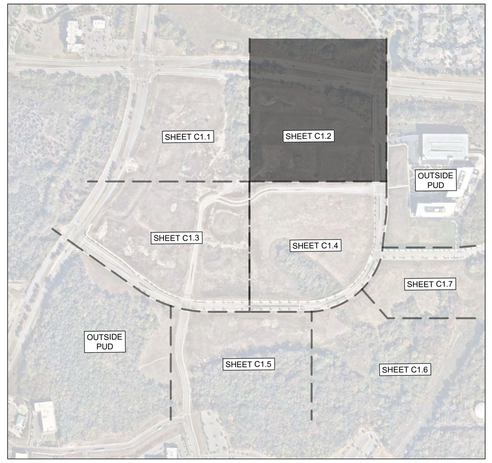

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127815
STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.2

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C1.1 ENLARGED EXISTING CONDITIONS.dwg C1.2 ENLARGED EXISTING CONDITIONS Apr 02, 2026 10:23am by: Mackie.Nicholas





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SITE SLOPE TABLE

	14% - 19.99%
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EXISTING CONDITIONS LEGEND

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- HHO
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- TOP OF BANK
- FFO — FFO
- FWO — FWO

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

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DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN



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- △ _____
- △ _____
- △ _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.3

COF #9071

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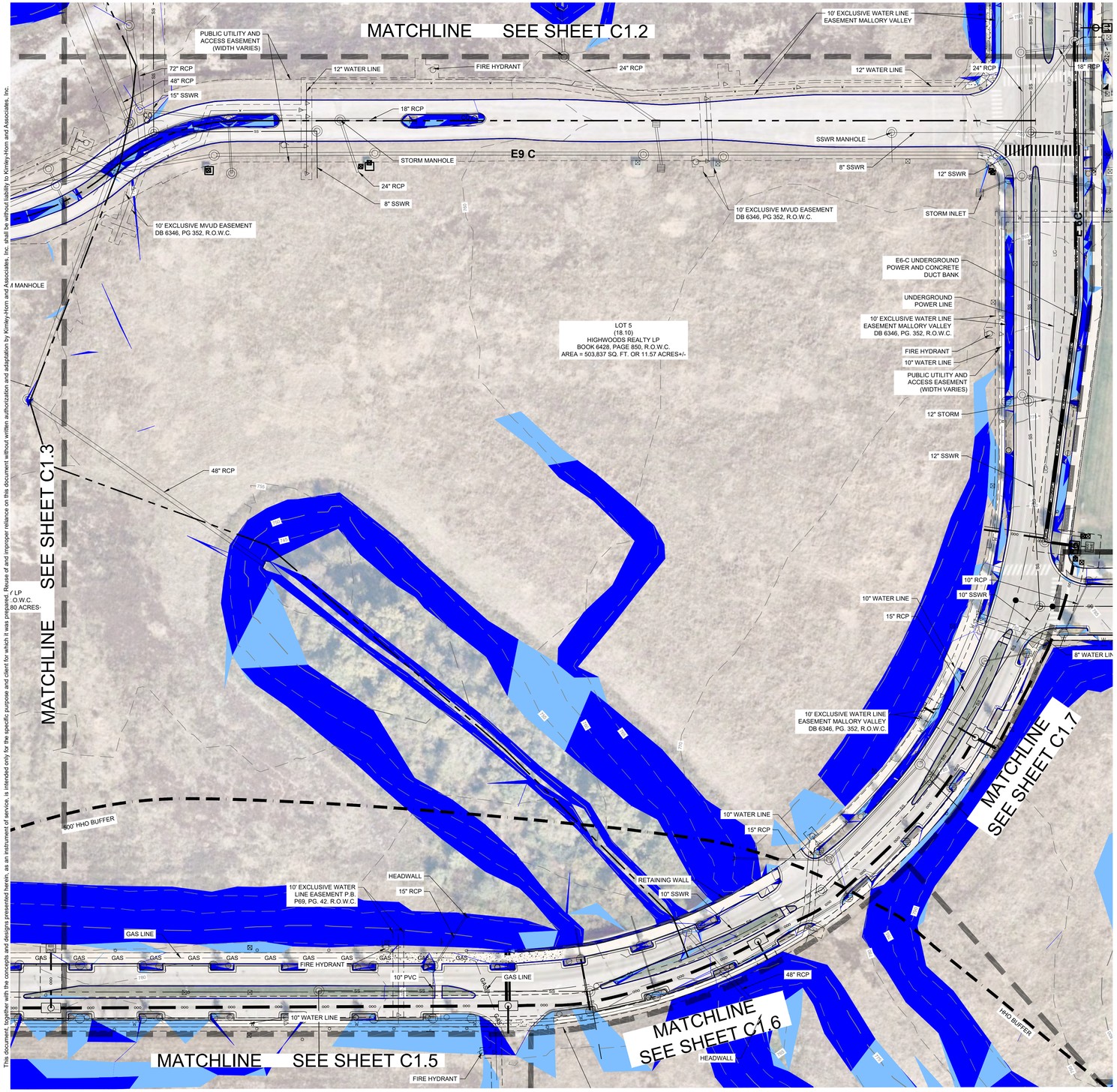

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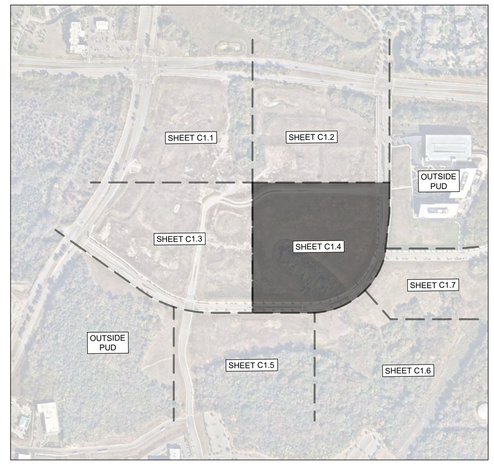

GRAPHIC SCALE IN FEET
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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
ARKANSAS
No. 32717
COMMERCE
STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

Revision Date
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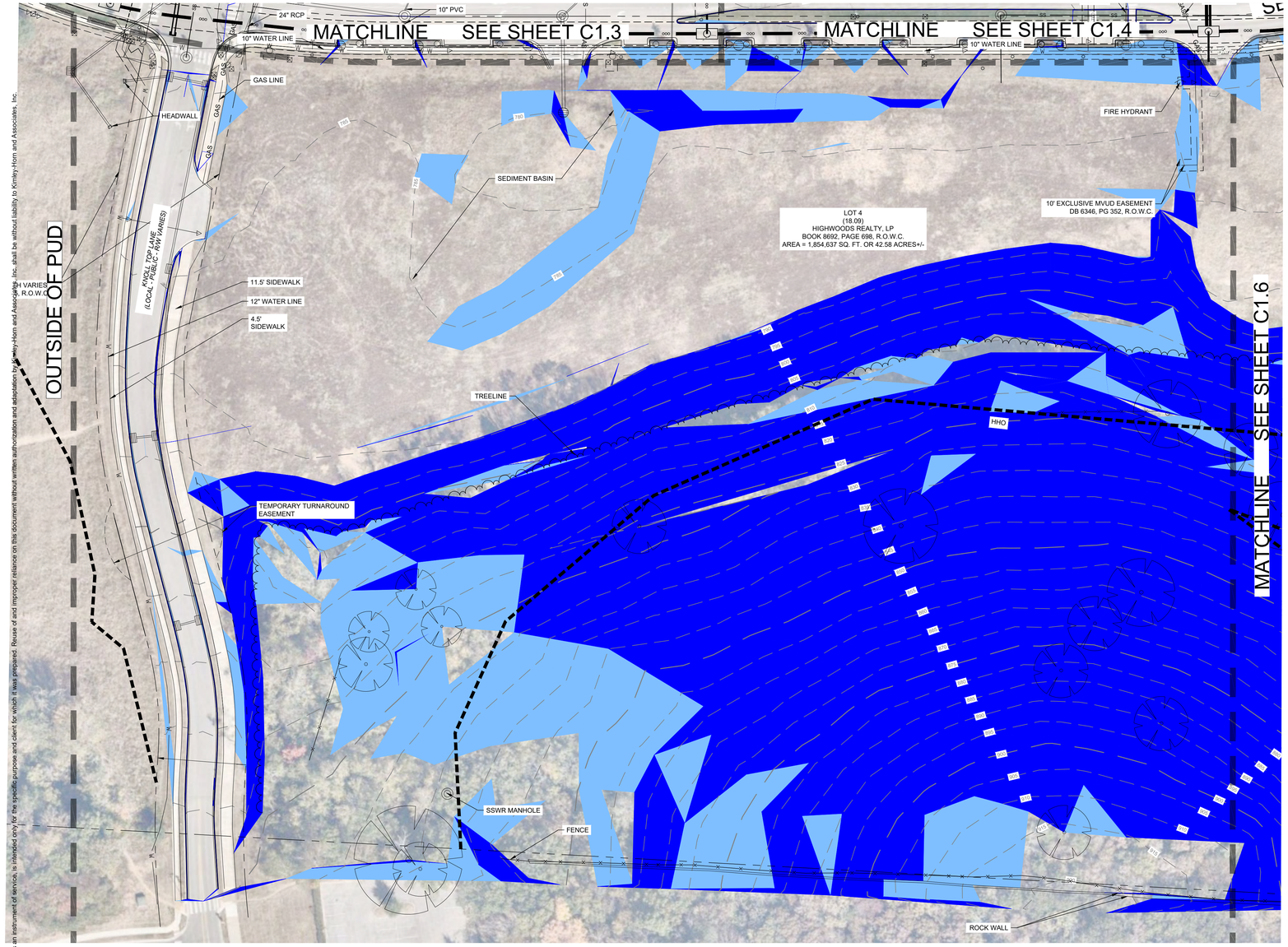
4 _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.4

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C1.1 ENLARGED EXISTING CONDITIONS.dwg C1.4 ENLARGED EXISTING CONDITIONS Apr 02, 2026 10:24am by: Mackie.Nicholas



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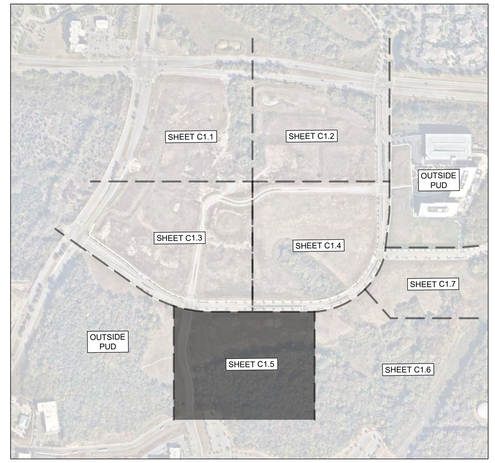

GRAPHIC SCALE IN FEET
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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

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DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

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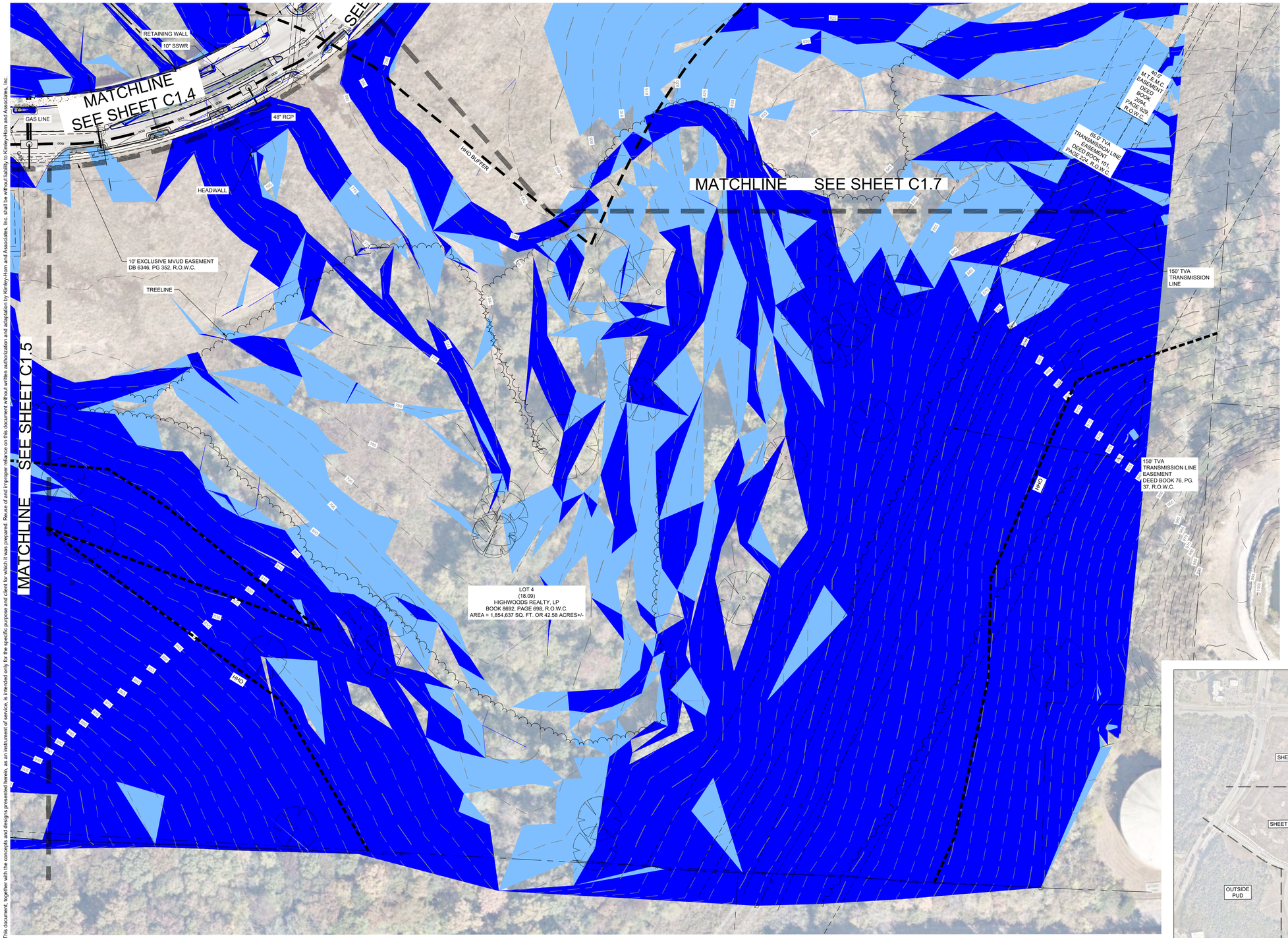
ENLARGED EXISTING CONDITIONS

SHEET
C1.5

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C1.1 ENLARGED EXISTING CONDITIONS.dwg C1.5 ENLARGED EXISTING CONDITIONS Apr 02, 2026 10:24am by: Mackie.Nicholas



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 PARTY OTHER THAN THE OWNER.
5. A MAJORITY OF THE PROJECT SITE IS NOT LOCATED IN A FLOOD HAZARD AREA AND IS IN ZONE "X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY INSURANCE RATE MAP COMMUNITY NO. 47187C0220G DATED DECEMBER 20, 2024. PORTIONS OF THE SITE AT THE NORTHEAST ARE ZONE "AE".

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE IS CONVEYED VIA UNDERGROUND PIPES, OVERLAND CHANNELS, AND SHEET FLOW. FLOW IS COLLECTED INTO SEVERAL EXISTING PONDS AND SEDIMENT BASINS. EXISTING INFRASTRUCTURE IS INSTALLED PER THE APPROVED INFRASTRUCTURE PLANS (COF #4545).

THE SITE OUTFALLS TO A 4' X 10' BOX CULVERT (OUTFALL 1).

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK
- FFO
- FWO



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.

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.6

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C1.1 ENLARGED EXISTING CONDITIONS.dwg C1.6 ENLARGED EXISTING CONDITIONS Apr 02, 2026 10:24am by: Mackie.Nicholas

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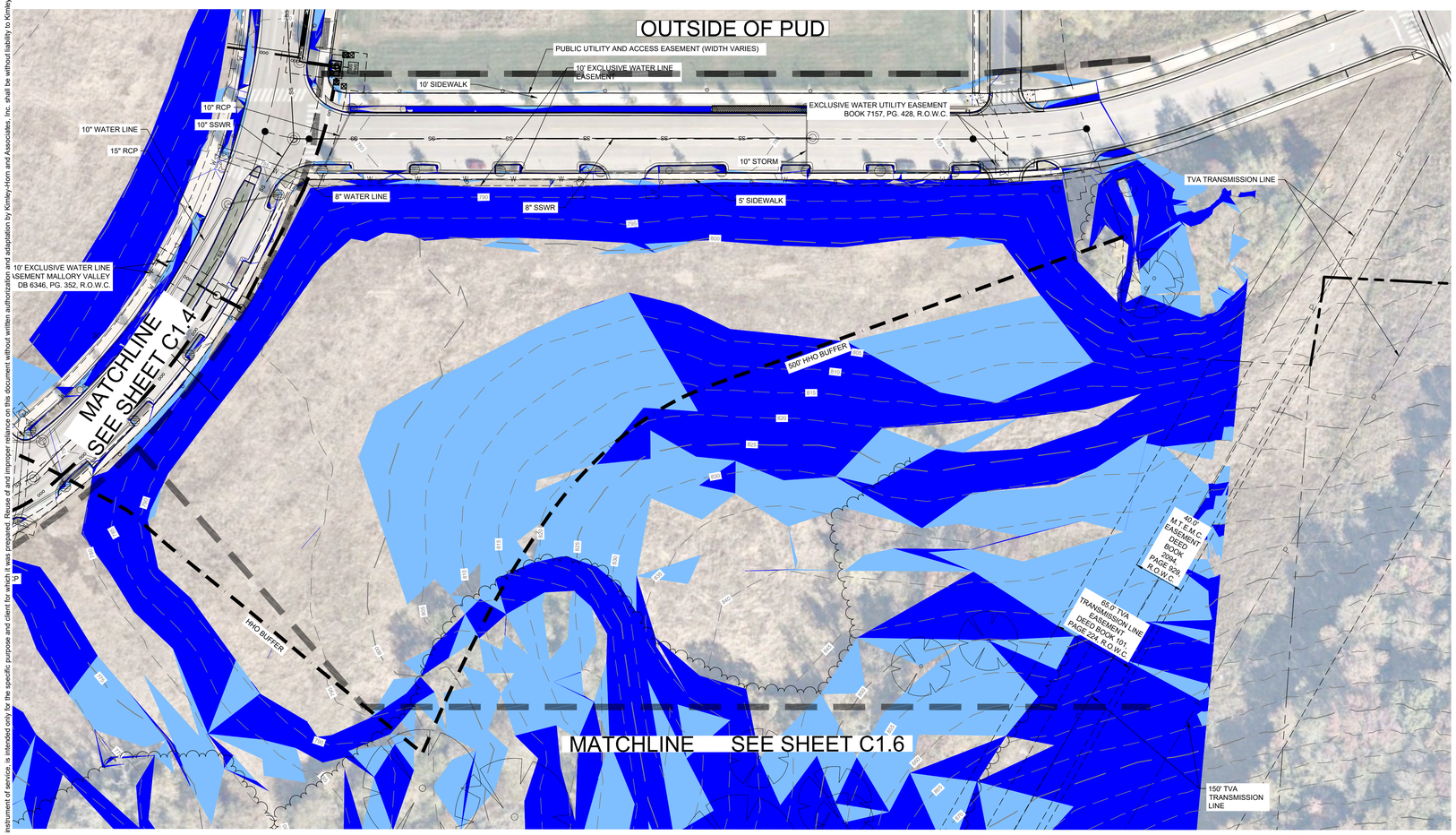

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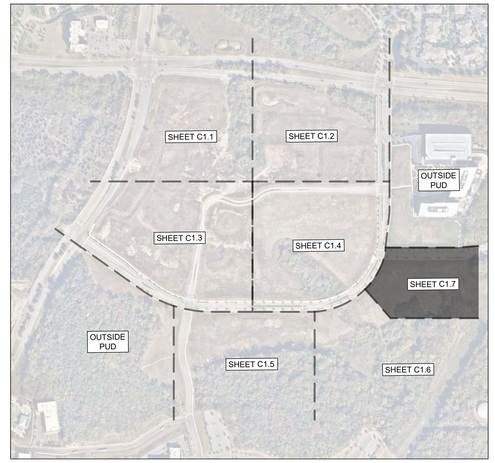

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

Revision Date
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ENLARGED EXISTING CONDITIONS

SHEET
C1.7

COF #9071

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BUILDING DESIGNATION TYPES

- TOWNHOUSE
- MULTIFAMILY BUILDING
- COMMERCIAL/MIXED-USE BUILDING
- LARGE-SALE OFFICE BUILDING
- PARKING GARAGE
- PRESERVED TREE CANOPY

MULTI-FAMILY RESIDENTIAL UNITS WILL BE ON THE GROUND FLOOR ALONG THESE SIDES OF BUILDING A. UNITS SHALL PROVIDE INDIVIDUAL GROUND FLOOR ENTRANCES, STOOPS OR FRONT PORCHES, AND PEDESTRIAN CONNECTIONS TO THE STREET.

ADDITIONALLY, ORNAMENTAL PLANTINGS WILL BE PROVIDED IN THE BETWEEN THE BUILDING AND THE STREET.

MULTI-FAMILY UNITS IN BUILDING MF-1, MF-2, AND MF 3, SHALL PROVIDE INDIVIDUAL GROUND FLOOR ENTRANCES, STOOPS OR FRONT PORCHES, AND PEDESTRIAN CONNECTIONS TO THE STREET.



TOWNHOME TYPICAL LOT LAYOUT

SCALE: 1" = 150'-0"
0 150 300 450
N

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)
TOTAL REQUIRED NATURAL SPACE: 10% (10.45 ACRES)

PROVIDED OPEN SPACE:

OS1	GREENWAY	4.08 ACRES
OS2	POCKET PARK	0.49 ACRES
OS3	POCKET PARK	0.30 ACRES
OS4	POCKET PARK	0.25 ACRES
OS5	POCKET PARK	0.47 ACRES

TOTAL PROVIDED: 5.59 AC
NATURAL SPACE PROVIDED: 27.75 ACRES

PARKLAND INFORMATION

1594 U'S X $5,268 = $8,397,1922$5% 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.

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	273,000 SF	3.33 PER 1,000 SF	909*
RETAURANT	147,000 SF	10 PER 1,000 SF	1,801*
	INCLUDES INDOOR AND OUTDOOR SEATING		
OFFICE	1,225,000 SF	3 PER 1,000 SF	3,675*
HOTEL	350 KEYS	1 PER KEY + 1 PER EMPLOYEE	403*
COMMERCIAL RECREATION	40,000 SF	3.33 PER 1,000 SF	134*
MULTI-FAMILY (APARTMENTS)			
STUDIO	69 UNITS	1.25 PER UNIT	86*
1-BEDROOM	698 UNITS	1.25 PER UNIT	873*
2-BEDROOM	488 UNITS	2.25 PER UNIT	1,098*
3-BEDROOM	140 UNITS	2.25 PER UNIT	315*
MULTI-FAMILY (FOR-SALE CONDOS)	130 UNITS	2.25 PER UNIT	293
TOWNHOME	69 UNITS	2 PER UNIT	138
TOTAL REQUIRED VEHICULAR PARKING SPACES:			**9,294 SPACES**
TOTAL VEHICULAR SPACES REQUIRED PER SHARED PARKING:**			**6,974 SPACES**
REQUIRED PARKING OUTSIDE OF OVATION PARKWAY LOOP:			431 SPACES
TOTAL REQUIRED VEHICULAR PARKING:			**7,405 SPACES**
PARKING PROVIDED OUTSIDE OF OVATION PARKWAY LOOP:			516 SPACES
TOTAL VEHICULAR PARKING PROVIDED:			**7,545 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**

*PARKING REQUIRED/PROVIDED WITHIN OVATION PARKWAY LOOP. PARKING INCLUDED IN SHARED PARKING STUDY

**SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY HORN FOR SHARED PARKING DETAILS

GENERAL 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.

PARK NOTES:
IT IS ANTICIPATED THAT CENTRAL PARK, WETLAND PARK, AND THE MOUNTAIN BIKE PARK WILL BE DESIGNED OPEN SPACE AREAS. THEY ARE NOT INCLUDED IN THE FORMAL OPEN SPACE DESIGNATIONS OR CALCULATIONS BECAUSE IT IS ANTICIPATED THAT PARKLAND DEDICATION FUNDS MAY BE UTILIZED IN THESE AREAS.
CENTRAL PARK: PEDESTRIAN AREA WITH OUTDOOR GATHERING SPACES, SEATING, LIGHTING, STAGE, ORNAMENTAL LANDSCAPE MATERIAL.
WETLAND PARK: PEDESTRIAN AREA WITH BOARDWALKS, SEATING AND INFORMATIONAL KIOSKS
MOUNTAIN BIKE PARK: MOUNTAIN BIKE TRAIL TO TIE INTO TRAIL ON SURROUNDING PROPERTIES.

FRONTAGE NOTES:
BUILDINGS G1 AND G2 WILL HAVE BUILDING FRONTAGES WITH ENTRANCES ON INTERNAL STREETS KNOLL TOP LANE AND TOPPER TRACE. ADDITIONALLY, THESE BUILDING SITES WILL HAVE FRONTAGE AND ENTRANCES ONTO CENTRAL PARK, WHICH IS AN ACTIVATED STREETSCAPE AND PARK BETWEEN BUILDINGS G1 AND G2 AND ENCORE LANE. PEDESTRIAN CONNECTIONS BETWEEN STREETS, BUILDINGS, AND GATHERING SPACES WILL BE DESIGNED IN CENTRAL PARK.

PV-10 AND PC-20 SHALL HAVE DOORS THAT FRONT ONTO ENCORE LANE SOLIDIFYING THE FRONTAGE ALONG ENCORE LANE.

BUILDING HEIGHT NOTES:
PD-A1, PD-B1, C AND T ARE PLANNED TO BE BETWEEN ONE TO THREE STORIES IN HEIGHT. IF ANY OF THESE BUILDINGS ALONG THE PERIMETER ARE SUBMITTED AS ONE-STORY BUILDINGS, THEY WILL BE DESIGNED TO APPEAR AS AT LEAST TWO-STORY BUILDINGS FROM THE EXTERIOR.

SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3

COF PROJECT NUMBER:	xxxx
SITE ACREAGE/SF:	103.93 AC
EXISTING ZONING:	PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS)
	RC12
PROPOSED ZONING:	NO CHANGE
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
PROVIDED LSA:	7.60 AC
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:	5%
OPEN SPACE SF REQUIRED:	NONE
NATURAL AREA OPEN SPACE REQUIRED:	10.45 AC (10%)
OPEN SPACE PROVIDED:	5.59 AC
NATURAL OPEN SPACE PROVIDED:	27.75 AC

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	HOTEL KEYS	OFFICE SF	RETAIL SF	HEIGHT (STORIES)	CONSTRUCTION TYPE
A	308		-	44,000	5-7	Type I - Retail Type V-IIIA - Residential Fully Sprinkled.
C	-		-	13,000	1-3	Type IIIA Sprinkled
D	-		250,000	8,000	6-12	Type I-II. Fully sprinkled
F	-		225,000	30,000	6-12	Type I-II. Fully sprinkled
G	164		0	50,000	4-8	Type IIIA - V. Fully sprinkled
J	-		-	92,000	4-8	Type IIIA Sprinkled
K-1	0		-	25,000	1-3	Type I - Retail Fully Sprinkled.
K-2		350		49,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
M-1			-	24,000	1-3	Type I - Retail Fully Sprinkled.
M-2	150			49,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
MF-1	270		-	-	4-6	Type V or Type IIIA - fully sprinkled
MF-2	270		-	-	4-6	Type V or Type IIIA - fully sprinkled
MF-3	293				4-6	Type V or Type IIIA - fully sprinkled
P	-		250,000	10,000	6-12	Type I-II. Fully sprinkled
S	-		250,000	10,000	6-12	Type I-II. Fully sprinkled
PD-A1 (RESTAURANT)	-		-	8,000	1-3	
PD-B1 (RESTAURANT)				8,000	1-3	
PD-C1				8,000	1-3	
T (RESTAURANT)				8,000	1-3	
PV-10	-		-	1,000	1	Type V- Non Sprinkled
PV20	-		-	1,000	1	Type V- Non Sprinkled
V	-		250,000	-	5-8	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	
DECK X	-		-	-		

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

RESUBMITTAL: APRIL 02, 2026

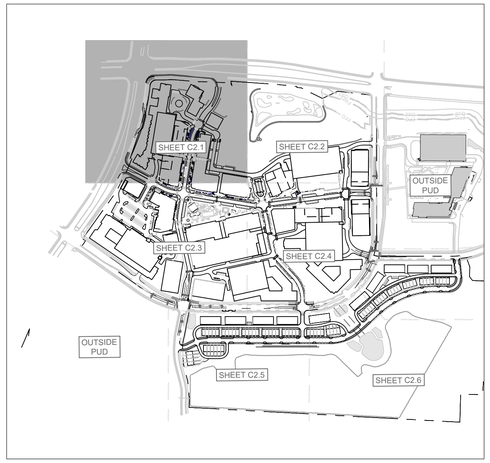
Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

DEVELOPMENT PLAN
SHEET
C2.0
COF # 9071



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

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OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

RESUBMITTAL: APRIL 02, 2026

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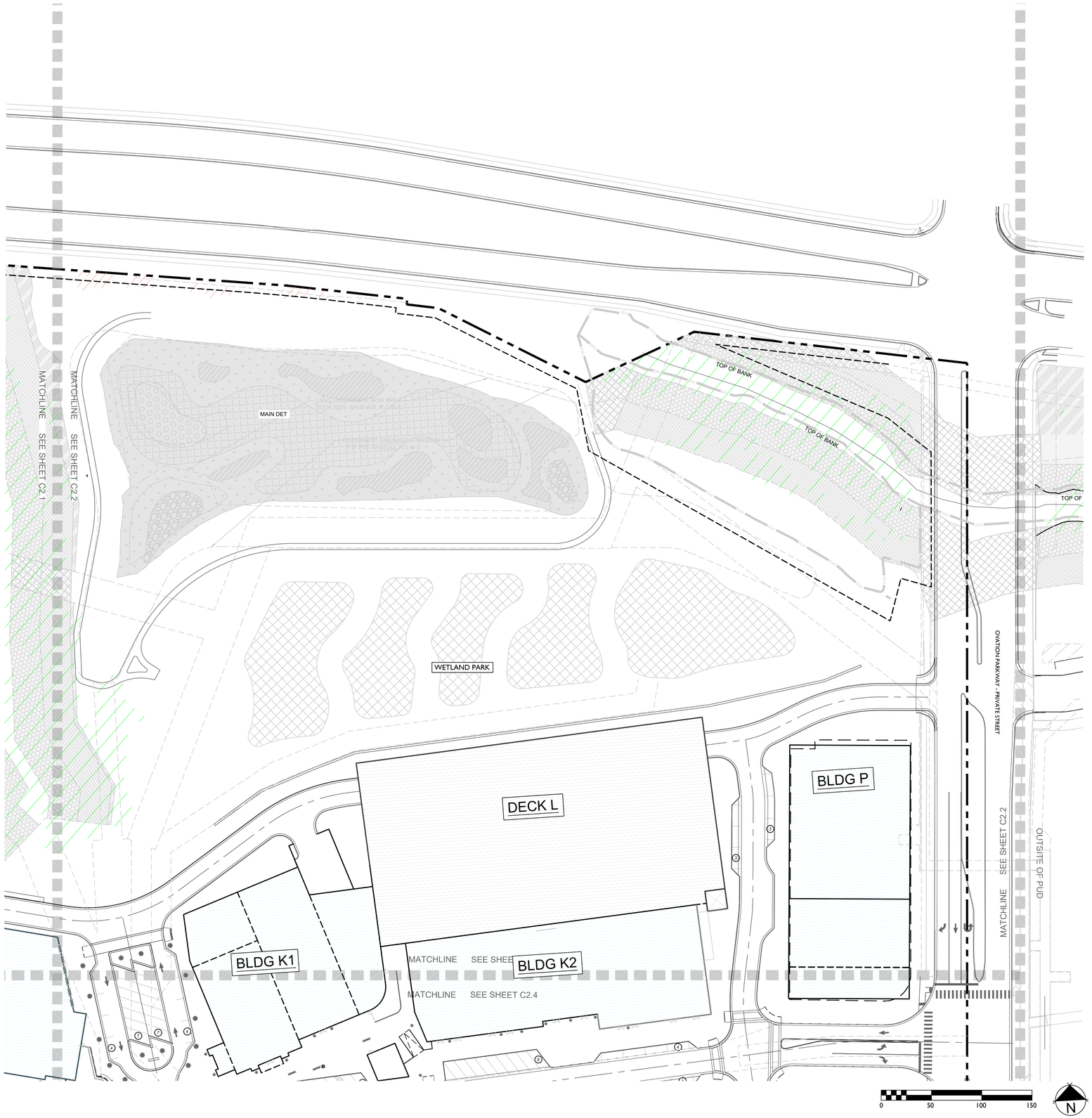
DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.1

COF # 9071



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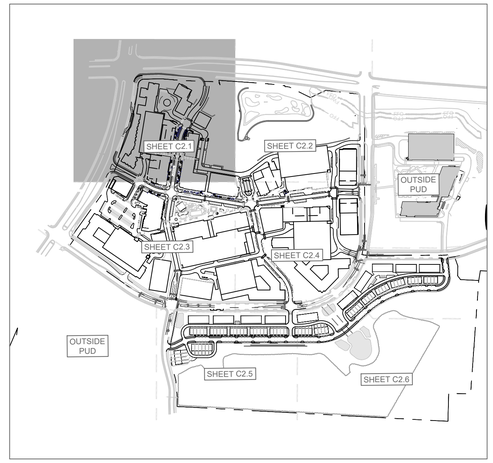


OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

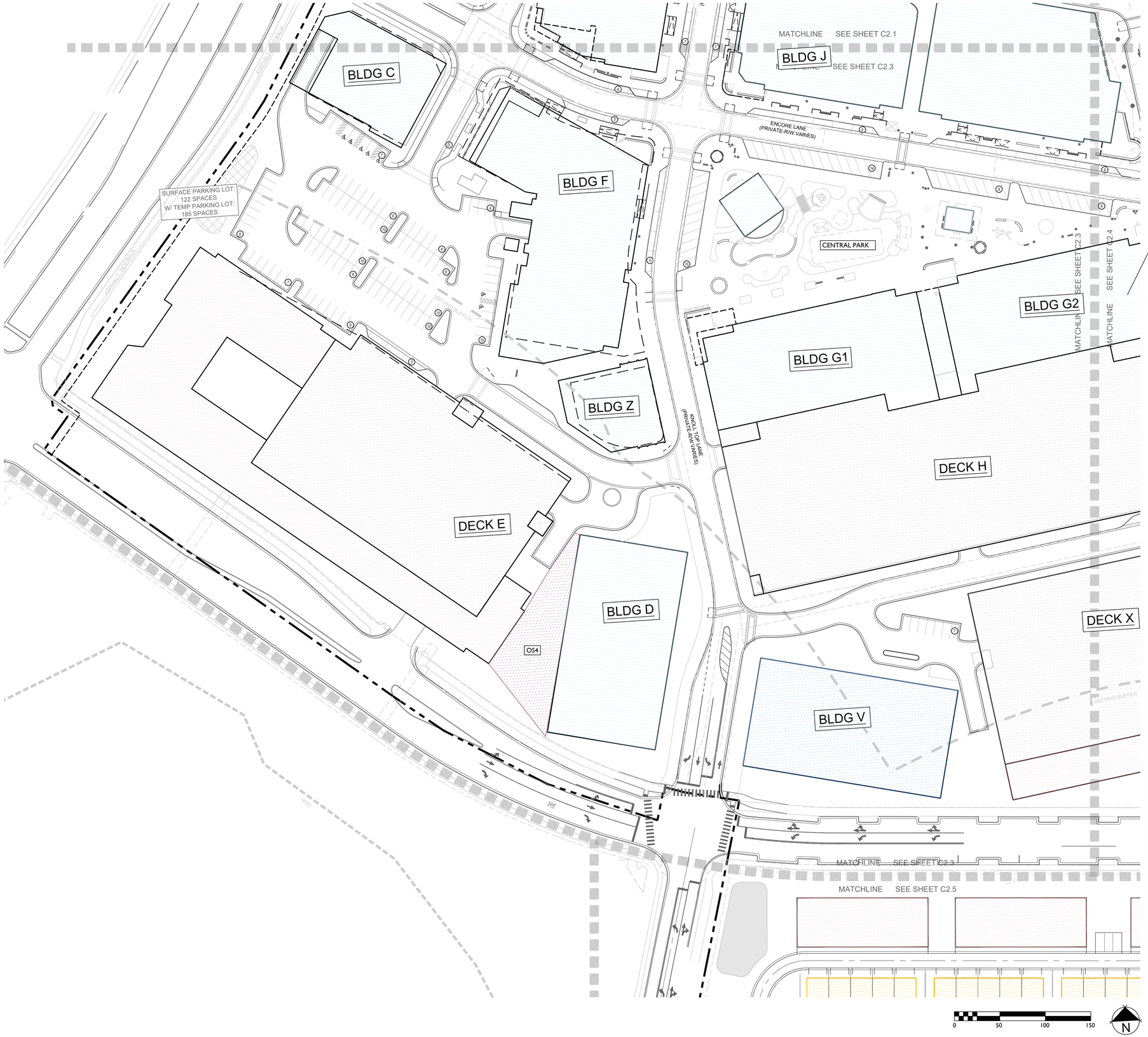
RESUBMITTAL: APRIL 02, 2026

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.2

COF # 9071



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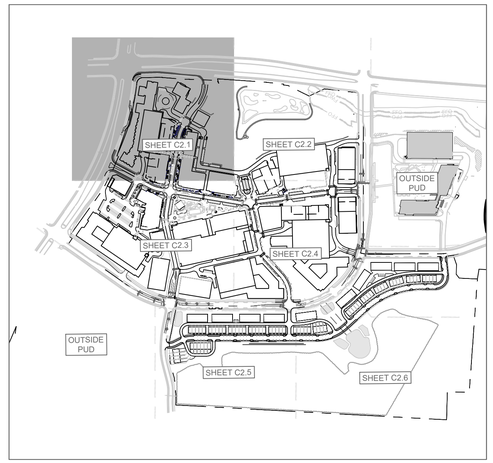

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FRANKLIN, TN

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OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

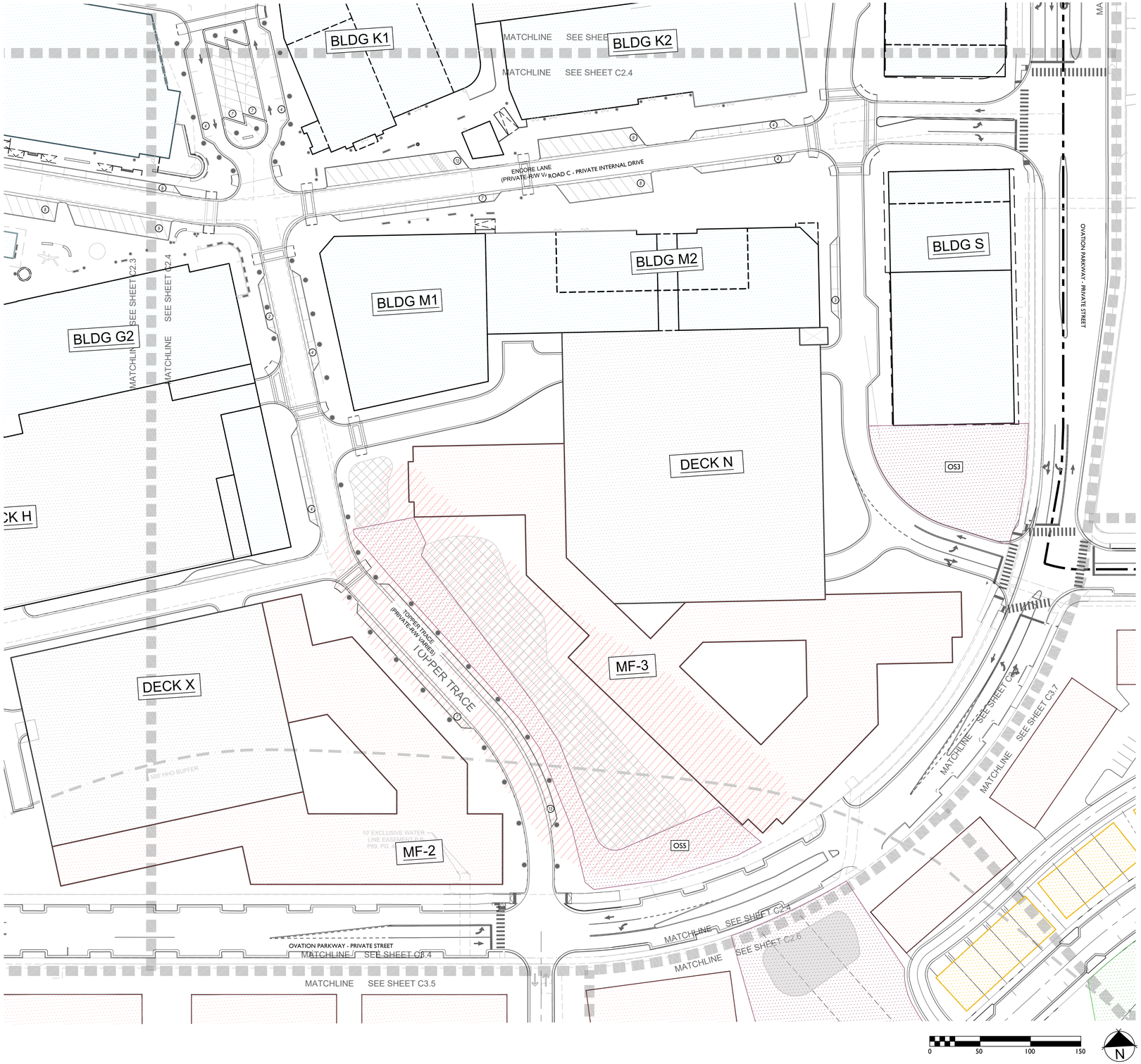
JOHN C. GAMBLE
LICENSED
LANDSCAPE ARCHITECT

RESUBMITTAL: APRIL 02, 2026

Revision Date

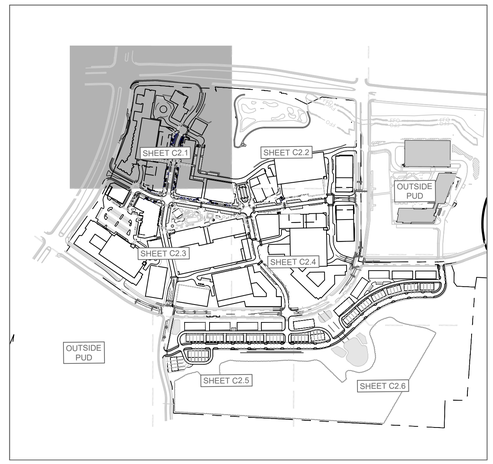
DEVELOPMENT PLAN
ENLARGEMENT
SHEET
C2.3

COF # 9071



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 4
Franklin, Williamson County, Tennessee

RESUBMITTAL: APRIL 02, 2026

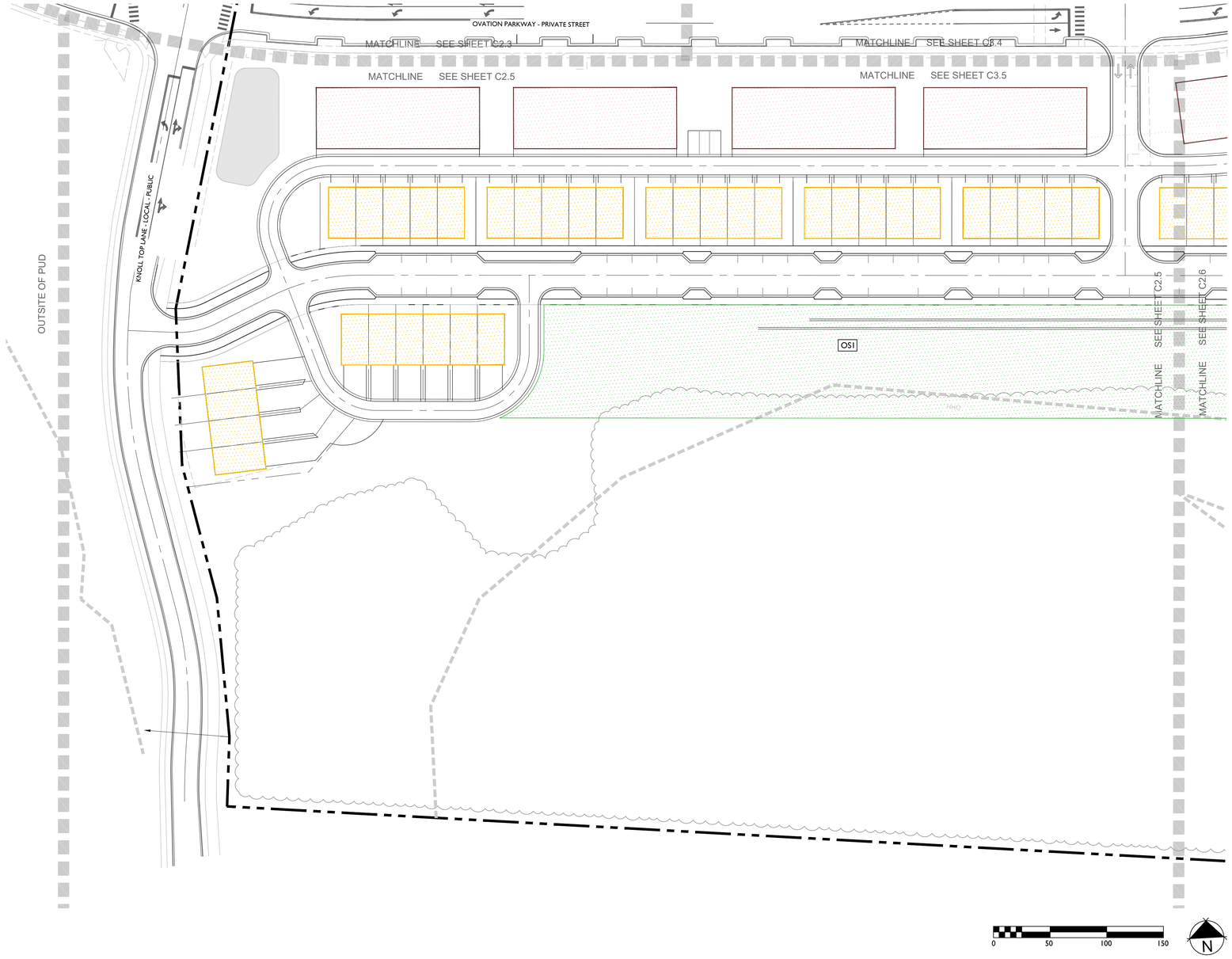
Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.4

COF # 9071



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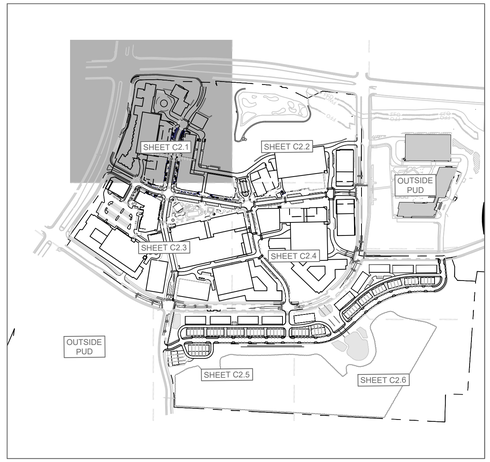

OVATION
FRANKLIN, TN

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OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

RESUBMITTAL: APRIL 02, 2026

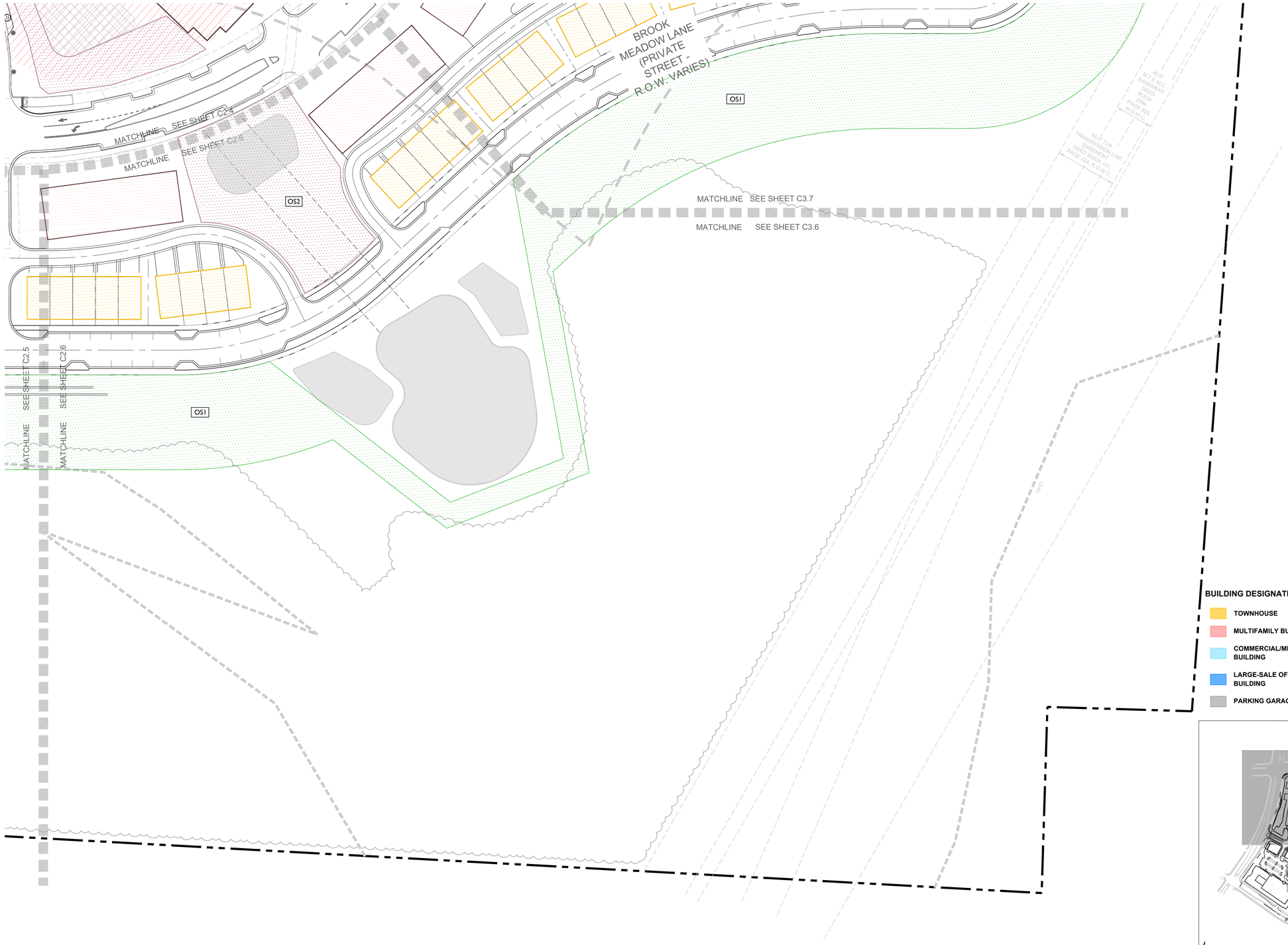
Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.5

COF # 9071



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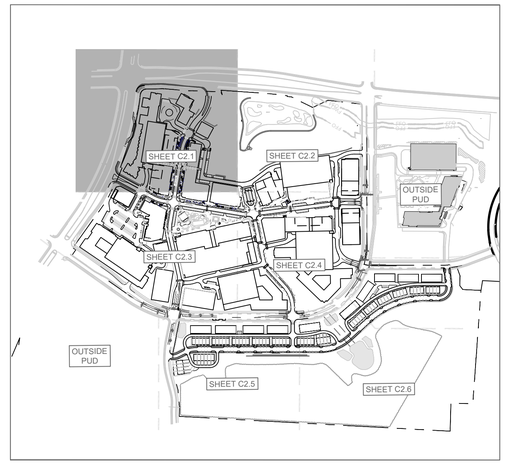

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OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

RESUBMITTAL: APRIL 02, 2026

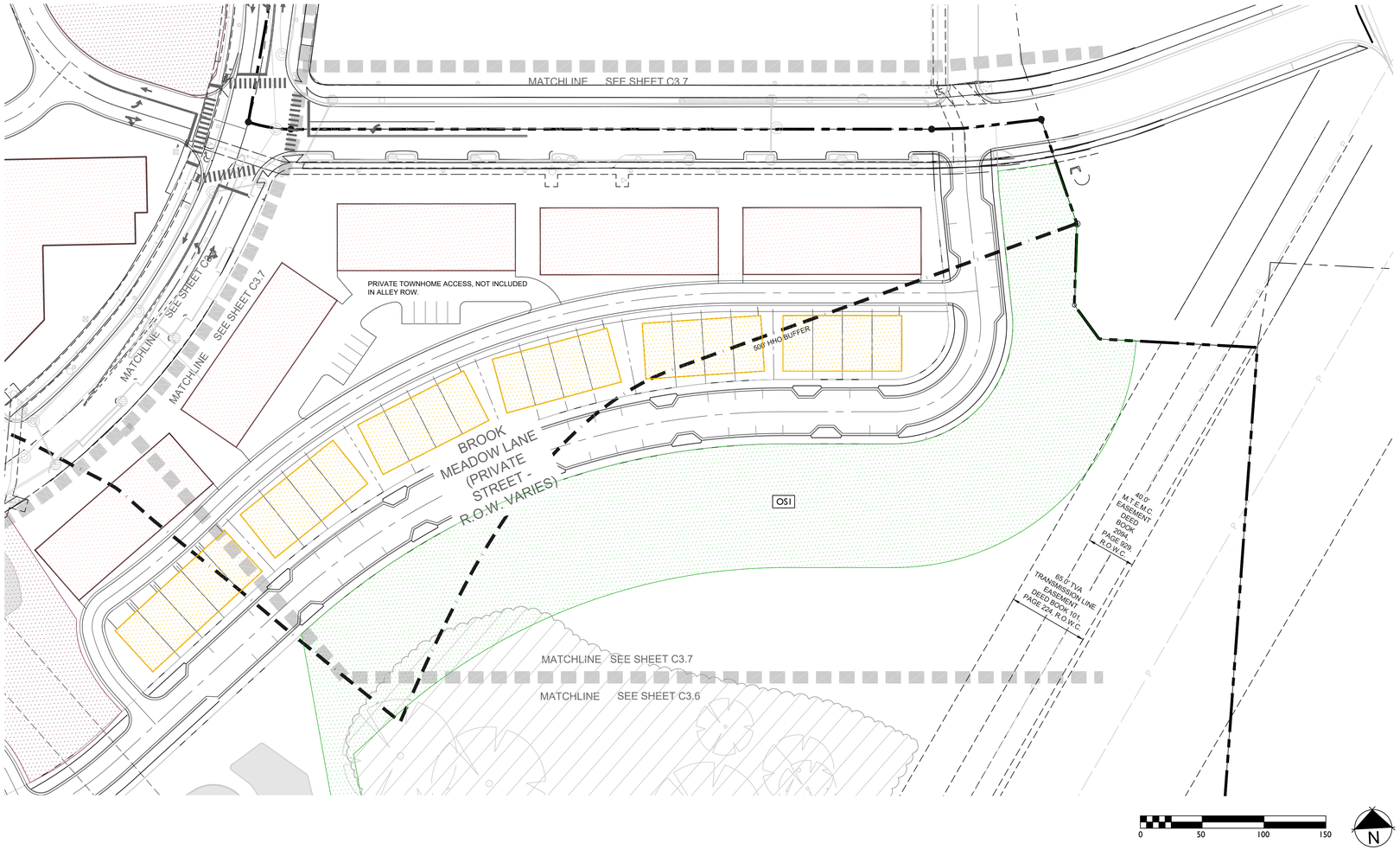
Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.6

COF # 9071



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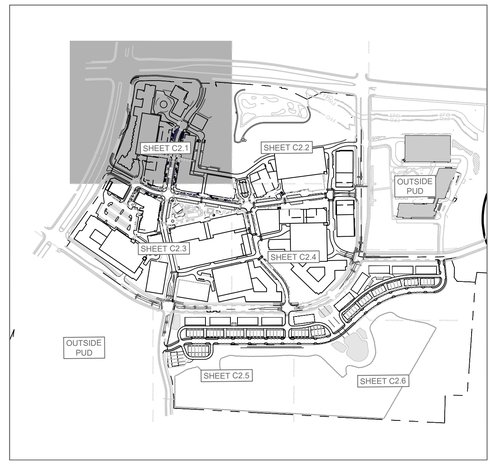

OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

JOHN C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

RESUBMITTAL: APRIL 02, 2026

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.7

COF # 9071

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LEGEND

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- STORM SEWER 30"-48"
- STORM SEWER <15"
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- GRATE INLET
- STORM MANHOLE
- HEADWALL
- WATER METER
- FIRE HYDRANT
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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 4
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL GRADING AND DRAINAGE PLAN

SHEET
C3.0

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C3.0 OVERALL GRADING AND DRAINAGE PLAN.dwg C3.0 OVERALL GRADING AND DRAINAGE PLAN Apr 02, 2026 10:25am by: Mackie.Nicholas

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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.1

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.1 ENLARGED GRADING AND DRAINAGE PLAN Apr 02, 2026 10:25am by: Mackie.Nicholas

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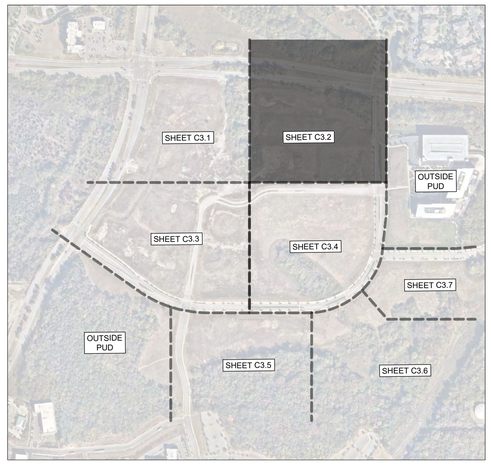

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
ENGINEERING
COMMERCE
No. 127319
STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

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

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.2

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.2 ENLARGED GRADING AND DRAINAGE PLAN Apr 02, 2026 10:25am by: Mackie.Nicholas

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MATCHLINE SEE SHEET C3.1

MATCHLINE SEE SHEET C3.4

MATCHLINE SEE SHEET C3.5

BLDG C
× FFE: 749

BLDG J
× FFE VARIES 749-751

× FFE: 752

BLDG F
× FFE VARIES 749-753

SURFACE PARKING LOT: 122 SPACES
W/ TEMP PARKING LOT: 165 SPACES

ENLOE CREEK (PRIVATE-R/W VARIES)

MF-1
× FFE: 753

EXISTING STORM CONVEYANCE PER COF #4545

BLDG G2
× FFE: 753

BLDG G1
× FFE: 753

BLDG Z
× FFE: 753

DECK H
× FFE: 753

× FFE: 763

× FFE: 753

DECK E

× FFE: 777

BLDG D
× FFE: 773

DECK
× FFE: 756

BLDG V
× FFE: 781

OVATION PARKWAY (PRIVATE - R/W VARIES)

E 12C

E 9C

HHO

OUTSIDE OF PUD

EXISTING STORM CONVEYANCE PER COF #4545

EXISTING URBAN BIORETENTION AREA PER COF #4545 (TYP.)

HEADWALL

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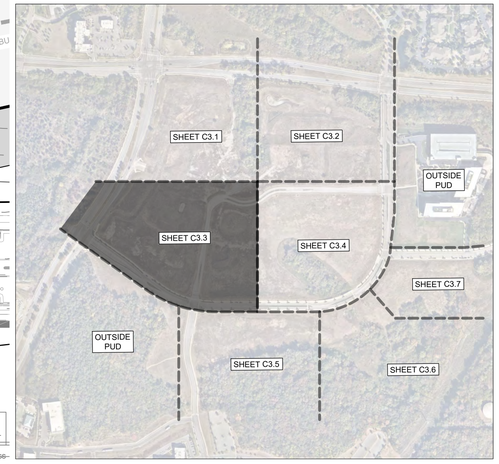

GRAPHIC SCALE IN FEET
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NORTH

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Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE COMMERCE — No. 121919 — STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

Revision Date
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- △ _____
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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.3

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.3 ENLARGED GRADING AND DRAINAGE PLAN Apr 02, 2026 10:26am by: Mackie.Nicholas

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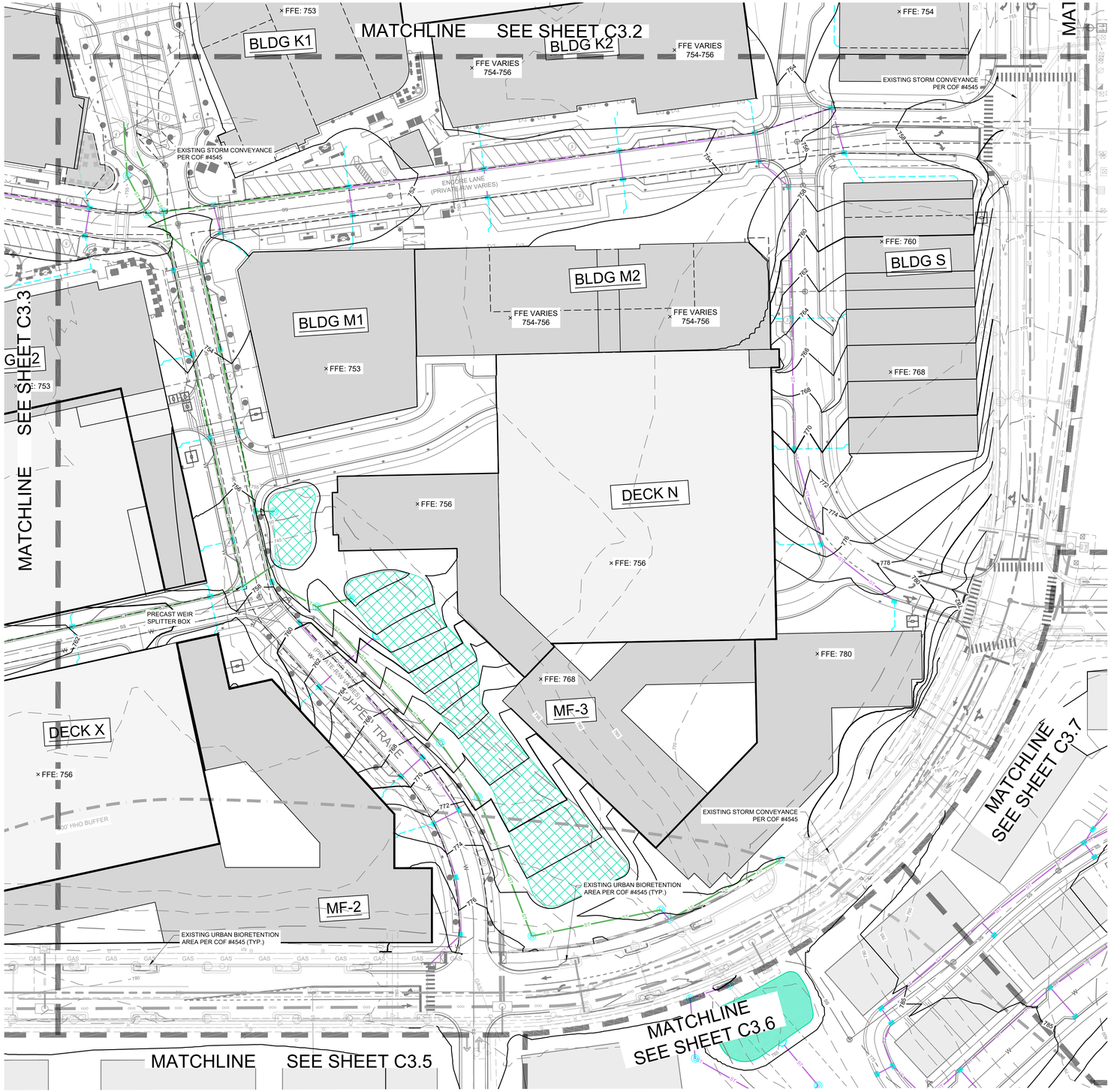

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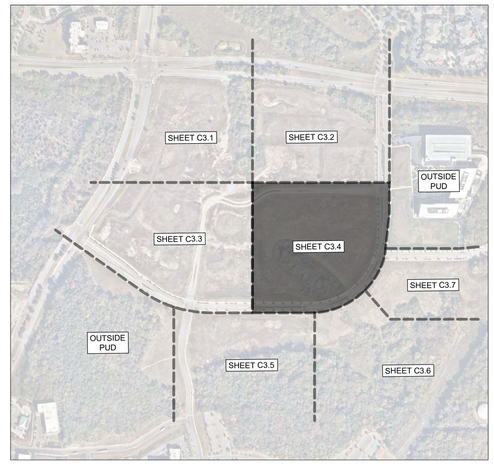

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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE COMMERCE — STATE OF TENNESSEE — No. 121319

INITIAL SUBMITTAL: 03/09/2026

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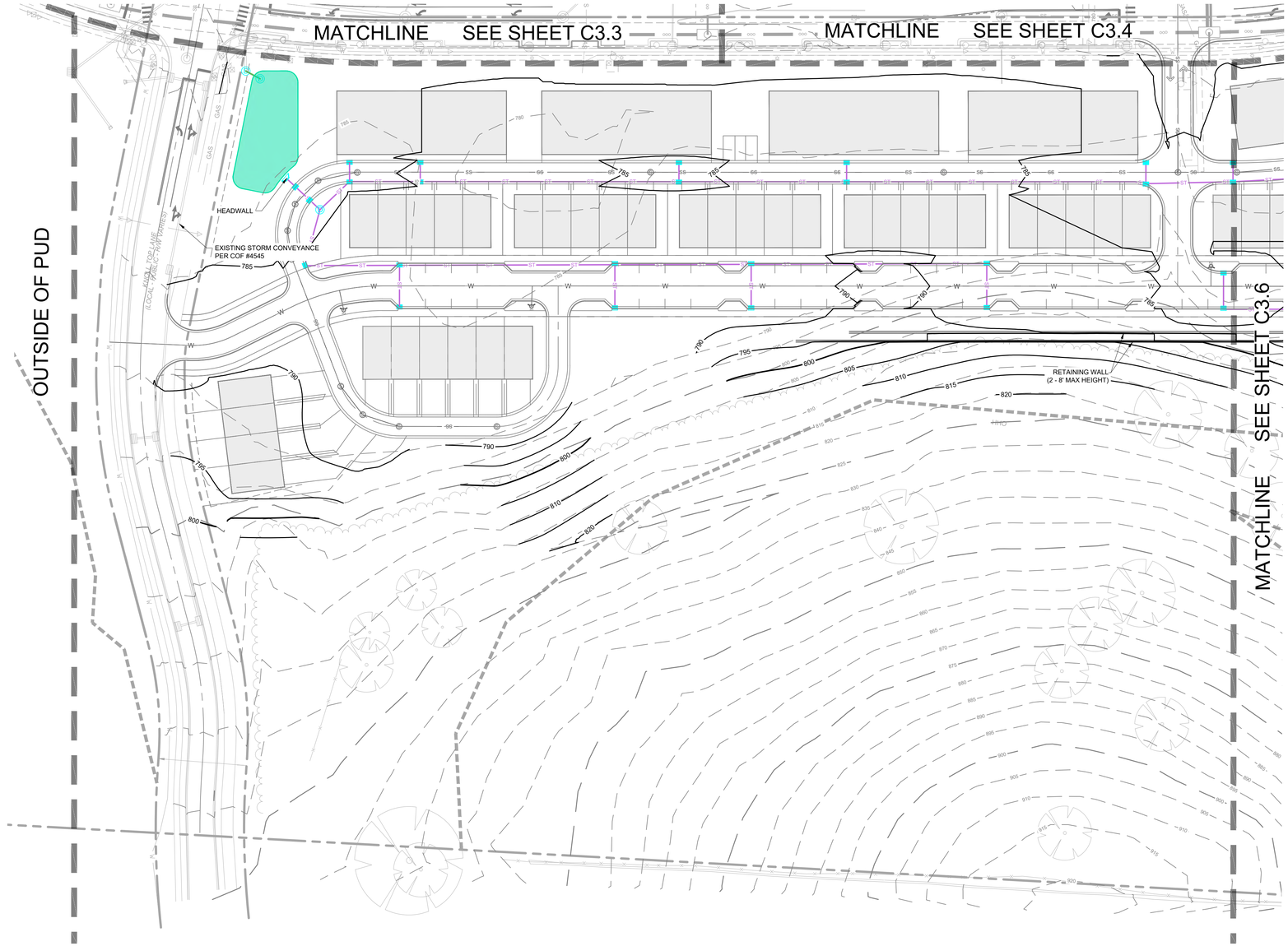
ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.4

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.4 ENLARGED GRADING AND DRAINAGE PLAN Apr 02, 2026 10:26am by: Mackie.Nicholas



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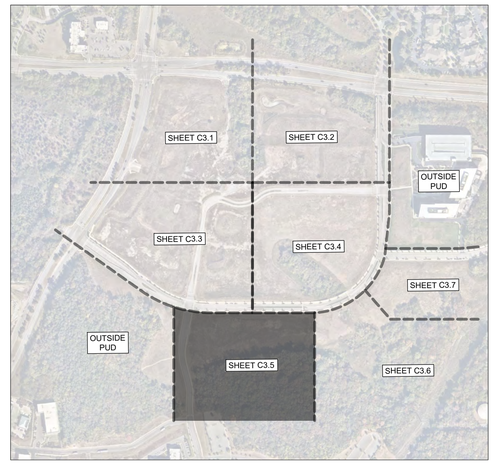

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WILLIAM GRAY HARRISON
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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.5

COF #9071

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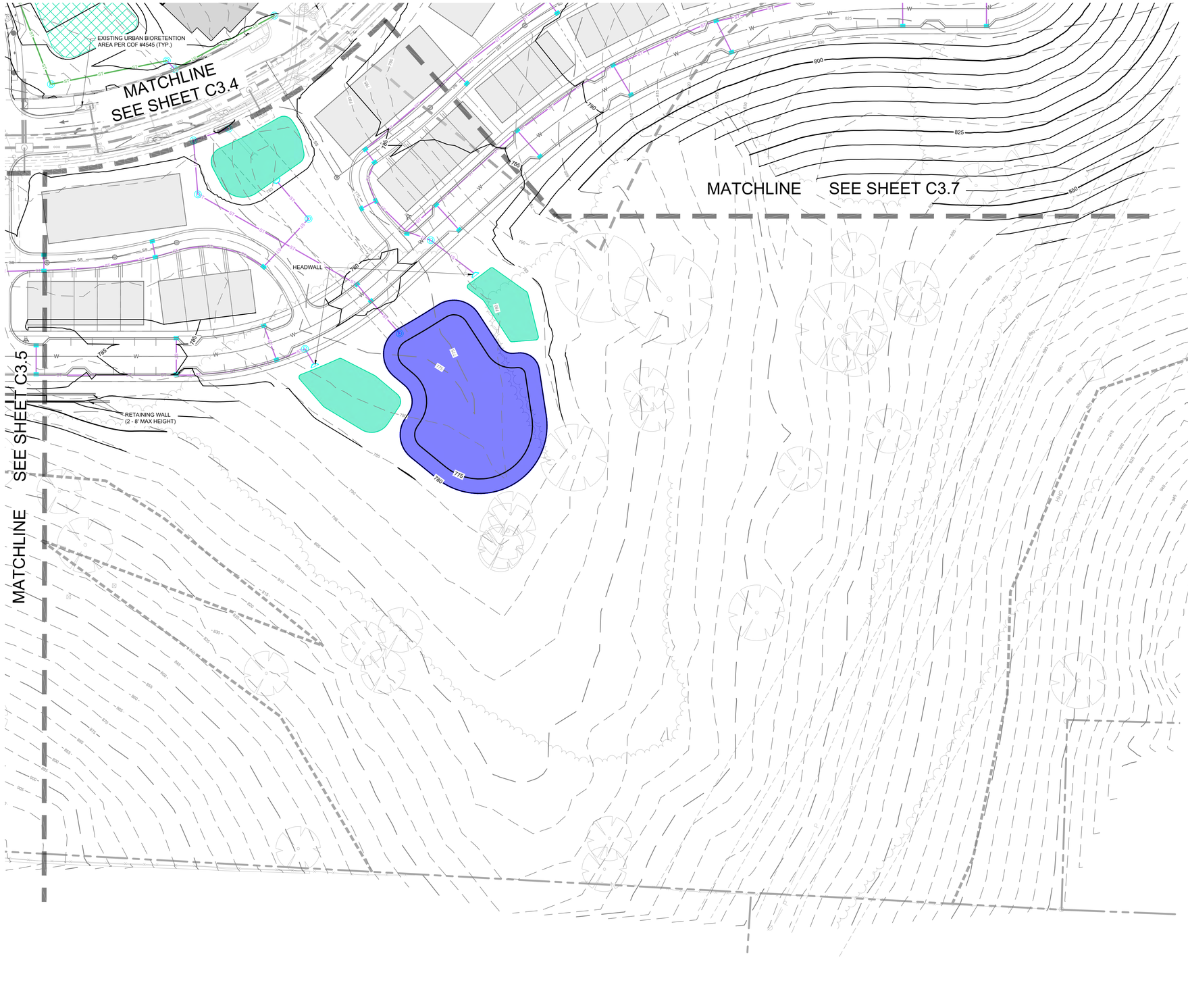

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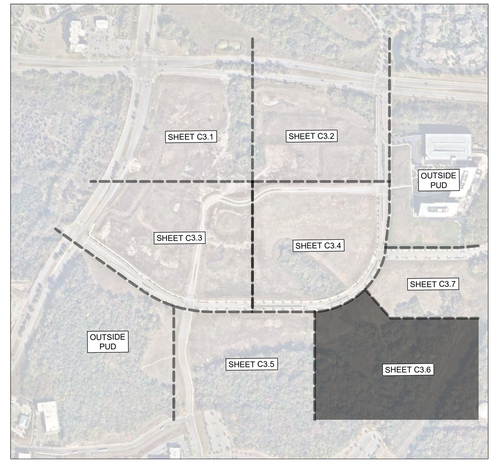

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Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — ARCHITECTURE — ENGINEERING — COMMERCE — No. 127913 — STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.6

COF #9071

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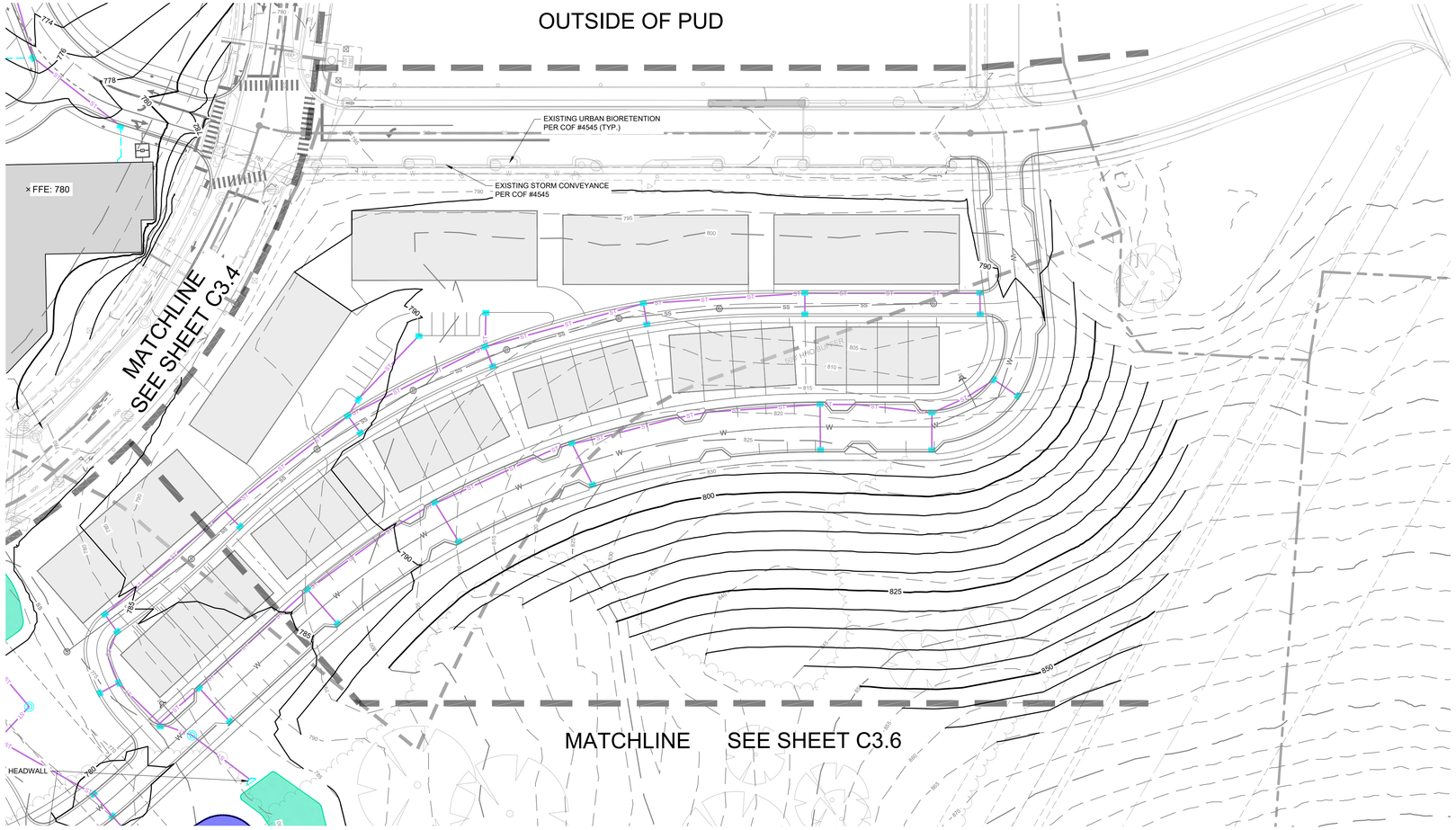

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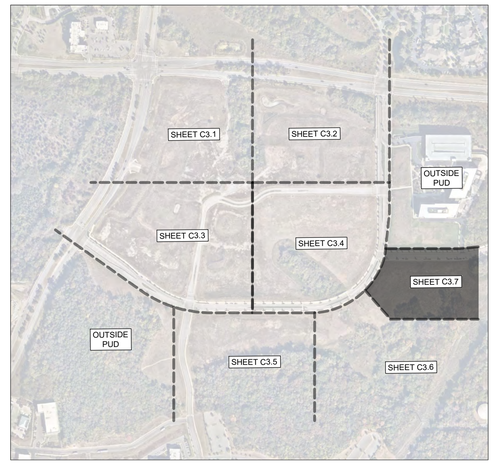

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FIRE FLOW TEST

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.
- AT SITE PLAN, FIRE ACCESS FOR BUILDINGS, INCLUDING THE AREA OUTLINED IN RED ON THIS SHEET, SHALL BE COORDINATED WITH CITY STAFF TO MEET APPLICABLE CODES.

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.

PRIVATE FIRE HYDRANT NOTE

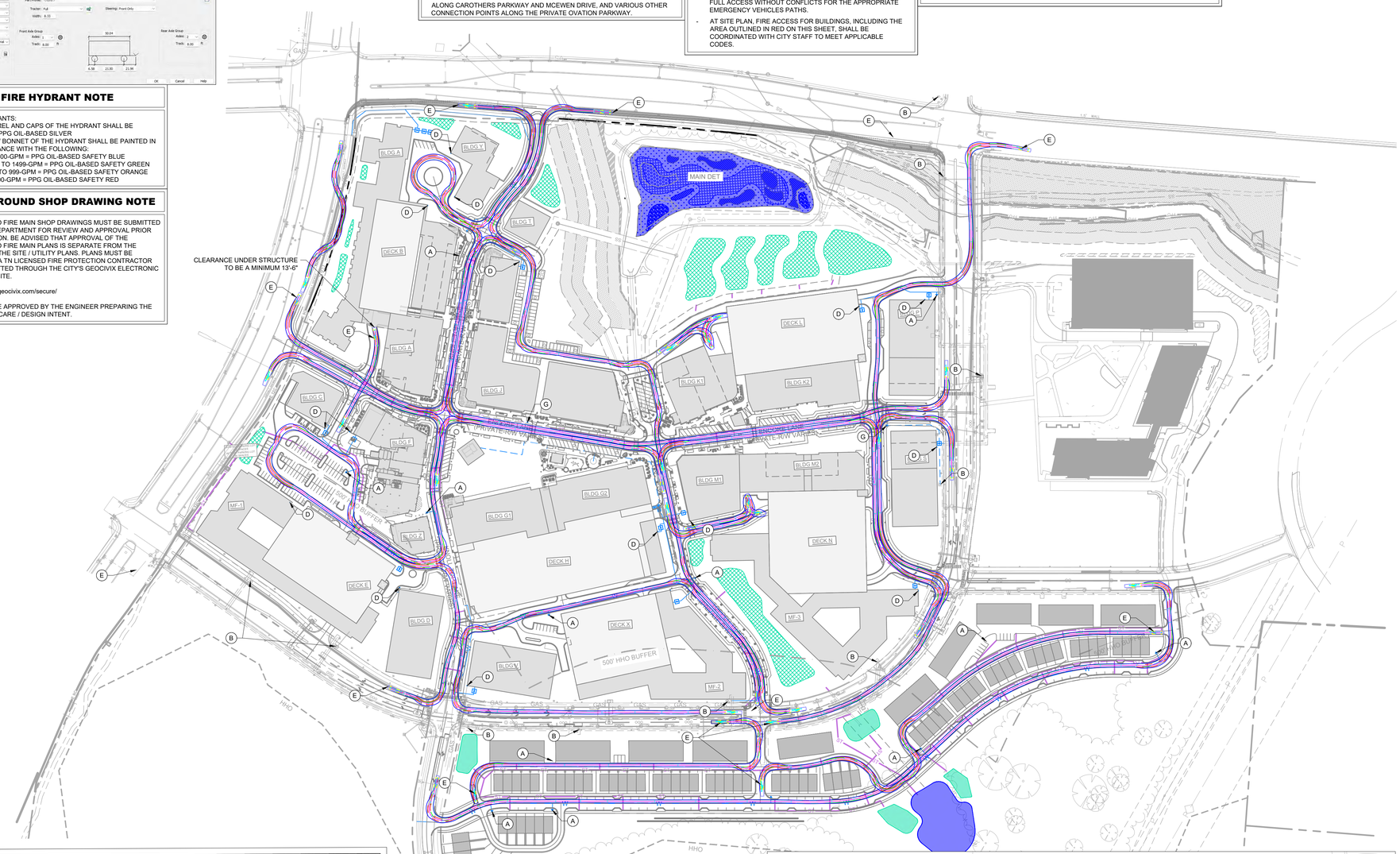
PRIVATE HYDRANTS:
1. THE BARREL AND CAPS OF THE HYDRANT SHALL BE PAINTED PPG OIL-BASED SILVER
2. THE TOP / BONNET OF THE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH THE FOLLOWING:
   ABOVE 1500-GPM = PPG OIL-BASED SAFETY BLUE
   1000-GPM TO 1499-GPM = PPG OIL-BASED SAFETY GREEN
   500-GPM TO 999-GPM = PPG OIL-BASED SAFETY ORANGE
   BELOW 500-GPM = PPG OIL-BASED SAFETY RED

UNDERGROUND SHOP DRAWING NOTE

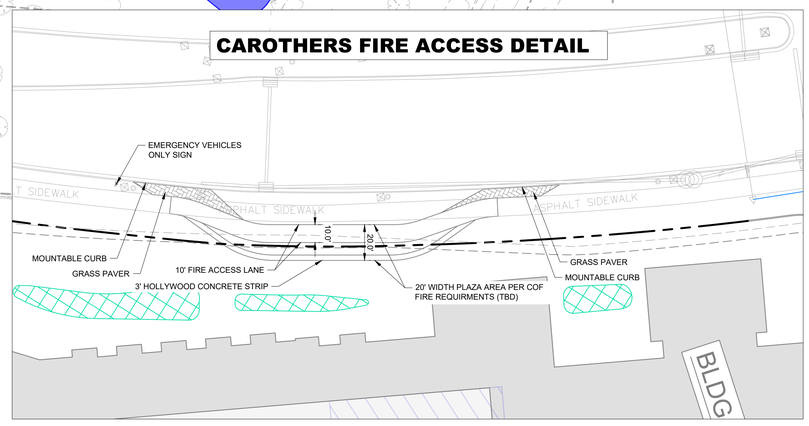
UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE / UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR 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.



CAROTHERS FIRE ACCESS DETAIL



BUILDING INFORMATION

BUILDING KEY	RESIDENTIAL UNITS	HOTEL KEYS	OFFICE SF	RETAIL SF	HEIGHTS (STORIES)	CONSTRUCTION TYPE
A	308		-	44,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
C	-		-	13,000	1-3	Type IIIA Sprinkled
D	-		250,000	8,000	6-12	Type I-II. Fully sprinkled
F	-		250,000	30,000	6-12	Type I-II. Fully sprinkled
G	104		0	50,000	4-8	Type I-II. Fully sprinkled
J	-		-	92,000	4-8	Type IIIA Sprinkled
K-1	0		-	25,000	1-3	Type I - Retail Fully Sprinkled.
K-2		350		49,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
M-1	-		-	24,000	1-3	Type I - Retail Fully Sprinkled.
M-2	150			49,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
MF-1	270		-	-	4-6	Type V or Type IIIA. Fully sprinkled
MF-2	270		-	-	4-6	Type V or Type IIIA. Fully sprinkled
MF-3	293				4-6	Type V or Type IIIA. Fully sprinkled
P	-		250,000	10,000	6-12	Type I-II. Fully sprinkled
S	-		250,000	10,000	6-12	Type I-II. Fully sprinkled
PD-A1 (RESTAURANT)	-		-	8,000	1-3	
PD-B1 (RESTAURAUNT)				8,000	1-3	
PD-C1				8,000	1-3	
T (RESTAURANT)				8,000	1-3	
PV-10	-		-	1,000	1	Type V - Non Sprinkled
PV-20	-		-	1,000	1	Type V - Non Sprinkled
V	-		250,000	-	5-8	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	
DECK X	-		-	-		

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.

ROW & ACCESS GENERAL NOTES

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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.
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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
G	PROPOSED PRIVATE FIRE HYDRANT ASSEMBLY

SIGHT DISTANCE NOTE

BUILDINGS, PARKING STALLS, AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE SIGHT DISTANCE REQUIREMENTS ARE MET PER CITY OF FRANKLIN STAFF.

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

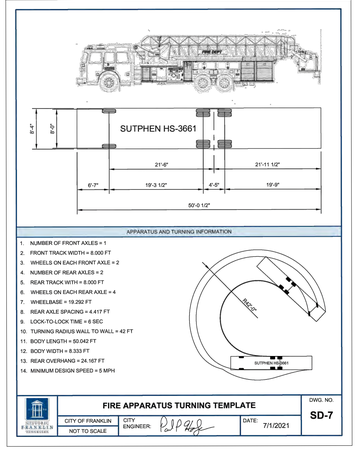
FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO CITY OF FRANKLIN / IBC STANDARDS.

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
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127519
STATE OF TENNESSEE
7/7/26

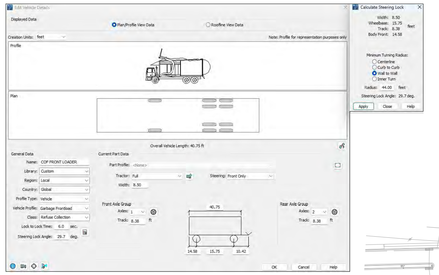
INITIAL SUBMITTAL: 03/09/2026

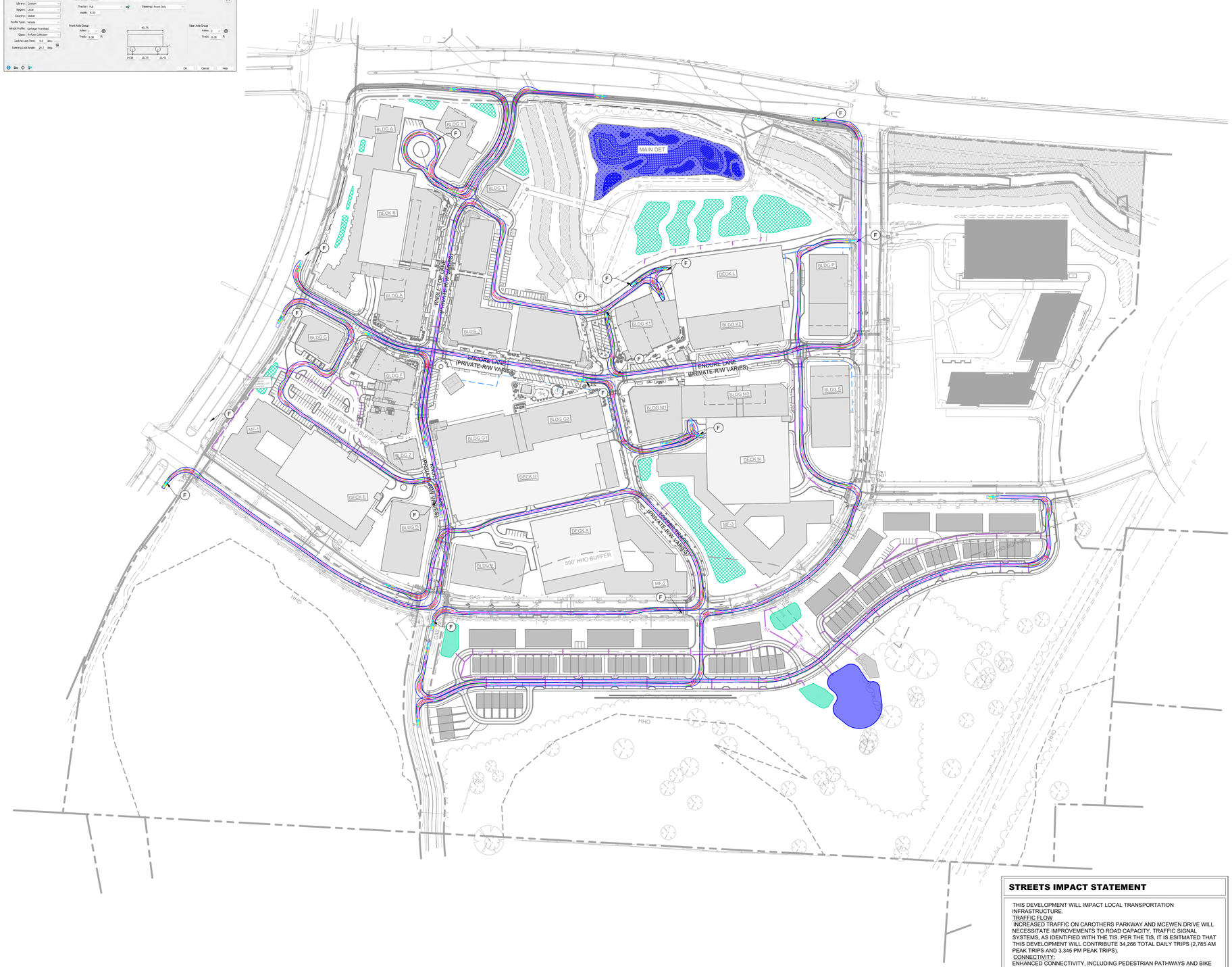
Revision Date

OVERALL ROW & ACCESS PLAN - FIRE

SHEET
C4.0

COF #9071





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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

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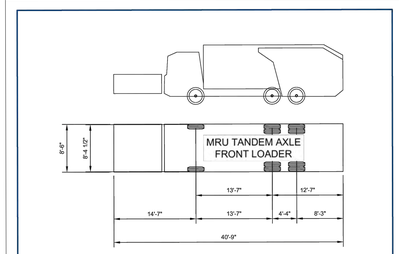
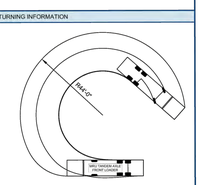
TRUCK TURN LEGEND

- 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



SOLID WASTE APPARATUS TURNING TEMPLATE

CITY OF FRANKLIN | NOT TO SCALE | CITY ENGINEER: | DATE: 9/21/2023 | DWG. NO. 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

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.

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
CIVIL
COMMERCE
No. 127115
STATE OF TENNESSEE
12/16

INITIAL SUBMITTAL: 03/09/2026

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL ROW & ACCESS PLAN - REFUSE

SHEET
C4.1

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C4.1 OVERALL ROW & ACCESS PLAN.dwg C4.1-OVERALL ROW & ACCESS PLAN - REFUSE Apr 02, 2026 10:27am by: Mackie.Nicholas

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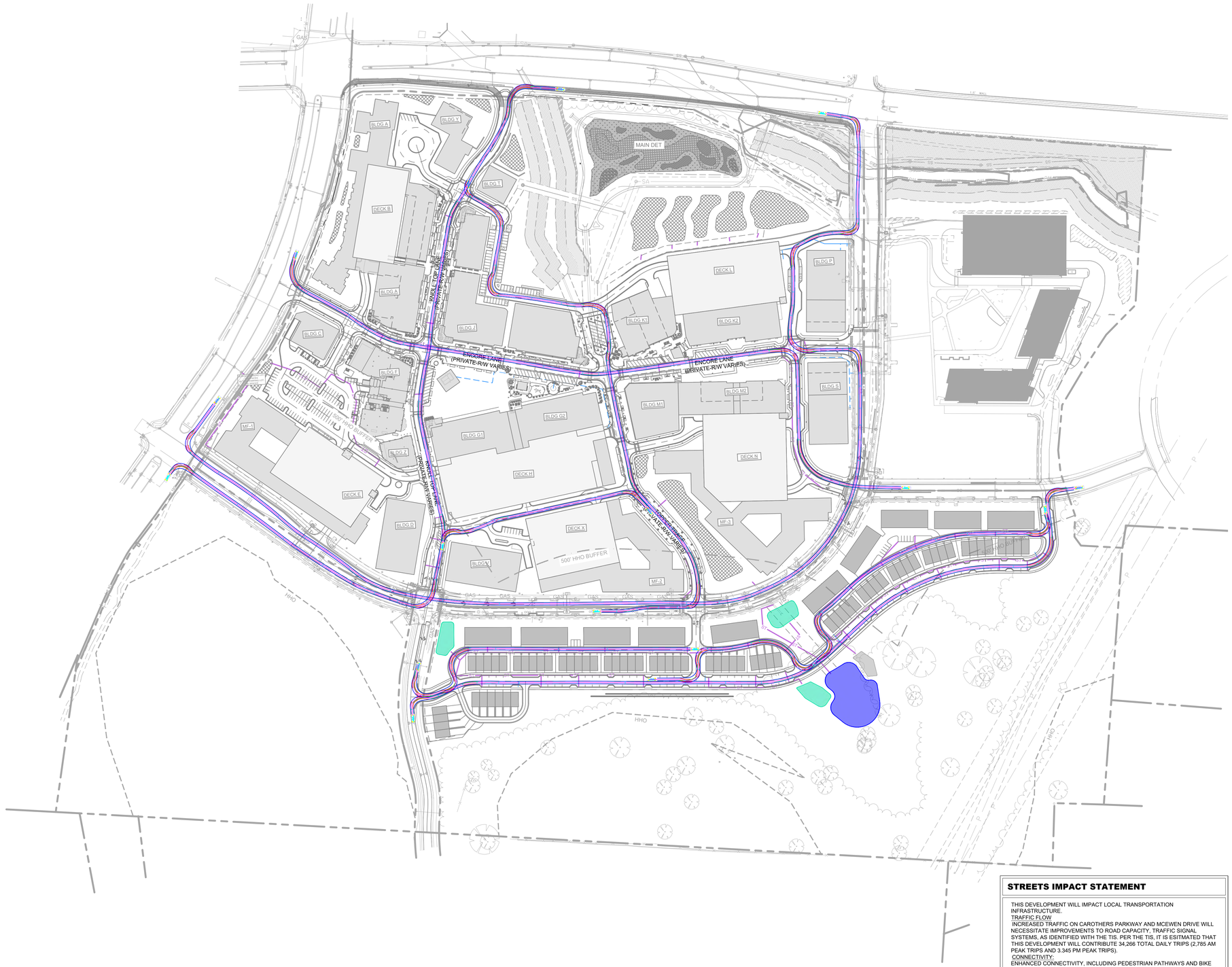

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TRUCK TURN LEGEND

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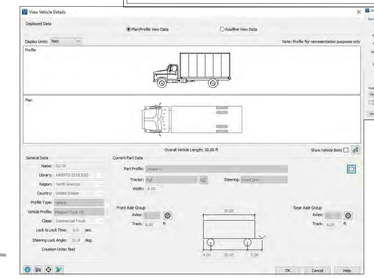

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GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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Highwoods

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DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127315
STATE OF TENNESSEE
03/12/26

INITIAL SUBMITTAL: 03/09/2026

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL ROW & ACCESS PLAN - SUT

SHEET
C4.2

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C4.2 OVERALL ROW AND ACCESS PLAN.dwg C4.2- OVERALL ROW & ACCESS PLAN - SUT Apr 02, 2026 10:28am by: Mackie.Nicholas

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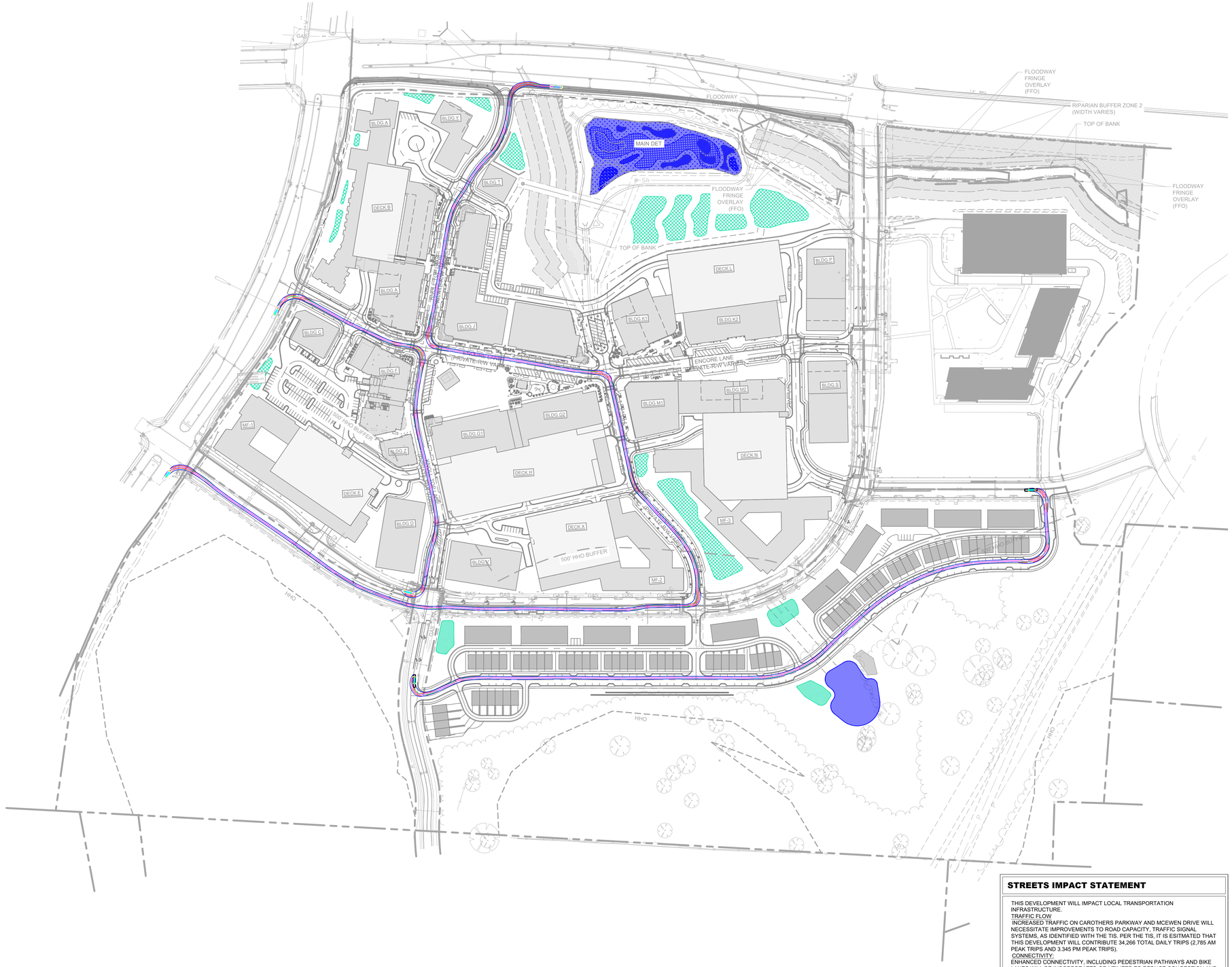

ROW & ACCESS GENERAL NOTES

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-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.
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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.

SIGHT DISTANCE NOTE

BUILDINGS, PARKING STALLS, AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE SIGHT DISTANCE REQUIREMENTS ARE MET PER CITY OF FRANKLIN STAFF.

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 34,268 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 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN



INITIAL SUBMITTAL: 12/08/2025

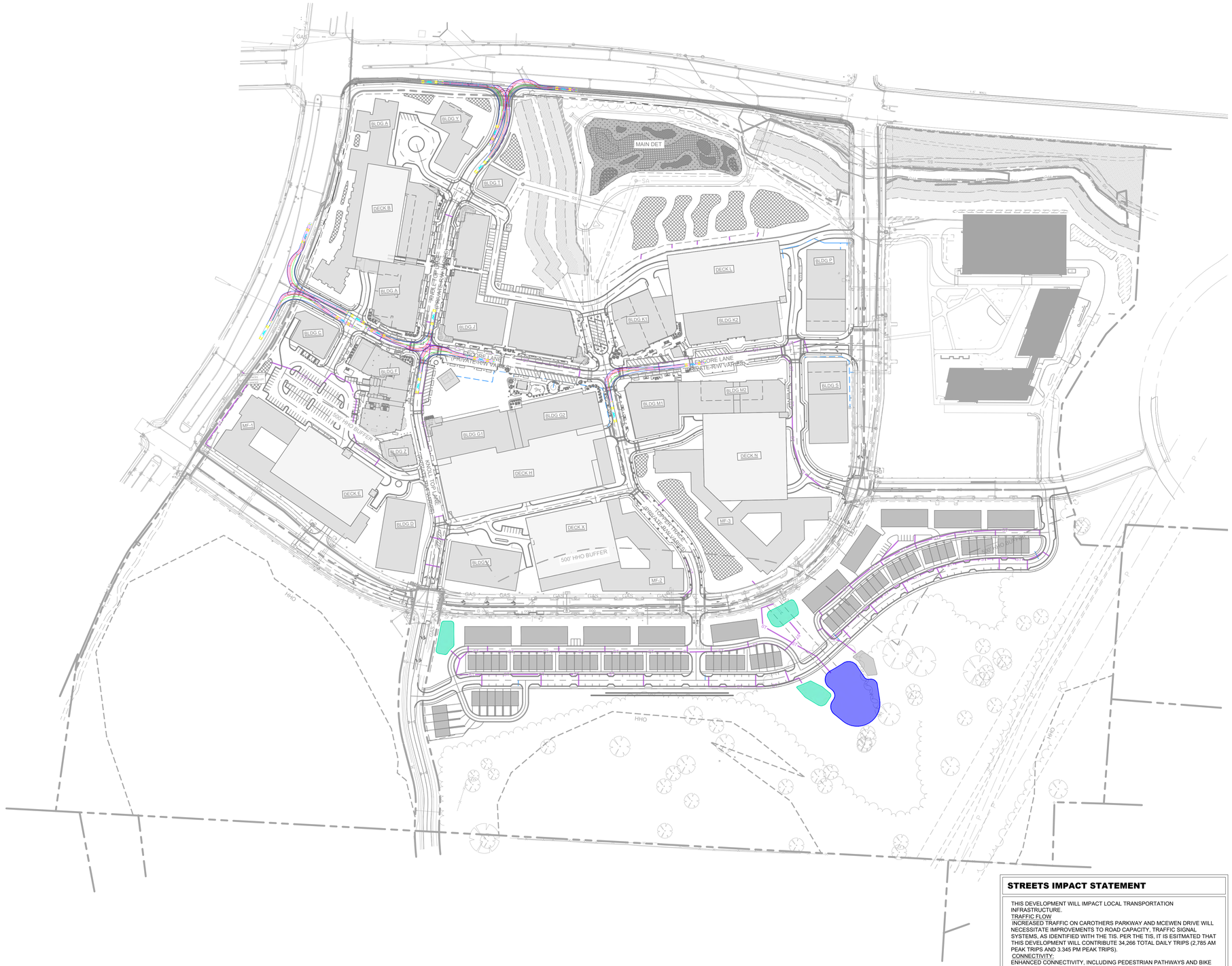
Revision	Date
1 ONE STOP SUBMITTAL	
2	
3	
4	

OVERALL ROW & ACCESS PLAN - BUS

SHEET
C4.3

COF # 9000

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C4.3 OVERALL ROW & ACCESS PLAN.dwg C4.3-OVERALL ROW & ACCESS PLAN - BUS Apr 02, 2026 10:28am by: Mackie.Nicholas



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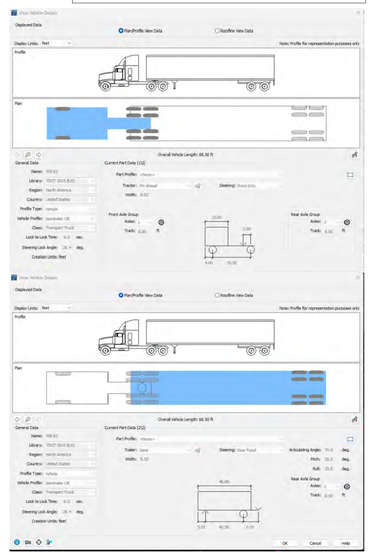
TRUCK TURN LEGEND

- FRONT TIRES
- BACK TIRES
- VEHICLE FENDER PATH



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GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121219
STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL ROW & ACCESS PLAN - WB62

SHEET
C4.4

COF #9071

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LEGEND

- TOWN CENTER STREET (PRIVATE)
- TOWN CENTER STREET W/ PARKING (PRIVATE)
- ENTRANCE BOULEVARD AT MCEWEN (PRIVATE)
- TOWN CENTER STREET AT OPEN SPACE (PRIVATE)
- ENTRANCE BOULEVARD (PRIVATE)
- ALLEY (PUBLIC)
- LOCAL ROAD (PUBLIC)
- PRIVATE DRIVEWAY

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

Revision Date

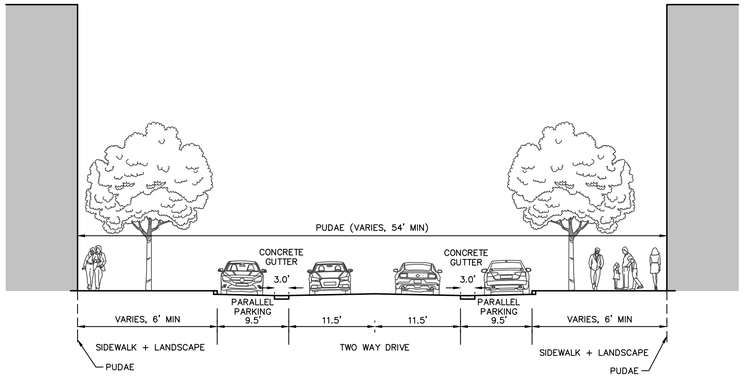
STREET NETWORK PLAN

SHEET
C4.5

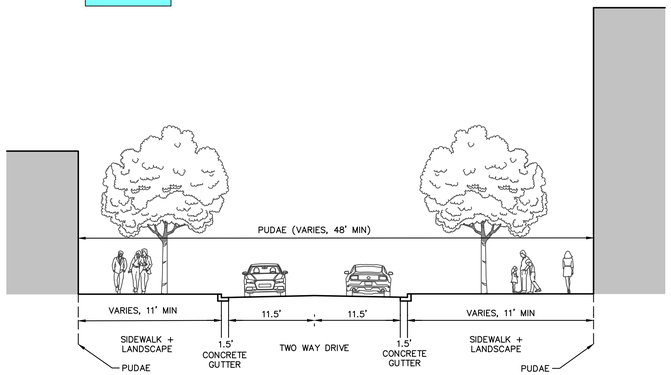
COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C4.6 OVERALL ROW & ACCESS PLAN.dwg C4.5- STREET NETWORK PLAN Apr 02, 2026 11:08am by: Mackie.Nicholas

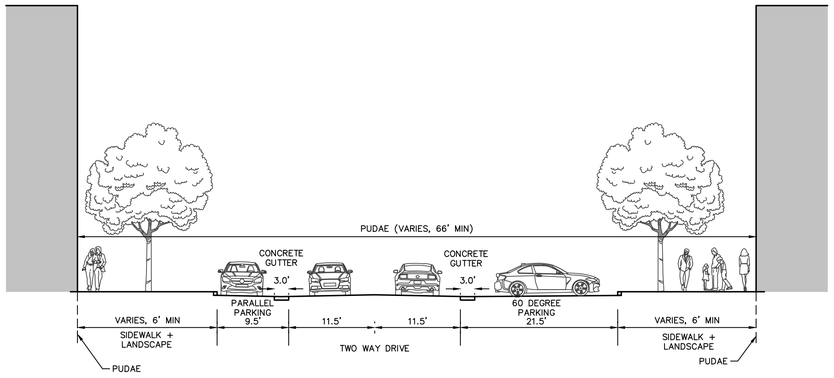
TOWN CENTER STREET WITH PARKING (PRIVATE)



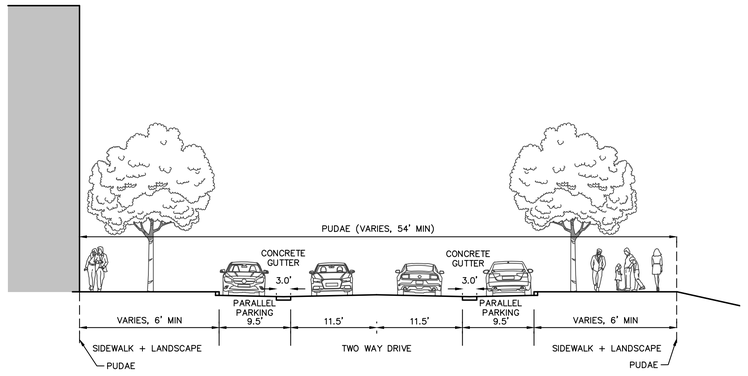
TOWN CENTER STREET (PRIVATE)



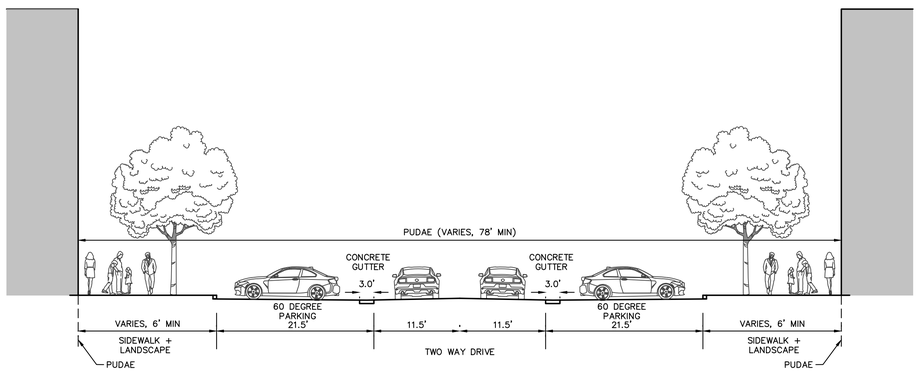
TOWN CENTER STREET WITH 60° ANLGED ONE SIDE (PRIVATE)



TOWN CENTER STREET AT OPEN SPACE (PRIVATE)



TOWN CENTER STREET WITH 60° ANLGED BOTH SIDES (PRIVATE)



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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN



INITIAL SUBMITTAL: 03/09/2026

Revision Date
- △ _____
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- △ _____

STREET NETWORK SECTIONS

SHEET
C4.6

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C4.6 OVERALL ROW & ACCESS PLAN.dwg C4.6- STREET NETWORK SECTIONS Apr 02, 2026 11:08am by: Mackie.Nicholas

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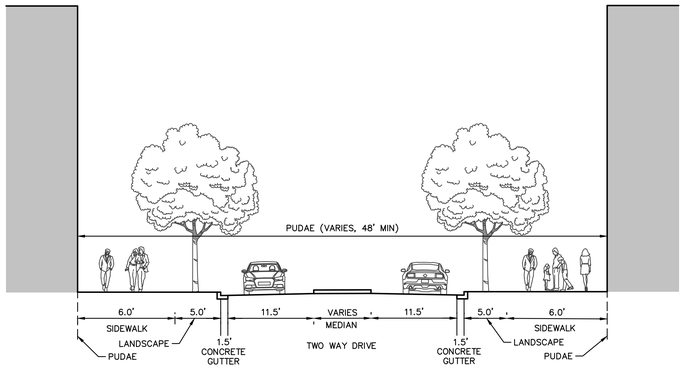
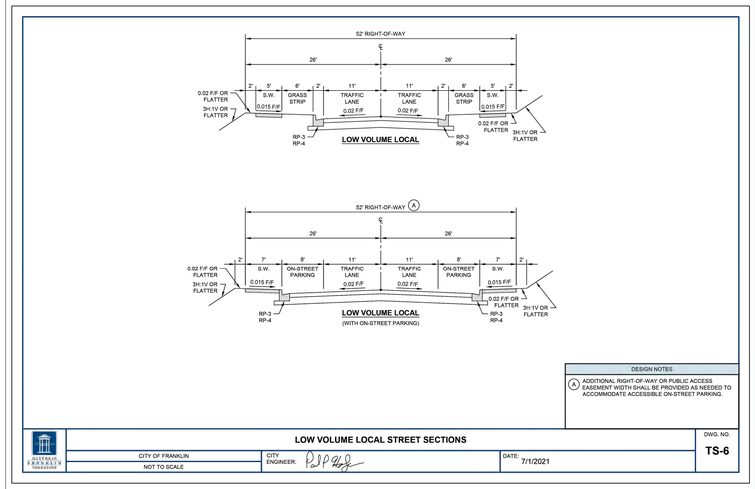
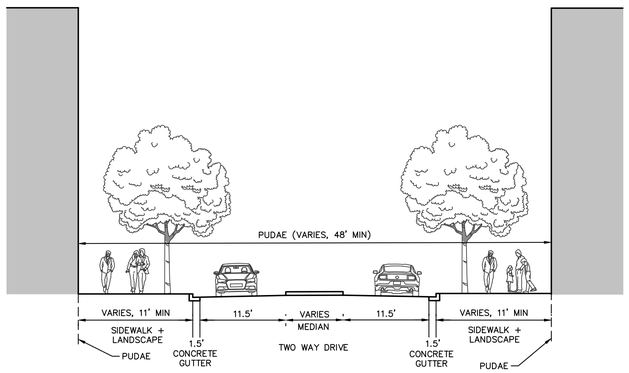
ENTRANCE BOULEVARD (PRIVATE)



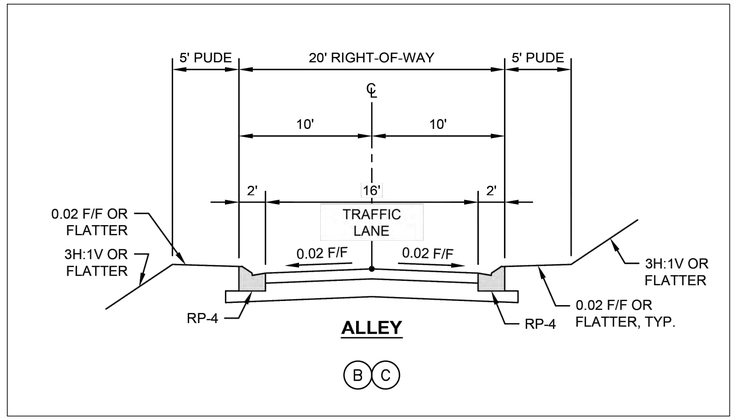
LOCAL ROAD (PUBLIC)



ENTRANCE BOULEVARD AT MCEWEN (PRIVATE)



ALLEY (PUBLIC)



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Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

OVATION

FRANKLIN, TN

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 121218 STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

Revision Date

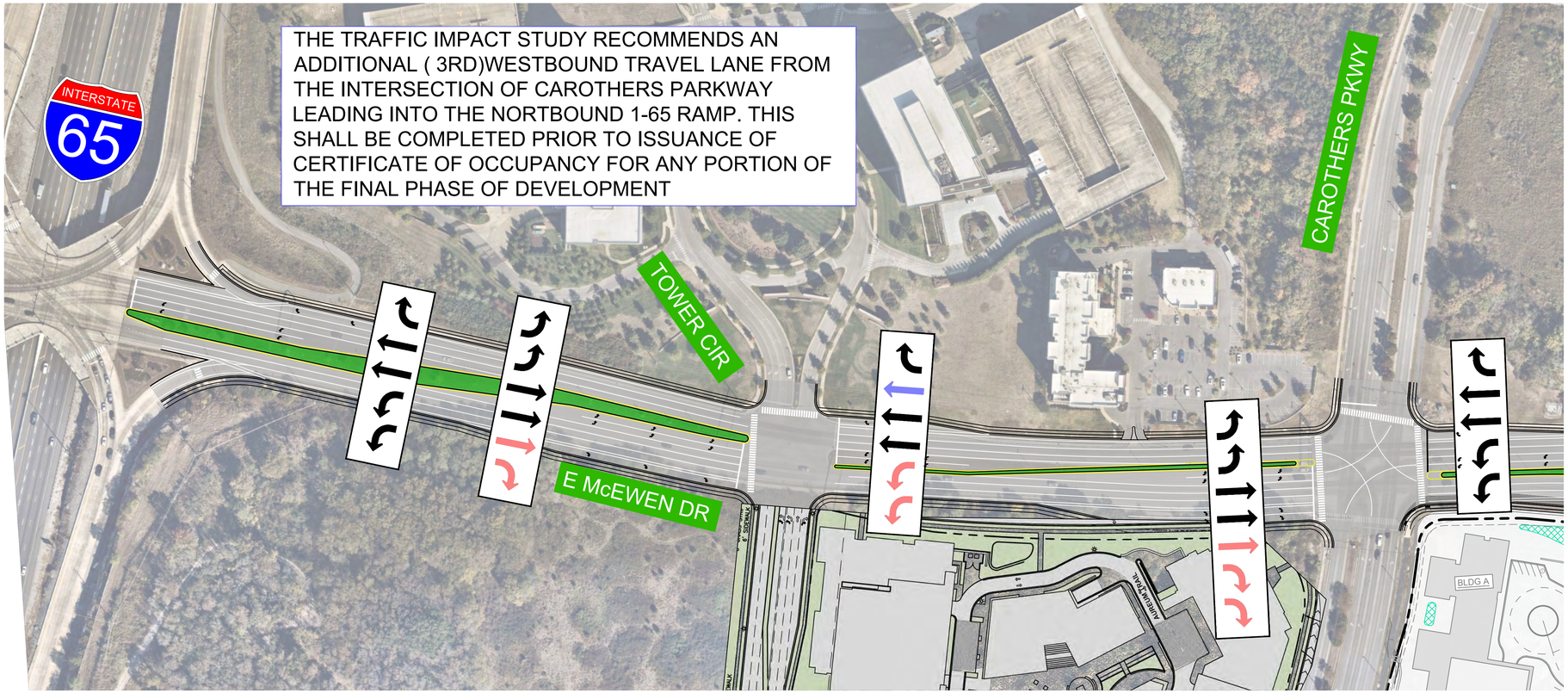
STREET NETWORK SECTIONS

SHEET

C4.7

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C4.6 OVERALL ROW & ACCESS PLAN.dwg C4.6-STREET NETWORK SECTIONS Apr 02, 2026 11:08am by: Mackie.Nicholas





LEGEND

- IMPROVEMENTS TO BE CONSTRUCTED BY AEURUM
- IMPROVEMENTS TO BE CONSTRUCTED BY OVATION
- IMPROVEMENTS REQUESTED BY CITY STAFF

STREETS IMPACT STATEMENT

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GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
1/9/26

INITIAL SUBMITTAL: 03/09/2026

Revision Date
1 _____
2 _____
3 _____
4 _____

OFFSITE IMPROVEMENTS - MCEWEN WESTBOUND

SHEET
C4.8

COF #9071

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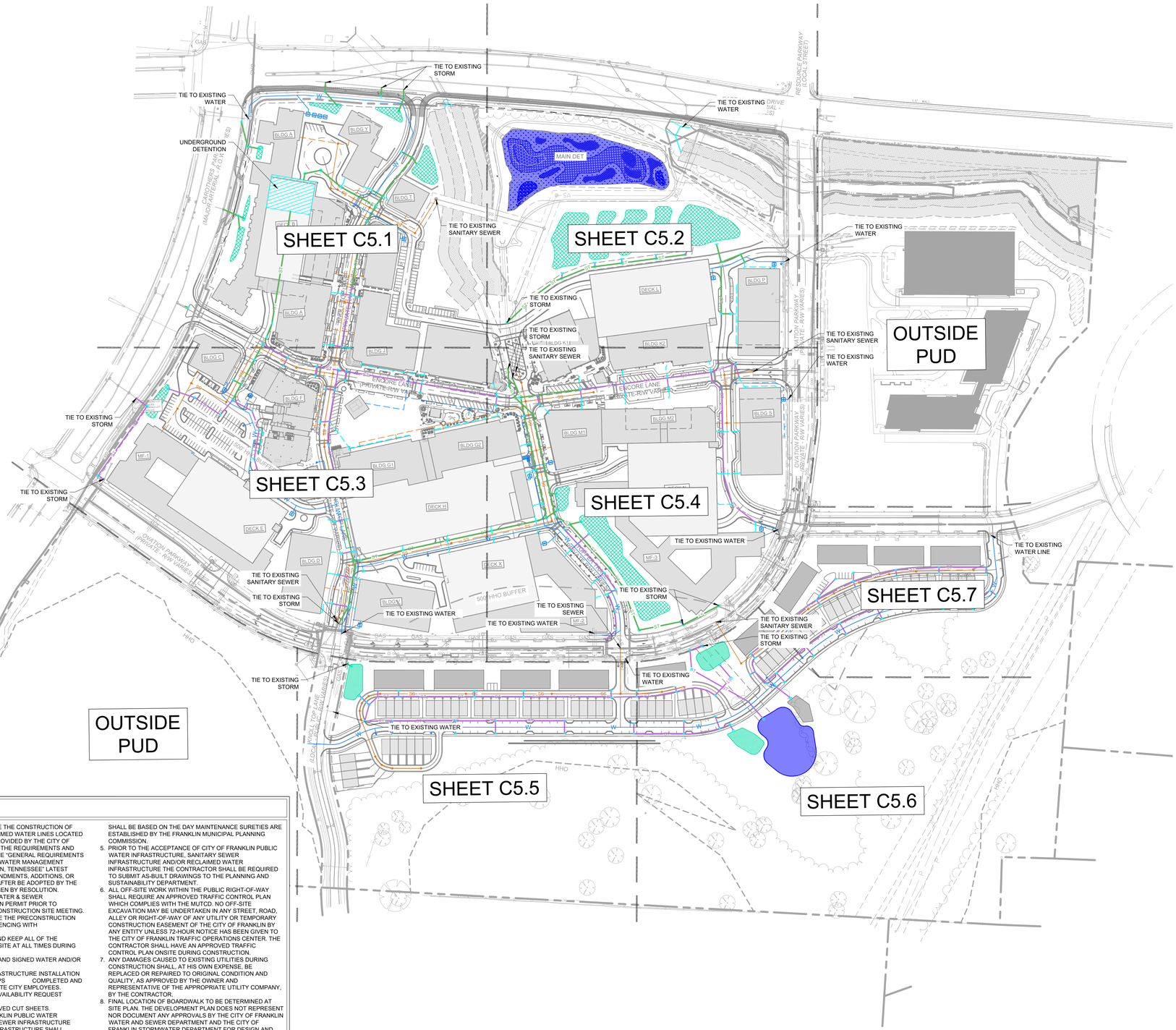

LEGEND

- 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

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.

EXISTING SEWER NOTE

VARIOUS EXISTING SEWER PIPES HAVE KNOWN MAINTENANCE ISSUES AND/OR ARE FULL WITH DEBRIS AND SEDIMENT. SEWER PIPES PER COF #4545 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.

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:
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GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127131
STATE OF TENNESSEE
03/09/26

INITIAL SUBMITTAL: 03/09/2026

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1 _____
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OVERALL UTILITY PLAN

SHEET
C5.0

COF #9071

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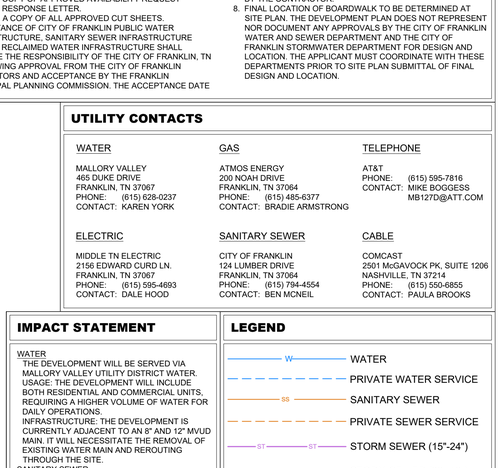

GRAPHIC SCALE IN FEET
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NORTH

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C5.1 ENLARGED UTILITY PLAN.dwg C5.1-ENLARGED UTILITY PLAN Apr 02, 2026 10:31am by: Mackie.Nicholas

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 127919 — STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

Revision Date
- △ _____
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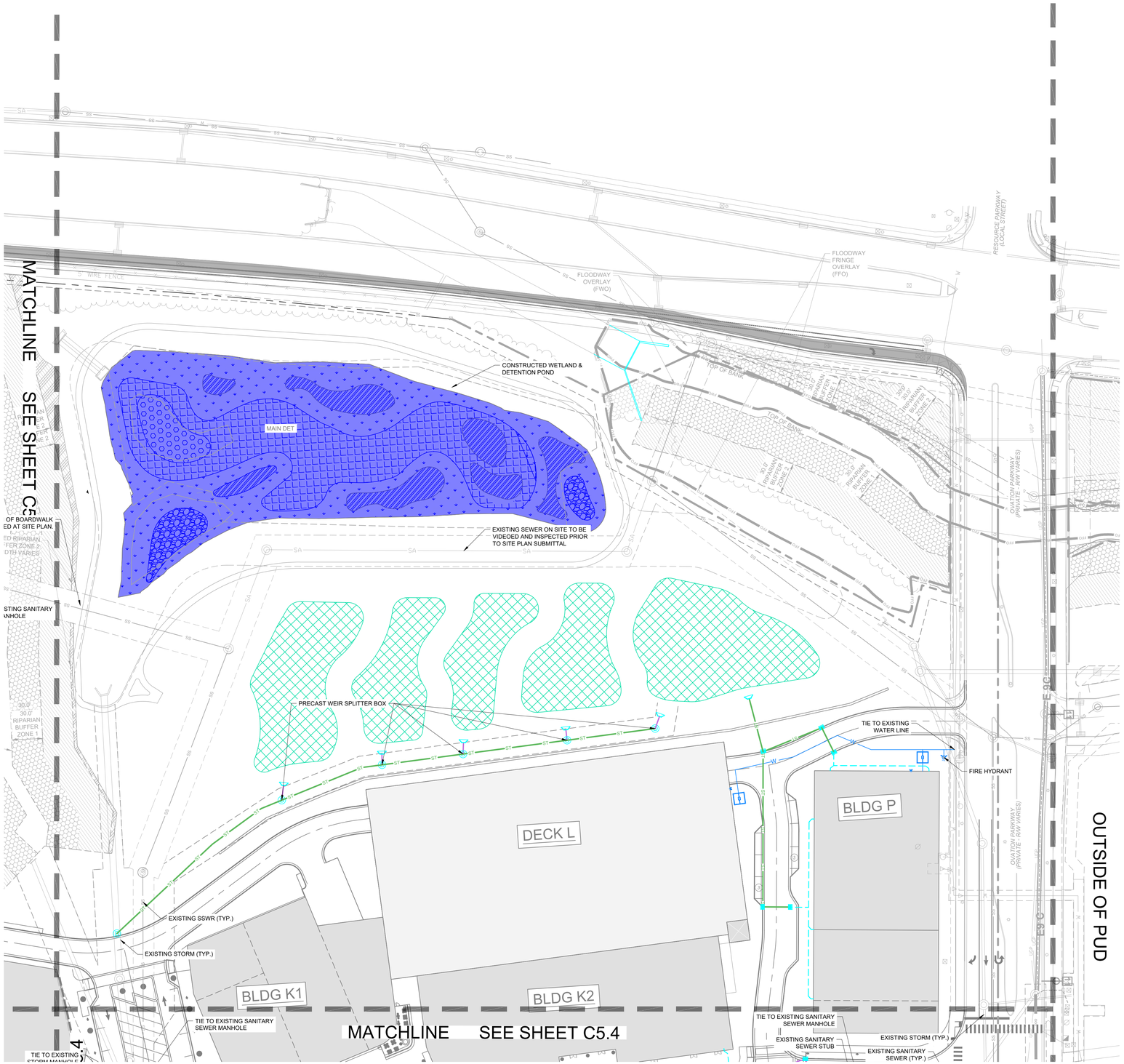
ENLARGED UTILITY PLAN

SHEET
C5.1

COF #9071



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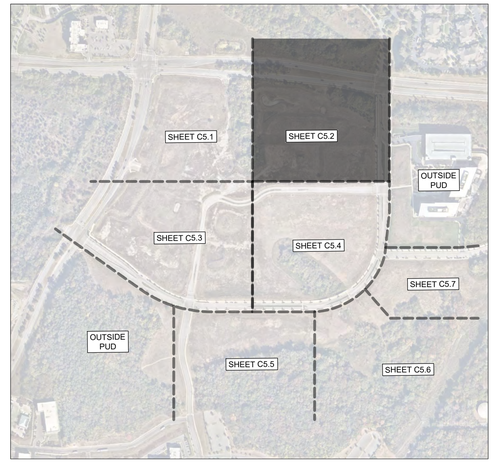

GRAPHIC SCALE IN FEET
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NORTH

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ENLARGED UTILITY PLAN

SHEET
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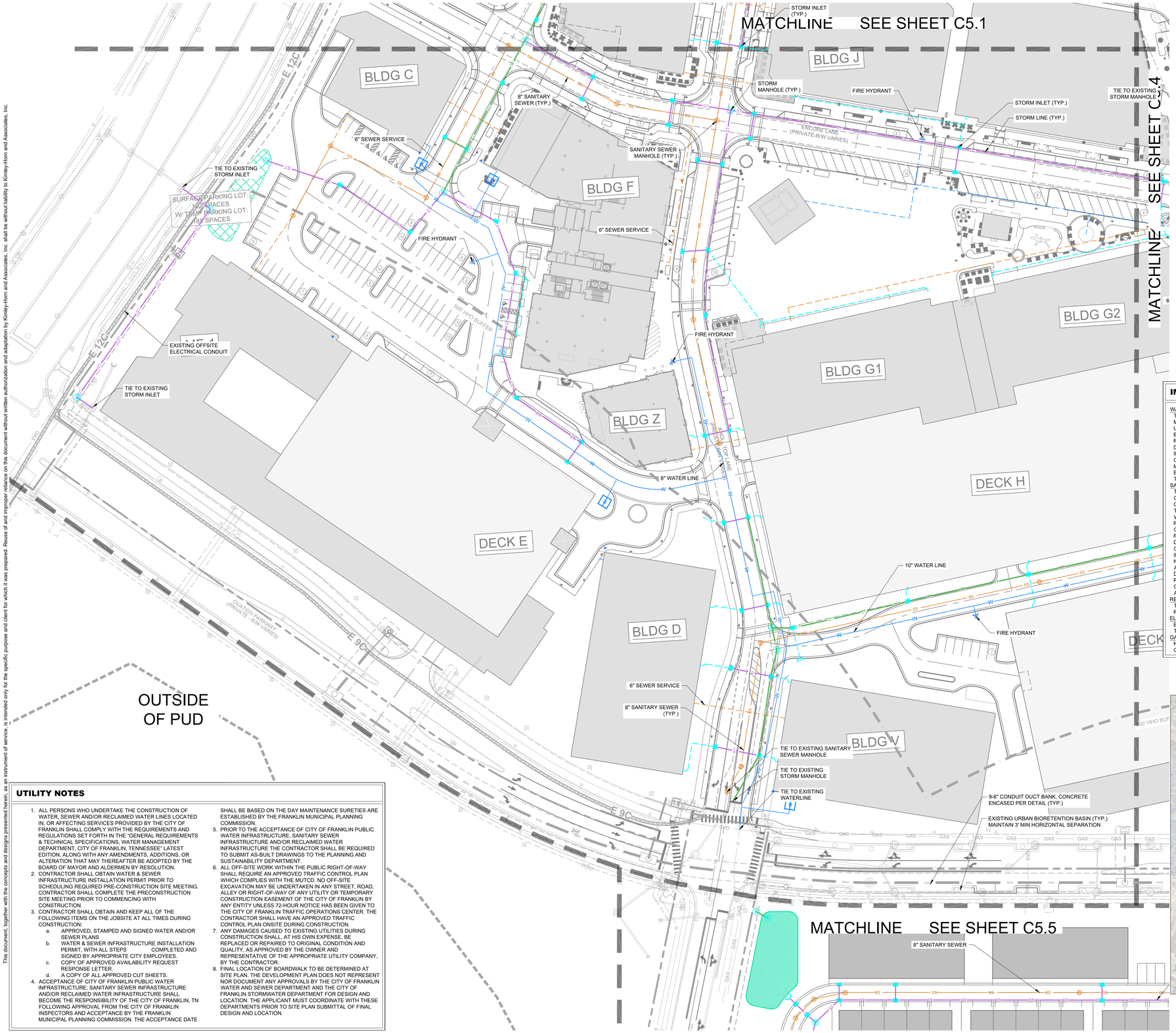

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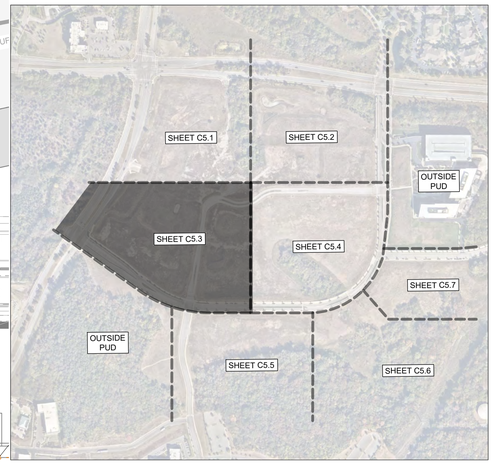

GRAPHIC SCALE IN FEET
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Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C5.1 ENLARGED UTILITY PLAN.dwg C5.3 ENLARGED UTILITY PLAN Apr 02, 2026 10:32am by: Mackie.Nicholas

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — No. 127175 — STATE OF TENNESSEE

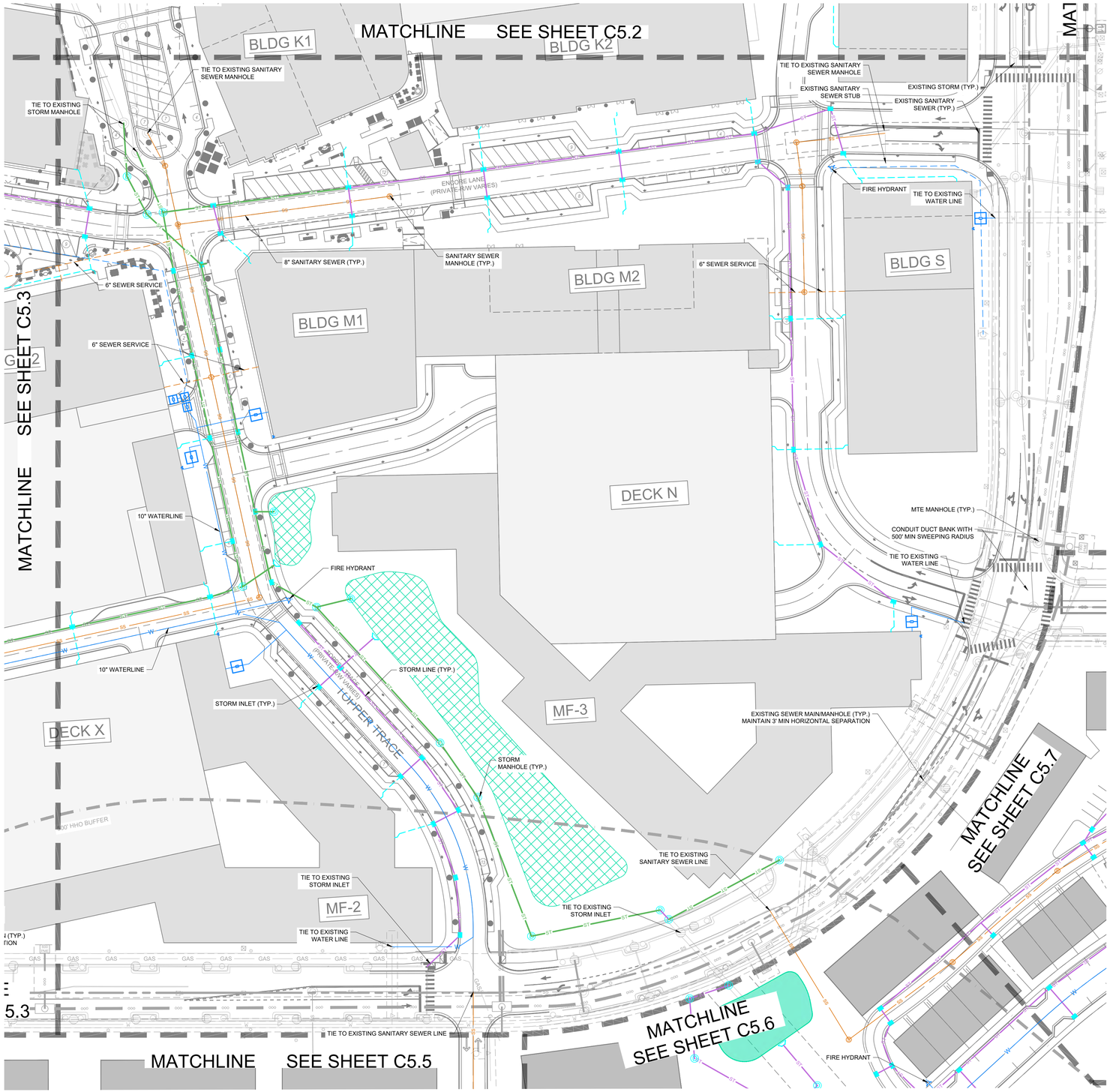
INITIAL SUBMITTAL: 03/09/2026

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.3

COF #9071



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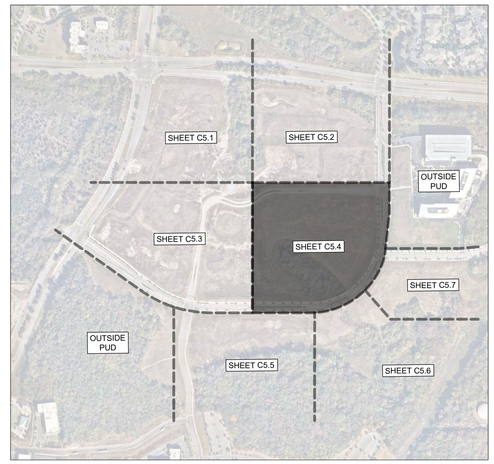

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WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

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ENLARGED UTILITY PLAN

SHEET
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COF #9071

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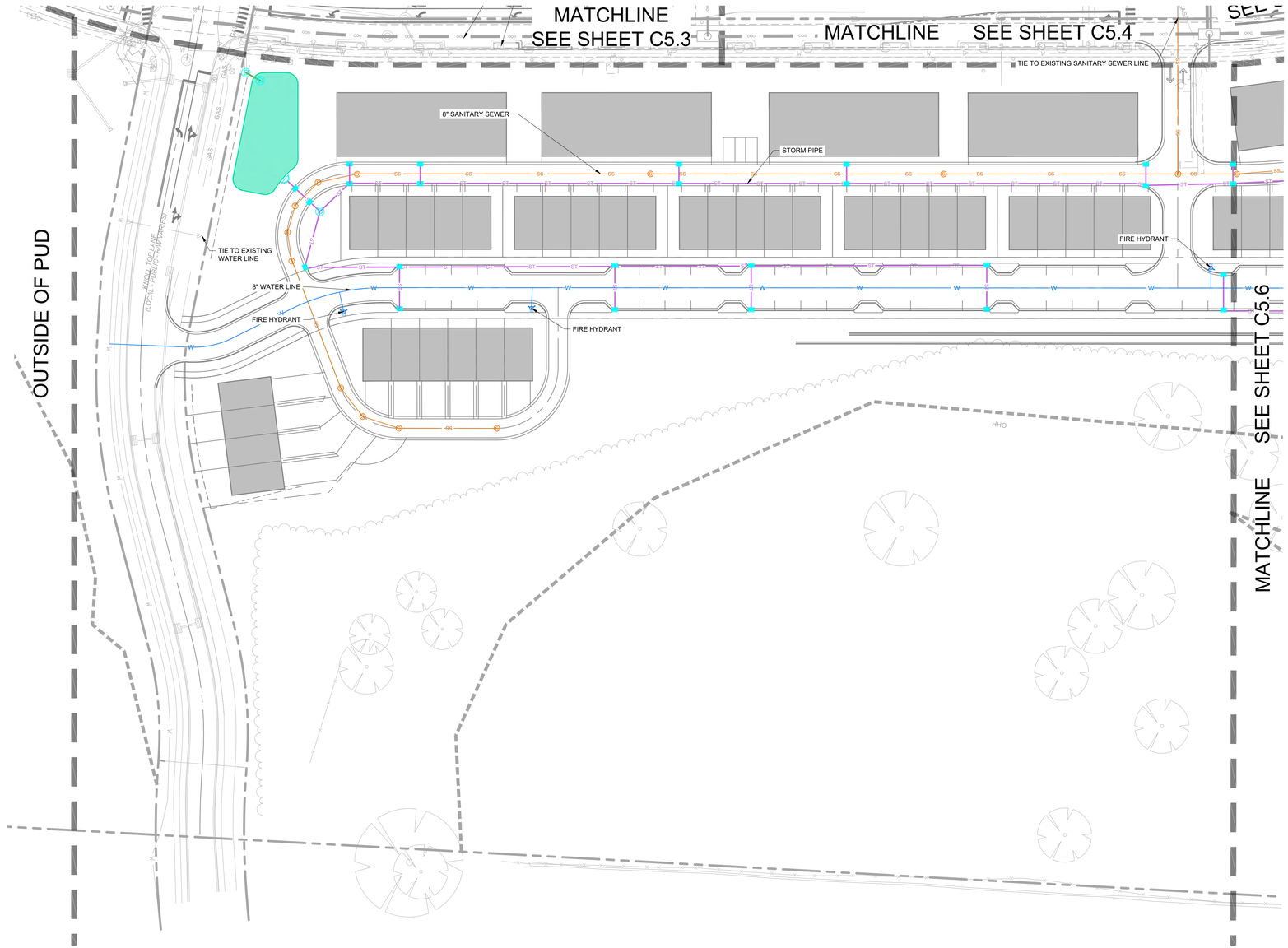

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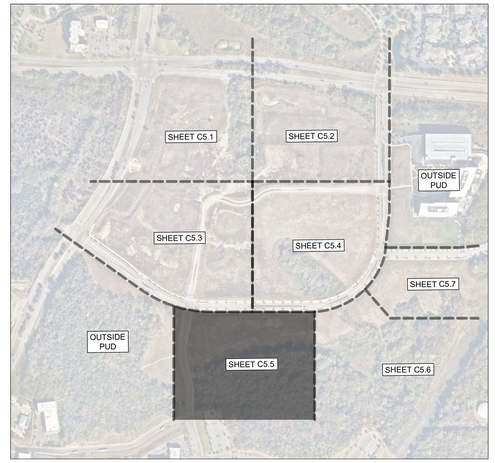

GRAPHIC SCALE IN FEET
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INITIAL SUBMITTAL: 03/09/2026

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ENLARGED UTILITY PLAN

SHEET
C5.5

COF #9071

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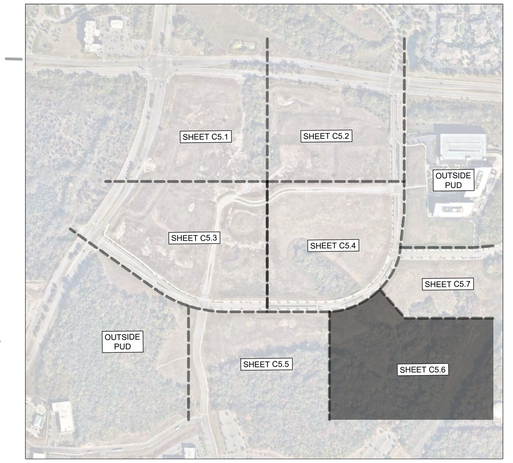

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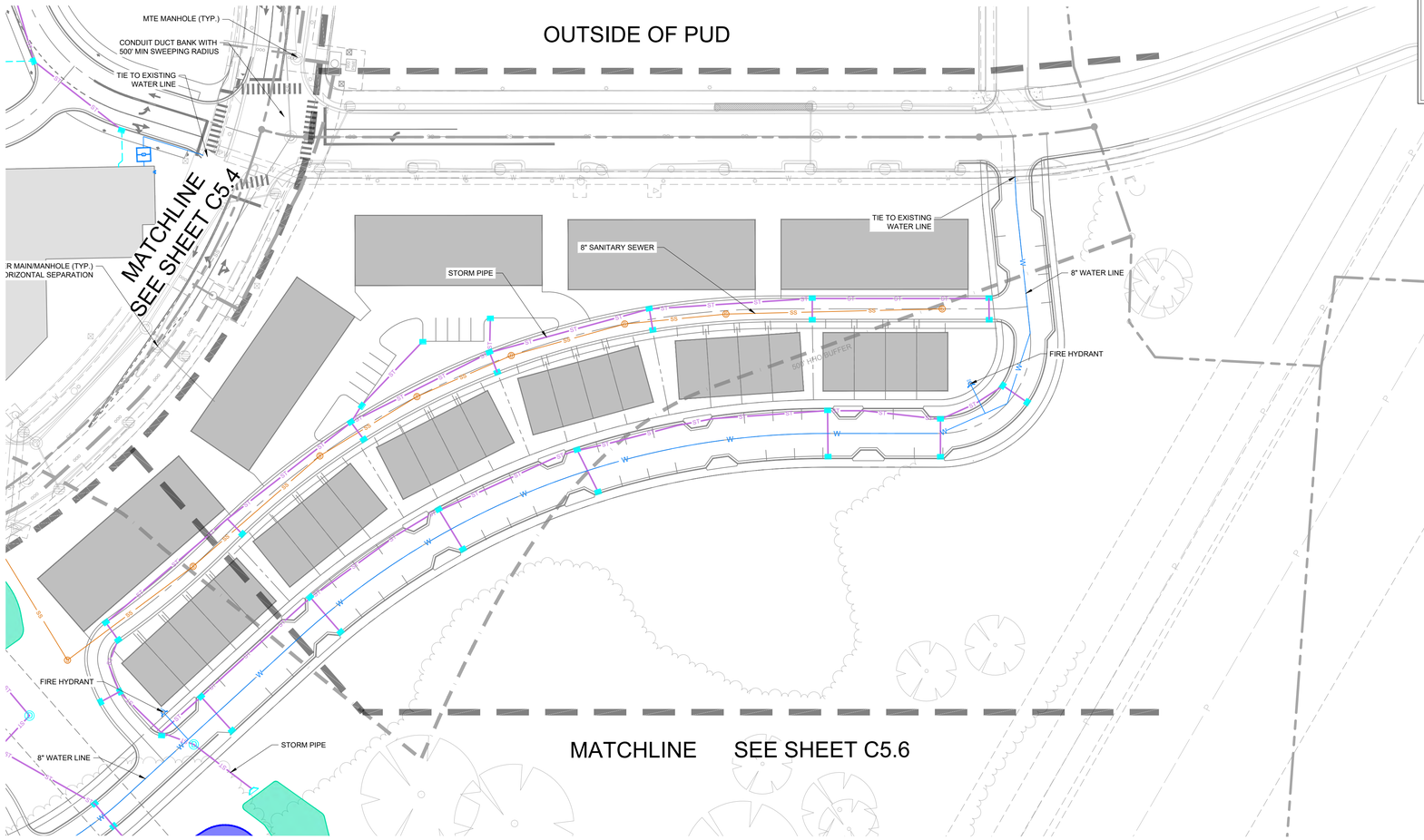


UTILITY NOTES

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.

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

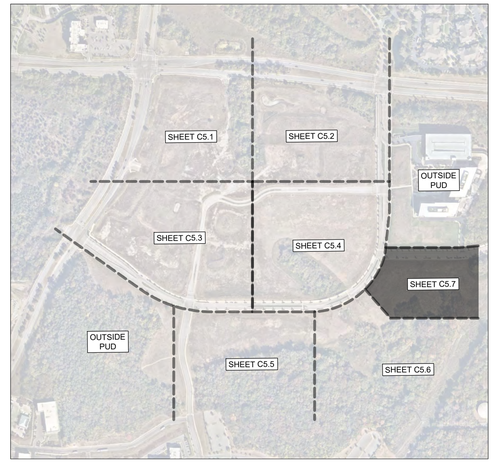
CABLE
COMCAST
2501 McGAVOCK PK, SUITE 1206
NASHVILLE, TN 37214
PHONE: (615) 550-6855
CONTACT: PAULA BROOKS

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 4
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

Revision Date
1 _____
2 _____
3 _____
4 _____

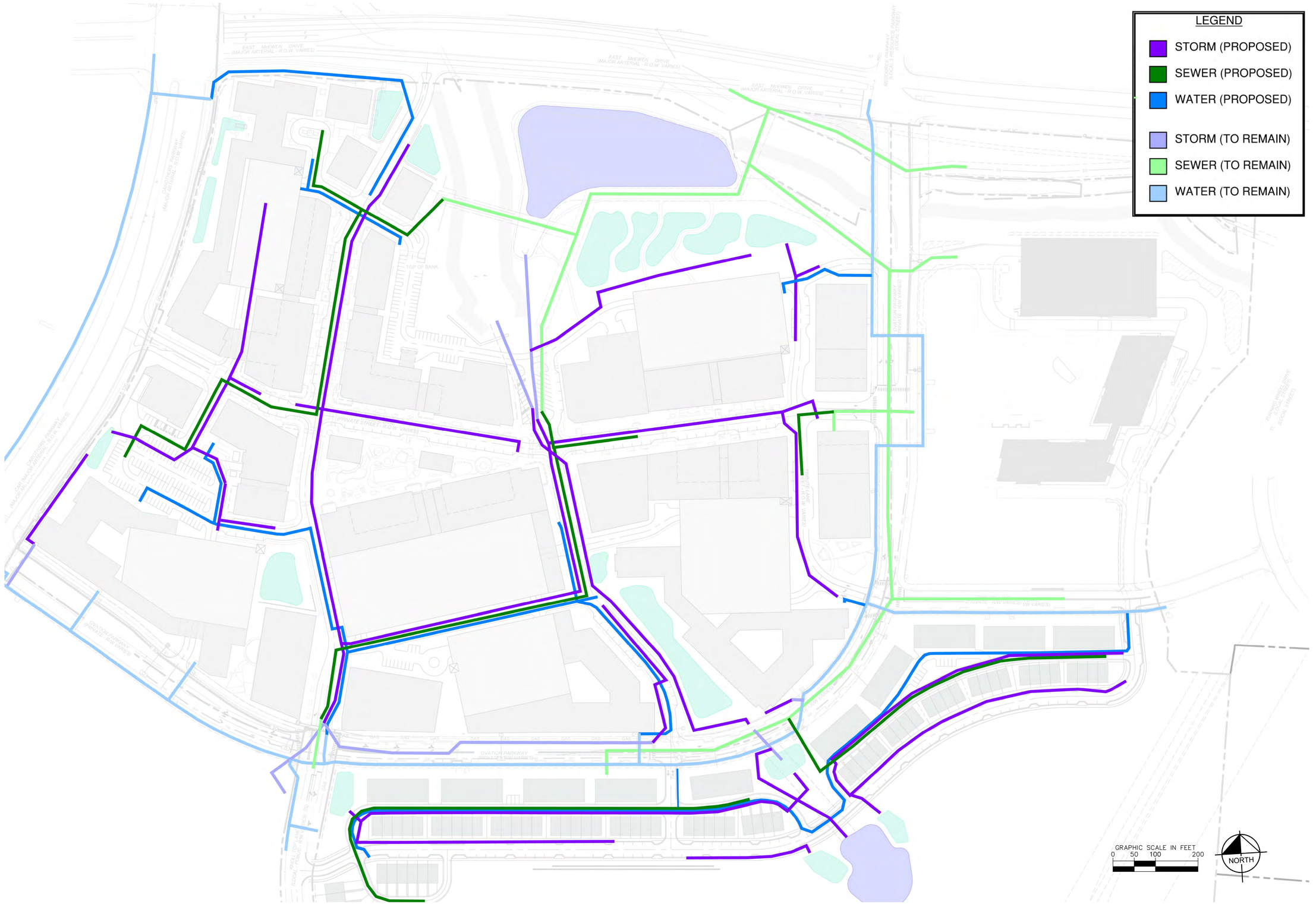
ENLARGED UTILITY PLAN

SHEET
C5.7

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C5.1 ENLARGED UTILITY PLAN.dwg C5.7 ENLARGED UTILITY PLAN Apr 02, 2026 10:32am by: Mackie.Nicholas

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.



CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127319
STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

Revision Date
1 _____
2 _____
3 _____
4 _____

UTILITY EXHIBIT

SHEET
C5.8

COF #9071

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C5.1 ENLARGED UTILITY PLAN.dwg C5.8 UTILITY EXHIBIT Apr 02, 2026 10:33am by: Mackie.Nicholas



GRAPHIC SCALE IN FEET
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NORTH

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 03/09/2026

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

OVERALL
PHASING PLAN

SHEET
C6.0

COF #9071

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Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\4 - Development Plan Rev 4\C6.0 OVERALL PHASING PLAN.dwg C6.0 OVERALL PHASING PLAN Apr 02, 2026 10:33am by: Mackie.Nicholas



LANDSCAPE DATA CHART

PROJECT: OVATION PUD SUBDIVISION, DEVELOPMENT PLAN REVISION 4
COF#: 9071
SITE ACREAGE: 103.93 ACRES
SITE ZONING & OVERLAYS: PD(15.34 DUA/1,655,000 SF/ 350 KEYS)
ZONING OVERLAYS: FWO, FFO, HHO, 500FT BUFFER
MINIMUM REQUIRED LSA: 0.20 ; 2.08AC
PROVIDED LSA: 7.31%; 7.60 AC
ORIGINAL CANOPY COVER: 24.62 AC
TREE CANOPY REQUIRED: 24%; 5.96 AC
PRESERVED CANOPY COVER PROVIDED: 23.89 AC; 98%
NUMBER AND DBH SPECIMEN TREES REMOVED: 5

TREE CANOPY CHART

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	

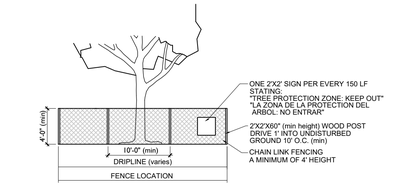
SPECIMEN TREES HIGHLIGHTED IN RED WERE IDENTIFIED FOR REMOVAL IN THE DEVELOPMENT PLAN. NO SPECIMEN TREES ARE DESIGNATED FOR REMOVAL WITH THIS SITE PLAN

TREE CANOPY AREA			
BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 24.62 ACRES WHICH IS 24% OF THE TOTAL SITE.			
TREE AREA	EXISTING	REMOVED	RETAINED
	1,072,573 SF	246,106 SF	989,365 SF
TREE CANOPY DATA			
EXISTING TREE CANOPY	24.62 AC		
	24% OF TOTAL SITE		
REQUIRED CANOPY PRESERVATION	5.96 AC		
	24% OF TOTAL CANOPY		
TREE CANOPY REMOVED SITE PLAN 1 (COF#9021)	0.73 AC		
	23.89 AC CANOPY REMAINING		
TREE CANOPY REMOVED DEVELOPMENT PLAN REV4 (COF#9071)	4.92 AC		
	18.97AC CANOPY REMAINING		

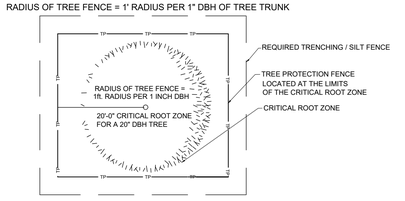
TREE REPLACEMENT CALCULATIONS	
CALIPER REMOVED	138 INCHES
CALIPER REPLACEMENT	(138 X 2) = 276 INCHES

KEY

- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO REMOVE
- TREE SAVE AREA
- CANOPY REMOVED (SP1)
- CANOPY REMOVED (DP REV4)



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 4
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLIN
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT

RESUBMITTAL: APRIL 02, 2026

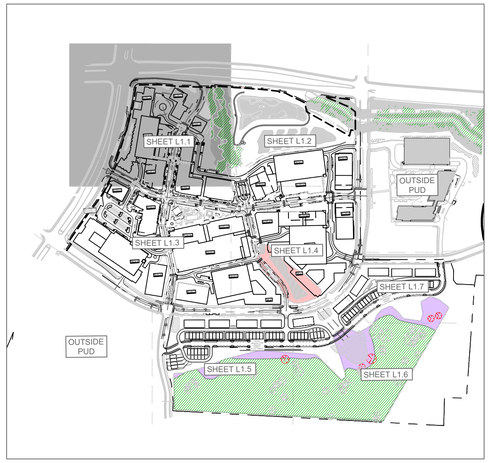
Revision Date

TREE PRESERVATION PLAN

SHEET
L1.0

COF # 9071





OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

RESUBMITTAL: APRIL 02, 2026

Revision Date

TREE PRESERVATION PLAN

SHEET
L1.1

COF # 9071





OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

RESUBMITTAL: APRIL 02, 2026

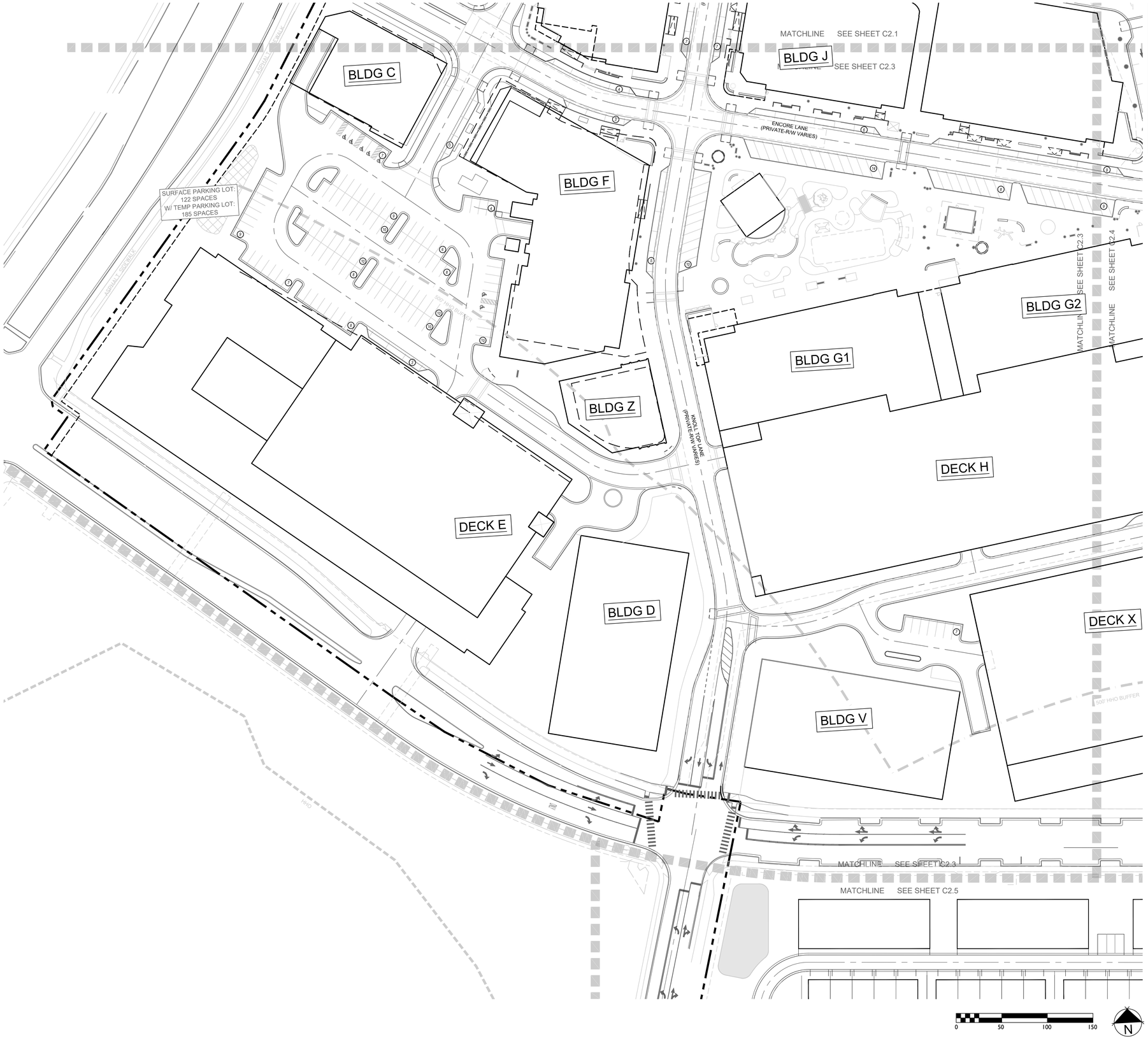
Revision Date

TREE PRESERVATION PLAN

SHEET

L1.2

COF # 9071



KEY

- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO REMOVE
- TREE SAVE AREA
- CANOPY REMOVED (SP1)
- CANOPY REMOVED (DP REV4)



OVATION
FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

RESUBMITTAL: APRIL 02, 2026

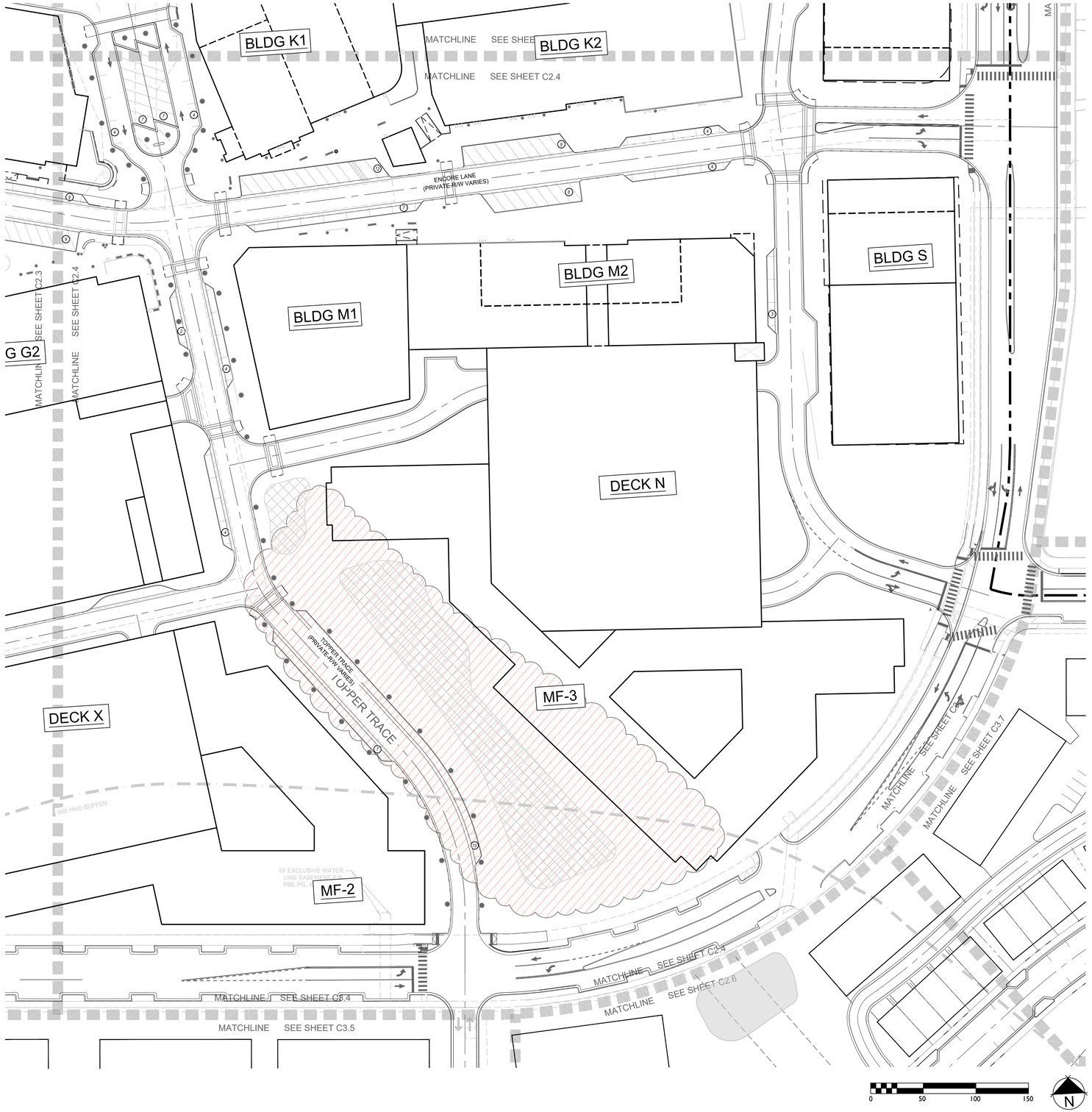
Revision Date

TREE PRESERVATION PLAN

SHEET

L1.3

COF # 9071



KEY

- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO REMOVE
- TREE SAVE AREA
- CANOPY REMOVED (SP1)
- CANOPY REMOVED (DP REV4)



OVATION
FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

RESUBMITTAL: APRIL 02, 2026

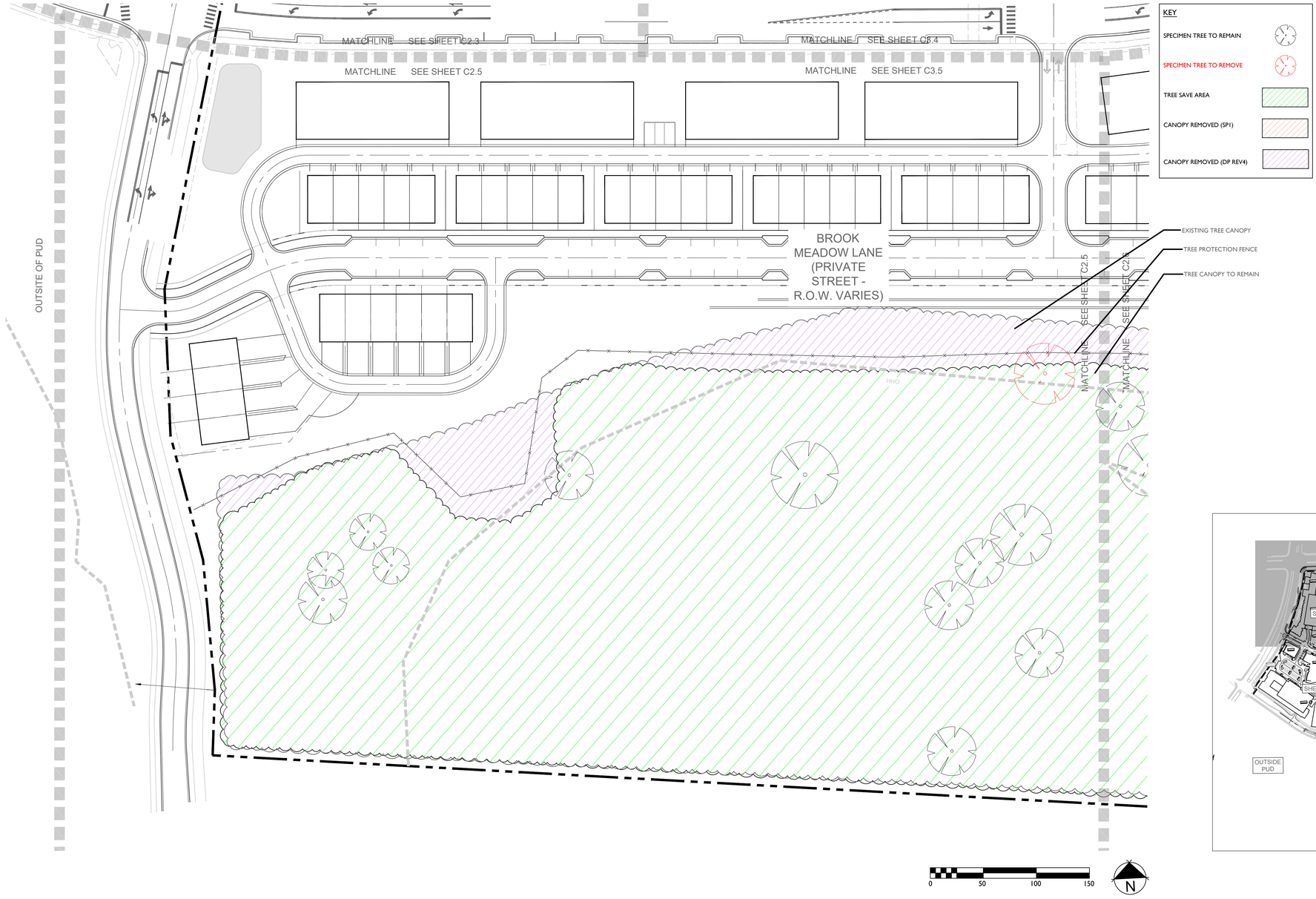
Revision Date

TREE PRESERVATION PLAN

SHEET

L1.4

COF # 9071





OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

ANDREW C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

RESUBMITTAL: APRIL 02, 2026

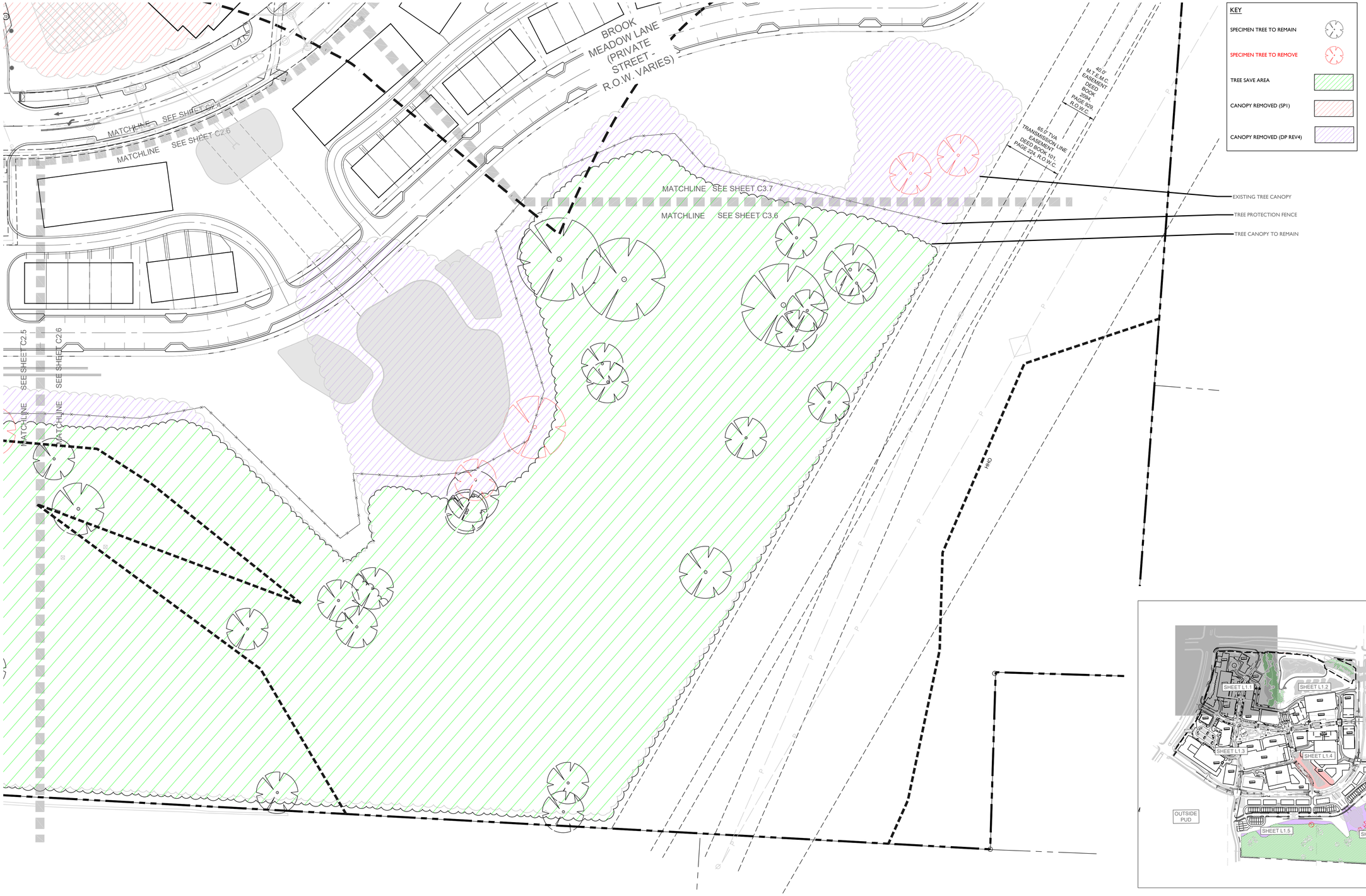
Revision Date

TREE PRESERVATION PLAN

SHEET

L1.5

COF # 9071



OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee

RESUBMITTAL: APRIL 02, 2026

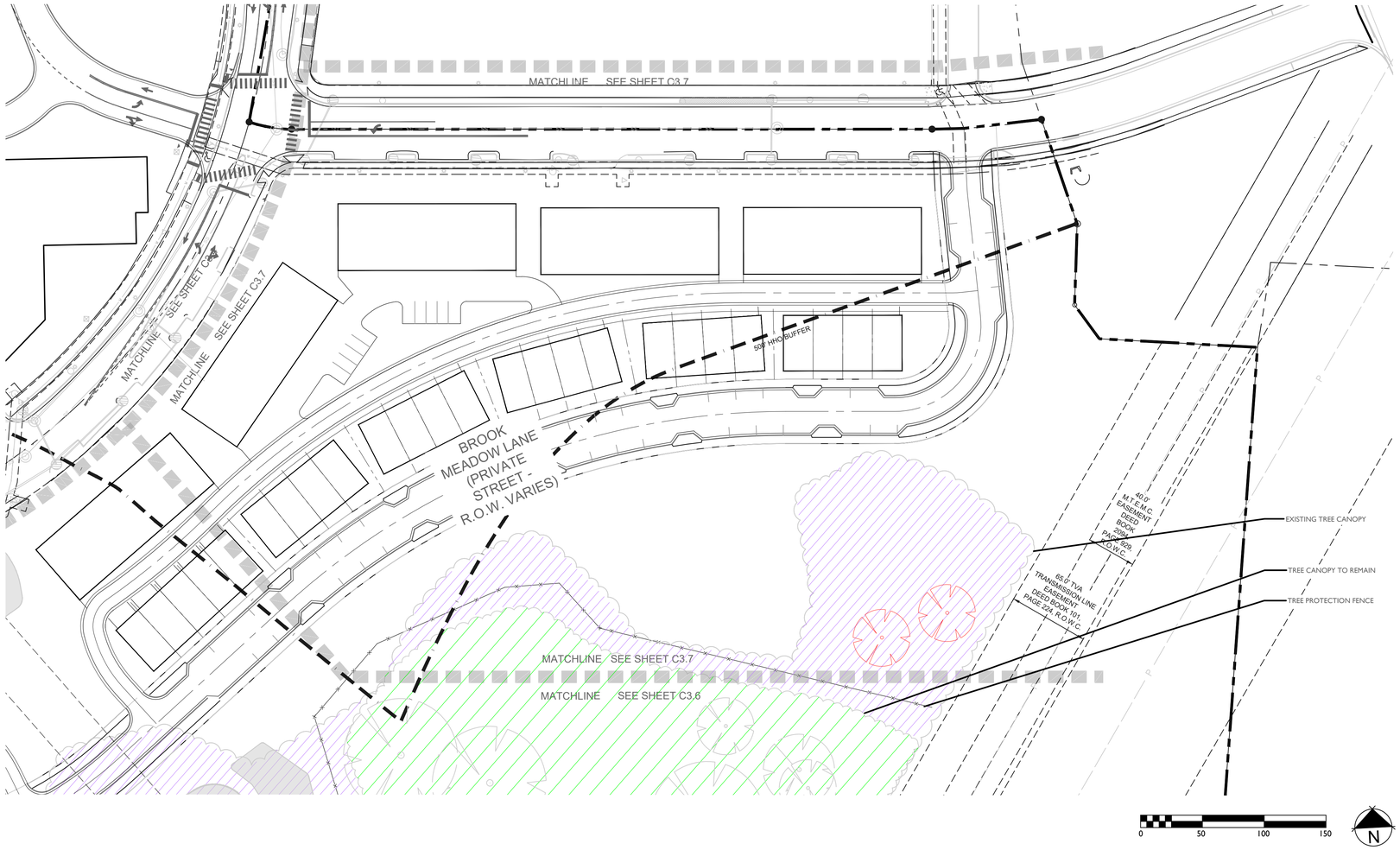
Revision Date

TREE PRESERVATION PLAN

SHEET

L1.6

COF # 9071



KEY

- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO REMOVE
- TREE SAVE AREA
- CANOPY REMOVED (SP1)
- CANOPY REMOVED (DP REV4)



OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

RESUBMITTAL: APRIL 02, 2026

Revision Date

TREE PRESERVATION PLAN

SHEET

L1.7

COF # 9071

OVATION PUD SUBDIVISION

DEVELOPMENT PLAN, REVISION 4

Franklin, Williamson County, Tennessee



NOT TO SCALE

INDEX

EX 1.0	COVER AND MAP CONTEXT
EX 2.0	STORMWATER NARRATIVE
EX 3.0	VARIANCE CONDITIONS #1, #3, #5 - RIPARIAN BUFFER MANAGEMENT
EX 3.1	VARIANCE CONDITION #3 - BANK STABILIZATION
EX 3.2	VARIANCE CONDITIONS #2, #4 - GI AND FLOODPLAIN
EX 3.3	VARIANCE CONDITION #6 - WETLAND LANDSCAPE
EX 4.0	RIPARIAN BUFFER PLANTING PLAN
EX 4.1	RIPARIAN BUFFER PLANTING PLAN
EX 4.2	RIPARIAN BUFFER PLANTING NOTES & DETAILS

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

OVATION
STORMWATER MANAGEMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT

RESUBMITTAL: APRIL 02, 2026

Revision Date

COVER AND MAP CONTEXT

SHEET
EX1.0

This stormwater package has been submitted for your review and confirmation of design intent associated with the previous approvals of the Ovation PUD subdivision.

Ovation is a proposed 104.53 acre mixed-use development on the corner of East McEwen Drive and Carothers Parkway. Highwoods Realty Limited Partnership, the current owner and lead developer, plans to create a mixed-use destination. **This compliance letter provides a history and narrative of previous agreements, decisions, design implications and progress related to stormwater and water quality, and it outlines conditions to meet the intent of the decisions made by the City of Franklin Stormwater Appeals Board and Board of Mayor and Aldermen**.

Current Vesting

The Board of Mayor and Alderman approved the Development Plan for Ovation on September 9, 2025.

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

Several regulations of Municipal Code, Title 23 Stormwater Management have been changed since the original approval of the Ovation PUD and Stormwater Variance in 2013. **Section 23-107 Riparian resources buffer requirements** no longer require the application of buffers to wet weather conveyances.

Water Resource Context

South Prong of Spencer Creek runs along the northern portion of this site and is Waters of the State. It has a 30' zone 1 riparian buffer and a 30' zone 2 riparian buffer. An unnamed tributary of South Prong flows south to north at the northern portion of this site from the existing pump house to McEwen Drive and is Waters of the State. This tributary has a 30' zone 1 riparian buffer and a 30' zone 2 riparian buffer.

Prior to the 2014 PUD approval, a 1.66 acre farm pond and 1.54 acres of wetland were determined to be Waters of the State and deemed jurisdictional. On June 20, 2014, TDEC issued approval of the application for the permanent fill of the wetland, pond, a 125-foot crossing over the South Prong of Spencer Creek, and 40 feet of temporary utility line crossing. Per this approval, these impacts are mitigated through the requirements of Part II, Mitigation Requirements and Monitoring Procedures (see DWR Water Quality Certification). These include the purchase of 1.59 credits from the Swamp Road Wetland Mitigation Bank, the purchase of 2.0 credits from the Tennessee Wildlife Federation, the on-site creation of 1.4 acre pond/wetland system to be placed under the division's "Notice of Land Use Restrictions" (see Land Use Restriction Deed receipt).

Approved Variance

On December 17, 2013, the Ovation design team submitted a formal Variance Request to the City of Franklin Stormwater Appeals Board.

In the fall of 2014, the City of Franklin approved a Development Plan for Ovation. The approval of the Development Plan was contingent upon the adherence to a Stormwater Appeals Board variance as described below. The condition of approval has carried over to the new Development Plan approved by the Board of Mayor and Aldermen on September 9, 2025.

The Variance requested the elimination of approximately 600 linear feet of Streamside Buffer applied on Water Bodies that serves twenty-five (25) acres or more of tributary area. The regulation that required the application of Streamside Buffers is from the FMC Title 23, in 2013. This regulation and requirement were removed in the adopted FMC Title 23, in 2021. An updated Jurisdictional determination deemed all portions of the unnamed tributary south of the pump house as a non-jurisdictional wet weather conveyance. Wet Weather Conveyances serving twenty-five (25) acres or more of tributary area no longer require stream side buffers.

The Ovation Master Plan maintains compliance with the following conditions of approval from the approved variance request.

Variance Conditions of Approval:

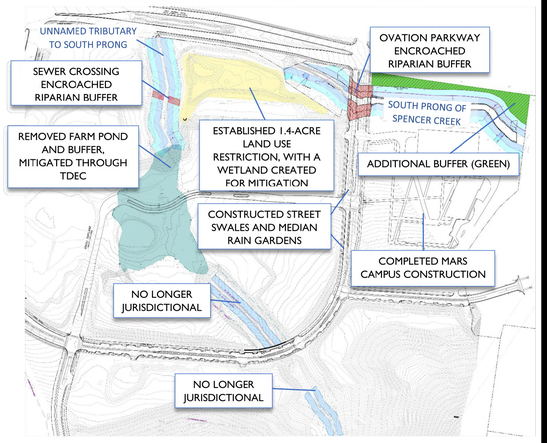
1. Mitigate the loss of riparian zone onsite at a rate of 1:1.5 times. All Buffers shall be located in an Open Space Lot and placed in a "No Disturbed Conservation Easement"
2. At a minimum, construct all Green Infrastructure as generally shown on the Green Infrastructure Practices Plan with emphasis on "Green" practices from Exhibit 7 from the approved SAB Variance Request (see Appendix B)
3. Obtain staff approval on the Buffer Management Plan as part of their site plan approval and should generally comply with Exhibit 10 from the approved SAB Variance Request (see Appendix C)
4. Variance does not grant approval to make any floodplain alterations that do not comply with the City of Franklin Municipal Code
5. Variance does not grant approval to reduce the buffer along any Jurisdictional Stream
6. Provide wetland mitigation on site to the maximum practical extent. Submit to staff a wetland mitigation plan showing areas of wetland implementation and that these are not part of a treatment train process

Work Completed as of September 2025

- Ovation Parkway has been constructed. (See Infrastructure Site Plan, COF #4545). Ovation Parkway crossed a portion of South Prong, resulting in approximately 16,435 square feet of encroached riparian buffers
- The area including the 1.66 acre farm pond and 1.54 acre wetland area have been removed.
- Owner paid $26,640 for 111 credits in the West Lower Cumberland Service Area to offset the USACE stream impacts (see Stream and Wetland Credit receipt)
- Prior to start of grading, Owner paid $107,800 on August 25, 2014 to Wetlands Reserve, LLC for 3.08 credits from the Swamp Road Wetland Mitigation Bank to mitigate 1.54 AC of jurisdictional wetlands (see Stream and Wetland Credit receipt)

  - Specifically, the 0.26-acre seep wetland and 1.28-ac pond fringe wetland were impacted, and USACE and TDEC approved the ARAP permit

  - It is our understanding that the TDEC required the mitigation credits to satisfy their permit requirements.
- Proposed 1.4-acre pond/wetland system has been submitted to TDEC and has been subsequently platted under a Notice of Land Use Restriction deed (see Land Use Restriction Deed receipt)
- The Lot 3 East End (Mars campus) portion has been constructed. Various stormwater items have been completed with this part of the development including: the removal of exotic invasive plant material in approximately 101,121 square feet of riparian buffer and created bio-retention ponds. (see Lot 3 East End Site Plan, COF #6420)
- Installed street sedge swales, median rain garden, and bioretention ponds. (see Infrastructure Site Plan, COF #4545)



Map – Original Conditions and Completed SAB Variance Conditions, as of August 2025

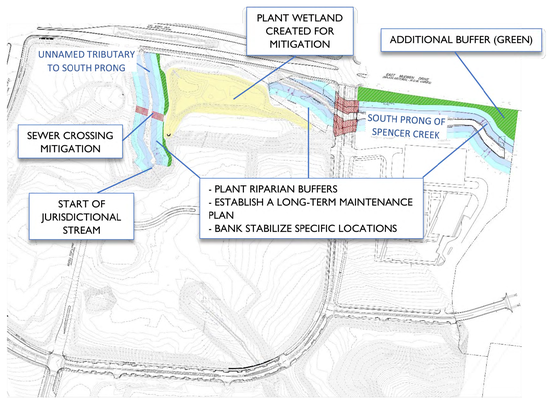
Two Site Plan Applications have been approved since the 2014 Development Plan:

1. Ovation Site Plan (Infrastructure), COF #4545, 6/26/17 Approval Date
2. Ovation Site Plan, Lot 3 (East End), COF #6420, 11/8/17 Approval Date

Overview

In the 10 years that have passed since the Stormwater Appeals Board approved the Variance Request in December 2013, there have been various changes to City of Franklin ordinances, design guidelines, and definitions which are applicable to the Ovation Development. First, the City of Franklin has adopted a new Zoning Ordinance (2025) and Stormwater Regulations (2021) which require a different set of standards than the ordinance under which the old plan was designed and approved. Second, the wet weather conveyance is no longer a protected resource under the new stormwater ordinance. Additionally, the City of Franklin design guidelines, manuals, and calculation tools for Water Quality have been revised and/or updated multiple times resulting in different standards.

- South Prong of Spencer Creek is Waters of the State and is jurisdictional. 60-foot streamside buffers are applied.
- The Unnamed Tributary to South Prong is Waters of the State and is jurisdictionally. 60-foot streamside buffers are applied.



Map – SAB Variance Conditions to be Completed

2013 Variance Conditions of Approval - Items to be completed

1. **The applicant shall mitigate the loss of riparian zone onsite at a rate of 1:1.5 times. All buffers shall be located in Open Space Lot and placed in a "No Disturbed Conservation Easement."**

   Riparian buffer impacts include:
   A. 16,435 square feet Ovation Parkway Encroachment
   B. 3,664 square feet Sewer Crossing Encroachment
   C. 3,158 square feet Culvert Extension and Sidewalk Encroachment
   D. 3,146 square feet ROW Dedication Encroachment

   Total Riparian Zone Impacts: 26,403 square feet
   26,403 sf x 1.5 = 39,605 sf of buffer mitigation required

   Additional Riparian Buffer Provided:
   A. 39,115 square feet of Additional Riparian Buffer is provided north of South Prong of Spencer Creek
   B. 3,598 square feet of Additional Riparian Buffer is provided along the eastern side of the unnamed tributary.
   Total Additional Riparian Buffer Provided: 42,713 square feet

2. **At a minimum the applicant shall be required to construct all Green Infrastructure as generally shown on the Green Infrastructure Practices Plan with emphasis on "Green" practices (Exhibit 7)**
   The 2021 BMP Manual will be implemented for the entire PUD (Ovation Development Plan), and the original drainage basins will be preserved to the maximum extent practical.

   Standards for water quality have changed over the past 10 years, and current design standards require developments to meet updated runoff reduction that provide treatment value to a different extent than what was acceptable at the time of the previous SAB decision. The water quality proposed in this update are based on the July 1, 2021 BMP Manual for runoff reduction and green infrastructure design, such as updated pretreatment measures, limits to imposing infrastructure, and meeting an updated runoff reduction calculation method.

3. **The applicant shall be required to obtain staff approval on the Buffer Management Plan as part of their site plan approval and should generally comply with Exhibit 10.**

   Riparian buffers of South Prong of Spencer Creek and Unnamed Tributary of South Prong:
   - A planting plan for the riparian buffers was established with the original SAB approval. See sheets L-1.1, L-1.2, and L-1.3 (Exhibit 10 from Original Variance) for more details
   - The best mitigation benefits for this riparian buffer is to effectively remove the exotic plant material so that the existing native material can be released to establish and thrive. A long-term invasive management plan is prescribed to effectively remove the invasive plant material. See sheet EX3.0 for more details

   Summary of Previous Work:
   Mars Campus East End Site Plan references the infrastructure Site Plan (COF #4545) approved on 12/03/2013 and calls out a management plan for the riparian buffer located on the east side of Ovation Parkway.
   Work to be completed:
   A Buffer Management Plan will be submitted with each applicable and corresponding Site Plan. They will follow, to the best extent possible, the planting guide established in Exhibit 10 of the SAB original variance document set. A copy is included in the supplemental documents here in.
   A general and long-term buffer management plan is provided on EX3.0

4. **This variance approval does not grant approval to make any floodplain alterations that do not comply with the City of Franklin Municipal Code.**
   Alterations were made to the floodplain and were approved with the infrastructure Site Plan (COF 4545). The LOMR has been approved by FEMA.
   No additional alterations to the floodplain are proposed with the new development plan.

5. **This variance does not grant approval to reduce the buffer along any Jurisdictional Stream.**
   No jurisdictional stream buffers have been reduced outside of the approved buffer encroachment which has been or is being mitigated. No additional buffer reductions are proposed.

6. **The applicant shall provide wetland mitigation on site to the maximum practical extent. The applicant shall submit to staff a wetland mitigation plan showing areas of wetland implementation and that these are not part of a treatment train process.**
   A wetland mitigation area has been created on site and is not a part of the stormwater treatment. As of 2023, the wetland pond has been constructed and placed in a land easement. The applicant proposes to plant it as was agreed with the original 2013 Development Plan. This includes removing the turf grass and planting native material suitable for wetland conditions. Planting details are provided on sheet EX3.3

In addition to the applicable conditions, <u>new</u> mitigation items include:

1. Construct engineered bank stabilizations in (3) areas
   - The applicant proposes to repair the bank where there is more severe damage.
   - See sheet EX3.1 for more details.
2. Propose a long-term invasive maintenance plan to control the re-emergence of exotic invasive plants. This maintenance plan will be part of the Buffer Management Plan submitted with each Site Plan to be approved by the City of Franklin Stormwater Management Coordinator (see sheet EX3.0)
3. Provide landscape plans for the wetland mitigation area (see sheet EX3.3)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

OVATION
STORMWATER MANAGEMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT

RESUBMITTAL: APRIL 02, 2026

Revision Date
1 _____
2 _____
3 _____
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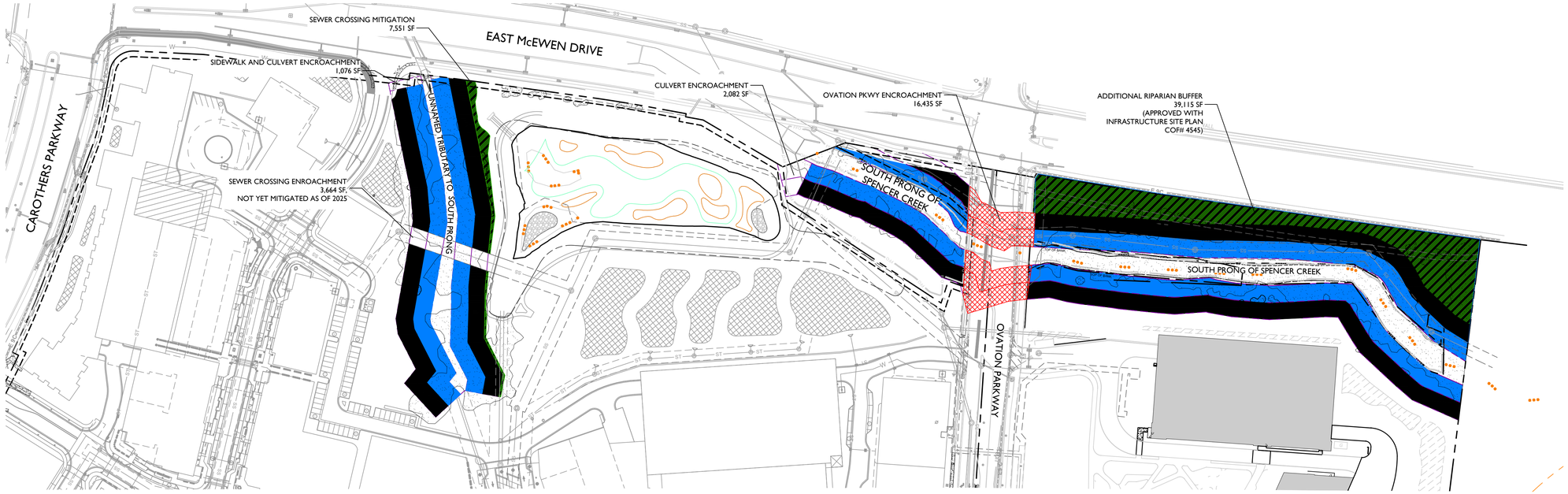
STORMWATER VARIANCE NARRATIVE

SHEET
EX2.0



STORMWATER VARIANCE MITIGATION CONDITIONS

VARIANCE #1

"Mitigate the loss of riparian zone onsite at a rate of 1:1.5 times. All Buffers shall be located in an Open Space Lot and placed in a 'No Disturbed Conservation Easement'"

Riparian buffer impacts include:

A. 16,435 square feet Ovation Parkway Encroachment
B. 3,664 square feet Sewer Crossing Encroachment
C. 3,158 square feet Culvert Extension and Sidewalk Encroachment
D. 3,146 square feet ROW Dedication Encroachment

Total Riparian Zone Impacts: 23,257 square feet

26,403 sf x 1.5 = 39,605 sf of buffer mitigation required

Additional Riparian Buffer Provided:

A. 39,115 square feet of Additional Riparian Buffer is provided north of South Prong of Spencer Creek

B. 3,598 square feet of Additional Riparian Buffer is provided along the eastern side of the unnamed tributary.

Total Additional Riparian Buffer Provided: 42,713 square feet

VARIANCE #3

"Obtain staff approval on the Buffer Management Plan as part of their site plan approval and should generally comply with Exhibit 10 from the approved SAB Variance Request"

Summary of Previous Work:

- A planting plan for the riparian buffers was established with the original SAB approval. See sheets L-1.1, L-1.2, and L-1.3 (Exhibit 10 from Original Variance) for more details
There is riparian buffer located on the east side of Ovation Parkway and adjacent to the Mars Campus. However, the Mars Campus East End Site Plan references The Infrastructure Site Plan (COF#4545) was approved on 12/03/2013 and calls out a management plan for the riparian buffer located on the east side of Ovation Parkway.
- See sheet L1.0 of this Site Plan, included in the supplemental documents
- Mars Campus East End Site Plan references the infrastructure Site Plan (COF #4545) approved on 12/03/2013 and calls out a management plan for the riparian buffer located on the east side of Ovation Parkway.

Proposed:

- A buffer Management Plan will be submitted with each applicable and corresponding Site Plan. They will follow, to the best intent possible, the planting guide established in Exhibit 10 of the SAB original variance documetn set. A copy is included in the supplemental documents with this submittal.
- The best mitigation benefits for this riparian buffer is to effectively remove the exotic plant material so that the existing native material can be released to establish and thrive. A long-term invasive management plan is prescribed to effectively remove the invasive plant material. See sheet EX4.0 for more details
- See sheet EX3.1 for stream bank stabilization

VARIANCE #5

"Variance does not grant approval to reduce the buffer along any Jurisdictional Stream"

Summary of Previous Work:

- No jurisdictional streams have been reduced outside of the approved buffer encroachment, which as been or is being proposed to be mitigated

Proposed:

- No jurisdictional stream buffers are proposed to be reduced or encroached with the 2025 Development Plan

BUFFER ENCROACHMENT

ENCROACHMENT	
OVATION PKWY BRIDGE CROSSING	16,435 SF
SEWER CROSSING	3,664 SF
SIDEWALK & CULVERT	1,076 SF
CULVERT	2,082 SF
ROW DEDICATION	3,146 SF
TOTAL ENCROACHMENT	26,403 SF
REQUIRED MITIGATION (1.5:1)	39,605 SF
MITIGATION	
ADDITIONAL BUFFER	39,115 SF
SEWER CROSSING MITIGATION	3,598 SF
TOTAL MITIGATION	42,713 SF

RIPARIAN BUFFER STANDARD ENHANCEMENT NOTE

PRIOR TO BEGINNING WORK, AN ON-SITE MEETING SHALL OCCUR WITH THE LANDSCAPE CONTRACTOR, THE LANDSCAPE ARCHITECT, AND THE CITY OF FRANKLIN STORMWATER COORDINATOR TO DISCUSS ALL RIPARIAN BUFFER ENHANCEMENT EFFORTS. THE LANDSCAPE CONTRACTOR SHALL CONTACT THE INSPECTOR

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

BUFFER BOUNDARIES SHALL BE MARKED WITH SIGNS THAT PERSIST BEFORE, DURING, AND AFTER CONSTRUCTION. SIGNAGE SHALL BE POSTED AT THE EDGE OF THE BUFFER ZONE, EACH LOT LINE, AND AT A MAXIMUM SPACING OF ONE HUNDRED FIFTY (150) FEET.

LONG-TERM RIPARIAN BUFFER MANAGEMENT PLAN

In order to establish success of the native plantings, a long-term maintenance plan is proposed with this site. The following procedures shall be implemented to restore healthy riparian forest corridors with a diversity of appropriate native species:

-All seed and plant materials shall be sourced from licensed nurseries offering seed and plant materials suitable to a southeastern U.S., preferably middle TN, climate.
-All restoration work shall be conducted by an established company that has trained horticultural staff who is knowledgeable in ecological restoration and native plants. Hired horticulturalist shall be responsible for marking exotic species for removal and protecting existing native plant species.
- Contact Jeff Willoughby (City of Franklin) and Julie Jones (Gamble Design Collaborative) for an on-site pre-construction meeting prior to starting each phase of work.

PHASE 1 - IMPLEMENTATION

Phase 1 bonds the exotic invasive removal and planting of native material with the infrastructure site plan. The enhancement work will start with the commencement of the infrastructure and subsequent site plans. See PHASING NOTE on sheet EX3.2 for details.

PHASE 2 - MAINTENANCE

Phase 2 is to include monitoring and maintenance. This work shall begin at completion of Phase 1 and continue for a minimum of 3 years. The following is a guideline for long-term maintenance:

- Monitoring shall be performed during autumn months while leaves are present on trees and plants are actively growing. Emerging invasive species shall be treated with a broadcast application of Garlon 3A, or approved similar, according to label specifications.
- Monitoring shall be done on all zone 1 and zone 2 riparian buffers and the wetland pond.

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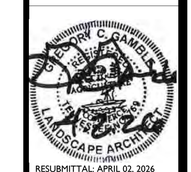
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

OVATION
STORMWATER MANAGEMENT PLAN
Franklin, Williamson County, Tennessee



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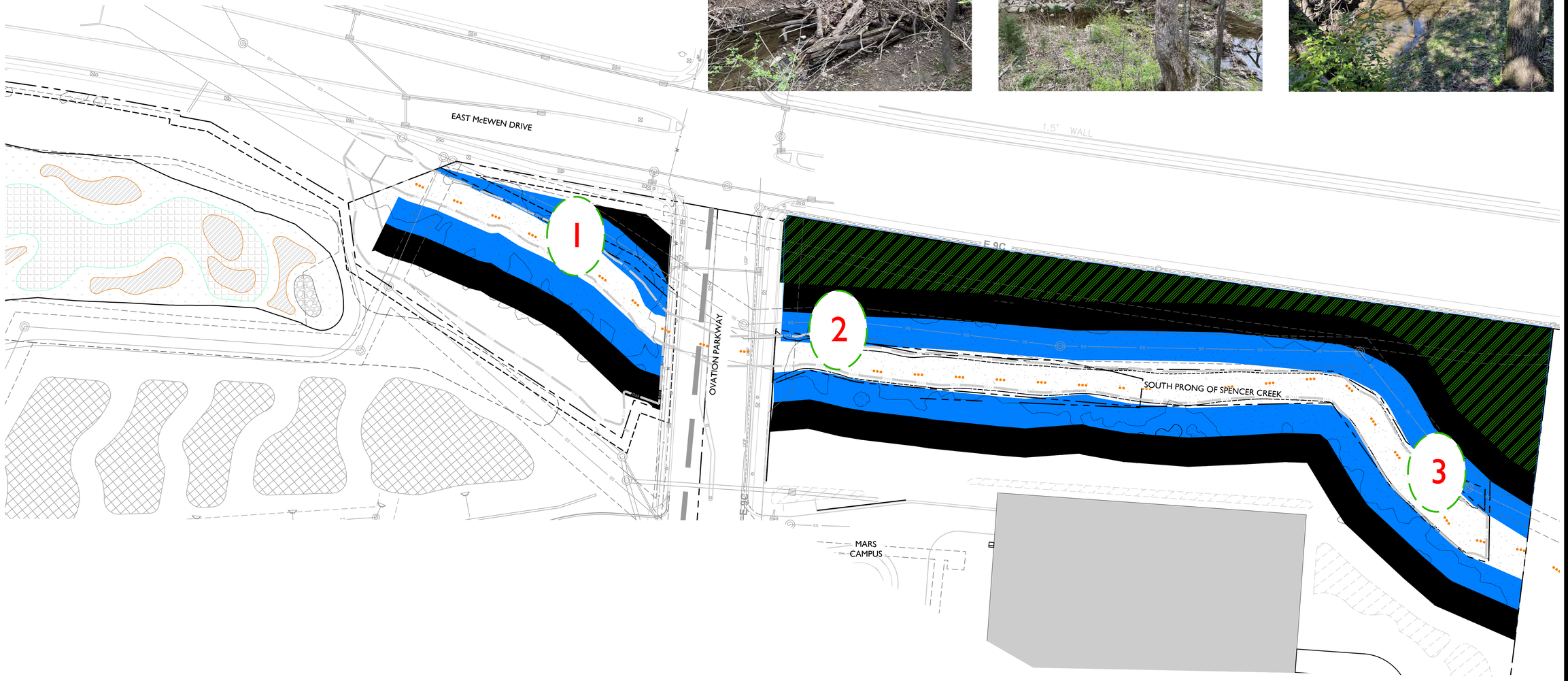
VARIANCE CONDITIONS #1, 3, 5 RIPARIAN BUFFER MANAGEMENT

SHEET
EX3.0









STORMWATER VARIANCE MITIGATION CONDITIONS

VARIANCE #3

"Obtain staff approval on the Buffer Management Plan as part of their site plan approval and should generally comply with Exhibit 10 from the approved SAB Variance Request"

Summary of Previous Work:

- There is riparian buffer located on the east side of Ovation Parkway and adjacent to the Mars Campus. The Infrastructure Site Plan (COF #4545) was approved on 12/03/2013 and calls out a management plan for the riparian buffer located on the east side of Ovation Parkway. See sheet L1.0 of this Site Plan, included in the supplemental documents

Proposed:

- As part of the Buffer Management Plan, bank stabilization will occur in three (3) areas. See this sheet for details

BANK STABILIZATION

THREE (3) AREAS ALONG SOUTH PRONG AND THE UNNAMED TRIBUTARY HAVE A DEGREE OF SEVERE DAMAGE AND/OR EROSION ALONG ITS STREAM BANK. APPLICANT PROPOSES TO ADDRESS THESE ISSUES AS PART OF THE REMAINING BUFFER IMPROVEMENTS.

CONSTRUCTION DOCUMENTS WITH FURTHER DETAILS WILL BE PROVIDED WITH CORRESPONDING SITE PLAN(S).

1 BUFFER, WEST OF OVATION DR.

- REMOVE BLOCKAGE
- STABILIZE EROSIONS AND SINGLE-POINT DISCHARGES

2 SOUTH PRONG, WEST

- STABILIZE EROSIONS AND SINGLE-POINT DISCHARGES

3 SOUTH PRONG, EAST

- STABILIZE EROSIONS AND SINGLE-POINT DISCHARGES

NATURAL CHANNEL DESIGN TECHNIQUES

ALL THREE AREAS WILL BE RESTORED USING NATURAL CHANNEL DESIGN TECHNIQUES TO AVOID FURTHER DISRUPTION AND MITIGATION OF HARD ARMORING TECHNIQUES (I.E. RIP PAP, GABIONS). THE FOLLOWING NATURAL METHOD OPTIONS WILL BE EVALUATED TO DETERMINE MOST APPROPRIATE MEANS FOR STABILIZING THE BANK EROSION:

- BANK RE-GRADING AND SHAPING: Adjusting the slope and contour of stream banks to more stable angles, often incorporating meanders to mimic natural stream patterns.
- VEGETATION PLANTING: Using native vegetation to stabilize banks. The root systems of these plants help bind the soil, reducing erosion. Common choices include willows, grasses, and shrubs
- BIOENGINEERING METHODS: Combining live plants with non-living materials to reinforce soil and protect banks. Examples include fascines (bundles of live branches), brush mattresses, and live staking
- IN-STREAM STRUCTURES: Installing features like rock vanes, log jams, and root wads to redirect water flow away from vulnerable banks, dissipate energy, and create diverse aquatic habitats
- FLOODPLAIN CONNECTIVITY: Ensuring that the stream has access to its floodplain, which can absorb floodwaters, reduce the stream's energy, and provide a natural overflow area.
- COIR ROLLS AND MATS: Using biodegradable coconut fiber rolls and mats to provide initial stabilization while vegetation establishes itself

KEY

- 30' ZONE 1 RIPARIAN BUFFER
- 30' ZONE 2 RIPARIAN BUFFER
- FORESTED CANOPY

N

0 30 60 90

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

OVATION STORMWATER MANAGEMENT PLAN

Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT

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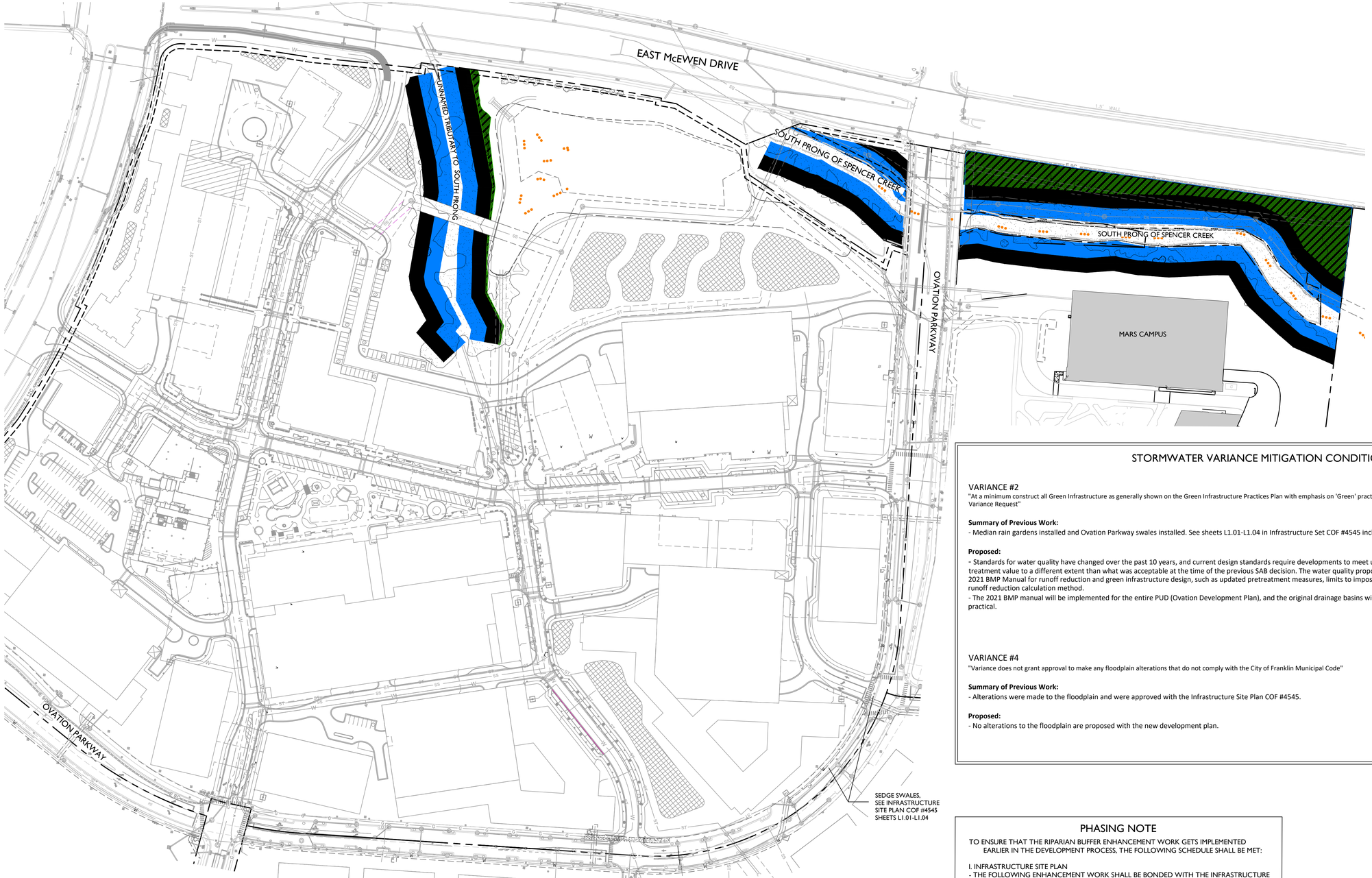
VARIANCE CONDITION #3 BANK STABILIZATION

SHEET

EX3.1



KEY

- 30' ZONE 1 RIPARIAN BUFFER
- 30' ZONE 2 RIPARIAN BUFFER
- AREA OF NEW ZONE 2 RIPARIAN BUFFER
- FORESTED AREA

STORMWATER VARIANCE MITIGATION CONDITIONS

VARIANCE #2

"At a minimum construct all Green Infrastructure as generally shown on the Green Infrastructure Practices Plan with emphasis on 'Green' practices from Exhibit 7 from the approved SAB Variance Request"

Summary of Previous Work:

- Median rain gardens installed and Ovation Parkway swales installed. See sheets L1.01-L1.04 in Infrastructure Set COF #4545 included with supplemental documents

Proposed:

- Standards for water quality have changed over the past 10 years, and current design standards require developments to meet updated runoff reduction that provide treatment value to a different extent than what was acceptable at the time of the previous SAB decision. The water quality proposed in this update are based on the July 1, 2021 BMP Manual for runoff reduction and green infrastructure design, such as updated pretreatment measures, limits to imposing infrastructure, and meeting an updated runoff reduction calculation method.
- The 2021 BMP manual will be implemented for the entire PUD (Ovation Development Plan), and the original drainage basins will be preserved to the maximum extent practical.

VARIANCE #4

"Variance does not grant approval to make any floodplain alterations that do not comply with the City of Franklin Municipal Code"

Summary of Previous Work:

- Alterations were made to the floodplain and were approved with the Infrastructure Site Plan COF #4545.

Proposed:

- No alterations to the floodplain are proposed with the new development plan.

PHASING NOTE

TO ENSURE THAT THE RIPARIAN BUFFER ENHANCEMENT WORK GETS IMPLEMENTED EARLIER IN THE DEVELOPMENT PROCESS, THE FOLLOWING SCHEDULE SHALL BE MET:

I. INFRASTRUCTURE SITE PLAN
- THE FOLLOWING ENHANCEMENT WORK SHALL BE BONDED WITH THE INFRASTRUCTURE SITE PLAN:
  1) INVASIVE PLANT REMOVAL
  2) RIPARIAN BUFFER PLANTING (SEE SHEETS EX4.1, EX4.2)
     - ZONE 1
     - ZONE 2
     - ADDITIONAL MITIGATION AREAS
  3) WETLAND POND PLANTING (SEE SHEET EX3.3)

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

OVATION
STORMWATER MANAGEMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT

RESUBMITTAL: APRIL 02, 2026

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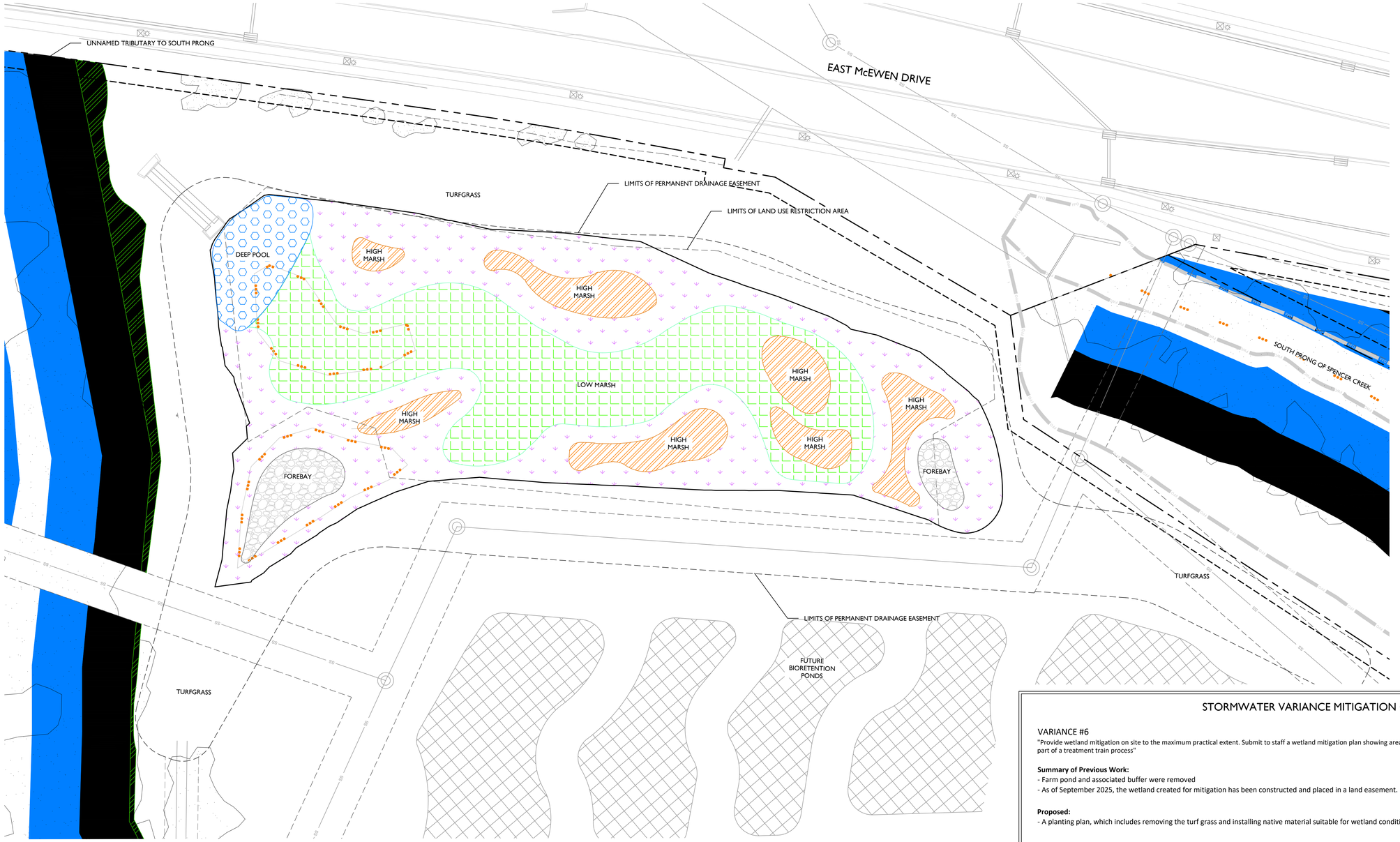
VARIANCE CONDITIONS #2, #4 GI AND FLOODPLAIN

SHEET
EX3.2



KEY

- 30' ZONE 1 RIPARIAN BUFFER
- 30' ZONE 2 RIPARIAN BUFFER
- AREA OF MITIGATED ZONE 2 RIPARIAN BUFFER
  7,710 SF
- FORESTED AREA

N

0 30 60 90

STORMWATER VARIANCE MITIGATION CONDITIONS

VARIANCE #6

"Provide wetland mitigation on site to the maximum practical extent. Submit to staff a wetland mitigation plan showing areas of wetland implementation and that these are not part of a treatment train process"

Summary of Previous Work:

- Farm pond and associated buffer were removed
- As of September 2025, the wetland created for mitigation has been constructed and placed in a land easement. It is not part of the stormwater treatment.

Proposed:

- A planting plan, which includes removing the turf grass and installing native material suitable for wetland conditions, is proposed. See this sheet for planting details.

WETLAND PLANTING PLAN

ALL UNFORESTED AREA IN THE WETLAND POND SHALL HAVE BARE ROOT PLANTS INSTALLED AT APPROXIMATELY 10' ON CENTER. ADDITIONALLY, REMAINING AREAS NOT INSTALLED WITH BARE ROOT PLANTS SHALL RECEIVE A BROAD CAST OF RIPARIAN SEED MIX. THE FOLLOWING NOTES AND PLANT SCHEDULE APPLY TO THESE AREAS.

DEEP POOL & FOREBAYS
2,674 SQFT.

PLANTS IN THIS AREA SHOULD BE ACCUSTOMED TO BEING IN WATER YEAR-ROUND.

BARE ROOT PLANTS REQUIRED: 2,674 SF / 120 SF = 23 PLANTS

BOTANICAL NAME	COMMON NAME
PERENNIALS / GRASSES	
PONTEDERIA CORDATA	PICKEREL WEED
SCIRPUS PENDULUS	RUFOUS BULRUSH
SCIRPUS CYPERINUS	WOOLGRASS




LOW MARSH
28,292 SQ.FT.

PLANTS IN THIS AREA WILL BE OCCASIONALLY INUNDATED WITH WATER.

BARE ROOT PLANTS REQUIRED: 28,292 SF / 120 SF = 263 PLANTS

BOTANICAL NAME	COMMON NAME
SHRUBS	
CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH
CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY
PHYSOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK
CORNUS AMOMUM	SMOOTH DOGWOOD




HIGH MARSH
8,753 SQFT.

PLANTS IN THIS AREA WILL RARELY BE INUNDATED WITH WATER.

BARE ROOT PLANTS REQUIRED: 8,753 SF / 120 SF = 73 PLANTS

BOTANICAL NAME	COMMON NAME
PERENNIALS / GRASSES	
ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER
ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED
PHLOX MACULATA	MEADOW PHLOX




AREA OF HYDROSEED
35,154 SQFT.

THIS AREA WILL BE VARIED. DESIGN INTENT IS TO BE A GRASSY MEADOW.

APPLY HYDROSEED AT A RATE OF 4 LBS/ACRE

BOTANICAL NAME	COMMON NAME
PERENNIALS / GRASSES	
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM (40%)
CAREX VULPINOIDEA	FOX SEDGE (40%)
IRIS VERSICOLOR	BLUE FLAG IRIS (20%)




WETLAND MANAGEMENT PLAN

IN ORDER FOR NATIVE PLANT ESTABLISHMENT TO BE SUCCESSFUL, IT IS MOST IMPORTANT TO PROPERLY PREPARE THE SOIL AND SITE. WETLAND POND WORK MUST BE BY A LICENSED AND INSURED COMPANY IN ORDER TO APPLY RESTRICTED-USE PESTICIDES IN THE STATE OF TN. FOR BEST SUCCESS OF NATIVE PLANTING, COMPANY MUST ALSO HAVE WORKING HORTICULTURE KNOWLEDGE WITH WETLAND AND RIPARIAN EXPERIENCE.

1st ROUND:
CONTACT JEFF WILLOUGHBY (COF) AND JULIE JONES (GDC) PRIOR TO STARTING FIRST TREATMENT WORK FOR AN ON-SITE MEETING

- Remove invasive plant material by hand by means of applying a solution of an approved aquatic herbicide (such as glyphosate or tricolopyr)

2nd ROUND

- Plant shrubs, grasses, and forbes from landscape schedule (this sheet). Hydroseed specified area

GENERAL NOTE FOR ALL RIPARIAN BUFFER AREAS:

ONCE LANDSCAPE BONDS HAVE BEEN RELEASED FOR THE WETLAND, THE 3-YEAR MAINTENANCE PLAN WILL BEGIN.

ALL RESTORATION AND MAINTENANCE WORK SHALL BE CONDUCTED BY AN ESTABLISHED COMPANY THAT HAS A TRAINED HORTICULTURIST WHO IS KNOWLEDGEABLE AND EXPERIENCED IN ECOLOGICAL RESTORATION.

CONTACT JEFF WILLOUGHBY (COF) AND JULIE JONES (GDC) FOR AN ON-SITE PRE-CONSTRUCTION MEETING AT THE START OF EACH PHASE.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

OVATION
STORMWATER MANAGEMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE
REGISTERED
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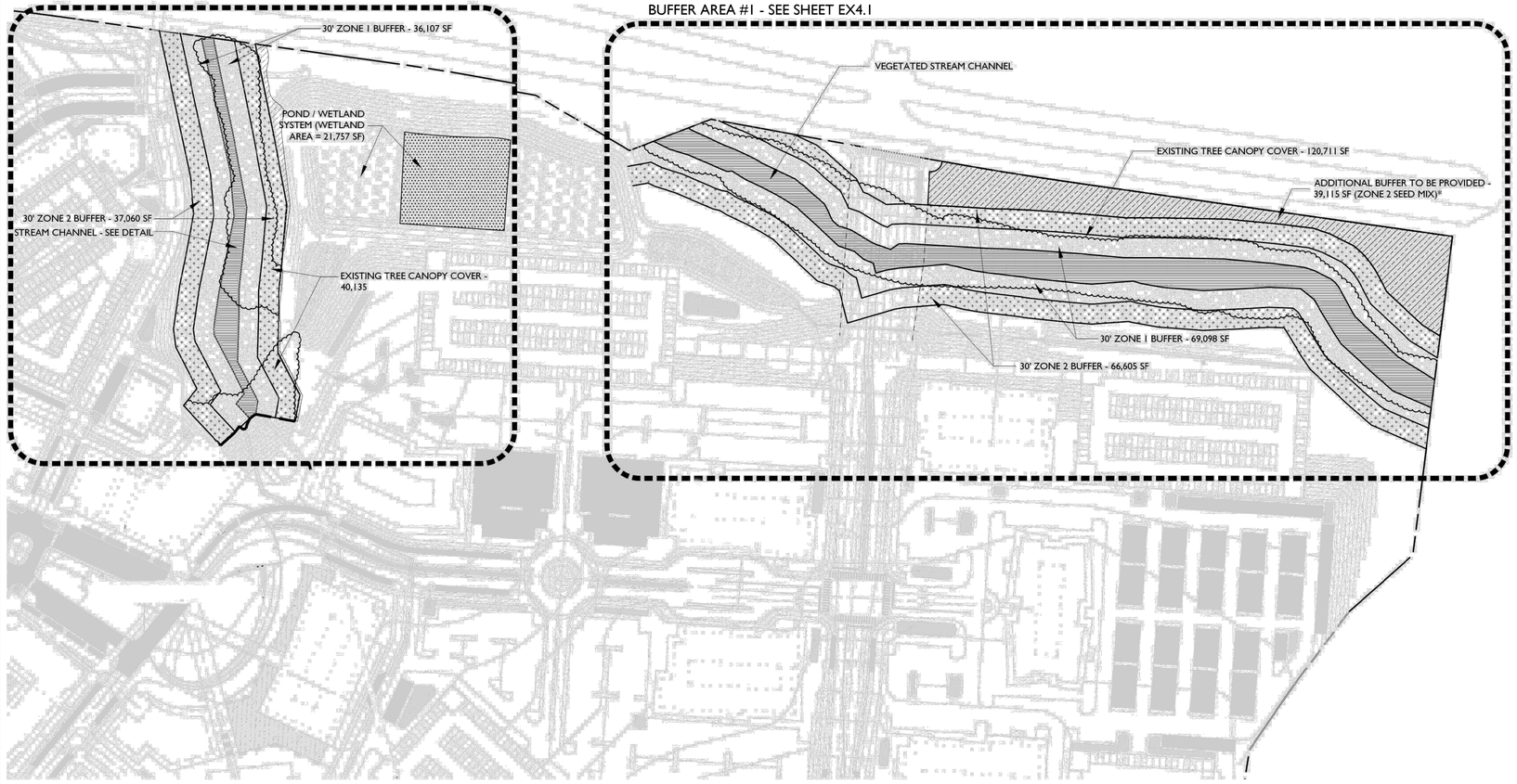
VARIANCE CONDITION #6 WETLAND LANDSCAPE

SHEET
EX3.3



30' ZONE 1 BUFFER AREAS	
NORTHEAST	69,098 SF
NORTHWEST	36,107 SF
TOTAL: 105,205 SF (2.42 AC)	

30' ZONE 2 BUFFER AREAS	
NORTHEAST	66,605 SF
NORTHWEST	37,060 SF
TOTAL: 103,665 SF (2.37 AC)	

ADDITIONAL BUFFER AREAS	
NORTHEAST (MARS)	39,115 SF
NORTHWEST (SEWER)	3,664 SF
TOTAL: 42,713 SF (0.98 AC)	

OVERALL BUFFER AREAS	
ZONE 1	99,963 SF
ZONE 2	114,124 SF
TOTAL:	**214,087 SF (4.91 AC)**

CONSTRUCTED WETLAND AREA	
IN POND/WETLAND SYSTEM	21,757 SF
TOTAL: 21,757 SF (0.5 AC)	

STREAM BUFFER MANAGEMENT PLAN LANDSCAPE LIST

QNTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING
TREES						
118	LT	LIRIODENDEON TULIPIFERA	TULIP POPLAR	2" CAL.	8'-10'	AS SHOWN
118	BV	BETULA NIGRA	RIVER BIRCH	2" CAL.	8'-10'	AS SHOWN
UNDERSTORY TREES						
112	CF	CORNUS FLORIDA	DOGWOOD	2" CAL.	8'-10'	AS SHOWN
113	AA	AMALANCHIER ARBOREA	SERVICEBERRY	2" CAL.	8'-10'	AS SHOWN
SHRUBS						
X	IV	ILEX VERTICULLATA	WINTERBERRY	3 GAL		36" O.C.

EXISTING TREE CANOPY COVERAGE

AREAS OF CONVEYANCE THAT ARE CURRENTLY UNDER TREE CANOPY COVER

NORTHEAST CONVEYANCE CANOPY:	120,711 SF
NORTHWEST CONVEYANCE CANOPY:	40,135 SF
TOTAL: 160,846 SF	

BUFFER ZONE 1 SEED MIX

SEED MIX TO USED IN BUFFER ZONE 1- TOTAL AREA: 2.42 ACRES
BIODEGRADABLE STABLIZATION FABRIC WITH SEED MIX AND HYDRO SEEDING MIX TO BE APPLIED AT A RATE OF 15 LBS PER ACRE (36.3 LBS)

QNTY	BOTANICAL NAME	COMMON NAME
12.5 LBS	ECHINOCHLOA MURICATA	BARNYARD GRASS
12.5 LBS	ELYMUS VIRGINICUS	VIRGINIA RYE GRASS
12.5 LBS	LEERSIA ORYZOIDES	RICE CUTGRASS
12.5 LBS	PANICUM CLANDESTINUM	DEERTONGUE

IF PLANTED IN THE MONTHS OF OCT-FEB ALSO ADD ANNUAL RYE GRASS SEED AT A RATE OF 10 LBS PER ACRE

BUFFER ZONE 2 SEED MIX (INCLUDING ADDITIONAL BUFFER AREAS)

SEED MIX TO USED IN BUFFER ZONE 2 - TOTAL AREA: 3.29 ACRES
BIODEGRADABLE STABLIZATION FABRIC WITH SEED MIX AND HYDRO SEEDING MIX TO BE APPLIED AT A RATE OF 15 LBS PER ACRE (49.4 LBS)

QNTY	BOTANICAL NAME	COMMON NAME
10 LBS	ECHINECEA PURPUREA	PURPLE CONE FLOWER
10 LBS	ELYMUS VIRGINICUS	VIRGINIA RYE GRASS
10 LBS	RUDBECKIA HIRTA	BLACK-EYE SUSAN
10 LBS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM

IF PLANTED IN THE MONTHS OF OCT-FEB ALSO ADD ANNUAL RYE GRASS SEED AT A RATE OF 10 LBS PER ACRE

LIVE STAKES

LIVE STAKES TO BE PLANTED IN A DOUBLE ROW, 3'-0" O.C. TRIANGULAR SPACING ON SLOPES OF LANDSCAPE BUFFER AREA

%	BOTANICAL NAME	COMMON NAME
25%	CORNUS AMONIUM	SILKY DOGWOOD
25%	DISCOLOR SALIX	NATIVE PUSSYWILLOW
50%	SALIX NIGRA	BLACK WILLOW

SUPPLEMENTAL PLANT LIST

TREES	
ACER RUBRUM	RED MAPLE
LIQUIDAMBER STYRACIFLUA	SWEET GUM
NYSSA AQUATICA	WATER TUPELO
PLATANUS OCCIDENTALIS	SYCAMORE
QUERCUS LYRATA	OVERCUP OAK
QUERCUS MICHAUXII	SWAMP OAK
QUERCUS NIGRA	WATER OAK
QUERCUS PALUSTRIS	PIN OAK
QUERCUS PHELLOS	WILLIW OAK
TAXODIUM DISTICHUM	BALD CYPRESS
UNDERSTORY	
HAMAMELIS VIRGINIANA	WITCHHAZEL
ALNUS SERRULATA	ALDER
ARONIA ARBUTIFOLIA	CHOCKBERRY
ILEX DECIDUA	POSSOMHAW
ILEX VERTICULLATA	WINTERBERRY
VIBURNUM DENTATUM	ARROWWOOD VIBURNUM
VIBURNUM NUDUM	POSSOMHAW VIBURNUM

***NOTE:** ALL ADDITIONAL BUFFERS SUBJECT TO LIMITED GRADING, AS NEEDED.

ORIGINAL LANDSCAPE PLAN AND SCHEDULES BY KISER VOGRIN DESIGN

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

OVATION
STORMWATER MANAGEMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

RESUBMITTAL: APRIL 02, 2026

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RIPARIAN BUFFER PLANTING PLAN

SHEET
EX4.0



LEGEND

- EXISTING TREE CANOPY, TO REMAIN
- 30'-0" ZONE 1 BUFFER
- 30'-0" ZONE 2 BUFFER
- STREAM CHANNEL
- CANOPY TREE, TYP. (SEE L1.1 FOR SPECIES DISTRIBUTION)
- UNDERSTORY TREE, TYP. (SEE L1.1 FOR SPECIES DISTRIBUTION)
- HERBACEOUS MATRIX (SEE DETAIL 4/L1.1)

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RIPARIAN BUFFER PLANTING PLAN

SHEET
EX4.1

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. SEE FINAL CIVIL CONSTRUCTION PLANS FOR PLACEMENT AND DETAILS OF TREE PROTECTION FENCE.

2. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL STAKE THE LIMITS OF THE TREE PRESERVATION AREAS AND ASSOCIATED TREE CANOPY.

3. 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.

4. 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.

5. EQUIPMENT STORAGE AND/OR MATERIALS STORAGE WITHIN THE TREE PRESERVATION AREA IS STRICKLY PROHIBITED.

6. ROOTS EXPOSED BY CONSTRUCITON ACTIVITES SHALL BE PRUNED FLUSH WITH THE GROUND AND/OR BACKFILLED WITH TOP SOIL AS SOON AS POSSIBLE.

CLEARING OF EXOTIC / INVASIVE PLANT MATERIAL

1.REMOVAL OF EXOTIC / INVASIVE PLANTS SHOULD OCCUR DURING MONTHS WHEN THE PLANTS ARE DORMANT. IF CONSTRUCTION ACTIVITY DOES NOT PERMIT THIS TIMING, CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT, NATIVE HORTICULTURIST AND CITY OF FRANKLIN STORMWATER MANAGEMENT COORDINATOR FOR PROPER REMOVAL.

2. ALL MATERIAL IDENTIFIED IN THE TENNESSEE EXOTIC PEST PLANT COUNCIL'S INVASIVE EXOTIC PEST PLANTS LIST (DECEMBER 2009, 2ND EDITION) THAT ARE PRESENT WITHIN THE BUFFER MANAGEMENT ZONE, SHALL BE REMOVED.

3. ALL MATERIAL SHALL BE HAND-CLEAR AND CUT TO GROUND TO LIMIT DISTURBANCE TO SOILS. NO ROOT REMOVAL SHALL BE PERMITTED.

4. UPON REMOVAL, EXPOSED STUMPS SHALL BE TREATED WITH HERBICIDE CONTAINING 50% GLYPHOSATE AND 50% WATER.

5. REMOVE LOOSE AND DEAD DEBRIS.

6. EXCLUDE AREAS OF ROCK OUT-CROPINGS.

7. PLANTED TREES AND SHRUBS MAY BE FIELD ADJUSTED BY LANDSCAPE ARCHITECT FOR EVEN COVERAGE WHERE NECESSARY.

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.

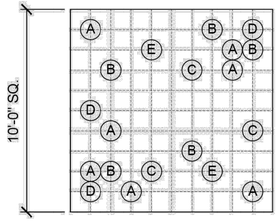
7. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.

8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING AND LAYOUT OF PLANT BEDS.

9. 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.

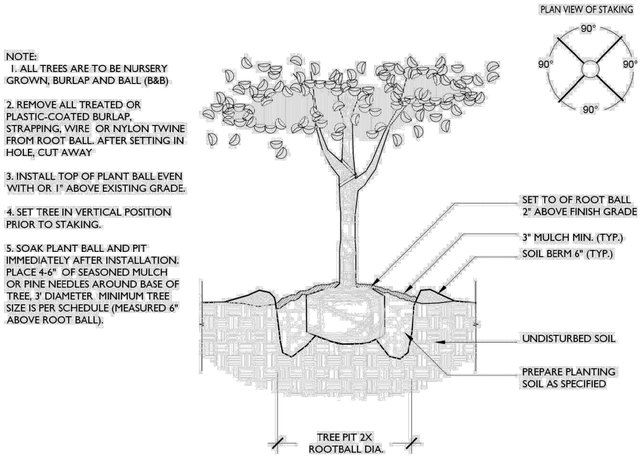
10. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.

11. AREAS WITHIN THE STREAM SIDE BUFFER SHALL BE HYDRO-MULCHED PER PLAN SPECIFICATIONS. NO ADDITIONAL MULCH OR SOD ARE REQUIRED IN THESE PLANS.

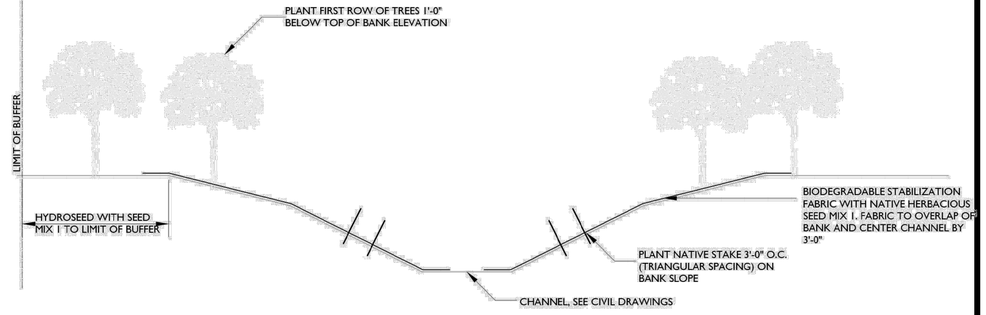


A-Andropogon gerardii
B-Androgon glomeratus
C-Schizachyrium scoparium
D-Sorghastrum nutans
E-Aster novae-angliae
F-Rudbeckia fulgida

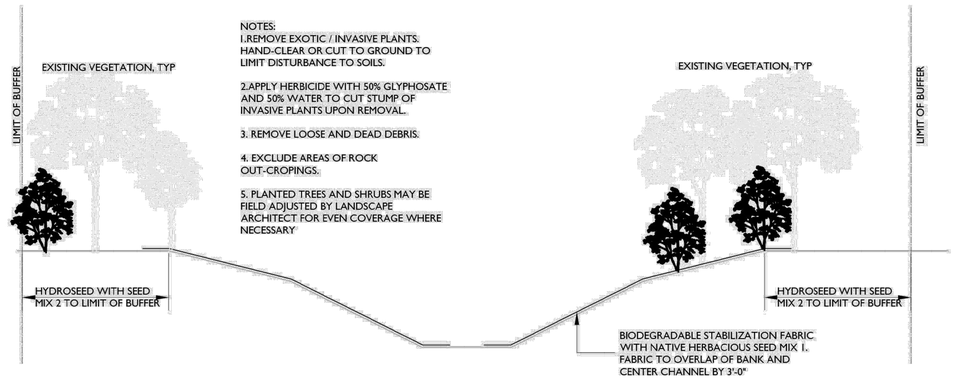
4 L-1.3 HERBACEOUS MATRIX
SCALE: N.T.S.



1 L-1.3 TREE PLANTING DETAIL
SCALE: N.T.S.



2 L-1.3 CHANNEL SECTION
SCALE: N.T.S.



3 L-1.3 VEGETATED CHANNEL SECTION
SCALE: N.T.S.

ORIGINAL LANDSCAPE PLAN AND SCHEDULES BY KISER VOGRIN DESIGN

GAMBLE DESIGN COLLABORATIVE
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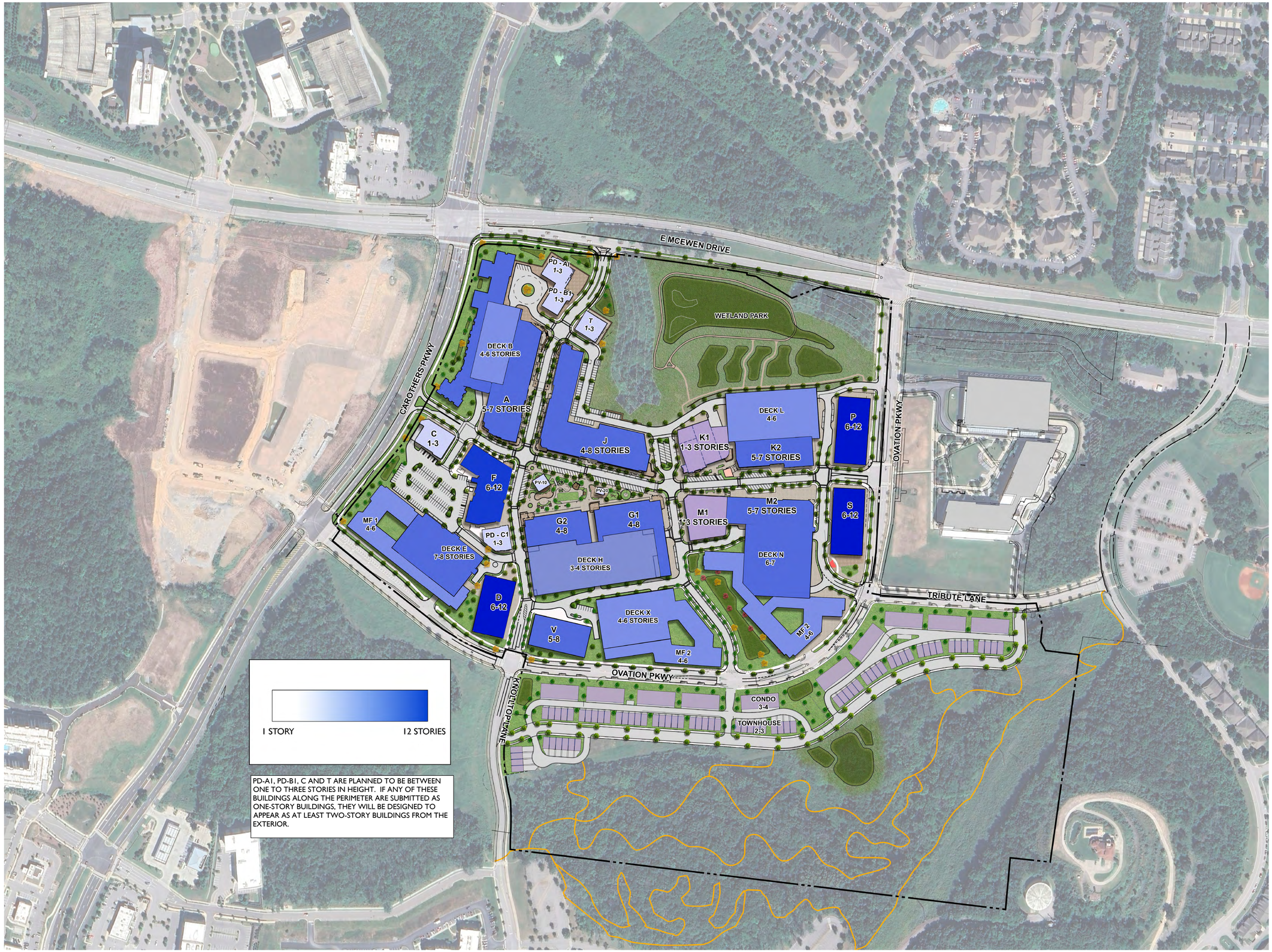
RIPARIAN BUFFER PLANTING NOTES & DETAILS

SHEET
EX4.2



PD-A1, PD-B1, C AND T ARE PLANNED TO BE BETWEEN ONE TO THREE STORIES IN HEIGHT. IF ANY OF THESE BUILDINGS ALONG THE PERIMETER ARE SUBMITTED AS ONE-STORY BUILDINGS, THEY WILL BE DESIGNED TO APPEAR AS AT LEAST TWO-STORY BUILDINGS FROM THE EXTERIOR.

NOT TO SCALE

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BUILDING HEIGHT EXHIBIT

SHEET
A1.0

COF # 9071



NOTES:

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3 _____
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TYPICAL ARCHITECTURE
SHEET
A3.0
COF # 9071



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TYPICAL ARCHITECTURE
SHEET
A4.0

COF # 9071



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TYPICAL
ARCHITECTURE
SHEET
A5.0

COF # 9071



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TYPICAL ARCHITECTURE
SHEET
A6.0

COF # 9071



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TYPICAL
ARCHITECTURE
SHEET
A7.0

COF # 9071



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TYPICAL
ARCHITECTURE
SHEET
A8.0

COF # 9071

File #: 26-0339

DATE: 5/12/2026

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Resolution 2026-22, A Resolution To Initiate A Study At The Request Of The Property Owner For A Plan Of Services For A Potential Future Annexation Of 79.05 Acres, Located At 4002, 4006, 4008, 4022, 4030, And 4066 Arno Road, 4261, 4251, And 4231 Murfreesboro Road, As Well As A Property East Of Arno Road And South Of Terri Park Way. Establishing A Public Hearing On June 9, 2026

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2026-22, A Resolution Initiating The Annexation Process And Draft Plan Of Services, For The Possible Annexation Of 79.05 Acres, Located East Of Arno Road And South Of Murfreesboro Road. Establishing A Public Hearing On June 9, 2026.

PROJECT INFORMATION
COF Project Number: 9064
Applicant: Greg Gamble
Owner: Ross Bradley, 4002 Arno Road LLC
Ross Bradley, KB Arno Road
Ross Bradley, Murfreesboro Road Hilltop LLC
Vicky McGehee, Vicky Lynn McGehee-Locke
Shirley Carlson, Shirley Carlson Trust 102
Ross Bradley, SKKI Holdco LLC

BACKGROUND/STAFF COMMENTS:
The property owner has submitted a request for annexation. The City of Franklin has a 2-stage procedure to consider annexation requests. At this stage, no final resolution for annexation of this property is being considered. This initial stage in the process is a study of whether it is feasible or what improvements are necessary for the City to serve the properties with infrastructure and city

services, with the possibility of annexation in the future. The properties being studied with this request total 79.05 acres and are located east and north of Arno Road and south of Murfreesboro Road. These properties are contiguous to the City limits and are within the City's Urban Growth Boundary (UGB).

Envision Franklin places 8 of the subject properties within the Single Family Design Concept, which promotes new single-family residential neighborhoods that provide a range of single-family dwelling and lot sizes. The remainder of the subject properties (the two located at the corner of the intersection of Arno Road and Murfreesboro Road) are within the Neighborhood Commercial Design Concept. This Design Concept promotes a mix of active uses at key intersections, primarily local commercial, institutional and transitional office uses. It encourages pedestrian-friendly places with high-quality architecture, plazas, outdoor dining, sidewalks, and other pedestrian and bicycle amenities that create active, connected gathering places. Any future development concepts that vary from the Single Family and Neighborhood Commercial Design Concepts would first require an amendment to the Envision Franklin Land Use Plan. Additionally, the following Overlay Districts have been identified for this property and will affect future development: Scenic Corridor Overlay(SCO), Hillside/Hillcrest Overlay (HHO), and the 500 ft. Buffer of the Hillside/Hillcrest Overlay.

While the applicant has not submitted anything formally at this point, it is the intention of the applicant to develop in accordance with the Single-Family Residential design concept. The majority of these properties are within the Single-Family Design Concept, but Envision Franklin would not support Single-Family Residential uses for the 2 properties that are within the Neighborhood Commercial Design Concept. A draft Plan of Services is included as an attachment. This draft considers the uses supported for the site, provides guidance for how the city could serve the properties being studied, and notes any additional infrastructure that would be required for new development.

The majority of these properties are in the northeast limits of the Goose Creek Basin, which was identified as a short-term priority growth area per the Annexation Capabilities Study and was updated and presented at several BOMA Work Sessions during the Fall of 2024. As outlined in Envision Franklin, the continued buildout and approval of projects in the heart of this basin has shown this is a desirable area to live and work, which contributes to its designation of short-term annexation capabilities. However, Envision Franklin also states that "the outlying areas of the basin are likely more long-term growth areas due to the timing of future infrastructure improvements to support development." A large portion of the easternmost parcel is in the Mayes Creek Basin (the rest of the parcel is also in the Goose Creek Basin), which was identified as a mid-term growth area. Envision Franklin states that "previous county developments and growth complications severely limit the feasibility of the city annexing large portions of this basin" which contributes to its mid-term annexation capabilities. Seeing as this parcel is partially designated as short-term and partially mid-term, bordering both the Goose Creek Basin and the Mayes Creek Basin, development of this parcel may be more feasible than the majority of the Mayes Creek Basin to the east that is not within the UGB.

Regarding capacity for growth at the local schools, staff reached out to Williamson County Schools to ask for any concerns or feedback on how this annexation would impact their student projections and school capacities. Based on what we know thus far about the proposed development, WCS used a student projection calculation similar to what was used on Amelia Park. The schools zoned for this property are Trinity Elementary, Page Middle, and Page High. WCS feels that the additional projected students could be easily absorbed into Page High without hitting capacity. For Page Middle and Trinity Elementary, the projected students would contribute to capacity issues that WCS has already anticipated from previous development approvals within these two school zones.

This property is located within the Milcrofton Utility District service area, and water availability will

need to be approved and provided through Milcrofton Utility District prior to annexation. The planned South Clean Water Facility is not currently funded, and annexation of this property into the City of Franklin will drive the need for the South Clean Water Facility to be online at a quicker rate. Additional annexations reduce available treatment capacities at the current Claude Yates Facility. Staff urges that potential annexations be thoroughly considered in regard to ensuring that adequate treatment capacity is maintained. Goose Creek Basin construction will be starting at the top of the basin, building out the sanitary sewer interceptor in reverse. The lift station will be required to be relocated multiple times, as the Goose Creek basin is constructed from top of basin to bottom. The cost of relocating the lift station will be greater over time, as the size of the lift station will grow each time a relocation occurs. The force main termination point has not been fully vetted, as limited infrastructure in the area requires lengthy force main alignments, and flow direction must terminate, sending flows to the South Clean water facility. Long force main lines may be required to meet flow paths for the South Clean Water Facility, aligning with current planning and design of the new Clean Water Facility.

The draft Plan of Services identifies that access will be provided to the properties from Arno Road, and any other connection to surrounding roadways will be studied as a part of the Traffic Impact Analysis. Street improvements will be needed in the area, and a traffic impact study is required to be submitted for review prior to submitting a development plan for approval. Required street improvements shall be determined as part of the traffic impact study and development plan, and any improvements to roadways maintained by Williamson County shall be presented to the Williamson County Highway Commission for approval. This plan includes roadways listed on the Major Thoroughfare Plan, including Arno Road and Highway 96. Because this property is east of the Highway 96 and I-65 Interchange, it is important to note that there are significant delays during peak hours at this location. Additional development shall be required to study it in detail, and additional density on these properties may not be supported until the interchange is improved.

Additionally, SES will need to reassess the current routes in the subdivisions/areas surrounding this development, to consider if adding a route, equipment, or personnel is necessary.

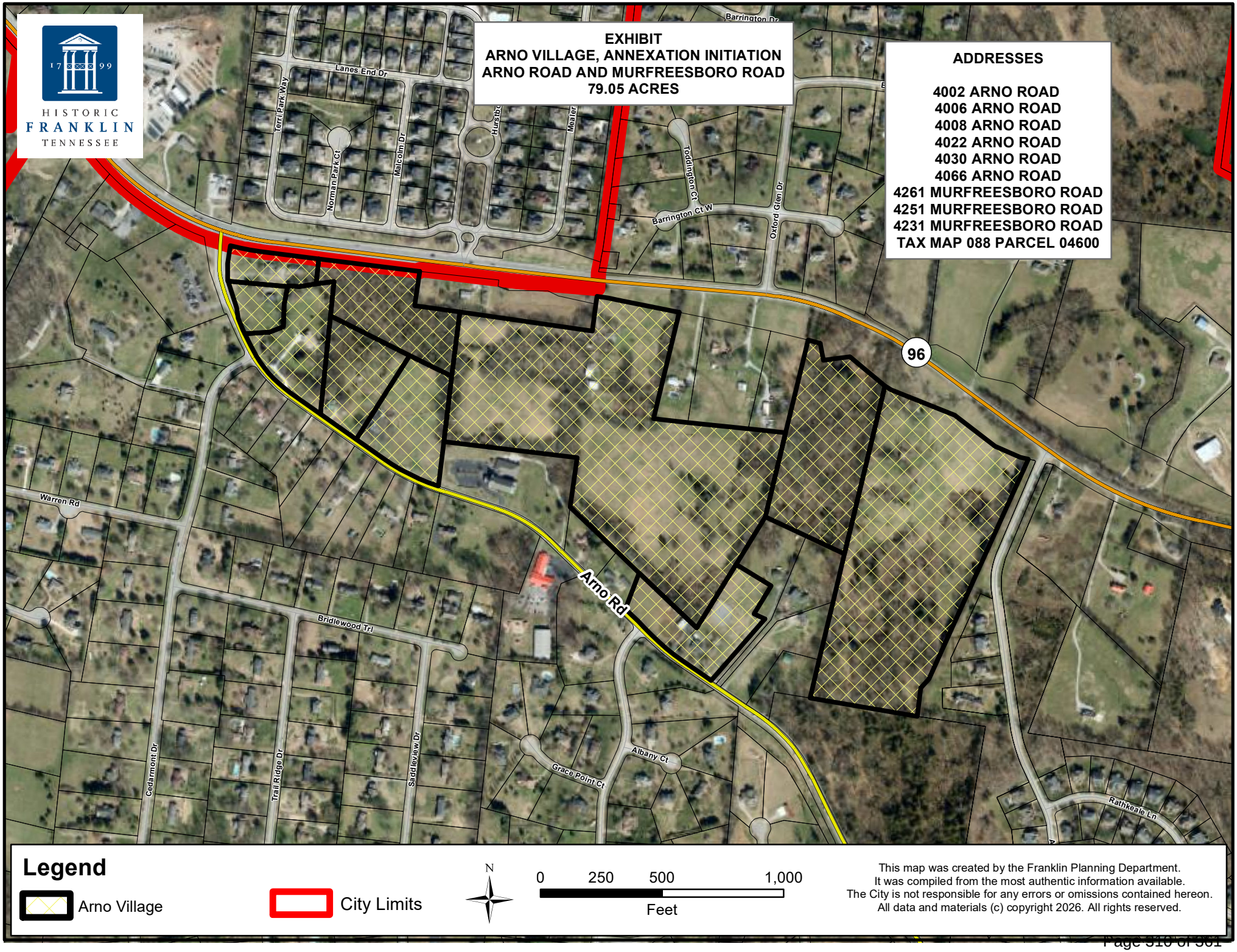
In staff's analysis, there are many considerations to annexation of the properties being studied. There are both public and private investments that would need to be made to provide City infrastructure for the properties and to provide an equitable level of City services, as outlined in this report and in the draft Plan of Services. Development of the property reduces capacity in our current Water Treatment Facility, compounds capacity issues for schools in the area, and may compound the interchange delays at I-65. The challenges and hurdles created by development of these properties at this time seem to outweigh the value to the City to provide additional single-family homes and extend the City limits.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2026-22, if BOMA would like these properties to be further studied with the intent of potentially annexing them into the City in the future.


HISTORIC
FRANKLIN
TENNESSEE
EXHIBIT
ARNO VILLAGE, ANNEXATION INITIATION
ARNO ROAD AND MURFREESBORO ROAD
79.05 ACRES
ADDRESSES
4002 ARNO ROAD
4006 ARNO ROAD
4008 ARNO ROAD
4022 ARNO ROAD
4030 ARNO ROAD
4066 ARNO ROAD
4261 MURFREESBORO ROAD
4251 MURFREESBORO ROAD
4231 MURFREESBORO ROAD
TAX MAP 088 PARCEL 04600
Barrington Dr
Lanes End Dr
Terri Park Way
Norman Park Ct
Malcolm Dr
Meaker
Toddington Ct
Barrington Ct W
Oxford Glen Dr
96
Warren Rd
Arno Rd
Bridlewood Trl
Cedarmont Dr
Trail Ridge Dr
Saddleview Dr
Grace Point Ct
Albany Ct
Rathkeale Ln
Legend
Arno Village
City Limits
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2026-22

A RESOLUTION TO INITIATE A STUDY AT THE REQUEST OF THE PROPERTY OWNER FOR A PLAN OF SERVICES FOR A POTENTIAL FUTURE ANNEXATION OF 79.05 ACRES, LOCATED 4002, 4006, 4008, 4022, 4030, AND 4066 ARNO ROAD, 4261, 4251, AND 4231 MURFREESBORO ROAD, AS WELL AS A PROPERTY EAST OF ARNO ROAD AND SOUTH OF TERRI PARK WAY.

WHEREAS, Ross Bradley, Vicky Lynn McGehee-Locke, Shirley Carlson, (Owners) of property located at 4002, 4006, 4008, 4022, 4030, and 4066 Arno Road, 4261, 4251, and 4231 Murfreesboro Road, as well as a property east of Arno Road and south of Terri Park Way (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex the Property adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, it is believed it is in the best interest of the City to further investigate the area petitioned to be annexed in order to consider the area for future development in accordance with City standards;

WHEREAS, this resolution shall not bind the City to later annex the Property and this resolution is not approving a plan of service; and

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

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

SECTION I. That the Property to be further considered by the Franklin Municipal Planning Commission and the Board of Mayor and Alderman is located 4002, 4006, 4008, 4022, 4030, and 4066 Arno Road, 4261, 4251, and 4231 Murfreesboro Road, as well as a property east of Arno Road and south of Terri Park Way, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
088-04700	1.47
088-05100	1.22
088-05101	3.32
088-05200	3.25
088-05202	3.83
088-04200	20.45
088-04600	4.49
088-05700	3.88
088-04300	8.32
088-05600	28.82
Total	79.05

SECTION II: That the attached Draft Plan of Services hereto as Exhibit B shall provide guidance to the Board of Mayor and Alderman on how the Property would be served by City resources but is not binding on final annexation.

SECTION III: That the Draft Plan of Services shall be studied by City staff and amended as needed during the study before final presentation to the Franklin Municipal Planning Commission and BOMA.

SECTION IV. **BE IT RESOLVED** by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution shall take effect from and after its passage.

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

ATTEST:

By: _____
Cayce Anderson
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

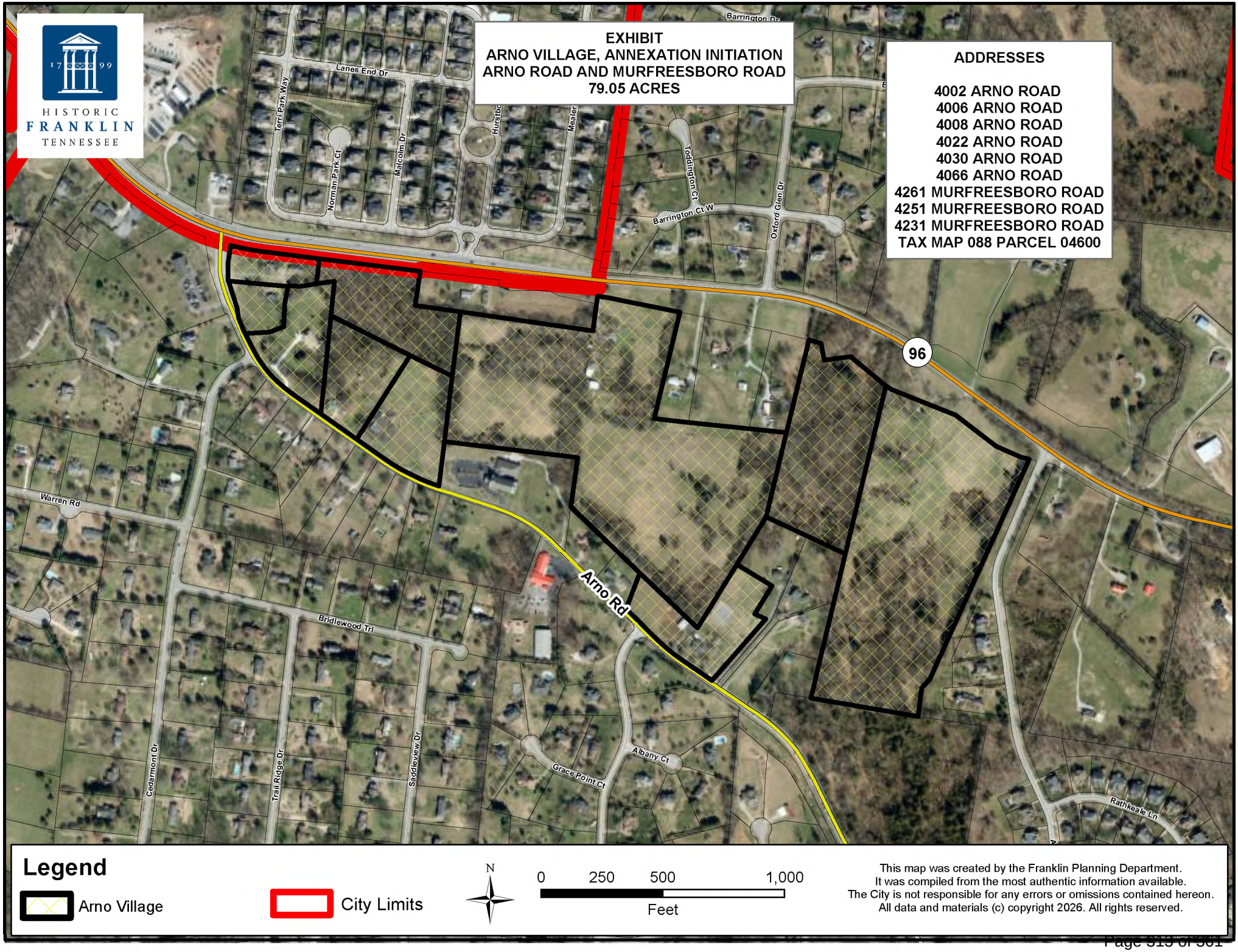
HISTORIC
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EXHIBIT
ARNO VILLAGE, ANNEXATION INITIATION
ARNO ROAD AND MURFREESBORO ROAD
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Cedarmont Dr
Trail Ridge Dr
Saddleview Dr
Grace Point Ct
Albany Ct
Rathkeale Ln
Legend
Arno Village
City Limits
N
0
250
500
1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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DRAFT Plan of Services
Exhibit B

The Property is located East of Arno Road and South of Murfreesboro Road, contiguous to the City limits, within the eastern portion of the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
088-04700	1.47
088-05100	1.22
088-05101	3.32
088-05200	3.25
088-05202	3.83
088-04200	20.45
088-04600	4.49
088-05700	3.88
088-04300	8.32
088-05600	28.82
Total	79.05

A. Water

1. The Property is located within the Milcrofton utility District service area.
2. Water availability shall be approved and provided through Milcrofton Utility District prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

ISSUES TO CONSIDER:

- **N/A**

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, does not meet the criteria and would not be required to serve the property with reclaim water service

ISSUES TO CONSIDER:

- **N/A**

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property would result in an anticipated 200 single-family residential units.
3. The Owner shall be required to construct a sanitary sewer lift station located at the south eastern lowest point of the sub basin, to meet the sanitary sewer basin alignment. This would be a semi regional lift station serving the top of the Goose Creek basin and requires construction from the highest point to the lowest point of the basin. A sanitary sewer force main would be required to be constructed from the location of the lift station to the Franklin Water Management-approved discharge point at existing gravity sewer infrastructure. This

point has not yet been determined, but it may be lengthy due to limited infrastructure in the area.

4. The owner would be required to construct all gravity sewer mains associated with the development of the property and sub mains to continue the sanitary sewer service to neighboring properties where topography allows.
5. The owner will be responsible for all costs associated with design, construction, and easements associated with lift station and force main.
6. The City of Franklin Sanitary Sewer System Basin Plans show this as an 8" sanitary sewer main.
7. The Owner shall be required to submit engineering calculations to determine final sizing requirements. Lift station design to be completed by Franklin Water Management tier consultant, approved for this level of design. The owner is responsible for cost of design.
8. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
9. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.
10. All wastewater requirements listed herein are approximate based on the information available at the time of drafting of this plan of services. Additional infrastructure requirements may be needed depending on layout of the project and additional details provided by the developer.

ISSUES TO CONSIDER:

- *The planned south clean water facility is not currently funded, and annexation of this property into the City of Franklin will drive the need for the south clean water facility to be online at a quicker rate. Additional annexations reduce available treatment capacities at the current Claude Yates Facility. Staff urges that potential annexations be thoroughly considered in regards to ensuring that adequate treatment capacity is maintained.*
- *Goose Creek Basin construction will be starting at the top of the basin, building out the sanitary sewer interceptor in reverse.*
- *The lift station will be required to be relocated multiple times, as the Goose Creek basin is constructed from top of basin to bottom. The cost of relocating the lift station will be greater over time, as the size of the lift station will grow each time a relocation occurs.*
- *The force main termination point has not been fully vetted, as limited infrastructure in the area requires lengthy force main alignments, and flow direction must terminate, sending flows to the South Clean water facility.*
- *Long force main lines may be required to meet flow paths for the south clean water facility, aligning with current planning and design of new clean water facility.*

D. <u>Stormwater</u>

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

ISSUES TO CONSIDER:

- **N/A**

E. Streets

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

ISSUES TO CONSIDER:

- *This property includes roadways listed on the Major Thoroughfare Plan. It includes Arno Road and Highway 96.*
- *Any improvements to roadways maintained by Williamson County shall be presented to the Williamson County Highway Commission for approval.*
- *This property is east of the Highway 96 and I-65 Interchange. There are significant delays during peak hours at this location. Additional development shall be required to study it in detail. Additional density on that properties may not be supported until the interchange is improved.*

F. Traffic Control

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

ISSUES TO CONSIDER:

- **N/A**

G. Street Lighting

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

ISSUES TO CONSIDER:

- **N/A**

H. Street Name Signs

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

ISSUES TO CONSIDER:

- **N/A**

I. Fire Protection

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

ISSUES TO CONSIDER:

- **N/A**

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin places eight of the subject properties within the Single Family Design Concept, which promotes new single-family residential neighborhoods that provide a range of single-family dwelling and lot sizes. The remainder of the subject properties, the two located at the corner of the intersection of Arno Road and Murfreesboro Road, are within the Neighborhood Commercial Design Concept. This Design Concept supports local commercial, institutional, and transitional office uses, as well as the possibility of multifamily residential and live-work units as secondary uses. The Design Concept promotes pedestrian-friendly places with high-quality architecture, plazas, outdoor dining, sidewalks, and other pedestrian and bicycle amenities that create active, connected gathering places.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

ISSUES TO CONSIDER:

- *The majority of these properties were identified with a short-term capability based on the Annexation Analysis within Envision Franklin Appendix C. A portion of one of the eastern properties was identified with a mid-term capability.*
- *Currently the following Overlay Districts have been identified for this property, and will affect future development: Scenic Corridor Overlay(SCO), Hillside/Hillcrest Overlay (HHO), and the 500 ft. Buffer of the Hillside/Hillcrest Overlay.*
- *The only use proposed is Single-Family Residential, which does not align with the 2 properties within the Neighborhood Commercial Design Concept.*

K. Parks and Recreation

1. The recreational facilities and programs offered by the Parks Department will be available starting from the effective date of the annexation. These facilities and programs will be managed using the existing personnel, resources, and facilities.
2. Any new development in the annexed area must comply with the City of Franklin's Parkland Dedication Ordinance 2016-25.

ISSUES TO CONSIDER:

- **N/A**

L. Police Protection

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

ISSUES TO CONSIDER:

- **N/A**

M. Building and Code Inspection Services

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

ISSUES TO CONSIDER:

- **N/A**

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. *** ALTERNATE LANGUAGE FOR NON-RESIDENTIAL / APARTMENTS / INSTITUTIONAL USES*** The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department, and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.

ISSUES TO CONSIDER:

- *SES will need to consider reoptimizing the current routes in the subdivisions/areas surrounding this development, to consider if adding an additional route, equipment or personnel is necessary.*



Key	Map & Parcel	Address	Owner Name	Owner Address	Town	State	Zip	Acreage
A	088 04700	4002 Arno Road	4002 Arno Road LLC	4411 Russem Lane	Franklin	TN	37064	1.47
B	088 05100	4006 Arno Road	4002 Arno Road LLC	4411 Russem Lane	Franklin	TN	37064	1.22
C	088 05101	4008 Arno Road	4002 Arno Road LLC	4411 Russem Lane	Franklin	TN	37064	3.32
D	088 05200	4022 Arno Road	KB Arno Road	4411 Russem Lane	Franklin	TN	37064	3.25
E	088 05202	4030 Arno Road	KB Arno Road	4411 Russem Lane	Franklin	TN	37064	3.83
F	088 04600	Murfreesboro Road	Murfreesboro Road Hilltop LLC	6100 Tower Circle #200	Franklin	TN	37067	4.49
G	088 05600	4231 Murfreesboro Road	SKKI Holdco LLC	6100 Tower Circle #200	Franklin	TN	37067	28.82
H	088 04300	4251 Murfreesboro Road	SKKI Holdco LLC	6100 Tower Circle #200	Franklin	TN	37067	8.32
I	088 04200	4261 Murfreesboro Road	Vicky Lynn McGehee-Locke	2009 John Court	Franklin	TN	37067	20.45
J	088 05700	4066 Arno Road	Shirley Carson Trust 102	4066 Arno Road	Franklin	TN	37064	3.88
							Total	**79.05**

Arno Road, Franklin Tennessee

0' 200' 400' 600'

N

Annexation Initiation - March 9, 2026

City of Franklin

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

File #: 26-0361

DATE: 5/12/2026

TO: Board of Mayor and Aldermen

FROM: Michelle Hatcher, Director of Water Management
Brian Goodwin, Asst. Director of Water Management

SUBJECT:

*Consideration Of Final Change Order To COF Contract No. 2022-0023, With SBW Constructors For Adams Street Water And Sewer Improvements For A Decrease Of $7,917.63

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the final change order with SBW Constructors for the Adams Street water and sewer improvements project.

BACKGROUND/STAFF COMMENTS:

The bids for the Adams Street water and sewer improvements project were opened on March 21, 2023. The bid was awarded to SBW Constructors with Resolution 2023-26 at the June 12, 2023, BOMA meeting. The notice to proceed was issued on August 14, 2023, but construction did not begin until the first week of October 2023. SBW Constructors achieved substantial completion of the project on May 31, 2024. There were several issues with the closing documents, particularly the as-builts, that pushed the final completion date to June 4, 2025, with the final pay application being signed on that date. The final change order shows an overall decrease in the contract of $7,917.63.

FINANCIAL IMPACT:

The total cost of the project was $3,584,809.37, and was paid out of the wastewater and water general capital funds.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve the final change order to COF Contract No. 2022-0023.

CHANGE ORDER NO.: FINAL

Owner:	**City of Franklin, TN**	Date Issued:	**3/17/2026**
Engineer:	**Civil Infrastructure Associates**		
Contractor:	**SBW Constructors**		
Project Name:	**Adams Street Water and Sewer Improvements**		
Owners Contract No.:	**COF 2022-0023**		
Effective Date of Change Order:	**3/17/2026**		

The Contract is modified as follows upon execution of this Change Order:

Description:

This change order is to reconcile the quantities used and monies spent for the project.

Attachments:

1. **Final pay application**

Change in Contract Price	**Change in Contract Times**
Original Contract Price: $ 3,592,727.00	Original Contract Times: Substantial Completion: June 9, 2024 Ready for final payment: July 9, 2024
(Decrease/Increase) from previously approved Change Orders $ 0	~~**[Increase] [Decrease]**~~ from previously approved Change Orders: Substantial Completion: 0 Ready for final payment: 0
Contract Price prior to this Change Order: $ 3,592,727.00	Contract Times prior to this Change Order: Substantial Completion: June 9, 2024 Ready for final payment: July 9, 2024
[Decrease] this Change Order: $ 7,917.63	**[Decrease]** this Change Order: Substantial Completion: 8 days Ready for final payment: 8 days
Final Contract Price incorporating this Change Order: $ 3,584,809.37	Contract Times with all approved Change Orders: Substantial Completion: May 31, 2024 Ready for final payment: June 6, 2025

Recommended by City Project Manager		**Recommended by Department Director**	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____

Law Dept approved 03.31.26

Accepted by Contractor		Authorized by Owner	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____

HISTORIC FRANKLIN TENNESSEE

Invoice Transmittal

(Must Accompany ALL Payment Requests)

SECTION 1 - Contract Information

Project Name: Adams Street Water and Sewer Improvements Project

Job Number: 2021-008 COF Contract Number: 2022-0023

TDOT PIN:

Vendor Name: SBW Constructors Vendor Code: SBW001

Original Contract Amount: $ 3,592,727.00 BOMA Date: 06/12/2023

Amend/CO Amount(s):

Approved Contract Ceiling: $ 3,592,727.00

Grant Funding *(YES or NO)* : Grant Source:

SECTION 2 - Invoice Information

Vendor Invoice Number: 8 Invoice Date: 05/31/2024

Payment Sequence: 8 Date of Work: 05/31/2024

Current Invoice Amount: $ 318,209.75

SECTION 3 - Accounts Payable Information

Payment Description: AdamsStWtrSwr_Inv#8

Account Number (GL) 1:	431-89320-52219	Amount:	$ 81,209.37
Account Number (GL) 2:	421-89320-52109	Amount:	$ 237,000.38
Account Number (GL) 3:		Amount:	
Account Number (GL) 4:		Amount:	
Account Number (GL) 5:		Amount:	
Account Number (GL) 6:		Amount:	
Account Number (GL) 7:		Amount:	
Retainage Code:		Amount:	

TOTAL *(Must Match " Current Invoice Amount")* : $ 318,209.75

SECTION 4 - Approval Signature(s)

COF Project Manager: Date: 06/13/2025

OR

Dept. Purchasing Agent: Date:

INVOICES EQUAL TO OR GREATER THAN $100,000 REQUIRES DIRECTOR LEVEL APPROVAL

Department Director: Date: 6/25/25

CERTIFICATE OF THE CONTRACTOR OR HIS DULY AUTHORIZED REPRESENTATIVE

To the best of my knowledge and belief, I certify that all items, unit quantities, and prices of work and materials shown on the face of Sheet 1 of this Periodical Estimate are correct and all work has been performed and materials supplied in full accordance with the terms and conditions of the corresponding construction contract documents between the undersigned as Contractor and the City of Franklin as Owner, dated August 30, 2024, and all authorized changes thereto; that the following is a true and correct statement of the contract amount up to and including the last day of the period covered by this estimate and that no part of the "Total Amount Due" has been received:

Original Contract Amount	$	3,592,727.00
Plus/Minus Approved Change Orders:		
No. ____ Dated: ____		
No. ____ Dated: ____		
No. ____ Dated: ____		
No. ____ Dated: ____		
No. ____ Dated: ____		
No. ____ Dated: ____		
No. ____ Dated: ____		
No. ____ Dated: ____		
Total Contract Amount to Date		$3,592,727.00

(a)	**Amount Earned To Date**	$	3,584,809.37
	Stored Materials	$	-
	Total Amount Earned	$	3,584,809.37
(b)			
	Retainage: 5%	$	-
	Less Retainage Held in Escrow Account		
	Current Retainage Held By City of Franklin		
(c)	**Total Earned Less Current Retainage Held by City of Franklin**	$	3,584,809.37
(d)	**Less Total Previously Approved for Payment & Escrow**	$	3,266,599.63
(e)	**Liquidated Damages**	$	-
(f)	**TOTAL AMOUNT DUE THIS ESTIMATE**	$	318,209.74
(h)	**BALANCE TO FINISH, INCLUDING RETAINAGE**	$	~~6,917.62~~ $7,917.63

I further certify that all claims outstanding as of this date against the undersigned as Contractor for labor, materials, and expendable equipment employed in the performance of said contract up to this date have been paid in full accordance with the requirements of said contract

PROJECT NAME: Adams Street - Water & Sewer - Utility Upgrades **ESTIMATE NUMBER:** 8 - Final

PROJECT NUMBER: 2022-0023 5/1/2024 **thru** 5/31/2024

CONTRACTOR: SBW Constructors, LLC **BY:** Clint A. Mayo **TITLE:** Project Manager

ENGINEER'S CERTIFICATE FOR PAYMENT

I certify that I have verified this Periodical Estimate and that to the best of my knowledge and belief it is a true and correct statement of work performed and materials supplied under the Contract and that the Contractor's certified statement of his account and the amount due him is correct and just, and that all work and materials included in this periodical estimate have been performed in full accordance with the terms and conditions of the corresponding construction contract documents and authorized changes thereto.

NAME: Brian C. Goodwin **NAME:**

BY: Brian C. Goodwin **DATE:** 06/13/2025 **BY:**

OWNER'S RECOMMENDATION FOR PAYMENT

APPROVED AND PAYMENT RECOMMENDED:

OWNER: Brian C. Goodwin **DATE:** 06/13/2025

BY: Brian C. Goodwin **TITLE**

Approved
Michelle Retherford
6/25/25
Karen Kastenson

JOB NAME: Adams Street - Water & Sewer - Utility Upgrades

CONTRACTOR: **SBW Constructors, LLC**
405 Church Street
Goodlettsville, TN 37027

MAILING ADDRESS: **SBW Constructors, LLC**
P.O Box 1347
White House, TN 37188

***Item numbers highlighted below reflect price deducts from approved RFI #2

PAY ESTIMATE NO. 8 - Final

FOR PERIOD FROM 01-May-24 TO 31-May-24

ITEM NO.	DESCRIPTION	CONTRACT QUANTITY	UNIT	UNIT PRICE	CONTRACT AMOUNT	APPROVED QUANTITIES			REMAINING QUANTITY	CURRENT AMOUNT	AMOUNT TO DATE
						CURRENT	PREVIOUS	TOTAL			
1	Mobilization	1	LS	$ 75,000.00	$ 75,000.00		1.00	1.00	0.00	$ -	$ 75,000.00
2	Project Record Drawings	1	LS	$ 6,500.00	$ 6,500.00			0.00	0.00	$ -	$ -
3	Removal of Asphalt Paving (See Note 1)	2265	SY	$ 27.00	$ 61,155.00		2,619.17	2,619.17	0.00	$ -	$ 70,717.59
4	Saw Cutting Asphalt Pavement (see note 1)	7720	LF	$ 3.00	$ 23,160.00		10,507.00	10,507.00	0.00	$ -	$ 31,521.00
5	Saw Cutting Concrete (See Note 1)	305	LF	$ 5.00	$ 1,525.00		350.00	350.00	0.00	$ -	$ 1,750.00
6	Pavement Repair (See detail RD-6 on Sheet C3.01)	2415	SY	$ 180.00	$ 434,700.00	704.00	2,522.63	3,226.63	0.00	$ 126,720.00	$ 580,793.40
7	Sidewalk Replacement (see note 2)	200	LF	$ 153.00	$ 30,600.00	45	298.00	343.00	0.00	$ 6,885.00	$ 52,479.00
8	8" DIP CI350 Water Line in Roadway, Including Stone Refill (*33 1100)	2972	LF	$ 164.00	$ 487,408.00	294	2,636.00	2,930.00	0.00	$ 48,216.00	$ 480,520.00
9	DI Fittings (*33 1100)	5865	LBS	$ 5.00	$ 29,325.00	275	2,522.00	2,797.00	0.00	$ 1,375.00	$ 13,985.00
10	8" Gate Valve w/ box (*33 1216)	25	EA	$ 3,000.00	$ 75,000.00		21.00	21.00	0.00	$ -	$ 63,000.00
11	6" Gate Valve w/ box (*33 1216)	2	EA	$ 2,300.00	$ 4,600.00		0.00	0.00	0.00	$ -	$ -
12	2" Combo Air Valve Assembly	2	EA	$ 9,200.00	$ 18,400.00		2.00	2.00	0.00	$ -	$ 18,400.00
13	Connect to Existing Water Lines as directed by WMD	12	EA	$ 8,000.00	$ 96,000.00	8	4.00	12.00	0.00	$ 64,000.00	$ 96,000.00
14	Water and Meter Service Assemblies, with box, service line and tie to existing service line per detail on C1.01 (*33 1233)	48	EA	$ 6,900.00	$ 331,200.00	1	47.00	48.00	0.00	$ 6,900.00	$ 331,200.00
15	Fire Hydrant Assemblies (*33 1219)	5	EA	$ 11,500.00	$ 57,500.00		6.00	6.00	0.00	$ -	$ 69,000.00
16	Cut and Cap Existing Water Lines	13	EA	$ 1,200.00	$ 15,600.00	9	4.00	13.00	0.00	$ 10,800.00	$ 15,600.00
17	Demo - Remove/ transport old hydrants, valves boxes, meters, as directed by WMD	1	LS	$ 15,000.00	$ 15,000.00	0.5	0.50	1.00	0.00	$ 7,500.00	$ 15,000.00
18	4 ft Dia MH 0-06 ft w/ frame and cover (*33 3913)	2	EA	$ 6,500.00	$ 13,000.00		1.00	1.00	0.00	$ -	$ 6,500.00
19	4 ft Dia MH 6-8 ft w/ frame and cover (*33 3913)	9	EA	$ 6,700.00	$ 60,300.00		10.00	10.00	0.00	$ -	$ 67,000.00
20	4 ft Dia MH 8-10 ft w/ frame and cover (*33 3913)	4	EA	$ 7,000.00	$ 28,000.00		4.00	4.00	0.00	$ -	$ 28,000.00
21	8" PVC Gravity Sewer Line 0-6 ft, including stone refill	578	LF	$ 223.05	$ 128,922.90		83.00	83.00	0.00	$ -	$ 18,513.15
22	8" PVC Gravity Sewer Line 6-8 ft, including stone refill	1566	LF	$ 289.91	$ 453,999.06		1,929.00	1,929.00	0.00	$ -	$ 559,236.39
23	8" PVC Gravity Sewer Line 8-10 ft, including stone refill	673	LF	$ 301.19	$ 202,700.87		740.00	740.00	0.00	$ -	$ 222,880.60
24	8" DIP Gravity Sewer Line 0-6 ft, including stone refill	189	LF	$ 301.57	$ 56,996.73		31.00	31.00	0.00	$ -	$ 9,348.67
25	8" DIP Gravity Sewer Line 6-8 ft, including stone refill	135	LF	$ 366.58	$ 49,488.30		279.00	279.00	0.00	$ -	$ 102,275.82
26	6" Lateral Service Piping, includes all excavation, bedding, backfill, and appurtenances	1213	LF	$ 65.00	$ 78,845.00		1,303.00	1,303.00	0.00	$ -	$ 84,695.00
27	Lateral Service Connection (pvc) factory tees	54	EA	$ 7,050.00	$ 380,700.00	-4	57.00	53.00	0.00	$ (28,200.00)	$ 373,650.00
28	Lateral Service Connection (DIP) factory tees	6	EA	$ 8,850.00	$ 53,100.00		5.00	5.00	0.00	$ -	$ 44,250.00
29	Recconect existing gravity sewer to proposed manholes (booted connection)	4	EA	$ 2,685.00	$ 10,740.00		4.00	4.00	0.00	$ -	$ 10,740.00
30	Conn Ex sewer to Proposed sewer pipe stubs (method as directed by WMD (see note 3)	7	EA	$ 2,450.00	$ 17,150.00			0.00	0.00	$ -	$ -
31	Connection to Existing Manholes	1	EA	$ 6,000.00	$ 6,000.00		1.00	1.00	0.00	$ -	$ 6,000.00
32	Sewer Television Inspection to Inspection New Sewer Lines	2800	LF	$ 4.00	$ 11,200.00	2800		2,800.00	0.00	$ 11,200.00	$ 11,200.00
33	Abandon Existing Manholes per Special Note 4 on C1.05	15	EA	$ 700.00	$ 10,500.00		15.00	15.00	0.00	$ -	$ 10,500.00
34	Pipe Support Detail, complete and installed per detal on C1.05	1	LS	$ 13,500.00	$ 13,500.00			0.00	0.00	$ -	$ -
35	24" Concrete Oval Pipe (see note 4)	28	LF	$ 375.00	$ 10,500.00			0.00	0.00	$ -	$ -
36	Rework opening on junction box to fit new oval concrete pipe, grout seam with watertight grout	1	EA	$ 6,600.00	$ 6,600.00			0.00	0.00	$ -	$ -
37	Rework opening on existing headwall to fit new oval concrete pipe, grout seam with watertight grout	1	EA	$ 6,600.00	$ 6,600.00			0.00	0.00	$ -	$ -
38	Final Seeding (*32 9219)	200	LB	$ 33.00	$ 6,600.00	100		100.00	0.00	$ 3,300.00	$ 3,300.00
39	Crushed Stone Refill (under paving and for gravel drives)	212	TON	$ 22.00	$ 4,664.00			0.00	0.00	$ -	$ -
40	Fence Repair / replacement	100	LF	$ 25.00	$ 2,500.00	20		20.00	0.00	$ 500.00	$ 500.00
41	Landscaping Repairs	1	LS	$ 16,500.00	$ 16,500.00	1		1.00	0.00	$ 16,500.00	$ 16,500.00
42	Erosion Control	1	LS	$ 15,000.00	$ 15,000.00	1		1.00	0.00	$ 15,000.00	$ 15,000.00
43	Misc Concrete	100	SF	$ 35.00	$ 3,500.00		64.00	64.00	0.00	$ -	$ 2,240.00
44	Cash Allowance for Traffic Control Plan to be provided by Contractor and approved by City of Franklin	1	LS	$ 50,000.00	$ 50,000.00		1.00	1.00	0.00	$ -	$ 50,000.00
45	Contigency Allowance - Additional Work Where Directed by Owner	1	LS	$ 100,000.00	$ 100,000.00	0.28		0.28	0.00	$ 27,513.75	$ 27,513.75
					$ 3,560,279.86					$ 318,209.75	$ 3,584,809.37

BCG 06/13/2025

PEM 6/16/25

City of Franklin

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

File #: 26-0476

DATE: 5/12/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management

SUBJECT:

Consideration of COF Contract No. 2026-0170 With Alliance Engineering For Hobas Evaluation And Rehabilitation Design Services For The For Fiberglass Reinforced Plastic Pipe

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a discussion about the rehabilitation proposal received for the evaluation and design of the fiberglass reinforced pipe system.

BACKGROUND/STAFF COMMENTS:

The City has approximately eight miles of fiberglass reinforced pipe installed in the collection system, at depths ranging from 10-feet to 30-feet and diameters ranging from 20-inches to 54-inches. Throughout the years, the City has experienced several main failures of this pipe, the first beginning in 2014 to the most recent replacement will finish up the summer of 2026. In an effort to reduce these types of failures, the decision has been made to eliminate this pipe from the collection system, as feasible.

The Water Management Department has selected Alliance Engineering to assist with the evaluation of the collection system as they have familiarity with the largest repairs complexity that occurred in 2017. This Professional Services Agreement will provide for the initial evaluation of the system and prioritization of immediate main segments, with the differentiation between open-cut full replacement or if cured-in-place-plastic lining (CIPP) can occur. Alliance Engineering's scope will be to initially provide this matrix based upon the feasibility of construction of a replacement technique, the least disruptive to the public, long-term maintenance, and most economical repair method.

Once the initial prioritization can occur, and segments can be released for repair, minimal design will likely need to occur as existing invert elevations are already set and must be maintained after construction. There will be minimal design that will need to occur, unless conditions warrant new structures or unique construction methods.

The project is proposed to be delivered via Construction Manager At Risk (CMAR) because immediate work packages can be released without a full design being done. This contract will begin the design process, and an Owner's Representative, who will also act as the inspector, will be selected later this summer. The CMAR is anticipated to be brought on in the fall timeframe once the evaluation has begun and initial prioritizations have been developed.

This cycle of work is anticipated to continue until all areas have been addressed, but the exact project length and timeline is unknown at this time until evaluation has begun.

FINANCIAL IMPACT:

The total cost of this contract is $1,052,000 and will come out of the collections operating fund (431-82569-52213) and will not be authorized for additional work without Board approval. The WMD has also applied for a State Revolving Fund Loan for the FY26 priority ranking and has not received notification of award.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2026-0170 with Alliance Engineering.

CITY OF FRANKLIN, TENNESSEE
PROFESSIONAL SERVICES AGREEMENT
COF Contract No. 2026-0170

This Professional Services Agreement ("Agreement") is by and between the **City of Franklin, Tennessee**, hereinafter referenced as ("City"), and **Alliance Engineering & Consulting, LLC**, hereinafter referenced as ("Consultant"), who mutually agree as follows:

DECLARATIONS. City desires to retain Consultant to provide engineering, related technical, and other services in connection with City's project hereinafter referenced as Project. The Project is described as follows:

HOBAS REPLACEMENT DESIGN SERVICES

1. SCOPE OF SERVICES. Consultant shall provide engineering-related technical services for the Project in accordance with the Scope of Services (Services) as found in Attachment A which shall be considered as an integral part hereof.

2. Consultant shall submit as a part of Attachment A an individual Fee Schedule and a Completion Schedule for the Project based on the detailed Scope of Services.

3. In event of a conflict between this Agreement and the attached document(s), this Agreement shall supersede conflicting terms and conditions.

4. Consultant shall be paid on a monthly basis for work performed based on the Fee Schedule as contained in Attachment A in the amount of One Million Fifty-Two Thousand and 00/100 Dollars ($1,052,000.00).

The Board of Mayor and Aldermen approved this Agreement on the _____ day of _____, 2026.

TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

ARTICLE 1. SERVICES. Consultant will:

1.1 Act for City in a professional manner, using that degree of care and skill ordinarily exercised by and consistent with standards of competent consultants using the standards in the industry:

1.2 Consider all reports to be confidential and distribute copies of the same only to those persons specifically designated by the City.

1.3 Perform all services under the general direction of a senior professional employee, licensed and/or registered in the State of Tennessee, when appropriate.

1.4 Designate, in writing, the sole Project representative to coordinate with City the Services to be provided, including all contact information.

1.5 Unless provided for in the Project Scope of Services (Attachment A), Consultant shall perform all Services with its own forces (employees). Should sub-consultants be proposed to be used in the Project, a listing of said sub-consultants with Services to be performed shall be provided. After approval of this Agreement, no substitute for sub-consultants shall be allowed unless approved by City.

1.6 Retain pertinent records relating to the services performed for a period of seven (7) years following the completion of the work; during this period the records shall be available for review by City at all reasonable times.

ARTICLE 2. CITY'S RESPONSIBILITIES. City, or its authorized representative, will:

2.1 Provide Consultant with all information regarding the Project, which is available to, or reasonably obtainable by, the City.

2.2 Furnish right-of-entry onto the Project site for Consultant's necessary field studies and surveys. Consultant will endeavor to restore the site to its original condition and shall remain solely liable for all damages, costs and expenses, including reasonable attorneys' fees, for failure to make such restoration.

2.3 Designate, in writing, the sole Project representative to coordinate with and direct the Consultant, including all contact information.

2.4 Guarantee to Consultant that it has the legal capacity to enter into this contract and that sufficient monies are available to fund Consultant's compensation.

ARTICLE 3. GENERAL CONDITIONS.

3.1 Consultant, by the performance of services covered hereunder, does not in any way assume, abridge or abrogate any of those duties, responsibilities or authorities customarily vested in other professionals or agencies participating in the Project.

3.2 Consultant shall be responsible for the acts or omissions of any party involved in concurrent or subsequent phases of the Project acting upon written instruction issued by the Consultant.

3.3 Neither City nor Consultant may assign or transfer its duties or interest in this Agreement without written consent of the other party.

3.4 ALLOCATION OF RISK AND LIABILITY; GENERAL. Considering the potential liabilities that may exist during the performance of the services of this Agreement, the relative benefits and risks of the Project, and the Consultant's fee for the services rendered, and in consideration of the promises contained in this Agreement, the City and the Consultant agree to allocate and limit such liabilities in accordance with this Article.

3.5 INDEMNIFICATION. Consultant agrees to indemnify and hold City harmless from and against legal liability for all judgments, losses, damages, and expenses to the extent such judgments, losses, damages, or expenses are caused by Consultant's negligent act, error or omission in the performance of the services of this Agreement. In the event judgments, losses, damages, or expenses are caused by the joint or concurrent negligence of Consultant and City, they shall be borne by each party in proportion to its own negligence.

3.5.1 SURVIVAL. The terms and conditions of this paragraph shall survive completion of this services agreement.

3.6 LIMITATIONS OF RESPONSIBILITY. Consultant shall not be responsible for (a) construction means, methods, techniques, sequences, procedures, or safety precautions and programs in connection with the Project unless specifically undertaken in Attachment A, Scope of Services ; (b) the failure of any contractor, subcontractor, Consultant, or other Project participant, not under contract to Consultant, to fulfill contractual responsibilities to City or to comply with federal, state, or local laws, regulations, and codes; or (c) procuring permits, certificates, and licenses required for any construction unless such procurement responsibilities are specifically assigned to Consultant in Attachment A, Scope of Services.

ARTICLE 4. TERMINATION BY THE CITY. The City may terminate this Agreement in accordance with the following terms and conditions:

4.1 TERMINATION FOR CONVENIENCE. The City may, when in the interests of the City, terminate performance under this Agreement with the Consultant, in whole or in part, for the convenience of the City. The City shall give written notice of such termination to the Consultant specifying when termination becomes effective. The Consultant shall incur no further obligations in connection with the work so terminated, other than warranties and guarantees for completed work and installed equipment, and the Consultant shall stop work when such termination becomes effective. The Consultant shall also terminate outstanding orders and subcontracts for the affected work. The Consultant shall settle the liabilities and claims arising out of the termination of subcontracts and orders. The City may direct the Consultant to assign the Consultant's right, title and interest under termination orders or subcontracts to the City or its designee. The Consultant shall transfer title and deliver to the City such completed or partially completed work and materials, equipment, parts, fixtures, information and Contract rights as the Consultant has in its possession or control. When terminated for convenience, the Consultant shall be compensated as follows:

(1) The Consultant shall submit a termination claim to the City specifying the amounts due because of the termination for convenience together with costs, pricing or other data required by the City. If the Consultant fails to file a termination claim within one (1) year from the effective date of termination, the City shall pay the Consultant the amount the City deems the Consultant is due.

(2) The City and the Consultant may agree to the compensation, if any, due to the Consultant hereunder.

(3) Absent agreement to the amount due to the Consultant, the City shall pay the Consultant the following amounts:

(a) Contract costs for labor, materials, equipment and other services accepted under this Agreement;

(b) Reasonable costs incurred in preparing to perform and in performing the terminated portion of the work, and in terminating the Consultant's performance, plus a fair and reasonable allowance for direct job site overhead and earned profit thereon (such profit shall not include anticipated profit or consequential damages); provided however, that if it reasonably appears that the Consultant would have not profited or would have sustained a loss if the entire Agreement would have been completed, no profit shall be allowed or included and the amount of compensation shall be reduced to reflect the anticipated rate of loss, if any;

The total sum to be paid the Consultant under this Section shall not exceed the total Agreement Price, as properly adjusted, reduced by the amount of payments otherwise made, and shall in no event include duplication of payment.

4.2 TERMINATION FOR CAUSE. If the Consultant does not perform the work, or any part thereof, in a timely manner, supply adequate labor, supervisory personnel or proper equipment or materials, or if it fails to timely discharge its obligations for labor, equipment and materials, or proceeds to disobey applicable law, or otherwise commits a violation of a material provision of this Agreement, then the City, in addition to any other rights it may have against the Consultant or others, may terminate the performance of the Consultant, in whole or in part at the City's sole option, and assume possession of the Project Plans and materials and may complete the work.

In such case, the Consultant shall not be paid further until the work is complete. After Completion has been achieved, if any portion of the Contract Price, as it may be modified hereunder, remains after the cost to the City of completing the work, including all costs and expenses of every nature incurred, has been deducted by the City, such remainder shall belong to the Consultant. Otherwise, the Consultant shall pay and make whole the City for such cost. This obligation for payment shall survive the termination of the Agreement.

In the event the employment of the Consultant is terminated by the City for cause pursuant to this Section and it is subsequently determined by a Court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a Termination for Convenience under this Section and the provisions of Section 4.1 shall apply.

4.3 TERMINATION FOR NON-APPROPRIATION. The City may also terminate this Agreement, in whole or in part, for non-appropriation of sufficient funds to complete or partially complete the Project, regardless of the source of such funds, and such termination shall be on the terms of Section 4.1.

4.4 The City's rights under this Section shall be in addition to those contained elsewhere herein or provided by law.

ARTICLE 5. SCOPE OF SERVICES. Consultant shall provide the Services as described in Attachment A, Scope of Services.

5.1 By mutual agreement, this Agreement and scope can be amended by the parties. The scope and fee for any additional tasks or services under such amendment shall be mutually negotiated and agreed to in writing prior to beginning such additional tasks or services.

5.2 ENVIRONMENTAL RESPONSIBILITY. Where drilling/sampling services are involved, the samples obtained from the Project site are the property of the City. Should any of these samples be recognized by the Consultant to be contaminated, the City shall remove them from the Consultant's custody and transport them to a disposal site, all in accordance with applicable government statutes, ordinances, and regulations. For all other samples, the Consultant shall retain them for a sixty (60)-day period following the submission of the drilling/sampling report unless the City directs otherwise; thereafter, the Consultant shall discard the samples in accordance with all federal, state and local laws.

ARTICLE 6. SCHEDULE.

6.1 TIME OF THE ESSENCE. The parties agree that time is of the essence with respect to the parties' performance of all provisions of the Agreement.

6.2 Before executing this Agreement, the Consultant shall have prepared and submitted for approval to the City a Completion Schedule for the Project with milestones for the various stages (tasks) of the Services as outlined in the Scope of Services. The Consultant shall submit and obtain the City's approval for any proposed changes to the logic, durations, sequences, or timing of tasks as approved in the Completion Schedule.

6.3 FORCE MAJEURE. Neither party will be liable to the other for any delay or failure to perform any of the services or obligations set forth in this Agreement due to causes beyond its reasonable control, and performance times will be considered extended for a period of time equivalent to the time lost because of such delay plus a reasonable period of time to allow the parties to recommence performance of their respective obligations hereunder. Should a circumstance of force majeure last more than ninety (90) days, either party may by written notice to the other terminate this Agreement. The term "force majeure" as used herein shall mean the following: acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States or of the State or any of their departments, agencies or officials, or any civil or military authority; insurrections, riots, landslides, earthquakes, fires, storms, tornadoes, droughts, floods, explosions, breakage or accident to machinery, transmission pipes or canals; or any other cause or event not reasonably within the control of either party.

6.4 Should City request changes in the scope, extent, or character of the Project, the fee and the time of performance of Consultant's Services as indicated in Attachment A shall be adjusted equitably.

ARTICLE 7. USE OF DOCUMENTS, DATA.

7.1 All Documents, including, but not limited to, reports, drawings, specifications, and computer software prepared by Consultant pursuant to this Agreement are instruments of service in respect to the Project. Consultant shall retain an ownership and property interest therein (including the right of reuse at the discretion of the Consultant) whether or not the Project is completed.

7.1.1 USE OF DATA SYSTEMS. Ownership, property interests and proprietary rights in data systems used by Consultant do not extend to the data created by or supplied to Consultant by the City; all rights to that data (including derivative or hidden data such as metadata) shall vest solely in City at the moment of creation.

7.1.2 DISCLOSURE OF DOCUMENTS/DATA. City may be required to disclose documents or data under state or federal law. City shall notify Consultant if a request for data or documents has been made and shall give Consultant a reasonable opportunity under the circumstances to respond to the request by redacting proprietary or other confidential information. Consultant waives any right to confidentiality of any document, e-mail or file it fails to clearly mark on each page as confidential or proprietary. In exchange, Consultant agrees to indemnify, defend, and hold harmless City for any claims by third parties relating thereto or arising out of (i) the City's failure to disclose such documents or information required to be disclosed by law, or (ii) the City's release of documents as a result of City's reliance upon Consultant representation that materials supplied by Consultant (in full or redacted form) do not contain trade secrets or proprietary information, provided that the City impleads Consultant and Consultant assumes control over that claim.

7.2 By execution of this Agreement, Consultant and its sub-consultant(s) grant the City a royalty-free, perpetual, irrevocable, and assignable license to use any and all intellectual property interest Consultant or its sub-consultant(s) possess to any drawings, details, specifications, documents, and other information created before each of their first involvement with the Project and subsequently incorporated into the Project's documents. City-furnished data that may be relied upon by Consultant is limited to the printed copies that are delivered to the Consultant pursuant to Article 2 of this Agreement. Any copyrighted electronic files furnished by City shall be used by Consultant only for the Project as described herein. City's posting or publication of such documents created by Consultant for City shall constitute fair use and shall not constitute an infringement of Consultant's copyright, if any.

7.3 Documents that may be relied upon by City are limited to the printed copies (also known as hard copies) that are signed or sealed by the Consultant. Files in electronic media format of text, data, graphics, or of other types that are furnished by Consultant to City are only for convenience of City, unless the delivery of the

Project in electronic media format has been dictated in Attachment A, Scope of Services. Any conclusion or information obtained or derived from electronic files provided for convenience will be at the user's sole risk.

7.4 Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures within sixty (60) days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 60-day acceptance period will be corrected by the party delivering the electronic files. Unless stated otherwise herein, Consultant shall not be responsible to maintain documents stored in electronic media format after acceptance by City.

7.5 When transferring documents in electronic media format, Consultant makes no representations as to long term compatibility, usability, or readability, of documents resulting from the use of software application packages, operating systems, or computer hardware differing from that as required of, and used by, Consultant at the beginning of this Project.

7.6 City may make and retain copies of Documents for information and reference in connection with use on the Project by the City, or its authorized representative. Such Documents are not intended or represented to be suitable for reuse by City or others on extensions of the Project or on any other project. Any such reuse or modifications without written verification or adaptation by Consultant, as appropriate for the specific purpose intended, will be at City's sole risk and without liability or legal exposure to the Consultant or to Consultant's sub-consultants.

7.7 If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.

7.8 Any verification or adaptation of the Documents for extensions of the Project or for any other project will entitle Consultant to further compensation at rates to be agreed upon by City and Consultant.

ARTICLE 8. INSURANCE.

8.1 During the performance of the Services under this Agreement, Consultant shall maintain the following minimum insurance:

a) General Liability Insurance with a combined single limit of $1,000,000 per occurrence and $2,000,000 annual aggregate.

b) Automobile Liability Insurance with a combined single limit of $1,000,000 for each person and $1,000,000 for each accident.

c) Workers' Compensation Insurance Coverage A in accordance with statutory requirements and Coverage B, Employer's Liability Insurance, with a limit of $500,000 for each occurrence.

d) Professional Liability Insurance with a limit of $1,000,000 annual aggregate.

8.2 Consultant shall add the City an additional insured on all policies unless otherwise prohibited.

8.3 Consultant shall, upon execution of this Agreement, furnish City certificates of insurance, which shall include a provision that such insurance shall not be canceled without at least thirty (30) days' written notice to City.

8.4 No insurance, of whatever kind or type is to be considered as in any way limiting other parties' responsibility for damages resulting from their activities in the execution of the Project. City agrees to include, or cause to be included, in the Project's construction contract, such requirements for insurance coverage and performance bonds by the Project's construction contractor as City deems adequate to indemnify City, Consultant, and other concerned parties against claims for damages and to insure compliance of work performance and materials with Project requirements.

ARTICLE 9. PAYMENT.

9.1 City will pay Consultant for services and expenses in accordance with the Fee Schedule proposal submitted for the Project as part of the Scope of Services. Consultant's invoices will be presented at the completion of the work or monthly and will be payable upon receipt. Payment is due upon presentation of invoice and is past due thirty (30) days from invoice date. City shall give prompt written notice of any disputed amount and shall pay the remaining amount.

9.2 Consultant shall be paid in full for all services under this Agreement, including City authorized overruns of the Project budget or unforeseen need for Consultant's services exceeding the original Scope of Services.

9.3 TRAVEL; EXPENSES. City shall reimburse reasonable expenses, including travel and meals, when specified in the Scope of Services, but only in accordance with the City's Travel and Expense Policy and Procedures Manual. The maximum amount will be applied as of the date of travel and as listed in the per diem reimbursement rates on the "CONUS" website developed by the United States General Services Administration, located at www.gsa.gov [click on 'per diem rates' under the 'etools' category].

ARTICLE 10. MISCELLANEOUS PROVISIONS.

10.1 EQUAL EMPLOYMENT OPPORTUNITY. In connection with this Agreement and the Project, City and Consultant shall not discriminate against any employee or applicant for employment because of race, color, sex, national origin, disability or marital status. City and Consultant will take affirmative action to ensure that the contractor used for the Project does not discriminate against any employee and employees are treated during employment without regard to their race, age, religion, color, gender, national origin, disability or marital status. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship.

10.1.1 Consultant shall insert the foregoing provision in all contracts relating to this Project.

10.2 TITLE VI – CIVIL RIGHTS ACT OF 1964. City and Consultant shall comply with all the requirements imposed by Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), 49 C.F.R., Part 21, and related statutes and regulations.

10.2.1 Consultant shall insert the foregoing provision in all contracts relating to this Project.

10.3 NO THIRD-PARTY RIGHTS CREATED. City and Consultant each binds itself and its successors, executors, administrators, permitted assigns, legal representatives and, in the case of a partnership, its partners, to the other party to this Agreement and to their successors, executors, administrators, permitted assigns, legal representatives and partners of such other party in respect to all provisions of this Agreement. The Services provided for in this Agreement are for the sole use and benefit of City and Consultant. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than City and Consultant.

10.4 WARRANTIES/LIMITATION OF LIABILITY/WAIVER. City reserves all rights afforded to local governments under law for all general and implied warranties. City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Consultant to limit its liability shall be void and unenforceable.

10.5 IRAN DIVESTMENT ACT. By 1) entering into this Agreement and/or by 2) submission of a bid or proposal to the City of Franklin, the Consultant and each person signing on behalf of any Consultant, certifies, and in the case of a joint bid or proposal each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that neither they, nor any assignee of the resulting contract, is on the list created pursuant to T.C.A. § 12-12-106. The Consultant further certifies that it shall not utilize any

subcontractor/subconsultant identified on the list created pursuant to T.C.A. § 12-12-106.

10.6 NON-BOYCOTT OF ISRAEL. Except for any contract with a total potential value of less than $250,000, each consultant, except those with fewer than ten employees, and each person signing on behalf of any such consultant, by entering into this agreement certifies, under penalty of perjury, that, to the best of its knowledge and belief, such consultant is not currently engaged in, and will not, for the duration of any such contract, engage in, a boycott of Israel, as that term is defined in Tenn. Code Ann. § 12-4-119.

ARTICLE 11. EXTENT OF AGREEMENT.

11.1 APPLICABLE LAW/CHOICE OF FORUM AND VENUE. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice of forum and venue shall be exclusively in the courts of Williamson County, Tennessee. Any provision of this Agreement held to violate a law or regulation shall be deemed void, and all remaining provisions shall continue in force.

11.2 ENTIRE AGREEMENT. This Agreement, including these terms and conditions, represent the entire Agreement between City and Consultant for this Project and supersedes all prior negotiations, representations or agreements, written or oral. This Agreement may be amended only by written instrument signed by City and Consultant.

ARTICLE 12. DISPUTE RESOLUTION, BREACH.

12.1 If a dispute should arise relating to the performance of or payment for the Services under this Agreement, the aggrieved party shall notify the other party of the dispute within a reasonable time after such dispute arises. During the pendency of any dispute, the parties shall continue diligently to fulfill their respective obligations hereunder. No arbitration or mediation shall be required as a condition precedent to filing any legal claim arising out of or relating to this Agreement. No arbitration or mediation shall be binding.

12.2 BREACH. Upon deliberate breach of the Agreement by either party, the non-breaching party shall be entitled to terminate the Agreement with notice, with all of the remedies it would have in the event of termination, and may also have such other remedies as it may be entitled to in law or in equity.

ARTICLE 13. SURVIVAL.

The provisions contained in this Professional Services Agreement shall survive the completion of or any termination of the Agreement, contract or other document to which it may accompany or incorporate by reference or which subsequently may be modified, unless expressly excepted from this Article upon consent of both parties.

ALLIANCE ENGINEERING & CONSULTING, LLC	CITY OF FRANKLIN, TENNESSEE
By: _____	By: _____
Print Name: _____	Print Name: Dr. Ken Moore
Title: _____	Title: Mayor
Date: _____	Date: _____

Approved as to Form:

_____
Ronda D. Webb, Assistant City Attorney

Alliance
ENGINEERING & CONSULTING, LLC

March 25, 2026

Michelle Hatcher, PE
City of Franklin
Director of Water Management
124 Lumber Drive, Bldg. #1
Franklin, TN 37064

Hobas Pipe Rehabilitation and Improvements Project

Dear Michelle,

Thank you for meeting me on Friday to finalize the details for the City of Franklin's Hobas Pipe Rehabilitation and Improvements project. The scope we covered in our meeting, shown in Table 1 on pages 3, 4, and 5, has been incorporated into this proposal for approval by the City of Franklin. We made minor text edits to the chart reviewed on Friday; however, the pricing and task-specific descriptions remain unchanged. In task 3C we included the pipe footage that we discussed for the diameters 36-inch and larger. You can attach this scope of work to the City of Franklin's standard terms and conditions to simplify the contract execution.

Thank you and we look forward to the opportunity to work with you and support the City of Franklin. We are committed to delivering a successful project and providing the City with responsive, practical engineering support throughout the project.

Sincerely,

Clayton B. Washburn, PE

Chief Operating Officer and Chief Development Officer

clayton@formalliances.com

Professional Engineering Services
City of Franklin Hobas Pipe Rehabilitation and Improvements Project

1. Project Understanding and Approach

Alliance Engineering & Consulting (AEC) appreciates this opportunity to serve the City of Franklin (COF) for this one-year, itemized professional services contract to support prioritization, preconstruction planning, and design for rehabilitation and selective replacement of the City's Hobas / FRP sanitary sewer system. AEC has assumed the scope will apply to the Hobas / FRP system greater than 36-inch in diameter, estimated to be approximately 22,000 linear feet, with the initial contract year focused on prioritization, targeted data refinement, and development of early design packages. Within the 22,000 linear feet of 36-inch diameter pipe and greater which will be evaluated, AEC has proposed and budgeted our design services for 5,700 linear feet of the highest prioritized pipe segments. AEC has accounted for the fact that these pipe segments will not be consecutive segments as it is understood that the high-risk pipe segments will be sporadically spaced throughout the 22,000 linear feet of pipe 36-inch diameter and greater.

AEC's recommended strategy is to rehabilitate as much existing pipe as practicable using trenchless means and reserve full replacement for segments where rehabilitation is not feasible, not cost-effective, or is unlikely to provide the desired long-term performance. This approach is intended to reduce disruption, control project cost, potentially eliminating or minimizing permitting needs, and preserve schedule flexibility while still addressing the City's highest-risk segments first.

AEC will utilize our deep industry knowledge within the trenchless rehabilitation construction industry to facilitate innovative solutions that will benefit the COF and its residents. This proposal has been structured to align with the City's scope by organizing the work into Phase 1 Preconstruction Services and Phase 2 Construction Services. Table 1, Scope of Services and Fee Summary, on the following page summarizes tasks for this project.

Table 1: Scope of Services and Fee Summary

Task Number	Description	Fixed Fee
	Phase 1 - Preconstruction Services	
1	AEC will prepare a Designer Services Project Kickoff Agenda and coordinate with the COF to finalize it. The agenda will include introductions, project objectives and scope, roles and responsibilities, design expectations, and project constraints. Discussion topics will include communication protocols, schedule milestones, and available resources, including as-built drawings, inspection reports, GIS data, and other relevant documentation.	$22,000
2A	**DELIVERABLE:** AEC will review existing COF CCTV data to assess FRP pipeline conditions and identify areas requiring additional inspection using sonar and/or deflection methods. Results will be presented on a map with a color-coded legend indicating increasing priority. This effort will consist of a high-level review of available data to support prioritization. This task is closely coordinated with task 2E below.	$133,000
2B	**MEETING:** AEC will meet with the COF to review preliminary data and confirm additional CCTV inspection needs. Discussion will include the Defect Assessment Analysis Methodology (DAAM) rubric, TM defect log, service life/failure assessment, and preliminary cost options. This task is closely related to Item 2E and is presented separately as requested.	$142,000
2C	For areas where trenchless technology is preferred and feasible, AEC will engage trenchless contractors to evaluate and confirm feasibility and will generate contractor interest in bidding and providing proposals.	$9,000
2D	AEC will coordinate with the COF to mobilize the COF-approved term contractor, Video Industrial Services (under contract through 2030), to perform additional inspections using sonar or other technologies. Inspections will utilize PACP grading and consistent deflection metrics. AEC will define the anticipated inspection footage in the proposal to establish clear metrics for potential amendments. AEC will coordinate work authorization with COF and Video Industrial Services, and COF will pay the contractor directly under its existing agreement.	$36,000
2E	**WORKSHOP:** AEC will collaborate with the COF to develop an FRP Defect Assessment Analysis Methodology (DAAM) rubric utilizing available data, including 2025 CCTV, easement information, 2019 deflection data, and surrounding features. **DELIVERABLE:** Following inspection by Video Industrial Services, AEC will develop a technical memorandum (TM) design defect log identifying prioritized areas and supporting rationale. Defects will be categorized and scored by pipeline segment, including evaluation of service life and 12-month probability of failure (low, moderate, high, very high, or failed). Easement locations and widths will be provided by the City's ROW Agent. AEC will also provide preliminary cost estimates for rehabilitation (trenchless) or replacement.	$67,000
2F	**WORKSHOP:** Upon submission of the TM, AEC will conduct a workshop with the COF to review priority areas for trenchless rehabilitation versus full replacement. The workshop will address site constraints associated with full replacement and determine the need for additional surveys to evaluate existing conditions. AEC has included an allowance for four (4) additional basic surveys as a separate task, at $4,500 each. Surveys will include pipe and manhole locations, inverts, rim elevations, adjacent structures, utilities (including overhead), nearby residences, waterbodies, and easements (to be provided by COF).	$54,000
3A	For full replacement: Once initial areas are identified, the CMAR will evaluate constructability constraints and submit a proposal for full replacement.	$9,500
3B	For trenchless: AEC will continue coordination with trenchless contractors for prioritized areas and collaborate with the CMAR on required site improvements (e.g., grouting).	$39,000

Task Number	Description	Fixed Fee
3C	AEC has determined that the majority of engineering design effort will occur during the development of 100% construction drawings and specifications. A preliminary set of plans at the 60% level of completion will be provided to the Construction Manager at Risk (CMAR) for construction cost estimating and coordination. The scope includes one (1) 60% design submittal, followed by progression to a 100% design package. AEC has included an allowance for up to five (5) revisions, assumed to be minor in nature, to incorporate CMAR input, City comments, and coordination requirements necessary to achieve final design completion. Each revision is budgeted at $5,000 and is included to establish clear expectations and metrics for when additional services or amendments may be required. AEC has based this scope on evaluation and design of Hobas/FRP pipe systems 36 inches in diameter and greater, totaling approximately 22,000 linear feet. The initial contract year will focus on system prioritization, targeted data refinement, and development of early design packages. Within these 22,000 linear feet of pipe, AEC has proposed and budgeted design services for approximately 5,700 linear feet of the highest-priority segments. These segments are anticipated to be non-contiguous, as high-risk areas are expected to be distributed throughout the system rather than located in continuous runs. AEC has assumed that the primary design effort will be associated with the initial development of the design documents. Subsequent revisions are anticipated to consist of minor adjustments and refinements and are not expected to require significant redesign.	$394,000
3D	Create and maintain a Design Decision Log for each area throughout the design/preconstruction process.	$9,000
3E	Utilizing existing COF WMD as-built drawings, AEC will identify and document locations of CIPP lining, pipe bursting, open-cut replacement, and other rehabilitation methods, as well as manhole replacement or rehabilitation and bypass pumping setups.	$29,500
3F	Upon completion of the 60% drawings, AEC will provide the plans to the CMAR for constructability review, schedule development, and design refinement. AEC will utilize COF standard details and specifications and assist the CMAR in pre-qualifying subcontractors for trenchless technologies.	$7,500
4A	AEC will prepare additional permits as required (e.g., COF grading, CSX, TDOT), with a focus on trenchless solutions to minimize permitting impacts associated with open-cut construction. Services may be provided on an hourly basis if preferred.	$7,500
4B	Utility coordination with utility stakeholders as needed (Atmos, MTEMC, TDEC, TDOT, etc.)	$7,500
4C	Review CMAR submitted bypass pumping submittals, traffic control plans, etc.	$7,500
	Phase 1 Total:	**$974,000**
	Phase 2 - Construction Services	
1A	Shop Drawing Reviews, maintain shop drawing log and provide comments to CMAR.	$24,000
1B	Technical Reviews (structural, hydraulic)	$7,000
2A	Attend monthly progress meetings Assumed 12 meetings at $1,000 each	$12,000
2B	Respond to RFIs, collaborate with Owner's Representative on design progress.	$7,000

Task Number	Description	Fixed Fee
2C	Create As-built drawings when construction is complete. For all others, update GIS shapefile with rehabilitation/replacement information (City will provide needed attributes).	$28,000
	Phase 2 Total:	**$78,000**

*General Notes: This proposal is for 1 year of service, itemized, and COF will amend each year based on modified scope (year 2 may be more focused on rehabilitation rather than prioritization, and then may decrease each year). * Tasks 2B, 2C, and 2D are expected to overlap following completion of the initial Task 2A prioritization effort. ** AEC will prioritize trenchless rehabilitation in areas such as stream and river crossings, railroads, and other areas that will require permitting using conventional construction means such as open-cut excavation.*

2. Detailed Scope Narrative

Phase 1 – Preconstruction Services

Task 1 – Design Kickoff Meeting

- AEC will develop a Designer Services Project Kickoff Agenda and collaborate with the COF to finalize the agenda for the initial project meeting.
- The proposed agenda will include introductions, project objectives and scope, roles and responsibilities, design expectations, and project constraints. Discussion topics will include communication protocols, schedule milestones, available resources, as-built drawings, inspection reports, GIS information, and other documents available to support the work.

The kickoff effort will establish the working framework for the assignment and confirm the process for progressing from initial prioritization through preconstruction and construction-phase support.

Task 2A – Existing CCTV Review and Prioritization

- AEC will use existing COF CCTV to review FRP pipeline conditions and prioritize areas where additional inspection using sonar and/or other deflection techniques is needed.
- All reviewed areas will be shown on a map using a color-coded legend to visually communicate areas of increasing priority.
- This effort is intended to be a focused, high-level review of existing information to support initial prioritization and identify areas requiring further evaluation.
- This task is closely coordinated with Task 2E and is limited to the preliminary review and prioritization effort reflected in Table 1.

Task 2B – Preliminary Data Review Meeting and Evaluation Framework

- AEC will meet with the COF to review preliminary data and confirm areas recommended for additional CCTV or supplemental inspection.
- Discussion will include the proposed defect assessment methodology, technical memorandum defect log approach, service-life and failure assessment criteria, preliminary cost opinions, and coordination of the workshop with COF.
- This task is closely related to Task 2E and is shown separately to align with the requested fee structure.

Task 2C – Trenchless Feasibility Coordination

- For areas where trenchless technology appears preferred and feasible, AEC will begin discussions with trenchless contractors to further evaluate feasibility, limitations, and likely construction considerations.

Task 2D – Supplemental Inspection Coordination

- AEC will coordinate additional inspection of selected reaches using sonar or other technology, utilizing PACP grading and consistent deflection metrics.
- Supplemental inspection will be performed by the COF-approved term contractor, Video Industrial Services. The COF will pay Video Industrial Services directly through its existing contract; AEC will coordinate the work authorization with COF and Video Industrial Services..
- The proposal fee assumes a defined amount of targeted supplemental footage for coordination and review purposes so that amendment needs can be recognized if the level of effort expands.

Task 2E – DAAM Rubric and Technical Memorandum Defect Log

- AEC will work with COF to develop an FRP defect assessment methodology utilizing available data, including 2025 CCTV, easement information, 2019 deflection data, and relevant surrounding features.
- Following supplemental inspection and refinement of priority areas, AEC will develop a technical memorandum (TM) defect log identifying prioritized areas and the basis for prioritization.
- FRP pipeline defects will be categorized and scored by segment, including evaluation of service life or useful life and 12-month probability of failure as low, moderate, high, very high, or failed.
- AEC will also provide preliminary cost estimates for rehabilitation using trenchless technologies or for full replacement, as appropriate.
- Easement locations and widths are assumed to be provided by the City's ROW Agent.

Task 2F – Condition Assessment Workshop and Survey

- Upon submission of the technical memorandum, AEC will conduct a workshop with COF to review priority areas for trenchless rehabilitation versus full replacement.
- The workshop will address site constraints associated with full replacement and determine whether additional survey information is needed to evaluate existing conditions.
- AEC has included an allowance for four (4) additional basic surveys at $4,500 each.
- Survey information is anticipated to include pipe and manhole locations, inverts, rim elevations, adjacent structures, visible utilities including overhead conflicts, nearby residences, waterbodies, and easements to be provided by COF.

Task 3A – Full Replacement Constructability Coordination

- For areas initially defined for full replacement, the CMAR team will identify additional constructability constraints and submit pricing and preconstruction input related to the replacement approach. AEC will coordinate with the CMAR during this process.

Task 3B – Trenchless Coordination

- For trenchless candidate areas, AEC will continue discussions with trenchless contractors for prioritized reaches and collaborate with CMAR regarding associated site improvements such as grouting or related enabling work.

Task 3C – Engineering Drawings and Specifications

- AEC will prepare engineering drawings and specifications for the directed rehabilitation and replacement methods.
- A preliminary set of plans at the 60% level of completion will be provided to the Construction Manager at Risk (CMAR) for construction cost estimating and coordinating.
- The scope includes one (1) 60% design submittal, followed by progression to a 100% design package.
- AEC has included an allowance for up to five (5) revisions, assumed to be minor in nature, to incorporate CMAR input, City comments, and coordination requirements necessary to achieve final design completion.
- Each revision is included to establish clear expectations and metrics for when additional services or amendments may be required.
- AEC has based this scope on evaluation of Hobas/FRP pipe systems 36 inches in diameter and greater, totaling approximately 22,000 linear feet.
- Within this total, AEC has proposed and budgeted design services for approximately 5,700 linear feet of the highest-priority pipe segments.
- These segments are anticipated to be non-contiguous, as high-risk areas are expected to be distributed throughout the system rather than located in continuous runs.
- AEC has assumed the primary design effort will occur during initial development of the design documents, with subsequent revisions consisting of minor refinements and area-specific updates rather than significant redesign.

Task 3D – Design Decision Log

- AEC will create and maintain a Design Decision Log for each area throughout the design and preconstruction process to document selected methods, assumptions, open items, and key decisions.

Task 3E – Mapping of Proposed Rehabilitation / Replacement Elements

- Using existing COF WMD as-built drawings, AEC will show locations of CIPP lining, pipe bursting, open-cut replacement, and other rehabilitation types, along with manhole replacement or rehabilitation needs and anticipated bypass pumping setups.

Task 3F – CMAR Collaboration on 60% Packages

- Once the 60% drawings have been completed, AEC will release the package to the CMAR for collaboration on constructability review, project delivery schedule, and design refinements.
- AEC will utilize COF standard details and specifications in development of the final design package.
- AEC will also assist the CMAR with qualification of subcontractors appropriate for trenchless rehabilitation technologies.

Task 4A – Permit Coordination

- AEC will prepare additional permits if needed, such as COF grading, CSX, and TDOT permits. AEC will focus on trenchless solutions where permitting exposure is reduced relative to open-cut construction. If preferred by the City, this task could alternatively be handled on an hourly basis.

Task 4B – Utility Coordination

- AEC will coordinate with utility stakeholders as needed, including entities such as Atmos, MTEMC, TDOT, and other affected parties.

Task 4C – Review of CMAR Support Submittals

- AEC will review CMAR-submitted bypass pumping submittals, traffic control plans, and related technical support documents as part of preconstruction coordination.

Phase 2 – Construction Services

Task 1A – Shop Drawing Reviews

- AEC will review shop drawings, maintain a shop drawing log, and provide comments to the CMAR team.

Task 1B – Technical Reviews

- AEC will provide technical reviews during construction, including structural and hydraulic review as applicable to the work under construction.

Task 2A – Monthly Progress Meetings

- AEC will attend monthly progress meetings during construction. The fee assumes twelve meetings.

Task 2B – RFIs and Design Collaboration

- AEC will respond to RFIs and collaborate with the Owner's Representative on design progress and field implementation questions.

Task 2C – As-Builts / GIS Updates

- AEC will create as-built drawings where detailed design has been completed. For all other work, AEC will update the GIS shapefile with rehabilitation / replacement information using attributes provided by the COF.

3. Assumptions and Clarifications

- This proposal is based on the City's requested scope structure and the fixed-fee task table provided by AEC for Phase 1 Preconstruction Services and Phase 2 Construction Services.
- AEC assumes the City will provide available CCTV, GIS information, as-built drawings, easement information, and related background documentation needed to support the Year 1 prioritization effort.
- AEC assumes supplemental inspection will be performed through the City-approved term contractor and that field inspection costs are not included in the professional fee above.
- AEC has included an allowance for four (4) additional basic surveys as identified in Table 1. AEC further assumes one (1) 60% design submittal, progression to a 100% design package, and up to five (5) minor revisions as the basis for Year 1 pricing.
- AEC assumes the City's preferred project direction is to maximize rehabilitation where feasible, while using replacement selectively where conditions or constraints warrant.
- Permit application fees, supplemental inspection costs, printing, and other reimbursable expenses are excluded from the professional services fee unless specifically incorporated into the final proposal form.
- Specialty subconsultant costs, such as geotechnical engineering, are excluded from this proposal.
- This proposal is intended to be incorporated into the City's standard agreement form together with the City's contract terms, conditions, and final contract language.

4. Hourly Fees ($/HR)

AEC is providing these hourly rates which are currently being utilized by another major municipality in Middle Tennessee:

- Sr. Structural Engineer: $265
- Structural Engineer: $170
- Sr. Civil Engineer: $265
- Civil Engineer: $170
- Project Manager: $225
- Licensed Surveyor: $250
- Senior Surveyor: $180
- Surveyor: $130
- Senior CAD/BIM: $120
- Administrative: $90
- Construction Inspection: $175
- Principal: $300

City of Franklin

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

File #: 26-0541

DATE: 5/12/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Max Baker, Multi-Modal Coordinator

SUBJECT:

Update Of Franklin Transit Authority Master Plan

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning an update on the Franklin Transit Master Plan.

BACKGROUND/STAFF COMMENTS:

Developed to provide recommendations and a vision-based guide for the Franklin Transit Authority, the Franklin Transit Master Plan includes a 10-year plan for capital investments and recommendations for serving the transportation mobility needs of the population served by the Authority. The Plan includes analysis of a variety of service delivery options and scenarios for consideration by the public, users of the system, and community stakeholders in selecting the preferred scenario. Analysis of costs and revenues along with ridership-based performance metrics are used to evaluate the performance and development of a fiscally constrained plan that includes strategies to address inter-regional travel needs, regional travel needs, and local travel needs alike. The Franklin Transit Authority has contracted outside consultant support from Benesch in partnership with Varallo Public Relations to provide these transportation planning services.

During May, the Franklin Transit Authority is seeking public input on the Draft Transit Master Plan deliverables. Specifically, a review of the analysis of existing conditions and trends, goals and objectives derived from outreach, and recommended improvements are being provided for comment. Once comments have been received and addressed, a final Transit Master Plan will be brought to the Franklin Municipal Planning Commission and Board of Mayor and Alderman for adoption.

FINANCIAL IMPACT:

No impact at this time.

RECOMMENDATION:

This presentation is for informational purposes only.

FRANKLIN TRANSIT

Franklin Transit Master Plan

Board of Mayor and Alderman Workshop

May 12, 2026

benesch

10-Year Transit Master Plan

Develop a 10-year, vision-based Transit Master Plan

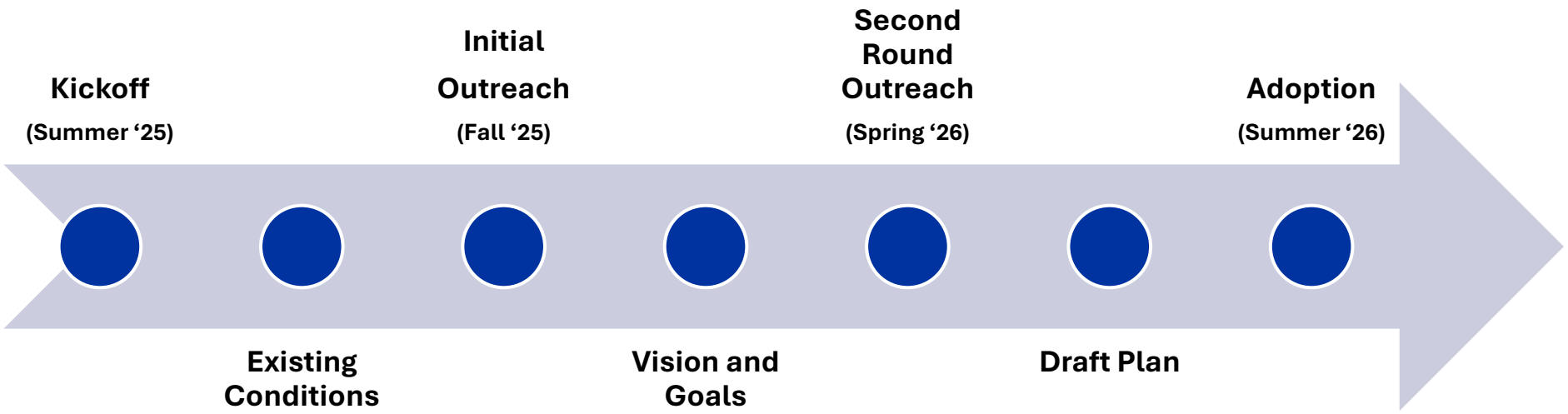
Analyze and address local and regional mobility needs

Respond to growth-related challenges

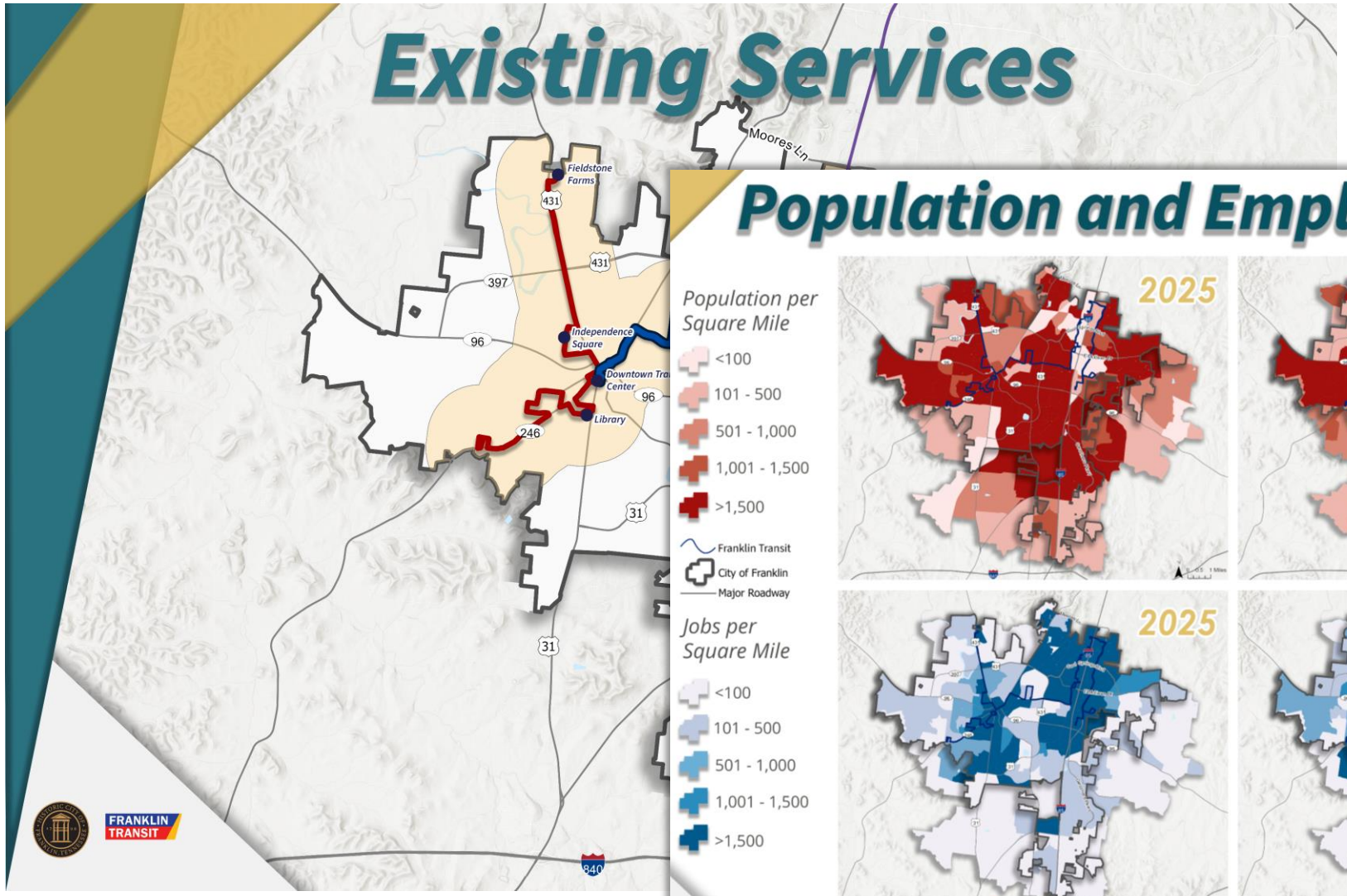
Use public input, data analysis, and fiscal considerations to shape recommendations

Guide capital investment and service delivery via financial and implementation plans

Plan Process



Completed
Analysis of Existing Conditions



FRANKLIN TRANSIT

Completed Initial Outreach

- Media Promotion
- Community Workshops
- Virtual Room
- Public Input Surveys
- Fixed Route Rider Surveys
- Transit Operator and Staff Surveys
- TODD Rider Surveys
- Discussion Groups
- Stakeholder Interviews

Vision, Goals, and Objectives

The Franklin Transit Authority connects people and places by providing efficient, effective, and affordable transportation services.



Public Outreach – Second Round







Public Outreach – Second Round

Franklin Transit Master Plan Improvements

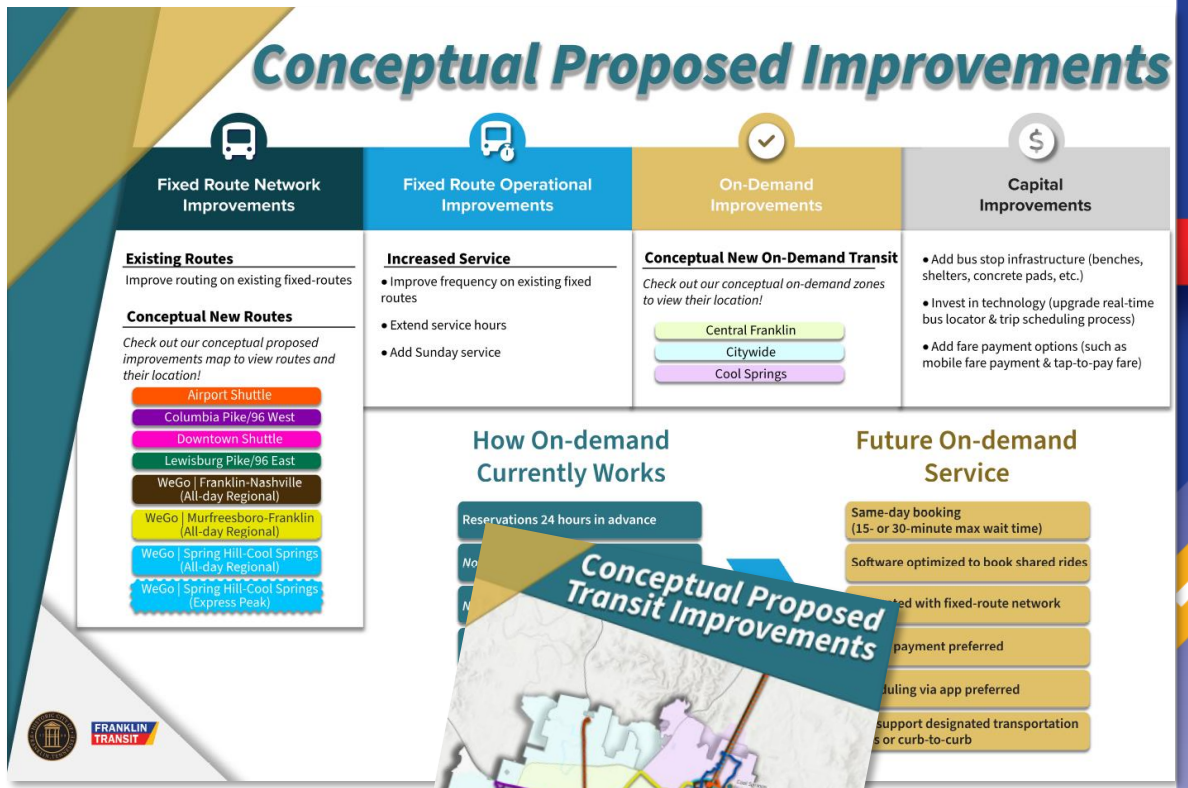
Provide your feedback:

Franklin Transit Authority is recommending several transit improvements as part of its ten-year Transit Master Plan. This survey will ask you to tell us a bit about yourself, review the Transit Master Plan's recommendations, indicate your level of agreement with the desirability and effectiveness of each recommendation, and select your top three prioritized transit improvements.

If you'd like to learn more about the Transit Master Plan Recommendations, you can review them here.

Which of the following best describes you?

- ○ Not familiar with Franklin Transit
- ○ Familiar with Franklin Transit, but not a user
- ○ Have used Franklin Transit for special events, but not a regular user
- ○ Regular user of Franklin Transit





Adoption Timeline

Activity	April	May	June	July	August
Joint Conceptual Workshop *Present: Draft Transit Master Plan*		5/28			
FTA Board Meeting Approval: *Draft Transit Master Plan* *(adjusted based on outreach comments)*			6/2		
BOMA Work Session *Present: Draft Transit Master Plan*			6/23		
Franklin Municipal Planning Commission *Adoption: Transit Master Plan*			6/25		
BOMA Meeting *Adoption: Transit Master Plan*				7/14	
FTA Board Meeting *Adoption: Draft Transit Master Plan*					8/4

Staying Informed

- Transit Master Plan Technical Memorandums
  - Public Involvement
  - Inventory and Assessment of Existing Conditions
  - Vision, Goals, and Objectives
  - Transit Plan Development
- Franklin Transit Website https://franklintransit.org/

Visit the Virtual Meeting Room!



Questions?

